



MIR: Material Info

The Material Information Affecting this Property

Sunday 07th June 2026



BACK LANE, STONEY STRATTON, SHEPTON MALLET, BA4

Cooper and Tanner

32 High Street Shepton Mallet BA4 5AS

01749 372200

sheptonmallet@cooperandtanner.co.uk

cooperandtanner.co.uk





Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Plot Area:	0.13 acres		
Council Tax :	Band E		
Annual Estimate:	£3,130		
Title Number:	ST100975		

Local Area

Local Authority:	Somerset
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

17
mb/s

-
mb/s



Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: *Home Farm Back Lane Stoney Stratton Shepton Mallet Somerset BA4 6EA*

Reference - 2025/1706/PAA
Decision: Decided
Date: 18th September 2025
Description: Prior Approval for a proposed change of use of agricultural building to a single dwelling.

Reference - 2024/0280/PAA
Decision: Decided
Date: 14th February 2024
Description: Convert 2no. barns into 3no. dwellings.

Reference - 2018/0033/CLE
Decision: Withdrawn
Date: 09th January 2018
Description: Application for an existing lawful development certificate for the barn is used for a mix of uses. Part is agricultural, Part is B8 Storage and Part B1 Light Industrial.

Reference - 2018/1770/FUL
Decision: -
Date: 10th August 2018
Description: Retrospective change of use of part of agricultural barn to B1 and B8 uses as per amended drawings received 15 Jan 2020.

Planning records for: *Home Farm Back Lane Stoney Stratton Shepton Mallet Somerset BA4 6EA*

Reference - 2024/2090/FUL	
Decision:	Decided
Date:	19th November 2024
Description:	Proposed 3no. new dwellings in place of Part Q Consent for three new dwellings.

Reference - 2022/2403/FUL	
Decision:	Awaiting decision
Date:	08th December 2022
Description:	Demolition of barn and construction of 2no new dwellings

Reference - 2022/1256/PAA	
Decision:	Decided
Date:	21st June 2022
Description:	Prior Approval for a proposed change of use of agricultural building to 3no. dwellinghouses (Class C3) and for associated operational development

Planning records for: *The Towers Back Lane Stoney Stratton Evercreech Shepton Mallet Somerset BA4 6EA*

Reference - 2012/0538	
Decision:	Approval with Conditions
Date:	29th February 2012
Description:	Alterations and extensions (revised submission).

Planning records for: *The Towers, Back Lane, Stoney Stratton BA4 6EA*

Reference - 2011/0773	
Decision:	Approval with Conditions
Date:	31st March 2011
Description:	Erection of a porch and 2 storey extensions incorporating juliet balcony and associated internal and external alterations.

Planning records for: *Edreston House Back Lane Stoney Stratton BA4 6EA*

Reference - 2021/0958/HSE	
Decision:	Decided
Date:	27th April 2021
Description:	Extension and garage conversion to rear

Planning records for: *The Peg Back Lane Stoney Stratton Shepton Mallet BA4 6EA*

Reference - 2017/2921/LBC	
Decision:	Approval with Conditions
Date:	02nd November 2017
Description:	Proposed internal alterations and installation of patio doors to side elevation

Reference - 2016/2702/HSE	
Decision:	Approval with Conditions
Date:	21st November 2016
Description:	Single Storey Extension, Alteration to Fenestration including new Windows and Doors, Internal Alterations. Alterations to Levels of Front Garden.

Planning records for: *The Peg Back Lane Stoney Stratton Shepton Mallet Somerset BA4 6EA*

Reference - 2017/0774/APP	
Decision:	Approval
Date:	16th March 2017
Description:	Approval of condition 4 (joinery) of application 2016/2703/LBC

Reference - 2016/2703/LBC	
Decision:	Approval with Conditions
Date:	20th October 2016
Description:	Single Storey Extension, Alteration to fenestration including new Windows and Doors, Internal Alterations. Alterations to Levels of Front Garden.

Planning records for: *Rock Farm Back Lane Stoney Stratton Shepton Mallet Somerset BA4 6EA*

Reference - 2017/1952/HSE	
Decision:	Withdrawn
Date:	27th July 2017
Description:	Conversion and alteration of existing outbuildings to ancillary accommodation to Rock Farmhouse.

Planning records for: *Stratton House Back Lane Stoney Stratton Shepton Mallet Somerset BA4 6EA*

Reference - 11/23/00113	
Decision:	Decided
Date:	19th October 2023
Description:	Certificate of Lawfulness for the proposed construction of a hardstanding extension measuring 3m by 4,7m and not exceeding 30 cm above ground level, to an existing hardstanding in the rear garden of the dwelling in connection with the siting of a single unit mobile home for use as additional accommodation by a family member.

Planning records for: *Stratton House Back Lane Stoney Stratton Shepton Mallet Somerset BA4 6EA*

Reference - 2023/1589/FUL
Decision: Decided
Date: 18th August 2023
Description: Relocate existing access and creation of new access and driveway.
Reference - 2024/1585/HSE
Decision: Registered
Date: 06th September 2024
Description: Internal and external alterations and extension to south-east elevation
Reference - 2014/2344/HSE
Decision: Approval with Conditions
Date: 13th November 2014
Description: Change of use of stables to office ancillary to main residential use.
Reference - 24/00619/HOU
Decision: Decided
Date: 08th March 2024
Description: Erection of a single-storey side extension and porch, with new terraced landscaping scheme

Planning records for: *Stratton House Back Lane Stoney Stratton Shepton Mallet BA4 6EA*

Reference - 2018/1286/VRC

Decision: Approval with Conditions

Date: 24th May 2018

Description:

Application to vary condition 2 (drawings) on application 2014/2344/HSE

Reference - 2018/0385/LBC

Decision: Approval with Conditions

Date: 15th February 2018

Description:

Proposed internal alterations, expose existing A Frame roof structure and addition of conservation rooflights

Reference - 49/23/0044

Decision: Decided

Date: 18th August 2023

Description:

Erection of a single storey extension to the rear and side of Tipnoller Cottage, Ford Road, Wiveliscombe

Reference - 2024/1586/LBC

Decision: Registered

Date: 06th September 2024

Description:

Internal and external alterations and extension to south-east elevation

Planning records for: *Stratton House Back Lane Stoney Stratton Shepton Mallet Somerset BA4 6EA*

Reference - 2024/0711/OHL

Decision: Decided

Date: 08th March 2024

Description:

To re-site 2 x poles and overhead line highlighted in blue & move to new position as shown highlighted in pink.

Reference - 2016/2966/LBC

Decision: Approval with Conditions

Date: 16th December 2016

Description:

Refurbishment and Extension of Stratton House

Reference - 2016/2965/HSE

Decision: Approval with Conditions

Date: 16th December 2016

Description:

Refurbishment and Extension of Stratton House

Reference - 2015/1055/FUL

Decision: Approval with Conditions

Date: 13th May 2015

Description:

Two storey extension and alterations to existing cottages.

Planning records for: *Stratton House Back Lane Stoney Stratton Shepton Mallet Somerset BA4 6EA*

Reference - 2023/2012/LBC
Decision: Decided
Date: 19th October 2023
Description: Proposed relocation & widening of existing main gate to property.

Reference - 2014/2345/LBC
Decision: Approval with Conditions
Date: 13th November 2014
Description: Change of use of stables to office ancillary to main residential use.

Reference - 2018/1339/VRC
Decision: Approval with Conditions
Date: 24th May 2018
Description: Application to vary condition 2 (drawings) on application 2014/2345/LBC

Reference - 2015/1056/LBC
Decision: Approval with Conditions
Date: 11th May 2015
Description: Two storey extension and alterations to existing cottages.

Planning records for: *The Old Cellar Back Lane Stoney Stratton Shepton Mallet Somerset BA4 6EA*

Reference - 2013/2418/LBC	
Decision:	Approval with Conditions
Date:	20th November 2013
Description:	Infill screen to canopy, adjacent to garden room.

Planning records for: *Parsonage Farm, Stoney Stratton, Evercreech BA4 6EA*

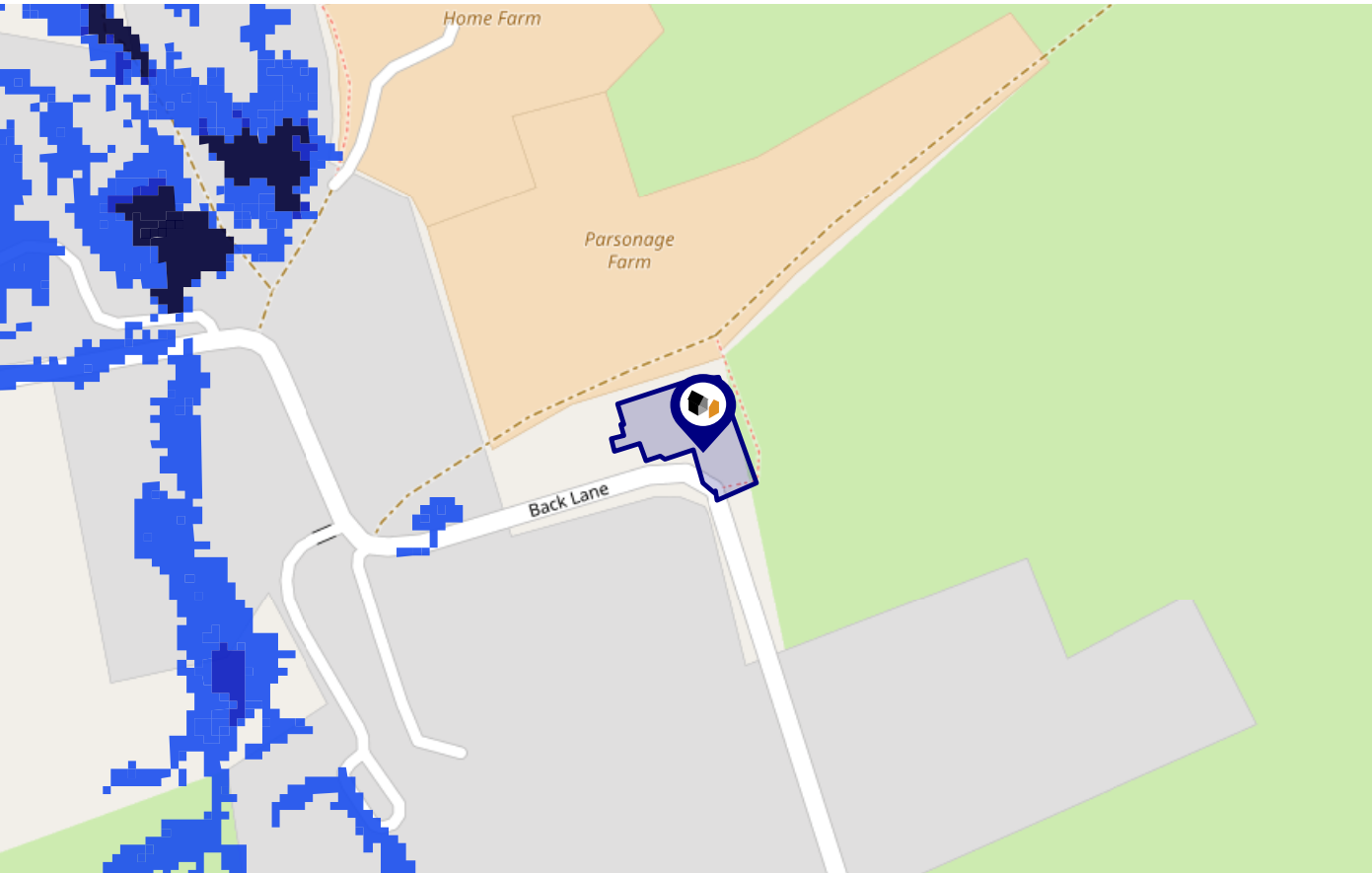
Reference - 2011/0601	
Decision:	Approval
Date:	31st March 2011
Description:	Erection of steel-framed agricultural building

Flood Risk

Surface Water - Flood Risk

COOPER
AND
TANNER

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

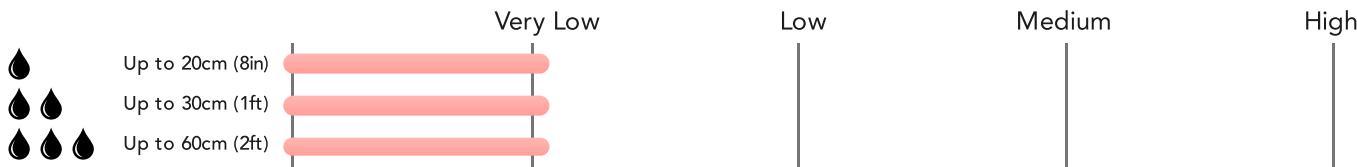


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

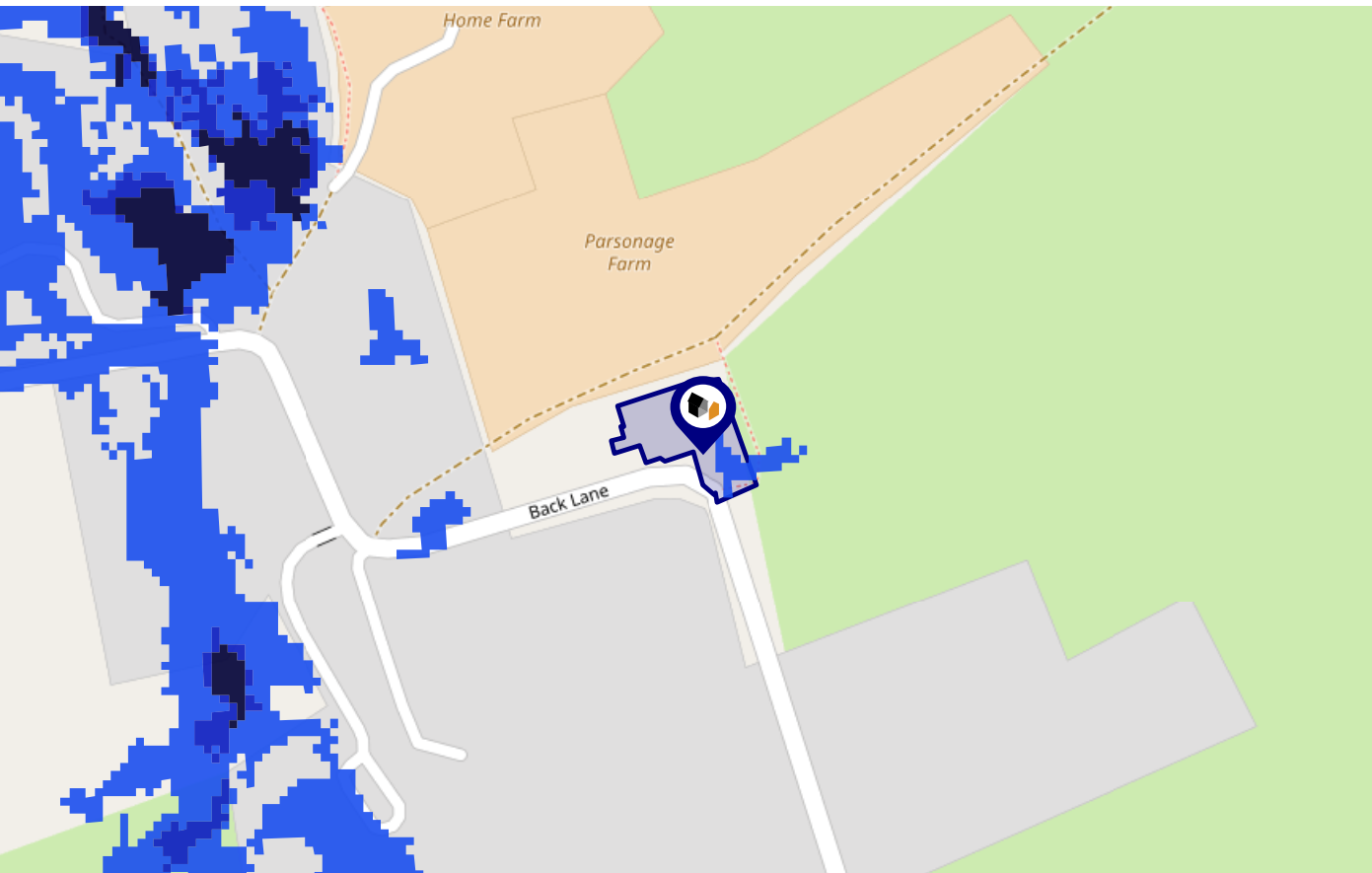
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Climate Change

This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

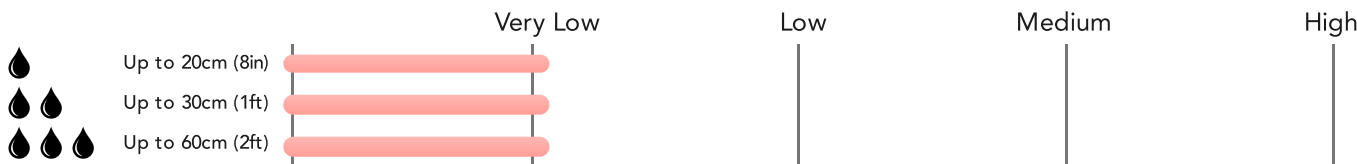


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:

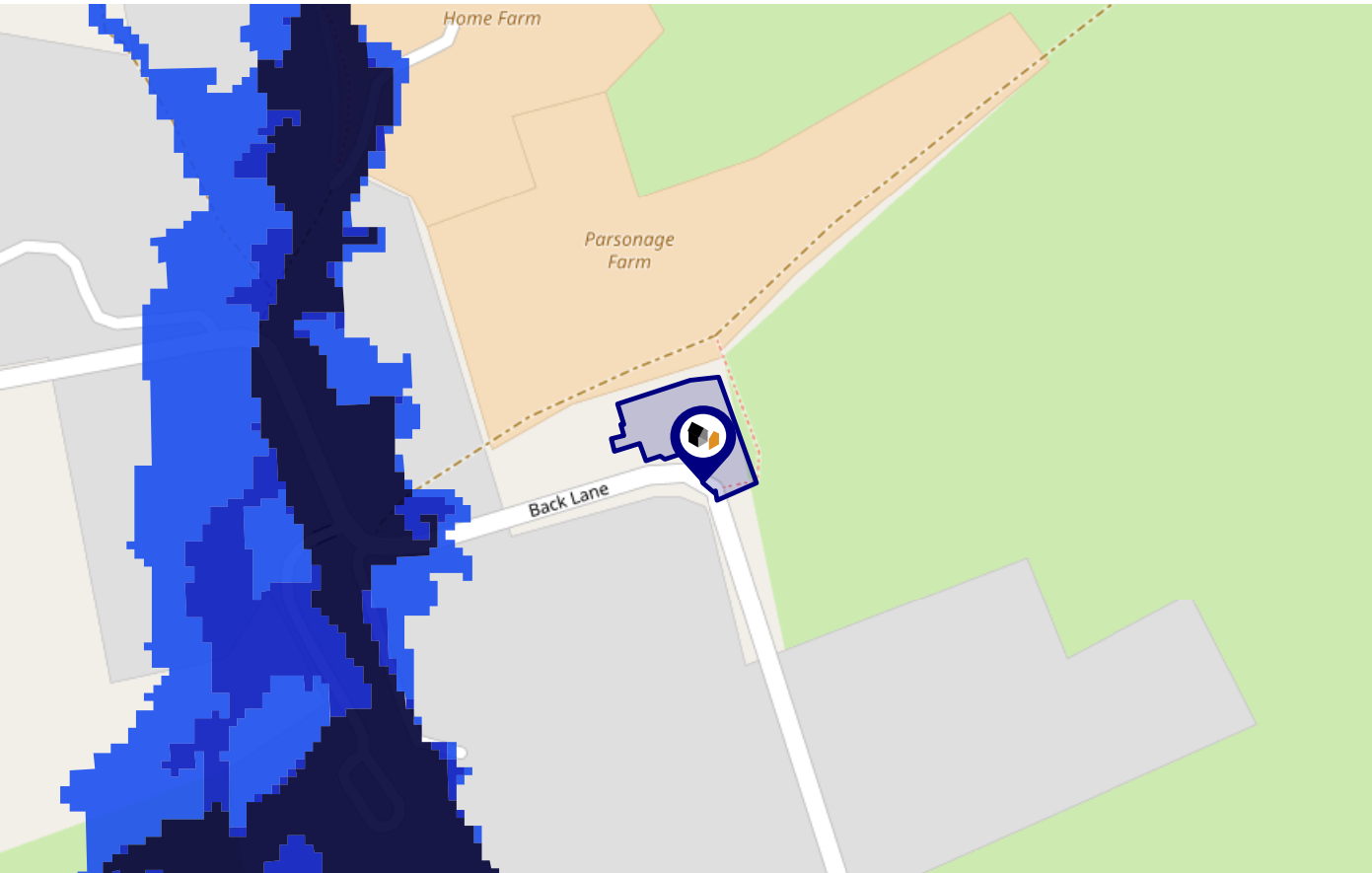


Flood Risk

Rivers & Seas - Flood Risk

COOPER
AND
TANNER

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

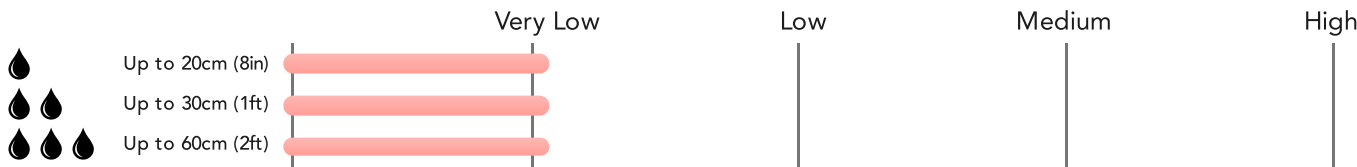


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

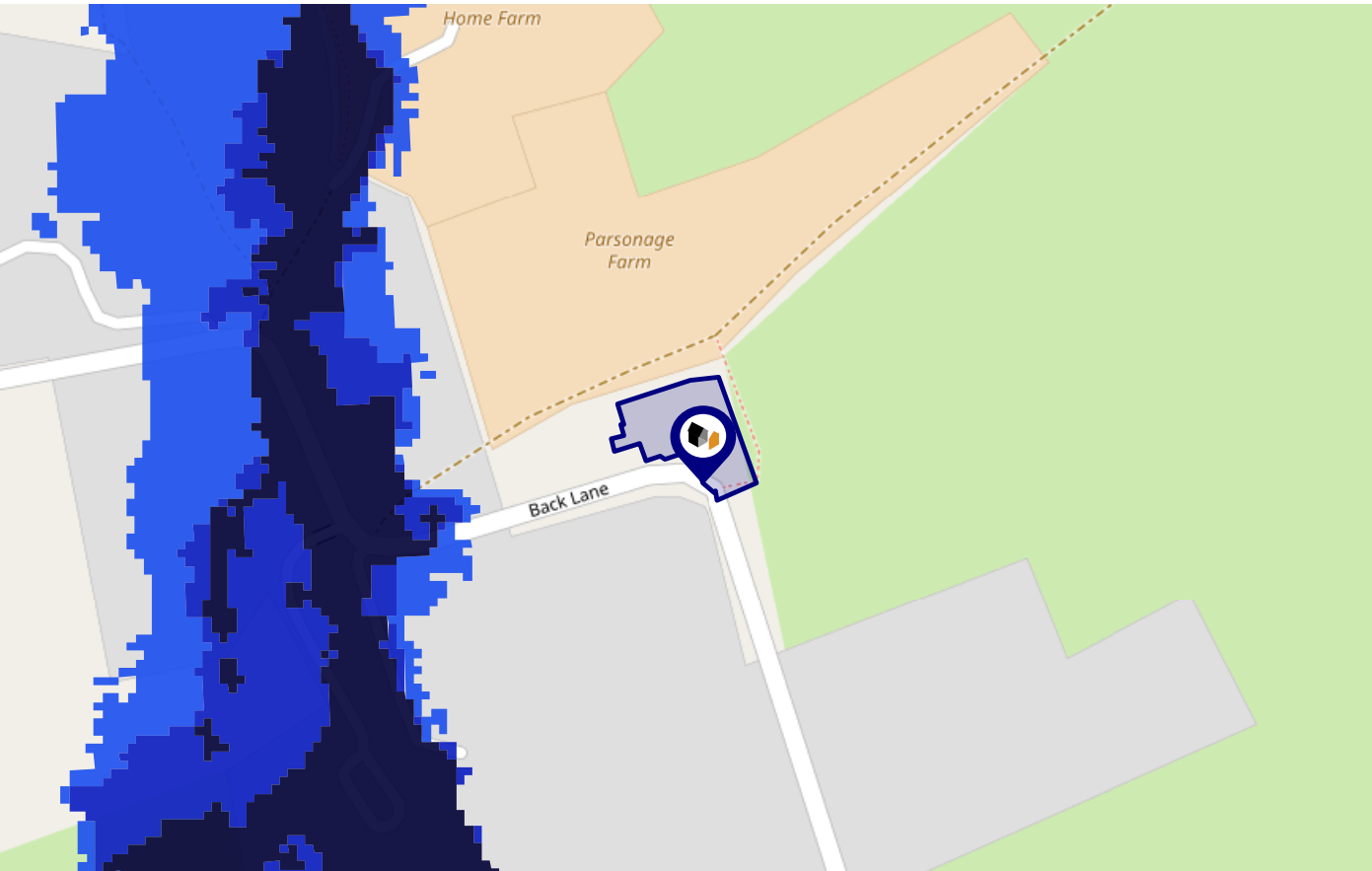
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Climate Change

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

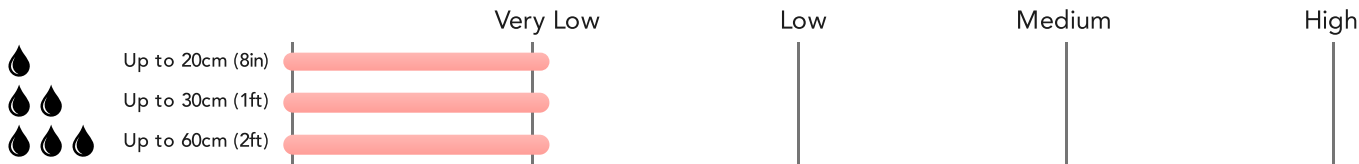


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:

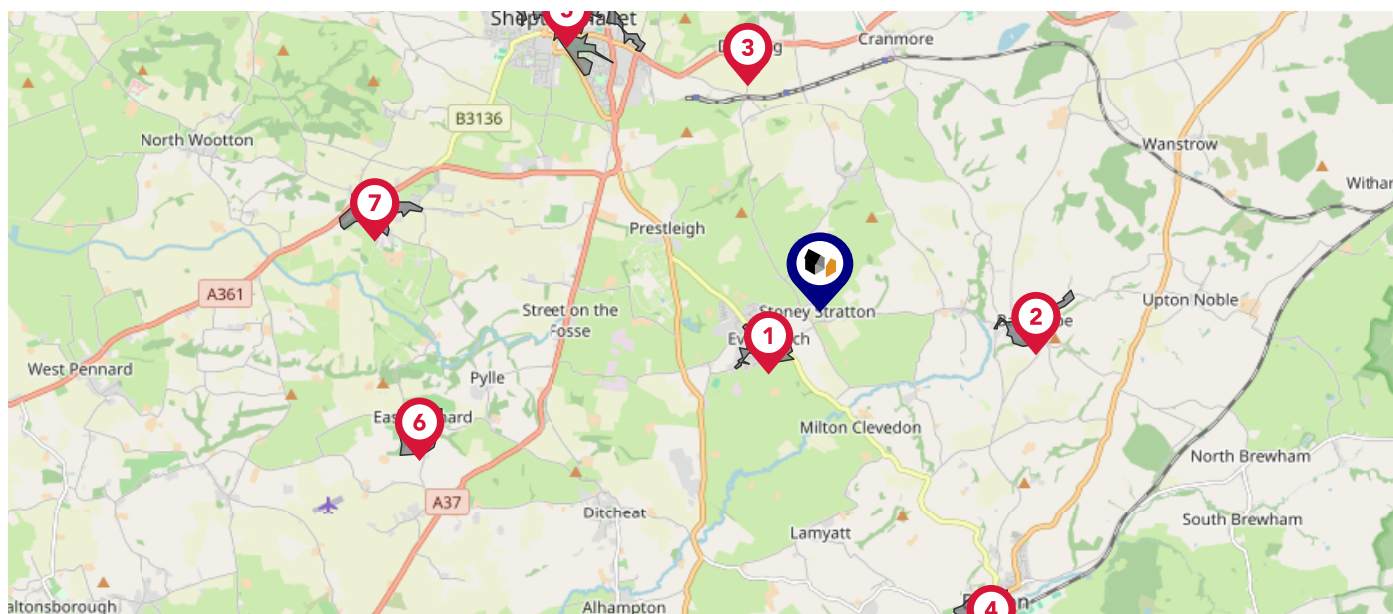


Maps

Conservation Areas

COOPER
AND
TANNER

This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

1

Evercreech

2

Batcombe

3

Doulting

4

Bruton

5

Shepton Mallet

6

East Pennard

7

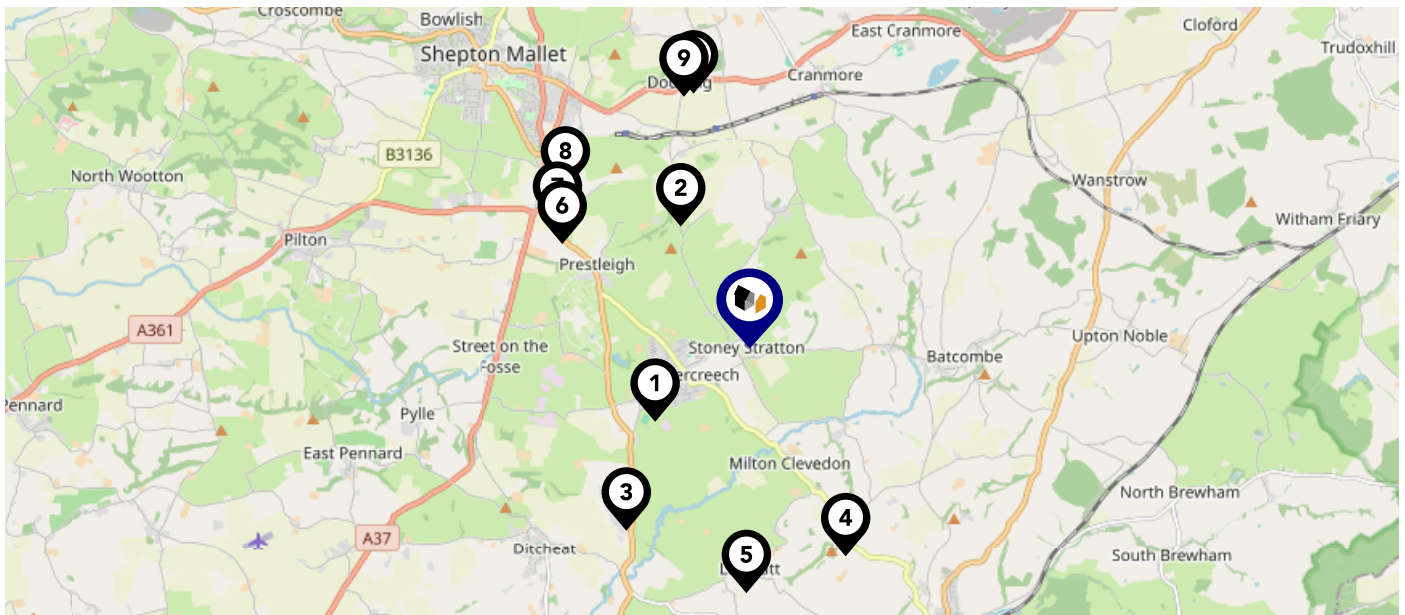
Pilton

Maps

Landfill Sites

COOPER
AND
TANNER

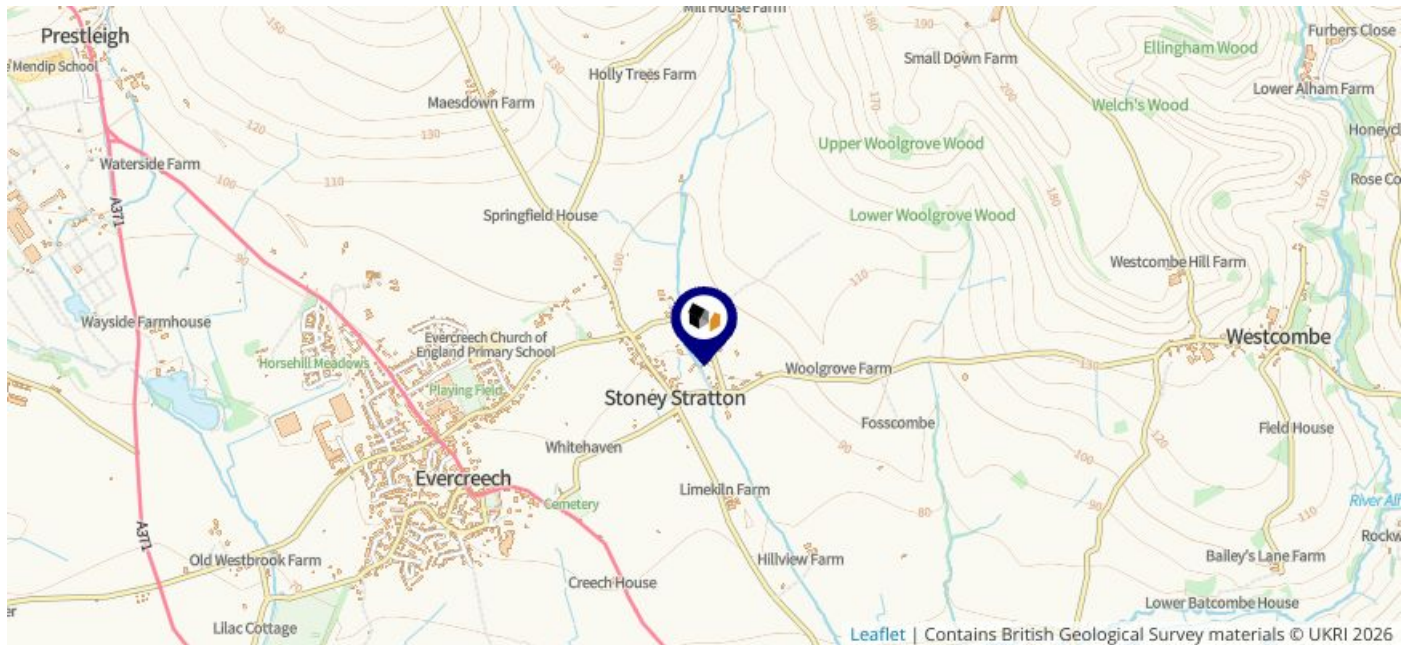
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	The Old Quarry Landfill Site-Pecking Mill Road, Shepton Mallet, Evercreech, Somerset	Historic Landfill	
2	Near Farncombe Farm-Doultong	Historic Landfill	
3	No name provided by source	Active Landfill	
4	Creech Mill-Milton Clevedon	Historic Landfill	
5	Lambrook House-Lamyatt	Historic Landfill	
6	Whitstone Farm-Cannards Grave, Shepton Mallet	Historic Landfill	
7	Whitstone Hill Farm, Cannards Grave Farm-Doultong, Shepton Mallet, Somerset	Historic Landfill	
8	Brickyard Farm-Cann Grave	Historic Landfill	
9	Disused Quarry-Doultong	Historic Landfill	
10	Chelynych Quarry-Shepton Mallet, Somerset	Historic Landfill	

This map displays nearby coal mine entrances and their classifications.



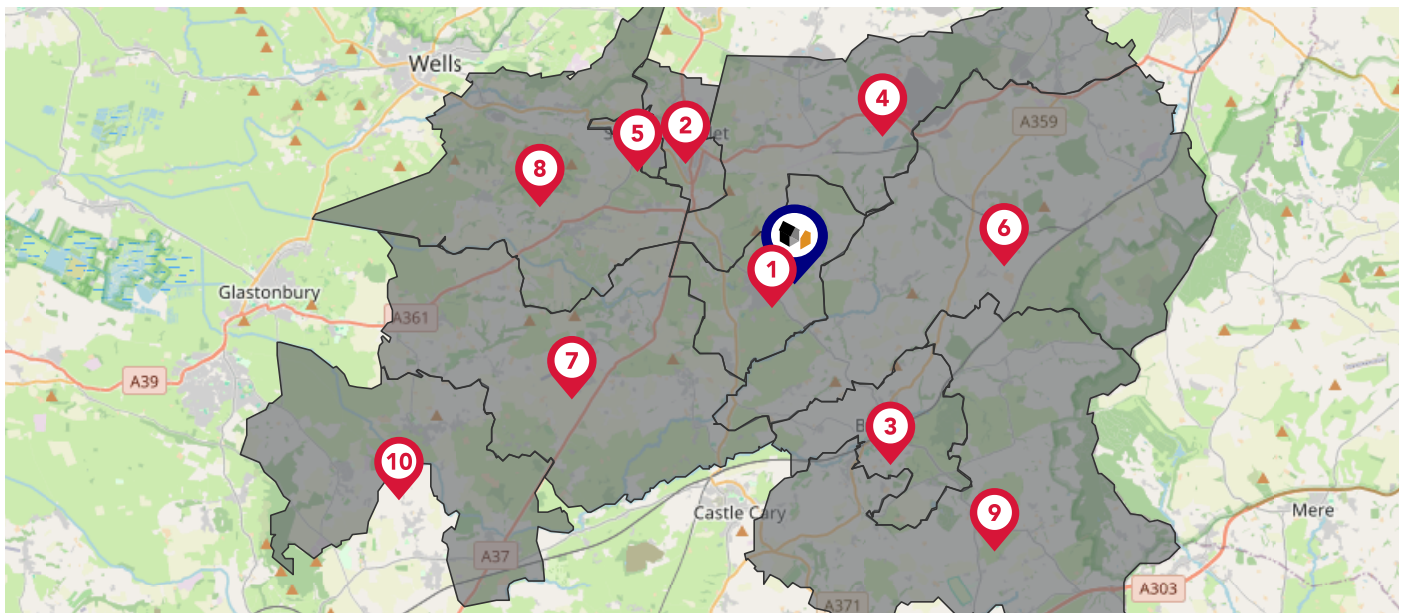
Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500

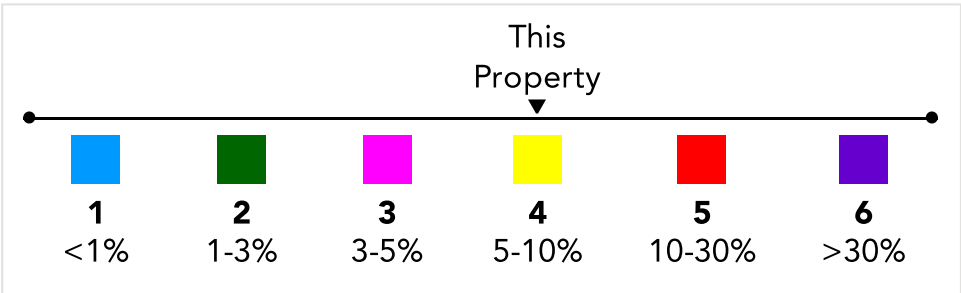
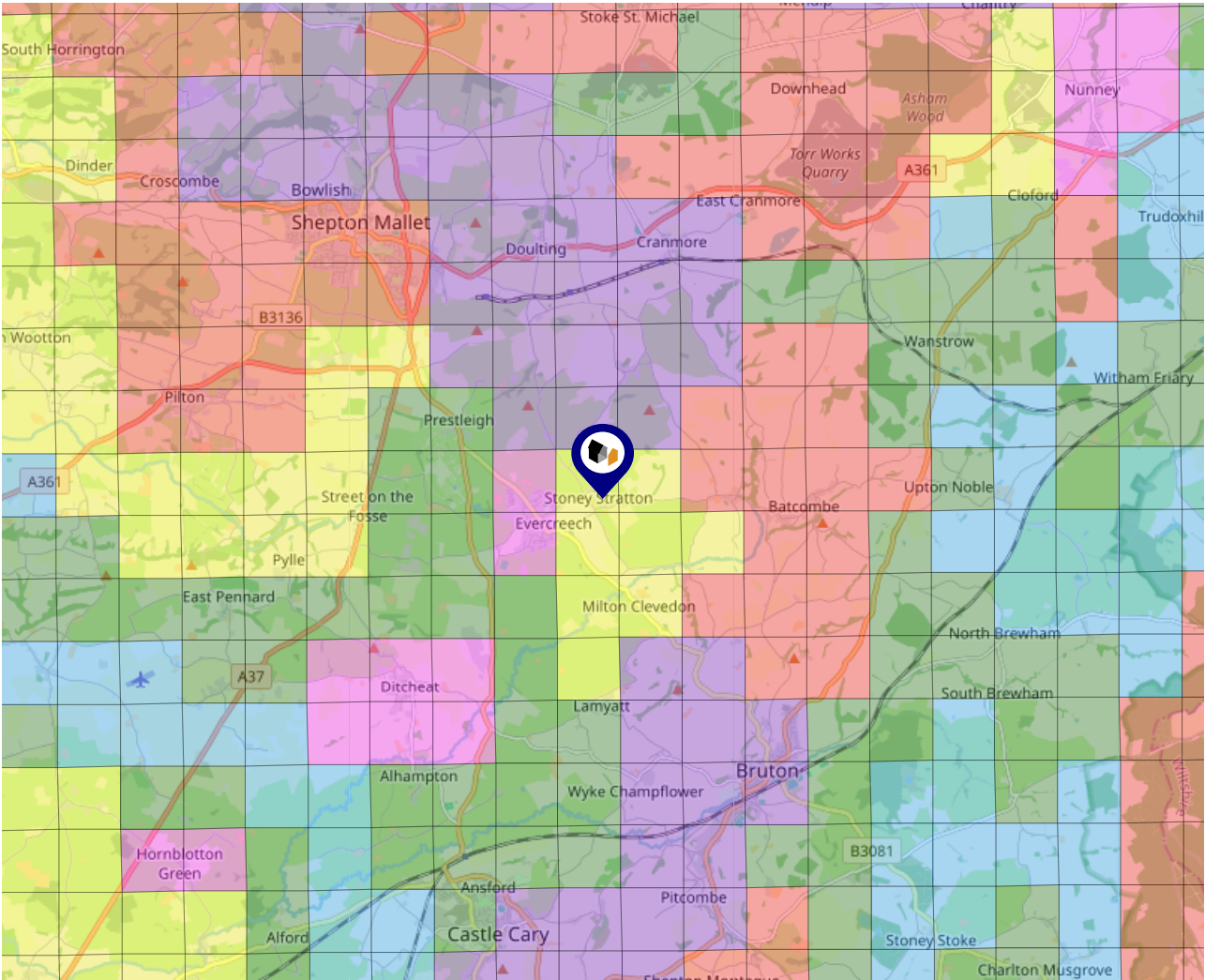


Nearby Council Wards

-  Creech Ward
-  Shepton East Ward
-  Bruton Ward
-  Cranmore, Doultong and Nunney Ward
-  Shepton West Ward
-  Postlebury Ward
-  The Pennards and Ditchat Ward
-  Croscombe and Pilton Ward
-  Tower Ward
-  Butleigh and Baltonsborough Ward

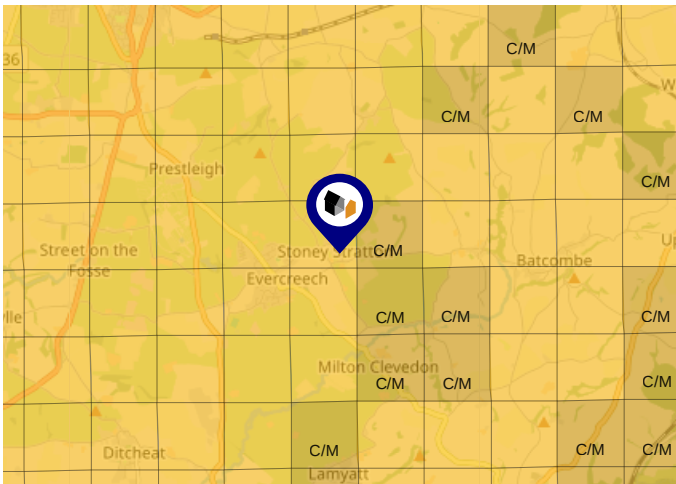
What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m³).



Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	VARIABLE(HIGH)	Soil Texture:	CLAYEY LOAM TO SILTY
Parent Material Grain:	ARGILLACEOUS		LOAM
Soil Group:	HEAVY TO MEDIUM	Soil Depth:	DEEP



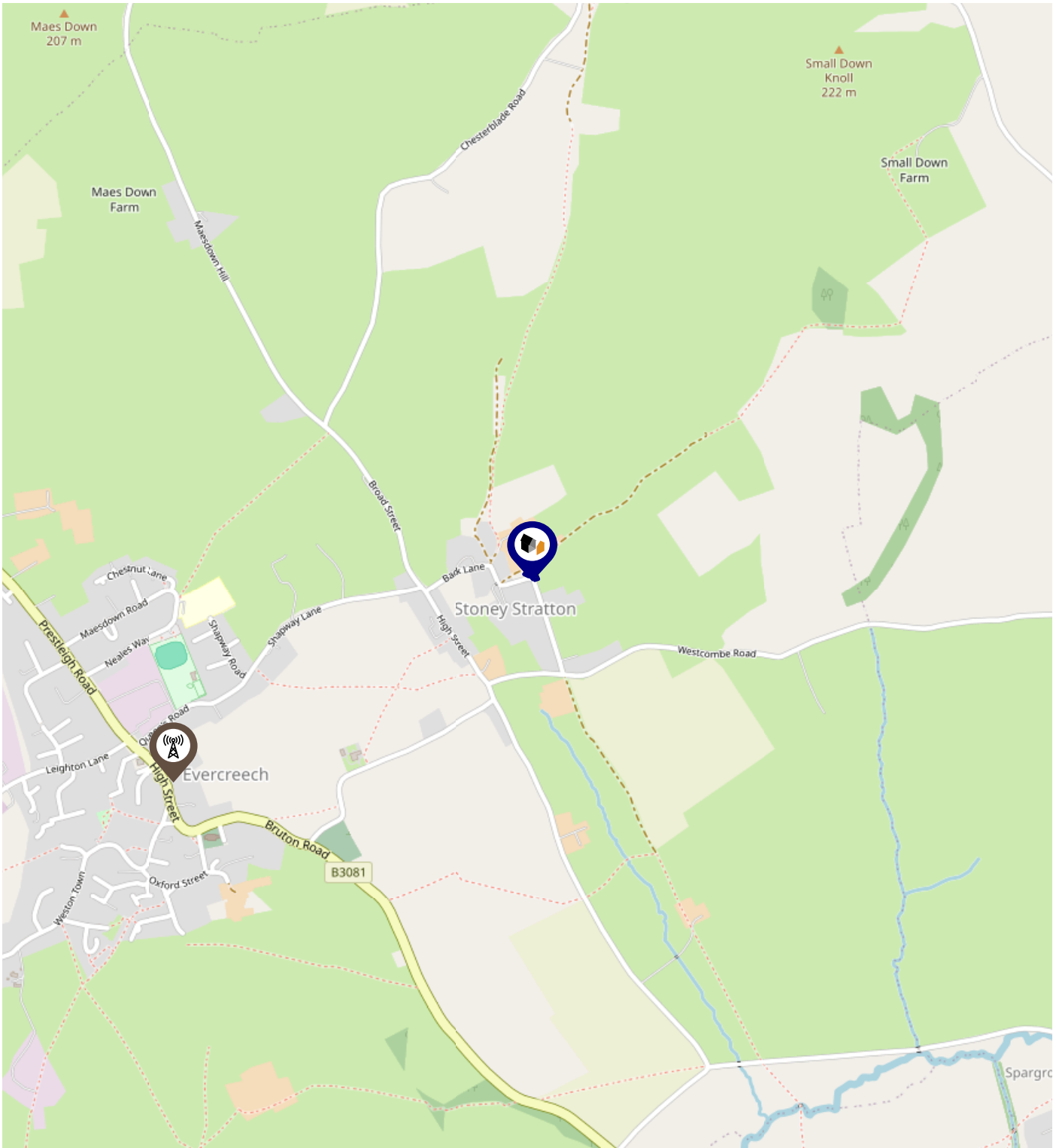
Primary Classifications (Most Common Clay Types)

C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess

Local Area

Masts & Pylons

COOPER
AND
TANNER



Key:

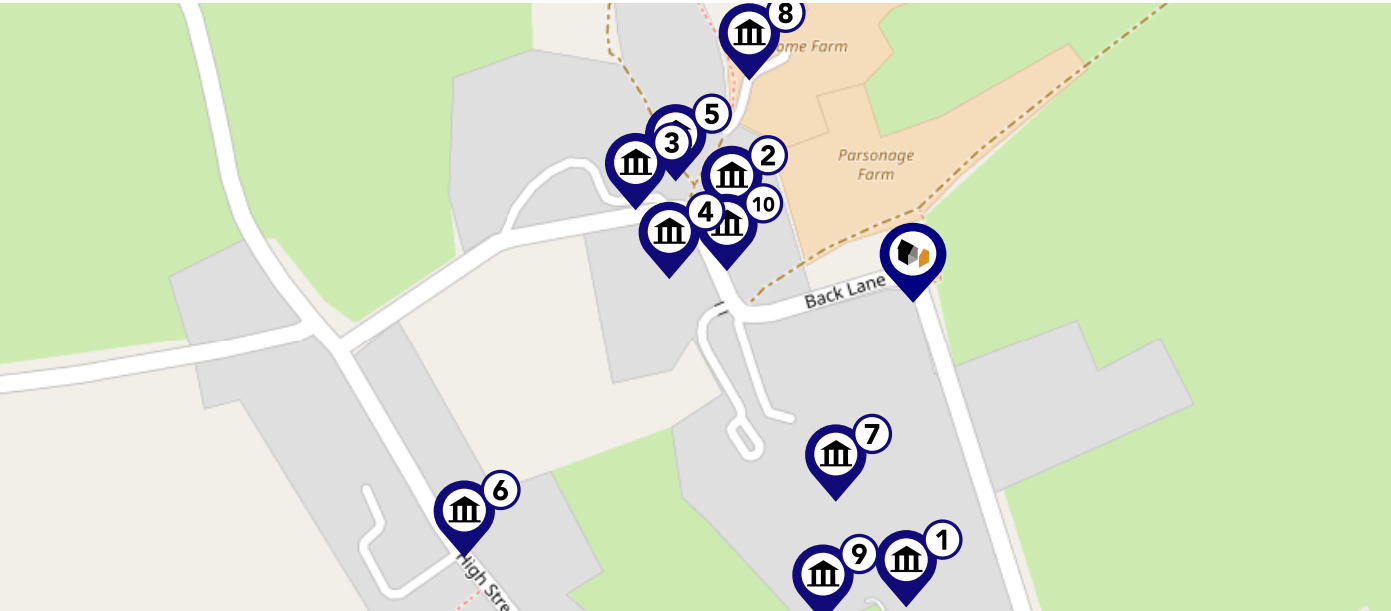
-  Power Pylons
-  Communication Masts

Maps

Listed Buildings

COOPER
AND
TANNER

This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1345185 - Holly House	Grade II	0.1 miles
	1058498 - Parsonage Farmhouse	Grade II	0.1 miles
	1345184 - Stratton House And Boundary Wall	Grade II	0.1 miles
	1058499 - Barn On Roadside Opposite Stratton House	Grade II	0.1 miles
	1058497 - Rock Farmhouse	Grade II	0.1 miles
	1237677 - Barley Mow	Grade II	0.1 miles
	1274692 - Mellowstones	Grade II	0.1 miles
	1274708 - Home Farmhouse And Garden Wall	Grade II	0.1 miles
	1222326 - Brook House	Grade II	0.1 miles
	1274719 - Parsonage House	Grade II	0.1 miles

Building Safety

Accessibility / Adaptations

Restrictive Covenants

Rights of Way (Public & Private)

Construction Type

Property Lease Information

Listed Building Information

Stamp Duty

Other

Other

Electricity Supply

Mains

Gas Supply

N/A

Central Heating

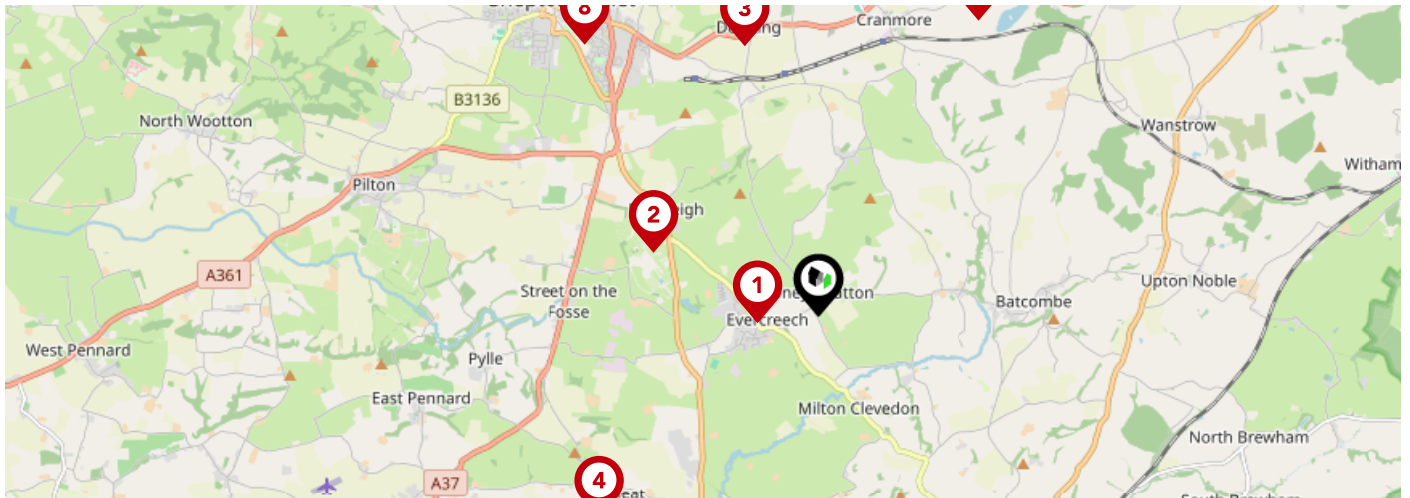
Oil central heating

Water Supply

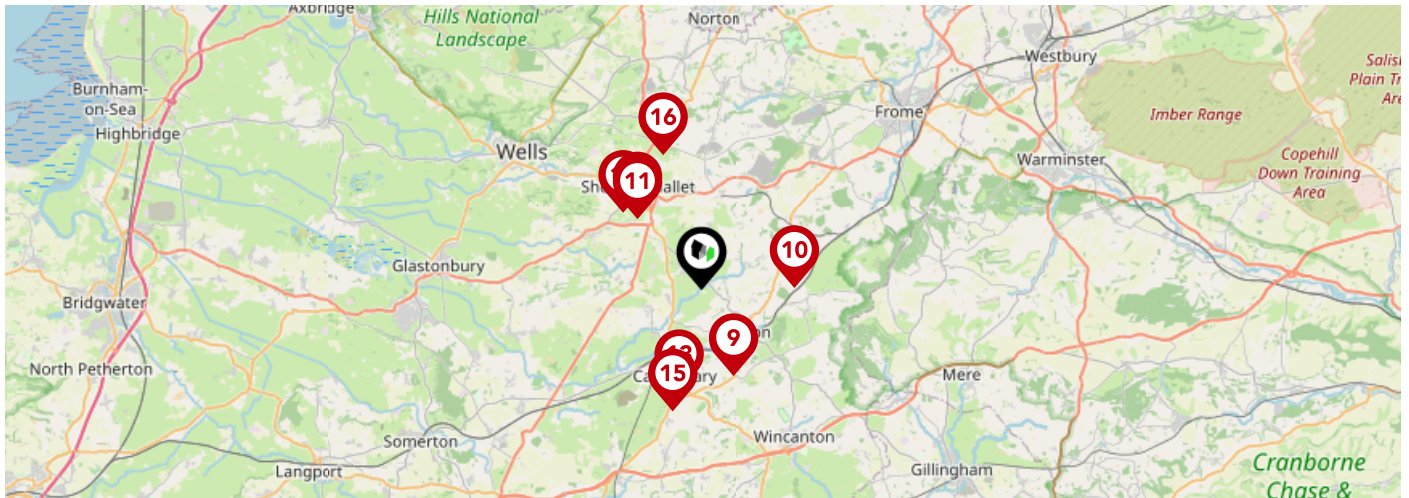
Mains

Drainage

Mains



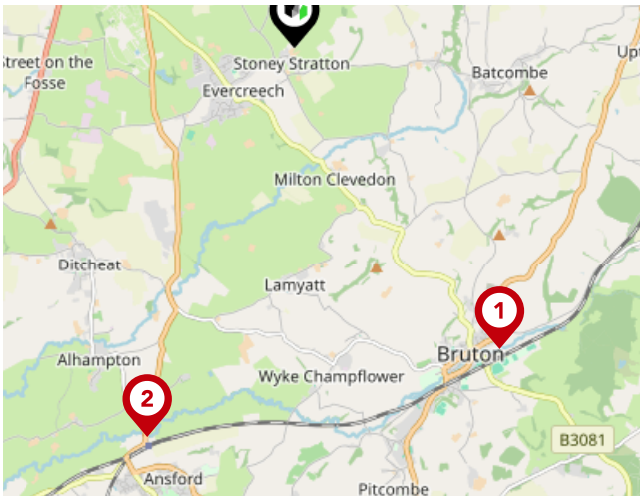
		Nursery	Primary	Secondary	College	Private
1	Evercreech Church of England Primary School Ofsted Rating: Good Pupils: 181 Distance:0.57	☐	☒	☐	☐	☐
2	The Mendip School Ofsted Rating: Good Pupils: 164 Distance:1.64	☐	☐	☒	☐	☐
3	St Aldhelms Church School Ofsted Rating: Requires improvement Pupils: 173 Distance:2.61	☐	☒	☐	☐	☐
4	Ditcheat Primary School Ofsted Rating: Good Pupils: 91 Distance:2.77	☐	☒	☐	☐	☐
5	Bruton Primary School Ofsted Rating: Good Pupils: 252 Distance:3.13	☐	☒	☐	☐	☐
6	All Hallows School Ofsted Rating: Not Rated Pupils: 238 Distance:3.14	☐	☐	☒	☐	☐
7	King's Bruton Ofsted Rating: Not Rated Pupils: 355 Distance:3.28	☐	☐	☒	☐	☐
8	Whitstone Ofsted Rating: Good Pupils: 584 Distance:3.34	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
9	Sexey's School Ofsted Rating: Good Pupils: 685 Distance:3.46	☐	☐	☒	☐	☐
10	Upton Noble CofE VC Primary School Ofsted Rating: Good Pupils: 165 Distance:3.48	☐	☒	☐	☐	☐
11	St Paul's Church of England VC Junior School Ofsted Rating: Good Pupils: 322 Distance:3.51	☐	☒	☐	☐	☐
12	Shepton Mallet Community Infants' School & Nursery Ofsted Rating: Good Pupils: 220 Distance:3.67	☐	☒	☐	☐	☐
13	Ansford Academy Ofsted Rating: Requires improvement Pupils: 543 Distance:3.95	☐	☐	☒	☐	☐
14	Bowlsh Infant School Ofsted Rating: Good Pupils: 107 Distance:4.08	☐	☒	☐	☐	☐
15	Castle Cary Community Primary School Ofsted Rating: Requires improvement Pupils: 205 Distance:4.66	☐	☒	☐	☐	☐
16	Oakhill Church School Ofsted Rating: Requires improvement Pupils: 106 Distance:5.19	☐	☒	☐	☐	☐

Area Transport (National)

COOPER
AND
TANNER



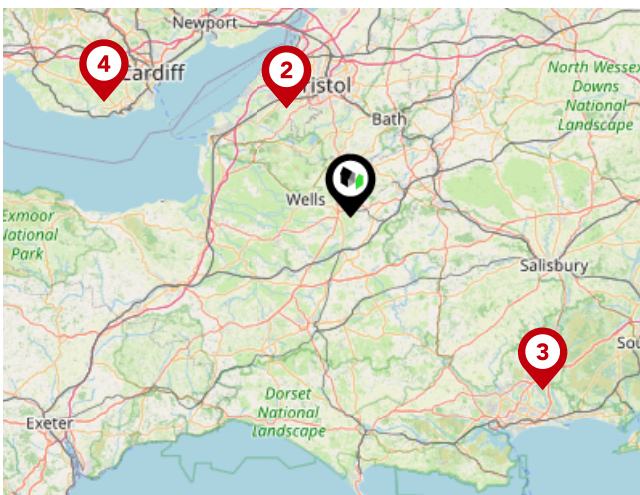
National Rail Stations

Pin	Name	Distance
1	Bruton Rail Station	3.38 miles
2	Castle Cary Rail Station	3.87 miles
3	Frome Rail Station	9.42 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J13	42.6 miles
2	M5 J12	45.57 miles
3	M4 J16	38.71 miles
4	M4 J15	42.03 miles
5	M27 J1	42.37 miles



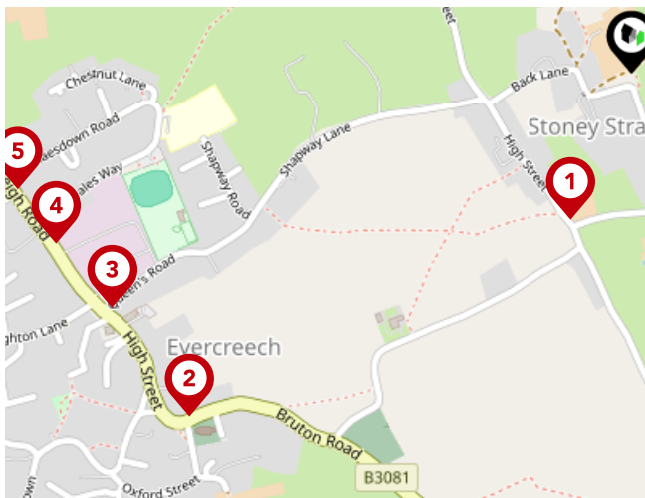
Airports/Helipads

Pin	Name	Distance
1	Bristol Airport	18.81 miles
2	Felton	18.81 miles
3	Bournemouth International Airport	38.64 miles
4	Cardiff Airport	40.45 miles

Area

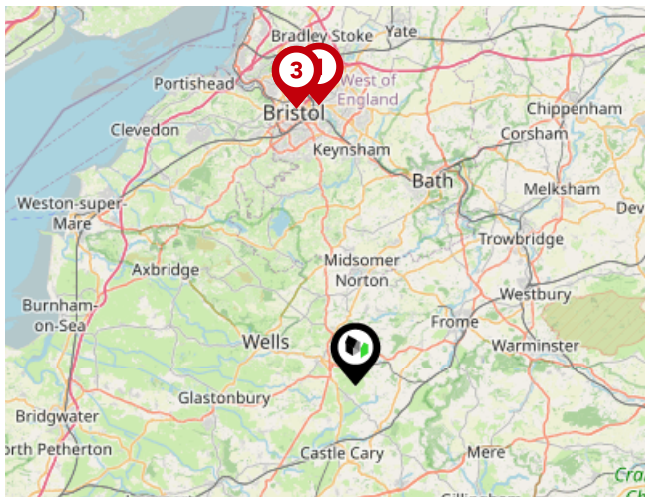
Transport (Local)

COOPER
AND
TANNER



Bus Stops/Stations

Pin	Name	Distance
1	Stratton Farm	0.19 miles
2	St Peters Church	0.65 miles
3	Post Office	0.66 miles
4	Factory	0.7 miles
5	Ashcroft Surgery	0.73 miles



Ferry Terminals

Pin	Name	Distance
1	Netham Lock Ferry Terminal	20.93 miles
2	Bathurst Basin Ferry Landing	20.96 miles
3	The Ostrich	20.96 miles

Cooper and Tanner Testimonials

COOPER
AND
TANNER

Testimonial 1



Fantastic Service from Cooper & Tanner in Shepton Mallet! As a mortgage broker, i deal with a lot of estate agents and things can be cut throat and very non personable. I was helping a vulnerable client purchase his forever home and he was completely unsavvy with this world so i was concerned for him getting through the process, however, Andrea was absolutely amazing. She kept us completely up to date and was ALWAYS available for support!

Testimonial 2



I have just completed today on the sale of my parents property in Shepton Mallet and I wanted to give a glowing review to Copper and Tanner who have been fantastic throughout. They are professional, friendly and helpful. They kept us up to date and often went above and beyond what was required of an estate agent. We needed to sell the house to pay for care home fees for my our Mum which has been hard work especially as we don't live in Shepton.

Testimonial 3



Our experience with the lettings team at Cooper and Tanner was fantastic. We dealt with Lauren mainly, who was always happy to take our questions to the landlords and came back promptly with the answers for us. She was always polite and professional when we met her for viewings and has been a pleasure to deal. She made the whole process from finding somewhere that would accept a dog, to offer acceptance, referencing and finally the move in day. Thank you.

Testimonial 4



Chris, Andrea, Sally and Lucy were a pleasure to deal with during my conveyancing process. They were knowledgeable and communicated well, keeping informed of developments and doing everything possible for completion to happen. Many thanks to the whole team.



/cooperandtanner



/cooper_and_tanner/

Important - Please read

Cooper and Tanner

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Cooper and Tanner

32 High Street Shepton Mallet BA4 5AS
01749 372200
sheptonmallet@cooperandtanner.co.uk
cooperandtanner.co.uk

