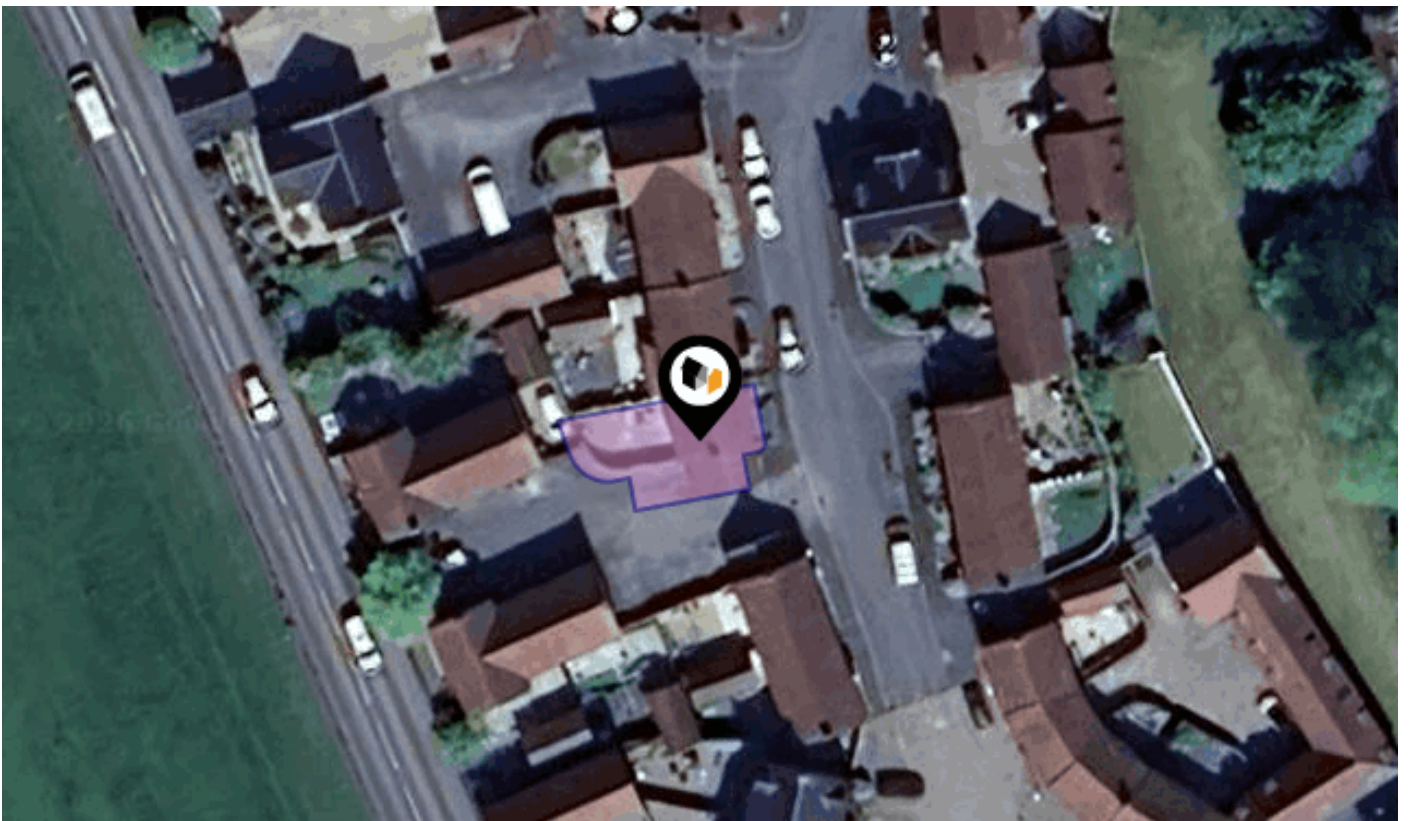




See More Online

# MIR: Material Info

The Material Information Affecting this Property  
**Friday 22nd May 2026**



**LITTLE BROOKS LANE, SHEPTON MALLET, BA4**

## Cooper and Tanner

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



# Property Overview

COOPER AND TANNER



## Property

<b>Type:</b>	Terraced
<b>Bedrooms:</b>	3
<b>Floor Area:</b>	710 ft <sup>2</sup> / 66 m <sup>2</sup>
<b>Plot Area:</b>	0.03 acres
<b>Year Built :</b>	2006
<b>Council Tax :</b>	Band B
<b>Annual Estimate:</b>	£1,992
<b>Title Number:</b>	WS37602

**Tenure:** Freehold

## Local Area

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

**Estimated Broadband Speeds**  
(Standard - Superfast - Ultrafast)

<b>11</b> mb/s	<b>140</b> mb/s	<b>1000</b> mb/s

**Mobile Coverage:**  
(based on calls indoors)



**Satellite/Fibre TV Availability:**



Planning records for: *29 Little Brooks Lane Shepton Mallet Somerset BA4 4BW*

Reference - 2023/1564/HSE	
Decision:	Decided
Date:	15th August 2023
Description:	Erection of front porch and single storey rear extension

Planning records for: *31 Little Brooks Lane Shepton Mallet BA4 4BW*

Reference - 2019/1695/HSE	
Decision:	Decided
Date:	11th July 2019
Description:	Proposed single storey rear extension to dwelling.

Planning records for: *39 Little Brooks Lane, Shepton Mallet, Somerset BA4 4BW*

Reference - 2011/2419	
Decision:	Approval with Conditions
Date:	21st September 2011
Description:	Single storey rear extension.

Planning records for: *36 Little Brooks Lane Shepton Mallet BA4 4BW*

Reference - 2017/0008/HSE	
Decision:	Approval with Conditions
Date:	03rd February 2017
Description:	Proposed single storey rear extension

Planning records for: *9 Little Brooks Lane, Shepton Mallet, Somerset, BA4 4BW*

Reference - 2011/2955	
<b>Decision:</b>	Approval with Conditions
<b>Date:</b>	06th January 2012
<b>Description:</b>	Change of use from existing work unit to a wellness studio.

Planning records for: *45 Little Brooks Lane Shepton Mallet Somerset BA4 4BW*

Reference - 2014/1505/HSE	
<b>Decision:</b>	Approval
<b>Date:</b>	29th July 2014
<b>Description:</b>	Proposed single storey extension to side elevation.



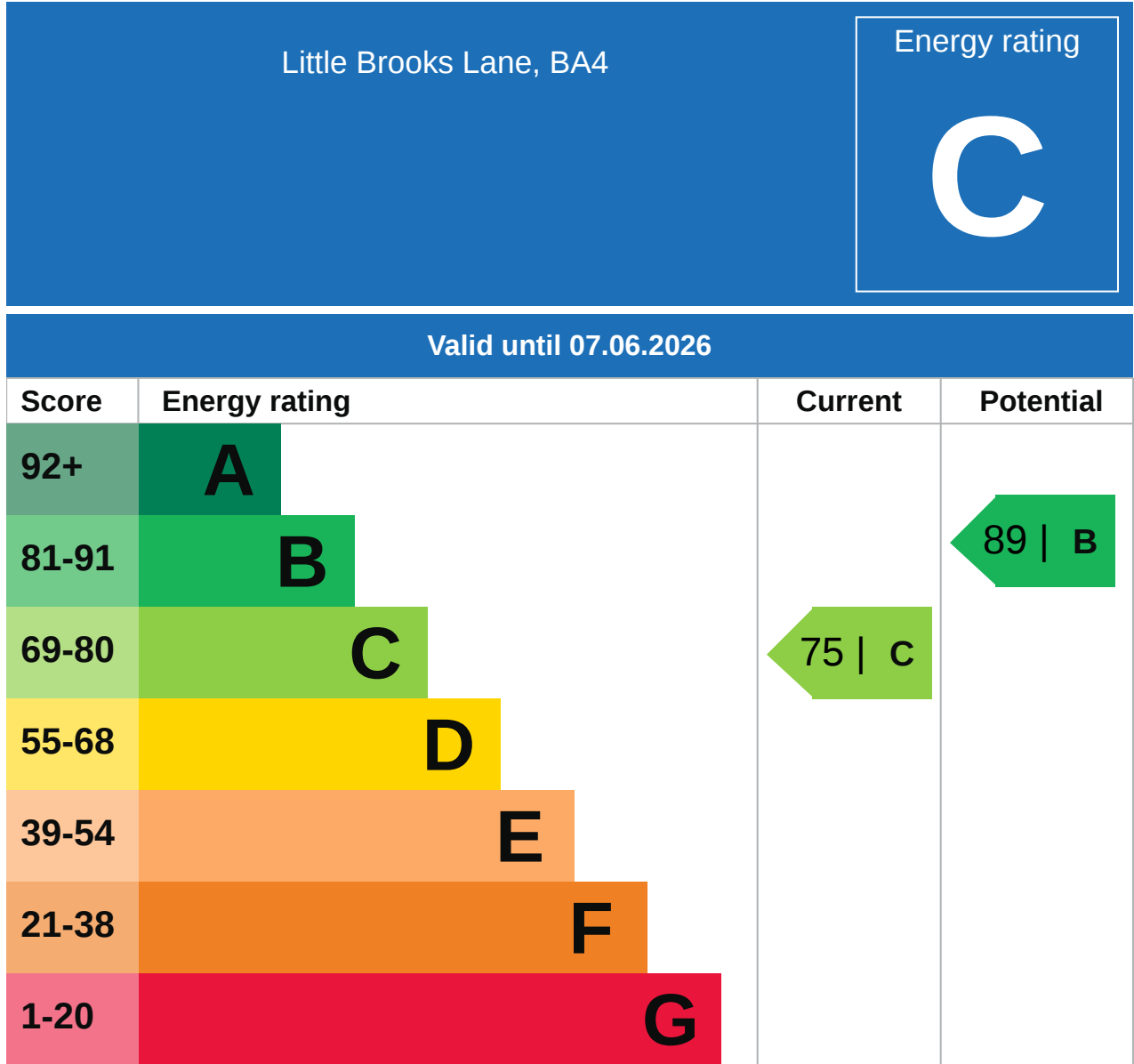






# Property EPC - Certificate

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# Property

## EPC - Additional Data

### Additional EPC Data

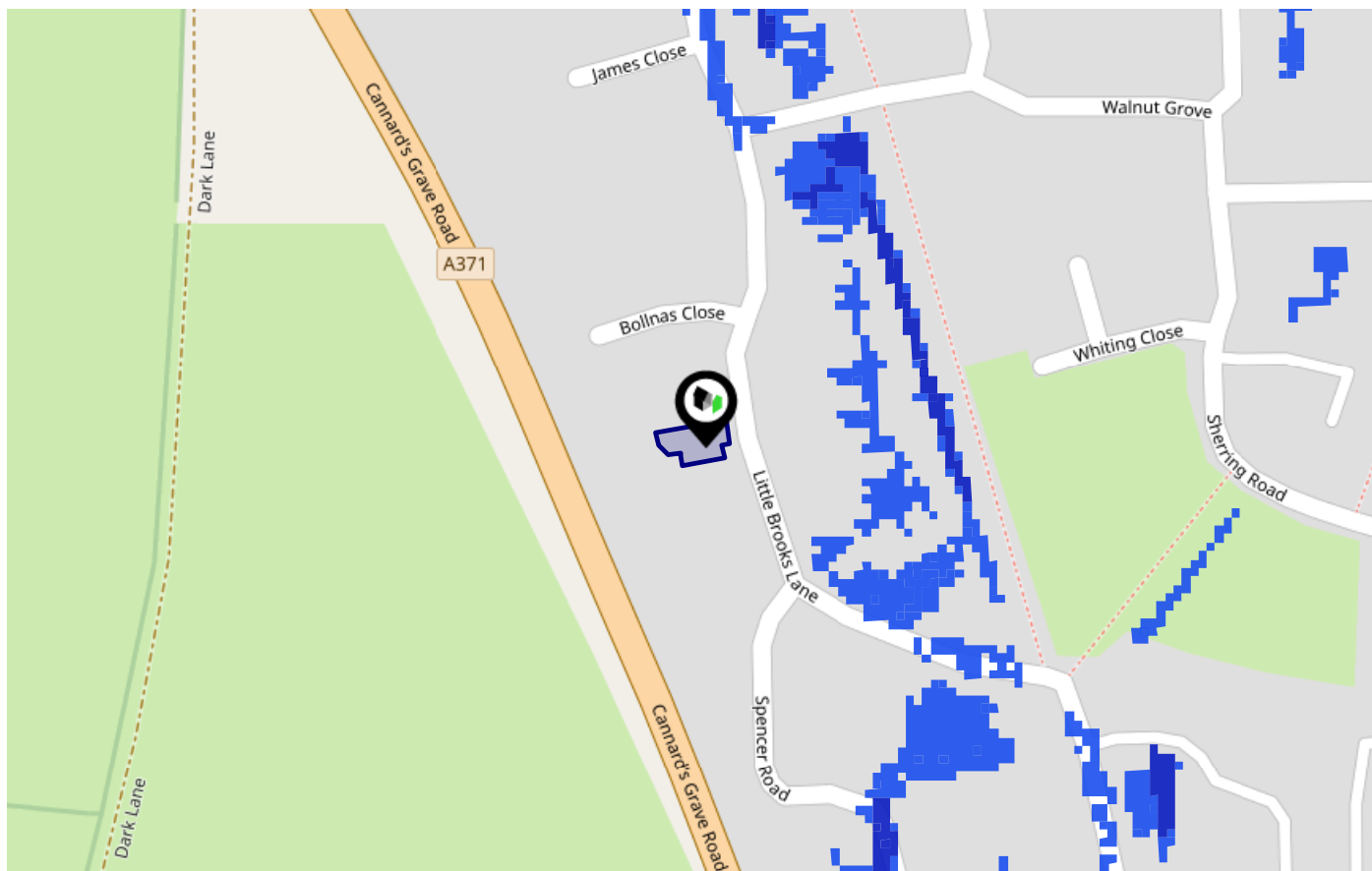
<b>Property Type:</b>	House
<b>Build Form:</b>	End-Terrace
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 200 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 53% of fixed outlets
<b>Floors:</b>	Suspended, insulated (assumed)
<b>Total Floor Area:</b>	66 m <sup>2</sup>

# Flood Risk

## Surface Water - Flood Risk



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

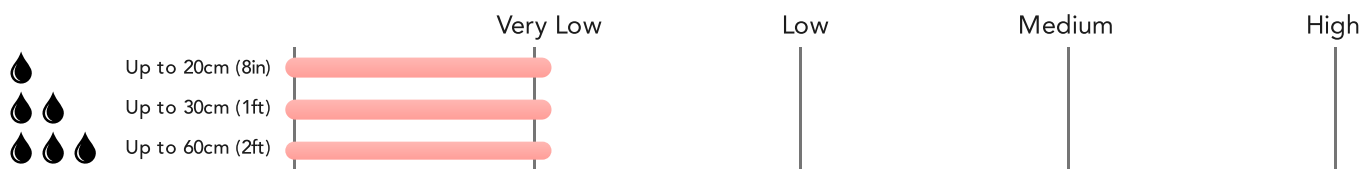


Risk Rating: Very low

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:

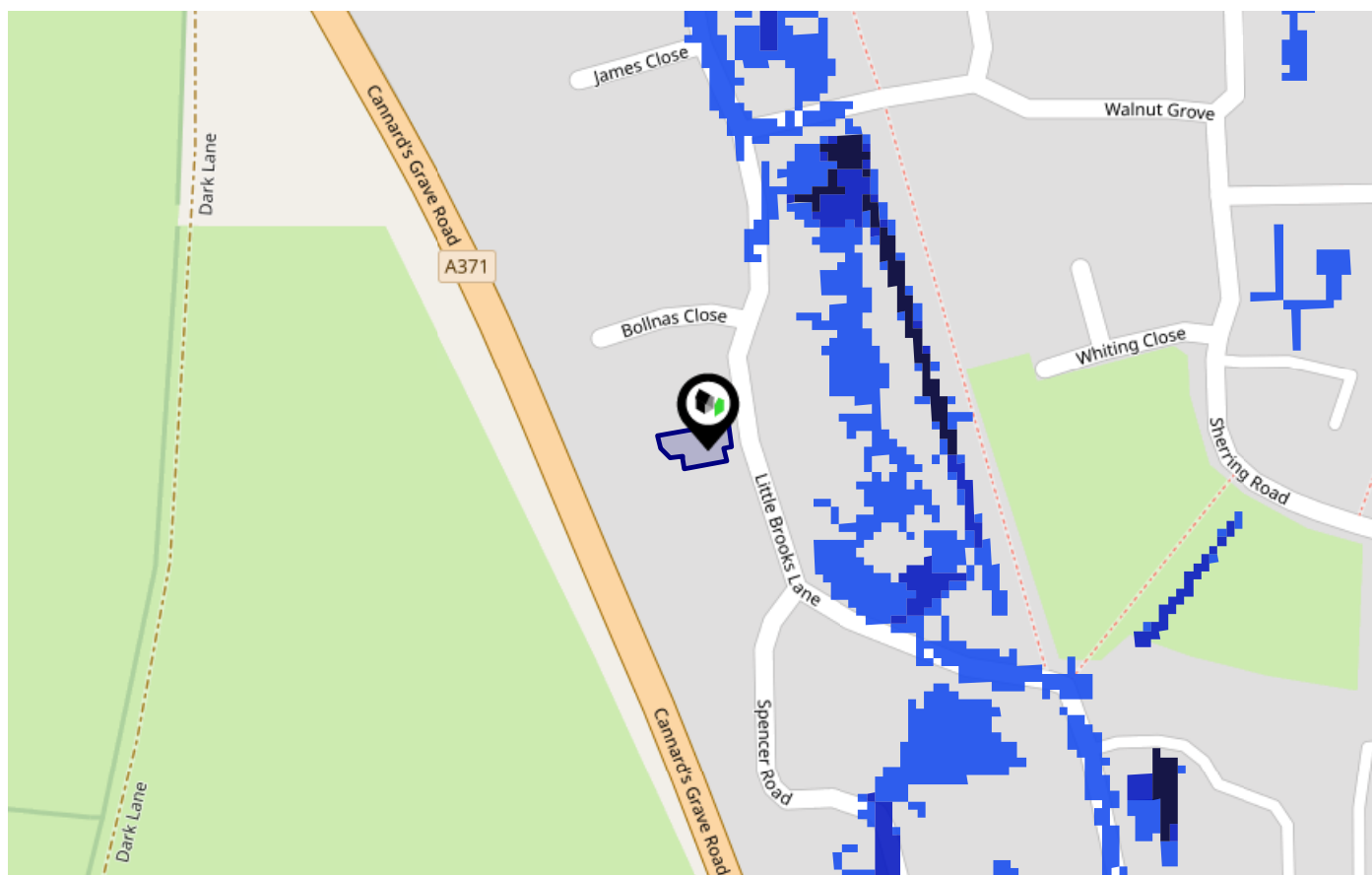


# Flood Risk

## 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.

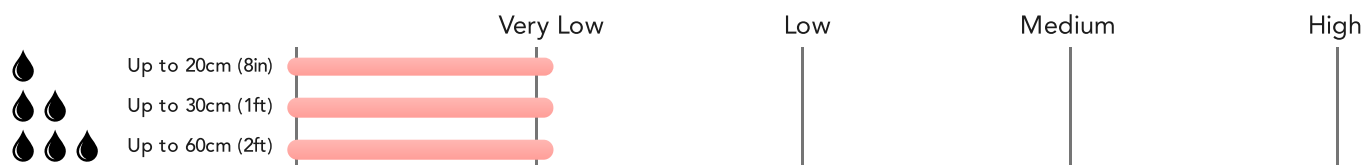


Risk Rating: Very low

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.

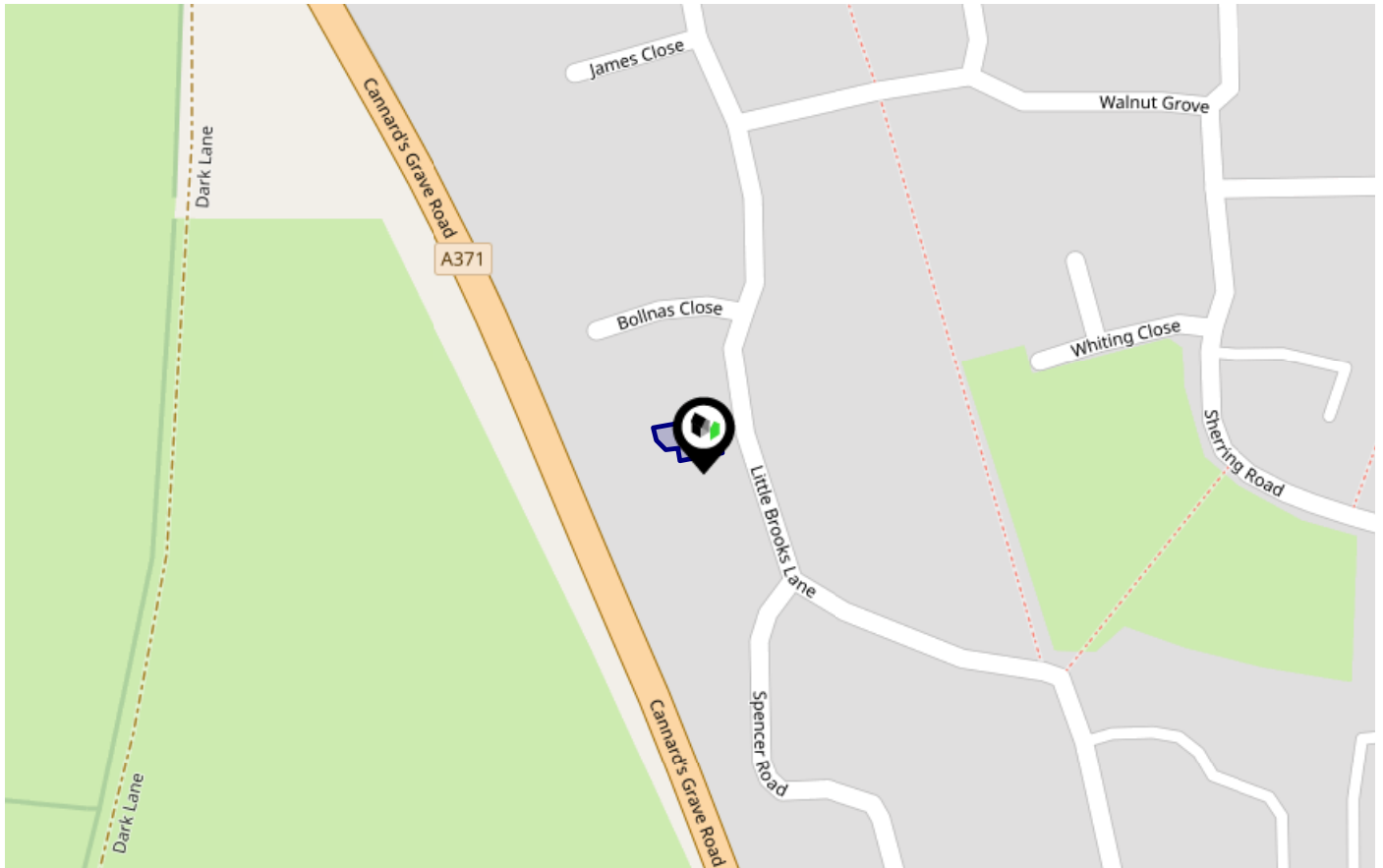
Chance of flooding to the following depths at this property:



# Flood Risk

## Rivers & Seas - Flood Risk

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.

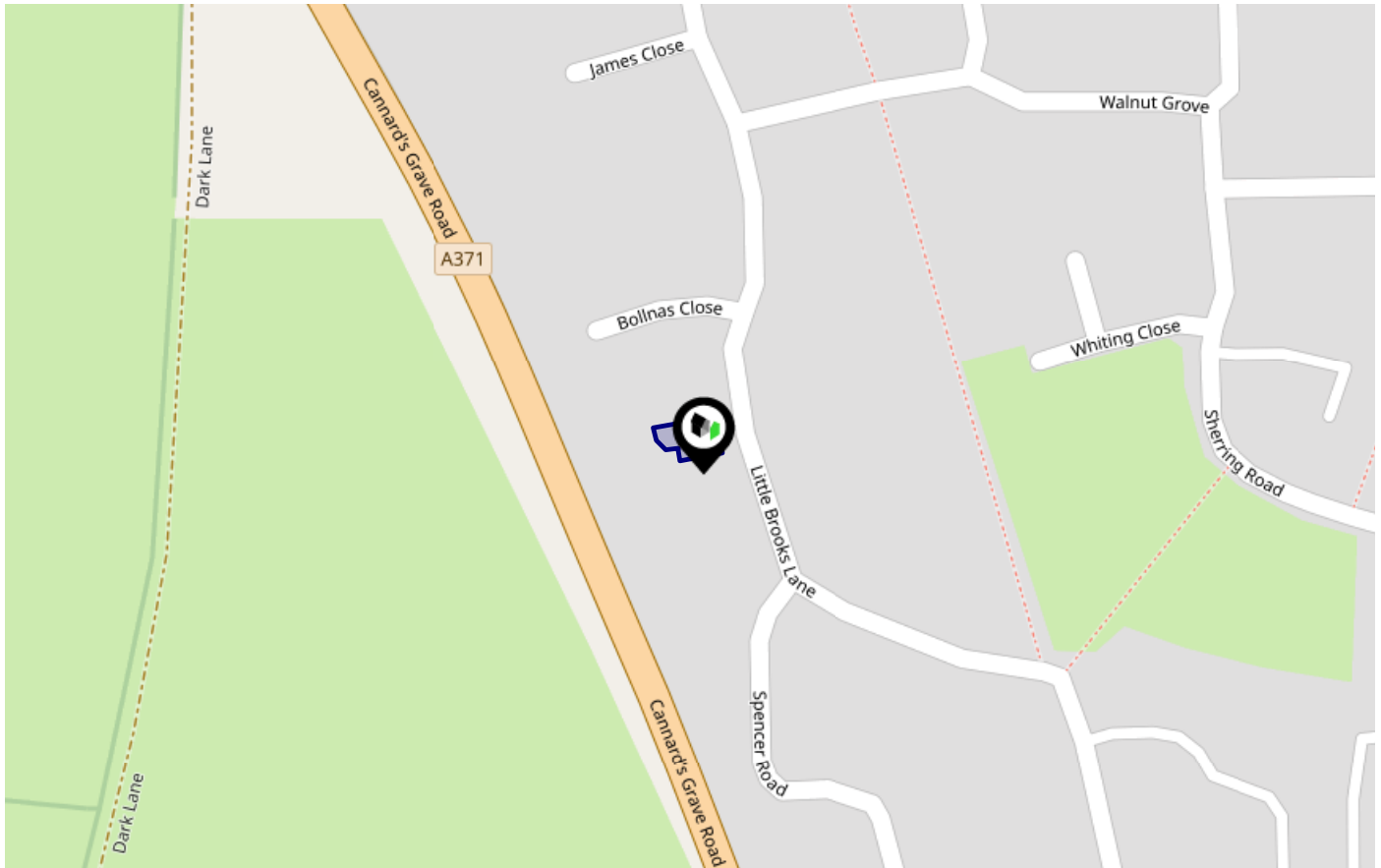
Chance of flooding to the following depths at this property:



# 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.

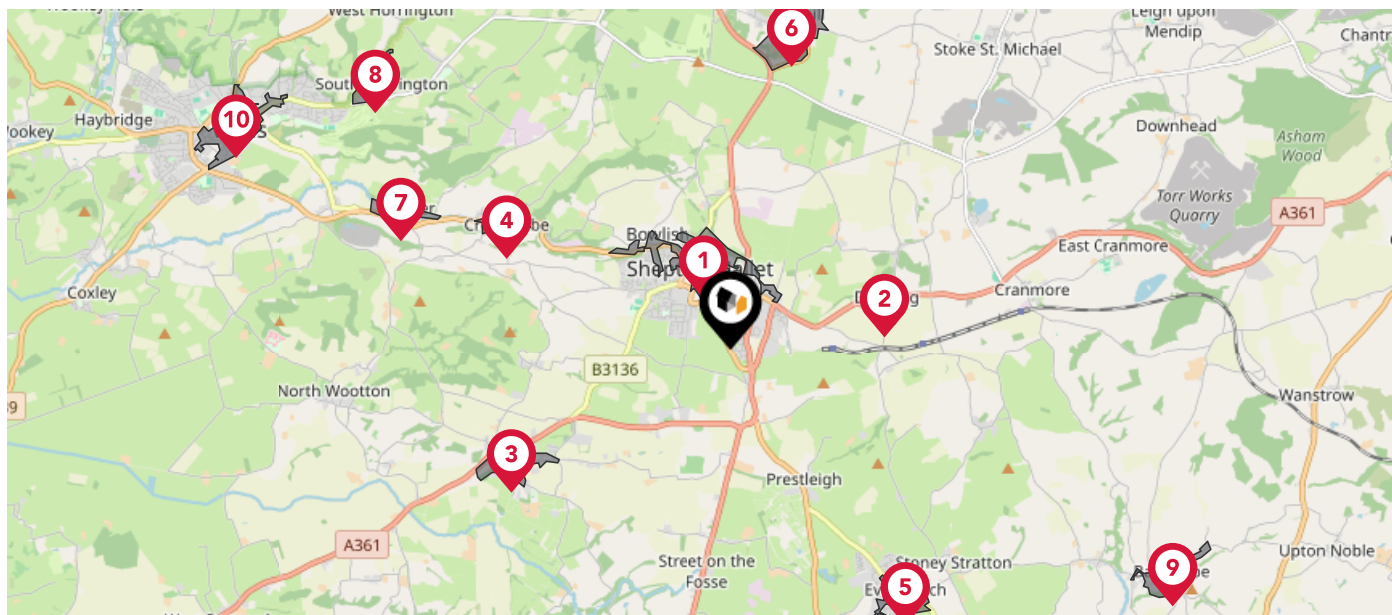
Chance of flooding to the following depths at this property:













# Maps

## Conservation Areas

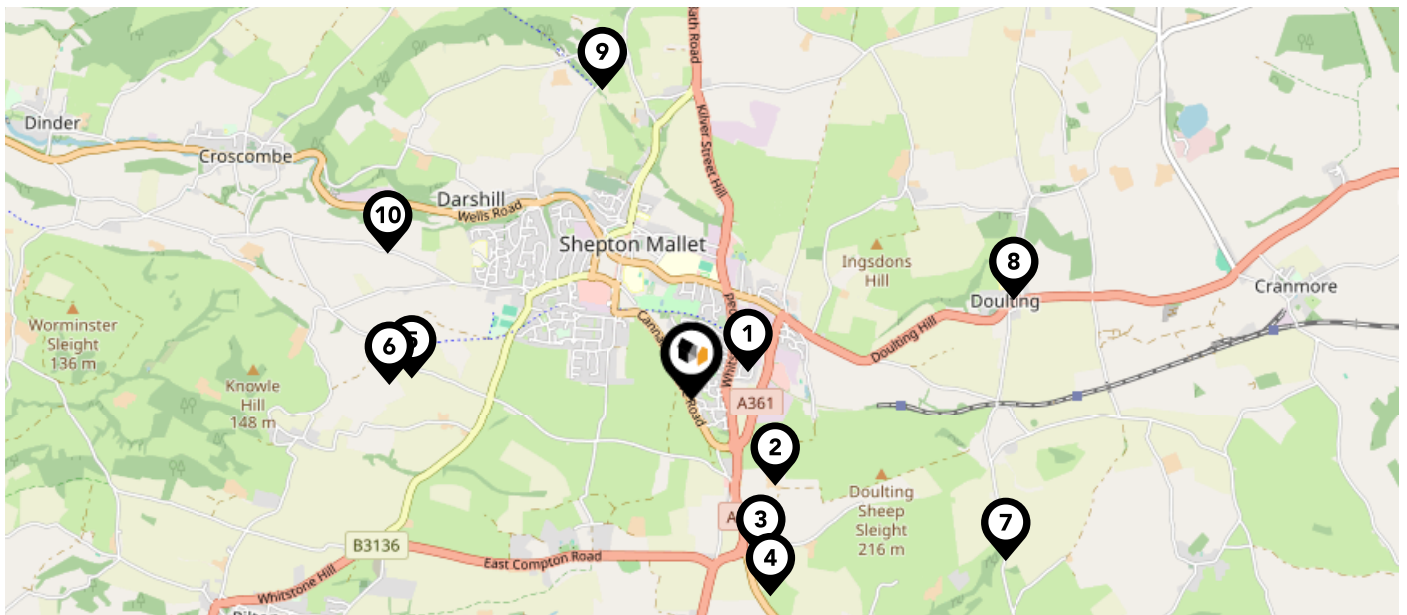
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.























### Nearby Conservation Areas

-  1 Shepton Mallet
-  2 Doulting
-  3 Pilton
-  4 Croscombe
-  5 Evercreech
-  6 Oakhill
-  7 Dinder
-  8 Mendip Hospital
-  9 Batcombe
-  10 Wells

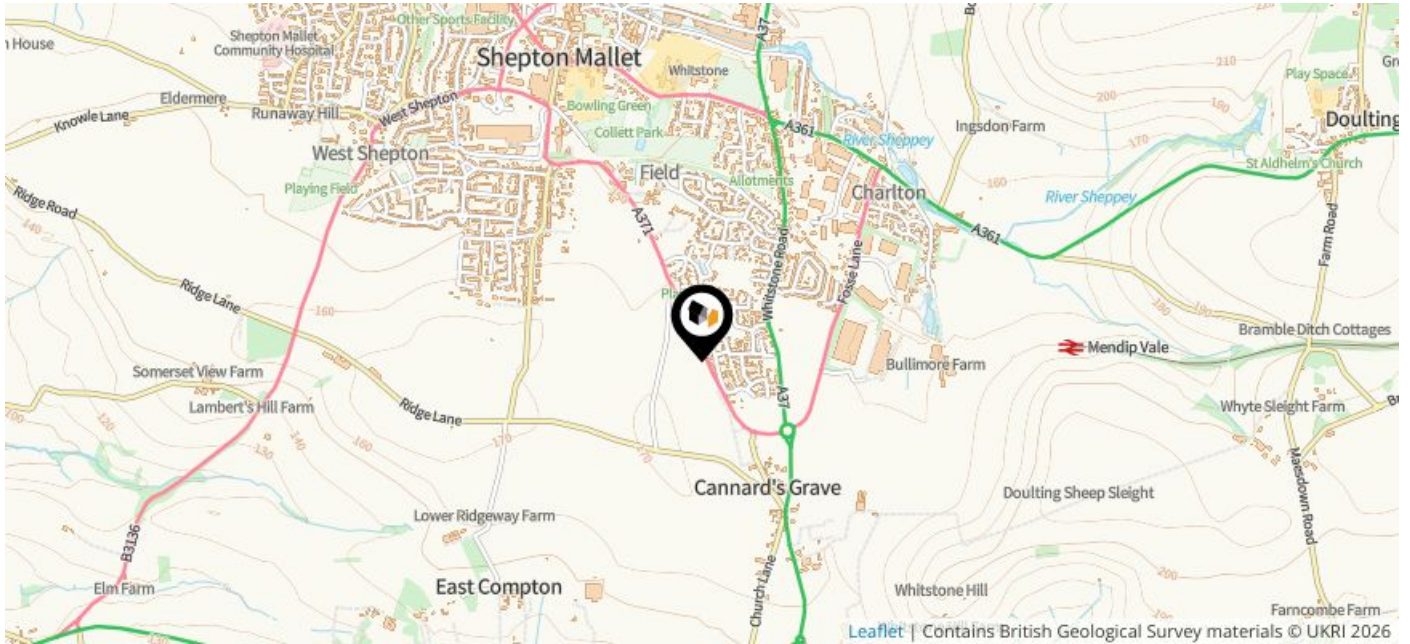
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



### Nearby Landfill Sites

	Station Yard-Charlton Road Station, Shepton Mallet, Somerset	Historic Landfill 
	Brickyard Farm-Cann Grave	Historic Landfill 
	Whitstone Hill Farm, Cannards Grave Farm-Doulting, Shepton Mallet, Somerset	Historic Landfill 
	Whitstone Farm-Cannards Grave, Shepton Mallet	Historic Landfill 
	Three Arch Bridge-Ridge Road, West Compton, Shepton Mallet, Somerset	Historic Landfill 
	Three Arch Bridge-Ridge Road, West Compton, Shepton Mallet, Somerset	Historic Landfill 
	Near Farncombe Farm-Doulting	Historic Landfill 
	Disused Quarry-Doulting	Historic Landfill 
	Downside Quarry-Windsor Hill, Shepton Mallet, Somerset	Historic Landfill 
	Coombe Farm-Titwell, Shepton Mallet	Historic Landfill 

This map displays nearby coal mine entrances and their classifications.



### Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

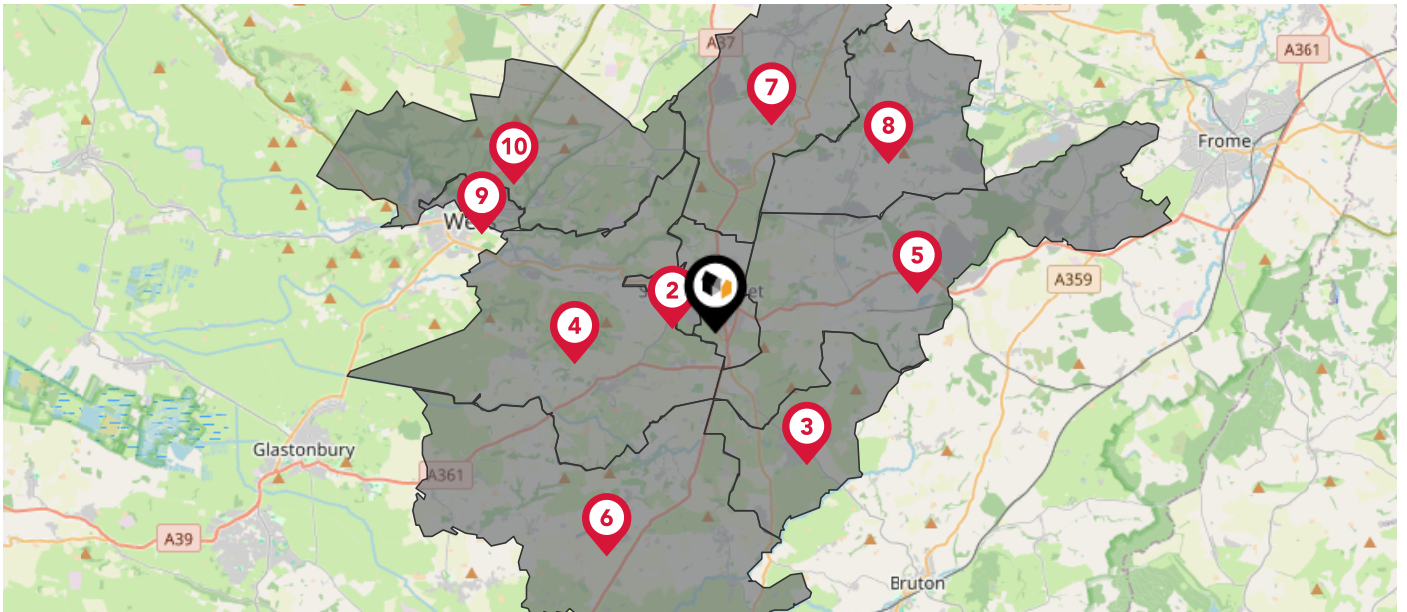
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.

# Maps

## Council Wards

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

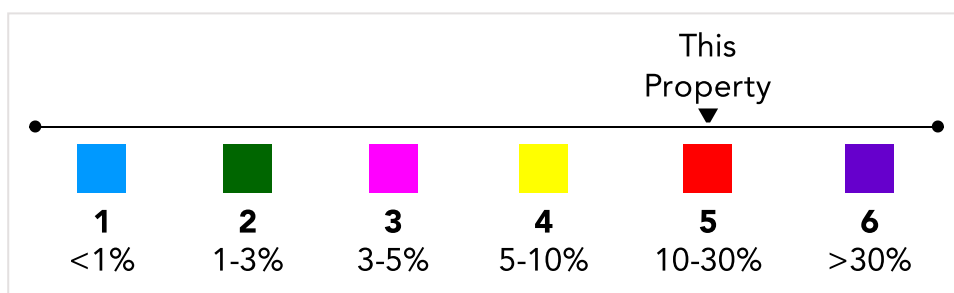
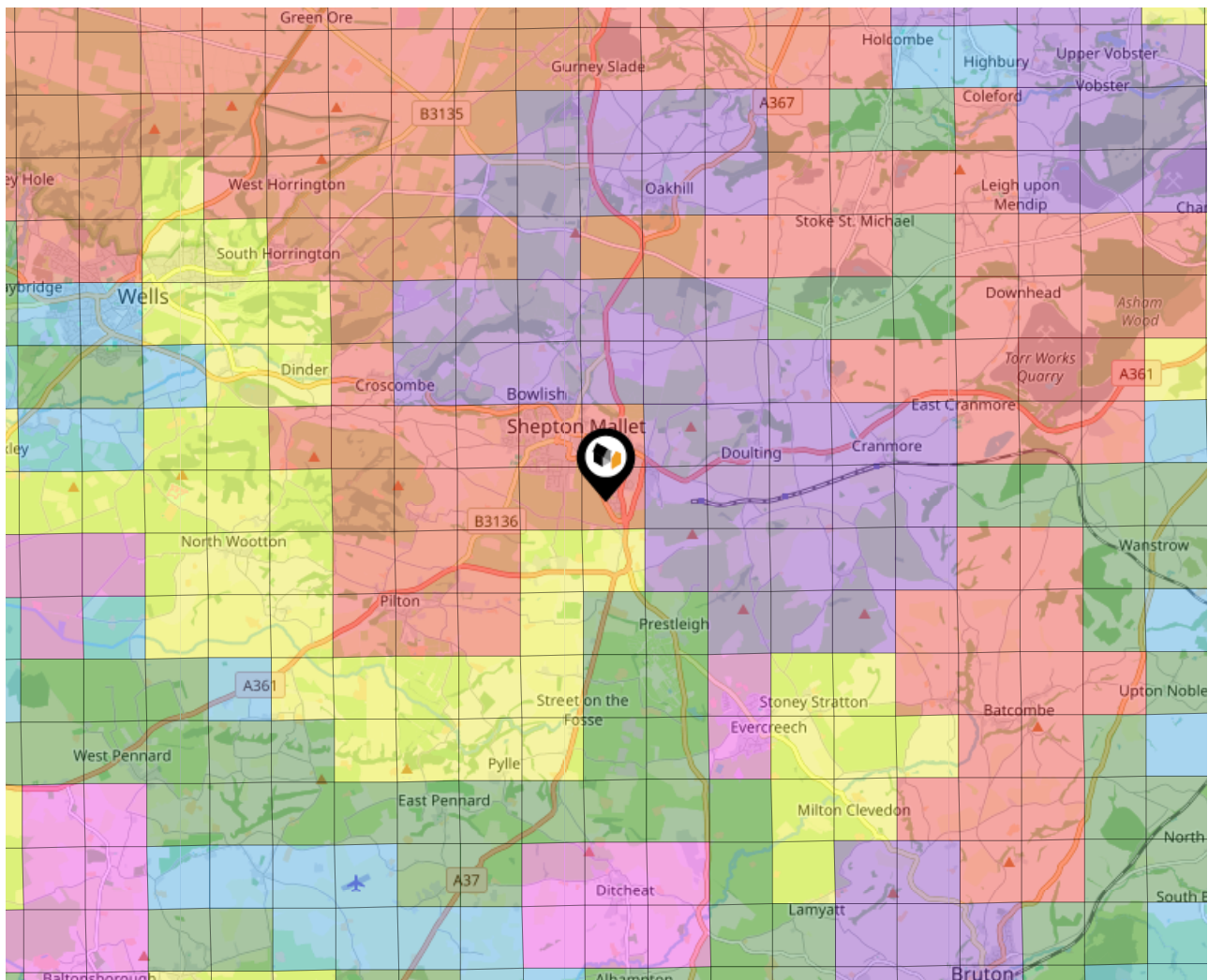


### Nearby Council Wards

- 1 Shepton East Ward
- 2 Shepton West Ward
- 3 Creech Ward
- 4 Croscombe and Pilton Ward
- 5 Cranmore, Doultong and Nunney Ward
- 6 The Pennards and Ditchat Ward
- 7 Ashwick, Chilcompton and Stratton Ward
- 8 Coleford and Holcombe Ward
- 9 Wells St. Thomas' Ward
- 10 St. Cuthbert Out North Ward

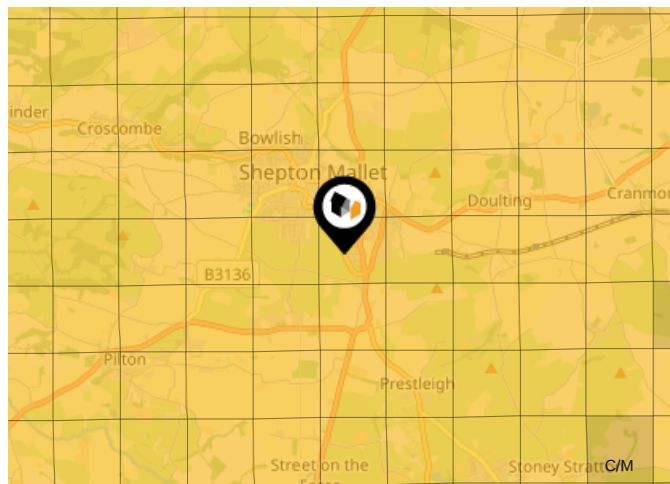
## What is Radon?

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/m<sup>3</sup>).



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

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

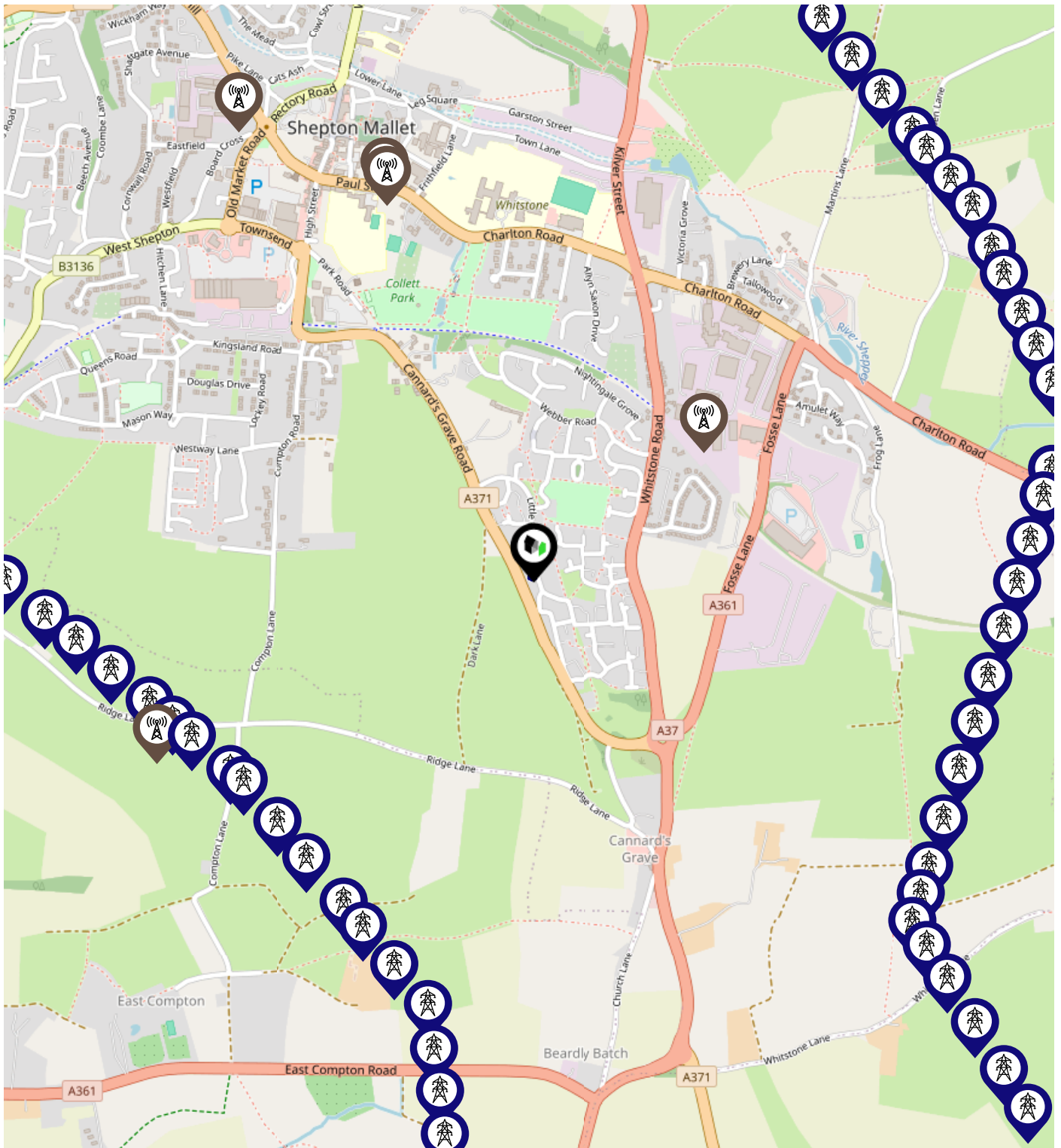


## Primary Classifications (Most Common Clay Types)



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

# Local Area Masts & Pylons

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## Key:

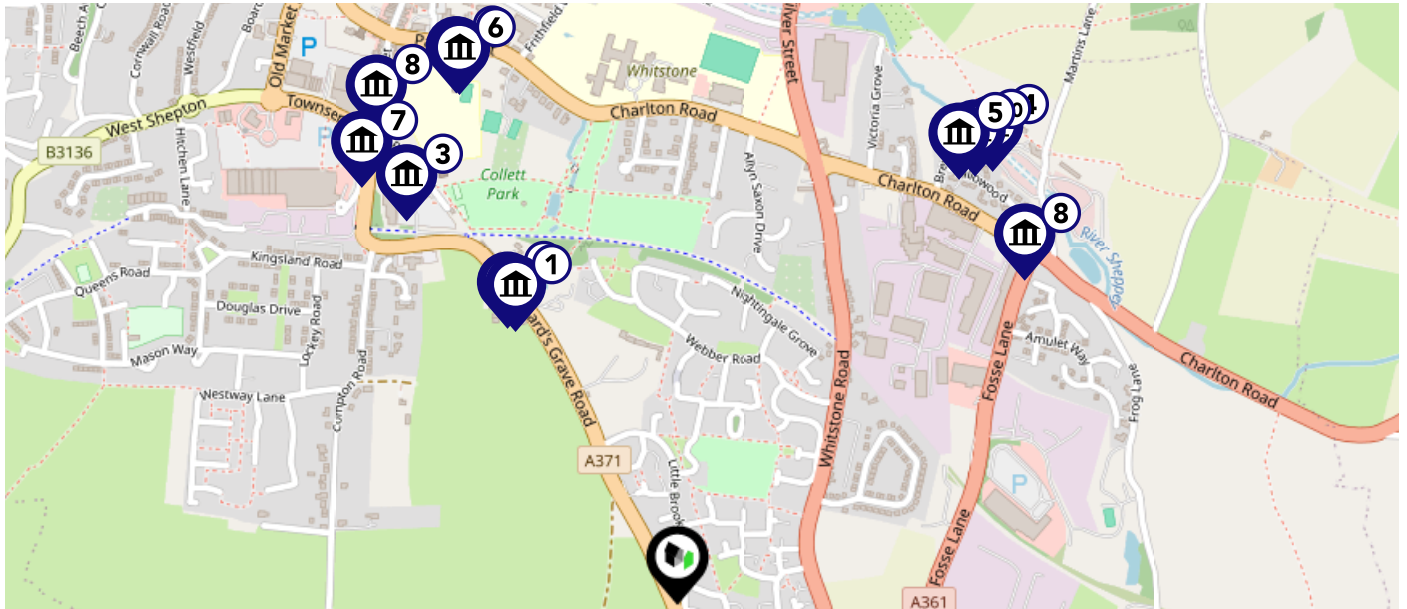
-  Power Pylons
-  Communication Masts

# Maps

## Listed Buildings

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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

	1262611 - Terrace Of Three Cottages Attached To Left Of The Field Inn	Grade II	0.4 miles
	1251745 - The Field Inn	Grade II	0.4 miles
	1058386 - Warehouse And Street Wall To Rear Of Highfield House	Grade II	0.5 miles
	1296602 - 5, Brewery Lane	Grade II	0.6 miles
	1296669 - Woodlands Farmhouse	Grade II	0.6 miles
	1173450 - 22, Paul Street	Grade II	0.6 miles
	1391564 - Shepton Mallet War Memorial	Grade II	0.6 miles
	1296610 - Thatched Cottage Restaurant	Grade II	0.6 miles
	1345249 - 20, Paul Street	Grade II	0.6 miles
	1345200 - 2 And 3, Brewery Lane	Grade II	0.6 miles
	1173103 - 53, High Street	Grade II	0.6 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

---

Mains

## Central Heating

---

Gas Central Heating

## Water Supply

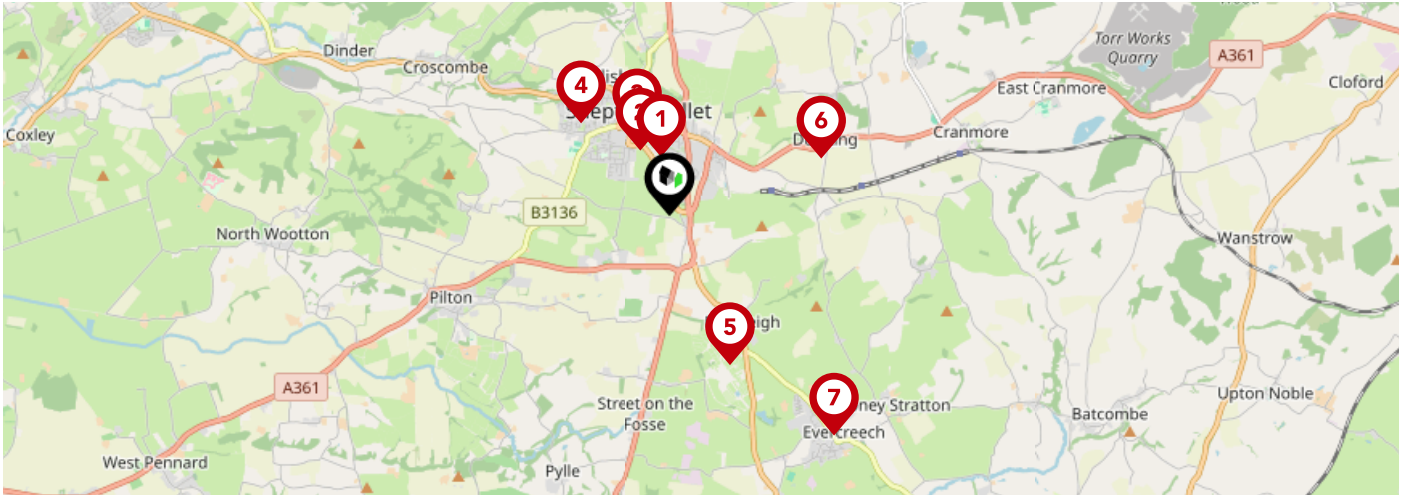
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Mains

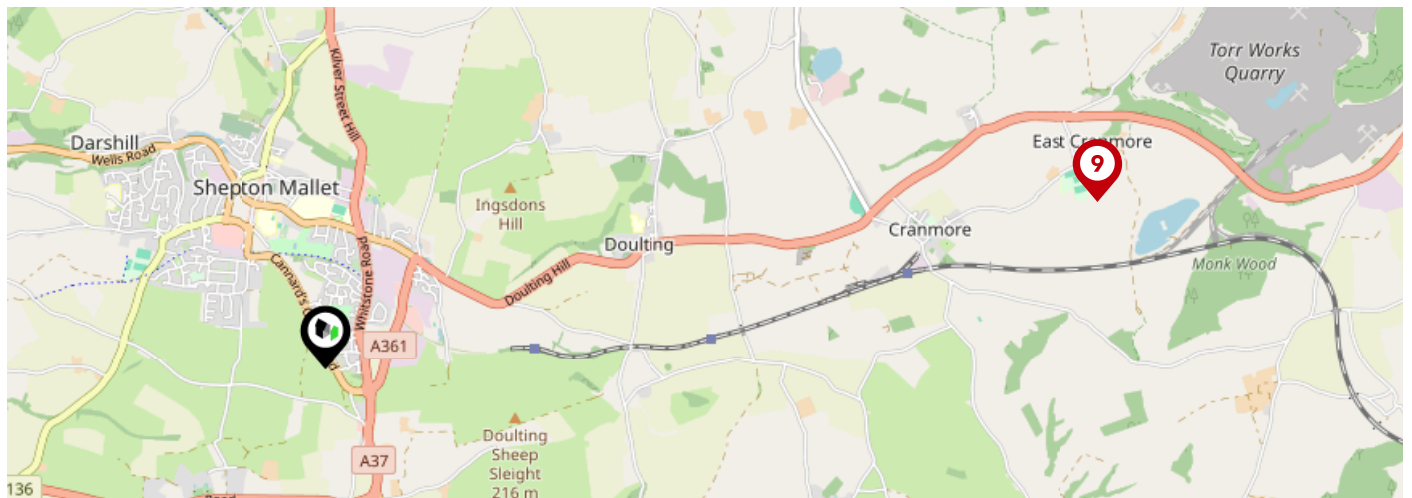
## Drainage









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Mains

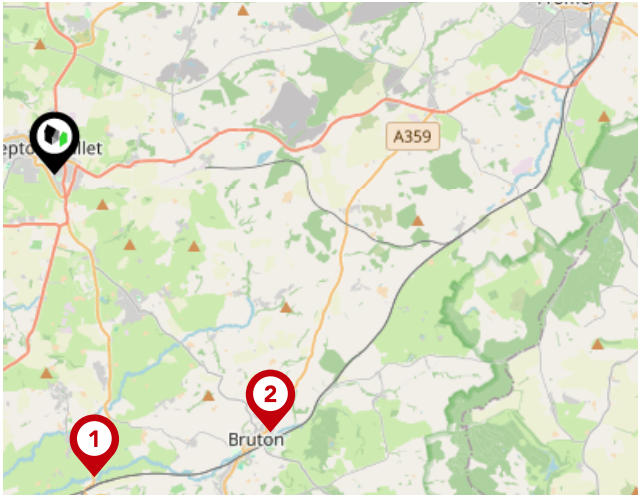


		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Whitstone</b> Ofsted Rating: Good   Pupils: 584   Distance:0.55	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>St Paul's Church of England VC Junior School</b> Ofsted Rating: Good   Pupils: 322   Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Shepton Mallet Community Infants' School &amp; Nursery</b> Ofsted Rating: Good   Pupils: 220   Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Bowlsh Infant School</b> Ofsted Rating: Good   Pupils: 107   Distance:1.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>The Mendip School</b> Ofsted Rating: Good   Pupils: 164   Distance:1.51	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>St Aldhelms Church School</b> Ofsted Rating: Requires improvement   Pupils: 173   Distance:1.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Evercreech Church of England Primary School</b> Ofsted Rating: Good   Pupils: 181   Distance:2.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Oakhill Church School</b> Ofsted Rating: Requires improvement   Pupils: 106   Distance:3.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



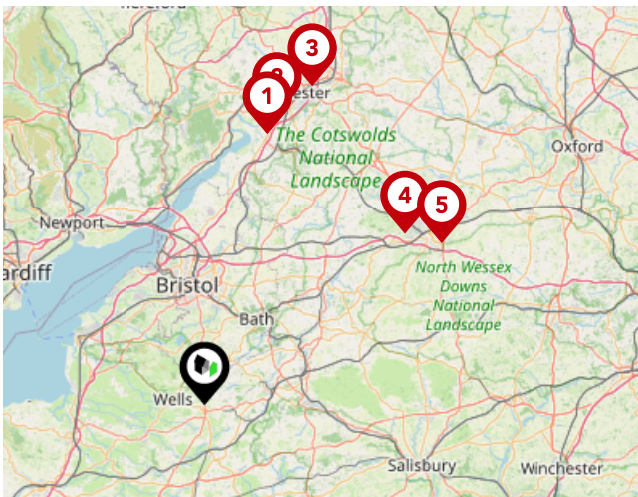
		Nursery	Primary	Secondary	College	Private
	<b>All Hallows School</b> Ofsted Rating: Not Rated   Pupils: 238   Distance:3.67	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Ditcheat Primary School</b> Ofsted Rating: Good   Pupils: 91   Distance:3.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Horrington Primary School</b> Ofsted Rating: Requires improvement   Pupils: 102   Distance:4.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Stoberry Park School</b> Ofsted Rating: Good   Pupils: 318   Distance:4.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Wells Cathedral School</b> Ofsted Rating: Not Rated   Pupils: 780   Distance:5.01	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Leigh On Mendip School</b> Ofsted Rating: Good   Pupils: 99   Distance:5.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Joseph and St Teresa Catholic Primary School</b> Ofsted Rating: Good   Pupils: 149   Distance:5.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>West Pennard Church of England Primary School</b> Ofsted Rating: Outstanding   Pupils: 219   Distance:5.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



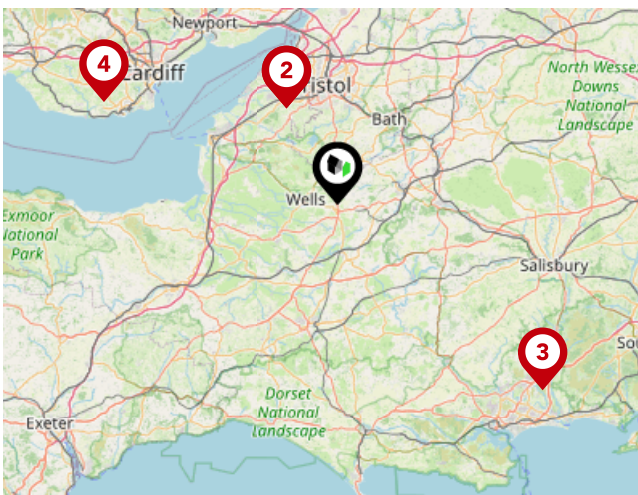
## National Rail Stations

Pin	Name	Distance
1	Castle Cary Rail Station	5.66 miles
2	Bruton Rail Station	6.24 miles
3	Frome Rail Station	10.46 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J13	41.07 miles
2	M5 J12	44.08 miles
3	M5 J11A	49.51 miles
4	M4 J16	38.9 miles
5	M4 J15	42.54 miles

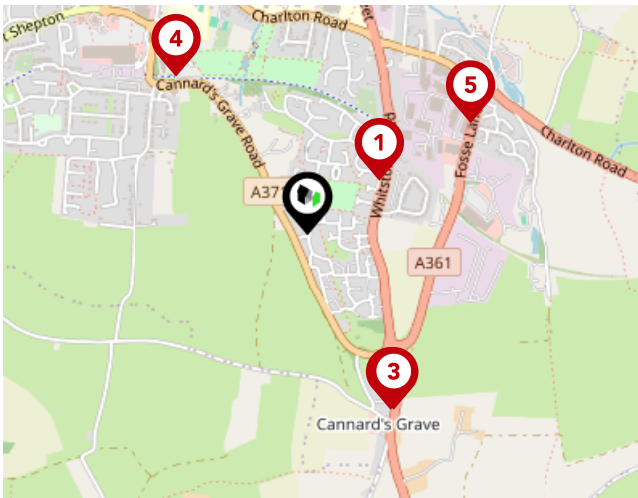


## Airports/Helipads

Pin	Name	Distance
1	Bristol Airport	16.05 miles
2	Felton	16.05 miles
3	Bournemouth International Airport	41.54 miles
4	Cardiff Airport	37.71 miles

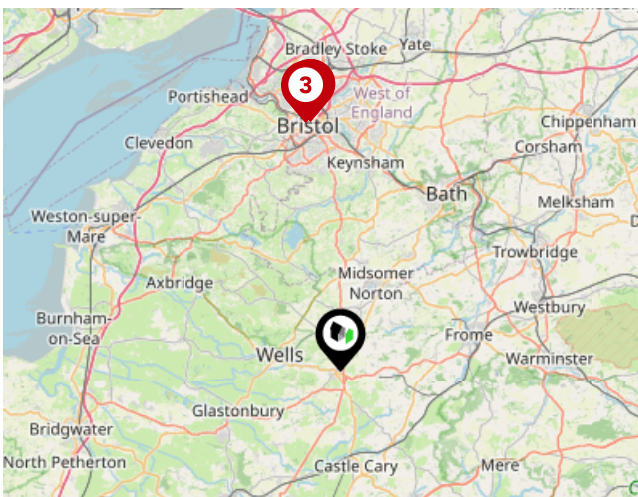
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Somerville Close	0.21 miles
2	Highwayman Inn	0.45 miles
3	Highwayman Inn	0.45 miles
4	Park Medical Practice	0.48 miles
5	Amulet Way	0.46 miles



### Ferry Terminals

Pin	Name	Distance
1	Bathurst Basin Ferry Landing	18.65 miles
2	The Ostrich	18.64 miles
3	Wapping Wharf	18.62 miles

## 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**

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# 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.



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