



MIR: Material Info

The Material Information Affecting this Property

Friday 30th October 2026



BENDALLS WHARF, FROME, BA11

Cooper and Tanner

6 The Bridge Frome BA11 1AR

01373 455060

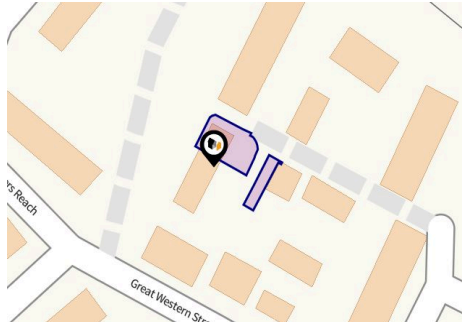
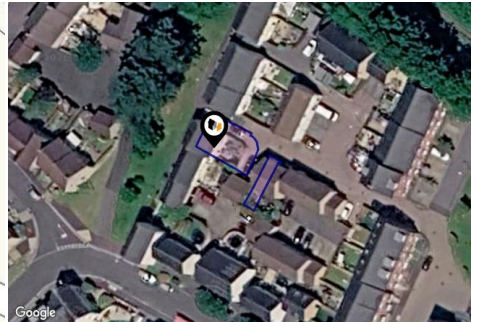
frome@cooperandtanner.co.uk

cooperandtanner.co.uk



Property Overview

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Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	882 ft ² / 82 m ²
Plot Area:	0.04 acres
Year Built :	2011
Council Tax :	Band C
Annual Estimate:	£2,276
Title Number:	WS57871

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

14
mb/s



68
mb/s



10000
mb/s



Mobile Coverage:
(based on calls indoors)

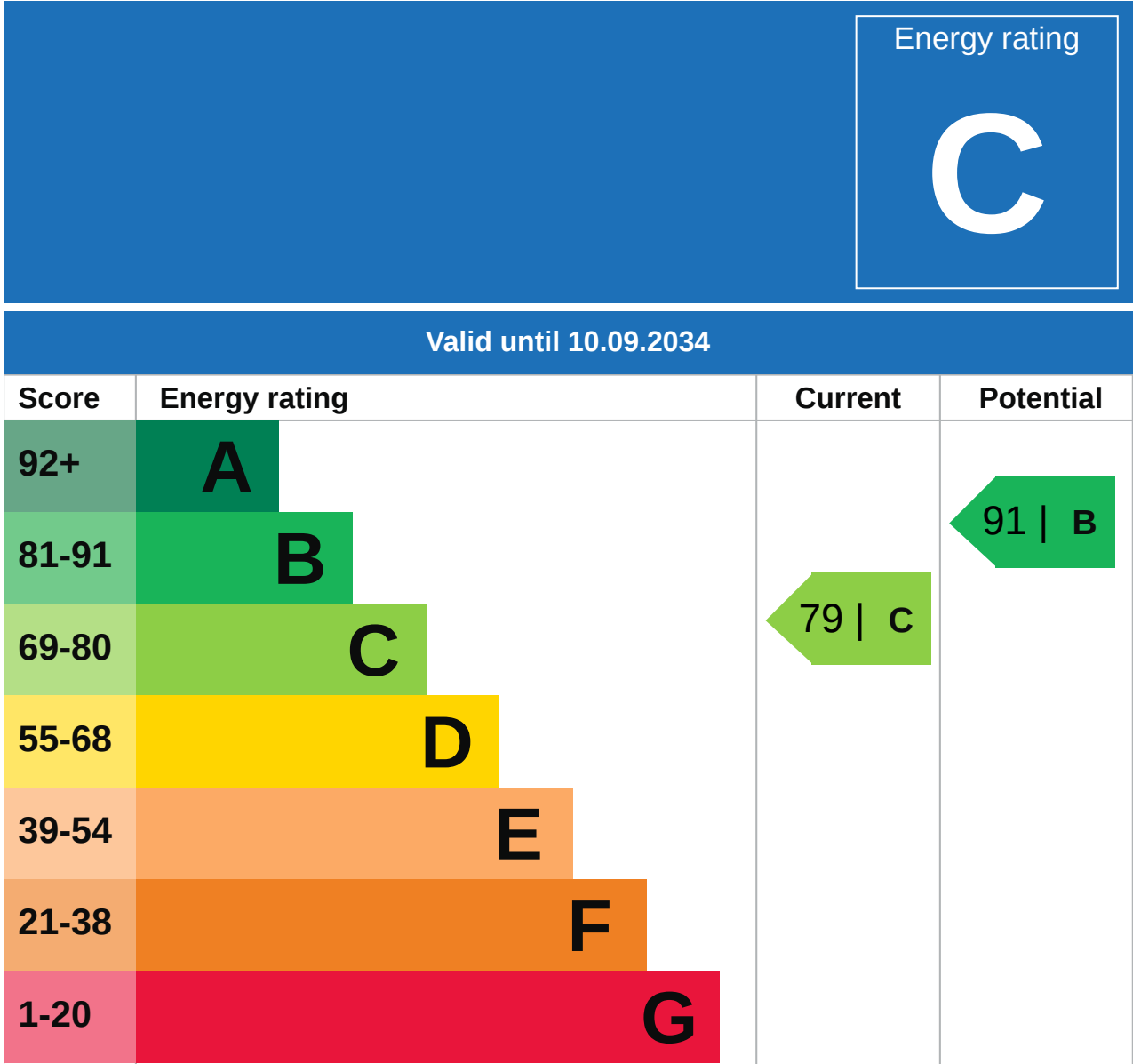


Satellite/Fibre TV Availability:



Planning records for: *9 Bendalls Wharf Frome Somerset BA11 1GB*

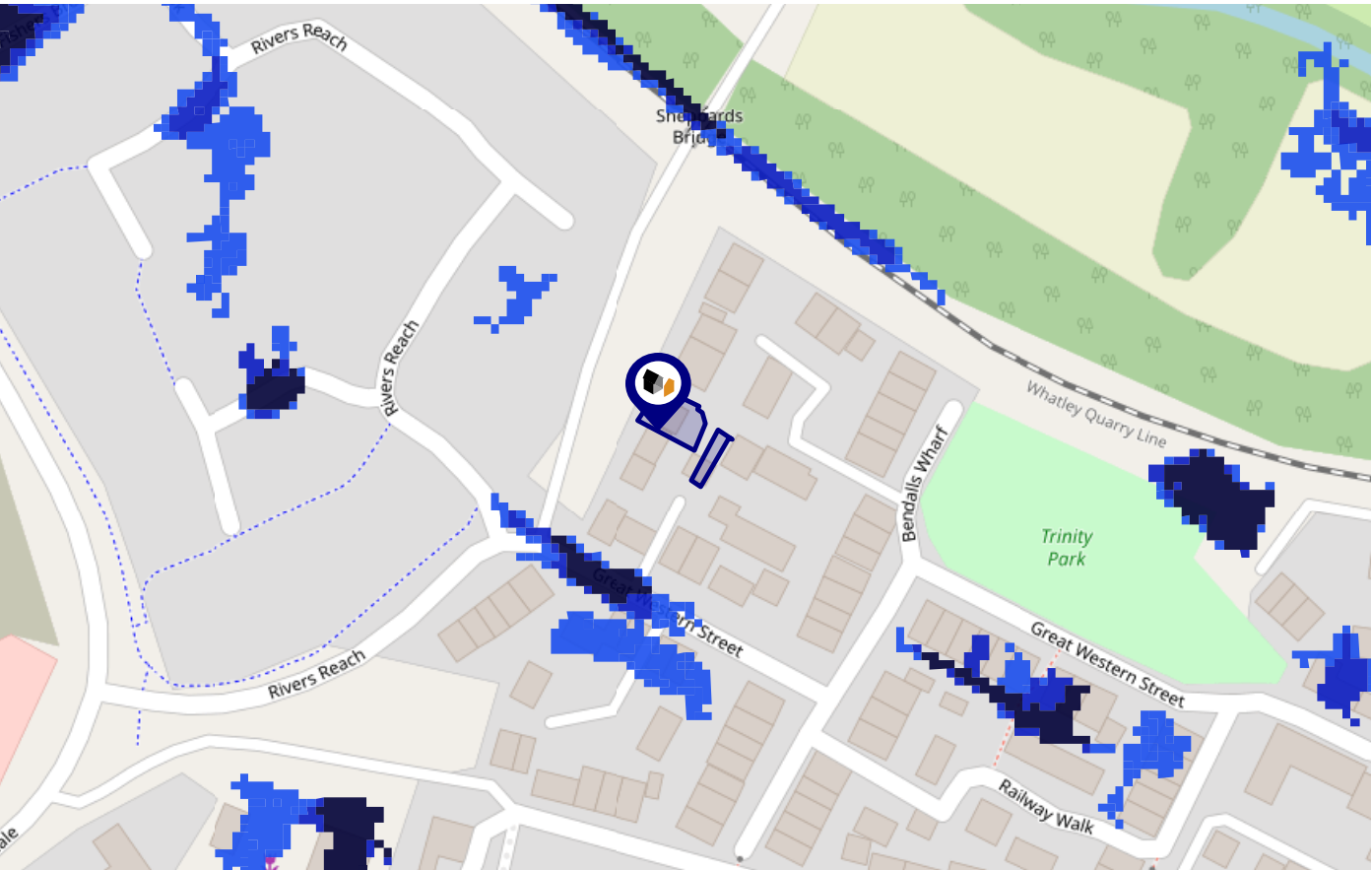
Reference - 2025/1637/TPO	
Decision:	Registered
Date:	09th September 2025
Description:	T1 - Beech - TPO: M223. Crown reduction by 2m to increase clearance from property. T2-6 - Pine - TPO M223 - Remove 1m Ivy from bases to protect tree health.



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.

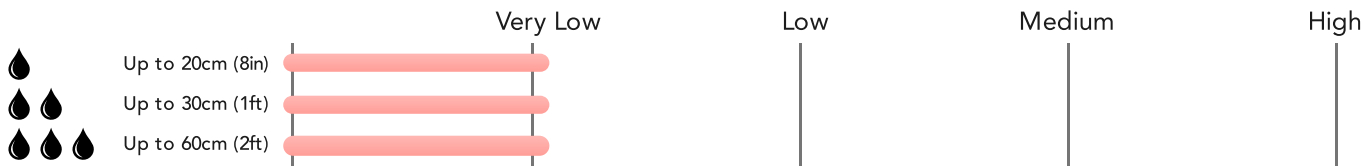


Risk Rating: Very low

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:

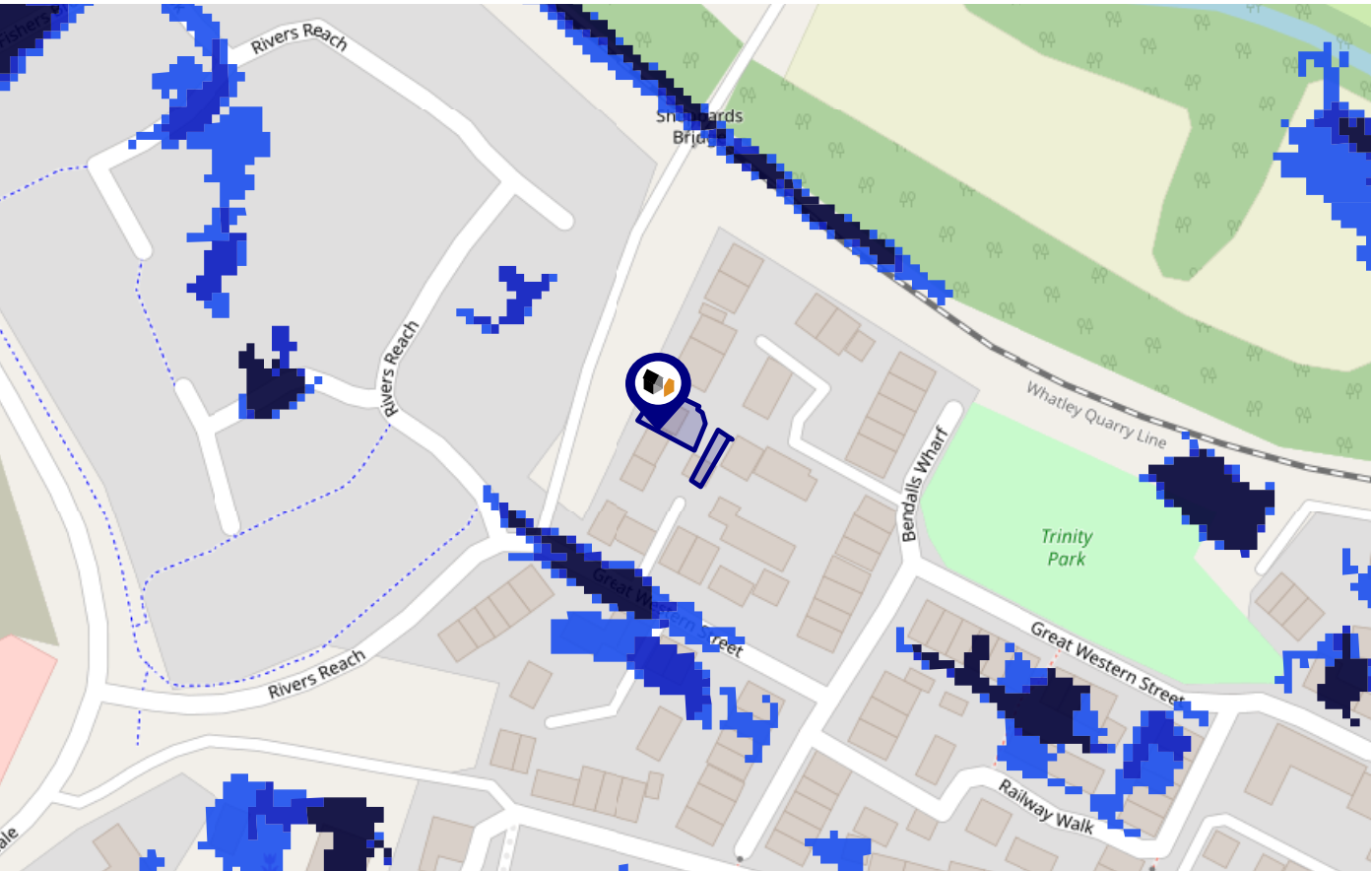


Flood Risk

Surface Water - Climate Change

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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

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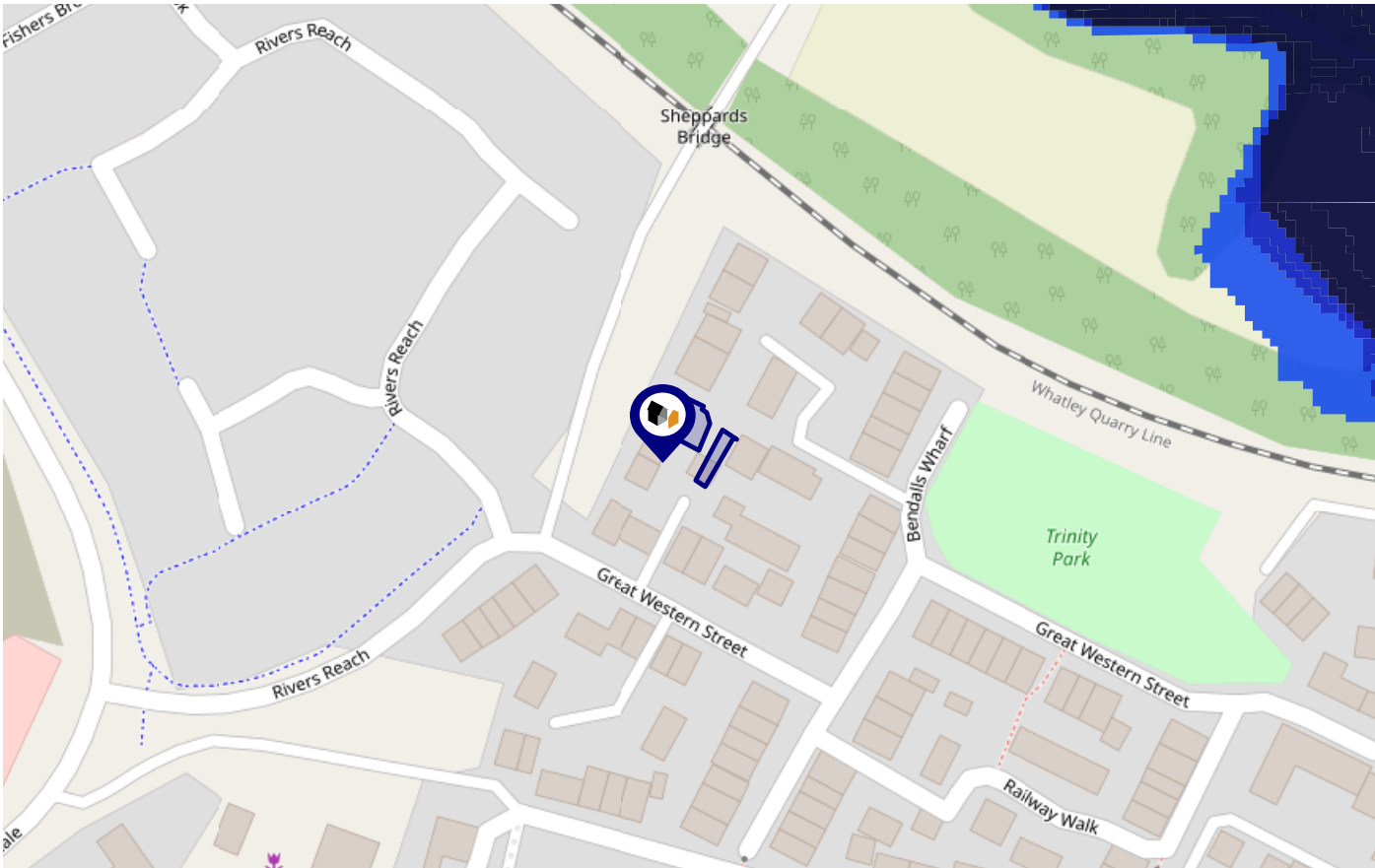
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Flood Risk

Rivers & Seas - Flood Risk

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

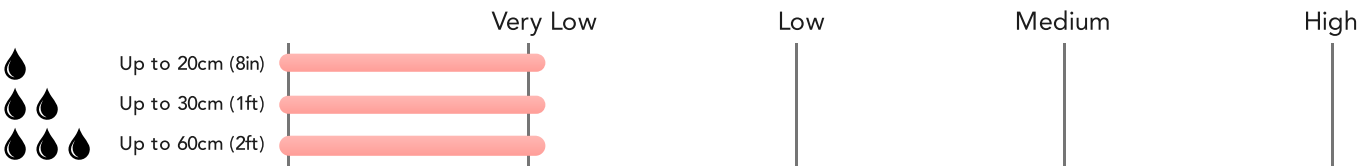


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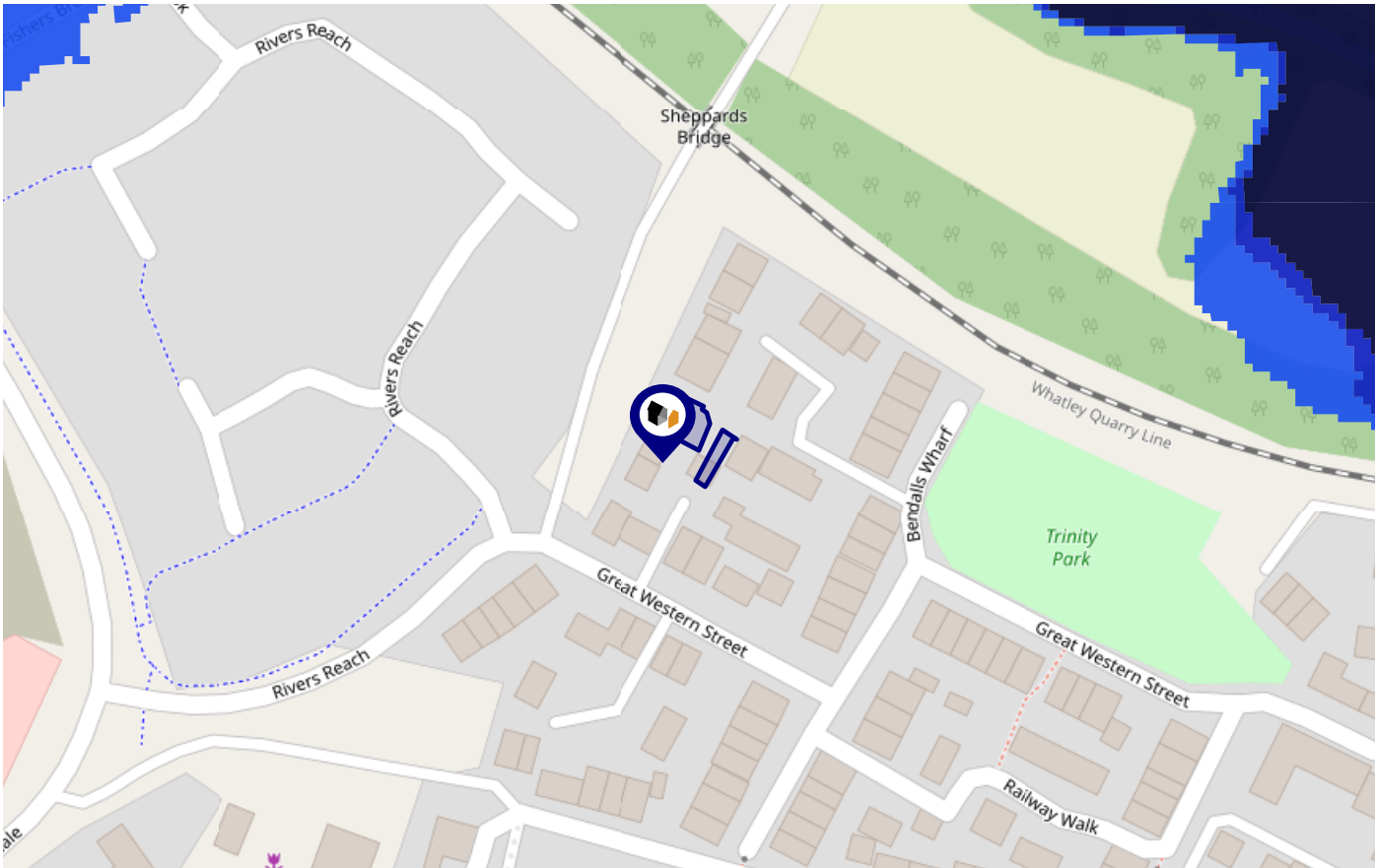


Flood Risk

Rivers & Seas - Climate Change

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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

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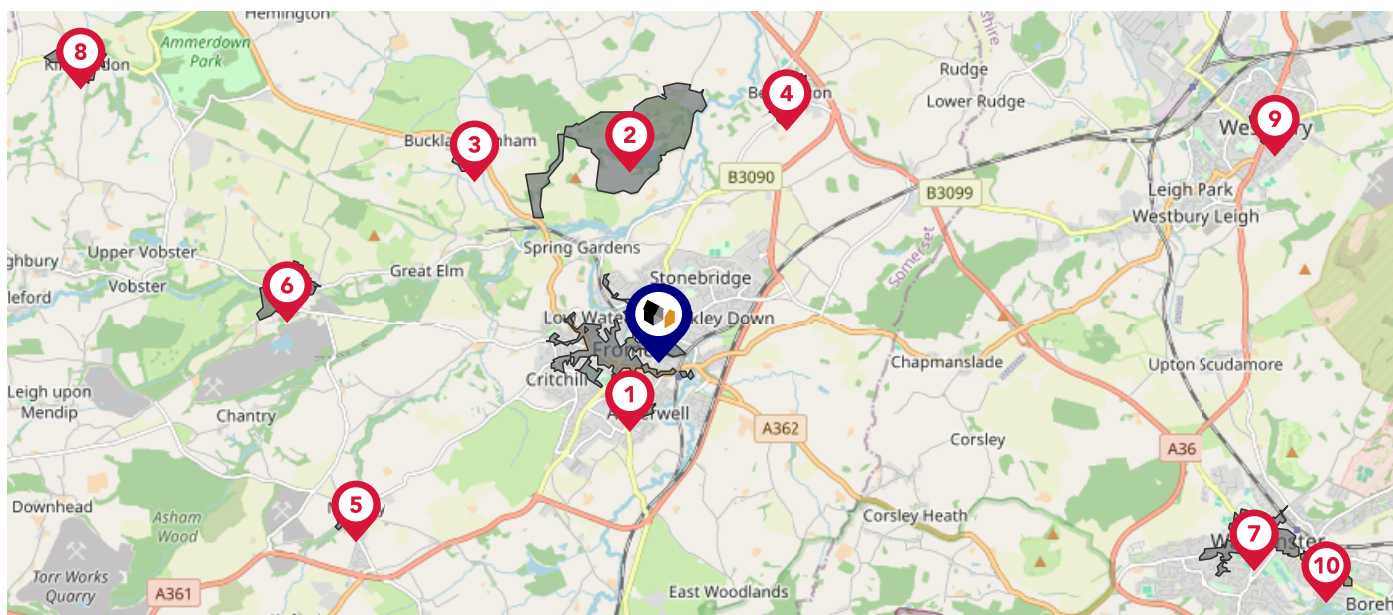
MIR - Material Info

Maps

Conservation Areas

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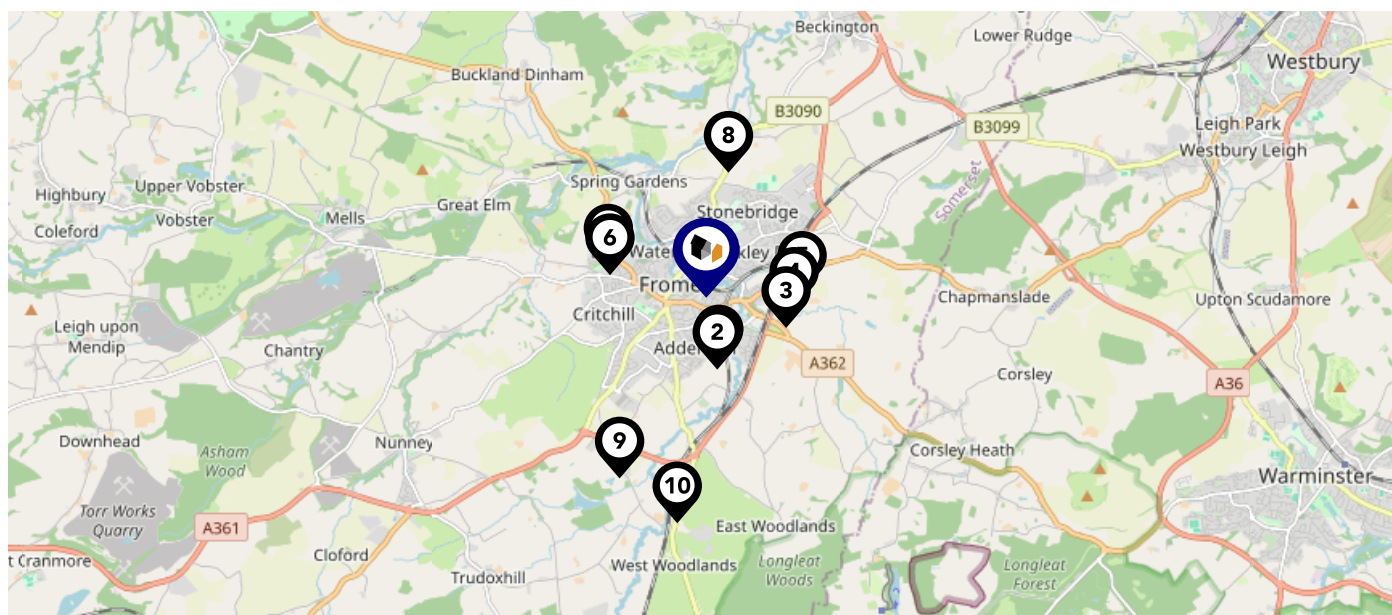
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

- | | |
|----|-----------------------------|
| 1 | Frome |
| 2 | Lullington and Orchardleigh |
| 3 | Buckland Dinham |
| 4 | Beckington |
| 5 | Nunney |
| 6 | Mells |
| 7 | Warminster |
| 8 | Kilmersdon |
| 9 | Westbury |
| 10 | Warminster, Boreham Road |

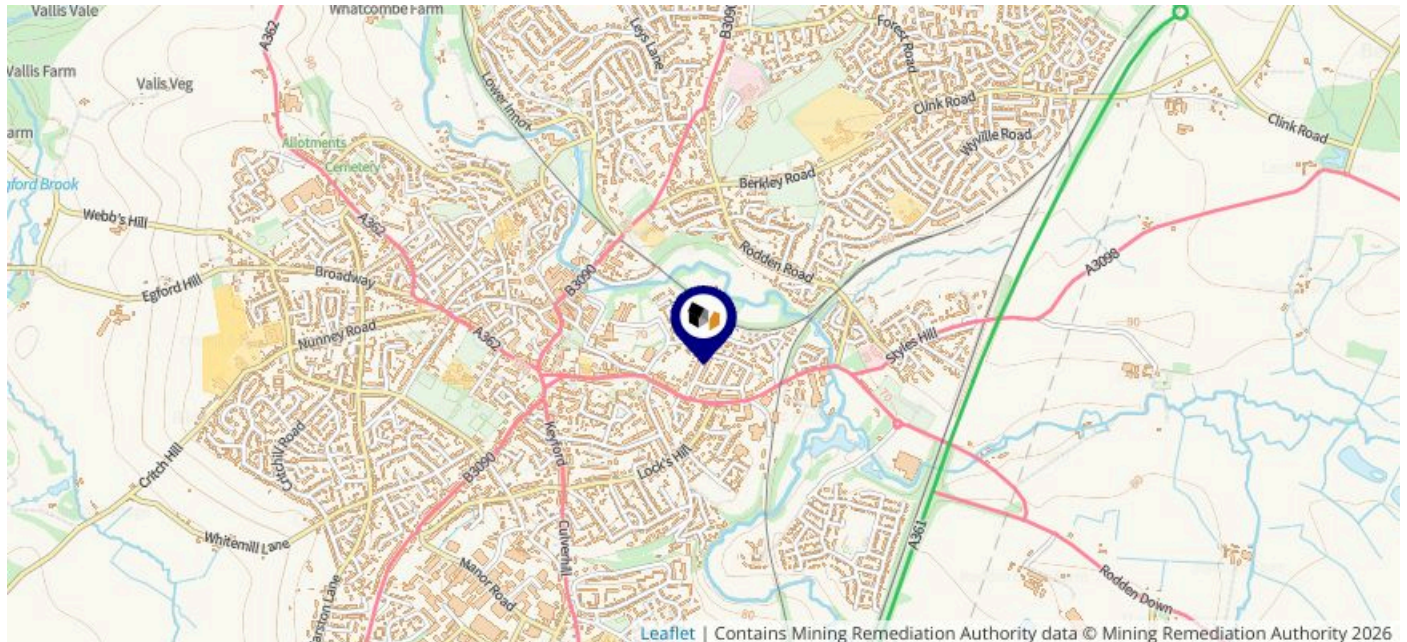
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Butler and Tanner Limited-Frome, Somerset	Historic Landfill
2	Mells River Bank-Frome	Historic Landfill
3	Styles Hill Site B-Styles Hill, Frome	Historic Landfill
4	Styles Hill Site G-Styles Hill and Rodden Lake Stream, Frome	Historic Landfill
5	Styles Hill Site C-Between Roden Lake Street and Clink Road, Frome	Historic Landfill
6	Vallis Road-Frome	Historic Landfill
7	Bennetts of Frome Limited-Frome, Somerset	Historic Landfill
8	Iron Mills Lane-Oldford, Frome	Historic Landfill
9	Styles Hill Site E-Land Adjacent to Tytherington Lane East, Tytherington, Styles Hill, Frome	Historic Landfill
10	Highcroft Farm-West Woodlands, Frome, Somerset	Historic Landfill

This map displays nearby coal mine entrances and their classifications.



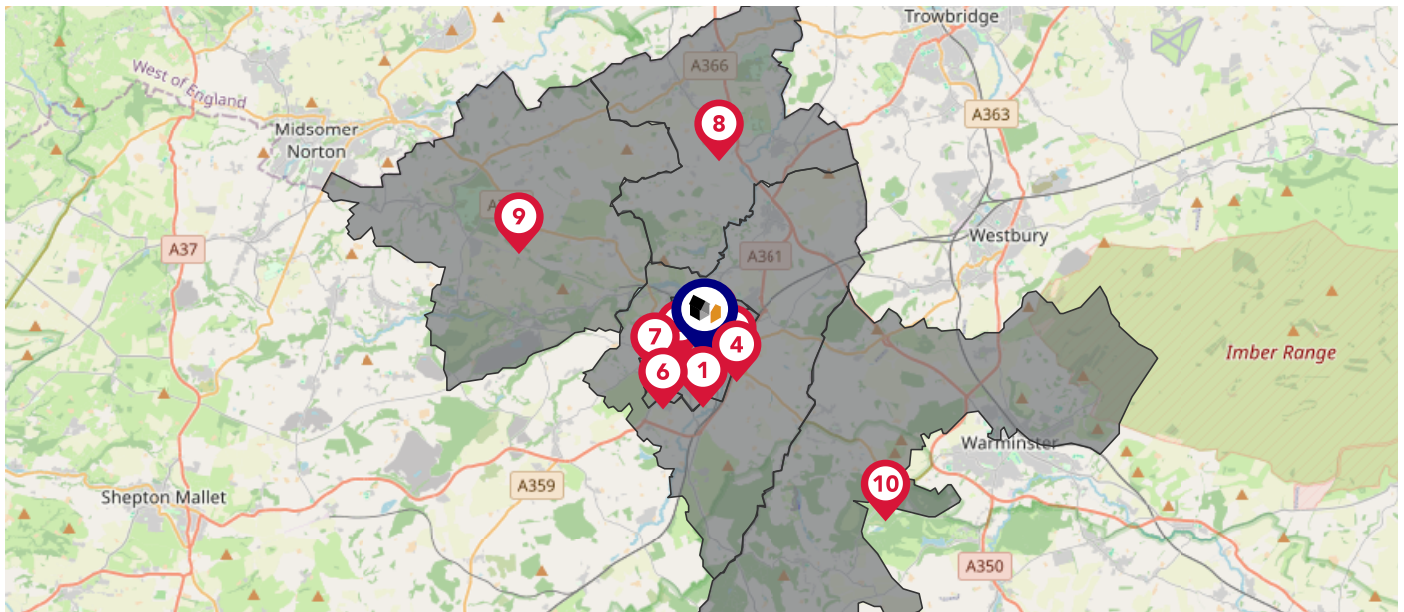
Mine Entry

- ✕ 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

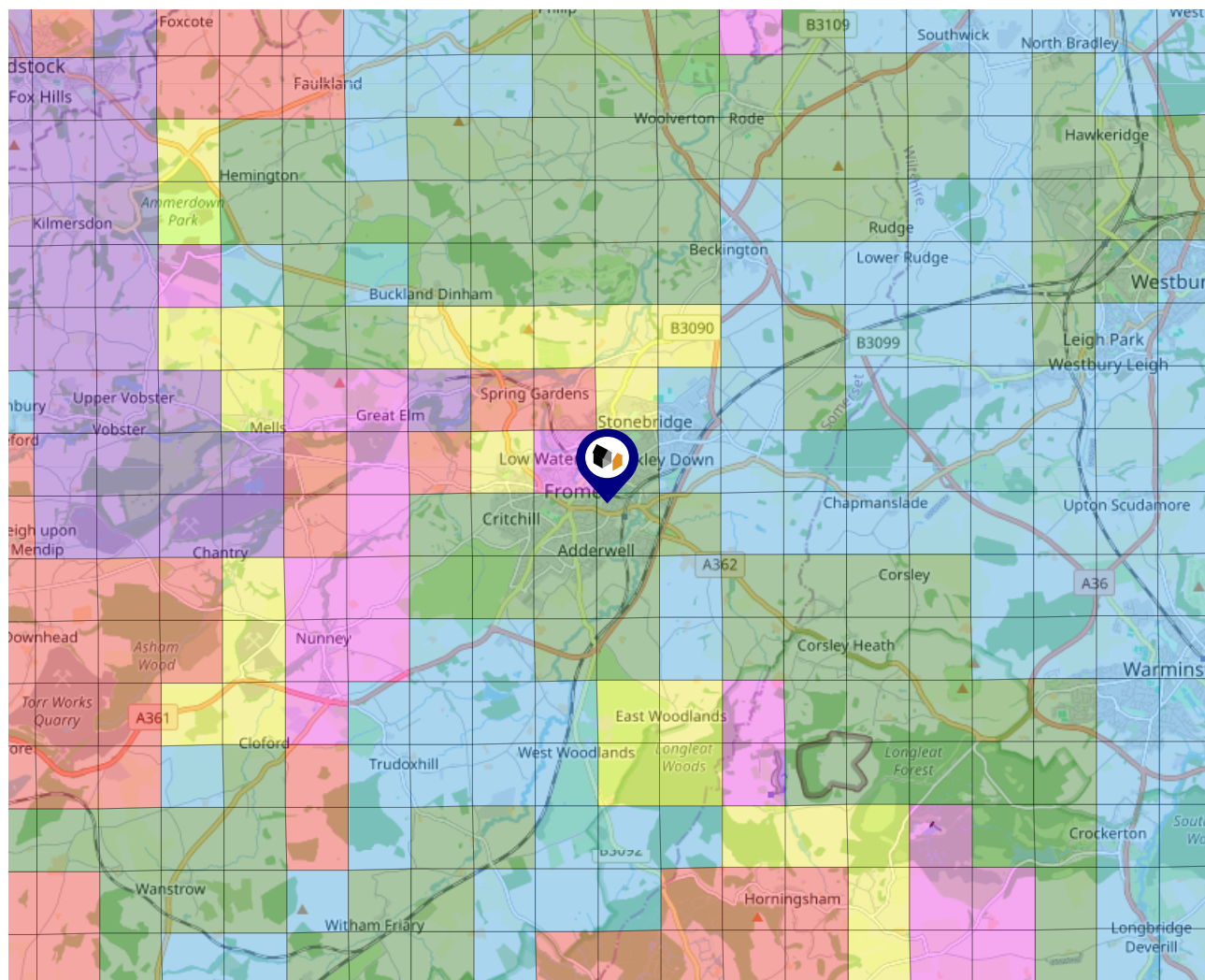
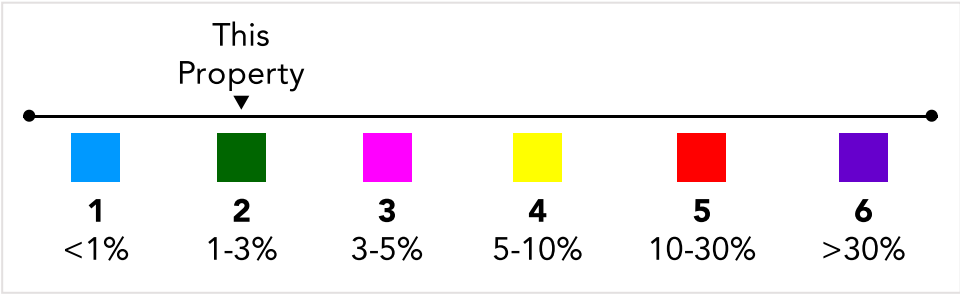


Nearby Council Wards

- 1 Frome Keyford Ward
- 2 Frome Berkley Down Ward
- 3 Frome Market Ward
- 4 Beckington and Selwood Ward
- 5 Frome College Ward
- 6 Frome Park Ward
- 7 Frome Oakfield Ward
- 8 Rode and Norton St. Philip Ward
- 9 Ammerdown Ward
- 10 Warminster North & Rural ED

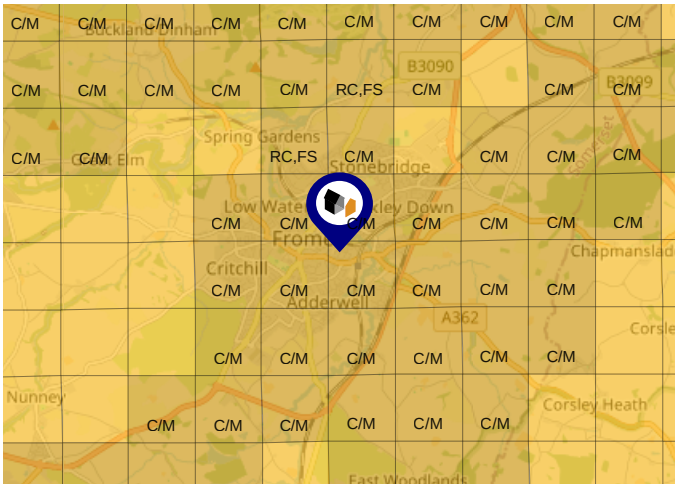
What is Radon?

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:	NONE	Soil Texture:	CLAY TO LOAM
Parent Material Grain:	ARGILLACEOUS	Soil Depth:	DEEP
Soil Group:	HEAVY TO MEDIUM		

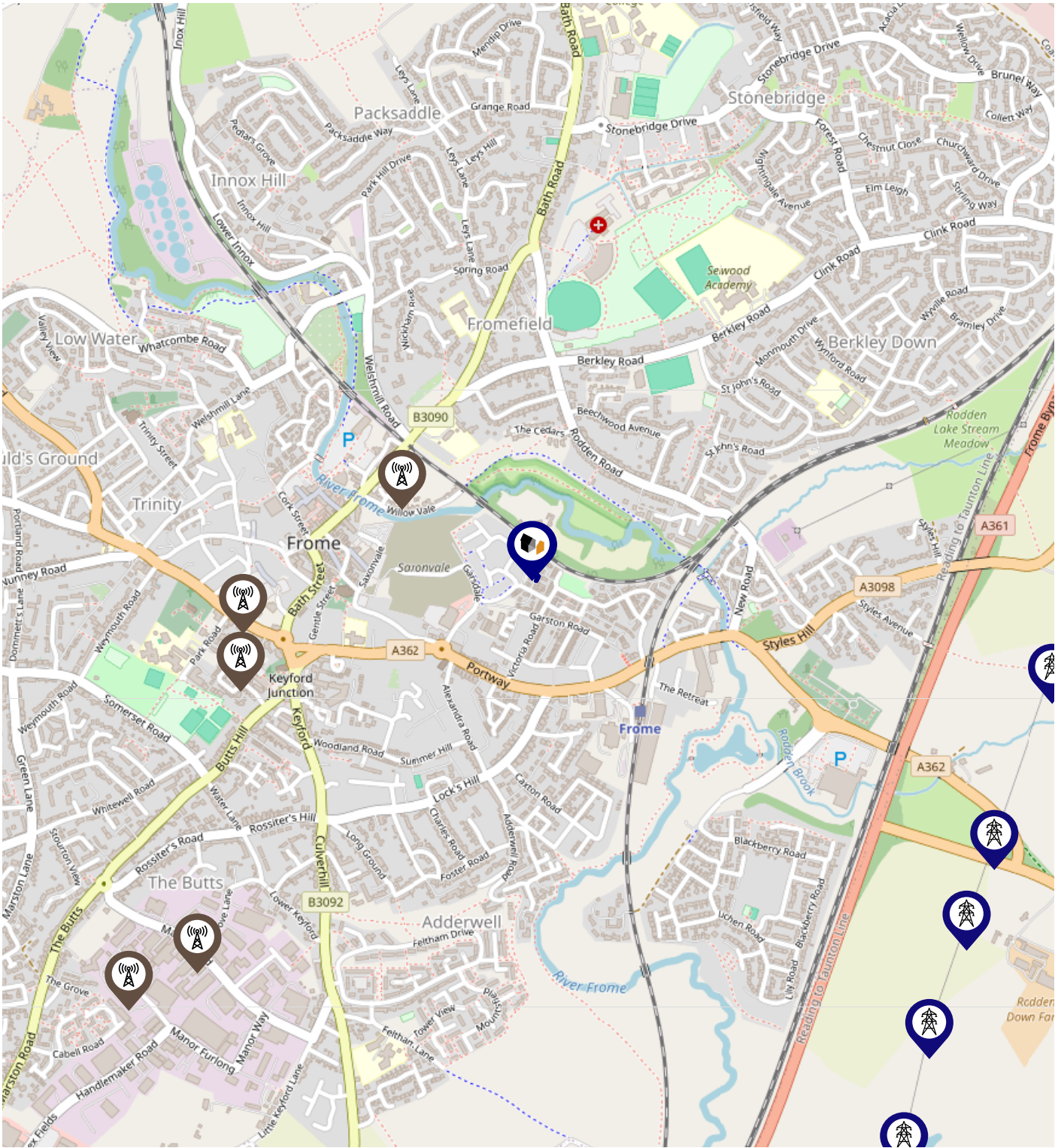


Primary Classifications (Most Common Clay Types)

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

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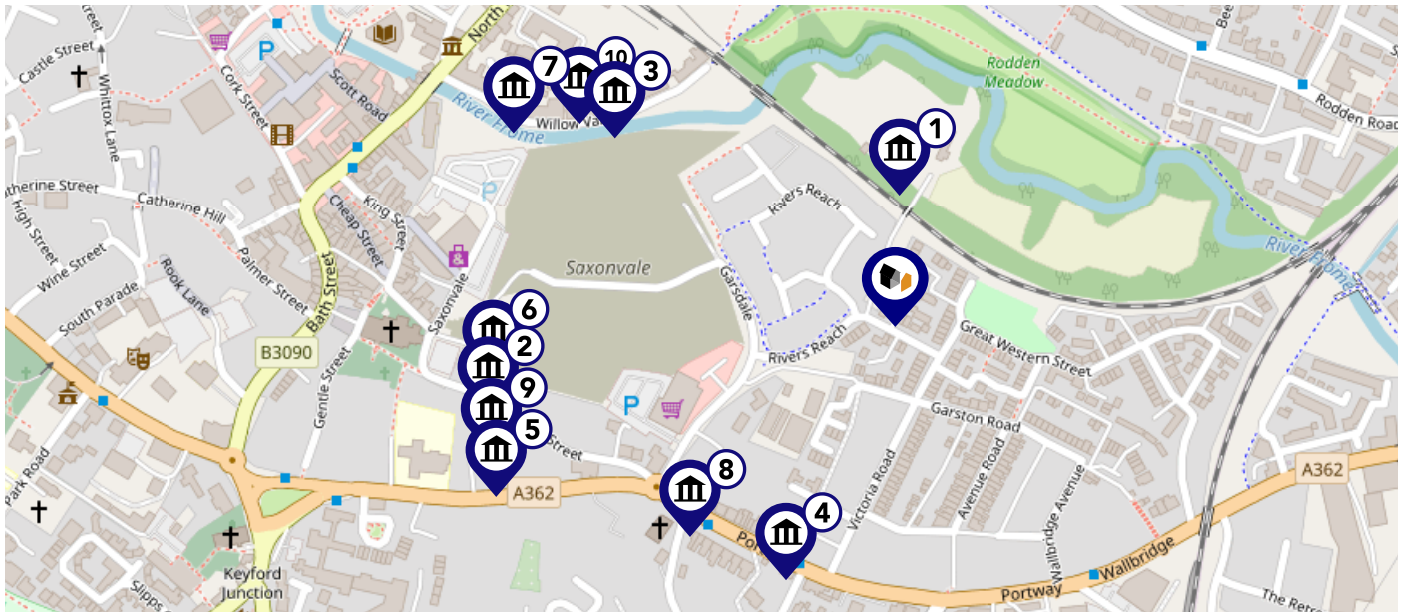
- Key:**
-  Power Pylons
 -  Communication Masts

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
 1057824 - Garston Farmhouse	Grade II	0.1 miles
 1345519 - The Old Vicarage	Grade II	0.2 miles
 1058464 - The Willows Willow Vale House	Grade II	0.2 miles
 1057750 - Portway Hotel	Grade II	0.2 miles
 1345460 - 23,24,25, Christchurch Street East	Grade II	0.2 miles
 1057778 - Warehouse To North Of Vicarage	Grade II	0.2 miles
 1295587 - Warehouse Adjoining No 5	Grade II	0.2 miles
 1057791 - Garston House Including Gates And Railings	Grade II	0.2 miles
 1345520 - 23, Vicarage Street	Grade II	0.2 miles
 1174827 - Dye House	Grade II	0.2 miles

Building Safety

At the time of marketing we have not been made aware of any building safety issues.

Accessibility / Adaptations

The house is accessed from the pavement.

Restrictive Covenants

At the time of marketing we have not been made aware of any restrictive covenants.

Rights of Way (Public & Private)

At the time of marketing we have not been made aware of any right of ways.

Construction Type

Standard construction.

Electricity Supply

Mains

Gas Supply

Mains

Central Heating

Gas central heating.

Water Supply

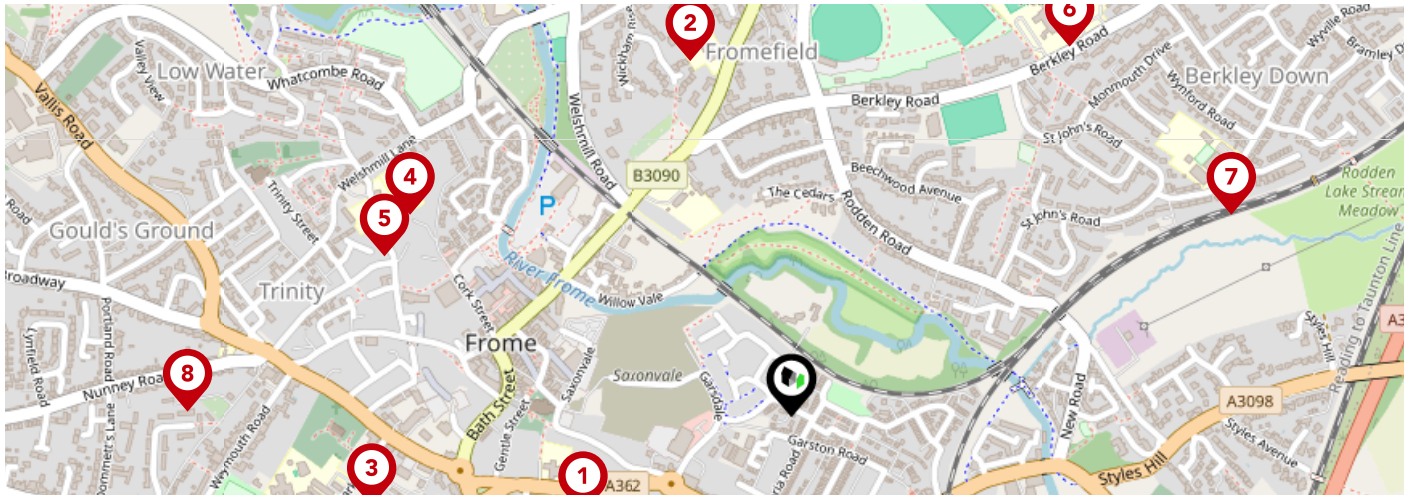
Mains

Drainage

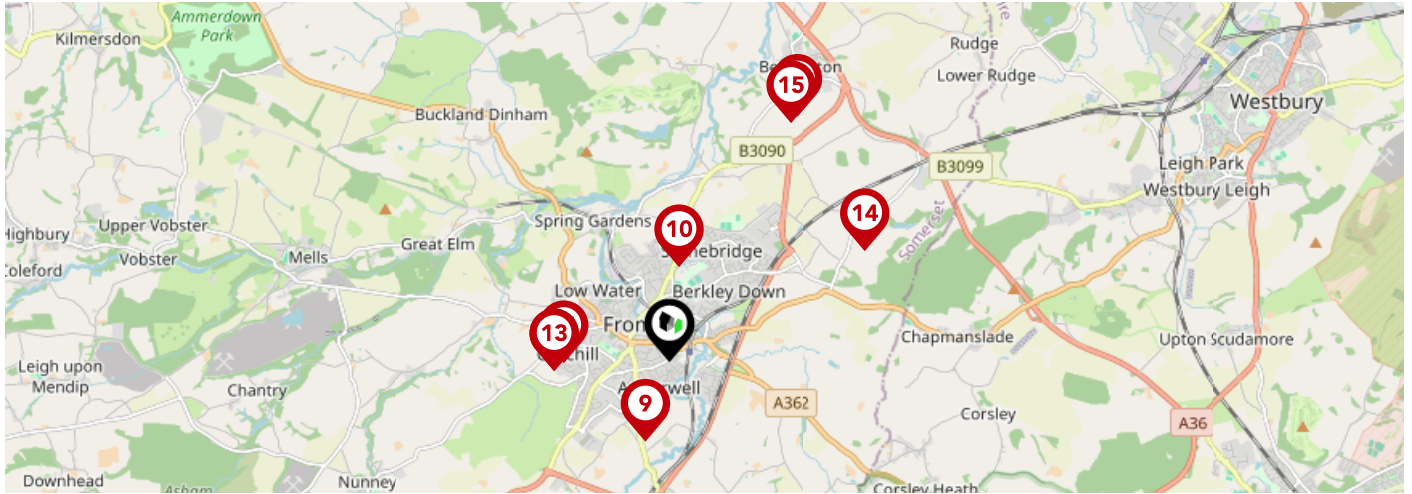
Mains

Area Schools

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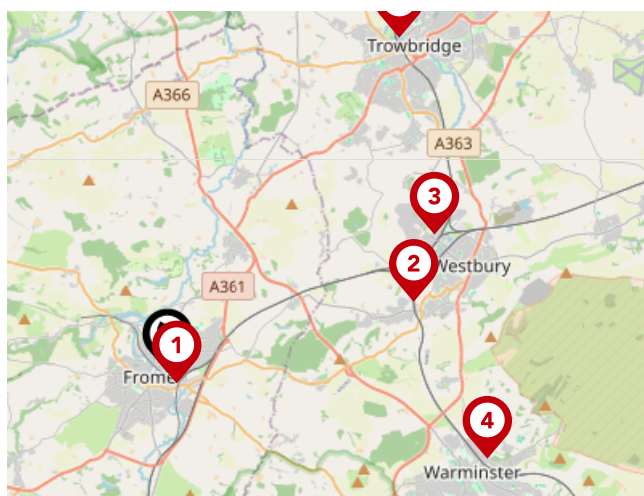
		Nursery	Primary	Secondary	College	Private
1	St John's Church of England Voluntary Aided First School, Frome Ofsted Rating: Requires improvement Pupils: 232 Distance:0.27	☐	☒	☐	☐	☐
2	North Hill House Ofsted Rating: Requires improvement Pupils: 60 Distance:0.43	☐	☐	☒	☐	☐
3	Avanti Park School Ofsted Rating: Good Pupils: 488 Distance:0.5	☐	☒	☒	☐	☐
4	St Louis Catholic Primary School, Frome Ofsted Rating: Good Pupils: 179 Distance:0.5	☐	☒	☐	☐	☐
5	Vallis First School Ofsted Rating: Good Pupils: 229 Distance:0.51	☐	☒	☐	☐	☐
6	Selwood Academy Ofsted Rating: Good Pupils: 598 Distance:0.54	☐	☐	☒	☐	☐
7	Hayesdown First School Ofsted Rating: Good Pupils: 300 Distance:0.56	☐	☒	☐	☐	☐
8	Wessex Lodge School Ofsted Rating: Good Pupils: 50 Distance:0.7	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
9	Christ Church First School Ofsted Rating: Not Rated Pupils: 77 Distance:0.77	☐	☒	☐	☐	☐
10	Frome Community College Ofsted Rating: Not Rated Pupils:0 Distance:0.89	☐	☐	☒	☐	☐
11	Oakfield Academy Ofsted Rating: Requires improvement Pupils: 557 Distance:0.99	☐	☐	☒	☐	☐
12	Trinity Church of England First School Ofsted Rating: Good Pupils: 295 Distance:1.08	☐	☒	☐	☐	☐
13	Critchill Special School Ofsted Rating: Good Pupils: 97 Distance:1.08	☐	☐	☒	☐	☐
14	Berkley Church of England First School Ofsted Rating: Requires improvement Pupils: 97 Distance:2.08	☐	☒	☐	☐	☐
15	Springmead Preparatory School Ofsted Rating: Not Rated Pupils: 119 Distance:2.48	☐	☒	☐	☐	☐
16	Beckington Church of England First School Ofsted Rating: Outstanding Pupils: 80 Distance:2.57	☐	☒	☐	☐	☐

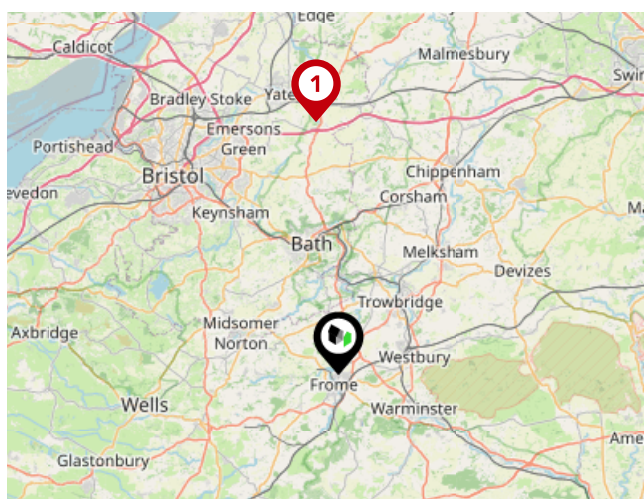
Area Transport (National)

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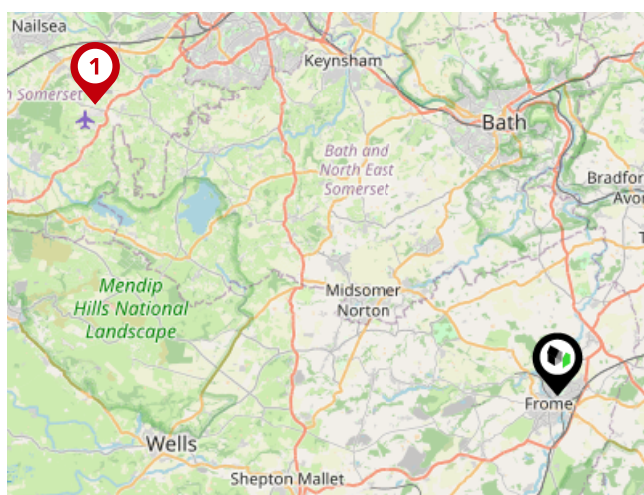
National Rail Stations

Pin	Name	Distance
1	Frome Rail Station	0.26 miles
2	Dilton Marsh Rail Station	4.76 miles
3	Westbury (Wilts) Rail Station	5.56 miles
4	Warminster Rail Station	6.15 miles
5	Trowbridge Rail Station	7.53 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J18	18.83 miles



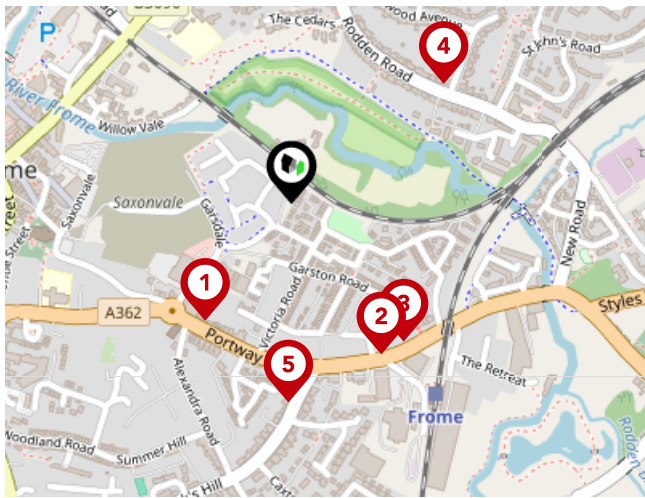
Airports/Helipads

Pin	Name	Distance
1	Bristol International Airport	20.26 miles

Area

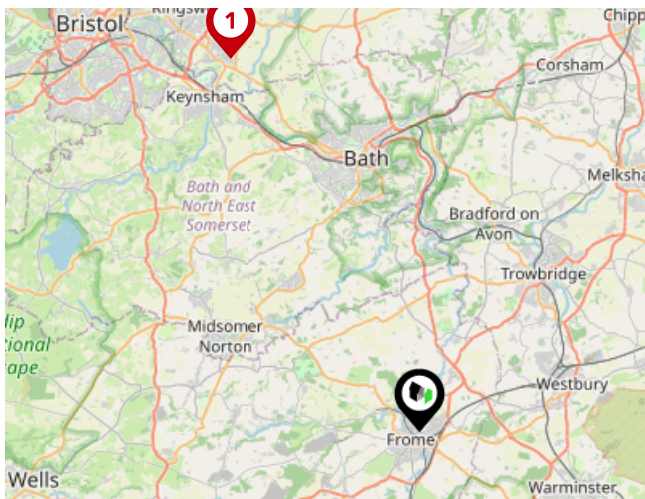
Transport (Local)

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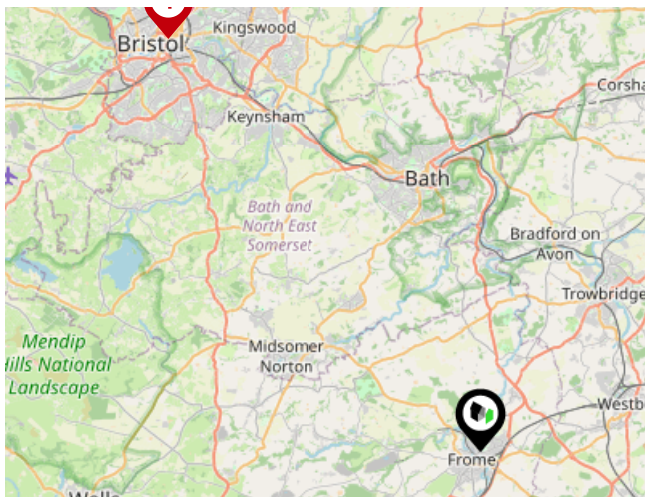
Bus Stops/Stations

Pin	Name	Distance
1	Alexandra Road	0.16 miles
2	Station Approach Bottom	0.2 miles
3	Station Approach	0.2 miles
4	Beechwood Avenue	0.22 miles
5	Butler's Gardens	0.23 miles



Local Connections

Pin	Name	Distance
1	Bitton (Avon Valley Railway)	15.49 miles



Ferry Terminals

Pin	Name	Distance
1	Temple Meads Station Ferry Landing	19.15 miles

Cooper and Tanner Testimonials

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Testimonial 1



We predominately dealt with Shelly at the Frome branch through the process of buying and selling our house. Over the last 18 months Shelly has been pretty much the only agent in town who has bothered to keep me up to date with what was coming on the market etc. Not only did we sell through C&T but when it came to purchasing (also through them) they really worked hard to make the deal work for everyone. A very positive experience.

Testimonial 2



Cooper and Tanner in Frome were highly recommended to us – and we are delighted that we listened! We have found them to be experts in their field with excellent local knowledge and a very clear understanding of the market. Adam and his team have been professional, helpful and supportive throughout the process – far above and beyond the call of duty - and a real pleasure to deal with.

Testimonial 3



In the last 2 years or so we have bought twice and sold once with Cooper and Tanner in Frome. Adam Scott and his entire team have been really great throughout. All three transaction had complications that needed to be sorted out, especially the last one that took 6 months to complete with many twists and turns. Adam has been so patient and energetic and on the ball, on top of the situation throughout. He builds a great rapport with both buyer and seller.

Testimonial 4



We had a sale agreed on our property early in 2023 after only being available for a few days. Throughout the selling process Cooper & Tanner in Frome were consistently helpful and supportive. Furthermore, they demonstrated that they had a very clear understanding of the market. They were a pleasure to deal with and in particular, Adam Scott (Branch Manager) & Ross Bowers (Senior Negotiator) were always on hand if we had any problems or worries.



/cooperandtanner



/cooper_and_tanner/

Important - Please read

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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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