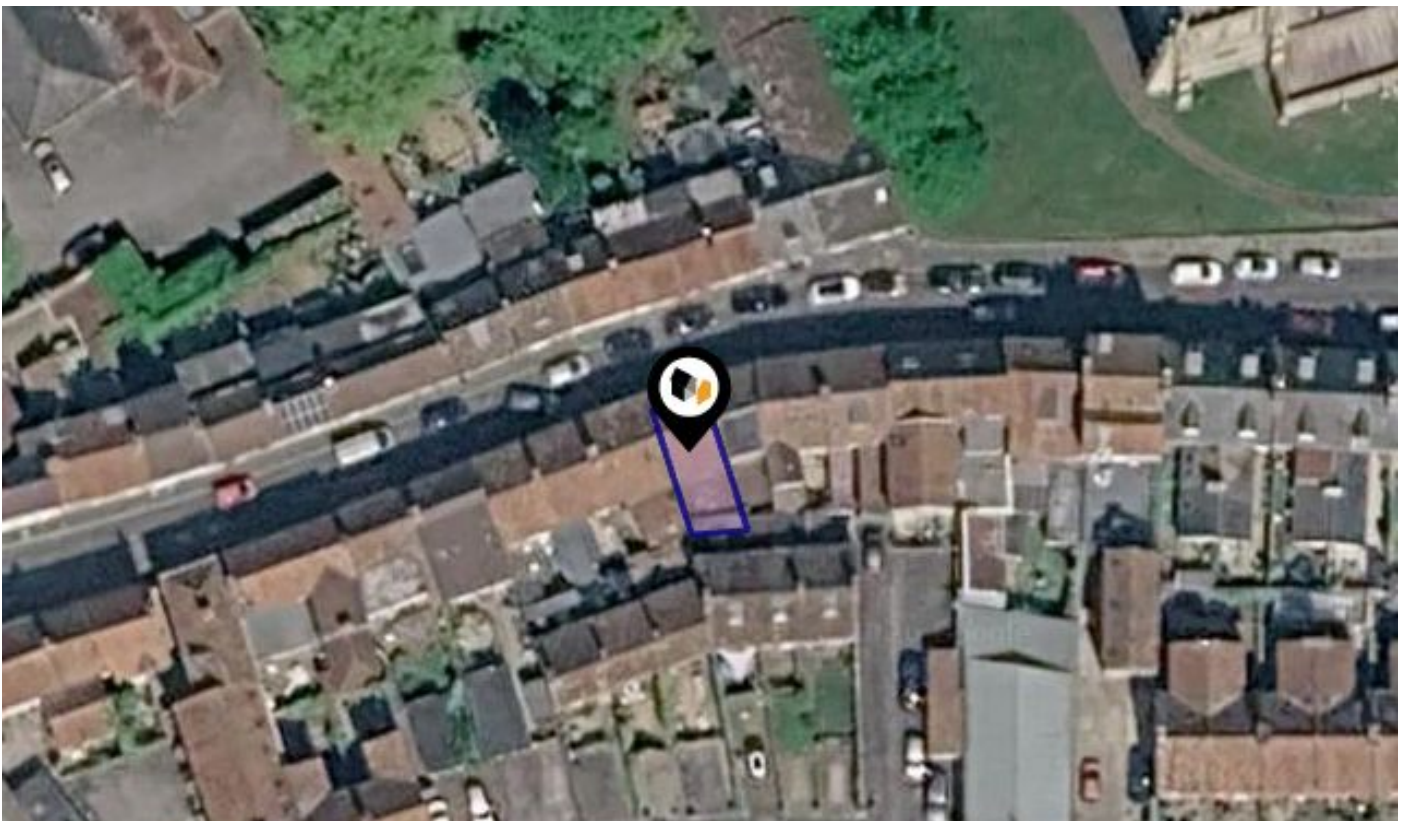




See More Online

# MIR: Material Info

The Material Information Affecting this Property  
**Friday 08th May 2026**



**ST. CUTHBERT STREET, WELLS, BA5**

## 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>Tenure:</b>	Freehold
<b>Bedrooms:</b>	2		
<b>Floor Area:</b>	785 ft <sup>2</sup> / 73 m <sup>2</sup>		
<b>Plot Area:</b>	0.01 acres		
<b>Year Built :</b>	Before 1900		
<b>Council Tax :</b>	Band C		
<b>Annual Estimate:</b>	£2,276		
<b>Title Number:</b>	WS23354		

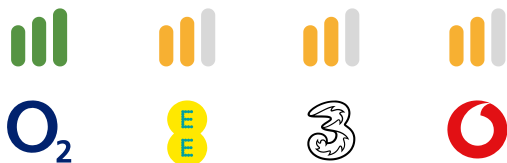
## Local Area

<b>Local Authority:</b>	Somerset
<b>Conservation Area:</b>	Wells
<b>Flood Risk:</b>	
• Rivers & Seas	Very low
• Surface Water	Very low

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

<b>16</b> mb/s	<b>80</b> mb/s	<b>-</b> mb/s

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



### Satellite/Fibre TV Availability:



Planning records for: *Church Of St Cuthbert St Cuthbert Street Wells Somerset BA5 2AW*

<b>Reference - 2017/2485/ADV</b>
<b>Decision:</b> Approval with Conditions
<b>Date:</b> 20th September 2017
<b>Description:</b> Placement of a new church notice board to the north of the church to match the existing notice board to the south
<b>Reference - 2017/2000/TCA</b>
<b>Decision:</b> TPO Not Required (No Objection)
<b>Date:</b> 20th July 2017
<b>Description:</b> Works to 19 trees in a Conservation Area including replacing stakes, lifting crowns, pollarding and pruning (more information included in schedule of works)
<b>Reference - 2011/0072</b>
<b>Decision:</b> No Objection
<b>Date:</b> 14th January 2011
<b>Description:</b> Proposed works to fifteen trees and felling of one tree in a conservation area.
<b>Reference - 2010/0663</b>
<b>Decision:</b> No Objection
<b>Date:</b> 29th March 2010
<b>Description:</b> Pollard 9 lime trees. (DEL)

Planning records for: *St. Cuthberts Church St. Cuthbert Street Wells Wells Somerset BA5 2AW*

<b>Reference - 2012/1269</b>
<b>Decision:</b> Approval with Conditions
<b>Date:</b> 06th June 2012
<b>Description:</b> Erection of security fence around the boiler room/oil tank.

Planning records for: *25 St. Cuthbert Street, Wells, Somerset, BA5 2AW*

<b>Reference - 109711/004</b>
<b>Decision:</b> Approval with Conditions
<b>Date:</b> 18th February 2004
<b>Description:</b> Demolition of existing builders workshop (CAT B)

<b>Reference - 109711/005</b>
<b>Decision:</b> Approval with Conditions
<b>Date:</b> 18th February 2004
<b>Description:</b> Erection of a detached building to provide 2 no. flats and provision of two parking spaces (CAT B)

Planning records for: *The Vicarage, St Cuthbert Street, Wells, BA5 2AW*

<b>Reference - 2010/2684</b>
<b>Decision:</b> Refusal
<b>Date:</b> 02nd November 2010
<b>Description:</b> Widening of existing vehicular access onto St Cuthbert Street and reinstatement of timber gates. Widening of existing pedestrian gate between internal courtyard and garden to form a new vehicle access with wooden gates. Demolition of lean-to garage and pre-fab garage, creation of three parking spaces in rear garden and erection of a new parish office building.

Planning records for: *The Vicarage, St Cuthbert Street, Wells, BA5 2AW*

<b>Reference - 2010/1803</b>
<b>Decision:</b> Refusal
<b>Date:</b> 26th July 2010
<b>Description:</b> 1 Demolition of one existing lean-to garage and one prefabricated garage 2 Repair and widening of an existing vehicle gate off St Cuthbert Street and provision of new timber gates to the same 3 Widening of an existing pedestrian gate between the garden and the internal courtyard and provision of new timber gates to the same 4 Forming of new car parking space within the area of the existing garden.
<b>Reference - 2012/0642</b>
<b>Decision:</b> Approval
<b>Date:</b> 13th March 2012
<b>Description:</b> Discharge of condition 4 (details of kitchen fireplace) of listed building consent 2011/1516
<b>Reference - 2011/2797</b>
<b>Decision:</b> Approval with Conditions
<b>Date:</b> 13th December 2011
<b>Description:</b> Fitting of solar thermal panels to inner valley of roof
<b>Reference - 2011/2796</b>
<b>Decision:</b> Approval with Conditions
<b>Date:</b> 13th December 2011
<b>Description:</b> Fitting of solar thermal panels to inner valley of roof

Planning records for: *The Vicarage, 1 St Cuthbert Street, Wells, BA5 2AW*

<b>Reference - 2011/2682</b>
<b>Decision:</b> Approval
<b>Date:</b> 21st October 2011
<b>Description:</b> Discharge of condition 5 (materials and finishes) of listed building consent 2011/1516
<b>Reference - 2024/1497/TCA</b>
<b>Decision:</b> Registered
<b>Date:</b> 21st August 2024
<b>Description:</b> T1 - Magnolia - 1.5m reduction on upper side of canopy
<b>Reference - 2010/1804</b>
<b>Decision:</b> Refusal
<b>Date:</b> 26th July 2010
<b>Description:</b> 1 Demolition of one existing lean-to garage and one prefabricated garage 2 Repair and widening of an existing vehicle gate off St Cuthbert Street and provision of new timber gates to the same 3 Widening of an existing pedestrian gate between the garden and the internal courtyard and provision of new timber gates to the same 4 Forming of new car parking space within the area of the existing garden.
<b>Reference - 2010/2683</b>
<b>Decision:</b> Refusal
<b>Date:</b> 02nd November 2010
<b>Description:</b> Widening of existing vehicular access onto St Cuthbert Street and reinstatement of timber gates. Widening of existing pedestrian gate between internal courtyard and garden to form a new vehicle access with wooden gates. Demolition of lean-to garage and pre-fab garage, creation of three parking spaces in rear garden and erection of a new parish office building.

Planning records for: *1 St Cuthbert Street Wells Somerset BA5 2AW*

<b>Reference - 2014/1818/TCA</b>
<b>Decision:</b> TPO Not Required (No Objection)
<b>Date:</b> 02nd September 2014
<b>Description:</b> Proposed pruning of T1 Robinia and G2 Yews x 2
<b>Reference - 2011/1516</b>
<b>Decision:</b> Approval with Conditions
<b>Date:</b> 15th June 2011
<b>Description:</b> Referbishment and internal and external alterations
<b>Reference - 2011/2514</b>
<b>Decision:</b> Approval
<b>Date:</b> 04th October 2011
<b>Description:</b> Discharge of condition 3 (repair specification) of listed building consent 2011/1516.
<b>Reference - 2021/0479/TCA</b>
<b>Decision:</b> Decided
<b>Date:</b> 02nd March 2021
<b>Description:</b> T1: Yew - crown raise limbs to 2.5m to sound pruning points. T2: Robinia - reduce limbs. Remove mistletoe present in canopy. T3: Holly - crown raise limbs to 2.5m to sound pruning points. T4: Yew - crown raise limbs to 2.5m to sound pruning points. (All overhanging Market Street Footpath and Road).

Planning records for: *Pilgrims Cottage 12 St Cuthbert Street Wells Somerset BA5 2AW*

Reference - 2019/1856/LBC	
Decision:	Decided
Date:	30th July 2019
Description:	Replacement of existing front door and first floor window

Reference - 2019/1856/HSE	
Decision:	Decided
Date:	30th July 2019
Description:	Replacement of existing front door and first floor window

Planning records for: *16 St Cuthbert Street Wells Somerset BA5 2AW*

Reference - 2023/0469/HSE	
Decision:	Decided
Date:	16th March 2023
Description:	Installation of four replacement windows to the front elevation (amended description 09/05/2023).

Planning records for: *24 St. Cuthbert Street, Wells, Somerset, BA5 2AW*

Reference - 117415/000	
Decision:	Approval with Conditions
Date:	02nd March 2004
Description:	Two storey rear extension (CAT A)

Planning records for: **29 St Cuthbert Street Wells Somerset BA5 2AW**

Reference - 2015/1985/PAO	
Decision:	Prior Approval Not Required
Date:	18th August 2015
Description:	Notification for prior approval for a proposed change of use of a building from office use (Class B1) to a dwellinghouse (Class C3).

Planning records for: **45 St. Cuthbert Street Wells Somerset BA5 2AW**

Reference - 101946/003	
Decision:	Approval with Conditions
Date:	29th January 2007
Description:	Replace existing rear flat roof extension with pitched roof (DEL)

Planning records for: **6 St Cuthbert Street, Wells, Somerset BA5 2AW**

Reference - 2011/3020	
Decision:	Approval with Conditions
Date:	08th December 2011
Description:	Erection of a single storey rear extension.

Reference - 117491/000	
Decision:	Approval with Conditions
Date:	25th March 2004
Description:	Single storey rear extension (CAT A)

## Planning records for: *7 St Cuthbert Street Wells Somerset BA5 2AW*

Reference - 2024/2016/HSE	
Decision:	Decided
Date:	07th November 2024
Description:	Proposed bi-folding doors to replace UPVC window and door + conservation rooflight to rear elevation (description amended 06/12/2024)

## Planning records for: *8 St Cuthbert Street Wells Somerset BA5 2AW*

Reference - 2024/1869/TCA	
Decision:	Registered
Date:	15th October 2024
Description:	Sycamore - Fell

## Planning records for: *2 St Cuthbert Street Wells Somerset BA5 2AW*

Reference - 2015/0228/APP	
Decision:	Approval
Date:	03rd February 2015
Description:	Application for approval of matters reserved by condition 3 (joinery) for planning application 2013/2073.

Reference - 2013/2073	
Decision:	Approval with Conditions
Date:	08th October 2013
Description:	Change of use of first floor and part of ground floor from B1 (office use) to form one flat and two houses, alterations and installation of additional roof lights and windows.

Planning records for: *2 St Cuthbert Street, Wells BA5 2AW*

<b>Reference - 2011/2851</b>
<b>Decision:</b> Refusal
<b>Date:</b> 01st December 2011
<b>Description:</b> Change of use of first floor and part of ground floor from B1 office use to form one flat and two houses, alterations and installation of additional roof lights and windows.
<b>Reference - 2015/2468/PAO</b>
<b>Decision:</b> Prior Approval Not Required
<b>Date:</b> 14th October 2015
<b>Description:</b> Notification for Prior Approval for a proposed change of use of the first floor and part of the ground floor from office use (Class B1a) to residential (Class C3) to form five 1 bedroom flats and 1 studio flat. (Amended Description)
<b>Reference - 2016/0265/FUL</b>
<b>Decision:</b> Approval with Conditions
<b>Date:</b> 04th February 2016
<b>Description:</b> Alterations to the eastern elevation involving the installation of windows and rooflights
<b>Reference - 2010/0661</b>
<b>Decision:</b> WDT - Withdrawn
<b>Date:</b> 05th May 2010
<b>Description:</b> Erect 2nd floor extension and conversion of part of ground floor and first floor to provide 6 flats, insertion of windows an Eastern elevation, remove existing no of structures. (DEL)

Planning records for: *2 St Cuthbert Street Wells Somerset BA5 2AW*

Reference - 2014/2487/APP
<b>Decision:</b> Refusal
<b>Date:</b> 26th November 2014
<b>Description:</b> Application for approval of details reserved by condition 3 of planning permission 2013/2073 concerning (joinery and rooflights).

Reference - 2013/1545
<b>Decision:</b> Prior Approval Not Required
<b>Date:</b> 04th July 2013
<b>Description:</b> Change of use of first floor and part of ground floor from B1 office use to form one flat and two houses.

Reference - 2010/2195
<b>Decision:</b> Refusal
<b>Date:</b> 03rd September 2010
<b>Description:</b> Change of use of first floor and part of ground floor from B1 office use to provide 4 number flats to include the insertion of rooflights and windows on east elevation.

Planning records for: *49B St Cuthbert Street Wells Somerset BA5 2AW*

Reference - 2017/1407/FUL
<b>Decision:</b> Approval with Conditions
<b>Date:</b> 21st June 2017
<b>Description:</b> Retrospective change of use from A2 to nail bar (sui generis).

Planning records for: *16 St. Cuthbert Street, Wells, Somerset, BA5 2AW*

<b>Reference - 114162/000</b>
<b>Decision:</b> Approval with Conditions
<b>Date:</b> 31st March 2000
<b>Description:</b> Change of use from ground floor shop to residential

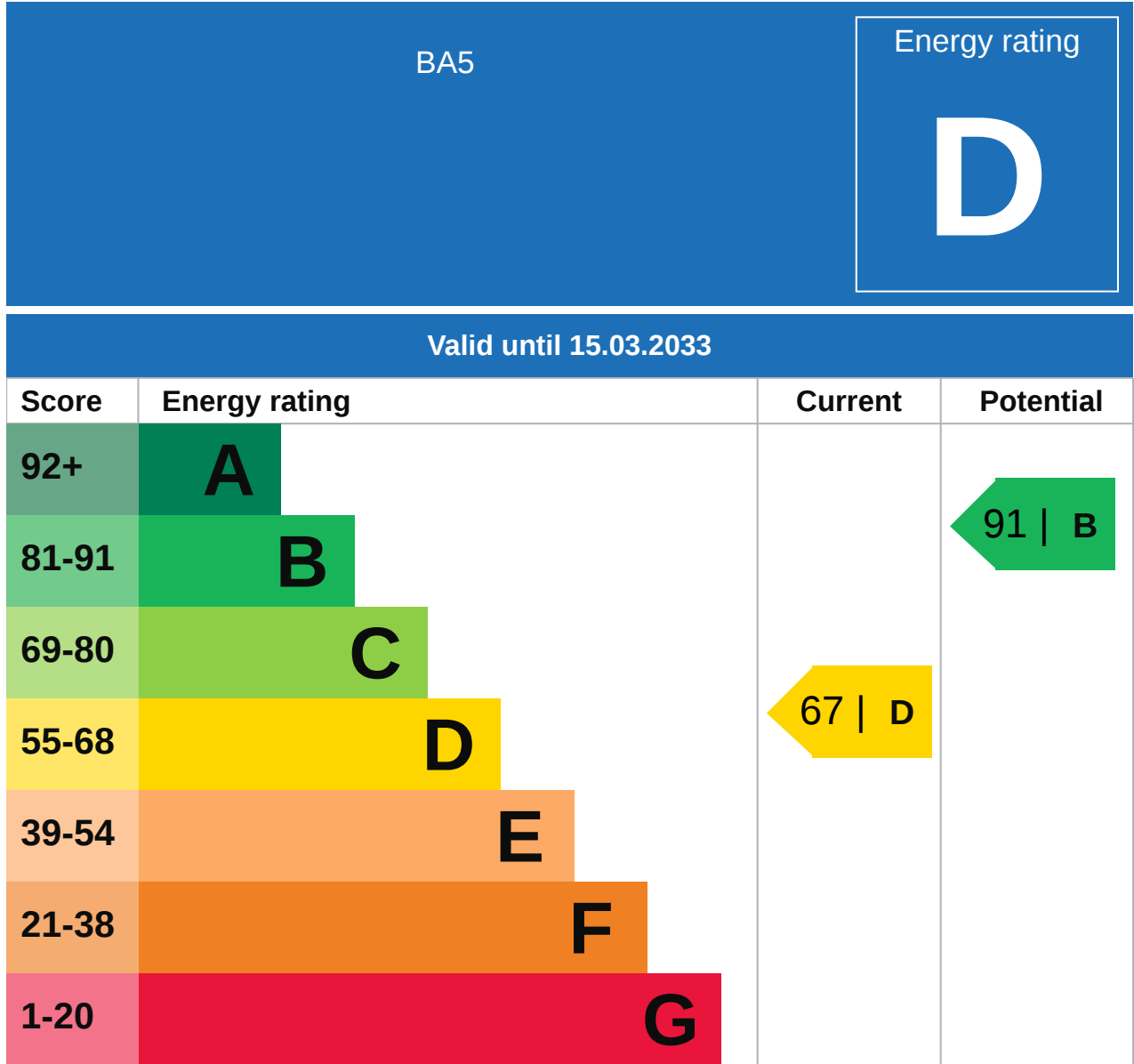
Planning records for: *31 St Cuthbert Street Wells Somerset BA5 2AW*

<b>Reference - 2018/0679/FUL</b>
<b>Decision:</b> Approval with Conditions
<b>Date:</b> 26th March 2018
<b>Description:</b> Application for a change of use from A1 (Retail) to A3 (Cafe/restaurant)

<b>Reference - 2018/0197/PCR</b>
<b>Decision:</b> Withdrawn
<b>Date:</b> 22nd January 2018
<b>Description:</b> Prior approval for a proposed change of use of a building from Coffee Shop (A1) Use to a Cafe (A3).

# Property EPC - Certificate

COOPER  
AND  
TANNER



# Property EPC - Additional Data

## Additional EPC Data

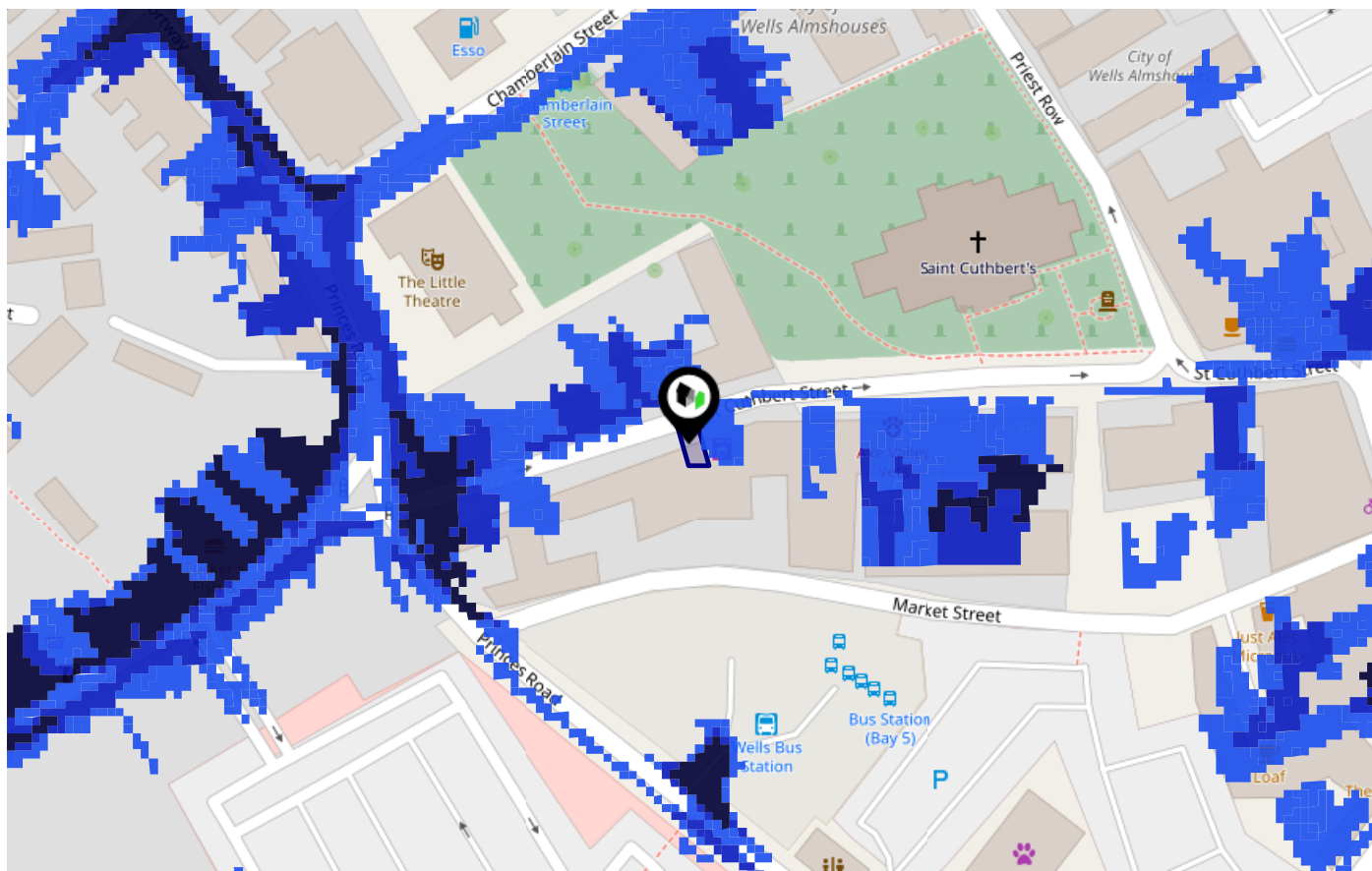
<b>Property Type:</b>	House
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	Rental
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Not defined
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Sandstone or limestone, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very Poor
<b>Roof:</b>	Pitched, 150 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, TRVs and bypass
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	No low energy lighting
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	73 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.

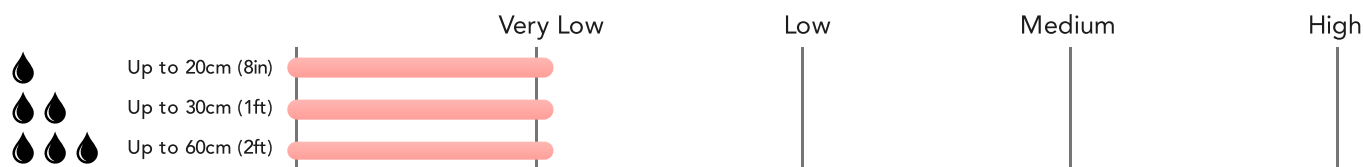


Risk Rating: Very low

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.

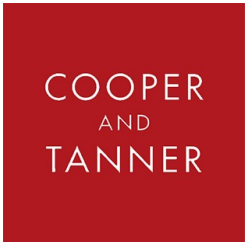
- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any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

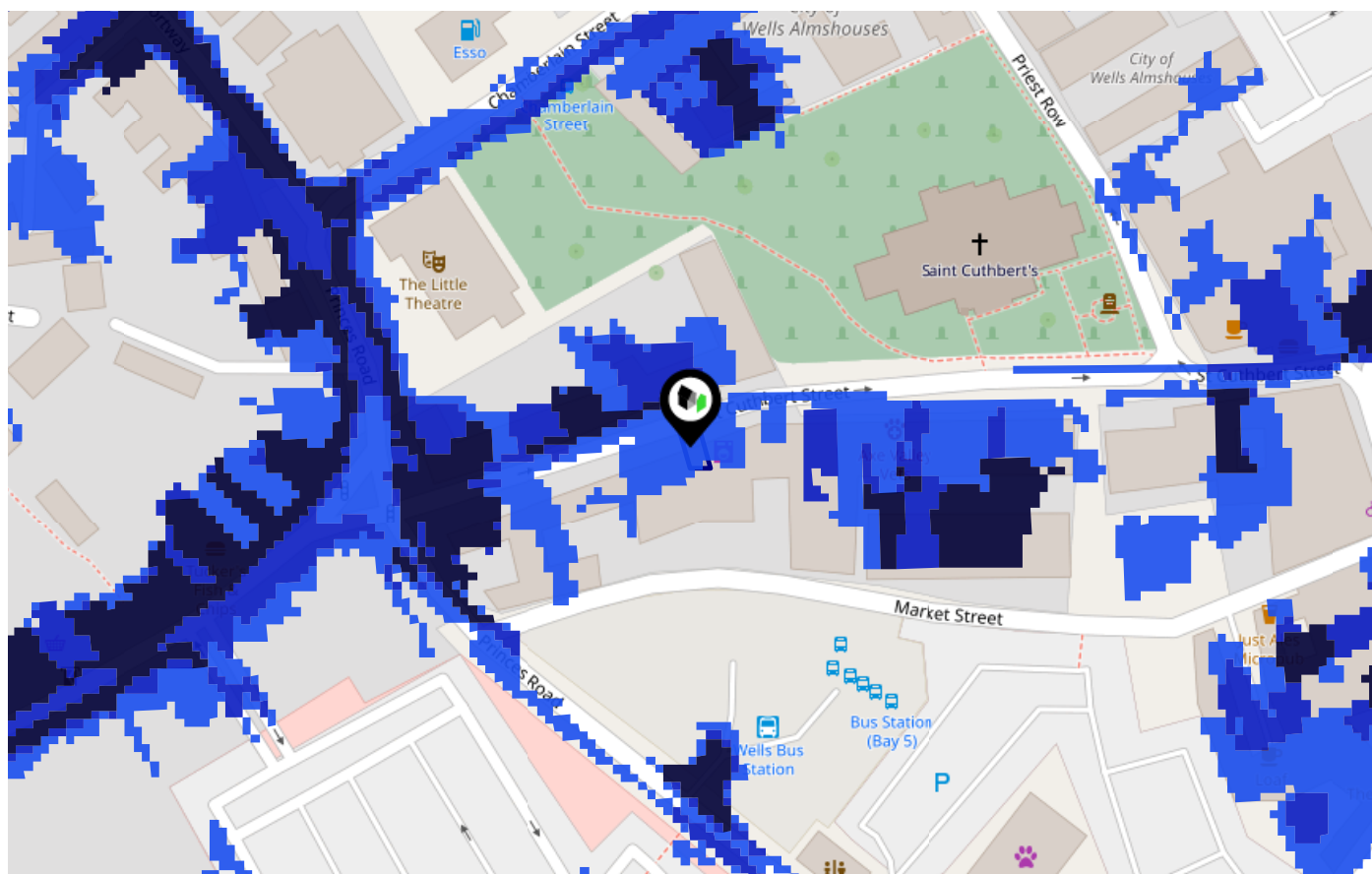


# Flood Risk

## 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.

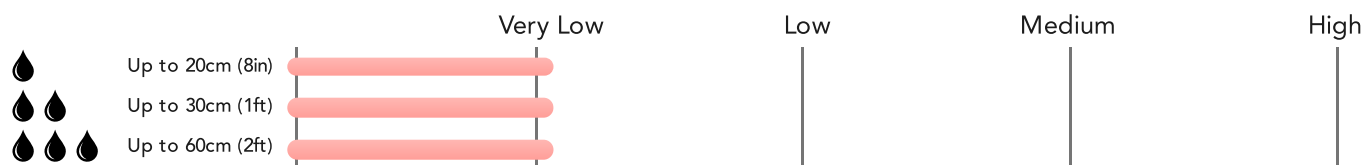


Risk Rating: Low

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:

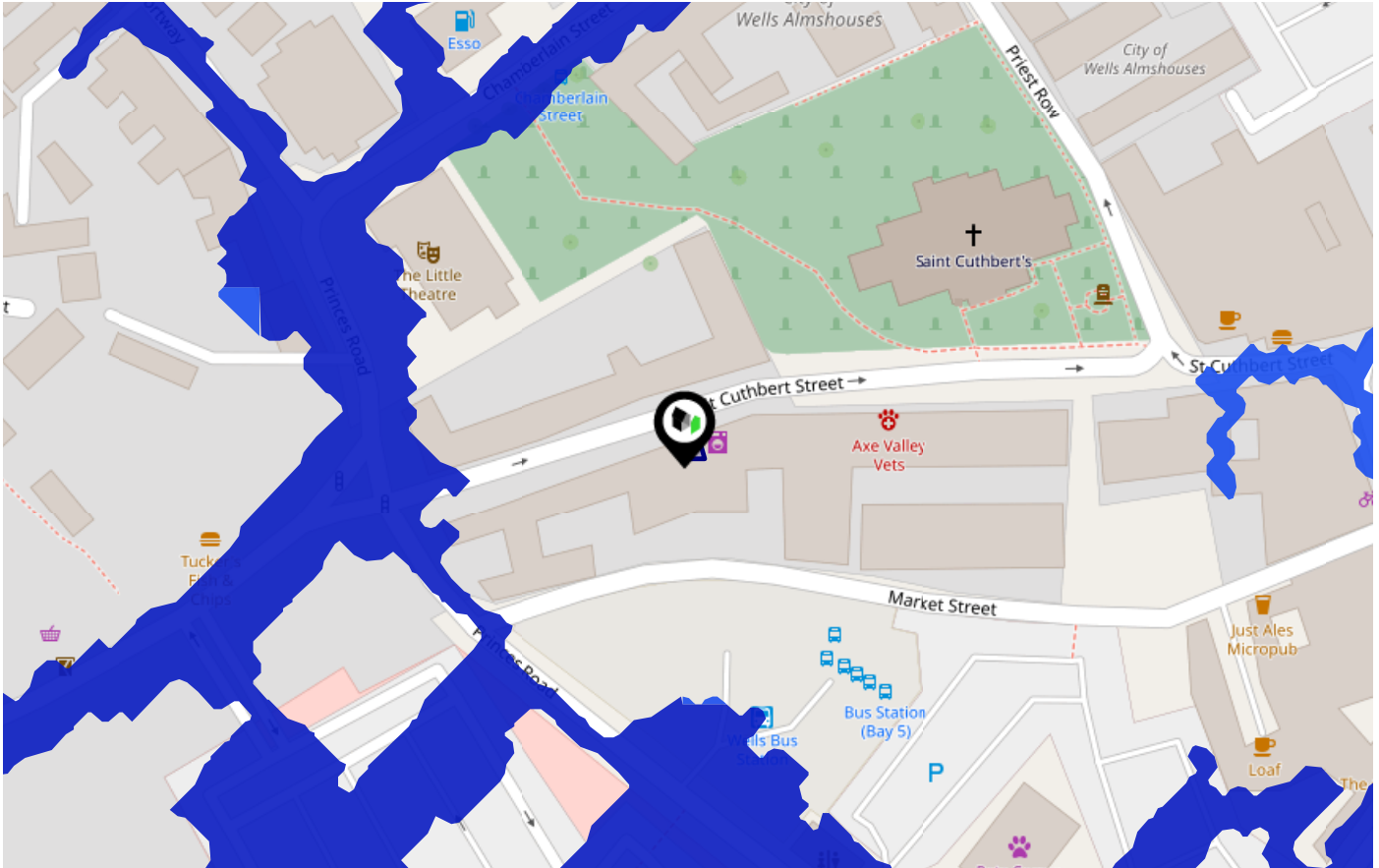


# Flood Risk

## 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.

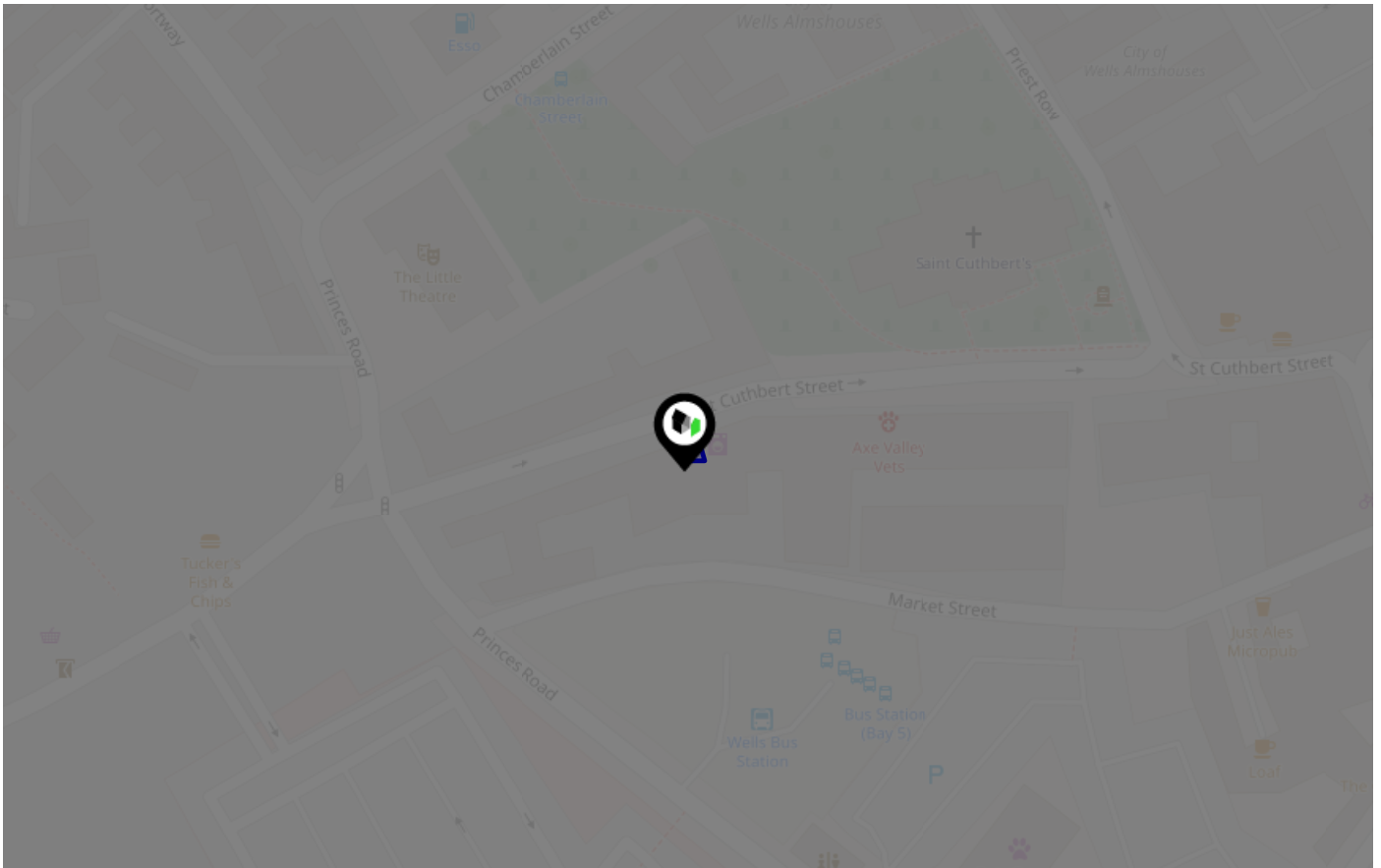
Chance of flooding to the following depths at this property:



# 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:

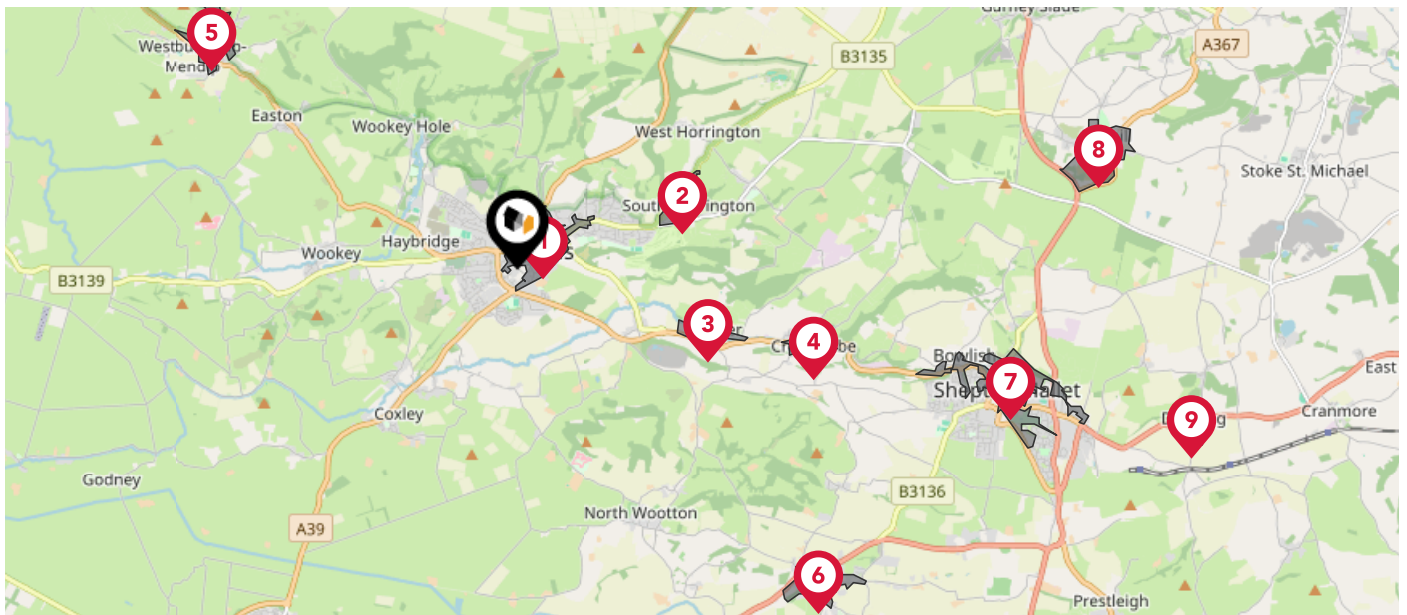


MIR - Material Info










# 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 Wells
-  2 Mendip Hospital
-  3 Dinder
-  4 Crocombe
-  5 Westbury sub Mendip
-  6 Pilton
-  7 Shepton Mallet
-  8 Oakhill
-  9 Doulting


# Maps

## Landfill Sites

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

	Milton Hill-Lime Kiln Lane, Milton Hill, Wells	Historic Landfill 
	Burcott Road-Wells, Norfolk	Historic Landfill 
	St Cuthberts Paper Mill-Wells, Haybridge, Somerset	Historic Landfill 
	Mendip Hospital Tip-West Horrington, Somerset	Historic Landfill 
	Mendip Hospital-Off Bath Road, Wells, Somerset	Historic Landfill 
	Dulcote Quarry-Dulcote, Near Wells, Somerset	Historic Landfill 
	Dulcote Tip-Dulcote, Near Wells, Somerset	Historic Landfill 
	Knowle Lane-Wookey	Historic Landfill 
	Dark Lane-Dinder	Historic Landfill 
	Disused Easton And Wokey Cutting-Easton, Wells, Somerset	Historic Landfill 

This map displays nearby coal mine entrances and their classifications.



## Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

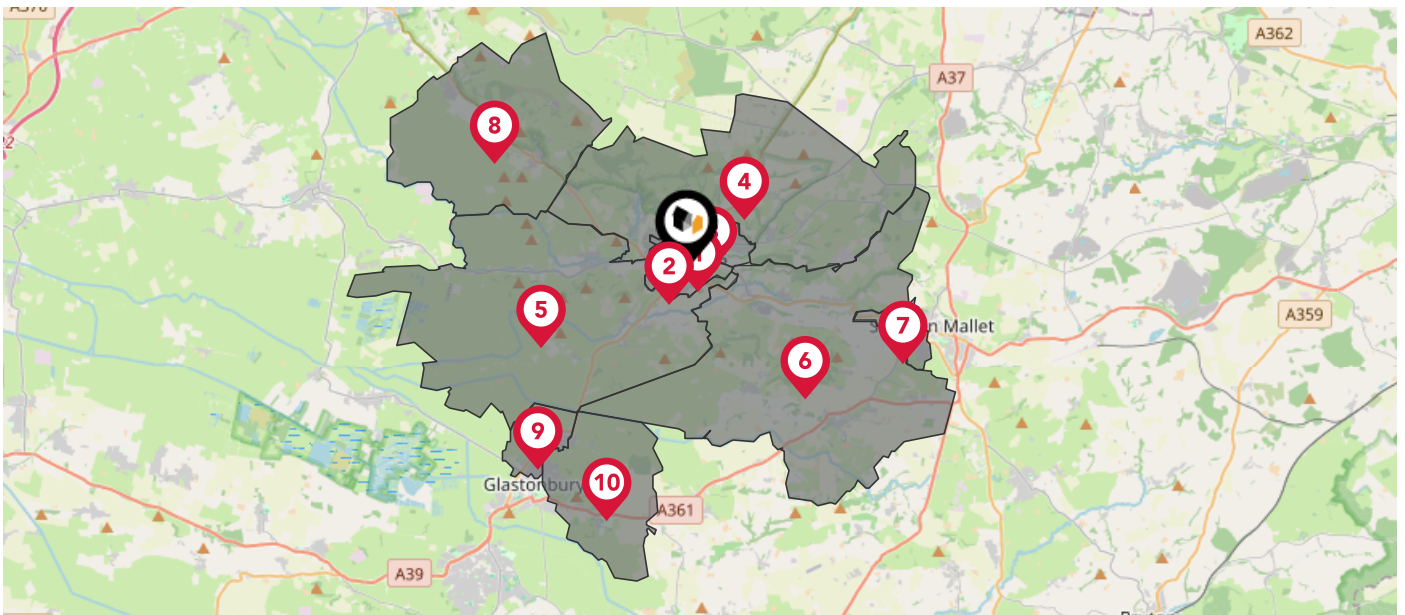
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.

# 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

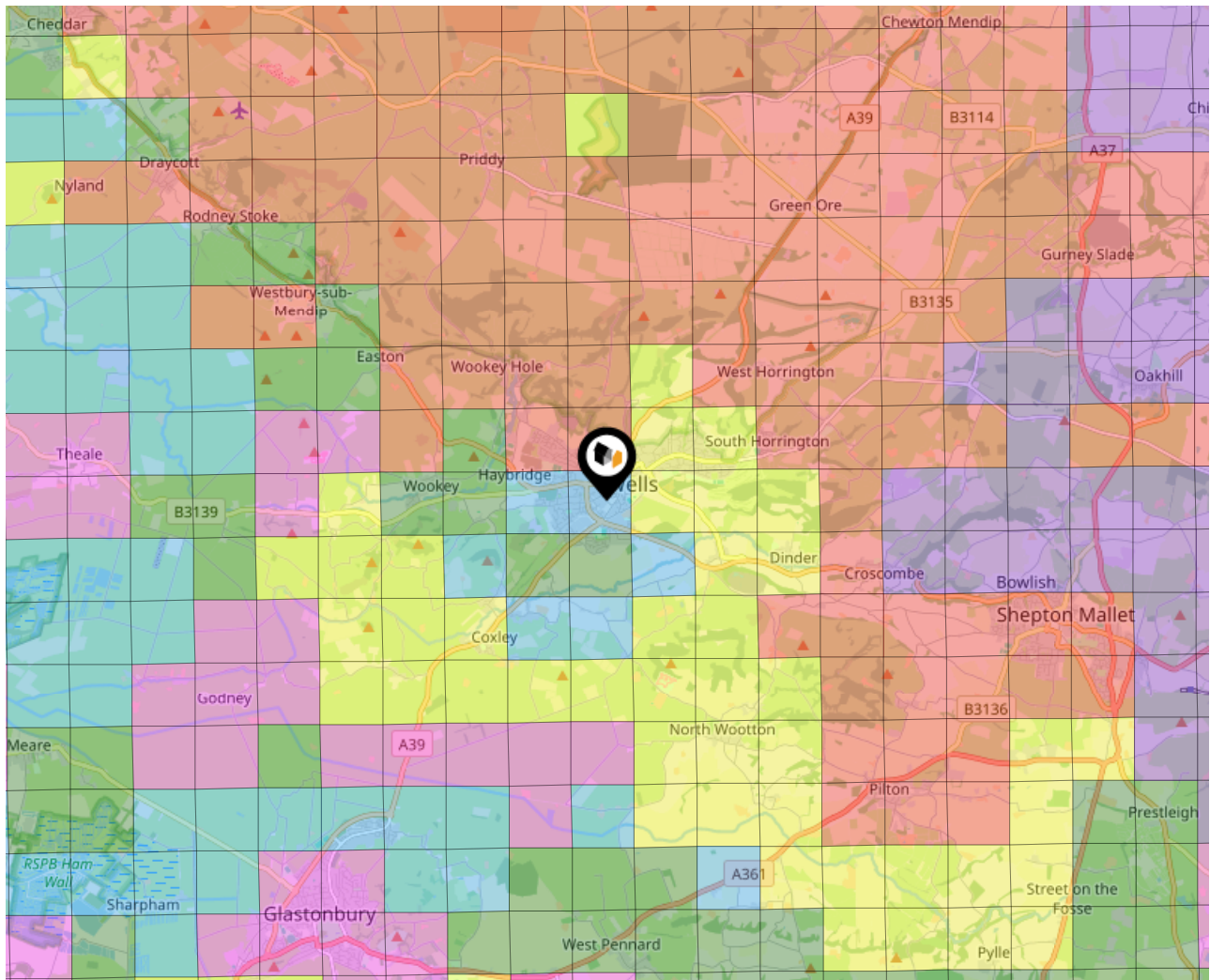


### Nearby Council Wards

- 1 Wells Central Ward
- 2 Wells St. Cuthbert's Ward
- 3 Wells St. Thomas' Ward
- 4 St. Cuthbert Out North Ward
- 5 Wookey and St. Cuthbert Out West Ward
- 6 Croscombe and Pilton Ward
- 7 Shepton West Ward
- 8 Rodney and Westbury Ward
- 9 Glastonbury St. John's Ward
- 10 Glastonbury St. Edmund's Ward

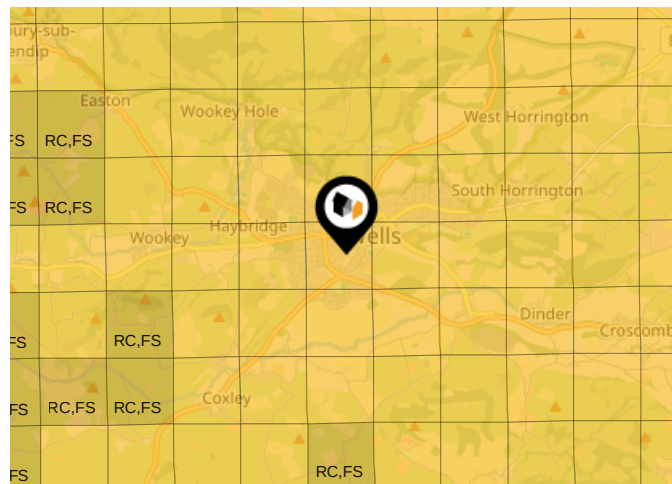
## What is Radon?

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)

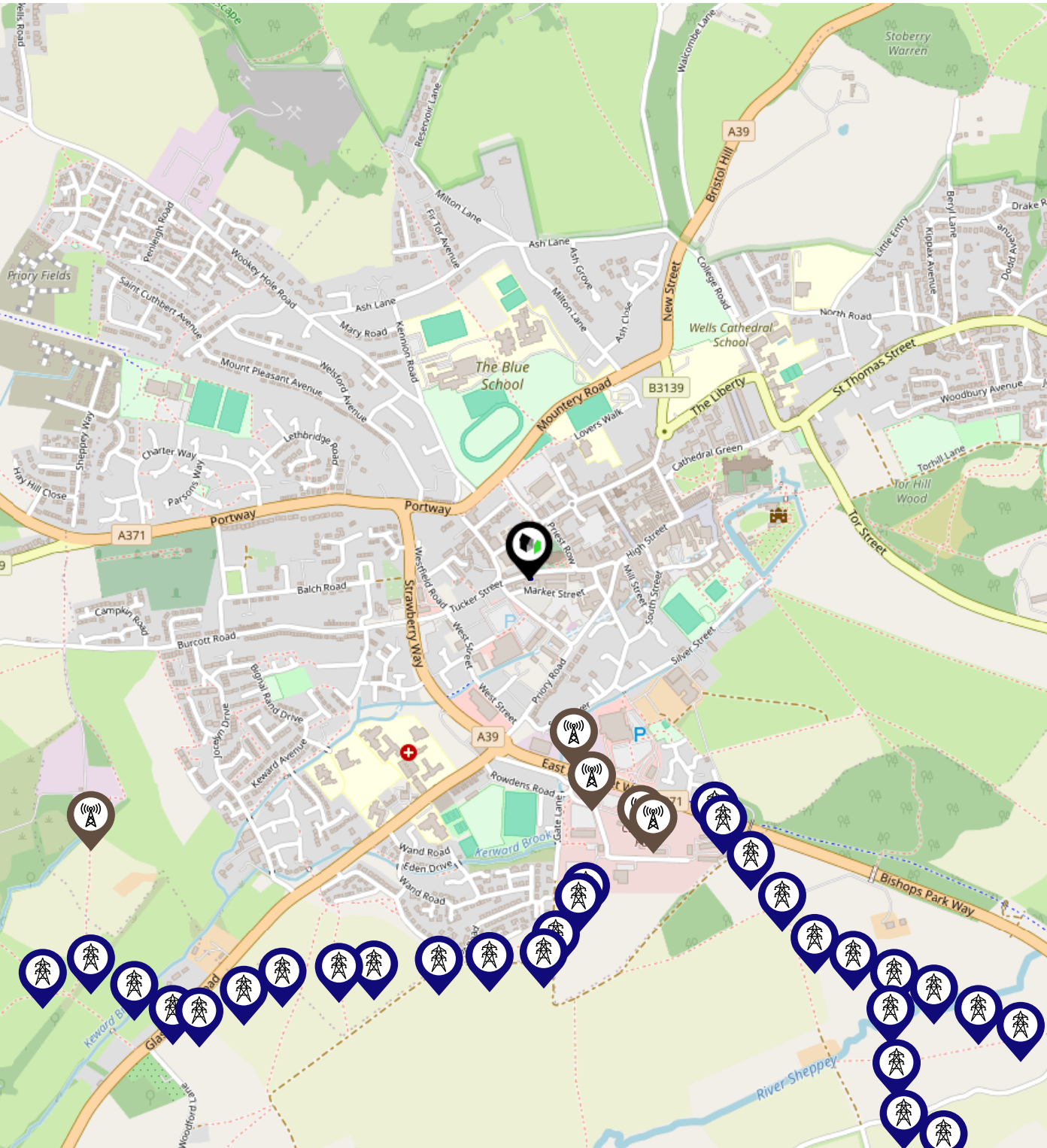
<b>Carbon Content:</b>	VARIABLE	<b>Soil Texture:</b>	LOAM TO CLAY
<b>Parent Material Grain:</b>	ARGILLACEOUS	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	MEDIUM TO HEAVY		



## 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



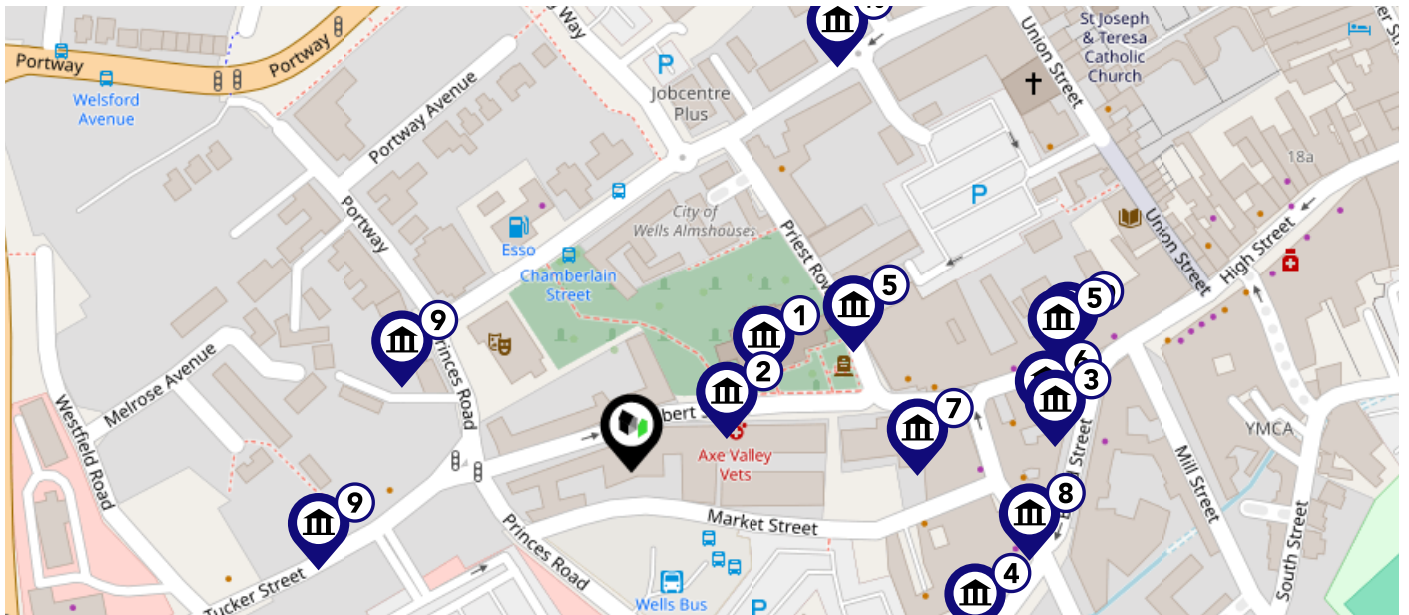
- Key:**
- Power Pylons
  - Communication Masts



# Maps

## Listed Buildings

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



1383111 - Church Of St Cuthbert

Grade I

0.0 miles



1383113 - Walls Enclosing Churchyard Of St Cuthbert

Grade II

0.0 miles



1382881 - 4 And 6, Broad Street

Grade II

0.1 miles



1383070 - 4, Priory Road

Grade II

0.1 miles



1383060 - 3, 4 And 5, Priest Row

Grade II

0.1 miles



1382992 - 59 And 61, High Street

Grade II

0.1 miles



1382999 - 75, High Street

Grade II

0.1 miles



1382889 - 18, Broad Street

Grade II

0.1 miles



1383188 - 14, Tucker Street

Grade II

0.1 miles



1382939 - 38, Chamberlain Street

Grade II

0.1 miles



1382993 - Numbers 60, 60a And 62 With Rear Boundary Wall

Grade II

0.1 miles



1383056 - Portway House

Grade II

0.1 miles



1382991 - 58, High Street

Grade II

0.1 miles

**MIR** - Material Info

Powered by



## Building Safety

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## Accessibility / Adaptations

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## Restrictive Covenants

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## Rights of Way (Public & Private)

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## Construction Type

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**Property Lease Information**

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**Listed Building Information**

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**Stamp Duty**

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**Other**

---

**Other**

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## Electricity Supply

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## Gas Supply

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## Central Heating

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## Water Supply

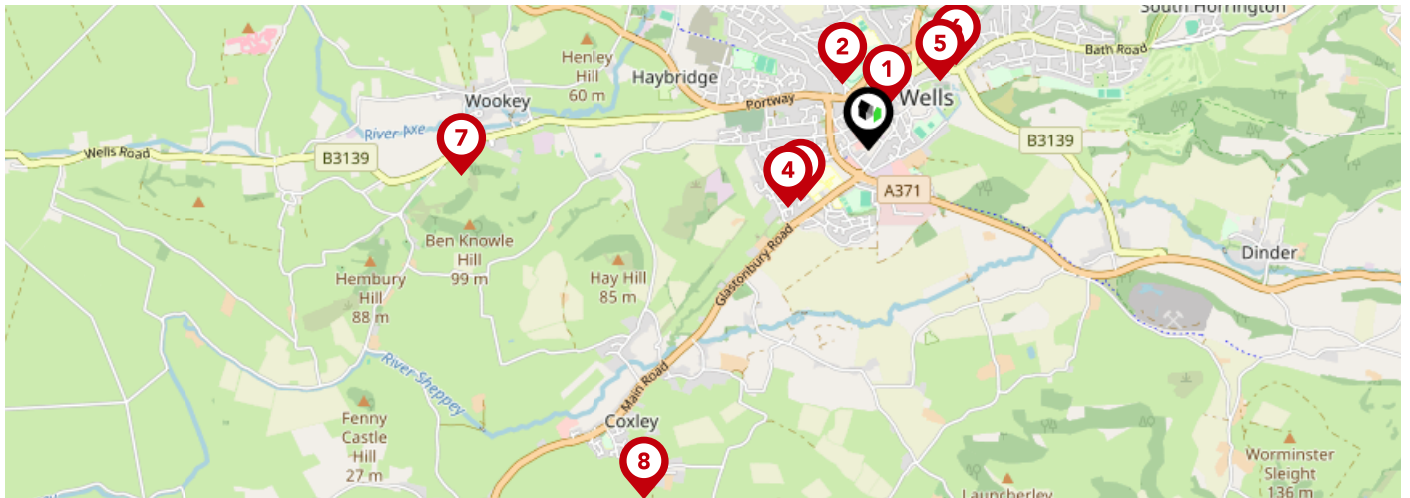
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## Drainage

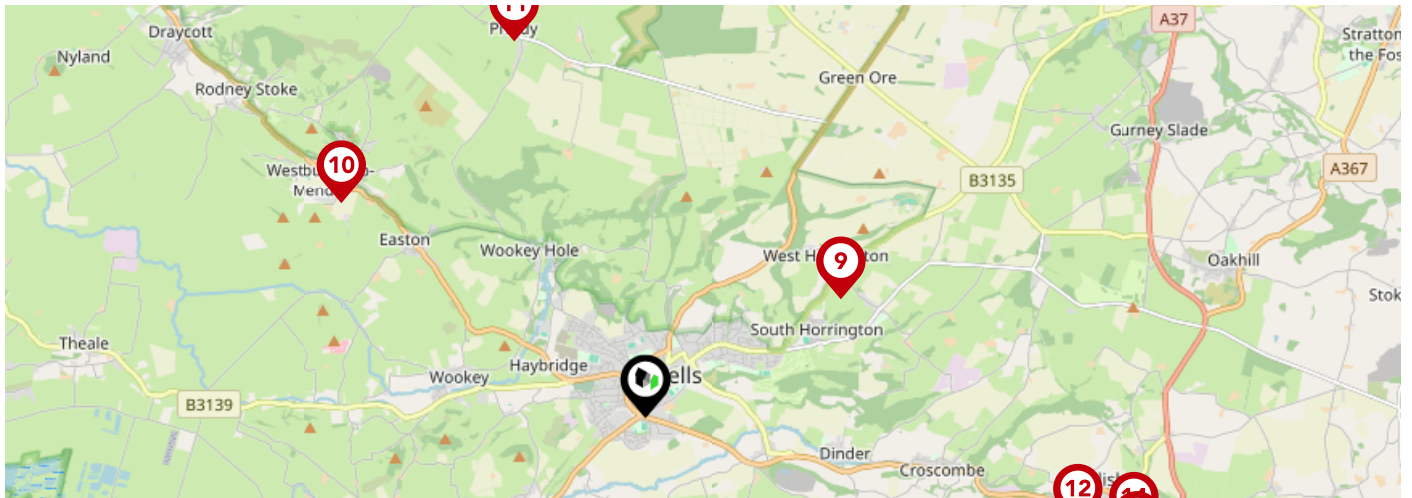
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# Area Schools

COOPER  
AND  
TANNER



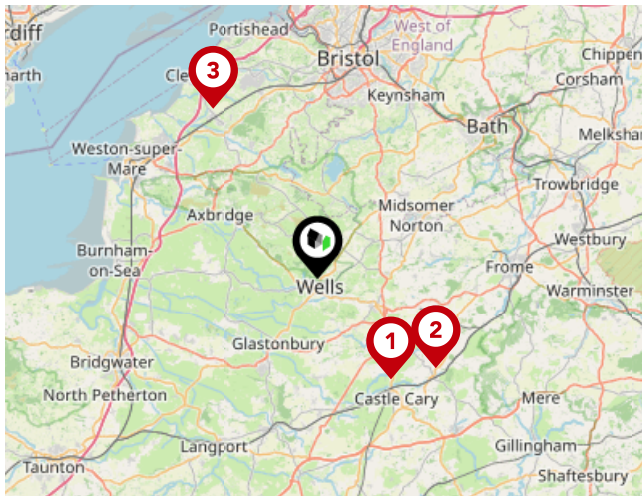
	Nursery	Primary	Secondary	College	Private
<b>1</b> <b>St Joseph and St Teresa Catholic Primary School</b> Ofsted Rating: Good   Pupils: 149   Distance:0.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b> <b>The Blue School</b> Ofsted Rating: Good   Pupils: 1434   Distance:0.33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b> <b>St Cuthbert's Church of England Academy Infants and Pre-School</b> Ofsted Rating: Good   Pupils: 172   Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b> <b>St Cuthbert's CofE Junior School</b> Ofsted Rating: Good   Pupils: 174   Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b> <b>Wells Cathedral School</b> Ofsted Rating: Not Rated   Pupils: 780   Distance:0.46	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b> <b>Stoberry Park School</b> Ofsted Rating: Good   Pupils: 318   Distance:0.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b> <b>Wookey Primary School</b> Ofsted Rating: Good   Pupils: 97   Distance:1.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b> <b>Coxley Primary School</b> Ofsted Rating: Requires improvement   Pupils: 64   Distance:1.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
<p><b>9</b> <b>Horrington Primary School</b></p> <p>Ofsted Rating: Requires improvement   Pupils: 102   Distance:2.13</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>10</b> <b>St Lawrence's CofE Primary School</b></p> <p>Ofsted Rating: Good   Pupils: 49   Distance:3.45</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>11</b> <b>Priddy Primary School</b></p> <p>Ofsted Rating: Good   Pupils: 40   Distance:3.7</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>12</b> <b>Bowlsh Infant School</b></p> <p>Ofsted Rating: Good   Pupils: 107   Distance:4.14</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>13</b> <b>West Pennard Church of England Primary School</b></p> <p>Ofsted Rating: Outstanding   Pupils: 219   Distance:4.63</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>14</b> <b>Shepton Mallet Community Infants' School &amp; Nursery</b></p> <p>Ofsted Rating: Good   Pupils: 220   Distance:4.67</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15</b> <b>St Dunstan's School</b></p> <p>Ofsted Rating: Good   Pupils: 459   Distance:4.72</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16</b> <b>St Paul's Church of England VC Junior School</b></p> <p>Ofsted Rating: Good   Pupils: 322   Distance:4.75</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)

COOPER  
AND  
TANNER



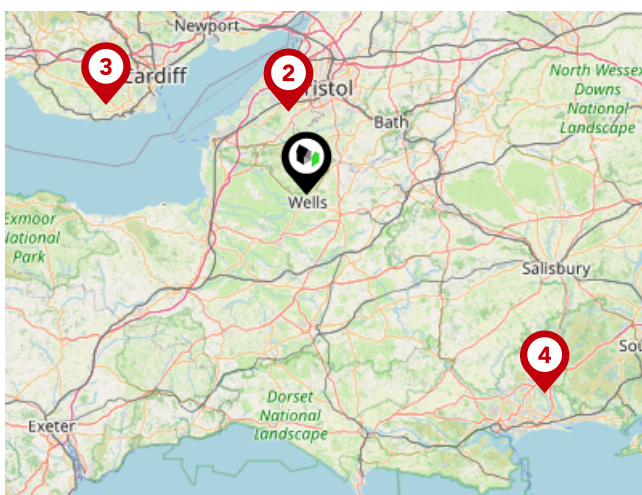
## National Rail Stations

Pin	Name	Distance
1	Castle Cary Rail Station	9.33 miles
2	Bruton Rail Station	11.07 miles
3	Yatton Rail Station	14.79 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J13	40.66 miles
2	M5 J12	43.75 miles
3	M5 J11A	49.55 miles
4	M4 J16	41.6 miles
5	M5 J29	48.42 miles

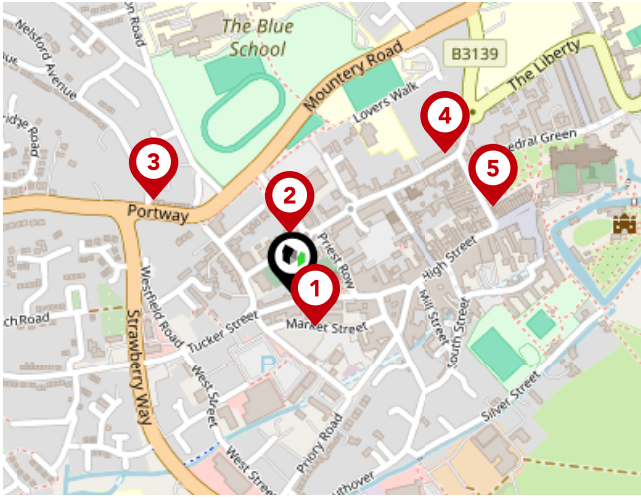
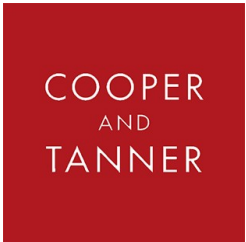


## Airports/Helipads

Pin	Name	Distance
1	Bristol Airport	12.63 miles
2	Felton	12.63 miles
3	Cardiff Airport	32.53 miles
4	Bournemouth International Airport	46.42 miles

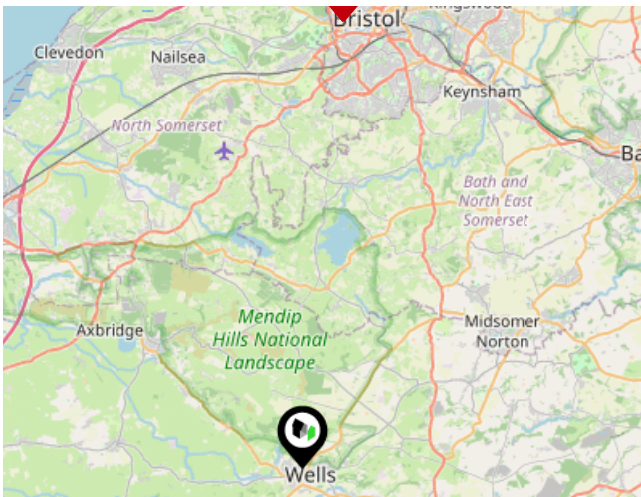
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Bus Station	0.04 miles
2	Chamberlain Street	0.07 miles
3	Welsford Avenue	0.2 miles
4	Mendip West Slinky - Wells destination DRT	0.24 miles
5	Market Place	0.25 miles



### Ferry Terminals

Pin	Name	Distance
1	The Cottage Ferry Landing	16.59 miles
2	Nova Scotia Ferry Landing	16.62 miles
3	Pumphouse Ferry Landing	16.68 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/

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**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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