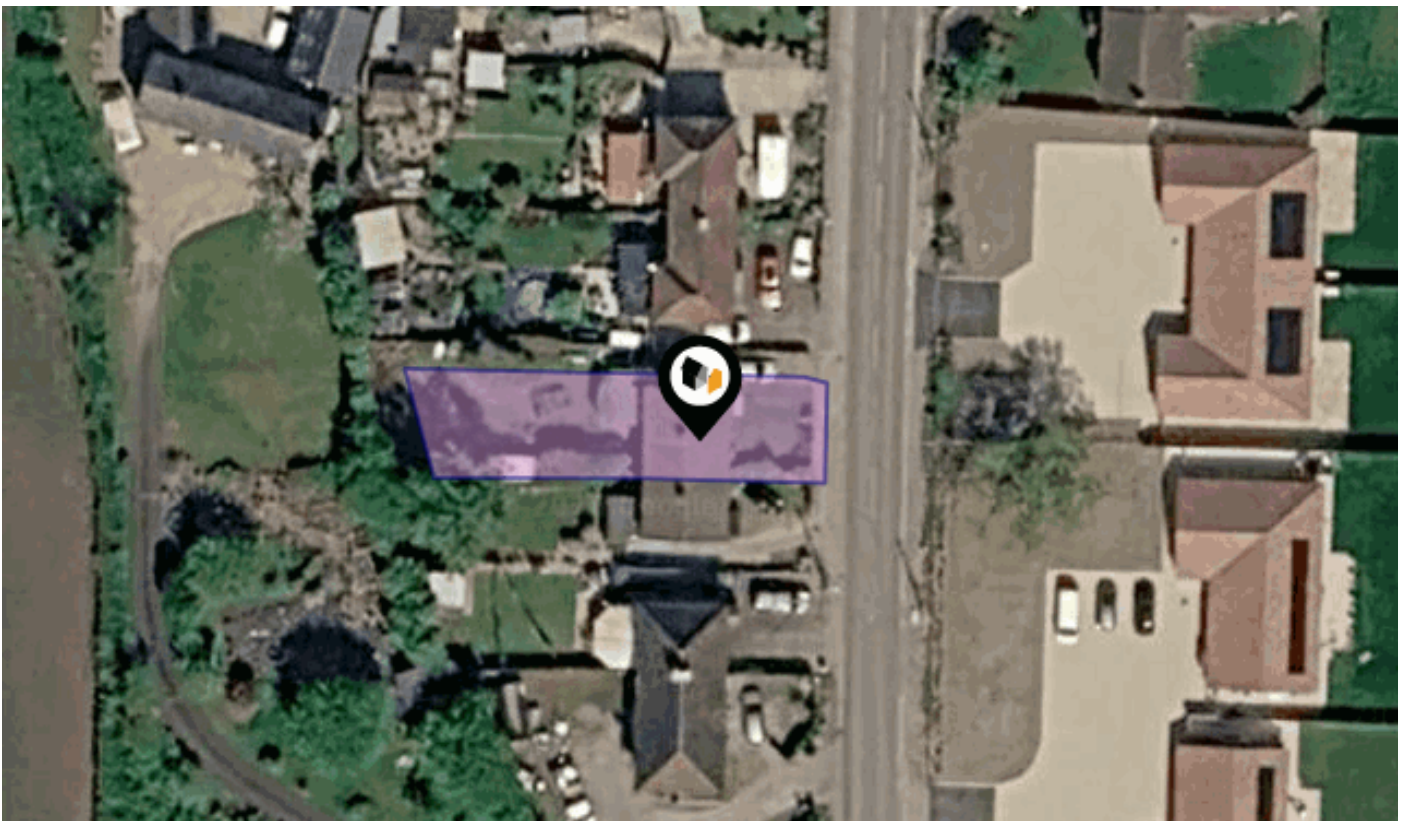




See More Online

MIR: Material Info

The Material Information Affecting this Property
Friday 01st May 2026



STATION ROAD, WANSTROW, SHEPTON MALLET, BA4

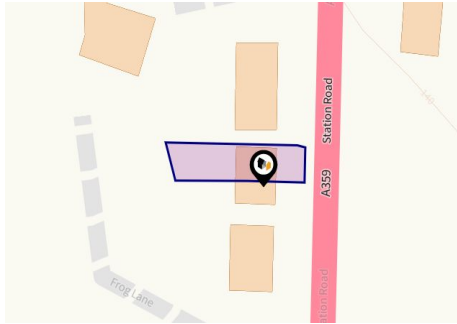
Cooper and Tanner

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



Property Overview

COOPER AND TANNER



Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	979 ft ² / 91 m ²
Plot Area:	0.08 acres
Year Built :	1930-1949
Council Tax :	Band B
Annual Estimate:	£1,992
Title Number:	WS10856

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)

15	-
mb/s	mb/s

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: *Haydan House Station Road Wanstrow Shepton Mallet Somerset BA4 4SY*

Reference - 2014/0768/HSE
Decision: Approval with Conditions
Date: 14th April 2014
Description: Erection of garage workshop with storage and home office for domestic use (Revised Plans received on 10th July 2014)

Planning records for: *4 Station Road Wanstrow Shepton Mallet Somerset BA4 4SY*

Reference - 106840/002
Decision: Approval
Date: 24th January 2005
Description: Use of land for stabling and grazing of horses (DEL)

Planning records for: *5 Station Road Wanstrow Shepton Mallet Somerset BA4 4SY*

Reference - 117653/003
Decision: Approval with Conditions
Date: 28th August 2007
Description: Two storey side extension (DEL)

Reference - 117653/002
Decision: WDT - Withdrawn
Date: 18th April 2007
Description: Erection of two storey side extension (DEL)

Planning records for: **5 Station Road Wanstrow Shepton Mallet Somerset BA4 4SY**

Reference - 117653/000
Decision: Refusal
Date: 08th February 2005
Description: Creation of vehicular access (DEL)

Reference - 2010/2521
Decision: Approval with Conditions
Date: 06th October 2010
Description: Two storey side extension.

Planning records for: **Byrne Motors Garage Station Road Wanstrow Shepton Mallet Somerset BA4 4SY**

Reference - 2017/3250/FUL
Decision: Approval with Conditions
Date: 22nd December 2017
Description: Proposed extension to existing garage and new workshop with ramp (amended plan received 26/2/18).

Planning records for: **Read Agri Services Station Road Wanstrow Shepton Mallet Somerset BA4 4SY**

Reference - 2025/0085/FUL
Decision: Decided
Date: 22nd January 2025
Description: Erection of extension to existing storage building to store new agricultural machinery

Planning records for: *Read Agri Services Station Road Wanstrow Shepton Mallet Somerset BA4 4SY*

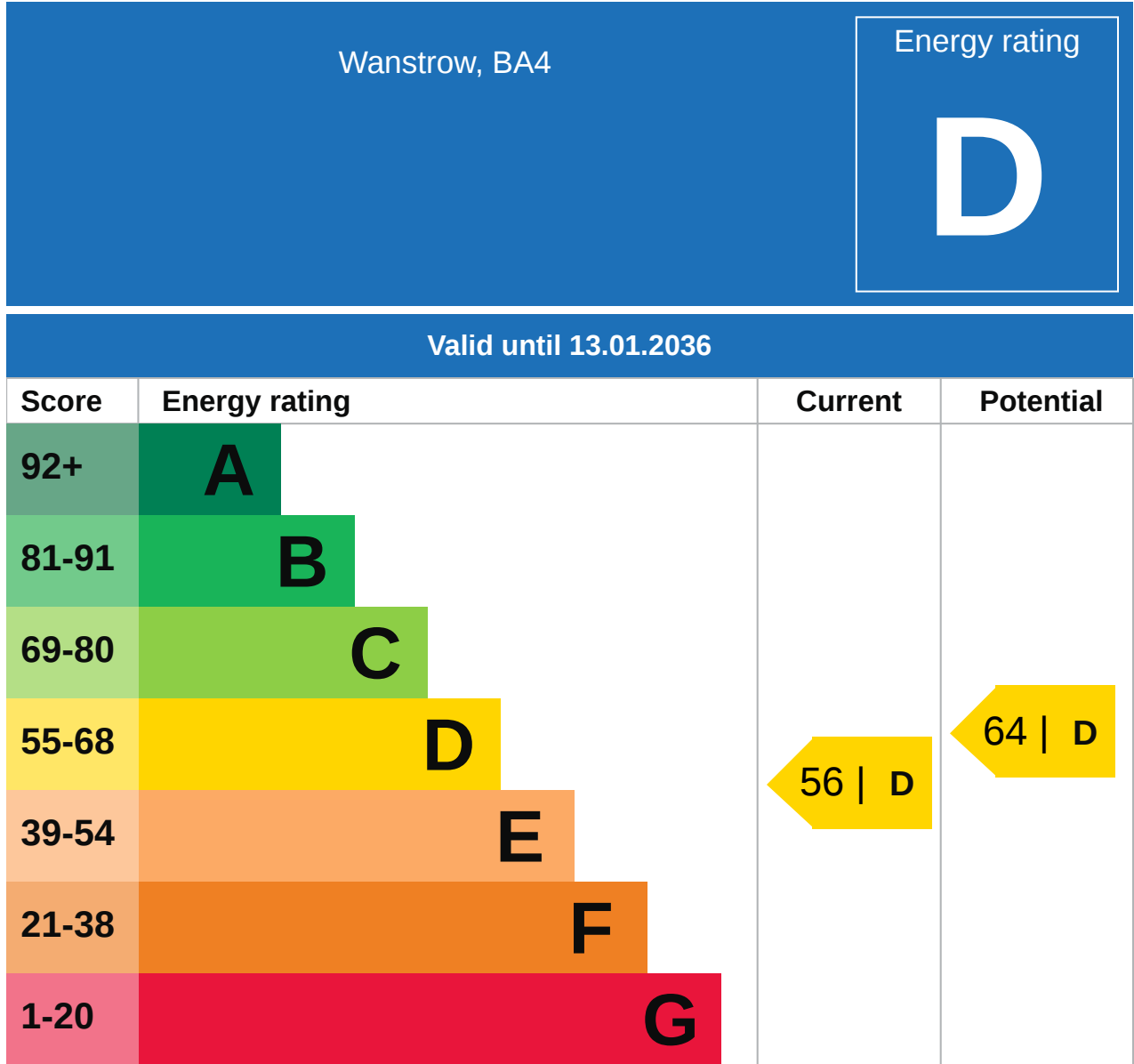
Reference - 2019/2055/FUL	
Decision:	Decided
Date:	16th August 2019
Description:	Change of use of agricultural land to B8 storage land and the erection of a steel framed apex building for B8 storage use (housing of new agricultural machinery).





Property EPC - Certificate

COOPER
AND
TANNER



Property EPC - Additional Data

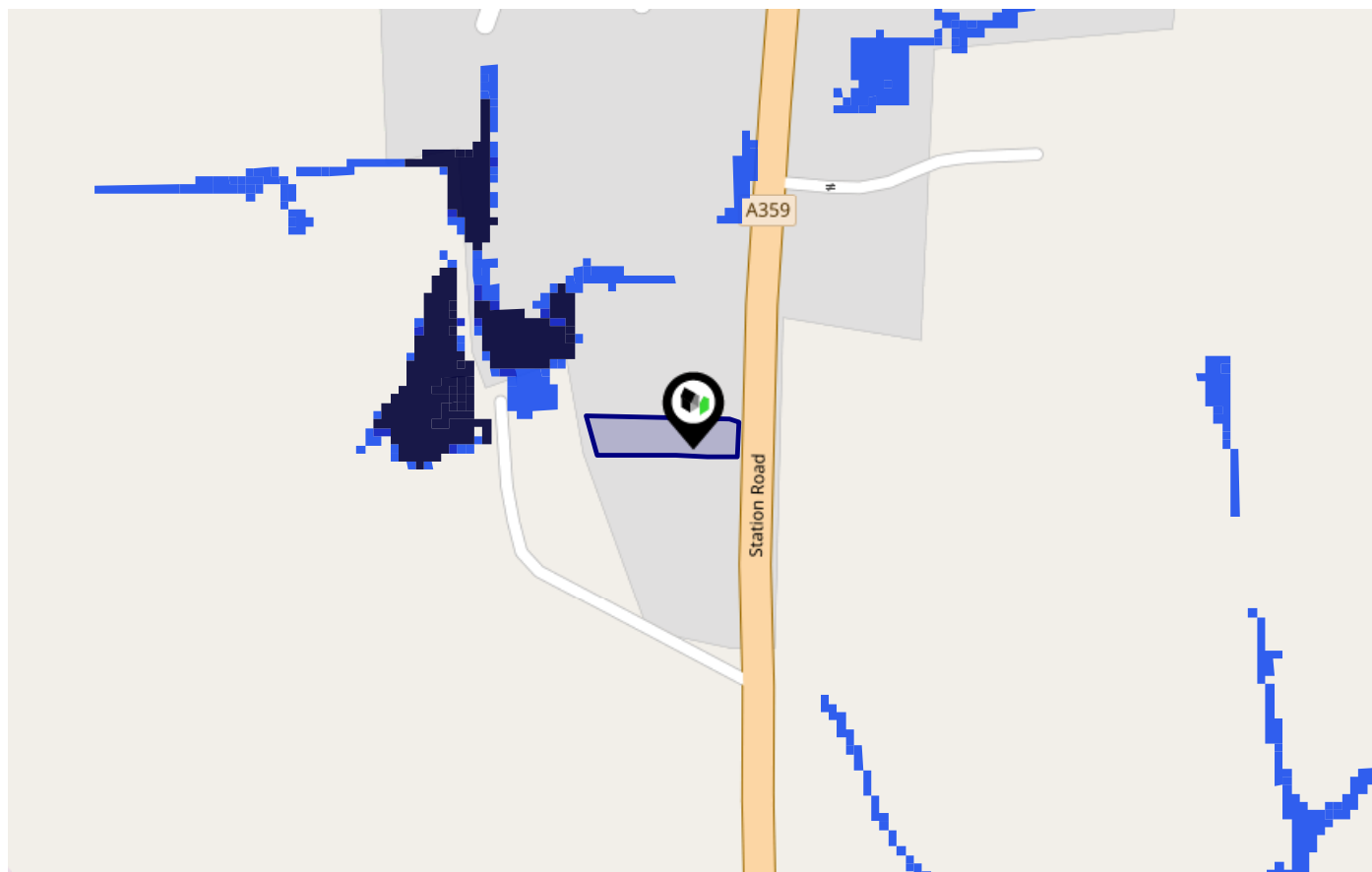
Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Rental
Energy Tariff:	Single
Main Fuel:	Oil (not community)
Main Gas:	No
Previous Extension:	1
Open Fireplace:	1
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, oil, Room heaters, electric
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Good lighting efficiency
Floors:	Solid, no insulation (assumed)
Total Floor Area:	91 m ²

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.

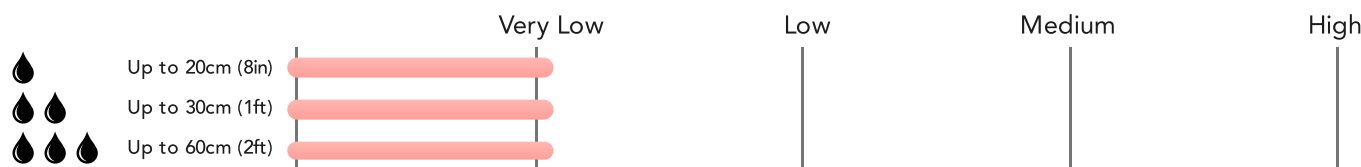


Risk Rating: Very low

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.

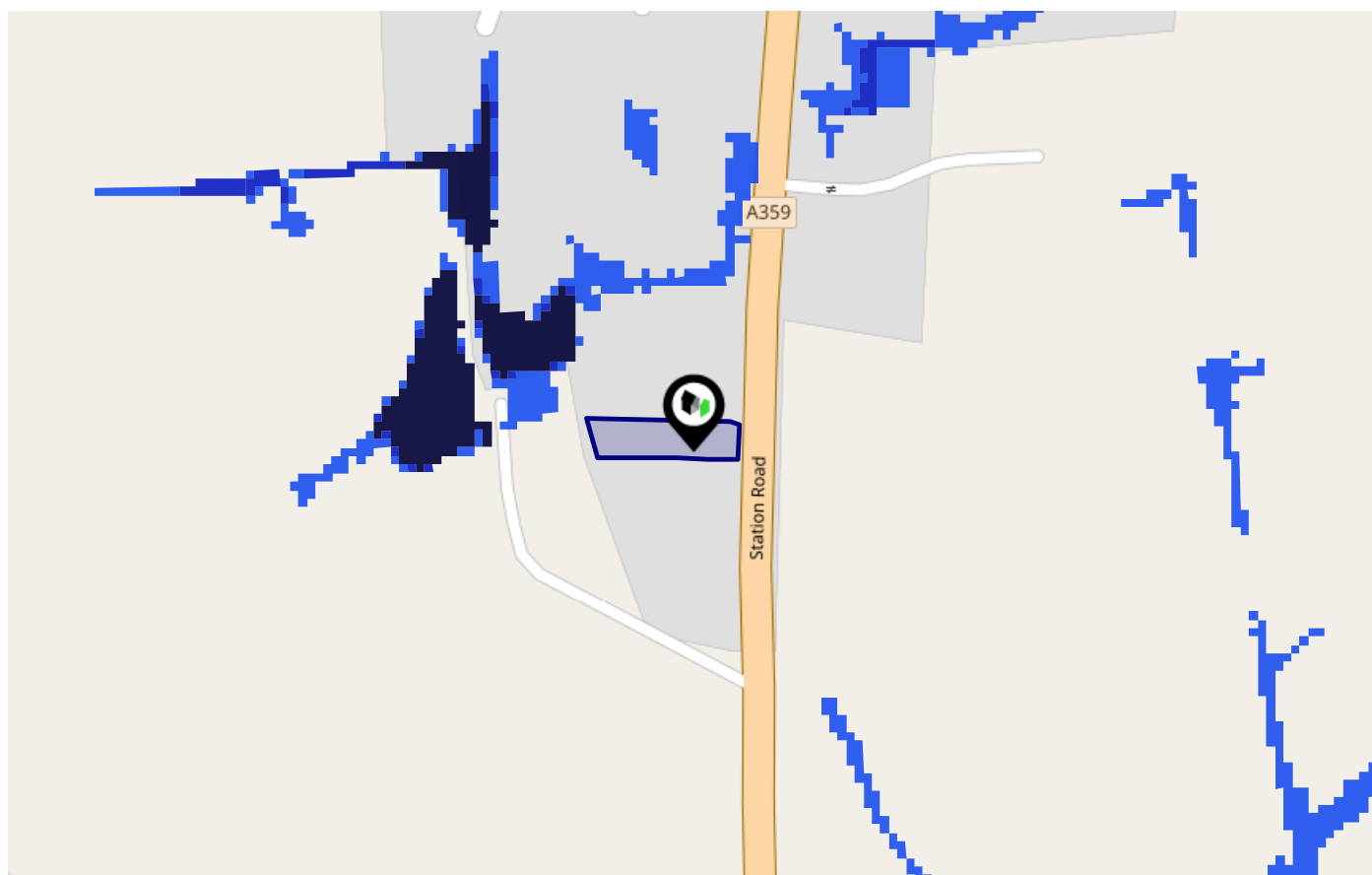
Chance of flooding to the following depths at this property:



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.
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- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
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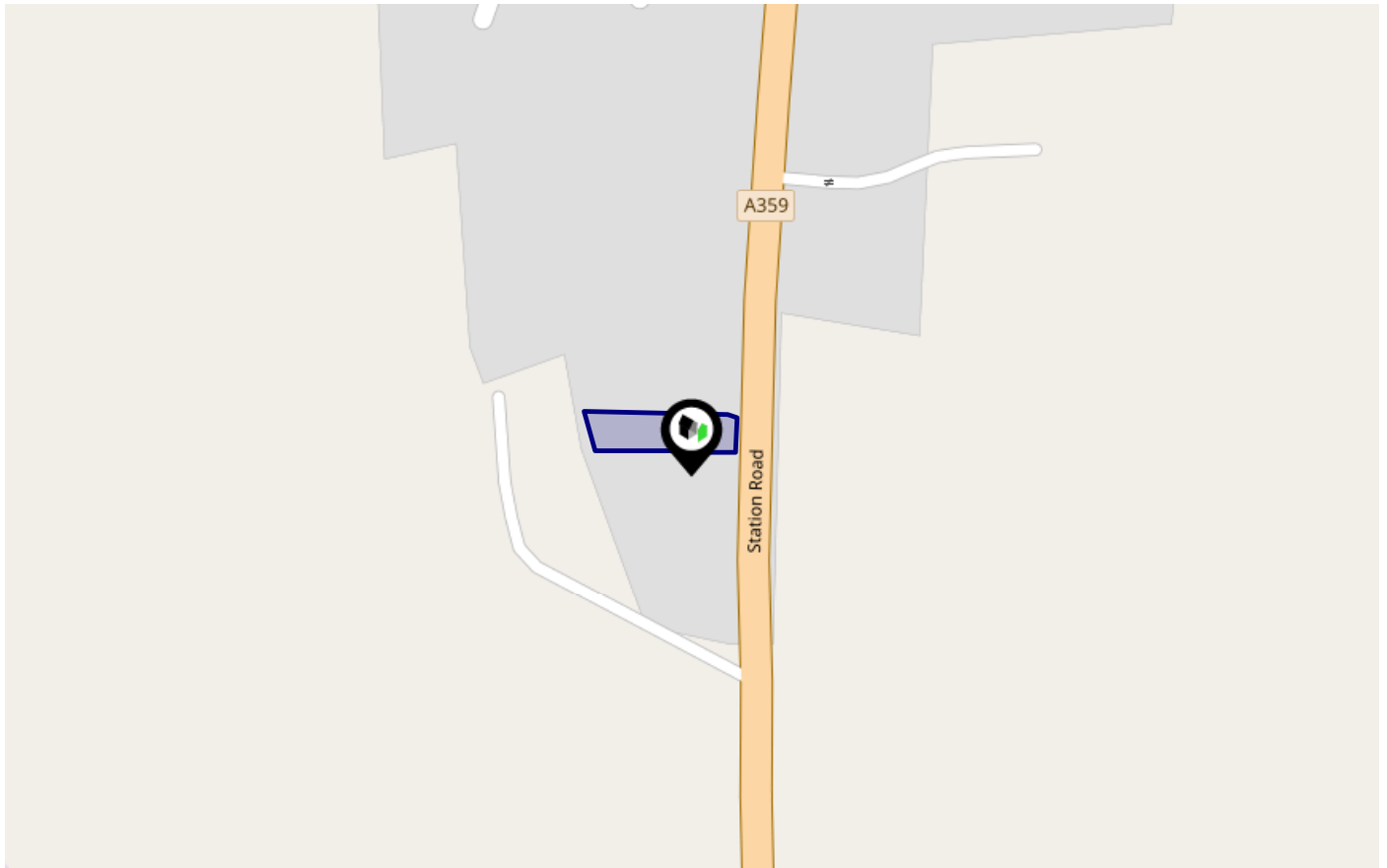
Chance of flooding to the following depths at this property:



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.

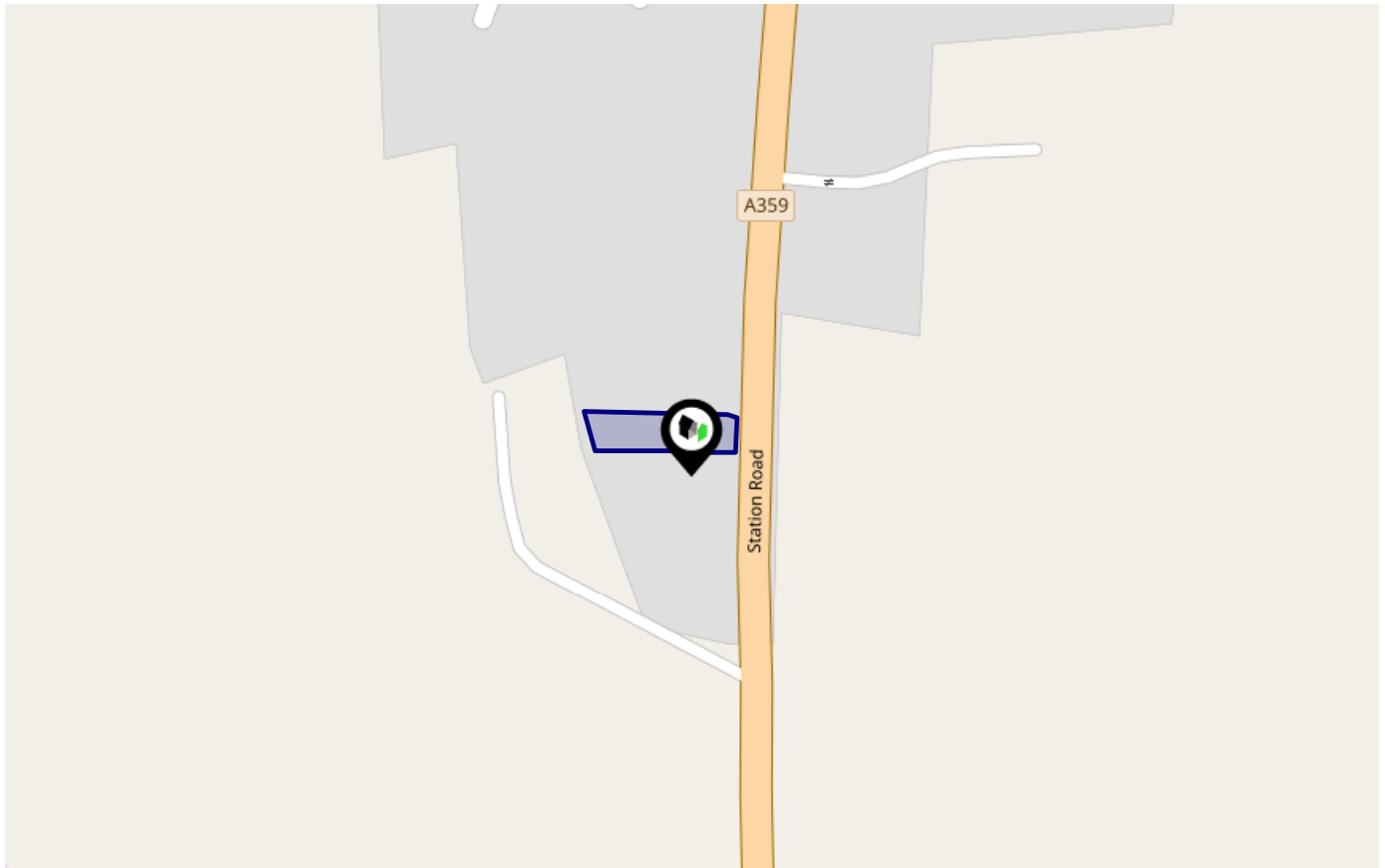
Chance of flooding to the following depths at this property:



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:

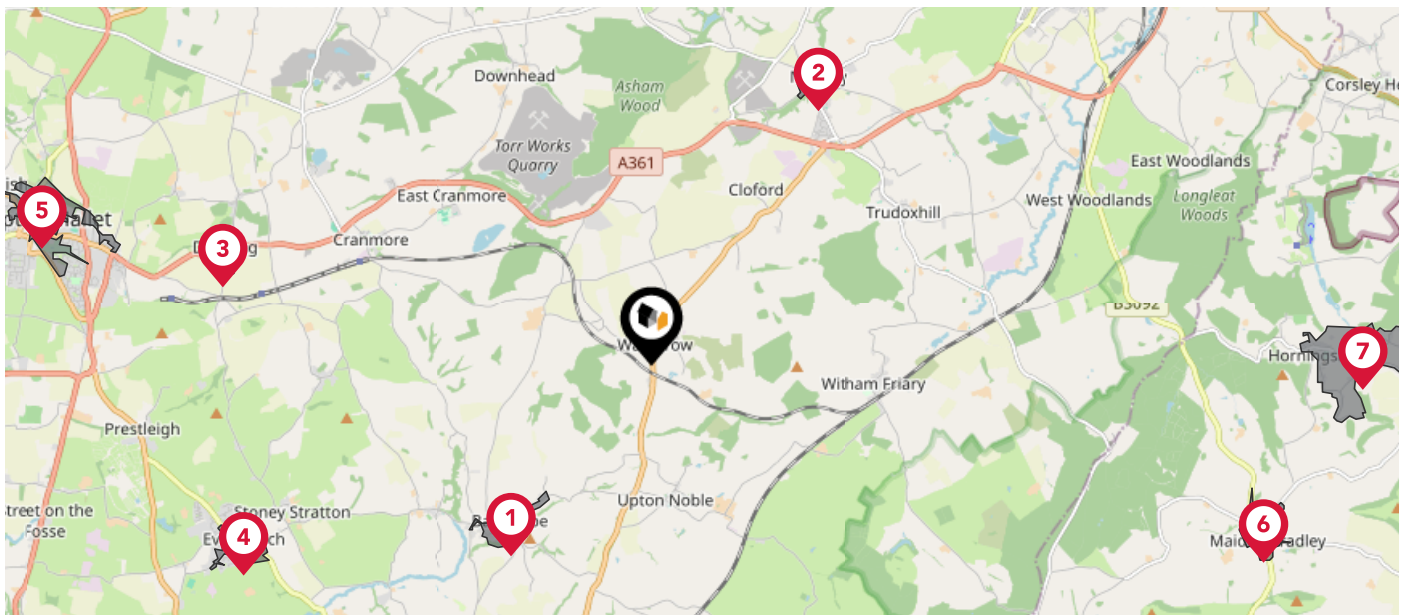


MIR - Material Info








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 Batcombe
-  2 Nunney
-  3 Doultong
-  4 Evercreech
-  5 Shepton Mallet
-  6 Maiden Bradley
-  7 Horningsham

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

1	Bulls Lane-Upton Noble	Historic Landfill <input type="checkbox"/>
2	Trinidad Asphalt Works Area B-Wanstrom, Shepton Mallet, Somerset	Historic Landfill <input type="checkbox"/>
3	Trinidad Asphalt Works Area A-Wanstrom, Shepton Mallet, Somerset	Historic Landfill <input type="checkbox"/>
4	Permanite Asphalt Works-Trinidad Works, Wanstrom, Shepton Mallet, Somerset	Historic Landfill <input type="checkbox"/>
5	Postlebury Wood-Cloford Common, Wanstrom, Somerset	Historic Landfill <input type="checkbox"/>
6	Cloford Manor-Cloford, Frome, Somerset	Historic Landfill <input type="checkbox"/>
7	Adjacent A361-Nunney	Historic Landfill <input type="checkbox"/>
8	EA/EPR/SP3699FR/A001 - Colemans Quarry	Active Landfill <input checked="" type="checkbox"/>
9	Adjacent A361-Trudoxhill, Midford Hill, Midford, Bath, Avon	Historic Landfill <input type="checkbox"/>
10	Witham Hall Tip, Witham Hall Farm-Witham Friary	Historic Landfill <input type="checkbox"/>

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

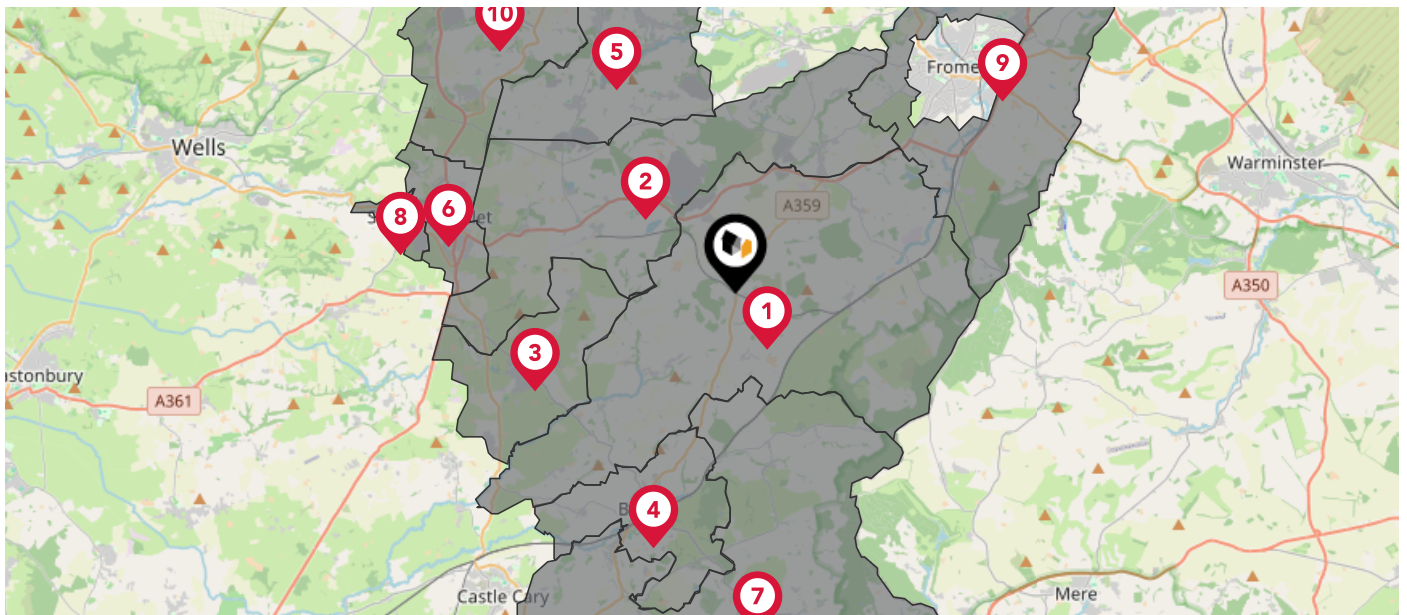
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

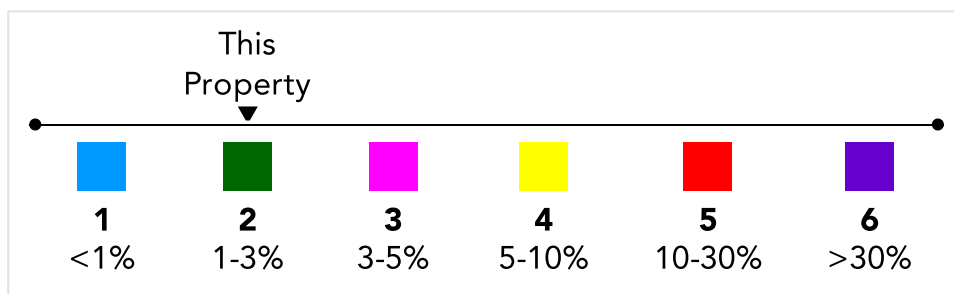
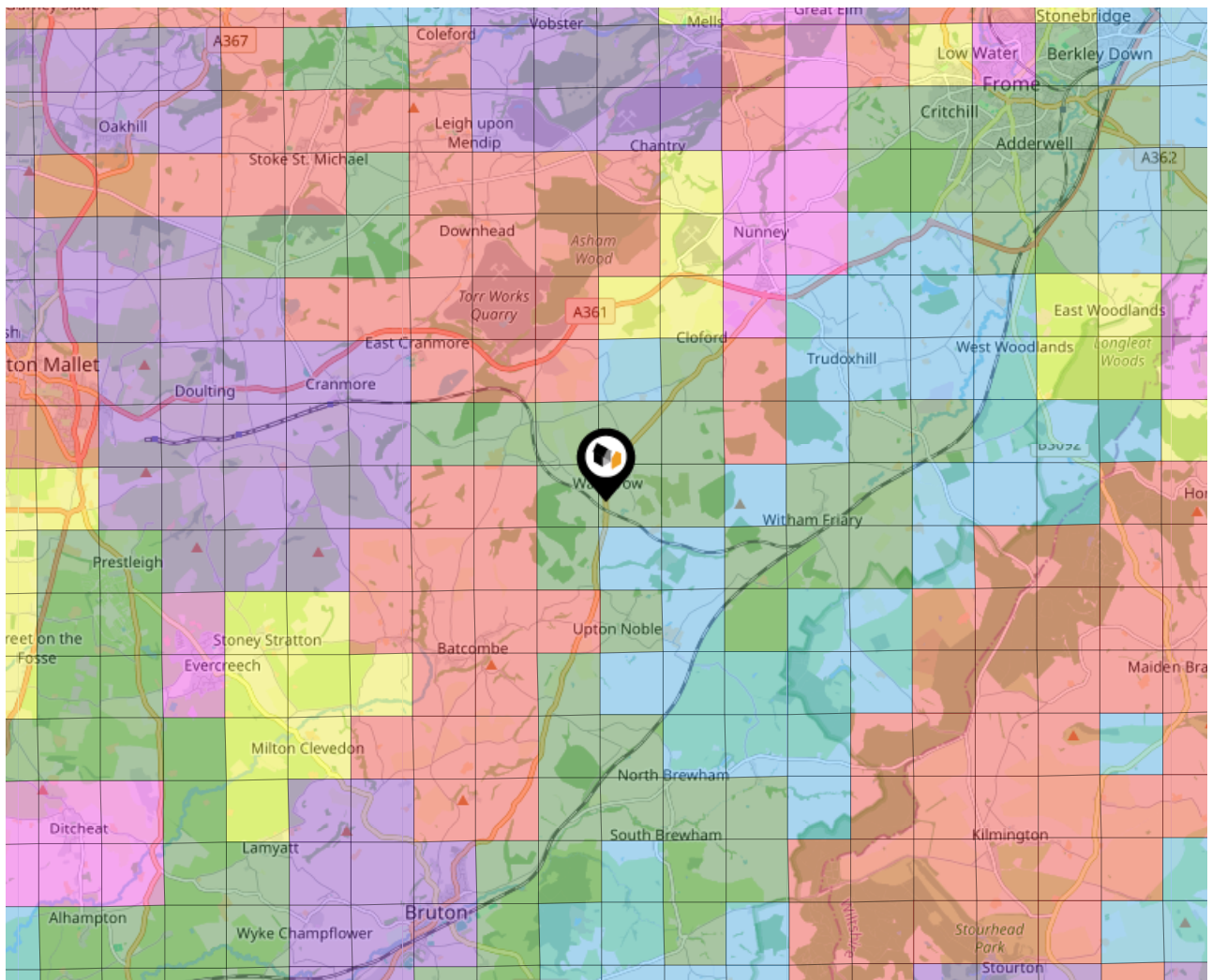


Nearby Council Wards

- 1 Postlebury Ward
- 2 Cranmore, Doultling and Nunney Ward
- 3 Creech Ward
- 4 Bruton Ward
- 5 Coleford and Holcombe Ward
- 6 Shepton East Ward
- 7 Tower Ward
- 8 Shepton West Ward
- 9 Beckington and Selwood Ward
- 10 Ashwick, Chilcompton and Stratton Ward

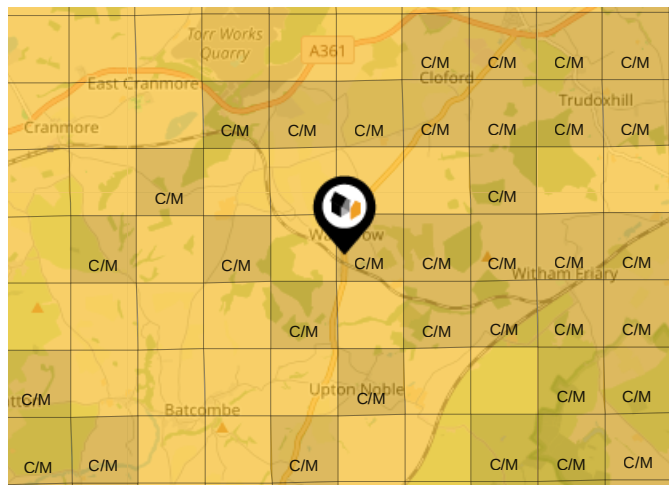
What is Radon?

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)

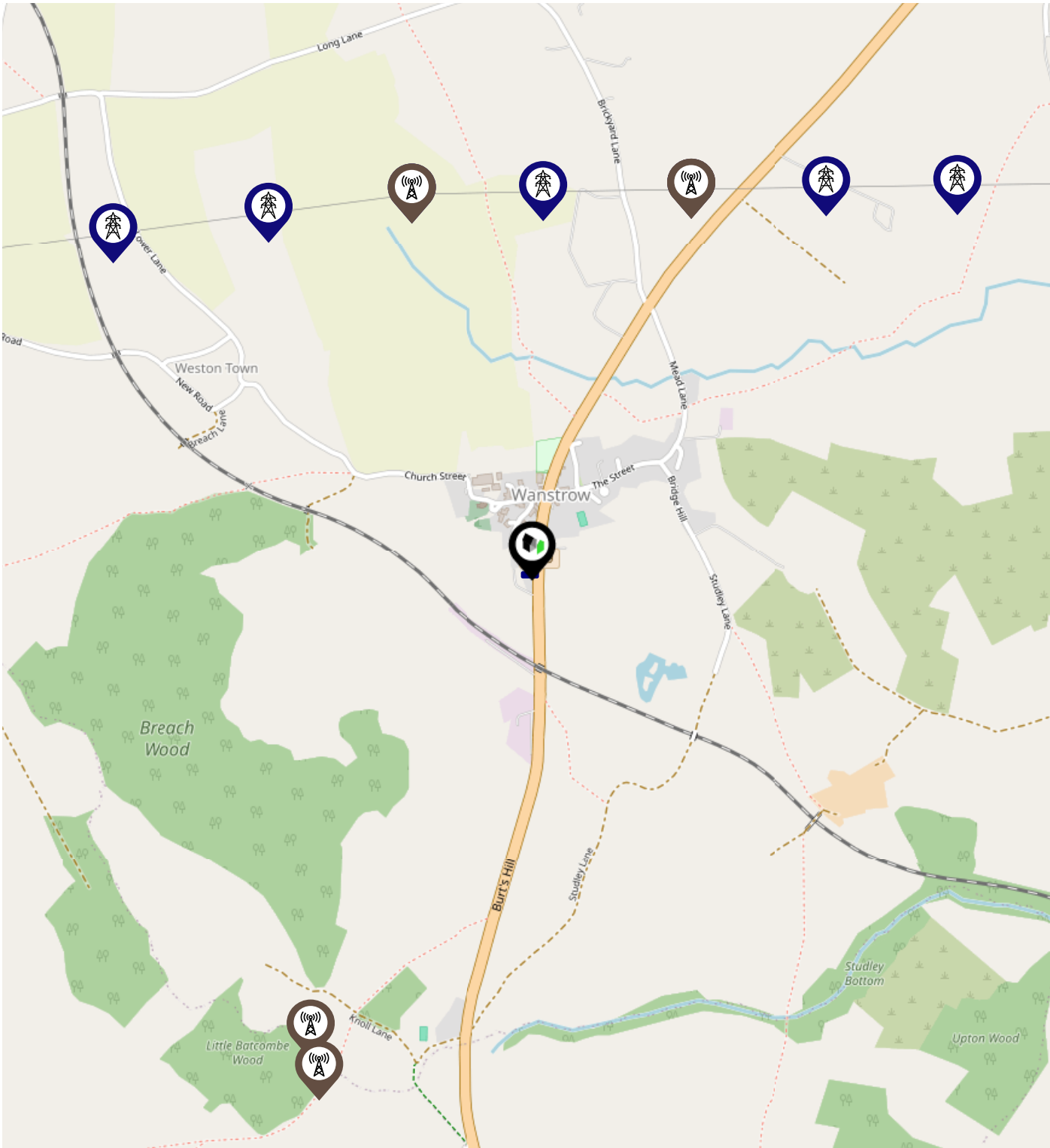
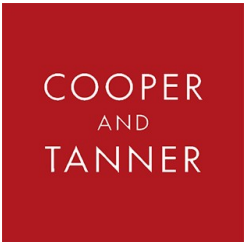
Carbon Content: HIGH **Soil Texture:** LOAM
Parent Material Grain: ARGILLIC - **Soil Depth:** INTERMEDIATE-SHALLOW
 ARENACEOUS
Soil Group: HEAVY TO MEDIUM



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



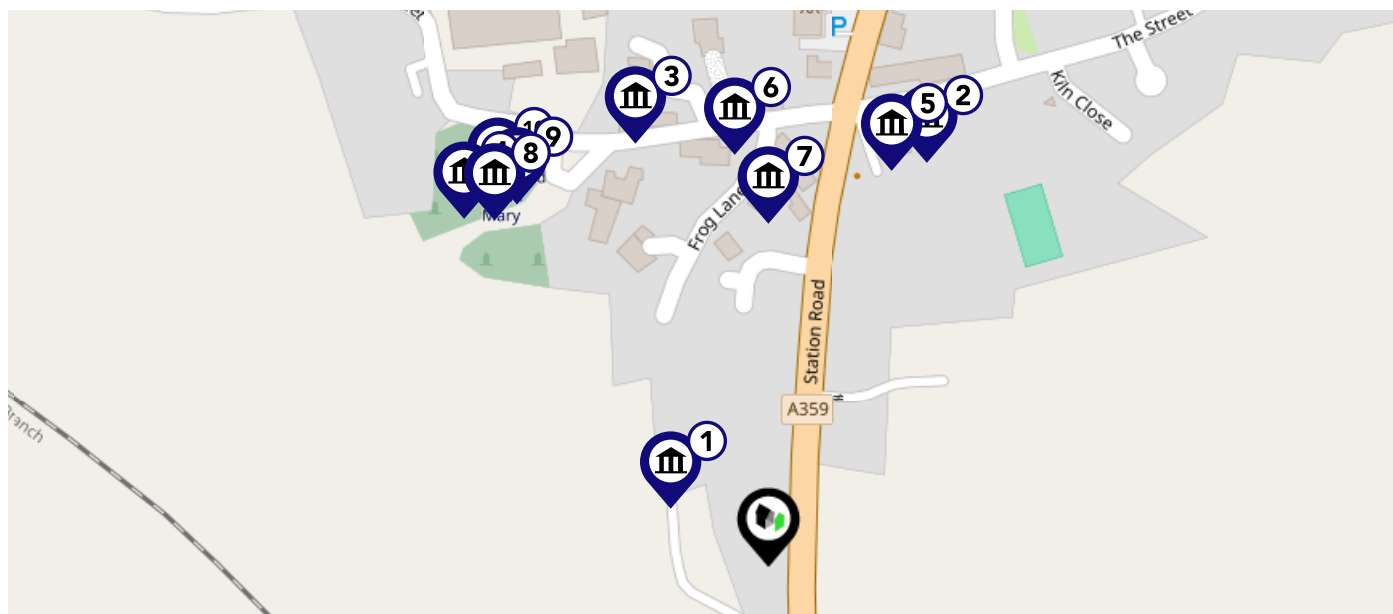
Key:











- 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
 1058251 - Turners Farmhouse	Grade II	0.0 miles
 1058252 - Fernwell	Grade II	0.1 miles
 1058285 - Manor Farmhouse Manor House	Grade II	0.1 miles
 1174969 - Unidentified Chest Tomb, 5 Metres South Of West End Of Church Of St Mary	Grade II	0.1 miles
 1345302 - White Cottage	Grade II	0.1 miles
 1295501 - 1 And 2, Church Street	Grade II	0.1 miles
 1058248 - Manor House Cottage	Grade II	0.1 miles
 1058284 - Unidentified Chest Tomb 2 Metres South Of South Chapel Of Church Of St Mary	Grade II	0.1 miles
 1058283 - White Chest Tomb One Metre South Of Tower Of Church Of St Mary	Grade II	0.1 miles
 1174955 - Church Of St Mary	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

No gas supply

Central Heating

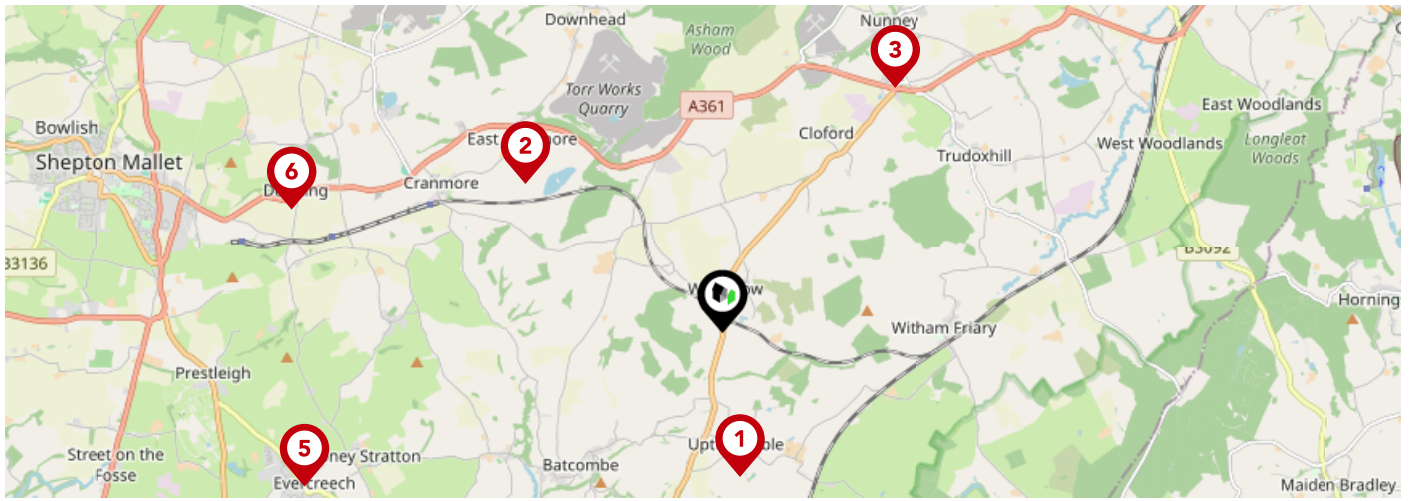
Oil Central Heating

Water Supply

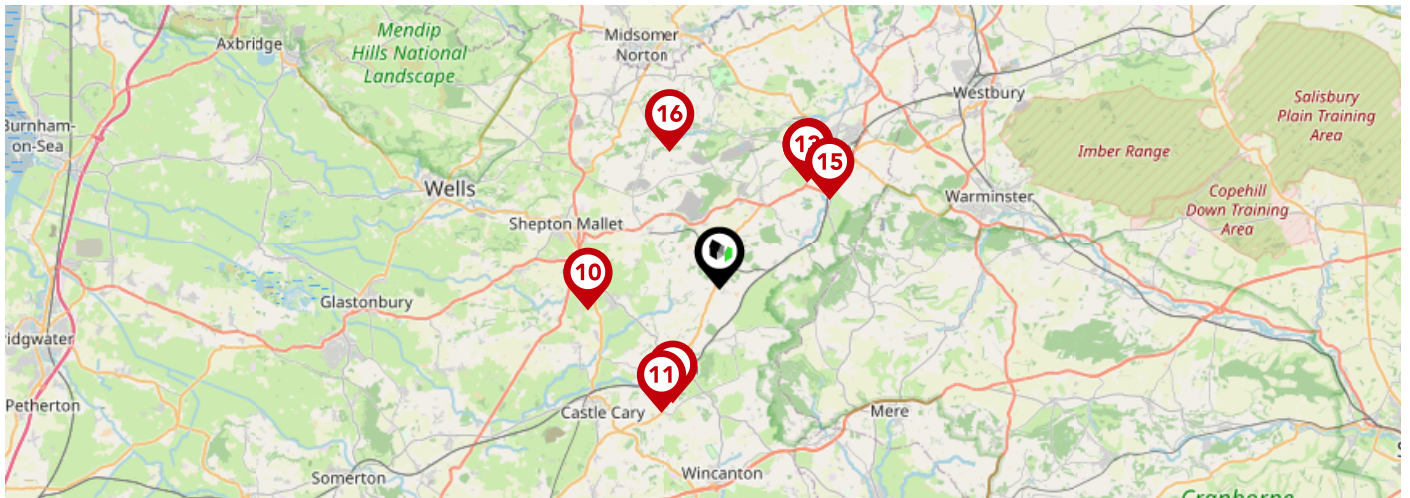
Mains









Drainage

Mains



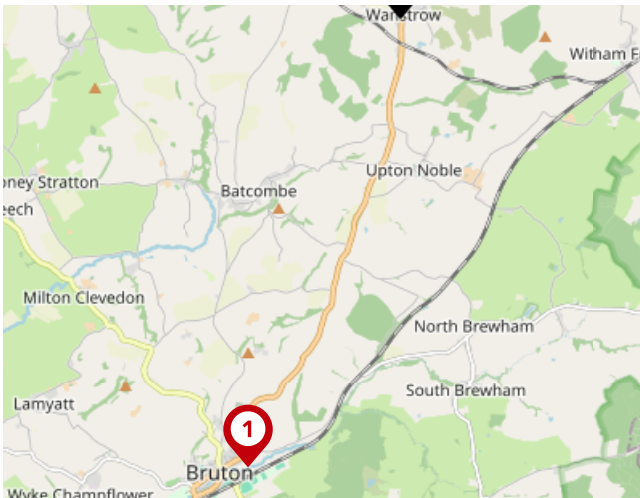
	Nursery	Primary	Secondary	College	Private
1 Upton Noble CofE VC Primary School Ofsted Rating: Good Pupils: 165 Distance:1.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 All Hallows School Ofsted Rating: Not Rated Pupils: 238 Distance:2.3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Nunney First School Ofsted Rating: Good Pupils: 72 Distance:2.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Leigh On Mendip School Ofsted Rating: Good Pupils: 99 Distance:3.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Evercreech Church of England Primary School Ofsted Rating: Good Pupils: 181 Distance:4.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 St Aldhelms Church School Ofsted Rating: Requires improvement Pupils: 173 Distance:4.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Bruton Primary School Ofsted Rating: Good Pupils: 252 Distance:4.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Mells Church of England First School Ofsted Rating: Good Pupils: 69 Distance:4.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	King's Bruton Ofsted Rating: Not Rated Pupils: 355 Distance:4.57	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Mendip School Ofsted Rating: Good Pupils: 164 Distance:4.91	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sexey's School Ofsted Rating: Good Pupils: 685 Distance:5.06	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Trinity Church of England First School Ofsted Rating: Good Pupils: 295 Distance:5.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Critchill Special School Ofsted Rating: Good Pupils: 97 Distance:5.14	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Oakfield Academy Ofsted Rating: Requires improvement Pupils: 557 Distance:5.25	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Christ Church First School Ofsted Rating: Not Rated Pupils: 77 Distance:5.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bishop Henderson Church of England Primary School Ofsted Rating: Requires improvement Pupils: 160 Distance:5.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)

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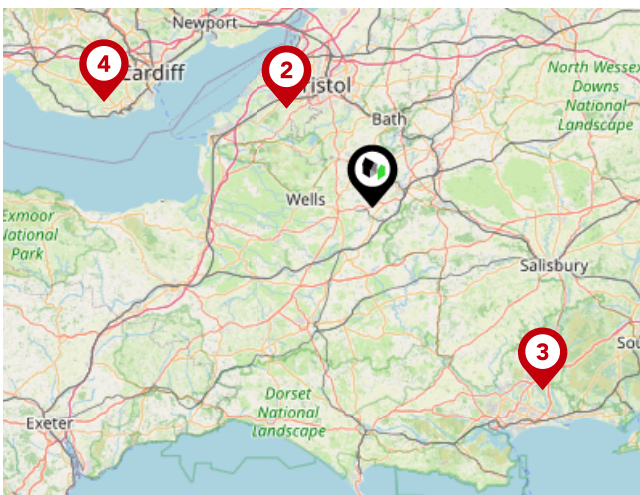
National Rail Stations

Pin	Name	Distance
1	Bruton Rail Station	4.4 miles
2	Frome Rail Station	5.94 miles
3	Castle Cary Rail Station	6.85 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J13	40.81 miles
2	M5 J12	43.69 miles
3	M4 J16	35.41 miles
4	M4 J15	38.59 miles
5	M27 J1	39.88 miles

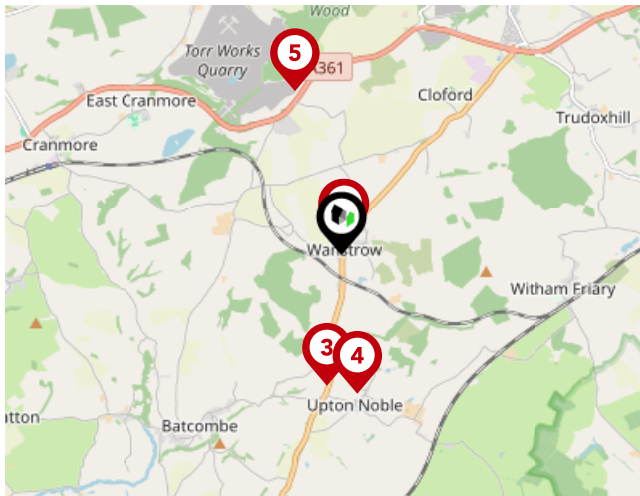


Airports/Helipads

Pin	Name	Distance
1	Bristol Airport	19.62 miles
2	Felton	19.62 miles
3	Bournemouth International Airport	37.23 miles
4	Cardiff Airport	42.95 miles

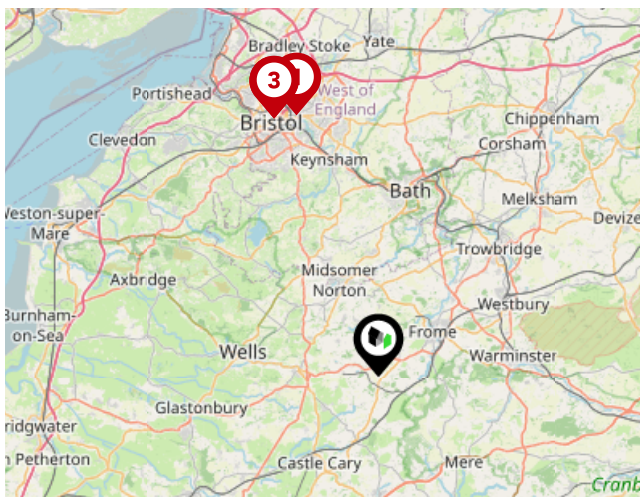
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Wanstrow Pub	0.13 miles
2	Wanstrow Pub	0.14 miles
3	Upton Noble Crossroads	1.22 miles
4	Lamb Inn	1.29 miles
5	Chapel Farm	1.58 miles



Ferry Terminals

Pin	Name	Distance
1	Netham Lock Ferry Terminal	20.3 miles
2	Bathurst Basin Ferry Landing	20.62 miles
3	The Ostrich	20.63 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

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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Cooper and Tanner

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