



MIR: Material Info

The Material Information Affecting this Property
Wednesday 01st July 2026



VALLIS HOUSE, 58, ROBINS LANE, FROME, BA11

Cooper and Tanner

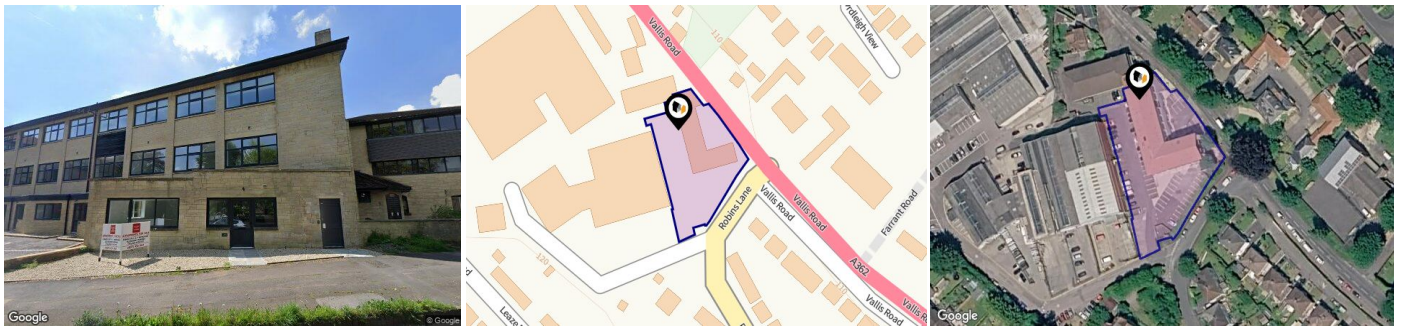
6 The Bridge Frome BA11 1AR

01373 455060

frome@cooperandtanner.co.uk

cooperandtanner.co.uk








Property

| | | | |
|-------------------------|---|----------------|----------|
| Type: | Flat / Maisonette | Tenure: | Freehold |
| Bedrooms: | 1 | | |
| Floor Area: | 430 ft ² / 40 m ² | | |
| Plot Area: | 0.79 acres | | |
| Council Tax : | Band A | | |
| Annual Estimate: | £1,707 | | |
| Title Number: | WS9374 | | |

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 | 40 mb/s | 1800 mb/s |
|  |  |  |

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

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| 58 Robins Lane, BA11 | | Energy rating | |
|------------------------|---------------|---------------|-----------|
| | | D | |
| Valid until 18.10.2033 | | | |
| Score | Energy rating | Current | Potential |
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | 65 D | 65 D |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Property

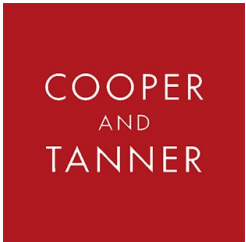
EPC - Additional Data

Additional EPC Data

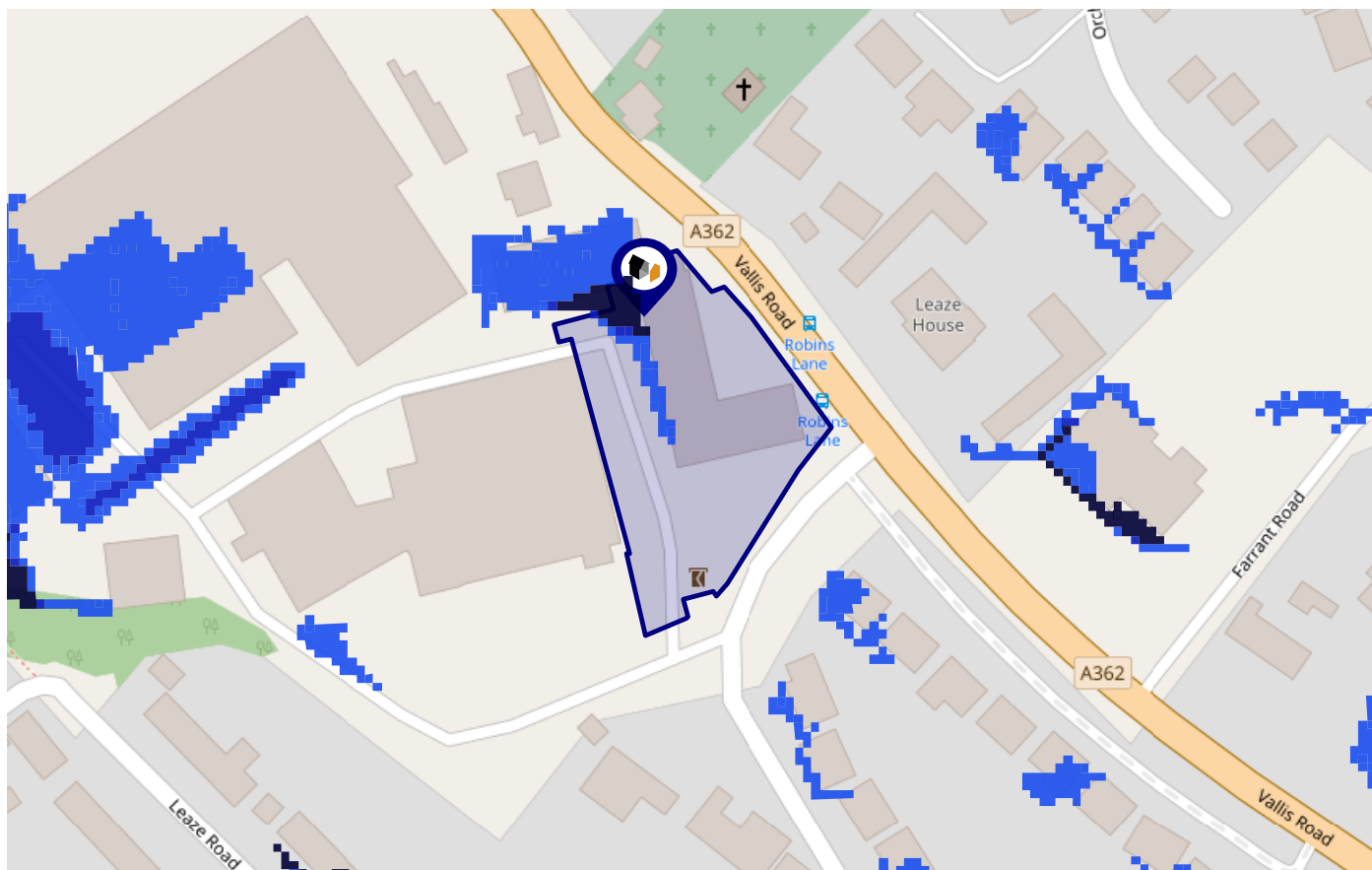
| | |
|-------------------------------------|---|
| Property Type: | Flat |
| Build Form: | End-Terrace |
| Transaction Type: | New dwelling |
| Energy Tariff: | Off-peak 7 hour |
| Main Fuel: | Electricity: electricity, unspecified tariff |
| Floor Level: | 3 |
| Flat Top Storey: | Yes |
| Previous Extension: | 0 |
| Open Fireplace: | 0 |
| Walls: | Average thermal transmittance 0.25 W/m ² K |
| Walls Energy: | Very Good |
| Roof: | Average thermal transmittance 0.11 W/m ² K |
| Roof Energy: | Very Good |
| Main Heating: | Room heaters, electric |
| Main Heating Controls: | Programmer and room thermostat |
| Hot Water System: | Electric immersion, off-peak |
| Hot Water Energy Efficiency: | Average |
| Lighting: | Low energy lighting in all fixed outlets |
| Floors: | (other premises below) |
| Total Floor Area: | 40 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.

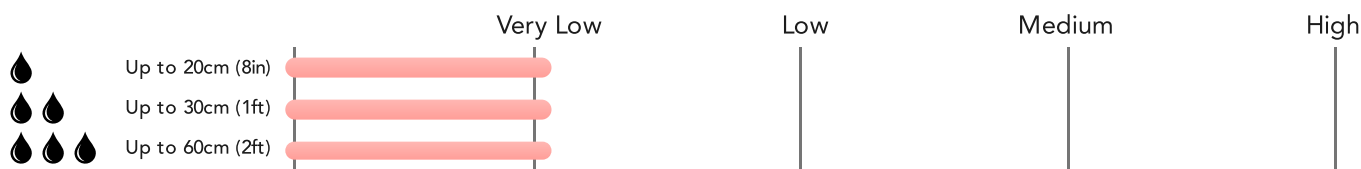


Risk Rating: Very low

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:

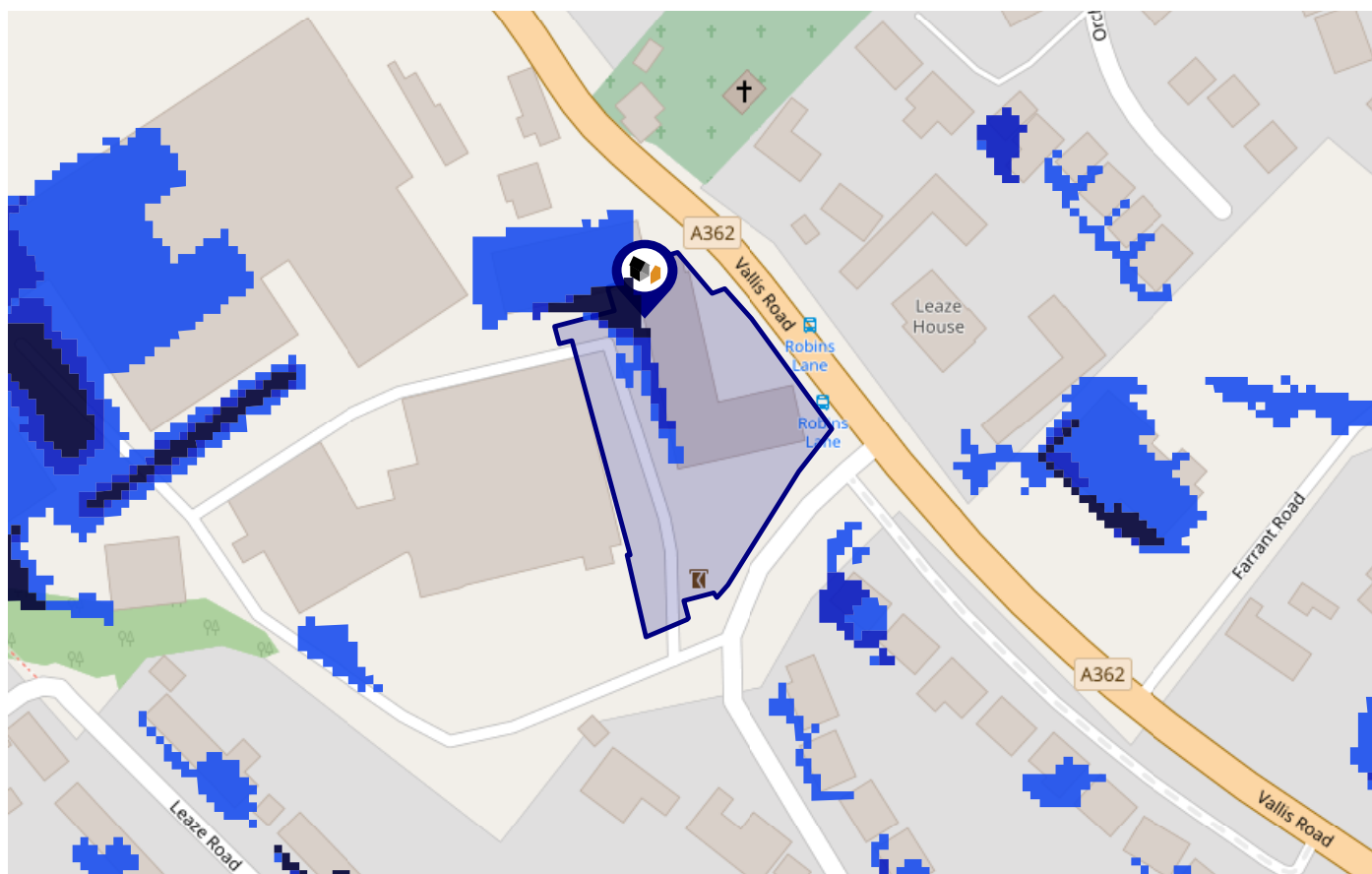


Flood Risk

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.

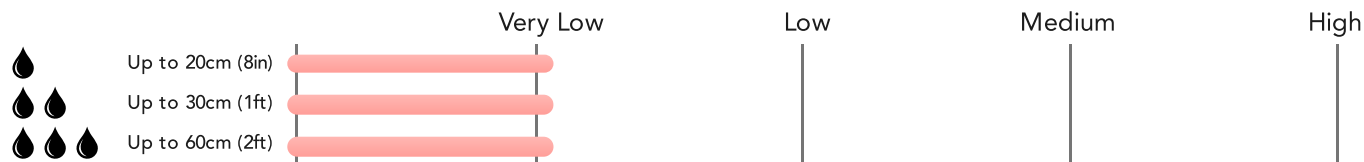


Risk Rating: Very low

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- 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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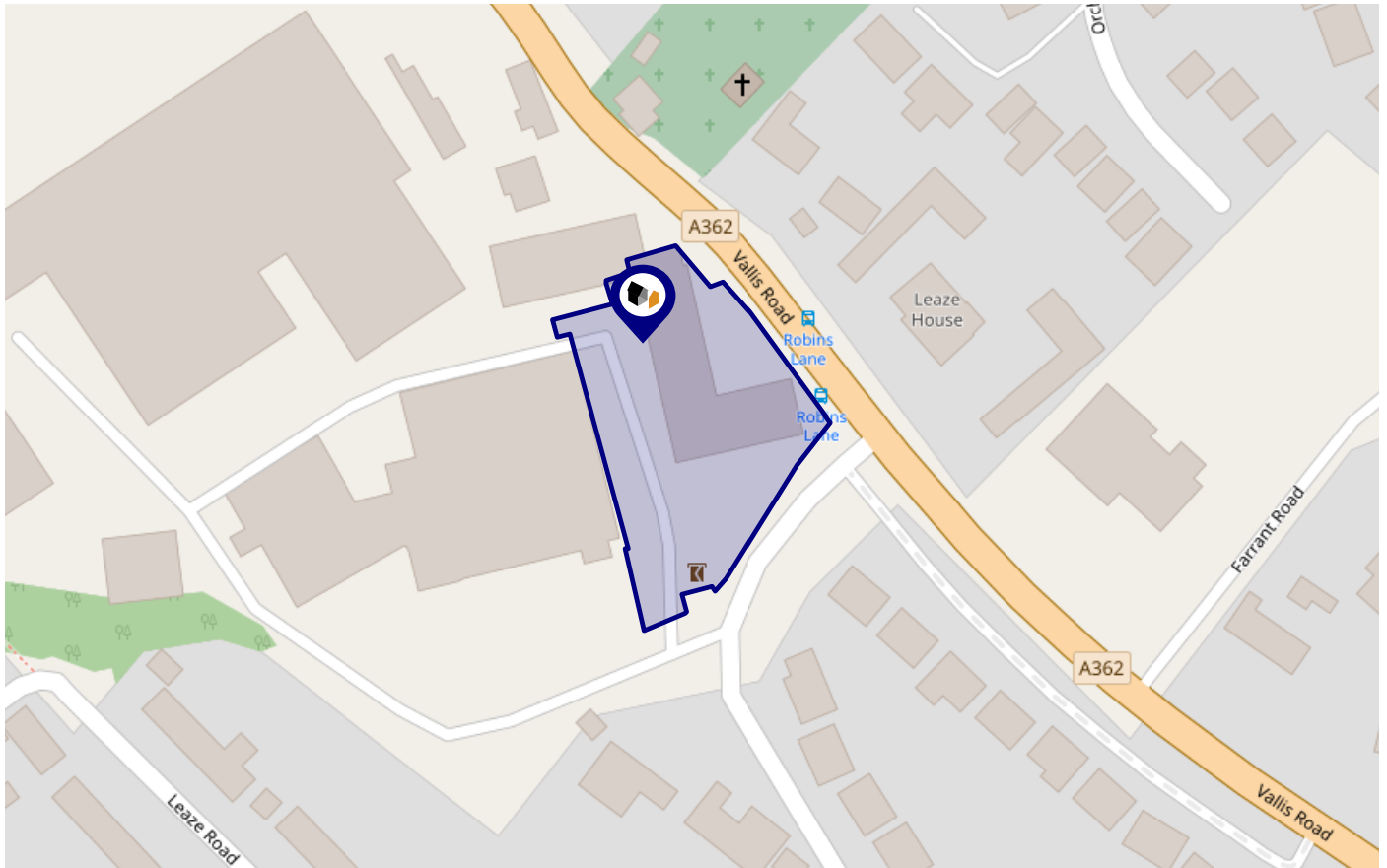


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Flood Risk

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.
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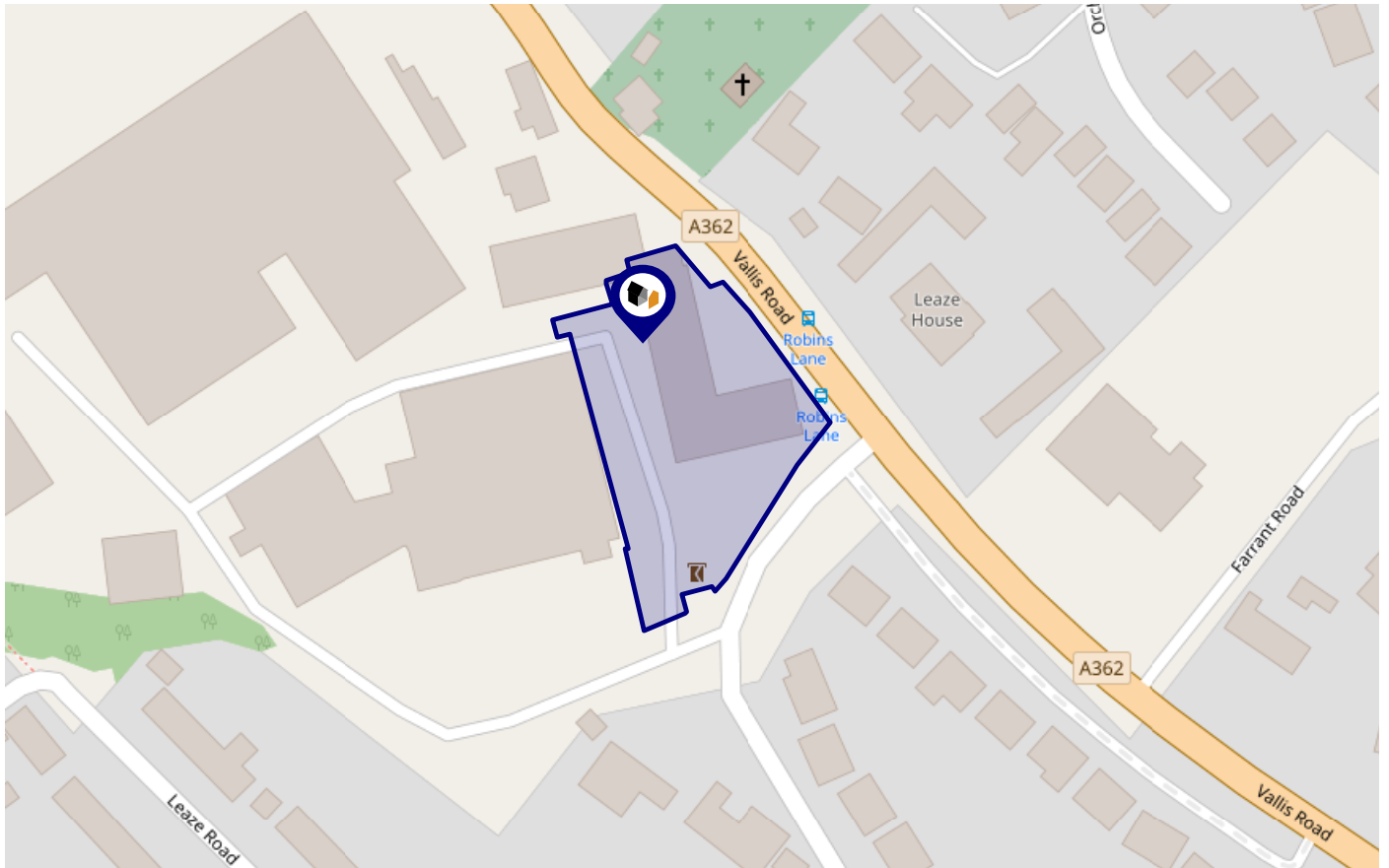
Chance of flooding to the following depths at this property:



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.
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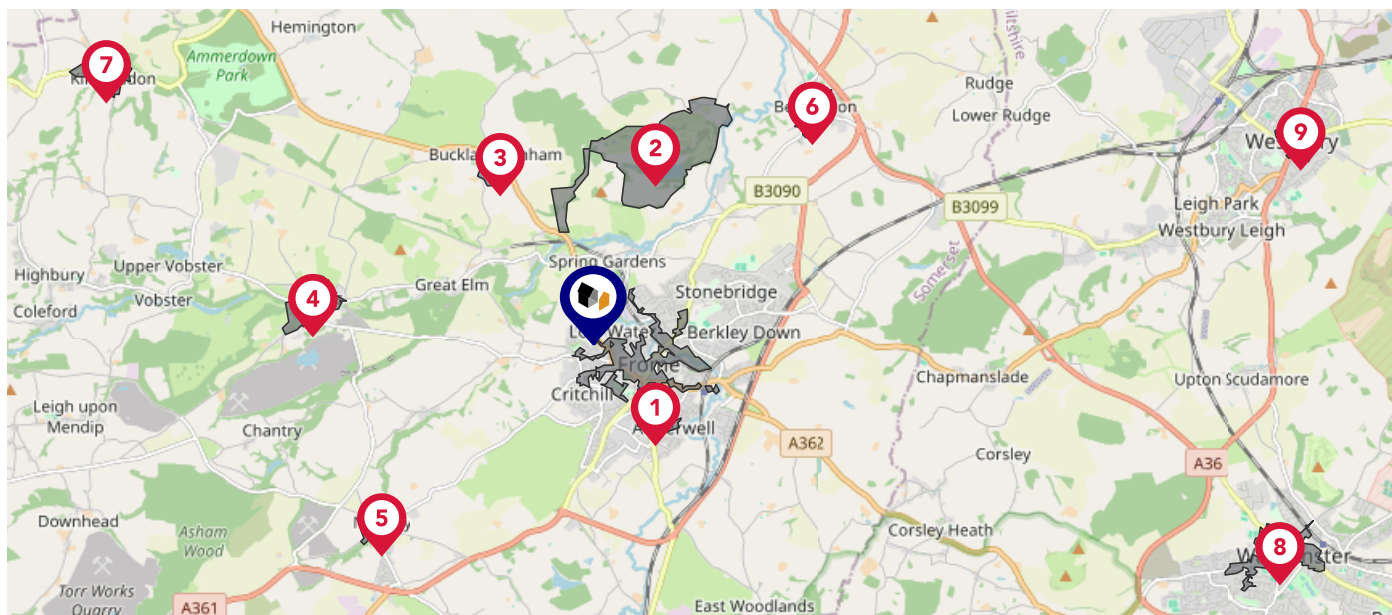
Chance of flooding to the following depths at this property:



Maps

Conservation Areas

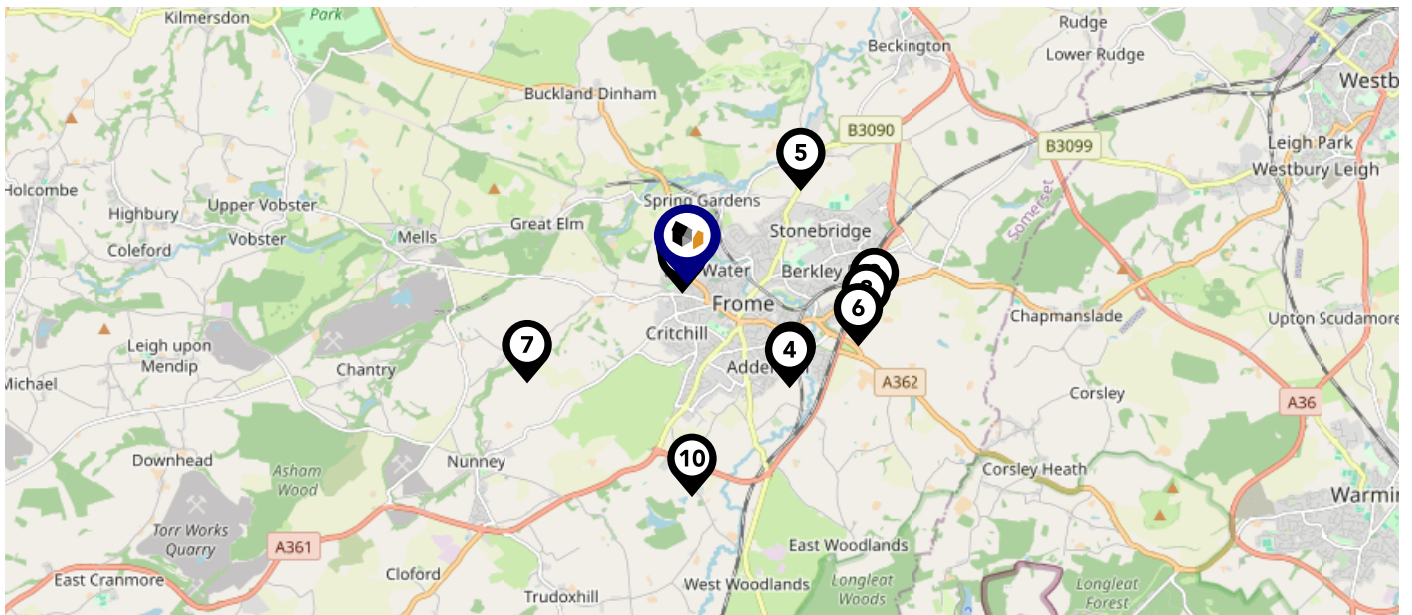
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

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

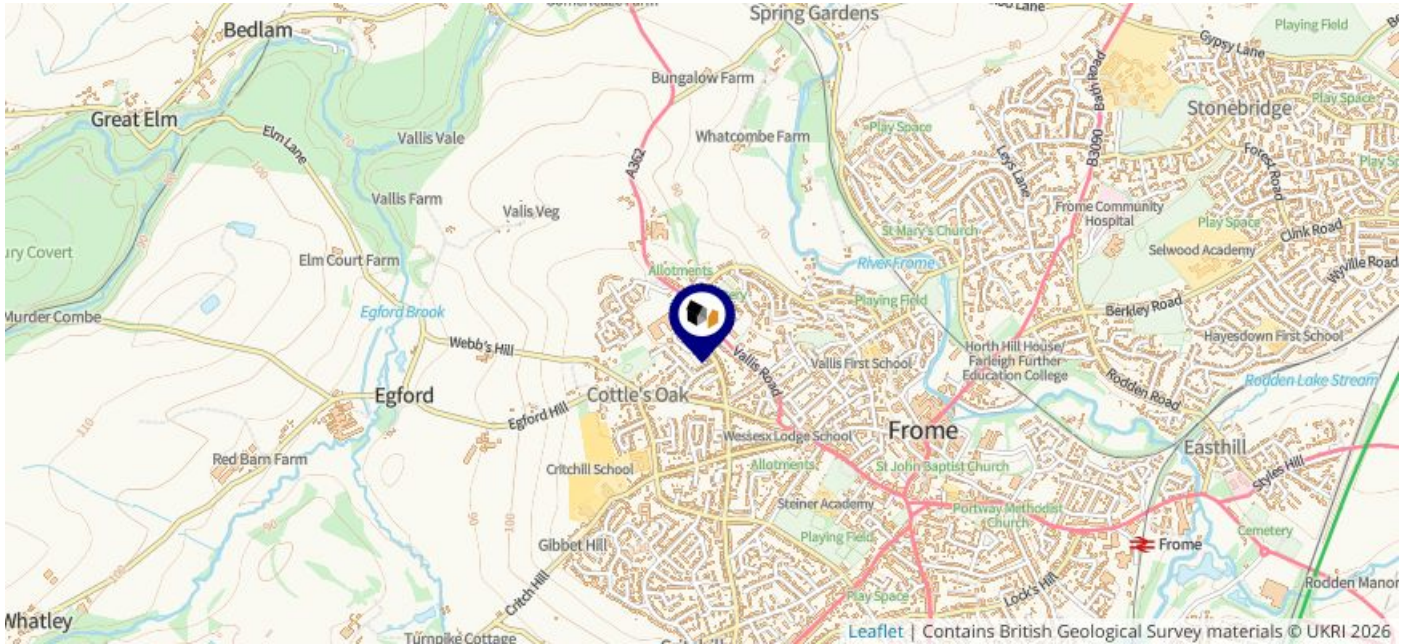
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

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

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

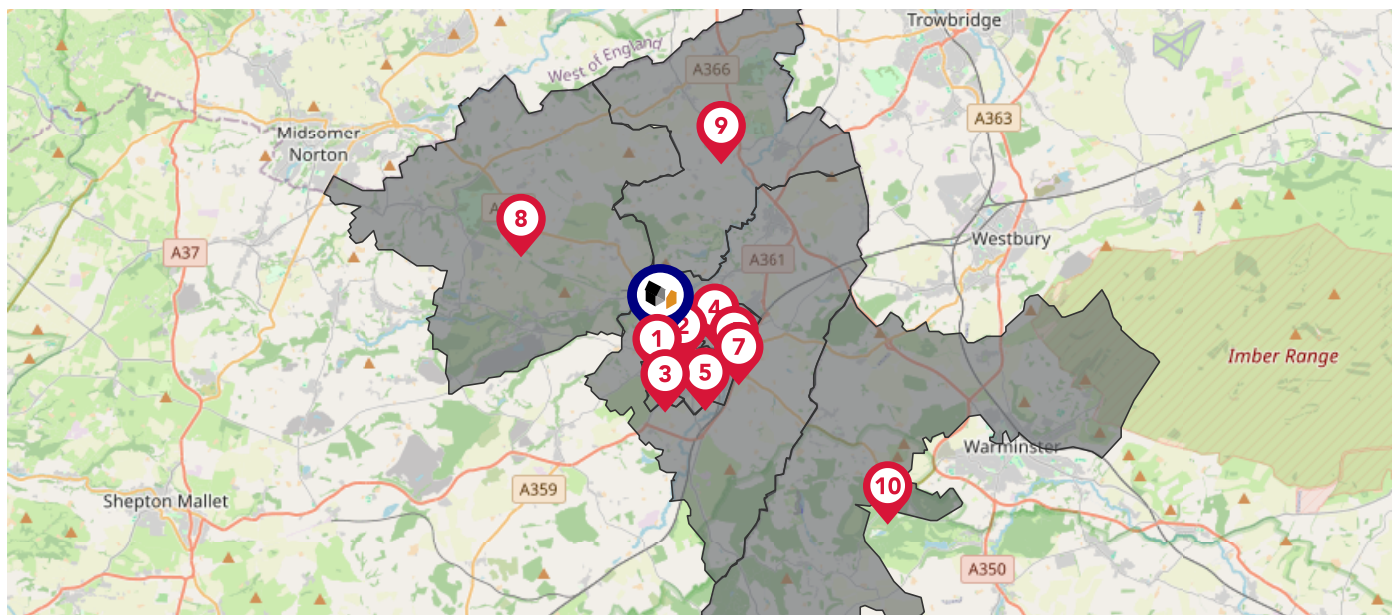
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

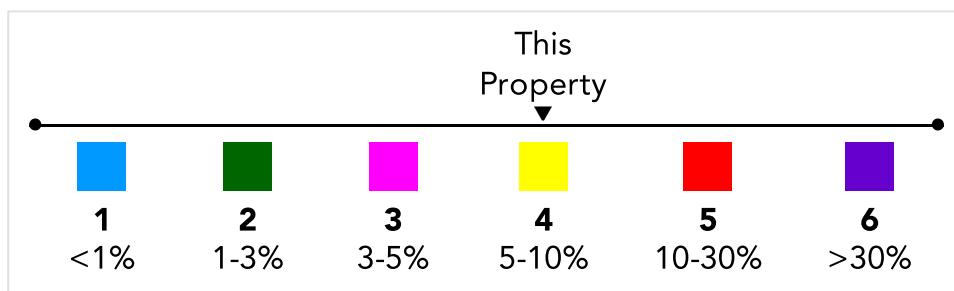
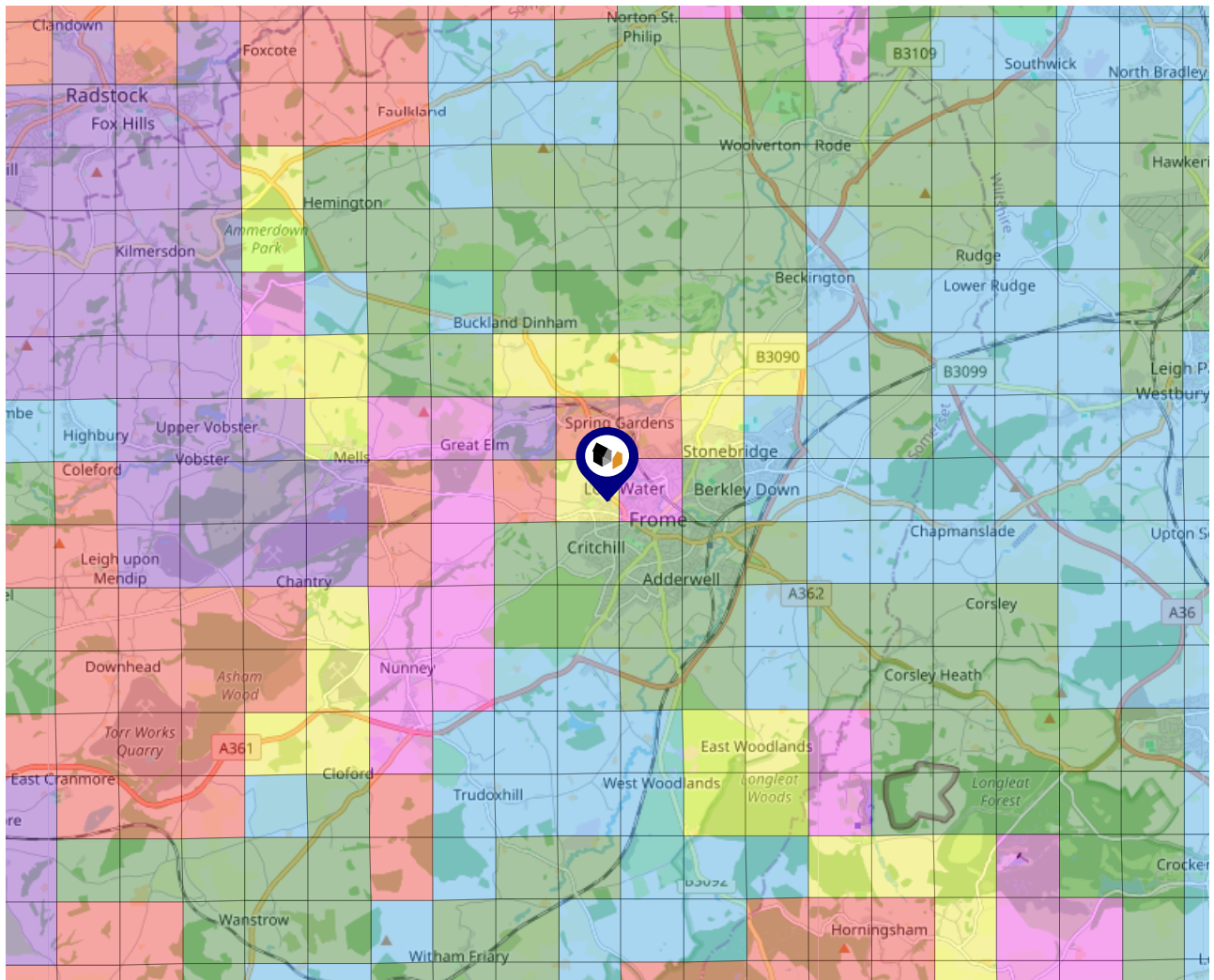


Nearby Council Wards

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

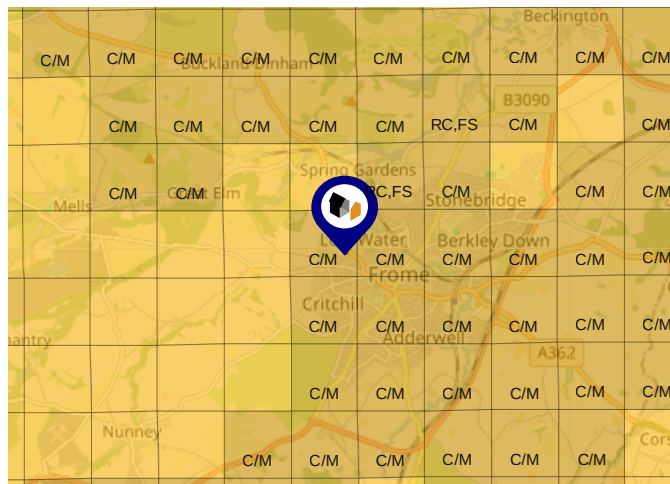
What is Radon?

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

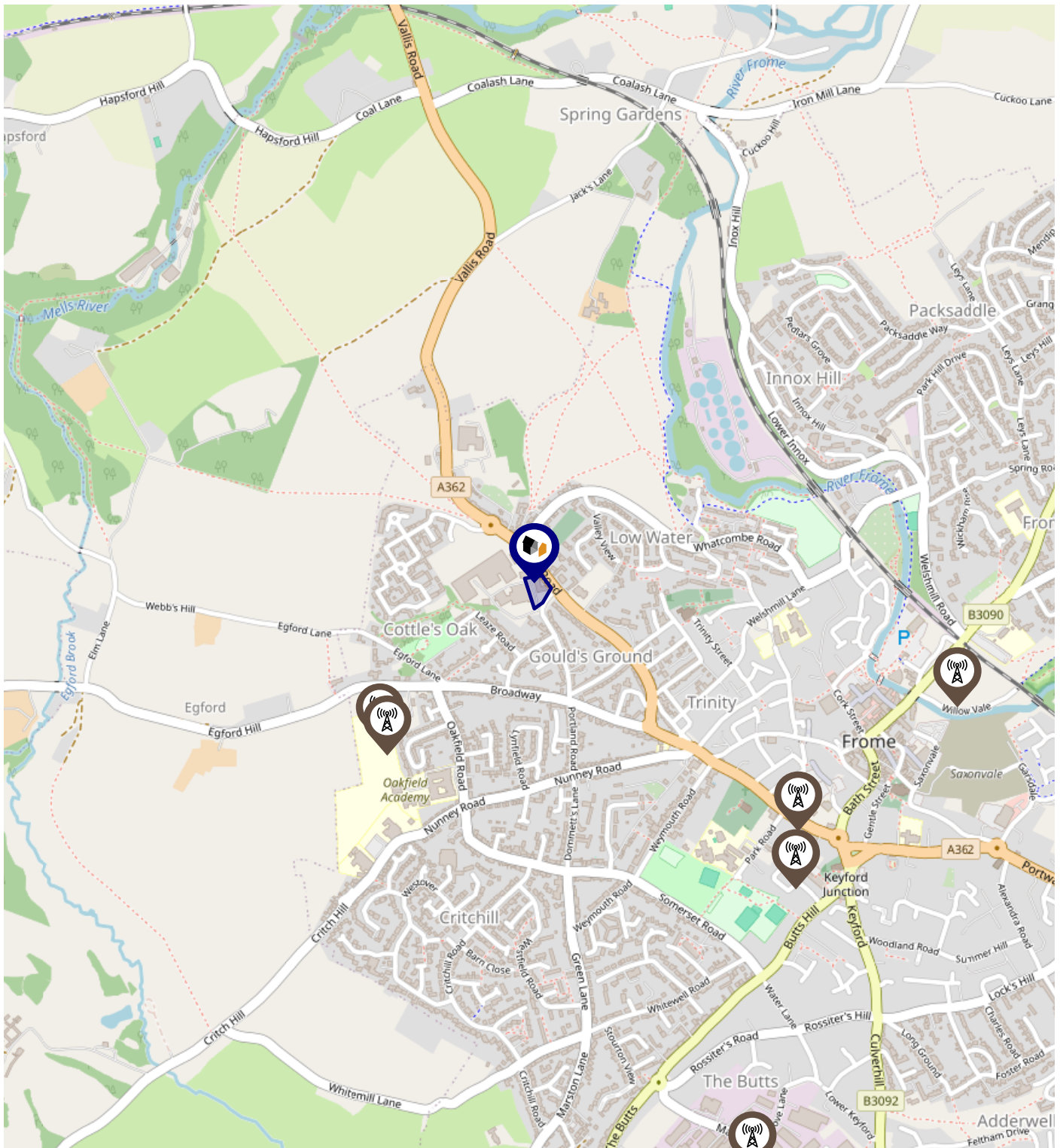


Primary Classifications (Most Common Clay Types)



| | |
|---------------|--|
| 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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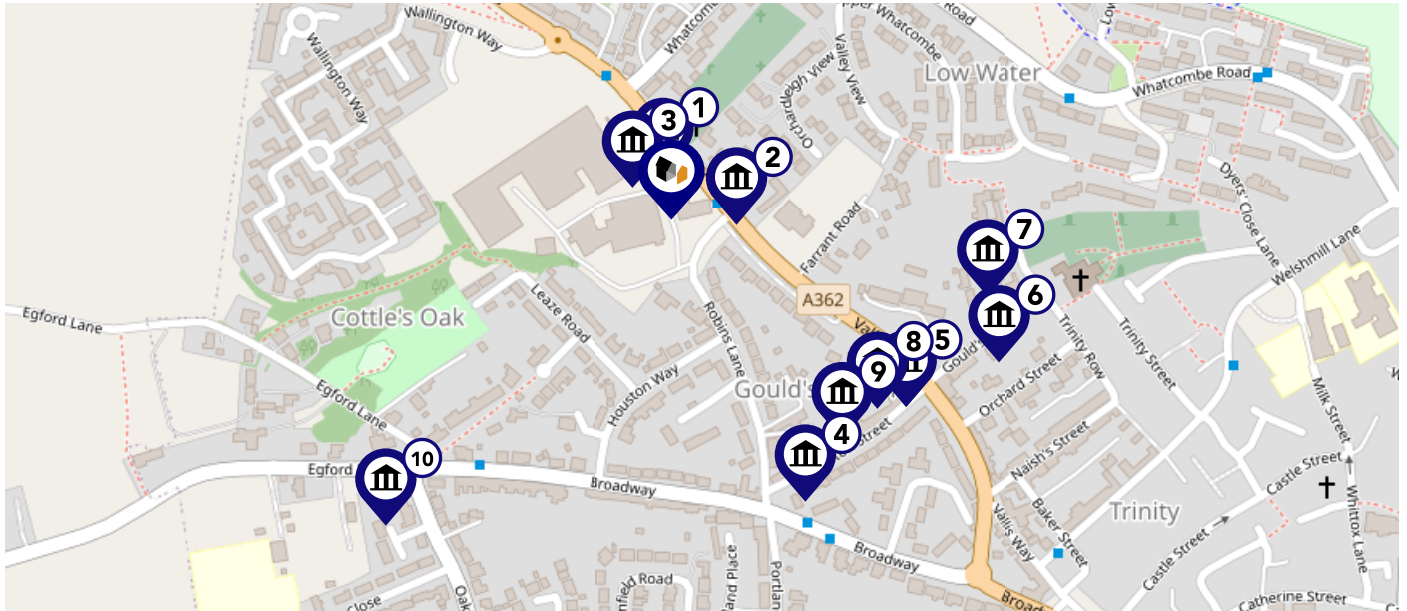
Key:

-  Power Pylons
-  Communication Masts

Maps

Listed Buildings


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

| | | | |
|---|---|----------|-----------|
|  | 1409512 - Dissenters' Cemetery Chapel, Superintendent's Cottage, Gatepiers And Railings | Grade II | 0.0 miles |
|  | 1057729 - No 14 And Coach-house | Grade II | 0.0 miles |
|  | 1345553 - 59 And 61, Vallis Road | Grade II | 0.0 miles |
|  | 1296266 - 13 And 14, Horton Street | Grade II | 0.2 miles |
|  | 1057770 - Street Wall To Grounds Of Rowden House | Grade II | 0.2 miles |
|  | 1057830 - Lamp Post At South-east Boundary Of No 5 Trinity Parade | Grade II | 0.2 miles |
|  | 1057831 - 14-16, Goulds Ground | Grade II | 0.2 miles |
|  | 1345468 - 9, Button Street | Grade II | 0.2 miles |
|  | 1345467 - 3 And 4, Button Street | Grade II | 0.2 miles |
|  | 1345466 - The Royal Oak Public House | Grade II | 0.2 miles |

Building Safety

The landlord has made us aware that, to the best of their knowledge:

There is no asbestos present at the property

There is no unsafe cladding present at the property

There is no invasive plants at the property

The property is not at risk of collapse.

Accessibility / Adaptations

The landlord has made us aware that, to the best of their knowledge, there has been no adaptations made to the property for accessibility requirements during their ownership.

Restrictive Covenants

We have been made aware this property does not contain restrictive covenants - please refer to the land registry title number provided in the property overview and seek further advice from a property conveyancer if required.

Rights of Way (Public & Private)

At the time of marketing we have not been made aware of any rights of way.

Construction Type

The landlord has made us aware that the build is of standard, traditional construction.

Electricity Supply

MAINS

Gas Supply

N/A

Central Heating

ELECTRIC HEATING

Water Supply

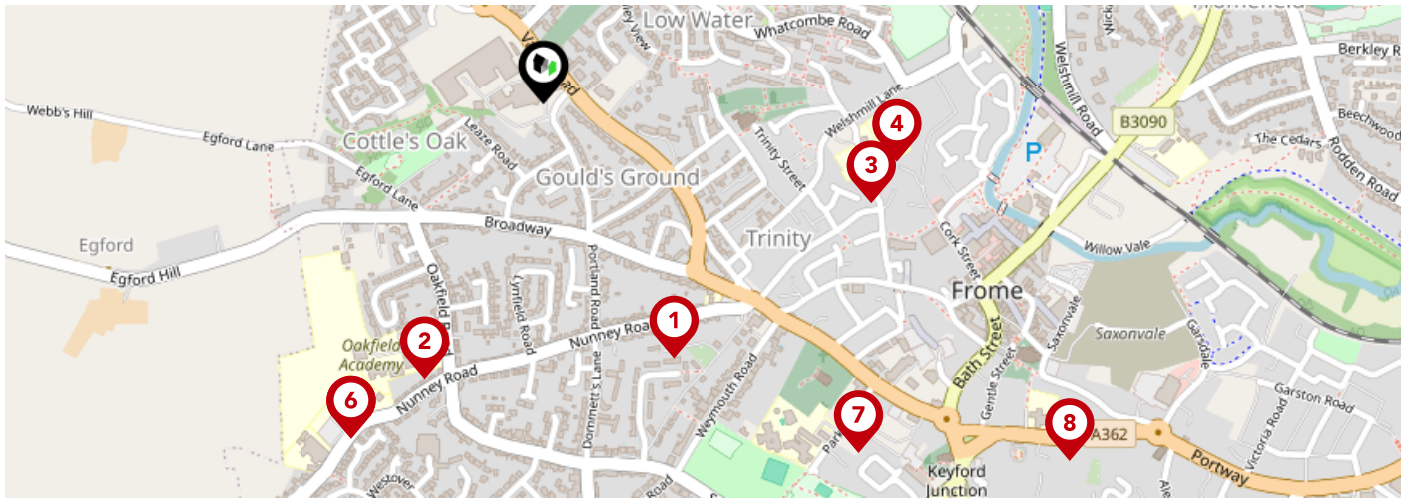
MAINS

Drainage

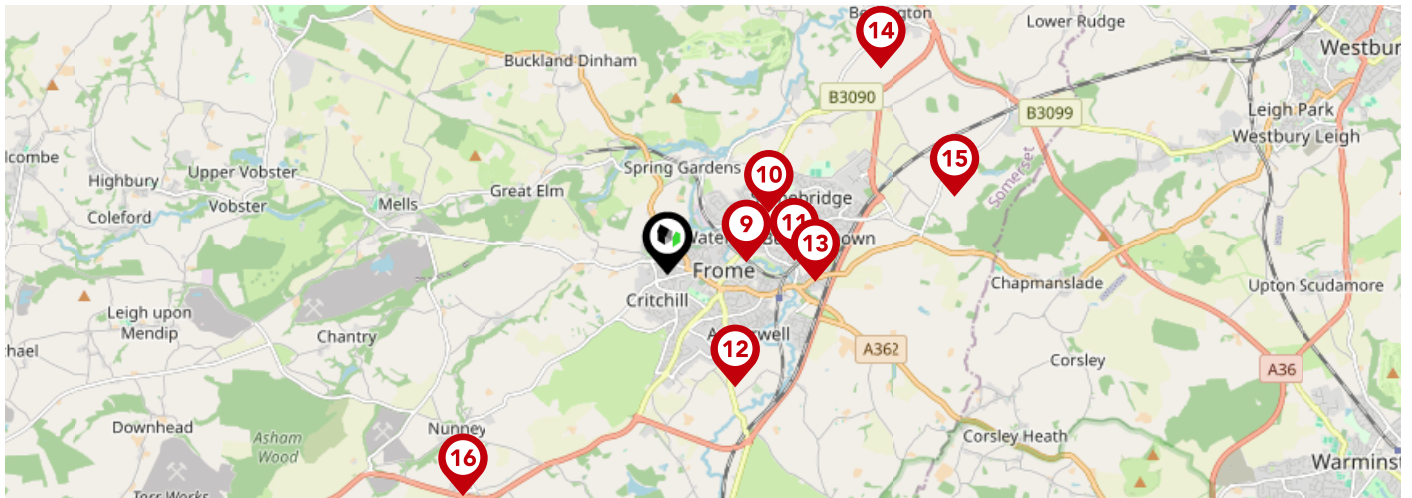
MAINS

Area Schools

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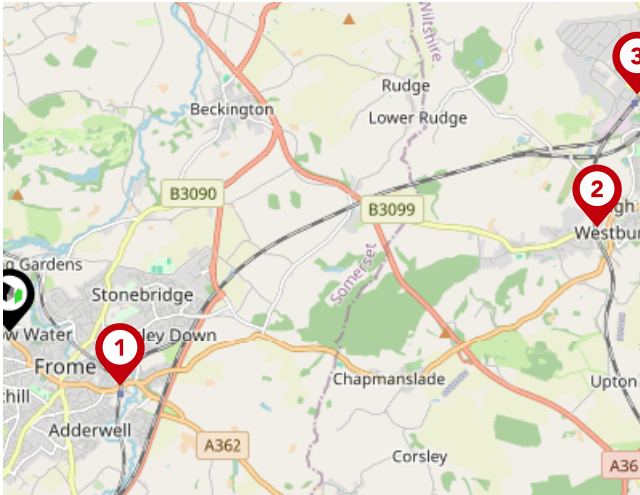


| | | Nursery | Primary | Secondary | College | Private |
|----------|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | Wessex Lodge School Ofsted Rating: Good Pupils: 50 Distance:0.33 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | Oakfield Academy Ofsted Rating: Requires improvement Pupils: 557 Distance:0.35 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | Vallis First School Ofsted Rating: Good Pupils: 229 Distance:0.4 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | St Louis Catholic Primary School, Frome Ofsted Rating: Good Pupils: 179 Distance:0.42 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | Trinity Church of England First School Ofsted Rating: Good Pupils: 295 Distance:0.45 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | Critchill Special School Ofsted Rating: Good Pupils: 97 Distance:0.45 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | Avanti Park School Ofsted Rating: Good Pupils: 488 Distance:0.55 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | St John's Church of England Voluntary Aided First School, Frome Ofsted Rating: Requires improvement Pupils: 232 Distance:0.74 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



| | | Nursery | Primary | Secondary | College | Private |
|-----------|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 9 | North Hill House Ofsted Rating: Requires improvement Pupils: 60 Distance:0.74 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 10 | Frome Community College Ofsted Rating: Not Rated Pupils:0 Distance:1.1 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 11 | Selwood Academy Ofsted Rating: Good Pupils: 598 Distance:1.18 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 12 | Christ Church First School Ofsted Rating: Not Rated Pupils: 77 Distance:1.21 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 13 | Hayesdown First School Ofsted Rating: Good Pupils: 300 Distance:1.37 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 14 | Springmead Preparatory School Ofsted Rating: Not Rated Pupils: 119 Distance:2.75 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 15 | Berkley Church of England First School Ofsted Rating: Requires improvement Pupils: 97 Distance:2.76 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 16 | Nunney First School Ofsted Rating: Good Pupils: 72 Distance:2.8 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Area Transport (National)



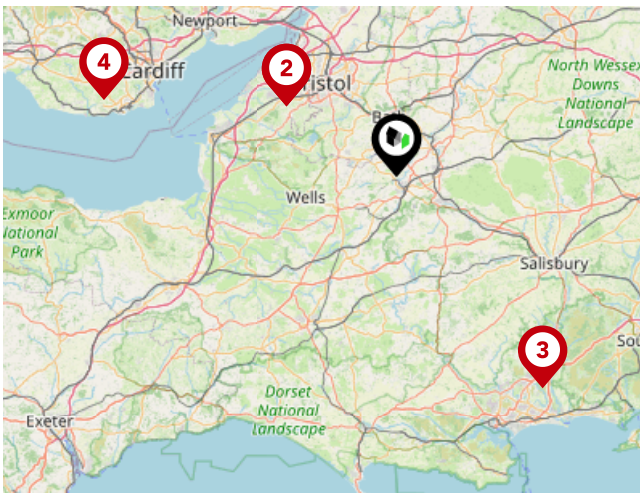
National Rail Stations

| Pin | Name | Distance |
|-----|-------------------------------|------------|
| 1 | Frome Rail Station | 1.14 miles |
| 2 | Dilton Marsh Rail Station | 5.54 miles |
| 3 | Westbury (Wilts) Rail Station | 6.22 miles |



Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|--------|-------------|
| 1 | M5 J13 | 36.28 miles |
| 2 | M5 J12 | 39.06 miles |
| 3 | M4 J16 | 29.85 miles |
| 4 | M4 J15 | 33.13 miles |
| 5 | M27 J1 | 38.96 miles |

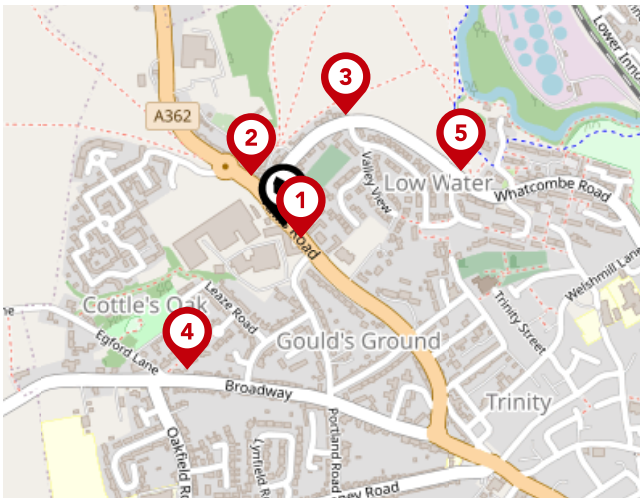


Airports/HELIPADS

| Pin | Name | Distance |
|-----|-----------------------------------|-------------|
| 1 | Bristol Airport | 19.41 miles |
| 2 | Felton | 19.41 miles |
| 3 | Bournemouth International Airport | 38.4 miles |
| 4 | Cardiff Airport | 44.92 miles |

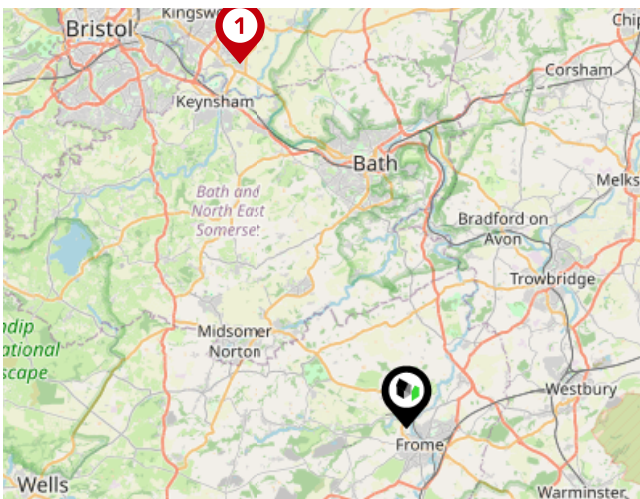
Area Transport (Local)

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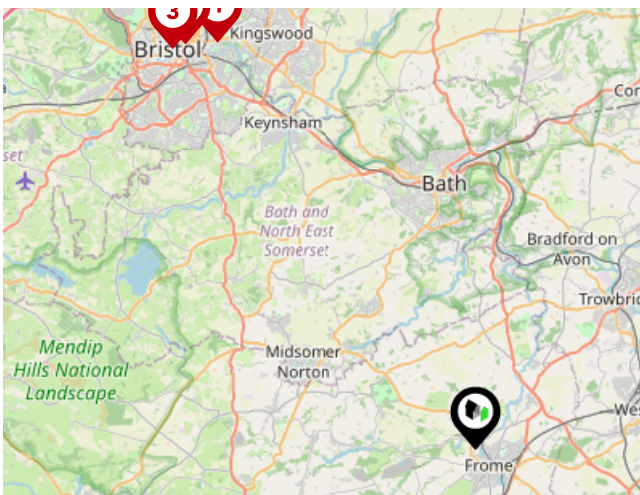
Bus Stops/Stations

| Pin | Name | Distance |
|-----|-----------------|------------|
| 1 | Robins Lane | 0.02 miles |
| 2 | Vallis Road | 0.07 miles |
| 3 | Upper Whatcombe | 0.15 miles |
| 4 | Royal Oak | 0.2 miles |
| 5 | Whatcombe Road | 0.22 miles |



Local Connections

| Pin | Name | Distance |
|-----|------------------------------|-------------|
| 1 | Bitton (Avon Valley Railway) | 14.87 miles |



Ferry Terminals

| Pin | Name | Distance |
|-----|------------------------------------|-------------|
| 1 | Netham Lock Ferry Terminal | 17.82 miles |
| 2 | Temple Meads Station Ferry Landing | 18.43 miles |
| 3 | Bathurst Basin Ferry Landing | 18.55 miles |

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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