



MIR: Material Info

The Material Information Affecting this Property
Wednesday 11th March 2026



TOWER HILL, STOKE ST. MICHAEL, RADSTOCK, BA3

Cooper and Tanner

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





Property

| | | | |
|-------------------------|---|----------------|----------|
| Type: | Terraced | Tenure: | Freehold |
| Bedrooms: | 2 | | |
| Floor Area: | 527 ft ² / 49 m ² | | |
| Plot Area: | 0.02 acres | | |
| Year Built : | 1996-2002 | | |
| Council Tax : | Band B | | |
| Annual Estimate: | £1,897 | | |
| Title Number: | ST178622 | | |

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

| | | |
|------------------|-------------------|---------------------|
| 8 mb/s | 80 mb/s | 1000 mb/s |
| | | |

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: **8 Tower Hill, Stoke St Michael, BA3 5JR**

| |
|---|
| Reference - 2010/0659 |
| Decision: Approval with Conditions |
| Date: 25th March 2010 |
| Description: Proposed conservatory. |

Planning records for: **The Mulberry, Tower Hill, Stoke St Michael, BA3 5JR**

| |
|--|
| Reference - 2010/1961 |
| Decision: Approval with Conditions |
| Date: 10th August 2010 |
| Description: Erection of a dwelling (retrospective- revision of approval 100930/002) |

Planning records for: **Live And Let Live Church Street Stoke St Michael Radstock Somerset BA3 5JR**

| |
|---|
| Reference - 2018/2312/NMA |
| Decision: Approval |
| Date: 12th September 2018 |
| Description: Application for a non-material amendment to permission 2015/0867/FUL for the change of description from proposed change of use from restaurant (A3) to 4 residential dwellings (2 x one bed, 1 x two bed and 1 x three bed flats), to 'Proposed change of use from restaurant (A3) to 4 residential dwellings (2 x one bed flats, 1 x 2 bed cottage and 1 x 3 bed house)'. |

Planning records for: **4 Tower Hill, Stoke St Michael, BA3 5JR**

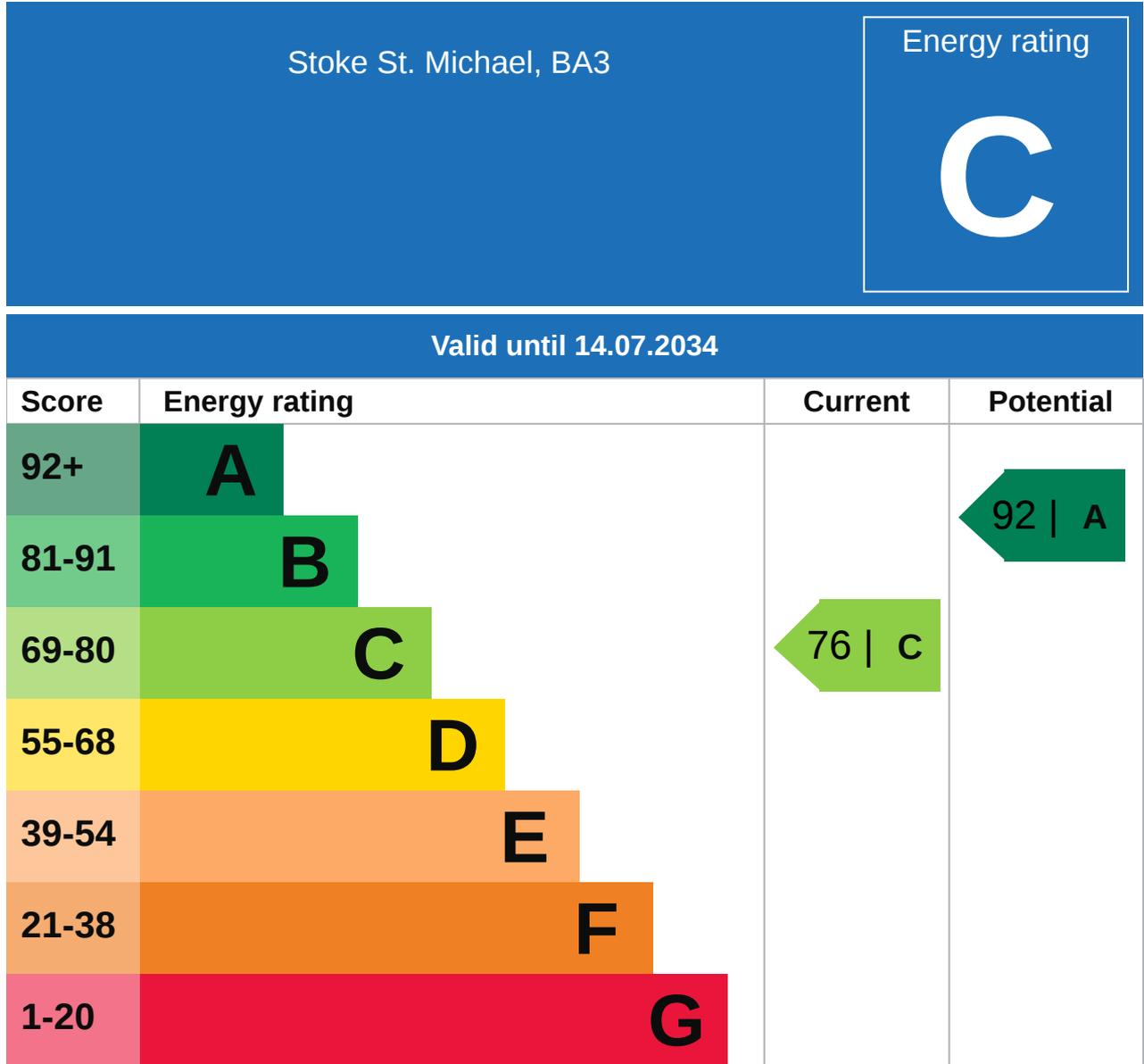
| |
|--|
| Reference - 2010/1632 |
| Decision: Approval with Conditions |
| Date: 06th July 2010 |
| Description: Construction of single storey kitchen/living room extension and stone entrance porch. |

Planning records for: *Bentleys Restaurant Tower Hill Stoke St Michael Shepton Mallet BA3 5JR*

| | |
|----------------------------------|--|
| Reference - 2015/0867/FUL | |
| Decision: | Approval with Conditions |
| Date: | 18th May 2015 |
| Description: | Proposed change of use from restaurant (A3) to 4 residential dwellings (2 x one bed, 1 x two bed and 1 x three bed flats). |

Property EPC - Certificate

COOPER
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Property

EPC - Additional Data

Additional EPC Data

| | |
|-------------------------------------|---|
| Property Type: | House |
| Build Form: | Mid-Terrace |
| Transaction Type: | Rental |
| Energy Tariff: | Single |
| Main Fuel: | Mains gas (not community) |
| Main Gas: | Yes |
| Glazing Type: | Double glazing installed during or after 2002 |
| Previous Extension: | 0 |
| Open Fireplace: | 0 |
| Ventilation: | Natural |
| Walls: | Cavity wall, as built, insulated (assumed) |
| Walls Energy: | Good |
| Roof: | Pitched, 150 mm loft insulation |
| Roof Energy: | Good |
| Main Heating: | Boiler and radiators, mains gas |
| Main Heating Controls: | Programmer, room thermostat and TRVs |
| Hot Water System: | From main system |
| Hot Water Energy Efficiency: | Good |
| Lighting: | Low energy lighting in all fixed outlets |
| Floors: | Solid, limited insulation (assumed) |
| Total Floor Area: | 49 m ² |

Building Safety

Accessibility / Adaptations

Restrictive Covenants

Rights of Way (Public & Private)

Construction Type

Property Lease Information

Listed Building Information

Stamp Duty

Other

Other

Electricity Supply

Mains

Gas Supply

Mains

Central Heating

Gas Central Heating

Water Supply

Mains

Drainage

Mains

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

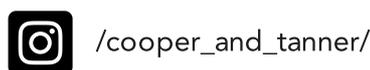


Our experience with the lettings team at Cooper and Tanner was fantastic. We dealt with Lauren mainly, who was always happy to take our questions to the landlords and came back promptly with the answers for us. She was always polite and professional when we met her for viewings and has been a pleasure 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



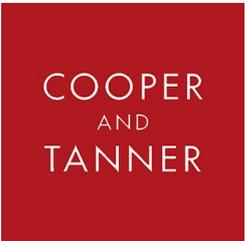
Chris, Andrea, Sally and Lucy were a pleasure to deal with during my conveyancing process. They were knowledgeable and communicated well, keeping informed of developments and doing everything possible for completion to happen. Many thanks to the whole team.



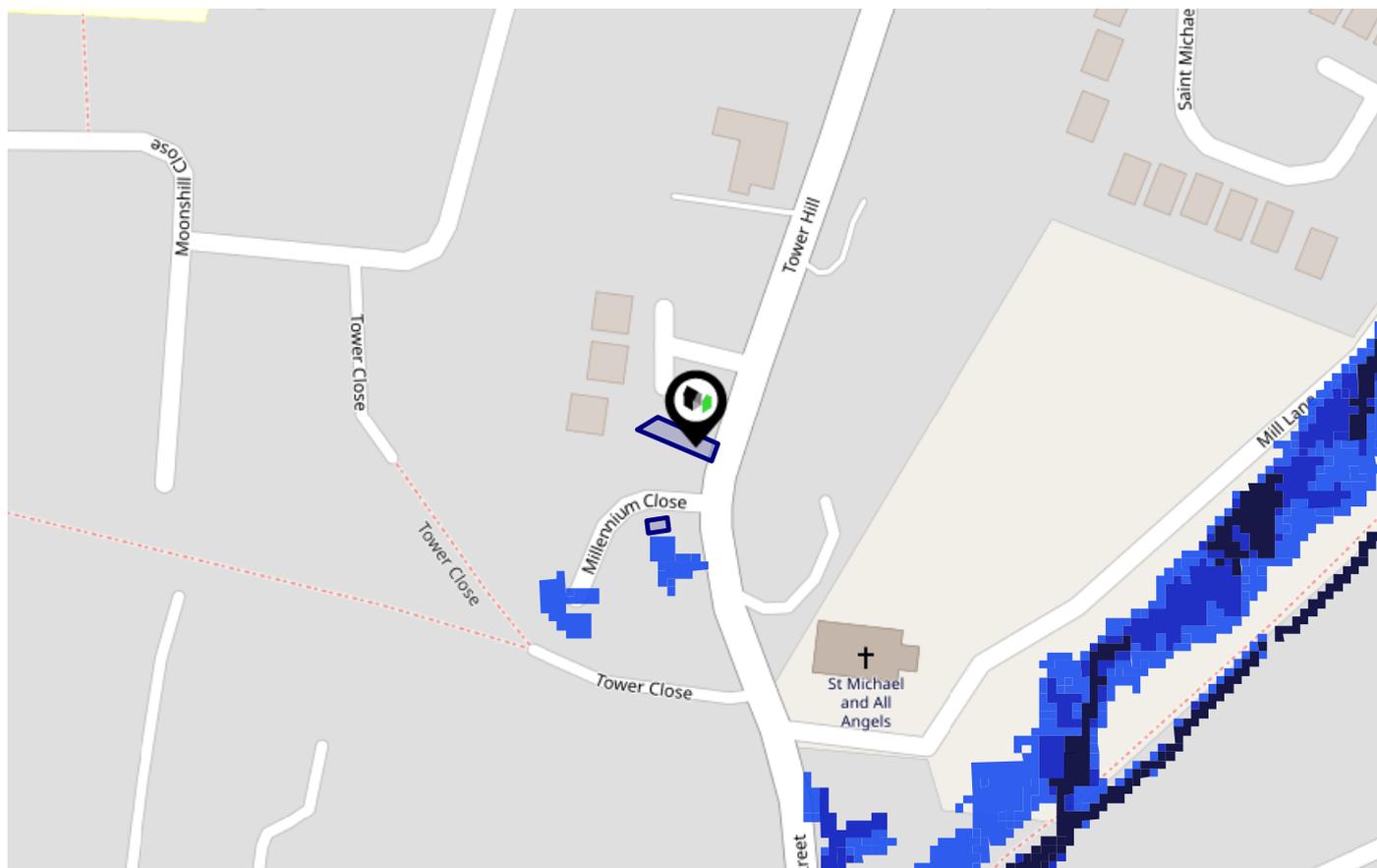
Important - Please read

Flood Risk

Surface Water - Flood Risk



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

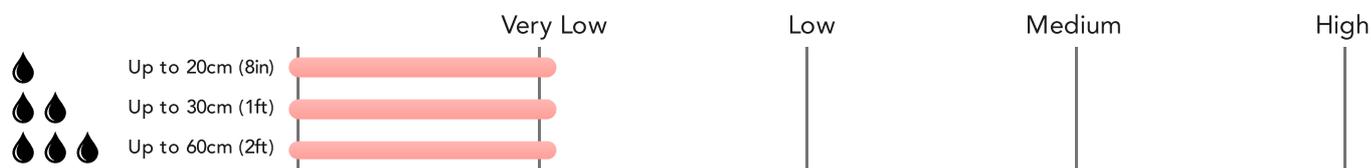


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

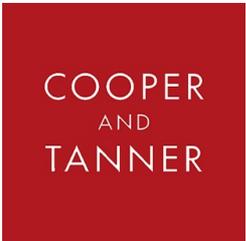
- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any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

Chance of flooding to the following depths at this property:

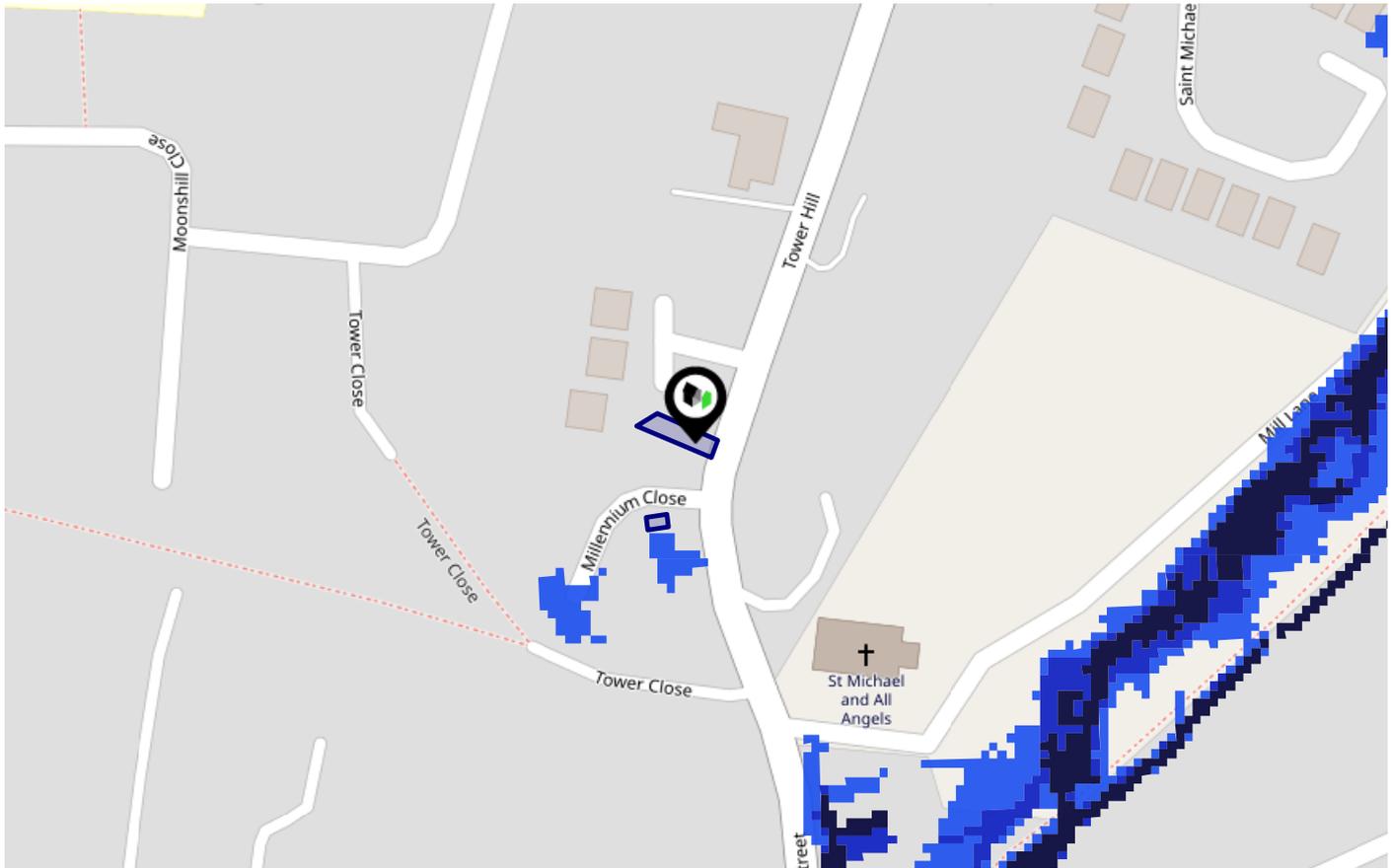


Flood Risk

Surface Water - Climate Change



This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

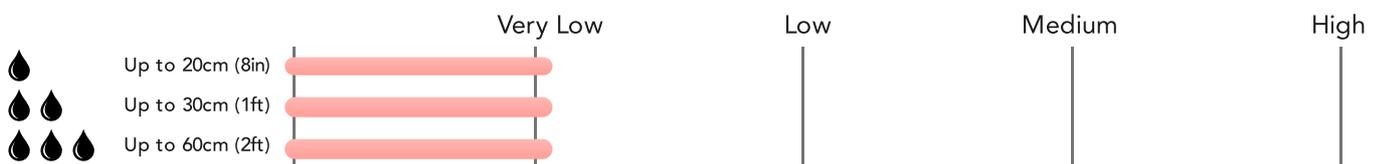


Risk Rating: **Very low**

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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

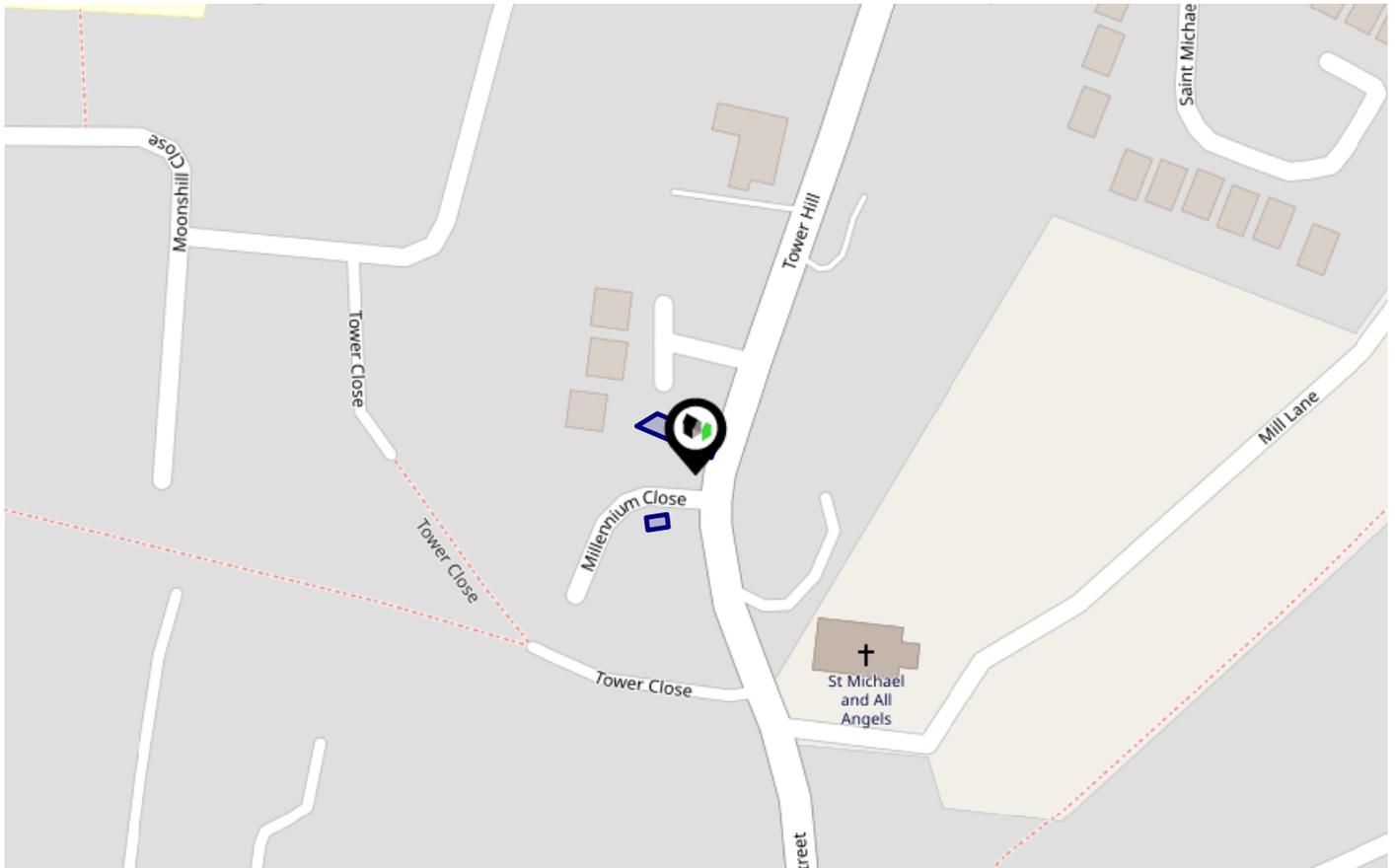
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Flood Risk

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



Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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

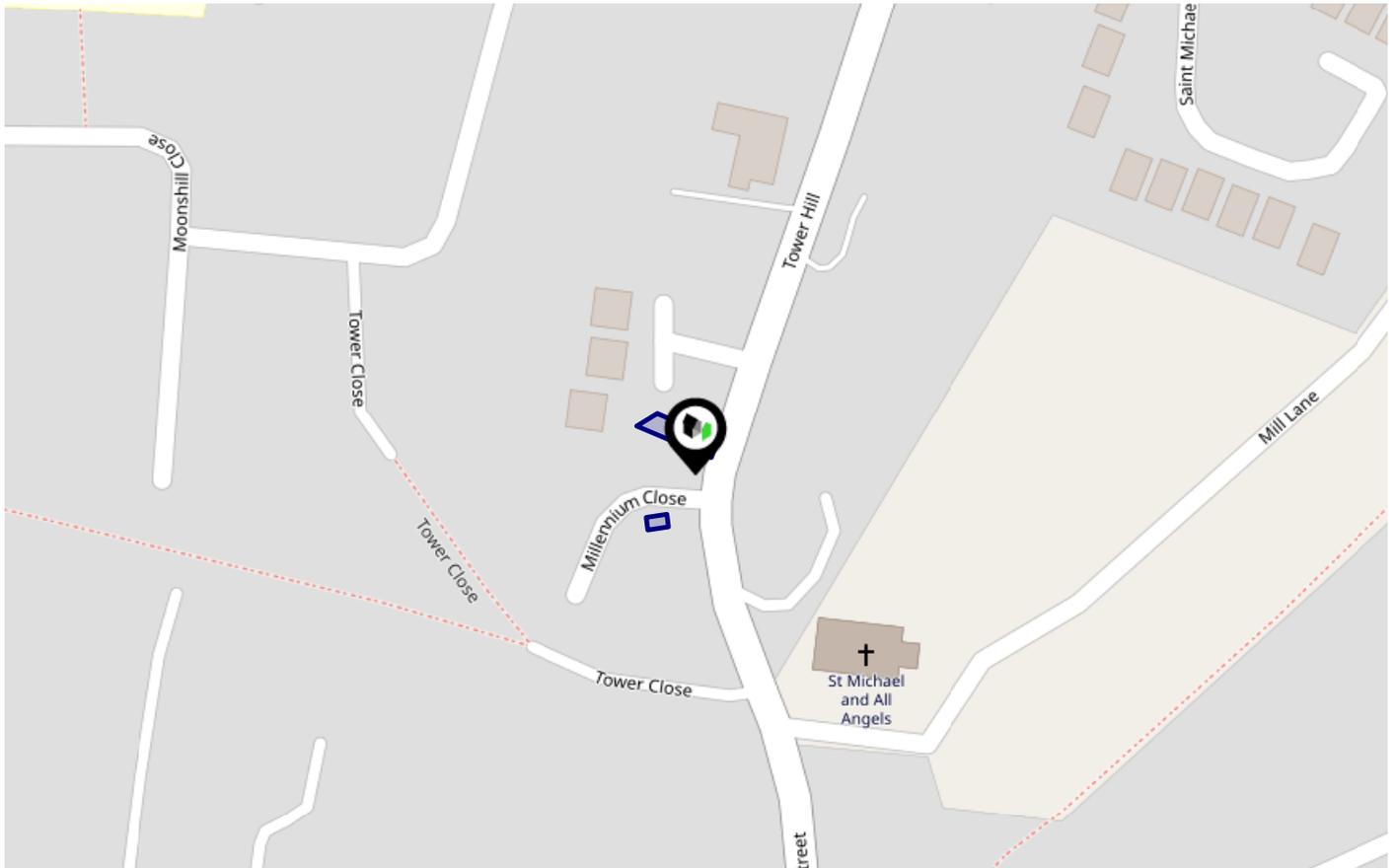
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Climate Change

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- **High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- **Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
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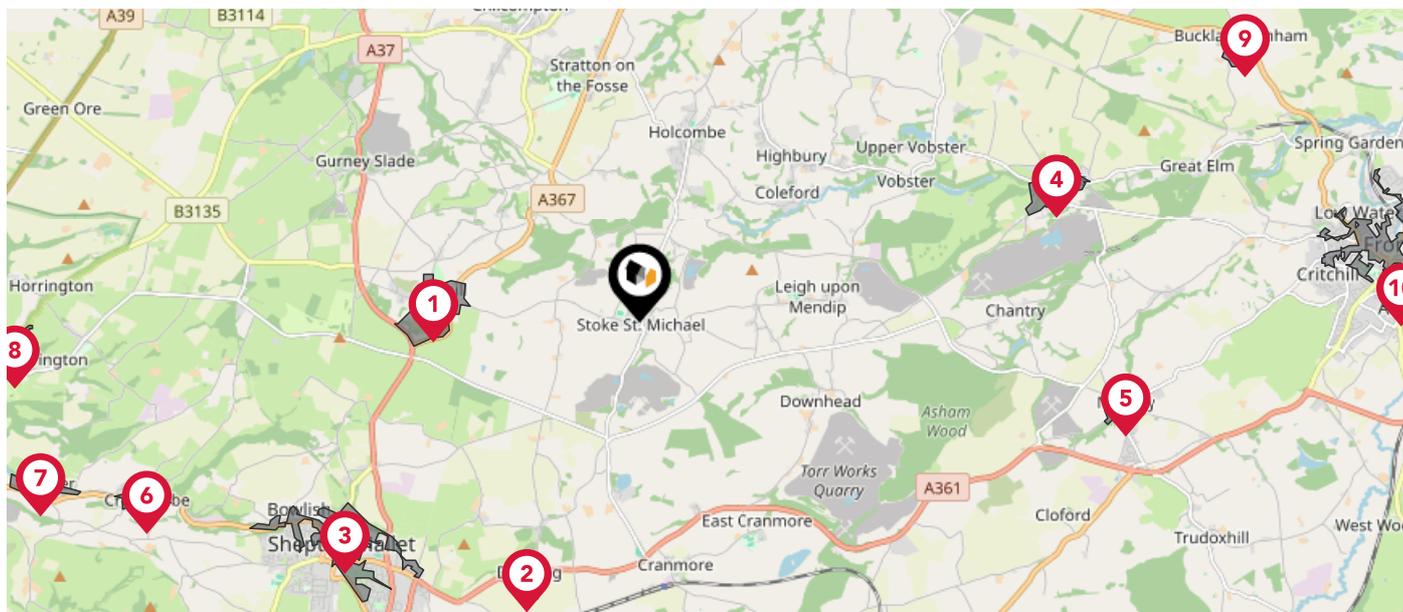
Chance of flooding to the following depths at this property:



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.



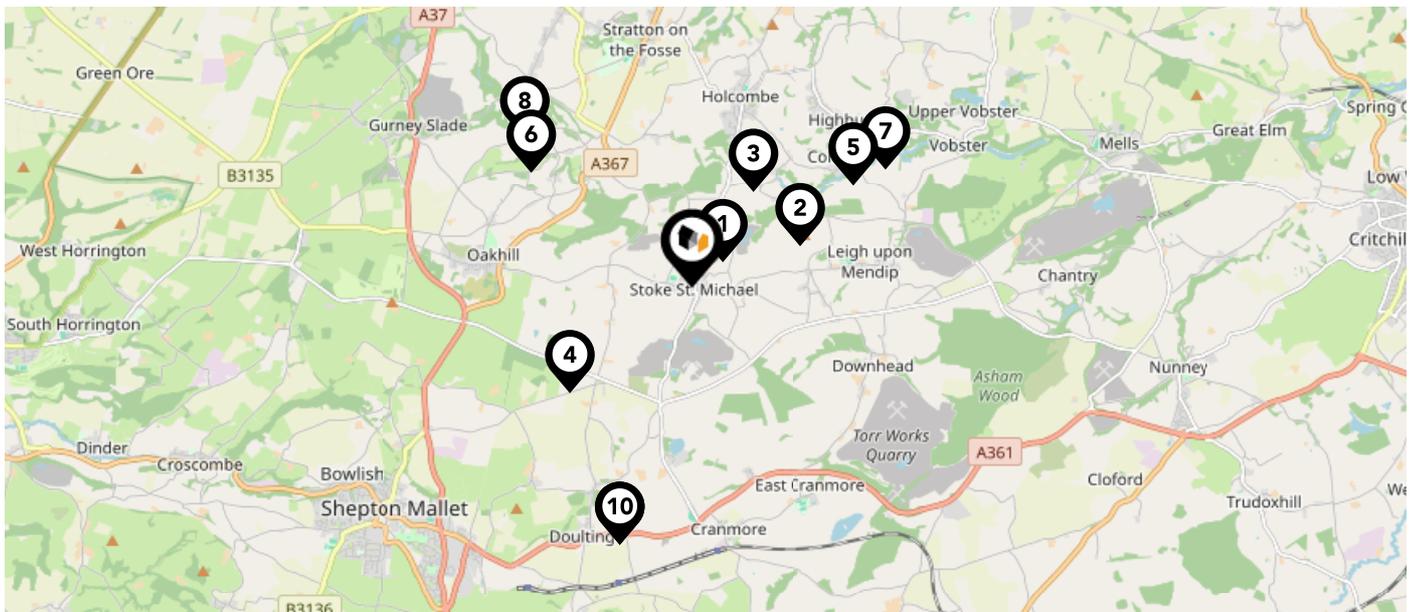
Nearby Conservation Areas

- 1 Oakhill
- 2 Doultong
- 3 Shepton Mallet
- 4 Mells
- 5 Nunney
- 6 Croscombe
- 7 Dinder
- 8 Mendip Hospital
- 9 Buckland Dinham
- 10 Frome

Maps

Landfill Sites

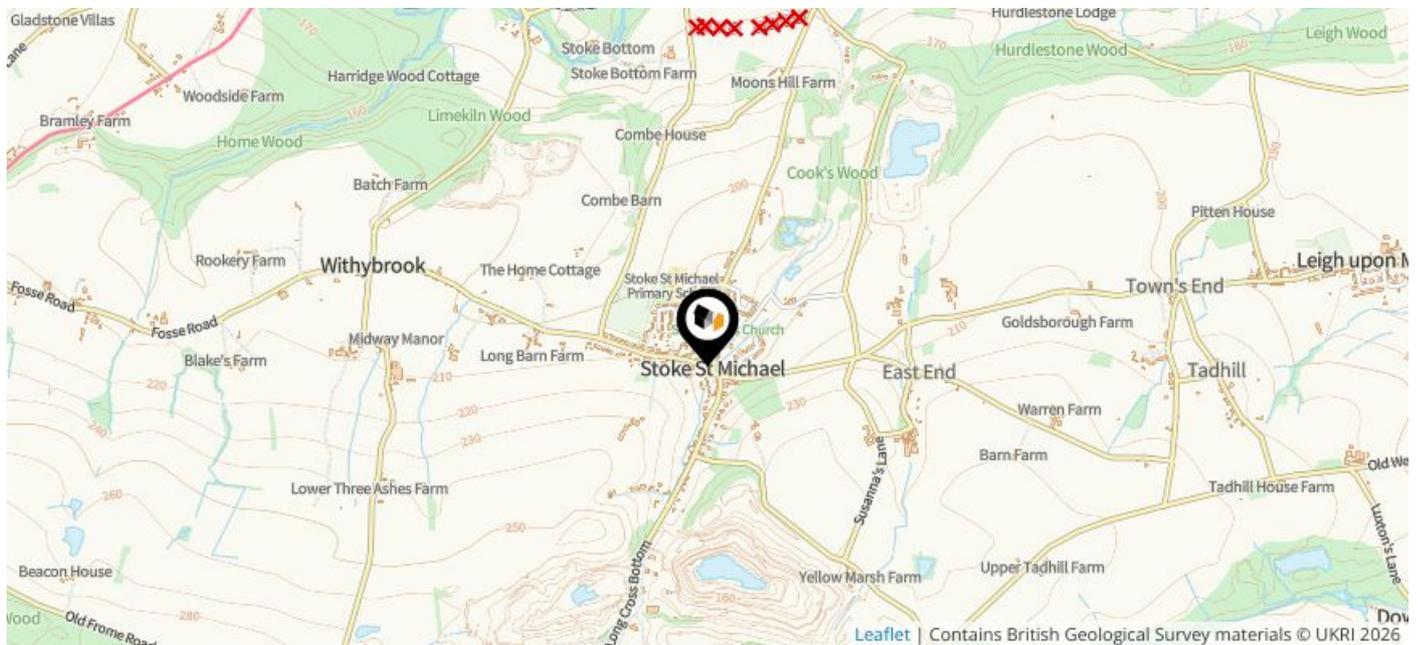
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

| | | |
|-----------|---|-------------------|
| 1 | Cooks Wood Quarry, West Side-Holcombe, Radstock, Avon | Historic Landfill |
| 2 | Goldenves-Whitehole Hill | Historic Landfill |
| 3 | Edford Works-Holcombe Hill, Holcombe, Radstock, Avon | Historic Landfill |
| 4 | Old Frome Road-Oakhill | Historic Landfill |
| 5 | Canal At Coleford-Coleford | Historic Landfill |
| 6 | Moor Wood-Ashwick | Historic Landfill |
| 7 | Maggs Wood-Coleford | Historic Landfill |
| 8 | Moore Wood-Moors Bottom, Stratton-on-the-fosse, Somerset | Historic Landfill |
| 9 | Green Quarries Plantation-Farrington Lane, Doulting, Shepton Mallet, Somerset | Historic Landfill |
| 10 | Green Quarries Plantation-Chelwynch, Doulting, Shepton Mallet, Somerset | Historic Landfill |

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

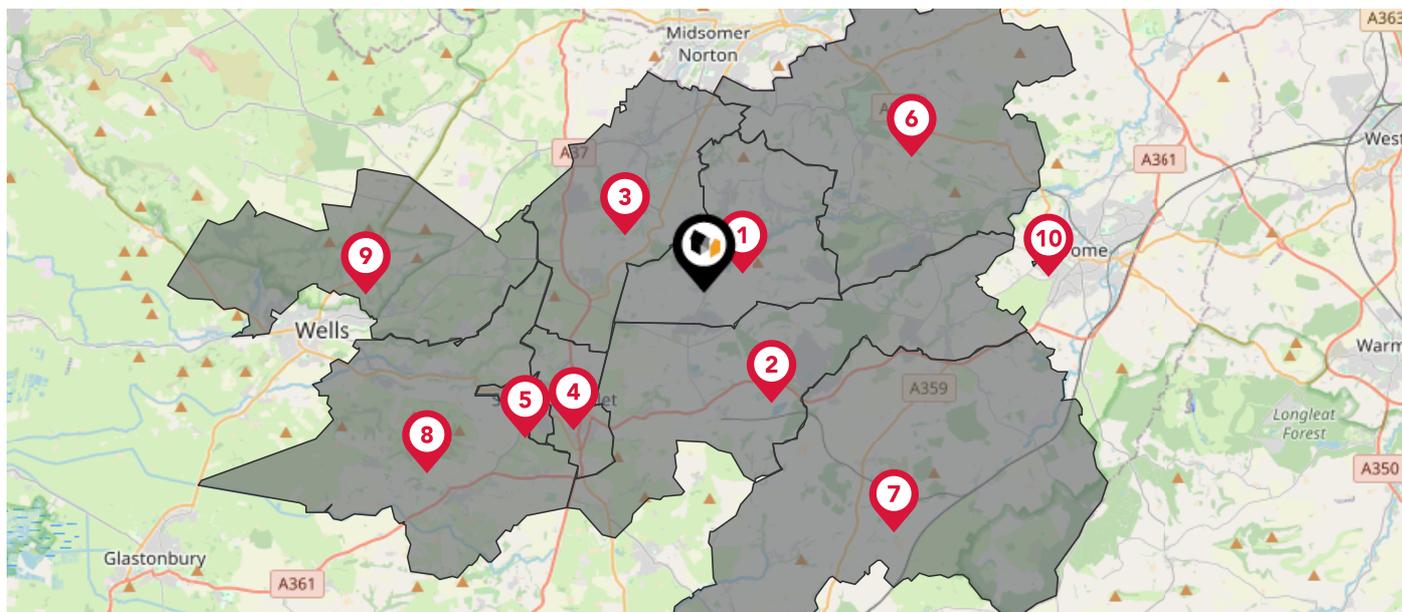
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

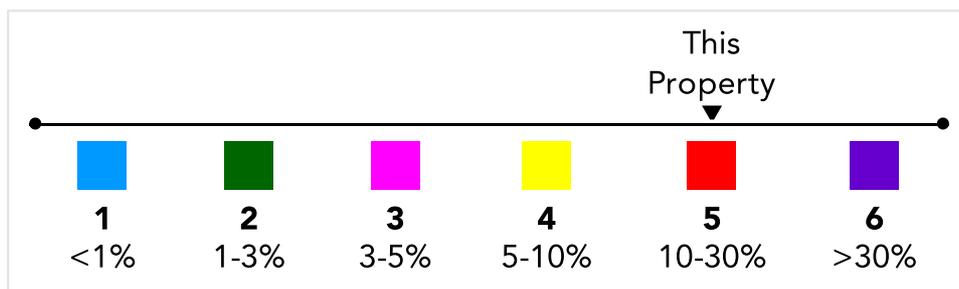
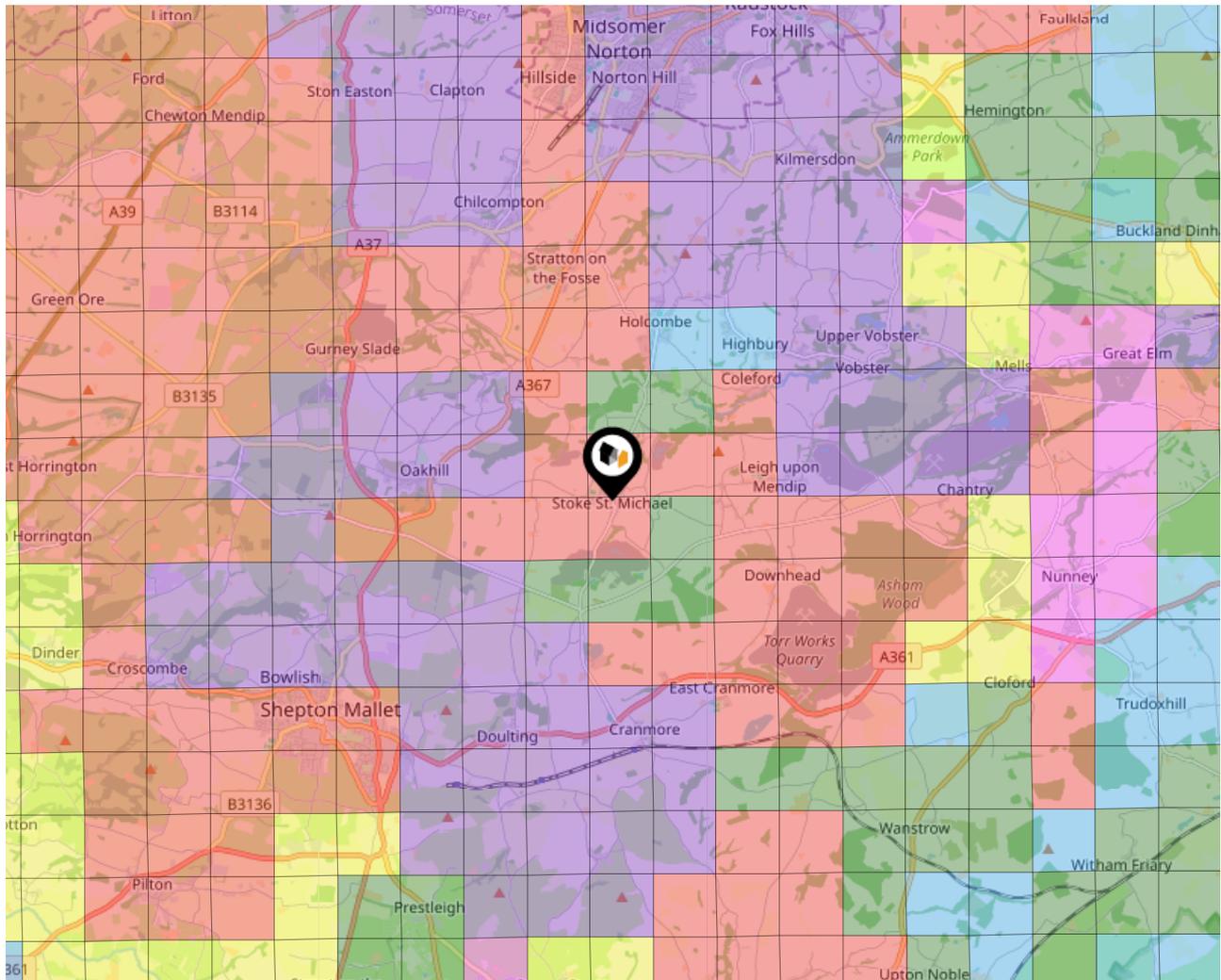
- 1 Coleford and Holcombe Ward
- 2 Cranmore, Doultong and Nunney Ward
- 3 Ashwick, Chilcompton and Stratton Ward
- 4 Shepton East Ward
- 5 Shepton West Ward
- 6 Ammerdown Ward
- 7 Postlebury Ward
- 8 Croscombe and Pilton Ward
- 9 St. Cuthbert Out North Ward
- 10 Frome Oakfield Ward

Environment

Radon Gas

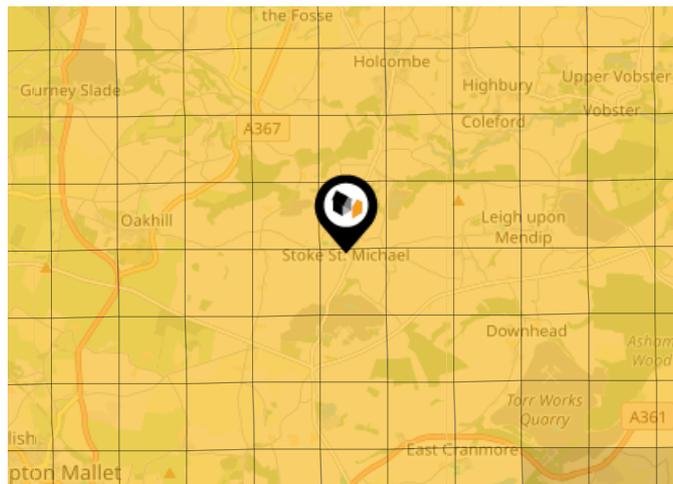
What is Radon?

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)

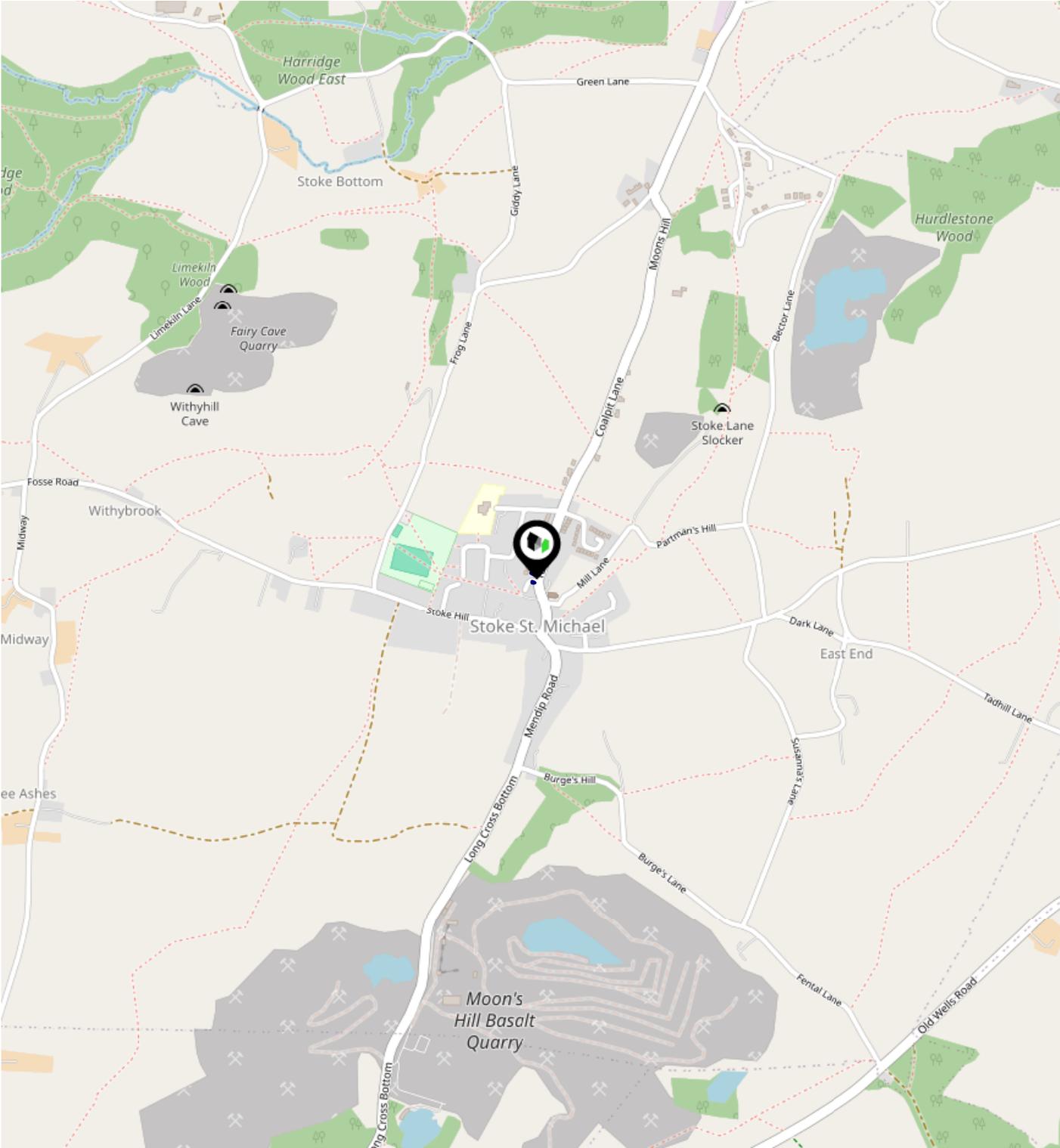
| | | | |
|-------------------------------|-----------------|----------------------|----------------------|
| Carbon Content: | NONE | Soil Texture: | SAND TO LOAM |
| Parent Material Grain: | ARENACEOUS | Soil Depth: | INTERMEDIATE-SHALLOW |
| Soil Group: | LIGHT TO MEDIUM | | |



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



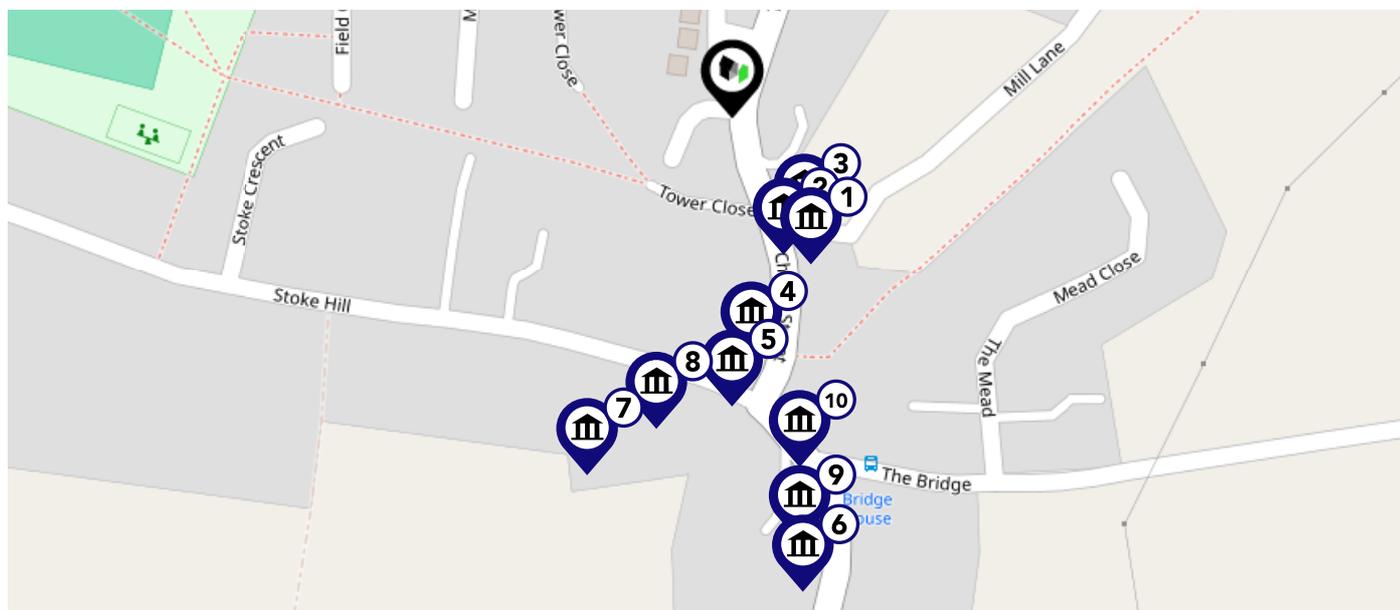
Key:

-  Power Pylons
-  Communication Masts

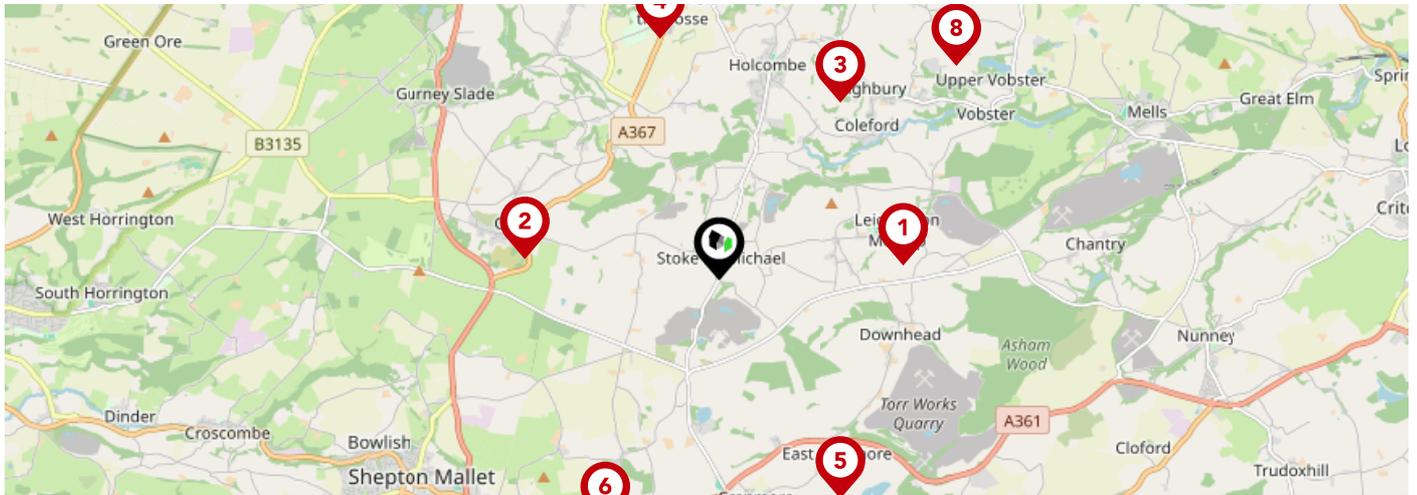
Maps

Listed Buildings

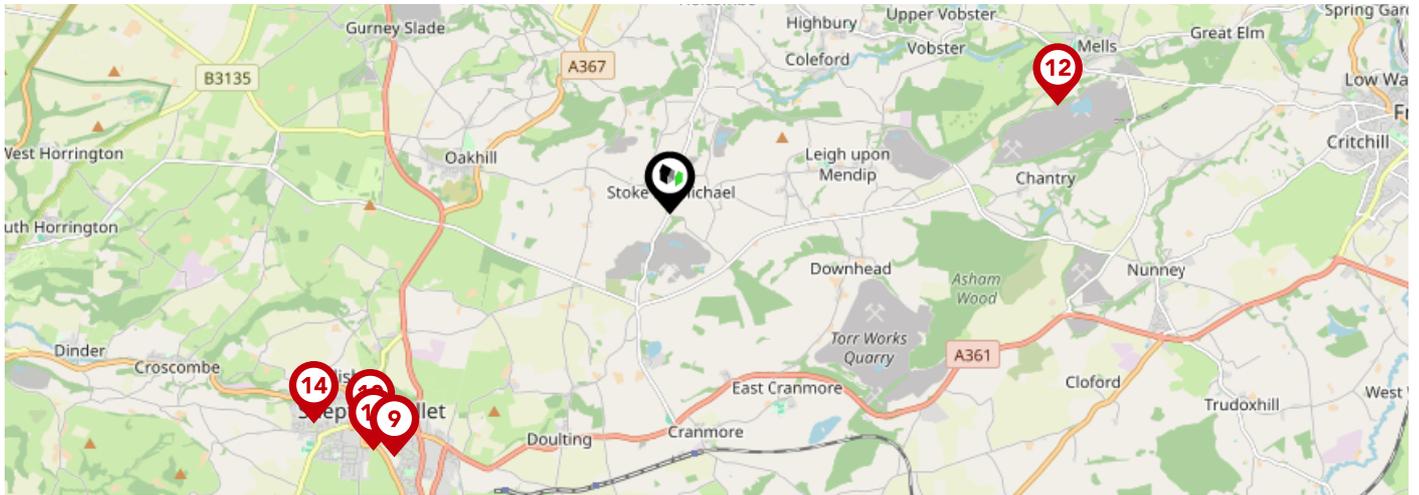
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



| Listed Buildings in the local district | Grade | Distance |
|---|----------|-----------|
|  1345264 - Chest Tomb In Churchyard, 25 Metres South Of Chancel, Church Of St Michael | Grade II | 0.0 miles |
|  1058340 - Three Memorials To Jane Davie, John Paves And Illegible In Churchyard, 5 Metres South Of South Door, Church Of St Michael | Grade II | 0.0 miles |
|  1173964 - Church Of St Michael | Grade II | 0.0 miles |
|  1345263 - Manor House | Grade II | 0.1 miles |
|  1058336 - Knatchbull Arms | Grade II | 0.1 miles |
|  1345239 - Ark House | Grade II | 0.1 miles |
|  1345261 - Tooses Farm House | Grade II | 0.1 miles |
|  1389743 - Saddler House And Spice Cottage | Grade II | 0.1 miles |
|  1173864 - Bourne House | Grade II | 0.1 miles |
|  1058370 - Crosslynds | Grade II | 0.1 miles |



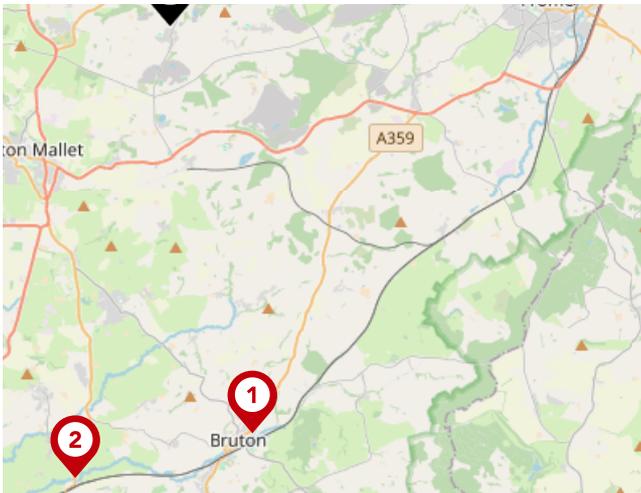
| | | Nursery | Primary | Secondary | College | Private |
|----------|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | Leigh On Mendip School Ofsted Rating: Good Pupils: 99 Distance:1.69 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | Oakhill Church School Ofsted Rating: Requires improvement Pupils: 106 Distance:1.81 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | Bishop Henderson Church of England Primary School Ofsted Rating: Requires improvement Pupils: 160 Distance:1.99 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | Downside School Ofsted Rating: Not Rated Pupils: 334 Distance:2.31 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | All Hallows School Ofsted Rating: Not Rated Pupils: 238 Distance:2.31 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | St Aldhelms Church School Ofsted Rating: Requires improvement Pupils: 173 Distance:2.51 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | St Vigor & St John Church School Ofsted Rating: Good Pupils: 215 Distance:2.79 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | Newbury Manor School Ofsted Rating: Good Pupils: 61 Distance:2.95 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



| | Nursery | Primary | Secondary | College | Private |
|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <p>9 Whitstone Ofsted Rating: Good Pupils: 584 Distance:3.41</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>10 Shepton Mallet Community Infants' School & Nursery Ofsted Rating: Good Pupils: 220 Distance:3.44</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>11 St Paul's Church of England VC Junior School Ofsted Rating: Good Pupils: 322 Distance:3.52</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>12 Mells Church of England First School Ofsted Rating: Good Pupils: 69 Distance:3.72</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>13 St Benedict's Catholic Primary School Ofsted Rating: Requires improvement Pupils: 172 Distance:3.83</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>14 Bowlsh Infant School Ofsted Rating: Good Pupils: 107 Distance:3.83</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>15 Norton Hill Primary School Ofsted Rating: Outstanding Pupils: 205 Distance:3.85</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>16 Kilmersdon Church of England Primary School Ofsted Rating: Requires improvement Pupils: 148 Distance:3.92</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 | Bruton Rail Station | 7.74 miles |
| 2 | Castle Cary Rail Station | 8.59 miles |
| 3 | Frome Rail Station | 7.48 miles |



Trunk Roads/Motorways

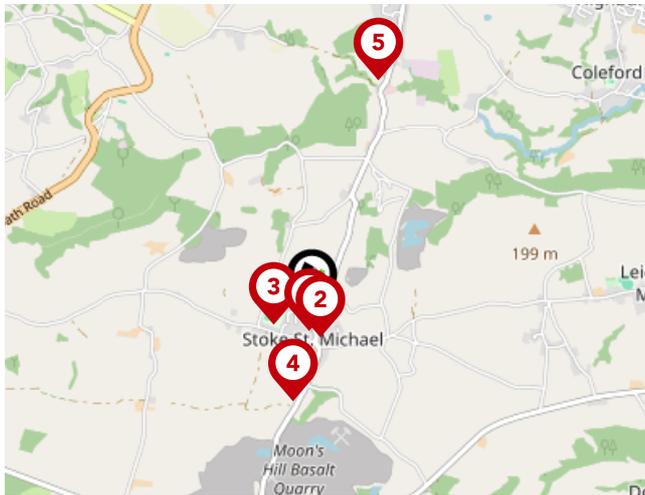
| Pin | Name | Distance |
|-----|---------|-------------|
| 1 | M5 J13 | 37.82 miles |
| 2 | M5 J12 | 40.79 miles |
| 3 | M4 J16 | 35.19 miles |
| 4 | M5 J11A | 46.09 miles |
| 5 | M4 J15 | 38.92 miles |



Airports/HELIPADS

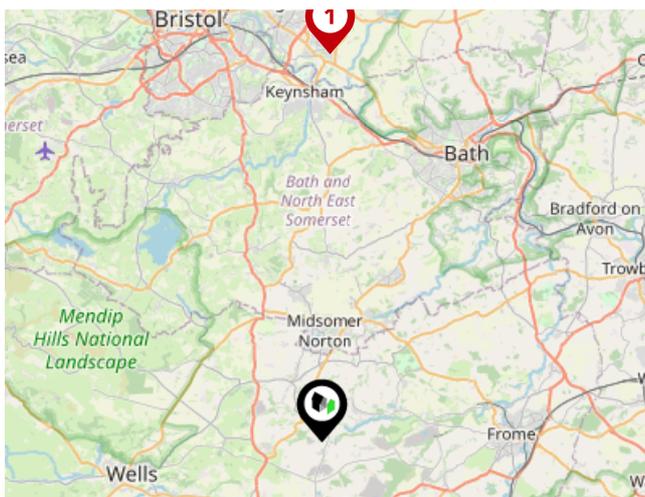
| Pin | Name | Distance |
|-----|-----------------------------------|-------------|
| 1 | Bristol Airport | 15.11 miles |
| 2 | Felton | 15.11 miles |
| 3 | Bournemouth International Airport | 41.74 miles |
| 4 | Cardiff Airport | 39.01 miles |

Area Transport (Local)



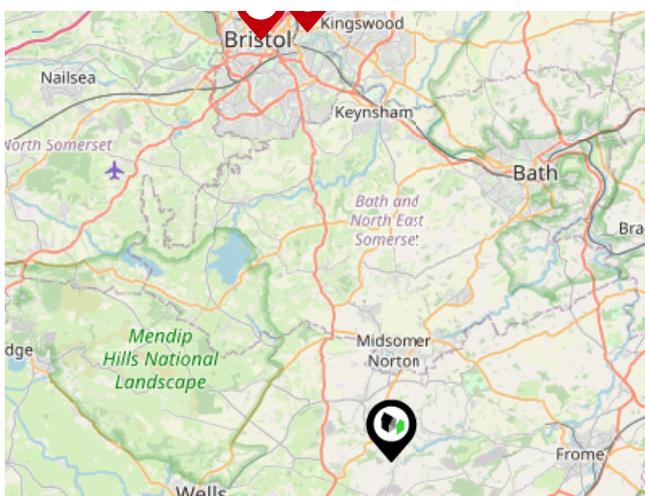
Bus Stops/Stations

| Pin | Name | Distance |
|-----|--------------------|------------|
| 1 | Post Office | 0.08 miles |
| 2 | Bridge House | 0.12 miles |
| 3 | Veleathe | 0.19 miles |
| 4 | Vale View | 0.43 miles |
| 5 | Duke of Cumberland | 1.12 miles |



Local Connections

| Pin | Name | Distance |
|-----|------------------------------|-------------|
| 1 | Bitton (Avon Valley Railway) | 14.45 miles |



Ferry Terminals

| Pin | Name | Distance |
|-----|------------------------------|-------------|
| 1 | Netham Lock Ferry Terminal | 16.26 miles |
| 2 | Bathurst Basin Ferry Landing | 16.41 miles |
| 3 | The Ostrich | 16.41 miles |

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.

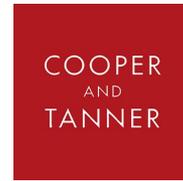


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