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MIR: Material Info

The Material Information Affecting this Property

Tuesday 17th February 2026



THE OLD POST OFFICE, 9, MARKET PLACE, FROME, BA11

Cooper and Tanner

6 The Bridge Frome BA11 1AR

01373 455060

frome@cooperandtanner.co.uk

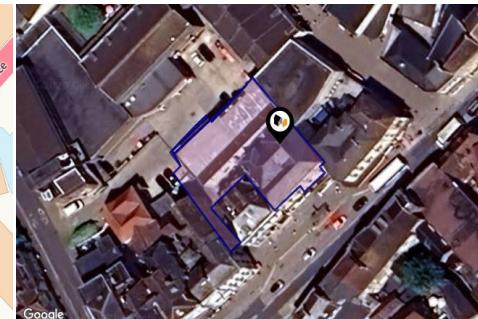
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Property Overview

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Property

Type:	Flat / Maisonette
Bedrooms:	1
Floor Area:	419 ft ² / 39 m ²
Plot Area:	0.18 acres
Year Built :	2007-2011
Council Tax :	Band A
Annual Estimate:	£1,626
Title Number:	WS43766

Tenure: Freehold

Local Area

Local Authority:	Somerset
Conservation Area:	Frome
Flood Risk:	
● Rivers & Seas	Medium
● Surface Water	High

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

18 mb/s **246** mb/s - mb/s



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

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The Old Post Office, 9 Market Place, BA11

Energy rating

C

Valid until 20.02.2032

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

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Additional EPC Data

Property Type:	Flat
Build Form:	End-Terrace
Transaction Type:	Rental
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	02
Flat Top Storey:	Yes
Glazing Type:	Secondary glazing
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Sandstone or limestone, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Electric storage heaters
Main Heating Controls:	Automatic charge control
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 75% of fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	39 m ²

Building Safety

The landlord has made us aware that, to the best of their knowledge:-There is no asbestos present at the propertyThere 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.

The property is on the second floor (3 flights of stairs).

Restrictive Covenants

We have been made aware this property does not contain restrictive covenants.

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

Cooper and Tanner

Testimonials

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Testimonial 1

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



Testimonial 2

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



Testimonial 3

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



Testimonial 4

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



/cooperandtanner



/cooper_and_tanner/

Disclaimer

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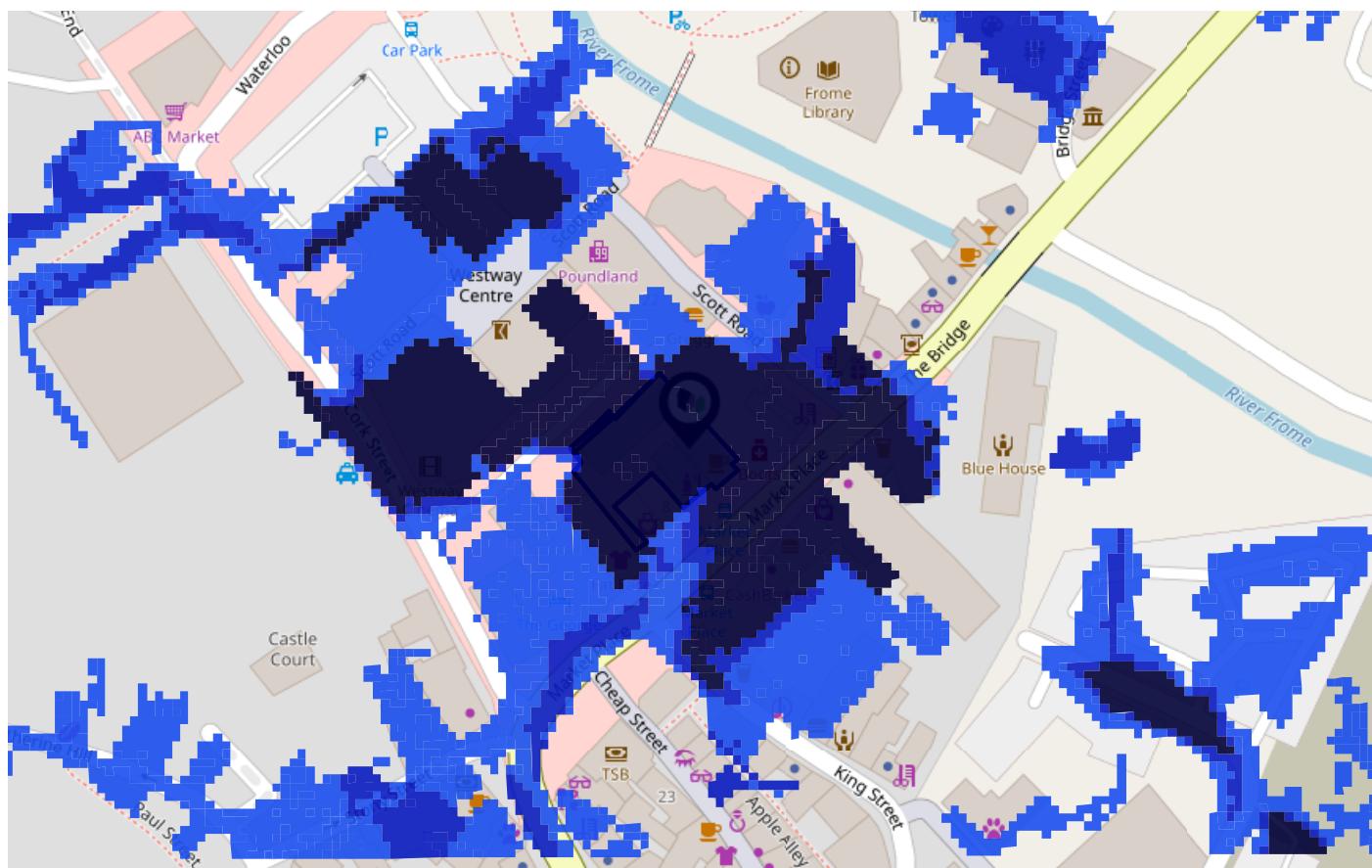
Important - Please read

Flood Risk

Surface Water - Flood Risk

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

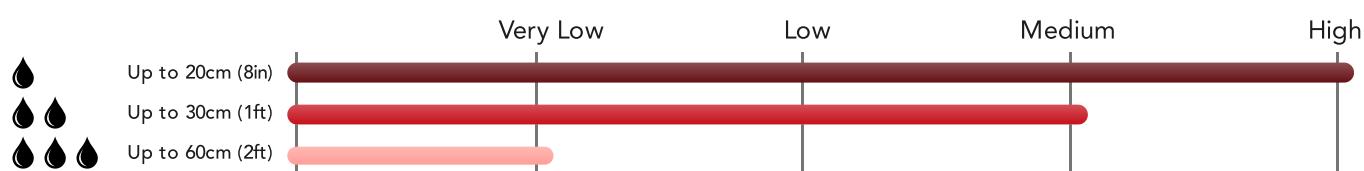


Risk Rating: High

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

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

Chance of flooding to the following depths at this property:

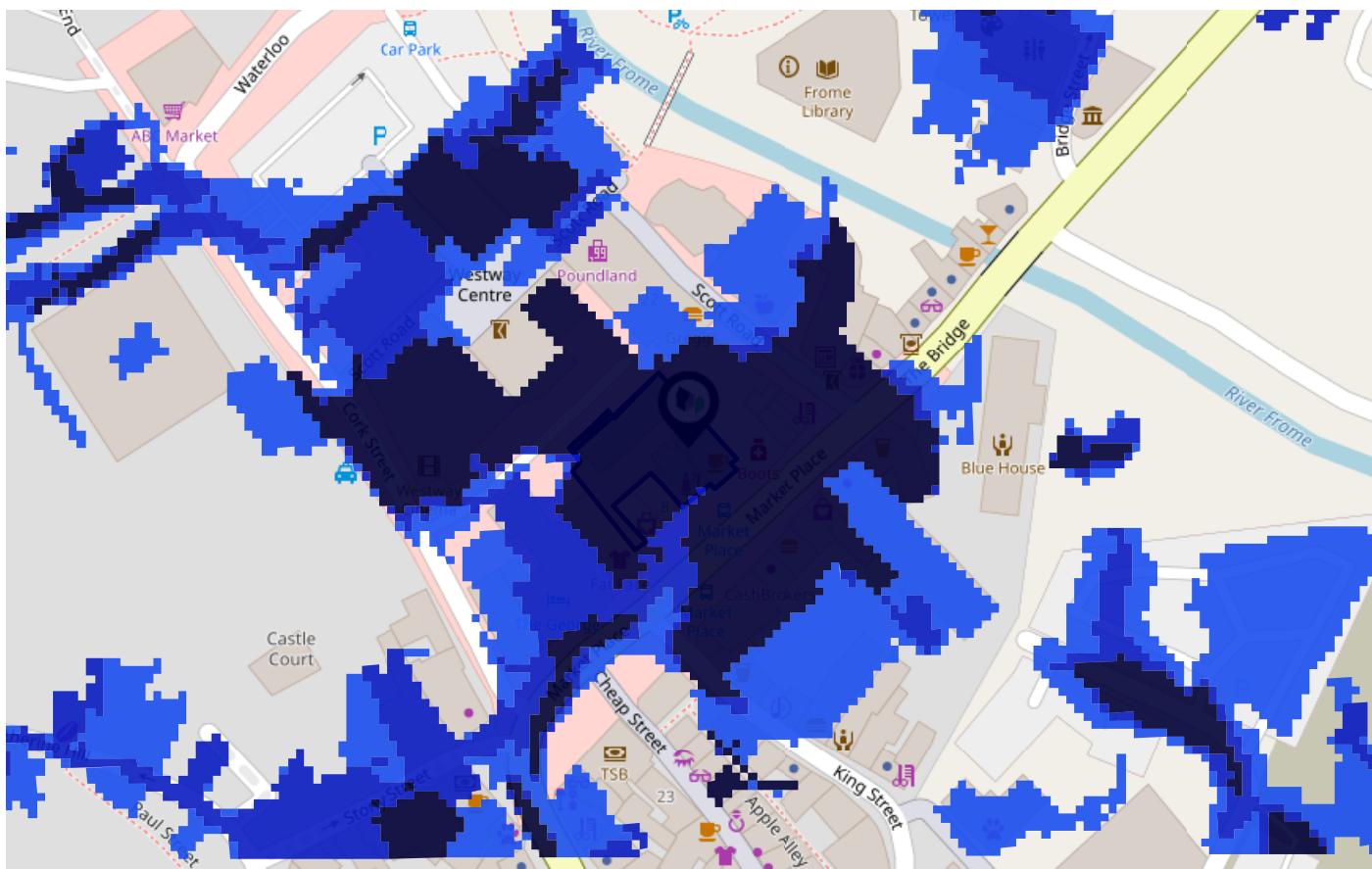


Flood Risk

Surface Water - Climate Change

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

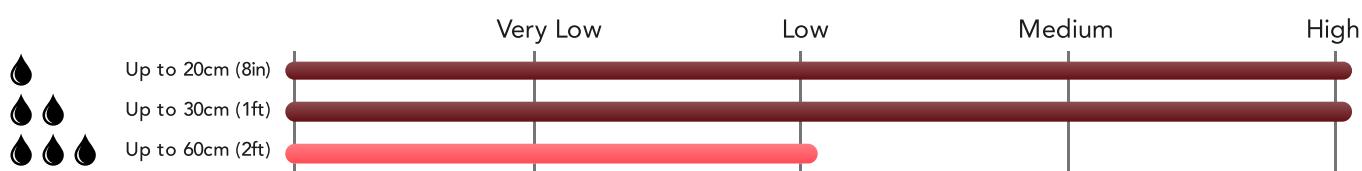


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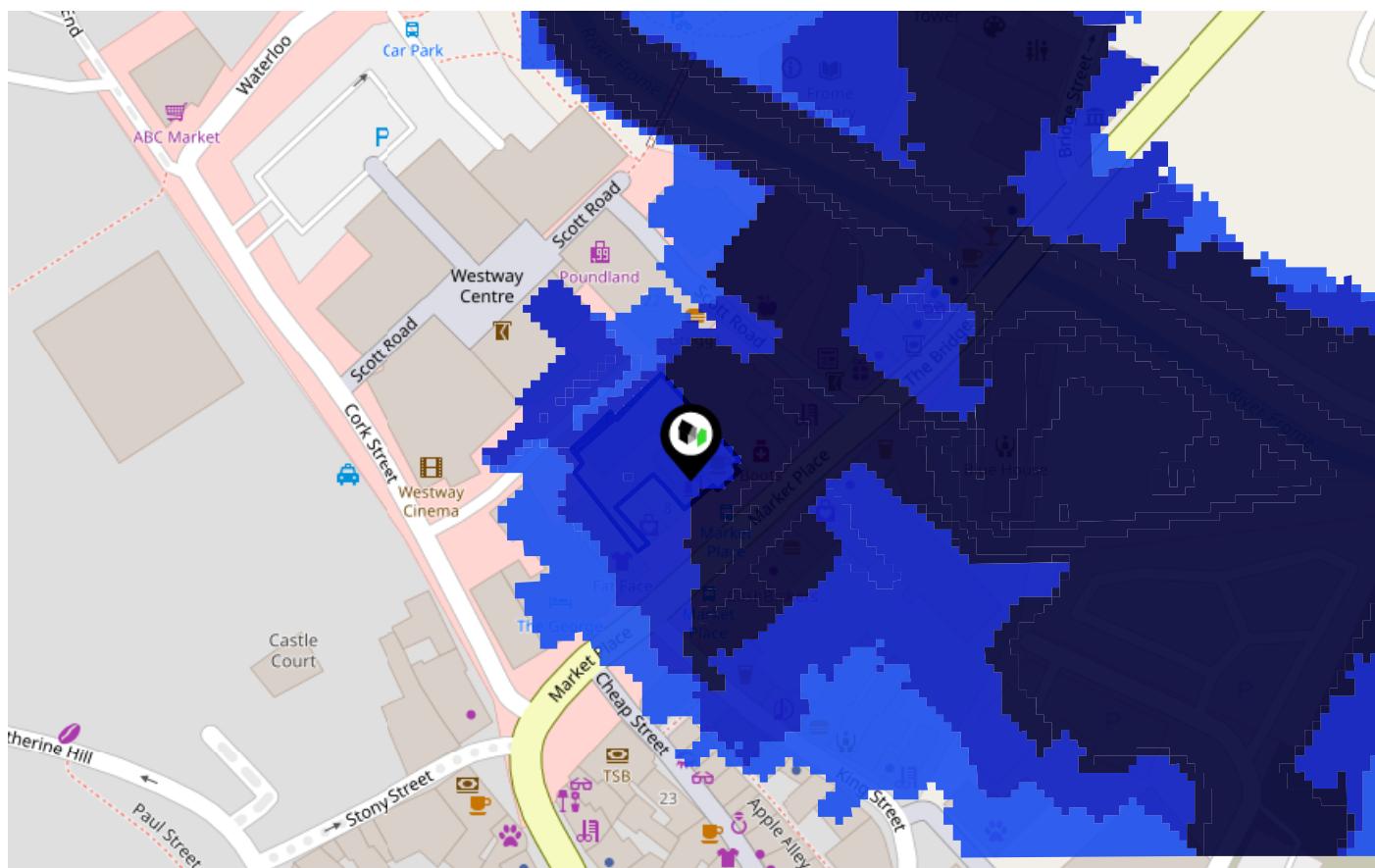


Flood Risk

Rivers & Seas - Flood Risk

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

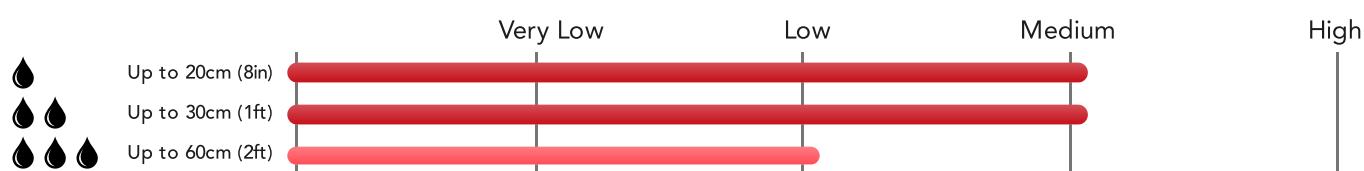


Risk Rating: Medium

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.

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- 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:

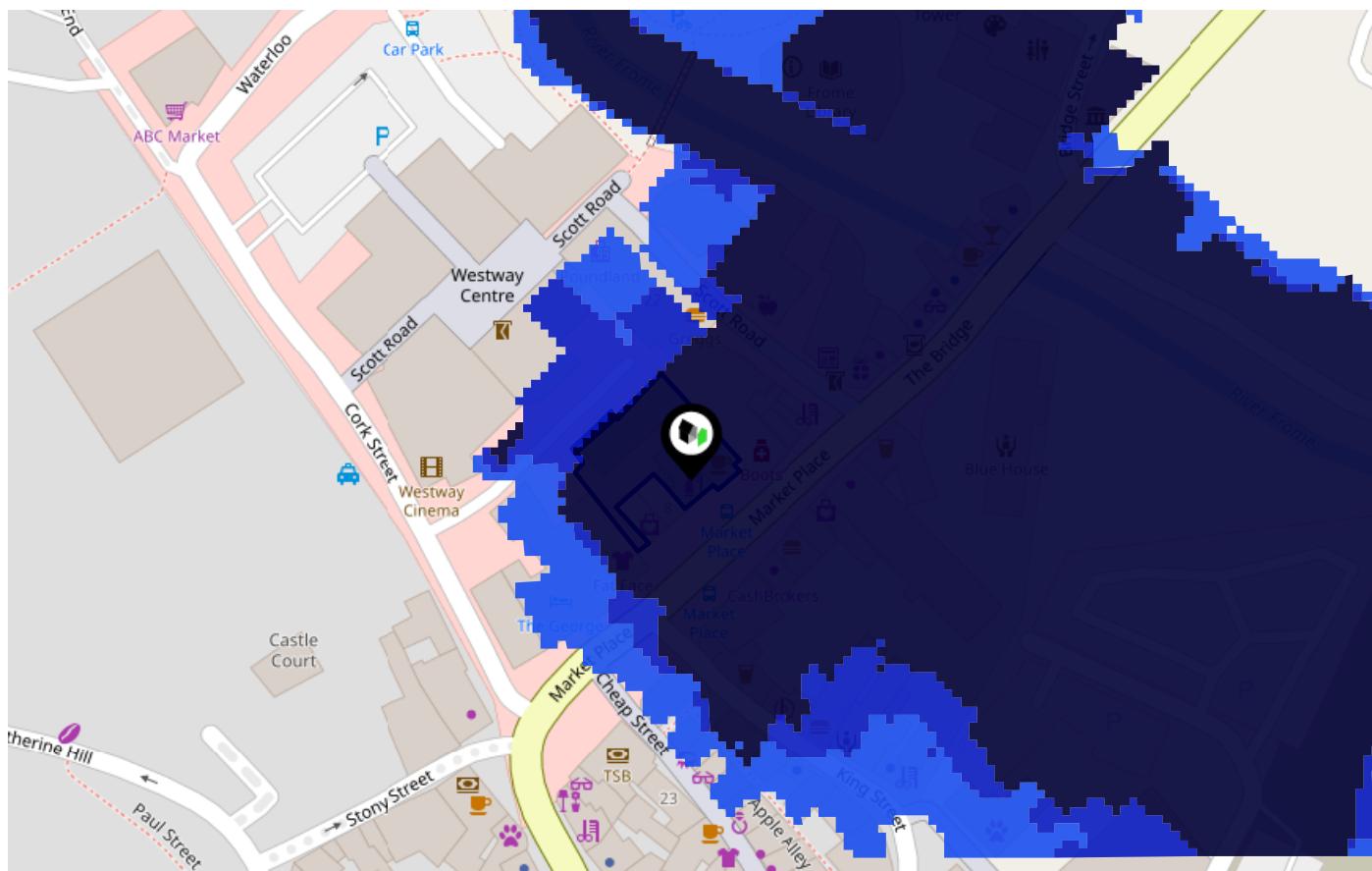


Flood Risk

Rivers & Seas - Climate Change

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

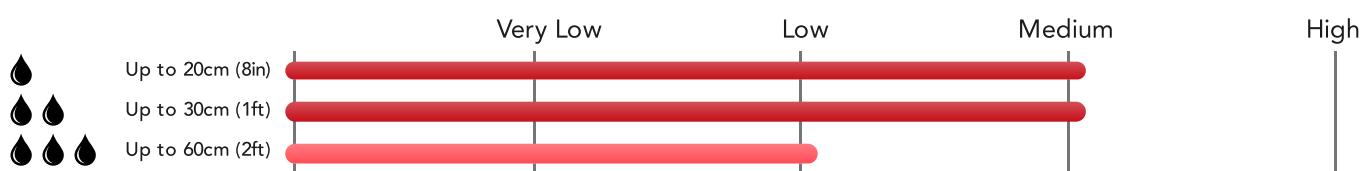


Risk Rating: High

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Chance of flooding to the following depths at this property:

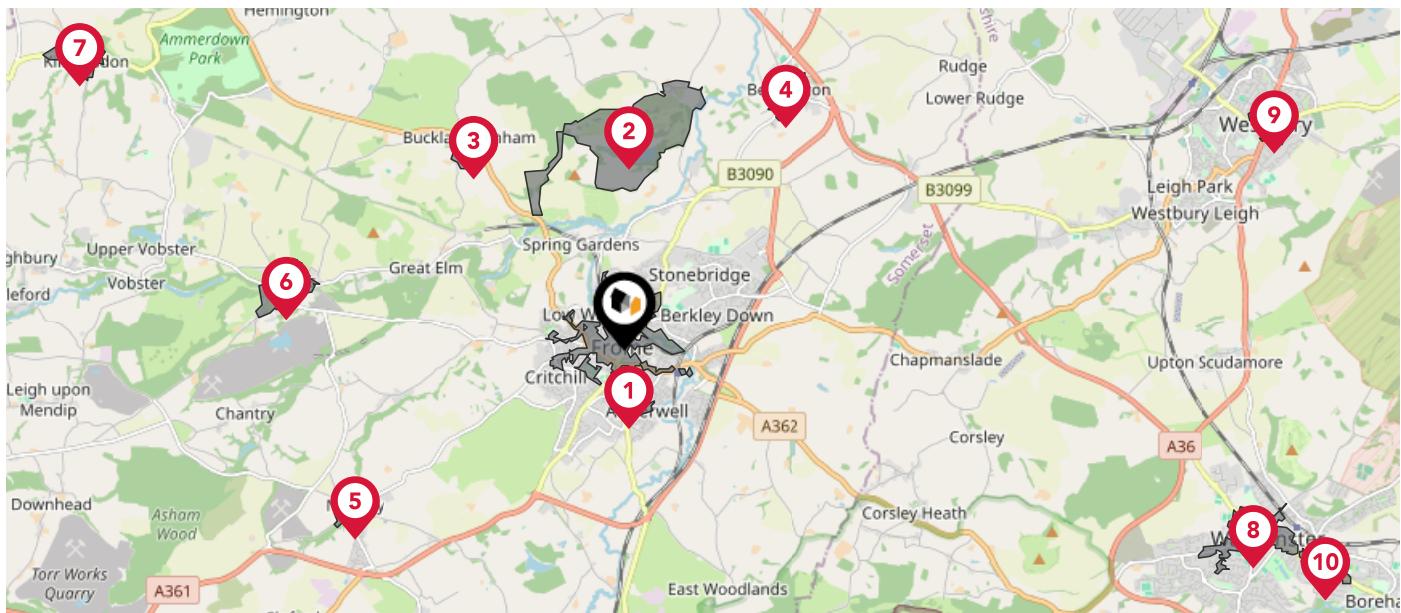


Maps

Conservation Areas

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



Nearby Conservation Areas

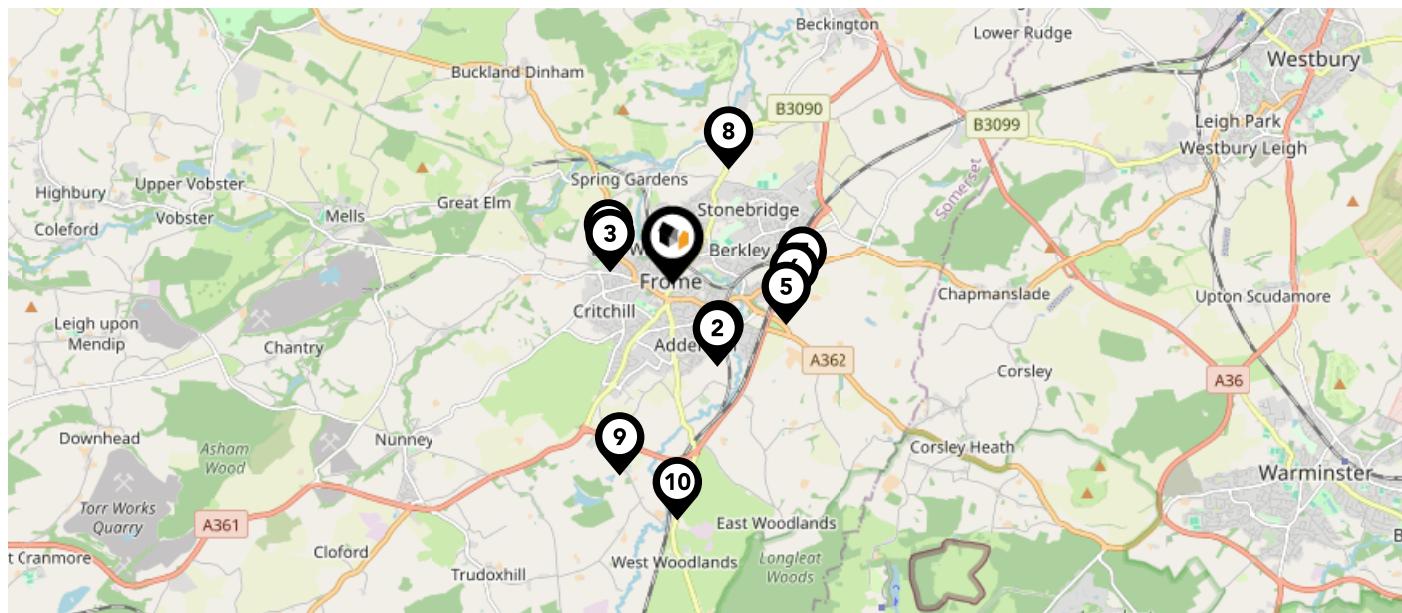
- 1 Frome
- 2 Lullington and Orchardleigh
- 3 Buckland Dinham
- 4 Beckington
- 5 Nunney
- 6 Mells
- 7 Kilmersdon
- 8 Warminster
- 9 Westbury
- 10 Warminster, Boreham Road

Maps

Landfill Sites

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



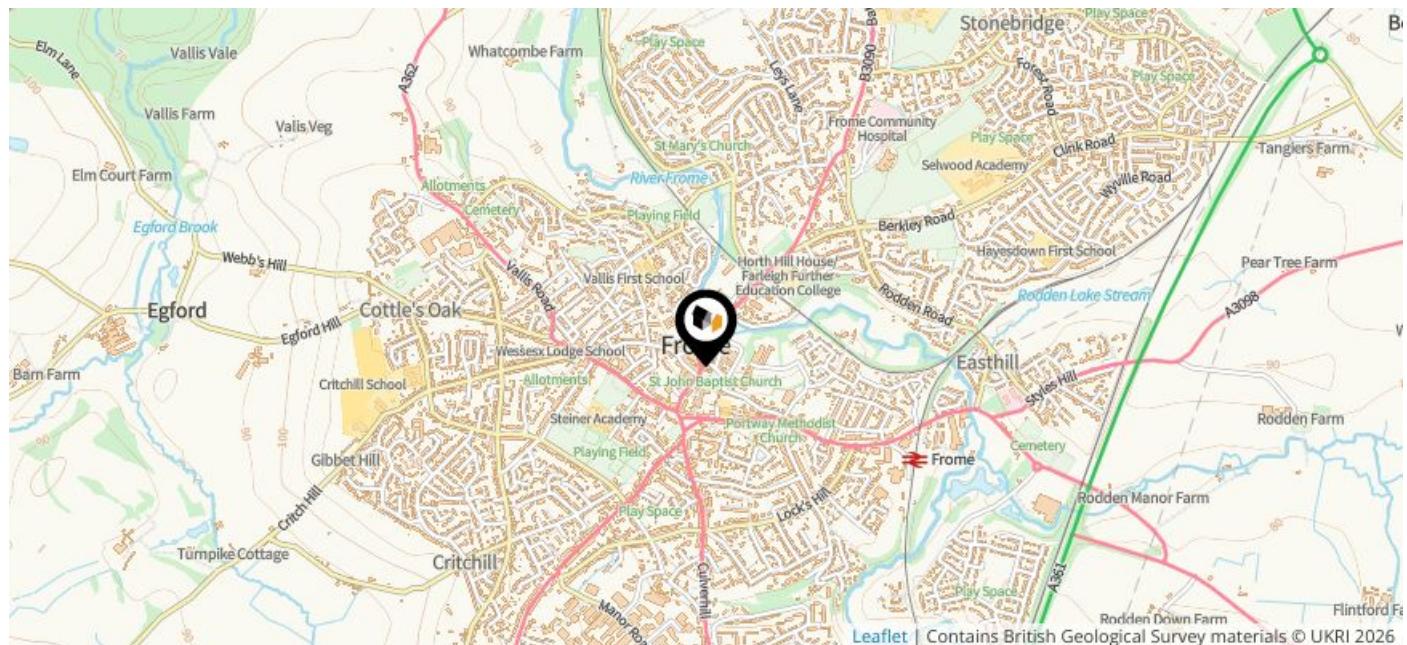
Nearby Landfill Sites

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

Maps Coal Mining

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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.

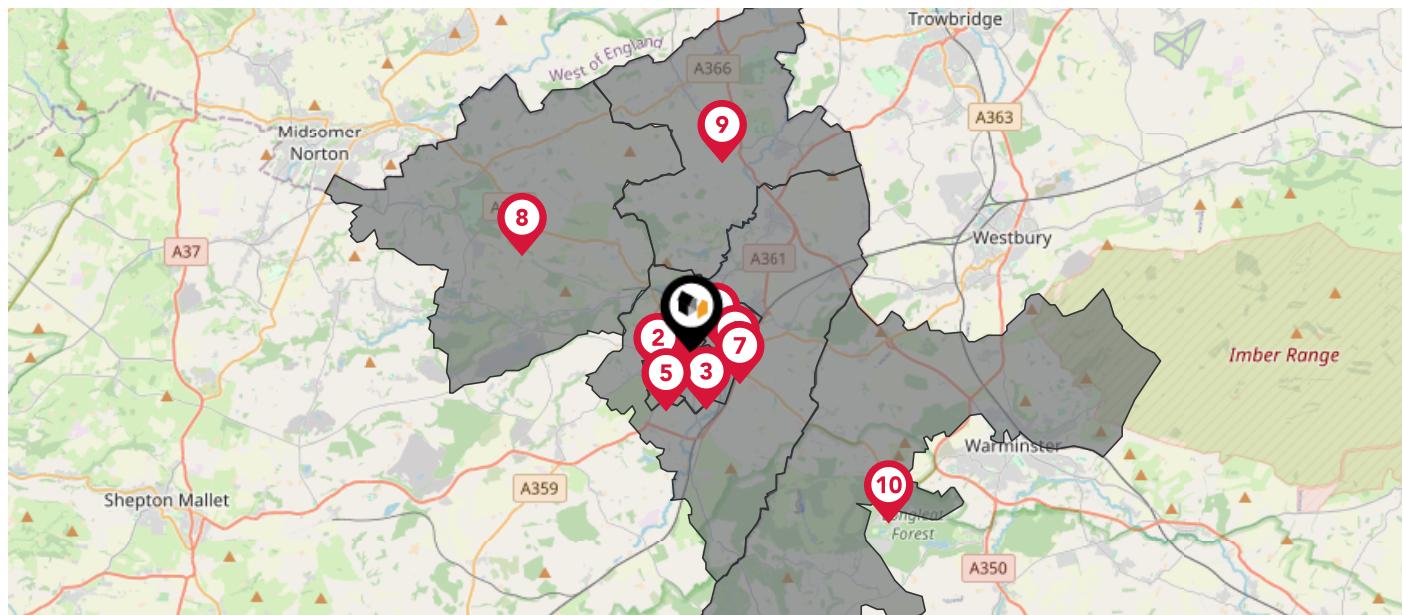
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

Maps

Council Wards

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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

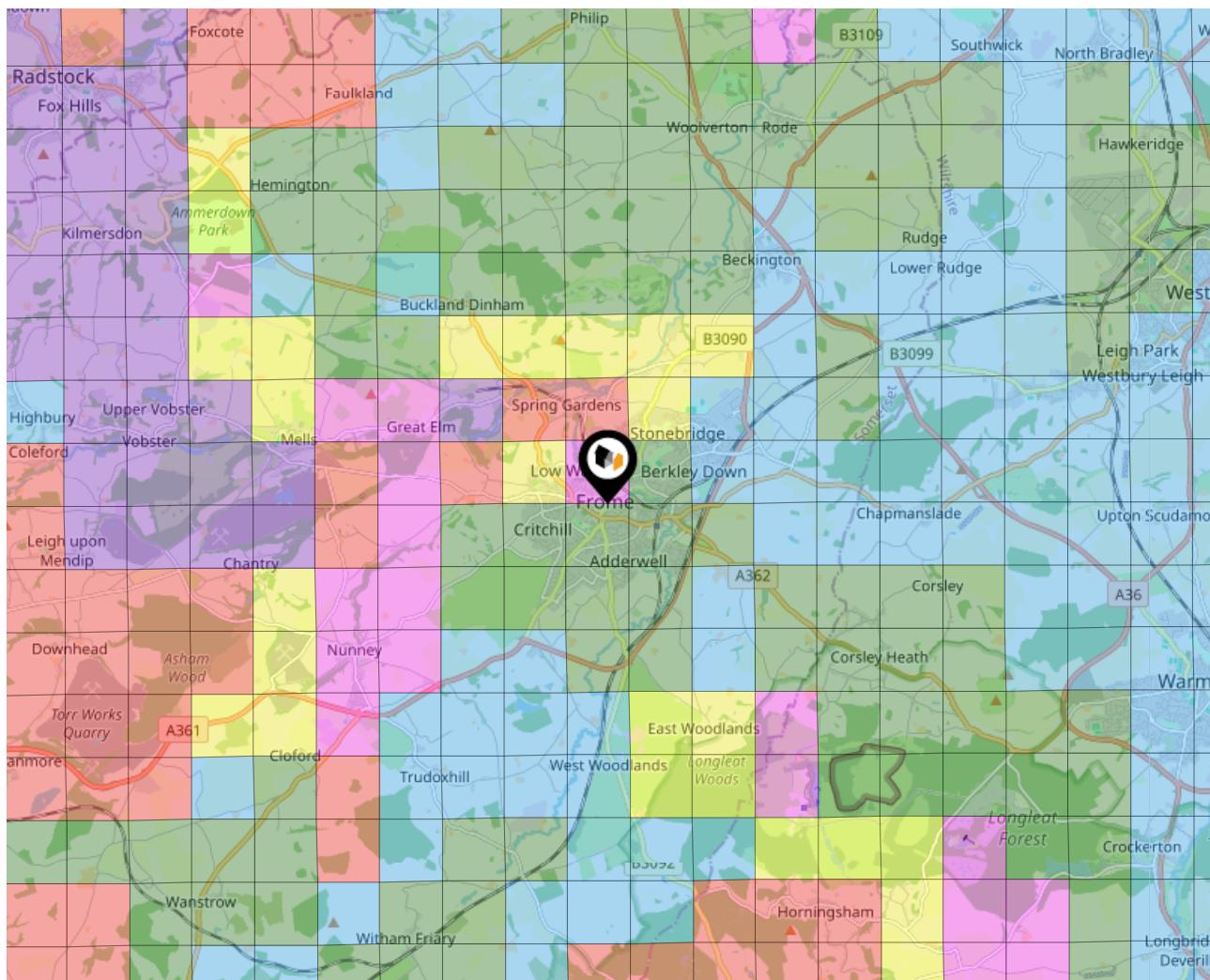


Nearby Council Wards

- 1 Frome Market Ward
- 2 Frome Oakfield Ward
- 3 Frome Keyford Ward
- 4 Frome College Ward
- 5 Frome Park 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).



1 <1% 2 1-3% 3 3-5% 4 5-10% 5 10-30% 6 >30%

Environment Soils & Clay

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Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:

NONE

Soil Texture:

CLAY TO LOAM

Parent Material Grain:

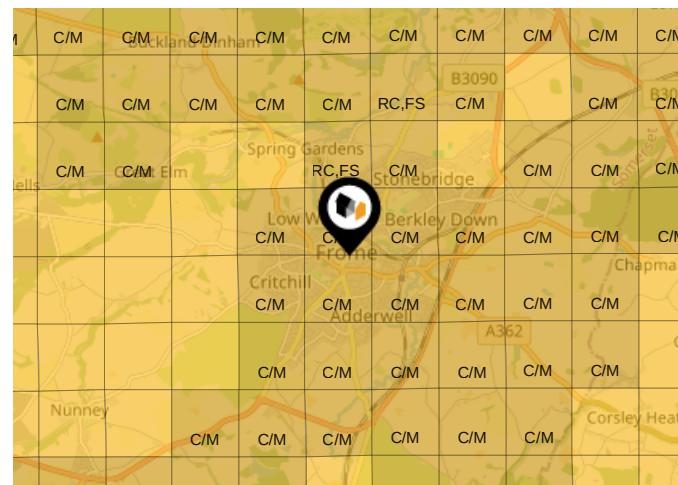
ARGILLACEOUS

Soil Depth:

DEEP

Soil Group:

HEAVY TO MEDIUM

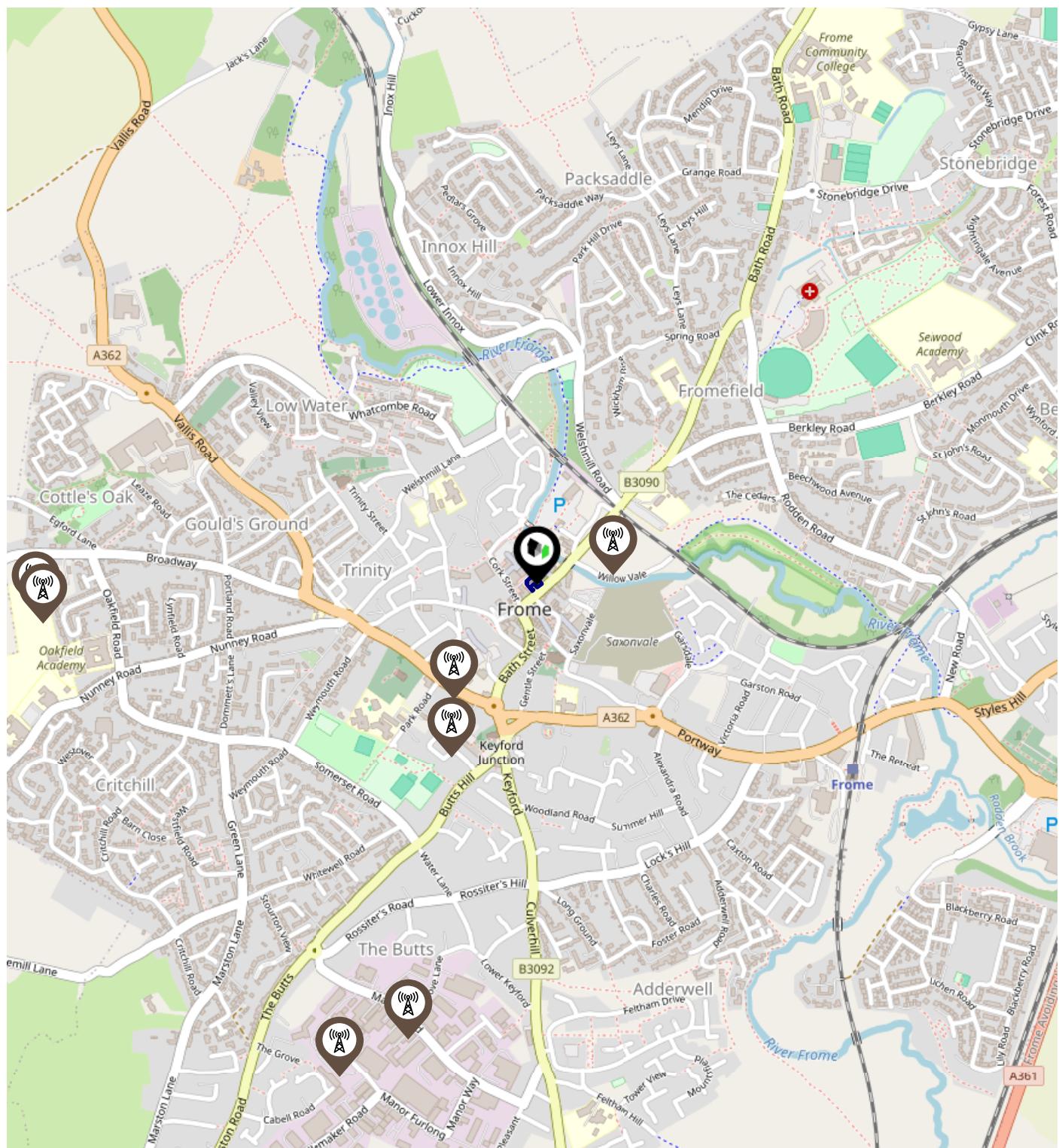


Primary Classifications (Most Common Clay Types)

C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess

Local Area Masts & Pylons

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Key:

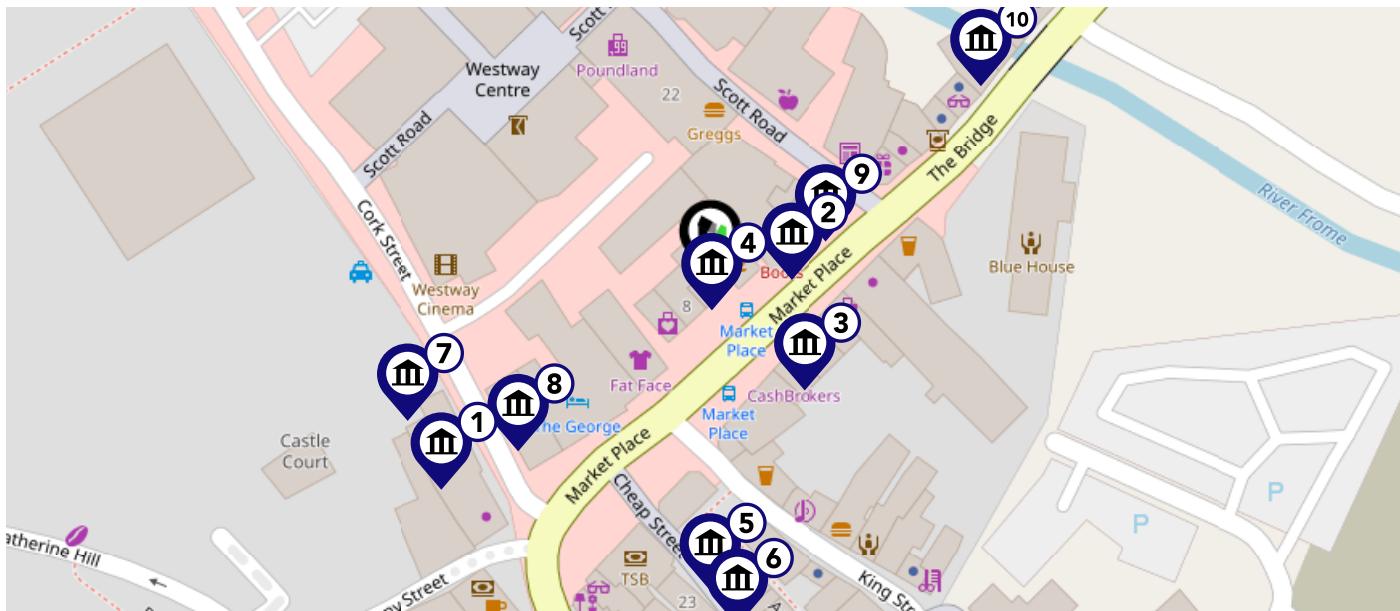
- Power Pylons
- Communication Masts

Maps

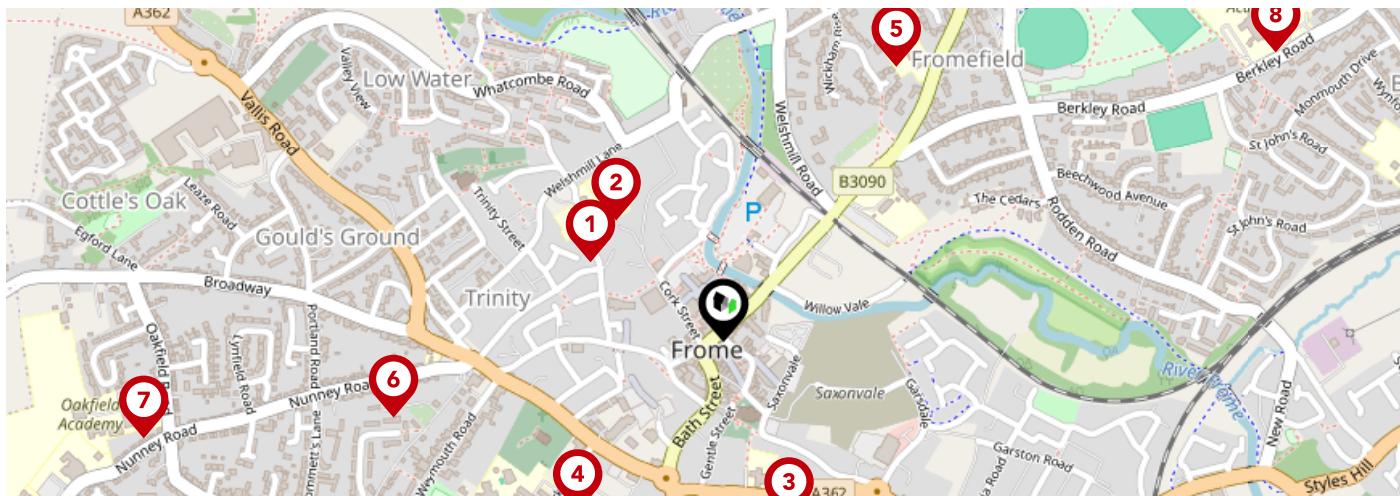
Listed Buildings

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



Listed Buildings in the local district	Grade	Distance
1057818 - Monmouth Chambers	Grade II	0.0 miles
1057774 - 10, 11 And 12 Market Place	Grade II	0.0 miles
1057776 - Dungannon Buildings	Grade II	0.0 miles
1345499 - Post Office	Grade II	0.0 miles
1057839 - 2, Cheap Street	Grade II	0.0 miles
1057840 - 4, Cheap Street	Grade II	0.0 miles
1057816 - Monmouth House And Gate Piers To Road	Grade II	0.0 miles
1057771 - National Westminster Bank	Grade II	0.0 miles
1058468 - Three K6 Telephone Kiosks	Grade II	0.0 miles
1345464 - 5-9, The Bridge	Grade II	0.0 miles



Nursery Primary Secondary College Private



Vallis First School

Ofsted Rating: Good | Pupils: 229 | Distance: 0.18



St Louis Catholic Primary School, Frome

Ofsted Rating: Good | Pupils: 179 | Distance: 0.19



St John's Church of England Voluntary Aided First School, Frome

Ofsted Rating: Requires improvement | Pupils: 232 | Distance: 0.22



Avanti Park School

Ofsted Rating: Good | Pupils: 488 | Distance: 0.26



North Hill House

Ofsted Rating: Requires improvement | Pupils: 60 | Distance: 0.38



Wessex Lodge School

Ofsted Rating: Good | Pupils: 50 | Distance: 0.39



Oakfield Academy

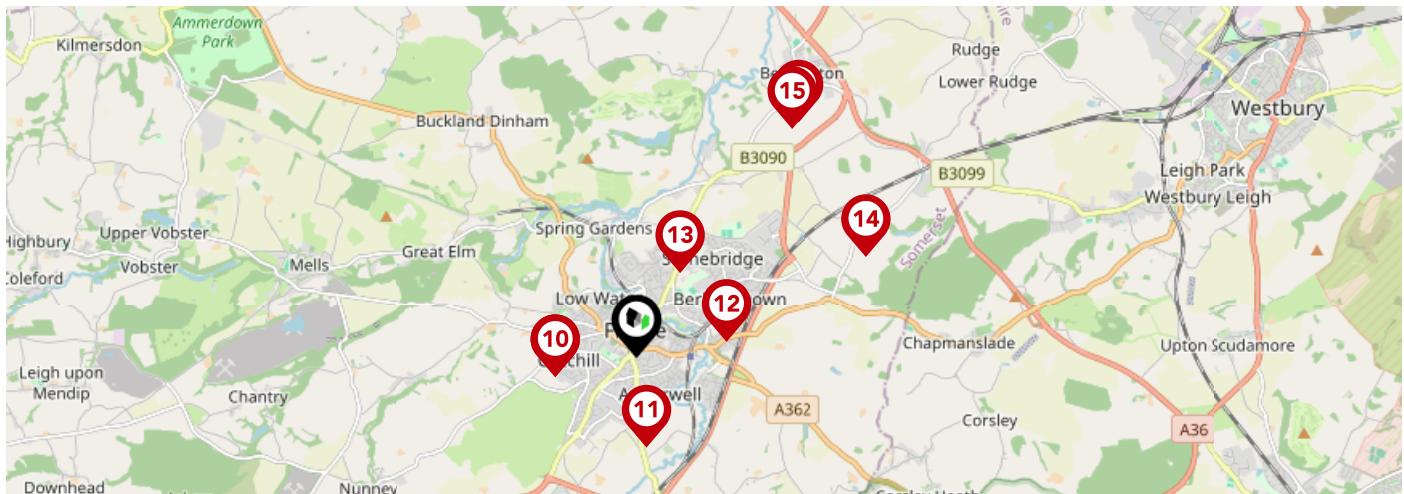
Ofsted Rating: Requires improvement | Pupils: 557 | Distance: 0.68



Selwood Academy

Ofsted Rating: Good | Pupils: 598 | Distance: 0.72





Nursery Primary Secondary College Private



Trinity Church of England First School

Ofsted Rating: Good | Pupils: 295 | Distance: 0.78



Critchill Special School

Ofsted Rating: Good | Pupils: 97 | Distance: 0.78



Christ Church First School

Ofsted Rating: Not Rated | Pupils: 77 | Distance: 0.83



Hayesdown First School

Ofsted Rating: Good | Pupils: 300 | Distance: 0.84



Frome Community College

Ofsted Rating: Not Rated | Pupils: 0 | Distance: 0.89



Berkley Church of England First School

Ofsted Rating: Requires improvement | Pupils: 97 | Distance: 2.32



Springmead Preparatory School

Ofsted Rating: Not Rated | Pupils: 119 | Distance: 2.56



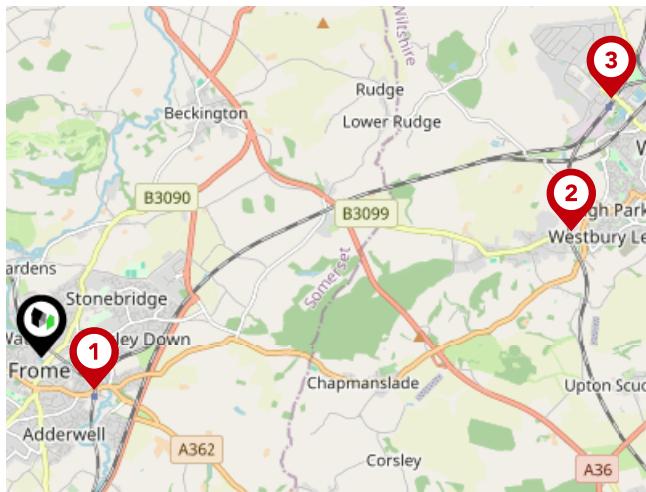
Beckington Church of England First School

Ofsted Rating: Outstanding | Pupils: 80 | Distance: 2.66



Area Transport (National)

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National Rail Stations

Pin	Name	Distance
1	Frome Rail Station	0.57 miles
2	Dilton Marsh Rail Station	5.05 miles
3	Westbury (Wilts) Rail Station	5.81 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J13	36.49 miles
2	M4 J16	29.63 miles
3	M5 J12	39.24 miles
4	M4 J15	32.84 miles
5	M27 J1	38.4 miles

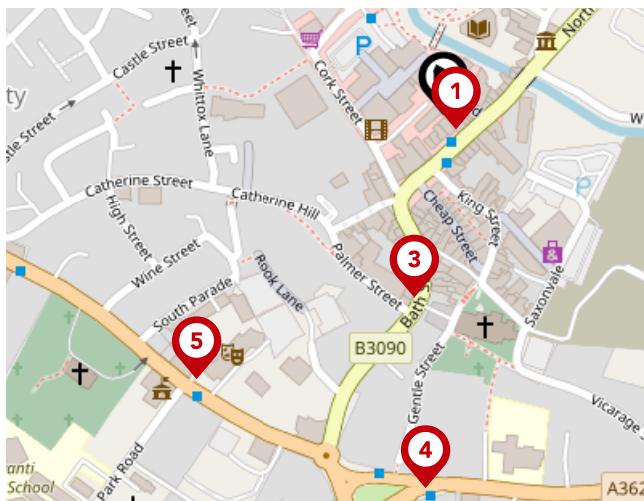


Airports/Helpads

Pin	Name	Distance
1	Bristol Airport	19.97 miles
2	Felton	19.97 miles
3	Bournemouth International Airport	37.92 miles
4	Cardiff Airport	45.49 miles

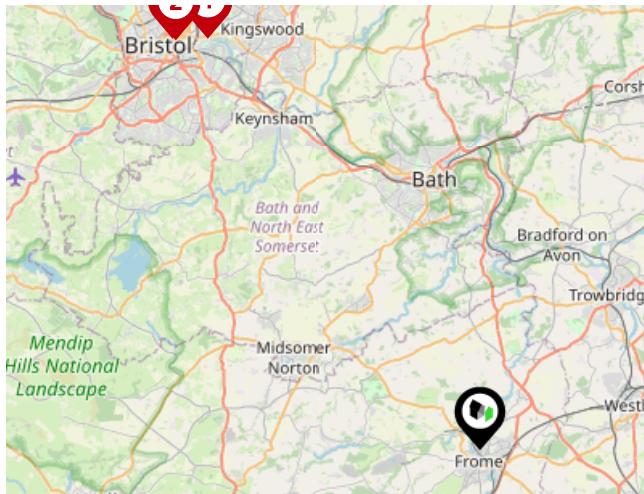
Area Transport (Local)

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Bus Stops/Stations

Pin	Name	Distance
1	Market Place	0.01 miles
2	Car Park	0.07 miles
3	Mendip East Slinky - Frome DRT	0.11 miles
4	Gorehedge	0.22 miles
5	Memorial Theatre Complex	0.21 miles



Ferry Terminals

Pin	Name	Distance
1	Netham Lock Ferry Terminal	18.29 miles
2	Temple Meads Station Ferry Landing	18.91 miles
3	Temple Bridge (Bristol) Ferry Landing	19.04 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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