



MIR: Material Info

The Material Information Affecting this Property

Tuesday 01st September 2026



23, LEIGH ROAD, STREET, BA16

Cooper and Tanner

32 High Street Shepton Mallet BA4 5AS

01749 372200

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cooperandtanner.co.uk





Property

Type:	Flat / Maisonette
Bedrooms:	1
Floor Area:	548 ft ² / 51 m ²
Plot Area:	0.06 acres
Year Built :	1930-1949
Council Tax :	Band A
Annual Estimate:	£1,707
Title Number:	ST142163

Tenure: Freehold

Local Area

Local Authority:	Somerset
Conservation Area:	Street
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

19	80	1800
mb/s	mb/s	mb/s

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: *Strode House 10 Leigh Road Street Somerset BA16 0HA*

Reference - 2017/0285/TPO

Decision: Approval with Conditions

Date: 31st January 2017

Description:

Reduce upper canopy of willow by 3-4m to maximum pruning cut size 75mm diameter.

Reference - 2012/1454

Decision: Approval with Conditions

Date: 11th June 2012

Description:

Canopy reduction of 20% to Willow

Reference - 107346/007

Decision: Approval with Conditions

Date: 17th September 1998

Description:

Demolition of timber building in rear car park to extend existing car parking facilities

Reference - 2012/2505

Decision: No Objection

Date: 18th October 2012

Description:

Proposed reduction in height of a hedge in a Conservation Area

Planning records for: *Leigh Road Street Somerset BA16 0HA*

Reference - 059913/010	
Decision:	Approval with Conditions
Date:	11th October 2007
Description:	Erection of a freestanding smoking shelter. (Retrospective) (DEL)

Planning records for: *Unity Club (Street) Ltd Leigh Road Street Somerset BA16 0HA*

Reference - 2015/1244/FUL	
Decision:	Approval with Conditions
Date:	04th June 2015
Description:	The erection of a 3.5m (w) x 3.5m (l) single-storey extension, to provide the Unity Club with additional space.

Planning records for: *Leigh Road Garage 17 Leigh Road Street Somerset BA16 0HA*

Reference - 2014/1506/FUL	
Decision:	Approval
Date:	12th August 2014
Description:	Erection of a workshop extension.

Planning records for: *6 Leigh Road Street BA16 0HA*

Reference - 2020/0377/ADV	
Decision:	Decided
Date:	20th February 2020
Description:	Heavy duty vinyl with metal ring banners to be displayed from lampposts

Planning records for: **6 Leigh Road, Street, BA16 0HA**

Reference - 2010/0716	
Decision:	Approval with Conditions
Date:	13th April 2010
Description:	Change of use from B1 (offices) to mix of B1 office and Parish Rooms and non-residential education. Erection of notice board and block opening on NE elevation, glaze part of existing flat roof (DEL)

Reference - 2020/2481/ADV	
Decision:	Decided
Date:	01st December 2020
Description:	Erection of 1no. Facia Sign, 2no. Notice Boards, 1no. Double Sided Free Standing Sign.

Planning records for: **Envy Night Club 15 Leigh Road Street BA16 0HA**

Reference - 2018/0613/APP	
Decision:	Decided
Date:	16th March 2018
Description:	Application for approval of details reserved by conditions 4 (joinery) and 5 (external plant) on planning consent 2017/2623/FUL

Planning records for: **Street Library 1 Leigh Road Street Somerset BA16 0HA**

Reference - 036448/002PG29	
Decision:	No Objection
Date:	18th October 2007
Description:	Pruning of trees in a conservation area (DEL)

Planning records for: *12 Leigh Road Street Somerset BA16 0HA*

Reference - 2022/2420/FUL

Decision: Decided

Date: 12th December 2022

Description:

Retrospective change of use from agricultural to equestrian and the erection of 5no. shelters, construction of stable, storage barn, 1no. shed and associated yard.

Reference - 2026/1186/APP

Decision: Decided

Date: 24th June 2026

Description:

Application for approval of details reserved by conditions 3 (Cycle Parking), on planning consent 2025/1589/FUL (Change of use from office (E) to SEND school (F1)).

Reference - 2025/1589/FUL

Decision: Registered

Date: 01st September 2025

Description:

Change of use from office (E) to SEND school (F1)

Reference - 2017/2409/TCA

Decision: TPO Not Required (No Objection)

Date: 11th September 2017

Description:

Proposed works to a Tree and Hedge in a Conservation Area. T1 - Fell Bay Laurel Tree T2 - Removal of Hawthorn Hedge

Planning records for: *12 Leigh Road Street Somerset BA16 0HA*

Reference - 2022/2422/FUL	
Decision:	Decided
Date:	12th December 2022
Description:	Change of use from Offices (E) to Education (F1).

Planning records for: *8 Leigh Road Street Somerset BA16 0HA*

Reference - 109049/004	
Decision:	Approval with Conditions
Date:	13th February 2008
Description:	Erect bicycle shelter to rear. (DEL)

Reference - 2014/2618/TCA	
Decision:	TPO Not Required (No Objection)
Date:	10th December 2014
Description:	Proposed pruning of a Gleditsia in a Conservation Area - reduce crown by 15%, prune to clear buildings by 1m, raise canopy to 5m (Tesco access driveway).

Reference - 109049/003	
Decision:	Refusal
Date:	28th November 2007
Description:	Creation of parking area to front of property and bike shelter to rear. (DEL)

Planning records for: *Envy Nightclub 15 Leigh Road Street Somerset BA16 0HA*

Reference - 2016/0263/FUL

Decision: Refusal

Date: 02nd February 2016

Description:

Conversion of Envy nightclub into 5 terrace houses (amended plans received 18/05/16; noise assessment received 7/10/16; and amended block plan and additional visibility splay received 17/10/16).

Reference - 2015/1291/FUL

Decision: Refusal

Date: 12th June 2015

Description:

Conversion of Envy nightclub into 5 terrace houses.

Reference - 2017/2623/FUL

Decision: Approval with Conditions

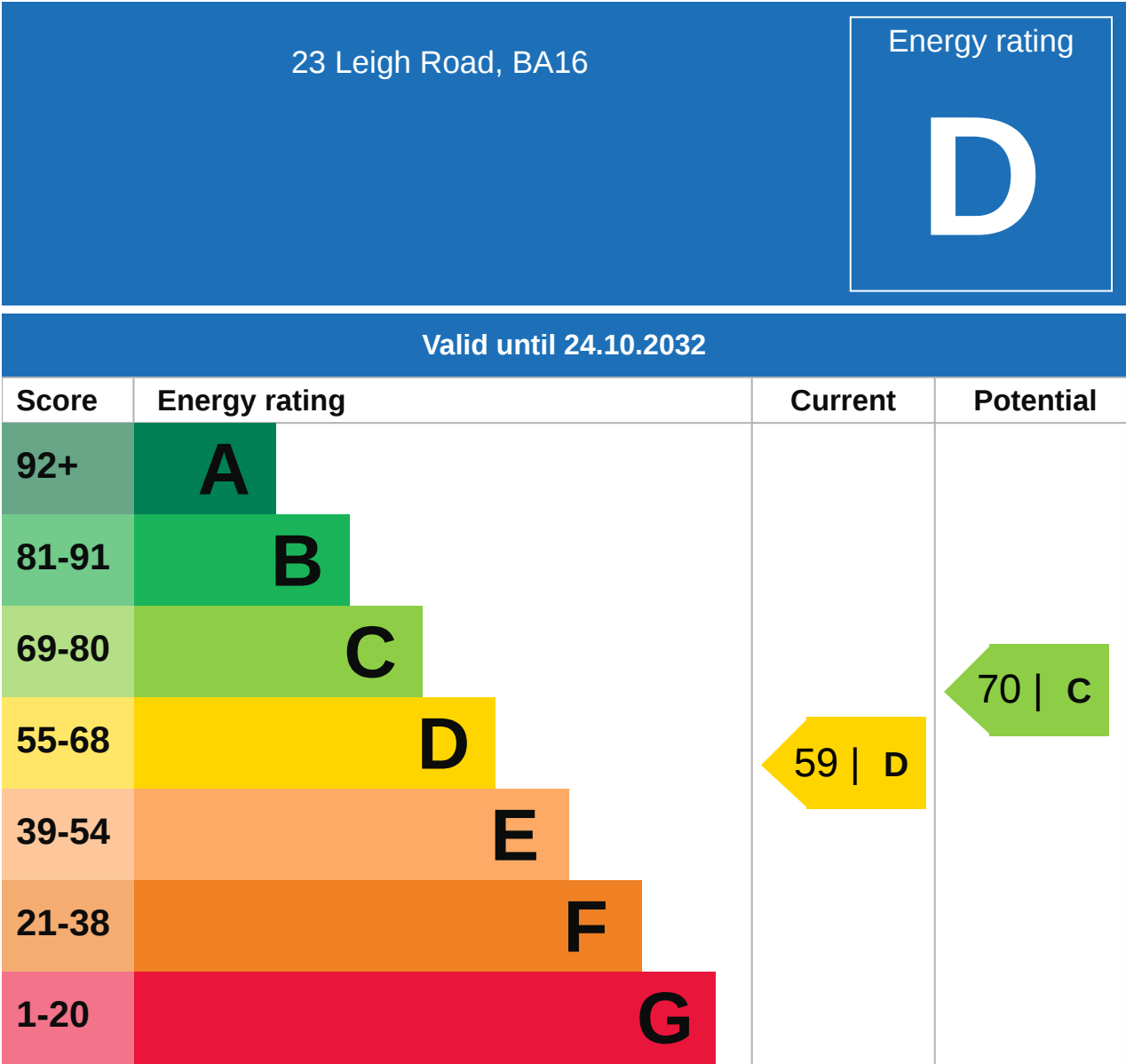
Date: 22nd November 2017

Description:

Change of use from existing nightclub (sui generis) into a bar and restaurant (Class A3/A4) and minor external alterations including insertion of new bi fold doors and new external seating area (amended description 1/2/18).

Property
EPC - Certificate

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Property

EPC - Additional Data

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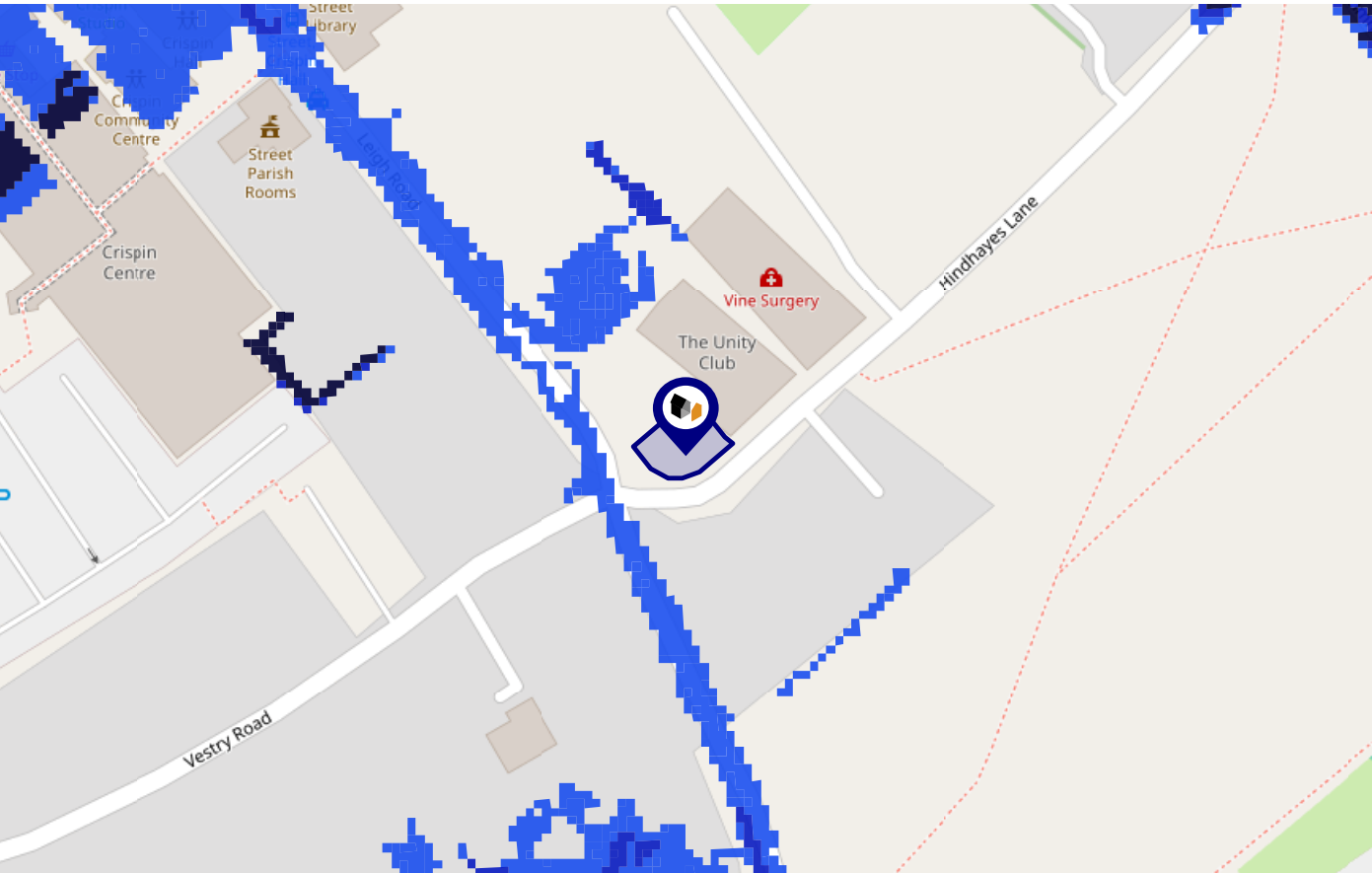
Additional EPC Data

Property Type:	Flat
Build Form:	Detached
Transaction Type:	Rental
Energy Tariff:	Unknown
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	01
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Electric storage heaters
Main Heating Controls:	Manual charge control
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	51 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.

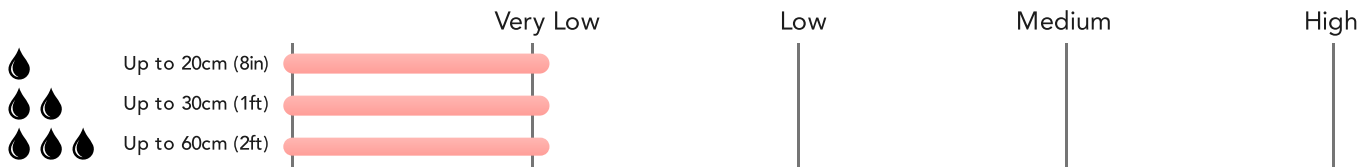


Risk Rating: Very low

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.

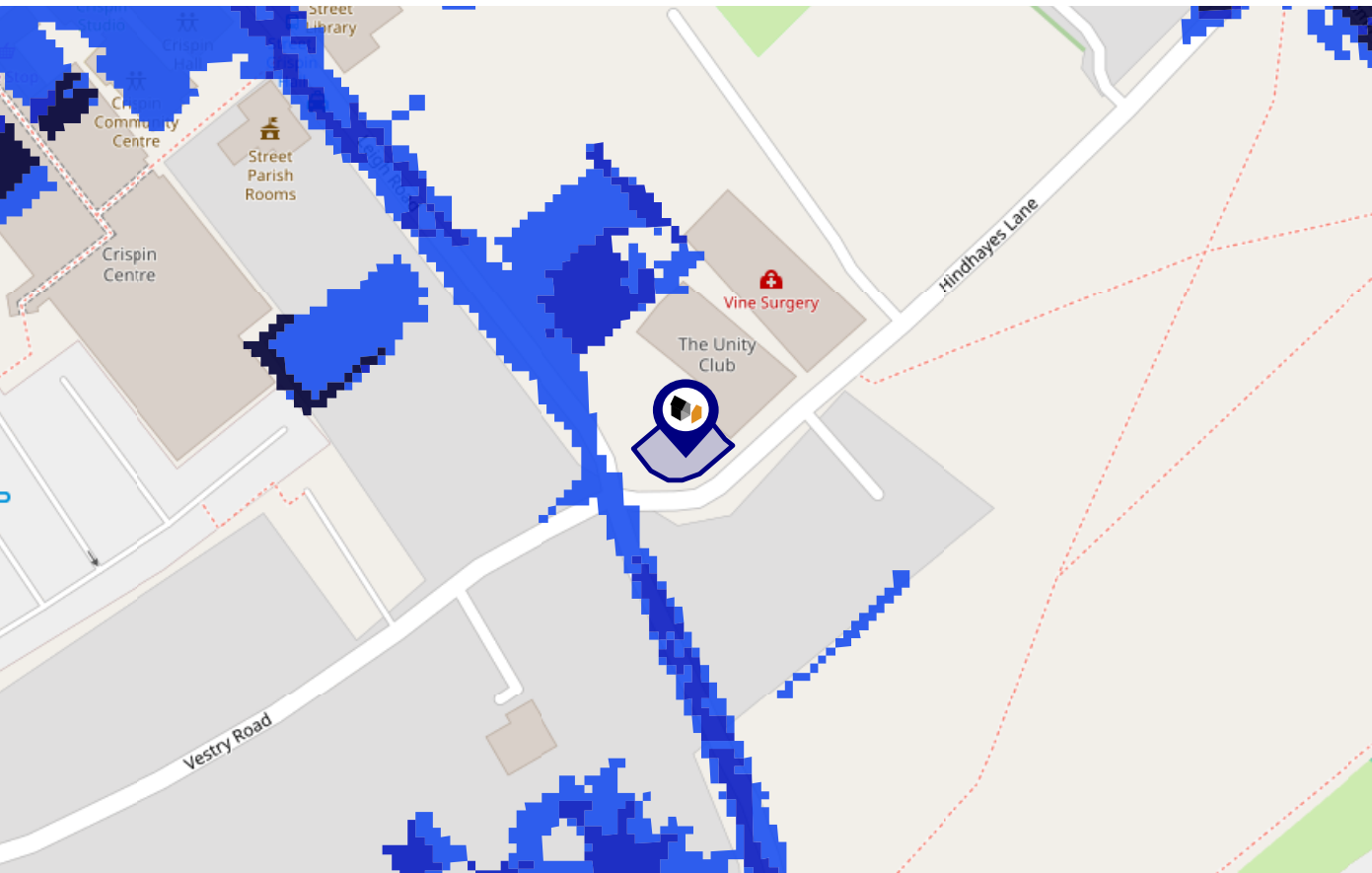
Chance of flooding to the following depths at this property:



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.

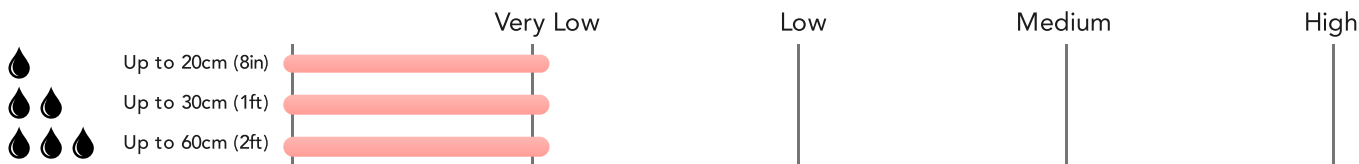


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Chance of flooding to the following depths at this property:

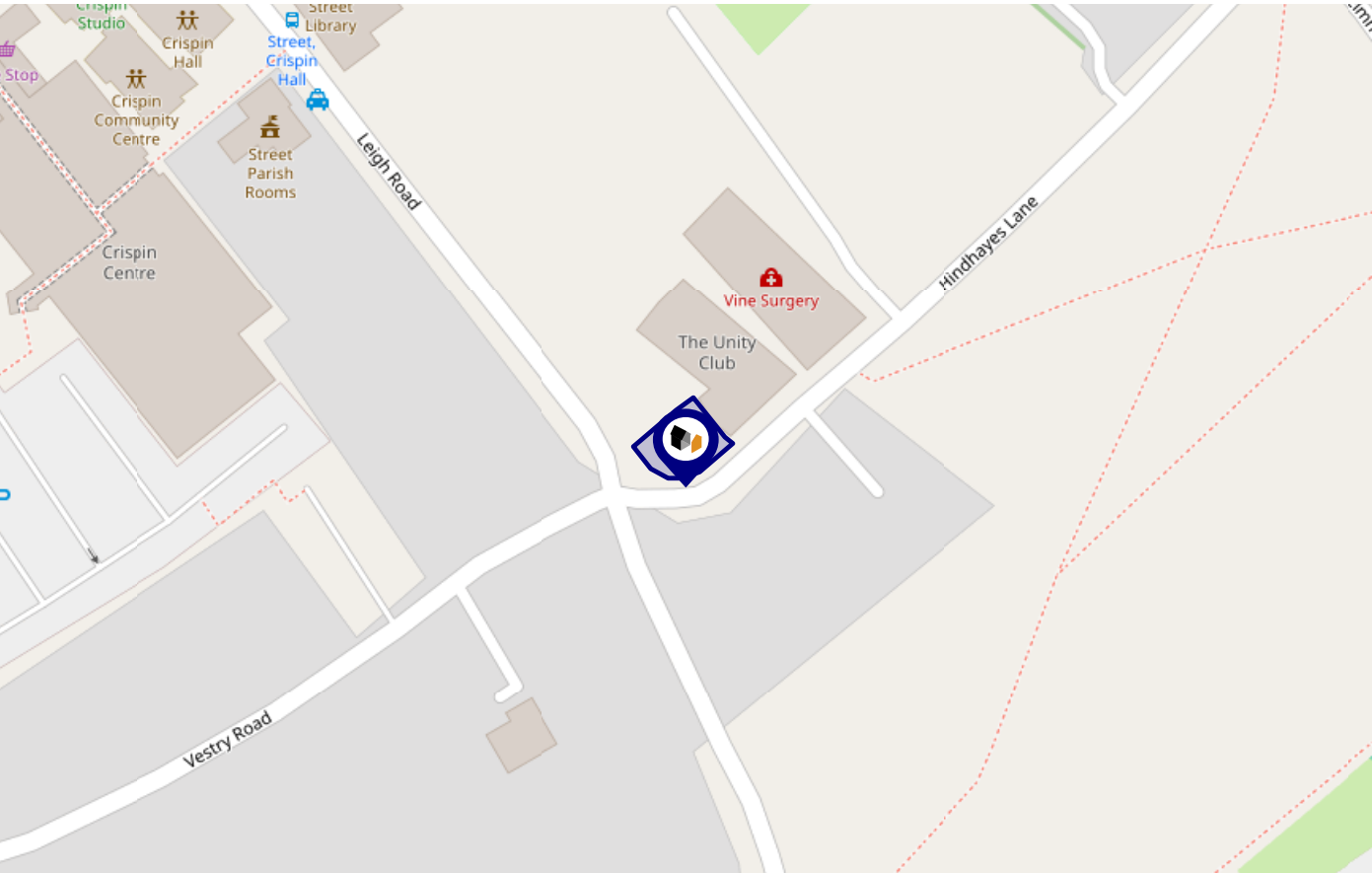


Flood Risk

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.

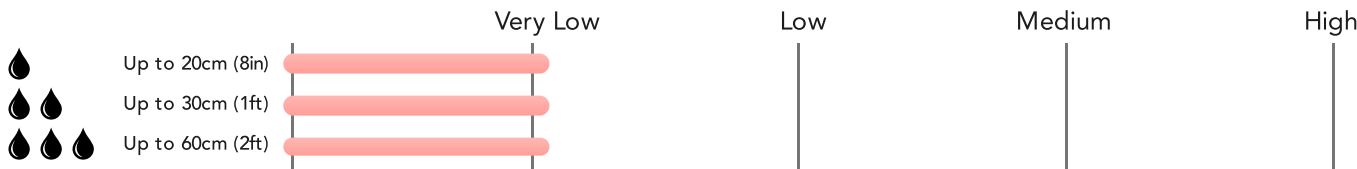


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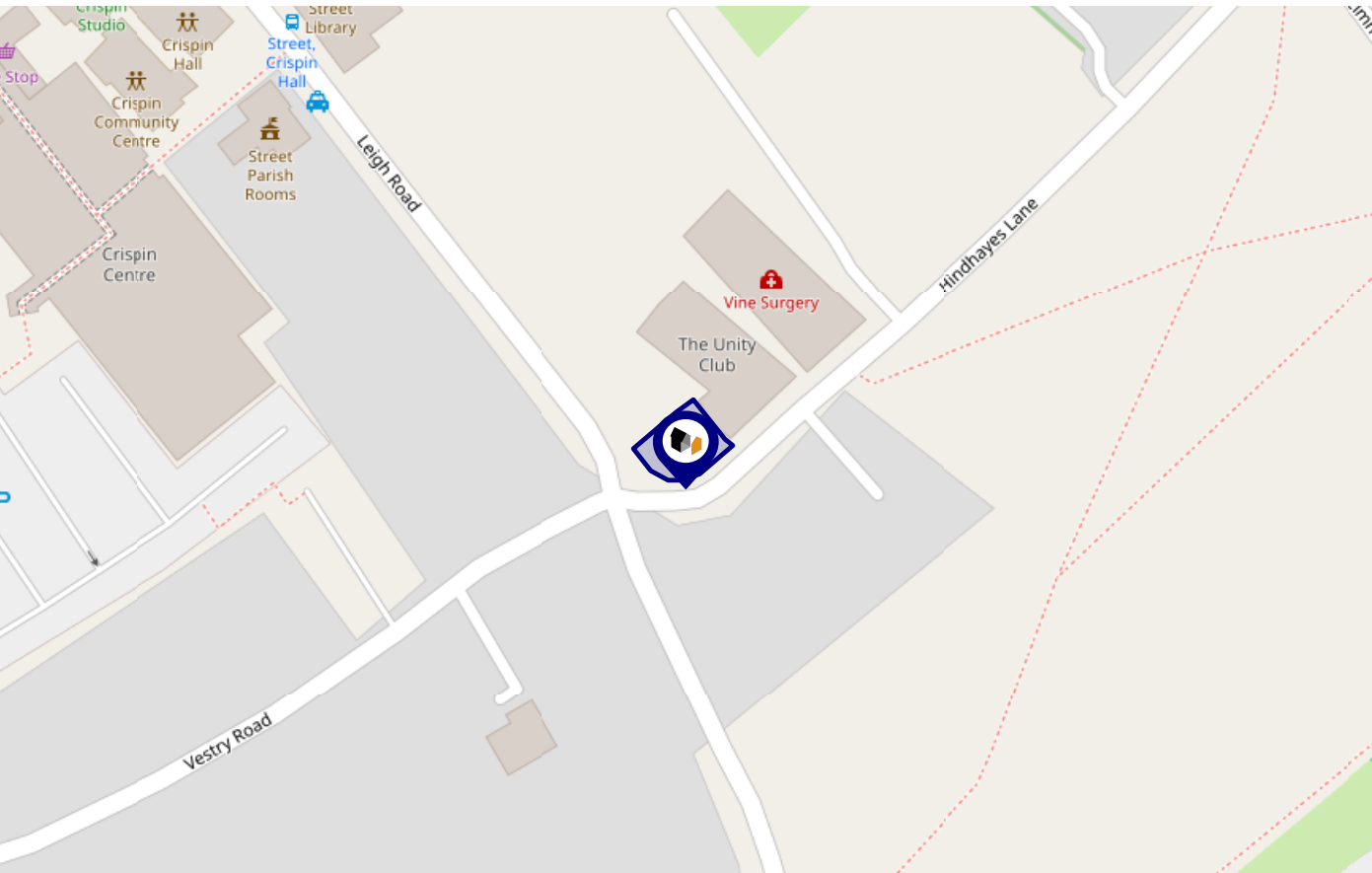
Chance of flooding to the following depths at this property:



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.

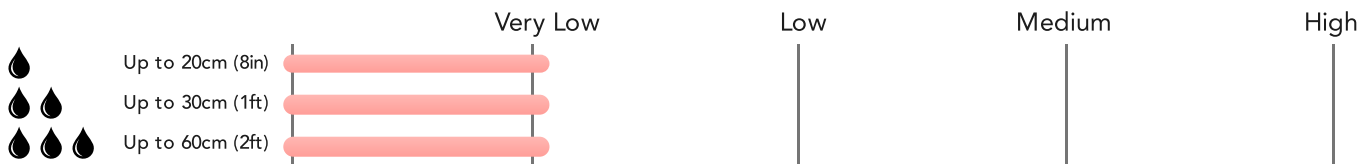


Risk Rating: Very low

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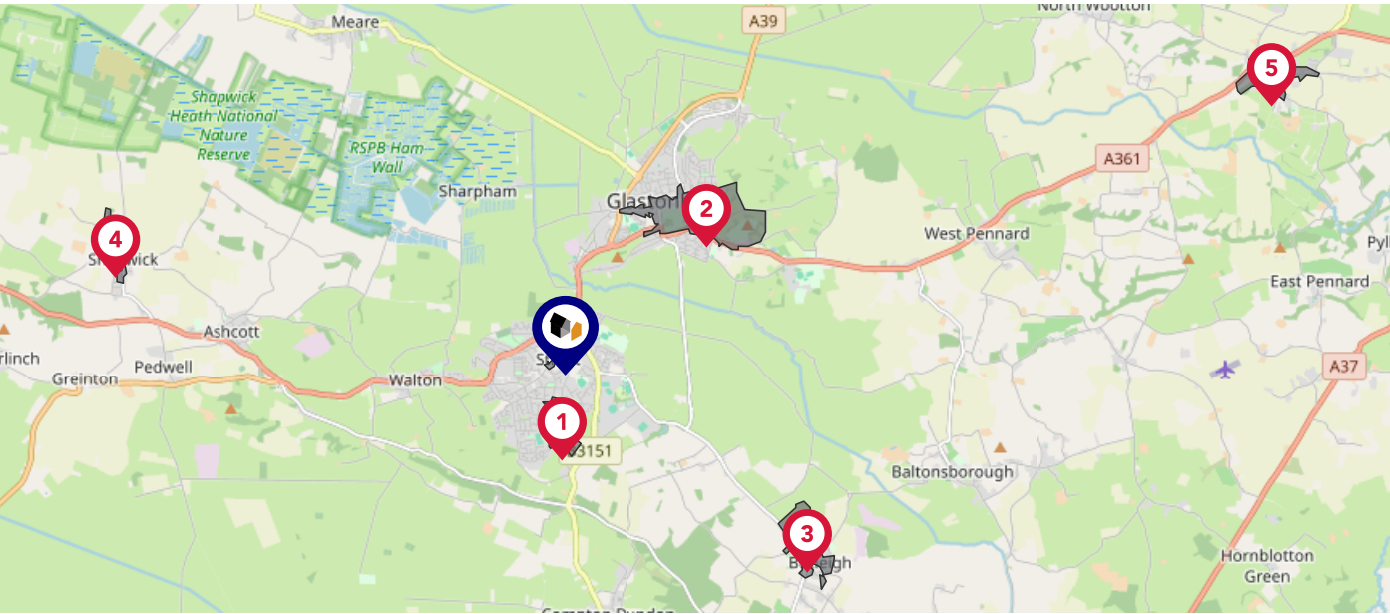


Maps

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.



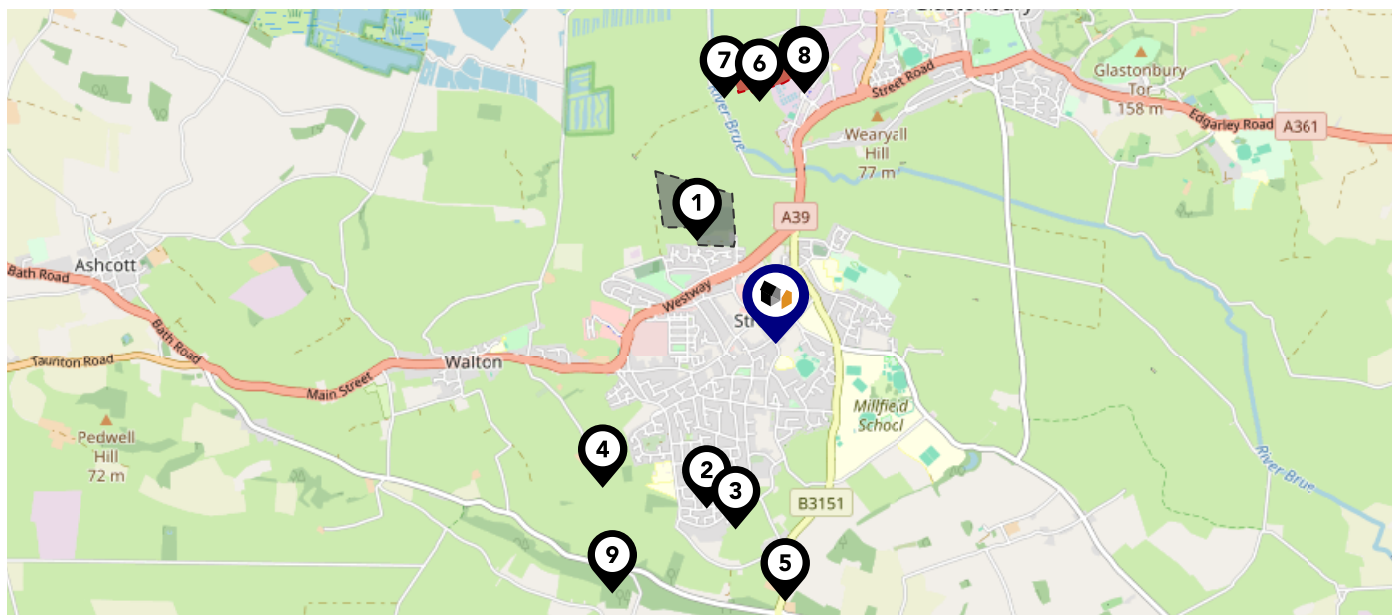
Nearby Conservation Areas	
1	Street
2	Glastonbury
3	Butleigh
4	Shapwick
5	Pilton

Maps

Landfill Sites

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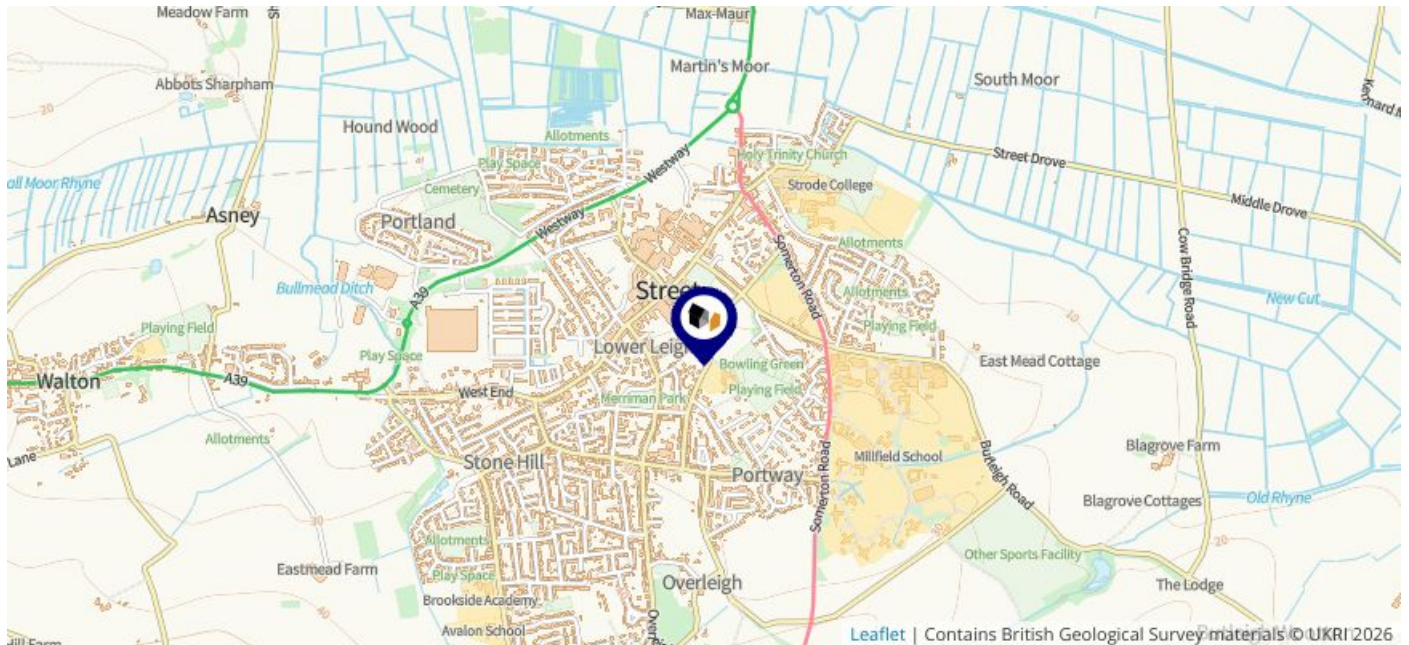
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Corporation Yard-Street	Historic Landfill	
2	Adjacent To Football Ground-Street, Somerset	Historic Landfill	
3	Overleigh-Street, Somerset	Historic Landfill	
4	East Mead Lane-Street, Somerset	Historic Landfill	
5	Marshalls Elm-Street, Somerset	Historic Landfill	
6	EA/EPR/NP3690FD/A001 - Land to Rear of Glastonbury Sewage Treatment Works	Active Landfill	
7	Porchestall Drove-Glastonbury, Somerset	Historic Landfill	
8	Field Adjoining Baily's Factory-Glastonbury, Somerset	Historic Landfill	
9	Walton Hill-Street, Somerset	Historic Landfill	
10	Land at Bailys-The Beckery, Glastonbury, 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.

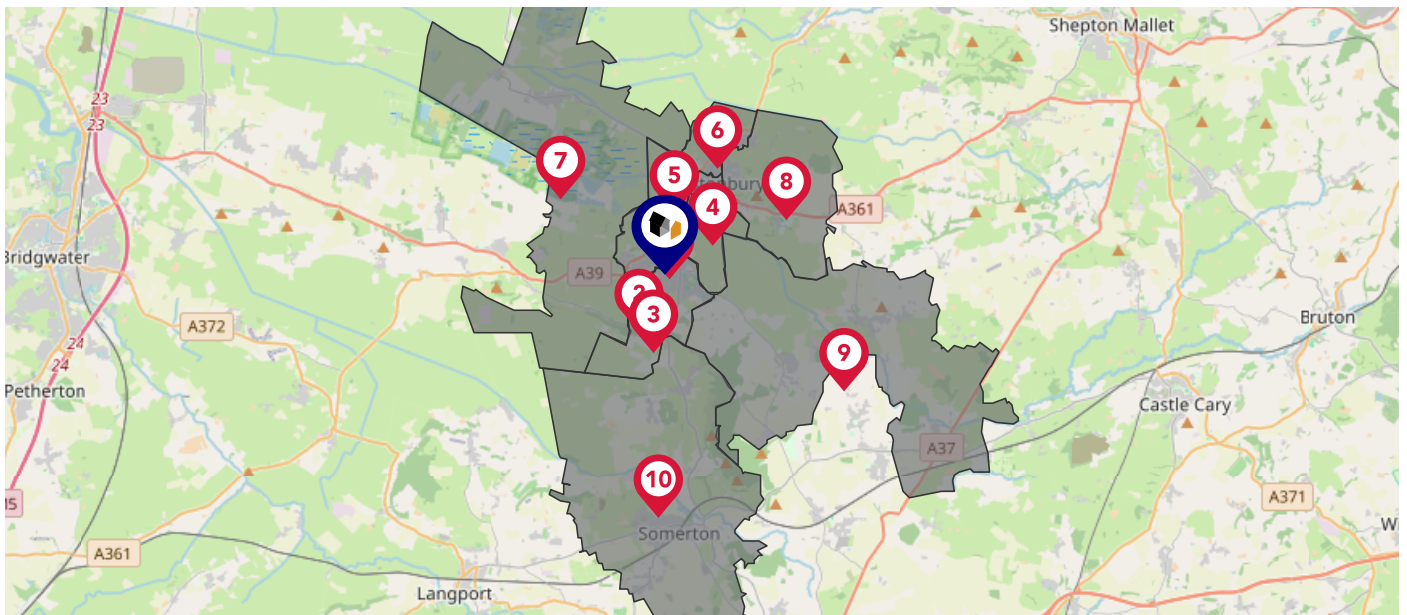
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

Maps

Council Wards

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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

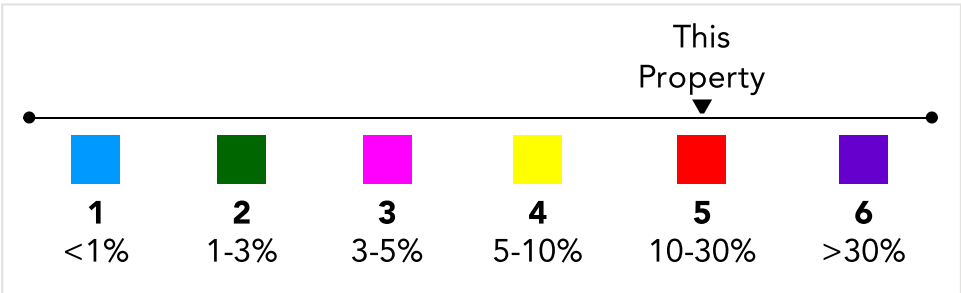
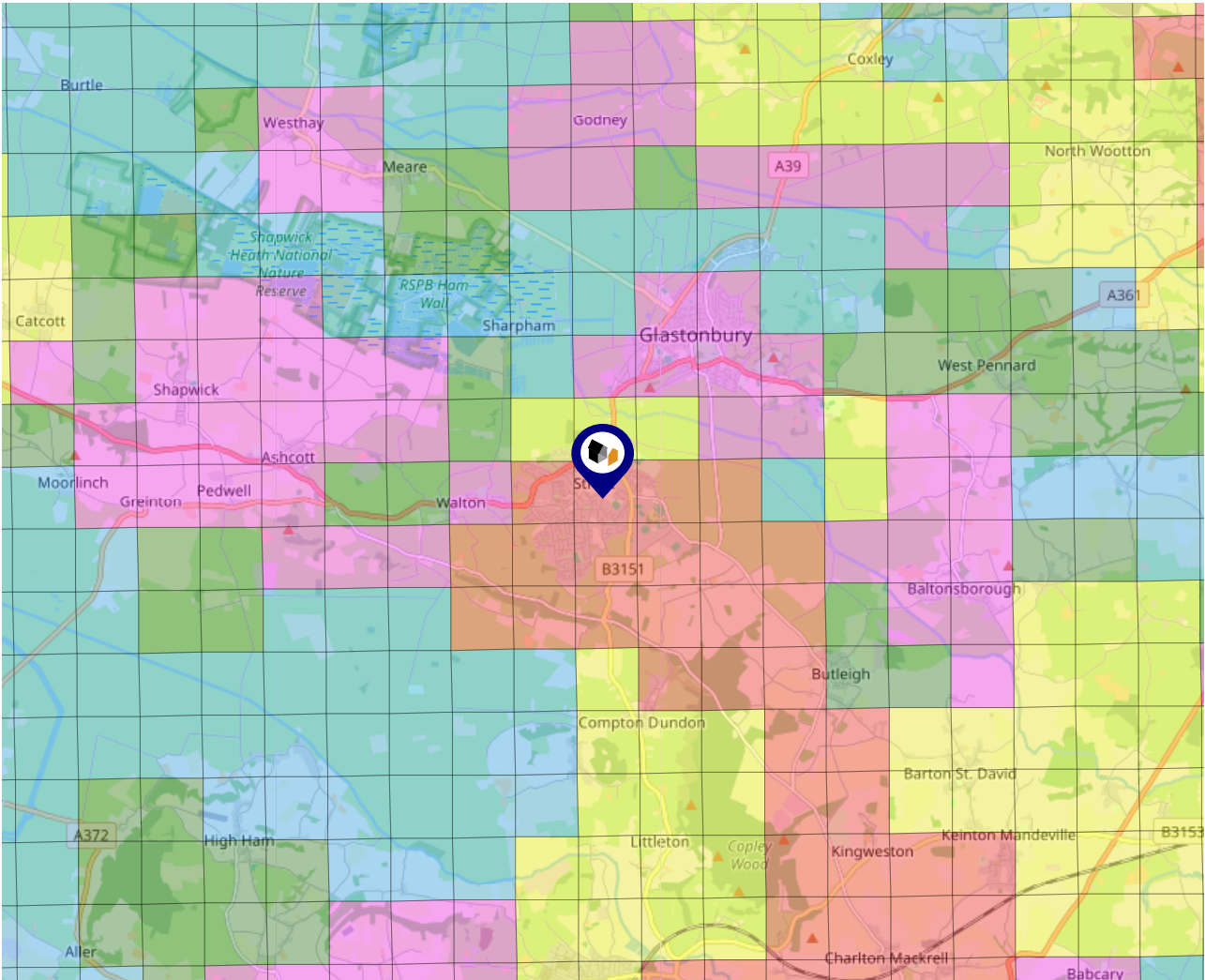


Nearby Council Wards

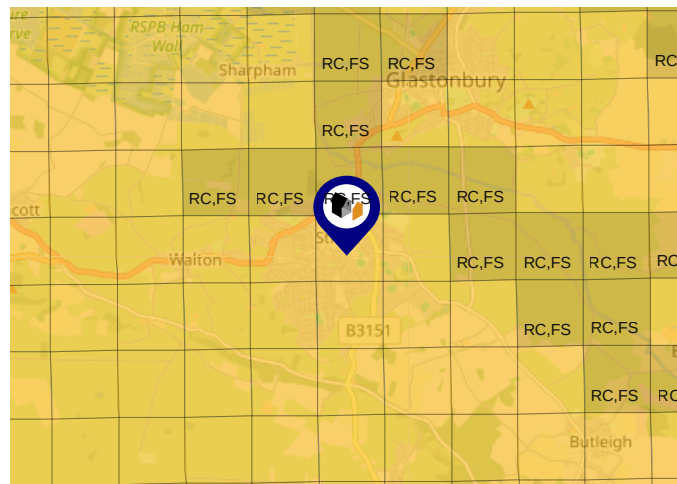
- | | |
|----|----------------------------------|
| 1 | Street North Ward |
| 2 | Street West Ward |
| 3 | Street South Ward |
| 4 | Glastonbury St. Mary's Ward |
| 5 | Glastonbury St. Benedict's Ward |
| 6 | Glastonbury St. John's Ward |
| 7 | Moor Ward |
| 8 | Glastonbury St. Edmund's Ward |
| 9 | Butleigh and Baltonsborough Ward |
| 10 | Wessex 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).



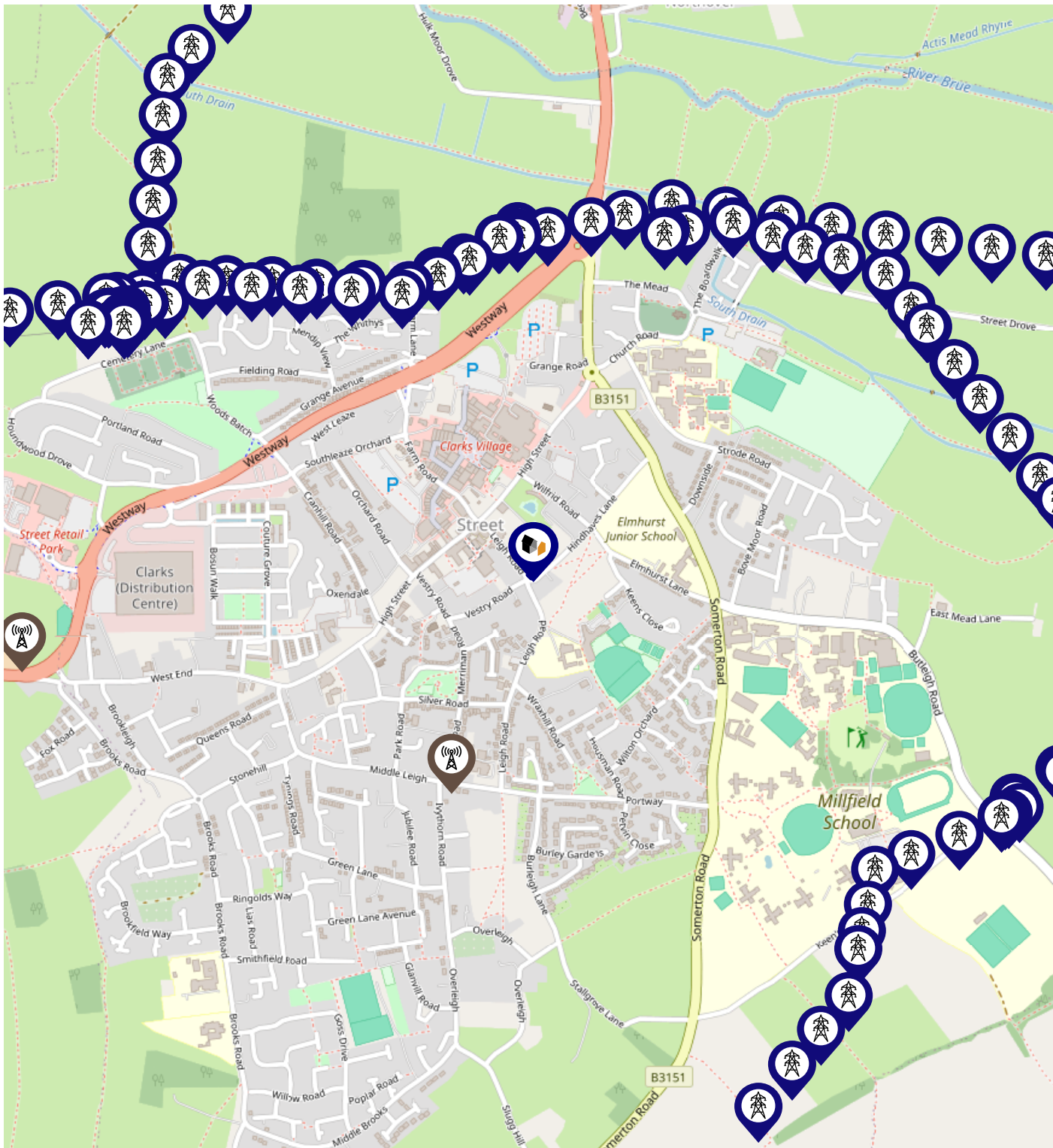
Carbon Content:	VARIABLE(HIGH)	Soil Texture:	CLAYEY LOAM TO SILTY
Parent Material Grain:	ARGILLACEOUS		LOAM
Soil Group:	HEAVY TO MEDIUM	Soil Depth:	DEEP



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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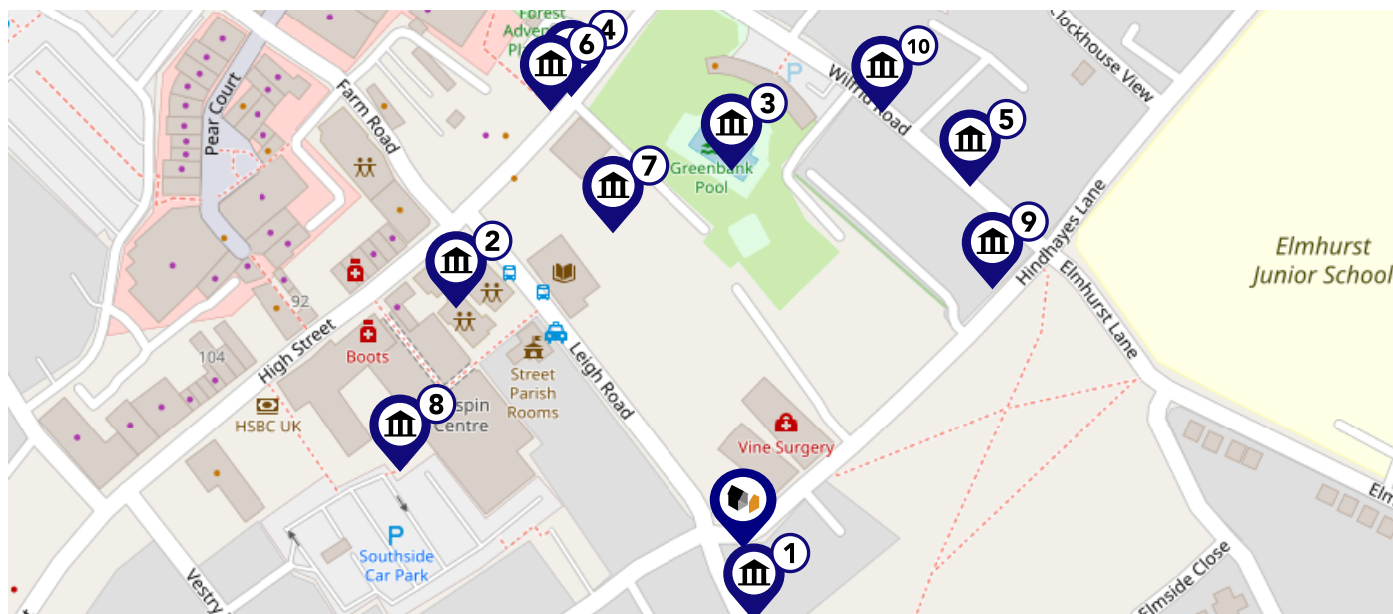
- Key:**
-  Power Pylons
 -  Communication Masts

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
 1058758 - Hindhays	Grade II	0.0 miles
 1345072 - Crispin Hall	Grade II	0.1 miles
 1390874 - Greenbank Swimming Pool	Grade II	0.1 miles
 1176111 - No 46 And Forecourt Wall	Grade II	0.1 miles
 1058720 - Lawson Terrace	Grade II	0.1 miles
 1345071 - Nos 48 And 48a With Forecourt Wall	Grade II	0.1 miles
 1308036 - 63-69, High Street	Grade II	0.1 miles
 1442062 - Buildings Of Central Somerset Mural	Grade II	0.1 miles
 1176243 - Cobden Terrace	Grade II	0.1 miles
 1176223 - Wilfrid Terrace	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

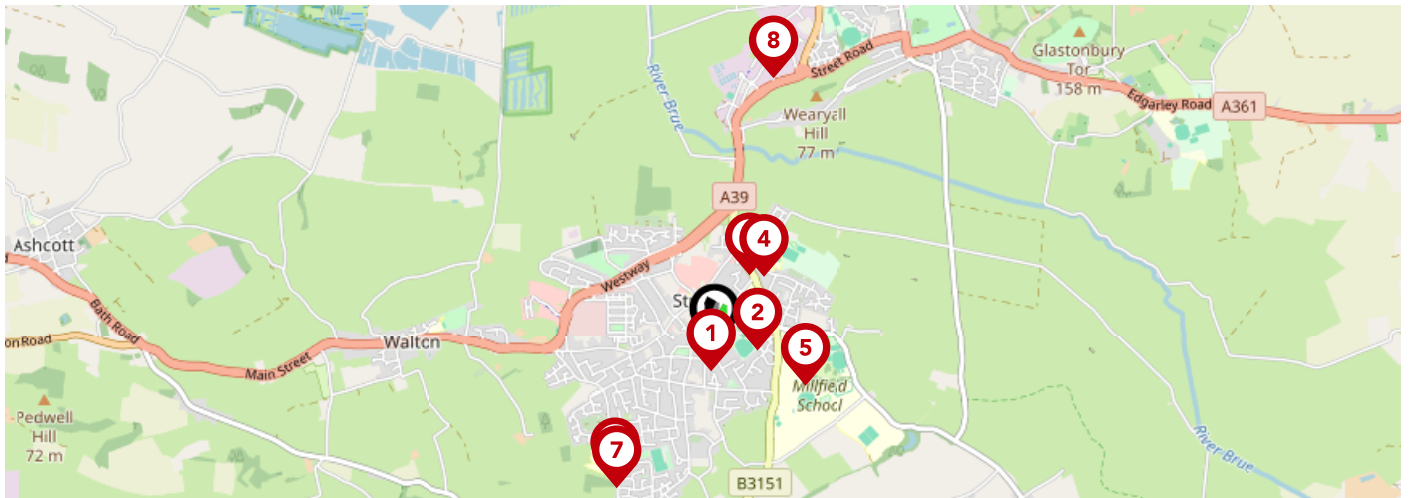
Electric Storage Heating

Water Supply

Mains

Drainage

Mains



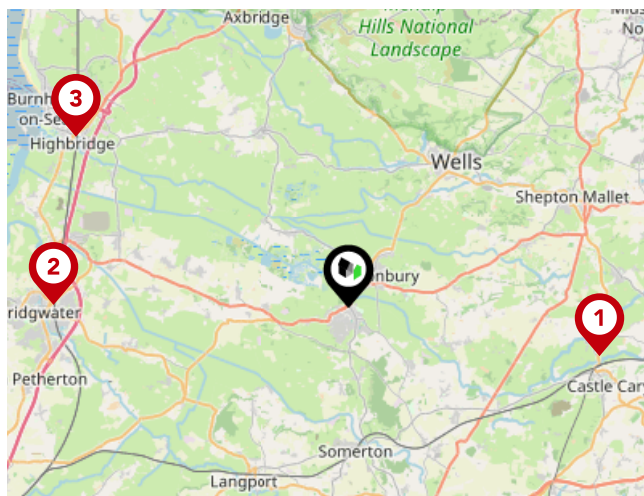
		Nursery	Primary	Secondary	College	Private
1	Hindhayes Infant School Ofsted Rating: Good Pupils: 155 Distance:0.11	☐	☒	☐	☐	☐
2	Elmhurst Junior School Ofsted Rating: Good Pupils: 266 Distance:0.2	☐	☒	☐	☐	☐
3	Strode College Ofsted Rating: Good Pupils:0 Distance:0.38	☐	☐	☒	☐	☐
4	Crispin School Academy Ofsted Rating: Good Pupils: 1052 Distance:0.4	☐	☐	☒	☐	☐
5	Millfield School Ofsted Rating: Not Rated Pupils: 1383 Distance:0.46	☐	☐	☒	☐	☐
6	Brookside Community Primary School Ofsted Rating: Good Pupils: 550 Distance:0.77	☐	☒	☐	☐	☐
7	Avalon School Ofsted Rating: Good Pupils: 65 Distance:0.8	☐	☐	☒	☐	☐
8	Tor School Ofsted Rating: Good Pupils: 32 Distance:1.28	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
9	Walton Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 143 Distance:1.35	☐	☒	☐	☐	☐
10	St Benedict's Church of England Voluntary Aided Junior School Ofsted Rating: Good Pupils: 208 Distance:1.68	☐	☒	☐	☐	☐
11	St John's Church of England Voluntary Controlled Infants School Ofsted Rating: Good Pupils: 201 Distance:1.82	☐	☒	☐	☐	☐
12	St Dunstan's School Ofsted Rating: Good Pupils: 459 Distance:2.11	☐	☐	☒	☐	☐
13	Millfield Preparatory School Ofsted Rating: Not Rated Pupils: 474 Distance:2.31	☐	☐	☒	☐	☐
14	Compton Dundon School Ofsted Rating: Good Pupils: 13 Distance:2.51	☐	☐	☒	☐	☐
15	Butleigh Church of England Primary School Ofsted Rating: Good Pupils: 65 Distance:2.86	☐	☒	☐	☐	☐
16	Ashcott Primary School Ofsted Rating: Good Pupils: 112 Distance:3.1	☐	☒	☐	☐	☐

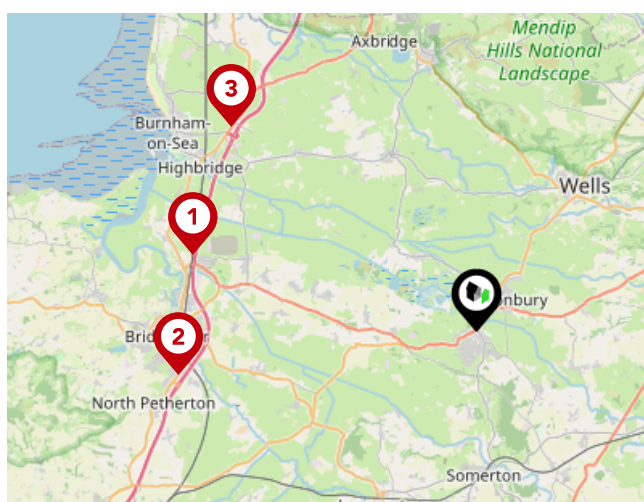
Area Transport (National)

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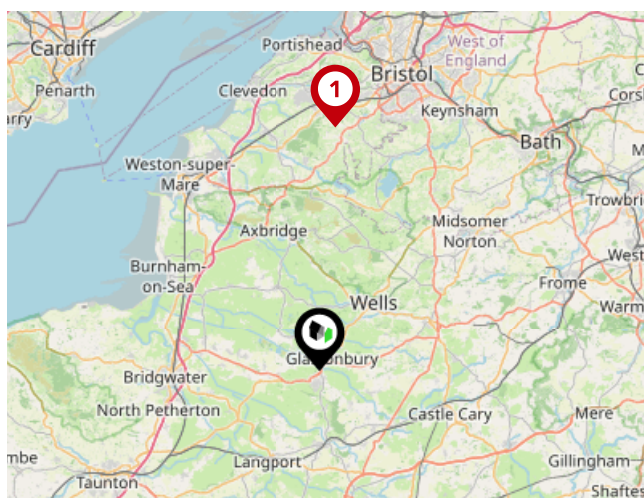
National Rail Stations

Pin	Name	Distance
1	Castle Cary Rail Station	9.49 miles
2	Bridgwater Rail Station	10.95 miles
3	Highbridge & Burnham-on-Sea Rail Station	11.99 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J23	10.91 miles
2	M5 J24	11.21 miles
3	M5 J22	11.9 miles

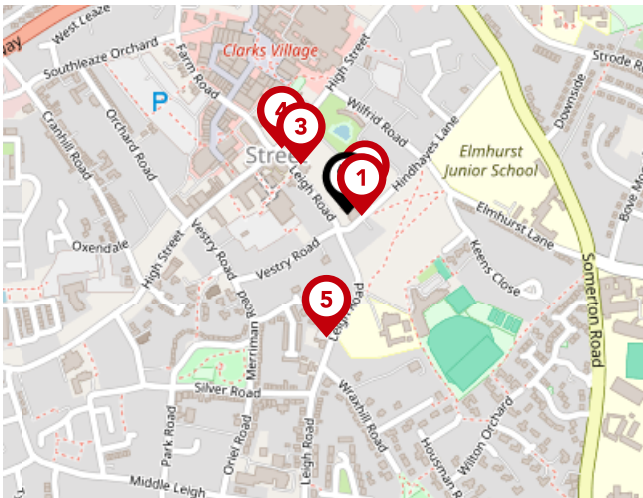
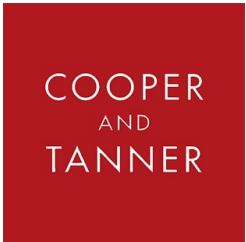


Airports/Helipads

Pin	Name	Distance
1	Bristol International Airport	18.07 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Hindhayes School	0.01 miles
2	The Surgery	0.02 miles
3	The Library	0.07 miles
4	Crispin Hall	0.1 miles
5	The King Alfred	0.14 miles

Local Connections

No Local Connections found within 30 km of this property.



Ferry Terminals

Pin	Name	Distance
1	Bridgwater Ferry Terminal	11.08 miles

Cooper and Tanner Testimonials

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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

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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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