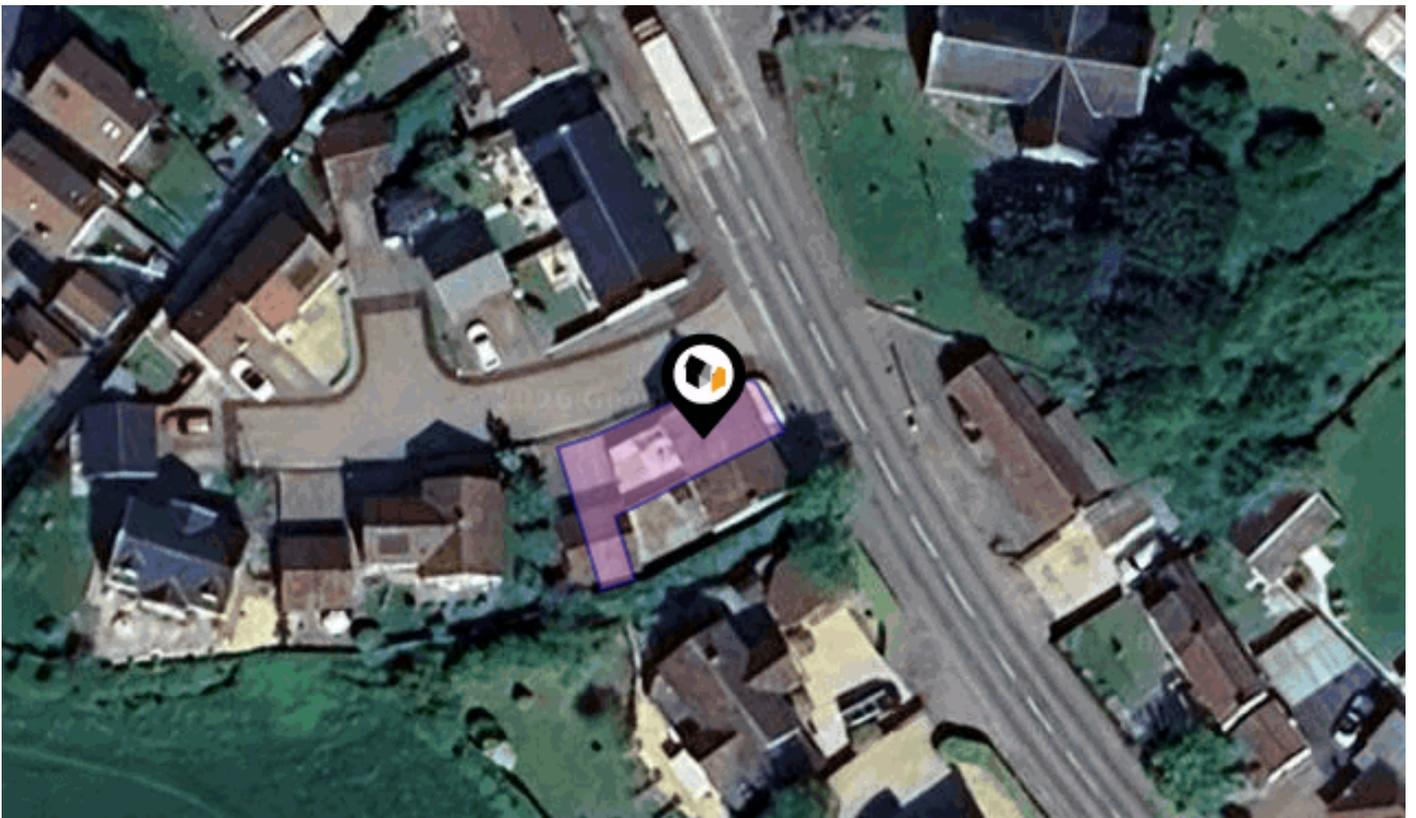




See More Online

MIR: Material Info

The Material Information Affecting this Property
Tuesday 03rd March 2026



EASTON HILL, EASTON, WELLS, BA5

Cooper and Tanner

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





Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	699 ft ² / 65 m ²		
Plot Area:	0.03 acres		
Year Built :	2013		
Council Tax :	Band C		
Annual Estimate:	£2,168		
Title Number:	WS67115		

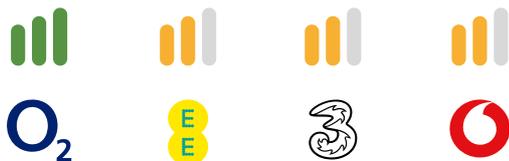
Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

10 mb/s	60 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: *Beaconsfield Farm Easton Hill Easton Wells Somerset BA5 1DU*

Reference - 2013/2343/APP
Decision: Approval
Date: 08th November 2013
Description: Application for approval of details reserved by condition 2 (schedule of materials and finishes, and samples of the materials to be used in the construction of the external surfaces, including roofs) of planning permission 2011/0016 (Demolition of timber barn and construction of holiday accommodation providing two self-contained units).

Reference - 2011/0016
Decision: Approval with Conditions
Date: 11th January 2011
Description: Demolition of timber barn and construction of holiday accommodation providing two self-contained units.

Planning records for: *Marley Mead, Easton, Wells BA5 1DU*

Reference - 2010/1204
Decision: Refusal
Date: 21st May 2010
Description: Erection of 2 dwellings with garages and the erection of replacement garage for Marley Mead.

Reference - 2010/2708
Decision: Approval
Date: 27th October 2010
Description: Approval of details reserved by conditions 2 (schedule of materials), 3 (sample of materials), 8 (investigation of ground conditions) and 9 (remediation of ground conditions) on planning permission 2010/1894.

Planning records for: *Marley Mead, Easton, Wells BA5 1DU*

Reference - 2010/1894
Decision: Approval with Conditions
Date: 03rd August 2010
Description: Erection of 2 dwellings with garages and the erection of replacement garage for Marley Mead.

Reference - 2011/0867
Decision: Approval
Date: 18th April 2011
Description: Proposed non material amendment to 2010/1894 (permission for 2 dwellings) for a small bathroom window to the north west elevation of Plot 1 and south east elevation of Plot 2

Planning records for: *Mendipity Easton Hill Easton Wells Somerset BA5 1DU*

Reference - 2014/0163/HSE
Decision: Approval with Conditions
Date: 23rd January 2014
Description: Proposed dormer window and new roof material to slate.

Reference - 2013/1799
Decision: Approval with Conditions
Date: 16th August 2013
Description: Proposed annexe.

Planning records for: *Mendipity Easton Hill Easton Wells Somerset BA5 1DU*

Reference - 2016/2324/HSE	
Decision:	Approval with Conditions
Date:	23rd September 2016
Description:	Proposed dependant relatives annexe, new roof finish and new dormer window to roof space.

Planning records for: *Hillview Easton Hill Easton Wells BA5 1DU*

Reference - 2018/2000/FUL	
Decision:	Decided
Date:	08th August 2018
Description:	First floor pitch roofed rear extension over existing flat-roofed extension for new bedroom, dressing room and ensuite, with balcony to part of rear elevation.

Planning records for: *Woodlands Easton Hill Easton Wells Somerset BA5 1DU*

Reference - 2018/0240/FUL	
Decision:	Approval with Conditions
Date:	14th February 2018
Description:	Creation of 2 No. Holiday Lodges and access, hardstanding, landscaping and drainage works associated with the holiday lodges and existing caravan and motorhome site (amended plan received 9/4/18; amended description 13/4/18).

Reference - 2022/1666/TPO	
Decision:	Registered
Date:	04th August 2022
Description:	M391 T9 (Weeping Willow) - Fell. (See Full Tree Report).

Planning records for: *The Chalet Woodlands Easton Hill Easton Wells BA5 1DU*

Reference - 2020/1253/FUL
Decision: Registered
Date: 03rd July 2020
Description: Siting of 4 no Holiday Lodges

Reference - 100307/005
Decision: Refusal
Date: 04th February 2008
Description: Creation of vehicular access & waiting bay (& alteration to residential curtilage. (DEL)

Planning records for: *Kesteven Farm, Easton Wells Somerset BA5 1DU*

Reference - 085943/019
Decision: Approval with Conditions
Date: 07th April 2004
Description: Retropective change of use of agricultural building for the manufacturing of bike parts (Use Class B2) and storage for a builder and Kesteven Farm (sui generis use) (CAT B)

Reference - 2016/2001/AGB
Decision: Prior Approval Not Required
Date: 03rd August 2016
Description: Application for prior notification of agricultural development for a proposed barn for the storage of hay.

Planning records for: *Kesteven Farm, Easton Wells Somerset BA5 1DU*

Reference - 085943/020
Decision: Approval with Conditions
Date: 24th August 2004
Description: Extension to existing shed to provide furniture making and restoration and making unit (B2) (DEL)

Planning records for: *Redmond Bottom Easton Hill Easton Wells BA5 1DU*

Reference - 2016/2138/HSE
Decision: Approval with Conditions
Date: 01st September 2016
Description: Part single storey and part one and a half storey residential extension

Reference - 2024/2301/PAA
Decision: Decided
Date: 24th December 2024
Description: Prior Approval for a proposed change of use of agricultural building to 2no. dwellinghouses (Class C3) and for associated operational development.

Planning records for: *Bay Cottage Easton Hill Easton Somerset BA5 1DU*

Reference - 2015/1871/FUL
Decision: Approval with Conditions
Date: 02nd September 2015
Description: Change of use of single domestic garage to a hair dressing salon, and associated building alterations including replacing the garage door with a patio door (description amended 05/10/2015).

Planning records for: *Nonsuch House Easton Wells Somerset BA5 1DU*

Reference - 118283/000
Decision: Approval with Conditions
Date: 25th February 2005
Description: Erection of dwelling (DEL)
Reference - 022038/009
Decision: WDT - Withdrawn
Date: 01st March 2004
Description: Demolition of public house and erection of 9 houses an alterations to access (CAT B)
Reference - 118733/002
Decision: Refusal
Date: 24th January 2007
Description: Change of use of land to residential to include the siting of a mobile home (temporary) (DEL)
Reference - 2012/2406
Decision: Approval with Conditions
Date: 05th October 2012
Description: Variation of condition 2 of planning permission 2011/0789 to substitute approved drawings (from reference 1404/01N to 1404/01M, drawing BA5 1DU/011 to BA5 1DU/011A and drawing BA5 1DU/012 to BA5 1DU/012A) to create second floor accommodation and dormers to the rear of plot 8. Variation of condition 6 (surface water drainage) to substitute drawing 1404/01N to drawing 1404/01M. Variation of condition 8 (access and improved frontage footway) to substitute drawing 1404/01N to drawing 1404/01M.

Planning records for: **Former Easton Inn Easton Wells Somerset BA5 1DU**

Reference - 2014/1597/APP
Decision: Approval
Date: 01st August 2014
Description: Approval of details reserved by condition 12 (contamination) of planning permission 2011/0789.
Reference - 2010/1489
Decision: Approval with Conditions
Date: 14th July 2010
Description: Conversion of garage to living accommodation, erection of detached garage, blocking up garage door with window and insertion of side door, alteration to landscaping.
Reference - 022038/010
Decision: Appeal Non-Determination
Date: 05th October 2004
Description: Erection of 8 houses [2 of which will be 2 bed units] (amended description) (DEL)
Reference - 2012/2214
Decision: Refusal
Date: 21st September 2012
Description: Application for non-material minor ammendments for rear (south) dormer windows and increase in ridge height

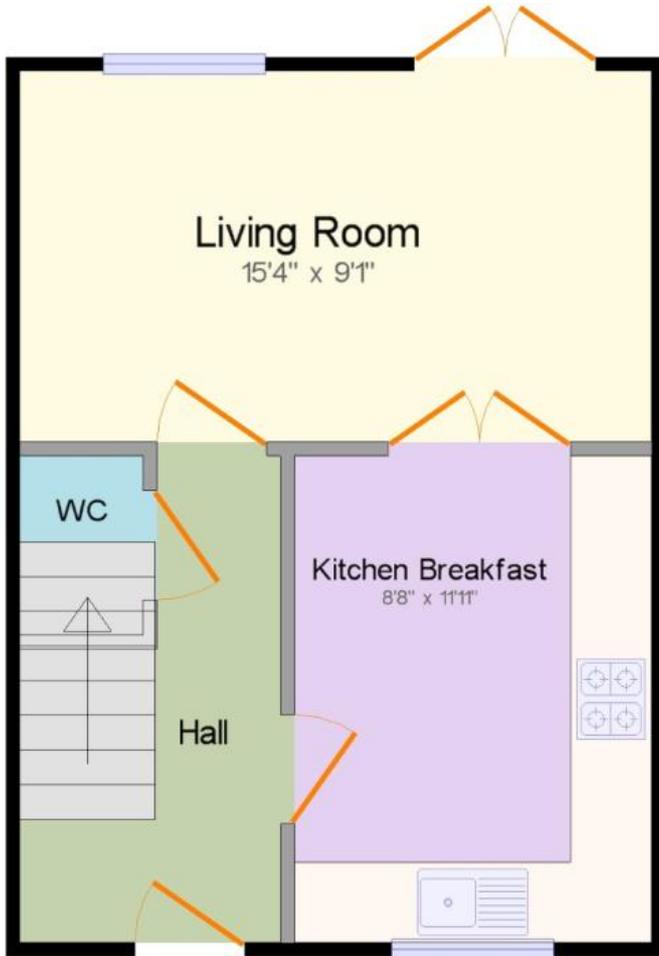
Planning records for: *Plot 1, Easton Garage, Easton, Wells, BA5 1DU*

Reference - 2013/0443	
Decision:	Approval
Date:	25th February 2013
Description:	Approval of details reserved by condition for planning consent 2011/1958, condition 10 concerning remediation notification and verification report.

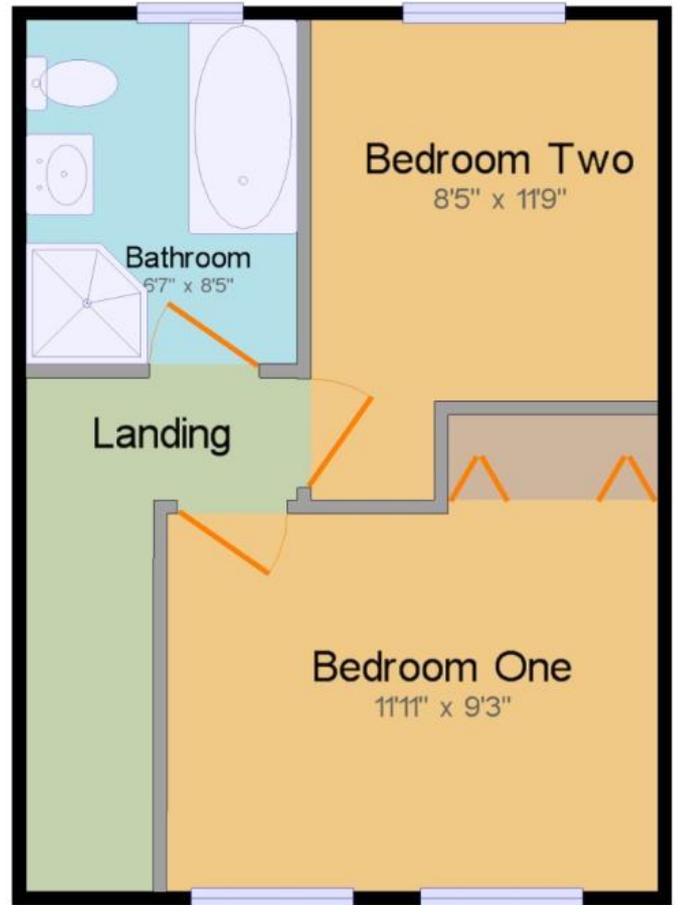




EASTON HILL, EASTON, WELLS, BA5



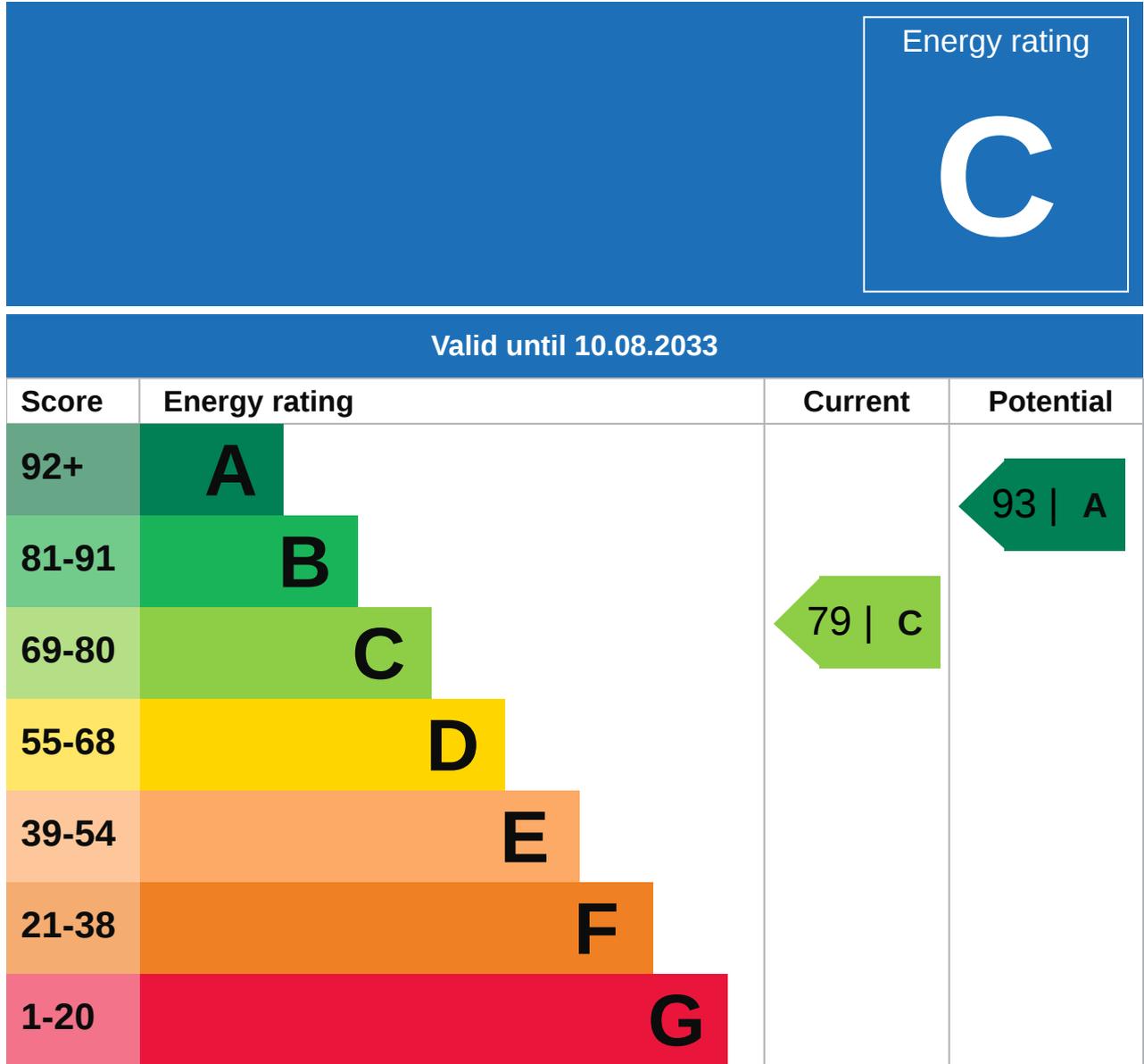
Ground Floor



1st Floor

Property EPC - Certificate

COOPER
AND
TANNER



Property EPC - Additional Data

COOPER
AND
TANNER

Additional EPC Data

Property Type:	Semi-detached house
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall as built insulated (assumed)
Walls Energy:	Very good
Roof:	Pitched 350 mm loft insulation
Roof Energy:	Very good
Main Heating:	Boiler and radiators mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 50% of fixed outlets
Floors:	Suspended insulated (assumed)
Total Floor Area:	65 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.



/cooperandtanner

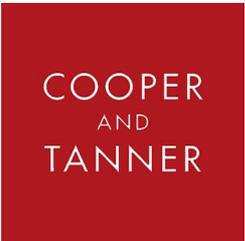


/cooper_and_tanner/

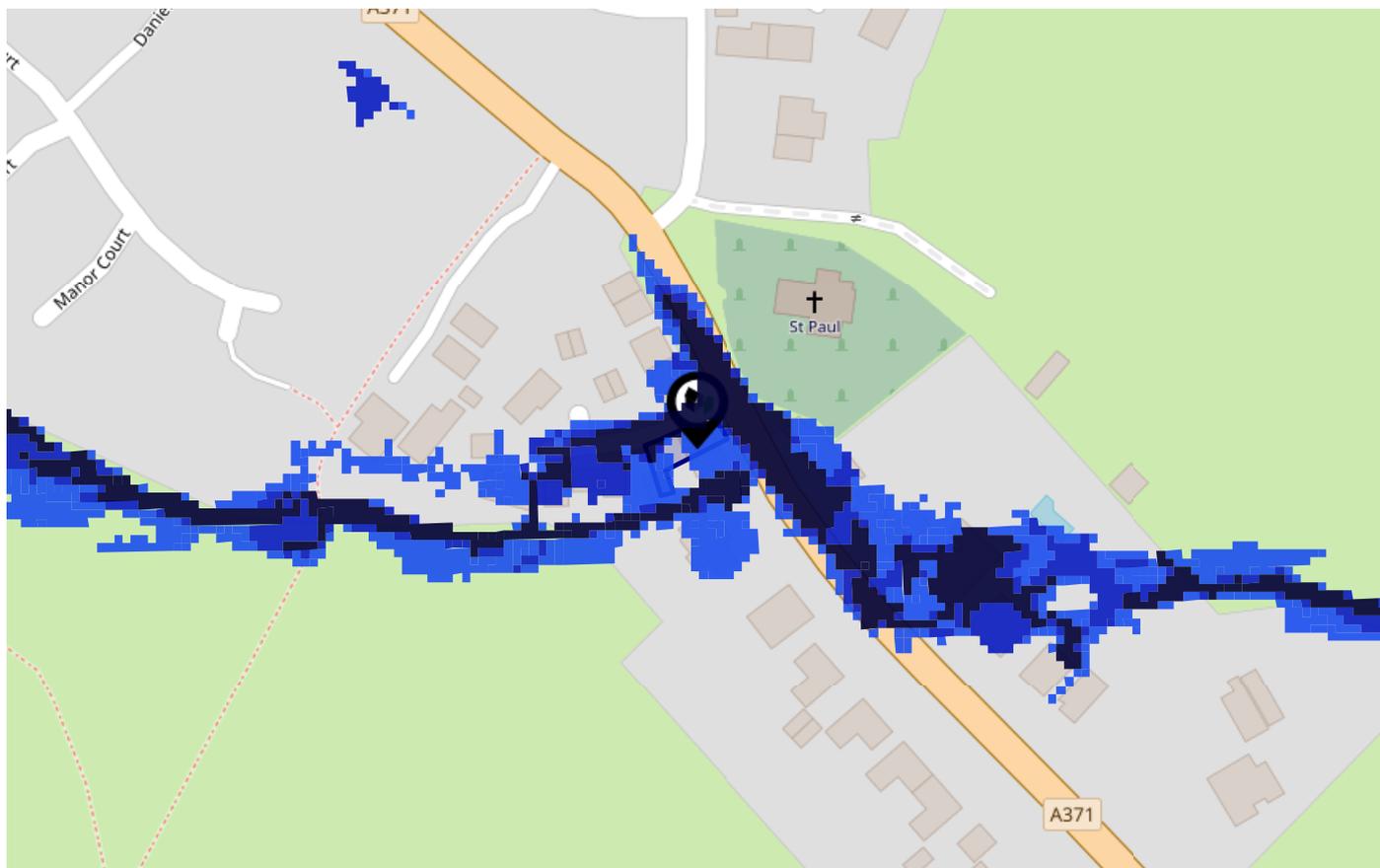
Important - Please read

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.

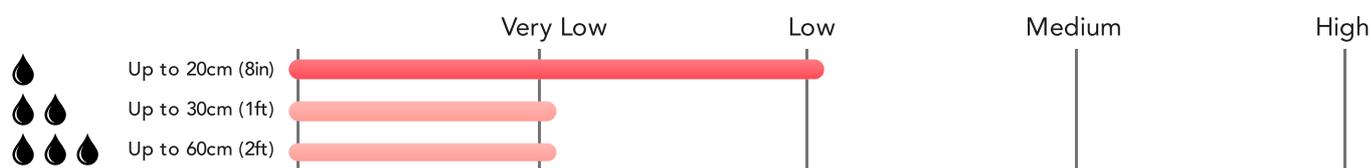


Risk Rating: Low

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.

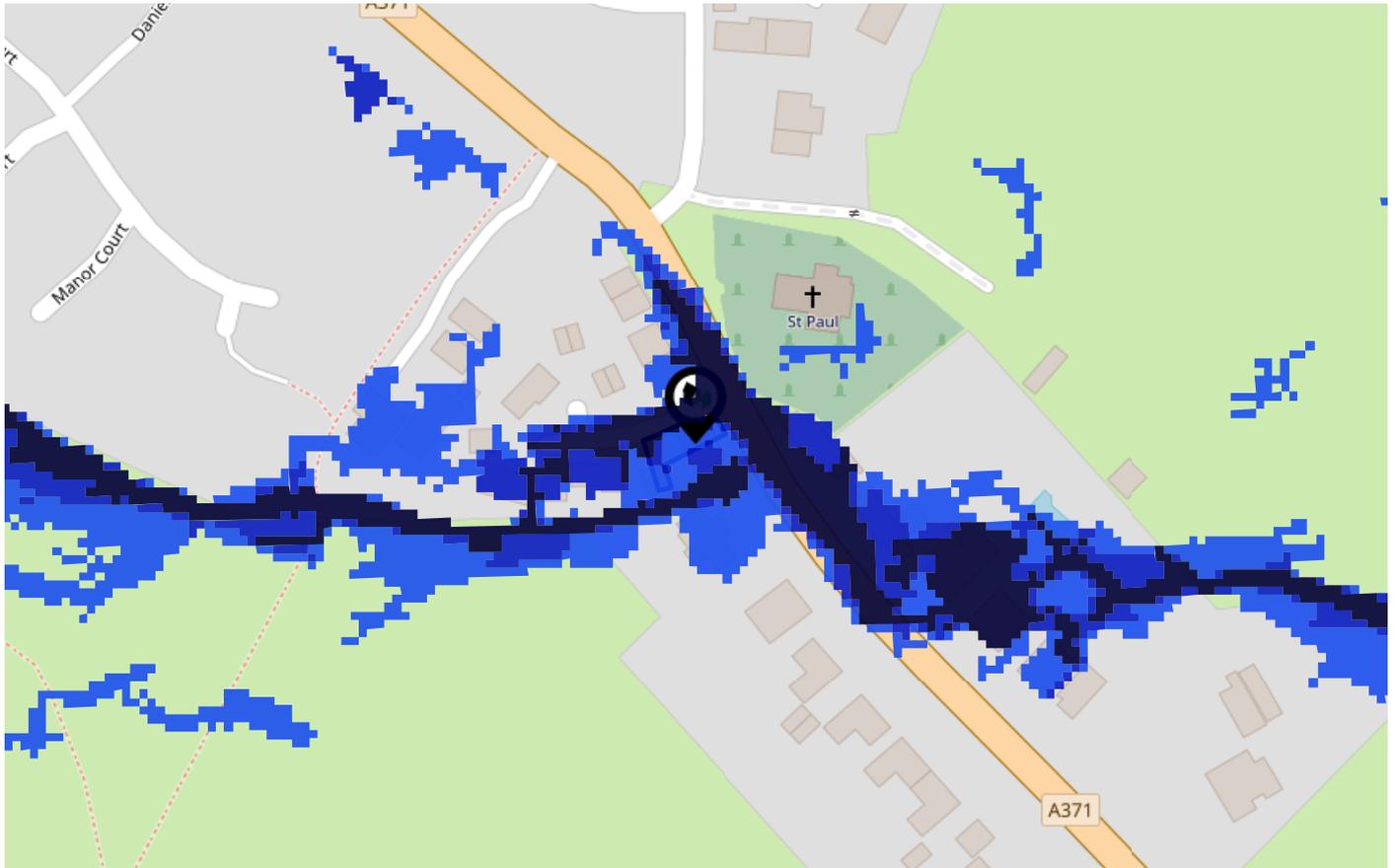
Chance of flooding to the following depths at this property:



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: 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.

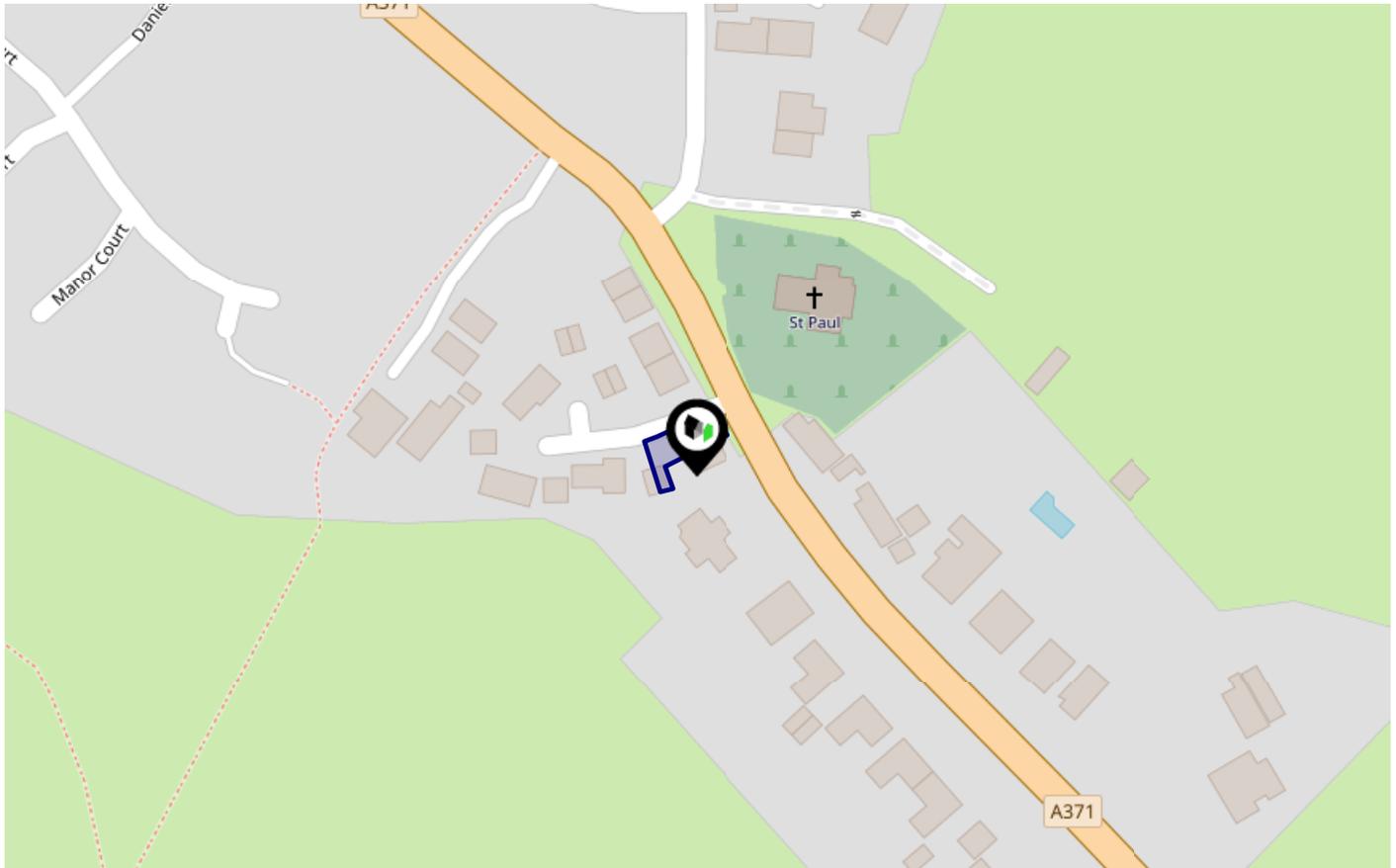
Chance of flooding to the following depths at this property:



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.

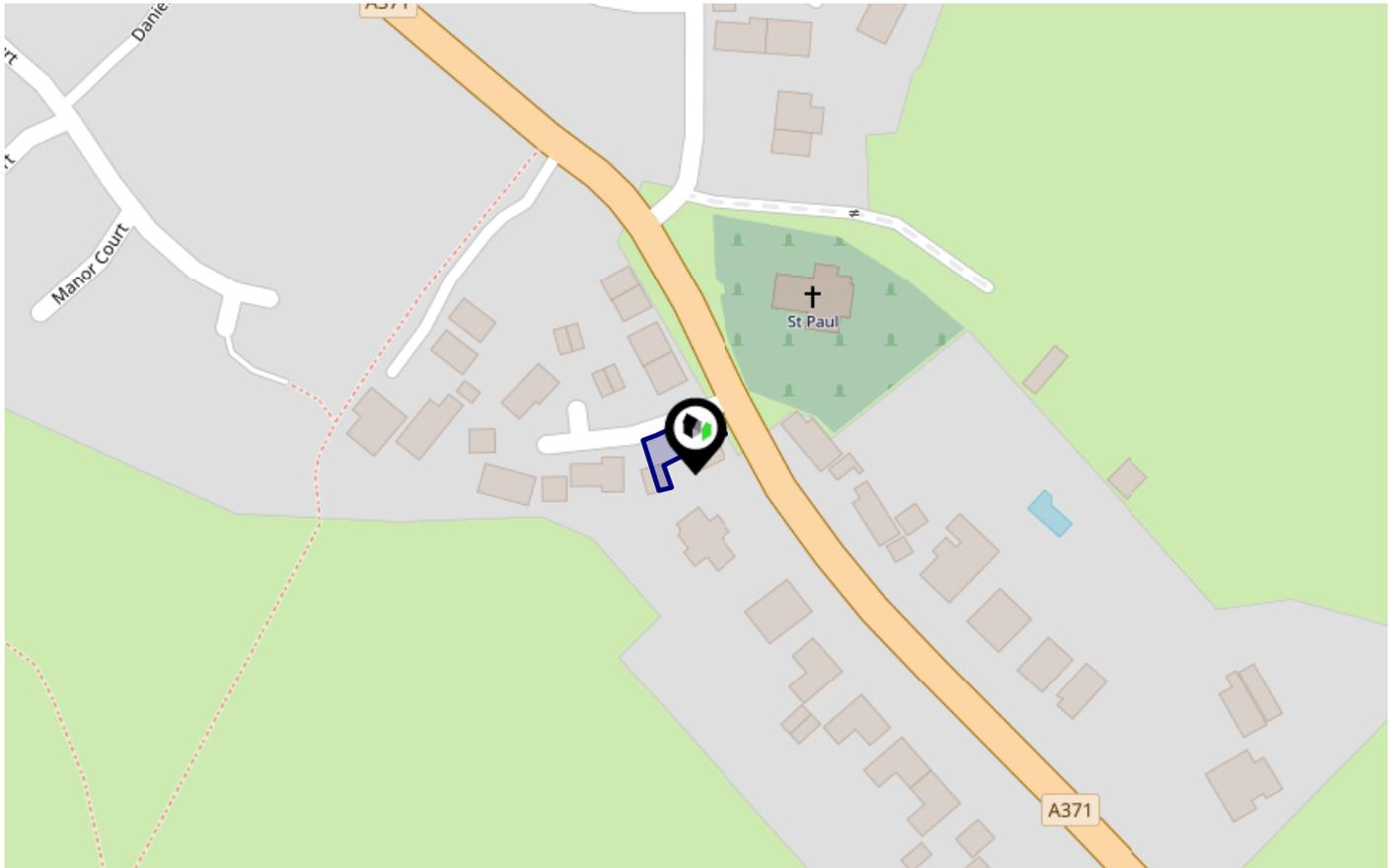
Chance of flooding to the following depths at this property:



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.
- 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.

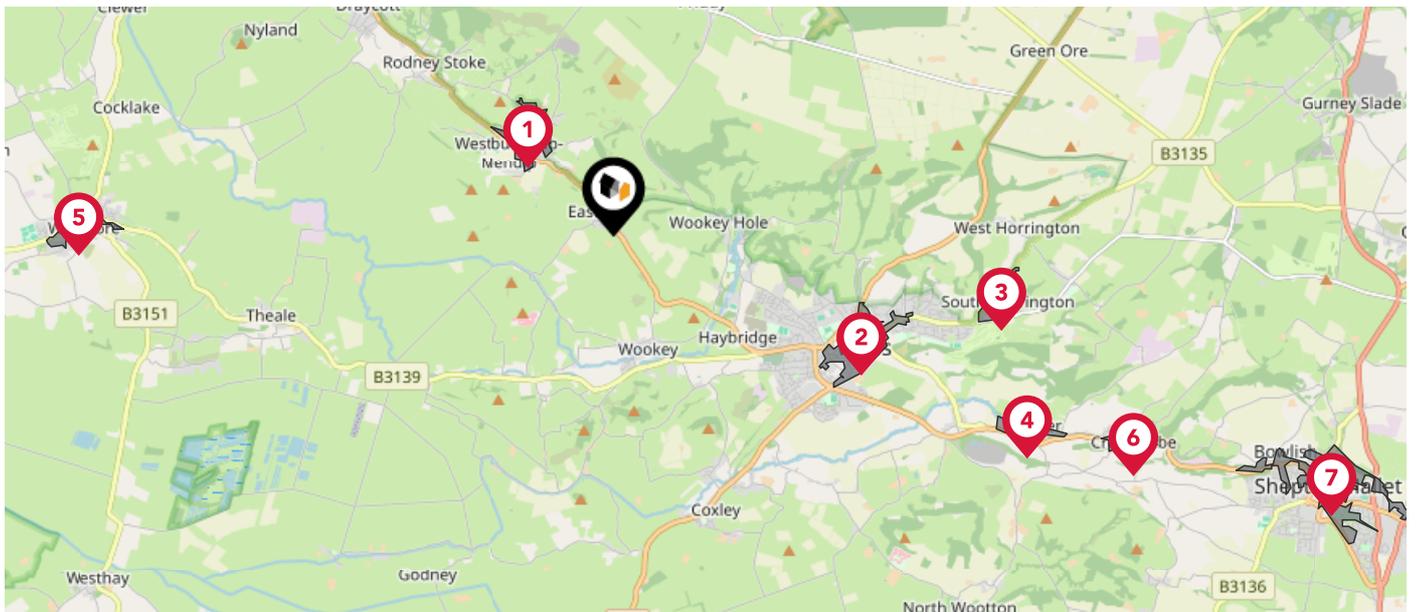
Chance of flooding to the following depths at this property:



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.



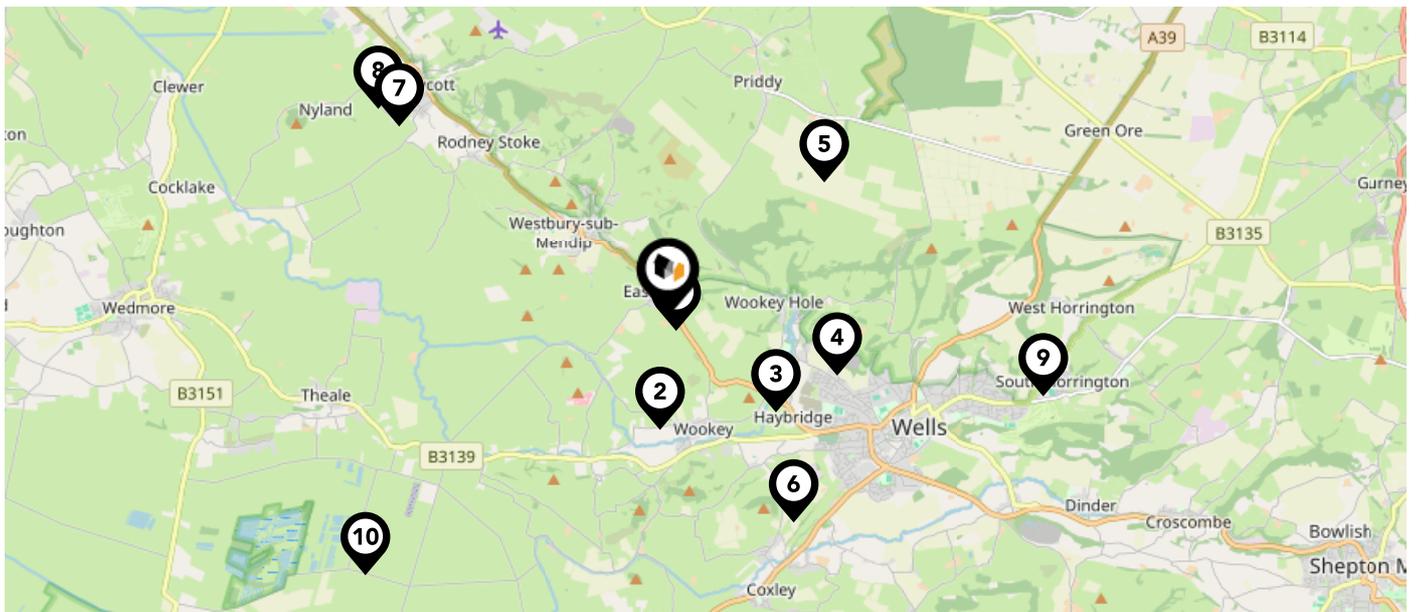
Nearby Conservation Areas

-  Westbury sub Mendip
-  Wells
-  Mendip Hospital
-  Dinder
-  Wedmore
-  Croscombe
-  Shepton Mallet

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	Disused Easton And Wokey Cutting-Easton, Wells, Somerset	Historic Landfill	<input type="checkbox"/>
2	Knowle Lane-Wookey	Historic Landfill	<input type="checkbox"/>
3	St Cuthberts Paper Mill-Wells, Haybridge, Somerset	Historic Landfill	<input type="checkbox"/>
4	Milton Hill-Lime Kiln Lane, Milton Hill, Wells	Historic Landfill	<input type="checkbox"/>
5	Lower Pitts Farm-Priddy, Wells, Somerset	Historic Landfill	<input type="checkbox"/>
6	Burcott Road-Wells, Norfolk	Historic Landfill	<input type="checkbox"/>
7	Hardmead Lane-Draycott, Cheddar, Somerset	Historic Landfill	<input type="checkbox"/>
8	OS Plots 1100 And 0217-Latches Lane, Draycott, Cheddar, Somerset	Historic Landfill	<input type="checkbox"/>
9	Mendip Hospital Tip-West Horrington, Somerset	Historic Landfill	<input type="checkbox"/>
10	Lewis Drove-Panborough, Wells, Somerset	Historic Landfill	<input type="checkbox"/>

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

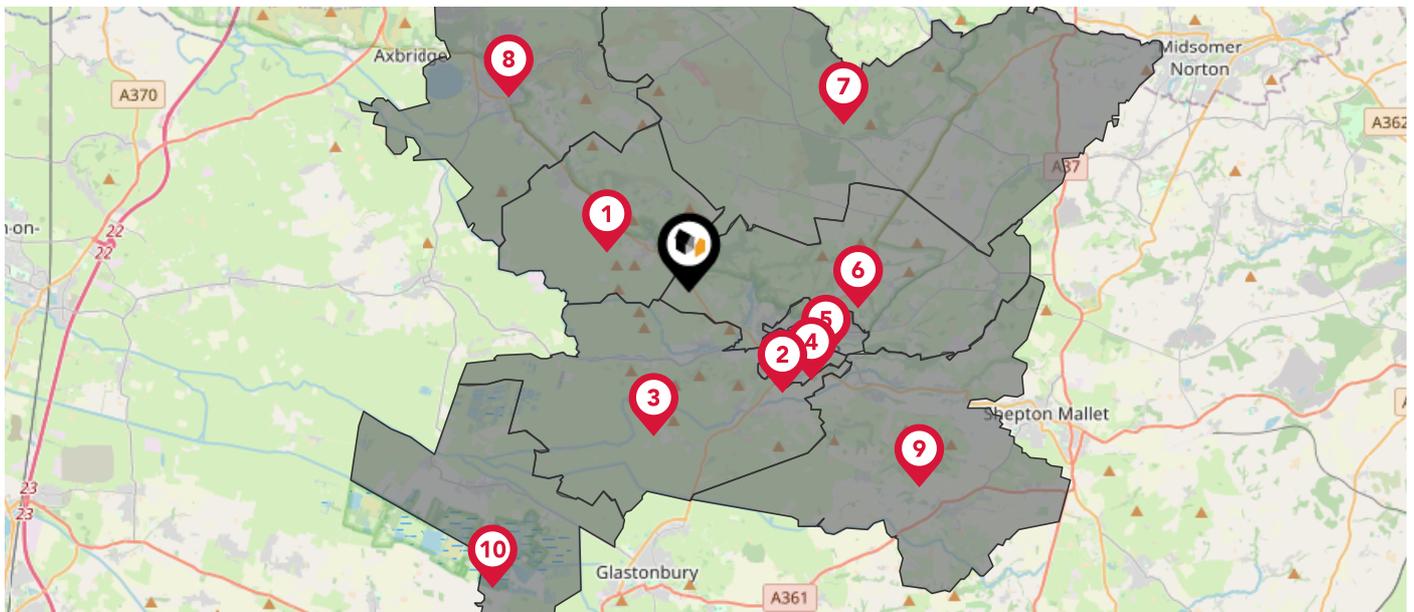
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

Maps

Council Wards

The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500

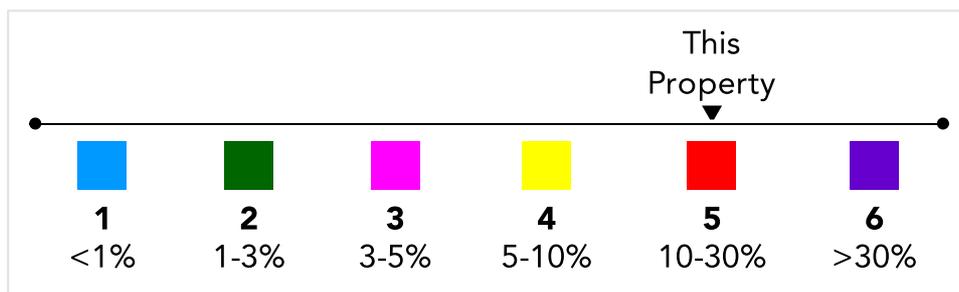
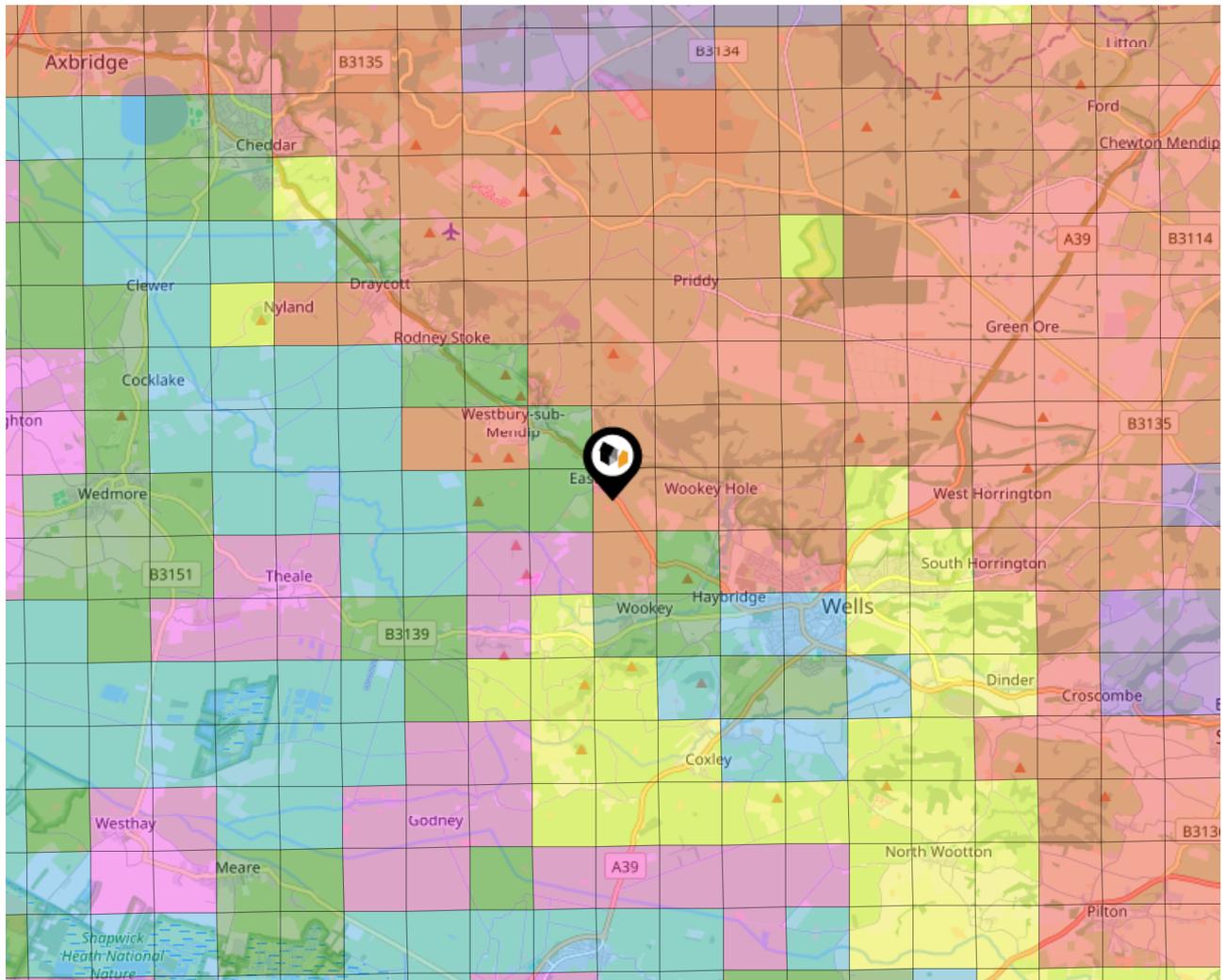


Nearby Council Wards

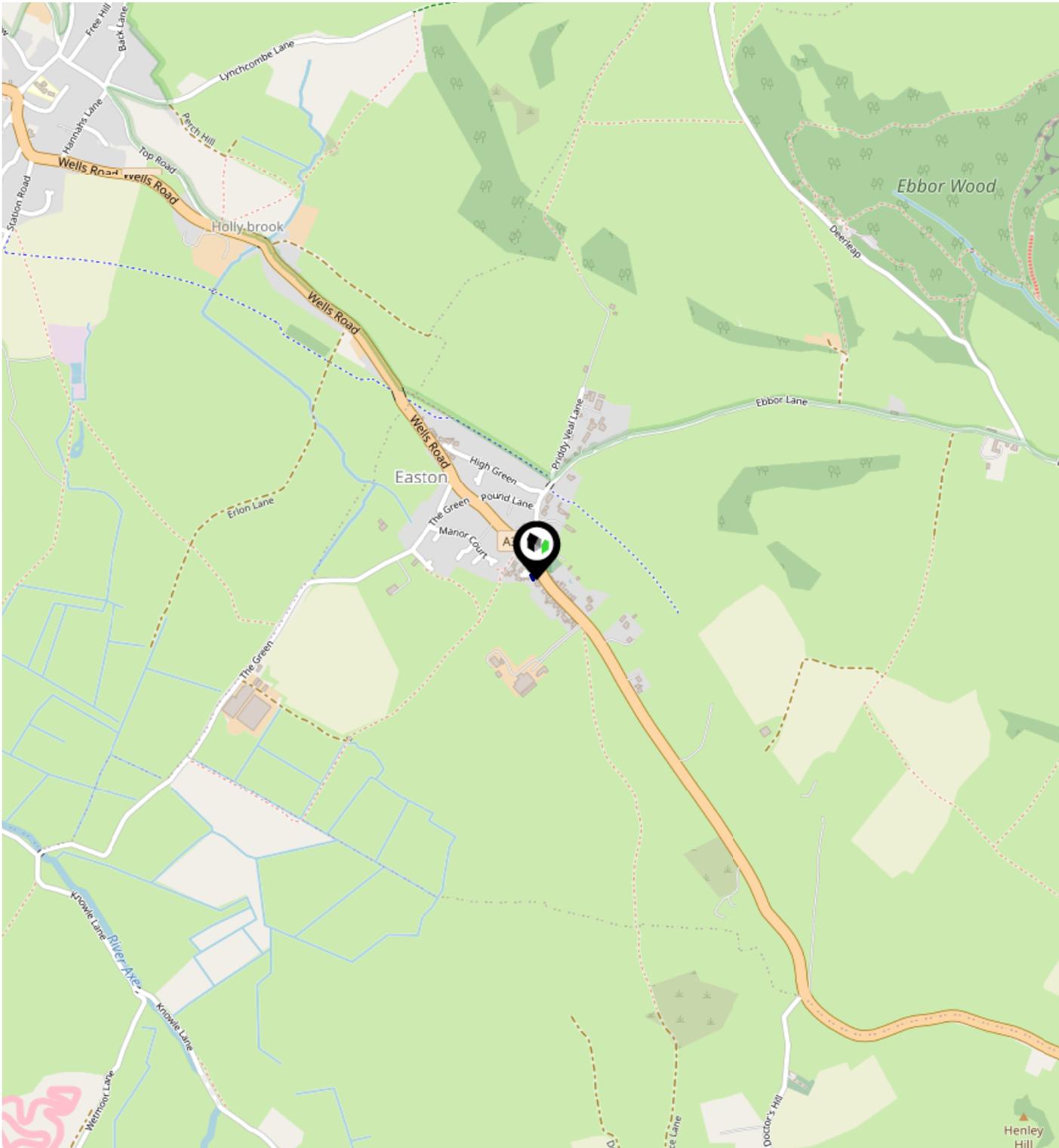
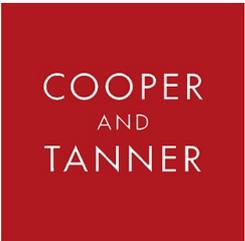
-  Rodney and Westbury Ward
-  Wells St. Cuthbert's Ward
-  Wookey and St. Cuthbert Out West Ward
-  Wells Central Ward
-  Wells St. Thomas' Ward
-  St. Cuthbert Out North Ward
-  Chewton Mendip and Ston Easton Ward
-  Cheddar and Shipham Ward
-  Croscombe and Pilton Ward
-  Moor Ward

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).



Local Area Masts & Pylons



Key:

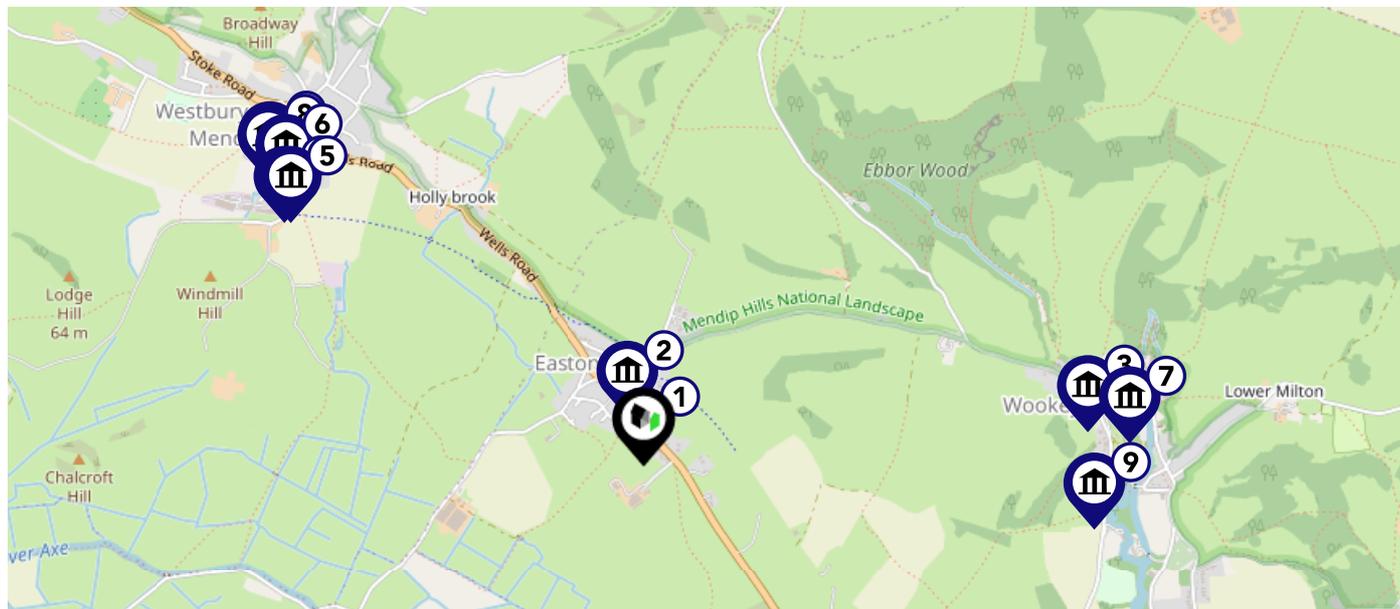
-  Power Pylons
-  Communication Masts

Maps

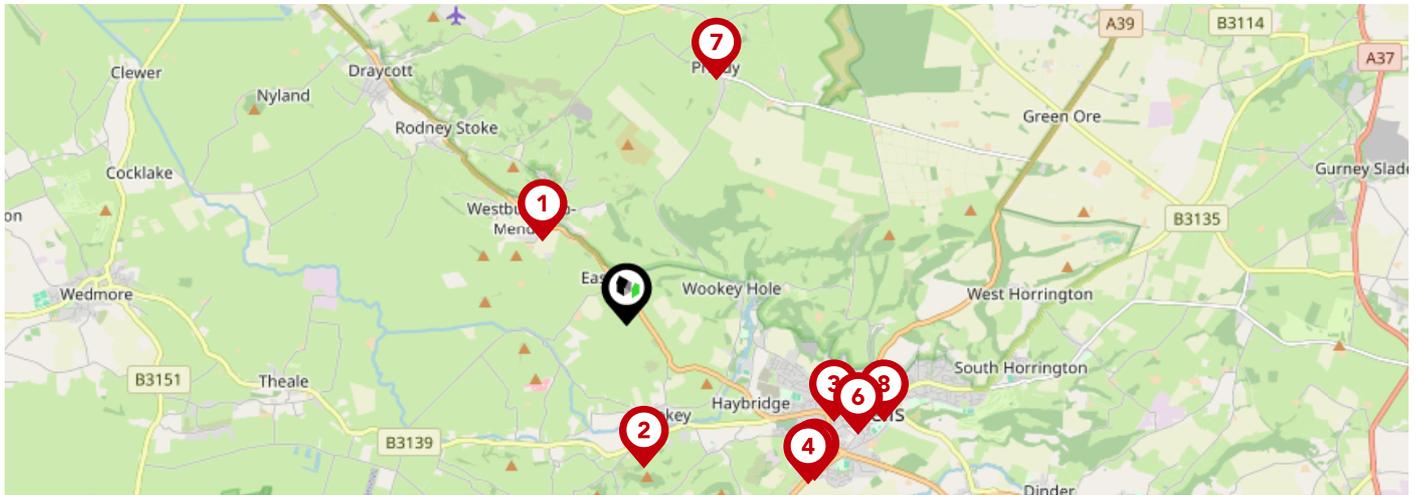
Listed Buildings

COOPER
AND
TANNER

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
 1295274 - Church Of St Paul	Grade II	0.0 miles
 1295207 - Easton House	Grade II	0.1 miles
 1177982 - East House And Wookey House	Grade II	1.0 miles
 1178310 - Lodge Hill House	Grade II	1.0 miles
 1241320 - Pair Of Gate Piers Immediately East South East Of Lodge Hill House	Grade II	1.0 miles
 1387310 - Box Bush Villa	Grade II	1.0 miles
 1177979 - Bubwith Farmhouse And Forecourt Wall	Grade II	1.1 miles
 1058578 - Hardwich Monument In Churchyard About 8 Metres South Of Porch Church Of St Lawrence	Grade II	1.1 miles
 1178191 - Numbers 1, 2, 3 And 4 (brookfield), Glenview Cottages	Grade II	1.1 miles
 1178326 - Church Of St Lawrence	Grade II	1.1 miles



		Nursery	Primary	Secondary	College	Private
1	St Lawrence's CofE Primary School Ofsted Rating: Good Pupils: 49 Distance:1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Wookey Primary School Ofsted Rating: Good Pupils: 97 Distance:1.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	The Blue School Ofsted Rating: Good Pupils: 1434 Distance:2.13	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St Cuthbert's CofE Junior School Ofsted Rating: Good Pupils: 174 Distance:2.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Cuthbert's Church of England Academy Infants and Pre-School Ofsted Rating: Good Pupils: 172 Distance:2.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Joseph and St Teresa Catholic Primary School Ofsted Rating: Good Pupils: 149 Distance:2.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Priddy Primary School Ofsted Rating: Good Pupils: 40 Distance:2.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Wells Cathedral School Ofsted Rating: Not Rated Pupils: 780 Distance:2.55	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
<p>9 Stoberry Park School Ofsted Rating: Good Pupils: 318 Distance:2.59</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Coxley Primary School Ofsted Rating: Requires improvement Pupils: 64 Distance:3.01</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Draycott & Rodney Stoke Church of England First School Ofsted Rating: Good Pupils: 72 Distance:3.27</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Horrington Primary School Ofsted Rating: Requires improvement Pupils: 102 Distance:3.87</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Fairlands Middle School Ofsted Rating: Good Pupils: 434 Distance:4.67</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 The Kings of Wessex Academy Ofsted Rating: Good Pupils: 1045 Distance:4.87</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 St Dunstan's School Ofsted Rating: Good Pupils: 459 Distance:5.1</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Cheddar First School Ofsted Rating: Good Pupils: 333 Distance:5.13</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	Yatton Rail Station	12.74 miles
2	Castle Cary Rail Station	11.56 miles
3	Worle Rail Station	12.93 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J13	40.29 miles
2	M5 J12	43.41 miles
3	M5 J11A	49.35 miles
4	M4 J16	42.66 miles
5	M5 J29	47.8 miles



Airports/Helipads

Pin	Name	Distance
1	Bristol Airport	11.16 miles
2	Felton	11.16 miles
3	Cardiff Airport	30.16 miles
4	Exeter Airport	46.34 miles

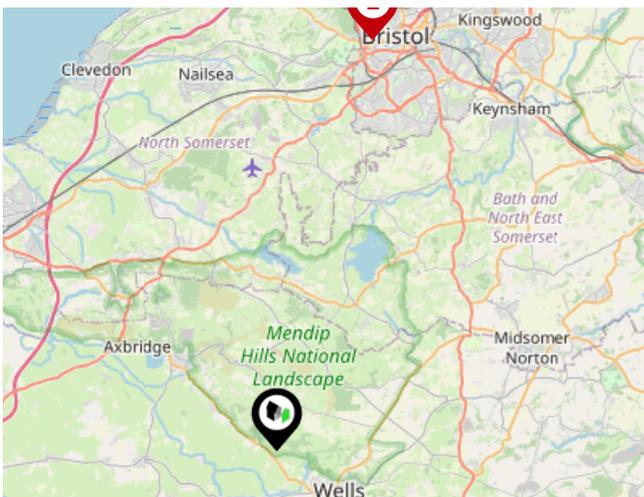
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	St. Paul's Church	0.03 miles
2	Little Green	0.21 miles
3	Little Green	0.21 miles
4	Shortwood Lay-By	0.45 miles
5	Fairview Cottage	0.59 miles



Ferry Terminals

Pin	Name	Distance
1	Nova Scotia Ferry Landing	15.74 miles
2	The Cottage Ferry Landing	15.72 miles
3	Pumphouse Ferry Landing	15.8 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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Cooper and Tanner

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

