



MIR: Material Info

The Material Information Affecting this Property
Monday 27th April 2026

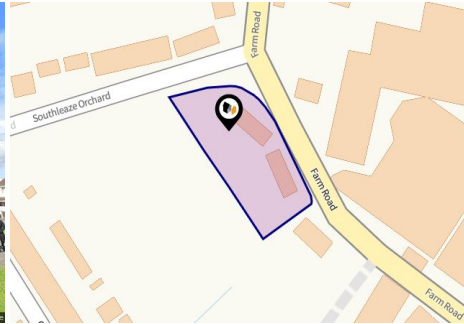


FARM ROAD, STREET, BA16

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:	839 ft ² / 78 m ²		
Plot Area:	0.82 acres		
Year Built :	1900-1929		
Council Tax :	Band A		
Annual Estimate:	£1,707		
Title Number:	WS57982		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

17 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: *23 Farm Road, Street, Somerset, BA16 0BJ*

Reference - 103188/002
Decision: Approval with Conditions
Date: 23rd February 2000
Description: Erection of Vending Kiosk in Rear Garden

Reference - 2024/0982/HSE
Decision: Decided
Date: 03rd June 2024
Description: Proposed single storey extension.

Planning records for: *27 , 29 And 35 Farm Road Street Somerset BA16 0BJ*

Reference - 2017/0670/LBC
Decision: Approval with Conditions
Date: 29th March 2017
Description: Replacement front door to each property.

Planning records for: *Love Your Feet 14 Farm Road Street Somerset BA16 0BJ*

Reference - 2014/0080/FUL
Decision: Approval with Conditions
Date: 29th January 2014
Description: Change of use from A1 (shop) to A2 (financial & Professional Services) and A3 (Restaurants and Cafe)

Planning records for: *10c Farm Road, Street BA16 OBJ*

Reference - 2011/0475
Decision: Approval
Date: 01st March 2011
Description: Conversion of first and second floors from office to a single residential flat.

Planning records for: *First And Second Floor 2 Farm Road Street Somerset BA16 OBJ*

Reference - 2022/2187/PED
Decision: Decided
Date: 02nd November 2022
Description: Application to determine if prior approval is required for a proposed: Change of use from Commercial, Business and Service (Use Class E) to Dwellinghouses (Use Class C3).

Reference - 2017/1865/PAO
Decision: Prior Approval Not Required
Date: 05th July 2017
Description: Conversion of the existing offices above 68 and 70 High Street and 4 Farm Road on the first and second floors and accessed through ground floor door (2 Farm Road) to residential use.

Reference - 2022/2171/HSE
Decision: Decided
Date: 02nd November 2022
Description: Erection of rear dormer window.

Planning records for: *2 Farm Road Street Somerset BA16 0BJ*

Reference - 2018/0925/CLP	
Decision:	Decided
Date:	10th April 2018
Description:	Certificate of lawful proposed use for change of use from existing offices to 4 flats

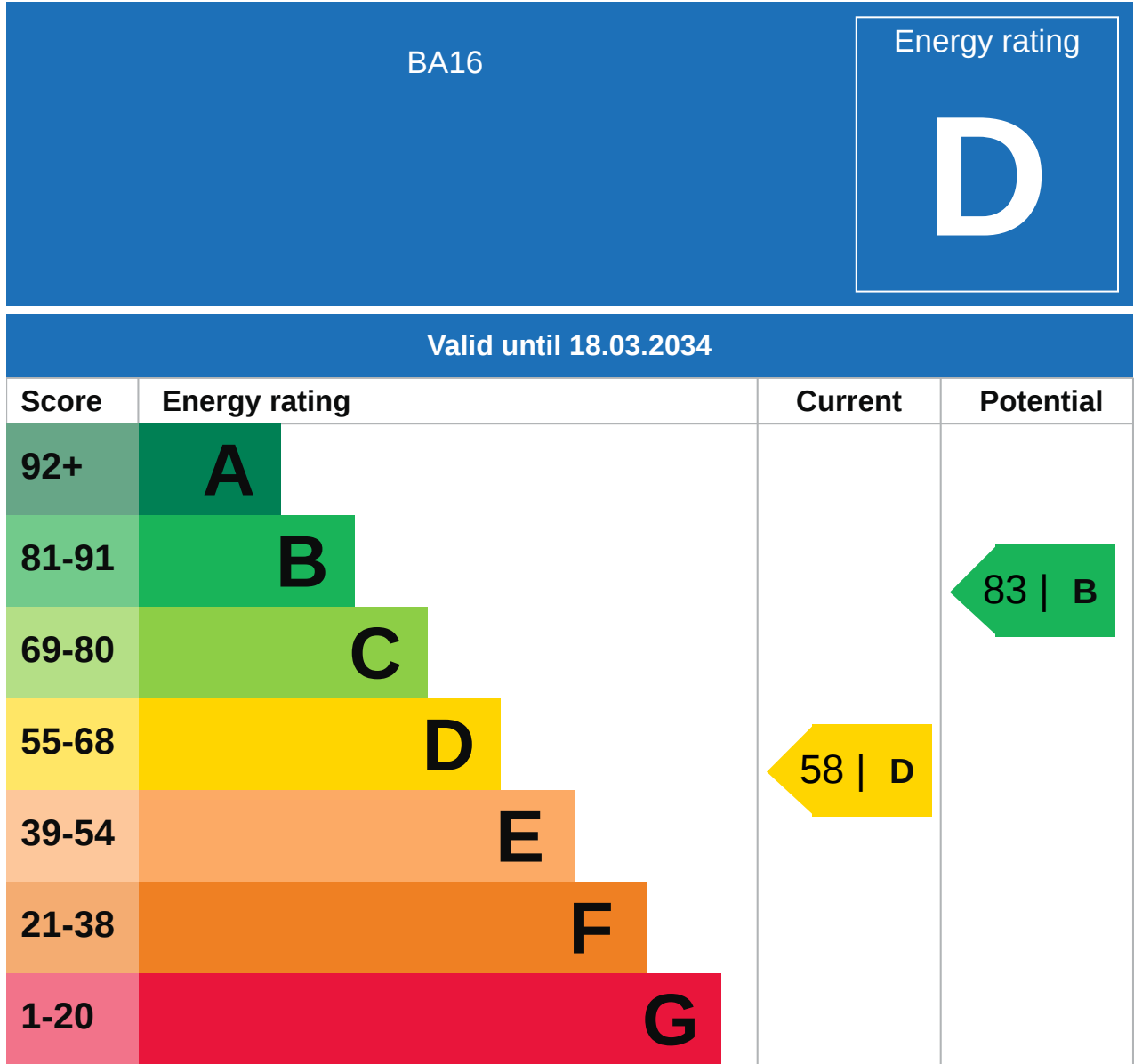
Planning records for: *Flat 1 16 Farm Road Street Somerset BA16 0BJ*

Reference - 2023/1526/APP	
Decision:	Registered
Date:	09th August 2023
Description:	Application for approval of details reserved by conditions 3 (External Joinery Details), 4 (Balcony and Railing) on planning consent 2023/0537/HSE.

Reference - 2023/1524/FUL	
Decision:	Decided
Date:	09th August 2023
Description:	Change of use on first floor from residential (Use Class C3) to ancillary beauty treatment rooms and staff room in association with ground floor hairdressers (Use Class E).

Planning records for: *10D Farm Road, Street, Somerset, BA16 0BJ*

Reference - 2012/0167	
Decision:	Approval with Conditions
Date:	10th February 2012
Description:	Change of use from office to a flat.



Property

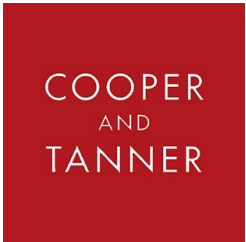
EPC - Additional Data

Additional EPC Data

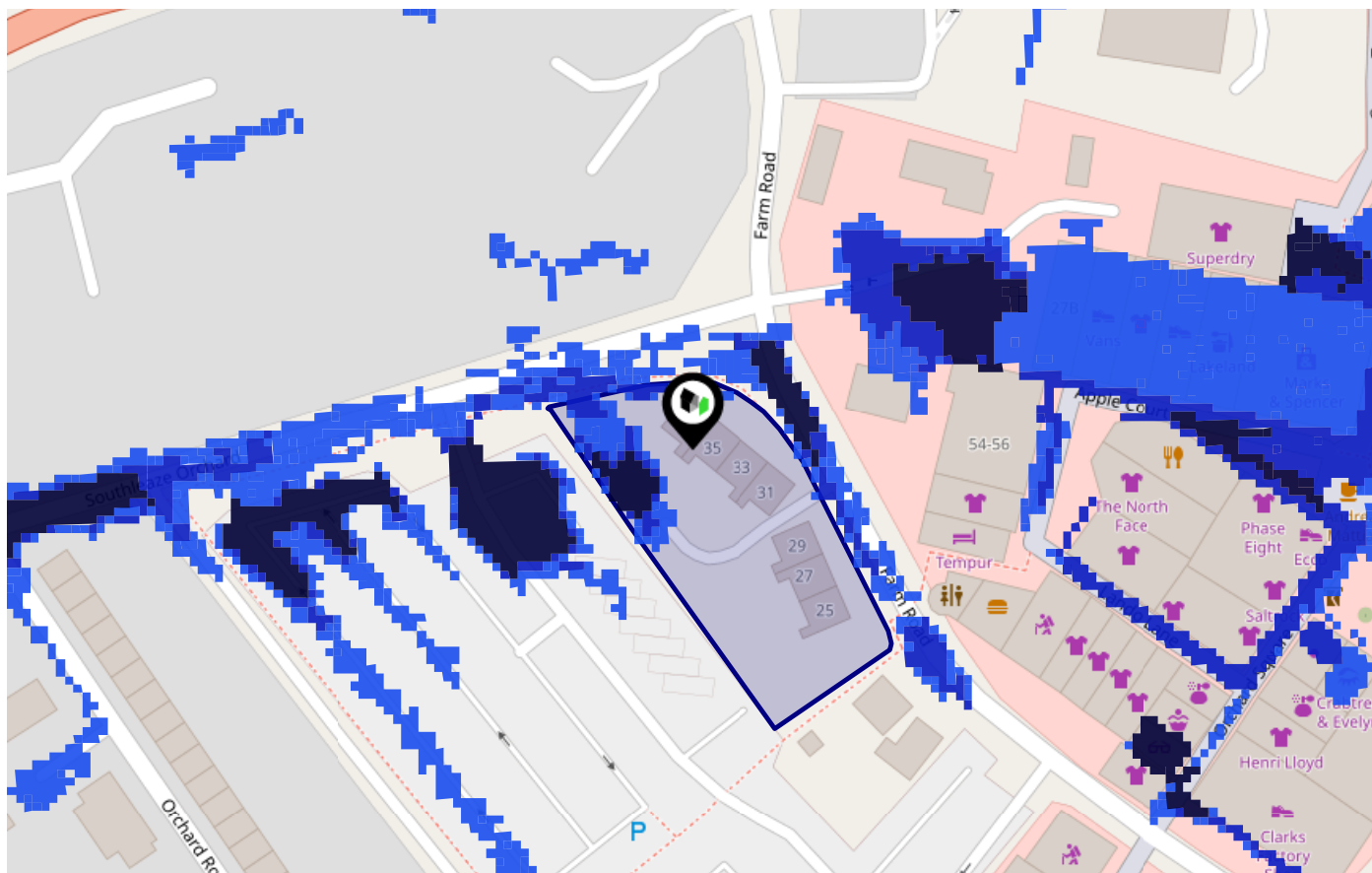
Property Type:	Bungalow
Build Form:	End-Terrace
Transaction Type:	Rental
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
Glazing Type:	Not defined
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Timber frame, with additional insulation
Walls Energy:	Good
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very Good
Main Heating:	Electric storage heaters
Main Heating Controls:	Controls for high heat retention storage heaters
Hot Water System:	Electric instantaneous at point of use
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	78 m ²

Flood Risk

Surface Water - Flood Risk



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

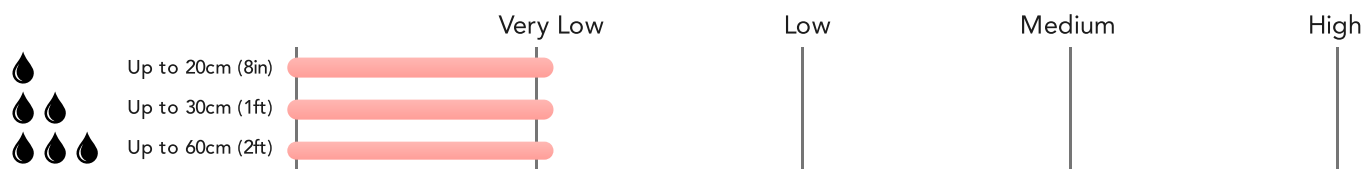


Risk Rating: Very low

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

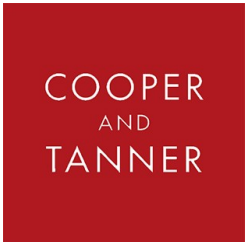
- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any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

Chance of flooding to the following depths at this property:

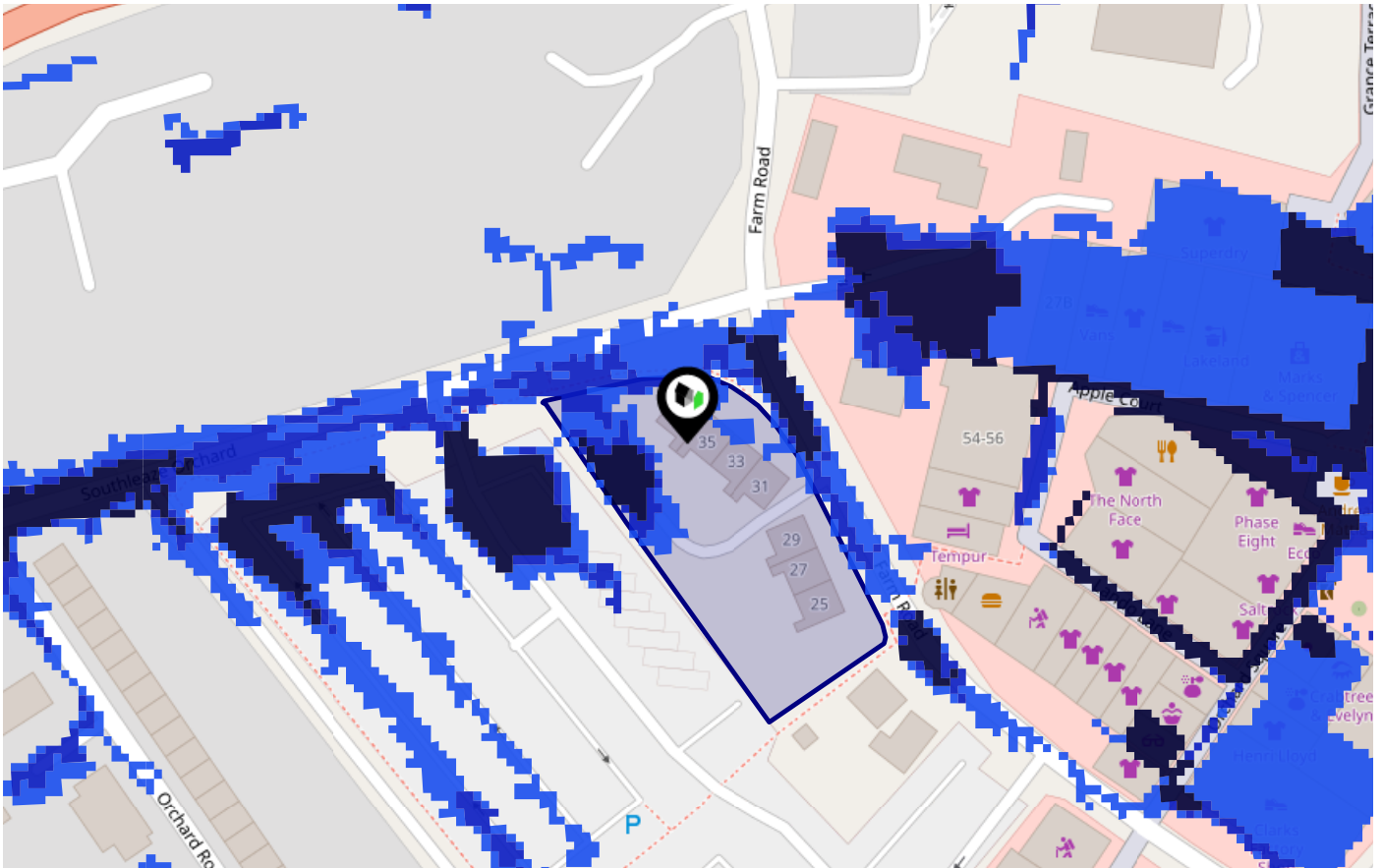


Flood Risk

Surface Water - Climate Change



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



Risk Rating: Very low

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

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

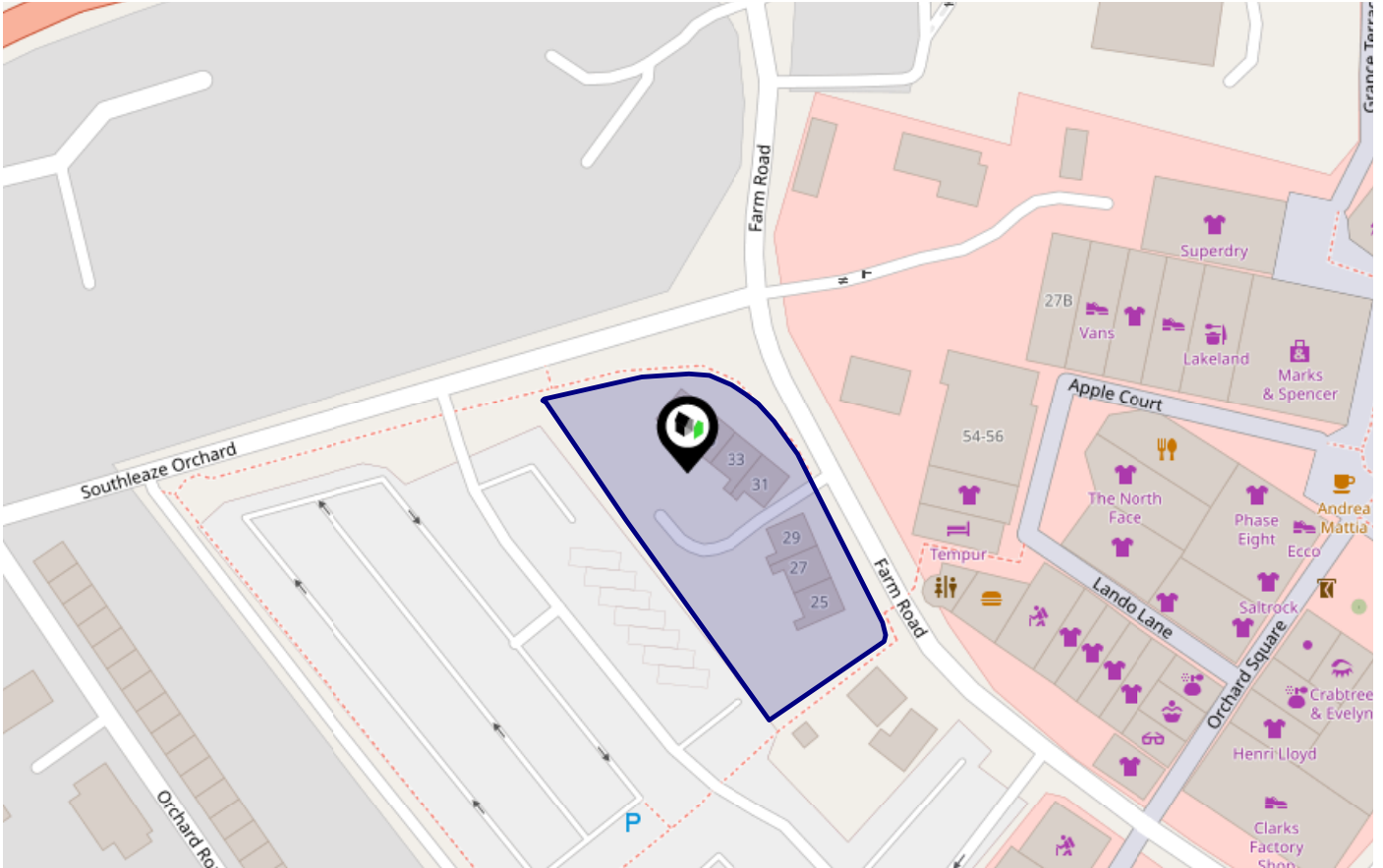


Flood Risk

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.

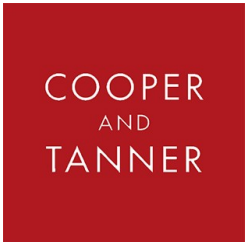
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Chance of flooding to the following depths at this property:

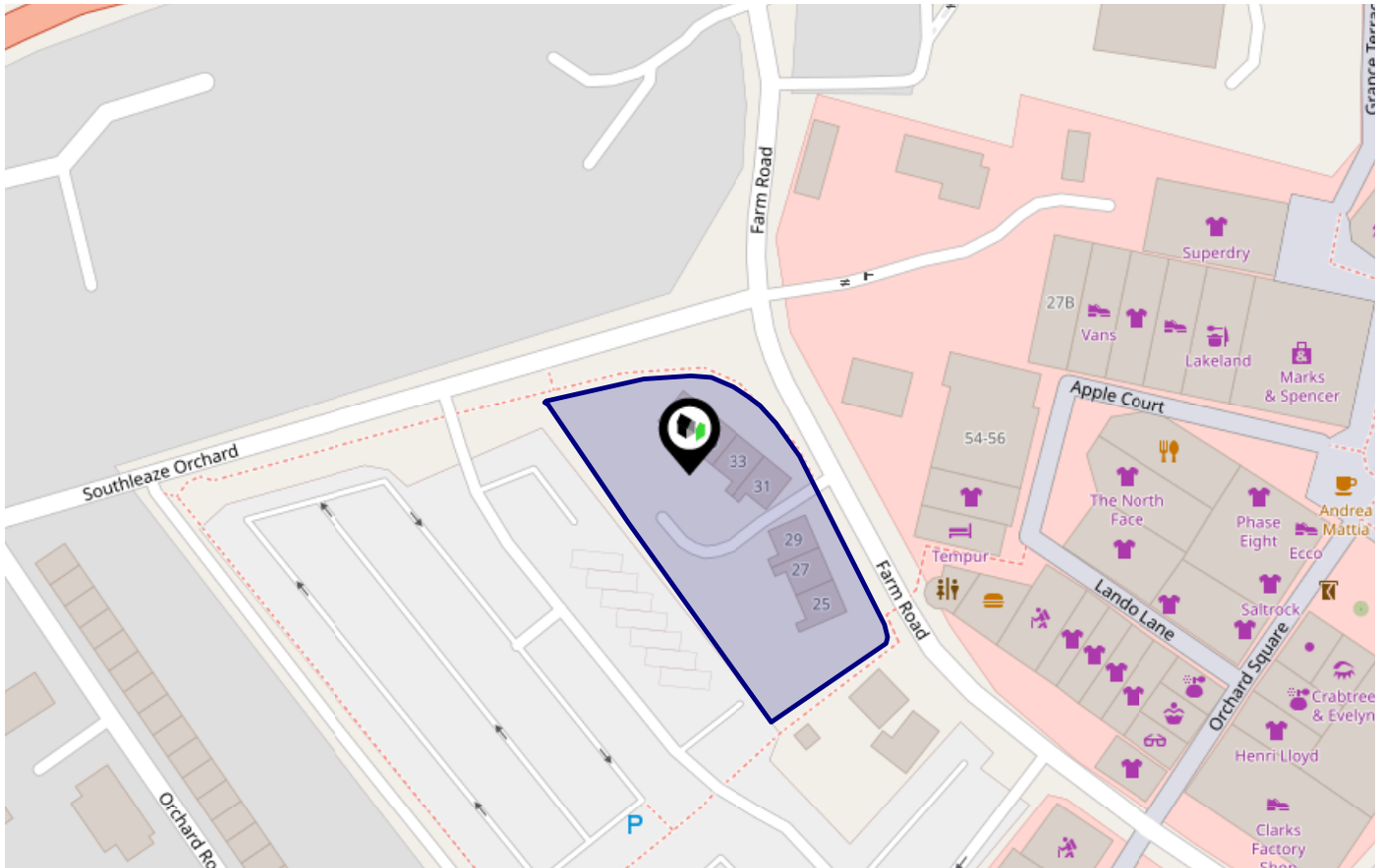


Flood Risk

Rivers & Seas - Climate Change



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



Risk Rating: **Very low**

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

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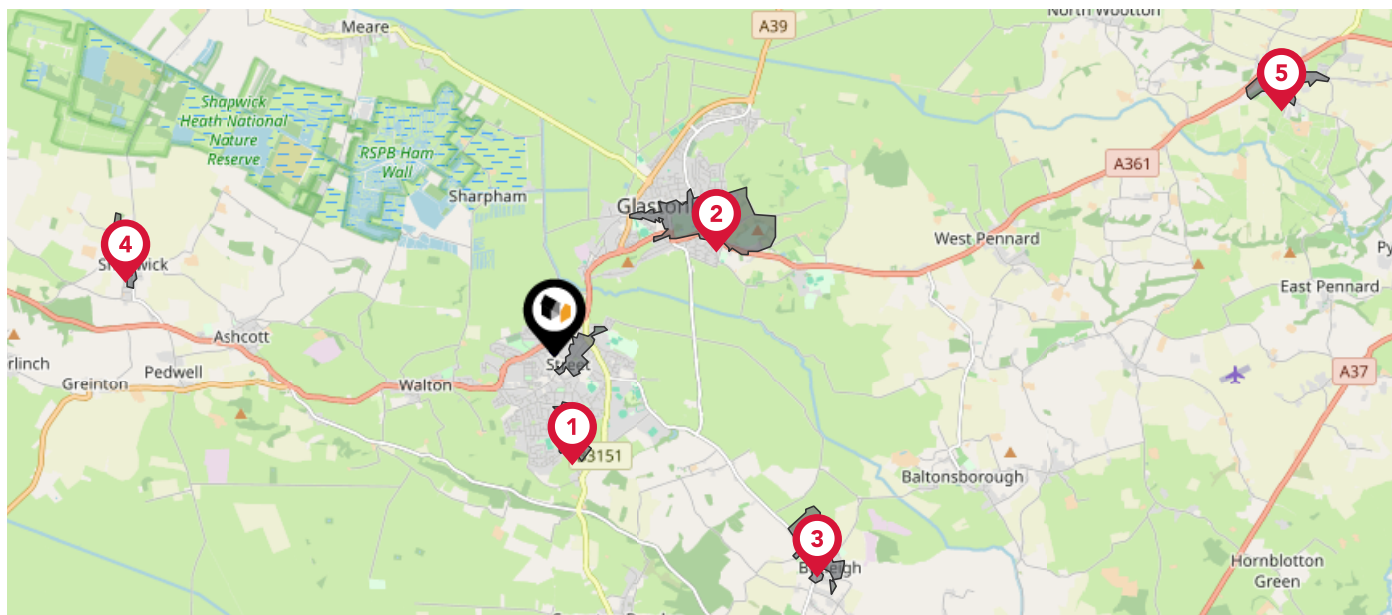
Chance of flooding to the following depths at this property:



Maps

Conservation Areas

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



Nearby Conservation Areas

1 Street

2 Glastonbury

3 Butleigh

4 Shapwick

5 Pilton

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	Corporation Yard-Street	Historic Landfill <input type="checkbox"/>
2	Adjacent To Football Ground-Street, Somerset	Historic Landfill <input type="checkbox"/>
3	Overleigh-Street, Somerset	Historic Landfill <input type="checkbox"/>
4	East Mead Lane-Street, Somerset	Historic Landfill <input type="checkbox"/>
5	EA/EPR/NP3690FD/A001 - Land to Rear of Glastonbury Sewage Treatment Works	Active Landfill <input checked="" type="checkbox"/>
6	Porchestall Drove-Glastonbury, Somerset	Historic Landfill <input type="checkbox"/>
7	Field Adjoining Baily's Factory-Glastonbury, Somerset	Historic Landfill <input type="checkbox"/>
8	Land at Bailsy-The Beckery, Glastonbury, Somerset	Historic Landfill <input type="checkbox"/>
9	Land at Cradlebridge-Glastonbury, Somerset	Historic Landfill <input type="checkbox"/>
10	Marshalls Elm-Street, 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.

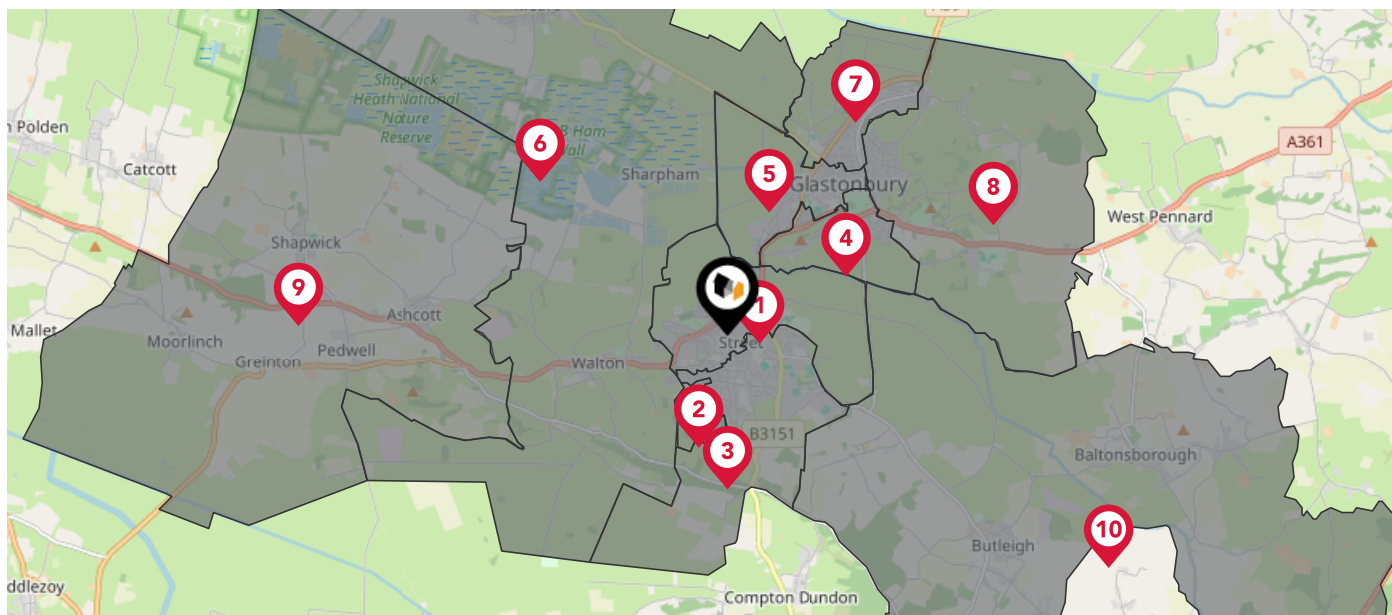
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

Maps

Council Wards

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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

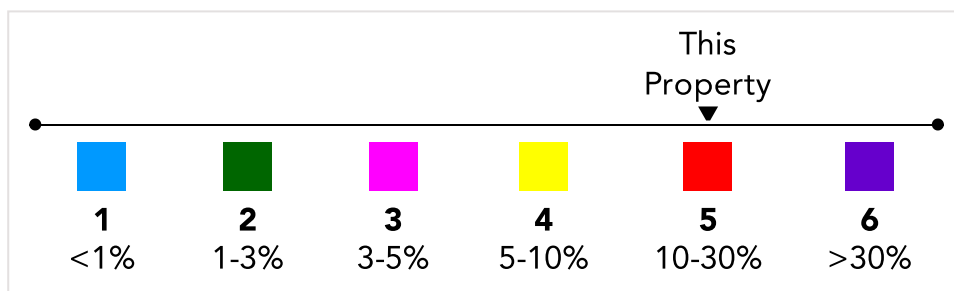
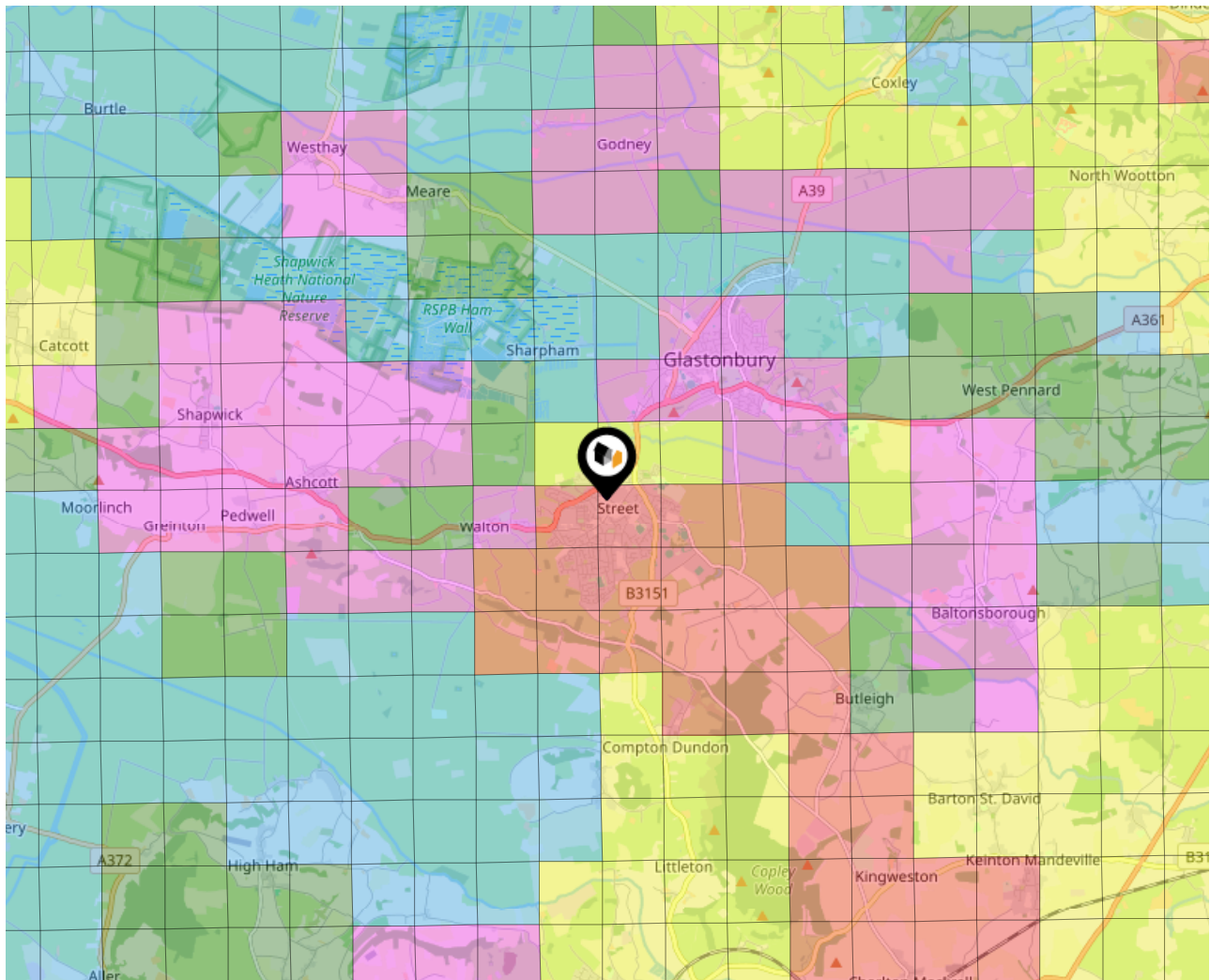


Nearby Council Wards

- 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 Moor Ward
- 7 Glastonbury St. John's Ward
- 8 Glastonbury St. Edmund's Ward
- 9 East Polden Ward
- 10 Butleigh and Baltonsborough Ward

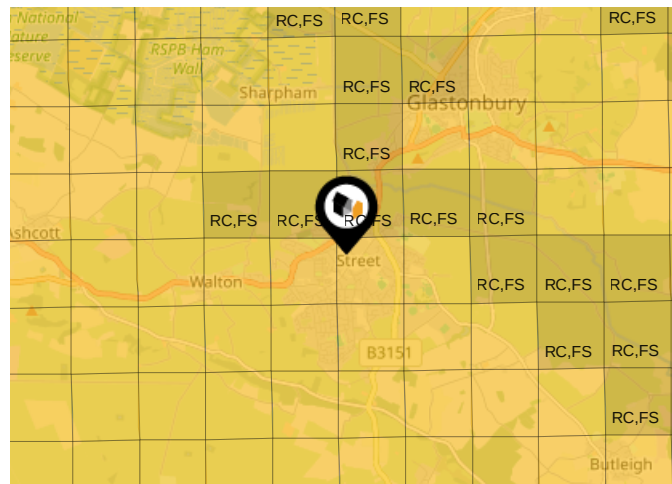
What is Radon?

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).



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

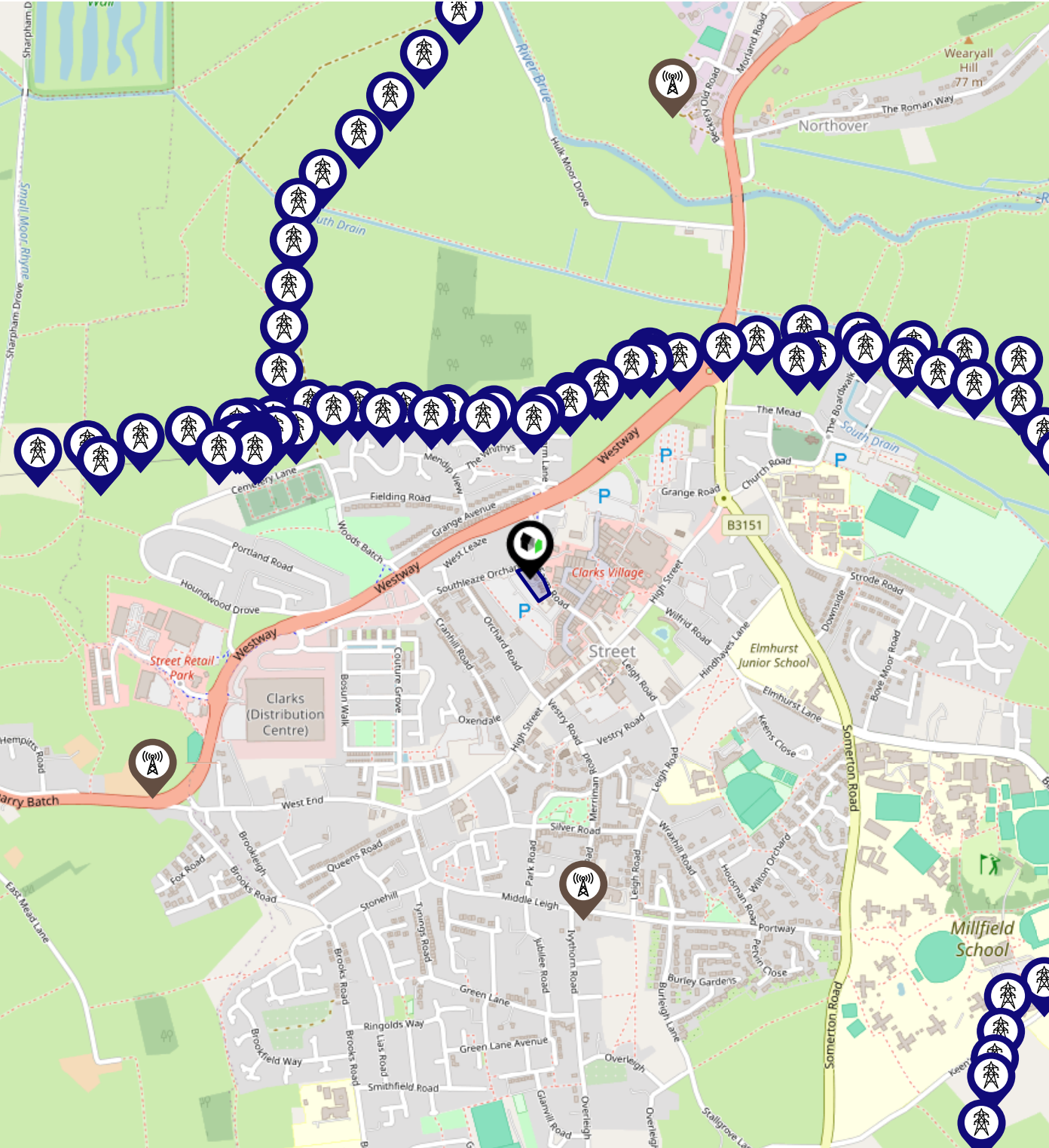
Carbon Content:	VARIABLE(HIGH)	Soil Texture:	CLAYEY LOAM TO SILTY
Parent Material Grain:	ARGILLACEOUS		LOAM
Soil Group:	HEAVY TO MEDIUM	Soil Depth:	DEEP



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



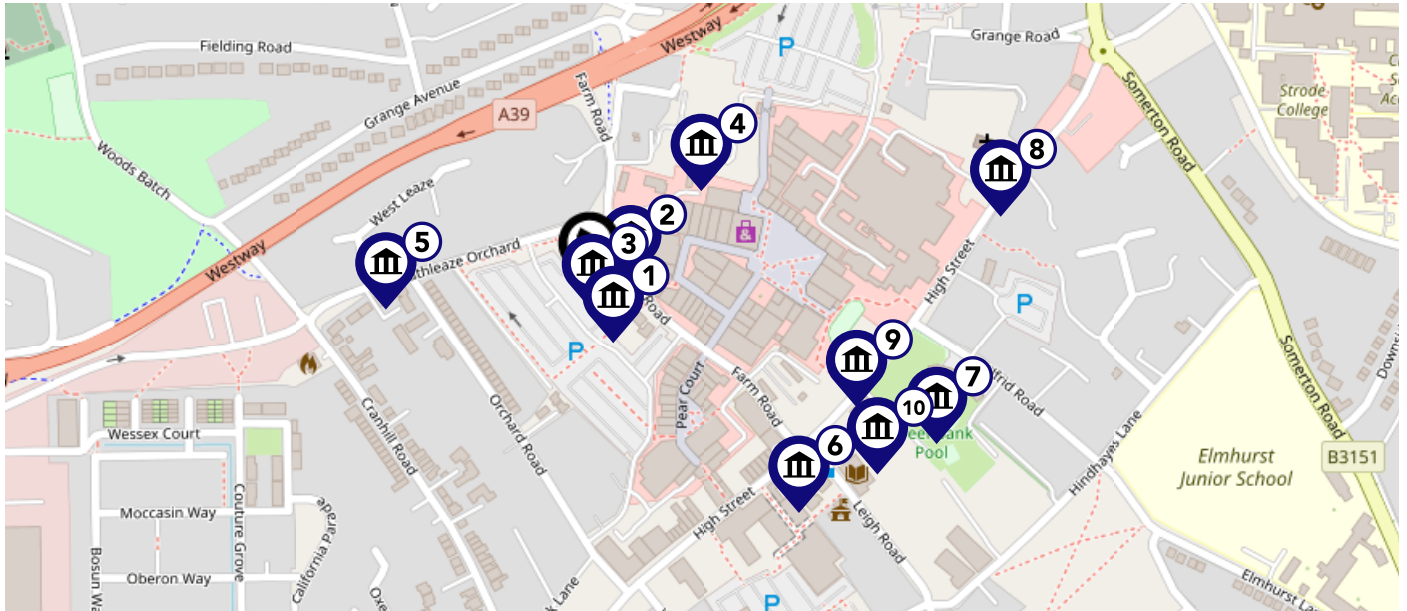
- Key:**
- Power Pylons
 - Communication Masts











Maps

Listed Buildings

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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
 1392561 - 25-29, Farm Road	Grade II	0.0 miles
 1308044 - Street Farmhouse	Grade II	0.0 miles
 1392560 - 31-37, Farm Road	Grade II	0.0 miles
 1176002 - The Grange	Grade II	0.1 miles
 1395584 - K8 Telephone Kiosk	Grade II	0.1 miles
 1345072 - Crispin Hall	Grade II	0.2 miles
 1390874 - Greenbank Swimming Pool	Grade II	0.2 miles
 1345070 - Gate Piers And Gates On Roadside At Driveway Entrance To Friends Meeting House	Grade II	0.2 miles
 1176111 - No 46 And Forecourt Wall	Grade II	0.2 miles
 1308036 - 63-69, High Street	Grade II	0.2 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 Heating

Water Supply

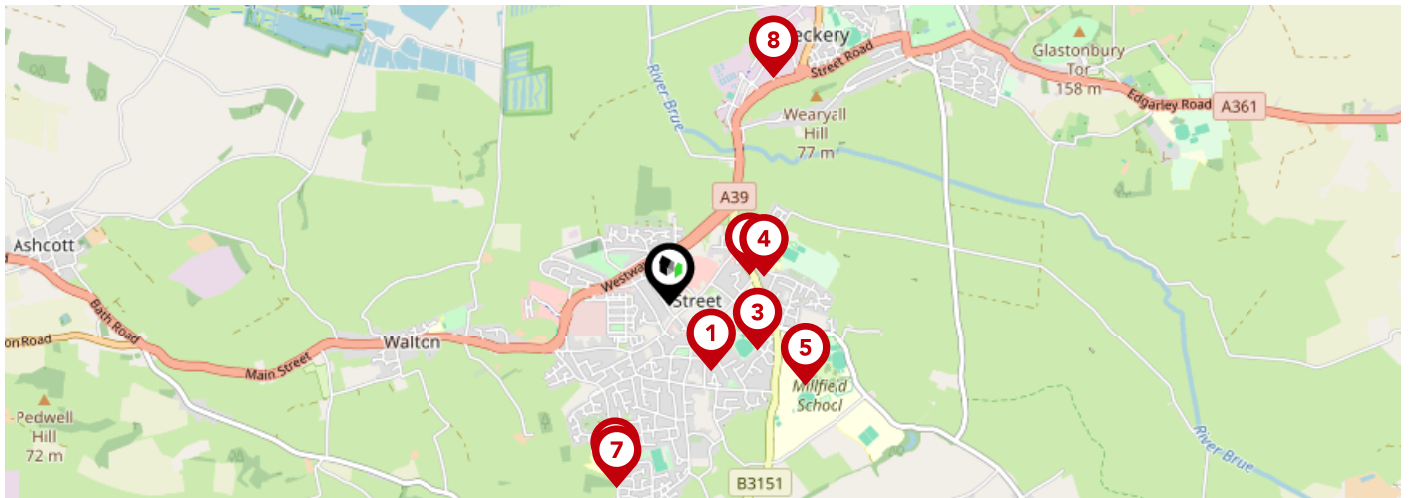
Mains

Drainage

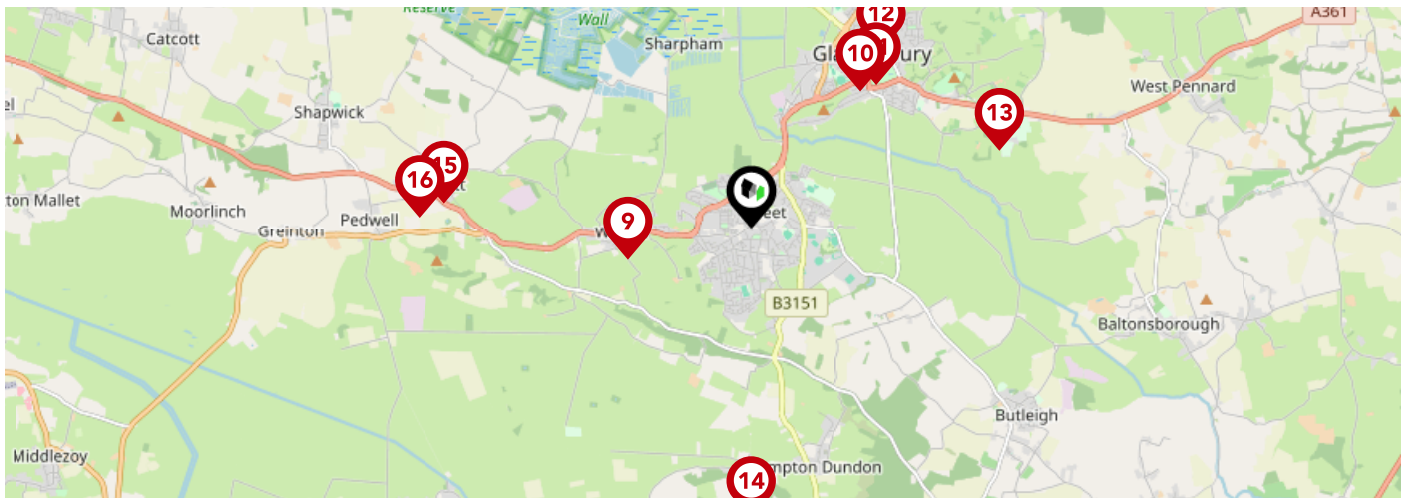
Mains

Area Schools

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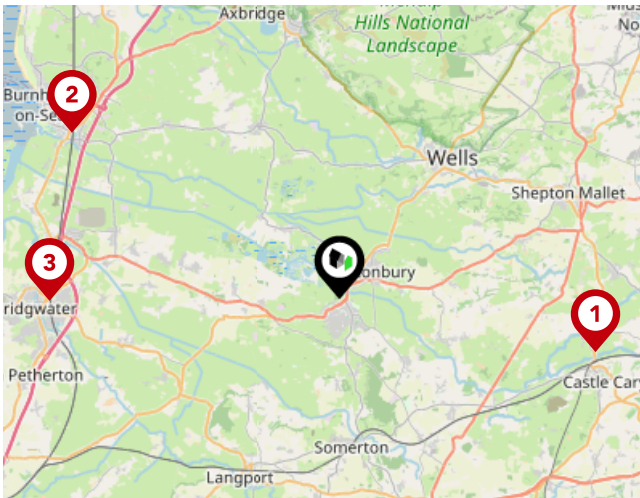


		Nursery	Primary	Secondary	College	Private
1	Hindhayes Infant School Ofsted Rating: Good Pupils: 155 Distance:0.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Strode College Ofsted Rating: Good Pupils:0 Distance:0.4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Elmhurst Junior School Ofsted Rating: Good Pupils: 266 Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Crispin School Academy Ofsted Rating: Good Pupils: 1052 Distance:0.46	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Millfield School Ofsted Rating: Not Rated Pupils: 1383 Distance:0.74	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Brookside Community Primary School Ofsted Rating: Good Pupils: 550 Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Avalon School Ofsted Rating: Good Pupils: 65 Distance:0.89	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Tor School Ofsted Rating: Good Pupils: 32 Distance:1.16	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



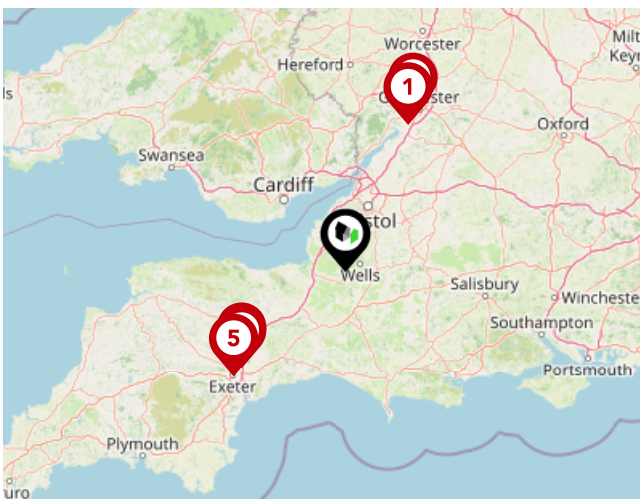
		Nursery	Primary	Secondary	College	Private
9	Walton Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 143 Distance:1.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	St Benedict's Church of England Voluntary Aided Junior School Ofsted Rating: Good Pupils: 208 Distance:1.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	St John's Church of England Voluntary Controlled Infants School Ofsted Rating: Good Pupils: 201 Distance:1.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	St Dunstan's School Ofsted Rating: Good Pupils: 459 Distance:2.06	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Millfield Preparatory School Ofsted Rating: Not Rated Pupils: 474 Distance:2.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Compton Dundon School Ofsted Rating: Good Pupils: 13 Distance:2.7	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Ashcott Primary School Ofsted Rating: Good Pupils: 112 Distance:2.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	The Levels School Ofsted Rating: Not Rated Pupils: 75 Distance:3.08	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



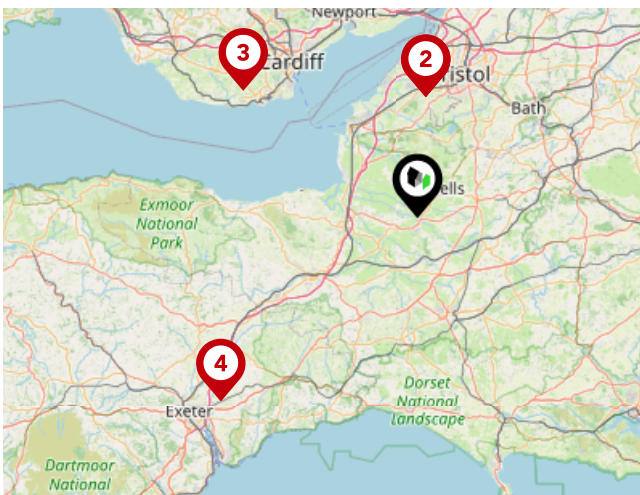
National Rail Stations

Pin	Name	Distance
1	Castle Cary Rail Station	9.75 miles
2	Highbridge & Burnham-on-Sea Rail Station	11.73 miles
3	Bridgwater Rail Station	10.75 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J13	47.22 miles
2	M5 J12	50.32 miles
3	M5 J29	41.8 miles
4	M5 J30	42.63 miles
5	M5 J31	45.79 miles

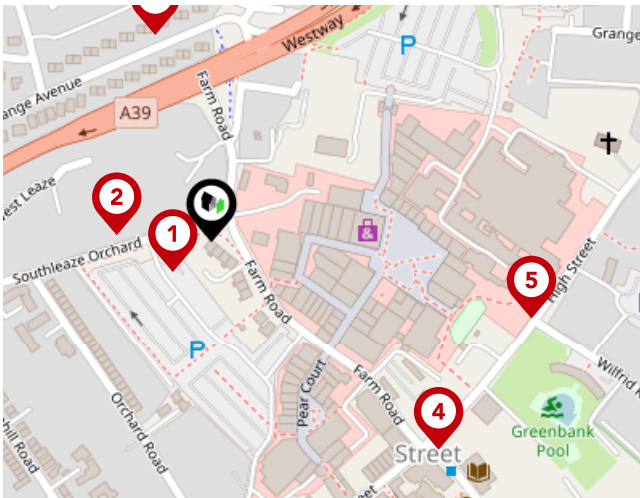


Airports/Helipads

Pin	Name	Distance
1	Bristol Airport	17.91 miles
2	Felton	17.91 miles
3	Cardiff Airport	31.86 miles
4	Exeter Airport	40.24 miles

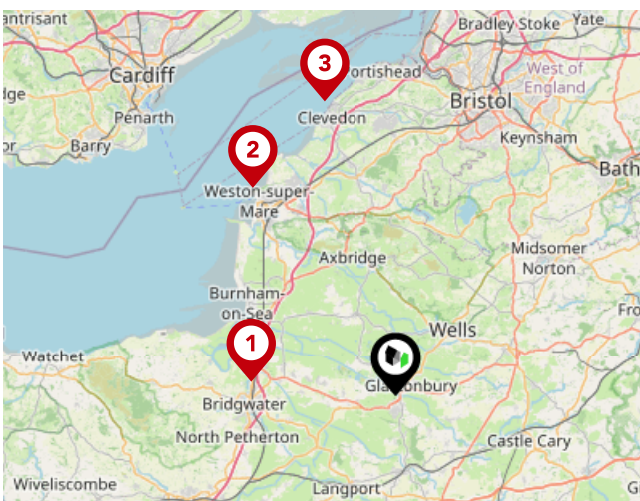
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Coach Park	0.03 miles
2	Clarks Village	0.06 miles
3	Grange Avenue	0.12 miles
4	Crispin Hall	0.18 miles
5	Mendip West Slinky - Street DRT	0.19 miles



Ferry Terminals

Pin	Name	Distance
1	Bridgwater Ferry Terminal	10.87 miles
2	Weston-super-Mare Knightstone Harbour	18.73 miles
3	Clevedon Pier	22.45 miles

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

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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Cooper and Tanner

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