



MIR: Material Info

The Material Information Affecting this Property
Monday 01st June 2026



HIGH STREET, STREET, BA16

Cooper and Tanner

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



Property Overview

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Property

Type:	Flat / Maisonette	Tenure:	Freehold
Bedrooms:	1		
Floor Area:	333 ft ² / 31 m ²		
Plot Area:	0.04 acres		
Year Built :	1900-1929		
Council Tax :	Band A		
Annual Estimate:	£1,707		
Title Number:	ST388498		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

16 mb/s	80 mb/s	1800 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: *180 High Street Street Somerset BA16 0NH*

Reference - 2024/0797/PAR	
Decision:	Decided
Date:	25th April 2024
Description:	Prior approval of proposed change of use of a building from a retail unit to residential.

Planning records for: *148 High Street Street Somerset BA16 0NH*

Reference - 2014/1916/FUL	
Decision:	Approval
Date:	26th September 2014
Description:	Change of use of a professional office (A2) to a residential use (C3).

Planning records for: *156 High Street Street BA16 0NH*

Reference - 2015/1969/PAR	
Decision:	Prior Approval Given
Date:	24th August 2015
Description:	Application for prior approval to change the use of a building from an A1 Class (Shop) to a C3 Class (dwellinghouse).

Planning records for: *154A High Street Street Somerset BA16 0NH*

Reference - 2023/0521/CLE	
Decision:	Decided
Date:	27th March 2023
Description:	Application for an existing lawful development certificate for ancillary use of outbuilding as part of single residential unit.

Planning records for: **162-164 High Street Street Somerset BA16 0NH**

Reference - 036277/015
Decision: WDT - Withdrawn
Date: 11th January 2005
Description: Demolition determination (DEL)

Planning records for: **154 High Street Street Somerset BA16 0NH**

Reference - 2023/0345/CLP
Decision: Decided
Date: 24th February 2023
Description: Application for a proposed lawful development certificate for use of land to station mobile home/family annexe for use incidental to the main dwelling following demolition of existing shed.

Reference - 23/00492/DOC1
Decision: Decided
Date: 24th February 2023
Description: Discharge of Conditions No.01 (Time Period), No.02 (Approved Plans), No.03 (Tree and Hedgerow Protection Scheme), No.04 (Biodiversity Scheme), No.05 (Hard and Soft Landscaping), No.06 (External Surface Materials) and No.07 (Window Details) of planning application 21/01562/FUL (Allowed at Appeal APP/R3325/W/22/3305349 14th February 2023).

Planning records for: **Shop 180 High Street Street Somerset BA16 0NH**

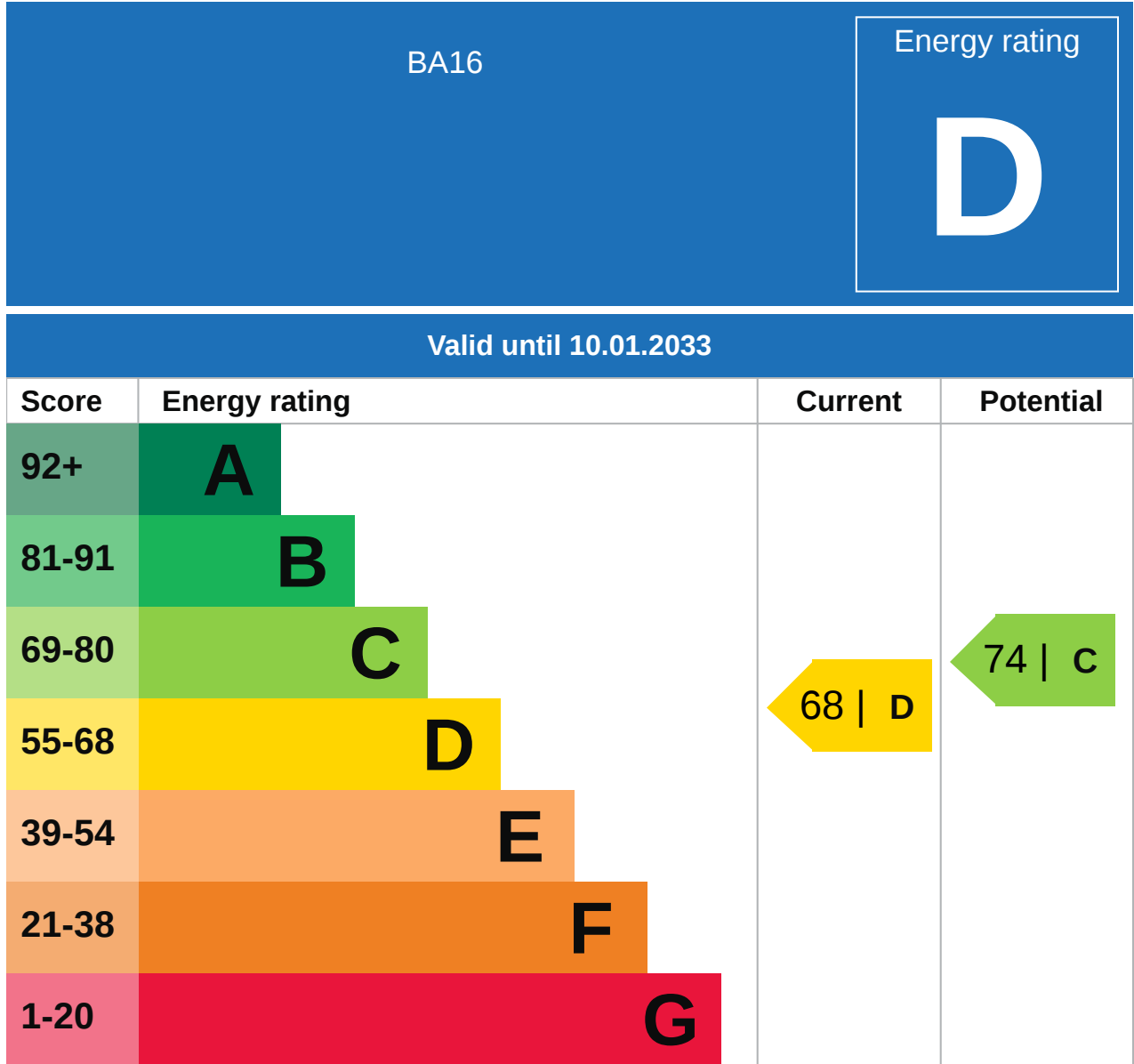
Reference - 2025/0865/FUL
Decision: Registered
Date: 12th May 2025
Description: Proposed change of use from bakery to a takeaway premises.

Planning records for: *158-160 High Street, Street, Somerset, BA16 0NH*

Reference - 2012/1272
Decision: Refusal
Date: 19th May 2012
Description: Demolition of derelict buildings and structures and erection of supported housing accommodation and ancillary support facilities with associated landscaping and parking.
Reference - 2013/2246/NMA
Decision: Approval
Date: 18th October 2013
Description: Minor amendments to original planning application 2012/1272
Reference - 2012/0213
Decision: Refusal
Date: 07th February 2012
Description: Demolition of derelict buildings and structures and erection of supported housing accommodation and ancillary support facilities with associated landscaping and parking.
Reference - 2013/2221/APP
Decision: Approval
Date: 18th October 2013
Description: Approval of details reserved by condition 3 (materials) and 5 (contaminated land) of planning permission 2013/2221.

Property EPC - Certificate

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Property

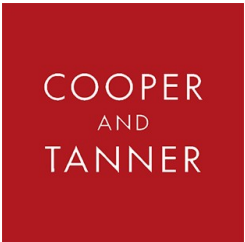
EPC - Additional Data

Additional EPC Data

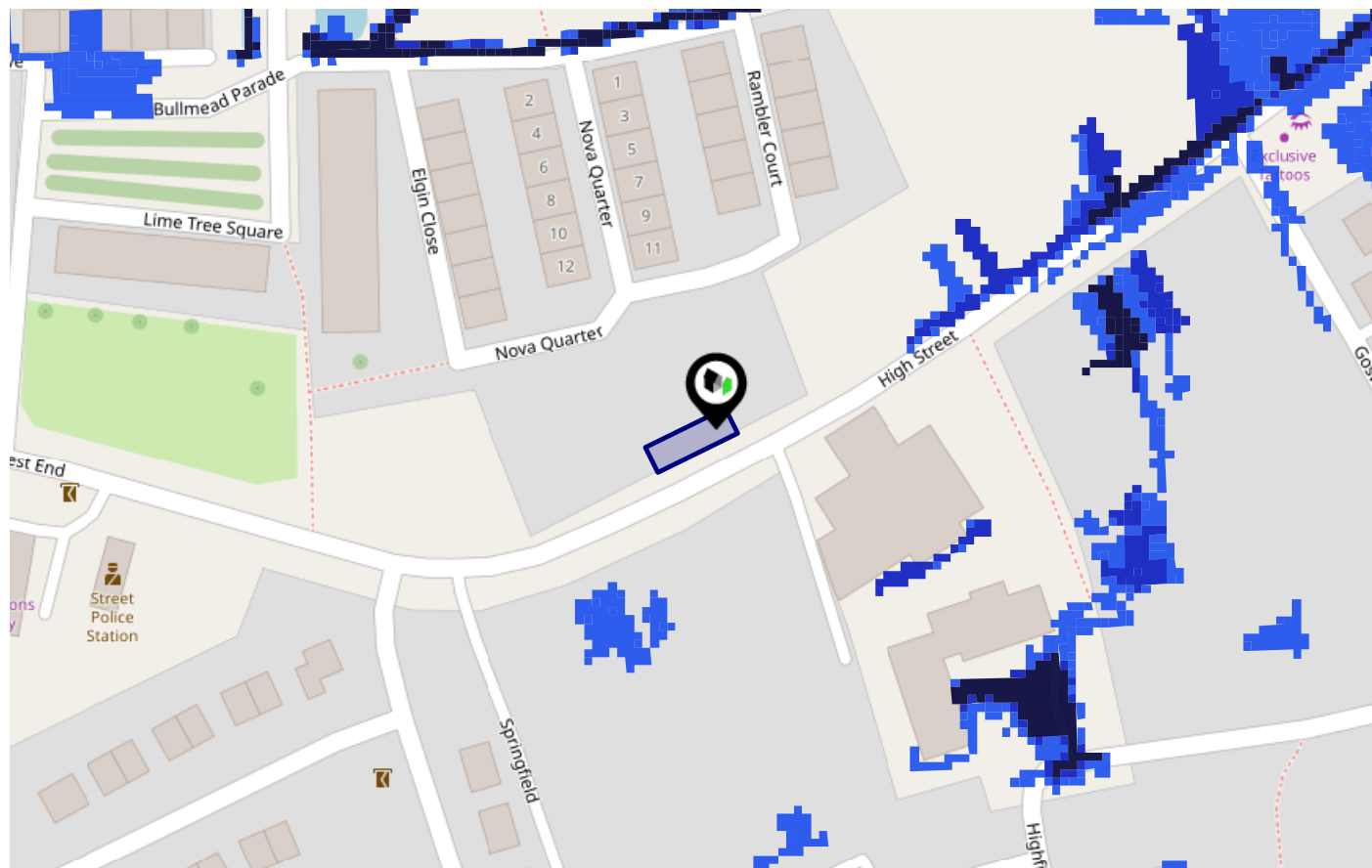
Property Type:	Flat
Build Form:	Semi-Detached
Transaction Type:	Rental
Energy Tariff:	Unknown
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	01
Flat Top Storey:	Yes
Glazing Type:	Double glazing installed before 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Sandstone or limestone, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	31 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.

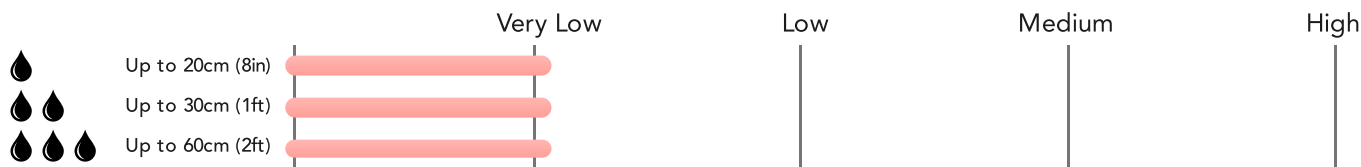


Risk Rating: Very low

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:

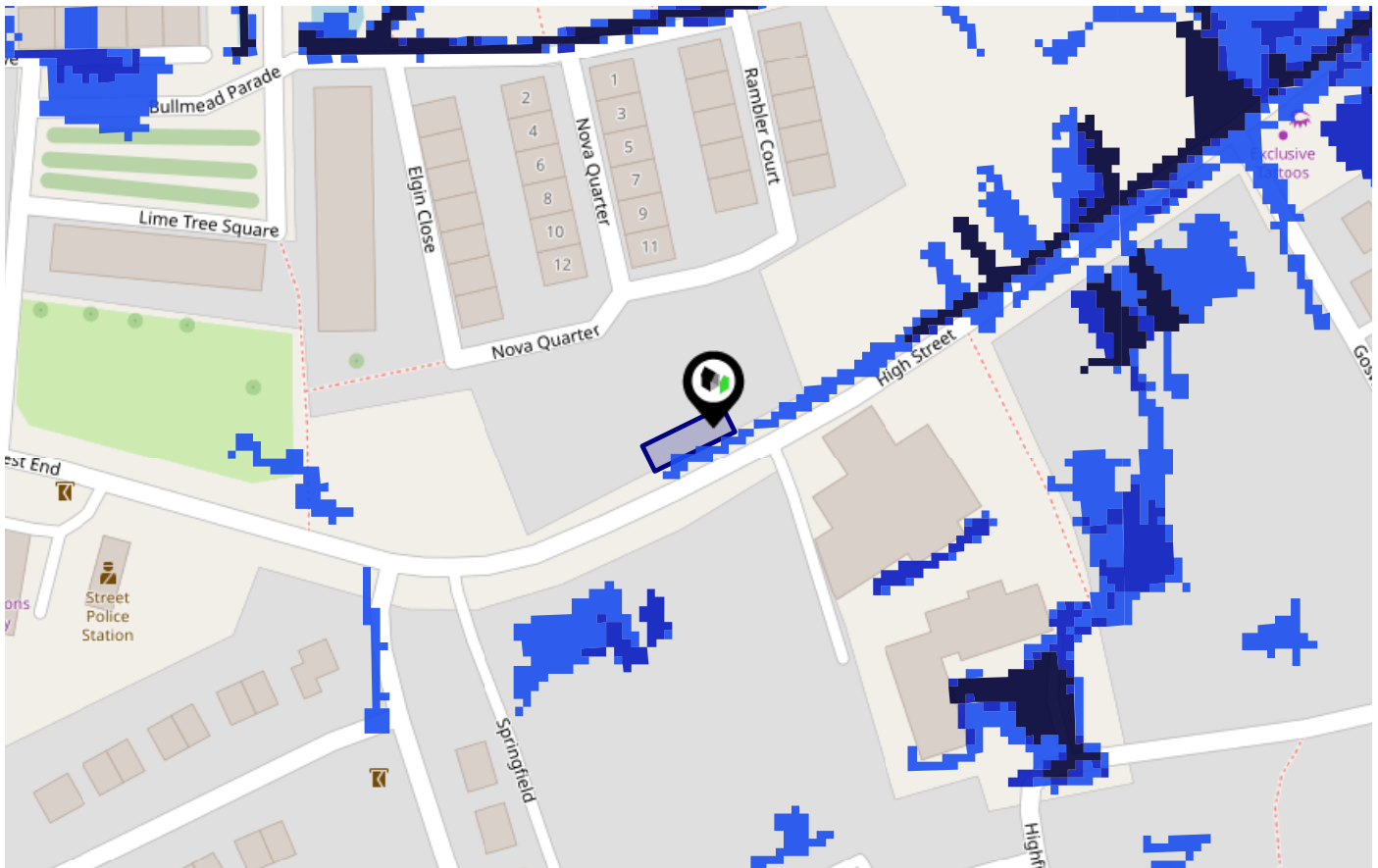


Flood Risk

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:

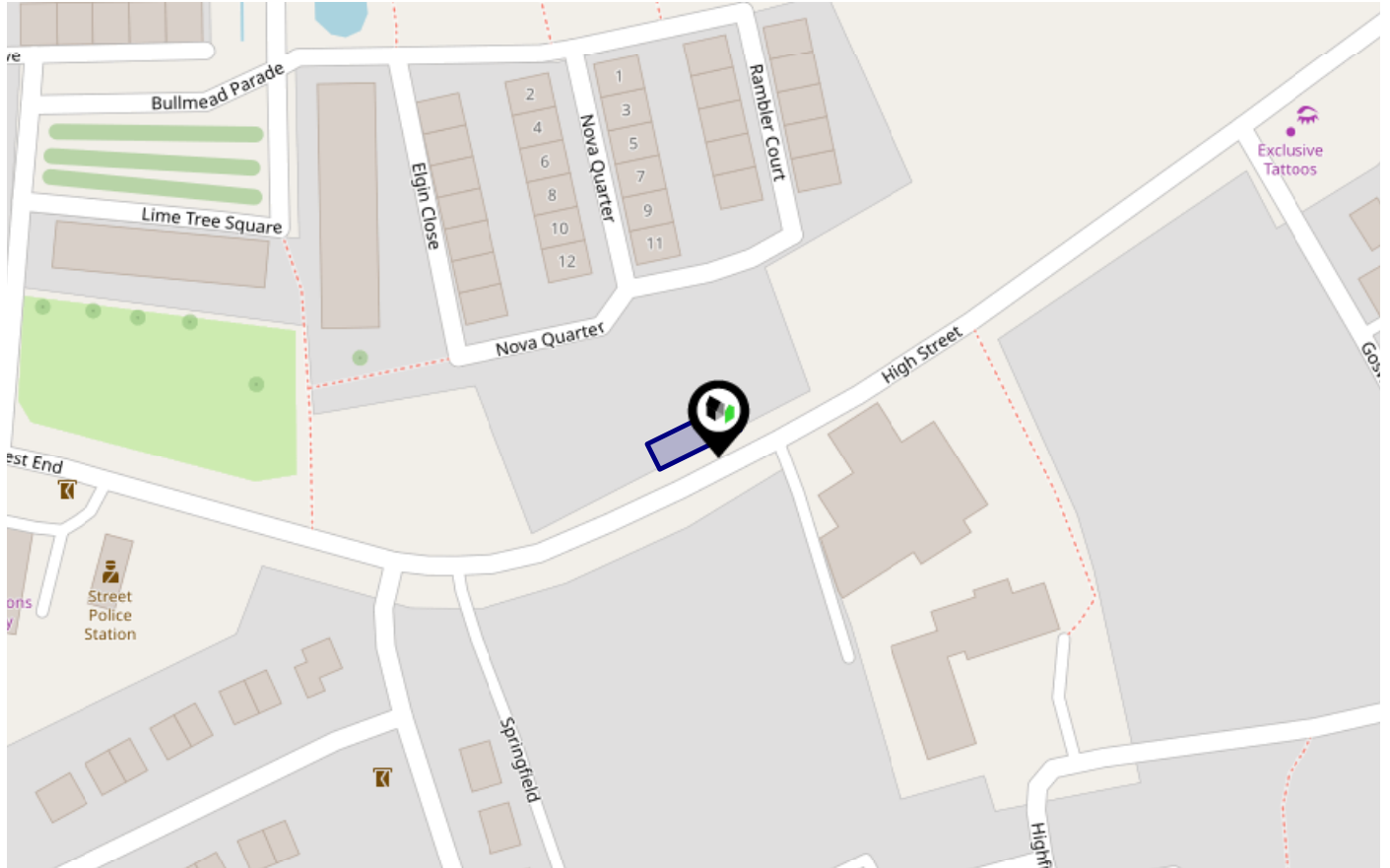


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Flood Risk

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.
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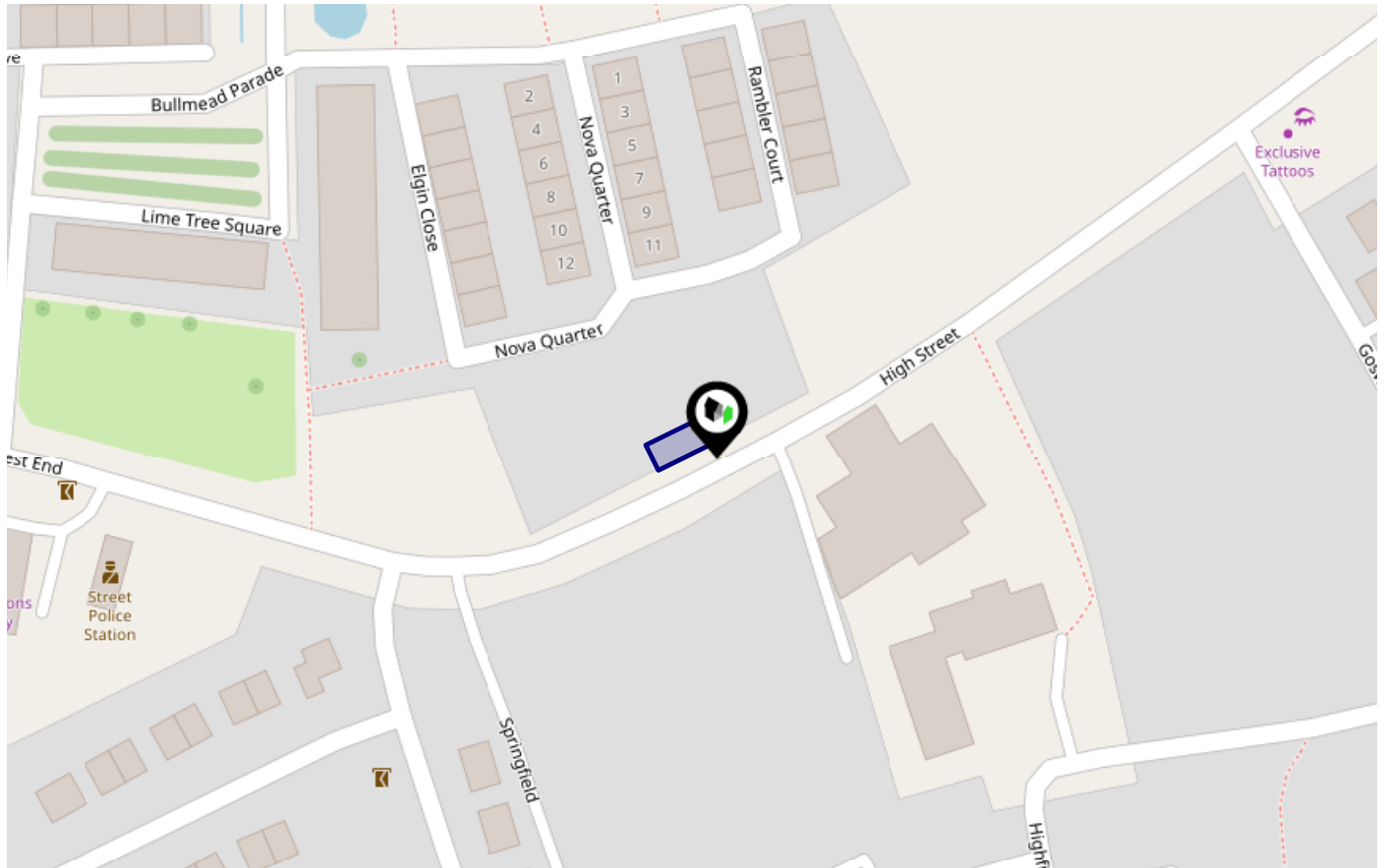
Chance of flooding to the following depths at this property:



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:

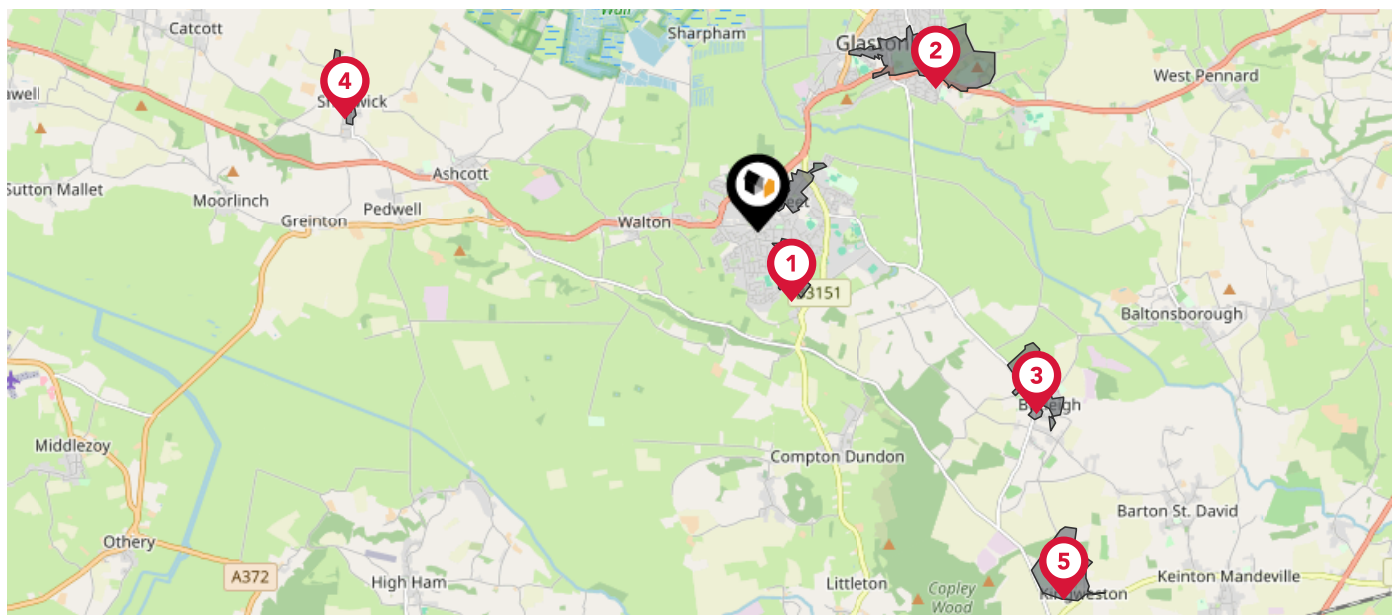


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Maps

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



Street



Glastonbury



Butleigh



Shapwick

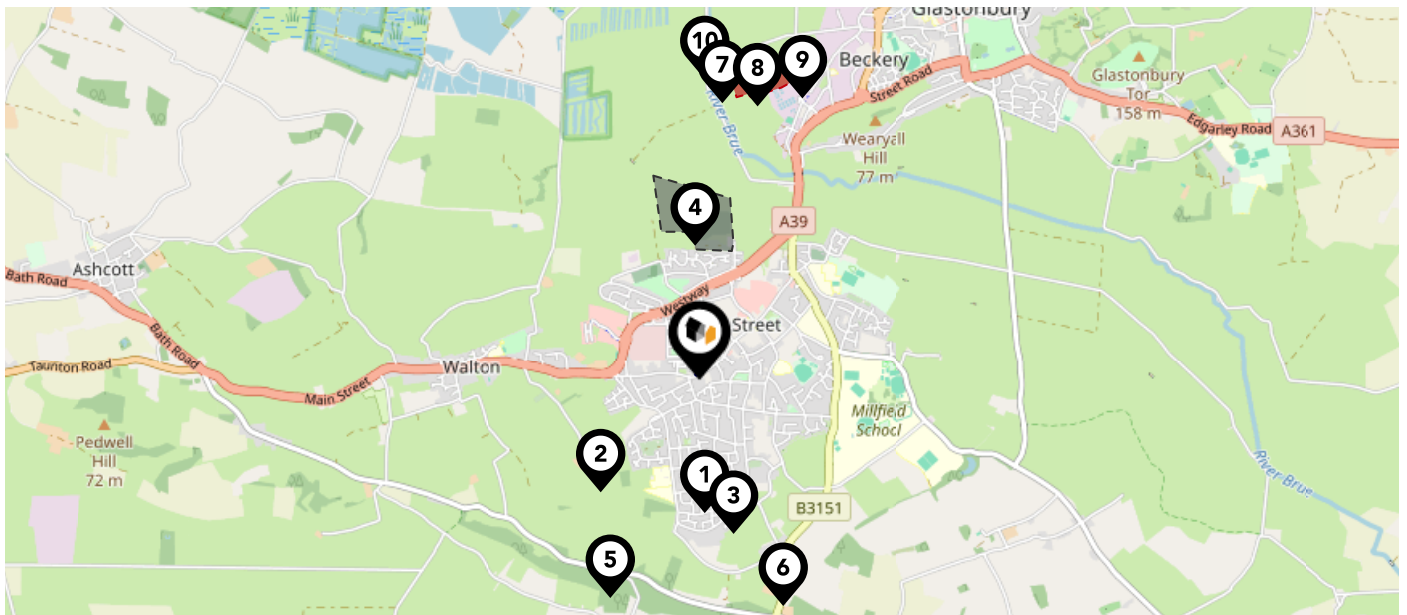


Kingweston

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

This map displays nearby coal mine entrances and their classifications.



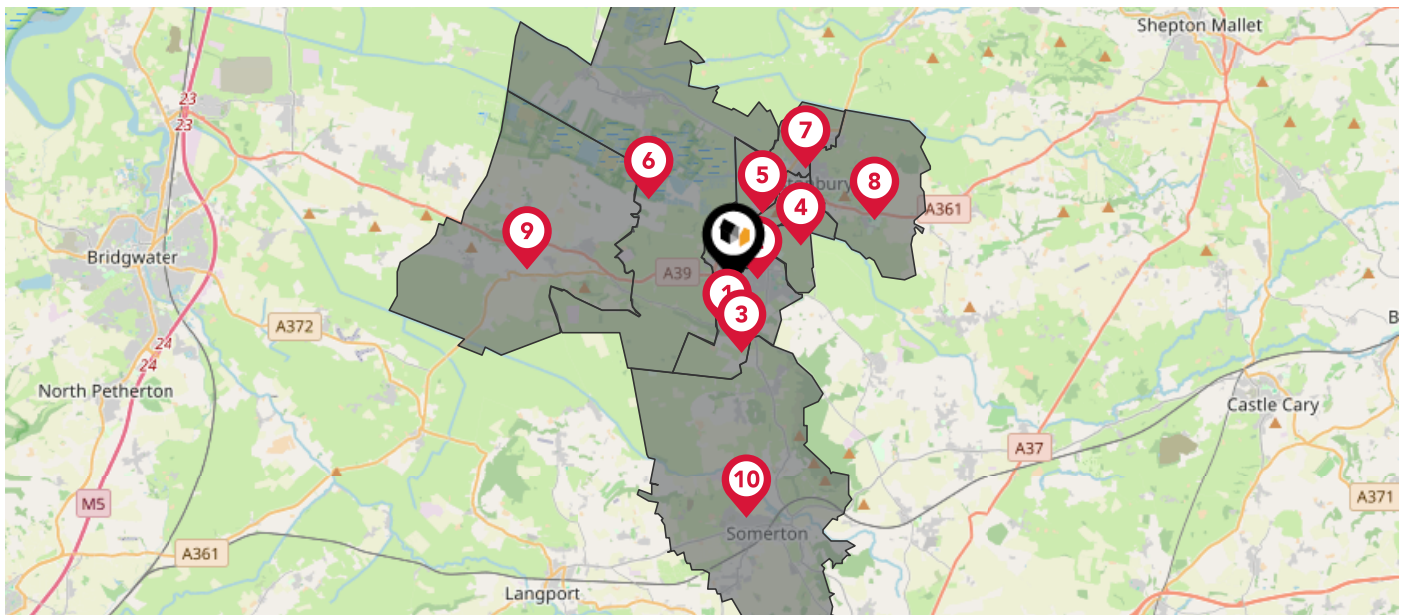
Mine Entry

- ✗ 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.

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

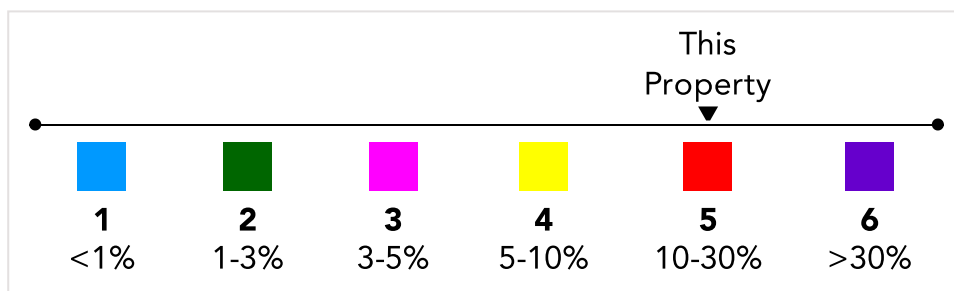
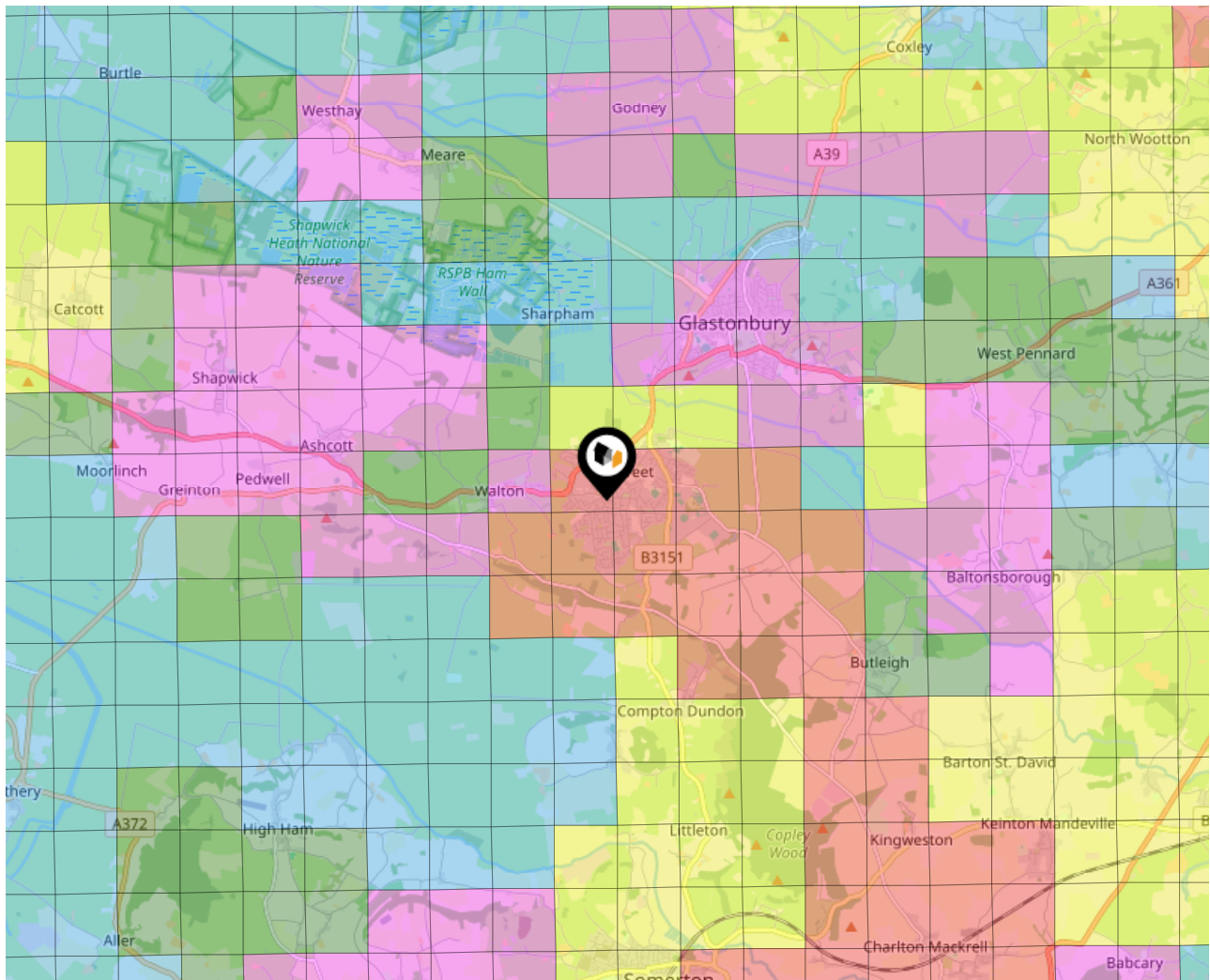


Nearby Council Wards

- 1 Street West Ward
- 2 Street North 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 Wessex Ward

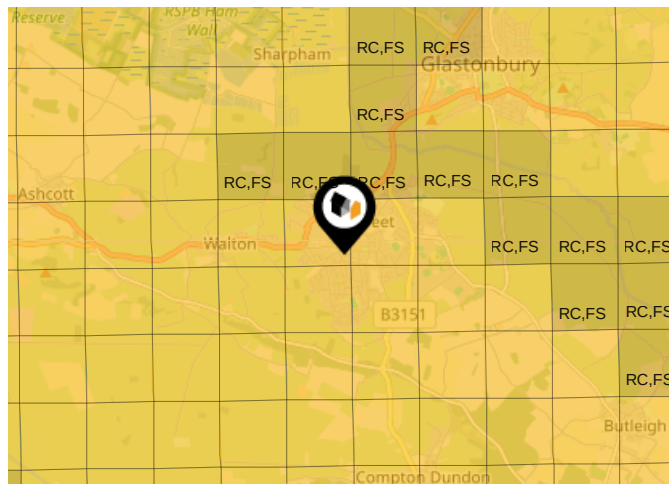
What is Radon?

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).



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

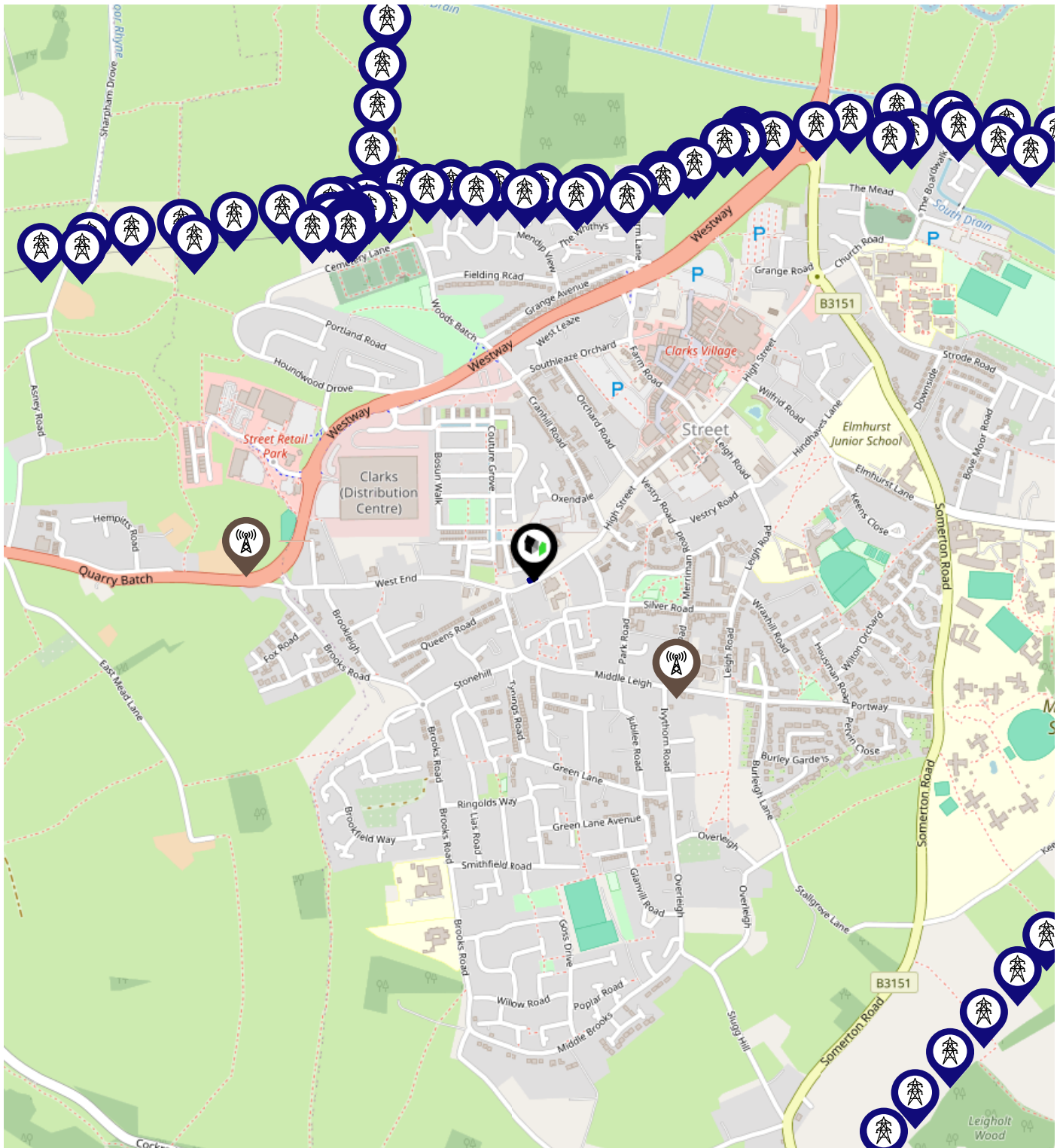


Primary Classifications (Most Common Clay Types)



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

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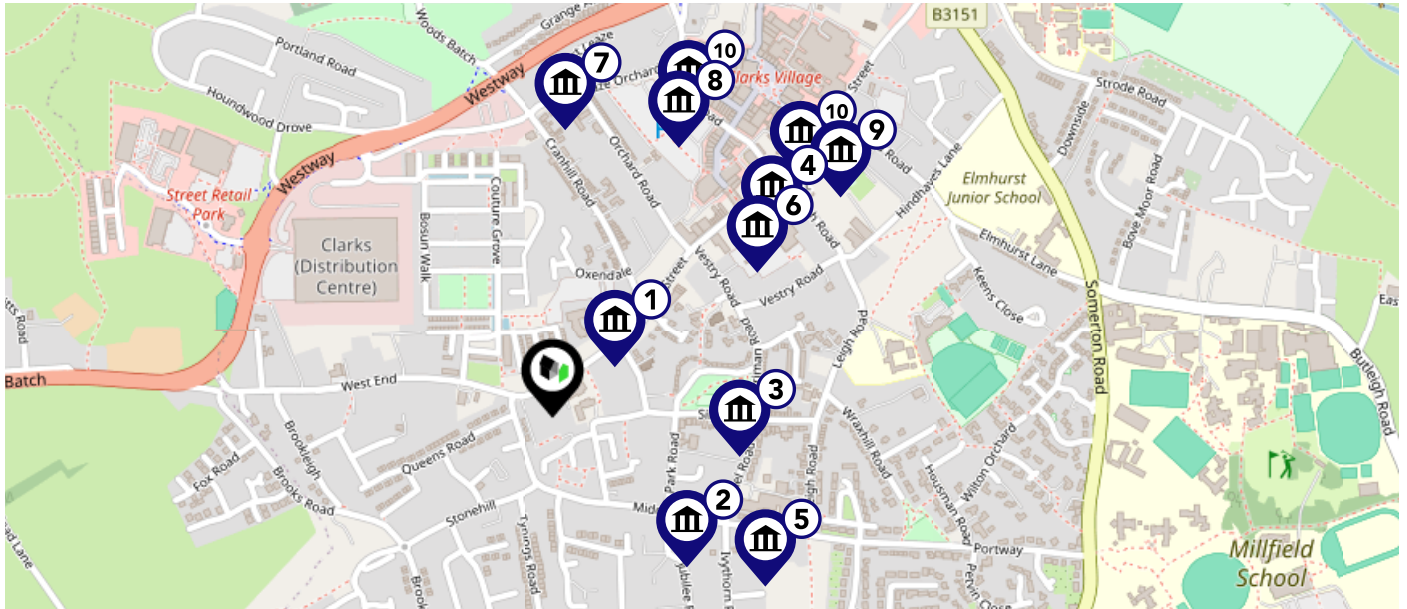
Key:

-  Power Pylons
-  Communication Masts

Maps

Listed Buildings

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



Listed Buildings in the local district

Grade

Distance



1058756 - 148, High Street

Grade II

0.1 miles



1058716 - Ringoldsway

Grade II

0.2 miles



1455731 - Street War Memorial

Grade II

0.2 miles



1345072 - Crispin Hall

Grade II

0.3 miles



1176162 - Old Middle Leigh Farmhouse

Grade II

0.3 miles



1442062 - Buildings Of Central Somerset Mural

Grade II

0.3 miles



1395584 - K8 Telephone Kiosk

Grade II

0.3 miles



1392561 - 25-29, Farm Road

Grade II

0.4 miles



1390874 - Greenbank Swimming Pool

Grade II

0.4 miles



1176111 - No 46 And Forecourt Wall

Grade II

0.4 miles



1308044 - Street Farmhouse

Grade II

0.4 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

Mains

Central Heating

Gas central heating

Water Supply

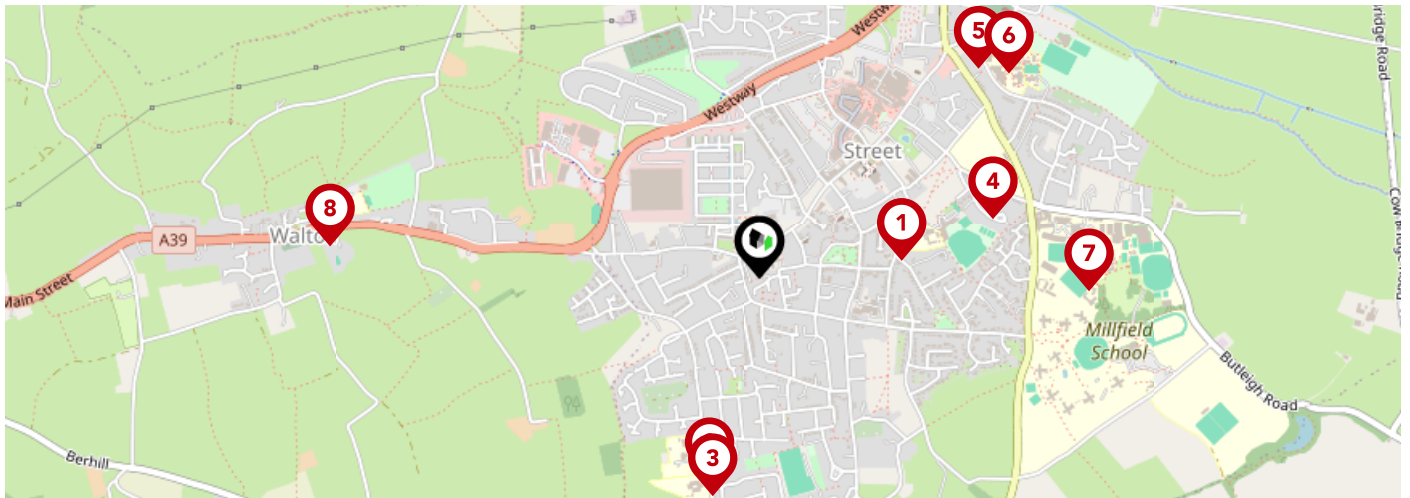
Mains

Drainage

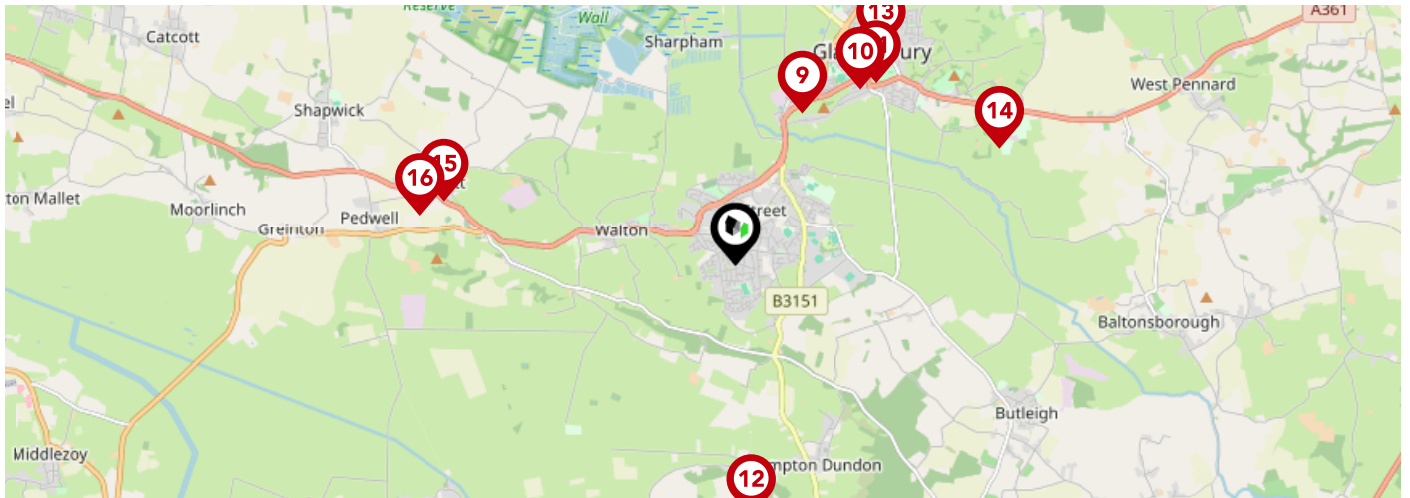
Mains

Area Schools

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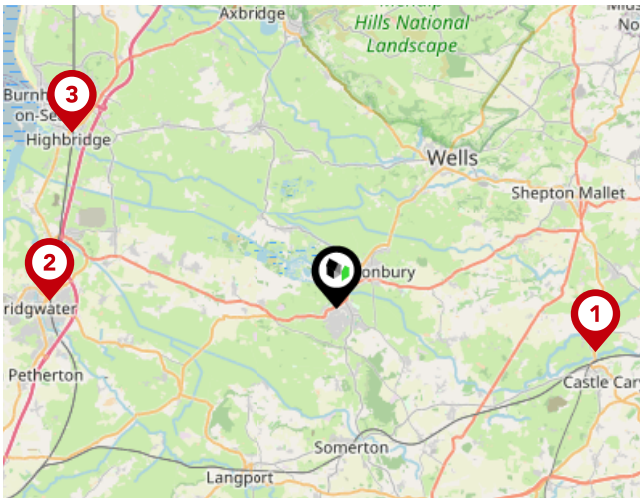


	Nursery	Primary	Secondary	College	Private
<p>1 Hindhayes Infant School Ofsted Rating: Good Pupils: 155 Distance:0.33</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Brookside Community Primary School Ofsted Rating: Good Pupils: 550 Distance:0.48</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Avalon School Ofsted Rating: Good Pupils: 65 Distance:0.52</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Elmhurst Junior School Ofsted Rating: Good Pupils: 266 Distance:0.56</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Strode College Ofsted Rating: Good Pupils:0 Distance:0.71</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Crispin School Academy Ofsted Rating: Good Pupils: 1052 Distance:0.75</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Millfield School Ofsted Rating: Not Rated Pupils: 1383 Distance:0.77</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Walton Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 143 Distance:1</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



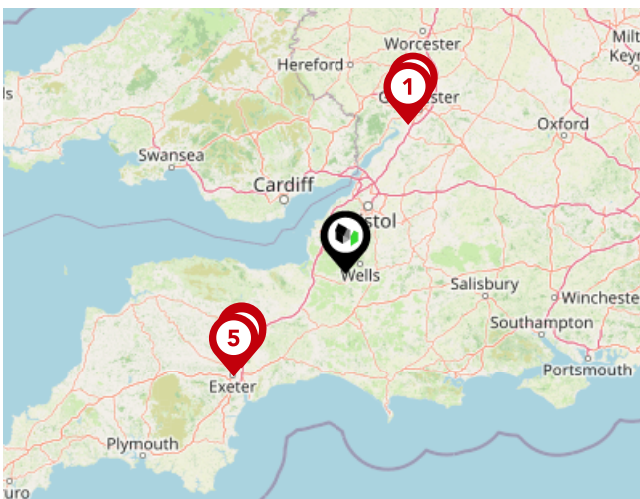
		Nursery	Primary	Secondary	College	Private
9	Tor School Ofsted Rating: Good Pupils: 32 Distance:1.53	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	St Benedict's Church of England Voluntary Aided Junior School Ofsted Rating: Good Pupils: 208 Distance:1.99	<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:2.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Compton Dundon School Ofsted Rating: Good Pupils: 13 Distance:2.36	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	St Dunstan's School Ofsted Rating: Good Pupils: 459 Distance:2.42	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Millfield Preparatory School Ofsted Rating: Not Rated Pupils: 474 Distance:2.69	<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:2.79	<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:2.98	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



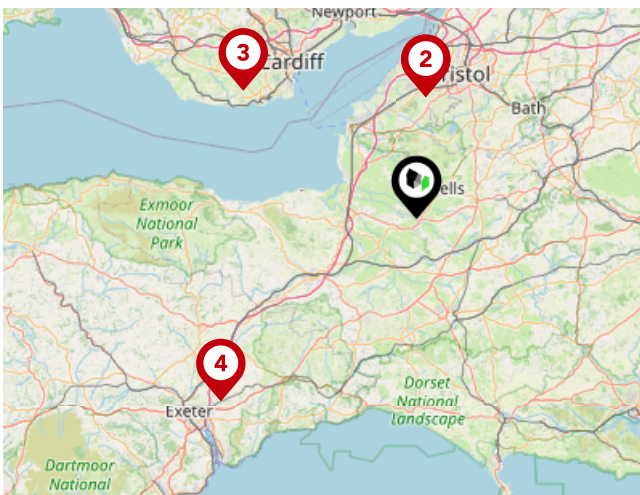
National Rail Stations

Pin	Name	Distance
1	Castle Cary Rail Station	9.82 miles
2	Bridgwater Rail Station	10.62 miles
3	Highbridge & Burnham-on-Sea Rail Station	11.8 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J13	47.59 miles
2	M5 J12	50.7 miles
3	M5 J29	41.47 miles
4	M5 J30	42.29 miles
5	M5 J31	45.46 miles

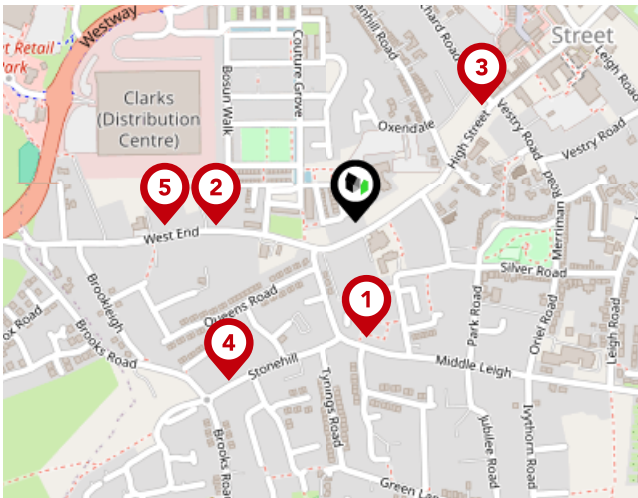


Airports/Helipads

Pin	Name	Distance
1	Bristol Airport	18.27 miles
2	Felton	18.27 miles
3	Cardiff Airport	31.95 miles
4	Exeter Airport	39.9 miles

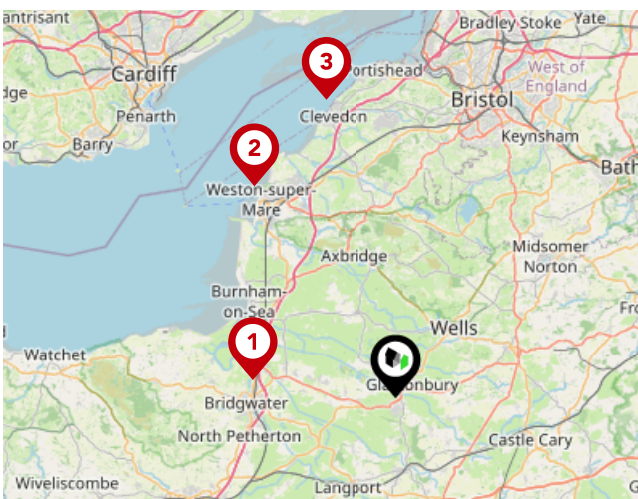
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Leigh Furlong Road	0.13 miles
2	West End	0.16 miles
3	Church	0.2 miles
4	Stonehill	0.24 miles
5	West End	0.22 miles



Ferry Terminals

Pin	Name	Distance
1	Bridgwater Ferry Terminal	10.78 miles
2	Weston-super-Mare Knightstone Harbour	18.94 miles
3	Clevedon Pier	22.75 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

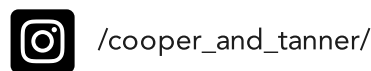
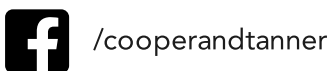


Our experience with the lettings team at Cooper and Tanner was fantastic. We dealt with Lauren mainly, who was always happy to take our questions to the landlords and came back promptly with the answers for us. She was always polite and professional when we met her for viewings and has been a pleasure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



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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