



MIR: Material Info

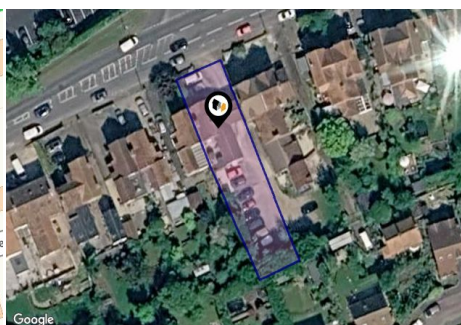
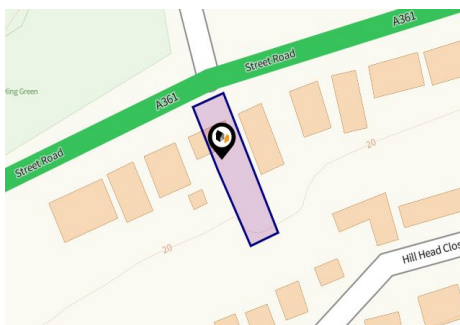
The Material Information Affecting this Property
Monday 24th August 2026



WOODROYD, STREET ROAD, GLASTONBURY, BA6

Cooper and Tanner

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



Property

Type:	Flat / Maisonette
Bedrooms:	1
Floor Area:	301 ft ² / 28 m ²
Plot Area:	0.16 acres
Year Built :	1996-2002
Council Tax :	Band A
Annual Estimate:	£1,707
Title Number:	WS84558

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

15	80	-
mb/s	mb/s	mb/s
		

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



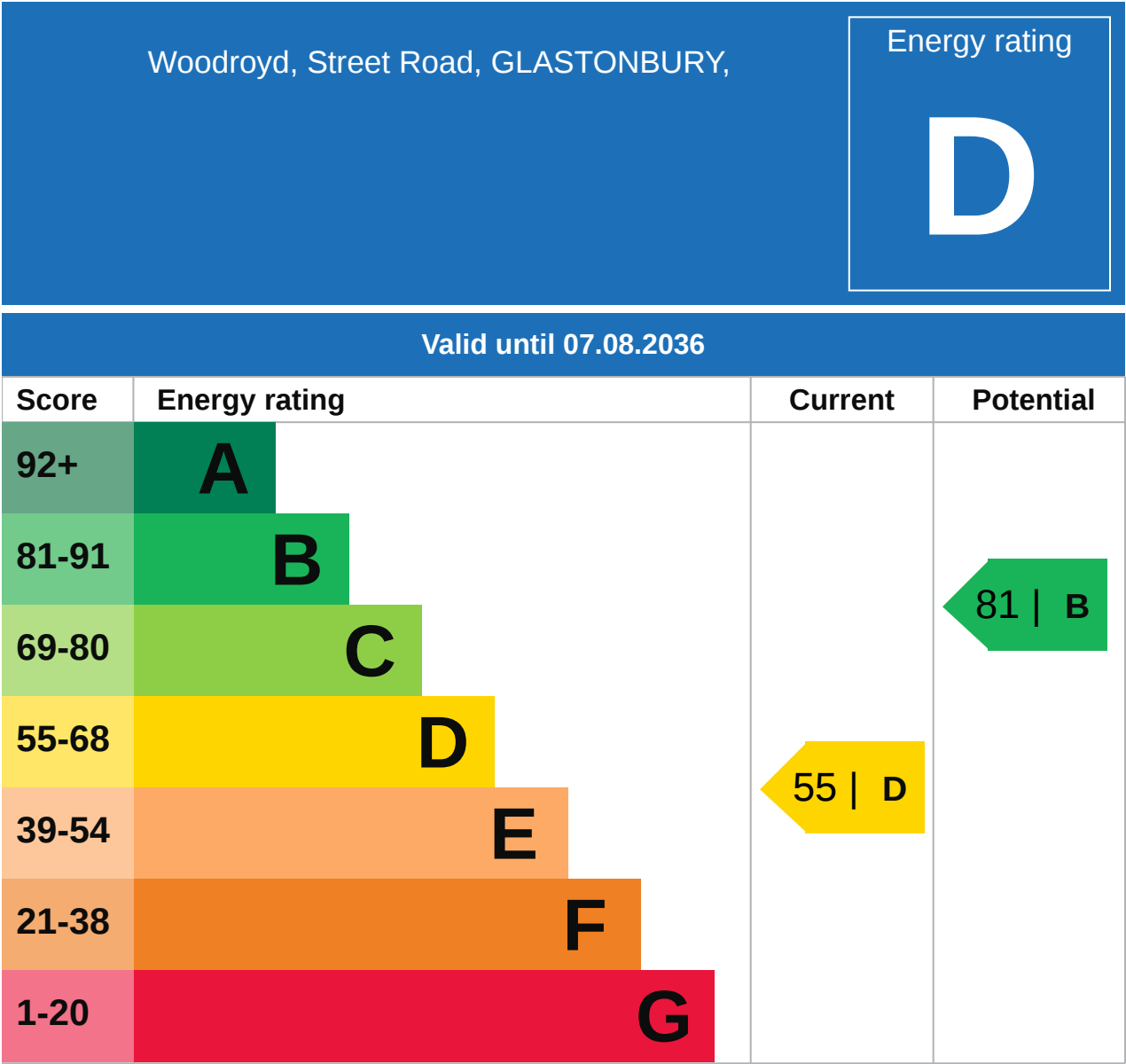
Planning records for: *Rhyston, Street Road, Glastonbury BA6 9EQ*

Reference - 2011/2854	
Decision:	No Objection
Date:	09th November 2011
Description:	Proposed removal of an ash tree in a Conservation Area.

Planning records for: *The Tudors Street Road Glastonbury Somerset BA6 9EQ*

Reference - 2023/0705/FUL	
Decision:	Decided
Date:	21st April 2023
Description:	Change of use from class C2 residential care home and subdivide into 3no. C3 Dwellinghouses.

Reference - 2016/2999/FUL	
Decision:	Refusal
Date:	05th December 2016
Description:	Single storey side extension, replacement of 2 no external doors with windows. Replace clay double roman roof covering with new concrete interlocking roof tiles, replacing existing fascia's, soft and rainwater goods.



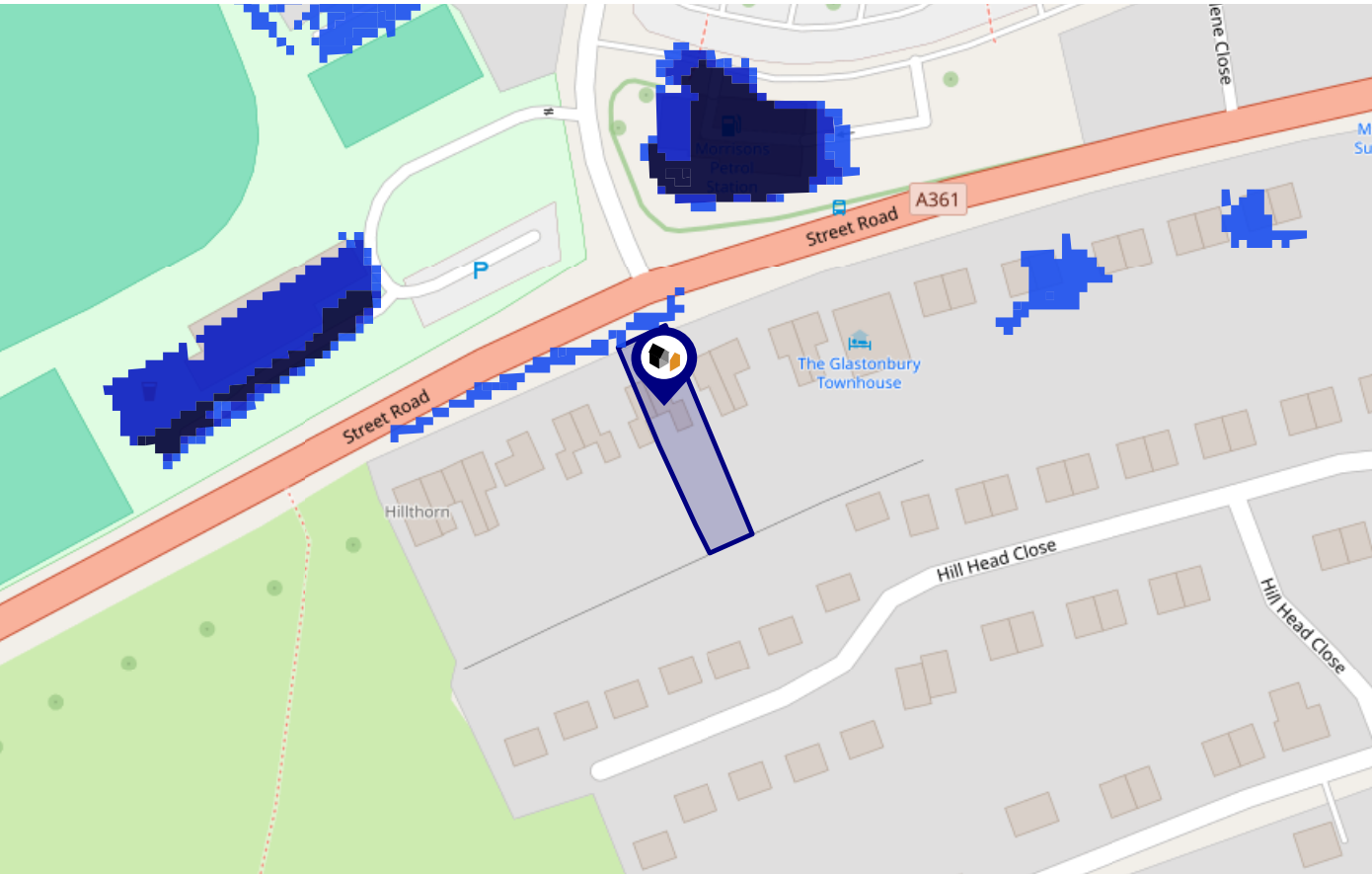
Additional EPC Data

Property Type:	Ground-floor flat
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	(another dwelling above)
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Room heaters, electric
Main Heating Energy:	Very poor
Main Heating Controls:	Programmer and appliance thermostats
Main Heating Controls Energy:	Good
Hot Water System:	Electric immersion, standard tariff
Hot Water Energy Efficiency:	Very poor
Lighting:	Excellent lighting efficiency
Lighting Energy:	Very good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Portable electric heaters (assumed)
Air Tightness:	(not tested)
Total Floor Area:	28 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.

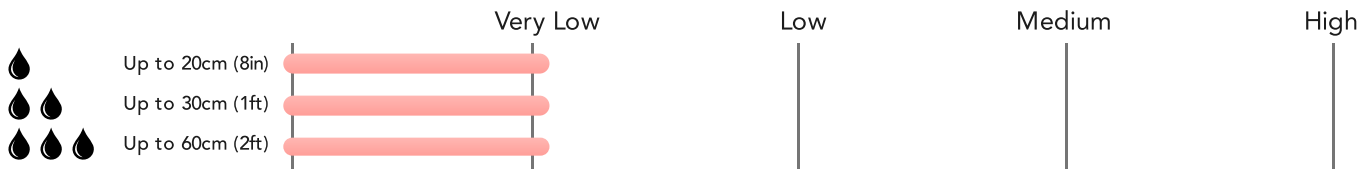


Risk Rating: Very low

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:

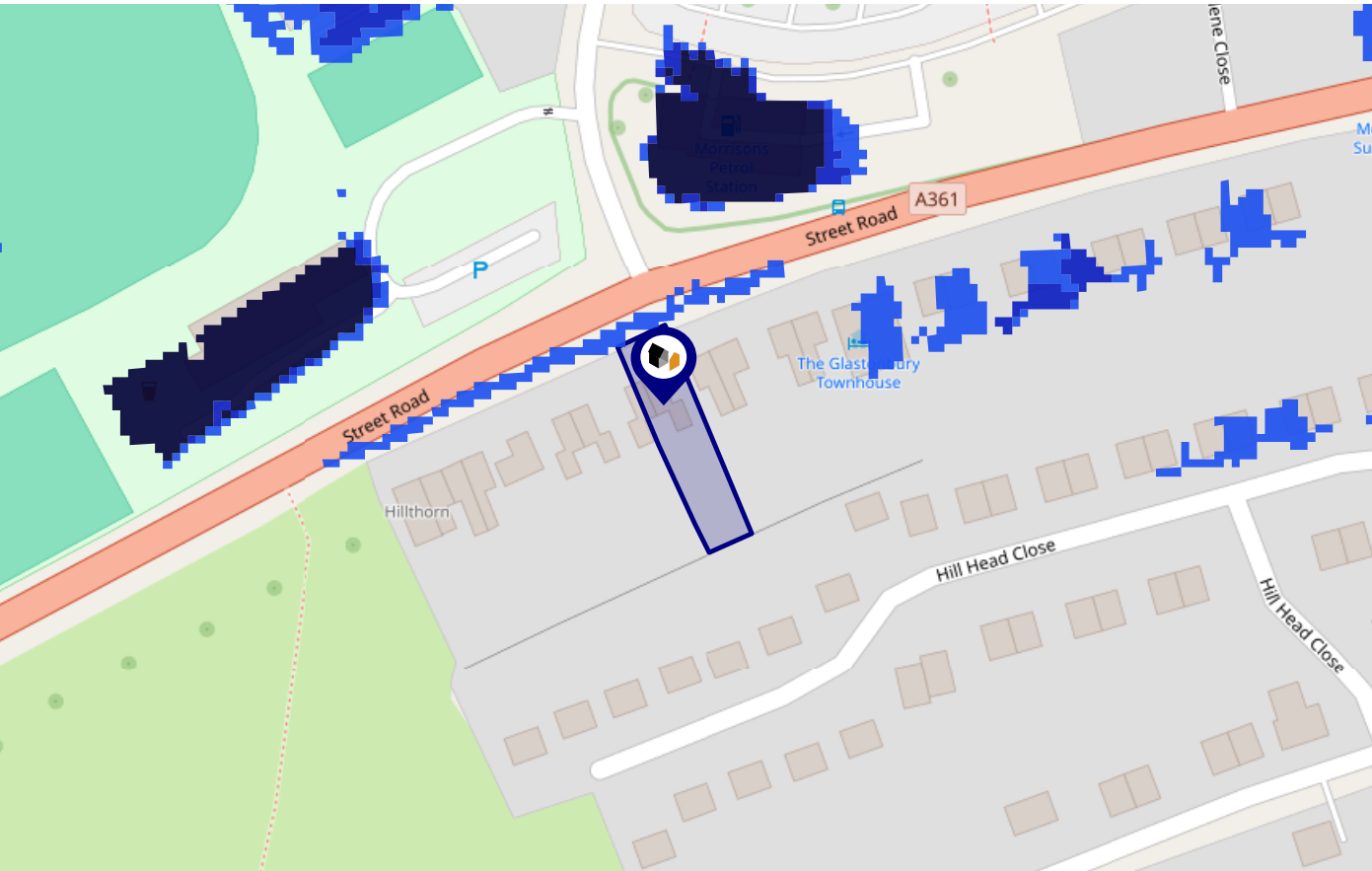


Flood Risk

Surface Water - Climate Change

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

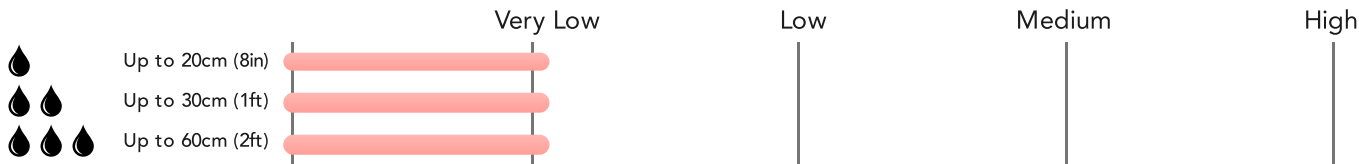


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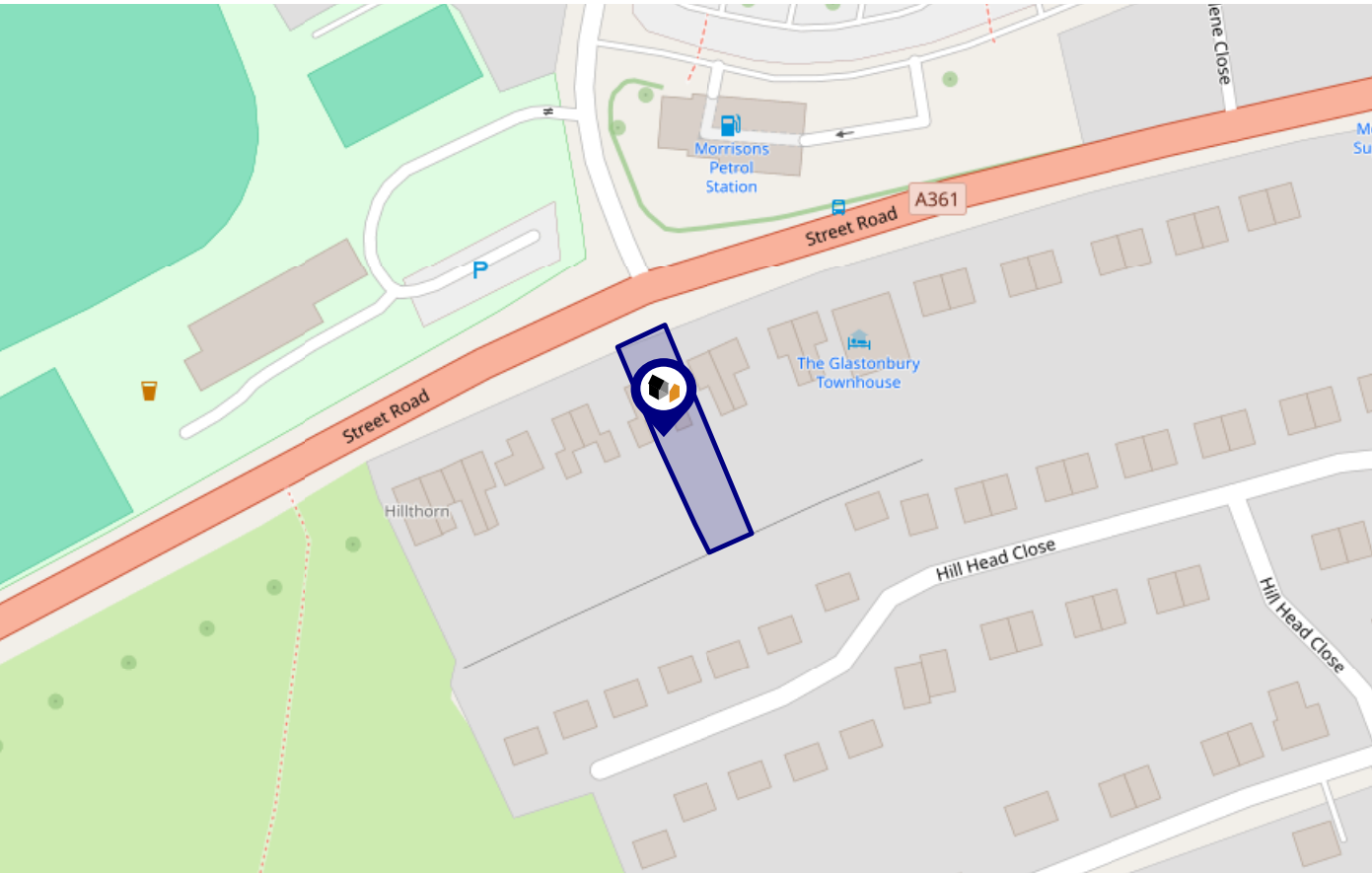
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Flood Risk

Rivers & Seas - Flood Risk

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

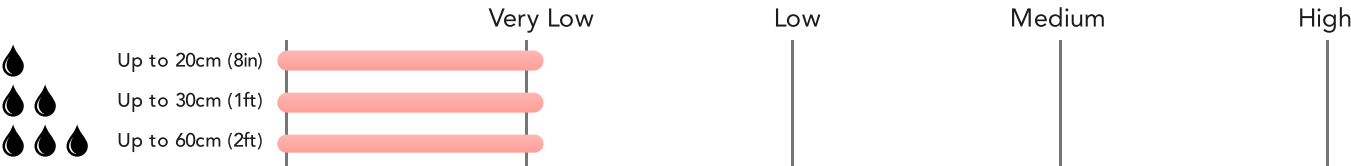


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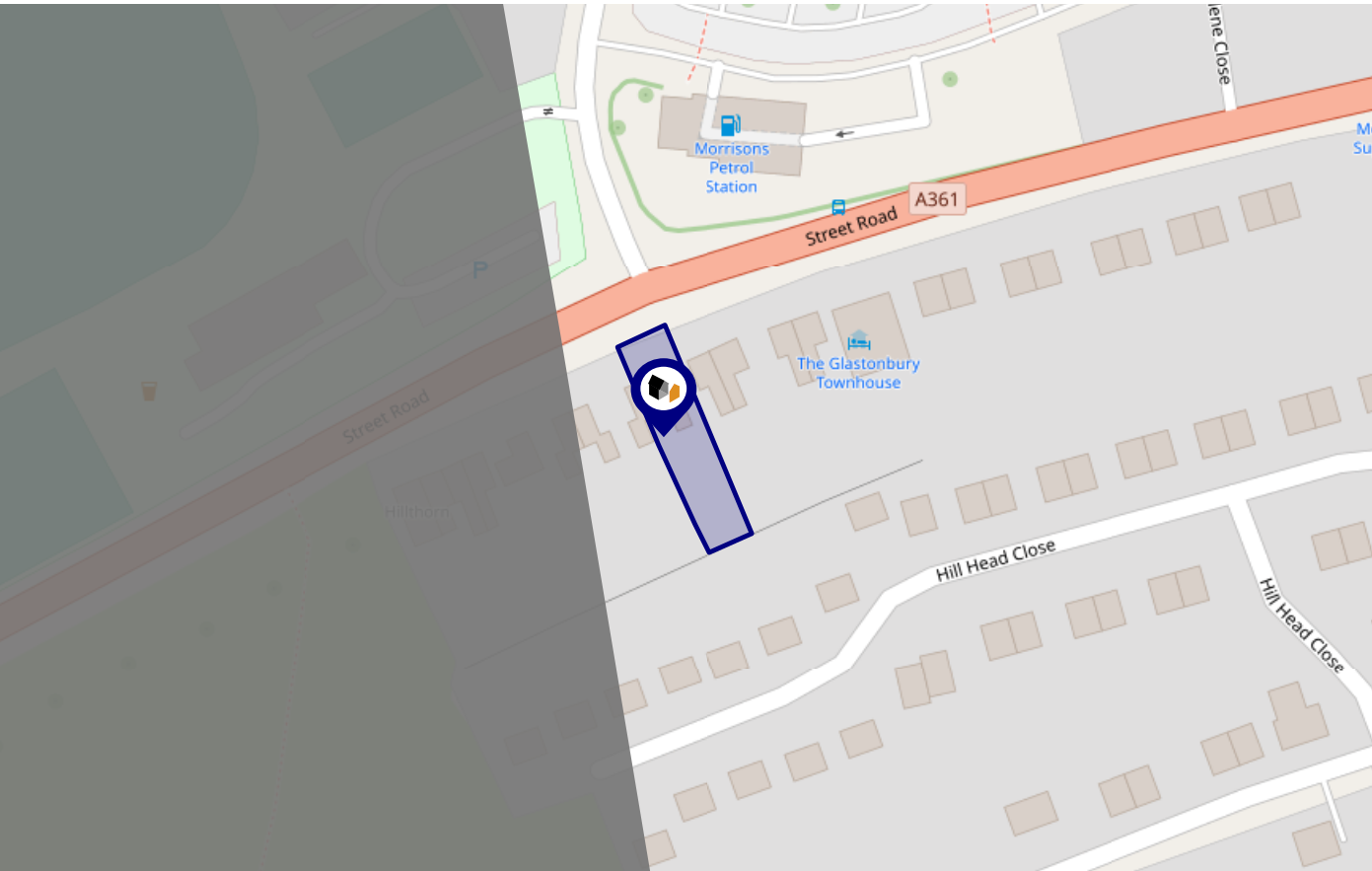
Chance of flooding to the following depths at this property:



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.

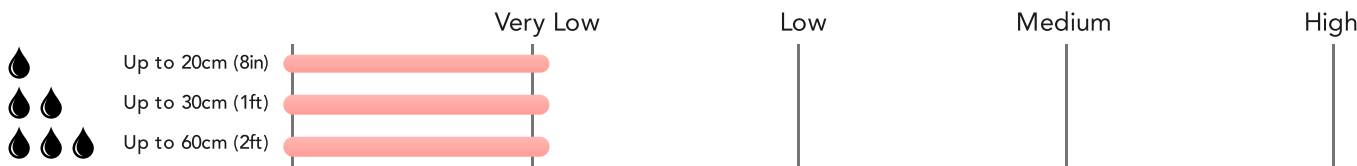


Risk Rating: Very low

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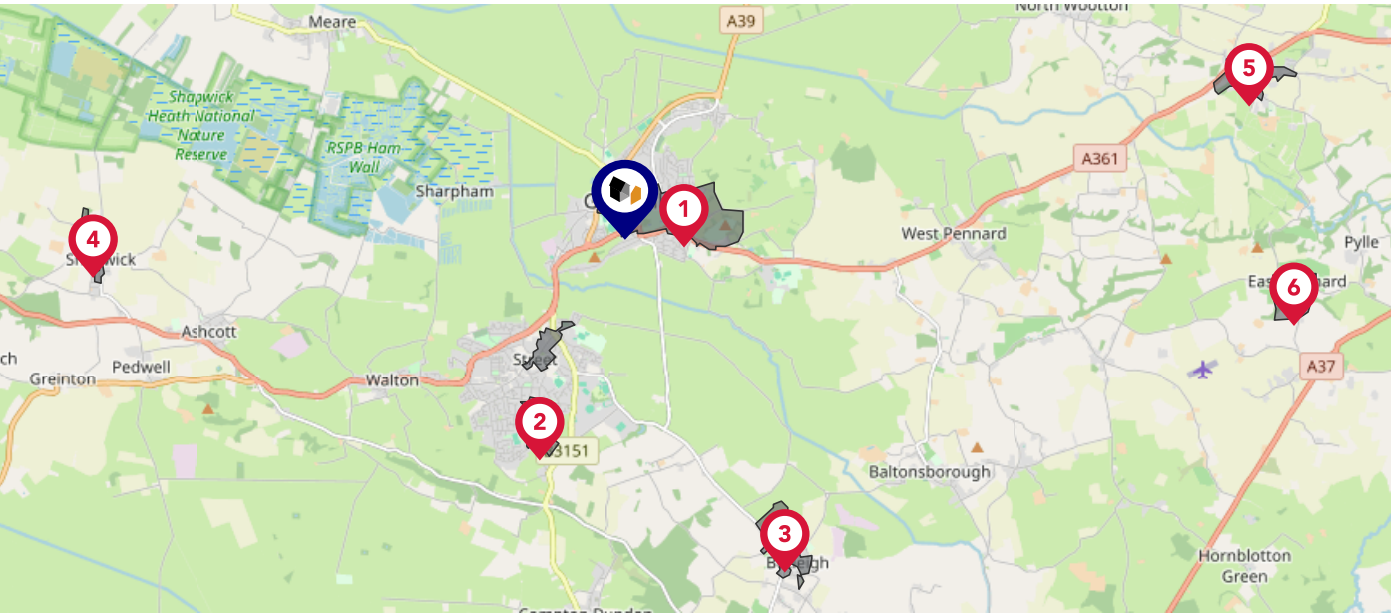


Maps

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.



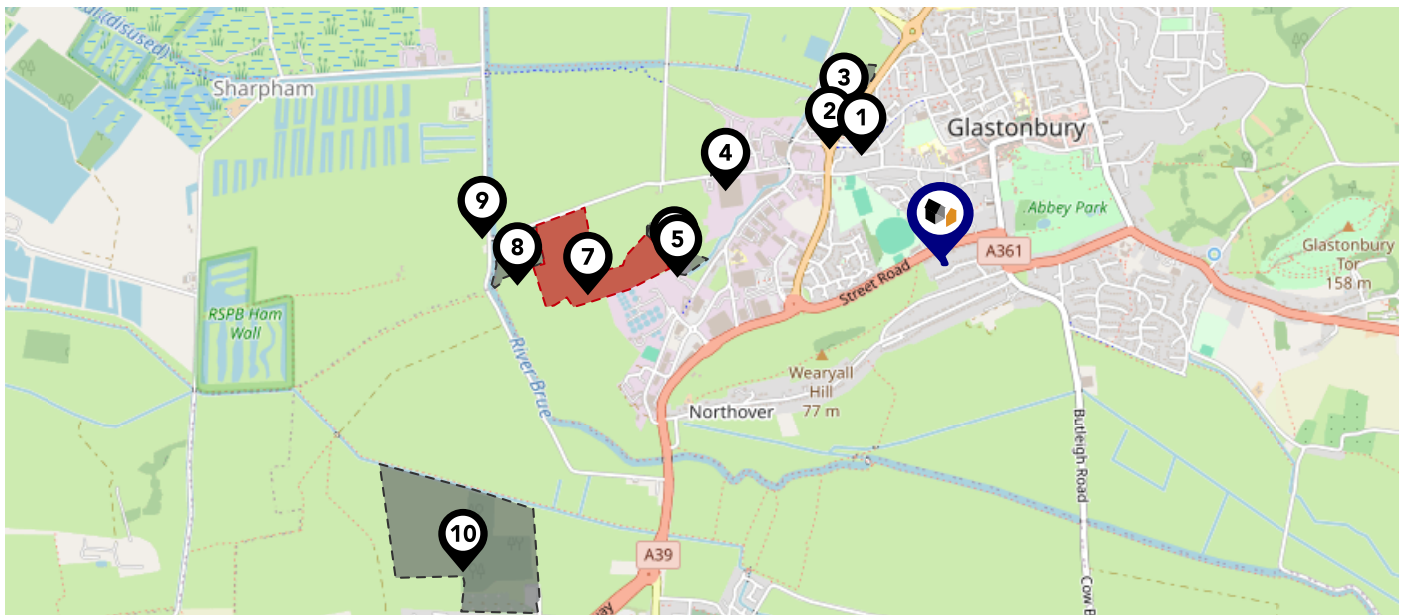
Nearby Conservation Areas	
1	Glastonbury
2	Street
3	Butleigh
4	Shapwick
5	Pilton
6	East Pennard

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	Dyehouse Lane-Glastonbury	Historic Landfill	
2	Land at Paradise-Glastonbury, Somerset	Historic Landfill	
3	Dyehouse Lane-Glastonbury	Historic Landfill	
4	Porchestal Drove-Glastonbury, Somerset	Historic Landfill	
5	Field Adjoining Baily's Factory-Glastonbury, Somerset	Historic Landfill	
6	Land at Bailys-The Beckery, Glastonbury, Somerset	Historic Landfill	
7	EA/EPR/NP3690FD/A001 - Land to Rear of Glastonbury Sewage Treatment Works	Active Landfill	
8	Porchestall Drove-Glastonbury, Somerset	Historic Landfill	
9	Land at Cradlebridge-Glastonbury, Somerset	Historic Landfill	
10	Corporation Yard-Street	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.

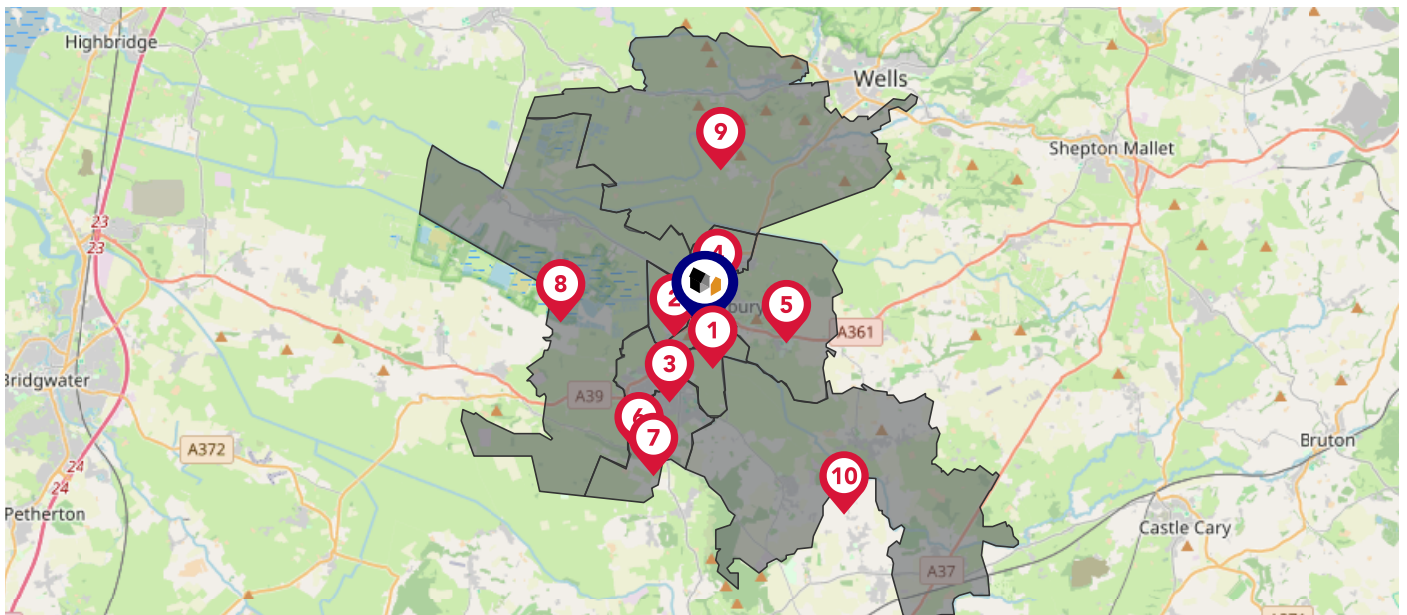
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

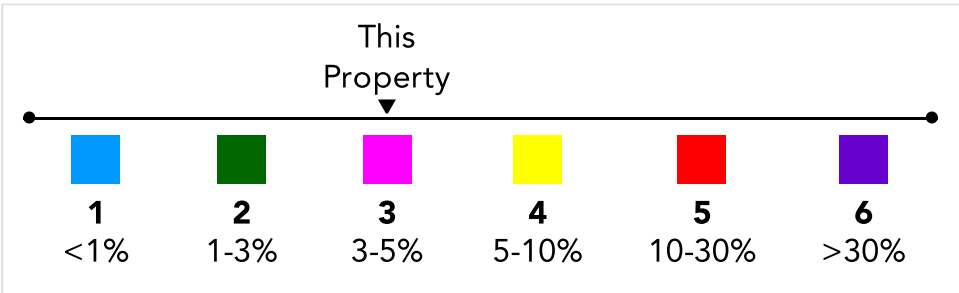
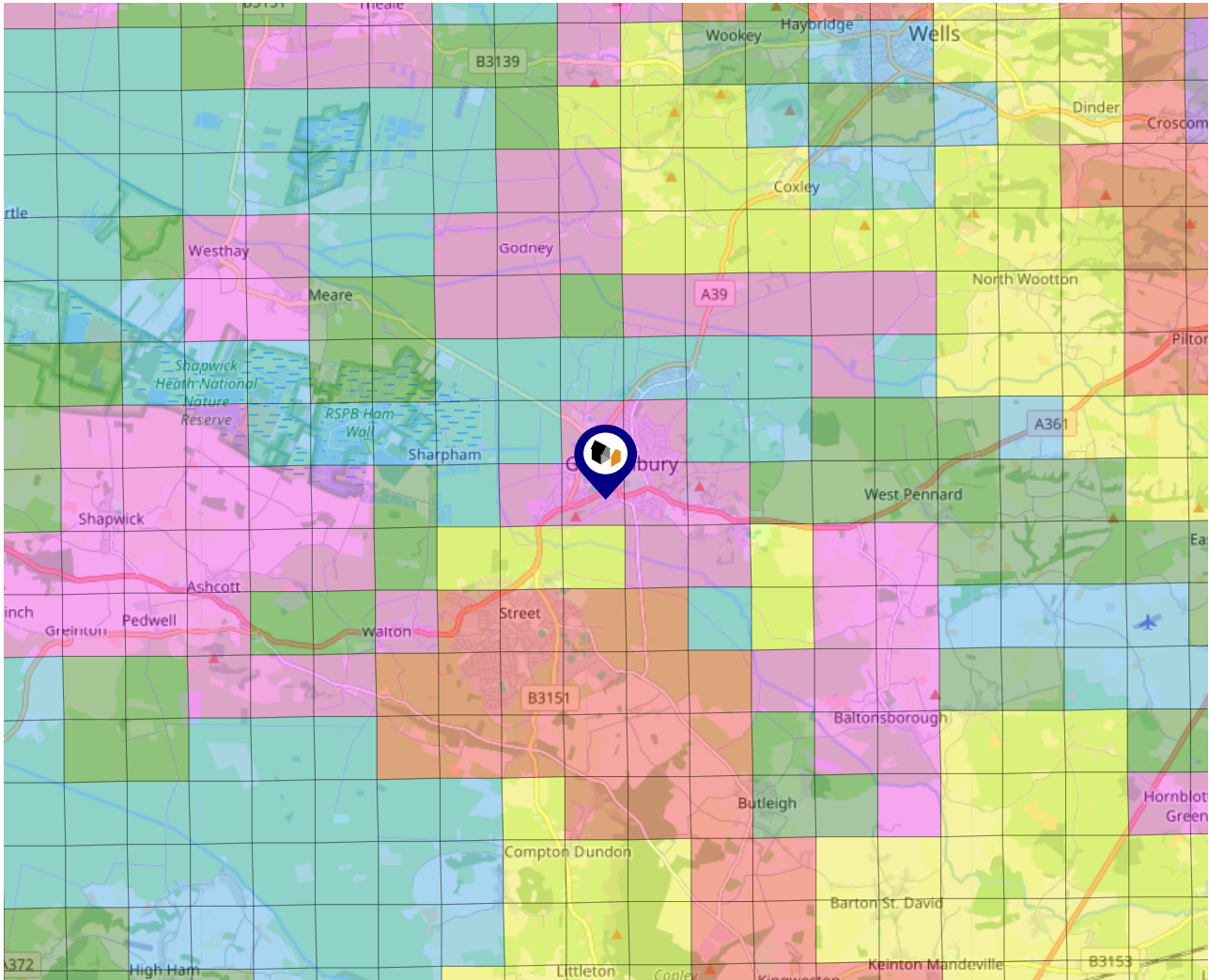


Nearby Council Wards

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

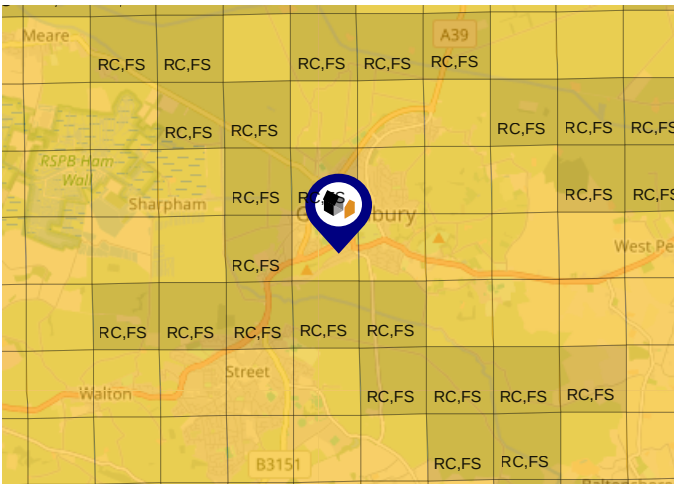
What is Radon?

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:	NONE	Soil Texture:	PEAT
Parent Material Grain:	PEAT	Soil Depth:	DEEP
Soil Group:	ALL		



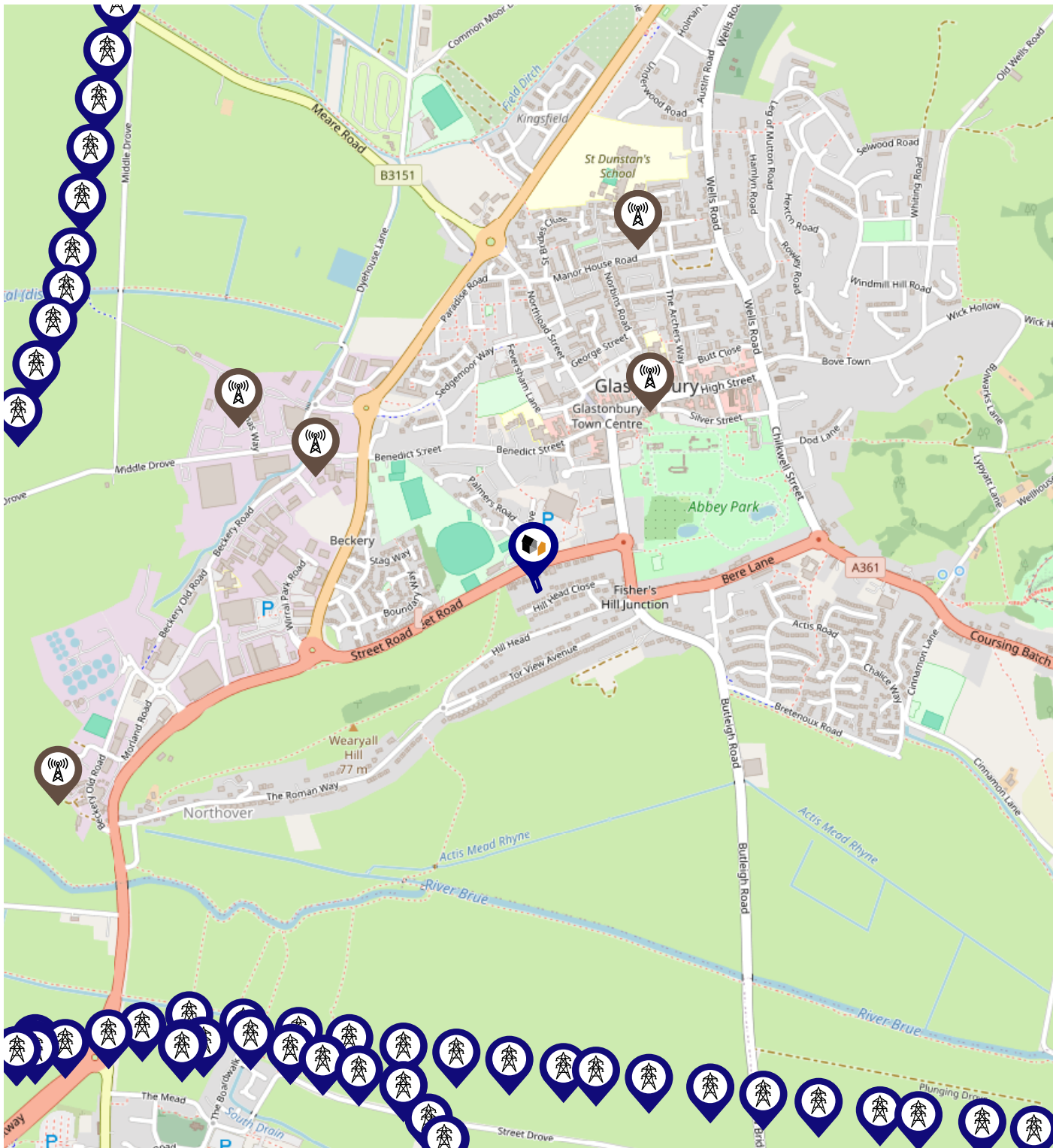
Primary Classifications (Most Common Clay Types)

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

Local Area

Masts & Pylons

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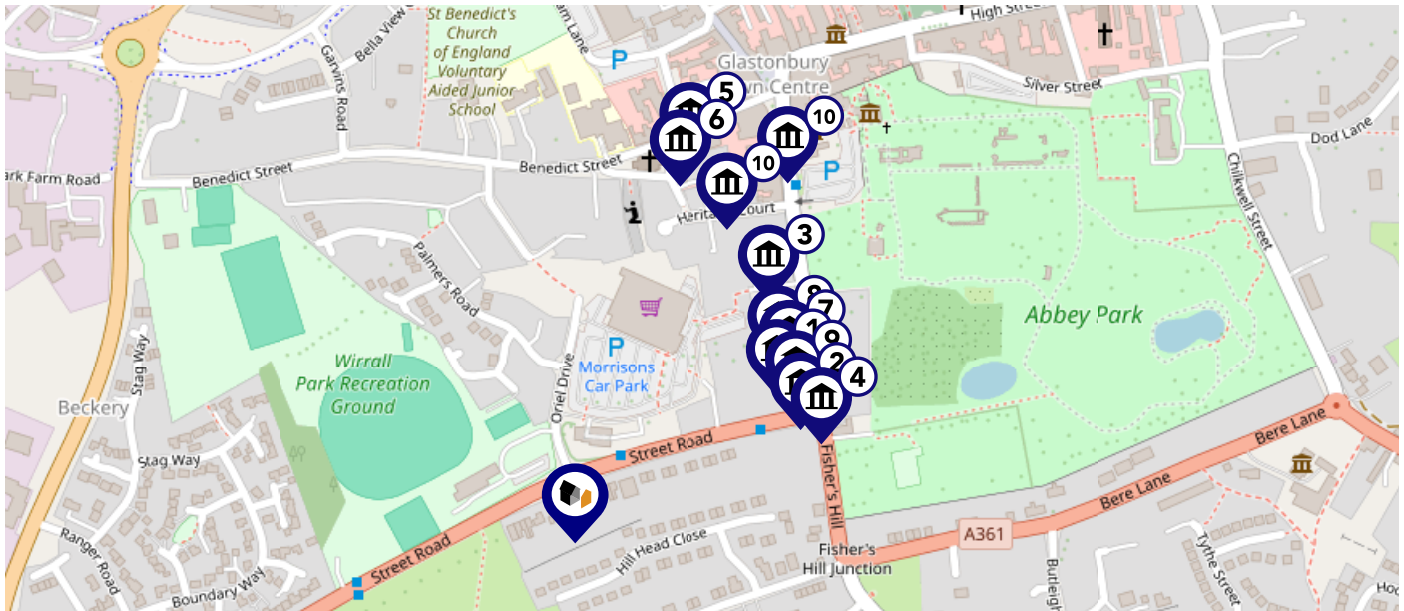
- Key:**
-  Power Pylons
 -  Communication Masts

Maps

Listed Buildings

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



Listed Buildings in the local district	Grade	Distance
 1057909 - Almshouses And Chapel Of St Mary Magdalene's Hospital	Grade II	0.1 miles
 1172899 - 44-50, Magdalene Street	Grade II	0.2 miles
 1057908 - Priory House St Louis Convent School	Grade II	0.2 miles
 1345449 - Numbers 1 And 2 The Armoury	Grade II	0.2 miles
 1057940 - 18, Benedict Street	Grade II	0.2 miles
 1057965 - 25, Benedict Street	Grade II	0.2 miles
 1296477 - Old Pump House	Grade II	0.2 miles
 1345450 - Copper Beach Hotel Including 2 Piers To Forecourt	Grade II	0.2 miles
 1345451 - 40 And 42, Magdalene Street	Grade II	0.2 miles
 1057907 - White Cottage Cafe Including Archway To Right	Grade II	0.2 miles
 1057881 - K6 Telephone Kiosk Outside Town Hall	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

NONE

Central Heating

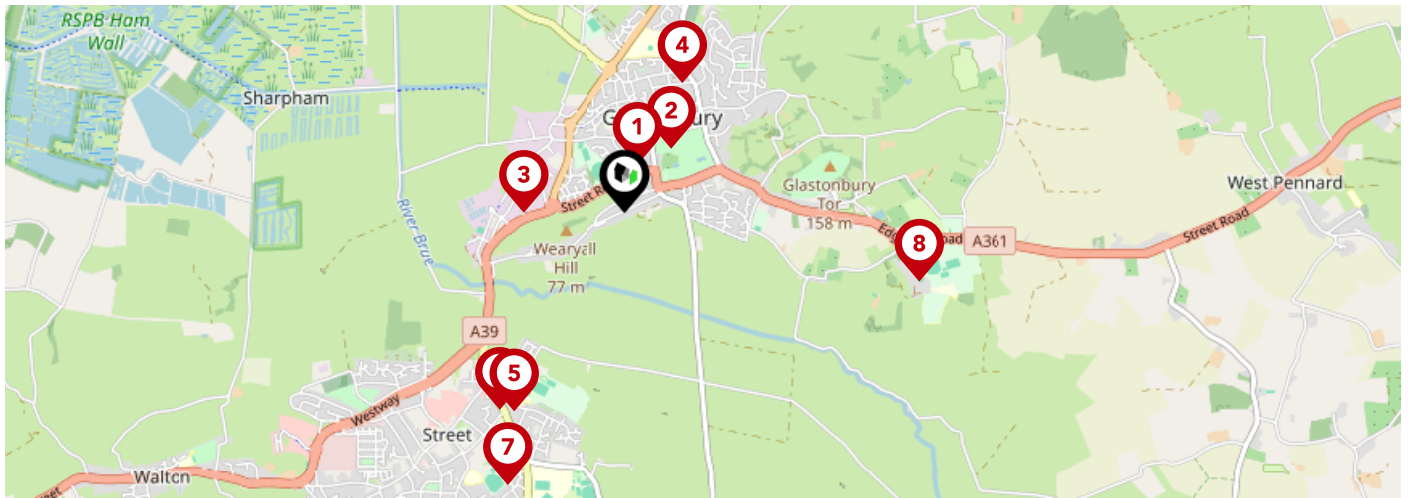
Electric heating

Water Supply

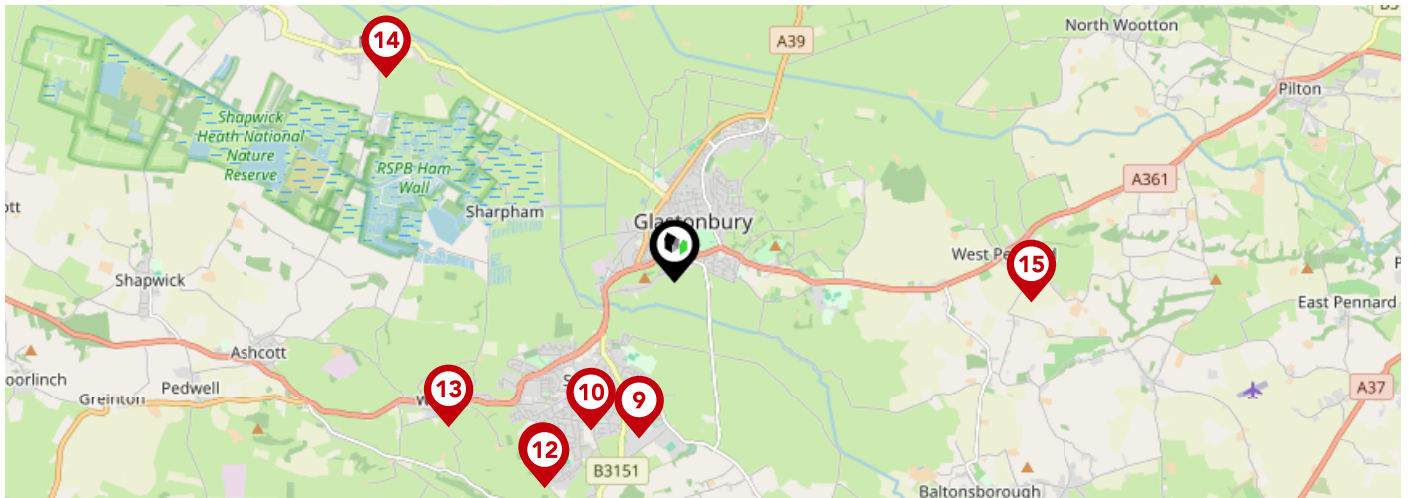
Mains

Drainage

Mains



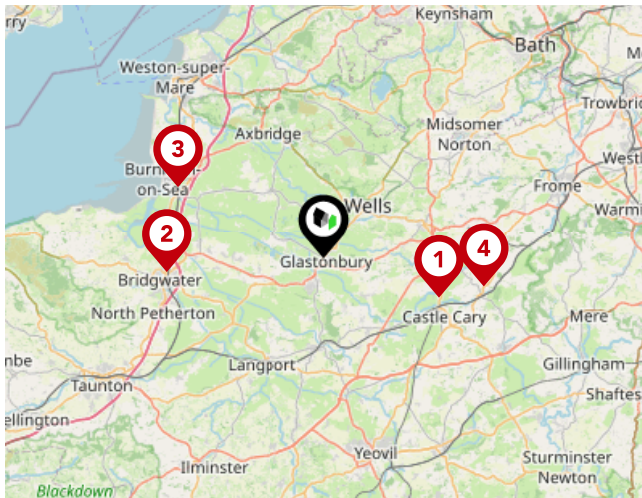
		Nursery	Primary	Secondary	College	Private
1	St Benedict's Church of England Voluntary Aided Junior School Ofsted Rating: Good Pupils: 208 Distance:0.23	☐	☒	☐	☐	☐
2	St John's Church of England Voluntary Controlled Infants School Ofsted Rating: Good Pupils: 201 Distance:0.37	☐	☒	☐	☐	☐
3	Tor School Ofsted Rating: Good Pupils: 32 Distance:0.47	☐	☐	☒	☐	☐
4	St Dunstan's School Ofsted Rating: Good Pupils: 459 Distance:0.66	☐	☐	☒	☐	☐
5	Crispin School Academy Ofsted Rating: Good Pupils: 1052 Distance:1.06	☐	☐	☒	☐	☐
6	Strode College Ofsted Rating: Good Pupils:0 Distance:1.09	☐	☐	☒	☐	☐
7	Elmhurst Junior School Ofsted Rating: Good Pupils: 266 Distance:1.38	☐	☒	☐	☐	☐
8	Millfield Preparatory School Ofsted Rating: Not Rated Pupils: 474 Distance:1.4	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
9	Millfield School Ofsted Rating: Not Rated Pupils: 1383 Distance:1.47	☐	☐	☒	☐	☐
10	Hindhayes Infant School Ofsted Rating: Good Pupils: 155 Distance:1.56	☐	☒	☐	☐	☐
11	Brookside Community Primary School Ofsted Rating: Good Pupils: 550 Distance:2.23	☐	☒	☐	☐	☐
12	Avalon School Ofsted Rating: Good Pupils: 65 Distance:2.26	☐	☐	☒	☐	☐
13	Walton Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 143 Distance:2.48	☐	☒	☐	☐	☐
14	Meare Village Primary School Ofsted Rating: Outstanding Pupils: 96 Distance:3.28	☐	☒	☐	☐	☐
15	West Pennard Church of England Primary School Ofsted Rating: Outstanding Pupils: 219 Distance:3.34	☐	☒	☐	☐	☐
16	Butleigh Church of England Primary School Ofsted Rating: Good Pupils: 65 Distance:3.34	☐	☒	☐	☐	☐

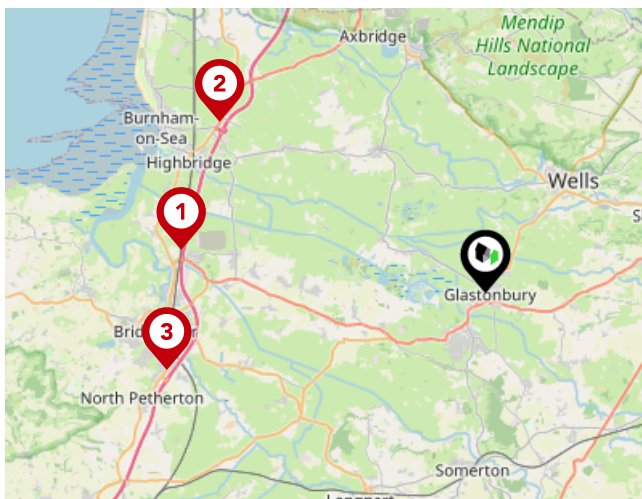
Area Transport (National)

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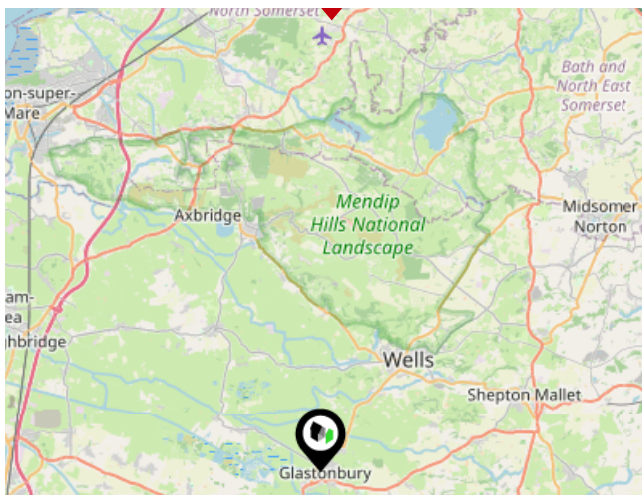
National Rail Stations

Pin	Name	Distance
1	Castle Cary Rail Station	9.1 miles
2	Bridgwater Rail Station	11.74 miles
3	Highbridge & Burnham-on-Sea Rail Station	12.04 miles
4	Bruton Rail Station	12.06 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J23	11.39 miles
2	M5 J22	11.75 miles
3	M5 J24	12.18 miles

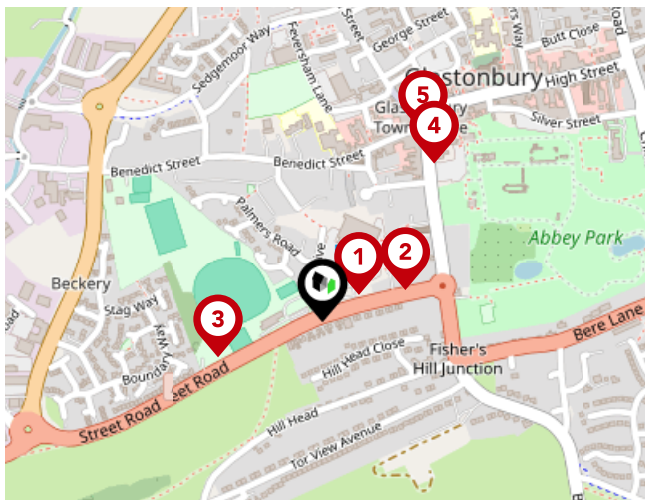


Airports/Helipads

Pin	Name	Distance
1	Bristol International Airport	16.78 miles

Area

Transport (Local)

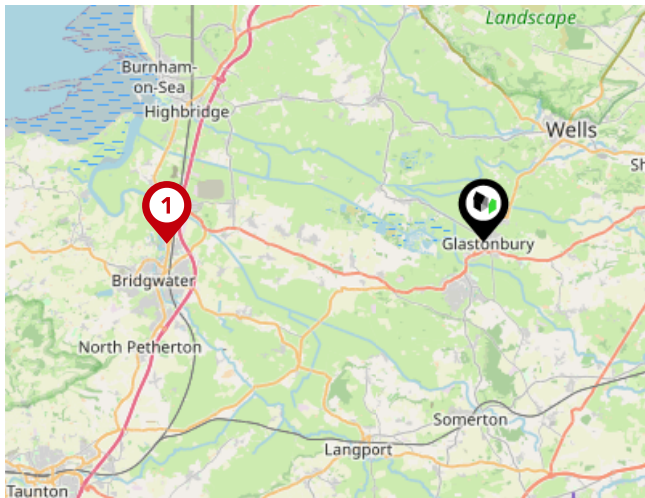


Bus Stops/Stations

Pin	Name	Distance
1	Superstore	0.05 miles
2	Tmurco Garage	0.1 miles
3	Drill Hall	0.12 miles
4	Town Hall	0.22 miles
5	Town Hall	0.24 miles

Local Connections

No Local Connections found within 30 km of this property.



Ferry Terminals

Pin	Name	Distance
1	Bridgwater Ferry Terminal	11.76 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

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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