



MIR: Material Info

The Material Information Affecting this Property

Monday 19th October 2026



GOOSE STREET, BECKINGTON, FROME, BA11

Cooper and Tanner

6 The Bridge Frome BA11 1AR

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Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,087 ft ² / 101 m ²		
Plot Area:	0.04 acres		
Year Built :	Before 1900		
Council Tax :	Band B		
Annual Estimate:	£1,992		
Title Number:	WS65966		

Local Area

Local Authority:	Somerset	Estimated Broadband Speeds		
Conservation Area:	Beckington	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	Very low	21	80	-
• Surface Water	High	mb/s	mb/s	mb/s



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Planning History This Address

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Planning records for: *Goose Street, Beckington, Frome, BA11*

Reference - 2022/1318/HSE	
Decision:	Decided
Date:	29th June 2022
Description:	Erect rear two storey extension and alteration to existing window on front facade

Planning records for: **1 Goose Street Beckington Frome BA11 6SS**

Reference - 2017/3294/APP

Decision: Refusal

Date: 18th December 2017

Description:

Application for approval of details reserved by condition 3 external facing materials on planning consent 2016/2652/HSE.

Reference - 2018/0253/APP

Decision: Approval

Date: 01st February 2018

Description:

Application for approval of details reserved by conditions 4 (joinery) on planning consent 2016/2652/HSE

Reference - 2021/0022/VRC

Decision: Decided

Date: 11th December 2020

Description:

Application to vary condition 3 (external materials) of planning approval 2016/2652/HSE (Replacement of existing two storey lean-to extension with new two storey extension, replacement of existing outbuildings/garages adjacent to house with new single storey extension, removal of the existing single storey glazed porch on the rear elevation of the existing house and modifications to the fenestration on the rear (North) elevation. Replacement of existing, single glazed, timber framed windows to the front (South) elevation of the existing house with double glazed windows and the addition of 2no. rooflights in the North facing side of the existing pitched roof) to alter the proposed external cladding from blacked corrugated fibre cement to black vertical timber cladding.

Reference - 2016/2652/HSE

Decision: Approval with Conditions

Date: 24th October 2016

Description:

Replacement of existing two storey lean-to extension with new two storey extension, replacement of existing outbuildings/garages adjacent to house with new single storey extension, removal of the existing single storey glazed porch on the rear elevation of the existing house and modifications to the fenestration on the rear (North) elevation. Replacement of existing, single glazed, timber framed windows to the front (South) elevation of the existing house with double glazed windows and the addition of 2no. rooflights in the North facing side of the existing pitched roof.

Planning records for: **23 Goose Street Beckington Bath BA11 6SS**

Reference - 105293/008	
Decision:	Approval with Conditions
Date:	29th June 2007
Description:	Insertion of 3 conservation rooflights, new opening in internal wall, partial demolition and rebuilding of rear wall and insertion of new and replacement windows (DEL)

Planning records for: **24 Goose Street Beckington Frome Somerset BA11 6SS**

Reference - 2016/2105/HSE	
Decision:	Approval with Conditions
Date:	12th August 2016
Description:	Single storey side extension

Planning records for: **25 Goose Street Beckington Frome Somerset BA11 6SS**

Reference - 2014/0595/HSE	
Decision:	Approval
Date:	31st March 2014
Description:	Proposed extension to the rear of existing garage and construction of covered area over patio.

Planning records for: **5 Goose Street Beckington Frome Somerset BA11 6SS**

Reference - 2021/2801/LBC	
Decision:	Decided
Date:	10th December 2021
Description:	Erection of a single-storey rear extension and alterations.

Planning records for: **5 Goose Street Beckington Frome Somerset BA11 6SS**

Reference - 2022/2051/APP

Decision: Decided

Date: 11th October 2022

Description:

Approval of details of condition 3 (European Protected Species Mitigation Licence) and condition 4 (Provision of Bat Box) on consent 2021/2728/VRC.

Reference - 2022/2050/APP

Decision: Decided

Date: 11th October 2022

Description:

Approval of details reserved by condition 3 (Joinery Details) and condition 4 (Ducts, Pipes and Rainwater Goods) on consent 2021/281/LBC.

Reference - 2021/0452/VRC

Decision: Decided

Date: 26th February 2021

Description:

Application to vary condition 3 (European Protected Species Mitigation Licence) of planning approval 2020/1341/HSE (Erection of a single storey extension and alterations).

Reference - 2017/2675/TCA

Decision: TPO Not Required (No Objection)

Date: 10th October 2017

Description:

Proposed felling of semi mature Willow in a conservation area.

Planning records for: **5 Goose Street Beckington Frome Somerset BA11 6SS**

Reference - 2021/2728/VRC	
Decision:	Decided
Date:	30th November 2021
Description:	Application to vary condition 2 (Plans List) of planning approval 2021/0452/VRC (Application to vary condition 3 (European Protected Species Mitigation Licence) of planning approval 2020/1341/HSE (Erection of a single storey extension and alterations)) to alter the design

Planning records for: **50 Goose Street Beckington Bath BA11 6SS**

Reference - 118090/000	
Decision:	Approval with Conditions
Date:	24th November 2004
Description:	Erection of first floor rear extension (DEL)

Planning records for: **7 Goose Street Beckington Frome BA11 6SS**

Reference - 2017/1104/LBC	
Decision:	Approval with Conditions
Date:	24th April 2017
Description:	Alterations to Grade II Listed property including: new opening and door to front lobby ground floor; relocated partition and door to sitting room; new back door from boot room; new conservation roof light on new cedar roof - east elevation; 2nd floor - reinstate original division of 2nd floor space to create two bedrooms.

Reference - 2017/1376/TCA	
Decision:	TPO Not Required (No Objection)
Date:	22nd May 2017
Description:	Fell one Sorbus

Planning records for: *The Old Bakehouse Goose Street Beckington Frome Somerset BA11 6SS*

Reference - 2014/0990/TCA	
Decision:	TPO Not Required (No Objection)
Date:	27th May 2014
Description:	Proposed felling of a group (G1) of Cypress trees in a Conservation Area

Planning records for: *10 Goose Street, Beckington, Frome, BA11 6SS*

Reference - 2011/0736	
Decision:	No Objection
Date:	21st April 2011
Description:	Felling of a tree in a conservation area.

Planning records for: *29 Goose Street Beckington Frome Somerset BA11 6SS*

Reference - 2021/0461/APP	
Decision:	Decided
Date:	12th February 2021
Description:	Application for approval of details reserved by conditions 3 (Sample Panel - Roofing), 4 (Sample Panel - Walling), 5 (Joinery Details - Submission of Details) and 6 (Ducts, Pipes, Rainwater Goods - Submission of Details) on planning consent 2020/1823/HSE.

Reference - 2012/1143	
Decision:	Approval with Conditions
Date:	10th May 2012
Description:	Refurbishment of 2no. period sash windows to the street elevation, replacement of casement windows, reinstatement of existing fireplace and introduction of wood burning stove, installation of domestic extract fan on the north elevation.

Planning records for: **29 Goose Street Beckington Frome Somerset BA11 6SS**

Reference - 2021/0467/APP	
Decision:	Decided
Date:	12th February 2021
Description:	Application for approval of details reserved by conditions 3 (Sample Panel - Roofing), 4 (Sample Panel - Walling), 5 (Joinery Details - Submission of Details) and 6 (Ducts, Pipes, Rainwater Goods - Submission of Details) on planning consent 2020/1824/LBC.

Planning records for: **35 Goose Street Beckington Frome Somerset BA11 6SS**

Reference - 2025/0048/TCA	
Decision:	Awaiting decision
Date:	15th January 2025
Description:	Beech - Reduce crown height by approx. 4m- finished height approx. 12m, reshape remainder by up to 3m, crown thin & crown lift to approx. 5m Willow - Pollard back to existing pollarded points, remove diseased branches.

Reference - 112824/001PG29	
Decision:	No Objection
Date:	08th December 2004
Description:	Felling of and works to trees in Conservation Area (DEL)

Reference - 2022/1755/TCA	
Decision:	Registered
Date:	01st September 2022
Description:	T1 - Apple - reduce x 3m. T2 - Apple - reduce x 1m. T3 - Willow - repollard. T4 - Beech - reduce x 3m.

Planning records for: **37 Goose Street Beckington Frome Somerset BA11 6SS**

Reference - 2023/1935/HSE	
Decision:	Decided
Date:	10th October 2023
Description:	Proposed 2 storey side extension, single storey rear extension & alterations to existing rear lean to roof.

Reference - 119796/001	
Decision:	Approval with Conditions
Date:	27th March 2007
Description:	Demolition of existing single storey extension and front boundary wall (DEL)

Reference - 119796/000	
Decision:	Approval with Conditions
Date:	28th March 2007
Description:	Erection of extensions to house and garage, erection of wall and boundary treatment (DEL)

Planning records for: **45 Goose Street Beckington Frome Somerset BA11 6SS**

Reference - 2014/0274/TCA	
Decision:	TPO Not Required (No Objection)
Date:	14th February 2014
Description:	Proposed felling of a Beech tree.

Planning records for: **45 Goose Street, Beckington, BA11 6SS**

Reference - 2010/0411
Decision: No Objection
Date: 03rd March 2010
Description: Proposed pruning of a Horse Chestnut tree in a Conservation Area. (DEL)

Reference - 2026/0057/TCA
Decision: Decided
Date: 12th January 2026
Description: T1 - Yew Tree - Trim back x 3m.

Reference - 2019/1744/TCA
Decision: Decided
Date: 17th July 2019
Description: Fell diseased Horse Chestnut tree on the advice of Arborist.

Planning records for: **49 Goose Street, Beckington, Frome BA11 6SS**

Reference - 2013/1840
Decision: TPO Not Required (No Objection)
Date: 02nd September 2013
Description: Proposed felling of a Eucalyptus tree and pruning of Hornbeam trees in a Conservation Area

Planning records for: **49 Goose Street Beckington Bath BA11 6SS**

Reference - 106009/003	
Decision:	Approval with Conditions
Date:	28th May 2004
Description:	Single storey side extension (DEL)

Reference - 106009/004	
Decision:	Approval with Conditions
Date:	08th June 2004
Description:	Single storey side extension (DEL)

Planning records for: **51 Goose Street Beckington Frome Somerset BA11 6SS**

Reference - 2025/1270/TCA	
Decision:	Registered
Date:	08th July 2025
Description:	T1 - Acacia - Crown reduce by 3m or back to old pollard points.

Reference - 2018/2555/TCA	
Decision:	Decided
Date:	19th October 2018
Description:	Works to trees in a Conservation Area: T1 - Acacia - Crown reduce to previous pollard points. Clear from building.

Planning records for: *51 Goose Street Beckington Frome Somerset BA11 6SS*

Reference - 2011/3011	
Decision:	No Objection
Date:	24th November 2011
Description:	Proposed pruning of a tree in a Conservation Area.

Reference - 2014/0275/TCA	
Decision:	TPO Not Required (No Objection)
Date:	17th February 2014
Description:	Proposed pruning of an Acacia tree.

Planning records for: *The Foresters Arms, 58 Goose Street, Beckington, BA11 6SS*

Reference - 2010/0745	
Decision:	Approval with Conditions
Date:	07th April 2010
Description:	proposed external duct & terminal grill for trade kitchen. (DEL)

Reference - 2010/0746	
Decision:	Approval with Conditions
Date:	07th April 2010
Description:	Internal alterations to form dumb waiter from 1st floor kitchen to ground floor restaurant. (DEL)

Planning records for: *The Foresters Arms, 58 Goose Street, Beckington, BA11 6SS*

Reference - 2010/0744	
Decision:	Approval with Conditions
Date:	13th April 2010
Description:	Proposed external duct and terminal grill for trade kitchen. (DEL)

Planning records for: *59 Goose Street Beckington Bath BA11 6SS*

Reference - 089999/014	
Decision:	Approval with Conditions
Date:	06th May 2004
Description:	Erection of garage (CAT A)

Reference - 2023/0340/TCA	
Decision:	Registered
Date:	23rd February 2023
Description:	T1- Acacia- crown reduce to 8m. T2- Maple- crown reduce to 5m.

Reference - 089999/013	
Decision:	Approval with Conditions
Date:	06th May 2004
Description:	Erection of double garage with store over (CAT A)

Planning records for: *Thimble Cottage 60 Goose Street Beckington Bath BA11 6SS*

Reference - 104153/004	
Decision:	Approval with Conditions
Date:	31st January 2008
Description:	Ground and first floor rear extensions including internal works, rebuild of wc/utility area and insertion of conservation rooflights (amended design regarding rooflight) (DEL)

Planning records for: *62 Goose Street Beckington Frome BA11 6SS*

Reference - 2018/0073/APP	
Decision:	Approval
Date:	09th January 2018
Description:	Application for approval of details reserved by condition 3 (Joinery) on listed building consent 2017/2838/LBC

Reference - 2018/0336/LBC	
Decision:	Approval with Conditions
Date:	16th February 2018
Description:	Replacement of gutters, downpipes and balanced flue boiler outlet.

Reference - 2017/2838/LBC	
Decision:	Approval with Conditions
Date:	24th October 2017
Description:	Alterations and repairs to a listed building

Planning records for: **64 Goose Street Beckington Frome Somerset BA11 6SS**

Reference - 2017/2857/LBC

Decision: Approval with Conditions

Date: 20th October 2017

Description:

Proposed pitched roof to existing 1950s' side extension, alterations to 1980s' single-storey rear extension, and associated internal alterations to modern extension. Construction of garden wall and gate.

Reference - 2017/2856/HSE

Decision: Approval with Conditions

Date: 20th October 2017

Description:

Proposed pitched roof to existing 1950s' side extension, alterations to 1980s' single-storey rear extension, and associated internal alterations to modern extension. Construction of garden wall and gate.

Reference - 2018/1362/LBC

Decision: Approval with Conditions

Date: 12th June 2018

Description:

Proposed internal alterations, provision of pitch roof to replace flat roof, alterations to rear extension, conversion of existing outbuilding and link to main house with flat roofed extension. Construction of garden wall and gate, and the erection of new driveway gates to highway.

Reference - 2018/1360/HSE

Decision: Approval with Conditions

Date: 19th June 2018

Description:

Proposed internal alterations, provision of pitch roof to replace flat roof, alterations to rear extension, conversion of existing outbuilding and link to main house with flat roofed extension. Construction of garden wall and gate, and the erection of new driveway gates to highway.

Planning records for: **66 Goose Street Beckington Frome Somerset BA11 6SS**

Reference - 2026/1445/TCA	
Decision:	Decided
Date:	29th July 2026
Description:	Yew (T1) - Reduce the lateral spread by up to 2 metres on all sides and height by approx 1 metre.

Planning records for: **35A Goose Street Beckington Frome Somerset BA11 6SS**

Reference - 2021/2256/HSE	
Decision:	Decided
Date:	05th October 2021
Description:	Erection of single storey rear extension

Reference - 2018/1712/TCA	
Decision:	TPO Not Required (No Objection)
Date:	06th July 2018
Description:	Proposed tree works:- T1. T2. T3. Cypress x 3 - front garden - fell; T4. Hornbeam - back garden - fell (and replacement planting of another Hornbeam).

Reference - 2018/2273/HSE	
Decision:	Decided
Date:	11th September 2018
Description:	Erection of a single storey rear extension, free standing detached double carport to the front of the property and fenestration works

Planning records for: **68A Goose Street Beckington Frome BA11 6SS**

Reference - 2017/3047/HSE	
Decision:	Approval with Conditions
Date:	16th November 2017
Description:	Proposed conversion of garage to dining room and store, with new openings on side elevation (ground floor only).

Planning records for: **The Orchard Goose Street Beckington Frome Somerset BA11 6SS**

Reference - 2022/2466/HSE	
Decision:	Decided
Date:	22nd December 2022
Description:	Erection of single-storey side extension.

Reference - 2018/0547/PAH	
Decision:	Prior Approval Not Required
Date:	01st March 2018
Description:	The erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4.5 metres, with a maximum height of 3.6 metres and an eaves height of 2.25 metres.

Reference - 2023/0486/APP	
Decision:	Decided
Date:	18th March 2023
Description:	Approval of details reserved by condition 3 (Materials Schedule and Sample - Roof Lights) on consent 2022/2466/HSE.

Planning records for: *The Orchard Goose Street Beckington Frome Somerset BA11 6SS*

Reference - 2025/0769/HSE	
Decision:	Awaiting decision
Date:	23rd April 2025
Description:	Proposed oak framed double carport

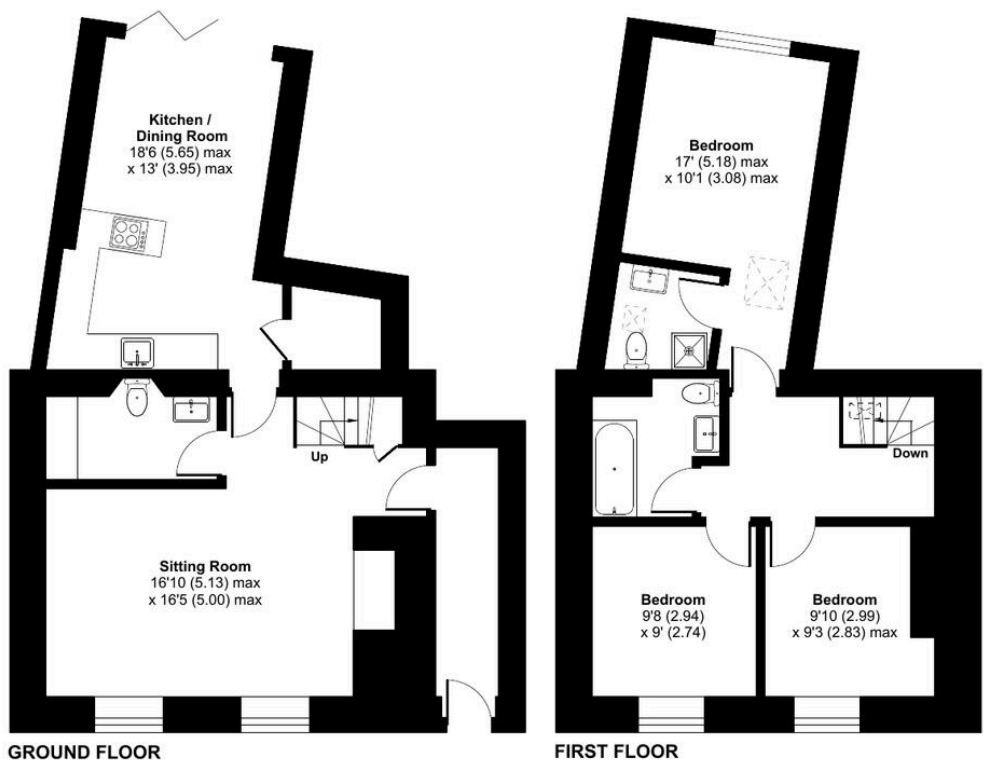
Reference - 2016/0268/FUL	
Decision:	Approval with Conditions
Date:	02nd February 2016
Description:	Change of use from B1 ancillary office/storage building to C3 - residential annexe

GOOSE STREET, BECKINGTON, FROME, BA11

Goose Street, Beckington, Frome, BA11

Approximate Area = 1121 sq ft / 104.1 sq m

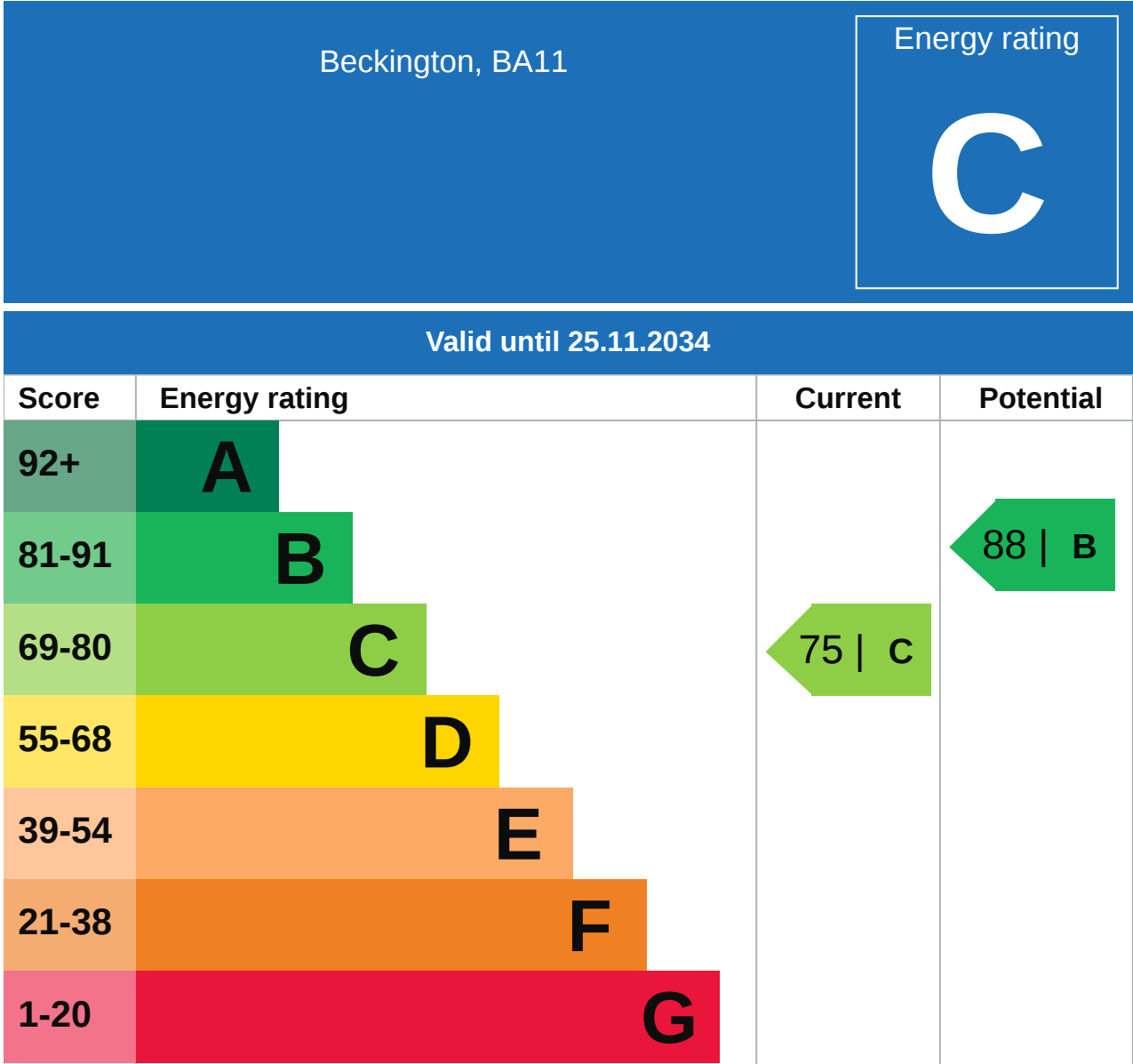
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄tchecom 2025. Produced for Cooper and Tanner. REF: 1281621

Property
EPC - Certificate

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Property

EPC - Additional Data

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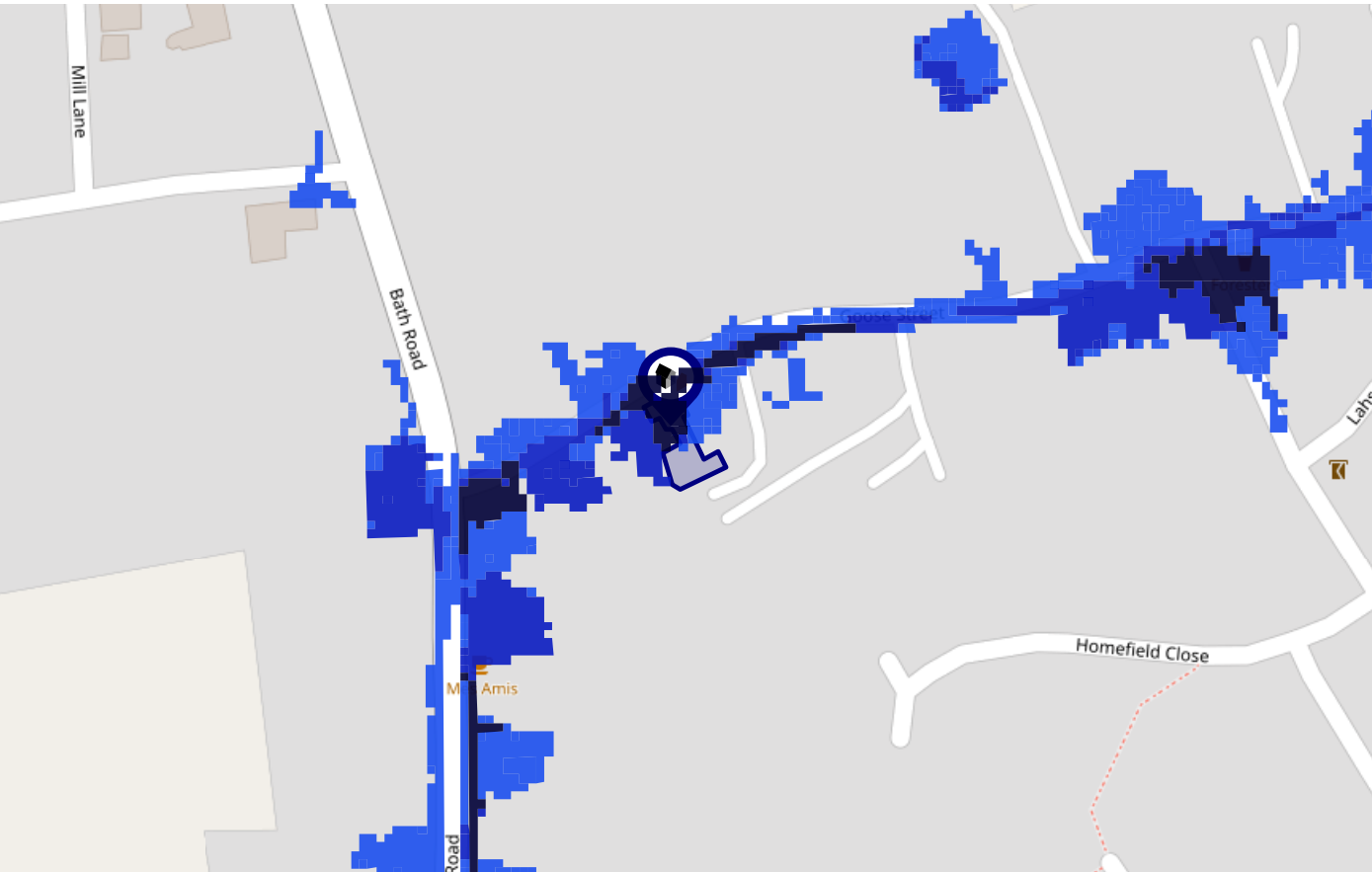
Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	3
Open Fireplace:	0
Ventilation:	Natural
Walls:	Sandstone or limestone, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and underfloor heating, mains gas, 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 all fixed outlets
Floors:	Solid, insulated
Total Floor Area:	101 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: High

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:

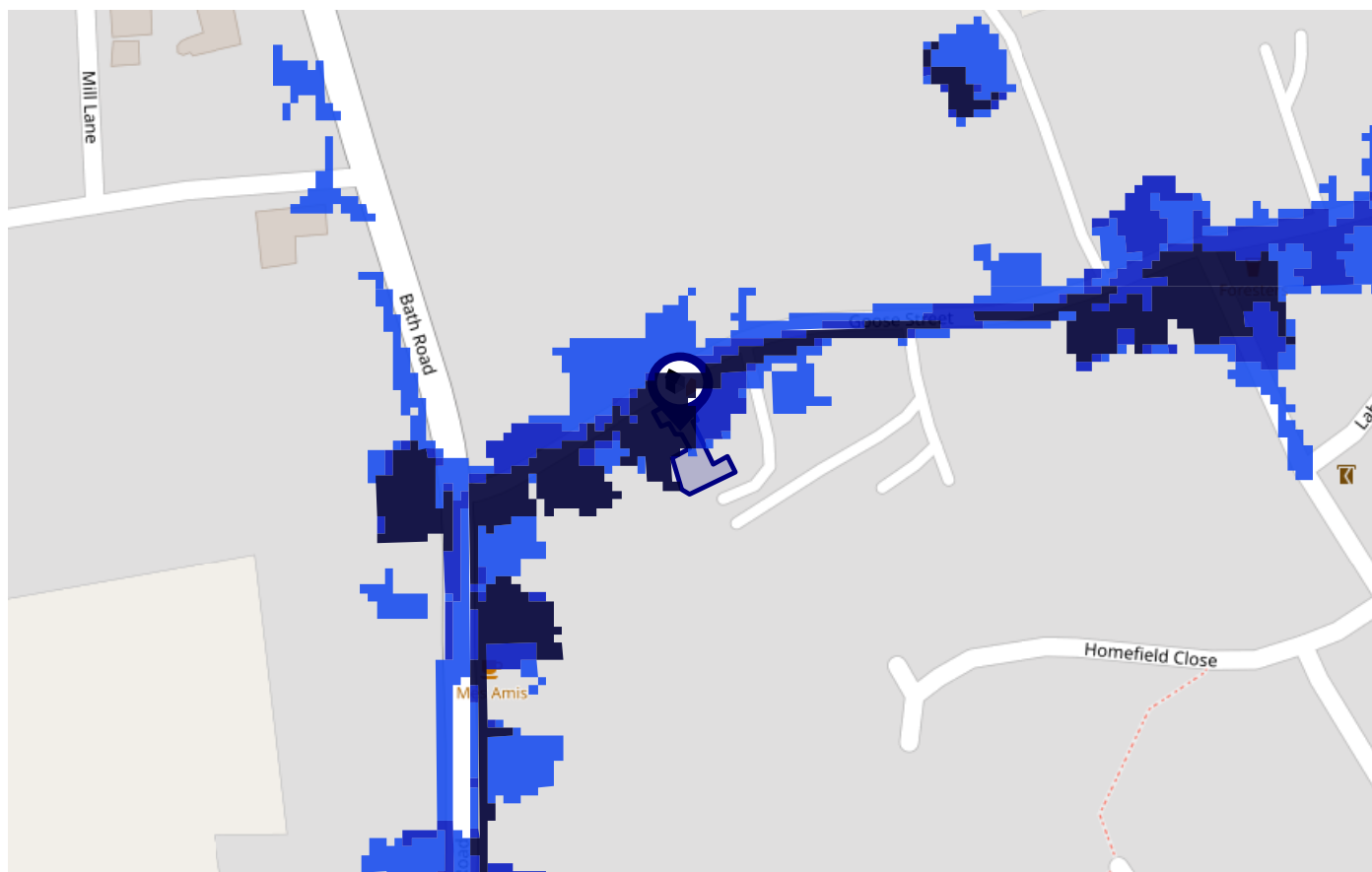


Flood Risk

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.

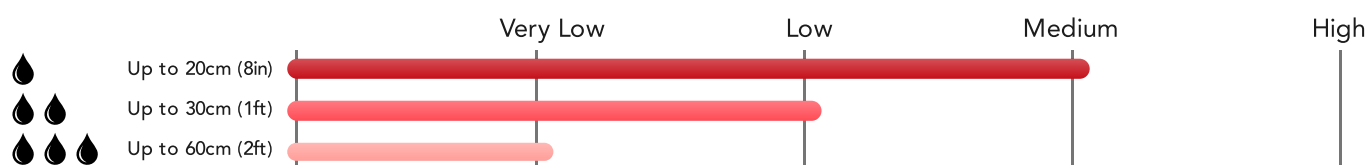


Risk Rating: High

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- 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:



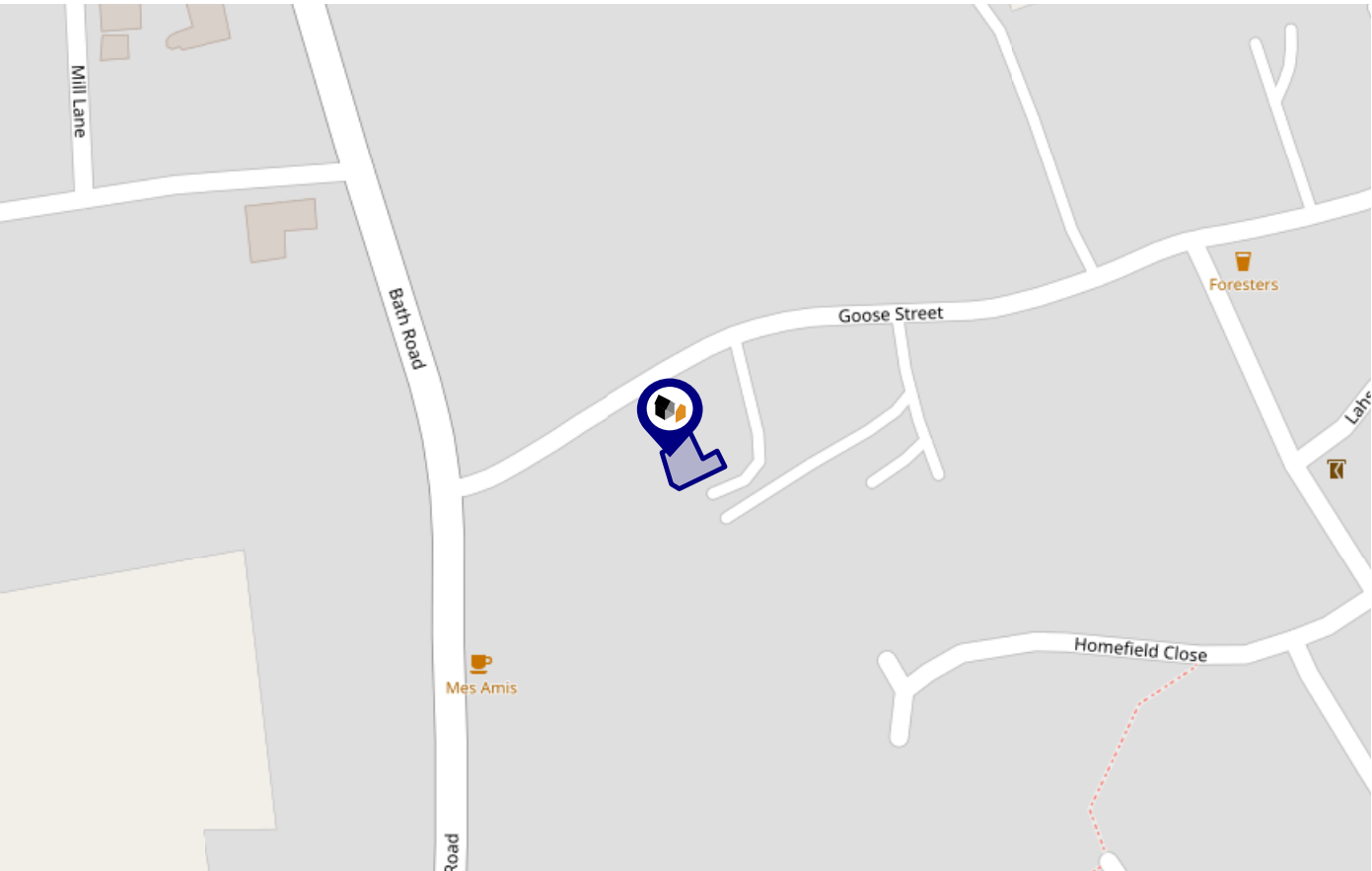
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Know any property instantly

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.

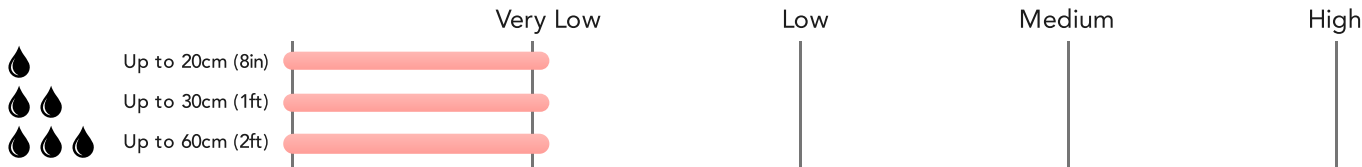


Risk Rating: Very low

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:

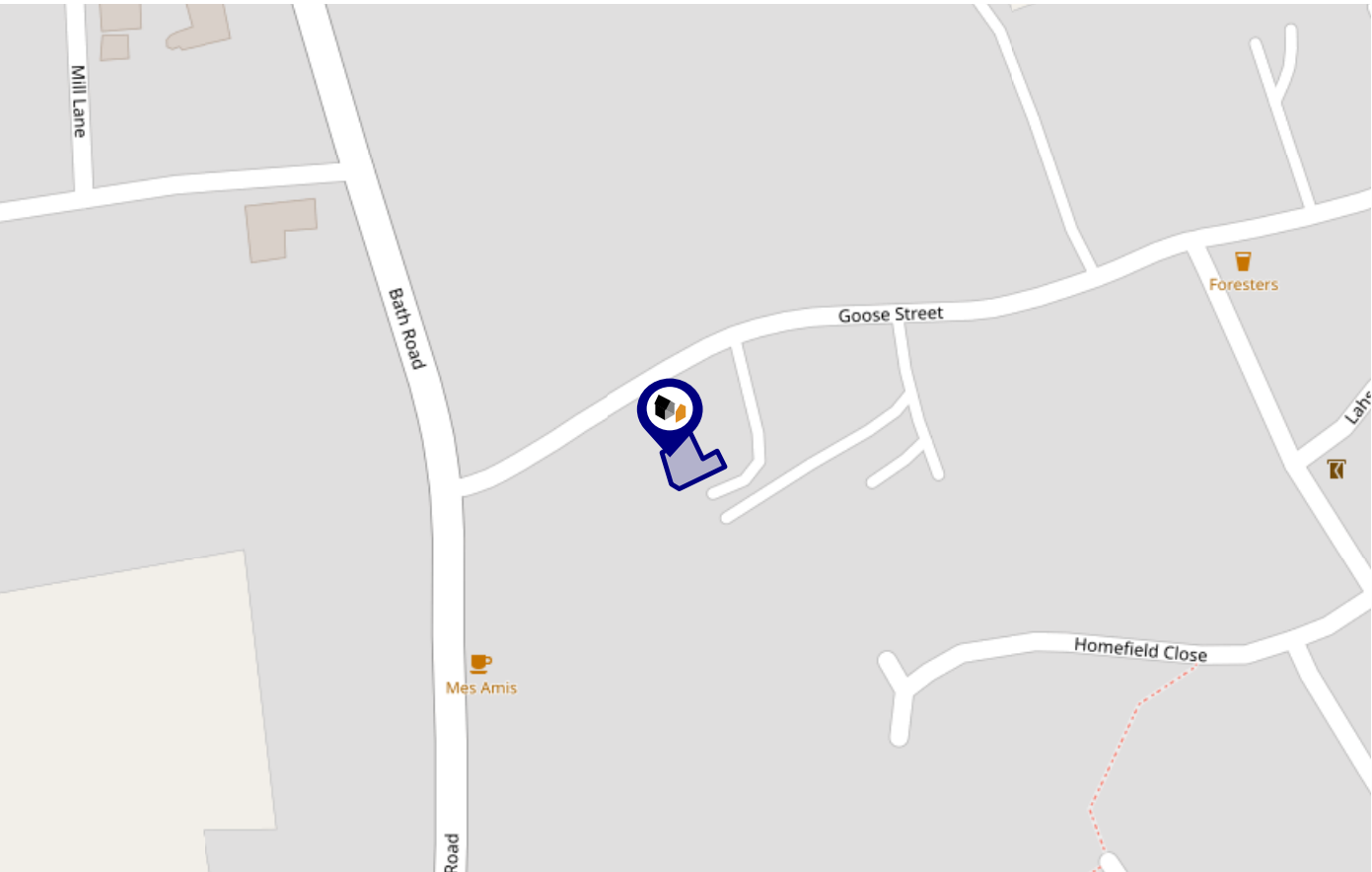


Flood Risk

Rivers & Seas - Climate Change

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



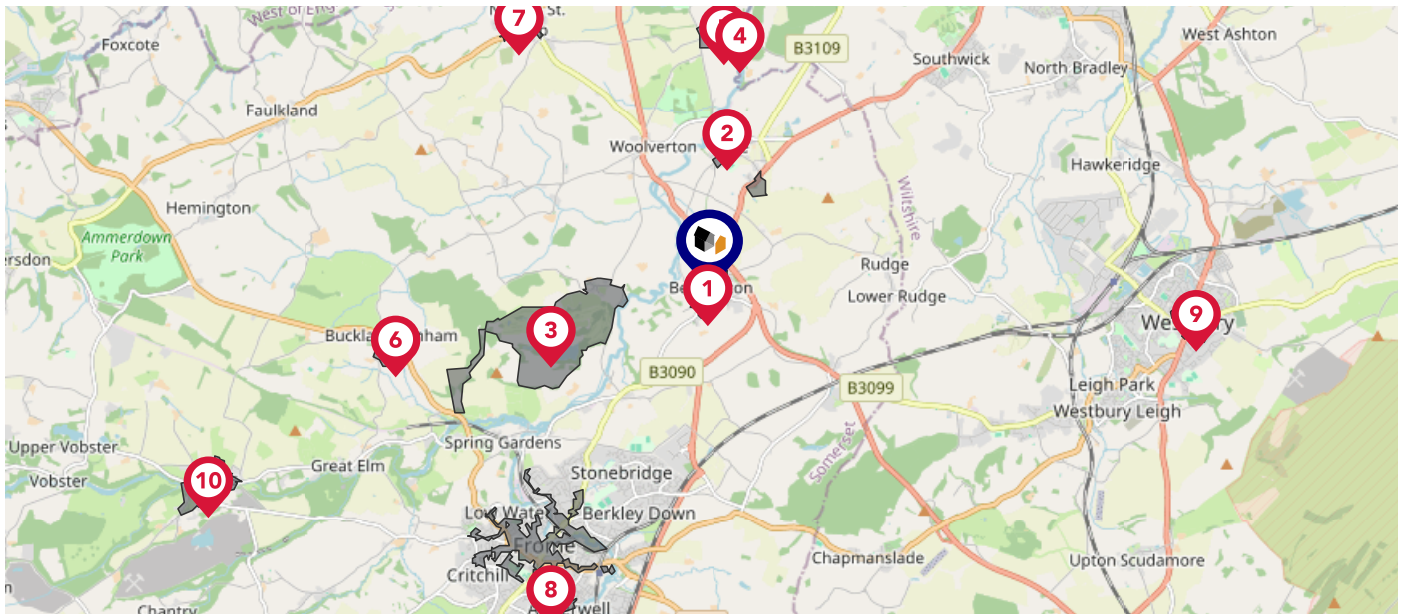
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Maps

Conservation Areas

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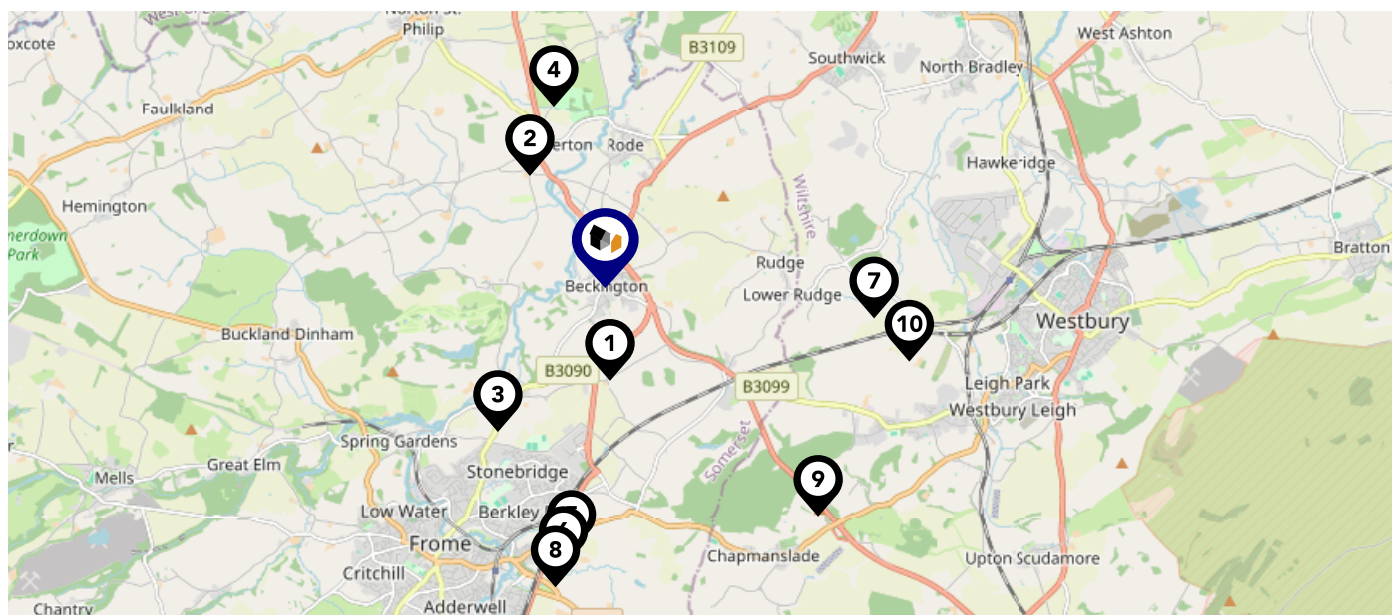
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

- 1 Beckington
- 2 Rode
- 3 Lullington and Orchardleigh
- 4 Tellisford
- 5 Tellisford
- 6 Buckland Dinham
- 7 Norton St Philip
- 8 Frome
- 9 Westbury
- 10 Mells

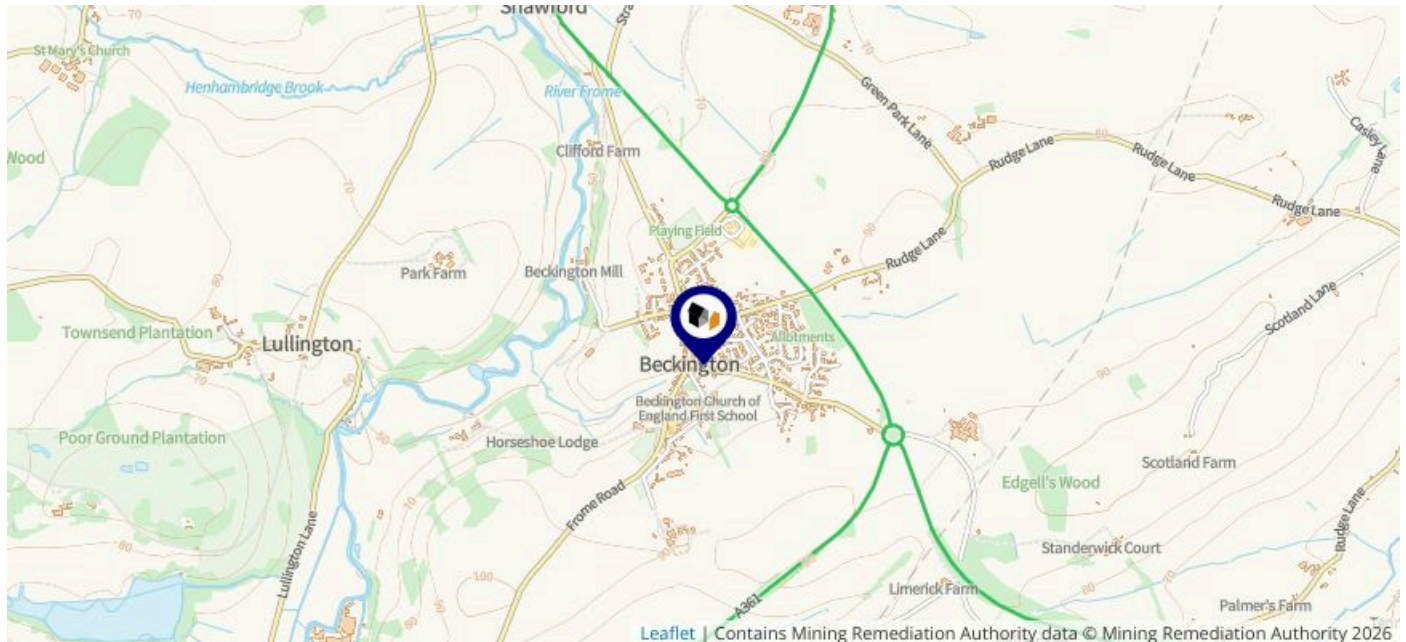
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Styles Hill Site A-Frome, Wiltshire	Historic Landfill
2	Jeltsford Farm-Wodington	Historic Landfill
3	Iron Mills Lane-Oldford, Frome	Historic Landfill
4	Old Quarry-Tellisford	Historic Landfill
5	Styles Hill Site C-Between Roden Lake Street and Clink Road, Frome	Historic Landfill
6	Styles Hill Site G-Styles Hill and Rodden Lake Stream, Frome	Historic Landfill
7	Field No 0095, Opposite Fairwood House-Brokers Wood, North Bradley, Trowbridge, Wiltshire	Historic Landfill
8	Styles Hill Site B-Styles Hill, Frome	Historic Landfill
9	Tip at Blackdog Farm-Blackdog Farm, Chapmanslade	Historic Landfill
10	Lamberts Bridge Farm-Dilton Marsh, Westbury, Wiltshire	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.

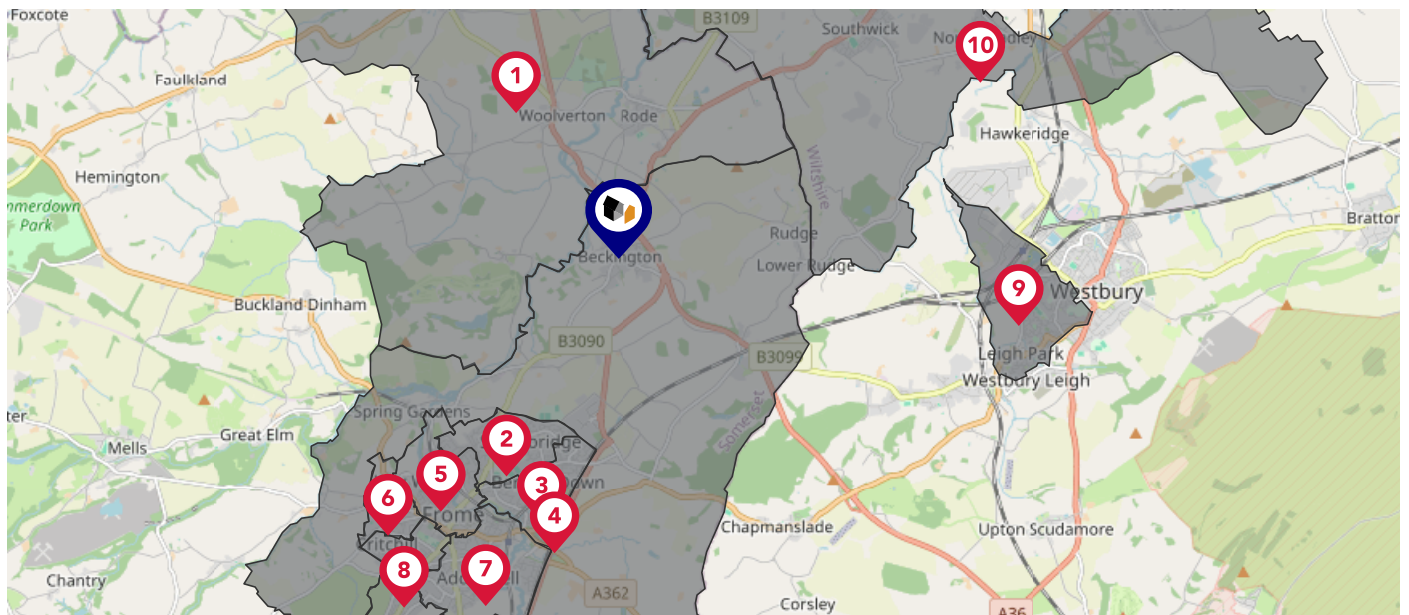
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

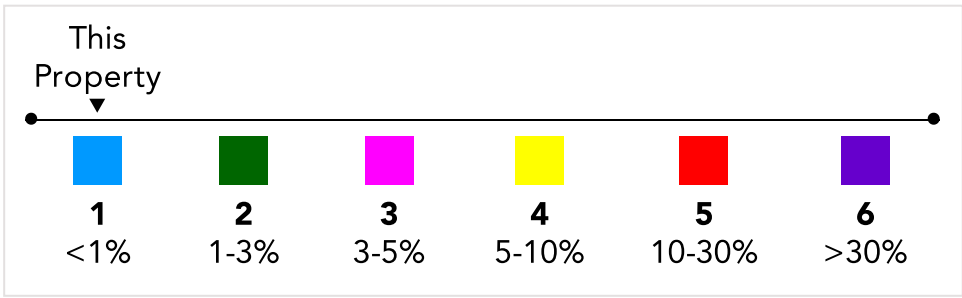
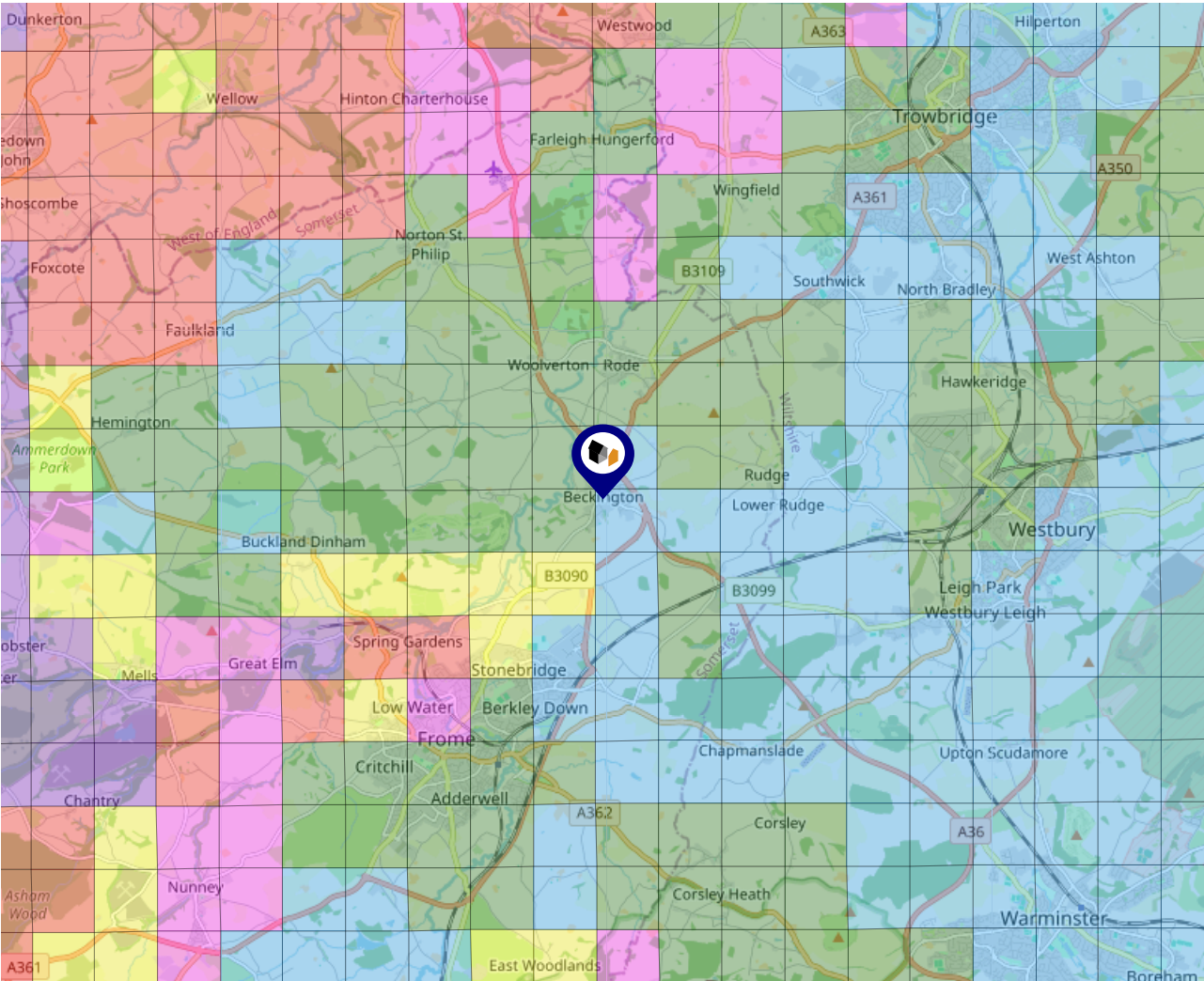


Nearby Council Wards

- 1 Rode and Norton St. Philip Ward
- 2 Frome College Ward
- 3 Frome Berkley Down Ward
- 4 Beckington and Selwood Ward
- 5 Frome Market Ward
- 6 Frome Oakfield Ward
- 7 Frome Keyford Ward
- 8 Frome Park Ward
- 9 Westbury West ED
- 10 Southwick ED

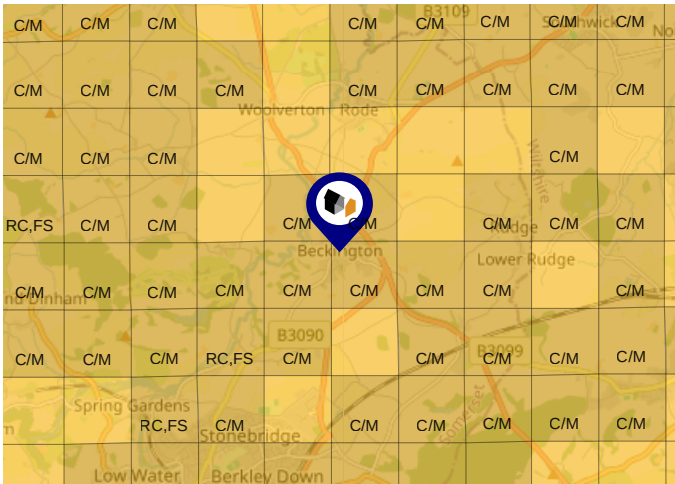
What is Radon?

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:	CLAY TO LOAM
Parent Material Grain:	ARGILLACEOUS	Soil Depth:	DEEP
Soil Group:	HEAVY TO MEDIUM		



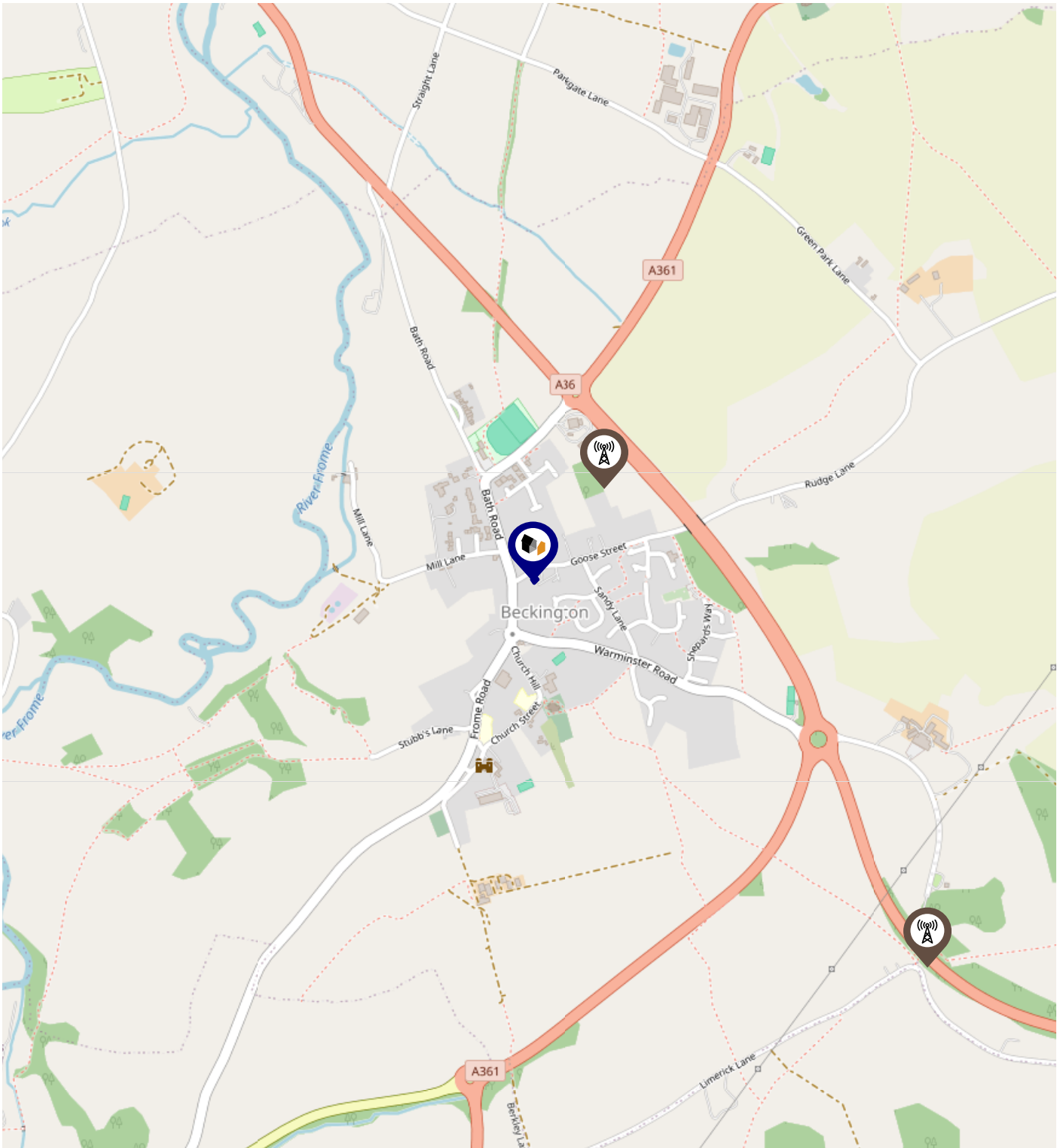
Primary Classifications (Most Common Clay Types)

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:

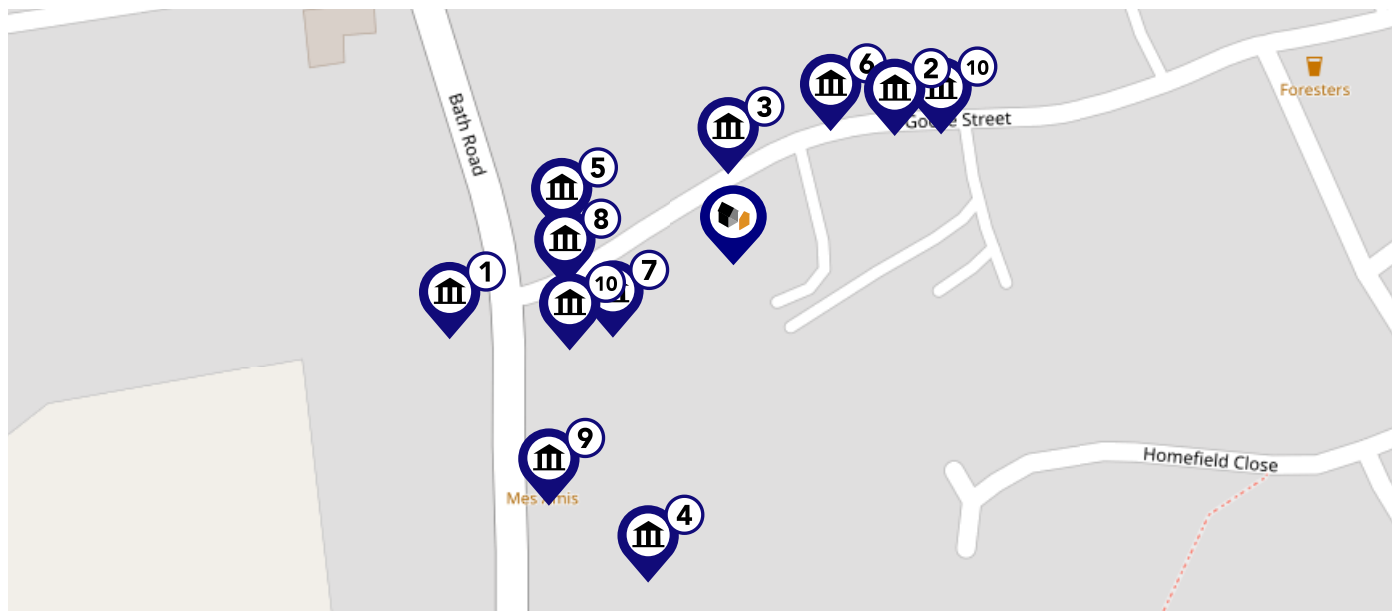
-  Power Pylons
-  Communication Masts

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
 1173480 - The Cedars And Garden Wall	Grade II	0.0 miles
 1058210 - Ashleaf Lynwood	Grade II	0.0 miles
 1173732 - Nos 5 And 7 Including Forecourt Walls	Grade II	0.0 miles
 1345332 - 8, Bath Road	Grade II	0.0 miles
 1058234 - Dolby Wolds And Forecourt Wall	Grade II	0.0 miles
 1173741 - Dyer's Cottage	Grade II	0.0 miles
 1058213 - 2, Goose Street	Grade II	0.0 miles
 1345334 - The Hawthorns	Grade II	0.0 miles
 1058231 - 10 And 12, Bath Road	Grade II	0.0 miles
 1173759 - No 23 And Attached Outbuilding	Grade II	0.0 miles
 1058233 - Corner Stores	Grade II	0.0 miles

MIR - Material Info

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apriift
Know any property instantly

Building Safety

At the time of marketing we have not been made aware of any building safety issues.

Accessibility / Adaptations

Restrictive Covenants

At the time of marketing we have not been made aware of any restrictive covenants.

Rights of Way (Public & Private)

There is a public footpath outside the front of the property.

Construction Type

To our knowledge the build is standard construction.

Electricity Supply

Mains

Gas Supply

Mains

Central Heating

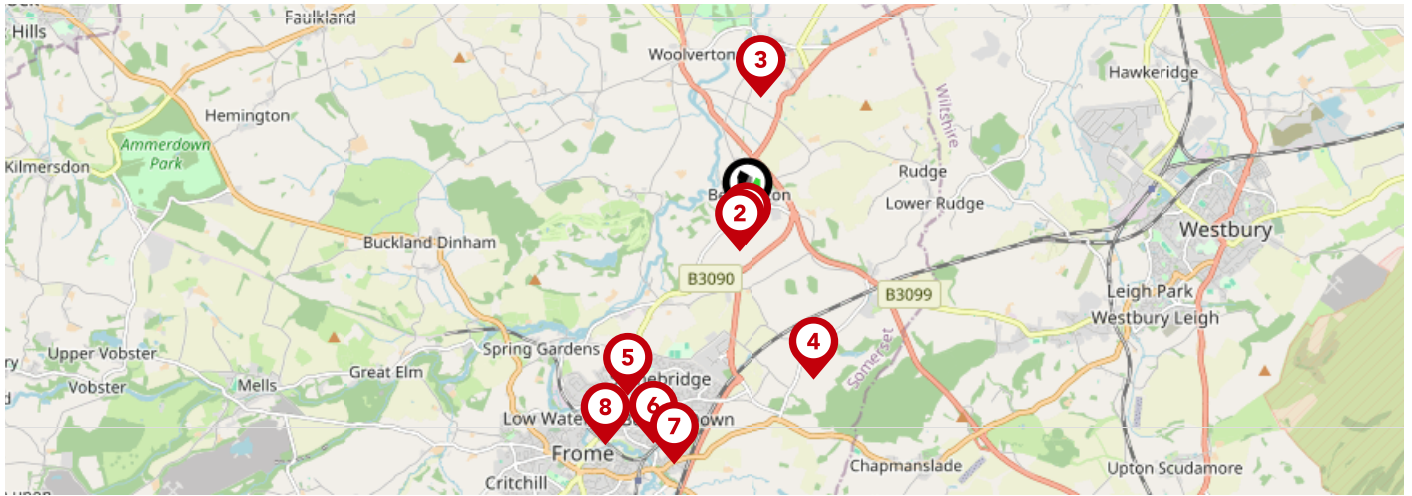
Gas central heating

Water Supply

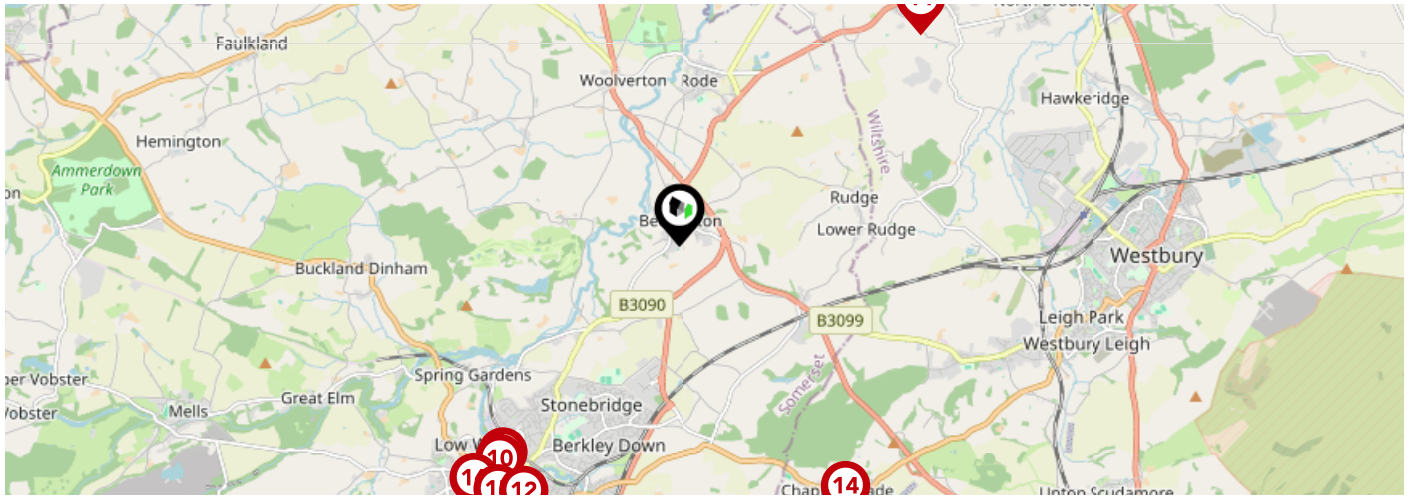
Mains

Drainage

Mains



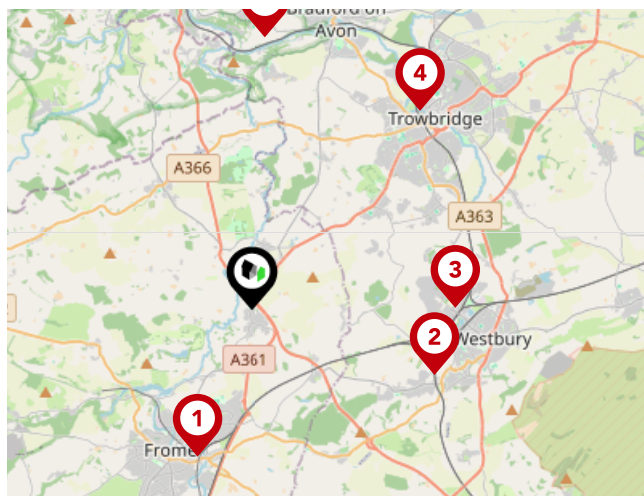
		Nursery	Primary	Secondary	College	Private
1	Beckington Church of England First School Ofsted Rating: Outstanding Pupils: 80 Distance:0.22	☐	☒	☐	☐	☐
2	Springmead Preparatory School Ofsted Rating: Not Rated Pupils: 119 Distance:0.3	☐	☒	☐	☐	☐
3	Rode Methodist VC First School Ofsted Rating: Good Pupils: 70 Distance:1.14	☐	☒	☐	☐	☐
4	Berkley Church of England First School Ofsted Rating: Requires improvement Pupils: 97 Distance:1.61	☐	☒	☐	☐	☐
5	Frome Community College Ofsted Rating: Not Rated Pupils:0 Distance:1.96	☐	☐	☒	☐	☐
6	Selwood Academy Ofsted Rating: Good Pupils: 598 Distance:2.25	☐	☐	☒	☐	☐
7	Hayesdown First School Ofsted Rating: Good Pupils: 300 Distance:2.37	☐	☒	☐	☐	☐
8	North Hill House Ofsted Rating: Requires improvement Pupils: 60 Distance:2.47	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
9	St Louis Catholic Primary School, Frome Ofsted Rating: Good Pupils: 179 Distance:2.8	☐	☒	☐	☐	☐
10	Vallis First School Ofsted Rating: Good Pupils: 229 Distance:2.86	☐	☒	☐	☐	☐
11	Southwick Church of England Primary School Ofsted Rating: Good Pupils:0 Distance:2.98	☐	☒	☐	☐	☐
12	St John's Church of England Voluntary Aided First School, Frome Ofsted Rating: Requires improvement Pupils: 232 Distance:2.99	☐	☒	☐	☐	☐
13	Norton St Philip Church of England First School Ofsted Rating: Good Pupils: 55 Distance:2.99	☐	☒	☐	☐	☐
14	Chapmanslade Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 96 Distance:3.01	☐	☒	☐	☐	☐
15	Avanti Park School Ofsted Rating: Good Pupils: 488 Distance:3.1	☐	☒	☒	☐	☐
16	Wessex Lodge School Ofsted Rating: Good Pupils: 50 Distance:3.14	☐	☐	☒	☐	☐

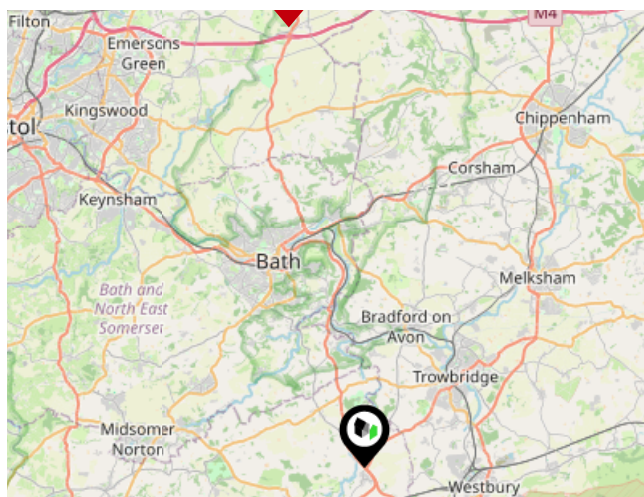
Area Transport (National)

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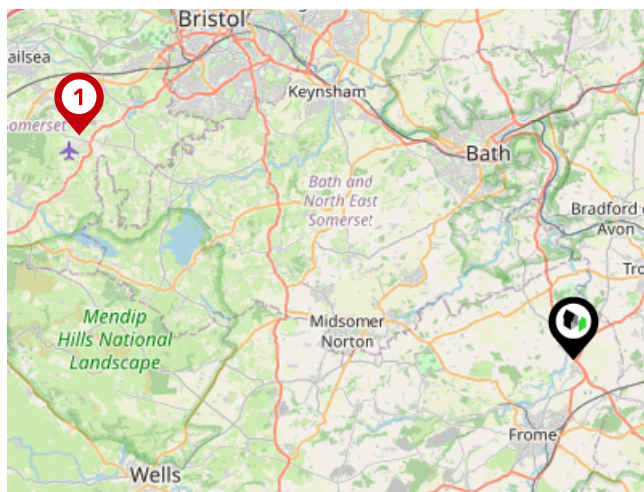
National Rail Stations

Pin	Name	Distance
1	Frome Rail Station	2.89 miles
2	Dilton Marsh Rail Station	3.59 miles
3	Westbury (Wilts) Rail Station	3.76 miles
4	Trowbridge Rail Station	4.82 miles
5	Avoncliff Rail Station	5.05 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J18	16.49 miles



Airports/Helipads

Pin	Name	Distance
1	Bristol International Airport	20.12 miles

Area

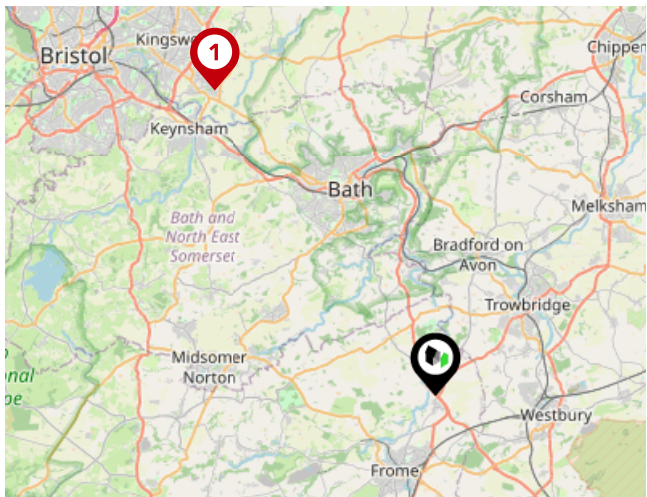
Transport (Local)

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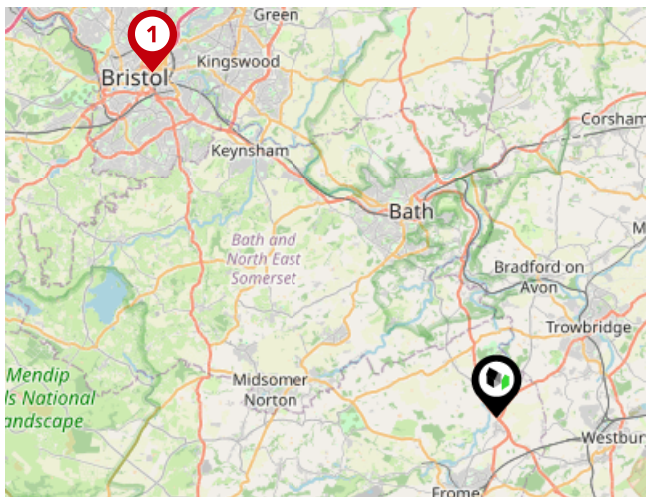
Bus Stops/Stations

Pin	Name	Distance
1	Mendip East Slinky - Beckington DRT	0.04 miles
2	Birchwood	0.11 miles
3	Frome Road	0.13 miles
4	Stubbs Lane	0.25 miles
5	Bell Inn	1.09 miles



Local Connections

Pin	Name	Distance
1	Bitton (Avon Valley Railway)	13.97 miles



Ferry Terminals

Pin	Name	Distance
1	Temple Meads Station Ferry Landing	18.03 miles

Testimonial 1



We predominately dealt with Shelly at the Frome branch through the process of buying and selling our house. Over the last 18 months Shelly has been pretty much the only agent in town who has bothered to keep me up to date with what was coming on the market etc. Not only did we sell through C&T but when it came to purchasing (also through them) they really worked hard to make the deal work for everyone. A very positive experience.

Testimonial 2



Cooper and Tanner in Frome were highly recommended to us – and we are delighted that we listened! We have found them to be experts in their field with excellent local knowledge and a very clear understanding of the market. Adam and his team have been professional, helpful and supportive throughout the process – far above and beyond the call of duty - and a real pleasure to deal with.

Testimonial 3



In the last 2 years or so we have bought twice and sold once with Cooper and Tanner in Frome. Adam Scott and his entire team have been really great throughout. All three transaction had complications that needed to be sorted out, especially the last one that took 6 months to complete with many twists and turns. Adam has been so patient and energetic and on the ball, on top of the situation throughout. He builds a great rapport with both buyer and seller.

Testimonial 4



We had a sale agreed on our property early in 2023 after only being available for a few days. Throughout the selling process Cooper & Tanner in Frome were consistently helpful and supportive. Furthermore, they demonstrated that they had a very clear understanding of the market. They were a pleasure to deal with and in particular, Adam Scott (Branch Manager) & Ross Bowers (Senior Negotiator) were always on hand if we had any problems or worries.



/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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