



MIR: Material Info

The Material Information Affecting this Property

Wednesday 23rd September 2026



GUNNINGS LANE, UPTON NOBLE, SHEPTON MALLET, BA4

Cooper and Tanner

32 High Street Shepton Mallet BA4 5AS

01749 372200

sheptonmallet@cooperandtanner.co.uk

cooperandtanner.co.uk





Property

Type:	Detached
Bedrooms:	2
Floor Area:	645 ft ² / 60 m ²
Plot Area:	30.83 acres
Council Tax :	Band B
Annual Estimate:	£1,992
Title Number:	WS29085

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

18
mb/s

-
mb/s

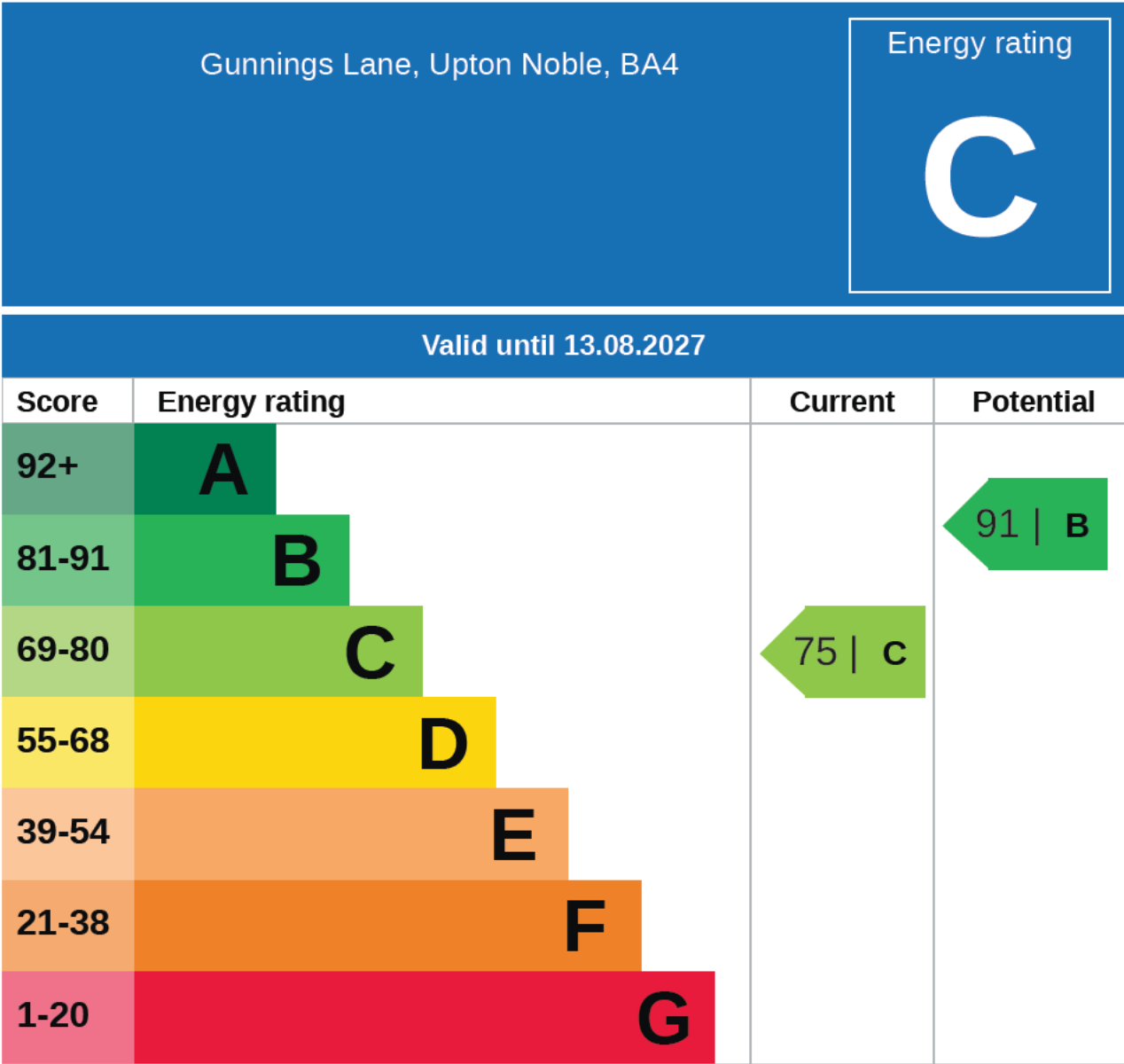


Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:





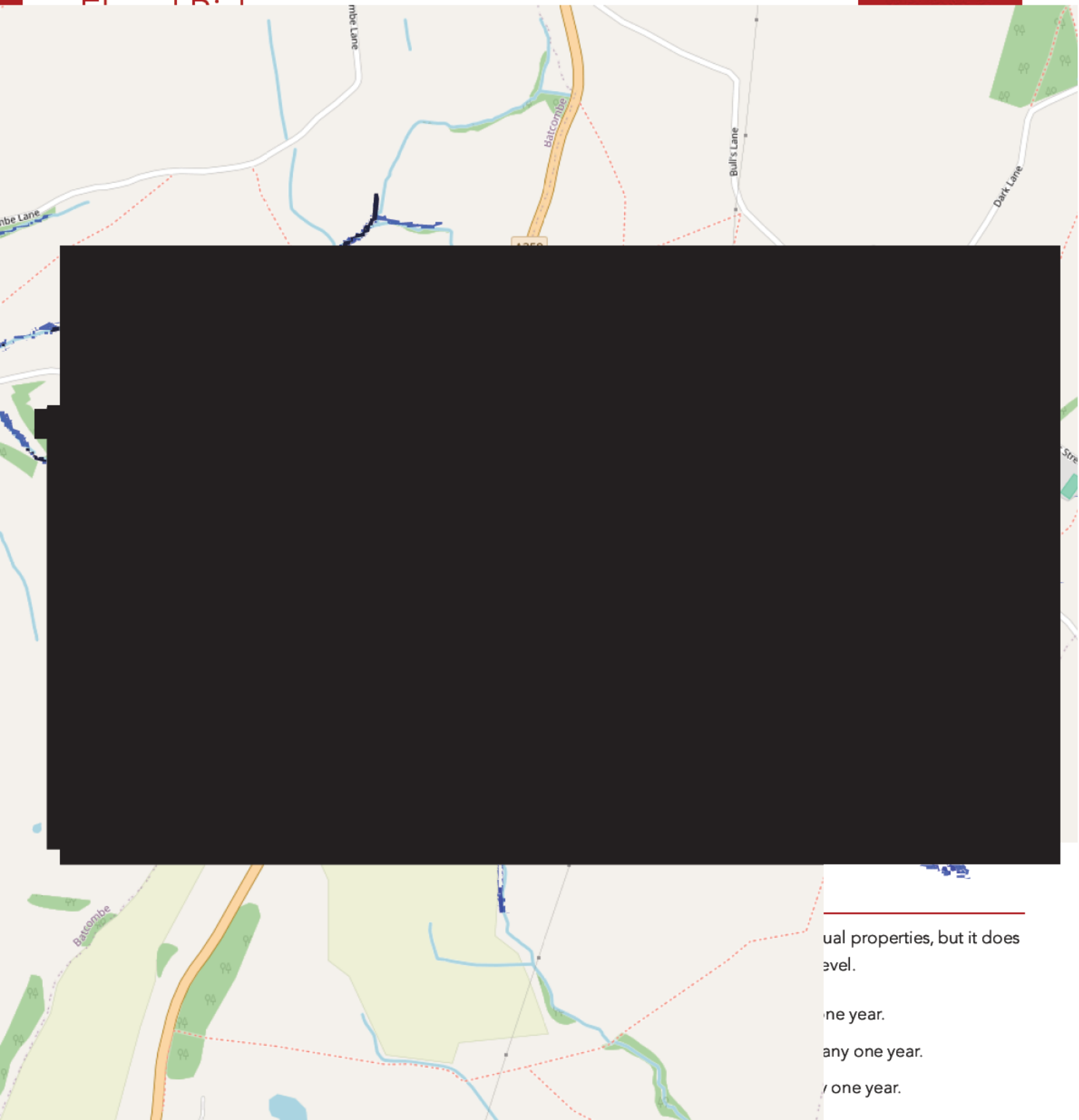
Property

EPC - Additional Data

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Additional EPC Data

Property Type:	Bungalow
Build Form:	Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Electricity: electricity, unspecified tariff
Flat Top Storey:	No
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.28 W/m ² K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.16 W/m ² K
Roof Energy:	Good
Main Heating:	Air source heat pump , electric
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.17 W/m ² K
Total Floor Area:	60 m ²



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Chance of flooding to the following depths at this property:

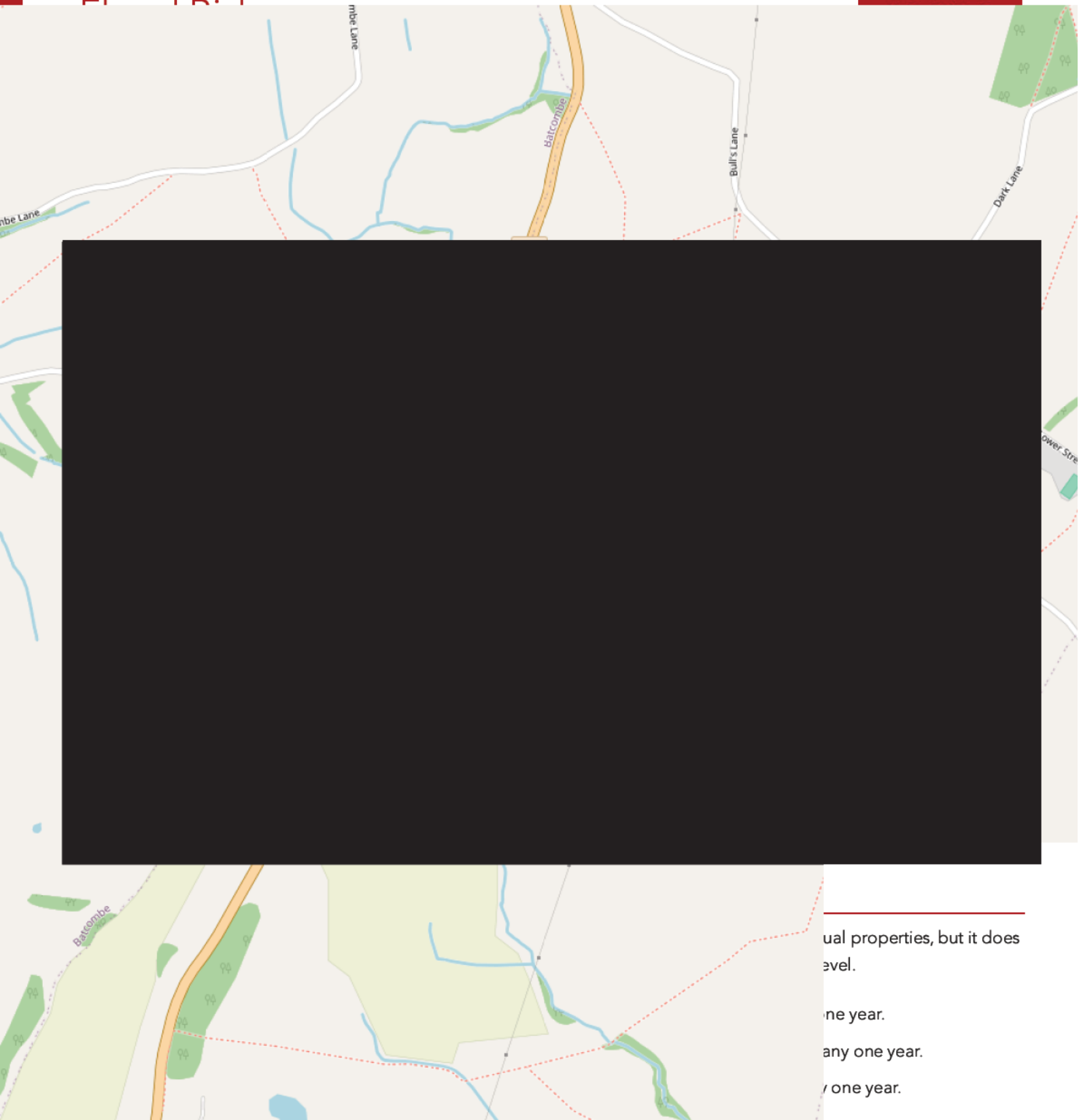




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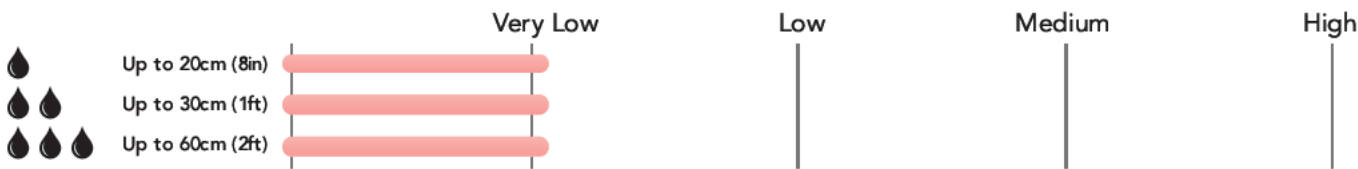
Flood Risk Rivers & Seas Climate Change

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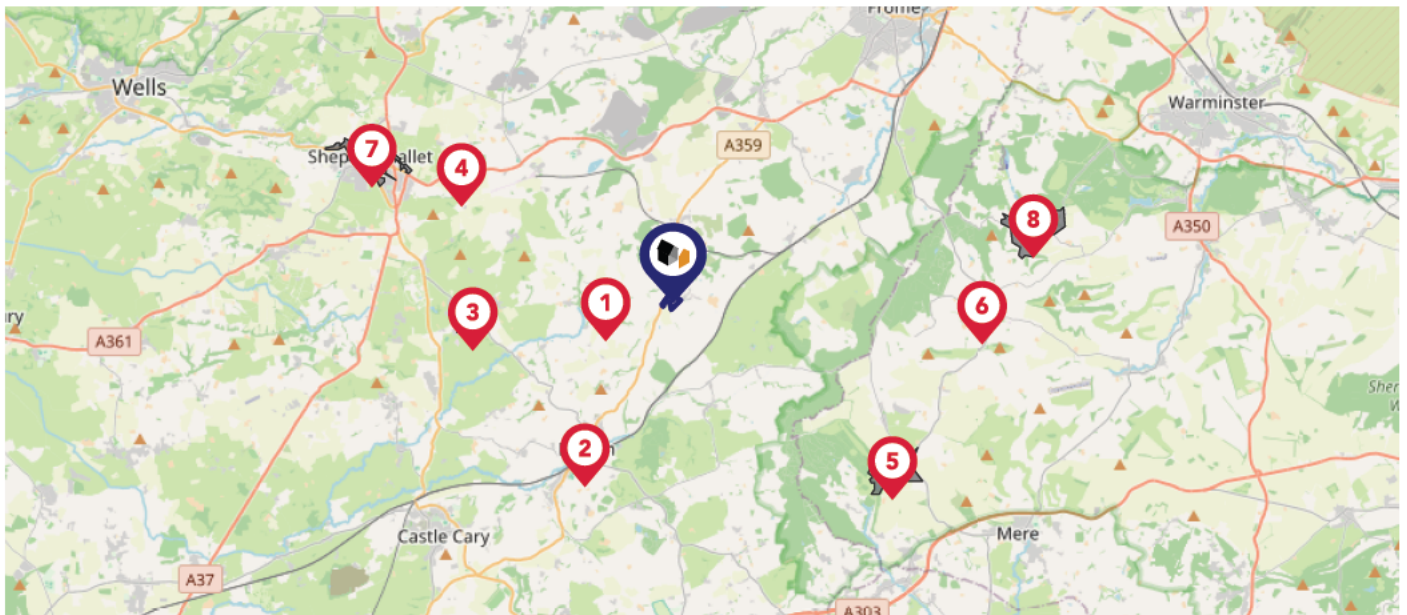
MIR - Material Info

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

Batcombe

2

Bruton

3

Evercreech

4

Doulting

5

Stourton

6

Maiden Bradley

7

Shepton Mallet

8

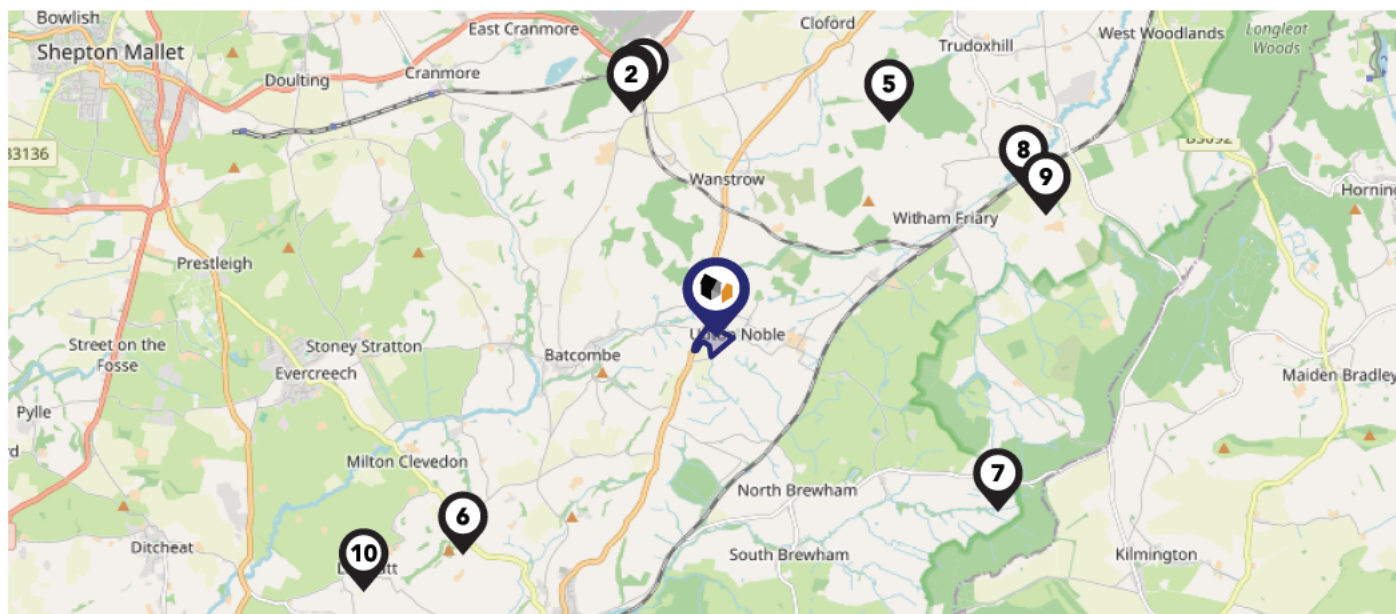
Horningsham

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	Bulls Lane-Upton Noble	Historic Landfill	
2	Trinidad Asphalt Works Area B-Wanstrow, Shepton Mallet, Somerset	Historic Landfill	
3	Permanite Asphalt Works-Trinidad Works, Wanstrow, Shepton Mallet, Somerset	Historic Landfill	
4	Trinidad Asphalt Works Area A-Wanstrow, Shepton Mallet, Somerset	Historic Landfill	
5	Postlebury Wood-Cloford Common, Wanstrow, Somerset	Historic Landfill	
6	Creech Mill-Milton Clevedon	Historic Landfill	
7	Druley Hill-North Brewham, Bruton, Somerset	Historic Landfill	
8	Witham Hall Tip, Witham Hall Farm-Witham Friary	Historic Landfill	
9	Witham Hall Farm-Field No 9167 0044, Near Frome	Historic Landfill	
10	Lambrook House-Lamyatt	Historic Landfill	

This map displays nearby coal mine entrances and their classifications.



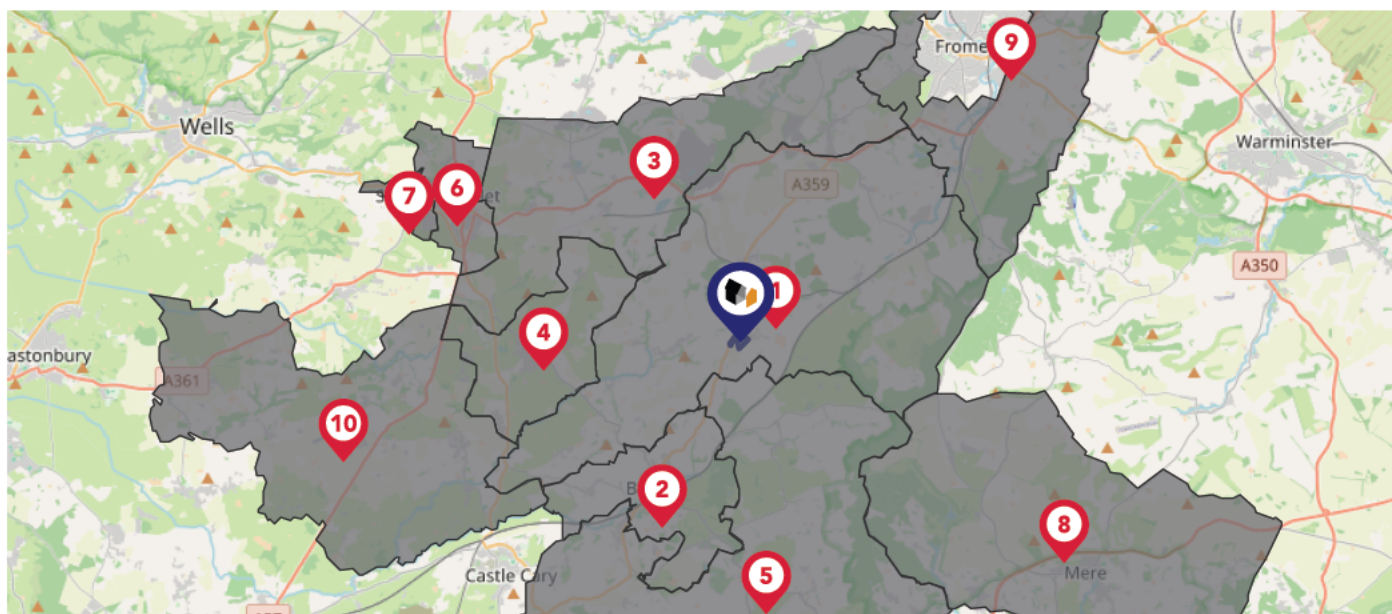
Mine Entry

- ✕ 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.

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



Postlebury Ward



Bruton Ward



Cranmore, Doultong and Nunney Ward



Creech Ward



Tower Ward



Shepton East Ward



Shepton West Ward



Mere ED



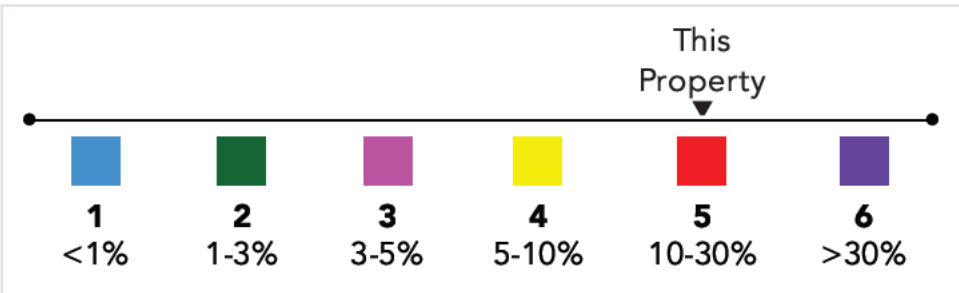
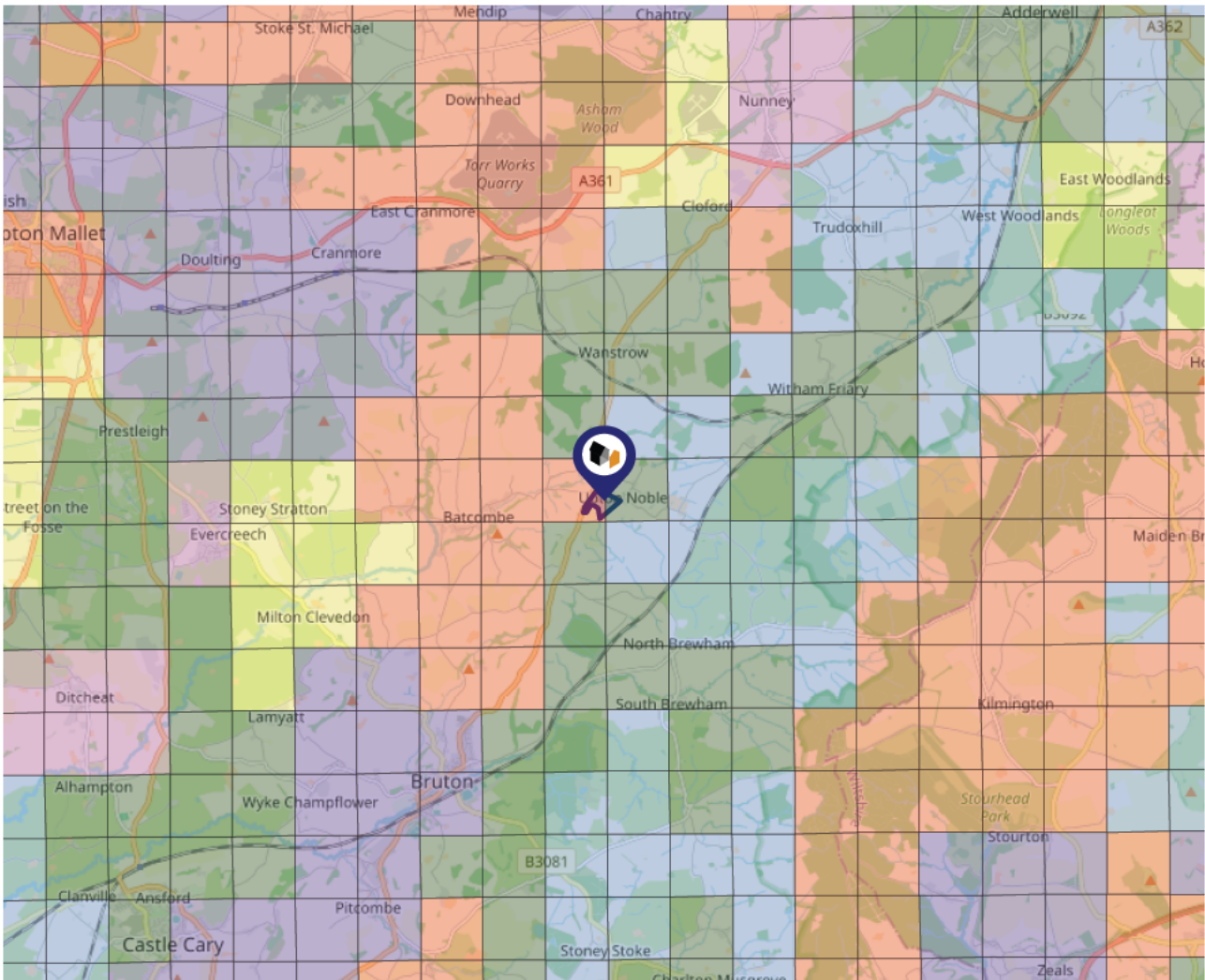
Beckington and Selwood Ward



The Pennards and Ditchet Ward

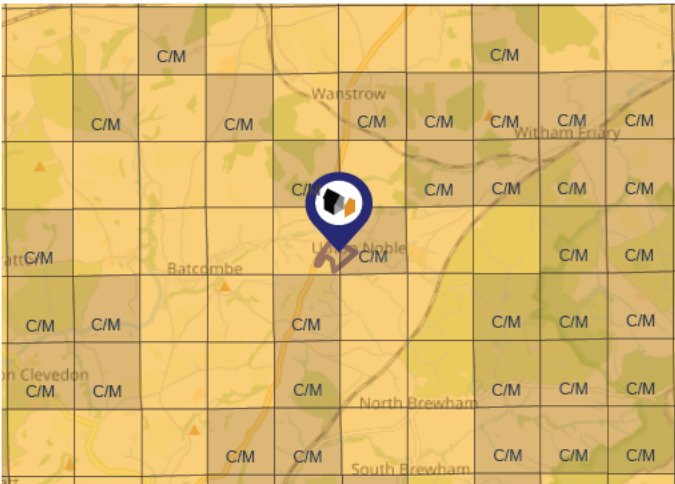
What is Radon?

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:	HIGH	Soil Texture:	LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	INTERMEDIATE-SHALLOW
Soil Group:	HEAVY TO MEDIUM		



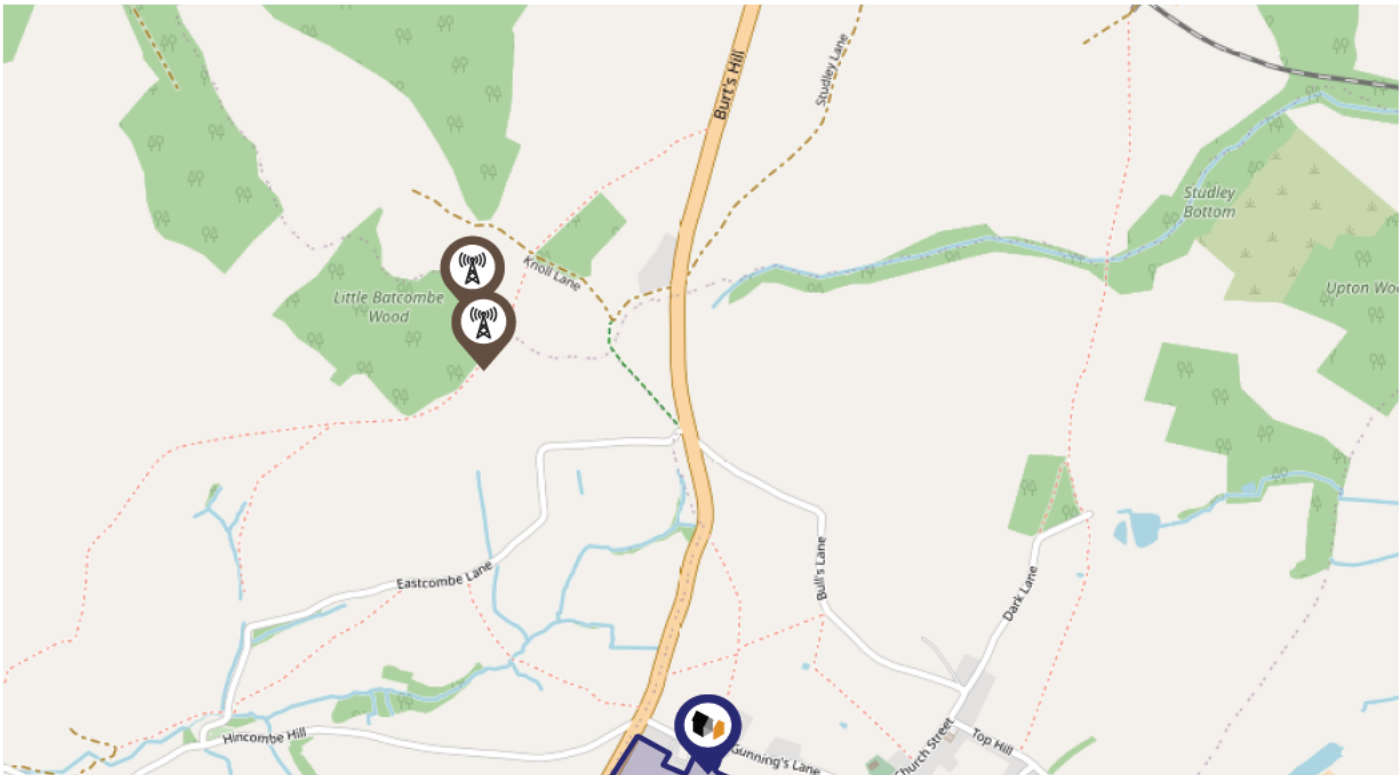
Primary Classifications (Most Common Clay Types)

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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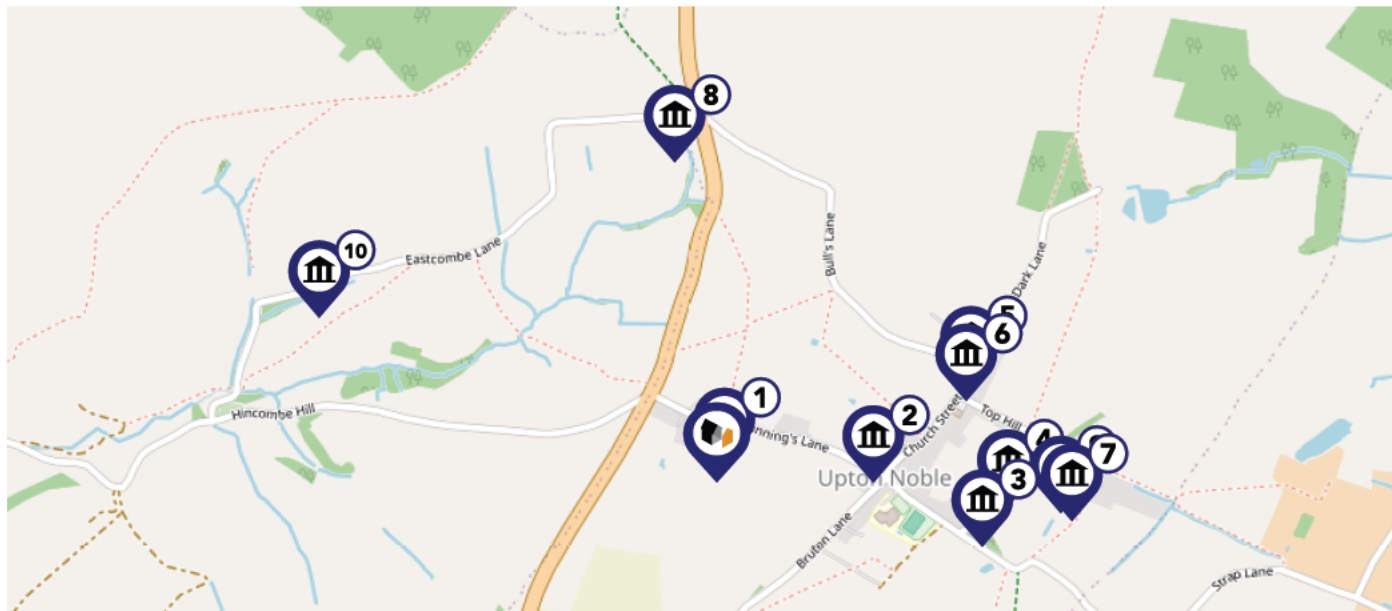
- Key:**
-  Power Pylons
 -  Communication Masts

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
	1058281 - Gunnings Farmhouse	Grade II	0.0 miles
	1174889 - Church Of St Mary Magdalene	Grade II	0.2 miles
	1174950 - Manor Farmhouse And Garden Wall, 5 Metres To South-east	Grade II	0.3 miles
	1345278 - Highwinds Sunnyside	Grade II	0.3 miles
	1295574 - Prospect Farmhouse	Grade II	0.3 miles
	1058280 - Church Farmhouse	Grade II	0.3 miles
	1058282 - Manor Cottage	Grade II	0.4 miles
	1295521 - Highfield	Grade II	0.4 miles
	1345277 - The Manor House	Grade II	0.4 miles
	1234954 - Roadside Cross At Ngr St 7026 3976	Grade II	0.5 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

Air Source Heat Pump

Gas Supply

No Gas Supply

Central Heating

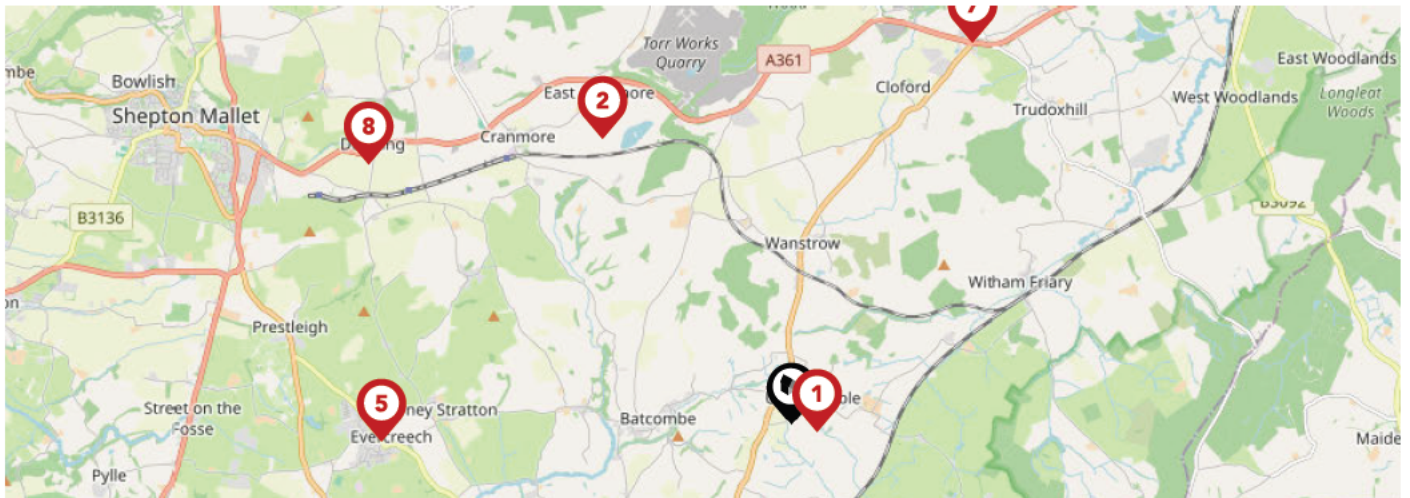
Underfloor Heating

Water Supply

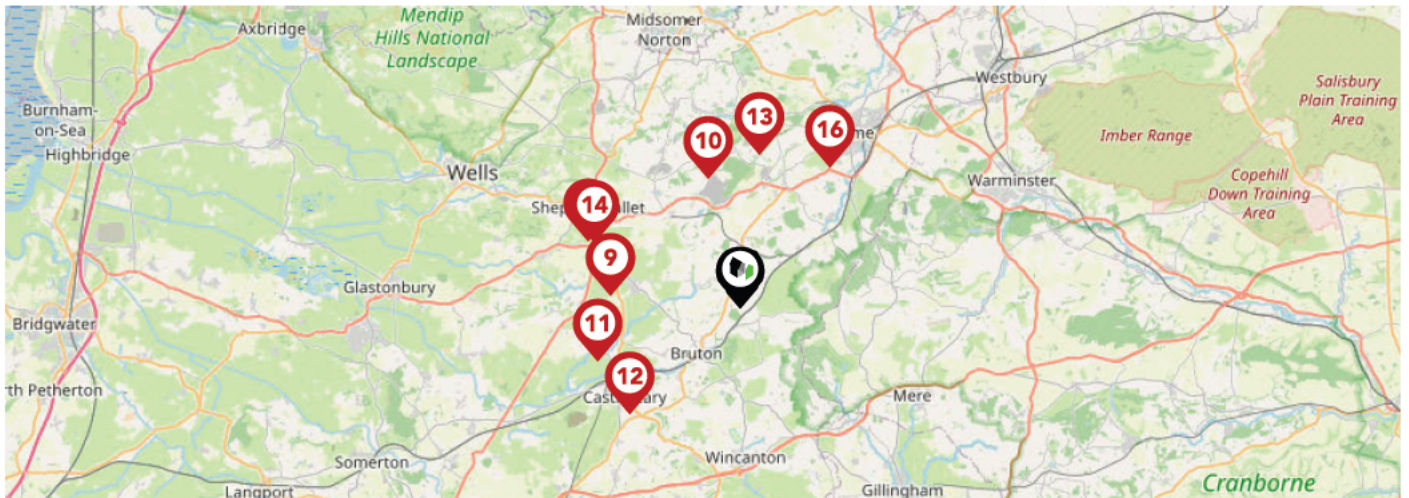
Mains

Drainage

Mains



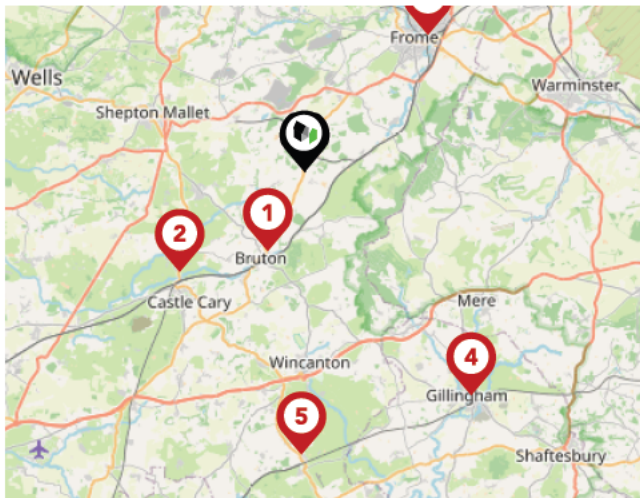
		Nursery	Primary	Secondary	College	Private
1	Upton Noble CofE VC Primary School Ofsted Rating: Good Pupils: 165 Distance:0.24	☐	☒	☐	☐	☐
2	All Hallows School Ofsted Rating: Not Rated Pupils: 238 Distance:3.2	☐	☐	☒	☐	☐
3	Bruton Primary School Ofsted Rating: Good Pupils: 252 Distance:3.27	☐	☒	☐	☐	☐
4	King's Bruton Ofsted Rating: Not Rated Pupils: 355 Distance:3.39	☐	☐	☒	☐	☐
5	Evercreech Church of England Primary School Ofsted Rating: Good Pupils: 181 Distance:3.82	☐	☒	☐	☐	☐
6	Sexey's School Ofsted Rating: Good Pupils: 685 Distance:3.91	☐	☐	☒	☐	☐
7	Nunney First School Ofsted Rating: Good Pupils: 72 Distance:3.93	☐	☒	☐	☐	☐
8	St Aldhelms Church School Ofsted Rating: Requires improvement Pupils: 173 Distance:4.61	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
9	The Mendip School Ofsted Rating: Good Pupils: 164 Distance:4.81	☐	☐	☒	☐	☐
10	Leigh On Mendip School Ofsted Rating: Good Pupils: 99 Distance:4.98	☐	☒	☐	☐	☐
11	Ditcheat Primary School Ofsted Rating: Good Pupils: 91 Distance:5.64	☐	☒	☐	☐	☐
12	Ansford Academy Ofsted Rating: Requires improvement Pupils: 543 Distance:5.7	☐	☐	☒	☐	☐
13	Mells Church of England First School Ofsted Rating: Good Pupils: 69 Distance:5.76	☐	☒	☐	☐	☐
14	Whitstone Ofsted Rating: Good Pupils: 584 Distance:5.94	☐	☐	☒	☐	☐
15	St Paul's Church of England VC Junior School Ofsted Rating: Good Pupils: 322 Distance:6.15	☐	☒	☐	☐	☐
16	Trinity Church of England First School Ofsted Rating: Good Pupils: 295 Distance:6.21	☐	☒	☐	☐	☐

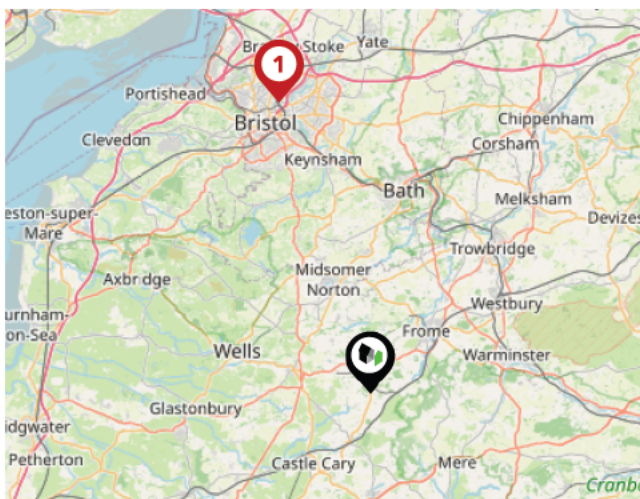
Area Transport (National)

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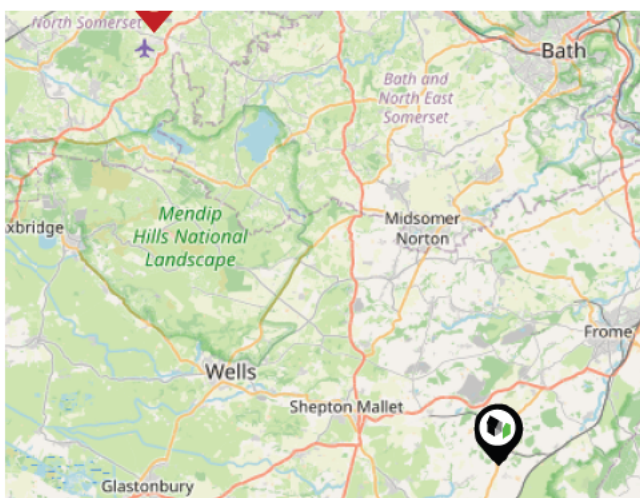
National Rail Stations

Pin	Name	Distance
1	Bruton Rail Station	3.18 miles
2	Castle Cary Rail Station	5.92 miles
3	Frome Rail Station	6.86 miles
4	Gillingham (Dorset) Rail Station	10.34 miles
5	Templecombe Rail Station	10.5 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M32 J3	22.68 miles

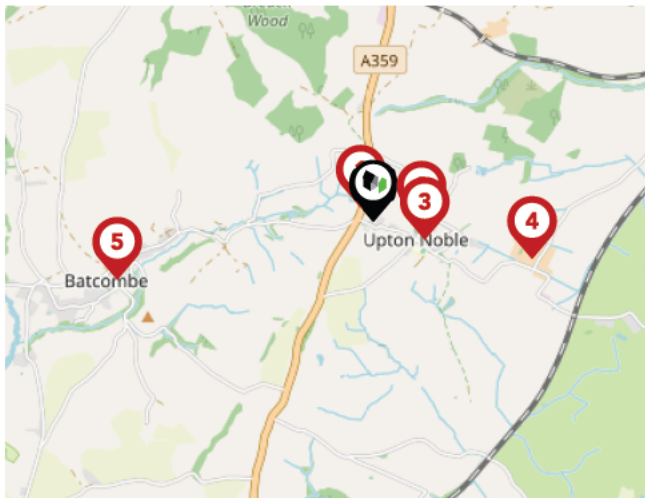


Airports/Helipads

Pin	Name	Distance
1	Bristol International Airport	20.53 miles

Area

Transport (Local)

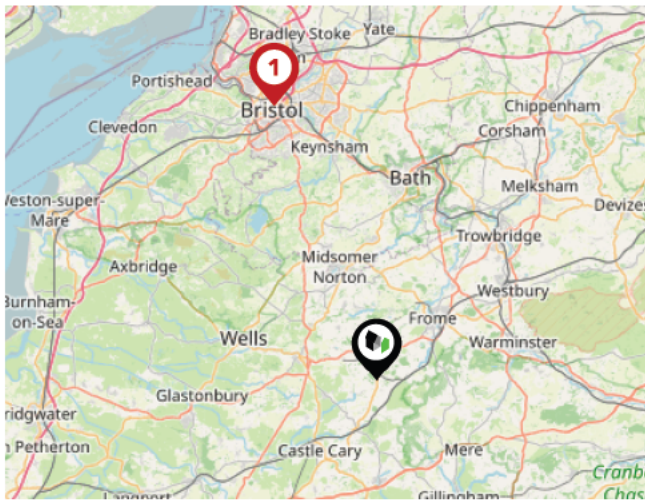


Bus Stops/Stations

Pin	Name	Distance
1	Upton Noble Crossroads	0.09 miles
2	Lamb Inn	0.22 miles
3	School	0.25 miles
4	Millers Farm	0.75 miles
5	St Marys Church	1.22 miles

Local Connections

No Local Connections found within 30 km of this property.



Ferry Terminals

Pin	Name	Distance
1	Bathurst Basin Ferry Landing	21.75 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

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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.

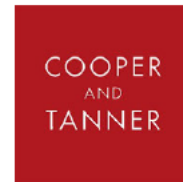


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