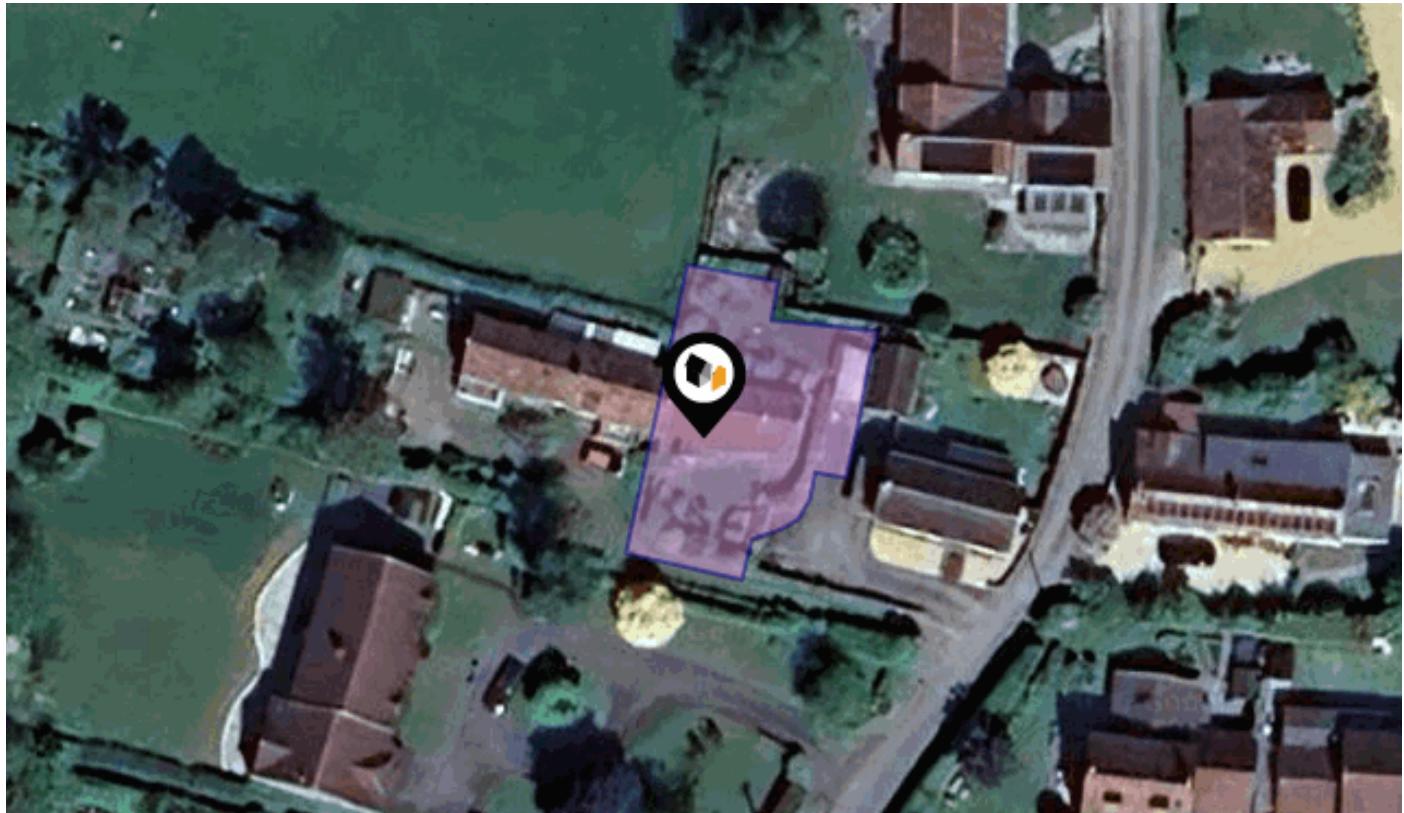




See More Online

MIR: Material Info

The Material Information Affecting this Property
Friday 13th February 2026



MILL ROAD, BARTON ST. DAVID, SOMERTON, TA11

Cooper and Tanner

32 High Street Shepton Mallet BA4 5AS

01749 372200

sheptonmallet@cooperandtanner.co.uk

cooperandtanner.co.uk



Powered by



Property Overview

COOPER
AND
TANNER



Property

Type: Semi-Detached
Bedrooms: 3
Floor Area: 936 ft² / 87 m²
Plot Area: 0.09 acres
Year Built : Before 1900
Title Number: ST105941

Tenure: Freehold

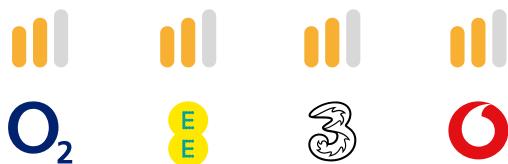
Local Area

Local Authority: Somerset
Conservation Area: No
Flood Risk:
● Rivers & Seas
● Surface Water

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

2 mb/s 80 mb/s - mb/s
  

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: **Mill House Mill Road Barton St. David Somerton Somerset TA11 6DF**

Reference - 93/00104/FUL

Decision: Approved

Date: 18th November 1993

Description:

CONVERSION OF PART OF EXISTING OUTBUILDINGS INTO A TWO STOREY DWELLINGHOUSE (GR 550/325)

Reference - 21/03707/LBC

Decision: Approved

Date: 13th December 2021

Description:

Renovation of Mill House to include: Change of use of land from agricultural to residential for the creation of new access onto Copis Lane, erection of timber framed garage, replacement of roof over mill, installation of swimming pool & conversion of existing outbuildings

Reference - 2022/2301/FUL

Decision: Awaiting decision

Date: 21st November 2022

Description:

Installation of 2no. shipping containers and 1no. log cabin for Class E and workshop.

Reference - 21/03706/FUL

Decision: Approved

Date: 13th December 2021

Description:

Renovation of Mill House to include: Change of use of land from agricultural to residential for the creation of new access onto Copis Lane, erection of timber framed garage, replacement of roof over mill, installation of swimming pool & conversion of existing outbuildings

Planning records for: **Mill House Mill Road Barton St. David Somerton Somerset TA11 6DF**

Reference - 94/00091/LBC

Decision: Decided

Date: 18th May 1994

Description:

RE-ROOFING GARAGE ROOF WITH TILES (LISTED BUILDING CONSENT) (GR 550/325)

Reference - 23/00197/S73

Decision: Awaiting decision

Date: 24th January 2023

Description:

S73 Application to vary Condition 02 (Approved Plans) of planning approval 21/03706/FUL (Renovation of Mill House to include: Change of use of land from agricultural to residential for the creation of new access onto Copis Lane, erection of timber framed garage, replacement of roof over mill, installation of swimming pool & conversion of existing outbuildings) to allow alterations to fenestration and layout and amendment to front door to allow for a covered porch

Reference - 13/05113/LBC

Decision: Approved

Date: 03rd January 2014

Description:

Creation of a new door to connect existing sitting room and kitchen/breakfast room (GR 355070/132522)

Reference - 94/00092/FUL

Decision: Approved

Date: 11th October 1994

Description:

THE CONVERSION OF PART OF EXISTING OUTBUILDINGS INTO A DWELLINGHOUSE (REVISED APPLICATION) (GR 550/325)

Planning records for: **Mill House Mill Road Barton St David Somerton Somerset TA11 6DF**

Reference - 23/00295/DOC1

Decision: Awaiting decision

Date: 03rd February 2023

Description:

Discharge of conditions No.04 (stonework), No.05 (windows and doors), No.06 (pipework services) and No.07 (rainwater goods) of planning application 21/03707/LBC

Reference - 22/03260/DOC1

Decision: Awaiting decision

Date: 21st November 2022

Description:

Discharge of Condition No. 8 (Cross Section of Bridges) of Planning Application 21/03706/FUL

Reference - 23/00270/S19

Decision: Awaiting decision

Date: 24th January 2023

Description:

S19 Application to vary Condition 02 (Approved Plans) of planning approval 21/03707/LBC (Renovation of Mill House to include: Change of use of land from agricultural to residential for the creation of new access onto Copis Lane, erection of timber framed garage, replacement of roof over mill, installation of swimming pool & conversion of existing outbuildings) to allow alterations to fenestration and layout and amendment to front door to allow for a covered porch

Reference - 94/00093/LBC

Decision: Decided

Date: 11th October 1994

Description:

THE CONVERSION OF PART OF EXISTING OUTBUILDINGS INTO A DWELLINGHOUSE (LISTED BUILDING CONSENT) (REVISED APPLICATION) (GR 550/325)

Planning records for: ***Mill House Mill Road Barton St. David Somerton Somerset TA11 6DF***

Reference - 93/00103/LBC

Decision: Decided

Date: 15th November 1993

Description:

CONVERSION OF PART OF EXISTING OUTBUILDINGS INTO A TWO STOREY DWELLINGHOUSE (LISTED BUILDING CONSENT) (GR 550/325)

Planning records for: ***Brue River Cottage Mill Road Barton St. David Somerton Somerset TA11 6DF***

Reference - 02/01392/FUL

Decision: Approved

Date: 20th May 2002

Description:

The construction of a menage

Planning records for: ***Mill Cottage Mill Road Barton St David Somerton Somerset TA11 6DF***

Reference - 22/01134/HOU

Decision: Approved

Date: 11th April 2022

Description:

A ground floor extension for a wheelchair accessible wet room

Reference - 22/01137/DOC1

Decision: Approved

Date: 11th April 2022

Description:

Discharge of Conditions No.3 (Roof Lights), No.4 (Electrical and Telephone Services), No.7 (Materials), No.8 (Arched Corridor), No.9 (Fireplace), No.10 (Foul Water) and No.11 (Paint) on Planning Application 21/03166/LBC.

Planning records for: ***Dove House Mill Road Barton St. David Somerton Somerset TA11 6DF***

Reference - 91/00131/FUL

Decision: Refused

Date: 02nd July 1991

Description:

THE ERECTION OF A TWO STOREY EXTENSION TO DWELLING (TO INCLUDE GROUND FLOOR ANNEXE)

Reference - 92/00122/FUL

Decision: Approved

Date: 11th February 1992

Description:

THE ERECTION OF SINGLE STOREY EXTENSION TO DWELLING (TO INCLUDE ANNEXE)

Planning records for: ***Ashley Mill Road Barton St David Somerton TA11 6DF***

Reference - 20/00661/FUL

Decision: Approved

Date: 03rd March 2020

Description:

The erection of new dwelling with associated parking, turning and vehicular access. Improvements to access and parking for No. 2 Wayside (Re-submission of 19/01675/FUL)

Planning records for: ***Clarence House Mill Road Barton St. David Somerton Somerset TA11 6DF***

Reference - 00/01208/FUL

Decision: Approved

Date: 10th May 2000

Description:

The erection of a single storey extension and conversion of roofspace over garage to provide bedroom accommodation (gr 544/323)

Planning records for: ***Froggatt House Mill Road Barton St David Somerton Somerset TA11 6DF***

Reference - 22/02740/HOU

Decision: Approved

Date: 23rd September 2022

Description:

Demolition of conservatory and erection of single storey extension. Pitch roof to existing dormer and replacement garage.

Planning records for: ***Little Coval Mill Road Barton St David Somerton Somerset TA11 6DF***

Reference - 25/01459/HOU

Decision: Approved

Date: 16th June 2025

Description:

Erection of single storey front extension to dwelling

Planning records for: ***Marshfield House Mill Road Barton St David Somerton Somerset TA11 6DF***

Reference - 22/00656/HOU

Decision: Approved

Date: 07th March 2022

Description:

Erection of single storey front extension and first floor side extension to dwelling.

Reference - 02/01424/FUL

Decision: Approved

Date: 24th May 2002

Description:

The erection of a dormer extension

Planning records for: **Marshfield House (Formerly Marsh House) Mill Road Barton St. David Somerton Somerset TA11 6DF**

Reference - 94/00111/FUL

Decision: Approved

Date: 09th May 1994

Description:

ERECTION OF A SINGLE STOREY EXTENSION TO DWELLINGHOUSE (GR 545/323)

Planning records for: **Witherleigh Farm Mill Road Barton St. David Somerton Somerset TA11 6DF**

Reference - 95/05114/FUL

Decision: Approved

Date: 21st February 1995

Description:

ERECTION OF BUILDING FOR STORAGE OF HORSESHOES & COVERED AREA FOR LOADING/PARKING TRACTOR/FORKLIFT AND HAY STORAGE WITHOUT COMPLIANCE WITH COND 5 OF D N 922236 DATED 15/7/93 (MATERIALS TO BE USED) (GR 545/323)

Reference - 91/00133/FUL

Decision: Approved

Date: 01st March 1991

Description:

ERECTION OF GARAGE AND STORE (GR 545/323)

Reference - 02/24/00001

Decision: Awaiting decision

Date: 02nd February 2024

Description:

Alterations to the detached garage and re-tarmacing of driveway.

Planning records for: *Witherleigh Farm Mill Road Barton St. David Somerton Somerset TA11 6DF*

Reference - 90/00103/FUL

Decision: Approved

Date: 31st January 1990

Description:

THE ERECTION OF A BUILDING FOR THE MANUFACTURE OF HORSESHOES (GR545/323)

Reference - 24/00283/FUL

Decision: Approved

Date: 02nd February 2024

Description:

Erection of 11m extension to existing warehouse

Reference - 95/05113/AGN

Decision: Decided

Date: 18th January 1995

Description:

NOTIFICATION OF INTENT TO ERECT AN AGRICULTURAL BUILDING FOR THE STORAGE OF HAY, STRAW AND AGRICULTURAL MACHINERY AND VEHICLES (GR 545/323)

Reference - 08/01170/FUL

Decision: Approved

Date: 10th April 2008

Description:

The erection of a new open fronted agricultural storage shed (GR 354583/132316)

Planning records for: *Witherleigh Farm Mill Road Barton St. David Somerton Somerset TA11 6DF*

Reference - 91/00134/FUL

Decision: Approved

Date: 18th December 1991

Description:

THE CHANGE OF USE OF LAND FROM AGRICULTURAL TO EXTENSION OF CURTILAGE TO PROVIDE ACCESS WITH ASSOCIATED TREE PLANTING SCHEME (GR 545/322)

Reference - 05/03068/FUL

Decision: Approved

Date: 10th November 2005

Description:

The erection of a single storey extension to form summer room (gr 354583/132316)

Planning records for: *Old Post Office Mill Road Barton St. David Somerton Somerset TA11 6DF*

Reference - 90/00102/FUL

Decision: Approved

Date: 03rd July 1990

Description:

ALTERATIONS, CONVERSION OF DWELLINGHOUSE INTO TWO DWELLINGS AND CONVERSION OF OUTBUILDING INTO TWO GARAGES (GR 543/320)

Planning records for: *Tootle Bridge Mill Road Nr Barton St David Somerset TA11 6DF*

Reference - 2014/1469/LBC

Decision: Approval with Conditions

Date: 21st July 2014

Description:

Highway improvements and the installation of Trief High Containment Kerbs along surface of bridge.

Planning records for: ***Stonelee Mill Road Barton St. David Somerton Somerset TA11 6DF***

Reference - 96/02685/FUL

Decision: Approved

Date: 20th November 1996

Description:

The erection of a garden shed (gr 544/324)

Reference - 00/01821/FUL

Decision: Decided

Date: 18th July 2000

Description:

The removal of planning condition from Appl. No. 901533 - Ancillary accommodation to dwelling to be occupied by persons of the same household exclusively (gr 544/323)

Reference - 02/02680/FUL

Decision: Approved

Date: 02nd October 2002

Description:

The erection of a triple garage with pitched roof

Planning records for: ***Laurel Farm Mill Road Barton St. David Somerton Somerset TA11 6DF***

Reference - 90/00101/FUL

Decision: Approved

Date: 26th July 1990

Description:

THE ERECTION OF A SLURRY STORE (GR 544/321)

Planning records for: *Laurel Farm Mill Road Barton St David Somerton Somerset TA11 6DF*

Reference - 15/05655/FUL

Decision: Approved

Date: 15th December 2015

Description:

Erection of a two storey rear extension. (GR: 354422/132182)

Reference - 22/01646/HOU

Decision: Approved

Date: 01st June 2022

Description:

Garage extension fronting highway

Reference - 23/02907/COL

Decision: Decided

Date: 16th November 2023

Description:

Application for a Lawful Development Certificate for the existing use of land as residential garden

Reference - 14/05374/FUL

Decision: Approved

Date: 26th November 2014

Description:

Redevelopment of farmyard with the erection of six dwellings (Revised application) (GR 354422/132182)

Planning records for: *Laurel Farm Mill Road Barton St David Somerton Somerset TA11 6DF*

Reference - 13/00020/FUL

Decision: Withdrawn

Date: 07th January 2013

Description:

Redevelopment of farmyard for the erection of 6 dwellings (GR: 354422/132182)

Reference - 94/00110/FUL

Decision: Approved

Date: 16th June 1994

Description:

ERECTION OF AN AGRICULTURAL BUILDING FOR HOUSING LIVESTOCK (GR 544/321)

Reference - 14/02687/S73A

Decision: Decided

Date: 13th June 2014

Description:

Section 73A application to remove condition 9 of planning approval 781947 dated 03/04/1979 to remove agricultural occupancy condition (GR:354422/132182)

Reference - 13/04069/FUL

Decision: Approved

Date: 01st October 2013

Description:

Redevelopment of farmyard for the erection of 6 single storey dwellings (resubmission- amended scheme) (GR: 354422/132182)

Planning records for: *Laurel Farm Mill Road Barton St. David Somerton Somerset TA11 6DF*

Reference - 90/00100/FUL

Decision: Approved

Date: 24th January 1990

Description:

THE ERECTION OF AN EXTENSION TO LIVESTOCK BUILDING (GR544/321)

Reference - 12/03800/COU

Decision: Approved

Date: 24th September 2012

Description:

Change of use of land from agricultural to residential garden (GR 354422/132182)

Reference - 23/02902/HOU

Decision: Decided

Date: 16th November 2023

Description:

Proposed Loft Conversion And Extension

Reference - 14/05198/FUL

Decision: Approved

Date: 21st November 2014

Description:

Demolition of existing kitchen and garage. Erection of two storey extension and garage with playroom over (GR 354422/132182).

Planning records for: ***Mill Road Barton St. David Somerton Somerset TA11 6DF***

Reference - 036313/002

Decision: Approval

Date: 03rd September 2004

Description:

Take down existing chimney on roadside gable end and rebuild to a reduced height (DEL)

Planning records for: ***Berlion Mill Road Barton St David Somerton Somerset TA11 6DF***

Reference - 05/01737/FUL

Decision: Approved

Date: 18th July 2005

Description:

Erection of conservatory to side of dwelling (gr 354455/132363)

Planning records for: ***Ramsons Mill Road Barton St David Somerton Somerset TA11 6DF***

Reference - 09/01566/FUL

Decision: Approved

Date: 02nd October 2009

Description:

Alterations and extension to dwellinghouse to include a conservatory and dormer windows and the erection of a 2.2m high boundary fence (GR 354480/132308)

Planning records for: ***Land At Plot Gate Barton St David Somerton TA11 6DF***

Reference - 20/02620/OUT

Decision: Withdrawn

Date: 15th September 2020

Description:

Outline application for the erection of 1 dwelling (all matters reserved).

Planning records for: ***Plotgate Cottage Mill Road Barton St. David Somerton Somerset TA11 6DF***

Reference - 95/05112/LBC

Decision: Decided

Date: 03rd February 1995

Description:

DEMOLITION OF SECTION OF WALLING AND THE CARRYING OUT OF ALTERATIONS, REPAIRS & IMPROVEMENTS TO COTTAGE INCLUDING RAISING ROOF HEIGHT AND INSTALLATION OF REPLACEMENT WINDOWS (LISTED BUILDING CONSENT)(GR 544/323)

Reference - 94/00113/LBC

Decision: Decided

Date: 06th May 1994

Description:

THE CARRYING OUT OF REPAIRS AND THE REFURBISHMENT OF COTTAGE (LISTED BUILDING CONSENT (GR 544/323)

Reference - 95/05111/FUL

Decision: Approved

Date: 03rd February 1995

Description:

THE CARRYING OUT OF ALTERATIONS, REPAIRS AND IMPROVEMENTS TO COTTAGE INCLUDING RAISING ROOF HEIGHT (GR 544/323)

Reference - 16/04835/LBC

Decision: Approved

Date: 26th May 2017

Description:

Replacement of 4 No. windows

Planning records for: ***Plotgate House Mill Road Barton St. David Somerton Somerset TA11 6DF***

Reference - 94/00112/FUL

Decision: Approved

Date: 31st March 1994

Description:

FORMATION OF A PITCHED ROOF OVER EXISTING FLAT ROOF EXTENSION AND THE ERECTION OF A GARAGE (GR 543/322)

Planning records for: ***2 Wayside Cottages Mill Road Barton St David Somerton Somerset TA11 6DF***

Reference - 94/00109/FUL

Decision: Approved

Date: 31st August 1994

Description:

ALTERATIONS AND THE ERECTION OF A FIRST FLOOR EXTENSION TO DWELLINGHOUSE (GR 544/322)

Reference - 95/05108/FUL

Decision: Approved

Date: 06th February 1995

Description:

REPLACING EXISTING FLAT ROOF OF REAR EXTENSION WITH A PITCHED ROOF (GR 544/322)

Reference - 05/01941/FUL

Decision: Approved

Date: 07th July 2005

Description:

Erection of conservatory to rear of dwelling (gr 354407/132234)

Planning records for: ***Land Os 5522 Part Mill Road Barton St David Somerton Somerset TA11 6DF***

Reference - 24/00406/FUL

Decision: Approved

Date: 16th February 2024

Description:

Erection of single storey dwelling and detached garage

Reference - 25/01872/DOC1

Decision: Awaiting decision

Date: 25th July 2025

Description:

Discharge of Conditions No. 8 (Vegetation Clearance) and No. 12 (Allocation Certificate) of Planning Application 24/00406/FUL.

Reference - 25/02418/S73A

Decision: Awaiting decision

Date: 01st October 2025

Description:

S73A application to vary conditions 2 (approved plans), 3 (materials), 5 (parking area), 8 (vegetation reduction), 12 (third party credits), 16 (floor levels), 17 (SUDs report) and 18 (air source heat pump) of approval 24/00406/FUL for Erection of single storey dwelling and detached garage.

Reference - 50/23/00100

Decision: Awaiting decision

Date: 16th February 2024

Description:

Variation of Condition 14 of Planning Permission 50/14/00095 (Installation of solar farm with associated infrastructure and fencing) to amend approved landscaping details.

Planning records for: ***Brockham House Mill Road Barton St David Somerton Somerset TA11 6DF***

Reference - 25/01869/HOU

Decision: Approved

Date: 25th July 2025

Description:

Erection of single storey extension to the existing gym building to form an annexe to provide ancillary accommodation

Planning records for: ***Mill Pond Cottage Mill Road Barton St. David Somerton Somerset TA11 6DF***

Reference - 02/01892/FUL

Decision: Withdrawn

Date: 10th July 2002

Description:

The erection of a garage

Reference - 03/00562/FUL

Decision: Approved

Date: 21st February 2003

Description:

The erection of a garage/workshop

Reference - 03/02272/LBC

Decision: Refused

Date: 01st August 2003

Description:

The erection of a single storey link/porch between cottage and garden sun room (gr 545/323)

Planning records for: **Mill Pond Cottage Mill Road Barton St. David Somerton Somerset TA11 6DF**

Reference - 00/02168/LBC

Decision: Refused

Date: 24th August 2000

Description:

Alterations and extension to existing dwelling (gr 550/324)

Reference - 03/02270/FUL

Decision: Refused

Date: 01st August 2003

Description:

The erection of a single storey link/porch between cottage and garden /sun room (gr 545/323)

Reference - 00/01927/FUL

Decision: Refused

Date: 28th July 2000

Description:

Alterations and extension to existing dwelling (gr 550/324)

Reference - 97/00005/LBC

Decision: Approved

Date: 07th January 1997

Description:

Erection of a sunroom(gr 550/324)

Planning records for: ***Holiday Units At Sleepy Hollow Mill Road Barton St David Somerton Somerset TA11 6DF***

Reference - 20/02273/FUL
Decision: Approved
Date: 13th August 2020
Description: Change of Use of 2 redundant tourism units to 1 dwelling (Including Operational Development)

Gallery Photos

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Property EPC - Certificate

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Mill Road, Barton St. David, TA11

Energy rating

D

Valid until 12.05.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

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Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Sandstone or limestone, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	87 m ²

Building Safety

Accessibility / Adaptations

Restrictive Covenants

Rights of Way (Public & Private)

Construction Type

Material Information

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Property Lease Information

Listed Building Information

Stamp Duty

Other

Other

Electricity Supply

Gas Supply

Central Heating

Water Supply

Drainage

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/

Disclaimer

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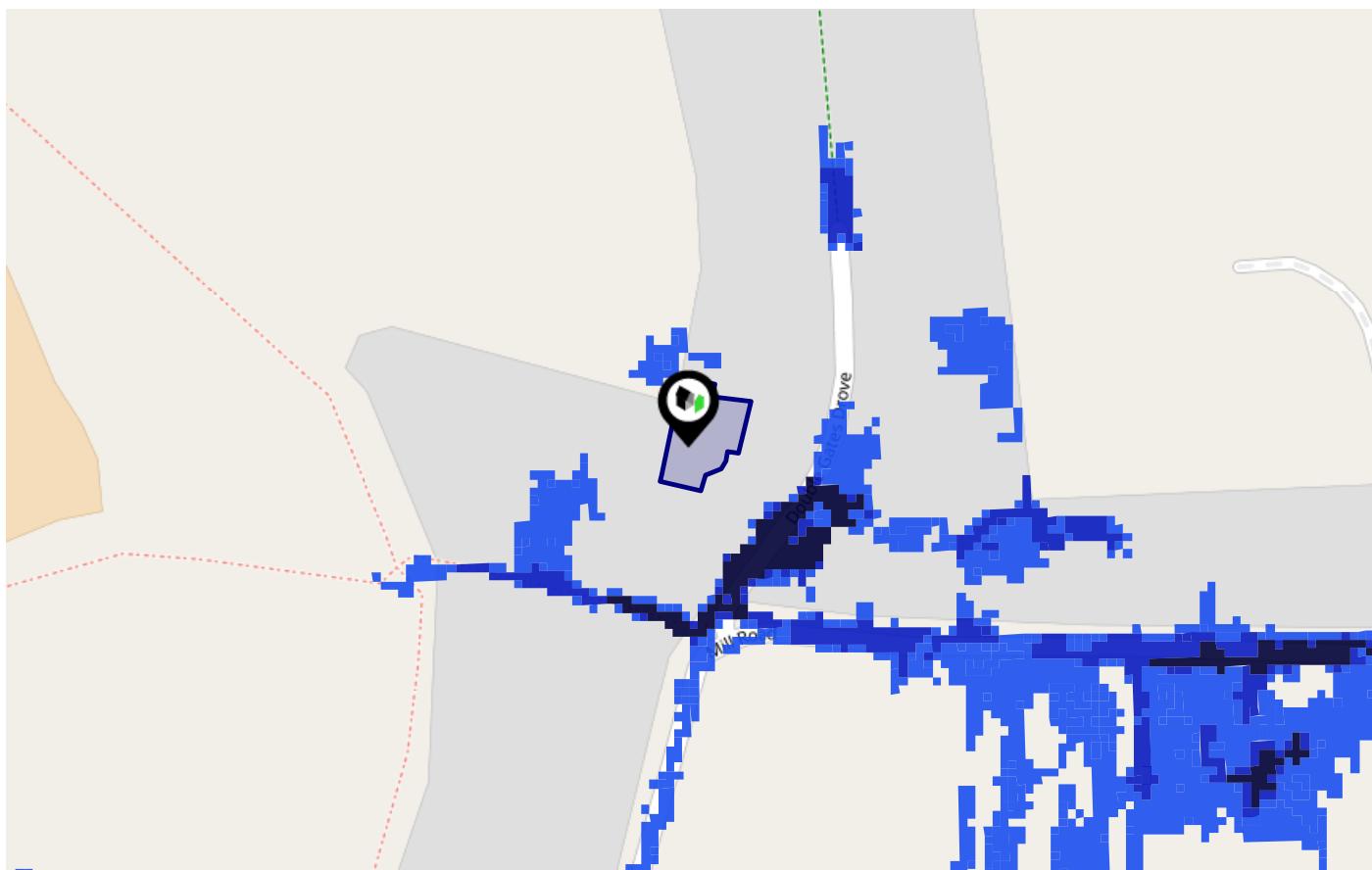
Important - Please read

Flood Risk

Surface Water - Flood Risk

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

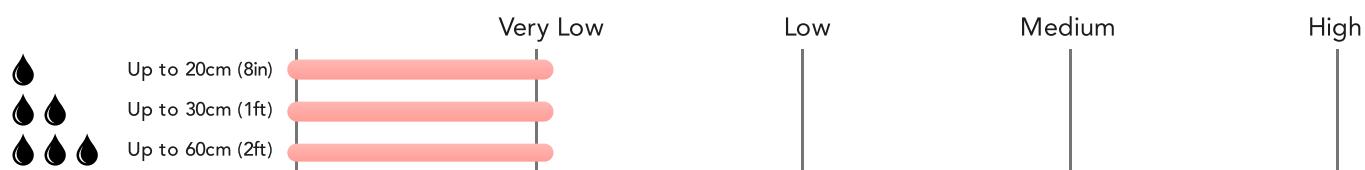


Risk Rating: Very low

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:

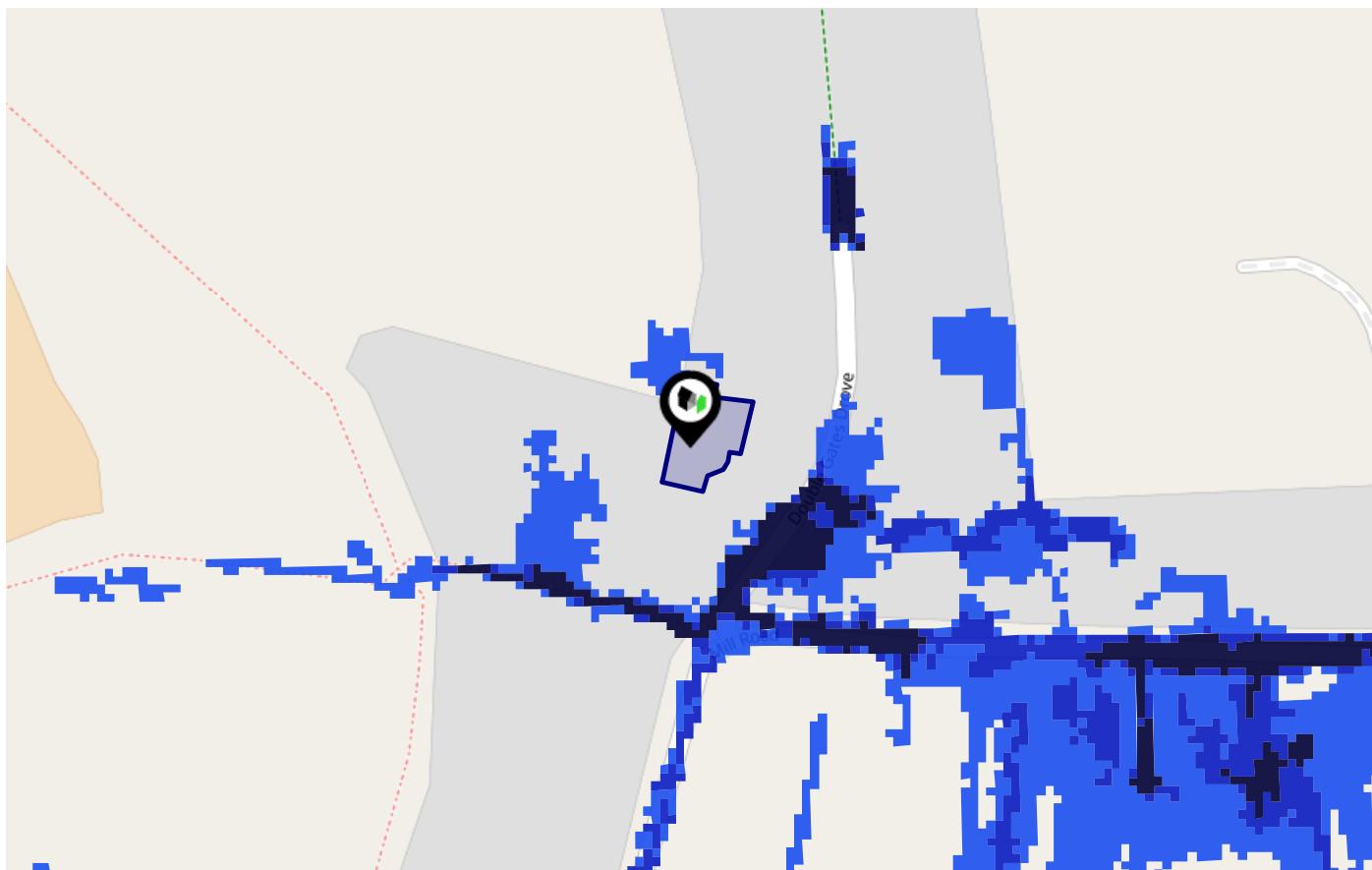


Flood Risk

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.

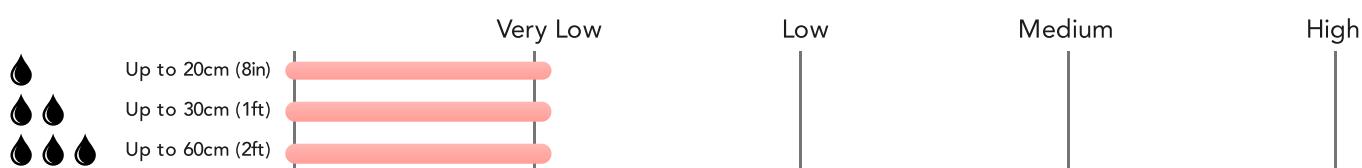


Risk Rating: Very low

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- 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:



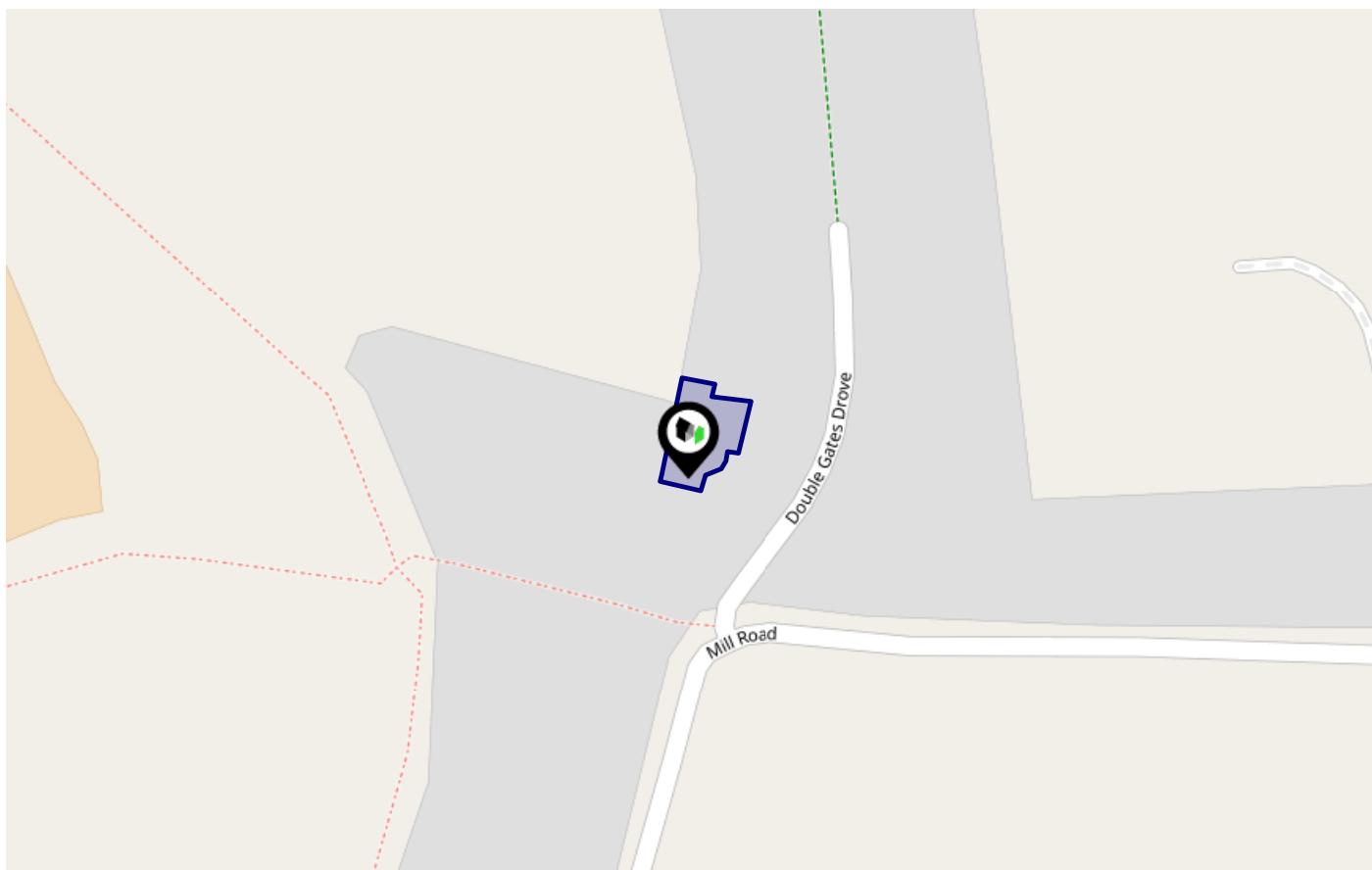
MIR - Material Info

Flood Risk

Rivers & Seas - Flood Risk

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TANNER

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

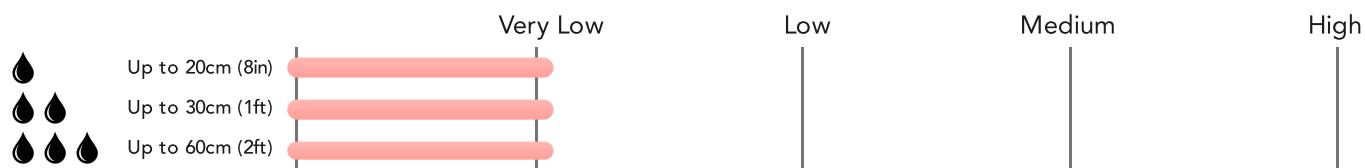


Risk Rating: Very low

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:

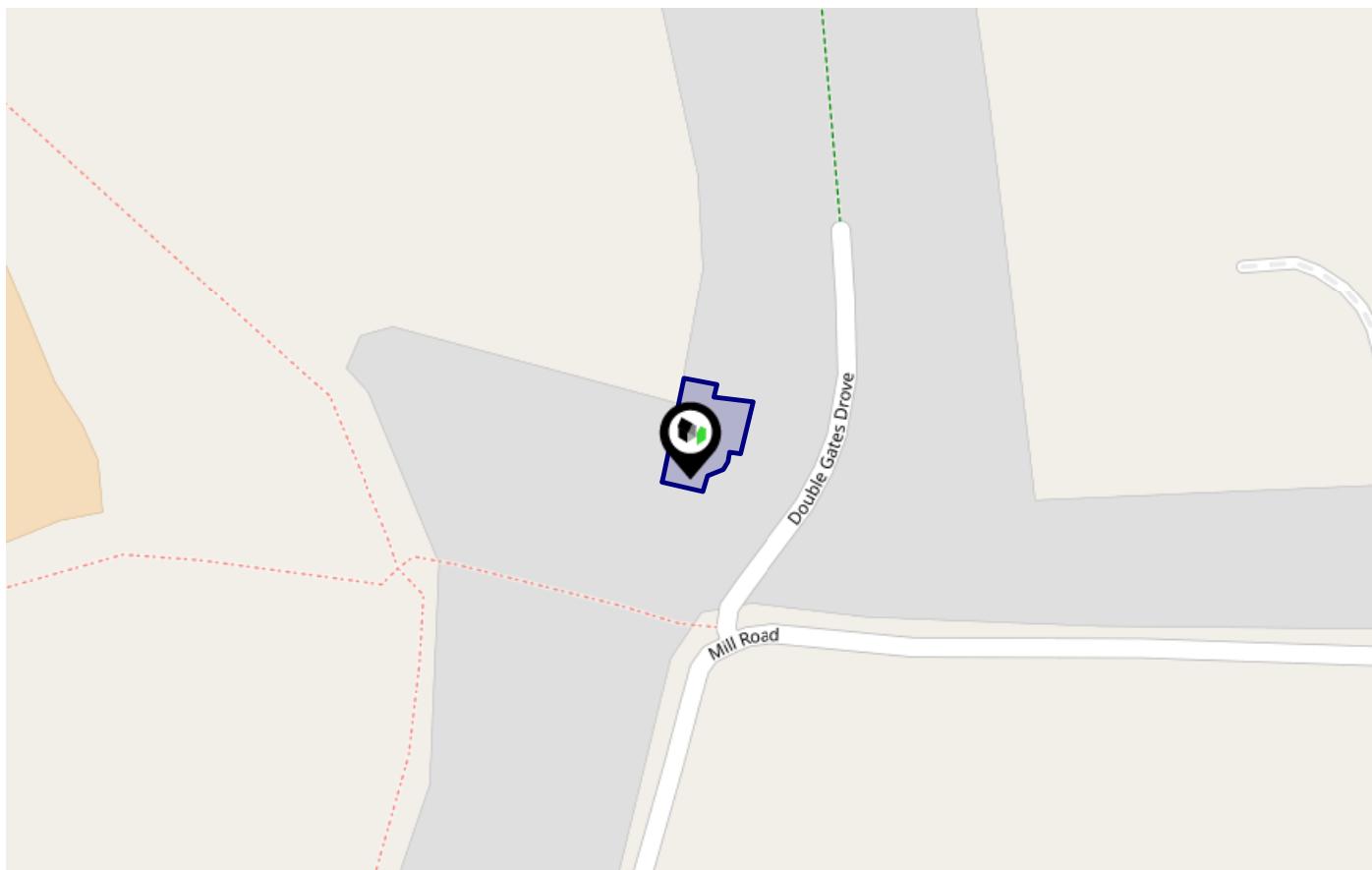


Flood Risk

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.
- **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:



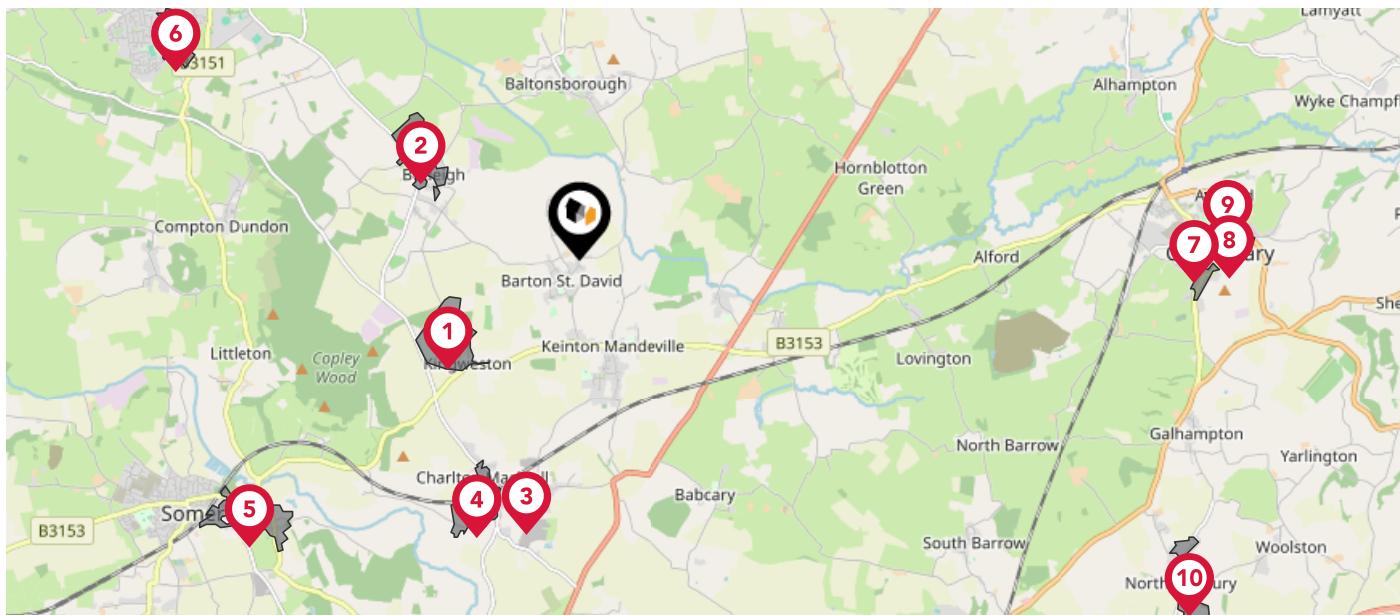
MIR - Material Info

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

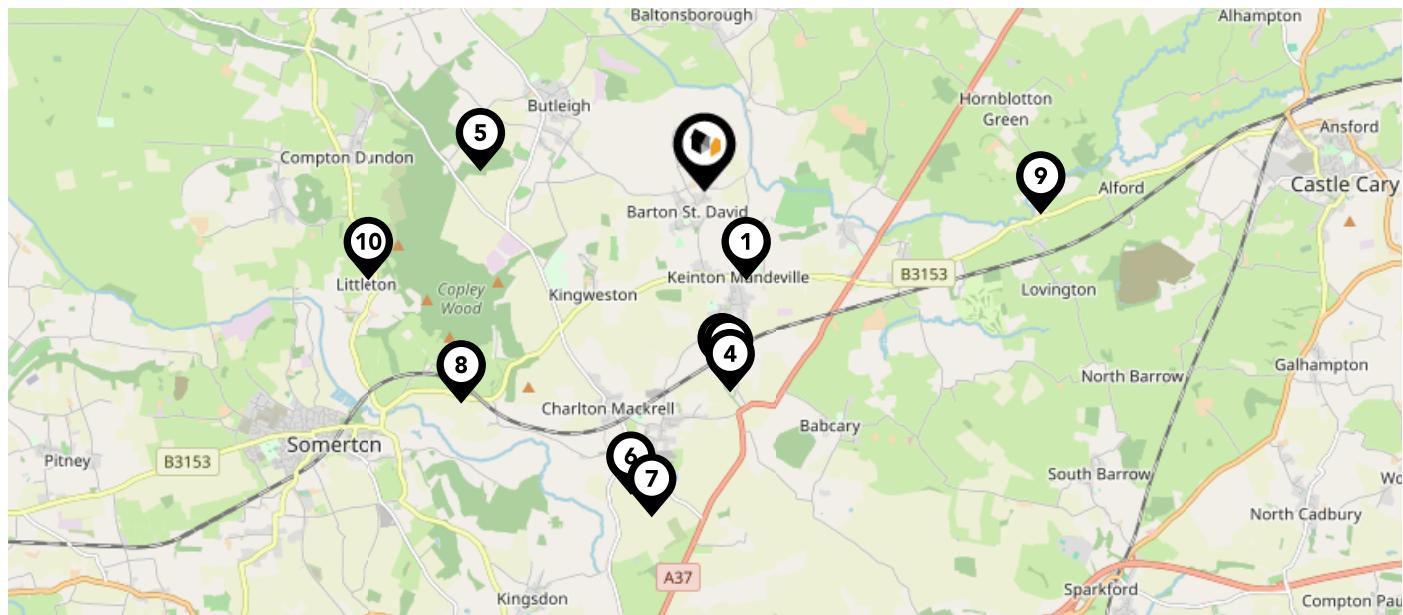
- 1 Kingweston
- 2 Butleigh
- 3 Charlton Adam
- 4 West Charlton and Charlton Mackrell
- 5 Somerton
- 6 Street
- 7 Higher Flax Mills
- 8 Castle Cary
- 9 Ansford
- 10 North Cadbury

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.



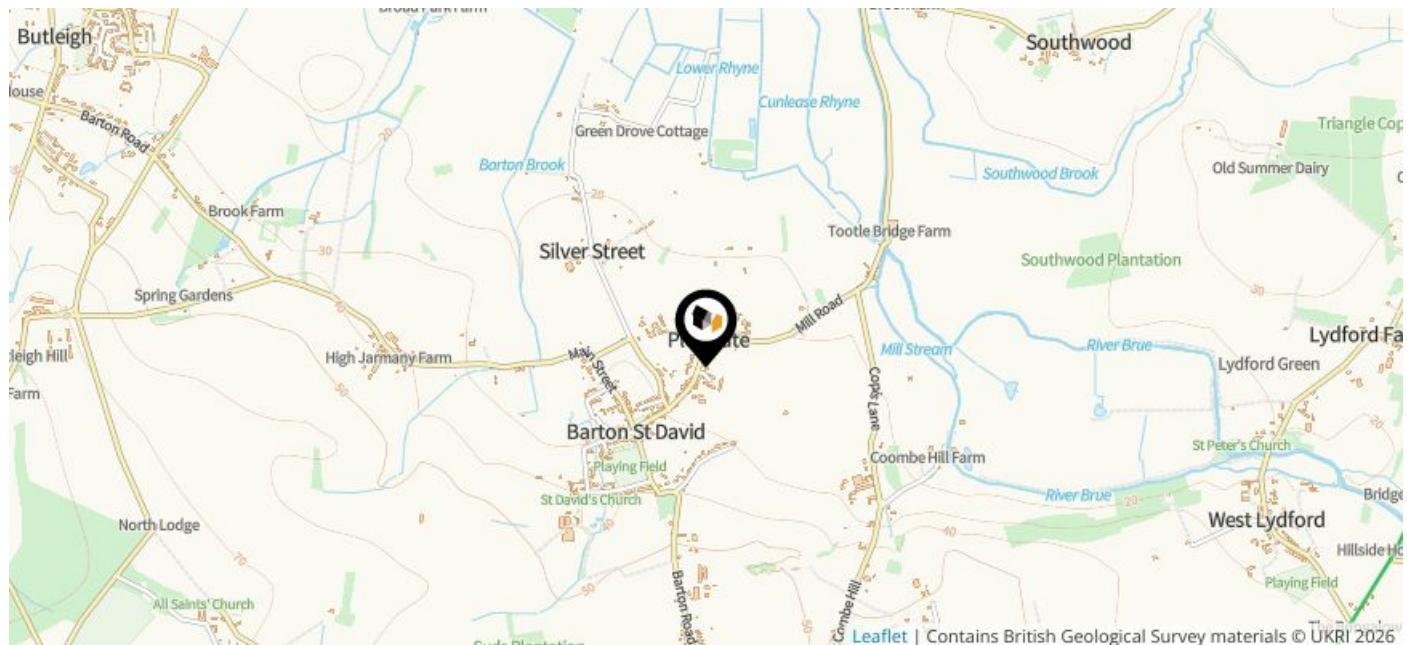
Nearby Landfill Sites

1	Coombe Hill-Keinton Manderville	Historic Landfill	<input type="checkbox"/>
2	Keinton Manderville-South of Church Street, Keinton Manderville, Somerton, Somerset	Historic Landfill	<input type="checkbox"/>
3	Land off Church Street-Keinton Manderville, Somerton, Somerset	Historic Landfill	<input type="checkbox"/>
4	EA/EPR/ZP3490FM/A001 - Southmead Farm	Active Landfill	<input checked="" type="checkbox"/>
5	Bolster Lane-Bolster Lane, Butleigh, Glastonbury, Somerset	Historic Landfill	<input type="checkbox"/>
6	Primrose Hill Quarry-Primrose Hill, Charlton Mackrell, Somerton, Somerset	Historic Landfill	<input type="checkbox"/>
7	Tout Lane-Charlton Mackrell	Historic Landfill	<input type="checkbox"/>
8	Higher Huccott-Taunton, Somerton, Somerset	Historic Landfill	<input type="checkbox"/>
9	Lovington Landfill-Lovington, Castle Cary, Somerset	Historic Landfill	<input type="checkbox"/>
10	Wineberry Cottage-Littleton, Compton Dundon, Somerset	Historic Landfill	<input type="checkbox"/>

Maps Coal Mining

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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.

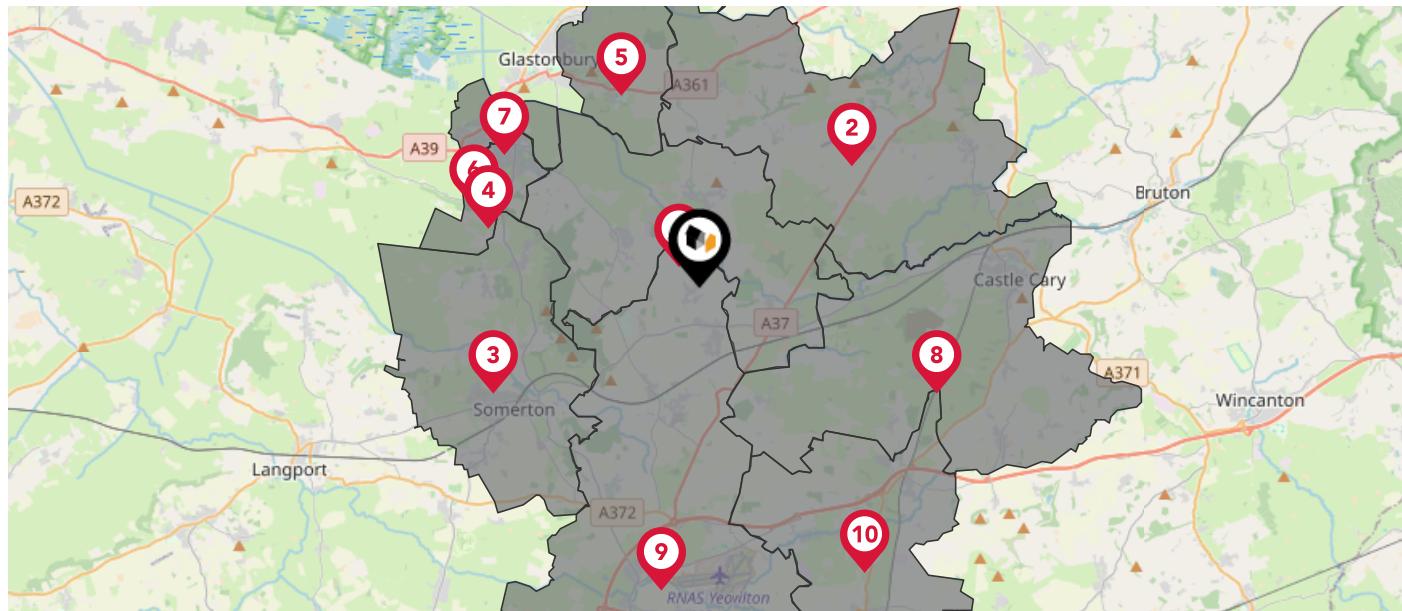
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

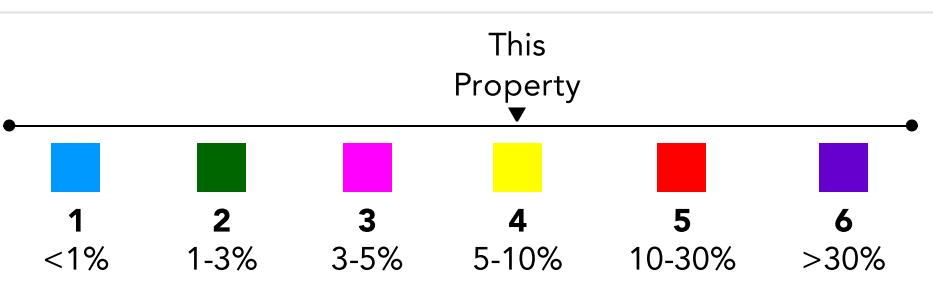
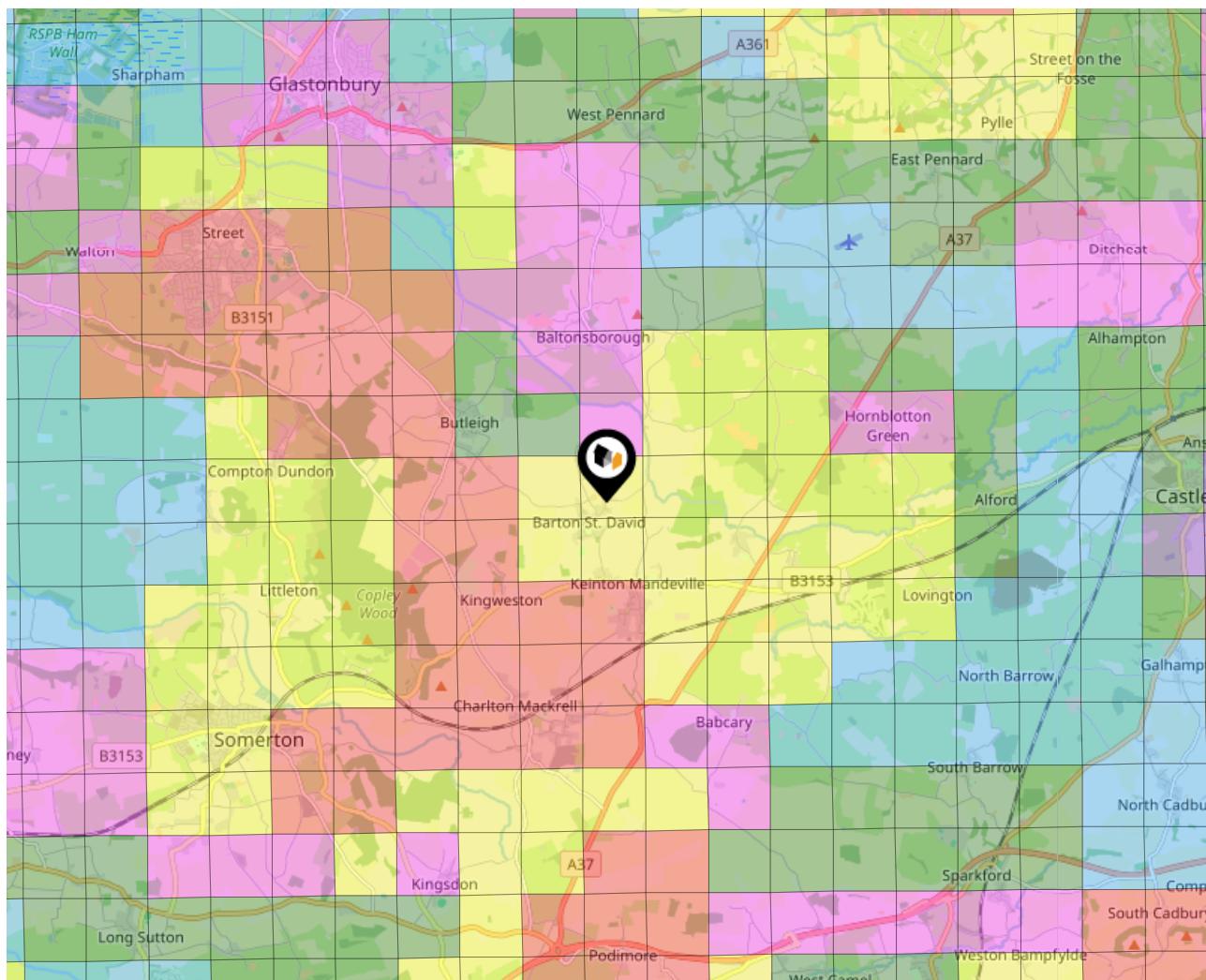


Nearby Council Wards

- 1 Butleigh and Baltonsborough Ward
- 2 The Pennards and Ditcheat Ward
- 3 Wessex Ward
- 4 Street South Ward
- 5 Glastonbury St. Edmund's Ward
- 6 Street West Ward
- 7 Street North Ward
- 8 Cary Ward
- 9 Northstone, Ivelchester & St. Michael's Ward
- 10 Camelot 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).

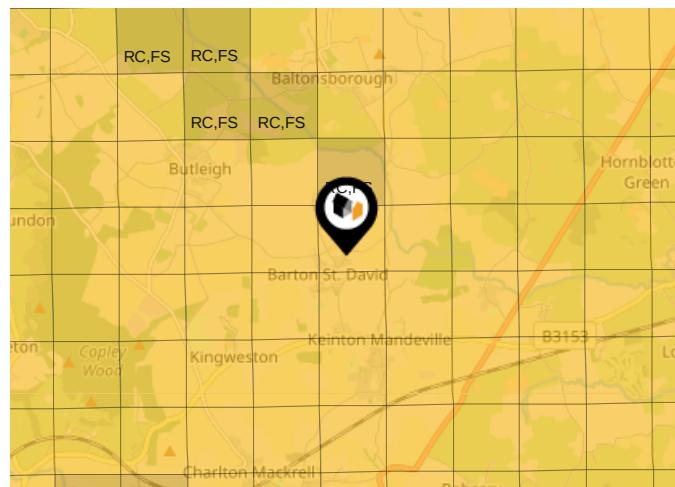


Environment Soils & Clay

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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 **Soil Depth:** LOAM
Soil Group: HEAVY TO MEDIUM **Soil Depth:** DEEP

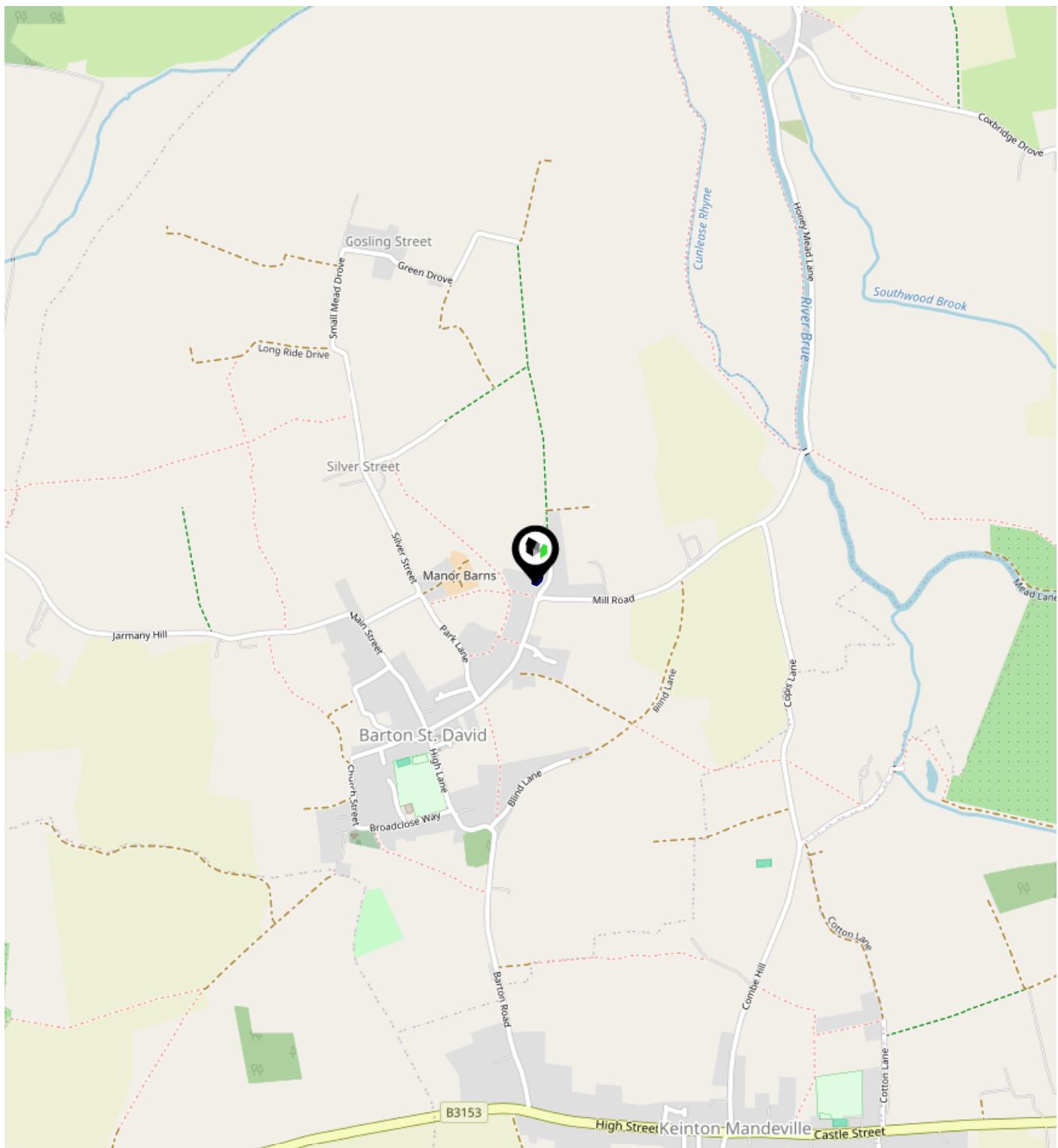


Primary Classifications (Most Common Clay Types)

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:

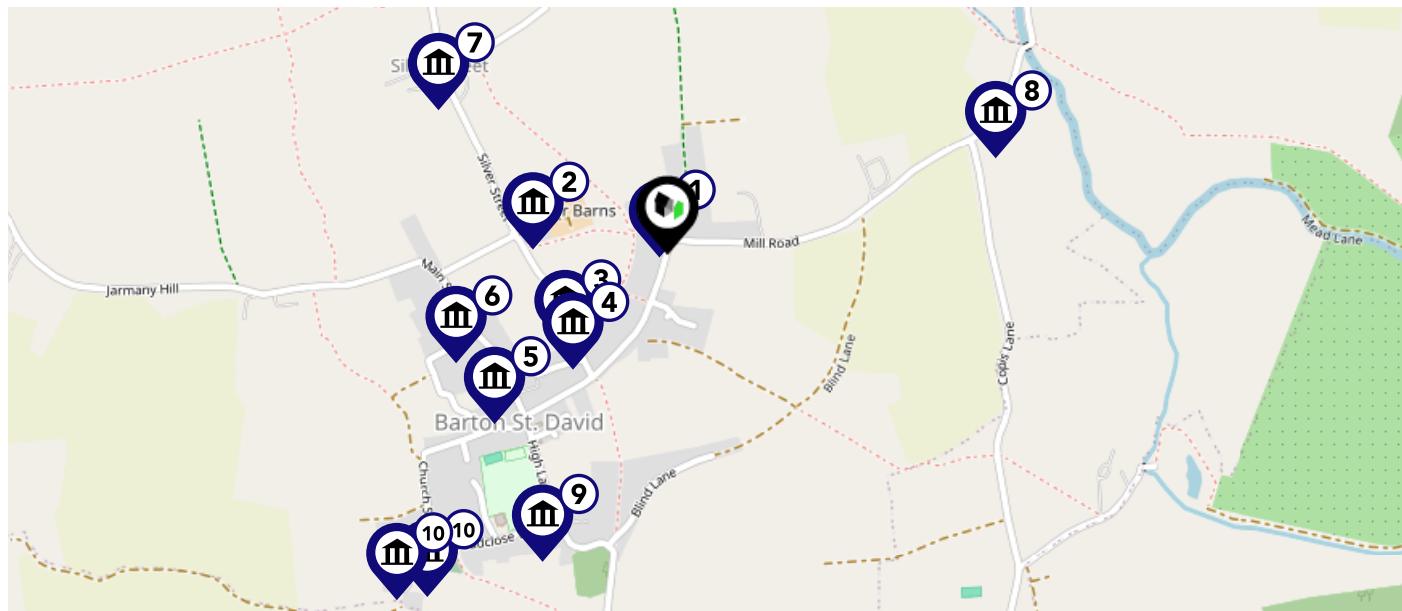
- Power Pylons
- Communication Masts

Maps

Listed Buildings

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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...

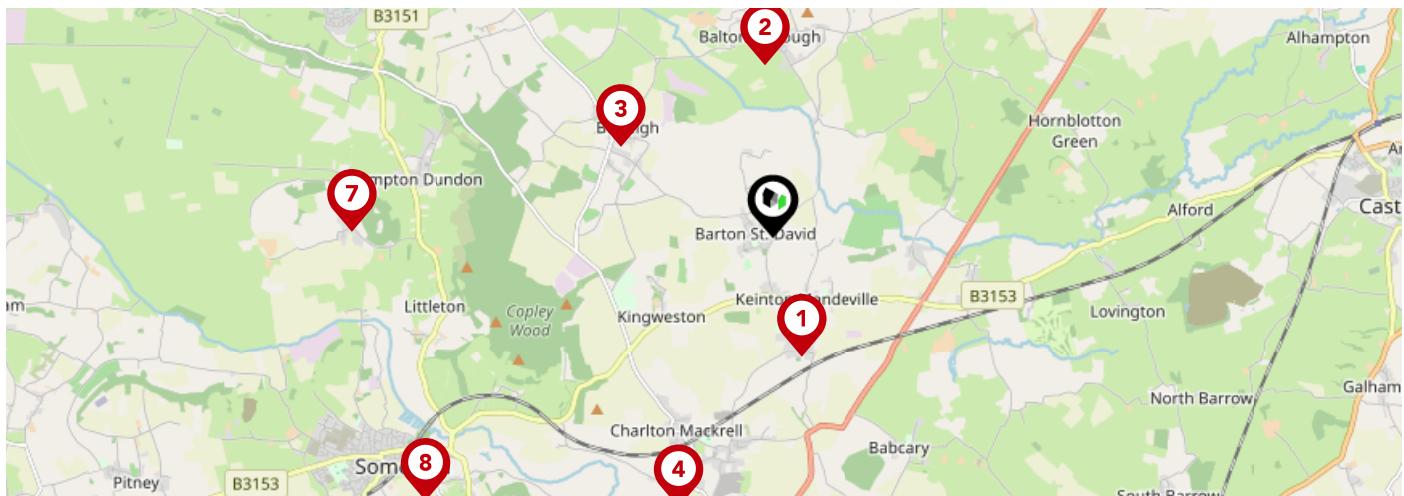


Listed Buildings in the local district		Grade	Distance
	1308049 - Pair Of Cottages At East Of The Row, And Front Boundary Wall	Grade II	0.0 miles
	1176131 - The Manor House	Grade II	0.1 miles
	1056758 - Rose Cottage And Front Boundary Wall	Grade II	0.2 miles
	1176121 - Cottage, 50 Metres South Of Rose Cottage, With Front Boundary Wall	Grade II	0.2 miles
	1346025 - Home Farmhouse	Grade II	0.3 miles
	1176082 - Bowling Green Farmhouse And East Boundary Wall Attached	Grade II	0.3 miles
	1346026 - Breadstone Farmhouse With Attached Farm Buildings	Grade II	0.3 miles
	1308060 - Mill House	Grade II	0.4 miles
	1433849 - Barton St David War Memorial	Grade II	0.4 miles
	1176053 - Bush Monument, In Churchyard 4 Metres East Of Chancel, Church Of St David	Grade II	0.5 miles
	1056756 - Church Farm	Grade II	0.5 miles

MIR - Material Info

Area Schools

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Nursery Primary Secondary College Private



Keinton Mandeville Primary School

Ofsted Rating: Good | Pupils: 166 | Distance: 1.13



Baltonsborough Church of England Voluntary Controlled Primary School

Ofsted Rating: Requires improvement | Pupils: 88 | Distance: 1.62



Butleigh Church of England Primary School

Ofsted Rating: Good | Pupils: 65 | Distance: 1.67



Charlton Mackrell CofE Primary School

Ofsted Rating: Good | Pupils: 84 | Distance: 2.65



West Pennard Church of England Primary School

Ofsted Rating: Outstanding | Pupils: 219 | Distance: 3.66



Millfield Preparatory School

Ofsted Rating: Not Rated | Pupils: 474 | Distance: 3.85



Compton Dundon School

Ofsted Rating: Good | Pupils: 13 | Distance: 3.92



King Ina Church of England Academy

Ofsted Rating: Good | Pupils: 388 | Distance: 4.06





Nursery Primary Secondary College Private



Millfield School

Ofsted Rating: Not Rated | Pupils: 1383 | Distance: 4.07



Elmhurst Junior School

Ofsted Rating: Good | Pupils: 266 | Distance: 4.35



Hindhayes Infant School

Ofsted Rating: Good | Pupils: 155 | Distance: 4.47



Crispin School Academy

Ofsted Rating: Good | Pupils: 1052 | Distance: 4.53



Strode College

Ofsted Rating: Good | Pupils: 0 | Distance: 4.59



Avalon School

Ofsted Rating: Good | Pupils: 65 | Distance: 4.6



Brookside Community Primary School

Ofsted Rating: Good | Pupils: 550 | Distance: 4.62



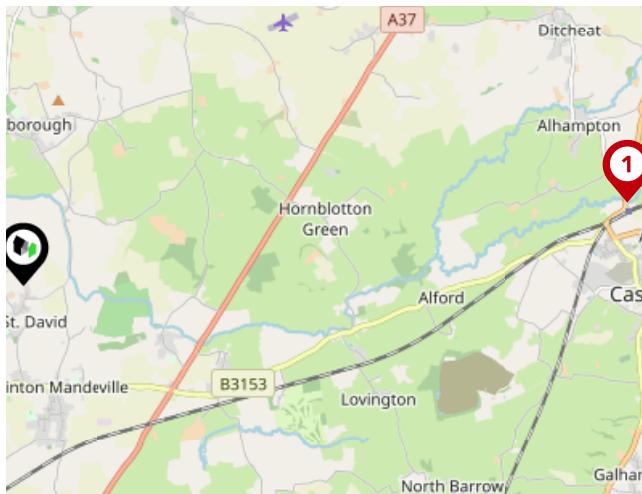
Hazlegrove Preparatory School

Ofsted Rating: Not Rated | Pupils: 409 | Distance: 4.76



Area Transport (National)

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National Rail Stations

Pin	Name	Distance
1	Castle Cary Rail Station	5.67 miles
2	Yeovil Pen Mill Rail Station	10.09 miles
3	Bruton Rail Station	9.04 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J13	48.5 miles
2	M5 J29	43.21 miles
3	M5 J30	43.94 miles
4	M4 J16	46.79 miles
5	M5 J31	47.08 miles



Airports/Helipads

Pin	Name	Distance
1	Bristol Airport	20.78 miles
2	Felton	20.78 miles
3	Cardiff Airport	36.66 miles
4	Exeter Airport	41.51 miles

Area Transport (Local)

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Bus Stops/Stations

Pin	Name	Distance
1	Bus Shelter	0.32 miles
2	Barton Road	0.81 miles
3	Mills Butchers Shop	0.86 miles
4	Mills Butchers Shop	0.89 miles
5	High Jarmany Farm	0.73 miles



Ferry Terminals

Pin	Name	Distance
1	Bridgwater Ferry Terminal	15.24 miles
2	The Cottage Ferry Landing	24.83 miles
3	Nova Scotia Ferry Landing	24.86 miles

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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