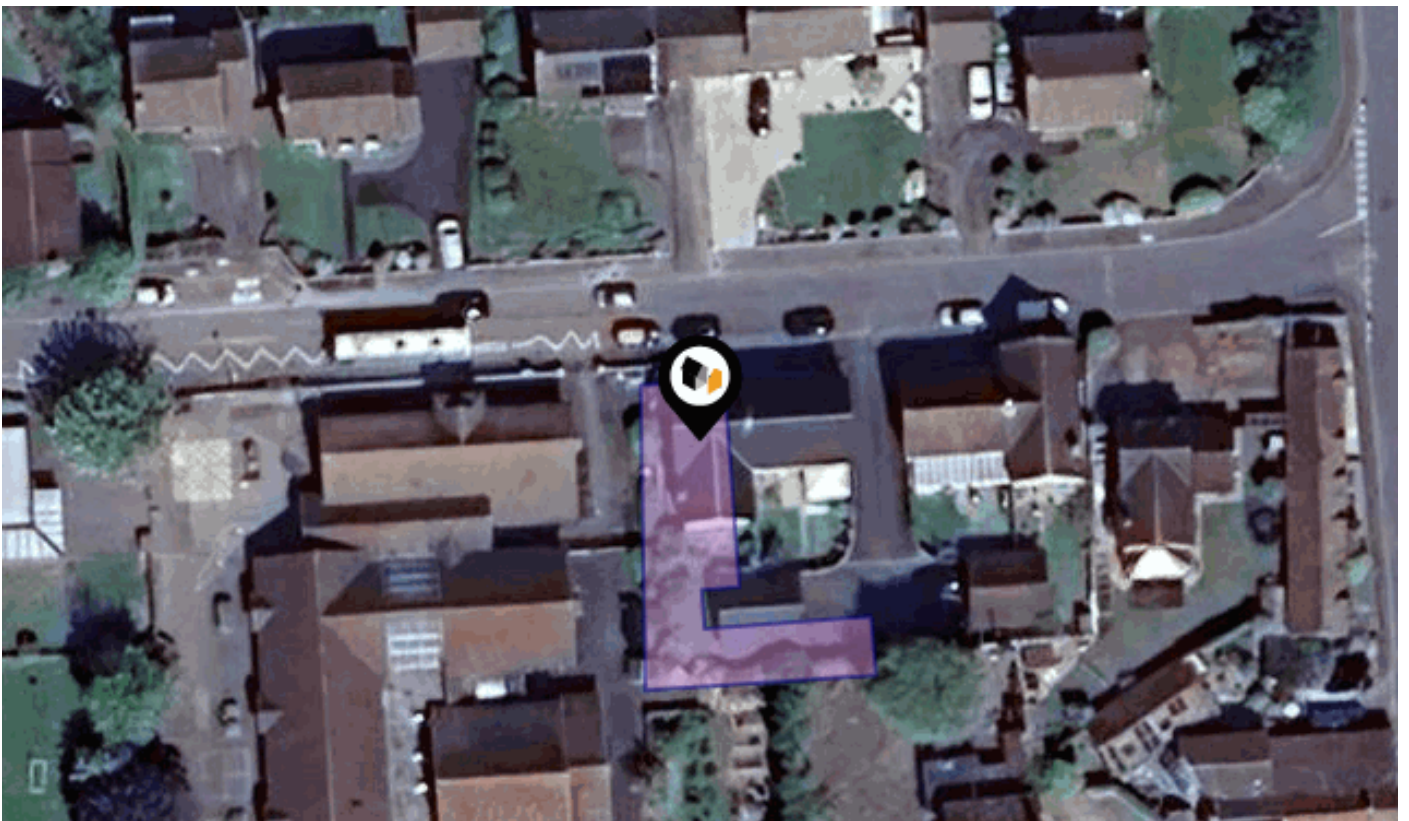




# MIR: Material Info

The Material Information Affecting this Property  
**Thursday 02nd April 2026**



**CHISTLES LANE, KEINTON MANDEVILLE, SOMERTON,  
TA11**

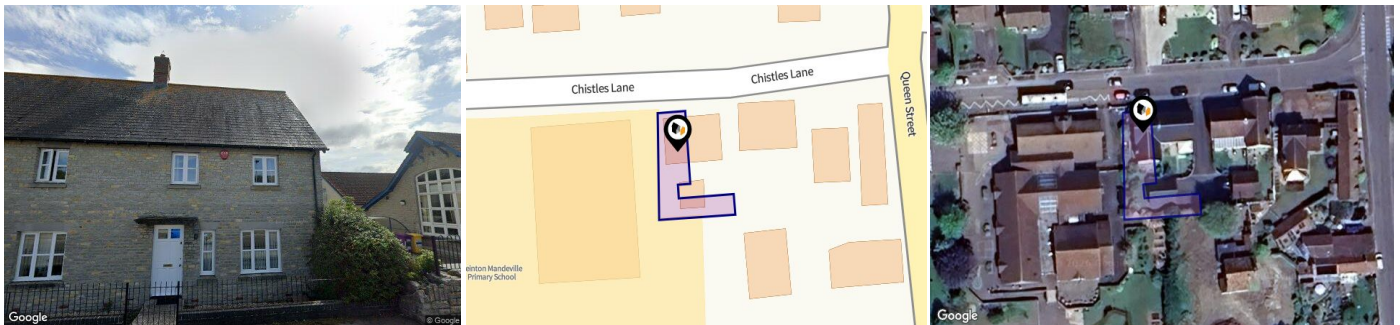
## Cooper and Tanner

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



# Property Overview

COOPER AND TANNER






## Property

<b>Type:</b>	Semi-Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	4		
<b>Plot Area:</b>	0.06 acres		
<b>Council Tax :</b>	Band D		
<b>Title Number:</b>	WS24623		

## Local Area

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

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>12</b> mb/s	<b>80</b> mb/s	<b>1800</b> mb/s
		

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



Planning records for: *Honeysuckle Cottage 2 The Cottages Chistles Lane Keinton Mandeville Somerton Somerset TA11 6DP*

<b>Reference - 12/02119/FUL</b>	
<b>Decision:</b>	Approved
<b>Date:</b>	24th May 2012
<b>Description:</b>	Replacement front entrance door and eight windows. (GR 354914/130552 )

## Building Safety

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## Accessibility / Adaptations

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## Restrictive Covenants

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## Rights of Way (Public & Private)

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## Construction Type

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## Property Lease Information

---

## Listed Building Information

---

## Stamp Duty

---

## Other

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## Other

---

## Electricity Supply

---

## Gas Supply

---

## Central Heating

---

## Water Supply

---

## Drainage

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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**

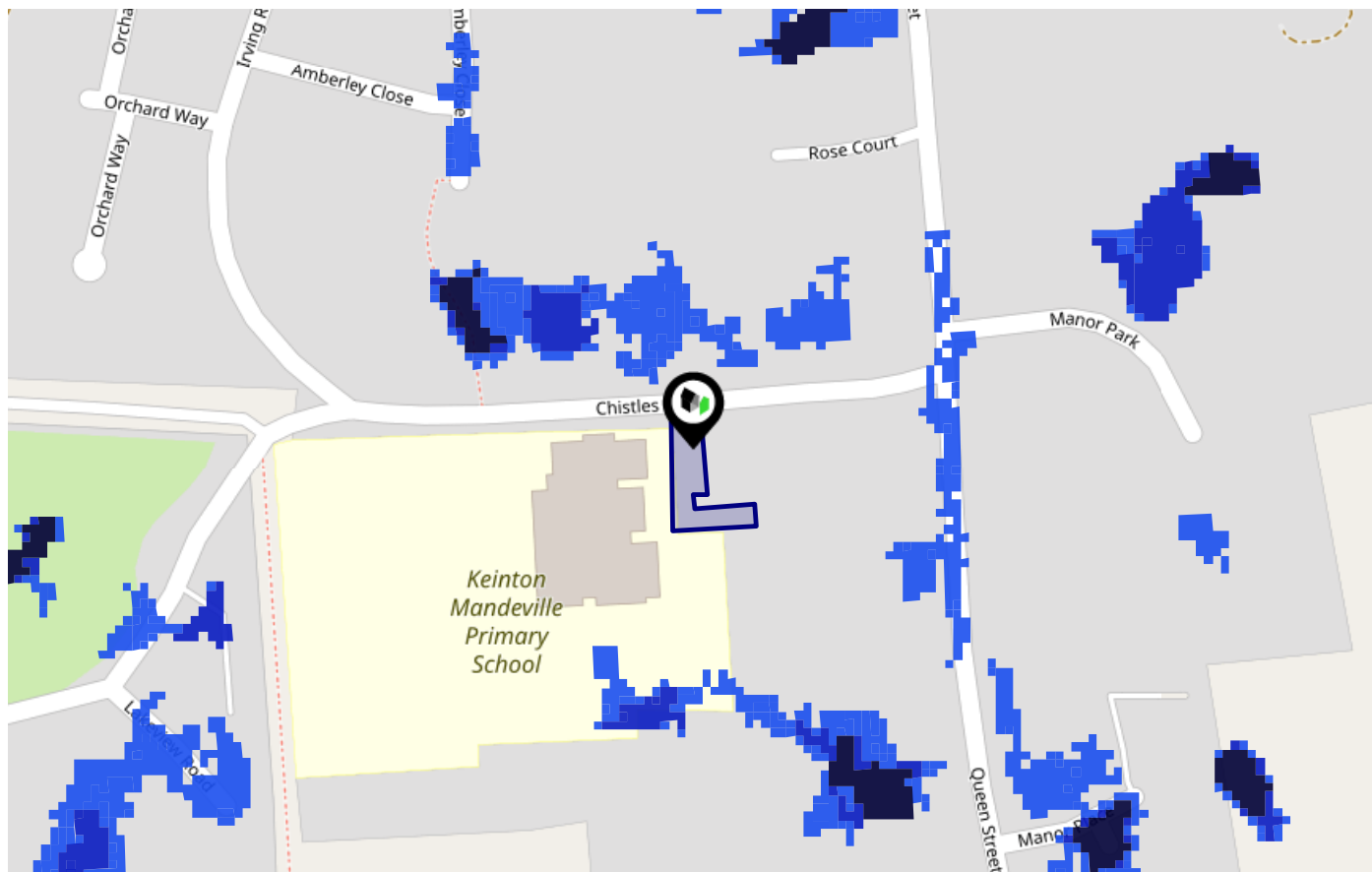
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# Flood Risk

## Surface Water - Flood Risk



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

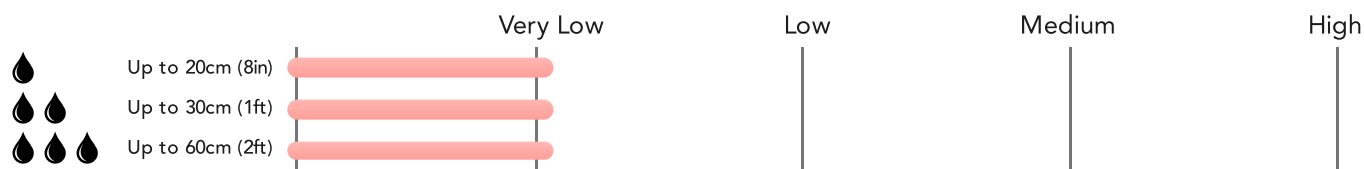


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

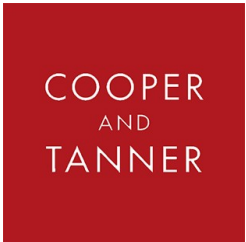
- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:

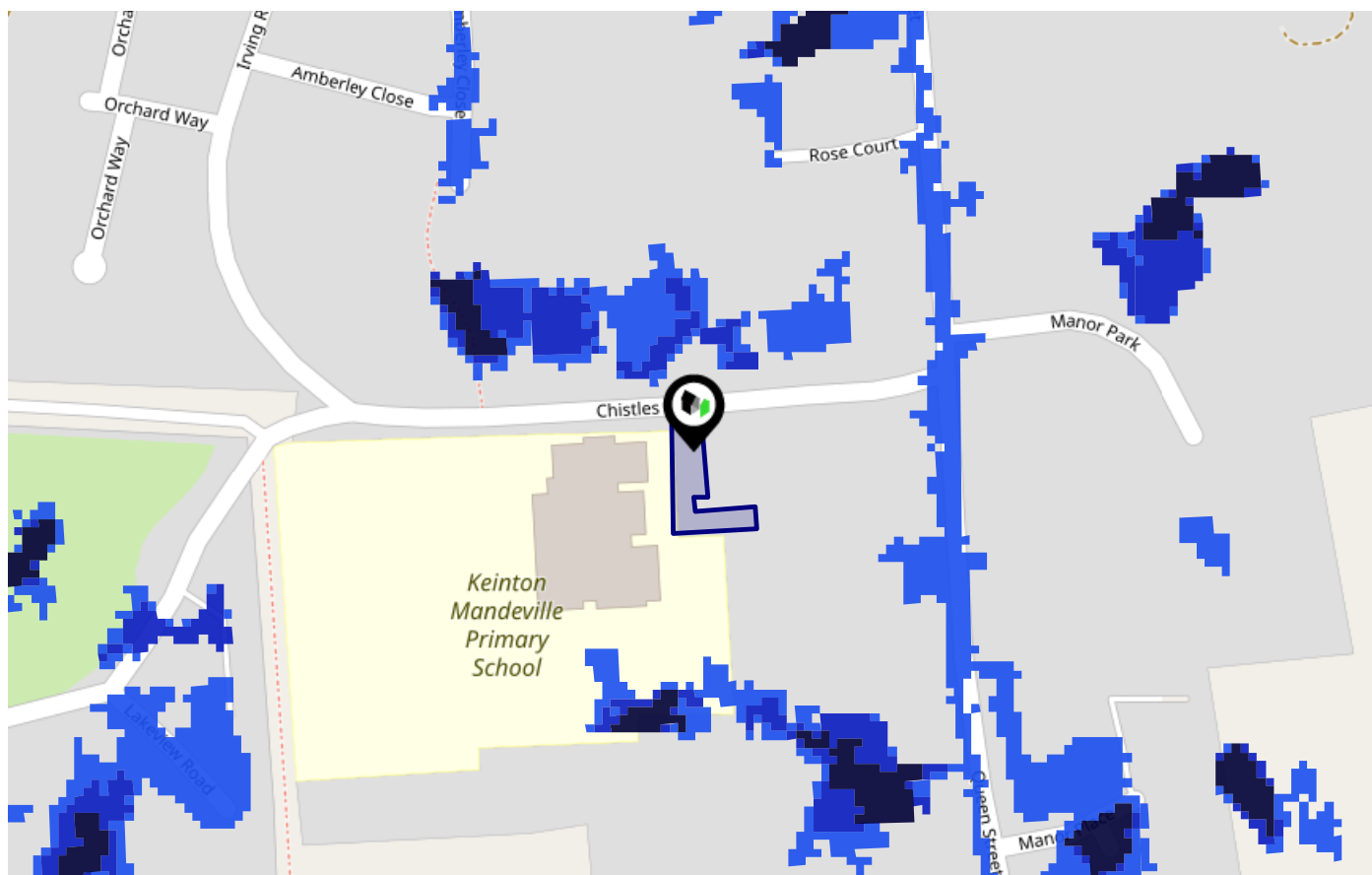


# Flood Risk

## Surface Water - Climate Change



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

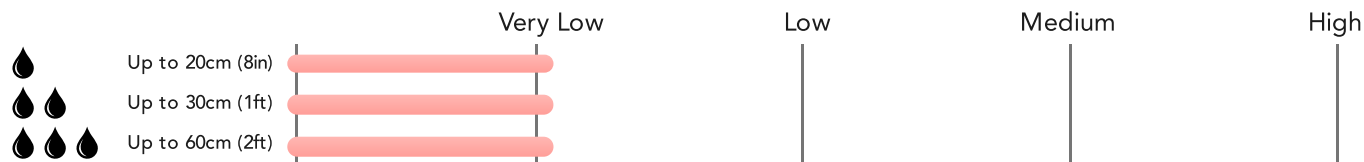


Risk Rating: **Very low**

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- 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:

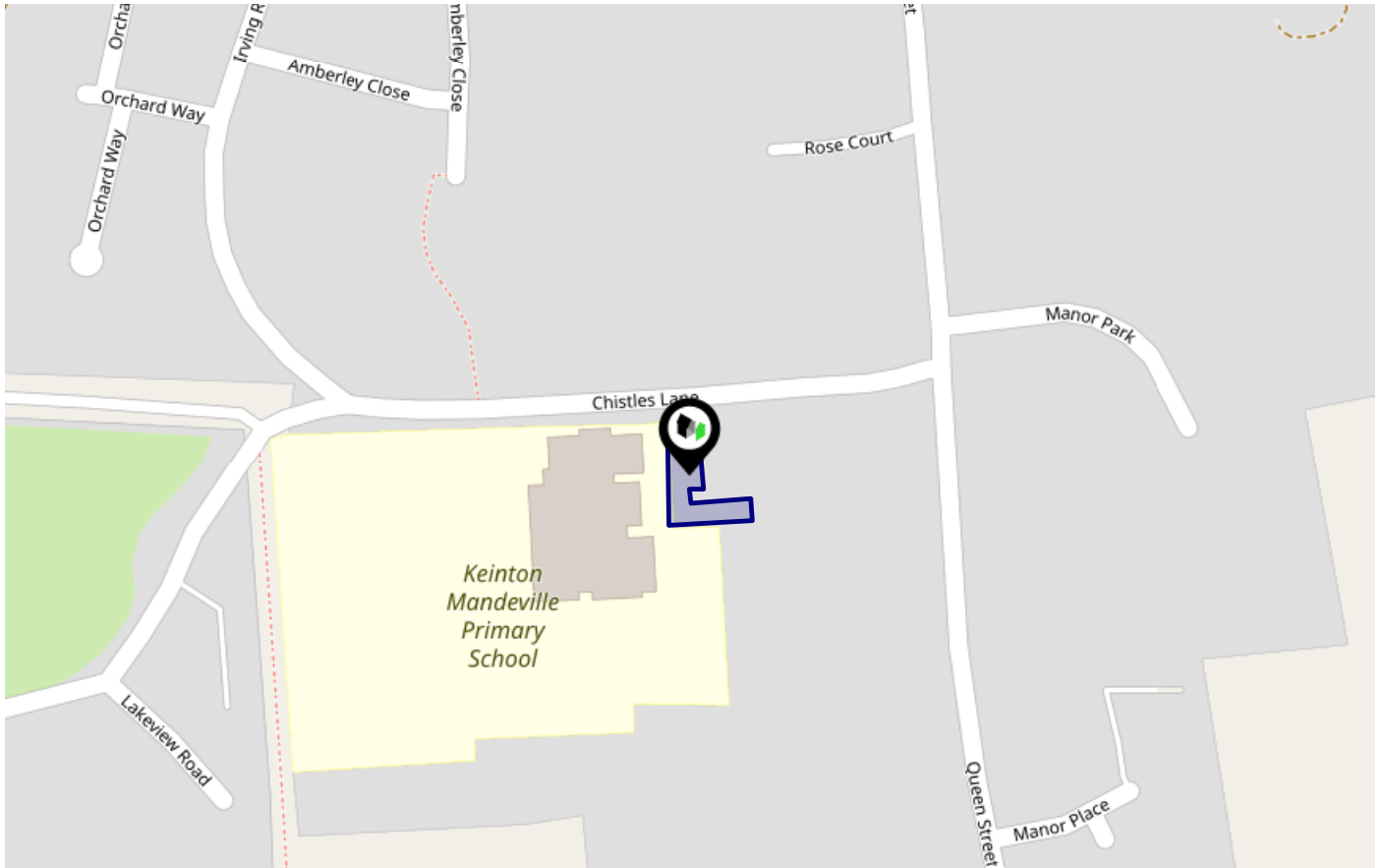


MIR - Material Info

# Flood Risk

## Rivers & Seas - Flood Risk

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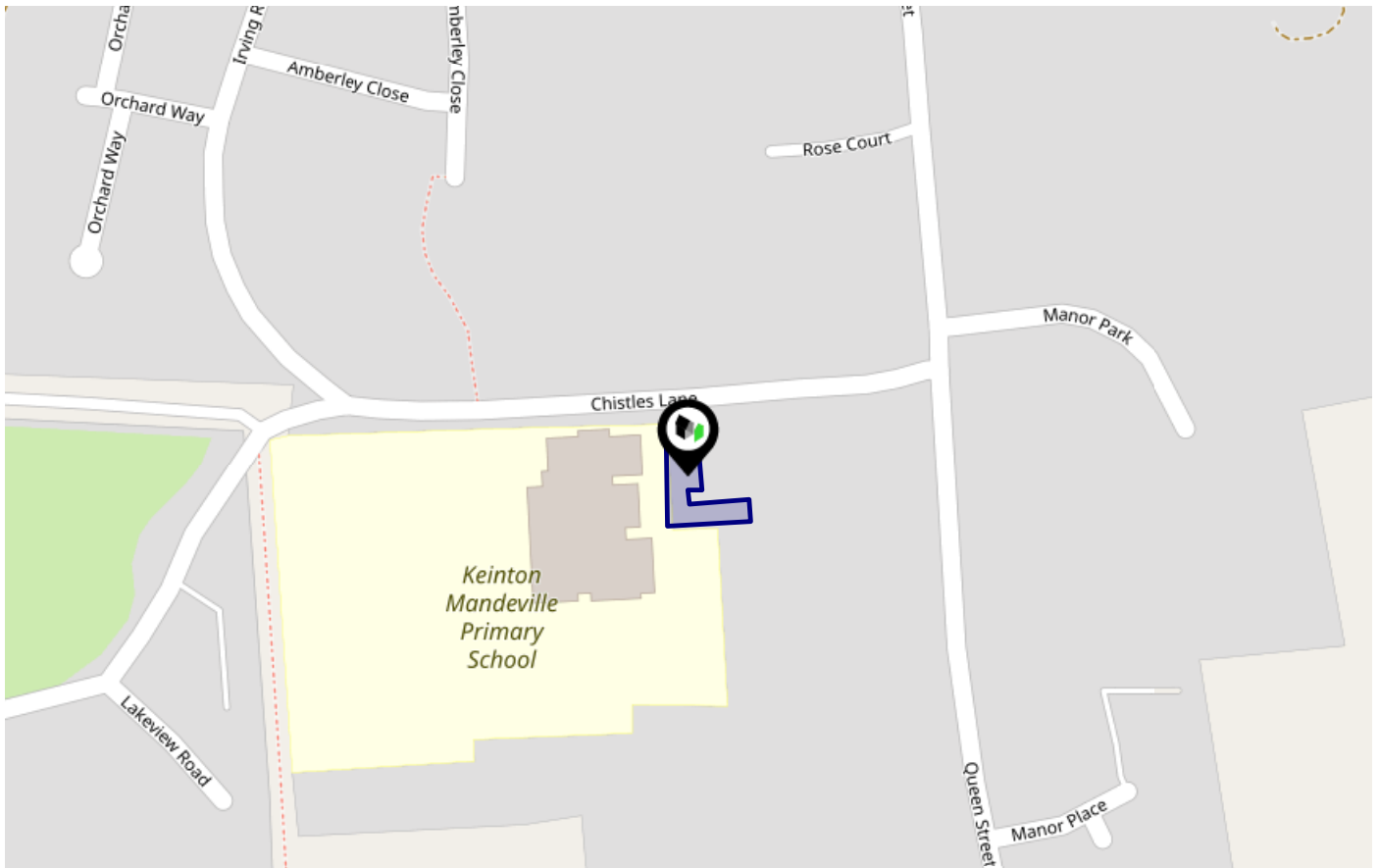
Chance of flooding to the following depths at this property:



# Flood Risk

## Rivers & Seas - Climate Change

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- **High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- **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.
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Chance of flooding to the following depths at this property:

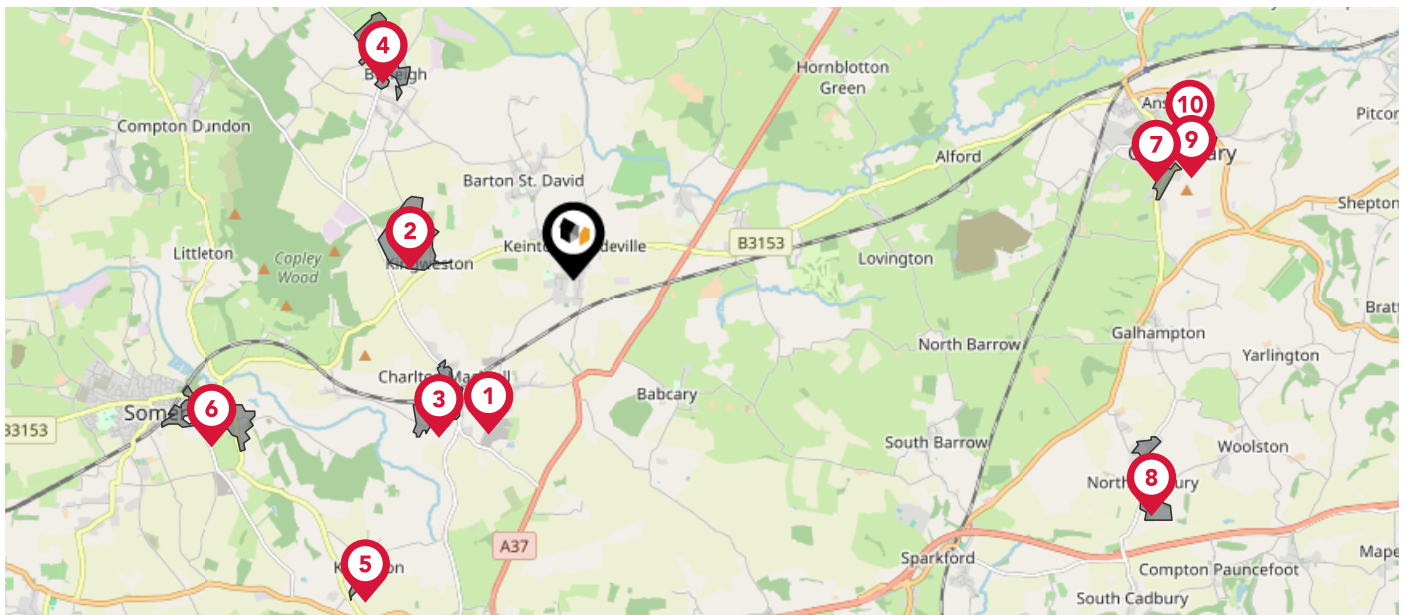


MIR - Material Info

# Maps

## Conservation Areas

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



### Nearby Conservation Areas

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

# Maps

## Landfill Sites

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



### Nearby Landfill Sites

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

This map displays nearby coal mine entrances and their classifications.



## Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

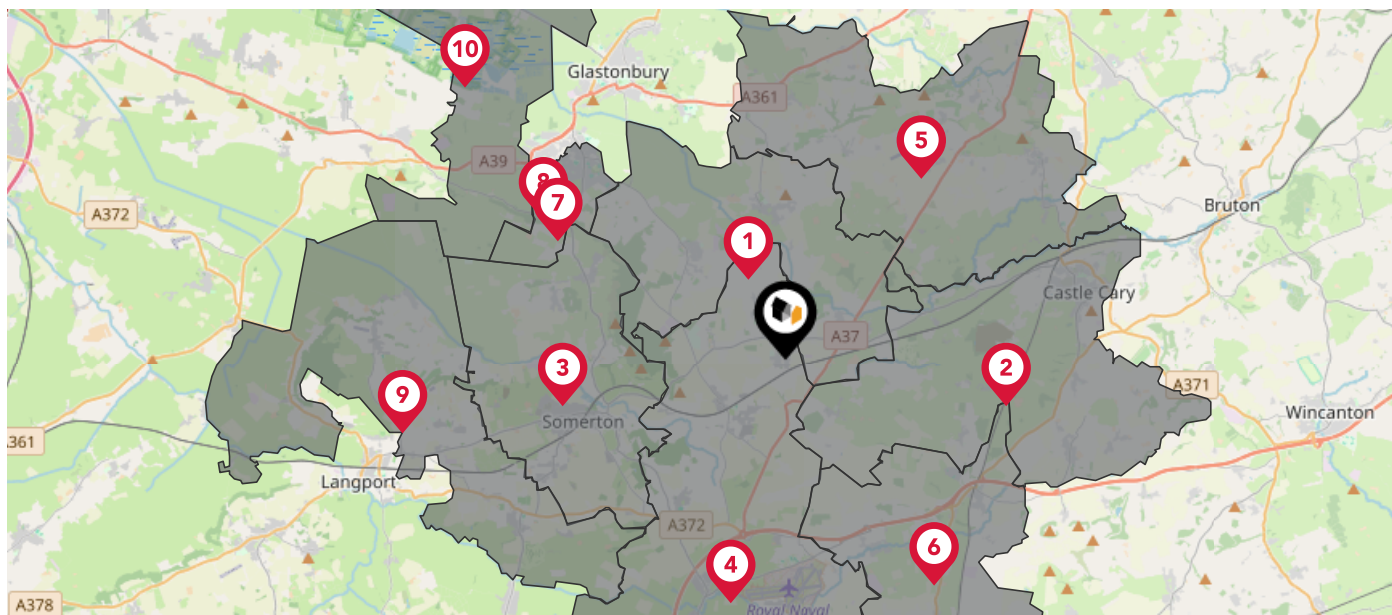
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

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

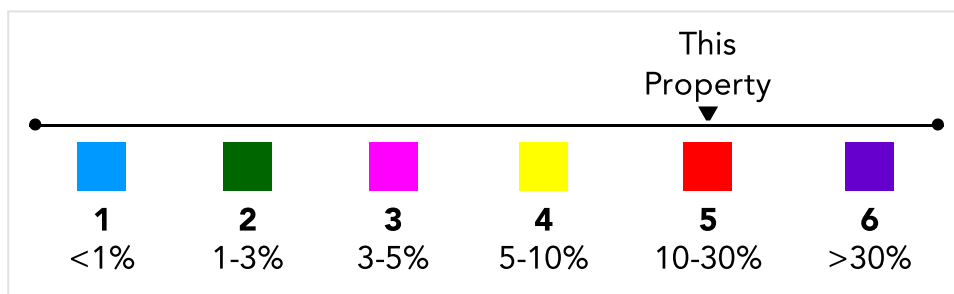
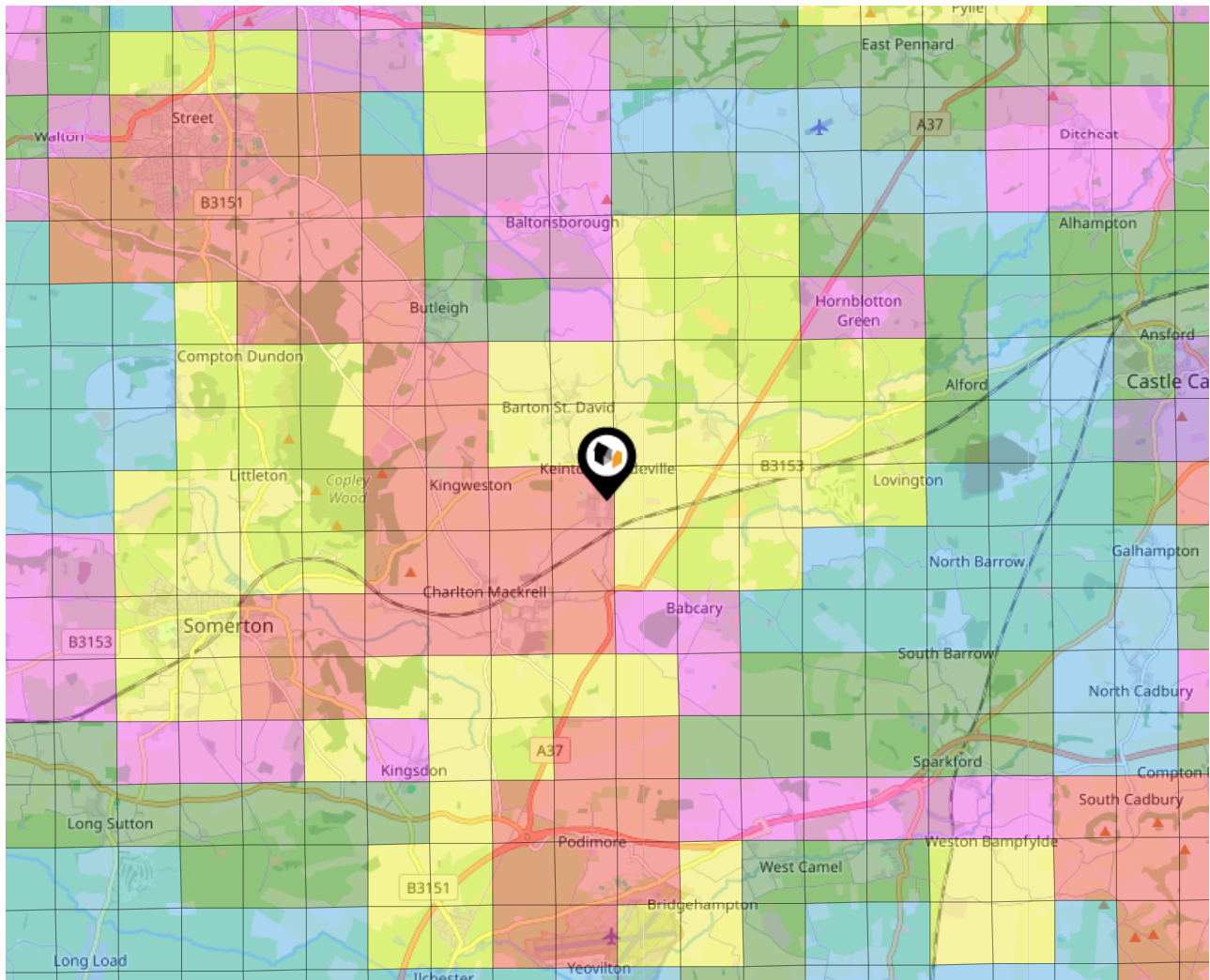


### Nearby Council Wards

- 1 Butleigh and Baltonsborough Ward
- 2 Cary Ward
- 3 Wessex Ward
- 4 Northstone, Ivelchester & St. Michael's Ward
- 5 The Pennards and Ditchat Ward
- 6 Camelot Ward
- 7 Street South Ward
- 8 Street West Ward
- 9 Turn Hill Ward
- 10 Moor Ward

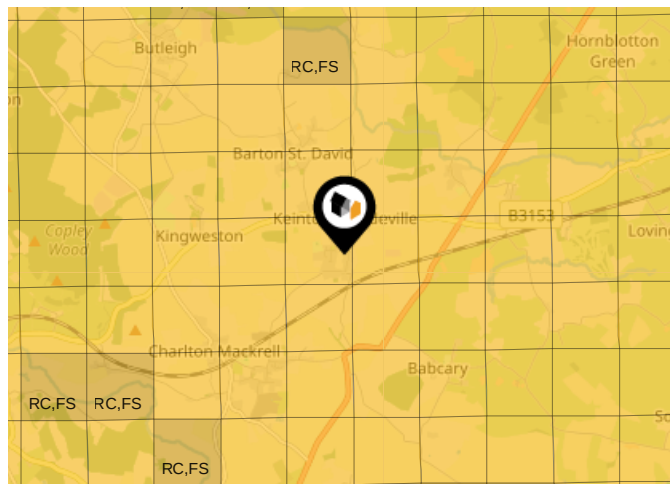
### What is Radon?

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/m<sup>3</sup>).



Ground Composition for this Address (Surrounding square kilometer zone around property)

<b>Carbon Content:</b>	VARIABLE(HIGH)	<b>Soil Texture:</b>	CLAYEY LOAM TO SILTY
<b>Parent Material Grain:</b>	ARGILLACEOUS		LOAM
<b>Soil Group:</b>	HEAVY TO MEDIUM	<b>Soil Depth:</b>	DEEP

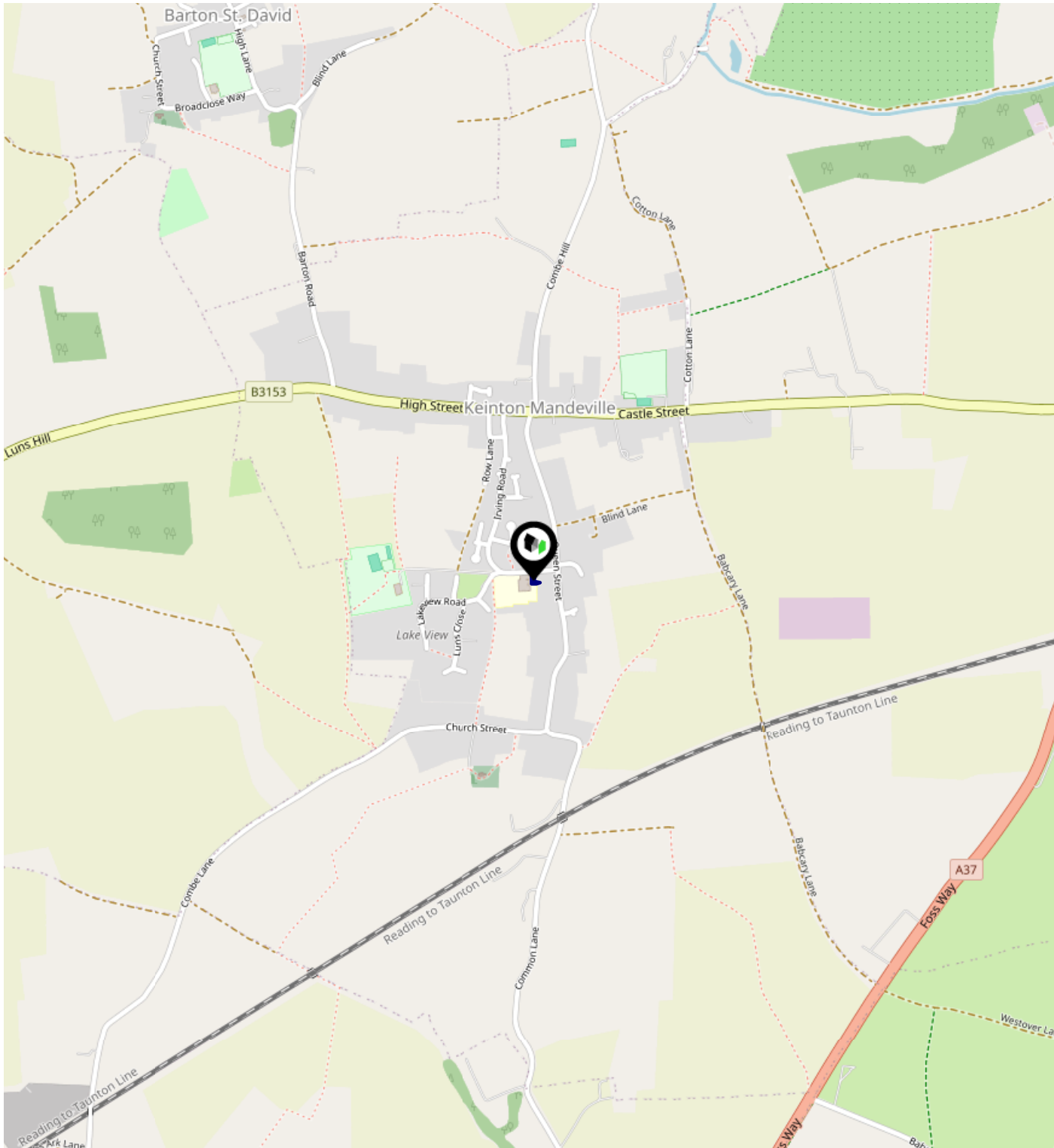


## Primary Classifications (Most Common Clay Types)



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

# Local Area Masts & Pylons

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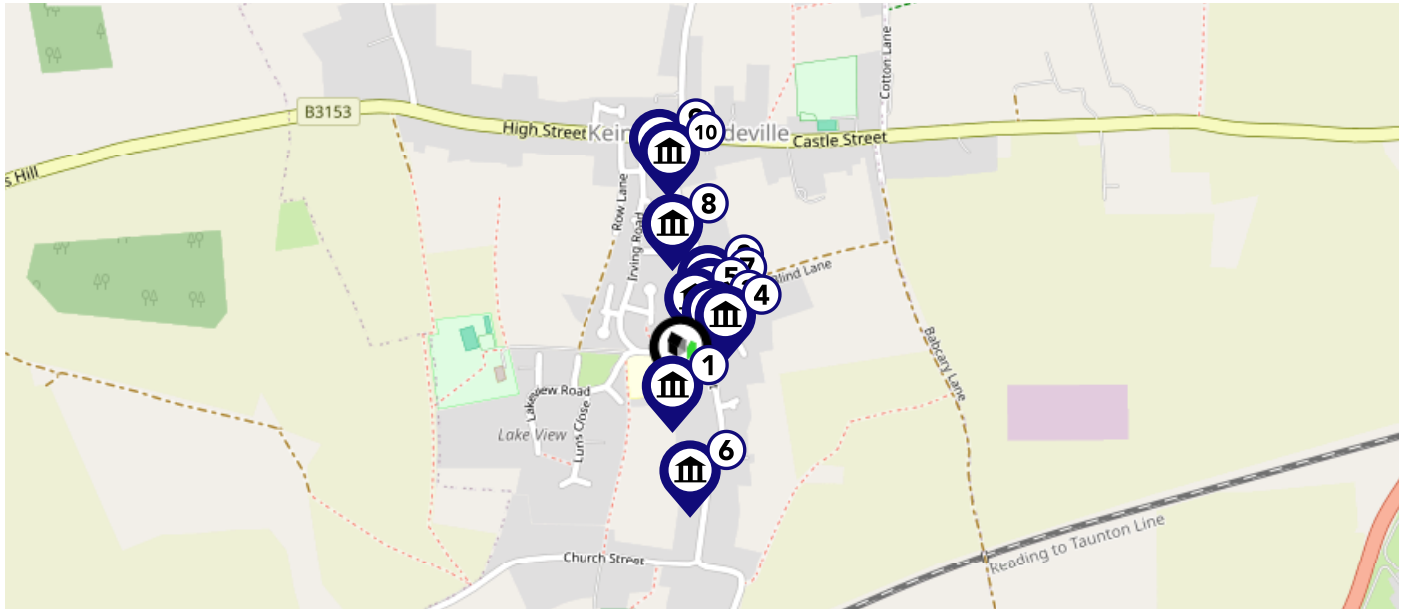
**Key:**











-  Power Pylons
-  Communication Masts

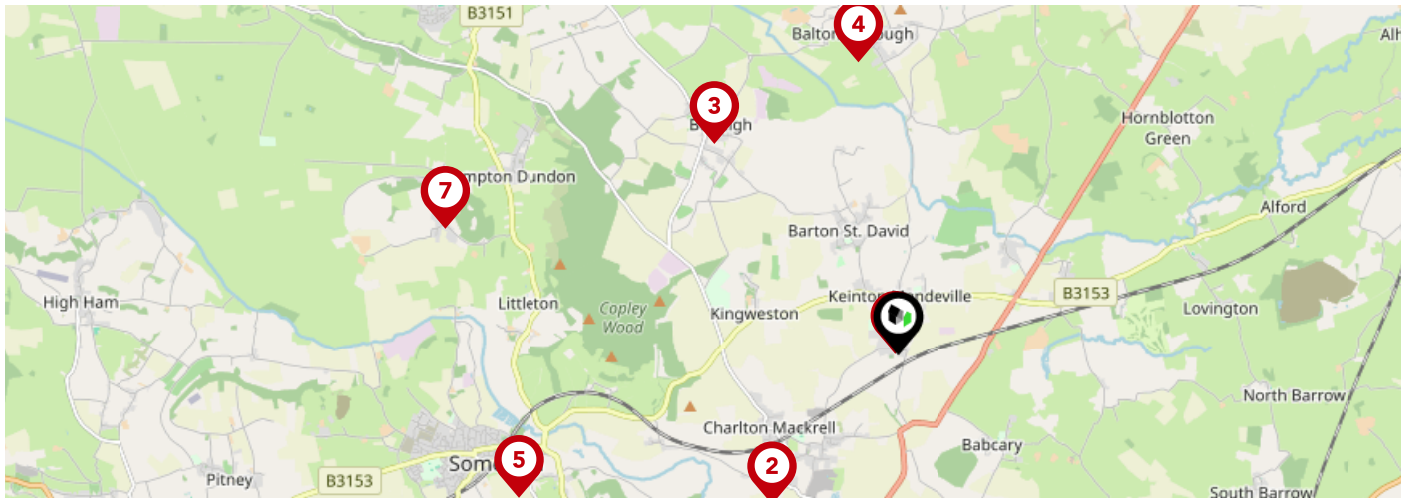
# Maps

## Listed Buildings

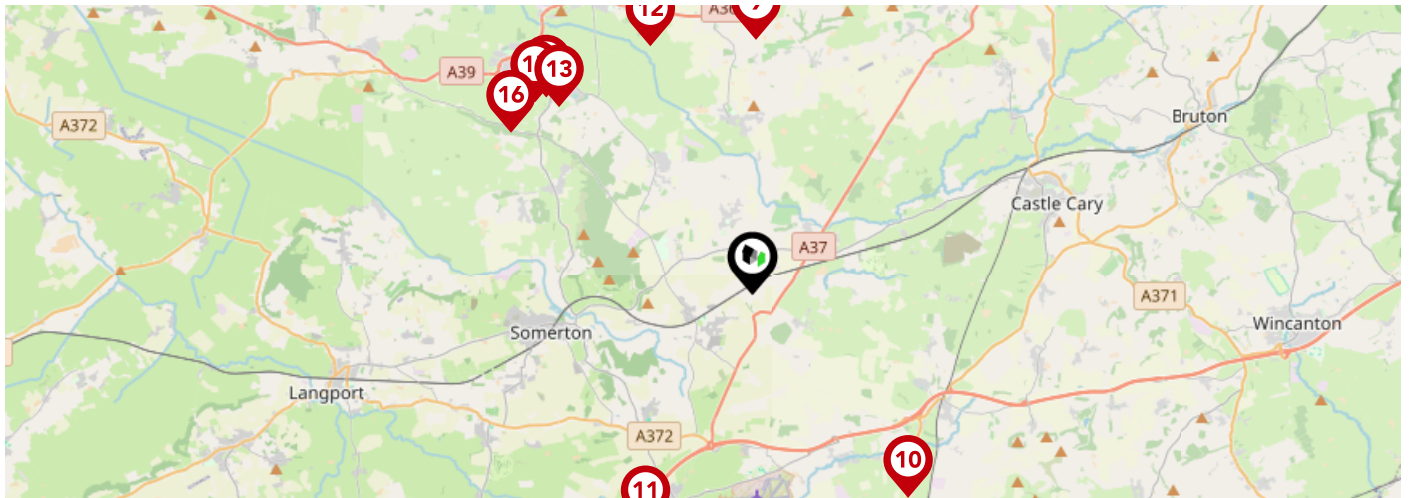
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











Listed Buildings in the local district	Grade	Distance
 1176872 - The Old Dovecote In South East Corner Of Grounds To Keinton Mandeville County Primary School	Grade II	0.0 miles
 1056703 - The Firs, And Boundary Walls 8 Metres To West	Grade II	0.1 miles
 1056706 - Manor Farmhouse	Grade II	0.1 miles
 1056707 - Barn 2 Metres South East Of Manor Farmhouse	Grade II	0.1 miles
 1056710 - Rosedale	Grade II	0.1 miles
 1056709 - The Homestead And Attached Outbuildings	Grade II	0.1 miles
 1244941 - Sunnycroft Including Outbuilding Adjoining East	Grade II	0.1 miles
 1056711 - Wesleyan Methodist Chapel, And Boundary Wall And Railings 4 Metres East	Grade II	0.1 miles
 1056708 - Corner House	Grade II	0.2 miles
 1056704 - The Hollies, With Front Boundary Railings 2 1/2 Metres West Of House	Grade II	0.2 miles



	Nursery	Primary	Secondary	College	Private
<p><b>1</b> <b>Keinton Mandeville Primary School</b> Ofsted Rating: Good   Pupils: 166   Distance:0.04</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>2</b> <b>Charlton Mackrell CofE Primary School</b> Ofsted Rating: Good   Pupils: 84   Distance:1.83</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>3</b> <b>Butleigh Church of England Primary School</b> Ofsted Rating: Good   Pupils: 65   Distance:2.62</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>4</b> <b>Baltonsbrough Church of England Voluntary Controlled Primary School</b> Ofsted Rating: Requires improvement   Pupils: 88   Distance:2.75</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>5</b> <b>King Ina Church of England Academy</b> Ofsted Rating: Good   Pupils: 388   Distance:3.78</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>6</b> <b>Hazlegrove Preparatory School</b> Ofsted Rating: Not Rated   Pupils: 409   Distance:3.82</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>7</b> <b>Compton Dundon School</b> Ofsted Rating: Good   Pupils: 13   Distance:4.38</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>8</b> <b>Chilton Bridge School</b> Ofsted Rating: Good   Pupils: 42   Distance:4.67</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	<b>West Pennard Church of England Primary School</b> Ofsted Rating: Outstanding   Pupils: 219   Distance:4.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Countess Gytha Primary School</b> Ofsted Rating: Good   Pupils: 146   Distance:4.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Ilchester Community School</b> Ofsted Rating: Good   Pupils: 301   Distance:4.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Millfield Preparatory School</b> Ofsted Rating: Not Rated   Pupils: 474   Distance:4.99	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Millfield School</b> Ofsted Rating: Not Rated   Pupils: 1383   Distance:5.02	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Elmhurst Junior School</b> Ofsted Rating: Good   Pupils: 266   Distance:5.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hindhayes Infant School</b> Ofsted Rating: Good   Pupils: 155   Distance:5.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Avalon School</b> Ofsted Rating: Good   Pupils: 65   Distance:5.4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

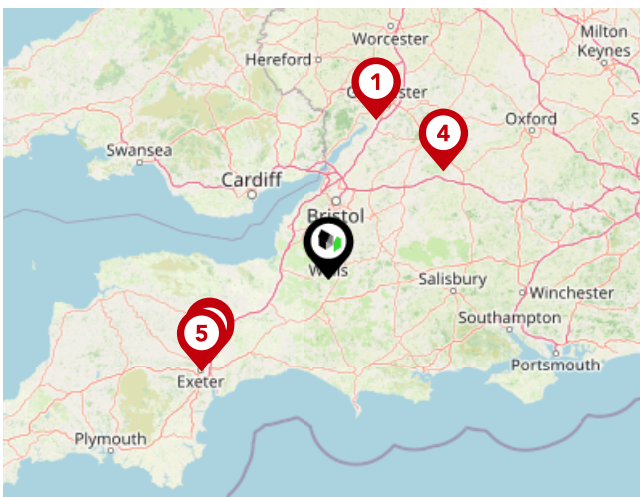
# Area Transport (National)

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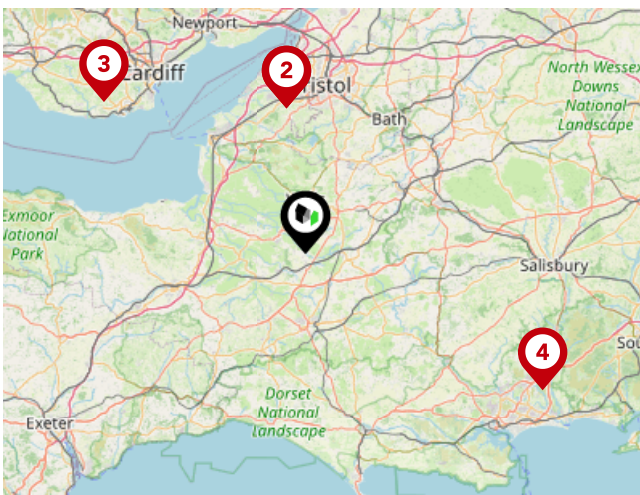
## National Rail Stations

Pin	Name	Distance
1	Castle Cary Rail Station	5.64 miles
2	Yeovil Pen Mill Rail Station	8.94 miles
3	Yeovil Pen Mill Rail Station	8.96 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J13	49.48 miles
2	M5 J29	42.83 miles
3	M5 J30	43.55 miles
4	M4 J16	47.34 miles
5	M5 J31	46.68 miles

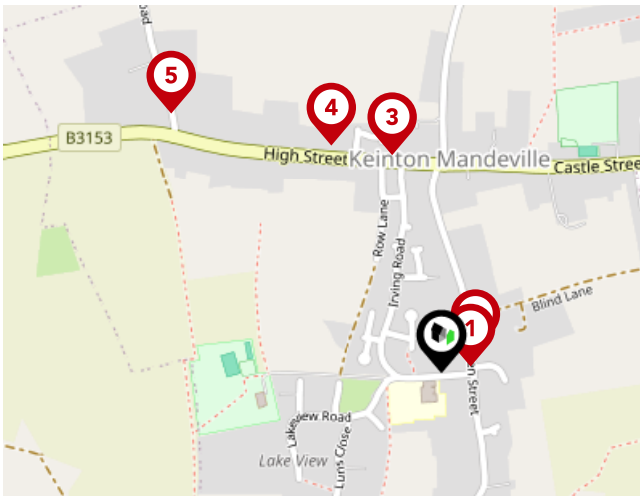


## Airports/Helipads

Pin	Name	Distance
1	Bristol Airport	21.92 miles
2	Felton	21.92 miles
3	Cardiff Airport	37.56 miles
4	Bournemouth International Airport	40.86 miles

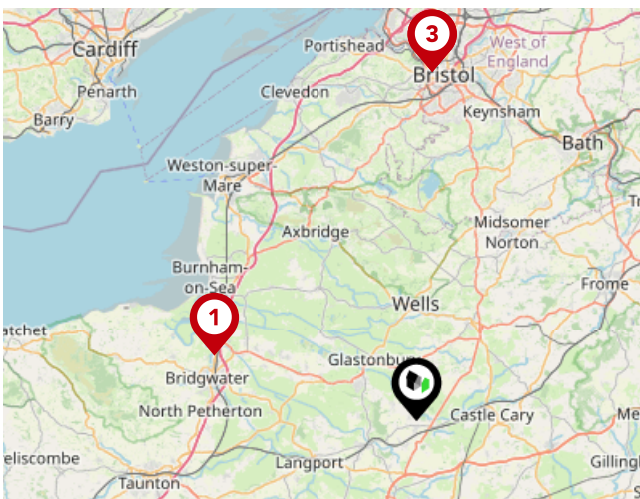
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Chistles Lane	0.03 miles
2	Manor Park	0.05 miles
3	Mills Butchers Shop	0.26 miles
4	Mills Butchers Shop	0.29 miles
5	Barton Road	0.44 miles



### Ferry Terminals

Pin	Name	Distance
1	Bridgwater Ferry Terminal	15.84 miles
2	The Cottage Ferry Landing	25.92 miles
3	Nova Scotia Ferry Landing	25.95 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.



### Contains public sector information licensed under the Open Government License v3.0

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