COOPER AND TANNER

See More Online

MIR: Material Info

The Material Information Affecting this Property

Thursday 26th November 2026



STATION ROAD, CASTLE CARY, BA7

Cooper and Tanner

Fore Street Castle Cary BA7 7BG

01963 350327

castlecary@cooperandtanner.co.uk

cooperandtanner.co.uk

arla | propertymark PROTECTED

naea | propertymark PROTECTED

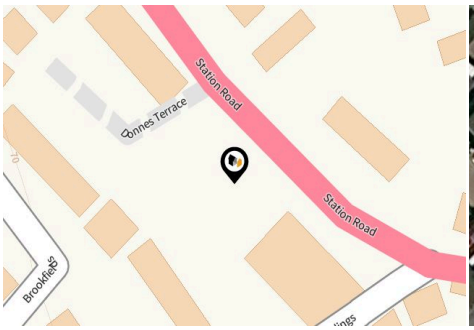
The Property Ombudsman

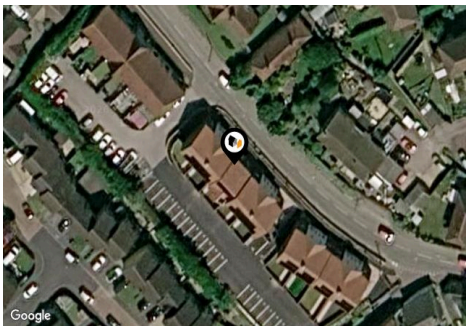
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Property
Overview

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Property

Type: Terraced
Bedrooms: 3
Floor Area: 990 ft^2 / 92 m^2

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 **76** mb/s **1800** mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

BT sky Virgin media

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Planning
In Street

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Planning records for: ***Constitutional Club Station Road Castle Cary Somerset BA7 7BY***

Reference - 16/00435/OUT

Decision: Approved

Date: 15th February 2016

Description:

Outline application (with all matters reserved except access) for the demolition of the former Constitutional Club and the erection of 8 dwellings.

Reference - 96/02564/FUL

Decision: Approved

Date: 07th November 1996

Description:

Erection of six shared ownership dwellinghouses together with associated parking and alterations to existing vehicular access(gr 636/323)

Reference - 97/01905/FUL

Decision: Approved

Date: 19th August 1997

Description:

Alterations and extension to provide stage area(gr 637/323)

Reference - 17/02359/FUL

Decision: Refused

Date: 05th June 2017

Description:

Proposed demolition of the former Constitutional Club building.

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Planning
In Street

COOPER AND TANNER

Planning records for: ***Constitutional Club Station Road Castle Cary Somerset BA7 7BY***

Reference - 24/02075/DOC1

Decision: Awaiting decision

Date: 09th September 2024

Description:

Discharge of Conditions No. 3 (Bat Compensation), No. 4 (Levels), No. 5 (Highway Infrastructure), No. 6 (Hedgerow protection), No. 8 (Materials), No. 9 (Landscaping), No.11 (Boundary Wall), No. 13 (Surface Water), No. 14 (Allocation Certificate), No. 18 (BEP) and No. 20 (Management and Maintenance Plan) of Planning Application 20/01913/FUL.

Reference - 25/01072/S73A

Decision: Approved

Date: 30th April 2025

Description:

S73 Application to remove Condition 5 of planning approval 20/01913/FUL for The erection of 9 No. dwellings and associated external works (variation to development as approved under 16/00435/OUT and 17/03795/REM and 17/03798/FUL)

Reference - 20/01913/FUL

Decision: Approved

Date: 08th July 2020

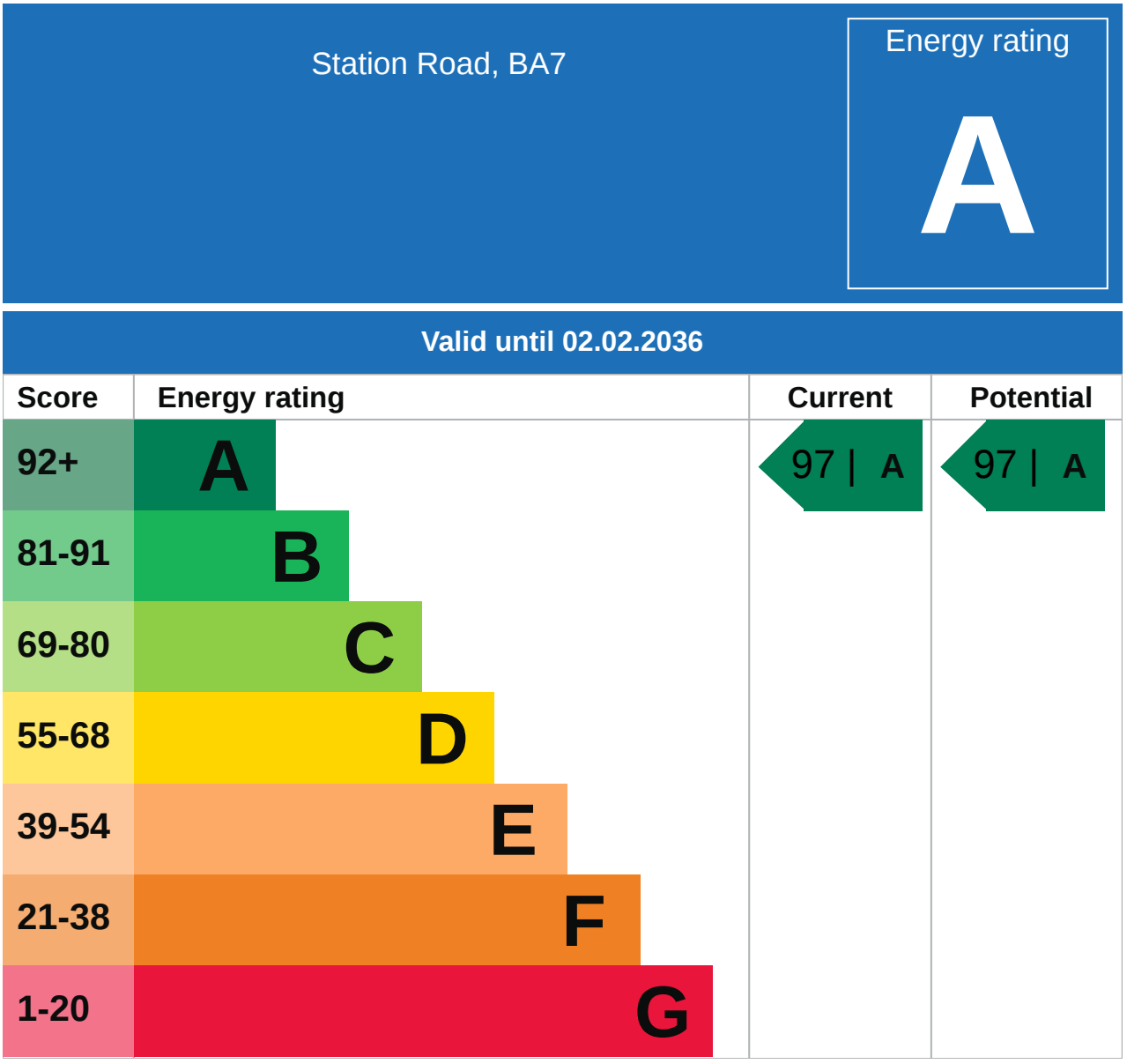
Description:

The erection of 9 No. dwellings and associated external works (variation to development as approved under 16/00435/OUT and 17/03795/REM and 17/03798/FUL)

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Property
EPC - Certificate

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Property

EPC - Additional Data

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Additional EPC Data

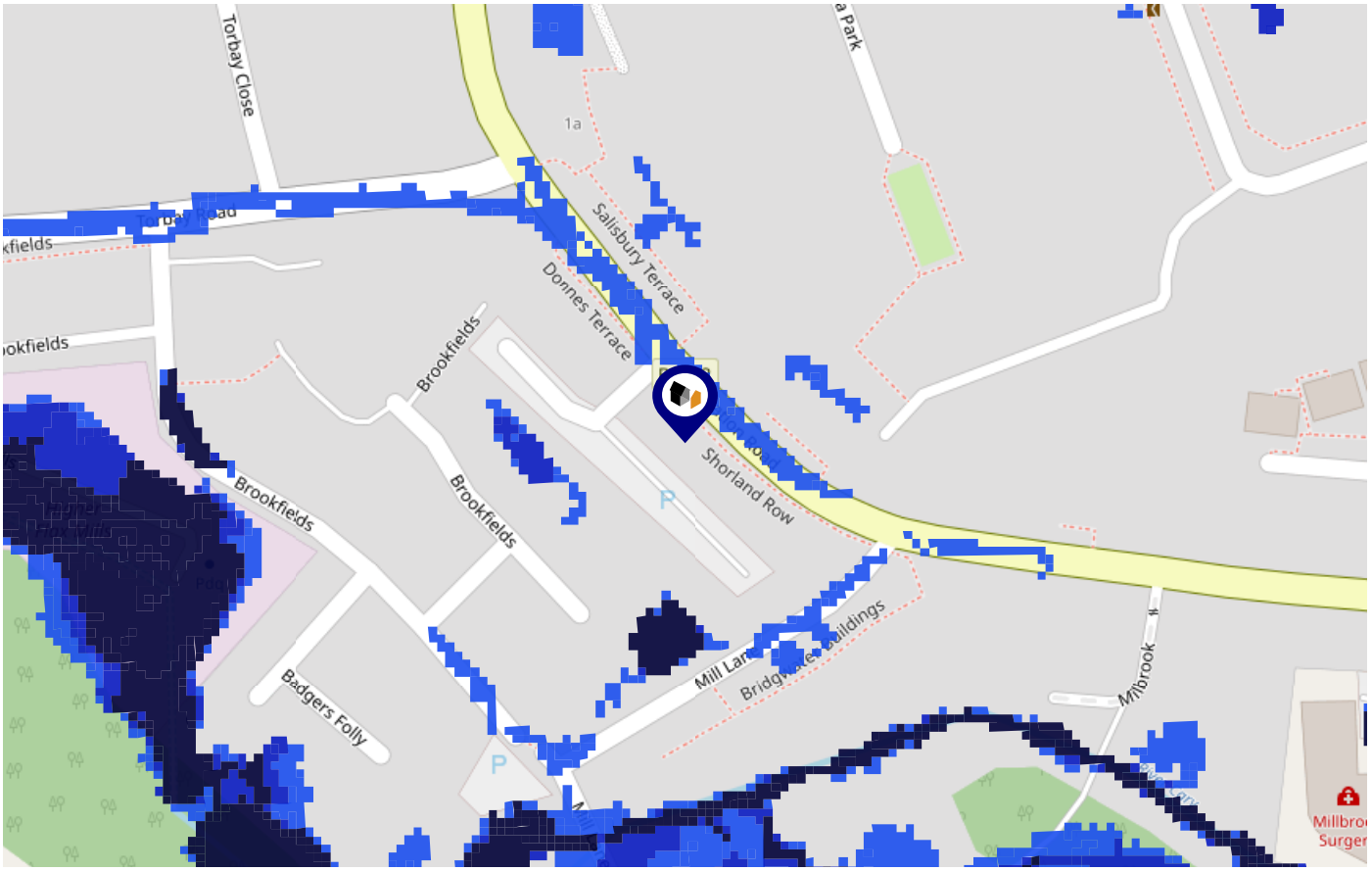
Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Gas: mains gas
Flat Top Storey:	No
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.17 W/mÂ²K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.09 W/mÂ²K
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Very Good
Lighting:	Excellent lighting efficiency
Floors:	Average thermal transmittance 0.11 W/mÂ²K
Total Floor Area:	92 m^2

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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.

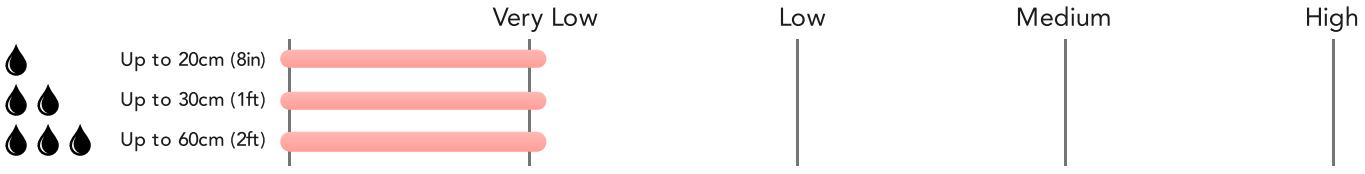


Risk Rating: Very low

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:

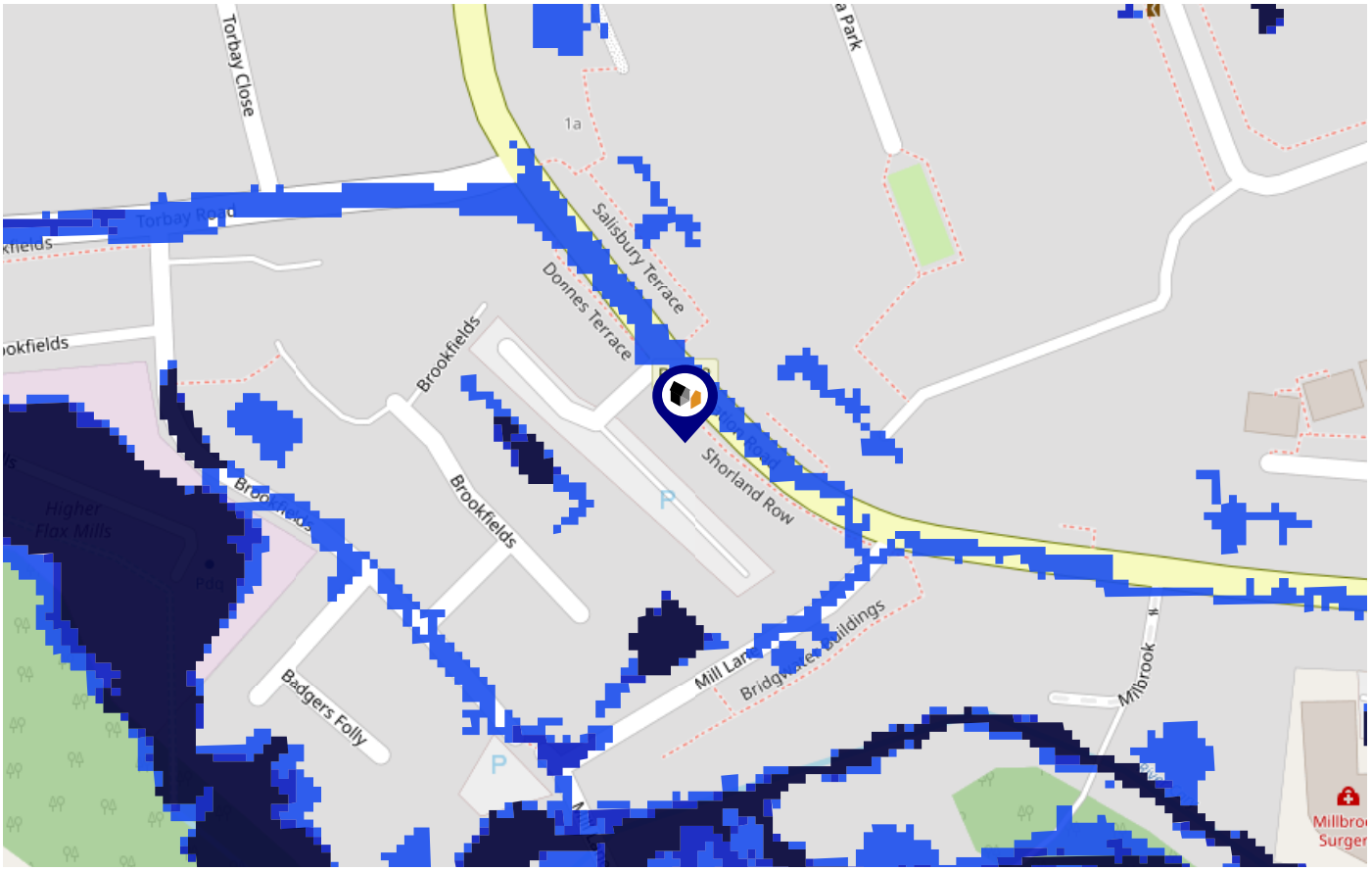


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Flood Risk
Surface Water - Climate Change

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

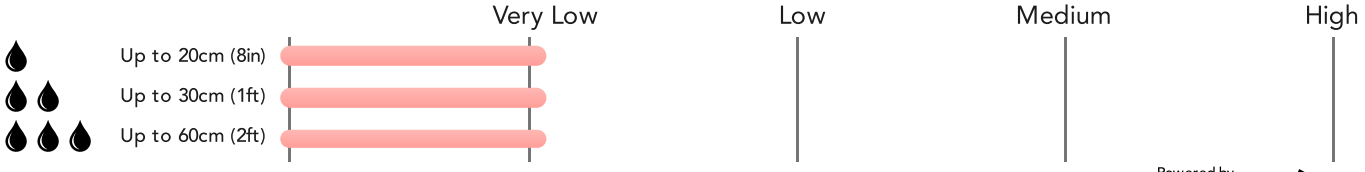


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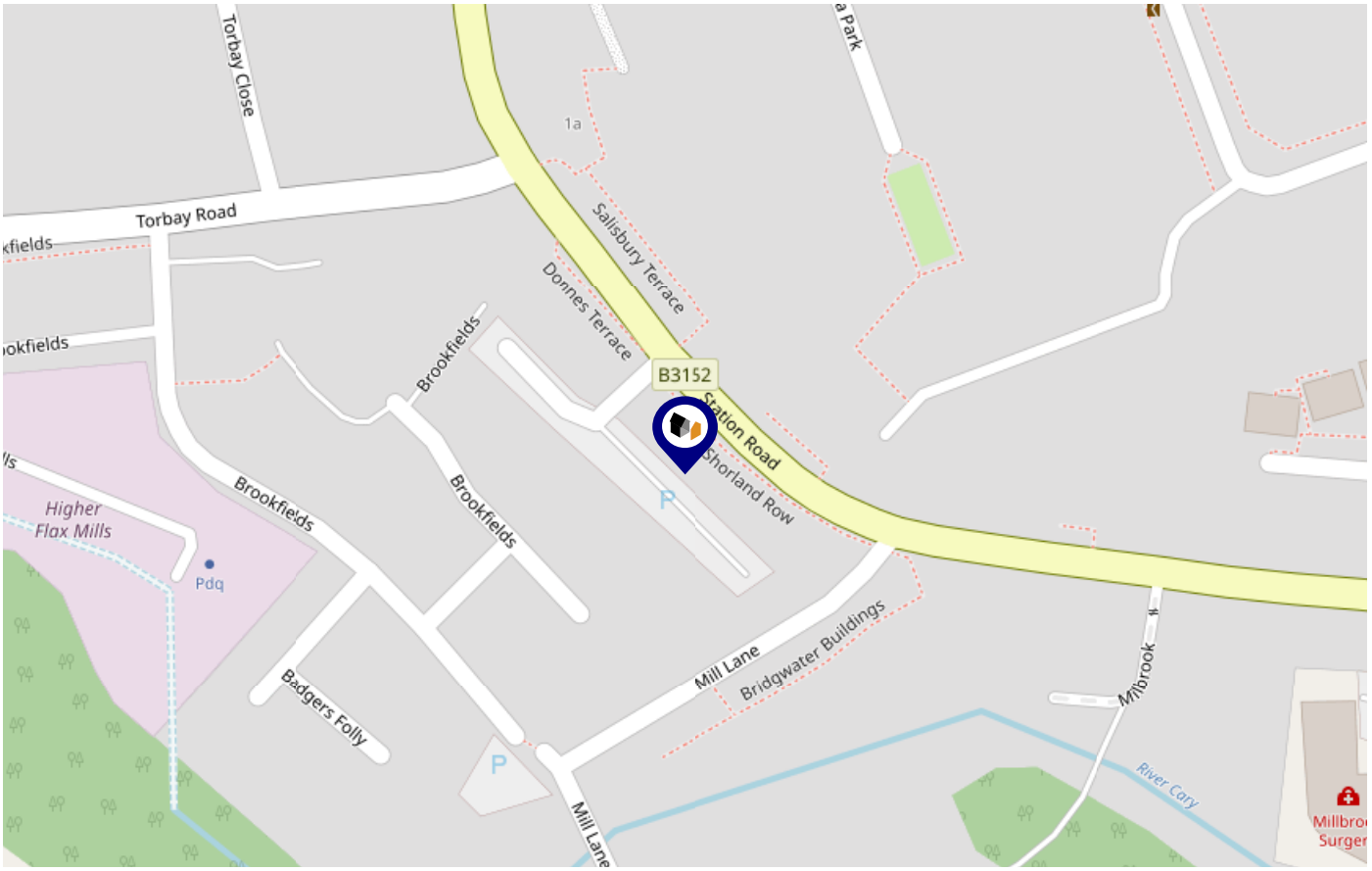
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Flood Risk
Rivers & Seas - Flood Risk

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

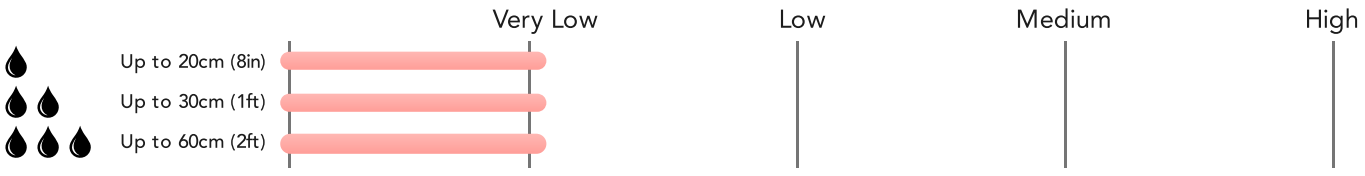


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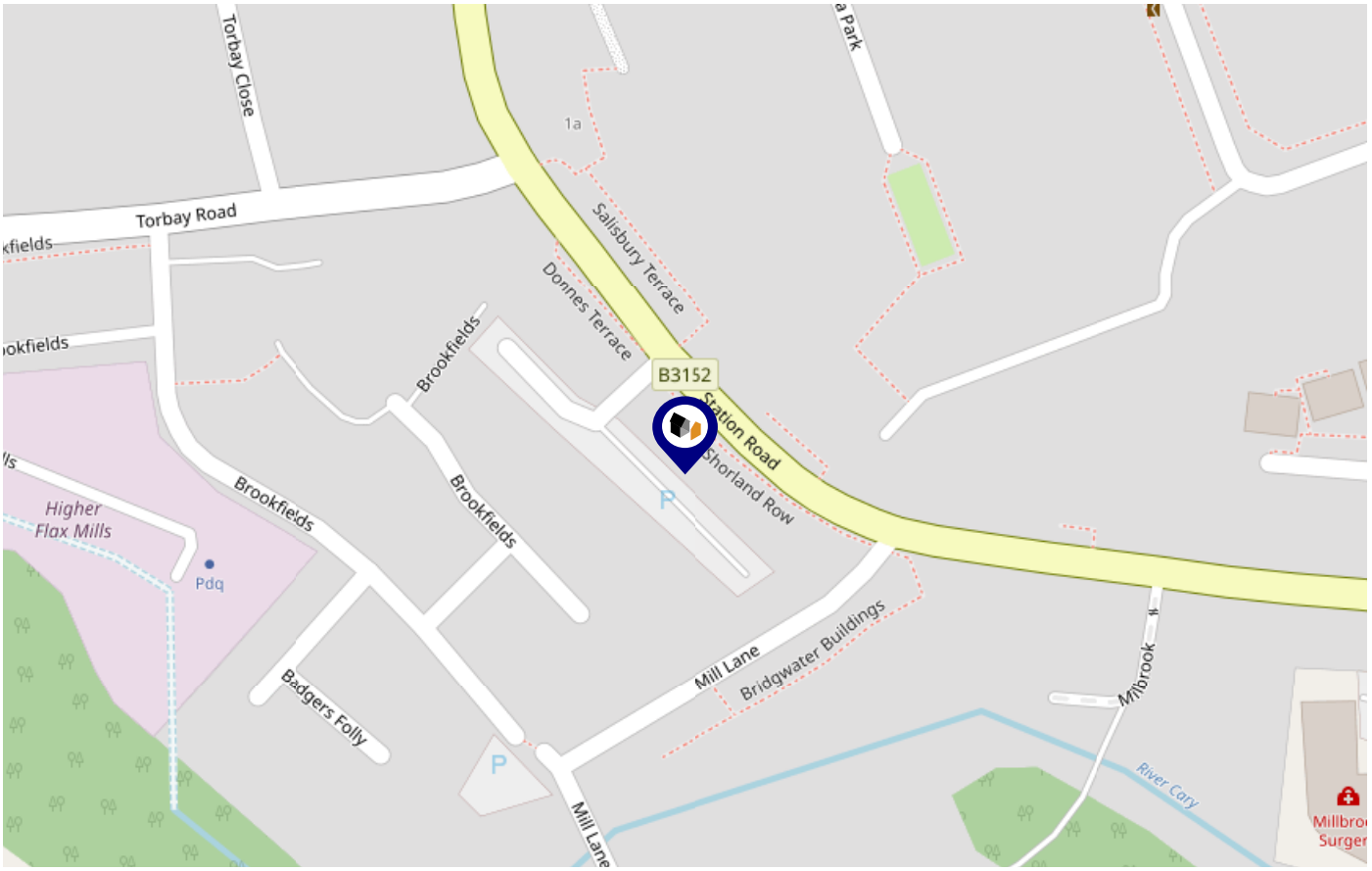


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Flood Risk
Rivers & Seas - Climate Change

COOPER AND TANNER

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



Risk Rating: Very low

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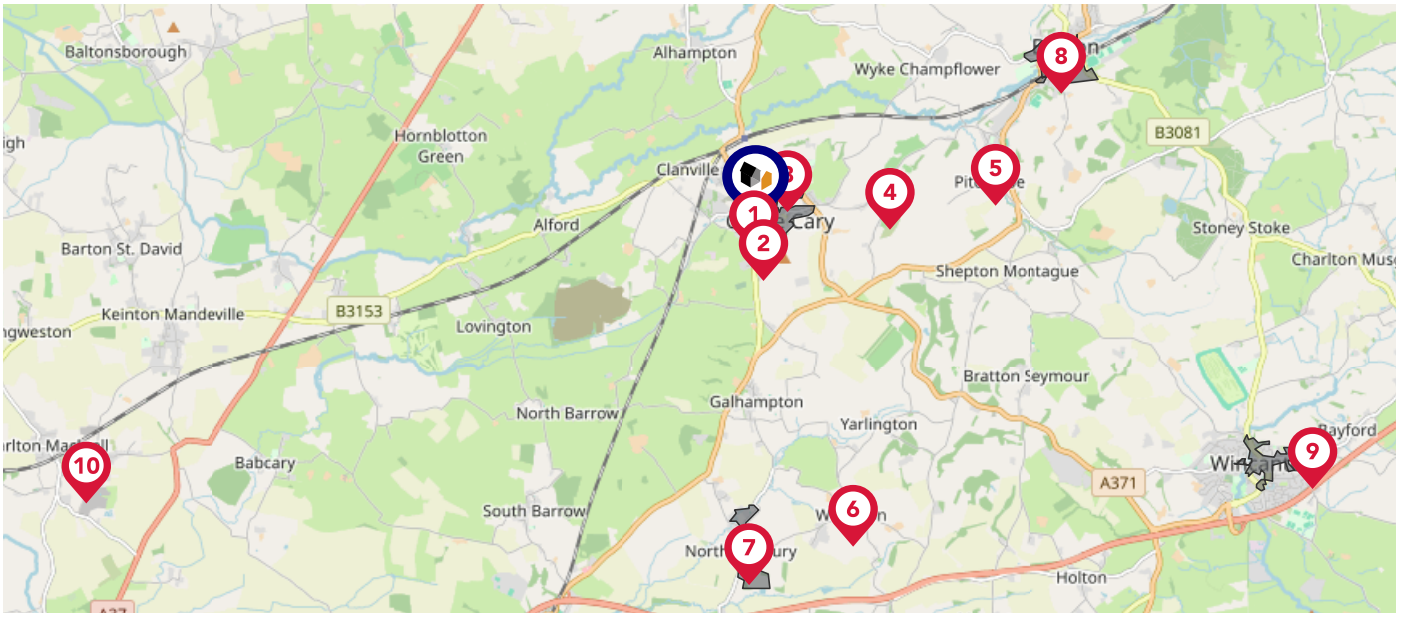
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Maps
Conservation Areas

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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

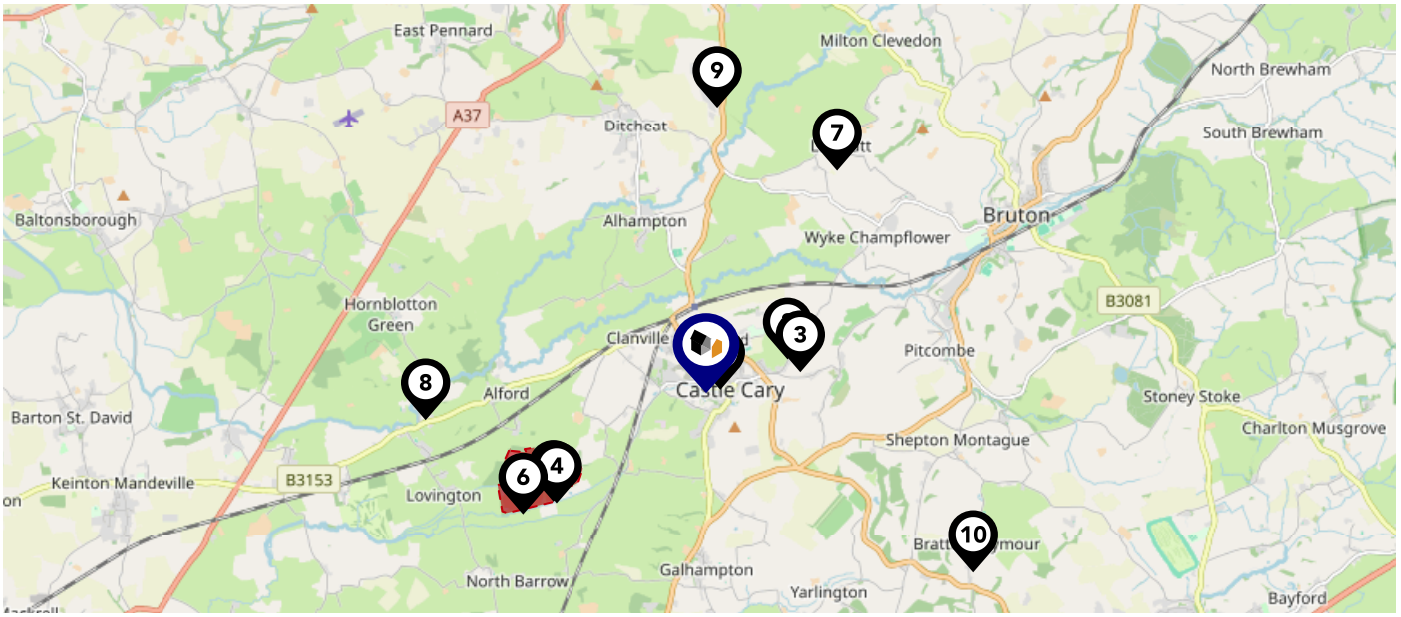
1	Higher Flax Mills
2	Castle Cary
3	Ansford
4	Hadspen
5	Pitcombe
6	Woolston
7	North Cadbury
8	Bruton
9	Wincanton
10	Charlton Adam

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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.



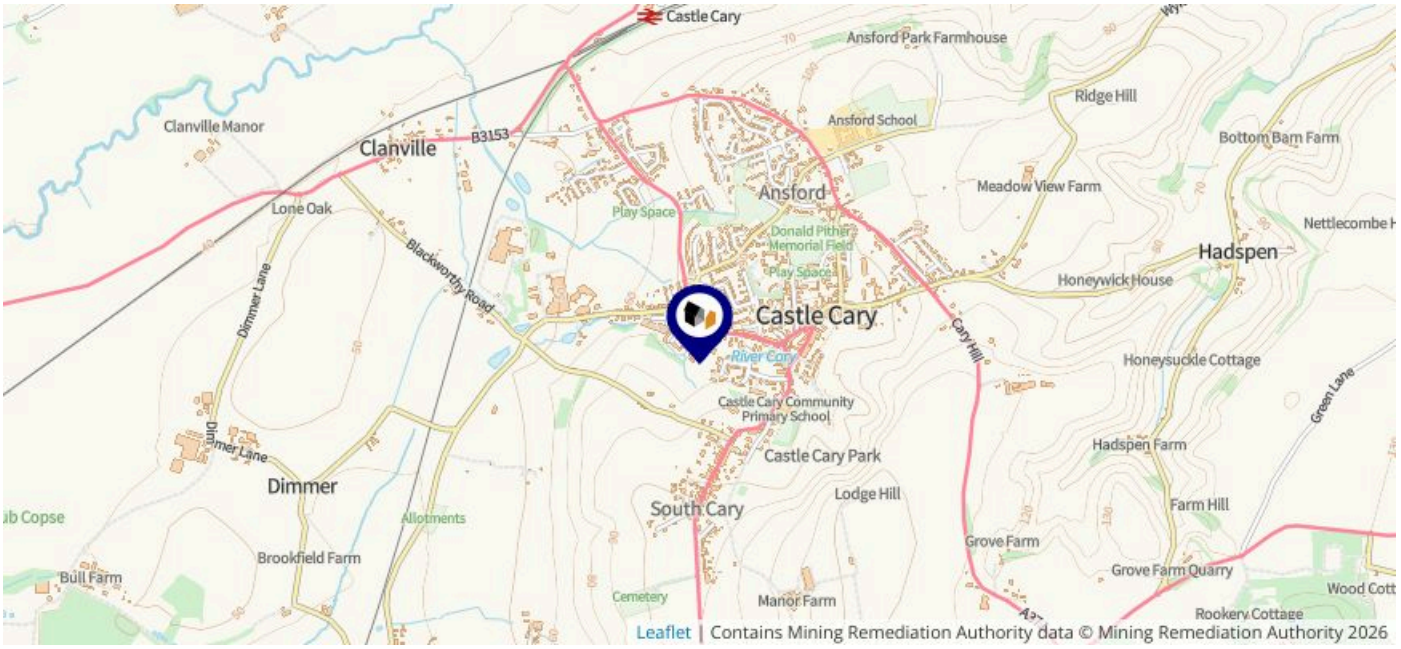
Nearby Landfill Sites

1	Churchfields-Ansford	Historic Landfill
2	Combe Common-Ansford	Historic Landfill
3	Honeywick Hill-Castle Cary	Historic Landfill
4	EA/EPR/KP3790FR/V005 - Dimmer Waste Disposal Site	Active Landfill
5	Dimmer Landfill-Dimmer Lane,Castle Cary,,Somerset	Historic Landfill
6	Dimmer Lane	Active Landfill
7	Lambrook House-Lamyatt	Historic Landfill
8	Lovington Landfill-Lovington, Castle Cary, Somerset	Historic Landfill
9	No name provided by source	Active Landfill
10	Hall School-Bratton Seymour	Historic Landfill

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.

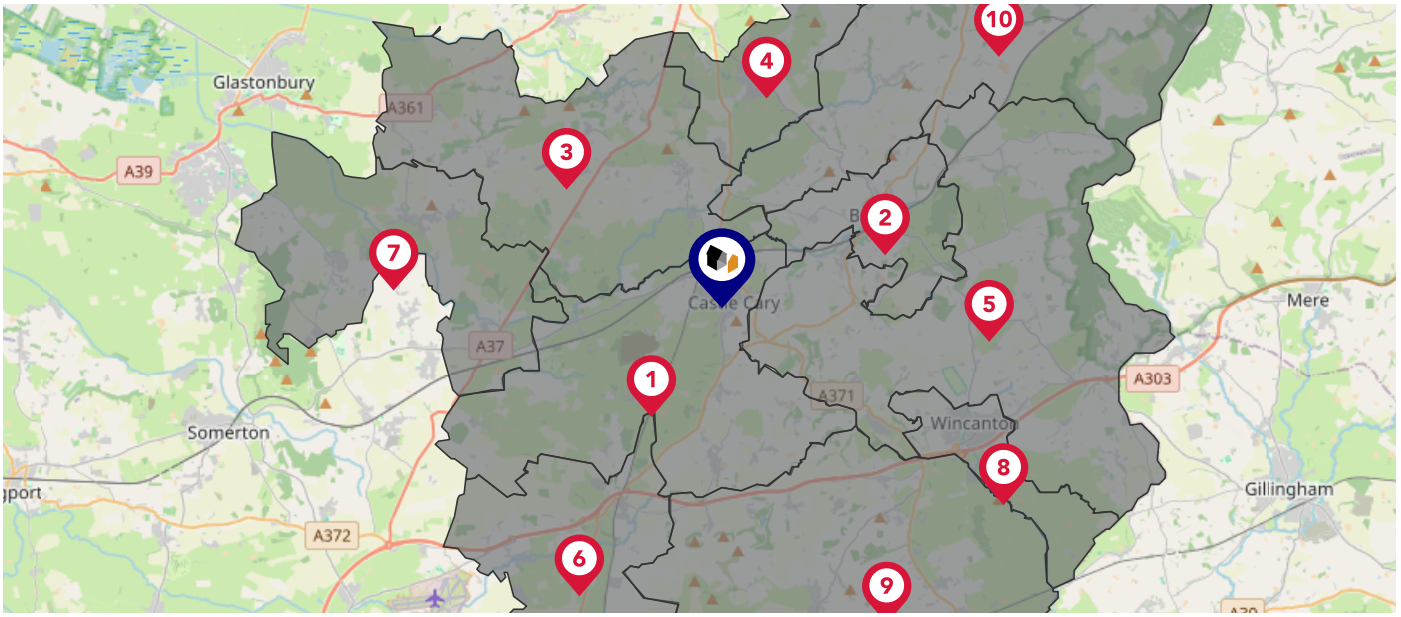
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

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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	Cary Ward
2	Bruton Ward
3	The Pennards and Ditcheat Ward
4	Creech Ward
5	Tower Ward
6	Camelot Ward
7	Butleigh and Baltonsborough Ward
8	Wincanton Ward
9	Blackmoor Vale Ward
10	Postlebury Ward

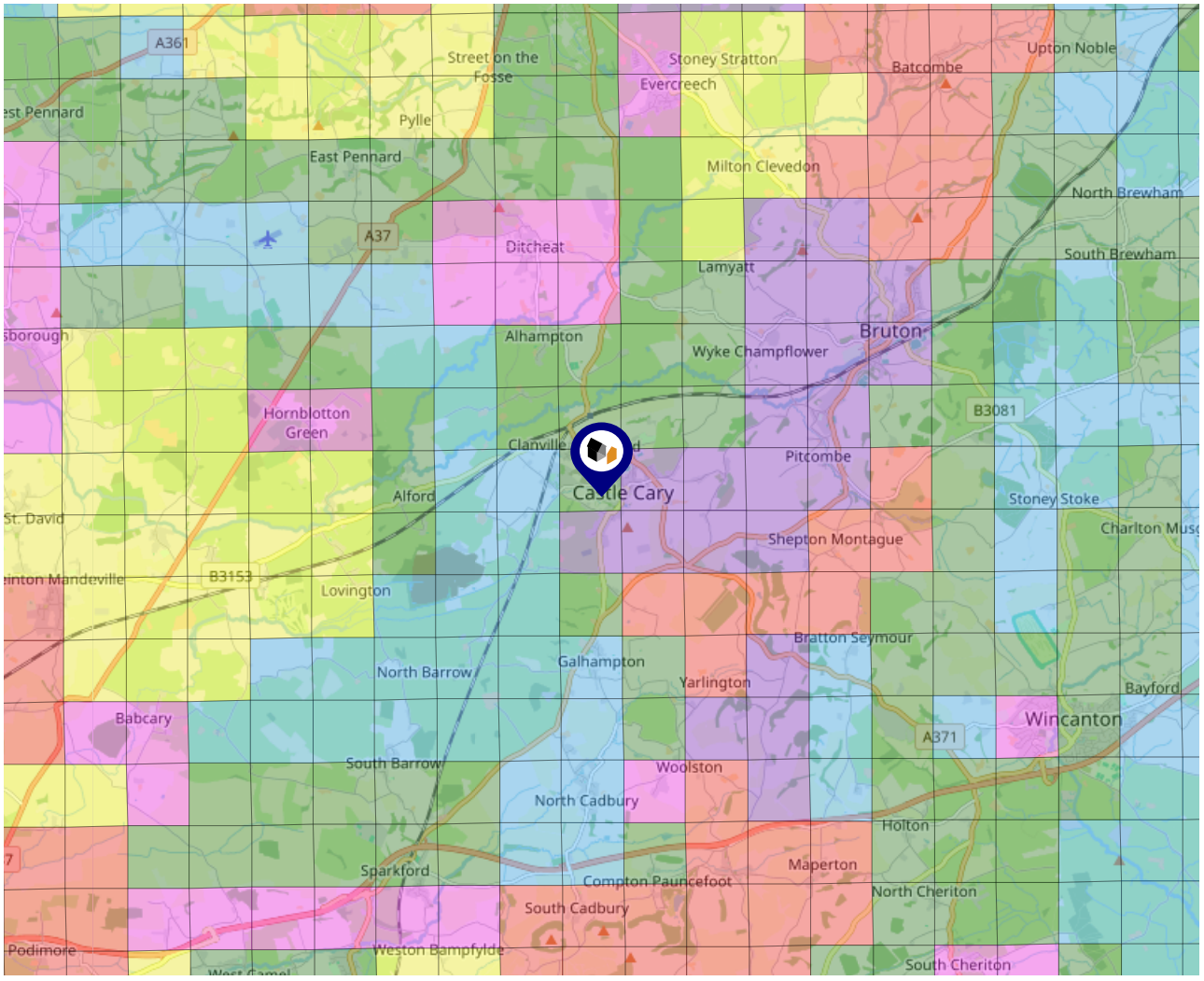
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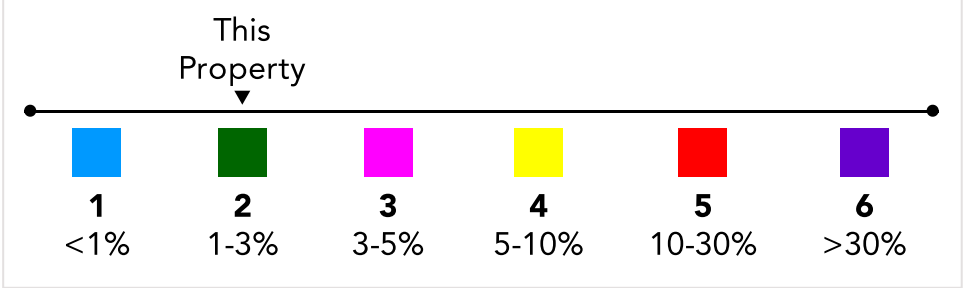
Environment
Radon Gas

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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).





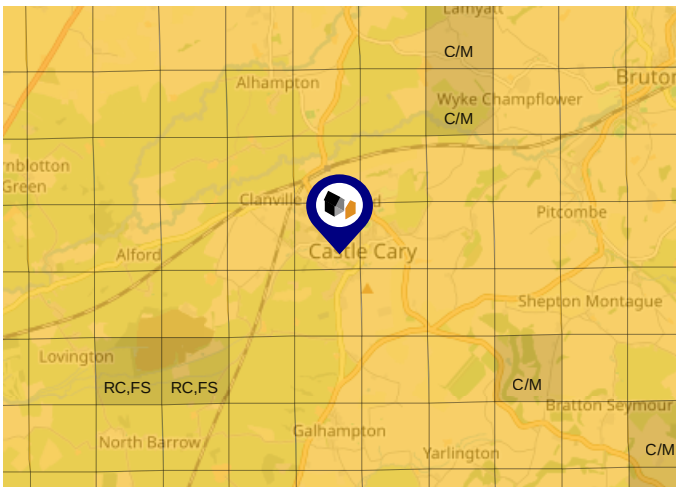
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Environment
Soils & Clay

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

Carbon Content:	VARIABLE	**Soil Texture:**	SILTY LOAM TO SANDY LOAM
Parent Material Grain:	ARENACEOUS	**Soil Depth:**	INTERMEDIATE
Soil Group:	MEDIUM(SILTY)		



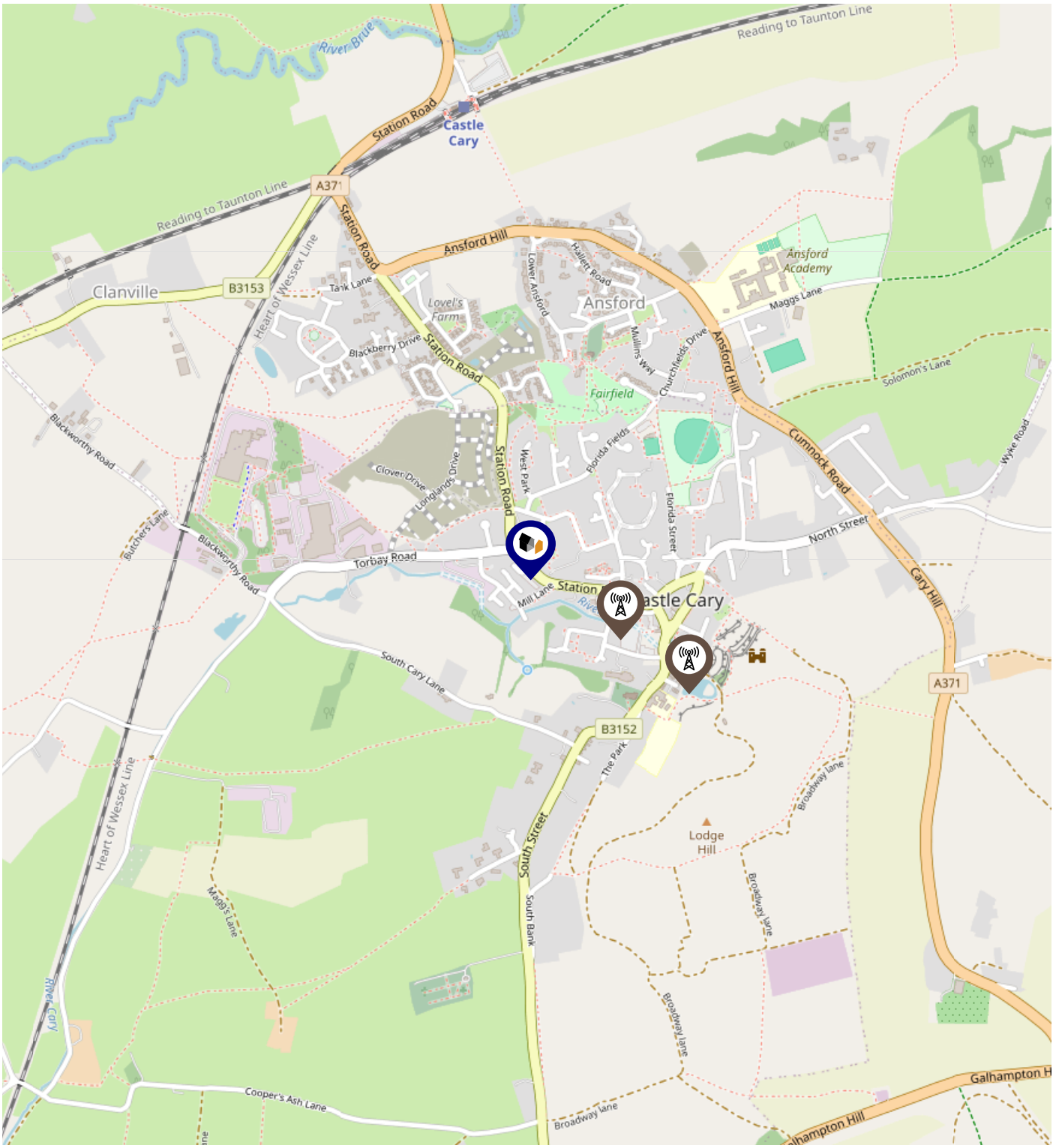
Primary Classifications (Most Common Clay Types)

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

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Local Area
Masts & Pylons

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Key:

- Power Pylons
- Communication Masts

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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
1 1056225 - Nicholas House, With Front Boundary Railings	Grade II	0.0 miles
2 1177455 - Entrance Gateway About 90 Metres South Of St John's Priory	Grade II	0.1 miles
3 1177751 - Entrance Lodge To Higher Flax Mills	Grade II	0.1 miles
4 1056226 - Higher Flax Mills	Grade II	0.1 miles
5 1056248 - Milepost At Southern Corner Of Yard Of White Hart Inn	Grade II	0.2 miles
6 1423545 - Castle Cary War Memorial	Grade II	0.2 miles
7 1056249 - St John's Priory	Grade II	0.2 miles
8 1177905 - Woodville House, And Front Boundary Railings	Grade II	0.2 miles
9 1177615 - Church Close	Grade II	0.2 miles
10 1056245 - The Old Vicarage	Grade II	0.2 miles

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Material Information

COOPER AND TANNER

Building Safety

The landlord has made us aware that, to the best of their knowledge, there is no asbestos present at the property.
The landlord has made us aware that, to the best of their knowledge, there is no unsafe cladding present at the property.
The landlord has made us aware that, to the best of their knowledge, there are no invasive plants present at the property.
The landlord has made us aware that, to the best of their knowledge, the property is not as risk of collapse.

Accessibility / Adaptations

The landlord has made us aware that, to the best of their knowledge, there has been no adaptations made to the property for accessibility requirements during their ownership.

Restrictive Covenants

We have not been made aware if this property contains restrictive covenants - please refer to the land registry title number provided in the property overview and seek further advice from a property conveyancer if required.

Rights of Way (Public & Private)

We have not been made aware of any public or private right of ways.

Construction Type

Traditional Material

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Material Information

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Property Lease Information

Listed Building Information

Stamp Duty

Other

The landlord has made us aware that to the best of their knowledge there are no known Planning Considerations

Other

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Utilities & Services

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Electricity Supply

Mains

Gas Supply

Mains

Central Heating

Gas

Water Supply

Mains

Drainage

Mains

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Area
Schools

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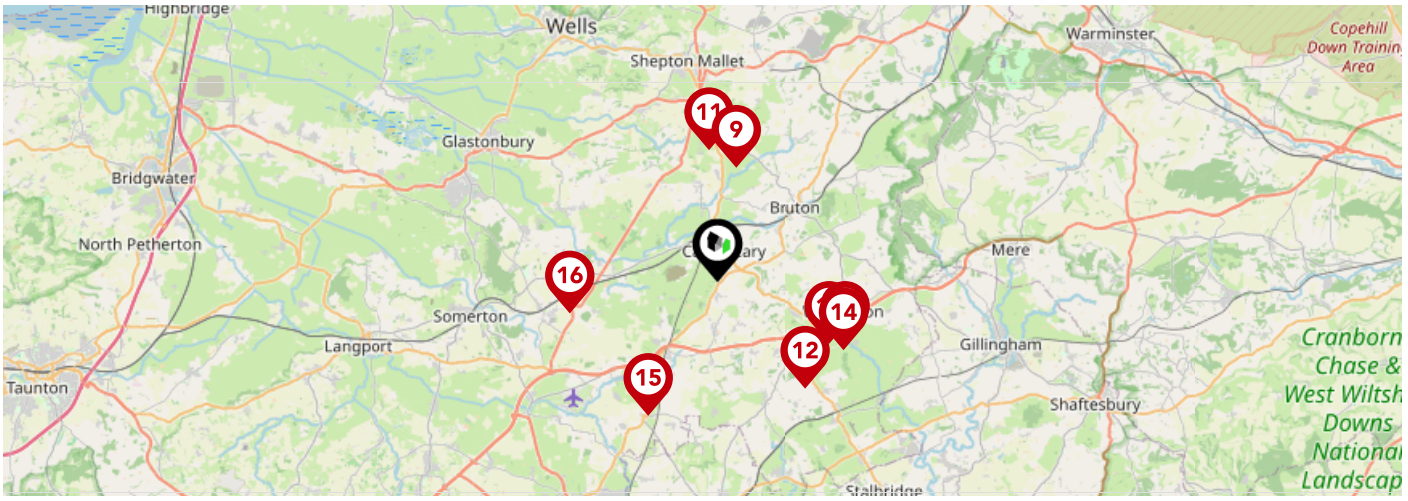


	Nursery	Primary	Secondary	College	Private
1 Castle Cary Community Primary School Ofsted Rating: Requires improvement | Pupils: 205 | Distance:0.27	☐	☑	☐	☐	☐
2 Ansford Academy Ofsted Rating: Requires improvement | Pupils: 543 | Distance:0.63	☐	☐	☑	☐	☐
3 Ditcheat Primary School Ofsted Rating: Good | Pupils: 91 | Distance:2.58	☐	☑	☐	☐	☐
4 Sexey's School Ofsted Rating: Good | Pupils: 685 | Distance:2.7	☐	☐	☑	☐	☐
5 North Cadbury Church of England Primary School Ofsted Rating: Good | Pupils: 75 | Distance:3.01	☐	☑	☐	☐	☐
6 King's Bruton Ofsted Rating: Not Rated | Pupils: 355 | Distance:3.22	☐	☐	☑	☐	☐
7 Bruton Primary School Ofsted Rating: Good | Pupils: 252 | Distance:3.26	☐	☑	☐	☐	☐
8 Hazlegrove Preparatory School Ofsted Rating: Not Rated | Pupils: 409 | Distance:4.13	☐	☐	☑	☐	☐

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Area
Schools

COOPER AND TANNER

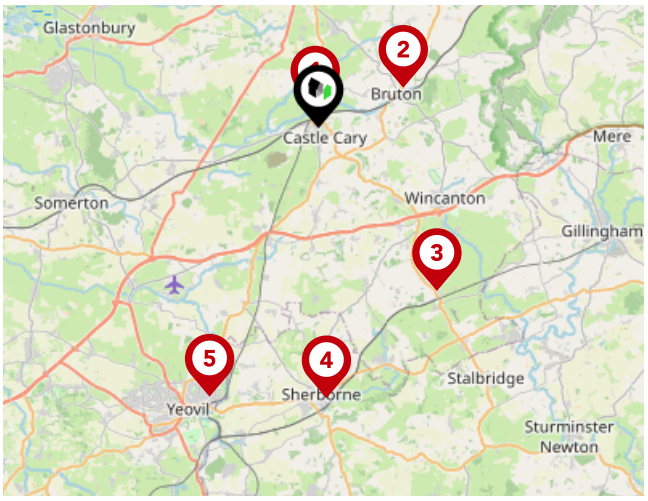


	Nursery	Primary	Secondary	College	Private
9 Evercreech Church of England Primary School Ofsted Rating: Good | Pupils: 181 | Distance:4.34	☐	☑	☐	☐	☐
10 King Arthur's School Ofsted Rating: Requires improvement | Pupils: 468 | Distance:4.76	☐	☐	☑	☐	☐
11 The Mendip School Ofsted Rating: Good | Pupils: 164 | Distance:4.94	☐	☐	☑	☐	☐
12 Marchant Holliday School Ofsted Rating: Good | Pupils: 49 | Distance:5.16	☐	☐	☑	☐	☐
13 Our Lady of Mount Carmel Catholic Primary Ofsted Rating: Good | Pupils: 125 | Distance:5.3	☐	☑	☐	☐	☐
14 Wincanton Primary School Ofsted Rating: Good | Pupils: 391 | Distance:5.33	☐	☑	☐	☐	☐
15 Countess Gytha Primary School Ofsted Rating: Good | Pupils: 146 | Distance:5.59	☐	☑	☐	☐	☐
16 Keinton Mandeville Primary School Ofsted Rating: Good | Pupils: 166 | Distance:5.6	☐	☑	☐	☐	☐

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Area
Transport (National)

COOPER AND TANNER



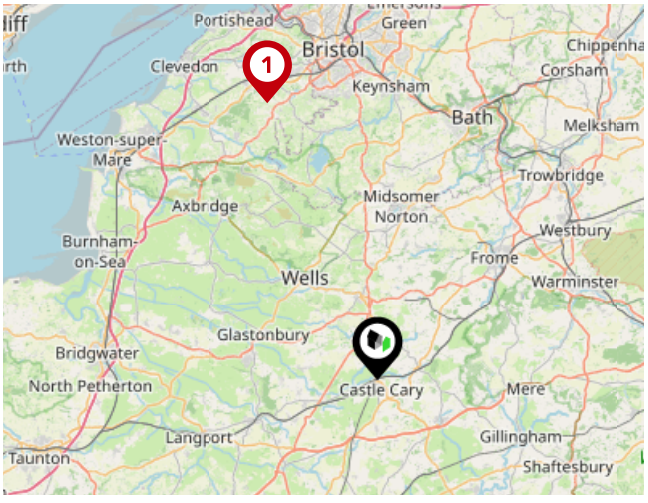
National Rail Stations

Pin	Name	Distance
1	Castle Cary Rail Station	0.72 miles
2	Bruton Rail Station	3.51 miles
3	Templecombe Rail Station	7.52 miles
4	Sherborne Rail Station	10.04 miles
5	Yeovil Pen Mill Rail Station	10.8 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J24	20.57 miles



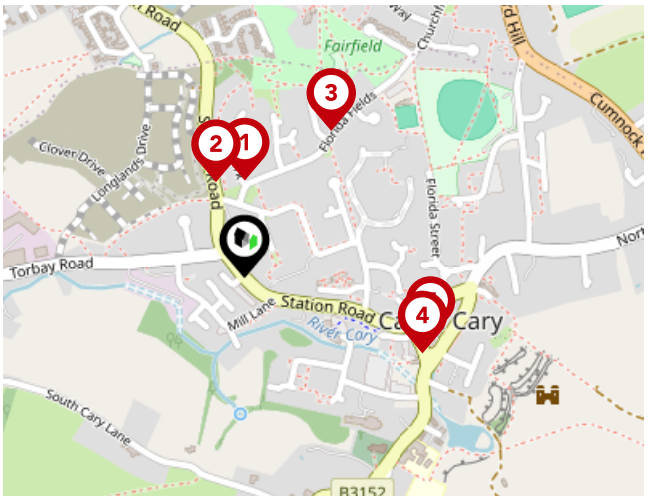
Airports/Helipads

Pin	Name	Distance
1	Bristol International Airport	22.13 miles

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Area
Transport (Local)

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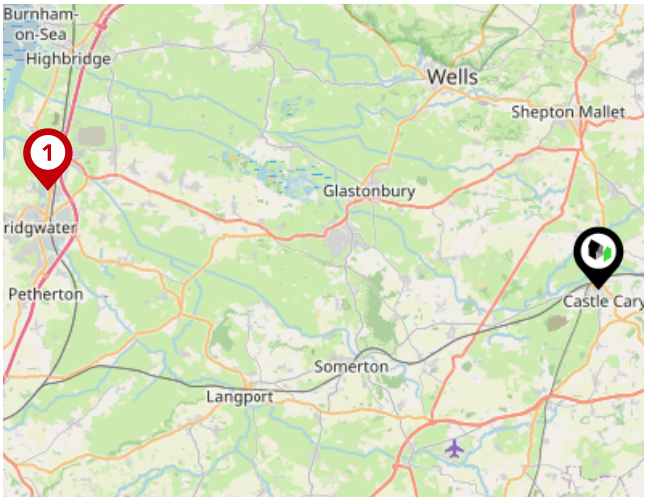


Bus Stops/Stations

Pin	Name	Distance
1	Victoria Gardens	0.11 miles
2	Station Road	0.11 miles
3	Florida Fields	0.19 miles
4	Horse Pond Inn	0.22 miles
5	Horsepond Inn	0.22 miles

Local Connections

No Local Connections found within 30 km of this property.



Ferry Terminals

Pin	Name	Distance
1	Bridgwater Ferry Terminal	20.8 miles

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Cooper and Tanner
Testimonials

Testimonial 1

I cannot express enough gratitude for the exceptional service provided by Cooper and Tanner Castle Cary estate agents throughout my recent house purchase. I was met with professionalism, expertise, and genuine care for my needs as a buyer. Their team went above and beyond to guide me through every step of the process, ensuring that I felt informed and supported at all times. They were always available to answer any questions or concerns.

Testimonial 2

The office staff at Castle Cary were exceptionally professional, helpful and friendly throughout the sale of my late fathers property. They were always on hand to assist and guide with the sale process and went the extra mile to ensure everything went Smoothly. Their communication skills were excellent and I was always kept informed of progress. I have no hesitation in recommending Cooper and Tanner and would certainly use their services again.

Testimonial 3

We found the ladies in the office in Castle Cary extremely helpful and friendly. They couldn't do enough for us, bearing in mind we were buying through them and not selling. They made the whole experience much smoother for us. We loved the present and card they gave us when we got the keys. We would willingly recommend them to anyone buying or selling with them.

Testimonial 4

The team at Cooper & Tanner are brilliant, kept us in the loop all the way through the process. Highly recommend them.

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Important - Please read

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Data Quality

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COOPER AND TANNER

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