



MIR: Material Info

The Material Information Affecting this Property

Monday 05th October 2026



DITCHEAT, SHEPTON MALLET, BA4

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

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	2,346 ft ² / 218 m ²		
Plot Area:	0.29 acres		
Year Built :	1967-1975		
Council Tax :	Band F		
Annual Estimate:	£3,699		
Title Number:	ST90917		

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



59
mb/s



1000
mb/s



Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: ***Stoberry Wraxall Road Ditchat Shepton Mallet Somerset BA4 6RE***

Reference - 2026/1024/HSE	
Decision:	Awaiting decision
Date:	01st June 2026
Description:	Proposed increase in ridge height by 1500mm & installation of of rooflights & dormer. Replacement of flat, bituminous felt roof & replace with pitched roof with room within. Porch extension to rear elevation & infill extension with vertical timber weatherboarding. Potting shed roof raised to allow for extending the existing flat roof to extend over.

Reference - 2026/0424/FUL	
Decision:	Awaiting decision
Date:	03rd March 2026
Description:	Erection of self-build replacement dwelling and garage following demolition of existing dwelling and garage. (Revised Plans received 22.07.2026)

Planning records for: ***The Chimes Wraxall Road Ditchat Shepton Mallet Somerset BA4 6RE***

Reference - 2025/0022/HSE	
Decision:	Decided
Date:	08th January 2025
Description:	Replace existing outbuildings with garage and hobby workshop and alterations to vehicular access.

Planning records for: ***Fountain Cottage Ditchat Shepton Mallet Somerset BA4 6RE***

Reference - 113558/001	
Decision:	Approval with Conditions
Date:	09th February 2007
Description:	Proposed two storey extension and glazed link/walkway

Planning records for: *Rema Cottage Wraxall Rd Ditchheat Shepton Mallet Somerset BA4 6RE*

Reference - 108801/006
Decision: Refusal
Date: 08th June 2007
Description: Erection of two storey side extension to replace kitchen and add 1 bedroom. (DEL)

Reference - 108801/007
Decision: Approval with Conditions
Date: 26th February 2008
Description: Proposed extension to rear [DEL]

Planning records for: *Long Batch Ditchheat Shepton Mallet BA4 6RE*

Reference - 2012/1588
Decision: Approval
Date: 27th June 2012
Description: Application for approval of details reserved by conditions 2 (samples), 3 (sample panels) and 4 (boundary fence) of planning permission 2011/2363.

Reference - 2012/1868
Decision: Approval with Conditions
Date: 17th August 2012
Description: Erection of a new dwelling, revision of planning permission 2011/2363 (as amended by site plan received 6th September 2012 revising parking layout and revised planting specification received 11th October 2012).

Planning records for: *Long Batch, Ditcheat, Shepton Mallet, Somerset, BA4 6RE*

Reference - 2013/0491	
Decision:	Approval with Conditions
Date:	07th March 2013
Description:	Erection of a new dwelling (revision of planning permission 2012/1868 - revised access and parking arrangements)

Reference - 2020/0403/HSE	
Decision:	Decided
Date:	25th February 2020
Description:	Erection of single storey link extension to dwelling between house and annexe.

Planning records for: *The Old Rectory, Ditcheat, Shepton Mallet BA4 6RE*

Reference - 2012/2194	
Decision:	Approval
Date:	10th September 2012
Description:	Application for the approval of details reserved by conditions 3 (samples) and 4 (sample panel) of planning permission 2012/1323.

Reference - 2012/1323	
Decision:	Approval with Conditions
Date:	29th May 2012
Description:	Demolition of existing single storey garage and bootroom. Erection of two storey front extension and single storey rear extension including the proposed change of materials to the dwelling.

Planning records for: *The Old Rectory Wraxall Road Ditcheat Shepton Mallet Somerset BA4 6RE*

Reference - 2024/2276/HSE

Decision: Decided

Date: 20th December 2024

Description:

Erection of lean-to log store to existing detached garage, detached gazebo, stone wall and associated works.

Reference - 2011/0611

Decision: Approval with Conditions

Date: 14th March 2011

Description:

Demolition of existing single storey garage and bootroom and the erection of two storey side, front and rear extensions, change of materials to the existing dwelling. Erection of a detached garage.

Reference - 2012/1725

Decision: Approval

Date: 09th July 2012

Description:

Approval of matters reserved by conditions 3(materials) and 4(sample panel) of application no 2011/3080.

Reference - 2012/2836

Decision: Approval with Conditions

Date: 29th November 2012

Description:

Demolition of existing dwelling and attached garage, and the erection of a replacement dwelling.

Planning records for: *The Old Rectory, Wraxall Road, Ditcheat, Somerset, BA4 6RE*

Reference - 2010/3072	
Decision:	Approval with Conditions
Date:	15th December 2010
Description:	Erection of a detached garage building with ancillary storage over.

Planning records for: *Ringwell Lodge Wraxall Road Ditcheat Shepton Mallet Somerset BA4 6RE*

Reference - 2018/0730/HSE	
Decision:	Decided
Date:	15th March 2018
Description:	Single storey rear extension

Planning records for: *Brancott House Wraxall Road Ditcheat Shepton Mallet BA4 6RE*

Reference - 2020/2270/HSE	
Decision:	Decided
Date:	06th November 2020
Description:	Erection of single storey side extension on West elevation.

Reference - 2014/1903/CLP	
Decision:	Development is Lawful
Date:	23rd September 2014
Description:	Application for lawful development certificate to replace clay double roman tiles on the roof with redstone double roman tiles.

Planning records for: *Green Tree Corner Wraxall Road Ditchat Shepton Mallet BA4 6RE*

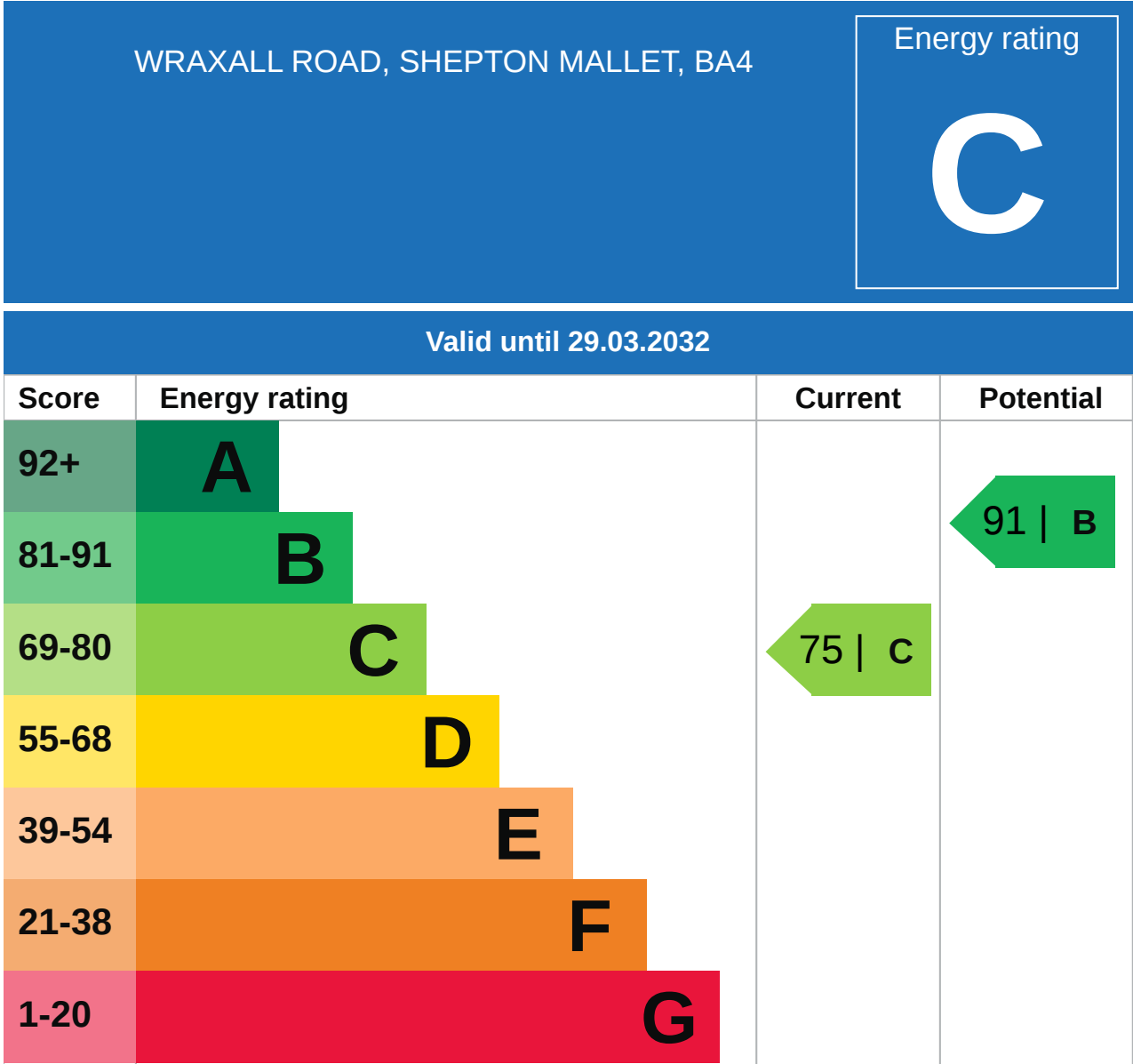
Reference - 2017/0350/FUL
Decision: Approval with Conditions
Date: 17th February 2017
Description: Erection of a single-storey, detached double garage and bike store.

Reference - 2016/2581/REM
Decision: Approval with Conditions
Date: 04th October 2016
Description: Application for approval of reserved matters (appearance, landscaping, layout and scale to be determined) following outline approval 2014/1792/OTS for the erection of a single dwelling and associated works

Reference - 2016/2032/REM
Decision: Withdrawn
Date: 18th August 2016
Description: Application for approval of reserved matters following outline approval 2014/1792/OTS for the erection of a single dwelling and associated access (appearance, landscaping, layout and scale to be determined)

Property
EPC - Certificate

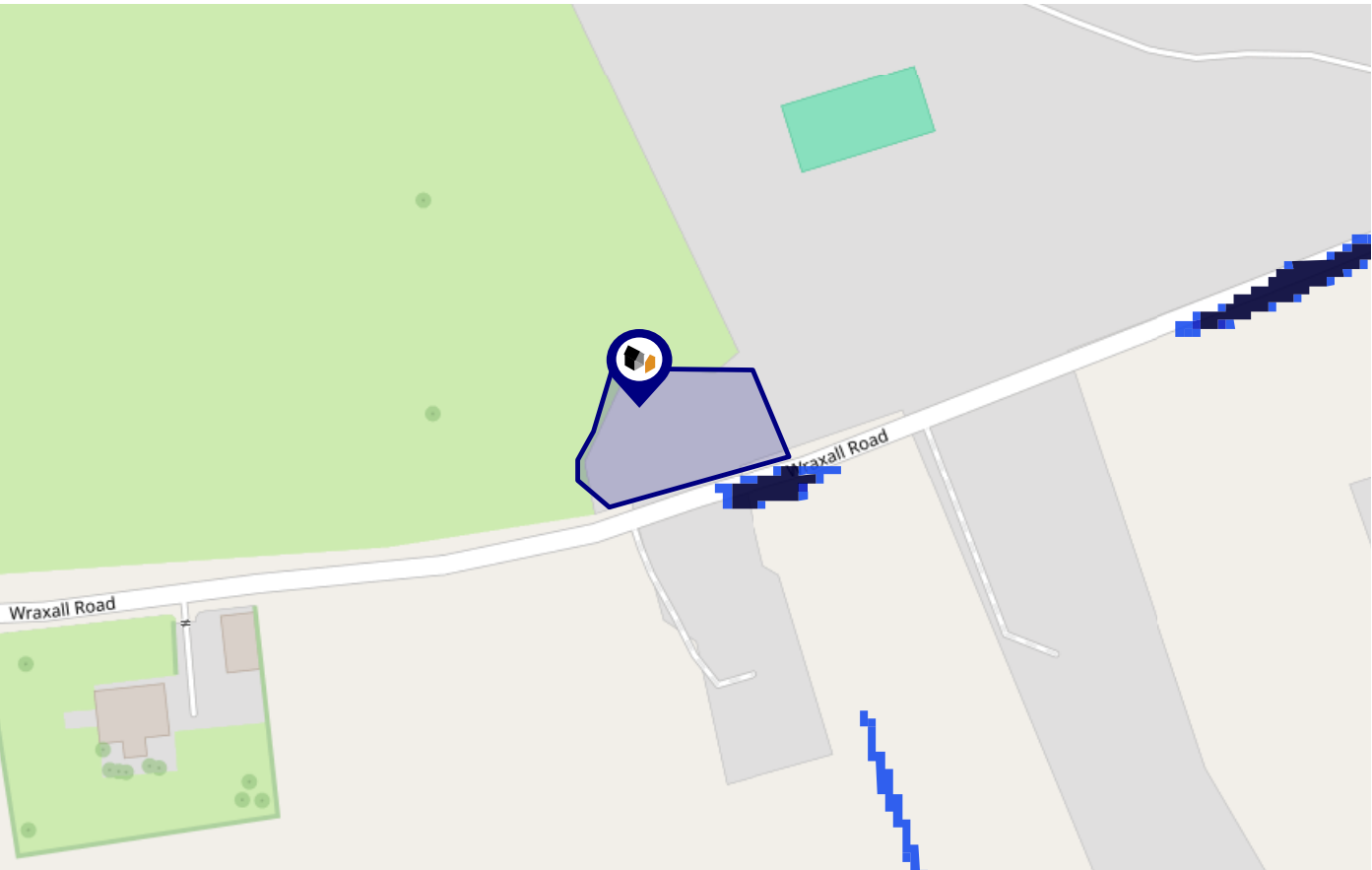
COOPER
AND
TANNER



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.

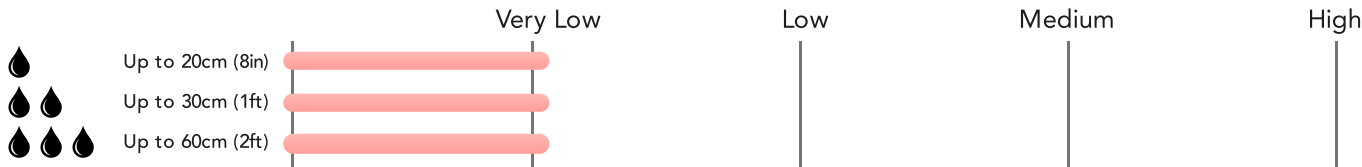


Risk Rating: Very low

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.

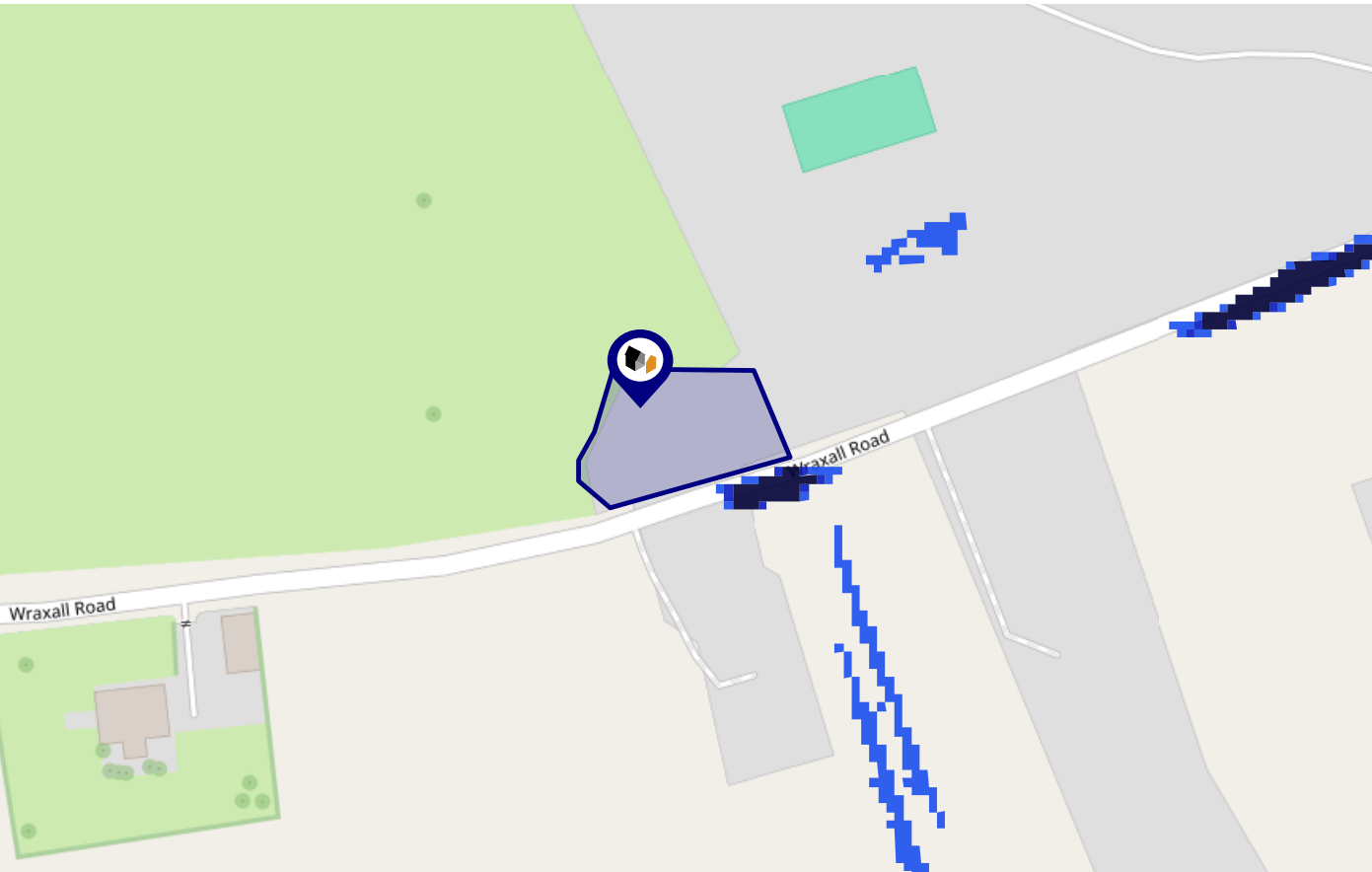
Chance of flooding to the following depths at this property:



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.

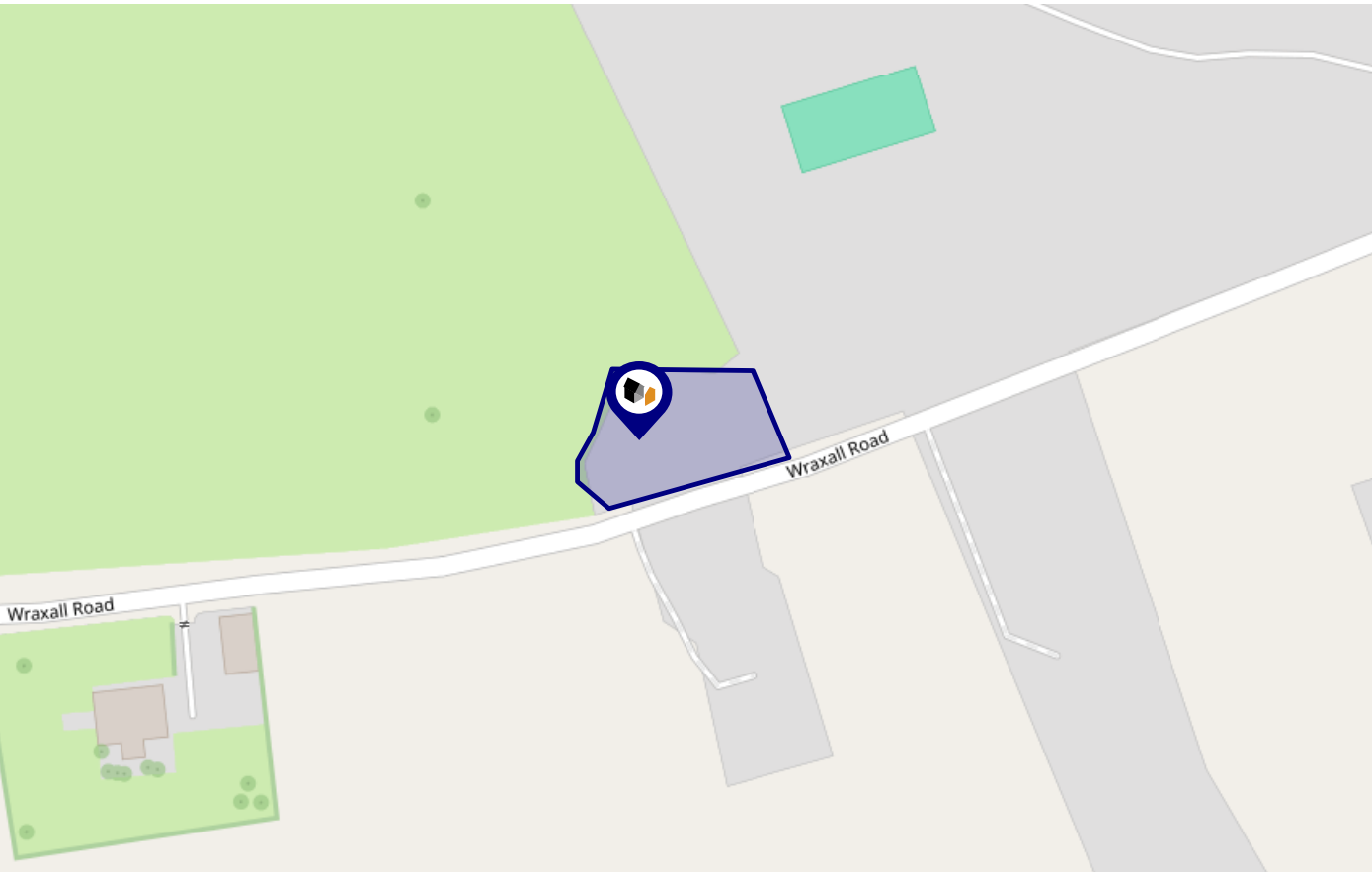
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Flood Risk

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

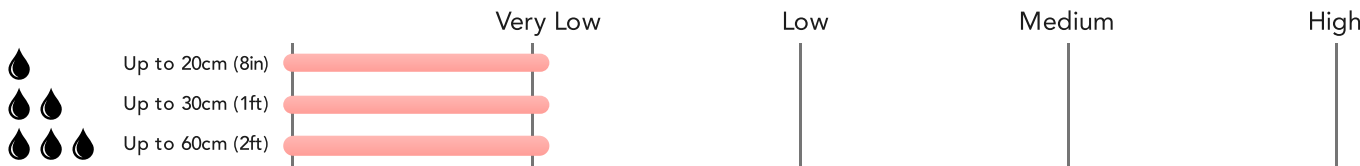


Risk Rating: Very low

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

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

Chance of flooding to the following depths at this property:

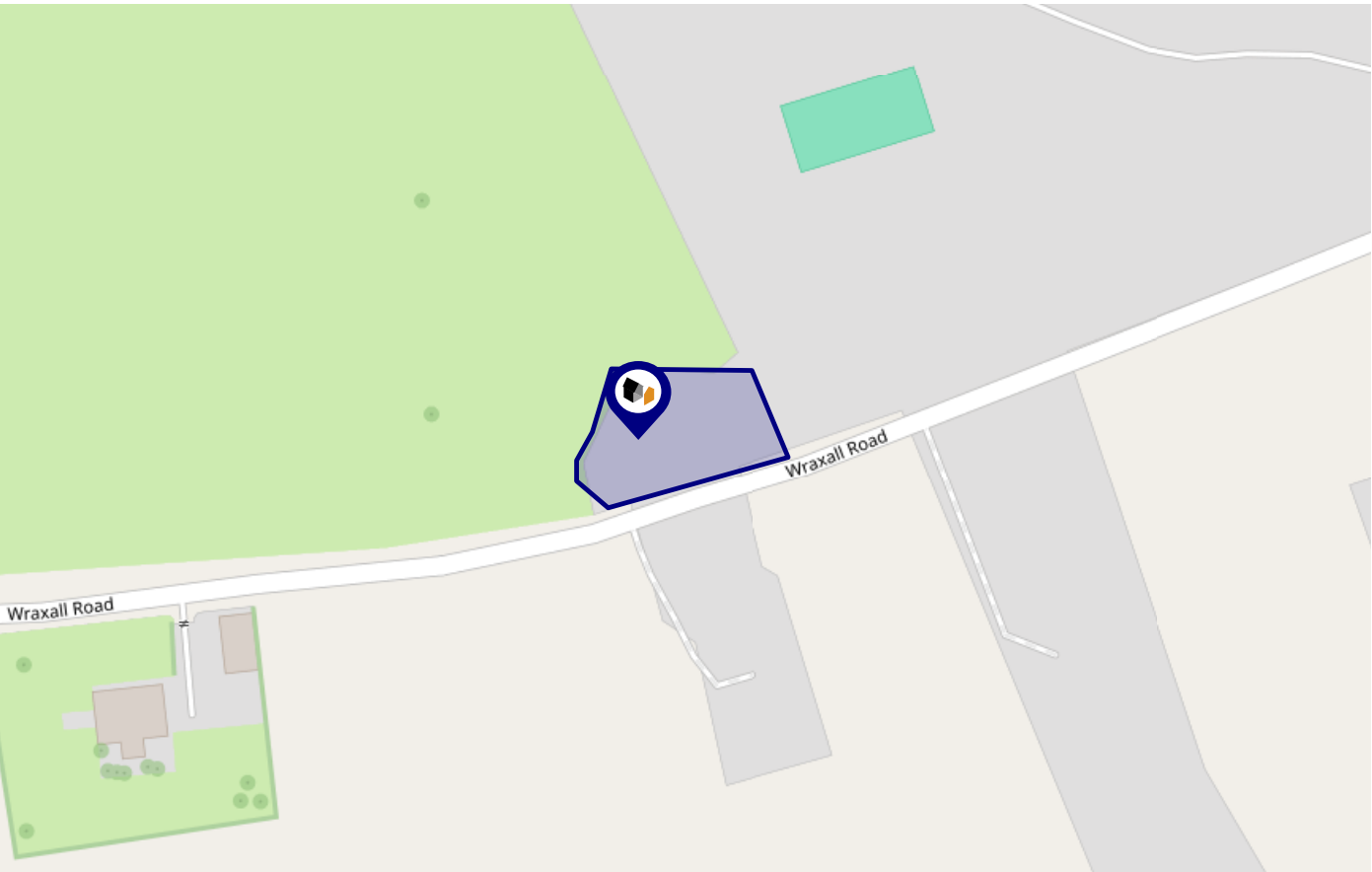


Flood Risk

Rivers & Seas - Climate Change

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

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:



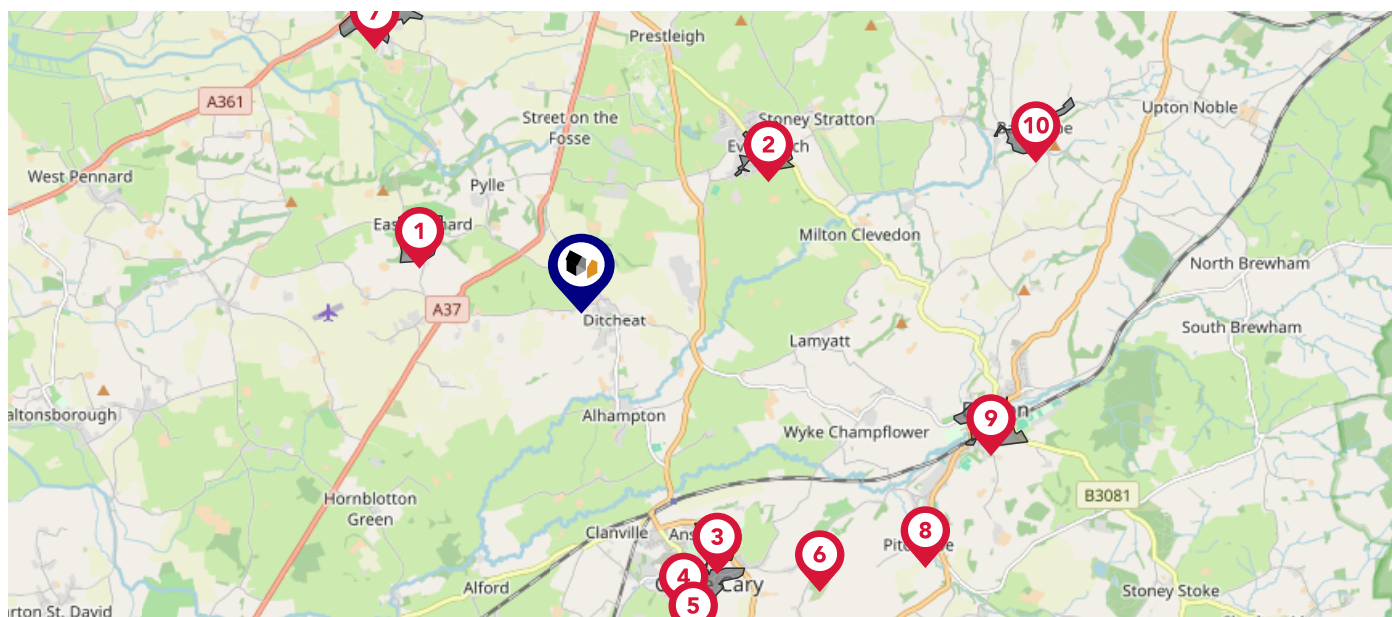
MIR - Material Info

Maps

Conservation Areas

COOPER
AND
TANNER

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

East Pennard

2

Evercreech

3

Ansford

4

Higher Flax Mills

5

Castle Cary

6

Hadspen

7

Pilton

8

Pitcombe

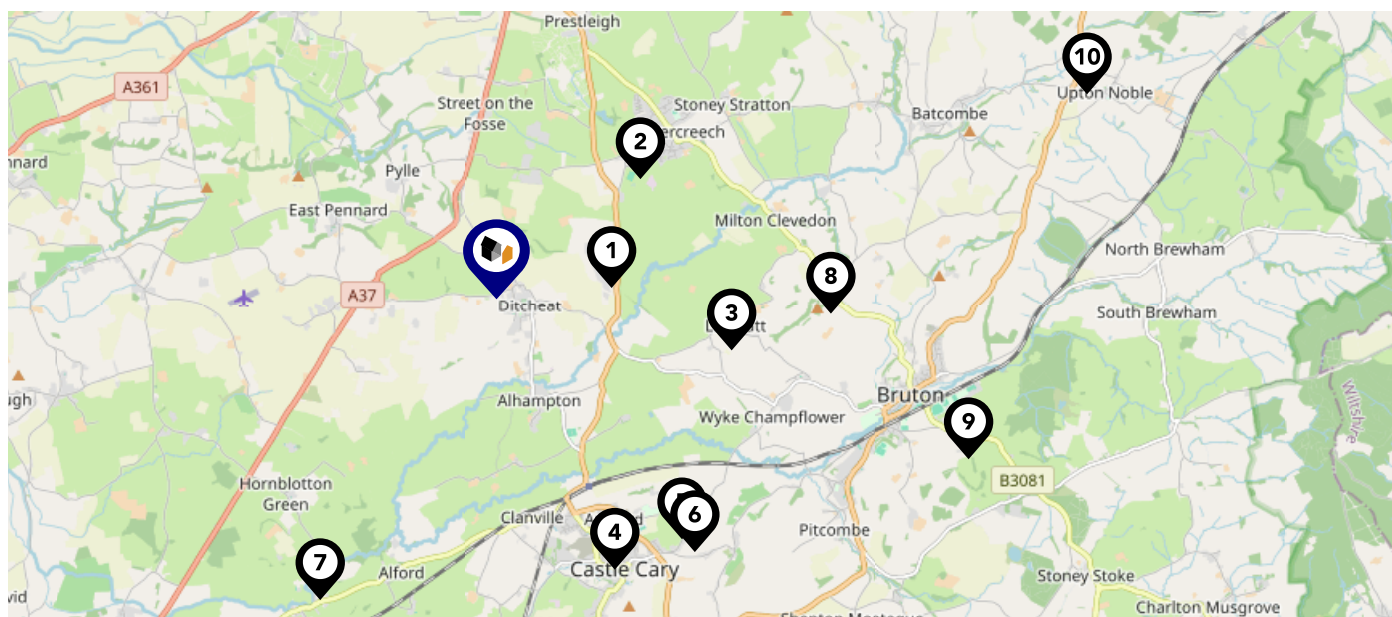
9

Bruton

10

Batcombe

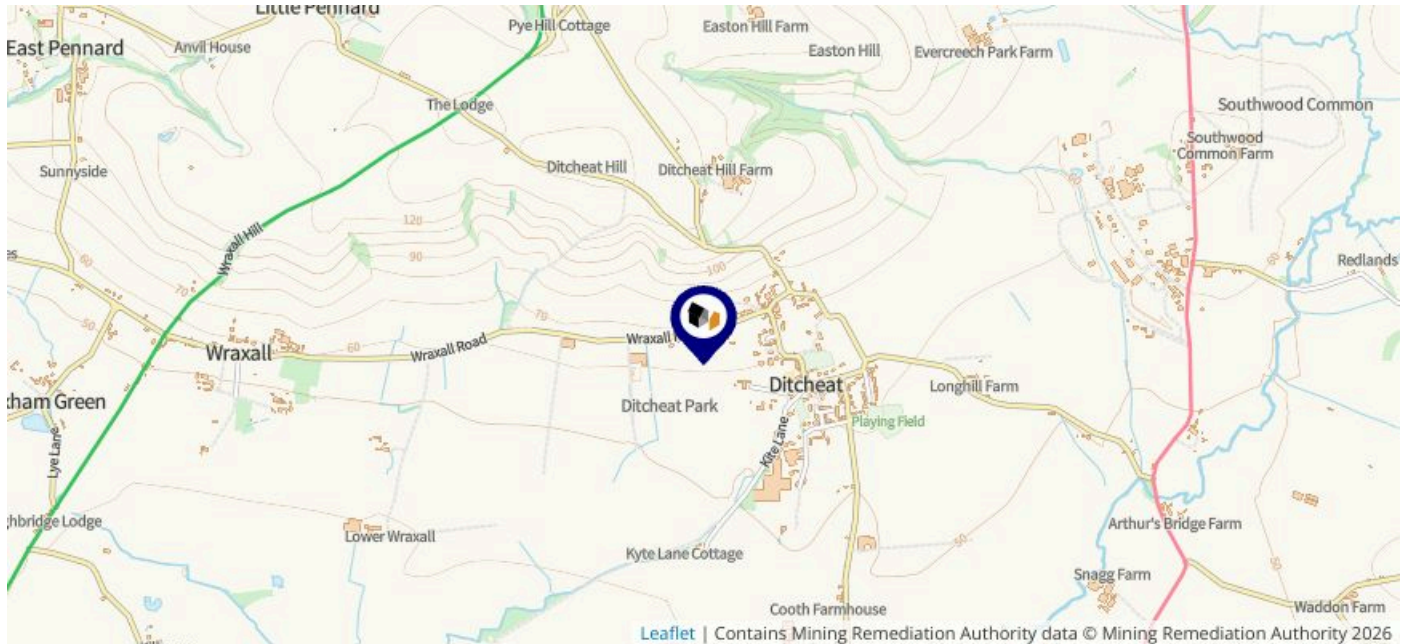
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	No name provided by source	Active Landfill
2	The Old Quarry Landfill Site-Pecking Mill Road, Shepton Mallet, Evercreech, Somerset	Historic Landfill
3	Lambrook House-Lamyatt	Historic Landfill
4	Churchfields-Ansford	Historic Landfill
5	Combe Common-Ansford	Historic Landfill
6	Honeywick Hill-Castle Cary	Historic Landfill
7	Lovington Landfill-Lovington, Castle Cary, Somerset	Historic Landfill
8	Creech Mill-Milton Clevedon	Historic Landfill
9	Marydown Copse-Bruton	Historic Landfill
10	Bulls Lane-Upton Noble	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.

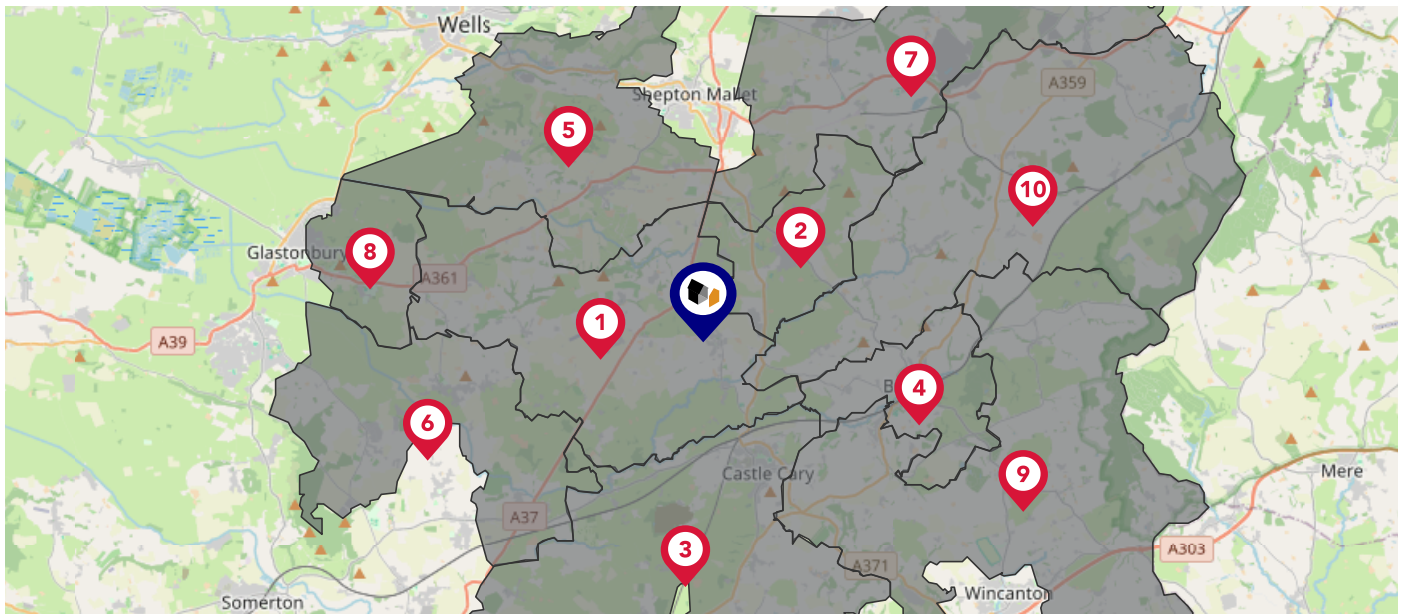
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

Maps

Council Wards

COOPER
AND
TANNER

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

The Pennards and Ditchat Ward

2

Creech Ward

3

Cary Ward

4

Bruton Ward

5

Croscombe and Pilton Ward

6

Butleigh and Baltonsborough Ward

7

Cranmore, Doultong and Nunney Ward

8

Glastonbury St. Edmund's Ward

9

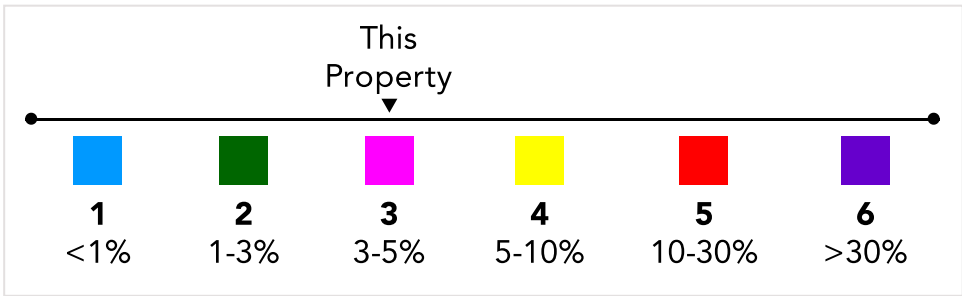
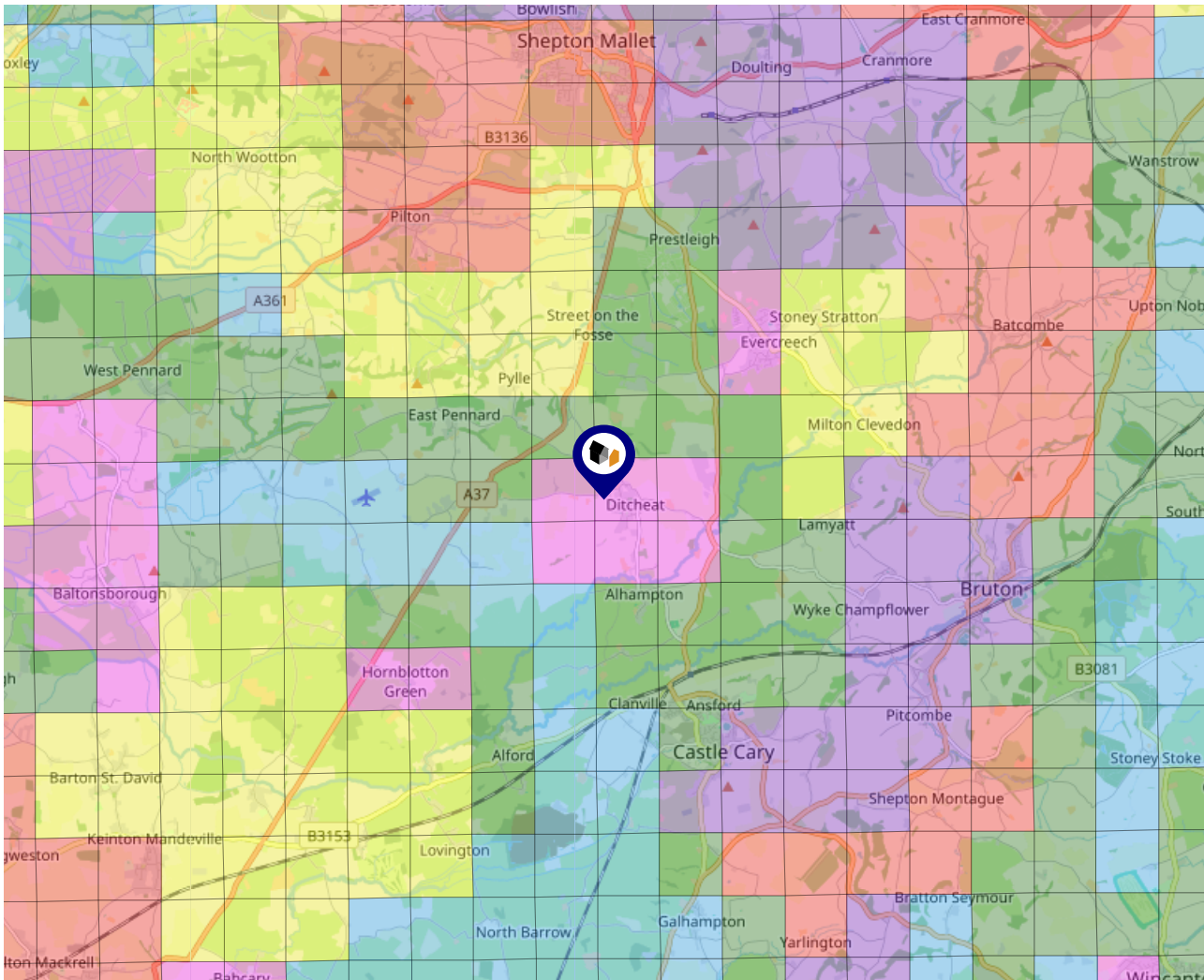
Tower Ward

10

Postlebury Ward

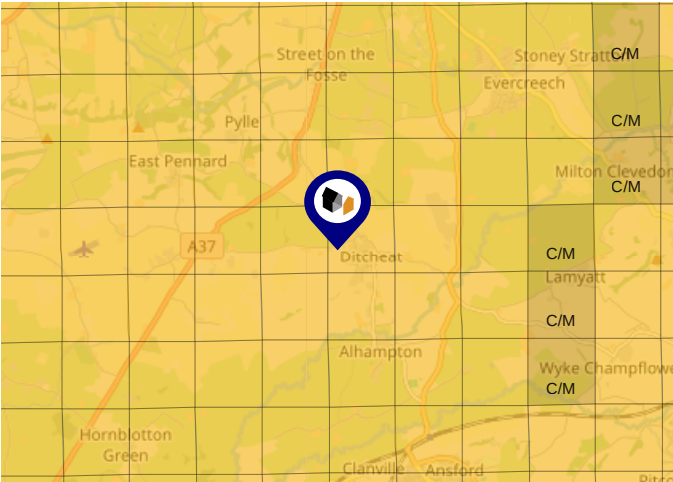
What is Radon?

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:	VARIABLE(HIGH)	Soil Texture:	CLAYEY LOAM TO SILTY
Parent Material Grain:	ARGILLACEOUS		LOAM
Soil Group:	HEAVY TO MEDIUM	Soil Depth:	DEEP



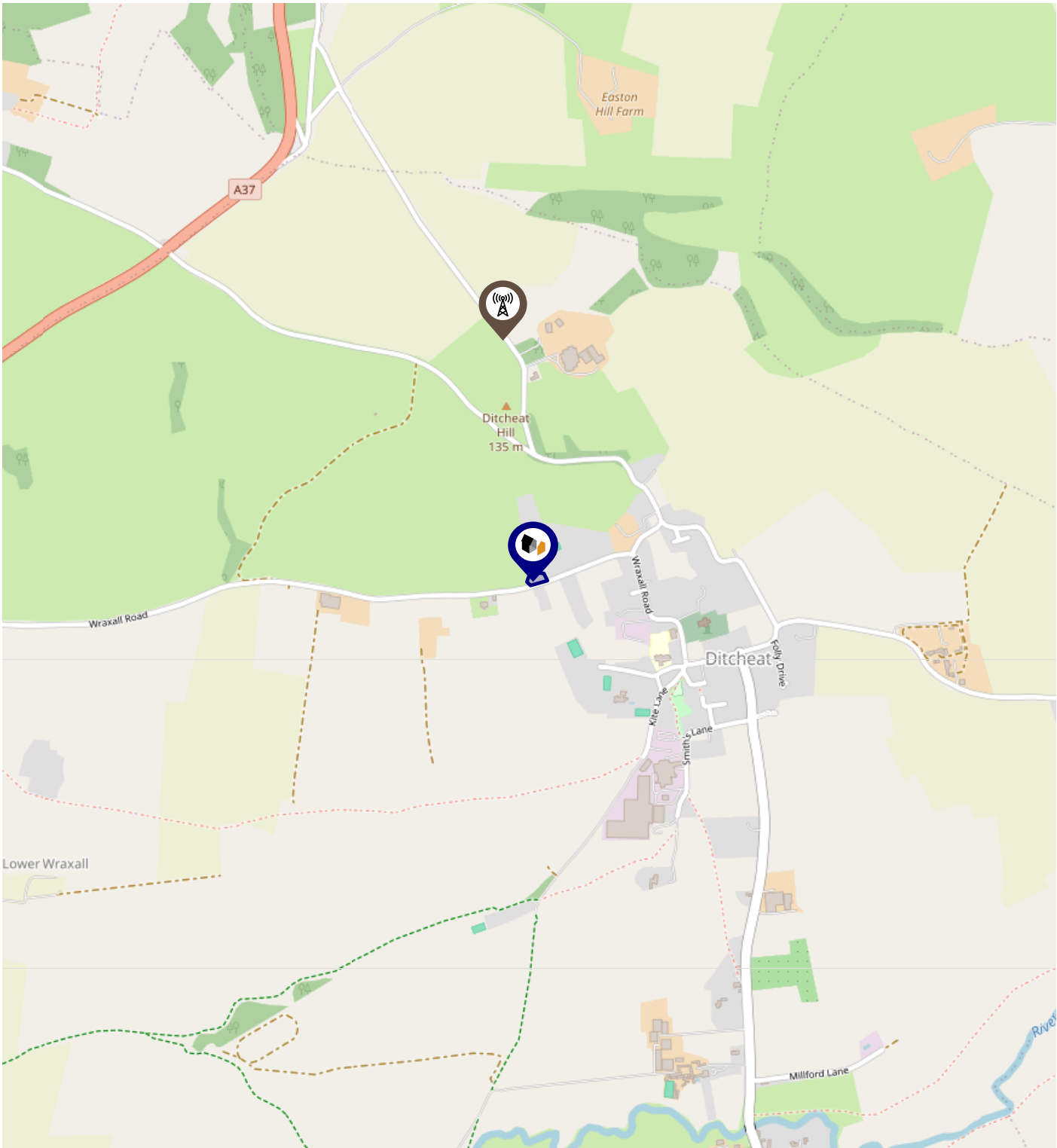
Primary Classifications (Most Common Clay Types)

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

COOPER
AND
TANNER



Key:

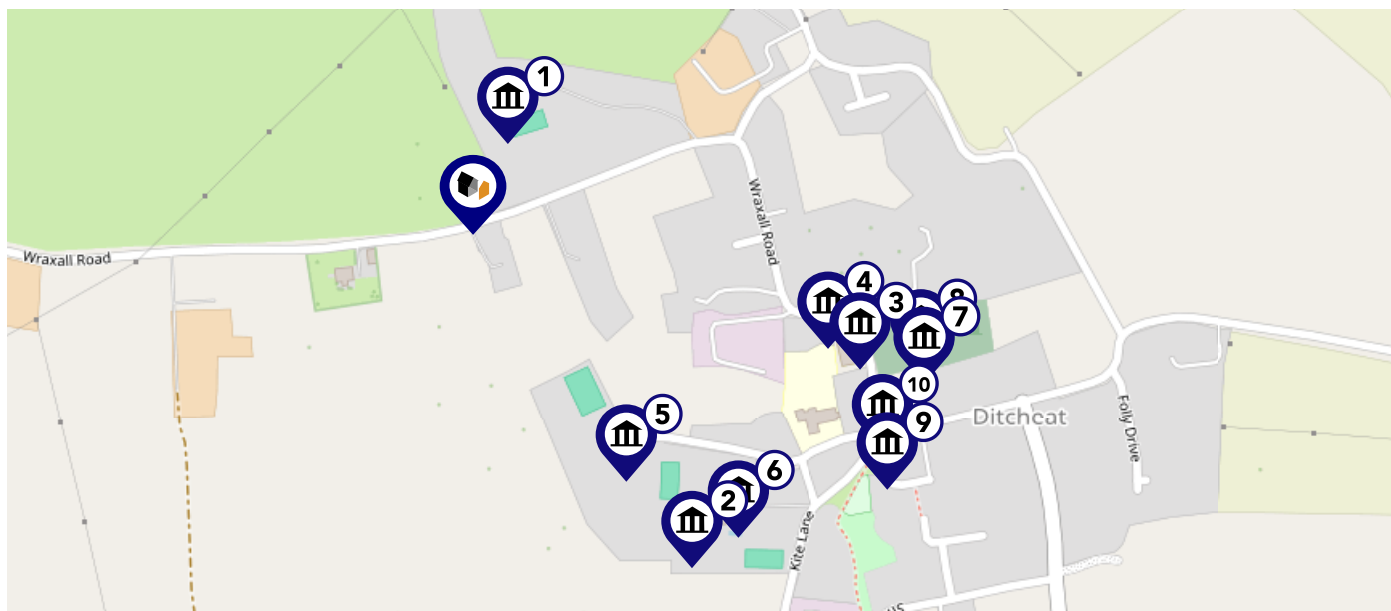
-  Power Pylons
-  Communication Masts

Maps

Listed Buildings

COOPER
AND
TANNER

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
	1345189 - Ringwell House	Grade II	0.1 miles
	1275470 - The Priory	Grade II	0.2 miles
	1432193 - Ditchcat War Memorial	Grade II	0.2 miles
	1345169 - Manor Lodge	Grade II	0.2 miles
	1058506 - Principal Barn In Farmyard At Abbey Farm	Grade II	0.2 miles
	1058546 - Granary In Grounds At The Rear Of The Priory	Grade II	0.2 miles
	1058542 - Monument To Jennings Family In Churchyard, 3 Metres South East Of Porch Of Church Of St Mary Magdalene	Grade II	0.3 miles
	1345167 - Church Of St Mary Magdalene	Grade I	0.3 miles
	1217355 - Post Office	Grade II	0.3 miles
	1217347 - Manor House Inn	Grade II	0.3 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

Mains

Gas Supply

Mains

Central Heating

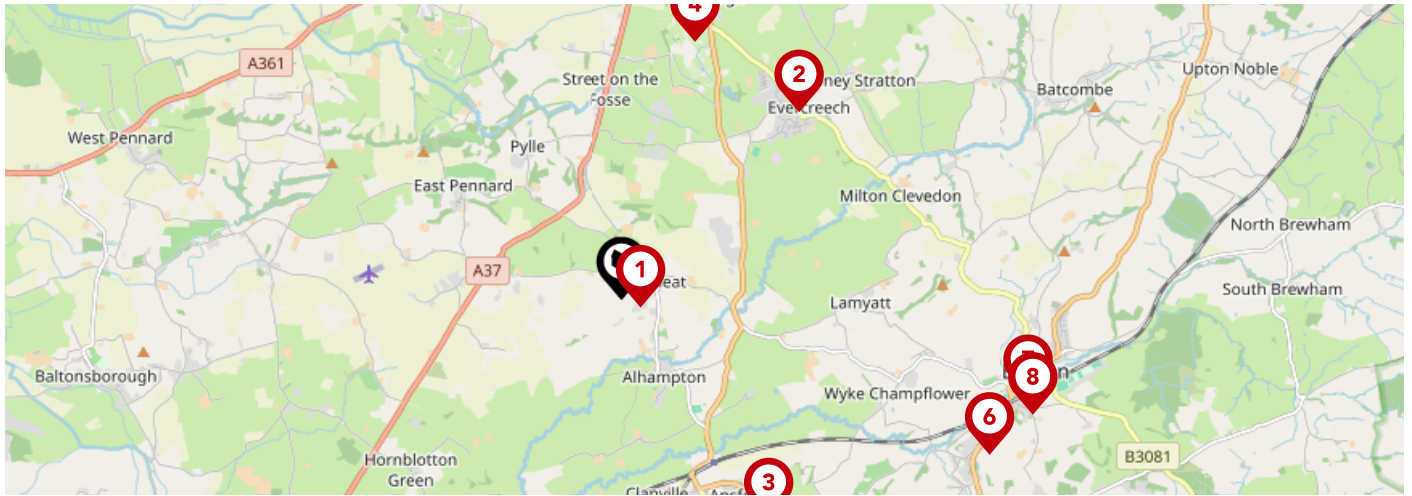
Gas Central Heating

Water Supply

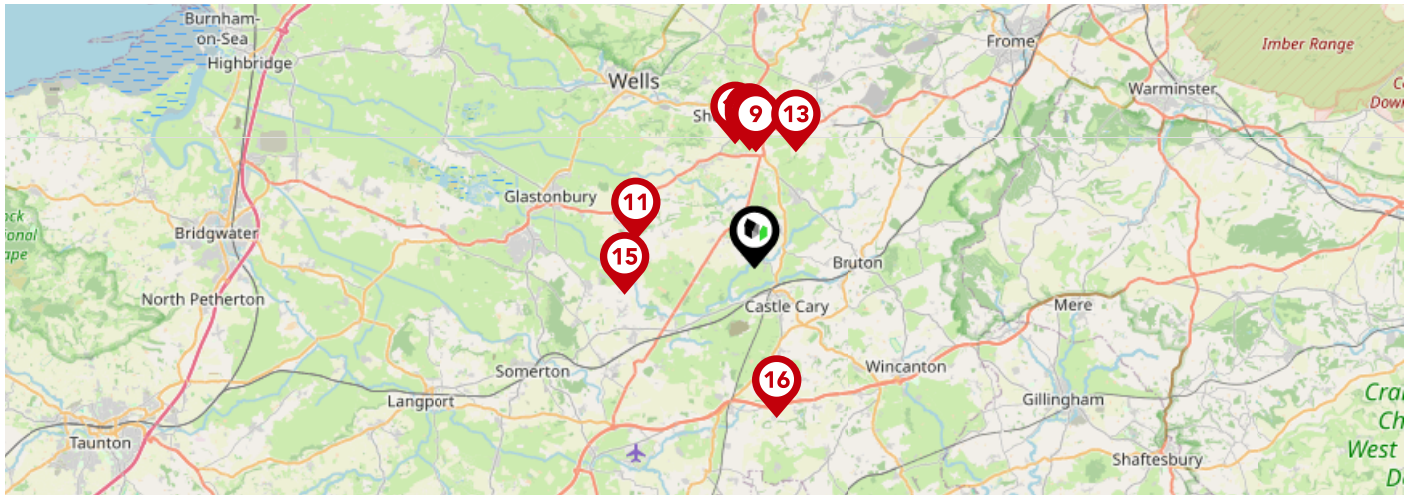
Mains

Drainage

Mains



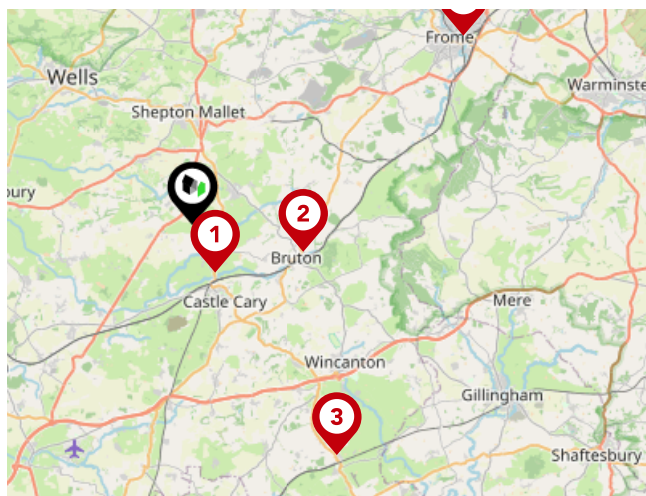
		Nursery	Primary	Secondary	College	Private
1	Ditchheat Primary School Ofsted Rating: Good Pupils: 91 Distance:0.2	☐	☒	☐	☐	☐
2	Evercreech Church of England Primary School Ofsted Rating: Good Pupils: 181 Distance:2.41	☐	☒	☐	☐	☐
3	Ansford Academy Ofsted Rating: Requires improvement Pupils: 543 Distance:2.47	☐	☐	☒	☐	☐
4	The Mendip School Ofsted Rating: Good Pupils: 164 Distance:2.5	☐	☐	☒	☐	☐
5	Castle Cary Community Primary School Ofsted Rating: Requires improvement Pupils: 205 Distance:2.97	☐	☒	☐	☐	☐
6	Sexey's School Ofsted Rating: Good Pupils: 685 Distance:3.73	☐	☐	☒	☐	☐
7	Bruton Primary School Ofsted Rating: Good Pupils: 252 Distance:3.9	☐	☒	☐	☐	☐
8	King's Bruton Ofsted Rating: Not Rated Pupils: 355 Distance:3.97	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
9	Whitstone Ofsted Rating: Good Pupils: 584 Distance:4.33	☐	☐	☒	☐	☐
10	St Paul's Church of England VC Junior School Ofsted Rating: Good Pupils: 322 Distance:4.39	☐	☒	☐	☐	☐
11	West Pennard Church of England Primary School Ofsted Rating: Outstanding Pupils: 219 Distance:4.52	☐	☒	☐	☐	☐
12	Shepton Mallet Community Infants' School & Nursery Ofsted Rating: Good Pupils: 220 Distance:4.57	☐	☒	☐	☐	☐
13	St Aldhelms Church School Ofsted Rating: Requires improvement Pupils: 173 Distance:4.58	☐	☒	☐	☐	☐
14	Bowlsh Infant School Ofsted Rating: Good Pupils: 107 Distance:4.7	☐	☒	☐	☐	☐
15	Baltonsborough Church of England Voluntary Controlled Primary School Ofsted Rating: Requires improvement Pupils: 88 Distance:4.94	☐	☒	☐	☐	☐
16	North Cadbury Church of England Primary School Ofsted Rating: Good Pupils: 75 Distance:5.6	☐	☒	☐	☐	☐

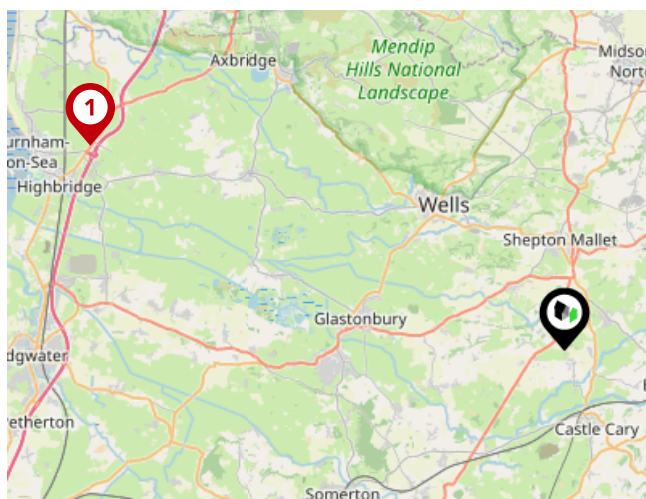
Area Transport (National)

COOPER
AND
TANNER



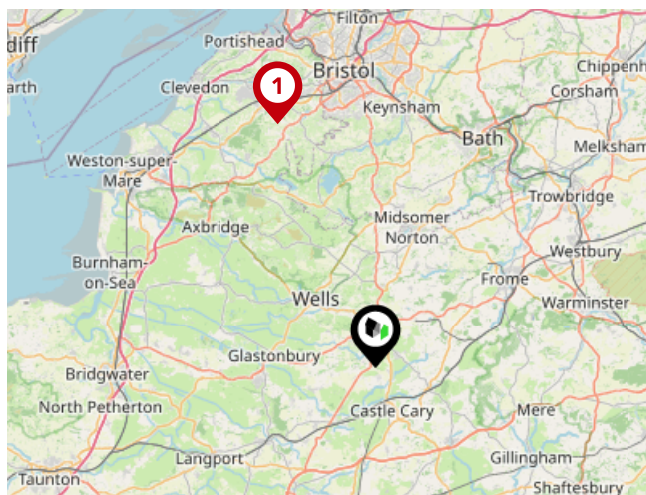
National Rail Stations

Pin	Name	Distance
1	Castle Cary Rail Station	2 miles
2	Bruton Rail Station	4.25 miles
3	Templecombe Rail Station	10.16 miles
4	Frome Rail Station	12.25 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J22	19.15 miles



Airports/Helipads

Pin	Name	Distance
1	Bristol International Airport	19.42 miles

Area

Transport (Local)

COOPER
AND
TANNER

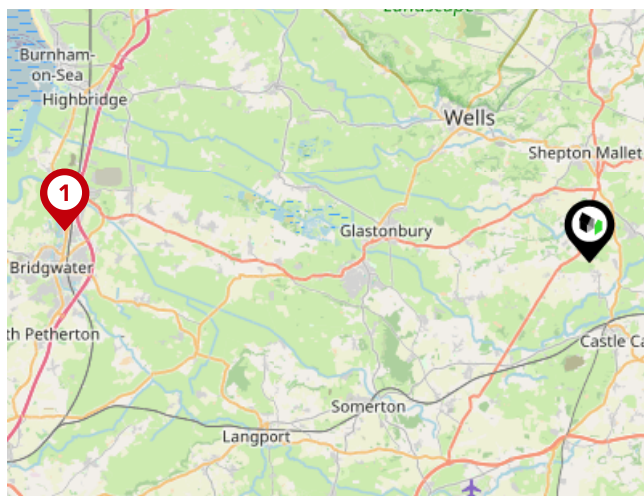


Bus Stops/Stations

Pin	Name	Distance
1	Manor Farm	0.21 miles
2	Longmans Lea	0.24 miles
3	Bus Shelter	0.38 miles
4	Brookfield	0.84 miles
5	Bus Shelter	1.07 miles

Local Connections

No Local Connections found within 30 km of this property.



Ferry Terminals

Pin	Name	Distance
1	Bridgwater Ferry Terminal	19.53 miles

Cooper and Tanner Testimonials

COOPER
AND
TANNER

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

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

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Cooper and Tanner

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

