



MIR: Material Info

The Material Information Affecting this Property
Friday 08th May 2026



GUNNINGS LANE, UPTON NOBLE, SHEPTON MALLET, BA4

Cooper and Tanner

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





Property

Type:	Flat / Maisonette	Tenure:	Freehold
Bedrooms:	1		
Floor Area:	484 ft ² / 45 m ²		
Plot Area:	2.82 acres		
Year Built :	2003-2006		
Council Tax :	Band A		
Annual Estimate:	£1,707		
Title Number:	WS72714		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

15 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: *Jalama, Upton Noble Garage, Gunnings Lane, Upton Noble BA4 6AR*

Reference - 2011/2202
Decision: Approval with Conditions
Date: 24th August 2011
Description: External alterations to dwelling including replacement windows and cladding.

Planning records for: *Higher Farm Gunnings Lane Upton Noble Shepton Mallet BA4 6AR*

Reference - 2014/2667/LBC
Decision: Approval with Conditions
Date: 18th December 2014
Description: Two storey residential extension to provide Kitchen/Dining Room on Ground floor and Master Bedroom and Family Bathroom on First floor.

Reference - 117428/000
Decision: WDT - Withdrawn
Date: 21st May 2004
Description: Single storey & two storey extension to North & West elevations (CAT A)

Reference - 118365/002
Decision: Approval with Conditions
Date: 06th February 2008
Description: Change of use of outbuildings to annexe and office (ancillary to farmhouse) and external alterations to windows and doors. (DEL)

Planning records for: *Higher Farm Gunnings Lane Upton Noble Shepton Mallet BA4 6AR*

Reference - 2014/2666/HSE
Decision: Approval with Conditions
Date: 18th December 2014
Description: Two storey residential extension to provide Kitchen/Dining Room on Ground floor and Master Bedroom and Family Bathroom on First floor.
Reference - 118365/001
Decision: Approval with Conditions
Date: 18th April 2005
Description: Conversion of outbuilding to holiday let (DEL)
Reference - 117428/001
Decision: Approval with Conditions
Date: 02nd August 2004
Description: Two storey and single storey extensions as amended by plans received on 19 Aug 04 (DEL)
Reference - 2015/2485/APP
Decision: Approval
Date: 14th October 2015
Description: Application for approval of details reserved by conditions 3 (external facing materials - walls and roof), 4 (external joinery) and 5 (ducts, pipes , rainwater goods and vents) on listed building consent 2014/2466/HSE

Planning records for: *Higher Farm Gunnings Lane Upton Noble Shepton Mallet Somerset BA4 6AR*

Reference - 2015/2470/APP
Decision: Approval
Date: 14th October 2015
Description: Application for approval of details reserved by conditions 3 (external facing materials - walls and roof), 4 (external joinery) and 5 (ducts, pipes , rainwater goods and vents) on listed building consent 2014/2667/LBC.
Reference - 117428/002
Decision: Approval with Conditions
Date: 13th December 2007
Description: Internal and external alterations to the main farmhouse and conversion works to outbuildings to ancillary residential accommodation in accordance with schedule of works. (DEL)
Reference - 118365/000
Decision: Approval with Conditions
Date: 18th April 2005
Description: Conversion and change of use to form holiday let (DEL)
Reference - 2022/0850/FUL
Decision: Decided
Date: 26th April 2022
Description: Change of use and conversion of agricultural building to Use Class E and creation of an apartment for ancillary and holiday accommodation (Use Class C3)

Planning records for: *Higher Farm Cottage Gunnings Lane Upton Noble Shepton Mallet Somerset BA4 6AR*

Reference - 2024/1194/HSE	
Decision:	Decided
Date:	09th July 2024
Description:	Existing garage/outbuilding to be partially converted to ancillary annexe

Planning records for: *Longstone Cottage, Gunnings Lane, Upton Noble BA4 6AR*

Reference - 2013/1888	
Decision:	Approval with Conditions
Date:	03rd September 2013
Description:	Application to replace an extant planning permission ref 2010/1495 (erection of a two storey annexe ancillary to main dwelling utilizing part of existing garage) in order to extend the time limit for implementation..

Reference - 2010/1495	
Decision:	Approval with Conditions
Date:	22nd June 2010
Description:	Erection of a two storey annexe ancillary to main dwelling utilizing part of existing garage.

Reference - 2015/0582/HSE	
Decision:	Approval with Conditions
Date:	09th March 2015
Description:	Demolition of existing conservatory, proposed erection of side first floor extension and rear single storey extensions.

Planning records for: *Longstone Cottage Gunnings Lane Upton Noble Shepton Mallet BA4 6AR*

Reference - 2015/1418/HSE
Decision: Approval with Conditions
Date: 16th June 2015
Description: Single storey side and rear extension.

Reference - 2014/1305/HSE
Decision: Approval
Date: 01st July 2014
Description: Proposed single and two storey extensions and proposed porch.

Property EPC - Certificate

COOPER
AND
TANNER

Gunnings Lane, Upton noble, BA4

Energy rating

C

Valid until 09.10.2027

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	69 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

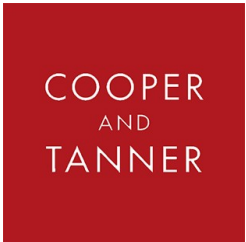
EPC - Additional Data

Additional EPC Data

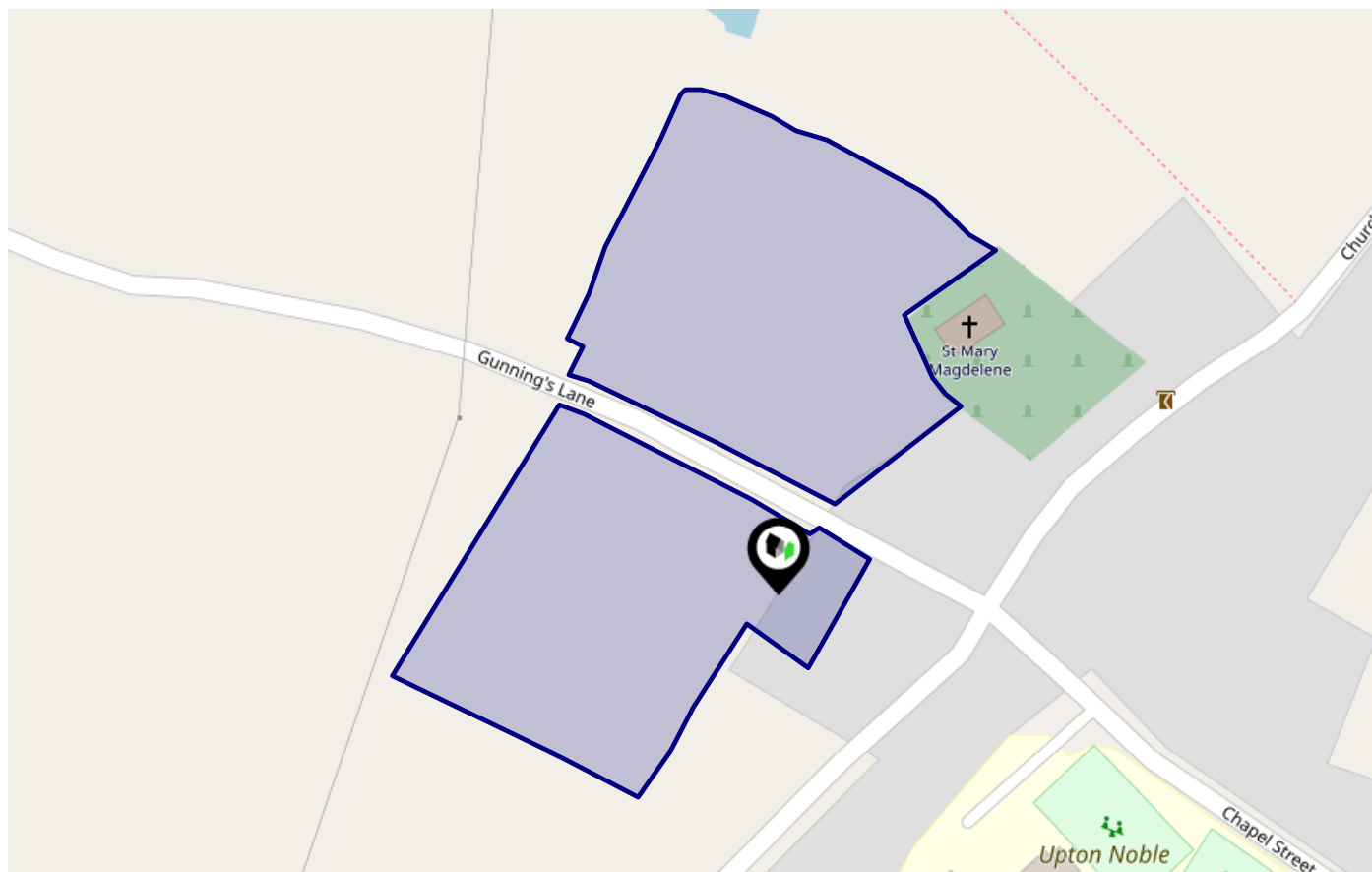
Property Type:	Bungalow
Build Form:	Detached
Transaction Type:	Rental (private)
Energy Tariff:	Unknown
Main Fuel:	Electricity (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, insulated (assumed)
Roof Energy:	Good
Main Heating:	Boiler and underfloor heating, electric
Main Heating Controls:	Room thermostat only
Hot Water System:	From main system, no cylinder thermostat
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in 62% of fixed outlets
Floors:	Solid, insulated (assumed)
Total Floor Area:	45 m ²

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.

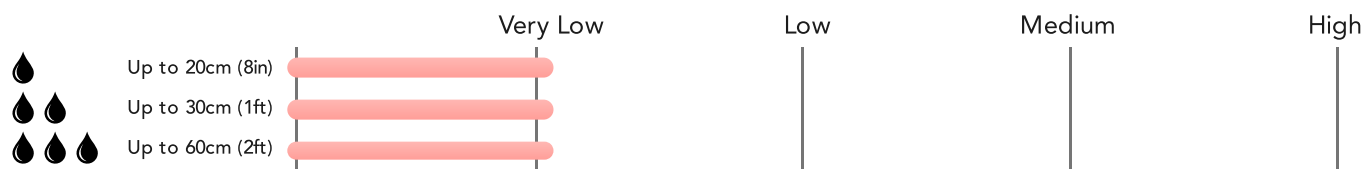


Risk Rating: Very low

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.

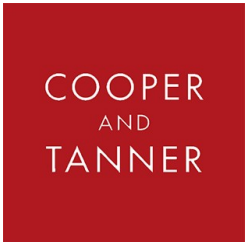
- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any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

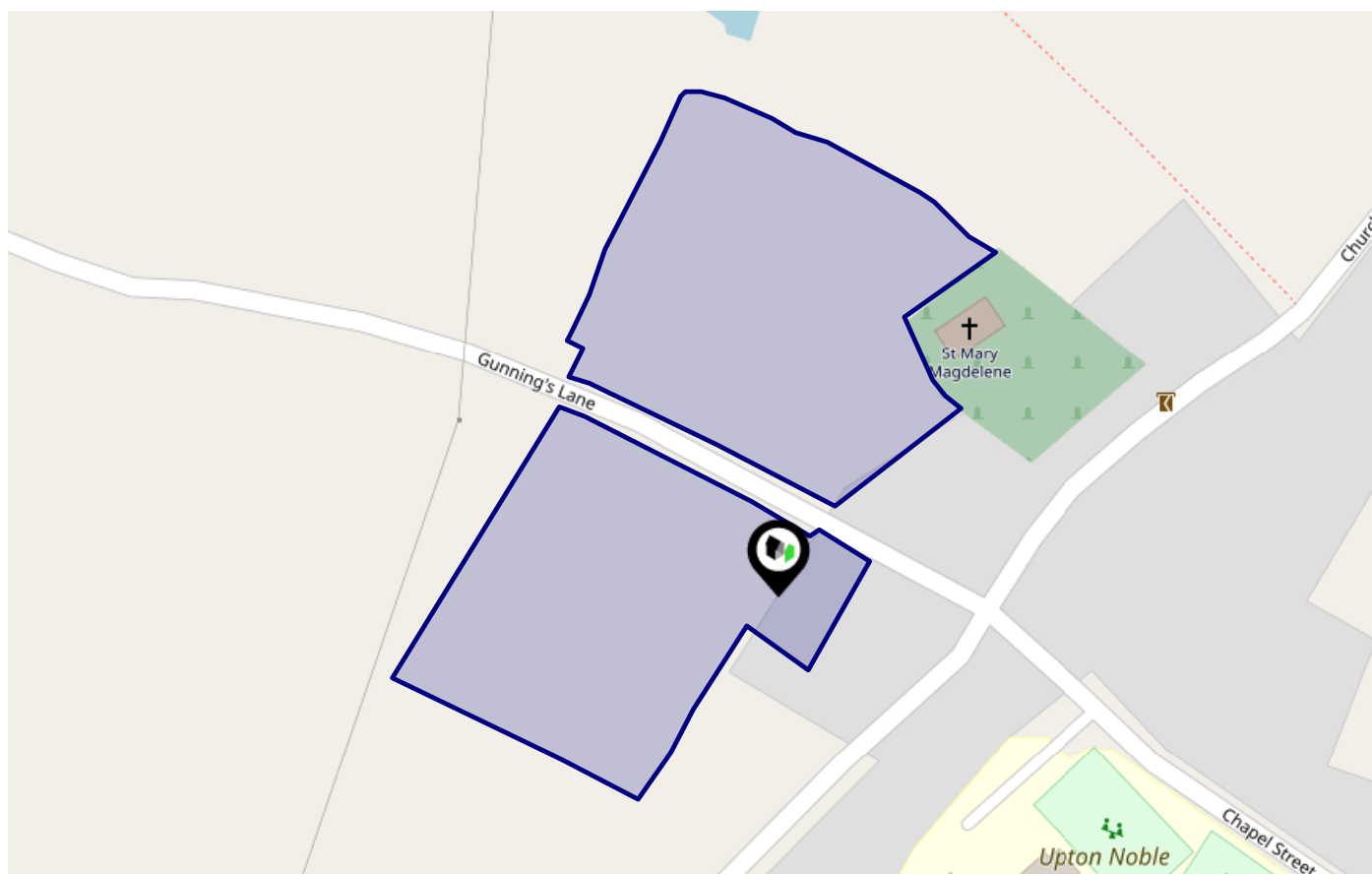


Flood Risk

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.

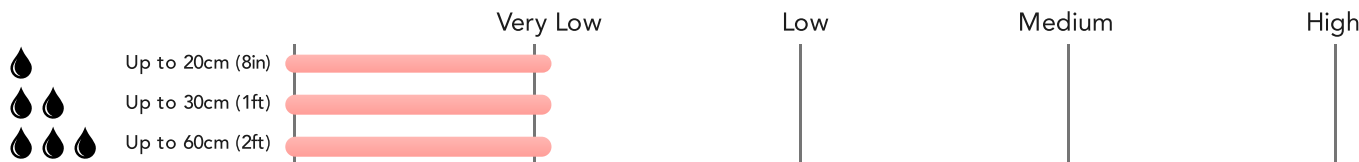


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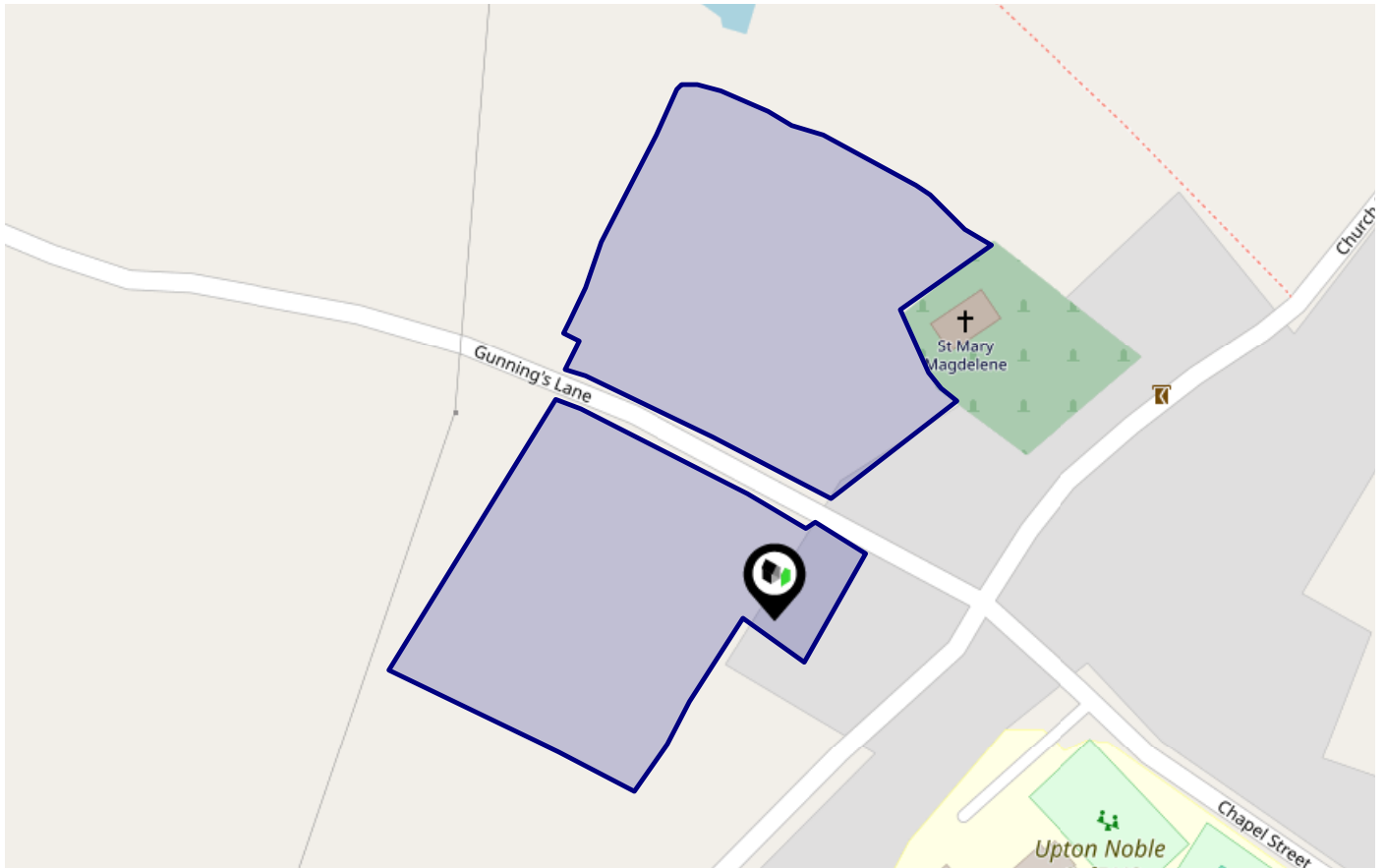


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Flood Risk

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

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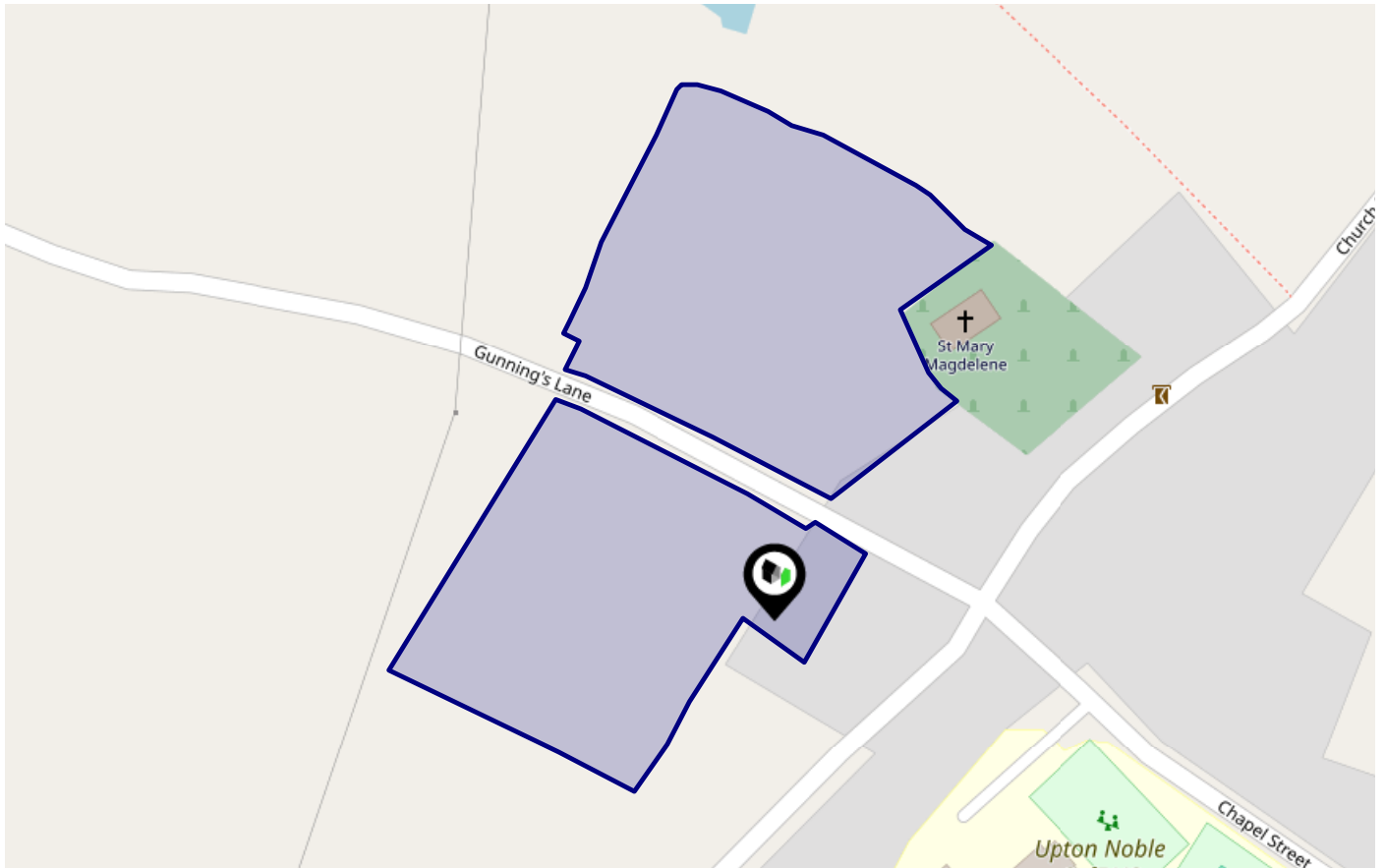
Chance of flooding to the following depths at this property:



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.

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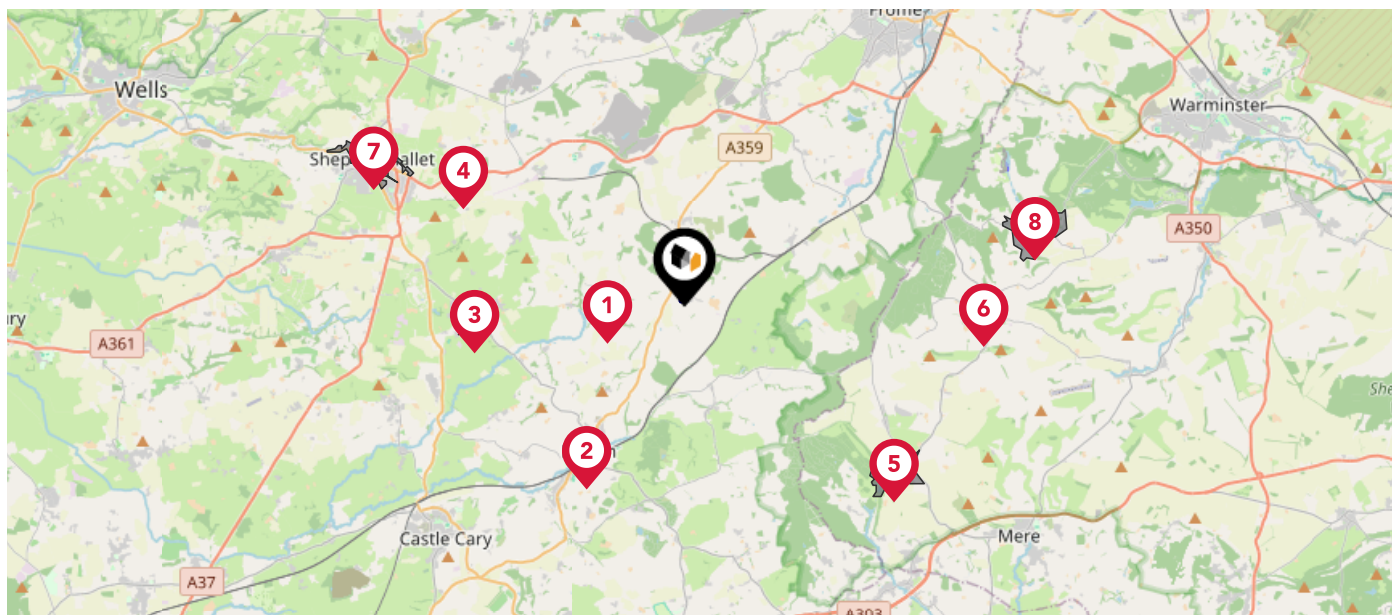


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Maps

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.



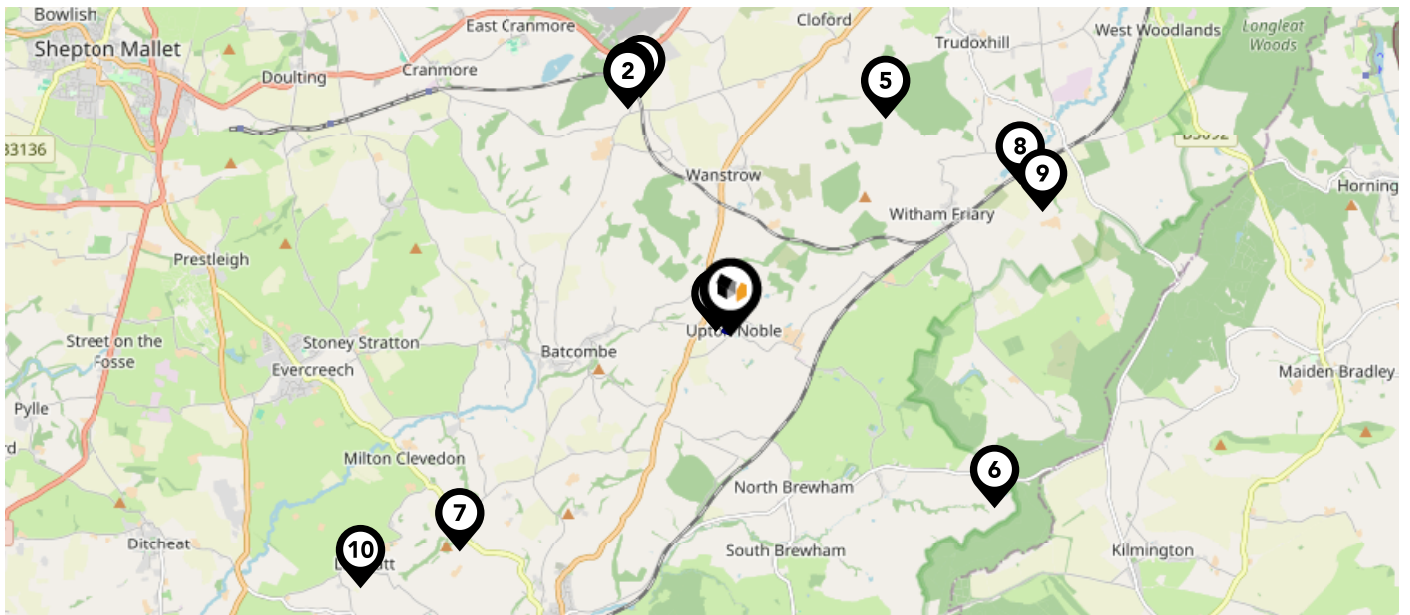
Nearby Conservation Areas

-  Batcombe
-  Bruton
-  Evercreech
-  Doultong
-  Stourton
-  Maiden Bradley
-  Shepton Mallet
-  Horningsham

Maps

Landfill Sites

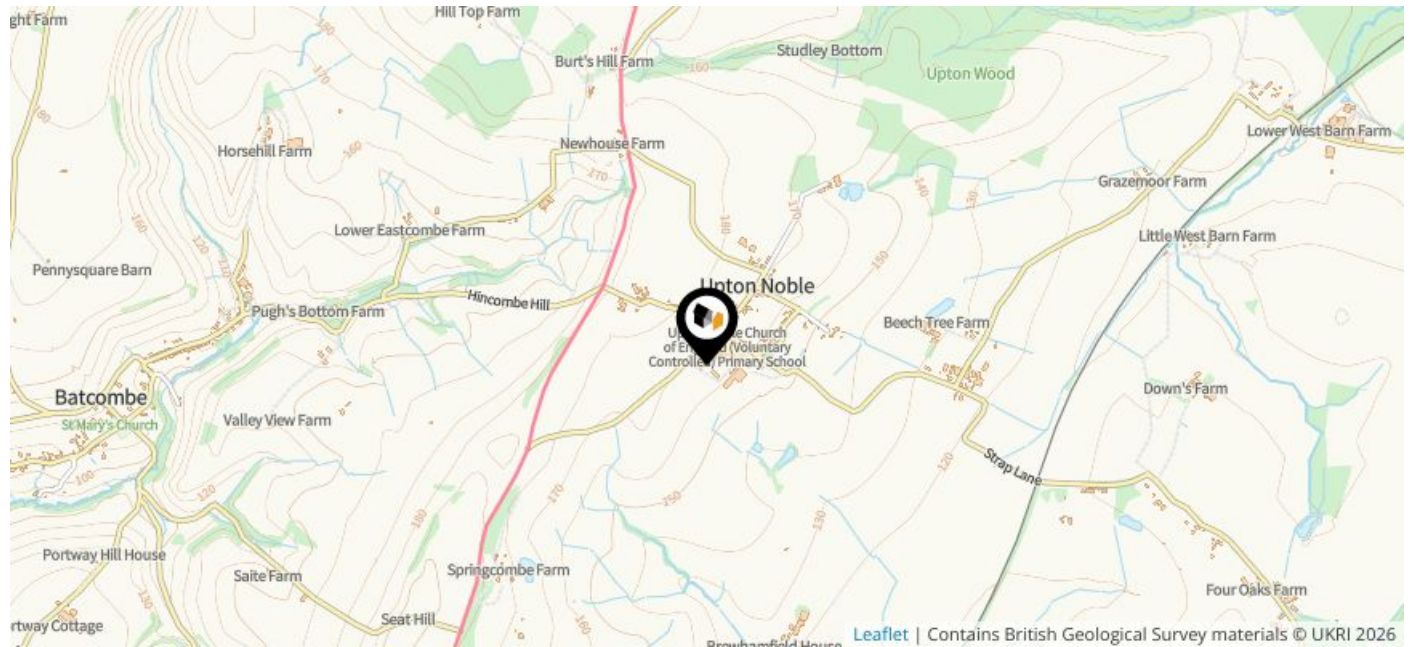
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

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

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

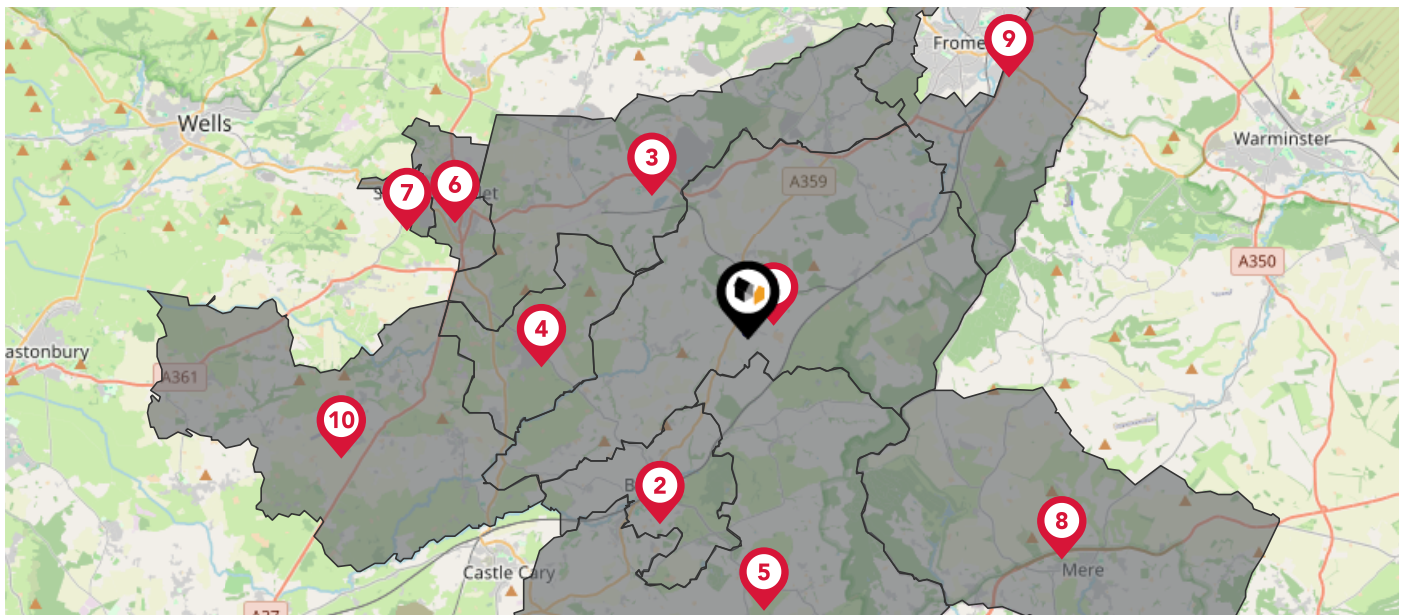
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

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

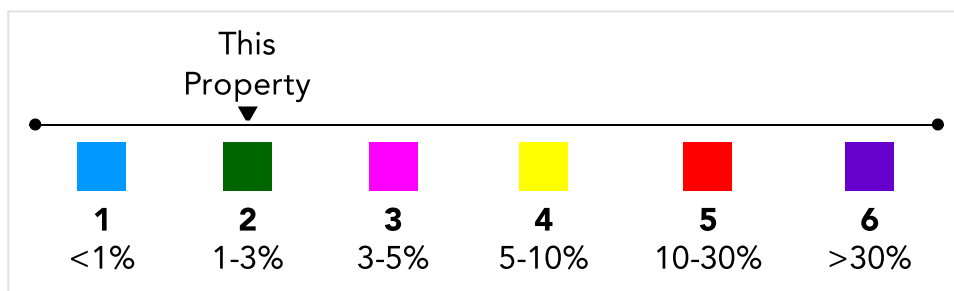
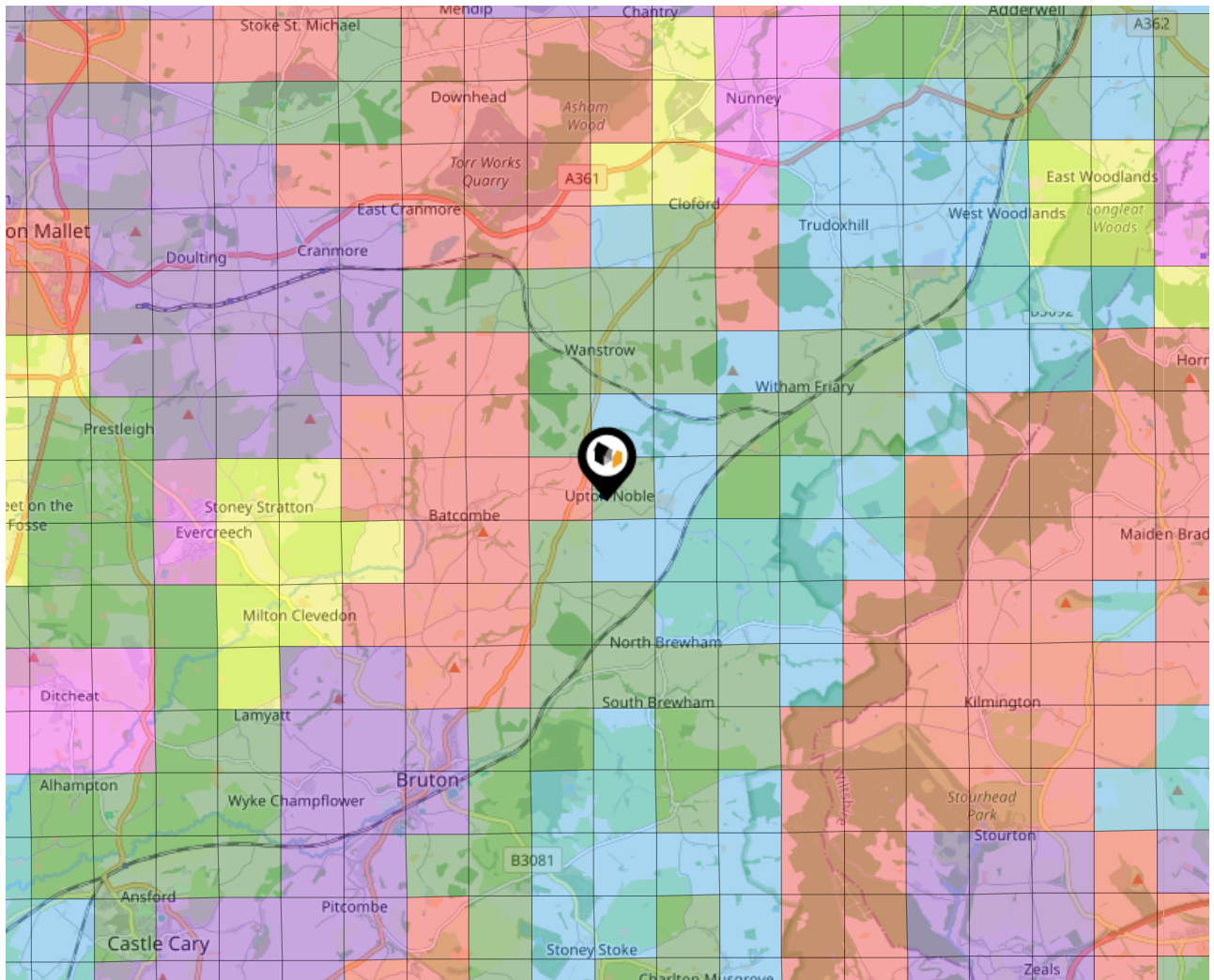
- 1 Postlebury Ward
- 2 Bruton Ward
- 3 Cranmore, Doultling and Nunney Ward
- 4 Creech Ward
- 5 Tower Ward
- 6 Shepton East Ward
- 7 Shepton West Ward
- 8 Mere ED
- 9 Beckington and Selwood Ward
- 10 The Pennards and Ditchat Ward

Environment

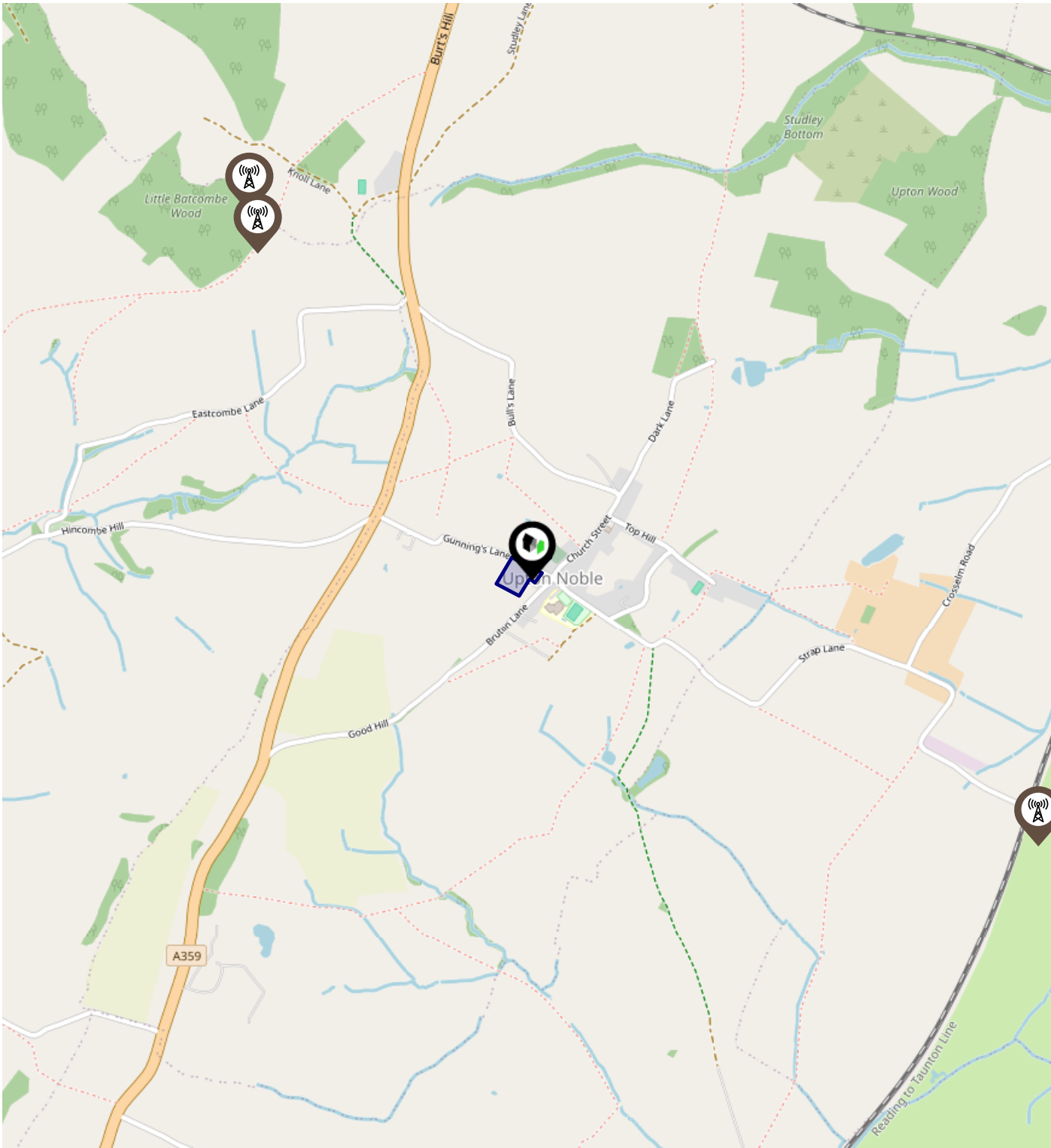
Radon Gas

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).



Local Area Masts & Pylons



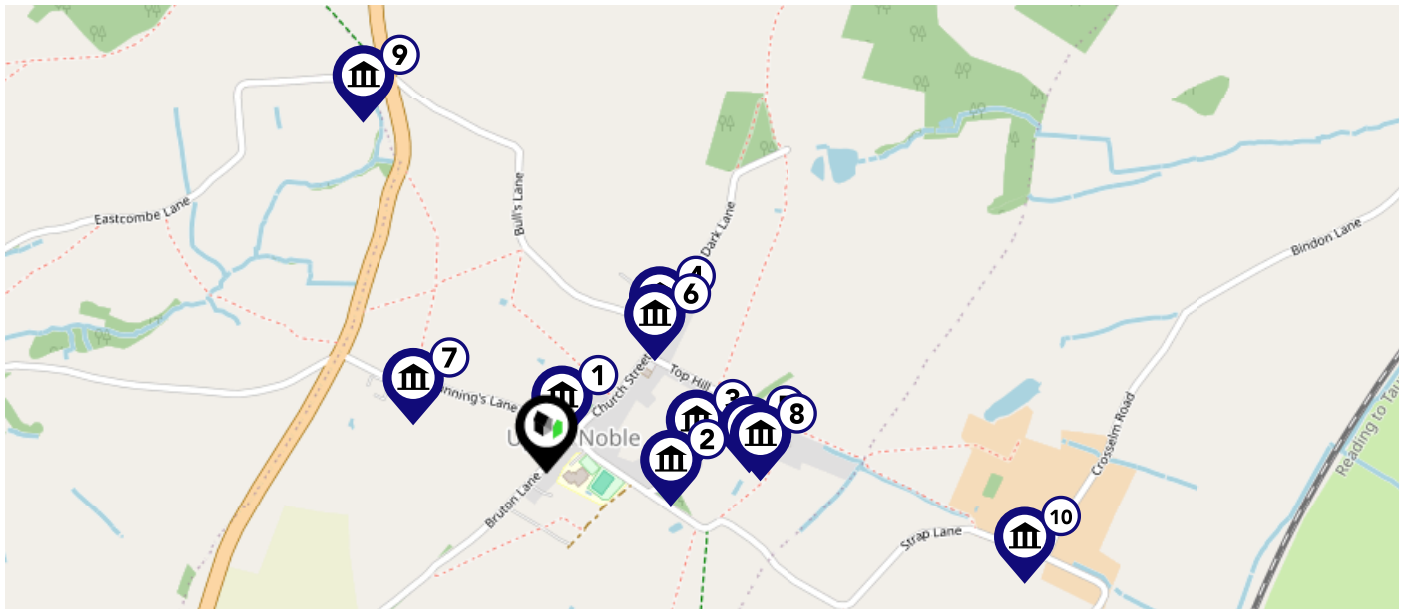
Key:








-  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
 1174889 - Church Of St Mary Magdalene	Grade II	0.0 miles
 1174950 - Manor Farmhouse And Garden Wall, 5 Metres To South-east	Grade II	0.2 miles
 1345278 - Highwinds Sunnyside	Grade II	0.2 miles
 1295574 - Prospect Farmhouse	Grade II	0.2 miles
 1345277 - The Manor House	Grade II	0.2 miles
 1058280 - Church Farmhouse	Grade II	0.2 miles
 1058281 - Gunnings Farmhouse	Grade II	0.2 miles
 1058282 - Manor Cottage	Grade II	0.3 miles
 1295521 - Highfield	Grade II	0.5 miles
 1175208 - Bellerica Farmhouse	Grade II	0.6 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

Gas Supply

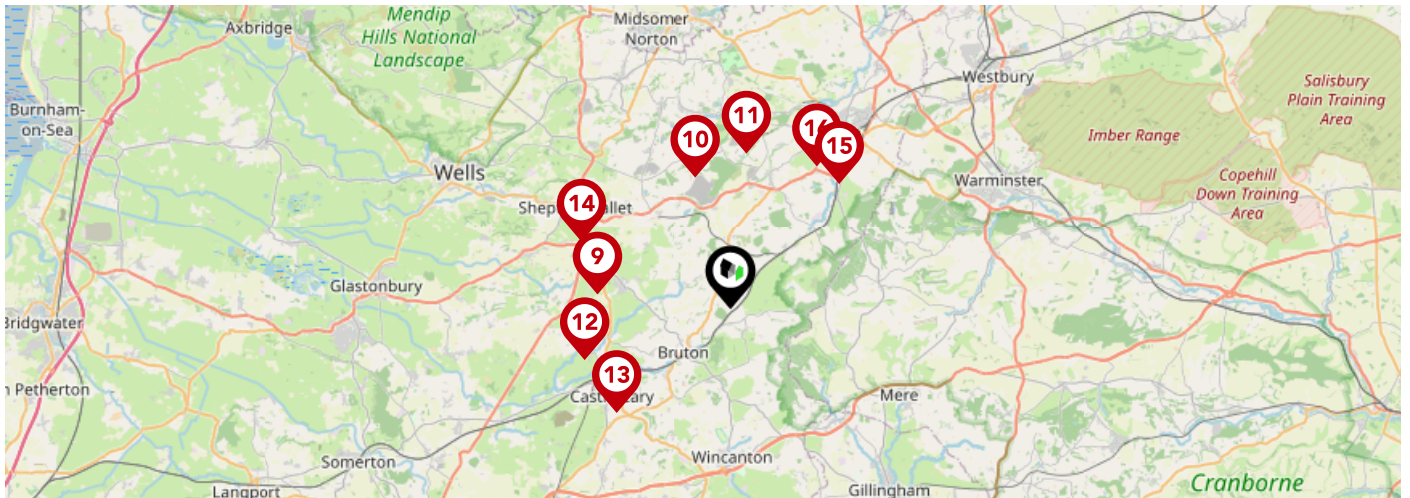
Central Heating

Water Supply

Drainage



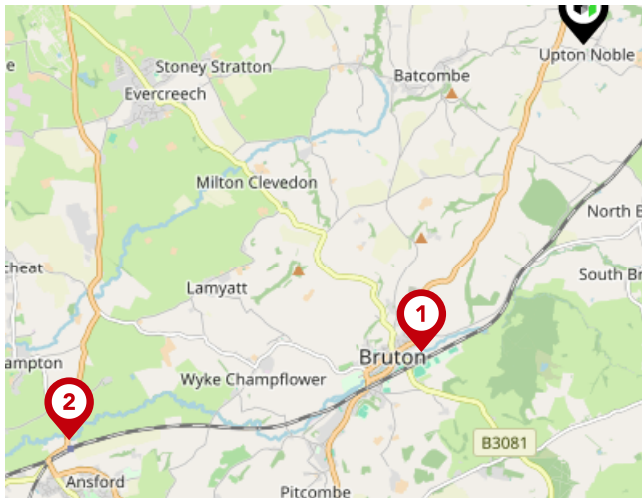
	Nursery	Primary	Secondary	College	Private
<p>1 Upton Noble CofE VC Primary School</p> <p>Ofsted Rating: Good Pupils: 165 Distance:0.07</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 All Hallows School</p> <p>Ofsted Rating: Not Rated Pupils: 238 Distance:3.32</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Bruton Primary School</p> <p>Ofsted Rating: Good Pupils: 252 Distance:3.33</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 King's Bruton</p> <p>Ofsted Rating: Not Rated Pupils: 355 Distance:3.44</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Nunney First School</p> <p>Ofsted Rating: Good Pupils: 72 Distance:3.9</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Sexey's School</p> <p>Ofsted Rating: Good Pupils: 685 Distance:3.96</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Evercreech Church of England Primary School</p> <p>Ofsted Rating: Good Pupils: 181 Distance:3.98</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 St Aldhelms Church School</p> <p>Ofsted Rating: Requires improvement Pupils: 173 Distance:4.77</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
9	The Mendip School Ofsted Rating: Good Pupils: 164 Distance:4.97	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Leigh On Mendip School Ofsted Rating: Good Pupils: 99 Distance:5.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Mells Church of England First School Ofsted Rating: Good Pupils: 69 Distance:5.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Ditcheat Primary School Ofsted Rating: Good Pupils: 91 Distance:5.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Ansford Academy Ofsted Rating: Requires improvement Pupils: 543 Distance:5.79	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Whitstone Ofsted Rating: Good Pupils: 584 Distance:6.11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Christ Church First School Ofsted Rating: Not Rated Pupils: 77 Distance:6.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Trinity Church of England First School Ofsted Rating: Good Pupils: 295 Distance:6.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

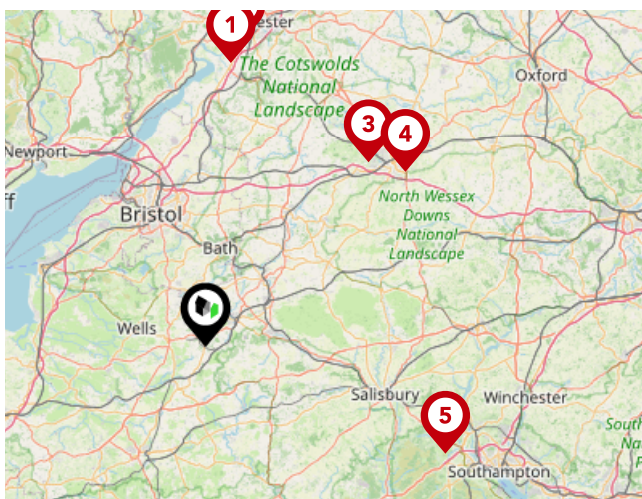
Area Transport (National)

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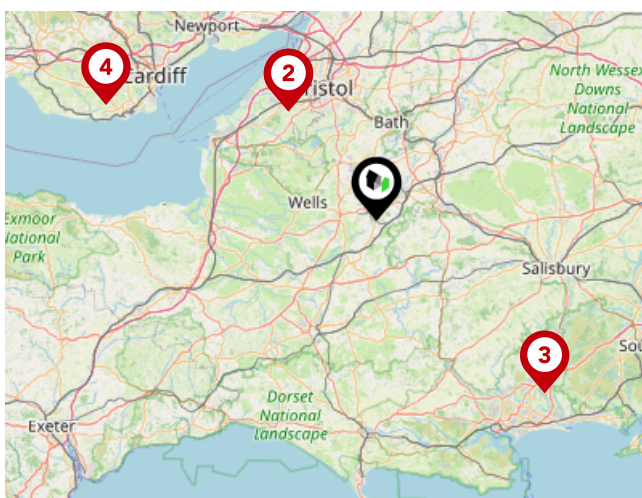
National Rail Stations

Pin	Name	Distance
1	Bruton Rail Station	3.23 miles
2	Castle Cary Rail Station	6.04 miles
3	Frome Rail Station	6.79 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J13	42.1 miles
2	M5 J12	44.98 miles
3	M4 J16	36.32 miles
4	M4 J15	39.37 miles
5	M27 J1	39.25 miles

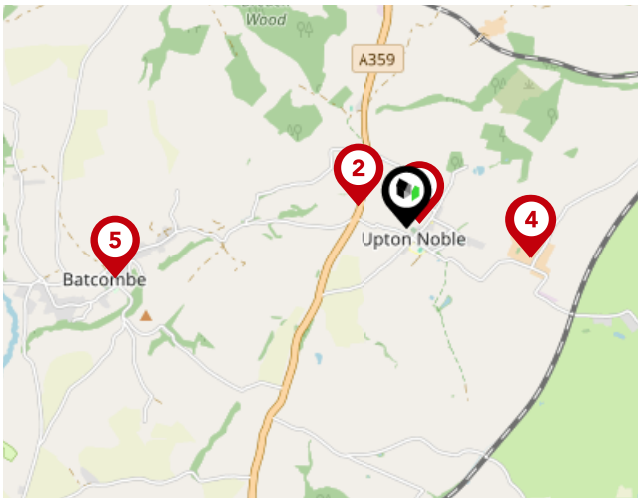


Airports/Helipads

Pin	Name	Distance
1	Bristol Airport	20.69 miles
2	Felton	20.69 miles
3	Bournemouth International Airport	36.21 miles
4	Cardiff Airport	43.54 miles

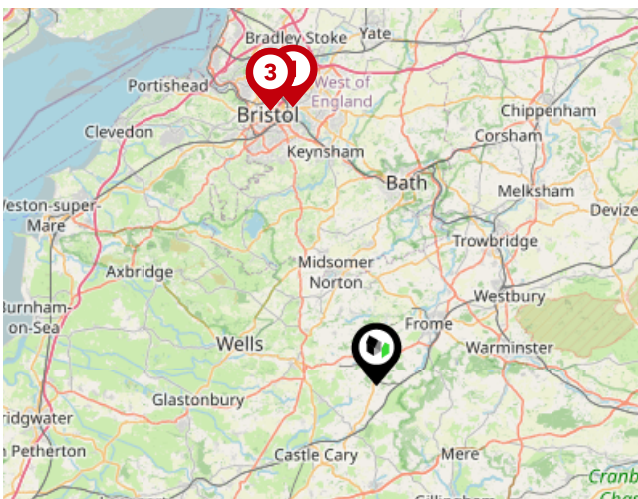
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Lamb Inn	0.06 miles
2	Upton Noble Crossroads	0.25 miles
3	Millers Farm	0.59 miles
4	Millers Farm	0.6 miles
5	St Marys Church	1.38 miles



Ferry Terminals

Pin	Name	Distance
1	Netham Lock Ferry Terminal	21.59 miles
2	Bathurst Basin Ferry Landing	21.87 miles
3	The Ostrich	21.88 miles

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.



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Cooper and Tanner

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