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MIR: Material Info

The Material Information Affecting this Property

Wednesday 18th February 2026



ROEMEAD ROAD, CHEWTON MENDIP, WELLS, BA5

Cooper and Tanner

32 High Street Shepton Mallet BA4 5AS

01749 372200

sheptonmallet@cooperandtanner.co.uk

cooperandtanner.co.uk



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Property Overview

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Property

Type: Detached
Bedrooms: 3

Local Area

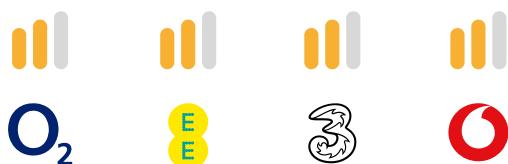
Local Authority: Somerset
Conservation Area: No
Flood Risk:
● Rivers & Seas Very low
● Surface Water Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

1
mb/s **1000**
mb/s



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: ***Stable Cottage, Priddy, Wells, BA5 3DB***

Reference - 2010/3001

Decision: Approval

Date: 07th December 2010

Description:

Erection of rear extension.

Reference - 2011/1841

Decision: Approval with Conditions

Date: 20th July 2011

Description:

Demolition of stables and erection of garage.

Planning records for: ***Cranmore View Roemead Road Priddy Cheddar Somerset BA5 3DB***

Reference - 2016/1375/HSE

Decision: Approval with Conditions

Date: 02nd June 2016

Description:

Demolition of the single storey entrance lobby, bathroom and utility room and the construction of a two storey side extension to the existing two storey house.

Reference - 2012/1028

Decision: Approval with Conditions

Date: 28th May 2012

Description:

Demolition of extensions to rear and erection of a two storey extension. Demolition of garage and erection of new one and the blocking off of the existing vehicular access and construction of new (amendment of previous planning consent 2011/1574).

Planning records for: ***Cranmore View Roemead Road Priddy Cheddar Somerset BA5 3DB***

Reference - 2018/0941/APP

Decision: Decided

Date: 11th April 2018

Description:

Application for approval of details reserved by conditions 4 (external facing stonework) on planning consent 2017/2336/HSE.

Reference - 2015/1519/FUL

Decision: Approval with Conditions

Date: 06th August 2015

Description:

Demolition of the existing dwelling and the construction of a new two-storey house in a similar location on site.

Reference - 2011/1574

Decision: Approval with Conditions

Date: 06th September 2011

Description:

Demolition of extensions to rear and erection of a two storey extension. Demolition of garage and erection of new one and the blocking off of the existing vehicular access and construction of new.

Reference - 2017/2336/HSE

Decision: Approval with Conditions

Date: 13th September 2017

Description:

Demolition of the single storey entrance lobby, bathroom and utility room and the construction of a two storey side extension. The proposed extension has an increased floor area from that approved under Mendip District Council Consent 2016/1375/HSE. There is also an amendment to the treatment of the elevations. The elevations of the new extension including the chimney stacks are now to be faced in natural stone with the existing house elevations rendered.

Planning records for: ***The Miners Plummers Lane Priddy Wells Somerset BA5 3DB***

Reference - 2017/0117/APP

Decision: Approval

Date: 13th January 2017

Description:

Application for approval of details reserved by conditions 4 (render sample) and 5 (schedule and sample of external materials) of planning consent 2014/1002/HSE

Reference - 2014/1002/HSE

Decision: Approval with Conditions

Date: 20th June 2014

Description:

Erection of rural workers dwelling.

Planning records for: ***Former Hunt Stables Roemead Road Chewton Mendip Wells Somerset BA5 3DB***

Reference - 2024/0739/APP

Decision: Decided

Date: 22nd April 2024

Description:

Application for approval of details reserved by conditions 5 (Contaminated Land - Investigation and Risk Assessment) 6 (Contaminated Land - Remediation Scheme) 7 (Surface water drainage including Infiltration Testing) and 8 (Drainage - Foul) of permission 2022/0120/FUL

Reference - 24/24/0020/CQ

Decision: Registered

Date: 22nd April 2024

Description:

Application for Prior Approval for proposed change of use from agricultural building to 1 No. dwelling house (Class C3) and associated building operations on land at Pury Farm Street, Stoke Road, North Curry

Planning records for: ***Former Hunt Stables Roemead Road Chewton Mendip Wells Somerset BA5 3DB***

Reference - 2025/0385/APP

Decision: Registered

Date: 03rd March 2025

Description:

Approval of details reserved by condition 10 (European Protected Species Mitigation Licence) of planning consent 2022/0120/FUL .

Reference - 49/24/0021

Decision: Registered

Date: 22nd April 2024

Description:

Installation of flood lighting at Wiveliscombe Tennis Club, The Recreation Ground, West Road, Wiveliscombe

Building Safety

Accessibility / Adaptations

Restrictive Covenants

Rights of Way (Public & Private)

Construction Type

Material Information

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Property Lease Information

Listed Building Information

Stamp Duty

Other

Other

Electricity Supply

Mains

Gas Supply

No gas

Central Heating

Ground source heat pump

Water Supply

Mains

Drainage

Septic Tank

Cooper and Tanner

Testimonials

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Testimonial 1



Fantastic Service from Cooper & Tanner in Shepton Mallet! As a mortgage broker, I deal with a lot of estate agents and things can be cut throat and very non personable. I was helping a vulnerable client purchase his forever home and he was completely unsavvy with this world so I was concerned for him getting through the process, however, Andrea was absolutely amazing. She kept us completely up to date and was ALWAYS available for support!

Testimonial 2



I have just completed today on the sale of my parents property in Shepton Mallet and I wanted to give a glowing review to Cooper 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 our Mum which has been hard work especially as we don't live in Shepton.

Testimonial 3



Our experience with the lettings team at Cooper and Tanner was fantastic. We dealt with Lauren mainly, who was always happy to take our questions to the landlords and came back promptly with the answers for us. She was always polite and professional when we met her for viewings and has been a pleasure to deal. She made the whole process from finding somewhere that would accept a dog, to offer acceptance, referencing and finally the move in day. Thank you.

Testimonial 4



Chris, Andrea, Sally and Lucy were a pleasure to deal with during my conveyancing process. They were knowledgeable and communicated well, keeping informed of developments and doing everything possible for completion to happen. Many thanks to the whole team.

 /cooperandtanner

 /cooper_and_tanner/

Disclaimer

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Important - Please read

Flood Risk

Surface Water - Flood Risk

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

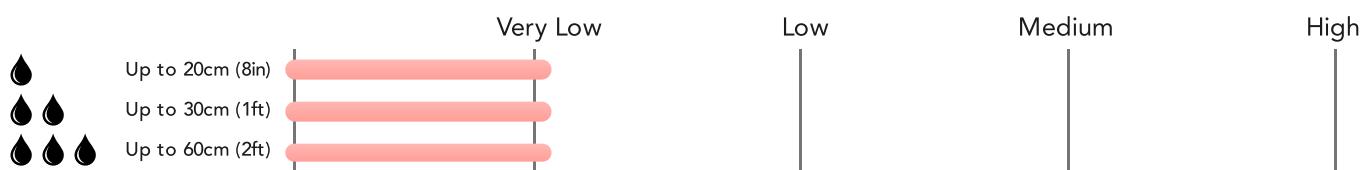


Risk Rating: Very low

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

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

Chance of flooding to the following depths at this property:

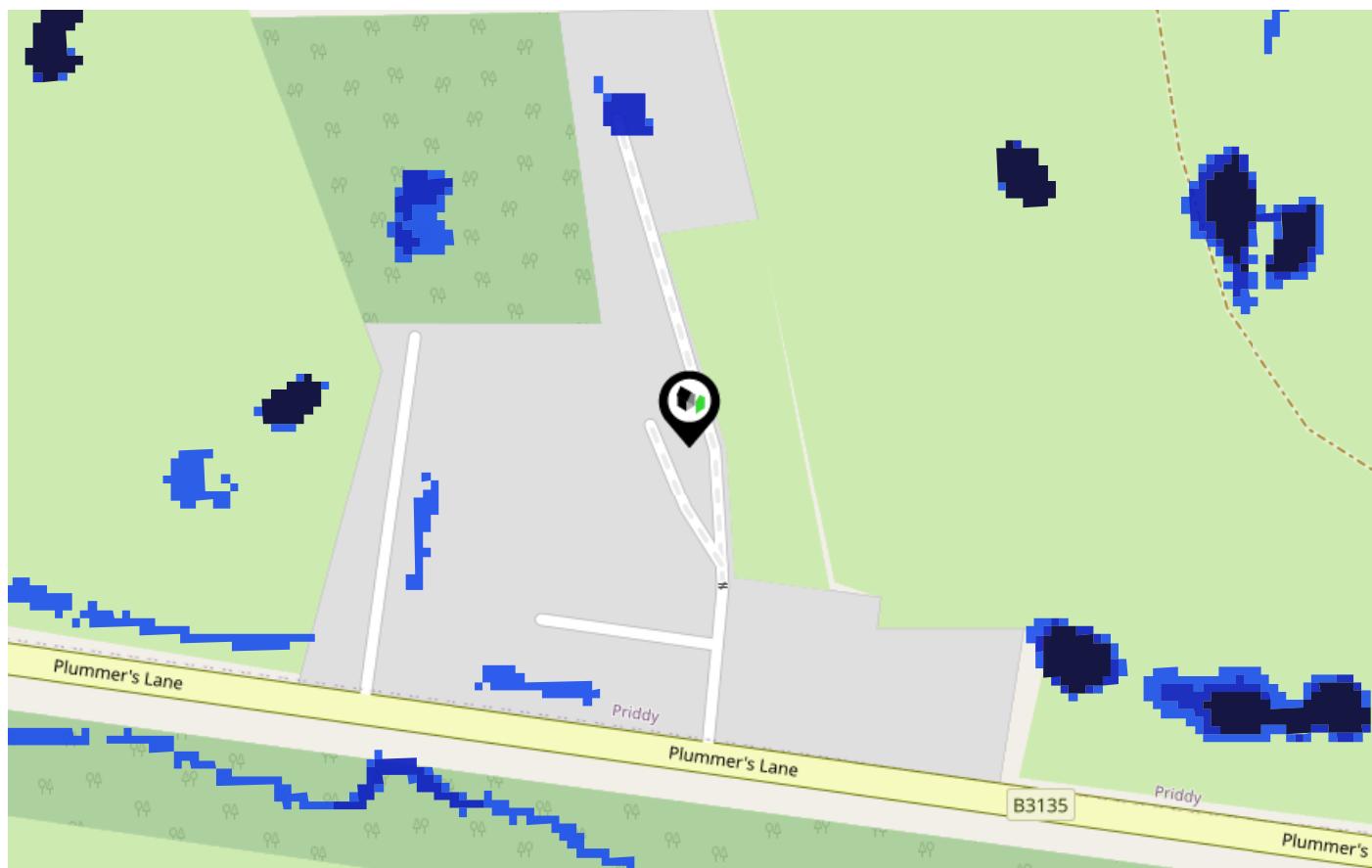


Flood Risk

Surface Water - Climate Change

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

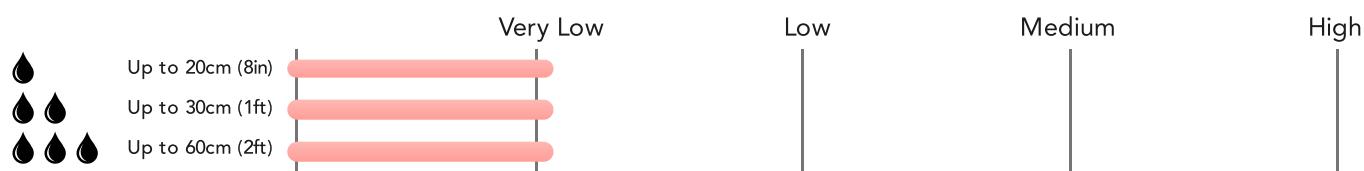


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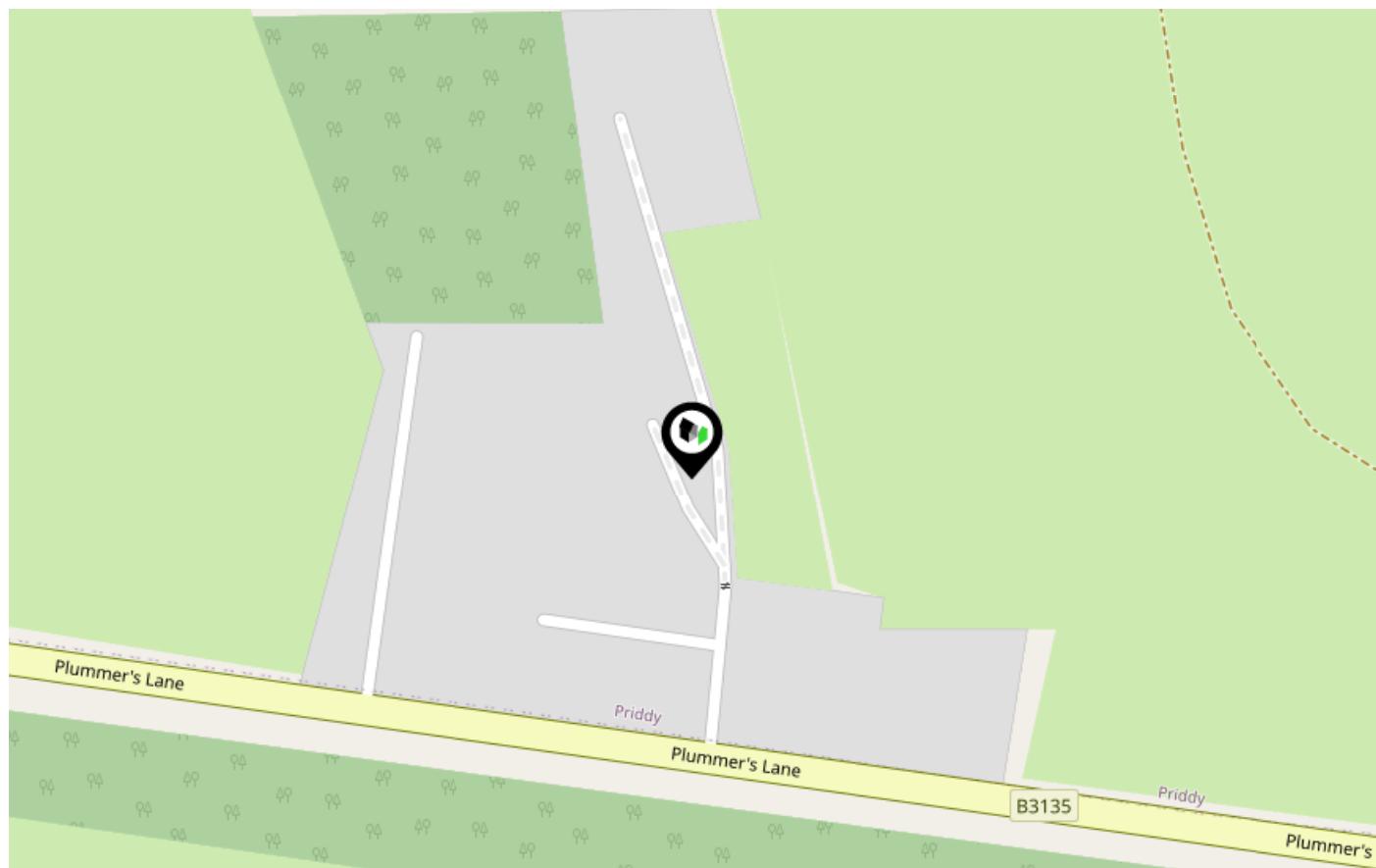


Flood Risk

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.

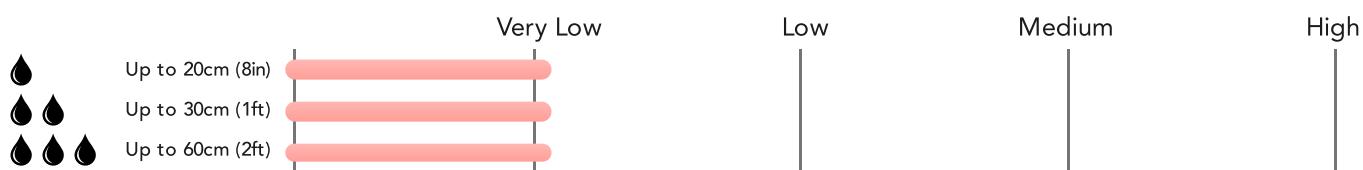


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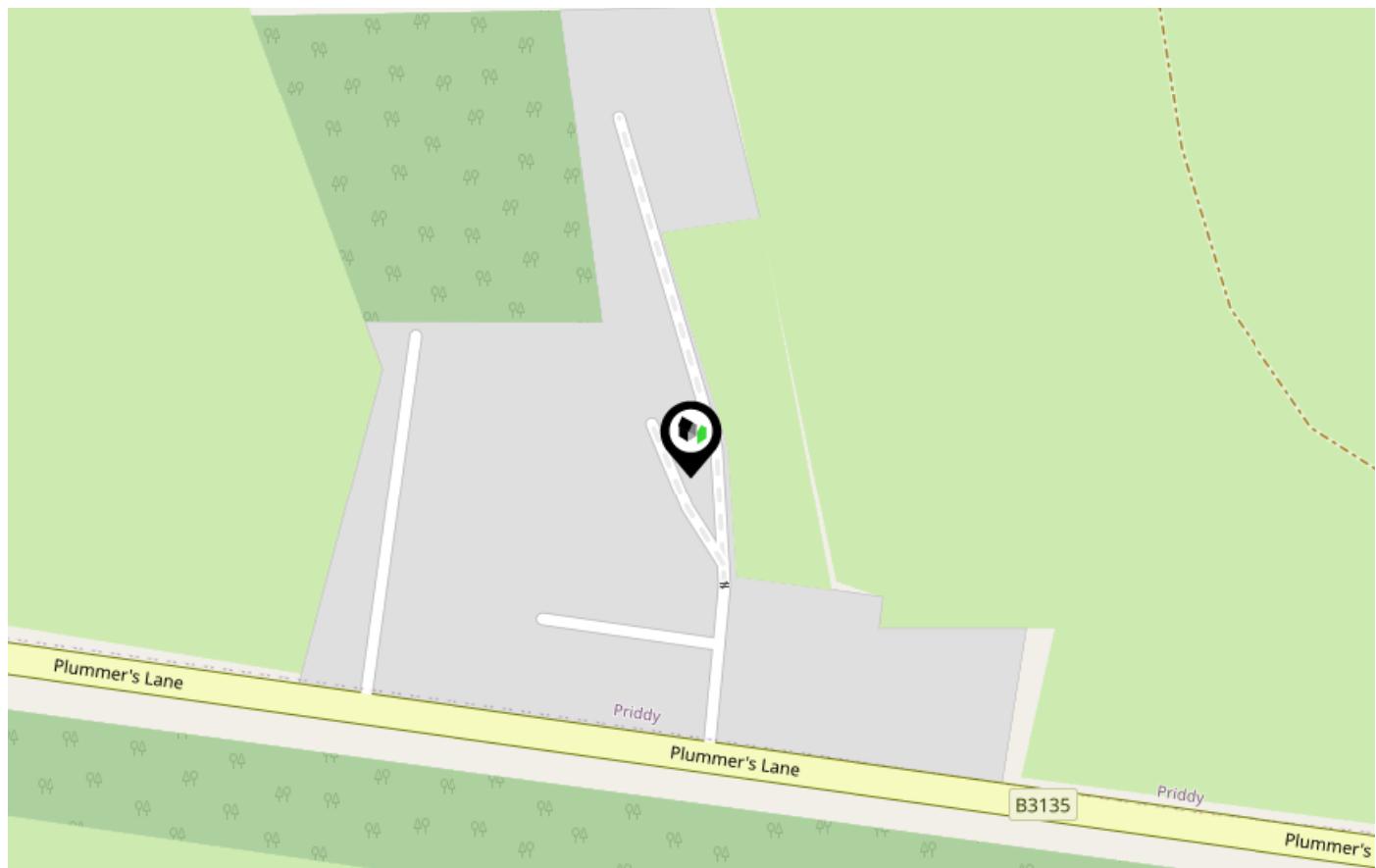


Flood Risk

Rivers & Seas - Climate Change

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

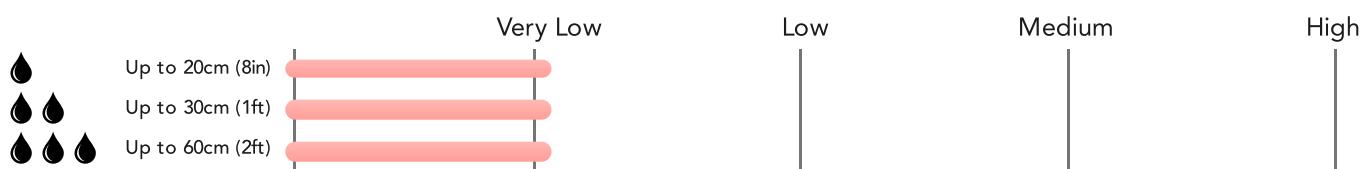


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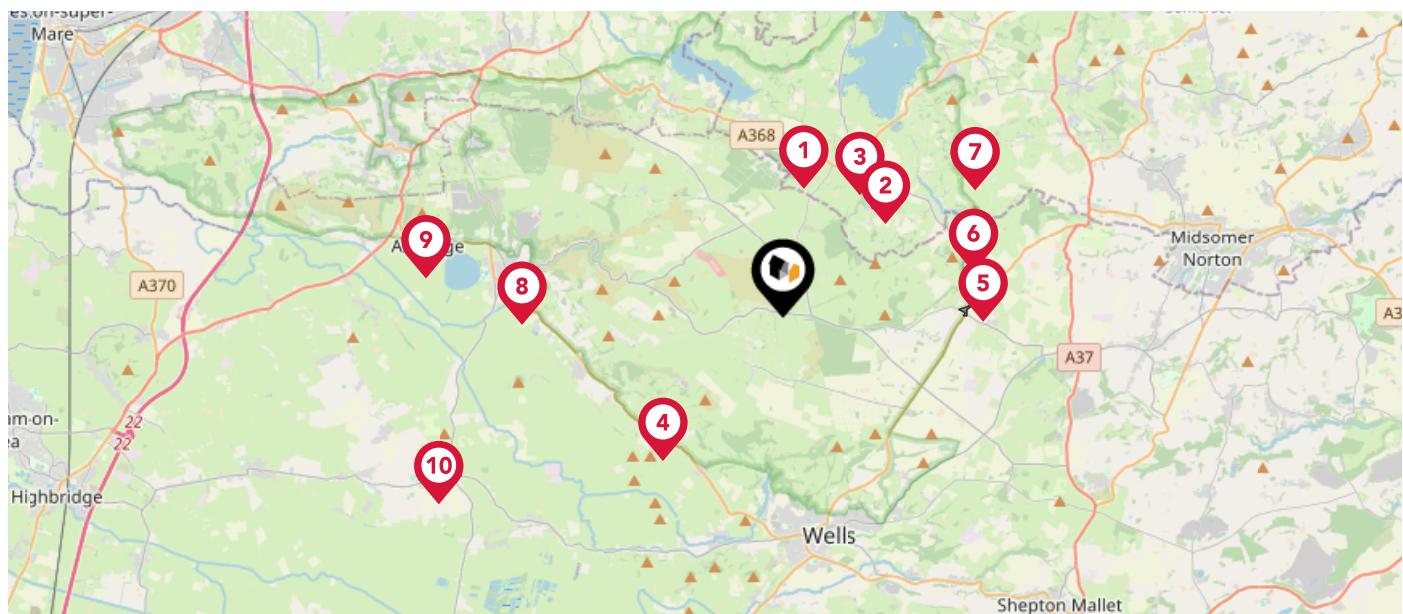


Maps

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 Compton Martin
- 2 East Harptree
- 3 West Harptree
- 4 Westbury sub Mendip
- 5 Chewton Mendip
- 6 Litton
- 7 Hinton Blewett
- 8 Cheddar
- 9 Axbridge
- 10 Wedmore

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.



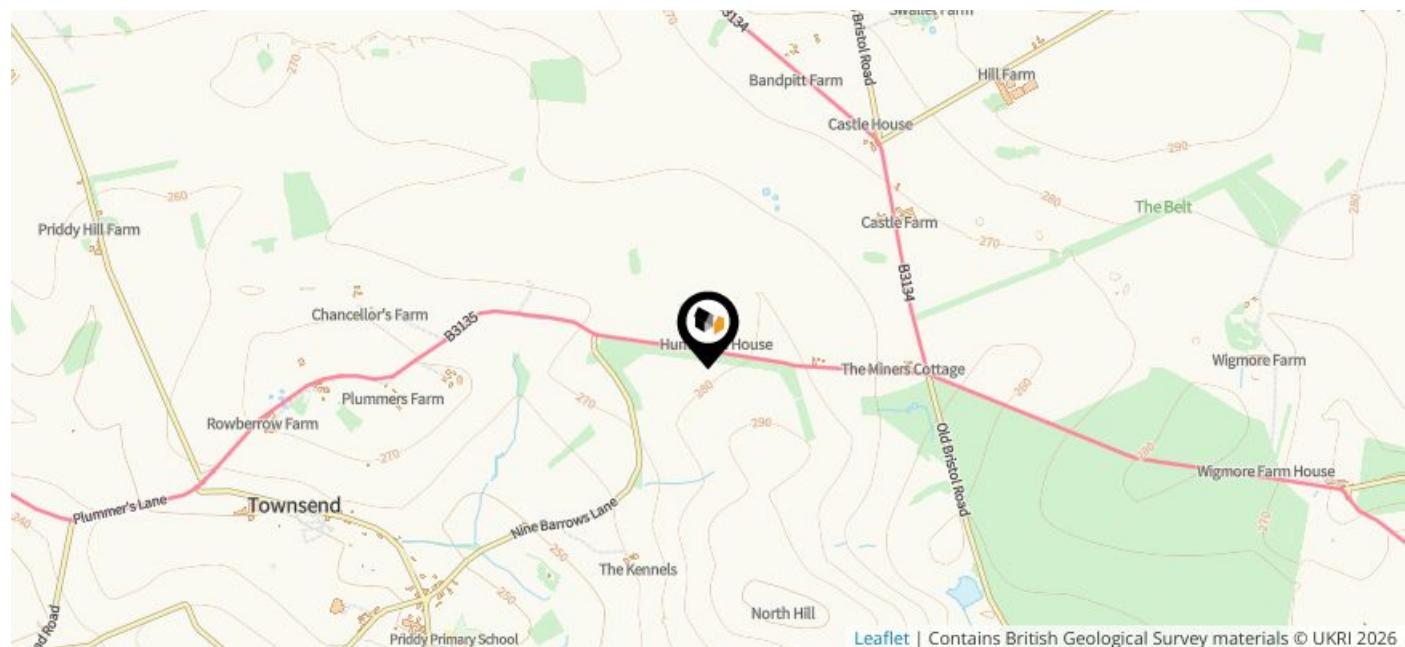
Nearby Landfill Sites

1	Castle Farm-Old Bristol Road, East Harptree, Bristol, Avon	Historic Landfill	<input type="checkbox"/>
2	Lower Pitts Farm-Priddy, Wells, Somerset	Historic Landfill	<input type="checkbox"/>
3	Butts Quarry-Wrangle, Compton Martin, Bristol, Avon	Historic Landfill	<input type="checkbox"/>
4	Butts Quarry, The Wrangle-Priddy, Compton Martin, Bristol, Avon	Historic Landfill	<input type="checkbox"/>
5	Greendown Quarry-Litton, Radstock, Avon	Historic Landfill	<input type="checkbox"/>
6	Lillycombe Farm-Litton	Historic Landfill	<input type="checkbox"/>
7	Lilycombe Farm-Litton, Somerset	Historic Landfill	<input type="checkbox"/>
8	Three Acres Quarry-Green Ore, Chewton Mendip, Wells, Somerset	Historic Landfill	<input type="checkbox"/>
9	Land at Avalon-Litton, Radstock, Avalon	Historic Landfill	<input type="checkbox"/>
10	The Grove Landfill Site-Hinton Blewett, Temple Cloud, Bristol, Avon	Historic Landfill	<input type="checkbox"/>

Maps Coal Mining

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This map displays nearby coal mine entrances and their classifications.



Mine Entry

- Yellow 'X': Adit
- Green 'X': Gutter Pit
- Red 'X': Shaft

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

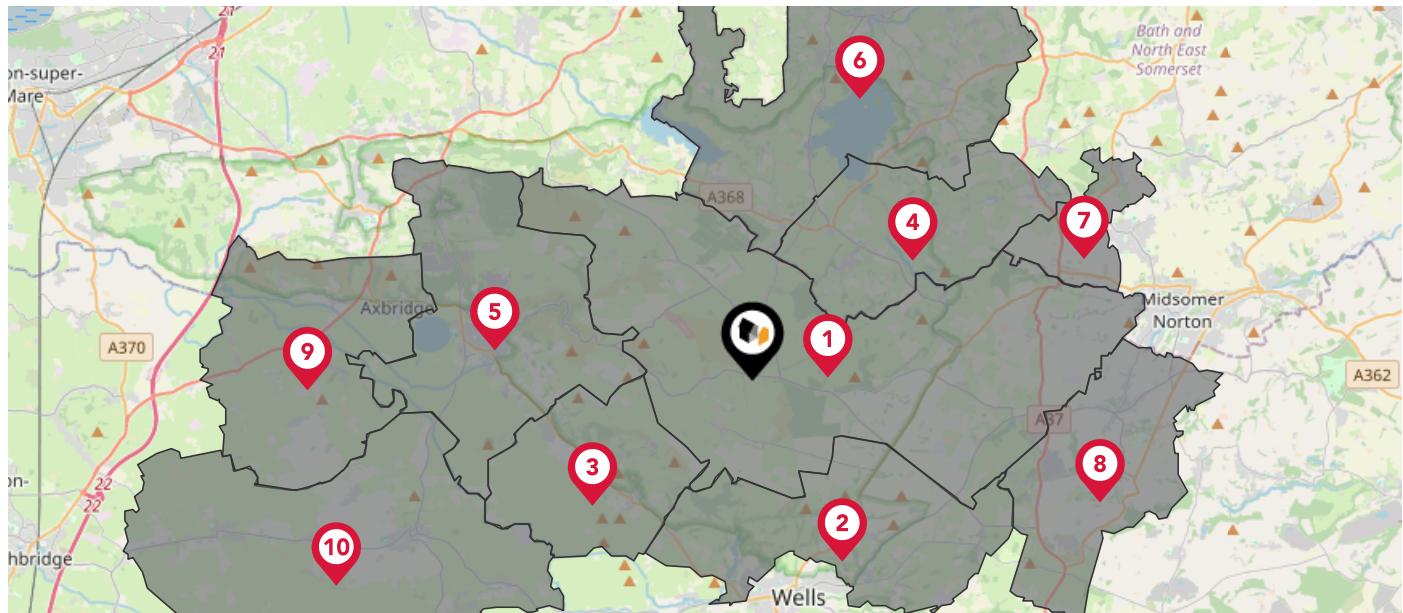
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

Maps

Council Wards

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The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500

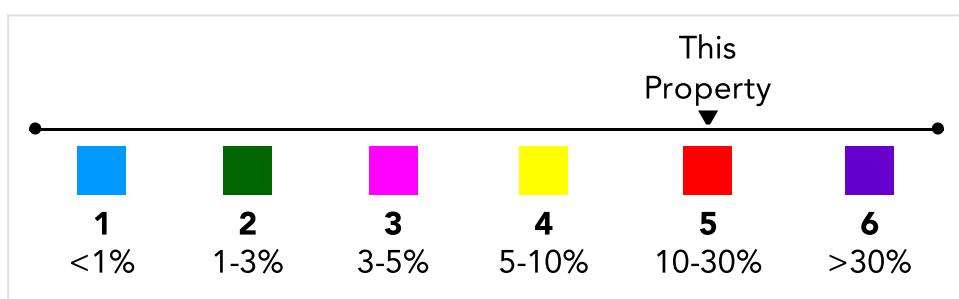
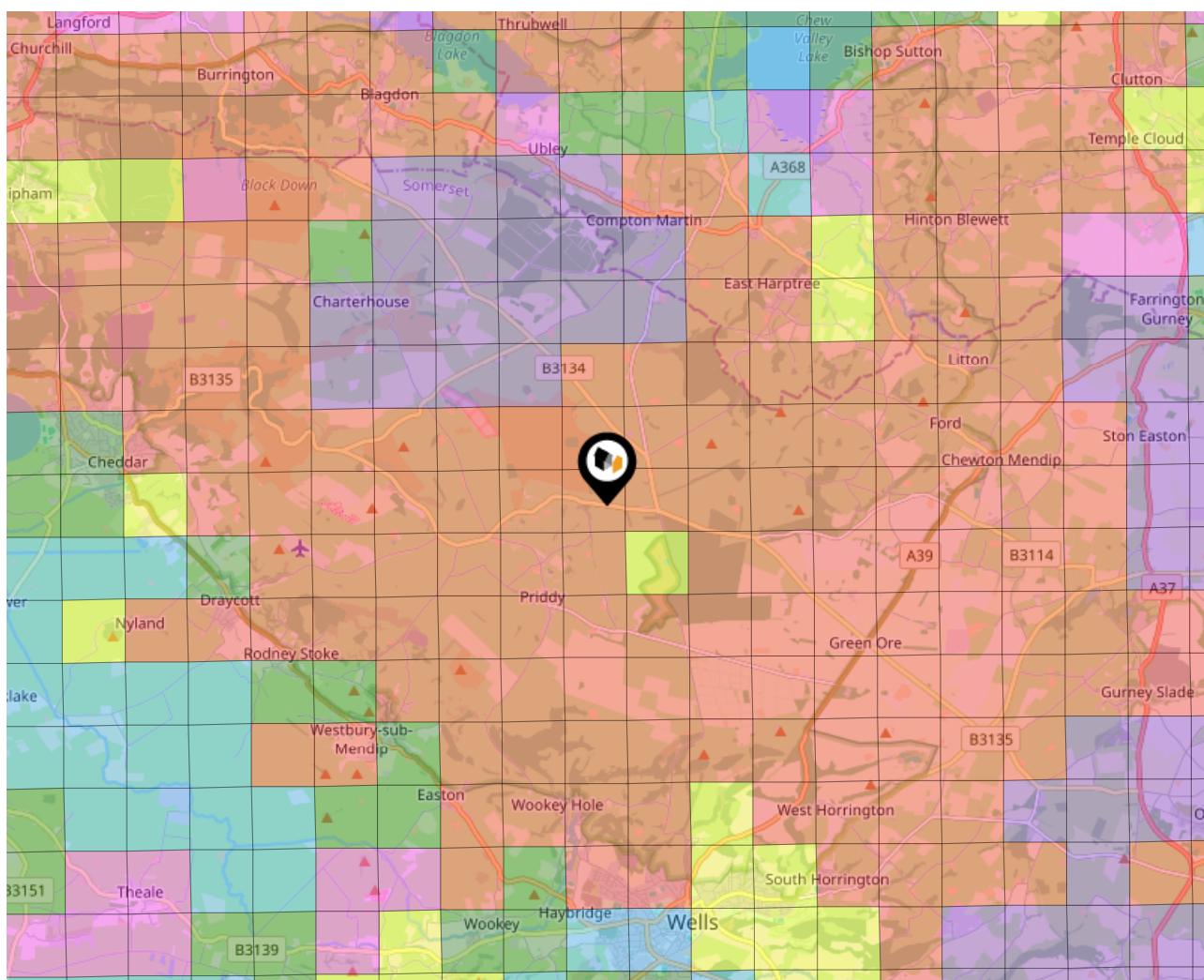


Nearby Council Wards

- 1 Chewton Mendip and Ston Easton Ward
- 2 St. Cuthbert Out North Ward
- 3 Rodney and Westbury Ward
- 4 Mendip Ward
- 5 Cheddar and Shipham Ward
- 6 Chew Valley Ward
- 7 High Littleton Ward
- 8 Ashwick, Chilcompton and Stratton Ward
- 9 Axevale Ward
- 10 Wedmore and Mark Ward

What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m³).



Environment Soils & Clay

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

Carbon Content: HIGH **Soil Texture:** LOAM TO SILTY LOAM
Parent Material Grain: ARGILLIC - **Soil Depth:** SHALLOW
Soil Group: ARENACEOUS
MEDIUM(SILTY) TO
LIGHT(SILTY) TO HEAVY

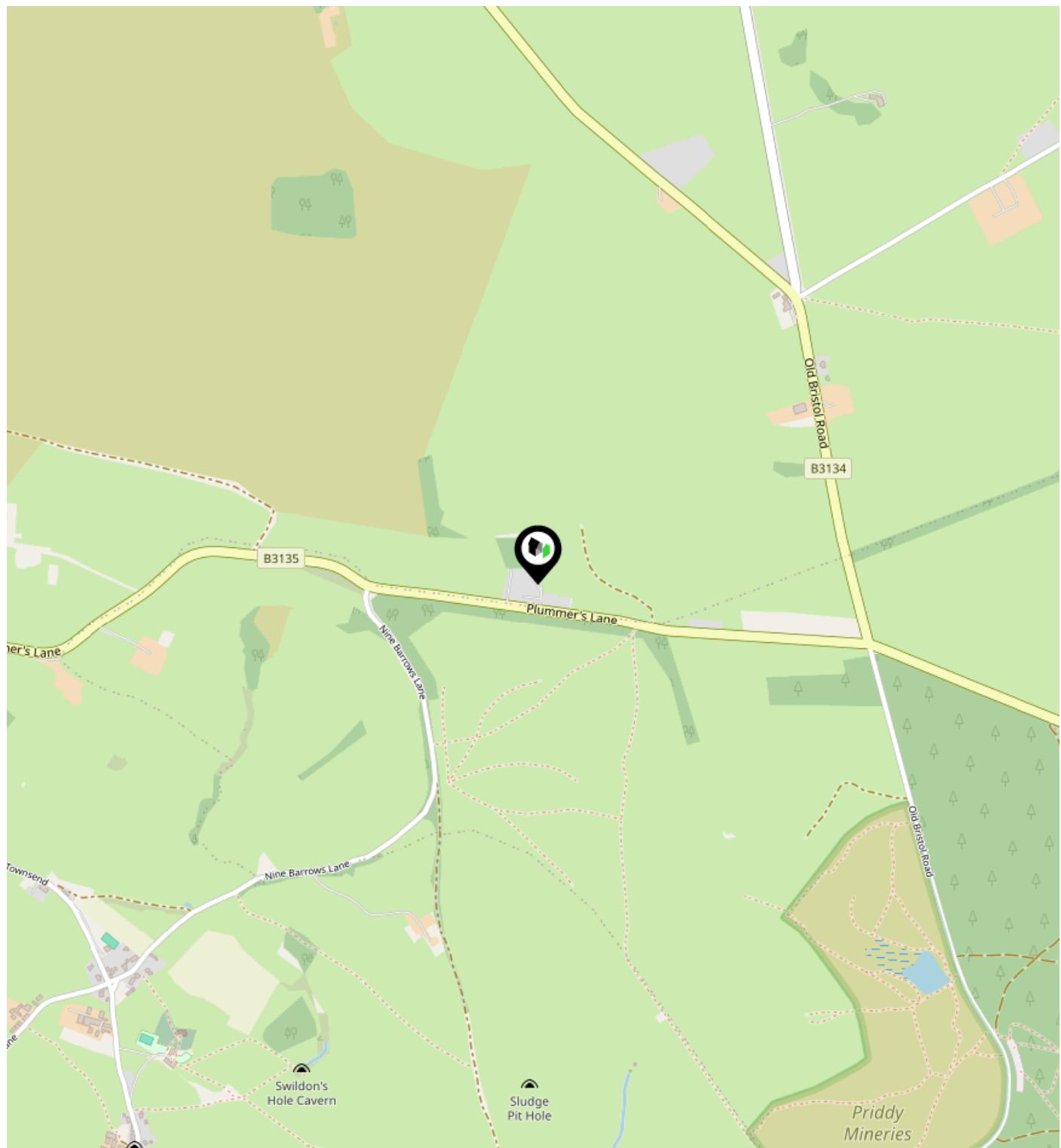


Primary Classifications (Most Common Clay Types)

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

Local Area Masts & Pylons

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Key:

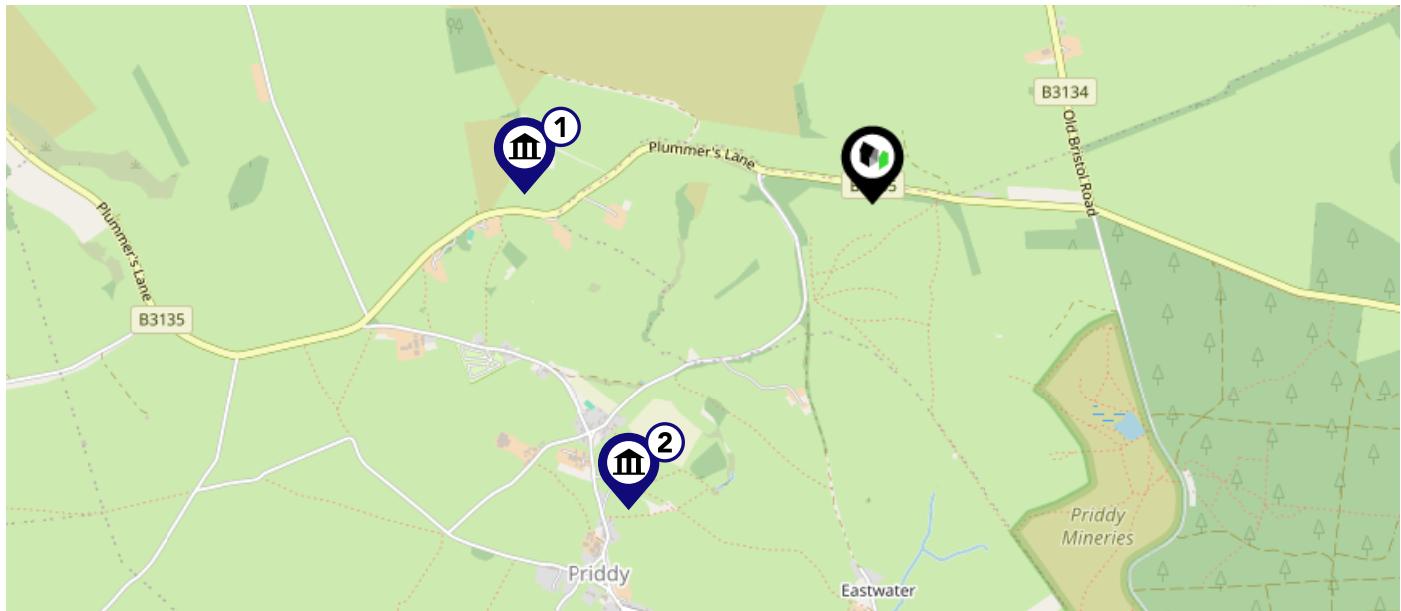
-  Power Pylons
-  Communication Masts

Maps

Listed Buildings

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



Listed Buildings in the local district	Grade	Distance
 1345149 - Chancellors Farmhouse And Attached Outbuildings	Grade II	0.8 miles
 1177825 - Church Of St Lawrence	Grade I	0.9 miles

Area Schools

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Nursery Primary Secondary College Private



Priddy Primary School

Ofsted Rating: Good | Pupils: 40 | Distance:1



East Harptree Church of England Primary School

Ofsted Rating: Good | Pupils: 84 | Distance:2.76



St Lawrence's CofE Primary School

Ofsted Rating: Good | Pupils: 49 | Distance:3.19



Ubley Church of England Primary School

Ofsted Rating: Good | Pupils: 74 | Distance:3.61



Chewton Mendip Church of England VA Primary School

Ofsted Rating: Good | Pupils: 106 | Distance:3.73



Draycott & Rodney Stoke Church of England First School

Ofsted Rating: Good | Pupils: 72 | Distance:3.89



Horrington Primary School

Ofsted Rating: Requires improvement | Pupils: 102 | Distance:3.98



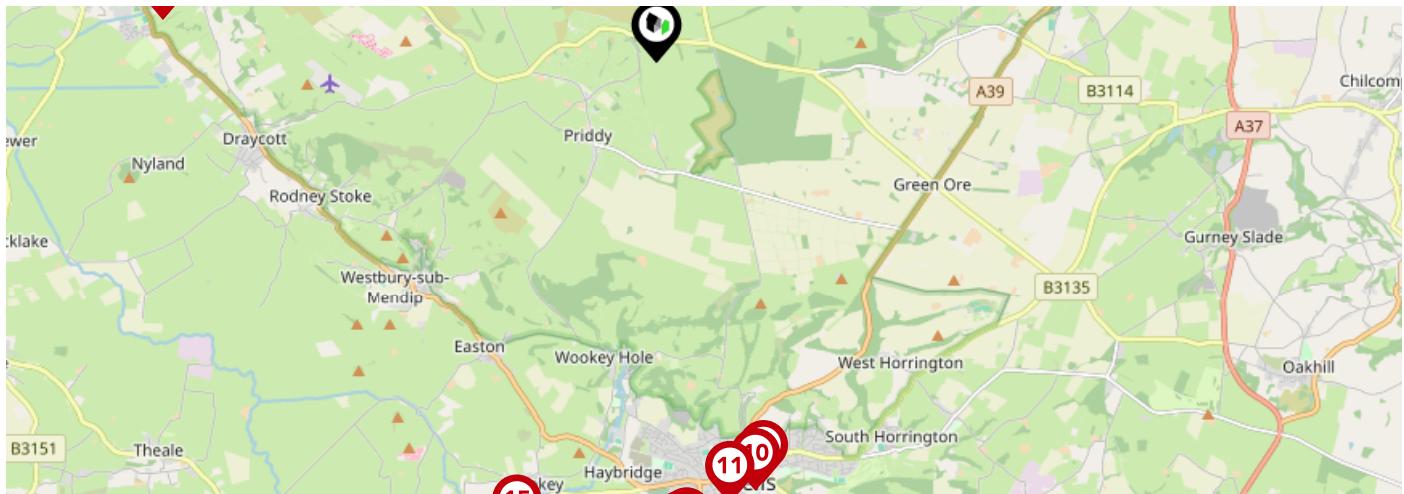
The Blue School

Ofsted Rating: Good | Pupils: 1434 | Distance:3.99



Area Schools

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Nursery Primary Secondary College Private



9 Stoberry Park School

Ofsted Rating: Good | Pupils: 318 | Distance: 4.01



10 Wells Cathedral School

Ofsted Rating: Not Rated | Pupils: 780 | Distance: 4.06



11 St Joseph and St Teresa Catholic Primary School

Ofsted Rating: Good | Pupils: 149 | Distance: 4.13



12 Blagdon Primary School

Ofsted Rating: Good | Pupils: 99 | Distance: 4.35



13 St Cuthbert's Church of England Academy Infants and Pre-School

Ofsted Rating: Good | Pupils: 172 | Distance: 4.52



14 St Cuthbert's CofE Junior School

Ofsted Rating: Good | Pupils: 174 | Distance: 4.55



15 Wookey Primary School

Ofsted Rating: Good | Pupils: 97 | Distance: 4.59



16 Fairlands Middle School

Ofsted Rating: Good | Pupils: 434 | Distance: 4.59



Area Transport (National)

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National Rail Stations

Pin	Name	Distance
1	Nailsea & Backwell Rail Station	11 miles
2	Parson Street Rail Station	11.56 miles
3	Yatton Rail Station	10.95 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J13	36.9 miles
2	M5 J12	40.01 miles
3	M5 J11A	45.95 miles
4	M5 J11	48.24 miles
5	M5 J10	50.99 miles

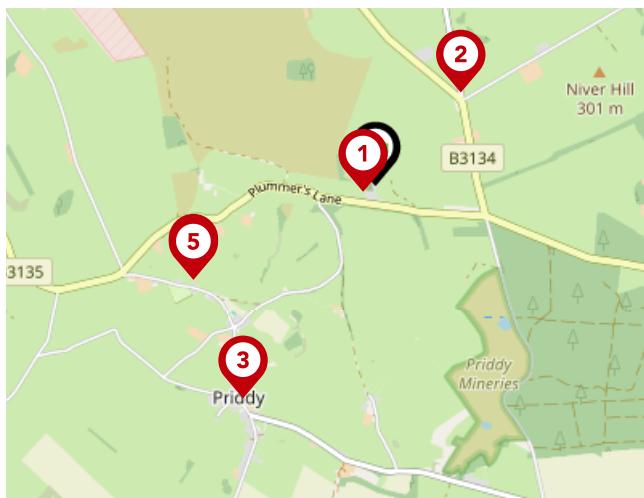


Airports/Helpads

Pin	Name	Distance
1	Bristol Airport	8.33 miles
2	Felton	8.33 miles
3	Cardiff Airport	30.47 miles
4	Staverton	48.29 miles

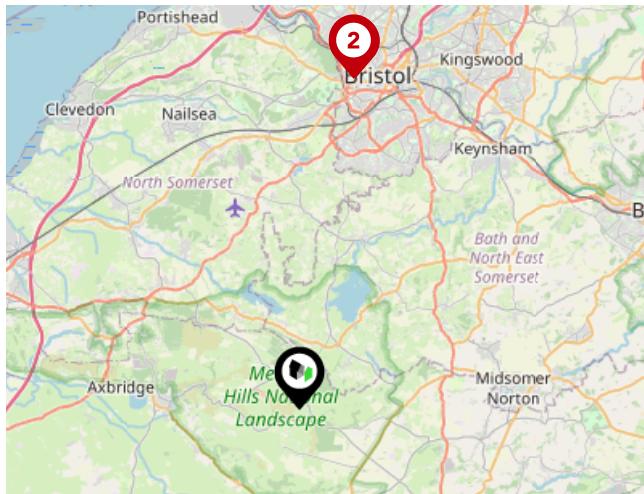
Area Transport (Local)

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Bus Stops/Stations

Pin	Name	Distance
1	Harptree Lodge Kennels	0.07 miles
2	Castle of Comfort Inn	0.58 miles
3	The New Inn	1.16 miles
4	Mendip Heights Caravan Park	0.95 miles
5	Mendip Heights Caravan Park	0.95 miles



Ferry Terminals

Pin	Name	Distance
1	The Cottage Ferry Landing	12.43 miles
2	Nova Scotia Ferry Landing	12.45 miles
3	Pumphouse Ferry Landing	12.51 miles

Cooper and Tanner Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.

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