



# MIR: Material Info

The Material Information Affecting this Property

**Wednesday 18th February 2026**



**ROEMEAD ROAD, CHEWTON MENDIP, WELLS, BA5**

## Cooper and Tanner

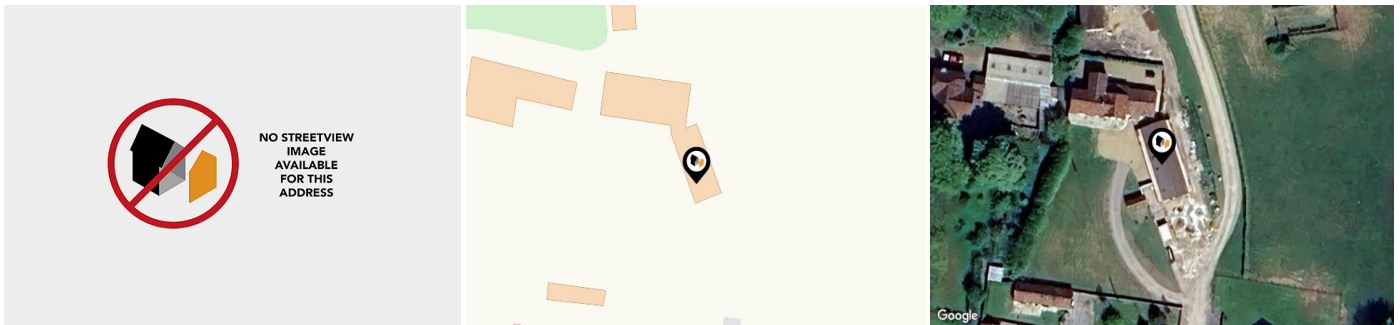
32 High Street Shepton Mallet BA4 5AS

01749 372200

sheptonmallet@cooperandtanner.co.uk

cooperandtanner.co.uk





## Property

Type: Detached  
Bedrooms: 3

## Local Area

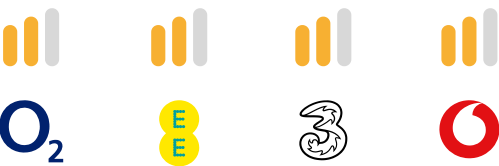
Local Authority: Somerset  
Conservation Area: No  
Flood Risk:  
• Rivers & Seas Very low  
• Surface Water Very low

Estimated Broadband Speeds  
(Standard - Superfast - Ultrafast)

1 1000  
mb/s mb/s

Two Wi-Fi icons are shown below the speed values. The first is a grey icon with a red signal strength indicator, and the second is a green icon with a full signal strength indicator.

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
<p><b>Decision:</b> Decided</p>
<p><b>Date:</b> 11th April 2018</p>
<p><b>Description:</b> Application for approval of details reserved by conditions 4 (external facing stonework) on planning consent 2017/2336/HSE.</p>
Reference - 2015/1519/FUL
<p><b>Decision:</b> Approval with Conditions</p>
<p><b>Date:</b> 06th August 2015</p>
<p><b>Description:</b> Demolition of the existing dwelling and the construction of a new two-storey house in a similar location on site.</p>
Reference - 2011/1574
<p><b>Decision:</b> Approval with Conditions</p>
<p><b>Date:</b> 06th September 2011</p>
<p><b>Description:</b> 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.</p>
Reference - 2017/2336/HSE
<p><b>Decision:</b> Approval with Conditions</p>
<p><b>Date:</b> 13th September 2017</p>
<p><b>Description:</b> 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.</p>

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

Reference - 2017/0117/APP
<b>Decision:</b> Approval
<b>Date:</b> 13th January 2017
<b>Description:</b> 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
<b>Decision:</b> Approval with Conditions
<b>Date:</b> 20th June 2014
<b>Description:</b> Erection of rural workers dwelling.

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

Reference - 2024/0739/APP
<b>Decision:</b> Decided
<b>Date:</b> 22nd April 2024
<b>Description:</b> 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
<b>Decision:</b> Registered
<b>Date:</b> 22nd April 2024
<b>Description:</b> 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**

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**Accessibility / Adaptations**

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**Restrictive Covenants**

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**Rights of Way (Public & Private)**

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**Construction Type**

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**Property Lease Information**

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**Listed Building Information**

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**Stamp Duty**

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**Other**

---

**Other**

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## Electricity Supply

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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 Copper and Tanner who have been fantastic throughout. They are professional, friendly and helpful. They kept us up to date and often went above and beyond what was required of an estate agent. We needed to sell the house to pay for care home fees for my our Mum which has been hard work especially as we don't live in Shepton.

## Testimonial 3



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

## Testimonial 4



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



/cooperandtanner



/cooper\_and\_tanner/

**Important - Please read**

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# Flood Risk

## Surface Water - Flood Risk

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

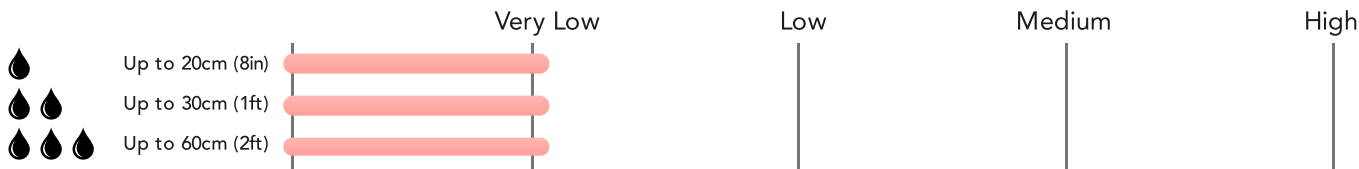


Risk Rating: Very low

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

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

Chance of flooding to the following depths at this property:



# Flood Risk

## Surface Water - Climate Change

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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.

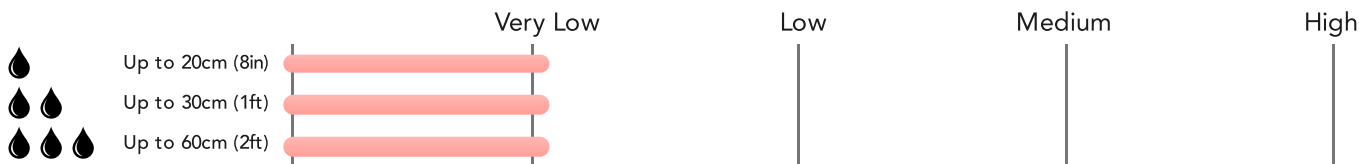


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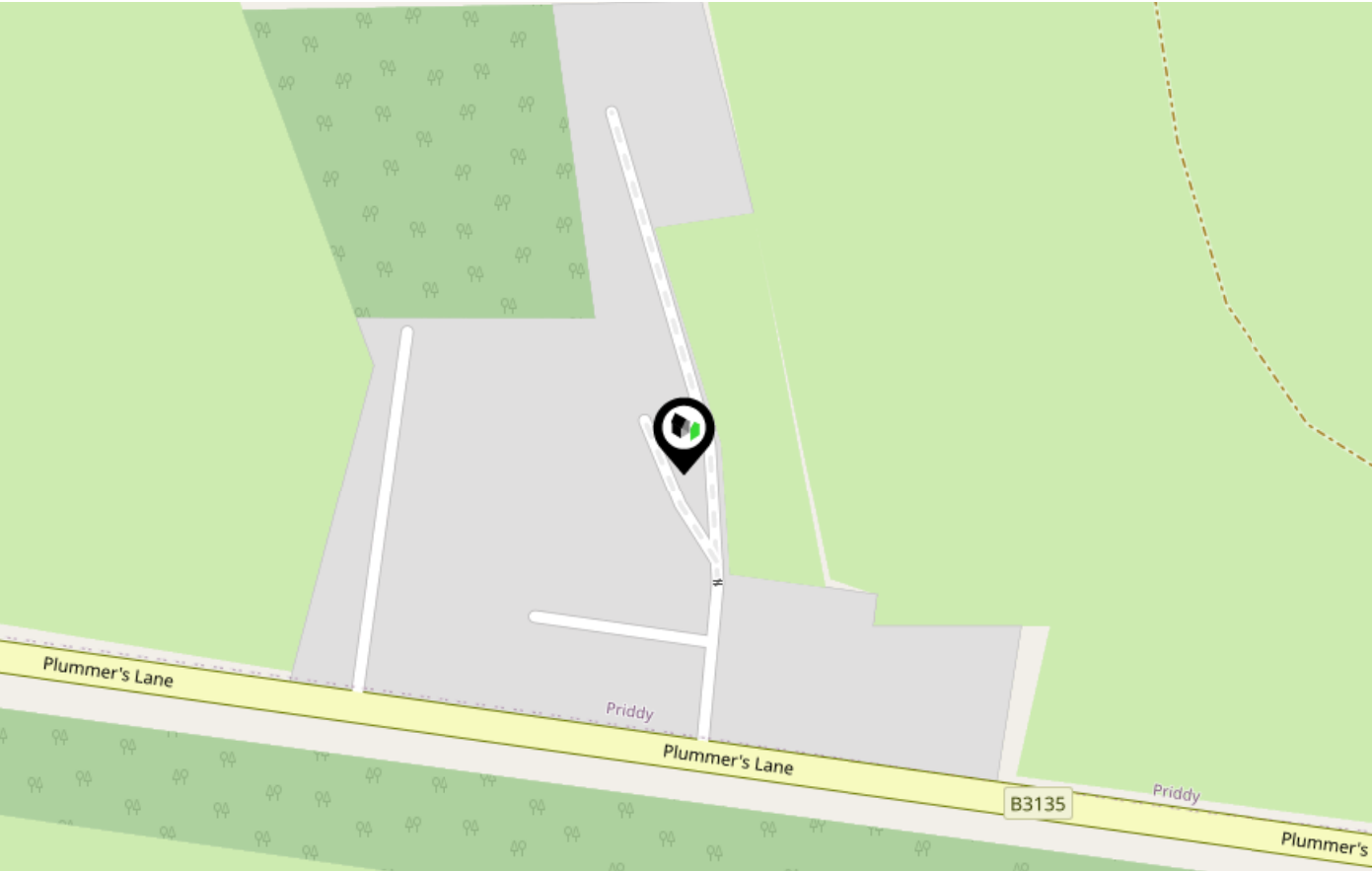
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# Flood Risk

## 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.

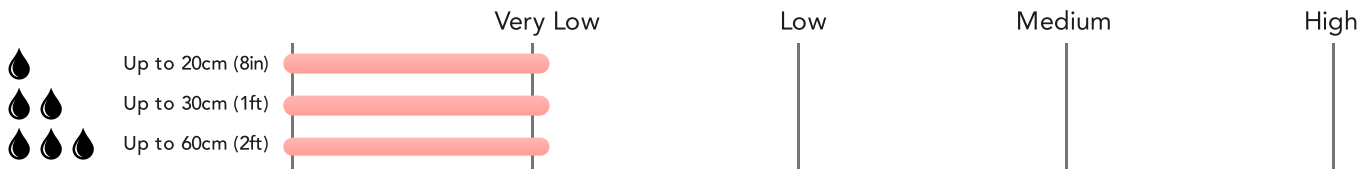


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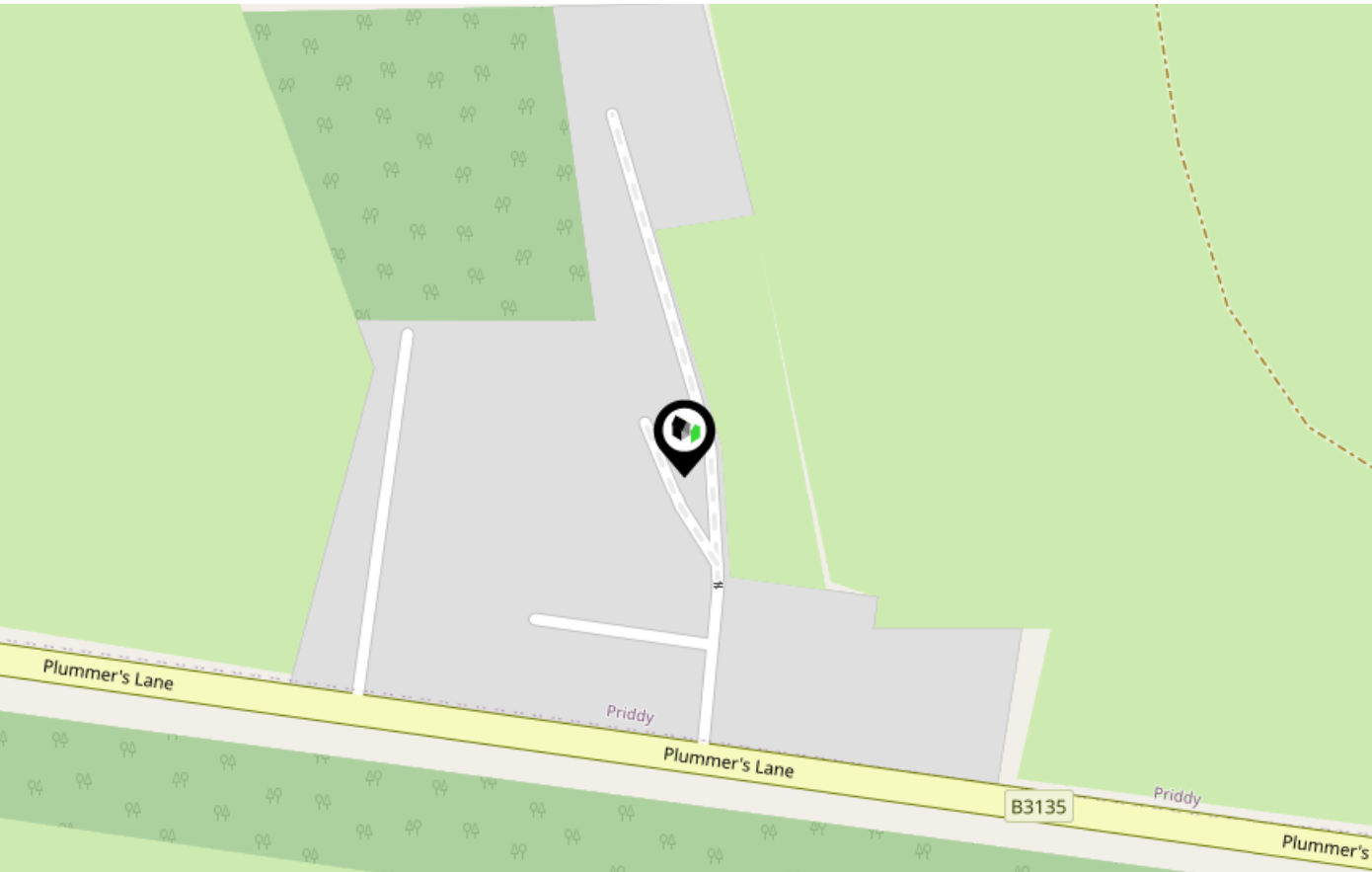


# Flood Risk

## 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.

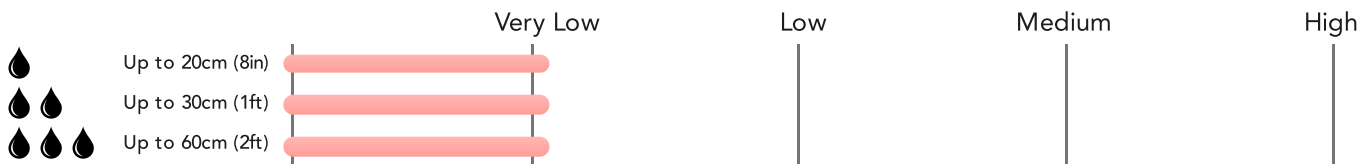


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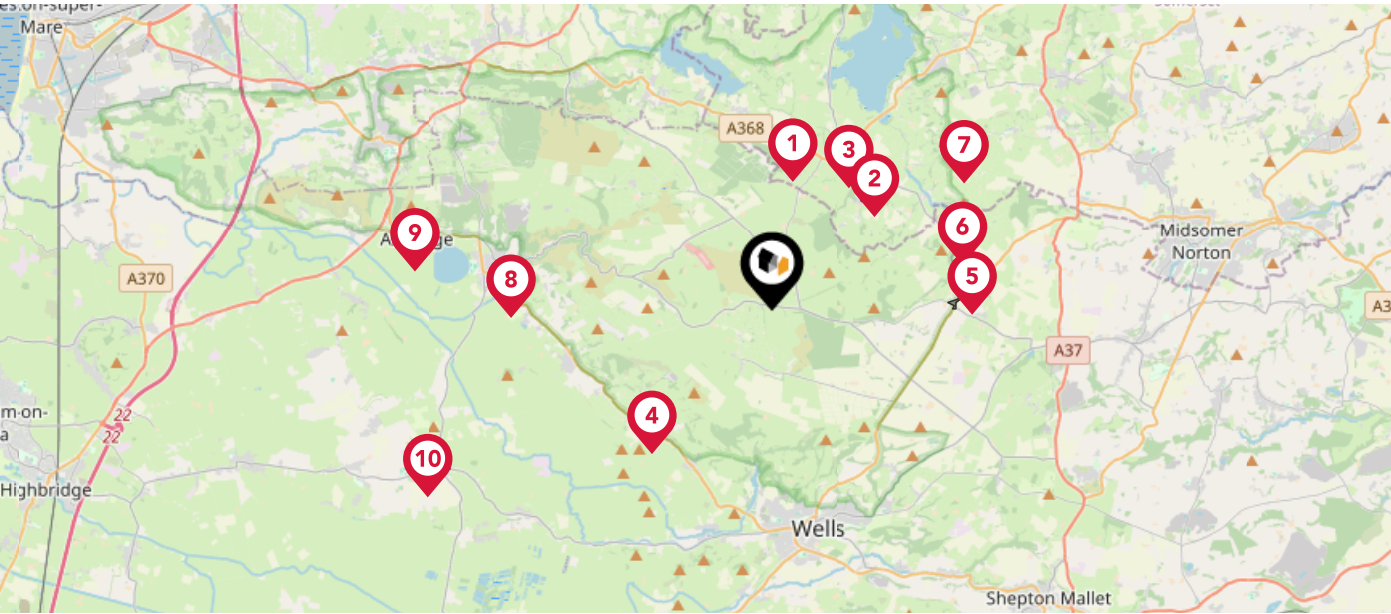
MIR - Material Info

# 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

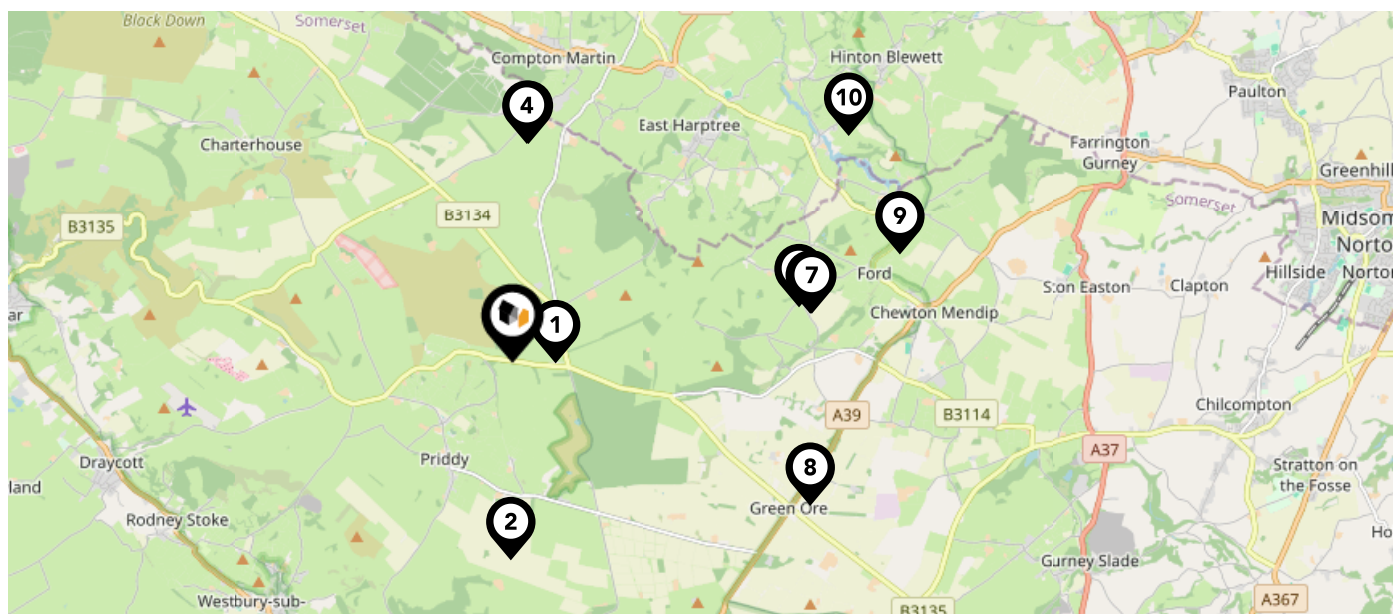


# Maps

## Landfill Sites

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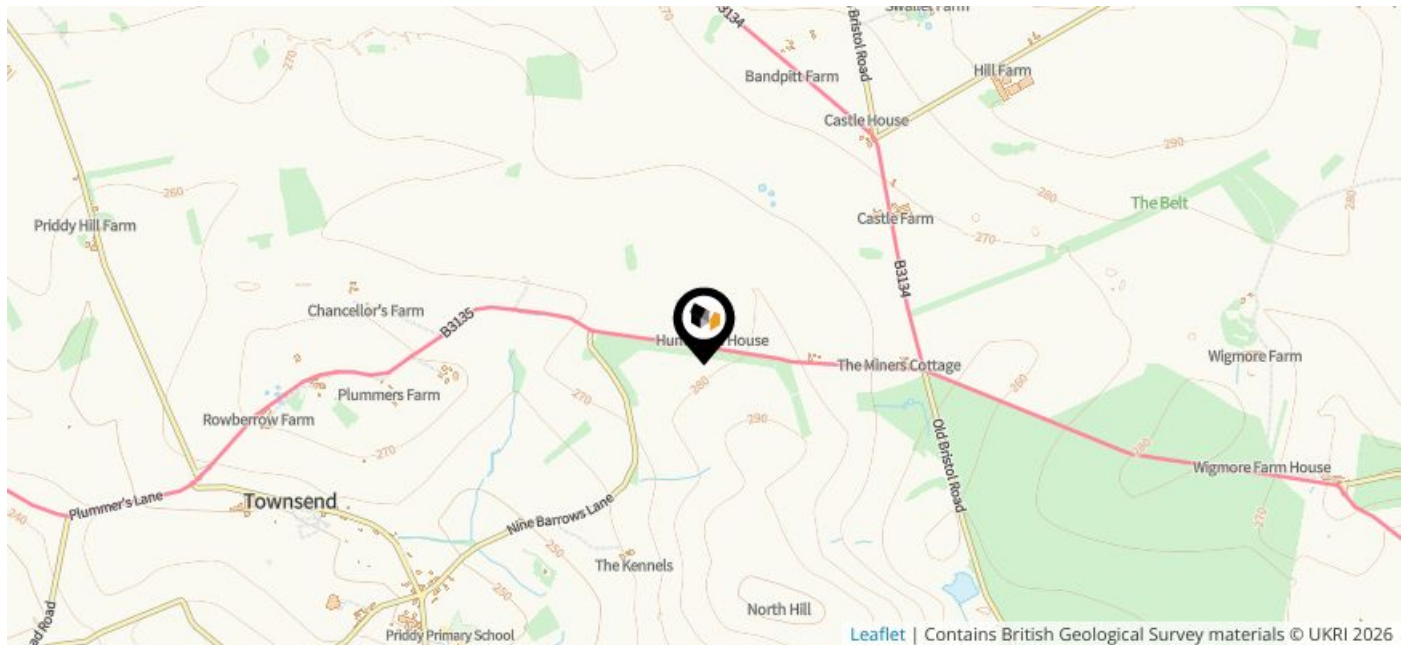
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



### Nearby Landfill Sites

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

This map displays nearby coal mine entrances and their classifications.



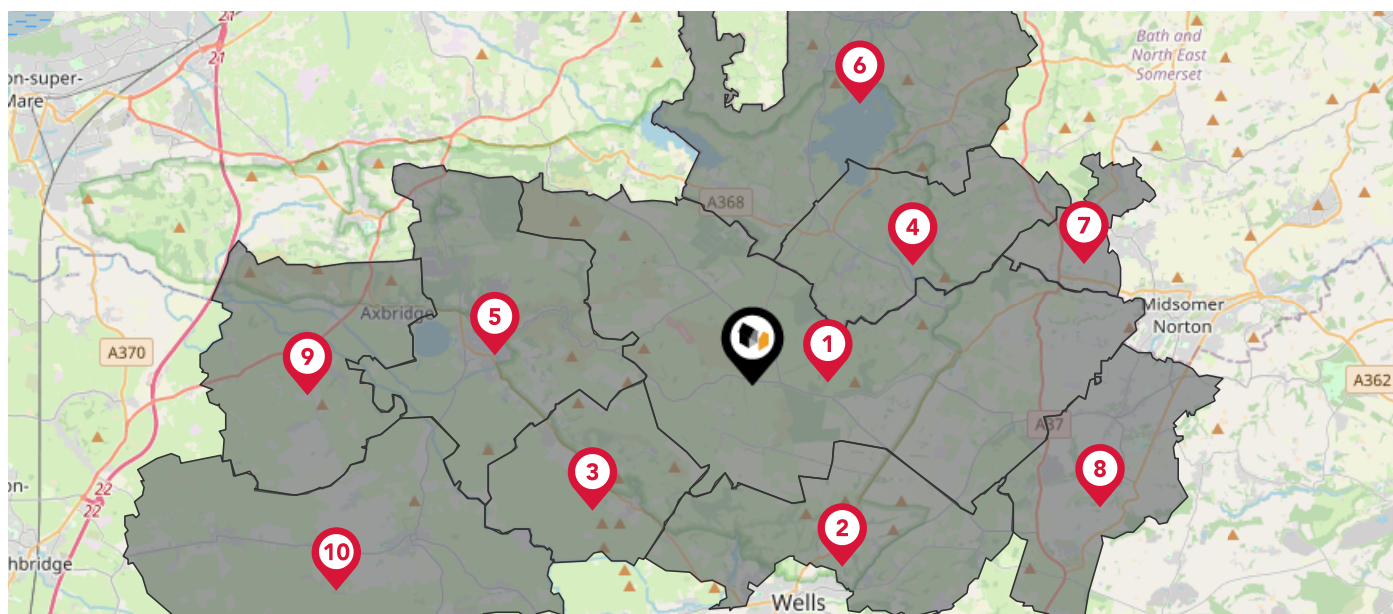
## Mine Entry

- ✕ 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.

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



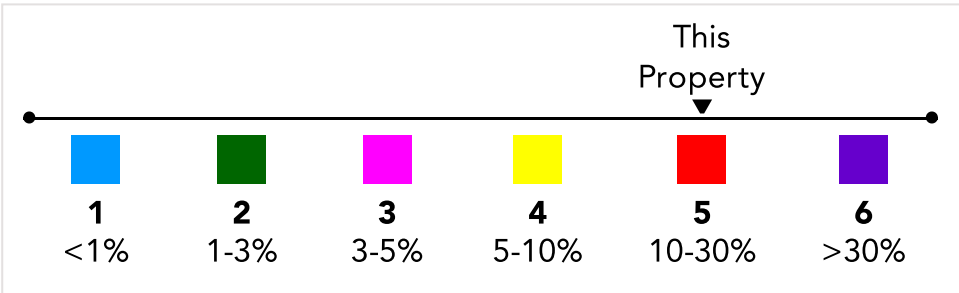
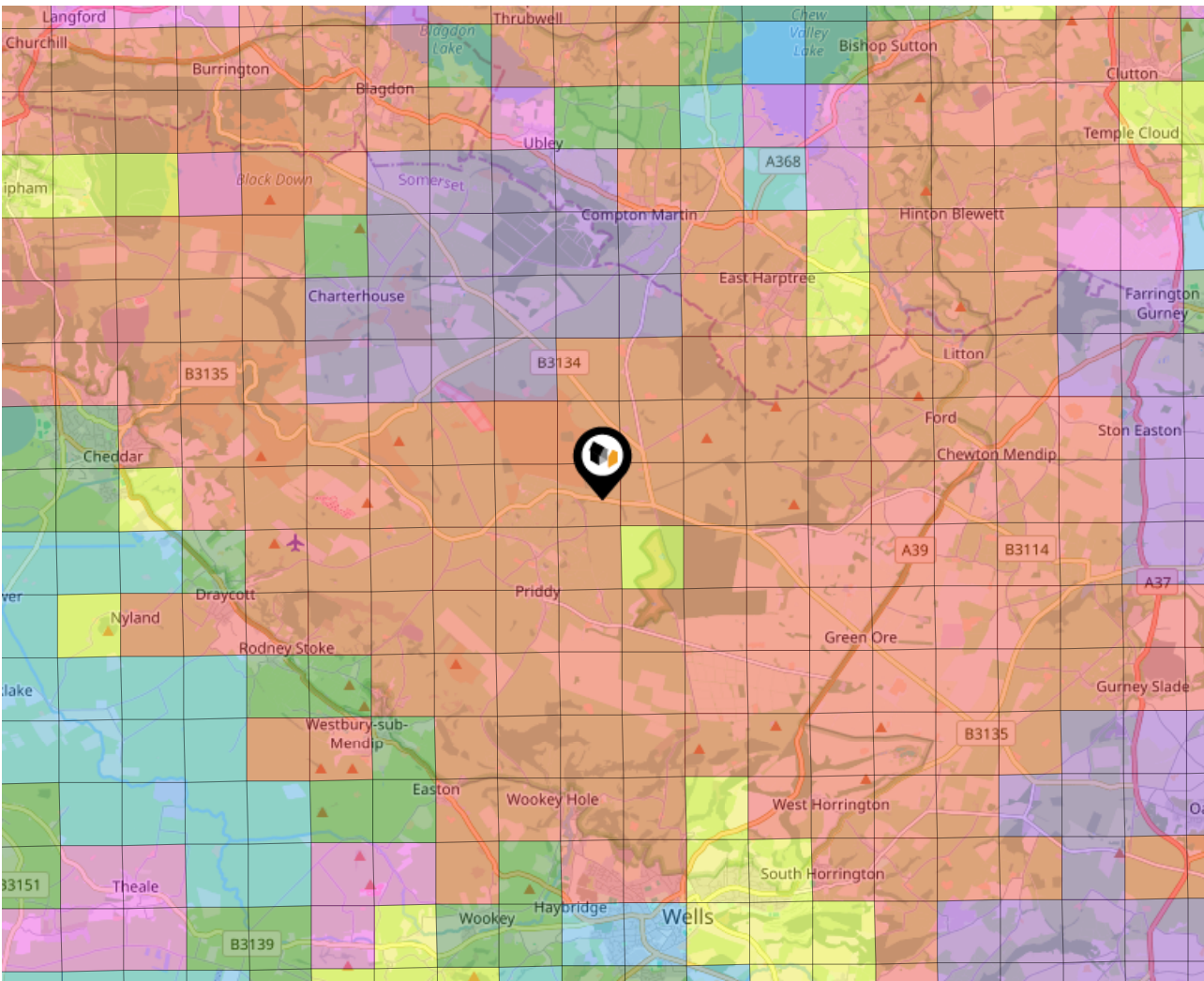
### Nearby Council Wards

- 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



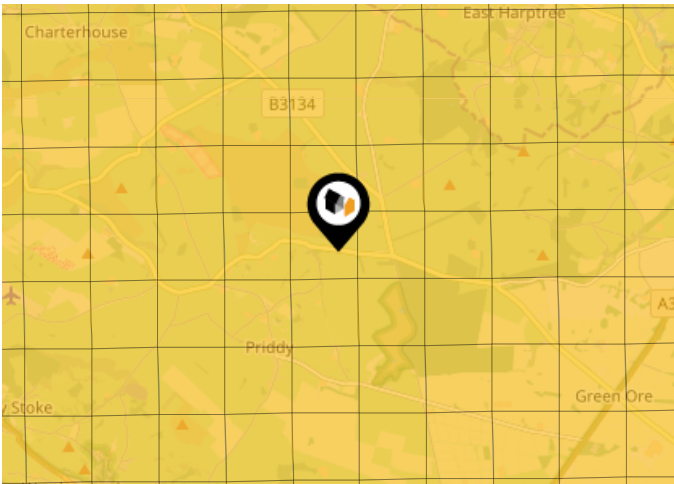
### What is Radon?

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).



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

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



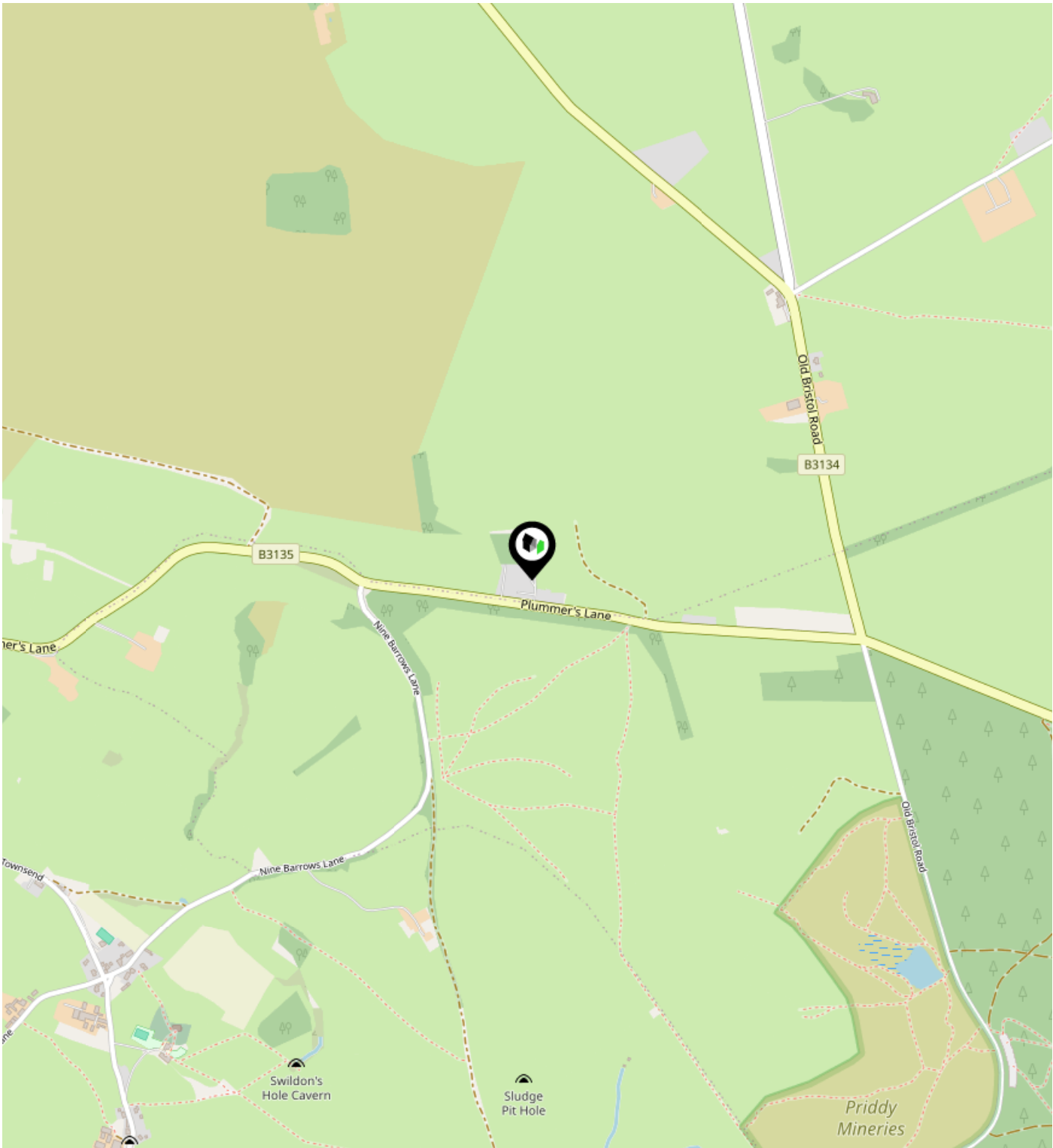
## Primary Classifications (Most Common Clay Types)

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



# Local Area

## Masts & Pylons

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Key:

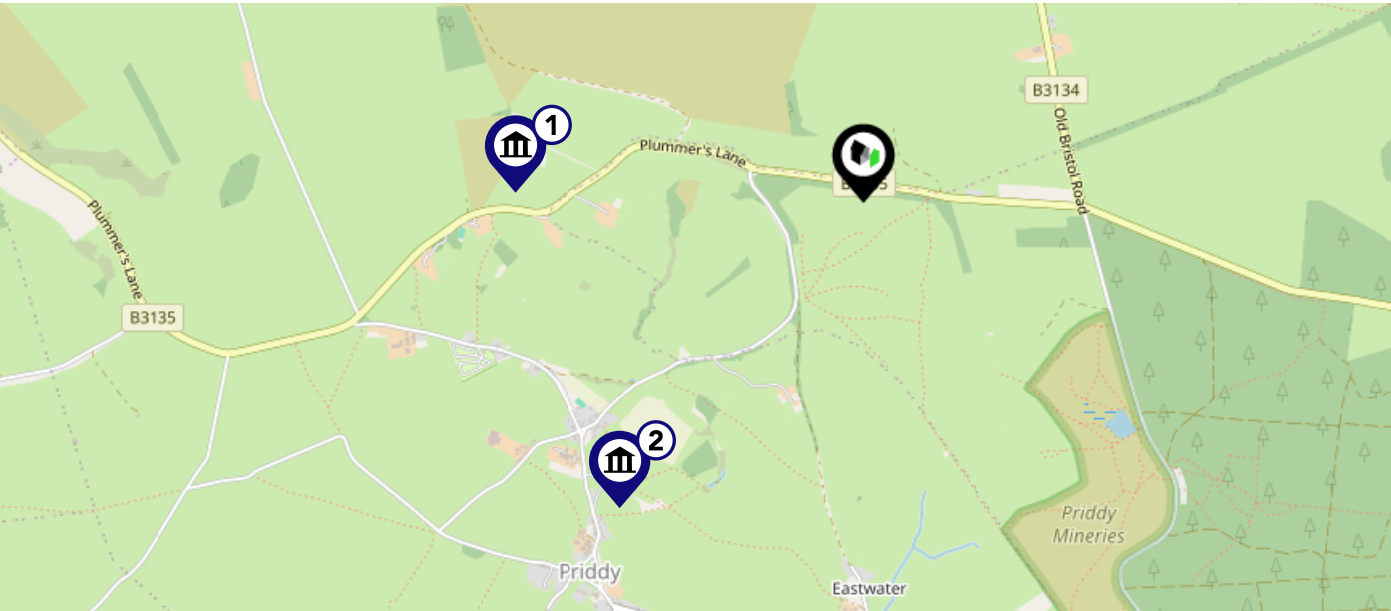
-  Power Pylons
-  Communication Masts


# Maps

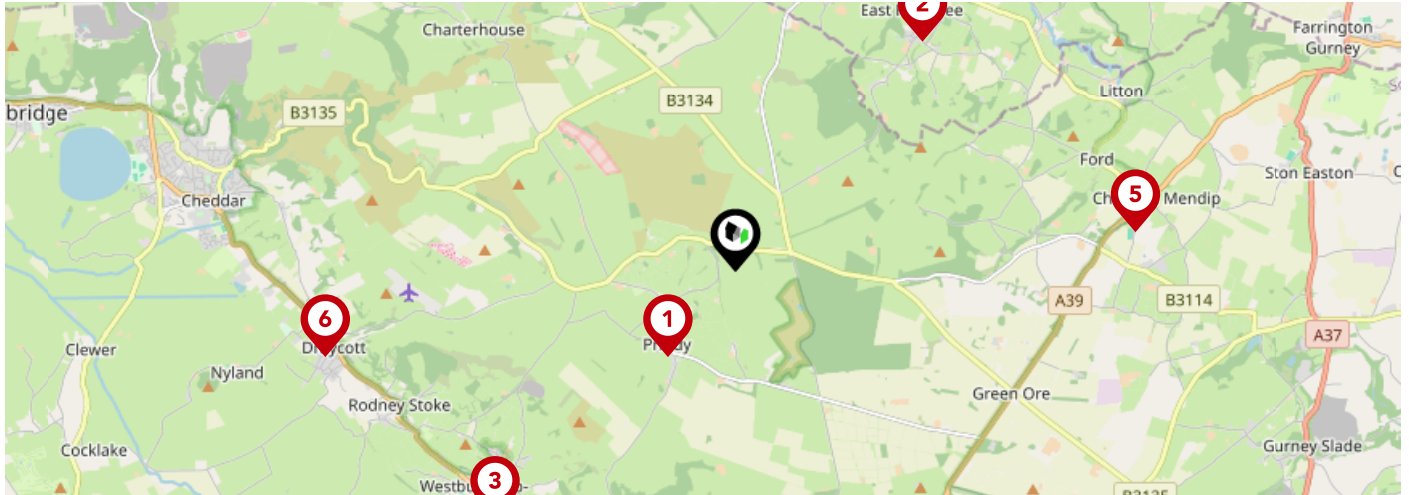
## Listed Buildings

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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...

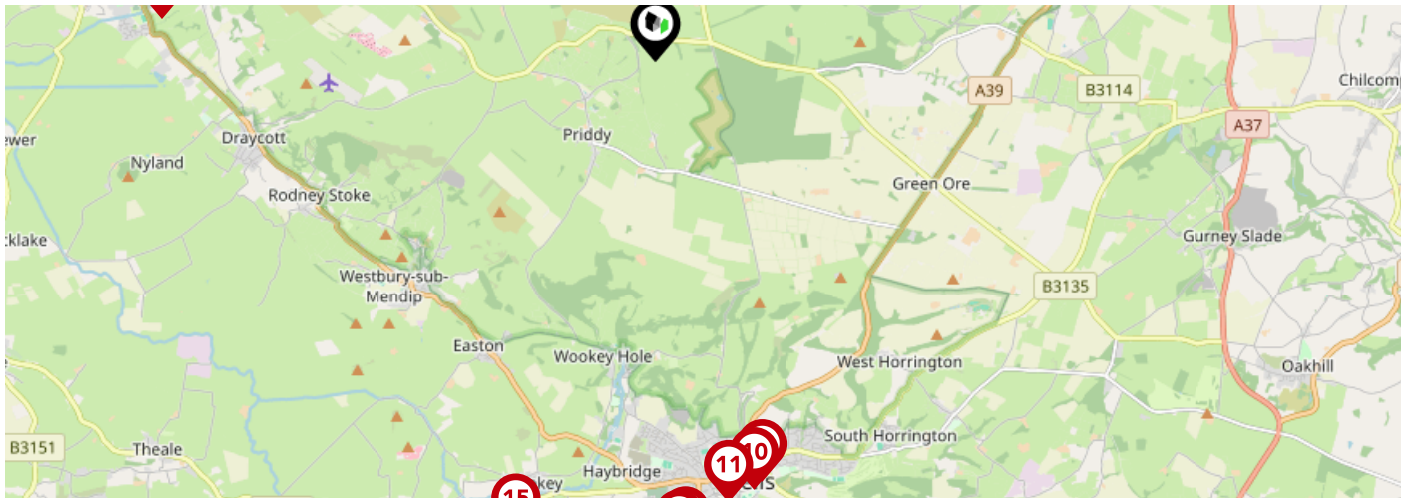


Listed Buildings in the local district	Grade	Distance
 1345149 - Chancellors Farmhouse And Attached Outbuildings	Grade II	0.8 miles
 1177825 - Church Of St Lawrence	Grade I	0.9 miles



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Priddy Primary School</b> Ofsted Rating: Good   Pupils: 40   Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>East Harptree Church of England Primary School</b> Ofsted Rating: Good   Pupils: 84   Distance:2.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>St Lawrence's CoFE Primary School</b> Ofsted Rating: Good   Pupils: 49   Distance:3.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Ubley Church of England Primary School</b> Ofsted Rating: Good   Pupils: 74   Distance:3.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Chewton Mendip Church of England VA Primary School</b> Ofsted Rating: Good   Pupils: 106   Distance:3.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Draycott &amp; Rodney Stoke Church of England First School</b> Ofsted Rating: Good   Pupils: 72   Distance:3.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Horrington Primary School</b> Ofsted Rating: Requires improvement   Pupils: 102   Distance:3.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>The Blue School</b> Ofsted Rating: Good   Pupils: 1434   Distance:3.99	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

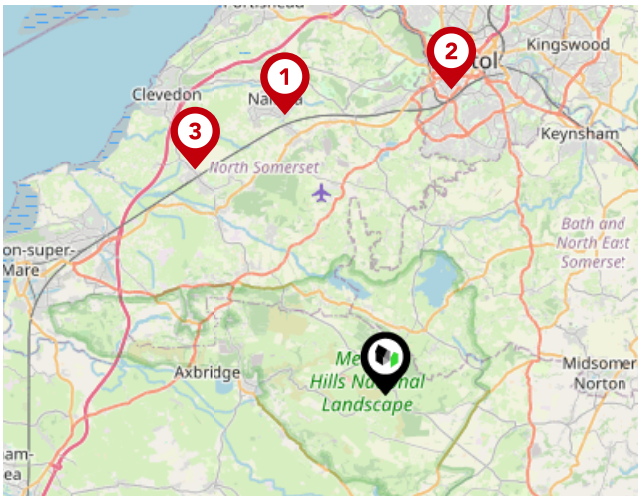




		Nursery	Primary	Secondary	College	Private
9	<b>Stoberry Park School</b> Ofsted Rating: Good   Pupils: 318   Distance:4.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	<b>Wells Cathedral School</b> Ofsted Rating: Not Rated   Pupils: 780   Distance:4.06	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	<b>St Joseph and St Teresa Catholic Primary School</b> Ofsted Rating: Good   Pupils: 149   Distance:4.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	<b>Blagdon Primary School</b> Ofsted Rating: Good   Pupils: 99   Distance:4.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	<b>St Cuthbert's Church of England Academy Infants and Pre-School</b> Ofsted Rating: Good   Pupils: 172   Distance:4.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	<b>St Cuthbert's CofE Junior School</b> Ofsted Rating: Good   Pupils: 174   Distance:4.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	<b>Wookey Primary School</b> Ofsted Rating: Good   Pupils: 97   Distance:4.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	<b>Fairlands Middle School</b> Ofsted Rating: Good   Pupils: 434   Distance:4.59	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

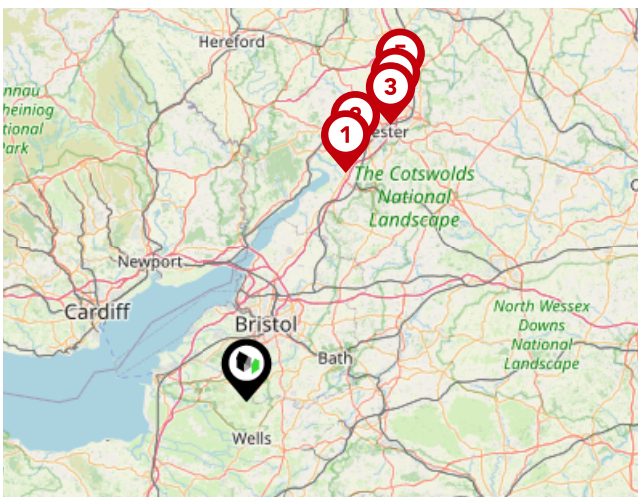
# Area Transport (National)

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## National Rail Stations

Pin	Name	Distance
1	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



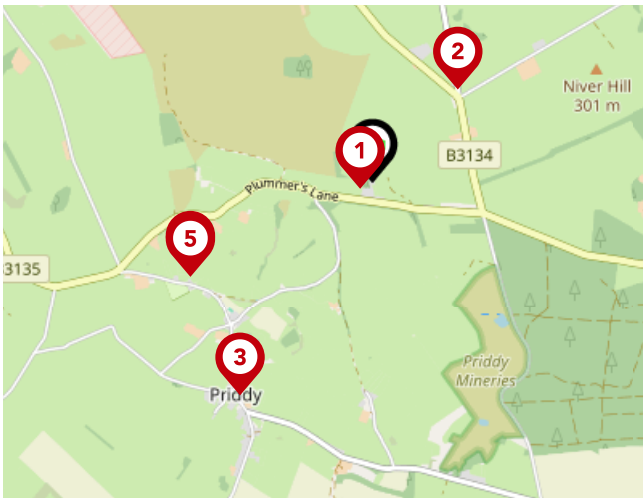
## Airports/Helipads

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

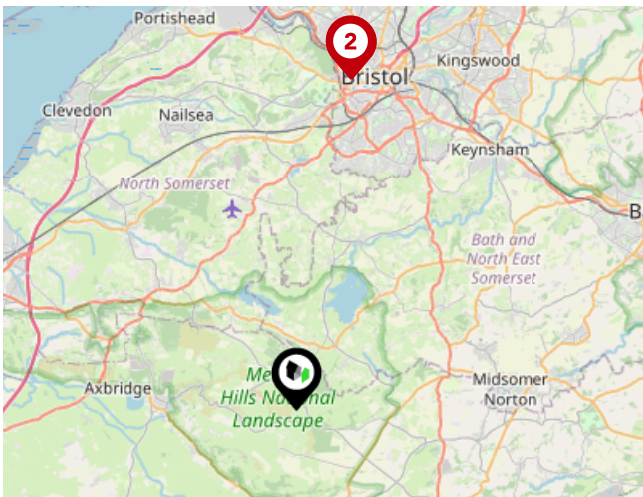
## Transport (Local)

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### Bus Stops/Stations

Pin	Name	Distance
1	Harpree 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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