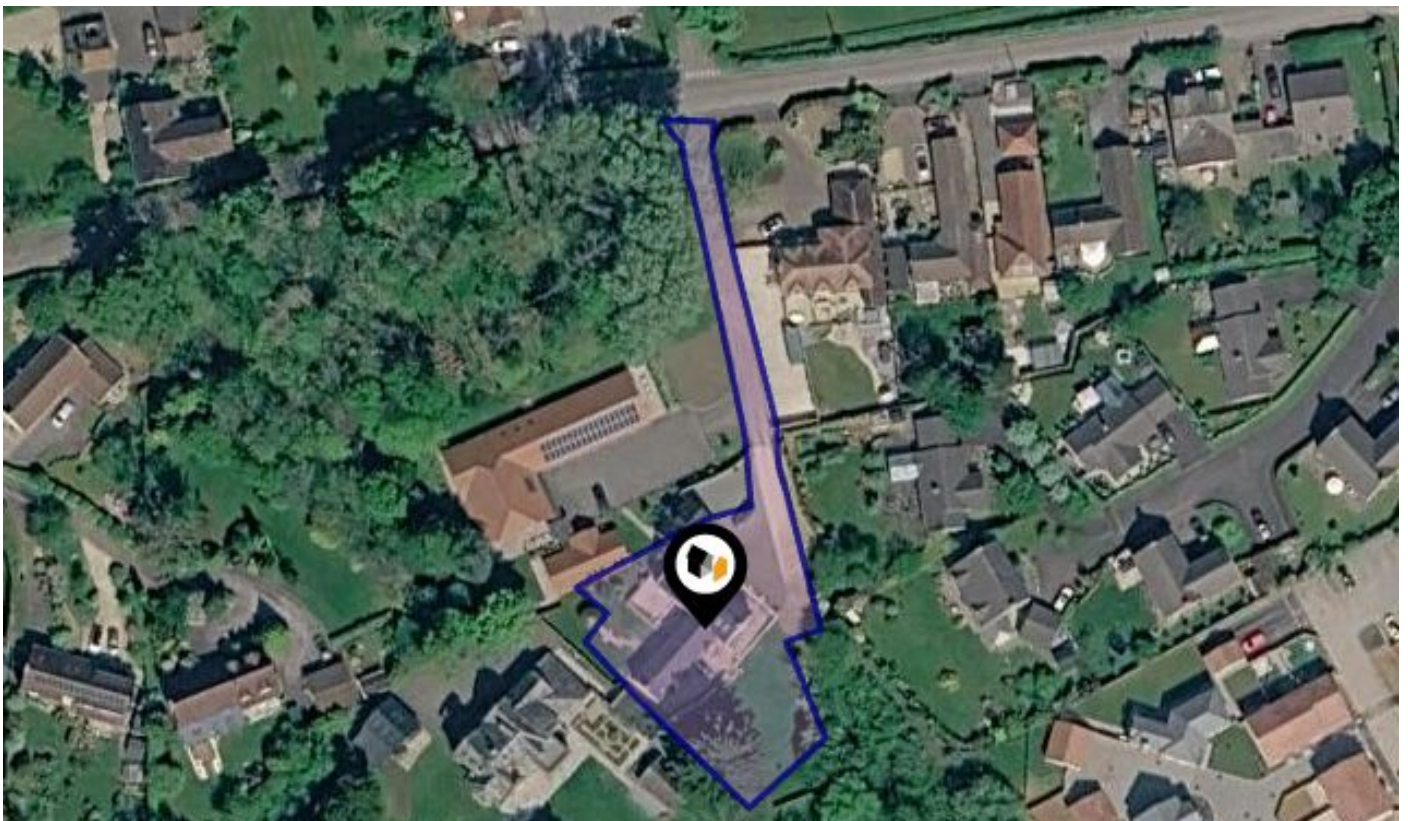




MIR: Material Info

The Material Information Affecting this Property
Wednesday 17th June 2026



BALTONSBOROUGH, GLASTONBURY, BA6

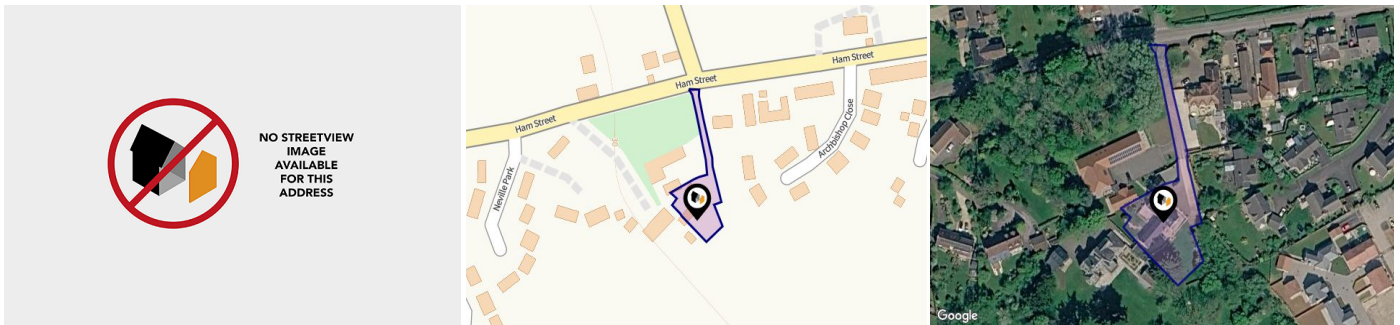
Cooper and Tanner

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:	6		
Floor Area:	4,197 ft ² / 390 m ²		
Plot Area:	0.42 acres		
Year Built :	2021		
Council Tax :	Band G		
Annual Estimate:	£4,268		
Title Number:	WS17114		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

17 mb/s	53 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: *Orchard Neville House Ham Street Baltonsborough Glastonbury BA6 8QQ*

Reference - 2016/0402/APP
Decision: Approval
Date: 17th February 2016
Description: Application for approval of details reserved by conditions 5 (safeguarding of existing trees) and 8 (construction and demolition method statement) on planning permission 2015/2757/FUL
Reference - 2017/0942/HSE
Decision: Approval with Conditions
Date: 08th May 2017
Description: Erection of double garage, garden store and storage loft
Reference - 2017/1928/APP
Decision: Approval
Date: 17th July 2017
Description: Application for the approval of details reserved by condition 4 (Arboricultural method statement) of permission 2017/0942/HSE
Reference - 2020/1659/HSE
Decision: Decided
Date: 28th August 2020
Description: Erection of biomass boiler house (retrospective)

Planning records for: *Orchard Neville House Ham Street Baltonsborough Glastonbury BA6 8QQ*

Reference - 2016/1930/APP
Decision: Approval
Date: 28th July 2016
Description: Application for approval of details reserved by condition 4 (external facing materials) and 7 (external lighting) of planning permission 2015/2757/FUL
Reference - 2019/1899/VRC
Decision: Decided
Date: 31st July 2019
Description: Application to vary condition 2 (the replacement of drawing no R70/SK14 Rev A by drawing no R70/SK14 Rev E) of planning approval 2017/0552/FUL (Erection of dwelling) to allow the use of the first floor above the approved garage as a home office.
Reference - 2015/2757/FUL
Decision: Approval with Conditions
Date: 18th November 2015
Description: Proposed office building and demolition of part of existing office, conversion of retained Coach House section and extension to form a dwelling
Reference - 2019/1898/VRC
Decision: Decided
Date: 31st July 2019
Description: Application to vary condition 2 (drawings) of planning approval 2019/0791/FUL to increase the length of the building by 1m and re-arrangement of fenestration.

Planning records for: *Orchard Neville House Ham Street Baltonsborough Glastonbury Somerset BA6 8QQ*

Reference - 2016/1712/NMA	
Decision:	Approval
Date:	07th July 2016
Description:	Internal layout amended (north west end) and pattern of glazing to south east and south west elevations
Reference - 2018/1696/VRC	
Decision:	Approval with Conditions
Date:	04th July 2018
Description:	Variation of conditions 2 and 3 of planning consent 2017/0942/HSE (Erection of double garage, garden store and storage loft) to allow change of roof materials

Property EPC - Certificate

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Baltonsborough, SOMERSET, BA6

Energy rating

A

Valid until 27.05.2031

Score	Energy rating	Current	Potential
92+	A	99 A	100 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

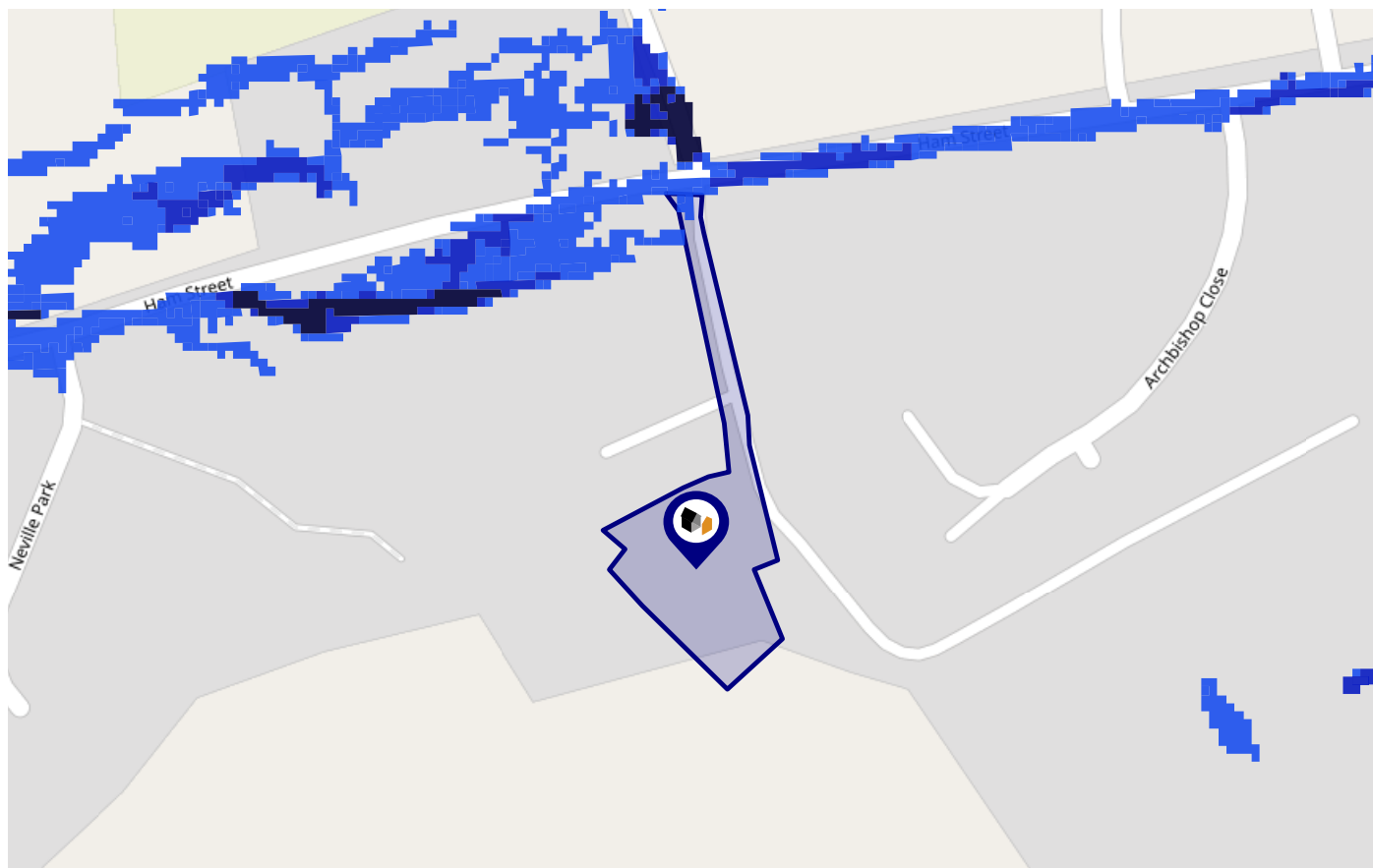
Additional EPC Data

Property Type:	Detached house
Walls:	Average thermal transmittance 0.16 W/m ² K
Walls Energy:	Very good
Roof:	Average thermal transmittance 0.11 W/m ² K
Roof Energy:	Very good
Window:	High performance glazing
Window Energy:	Very good
Main Heating:	Ground source heat pump, Underfloor heating, pipes in screed above insulation, electric
Main Heating Energy:	Very good
Main Heating Controls:	Time and temperature zone control
Main Heating Controls Energy:	Very good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	Average thermal transmittance 0.14 W/m ² K
Floors Energy:	Very good
Secondary Heating:	Room heaters, wood logs
Air Tightness:	Air permeability 5.0 m ³ /h.m ² (as tested)
Air Tightness Energy:	Good
Total Floor Area:	390 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.

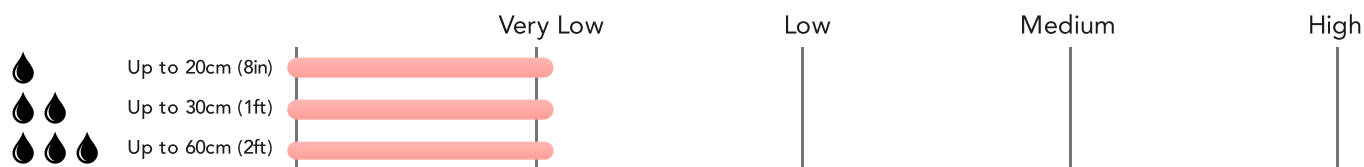


Risk Rating: Very low

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.

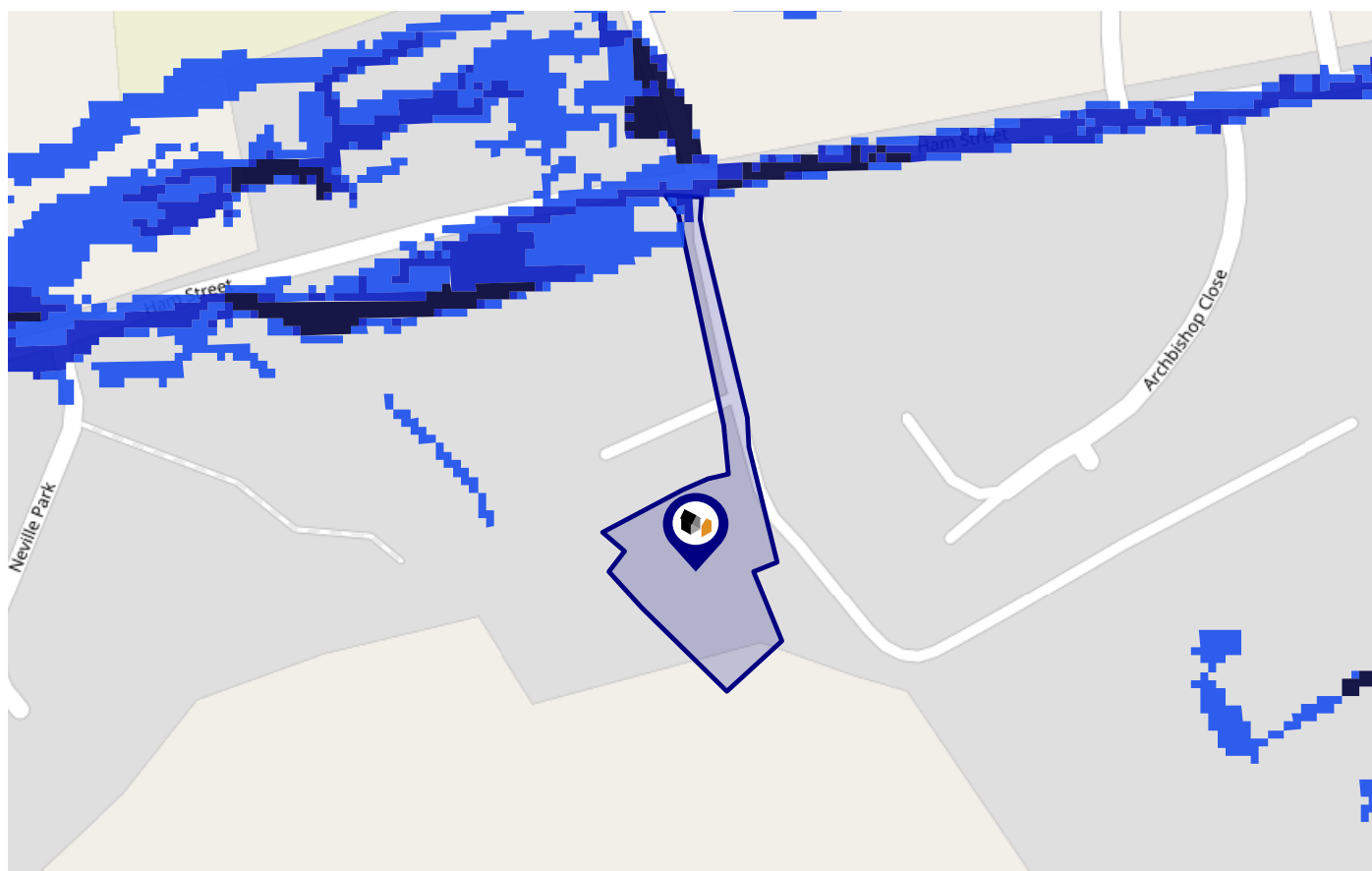
Chance of flooding to the following depths at this property:



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.

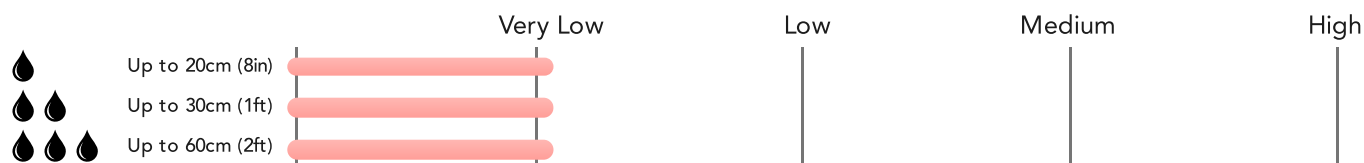


Risk Rating: Very low

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.
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- 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:

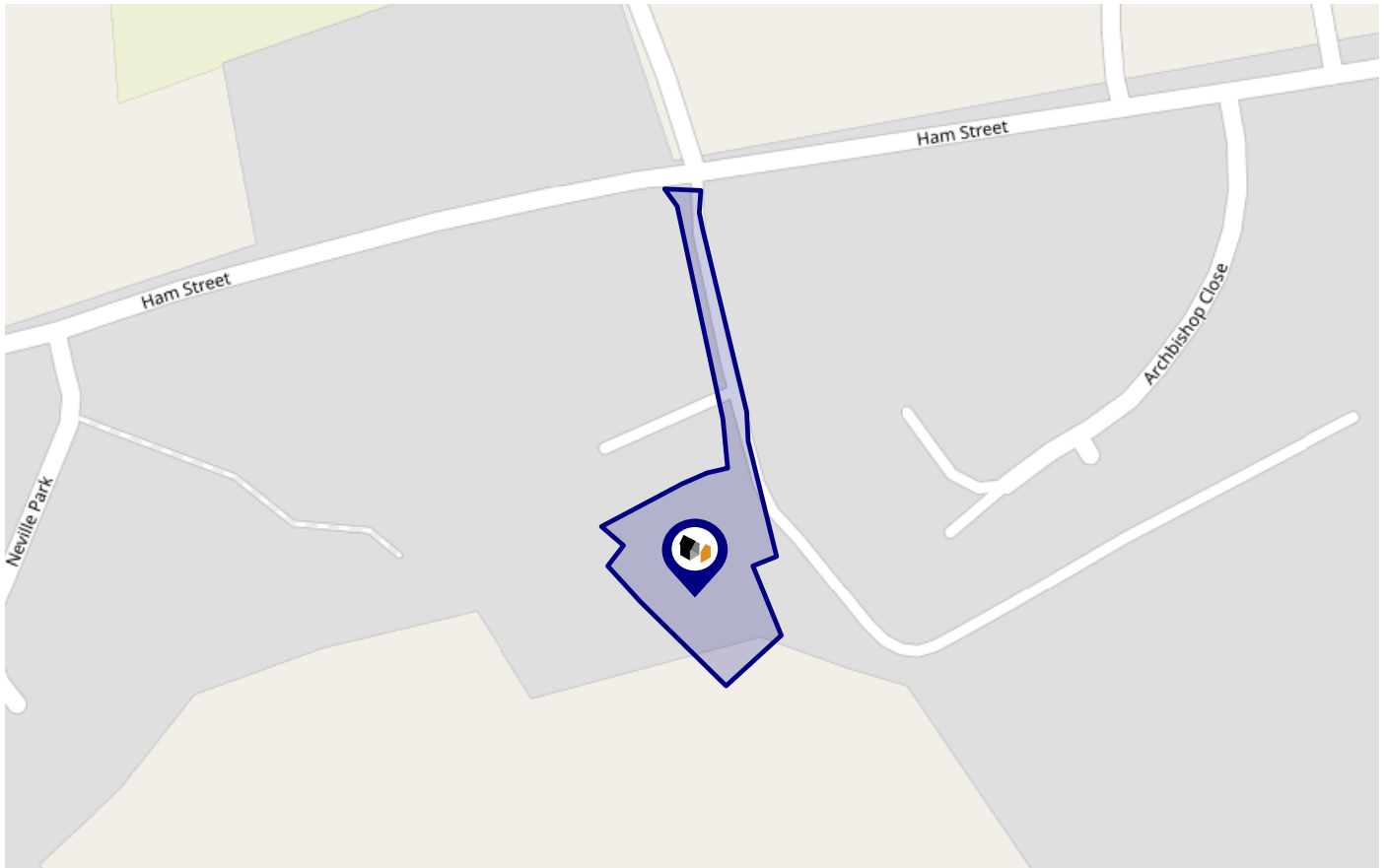


MIR - Material Info

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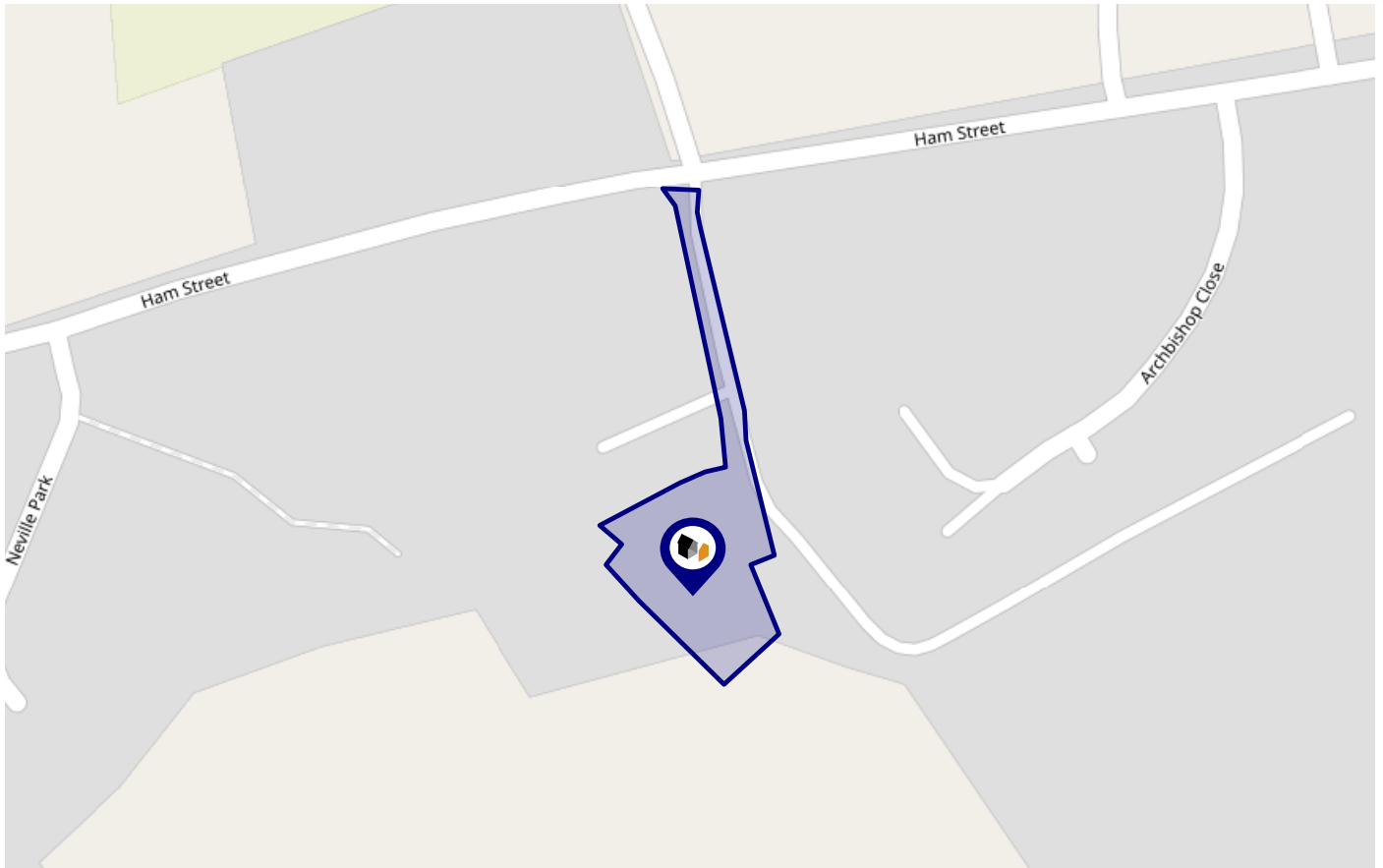
Chance of flooding to the following depths at this property:



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.

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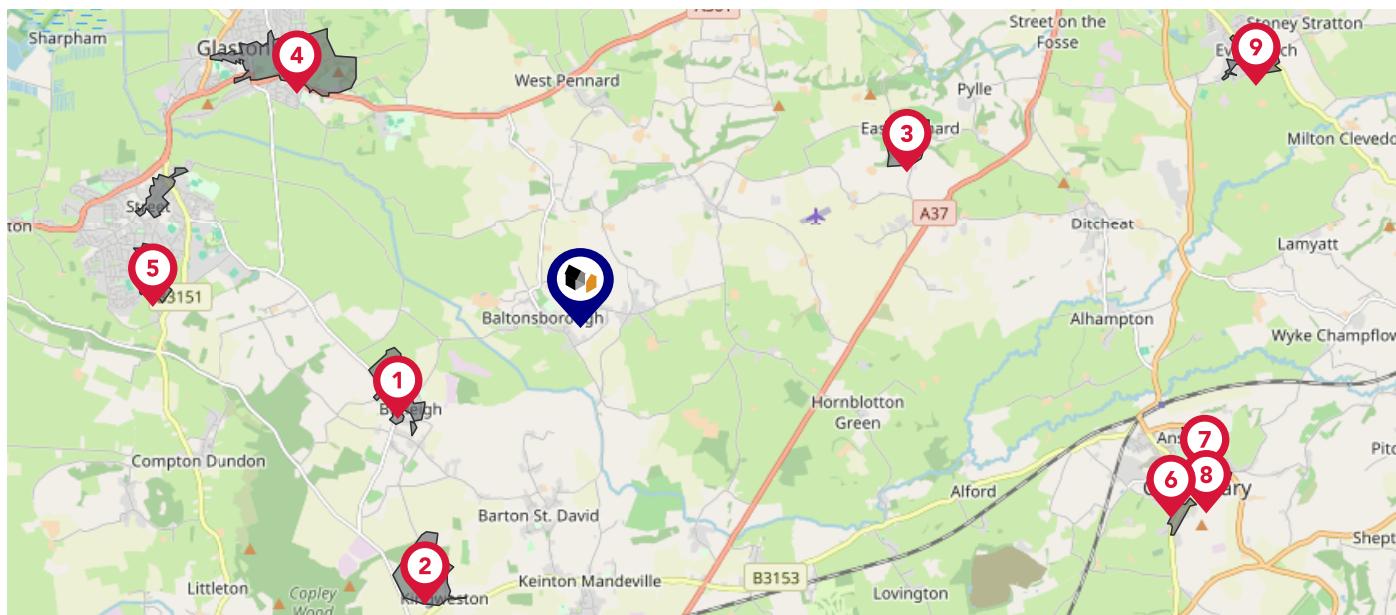
Chance of flooding to the following depths at this property:



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



Butleigh



Kingweston



East Pennard



Glastonbury



Street



Higher Flax Mills



Ansford



Castle Cary

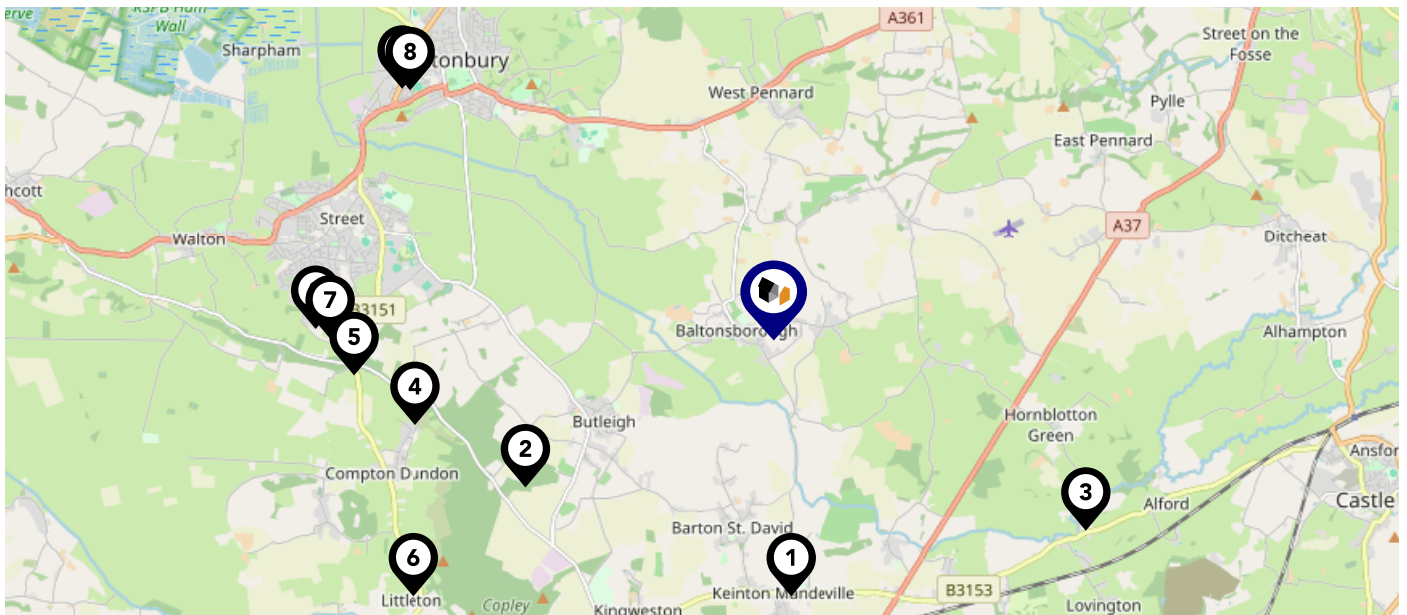


Evercreech

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	Coombe Hill-Keinton Manderville	Historic Landfill
2	Bolster Lane-Bolster Lane, Butleigh, Glastonbury, Somerset	Historic Landfill
3	Lovington Landfill-Lovington, Castle Cary, Somerset	Historic Landfill
4	Collard Hill-Street, Somerset	Historic Landfill
5	Marshalls Elm-Street, Somerset	Historic Landfill
6	Wineberry Cottage-Littleton, Compton Dundon, Somerset	Historic Landfill
7	Overleigh-Street, Somerset	Historic Landfill
8	Dyehouse Lane-Glastonbury	Historic Landfill
9	Adjacent To Football Ground-Street, Somerset	Historic Landfill
10	Land at Paradise-Glastonbury, Somerset	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.

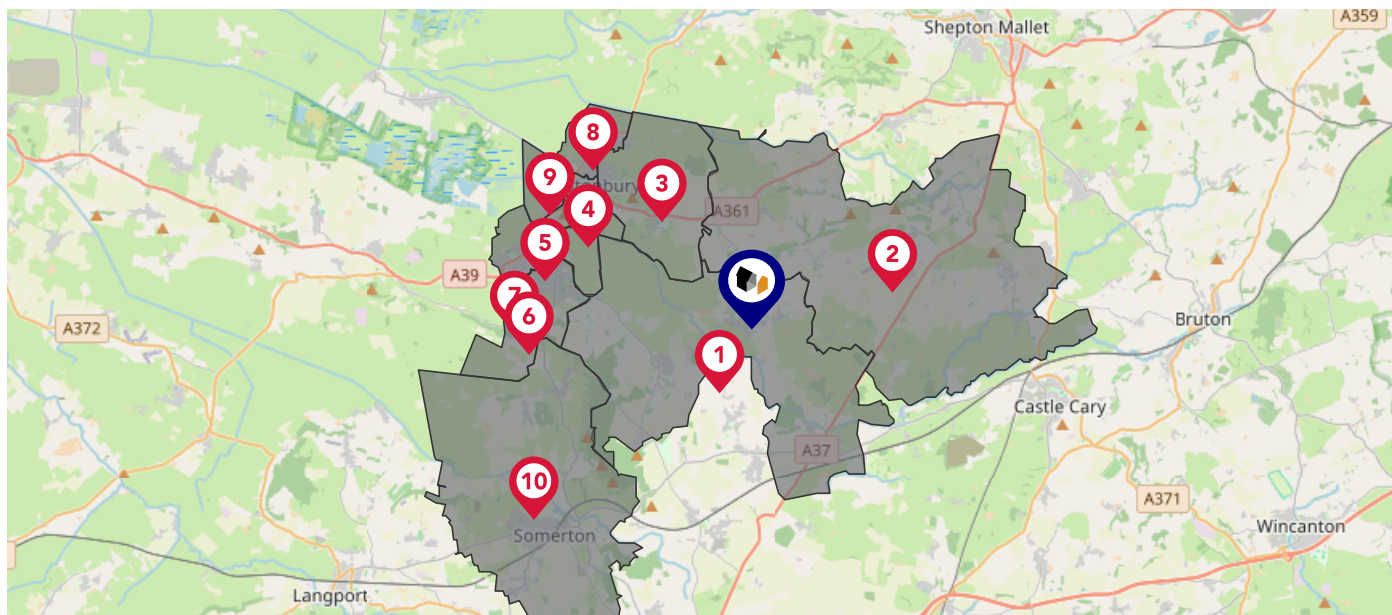
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

Maps

Council Wards

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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

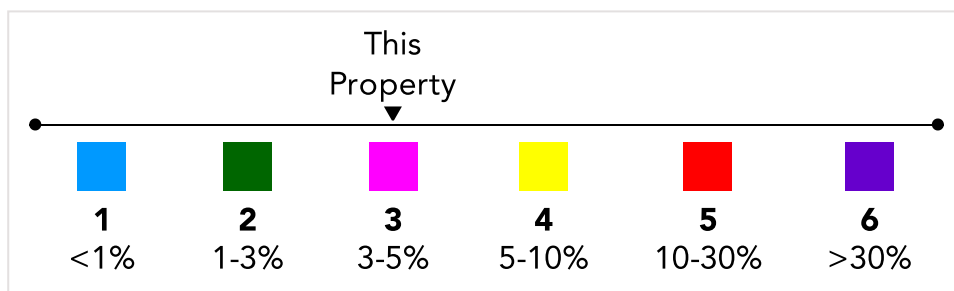
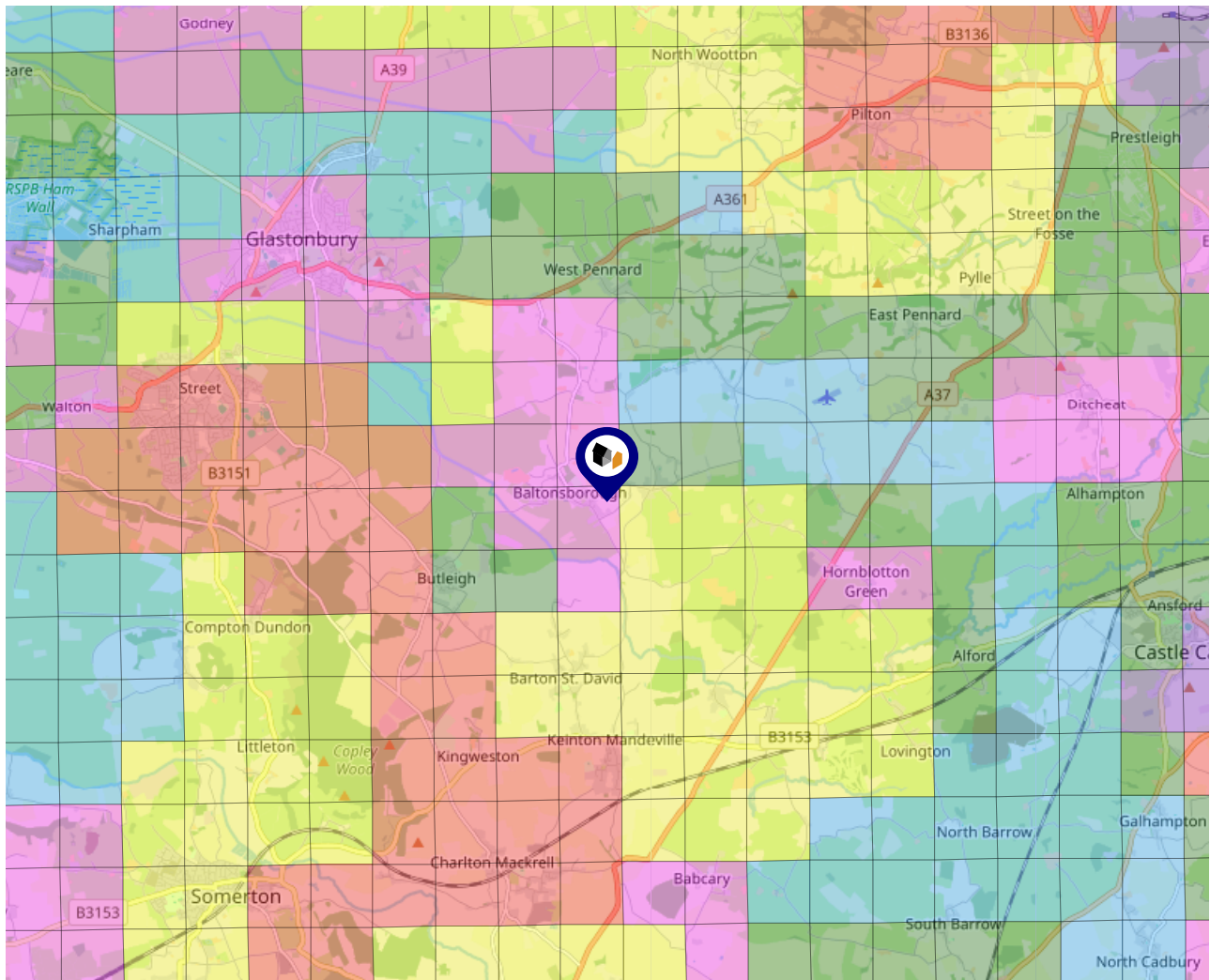


Nearby Council Wards

- 1 Butleigh and Baltonsborough Ward
- 2 The Pennards and Ditchat Ward
- 3 Glastonbury St. Edmund's Ward
- 4 Glastonbury St. Mary's Ward
- 5 Street North Ward
- 6 Street South Ward
- 7 Street West Ward
- 8 Glastonbury St. John's Ward
- 9 Glastonbury St. Benedict's Ward
- 10 Wessex Ward

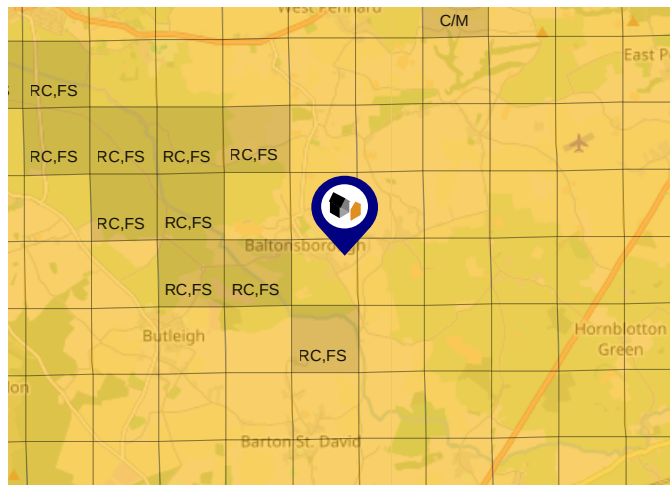
What is Radon?

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)

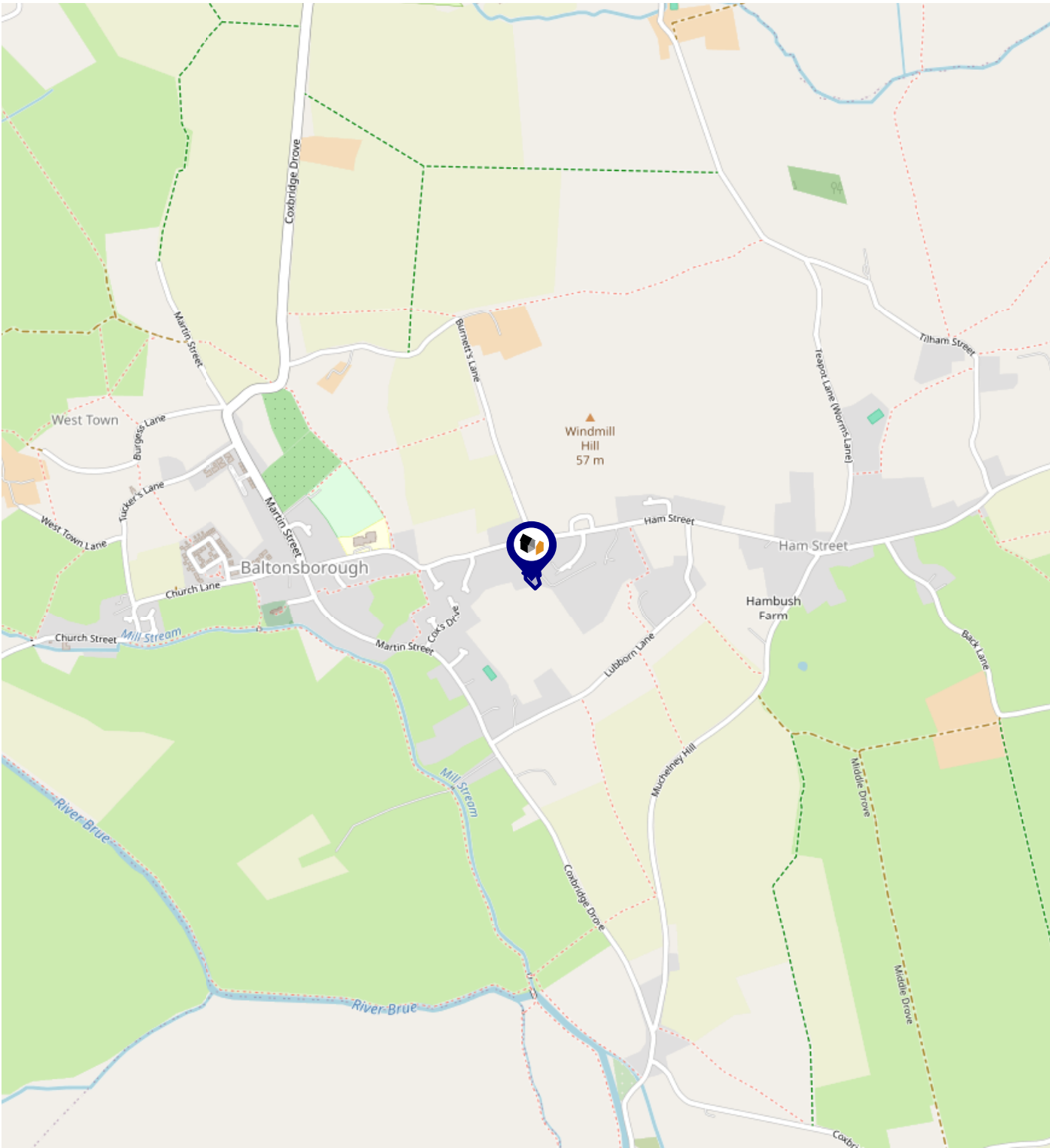
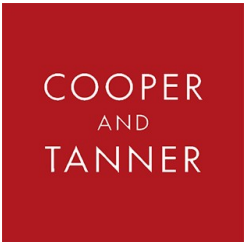
Carbon Content:	NONE	Soil Texture:	CLAY TO SANDY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	DEEP
Soil Group:	ALL		





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



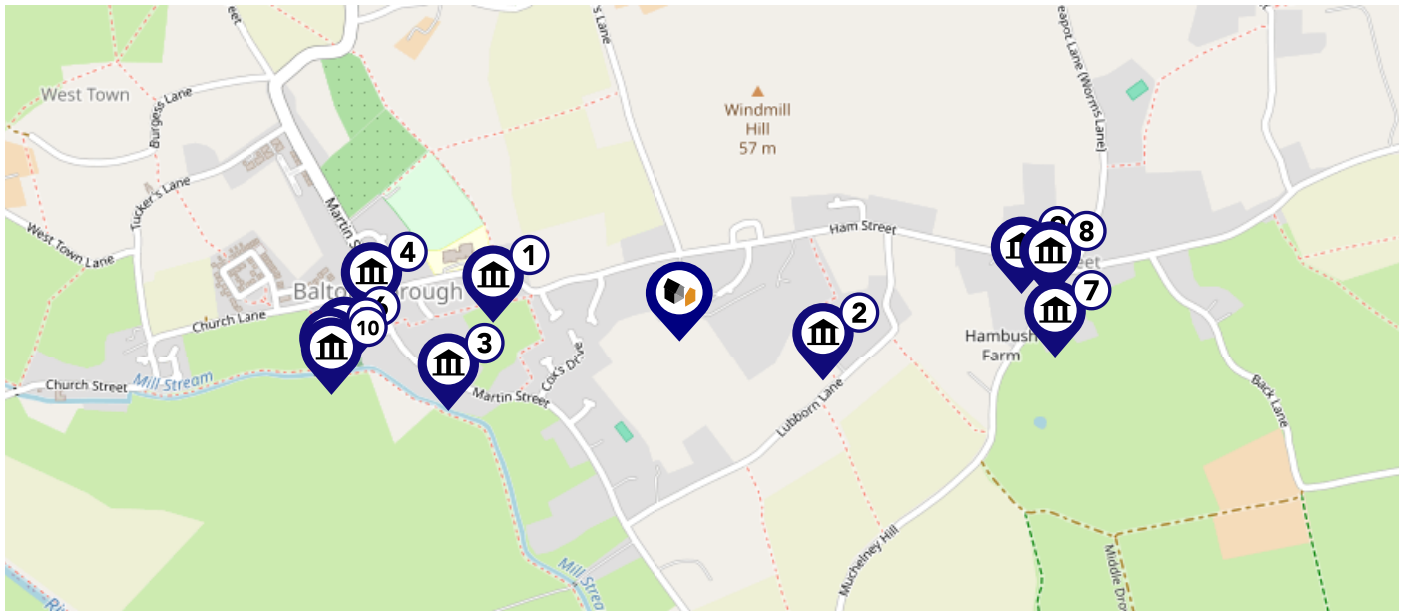
Key:











-  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
 1058844 - Owlet Ash	Grade II	0.2 miles
 1058845 - Lubborn House	Grade II	0.2 miles
 1058847 - Martin Street Farmhouse	Grade II	0.3 miles
 1058846 - Greyhound Inn	Grade II	0.3 miles
 1058881 - Unknown Monument In The Churchyard 8 Metres North Of Nave Of Church Of St Dunstan	Grade II	0.4 miles
 1345011 - Church House Church View	Grade II	0.4 miles
 1058848 - Fernleigh Farmhouse, Gate Piers And Gate	Grade II	0.4 miles
 1345013 - Priests House	Grade II	0.4 miles
 1345012 - Ham Street House	Grade II	0.4 miles
 1345010 - Church Of St Dunstan	Grade I	0.4 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

No gas

Central Heating

Air source pump heating

Water Supply

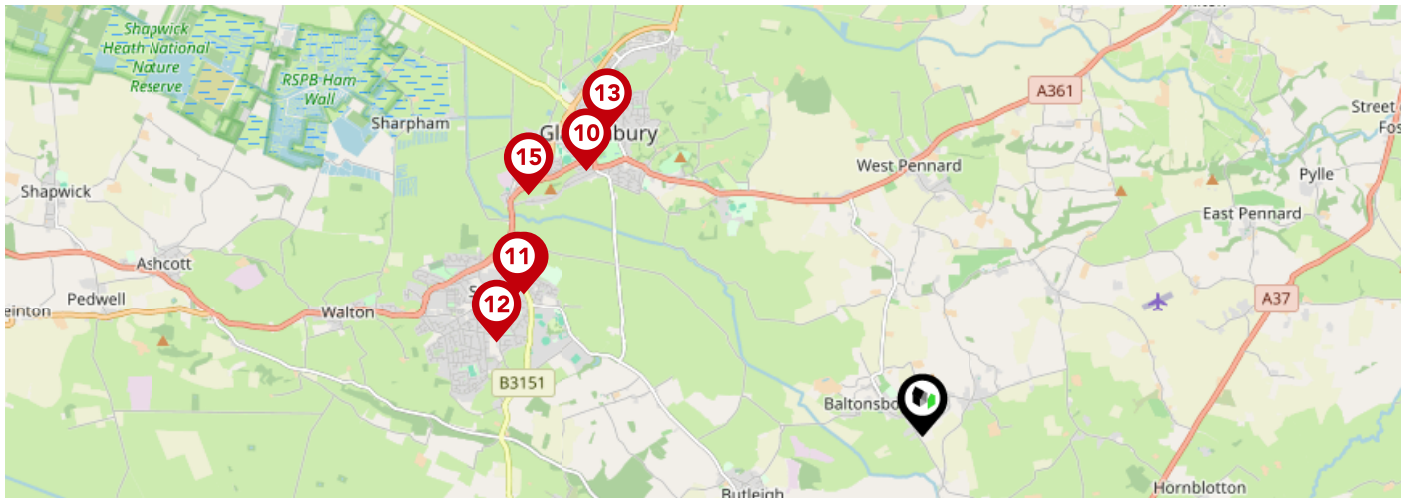
Mains









Drainage

Mains



		Nursery	Primary	Secondary	College	Private
1	Baltonsborough Church of England Voluntary Controlled Primary School Ofsted Rating: Requires improvement Pupils: 88 Distance:0.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Butleigh Church of England Primary School Ofsted Rating: Good Pupils: 65 Distance:1.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	West Pennard Church of England Primary School Ofsted Rating: Outstanding Pupils: 219 Distance:2.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Millfield Preparatory School Ofsted Rating: Not Rated Pupils: 474 Distance:2.65	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Keinton Mandeville Primary School Ofsted Rating: Good Pupils: 166 Distance:2.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Millfield School Ofsted Rating: Not Rated Pupils: 1383 Distance:3.61	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Elmhurst Junior School Ofsted Rating: Good Pupils: 266 Distance:3.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St John's Church of England Voluntary Controlled Infants School Ofsted Rating: Good Pupils: 201 Distance:3.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Crispin School Academy Ofsted Rating: Good Pupils: 1052 Distance:3.93	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Benedict's Church of England Voluntary Aided Junior School Ofsted Rating: Good Pupils: 208 Distance:3.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Strode College Ofsted Rating: Good Pupils:0 Distance:4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hindhayes Infant School Ofsted Rating: Good Pupils: 155 Distance:4.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Dunstan's School Ofsted Rating: Good Pupils: 459 Distance:4.08	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Charlton Mackrell CofE Primary School Ofsted Rating: Good Pupils: 84 Distance:4.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Tor School Ofsted Rating: Good Pupils: 32 Distance:4.3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Compton Dundon School Ofsted Rating: Good Pupils: 13 Distance:4.41	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

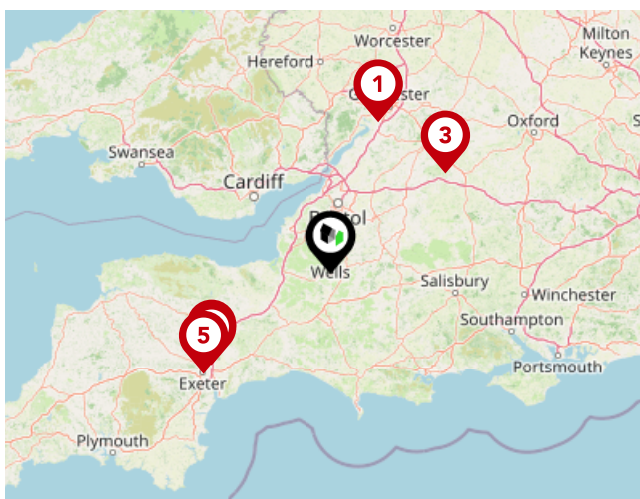
Area Transport (National)

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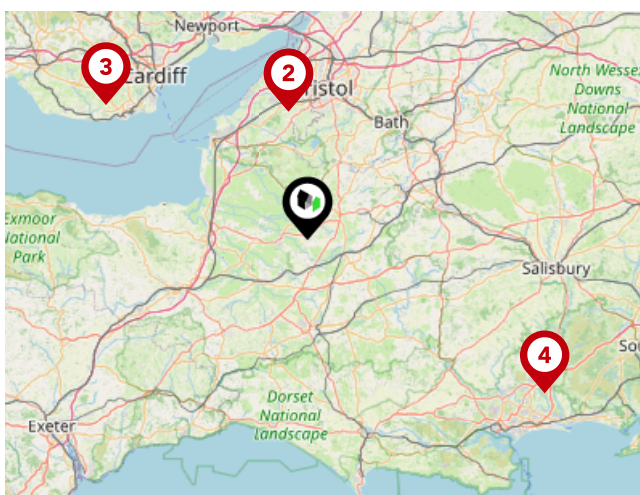
National Rail Stations

Pin	Name	Distance
1	Castle Cary Rail Station	5.46 miles
2	Yeovil Pen Mill Rail Station	11.61 miles
3	Bruton Rail Station	8.68 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J13	46.93 miles
2	M5 J29	44.3 miles
3	M4 J16	45.57 miles
4	M5 J30	45.06 miles
5	M5 J31	48.21 miles

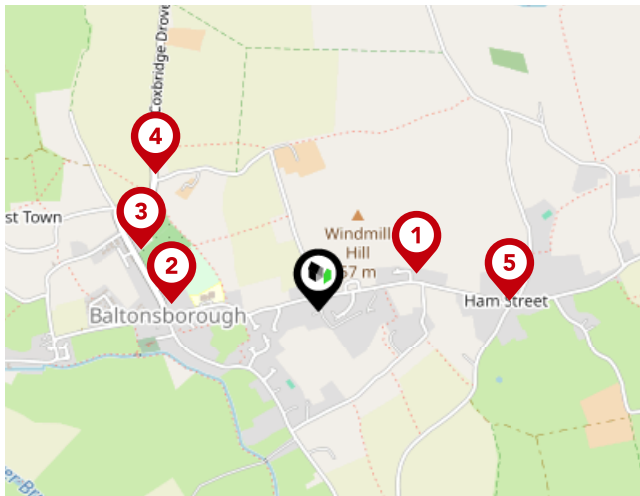


Airports/Helipads

Pin	Name	Distance
1	Bristol Airport	19.24 miles
2	Felton	19.24 miles
3	Cardiff Airport	35.94 miles
4	Bournemouth International Airport	42.32 miles

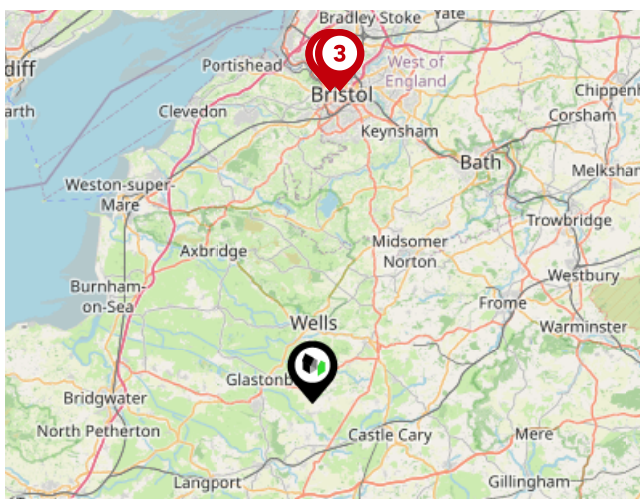
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Orchard View	0.24 miles
2	The Greyhound Inn	0.34 miles
3	Mendip West Slinky - Baltonsborough DRT	0.44 miles
4	Burnetts Lane	0.5 miles
5	Ham Street Crossroads	0.44 miles



Ferry Terminals

Pin	Name	Distance
1	The Cottage Ferry Landing	23.24 miles
2	Nova Scotia Ferry Landing	23.27 miles
3	Wapping Wharf	23.31 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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