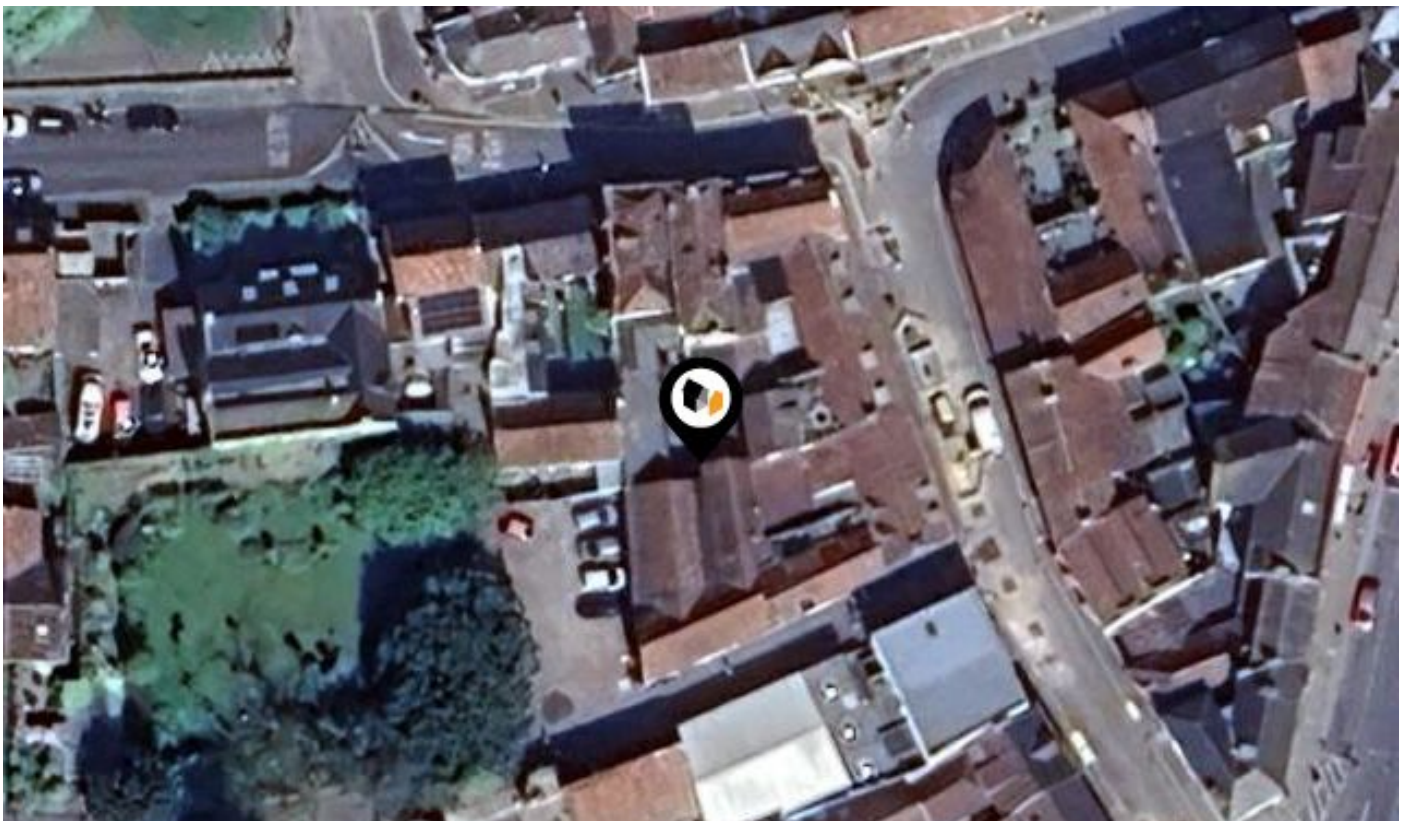




MIR: Material Info

The Material Information Affecting this Property
Wednesday 08th April 2026



73A, HIGH STREET, WELLS, BA5

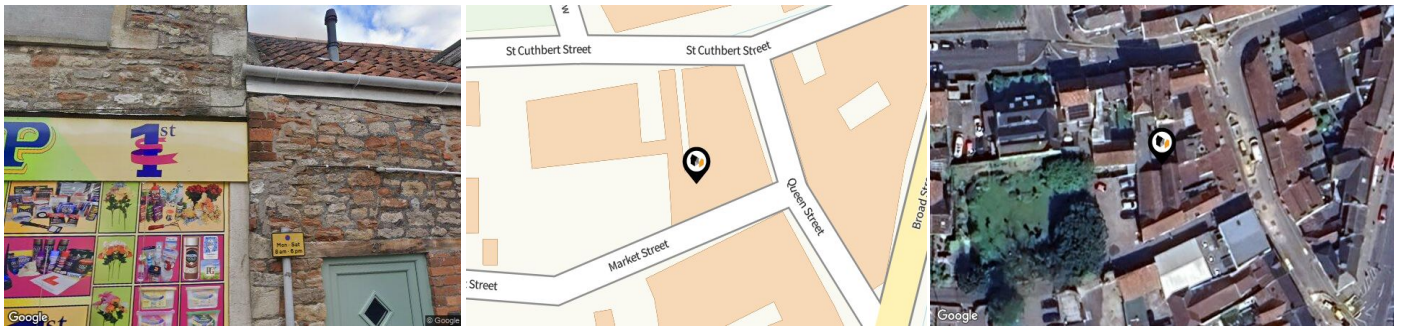
Cooper and Tanner

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



Property Overview

COOPER AND TANNER



Property

Type:	Flat / Maisonette
Bedrooms:	1
Floor Area:	592 ft ² / 55 m ²
Council Tax :	Band A

Local Area

Local Authority:	Somerset
Conservation Area:	Wells
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

17 mb/s	80 mb/s	330 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: *81 High Street, Wells , Somerset BA5 2AQ*

Reference - 2011/3038
Decision: Approval with Conditions
Date: 29th November 2011
Description: Re-submission of planning (2011/1032) and listed building (2011/1115) application. Proposed extension of approved outbuilding.
Reference - 2011/3083
Decision: Approval with Conditions
Date: 29th November 2011
Description: Re-submission of planning (2011/1032) and listed building (2011/1115) application. Proposed extension of approved outbuilding.
Reference - 2011/1115
Decision: Approval with Conditions
Date: 28th April 2011
Description: Proposed Extension, Internal Alterations, Replacement of Rear Windows and New Outbuildings
Reference - 2011/1032
Decision: Approval with Conditions
Date: 04th May 2011
Description: Proposed Rear Extension, Replacement of Rear Windows and New Outbuildings

Planning records for: *81 High Street Wells Somerset BA5 2AQ*

Reference - 2021/0690/FUL

Decision: Decided

Date: 25th March 2021

Description:

Change of use of mixed-use building, formerly used as a dental surgery and maisonette (offices and dwelling) to single dwelling and associated internal/external works.

Reference - 2021/0691/LBC

Decision: Decided

Date: 25th March 2021

Description:

Change of use of mixed-use building, formerly used as a dental surgery and maisonette (offices and dwelling) to single dwelling and associated internal/external works.

Property EPC - Certificate

COOPER
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TANNER

73 High Street, WELLS, BA5

Energy rating

D

Valid until 18.01.2019

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	67 D
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

Additional EPC Data

Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very poor
Roof:	(another dwelling above)
Window:	Single glazed
Window Energy:	Very poor
Main Heating:	Electric storage heaters
Main Heating Energy:	Poor
Main Heating Controls:	Manual charge control
Main Heating Controls Energy:	Poor
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Very poor
Lighting:	No low energy lighting
Lighting Energy:	Very poor
Floors:	(other premises below)
Secondary Heating:	Room heaters, electric
Total Floor Area:	55 m ²

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 Supply

Central Heating

Electric Heating

Water Supply

Mains

Drainage

Mains

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/

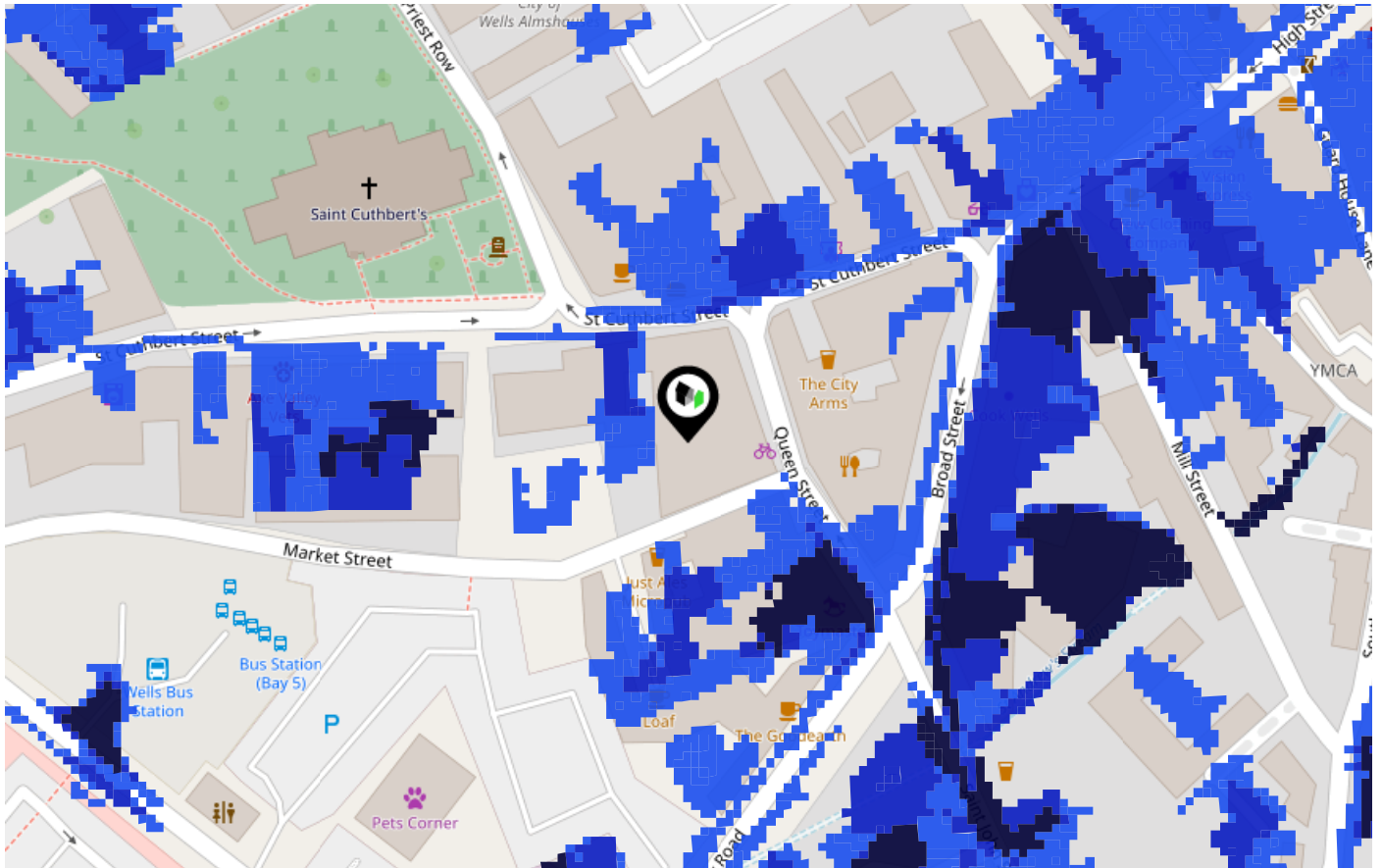
Important - Please read

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.

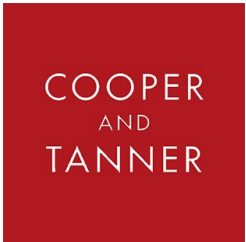
- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any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

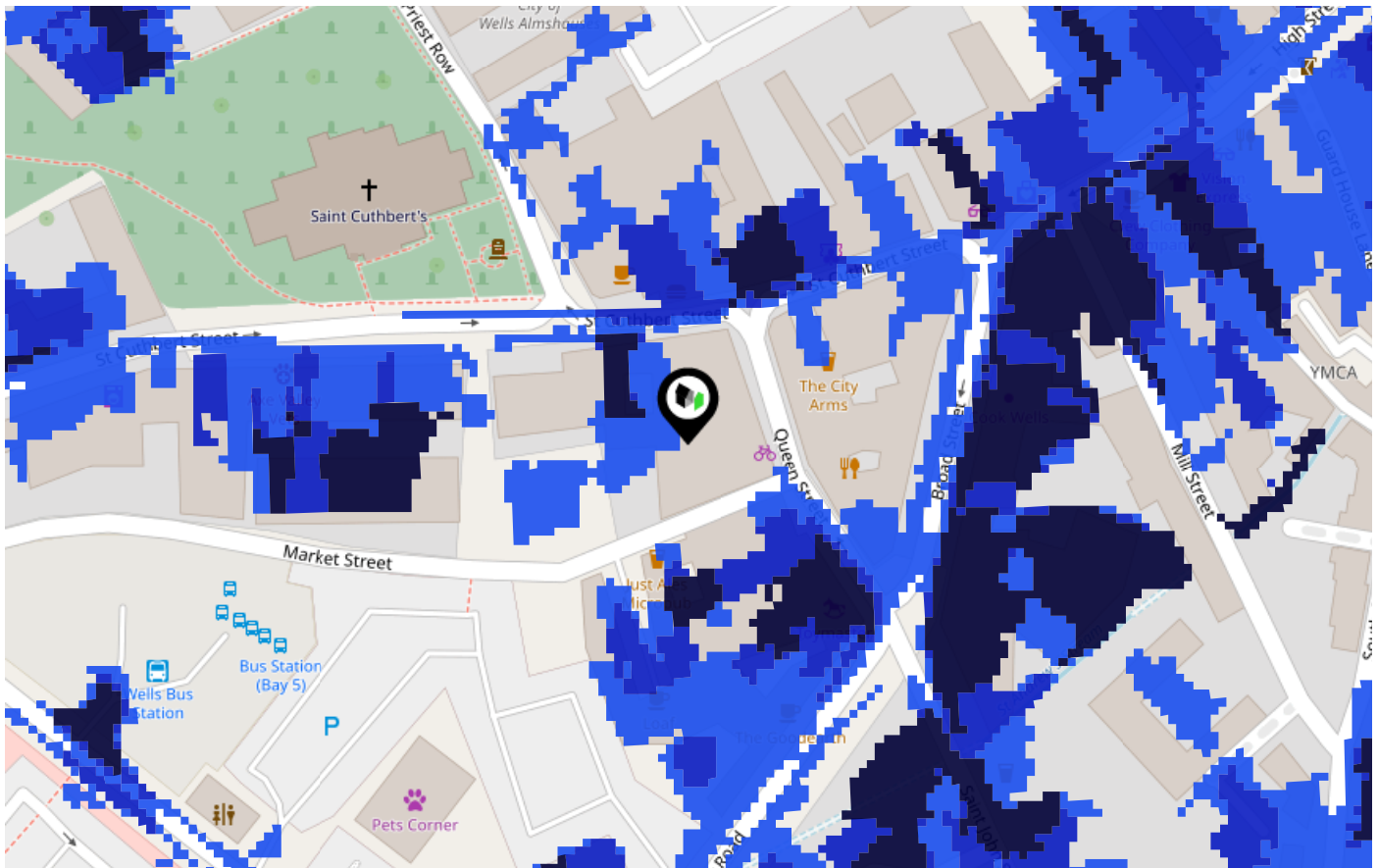


Flood Risk

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.

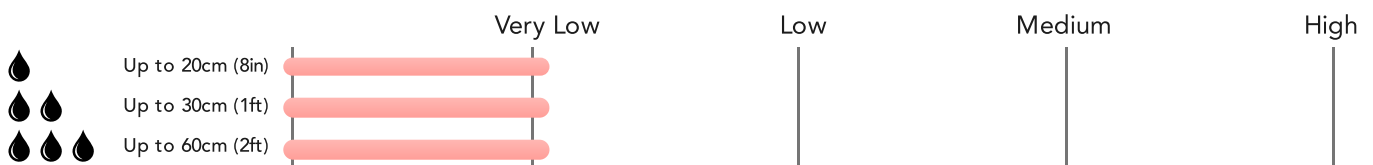


Risk Rating: Very low

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.

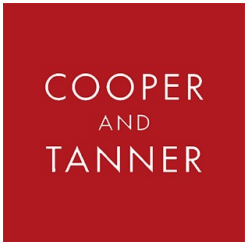
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Chance of flooding to the following depths at this property:

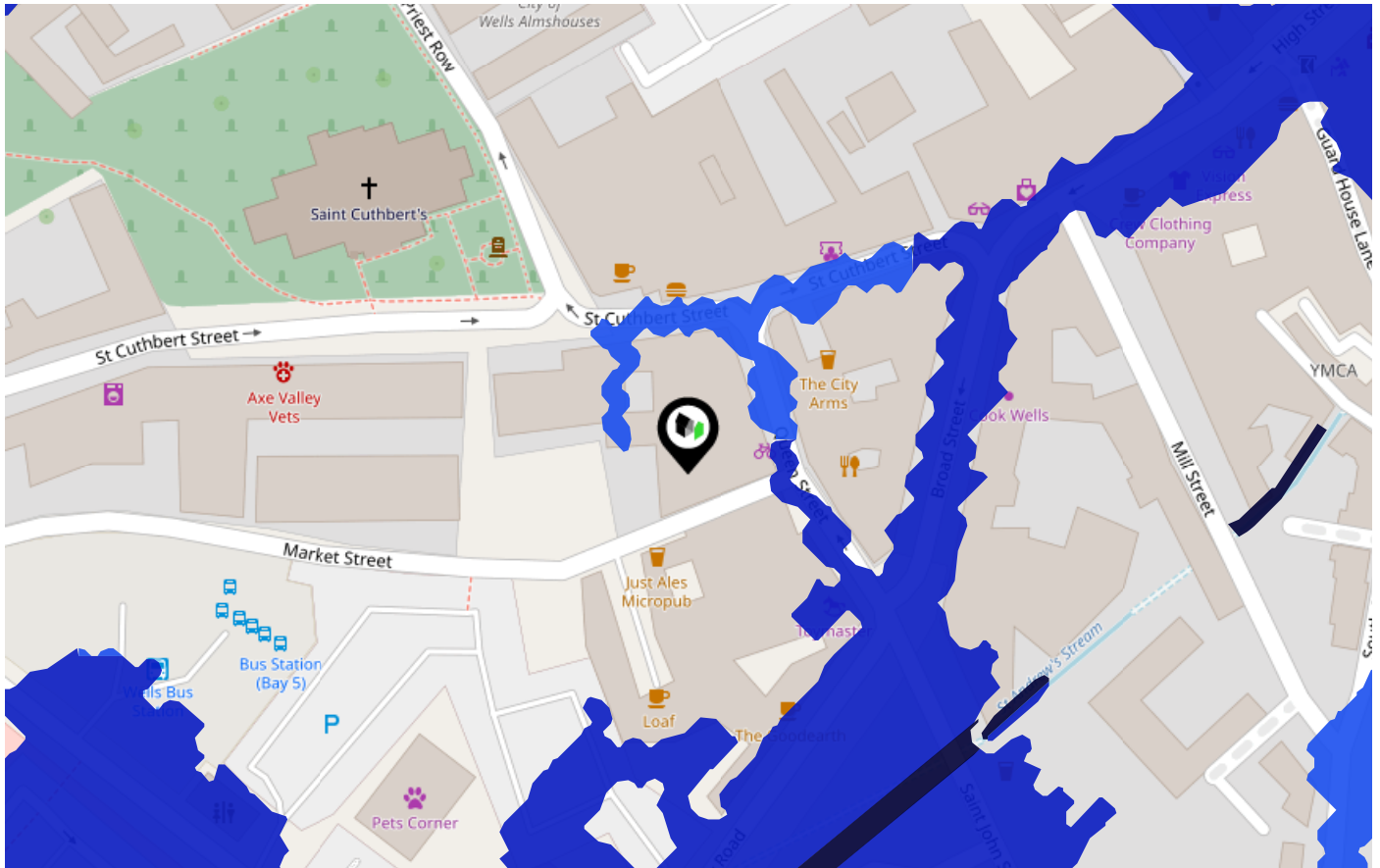


Flood Risk

Rivers & Seas - Flood Risk



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



Risk Rating: Very low

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

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

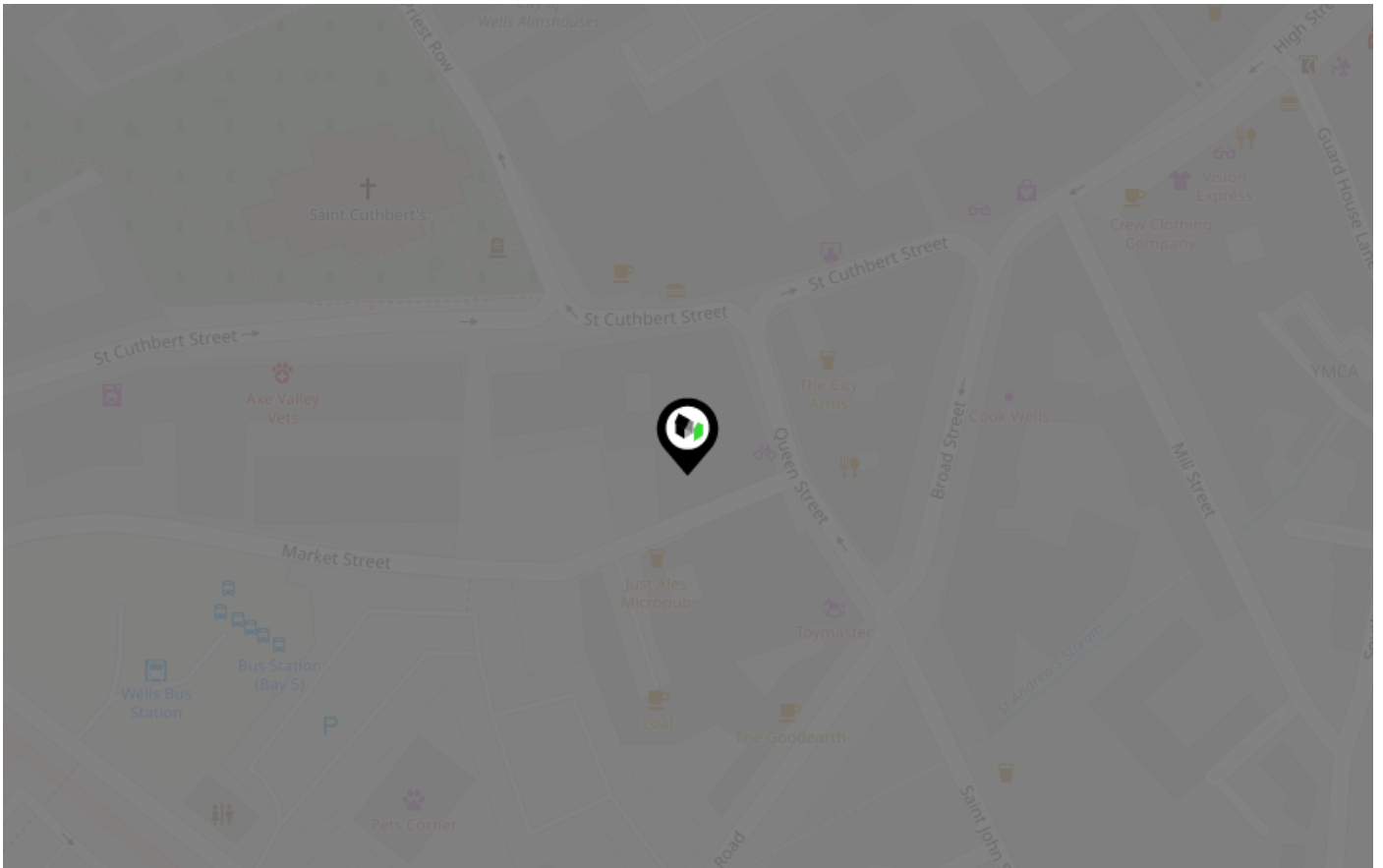
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Climate Change

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



Risk Rating: **Very low**

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

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

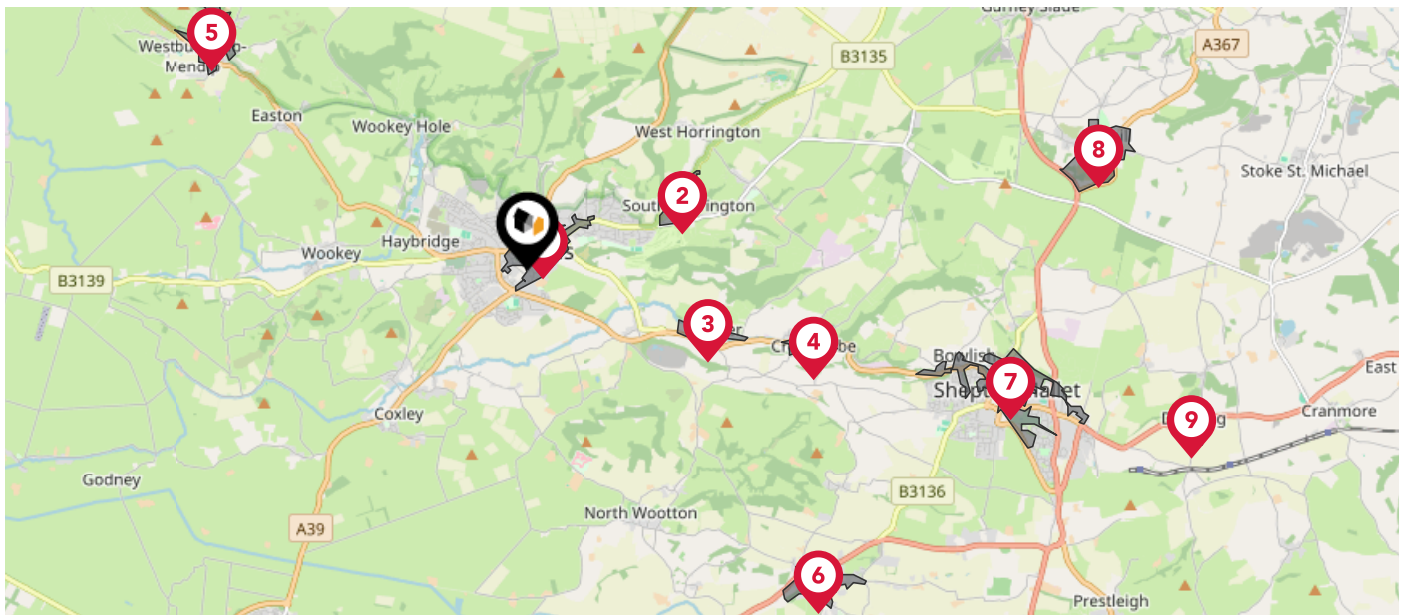
Chance of flooding to the following depths at this property:



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

- 1 Wells
- 2 Mendip Hospital
- 3 Dinder
- 4 Croscombe
- 5 Westbury sub Mendip
- 6 Pilton
- 7 Shepton Mallet
- 8 Oakhill
- 9 Doulting

Maps

Landfill Sites

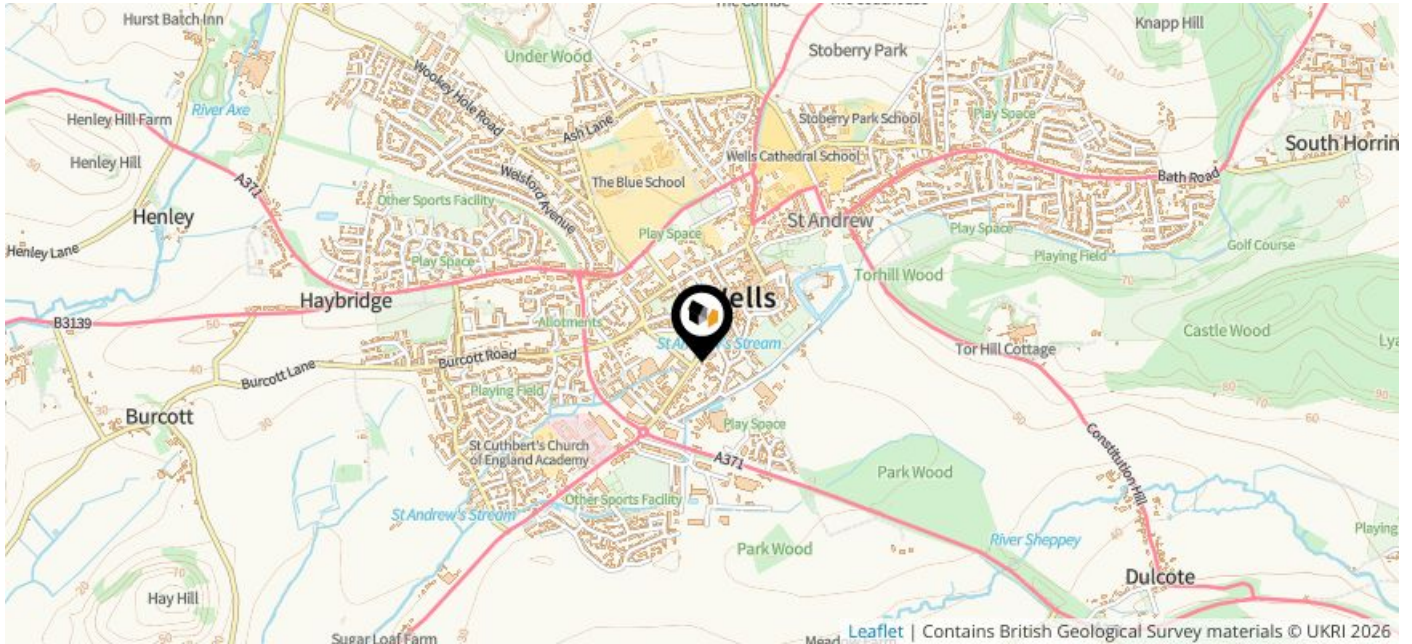
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Milton Hill-Lime Kiln Lane, Milton Hill, Wells	Historic Landfill
2	Burcott Road-Wells, Norfolk	Historic Landfill
3	St Cuthberts Paper Mill-Wells, Haybridge, Somerset	Historic Landfill
4	Mendip Hospital Tip-West Horrington, Somerset	Historic Landfill
5	Mendip Hospital-Off Bath Road, Wells, Somerset	Historic Landfill
6	Dulcote Quarry-Dulcote, Near Wells, Somerset	Historic Landfill
7	Dulcote Tip-Dulcote, Near Wells, Somerset	Historic Landfill
8	Dark Lane-Dinder	Historic Landfill
9	Knowle Lane-Wookey	Historic Landfill
10	Disused Easton And Wokey Cutting-Easton, Wells, Somerset	Historic Landfill

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

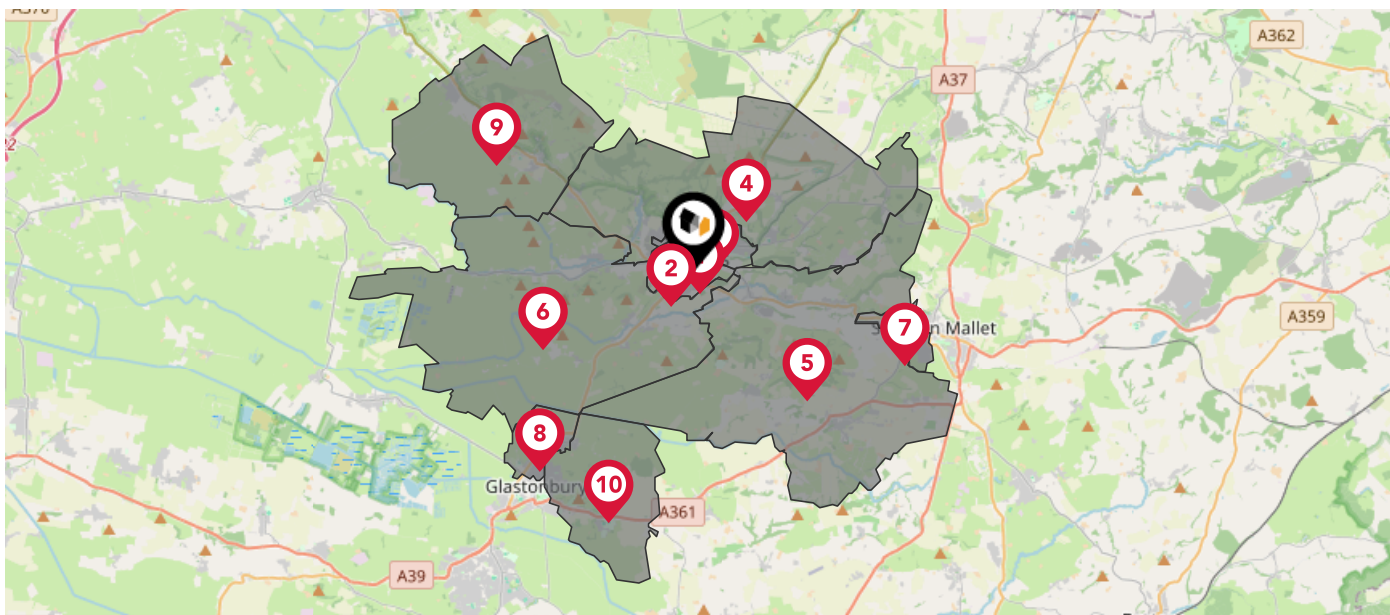
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

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

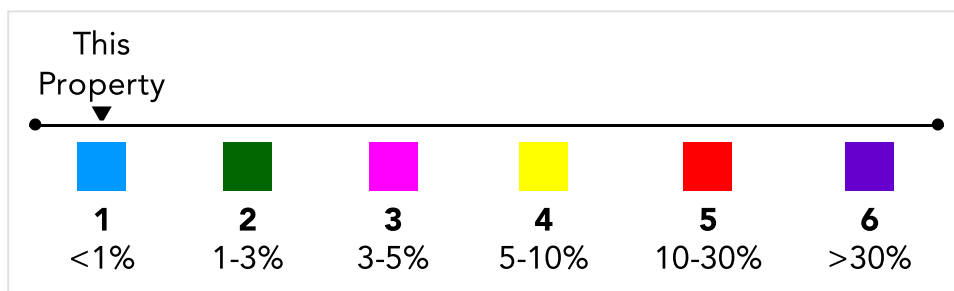
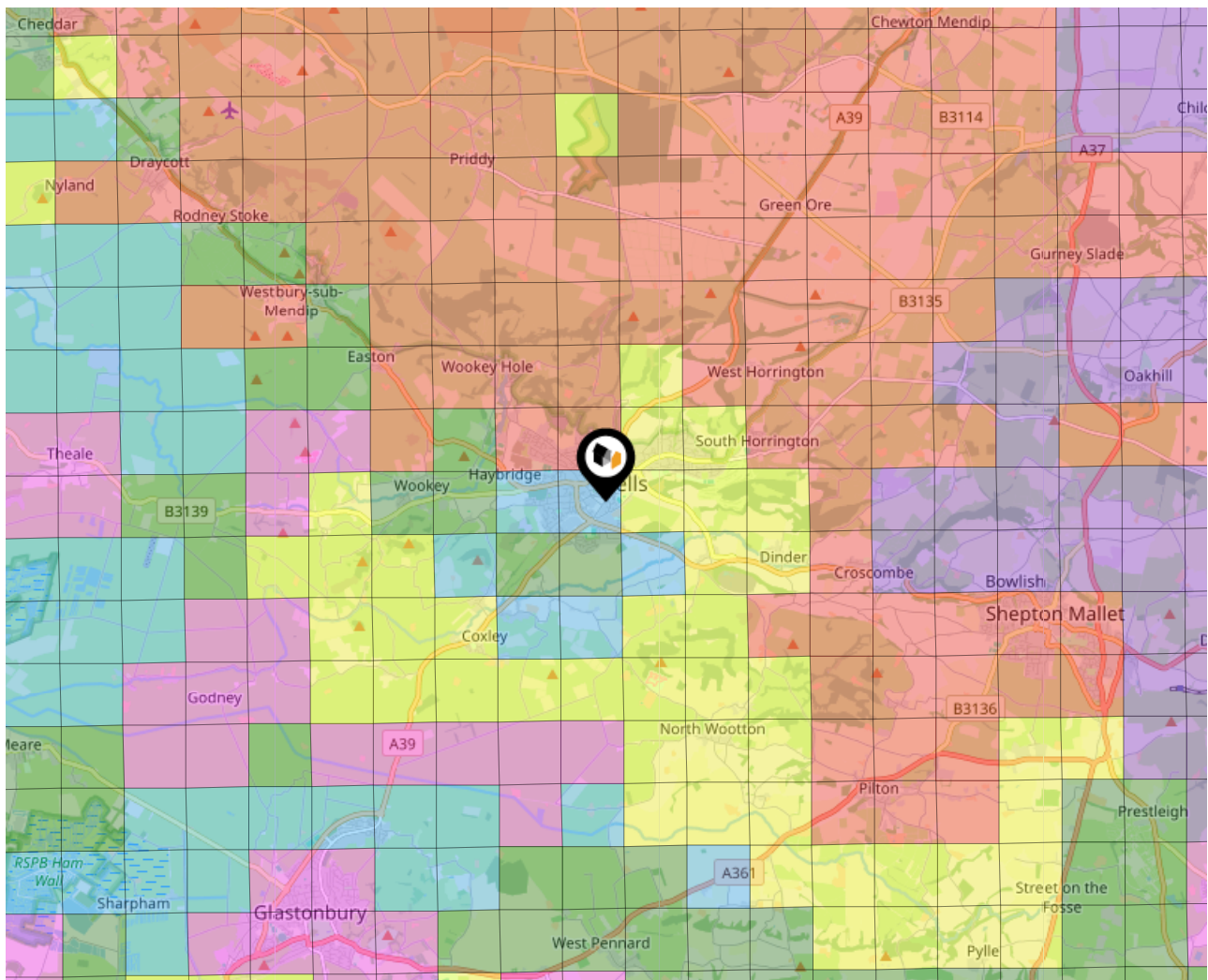


Nearby Council Wards

- 1 Wells Central Ward
- 2 Wells St. Cuthbert's Ward
- 3 Wells St. Thomas' Ward
- 4 St. Cuthbert Out North Ward
- 5 Croscombe and Pilton Ward
- 6 Wookey and St. Cuthbert Out West Ward
- 7 Shepton West Ward
- 8 Glastonbury St. John's Ward
- 9 Rodney and Westbury Ward
- 10 Glastonbury St. Edmund's Ward

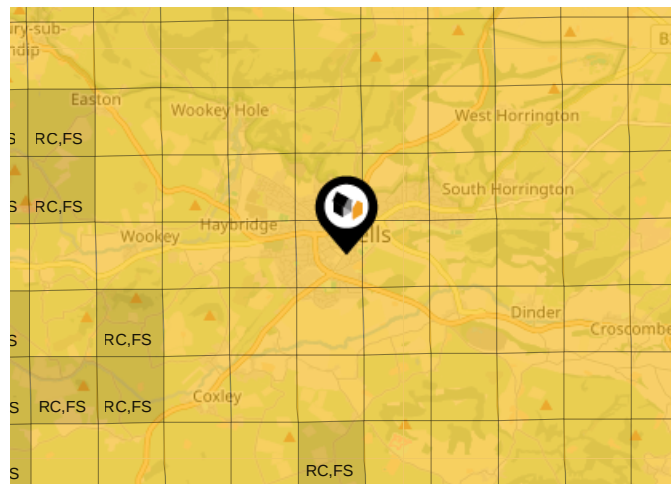
What is Radon?

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



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

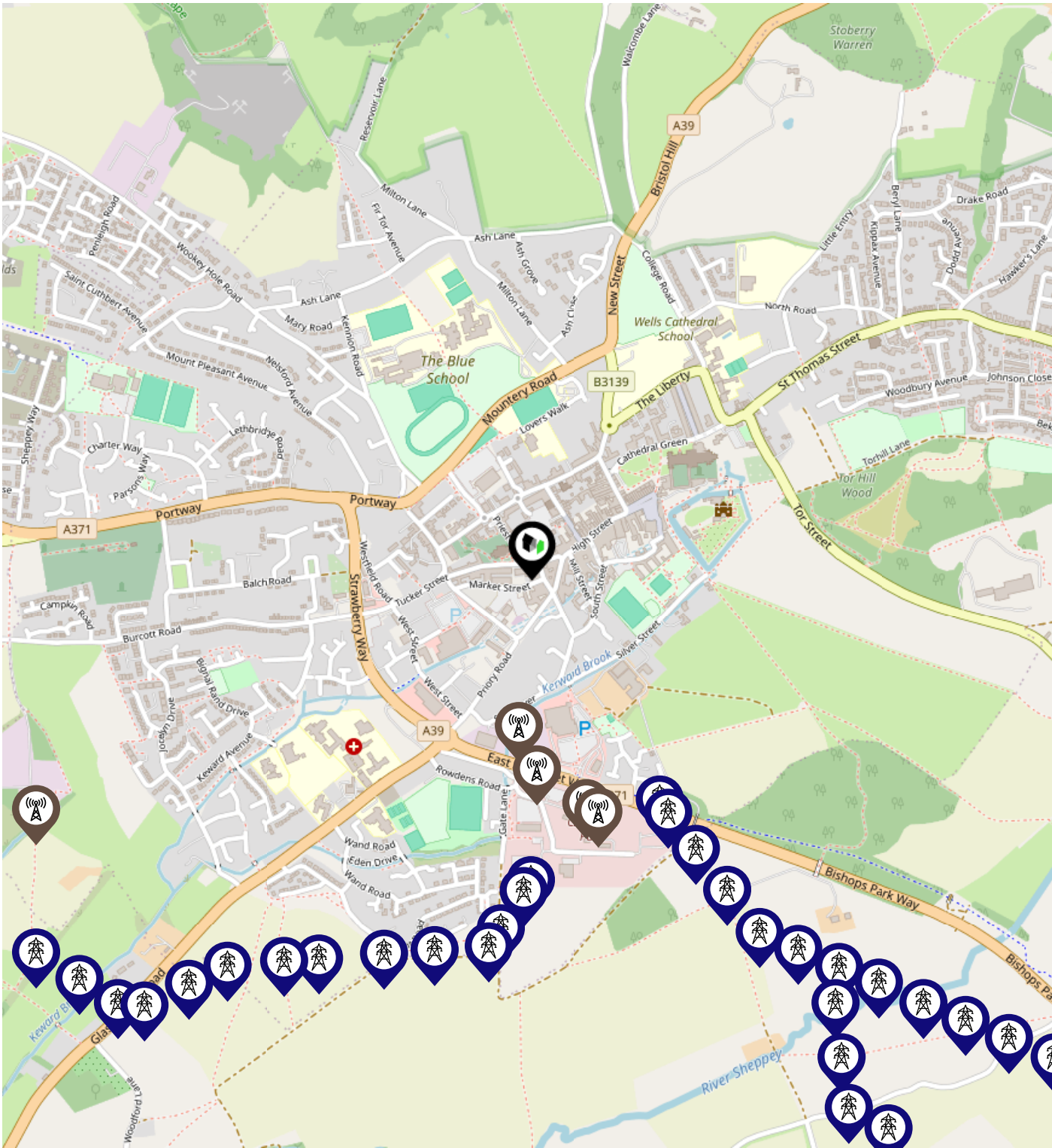
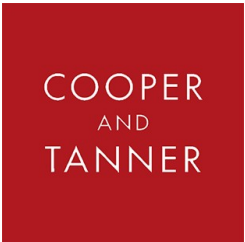
Carbon Content:	VARIABLE	Soil Texture:	LOAM TO CLAY
Parent Material Grain:	ARGILLACEOUS	Soil Depth:	DEEP
Soil Group:	MEDIUM TO HEAVY		



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



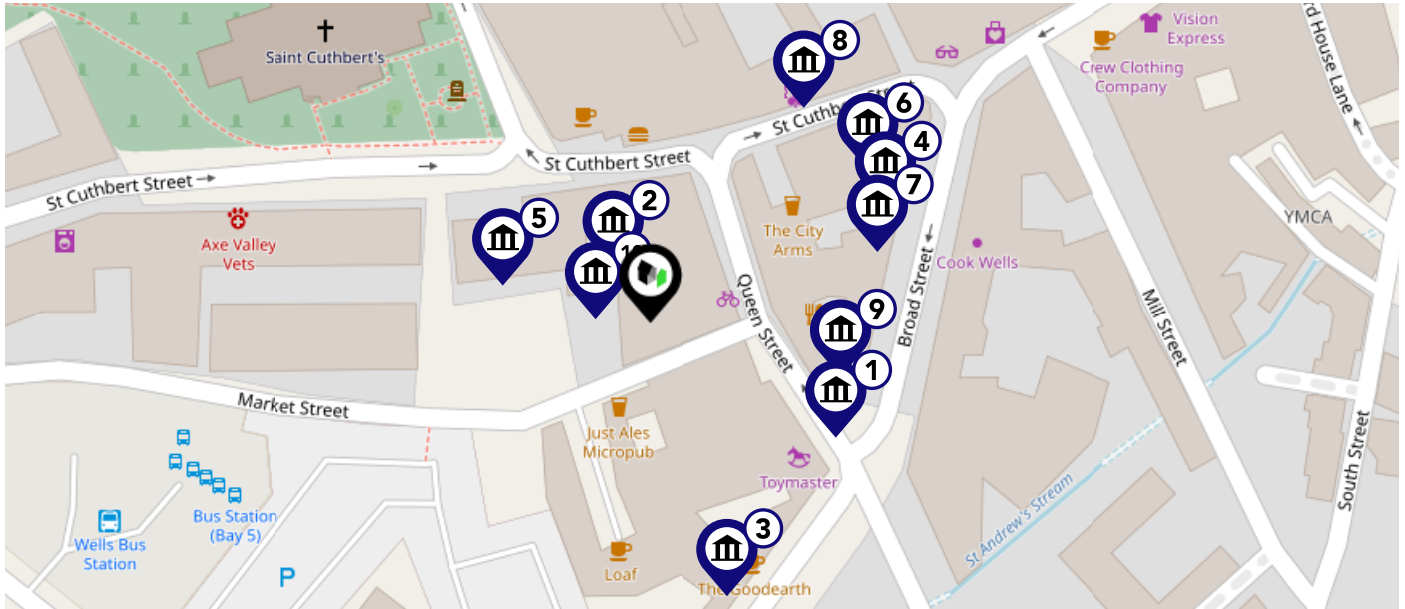
Key:











- Power Pylons
- Communication Masts

Maps

Listed Buildings

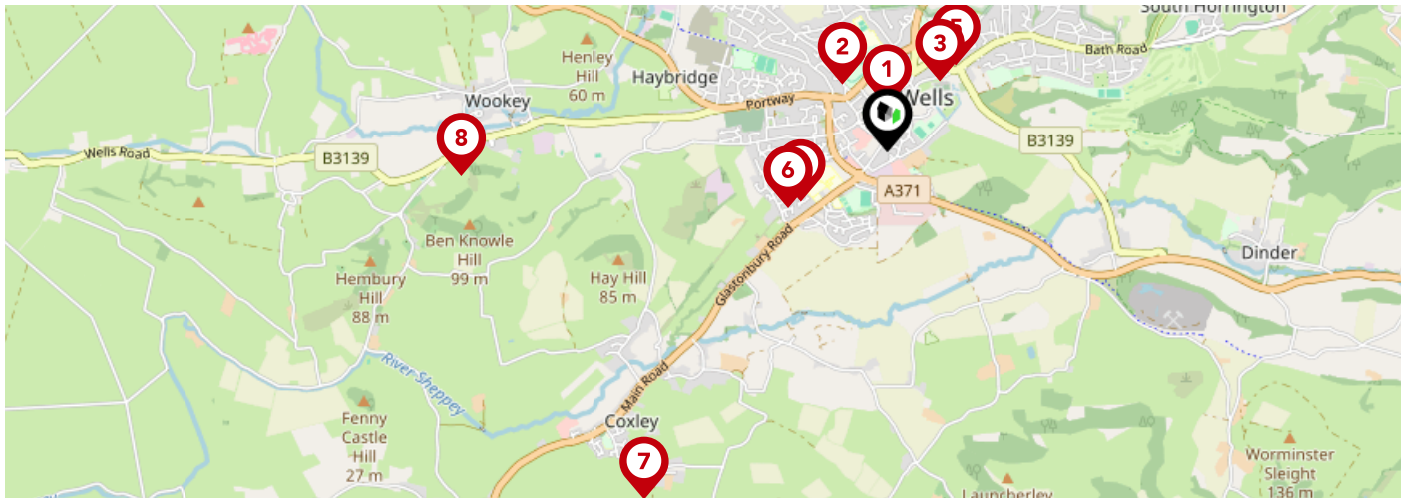
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



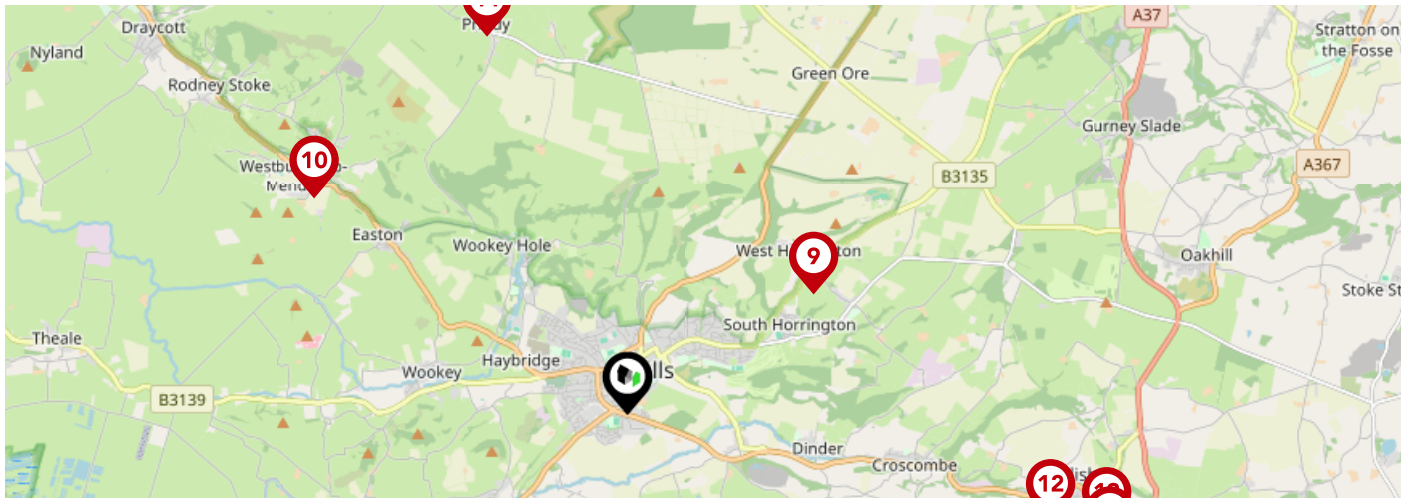
Listed Buildings in the local district	Grade	Distance
 1382889 - 18, Broad Street	Grade II	0.0 miles
 1382999 - 75, High Street	Grade II	0.0 miles
 1383070 - 4, Priory Road	Grade II	0.0 miles
 1382881 - 4 And 6, Broad Street	Grade II	0.0 miles
 1383110 - St Cuthbert's Vicarage With Front Boundary Wall	Grade II	0.0 miles
 1382992 - 59 And 61, High Street	Grade II	0.0 miles
 1382882 - 8, Broad Street	Grade II	0.0 miles
 1245924 - 72, High Street	Grade II	0.0 miles
 1382888 - 16, Broad Street	Grade II	0.0 miles
 1383002 - 79a, High Street	Grade II	0.0 miles

Area Schools

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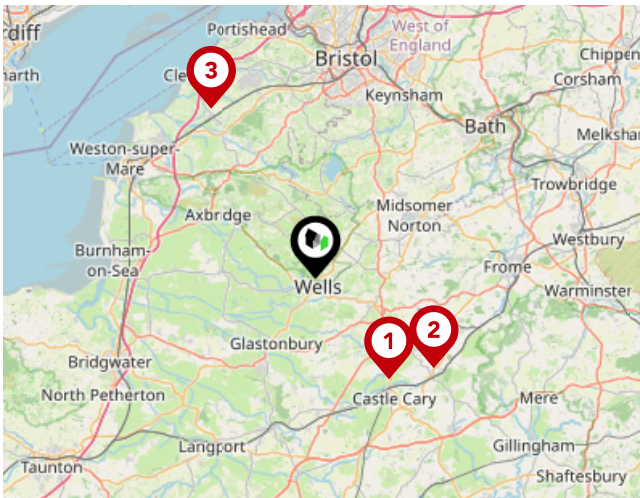
	Nursery	Primary	Secondary	College	Private
<p>1 St Joseph and St Teresa Catholic Primary School Ofsted Rating: Good Pupils: 149 Distance:0.21</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 The Blue School Ofsted Rating: Good Pupils: 1434 Distance:0.38</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Wells Cathedral School Ofsted Rating: Not Rated Pupils: 780 Distance:0.41</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 St Cuthbert's Church of England Academy Infants and Pre-School Ofsted Rating: Good Pupils: 172 Distance:0.46</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Stoberry Park School Ofsted Rating: Good Pupils: 318 Distance:0.51</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 St Cuthbert's CofE Junior School Ofsted Rating: Good Pupils: 174 Distance:0.53</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Coxley Primary School Ofsted Rating: Requires improvement Pupils: 64 Distance:1.97</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Wookey Primary School Ofsted Rating: Good Pupils: 97 Distance:1.98</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
<p>9 Horrington Primary School</p> <p>Ofsted Rating: Requires improvement Pupils: 102 Distance:2.06</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 St Lawrence's CofE Primary School</p> <p>Ofsted Rating: Good Pupils: 49 Distance:3.53</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Priddy Primary School</p> <p>Ofsted Rating: Good Pupils: 40 Distance:3.74</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Bowlsh Infant School</p> <p>Ofsted Rating: Good Pupils: 107 Distance:4.05</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Shepton Mallet Community Infants' School & Nursery</p> <p>Ofsted Rating: Good Pupils: 220 Distance:4.58</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 West Pennard Church of England Primary School</p> <p>Ofsted Rating: Outstanding Pupils: 219 Distance:4.61</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 St Paul's Church of England VC Junior School</p> <p>Ofsted Rating: Good Pupils: 322 Distance:4.66</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 St Dunstan's School</p> <p>Ofsted Rating: Good Pupils: 459 Distance:4.76</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)

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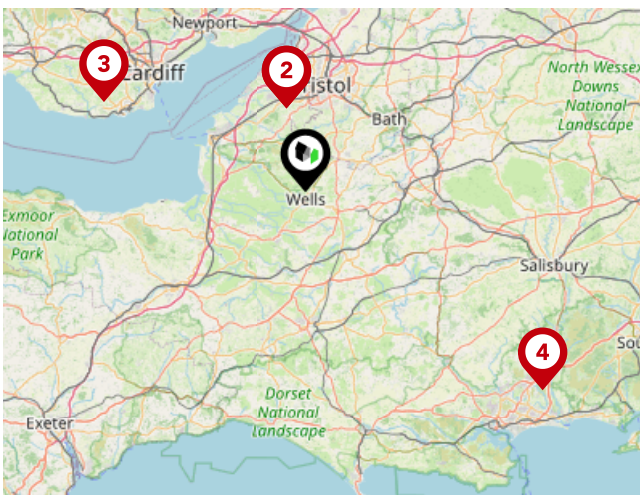
National Rail Stations

Pin	Name	Distance
1	Castle Cary Rail Station	9.27 miles
2	Bruton Rail Station	11 miles
3	Yatton Rail Station	14.84 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J13	40.63 miles
2	M5 J12	43.72 miles
3	M5 J11A	49.52 miles
4	M4 J16	41.53 miles
5	M5 J29	48.48 miles

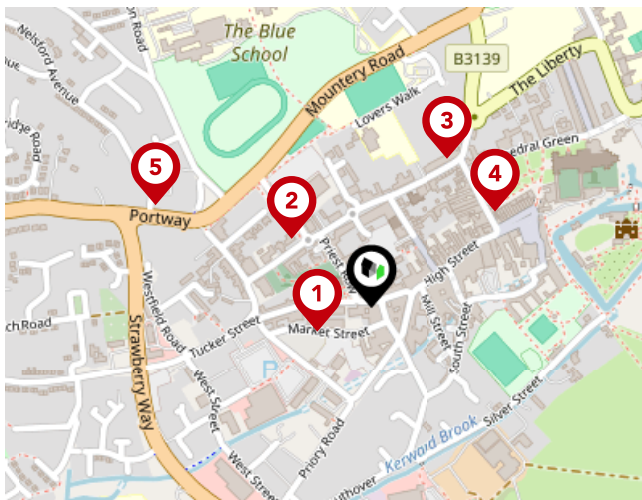


Airports/Helipads

Pin	Name	Distance
1	Bristol Airport	12.66 miles
2	Felton	12.66 miles
3	Cardiff Airport	32.61 miles
4	Bournemouth International Airport	46.35 miles

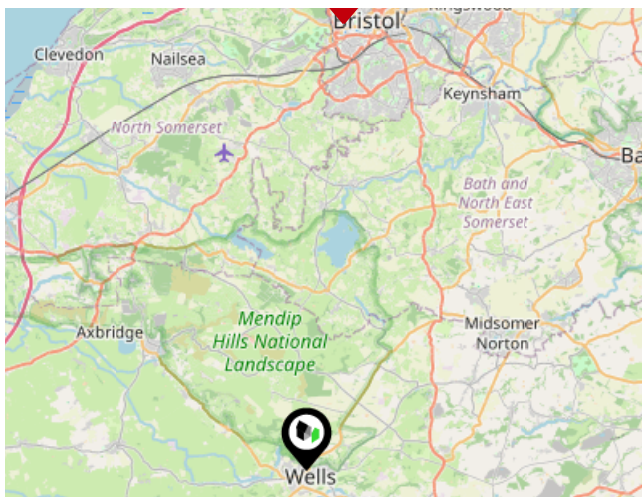
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Bus Station	0.07 miles
2	Chamberlain Street	0.12 miles
3	Mendip West Slinky - Wells destination DRT	0.19 miles
4	Market Place	0.18 miles
5	Welsford Avenue	0.28 miles



Ferry Terminals

Pin	Name	Distance
1	The Cottage Ferry Landing	16.59 miles
2	Nova Scotia Ferry Landing	16.62 miles
3	Pumphouse Ferry Landing	16.68 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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Cooper and Tanner

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