



MIR: Material Info

The Material Information Affecting this Property

Saturday 12th September 2026



PRIDDY, WELLS, BA5

Cooper and Tanner

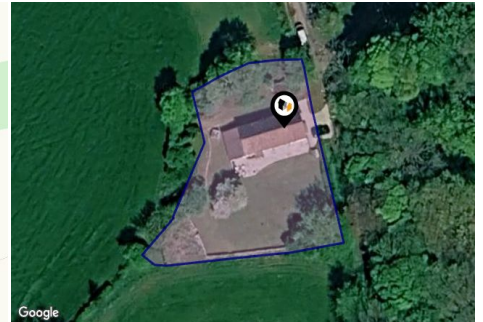
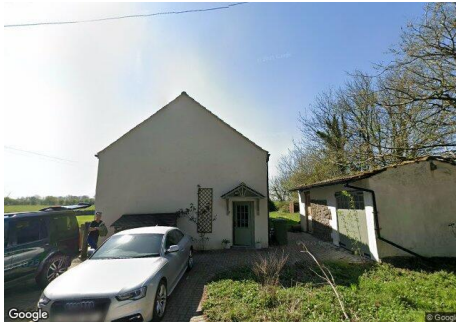
32 High Street Shepton Mallet BA4 5AS

01749 372200

sheptonmallet@cooperandtanner.co.uk

cooperandtanner.co.uk





Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	2,421 ft ² / 225 m ²		
Plot Area:	0.41 acres		
Year Built :	Before 1900		
Council Tax :	Band E		
Annual Estimate:	£3,130		
Title Number:	WS69057		

Local Area

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

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

6	1000
mb/s	mb/s

Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: *Piglet In The Wild Priddy Mill Drove Priddy Wells Somerset BA5 3BR*

Reference - 2025/0640/CLE	
Decision:	Decided
Date:	01st April 2025
Description:	Certificate of lawfulness for the infilling of existing porch and conversion of integral garage to living accommodation.

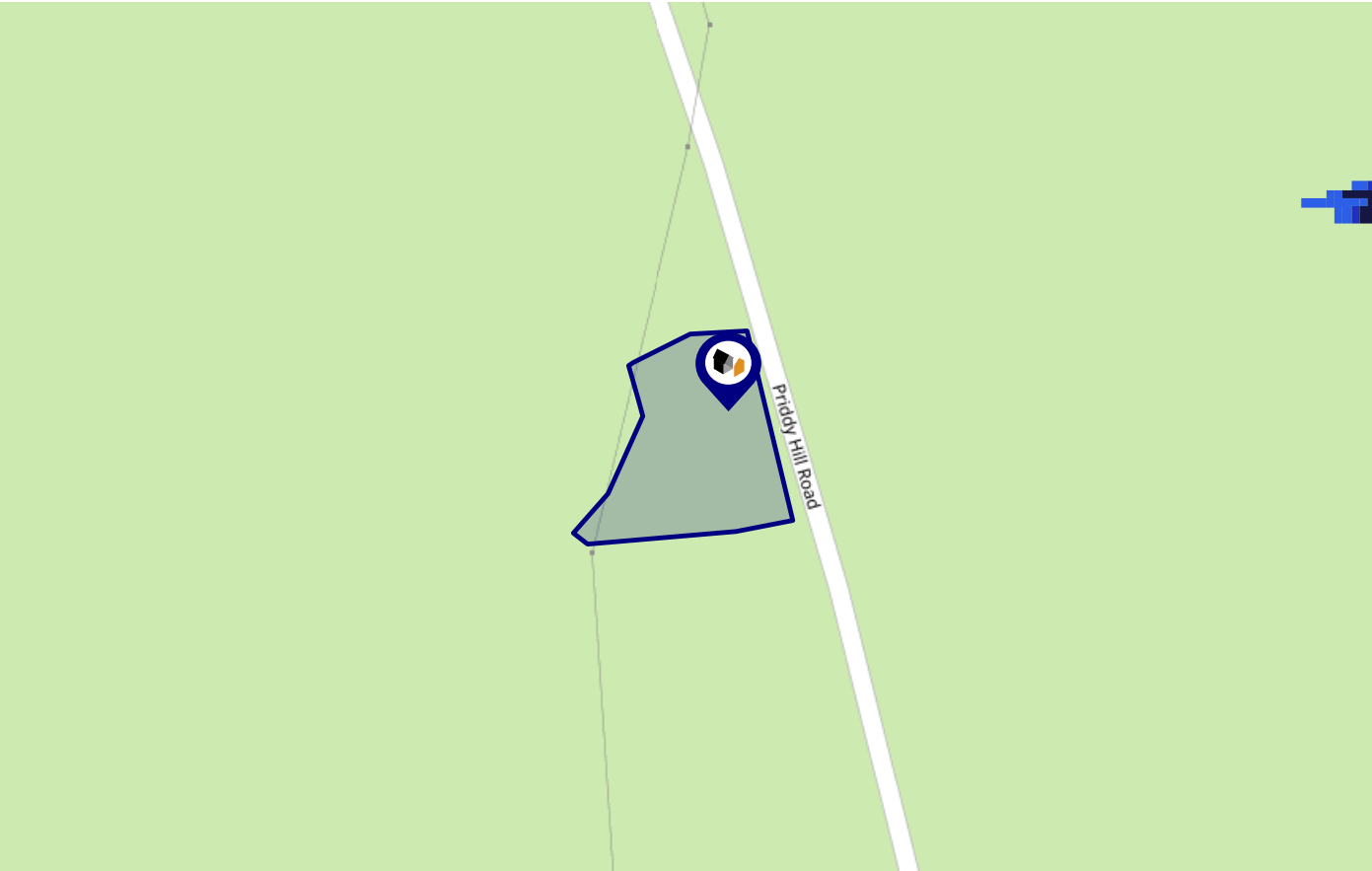
Reference - 2012/2017	
Decision:	Approval with Conditions
Date:	05th October 2012
Description:	Erection of stable block and a feed store on a concrete base. Creation of hard-standing area.

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.

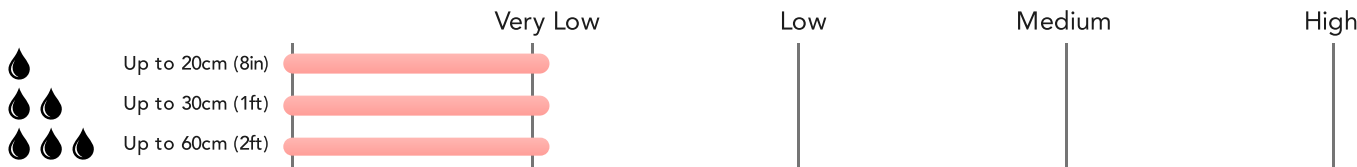


Risk Rating: Very low

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.

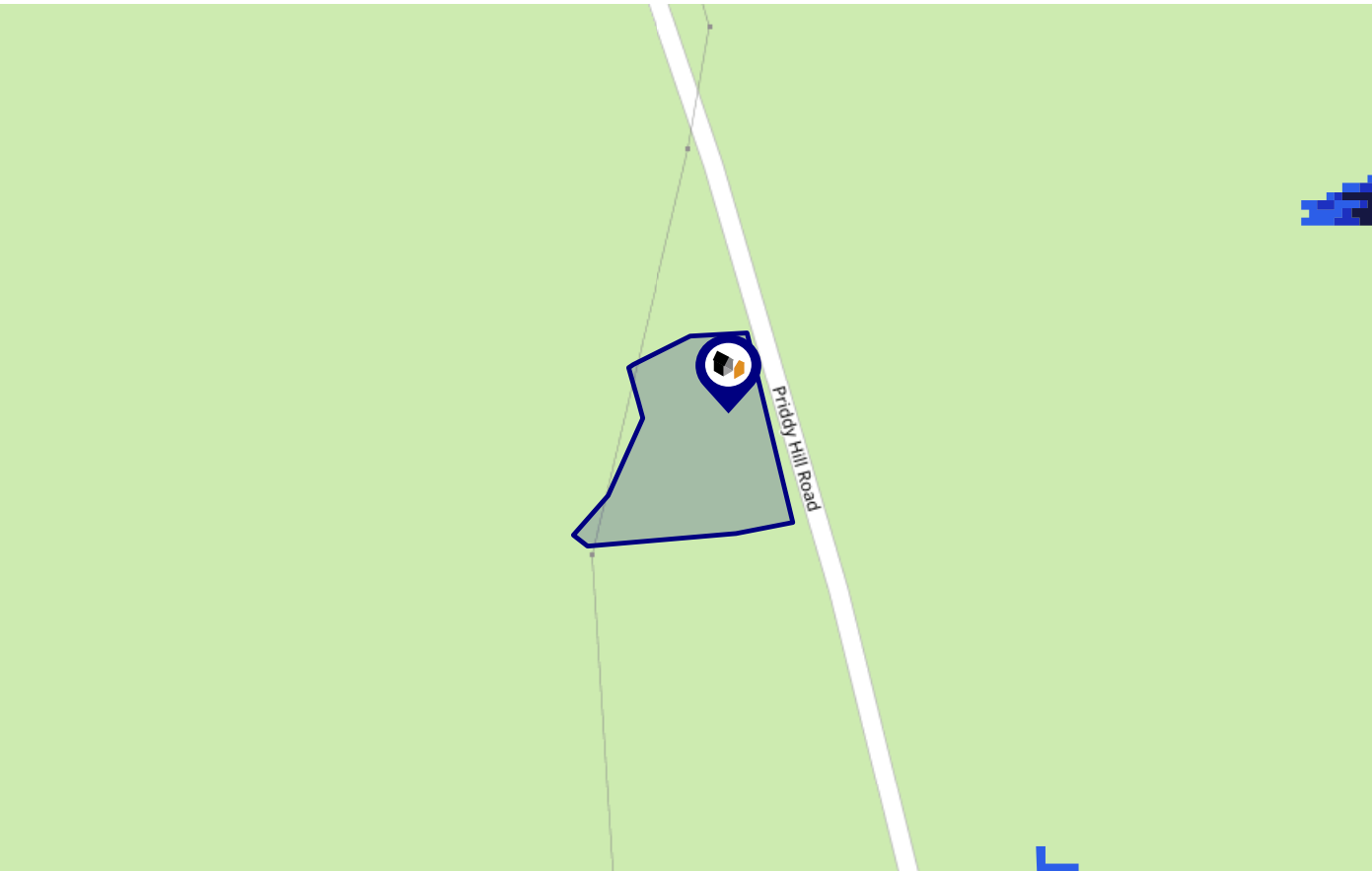
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Climate Change

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.

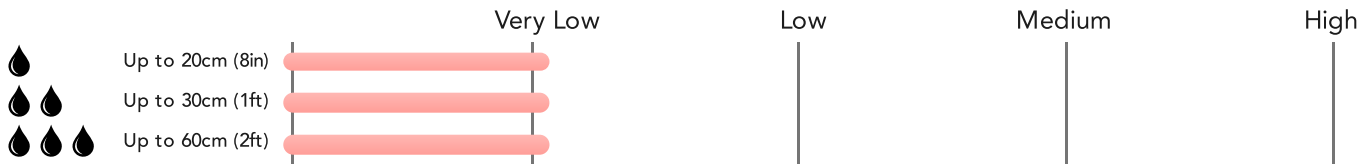


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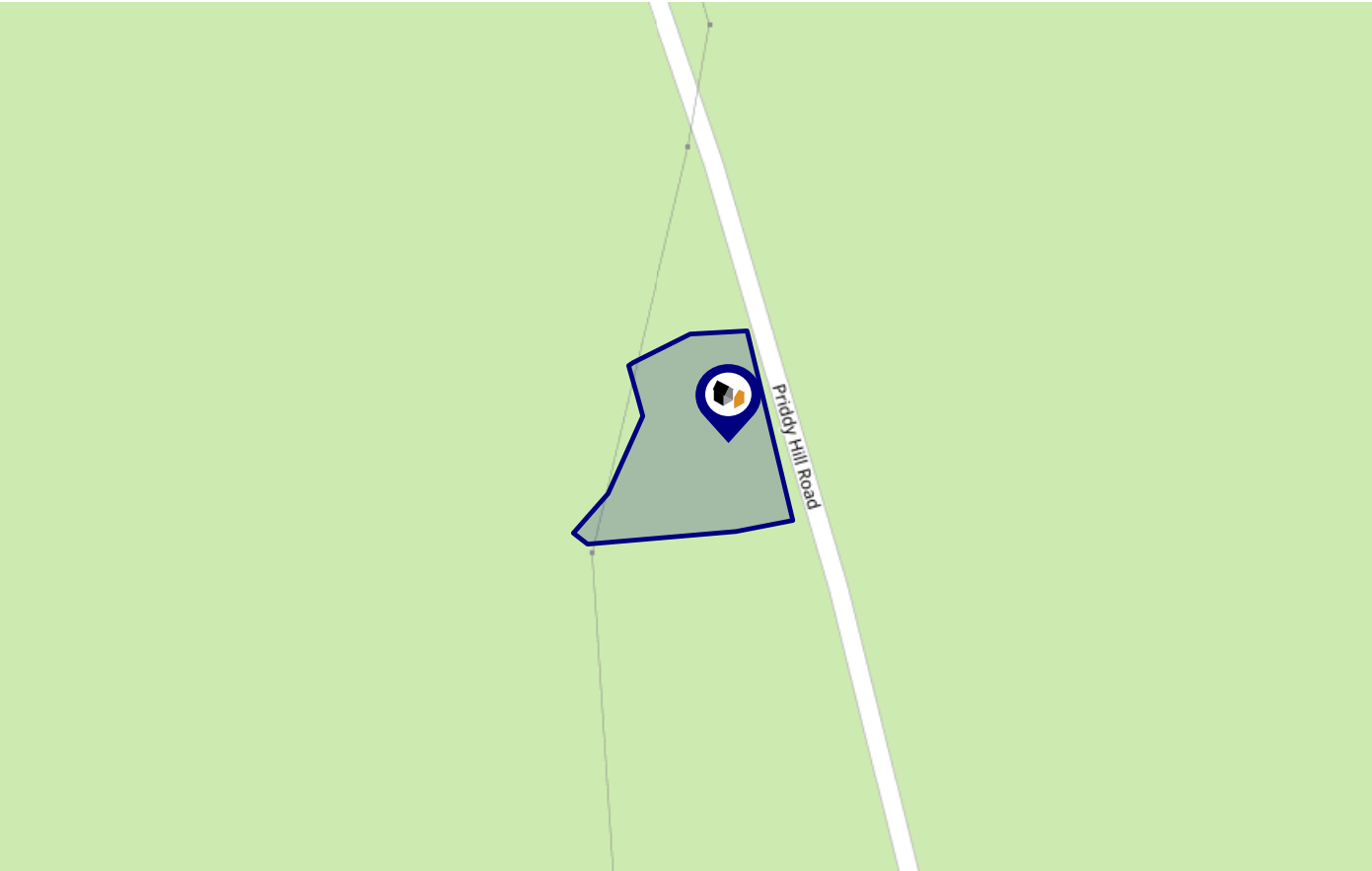
Chance of flooding to the following depths at this property:



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.

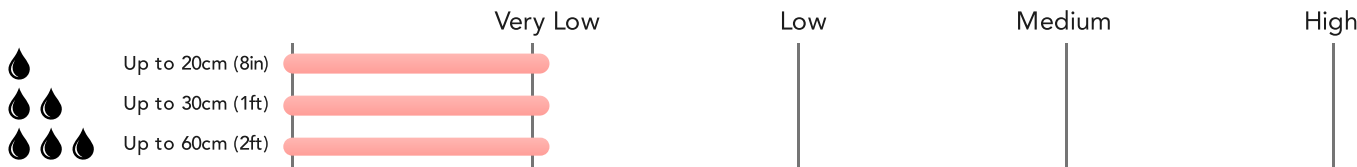


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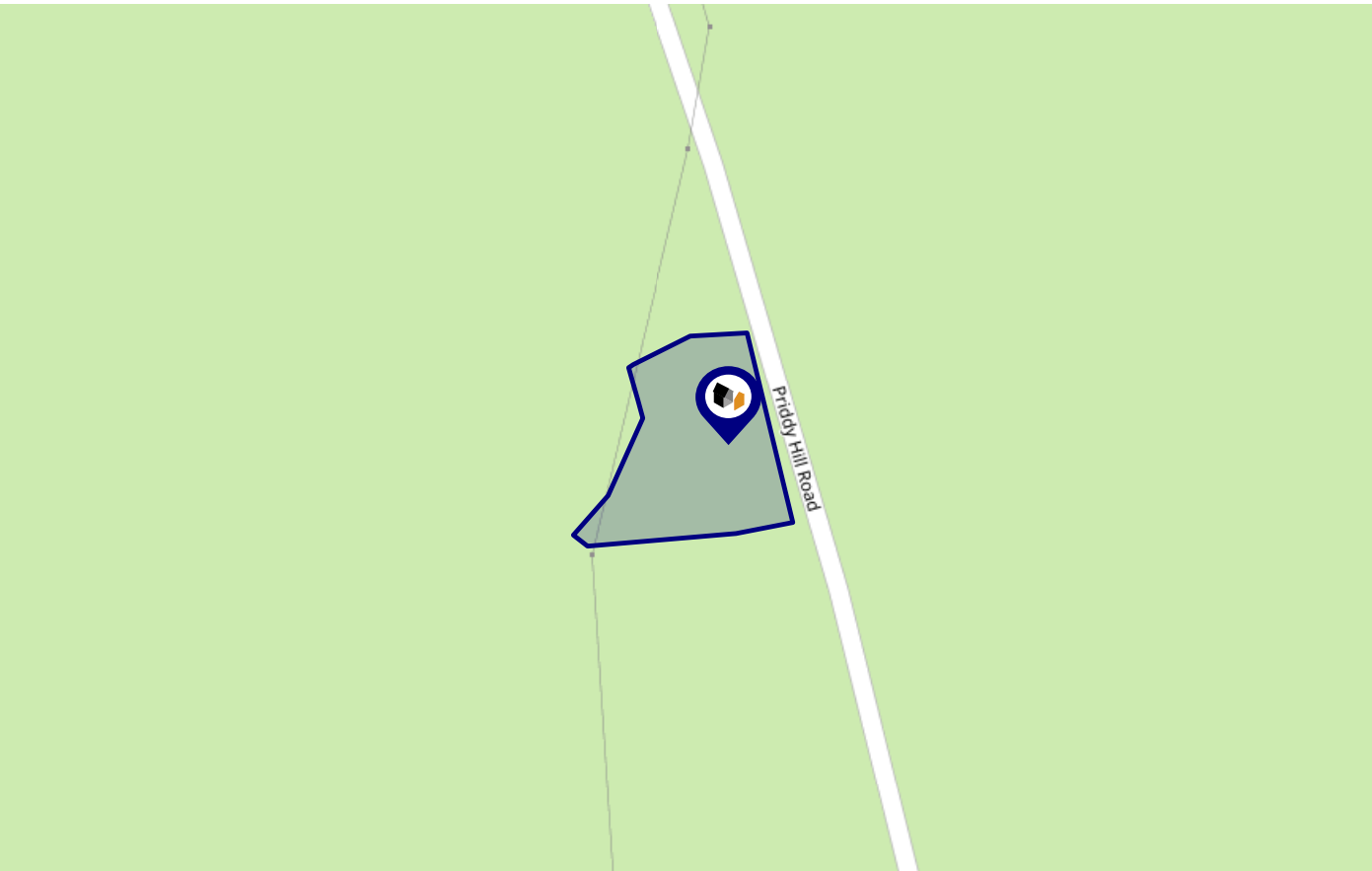
Chance of flooding to the following depths at this property:



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.

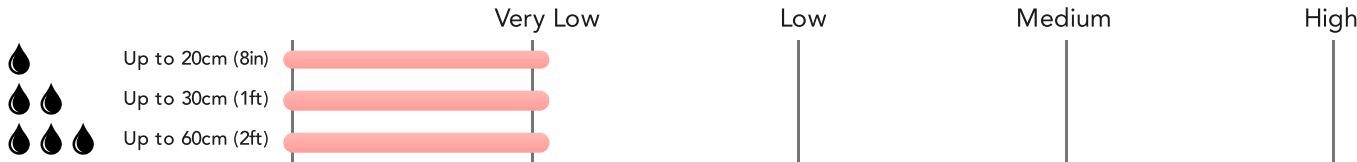


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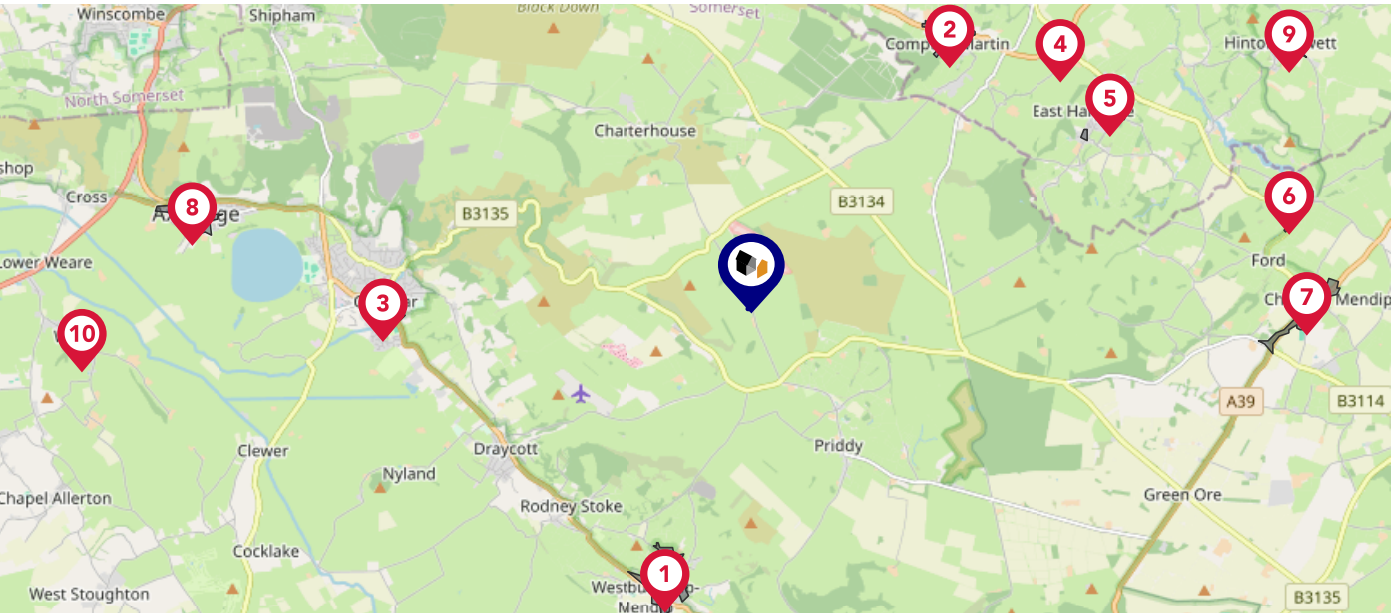


Maps

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.



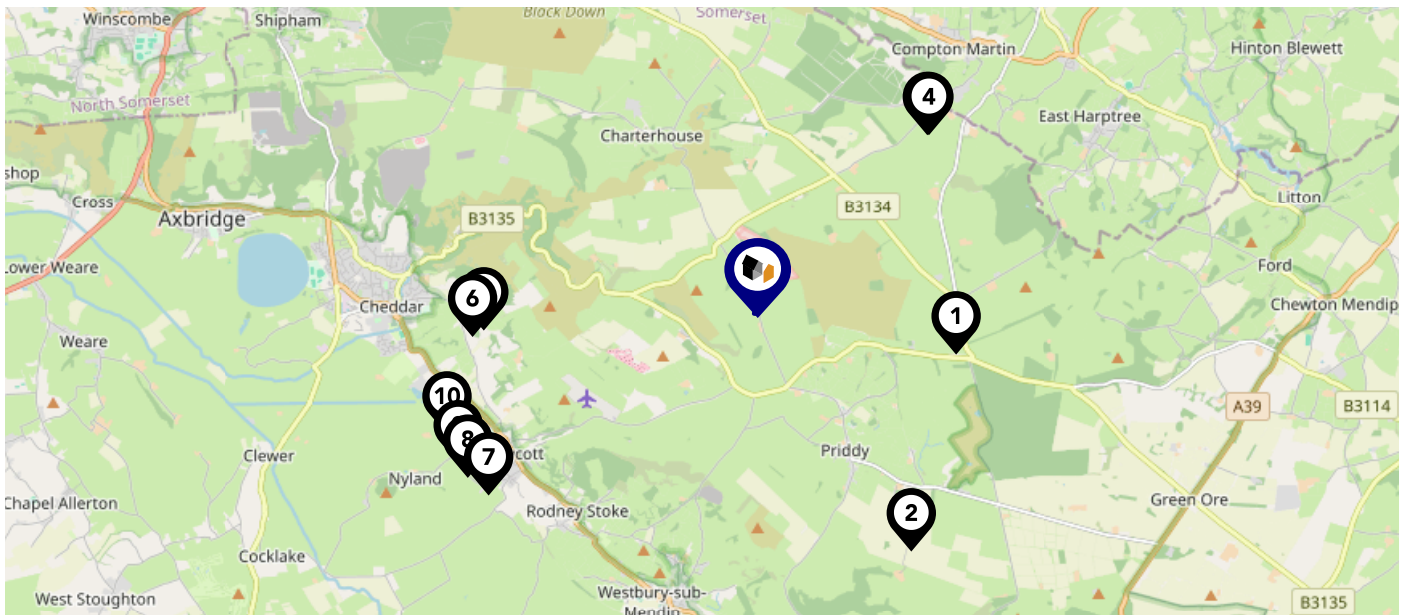
Nearby Conservation Areas	
1	Westbury sub Mendip
2	Compton Martin
3	Cheddar
4	West Harptree
5	East Harptree
6	Litton
7	Chewton Mendip
8	Axbridge
9	Hinton Blewett
10	Weare

Maps

Landfill Sites

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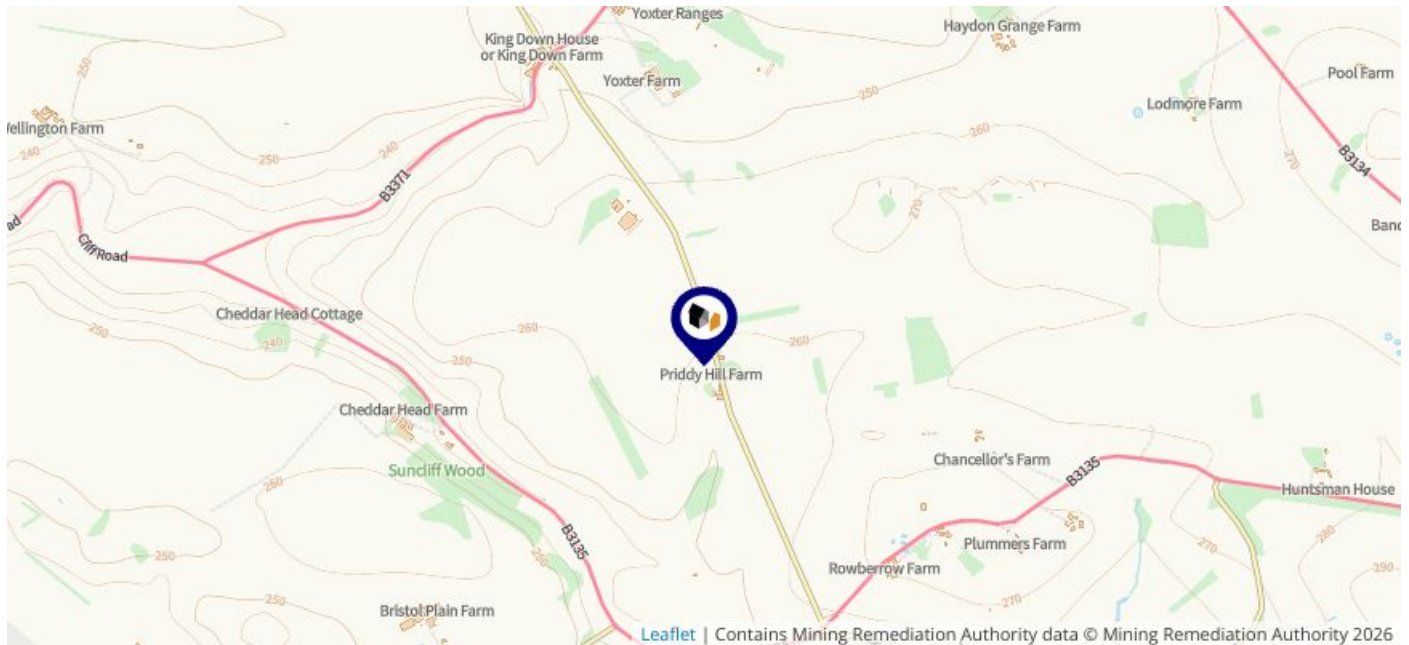
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



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, The Wrangle-Priddy, Compton Martin, Bristol, Avon	Historic Landfill	
4	Butts Quarry-Wrangle, Compton Martin, Bristol, Avon	Historic Landfill	
5	Bradley Farm-Cheddar, Somerset	Historic Landfill	
6	Bradley Farm-Cheddar, Somerset	Historic Landfill	
7	Hardmead Lane-Draycott, Cheddar, Somerset	Historic Landfill	
8	OS Plots 1100 And 0217-Latches Lane, Draycott, Cheddar, Somerset	Historic Landfill	
9	Latches Lane-Draycott, Cheddar, Somerset	Historic Landfill	
10	Carscliffe Farm-Cheddar, 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.

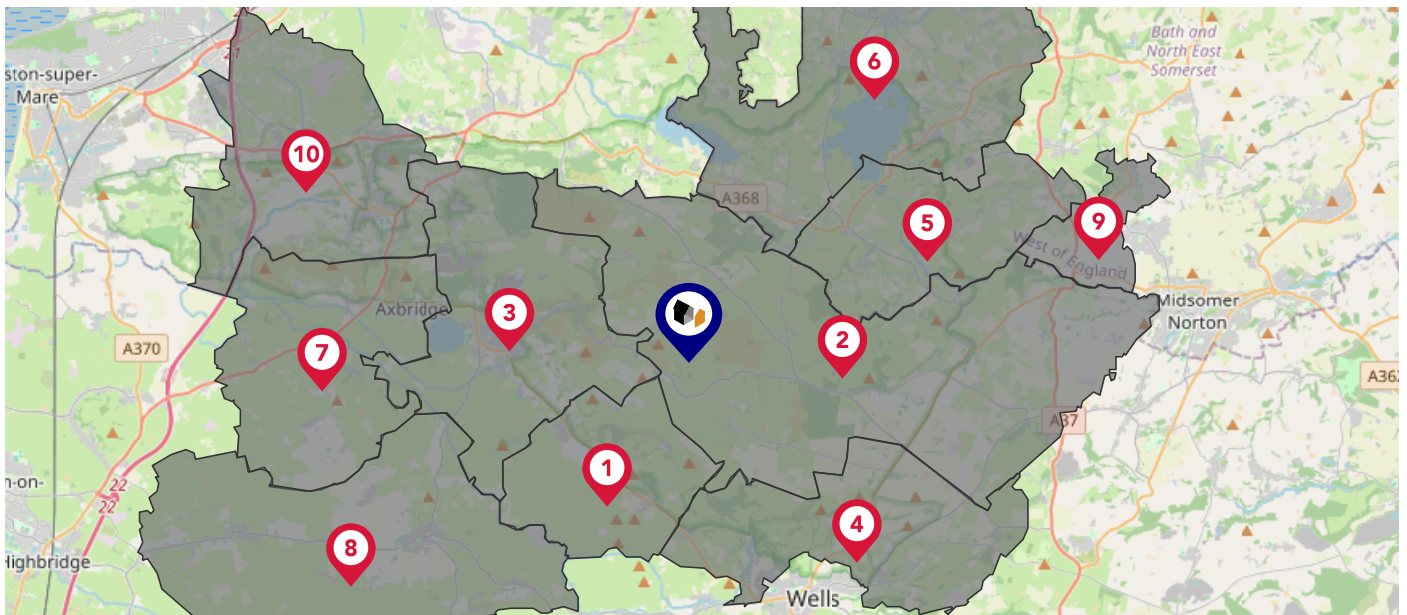
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

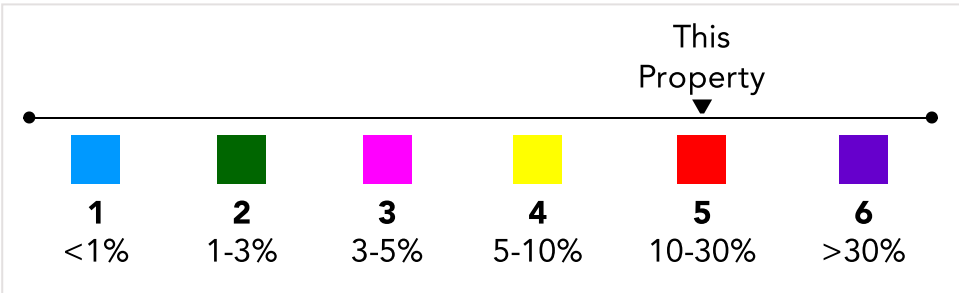
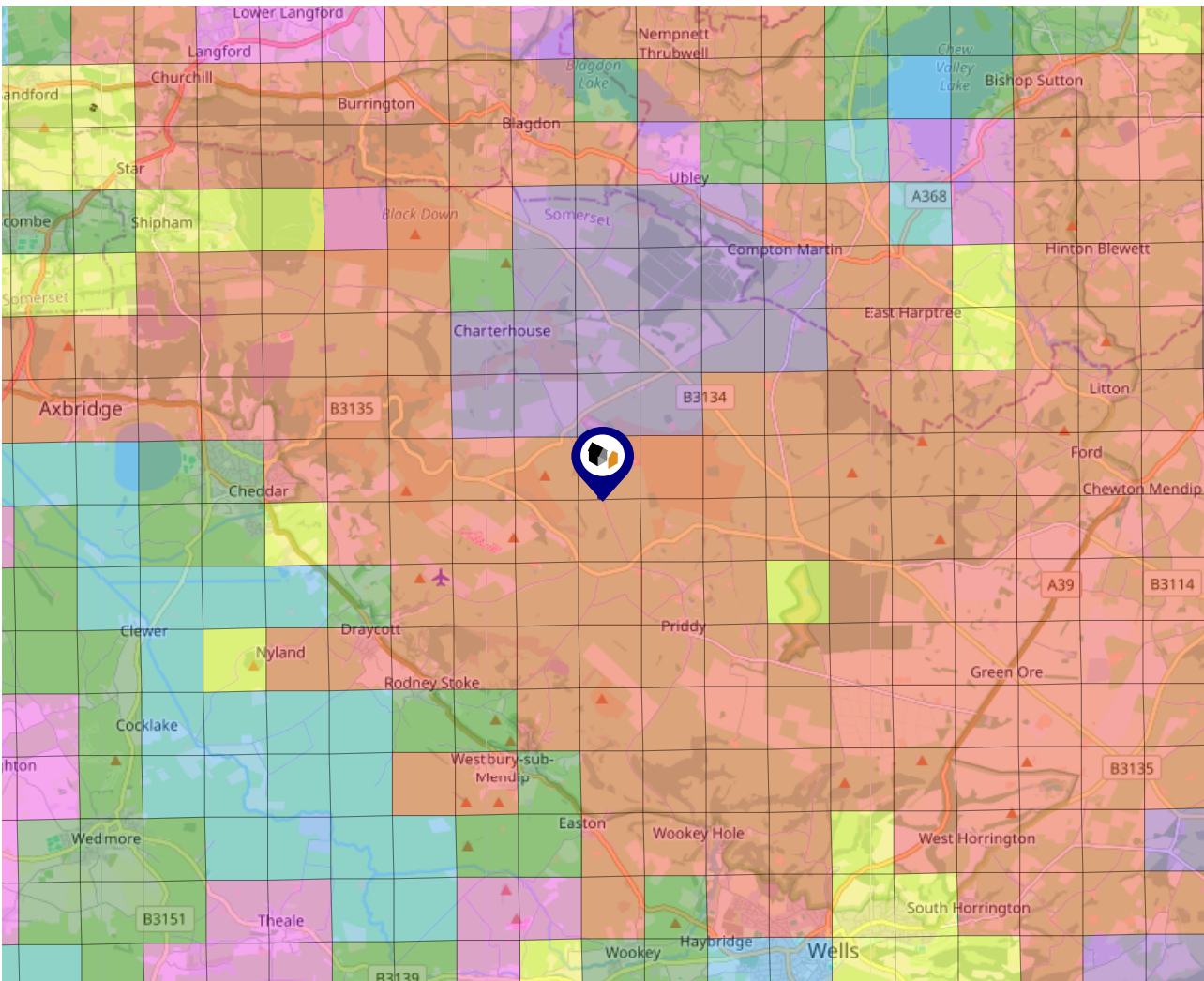


Nearby Council Wards

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

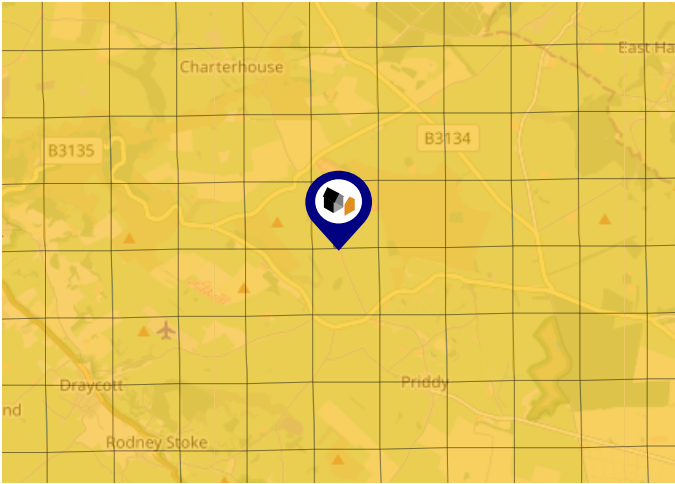
What is Radon?

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:	SAND TO SANDY LOAM
Parent Material Grain:	RUDACEOUS	Soil Depth:	DEEP-INTERMEDIATE
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)		



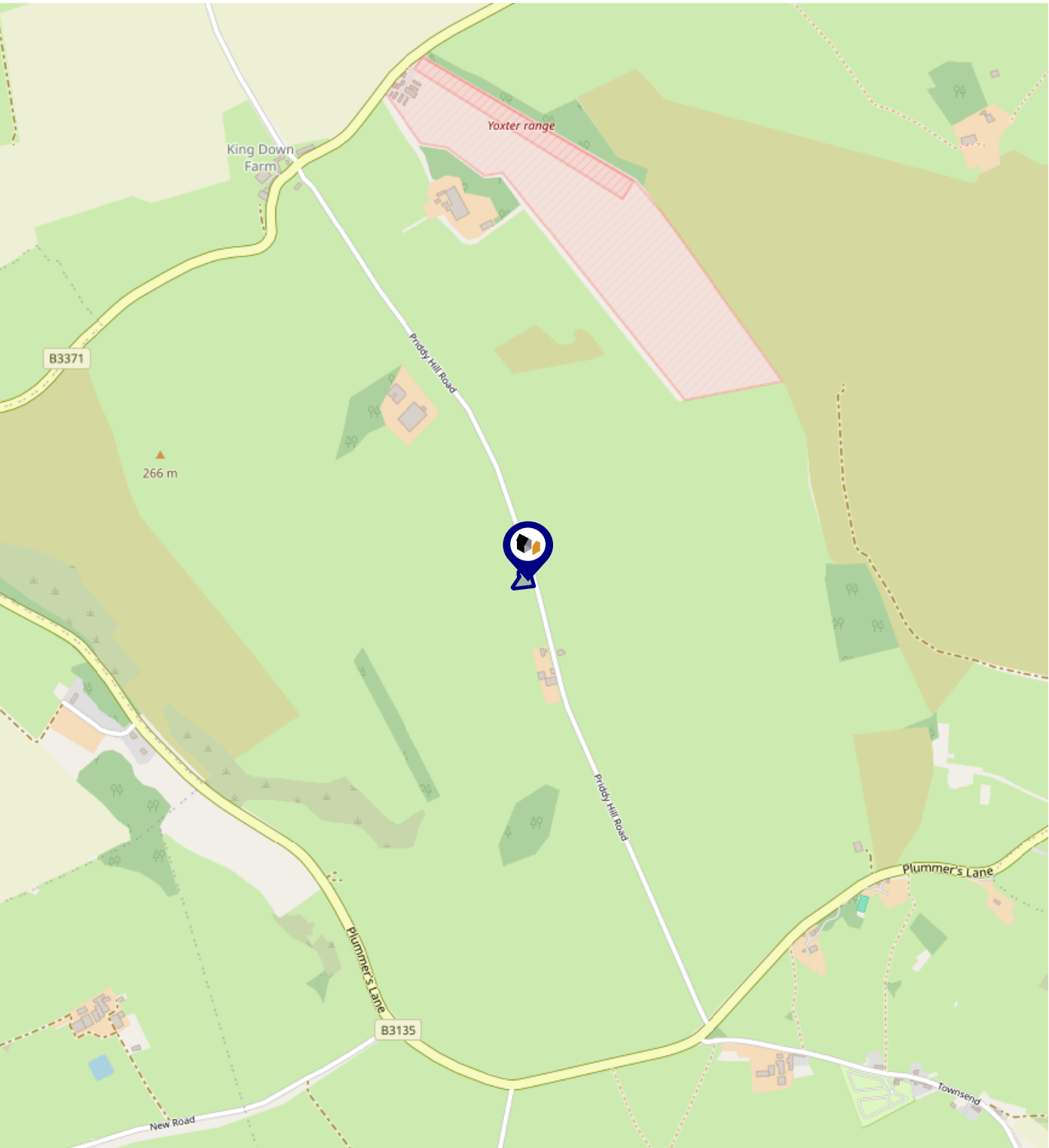
Primary Classifications (Most Common Clay Types)

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:

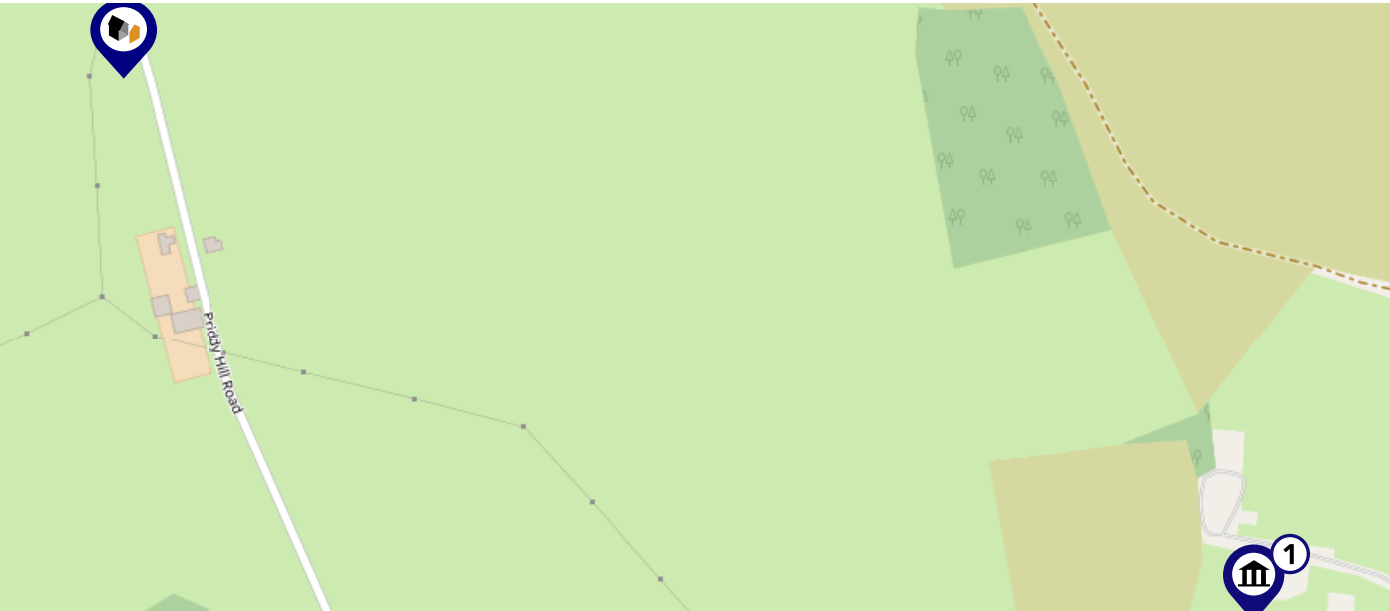
-  Power Pylons
-  Communication Masts

Maps

Listed Buildings



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	0.7 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

Ask Agent

Central Heating

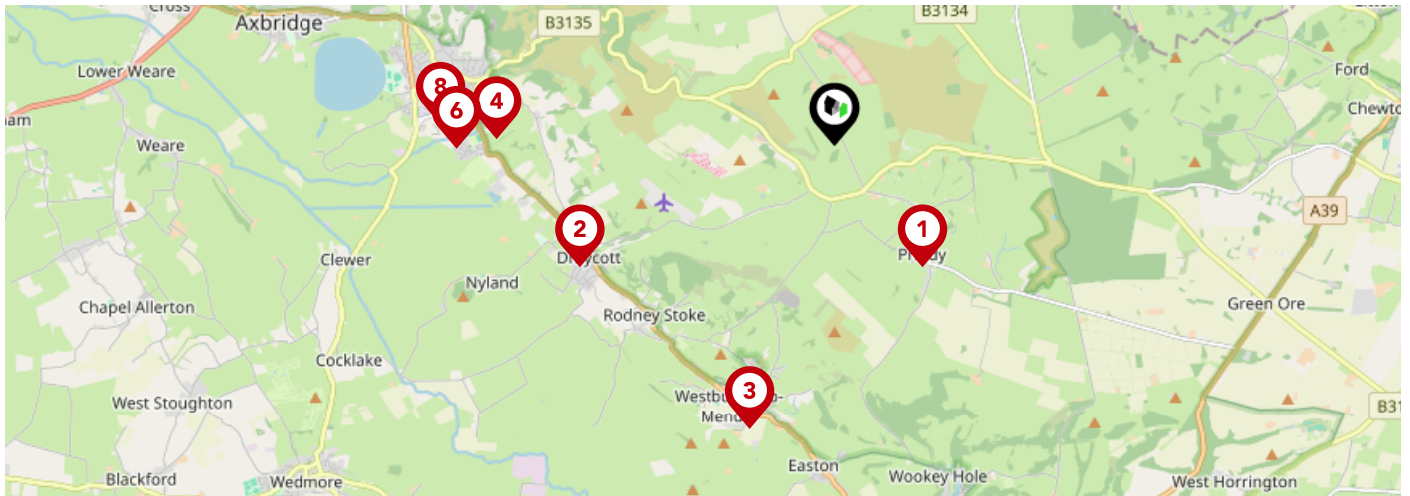
Ask Agent

Water Supply

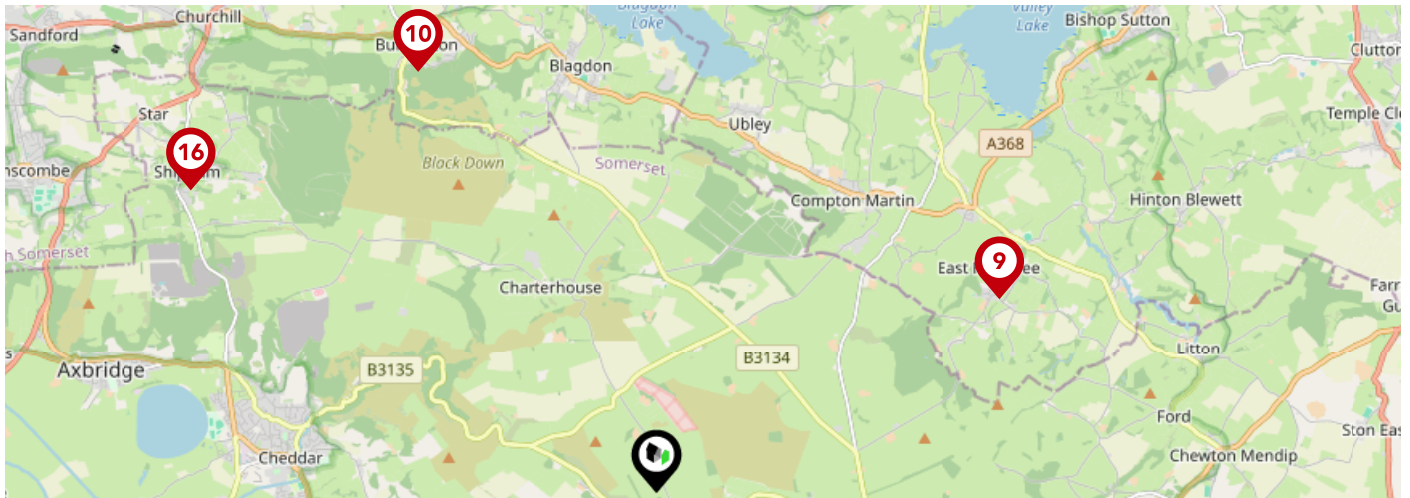
Mains

Drainage

Septic Tank



		Nursery	Primary	Secondary	College	Private
1	Priddy Primary School Ofsted Rating: Good Pupils: 40 Distance:1.39	☐	☒	☐	☐	☐
2	Draycott & Rodney Stoke Church of England First School Ofsted Rating: Good Pupils: 72 Distance:2.61	☐	☒	☐	☐	☐
3	St Lawrence's CoFE Primary School Ofsted Rating: Good Pupils: 49 Distance:2.74	☐	☒	☐	☐	☐
4	Fairlands Middle School Ofsted Rating: Good Pupils: 434 Distance:3.12	☐	☐	☒	☐	☐
5	Ubley Church of England Primary School Ofsted Rating: Good Pupils: 74 Distance:3.35	☐	☒	☐	☐	☐
6	The Kings of Wessex Academy Ofsted Rating: Good Pupils: 1045 Distance:3.5	☐	☐	☒	☐	☐
7	Blagdon Primary School Ofsted Rating: Good Pupils: 99 Distance:3.54	☐	☒	☐	☐	☐
8	Cheddar First School Ofsted Rating: Good Pupils: 333 Distance:3.66	☐	☒	☐	☐	☐

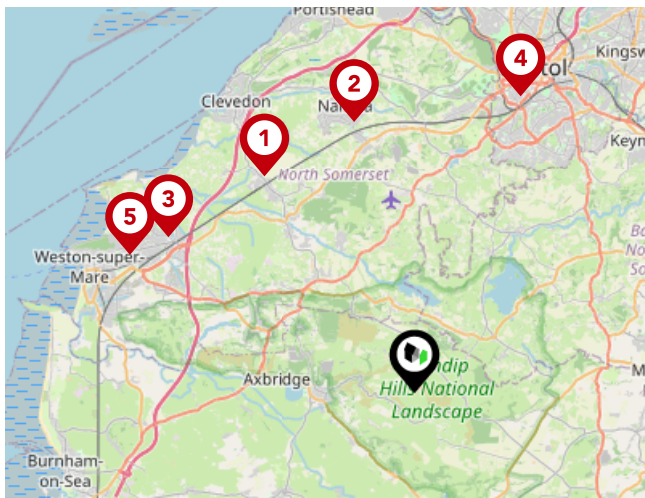


		Nursery	Primary	Secondary	College	Private
9	East Harptree Church of England Primary School Ofsted Rating: Good Pupils: 84 Distance:3.66	☐	☒	☐	☐	☐
10	Burrington Church of England Primary School Ofsted Rating: Good Pupils: 101 Distance:4.48	☐	☒	☐	☐	☐
11	The Blue School Ofsted Rating: Good Pupils: 1434 Distance:4.72	☐	☐	☒	☐	☐
12	Wookey Primary School Ofsted Rating: Good Pupils: 97 Distance:4.74	☐	☒	☐	☐	☐
13	Stoberry Park School Ofsted Rating: Good Pupils: 318 Distance:4.88	☐	☒	☐	☐	☐
14	St Joseph and St Teresa Catholic Primary School Ofsted Rating: Good Pupils: 149 Distance:4.9	☐	☒	☐	☐	☐
15	Wells Cathedral School Ofsted Rating: Not Rated Pupils: 780 Distance:4.91	☐	☐	☒	☐	☐
16	Shipham Church of England First School Ofsted Rating: Good Pupils: 91 Distance:5.16	☐	☒	☐	☐	☐

Area

Transport (National)

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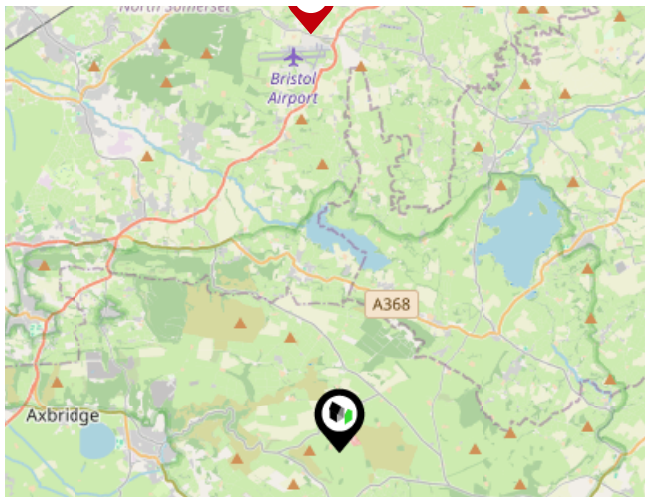
National Rail Stations

Pin	Name	Distance
1	Yatton Rail Station	9.78 miles
2	Nailsea & Backwell Rail Station	10.24 miles
3	Worle Rail Station	10.78 miles
4	Parson Street Rail Station	11.63 miles
5	Weston Milton Rail Station	11.7 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J21	10.3 miles
2	M5 J22	11.12 miles

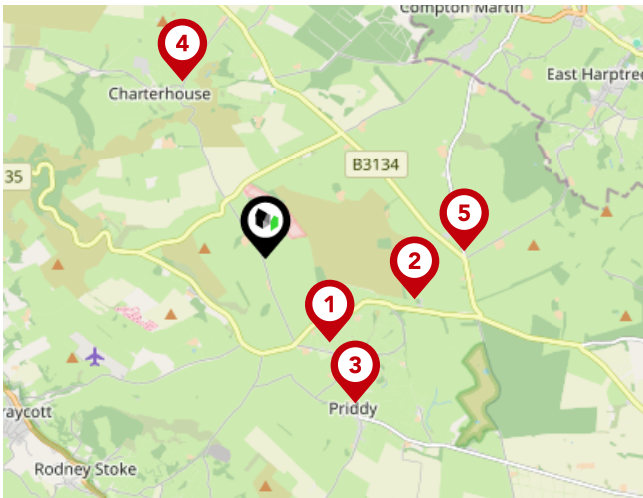


Airports/Helipads

Pin	Name	Distance
1	Bristol International Airport	7.75 miles

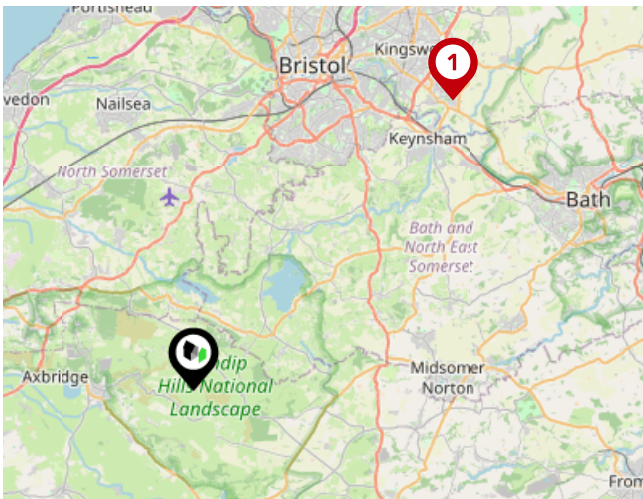
Area

Transport (Local)



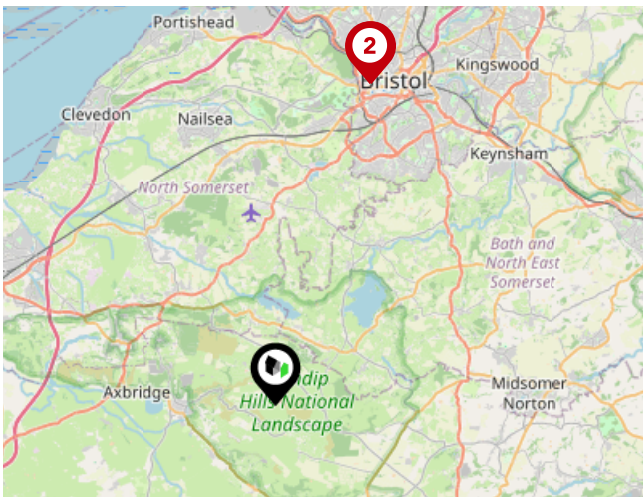
Bus Stops/Stations

Pin	Name	Distance
1	Mendip Heights Caravan Park	0.97 miles
2	Harptree Lodge Kennels	1.44 miles
3	The New Inn	1.57 miles
4	St Hugh's Cottage	1.81 miles
5	Castle of Comfort Inn	1.84 miles



Local Connections

Pin	Name	Distance
1	Bitton (Avon Valley Railway)	14.4 miles



Ferry Terminals

Pin	Name	Distance
1	The Cottage Ferry Landing	12.4 miles
2	Nova Scotia Ferry Landing	12.41 miles

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

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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