



See More Online

# MIR: Material Info

The Material Information Affecting this Property  
**Tuesday 26th May 2026**



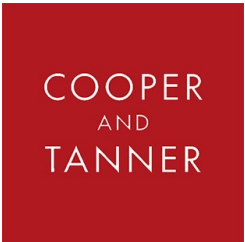
## DITCHEAT, SHEPTON MALLET, BA4

### Cooper and Tanner

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



# Property Overview



## Property

<b>Type:</b>	Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	4		
<b>Floor Area:</b>	2,346 ft <sup>2</sup> / 218 m <sup>2</sup>		
<b>Plot Area:</b>	0.29 acres		
<b>Year Built :</b>	1967-1975		
<b>Council Tax :</b>	Band F		
<b>Annual Estimate:</b>	£3,699		
<b>Title Number:</b>	ST90917		

## Local Area

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

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>18</b> mb/s	<b>59</b> mb/s	<b>1000</b> mb/s

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



Planning records for: *Stoberry Wraxall Road Ditcheat Shepton Mallet Somerset BA4 6RE*

<b>Reference - 2026/0424/FUL</b>
<b>Decision:</b> Registered
<b>Date:</b> 03rd March 2026
<b>Description:</b> Erection of self-build replacement dwelling and garage following demolition of existing dwelling and garage.

Planning records for: *The Chimes Wraxall Road Ditcheat Shepton Mallet Somerset BA4 6RE*

<b>Reference - 2025/0022/HSE</b>
<b>Decision:</b> Decided
<b>Date:</b> 08th January 2025
<b>Description:</b> Replace existing outbuildings with garage and hobby workshop and alterations to vehicular access.

Planning records for: *Fountain Cottage Ditcheat Shepton Mallet Somerset BA4 6RE*

<b>Reference - 113558/001</b>
<b>Decision:</b> Approval with Conditions
<b>Date:</b> 09th February 2007
<b>Description:</b> Proposed two storey extension and glazed link/walkway

Planning records for: *Rema Cottage Wraxall Rd Ditcheat Shepton Mallet Somerset BA4 6RE*

<b>Reference - 108801/006</b>
<b>Decision:</b> Refusal
<b>Date:</b> 08th June 2007
<b>Description:</b> Erection of two storey side extension to replace kitchen and add 1 bedroom. (DEL)

Planning records for: *Rema Cottage, Wraxall Road, Ditcheat Somerset BA4 6RE*

<b>Reference - 108801/007</b>
<b>Decision:</b> Approval with Conditions
<b>Date:</b> 26th February 2008
<b>Description:</b> Proposed extension to rear [DEL]

Planning records for: *Long Batch Ditcheat Shepton Mallet BA4 6RE*

<b>Reference - 2012/1588</b>
<b>Decision:</b> Approval
<b>Date:</b> 27th June 2012
<b>Description:</b> Application for approval of details reserved by conditions 2 (samples), 3 (sample panels) and 4 (boundary fence) of planning permission 2011/2363.

<b>Reference - 2012/1868</b>
<b>Decision:</b> Approval with Conditions
<b>Date:</b> 17th August 2012
<b>Description:</b> Erection of a new dwelling, revision of planning permission 2011/2363 (as amended by site plan received 6th September 2012 revising parking layout and revised planting specification received 11th October 2012).

<b>Reference - 2013/0491</b>
<b>Decision:</b> Approval with Conditions
<b>Date:</b> 07th March 2013
<b>Description:</b> Erection of a new dwelling (revision of planning permission 2012/1868 - revised access and parking arrangements)

Planning records for: *The Old Rectory, Ditcheat, Shepton Mallet BA4 6RE*

<b>Reference - 2012/2194</b>
<b>Decision:</b> Approval
<b>Date:</b> 10th September 2012
<b>Description:</b> Application for the approval of details reserved by conditions 3 (samples) and 4 (sample panel) of planning permission 2012/1323.
<b>Reference - 2012/1323</b>
<b>Decision:</b> Approval with Conditions
<b>Date:</b> 29th May 2012
<b>Description:</b> Demolition of existing single storey garage and bootroom. Erection of two storey front extension and single storey rear extension including the proposed change of materials to the dwelling.
<b>Reference - 2010/3072</b>
<b>Decision:</b> Approval with Conditions
<b>Date:</b> 15th December 2010
<b>Description:</b> Erection of a detached garage building with ancillary storage over.
<b>Reference - 2011/0611</b>
<b>Decision:</b> Approval with Conditions
<b>Date:</b> 14th March 2011
<b>Description:</b> Demolition of existing single storey garage and bootroom and the erection of two storey side, front and rear extensions, change of materials to the existing dwelling. Erection of a detached garage.

Planning records for: *The Old Rectory Wraxall Road Ditcheat Shepton Mallet Somerset BA4 6RE*

<b>Reference - 2024/2276/HSE</b>
<b>Decision:</b> Decided
<b>Date:</b> 20th December 2024
<b>Description:</b> Erection of lean-to log store to existing detached garage, detached gazebo, stone wall and associated works.

<b>Reference - 2012/1725</b>
<b>Decision:</b> Approval
<b>Date:</b> 09th July 2012
<b>Description:</b> Approval of matters reserved by conditions 3(materials) and 4(sample panel) of application no 2011/3080.

<b>Reference - 2012/2836</b>
<b>Decision:</b> Approval with Conditions
<b>Date:</b> 29th November 2012
<b>Description:</b> Demolition of existing dwelling and attached garage, and the erection of a replacement dwelling.

Planning records for: *Ringwell Lodge Wraxall Road Ditcheat Shepton Mallet Somerset BA4 6RE*

<b>Reference - 2018/0730/HSE</b>
<b>Decision:</b> Decided
<b>Date:</b> 15th March 2018
<b>Description:</b> Single storey rear extension

Planning records for: *Brancott House Wraxall Road Ditcheat Shepton Mallet BA4 6RE*

Reference - 2020/2270/HSE
<b>Decision:</b> Decided
<b>Date:</b> 06th November 2020
<b>Description:</b> Erection of single storey side extension on West elevation.

Reference - 2014/1903/CLP
<b>Decision:</b> Development is Lawful
<b>Date:</b> 23rd September 2014
<b>Description:</b> Application for lawful development certificate to replace clay double roman tiles on the roof with redstone double roman tiles.

Planning records for: *Green Tree Corner Wraxall Road Ditcheat Shepton Mallet BA4 6RE*

Reference - 2017/0350/FUL
<b>Decision:</b> Approval with Conditions
<b>Date:</b> 17th February 2017
<b>Description:</b> Erection of a single-storey, detached double garage and bike store.

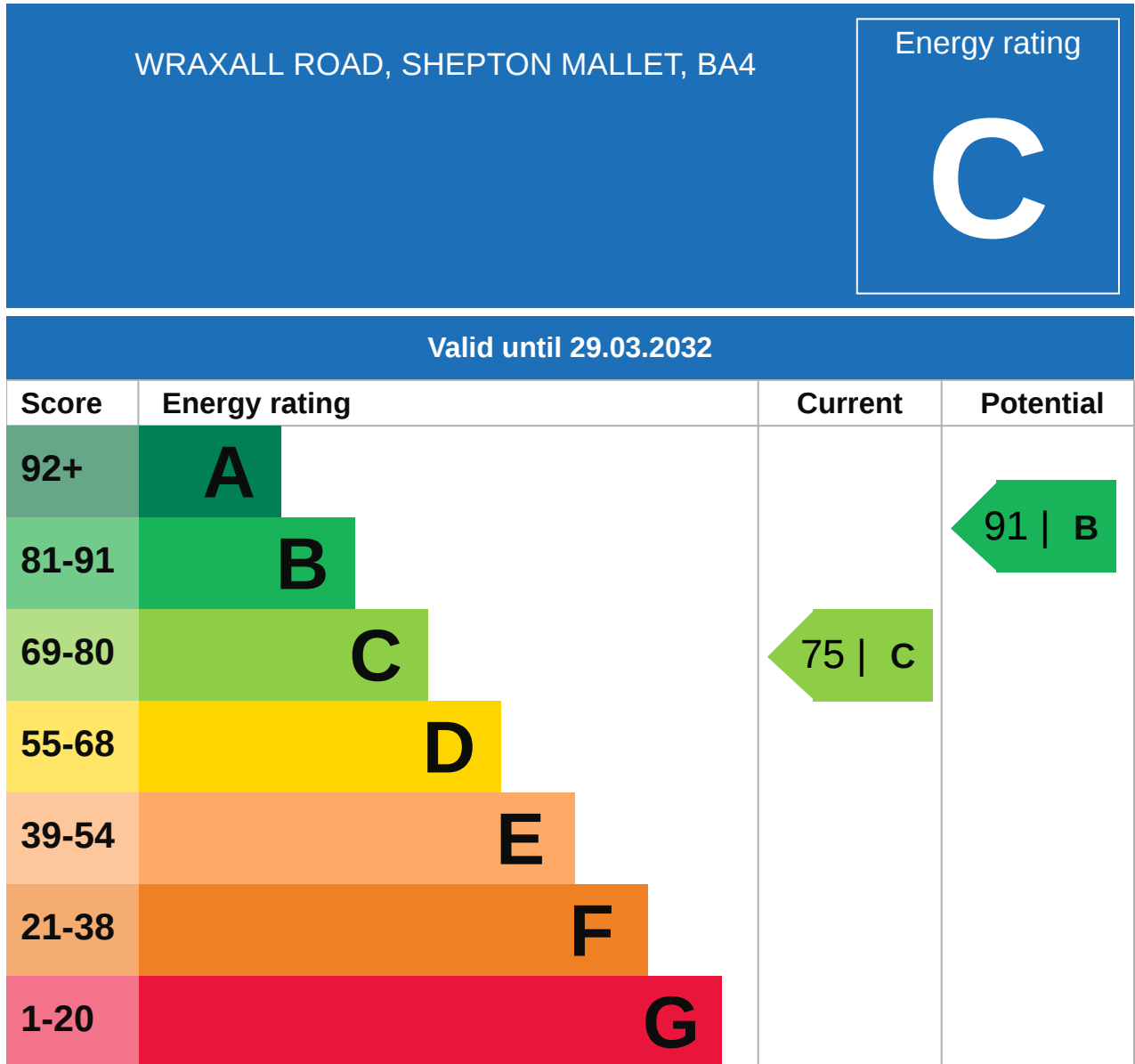
Reference - 2016/2581/REM
<b>Decision:</b> Approval with Conditions
<b>Date:</b> 04th October 2016
<b>Description:</b> Application for approval of reserved matters (appearance, landscaping, layout and scale to be determined) following outline approval 2014/1792/OTS for the erection of a single dwelling and associated works

Planning records for: *Green Tree Corner Wraxall Road Ditcheat Shepton Mallet Somerset BA4 6RE*

Reference - 2016/2032/REM	
<b>Decision:</b>	Withdrawn
<b>Date:</b>	18th August 2016
<b>Description:</b>	Application for approval of reserved matters following outline approval 2014/1792/OTS for the erection of a single dwelling and associated access (appearance, landscaping, layout and scale to be determined)

# Property EPC - Certificate

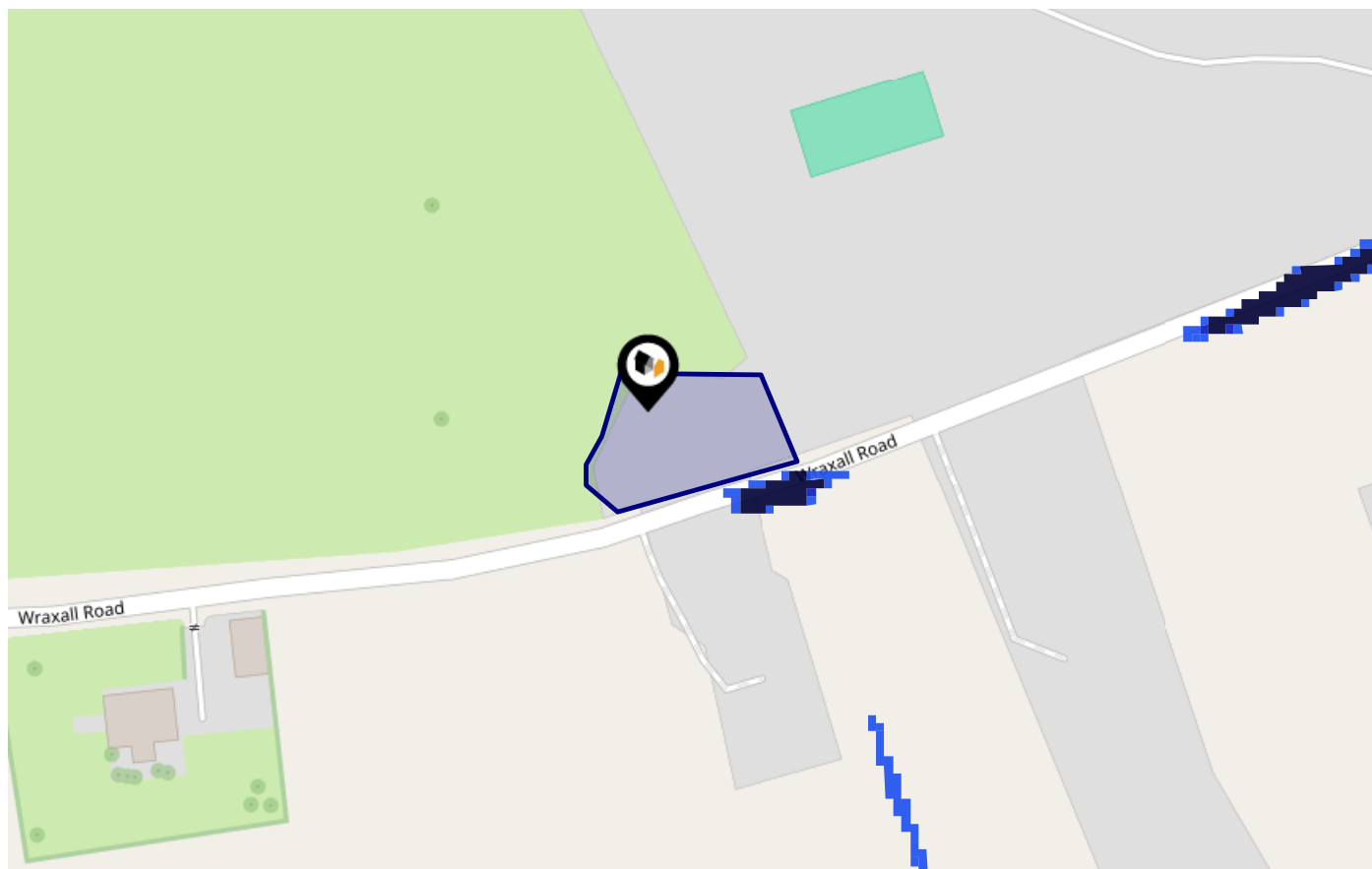
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AND  
TANNER



# 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.

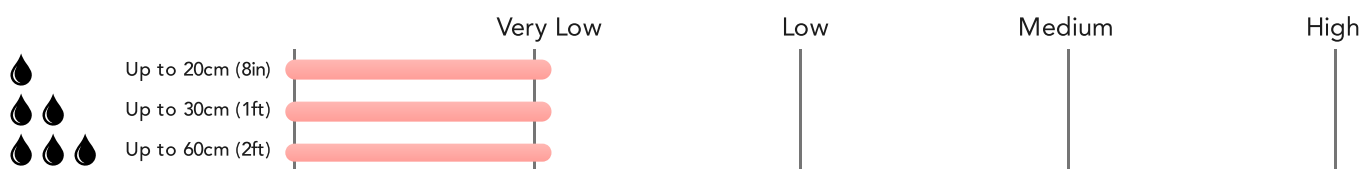


Risk Rating: Very low

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.

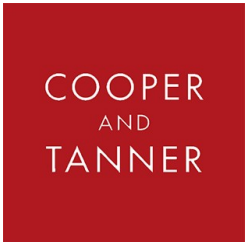
- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any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

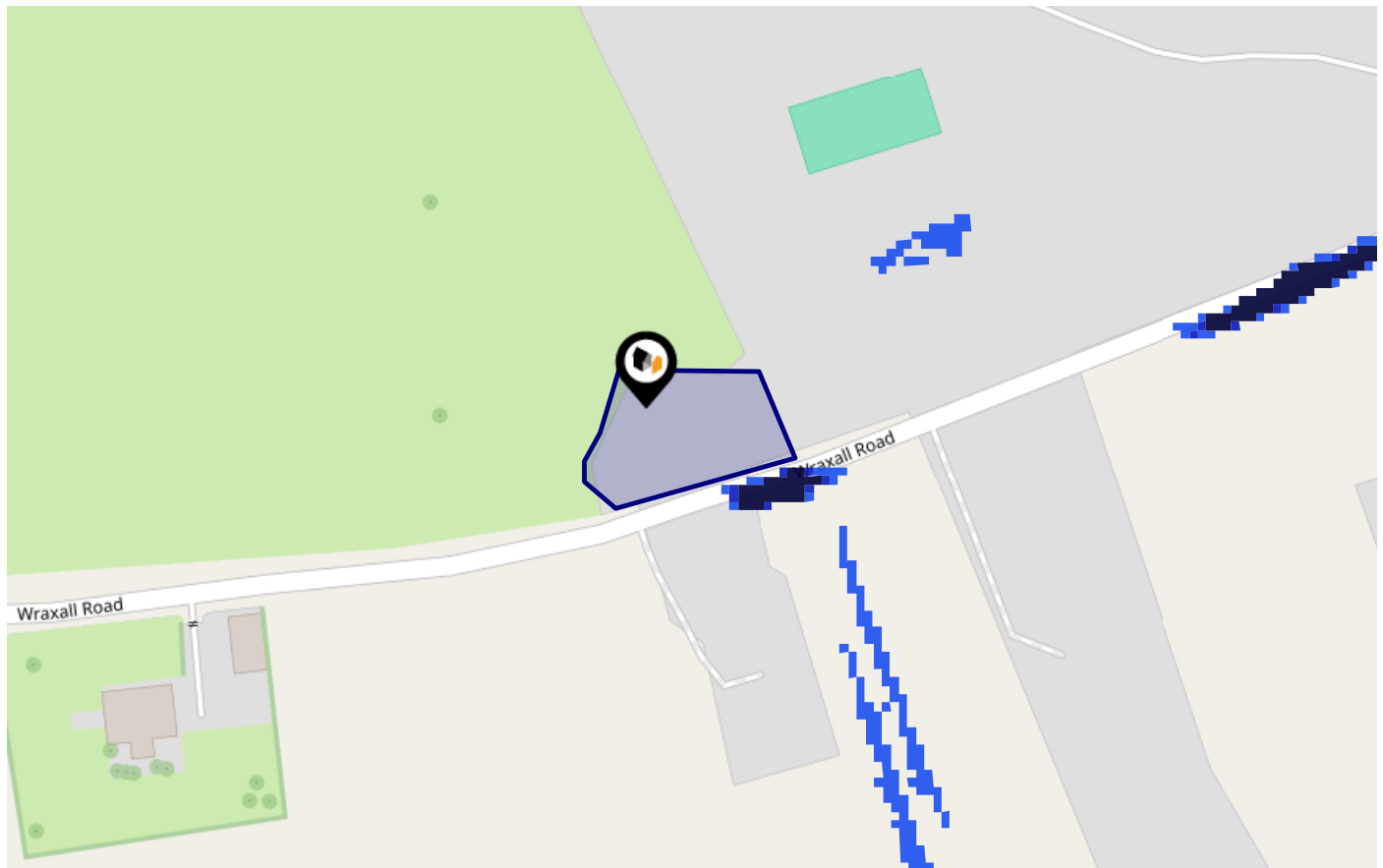


# Flood Risk

## 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.
- 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:

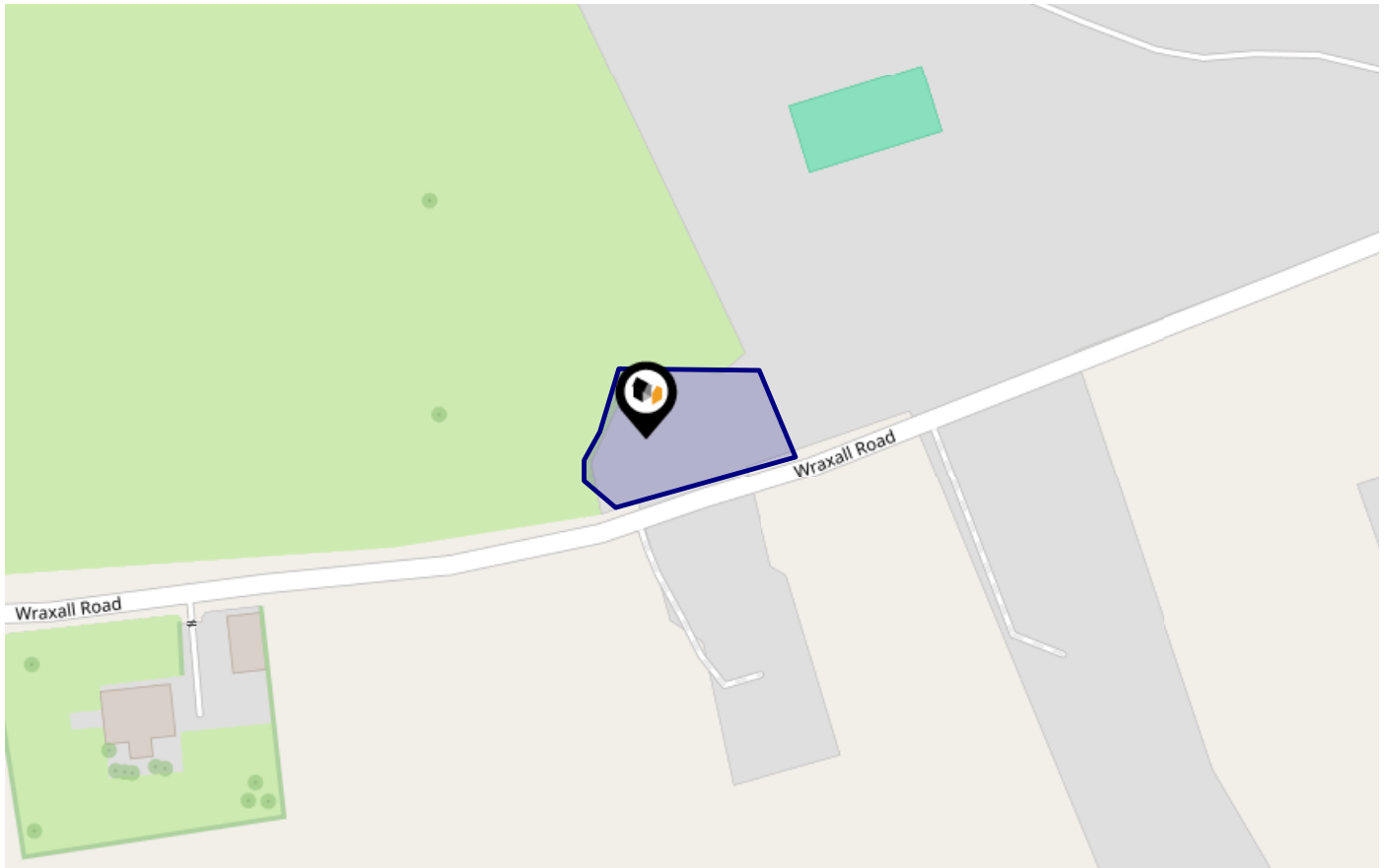


MIR - Material Info

# 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.
- **Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

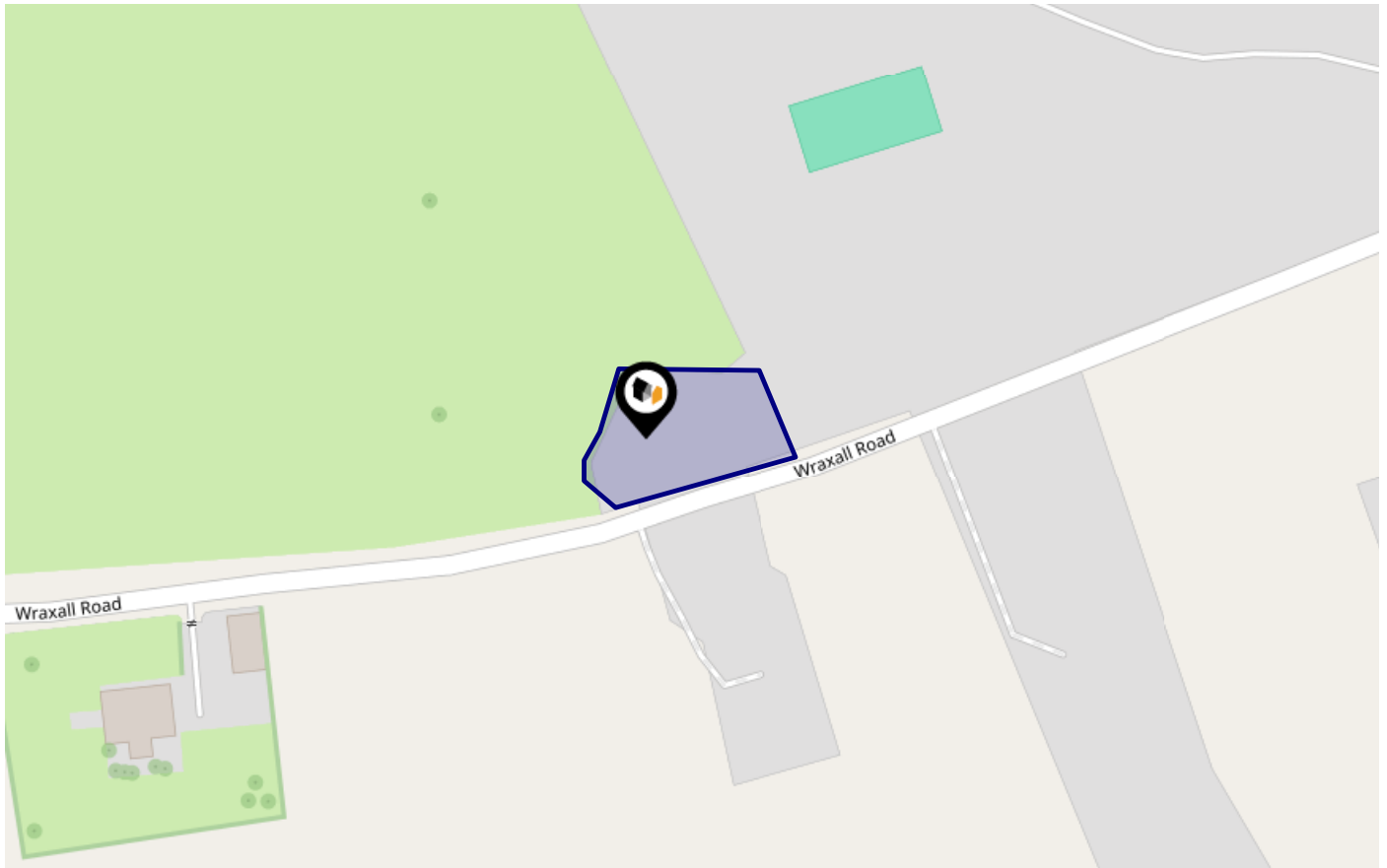
Chance of flooding to the following depths at this property:



# 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.

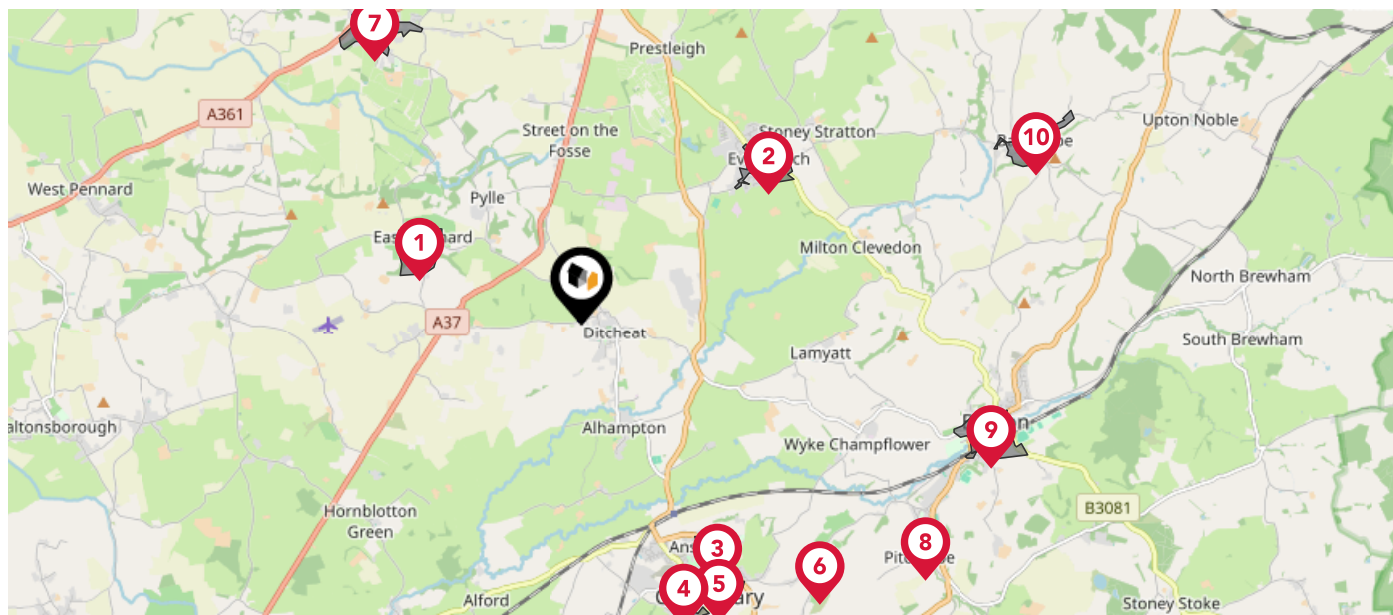
Chance of flooding to the following depths at this property:



# 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

East Pennard

2

Evercreech

3

Ansford

4

Higher Flax Mills

5

Castle Cary

6

Hadspen

7

Pilton

8

Pitcombe

9

Bruton

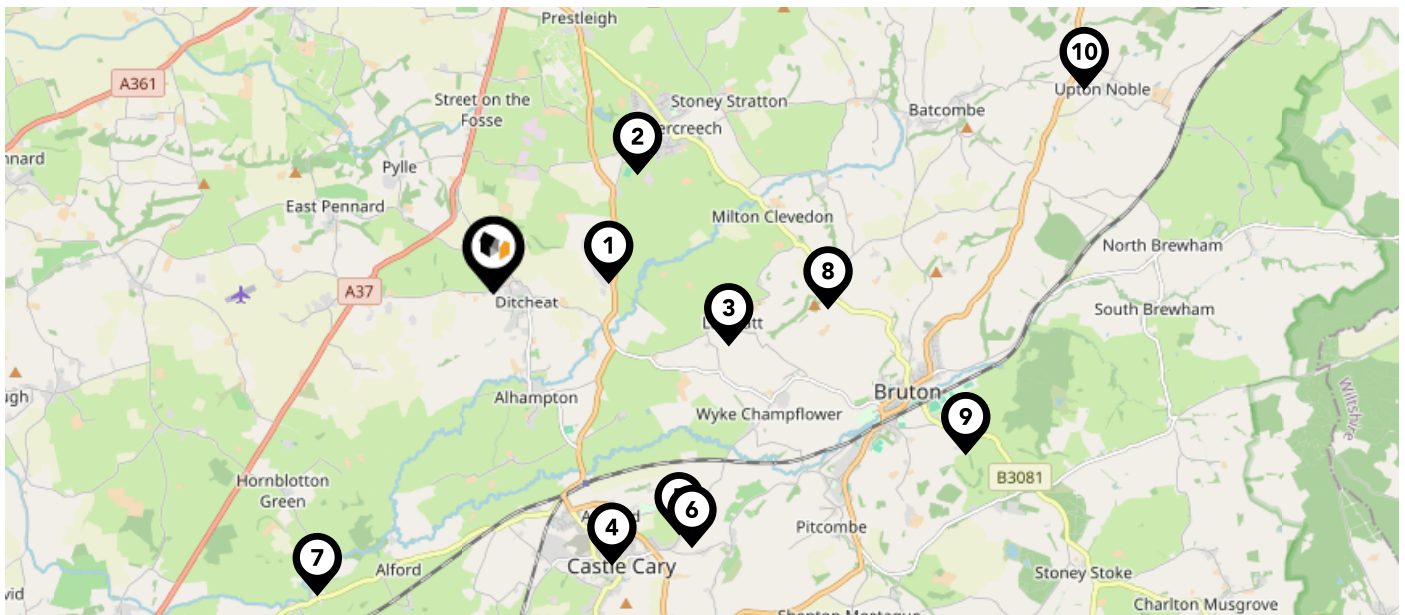
10

Batcombe

# Maps

## Landfill Sites

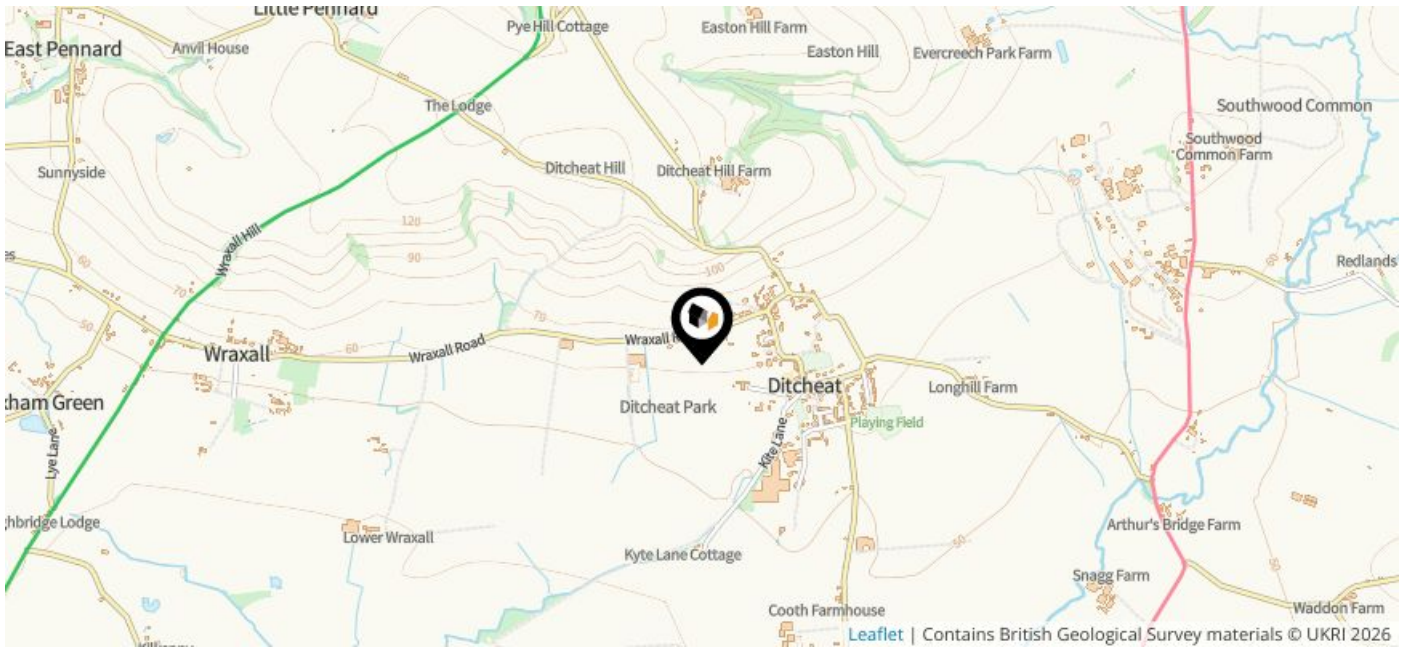
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



### Nearby Landfill Sites

<b>1</b>	No name provided by source	Active Landfill
<b>2</b>	The Old Quarry Landfill Site-Pecking Mill Road, Shepton Mallet, Evercreech, Somerset	Historic Landfill
<b>3</b>	Lambrook House-Lamyatt	Historic Landfill
<b>4</b>	Churchfields-Ansford	Historic Landfill
<b>5</b>	Combe Common-Ansford	Historic Landfill
<b>6</b>	Honeywick Hill-Castle Cary	Historic Landfill
<b>7</b>	Lovington Landfill-Lovington, Castle Cary, Somerset	Historic Landfill
<b>8</b>	Creech Mill-Milton Clevedon	Historic Landfill
<b>9</b>	Marydown Copse-Bruton	Historic Landfill
<b>10</b>	Bulls Lane-Upton Noble	Historic Landfill

This map displays nearby coal mine entrances and their classifications.



## Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

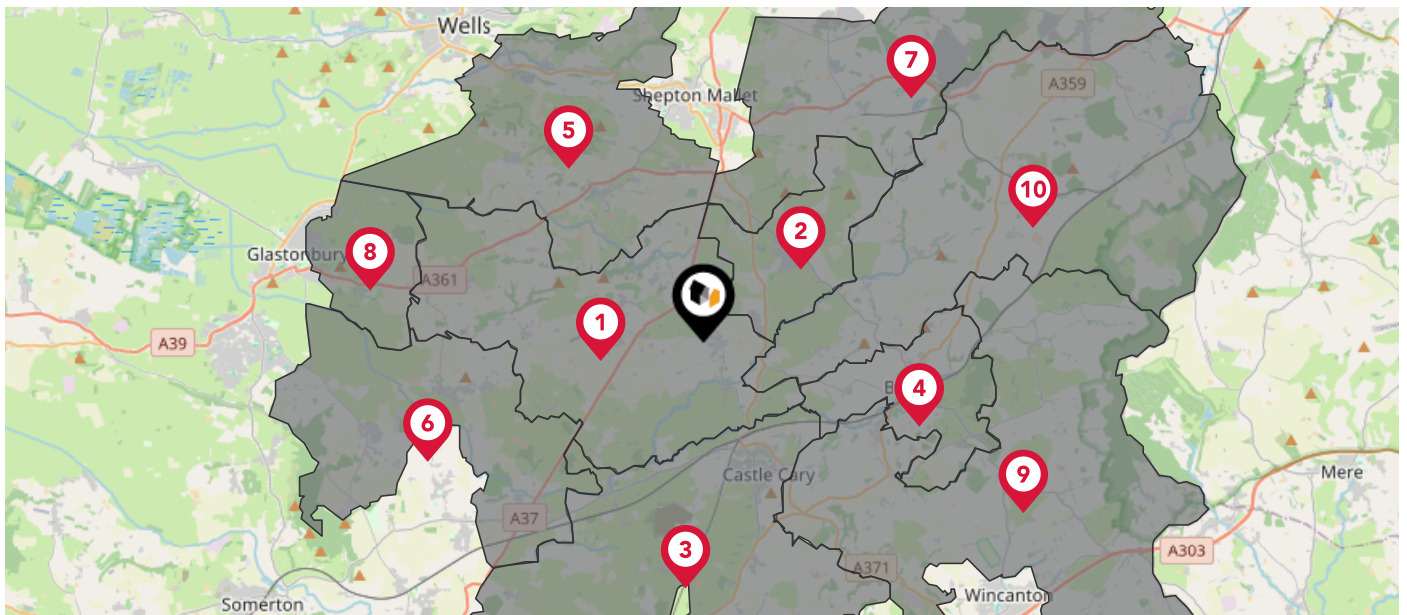
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

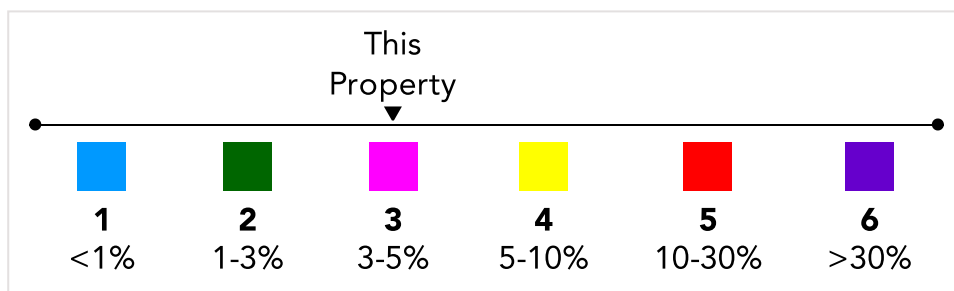
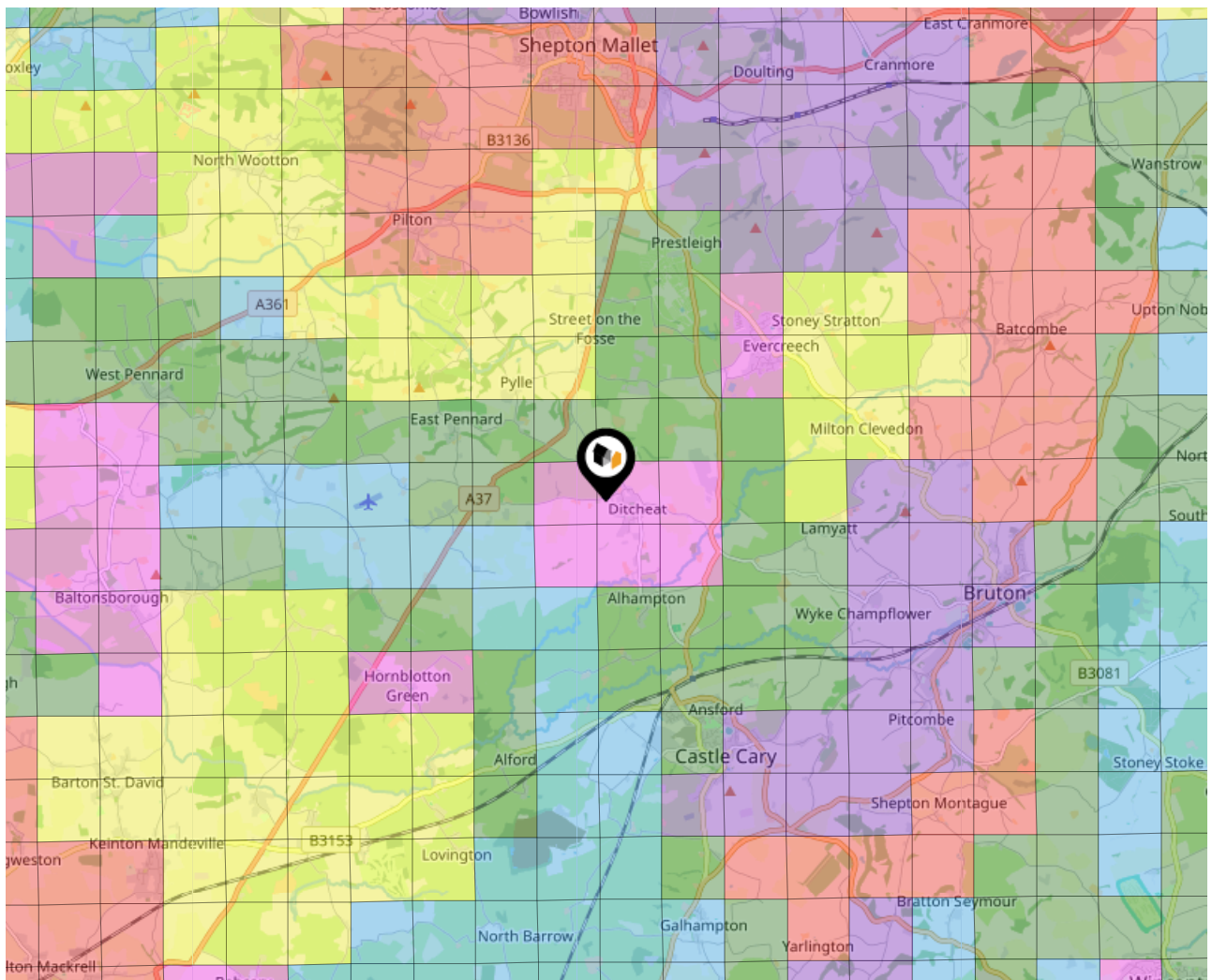


### Nearby Council Wards

-  The Pennards and Ditcheat Ward
-  Creech Ward
-  Cary Ward
-  Bruton Ward
-  Croscombe and Pilton Ward
-  Butleigh and Baltonsborough Ward
-  Cranmore, Doultling and Nunney Ward
-  Glastonbury St. Edmund's Ward
-  Tower Ward
-  Postlebury Ward

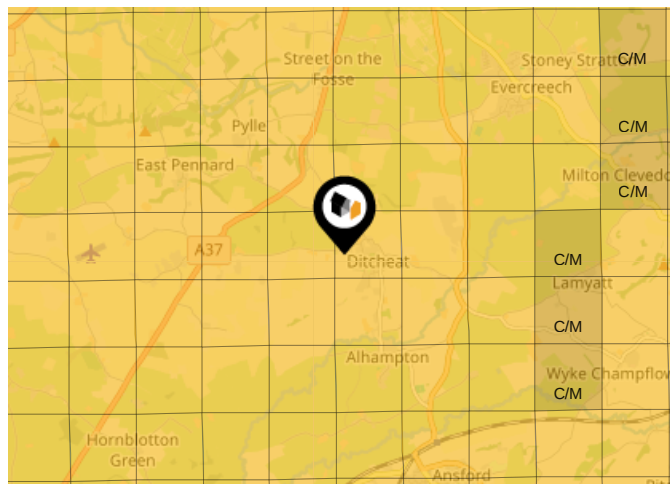
## What is Radon?

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/m<sup>3</sup>).



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

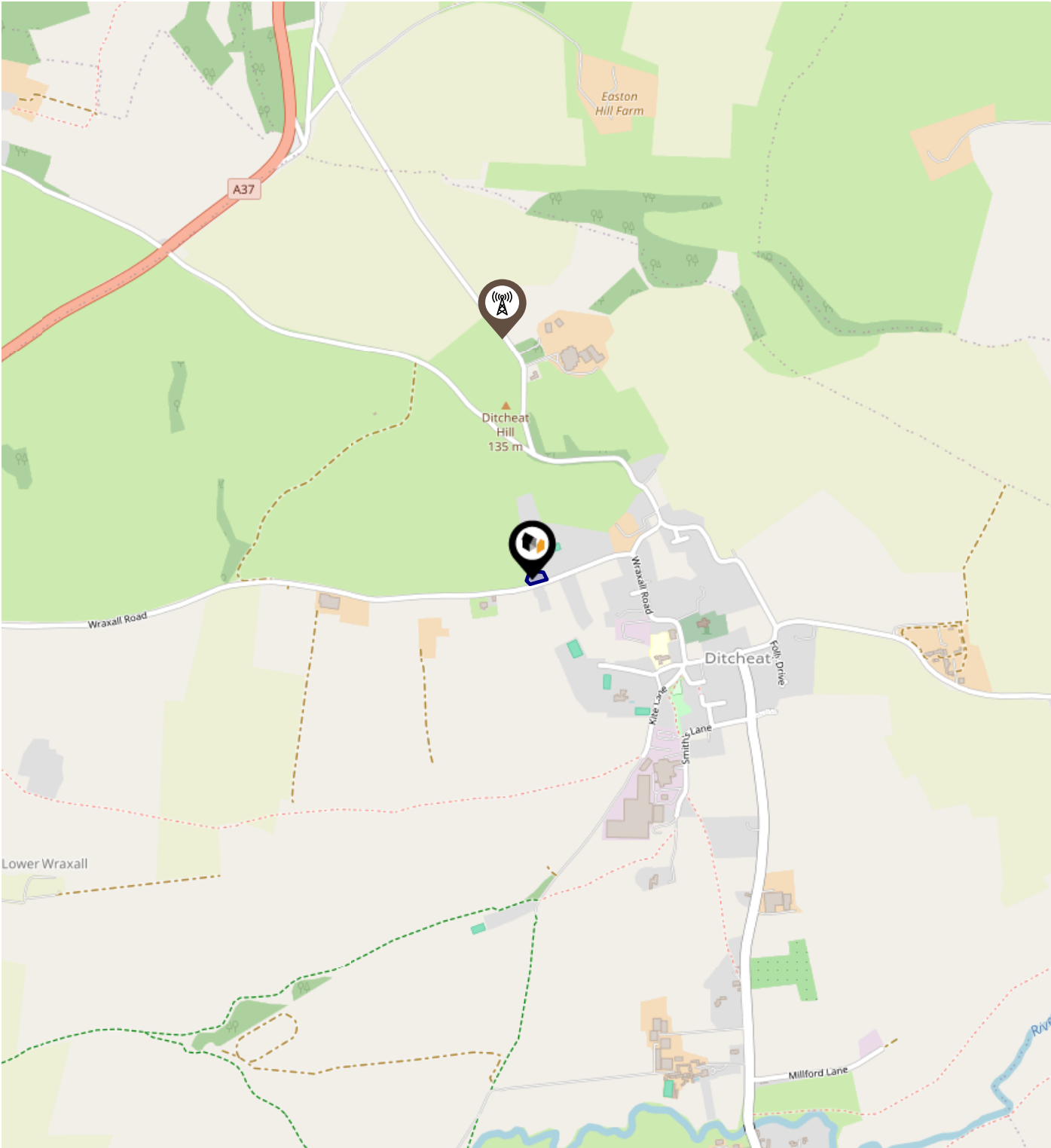
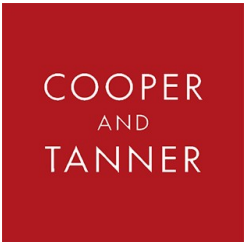
<b>Carbon Content:</b>	VARIABLE(HIGH)	<b>Soil Texture:</b>	CLAYEY LOAM TO SILTY
<b>Parent Material Grain:</b>	ARGILLACEOUS		LOAM
<b>Soil Group:</b>	HEAVY TO MEDIUM	<b>Soil Depth:</b>	DEEP





## 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



**Key:**

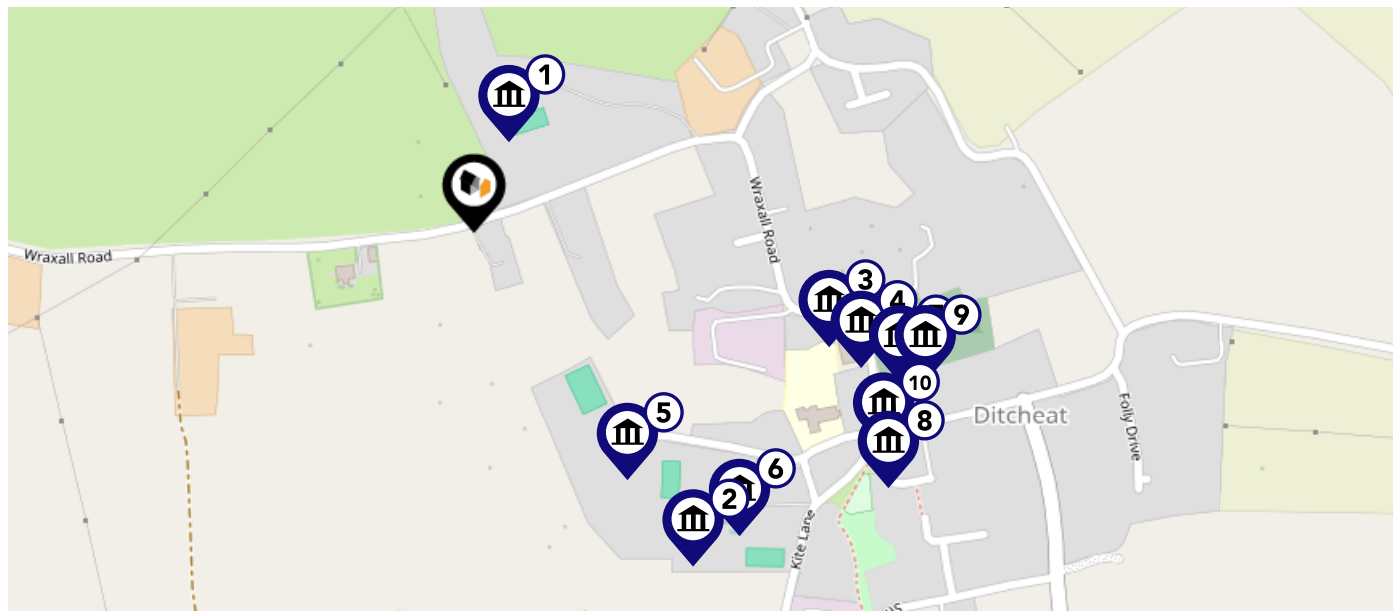
-  Power Pylons
-  Communication Masts











# Maps

## Listed Buildings

COOPER  
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TANNER

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
 1345189 - Ringwell House	Grade II	0.1 miles
 1275470 - The Priory	Grade II	0.2 miles
 1345169 - Manor Lodge	Grade II	0.2 miles
 1432193 - Ditchheat War Memorial	Grade II	0.2 miles
 1058506 - Principal Barn In Farmyard At Abbey Farm	Grade II	0.2 miles
 1058546 - Granary In Grounds At The Rear Of The Priory	Grade II	0.2 miles
 1275505 - Churchyard Cross In Churchyard, Church Of St Mary Magdalene	Grade II	0.3 miles
 1217355 - Post Office	Grade II	0.3 miles
 1058542 - Monument To Jennings Family In Churchyard, 3 Metres South East Of Porch Of Church Of St Mary Magdalene	Grade II	0.3 miles
 1217347 - Manor House Inn	Grade II	0.3 miles

## 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**

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**Other**

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## Electricity Supply

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## Gas Supply

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## Central Heating

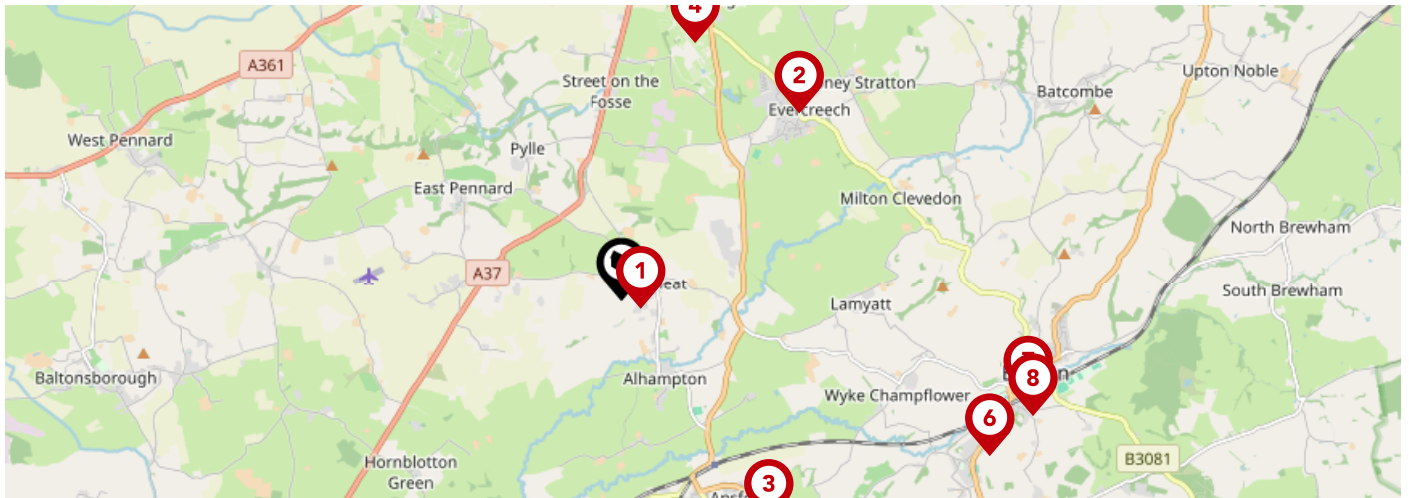
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## Water Supply

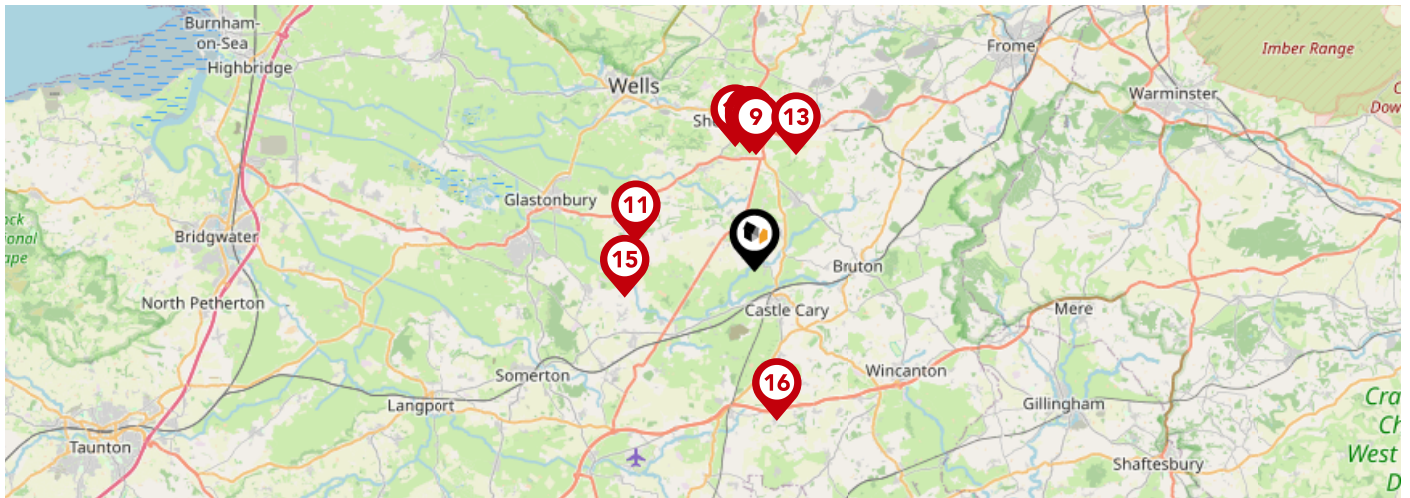
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## Drainage

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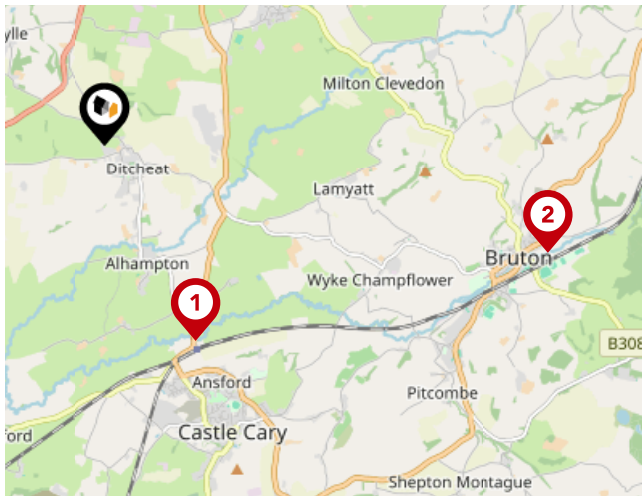


		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Ditcheat Primary School</b> Ofsted Rating: Good   Pupils: 91   Distance:0.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Evercreech Church of England Primary School</b> Ofsted Rating: Good   Pupils: 181   Distance:2.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Ansford Academy</b> Ofsted Rating: Requires improvement   Pupils: 543   Distance:2.47	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>The Mendip School</b> Ofsted Rating: Good   Pupils: 164   Distance:2.5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Castle Cary Community Primary School</b> Ofsted Rating: Requires improvement   Pupils: 205   Distance:2.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Sexey's School</b> Ofsted Rating: Good   Pupils: 685   Distance:3.73	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Bruton Primary School</b> Ofsted Rating: Good   Pupils: 252   Distance:3.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>King's Bruton</b> Ofsted Rating: Not Rated   Pupils: 355   Distance:3.97	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



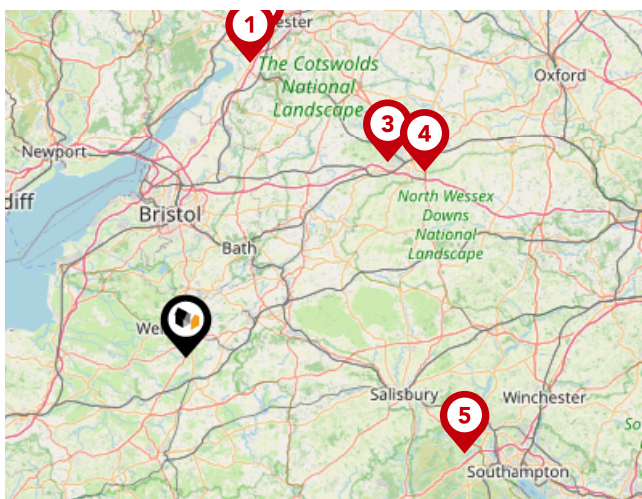
		Nursery	Primary	Secondary	College	Private
	<b>Whitstone</b> Ofsted Rating: Good   Pupils: 584   Distance:4.33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Paul's Church of England VC Junior School</b> Ofsted Rating: Good   Pupils: 322   Distance:4.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>West Pennard Church of England Primary School</b> Ofsted Rating: Outstanding   Pupils: 219   Distance:4.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Shepton Mallet Community Infants' School &amp; Nursery</b> Ofsted Rating: Good   Pupils: 220   Distance:4.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Aldhelms Church School</b> Ofsted Rating: Requires improvement   Pupils: 173   Distance:4.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bowlsh Infant School</b> Ofsted Rating: Good   Pupils: 107   Distance:4.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Baltonsborough Church of England Voluntary Controlled Primary School</b> Ofsted Rating: Requires improvement   Pupils: 88   Distance:4.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>North Cadbury Church of England Primary School</b> Ofsted Rating: Good   Pupils: 75   Distance:5.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



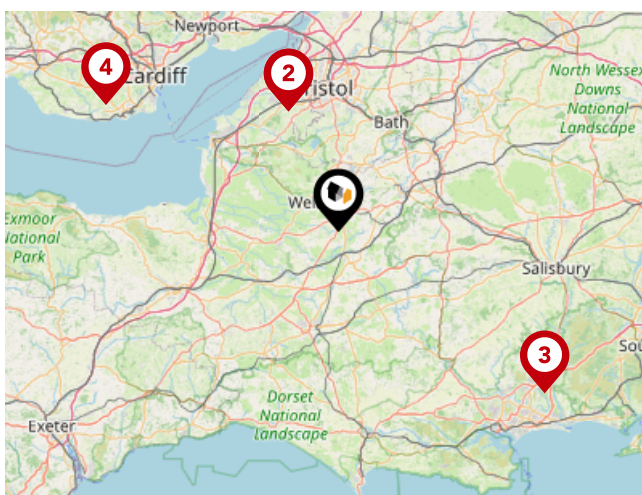
## National Rail Stations

Pin	Name	Distance
1	Castle Cary Rail Station	2.01 miles
2	Bruton Rail Station	4.25 miles
3	Templecombe Rail Station	10.18 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J13	44.79 miles
2	M5 J12	47.79 miles
3	M4 J16	41.55 miles
4	M4 J15	44.89 miles
5	M27 J1	43.83 miles

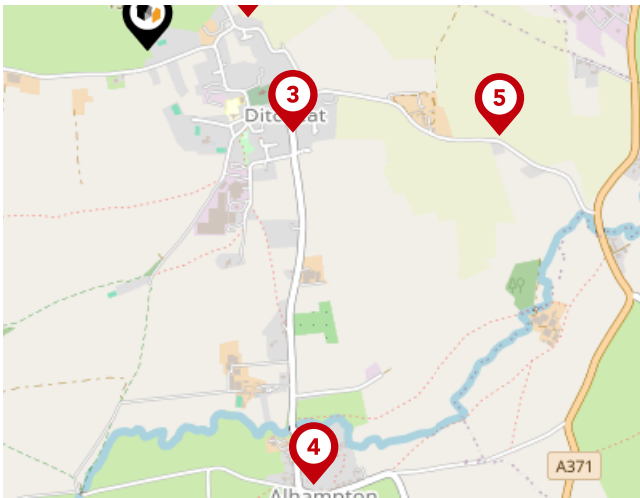


## Airports/Helipads

Pin	Name	Distance
1	Bristol Airport	19.44 miles
2	Felton	19.45 miles
3	Bournemouth International Airport	39.2 miles
4	Cardiff Airport	39.29 miles

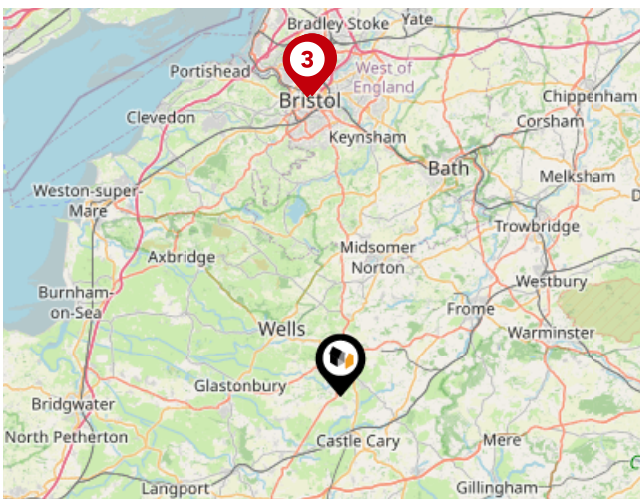
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Manor Farm	0.22 miles
2	Longmans Lea	0.25 miles
3	Bus Shelter	0.39 miles
4	Bus Shelter	1.08 miles
5	Brookfield	0.84 miles



### Ferry Terminals

Pin	Name	Distance
1	Bathurst Basin Ferry Landing	22.41 miles
2	The Ostrich	22.4 miles
3	Wapping Wharf	22.36 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

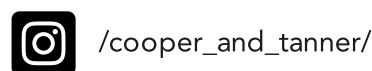


Our experience with the lettings team at Cooper and Tanner was fantastic. We dealt with Lauren mainly, who was always happy to take our questions to the landlords and came back promptly with the answers for us. She was always polite and professional when we met her for viewings and has been a pleasure 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.



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**Important - Please read**

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# 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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