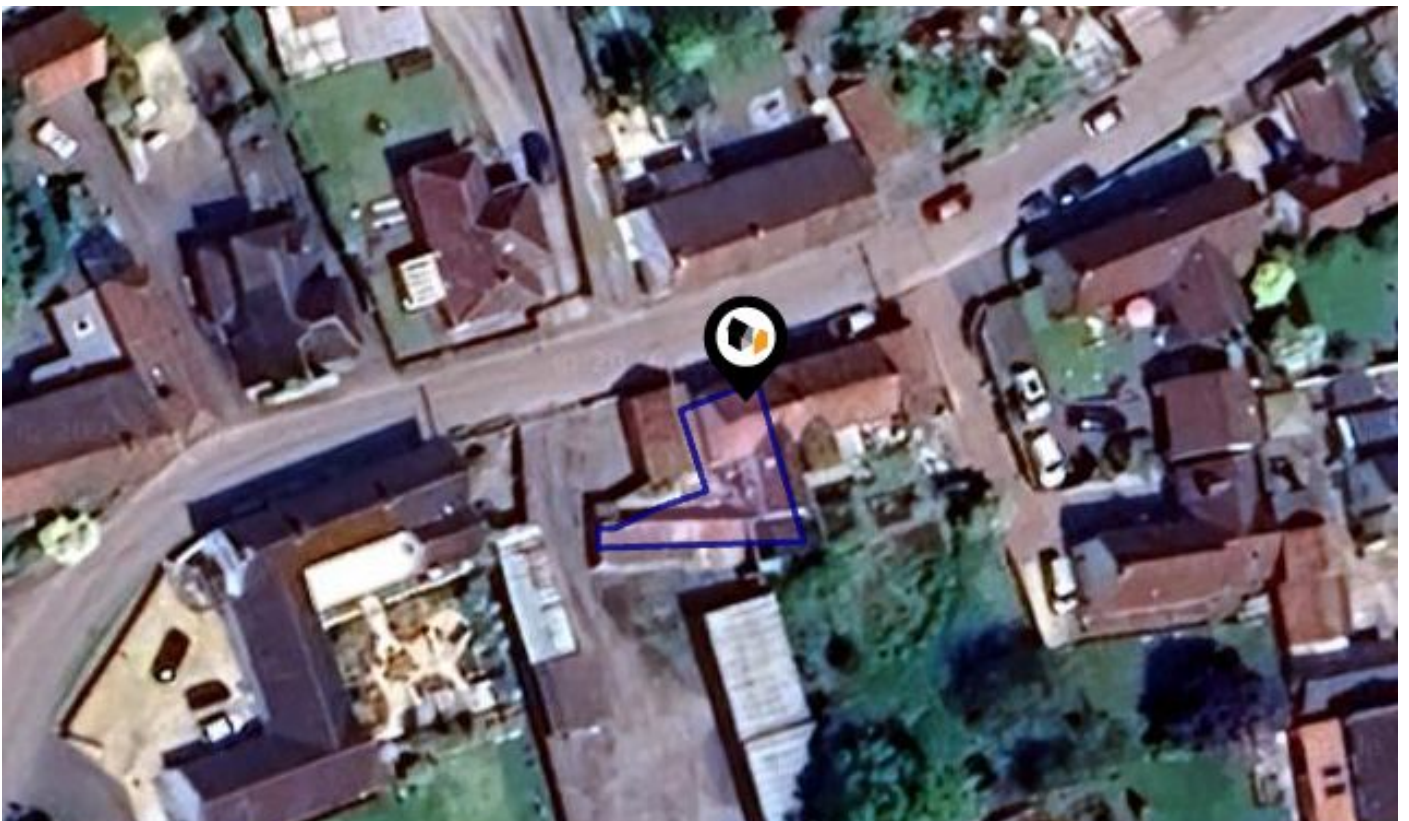




# MIR: Material Info

The Material Information Affecting this Property  
**Monday 08th June 2026**



**SHAPWICK ROAD, WESTHAY, GLASTONBURY, BA6**

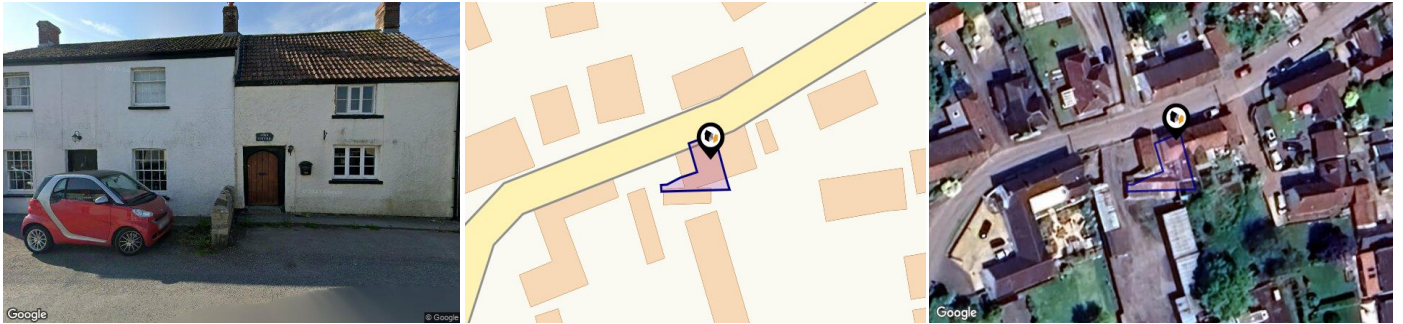
## Cooper and Tanner

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



# Property Overview

COOPER AND TANNER



## Property

<b>Type:</b>	Semi-Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	2		
<b>Floor Area:</b>	925 ft <sup>2</sup> / 86 m <sup>2</sup>		
<b>Plot Area:</b>	0.03 acres		
<b>Year Built :</b>	Before 1900		
<b>Council Tax :</b>	Band B		
<b>Annual Estimate:</b>	£1,992		
<b>Title Number:</b>	ST91827		

## 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>6</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s

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



### Satellite/Fibre TV Availability:



# Planning History

## This Address

COOPER  
AND  
TANNER

Planning records for: *Shapwick Road, Westhay, Glastonbury, BA6*

<b>Reference - 2014/0508/HSE</b>
<b>Decision:</b> Approval with Conditions
<b>Date:</b> 07th April 2014
<b>Description:</b> Construction of first floor over existing single storey rear extension.

Planning records for: *11 Shapwick Road Westhay Glastonbury Somerset BA6 9TU*

<b>Reference - 2021/0988/FUL</b>
<b>Decision:</b> Registered
<b>Date:</b> 04th May 2021
<b>Description:</b> Erection of two detached dwellings and garages - (Resubmission of previous approval 2016/3189/FUL)
<b>Reference - 2016/3189/FUL</b>
<b>Decision:</b> Approval with Conditions
<b>Date:</b> 05th January 2017
<b>Description:</b> Erection of two detached dwellings and garages.
<b>Reference - 2021/0319/VRC</b>
<b>Decision:</b> Registered
<b>Date:</b> 11th February 2021
<b>Description:</b> Application to vary condition 2 (drawings) of planning permission 2016/3189/FUL to offer reduced scale, size (footprint), and massing, and orientation relates better to the site.
<b>Reference - 2013/1030</b>
<b>Decision:</b> Approval with Conditions
<b>Date:</b> 16th May 2013
<b>Description:</b> Erection of two detached dwellings and garages (as amended by plans received 17th December 2013)

Planning records for: *7 Shapwick Road Westhay Glastonbury Somerset BA6 9TU*

Reference - 2019/1478/OTS	
Decision:	Registered
Date:	14th June 2019
Description:	Application for Outline Planning Permission with some matters reserved for the Erection of 2no two bed dwellings.

Planning records for: *Morningside Shapwick Road Westhay Glastonbury Somerset BA6 9TU*

Reference - 2025/2111/HSE	
Decision:	Decided
Date:	21st November 2025
Description:	Installation of air source heat pump

Planning records for: *Holly House 26 Shapwick Road Westhay Glastonbury Somerset BA6 9TU*

Reference - 2019/1421/HSE	
Decision:	Decided
Date:	28th May 2019
Description:	Demolish existing garage and erect a 2no. storey side extension, replace existing porch and associated works.

Planning records for: *Shalders Farm Shapwick Road Westhay Glastonbury Somerset BA6 9TU*

Reference - 2021/1321/AGE	
Decision:	Decided
Date:	08th June 2021
Description:	Resurfacing existing hardcore farmyard area with 150mm of reinforced concrete. Why necessary for agriculture: The yard is within the existing farmstead and adjoins the farm buildings, acting as an access point for farm machinery. It is proposed to upgrade the surface of the yard to concrete to avoid rutting and improve access for vehicles. This in turn will also improve water quality and stop leaching. Why designed for agriculture: It has been designed to meet the requirements of the holding and help improve the efficiency of the holding. It will also reduce the amount of dirty water produced.

Planning records for: *Merryfield Shapwick Road Westhay Glastonbury Somerset BA6 9TU*

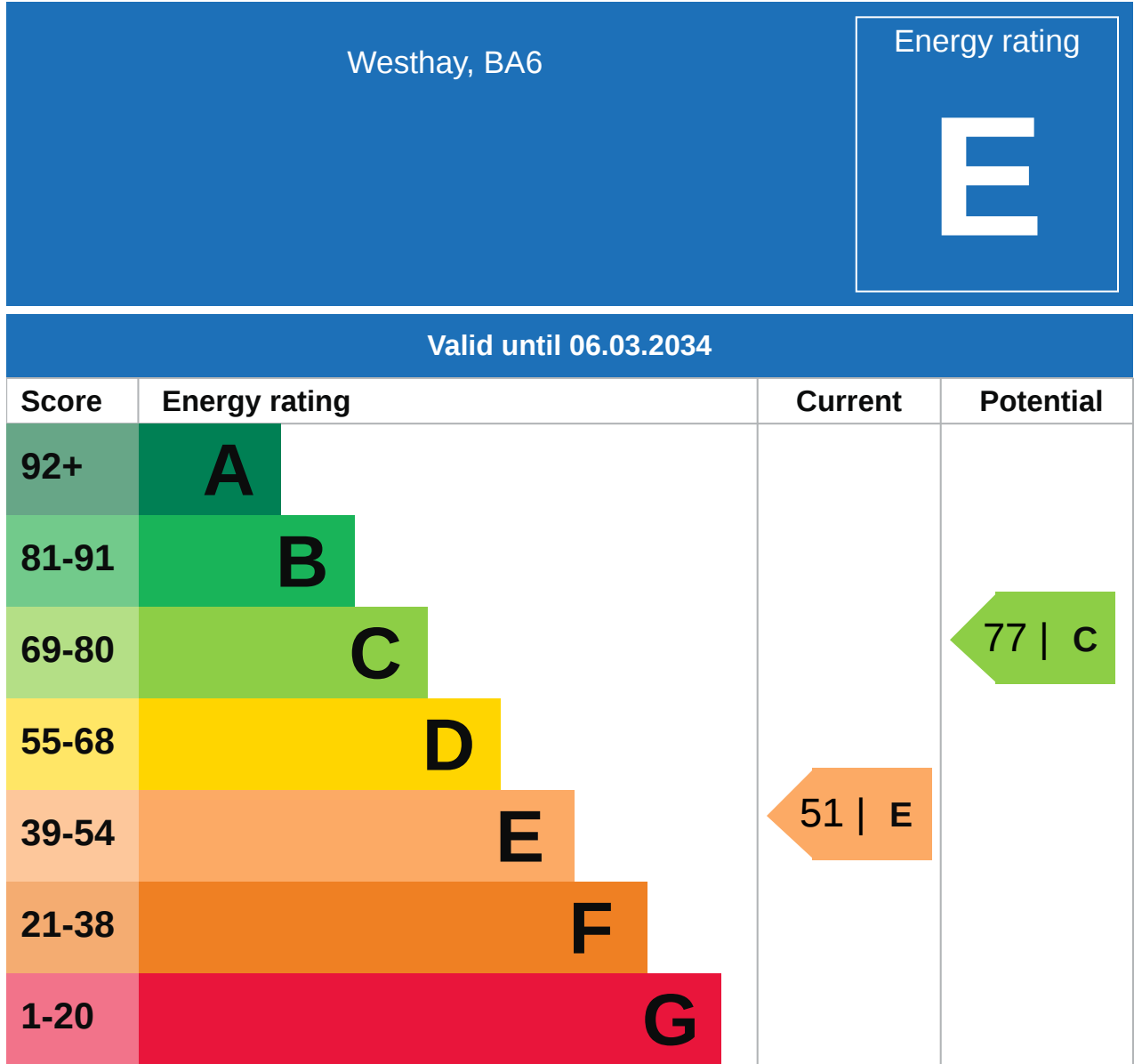
<b>Reference - 059127/008</b>
<b>Decision:</b> Approval with Conditions
<b>Date:</b> 26th August 2004
<b>Description:</b> Variation of conditions 02 & 11 to consent 059127/006 - to restrict occupancy of the dwellings until the means of access has been implemented; and ensure that no dwelling shall be occupied until such time as the existing dwelling, Merryfield, has been demolished and removed from the site, which would then enable the construction to be commenced (DEL).
<b>Reference - 2013/0871</b>
<b>Decision:</b> Approval
<b>Date:</b> 15th April 2013
<b>Description:</b> Approval of details reserved by condition for planning application 2012/2650 condition 5 concerning materials.
<b>Reference - 2023/1442/AGE</b>
<b>Decision:</b> Decided
<b>Date:</b> 31st July 2023
<b>Description:</b> Prior notification of agricultural development: Resurfacing existing concrete farmyard area with 150mm of reinforced concrete.
<b>Reference - 2012/2650</b>
<b>Decision:</b> Approval with Conditions
<b>Date:</b> 14th November 2012
<b>Description:</b> Demolition of existing farmhouse, erection of replacement dwelling and proposed new dwelling.

Planning records for: *Merryfield Shapwick Road Westhay Glastonbury Somerset BA6 9TU*

<b>Reference - 059127/006</b>	
<b>Decision:</b>	Approval with Conditions
<b>Date:</b>	13th May 2004
<b>Description:</b>	Erection of 6 dwellings (CAT B)

# Property EPC - Certificate

COOPER  
AND  
TANNER



# Property

## EPC - Additional Data

COOPER  
AND  
TANNER

### Additional EPC Data

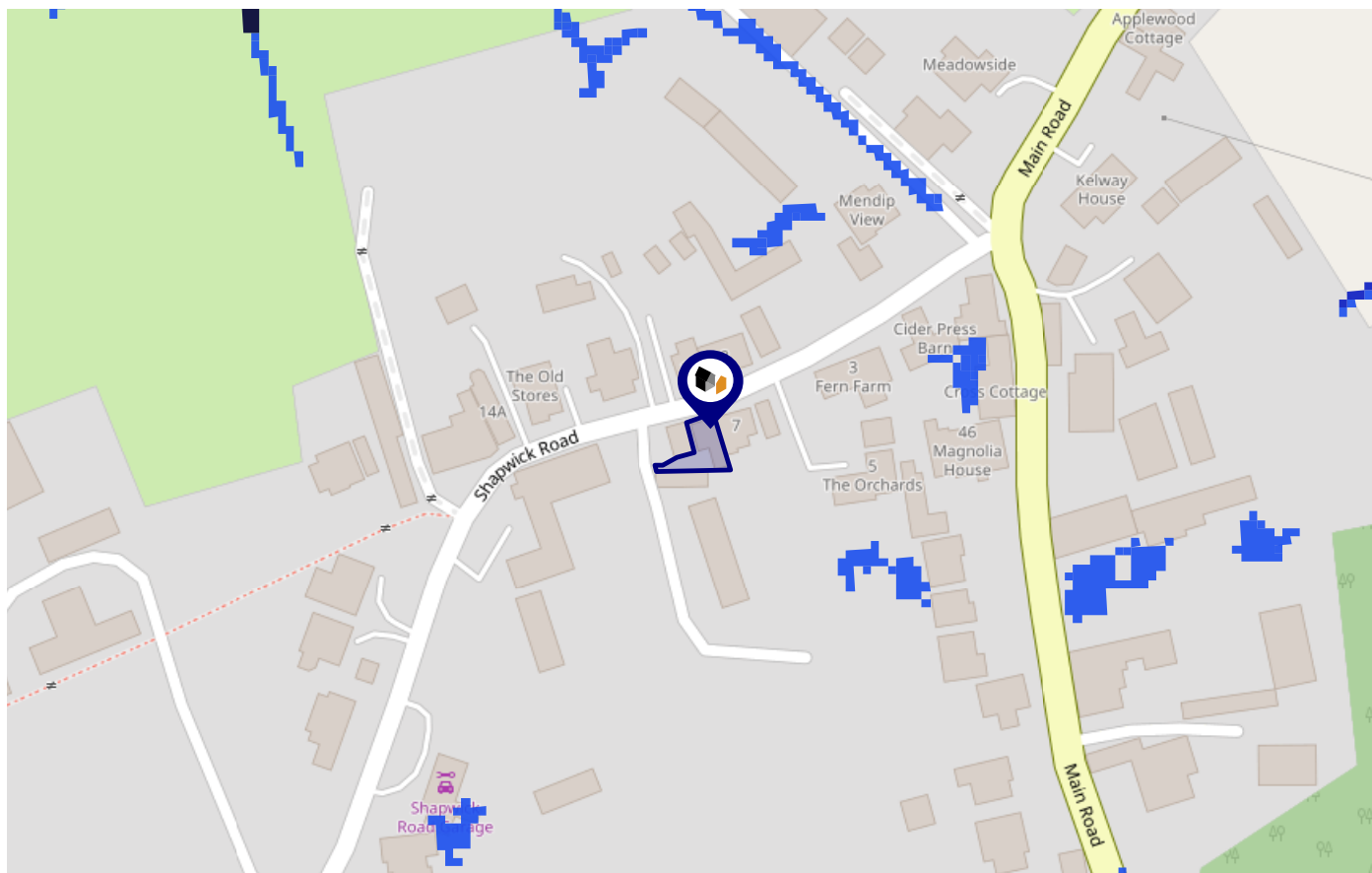
<b>Property Type:</b>	House
<b>Build Form:</b>	End-Terrace
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Oil (not community)
<b>Main Gas:</b>	No
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Granite or whinstone, as built, no insulation (assumed)
<b>Walls Energy:</b>	Poor
<b>Roof:</b>	Pitched, 200 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, oil
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Average
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	86 m <sup>2</sup>

# 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.

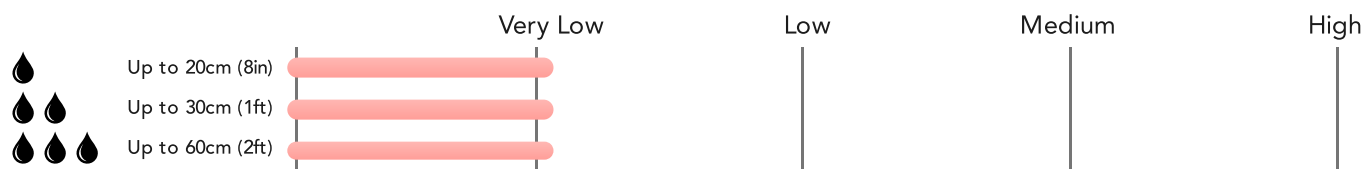


Risk Rating: Very low

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.

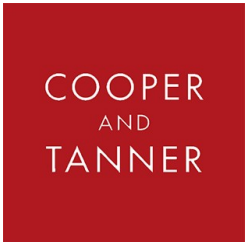
- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any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

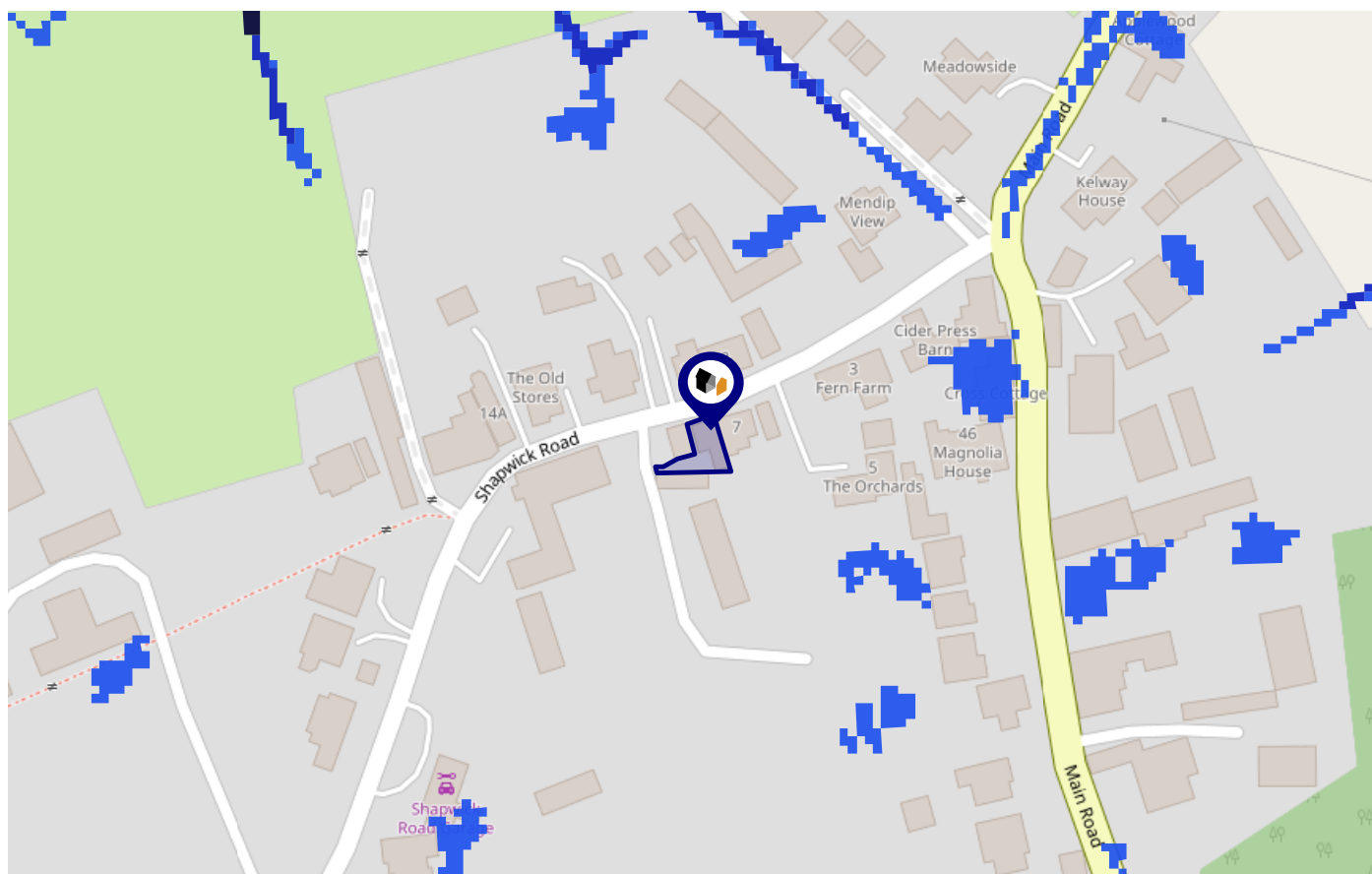


# Flood Risk

## 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.

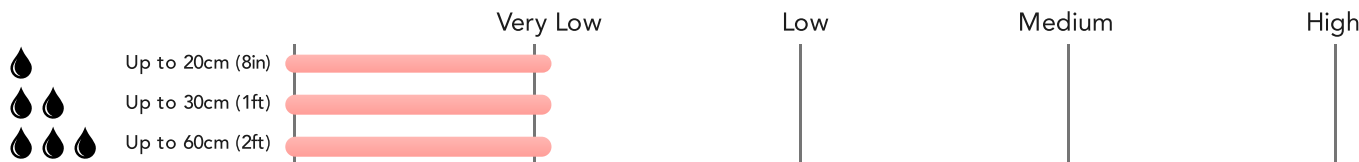


Risk Rating: Very low

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:

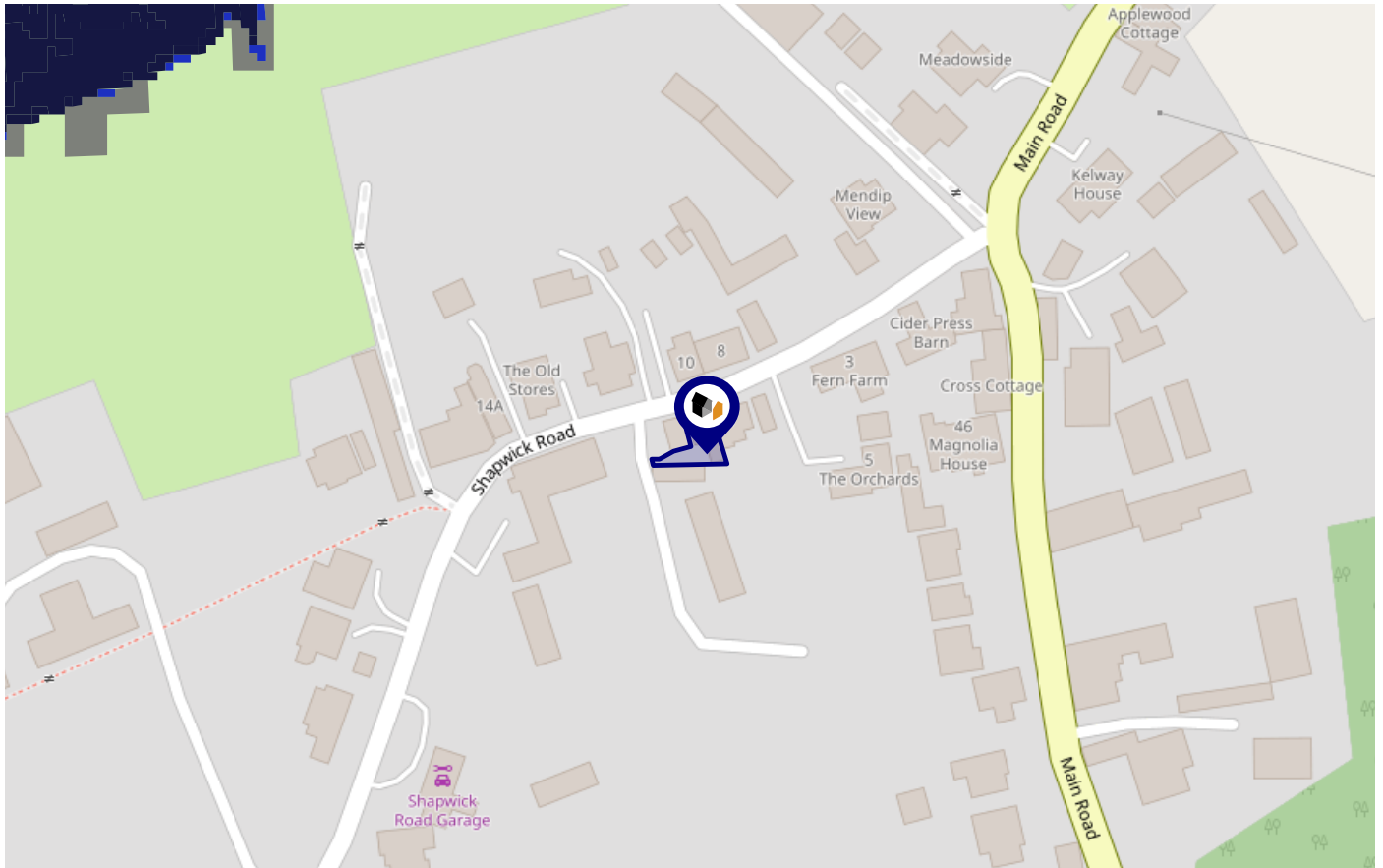


MIR - Material Info

# 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.

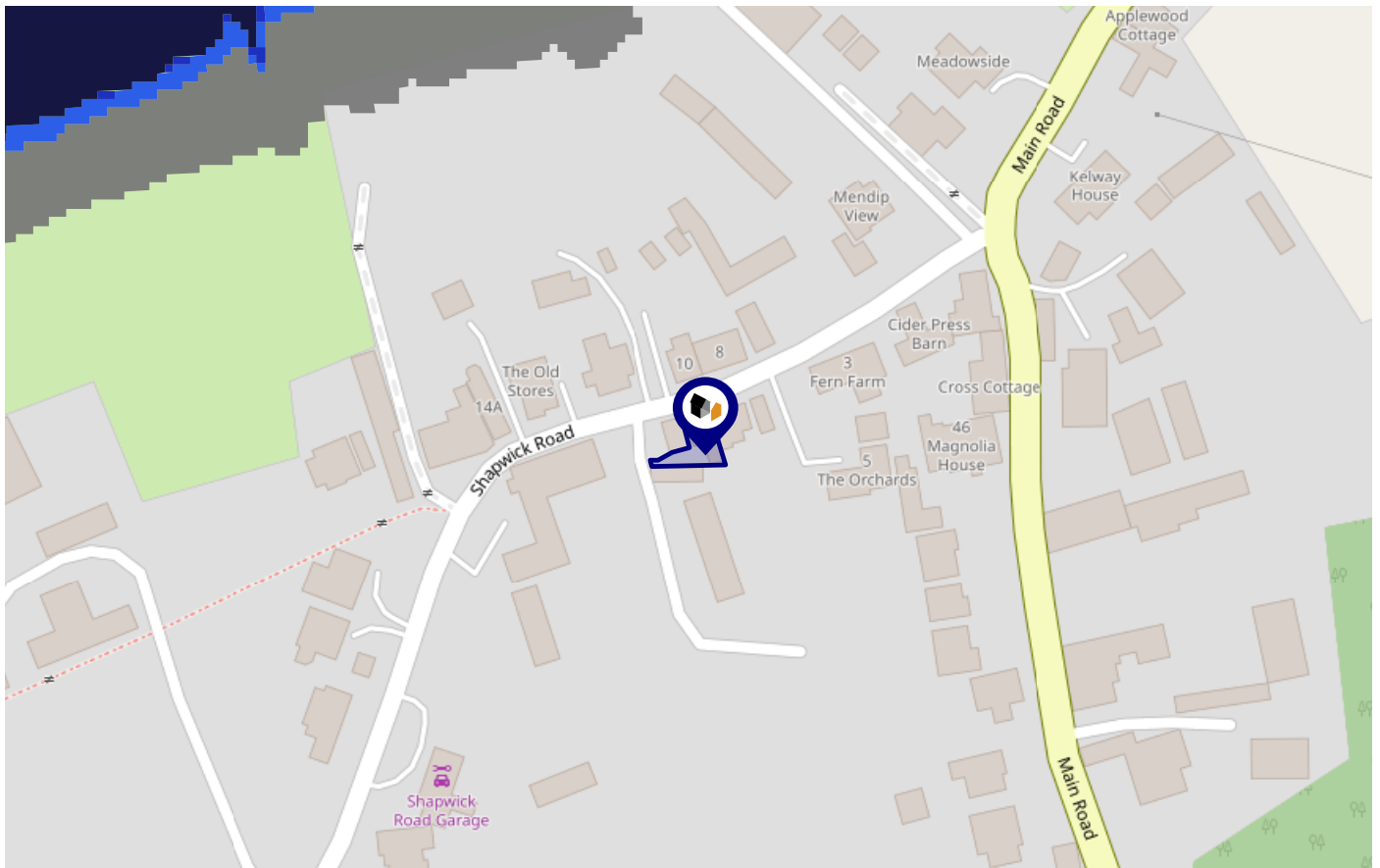
Chance of flooding to the following depths at this property:



# 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:



MIR - Material Info

# 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



Shapwick



Glastonbury

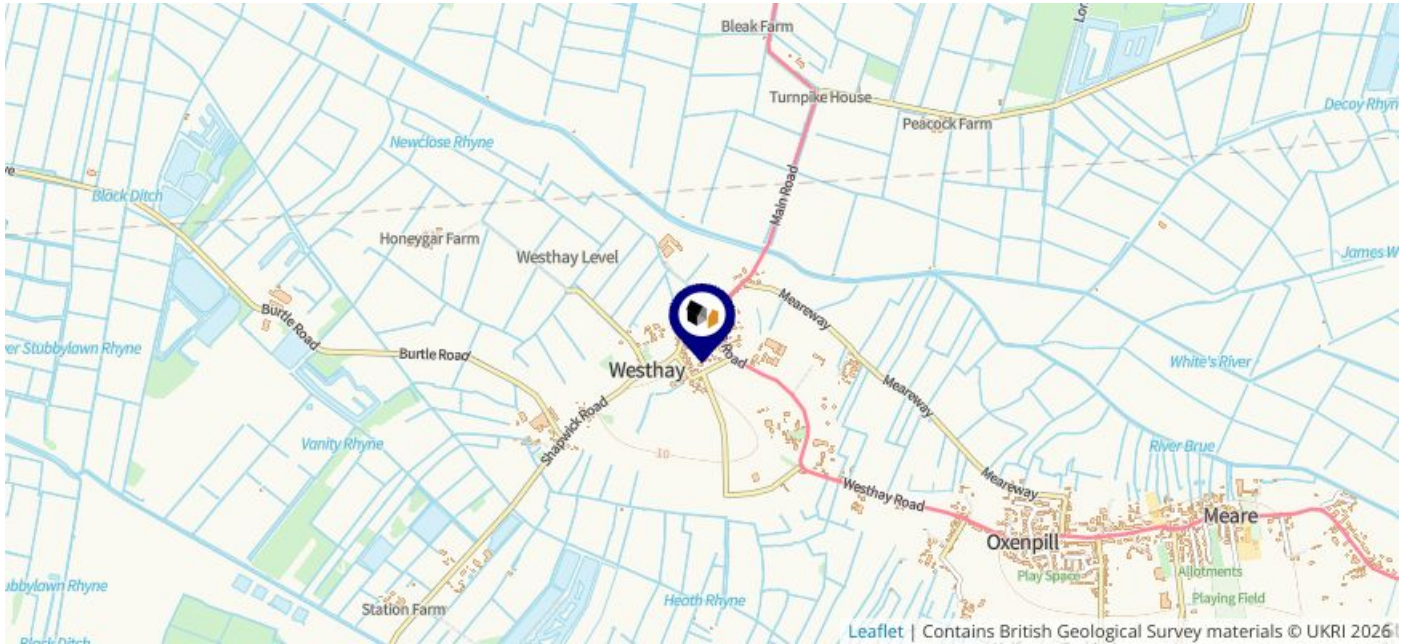
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



### Nearby Landfill Sites

<b>1</b>	Westhay - Burtle Road-Burtle, Bridgwater, Somerset	Historic Landfill <input type="checkbox"/>
<b>2</b>	Ashcott Road-Meare, Glastonbury, Somerset	Historic Landfill <input type="checkbox"/>
<b>3</b>	Ashcott Corner-Meare, Somerset	Historic Landfill <input type="checkbox"/>
<b>4</b>	Ashcott Road Landfill Site-Ashcott Road, Meare, Somerset	Historic Landfill <input type="checkbox"/>
<b>5</b>	Eastern Drove-Meare, Panborough, Meare, Somerset	Historic Landfill <input type="checkbox"/>
<b>6</b>	EA/EPR/EP3090FQ/A001 - Station Road	Active Landfill <input checked="" type="checkbox"/>
<b>7</b>	Lewis Drove-Panborough, Wells, Somerset	Historic Landfill <input type="checkbox"/>
<b>8</b>	Allotment Drove-Walton Heath, Sharpham	Historic Landfill <input type="checkbox"/>
<b>9</b>	Allotment Drove-Sharpham	Historic Landfill <input type="checkbox"/>
<b>10</b>	EA/EPR/EP3390FU/A001 - Allotment Drove	Active Landfill <input checked="" type="checkbox"/>

This map displays nearby coal mine entrances and their classifications.



## Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

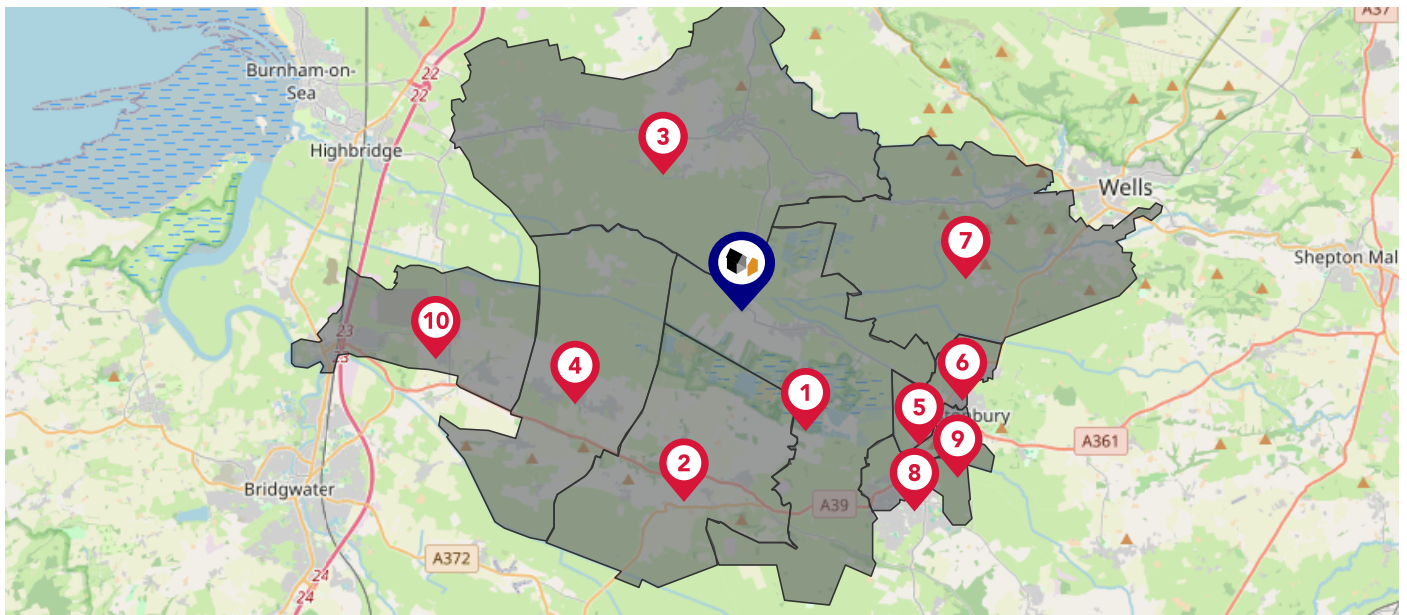
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

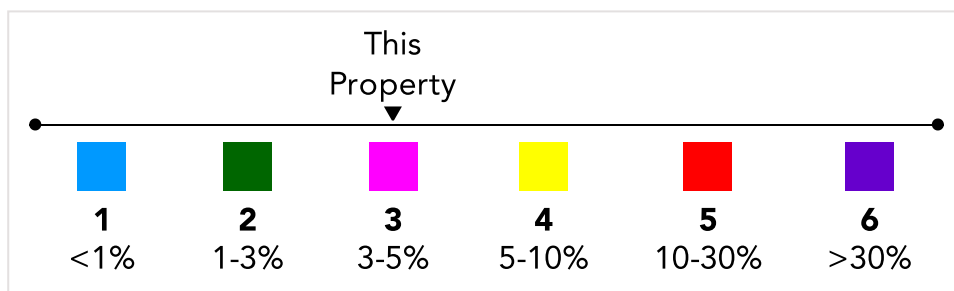
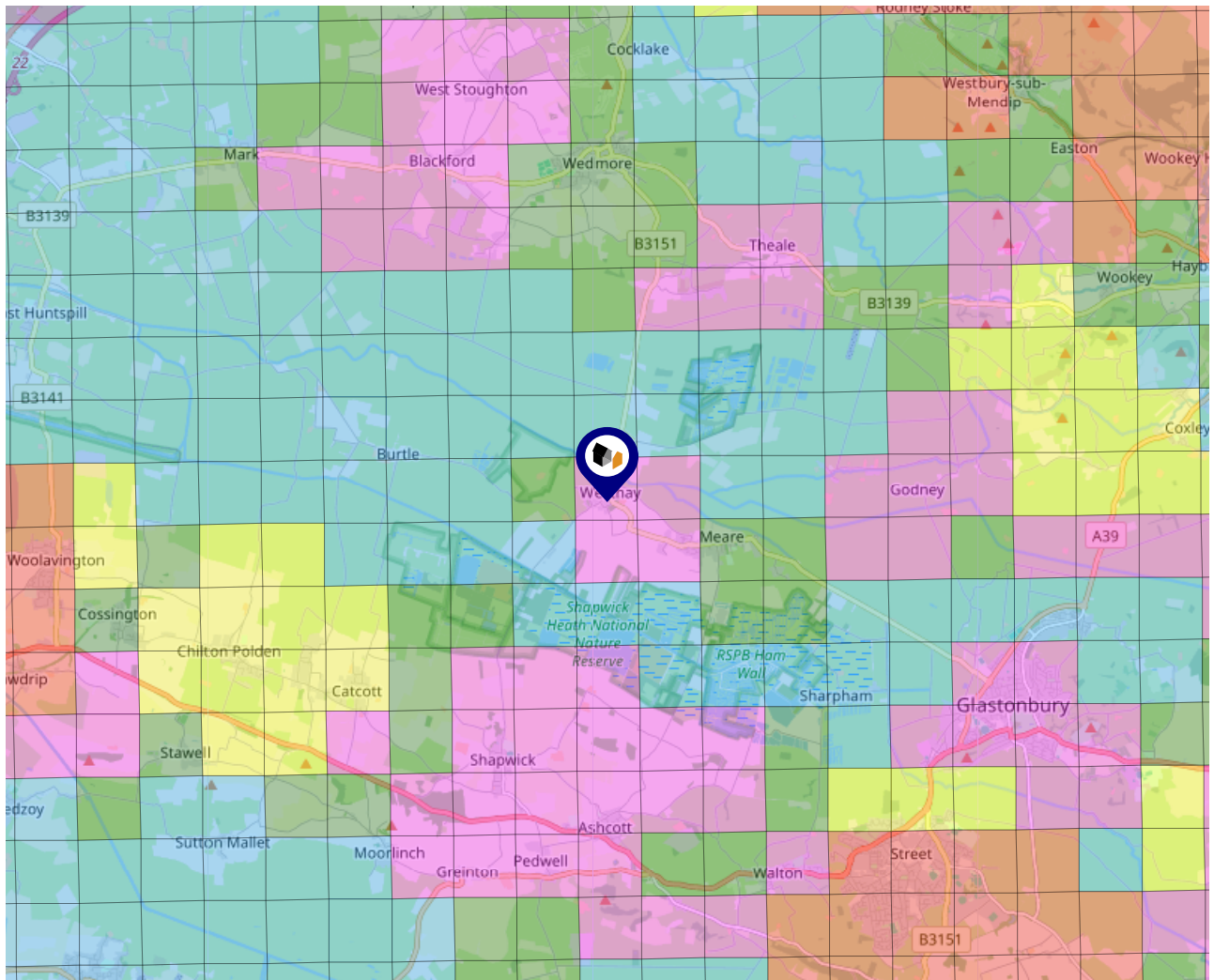


### Nearby Council Wards

- 1 Moor Ward
- 2 East Polden Ward
- 3 Wedmore and Mark Ward
- 4 West Polden Ward
- 5 Glastonbury St. Benedict's Ward
- 6 Glastonbury St. John's Ward
- 7 Wookey and St. Cuthbert Out West Ward
- 8 Street North Ward
- 9 Glastonbury St. Mary's Ward
- 10 Puriton and Woolavington Ward

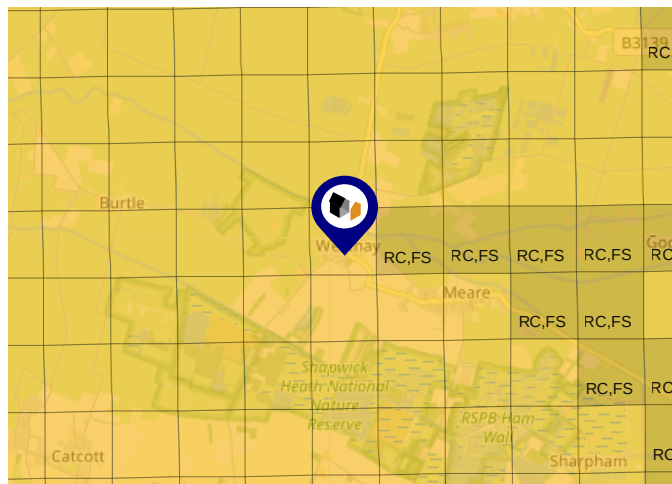
## What is Radon?

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>	NONE	<b>Soil Texture:</b>	PEAT
<b>Parent Material Grain:</b>	PEAT	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	ALL		

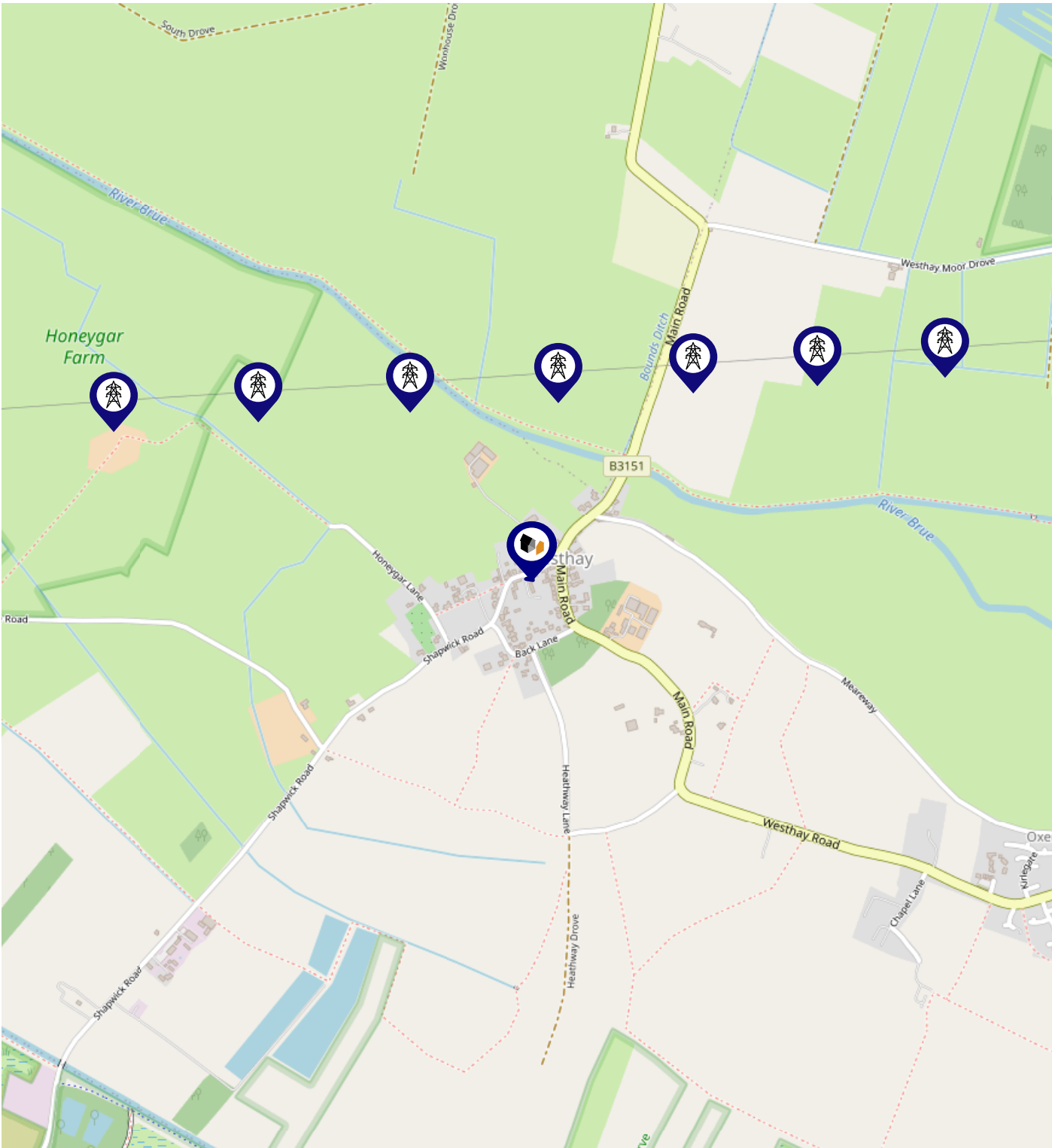


## Primary Classifications (Most Common Clay Types)



<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

COOPER  
AND  
TANNER



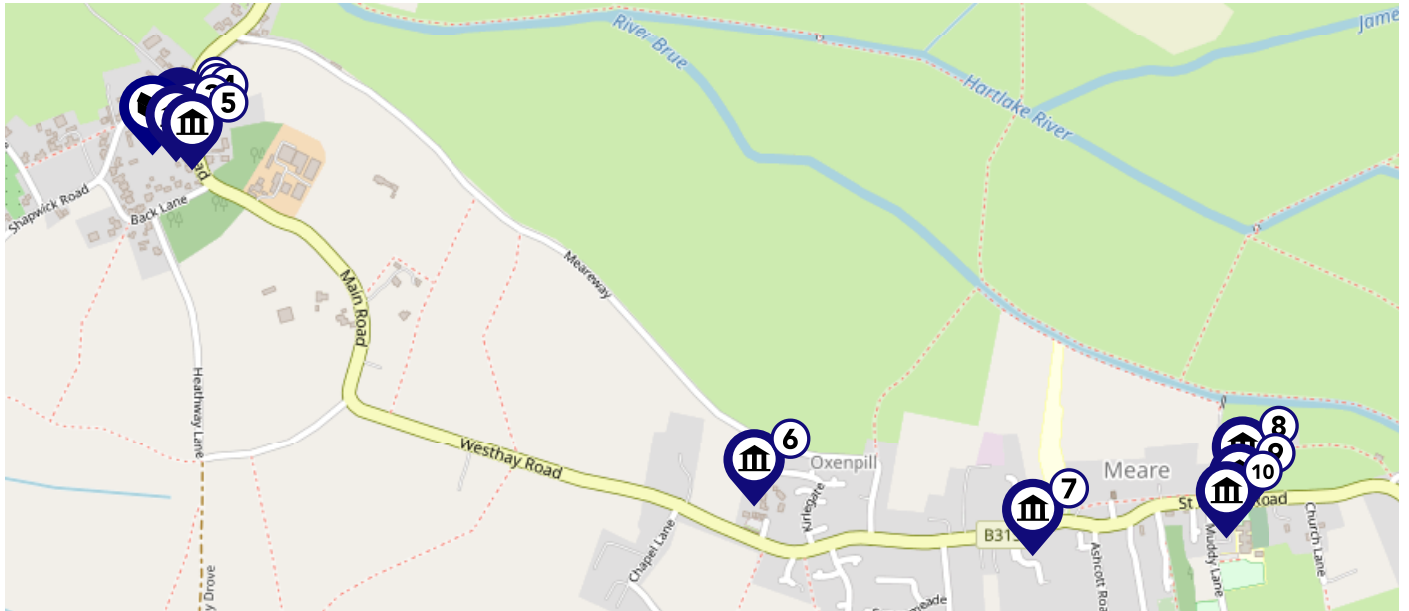
**Key:**











-  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
 1345066 - Cross Farmhouse	Grade II	0.0 miles
 1175881 - Cross Cottage	Grade II	0.0 miles
 1058749 - Magnolia Farmhouse	Grade II	0.0 miles
 1308159 - Middle Farmhouse	Grade II	0.1 miles
 1058748 - The Manor House And Attached Range Of Outbuildings And Walling	Grade II	0.1 miles
 1175892 - Oxenpill Farmhouse	Grade II	0.8 miles
 1308086 - The Rowans House And Attached Garden Walls	Grade II	1.1 miles
 1175936 - Manor Farmhouse With Attached Range Of Outbuildings	Grade I	1.3 miles
 1308139 - Unidentified Monument In The Churchyard 3 Metres South-east Of East End, Church Of St Mary	Grade II	1.3 miles
 1058751 - Village Cross Adjacent To Entrance Of And In Churchyard, Church Of St Mary	Grade II	1.3 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

---

N/A

## Central Heating

---

Oil Central Heating

## Water Supply

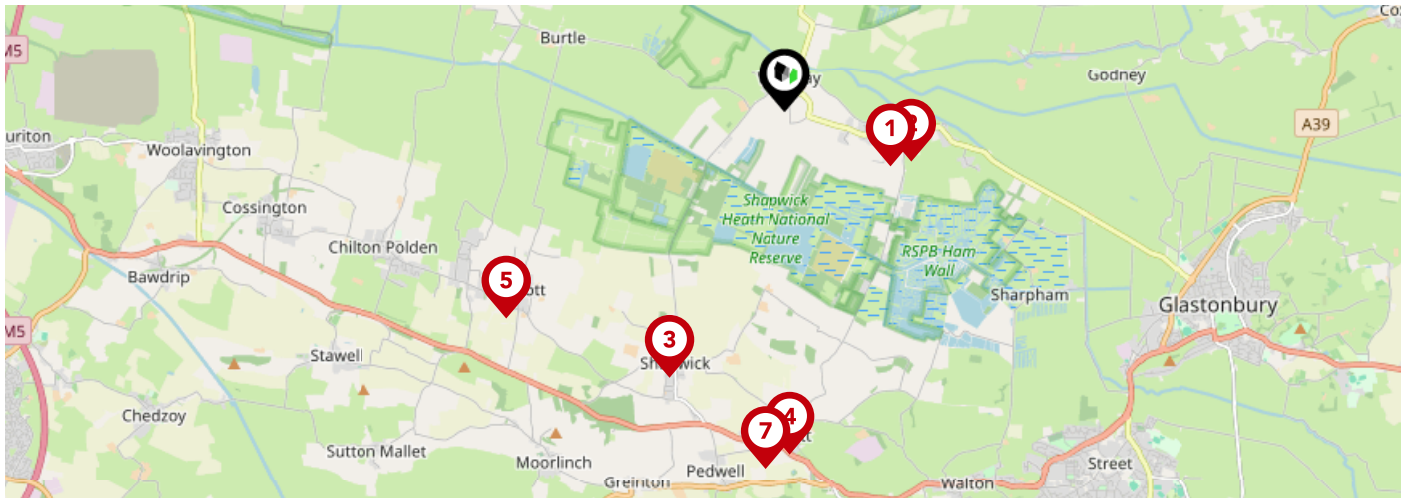
---

Mains

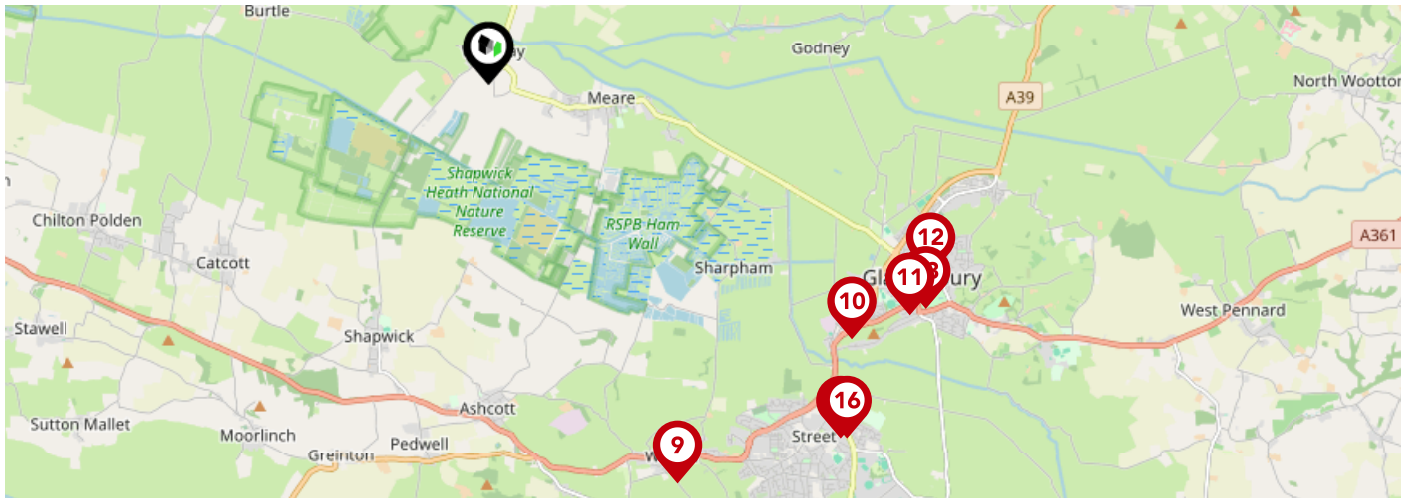
## Drainage

---

Mains



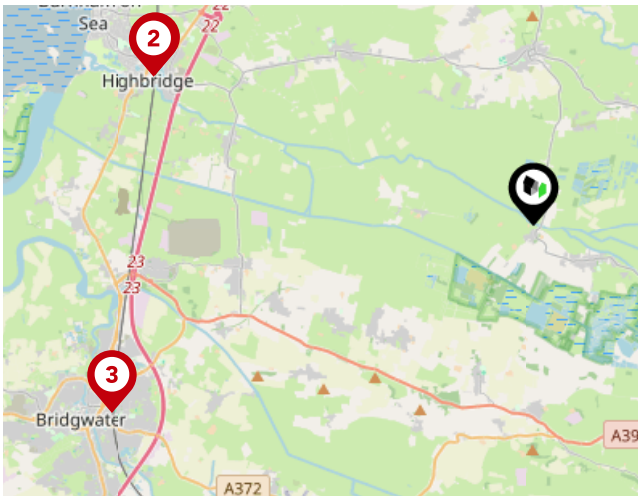
	Nursery	Primary	Secondary	College	Private
<p><b>1</b> <b>Abbot's Way School</b></p> <p>Ofsted Rating: Not Rated   Pupils: 39   Distance:1.11</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>2</b> <b>Meare Village Primary School</b></p> <p>Ofsted Rating: Outstanding   Pupils: 96   Distance:1.27</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>3</b> <b>Dovecote School</b></p> <p>Ofsted Rating: Outstanding   Pupils: 61   Distance:2.69</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>4</b> <b>Ashcott Primary School</b></p> <p>Ofsted Rating: Good   Pupils: 112   Distance:3.18</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>5</b> <b>Catcott Primary School</b></p> <p>Ofsted Rating: Good   Pupils: 144   Distance:3.22</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>6</b> <b>Wedmore First School Academy</b></p> <p>Ofsted Rating: Good   Pupils: 186   Distance:3.23</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>7</b> <b>The Levels School</b></p> <p>Ofsted Rating: Not Rated   Pupils: 75   Distance:3.33</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>8</b> <b>Hugh Sexey Church of England Middle School</b></p> <p>Ofsted Rating: Good   Pupils: 655   Distance:3.46</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
<b>9</b>	<b>Walton Church of England Voluntary Controlled Primary School</b> Ofsted Rating: Good   Pupils: 143   Distance:4.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>Tor School</b> Ofsted Rating: Good   Pupils: 32   Distance:4.13	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>St Benedict's Church of England Voluntary Aided Junior School</b> Ofsted Rating: Good   Pupils: 208   Distance:4.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>St Dunstan's School</b> Ofsted Rating: Good   Pupils: 459   Distance:4.48	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>St John's Church of England Voluntary Controlled Infants School</b> Ofsted Rating: Good   Pupils: 201   Distance:4.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>Strode College</b> Ofsted Rating: Good   Pupils:0   Distance:4.64	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>Sedgemoor Manor School</b> Ofsted Rating: Good   Pupils: 71   Distance:4.64	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>Crispin School Academy</b> Ofsted Rating: Good   Pupils: 1052   Distance:4.69	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

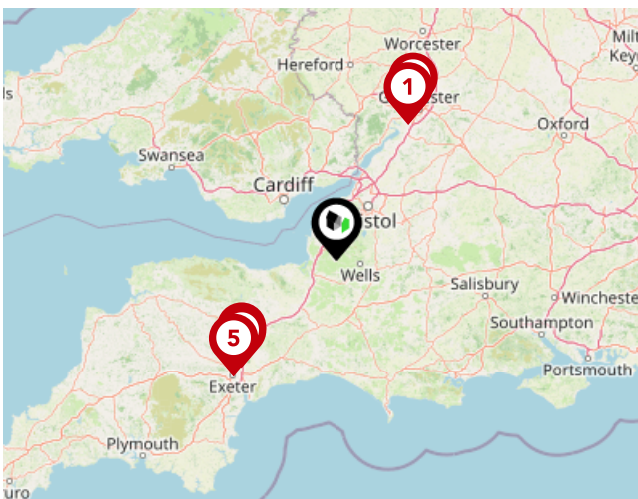
# Area Transport (National)

COOPER  
AND  
TANNER



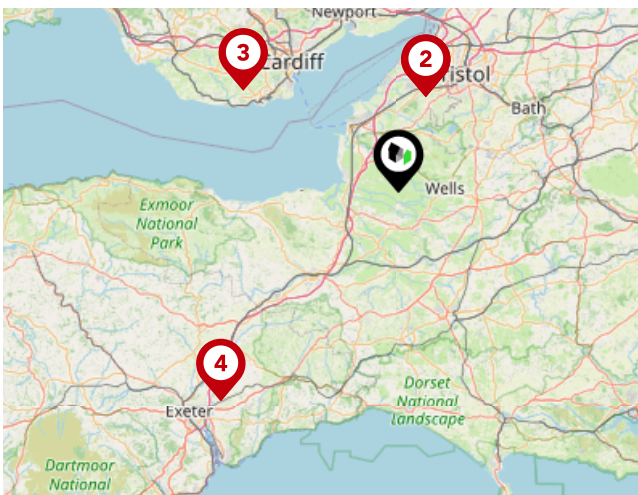
## National Rail Stations

Pin	Name	Distance
1	Highbridge & Burnham-on-Sea Rail Station	7.58 miles
2	Highbridge & Burnham-on-Sea Rail Station	7.58 miles
3	Bridgwater Rail Station	8.58 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J13	45.33 miles
2	M5 J29	42.1 miles
3	M5 J30	43.02 miles
4	M5 J12	48.45 miles
5	M5 J31	46.17 miles



## Airports/Helipads

Pin	Name	Distance
1	Bristol Airport	15.05 miles
2	Felton	15.05 miles
3	Cardiff Airport	27.51 miles
4	Exeter Airport	40.69 miles

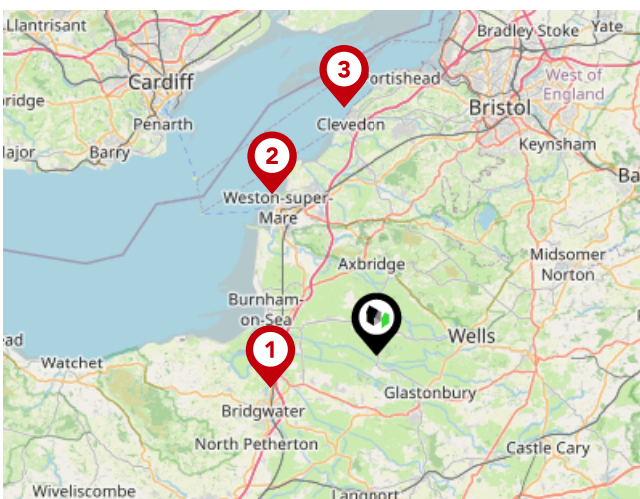
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	The Post Office	0.09 miles
2	Turnpike House	0.59 miles
3	Millbatch	1.07 miles
4	Post Office	1.16 miles
5	St. Mary's Church	1.29 miles



### Ferry Terminals

Pin	Name	Distance
1	Bridgwater Ferry Terminal	8.28 miles
2	Weston-super-Mare Knightstone Harbour	14.26 miles
3	Clevedon Pier	18.54 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

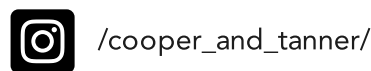
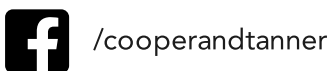


Our experience with the lettings team at Cooper and Tanner was fantastic. We dealt with Lauren mainly, who was always happy to take our questions to the landlords and came back promptly with the answers for us. She was always polite and professional when we met her for viewings and has been a pleasure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



---

**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.



### Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



#### Cooper and Tanner

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

