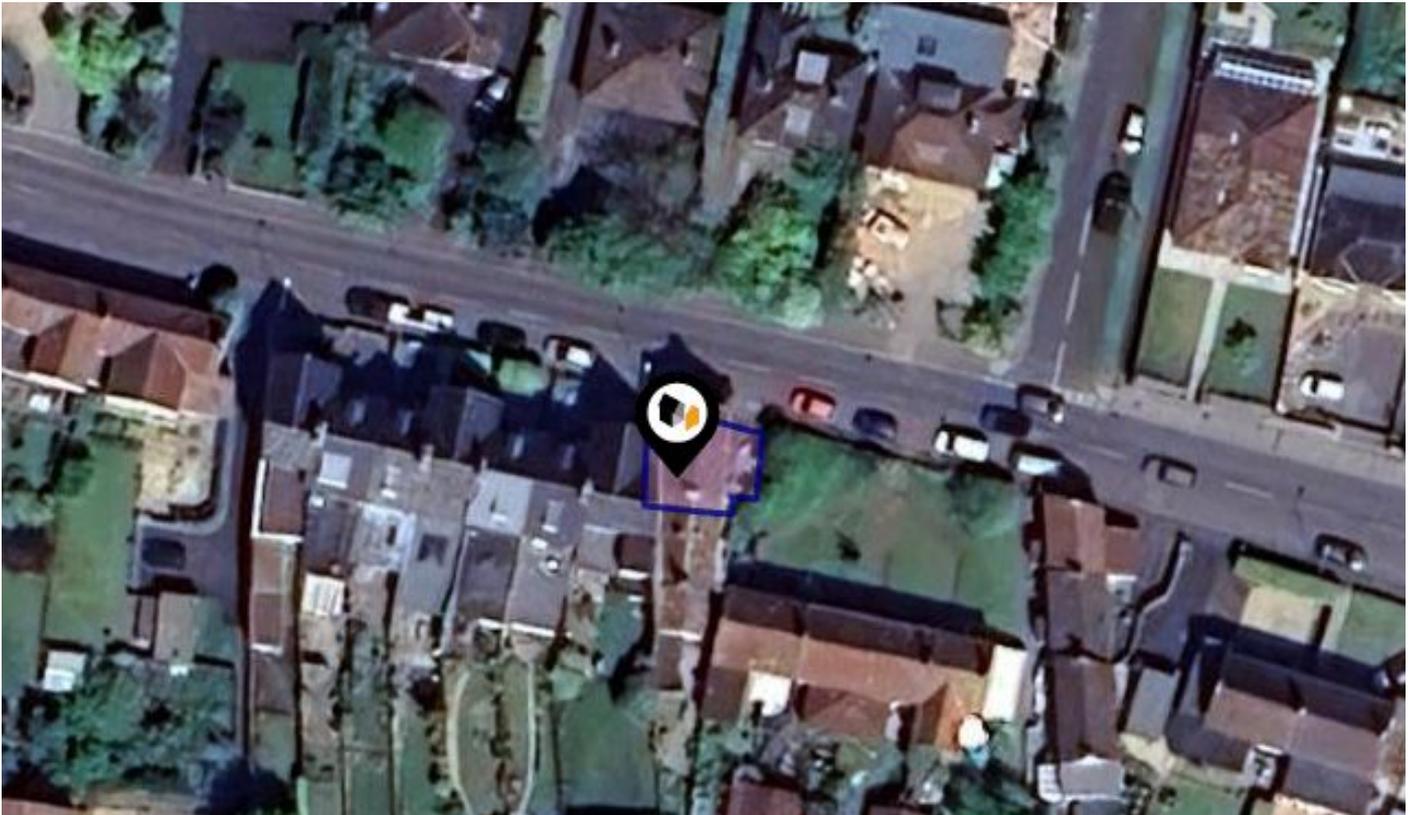




MIR: Material Info

The Material Information Affecting this Property
Monday 09th March 2026



BATH ROAD, WELLS, BA5

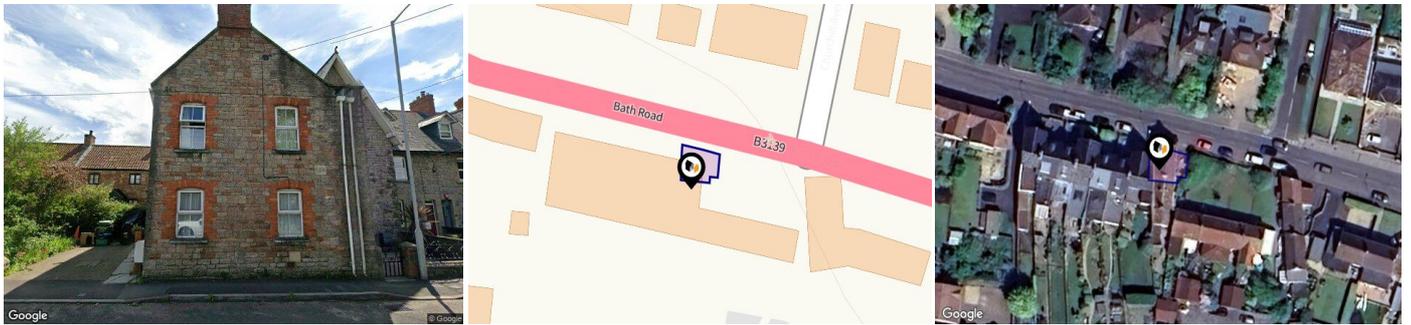
Cooper and Tanner

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



Property Overview

COOPER AND TANNER



Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	742 ft ² / 69 m ²		
Plot Area:	0.02 acres		
Year Built :	Before 1900		
Council Tax :	Band B		
Annual Estimate:	£1,897		
Title Number:	ST80561		

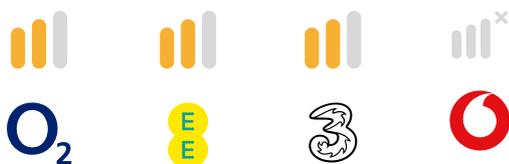
Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

15 mb/s	80 mb/s	- mb/s
		

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: **14 Bath Road Wells Somerset BA5 3LG**

Reference - 119798/000
Decision: Approval with Conditions
Date: 04th April 2007
Description: Three storey rear extension and alterations to existing layout (DEL)

Planning records for: **16 Bath Road, Wells, Somerset, BA5 3LG**

Reference - 2010/0778
Decision: Approval
Date: 28th May 2010
Description: Application seeking approval of materials pursuant to condition 2 of permission 2009/1248

Planning records for: **18 Bath Road, Wells, Somerset BA5 3LG**

Reference - 2011/2565
Decision: Approval with Conditions
Date: 21st October 2011
Description: Erection of a single storey rear garage

Planning records for: **22 Bath Road Wells Somerset BA5 3LG**

Reference - 2014/1517/HSE
Decision: Approval
Date: 04th August 2014
Description: Demolition of existing rear ground floor extension; replacement with new ground floor extension with double pitched roof and 2 rooflights; replacement of dormer window at rear attic with new dormer with lead flashing; internal refurbishment including new upstairs bathroom.

Planning records for: *24 Bath Road Wells BA5 3LG*

Reference - 2017/0046/HSE
Decision: Approval with Conditions
Date: 11th January 2017
Description: Demolition of rear single storey lean to buildings and erection of new ground and first floor rear extension.

Reference - 2011/0522
Decision: Approval with Conditions
Date: 29th March 2011
Description: Erection of single storey extension and garage

Planning records for: *34 Bath Road Wells Somerset BA5 3LG*

Reference - 2021/1613/CLP
Decision: Decided
Date: 14th July 2021
Description: Conversion of garage to a home office/gym and storage facility with shower room. Installation of 2 PVC windows & 1 Velux on roof.



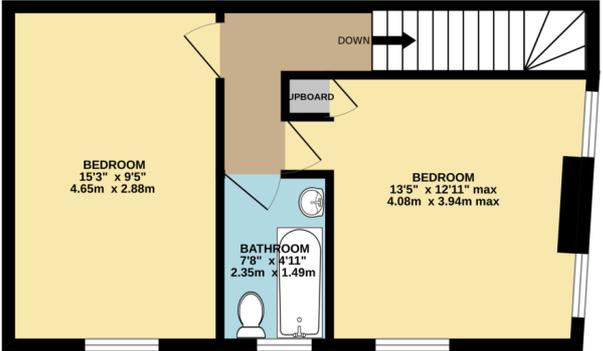


BATH ROAD, WELLS, BA5

GROUND FLOOR
381 sq.ft. (35.4 sq.m.) approx.



1ST FLOOR
391 sq.ft. (36.3 sq.m.) approx.

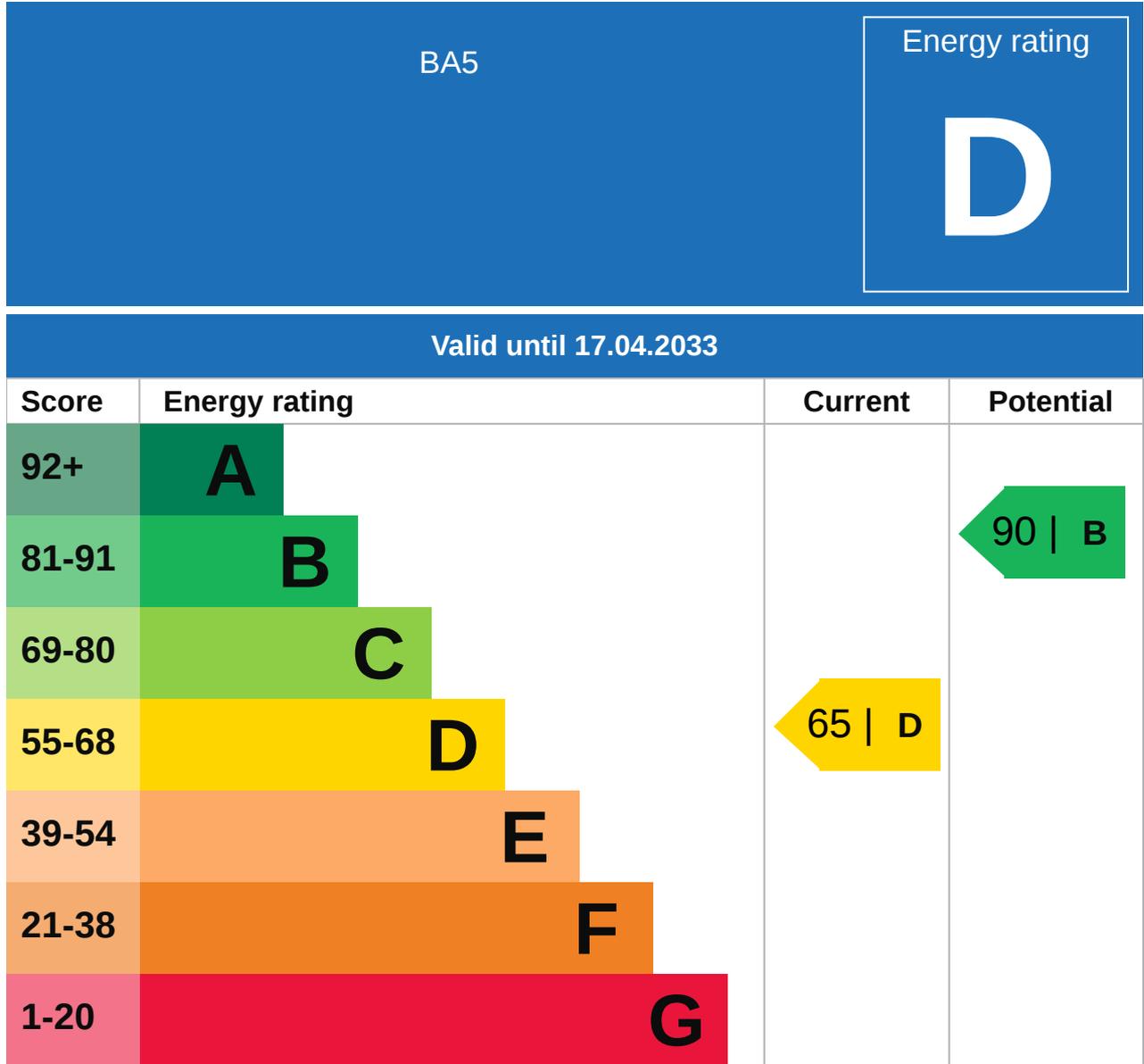


TOTAL FLOOR AREA : 772 sq.ft. (71.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Property EPC - Certificate

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Property

EPC - Additional Data

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Additional EPC Data

Property Type:	House
Build Form:	End-Terrace
Transaction Type:	Rental
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Sandstone or limestone, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	69 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

Gas Supply

Central Heating

Water Supply

Drainage

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

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.

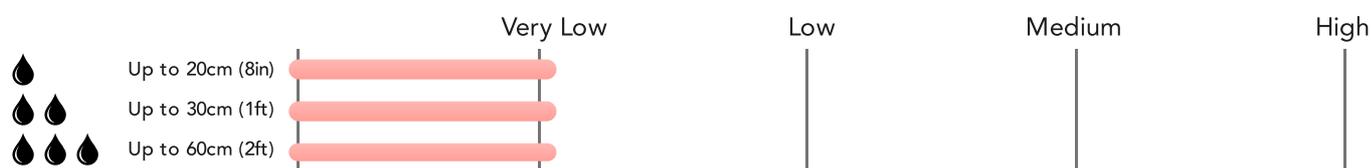


Risk Rating: Low

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:

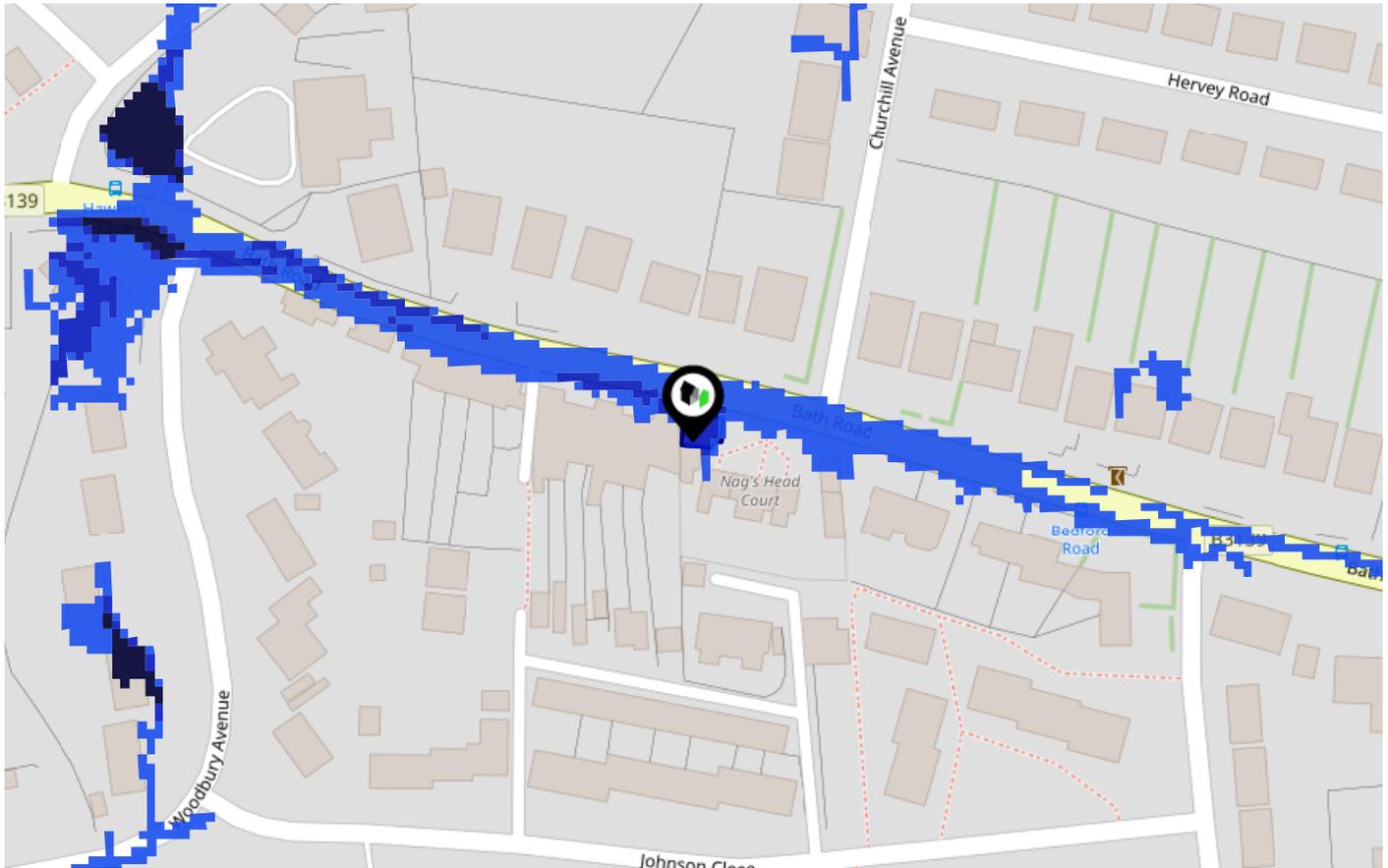


Flood Risk

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: **Medium**

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:

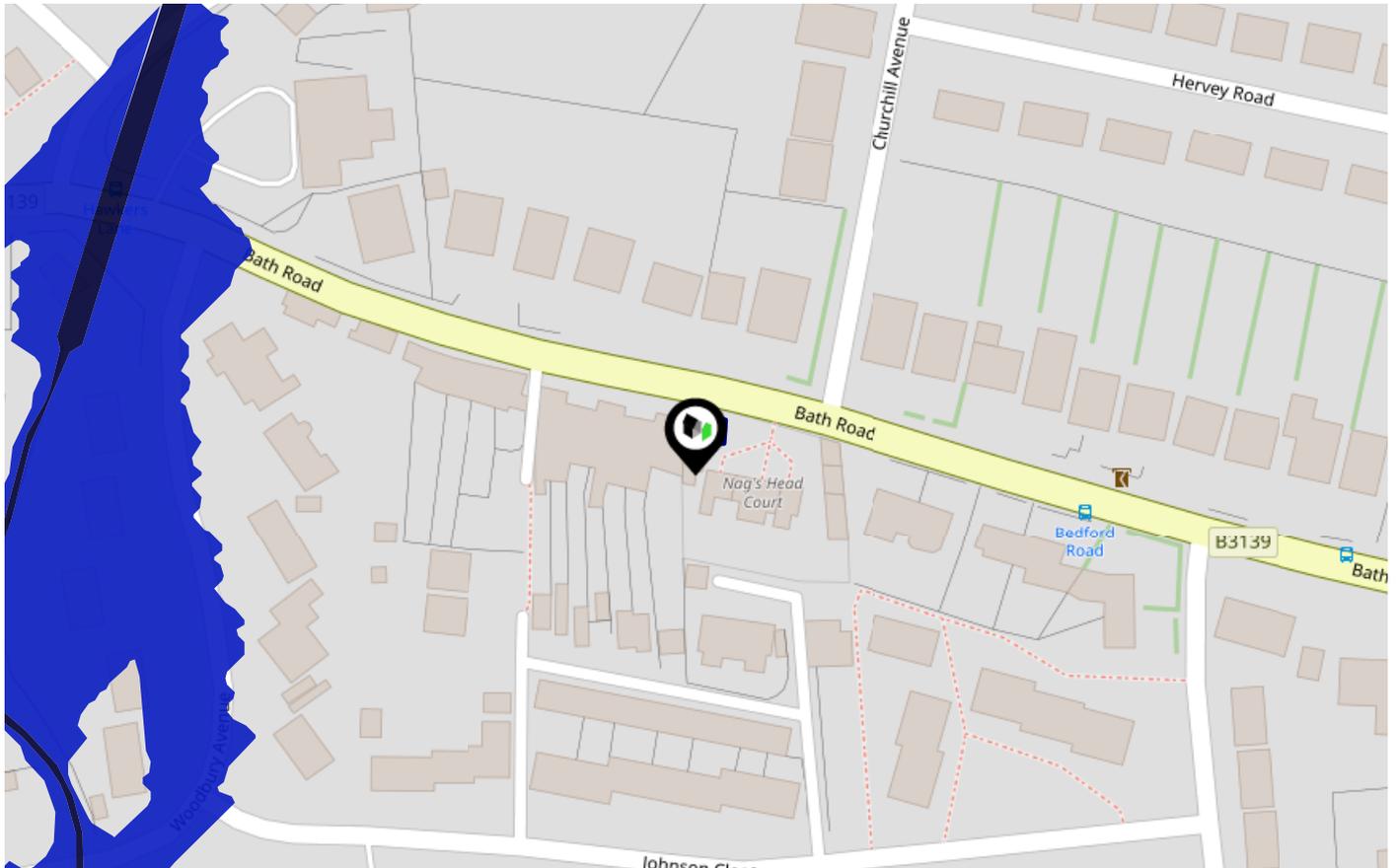


MIR - Material Info

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.

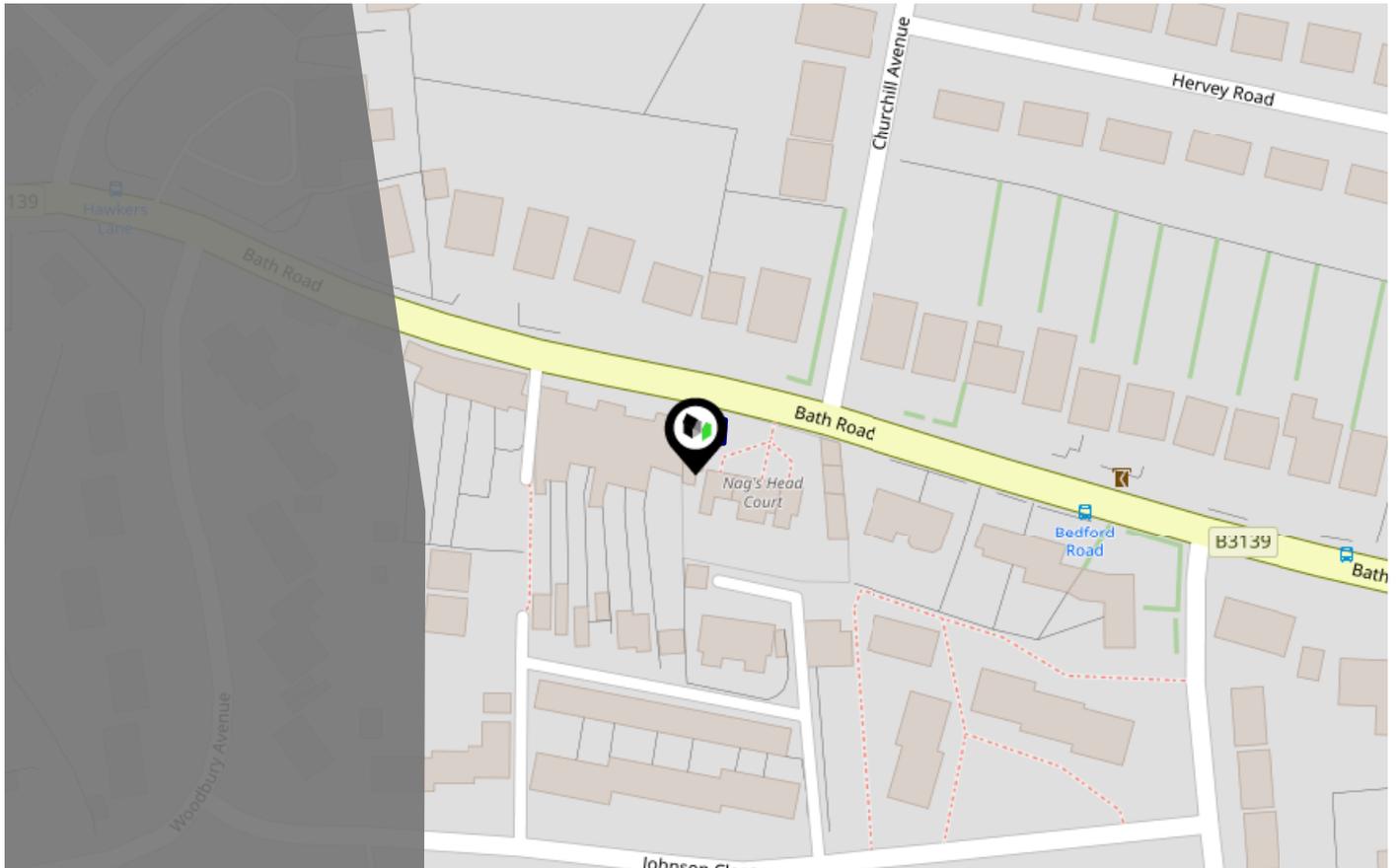
Chance of flooding to the following depths at this property:



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.

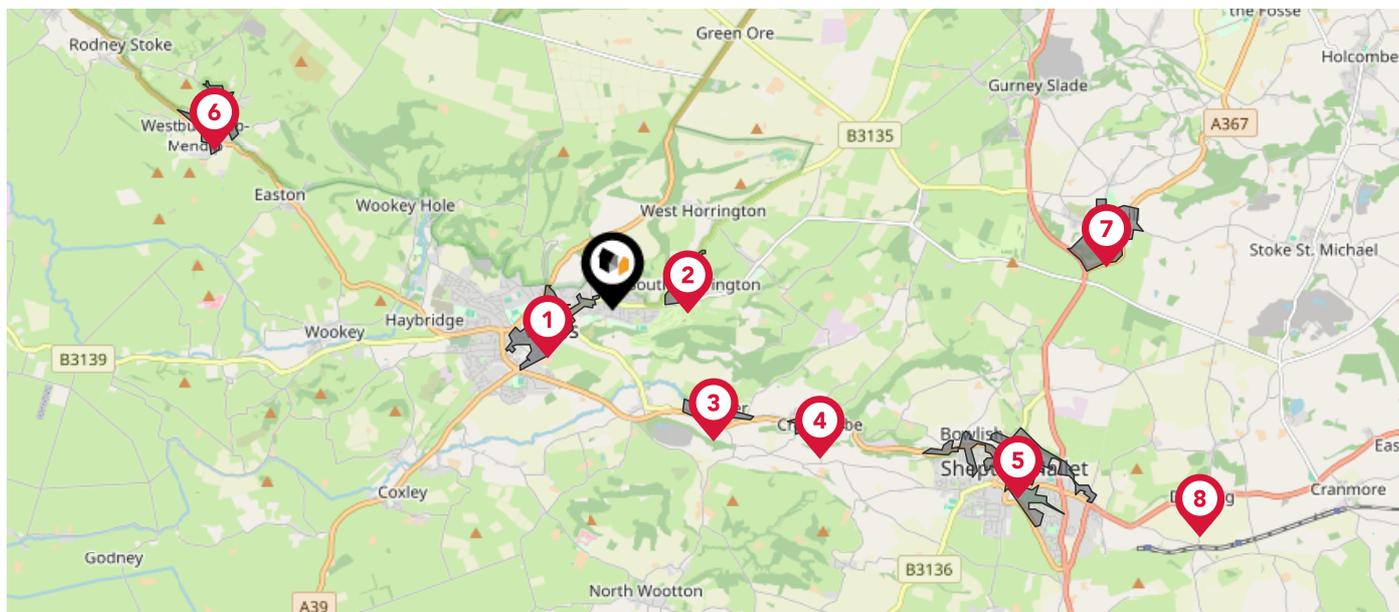
Chance of flooding to the following depths at this property:



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

-  Wells
-  Mendip Hospital
-  Dinder
-  Croscombe
-  Shepton Mallet
-  Westbury sub Mendip
-  Oakhill
-  Doultong

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	Mendip Hospital Tip-West Horrington, Somerset	Historic Landfill <input type="checkbox"/>
2	Mendip Hospital-Off Bath Road, Wells, Somerset	Historic Landfill <input type="checkbox"/>
3	Dulcote Quarry-Dulcote, Near Wells, Somerset	Historic Landfill <input type="checkbox"/>
4	Milton Hill-Lime Kiln Lane, Milton Hill, Wells	Historic Landfill <input type="checkbox"/>
5	Dulcote Tip-Dulcote, Near Wells, Somerset	Historic Landfill <input type="checkbox"/>
6	Dark Lane-Dinder	Historic Landfill <input type="checkbox"/>
7	St Cuthberts Paper Mill-Wells, Haybridge, Somerset	Historic Landfill <input type="checkbox"/>
8	Burcott Road-Wells, Norfolk	Historic Landfill <input type="checkbox"/>
9	EA/EPR/EP3593FE/A001	Active Landfill <input checked="" type="checkbox"/>
10	Maesbury Landfill-The Old Quarry, Maesbury, Wells, Somerset	Historic Landfill <input type="checkbox"/>

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

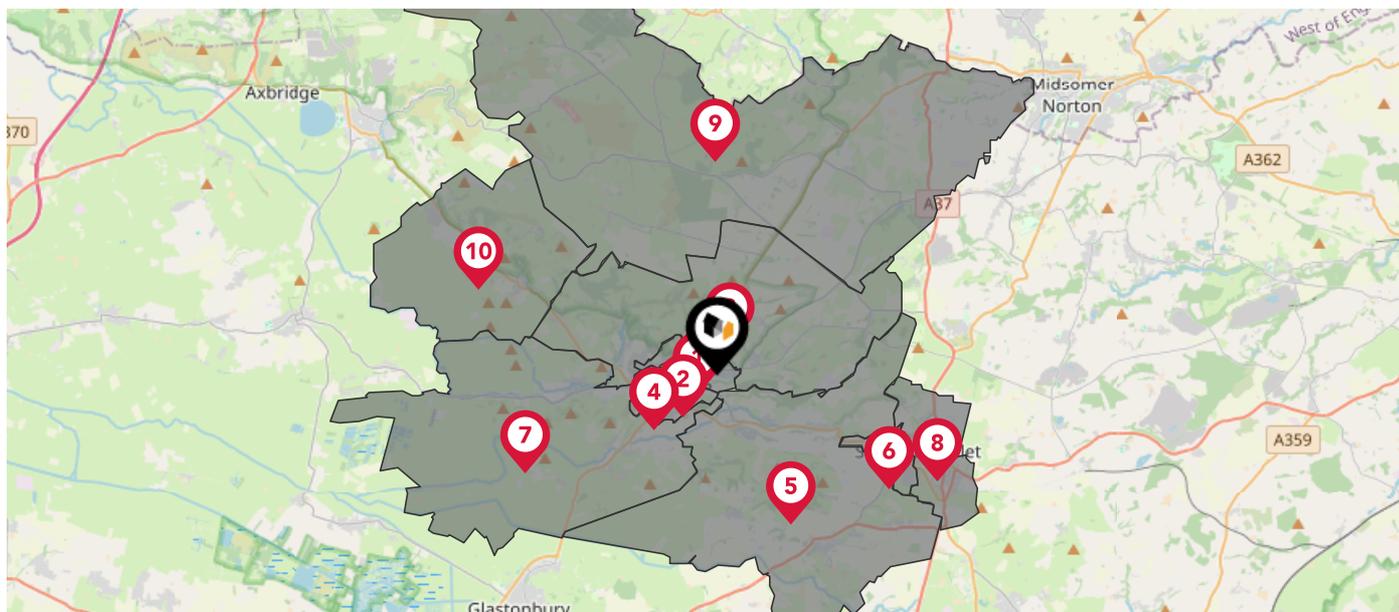
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

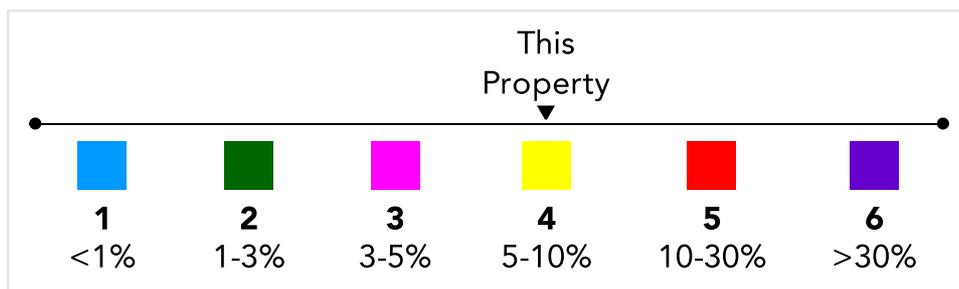
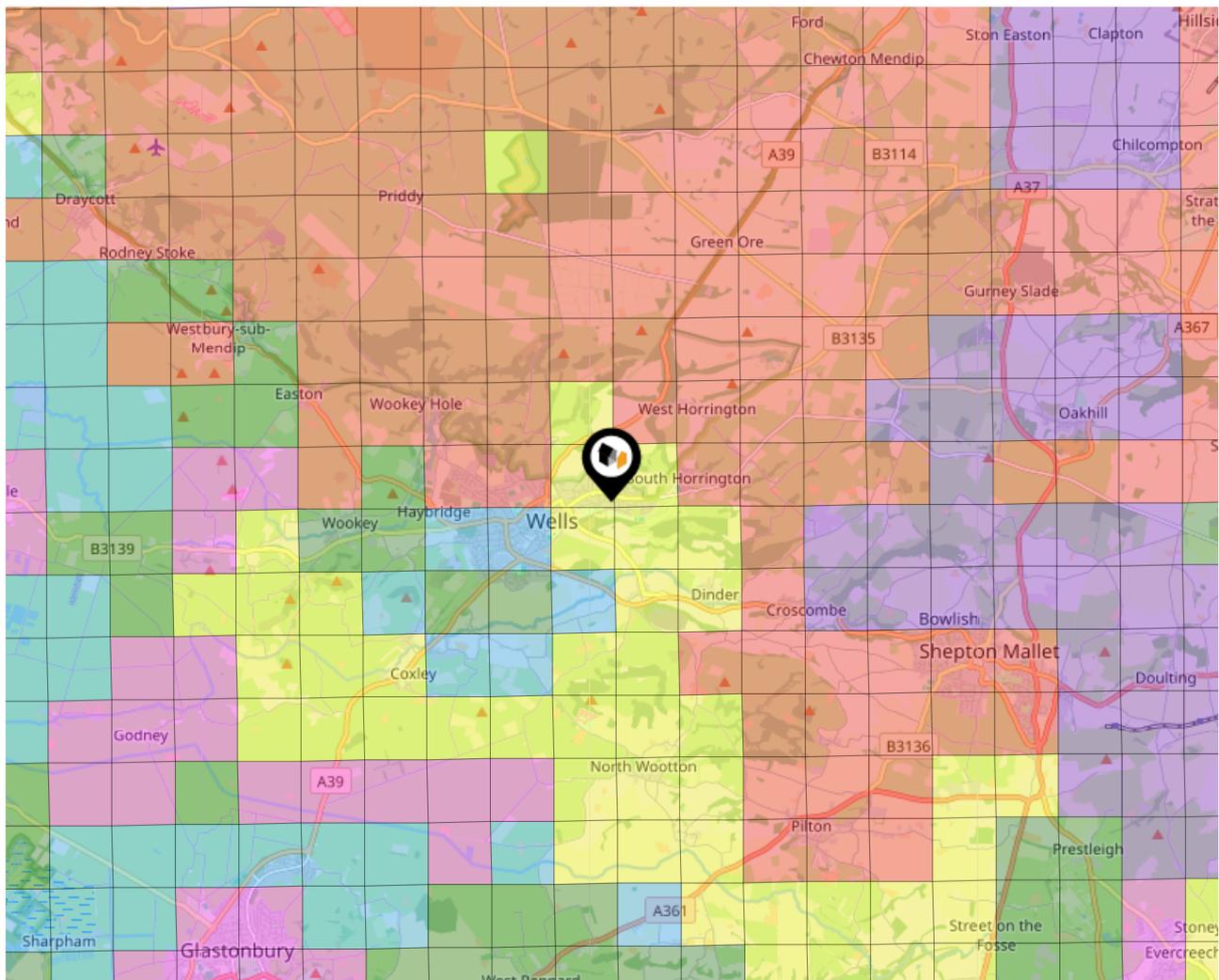


Nearby Council Wards

- 1 Wells St. Thomas' Ward
- 2 Wells Central Ward
- 3 St. Cuthbert Out North Ward
- 4 Wells St. Cuthbert's Ward
- 5 Croscombe and Pilton Ward
- 6 Shepton West Ward
- 7 Wookey and St. Cuthbert Out West Ward
- 8 Shepton East Ward
- 9 Chewton Mendip and Ston Easton Ward
- 10 Rodney and Westbury Ward

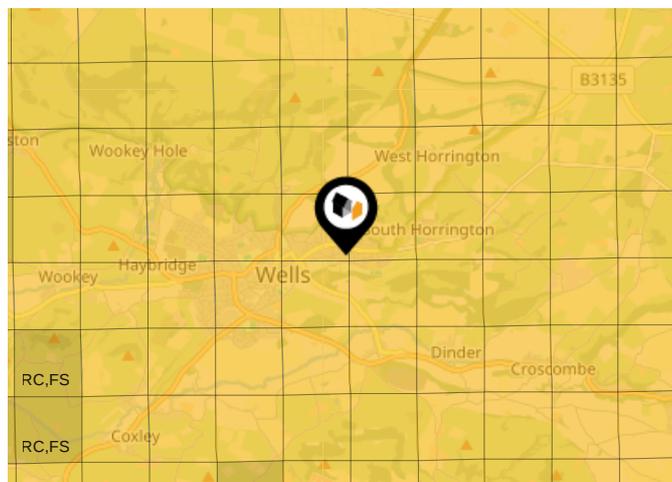
What is Radon?

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:	HIGH	Soil Texture:	LOAM TO SILTY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	SHALLOW
Soil Group:	MEDIUM(SILTY) TO LIGHT(SILTY) TO HEAVY		

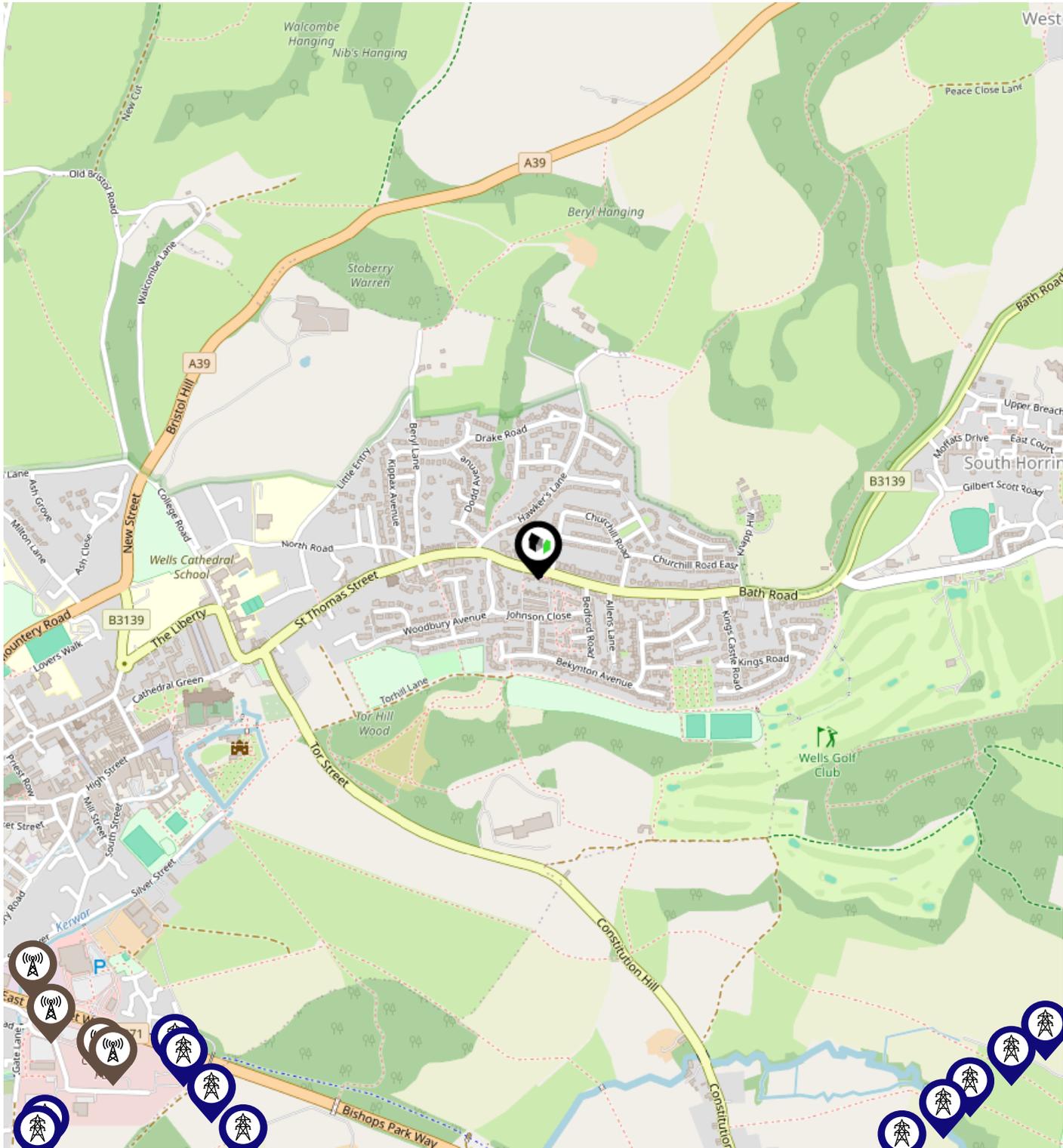


Primary Classifications (Most Common Clay Types)

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

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Key:

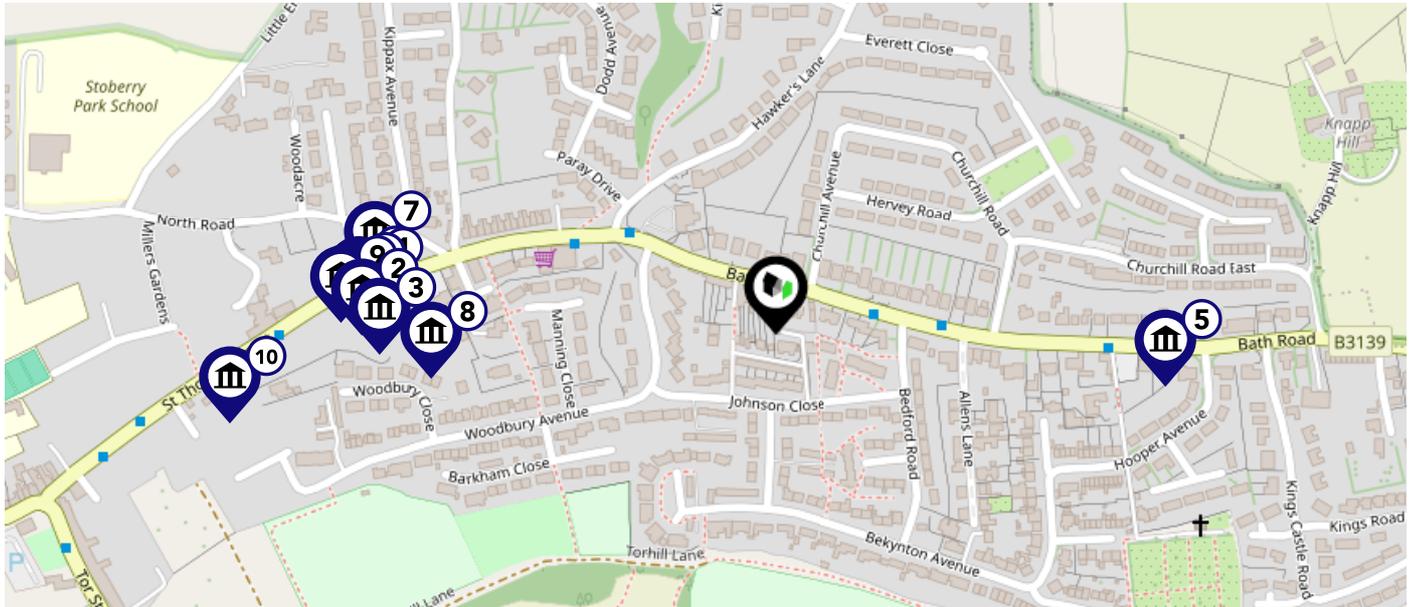
-  Power Pylons
-  Communication Masts

Maps

Listed Buildings

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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



1383150 - Post Office Store

Grade II

0.2 miles



1383154 - Churchyard Boundary Wall To Church Of St Thomas

Grade II

0.2 miles



1383153 - Church Of St Thomas

Grade II

0.2 miles



1383149 - 75, St Thomas Street

Grade II

0.2 miles



1382872 - Milepost Approximately 160 Metres East Of Churchill Road Corner

Grade II

0.2 miles



1383148 - 73, St Thomas Street

Grade II

0.2 miles



1383156 - St Thomas's Terrace And Front Boundary Walls

Grade II

0.2 miles



1383157 - The Old Vicarage And East Vicarage

Grade II

0.2 miles



1383145 - Number 69 And Front Boundary Wall

Grade II

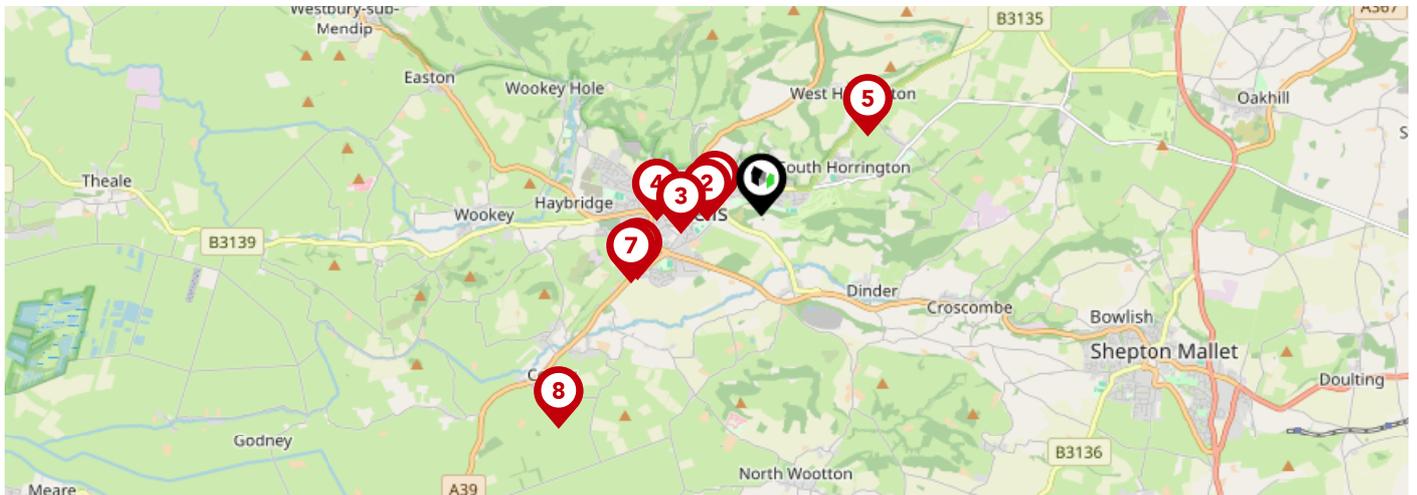
0.2 miles



1383141 - 60, St Thomas Street

Grade II

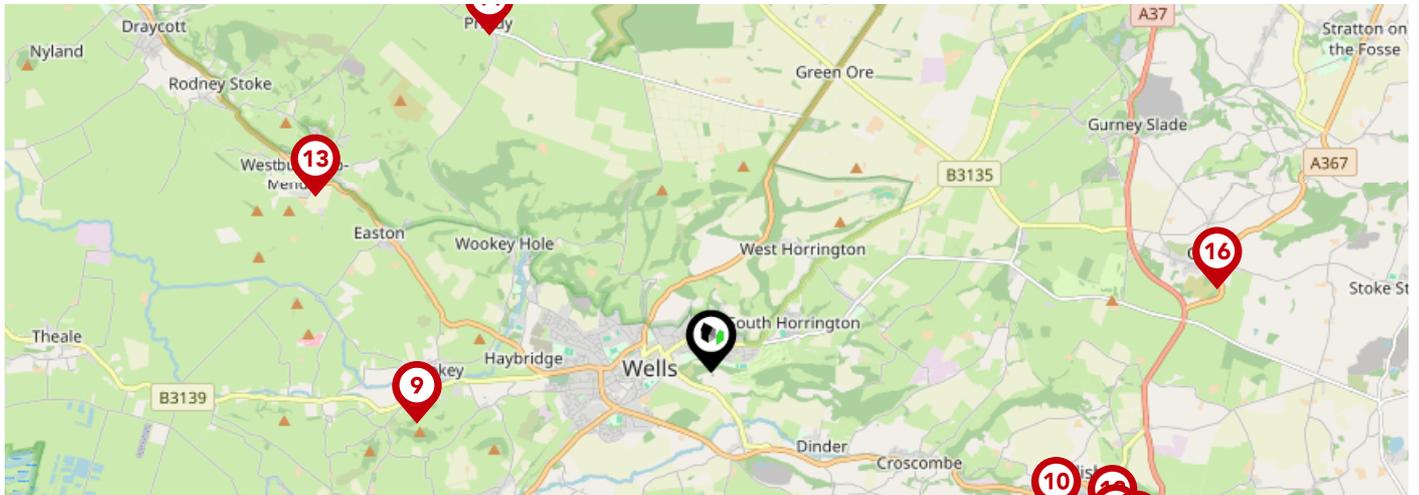
0.3 miles



	Nursery	Primary	Secondary	College	Private
<p>1 Stoberry Park School Ofsted Rating: Good Pupils: 318 Distance:0.44</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Wells Cathedral School Ofsted Rating: Not Rated Pupils: 780 Distance:0.51</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 St Joseph and St Teresa Catholic Primary School Ofsted Rating: Good Pupils: 149 Distance:0.77</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 The Blue School Ofsted Rating: Good Pupils: 1434 Distance:0.96</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Horrington Primary School Ofsted Rating: Requires improvement Pupils: 102 Distance:1.23</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 St Cuthbert's Church of England Academy Infants and Pre-School Ofsted Rating: Good Pupils: 172 Distance:1.3</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 St Cuthbert's CofE Junior School Ofsted Rating: Good Pupils: 174 Distance:1.36</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Coxley Primary School Ofsted Rating: Requires improvement Pupils: 64 Distance:2.73</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools

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		Nursery	Primary	Secondary	College	Private
9	Wookey Primary School Ofsted Rating: Good Pupils: 97 Distance:2.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Bowlsh Infant School Ofsted Rating: Good Pupils: 107 Distance:3.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Priddy Primary School Ofsted Rating: Good Pupils: 40 Distance:3.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Shepton Mallet Community Infants' School & Nursery Ofsted Rating: Good Pupils: 220 Distance:3.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	St Lawrence's CofE Primary School Ofsted Rating: Good Pupils: 49 Distance:4.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	St Paul's Church of England VC Junior School Ofsted Rating: Good Pupils: 322 Distance:4.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Whitstone Ofsted Rating: Good Pupils: 584 Distance:4.27	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Oakhill Church School Ofsted Rating: Requires improvement Pupils: 106 Distance:4.73	<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	9.15 miles
2	Bruton Rail Station	10.65 miles
3	Nailsea & Backwell Rail Station	15.17 miles



Trunk Roads/Motorways

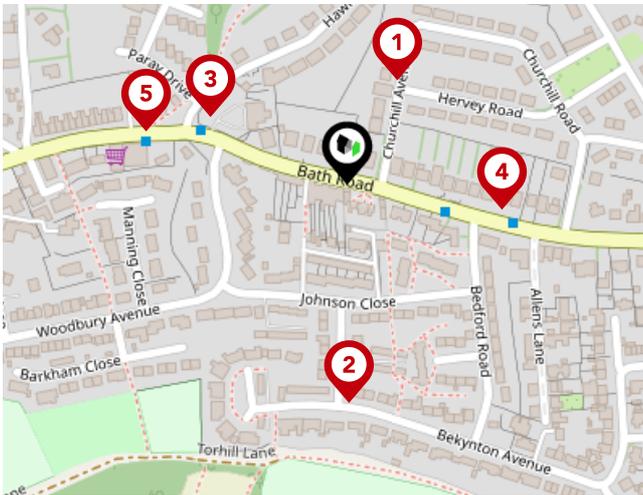
Pin	Name	Distance
1	M5 J13	40.03 miles
2	M5 J12	43.12 miles
3	M5 J11A	48.87 miles
4	M4 J16	40.7 miles
5	M4 J15	44.75 miles



Airports/Helipads

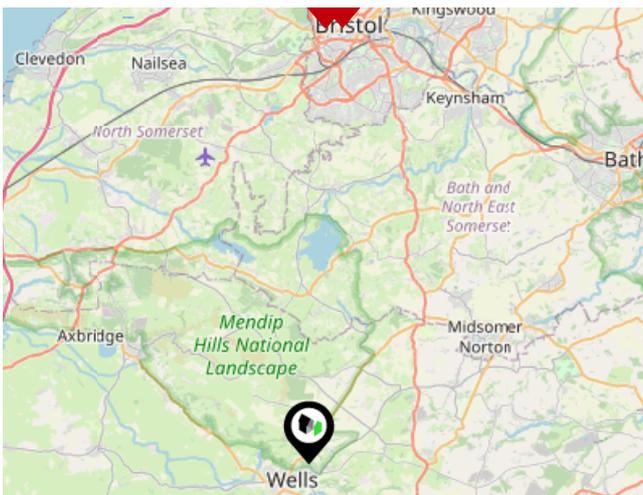
Pin	Name	Distance
1	Bristol Airport	12.48 miles
2	Felton	12.48 miles
3	Cardiff Airport	33.16 miles
4	Bournemouth International Airport	46.01 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Hervey Road	0.07 miles
2	Plumptre Avenue	0.13 miles
3	Bath Road	0.09 miles
4	Bedford Road Bus Shelter	0.09 miles
5	Hawkers Lane Bus Shelter	0.12 miles



Ferry Terminals

Pin	Name	Distance
1	The Cottage Ferry Landing	16.18 miles
2	Nova Scotia Ferry Landing	16.21 miles
3	Wapping Wharf	16.24 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.

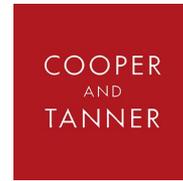


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Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising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



Cooper and Tanner

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