COOPER AND TANNER

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MIR: Material Info

The Material Information Affecting this Property

Monday 23rd November 2026



CHURCH STREET, COLEFORD, RADSTOCK, BA3

Cooper and Tanner

6 The Bridge Frome BA11 1AR

01373 455060

frome@cooperandtanner.co.uk

cooperandtanner.co.uk

arla | propertymark PROTECTED

naea | propertymark PROTECTED

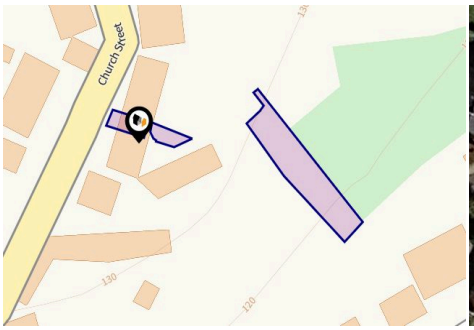
The Property Ombudsman

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Property
Overview

COOPER AND TANNER







Property

Type:	Terraced	**Tenure:**	Freehold
Bedrooms:	2		
Floor Area:	764 ft^2 / 71 m^2		
Plot Area:	0.11 acres		
Year Built :	Before 1900		
Council Tax :	Band A		
Annual Estimate:	£1,707		
Title Number:	WS66848		

Local Area

Local Authority: Somerset

Conservation Area: No

Flood Risk:

- Rivers & Seas — Very low
- Surface Water — Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

1 mb/s	50 mb/s	1000 mb/s

Mobile Coverage:
(based on calls indoors)

O2 | EE | 3 | Vodafone

Satellite/Fibre TV Availability:

BT	sky	Virgin media
✓	✓	✗

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Planning History
This Address

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Planning records for: ***Church Street, Coleford, Radstock, BA3***

Reference - 2017/2053/HSE	
Decision:	Approval with Conditions
Date:	08th August 2017
Description:	
Removal of existing conservatory and erection of a single story extension to the rear	

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Gallery
Floorplan

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CHURCH STREET, COLEFORD, RADSTOCK, BA3



Total floor area 75.7 m² (815 sq.ft.) approx
Restricted height 6.4 m² (69 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property
EPC - Certificate

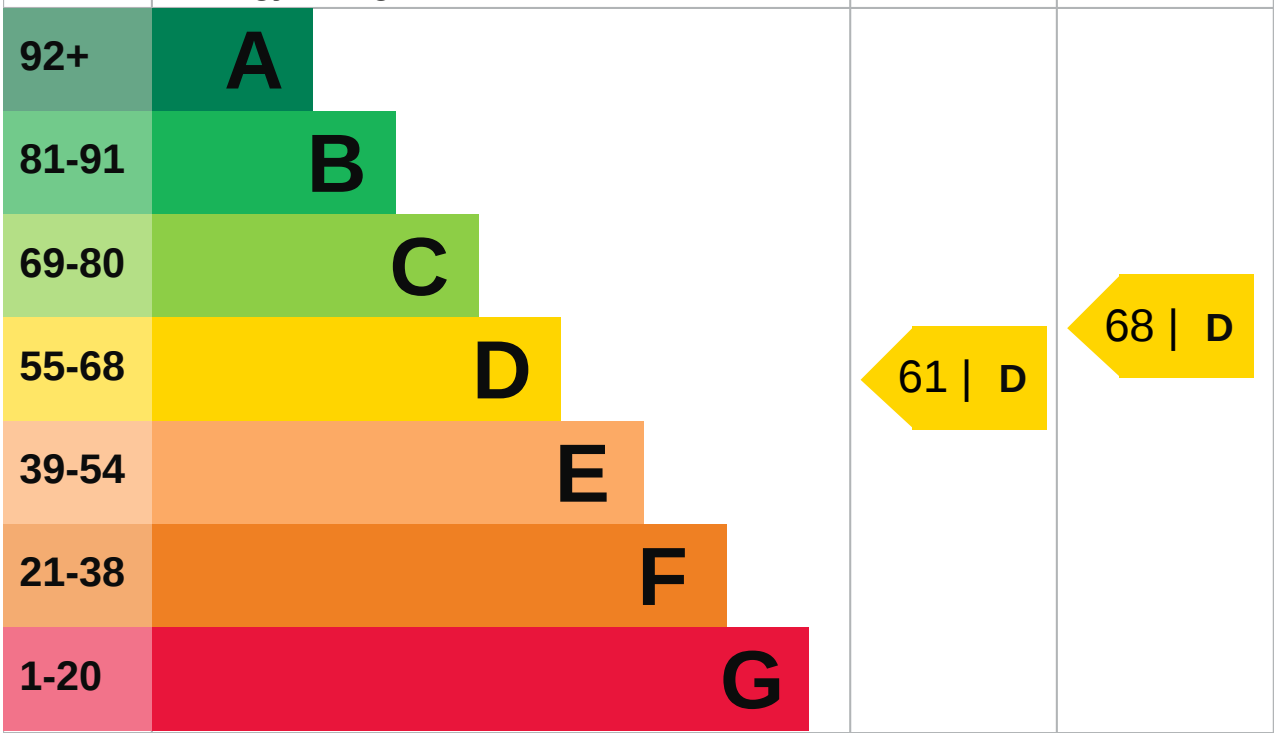
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Church Street, Coleford, BA3

Energy rating

D

Valid until 08.02.2021



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Property

EPC - Additional Data

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Additional EPC Data

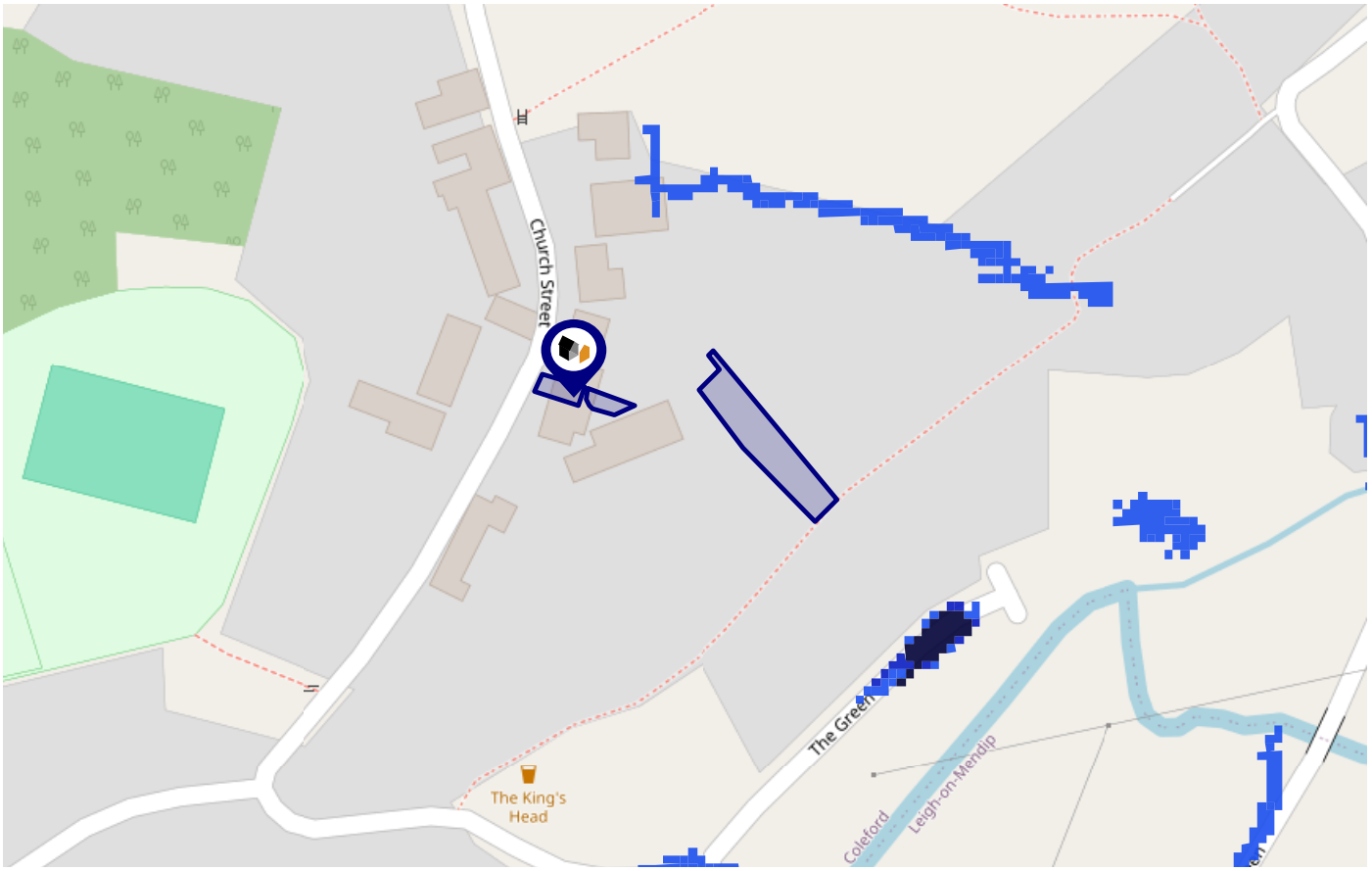
Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Sandstone or limestone, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, TRVs and bypass
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:	80 m^2

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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.

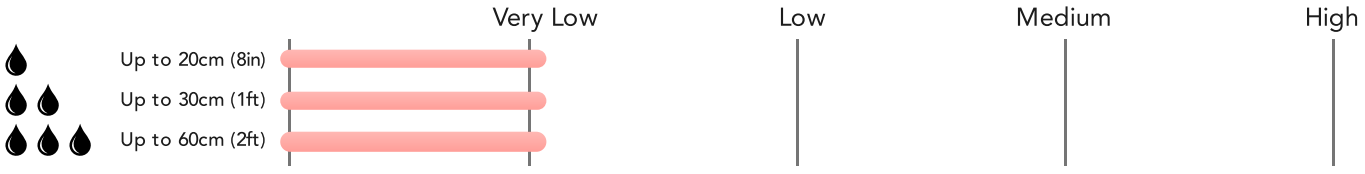


Risk Rating: Very low

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:

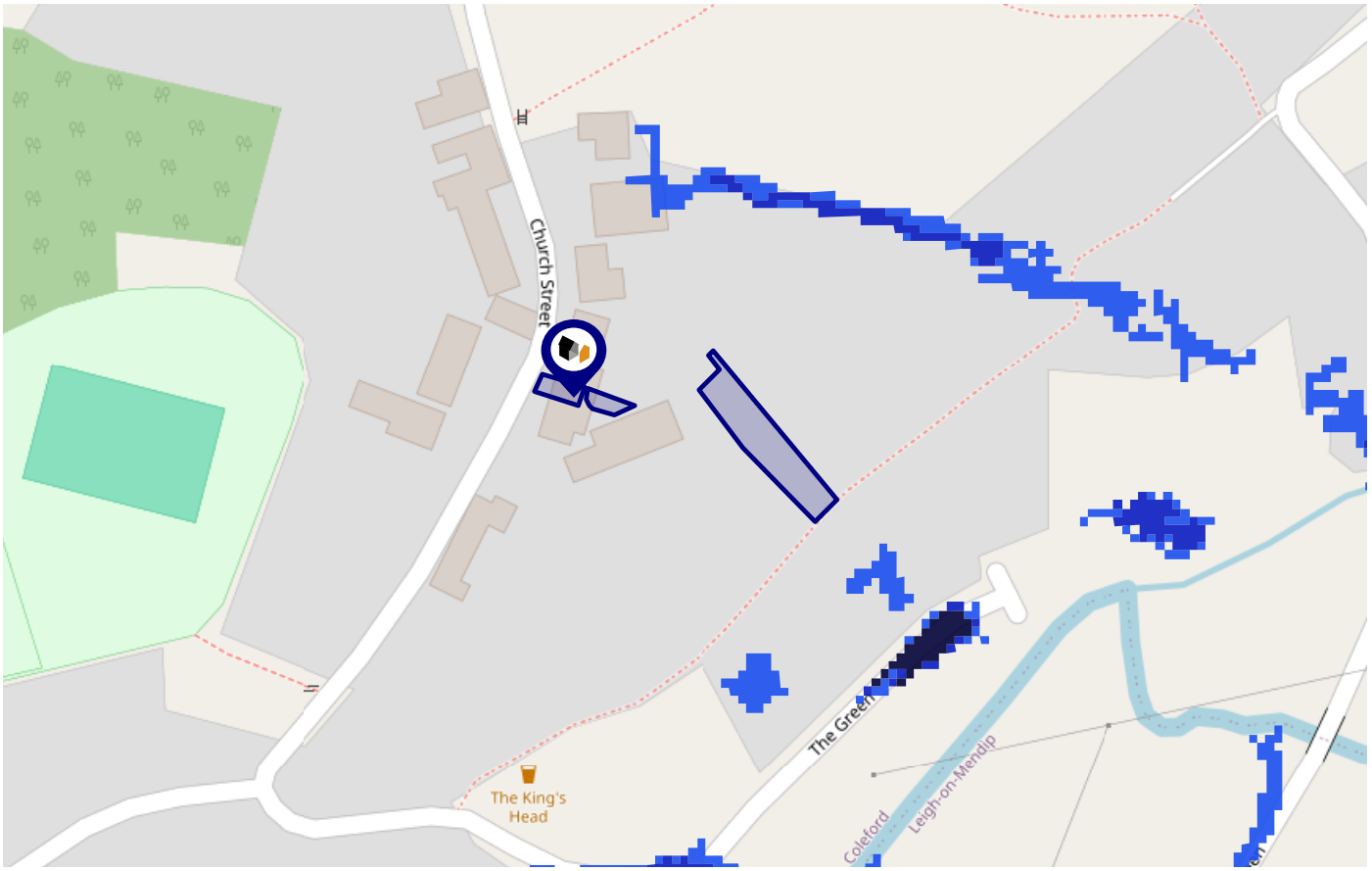


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Flood Risk
Surface Water - Climate Change

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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.

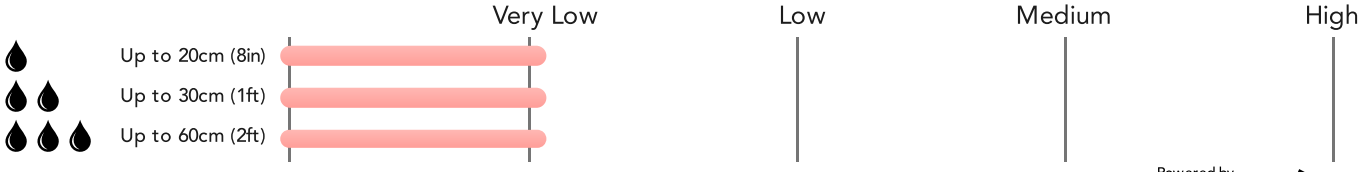


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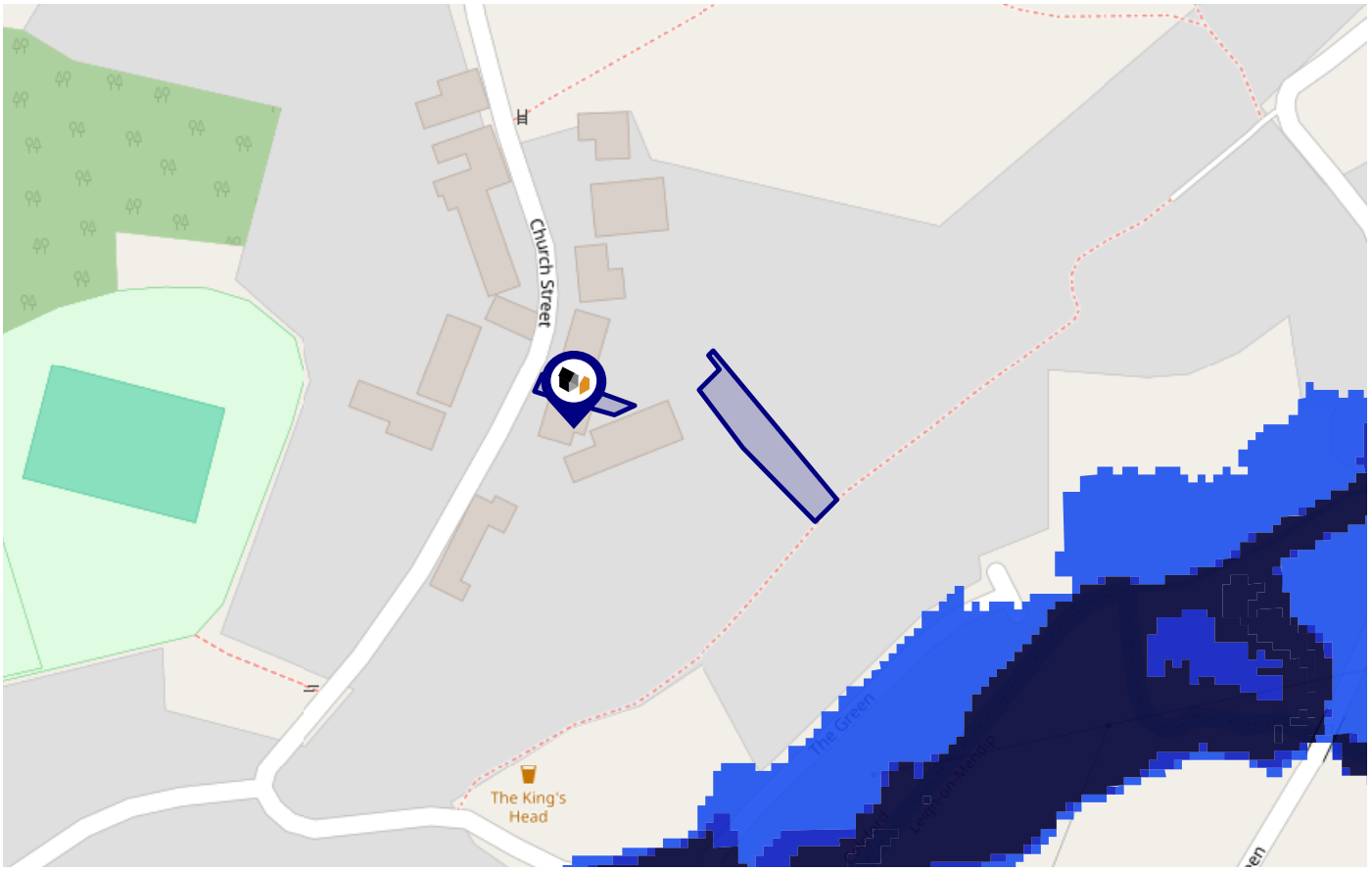
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Flood Risk
Rivers & Seas - Flood Risk

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

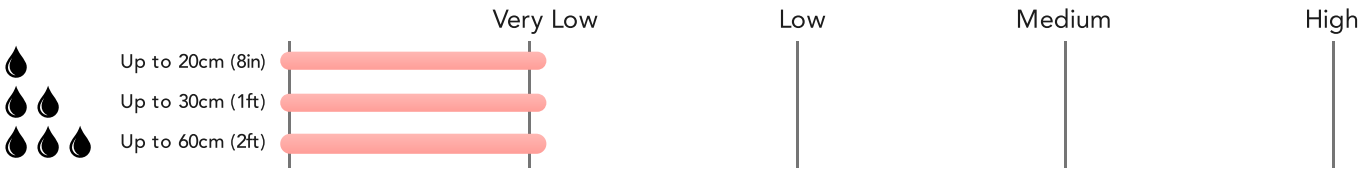


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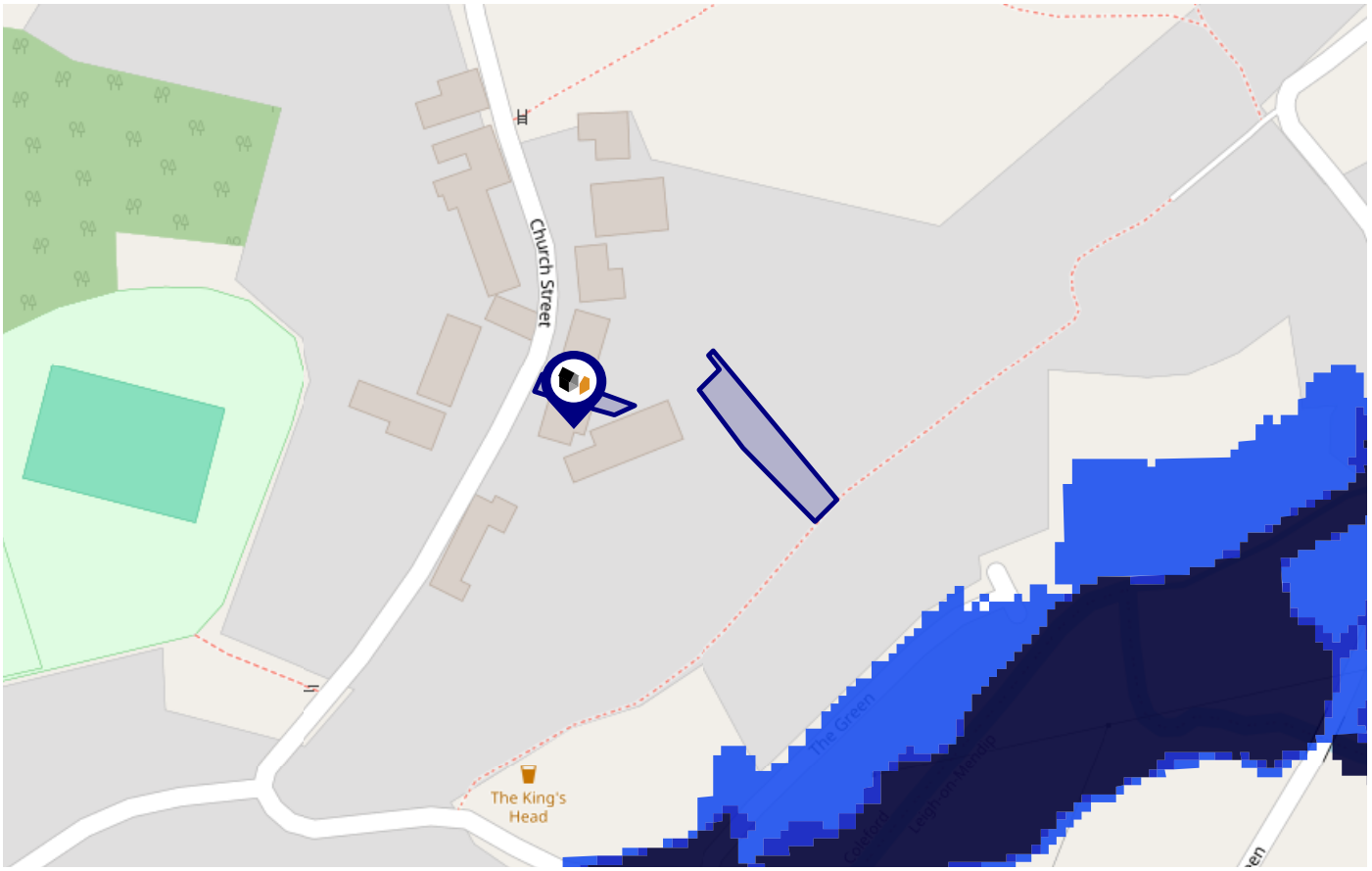


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Flood Risk
Rivers & Seas - Climate Change

COOPER AND TANNER

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

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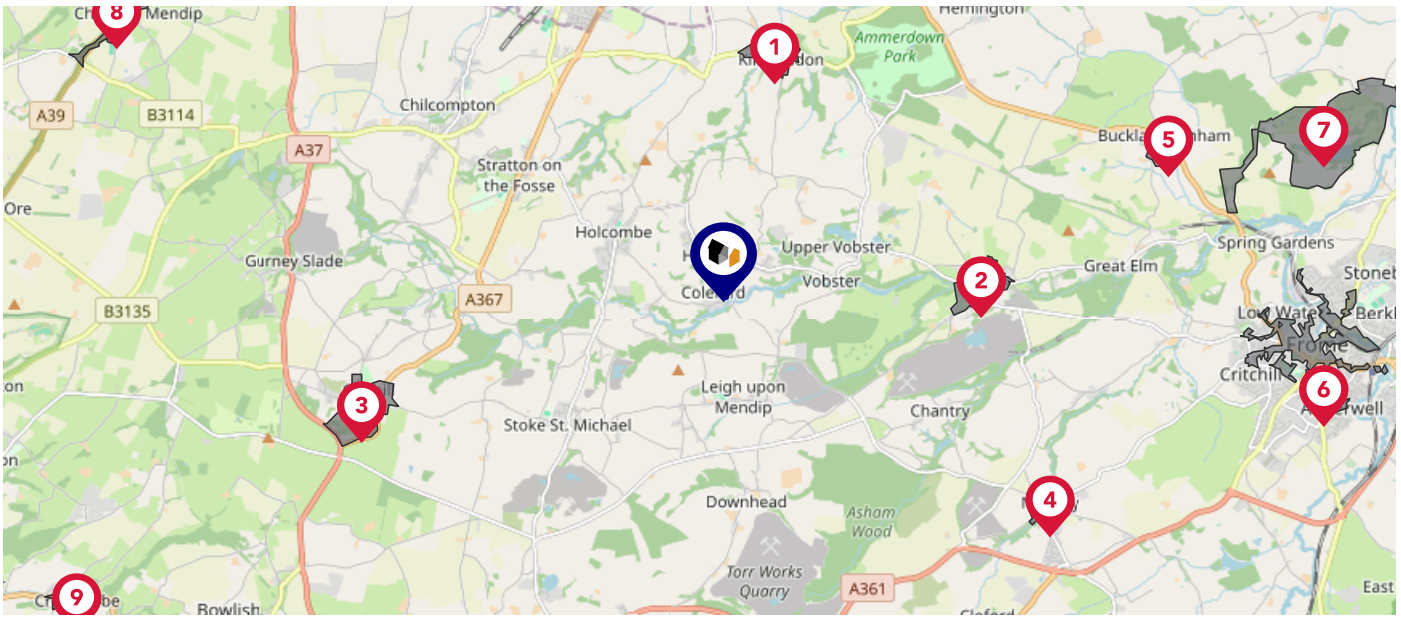
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Maps
Conservation Areas

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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.



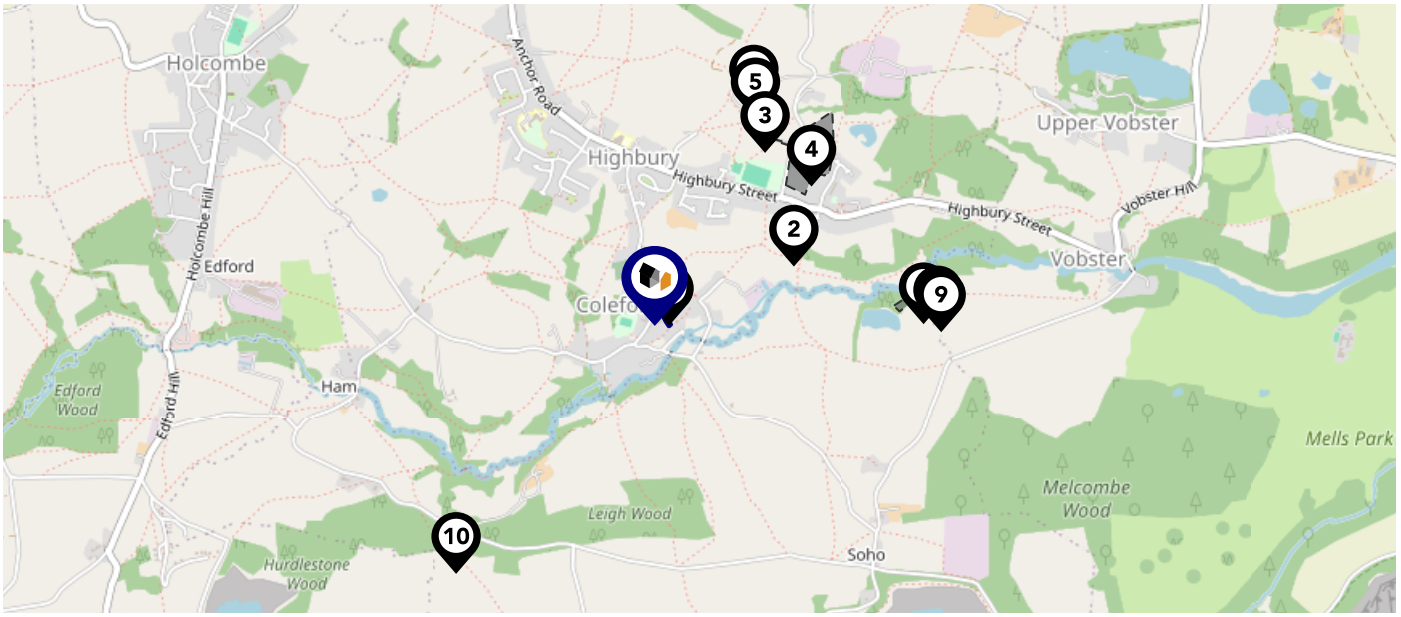
Nearby Conservation Areas

1	Kilmersdon
2	Mells
3	Oakhill
4	Nunney
5	Buckland Dinham
6	Frome
7	Lullington and Orchardleigh
8	Chewton Mendip
9	Croscombe

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

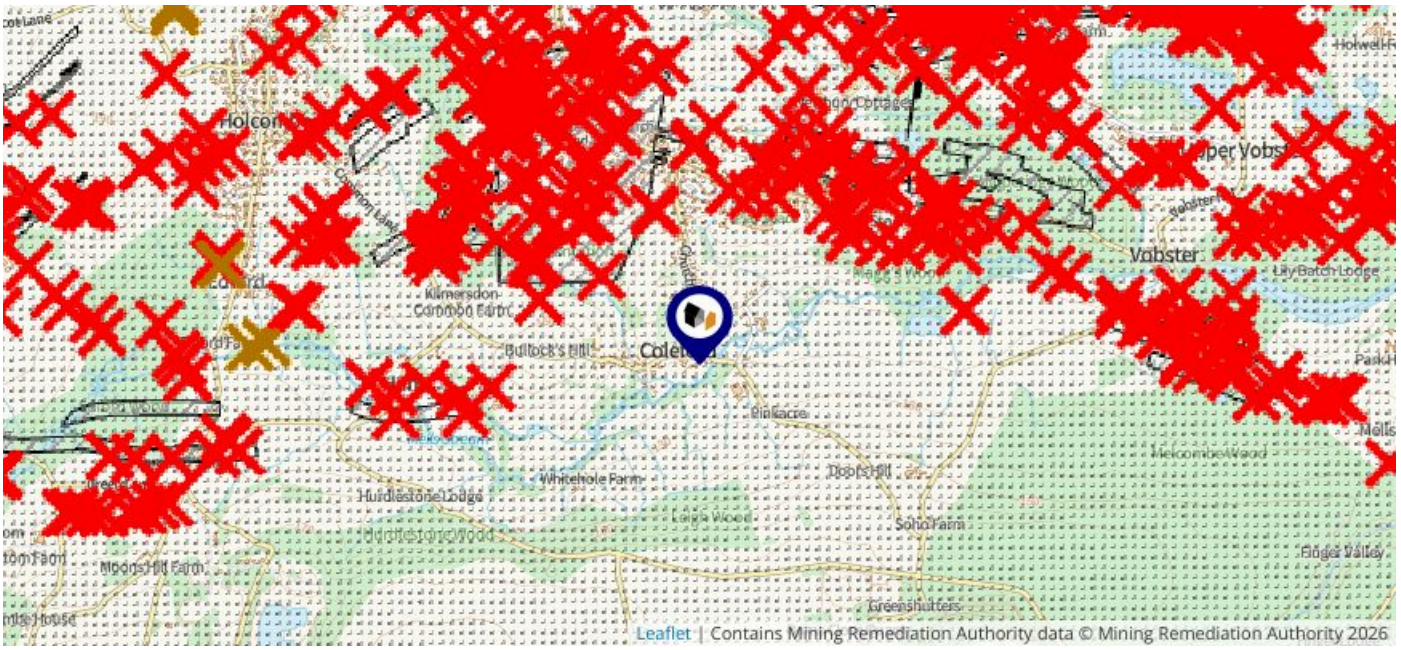
1	Canal At Coleford-Coleford	Historic Landfill
2	Maggs Wood-Coleford	Historic Landfill
3	Newbury-Coleford	Historic Landfill
4	Dark Lane-Highbury, Coleford	Historic Landfill
5	Makintosh Batch-Newbury	Historic Landfill
6	Land at Coleford Area B-Coleford	Historic Landfill
7	South Stock Hill-Coleford	Historic Landfill
8	South Stock Hill-Coleford	Historic Landfill
9	South Stock Hill-Coleford	Historic Landfill
10	Goldenves-Whitehole Hill	Historic Landfill

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Maps
Coal Mining

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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.

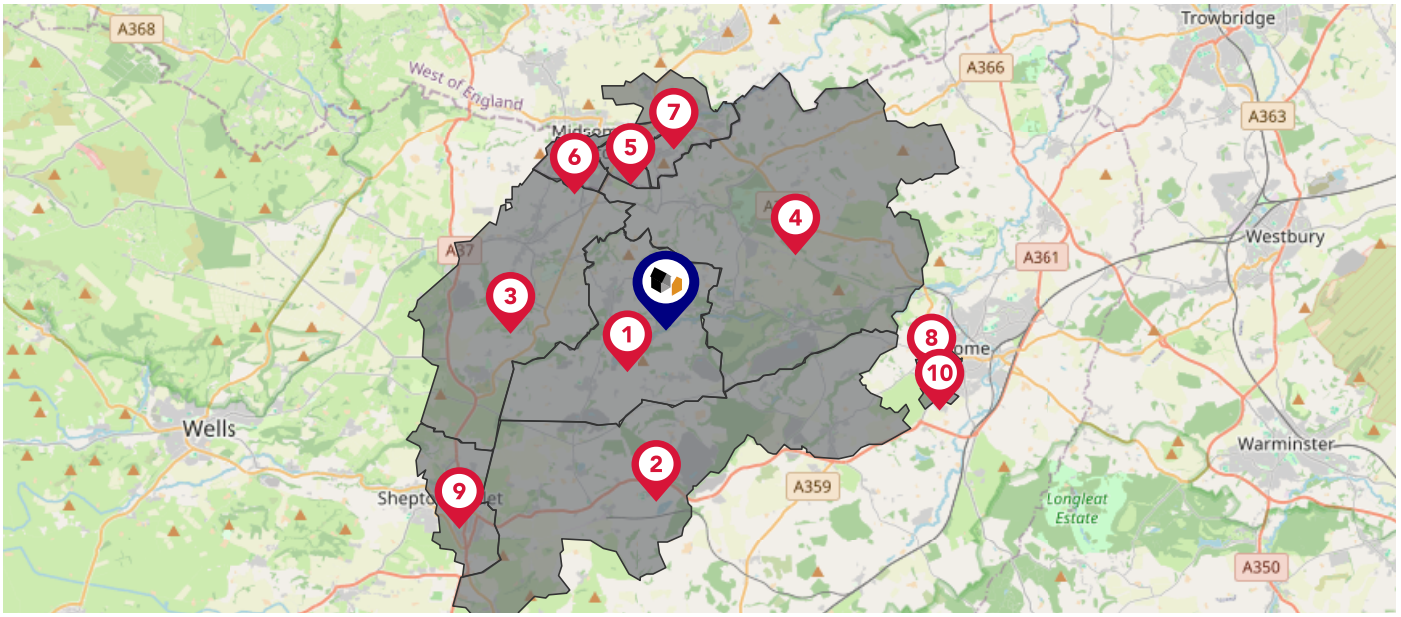
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

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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

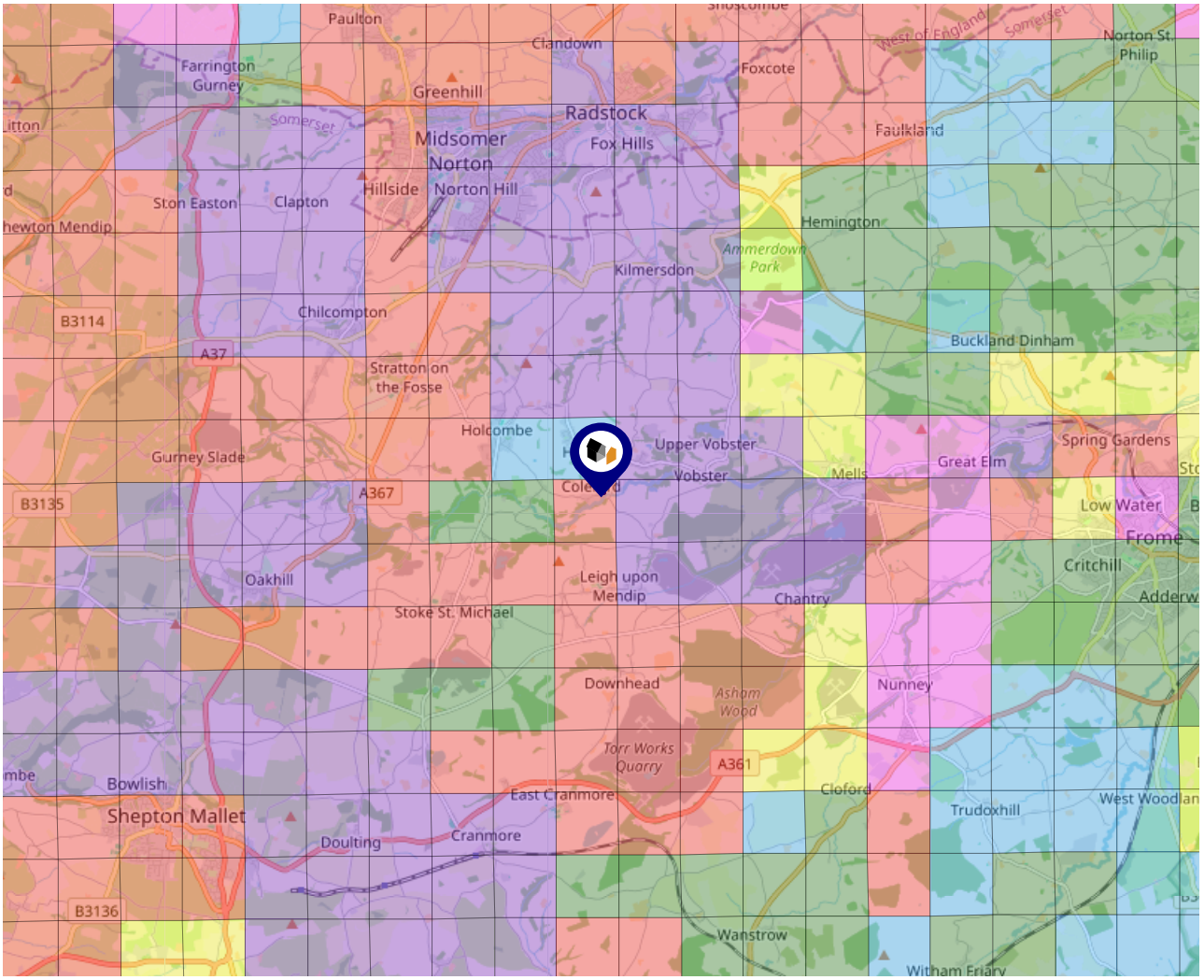
1	Coleford and Holcombe Ward
2	Cranmore, Doulting and Nunney Ward
3	Ashwick, Chilcompton and Stratton Ward
4	Ammerdown Ward
5	Westfield Ward
6	Midsomer Norton Redfield Ward
7	Radstock Ward
8	Frome Oakfield Ward
9	Shepton East Ward
10	Frome Park Ward

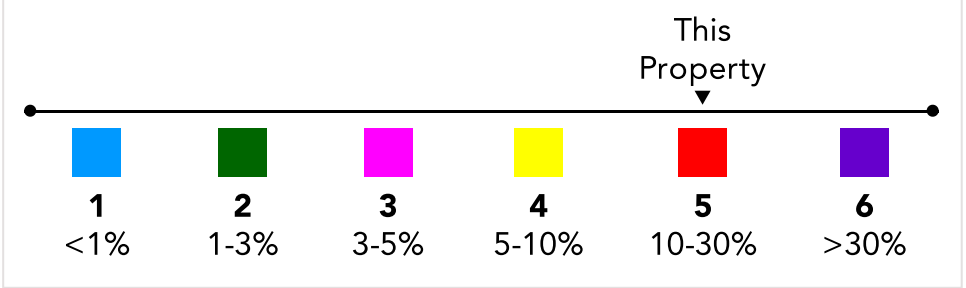
Environment
Radon Gas

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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).





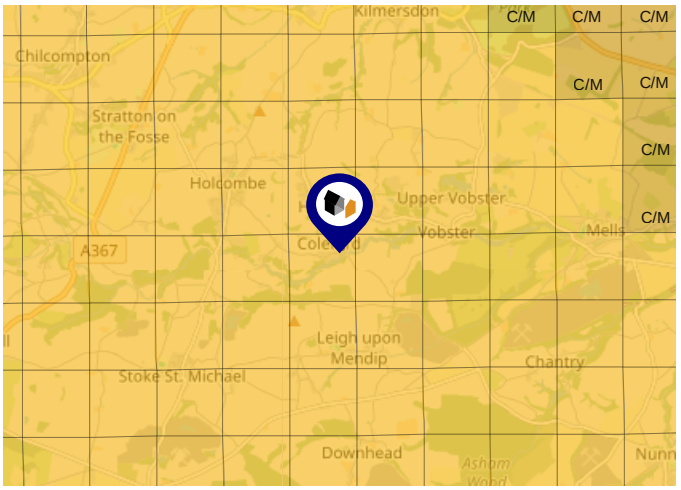
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Environment
Soils & Clay

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

Carbon Content:	NONE	**Soil Texture:**	CLAYEY LOAM TO SANDY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	**Soil Depth:**	INTERMEDIATE-SHALLOW
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		



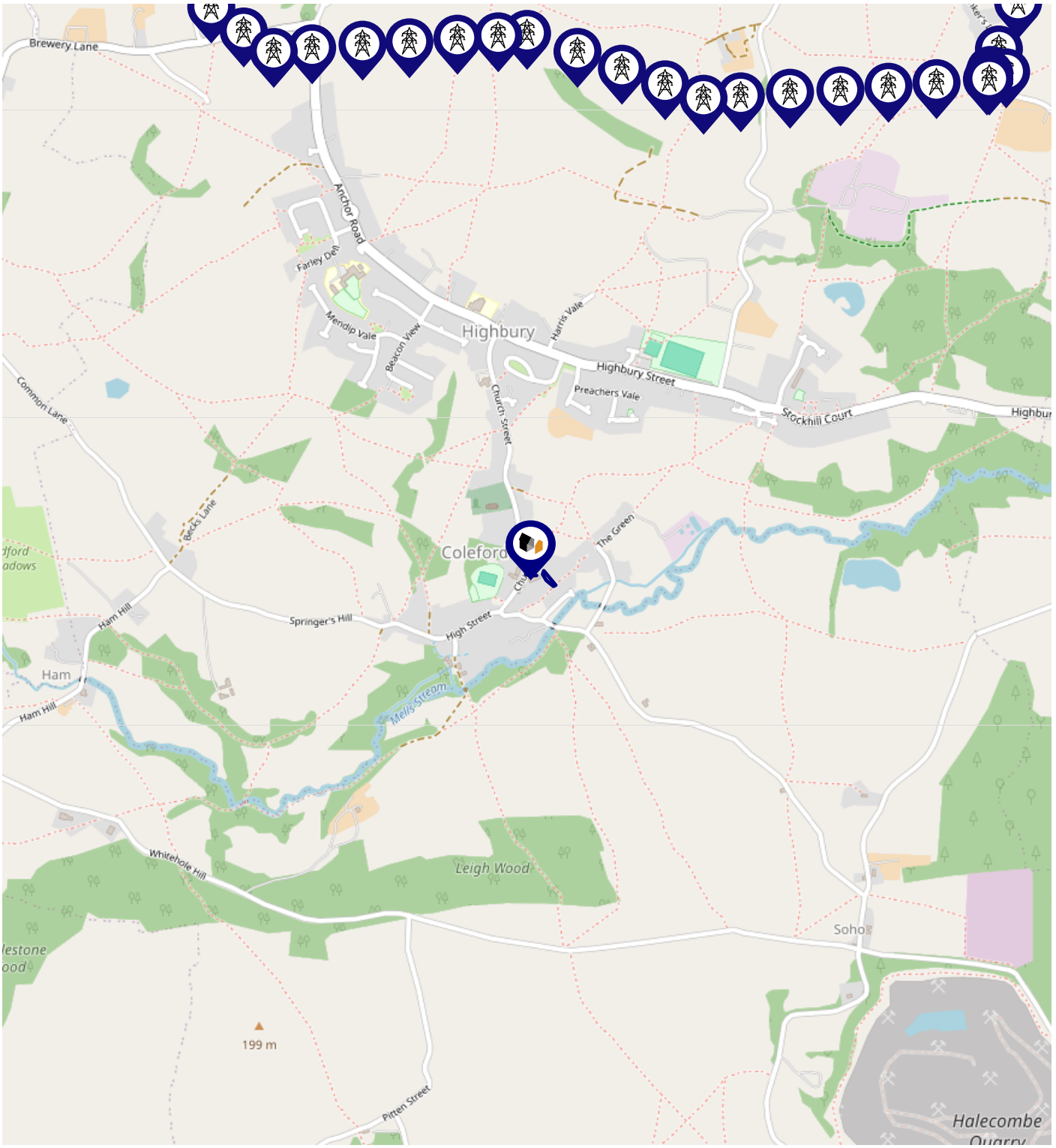
Primary Classifications (Most Common Clay Types)

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

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Local Area
Masts & Pylons

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Key:

Power Pylons

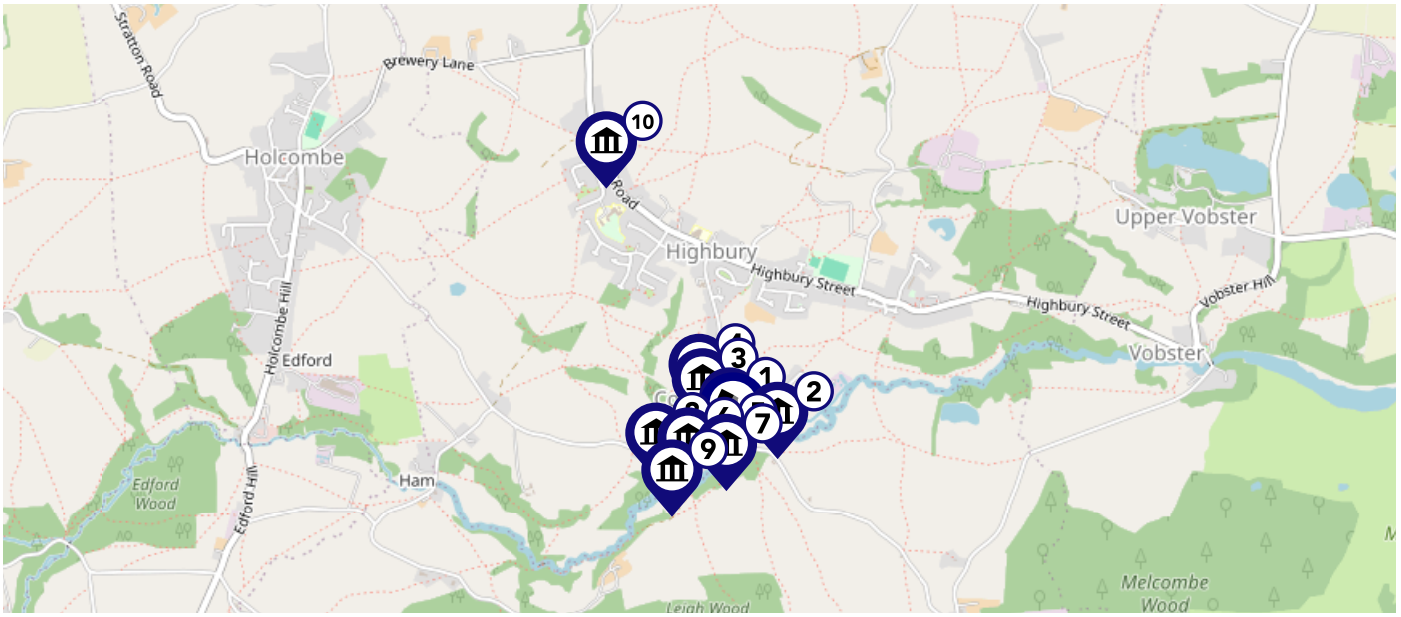
Communication Masts

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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
1 1175643 - Methodist Chapel, Forecourt Wall, Railings And Gates	Grade II	0.0 miles
2 1345083 - Former Mill On Roadside At Hippys Farm	Grade II	0.1 miles
3 1175654 - The Old Vicarage	Grade II	0.1 miles
4 1058736 - Church Of The Holy Trinity	Grade II	0.1 miles
5 1345084 - King's Head Inn	Grade II	0.1 miles
6 1058696 - Montrose Rose Cottage The Cottage	Grade II	0.1 miles
7 1058697 - Coleford House	Grade II	0.1 miles
8 1175761 - Former Aqueduct At Ngr St68474874	Grade II	0.2 miles
9 1058698 - The Mill	Grade II	0.2 miles
10 1058699 - Rush Ash Farmhouse	Grade II	0.7 miles

Material Information

COOPER AND TANNER

Building Safety

The landlord has made us aware that, to the best of their knowledge, there is no asbestos present at the property.
The landlord has made us aware that, to the best of their knowledge, there is no unsafe cladding present at the property.
The landlord has made us aware that, to the best of their knowledge, there are no invasive plants present at the property.
The landlord has made us aware that, to the best of their knowledge, the property is not as risk of collapse.

Accessibility / Adaptations

The landlord has made us aware that, to the best of their knowledge, there has been no adaptations made to the property for accessibility requirements during their ownership.

Restrictive Covenants

We have been made aware this property does contain restrictive covenants - please refer to the land registry title number provided in the property overview and seek further advice from a property conveyancer if required.

Rights of Way (Public & Private)

There is a right of way through the rear garden for all neighbours.

Construction Type

Standard construction

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Utilities & Services

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Electricity Supply

Mains

Gas Supply

Mains

Central Heating

Gas central heating

Water Supply

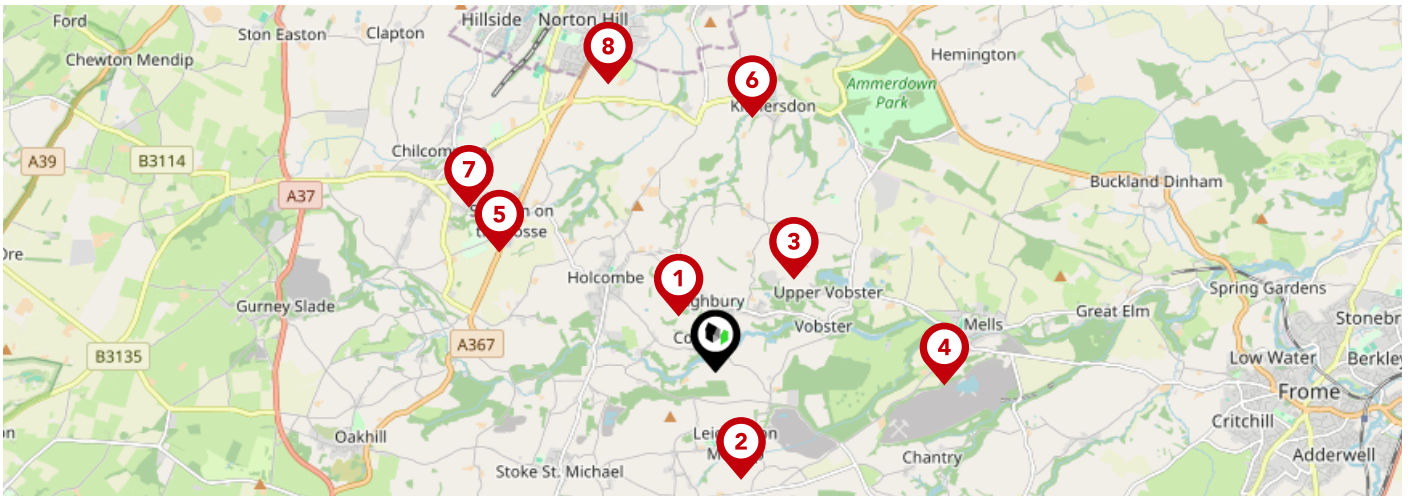
Mains

Drainage

Mains

Area
Schools

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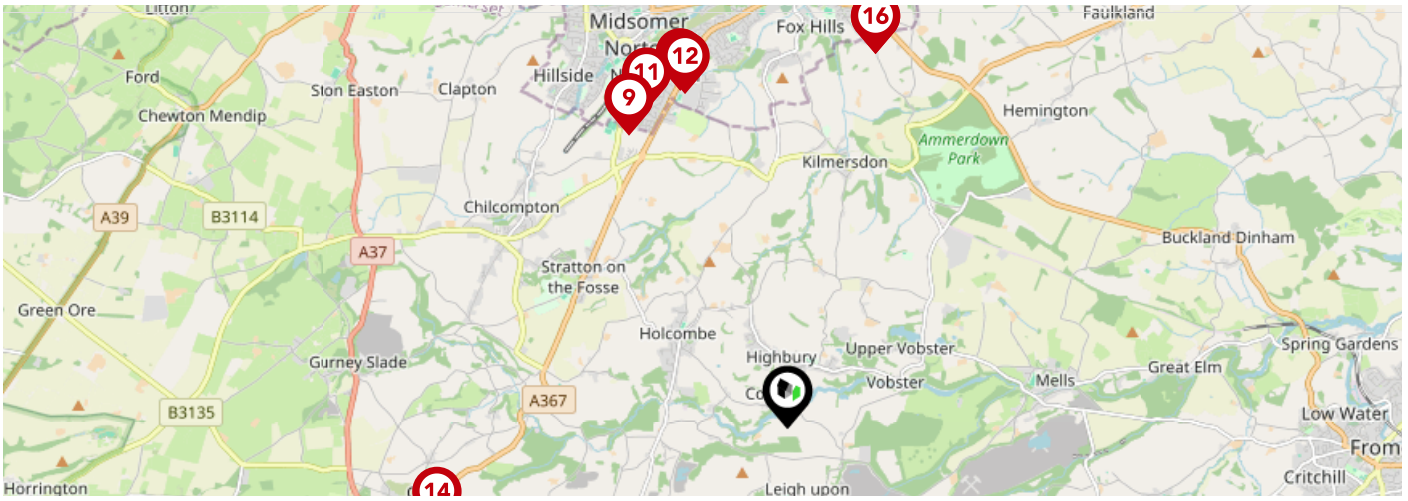


		Nursery	Primary	Secondary	College	Private
1	**Bishop Henderson Church of England Primary School** Ofsted Rating: Requires improvement | Pupils: 160 | Distance:0.62	☐	☑	☐	☐	☐
2	**Leigh On Mendip School** Ofsted Rating: Good | Pupils: 99 | Distance:1.02	☐	☑	☐	☐	☐
3	**Newbury Manor School** Ofsted Rating: Good | Pupils: 61 | Distance:1.13	☐	☐	☑	☐	☐
4	**Mells Church of England First School** Ofsted Rating: Good | Pupils: 69 | Distance:2.14	☐	☑	☐	☐	☐
5	**Downside School** Ofsted Rating: Not Rated | Pupils: 334 | Distance:2.29	☐	☐	☑	☐	☐
6	**Kilmersdon Church of England Primary School** Ofsted Rating: Requires improvement | Pupils: 148 | Distance:2.39	☐	☑	☐	☐	☐
7	**St Vigor & St John Church School** Ofsted Rating: Good | Pupils: 215 | Distance:2.75	☐	☑	☐	☐	☐
8	**St Benedict's Catholic Primary School** Ofsted Rating: Requires improvement | Pupils: 172 | Distance:2.85	☐	☑	☐	☐	☐

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Area
Schools

COOPER AND TANNER

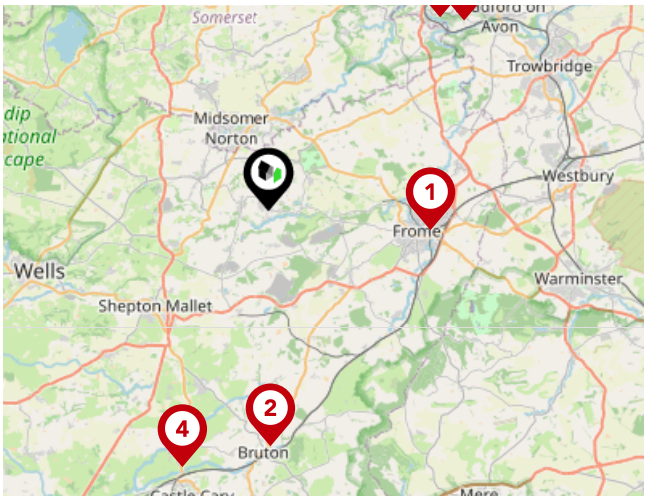


	Nursery	Primary	Secondary	College	Private
9 Norton Hill Primary School Ofsted Rating: Outstanding | Pupils: 205 | Distance:3.09	☐	☑	☐	☐	☐
10 All Hallows School Ofsted Rating: Not Rated | Pupils: 238 | Distance:3.18	☐	☐	☑	☐	☐
11 Norton Hill Academy Ofsted Rating: Good | Pupils: 1827 | Distance:3.24	☐	☐	☑	☐	☐
12 Westfield Primary School Ofsted Rating: Good | Pupils: 385 | Distance:3.25	☐	☑	☐	☐	☐
13 Fosse Way School Ofsted Rating: Good | Pupils: 226 | Distance:3.29	☐	☐	☑	☐	☐
14 Oakhill Church School Ofsted Rating: Requires improvement | Pupils: 106 | Distance:3.38	☐	☑	☐	☐	☐
15 Writhlington School Ofsted Rating: Good | Pupils: 923 | Distance:3.57	☐	☐	☑	☐	☐
16 Somerset Studio School Ofsted Rating: Good | Pupils: 126 | Distance:3.57	☐	☐	☑	☐	☐

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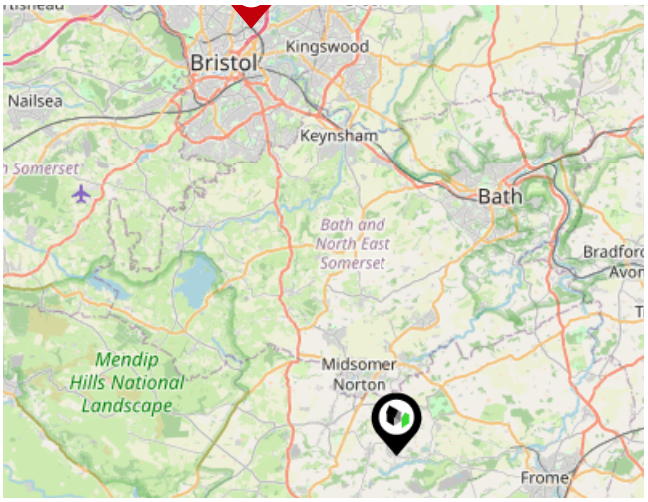
Area
Transport (National)

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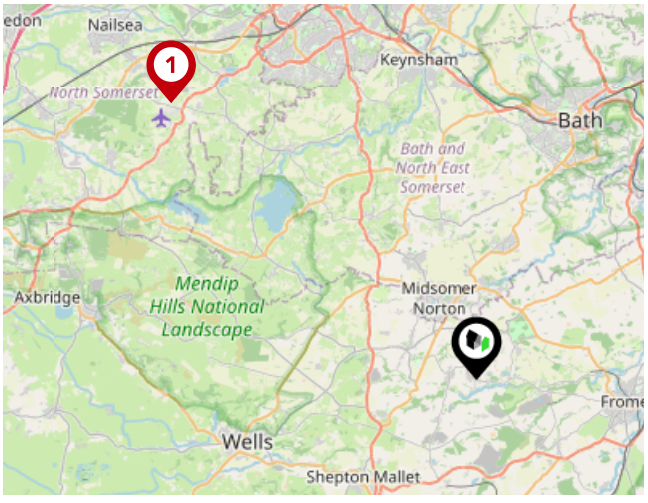
National Rail Stations

Pin	Name	Distance
1	Frome Rail Station	6.05 miles
2	Bruton Rail Station	8.71 miles
3	Freshford Rail Station	9.63 miles
4	Castle Cary Rail Station	10.05 miles
5	Avoncliff Rail Station	10.1 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M32 J3	16.71 miles



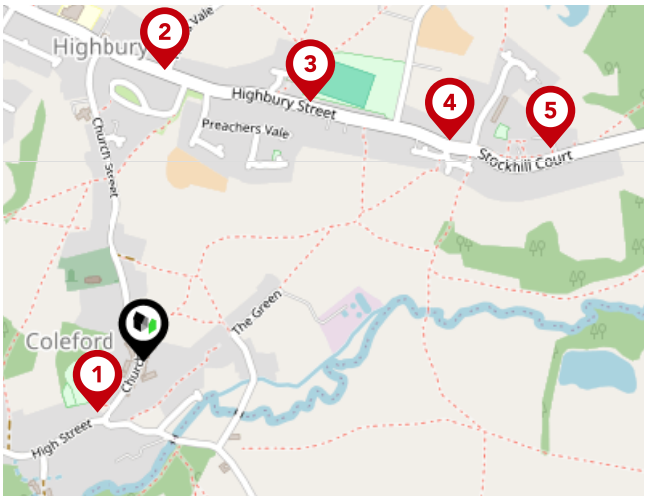
Airports/Helipads

Pin	Name	Distance
1	Bristol International Airport	15.28 miles

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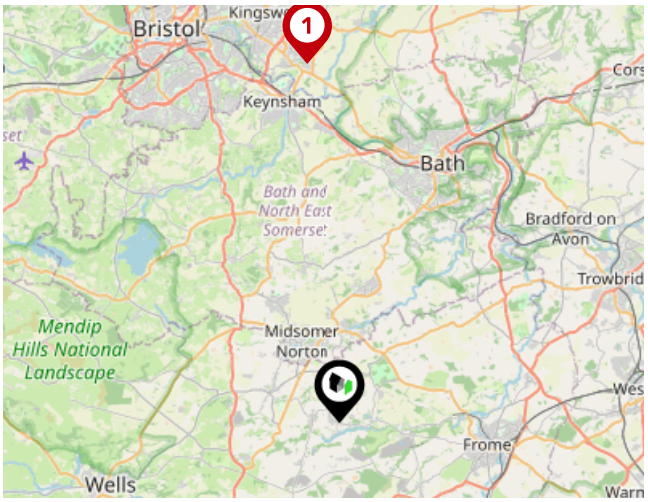
Area
Transport (Local)

COOPER AND TANNER



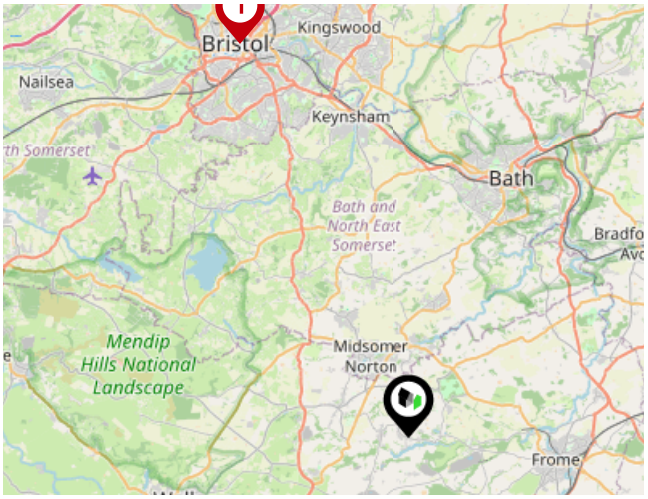
Bus Stops/Stations

Pin	Name	Distance
1	Mendip East Slinky - Coleford DRT	0.08 miles
2	Highbury Cottages	0.33 miles
3	The Eagle Inn	0.35 miles
4	The Bus Shelter	0.43 miles
5	Stock Hill Court	0.53 miles



Local Connections

Pin	Name	Distance
1	Bitton (Avon Valley Railway)	13.35 miles



Ferry Terminals

Pin	Name	Distance
1	Bathurst Basin Ferry Landing	15.82 miles

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Cooper and Tanner
Testimonials

Testimonial 1

We predominately dealt with Shelly at the Frome branch through the process of buying and selling our house. Over the last 18 months Shelly has been pretty much the only agent in town who has bothered to keep me up to date with what was coming on the market etc. Not only did we sell through C&T but when it came to purchasing (also through them) they really worked hard to make the deal work for everyone. A very positive experience.

Testimonial 2

Cooper and Tanner in Frome were highly recommended to us – and we are delighted that we listened! We have found them to be experts in their field with excellent local knowledge and a very clear understanding of the market. Adam and his team have been professional, helpful and supportive throughout the process – far above and beyond the call of duty - and a real pleasure to deal with.

Testimonial 3

In the last 2 years or so we have bought twice and sold once with Cooper and Tanner in Frome. Adam Scott and his entire team have been really great throughout. All three transaction had complications that needed to be sorted out, especially the last one that took 6 months to complete with many twists and turns. Adam has been so patient and energetic and on the ball, on top of the situation throughout. He builds a great rapport with both buyer and seller.

Testimonial 4

We had a sale agreed on our property early in 2023 after only being available for a few days. Throughout the selling process Cooper & Tanner in Frome were consistently helpful and supportive. Furthermore, they demonstrated that they had a very clear understanding of the market. They were a pleasure to deal with and in particular, Adam Scott (Branch Manager) & Ross Bowers (Senior Negotiator) were always on hand if we had any problems or worries.

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Cooper and Tanner

6 The Bridge Frome BA11 1AR
01373 455060
frome@cooperandtanner.co.uk
cooperandtanner.co.uk

Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

Royal Mail