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MIR: Material Info

The Material Information Affecting this Property
Friday 27th March 2026



WELLS ROAD, PRIDDY, WELLS, BA5

Cooper and Tanner

32 High Street Shepton Mallet BA4 5AS

01749 372200

sheptonmallet@cooperandtanner.co.uk

cooperandtanner.co.uk





Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	1,151 ft ² / 107 m ²		
Plot Area:	0.07 acres		
Council Tax :	Band E		
Annual Estimate:	£2,981		
Title Number:	ST388930		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

5 mb/s	1800 mb/s
	

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: *Rose Farm Wells Road Priddy Wells BA5 3AZ*

Reference - 2014/0074/FUL
Decision: Approval with Conditions
Date: 15th January 2014
Description: Erection of detached dwelling (amendment of previous approval 2012/2860).

Reference - 2014/0406/HSE
Decision: Approval with Conditions
Date: 14th April 2014
Description: Creation of a new access to replace the existing further to the East of the dwelling.

Reference - 2012/2860
Decision: Approval with Conditions
Date: 03rd December 2012
Description: Erection of detached dwelling (amended plans received 14.02.13 concerning parking)

Planning records for: *Eastwater Cottage, Wells Road, Priddy, Wells, BA5 3AZ*

Reference - 2011/2883
Decision: Development is Lawful
Date: 07th November 2011
Description: Proposed installation of solar panels of roof slope (south facing).

Planning records for: *Cold Comfort Wells Road Priddy Wells Somerset BA5 3AZ*

Reference - 2016/2077/FUL
Decision: Approval with Conditions
Date: 23rd March 2017
Description: Conversion and extension of detached garage into dependent relative accommodation

Planning records for: *Fircrest Farm Wells Road Priddy Cheddar Somerset BA5 3AZ*

Reference - 2015/2342/HSE
Decision: Approval with Conditions
Date: 15th October 2015
Description: Two storey extension from the side elevation

Planning records for: *Lower Pitts Farm, Wells Road, Priddy, Wells, Somerset, BA5 3AZ*

Reference - 104209/004
Decision: Approval with Conditions
Date: 29th September 1998
Description: Siting of a temporary mobile home for an agricultural worker. AMENDED DECISION NOTICE

Reference - 2016/1419/FUL
Decision: Approval with Conditions
Date: 27th May 2016
Description: Retrospective - Proposal for the construction of a detached carport at the front of the development site and rearrangement of vehicular parking spaces.

Planning records for: *Lower Pitts Farm Priddy Road Priddy Cheddar BA5 3AZ*

Reference - 2015/0539/AGB
Decision: Prior Approval Not Required
Date: 09th March 2015
Description: Erection of an agricultural building to be used to store grain and straw.
Reference - 2012/1968
Decision: Approval
Date: 14th August 2012
Description: Application for approval of details reserved by conditions 4 (sample panel of external walling), 5 (schedule of materials), 6 (details of window and doors), 8 (ducts, pipes and rainwater goods), 9 (hard and soft landscaping) and 11 (bat and bird survey) of planning permission 2009/1876.
Reference - 2013/1582
Decision: Approval
Date: 06th August 2013
Description: Application for approval of details reserved by conditions 3 (sample panel), 4 (schedule of materials), 5 (joinery), 6 (Rooflights) 7 (ducts, pipes and attachments) and 8 (hard and soft landscaping) of planning permission 2012/1093 (amended description omitting condition 11).
Reference - 104209/008
Decision: Approval with Conditions
Date: 20th March 2008
Description: Change of use of land to form new access and drive [DEL]

Planning records for: *Lower Pitts Farm, Wells Road, Priddy, Wells BA5 3AZ*

Reference - 2012/1093
Decision: Approval with Conditions
Date: 08th May 2012
Description: Change of use and conversion of redundant agricultural buildings to form four dwellings.

Reference - 2013/2377/AGB
Decision: Prior Approval Not Required
Date: 27th November 2013
Description: Application for prior notification for proposed agricultural development for an extension to an agricultural building

Reference - 2014/0552/FUL
Decision: Approval with Conditions
Date: 02nd May 2014
Description: Conversion of two agricultural buildings to provide three residential dwellings (C3).

Planning records for: *Ousel Lodge Wells Road Priddy Cheddar BA5 3AZ*

Reference - 2019/0655/HSE
Decision: Decided
Date: 26th March 2019
Description: Extension to the rear of the bungalow

Planning records for: *Sunnycroft, Wells Road, Priddy, Wells, Somerset BA5 3AZ*

Reference - 2013/1595
Decision: Refusal
Date: 23rd July 2013
Description: Proposed 2 storey extension and erection of detached garage building.

Reference - 2014/0430/HSE
Decision: Approval
Date: 06th March 2014
Description: Proposed 2 storey extension and erection of detached garage building.

Reference - 2014/1710/NMA
Decision: Approval
Date: 04th September 2014
Description: Application for a non material amendent to change the clay tiles to red concrete tiles on the proposed outbuilding.

Planning records for: *Badgers Wood Wells Road Priddy Wells Somerset BA5 3AZ*

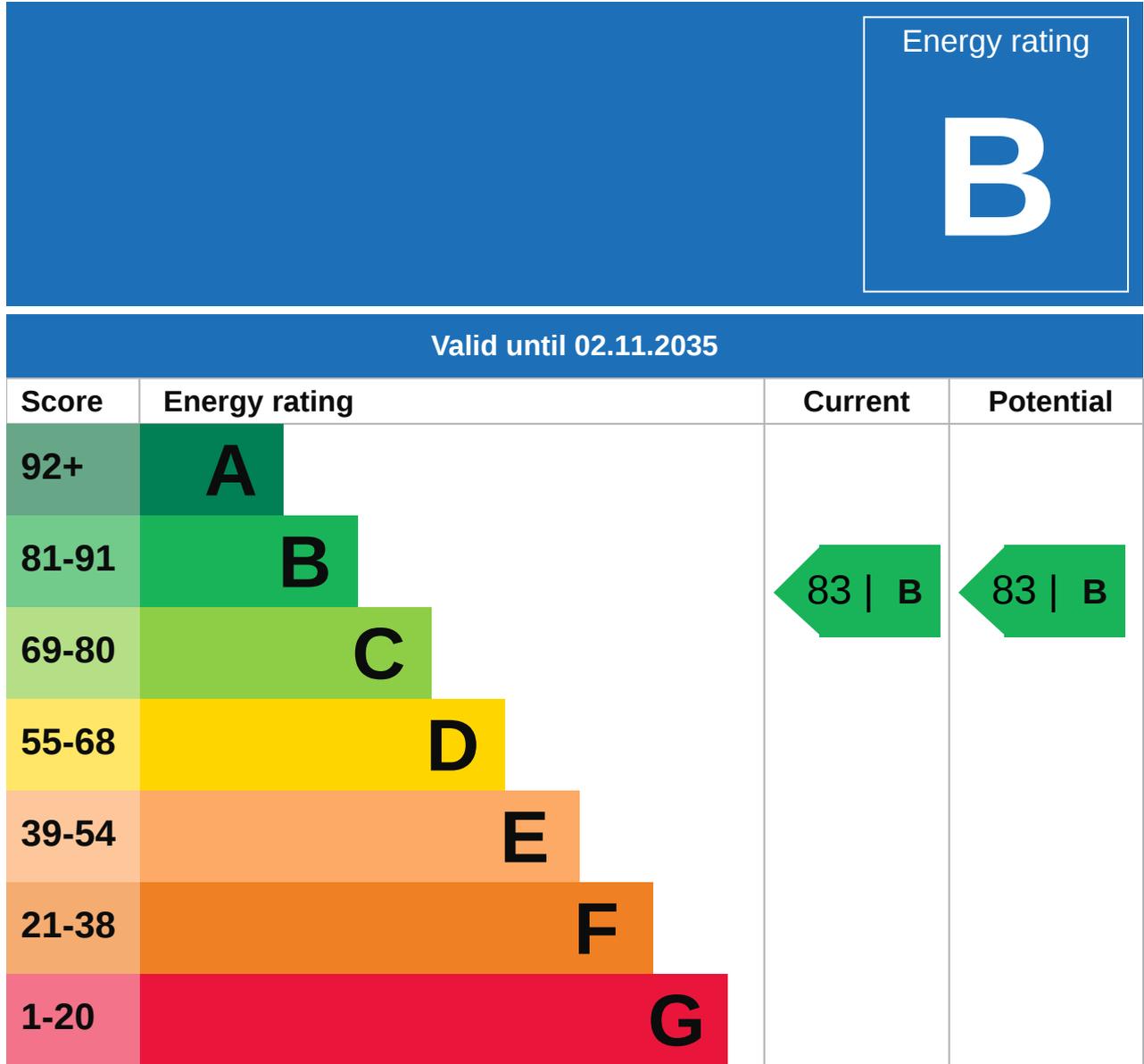
Reference - 118309/000
Decision: Approval with Conditions
Date: 11th March 2005
Description: First floor extension over part of existing dwelling (DEL)

Planning records for: *Badgers Wood Wells Road Priddy Wells Somerset BA5 3AZ*

Reference - 23/00204/DOC1
Decision: Decided
Date: 26th January 2023
Description: Discharge of Conditions No. 3 (Vehicle Parking), No. 4 (Access Consolidation) and No. 5 (Surface Water) of Planning Application 22/01249/FUL.
Reference - 2023/0137/FUL
Decision: Decided
Date: 26th January 2023
Description: Retention of shepherds hut for use as holiday let, create parking area and erection of outbuilding.

Property EPC - Certificate

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Property EPC - Additional Data

Additional EPC Data

Property Type:	Detached house
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Timber frame, as built, insulated (assumed)
Walls Energy:	Timber frame, as built, insulated (assumed)
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Pitched, 150 mm loft insulation
Main Heating:	Air source heat pump, underfloor, electric
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system, plus solar
Hot Water Energy Efficiency:	From main system, plus solar
Lighting:	Good lighting efficiency
Floors:	Suspended, insulated (assumed)
Total Floor Area:	107 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

Mains

Gas Supply

No supply

Central Heating

Air Source Heat Pump

Water Supply

Mains

Drainage

Mains

Testimonial 1



Fantastic Service from Cooper & Tanner in Shepton Mallet! As a mortgage broker, i deal with a lot of estate agents and things can be cut throat and very non personable. I was helping a vulnerable client purchase his forever home and he was completely unsavvy with this world so i was concerned for him getting through the process, however, Andrea was absolutely amazing. She kept us completely up to date and was ALWAYS available for support!

Testimonial 2



I have just completed today on the sale of my parents property in Shepton Mallet and I wanted to give a glowing review to Copper and Tanner who have been fantastic throughout. They are professional, friendly and helpful. They kept us up to date and often went above and beyond what was required of an estate agent. We needed to sell the house to pay for care home fees for my our Mum which has been hard work especially as we don't live in Shepton.

Testimonial 3



Our experience with the lettings team at Cooper and Tanner was fantastic. We dealt with Lauren mainly, who was always happy to take our questions to the landlords and came back promptly with the answers for us. She was always polite and professional when we met her for viewings and has been a pleasure to deal. She made the whole process from finding somewhere that would accept a dog, to offer acceptance, referencing and finally the move in day. Thank you.

Testimonial 4



Chris, Andrea, Sally and Lucy were a pleasure to deal with during my conveyancing process. They were knowledgeable and communicated well,keeping informed of developments and doing everything possible for completion to happen. Many thanks to the whole team.



/cooperandtanner

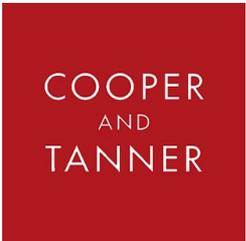


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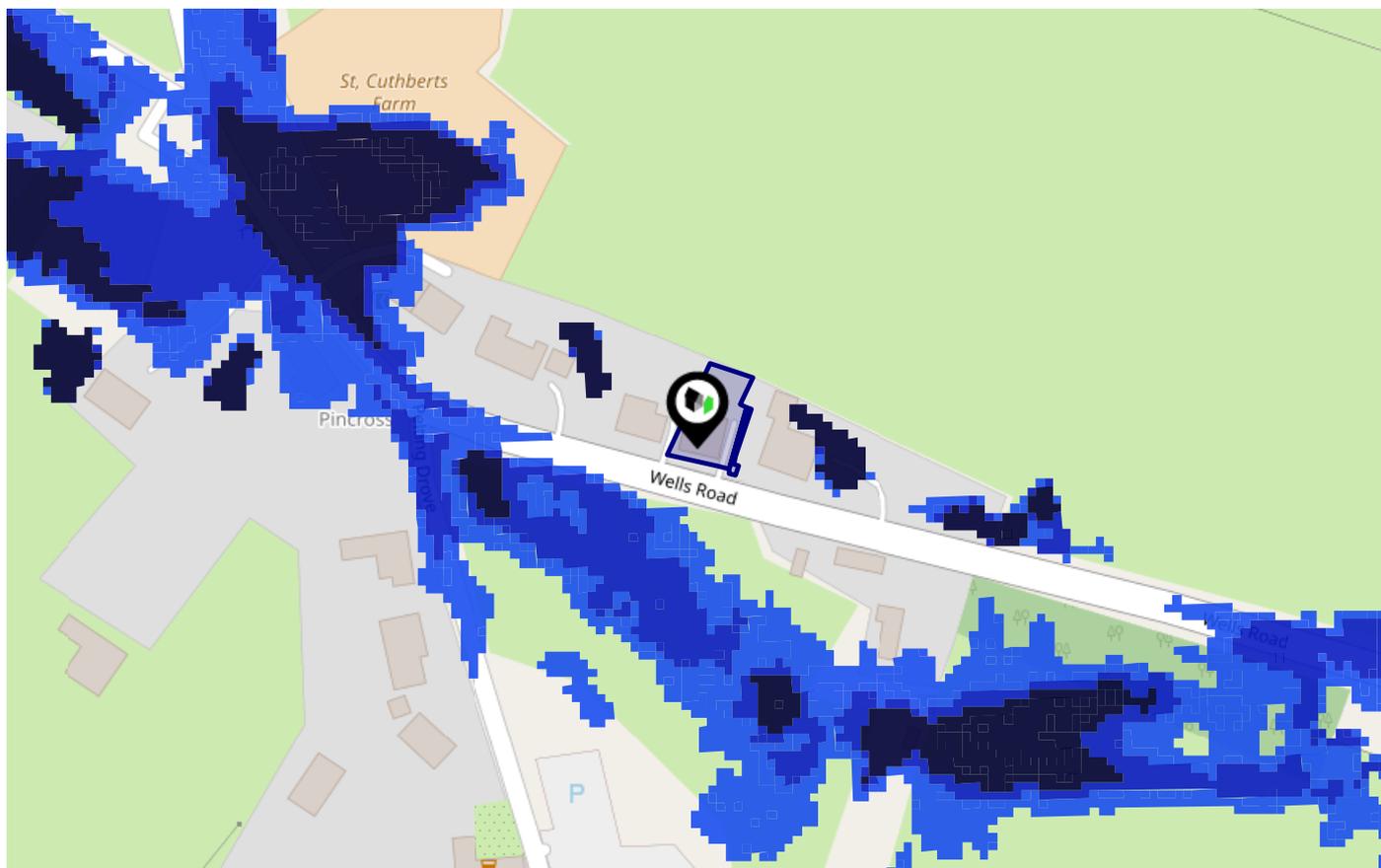
Important - Please read

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.

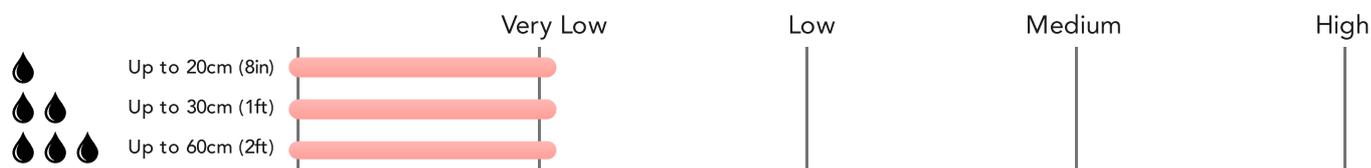


Risk Rating: Very low

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.

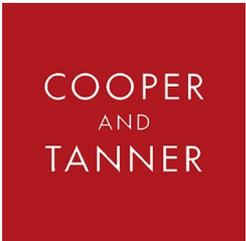
- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any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

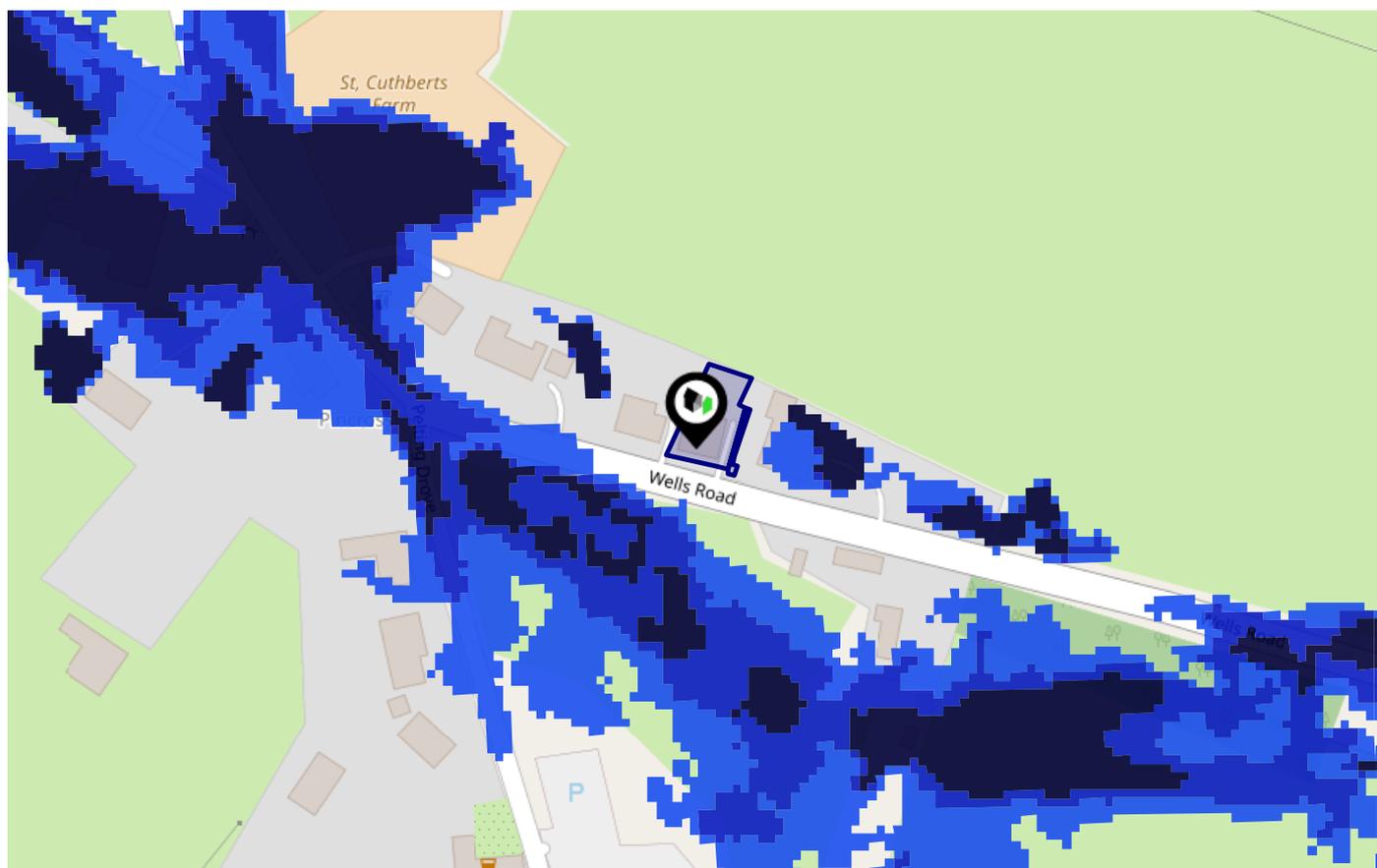


Flood Risk

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.
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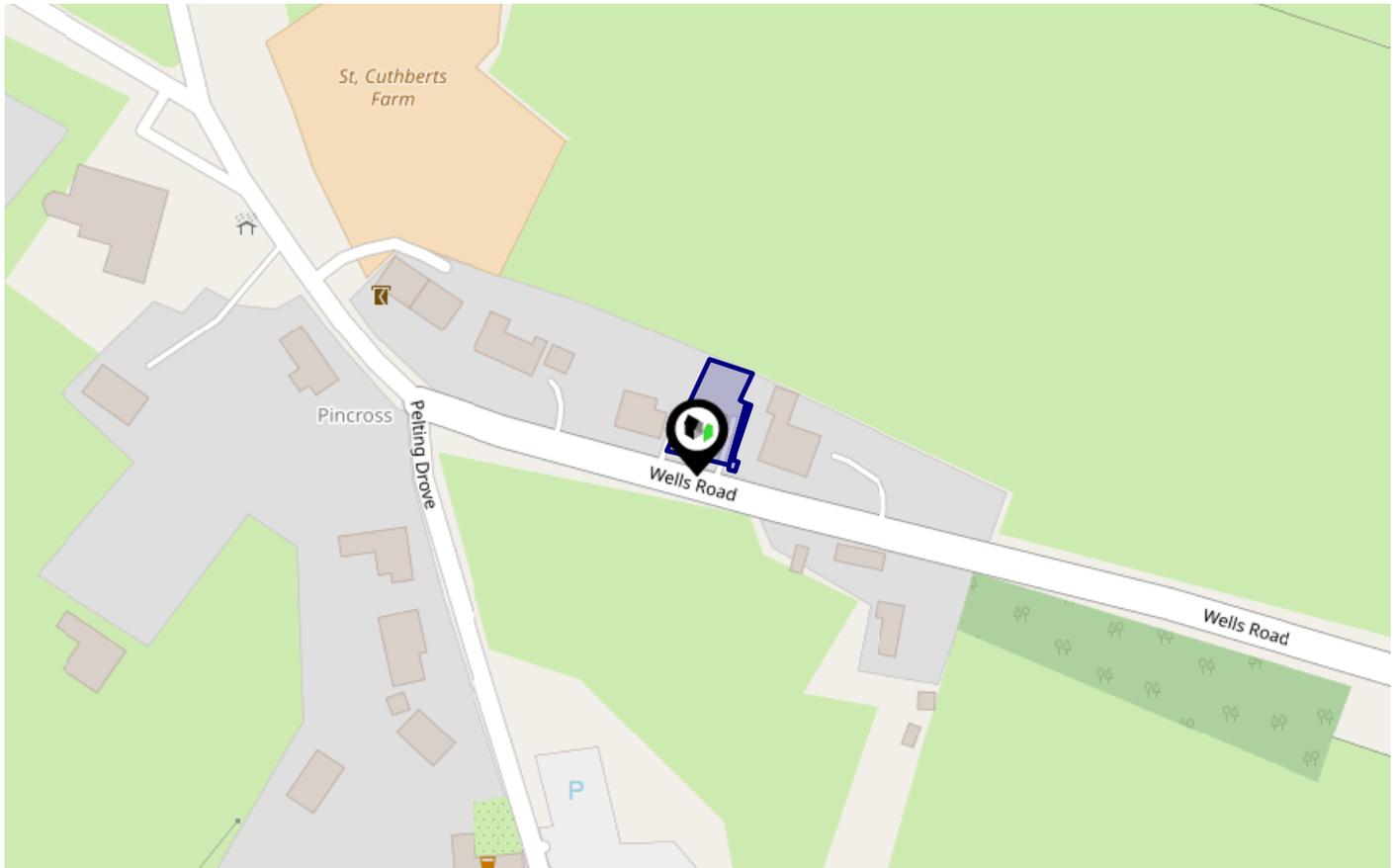


MIR - Material Info

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.
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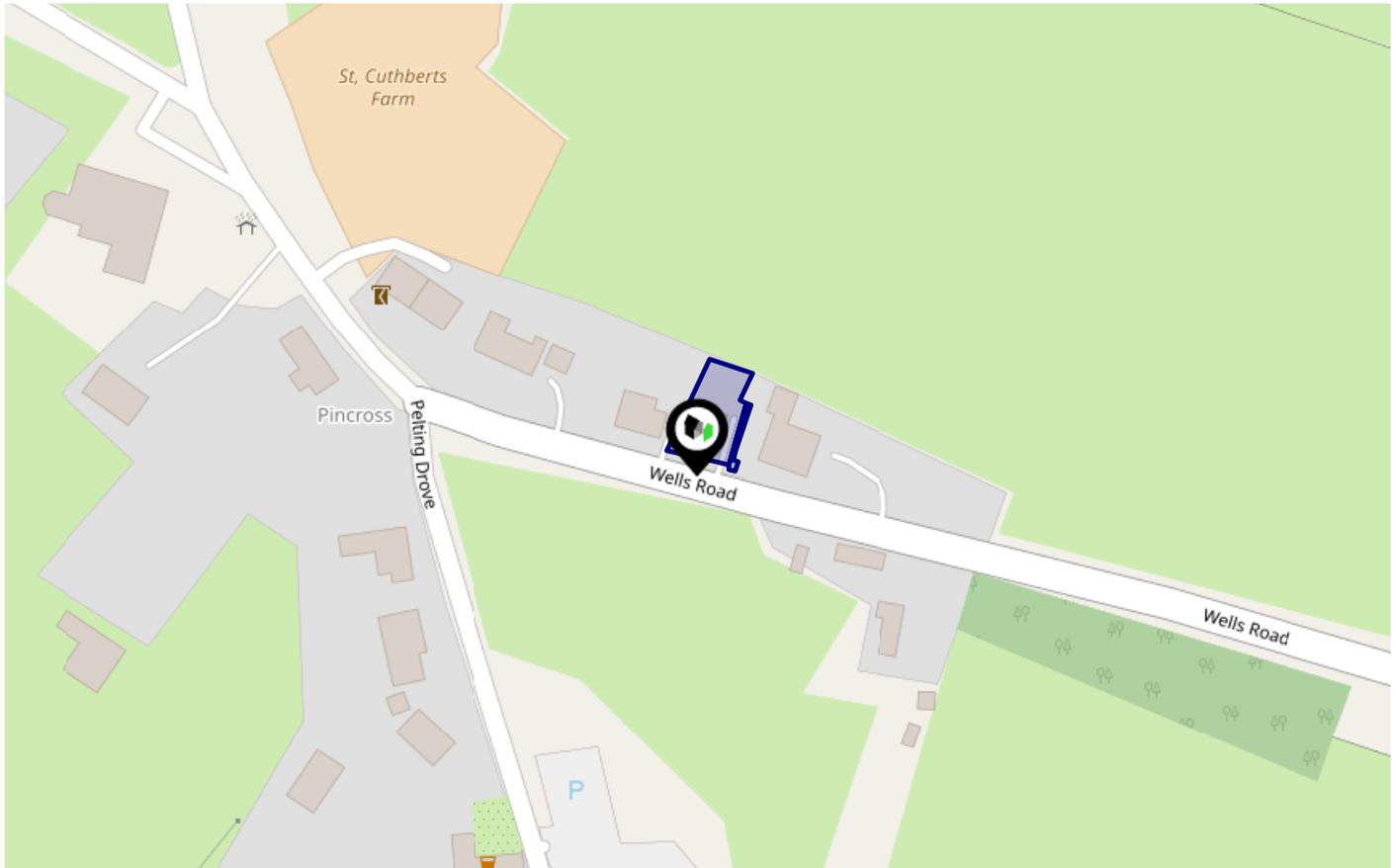
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Climate Change

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



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.
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Chance of flooding to the following depths at this property:

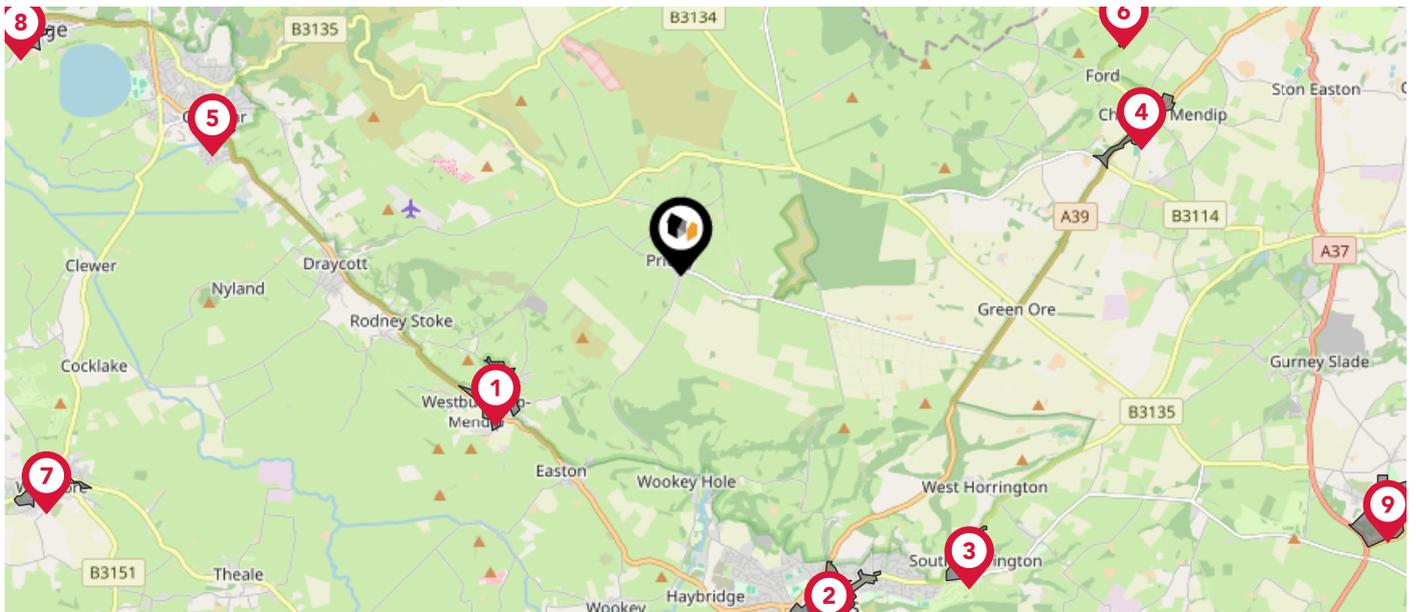


MIR - Material Info

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.



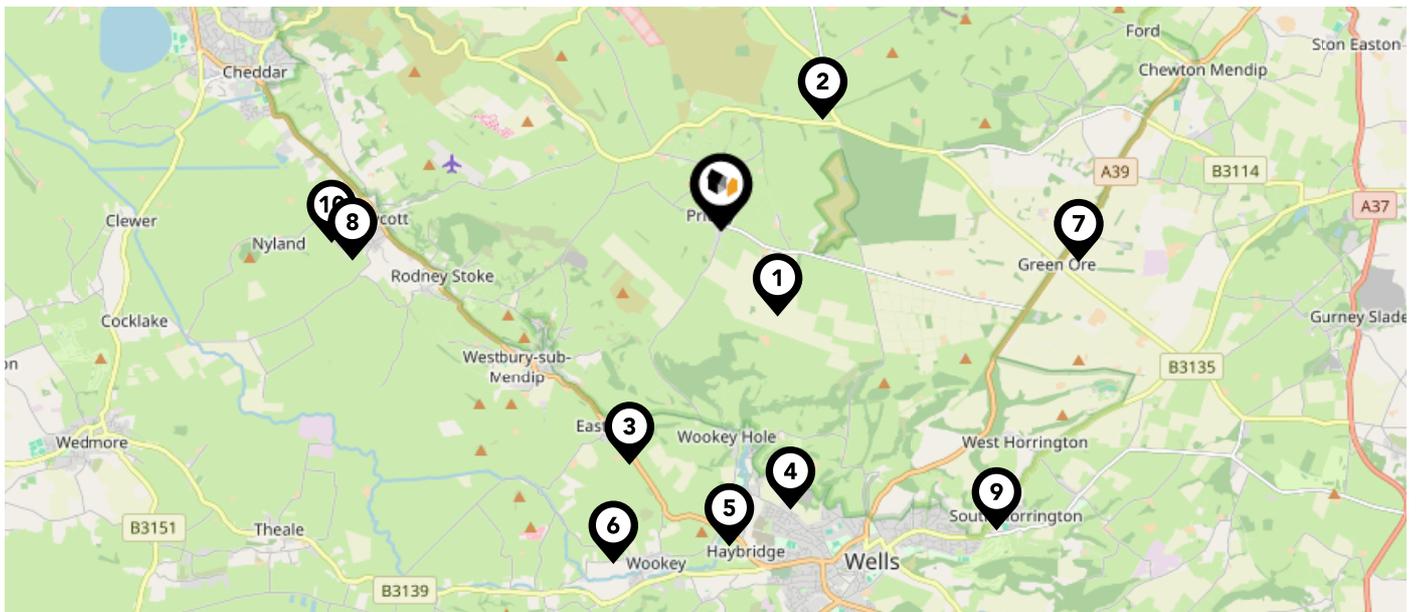
Nearby Conservation Areas

-  Westbury sub Mendip
-  Wells
-  Mendip Hospital
-  Chewton Mendip
-  Cheddar
-  Litton
-  Wedmore
-  Axbridge
-  Oakhill

Maps

Landfill Sites

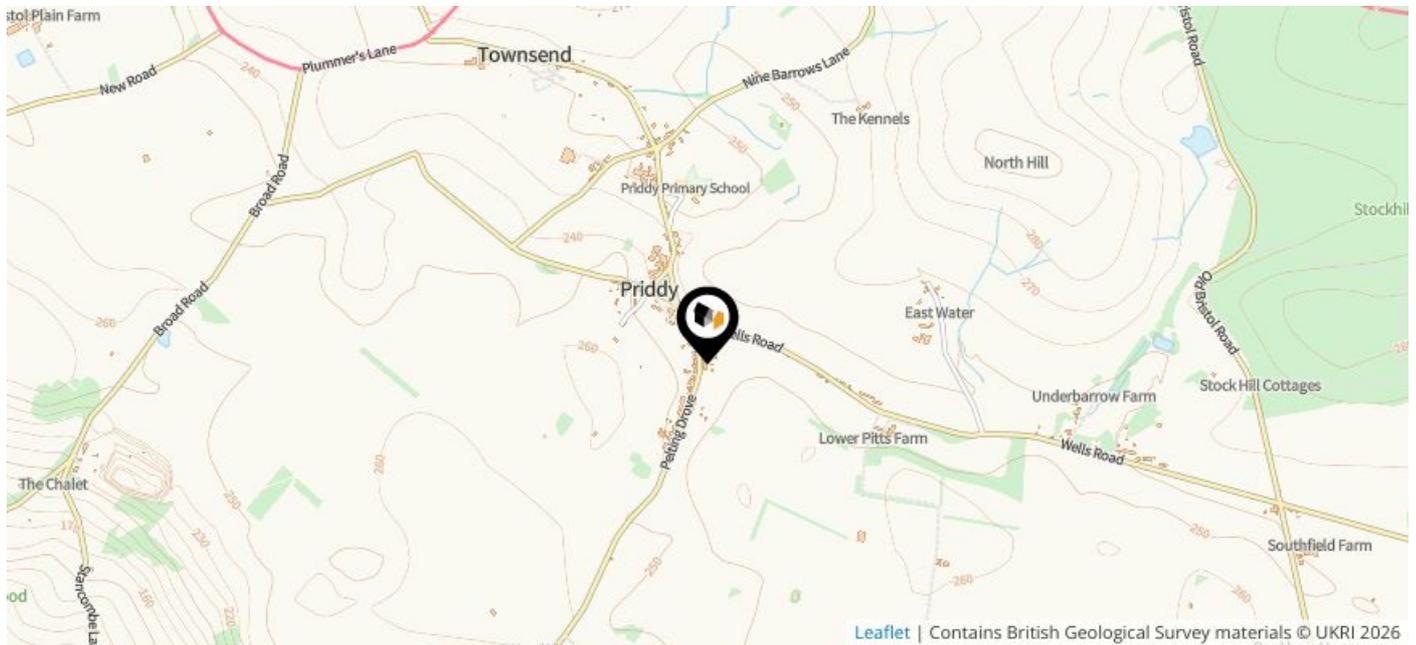
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Lower Pitts Farm-Priddy, Wells, Somerset	Historic Landfill
2	Castle Farm-Old Bristol Road, East Harptree, Bristol, Avon	Historic Landfill
3	Disused Easton And Wokey Cutting-Easton, Wells, Somerset	Historic Landfill
4	Milton Hill-Lime Kiln Lane, Milton Hill, Wells	Historic Landfill
5	St Cuthberts Paper Mill-Wells, Haybridge, Somerset	Historic Landfill
6	Knowle Lane-Wokey	Historic Landfill
7	Three Acres Quarry-Green Ore, Chewton Mendip, Wells, Somerset	Historic Landfill
8	Hardmead Lane-Draycott, Cheddar, Somerset	Historic Landfill
9	Mendip Hospital Tip-West Horrington, Somerset	Historic Landfill
10	OS Plots 1100 And 0217-Latches Lane, Draycott, Cheddar, Somerset	Historic Landfill

This map displays nearby coal mine entrances and their classifications.



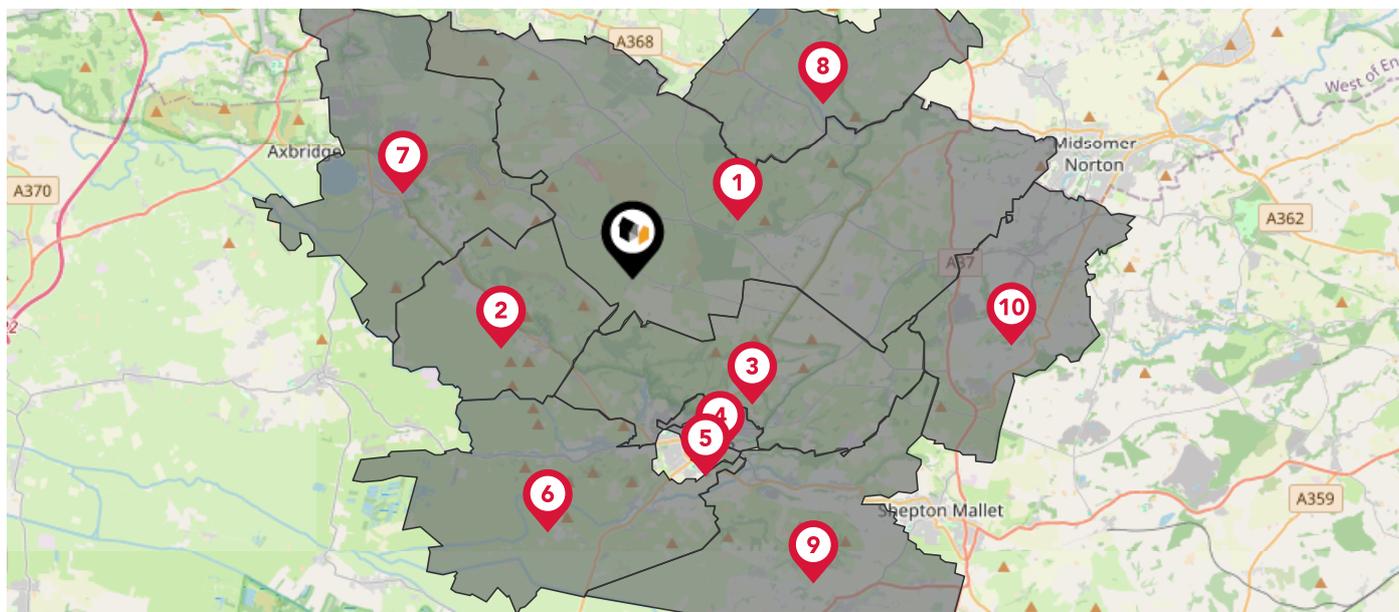
Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

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

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

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

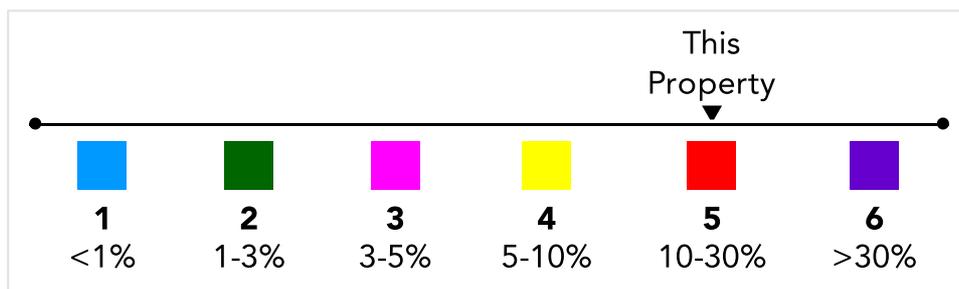
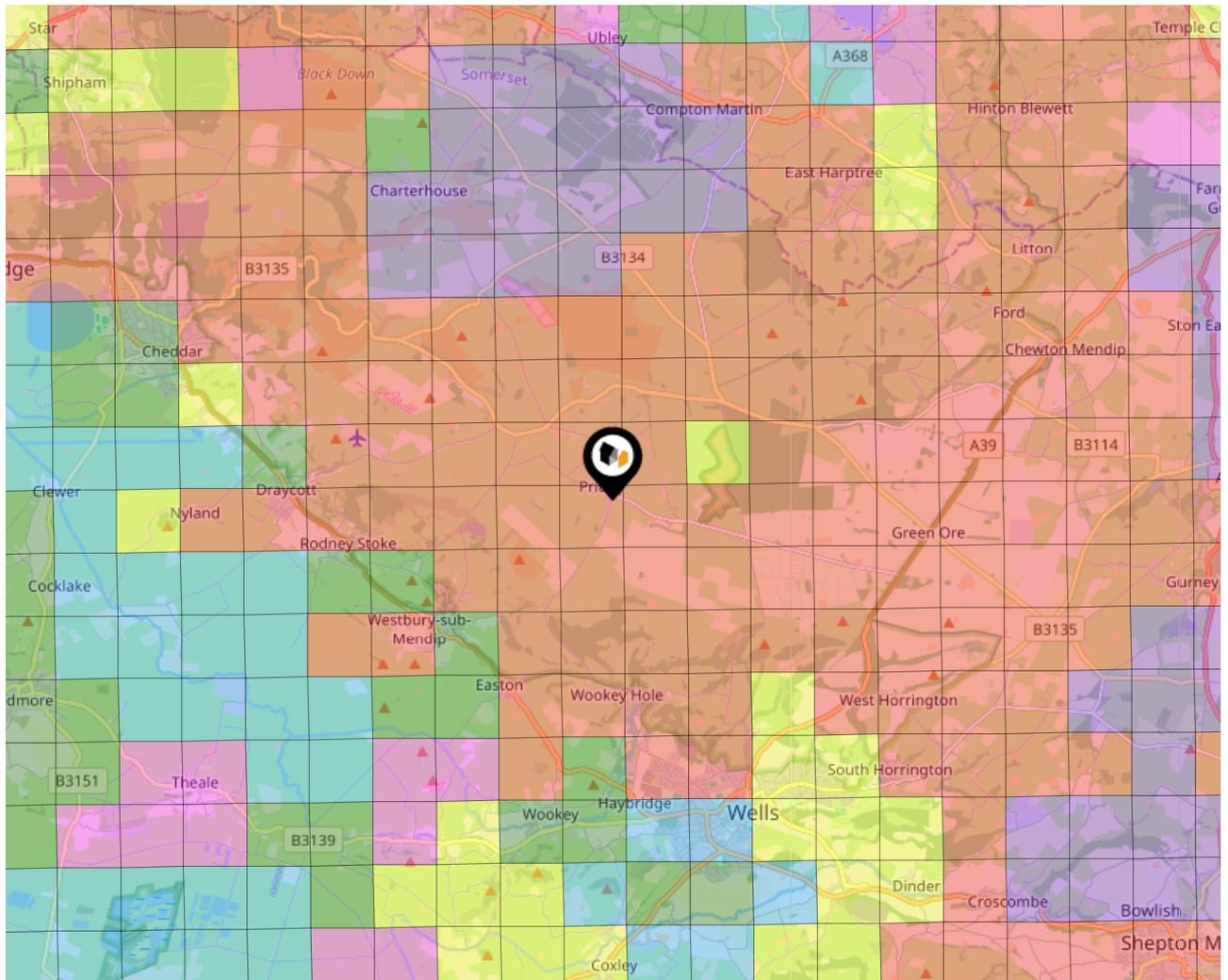


Nearby Council Wards

-  Chewton Mendip and Ston Easton Ward
-  Rodney and Westbury Ward
-  St. Cuthbert Out North Ward
-  Wells St. Thomas' Ward
-  Wells Central Ward
-  Wookey and St. Cuthbert Out West Ward
-  Cheddar and Shipham Ward
-  Mendip Ward
-  Croscombe and Pilton Ward
-  Ashwick, Chilcompton and Stratton Ward

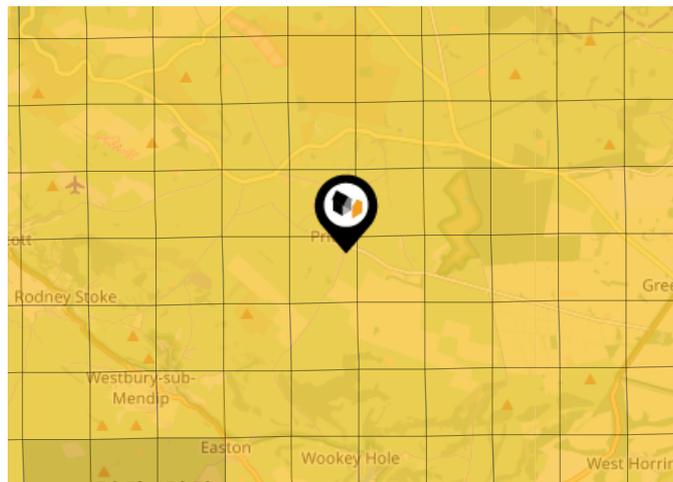
What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m³).



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

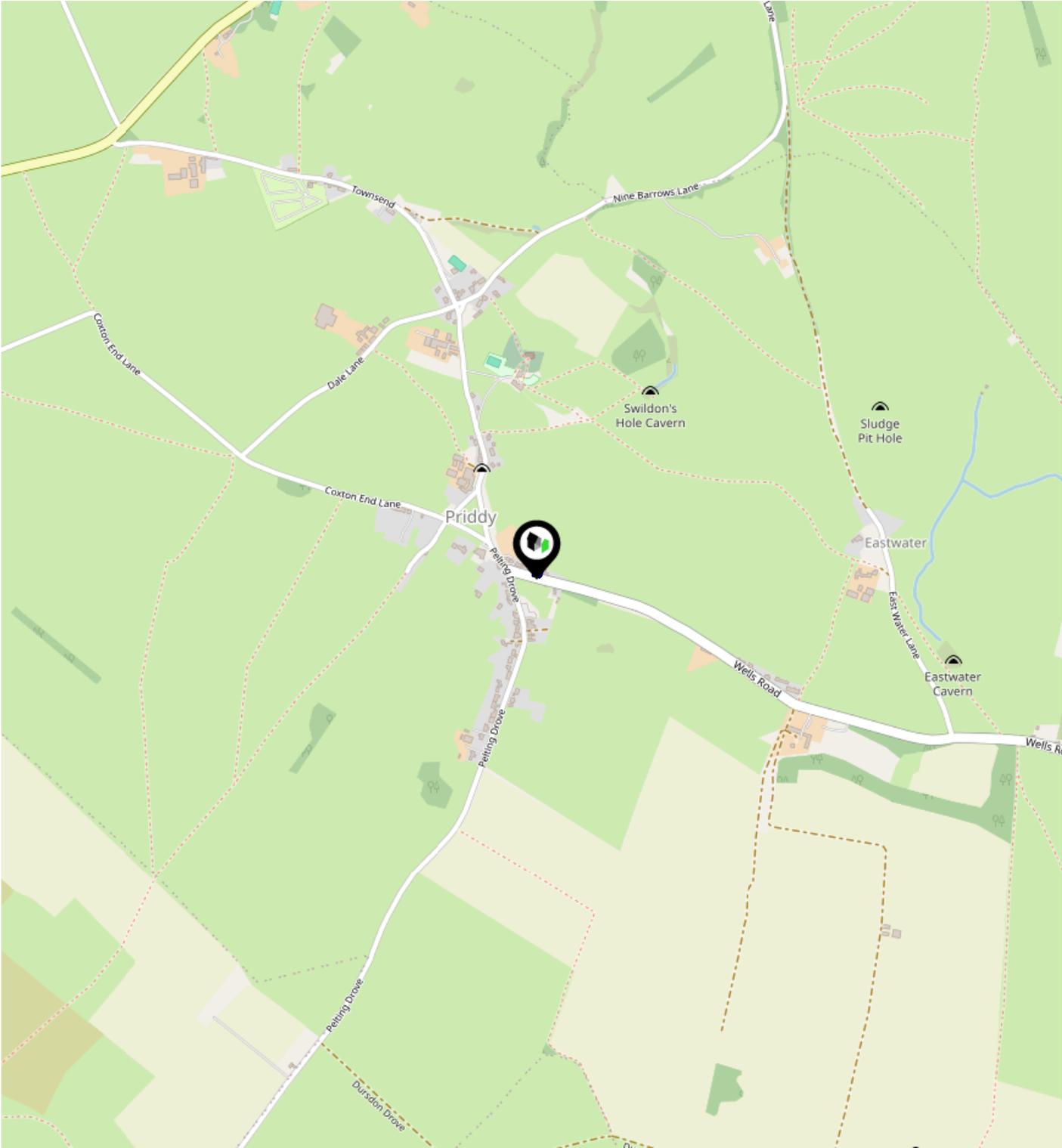
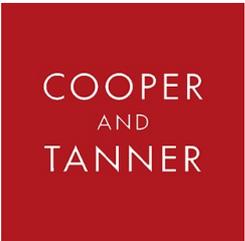
Carbon Content:	VARIABLE	Soil Texture:	SAND TO SANDY LOAM
Parent Material Grain:	RUDACEOUS	Soil Depth:	DEEP-INTERMEDIATE
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)		



Primary Classifications (Most Common Clay Types)

C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess

Local Area Masts & Pylons



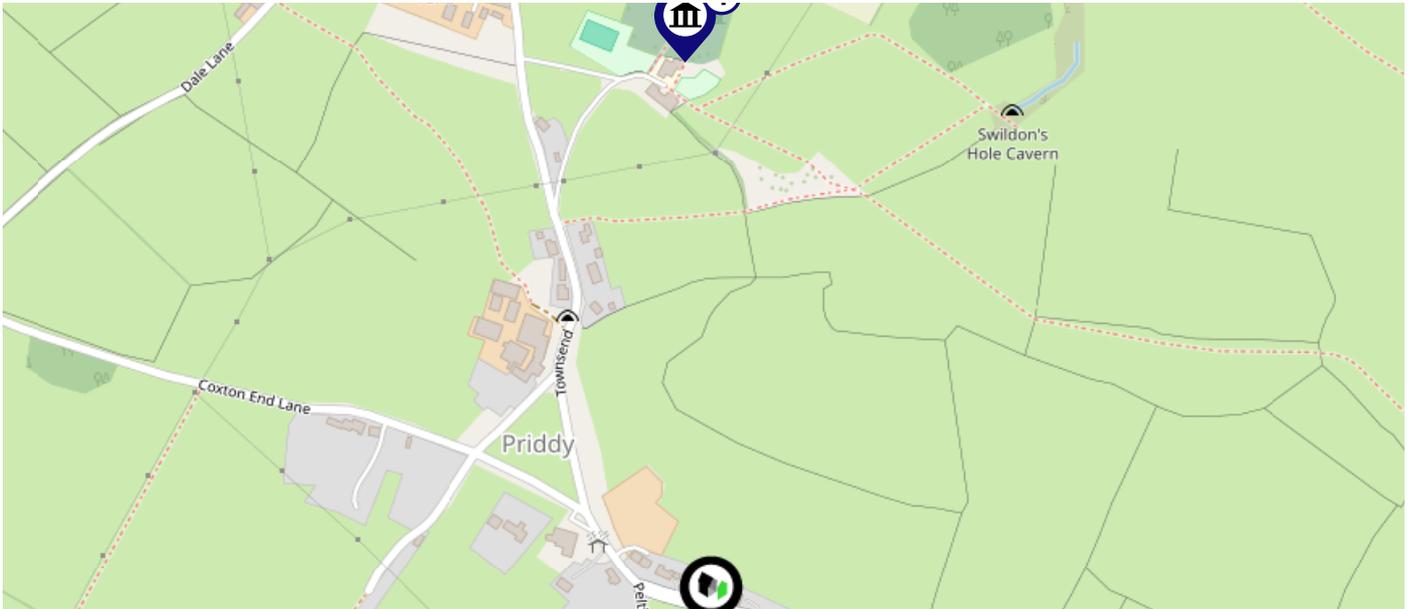
Key:

-  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

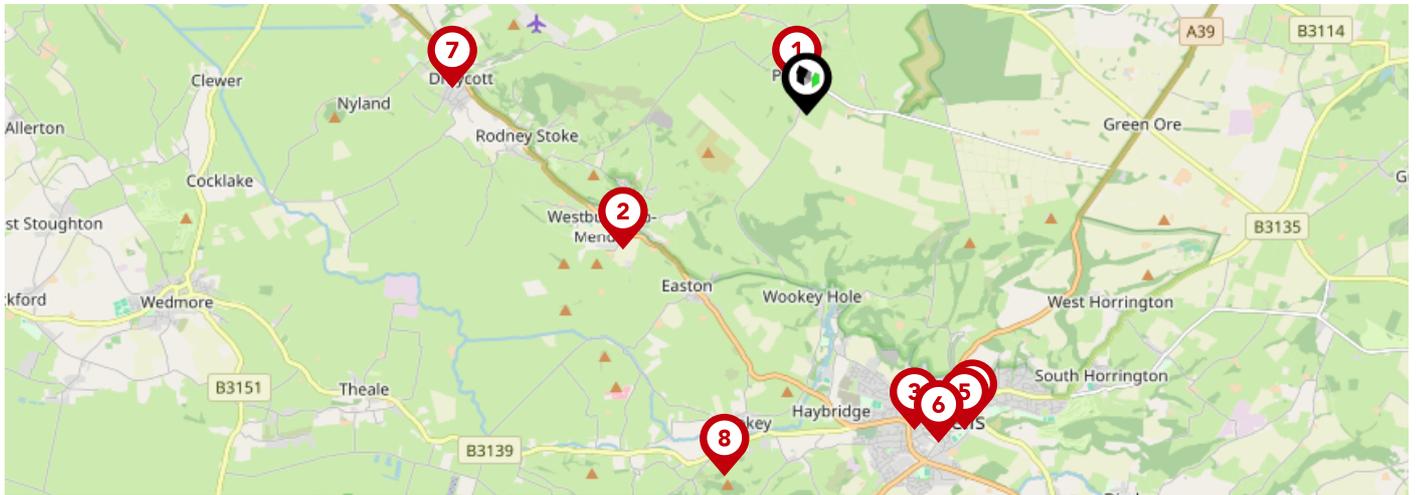
Distance



1177825 - Church Of St Lawrence

Grade I

0.3 miles



	Nursery	Primary	Secondary	College	Private
<p>1 Priddy Primary School Ofsted Rating: Good Pupils: 40 Distance:0.27</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 St Lawrence's CofE Primary School Ofsted Rating: Good Pupils: 49 Distance:2.1</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 The Blue School Ofsted Rating: Good Pupils: 1434 Distance:3.1</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Stoberry Park School Ofsted Rating: Good Pupils: 318 Distance:3.23</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Wells Cathedral School Ofsted Rating: Not Rated Pupils: 780 Distance:3.27</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 St Joseph and St Teresa Catholic Primary School Ofsted Rating: Good Pupils: 149 Distance:3.27</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Draycott & Rodney Stoke Church of England First School Ofsted Rating: Good Pupils: 72 Distance:3.28</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Wookey Primary School Ofsted Rating: Good Pupils: 97 Distance:3.45</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
9	St Cuthbert's Church of England Academy Infants and Pre-School Ofsted Rating: Good Pupils: 172 Distance:3.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	St Cuthbert's CofE Junior School Ofsted Rating: Good Pupils: 174 Distance:3.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Horrington Primary School Ofsted Rating: Requires improvement Pupils: 102 Distance:3.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	East Harptree Church of England Primary School Ofsted Rating: Good Pupils: 84 Distance:3.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Fairlands Middle School Ofsted Rating: Good Pupils: 434 Distance:4.29	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Chewton Mendip Church of England VA Primary School Ofsted Rating: Good Pupils: 106 Distance:4.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Ubley Church of England Primary School Ofsted Rating: Good Pupils: 74 Distance:4.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	The Kings of Wessex Academy Ofsted Rating: Good Pupils: 1045 Distance:4.62	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)

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National Rail Stations

Pin	Name	Distance
1	Nailsea & Backwell Rail Station	11.82 miles
2	Yatton Rail Station	11.45 miles
3	Castle Cary Rail Station	12.64 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J13	38.06 miles
2	M5 J12	41.17 miles
3	M5 J11A	47.12 miles
4	M5 J11	49.4 miles
5	M4 J16	40.83 miles

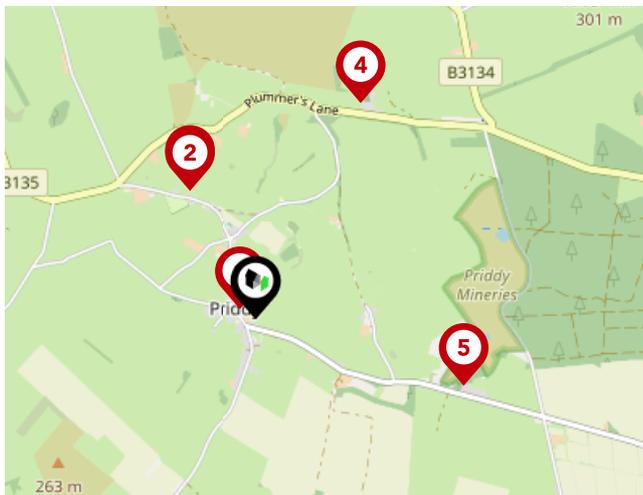


Airports/Helipads

Pin	Name	Distance
1	Bristol Airport	9.24 miles
2	Felton	9.24 miles
3	Cardiff Airport	30.28 miles
4	Exeter Airport	48.46 miles

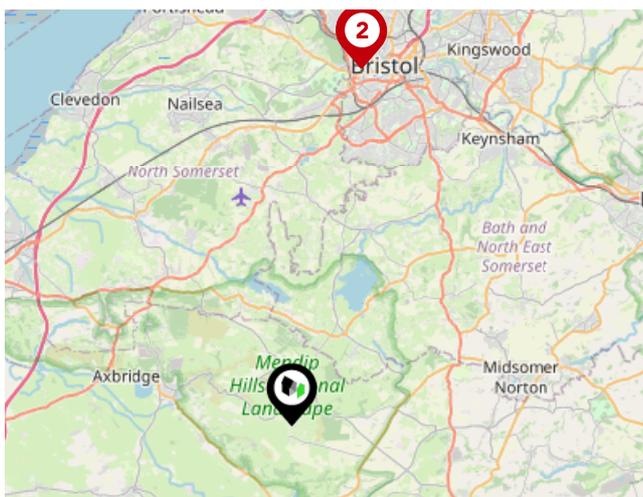
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	The New Inn	0.09 miles
2	Mendip Heights Caravan Park	0.67 miles
3	Mendip Heights Caravan Park	0.68 miles
4	Harptree Lodge Kennels	1.11 miles
5	The Beeches	1.01 miles



Ferry Terminals

Pin	Name	Distance
1	Nova Scotia Ferry Landing	13.56 miles
2	The Cottage Ferry Landing	13.54 miles
3	Pumphouse Ferry Landing	13.62 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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