



MIR: Material Info

The Material Information Affecting this Property

Friday 28th February 2025



ORCHARD CLOSE, WEDMORE, BS28

Price Estimate : £915,000

Cooper and Tanner

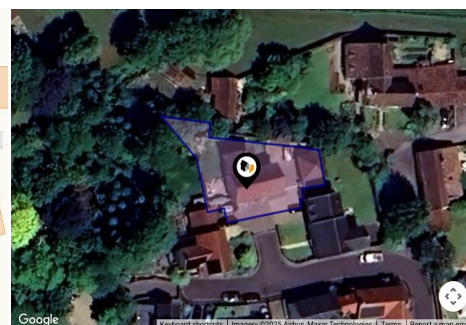
Providence House Wedmore BS28 4EG

01934 713296

wedmore@cooperandtanner.co.uk

cooperandtanner.co.uk





Property

Type:	Detached	Price Estimate:	£915,000
Bedrooms:	5	Rental Estimate:	£1,800
Floor Area:	2,432 ft ² / 226 m ²	Yield:	2.36 %
Plot Area:	0.14 acres	Tenure:	Freehold
Year Built :	2000		
Council Tax :	Band G		
Annual Estimate:	£3,778		
Title Number:	ST190459		

Local Area

Local Authority:	Somerset
Conservation Area:	Wedmore
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

17 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History This Address

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Planning records for: *Orchard Close, Wedmore, BS28*

Reference - 50/17/00049	
Decision:	Granted Permission
Date:	12th May 2017
Description:	Installation of 2no. obscured glazed windows to rear (N) elevation (first floor).

Reference - 50/17/00011	
Decision:	Refuse Planning Permission
Date:	13th February 2017
Description:	Installation of new windows and doors in the side (W) and rear (N) elevations

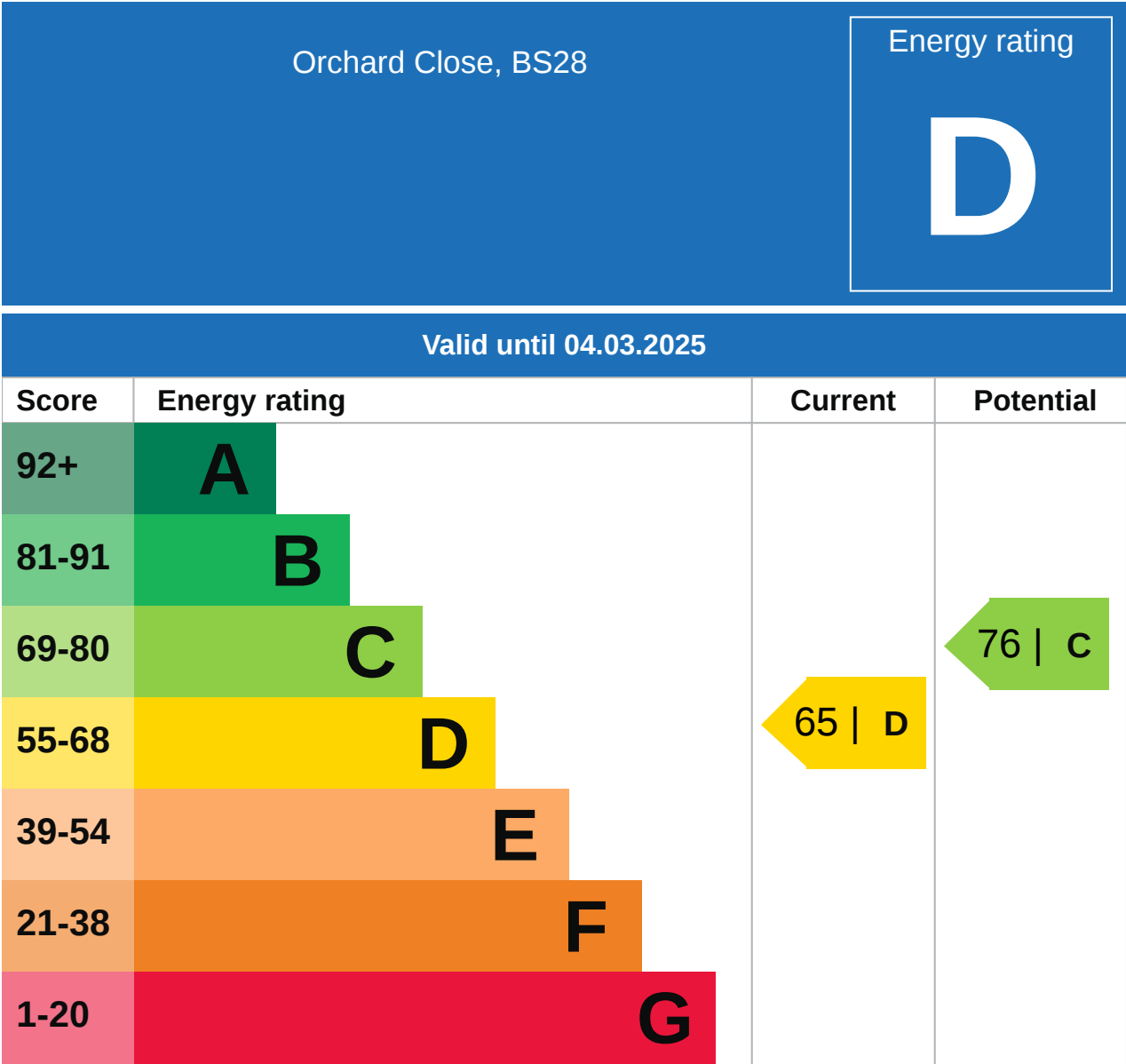
Planning records for: *Arniston House, 5 Orchard Close, Wedmore, BS28 4DQ*

Reference - 50/03/00116
Decision: Granted Permission
Date: 06th October 2003
Description: Crown by 30%, thin and trim two Apple Trees, remove one major branch and reduce by 30% two Ash Trees

Reference - 50/24/00018
Decision: -
Date: 02nd April 2024
Description: Pollard 3No. Ash (T1, T2 & T3) to a finished height of 8 - 10m

Reference - 24/00831/FUL
Decision: -
Date: 02nd April 2024
Description: Erection of a detached self-build dwelling

Reference - 50/17/00118
Decision: Granted Permission
Date: 31st January 2018
Description: 2 No. Ash (T1 & T2) crown raise to 9m over garden only. 1 No. Ash (T3) remove single easterly stem over garden. 2 No. Apple trees (T4 & T5) reduce crown by up to 1.5m (approx. 15%) thin by 15% and reshape as feasible.



Property

EPC - Additional Data

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Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	1
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 200 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 40% of fixed outlets
Floors:	Solid, limited insulation (assumed)
Total Floor Area:	210 m ²

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We are estate and letting agents, auctioneers and surveyors. Providing specialist advice on residential, agricultural and commercial property as well as livestock, agricultural machinery and antiques. We are proudly a multi-discipline practice that covers a diverse range of services. The firm has been established for over 100 years, and we continue to evolve and adapt our business to meet the needs of our clients while honouring our rich history. We operate from twelve locations throughout Somerset and Wiltshire. Within the towns and nearby villages of Bridgwater, Castle Cary, Cheddar, Frome, Glastonbury, Midsomer Norton, Shepton Mallet, Standerwick, Street, Warminster, Wedmore and Wells. Covering some beautiful areas such as the Mendip Hills, Somerset Levels, Wiltshire Downs, Chew Valley, Cam Valley and the Blackmore Vale. Our professional and valuation services stretch beyond and cover some of the larger conurbations of Bristol, Bath, Salisbury, Yeovil, Taunton, and Trowbridge. We are regulated by the Royal Institution of Chartered Surveyors (RICS) and Property Mark (NAEA). If you have any queries, please contact any of our offices – you will receive a warm and professional welcome.

Testimonial 1



Cooper and Tanner represented us with our sale. Excellent service and highly recommended. Laura, Liz and the team were brilliant throughout. Very professional and great communication. We wouldn't hesitate to recommend their service. Well done and thank you!

Testimonial 2



I dealt with the team at Cooper & Tanner Wedmore Office during the sale of my sister's house. In what was a somewhat drawn out and at times, stressful, transaction, Carol, Liz and Ali were always on hand to help and support us. I cannot praise them highly enough. Professional and caring they were probably the best Agents I have dealt with in any of my various property transactions. Highly recommended.

Testimonial 3



Always responded in a prompt and professional manner. Moving home is always packed with queries and delays and you need someone on your side to help smooth things through. Cooper and Tanner were excellent in this respect and were very much instrumental in getting us over the line in a timely manner with minimal stress.

Testimonial 4



Carol and the team at the Wedmore office have been a calm oasis in the stresses which moving house brings. Their professional expertise delivers exceptional customer service. Carol lifted our spirits with empathy, kindness and gentle humour whenever we needed it. A wonderful wise guide through our house sale journey. Thank you.



/cooperandtanner



/cooper_and_tanner/

Building Safety

The vendor has made us aware that, to the best of their knowledge:

- there is no asbestos present at the property
- there is no unsafe cladding or spray foam insulation present at the property.
- there are no invasive plants present at the property.
- the property is not at risk of collapse.

Accessibility / Adaptations

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

Restrictive Covenants

The vendor has made us aware that, to the best of their knowledge, this property does not have 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)

The vendor has made us aware that, to the best of their knowledge, there are no rights of way affecting the property

Construction Type

The vendor has made us aware that, to the best of their knowledge, there is nothing unusual about the construction of the property

Property Lease Information (if applicable)

Listed Building Information (if applicable)

Management Fees or similar

Electricity

The vendor has made us aware that the property is connected to mains electricity

Gas

The vendor has made us aware that the property is connected to mains gas

Heating

The vendor has made us aware that the property is heated by gas central heating

Water

The vendor has made us aware that the property is connected to a mains water supply

Drainage

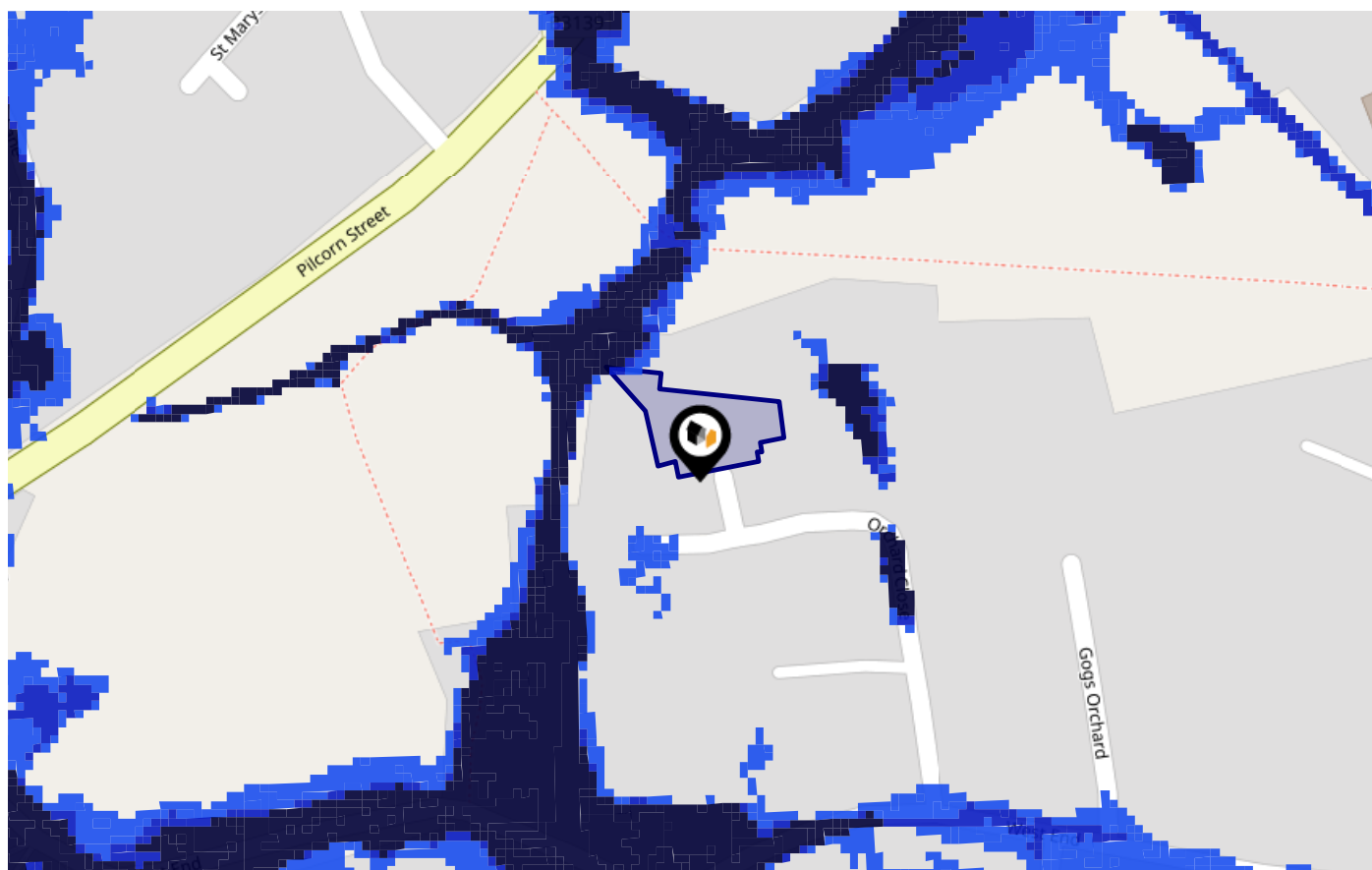
The vendor has made us aware that the property is connected to mains drainage

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.

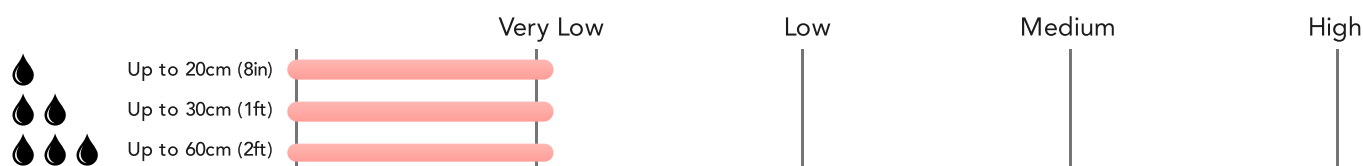


Risk Rating: Very low

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 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

Chance of flooding to the following depths at this property:

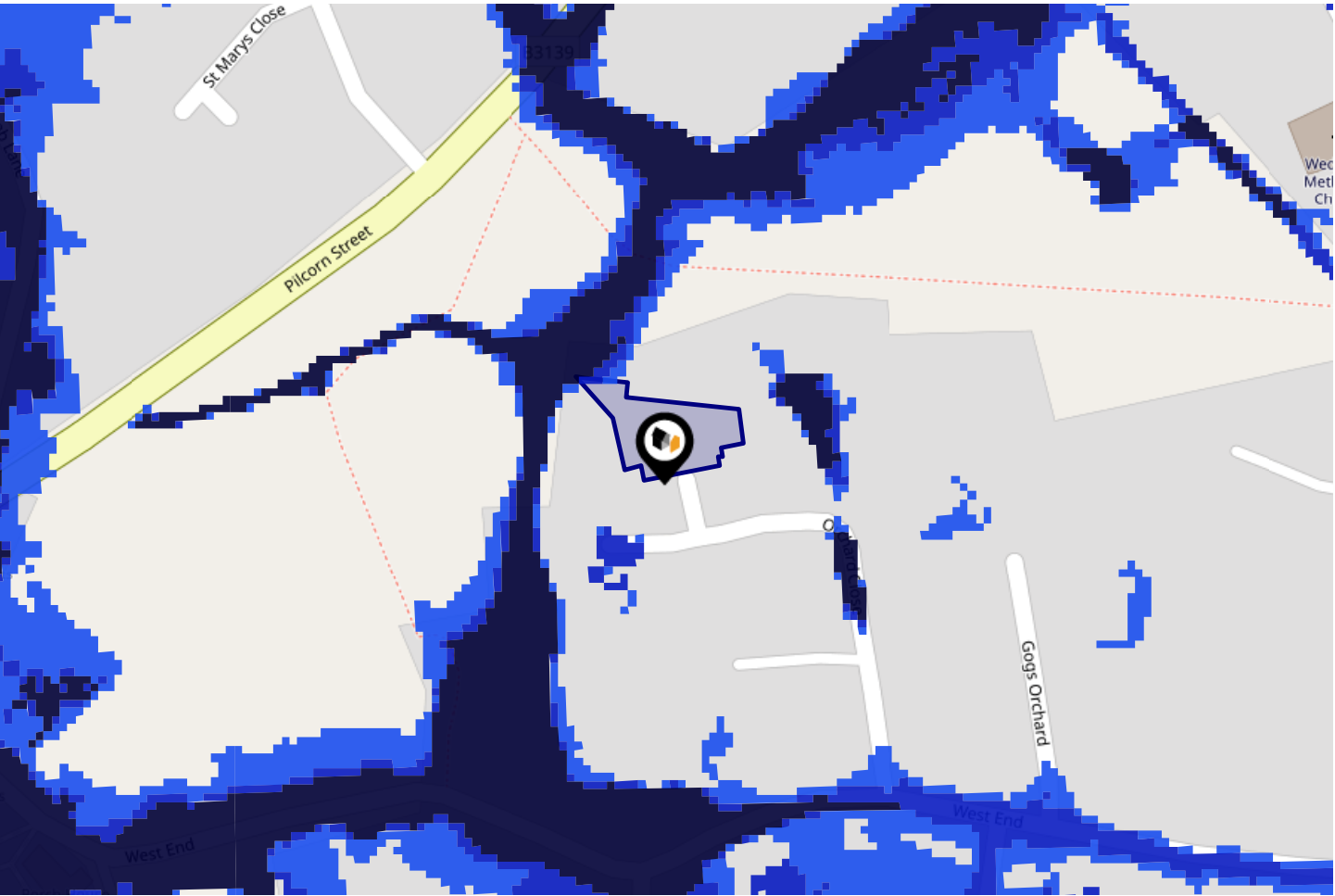


Flood Risk

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.

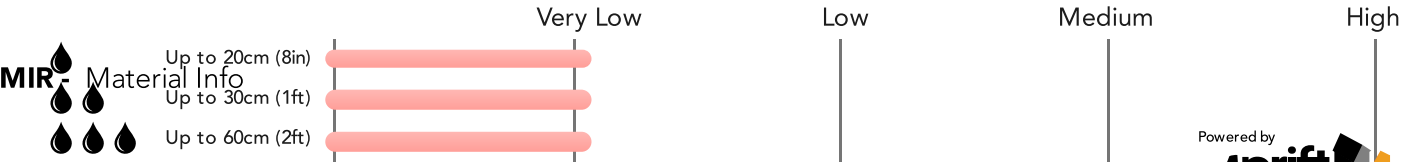


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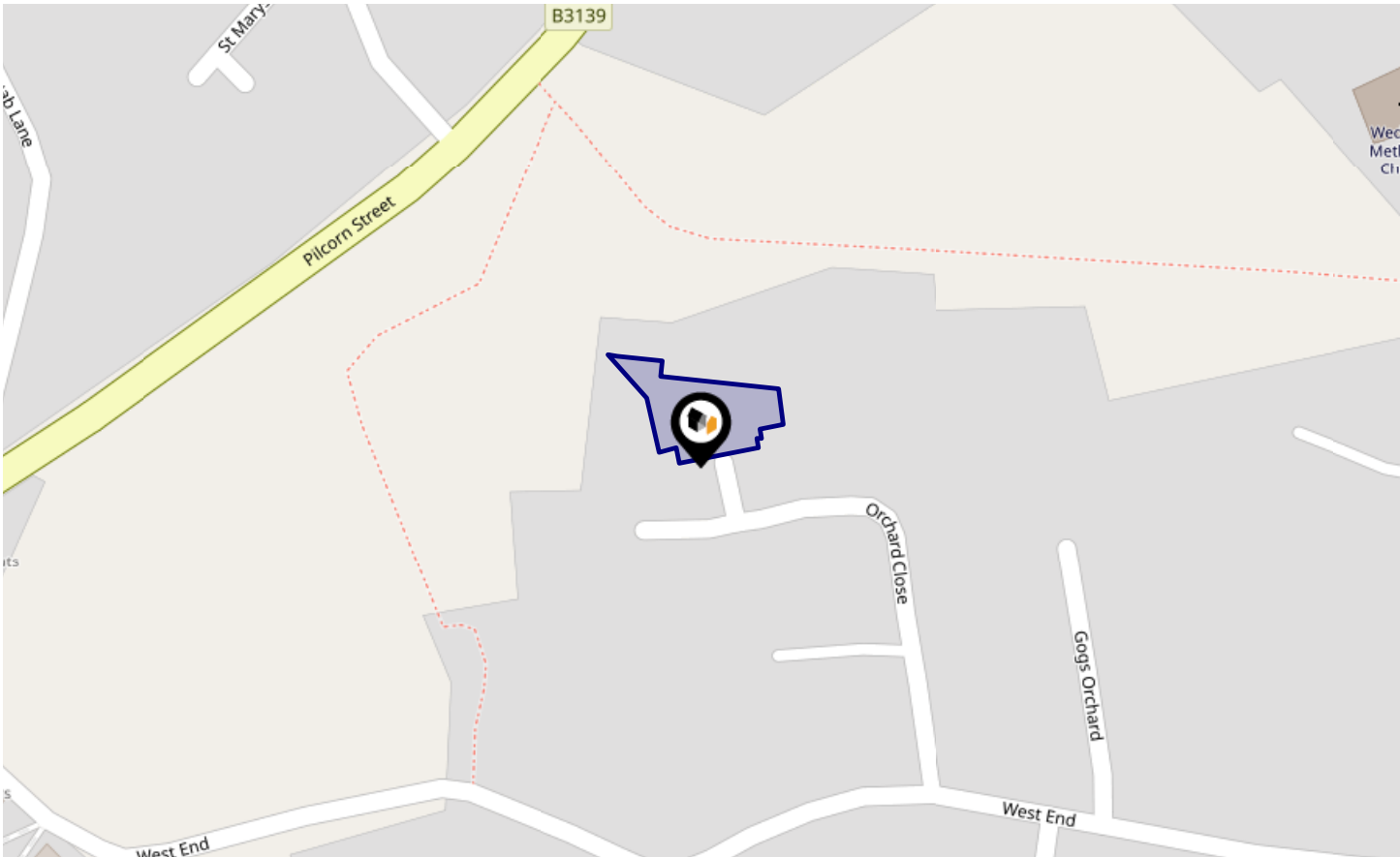


Flood Risk

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.

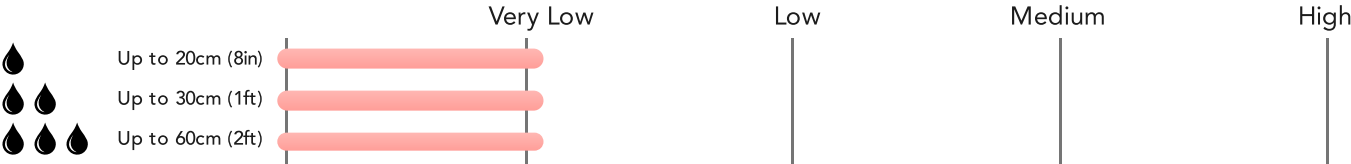


Risk Rating: Very low

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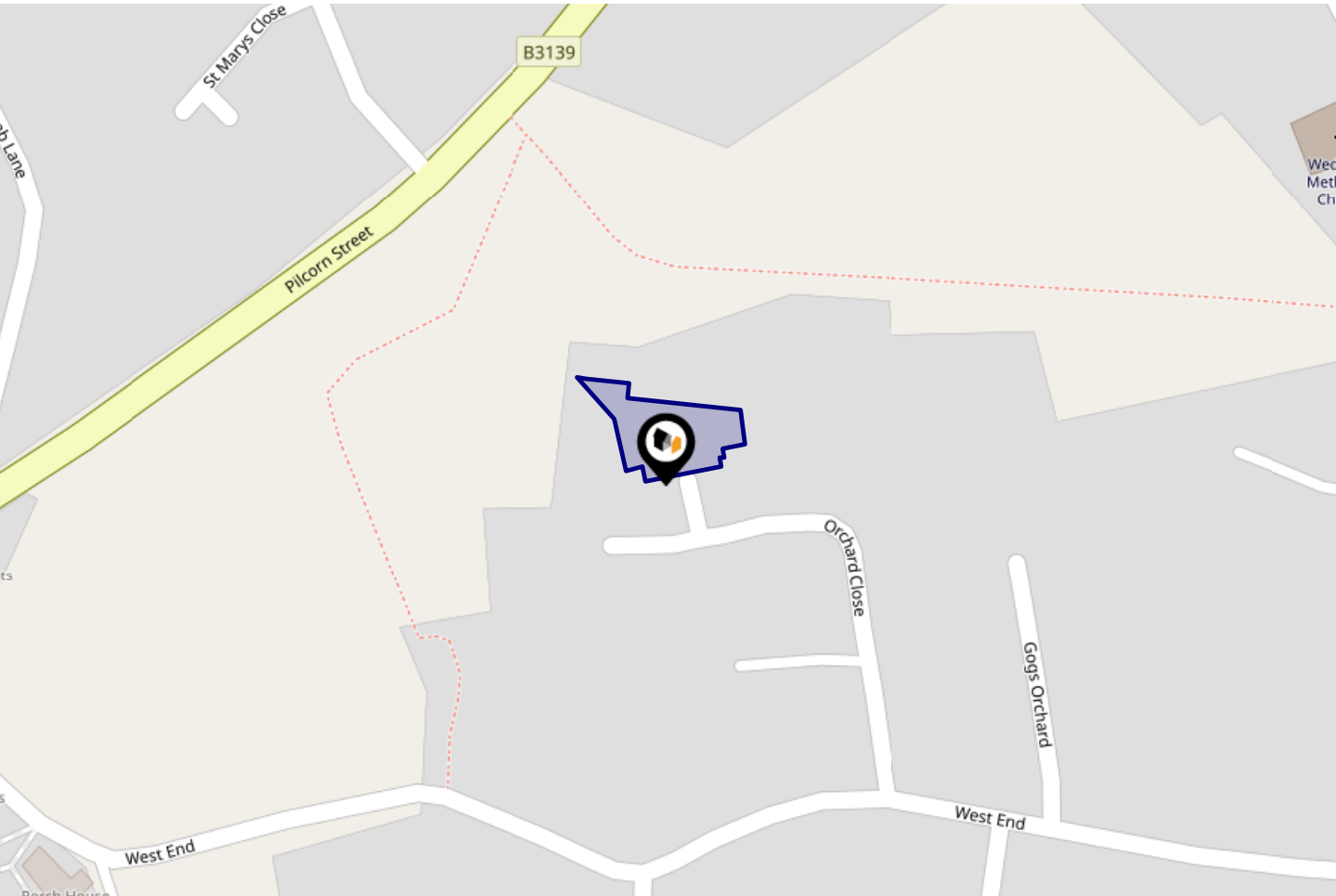


Flood Risk

Rivers & Seas - Climate Change

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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.

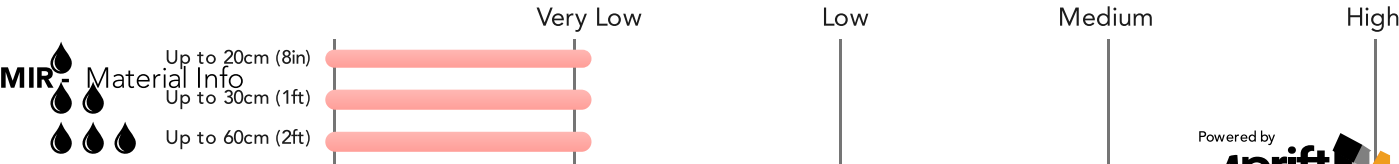


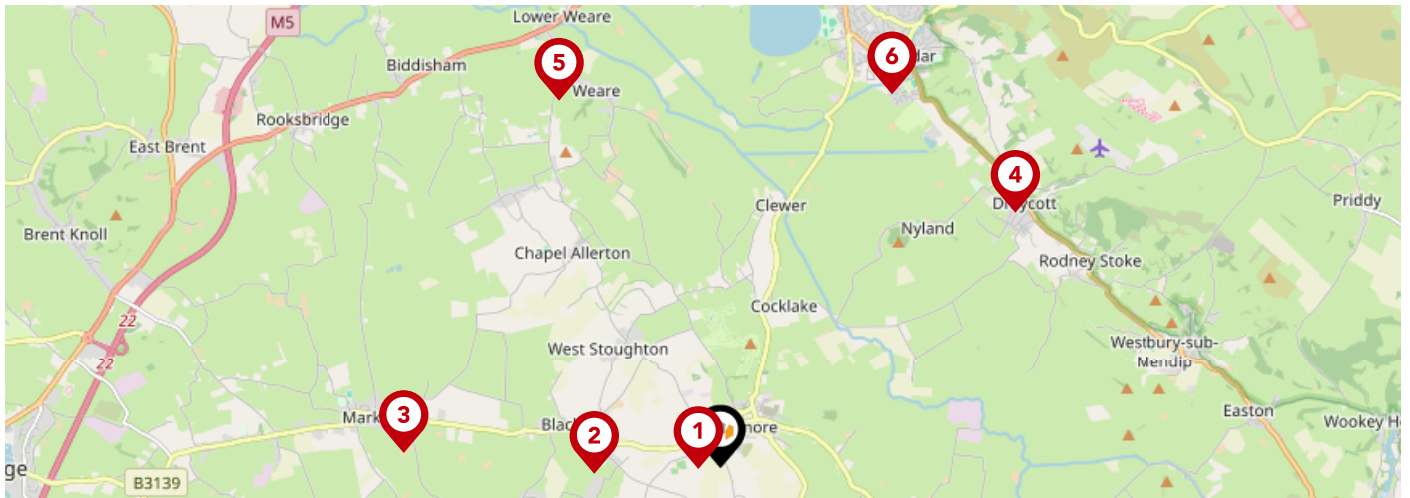
Risk Rating: Very low

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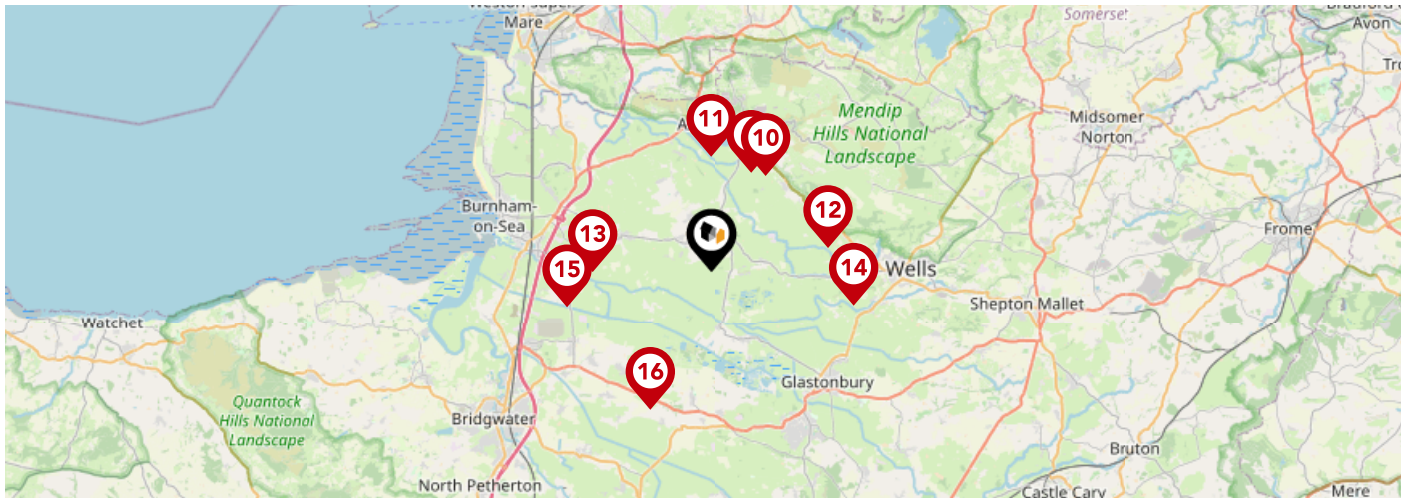
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Chance of flooding to the following depths at this property:





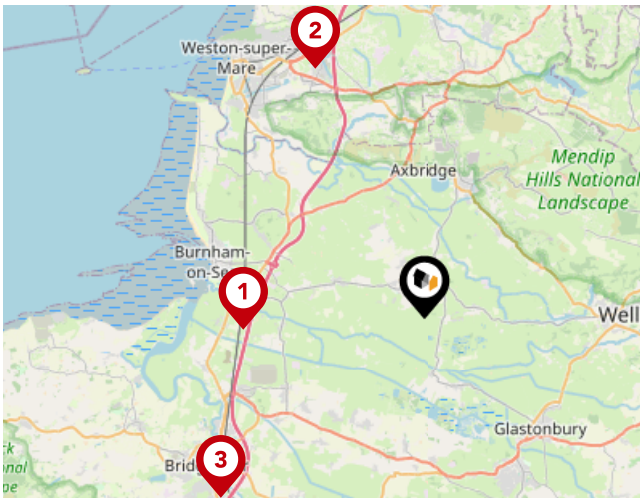
		Nursery	Primary	Secondary	College	Private
1	Wedmore First School Academy Ofsted Rating: Good Pupils: 186 Distance:0.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Hugh Sexey Church of England Middle School Ofsted Rating: Good Pupils: 655 Distance:1.18	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Sedgemoor Manor School Ofsted Rating: Good Pupils: 71 Distance:2.94	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Draycott & Rodney Stoke Church of England First School Ofsted Rating: Good Pupils: 72 Distance:3.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Weare Academy First School Ofsted Rating: Good Pupils: 165 Distance:3.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	The Kings of Wessex Academy Ofsted Rating: Good Pupils: 1045 Distance:3.81	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Abbot's Way School Ofsted Rating: Not Rated Pupils: 39 Distance:3.92	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Meare Village Primary School Ofsted Rating: Outstanding Pupils: 96 Distance:3.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
9	Cheddar First School Ofsted Rating: Good Pupils: 333 Distance:3.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Fairlands Middle School Ofsted Rating: Good Pupils: 434 Distance:4.06	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Axbridge Church of England First School Academy Ofsted Rating: Good Pupils: 185 Distance:4.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	St Lawrence's CoFE Primary School Ofsted Rating: Good Pupils: 49 Distance:4.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Mark First and Pre-School CE Academy Ofsted Rating: Good Pupils: 162 Distance:4.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Wookey Primary School Ofsted Rating: Good Pupils: 97 Distance:5.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	East Huntspill Primary Academy Ofsted Rating: Good Pupils: 77 Distance:5.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Catcott Primary School Ofsted Rating: Good Pupils: 144 Distance:5.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

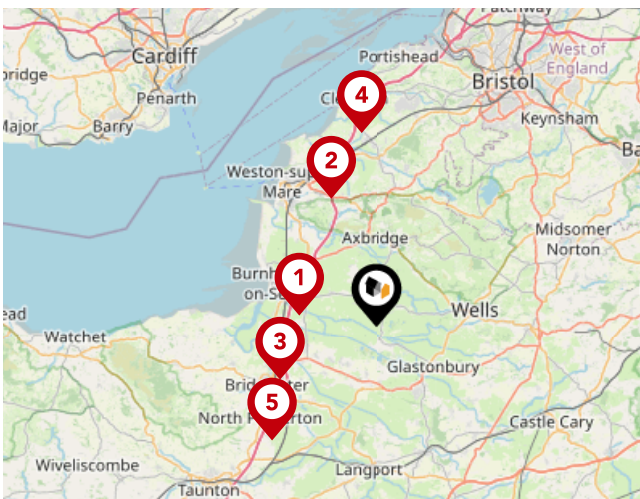
Area Transport (National)

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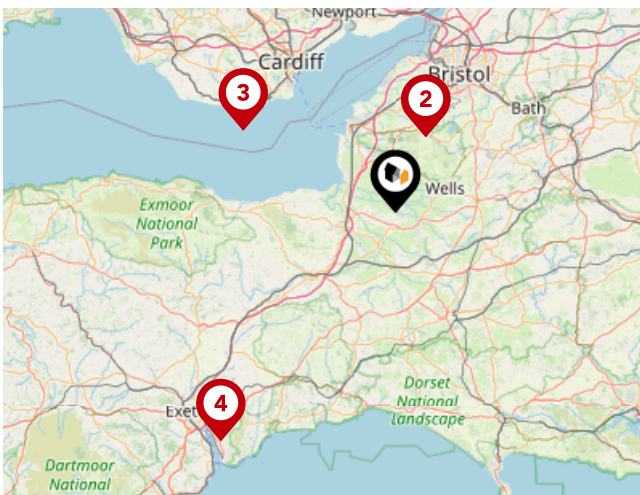
National Rail Stations

Pin	Name	Distance
1	Highbridge & Burnham-on-Sea Rail Station	6.77 miles
2	Worle Rail Station	10.09 miles
3	Bridgwater Rail Station	10.08 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J22	5.78 miles
2	M5 J21	10.02 miles
3	M5 J23	8.16 miles
4	M5 J20	14.39 miles
5	M5 J24	11.43 miles



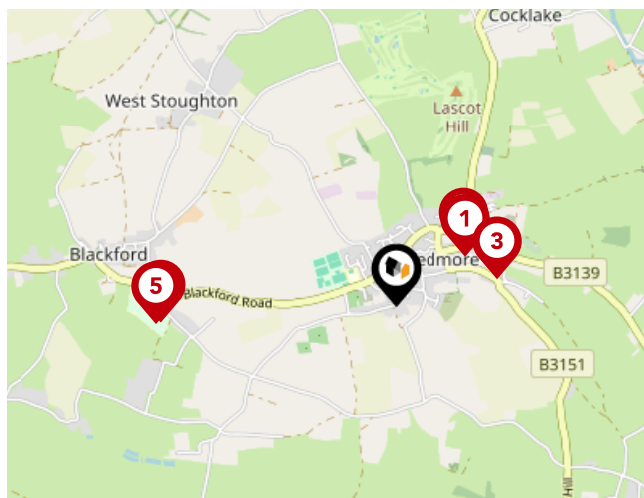
Airports/Helipads

Pin	Name	Distance
1	Bristol Airport	12.11 miles
2	Felton	12.11 miles
3	Cardiff Airport	25.61 miles
4	Exeter Airport	42.99 miles

Area

Transport (Local)

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Bus Stops/Stations

Pin	Name	Distance
1	The Borough Yard	0.39 miles
2	The Swan Inn	0.41 miles
3	Combe Batch Rise	0.48 miles
4	Hugh Sexey School	1.1 miles
5	Hugh Sexey School	1.12 miles



Ferry Terminals

Pin	Name	Distance
1	Bridgwater Ferry Terminal	9.48 miles
2	Weston-super-Mare Knightstone Harbour	11.52 miles
3	Clevedon Pier	15.32 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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