

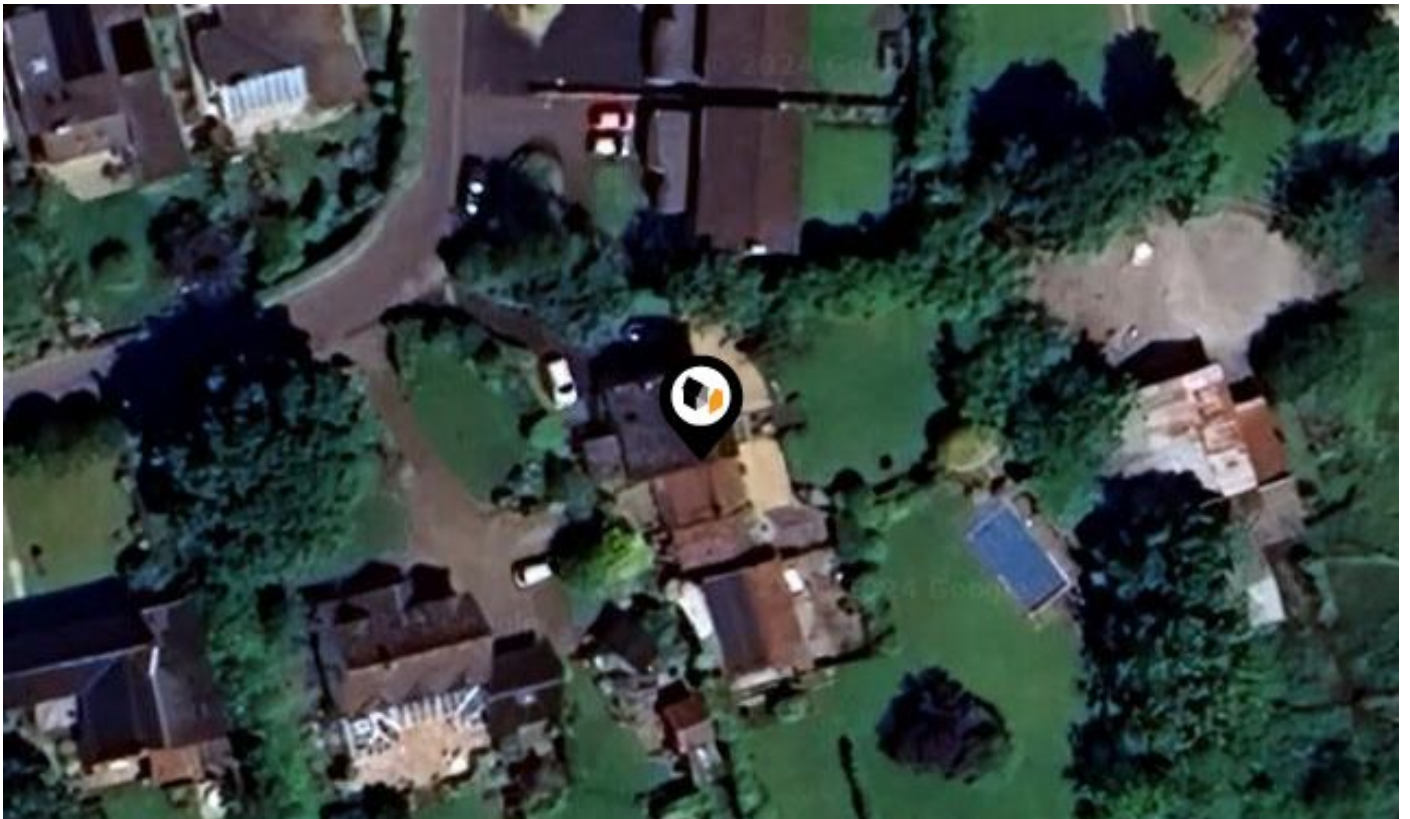


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# MIR: Material Info

The Material Information Affecting this Property

**Wednesday 25<sup>th</sup> September 2024**



**PLUD STREET, WEDMORE, BS28**

## Cooper and Tanner

Providence House Wedmore BS28 4EG

01934 713296

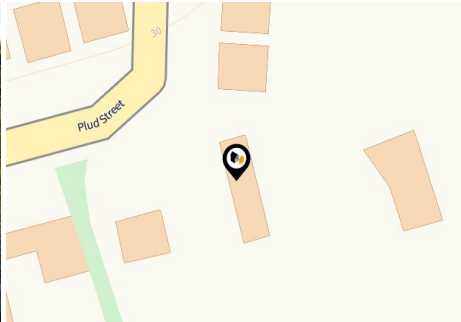
wedmore@cooperandtanner.co.uk

cooperandtanner.co.uk



# Property Overview

COOPER  
AND  
TANNER



## Property

Type:	Detached
Bedrooms:	5
Floor Area:	2,055 ft <sup>2</sup> / 191 m <sup>2</sup>
Year Built :	Before 1900
Council Tax :	Band G
Annual Estimate:	£3,778

## Local Area

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

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>15</b> mb/s	<b>48</b> mb/s	<b>1000</b> mb/s

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



### Satellite/Fibre TV Availability:



## Building Safety

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The vendor has made us aware that, to the best of their knowledge, there is no asbestos present at the property.

The vendor has made us aware that, to the best of their knowledge, there is no unsafe cladding present at the property.

The vendor has made us aware that, to the best of their knowledge, there are no invasive plants present at the property.

The vendor has made us aware that, to the best of their knowledge, the property is not at risk of collapse.

## Accessibility / Adaptations

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The vendor has made us aware that, to the best of their knowledge, other than a stair lift which will be removed, there have been no adaptations made to the property for accessibility requirements during the ownership.

## Restrictive Covenants

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We have been made aware this property does not 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)

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None

## Construction Type

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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)

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N/A

## Listed Building Information (if applicable)

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Listed Status:Grade II

List Entry Number:1262097

## Electricity

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The vendor has made us aware that the property is connected to mains electricity and there are owned solar panels on the garage roof

## Gas

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

## Heating

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

## Water

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

## Drainage

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

Planning records for: *Campbell Cottage, Plud Street, Wedmore, BS28 4BQ*

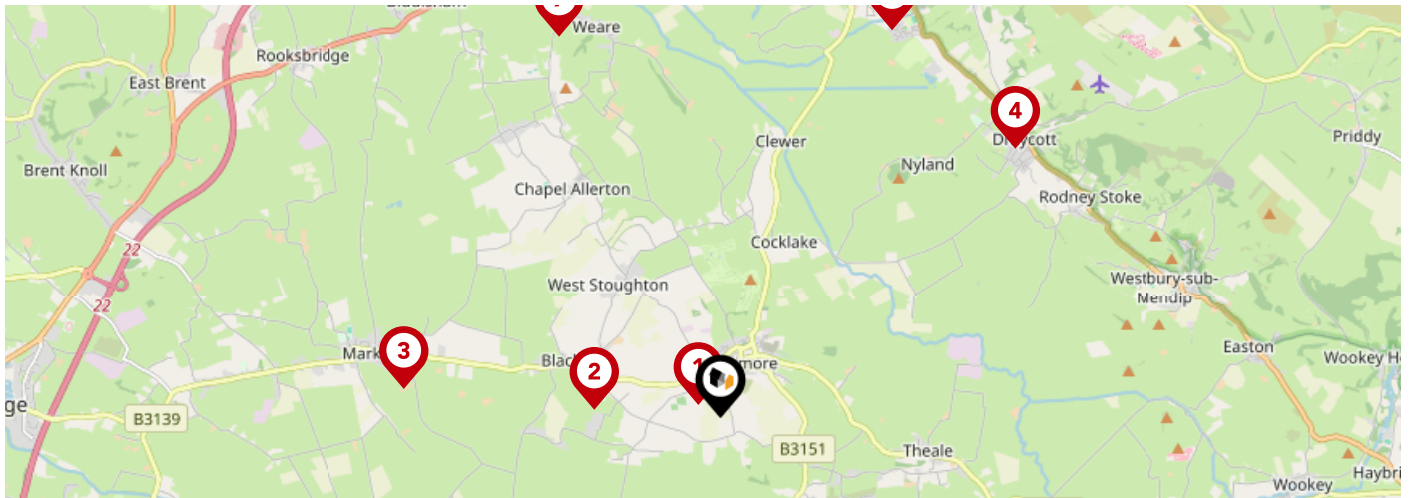
<b>Reference - 50/03/00075</b>
<b>Decision:</b> Granted Permission
<b>Date:</b> 17th June 2003
<b>Description:</b> Erection of two storey rear extension and side covered way

Planning records for: *Rose Cottage, Plud Street, Wedmore, Somerset, BS28 4BQ*

<b>Reference - 50/22/00121</b>
<b>Decision:</b> -
<b>Date:</b> 04th January 2023
<b>Description:</b> Erection of first floor extension to the East elevation and erection of porch to the North elevation.

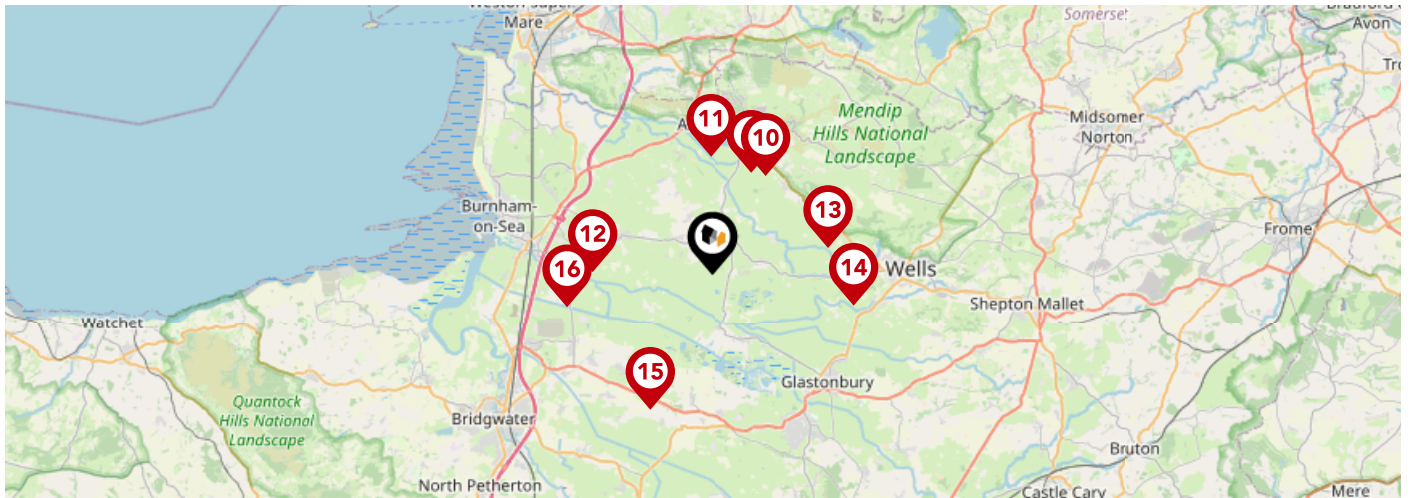
Planning records for: *The Parks Plud Street Wedmore Somerset BS28 4BQ*









<b>Reference - 2022/0635/NMA</b>
<b>Decision:</b> -
<b>Date:</b> 29th March 2022
<b>Description:</b> Non-material amendment to permission 2021/0767/VRC (Application to vary condition 1 of 2018/1752/REM (Application for approval of Reserved Matters (Layout; Scale; Appearance; and Landscaping) relating to Plot 7 (formerly known as Plot G) following outline approval 059850/005 for the redevelopment of the wider Cathedral Park Site) for removal of timber cladding to east elevation of Block B as shown on approved drawing 18033_021_C6 to permit the continued use of stone cladding.



	Nursery	Primary	Secondary	College	Private
<b>1</b> <b>Wedmore First School Academy</b> Ofsted Rating: Good   Pupils: 186   Distance:0.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b> <b>Hugh Sexey Church of England Middle School</b> Ofsted Rating: Good   Pupils: 655   Distance:1.19	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b> <b>Sedgemoor Manor School</b> Ofsted Rating: Good   Pupils: 71   Distance:2.96	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b> <b>Draycott &amp; Rodney Stoke Church of England First School</b> Ofsted Rating: Good   Pupils: 72   Distance:3.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b> <b>Abbot's Way School</b> Ofsted Rating: Not Rated   Pupils: 39   Distance:3.79	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b> <b>Meare Village Primary School</b> Ofsted Rating: Outstanding   Pupils: 96   Distance:3.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b> <b>Weare Academy First School</b> Ofsted Rating: Good   Pupils: 165   Distance:3.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b> <b>The Kings of Wessex Academy</b> Ofsted Rating: Good   Pupils: 1045   Distance:3.94	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

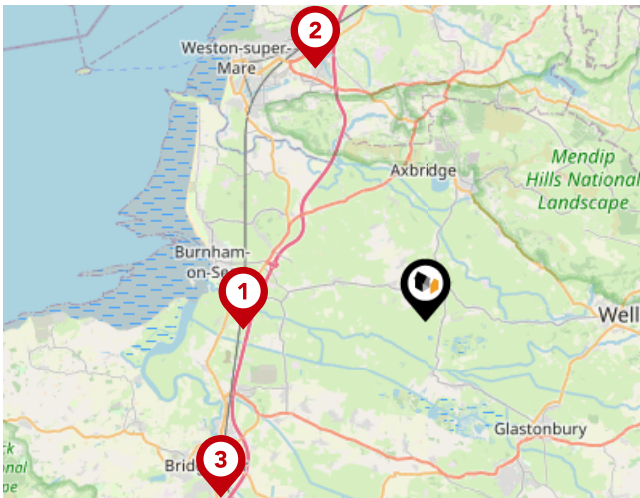




		Nursery	Primary	Secondary	College	Private
 <b>Cheddar First School</b> Ofsted Rating: Good   Pupils: 333   Distance:4.09		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Fairlands Middle School</b> Ofsted Rating: Good   Pupils: 434   Distance:4.19		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Axbridge Church of England First School Academy</b> Ofsted Rating: Good   Pupils: 185   Distance:4.39		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Mark First and Pre-School CE Academy</b> Ofsted Rating: Good   Pupils: 162   Distance:4.42		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>St Lawrence's CofE Primary School</b> Ofsted Rating: Good   Pupils: 49   Distance:4.43		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Wookey Primary School</b> Ofsted Rating: Good   Pupils: 97   Distance:5.36		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Catcott Primary School</b> Ofsted Rating: Good   Pupils: 144   Distance:5.49		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>East Huntspill Primary Academy</b> Ofsted Rating: Good   Pupils: 77   Distance:5.52		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



# Area Transport (National)



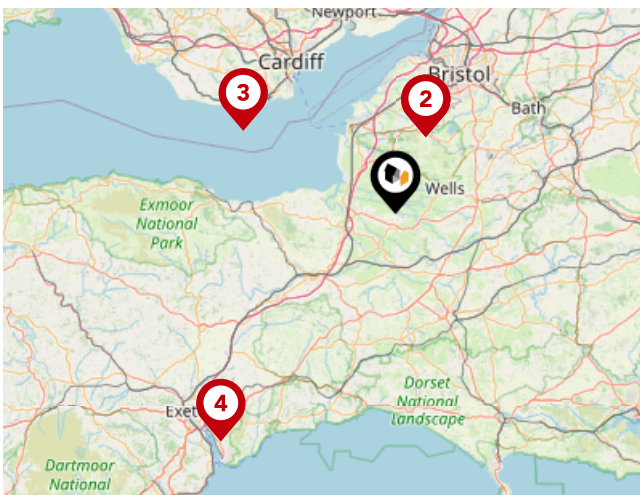
## National Rail Stations

Pin	Name	Distance
1	Highbridge & Burnham-on-Sea Rail Station	6.77 miles
2	Worle Rail Station	10.22 miles
3	Bridgwater Rail Station	10 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J22	5.82 miles
2	M5 J21	10.15 miles
3	M5 J23	8.1 miles
4	M5 J20	14.54 miles
5	M5 J24	11.33 miles

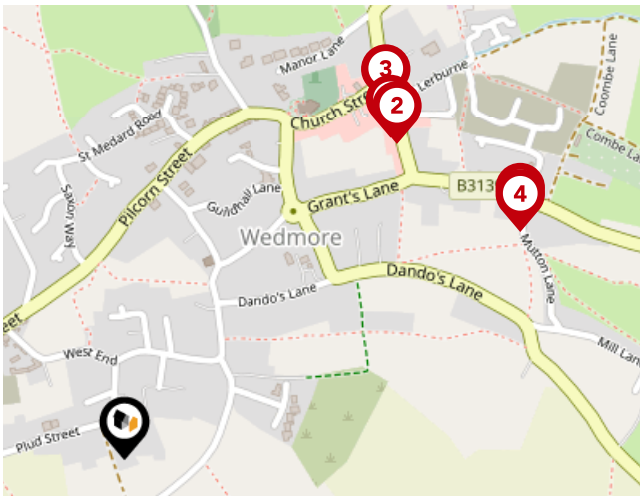


## Airports/Helipads

Pin	Name	Distance
1	Bristol Airport	12.24 miles
2	Felton	12.24 miles
3	Cardiff Airport	25.69 miles
4	Exeter Airport	42.88 miles

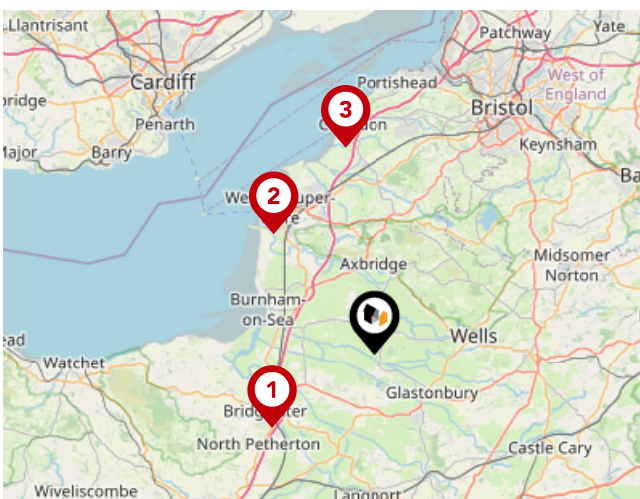
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	The Borough Yard	0.48 miles
2	The Mall	0.48 miles
3	The Swan Inn	0.51 miles
4	Mutton Lane	0.53 miles
5	Combe Batch Rise	0.53 miles



### Ferry Terminals

Pin	Name	Distance
1	Bridgwater Ferry Terminal	9.4 miles
2	Weston-super-Mare Knightstone Harbour	11.63 miles
3	Clevedon Pier	15.47 miles

COOPER  
AND  
TANNER

### Cooper and Tanner

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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.

# 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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