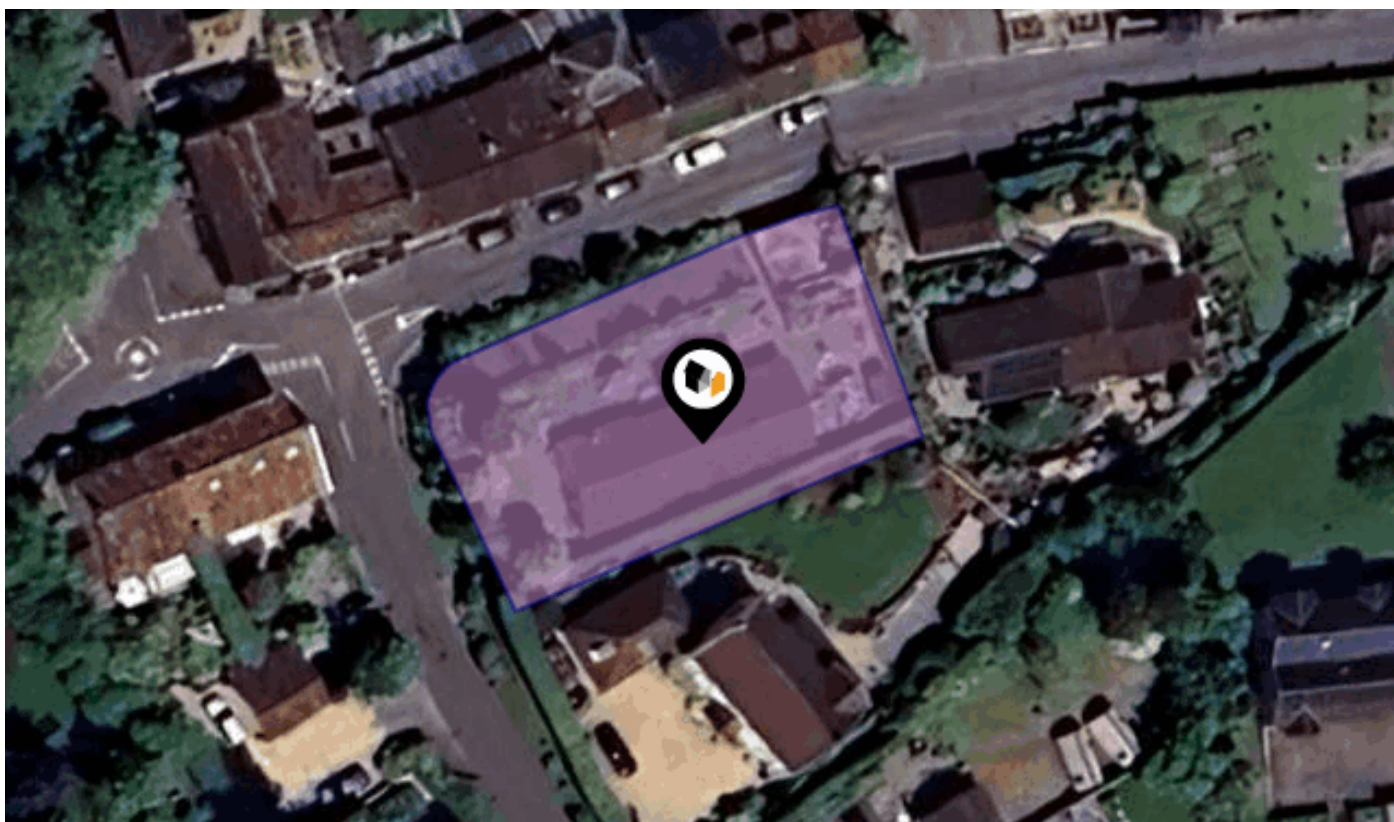




MIR: Material Info

The Material Information Affecting this Property

Tuesday 03rd December 2024



GRANTS LANE, WEDMORE, BS28

Cooper and Tanner

Providence House Wedmore BS28 4EG

01934 713296

wedmore@cooperandtanner.co.uk

cooperandtanner.co.uk





Property

Type:	Detached
Bedrooms:	4
Floor Area:	1,603 ft ² / 149 m ²
Plot Area:	0.21 acres
Council Tax :	Band E
Annual Estimate:	£2,771
Title Number:	ST376652

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

18 mb/s	80 mb/s	1000 mb/s

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Building Safety

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

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

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)

None across 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

Planning records for: *Wedmore Baptist Church (2), Grants Lane, Wedmore, BS28 4EA*

Reference - 50/18/00030
Decision: Granted Permission
Date: 22nd March 2018
Description: Conversion of Baptist Church and School Rooms into 1no. residential dwelling.

Reference - 50/23/00113
Decision: -
Date: 17th October 2023
Description: Change of use and conversion of Baptist Church and School Rooms into 1no. residential dwelling (revised scheme).

Reference - 50/18/00029
Decision: Granted Permission
Date: 22nd March 2018
Description: Change of use and conversion of Baptist Church and School Rooms into 1 residential dwelling (revised scheme).

Reference - 50/16/00033
Decision: Refuse Planning Permission
Date: 24th May 2016
Description: Change of use and conversion of Baptist Church and school room to two dwellings.

Planning records for: *Wedmore Baptist Church (2), Grants Lane, Wedmore, BS28 4EA*

Reference - 50/16/00034	
Decision:	Granted Permission
Date:	24th May 2016
Description:	Conversion of Baptist Church and school room to two dwellings.

Planning records for: *Bridgwood Grants Lane Wedmore Somerset BS28 4EA*

Reference - 48/24/0018/LB	
Decision:	-
Date:	17th April 2024
Description:	Erection of a single storey extension to the rear with installation of air source heat pump and various internal and external alterations at Blundells Farm, Blundells Lane, West Monkton

Reference - 50/17/00075	
Decision:	Granted Permission
Date:	07th November 2017
Description:	Replacement of 2no. windows to front elevation.

Reference - 50/24/00024	
Decision:	-
Date:	17th April 2024
Description:	Crown reduce height/spread of 1No. Apple (T1) by 1.5m all round

Planning records for: *Lower Mead, Grants Lane, Wedmore, BS28 4EA*

Reference - 50/16/00083	
Decision:	Granted Permission
Date:	05th December 2016
Description:	Fell 1 No. multi-stemmed Ash tree

Planning records for: *Prospect Villa, Grants Lane, Wedmore, Somerset, BS28 4EA*

Reference - 50/24/00067	
Decision:	-
Date:	23rd September 2024
Description:	Crown reduce height/spread of 2No. Maples (T1 & T2) by 2.5m

Planning records for: *Providence House, Grants Lane, Wedmore, Somerset, BS28 4EA*

Reference - 50/18/00103	
Decision:	Granted Permission
Date:	09th October 2018
Description:	Alterations to existing access to include the removal of a section of walling and relocation of gatepost.

Reference - 50/23/00107	
Decision:	-
Date:	09th October 2023
Description:	Crown reduce height/spread of Maple (T1) by 2.5m. Crown reduce height/spread of Holly (T2) by 1.5m. Crown reduce height/spread of Maple (T3) by 1m. Crown reduce height/spread of Pittosporium (T4) by 2m.

Planning records for: *Providence House, Grants Lane, Wedmore, Somerset, BS28 4EA*

Reference - 50/18/00104	
Decision:	Granted Permission
Date:	09th October 2018
Description:	Alterations to existing access to include the removal of a section of walling and relocation of gatepost.

Reference - 10/23/0018/CJ	
Decision:	-
Date:	09th October 2023
Description:	Notification for Prior Approval for the installation of solar voltaic equipment to the roof of Foundation House, Culmhead

Planning records for: *South Bank, Grants Lane, Wedmore, BS28 4EA*

Reference - 50/17/00013	
Decision:	Granted Permission
Date:	15th March 2017
Description:	Provision of new vehicular access and off road parking for two vehicles and conversion of existing vehicular access to pedestrian access

Reference - 50/17/00102	
Decision:	Granted Permission
Date:	10th November 2017
Description:	Formation of new vehicular access and off road parking for two vehicles and conversion of existing vehicular access to pedestrian access.

Planning records for: *Uplands House, Grants Lane, Wedmore, BS28 4EA*

Reference - 50/10/00069	
Decision:	Granted Permission
Date:	07th July 2010
Description:	Yew tree shown as T1 on plan crown reduction of 20%

Reference - 50/17/00083	
Decision:	Granted Permission
Date:	05th September 2017
Description:	Conversion of loft to living accommodation, installation of a window to North elevation of first floor and internal alterations.

Planning records for: *Whitecroft, Grants Lane, Wedmore, BS28 4EA*

Reference - 50/10/00099	
Decision:	Refuse Planning Permission
Date:	12th October 2010
Description:	Erection of single storey extension to North elevation, partly on site of existing building (to be demolished)

Reference - 23/00490/HOU	
Decision:	-
Date:	23rd February 2023
Description:	Erection of a 8m fibreglass flagpole with internal halyard

Planning records for: *Whitecroft, Grants Lane, Wedmore, Somerset, BS28 4EA*

Reference - 50/23/00019	
Decision:	-
Date:	23rd February 2023
Description:	Fell 1No. Conifer (T1).

Reference - 50/10/00100	
Decision:	Refuse Planning Permission
Date:	12th October 2010
Description:	Erection of single storey extension to North elevation, partly on site of existing building (to be demolished)

Planning records for: *Clay Hill House, Grants Lane, Wedmore, BS28 4EA*

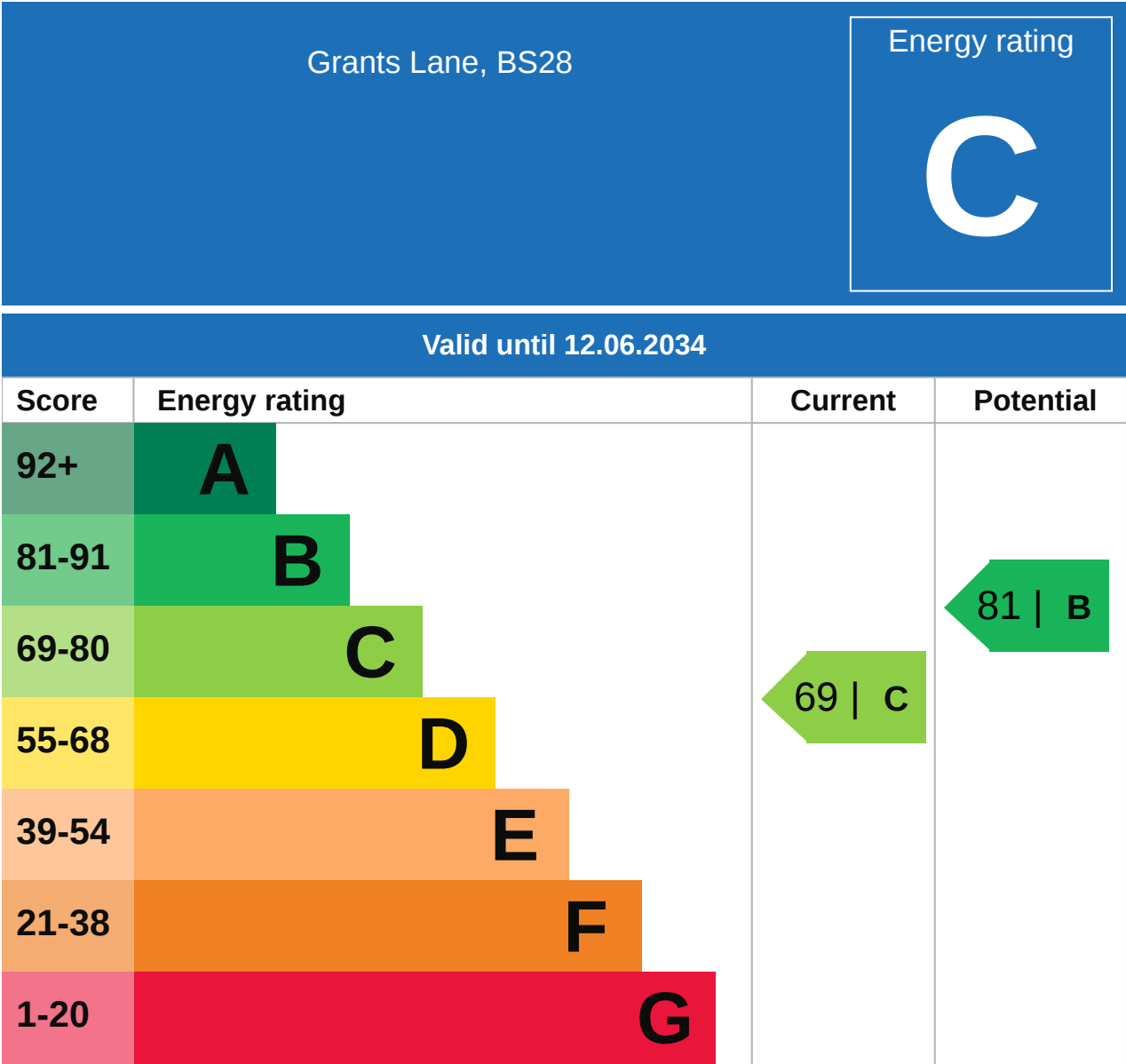
Reference - 50/15/00061	
Decision:	Granted Permission
Date:	23rd June 2015
Description:	Erection of disabled access lifting platform to North Elevation

Reference - 50/16/00071	
Decision:	Granted Permission
Date:	12th October 2016
Description:	1 No. conifer (T1) fell. 1 No. prunus (T2) reduce by 1.5m and shape. 2 No. Leylandii (T3) reduce in height to match conifer hedge and trim sides.

Planning records for: *Middle Mead, Grants Lane, Wedmore, BS28 4EA*

Reference - 50/13/00115	
Decision:	Granted Permission
Date:	06th January 2014
Description:	Erection of two storey extension to West elevation and single storey extension to North elevation on site of conservatory (to be demolished).

Reference - 50/11/00112	
Decision:	Granted Permission
Date:	11th November 2011
Description:	Fell 1No Ash tree (T1) causing damage to boundary wall and replace with Oak tree in position T4 on plan. Pollard 1No Ash (T2) causing damage to boundary wall of stream. 1No Walnut tree (T3) reduce crown by 20%



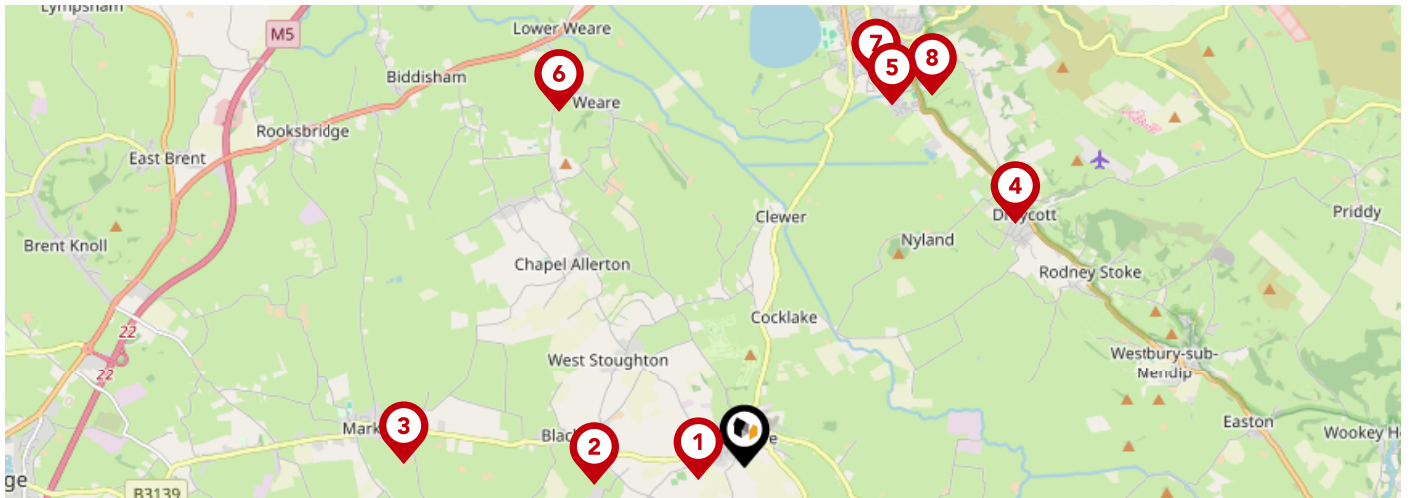
Property

EPC - Additional Data

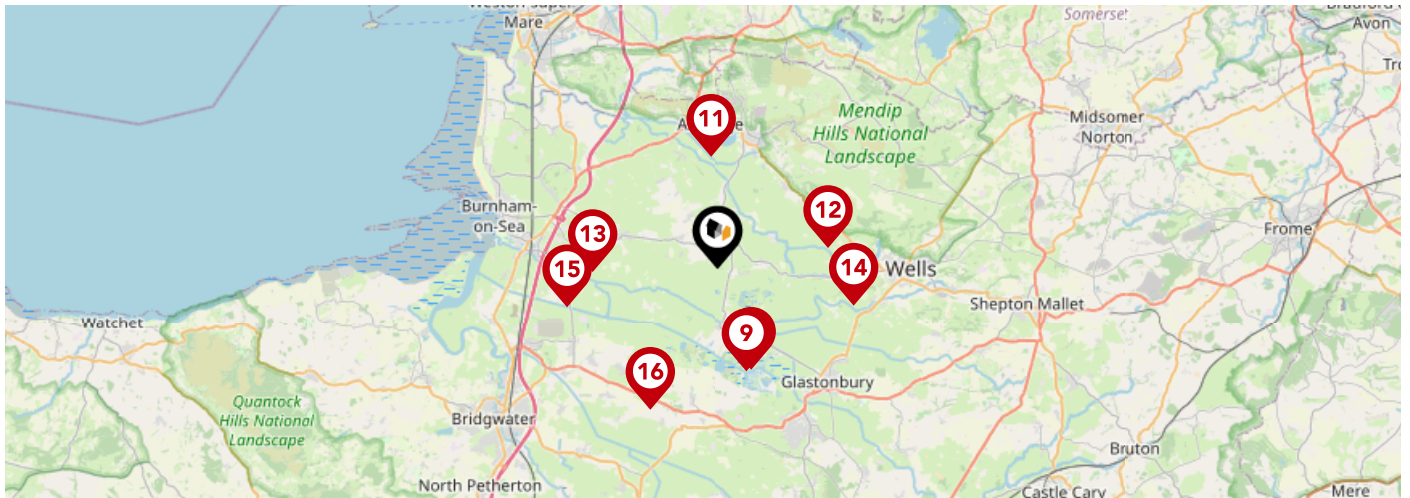
COOPER
AND
TANNER

Additional EPC Data

Property Type:	Bungalow
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, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
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 79% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	149 m ²



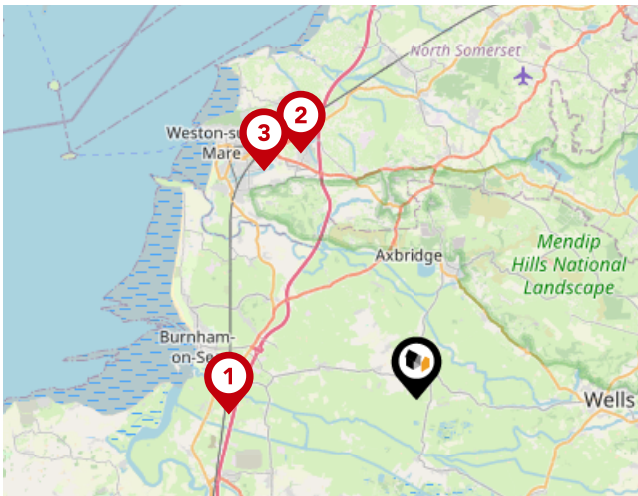
		Nursery	Primary	Secondary	College	Private
1	Wedmore First School Academy Ofsted Rating: Good Pupils: 186 Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Hugh Sexey Church of England Middle School Ofsted Rating: Good Pupils: 655 Distance:1.42	<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:3.17	<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:3.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	The Kings of Wessex Academy Ofsted Rating: Good Pupils: 1045 Distance:3.63	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Weare Academy First School Ofsted Rating: Good Pupils: 165 Distance:3.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Cheddar First School Ofsted Rating: Good Pupils: 333 Distance:3.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Fairlands Middle School Ofsted Rating: Good Pupils: 434 Distance:3.86	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
9	Abbot's Way School Ofsted Rating: Not Rated Pupils: 39 Distance:3.95	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Meare Village Primary School Ofsted Rating: Outstanding Pupils: 96 Distance:3.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Axbridge Church of England First School Academy Ofsted Rating: Good Pupils: 185 Distance:4.15	<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:4.16	<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:4.65	<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:5.2	<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:5.79	<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:5.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

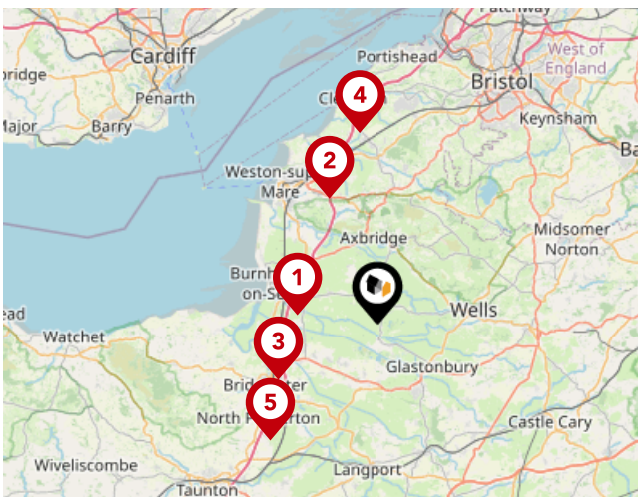
Area Transport (National)

COOPER
AND
TANNER



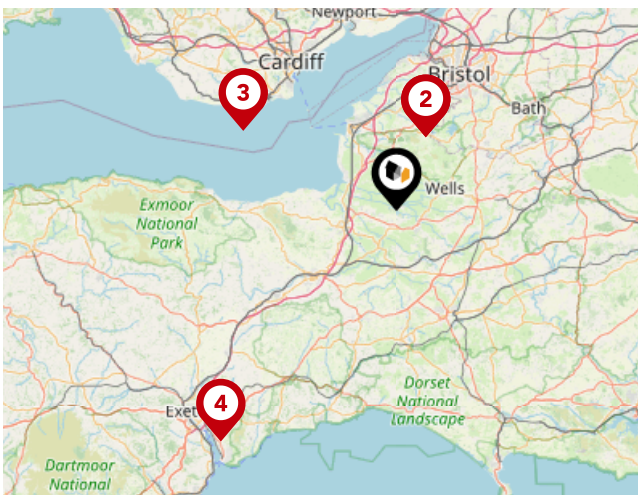
National Rail Stations

Pin	Name	Distance
1	Highbridge & Burnham-on-Sea Rail Station	7.01 miles
2	Worle Rail Station	10.09 miles
3	Weston Milton Rail Station	10.21 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J22	6 miles
2	M5 J21	10 miles
3	M5 J23	8.42 miles
4	M5 J20	14.31 miles
5	M5 J24	11.67 miles



Airports/Helipads

Pin	Name	Distance
1	Bristol Airport	11.93 miles
2	Felton	11.93 miles
3	Cardiff Airport	25.77 miles
4	Exeter Airport	43.22 miles

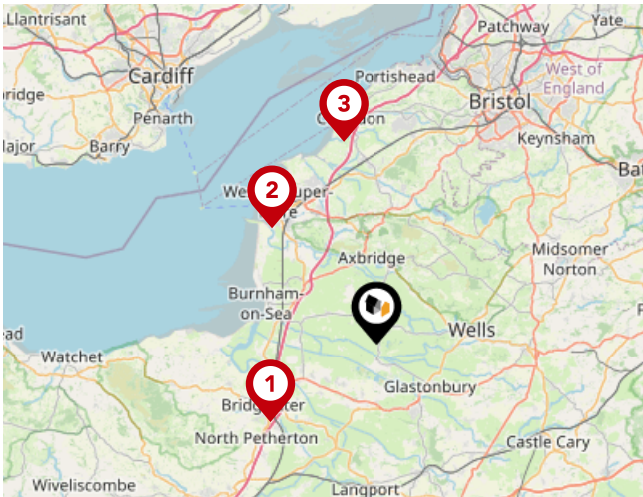
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	The Borough Yard	0.15 miles
2	The Swan Inn	0.18 miles
3	Combe Batch Rise	0.24 miles
4	The Post Office	1.05 miles
5	The Post Office	1.07 miles



Ferry Terminals

Pin	Name	Distance
1	Bridgwater Ferry Terminal	9.73 miles
2	Weston-super-Mare Knightstone Harbour	11.59 miles
3	Clevedon Pier	15.26 miles

COOPER
AND
TANNER

Cooper and Tanner

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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

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

Providence House Wedmore BS28 4EG

01934 713296

wedmore@cooperandtanner.co.uk

cooperandtanner.co.uk

