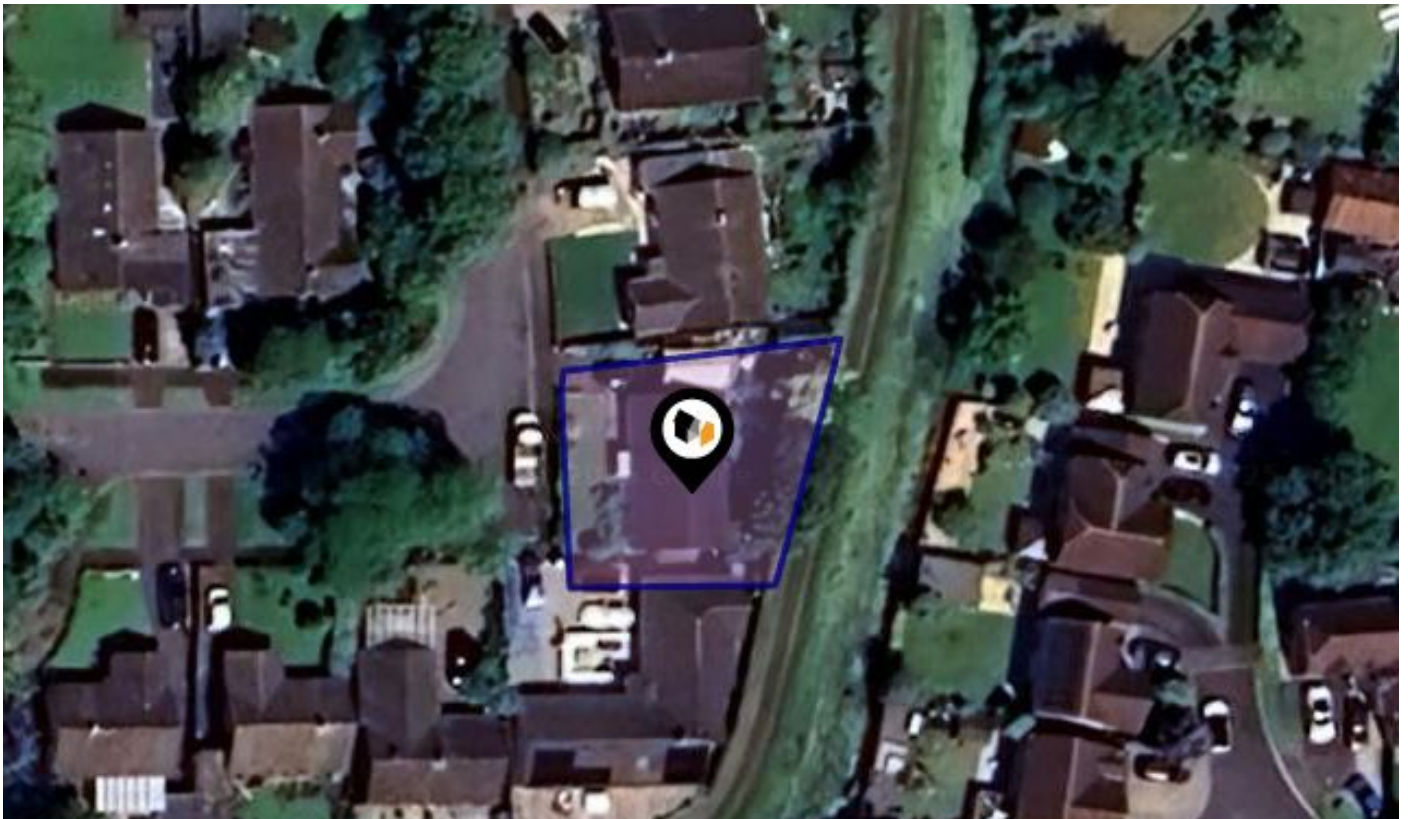




# MIR: Material Info

The Material Information Affecting this Property

**Wednesday 05<sup>th</sup> February 2025**



## CHURCHLANDS, MARK, HIGHBRIDGE, TA9

**Price Estimate :** £440,000

### Cooper and Tanner

Providence House Wedmore BS28 4EG

01934 713296

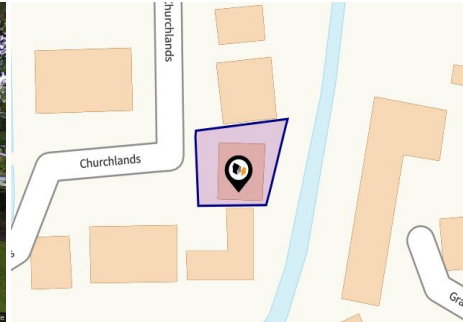
wedmore@cooperandtanner.co.uk

cooperandtanner.co.uk



# Property Overview

COOPER  
AND  
TANNER



## Property

Type:	Detached	Price Estimate:	£440,000
Bedrooms:	3	Rental Estimate:	£1,150
Floor Area:	968 ft <sup>2</sup> / 90 m <sup>2</sup>	Yield:	3.14 %
Plot Area:	0.1 acres	Tenure:	Freehold
Year Built :	1950-1966		
Council Tax :	Band D		
Annual Estimate:	£2,267		
Title Number:	ST151591		

## Local Area

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

### Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

20	80	1000
mb/s	mb/s	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 or spray foam insulation 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 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 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 not connected to mains gas

## Heating

---

The vendor has made us aware that the property is heated by oil fuelled 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: *S/O 1 Churchlands, Mark, Highbridge, TA9 4ND*

Reference - 33/14/00031	
Decision:	Permitted Development
Date:	16th July 2014
Description:	Installation of BT Cabinet

Planning records for: *Ashdene, Churchlands, Mark, Highbridge, TA9 4ND*

Reference - 33/17/00031	
Decision:	-
Date:	18th October 2017
Description:	Erection of new dwelling and formation of access from Church Street

Reference - 33/17/00031	
Decision:	Granted Permission
Date:	18th October 2017
Description:	Erection of new dwelling and formation of access from Church Street

Reference - 33/01/00001	
Decision:	Granted Permission
Date:	10th January 2001
Description:	Renewal of Planning Permission 1/33/98/7 for erection of dwelling and garage and amended access

Planning records for: *Ashdene, Churchlands, Mark, Highbridge, TA9 4ND*

Reference - 33/18/00007	
Decision:	Granted Permission
Date:	19th April 2018
Description:	Application for a Non-Material amendment to Planning Permission 33/17/00031 (Erection of new dwelling and formation of access from Church Street) to allow for the dividing boundary to be a 1.8m tall brick wall instead of fence.

Planning records for: *Cheriton, Churchlands, Mark, Highbridge, TA9 4ND*

Reference - 33/07/00042	
Decision:	Granted Permission
Date:	29th August 2007
Description:	Erection of single storey extension to (side) West elevation, on site of garage (to be demolished) and single storey extension to (rear) North elevation to include garage

Planning records for: *Crantock, Churchlands, Mark, Highbridge, TA9 4ND*

Reference - 33/06/00019	
Decision:	Granted Permission
Date:	25th April 2006
Description:	Conversion of loft to living accommodation and erection of single storey side extension and conservatory, partly on site of garage (to be demolished)

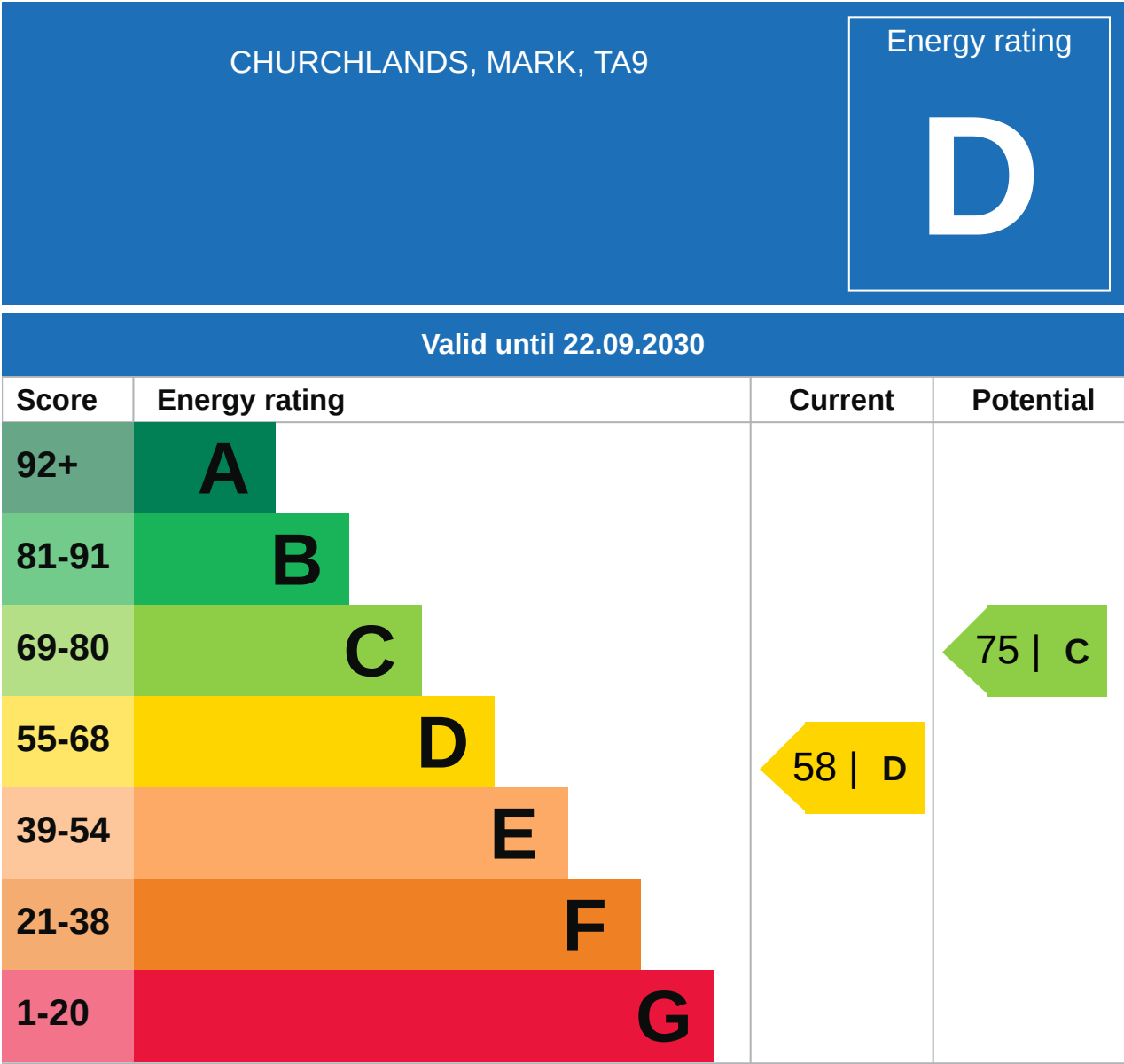
Planning records for: *Milfords, Churchlands, Mark, Highbridge, TA9 4ND*

Reference - 33/08/00045	
Decision:	Granted Permission
Date:	06th October 2008
Description:	Erection of single storey extensions to rear and side, on site of garage (to be partly demolished)

Planning records for: *Rowena, Churchlands, Mark, Highbridge, Somerset, TA9 4ND*

Reference - 33/19/00027	
Decision:	-
Date:	13th November 2019
Description:	Erection of a single storey extension to link bungalow and garage.





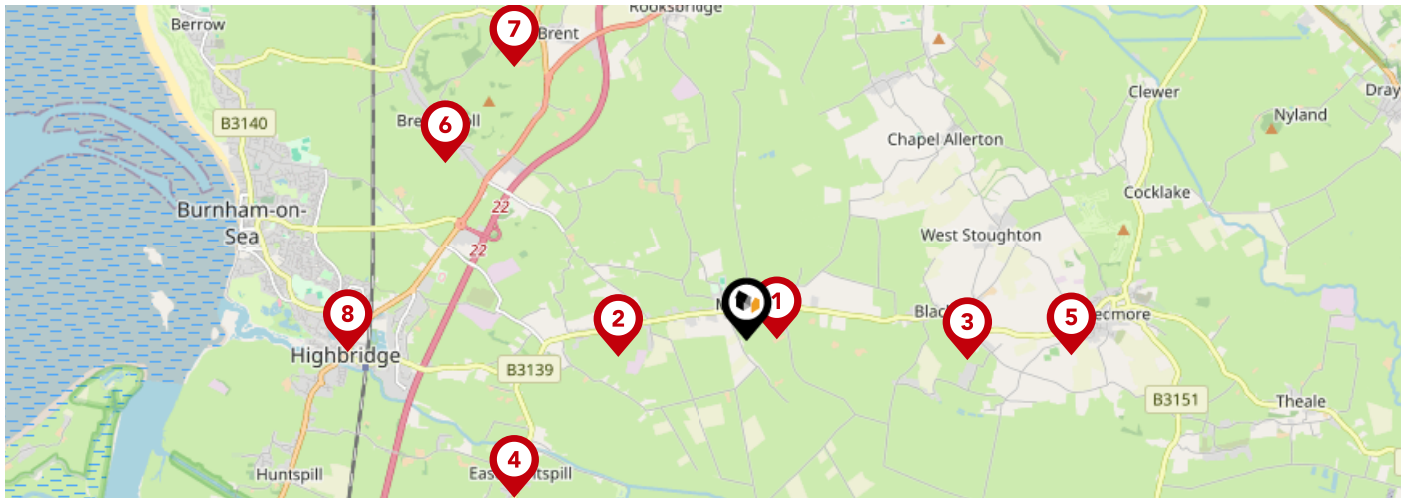
# Property

## EPC - Additional Data

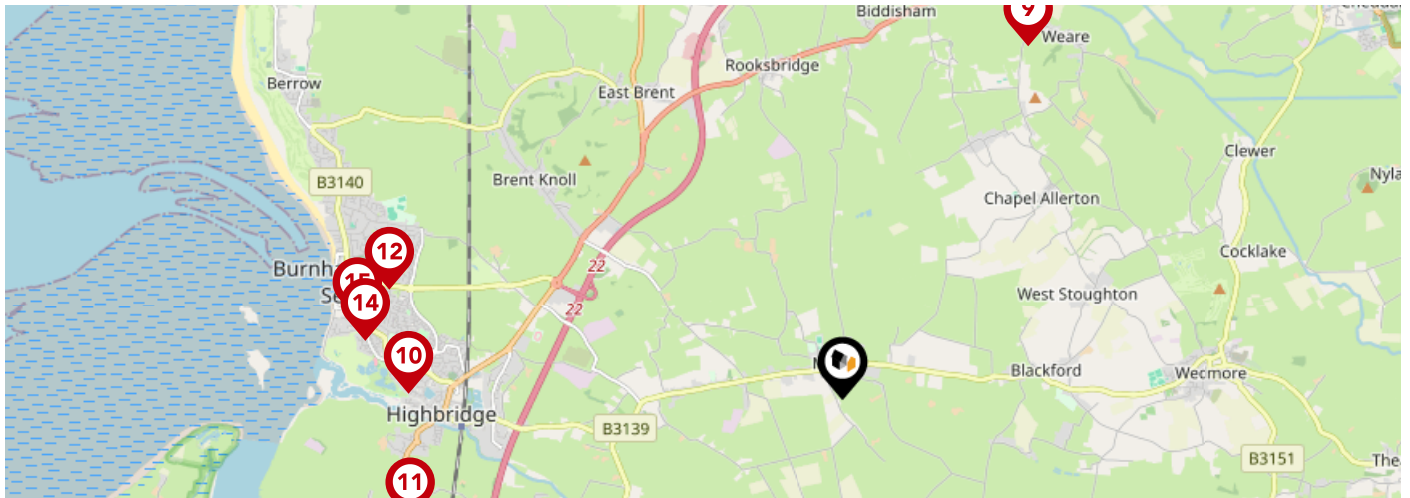
COOPER  
AND  
TANNER

### Additional EPC Data

<b>Property Type:</b>	Bungalow
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Rental
<b>Energy Tariff:</b>	Off-peak 7 hour
<b>Main Fuel:</b>	Oil (not community)
<b>Main Gas:</b>	No
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed before 2002
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Average
<b>Roof:</b>	Pitched, 250 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, oil
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Average
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	90 m <sup>2</sup>



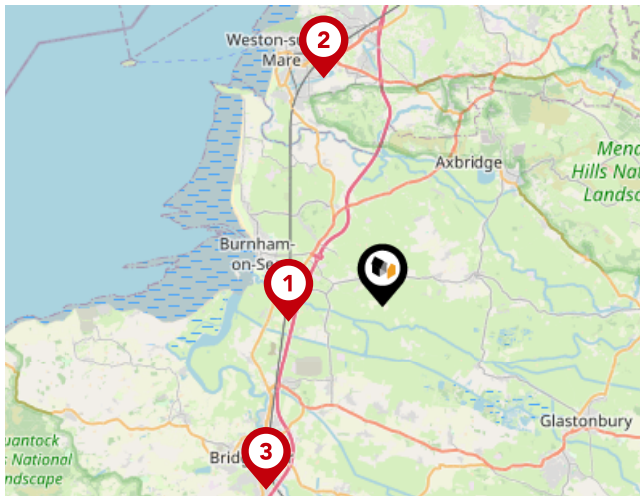
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Sedgemoor Manor School</b> Ofsted Rating: Good   Pupils: 71   Distance:0.28	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Mark First and Pre-School CE Academy</b> Ofsted Rating: Good   Pupils: 162   Distance:1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Hugh Sexey Church of England Middle School</b> Ofsted Rating: Good   Pupils: 655   Distance:2.05	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>East Huntspill Primary Academy</b> Ofsted Rating: Good   Pupils: 77   Distance:2.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Wedmore First School Academy</b> Ofsted Rating: Good   Pupils: 186   Distance:3.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Brent Knoll Church of England Primary School</b> Ofsted Rating: Good   Pupils: 182   Distance:3.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>East Brent Church of England First School</b> Ofsted Rating: Good   Pupils: 75   Distance:3.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Churchfield Church School</b> Ofsted Rating: Good   Pupils: 445   Distance:3.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
<b>9</b>	<b>Weare Academy First School</b> Ofsted Rating: Good   Pupils: 165   Distance:3.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>The King Alfred School an Academy</b> Ofsted Rating: Good   Pupils: 1336   Distance:4.03	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>West Huntspill Primary Academy</b> Ofsted Rating: Good   Pupils: 101   Distance:4.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>Burnham-On-Sea Community Infant School</b> Ofsted Rating: Requires improvement   Pupils: 199   Distance:4.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>Woolavington Village Primary School</b> Ofsted Rating: Good   Pupils: 170   Distance:4.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>St Joseph's Catholic Primary and Nursery School</b> Ofsted Rating: Outstanding   Pupils: 272   Distance:4.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>St Andrew's Church of England Voluntary Controlled Junior School</b> Ofsted Rating: Good   Pupils: 332   Distance:4.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>Lympsham Church of England Academy</b> Ofsted Rating: Good   Pupils: 143   Distance:5.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)

COOPER  
AND  
TANNER



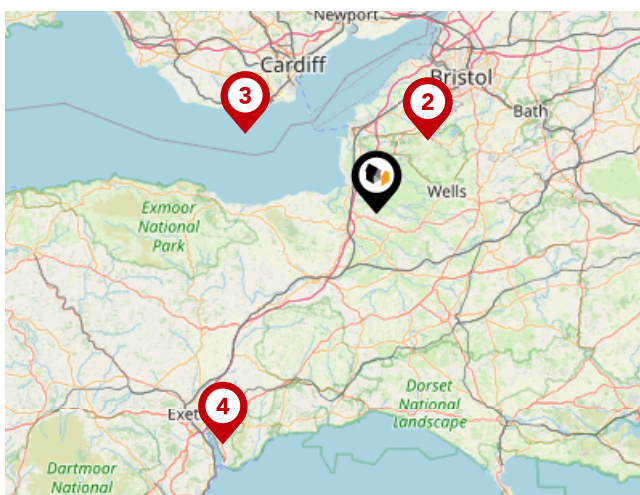
## National Rail Stations

Pin	Name	Distance
1	Highbridge & Burnham-on-Sea Rail Station	3.58 miles
2	Weston Milton Rail Station	8.77 miles
3	Bridgwater Rail Station	8.06 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J22	2.61 miles
2	M5 J23	5.65 miles
3	M5 J21	9.33 miles
4	M5 J24	9.66 miles
5	M5 J20	14.42 miles

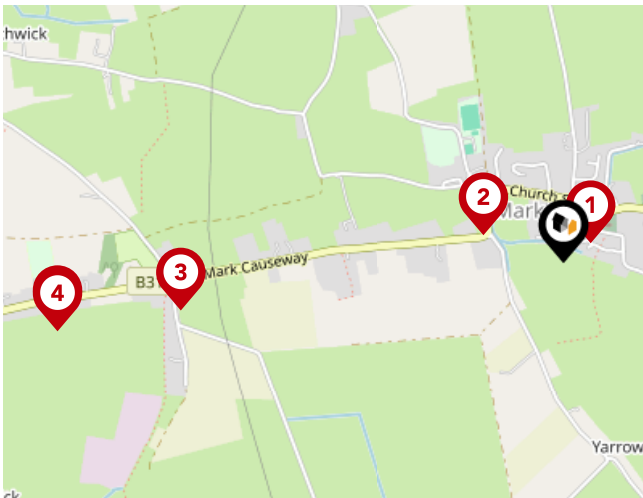


## Airports/Helipads

Pin	Name	Distance
1	Bristol Airport	13.55 miles
2	Felton	13.55 miles
3	Cardiff Airport	22.77 miles
4	Exeter Airport	41.2 miles

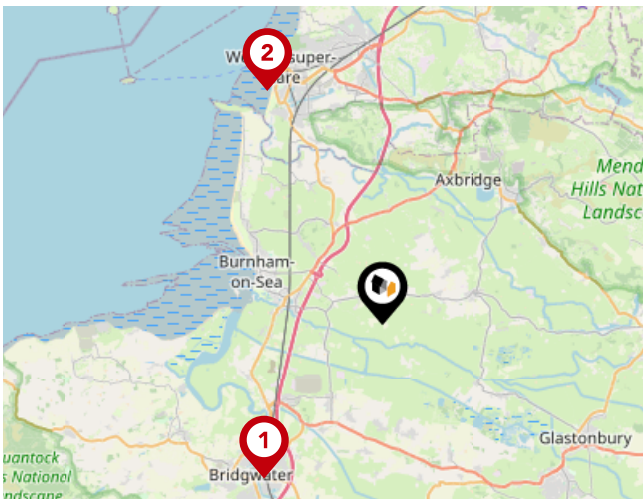
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Churchlands	0.08 miles
2	The White Horse Inn	0.2 miles
3	Yardwall Road	0.9 miles
4	Mark First School	1.19 miles
5	Mark First School	1.19 miles



### Ferry Terminals

Pin	Name	Distance
1	Bridgwater Ferry Terminal	7.24 miles
2	Weston-super-Mare Knightstone Harbour	9.63 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

