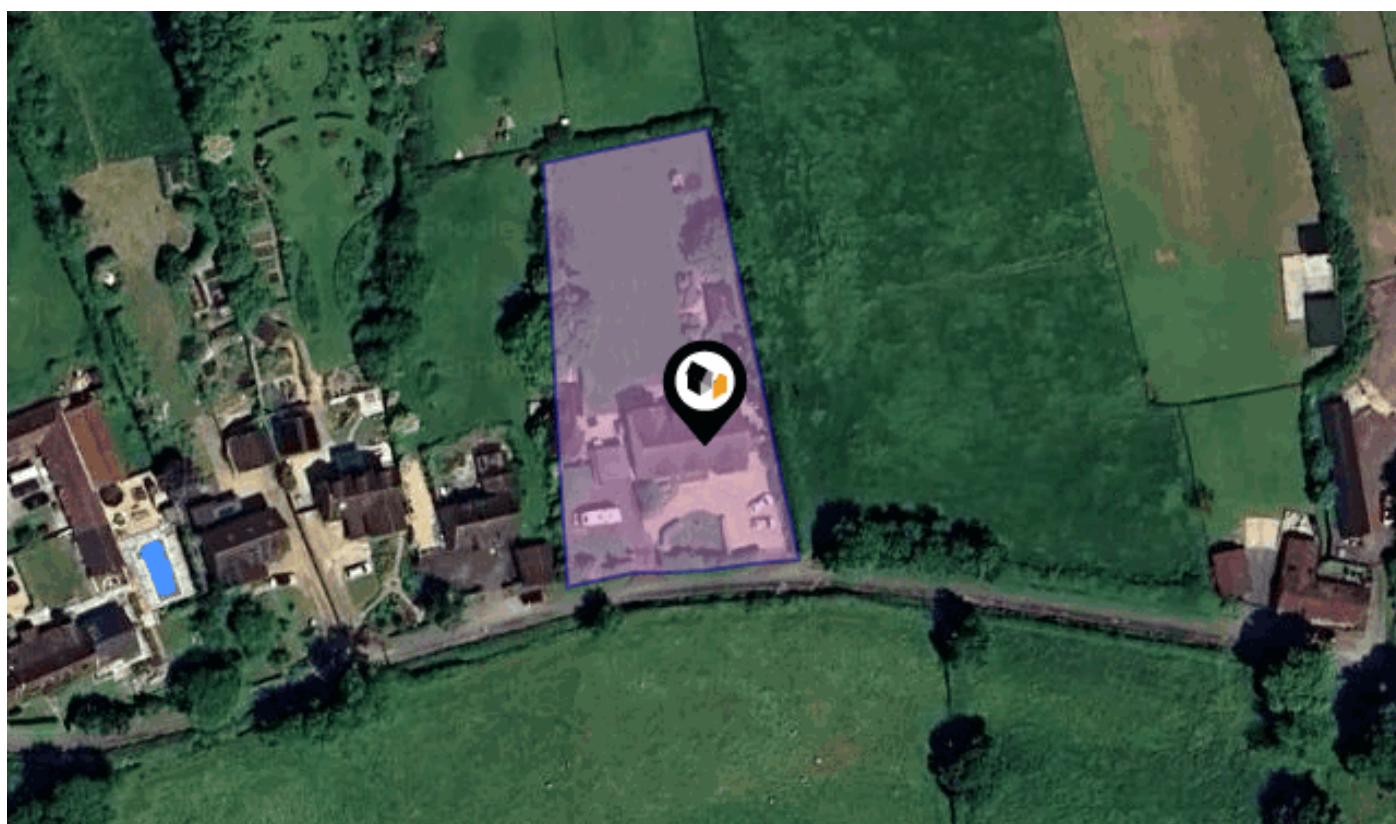




# MIR: Material Info

The Material Information Affecting this Property

**Thursday 05<sup>th</sup> December 2024**



**CHURCH LANE, BADGWORTH, AXBRIDGE, BS26**

## Cooper and Tanner

Providence House Wedmore BS28 4EG

01934 713296

wedmore@cooperandtanner.co.uk

cooperandtanner.co.uk



# Property Overview














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## Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	6		
Floor Area:	3,842 ft <sup>2</sup> / 357 m <sup>2</sup>		
Plot Area:	0.62 acres		
Year Built :	1974		
Council Tax :	Band G		
Annual Estimate:	£3,778		
Title Number:	ST132587		

## Local Area

Local Authority:	Somerset	Estimated Broadband Speeds	
Conservation Area:	No	(Standard - Superfast - Ultrafast)	
Flood Risk:			
• Rivers & Seas	No Risk	3	1000
• Surface Water	Very Low	mb/s	mb/s
			
Mobile Coverage:		Satellite/Fibre TV Availability:	
(based on calls indoors)			
			
			
			

## 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, 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 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 across the property

## 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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**Listed Building Information (if applicable)**

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**Management Fees or similar**

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## Electricity

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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 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 private drainage

# Planning History This Address

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Planning records for: *Church Lane, Badgworth, Axbridge, BS26*

Reference - 03/87/00002	
Decision:	Refuse Planning Permission
Date:	24th February 1987
Description:	Erection of dwelling within the curtilage and formation of access thereto.

Planning records for: *St Congars Barn, Church Lane, Badgworth, Axbridge, BS26 2QP*

**Reference - 03/16/00016**

**Decision:** Granted Permission

**Date:** 28th July 2016

**Description:**

Retention of a detached storage building.

**Reference - 03/17/00011**

**Decision:** Granted Permission

**Date:** 18th July 2017

**Description:**

Change of use of land from agricultural to equestrian, and the erection of a shelter/stable.

**Reference - 03/14/00016**

**Decision:** Granted Permission

**Date:** 16th December 2014

**Description:**

Erection of a single storey rear extension to the NE elevation

**Reference - 03/13/00019**

**Decision:** Not Required

**Date:** 28th November 2013

**Description:**

Application for the prior approval of a proposed change of use of a building with permitted use class B1 to a dwelling (Use Class C3)

Planning records for: *4 Church Lane, Badgworth, Axbridge, BS26 2QP*

**Reference - 03/74/00012**

**Decision:** Granted Permission

**Date:** 08th October 1974

**Description:**

Erection of double private garage.

**Reference - 03/83/00003**

**Decision:** Granted Permission

**Date:** 14th March 1983

**Description:**

Retention of existing radio mast.

**Reference - 03/83/00002**

**Decision:** Granted Permission

**Date:** 02nd February 1983

**Description:**

Enlargement of dormer window.

**Reference - 03/74/00007**

**Decision:** Refuse Planning Permission

**Date:** 12th August 1974

**Description:**

The erection of double garage to be used for motor repairs between 8am and 6pm and formation of access tereeto.



Planning records for: *4 Church Lane, Badgworth, Axbridge, BS26 2QP*

Reference - 03/82/00002	
Decision:	Granted Permission
Date:	14th January 1982
Description:	Erection of aerial mast.

Planning records for: *Meadow Head, Church Lane, Badgworth, Axbridge, BS26 2QP*

Reference - 03/75/00007	
Decision:	Granted Permission
Date:	10th April 1975
Description:	Extension to bungalow to provide double garage and access thereto.

Reference - 03/14/00017	
Decision:	Granted Permission
Date:	18th December 2014
Description:	Erection of single storey entrance hallway, on site of existing (to be demolished)

Planning records for: *Shortland, Church Lane, Badgworth, Axbridge, BS26 2QP*

Reference - 03/81/00002	
Decision:	Granted Permission
Date:	12th January 1981
Description:	Erection of building(s) covering 1000 sq. ft. floor area for the breeding of rabbits.

Planning records for: *Shortland, Church Lane, Badgworth, Axbridge, BS26 2QP*

Reference - 03/80/00018	
Decision:	Granted Permission
Date:	13th November 1980
Description:	Erection of bulding(s) covering 1000 sq. ft. floor area for the breeding of rabbits.

Reference - 03/87/00014	
Decision:	Granted Permission
Date:	21st October 1987
Description:	Alterations and additions.

Planning records for: *The Cottage, Church Lane, Badgworth, Axbridge, BS26 2QP*

Reference - 03/84/00013	
Decision:	Granted Permission
Date:	31st August 1984
Description:	Alterations to existing cottage, construction of two storey extension and single garage.

Planning records for: *The Old Rectory, Church Lane, Badgworth, Axbridge, BS26 2QP*

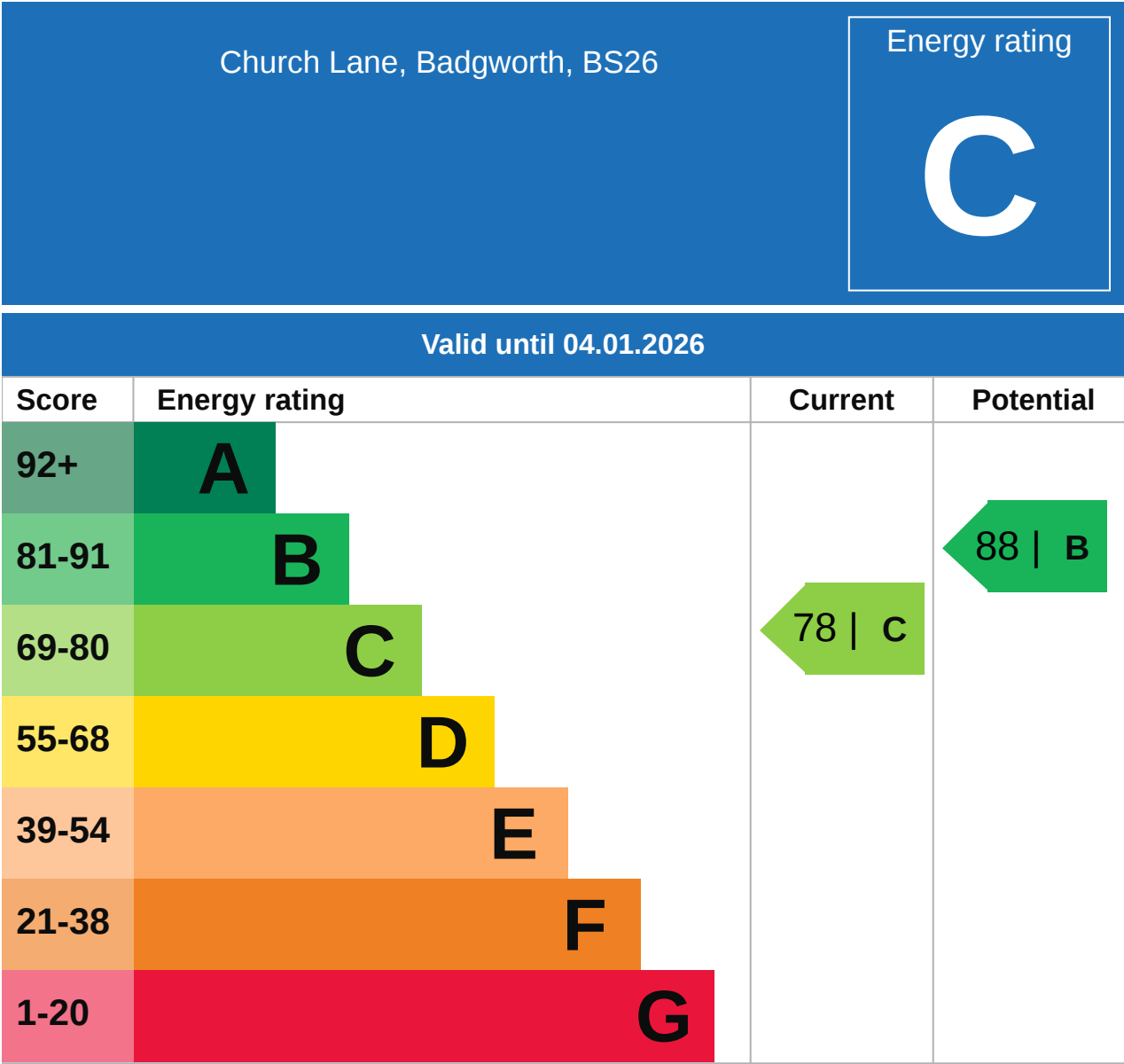
Reference - 03/09/00020	
Decision:	Granted Permission
Date:	25th September 2009
Description:	remove 2 No. lower limbs overhanging neighbouring property, West View from 1 No. Horse Chestnut shown as T1 in woodland W1. Reduction of 2 No major lower limbs and 1 No. other lower limb overhanging neighbouring property, West View to 1No Horse Chestnut shown as T2 in woodland W1.

Planning records for: *West View, Church Lane, Badgworth, Axbridge, BS26 2QP*

Reference - 03/17/00025	
Decision:	Granted Permission
Date:	09th November 2017
Description:	Erection of single storey extension to South West elevation and reposition of decking area.

Planning records for: *Wychbold, Church Lane, Badgworth, Axbridge, BS26 2QP*

Reference - 03/76/00001	
Decision:	Refuse Planning Permission
Date:	16th February 1976
Description:	Erection of five bungalows and access thereto.



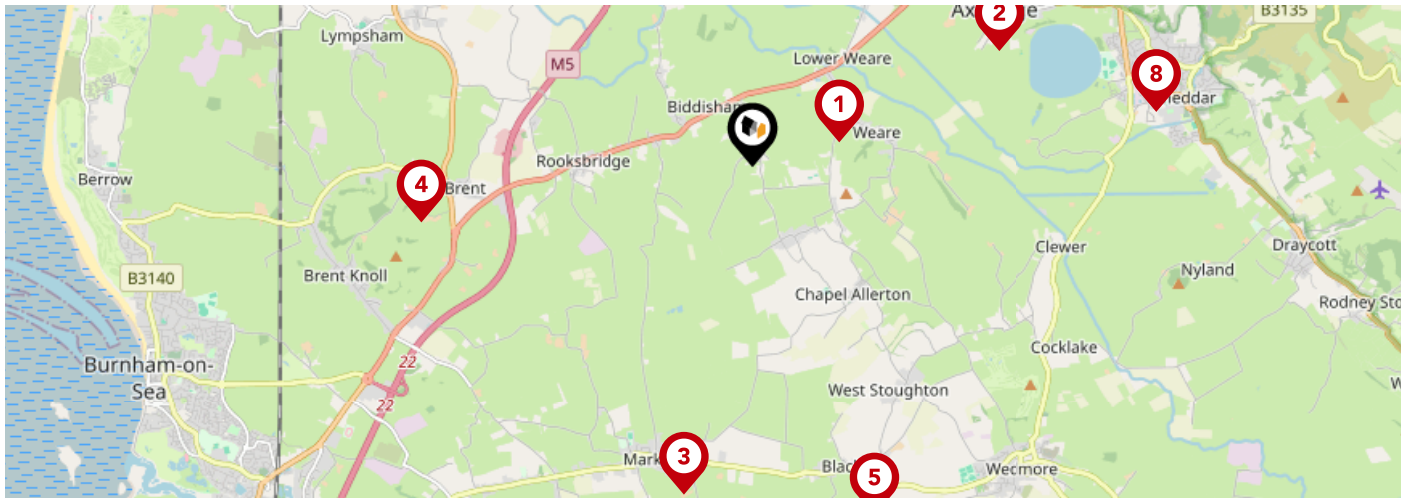
# Property

## EPC - Additional Data

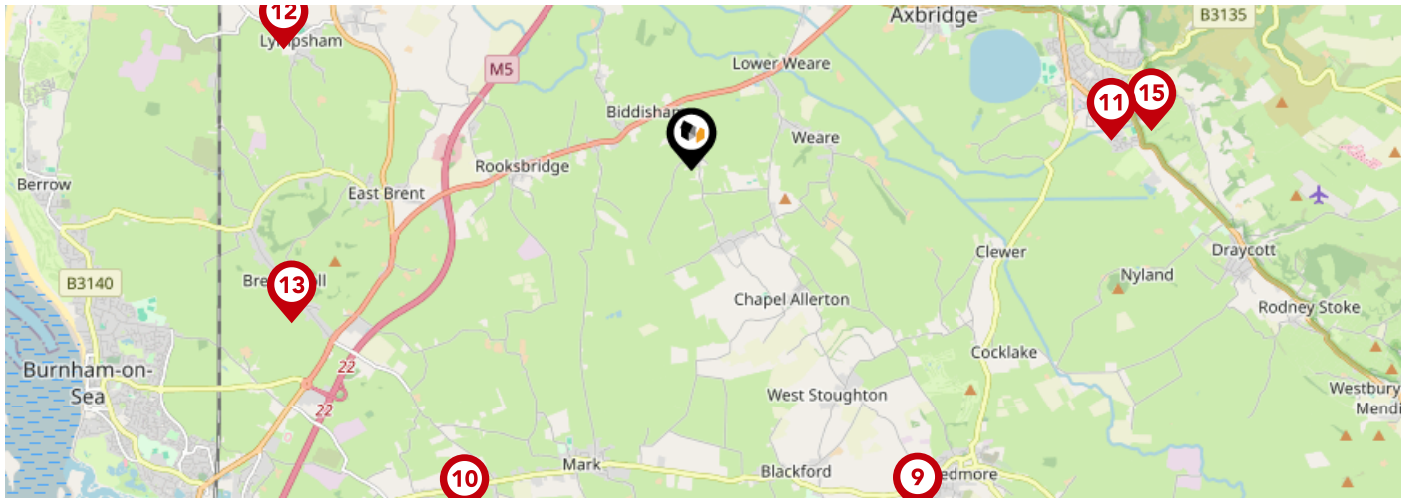
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### Additional EPC Data

<b>Property Type:</b>	Bungalow
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<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 during or after 2002
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Very Good
<b>Roof:</b>	Roof room(s), insulated (assumed)
<b>Roof Energy:</b>	Very 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 87% of fixed outlets
<b>Floors:</b>	Solid, insulated (assumed)
<b>Total Floor Area:</b>	357 m <sup>2</sup>



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Weare Academy First School</b> Ofsted Rating: Good   Pupils: 165   Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Axbridge Church of England First School Academy</b> Ofsted Rating: Good   Pupils: 185   Distance:2.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Sedgemoor Manor School</b> Ofsted Rating: Good   Pupils: 71   Distance:3.12	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>East Brent Church of England First School</b> Ofsted Rating: Good   Pupils: 75   Distance:3.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Hugh Sexey Church of England Middle School</b> Ofsted Rating: Good   Pupils: 655   Distance:3.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Sidcot School</b> Ofsted Rating: Not Rated   Pupils: 639   Distance:3.63	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Winscombe Primary School</b> Ofsted Rating: Good   Pupils: 212   Distance:3.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Cheddar First School</b> Ofsted Rating: Good   Pupils: 333   Distance:3.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

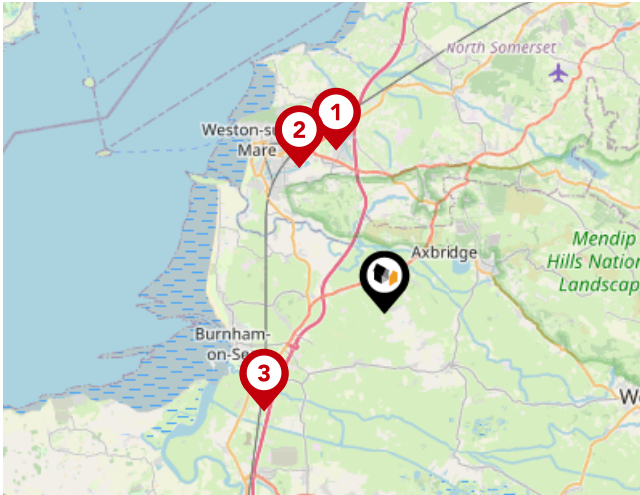


		Nursery	Primary	Secondary	College	Private
<b>9</b>	<b>Wedmore First School Academy</b> Ofsted Rating: Good   Pupils: 186   Distance:3.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>Mark First and Pre-School CE Academy</b> Ofsted Rating: Good   Pupils: 162   Distance:3.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>The Kings of Wessex Academy</b> Ofsted Rating: Good   Pupils: 1045   Distance:3.9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>Lympsham Church of England Academy</b> Ofsted Rating: Good   Pupils: 143   Distance:3.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>Brent Knoll Church of England Primary School</b> Ofsted Rating: Good   Pupils: 182   Distance:3.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>Banwell Primary School</b> Ofsted Rating: Good   Pupils: 127   Distance:3.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>Fairlands Middle School</b> Ofsted Rating: Good   Pupils: 434   Distance:4.29	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>Shipham Church of England First School</b> Ofsted Rating: Good   Pupils: 91   Distance:4.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area

## Transport (National)

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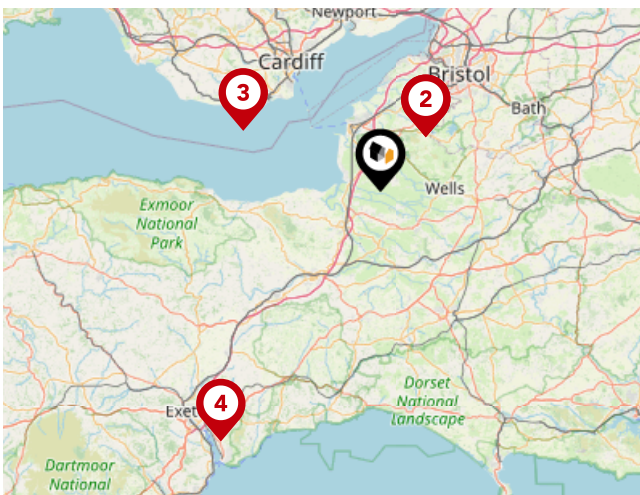
### National Rail Stations

Pin	Name	Distance
1	Worle Rail Station	6.31 miles
2	Weston Milton Rail Station	6.26 miles
3	Highbridge & Burnham-on-Sea Rail Station	5.73 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J22	4.15 miles
2	M5 J21	6.35 miles
3	M5 J23	8.62 miles
4	M5 J20	11.26 miles
5	M5 J24	12.82 miles



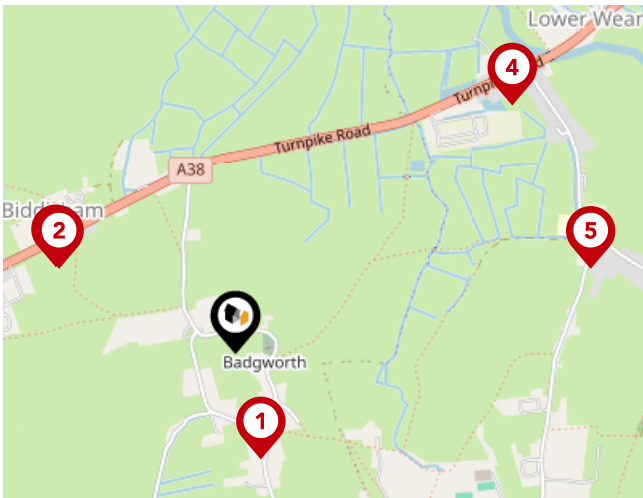
### Airports/Helipads

Pin	Name	Distance
1	Felton	10.56 miles
2	Bristol Airport	10.56 miles
3	Cardiff Airport	22.15 miles
4	Exeter Airport	44.27 miles



# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	The Old School House	0.25 miles
2	Axe-vale Depot	0.45 miles
3	Axe-vale Depot	0.46 miles
4	Lower Weare	0.86 miles
5	Weare First School	0.85 miles



### Ferry Terminals

Pin	Name	Distance
1	Weston-super-Mare Knightstone Harbour	7.61 miles
2	Clevedon Pier	11.99 miles
3	Bridgwater Ferry Terminal	10.29 miles

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### Cooper and Tanner

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# Cooper and Tanner

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