

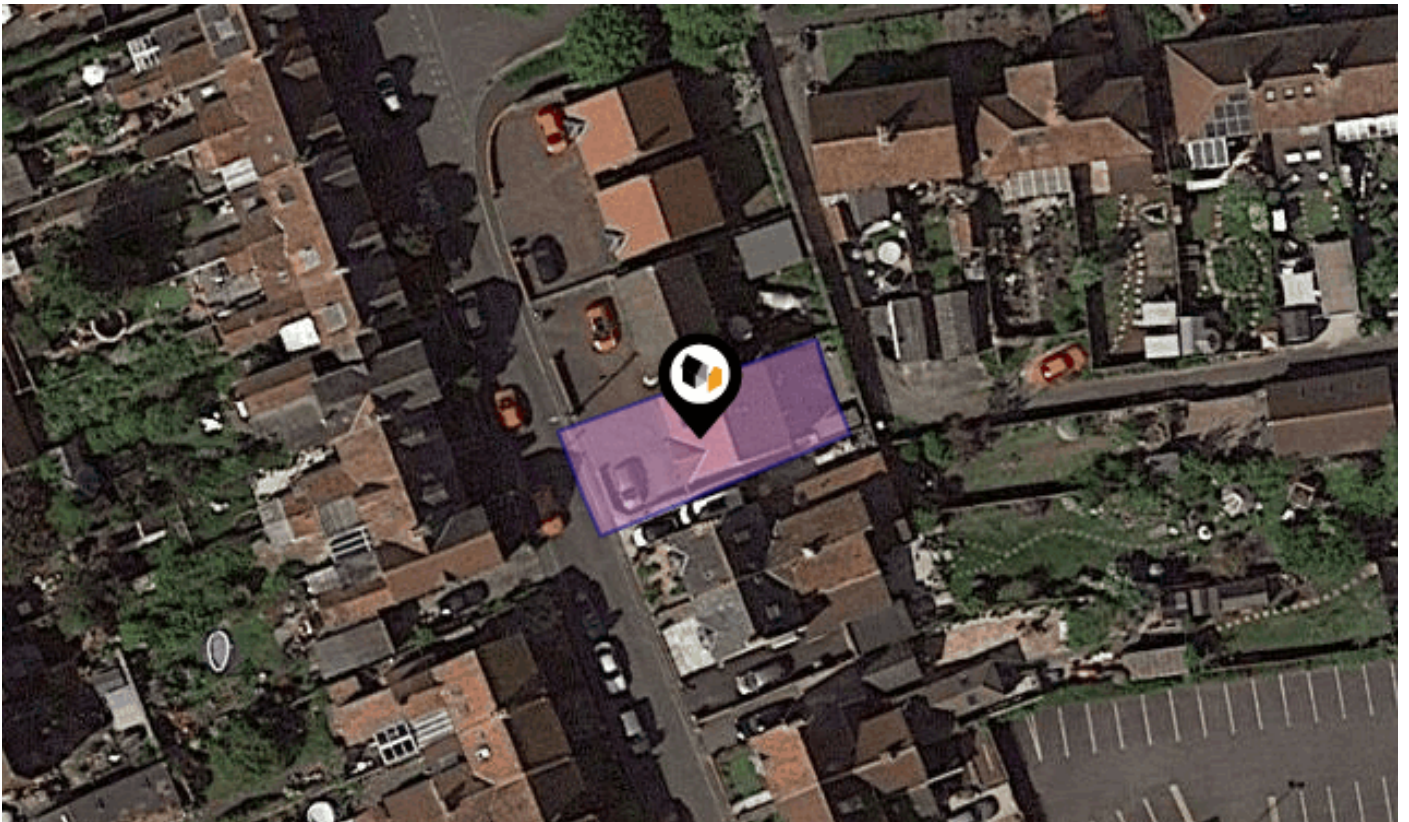


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# MIR: Material Info

The Material Information Affecting this Property

Friday 01<sup>st</sup> November 2024



**NORBINS ROAD, GLASTONBURY, BA6**

## Cooper and Tanner

41 High Street Glastonbury BA6 9DS

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# Property Overview

COOPER AND TANNER



## Property

<b>Type:</b>	Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	4		
<b>Floor Area:</b>	1,593 ft <sup>2</sup> / 148 m <sup>2</sup>		
<b>Plot Area:</b>	0.05 acres		
<b>Council Tax :</b>	Band D		
<b>Annual Estimate:</b>	£2,267		
<b>Title Number:</b>	WS63823		

## Local Area

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

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

<b>18</b> mb/s	<b>56</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, there has been no adaptations made to the property for accessibility requirements during their 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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N/a

## Construction Type

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The vendor has made us aware that, to the best of their knowledge, the property is of standard construction.

Planning records for: *15 Norbins Road, Glastonbury, Somerset, BA6 9JF*

Reference - 2011/0203	
Decision:	Approval with Conditions
Date:	03rd February 2011
Description:	Single storey rear extension.

Planning records for: *19 Norbins Road Glastonbury BA6 9JF*

Reference - 2016/3117/HSE	
Decision:	Approval with Conditions
Date:	10th January 2017
Description:	Proposed ground floor extension and enlargement of catslide dormer to rear

Planning records for: *30 Norbins Road Glastonbury Somerset BA6 9JF*

Reference - 2023/1444/HSE	
Decision:	Decided
Date:	28th July 2023
Description:	Single story 3 meter rear extension, with flat roof.

Planning records for: *41 Norbins Road Glastonbury Somerset BA6 9JF*

Reference - 104482/000	
Decision:	Approval with Conditions
Date:	18th April 2007
Description:	Erection of a single storey extension (DEL)

Planning records for: **44 Norbins Road, Glastonbury, Somerset, BA6 9JF**

Reference - 2011/0936
<b>Decision:</b> Approval with Conditions
<b>Date:</b> 18th April 2011
<b>Description:</b> Erection of new garage and formation of hardstanding in rear garden.

Reference - 2011/1902
<b>Decision:</b> Approval
<b>Date:</b> 21st July 2011
<b>Description:</b> Approval of details reserved by condition 3 (details of render finish) of planning approval 2011/0936

Planning records for: **Bercliff Norbins Road Glastonbury Somerset BA6 9JF**

Reference - 2014/0534/HSE
<b>Decision:</b> Approval with Conditions
<b>Date:</b> 27th March 2014
<b>Description:</b> Proposed new dormer window on front elevation, together with loft conversion with a flat roof dormer on the rear.

Reference - 2012/2191
<b>Decision:</b> Approval
<b>Date:</b> 26th September 2012
<b>Description:</b> Application for approval of details reserved by conditions 3 (schedule and samples of materials), 4 (sample panel), 8 (archaeological written scheme of investigation) and 11 (details of access surfacing) of planning permission 2011/2784.

Planning records for: *Bercliff, Norbins Road, Glastonbury, BA6 9JF*

<b>Reference - 2011/2784</b>
<b>Decision:</b> Approval with Conditions
<b>Date:</b> 22nd November 2011
<b>Description:</b> Demolition of existing garages and conservatory (retaining existing dwelling) and erection of three detached dwellings with associated accesses and parking

## Electricity Supply

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

## Gas Supply

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

## Central Heating

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

## Water Supply

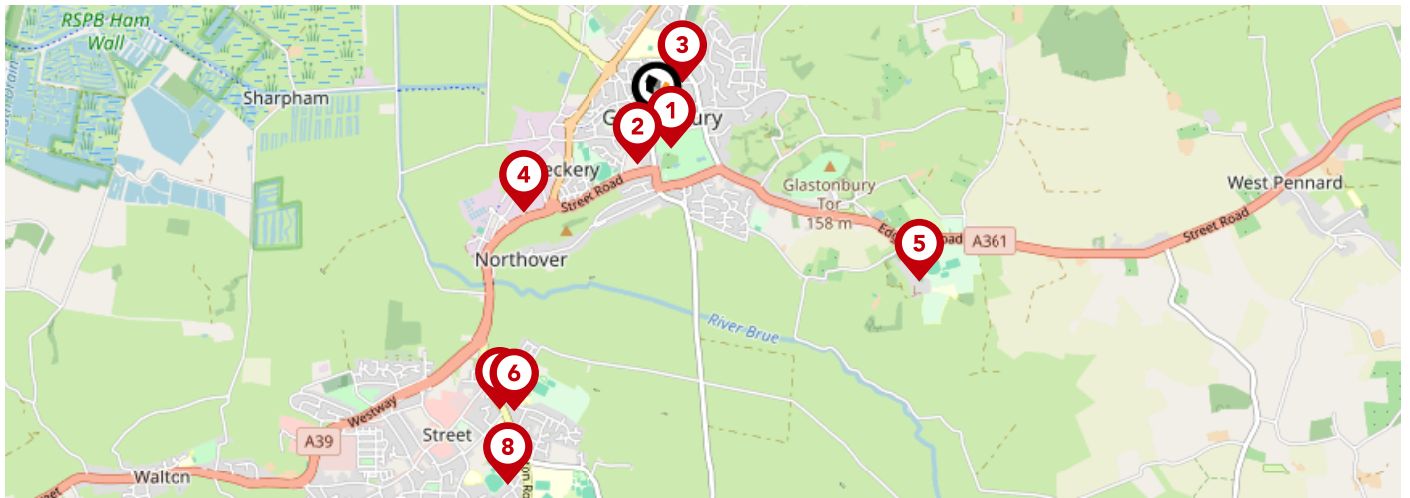
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The vendor has made us aware that the property is connected to a mains water supply.

## Drainage

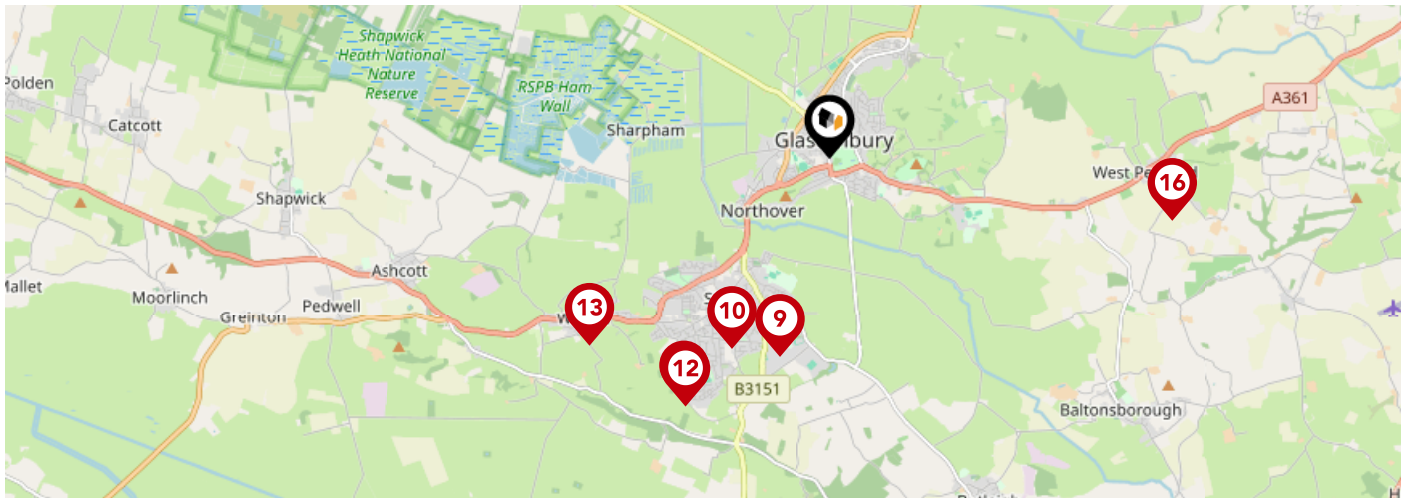
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The vendor has made us aware that the property is connected to mains drainage.



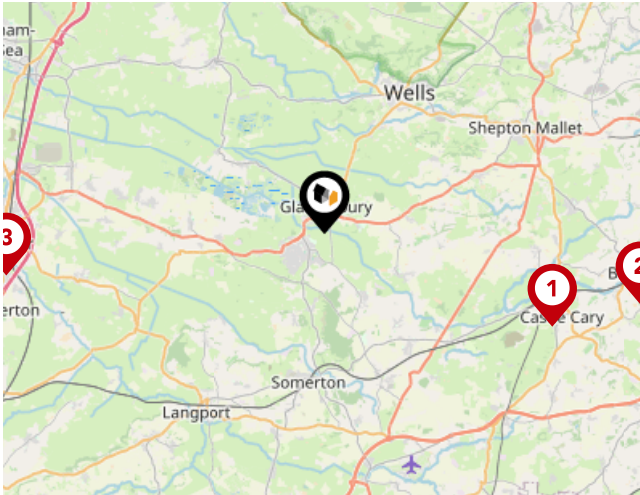
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>St John's Church of England Voluntary Controlled Infants School</b> Ofsted Rating: Good   Pupils: 201   Distance:0.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>St Benedict's Church of England Voluntary Aided Junior School</b> Ofsted Rating: Good   Pupils: 208   Distance:0.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>St Dunstan's School</b> Ofsted Rating: Good   Pupils: 459   Distance:0.22	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Tor School</b> Ofsted Rating: Good   Pupils: 32   Distance:0.74	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Millfield Preparatory School</b> Ofsted Rating: Not Rated   Pupils: 474   Distance:1.42	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Crispin School Academy</b> Ofsted Rating: Good   Pupils: 1052   Distance:1.49	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Strode College</b> Ofsted Rating: Good   Pupils:0   Distance:1.51	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Elmhurst Junior School</b> Ofsted Rating: Good   Pupils: 266   Distance:1.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





	Nursery	Primary	Secondary	College	Private
<p><b>9</b> <b>Millfield School</b> Ofsted Rating: Not Rated   Pupils: 1383   Distance:1.9</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>10</b> <b>Hindhayes Infant School</b> Ofsted Rating: Good   Pupils: 155   Distance:1.99</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>11</b> <b>Brookside Community Primary School</b> Ofsted Rating: Good   Pupils: 550   Distance:2.65</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>12</b> <b>Avalon School</b> Ofsted Rating: Good   Pupils: 65   Distance:2.68</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>13</b> <b>Walton Church of England Voluntary Controlled Primary School</b> Ofsted Rating: Good   Pupils: 143   Distance:2.84</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>14</b> <b>Coxley Primary School</b> Ofsted Rating: Requires improvement   Pupils: 64   Distance:3.02</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15</b> <b>Meare Village Primary School</b> Ofsted Rating: Outstanding   Pupils: 96   Distance:3.19</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16</b> <b>West Pennard Church of England Primary School</b> Ofsted Rating: Outstanding   Pupils: 219   Distance:3.24</p>	<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	Castle Cary Rail Station	9.12 miles
2	Bruton Rail Station	12.01 miles
3	Bridgwater Rail Station	11.95 miles



## Trunk Roads/Motorways

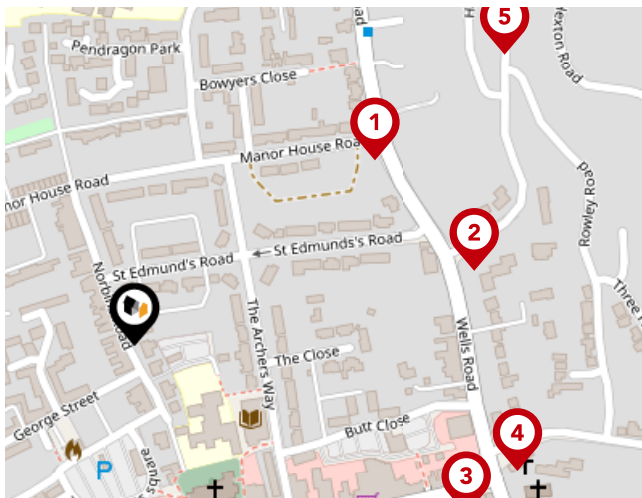
Pin	Name	Distance
1	M5 J22	11.67 miles
2	M5 J23	11.5 miles
3	M5 J21	16.48 miles
4	M5 J24	12.44 miles
5	M5 J20	20.22 miles



## Airports/Helipads

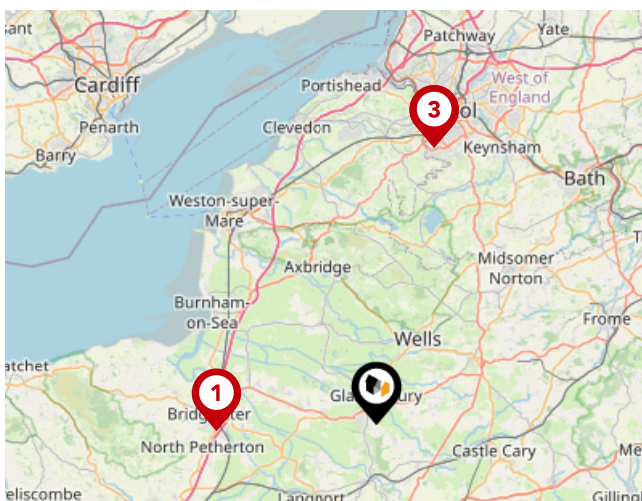
Pin	Name	Distance
1	Bristol Airport	16.4 miles
2	Felton	16.4 miles
3	Cardiff Airport	31.93 miles
4	Exeter Airport	42.04 miles

# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Manor House Road	0.18 miles
2	Wells Road	0.2 miles
3	High Street	0.22 miles
4	Millfield School	0.23 miles
5	Hamyn Road	0.27 miles



## Ferry Terminals

Pin	Name	Distance
1	Bridgwater Ferry Terminal	11.94 miles
2	Nova Scotia Ferry Landing	21.03 miles
3	The Cottage Ferry Landing	21.01 miles

# Cooper and Tanner

## Data Quality

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