

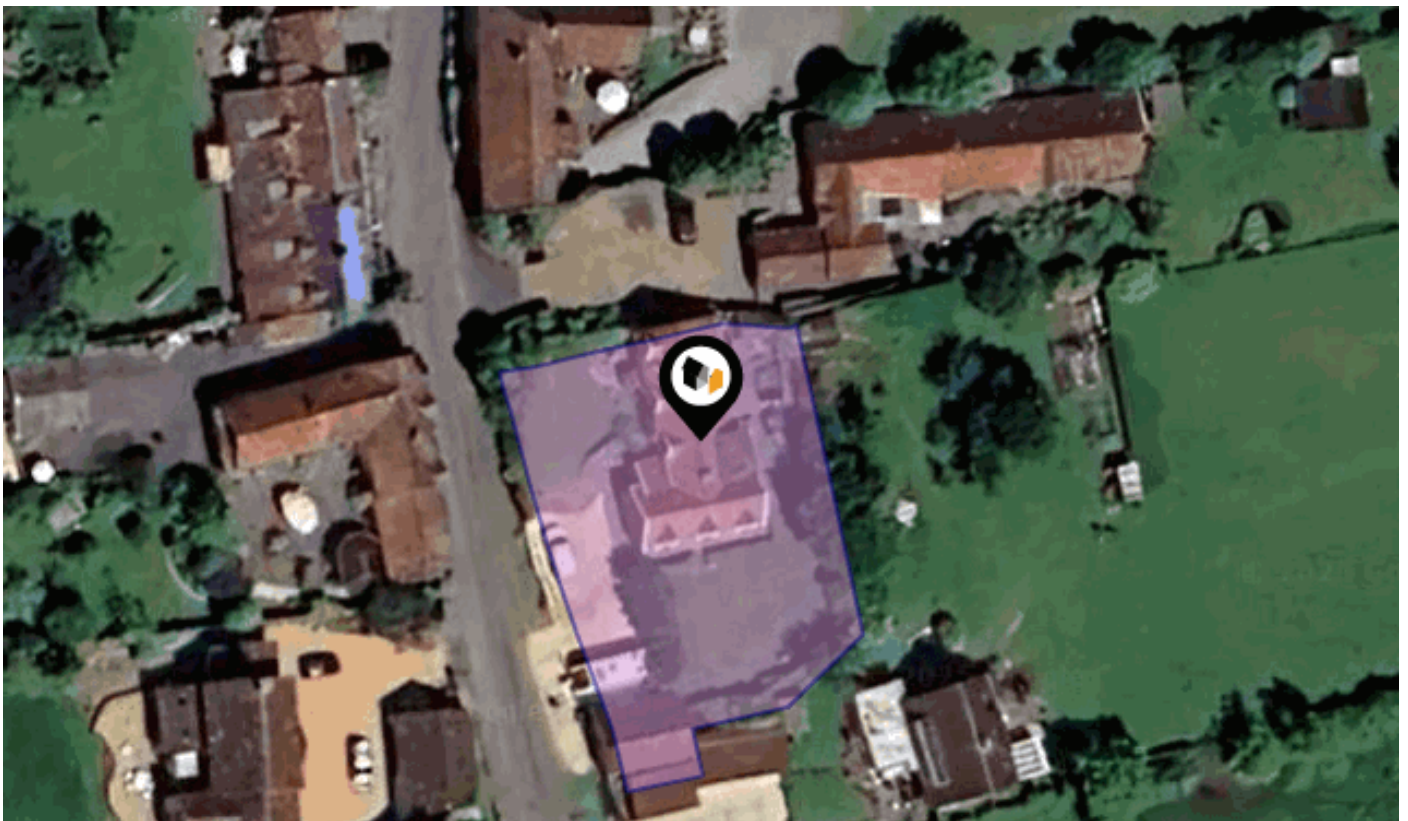


See More Online

MIR: Material Info

The Material Information Affecting this Property

Thursday 13th February 2025



BADGWORTH LANE, BADGWORTH, AXBRIDGE, BS26

Price Estimate : £885,000

Cooper and Tanner

Providence House Wedmore BS28 4EG

01934 713296

wedmore@cooperandtanner.co.uk

cooperandtanner.co.uk





Property

Type:	Detached	Price Estimate:	£885,000
Bedrooms:	5	Rental Estimate:	£1,400
Floor Area:	2,303 ft ² / 214 m ²	Yield:	1.9 %
Plot Area:	0.2 acres	Tenure:	Freehold
Year Built :	Before 1900		
Council Tax :	Band G		
Annual Estimate:	£3,778		
Title Number:	ST178121		

Local Area

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

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

2	1000
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 present at the property
- there is no unsafe cladding or spray foam insulation present at the property.
- there are no invasive plants present at the property.
- 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.

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: *Badgworth Lane, Badgworth, Axbridge, BS26*

Reference - 03/79/00017

Decision: Granted Permission

Date: 21st August 1979

Description:

Dormer window extension to garage to form storage space.

Reference - 03/77/00007

Decision: Granted Permission

Date: 20th September 1977

Description:

Extension to existing garage and alterations to access thereto.

Planning records for: *Ashtree Farm, Badgworth Lane, Badgworth, Axbridge, BS26 2QW*

Reference - 03/77/00009	
Decision:	Granted Permission
Date:	03rd November 1977
Description:	Erection of an agricultural dwelling on and alterations to existing access.

Reference - 03/79/00014	
Decision:	Granted Permission
Date:	10th May 1979
Description:	Erection of an agricultural dwelling and alterations to existing access thereto.

Planning records for: *Cedar Tree Farm, Badgworth Lane, Badgworth, Axbridge, BS26 2QW*

Reference - 03/87/00009	
Decision:	Refuse Planning Permission
Date:	18th June 1987
Description:	Erection of three houses and garages and formation of access thereto.

Planning records for: *Whitegates, Badgworth Lane, Badgworth, Axbridge, BS26 2QW*

Reference - 03/86/00015	
Decision:	Granted Permission
Date:	19th November 1986
Description:	Continued use of land as a site for a mobile home.

Planning records for: *Whitegates, Badgworth Lane, Badgworth, Axbridge, BS26 2QW*

Reference - 03/83/00007	
Decision:	Granted Permission
Date:	28th July 1983
Description:	Use of land as a site for a mobile home.

Reference - 03/79/00012	
Decision:	Granted Permission
Date:	23rd April 1979
Description:	Extension to form an additional bedroom, also erection of garage.

Planning records for: *Badgworth School Rooms, Church Lane, Badgworth, Axbridge, Somerset, BS26 2QW*

Reference - 03/22/00013	
Decision:	-
Date:	16th November 2022
Description:	Installation of 2 rows of 9 solar pv panels to East roof slope.

Reference - 03/22/00014	
Decision:	-
Date:	16th November 2022
Description:	Installation of 2 rows of 9 solar pv panels to East roof slope.

Planning records for: *Hill View Barn, Badgworth Lane, Badgworth, Axbridge, BS26 2QW*

Reference - 03/11/00006	
Decision:	Granted Permission
Date:	04th May 2011
Description:	Erection of timber summerhouse in rear garden

Planning records for: *Bryher, Badgworth Lane, Badgworth, Axbridge, BS26 2QW*

Reference - 03/77/00010	
Decision:	Granted Permission
Date:	07th December 1977
Description:	Extension to lounge.

Reference - 03/15/00002	
Decision:	Granted Permission
Date:	21st January 2015
Description:	Erection of single-storey rear extension.

Planning records for: *Highfield, Badgworth Lane, Badgworth, Axbridge, BS26 2QW*

Reference - 03/79/00008	
Decision:	Refuse Planning Permission
Date:	05th March 1979
Description:	Extension to form hall, utility, and garages with improvements to kitchen.

Planning records for: *Highfield, Badgworth Lane, Badgworth, Axbridge, BS26 2QW*

Reference - 03/80/00011	
Decision:	Granted Permission
Date:	28th May 1980
Description:	Extension to form kitchen and toilet.

Planning records for: *The School House, Church Lane, Badgworth, Axbridge, BS26 2QW*

Reference - 03/78/00013	
Decision:	Granted Permission
Date:	07th December 1978
Description:	Extension to form a new toilet block.

Planning records for: *Touchwood, Badgworth Lane, Badgworth, Axbridge, Somerset, BS26 2QW*

Reference - 03/22/00012	
Decision:	-
Date:	06th October 2022
Description:	Crown reduce height/spread of Beech (T1) by 2.5m all round.

Reference - 37/22/00093	
Decision:	Permitted
Date:	06th October 2022
Description:	Erection of single storey extension to the South elevation and first floor extension to the North elevation, with internal alterations.

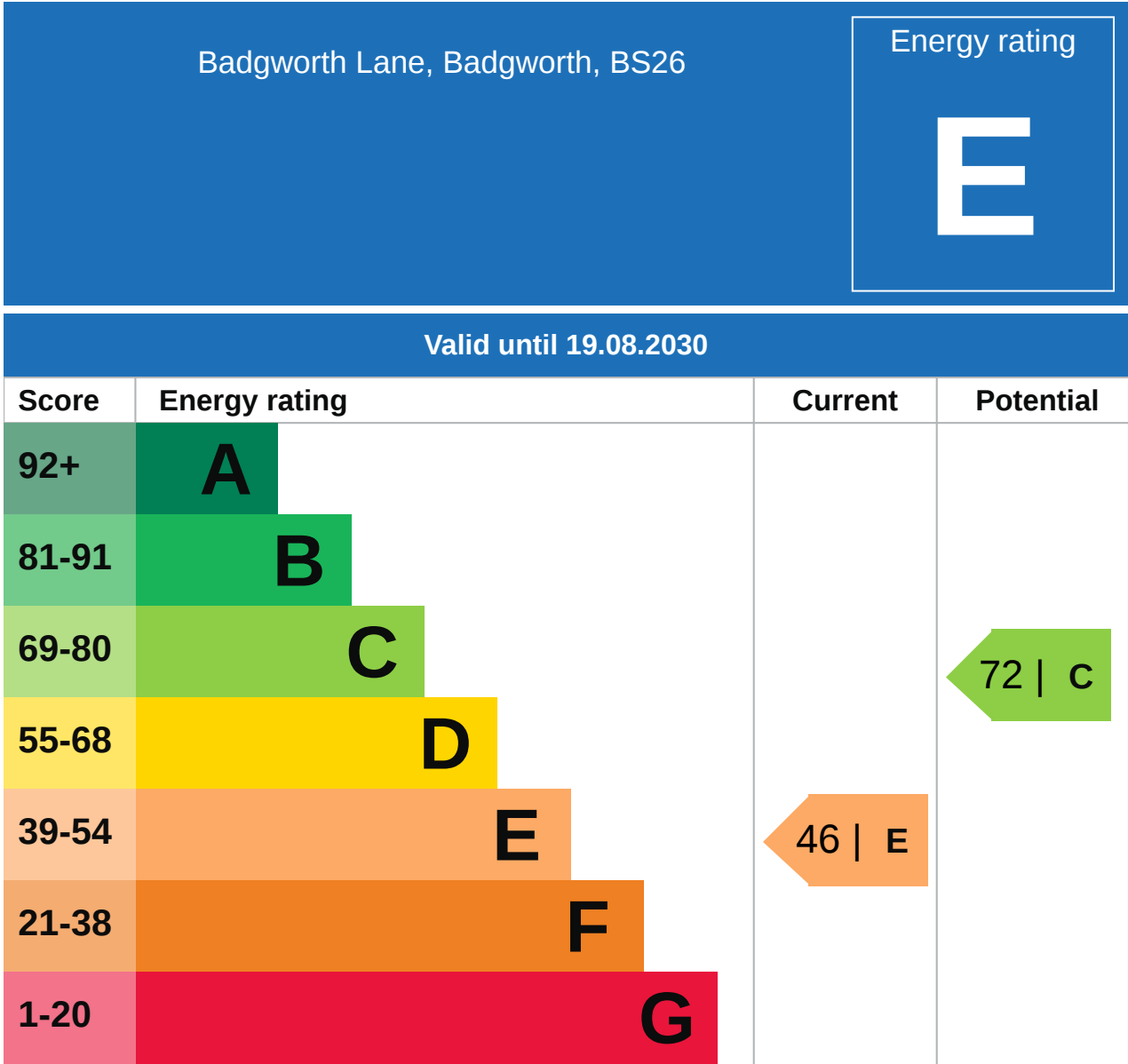
Planning records for: *Touchwood, Badgworth Lane, Badgworth, Axbridge, BS26 2QW*

Reference - 03/86/00007	
Decision:	Granted Permission
Date:	25th April 1986
Description:	Erection of extension to form granny annexe at the rear of existing bungalow.

Planning records for: *Tulavista, Badgworth Lane, Badgworth, Axbridge, BS26 2QW*

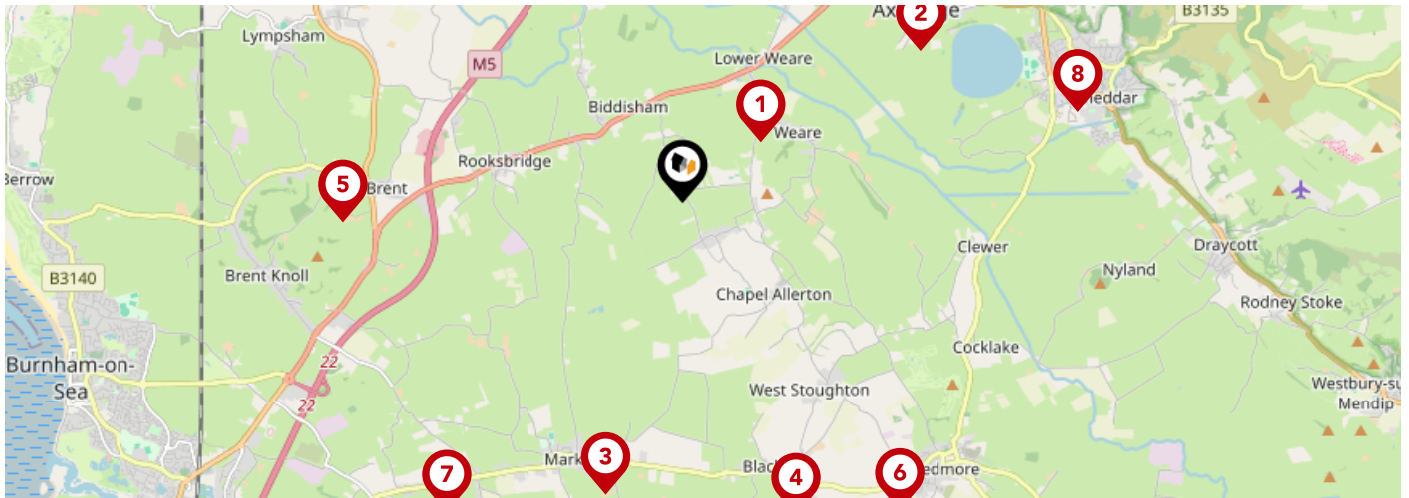
Reference - 03/80/00009	
Decision:	Granted Permission
Date:	19th May 1980
Description:	Erection of a single storey extension.

Reference - 03/74/00006	
Decision:	Permitted Development
Date:	08th August 1974
Description:	Erection of sun room.

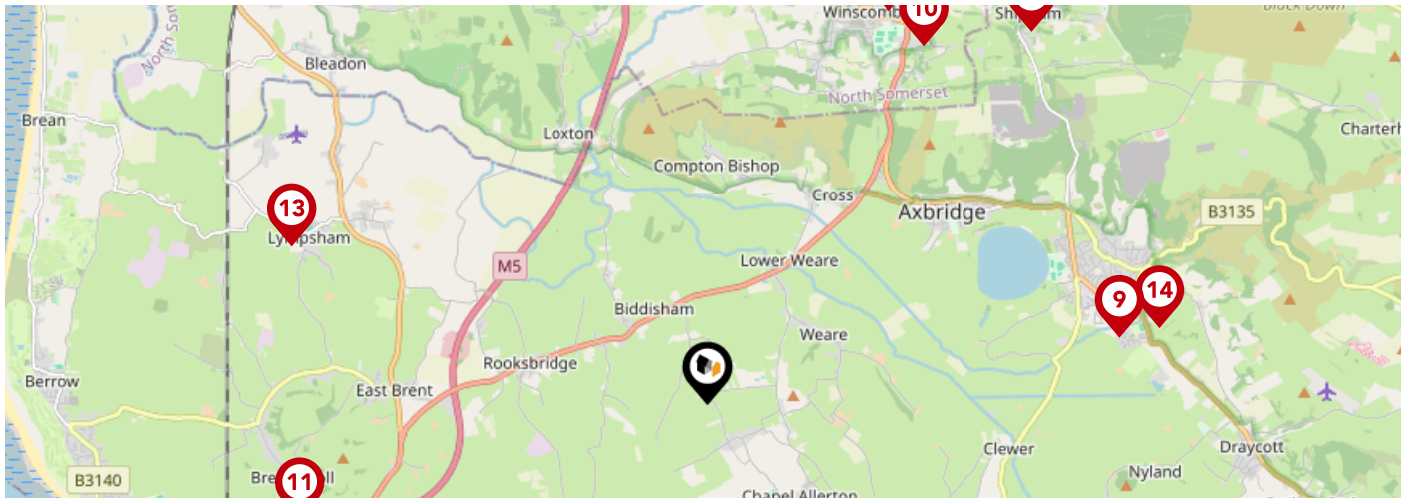


Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Oil (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	Sandstone or limestone, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very Poor
Main Heating:	Boiler and radiators, oil
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 22% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	214 m ²



		Nursery	Primary	Secondary	College	Private
1	Weare Academy First School Ofsted Rating: Good Pupils: 165 Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Axbridge Church of England First School Academy Ofsted Rating: Good Pupils: 185 Distance:2.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Sedgemoor Manor School Ofsted Rating: Good Pupils: 71 Distance:2.81	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Hugh Sexey Church of England Middle School Ofsted Rating: Good Pupils: 655 Distance:3.09	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	East Brent Church of England First School Ofsted Rating: Good Pupils: 75 Distance:3.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Wedmore First School Academy Ofsted Rating: Good Pupils: 186 Distance:3.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Mark First and Pre-School CE Academy Ofsted Rating: Good Pupils: 162 Distance:3.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Cheddar First School Ofsted Rating: Good Pupils: 333 Distance:3.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

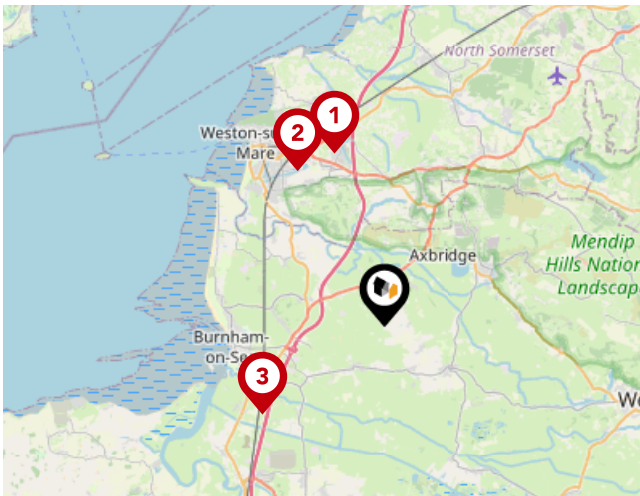


		Nursery	Primary	Secondary	College	Private
9	The Kings of Wessex Academy Ofsted Rating: Good Pupils: 1045 Distance:3.86	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Sidcot School Ofsted Rating: Not Rated Pupils: 639 Distance:3.87	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Brent Knoll Church of England Primary School Ofsted Rating: Good Pupils: 182 Distance:3.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Winscombe Primary School Ofsted Rating: Good Pupils: 212 Distance:4.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Lympsham Church of England Academy Ofsted Rating: Good Pupils: 143 Distance:4.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Fairlands Middle School Ofsted Rating: Good Pupils: 434 Distance:4.25	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Banwell Primary School Ofsted Rating: Good Pupils: 127 Distance:4.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Shipham Church of England First School Ofsted Rating: Good Pupils: 91 Distance:4.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area

Transport (National)

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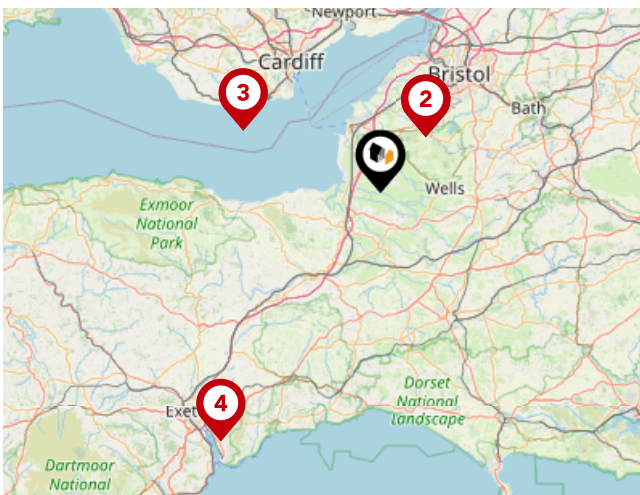
National Rail Stations

Pin	Name	Distance
	Worle Rail Station	6.66 miles
	Weston Milton Rail Station	6.6 miles
	Highbridge & Burnham-on-Sea Rail Station	5.58 miles







Trunk Roads/Motorways

Pin	Name	Distance
	M5 J22	4.04 miles
	M5 J21	6.7 miles
	M5 J23	8.39 miles
	M5 J20	11.59 miles
	M5 J24	12.55 miles

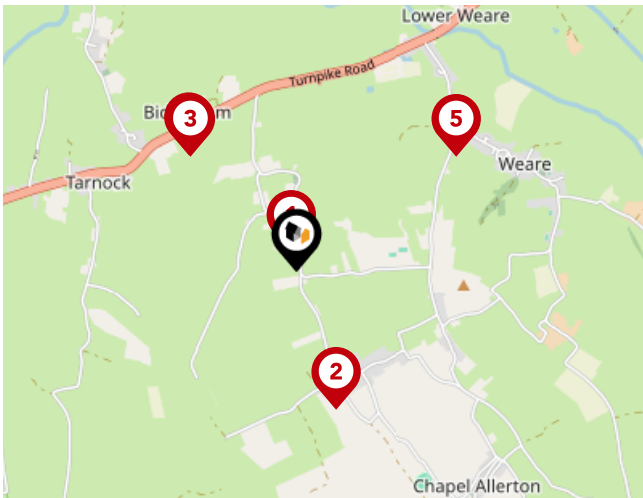


Airports/Helipads

Pin	Name	Distance
	Bristol Airport	10.77 miles
	Felton	10.77 miles
	Cardiff Airport	22.36 miles
	Exeter Airport	44.02 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	The Old School House	0.1 miles
2	Memorial Cross	0.66 miles
3	Axe-vale Depot	0.73 miles
4	Axe-vale Depot	0.73 miles
5	Weare First School	0.92 miles



Ferry Terminals

Pin	Name	Distance
1	Weston-super-Mare Knightstone Harbour	7.92 miles
2	Bridgwater Ferry Terminal	10.05 miles
3	Clevedon Pier	12.34 miles

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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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