



# MIR: Material Info

The Material Information Affecting this Property

**Monday 24<sup>th</sup> February 2025**



**MERRYFIELD, MARK, HIGHBRIDGE, TA9**

**Price Estimate :** £650,000

## Cooper and Tanner

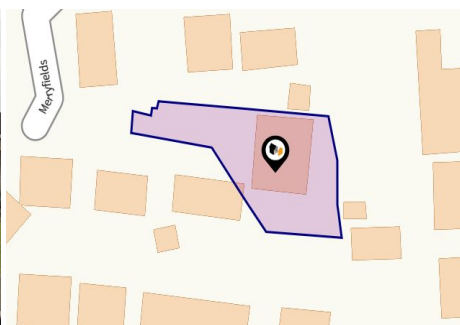
Providence House Wedmore BS28 4EG

01934 713296

wedmore@cooperandtanner.co.uk

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## Property

Type:	Detached	Price Estimate:	£650,000
Bedrooms:	5	Rental Estimate:	£1,600
Floor Area:	2,228 ft <sup>2</sup> / 207 m <sup>2</sup>	Yield:	2.95 %
Plot Area:	0.24 acres	Tenure:	Freehold
Year Built :	1983-1990		
Council Tax :	Band G		
Annual Estimate:	£3,778		
Title Number:	ST371799		

## Local Area

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

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

<b>18</b> mb/s	<b>72</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
- 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

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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 that, to the best of their knowledge, 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)

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The vendor has made us aware that, to the best of their knowledge, there are no rights of way affecting 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

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The vendor has made us aware that the property is not connected to mains gas

## Heating

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The vendor has made us aware that the property is heated by oil.

## Water

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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

Planning records for: **3 Merryfield, Mark, Highbridge, Somerset, TA9 4NB**

Reference - 33/00/00033	
Decision:	Granted Permission
Date:	18th September 2000
Description:	Conversion of garage to living accommodation and erection of carport

Planning records for: **4 Merryfield, Mark, Highbridge, TA9 4NB**

Reference - 33/14/00001	
Decision:	Granted Permission
Date:	22nd January 2014
Description:	Erection of single storey rear (E) extension, partly on site of conservatory (to be demolished)

Reference - 33/01/00011	
Decision:	Granted Permission
Date:	30th April 2001
Description:	Erection of car port and single storey extension to South elevation on site of existing garage (to be demolished)

Planning records for: **7 Merryfield, Mark, Highbridge, Somerset, TA9 4NB**

Reference - 33/00/00029	
Decision:	Granted Permission
Date:	07th August 2000
Description:	Erection of single storey rear extension

Planning records for: **10 Merryfield, Mark, Highbridge, TA9 4NB**

Reference - 33/14/00030	
Decision:	Not Required
Date:	24th July 2014
Description:	Application for Prior Approval for the erection of single storey extension, extending 4m from the rear wall of the original dwelling

Planning records for: **16 Merryfield, Mark, Highbridge, TA9 4NB**

Reference - 33/13/00033	
Decision:	Refuse Planning Permission
Date:	24th October 2013
Description:	Erection of single storey extension to front (West) and rear (East) elevations

Reference - 33/05/00029	
Decision:	Granted Permission
Date:	21st September 2005
Description:	Erection of single storey extensions to rear and side elevations and replacement of flat roof with pitched to garage

Reference - 33/14/00016	
Decision:	Granted Permission
Date:	20th May 2014
Description:	Erection of porch to front (West) elevation and single storey extension to rear (east) elevation

Planning records for: **20 Merryfield, Mark, Highbridge, TA9 4NB**

Reference - 33/17/00030	
Decision:	Granted Permission
Date:	18th October 2017
Description:	Erection of a single storey extension to South elevation, on site of existing garage (to be demolished), and installation of a raised deck.

Reference - 33/17/00030	
Decision:	-
Date:	18th October 2017
Description:	Erection of a single storey extension to South elevation, on site of existing garage (to be demolished), and installation of a raised deck.

Planning records for: **23 Merryfield, Mark, Highbridge, TA9 4NB**

Reference - 33/14/00019	
Decision:	Granted Permission
Date:	23rd June 2014
Description:	Erection of carport to side (South) elevation.

Reference - 33/10/00009	
Decision:	Granted Permission
Date:	04th May 2010
Description:	Erection of single storey extension and air source heat pump to East elevation.



Planning records for: **28 Merryfield, Mark, Highbridge, TA9 4NB**

Reference - 33/15/00038	
Decision:	Granted Permission
Date:	17th September 2015
Description:	Erection of a single storey extension to the rear (North) elevation, on site of existing conservatory (to be demolished).

Planning records for: **32 Merryfield, Mark, Highbridge, Somerset, TA9 4NB**

Reference - 33/02/00033	
Decision:	Withdrawn by Applicant
Date:	09th August 2002
Description:	Erection of two storey extension to North elevation

Reference - 33/02/00041	
Decision:	Granted Permission
Date:	31st October 2002
Description:	Erection of single storey rear extension (Amended Plans received - 20/11/02)

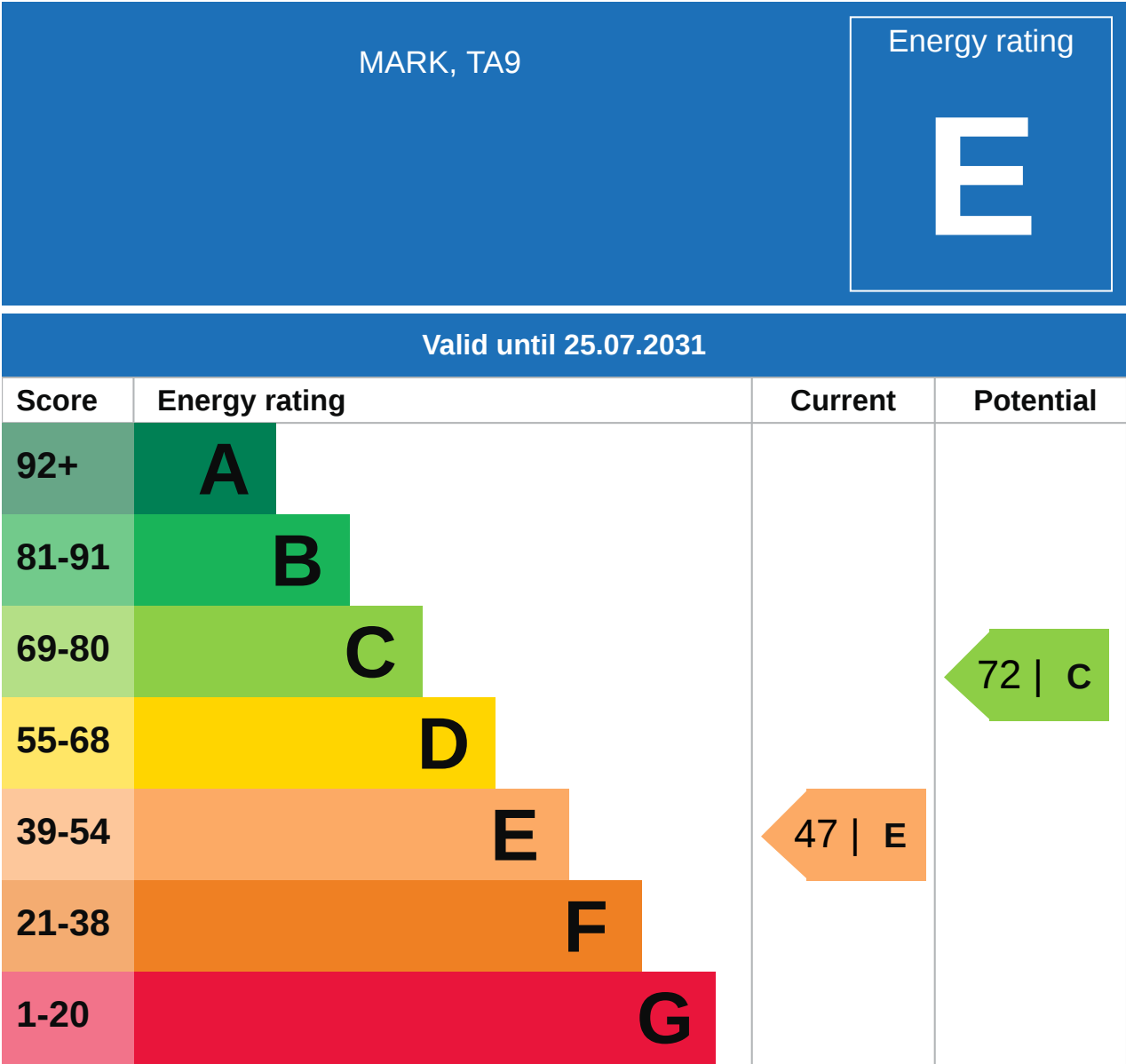
Planning records for: **52 Merryfield, Mark, Highbridge, TA9 4NB**

Reference - 33/09/00003	
Decision:	Granted Permission
Date:	05th January 2009
Description:	Erection of single storey side and rear extension

Planning records for: **54 Merryfield, Mark, Highbridge, TA9 4NB**

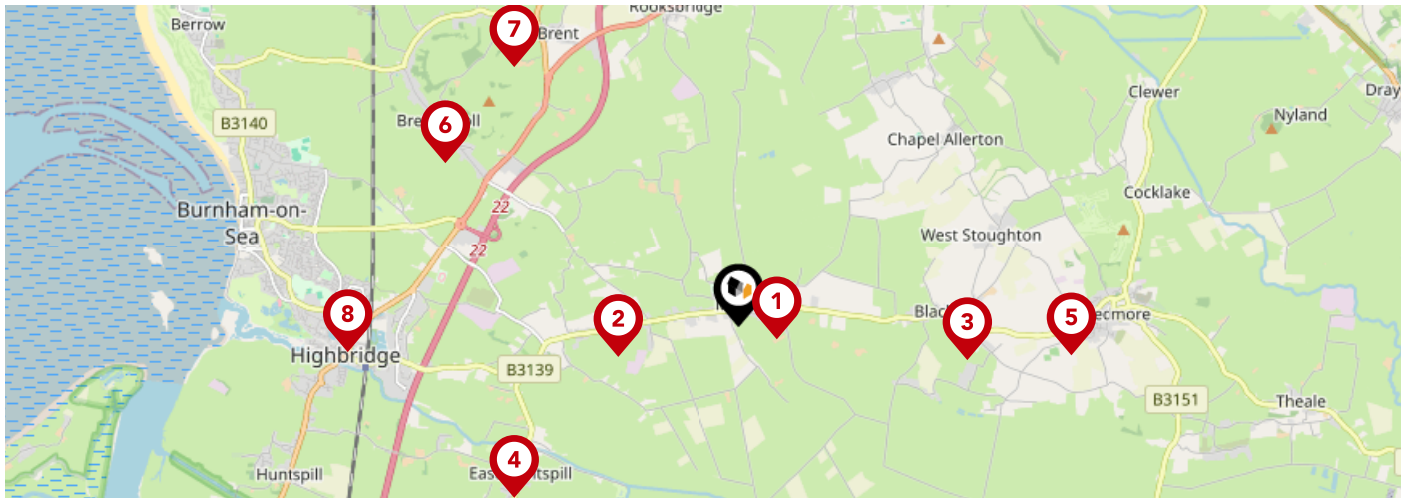
Reference - 33/14/00005	
Decision:	Granted Permission
Date:	17th February 2014
Description:	Erection of single storey extension to side (E) elevation of garage

Reference - 33/14/00054	
Decision:	Granted Permission
Date:	18th December 2014
Description:	Erection of single storey extension to rear (South) elevation, on site of existing (to be demolished)

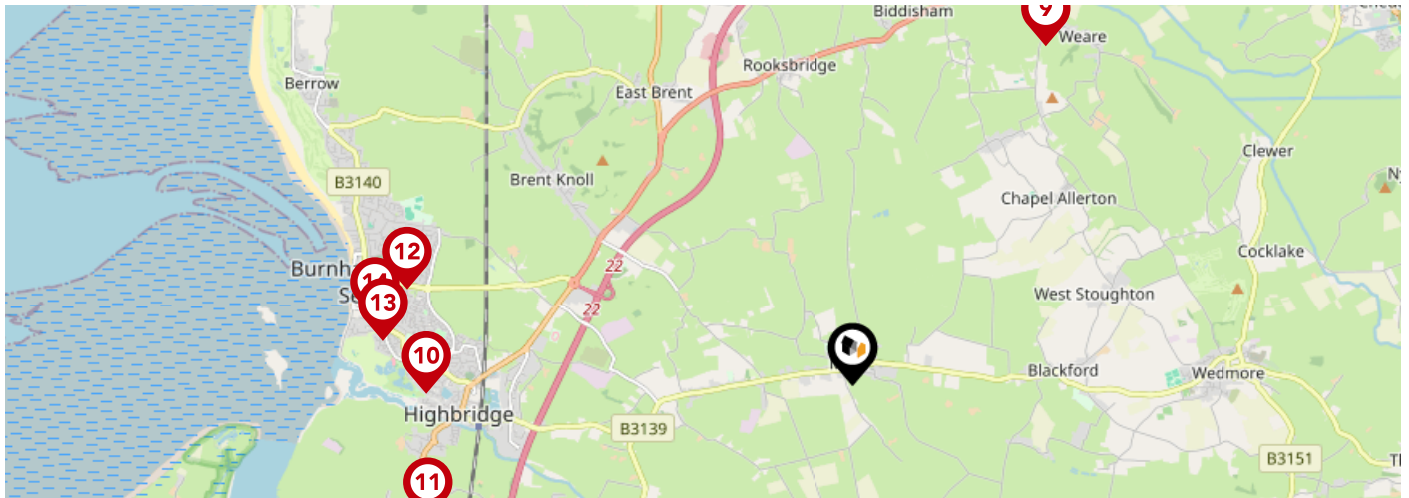


## Additional EPC Data

<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 before 2002
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<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, TRVs and bypass
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Poor
<b>Lighting:</b>	Low energy lighting in 31% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	207 m <sup>2</sup>



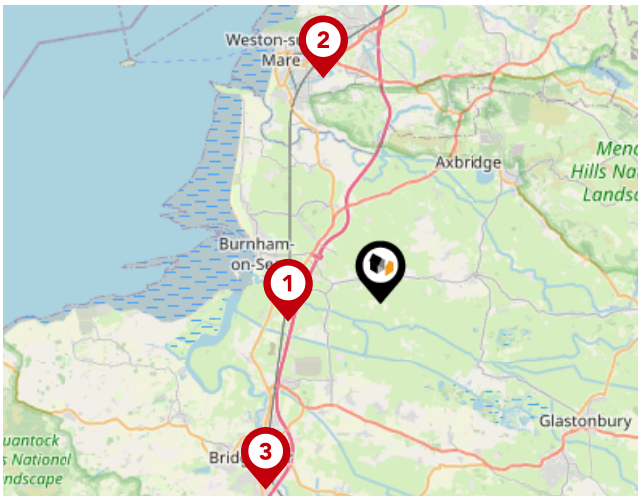
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Sedgemoor Manor School</b> Ofsted Rating: Good   Pupils: 71   Distance:0.38	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Mark First and Pre-School CE Academy</b> Ofsted Rating: Good   Pupils: 162   Distance:1.15	<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:2.15	<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:2.62	<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:3.11	<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:3.12	<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:3.18	<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:3.63	<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:3.64	<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:3.95	<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:4.12	<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:4.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>St Joseph's Catholic Primary and Nursery School</b> Ofsted Rating: Outstanding   Pupils: 272   Distance:4.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>St Andrew's Church of England Voluntary Controlled Junior School</b> Ofsted Rating: Good   Pupils: 332   Distance:4.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>Woolavington Village Primary School</b> Ofsted Rating: Good   Pupils: 170   Distance:4.5	<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:4.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)

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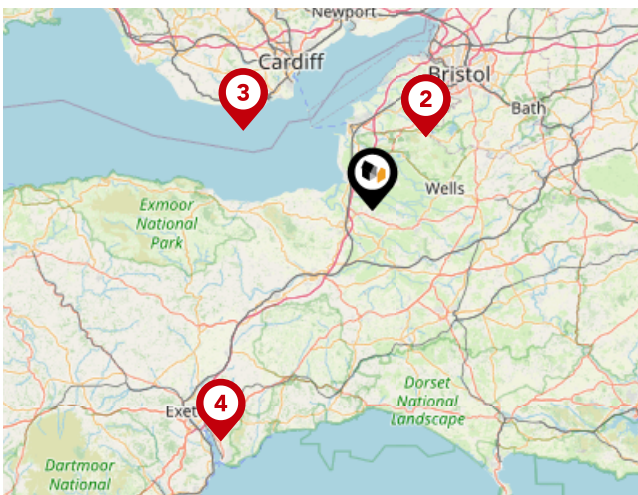
## National Rail Stations

Pin	Name	Distance
1	Highbridge & Burnham-on-Sea Rail Station	3.52 miles
2	Weston Milton Rail Station	8.62 miles
3	Bridgwater Rail Station	8.12 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J22	2.5 miles
2	M5 J23	5.69 miles
3	M5 J21	9.2 miles
4	M5 J24	9.74 miles
5	M5 J20	14.3 miles



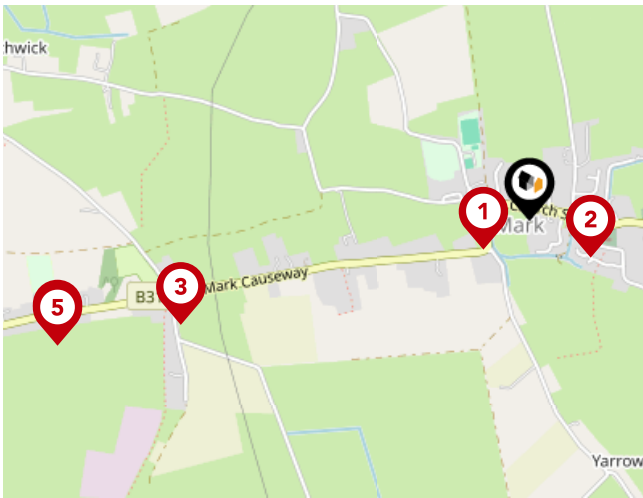
## Airports/Helipads

Pin	Name	Distance
1	Bristol Airport	13.49 miles
2	Felton	13.49 miles
3	Cardiff Airport	22.63 miles
4	Exeter Airport	41.26 miles



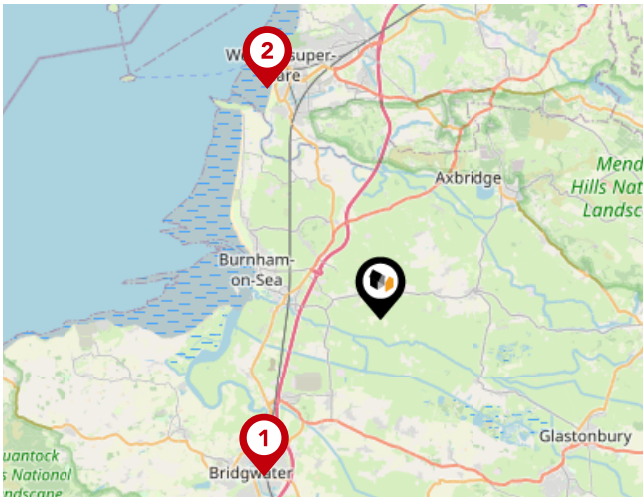
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	The White Horse Inn	0.13 miles
2	Churchlands	0.16 miles
3	Yardwall Road	0.85 miles
4	Mark First School	1.13 miles
5	Mark First School	1.14 miles



### Ferry Terminals

Pin	Name	Distance
1	Bridgwater Ferry Terminal	7.29 miles
2	Weston-super-Mare Knightstone Harbour	9.48 miles



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# Cooper and Tanner

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