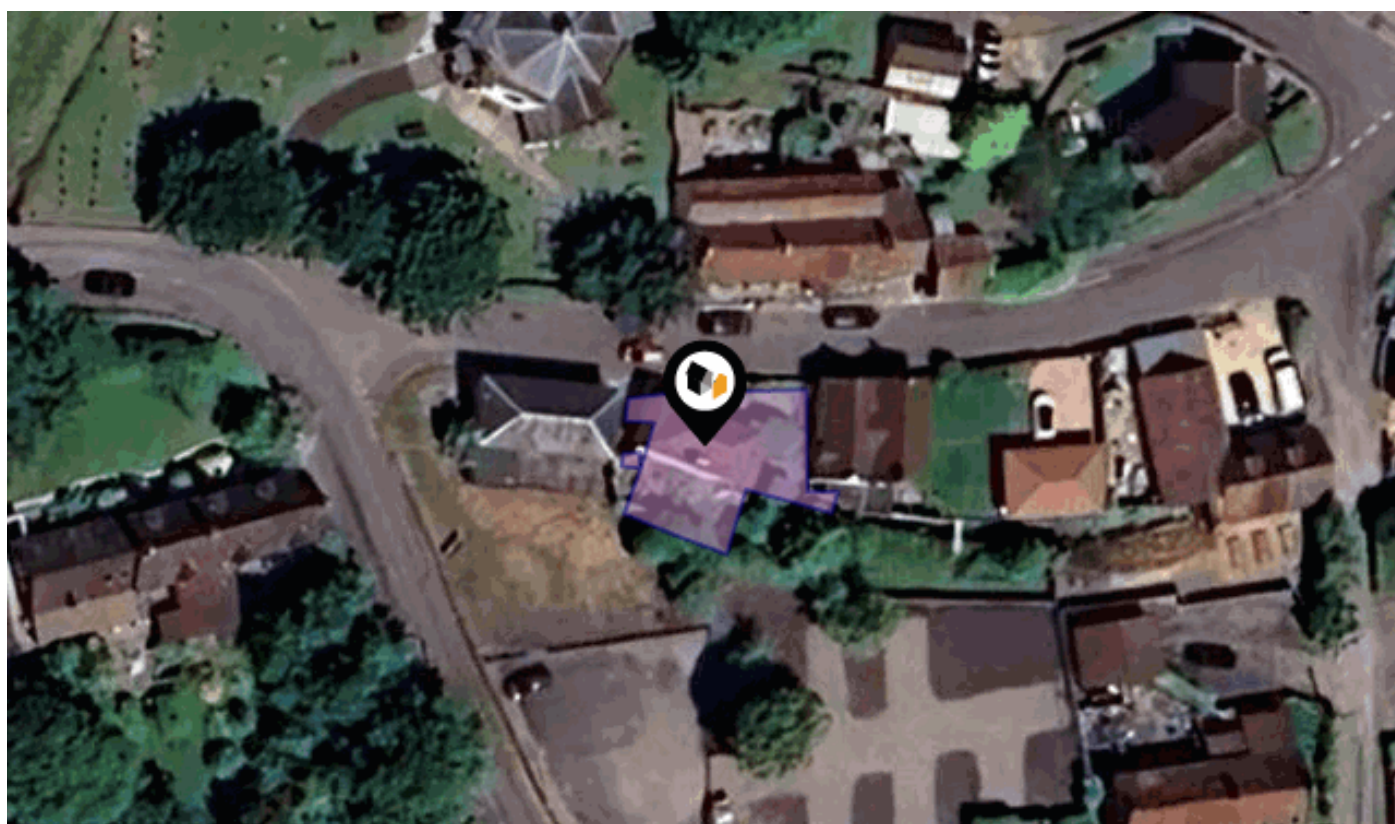




MIR: Material Info

The Material Information Affecting this Property

Monday 17th March 2025



CHURCH STREET, BLACKFORD, WEDMORE, BS28

Cooper and Tanner

Providence House Wedmore BS28 4EG

01934 713296

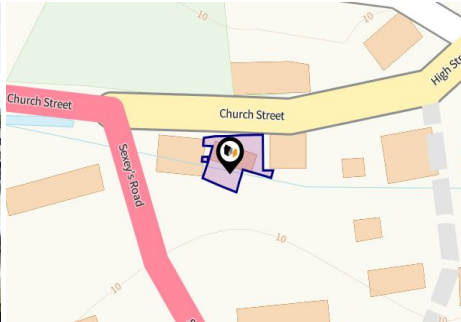
wedmore@cooperandtanner.co.uk

cooperandtanner.co.uk



Property Overview

COOPER
AND
TANNER



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	694 ft ² / 64 m ²		
Plot Area:	0.04 acres		
Council Tax :	Band C		
Annual Estimate:	£2,015		
Title Number:	ST80230		

Local Area

Local Authority:	Somerset	Estimated Broadband Speeds	
Conservation Area:	No	(Standard - Superfast - Ultrafast)	
Flood Risk:		23	-
• Rivers & Seas	Very low	mb/s	mb/s
• Surface Water	High		
Mobile Coverage:		Satellite/Fibre TV Availability:	
(based on calls indoors)			

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

The vendor has made us aware that, to the best of their knowledge, this property does 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, to the best of their knowledge, there are no rights of way, public or private, 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 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: ***Former Village Hall, Church Street, Blackford, Wedmore, Somerset, BS28 4NR***

Reference - 50/23/00015

Decision: -

Date: 16th February 2023

Description:

Change of use from former school room to dwellinghouse (Class C3) with the erection of single storey extension to the South elevation with new vehicular access and construction of bat roost.

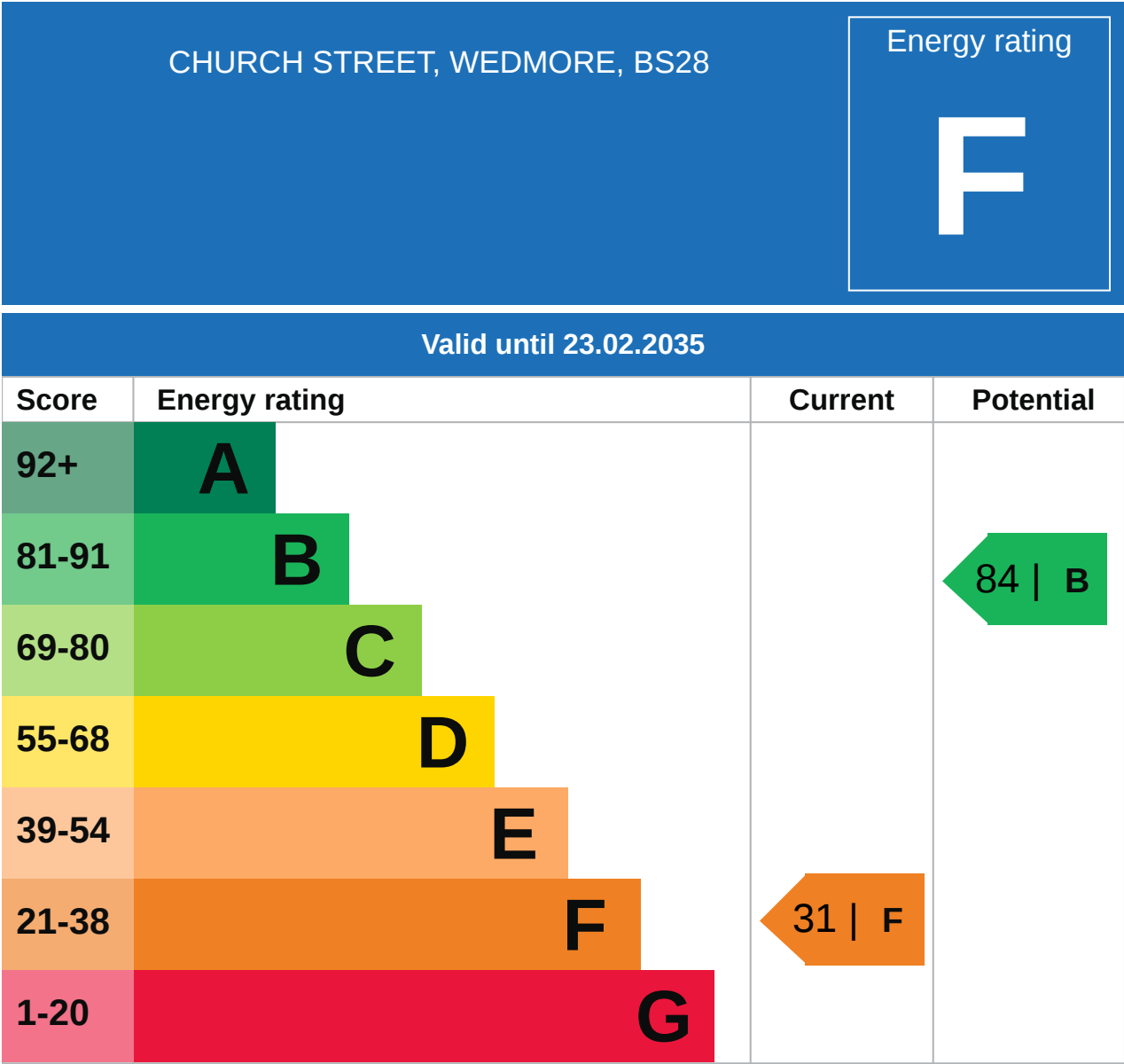
Reference - 50/23/00014

Decision: -

Date: 16th February 2023

Description:

Change of use from former school room to dwellinghouse (Class C3) with the erection of single storey extension to the South elevation with new vehicular access and construction of bat roost.



Additional EPC Data

Property Type:	Detached house
Walls:	Sandstone or limestone, as built, no insulation (assumed)
Walls Energy:	Very poor
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, oil
Main Heating Energy:	Average
Main Heating Controls:	Programmer, TRVs and bypass
Main Heating Controls Energy:	Average
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 75% of fixed outlets
Lighting Energy:	Very good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, wood logs
Total Floor Area:	63 m ²

COOPER
AND
TANNER

Cooper and Tanner

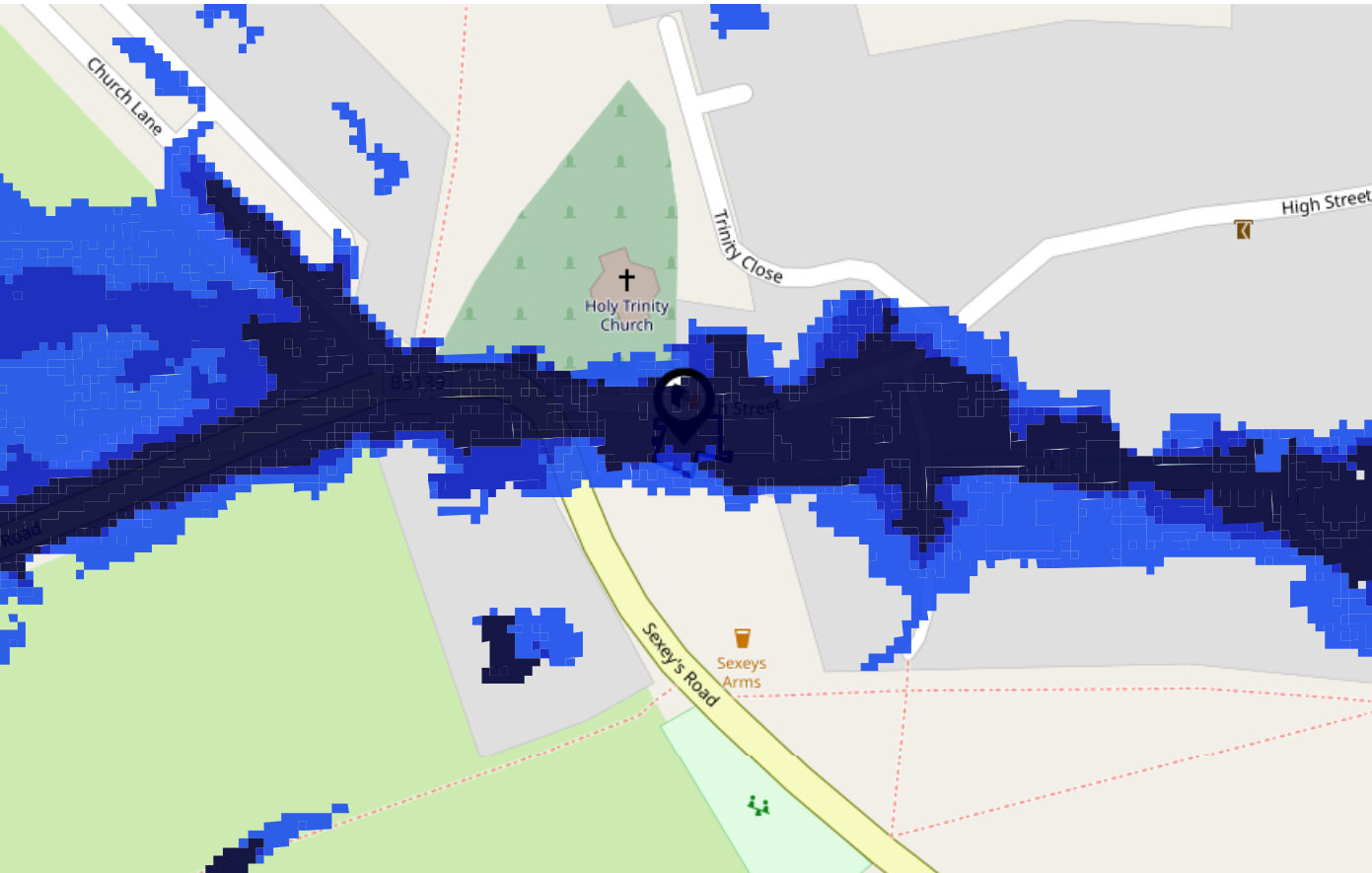
We are estate and letting agents, auctioneers and surveyors. Providing specialist advice on residential, agricultural and commercial property as well as livestock, agricultural machinery and antiques. We are proudly a multi-discipline practice that covers a diverse range of services. The firm has been 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.

Flood Risk

Surface Water - Flood Risk

COOPER
AND
TANNER

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

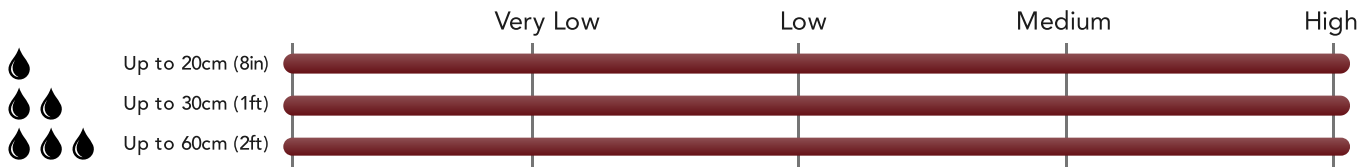


Risk Rating: High

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

Chance of flooding to the following depths at this property:

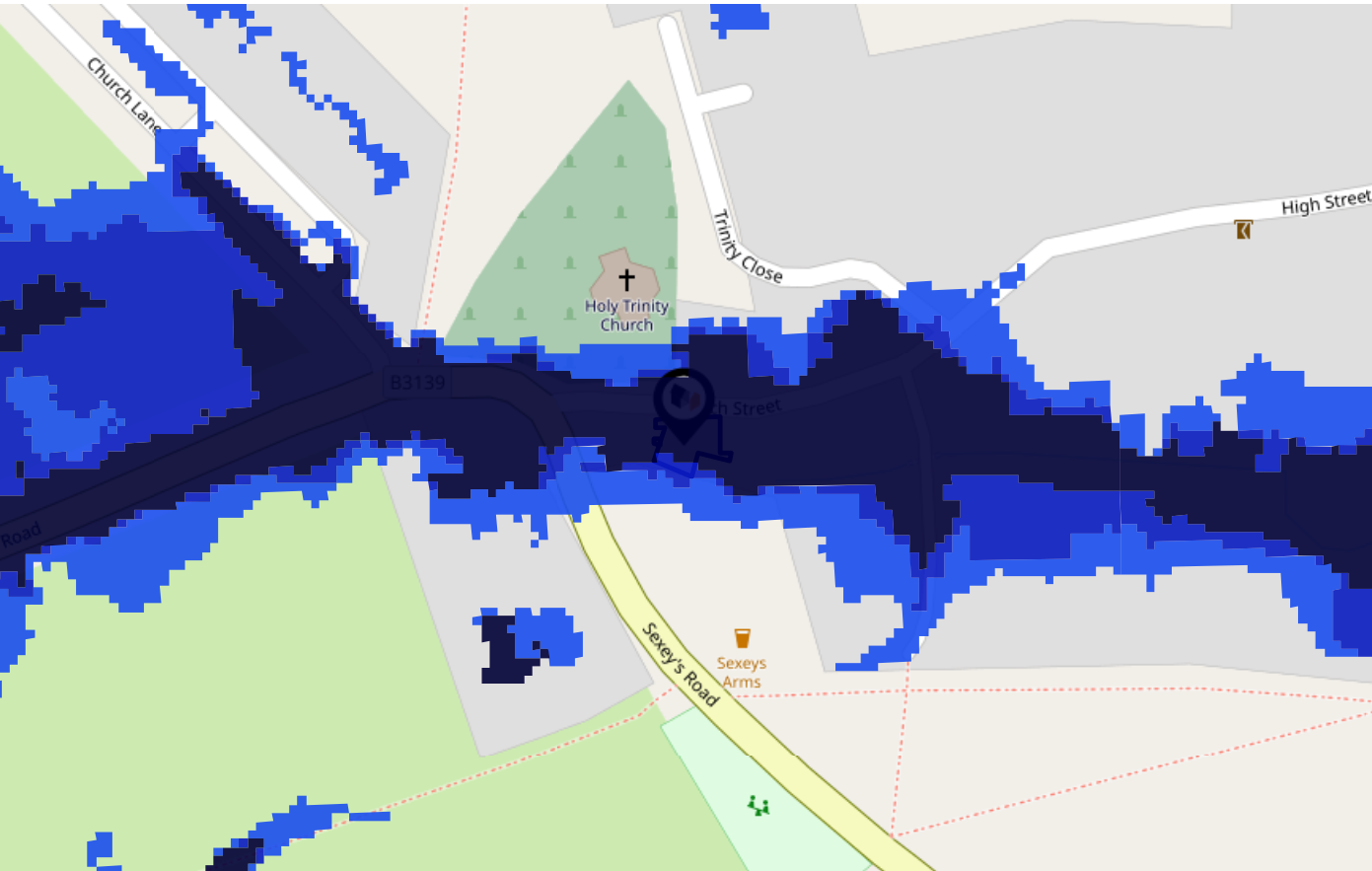


Flood Risk

Surface Water - Climate Change

COOPER
AND
TANNER

This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

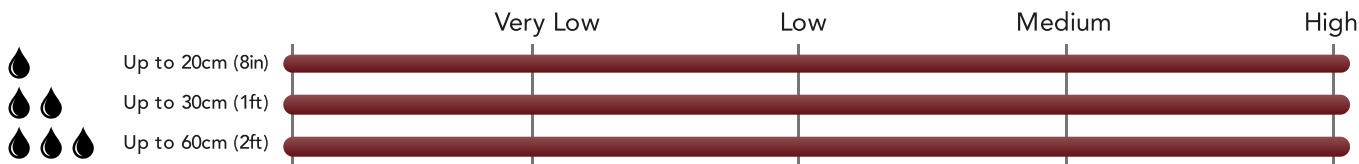


Risk Rating: High

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:



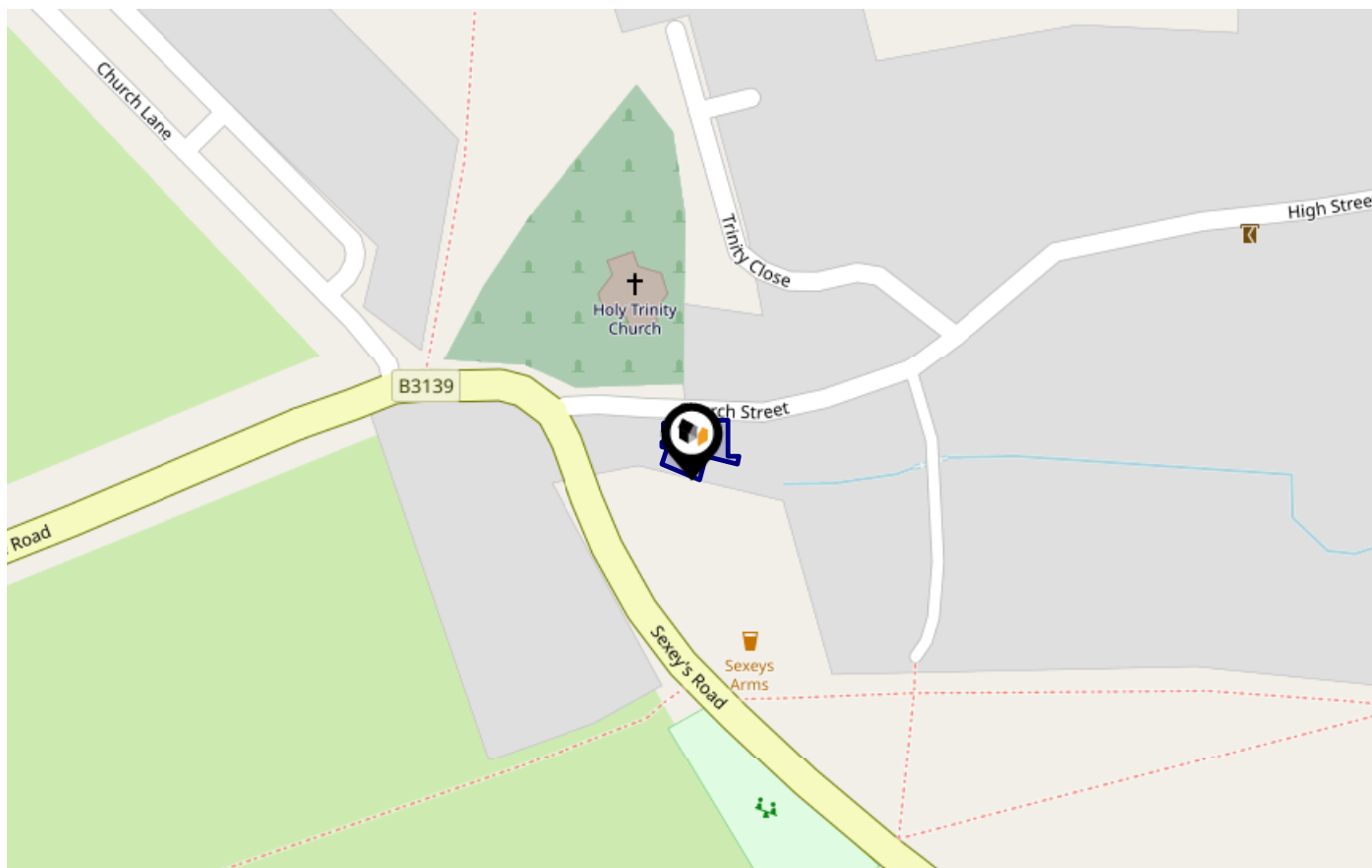
MIR - Material Info

Flood Risk

Rivers & Seas - Flood Risk

COOPER
AND
TANNER

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

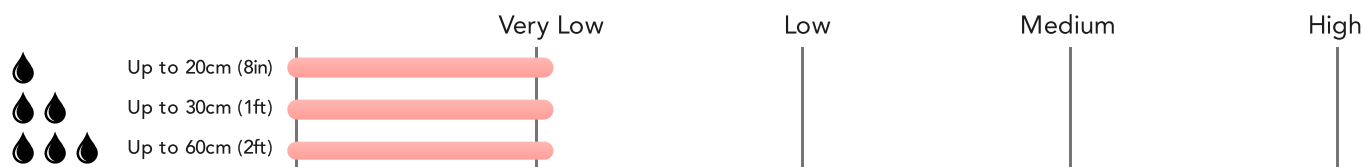


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

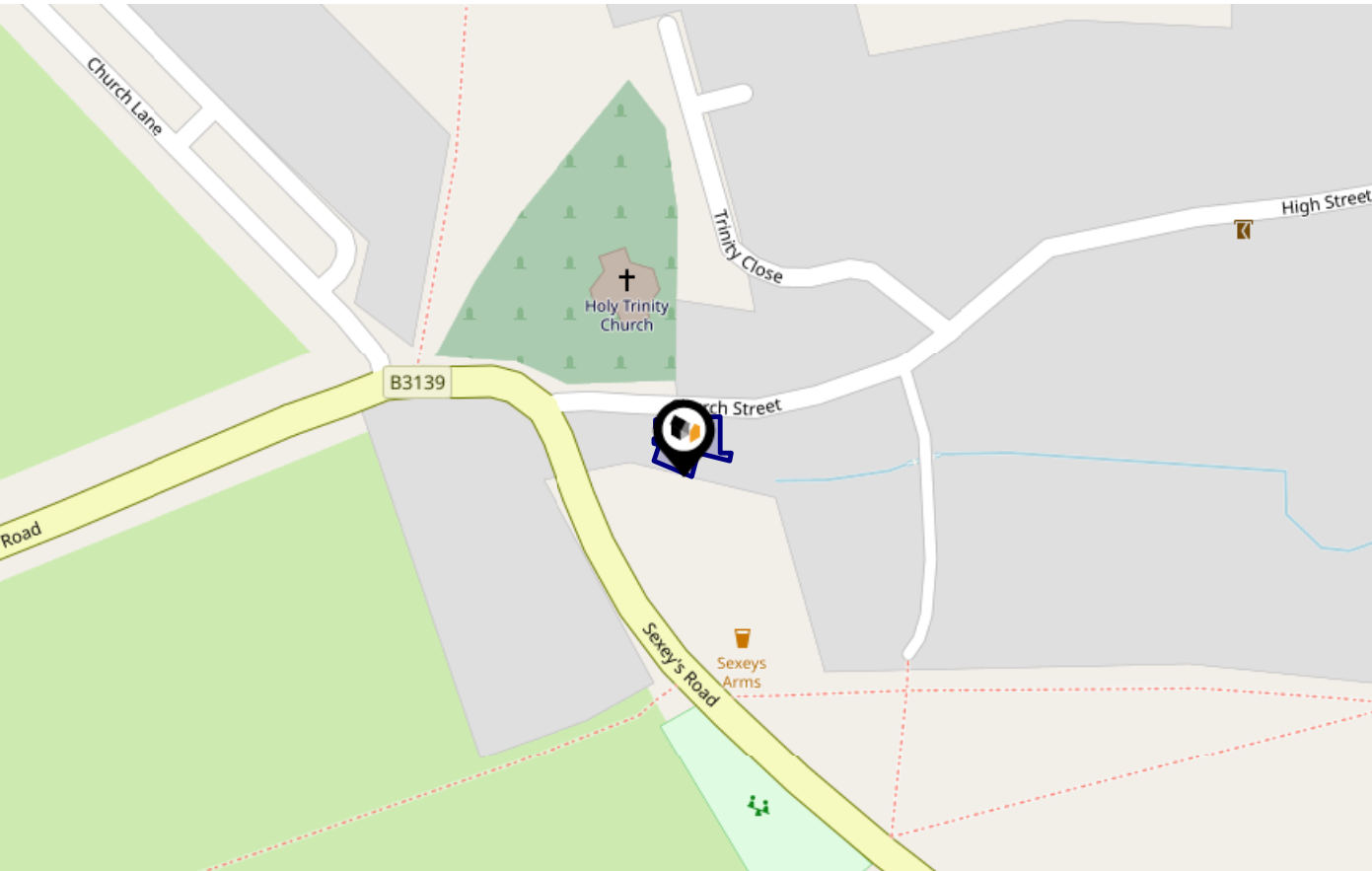
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Climate Change

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

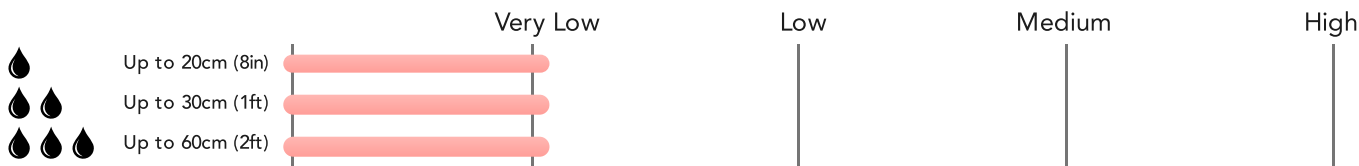


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

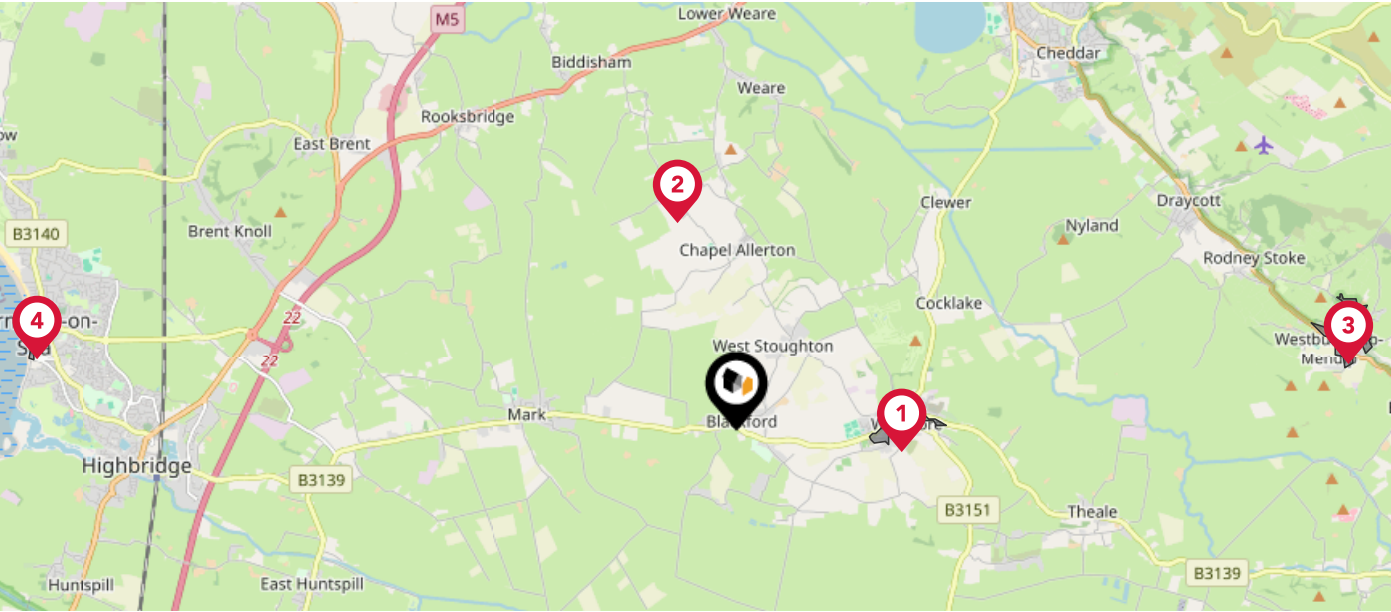
Chance of flooding to the following depths at this property:



Maps

Conservation Areas

This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



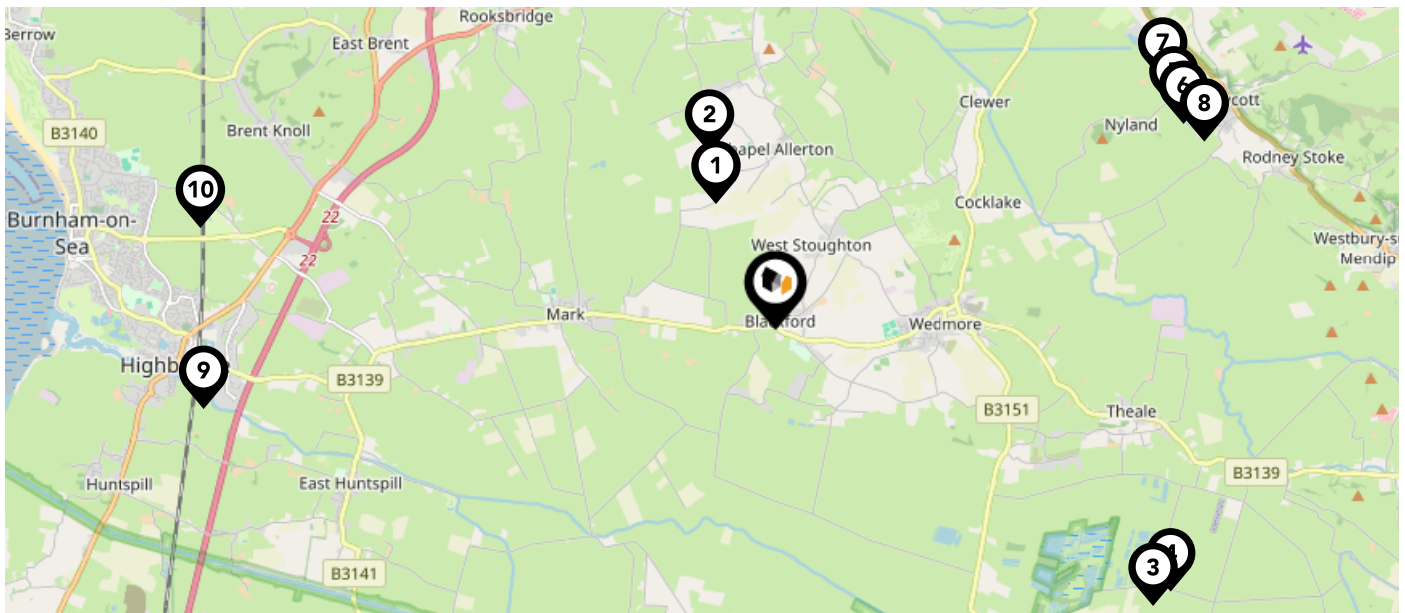
Nearby Conservation Areas	
	Wedmore
	Stone Allerton
	Westbury sub Mendip
	Burnham-on-Sea

Maps

Landfill Sites

COOPER
AND
TANNER

This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	OS Plot 0001-Chapel Allerton, Axbridge, Somerset	Historic Landfill	
2	Moor View Farm-Stone Allerton	Historic Landfill	
3	Eastern Drove-Meare, Panborough, Meare, Somerset	Historic Landfill	
4	Lewis Drove-Panborough, Wells, Somerset	Historic Landfill	
5	Latches Lane-Draycott, Cheddar, Somerset	Historic Landfill	
6	OS Plots 1100 And 0217-Latches Lane, Draycott, Cheddar, Somerset	Historic Landfill	
7	Carscliffe Farm-Cheddar, Somerset	Historic Landfill	
8	Hardmead Lane-Draycott, Cheddar, Somerset	Historic Landfill	
9	Highbridge Railway Station-Highbridge	Historic Landfill	
10	Edithmead Bridge Railway-Burnham, Stodden's Lane, Burnham On Sea, Somerset	Historic Landfill	

This map displays nearby coal mine entrances and their classifications.



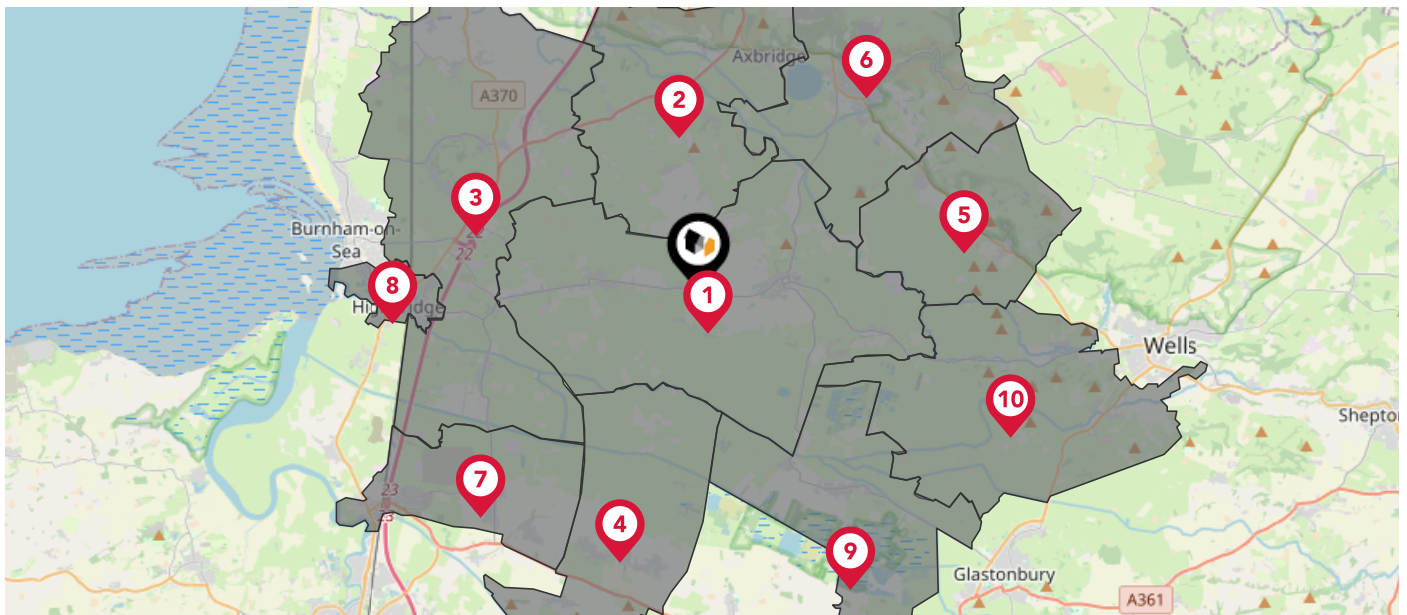
Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft











The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500

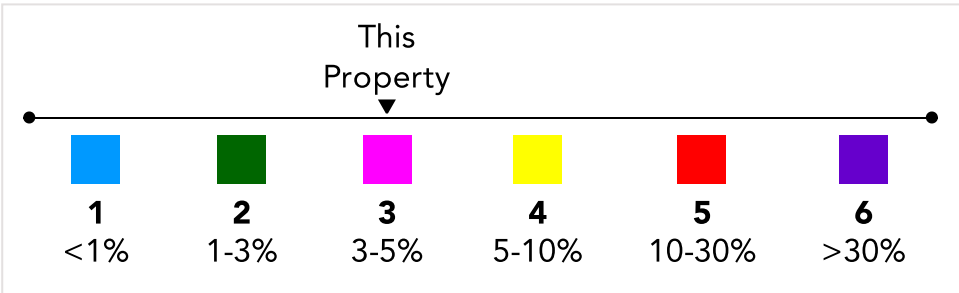
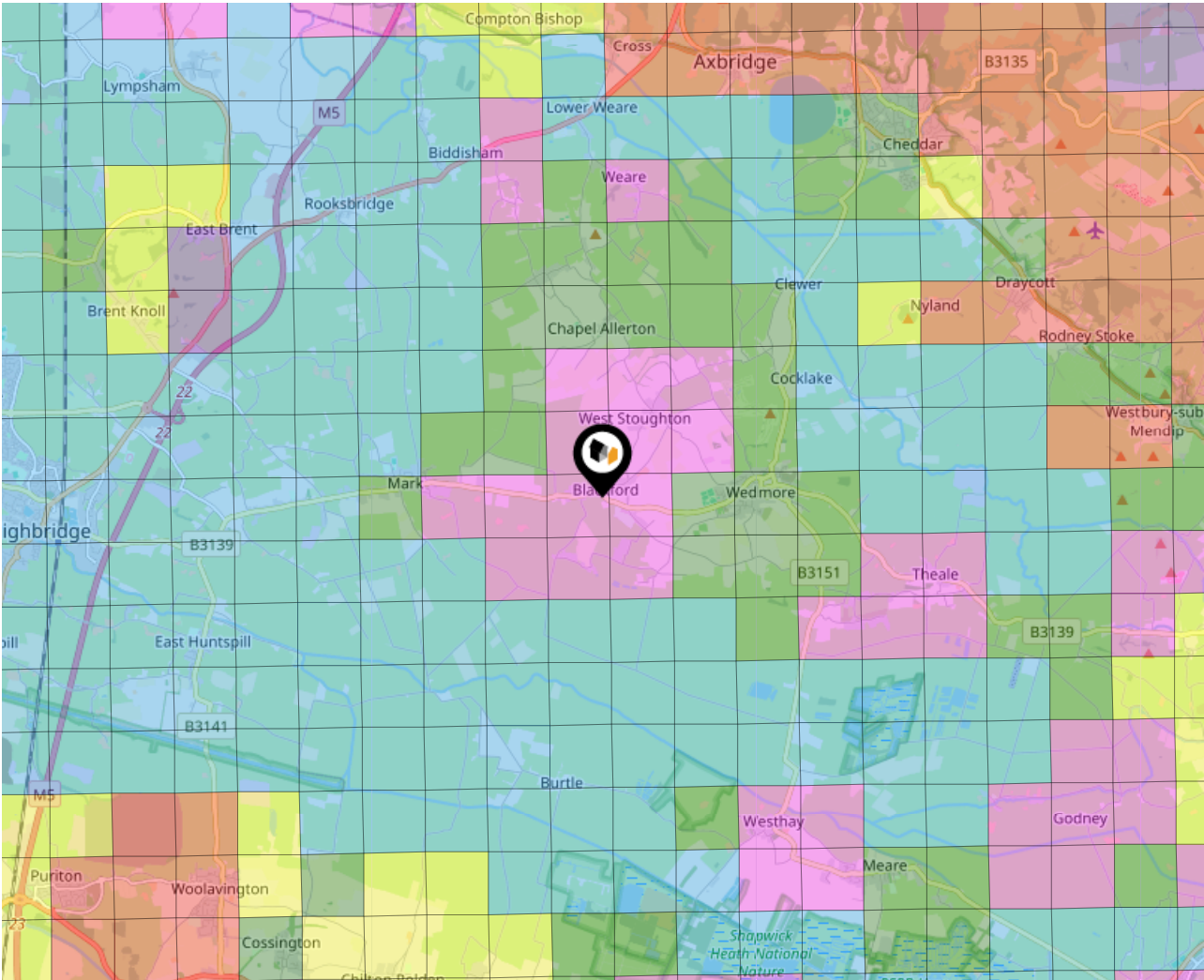


Nearby Council Wards

-  1 Wedmore and Mark Ward
-  2 Axevale Ward
-  3 Knoll Ward
-  4 West Polden Ward
-  5 Rodney and Westbury Ward
-  6 Cheddar and Shiphams Ward
-  7 Puriton and Woolavington Ward
-  8 Highbridge and Burnham Marine Ward
-  9 Moor Ward
-  10 Wookey and St. Cuthbert Out West Ward

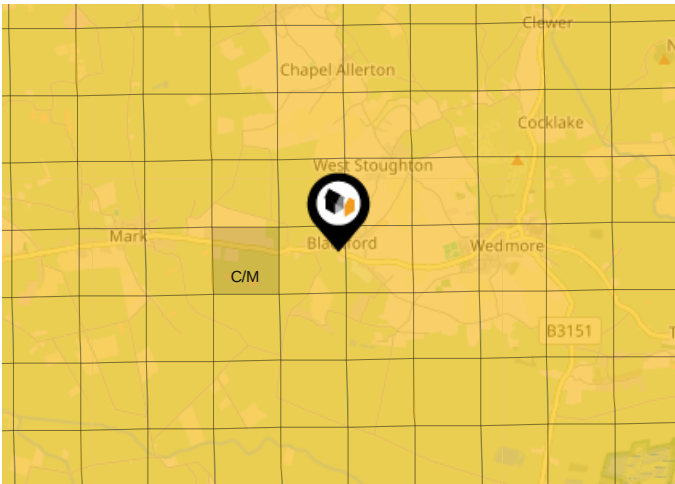
What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m3).



Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	HIGH	Soil Texture:	LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	INTERMEDIATE
Soil Group:	MEDIUM		



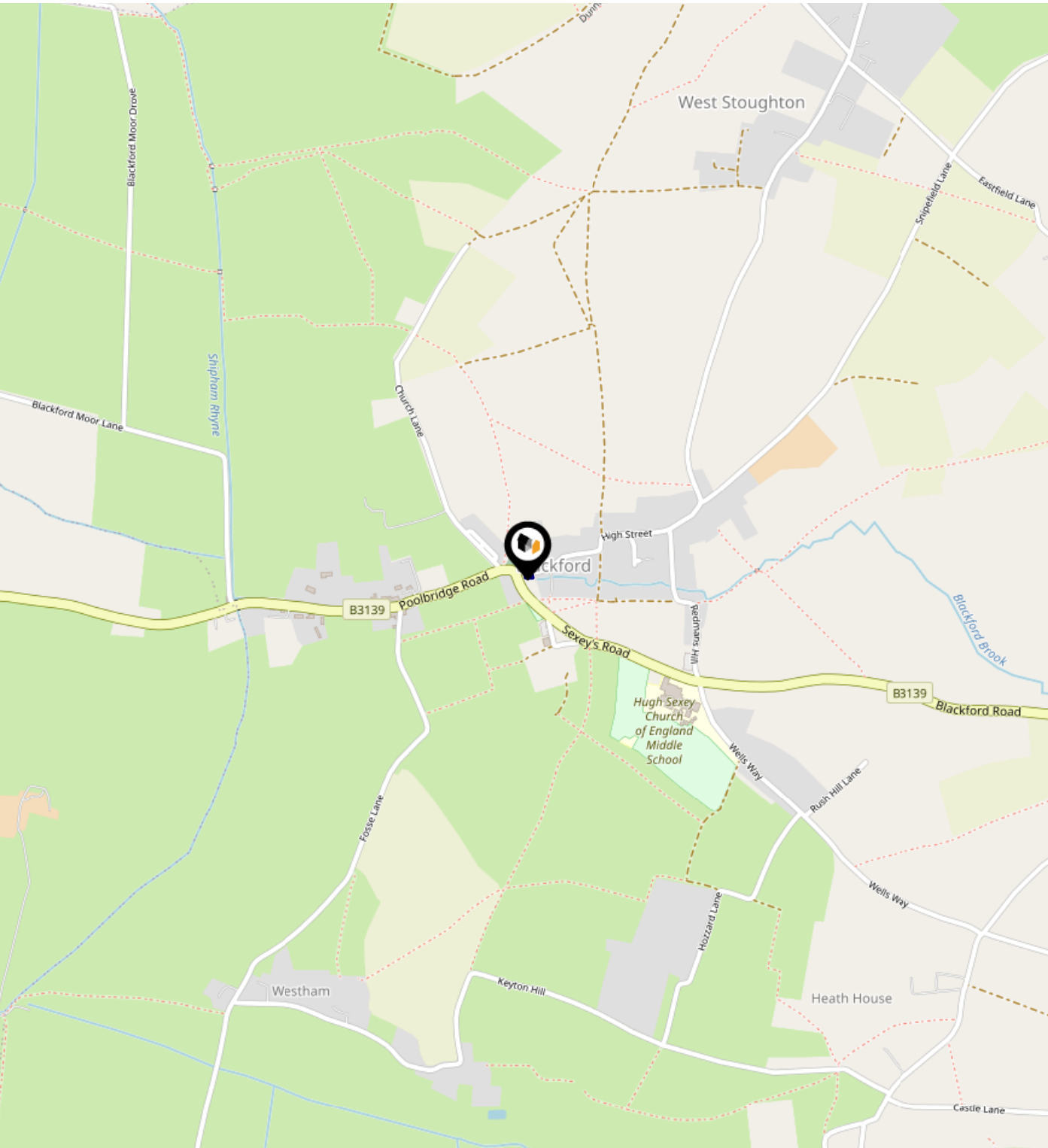
Primary Classifications (Most Common Clay Types)

C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess



Local Area

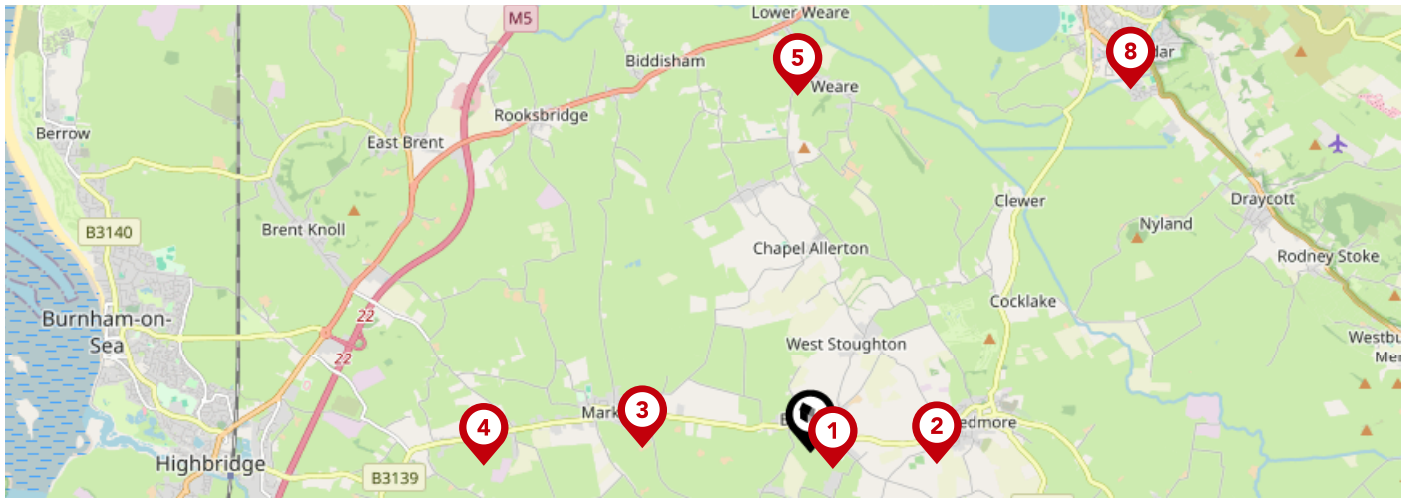
Masts & Pylons

COOPER
AND
TANNER

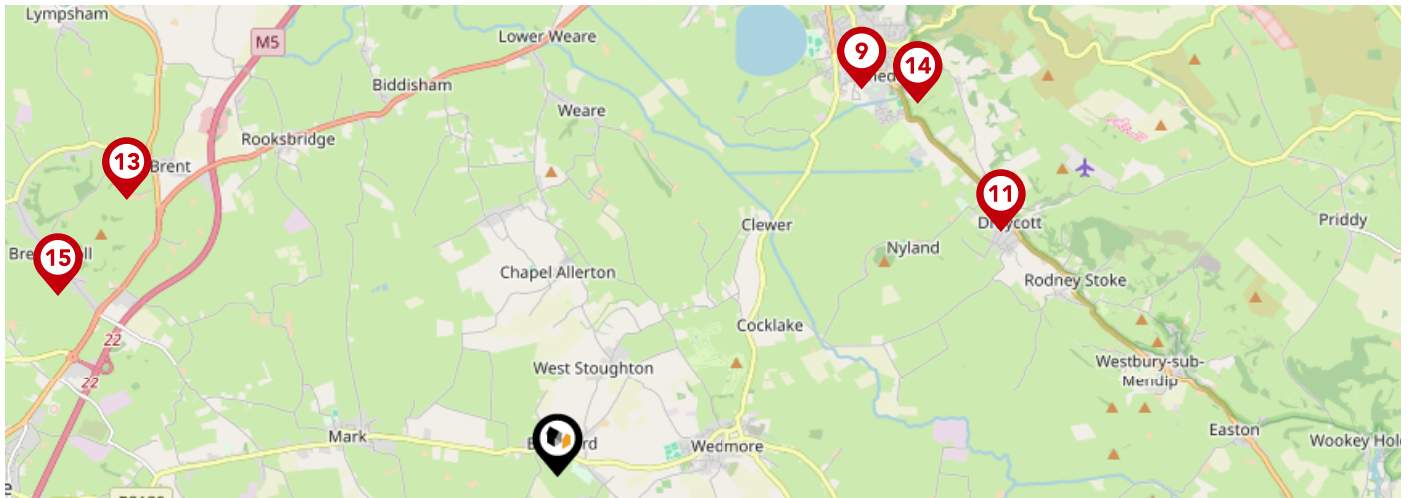


Key:

-  Power Pylons
-  Communication Masts



		Nursery	Primary	Secondary	College	Private
1	Hugh Sexey Church of England Middle School Ofsted Rating: Good Pupils: 655 Distance:0.25	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Wedmore First School Academy Ofsted Rating: Good Pupils: 186 Distance:1.17	<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:1.57	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Mark First and Pre-School CE Academy Ofsted Rating: Good Pupils: 162 Distance:3.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Weare Academy First School Ofsted Rating: Good Pupils: 165 Distance:3.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	East Huntspill Primary Academy Ofsted Rating: Good Pupils: 77 Distance:4.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Axbridge Church of England First School Academy Ofsted Rating: Good Pupils: 185 Distance:4.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	The Kings of Wessex Academy Ofsted Rating: Good Pupils: 1045 Distance:4.5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

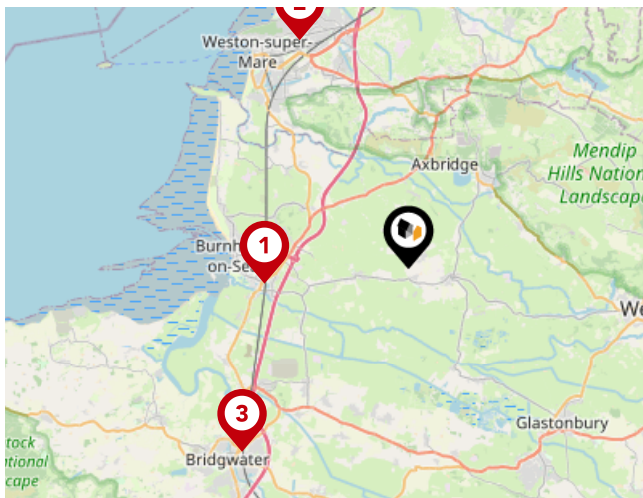


		Nursery	Primary	Secondary	College	Private
9	Cheddar First School Ofsted Rating: Good Pupils: 333 Distance:4.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Abbot's Way School Ofsted Rating: Not Rated Pupils: 39 Distance:4.63	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Draycott & Rodney Stoke Church of England First School Ofsted Rating: Good Pupils: 72 Distance:4.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Meare Village Primary School Ofsted Rating: Outstanding Pupils: 96 Distance:4.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	East Brent Church of England First School Ofsted Rating: Good Pupils: 75 Distance:4.76	<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:4.82	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Brent Knoll Church of England Primary School Ofsted Rating: Good Pupils: 182 Distance:4.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Catcott Primary School Ofsted Rating: Good Pupils: 144 Distance:5.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area

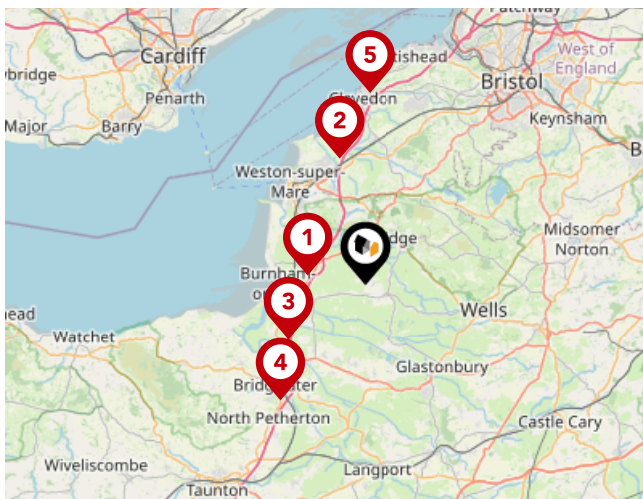
Transport (National)

COOPER
AND
TANNER



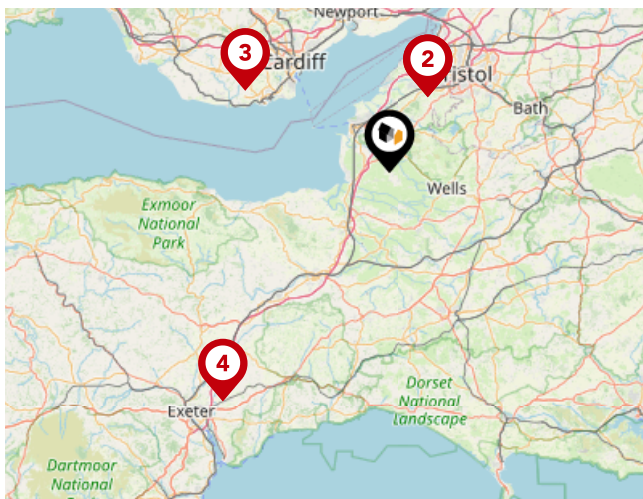
National Rail Stations

Pin	Name	Distance
1	Highbridge & Burnham-on-Sea Rail Station	5.41 miles
2	Weston Milton Rail Station	9.43 miles
3	Bridgwater Rail Station	9.16 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J22	4.41 miles
2	M5 J21	9.56 miles
3	M5 J23	7.04 miles
4	M5 J24	10.62 miles
5	M5 J20	14.28 miles



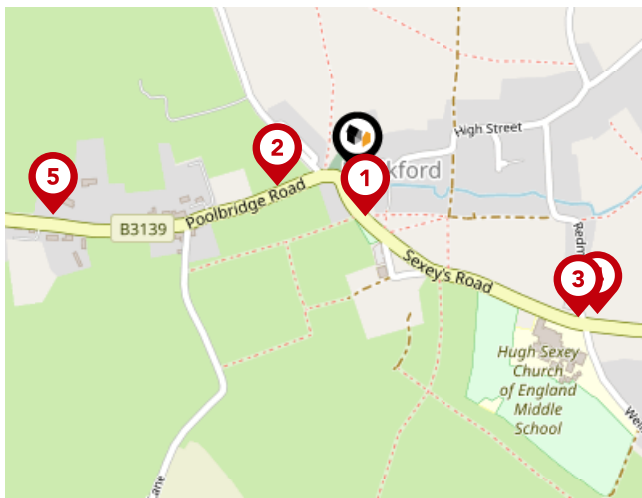
Airports/Helipads

Pin	Name	Distance
1	Bristol Airport	12.61 miles
2	Felton	12.61 miles
3	Cardiff Airport	24.37 miles
4	Exeter Airport	42.24 miles

Area

Transport (Local)

COOPER
AND
TANNER



Bus Stops/Stations

Pin	Name	Distance
1	Sexeys Arms Inn	0.05 miles
2	Sedgemoor North Slinky - Blackford DRT	0.09 miles
3	Hugh Sexey School	0.31 miles
4	Hugh Sexey School	0.32 miles
5	Sexeys Cottage	0.36 miles



Ferry Terminals

Pin	Name	Distance
1	Bridgwater Ferry Terminal	8.47 miles
2	Weston-super-Mare Knightstone Harbour	10.6 miles
3	Clevedon Pier	15.11 miles

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

