

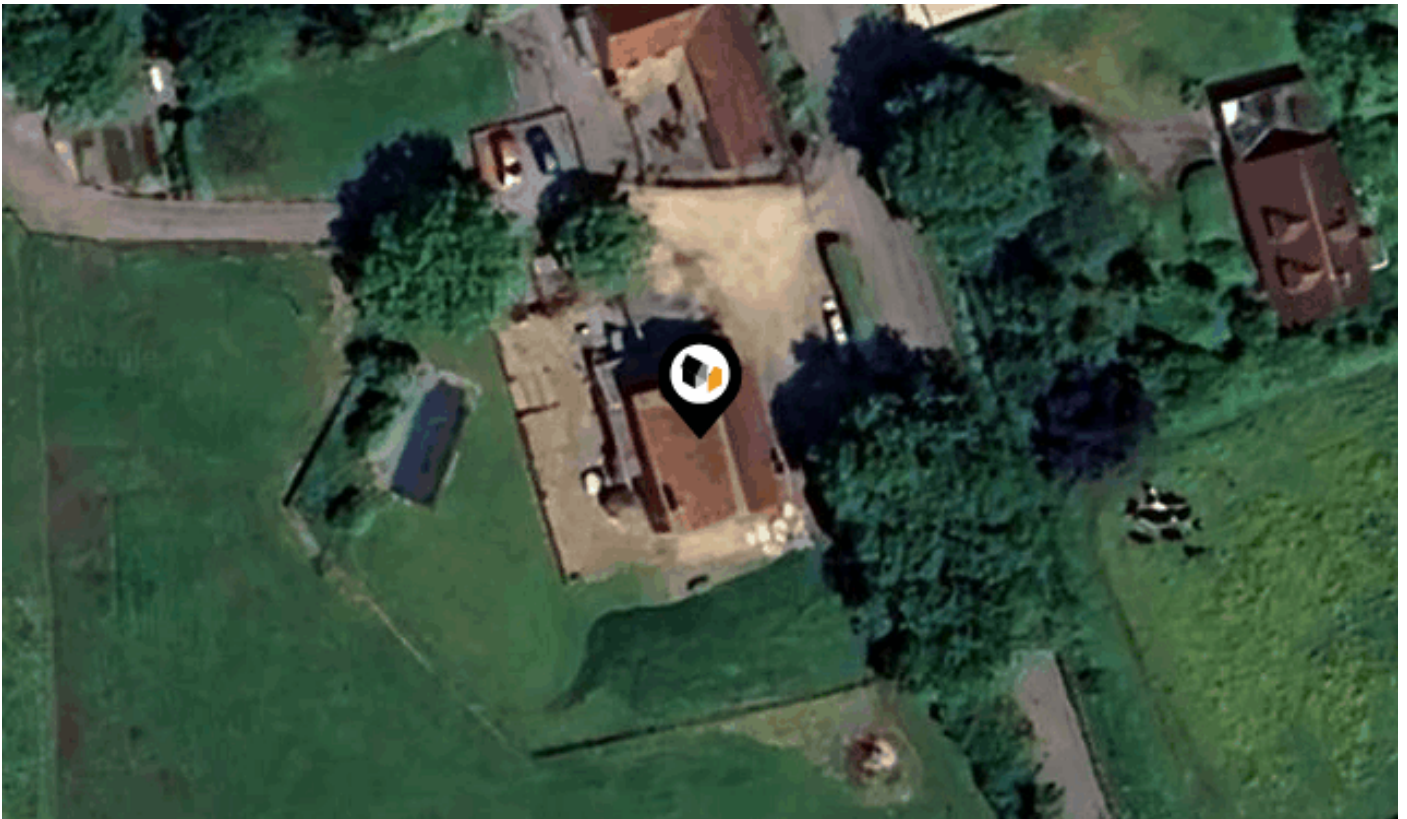


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# MIR: Material Info

The Material Information Affecting this Property

**Monday 30<sup>th</sup> September 2024**



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

## Cooper and Tanner

Providence House Wedmore BS28 4EG

01934 713296

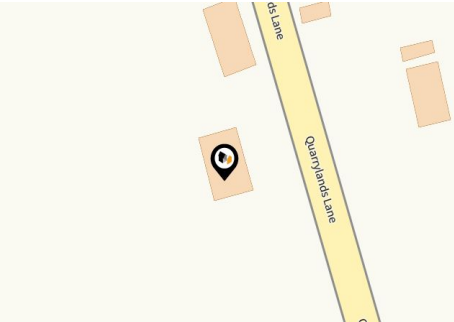
wedmore@cooperandtanner.co.uk

cooperandtanner.co.uk



# Property Overview

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## Property

Type:	Detached
Bedrooms:	5
Floor Area:	2,378 ft <sup>2</sup> / 221 m <sup>2</sup>
Council Tax :	Band G
Annual Estimate:	£3,778

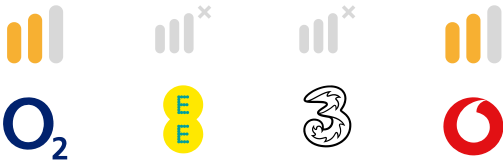
## Local Area

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

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

2 mb/s	1000 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 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 not 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

## 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 central heating

## 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 private drainage

# Planning History This Address

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

<b>Reference - 03/22/00014</b>
<b>Decision:</b> -
<b>Date:</b> 16th November 2022
<b>Description:</b> 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*

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

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

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

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

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

<b>Reference - 03/79/00017</b>
<b>Decision:</b> Granted Permission
<b>Date:</b> 21st August 1979
<b>Description:</b> Dormer window extension to garage to form storage space.



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

<b>Reference - 03/77/00007</b>
<b>Decision:</b> Granted Permission
<b>Date:</b> 20th September 1977
<b>Description:</b> Extension to existing garage and alterations to access thereto.

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

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

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

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

<b>Reference - 37/22/00093</b>
<b>Decision:</b> Permitted
<b>Date:</b> 06th October 2022
<b>Description:</b> 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*

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

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

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

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

# Property EPC - Certificate

COOPER  
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Badgworth Lane, Badgworth, AXBRIDGE, BS26

Energy rating

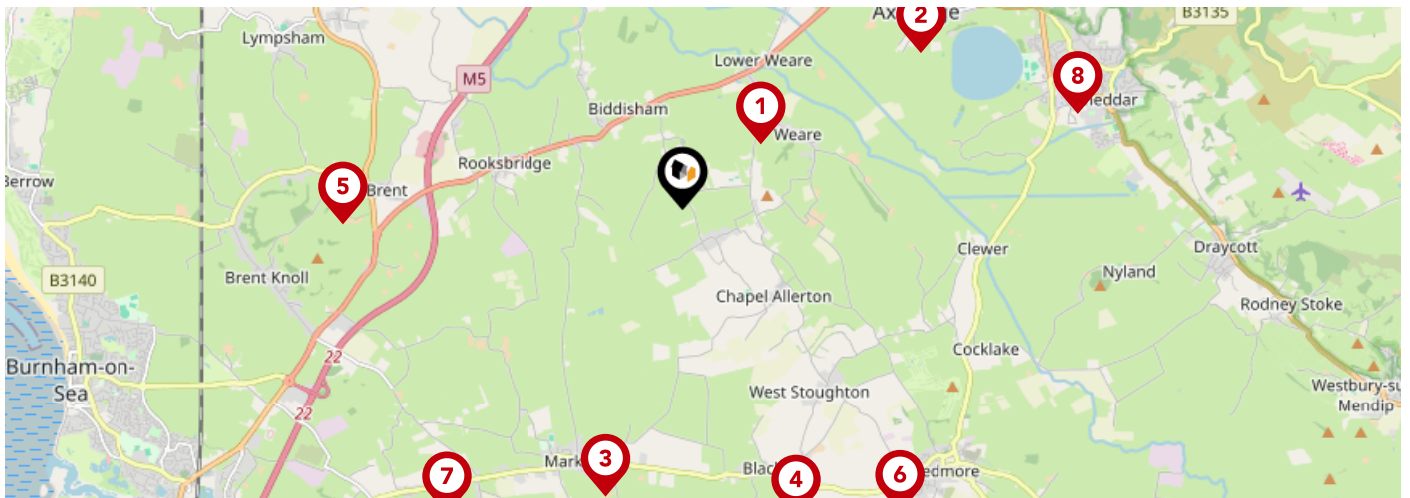
F

Valid until 26.09.2034

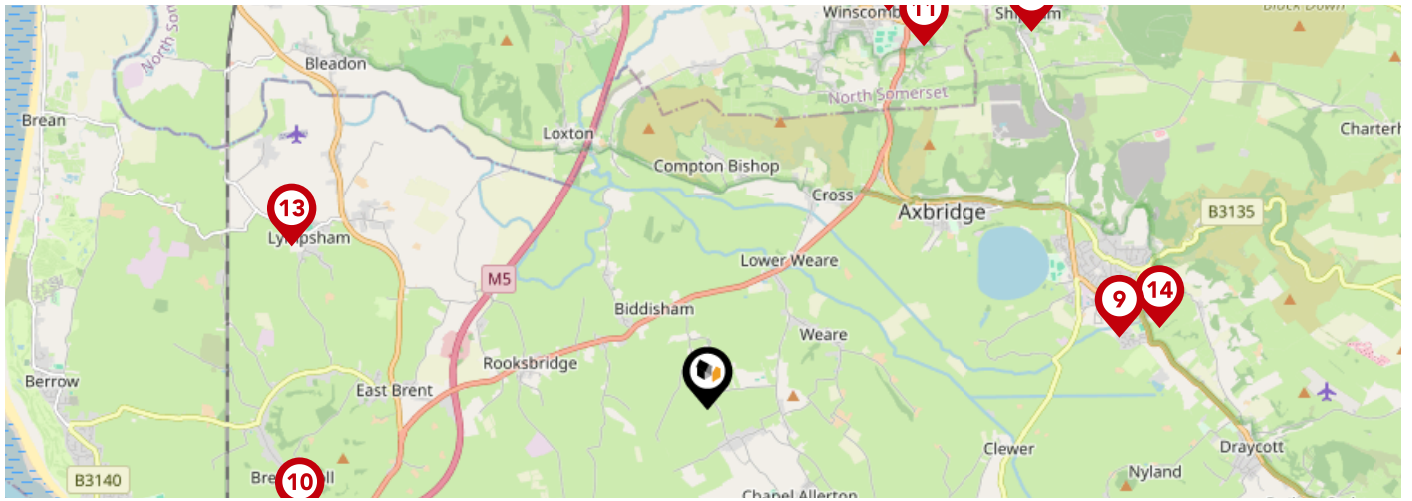
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D		
39-54	E		
21-38	F	34   F	
1-20	G		

## Additional EPC Data

<b>Property Type:</b>	Detached house
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very poor
<b>Roof:</b>	Pitched, 25 mm loft insulation
<b>Roof Energy:</b>	Poor
<b>Window:</b>	Single glazed
<b>Window Energy:</b>	Very poor
<b>Main Heating:</b>	Boiler and radiators, oil
<b>Main Heating Energy:</b>	Average
<b>Main Heating Controls:</b>	Programmer, TRVs and bypass
<b>Main Heating Controls Energy:</b>	Average
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Average
<b>Lighting:</b>	Low energy lighting in 32% of fixed outlets
<b>Lighting Energy:</b>	Average
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Secondary Heating:</b>	Room heaters, wood logs
<b>Total Floor Area:</b>	221 m <sup>2</sup>

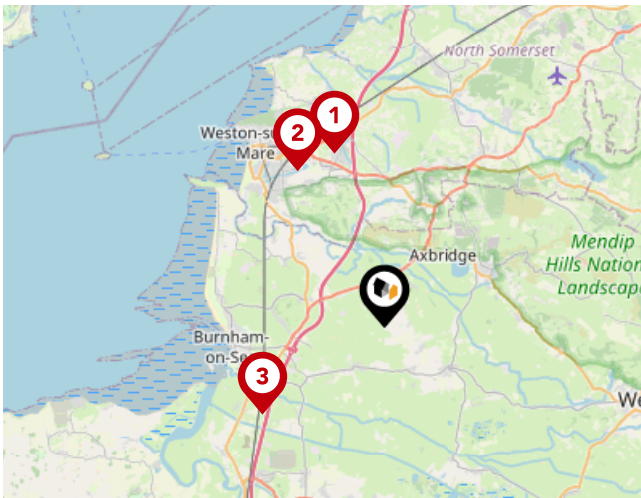


	Nursery	Primary	Secondary	College	Private
<p><b>1</b> <b>Weare Academy First School</b></p> <p>Ofsted Rating: Good   Pupils: 165   Distance:0.95</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>2</b> <b>Axbridge Church of England First School Academy</b></p> <p>Ofsted Rating: Good   Pupils: 185   Distance:2.65</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>3</b> <b>Sedgemoor Manor School</b></p> <p>Ofsted Rating: Good   Pupils: 71   Distance:2.76</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>4</b> <b>Hugh Sexey Church of England Middle School</b></p> <p>Ofsted Rating: Good   Pupils: 655   Distance:3.05</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>5</b> <b>East Brent Church of England First School</b></p> <p>Ofsted Rating: Good   Pupils: 75   Distance:3.15</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>6</b> <b>Wedmore First School Academy</b></p> <p>Ofsted Rating: Good   Pupils: 186   Distance:3.46</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>7</b> <b>Mark First and Pre-School CE Academy</b></p> <p>Ofsted Rating: Good   Pupils: 162   Distance:3.56</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>8</b> <b>Cheddar First School</b></p> <p>Ofsted Rating: Good   Pupils: 333   Distance:3.78</p>	<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>The Kings of Wessex Academy</b> Ofsted Rating: Good   Pupils: 1045   Distance:3.88	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>Brent Knoll Church of England Primary School</b> Ofsted Rating: Good   Pupils: 182   Distance:3.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>Sidcot School</b> Ofsted Rating: Not Rated   Pupils: 639   Distance:3.92	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>Winscombe Primary School</b> Ofsted Rating: Good   Pupils: 212   Distance:4.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>Lympsham Church of England Academy</b> Ofsted Rating: Good   Pupils: 143   Distance:4.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>Fairlands Middle School</b> Ofsted Rating: Good   Pupils: 434   Distance:4.27	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>Banwell Primary School</b> Ofsted Rating: Good   Pupils: 127   Distance:4.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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:4.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



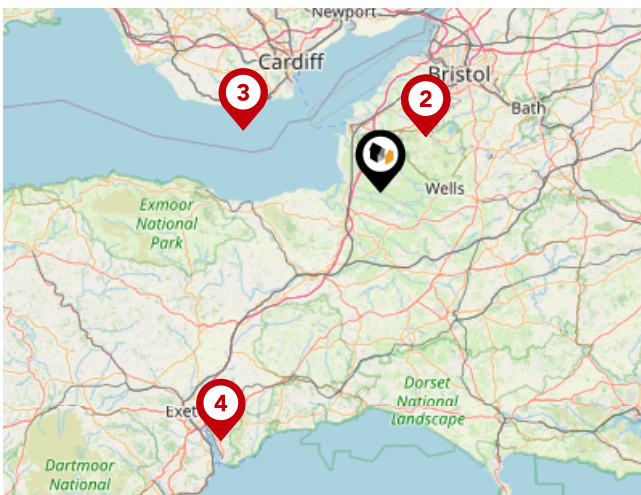
## National Rail Stations

Pin	Name	Distance
1	Worle Rail Station	6.7 miles
2	Weston Milton Rail Station	6.63 miles
3	Highbridge & Burnham-on-Sea Rail Station	5.55 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J22	4 miles
2	M5 J21	6.74 miles
3	M5 J23	8.34 miles
4	M5 J20	11.63 miles
5	M5 J24	12.5 miles



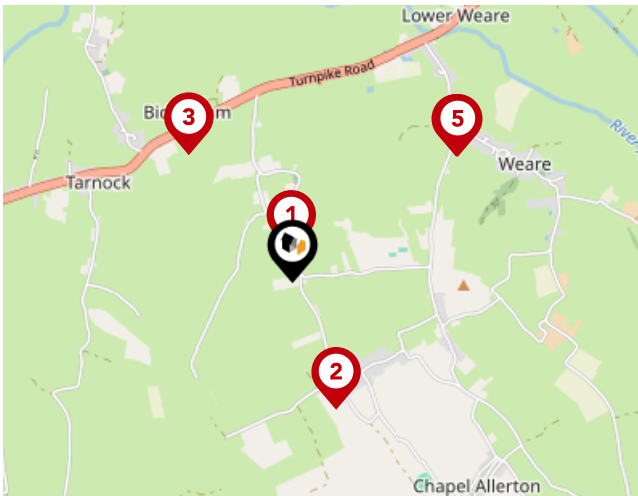
## Airports/Helipads

Pin	Name	Distance
1	Bristol Airport	10.82 miles
2	Felton	10.82 miles
3	Cardiff Airport	22.37 miles
4	Exeter Airport	43.98 miles



# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	The Old School House	0.14 miles
2	Memorial Cross	0.62 miles
3	Axe-vale Depot	0.76 miles
4	Weare First School	0.96 miles
5	Weare First School Opposite	0.97 miles



### Ferry Terminals

Pin	Name	Distance
1	Weston-super-Mare Knightstone Harbour	7.94 miles
2	Bridgwater Ferry Terminal	10 miles
3	Clevedon Pier	12.38 miles



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### Cooper and Tanner

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# Cooper and Tanner

## Data Quality

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