

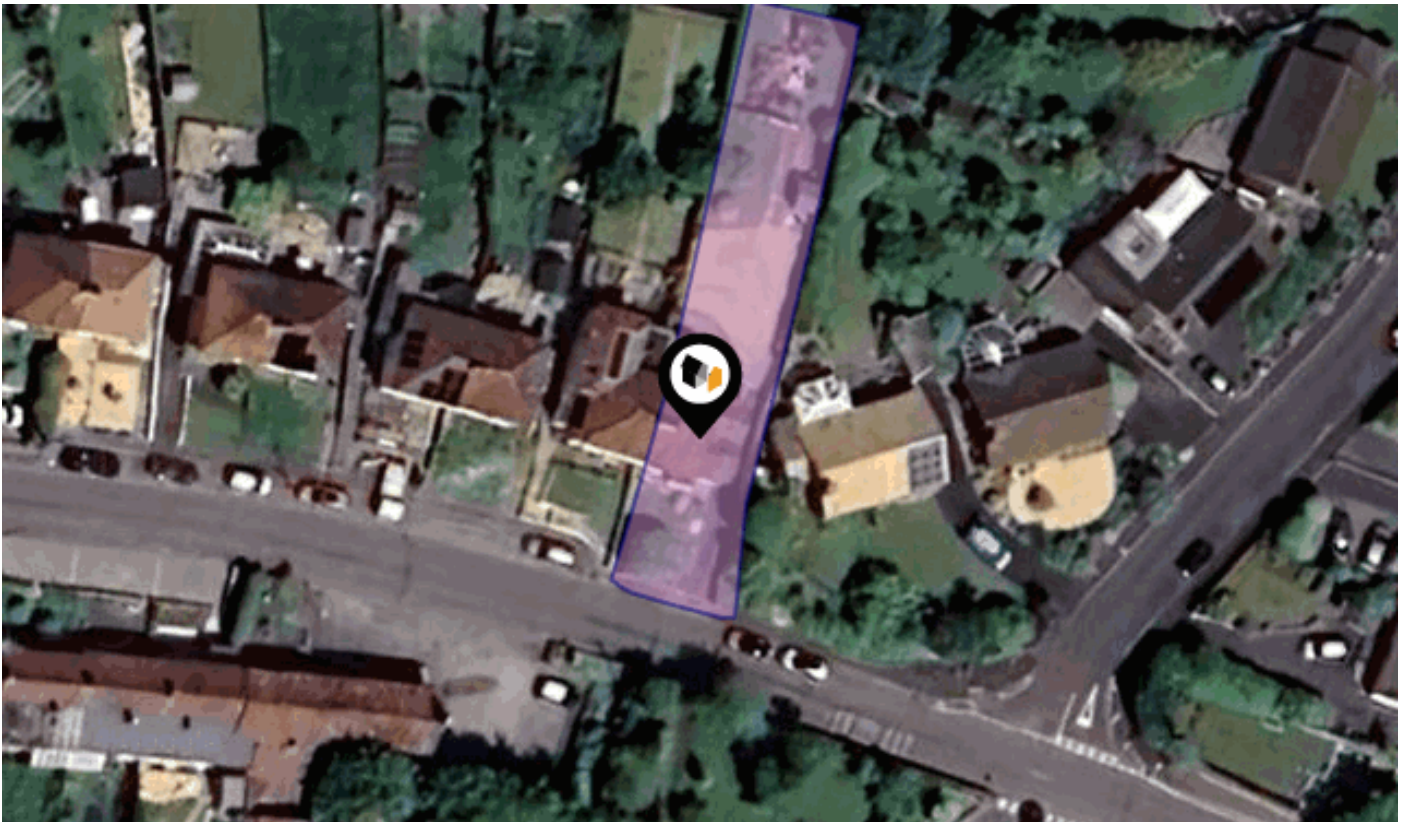


See More Online

MIR: Material Info

The Material Information Affecting this Property

Thursday 03rd October 2024



COMBE BATCH, WEDMORE, BS28

Cooper and Tanner

Providence House Wedmore BS28 4EG

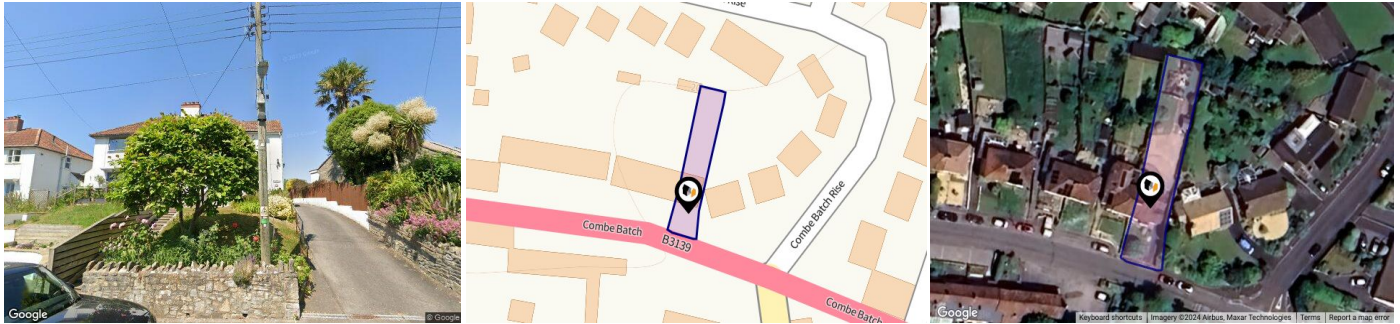
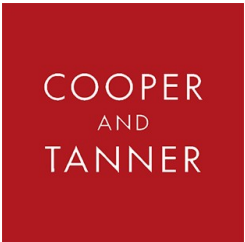
01934 713296

wedmore@cooperandtanner.co.uk

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Property Overview



Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Plot Area:	0.12 acres		
Council Tax :	Band B		
Annual Estimate:	£1,763		
Title Number:	ST39311		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

17 mb/s	49 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.

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

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 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)

None across 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

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 connected to mains gas

Heating

The vendor has made us aware that the property is heated by gas 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: *2 Combe Batch, Wedmore, BS28 4DU*

Reference - 50/13/00108
Decision: Granted Permission
Date: 28th November 2013
Description: Erection of two storey/single storey extension to rear (North) elevation on site of existing (to be demolished) and first floor extension to side elevation

Reference - 50/17/00106
Decision: Granted Permission
Date: 20th November 2017
Description: Erection of single-storey extension to side (SW) elevation.

Planning records for: *Bempstone Hundred, Combe Batch, Wedmore, BS28 4DU*

Reference - 50/16/00058
Decision: Granted Permission
Date: 19th September 2016
Description: Remove 1 No. limb from White Poplar and limbs overhanging driveway from 3 No. Cypress.

Reference - 50/02/00081
Decision: Granted Permission
Date: 06th November 2002
Description: Remove overhanging branches and crown reduce by 30% two Cherry Plum Trees

Planning records for: *Bench House, Combe Batch, Wedmore, BS28 4DU*

Reference - 50/14/00098
Decision: Granted Permission
Date: 23rd October 2014
Description: Fell 1 No. Rowan tree

Planning records for: *Home Orchard, Combe Batch, Wedmore, BS28 4DU*

Reference - 50/15/00063
Decision: Granted Permission
Date: 30th June 2015
Description: Erection of single/two storey extension to rear (South) elevation, partly on site of existing (to be demolished)

Planning records for: *Pound Cottage, Combe Batch, Wedmore, BS28 4DU*

Reference - 50/17/00016
Decision: Tree Works - Deemed Consent
Date: 27th February 2017
Description: 1 No. Walnut tree reduce by 15%

Planning records for: *Pound Hay House, Combe Batch, Wedmore, BS28 4DU*

Reference - 50/15/00066
Decision: Granted Permission
Date: 01st September 2015
Description: Repair of lintel above front door and investigation of further works required.

Planning records for: *Pound Hay House, Combe Batch, Wedmore, Somerset, BS28 4DU*

Reference - 50/23/00004
Decision: -
Date: 19th January 2023
Description: Crown reduce height/spread of Apple (T1) by 0.5m. Repollard Willow (T2) back to previous pruning points. Crown reduce height/spread of Twisted willow (T3) by 1m. Crown reduce height/spread of Plum (T4) by 3m.

Planning records for: *Somersaetas Vado-Maer and Holmans Cott Wedmore Somerset BS28 4DU*

Reference - 3/21/22/005
Decision: -
Date: 12th January 2022
Description: Erection of two storey side extension and single storey rear extension

Planning records for: *The Old Corn Mill, Combe Batch, Wedmore, BS28 4DU*

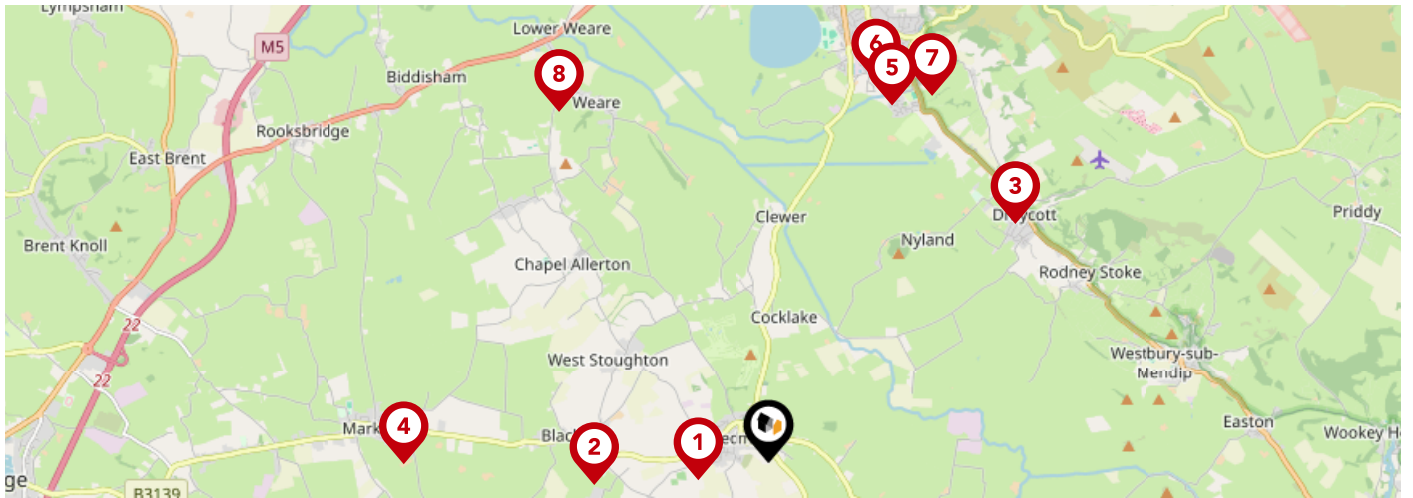
Reference - 50/17/00005
Decision: Granted Permission
Date: 26th January 2017
Description: Erection of a single storey extension to rear (North) elevation to create annexe accomodation.

Planning records for: *New Inn, Combe Batch, Wedmore, Somerset, BS28 4DU*

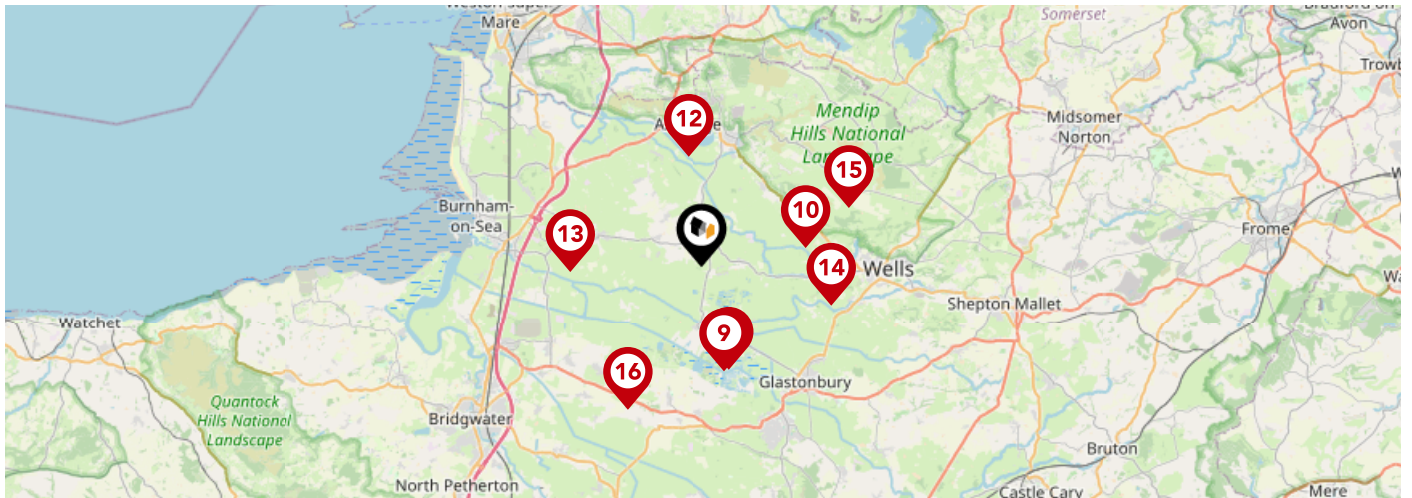
Reference - 50/18/00087
Decision: Granted Permission
Date: 22nd August 2018
Description: Reduce leylandii hedge by 4 metres front, height and sides









Planning records for: *7 Council Houses Combe Batch Wedmore Somerset BS28 4DU*

Reference - T/07/22/002
Decision: -
Date: 07th April 2022
Description: Application to fell one Oak tree included in West Somerset District Tree Preservation Order T/3/58 at 4 Kings Acre, Crowcombe Heathfield
Reference - 42/22/00012
Decision: -
Date: 07th April 2022
Description: Erection of 2no. dwellings and 2no. double garages, on site of existing agricultural buildings (to be demolished) and conversion of an agricultural building to 1no. dwelling with annexe (revised scheme).



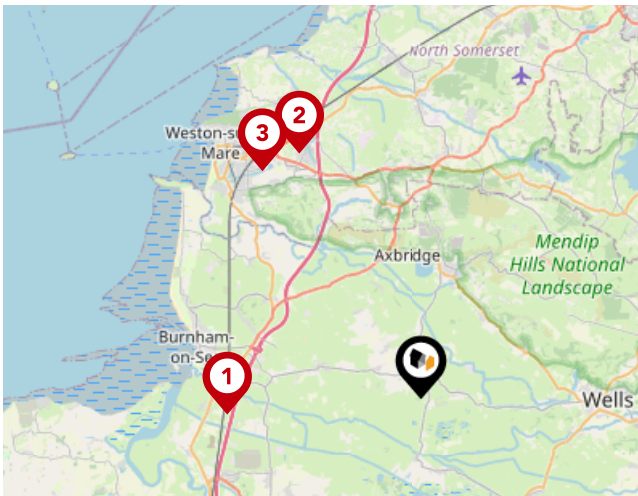
	Nursery	Primary	Secondary	College	Private
1 Wedmore First School Academy Ofsted Rating: Good Pupils: 186 Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Hugh Sexey Church of England Middle School Ofsted Rating: Good Pupils: 655 Distance:1.63	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Draycott & Rodney Stoke Church of England First School Ofsted Rating: Good Pupils: 72 Distance:3.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Sedgemoor Manor School Ofsted Rating: Good Pupils: 71 Distance:3.39	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 The Kings of Wessex Academy Ofsted Rating: Good Pupils: 1045 Distance:3.52	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Cheddar First School Ofsted Rating: Good Pupils: 333 Distance:3.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Fairlands Middle School Ofsted Rating: Good Pupils: 434 Distance:3.74	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Weare Academy First School Ofsted Rating: Good Pupils: 165 Distance:3.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Abbot's Way School Ofsted Rating: Not Rated Pupils: 39 Distance:3.94	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Lawrence's CofE Primary School Ofsted Rating: Good Pupils: 49 Distance:3.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Meare Village Primary School Ofsted Rating: Outstanding Pupils: 96 Distance:3.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Axbridge Church of England First School Academy Ofsted Rating: Good Pupils: 185 Distance:4.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Mark First and Pre-School CE Academy Ofsted Rating: Good Pupils: 162 Distance:4.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Wookey Primary School Ofsted Rating: Good Pupils: 97 Distance:5.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Priddy Primary School Ofsted Rating: Good Pupils: 40 Distance:5.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Catcott Primary School Ofsted Rating: Good Pupils: 144 Distance:5.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

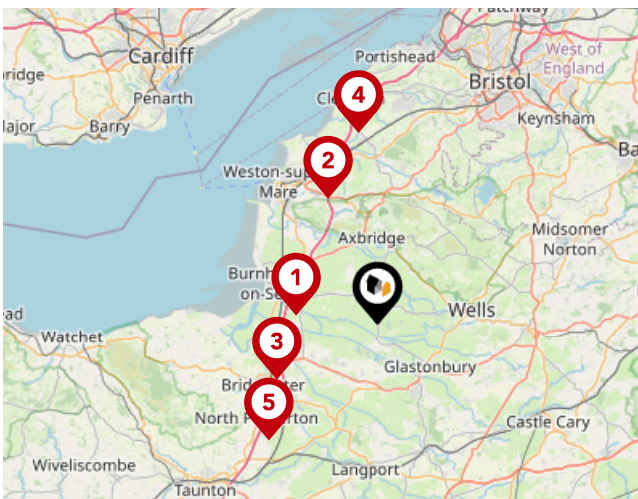
Area

Transport (National)



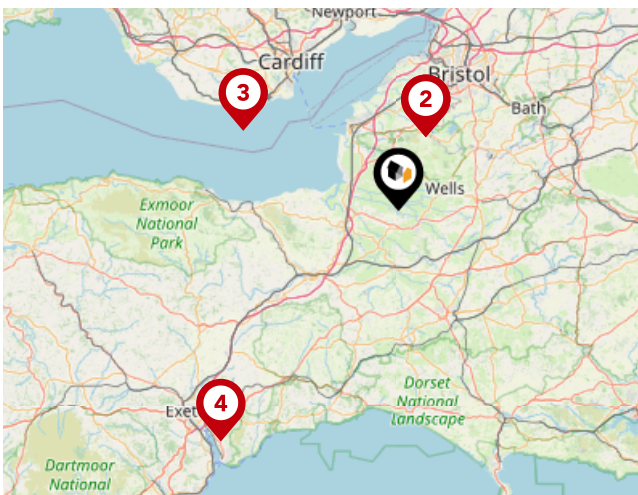
National Rail Stations

Pin	Name	Distance
1	Highbridge & Burnham-on-Sea Rail Station	7.23 miles
2	Worle Rail Station	10.14 miles
3	Weston Milton Rail Station	10.3 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J22	6.21 miles
2	M5 J21	10.04 miles
3	M5 J23	8.62 miles
4	M5 J20	14.29 miles
5	M5 J24	11.84 miles



Airports/Helipads

Pin	Name	Distance
1	Bristol Airport	11.82 miles
2	Felton	11.82 miles
3	Cardiff Airport	25.94 miles
4	Exeter Airport	43.38 miles

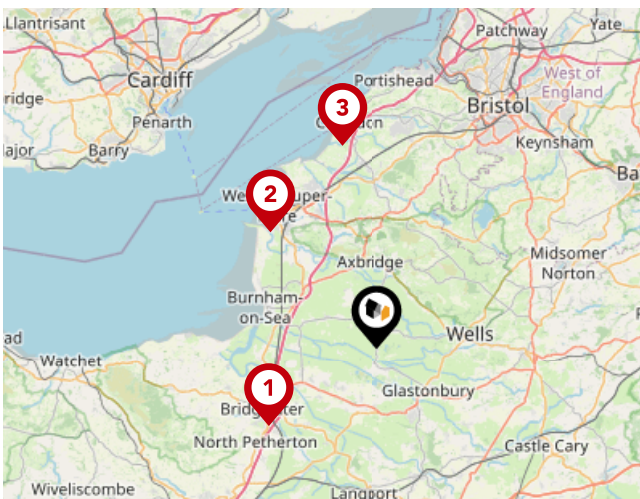
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Combe Batch Rise	0.03 miles
2	Mutton Lane	0.03 miles
3	The Mall	0.14 miles
4	The Borough Yard	0.16 miles
5	The Swan Inn	0.18 miles



Ferry Terminals

Pin	Name	Distance
1	Bridgwater Ferry Terminal	9.93 miles
2	Weston-super-Mare Knightstone Harbour	11.7 miles
3	Clevedon Pier	15.25 miles

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Cooper and Tanner

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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.



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