COOPER AND TANNER

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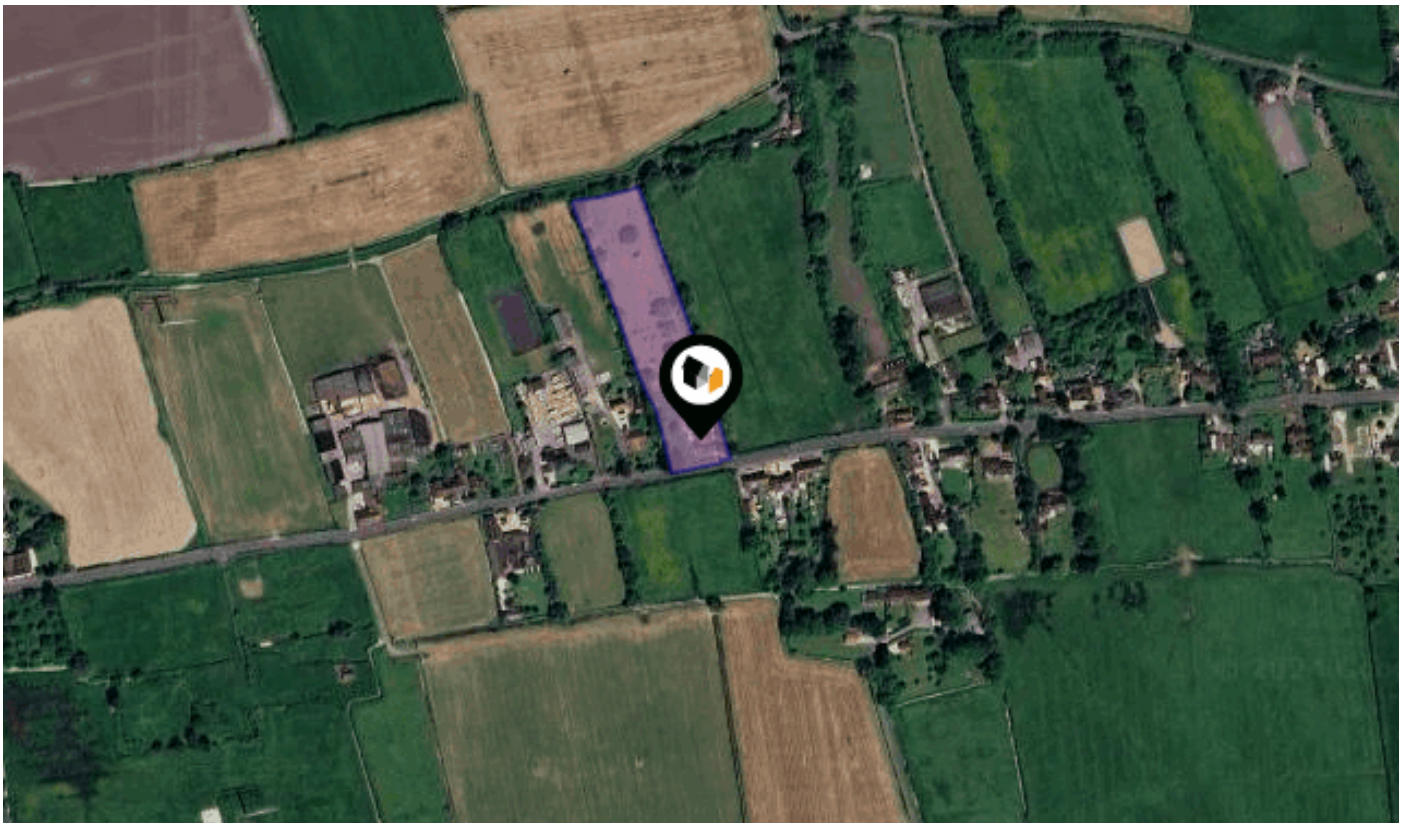
MIR: Material Info

The Material Information Affecting this Property

Monday 02nd December 2024



THE CAUSEWAY, MARK, HIGHBRIDGE, TA9

Cooper and Tanner

Providence House Wedmore BS28 4EG

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The Property Ombudsman

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Property
Overview

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Property

Type:	Detached	**Tenure:**	Freehold
Bedrooms:	5		
Floor Area:	3,132 ft^2 / 291 m^2		
Plot Area:	2.11 acres		
Year Built :	Before 1900		
Council Tax :	Band G		
Annual Estimate:	£3,778		
Title Number:	WS72784		

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

15 mb/s

1000 mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

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Material Information

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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

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Material Information

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Property Lease Information (if applicable)

N/A

Listed Building Information (if applicable)

Heritage Category: Listed Building
Grade: II
Liste Entry Number: 1262391

Management Fees or similar

N/A

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Utilities and Services

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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 LPG 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 private drainage

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Planning History
This Address

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Planning records for: ***The Causeway, Mark, Highbridge, TA9***

Reference - 17/05/00069

Decision: Withdrawn by Applicant (Valid app.)

Date: 19th May 2005

Description:

Remove one branch from top of one Beech Tree (T3)

Reference - 33/18/00006

Decision: Granted Permission

Date: 27th March 2018

Description:

Erection of a single storey extension to rear (North) elevation, on site of existing outbuildings (to be demolished) and internal alterations.

Reference - 33/18/00005

Decision: Granted Permission

Date: 27th March 2018

Description:

Internal works to ground floor and first floor including the removal and reinstating of walls, erection of a single storey rear extension on site of existing outbuildings (to be demolished).

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Planning
In Street

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Planning records for: ***Larches Barn, The Causeway, Mark, Highbridge, Somerset, TA9 4QF***

Reference - 33/24/00004

Decision: -

Date: 19th April 2024

Description:

Erection of single story rear North extension with 2No. rooflights.

Reference - 33/24/00015

Decision: -

Date: 02nd August 2024

Description:

Erection of single story rear North extension with 1No. rooflight.

Reference - 2024/0744/PAA

Decision: -

Date: 19th April 2024

Description:

Prior Approval for a proposed change of use of agricultural building to a dwellinghouse (Class C3) and for associated operational development.

Planning records for: ***Ashdene, The Causeway, Mark, Highbridge, Somerset, TA9 4QF***

Reference - 33/02/00035

Decision: Granted Permission

Date: 29th July 2002

Description:

Erection of two storey rear extension

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Planning
In Street

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Planning records for: ***Larches, The Causeway, Mark, Highbridge, TA9 4QF***

Reference - 33/12/00025	
Decision:	Granted Permission
Date:	11th September 2012
Description:	Erection of single storey extension and porch to rear (North) elevation and replacement of bay window with square box bay to front (South) elevation

Reference - 33/14/00007	
Decision:	Granted Permission
Date:	08th April 2014
Description:	Change of use from holiday to residential dwelling

Planning records for: ***Little Dean, The Causeway, Mark, Highbridge, TA9 4QF***

Reference - 33/12/00021	
Decision:	Granted Permission
Date:	14th August 2012
Description:	Erection of first floor side extension

Planning records for: ***Court Farm, The Causeway, Mark, Highbridge, TA9 4QF***

Reference - 33/14/00010	
Decision:	Granted Permission
Date:	23rd April 2014
Description:	Erection of agricultural building to cover existing yard

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Planning
In Street

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Planning records for: ***Court Farm, The Causeway, Mark, Highbridge, Somerset, TA9 4QF***

Reference - 33/24/00005

Decision: -

Date: 18th June 2024

Description:

Removal of Condition 5 of Planning Permission Application No. 33/94/00033 (Retention of agricultural worker's dwelling and double garage as built, and retention of vehicular access thereto). (known as Holcroft House) removing the agricultural workers condition associated with Court Farm, The Causeway, Mark, Highbridge, Somerset, TA9 4QF.

Reference - 33/14/00009

Decision: Granted Permission

Date: 23rd April 2014

Description:

Erection of agricultural building to cover existing yard

Reference - 33/10/00015

Decision: Split Decision

Date: 13th July 2010

Description:

Remove hedgerow between points C-D on plan approx 50m, remove hedge on field side and top hedge on drove side to 2m plus 2 thorn trees and 1 bush between points D-E on plan approx 100m, remove hedgerow between points G-F on plan approx75m of bramble not stock proof hedge.

Reference - 33/01/00015

Decision: Granted Permission

Date: 11th June 2001

Description:

Erection of replacement agricultural building

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Planning
In Street

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Planning records for: ***Court Villa, The Causeway, Mark, Highbridge, TA9 4QF***

Reference - 33/03/00013

Decision: Granted Permission

Date: 07th March 2003

Description:

Erection of two storey extension to west elevation to include double garage and living accommodation on site of existing garage and lean-to(to be demolished)

Planning records for: ***Portland House, The Causeway, Mark, Highbridge, Somerset, TA9 4QF***

Reference - 33/99/00023

Decision: Granted Permission

Date: 13th August 1999

Description:

Erection of single storey extension to west elevation on site of garage and lobby (to be demolished)

Reference - 10/23/00005

Decision: Permitted

Date: 05th April 2023

Description:

Erection of a two storey extension to the East elevation on site of existing (to be demolished).

Reference - 33/23/00017

Decision: -

Date: 05th April 2023

Description:

Erection of a two storey extensions to the East & West elevations with 2no. dormers on the South elevation of existing garage to form annexe.

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Planning
In Street

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Planning records for: ***Portland House, The Causeway, Mark, Highbridge, Somerset, TA9 4QF***

Reference - 33/23/00018

Decision: -

Date: 05th April 2023

Description:

Erection of a two storey extensions to the East & West elevations with 2no. dormers on the South elevation. First floor to form annexe above garage.

Reference - 33/24/00012

Decision: -

Date: 22nd July 2024

Description:

Variation of Condition 2 of Planning Permission 33/23/00017 (Erection of a two storey extensions to the West elevation with 2no. dormers on the South elevation of existing garage and raising of roof height to form annexe.) to amend the approved plans listed in schedule A.

Reference - 33/03/00018

Decision: Refuse Planning Permission

Date: 03rd April 2003

Description:

Replacement of five windows in front (South) elevation and four windows in rear (North) elevation with sixteen pane, double glazed windows

Planning records for: ***The Yews, The Causeway, Mark, Highbridge, TA9 4QF***

Reference - 33/05/00017

Decision: Withdrawn by Applicant (Valid app.)

Date: 22nd June 2005

Description:

Erection of part single storey, part two storey rear extension, on site of existing buildings (to be demolished) and conversion of outbuilding to ancillary domestic use

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Planning
In Street

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Planning records for: ***The Yews, The Causeway, Mark, Highbridge, TA9 4QF***

Reference - 33/08/00019

Decision: Refuse Planning Permission

Date: 01st April 2008

Description:

Erection of extension to south elevation to form annexe on site of existing outbuildings (to be demolished)

Reference - 33/05/00034

Decision: Granted Permission

Date: 19th October 2005

Description:

Erection of part two storey, part single storey rear extension, partly on site of existing buildings (to be demolished), single storey side extension and conversion of outbuilding to ancillary domestic use

Reference - 33/08/00020

Decision: Granted Permission

Date: 21st April 2008

Description:

Erection of garage.

Reference - 33/08/00021

Decision: Granted Permission

Date: 16th April 2008

Description:

Erection of front wall

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Planning
In Street

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Planning records for: ***The Yews, The Causeway, Mark, Highbridge, TA9 4QF***

Reference - 33/08/00036	
Decision:	Granted Permission
Date:	06th August 2008
Description:	
Erection of extension to south elevation on site of existing outbuildings(to be demolished)	

Reference - 33/02/00046	
Decision:	Granted Permission
Date:	29th November 2002
Description:	
Erection of front porch, 2 bay garage and formation of new access, closing up existing access	

Planning records for: ***Ashtrees, The Causeway, Mark, Highbridge, TA9 4QF***

Reference - 33/13/00007	
Decision:	Granted Permission
Date:	08th February 2013
Description:	
Erection of two storey extension to rear (South) and two storey extension to side (East) elevation, on site of existing (to be demolished)	

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Area
Schools

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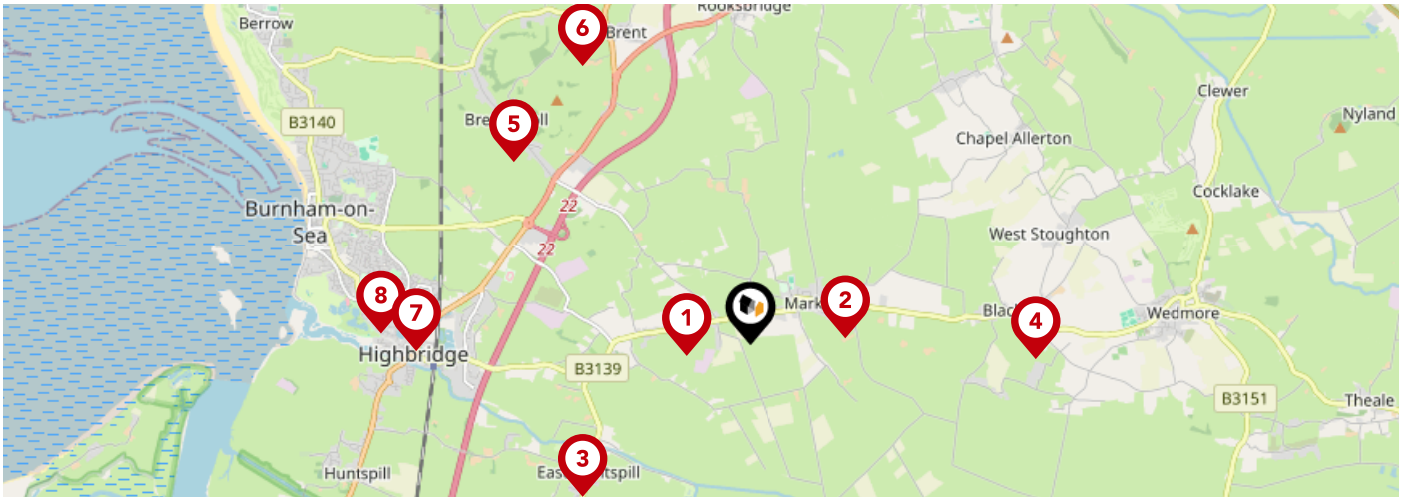

		Nursery	Primary	Secondary	College	Private
1	**Mark First and Pre-School CE Academy** Ofsted Rating: Good | Pupils: 162 | Distance:0.6	☐	☑	☐	☐	☐
2	**Sedgemoor Manor School** Ofsted Rating: Good | Pupils: 71 | Distance:0.88	☐	☐	☑	☐	☐
3	**East Huntspill Primary Academy** Ofsted Rating: Good | Pupils: 77 | Distance:2.1	☐	☑	☐	☐	☐
4	**Hugh Sexey Church of England Middle School** Ofsted Rating: Good | Pupils: 655 | Distance:2.65	☐	☐	☑	☐	☐
5	**Brent Knoll Church of England Primary School** Ofsted Rating: Good | Pupils: 182 | Distance:2.78	☐	☑	☐	☐	☐
6	**East Brent Church of England First School** Ofsted Rating: Good | Pupils: 75 | Distance:3.02	☐	☑	☐	☐	☐
7	**Churchfield Church School** Ofsted Rating: Good | Pupils: 445 | Distance:3.1	☐	☑	☐	☐	☐
8	**The King Alfred School an Academy** Ofsted Rating: Good | Pupils: 1336 | Distance:3.43	☐	☐	☑	☐	☐

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Area
Schools

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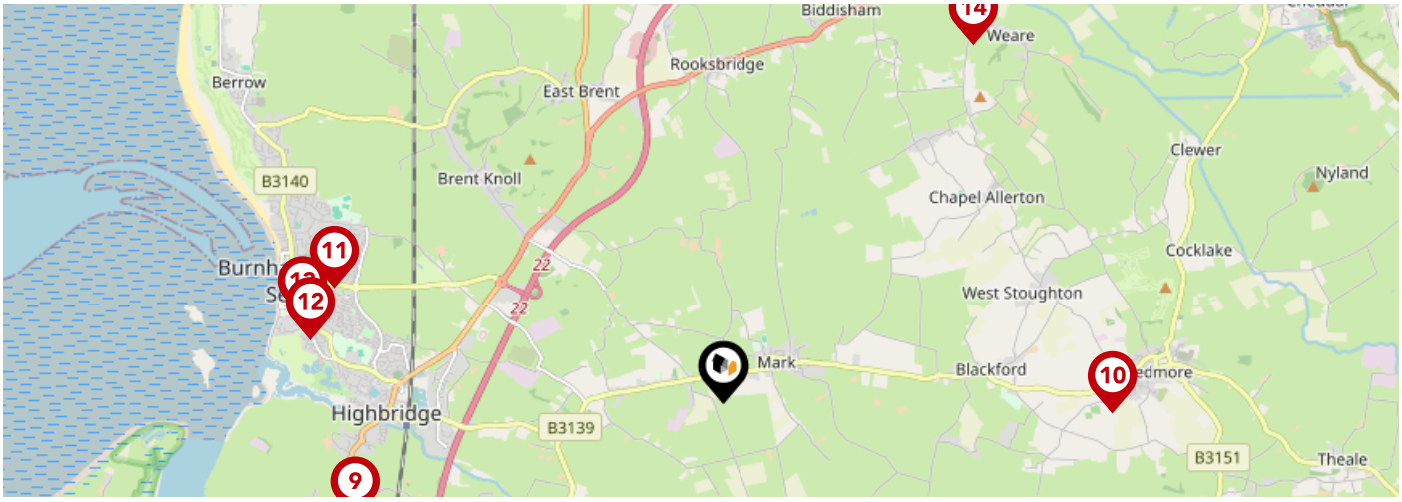

	Nursery	Primary	Secondary	College	Private
9 **West Huntspill Primary Academy** Ofsted Rating: Good | Pupils: 101 | Distance:3.57		✓			
10 **Wedmore First School Academy** Ofsted Rating: Good | Pupils: 186 | Distance:3.62		✓			
11 **Burnham-On-Sea Community Infant School** Ofsted Rating: Requires improvement | Pupils: 199 | Distance:3.76		✓			
12 **St Joseph's Catholic Primary and Nursery School** Ofsted Rating: Outstanding | Pupils: 272 | Distance:3.88		✓			
13 **St Andrew's Church of England Voluntary Controlled Junior School** Ofsted Rating: Good | Pupils: 332 | Distance:3.99		✓			
14 **Weare Academy First School** Ofsted Rating: Good | Pupils: 165 | Distance:4.06		✓			
15 **Woolavington Village Primary School** Ofsted Rating: Good | Pupils: 170 | Distance:4.13		✓			
16 **Lympsham Church of England Academy** Ofsted Rating: Good | Pupils: 143 | Distance:4.81		✓			

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Area
Transport (National)

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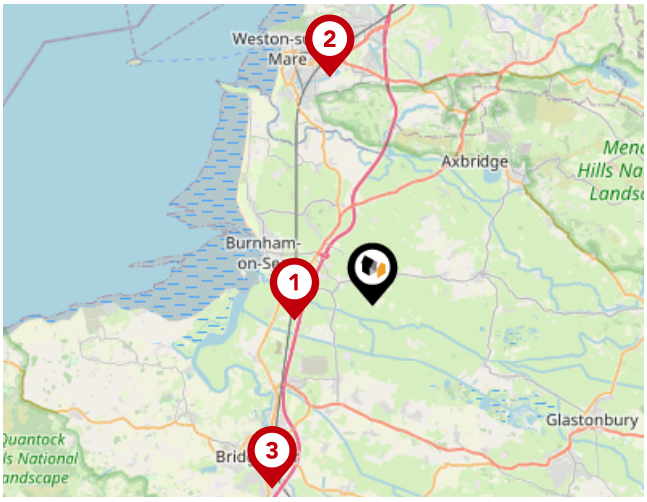
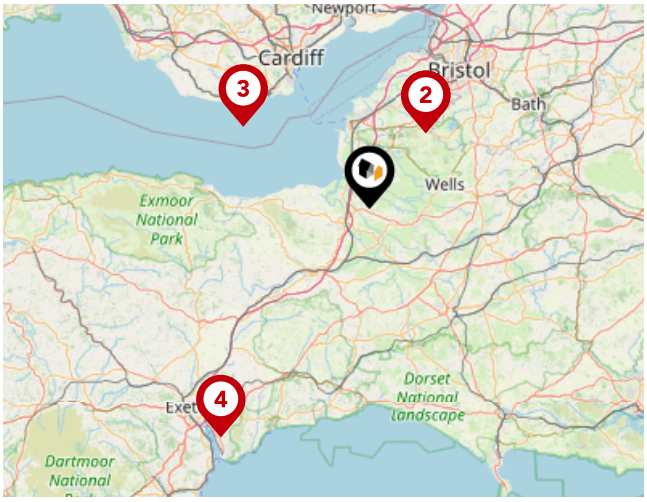


National Rail Stations

Pin	Name	Distance
1	Highbridge & Burnham-on-Sea Rail Station	2.98 miles
2	Weston Milton Rail Station	8.68 miles
3	Bridgwater Rail Station	7.71 miles

Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J22	2.05 miles
2	M5 J23	5.21 miles
3	M5 J21	9.39 miles
4	M5 J24	9.36 miles
5	M5 J20	14.57 miles



Airports/Helipads

Pin	Name	Distance
1	Bristol Airport	13.94 miles
2	Felton	13.94 miles
3	Cardiff Airport	22.28 miles
4	Exeter Airport	40.83 miles

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Area
Transport (Local)

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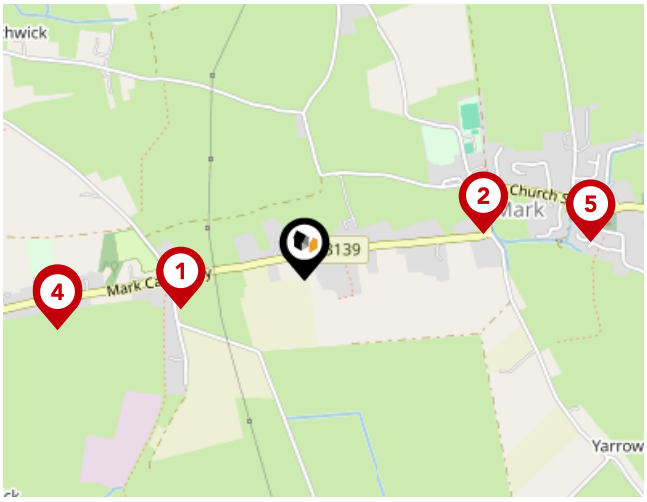
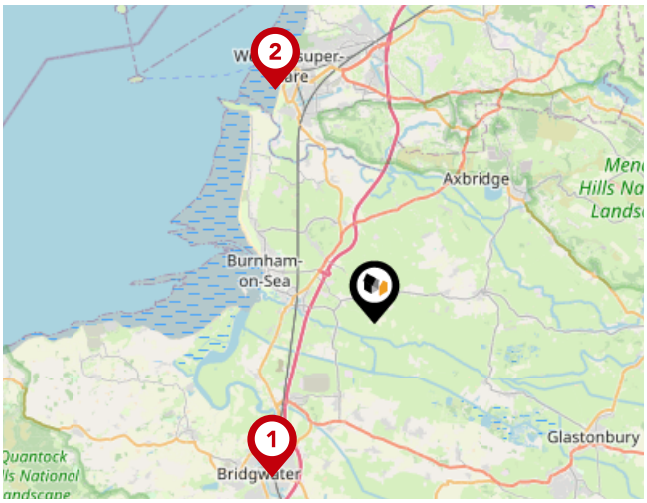


Bus Stops/Stations

Pin	Name	Distance
1	Yardwall Road	0.3 miles
2	The White Horse Inn	0.43 miles
3	Mark First School	0.59 miles
4	Mark First School	0.59 miles
5	Churchlands	0.67 miles



Ferry Terminals

Pin	Name	Distance
1	Bridgwater Ferry Terminal	6.85 miles
2	Weston-super-Mare Knightstone Harbour	9.43 miles

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About Us

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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.

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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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Environment Agency

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Office for National Statistics

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