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MIR: Material Info

The Material Information Affecting this Property

Tuesday 15th April 2025



WASHBROOK, WEDMORE, BS28

Cooper and Tanner

Providence House Wedmore BS28 4EG

01934 713296

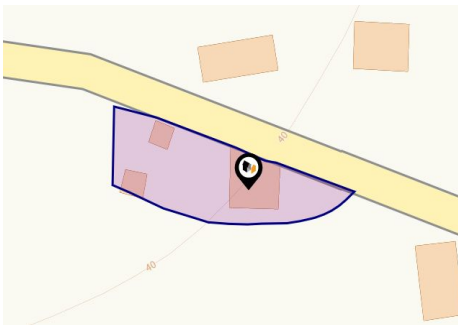
wedmore@cooperandtanner.co.uk

cooperandtanner.co.uk



Property Overview

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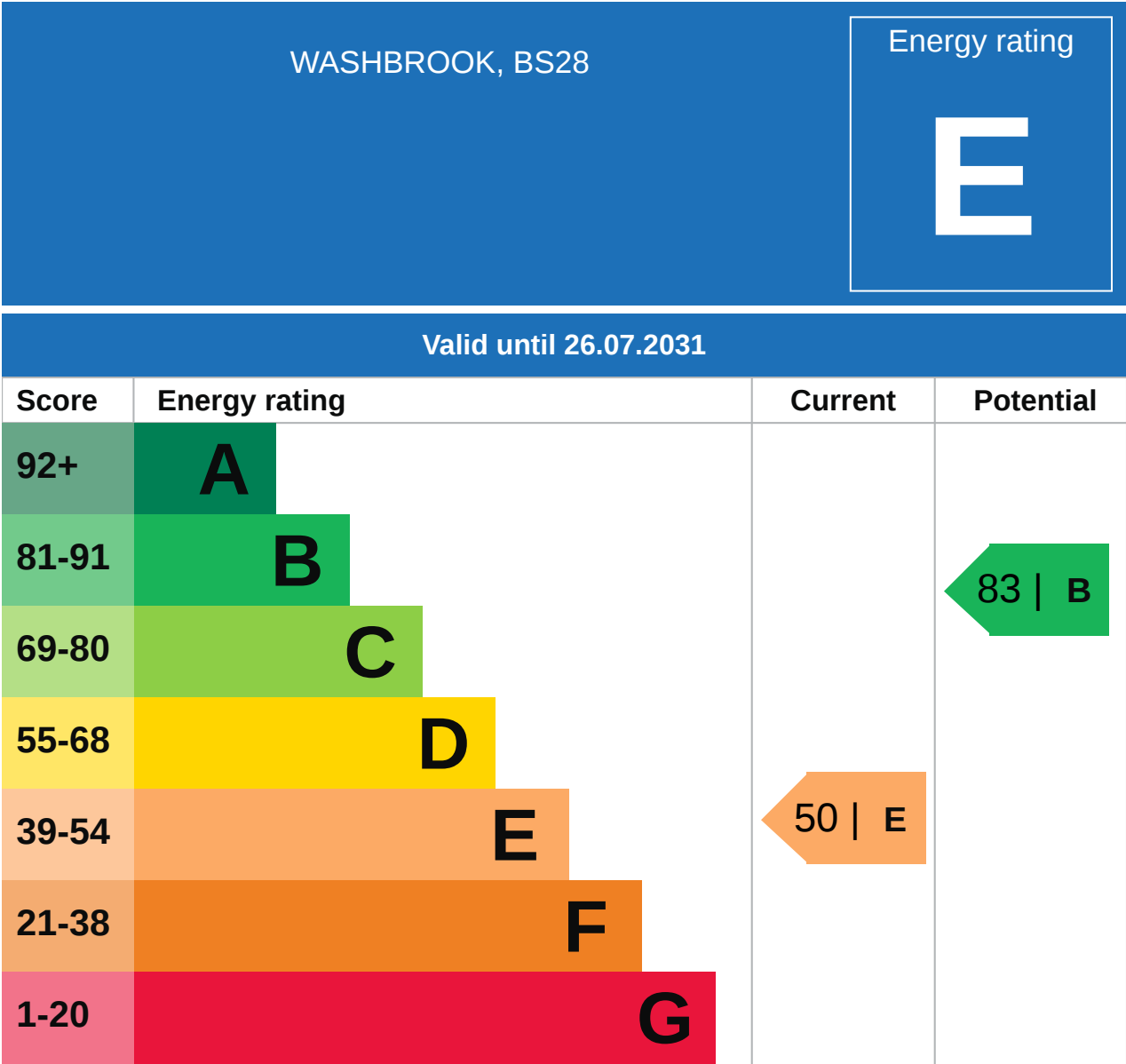


Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,603 ft ² / 149 m ²		
Plot Area:	0.25 acres		
Year Built :	Before 1900		
Council Tax :	Band E		
Annual Estimate:	£2,981		
Title Number:	ST174598		

Local Area

Local Authority:	Somerset	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No	10 mb/s	41 mb/s	- mb/s
Flood Risk:				
• Rivers & Seas	Very low			
• Surface Water	Very low			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		



Property

EPC - Additional Data

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Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Oil (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Sandstone or limestone, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very Poor
Main Heating:	Boiler and radiators, oil
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	No low energy lighting
Floors:	Solid, no insulation (assumed)
Total Floor Area:	149 m ²

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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.

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 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)

The vendor has made us aware that there are no rights of way over 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 not connected to mains gas.

Heating

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

Water

The vendor has made us aware that the property is connected to mains water supply

Drainage

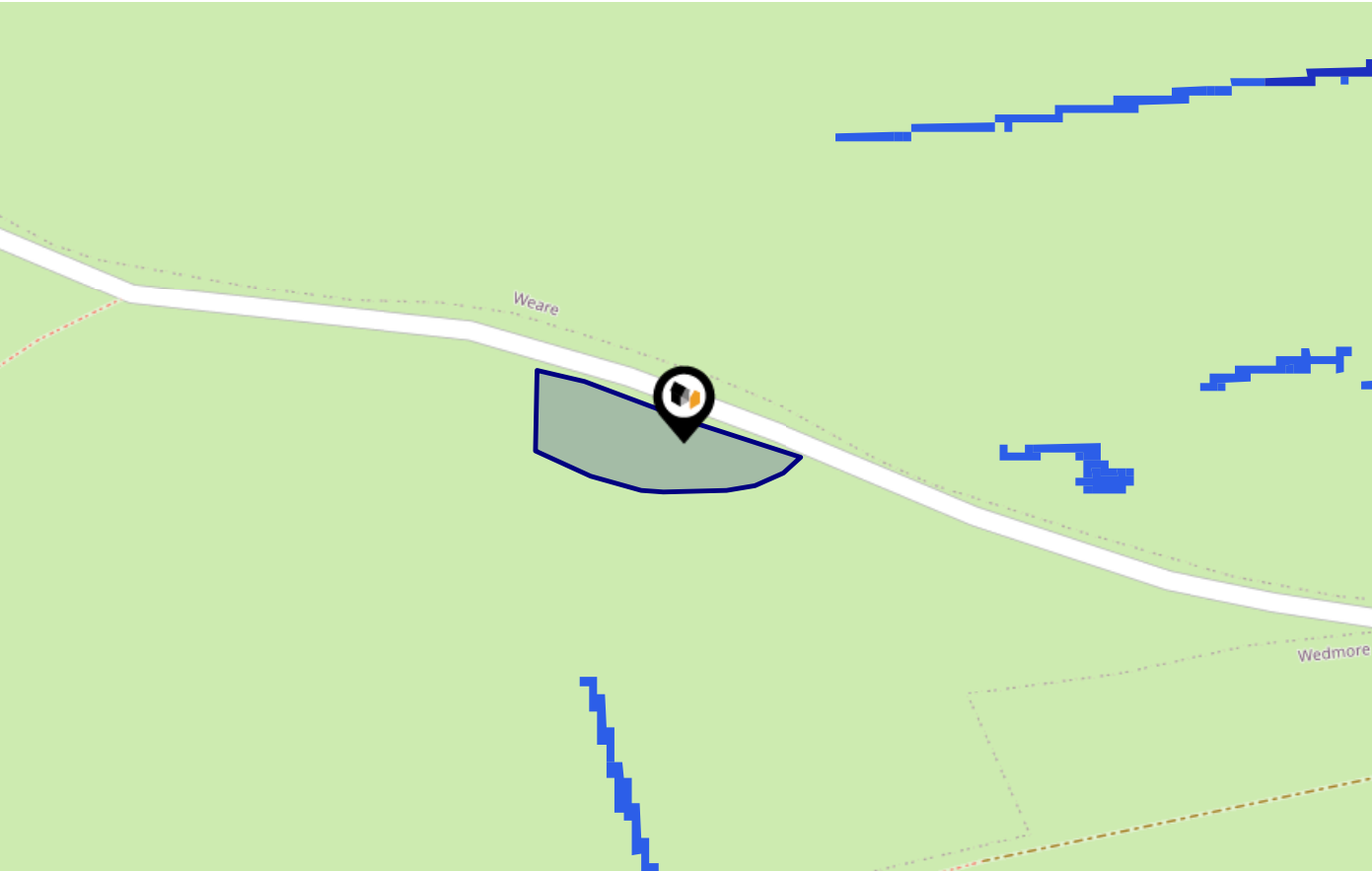
The vendor has made us aware that the property is connected to private drainage.

Flood Risk

Surface Water - Flood Risk

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

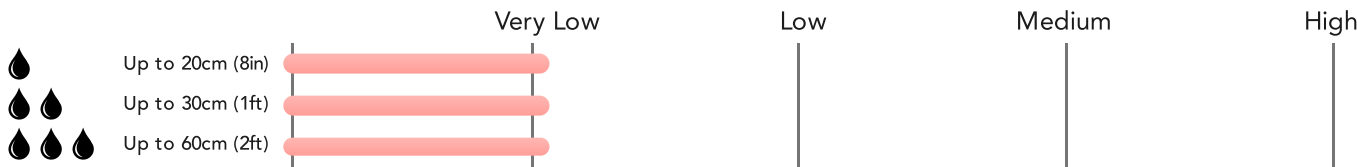


Risk Rating: Very low

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.

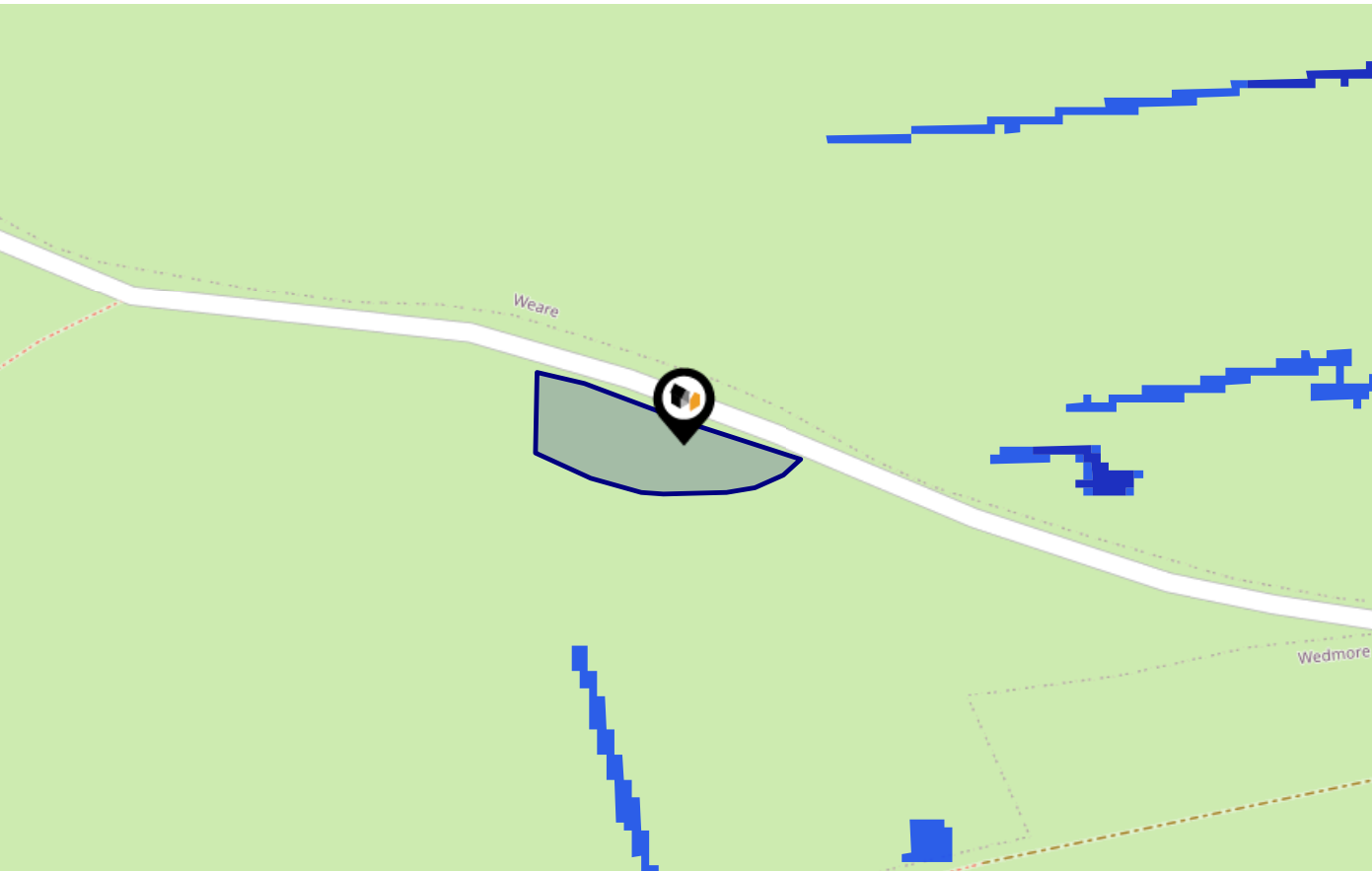
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Climate Change

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.

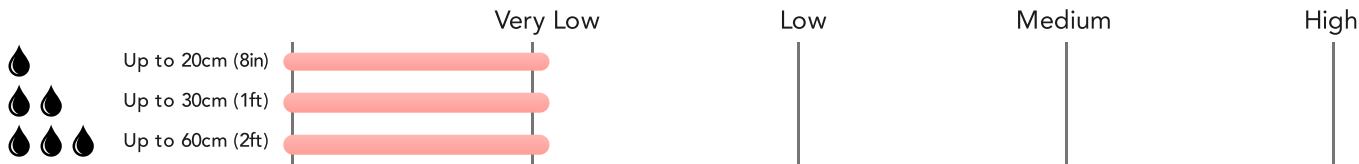


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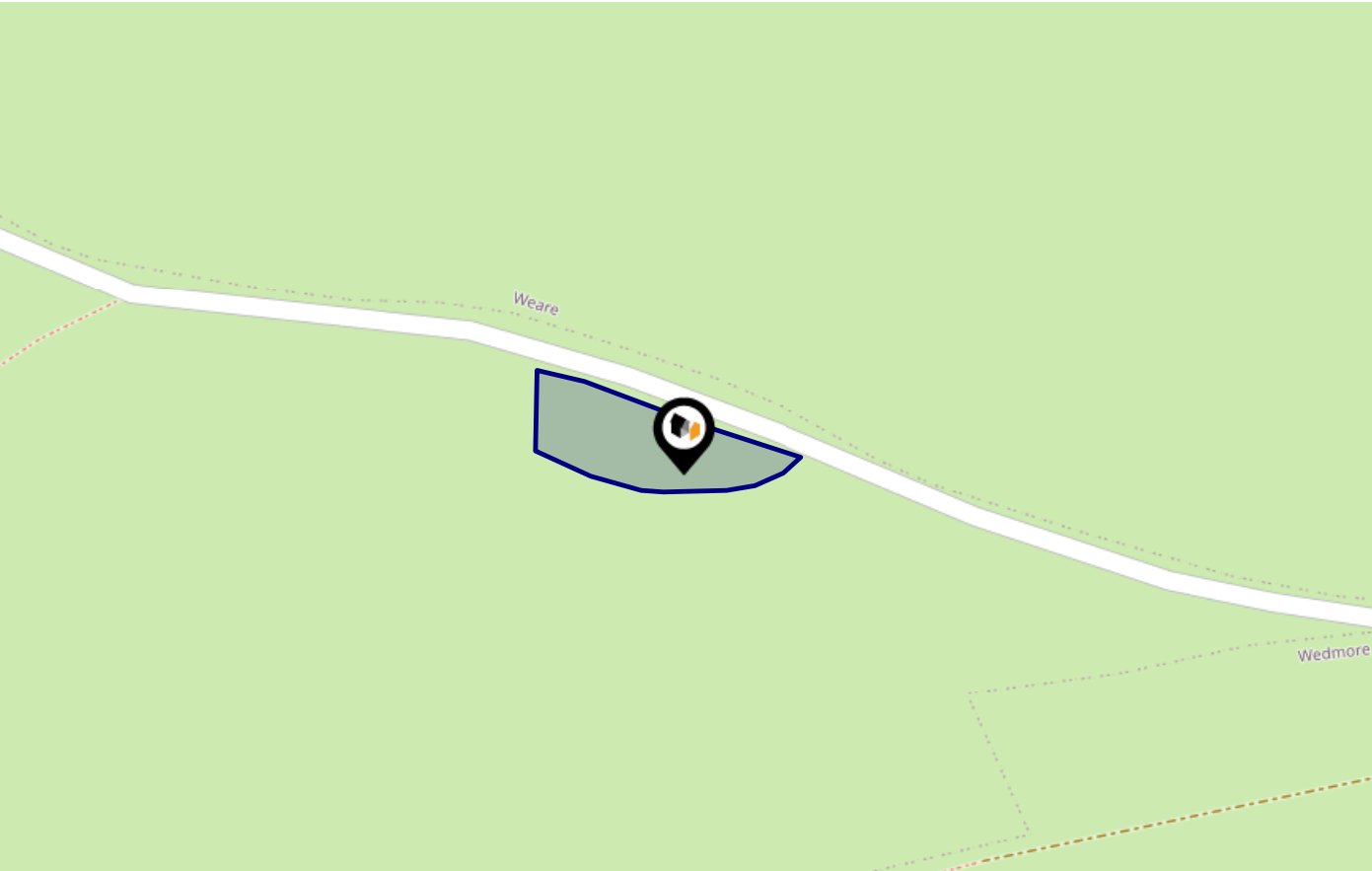
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Flood Risk

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

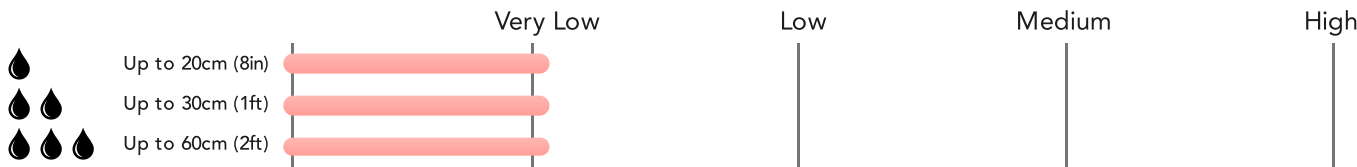


Risk Rating: Very low

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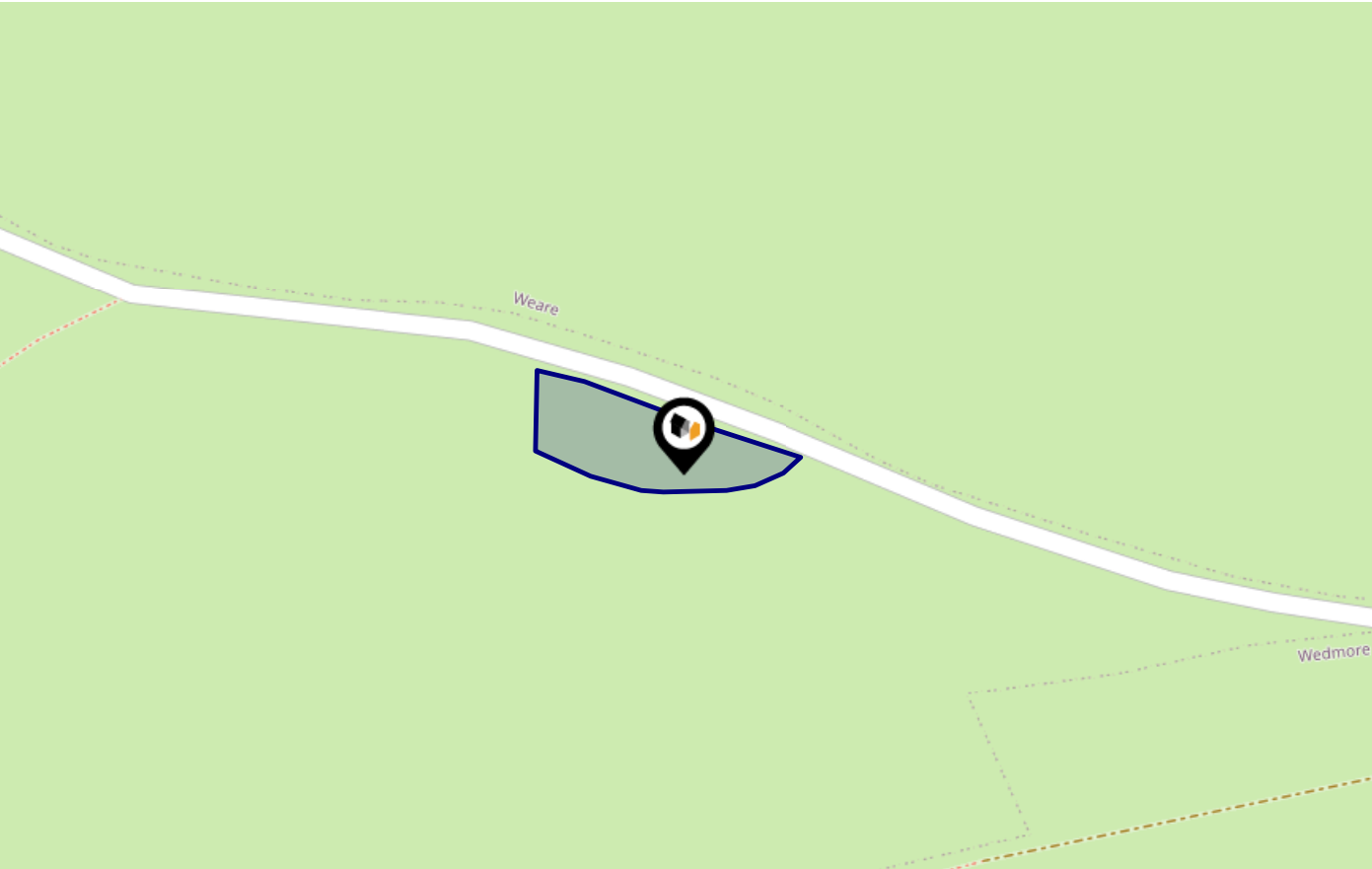
Chance of flooding to the following depths at this property:



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.

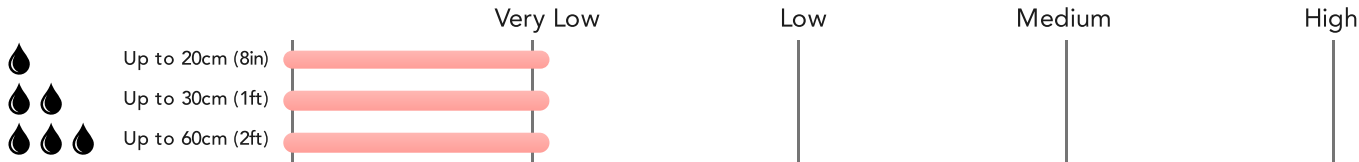


Risk Rating: Very low

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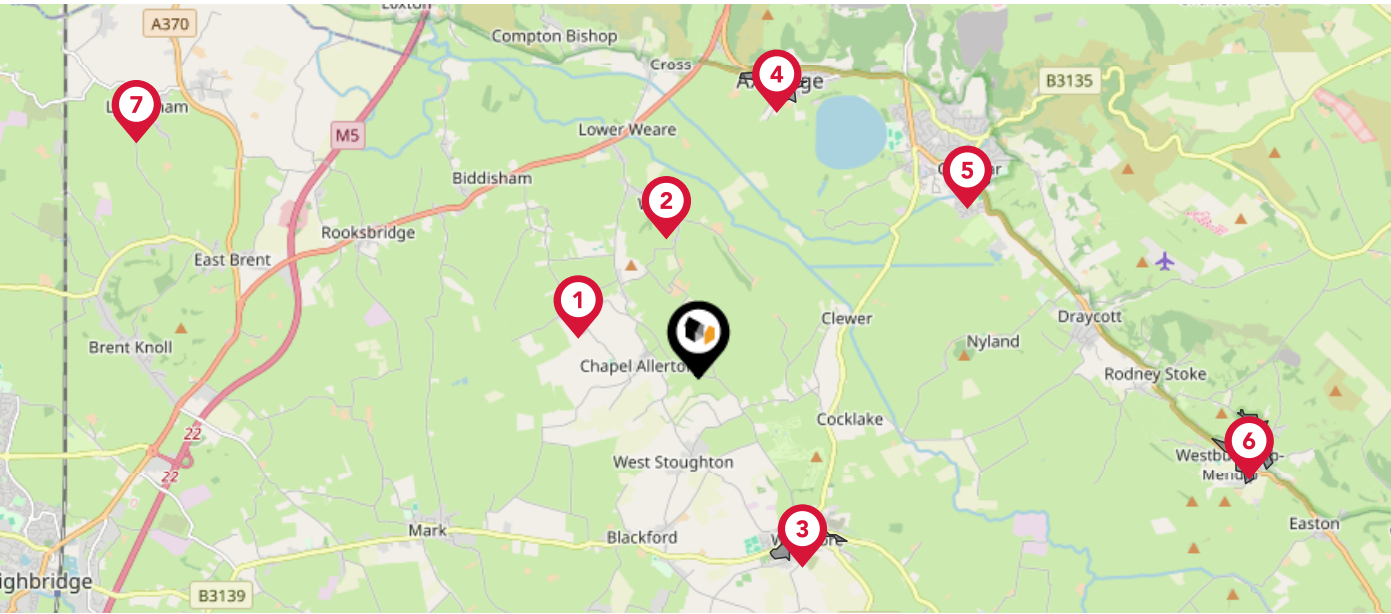
Chance of flooding to the following depths at this property:




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	
	Stone Allerton
	Weare
	Wedmore
	Axbridge
	Cheddar
	Westbury sub Mendip
	Lympsham

Maps

Landfill Sites

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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	Axbridge Refuse Tip-Moorland Street, Axbridge, Somerset	Historic Landfill	
4	Land adjoining playing fields-Sharpham Road, Cheddar	Historic Landfill	
5	Carscliffe Farm-Cheddar, Somerset	Historic Landfill	
6	Latches Lane-Draycott, Cheddar, Somerset	Historic Landfill	
7	OS Plots 1100 And 0217-Latches Lane, Draycott, Cheddar, Somerset	Historic Landfill	
8	Hardmead Lane-Draycott, Cheddar, Somerset	Historic Landfill	
9	Bradley Farm-Cheddar, Somerset	Historic Landfill	
10	Bradley Farm-Cheddar, Somerset	Historic Landfill	

This map displays nearby coal mine entrances and their classifications.



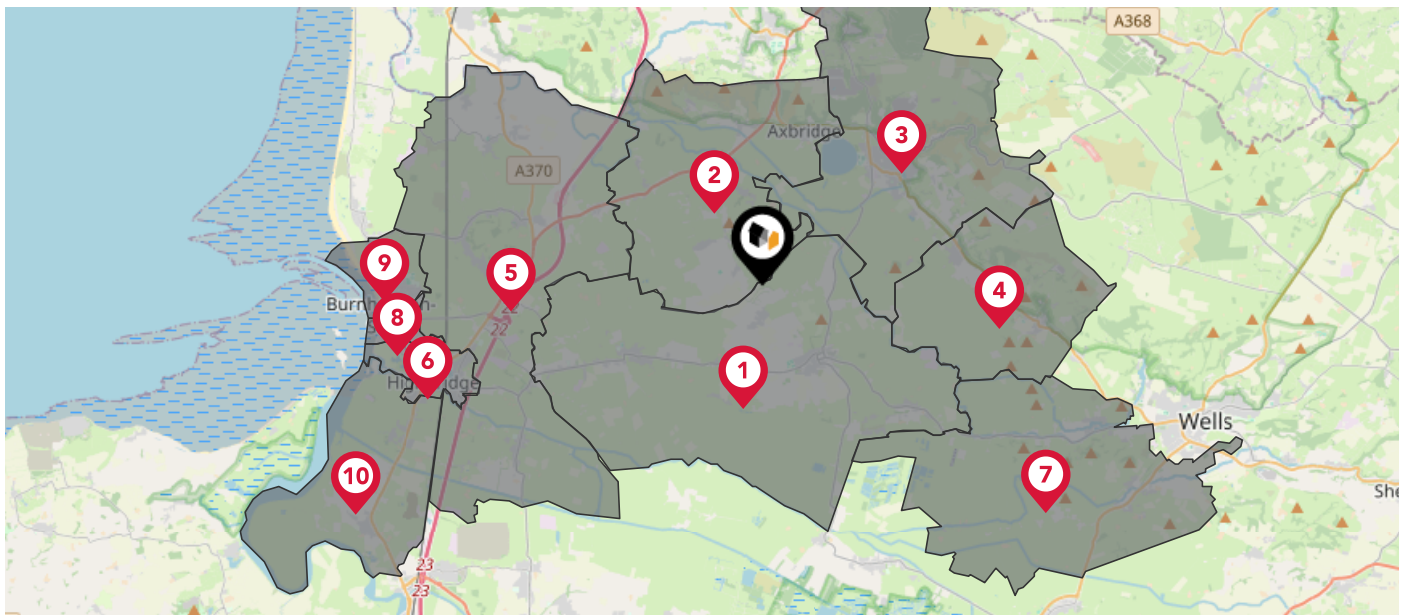
Mine Entry

- ✕ 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

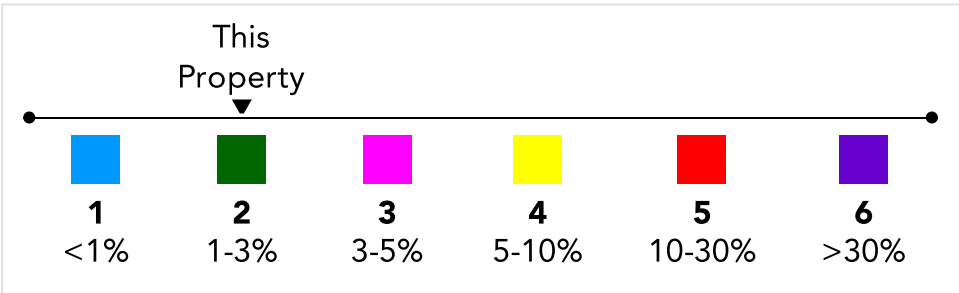
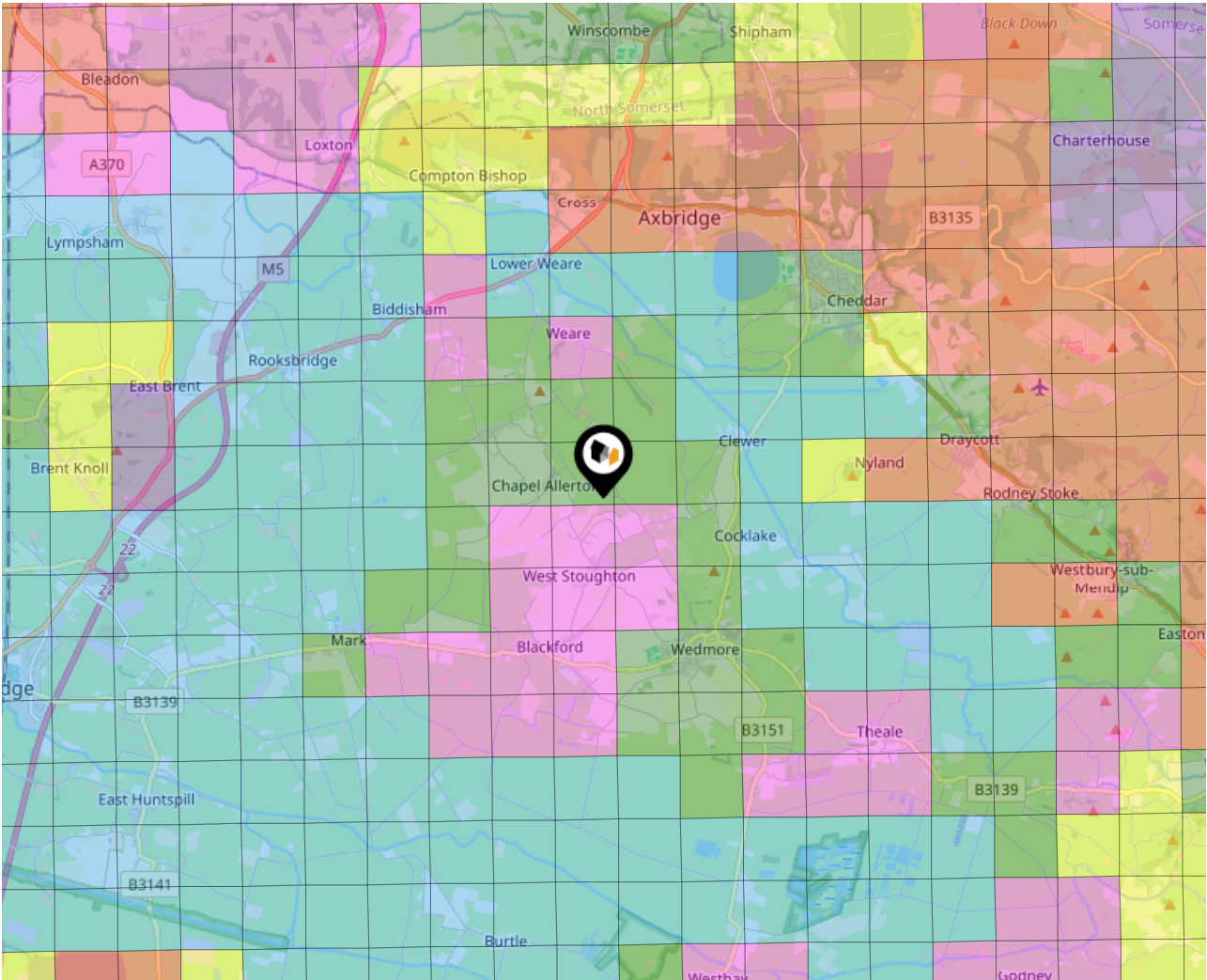


Nearby Council Wards

-  Wedmore and Mark Ward
-  Axevale Ward
-  Cheddar and Shipham Ward
-  Rodney and Westbury Ward
-  Knoll Ward
-  Highbridge and Burnham Marine Ward
-  Wookey and St. Cuthbert Out West Ward
-  Burnham Central Ward
-  Burnham North Ward
-  Huntspill and Pawlett Ward

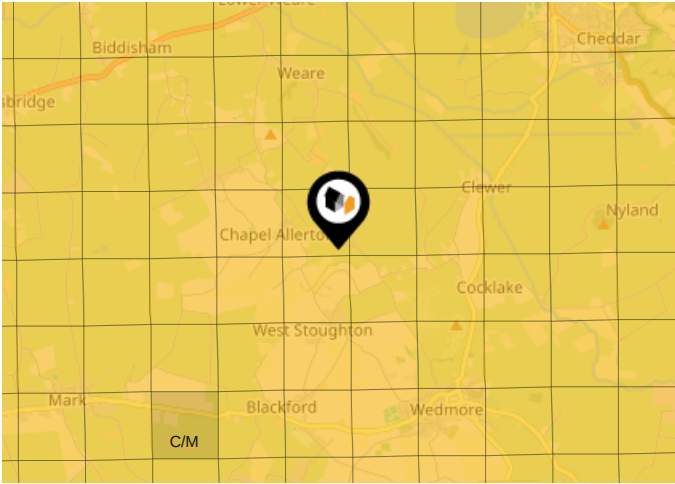
What is Radon?

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:	VARIABLE(HIGH)	Soil Texture:	CLAYEY LOAM TO SILTY
Parent Material Grain:	ARGILLACEOUS		LOAM
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY	Soil Depth:	DEEP



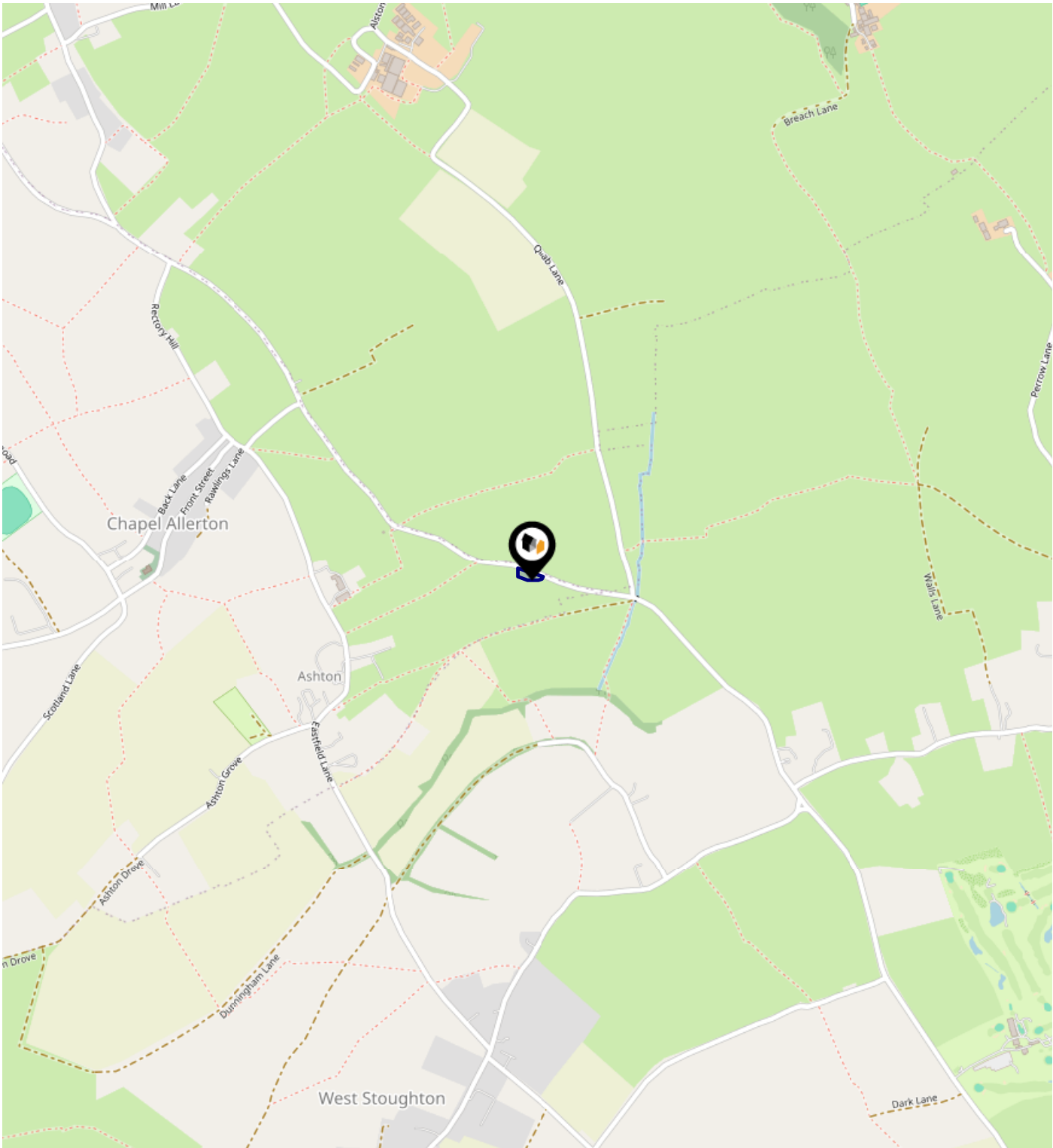
Primary Classifications (Most Common Clay Types)

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

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Key:

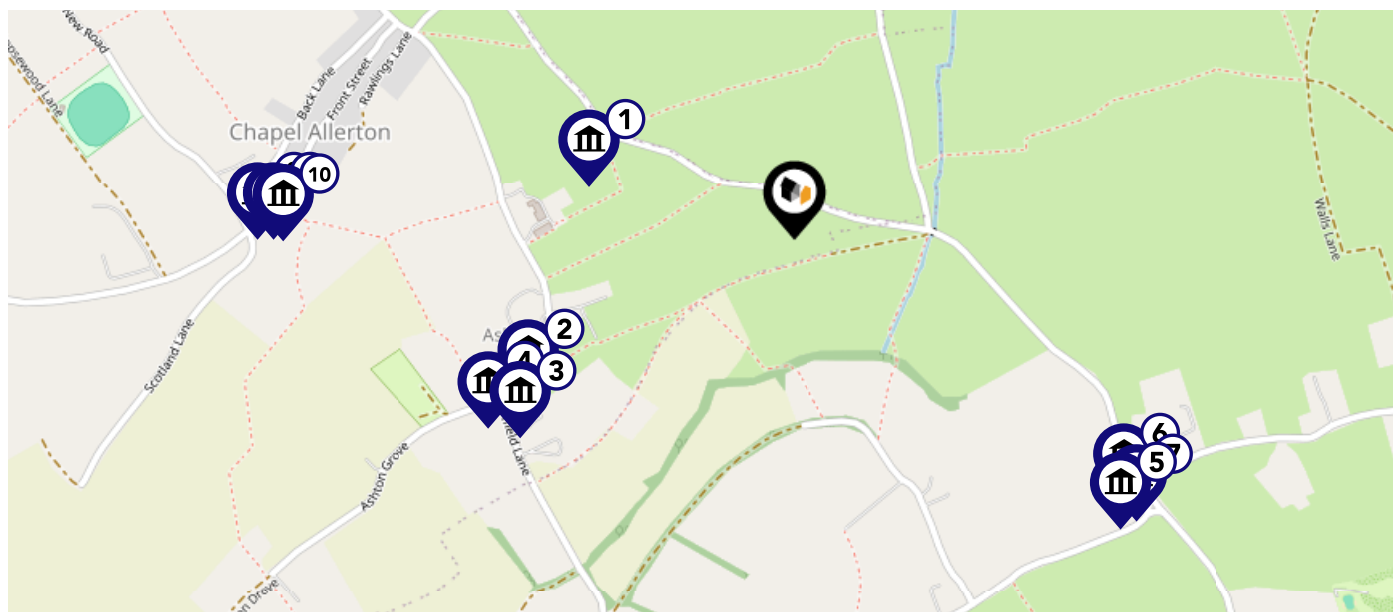
-  Power Pylons
-  Communication Masts











Maps

Listed Buildings

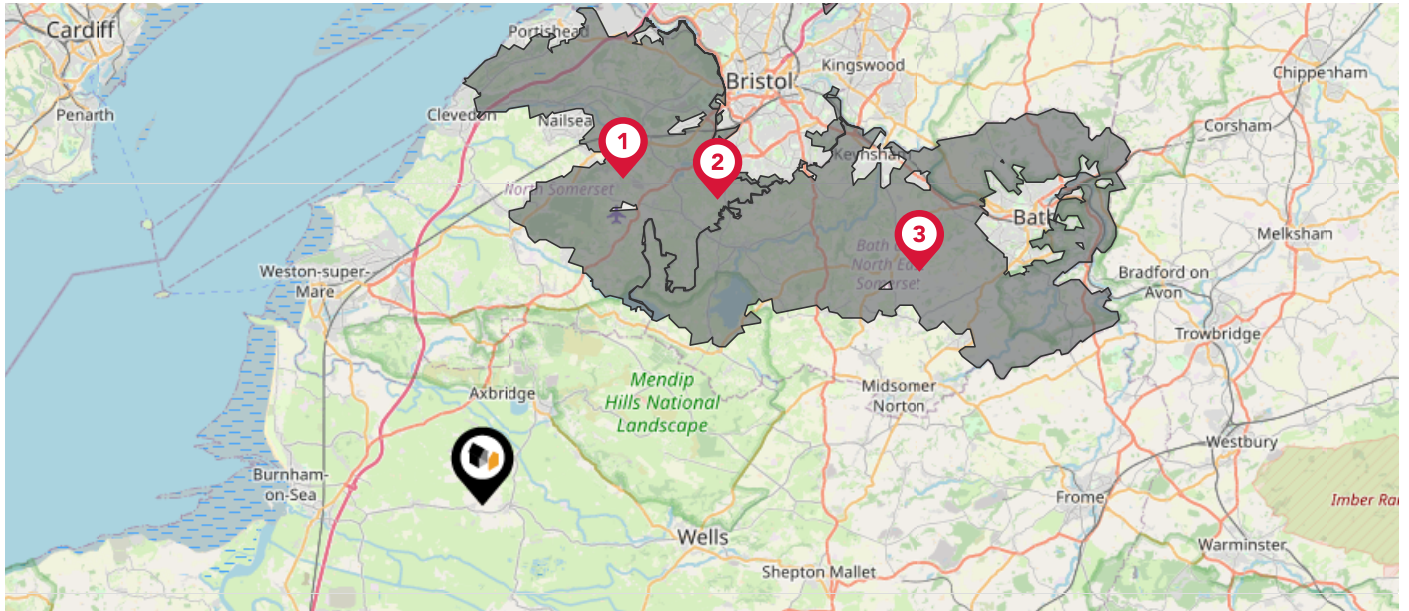
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This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1173522 - Ashton Windmill	Grade II	0.2 miles
 1059104 - Ashton Gate Farmhouse	Grade II	0.3 miles
 1059103 - Ashton Farmhouse	Grade II	0.4 miles
 1344915 - Ashton House Farmhouse	Grade II	0.4 miles
 1262043 - Stoughton Cross House With Field Boundary Railings	Grade II	0.5 miles
 1253059 - Holy Well Farm	Grade II	0.5 miles
 1252914 - Roadside Cross At Ngr St 4248 4966	Grade II	0.5 miles
 1059105 - Manor Farmhouse	Grade II	0.6 miles
 1173571 - The Parish Church	Grade II	0.6 miles
 1344916 - Churchyard Cross, In Churchyard Of Parish Church	Grade II	0.6 miles

This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

1

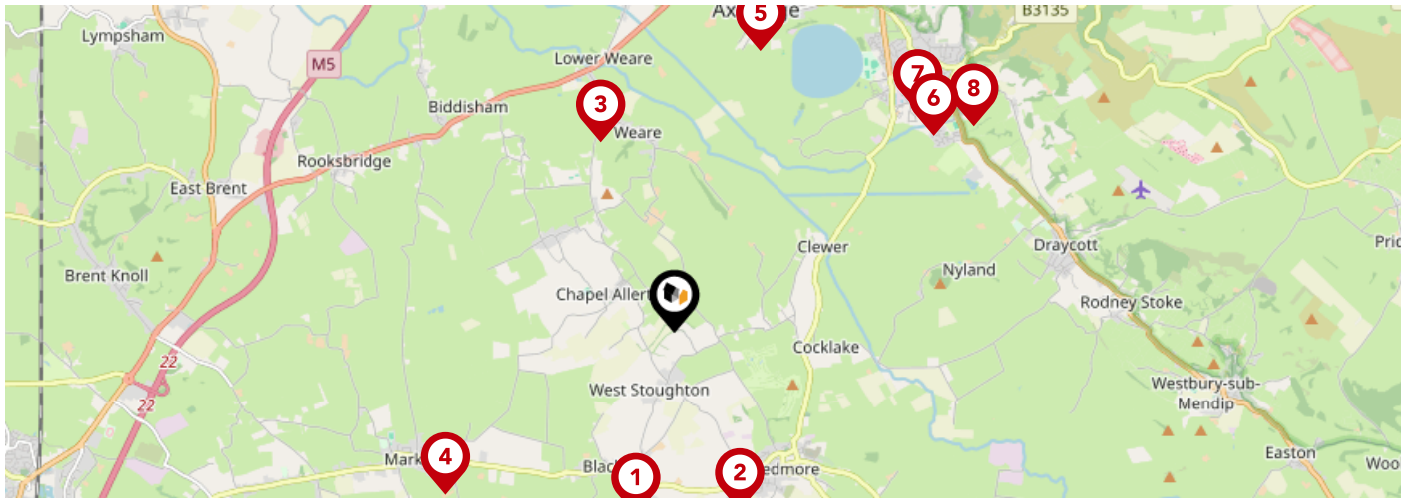
Bath and Bristol Green Belt - North Somerset

2

Bath and Bristol Green Belt - Bristol, City of

3

Bath and Bristol Green Belt - Bath and North East Somerset



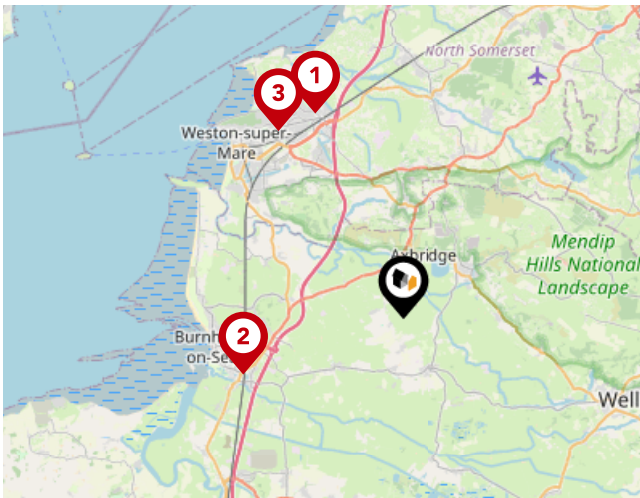
		Nursery	Primary	Secondary	College	Private
1	Hugh Sexey Church of England Middle School Ofsted Rating: Good Pupils: 655 Distance:1.73	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Wedmore First School Academy Ofsted Rating: Good Pupils: 186 Distance:1.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Weare Academy First School Ofsted Rating: Good Pupils: 165 Distance:1.91	<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:2.6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Axbridge Church of England First School Academy Ofsted Rating: Good Pupils: 185 Distance:2.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	The Kings of Wessex Academy Ofsted Rating: Good Pupils: 1045 Distance:3.03	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Cheddar First School Ofsted Rating: Good Pupils: 333 Distance:3.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Fairlands Middle School Ofsted Rating: Good Pupils: 434 Distance:3.39	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
9	Draycott & Rodney Stoke Church of England First School Ofsted Rating: Good Pupils: 72 Distance:3.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Mark First and Pre-School CE Academy Ofsted Rating: Good Pupils: 162 Distance:3.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Sidcot School Ofsted Rating: Not Rated Pupils: 639 Distance:4.57	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	East Brent Church of England First School Ofsted Rating: Good Pupils: 75 Distance:4.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Winscombe Primary School Ofsted Rating: Good Pupils: 212 Distance:4.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Shipham Church of England First School Ofsted Rating: Good Pupils: 91 Distance:4.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	St Lawrence's CofE Primary School Ofsted Rating: Good Pupils: 49 Distance:5.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Brent Knoll Church of England Primary School Ofsted Rating: Good Pupils: 182 Distance:5.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

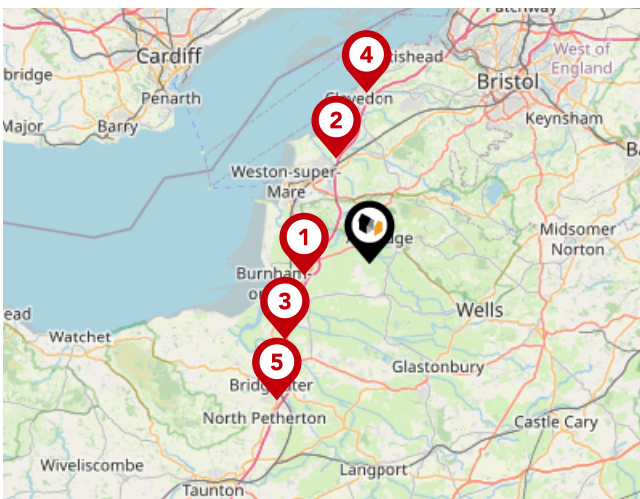
Area Transport (National)

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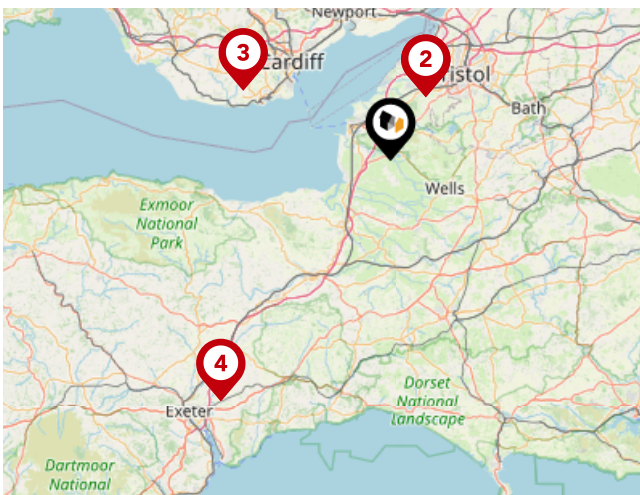
National Rail Stations

Pin	Name	Distance
	Worle Rail Station	8.27 miles
	Highbridge & Burnham-on-Sea Rail Station	6.28 miles
	Weston Milton Rail Station	8.37 miles







Trunk Roads/Motorways

Pin	Name	Distance
	M5 J22	4.97 miles
	M5 J21	8.22 miles
	M5 J23	8.43 miles
	M5 J20	12.74 miles
	M5 J24	12.2 miles



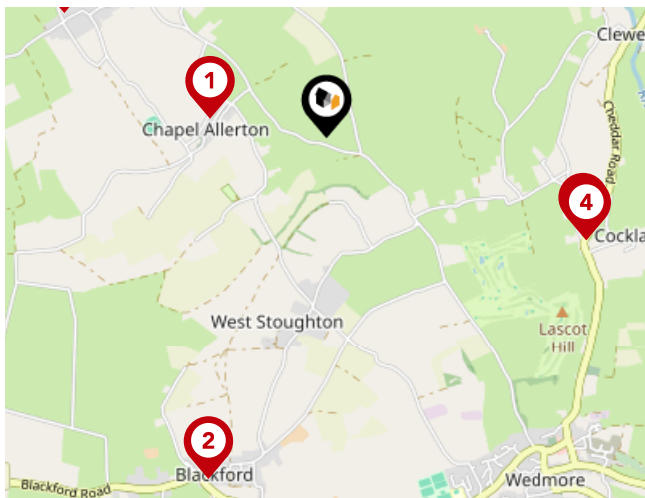
Airports/Helipads

Pin	Name	Distance
	Bristol Airport	11 miles
	Felton	11 miles
	Cardiff Airport	24.15 miles
	Exeter Airport	43.81 miles

Area

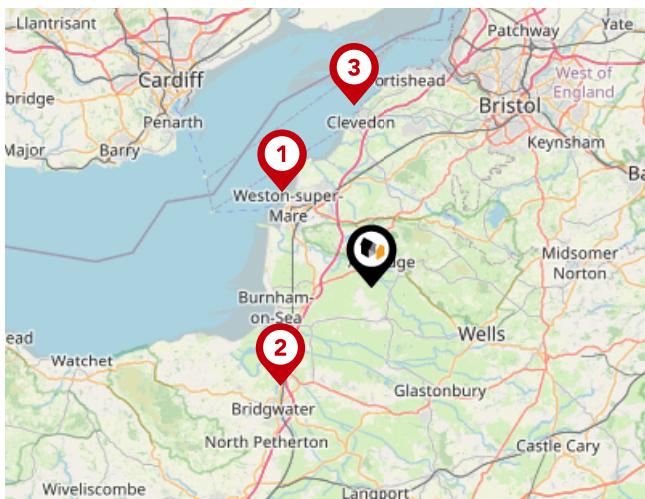
Transport (Local)

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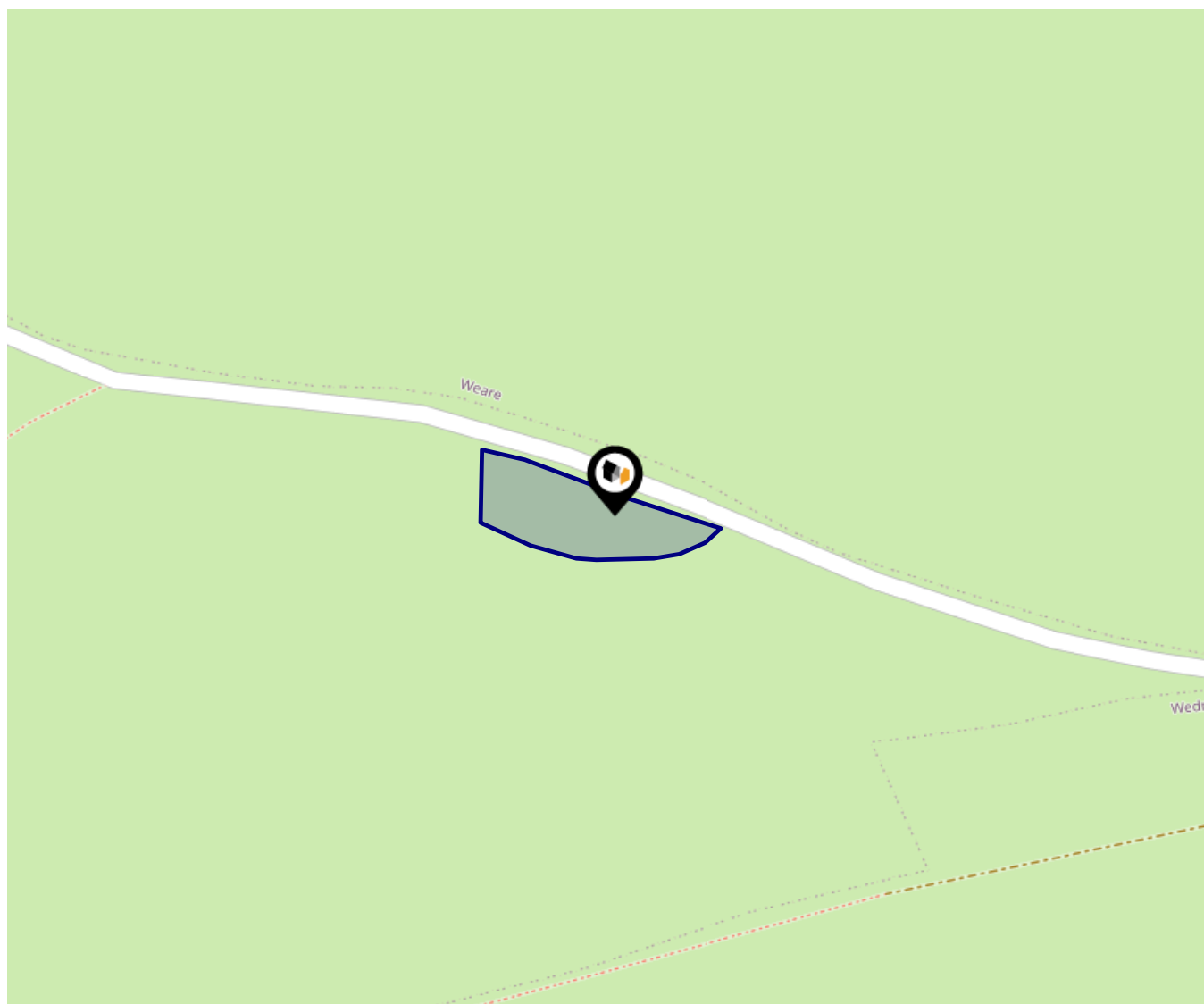
Bus Stops/Stations

Pin	Name	Distance
1	Bus Shelter	0.55 miles
2	Sexeys Arms Inn	1.68 miles
3	The Post Office	1.27 miles
4	The Post Office	1.3 miles
5	Memorial Cross	1.35 miles



Ferry Terminals

Pin	Name	Distance
1	Weston-super-Mare Knightstone Harbour	9.76 miles
2	Bridgwater Ferry Terminal	9.95 miles
3	Clevedon Pier	13.61 miles



This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

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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Cooper and Tanner

Providence House Wedmore BS28 4EG

01934 713296

wedmore@cooperandtanner.co.uk

cooperandtanner.co.uk

