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# MIR: Material Info

The Material Information Affecting this Property

Thursday 27<sup>th</sup> February 2025



## COCKLAKE, WEDMORE, BS28

Price Estimate : £800,000

### Cooper and Tanner

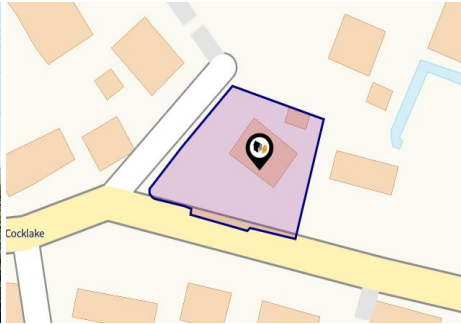
Providence House Wedmore BS28 4EG

01934 713296

wedmore@cooperandtanner.co.uk

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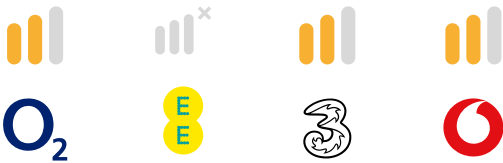
## Property

Type:	Detached	Price Estimate:	£800,000
Bedrooms:	4	Rental Estimate:	£1,200
Floor Area:	1,582 ft <sup>2</sup> / 147 m <sup>2</sup>	Yield:	1.8 %
Plot Area:	0.27 acres	Tenure:	Freehold
Year Built :	1950-1966		
Council Tax :	Band D		
Annual Estimate:	£2,267		
Title Number:	ST302209		

## Local Area

Local Authority:	Somerset	Estimated Broadband Speeds	
Conservation Area:	No	(Standard - Superfast - Ultrafast)	
Flood Risk:		15	1000
● Rivers & Seas	No Risk	mb/s	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
- 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

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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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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)

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The vendor has made us aware that, to the best of their knowledge, there are no rights of way affecting 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

**Property Lease Information (if applicable)**

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**Listed Building Information (if applicable)**

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**Management Fees or similar**

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## 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 an air source heat pump

## 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 records for: *Maldon Farm, Cocklake, Wedmore, BS28 4HF*

Reference - 50/20/00006
<p><b>Decision:</b> -</p>
<p><b>Date:</b> 17th January 2020</p>
<p><b>Description:</b> Application for prior notification of the erection of a mono pitch, open fronted, clear span, steel portal framed general purpose agricultural building.</p>

Reference - 50/22/00116
<p><b>Decision:</b> -</p>
<p><b>Date:</b> 22nd December 2022</p>
<p><b>Description:</b> Application to determine if prior approval is required for a proposed change of use of agricultural building to 2no. dwelling and associated operational development.</p>

Planning records for: *Cricklake Farm, Bartletts Bridge, Cocklake, Wedmore, BS28 4HF*

Reference - 50/10/00136
<p><b>Decision:</b> Refuse Planning Permission</p>
<p><b>Date:</b> 07th December 2010</p>
<p><b>Description:</b> Variation of condition 4 of planning permission 50/98/51 to to also include farmhouse bed and breakfast and equestrian use" ?</p>

Reference - 50/10/00137
<p><b>Decision:</b> Granted Permission</p>
<p><b>Date:</b> 07th December 2010</p>
<p><b>Description:</b> Change of use of agricultural building to stables (amended description 14 Feb 2011)</p>

Planning records for: *Withypool Farm, Barrows Drove, Cocklake, Wedmore, Somerset, BS28 4HF*

<b>Reference - 50/24/00069</b>
<b>Decision:</b> -
<b>Date:</b> 04th October 2024
<b>Description:</b> Application to determine if prior approval is required for the creation of a yard.

<b>Reference - 50/21/00014</b>
<b>Decision:</b> -
<b>Date:</b> 25th February 2021
<b>Description:</b> Relocation of an existing cattery, formation of concrete base and a range of wooden temporary cat chalets to be erected to house cats with 36 No. enclosures, an office and store room.

Planning records for: *Streamcross, Cocklake, Wedmore, BS28 4HF*

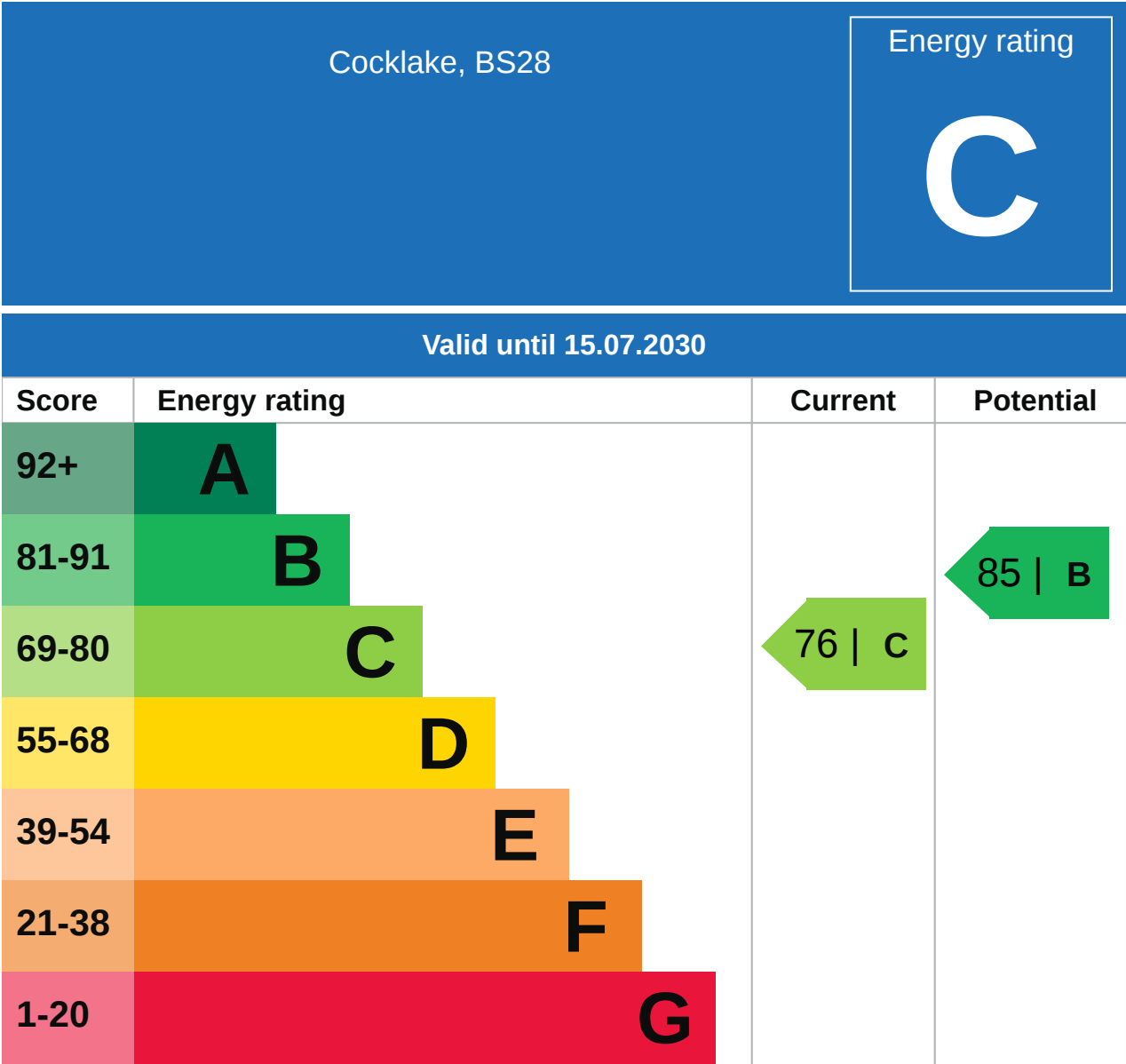
<b>Reference - 50/17/00068</b>
<b>Decision:</b> Granted Permission
<b>Date:</b> 12th October 2017
<b>Description:</b> Retrospective application for the installation of an external staircase to garage and creation of a first floor to be used as a home office.

<b>Reference - 50/17/00068</b>
<b>Decision:</b> -
<b>Date:</b> 12th October 2017
<b>Description:</b> Retrospective application for the installation of an external staircase to garage and creation of a first floor to be used as a home office.

Planning records for: *Streamcross, Cocklake, Wedmore, BS28 4HF*

Reference - 50/12/00030	
Decision:	Granted Permission
Date:	30th April 2012
Description:	Construction of garage building & replacement garden store.





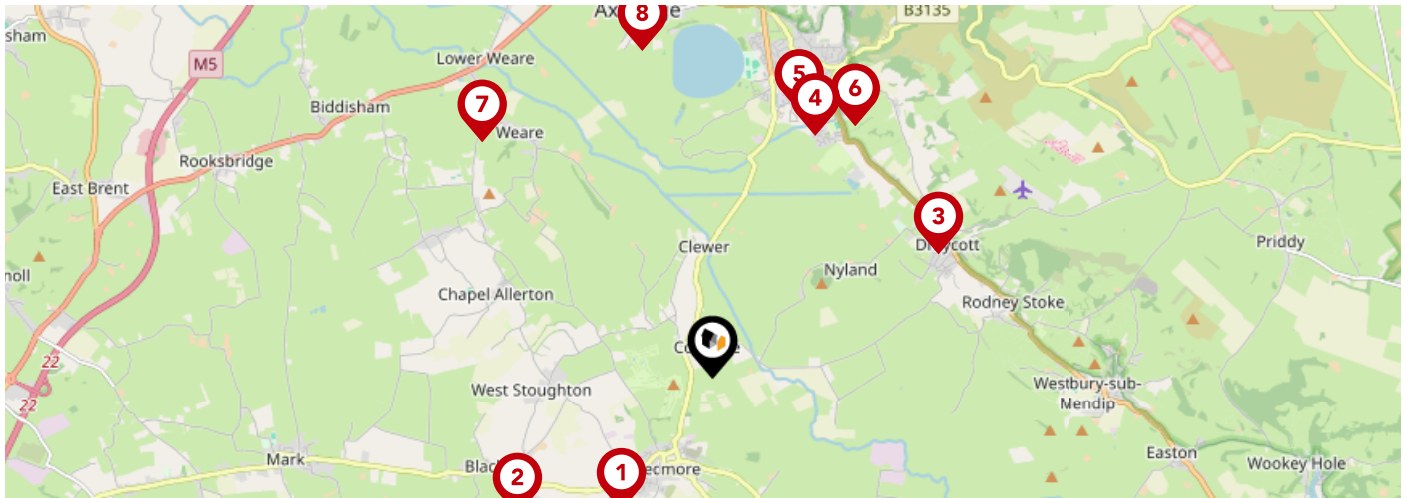
# Property

## EPC - Additional Data

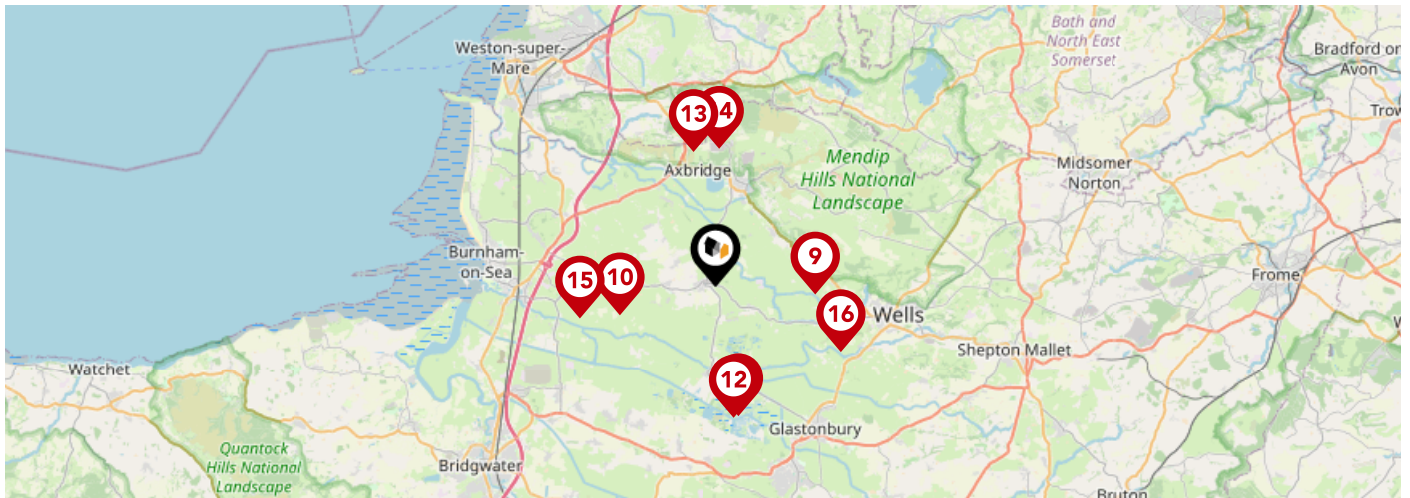
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### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	RHI application
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Electricity (not community)
<b>Main Gas:</b>	No
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	2
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, filled cavity and internal insulation
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 400+ mm loft insulation
<b>Roof Energy:</b>	Very Good
<b>Main Heating:</b>	Air source heat pump, underfloor, electric
<b>Main Heating Controls:</b>	Time and temperature zone control
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Average
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Solid, insulated
<b>Total Floor Area:</b>	147 m <sup>2</sup>



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Wedmore First School Academy</b> Ofsted Rating: Good   Pupils: 186   Distance:1.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Hugh Sexey Church of England Middle School</b> Ofsted Rating: Good   Pupils: 655   Distance:2.22	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Draycott &amp; Rodney Stoke Church of England First School</b> Ofsted Rating: Good   Pupils: 72   Distance:2.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>The Kings of Wessex Academy</b> Ofsted Rating: Good   Pupils: 1045   Distance:2.46	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Cheddar First School</b> Ofsted Rating: Good   Pupils: 333   Distance:2.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Fairlands Middle School</b> Ofsted Rating: Good   Pupils: 434   Distance:2.7	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Weare Academy First School</b> Ofsted Rating: Good   Pupils: 165   Distance:3.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Axbridge Church of England First School Academy</b> Ofsted Rating: Good   Pupils: 185   Distance:3.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

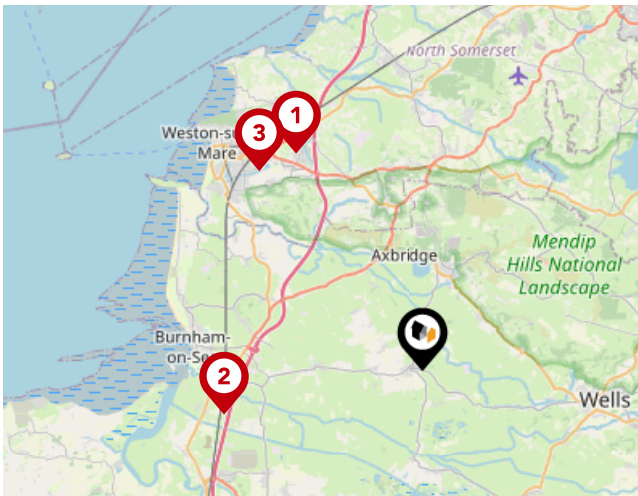


		Nursery	Primary	Secondary	College	Private
<b>9</b>	<b>St Lawrence's CofE Primary School</b> Ofsted Rating: Good   Pupils: 49   Distance:3.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>Sedgemoor Manor School</b> Ofsted Rating: Good   Pupils: 71   Distance:3.74	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>Meare Village Primary School</b> Ofsted Rating: Outstanding   Pupils: 96   Distance:4.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>Abbot's Way School</b> Ofsted Rating: Not Rated   Pupils: 39   Distance:4.95	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>Sidcot School</b> Ofsted Rating: Not Rated   Pupils: 639   Distance:5.03	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>Shipham Church of England First School</b> Ofsted Rating: Good   Pupils: 91   Distance:5.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>Mark First and Pre-School CE Academy</b> Ofsted Rating: Good   Pupils: 162   Distance:5.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>Wookey Primary School</b> Ofsted Rating: Good   Pupils: 97   Distance:5.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area

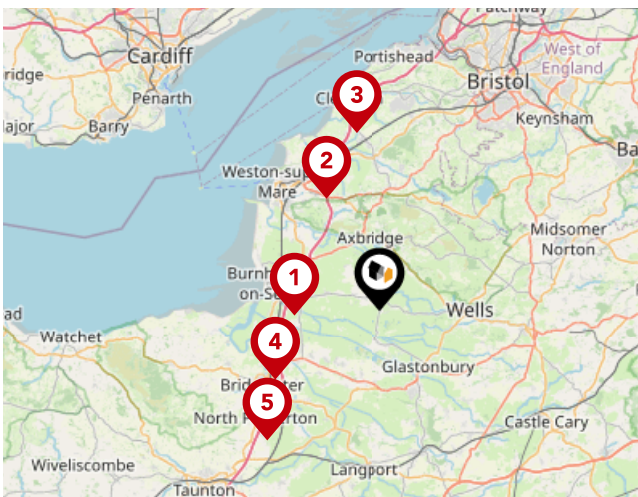
## Transport (National)

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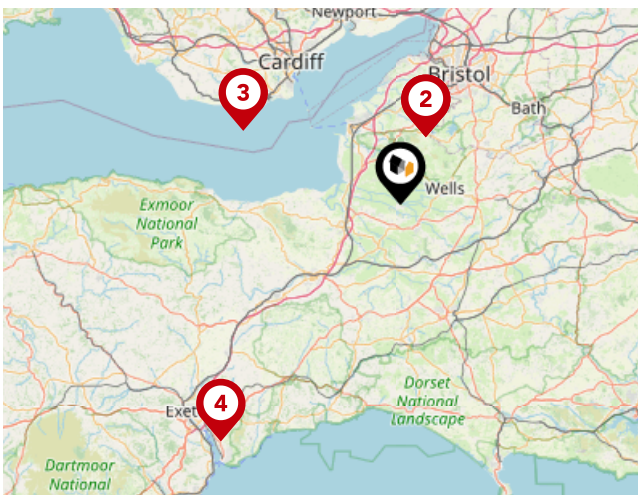
### National Rail Stations

Pin	Name	Distance
	Worle Rail Station	9.31 miles
	Highbridge & Burnham-on-Sea Rail Station	7.58 miles
	Weston Milton Rail Station	9.58 miles







### Trunk Roads/Motorways

Pin	Name	Distance
	M5 J22	6.38 miles
	M5 J21	9.15 miles
	M5 J20	13.26 miles
	M5 J23	9.34 miles
	M5 J24	12.76 miles



### Airports/Helipads

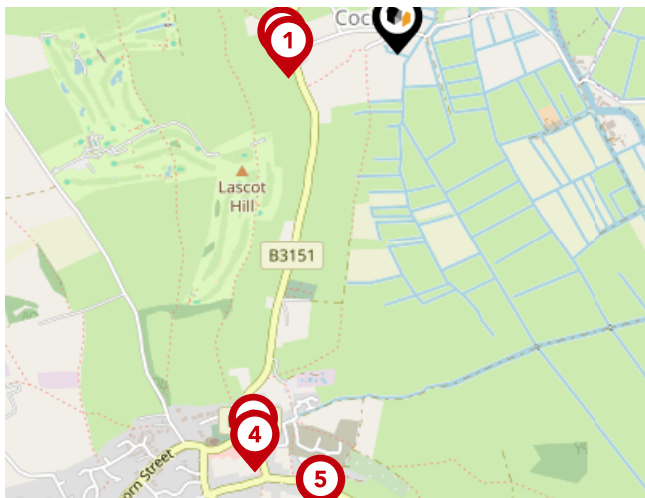
Pin	Name	Distance
	Bristol Airport	10.76 miles
	Felton	10.76 miles
	Cardiff Airport	25.65 miles
	Exeter Airport	44.34 miles



# Area

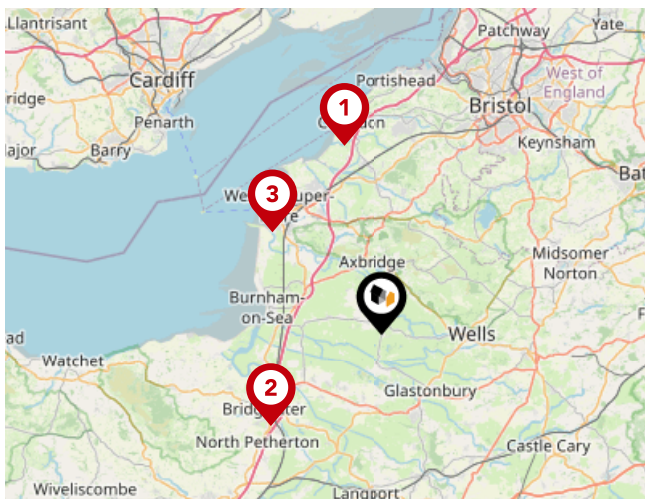
## Transport (Local)

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### Bus Stops/Stations

Pin	Name	Distance
1	The Post Office	0.26 miles
2	The Post Office	0.27 miles
3	The Swan Inn	0.99 miles
4	The Borough Yard	1.02 miles
5	Combe Batch Rise	1.09 miles



### Ferry Terminals

Pin	Name	Distance
1	Clevedon Pier	14.25 miles
2	Bridgwater Ferry Terminal	10.73 miles
3	Weston-super-Mare Knightstone Harbour	11.1 miles

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### Cooper and Tanner

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# Cooper and Tanner

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