



# MIR: Material Info

The Material Information Affecting this Property

**Thursday 16<sup>th</sup> January 2025**



**REDMANS HILL, BLACKFORD, WEDMORE, BS28**

## Cooper and Tanner

Providence House Wedmore BS28 4EG

01934 713296

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# Property Overview

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## Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	3,713 ft <sup>2</sup> / 345 m <sup>2</sup>		
Plot Area:	0.38 acres		
Year Built :	1991-1995		
Council Tax :	Band G		
Annual Estimate:	£3,778		
Title Number:	ST66943		

## Local Area

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

### Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

10	80	1000
mb/s	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 or spray foam insulation 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 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 there are no rights of way 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 mains drainage

Planning records for: *Highbanks, Redmans Hill, Blackford, Wedmore, Somerset, BS28 4NQ*

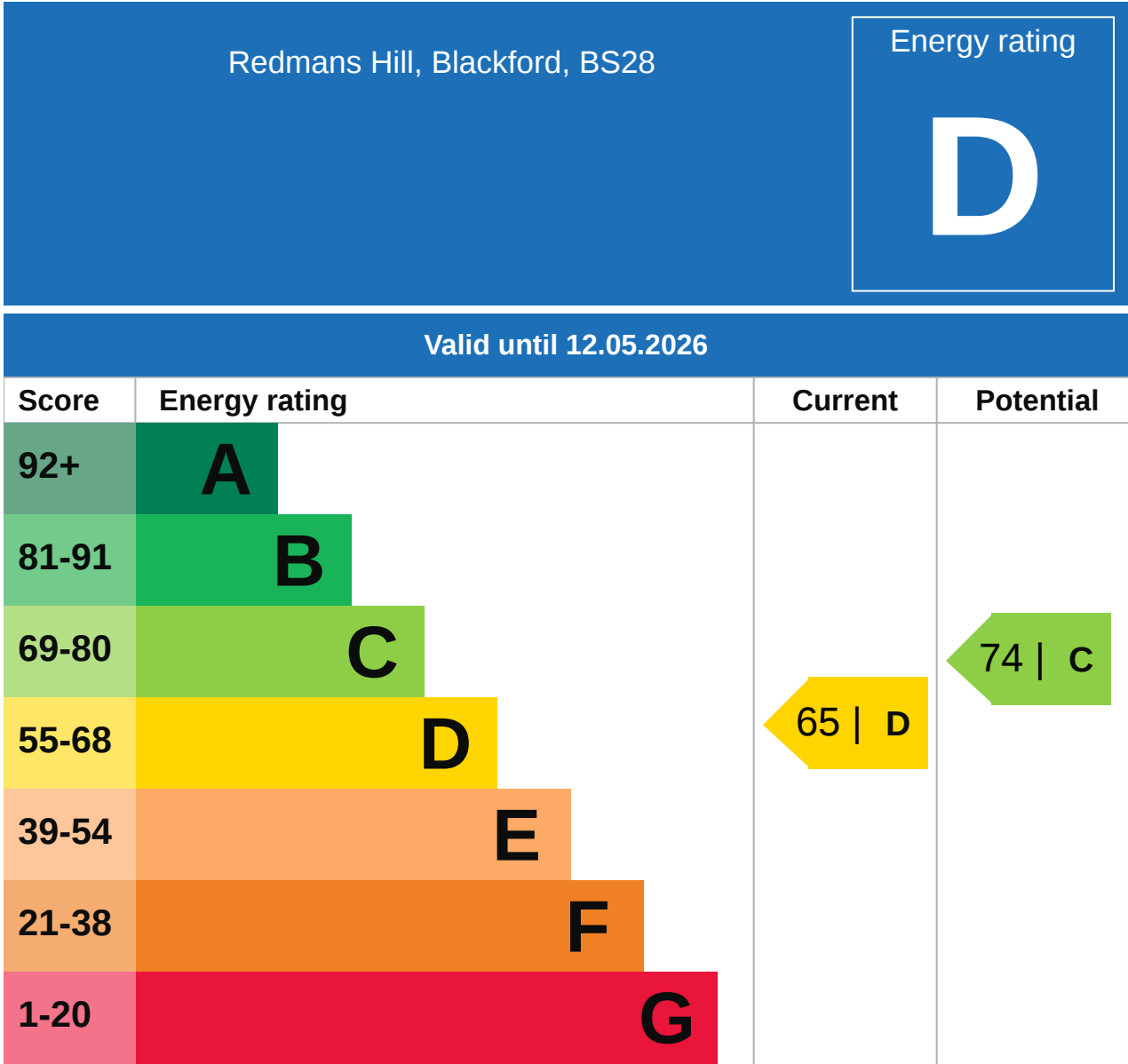
Reference - 50/24/00088	
Decision:	-
Date:	26th November 2024
Description:	Erection of single storey extension to the West elevation, and erection of porch to the West elevation.

Planning records for: *Manor Lodge, Redmans Hill, Blackford, Wedmore, Somerset, BS28 4NQ*

Reference - 50/21/00027	
Decision:	-
Date:	16th March 2021
Description:	Application for Non-Material Amendment to Planning Permission 50/20/00103 (Erection of a double garage with ancillary accommodation on site of existing garage to be demolished, formation of a wheelchair accessible ramp to the raised house level and installation of platform lift.) to allow for material change to the approved retaining wall from the specified stone facing to reconstituted stone finish with planting.

Property  
EPC - Certificate

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# Property

## EPC - Additional Data

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### Additional EPC Data

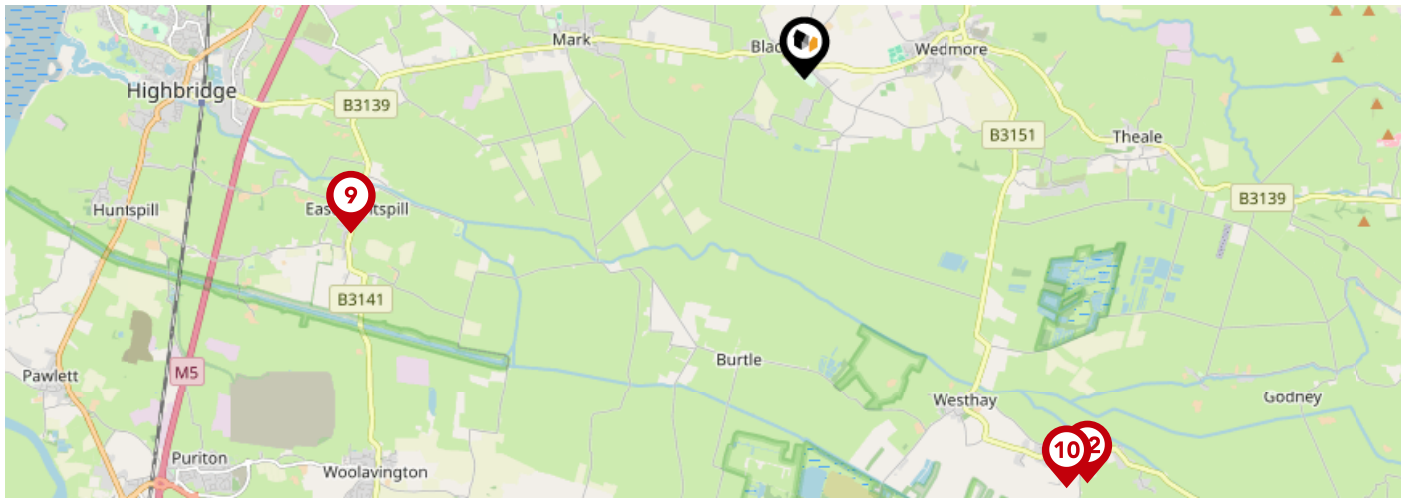
<b>Property Type:</b>	House
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Oil (not community)
<b>Main Gas:</b>	No
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 270 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, oil
<b>Main Heating Controls:</b>	Time and temperature zone control
<b>Hot Water System:</b>	From main system, plus solar
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 20% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	345 m <sup>2</sup>





		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Hugh Sexey Church of England Middle School</b> Ofsted Rating: Good   Pupils: 655   Distance:0.16	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Wedmore First School Academy</b> Ofsted Rating: Good   Pupils: 186   Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Sedgemoor Manor School</b> Ofsted Rating: Good   Pupils: 71   Distance:1.78	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Mark First and Pre-School CE Academy</b> Ofsted Rating: Good   Pupils: 162   Distance:3.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Weare Academy First School</b> Ofsted Rating: Good   Pupils: 165   Distance:3.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Axbridge Church of England First School Academy</b> Ofsted Rating: Good   Pupils: 185   Distance:4.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>The Kings of Wessex Academy</b> Ofsted Rating: Good   Pupils: 1045   Distance:4.36	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Cheddar First School</b> Ofsted Rating: Good   Pupils: 333   Distance:4.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

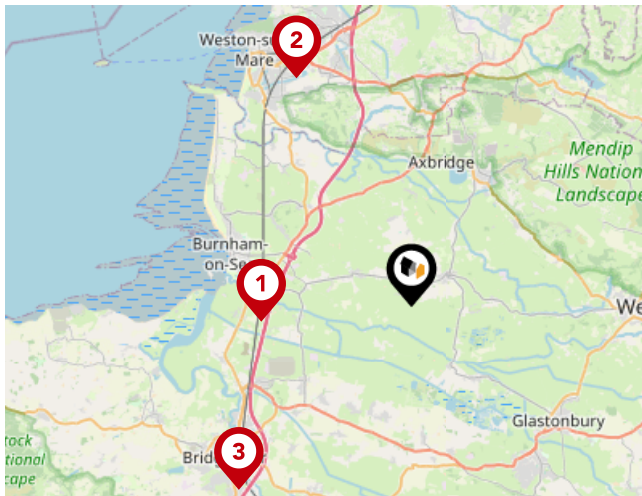




		Nursery	Primary	Secondary	College	Private
9	<b>East Huntspill Primary Academy</b> Ofsted Rating: Good   Pupils: 77   Distance:4.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	<b>Abbot's Way School</b> Ofsted Rating: Not Rated   Pupils: 39   Distance:4.52	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	<b>Draycott &amp; Rodney Stoke Church of England First School</b> Ofsted Rating: Good   Pupils: 72   Distance:4.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	<b>Meare Village Primary School</b> Ofsted Rating: Outstanding   Pupils: 96   Distance:4.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	<b>Fairlands Middle School</b> Ofsted Rating: Good   Pupils: 434   Distance:4.67	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	<b>East Brent Church of England First School</b> Ofsted Rating: Good   Pupils: 75   Distance:4.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	<b>Brent Knoll Church of England Primary School</b> Ofsted Rating: Good   Pupils: 182   Distance:5.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	<b>Catcott Primary School</b> Ofsted Rating: Good   Pupils: 144   Distance:5.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

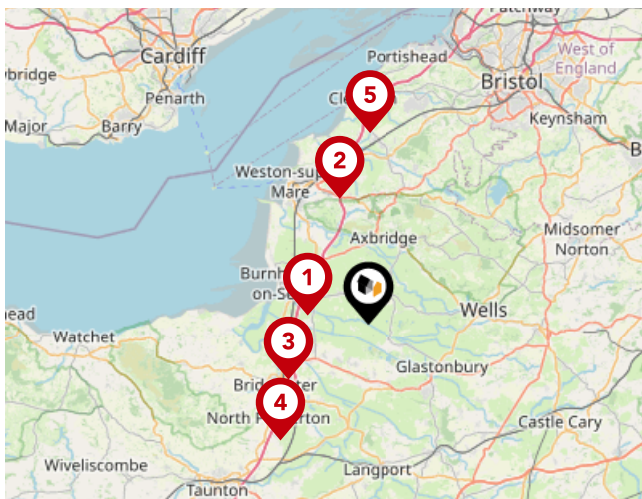
# Area Transport (National)

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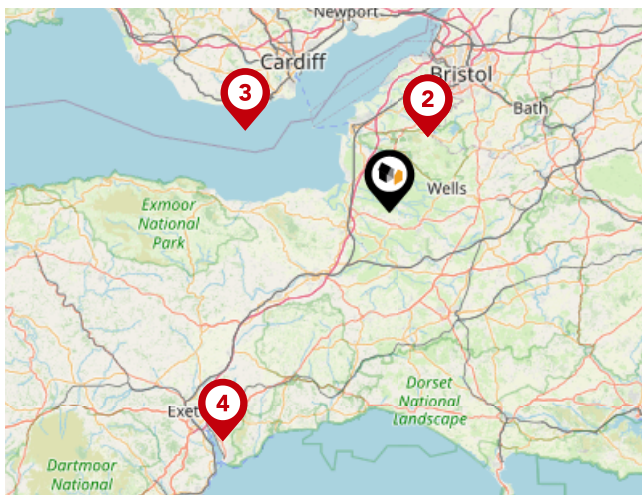
## National Rail Stations

Pin	Name	Distance
1	Highbridge & Burnham-on-Sea Rail Station	5.62 miles
2	Weston Milton Rail Station	9.52 miles
3	Bridgwater Rail Station	9.31 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J22	4.62 miles
2	M5 J21	9.61 miles
3	M5 J23	7.22 miles
4	M5 J24	10.75 miles
5	M5 J20	14.27 miles



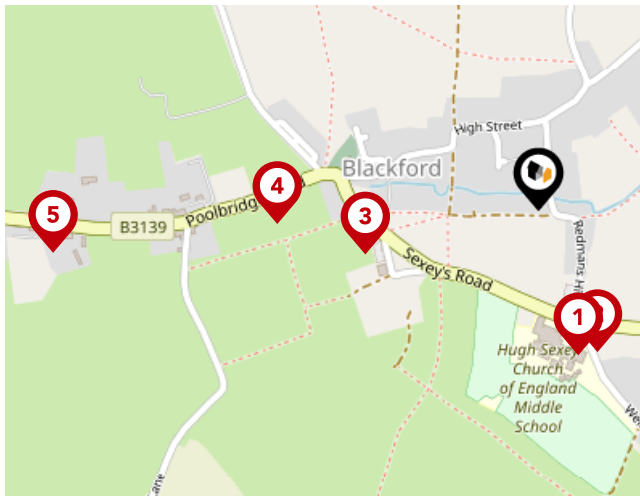
## Airports/Helipads

Pin	Name	Distance
1	Bristol Airport	12.52 miles
2	Felton	12.52 miles
3	Cardiff Airport	24.55 miles
4	Exeter Airport	42.36 miles

# Area

## Transport (Local)

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### Bus Stops/Stations

Pin	Name	Distance
1	Hugh Sexey School	0.17 miles
2	Hugh Sexey School	0.18 miles
3	Sexeys Arms Inn	0.21 miles
4	Sedgemoor North Slinky - Blackford DRT	0.3 miles
5	Sexeys Cottage	0.56 miles



### Ferry Terminals

Pin	Name	Distance
1	Bridgwater Ferry Terminal	8.63 miles
2	Weston-super-Mare Knightstone Harbour	10.72 miles
3	Clevedon Pier	15.12 miles

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### Cooper and Tanner

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# Cooper and Tanner

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