



MIR: Material Info

The Material Information Affecting this Property

Friday 18th October 2024



HUXHAM FARM, HUXHAM LANE, EAST PENNARD, SHEPTON MALLET, BA4

Cooper and Tanner

41 High Street Glastonbury BA6 9DS

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Property Overview



Property



Type: Terraced
Bedrooms: 5
Plot Area: 0.36 acres
Year Built : 2003-2006
Council Tax : Band G
Annual Estimate: £3,778
Title Number: WS36681

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
 (Standard - Superfast - Ultrafast)

6 mb/s **1000** mb/s
 

Mobile Coverage:
 (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History This Address

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Planning records for: *Huxham Farm, Huxham Lane, East Pennard, Shepton Mallet, BA4*

Reference - 2022/1102/FUL	
Decision:	Decided
Date:	25th May 2022
Description:	Conversion of barn to dwelling

Planning records for: *Huxham Farm, Huxham Lane, East Pennard, Shepton Mallet, Somerset BA4 6RP*

Reference - 2013/2024
Decision: Approval with Conditions
Date: 24th September 2013
Description: New garden room to north east elevation and alterations to the existing building including reinstatement of a chimney, new flue and alterations to fenestration.

Reference - 2013/2025
Decision: Approval with Conditions
Date: 18th September 2013
Description: New garden room to north east elevation and alterations to the existing building including reinstatement of a chimney, new flue and alterations to fenestration.

Reference - 112446/005
Decision: Approval with Conditions
Date: 08th June 2007
Description: Erection of freestanding garage/store (retrospective). (DEL)

Planning records for: *Little Huxham Farm, Huxham Lane, East Pennard, BA4 6RP*

Reference - 2010/0363
Decision: Approval with Conditions
Date: 16th March 2010
Description: Erection of pole barn (retrospective) (DEL)

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 has been no adaptations made to the property for accessibility requirements during their ownership.

Restrictive Covenants

We have been made aware this property does 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)

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

Construction Type

The vendor has made us aware that, to the best of their knowledge, the property is of standard building construction.

Property Lease Information

N/A

Listed Building Information

N/A

Other

Our vendor has advised us of the following additional costs.

Sewage treatment plant annual empty £200.

Electric used mainly for treatment plant on communal supply £380 annual charge. Cost of companies return to companies house £13.

Any additional maintenance, fuel for lawn mowers, owned by other property occupiers, for cutting driveway and courtyard grass

Electricity Supply

Mains electricity supply

Gas Supply

No gas supplied

Central Heating

Oil fired central heating.

Water Supply

Mains water supply.

Drainage

Sewage treatment plant. Current annual charge to empty - £200.

Property Lease Information (if applicable)

Ground Rent -

Service Charge -

Length of Lease - please refer to property overview section

Listed Building Information (if applicable)

n/a

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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