



See More Online

# MIR: Material Info

The Material Information Affecting this Property

Friday 18<sup>th</sup> October 2024



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

#### **Cooper and Tanner**

41 High Street Glastonbury BA6 9DS 01458 831077 glastonbury@cooperandtanner.co.uk cooperandtanner.co.uk



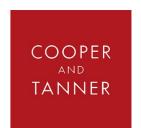






## Property

### **Overview**









#### **Property**

Type: Terraced

**Bedrooms:** 

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

Freehold Tenure:

#### **Local Area**

**Local Authority:** Somerset **Conservation Area:** No

Flood Risk:

• Rivers & Seas No Risk

 Surface Water Very Low **Estimated Broadband Speeds** 

(Standard - Superfast - Ultrafast)

1000 mb/s

mb/s

#### **Mobile Coverage:**

(based on calls indoors)













Satellite/Fibre TV Availability:



















## Planning History

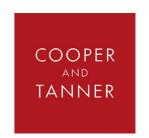
## This Address



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 In Street



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

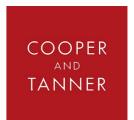
**Decision:** Approval with Conditions

Date: 16th March 2010

**Description:** 

Erection of pole barn (retrospective) (DEL)

### Material Information



#### **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 as risk of Aggessibility / 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)

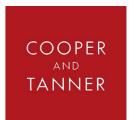
The vendor has made us aware that, to the best of their knowledge, there are no rights of way over the property.

#### **Construction Type**

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



## Material Information



<b>Property</b>	Lease	Information
-----------------	-------	-------------

N/A

#### **Listed Building Information**

N/A

#### Other

Our vendor has advised us of the following addtional costs.

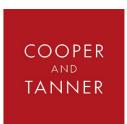
Sewage treatment plant annual empty £200.

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



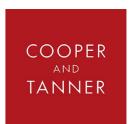
## **Utilities & Services**



Electricity Supply
Mains electricty 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.



## Material Information



#### **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.



# Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



#### **Cooper and Tanner**

41 High Street Glastonbury BA6 9DS 01458 831077

glast on bury@cooperand tanner.co.uk cooperand tanner.co.uk





















