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# MIR: Material Info

The Material Information Affecting this Property

Friday 01<sup>st</sup> November 2024



**HERITAGE COURT, MAGDALENE STREET, GLASTONBURY,  
BA6**

## Cooper and Tanner

41 High Street Glastonbury BA6 9DS

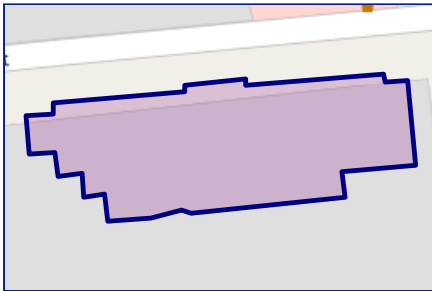
01458 831077

glastonbury@cooperandtanner.co.uk

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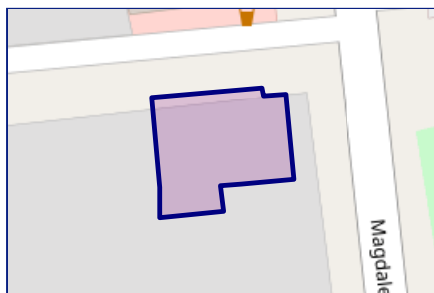


## Freehold Title Plan



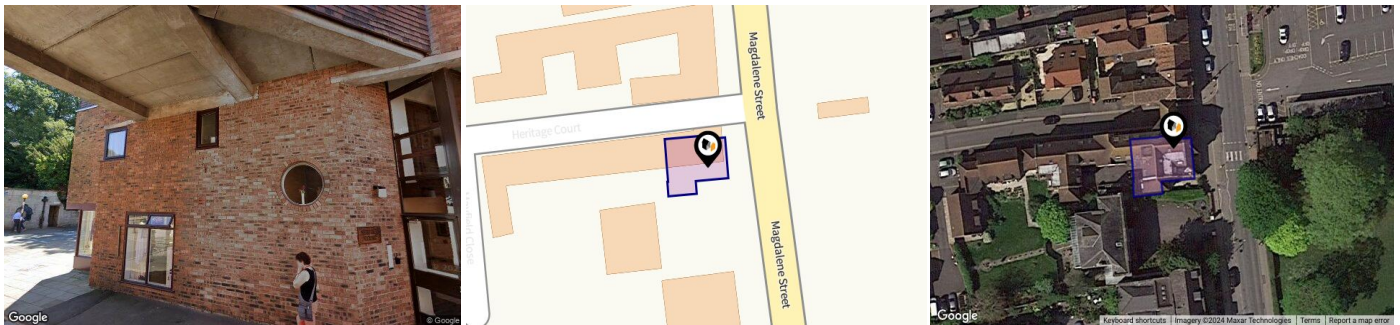
**ST70505**

## Leasehold Title Plan



**WS90356**

Start Date: 30/01/2020  
End Date: 29/09/2175  
Lease Term: 189 years beginning on 29 September 1986  
Term Remaining: 151 years



## Property

<b>Type:</b>	Flat / Maisonette	<b>Tenure:</b>	Leasehold
<b>Bedrooms:</b>	1	<b>Start Date:</b>	30/01/2020
<b>Plot Area:</b>	0.05 acres	<b>End Date:</b>	29/09/2175
<b>Year Built :</b>	1983-1990	<b>Lease Term:</b>	189 years beginning on 29 September 1986
<b>Council Tax :</b>	Band B	<b>Term</b>	151 years
<b>Annual Estimate:</b>	£1,763	<b>Remaining:</b>	
<b>Title Number:</b>	WS90356		

## Local Area

<b>Local Authority:</b>	Somerset
<b>Conservation Area:</b>	Glastonbury
<b>Flood Risk:</b>	
• Rivers & Seas	No Risk
• Surface Water	Medium

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>16</b> mb/s	<b>80</b> mb/s	<b>330</b> 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.

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

## Restrictive Covenants

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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)

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N/a

## Construction Type

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

## Property Lease Information

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Ground Rent - N/a

Service Charge - £2580 per annum

Length of Lease - please refer to property overview section

## Listed Building Information

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N/a

## Planning records for: *20 Heritage Court Glastonbury Somerset BA6 9ER*

Reference - 2023/1536/TCA	
Decision:	Registered
Date:	11th August 2023
Description:	T1 - Beech: Carry out a full canopy reduction of Approx 2m in height and spread with pruning cuts not exceeding 75mm in diameter.

Reference - 48/23/0031	
Decision:	Registered
Date:	11th August 2023
Description:	Demolition of stable building and erection of 1 No. dwelling with associated works and change of use of land from agricultural to domestic at Sidbrook Coach House, Sidbrook, West Monkton (resubmission of 48/22/0023)

## Planning records for: *26 Heritage Court Glastonbury Somerset BA6 9ER*

Reference - 2023/1749/TCA	
Decision:	Awaiting decision
Date:	14th September 2023
Description:	T1 - Lawsons Cypress: fell to ground level.

## Planning records for: *1 Heritage Court Glastonbury Somerset BA6 9ER*

Reference - 2016/1020/TCA	
Decision:	TPO Not Required (No Objection)
Date:	25th April 2016
Description:	Proposed reduction in height of a multi stemmed conifer by 3m in height.

Planning records for: *1 Heritage Court Glastonbury BA6 9ER*

Reference - 2016/2949/TCA
<b>Decision:</b> TPO Not Required (No Objection)
<b>Date:</b> 25th November 2016
<b>Description:</b> To reduce one mature Beech tree by 30%.

Reference - 2016/0067/TCA
<b>Decision:</b> TPO Not Required (No Objection)
<b>Date:</b> 13th January 2016
<b>Description:</b> Mulberry - Cut back from property to 1m clearance and reduce crown by 30% back to previous points

Reference - 2016/1728/TCA
<b>Decision:</b> TPO Not Required (No Objection)
<b>Date:</b> 07th July 2016
<b>Description:</b> Notification of proposed works to trees in a conservation area; removal of multi stemmed Conifer (T1)

Planning records for: *Land At Heritage Court Glastonbury BA6 9ER*

Reference - 2015/0616/FUL
<b>Decision:</b> Approval with Conditions
<b>Date:</b> 13th March 2015
<b>Description:</b> Erection of one 3 bed dwelling and creation of access

Planning records for: *Somerset House, Magdalene Street, Glastonbury, BA6 9ER*

Reference - 2011/2756
<b>Decision:</b> No Objection
<b>Date:</b> 25th October 2011
<b>Description:</b> Proposed pruning of a tree in a Conservation Area

Reference - 2011/2293
<b>Decision:</b> No Objection
<b>Date:</b> 08th September 2011
<b>Description:</b> Proposed felling of a tree in a Conservation Area



## Electricity Supply

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The vendor has made us aware that the property is connected to mains electricity.

## Gas Supply

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The vendor has made us aware that there is no gas supply to the property.

## Central Heating

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The vendor has made us aware that the property is heated via electric heating.

## Water Supply

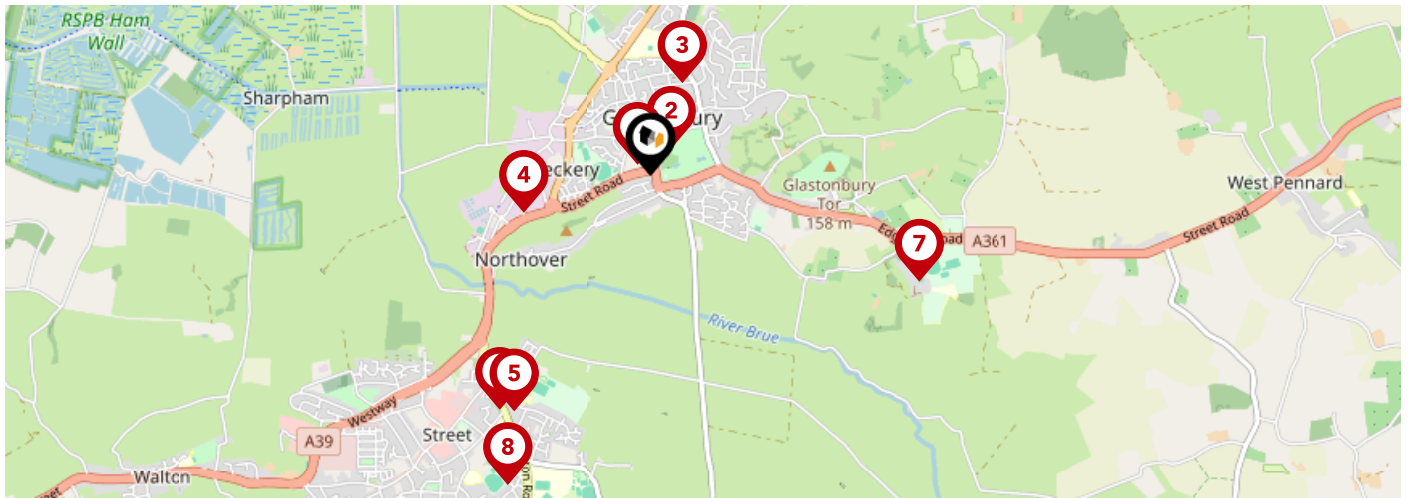
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The vendor has made us aware that the property is connected to a mains water supply.

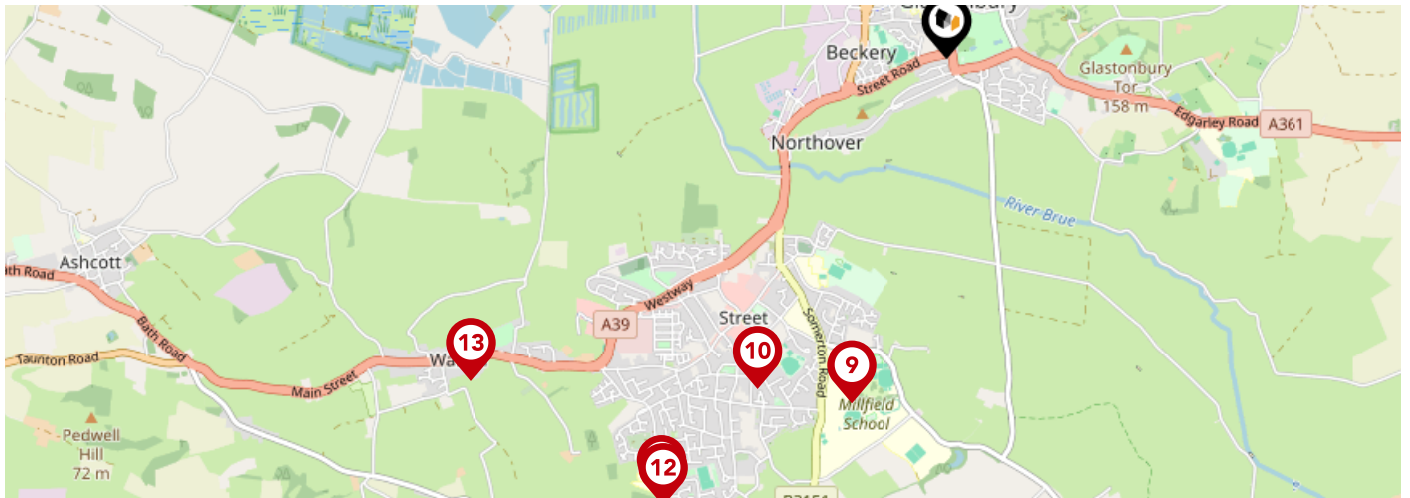
## Drainage

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

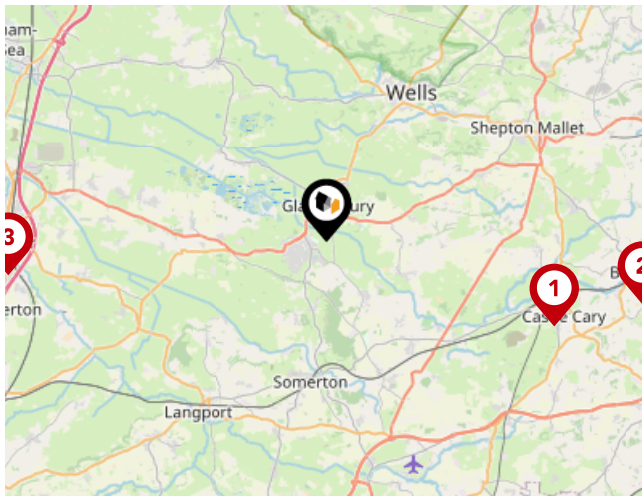


		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>St Benedict's Church of England Voluntary Aided Junior School</b> Ofsted Rating: Good   Pupils: 208   Distance:0.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>St John's Church of England Voluntary Controlled Infants School</b> Ofsted Rating: Good   Pupils: 201   Distance:0.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>St Dunstan's School</b> Ofsted Rating: Good   Pupils: 459   Distance:0.46	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Tor School</b> Ofsted Rating: Good   Pupils: 32   Distance:0.61	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Crispin School Academy</b> Ofsted Rating: Good   Pupils: 1052   Distance:1.26	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Strode College</b> Ofsted Rating: Good   Pupils:0   Distance:1.29	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Millfield Preparatory School</b> Ofsted Rating: Not Rated   Pupils: 474   Distance:1.34	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Elmhurst Junior School</b> Ofsted Rating: Good   Pupils: 266   Distance:1.58	<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>Millfield School</b> Ofsted Rating: Not Rated   Pupils: 1383   Distance:1.66	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>Hindhayes Infant School</b> Ofsted Rating: Good   Pupils: 155   Distance:1.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>Brookside Community Primary School</b> Ofsted Rating: Good   Pupils: 550   Distance:2.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>Avalon School</b> Ofsted Rating: Good   Pupils: 65   Distance:2.46	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>Walton Church of England Voluntary Controlled Primary School</b> Ofsted Rating: Good   Pupils: 143   Distance:2.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>Coxley Primary School</b> Ofsted Rating: Requires improvement   Pupils: 64   Distance:3.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>West Pennard Church of England Primary School</b> Ofsted Rating: Outstanding   Pupils: 219   Distance:3.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>Meare Village Primary School</b> Ofsted Rating: Outstanding   Pupils: 96   Distance:3.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



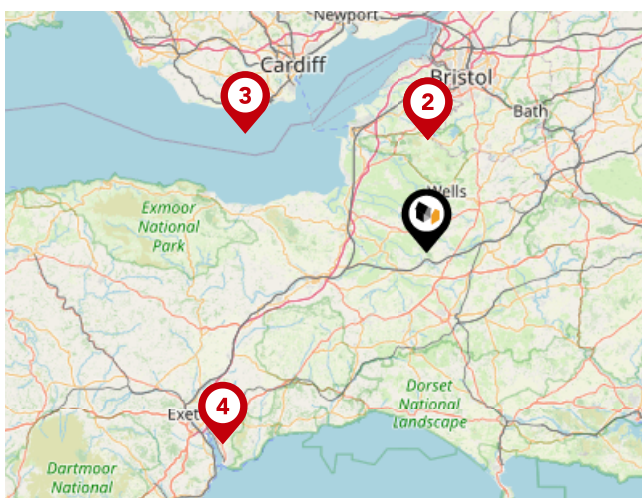
## National Rail Stations

Pin	Name	Distance
1	Castle Cary Rail Station	9.06 miles
2	Bruton Rail Station	11.99 miles
3	Bridgwater Rail Station	11.89 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J22	11.77 miles
2	M5 J23	11.5 miles
3	M5 J21	16.68 miles
4	M5 J24	12.35 miles
5	M5 J20	20.45 miles



## Airports/Helipads

Pin	Name	Distance
1	Bristol Airport	16.64 miles
2	Felton	16.64 miles
3	Cardiff Airport	32.04 miles
4	Exeter Airport	41.86 miles

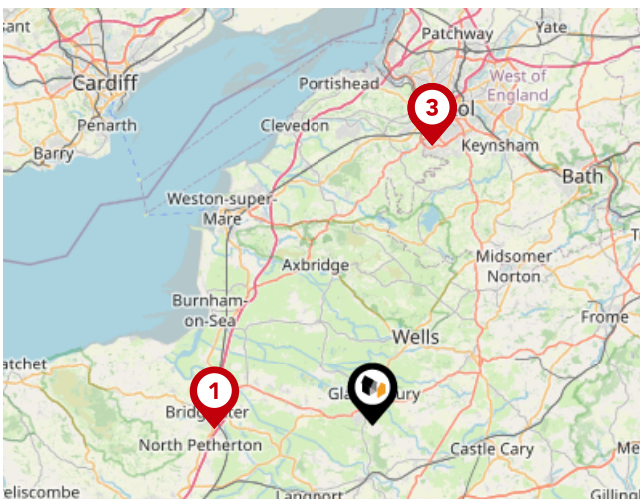
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Morrisons Superstore	0.13 miles
2	Morrisons Superstore	0.15 miles
3	High Street	0.27 miles
4	Mendip West Slinky - Glastonbury DRT	0.27 miles
5	Mendip West Slinky - Glastonbury DRT inc Godney	0.28 miles



### Ferry Terminals

Pin	Name	Distance
1	Bridgwater Ferry Terminal	11.9 miles
2	Nova Scotia Ferry Landing	21.28 miles
3	The Cottage Ferry Landing	21.26 miles



# Cooper and Tanner

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