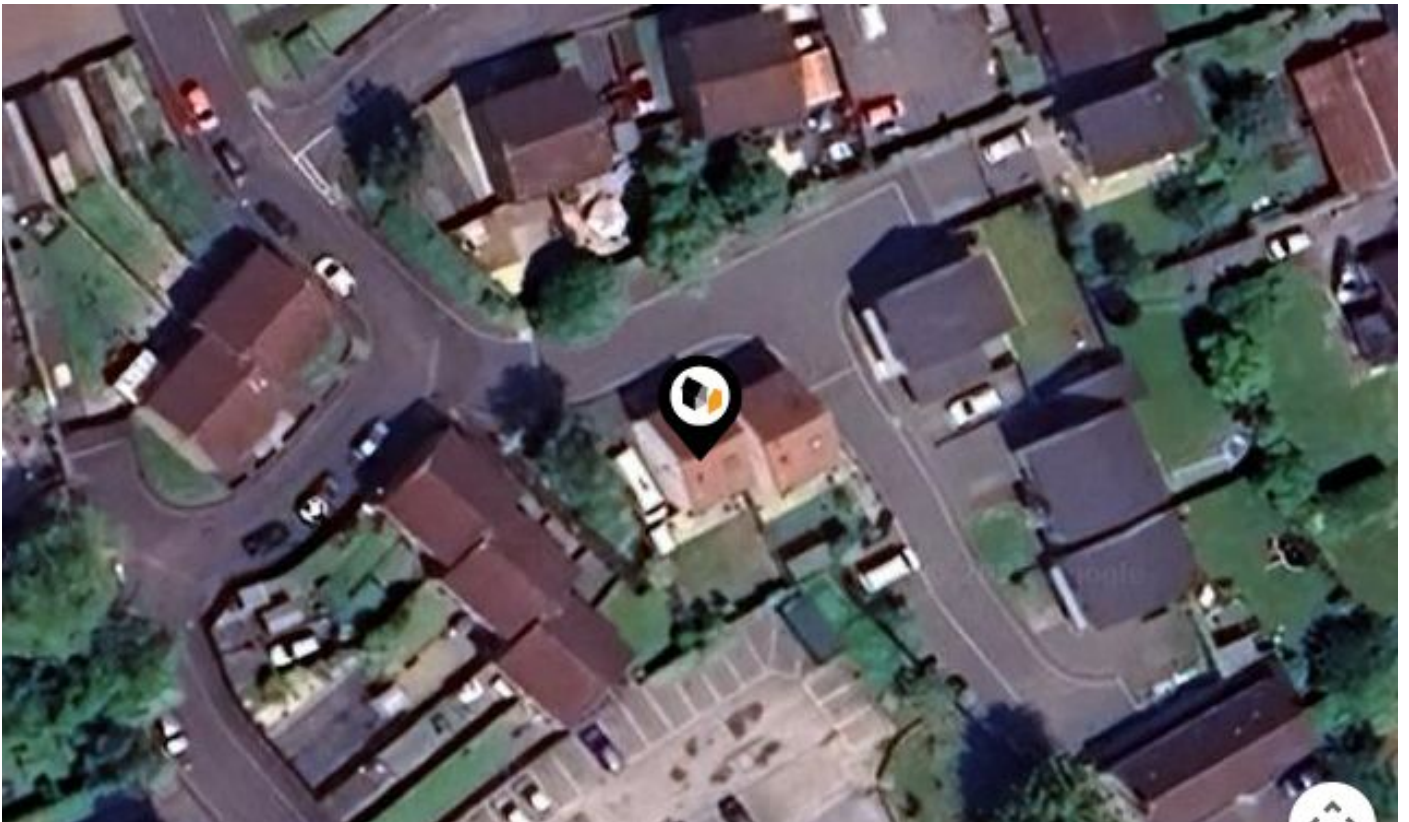# MIR: Material Info

The Material Information Affecting this Property

Thursday 17th April 2025

STRAWBERRY GARDENS, CHEDDAR, BS27

Property

Type:	Detached
Bedrooms:	4
Floor Area:	1,173 ft^2 / 109 m^2
Council Tax :	Band D
Annual Estimate:	£2,439

Local Area

Local Authority:	Somerset
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

16 mb/s   **80** mb/s   **1800** mb/s
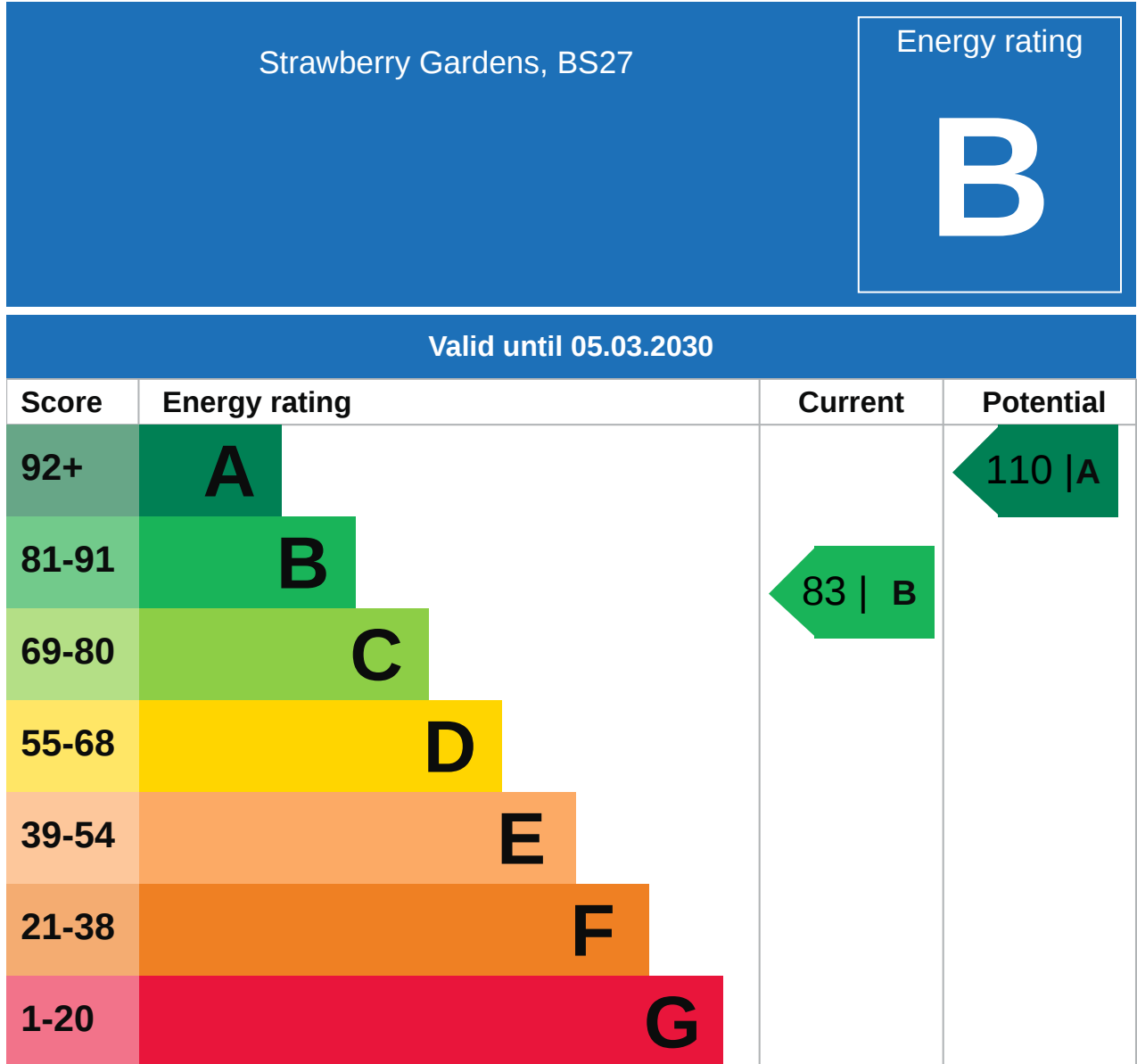
Mobile Coverage:
(based on calls indoors)

O₂   EE   3   Vodafone

Satellite/Fibre TV Availability:

✔ BT   ✔ sky   ✘ Virgin media

Property
EPC - Certificate

Strawberry Gardens, BS27

Energy rating

B

Valid until 05.03.2030

Score	Energy rating	Current	Potential
92+	A		110 |A
81-91	B	83 | B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

MIR - Material Info

Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.23 W/m+Ã©-Â¦K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.14 W/m+Ã©-Â¦K
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.11 W/m+Ã©-Â¦K
Total Floor Area:	109 m^2

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We are estate and letting agents, auctioneers and surveyors. Providing specialist advice on residential, agricultural and commercial property as well as livestock, agricultural machinery and antiques. We are proudly a multi-discipline practice that covers a diverse range of services. The firm has been established for over 100 years, and we continue to evolve and adapt our business to meet the needs of our clients while honouring our rich history. We operate from twelve locations throughout Somerset and Wiltshire. Within the towns and nearby villages of Bridgwater, Castle Cary, Cheddar, Frome, Glastonbury, Midsomer Norton, Shepton Mallet, Standerwick, Street, Warminster, Wedmore and Wells. Covering some beautiful areas such as the Mendip Hills, Somerset Levels, Wiltshire Downs, Chew Valley, Cam Valley and the Blackmore Vale. Our professional and valuation services stretch beyond and cover some of the larger conurbations of Bristol, Bath, Salisbury, Yeovil, Taunton, and Trowbridge. We are regulated by the Royal Institution of Chartered Surveyors (RICS) and Property Mark (NAEA). If you have any queries, please contact any of our offices – you will receive a warm and professional welcome.

Material Information

Building Safety

The vendor has made us aware that, to the best of their knowledge:-
the garage is constructed from asbestos present;
there is no unsafe cladding present at the property;
there is no invasive plants present at the property;
the property is not at risk of collapse.

Accessibility / Adaptions

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 advised there are no rights of way through this property

Construction Type

As far as the vendor is aware the property was constructed traditionally.

Material Information

Property Lease Information (if applicable)

The property is Freehold

Listed Building Information (if applicable)

Not applicable

Material Information
Utilities

Electricity Supply

We have been advised by the seller there is a mains electricity supply connected to the property

Water Supply

We have been advised by the seller there is a mains water supply connected to the property

Gas Supply

We have been advised by the seller there is a mains gas supply connected to the property

Drainage

We have been advised by the seller the property is connected to mains drainage

Heating System

We have been advised by the seller there is a gas radiator heating system installed at the property.

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Surface Water - Flood Risk

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This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

High Risk - an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.

Medium Risk - an area which has a chance of flooding of greater than **1 in 100 (1.0%)** in any one year.

Low Risk - an area which has a chance of flooding of greater than **1 in 1000 (0.25%)** in any one year.

Very Low Risk - an area in which the risk is below **1 in 1000 (0.25%)** in any one year.

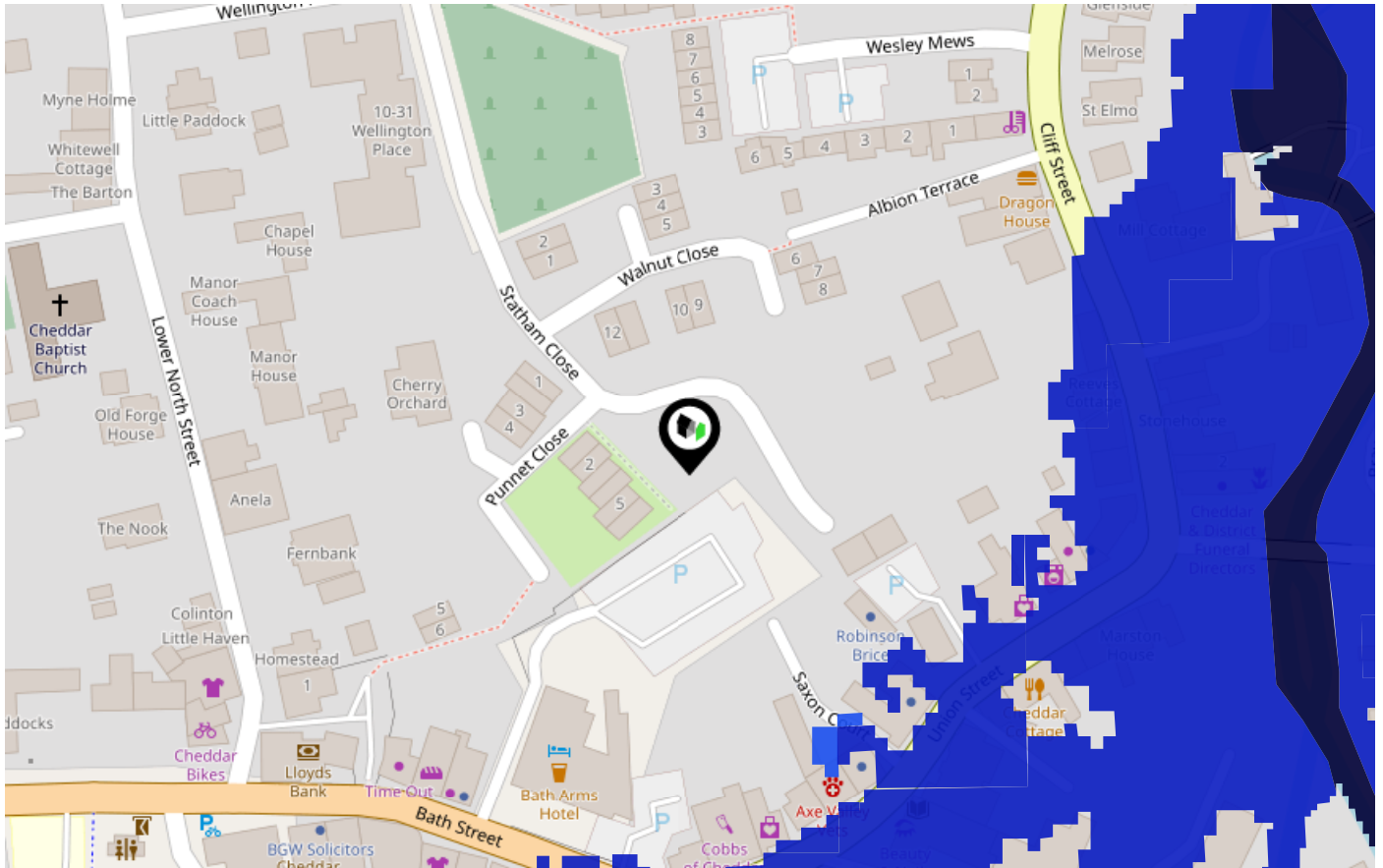Chance of flooding to the following depths at this property:

	Very Low	Low	Medium	High
Up to 20cm (8in)				
Up to 30cm (1ft)				
Up to 60cm (2ft)				

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Flood Risk
Surface Water - Climate Change
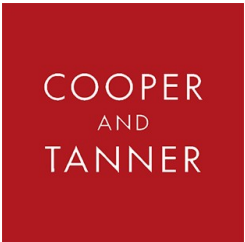
This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

■ **High Risk -** an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.

■ **Medium Risk -** an area which has a chance of flooding of greater than **1 in 100 (1.0%)** in any one year.

■ **Low Risk -** an area which has a chance of flooding of greater than **1 in 1000 (0.1%)** in any one year.

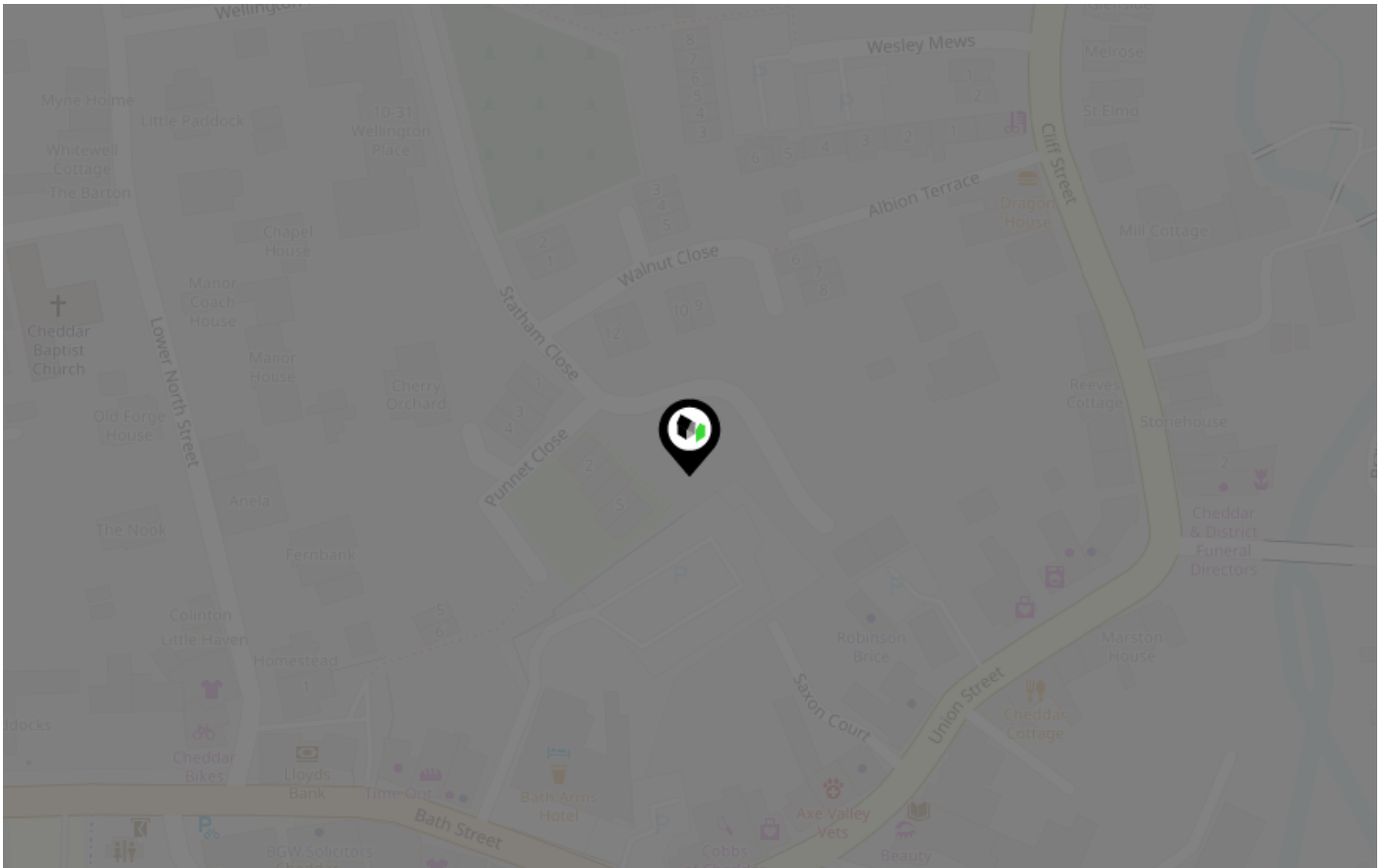□ **Very Low Risk -** an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
🌢	Up to 20cm (8in)				
🌢🌢	Up to 30cm (1ft)				
🌢🌢🌢	Up to 60cm (2ft)				

MIR - Material Info

Flood Risk
Rivers & Seas - Flood Risk

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This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

■ **High Risk -** an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.

■ **Medium Risk -** an area which has a chance of flooding of greater than **1 in 100 (1.0%)** in any one year.

■ **Low Risk -** an area which has a chance of flooding of greater than **1 in 1000 (0.25%)** in any one year.

■ **Very Low Risk -** an area in which the risk is below **1 in 1000 (0.25%)** in any one year.

Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
💧	Up to 20cm (8in)				
💧💧	Up to 30cm (1ft)				
💧💧💧	Up to 60cm (2ft)				

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Flood Risk
Rivers & Seas - Climate Change

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

■ **High Risk -** an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.

■ **Medium Risk -** an area which has a chance of flooding of greater than **1 in 100 (1.0%)** in any one year.

■ **Low Risk -** an area which has a chance of flooding of greater than **1 in 1000 (0.1%)** in any one year.

■ **Very Low Risk -** an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
🌢	Up to 20cm (8in)				
🌢🌢	Up to 30cm (1ft)				
🌢🌢🌢	Up to 60cm (2ft)				

MIR - Material Info

This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.
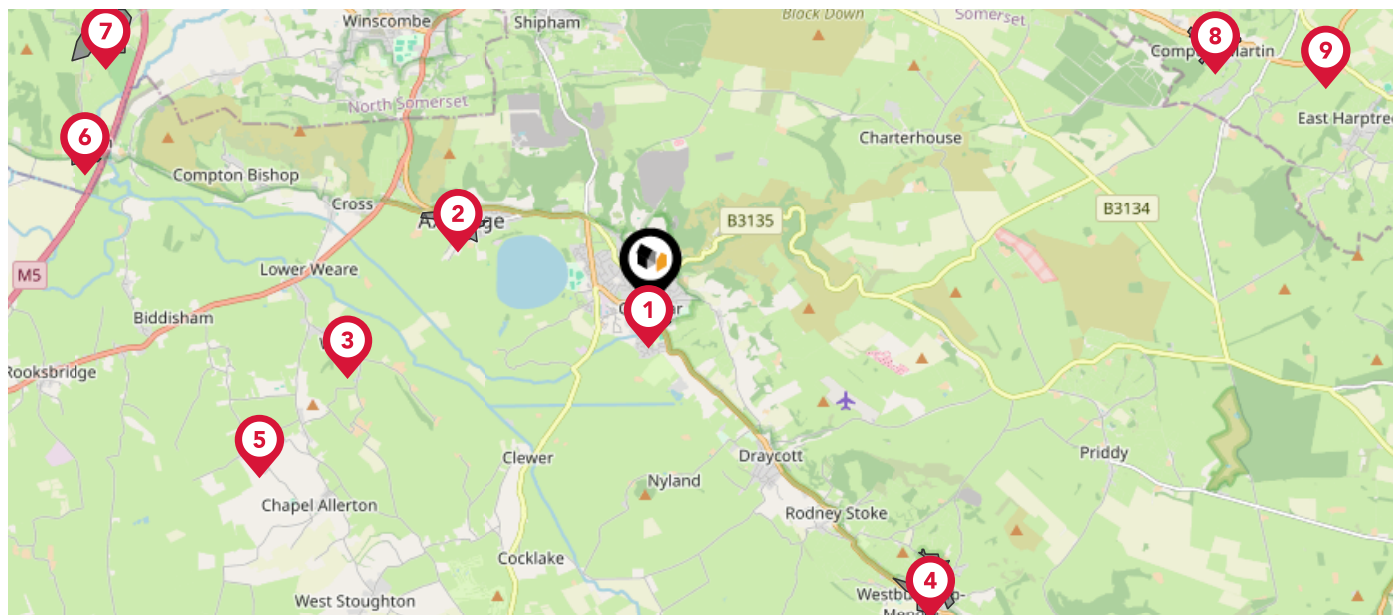
Nearby Conservation Areas

1	Cheddar
2	Axbridge
3	Weare
4	Westbury sub Mendip
5	Stone Allerton
6	Loxton
7	Christon
8	Compton Martin
9	West Harptree

Maps
Landfill Sites

This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.

Nearby Landfill Sites		
1	Land adjoining playing fields-Sharpham Road, Cheddar	Historic Landfill
2	Bradley Farm-Cheddar, Somerset	Historic Landfill
3	Bradley Farm-Cheddar, Somerset	Historic Landfill
4	Carscliffe Farm-Cheddar, Somerset	Historic Landfill
5	Latches Lane-Draycott, Cheddar, Somerset	Historic Landfill
6	Shipham Quarry-Shipham	Historic Landfill
7	Axbridge Refuse Tip-Moorland Street, Axbridge, Somerset	Historic Landfill
8	OS Plots 1100 And 0217-Latches Lane, Draycott, Cheddar, Somerset	Historic Landfill
9	Shipham Quarry-Shipham	Historic Landfill
10	Hardmead Lane-Draycott, Cheddar, Somerset	Historic Landfill

Maps
Coal Mining

This map displays nearby coal mine entrances and their classifications.

Leaflet | Contains British Geological Survey materials © UKRI 2025
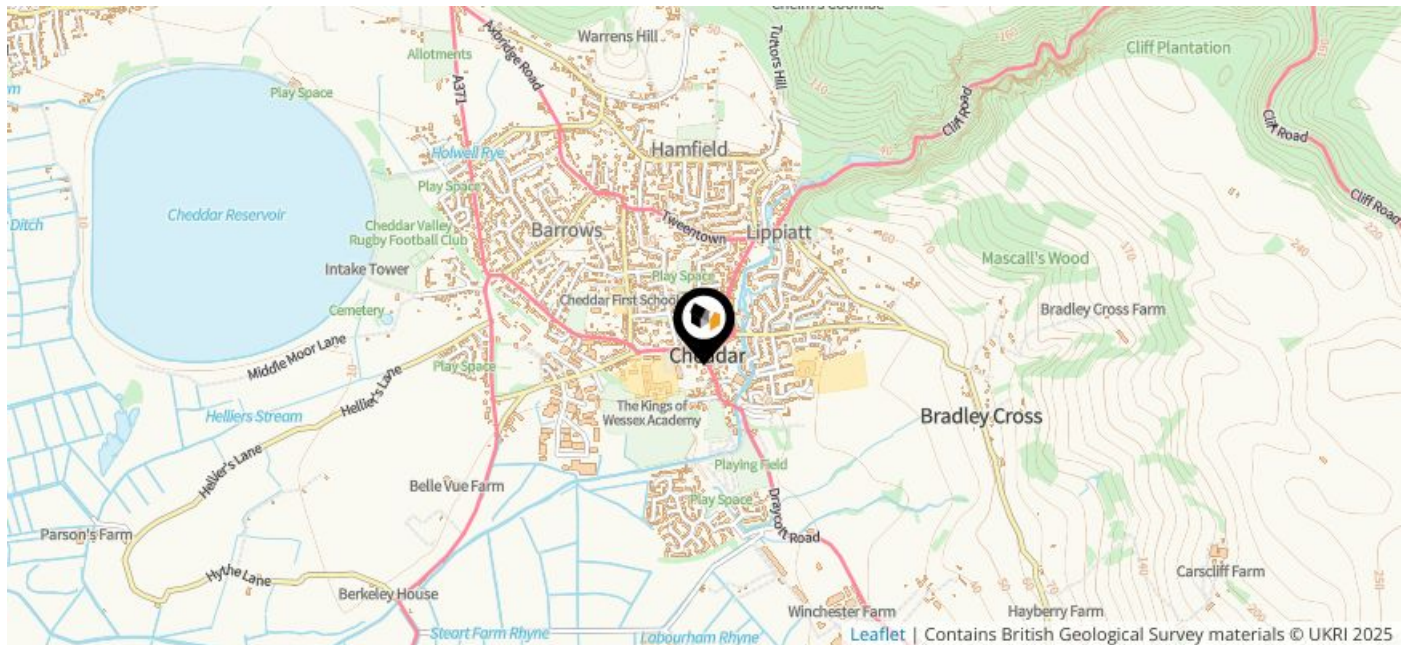
Mine Entry

✕ Adit
✕ Gutter Pit
✕ Shaft

The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

Maps
Council Wards

The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500
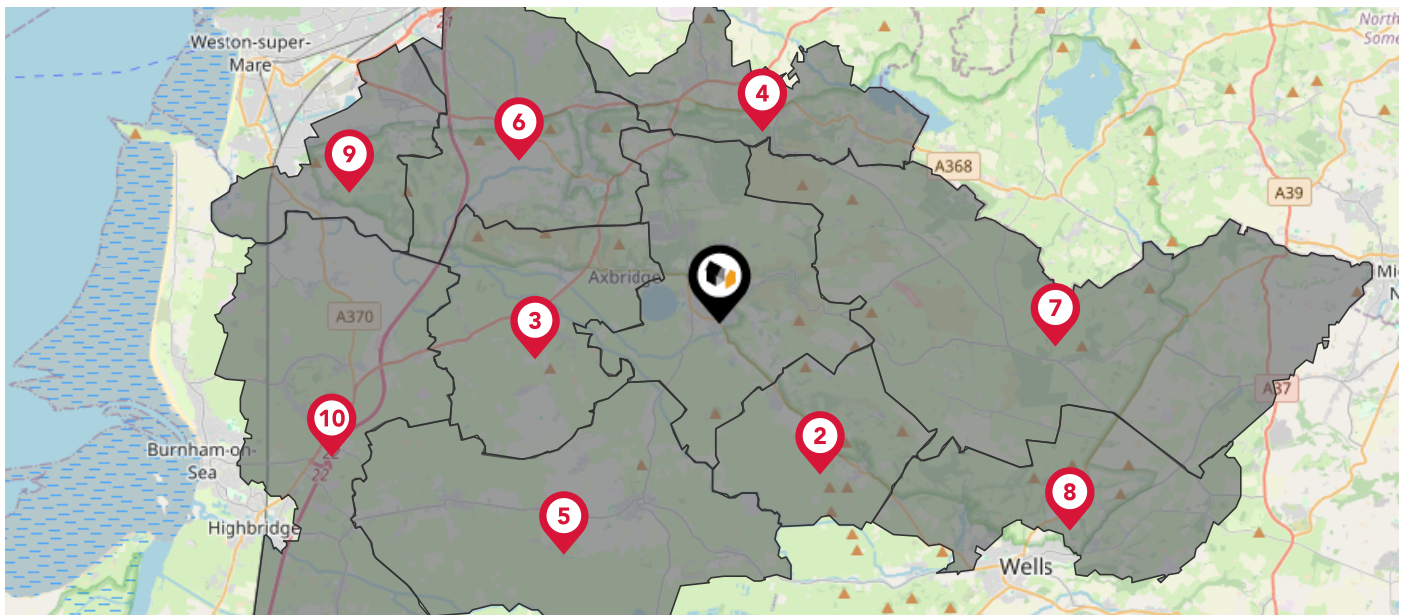
Nearby Council Wards

1	Cheddar and Shipham Ward
2	Rodney and Westbury Ward
3	Axevale Ward
4	Blagdon & Churchill Ward
5	Wedmore and Mark Ward
6	Banwell & Winscombe Ward
7	Chewton Mendip and Ston Easton Ward
8	St. Cuthbert Out North Ward
9	Hutton & Locking Ward
10	Knoll Ward

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What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m3).

	This Property ▼				
1 <1%	**2** 1-3%	**3** 3-5%	**4** 5-10%	**5** 10-30%	**6** >30%

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Environment
Soils & Clay
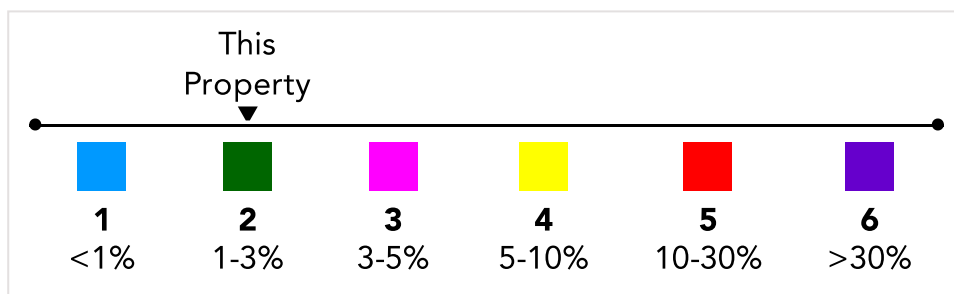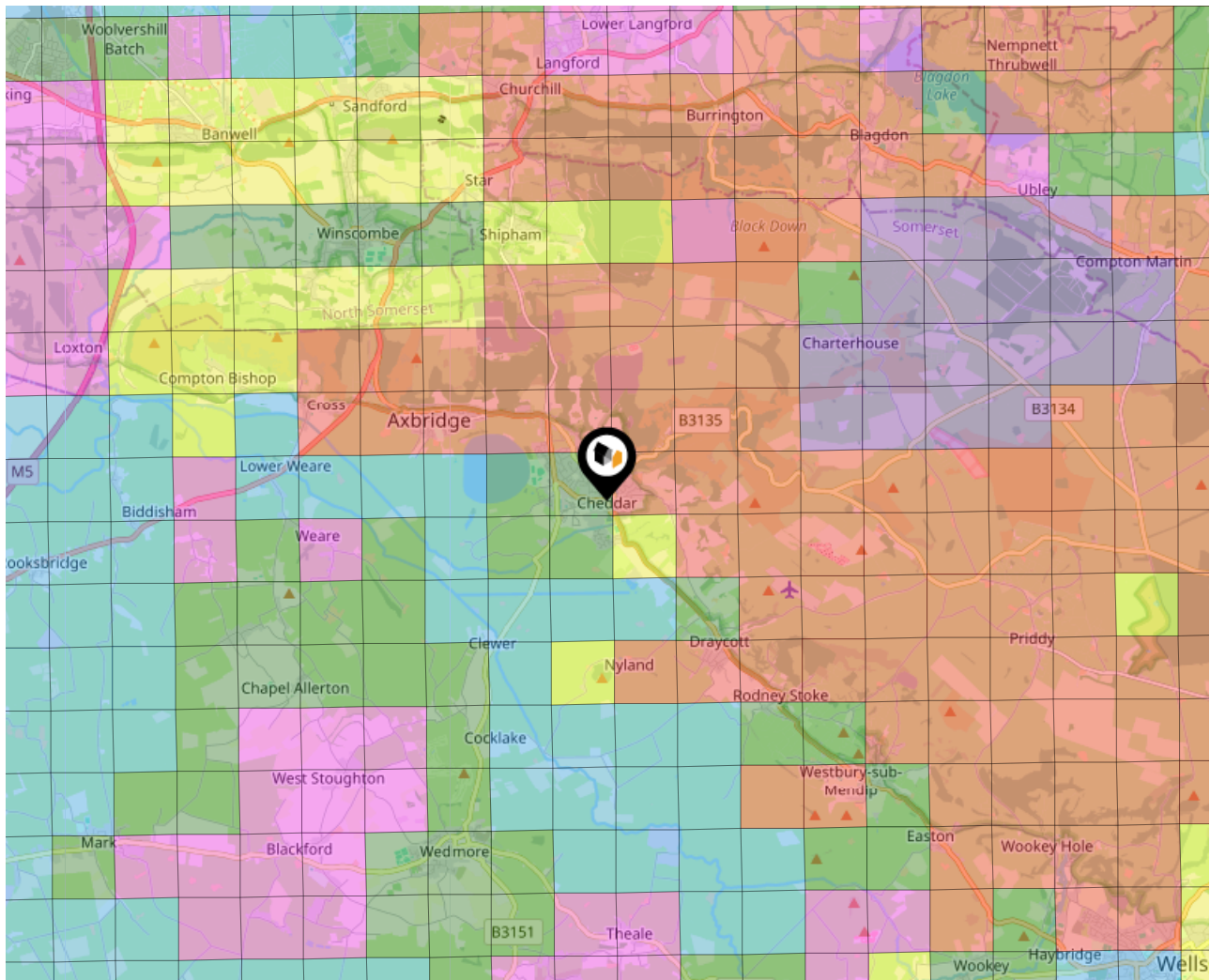
Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content: HIGH

Parent Material Grain: ARGILLIC - ARENACEOUS

Soil Group: MEDIUM(SILTY) TO LIGHT(SILTY) TO HEAVY

Soil Texture: LOAM TO SILTY LOAM

Soil Depth: SHALLOW
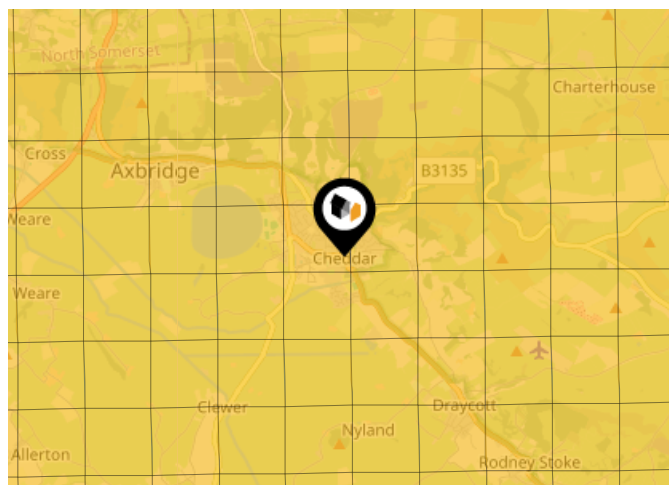
Primary Classifications (Most Common Clay Types)

C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess

Local Area
Masts & Pylons
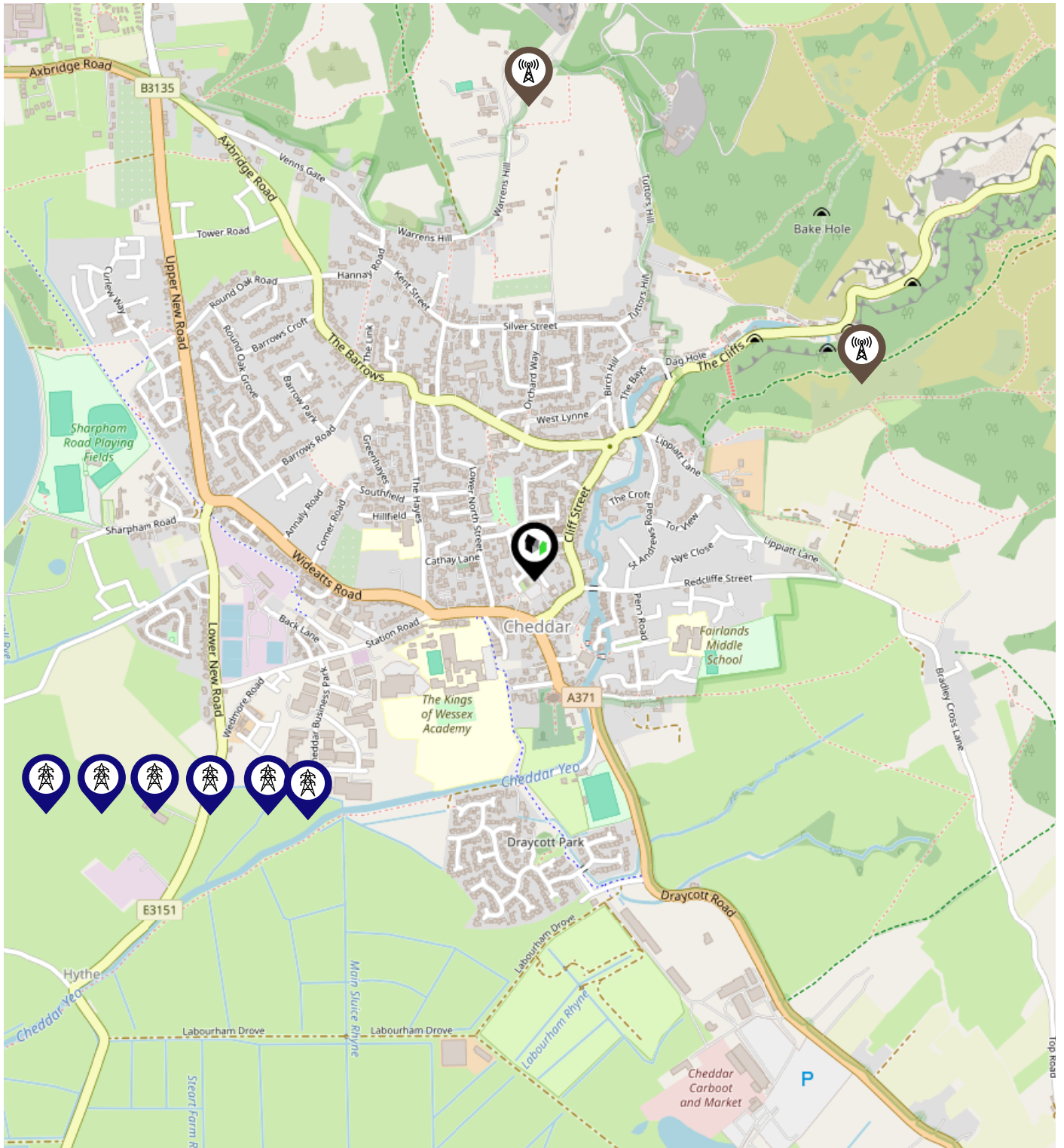
Key:

Power Pylons

Communication Masts

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This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...
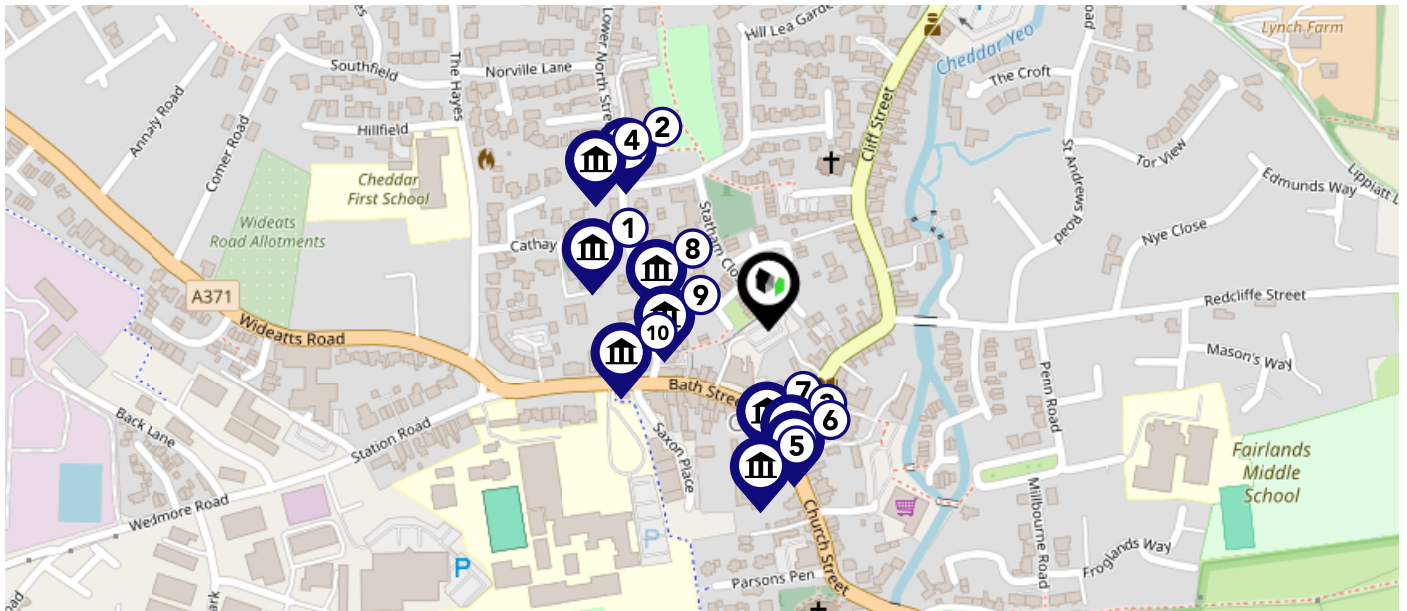
Listed Buildings in the local district	Grade	Distance
1296121 - Baptist Chapel	Grade II	0.1 miles
1344881 - Hannah Mores Cottage	Grade II	0.1 miles
1344878 - Market Cross Hotel	Grade II	0.1 miles
1059112 - The Dolphins	Grade II	0.1 miles
1173627 - The Court House And Forecourt Wall	Grade II	0.1 miles
1173653 - Sungate And Forecourt Railings	Grade II	0.1 miles
1173642 - Market Cross	Grade II	0.1 miles
1296090 - The Manor House And Attached Stables	Grade II	0.1 miles
1173693 - Fern Bank	Grade II	0.1 miles
1059117 - Ivy Farmhouse	Grade II	0.1 miles

This map displays nearby areas that have been designated as Green Belt...
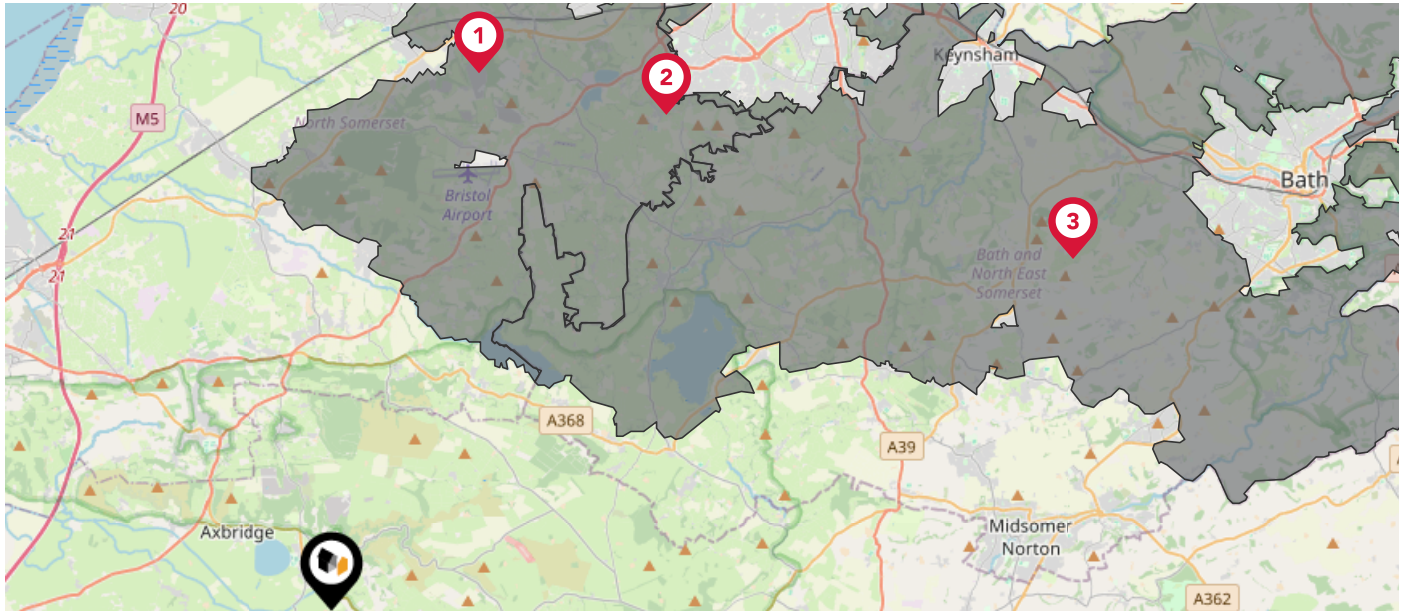
| Nearby Green Belt Land	
1	Bath and Bristol Green Belt - North Somerset
2	Bath and Bristol Green Belt - Bristol, City of
3	Bath and Bristol Green Belt - Bath and North East Somerset

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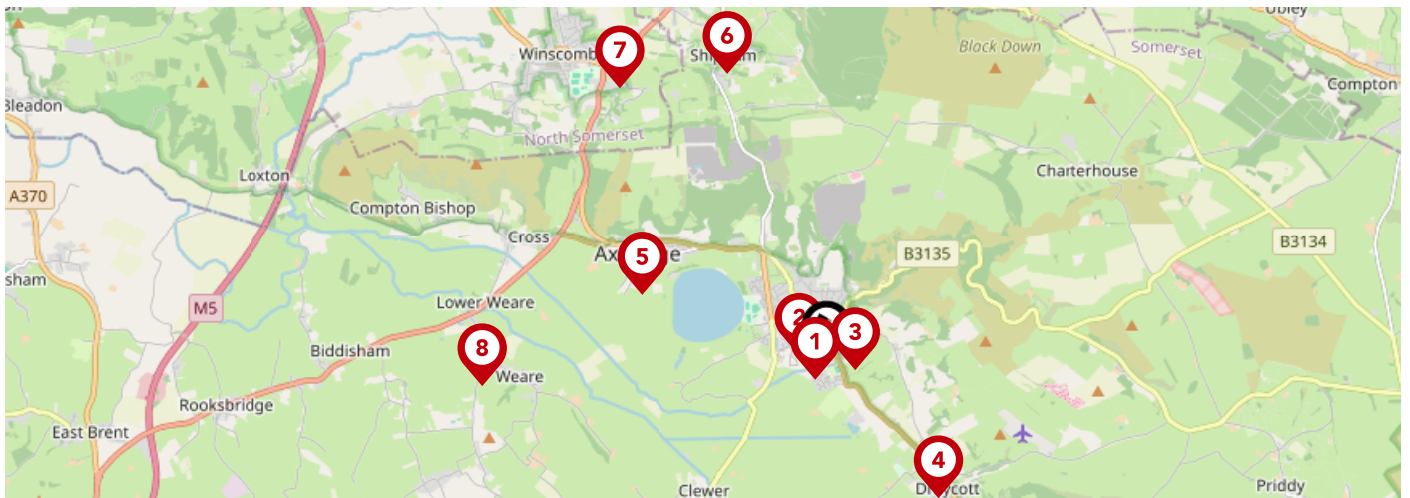
	Nursery	Primary	Secondary	College	Private
1 The Kings of Wessex Academy Ofsted Rating: Good | Pupils: 1045 | Distance:0.17	☐	☐	☑	☐	☐
2 Cheddar First School Ofsted Rating: Good | Pupils: 333 | Distance:0.27	☐	☑	☐	☐	☐
3 Fairlands Middle School Ofsted Rating: Good | Pupils: 434 | Distance:0.28	☐	☐	☑	☐	☐
4 Draycott & Rodney Stoke Church of England First School Ofsted Rating: Good | Pupils: 72 | Distance:1.62	☐	☑	☐	☐	☐
5 Axbridge Church of England First School Academy Ofsted Rating: Good | Pupils: 185 | Distance:1.83	☐	☑	☐	☐	☐
6 Shipham Church of England First School Ofsted Rating: Good | Pupils: 91 | Distance:2.85	☐	☑	☐	☐	☐
7 Sidcot School Ofsted Rating: Not Rated | Pupils: 639 | Distance:3.2	☐	☐	☑	☐	☐
8 Weare Academy First School Ofsted Rating: Good | Pupils: 165 | Distance:3.2	☐	☑	☐	☐	☐

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	Nursery	Primary	Secondary	College	Private
9 Winscombe Primary School Ofsted Rating: Good	Pupils: 212	Distance:3.65	☐	☑	☐	☐	☐
10 St Lawrence's CofE Primary School Ofsted Rating: Good	Pupils: 49	Distance:3.79	☐	☑	☐	☐	☐
11 Burrington Church of England Primary School Ofsted Rating: Good	Pupils: 101	Distance:3.97	☐	☑	☐	☐	☐
12 Wedmore First School Academy Ofsted Rating: Good	Pupils: 186	Distance:4.09	☐	☑	☐	☐	☐
13 Blagdon Primary School Ofsted Rating: Good	Pupils: 99	Distance:4.36	☐	☑	☐	☐	☐
14 Priddy Primary School Ofsted Rating: Good	Pupils: 40	Distance:4.4	☐	☑	☐	☐	☐
15 Churchill Academy & Sixth Form Ofsted Rating: Requires improvement	Pupils: 1589	Distance:4.46	☐	☐	☑	☐	☐
16 Churchill Church of England Primary School Ofsted Rating: Good	Pupils: 205	Distance:4.47	☐	☑	☐	☐	☐

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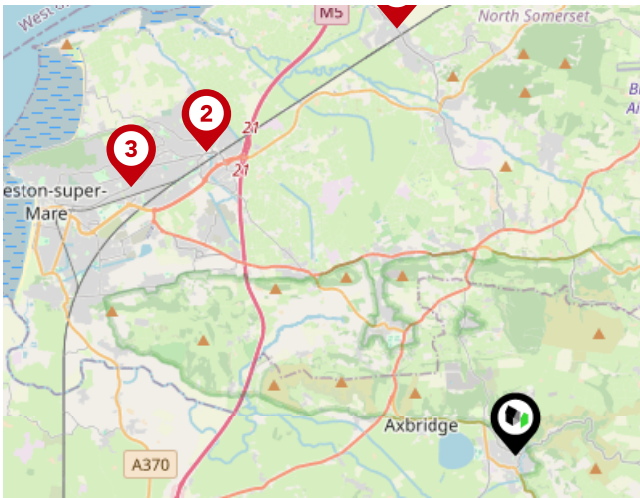
National Rail Stations

Pin	Name	Distance
1	Yatton Rail Station	8.23 miles
2	Worle Rail Station	8.05 miles
3	Weston Milton Rail Station	8.71 miles
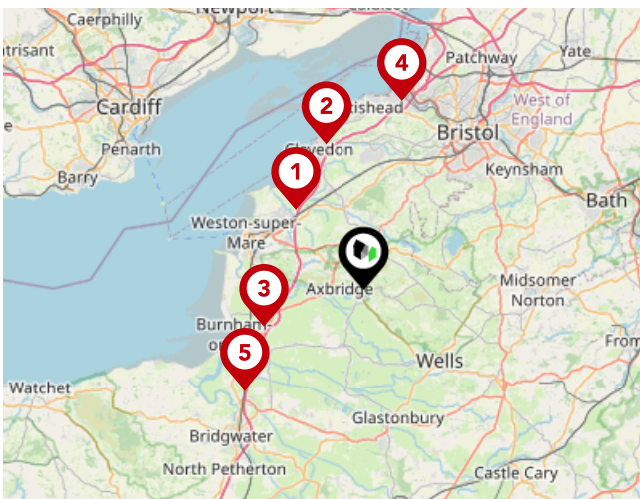
Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J21	7.71 miles
2	M5 J20	11.09 miles
3	M5 J22	7.92 miles
4	M5 J19	14.17 miles
5	M5 J23	11.63 miles
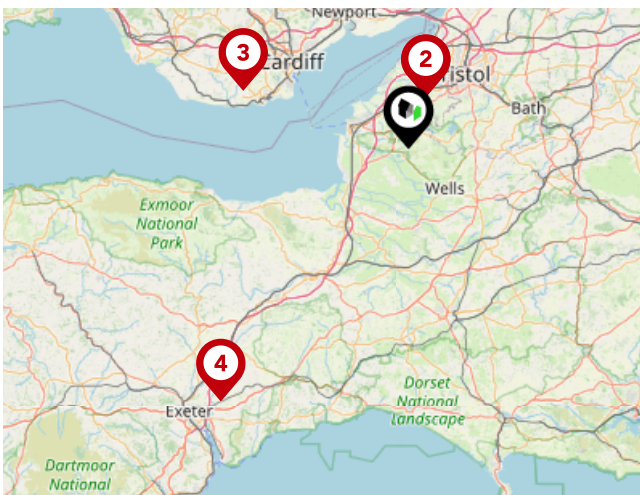
Airports/Helipads

Pin	Name	Distance
1	Bristol Airport	8.14 miles
2	Felton	8.14 miles
3	Cardiff Airport	25.72 miles
4	Exeter Airport	46.89 miles

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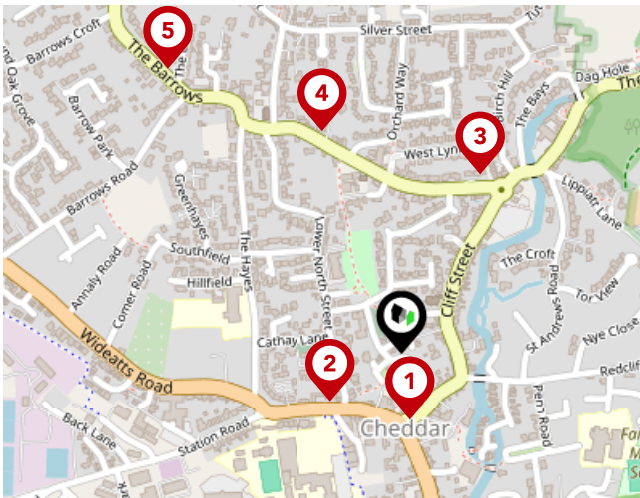
Bus Stops/Stations

Pin	Name	Distance
1	Union Street	0.08 miles
2	The Kings of Wessex	0.1 miles
3	Tweentown	0.23 miles
4	Greenhill House	0.27 miles
5	The Barrows	0.43 miles
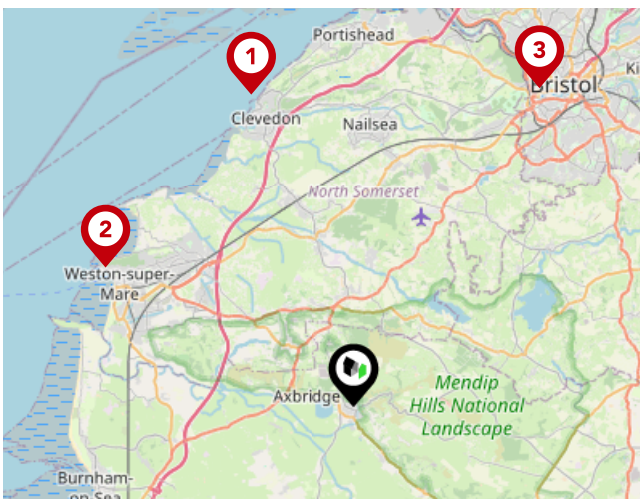
Ferry Terminals

Pin	Name	Distance
1	Clevedon Pier	12.19 miles
2	Weston-super-Mare Knightstone Harbour	10.52 miles
3	Nova Scotia Ferry Landing	13.67 miles
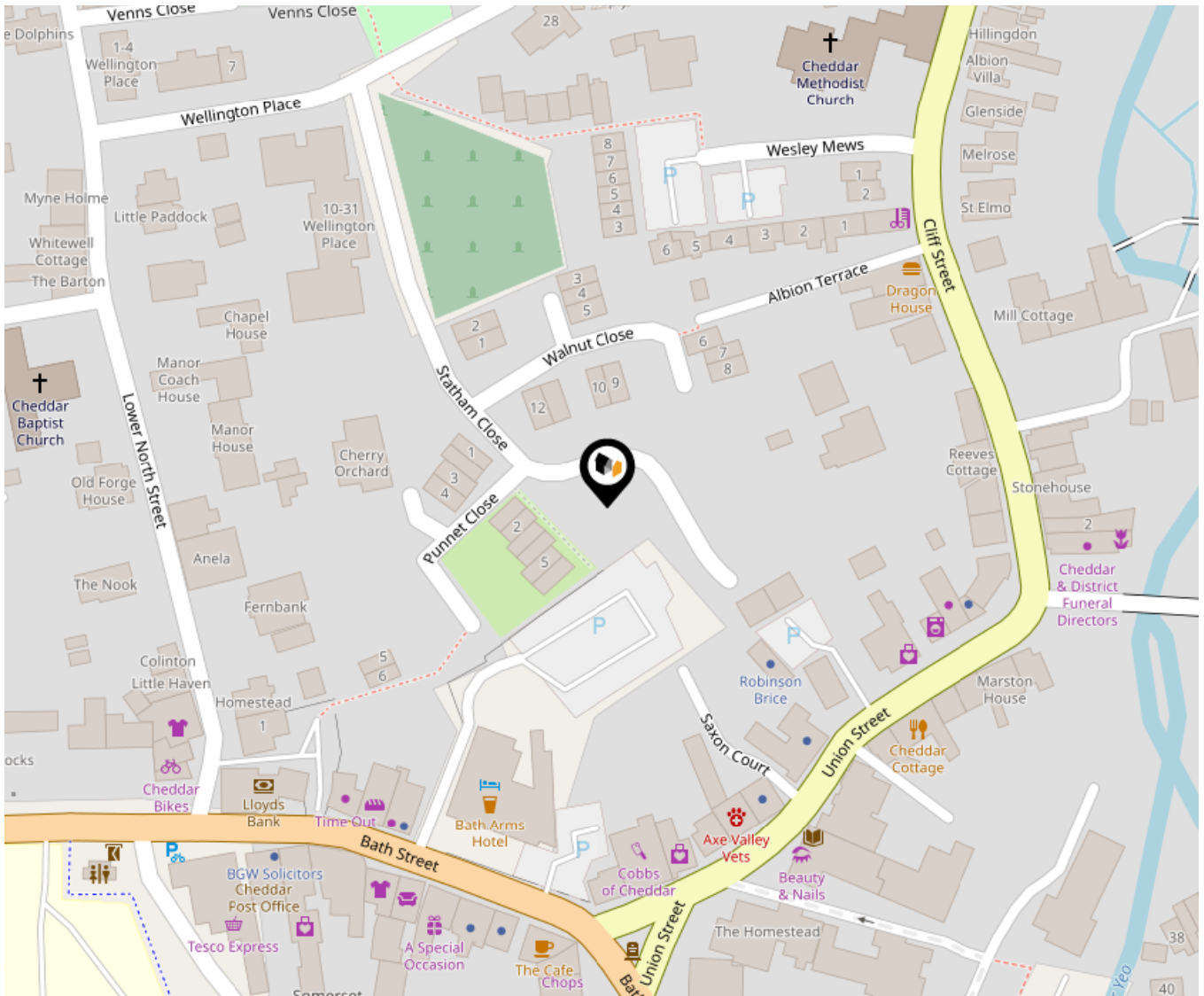
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

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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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MIR - Material Info

Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

Valuation Office Agency

Ofsted

Royal Mail