

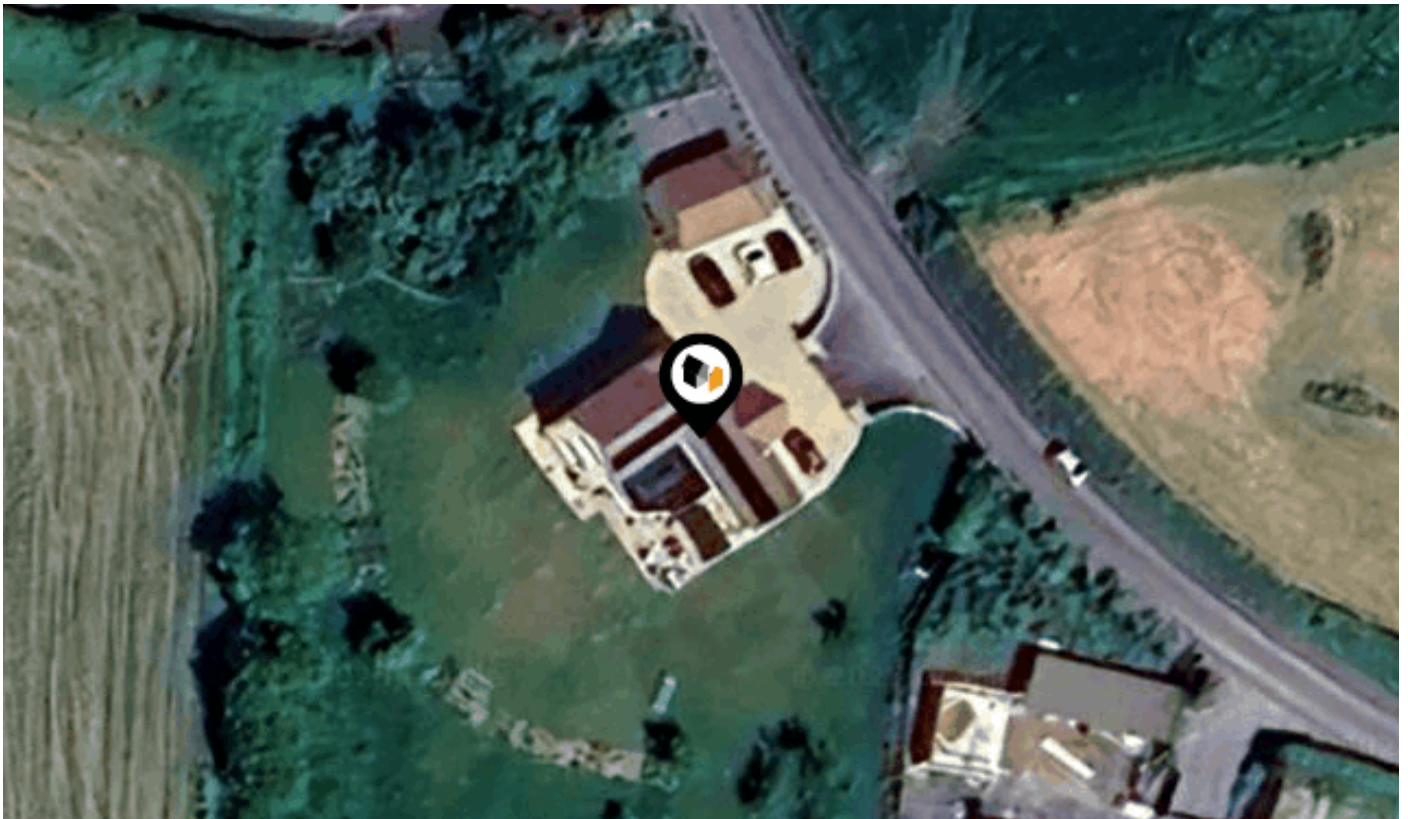


See More Online

MIR: Material Info

The Material Information Affecting this Property

Friday 21st November 2025



BERHILL, ASHCOTT, BRIDGWATER, TA7

Cooper and Tanner

32 High Street Shepton Mallet BA4 5AS

01749 372200

sheptonmallet@cooperandtanner.co.uk

cooperandtanner.co.uk





Property

Type:	Detached
Bedrooms:	5
Floor Area:	3,078 ft ² / 286 m ²
Year Built :	1950-1966
Council Tax :	Band E
Annual Estimate:	£2,981

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

18
mb/s



-
mb/s



Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History This Address

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Planning records for: *Berhill, Ashcott, Bridgwater, TA7*

Reference - 01/16/00016	
Decision:	Granted Permission
Date:	27th October 2016
Description:	Demolition of side extension, erection of two storey side and rear extensions and detached garage, enlargement of parking,turning and access

Planning records for: *Hilltop Farm, Berhill, Ashcott, Bridgwater, TA7 9QN*

Reference - 01/13/00008

Decision: Granted Permission

Date: 29th April 2013

Description:

Formation of horse riding arena.

Reference - 01/07/00027

Decision: Granted Permission

Date: 12th October 2007

Description:

Erection of polytunnel

Reference - 01/07/00031

Decision: Granted Permission

Date: 04th January 2008

Description:

Relocation of access

Reference - 01/25/00011

Decision: -

Date: 17th July 2025

Description:

Erection of agricultural storage building

Planning records for: *Land to the West of, 9 Berhill, Ashcott, Bridgwater, TA7 9QN*

Reference - 01/15/00005

Decision: Withdrawn (after registration)

Date: 28th August 2015

Description:

Erection of light industrial, storage and distribution building (use class B2/B8) for use in connection with existing horticultural and agricultural machinery and vehicle repair business

Reference - 01/16/00019

Decision: Refuse Planning Permission

Date: 21st November 2016

Description:

Retention of use of land for the storage of caravans and motorhomes

Reference - 01/11/00007

Decision: Refuse Planning Permission

Date: 19th May 2011

Description:

Change of use from storage, manufacture and distribution to storage, manufacture and siting of five caravans for holiday letting and three touring caravans for residential use, conversion of one industrial unit to toilet/washroom.

Reference - 01/21/00003

Decision: -

Date: 15th February 2021

Description:

Retention of use of land for storage of caravans and motorhomes.

Planning records for: *Landore, 22 Berhill, Ashcott, Bridgwater, Somerset, TA7 9QN*

Reference - 01/24/00014	
Decision:	-
Date:	30th May 2024
Description:	Erection of detached double garage and home office on site of existing (to be demolished), construction of new access and alterations to driveway, with closure of existing access with post and rail fence to match existing.

Planning records for: *2 Berhill, Ashcott, Bridgwater, TA7 9QN*

Reference - 01/87/00013	
Decision:	Granted Permission
Date:	29th June 1987
Description:	Erection of two storey extension at the rear.

Planning records for: *3 Berhill, Ashcott, Bridgwater, TA7 9QN*

Reference - 01/12/00001	
Decision:	Withdrawn (after registration)
Date:	14th March 2012
Description:	Widening of access

Reference - 01/12/00038	
Decision:	Granted Permission
Date:	25th February 2013
Description:	Formation of access

Planning records for: **4 Berhill, Ashcott, Bridgwater, TA7 9QN**

Reference - 01/87/00025	
Decision:	Granted Permission
Date:	09th November 1987
Description:	Erection of single storey extension and side entrance porch.

Reference - 01/74/00008	
Decision:	Granted Permission
Date:	10th June 1974
Description:	Alterations to dwelling.

Planning records for: **6 Berhill, Ashcott, Bridgwater, TA7 9QN**

Reference - 01/04/00003	
Decision:	Granted Permission
Date:	14th January 2004
Description:	Erection of two storey rear extension partly on site of garage/store/utility room(to be demolished)

Planning records for: **The Cottage, 7 Berhill, Ashcott, Bridgwater, TA7 9QN**

Reference - 01/87/00008	
Decision:	Granted Permission
Date:	01st May 1987
Description:	Proposed erection of two-storey extension.

Planning records for: **10 Berhill, Ashcott, Bridgwater, Somerset, TA7 9QN**

Reference - 01/21/00011	
Decision:	-
Date:	03rd March 2021
Description:	Certificate of Lawfulness for the proposed erection of a single storey extension to the side (NW) garage and store and erection of single storey extension to the rear (SW) elevation.

Reference - 01/21/00001	
Decision:	-
Date:	13th January 2021
Description:	Certificate of Lawfulness for the proposed erection of a single storey extension to the side (NW) garage and store and erection of single storey extension to the rear (SW) elevation.

Planning records for: **12 Berhill, Ashcott, Bridgwater, TA7 9QN**

Reference - 01/08/00006	
Decision:	Granted Permission
Date:	15th February 2008
Description:	Erection of two storey extension to SE elevation, on site of conservatory (to be demolished)

Reference - 01/01/00002	
Decision:	Granted Permission
Date:	28th February 2001
Description:	Change of use and conversion of former coachhouse to one bedroom residential annex

Planning records for: *Huckham Farm, 16 Berhill, Ashcott, Bridgwater, Somerset, TA7 9QN*

Reference - 01/25/00002

Decision: -

Date: 05th February 2025

Description:

Application to determine if prior approval is required for a proposed erection of an agricultural building.

Reference - 01/10/00009

Decision: Withdrawn (after registration)

Date: 27th May 2010

Description:

Erection of two storey side extension, partly on site of existing (to be demolished) front porch, on site of existing (to be demolished) front carport and formation of access on to Berhill

Reference - 01/06/00023

Decision: Granted Permission

Date: 31st August 2006

Description:

Change of use and conversion of barn to dwelling and formation of access

Reference - 01/25/00005

Decision: -

Date: 17th March 2025

Description:

Application to determine if prior approval is required for a proposed: Reinstatement and resurfacing of an existing track, to include a proposed track to link with existing tracks creating a 480m track. To be surfaced with 200mm consolidated and compacted stone.

Planning records for: **16 Berhill, Ashcott, Bridgwater, TA7 9QN**

Reference - 01/10/00013	
Decision:	Granted Permission
Date:	26th August 2010
Description:	Erection of single storey side extension, front porch extension and formation of new vehicular access onto Berhill

Planning records for: **22 Berhill, Ashcott, Bridgwater, Somerset, TA7 9QN**

Reference - 01/19/00020	
Decision:	-
Date:	06th August 2019
Description:	Installation of 3 flat roof dormer windows to rear south elevation and raising of roof to accommodate loft conversion. Erection of a porch to front north elevation and a single storey extension across the rear elevation. (Revised scheme)

Reference - 01/86/00009	
Decision:	Granted Permission
Date:	11th March 1986
Description:	Extension of existing bungalow.

Reference - 01/13/00011	
Decision:	Granted Permission
Date:	13th June 2013
Description:	Erection of two storey extension to East elevation to form annexe

Planning records for: *23 Berhill, Ashcott, Bridgwater, TA7 9QN*

Reference - 01/87/00028

Decision: Granted Permission

Date: 20th November 1987

Description:

Erection of house and garage and formation of access thereto.

Reference - 01/85/00002

Decision: Refuse Planning Permission

Date: 10th January 1985

Description:

Erection of detached dwelling with integral garage.

Reference - 01/86/00027

Decision: Granted Permission

Date: 07th August 1986

Description:

Erection of dwelling and garage and formation of access thereto.

Reference - 01/85/00008

Decision: Granted Permission

Date: 07th May 1985

Description:

Erection of detached house with integral garage.

Planning records for: **23 Berhill, Ashcott, Bridgwater, TA7 9QN**

Reference - 01/82/00009	
Decision:	Granted Permission
Date:	17th March 1982
Description:	Erection of bungalow and garage on site of caravan and sheds.

Planning records for: **24 Berhill, Ashcott, Bridgwater, TA7 9QN**

Reference - 01/04/00007	
Decision:	Granted Permission
Date:	01st April 2004
Description:	Erection of part single storey, part two storey side extension, to include ground floor granny annexe, widening of access and enlarged turning area

Planning records for: **Canford, Berhill, Ashcott, Bridgwater, TA7 9QN**

Reference - 01/11/00019	
Decision:	Granted Permission
Date:	07th October 2011
Description:	Erection of two storey side extension and single storey front extension.

Planning records for: **Mill Farm, Berhill, Ashcott, Bridgwater, Somerset, TA7 9QN**

Reference - 01/02/00009	
Decision:	Granted Permission
Date:	07th August 2002
Description:	Application for Certificate of Lawfulness for occupancy of dwelling without complying with agricultural occupancy condition.

Planning records for: *Mill Farm, Berhill, Ashcott, Bridgwater, Somerset, TA7 9QN*

Reference - 01/88/00039	
Decision:	Withdrawn by Applicant
Date:	06th October 1988
Description:	Removal of agricultural occupancy condition

Planning records for: *Little Polden, 8 Berhill, Ashcott, Bridgwater, Somerset, TA7 9QN*

Reference - 01/88/00011	
Decision:	Permitted Development
Date:	05th April 1988
Description:	Erection of detached garage

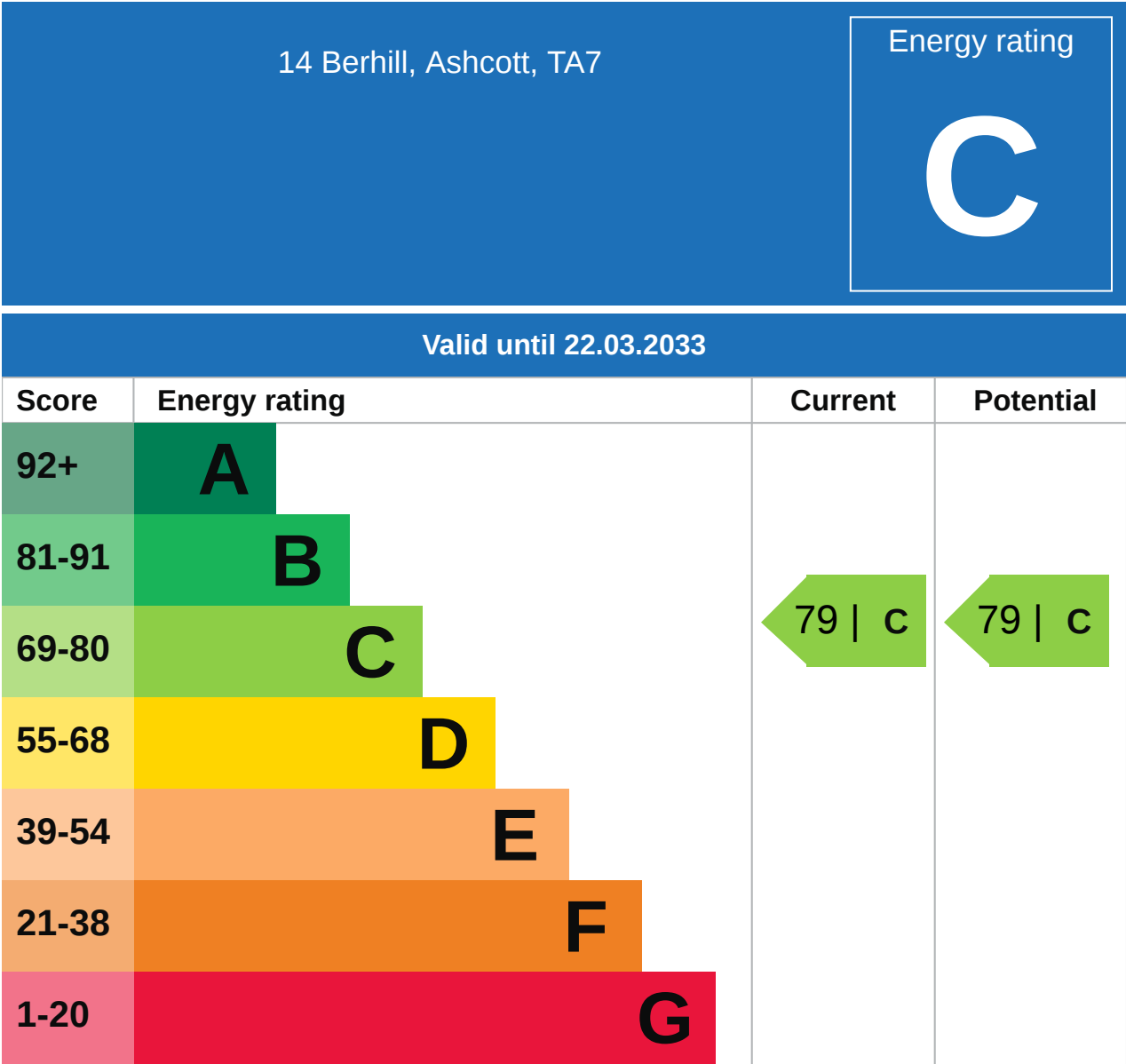
Planning records for: *Pipers Farm, Berhill, Ashcott, Bridgwater, TA7 9QN*

Reference - 01/82/00029	
Decision:	Granted Permission
Date:	19th November 1982
Description:	Chaneg of use from agricultural buildings to the manufacture of sheepskin products.

Reference - 01/84/00009	
Decision:	Refuse Planning Permission
Date:	28th June 1984
Description:	Change of use of store to farm shop.

Property
EPC - Certificate

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Property

EPC - Additional Data

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Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Oil (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very Good
Main Heating:	Boiler and underfloor heating, oil
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system, plus solar
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Suspended, insulated
Total Floor Area:	286 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.

Cooper and Tanner Testimonials

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Testimonial 1



Fantastic Service from Cooper & Tanner in Shepton Mallet! As a mortgage broker, i deal with a lot of estate agents and things can be cut throat and very non personable. I was helping a vulnerable client purchase his forever home and he was completely unsavvy with this world so i was concerned for him getting through the process, however, Andrea was absolutely amazing. She kept us completely up to date and was ALWAYS available for support!

Testimonial 2



I have just completed today on the sale of my parents property in Shepton Mallet and I wanted to give a glowing review to Copper and Tanner who have been fantastic throughout. They are professional, friendly and helpful. They kept us up to date and often went above and beyond what was required of an estate agent. We needed to sell the house to pay for care home fees for my our Mum which has been hard work especially as we don't live in Shepton.

Testimonial 3



Our experience with the lettings team at Cooper and Tanner was fantastic. We dealt with Lauren mainly, who was always happy to take our questions to the landlords and came back promptly with the answers for us. She was always polite and professional when we met her for viewings and has been a pleasure to deal. She made the whole process from finding somewhere that would accept a dog, to offer acceptance, referencing and finally the move in day. Thank you.

Testimonial 4



Chris, Andrea, Sally and Lucy were a pleasure to deal with during my conveyancing process. They were knowledgeable and communicated well, keeping informed of developments and doing everything possible for completion to happen. Many thanks to the whole team.



/cooperandtanner



/cooper_and_tanner/

Building Safety

The vendor has made us aware that, to the best of their knowledge:-
there is no asbestos present at the property
there is no unsafe cladding present at the property;
there is no invasive plants 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 advised there are restrictive covenants affecting this property - however 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)

There are no rights of way over the property.

Construction Type

The vendor has advised the property is of traditional construction

Property Lease Information (if applicable)

The property is Freehold.

Listed Building Information (if applicable)

No

Conservation Area

No

Electricity Supply

We have been advised by the seller there is a mains electricity supply 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 no mains gas supply to the property.

Drainage

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

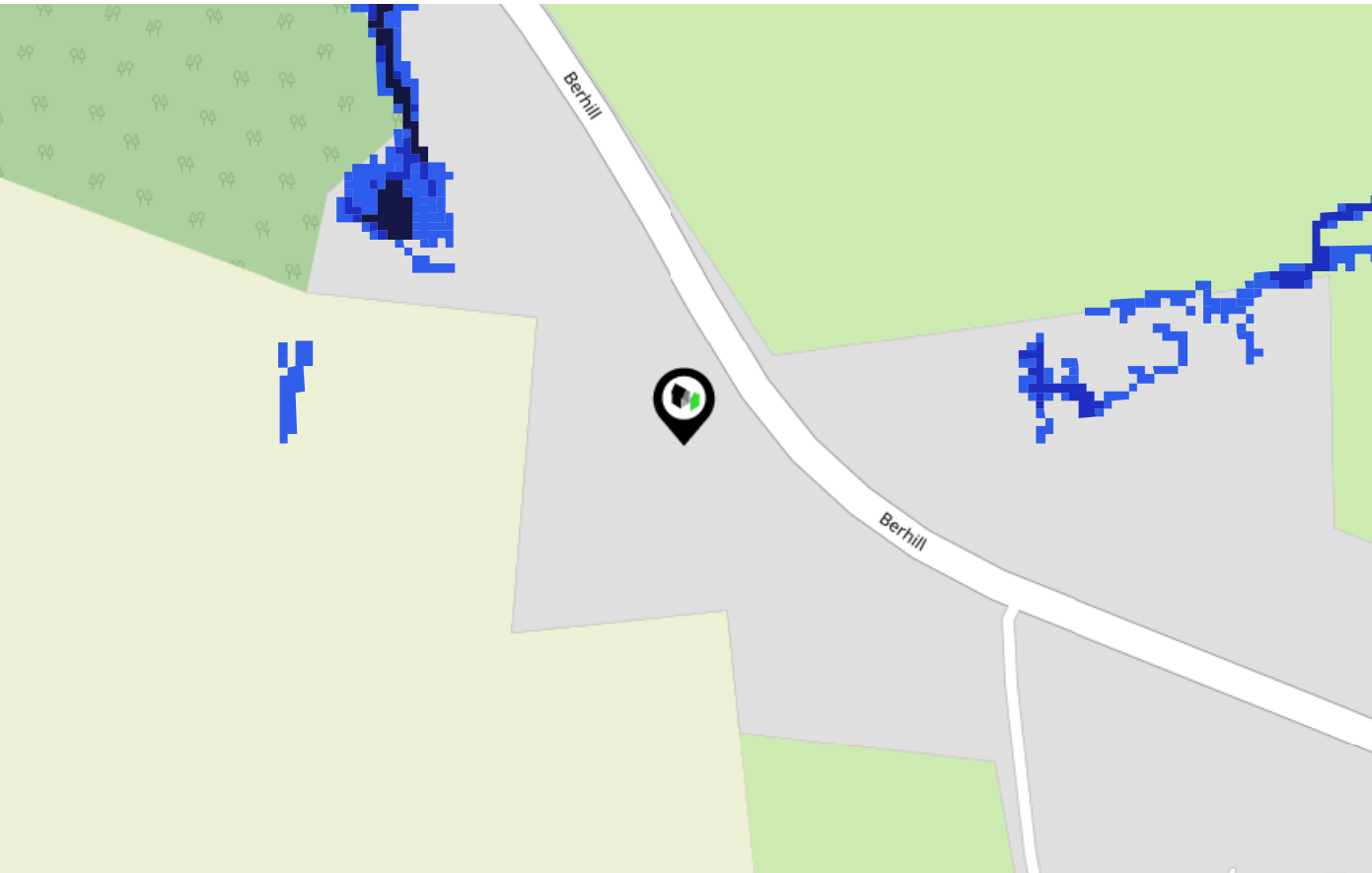
Heating System

We have been advised by the seller that the heating is provided by a oil fired radiator system.

Flood Risk

Surface Water - Flood Risk

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

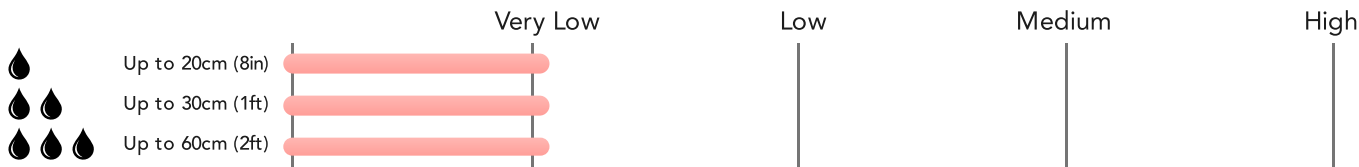


Risk Rating: Very low

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

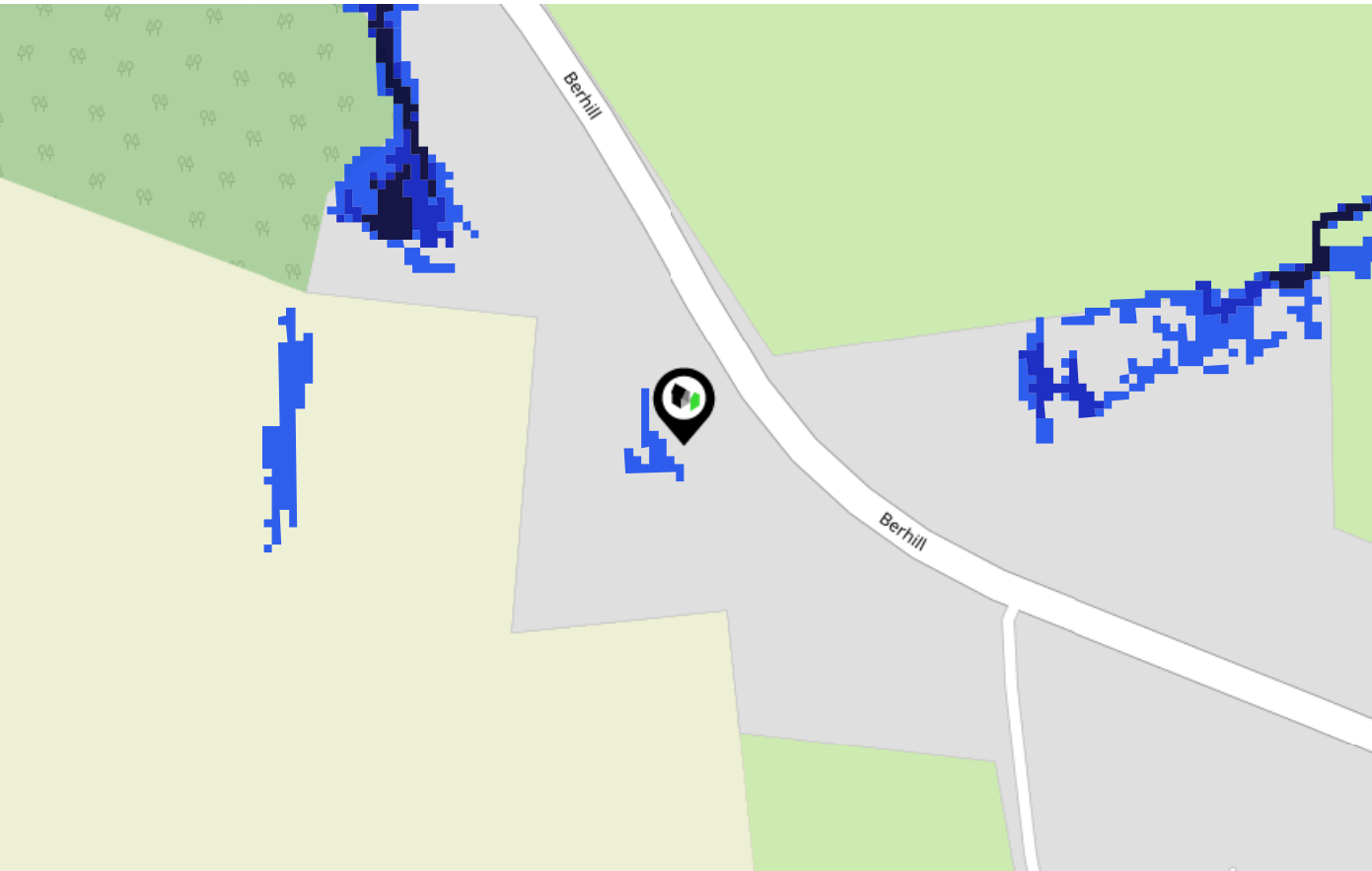
Chance of flooding to the following depths at this property:



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.

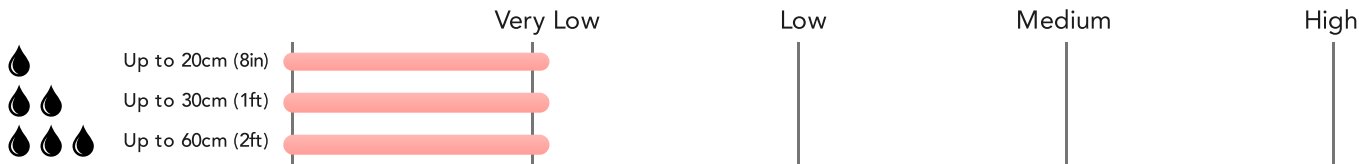


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

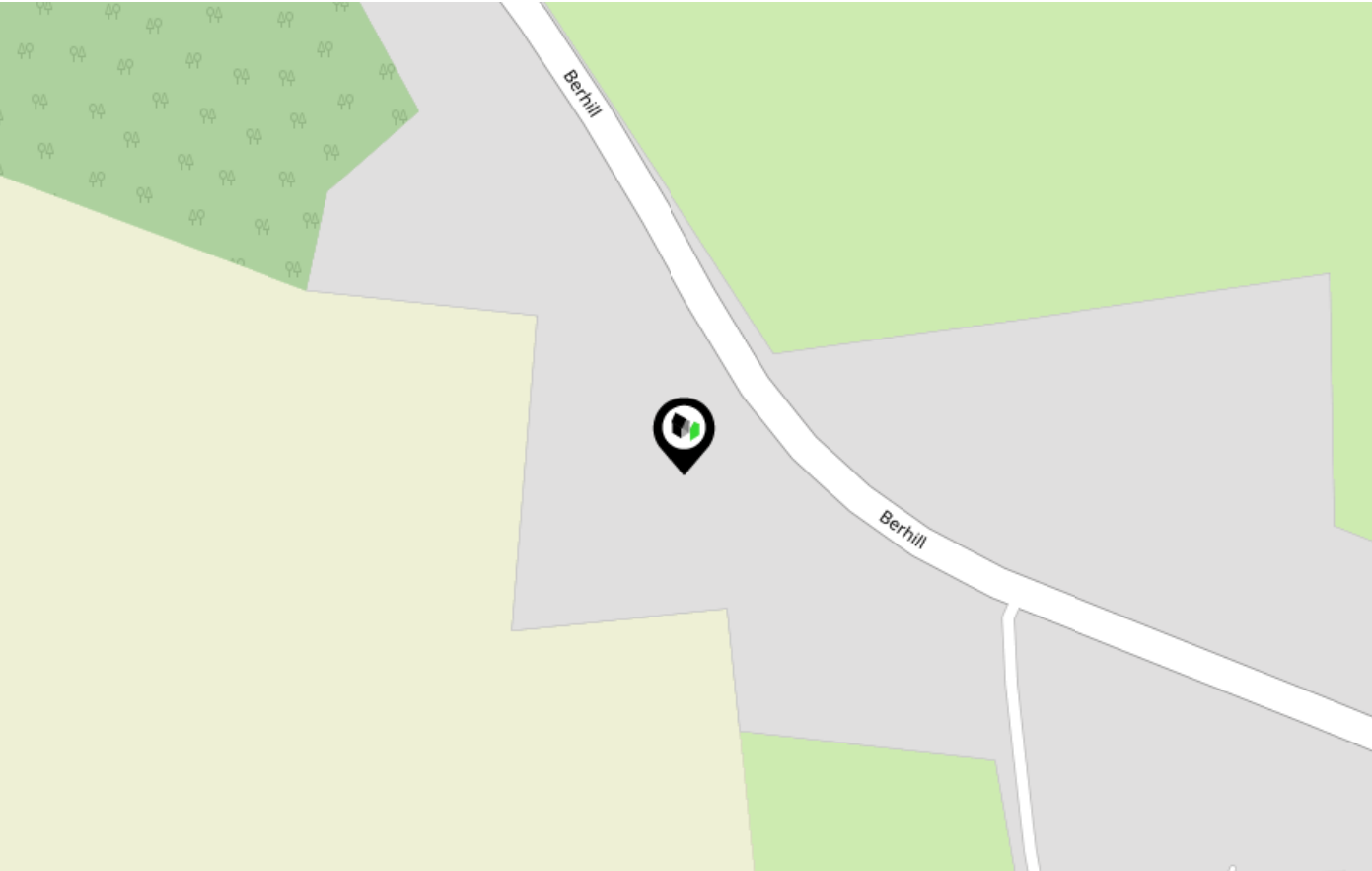


Flood Risk

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.

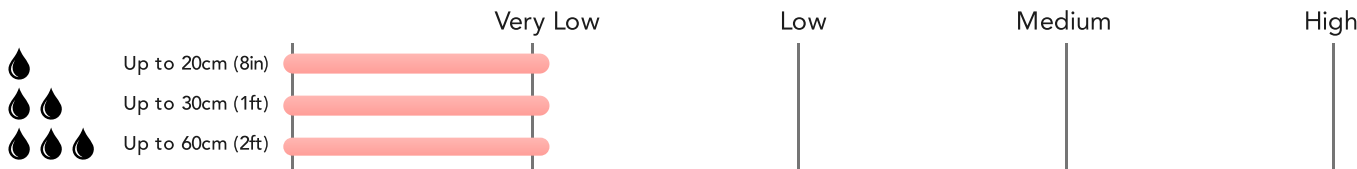


Risk Rating: Very low

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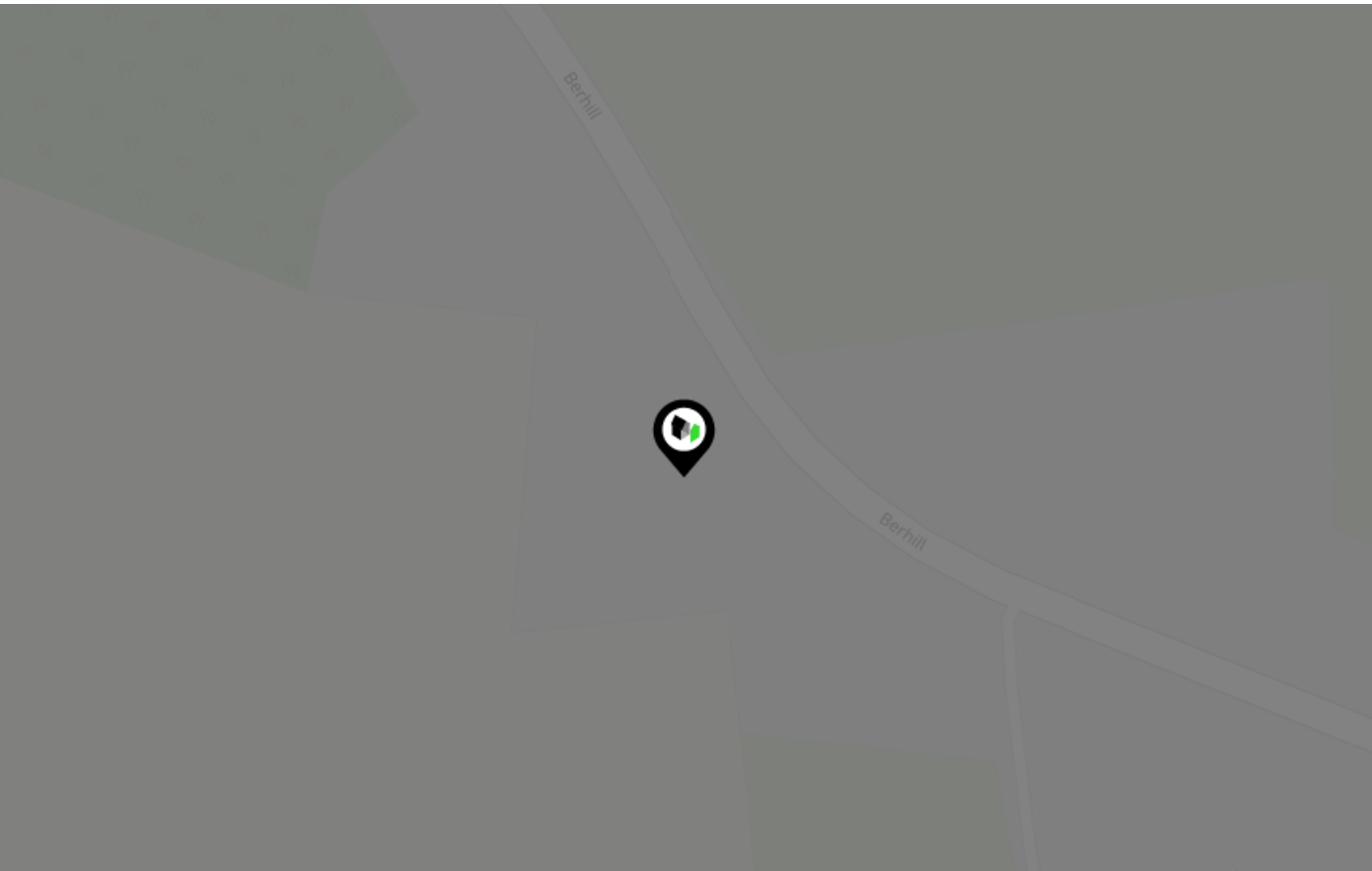
Chance of flooding to the following depths at this property:



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.

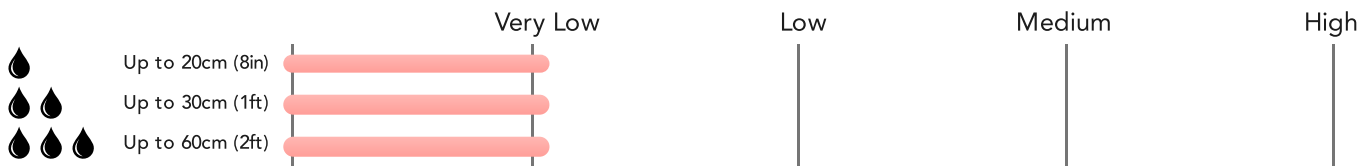


Risk Rating: Very low

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.

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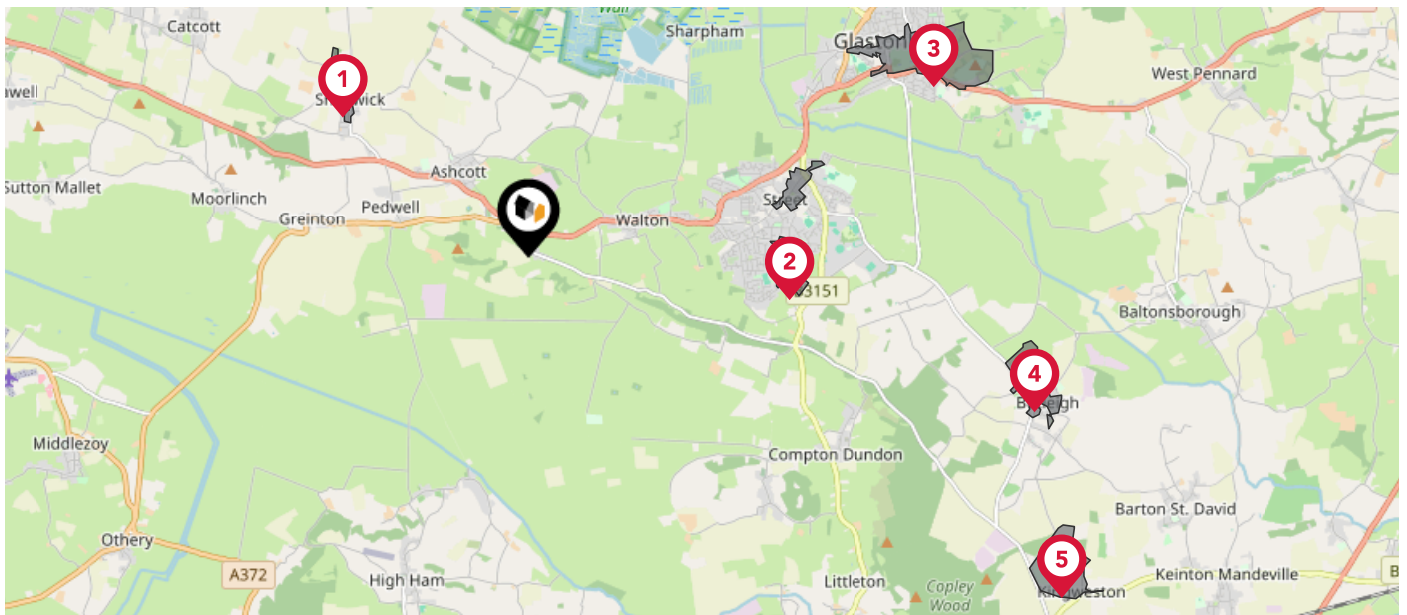


Maps

Conservation Areas

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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



Shapwick



Street



Glastonbury



Butleigh



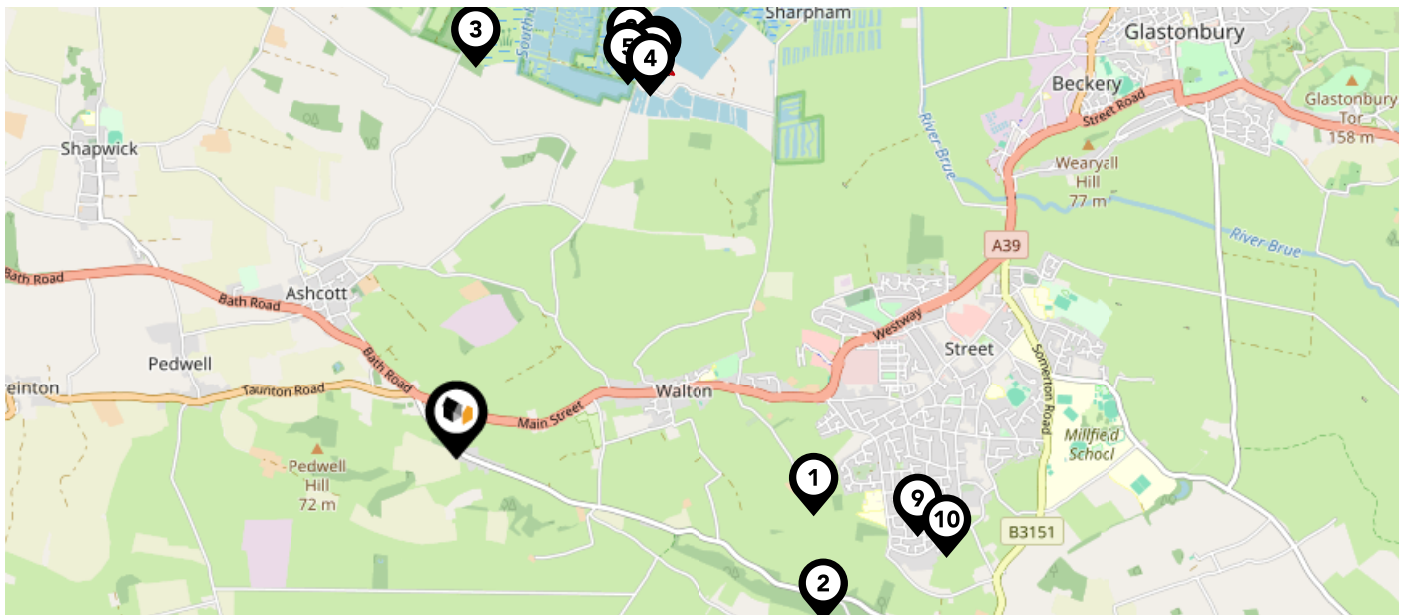
Kingweston

Maps

Landfill Sites

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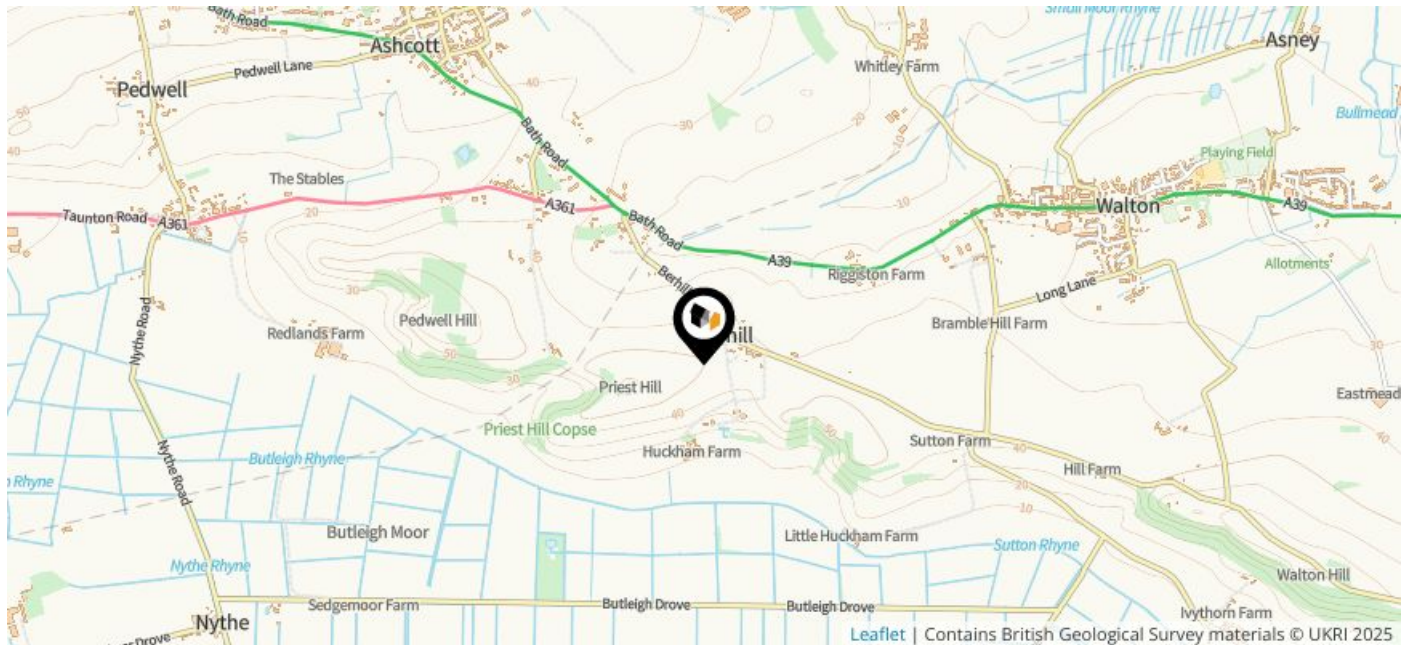
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	East Mead Lane-Street, Somerset	Historic Landfill	
2	Walton Hill-Street, Somerset	Historic Landfill	
3	EA/EPR/EP3090FQ/A001 - Station Road	Active Landfill	
4	Allotment Drove B-Sharpam, Somerset	Historic Landfill	
5	Allotment Drove-Sharpam	Historic Landfill	
6	Allotment Drove A-Sharpam, Street, Somerset	Historic Landfill	
7	EA/EPR/EP3390FU/A001 - Allotment Drove	Active Landfill	
8	Allotment Drove-Walton Heath, Sharpam	Historic Landfill	
9	Adjacent To Football Ground-Street, Somerset	Historic Landfill	
10	Overleigh-Street, Somerset	Historic Landfill	

This map displays nearby coal mine entrances and their classifications.



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.

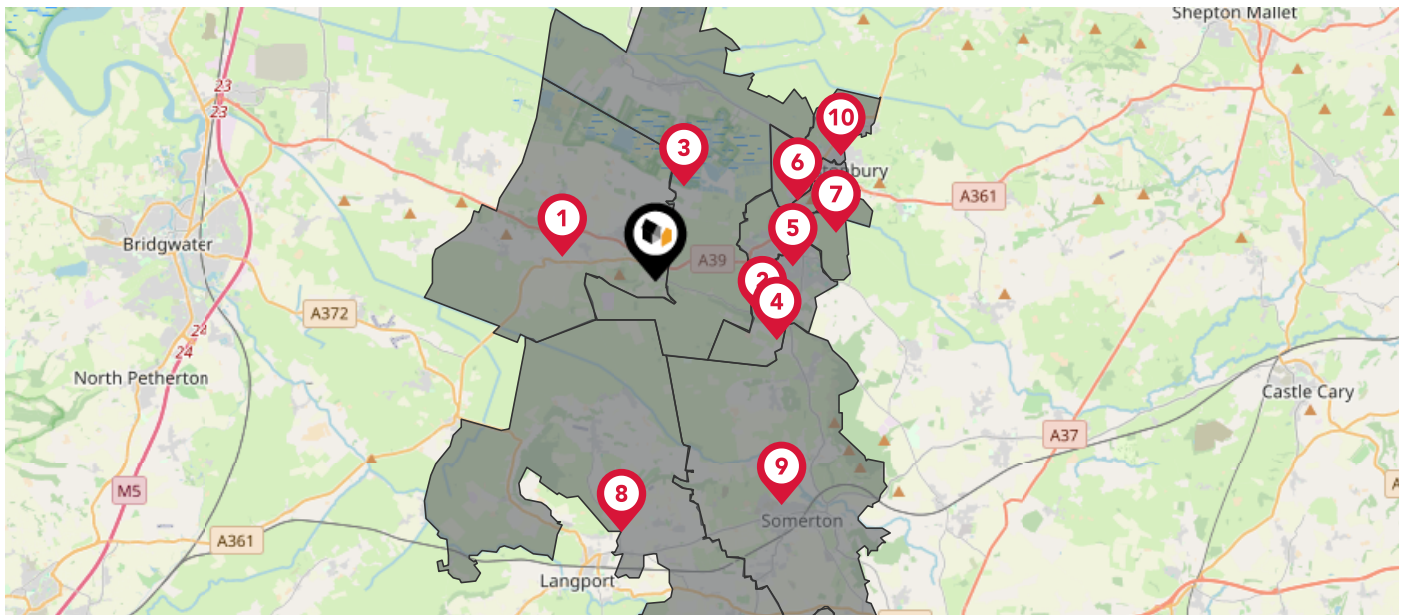
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

Maps

Council Wards

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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

East Polden Ward

2

Street West Ward

3

Moor Ward

4

Street South Ward

5

Street North Ward

6

Glastonbury St. Benedict's Ward

7

Glastonbury St. Mary's Ward

8

Turn Hill Ward

9

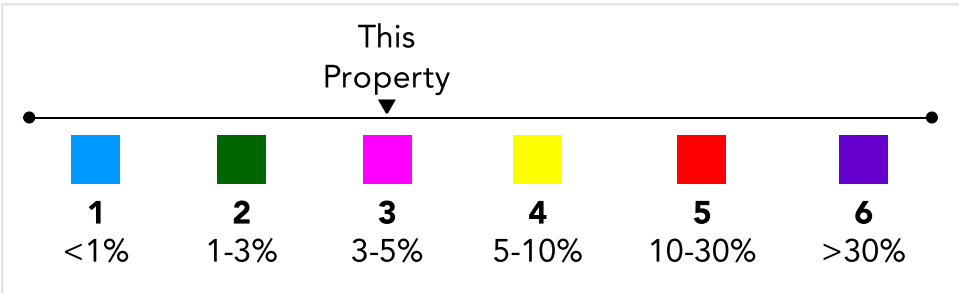
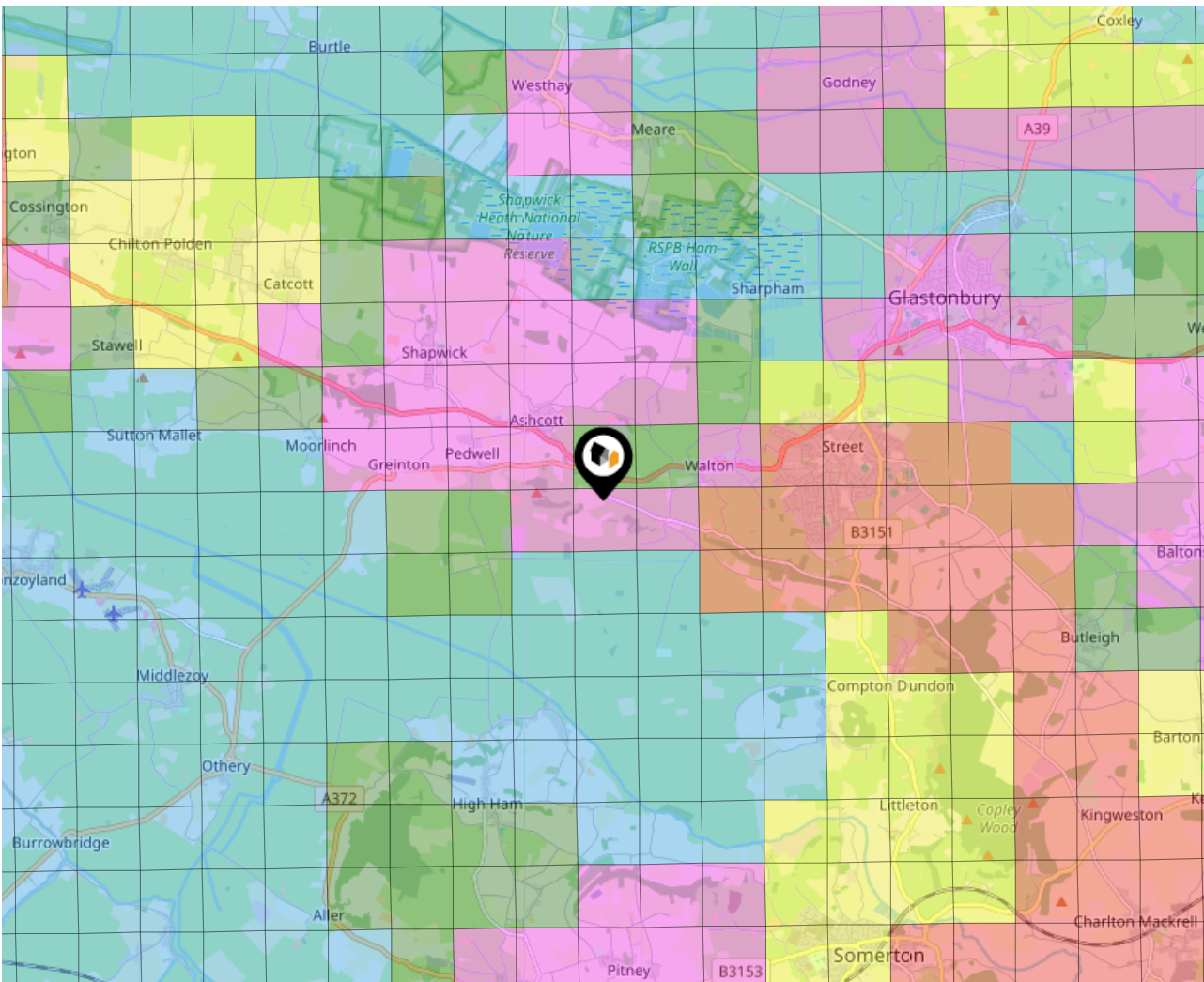
Wessex Ward

10

Glastonbury St. John's Ward

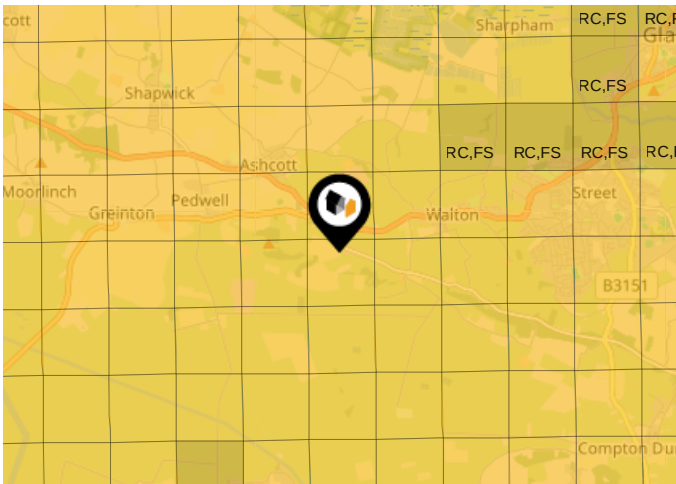
What is Radon?

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).



Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	VARIABLE(HIGH)	Soil Texture:	CLAYEY LOAM TO SILTY
Parent Material Grain:	ARGILLACEOUS		LOAM
Soil Group:	HEAVY TO MEDIUM	Soil Depth:	DEEP



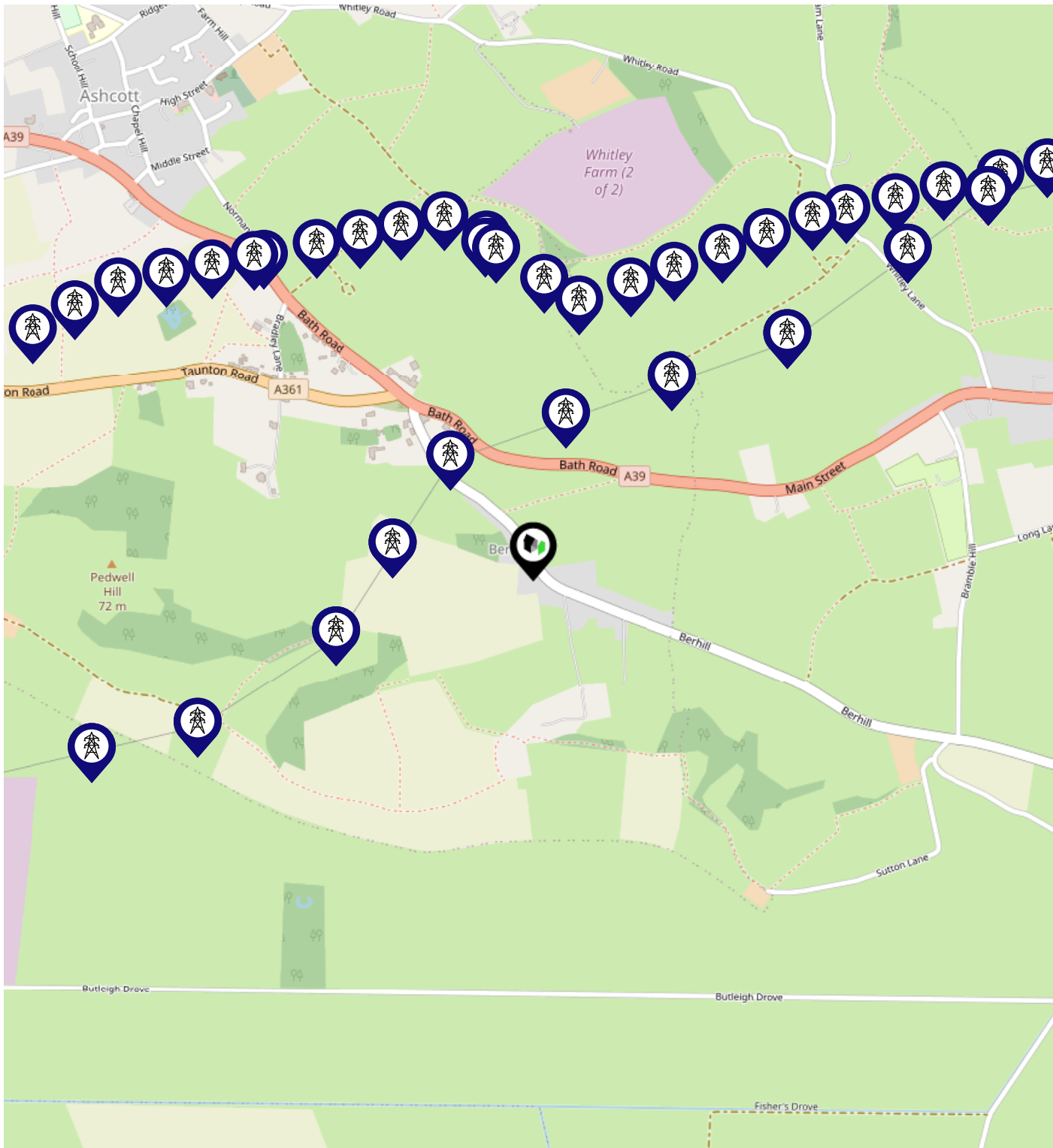
Primary Classifications (Most Common Clay Types)

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

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Key:

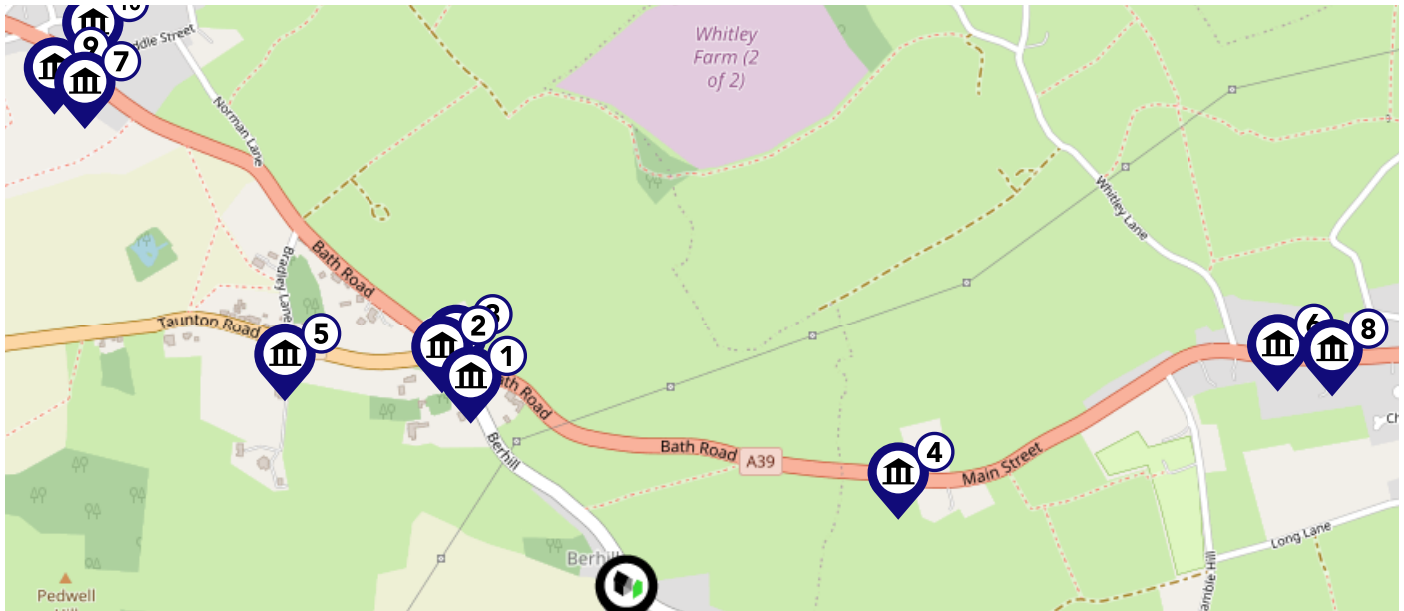
-  Power Pylons
-  Communication Masts

Maps

Listed Buildings

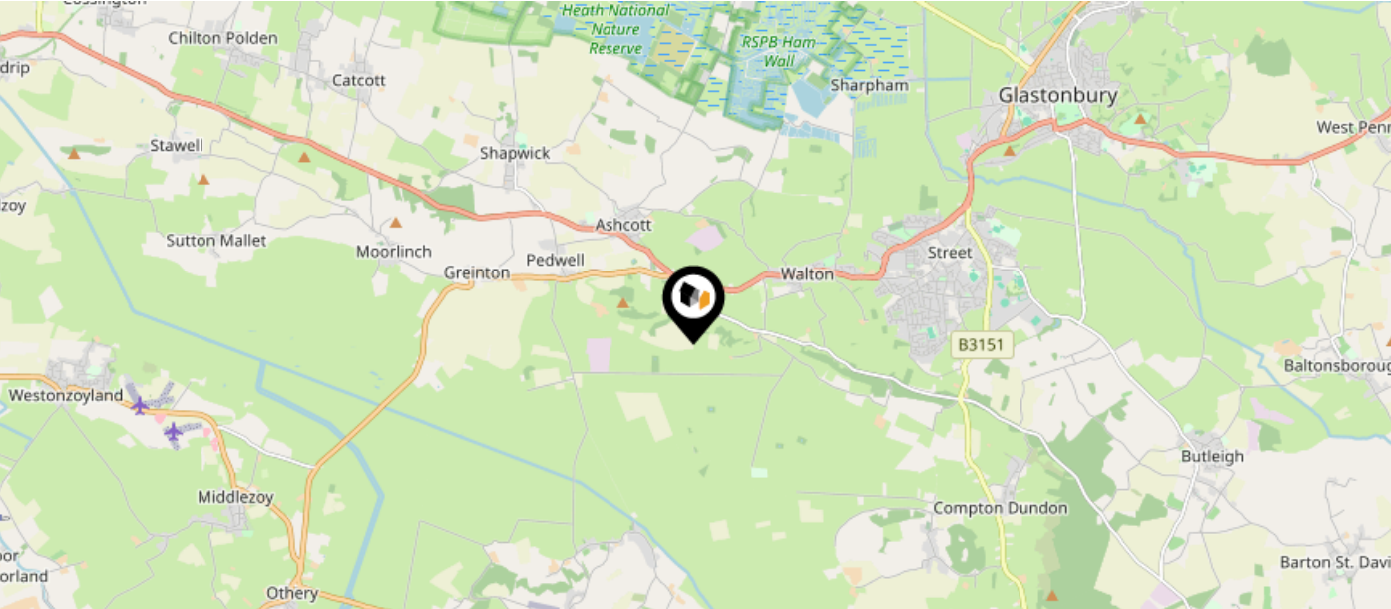
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This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



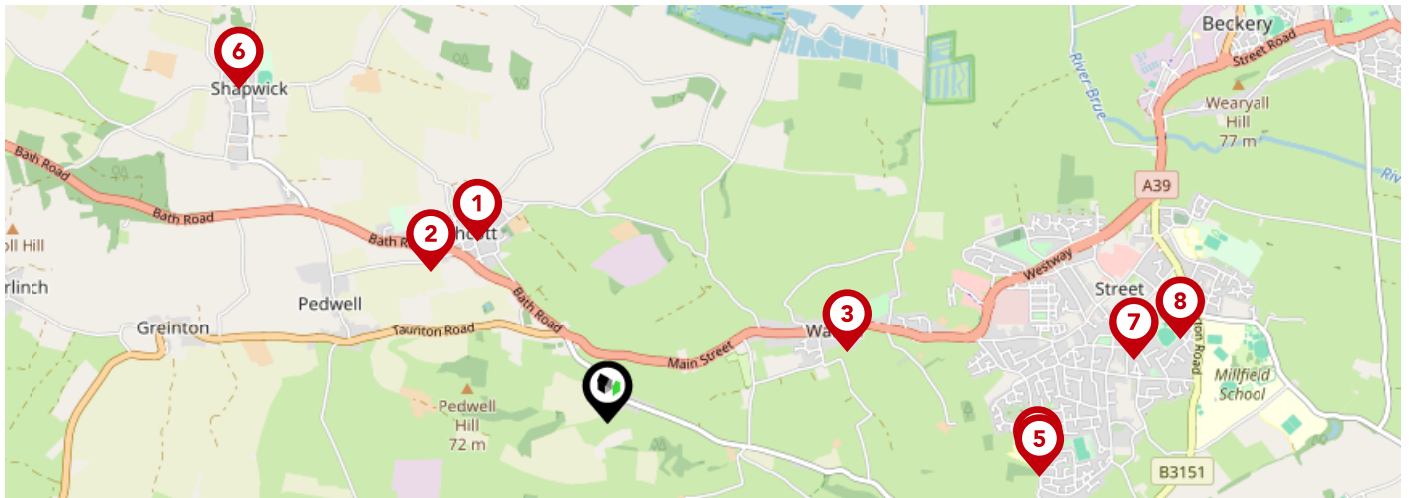
Listed Buildings in the local district	Grade	Distance
 1058956 - The Pipers	Grade II	0.3 miles
 1058954 - Roadside Gate Piers, Gates, Lamp Overthrow, Flanking Walls And Secondary Piers At Entrance To Lockhill Hall	Grade II	0.3 miles
 1058953 - Lockhill Hall	Grade II	0.4 miles
 1058721 - Milestone At Ngr St 4500 3611	Grade II	0.4 miles
 1293838 - 3, Taunton Road	Grade II	0.5 miles
 1058722 - Yewtree Farmhouse	Grade II	0.8 miles
 1344971 - Ashcott Inn	Grade II	0.9 miles
 1307975 - Ben Ash Farmhouse	Grade II	0.9 miles
 1344972 - The Cedars And Attached Outbuilding Wing	Grade II	0.9 miles
 1344973 - The Lawn	Grade II	0.9 miles

This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

No data available.



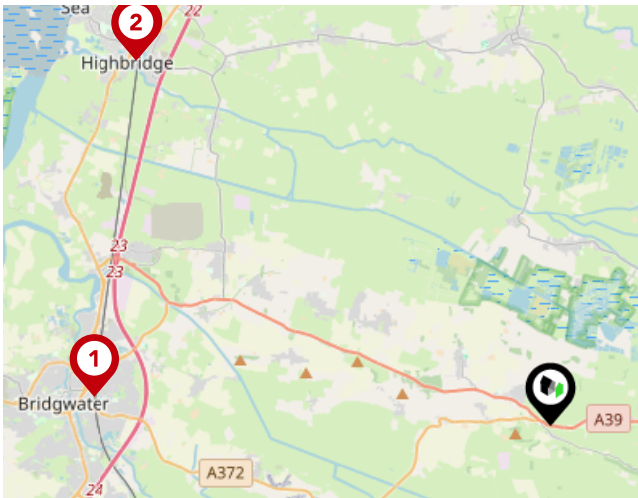
		Nursery	Primary	Secondary	College	Private
1	Ashcott Primary School Ofsted Rating: Good Pupils: 112 Distance:1.05	☐	☒	☐	☐	☐
2	The Levels School Ofsted Rating: Not Rated Pupils: 75 Distance:1.09	☐	☐	☒	☐	☐
3	Walton Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 143 Distance:1.17	☐	☒	☐	☐	☐
4	Brookside Community Primary School Ofsted Rating: Good Pupils: 550 Distance:2.01	☐	☒	☐	☐	☐
5	Avalon School Ofsted Rating: Good Pupils: 65 Distance:2.02	☐	☐	☒	☐	☐
6	Dovecote School Ofsted Rating: Outstanding Pupils: 61 Distance:2.32	☐	☐	☒	☐	☐
7	Hindhayes Infant School Ofsted Rating: Good Pupils: 155 Distance:2.47	☐	☒	☐	☐	☐
8	Elmhurst Junior School Ofsted Rating: Good Pupils: 266 Distance:2.69	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
9	Strode College Ofsted Rating: Good Pupils:0 Distance:2.73	☐	☐	☒	☐	☐
10	Crispin School Academy Ofsted Rating: Good Pupils: 1052 Distance:2.8	☐	☐	☒	☐	☐
11	Millfield School Ofsted Rating: Not Rated Pupils: 1383 Distance:2.9	☐	☐	☒	☐	☐
12	Compton Dundon School Ofsted Rating: Good Pupils: 13 Distance:3.09	☐	☐	☒	☐	☐
13	Tor School Ofsted Rating: Good Pupils: 32 Distance:3.2	☐	☐	☒	☐	☐
14	High Ham Church of England Primary School Ofsted Rating: Good Pupils: 148 Distance:3.29	☐	☒	☐	☐	☐
15	Abbot's Way School Ofsted Rating: Not Rated Pupils: 39 Distance:3.55	☐	☐	☒	☐	☐
16	Meare Village Primary School Ofsted Rating: Outstanding Pupils: 96 Distance:3.61	☐	☒	☐	☐	☐

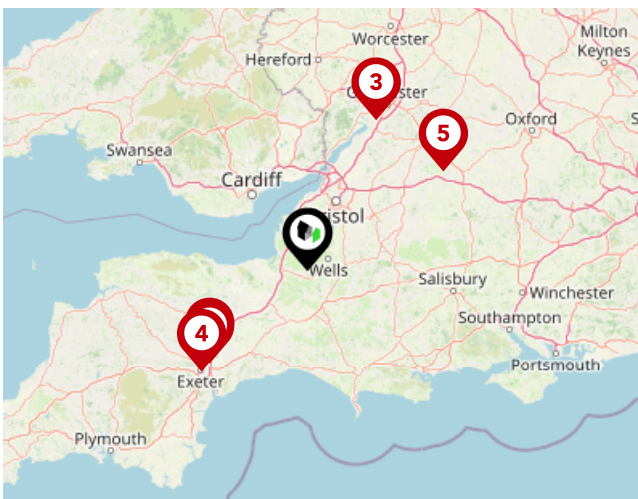
Area Transport (National)

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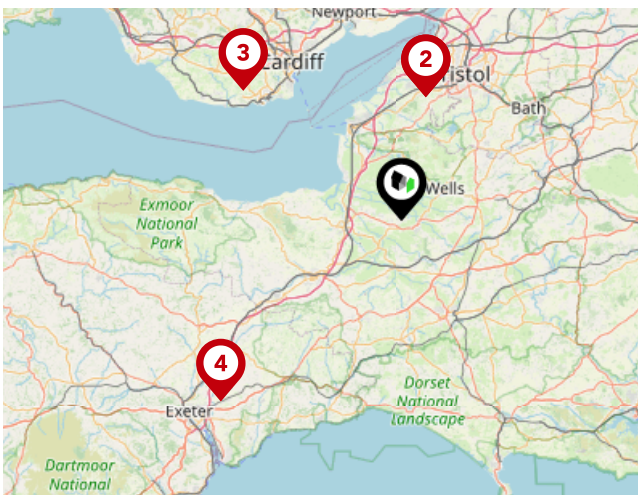
National Rail Stations

Pin	Name	Distance
1	Bridgwater Rail Station	8.52 miles
2	Highbridge & Burnham-on-Sea Rail Station	10.28 miles
3	Highbridge & Burnham-on-Sea Rail Station	10.29 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J29	39.71 miles
2	M5 J30	40.56 miles
3	M5 J13	48.67 miles
4	M5 J31	43.73 miles
5	M4 J16	50.2 miles

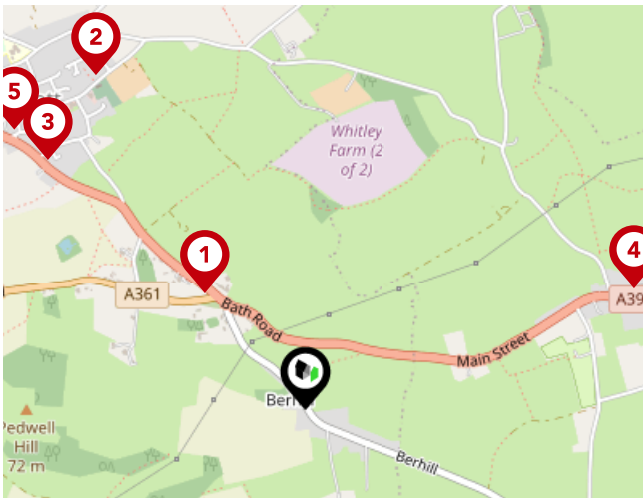


Airports/Helipads

Pin	Name	Distance
1	Bristol Airport	18.82 miles
2	Felton	18.82 miles
3	Cardiff Airport	30.45 miles
4	Exeter Airport	38.18 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Pipers Inn	0.36 miles
2	Demand Responsive Area	0.92 miles
3	The Ashcott Inn	0.84 miles
4	Highfields Close	0.81 miles
5	The Batch	0.94 miles

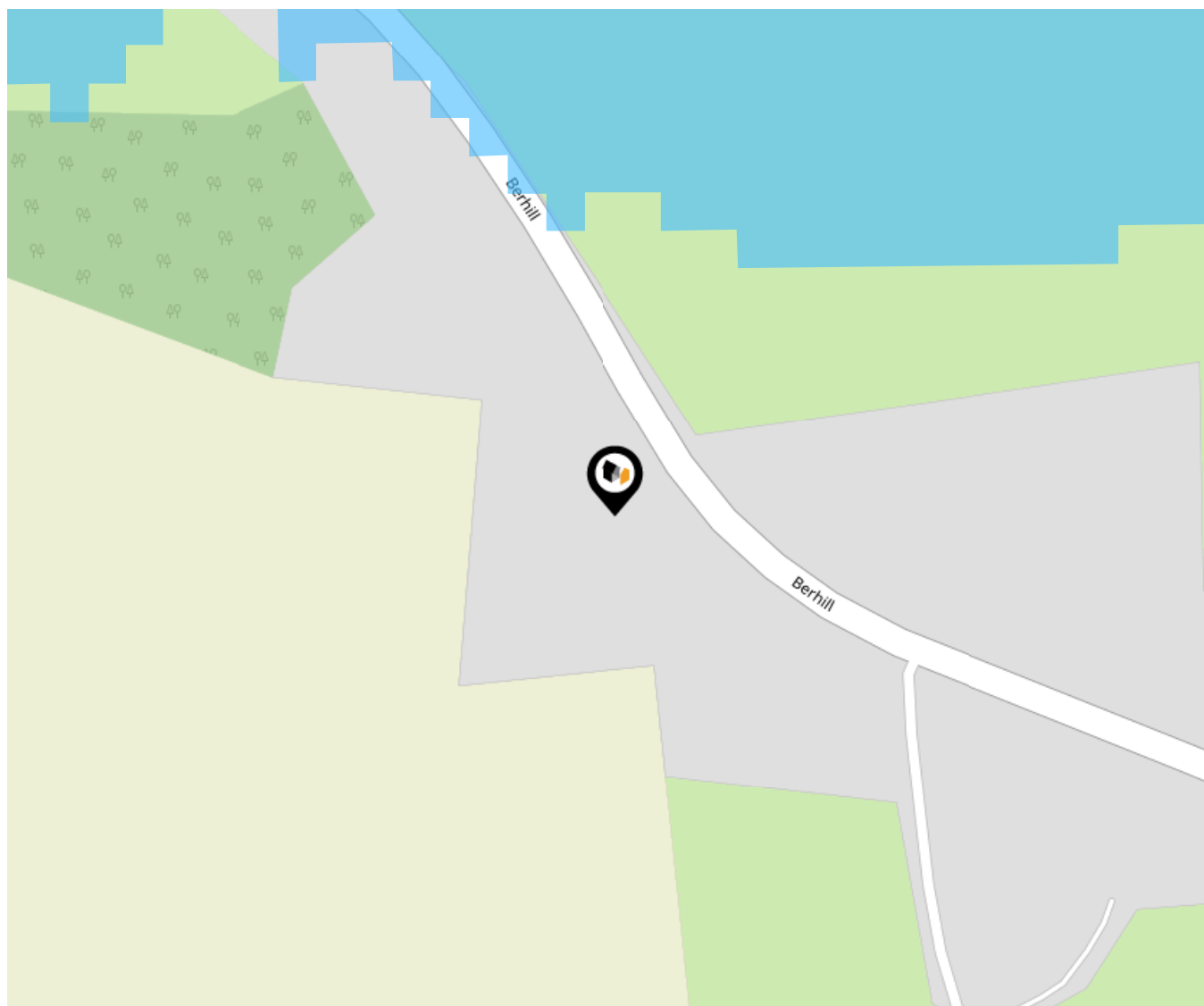


Ferry Terminals

Pin	Name	Distance
1	Bridgwater Ferry Terminal	8.72 miles
2	Weston-super-Mare Knightstone Harbour	18.08 miles
3	Clevedon Pier	22.62 miles

Local Area Road Noise

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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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