

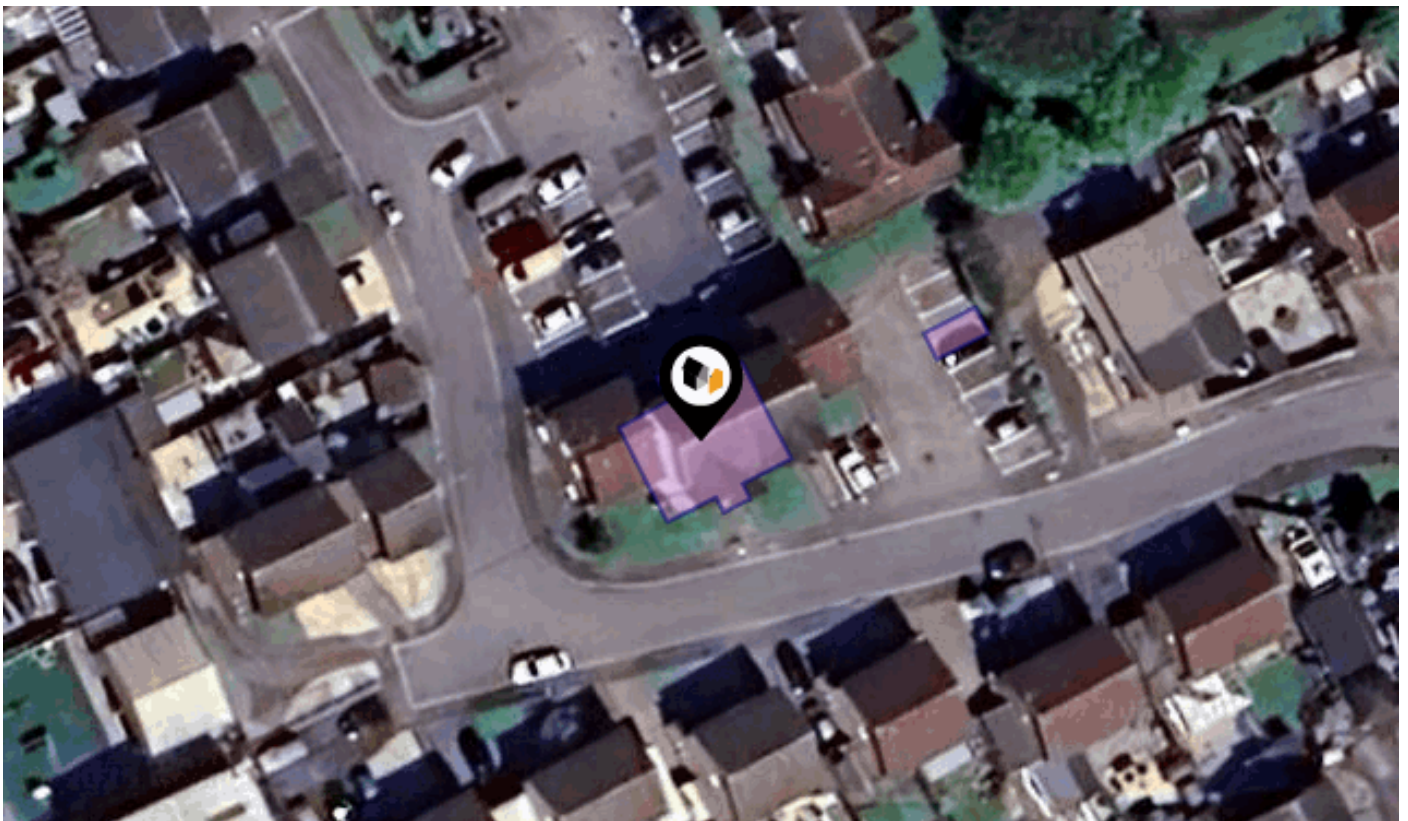


See More Online

# MIR: Material Info

The Material Information Affecting this Property

**Saturday 28<sup>th</sup> June 2025**



**SANDPIPER ROAD, BRIDGWATER, TA6**

## Cooper and Tanner

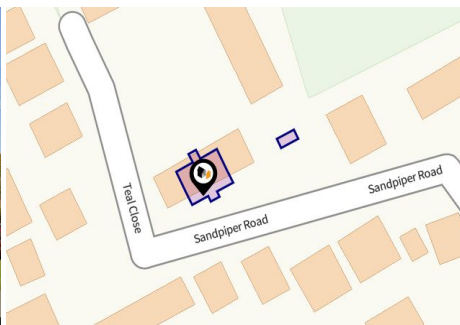
32 High Street Shepton Mallet BA4 5AS

01749 372200

sheptonmallet@cooperandtanner.co.uk

cooperandtanner.co.uk





## Property

Type:	Flat / Maisonette
Bedrooms:	1
Floor Area:	419 ft <sup>2</sup> / 39 m <sup>2</sup>
Plot Area:	0.03 acres
Year Built :	1983-1990
Council Tax :	Band A
Annual Estimate:	£1,626
Title Number:	ST363709




Tenure:	Leasehold
Start Date:	07/02/2021
End Date:	01/01/2178
Lease Term:	158 years from 1 January 2020
Term Remaining:	152 years

## Local Area

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

### Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

<b>16</b>	<b>80</b>	<b>1800</b>
mb/s	mb/s	mb/s
		

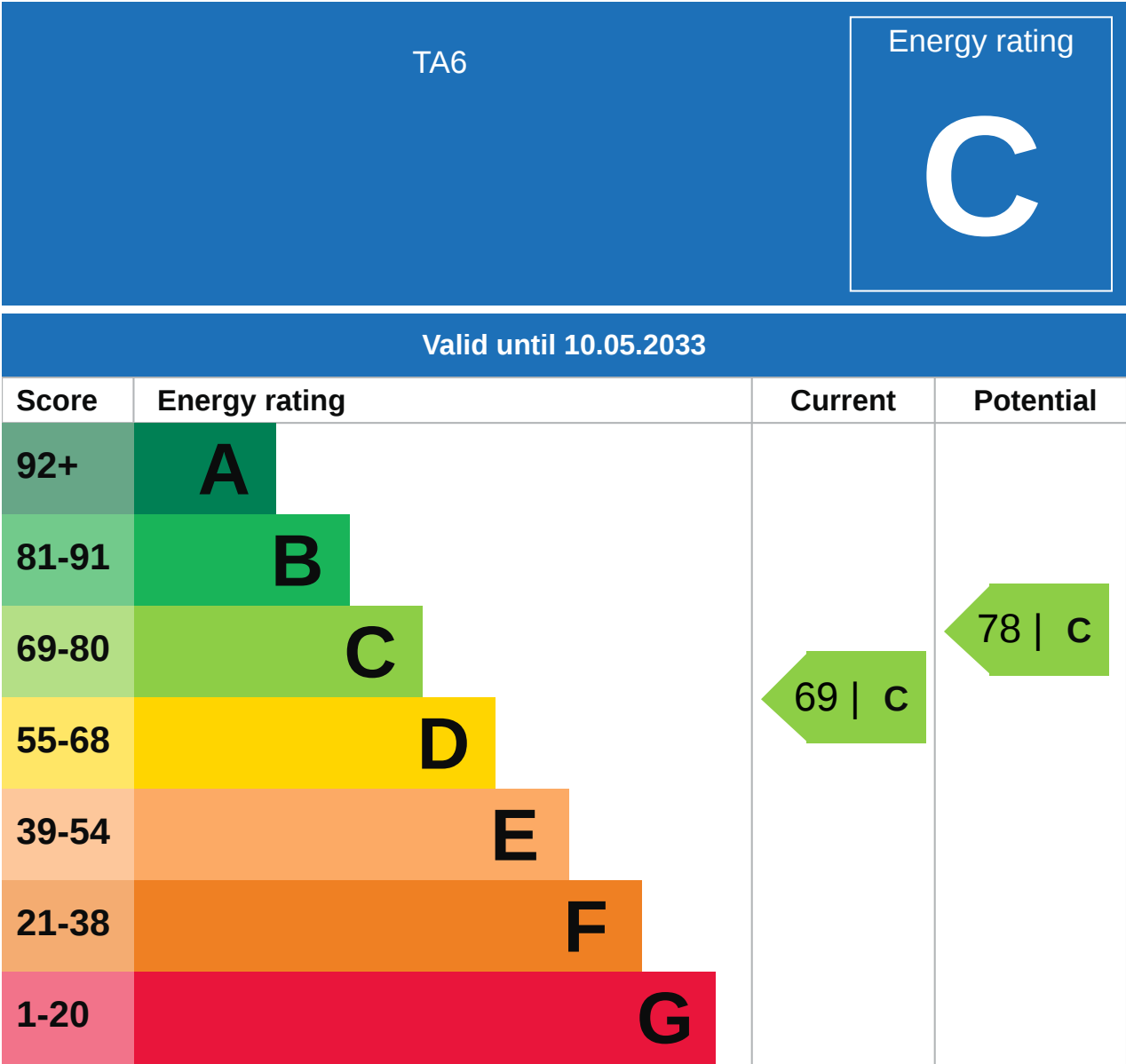
### Mobile Coverage:

(based on calls indoors)



### Satellite/Fibre TV Availability:





# Property

## EPC - Additional Data

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### Additional EPC Data

<b>Property Type:</b>	Flat
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Rental
<b>Energy Tariff:</b>	Dual
<b>Main Fuel:</b>	Electricity (not community)
<b>Main Gas:</b>	No
<b>Floor Level:</b>	00
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	(another dwelling above)
<b>Main Heating:</b>	Electric storage heaters
<b>Main Heating Controls:</b>	Manual charge control
<b>Hot Water System:</b>	Electric immersion, off-peak
<b>Hot Water Energy Efficiency:</b>	Average
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	39 m <sup>2</sup>

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### Cooper and Tanner

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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.

## 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

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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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This property may 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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The vendor has advised there are no rights of way across the property.

## Construction Type

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

## Property Lease Information (if applicable)

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The property is Freehold.

## Listed Building Information (if applicable)

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Not applicable

## Electricity Supply

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

## Water Supply

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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 that there is no gas supply to the property

## Drainage

---

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

## Heating System

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We have been advised by the seller that the heating is provided by electric heaters

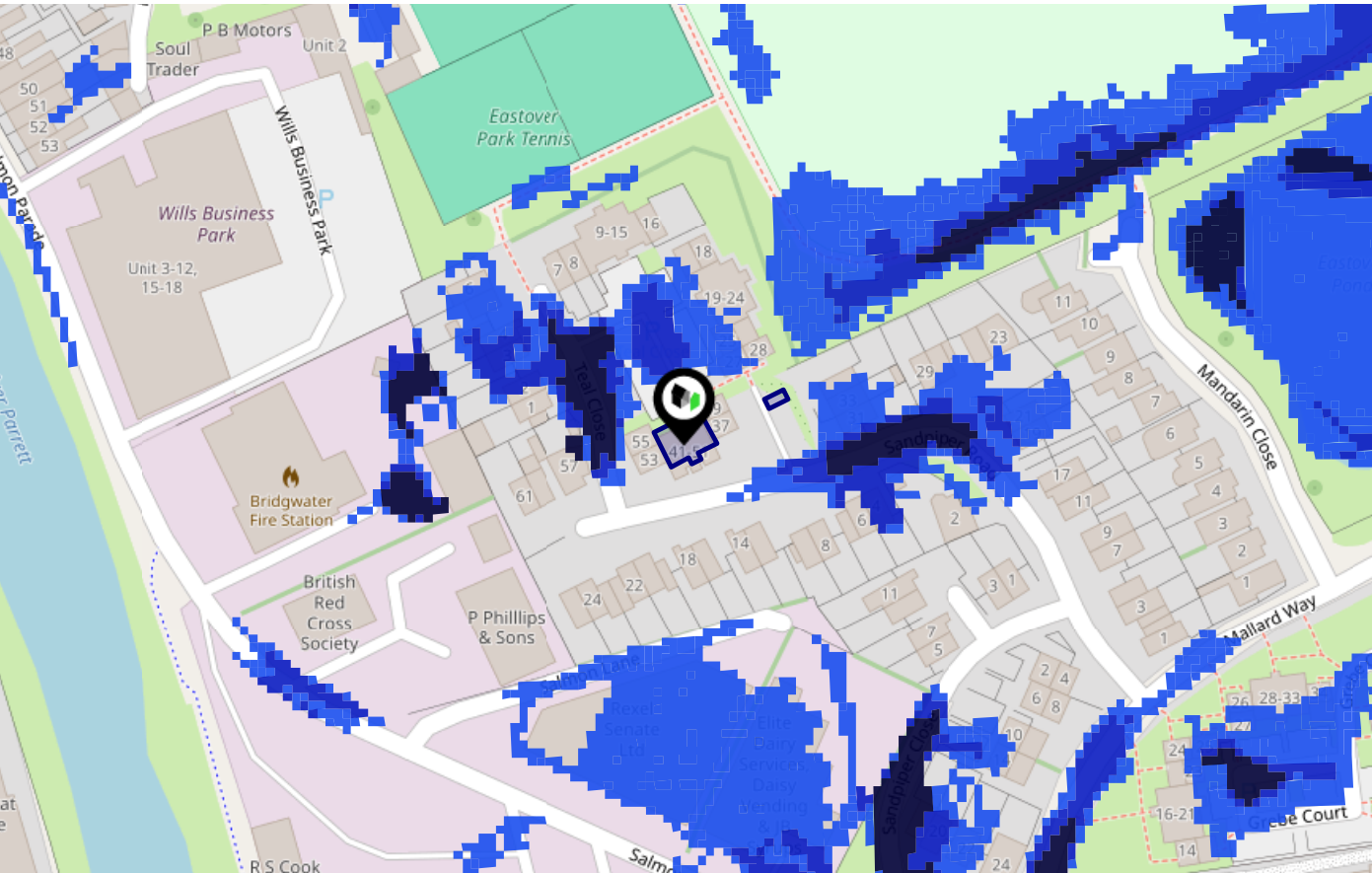


# Flood Risk

## 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.

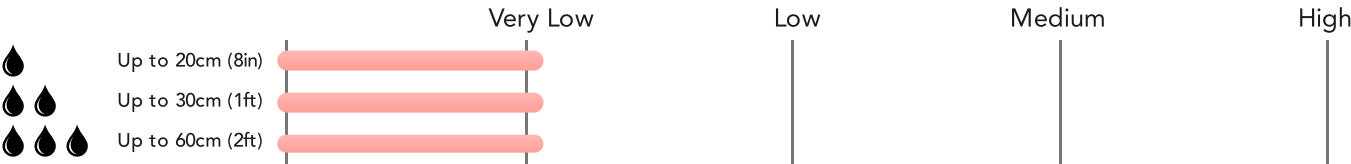


Risk Rating: Very low

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 (0.1%) 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:

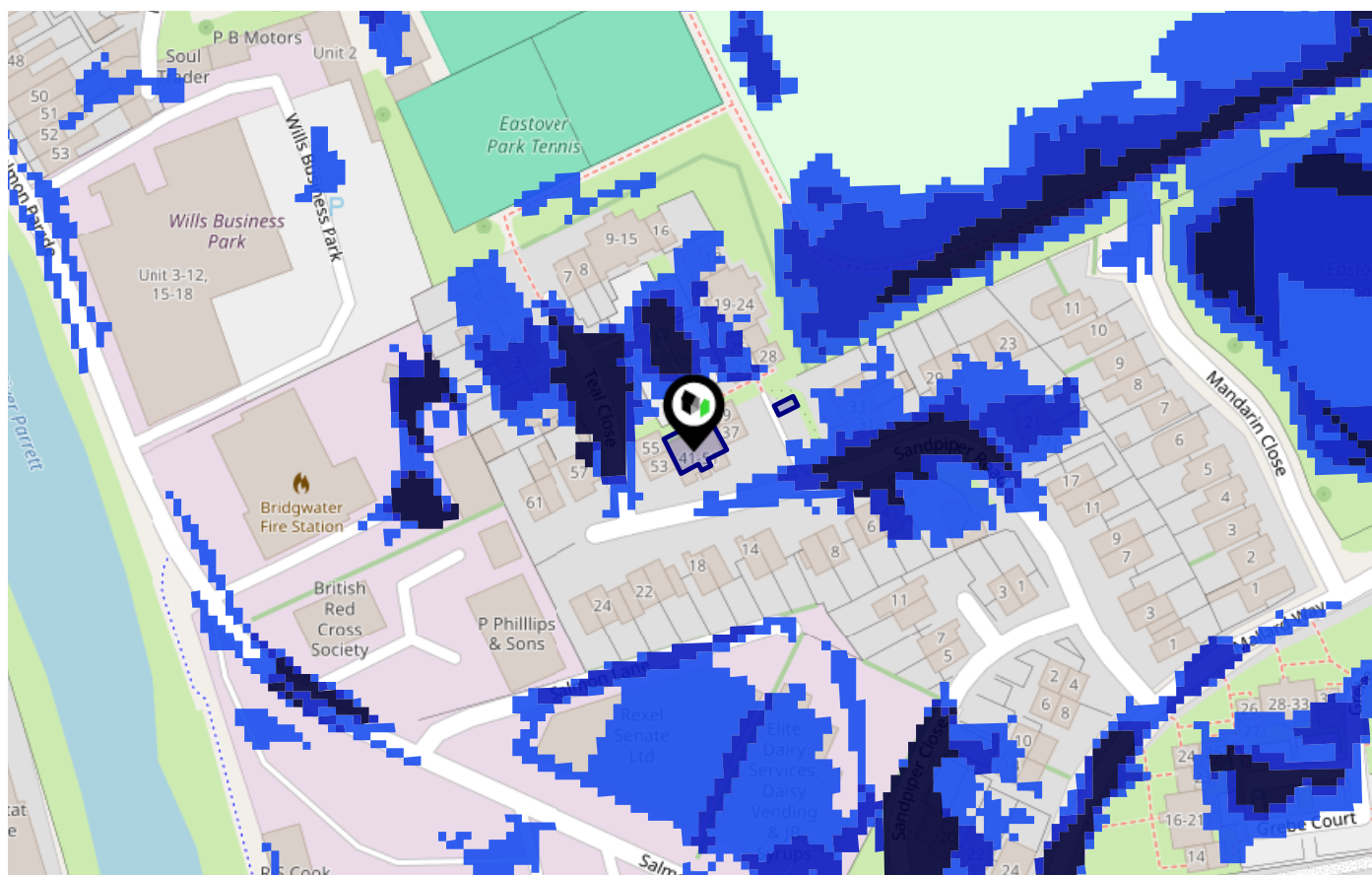


# Flood Risk

## Surface Water - Climate Change

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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.

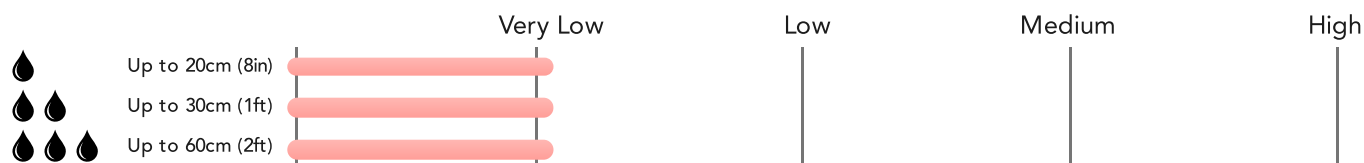


Risk Rating: Very low

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.
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Chance of flooding to the following depths at this property:



MIR - Material Info

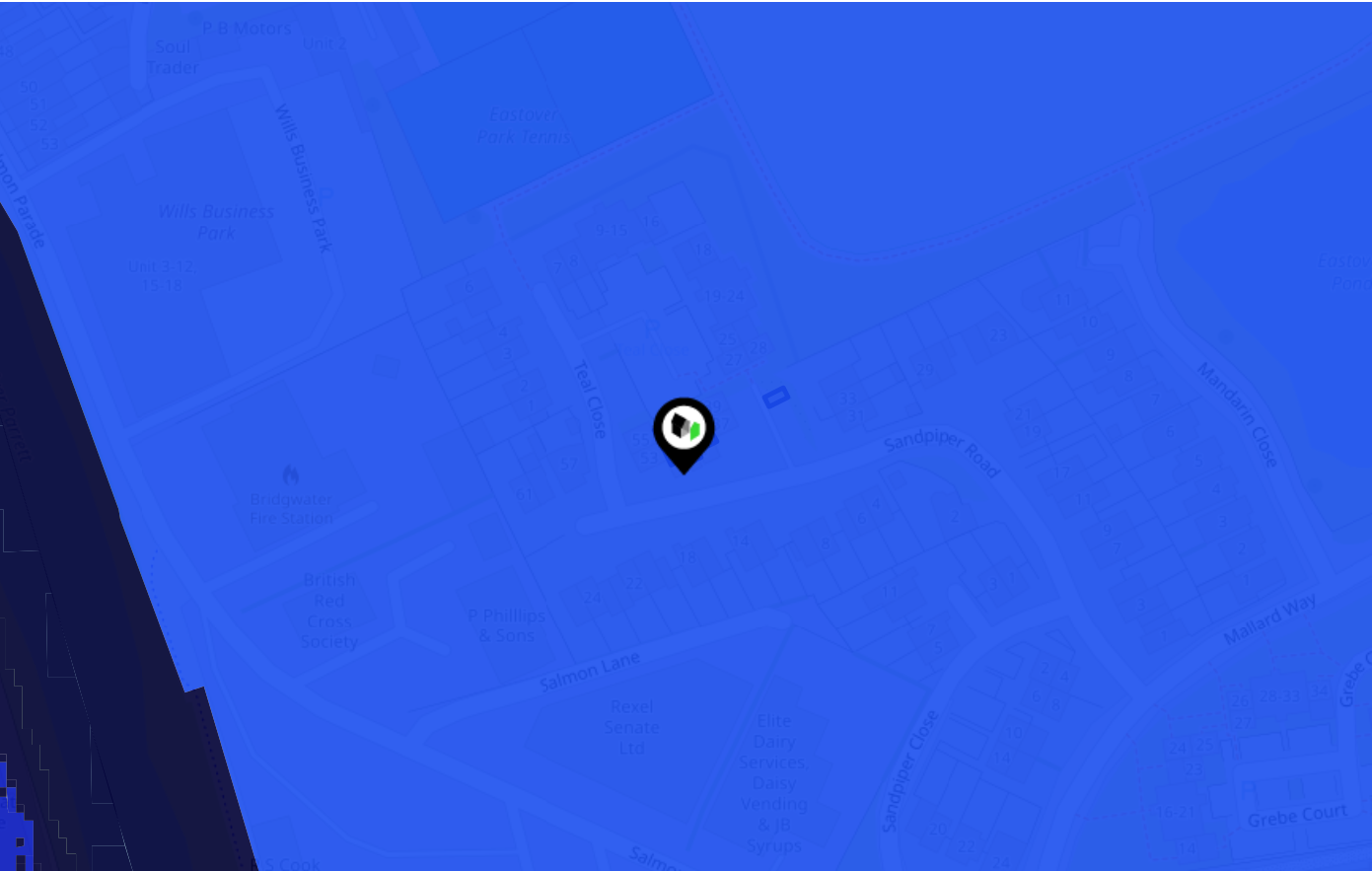
Powered by  
**aprift**  
Know any property instantly

# 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.

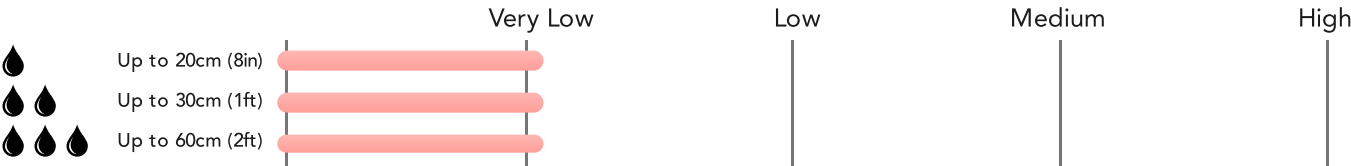


**Risk Rating: Low**

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

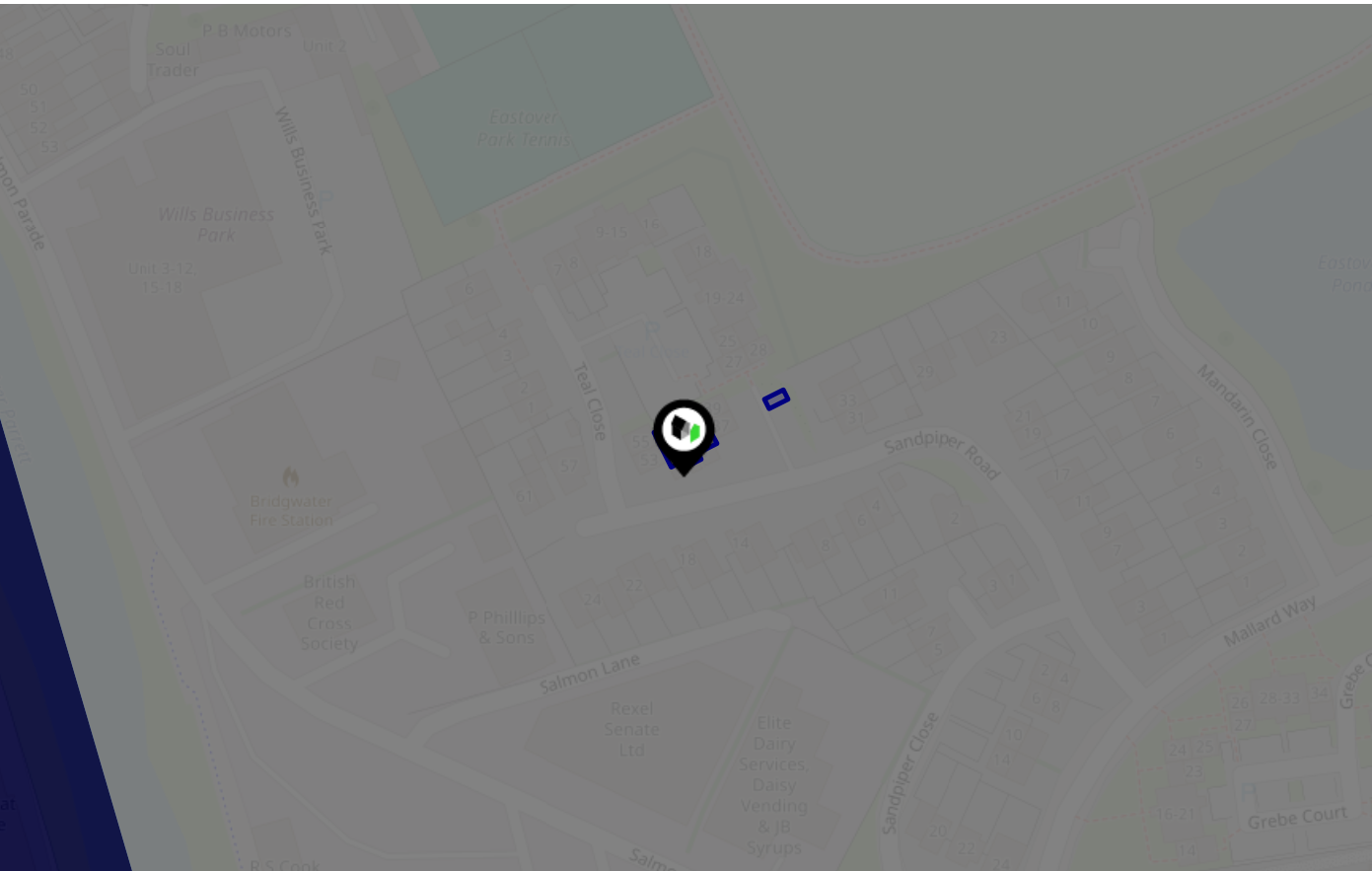
Chance of flooding to the following depths at this property:



# Flood Risk

## 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.

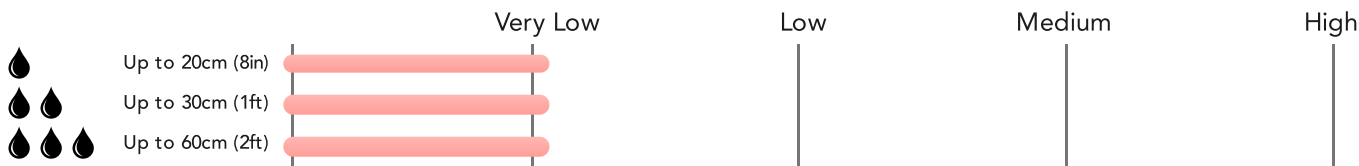


Risk Rating: Very low

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.
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Chance of flooding to the following depths at this property:

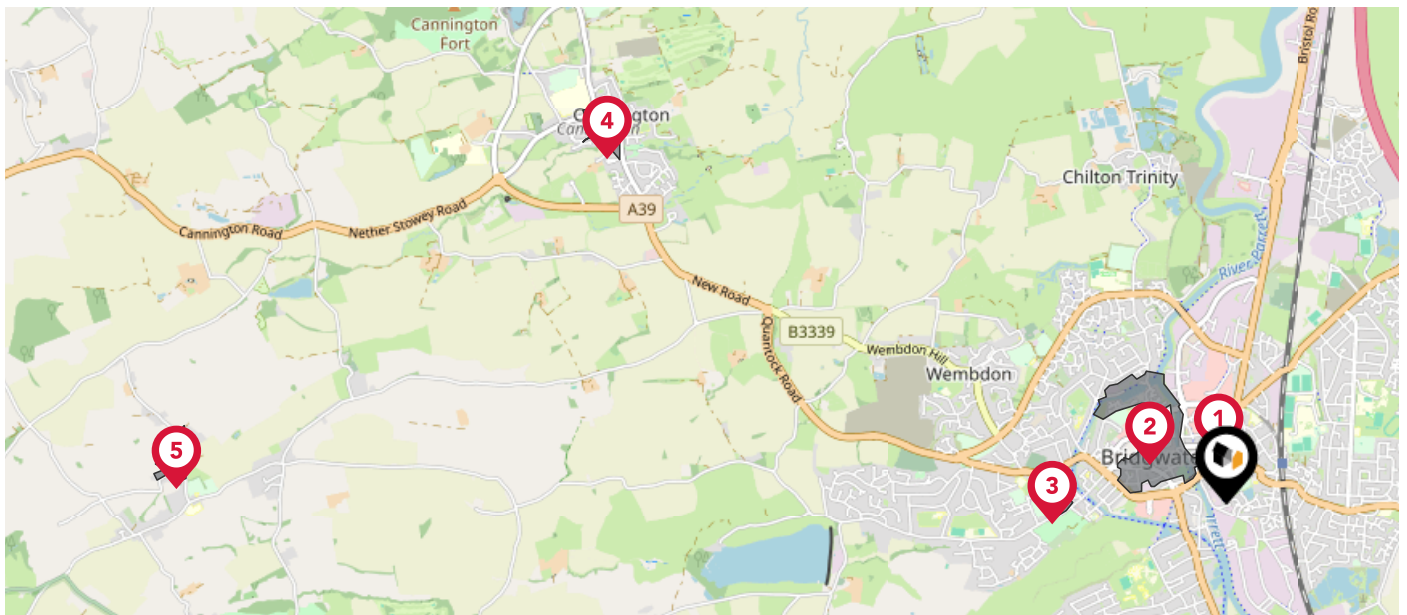


# Maps

## 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

- |   |                                  |
|---|----------------------------------|
| 1 | Bridgwater St John's             |
| 2 | Bridgwater Central Area and Dock |
| 3 | Bridgwater Northfield            |
| 4 | Cannington                       |
| 5 | Spaxton                          |

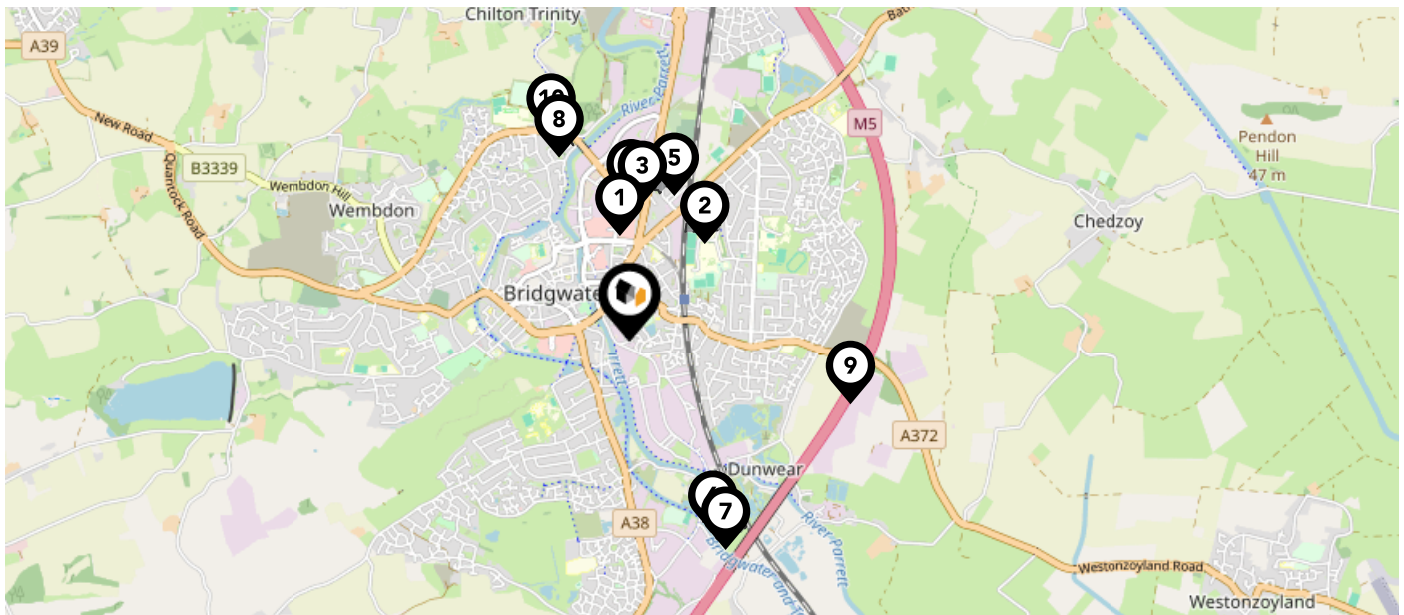


# Maps

## 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	The Leggar-Sydenham, Bridgewater	Historic Landfill	
2	Bath Road-Bridgewater	Historic Landfill	
3	Pit off The Drove-Bridgewater, Somerset	Historic Landfill	
4	Land at Bristol Road-Bridgewater, Somerset	Historic Landfill	
5	Bristol Road-Bridgewater	Historic Landfill	
6	Haul Waste-Somerset Bridge Tip, Bridgewater, Somerset	Historic Landfill	
7	Somerset Bridge Refuse Tip-Bridgewater, Somerset	Historic Landfill	
8	Land Off Saltlands Avenue-Bridgewater, Somerset	Historic Landfill	
9	Site Near M5 Westonzoyland Road-Bridgewater, Somerset	Historic Landfill	
10	Land at Saltlands-Bridgewater, 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.

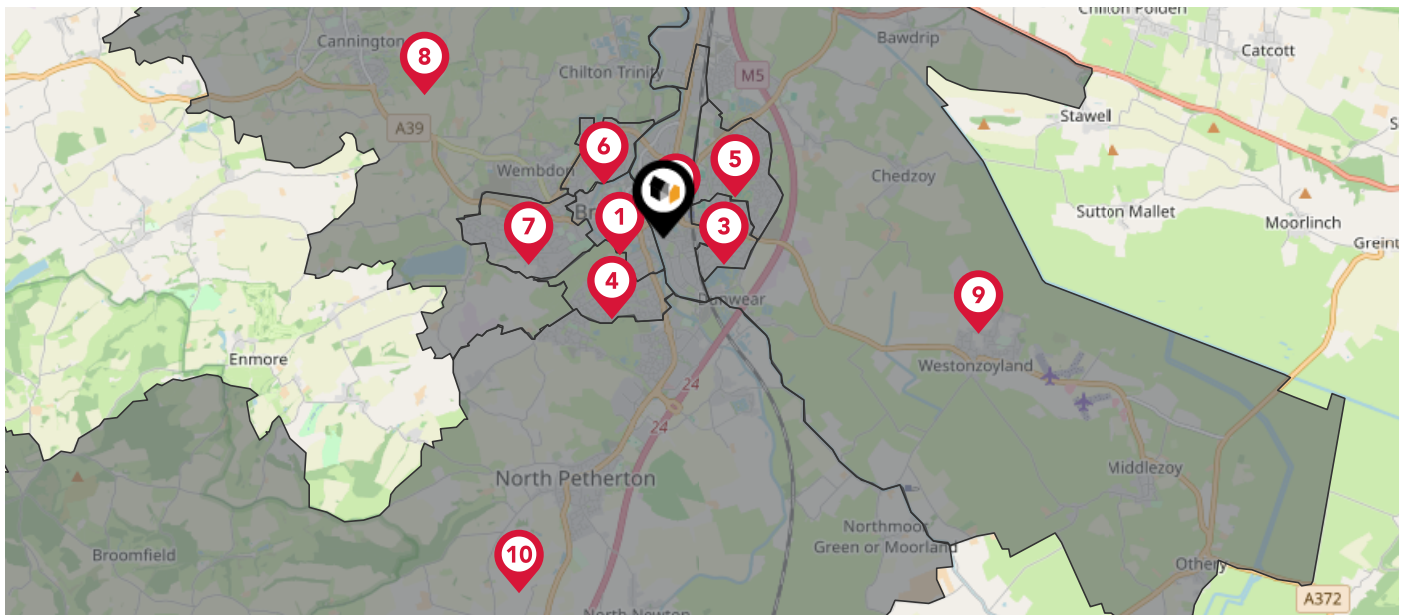
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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



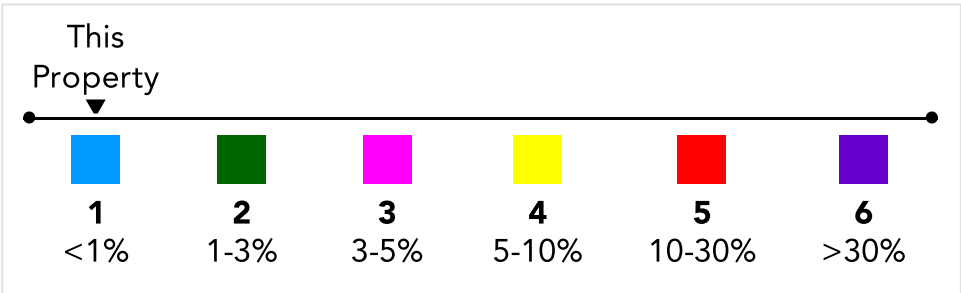
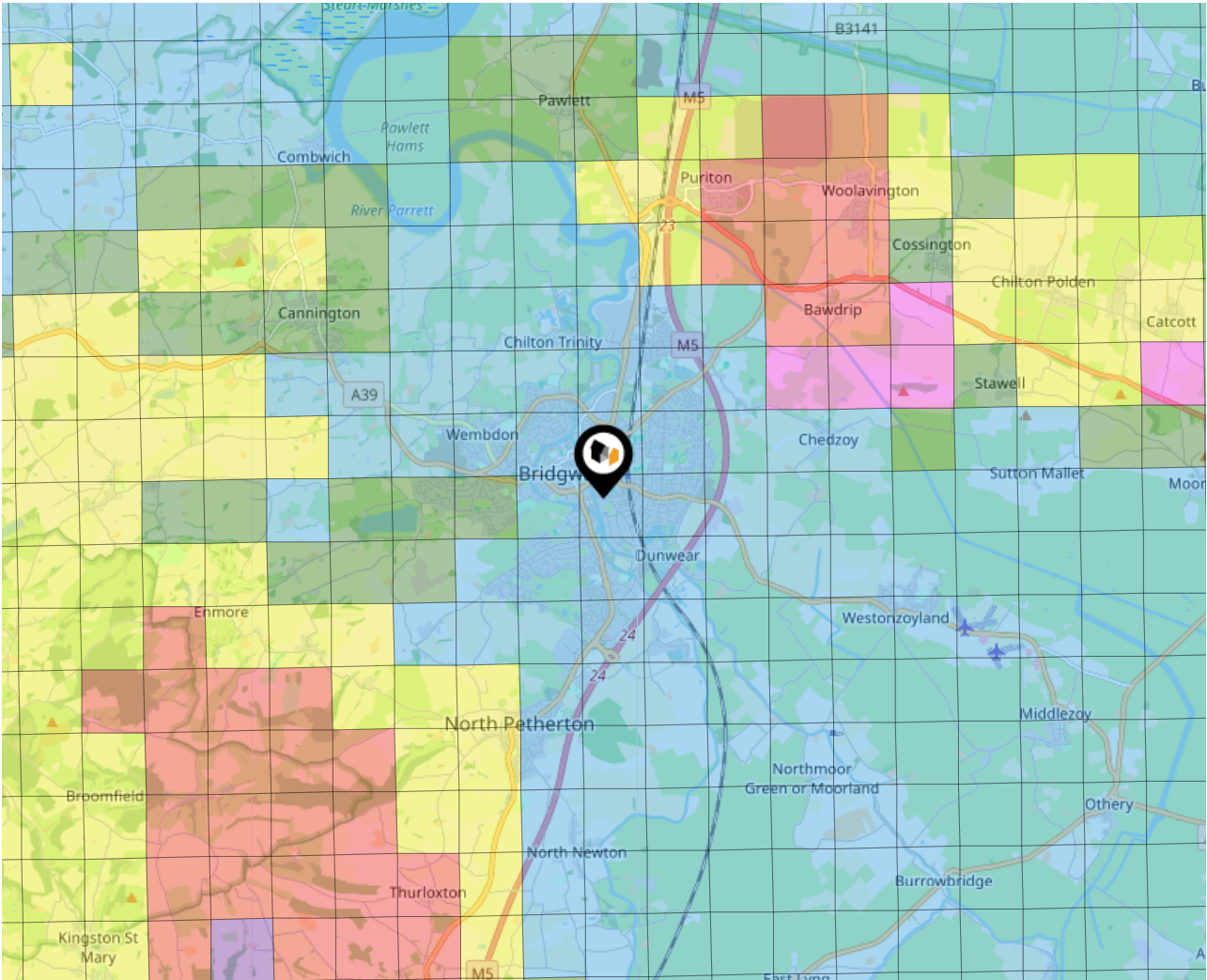
### Nearby Council Wards

-  Bridgwater Westover Ward
-  Bridgwater Eastover Ward
-  Bridgwater Dunwear Ward
-  Bridgwater Hamp Ward
-  Bridgwater Fairfax Ward
-  Bridgwater Victoria Ward
-  Bridgwater Wyndham Ward
-  Cannington and Wembdon Ward
-  King's Isle Ward
-  North Petherton Ward



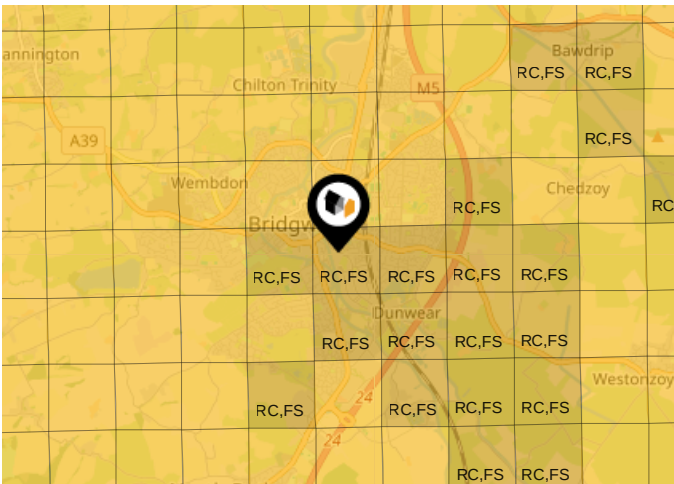
### What is Radon?

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/m<sup>3</sup>).



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

<b>Carbon Content:</b>	VARIABLE	<b>Soil Texture:</b>	LOAM TO CLAY
<b>Parent Material Grain:</b>	ARGILLACEOUS	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	MEDIUM TO HEAVY		



### Primary Classifications (Most Common Clay Types)

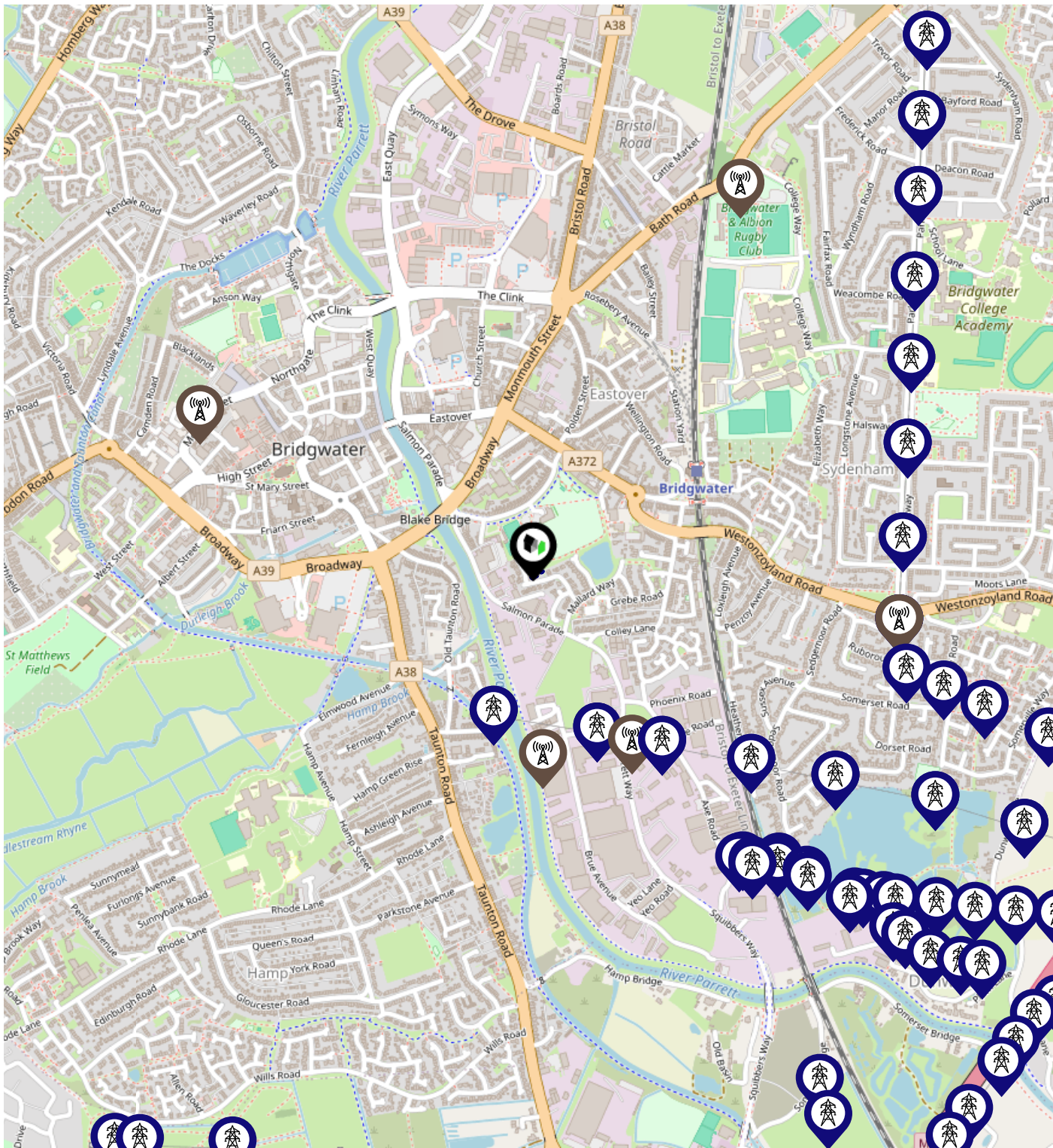
<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL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





# Local Area

## Masts & Pylons

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**Key:**

-  Power Pylons
-  Communication Masts

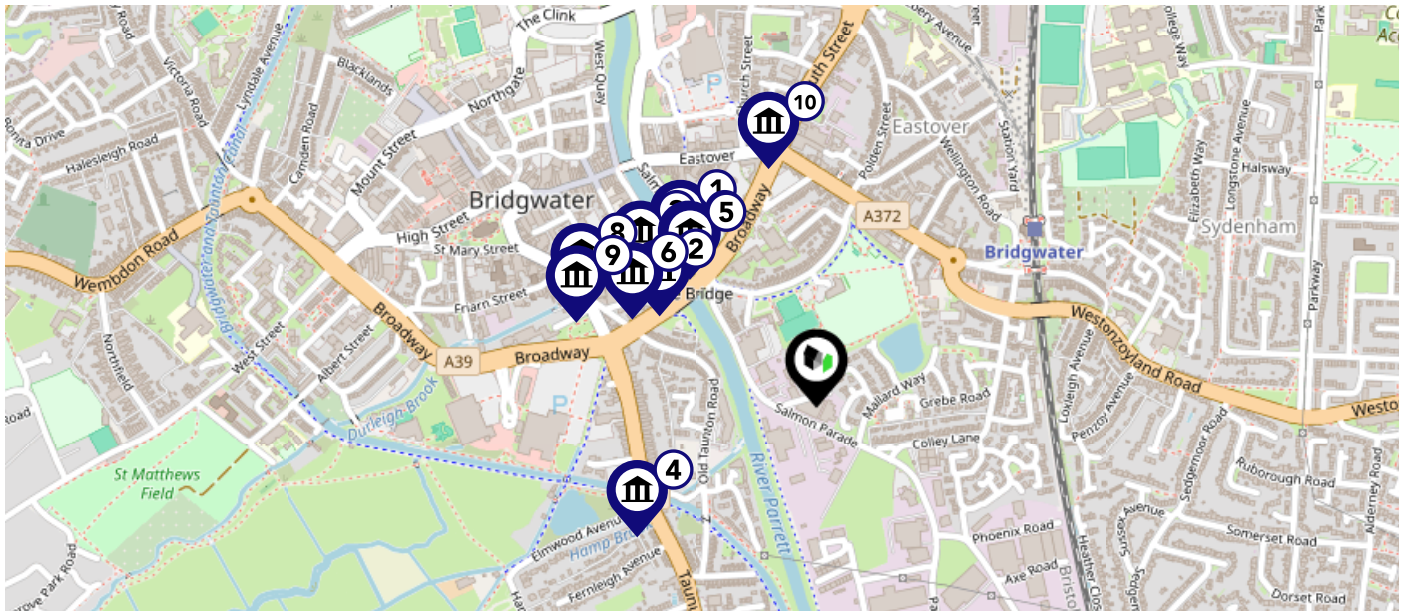







# Maps

## Listed Buildings

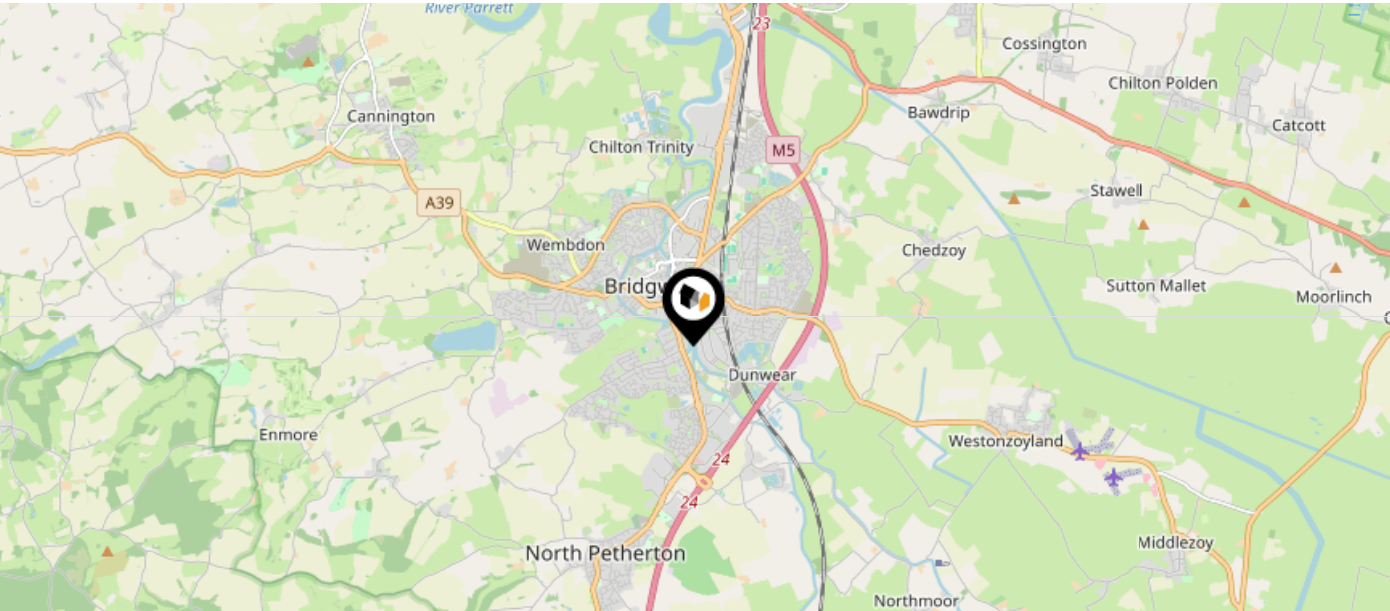
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This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



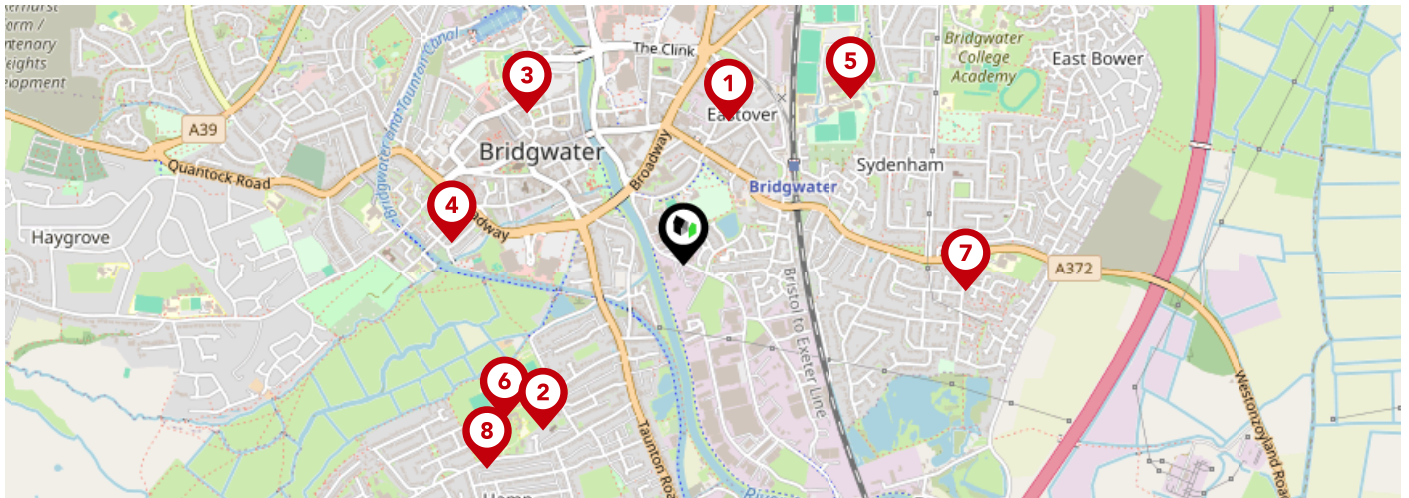
Listed Buildings in the local district	Grade	Distance
 1187299 - Bridgwater Hospital (centre Block Only)	Grade II	0.2 miles
 1297181 - Brick Parapet In Blake Gardens Along The Riverbank	Grade II	0.2 miles
 1297182 - Summer House In Blake Gardens	Grade II	0.2 miles
 1197418 - Taunton Road Bridge, Bridgwater And Taunton Canal, At St 3006 3648	Grade II	0.2 miles
 1297135 - Nos 23 And 24 And Attached Rear Garden Wall	Grade II	0.2 miles
 1197352 - Garden Building To South West Of Blake Gardens	Grade II	0.2 miles
 1187295 - 20, 21 And 22, Salmon Parade	Grade II	0.2 miles
 1280764 - 2 And 2a, Blake Street	Grade II	0.3 miles
 1197409 - 6, St Mary Street	Grade II	0.3 miles
 1297165 - 5, Monmouth Street	Grade II	0.3 miles

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

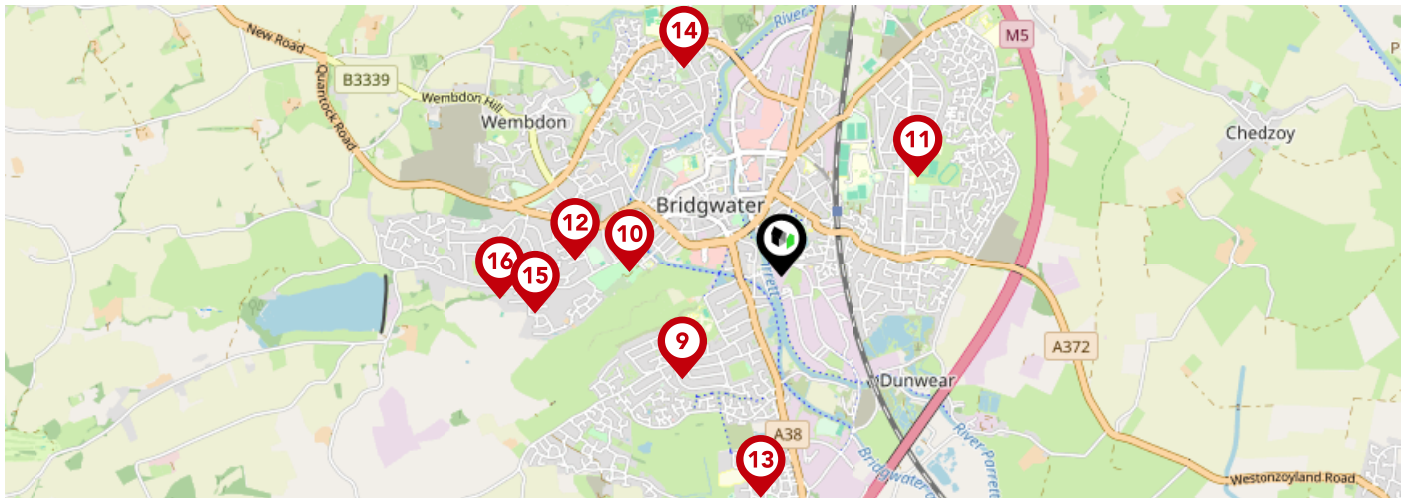


Nearby Green Belt Land

No data available.



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Eastover Primary School</b> Ofsted Rating: Good   Pupils: 412   Distance:0.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Polden Bower School</b> Ofsted Rating: Good   Pupils: 223   Distance:0.5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Northgate Primary School</b> Ofsted Rating: Good   Pupils: 256   Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>The Bridge School Sedgemoor</b> Ofsted Rating: Good   Pupils: 59   Distance:0.54	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Bridgwater and Taunton College</b> Ofsted Rating: Good   Pupils:0   Distance:0.55	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Robert Blake School</b> Ofsted Rating: Requires improvement   Pupils: 1046   Distance:0.55	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>St John and St Francis Church School</b> Ofsted Rating: Good   Pupils: 405   Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Hamp Nursery and Infants' School</b> Ofsted Rating: Good   Pupils: 273   Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

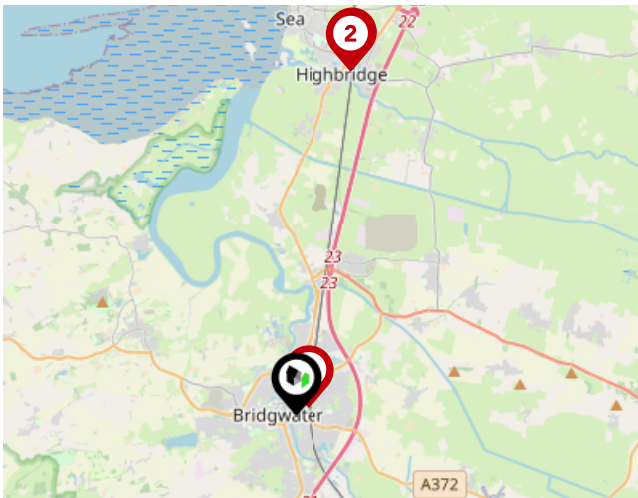


		Nursery	Primary	Secondary	College	Private
<b>9</b>	<b>Hamp Academy</b> Ofsted Rating: Good   Pupils: 329   Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>Westover Green Community School and Autism Centre</b> Ofsted Rating: Good   Pupils: 405   Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>Bridgwater College Academy</b> Ofsted Rating: Requires improvement   Pupils: 1595   Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>St Joseph's Catholic Primary School, Bridgwater</b> Ofsted Rating: Good   Pupils: 206   Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>Somerset Bridge Primary School</b> Ofsted Rating: Good   Pupils: 408   Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>Chilton Trinity School</b> Ofsted Rating: Requires improvement   Pupils: 970   Distance:1.07	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>Haygrove School</b> Ofsted Rating: Good   Pupils: 1066   Distance:1.16	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>St Mary's Voluntary Controlled Church of England Primary School</b> Ofsted Rating: Good   Pupils: 493   Distance:1.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



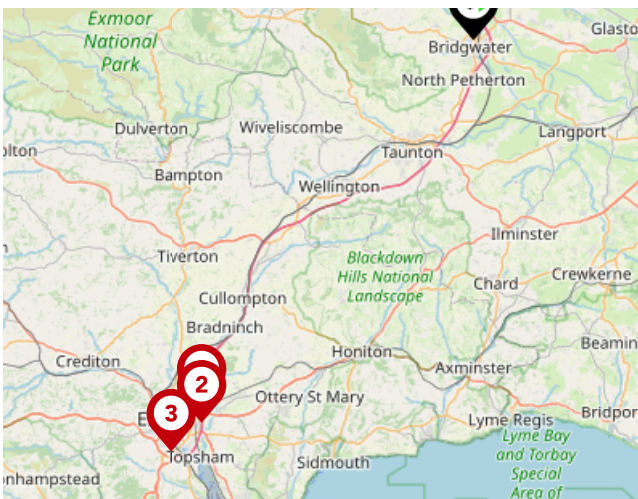
# Area Transport (National)

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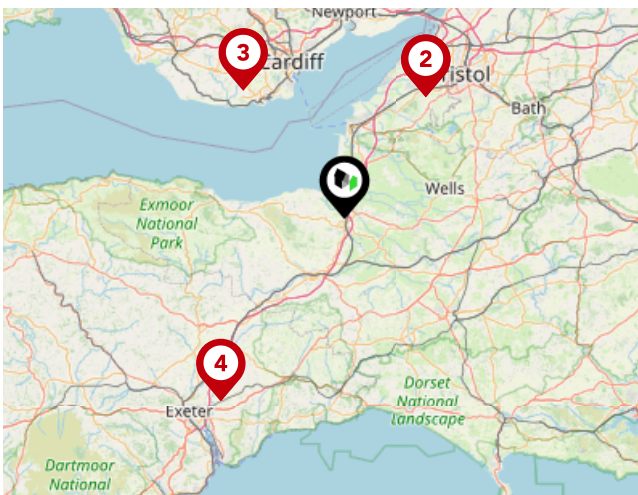
## National Rail Stations

Pin	Name	Distance
1	Bridgwater Rail Station	0.3 miles
2	Highbridge & Burnham-on-Sea Rail Station	6.49 miles
3	Highbridge & Burnham-on-Sea Rail Station	6.51 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J29	34.13 miles
2	M5 J30	35.11 miles
3	M5 J31	38.22 miles



## Airports/Helipads

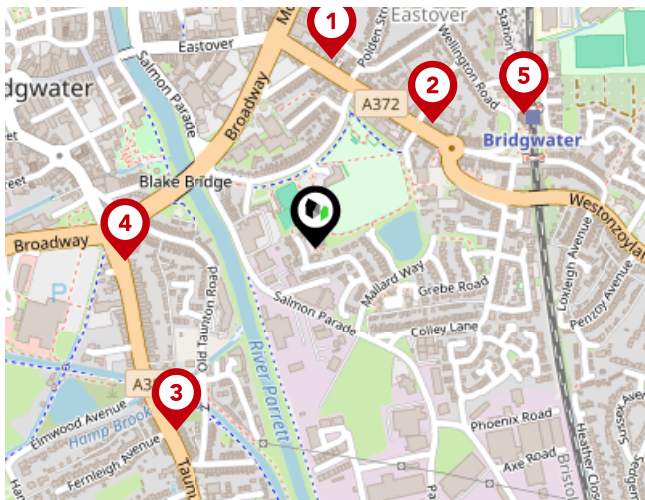
Pin	Name	Distance
1	Bristol Airport	21.88 miles
2	Felton	21.88 miles
3	Cardiff Airport	24.01 miles
4	Exeter Airport	32.87 miles



# Area

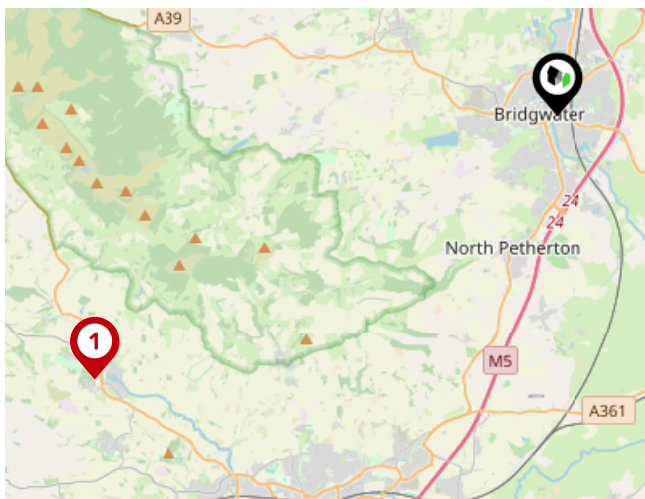
## Transport (Local)

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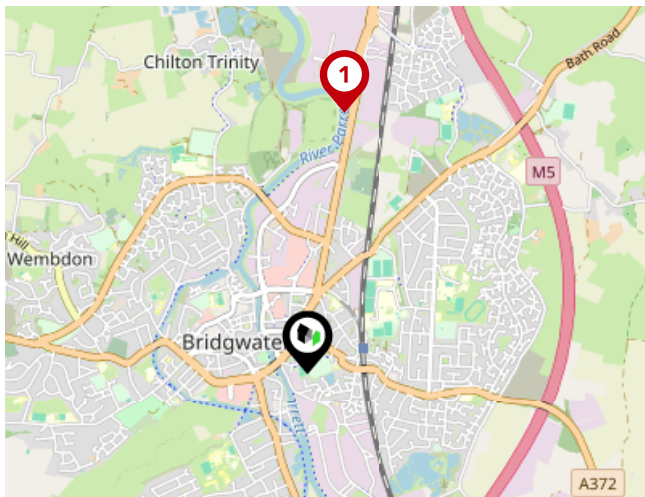
### Bus Stops/Stations

Pin	Name	Distance
1	Bunch of Grapes	0.22 miles
2	St John Street	0.2 miles
3	Hope Inn	0.27 miles
4	Taunton Road	0.22 miles
5	Railway Station	0.29 miles



### Local Connections

Pin	Name	Distance
1	Bishops Lydeard (West Somerset Railway)	9.92 miles

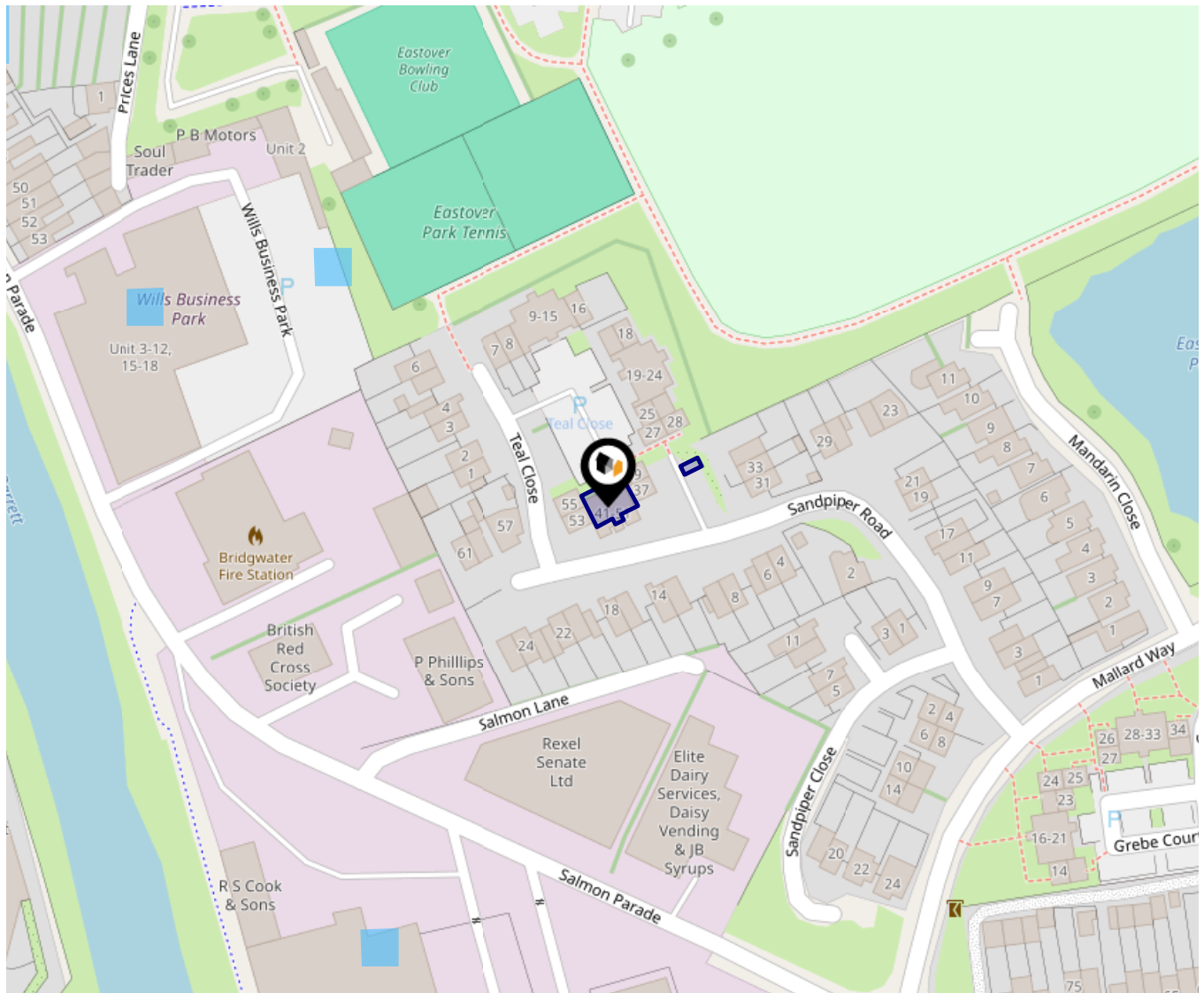


### Ferry Terminals

Pin	Name	Distance
1	Bridgwater Ferry Terminal	1.23 miles

# Local Area Road Noise

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AND  
TANNER



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

# 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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