


Address

Source: HM Land Registry

 **Montrose**
Leatherhead Road
Great Bookham
Leatherhead
Surrey
KT23 4SA

UPRN: **100061434795**

EPC

Source: GOV.UK


 Current rating: **D**
Potential rating: **C**
Current CO2: **4.3 tonnes**
Potential CO2: **2.1 tonnes**
Expires: **18 Mar 2035**

Source: <https://find-energy-certificate.service.gov.uk/energy-certificate/2737-2379-1934-0260-2196>

NTS Part A

Tenure

Source: HM Land Registry

 **Freehold**
The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Montrose, Leatherhead Road, Bookham, Leatherhead (KT23 4SA).
Title number SY135373.
Absolute Freehold is the class of tenure held by HM Land Registry.

 Tenure marketed as: **Freehold**

- ✓ Council Tax band: **F**
Authority: **Mole Valley District Council**
-

NTS Part B

Construction

- 👤 **Standard construction**
-

Property type

- 👤 **Detached, Bungalow**
Floorplan: **To be provided**
-

Parking

- 👤 **Garage, Driveway, Off Street, Private**
-

Electricity

- 👤 **Connected to mains electricity**
-

Water and drainage

- 👤 **Connected to mains water supply**
Mains surface water drainage: **Yes**
Sewerage: **Connected to mains sewerage**
-

Heating

- ✓ **Central heating, Mains gas**
Heating features: **Double glazing, Open fire**
-

 **The property has Ultrafast broadband available.**

The connection type is "FTTP (Fibre to the Premises)".

These are the fastest estimated speeds predicted in this area provided by Ofcom. Actual service availability at a property or speeds received may be different.

NAME	Standard
MAX DOWNLOAD	16 Mb
MAX UPLOAD	1 Mb
AVAILABILITY	

DETAILS

NAME	Superfast
MAX DOWNLOAD	74 Mb
MAX UPLOAD	18 Mb
AVAILABILITY	

DETAILS


NAME	Ultrafast
MAX DOWNLOAD	1000 Mb
MAX UPLOAD	100 Mb
AVAILABILITY	

DETAILS

 Actual services available may be different (data provided by Ofcom).

PROVIDER **EE**

COVERAGE Great

SIGNAL STRENGTH 

DETAILS

PROVIDER **O2**

COVERAGE Great

SIGNAL STRENGTH 

DETAILS

PROVIDER **Three**

COVERAGE Great

SIGNAL STRENGTH 

DETAILS

PROVIDER **Vodafone**

COVERAGE Great

SIGNAL STRENGTH 

DETAILS

NTS Part C

Building safety issues

 **No**

Restrictions

Source: HM Land Registry

 **Title SY135373 contains restrictions or restrictive covenants.**

Here is a summary but a property lawyer can advise further: - No caravans are allowed on the premises. - Consent of the local authority is required before erecting any building or structure.

Rights and easements

 Public right of way through and/or across your house, buildings or land: **No**

Flood risk

 **No**

River and sea flooding risk: Very low; Surface water flooding risk: Very low; Reservoir flooding risk: Not at risk; Groundwater flooding risk: Unlikely

 **History of flooding**

No history of flooding has been reported.

Coastal erosion risk

 **To be provided**

Planning and development

 **No**

Listing and conservation

 **No**

Accessibility

 **None**

Coalfield or mining

No coal mining risk identified

A mining risk (other than coal mining) has been identified

A potential non-coal mining risk has been identified (landslide hazard) - a detailed search report can help to determine the impact.



Moverly has certified this data

Accurate as of 20 Mar 2025

The data is aggregated from variety of sources including HM Land Registry, GOV.UK and is accurate at the time of this certificate.

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