

# **Material Information Certificate**

**Address** Source: HM Land Registry



The Whitehouse

Boscrege

Ashton

Helston

Cornwall

**TR13 9TG** 

UPRN: 10007801791

Source: GOV.UK **EPC** 



🗸 Current rating: **E** 

Potential rating: B

Current CO2: 5.2 tonnes

Potential CO2: 3.4 tonnes

Expires: 17 August 2035

Source: https://find-energy-certificate.service.gov.uk/energy-certificate/9335-3828-8500-

0074-3292

# **NTS Part A**

Source: HM Land Registry **Tenure** 



## Freehold

The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being The White House, Boscrege, Ashton, Helston (TR13 9TG).

Title number CL175220.

Absolute Freehold is the class of tenure held by HM Land Registry.

Tenure marketed as: Freehold



Ouncil Tax band: **D** 

# **NTS Part B**

#### Construction



Standard construction

# Property type



Semi-detached, House

Floorplan: To be provided

# Parking



2 Driveway

# Electricity

Mains electricity: Mains electricity supply is connected.

① Solar panels: **No** 

Other sources: To be provided

# Water and drainage



Connected to mains water supply

Mains surface water drainage: Yes

Sewerage: **Septic tank** 

# Heating

- ① Oil-powered central heating is installed.
- Wood burner and Double glazing are installed.

Broadband Source: Ofcom

# The property has Superfast broadband available.

The connection type is "FTTC (Fibre to the Cabinet)".

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	5 Mb
MAX UPLOAD	0.7 Mb
AVAILABILITY	
DETAILS	
NAME	Superfast
MAX DOWNLOAD	59 Mb
MAX UPLOAD	12 Mb
AVAILABILITY	
DETAILS	
NAME	Ultrafast
MAX DOWNLOAD	Unavailable
MAX UPLOAD	Unavailable
AVAILABILITY	×
DETAILS	

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

PROVIDER	EE
COVERAGE	Great
SIGNAL STRENGTH	.il
DETAILS	
PROVIDER	O2
COVERAGE	Great
SIGNAL STRENGTH	.il
DETAILS	
PROVIDER	Three
COVERAGE	Great
SIGNAL STRENGTH	.il
DETAILS	
PROVIDER	Vodafone
COVERAGE	Good
SIGNAL STRENGTH	
DETAILS	

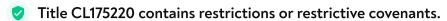
# **NTS Part C**

## Building safety issues



#### Restrictions

Source: HM Land Registry



Here is a summary but a property lawyer can advise further: - The owners cannot sell or transfer the property without written consent from Prudential Lifetime Mortgages Limited (the mortgage lender). - The property is subject to any existing covenants, agreements, or stipulations affecting the mines and minerals under the land.

## Rights and easements

Title CL175220 contains beneficial rights or easements.

Here is a summary but a property lawyer can advise further:- The property is subject to any existing rights of way, water, drainage, light, and other similar rights, whether public or private, that benefit other land. This includes any rights for others to access or use watercourses, and for mining or mineral extraction under the property.

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

## Flooding

- Flood risk: No flood risk has been identified.
- Historical flooding: History of flooding
  - No history of flooding has been reported.

#### Coastal erosion risk

No coastal erosion risk has been identified.

## Planning and development



# Listing and conservation



## Accessibility



None

#### Mining



No coal mining risk identified

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

Some potential non-coal mining risks have been identified (metals, stone) - a detailed search report can help to determine the impact.

# Additional information



Price paid

**2** £265,000 (CL175220)

Paid on 9 October 2002

The price stated to have been paid on 26 September 2002 was £265,000.



# Moverly has certified this data

Accurate as of 19 August 2025

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

Source: HM Land Registry

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