

Material Information Certificate

Address Source: HM Land Registry

12 Fore Street

Yealmpton

Plymouth

Devon

PL8 2JN

UPRN: 10004739177

EPC Expires soon Source: GOV.UK

Current rating: E

Potential rating: **B**

Current CO2: 4 tonnes

Potential CO2: 1.1 tonnes

Expires: 8 Jul 2025

Source: https://find-energy-certificate.service.gov.uk/energy-certificate/0588-1093-7283-

3475-4950

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 12 Fore Street, Yealmpton, Plymouth (PL8 2JN).

Title number DN328760.

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

Tenure marketed as: Freehold

Ouncil Tax band: **D**

Authority: South Hams District Council

NTS Part B

Construction

Standard construction

Property type

Semi-detached, House

Floorplan: **To be provided**

Parking

On Street

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: Wood burner

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	18 Mb
MAX UPLOAD	1 Mb
AVAILABILITY	✓
DETAILS	
NAME	Superfast
MAX DOWNLOAD	80 Mb
MAX UPLOAD	20 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	1
DETAILS	
PROVIDER	O2
COVERAGE	Great
SIGNAL STRENGTH	.il
DETAILS	
PROVIDER	Three
COVERAGE	Great
SIGNAL STRENGTH	.il
DETAILS	
PROVIDER	Vodafone
COVERAGE	Great
SIGNAL STRENGTH	.ıl
DETAILS	

NTS Part C

Building safety issues



Restrictions Source: HM Land Registry

Title DN328760 contains restrictions or restrictive covenants.

Here is a summary but a property lawyer can advise further: - Restrictive covenants from a Conveyance dated 15 April 1964 as referred to in the First Schedule of the Conveyance dated 3 November 1977

Rights and easements

Title DN328760 contains beneficial rights or easements.

Here is a summary but a property lawyer can advise further:- The land benefits from rights granted by the Conveyance dated 3 November 1977 and is subject to rights reserved by the same document

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

Flood risk



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



Planning and development



Listing and conservation



In a conservation area

Yealmpton conservation area

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 10 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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