Moverly

Material Information Certificate

Address

3 Hillside
Lutton
Ivybridge
Devon
PL21 9RY
UPRN: 10004740139

EPC

Source: GOV.UK

Source: HM Land Registry

📀 Current rating: E

Potential rating: ${\boldsymbol{\mathsf{B}}}$

Current CO2: 6.1 tonnes

Potential CO2: 1.6 tonnes

Expires: 7 Feb 2031

Source: https://find-energy-certificate.service.gov.uk/energy-certificate/0240-3003-7202-1419-6204

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 3 Hillside, Lutton, Ivybridge (PL21 9RY).

Title number DN408300.

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

의 Tenure marketed as: Freehold



Authority: South Hams District Council

NTS Part B

Construction

2 Standard construction

Property type

😕 End-terrace, House

Floorplan: To be provided

Parking

2) 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

Vone

Heating features: Double glazing, Night storage, Wood burner

Broadband

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	17 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	

Mobile coverage

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

PROVIDER	EE
COVERAGE	Great
SIGNAL STRENGTH	1
DETAILS	
PROVIDER	O2
COVERAGE	ОК
SIGNAL STRENGTH	
DETAILS	
PROVIDER	Three
COVERAGE	ОК
SIGNAL STRENGTH	
DETAILS	
PROVIDER	Vodafone
COVERAGE	Good
SIGNAL STRENGTH	

NTS Part C

Building safety issues

<mark>జ</mark>ి No

Restrictions

🕛 To be provided

Rights and easements

Title DN408300 contains beneficial rights or easements.
Here is a summary but a property lawyer can advise further:- The land has the benefit of the rights granted by a conveyance of the land in this title dated 27 May 1975

2) 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

💙 No

Planning and development

<mark>쏭</mark> No

Listing and conservation

<mark>광</mark> No

Accessibility

쓰 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.

\bigcirc

Moverly has certified this data Accurate as of 12 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.

Contains HM Land Registry data © Crown copyright and database right 2022. This data is licensed under the Open Government Licence v3.0.