Moverly

Material Information Certificate

Address

7 Crabtree Villas
Plymouth
City of Plymouth
PL3 6EN
UPRN: 10000796287

EPC

Source: GOV.UK

Source: HM Land Registry

Current rating: C

Potential rating: **B**

Current CO2: 3.6 tonnes

Potential CO2: 2.1 tonnes

Expires: 19 Jul 2034

Source: https://find-energy-certificate.service.gov.uk/energy-certificate/2807-6074-9002-1793-0802

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 7 Crabtree Villas, Plymouth Road, Laira, Plymouth (PL3 6EN).

Title number DN255569.

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

의 Tenure marketed as: Freehold

Council Tax band: C

Authority: Plymouth City Council

NTS Part B

Construction

2 Standard construction

Property type

🙁 Semi-detached, House

Floorplan: To be provided

Parking

😢 Rear, Garage, Off 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: **Double glazing**

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	3 Mb
MAX UPLOAD	0.5 Mb
AVAILABILITY	
DETAILS	
NAME	Superfast
MAX DOWNLOAD	48 Mb
MAX UPLOAD	12 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	l
DETAILS	
PROVIDER	O2
COVERAGE	Great
SIGNAL STRENGTH	
DETAILS	
PROVIDER	Three
COVERAGE	Great
SIGNAL STRENGTH	
DETAILS	
PROVIDER	Vodafone
COVERAGE	Great
SIGNAL STRENGTH	l

NTS Part C

Building safety issues

<mark></mark>왕 No

Restrictions

Source: HM Land Registry

Title DN255569 contains restrictions or restrictive covenants.

Here is a summary but a property lawyer can advise further: - The property cannot be used for any noisy, harmful, or annoying business or trade, as stated in a covenant from 31 January 1931. - Restrictions from a conveyance on 24 June 1935 prohibit the construction of any building other than a house or approved external design alteration without prior written consent, stipulate a contribution towards the maintenance of certain roads and sewers until taken over by the local authority, and limit usage to private dwelling and garage only, disallowing any noxious trade, tavern, public house, shop, or advertisement purposes.

Rights and easements

Title DN255569 contains beneficial rights or easements.

Here is a summary but a property lawyer can advise further:- Right of way over a road and footpath near the property for access and exit, as mentioned in a conveyance dated 24 June 1935. - Right to use shared main drains and sewers for water and waste, and to allow others the same right to pass water and waste through the property's watercourses, drains, and sewers, as described in a conveyance from 24 June 1935.

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

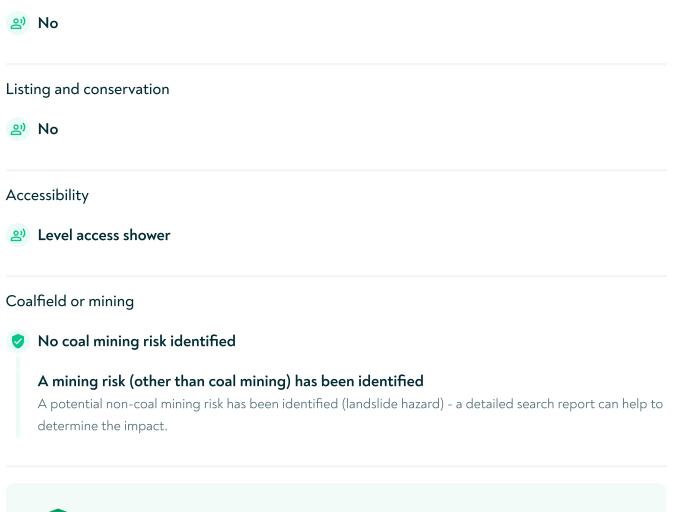
No history of flooding has been reported.

Coastal erosion risk

() Yes

The property is 62m from the Durlston Head to Rame Head Shoreline Management Plan line in the National Coastal Erosion Risk Mapping (NCERM) dataset. This is outside the worst-case distance of long-term potential impact of 7m but is close. You can read more about this plan (SMP16) here: https://www.gov.uk/government/publications/shoreline-management-plans-smps

Planning and development



Moverly has certified this data Accurate as of 24 Jan 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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