Moverly

Material Information Certificate

Address

Charolais
Heybrook Drive
Plymouth
Devon
PL9 0BW
UPRN: 100040292676

EPC

Source: GOV.UK

Source: HM Land Registry

Source: HM Land Registry

📀 Current rating: D

Potential rating: C

Current CO2: 5.7 tonnes

Potential CO2: 3.7 tonnes

Expires: 19 Jan 2035

Source: https://find-energy-certificate.service.gov.uk/energy-certificate/4635-2829-8400-0534-5292

NTS Part A

Tenure

Freehold

The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Charolais, Heybrook Drive, Heybrook Bay, Plymouth (PL9 0BW).

Title number DN491197.

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

의 Tenure marketed as: Freehold



NTS Part B

Construction					
oj	Standard construction				
Pro	perty type				
2)	Detached, House				
	Floorplan: To be provided				
Parl	king				
oj	Driveway				
Elec	Electricity				
୍ଷ	Connected to mains electricity				
Wat	er and drainage				
<u>ಲಿ</u>)	Connected to mains water supply				
	Mains surface water drainage: Yes				
	Sewerage: Connected to mains sewerage				
Hea	ting				
0	Central heating, Mains gas				
	Heating features: Double glazing, Underfloor heating				

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	6 Mb
MAX UPLOAD	0.7 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	OK
SIGNAL STRENGTH	
DETAILS	
PROVIDER	O2
COVERAGE	Great
SIGNAL STRENGTH	
DETAILS	
PROVIDER	Three
COVERAGE	OK
SIGNAL STRENGTH	
DETAILS	
PROVIDER	Vodafone
COVERAGE	OK
SIGNAL STRENGTH	

NTS Part C

Building safety issues

<mark>알</mark> No

Restrictions

Source: HM Land Registry

Title DN491197 contains restrictions or restrictive covenants.

Here is a summary but a property lawyer can advise further: - No sole proprietor can make any significant transactions involving the property without court authorization, unless they are a trust corporation. This is intended to protect against unauthorized sales or financial dealings. - The property is subject to restrictive covenants made in a 1931 conveyance involving Lloyds Bank Limited, Robert Alfred Stansell, and Samuel Sydney Beavan. These covenants can dictate what can't be done on or with the land, such as building structures over certain heights, though specific details should be checked in the document.

Rights and easements

Title DN491197 contains beneficial rights or easements.

Here is a summary but a property lawyer can advise further:- The property has certain rights and is subject to certain rights related to a 1979 conveyance agreement involving Alan Neville Thomas, Olive Eileen Thomas, John Samuel Husband, and Cynthia Joy Husband. - There are rights reserved from a 2005 transfer involving Cynthia Joy Husband, Anthony John Thomas, and John Samuel Husband, which benefit the property. - A 2005 deed varied the 2005 transfer to include an additional right benefiting the property.

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 65m 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

లి No	
Listing and conservation 괃 No	
Accessibility	

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 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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