## **Material Information Certificate**



**Address** Source: HM Land Registry

58 Stray Park

Yealmpton

**Plymouth** 

Devon

**PL8 2HF** 

UPRN: 100040294254

#### **EPC**

## Energy Performance Certificate

We checked, and no Energy Performance Certificate was found for this property. We'll keep retrying so when one is registered, we'll fetch it.

## **NTS Part A**

Source: HM Land Registry **Tenure** 



The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 58 Stray Park, Yealmpton, Plymouth (PL8 2HF).

Title number DN53832.

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

Tenure marketed as: Freehold

Local council Source: Valuation Office Agency

Council Tax band: E

Authority: South Hams District Council

#### Construction

Standard construction

## Property type

Detached, House

Floorplan: To be provided

## Parking

2 Driveway

Electric vehicle charging point: Yes

### 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 Source: Ofcom

## The property has Ultrafast broadband available.

The connection type is "FTTP (Fibre to the Premises)".

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	1000 Mb
MAX UPLOAD	1000 Mb
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



Here is a summary but a property lawyer can advise further: - A restriction requires any transfer of the property to comply with provisions in a Transfer dated 24 March 1976. This means selling or transferring ownership must meet specific conditions outlined in the older document. - Another restriction from a previous conveyance states that the minerals on the land cannot be worked or dealt with separately, except under certain conditions. This means the owner cannot exploit minerals without following strict rules laid out in the covenant.

#### Rights and easements

Title DN53832 contains beneficial rights or easements.

Here is a summary but a property lawyer can advise further:- The property benefits from rights granted for 999 years from 29 September 1964, associated with paying an annual amount. This typically refers to a right that allows use of land or facilities for a long duration. - There are additional rights and obligations under a Transfer dated 24 March 1976, which may include things like rights of way or access.

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



No

#### Planning and development



### Listing and conservation



### 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 3 Feb 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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