

#### **Material Information Certificate**

Address Source: HM Land Registry

153 Green Park Road
Plymouth
City of Plymouth
PL9 9LL

UPRN: 100040445039

#### **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**

Tenure Source: HM Land Registry



The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 153 Green Park Road, Plymstock.

Title number DN166011.

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

Tenure marketed as: Freehold

Local council Source: Valuation Office Agency

Oouncil Tax band: **D** 

Authority: Plymouth City Council

## **NTS Part B**

#### Construction

Standard construction

## Property type

2) Detached, Bungalow

Floorplan: To be provided

## Parking

Driveway, Garage, Private

## 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	13 Mb
MAX UPLOAD	1 Mb
AVAILABILITY	
DETAILS	
NAME	Superfast
MAX DOWNLOAD	Unavailable
MAX UPLOAD	Unavailable
AVAILABILITY	×
DETAILS	
NAME	Ultrafast
MAX DOWNLOAD	1800 Mb
MAX UPLOAD	220 Mb
AVAILABILITY	
DETAILS	

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

PROVIDER	EE
COVERAGE	Great
SIGNAL STRENGTH	.il
DETAILS	
PROVIDER	O2
COVERAGE	Great
SIGNAL STRENGTH	.il
DETAILS	
PROVIDER	Three
COVERAGE	Great
SIGNAL STRENGTH	.il
DETAILS	
PROVIDER	Vodafone
COVERAGE	Great
SIGNAL STRENGTH	.il
DETAILS	

## **NTS Part C**

#### **Building safety issues**



Restrictions Source: HM Land Registry



Here is a summary but a property lawyer can advise further: - No nuisance behaviour or poultry keeping without consent. - No use of property for anything other than a private dwelling. - Garden must be ornamental only with specific restrictions on building alterations.

#### Rights and easements

Title DN166011 contains beneficial rights or easements.

Here is a summary but a property lawyer can advise further:- The right to use the sewer or drain under the property for the estate. - The right to use any pipes under the property for water or gas for the estate.

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

① To be provided

#### 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 13 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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