

Material Information Certificate

Address Source: HM Land Registry

17 Berry Park RoadPlymouthCity of PlymouthPL9 9AG

UPRN: 100040413826

EPC Source: GOV.UK

Current rating: D

Potential rating: C

Current CO2: 4.3 tonnes

Potential CO2: 2.3 tonnes

Expires: 28 Jul 2029

Source: https://find-energy-certificate.service.gov.uk/energy-certificate/2918-8002-7233-

6051-7940

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 17 Berry Park Road, Plymouth (PL9 9AG).

Title number DN25231.

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

Tenure marketed as: Freehold

Council Tax band: D

Authority: Plymouth City Council

NTS Part B

Construction



Standard construction

Property type



Detached, Bungalow

Floorplan: To be provided

Parking



Garage, Driveway

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: None

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	15 Mb
MAX UPLOAD	1 Mb
AVAILABILITY	
DETAILS	
NAME	Superfast
MAX DOWNLOAD	60 Mb
MAX UPLOAD	16 Mb
AVAILABILITY	
DETAILS	
NAME	Ultrafast
MAX DOWNLOAD	1000 Mb
MAX UPLOAD	100 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



No

Restrictions Source: HM Land Registry



Here is a summary but a property lawyer can advise further: - No building without approval from the Vendors. - The property cannot be used for businesses like hotels, pubs, or clubs. - An obligation to comply with the highway authority regarding new street orders. - The Vendors reserve rights to alter the plan and covenants of the estate.

Rights and easements

Title DN25231 contains beneficial rights or easements.

Here is a summary but a property lawyer can advise further:- Right to maintain boundary walls and fences. -Right to allow Vendors to install sewers and drains under the land.

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 26 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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