



Address Source: HM Land Registry

The Clitters

Shaugh Prior

Plymouth

Devon

PL7 5HB

UPRN: 10008914901

EPC Source: GOV.UK

Current rating: B

Potential rating: **B**

Current CO2: 2.3 tonnes

Potential CO2: 1.6 tonnes

Expires: 6 Feb 2035

Source: https://find-energy-certificate.service.gov.uk/energy-certificate/9639-3046-8209-

4065-5204

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 The Clitters, Shaugh Prior, Plymouth (PL7 5HB).

Title number DN211147.

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

Tenure marketed as: Freehold



Council Tax band: F

Authority: South Hams District Council

NTS Part B

Construction



Standard construction

Property type



Detached, House

Floorplan: To be provided

Parking



Garage, Driveway, Gated, Off Street, Rear, Private

Electricity



Connected to mains electricity

Has solar panels

Water and drainage



Connected to mains water supply

Mains surface water drainage: No

Sewerage: Cesspit

Heating



🥏 Central heating, Oil

Heating features: Double glazing, Solar water, Wood burner

Broadband Source: Ofcom

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 Sta	
	ındard
MAX DOWNLOAD	20 Mb
MAX UPLOAD	1 Mb
AVAILABILITY	✓
DETAILS	
NAME	erfast
MAX DOWNLOAD 8	80 Mb
MAX UPLOAD	20 Mb
AVAILABILITY	✓
DETAILS	
NAME	trafast
MAX DOWNLOAD Unava	ailable
MAX UPLOAD Unava	ailable
AVAILABILITY	×
DETAILS	

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

PROVIDER	EE
COVERAGE	Great
SIGNAL STRENGTH	.atl
DETAILS	
PROVIDER	O2
COVERAGE	Great
SIGNAL STRENGTH	.atl
DETAILS	
PROVIDER	Three
COVERAGE	OK
SIGNAL STRENGTH	1
DETAILS	
PROVIDER	Vodafone
COVERAGE	Great
SIGNAL STRENGTH	.atl
DETAILS	

NTS Part C

Building safety issues



Restrictions Source: HM Land Registry



Title DN211147 contains restrictions or restrictive covenants.

Here is a summary but a property lawyer can advise further: - No sale or transfer by a single owner, unless it's a trust company, is allowed to be registered without a court order.

Rights and easements



Here is a summary but a property lawyer can advise further:- Right to connect to and use utilities (such as drains and sewers) on surrounding lands and allow others to connect to and use utilities on this property, making any repairs necessary. - Right of way over specified adjacent lands with a requirement to contribute to half the upkeep.

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



e) No

Listing and conservation

Tree Preservation Order in place

Accessibility

Level access, Level access shower, Lateral living

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 10 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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