

Address

Source: HM Land Registry

 **Candleford**
Yealmpton
Plymouth
Devon
PL8 2LL

UPRN: **10008916103**

EPC

Source: GOV.UK

 **Current rating: D**
Potential rating: C
Current CO2: 10 tonnes
Potential CO2: 6 tonnes
Expires: 9 Jul 2029

Source: <https://find-energy-certificate.service.gov.uk/energy-certificate/8741-6123-9700-3018-7906>

NTS Part A

Tenure

Source: HM Land Registry



Freehold for DN361217

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

Title number DN361217.

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

Freehold for DN671700

The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Land lying to the North-East of Winsor Farmhouse, Yealmpton, Plymouth.

Title number DN671700.

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: **F**

Authority: **South Hams District Council**

NTS Part B

Construction



Standard construction

Property type



Semi-detached, House

Floorplan: **To be provided**

Parking



Garage, Driveway, Gated, Off Street, Private

Electricity



Connected to mains electricity

Has solar panels

Water and drainage



Not connected to mains water supply

Borehole

Mains surface water drainage: **No**

Sewerage: **Septic tank**

Heating



Central heating, Oil

Broadband

Source: Ofcom



The property has Cable broadband available.

The connection type is "Cable".



Mobile coverage

Source: Ofcom



NTS Part C

Building safety issues



No

**Title DN671700 contains restrictions or restrictive covenants.**

Here is a summary but a property lawyer can advise further: - Restrictive covenants from Transfer dated 29 April 2016

Title DN361217 contains restrictions or restrictive covenants.

Here is a summary but a property lawyer can advise further: - A restriction prevents selling or materially changing the property without written consent from Stonehaven UK Limited due to a charge dated 31 July 2020. - Restrictive covenants from various transfer documents dating as far back as 1995, limiting certain actions on the property.

Rights and easements**Title DN361217 contains beneficial rights or easements.**

Here is a summary but a property lawyer can advise further:- The property has benefits from rights and legal easements granted by transfer documents, some of which date back to 8 September 1995, allowing access and utility that may affect the property.

Title DN671700 contains beneficial rights or easements.

Here is a summary but a property lawyer can advise further:- Benefits from easements granted by the Transfer dated 29 April 2016.

**Public right of way through and/or across your house, buildings or land: Yes**

Public right of way footpath through land

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**To be provided**

Planning and development**No**

Listing and conservation

 No

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 28 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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