

Address

Source: HM Land Registry



Roborough Lodge

Tavistock Road

Roborough

Plymouth

Devon

PL6 7BD

UPRN: 100040294299

EPC

Source: GOV.UK

Current rating: **E**Potential rating: **C**Current CO2: **6 tonnes**Potential CO2: **2.3 tonnes**Expires: **27 May 2035**Source: <https://find-energy-certificate.service.gov.uk/energy-certificate/1035-5825-5500-0138-0226>

NTS Part A

**Freehold for DN549665**

The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Roborough Lodge, Tavistock Road, Roborough, Plymouth (PL6 7BD).

Title number DN549665.

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

Freehold for DN549666

The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Land adjoining Roborough Lodge, Tavistock Road, Roborough, Plymouth (PL6 7BD).

Title number DN665753.

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

Freehold for DN665753

The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Land on the North side of Roborough Lodge, Tavistock Road, Roborough, Plymouth (PL6 7BD).

Title number DN549666.

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

**Freehold (unknown title number)**

Land lying to the east of Roborough House, Tamerton Road, Roborough, Plymouth PL6 7BQ

Title number DN690375.

**Freehold (unknown title number)**

Land lying to the east of Roborough house ,Tamerton Road,Roborough,Plymouth (PL67BQ)

Title number DN690375.



Tenure marketed as: **Freehold**



Council Tax band: **E**

Authority: **South Hams District Council**

NTS Part B

Construction

 **Standard construction**

Property type

 **Detached, House**

Floorplan: **To be provided**

Parking

 **Driveway, Garage, Gated, Off Street, Private**

Electricity

 **Connected to mains electricity**

Water and drainage

 **Connected to mains water supply**

Mains surface water drainage: **No**

Sewerage: **Septic tank**

Heating

 **Central heating, Mains gas**

Heating features: **Open fire, Double glazing, Triple glazing**

 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	12 Mb
MAX UPLOAD	1 Mb
AVAILABILITY	

DETAILS

NAME	Superfast
MAX DOWNLOAD	Unavailable
MAX UPLOAD	Unavailable
AVAILABILITY	

DETAILS

NAME	Ultrafast
MAX DOWNLOAD	1000 Mb
MAX UPLOAD	100 Mb
AVAILABILITY	

DETAILS

Mobile coverage

Source: Ofcom

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

PROVIDER **EE**

COVERAGE Great

SIGNAL STRENGTH 

DETAILS

PROVIDER **O2**

COVERAGE Great

SIGNAL STRENGTH 

DETAILS

PROVIDER **Three**

COVERAGE Great

SIGNAL STRENGTH 

DETAILS

PROVIDER **Vodafone**

COVERAGE Great

SIGNAL STRENGTH 

DETAILS

NTS Part C

Building safety issues

 No

Restrictions

Source: HM Land Registry

Title DN549666 contains restrictions or restrictive covenants.

Here is a summary but a property lawyer can advise further: - There is a restriction that no sale or transfer of the property can be registered without the written consent of National Westminster Bank PLC, due to the charge dated 4 October 2017.

Title DN665753 contains restrictions or restrictive covenants.

Here is a summary but a property lawyer can advise further: - No permanent residential buildings can be erected on the property, but it can be used for commercial, leisure, or holiday purposes, including temporary residences like caravans or chalets. - A fence must be erected to prevent access from Tavistock Road to the drive leading to Roborough House, but not to Roborough Lodge. - No rights to light or air through windows or openings that would interfere with neighbouring land use.

Title DN549665 contains restrictions or restrictive covenants.

Here is a summary but a property lawyer can advise further: - No sale or transfer of the property can be registered without the written consent of National Westminster Bank PLC, due to the charge dated 4 October 2017.

Rights and easements



Title DN549666 contains beneficial rights or easements.

Here is a summary but a property lawyer can advise further:- The property benefits from rights of way over a driveway and drainage rights through existing pipes to a septic tank, as reserved in a conveyance dated 30 March 1979.

Title DN665753 contains beneficial rights or easements.

Here is a summary but a property lawyer can advise further:- The right to pass and repass over a driveway with vehicles and machinery for the use of Roborough Lodge. - The right to drain water and soil through existing pipes to a septic tank, with rights to maintain and repair these facilities. - The land benefits from rights granted and is subject to rights reserved by a transfer dated 25 November 2005. - Subject to rights in respect of water mains in favour of the South West Water Authority.

Title DN549665 contains beneficial rights or easements.

Here is a summary but a property lawyer can advise further:- The property has the right to use a driveway for access, as well as rights related to drainage through existing pipes to a septic tank, as reserved in a conveyance dated 30 March 1979.



Public right of way through and/or across your house, buildings or land: **No**

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



Tree Preservation Order in place

Accessibility

 None

Mining

-  No coal mining risk identified
-  No mining risk (other than coal mining) identified



Moverly has certified this data

Accurate as of 30 May 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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