

Material Information Certificate

Address Source: HM Land Registry

Shenandoah

Veasy Park

Wembury

Plymouth

Devon

PL9 0ES

UPRN: 10093770875

Source: GOV.UK **EPC**



Current rating: C

Potential rating: **B**

Current CO2: -0.5 tonnes

Potential CO2: -0.8 tonnes

Expires: 26 Apr 2031

Source: https://find-energy-certificate.service.gov.uk/energy-certificate/0360-3473-2040-

2829-2541

NTS Part A

Tenure Source: HM Land Registry



Freehold

The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Shenandoah, Veasy Park, Wembury, Plymouth (PL9 0ES).

Title number DN341635.

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

Tenure marketed as: Freehold

Ouncil Tax band: F

Authority: South Hams District Council

NTS Part B

Construction

Standard construction

Property type

Detached, Bungalow

Floorplan: To be provided

Parking

Garage, Driveway, Gated, Private

Electricity

Connected to mains electricity

Has solar panels

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, Solar water, Underfloor heating, Wood burner

Broadband Source: Ofcom

① The property has only Standard broadband available.

The connection type is "ADSL copper wire".

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	21 Mb
MAX UPLOAD	1 Mb
AVAILABILITY	
DETAILS	
NAME	Superfast
MAX DOWNLOAD	Unavailable
MAX UPLOAD	Unavailable
AVAILABILITY	×
DETAILS	
NAME	Ultrafast
MAX DOWNLOAD	Unavailable
MAX UPLOAD	Unavailable
AVAILABILITY	×
DETAILS	

Mobile coverage Source: Ofcom

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

PROVIDER	EE
COVERAGE	OK
SIGNAL STRENGTH	
DETAILS	
PROVIDER	O2
COVERAGE	Great
SIGNAL STRENGTH	.il
DETAILS	
PROVIDER	Three
COVERAGE	OK
SIGNAL STRENGTH	.11
DETAILS	
PROVIDER	Vodafone
COVERAGE	Great
SIGNAL STRENGTH	.al
DETAILS	

NTS Part C

Building safety issues



Restrictions Source: HM Land Registry



Here is a summary but a property lawyer can advise further: - The land is subject to existing easements, public and other rights of way, water drainage, and wayleaves as per a 1949 conveyance. - Restrictive covenants agreed in a Deed of Easement dated 30 August 2018 between Neil Richard Readfern, Julie Lyn Readfern, and Martyn Frank Stokes. - Restrictive covenants included in a Transfer dated 5 July 2019 between Martyn Frank Stokes and Samuel Frederick Woods and Catherine Louise Woods.

Rights and easements

Title DN341635 contains beneficial rights or easements.

Here is a summary but a property lawyer can advise further:- Right to pass over a road leading to the highway known as Veasy Park, shared with others, as per a 1994 conveyance. - Right to use drains, sewers, pipes, wires, and cables on adjoining land for services like water, gas, and electricity, with access for maintenance. - Right to light and air for buildings on adjoining land, even if it restricts the use of this property. - Legal easements reserved by the Transfer dated 5 July 2019.

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



Planning and development



Listing and conservation

In a conservation area

Area of natural beauty

Accessibility



Ramped access, Level access shower

Mining



No coal mining risk identified

No mining risk (other than coal mining) identified



Moverly has certified this data

Accurate as of 13 Jun 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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