# Moverly

# **Material Information Certificate**

Source: HM Land Registry

#### Address

3 Whimbrels Edge
Thurlestone
Kingsbridge
Devon
TQ7 3BR
UPRN: 10009312830

# EPC

Source: GOV.UK



Survey already instructed and no newer EPC certificate found, we'll keep retrying.

# NTS Part A

Source: HM Land Registry

# Freehold

Tenure

The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 3 Whimbrels Edge, Thurlestone, Kingsbridge (TQ7 3BR).

Title number DN524147.

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

의 Tenure marketed as: Freehold

# Local council

Source: Valuation Office Agency

Council Tax band: **G** 

Authority: South Hams District Council

# NTS Part B

### Construction

**2** Standard construction Property type 🙁 Detached, House 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

### None

Heating features: Underfloor heating, Triple glazing, Double glazing, Air source heat pump

# Broadband

# 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	2 Mb
MAX UPLOAD	0.4 Mb
AVAILABILITY	
DETAILS	
NAME	Superfast
MAX DOWNLOAD	53 Mb
MAX UPLOAD	9 Mb
AVAILABILITY	
DETAILS	
NAME	Ultrafast
MAX DOWNLOAD	Unavailable
MAX UPLOAD	Unavailable
AVAILABILITY	8
DETAILS	

# Mobile coverage

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	OK
SIGNAL STRENGTH	
DETAILS	
PROVIDER	Vodafone
COVERAGE	Great
SIGNAL STRENGTH	
DETAILS	

# NTS Part C

#### **Building safety issues**

<mark></mark>왕 No

#### Restrictions

Source: HM Land Registry

### Title DN524147 contains restrictions or restrictive covenants.

Here is a summary but a property lawyer can advise further: - No transaction involving the property (other than a charge) can be registered without a certificate from The Acorn Management Company (Thurlestone) Limited, confirming compliance with the specific clauses of the Transfer dated 2 December 2005. - The land was part of a larger area that was not to be used for any purpose other than agriculture, according to a covenant in a conveyance from 1968, but this was released in 2005.

### **Rights and easements**

### Title DN524147 contains beneficial rights or easements.

Here is a summary but a property lawyer can advise further:- The land benefits from rights granted by a deed dated 2 December 2005, as well as being subject to some reserved rights in the same deed.

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

### Alistory of flooding

No history of flooding has been reported.

### Coastal erosion risk

💙 No

#### Planning and development

**완** No

# Listing and conservation

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Acc	cessibility
වු	None
Coa	alfield or mining
0	No coal mining risk identified
	<b>A mining risk (other than coal mining) has been identified</b> A potential non-coal mining risk has been identified (landslide hazard) - a detailed search report can help to determine the impact.
	<b>Moverly has certified this data</b> 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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