Material Information Certificate



Address Source: HM Land Registry

Baidland

Downs Road

Kingsbridge

Devon

TQ73NF

UPRN: 10004741395

EPC

Energy Performance Certificate

We checked, and no Energy Performance Certificate was found for this property. We'll keep retrying so when one is registered, we'll fetch it.

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 Baidland, Downs Road, Thurlestone, Kingsbridge (TQ7 3NF).

Title number DN359821.

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

Tenure marketed as: Freehold

Local council Source: Valuation Office Agency

Oouncil Tax band: **E**

Authority: South Hams District Council

Construction Standard construction Property type Detached, House Floorplan: To be provided **Parking** Garage, Driveway 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, Oil

Heating features: Double glazing

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	Standard
MAX DOWNLOAD	5 Mb
MAX UPLOAD	0.6 Mb
AVAILABILITY	
DETAILS	
NAME	Superfast
MAX DOWNLOAD	80 Mb
MAX UPLOAD	20 Mb
AVAILABILITY	
DETAILS	
NAME	Ultrafast
MAX DOWNLOAD	Unavailable
MAX UPLOAD	Unavailable
AVAILABILITY	×
DETAILS	

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

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

NTS Part C

Building safety issues



Restrictions Source: HM Land Registry

Title DN359821 contains restrictions or restrictive covenants.

Here is a summary but a property lawyer can advise further: - You must build a fence along the North West side of the marked strip within 6 months, and you can't have a lunatic asylum or sanatorium on the property as per the covenant from 10 October 1921. - You must maintain and repair suitable hedges or fences on certain boundaries and cannot build any lunatic asylum or sanatorium, as per the covenant from 6 November 1934.

Rights and easements

▼ Title DN359821 contains beneficial rights or easements.

Here is a summary but a property lawyer can advise further:- The property benefits from certain rights granted by, but is also subject to, rights reserved in a conveyance dated 6 May 1954. - The land is subject to rights granted in a deed dated 9 June 2000.

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: 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



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 27 Feb 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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