

### **Material Information Certificate**

**Address** Source: HM Land Registry

Holwell Farm

South Huish

Kingsbridge

Devon

**TQ7 3EQ** 

UPRN: 10008917677

#### **EPC**



### Energy Performance Certificate

Sorry, there was an error trying to fetch the Energy Performance Certificate. We'll try again in a bit.

# **NTS Part A**

Source: HM Land Registry **Tenure** 



#### Freehold

The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Holwell Farm, South Huish, Kingsbridge (TQ7 3EQ).

Title number DN375801.

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

#### Non-standard construction

A proportion of the property is has stone walls. Extension conventional block/ cavity walls.

### Property type

Detached, House

Floorplan: To be provided

# **Parking**

Garage, Driveway, 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, Oil

Heating features: Double glazing, 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	16 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	Great
SIGNAL STRENGTH	.ıl
DETAILS	
PROVIDER	O2
COVERAGE	OK
SIGNAL STRENGTH	.11
DETAILS	
PROVIDER	Three
COVERAGE	OK
SIGNAL STRENGTH	.11
DETAILS	
PROVIDER	Vodafone
COVERAGE	OK
SIGNAL STRENGTH	.11
DETAILS	

### NTS Part C

Building safety issues
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<sup>2)</sup> No

#### Restrictions



To be provided

#### Rights and easements



Here is a summary but a property lawyer can advise further:- The land benefits from rights granted by a Deed dated 25 November 1988, further detailed by a Deed dated 17 October 1996, allowing use of a private roadway for all purposes. - There is a right of way at all times and for all purposes with or without vehicles and animals over a private roadway, with the owner contributing to its maintenance costs.

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

#### 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

A history of other flooding has been reported: October 2021. Cross passage and garden. Environmental Agency advised due to negligence of neighbouring farmer. Strict restrictions were imposed to prevent future incidents. Report available from EA

#### Coastal erosion risk



# Planning and development



### Listing and conservation



Is a listed building

Grade 2

In a conservation area

AONB

### 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 5 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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