

Material Information Certificate

Address Source: HM Land Registry

The Stables

Malborough

Kingsbridge

Devon

TQ7 3RR

UPRN: 10008914297

EPC Expired Source: GOV.UK

Energy Performance Certificate

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

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 The Stables, Malborough, Kingsbridge (TQ7 3RR).

Title number DN393947.

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

Tenure marketed as: Freehold

Local council Source: Valuation Office Agency

Ouncil Tax band: **B**

Authority: South Hams District Council

Construction

Standard construction

Property type

2) Detached, Bungalow

Floorplan: To be provided

Parking

Driveway, Gated, Off Street, Private

Controlled parking zone: Yes

Electric vehicle charging point: Yes

Electricity

Connected to mains electricity

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: Wood burner, Double glazing, Underfloor heating

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 | 0.7 Mb |
| AVAILABILITY | |
| DETAILS | |
| NAME | Superfast |
| MAX DOWNLOAD | 72 Mb |
| MAX UPLOAD | 18 Mb |
| 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 | .11 |
| DETAILS | |
| PROVIDER | O2 |
| COVERAGE | Good |
| SIGNAL STRENGTH | |
| DETAILS | |
| PROVIDER | Three |
| COVERAGE | OK |
| SIGNAL STRENGTH | .11 |
| DETAILS | |
| PROVIDER | Vodafone |
| COVERAGE | OK |
| SIGNAL STRENGTH | .11 |
| DETAILS | |
| | |

NTS Part C

Building safety issues



Restrictions Source: HM Land Registry



Here is a summary but a property lawyer can advise further: - No changes to the property's registration without the consent of HSBC UK Bank PLC due to the charge date 16 October 2019. - No changes involving only one owner which results in generating money from the property unless authorised by a court order. - The property should not be called a name suggesting ownership by the incumbent of the Benefice. It also cannot be used for amusements, as a hotel, tavern, inn, pub, or sell alcoholic beverages. Nothing should disturb the incumbent or congregation of the local church.

Rights and easements

Title DN393947 contains beneficial rights or easements.

Here is a summary but a property lawyer can advise further:- Rights reserved by a transfer dated 21 May 2004 for the neighbouring land under title number DN497514. - The Incumbent has rights to maintain drains, watercourses, pipes, etc., running through the property, and freedom to develop nearby land without compensating the property owner.

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

① To be provided

Planning and development



Listing and conservation



In a conservation area

Lower town, malborough

Accessibility



Level access, Wide doorways, Level access shower, Lateral living

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 16 Apr 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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