# Moverly

### **Material Information Certificate**

#### Address

Radfords House
Broadhempston
Totnes
Devon
TQ9 6BD
UPRN: 10091652373

#### EPC

Source: GOV.UK

Source: HM Land Registry

🤣 Current rating: F

Potential rating: **D** 

Current CO2: 10 tonnes

Potential CO2: 6.8 tonnes

Expires: 2 Apr 2028

Source: https://find-energy-certificate.service.gov.uk/energy-certificate/8405-8275-0639-7107-3483

### **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 Radfords House, Broadhempston, Totnes (TQ9 6BD).

Title number DN712799.

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

#### 의 Tenure marketed as: Freehold

#### Local council



### NTS Part B

#### Construction

e Standard construction

#### Property type

😕 Mid-terrace, House

Floorplan: To be provided

#### Parking

(29) Covered, Allocated, Off Street, Gated, Rear, Private

#### 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, Oil

Heating features: None

### 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	7 Mb
MAX UPLOAD	0.8 Mb
AVAILABILITY	$\checkmark$
DETAILS	
NAME	Superfast
MAX DOWNLOAD	80 Mb
MAX UPLOAD	20 Mb
AVAILABILITY	
DETAILS	
NAME	Ultrafast
MAX DOWNLOAD	Unavailable
MAX UPLOAD	Unavailable
AVAILABILITY	×
DETAILS	

### Mobile coverage

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

PROVIDER	EE
COVERAGE	OK
SIGNAL STRENGTH	
DETAILS	
PROVIDER	O2
COVERAGE	Good
SIGNAL STRENGTH	
DETAILS	
PROVIDER	Three
COVERAGE	OK
SIGNAL STRENGTH	
DETAILS	
PROVIDER	Vodafone
COVERAGE	Good
SIGNAL STRENGTH	
DETAILS	

## NTS Part C

#### **Building safety issues**

<mark>알</mark> No

#### Restrictions

Source: HM Land Registry

**I** 

#### Title DN712799 contains restrictions or restrictive covenants.

Here is a summary but a property lawyer can advise further: - No registration of changes to the property's ownership (apart from financial charges) is allowed without a conveyancer's certificate confirming compliance with specific provisions in the Transfer dated 22 March 2019.

#### **Rights and easements**

#### Title DN712799 contains beneficial rights or easements.

Here is a summary but a property lawyer can advise further:- Right to enter adjoining land to repair and inspect boundary structures according to the Transfer dated 23 November 1971.

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

#### History of flooding

No history of flooding has been reported.

#### Coastal erosion risk

📀 No

#### Planning and development

<mark>జ</mark>ి No

#### Is a listed building

SX 86 NW BROADHEMPSTON BROADHEMPSTON 2/80 Radfords - GV II Farmhouse. C17, considerably remodelled in C19, with extension at front. Rendered rubble walls at front and side, exposed at rear and to wing, although not to stair projection. Asbestos slate and slate roof with gable ends. Rendered rubble projecting stack to lower right gable end. Brick shaft to front lateral stack and brick gable end stack to left higher end. Originally 3-room and through passage plan with lateral front fireplace to hall and stair projection to rear of it. Possibly original or later C17 wing at rear of higher end. In C19 house was extensively remodelled inside; door and passage inserted at higher end of hall leading to stairs at rear. 1-room shop front added to lower end and front door of passage probably blocked at this stage. 2 storeys. Asymmetrical 2-window front, right-hand side of which projects. Windows to left end of left-hand section are mid C19 12pane sashes without horns. Contemporary 6-panel door to their right under porch hood. Dentilled cornice. Right-hand projecting section has early C20 casement on first floor to left and a C20 metal frame casements to left and right on ground floor, both appear to be in blocked doorways. On right-hand gable end to left of stack at first floor level is single light C20 casement which has a projecting slate dripcourse above it. At the rear a wing projects from the right with stone steps leading to a first floor door. In the angle of the wing is a rectangular stair projection. Attached at the end of the wing is a recently converted outbuilding. Interior: in the central room, formerly the hall is an unusual C17 fireplace with corbelled wooden lintel which is ovolo-moulded with runout stops. This is supported on wooden corbels the right-hand of which also has an ovolo-moulded edge, the left- hand one has been eroded. The lower room has a chamfered cross-beam with run-out stops. The ground floor room of the wing has a chamfered cross-beam with bar and step-stops and a lateral fireplace with a chamfered lintel which has worn straight cut stops. The former inner room has C19 panelled shutters. Several C19 6-panel doors survive on the ground floor. The roof timbers appear to have been replaced in the C19 by straight principals, fairly insubstantial. The room added to the front of the lower room has a slate floor with a channel cut into it reputedly from when it was a butcher's shop and the meat was hung up above. The plain exterior of this house conceals several interior features of interest which reveal its early origins. The corbelled fireplace is a particularly unusual and interesting form for this area and suggests this was once a good quality C17 house.

#### Accessibility

2 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 29 Jan 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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The electronic official copy of the register follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

HM Land Registry



Official copy of register of title

Title number DN712799

Edition date 26.04.2019

- This official copy shows the entries on the register of title on 28 JAN 2025 at 15:46:02.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 28 Jan 2025.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Plymouth Office.

## A: Property Register

This register describes the land and estate comprised in the title.

DEVON : TEIGNBRIDGE

- 1 (15.01.1923) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Radfords House, Broadhempston, Totnes (TQ9 6BD).
- 2 The land has the benefit of the following rights granted by the Transfer dated 23 November 1971 referred to in the Charges Register:-

"TOGETHER WITH the right to enter on the Transferor's adjoining land for the purpose of inspecting repairing and renewing the buildings and walls on the south western and south eastern boundaries of the property hereby transferred the persons exercising such right to make good all damage caused thereby."

NOTE: The Transferor's adjoining land referred to abuts the south east and south west boundaries of the land in this land.

- 3 (27.04.2018) The land has the benefit of any legal easements reserved by the Transfer dated 20 April 2018 referred to in the Charges Register but is subject to any rights that are granted by the said deed and affect the registered land.
- 4 (26.04.2019) The land has the benefit of any legal easements granted by the Transfer dated 22 March 2019 referred to in the Charges Register but is subject to any rights that are reserved by the said deed and affect the registered land.
- 5 (26.04.2019) The Transfer dated 22 March 2019 referred to above contains a provision as to boundary structures.

## **B:** Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

### Title absolute

1 (26.04.2019) PROPRIETOR: JAMES GEORGE SIMONS and DEBORAH SIMONS of Radfords House, Broadhempston, Totnes TQ9 6BD.

## **B:** Proprietorship Register continued

- 2 (26.04.2019) The price stated to have been paid on 22 March 2019 was £397,500.
- 3 (26.04.2019) RESTRICTION: No disposition of the registered estate (other than a charge) by the proprietor of the registered estate is to be registered without a certificate signed by a conveyancer that the provisions of clause F.1 of the Transfer dated 22 March 2019 referred to in the Charges Register have been complied with.

## C: Charges Register

#### This register contains any charges and other matters that affect the land.

1 The land is subject to the following rights excepted and reserved by a Transfer of the land in this title dated 23 November 1971 made between (1) Devon County Council and (2) Phyllis Edna Taylor:-

"EXCEPTING AND RESERVING unto the Transferor firstly the right of support for the buildings marked X and Y on the said plan and secondly the right to the continued use of all rights in the nature of easements of drainage on to or across the property hereby transferred."

NOTE: The buildings marked X and Y on the transfer plan are tinted blue and tinted pink respectively on the title plan.

2 (26.04.2019) A Transfer of the land in this title dated 22 March 2019 made between (1) Moorhaven Ltd and (2) James George Simons and Deborah Simons contains restrictive covenants.

NOTE: Copy filed.

- 3 (26.04.2019) REGISTERED CHARGE dated 22 March 2019.
- 4 (26.04.2019) Proprietor: BANK OF SCOTLAND PLC (Scot. Co. Regn. No. SC327000) of Halifax Division, 1 Lovell Park Road, Leeds LS1 1NS.

### End of register