

Material Information Certificate

Address Source: HM Land Registry

5 Follaton Rise

Totnes

Devon

TQ9 5FX

UPRN: 10090535909

EPC Source: GOV.UK

Current rating: B

Potential rating: B

Current CO2: 2.5 tonnes

Potential CO2: 2.2 tonnes

Expires: 25 Jan 2027

Source: https://find-energy-certificate.service.gov.uk/energy-certificate/2268-1048-7329-

4793-6954

NTS Part A

Source: HM Land Registry Tenure



The Freehold land shown edged with red on the plan of the above title filed at the Registry and being 5 Follaton Rise, Totnes (TQ9 5FX).

Title number DN691573.

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

Tenure marketed as: Freehold

Oouncil Tax band: **G**

Authority: South Hams District Council

NTS Part B

Construction



Property type

Detached, House

Floorplan: To be provided

Parking

Garage, Driveway

Electric vehicle charging point: Yes

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, Electricity

Heating features:

Double glazing, Underfloor heating, Air source heat pump, Solar thermal,

Wood burner

Broadband Source: Ofcom

The property has Ultrafast broadband available.

The connection type is "FTTP (Fibre to the Premises)".

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	8 Mb
MAX UPLOAD	0.9 Mb
AVAILABILITY	
DETAILS	
NAME	Superfast
MAX DOWNLOAD	80 Mb
MAX UPLOAD	20 Mb
AVAILABILITY	
DETAILS	
NAME	Ultrafast
MAX DOWNLOAD	1800 Mb
MAX UPLOAD	1000 Mb
AVAILABILITY	
DETAILS	

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

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

NTS Part C

Building safety issues
2) No
Restrictions
① To be provided
Rights and easements
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
2) No
Listing and conservation
2) No
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 3 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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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.



Official copy of register of title

Title number DN691573

Edition date 21.02.2019

- This official copy shows the entries on the register of title on 03 FEB 2025 at 14:47:55.
- 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 03 Feb 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 : SOUTH HAMS

- The Freehold land shown edged with red on the plan of the above title filed at the Registry and being 5 Follaton Rise, Totnes (TQ9 5FX).
- The land has the benefit of the rights granted by a Deed dated 27 August 2012 made between (1) Brian Thomas Albert Perring and (2) Anita Clare Collings and others.

NOTE: Copy filed under DN626738.

- 3 The land has the benefit of the rights granted by but is subject to the rights reserved by the Transfer dated 28 August 2012 referred to in the Charges Register.
- 4 (05.01.2016) The land has the benefit of any legal easements reserved by a Transfer of other land dated 9 December 2015 made between (1) New Horizon Homes Limited and Galliford Try Partnerships Limited and (2) Follaton Oak Management Company Limited but is subject to any rights that are granted by the said deed and affect the registered land.

NOTE: Copy filed under DN665779.

- 5 (04.12.2017) The land has the benefit of any legal easements granted by the Transfer dated 27 January 2017 referred to in the Charges Register but is subject to any rights that are reserved by the said deed and affect the registered land.
- 6 (04.12.2017) The Transfer dated 27 January 2017 referred to above contains provisions as to light or air and 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 (04.12.2017) PROPRIETOR: JOHN STABLER and SUSAN JOAN STABLER of 5 Follaton Rise, Totnes TQ9 5FX.

B: Proprietorship Register continued

- 2 (04.12.2017) The price stated to have been paid on 27 January 2017 was £675,000.
- 3 (04.12.2017) RESTRICTION: No disposition by a sole proprietor of the registered estate (except a trust corporation) under which capital money arises is to be registered unless authorised by an order of the court.
- 4 (04.12.2017) RESTRICTION: No disposition of the registered estate (other than a charge) by the proprietor of the registered estate or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction is to be registered without a certificate signed by the proprietor for the time being of the estate registered under title number DN673995 or their conveyancer that the provisions of Paragraph 3 of Schedule 2 of the Deed of Covenant dated 27 January 2017 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.

By a Conveyance dated 27 April 1979 made between (1) Harold Granville Willcocks and (2) Brian Thomas Perring and Grace Mary Anita Perring the land in this title was conveyed subject as follows:-

"As to the landand the land coloured blue to all rights of way water drainage watercourse light and other easements and quasi or reputed easements wayleaves consents and rights of adjoining owners (if any) affecting the same and to any liability to repair or contribute to the repair of roads ways passages bridges ponds dykes sewers drains gutters fences and other like matters".

NOTE: The land in this title forms part of the land coloured blue on the Conveyance plan referred to above.

2 A Transfer of the land in this title and other land dated 28 August 2012 made between (1) Anita Clare Collings and others and (2) New Horizon Homes Limited contains restrictive covenants.

NOTE: Copy filed under DN626738.

3 (04.12.2017) A Transfer of the land in this title dated 27 January 2017 made between (1) New Horizon Homes Limited and Galliford Try Partnerships Limited and (2) John Stabler and Susan Joan Stabler contains restrictive covenants.

NOTE: Copy filed.

4 (21.02.2019) A Deed of Covenant dated 27 January 2017 made between (1) Follaton Oak Management Company Limited and (2) John Stabler and Susan Joan Stabler contains a grant of rentcharges as therein mentioned.

NOTE: Copy Deed filed.

5 (21.02.2019) The Deed of Covenant dated 27 January 2017 referred to above contains a right of entry that is annexed to the rentcharge reserved therein.

End of register