

Material Information Certificate

Address Source: HM Land Registry

10 Sawfield Drive

Dartington

Totnes

Devon

TQ9 6TH

UPRN: 10096316972

EPC Source: GOV.UK

Current rating: A

Potential rating: A

Current CO2: 0.7 tonnes

Potential CO2: 0.4 tonnes

Expires: 15 Nov 2033

Source: https://find-energy-certificate.service.gov.uk/energy-certificate/9264-3906-9309-

8357-3204

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 Land at Shinners Bridge, Dartington, Totnes. NOTE: The 'Water Pipes' as defined in the Transfer dated 3 April 2020 referred to below and shown by a mauve line between points A and B on the title plan are not included in the title.

Title number DN726611.

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

Tenure marketed as: Freehold

Ouncil Tax band: E

Authority: South Hams District Council

NTS Part B

Construction



Property type

Detached, House

Floorplan: To be provided

Parking

Garage, Driveway, Gated, Off Street, Private

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, Mains gas

Heating features: Double glazing, Underfloor heating, Solar water, Solar thermal

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	6 Mb
MAX UPLOAD	0.8 Mb
AVAILABILITY	
DETAILS	
NAME	Superfast
MAX DOWNLOAD	80 Mb
MAX UPLOAD	20 Mb
AVAILABILITY	
DETAILS	
NAME	Ultrafast
MAX DOWNLOAD	1800 Mb
MAX UPLOAD	900 Mb
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	1
DETAILS	
PROVIDER	Three
COVERAGE	Great
SIGNAL STRENGTH	1
DETAILS	
PROVIDER	Vodafone
COVERAGE	Great
SIGNAL STRENGTH	.il
DETAILS	

NTS Part C

Building safety issues



Restrictions Source: HM Land Registry

Title DN726611 contains restrictions or restrictive covenants.

Here is a summary but a property lawyer can advise further: - No disposition of the estate is to be registered without a written consent from HSBC UK Bank plc. - Restrictive covenants from transfers made between Dartington Hall Trust and other parties involving Baker Estates Limited and Cavanna Homes (Devon) Limited.

Rights and easements

Title DN726611 contains beneficial rights or easements.

Here is a summary but a property lawyer can advise further:- The land benefits from rights reserved by various transfers, including drainage and services rights. - Rights of entry for repairing, maintaining, and decorating boundaries.

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



No

Planning and development



No

Listing and conservation

In a conservation area

Area of outstanding natural beauty

Accessibility



Level access, Wide doorways

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 12 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.

Applications are pending in ${\tt HM}$ Land Registry, which have not been completed against this title.



Official copy of register of title

Title number DN726611

Edition date 10.01.2022

- This official copy shows the entries on the register of title on 28 SEP 2023 at 16:20:47.
- 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 11 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

- 1 (10.05.2005) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Land at Shinners Bridge, Dartington, Totnes.
 - NOTE: The 'Water Pipes' as defined in the Transfer dated 3 April 2020 referred to below and shown by a mauve line between points A and B on the title plan are not included in the title.
- 2 (16.07.2014) The land has the benefit of the rights reserved by but is subject to the rights granted by a Transfer of the land edged blue on the title plan and other land dated 4 July 2014 referred to in the Charges Register.
- 3 (13.05.2020) The land has the benefit of any legal easements granted by the Transfer dated 3 April 2020 referred to in the Charges Register but is subject to any rights that are reserved by the said deed and affect the registered land.
- 4 (30.11.2021) A new title plan based on the latest revision of the Ordnance Survey Map showing the land added to the title by blue edging on the title plan has been prepared.
- 5 (30.11.2021) The land edged blue on the title plan has the benefit of any legal easements reserved by transfers of land removed from title number DN647488.
- 6 (30.11.2021) The land edged blue on the title plan has the benefit of the rights granted by but is subject to the rights reserved by the Transfer dated 4 July 2014 referred to in the Charges Register.
- 7 (30.11.2021) The land edged blue on the title plan has the benefit of the rights reserved by but is subject to the rights granted by a Transfer of land lying to the south east dated 21 November 2014 made between (1) Cavanna Homes (Devon) Limited and (2) Devon and Cornwall Housing Limited.
 - NOTE:-Copy filed under DN652265.
- 8 (30.11.2021) The land edged blue on the title plan has the benefit of any legal easements granted by the Transfer dated 12 November 2021 referred to in the Charges Register but is subject to any rights that

A: Property Register continued

are reserved by the said deed and affect the registered land.

- 9 (30.11.2021) The Transfer dated 12 November 2021 referred to above contains provisions as to light or air and a provision relating to the creation of easements as therein mentioned.
- 10 (04.11.2022) The land has the benefit of any legal easements granted by a Deed of easement dated 1 November 2022 made between (1) Baker Estates Land Holdings (D1) Ltd and (2) Cavanna Homes (Devon) Limited.

NOTE: Copy filed under DN647488.

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 (10.03.2023) PROPRIETOR: BAKER ESTATES LIMITED (Co. Regn. No. 09801842) of Greentree House, Silverhills Road, Decoy Industrial Estate, Newton Abbot TQ12 5LZ.
- 2 (13.05.2020) ENTRY CANCELLED on 10 March 2023.
- 3 (13.05.2020) ENTRY CANCELLED on 10 March 2023.
- 4 (10.01.2022) ENTRY CANCELLED on 10 March 2023.
- 5 (10.03.2023) The price stated to have been paid on 1 March 2023 was £3,159,474.
- 6 (10.03.2023) The Transfer to the proprietor contains a covenant to observe and perform the covenants referred to in the Charges Register and of indemnity in respect thereof.
- 7 (10.03.2023) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 1 March 2023 in favour of HSBC UK Bank plc referred to in the Charges Register.

C: Charges Register

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

- 1 (13.05.2020) A Transfer which included the land in this title dated 3 April 2020 made between (1) The Dartington Hall Trust and (2) Baker Estates Land Holdings (D1) Ltd contains restrictive covenants.
 - NOTE: Copy filed.
- 2 (30.11.2021) The land edged blue on the title plan is subject to rights of drainage and rights in respect of water, gas, electricity and other services granted by transfers of land out of title number DN647488.
- 3 (30.11.2021) The parts of the land edged blue on the title plan respectively affected thereby which adjoin the parts transferred out of title number DN647488 are subject to (a) (b) rights of entry for the purposes of repairing and decorating the said parts and for inspecting, maintaining, repairing and renewing any Boundary Marker.
- 4 (30.11.2021) A Transfer of the land edged blue on the title plan and other land dated 4 July 2014 made between (1) The Dartington Hall Trust and (2) Cavanna Homes (Devon) Limited contains restrictive covenants.
 - NOTE: Copy filed under DN647488.
- 5 (30.11.2021) A Transfer of the land edged blue on the title plan dated 12 November 2021 made between Cavanna Homes (Devon) Limited and Baker Estates Land Holdings (D1) Ltd contains restrictive covenants.

Title number DN726611

C: Charges Register continued

- NOTE 1:- The Transfer dated 4 July 2014 referred to in the above Transfer is that referred to above.
- NOTE 2:-Copy filed under DN743144.
- 6 (10.01.2022) ENTRY CANCELLED on 10 March 2023.
- 7 (10.01.2022) ENTRY CANCELLED on 10 March 2023.
- 8 (10.01.2022) ENTRY CANCELLED on 10 March 2023.
- 9 (10.03.2023) REGISTERED CHARGE dated 1 March 2023.
 - NOTE: This charge may be subject to the provisions of section $859\mathrm{H}$ of the Companies Act 2006.
- 10 (10.03.2023) Proprietor: HSBC UK BANK PLC (Co. Regn. No. 09928412) of 1 Centenary Square, Birmingham B1 1HQ.
- 11 (21.08.2023) UNILATERAL NOTICE affecting Plots 7 to 18 (inclusive)at Sawmills, Dartington in respect of an Agreement for Lease dated 28 April 2023 made between (1) Baker Estates Limited (2) Sovereign Housing Association Limited and (3) Sovereign Housing Design and Build Limited.
 - NOTE: Copy plan filed.
- 12 (21.08.2023) BENEFICIARY: Sovereign Housing Association Limited of Sovereign House, Basing View, Basingstoke RG21 4FA.

End of register