

#### **Material Information Certificate**

**Address** Source: HM Land Registry

27 Warland

The Forge

27 Warland

**Totnes** 

Devon

TQ9 5EL

UPRN: 10004749146

Source: GOV.UK EPC Expired



#### Energy Performance Certificate

The EPC certificate has expired and no newer 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 Forge, 27 Warland, Totnes (TQ9 5EL).

Title number DN617448.

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

Tenure marketed as: Freehold

Local council Source: Valuation Office Agency



Council Tax band: D

Authority: South Hams District Council

# Construction Standard construction Property type Mid-terrace, House Floorplan: To be provided Parking 2) Rear 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: Double glazing

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

#### NTS Part C

#### **Building safety issues**



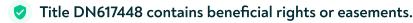
Restrictions Source: HM Land Registry



Title DN617448 contains restrictions or restrictive covenants.

Here is a summary but a property lawyer can advise further: - The property is subject to potential claims arising because the original lease dated 18 September 1819 was not produced and therefore fully verified, which could mean that certain rights or interests could belong to other parties.

#### Rights and easements



Here is a summary but a property lawyer can advise further:- The property benefits from certain rights as specified in a Transfer of the land dated 12 December 2012, edged and numbered DN629877.

Public right of way through and/or across your house, buildings or land: No

#### Flood risk



River and sea flooding risk: Medium; Surface water flooding risk: High; Reservoir flooding risk: At risk; Groundwater flooding risk: Unlikely

# History of flooding

No history of flooding has been reported.

#### Coastal erosion risk



The property is 73m from the Durlston Head to Rame Head Shoreline Management Plan line in the National Coastal Erosion Risk Mapping (NCERM) dataset. This is outside the worst-case distance of longterm potential impact of 0m but is close. You can read more about this plan (SMP16) here: https://www.gov.uk/government/publications/shoreline-management-plans-smps

#### Planning and development



#### Listing and conservation



#### 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 21 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 DN617448

Edition date 18.12.2012

- This official copy shows the entries on the register of title on 21 FEB 2025 at 11:45:20.
- 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 21 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 (23.11.2011) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being The Forge, 27 Warland, Totnes (TO9 5EL).
- 2 (23.11.2011) The land was formerly leasehold under a Lease dated 18 September 1819 for 2000 years from 18 September 1819 at the rent of Four Shillings per annum.

A Deed dated 12 July 2010 under the hand of Pamela Mary Westaway declared that the term was enlarged into a fee simple. The registered title is accordingly subject to such of the matters specified in the said Lease as affect it.

3 (18.12.2012) The land has the benefit of the rights reserved by but is subject to the rights granted by a Transfer of the land edged and numbered DN629877 in green on the title plan dated 12 December 2012 made between (1) Pamela May Merritt and (2) Kathleen May Merritt.

NOTE: Copy filed under DN629877.

# **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 qualified

- 1 (23.11.2011) QUALIFICATION: As neither the Lease dated 18 September 1819 referred to in the Property Register nor full evidence of its contents was produced on first registration it is possible that the term was not capable of being enlarged. There are excepted from the effect of registration all estates rights and interests vested in any other person or persons if and so far as the enlargement was ineffective.
- 2 (23.11.2011) PROPRIETOR: PAMELA MARY WESTAWAY of The Forge, 27 Warland, Totnes, Devon TQ9 5EL.
- 3 (23.11.2011) The value stated as at 23 November 2011 was £475,000.

Title number DN617448