Moverly

Material Information Certificate

Add	l ress S	ource: HM Land Registry
2	27 Warland The Forge 27 Warland Totnes Devon TQ9 5EL	
	UPRN: 10004749146	
EPC	Expired Energy Performance Certificate The EPC certificate has expired and no newer certificate found, we'll keep retrying.	Source: GOV.Uk

NTS Part A

Freehold

Tenure

Source: HM Land Registry

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.

2) Tenure marketed as: Freehold

Local council

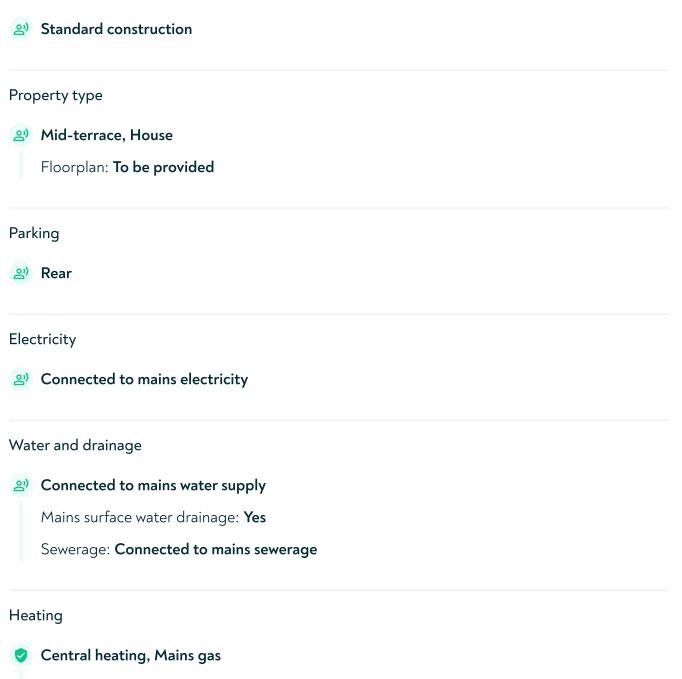
Source: Valuation Office Agency

Council Tax band: D

Authority: South Hams District Council

NTS Part B

Construction



Heating features: Double glazing

Broadband

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.

Standard
Standard
19 Mb
1 Mb
 ✓
Superfast
80 Mb
20 Mb
\checkmark
Ultrafast
900 Mb
900 Mb

Mobile coverage

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

PROVIDER	EE
COVERAGE	Great
SIGNAL STRENGTH	l
DETAILS	
PROVIDER	O2
COVERAGE	Great
SIGNAL STRENGTH	
DETAILS	
PROVIDER	Three
COVERAGE	Great
SIGNAL STRENGTH	
DETAILS	
PROVIDER	Vodafone
COVERAGE	Great
SIGNAL STRENGTH	l

NTS Part C

Building safety issues

<mark>알</mark> No

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

v Title DN617448 contains beneficial rights or 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

🔮 Yes

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

2 History of flooding

No history of flooding has been reported.

Coastal erosion risk

() Yes

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 long-term 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

<mark>쏭</mark> No

Listing and conservation

<u>ද</u>)	e No						
Acc	Accessibility						
<u>ର</u>)	None						
Coa	alfield or 1	mining					
0	No coal	mining risk identified					
	A potent	g risk (other than coal mining) has been identified ial non-coal mining risk has been identified (landslide hazard) - a detailed search report can help to e the impact.					
	$\overline{\bigcirc}$	Moverly has certified this data Accurate as of 21 Feb 2025					
		The data is aggregated from variety of sources including HM Land Registry					

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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