# Moverly

## **Material Information Certificate**

## Address

10 Barton Leys
 Berry Pomeroy
 Totnes
 Devon
 TQ9 6NN
 UPRN: 10009311157

## EPC

Source: GOV.UK

Source: HM Land Registry

📀 Current rating: C

Potential rating:  ${\boldsymbol{\mathsf{B}}}$ 

Current CO2: 2.6 tonnes

Potential CO2: 1.4 tonnes

Expires: 30 Jan 2034

Source: https://find-energy-certificate.service.gov.uk/energy-certificate/2711-3034-7209-3314-4200

## 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 St Giles, 10 Barton Leys, Berry Pomeroy, Totnes (TQ9 6NN).

Title number DN516887.

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

## 의 Tenure marketed as: Freehold

Council Tax band: **F** 

Authority: South Hams District Council

## NTS Part B

## Construction

**2** Standard construction

## Property type

😕 Mid-terrace, House

Floorplan: To be provided

## Parking

🙁 Rear, Communal

## Electricity

Connected to mains electricity

## Water and drainage

## Connected to mains water supply

Mains surface water drainage: **No** 

Sewerage: Sewerage treatment plant

## Heating

🤣 Central heating, Mains gas

## 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.

| NAME         | Standard             |
|--------------|----------------------|
| MAX DOWNLOAD | 22 Mb                |
| MAX UPLOAD   | 1 Mb                 |
| AVAILABILITY |                      |
| DETAILS      |                      |
| NAME         | Superfast            |
| MAX DOWNLOAD | Unavailable          |
| MAX UPLOAD   | Unavailable          |
| AVAILABILITY | ×                    |
| DETAILS      |                      |
| NAME         | Ultrafast            |
| MAX DOWNLOAD | 900 Mb               |
| MAX UPLOAD   | 900 Mb               |
| AVAILABILITY | <ul> <li></li> </ul> |
| DETAILS      |                      |

## Mobile coverage

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

| PROVIDER        | EE       |
|-----------------|----------|
| COVERAGE        | Great    |
| SIGNAL STRENGTH |          |
| DETAILS         |          |
| PROVIDER        | O2       |
| COVERAGE        | Good     |
| SIGNAL STRENGTH |          |
| DETAILS         |          |
| PROVIDER        | Three    |
| COVERAGE        | Great    |
| SIGNAL STRENGTH |          |
| DETAILS         |          |
| PROVIDER        | Vodafone |
| COVERAGE        | Great    |
| SIGNAL STRENGTH |          |
| DETAILS         |          |

## NTS Part C

### **Building safety issues**

<mark></mark>왕 No

## Restrictions

Source: HM Land Registry

### Title DN516887 contains restrictions or restrictive covenants.

Here is a summary but a property lawyer can advise further: - No development on the part of the Property coloured orange on Plan No 1 without the previous consent in writing of the Transferor - Not to use the Property for any purpose that may grow to be a nuisance to the Transferor - Maintain the property in a neat and tidy condition and in particular keep the communal areas and those boundaries marked with a "T" on the Plans in good repair and condition - No new windows or apertures in the wall of the Property adjoining the courtyard of the Manor House without prior consent of the Transferor - No aerials antennae satellite dishes or similar equipment on the exterior without prior consent of the Transferor - Not to use the words 'Somerset', 'Seymour', or 'Manor' in the name or description of the Property or any part of it

### **Rights and easements**

### Title DN516887 contains beneficial rights or easements.

Here is a summary but a property lawyer can advise further:- Right to enter onto the Retained Land to install, repair, or replace conducting media during the Perpetuity Period - Free and uninterrupted passage and running of water, sewage, electricity, and telephone supplies through the Conducting Media over the Retained Land during the Perpetuity Period - Right to enter onto the Retained Land for development and maintenance of the Property - Rights of support and protection now enjoyed by the Property

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

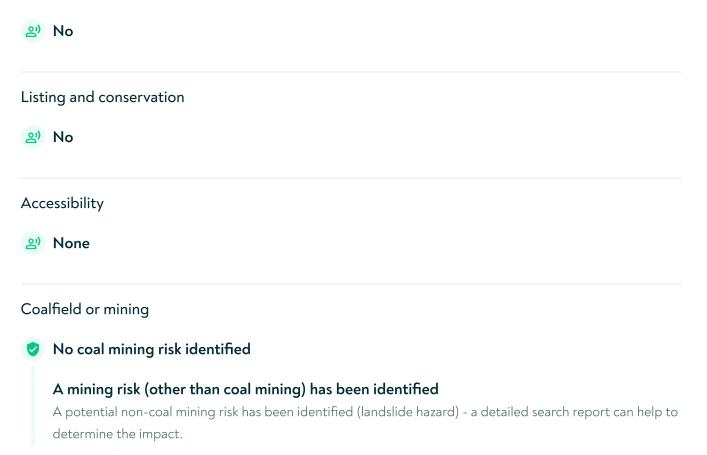
## History of flooding

No history of flooding has been reported.

### Coastal erosion risk

💙 No

## Planning and development





## **Moverly has certified this data** Accurate as of 7 Mar 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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