

Material Information Certificate

Source: HM Land Registry Address

Causen Cottage The Grove

Causen Cottage

The Grove

Totnes

Devon

TQ9 5ED

UPRN: 100040301834

EPC Expired Source: GOV.UK



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 for DN329739

The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Causen Cottage, The Grove, Totnes (TQ9 5ED).

Title number DN329739.

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

Freehold for DN395157

The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Land lying to the east of Causen Cottage, The Grove, Totnes (TQ9 5ED).

Title number DN762754

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

Freehold for DN762754

The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Land adjacent to Causen Cottage, The Grove, Totnes (TQ9 5ED).

Title number DN395157.

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

Tenure marketed as: Freehold

Local council Source: Valuation Office Agency

Ouncil Tax band: **F**

Authority: South Hams District Council

NTS Part B

Construction

Standard construction

Property type

Detached, House

Floorplan: To be provided

Parking

Off Street, Private

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



None

Heating features: Underfloor heating, Open fire, Solar water

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	18 Mb
MAX UPLOAD	1 Mb
AVAILABILITY	
DETAILS	
NAME	Superfast
MAX DOWNLOAD	56 Mb
MAX UPLOAD	9 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	.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 DN395157 contains restrictions or restrictive covenants.

Here is a summary but a property lawyer can advise further: - No sale or transfer by a single owner of the land (who is not a trust company) that results in a financial gain can be registered unless approved by the Land Registry or Court.

Title DN762754 contains restrictions or restrictive covenants.

Here is a summary but a property lawyer can advise further: - You cannot build on the property unless you have permission from the owner of Paradise Cottage, except for adding a room, porch, or garage related to Causen Cottage. - You cannot build above the Linhay without permission from the owner of Paradise Cottage. - You cannot use any building on the land as a separate house.

Rights and easements

Title DN329739 contains beneficial rights or easements.

Here is a summary but a property lawyer can advise further:- A right of way at all times for all purposes with or without vehicles and animals over the accessway fronting the property as stated in a Conveyance dated 14 April 1960.

Title DN762754 contains beneficial rights or easements.

Here is a summary but a property lawyer can advise further:- You have the right to walk on foot over a specific piece of land indicated on the plan. - The owner of Paradise Cottage can use the sewer or drain passing through the property and can enter the land to repair, relay, and maintain it, as long as they repair any damage caused.

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



Planning and development



Listing and conservation



In a conservation area

The Grove pathway in front of the house and the other houses is a designated conservation area, I believe.

Tree Preservation Order in place

Accessibility



Level access shower

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 23 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 DN329739

Edition date 05.09.2023

- This official copy shows the entries on the register of title on 18 FEB 2025 at 12:31:49.
- 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 18 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 (13.07.1993) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Causen Cottage, The Grove, Totnes (TO9 5ED).
- 2 (13.07.1993) The land tinted pink on the title plan has the benefit of the following rights granted by a Conveyance thereof dated 14 April 1960 made between (1) Brian Mark Cavalier Jones (Vendor) and (2) Cutherbert Leathley Nightingale (Purchaser):-

"TOGETHER with a right of way at all times for all purposes for the Purchaser and his successors in title the owners or occupiers for the time being of the property hereby conveyed or of any part thereof and their respective servants and licensees (in common with all other persons having the like right) with or without vehicles and animals to and from the property hereby conveyed or any part thereof over and along the land coloured Green on the said plan between the point A adjoining the public road known as Blue Ball Hill and the point B adjoining the public road known as The Grove."

NOTE: The land coloured green referred to is the accessway fronting the property.

- 3 (05.09.2023) A new title plan based on the latest revision of the Ordnance Survey Map has been prepared.
- 4 (05.09.2023) The land edged and numbered in green on the title plan has been removed from this title and registered under the title number or numbers shown in green on the said plan.

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 (13.07.1993) PROPRIETOR: DIANA MARGARET CLARKE NIGHTINGALE of Causen Cottage, The Grove, Totnes TQ9 5ED.

Title number DN329739

C: Charges Register

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

1 (05.09.2023) The land is subject to any rights that are granted by a Transfer of the land edged and numbered DN762754 in green on the title plan dated 4 September 2023 made between (1) Sarah Elizabeth Clarke Clark and (2) Sarah Elizabeth Clarke Clarke and Nigel Andrew Clark and affect the registered land.

NOTE: Copy filed under DN762754.

End of register

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 DN395157

Edition date 08.03.2010

- This official copy shows the entries on the register of title on 18 FEB 2025 at 12:31:50.
- 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 18 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 (05.03.1998) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Land adjacent to Causen Cottage, The Grove, Totnes (TQ9 5ED).

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 (05.03.1998) PROPRIETOR: MICHAEL BRUCE LEATHLEY NIGHTINGALE and DIANA MARGARET CLARKE NIGHTINGALE of Causen Cottage, The Grove, Totnes, Devon TQ9 5ED.
- 2 (05.03.1998) RESTRICTION: No disposition by a sole proprietor of the land (not being a trust corporation) under which capital money arises is to be registered except under an order of the registrar or of the Court.

End of register

The electronic official copy of the register follows this message.

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Official copy of register of title

Title number DN762754

Edition date 05.09.2023

- This official copy shows the entries on the register of title on 18 FEB 2025 at 12:31:50.
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- 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 (13.07.1993) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Land lying to the east of Causen Cottage, The Grove, Totnes (TQ9 5ED).
- 2 (13.07.1993) The land has the benefit of the following rights granted by but is subject to the following rights reserved by the Conveyance dated 17 February 1966 referred to in the Charges Register:-

"Together with a right of way on foot only over the piece of land coloured yellow on the said plan Excepting and Reserving unto the Vendor and her successors in title the owners and occupiers of the property retained by her and known as Paradise Cottage the right to use the sewer or drain passing through the property sold and to enter to repair relay and maintain the same doing no unnecessary damage and making good all damage done."

NOTE: The land coloured yellow referred to is tinted brown on the title plan.

3 (05.09.2023) The land has the benefit of any legal easements granted by a Transfer of the land in this title dated 4 September 2023 made between (1) Sarah Elizabeth Clarke Clark and (2) Sarah Elizabeth Clarke Clark and Nigel Andrew Clark.

NOTE: Copy filed.

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 (05.09.2023) PROPRIETOR: SARAH ELIZABETH CLARKE CLARK and NIGEL ANDREW CLARK of Causen Cottage, The Grove, Totnes TQ9 5ED.
- 2 (05.09.2023) The value stated as at 5 September 2023 was £200,000.

Title number DN762754

C: Charges Register

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

1 (13.07.1993) A Conveyance of the land in this title dated 17 February 1966 made between (1) Ursula Dorothy Williams (Vendor) and (2) Cuthbert Leathley Nightingale (Purchaser) contains the following covenants:-

"The Purchaser further covenants with the Vendor that so long as the Vendor remains the owner of Paradise Cottage that neither he nor his successors in title will without the consent of the Vendor erect on the property hereby conveyed any building other than a room or rooms on the site of the existing Linhay with added porch or porches and a private garage on the remainder of the land hereby conveyed such buildings to be used in conjunction with the property of the Purchaser known as Causen Cottage The Grove Totnes.

- 4. The Purchaser for himself and his successors in title further covenants with the Vendor as follows:
- (a) that so long as the Vendor remains the owner of Paradise Cottage he will not build a room or rooms above the Linhay without the consent of the Vendor
- (b) that he will not use any building on the land hereby conveyed as a separate dwellinghouse."

End of register