

Material Information Certificate

Address Source: HM Land Registry



8 High Street

8 Church Close

High Street

Totnes

Devon

TQ9 5QQ

UPRN: 100040299530

Source: GOV.UK **EPC**



Current rating: D

Potential rating: C

Current CO2: 2.4 tonnes

Potential CO2: 1.4 tonnes

Expires: **19 Apr 2032**

Source: https://find-energy-certificate.service.gov.uk/energy-certificate/0380-2491-7140-

2592-1555

NTS Part A

Tenure Source: HM Land Registry



Leasehold

The Leasehold land shown edged with red on the plan of the above Title filed at the Registry and being 8 Church Close, High Street, Totnes (TQ9 5QQ). NOTE: Only the ground floor flat is included in the title. Title number DN215019.

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

Tenure marketed as: Leasehold

Council Tax band: B

Authority: South Hams District Council

Lease length

Source: HM Land Registry



960 years remaining

Started in 1986 with a lease of 999 years.

Ground rent

Provided by vendor



🙁 £1 a year

Not subject to increase

Service charge



Not payable

NTS Part B

Construction



Standard construction

Property type



End-terrace, Flat

Number of floors: 1

Has lift: No

Over commercial premises: No

Floorplan: To be provided

Parking



None

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: None

Broadband Source: Ofcom

The property has Superfast broadband available.

The connection type is "FTTC (Fibre to the Cabinet)".

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	17 Mb
MAX UPLOAD	1 Mb
AVAILABILITY	
DETAILS	
NAME	Superfast
MAX DOWNLOAD	80 Mb
MAX UPLOAD	20 Mb
AVAILABILITY	
DETAILS	
NAME	Ultrafast
MAX DOWNLOAD	Unavailable
MAX UPLOAD	Unavailable
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



Here is a summary but a property lawyer can advise further: - 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 13 February 2023 in favour of Clydesdale Bank PLC

Rights and easements

Title DN215019 contains beneficial rights or easements.

Here is a summary but a property lawyer can advise further:- The right of way granted over the yard coloured yellow on the plan to the registered lease

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



No

Listing and conservation



Is a listed building

The facade is Grade II listed

In a conservation area

Totnes Conservation Area

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 8 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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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 DN215019

Edition date 16.03.2023

- This official copy shows the entries on the register of title on 19 FEB 2025 at 16:46:42.
- 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 19 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. Except as mentioned below, the title includes any legal easements granted by the registered lease but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

DEVON : SOUTH HAMS

1 (03.06.1987) The Leasehold land shown edged with red on the plan of the above Title filed at the Registry and being 8 Church Close, High Street, Totnes (TQ9 5QQ).

NOTE: Only the ground floor flat is included in the title.

2 (03.06.1987) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:

Date : 18 December 1986

Term : 999 years from 24 June 1986

Rent : £1

Parties : (1) Malcolm Roy Bell and Tanya Rachael Bell

(2) Christopher Norman Coakley Dryden and Carolyn Nicola

Green

NOTE: The lease comprises also other land

- 3 (03.06.1987) The right of way granted over the yard coloured yellow on the plan to the registered lease is included only in so far as the lessor has power to grant such right.
- 4 (03.06.1987) There are excepted from the effect of registration all estates, rights, interests, powers and remedies arising upon, or by reason of, any dealing made in breach of the prohibition or restriction against dealings therewith inter vivos contained in the lease.
- 5 The landlord's title is registered.
- Unless otherwise mentioned the title includes any legal easements granted by the registered lease(s) but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.
- 7 (16.03.2023) By a Deed dated 13 February 2023 made between (1) Ronald Frederick Dixon and Jean Kathleen Holder and (2) Mervyn Graham Down the terms of the registered lease were varied.

NOTE: Copy Deed 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 (16.03.2023) PROPRIETOR: LEO KASPAR SIMONSMITH of 8 Church Close, High Street, Totnes, TQ9 5QQ.
- 2 (16.03.2023) The price stated to have been paid on 13 February 2023 was £282,500.
- 3 (16.03.2023) 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 13 February 2023 in favour of Clydesdale Bank PLC referred to in the Charges Register.

C: Charges Register

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

- 1 (16.03.2023) REGISTERED CHARGE dated 13 February 2023.
- 2 (16.03.2023) Proprietor: CLYDESDALE BANK PLC (Scot. Co. Regn. No. SC001111) of Mortgage Services, P.O. Box 3105, Clydebank, Glasgow G60 9AU.

End of register