

Material Information Certificate

Address Source: HM Land Registry



Springfield

Eastdown

Blackawton

Totnes

Devon

TQ9 7AP

UPRN: 10004746495

Source: GOV.UK **EPC**



Current rating: E

Potential rating: **D**

Current CO2: 5.2 tonnes

Potential CO2: 3.6 tonnes

Expires: **28 Jan 2035**

Source: https://find-energy-certificate.service.gov.uk/energy-certificate/0390-2121-6490-

2225-3601

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 Springfield, Eastdown, Blackawton, Totnes (TQ9 7AP).

Title number DN159135.

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

Tenure marketed as: Freehold

Ouncil Tax band: F

Authority: South Hams District Council

NTS Part B

Construction

Standard construction

Property type

Detached, House

Floorplan: To be provided

Parking

Garage, Driveway, Private

Electricity

Connected to mains electricity

Water and drainage

Connected to mains water supply

Mains surface water drainage: Yes

Sewerage: Septic tank

Heating

Central heating, LPG

Heating features: Double glazing, Underfloor heating, Wood burner

Broadband Source: Ofcom

① The property has only Standard broadband available.

The connection type is "ADSL copper wire".

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	13 Mb
MAX UPLOAD	1 Mb
AVAILABILITY	
DETAILS	
NAME	Superfast
MAX DOWNLOAD	Unavailable
MAX UPLOAD	Unavailable
AVAILABILITY	
DETAILS	
NAME	Ultrafast
MAX DOWNLOAD	Unavailable
MAX UPLOAD	Unavailable
AVAILABILITY	×
DETAILS	

Mobile coverage Source: Ofcom

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

PROVIDER	EE
COVERAGE	OK
SIGNAL STRENGTH	
DETAILS	
PROVIDER	O2
COVERAGE	Good
SIGNAL STRENGTH	
DETAILS	
PROVIDER	Three
COVERAGE	OK
SIGNAL STRENGTH	.11
DETAILS	
PROVIDER	Vodafone
COVERAGE	OK
SIGNAL STRENGTH	
DETAILS	

NTS Part C

Building safety issues



²⁾ No

Restrictions Source: HM Land Registry

Title DN159135 contains restrictions or restrictive covenants.

Here is a summary but a property lawyer can advise further: - No disposition by a sole proprietor (except a trust corporation) under which capital money arises is to be registered unless authorised by court order. -No disposition of the registered estate is to be registered without a conveyancer's certificate verifying the identity of the person executing the document as the proprietor.

Rights and easements

Title DN159135 contains beneficial rights or easements.

Here is a summary but a property lawyer can advise further:- Grants rights to lay and conduct water through a pipe with ancillary rights of entry. - Right to inspect, maintain, repair, renew or convert a building on adjoining land at reasonable times without causing unnecessary damage.

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

To be provided

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 14 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.

Contains HM Land Registry data © Crown copyright and database right 2022. This data is licensed under the Open Government Licence v3.0.