# Moverly

### **Material Information Certificate**

### Address

Highview
Broadhempston
Totnes
Devon
TQ9 6BW
UPRN: 10091651502

### EPC

Source: GOV.UK

Source: HM Land Registry

📀 Current rating: B

Potential rating: A

Current CO2: 1.6 tonnes

Potential CO2: 1.1 tonnes

Expires: 11 Aug 2026

Source: https://find-energy-certificate.service.gov.uk/energy-certificate/8995-7434-3820-7522-8926

# 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 Sunnymead, Broadhempston, Totnes (TQ9 6BW).

Title number DN458835.

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

### 의 Tenure marketed as: Freehold

📀 Council Tax band: F

Authority: Teignbridge District Council

## NTS Part B

### Construction

**2** Standard construction

### Property type

😕 Other build form, House

Floorplan: To be provided

### Parking

Parage, Driveway, Gated, Off Street, Private

Electric vehicle charging point: Yes

### Electricity



Has solar panels

### Water and drainage

Connected to mains water supply

Mains surface water drainage: No

Sewerage: Sewerage treatment plant

### Heating

### None

Heating features:

Double glazing, Underfloor heating, Wood burner, Air source heat pump, Solar thermal

### Broadband

### 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 | 6 Mb        |
| MAX UPLOAD   | 0.7 Mb      |
| AVAILABILITY |             |
| DETAILS      |             |
| NAME         | Superfast   |
| MAX DOWNLOAD | 32 Mb       |
| MAX UPLOAD   | 6 Mb        |
| AVAILABILITY |             |
| DETAILS      |             |
| NAME         | Ultrafast   |
| MAX DOWNLOAD | Unavailable |
| MAX UPLOAD   | Unavailable |
| AVAILABILITY | ×           |
| DETAILS      |             |

### Mobile coverage

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

| PROVIDER        | EE       |
|-----------------|----------|
| COVERAGE        | Great    |
| SIGNAL STRENGTH | 1        |
| DETAILS         |          |
| PROVIDER        | O2       |
| COVERAGE        | Great    |
| SIGNAL STRENGTH |          |
| DETAILS         |          |
| PROVIDER        | Three    |
| COVERAGE        | Great    |
| SIGNAL STRENGTH |          |
| DETAILS         |          |
| PROVIDER        | Vodafone |
| COVERAGE        | Good     |
| SIGNAL STRENGTH |          |
| DETAILS         |          |
|                 |          |

# NTS Part C

#### **Building safety issues**

<mark>ి</mark> No

### Restrictions

Source: HM Land Registry

#### Title DN458835 contains restrictions or restrictive covenants.

Here is a summary but a property lawyer can advise further: - No disposition by a sole proprietor of the registered estate (except a trust corporation) under which capital money arises is to be registered unless authorised by an order of the court.

#### **Rights and easements**

### Title DN458835 contains beneficial rights or easements.

Here is a summary but a property lawyer can advise further:- The land has the benefit of the rights reserved by a Transfer dated 28 August 2014 - Subject to the rights granted by a Deed dated 12 March 1965 made between Owen Rowe and Hilda Mabel Rowe, The Parochial Church Council of the Parish of Broadhempston, and The Exeter Diocesan Board of Finance.

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

#### Alistory of flooding

No history of flooding has been reported.

### Coastal erosion risk



### Planning and development

<mark>జ</mark>ి No

### Listing and conservation

<mark>쏭</mark> No

Accessibility

의 Level access, Wide doorways

### 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 20 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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