

Material Information Certificate

Address

4 Darton Grove
 Stoke Gabriel
 Totnes
 Devon
 TQ9 6RX
 UPRN: 100040298924

EPC

Energy Performance Certificate

We checked, and no Energy Performance Certificate was found for this property. We'll keep retrying so when one is registered, we'll fetch it.

NTS Part A

Tenure

Freehold

The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 4 Darton Grove, Stoke Gabriel, Totnes (TQ9 6RX).

Title number DN76658.

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

의 Tenure marketed as: Freehold

Local council

Source: Valuation Office Agency

Source: HM Land Registry

🤣 Council Tax band: E

Authority: South Hams District Council

NTS Part B

Source: HM Land Registry

Construction

Standard construction

Property type

😕 Detached, Bungalow

Floorplan: To be provided

Parking

🙁 Garage, Off Street

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: Double glazing

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	21 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	

Mobile coverage

Actual services available may be different (data provided by Ofcom). EE PROVIDER ОK COVERAGE SIGNAL STRENGTH DETAILS **O**2 PROVIDER Great COVERAGE SIGNAL STRENGTH DETAILS Three PROVIDER ОK COVERAGE SIGNAL STRENGTH DETAILS Vodafone PROVIDER Great COVERAGE SIGNAL STRENGTH DETAILS

NTS Part C

Building safety issues

<mark></mark>왕 No

Restrictions

Source: HM Land Registry

Title DN76658 contains restrictions or restrictive covenants.

Here is a summary but a property lawyer can advise further: - There are no vertical or lateral support rights to the surface for mining activities below 200 feet as per the Conveyance dated 28 October 1897, but compensation must be paid for any damage caused.

Rights and easements

Title DN76658 contains beneficial rights or easements.

Here is a summary but a property lawyer can advise further:- Right of way for all purposes over Darton Grove from its junction with Paignton Road. - Right to access free passage of water and drainage through specified pipes into the public sewers.

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

📀 No

Planning and development

<mark>జ</mark>ి No

Listing and conservation

Ro No		
Aco	cessibility	
ම	None	
Coa	alfield or i	mining
V	 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. 	
	\bigcirc	Moverly has certified this data Accurate as of 12 Mar 2025
		The data is aggregated from variety of sources including HM Land Registry.

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.

HM Land Registry



Official copy of register of title

Title number DN76658

Edition date 08.12.2021

- This official copy shows the entries on the register of title on 06 MAR 2025 at 11:08:48.
- 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 06 Mar 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

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- 1 (21.08.1978) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 4 Darton Grove, Stoke Gabriel, Totnes (TQ9 6RX).
- 2 There are excluded from this registration the mines and minerals excepted by the Conveyance dated 28 October 1897 referred to in the Charges Register in the following terms and the land is also subject to the following ancillary powers of working:-

EXCEPT AND RESERVING unto the Commissioners their successors and assigns out of the Conveyance thereby made all mines beds and veins of minerals coal clay slate stone and other substances and substrata whether opened or unopened within and under the scheduled hereditaments or any of them below a depth of 200 feet from the surface together with full powers for the Commissioners their successors or assigns and their lessees and agents and all persons by them authorised with workmen and others from time to time and at all times thereafter by means of underground workings to win work get and carry away the said mines etc in or upon or under any adjacent or neighbouring lands and so that such powers might be exercised without leaving any vertical or lateral support to the surface of the scheduled hereditaments so nevertheless that the person or persons exercising such powers should pay to the said Frederick Churchward his heirs and assigns reasonable compensation for or in respect of any injury or damage to be thereby occasioned such compensation to be fixed if the parties cannot agree by adjudication of an Arbitrator to be agreed between them and if they should not agree then by the adjudication of two disinterested persons one to be chosen by each party or their umpire and should be governed by the provisions of The Arbitration Act 1889 or any statutory modification thereof.

The land has the benefit of the following rights granted by a Conveyance of the land in this title dated 27 March 1972 made between (1) Doris Darton Potham (Vendor) and (2) Derek Kayley and Josephine Mary Kayley (Purchasers):-

"AND TOGETHER (so far as the Vendor can lawfully grant the same) with all necessary rights appertaining to the property and in particular (a) a full and free right of way at all times and for all purposes over the entirety of Darton Grove from its junction with Paignton Road and (b) the right (in common with the Vendor and all other persons entitled

A: Property Register continued

thereto) to the free passage and running of water and soil by and through the drain in a position approximately indicated by a blue line on the said plan and then into the public sewer in Paignton Road".

NOTE: The blue line referred to is shown by a blue line on the filed plan.

4 A new filed plan based on the latest revision of the Ordnance Survey Map has been substituted for the original 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 (25.02.1991) PROPRIETOR: MARGUERITE ELIZABETH ANNE MARTIN of Terra Cotta, 4 Darton Grove, Stoke Gabriel, Totnes TQ9 6RX.

C: Charges Register

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

1 By a Conveyance dated 28 October 1897 made between (1) The Ecclesiastical Commissioners for England (The Commissioners) and (2) Frederick Churchward the land in this title together with other land was conveyed subject as follows:-

"Subject to all rights of way and other easements if any affecting the same And subject also to such rights of way and such right or user of air light or water and the passage thereof as the Commissioners their lessees or tenants then had or enjoyed in through over and upon the said hereditaments and premises or any part thereof to for or in respect of any adjoining property.

End of register