

## **Material Information Certificate**

#### Address

West Moat
Sharpham Drive
Totnes
Devon
TQ9 5HE
UPRN: 10004742601

## 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 West Moat, Sharpham Drive, Totnes (TQ9 5HE).

Title number DN105866.

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

## 의 Tenure marketed as: Freehold

## Local council

#### Ouncil Tax

Sorry, Council Tax information could not be collected. We'll try again shortly.

NTS Part B

Source: HM Land Registry

Source: HM Land Registry

## Construction

Standard construction Property type 2) Detached, Bungalow Floorplan: To be provided Parking 2) Garage, Driveway Electricity Connected to mains electricity Water and drainage Connected to mains water supply Mains surface water drainage: **No** Sewerage: Septic tank Heating

Central heating, Mains gas
Heating features: Double glazing, Triple glazing, Underfloor heating, Wood burner

## Broadband

## 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	19 Mb
MAX UPLOAD	1 Mb
AVAILABILITY	
DETAILS	
NAME	Superfast
MAX DOWNLOAD	Unavailable
MAX UPLOAD	Unavailable
AVAILABILITY	×
DETAILS	
NAME	Ultrafast
MAX DOWNLOAD	900 Mb
MAX UPLOAD	900 Mb
AVAILABILITY	
DETAILS	

## Mobile coverage

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

PROVIDER	EE
COVERAGE	Great
SIGNAL STRENGTH	l
DETAILS	
PROVIDER	O2
COVERAGE	Great
SIGNAL STRENGTH	
DETAILS	
PROVIDER	Three
COVERAGE	Great
SIGNAL STRENGTH	
DETAILS	
PROVIDER	Vodafone
COVERAGE	Great
SIGNAL STRENGTH	

# NTS Part C

#### **Building safety issues**

<mark>쏭</mark> No

## Restrictions

Source: HM Land Registry

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## Title DN105866 contains restrictions or restrictive covenants.

Here is a summary but a property lawyer can advise further: - Restrictive covenants in the Conveyance dated 7 January 1976

#### **Rights and easements**

## Title DN105866 contains beneficial rights or easements.

Here is a summary but a property lawyer can advise further:- The rights granted by the Conveyance dated 7 January 1976 - Agreement and declaration as to any right of light or air in the Conveyance dated 7 January 1976

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

① To be provided

Planning and development

<mark>జ</mark>ి No

#### Listing and conservation

<mark>왕</mark> No

## Accessibility

**쓰** 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.

# $\bigcirc$

## **Moverly has certified this data** Accurate as of 27 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.

HM Land Registry



Official copy of register of title

Title number DN105866

Edition date 14.03.2018

- This official copy shows the entries on the register of title on 19 MAR 2025 at 15:35:02.
- 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 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

- 1 (21.08.1980) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being West Moat, Sharpham Drive, Totnes (TQ9 5HE).
- 2 The land has the benefit of the rights granted by but is subject to the rights reserved by the Conveyance dated 7 January 1976 referred to in the Charges Register.
- 3 The Conveyance dated 7 January 1976 referred to above also contains an agreement and declaration as to any right of light or air.

# **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 (21.08.2001) PROPRIETOR: ALAN ARTHUR PETTITT and DEBORAH ANN PETTITT of West Moat, Sharpham Drive, Totnes, Devon TQ9 5HE.
- 2 (21.08.2001) The price stated to have been paid on 3 July 2001 was £188,000.
- 3 (21.08.2001) The Transfer to the proprietor contains a covenant to observe and perform the covenants still subsisting and capable of taking effect and of indemnity in respect thereof.

# C: Charges Register

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

1 A Conveyance of the land in this title dated 7 January 1976 made between (1) Westward Developments (Totnes) Limited and (2) Wilfred Bradshaw Barber and Daphne Barber contains restrictive covenants.

NOTE: Original filed.

Title number DN105866

End of register