

Material Information Certificate

Address Source: HM Land Registry

Gateways

Broadhempston

Totnes

Devon

TQ9 6BD

UPRN: 10032953035

EPC Source: GOV.UK

Current rating: E

Potential rating: C

Current CO2: 6.9 tonnes

Potential CO2: 3.3 tonnes

Expires: **26 Jan 2033**

Source: https://find-energy-certificate.service.gov.uk/energy-certificate/1837-8529-4200-

0556-3222

NTS Part A

Source: HM Land Registry **Tenure**



Freehold

The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Gateways, Broadhempston, Totnes (TQ9 6BD).

Title number DN292861.

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

Tenure marketed as: Freehold

Ouncil Tax band: E

Authority: Teignbridge District Council

NTS Part B

Construction

Standard construction

Property type

Detached, Bungalow

Floorplan: To be provided

Parking

2 Driveway

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, Oil

Heating features: Double glazing

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	8 Mb
MAX UPLOAD	0.8 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	1
DETAILS	
PROVIDER	O2
COVERAGE	Great
SIGNAL STRENGTH	.il
DETAILS	
PROVIDER	Three
COVERAGE	Great
SIGNAL STRENGTH	.il
DETAILS	
PROVIDER	Vodafone
COVERAGE	Good
SIGNAL STRENGTH	
DETAILS	

NTS Part C

To be supplied

	ding safety issues
Rest	trictions To be provided
Righ	Title DN292861 contains beneficial rights or easements. Here is a summary but a property lawyer can advise further:- The right to the existing drainage through a pipeline passing under the wall on the North side of the property and through the adjoining land. Public right of way through and/or across your house, buildings or land: No
Floo	No 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.
Coa	stal erosion risk To be provided
Plan	nning and development No
Listi	ng and conservation In a 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 6 Apr 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 DN292861

Edition date 06.08.2019

- This official copy shows the entries on the register of title on 04 APR 2025 at 12:36:36.
- 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 04 Apr 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 : TEIGNBRIDGE

- 1 (09.01.1991) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Gateways, Broadhempston, Totnes (TQ9 6BD).
- 2 (09.01.1991) The land has the benefit of the following rights granted by a Conveyance of the land in this title dated 4 September 1962 made between (1) Elizabeth Jane Laloe and (2) Stanworth Estates Limited (Purchaser):-

"TOGETHER ALSO with such right as the Vendor has to the existing drainage by means of the pipeline passing under the wall on the North side of the said property and through the land adjoining."

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 (06.08.2019) PROPRIETOR: JANETTE BRIDGET TRICE of Gateways, Broadhempston, Totnes TQ9 6BD.
- 2 (06.08.2019) The price stated to have been paid on 31 July 2019 was £410,000.

End of register