Moverly

Material Information Certificate

Address

39 Huxhams Cross Dartington Totnes Devon **TQ9 6NT**

EPC Expired

Energy Performance Certificate

Survey already instructed and no newer EPC certificate found, we'll keep retrying.

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 39 Huxhams Cross, Dartington, Totnes (TQ9 6NT).

Title number DN242367.

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

Tenure marketed as: Freehold

Local council

Source: Valuation Office Agency

Source: HM Land Registry

🥑 Council Tax band: F

Authority: South Hams District Council

NTS Part B

UPRN: 100040299826



Source: GOV.UK

Source: HM Land Registry

Construction

Standard construction

Property type

😕 Detached, House

Floorplan: To be provided

Parking

🙁 Garage, Driveway, Off Street

Electricity

Connected to mains electricity

Has solar panels

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, Wood burner, Solar thermal

Broadband

Bro	adband	Source: Ofcom	
()	The property has only Standard broadband available. The connection type is "ADSL copper wire".		
0	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	\checkmark	
	DETAILS		
	NAME	Superfast	
	MAX DOWNLOAD	Unavailable	
	MAX UPLOAD	Unavailable	
	AVAILABILITY	8	
	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	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

Title DN242367 contains restrictions or restrictive covenants.

Here is a summary but a property lawyer can advise further: - Restrictive covenants in the Conveyance dated 22 September 1976 with Dartington Development Limited and John Stuart Howarth and Pamela Joan Howarth

Rights and easements

Title DN242367 contains beneficial rights or easements.

Here is a summary but a property lawyer can advise further:- Rights granted by and subject to the rights reserved by the Conveyance dated 22 September 1976 - Rights to use sewers, drains, inspection chambers, gas and water pipes, electric cables, and estate roads as reserved in a 5 March 1973 conveyance

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

A History of flooding

No history of flooding has been reported.

Coastal erosion risk

() To be provided

Planning and development

<mark>జ</mark>ి No

Listing and conservation

ළ)	Νο					
Acc	essibility					
ළු	None					
Coa	alfield or r	nining				
0	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 hel determine the impact.					
	\bigcirc	Moverly has certified this data Accurate as of 28 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 DN242367

Edition date 22.12.2008

- This official copy shows the entries on the register of title on 19 MAR 2025 at 14:46:31.
- 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 (28.07.1988) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 39 Huxhams Cross, Dartington, Totnes (TQ9 6NT).
- 2 (28.07.1988) The land has the benefit of the rights granted by but is subject to the rights reserved by the Conveyance dated 22 September 1976 referred to in the Charges Register.
- 3 (28.07.1988) The Conveyance dated 22 September 1976 referred to in the Charges Register contains provisions as to light or air and boundary structures.

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 (24.11.2003) PROPRIETOR: ROSALIND FRANCESCA PARKINSON of 7 Cherry Cross, Totnes, Devon TQ9 5EU.
- 2 (24.11.2003) The value stated as at 24 November 2003 was £350,000.

C: Charges Register

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

1 (28.07.1988) The land is subject to the following rights reserved by a Conveyance of the land in this title and other land dated 5 March 1973 made between (1) Leonard Knight Elmhirst and others Vendors and (2) Dartington Development Limited (Purchaser):-

"EXCEPTING AND RESERVING the right for the Vendors and their successors in title to connect with and use all sewers drains inspection chambers gas and water pipes and electric cables and to use any estate roads now laid or made or within the period of eighty years from the date hereof

C: Charges Register continued

to be laid or made on any portion of the property hereby conveyed and in exercise of such rights to enter upon the said property hereby conveyed to make connections with and maintain and repair the said sewers drains and inspection chambers gas and water pipes and electric cables and estate roads subject to the Vendors making good at their own expense all damage occasioned thereby."

2 (28.07.1988) A Conveyance of the land in this title dated 22 September 1976 made between (1) Dartington Development Limited and (2) John Stuart Howarth and Pamela Joan Howarth contains restrictive covenants.

NOTE 1: No colourings were shown on the plan supplied on first registration

NOTE 2: Original filed.

End of register