

Material Information Certificate

Address Source: HM Land Registry

12 Bridgetown Court

Bridgetown

Totnes

Devon

TQ9 5BU

UPRN: 100040298364

EPC Expired Source: GOV.UK



Energy Performance Certificate

The EPC Rating was verified as D but the certificate has expired, we'll keep retrying.

NTS Part A

Tenure Source: HM Land Registry



Freehold for DN226778

The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 12a Bridgetown Court, Totnes and garage (TQ9 5BU).

Title number DN78355.

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

Freehold for DN78355

The Freehold land shown edged with red on the plan of the above title filed at the Registry and being 12 Bridgetown Court, Totnes (TQ9 5BU). NOTE: As to the part numbered 1 on the filed plan only the First Floor is included in the title.

Title number DN226778.

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

Tenure marketed as: Freehold

Ouncil Tax band: C

Authority: South Hams District Council

NTS Part B

Construction



Property type

Mid-terrace, House

Floorplan: To be provided

Parking

Private

Controlled parking zone: Yes

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

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	17 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	

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	.il
DETAILS	
PROVIDER	Vodafone
COVERAGE	Great
SIGNAL STRENGTH	.il
DETAILS	

NTS Part C

Building safety issues



Restrictions Source: HM Land Registry

Title DN226778 contains restrictions or restrictive covenants.

Here is a summary but a property lawyer can advise further: - Not to alter the building's elevation or make additions without written consent. - Not to park vehicles in the Estate road causing nuisance or obstruction. - To use the premises only as a single private residence and not to cause nuisance. - To maintain the landscaping scheme as per Local Planning Authority requirements. - Not to block any roadways, footpaths,

or pavements. - To replace any dead trees or shrubs as approved by the Local Planning Authority.

Title DN78355 contains restrictions or restrictive covenants.

Here is a summary but a property lawyer can advise further: - The land is subject to restrictive covenants as mentioned in the Conveyance dated 20 December 1971.

Rights and easements

Title DN78355 contains beneficial rights or easements.

Here is a summary but a property lawyer can advise further:- The land has the benefit of rights granted by the Conveyance dated 20 December 1971.

Title DN226778 contains beneficial rights or easements.

Here is a summary but a property lawyer can advise further:- Right to enter adjoining premises for maintaining gutters and walls. - Provisional right of way over Estate road and footpaths until adopted as public highway. - Right of passage for utilities through conduits on neighbouring land.

Public right of way through and/or across your house, buildings or land: No

Flood risk



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.

Coastal erosion risk		
① To be provided		
Planning and development		
≥ No		
Listing and conservation		
≥ No		
Accessibility		
None 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 2 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 DN78355

Edition date 20.10.2011

- This official copy shows the entries on the register of title on 02 APR 2025 at 13:34:48.
- 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 02 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 : SOUTH HAMS

- 1 (27.09.1978) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 12a Bridgetown Court, Totnes and garage (TQ9 5BU).
- The land has the benefit of the rights granted by but is excepted, reserved and subject as mentioned in the Conveyance dated 20 December 1971 referred to in the Charges Register.
- 3 The Conveyance dated 20 December 1971 referred to above 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 (27.06.2011) PROPRIETOR: BRENDA CAROL MCMICHAEL of 12a Bridgetown Court, Totnes, Devon TQ9 5BU.
- 2 (27.06.2011) The price stated to have been paid on 16 June 2011 was £200,000.
- 3 (27.06.2011) The Transfer to the proprietor contains a covenant to observe and perform the covenants referred to in the Charges Register and of indemnity in respect thereof.

C: Charges Register

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

A Conveyance of the land in this title dated 20 December 1971 made between (1) Carl Throgmorton (2) Westward Developments (Totnes) Limited and (3) Kenneth Mason Alway contains restrictive covenants.

NOTE: Original filed.

Title number DN78355

End of register

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 DN226778

Edition date 10.07.2023

- This official copy shows the entries on the register of title on 02 APR 2025 at 13:34:48.
- 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 02 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 : SOUTH HAMS

1 (02.12.1987) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being 12 Bridgetown Court, Totnes (TQ9 5BU).

NOTE: As to the part numbered 1 on the filed plan only the First Floor is included in the title.

2 (02.12.1987) The land has the benefit of the following rights granted by but is subject to the following rights reserved by the Conveyance dated 20 January 1972 referred to in the Charges Register:-

"TOGETHER WITH the rights set out in the Second Schedule hereto and EXCEPTING AND RESERVING unto the Vendor and/or Original Purchaser as the case may be the rights set out in the Third Schedule hereto.

Subject as to part of the land to all rights if any which hitherto had been or were then used with other property in connection with any neighbouring or adjoining buildings or land of the Duke of Somerset so far as the same are still subsisting and capable of taking effect and affect the property hereby conveyed.

THE SECOND SCHEDULE above referred to

- (a) Full right and liberty if necessary at all reasonable times during the daytime to enter in or upon the adjoining premises for the purpose of inspecting repairing maintaining cleansing and rebuilding any projecting gutters and flank walls of the dwellinghouse and forming part of the premises hereby conveyed
- (b) Until such time as the Estate road and footpaths shall be adopted as a public highway and maintainable as such a right of way is given with or without vehicles over such Estate road and footpaths for the Sub-Purchaser or owner from time to time of the land hereby conveyed his tenants servants and licencees in common with the Vendor and the Original Purchaser and all other persons having a like right
- (c) Full right for the Sub-Purchaser in common with the Vendor and the Original Purchaser and all persons having a like right of passage and running of water soil gas and electricity and other services through all drains channels sewers pipes wires cables water courses gutters and

A: Property Register continued

other conducting media in or under or belonging to any other premises on the Vendor's and Original Purchaser's adjoining estate and now used by the premises hereby conveyed

THE THIRD SCHEDULE above referred to

EXCEPTING AND RESERVING unto the Vendor and the Original Purchaser or other the owner or owners for the time being of the land adjoining or neighbouring plots rights similar to those mentioned in the Second Schedule hereto and in particular the right at all reasonable times during the daytime to enter into and upon the property hereby conveyed for the purpose of inspecting repairing maintaining cleansing and rebuilding any drains pipes wires and any projecting gutters and flank walls of the dwellinghouse erected on the said plot AND FURTHER full right and liberty for the South Western Electricity Board to place under ground electric lines and if appropriate conduits under the property hereby conveyed and thereafter to use the same PROVIDED ALWAYS that the said Board shall make good any damage caused as soon as practical and shall not break open the surface of any land covered by building."

3 (02.12.1987) The Conveyance dated 20 January 1972 referred to in the Charges Register contains the following provision:-

"IT IS HEREBY AGREED AND DECLARED

- (a) That the walls dividing the premises hereinbefore described from the premises adjoining thereto respectively shall be and be deemed to be party walls or structures and maintainable as such
- (b) That the Sub-Purchaser shall not by implication prescription or otherwise become entitled to any right of light or air which would restrict or interfere with the free use of the adjoining or neighbouring land of the Vendor and the Original Purchaser for building or other purposes
- (c) That the Vendor and the Original Purchaser shall be at liberty to modify waive or release all or any covenants stipulations or restrictions relating to any neighbouring or adjoining land now or hereafter belonging to the Vendor and the Original Purchaser whether imposed or entered into before at the same time as or after the date hereof and the Original Purchaser shall not in any way be bound by the plotting or general scheme of development of any of its adjoining or neighbouring land which may be shown on any plans at any time prepared in regard to its Estate and it may from time to time alter such plotting or scheme or development in such manner as it may deed fit."

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 (18.11.2020) PROPRIETOR: BERYL MARJORY BALL of 12 Bridgetown Court, Bridgetown, Totnes TO9 5BU.
- 2 (18.11.2020) The price stated to have been paid on 26 October 2020 was £295,750.
- 3 (18.11.2020) The Transfer to the proprietor contains a covenant to observe and perform the covenants referred to in the Charges Register and of indemnity in respect thereof.

C: Charges Register

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

1 (02.12.1987) A Conveyance of the land in this title dated 20 January

C: Charges Register continued

1972 made between (1) Carl Throgmorton (Vendor) (2) Westward Developments (Totnes) Limited (Original Purchaser) and (3) Raymond Broad Evens and Audrey Evens (Sub-Purchaser) contains the following covenants:-

"THE Sub-Purchaser to the intent and so that these covenants shall be binding on the land hereby conveyed unto whosesoever hands the same may come hereby covenants with the Vendor and the Original Purchaser for the benefit of the Vendor's and the Original Purchaser's adjoining Estate to observe and perform the restrictions stipulations and conditions set out in the Fourth Schedule hereto.

THE FOURTH SCHEDULE above referred to

- 1. Not in any way to alter the elevation of the building now on the land hereby conveyed or to make any additions or alterations thereto without the consent in writing of the Original Purchaser or its successors in title nor to erect any other building erection or advertisement on the said land without such written consent nor at any time to erect any construction or erection on the garden area in front of the dwellinghouse now erected on the land hereby conveyed Nor at any time to erect any construction or erection on the car parking space hereby conveyed
- 2. Not to park any motor vehicles or allow any motor vehicle to be parked in the Estate road so as to cause any nuisance or obstruction
- 3. Not at any time to use the premises erected on the land hereby conveyed other than as a single private residence and car parking space and not to do anything on the said land or in the building erected thereon which is likely to be a nuisance or annoyance to the Vendor the Original Purchaser or their respective successors in title or the owner or owners for the time being of any adjoining or neighbouring land and premises
- 4. Not at any time to alter the land-scaping scheme of the land hereby conveyed in relation to the adjoining or neighbouring land and at all times to maintain the land-scaping scheme in accordance with the requirements of the Local Planning Authority
- 5. Not at any time to obstruct or permit to be obstructed any of the roadways footpaths or pavements on the Estate
- 6. If trees and shrubs of species and in positions approved by the Local Planning Authority shall be planted on the land hereby conveyed and any such tree or shrub so planted shall die the Sub-Purchaser shall replace such tree or shrub with a similar tree or shrub to the entire satisfaction of the Local Planning Authority."

End of register