Moverly

Material Information Certificate

Address

Lilac Cottage
 Millcombe
 Blackawton
 Totnes
 Devon
 TQ9 7AE
 UPRN: 10008912986

EPC

Source: GOV.UK

📀 Current rating: F

Potential rating: ${\boldsymbol{\mathsf{D}}}$

Current CO2: **10 tonnes**

Potential CO2: 5.4 tonnes

Expires: 11 Sept 2033

Source: https://find-energy-certificate.service.gov.uk/energy-certificate/8437-5128-8300-0000-0272

NTS Part A

Tenure

Source: HM Land Registry

Freehold

The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Lilac Cottage, Blackawton, Totnes (TQ9 7AE).

Title number DN475609.

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

의 Tenure marketed as: Freehold

Source: HM Land Registry

Council Tax band: E

Authority: South Hams District Council

NTS Part B

Construction

Non-standard constructionOriginal cottage is cob, the new extension is block

Property type

2) Detached, House

Floorplan: To be provided

Parking

2 Driveway

Electric vehicle charging point: Yes

Electricity

Connected to mains electricity

Water and drainage

Not connected to mains water supply Borehole
Mains surface water drainage: No

Sewerage: Septic tank

Heating

Room heaters only

Heating features: Wood burner, Underfloor heating

Broadband

These are the fastest estimated speeds predicted in this area provided by Ofcom. Actual	
service availability at a property or speeds receive	ed may be different.
NAME	Standa
MAX DOWNLOAD	23
MAX UPLOAD	4
AVAILABILITY	
DETAILS	
NAME	Superf
MAX DOWNLOAD	Unavaila
MAX UPLOAD	Unavaila
AVAILABILITY	
DETAILS	
NAME	Ultraf
MAX DOWNLOAD	Unavaila
MAX UPLOAD	Unavaila

DETAILS

Mobile coverage

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

PROVIDER	EE
COVERAGE	Great
SIGNAL STRENGTH	
DETAILS	
PROVIDER	O2
COVERAGE	Good
SIGNAL STRENGTH	
DETAILS	
PROVIDER	Three
COVERAGE	ОК
SIGNAL STRENGTH	
DETAILS	
PROVIDER	Vodafone
COVERAGE	OK
SIGNAL STRENGTH	
SIGNAL STRENGTH	

NTS Part C

Building safety issues

<mark>쏭</mark> No

Restrictions

Source: HM Land Registry

Title DN475609 contains restrictions or restrictive covenants.

Here is a summary but a property lawyer can advise further: - No disposition of the registered estate by the proprietor of the registered estate or by the proprietor of any registered charge is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 1 March 2023 in favour of National Westminster Bank PLC.

Rights and easements

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

History of flooding

No history of flooding has been reported.

Coastal erosion risk

() To be provided

Planning and development

<mark>광</mark> No

Listing and conservation



의 Is a listed building

original stone newel stair-late 17century

In a conservation area AONB

Accessibility

a) None

Mining

No coal mining risk identified

No mining risk (other than coal mining) identified

Moverly has certified this data Accurate as of 26 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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