

Material Information Certificate

Address Source: HM Land Registry

14 Priory Avenue

Totnes

Devon

TQ9 5HR

UPRN: 100040301062

EPC Source: GOV.UK

Current rating: D

Potential rating: **B**

Current CO2: 4.3 tonnes

Potential CO2: 1.7 tonnes

Expires: 27 Jun 2029

Source: https://find-energy-certificate.service.gov.uk/energy-certificate/0369-2858-7766-

9321-3341

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 14 Priory Avenue, Totnes (TQ9 5HR).

Title number DN73807.

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

Tenure marketed as: Freehold

Oouncil Tax band: **D**

Authority: South Hams District Council

NTS Part B

Construction

Standard construction

Property type

Semi-detached, House

Floorplan: To be provided

Parking

Driveway, Off Street

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

Heating features: Double glazing, Open fire

Broadband Source: Ofcom

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	18 Mb
MAX UPLOAD	1 Mb
AVAILABILITY	
DETAILS	
NAME	Superfast
MAX DOWNLOAD	80 Mb
MAX UPLOAD	20 Mb
AVAILABILITY	
DETAILS	
NAME	Ultrafast
MAX DOWNLOAD	10000 Mb
MAX UPLOAD	10000 Mb
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	Great
SIGNAL STRENGTH	.ıl
DETAILS	

NTS Part C

Building safety issues



Restrictions Source: HM Land Registry



Here is a summary but a property lawyer can advise further: - A Conveyance of the land in this title and other land dated 12 September 1929 made between (1) Samuel Foster (2) The Abbey Road Building Society and (3) William Harold Edwin Hendra contains restrictive covenants. - A Conveyance of the land in this title dated 11 August 1930 made between (1) Edward George Pryor and (2) Leonard Fowler Budd contains restrictive covenants.

Rights and easements



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



Listing and conservation



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 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.



Official copy of register of title

Title number DN73807

Edition date 29.06.2021

- This official copy shows the entries on the register of title on 24 MAR 2025 at 15:41:36.
- 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 24 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 (21.06.1978) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 14 Priory Avenue, Totnes (TQ9 5HR).

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 (03.09.2002) PROPRIETOR: PETER LIONEL ROTHWELL BENTLY and LUCY ANN CURTIN of 14 Priory Avenue, Totnes, Devon TQ9 5HR.
- 2 (03.09.2002) The price stated to have been paid on 31 July 2002 was £190,000.
- 3 (03.09.2002) The Transfer to the proprietor contains a covenant of indemnity in respect of the covenants referred to in the Charges Register.

C: Charges Register

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

A Conveyance of the land in this title and other land dated 12 September 1929 made between (1) Samuel Foster (2) The Abbey Road Building Society and (3) William Harold Edwin Hendra contains restrictive covenants.

NOTE: Abstract filed.

A Conveyance of the land in this title dated 11 August 1930 made between (1) Edward George Pryor and (2) Leonard Fowler Budd contains restrictive covenants.

NOTE: Copy filed.

Title number DN73807

End of register