Moverly

Material Information Certificate

Address

 2 Stanborough Court Moreleigh Totnes
Devon
TQ9 7NT
UPRN: 10008857458

EPC

Source: GOV.UK

Source: HM Land Registry

📀 Current rating: C

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

Current CO2: 3.6 tonnes

Potential CO2: 1.8 tonnes

Expires: 24 Oct 2034

Source: https://find-energy-certificate.service.gov.uk/energy-certificate/3434-4220-5409-0945-3222

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 2 Stanborough Court, Moreleigh, Totnes and parking space (TQ9 7NT).

Title number DN513366.

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

의 Tenure marketed as: Freehold



NTS Part B

Construction

Standard construction Property type Aid-terrace, House Floorplan: To be provided Parking Allocated, 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, Oil

🕏 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	7 Mb
MAX UPLOAD	0.8 Mb
AVAILABILITY	
DETAILS	
NAME	Superfast
MAX DOWNLOAD	Unavailable
MAX UPLOAD	Unavailable
AVAILABILITY	\mathbf{x}
DETAILS	
NAME	Ultrafast
MAX DOWNLOAD	300 Mb
MAX UPLOAD	75 Mb
AVAILABILITY	
DETAILS	

Mobile coverage

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

PROVIDER	EE
COVERAGE	Great
SIGNAL STRENGTH	
DETAILS	
PROVIDER	O2
COVERAGE	Great
SIGNAL STRENGTH	
DETAILS	
PROVIDER	Three
COVERAGE	Great
SIGNAL STRENGTH	
DETAILS	
PROVIDER	Vodafone
COVERAGE	Great
SIGNAL STRENGTH	
DETAILS	

NTS Part C

Building safety issues

<mark>온</mark> No

Restrictions

Source: HM Land Registry

I

Title DN513366 contains restrictions or restrictive covenants.

Here is a summary but a property lawyer can advise further: - Transfer dated 6 June 2002 contains restrictive covenants involving Melvyn Russell Treeby and Kingsdart Projects Limited. - Transfer dated 11 May 2005 contains restrictive covenants involving Kingsdart Projects Limited, David John Howard Pappin and Theresa Hinde.

Rights and easements

Title DN513366 contains beneficial rights or easements.

Here is a summary but a property lawyer can advise further:- Rights from Transfer dated 6 June 2002 related to light, air, and other matters. - Rights and reservations from Transfer dated 11 May 2005 related to light, air, and boundary structures.

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

Alistory of flooding

No history of flooding has been reported.

Coastal erosion risk

1 To be provided

Planning and development

2 No

Listing and conservation

මු	No
Acc	cessibility
මු	None
Min	ing
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 help to determine the impact.
	Moverly has certified this data Accurate as of 17 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.

HM Land Registry



Official copy of register of title

Title number DN513366

Edition date 02.12.2024

- This official copy shows the entries on the register of title on 14 APR 2025 at 10:36:30.
- 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 14 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 (11.12.1986) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 2 Stanborough Court, Moreleigh, Totnes and parking space (TQ9 7NT).
- 2 (21.06.2002) The land has the benefit of the rights granted by the Transfer dated 6 June 2002 referred to in the Charges Register.
- 3 (21.06.2002) The Transfer dated 6 June 2002 referred to above contains a provision as to light or air and other matters.
- 4 (01.06.2005) The land has the benefit of the rights granted by but is subject to the rights reserved by the Transfer dated 11 May 2005 referred to in the Charges Register.
- 5 (01.06.2005) The Transfer dated 11 May 2005 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 (17.04.2014) PROPRIETOR: RICHARD ANTHONY SHAW EDWARDS of 71 Hawkesbury Drive, Calcot, Reading RG31 7ZR.
- 2 (17.04.2014) The price stated to have been paid on 8 April 2014 was £250,000.
- 3 (17.04.2014) 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.

Title number DN513366

1 (21.06.2002) By a Transfer of the land in this title and other land dated 6 June 2002 made between (1) Melvyn Russell Treeby and (2) Kingsdart Projects Limited the land was transferred subject to restrictive covenants.

NOTE: Copy filed under DN463805.

2 (01.06.2005) A Transfer of the land in this title dated 11 May 2005 made between (1) Kingsdart Projects Limited and (2) David John Howard Pappin and Theresa Hinde contains restrictive covenants.

NOTE: Copy filed.

End of register