

Material Information Certificate

Address Source: HM Land Registry

14 Priory View

Cornworthy

Totnes

Devon

TQ97HN

UPRN: 100040301109

EPC Source: GOV.UK

Current rating: E

Potential rating: A

Current CO2: 5.3 tonnes

Potential CO2: -0.4 tonnes

Expires: 4 May 2026

Source: https://find-energy-certificate.service.gov.uk/energy-certificate/8706-8454-5429-

1307-3563

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 View, Cornworthy, Totnes (TQ9 7HN).

Title number DN226597.

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

Detached, Bungalow

Floorplan: To be provided

Parking

Garage

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

Heating features: Double glazing

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 | 7 Mb |
| MAX UPLOAD | 0.8 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 | |

Mobile coverage Source: Ofcom

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

| PROVIDER | EE |
|-----------------|----------|
| COVERAGE | OK |
| SIGNAL STRENGTH | |
| DETAILS | |
| PROVIDER | O2 |
| COVERAGE | OK |
| SIGNAL STRENGTH | 1 |
| DETAILS | |
| PROVIDER | Three |
| COVERAGE | OK |
| SIGNAL STRENGTH | |
| DETAILS | |
| PROVIDER | Vodafone |
| COVERAGE | OK |
| SIGNAL STRENGTH | |
| DETAILS | |
| | |

NTS Part C

Building safety issues



Restrictions Source: HM Land Registry



Here is a summary but a property lawyer can advise further: - Only one detached or semi-detached house and related structures like a garage or greenhouse are allowed, subject to prior written approval. - No changes to the building's external appearance or additions are permitted without prior written consent. -The home must remain a private residence, with no businesses allowed, except certain professions without signage. - The land between the house and the road must be used only as a garden. - No nuisance or annoyance to neighbours is allowed, with limited animals permitted. - Drying of clothes is restricted to within buildings or on approved rotary dryers.

Rights and easements

Title DN226597 contains beneficial rights or easements.

Here is a summary but a property lawyer can advise further:- Right to walk and drive over the estate road. -Right to use sewers and drains under neighbouring land, with responsibilities for shared maintenance costs. - Right to connect to and use water and electricity infrastructure on neighbouring land, with entry rights for maintenance.

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 | |
|--------------------------|--|
| 2) No | |
| Listing and conservation | |
| a) No | |
| Accessibility | |

Coalfield or mining

None

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 12 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 DN226597

Edition date 26.01.2023

- This official copy shows the entries on the register of title on 01 APR 2025 at 12:18:53.
- 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 01 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 (30.11.1987) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 14 Priory View, Cornworthy, Totnes (TQ9 7HN).
- 2 (30.11.1987) The land has the benefit of the following rights granted by but is subject to the following exceptions and reservations contained in the Conveyance dated 6 November 1987 referred to in the Charges Register:-

"TOGETHER WITH full right and liberty for the Purchasers and their successors in title owners or occupiers for the time being of the Property (in common with the Vendor and all other persons who have or may hereafter have a like right:-

- (a) At all times on foot (over the footpaths and carriageway) and with motor cars and other vehicles (over the carriageway) to pass and repass over and along the Estate Road $\,$
- (b) To the free passage and running of soil water and water through the sewers and drains serving the Property laid under the adjoining or neighbouring land part of the Estate the Purchasers and their successors in title paying the share hereinafter covenanted to be paid by the Purchasers of the costs incurred from time to time in cleaning renewing and repairing the said sewers and drains with the right to enter upon the said adjoining or neighbouring land (but in respect of the Estate Road only until the same is adopted by the Local Highway Authority) for the purpose of inspecting renewing and repairing the said sewers and drains doing no unnecessary damage and making good all damage done
- (c) With the consent of the appropriate authority to connect to and use and maintain the water pipes and electricity cables laid within and under adjoining or neighbouring land part of the Estate with the right to enter upon the said adjoining or neighbouring land (but in respect of the Estate Road only until the same is adopted by the Local Authority) for the purpose of such maintenance doing no unnecessary damage in the exercise of such right and making good all damage done

EXCEPTING AND RESERVING unto the Vendor and her successors in title and all persons now or hereafter entitled to the like right:-

A: Property Register continued

- (i) The right to the free passage and running of soil water and water through the sewers and drains now laid or within Twenty-One years from the date hereof laid under the Property
- (ii) The right to the free passage and running of water gas and electricity through the pipes wires and cables now or within a period of Twenty-One years from the date hereof laid under or over the Property
- (iii) The right to enter upon the Property for the purpose of inspecting maintaining renewing and repairing the said sewers drains wires and pipes doing no unnecessary damage in the exercise of this right and making good all damage done
- (iv) All rights of support as now existing
- (v) Full right and liberty for the South Western Electricity Board to place underground electric lines and if appropriate conduits under the Property and thereafter to use the same provided always that the said Board shall make good any damage caused as soon as practicable and shall not break open the surface of any land covered by a building
- (\mbox{vi}) The right to build over any drain wire or pipe on the Estate serving the Property

EXCEPTING AND RESERVING unto the Vendor and her successors in title the folloiwing rights to be exercised within Twenty-One years from the date hereof:-

- (vii) The right to enter upon the Property and to lay down therein to serve the Estate sewes drains and pipes for the passage of soil water water and gas
- (viii) The right to carry electric cables through over or under the Property to serve the Estate
- (ix) The right to divert and newlay any sewers drains wires and pipes laid under the Property doing no unnecessary damage in the exercise of these rights and making good all damage done."
- 3 (30.11.1987) The Conveyance dated 6 November 1987 referred to in the Charges Register contains the following provision:-
 - "IT IS HEREBY AGREED AND DECLARED by and between the Purchasers and the Vendor:-
 - (a) That the benefit of and the right to enforce the covenants hereinbefore mentioned shall not pass to any alienee of any part of the Vendor's said adjoining or neighbouring land except insofar only as such benefit and right shall be expressly assigned
 - (b) That the Vendor reserves the right to enforce release waive or vary the said covenants and the covenants relating to any adjoining or neighbouring land formerly now or hereafter belonging to the Vendor whether imposed or entered into before at the same time as or after the date hereof and whether they are similar to those herein contained or not
 - (c) That the Purchasers shall not have the right to enforce or have enforced or to prevent the release waiver or variation of any of the covenants relating to land at or near the Property which have already been or may hereafter be entitled into by any purchaser or lessee from the Vendor or her successors in title
 - (d) Nothing herein cotnained shall operate to impose any restrictions in the manner in which the Vendor or the persons deriving title under her may deal with the adjoining or neighbouring land or be otherwise deemed to create a building scheme for the said adjoining or neighbouring land or any part thereof
 - (e) That the boundary fences marked with a "T" on both sides of the boundary on the plan annexed hereto are party fences to be used

A: Property Register continued



IT IS HEREBY FURTHER AGREED AND DECLARED that the Purchasers are not entitled to any right of light or air or other easement save as herein expressly granted which would restrict or in any way interfere with the free user for building or for any other purpose of any adjoining or neighbouring property of the Vendor and the implication of any such grant is expressly excluded from this Conveyance."

NOTE: T marks affect the north and the south boundaries of the land in this title.

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 (06.10.2017) PROPRIETOR: STEWART DENZIL ARTHUR and KATHRYN JANE ARTHUR of 1 Roundabout Cottage, Groombridge Hill, Groombridge, Tunbridge Wells TN3 9LY and of 14 Priory View, Cornworthy, Totnes TQ9 7HN.
- 2 (06.10.2017) The price stated to have been paid on 29 September 2017 was £132,500.
- 3 (06.10.2017) 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 (30.11.1987) A Conveyance of the land in this title dated 6 November 1987 made between (1) Sally Patricia Ann Tibbetts (Vendor) and (2) Francis Paul Bowditch and Deborah Joan Bowditch (Purchasers) contains the following covenants:-

"FOR the benefit of the Vendor's Cornworthy Estate and every part thereof so as to bind the Property into whosesoever hands the same may come the Purchasers hereby covenant with the Vendor that the Purchasers and the persons deriving title under them will at all times hereafter perform and observe the restrictions and stipulations contained in the First Schedule hereto

THE FIRST SCHEDULE before referred to

- 1. Not to erect any buildings other than one detached or semi-detached dwellinghouse with or without a private motor vehicle garage greenhouse or garden shed for use in connection therewith and then only in a situation and in accordance with plans and drawings and specifications previoulsy submitted to and approved of in writing by the Vendor
- 2. Not to alter or permit to be altered the external plan or elevation of any permitted buildings erected on the Property or permit or make any addition thereto or erect any additional structure on the property hereby conveyed without the previous consent in writing of the Vendor and then only in accordance with plans drawings and specifications first approved in writing by the Vendor
- 3. The permitted dwellinghouse shall not at any time be used for any purpose other than that of a private residence in a single occupation and no trade or business whatsoever shall at any time be set up or carried on in or upon the said land or any permitted building or any part thereof but this Clause shall not prevent the carrying on of the

Title number DN226597

C: Charges Register continued

professions of Architect Solicitor Doctor or Dentist provided that no notice board or other outward sign be exhibited on the Property except as shall have been approved by the Vendor

- 4. The land between any permitted building and the Estate Road shall not be used otherwise than as ornamental or pleasure garden ground
- 5. Not at any time hereafter to permit or suffer anything to be done on the Property which might be or become a nuisance or annoyance to the Vendor or other the owners or occupiers of the said adjoining or neighbouring land and in particular no animals of any kind shall be kept or allowed to remain on the Property except the usual domestic pets
- 6. Except with the consent of the Vendor no washing shall be aired or dried on the Property otherwise than within any permitted building or on a rotary clothes drier the situation of which shall first be approved in writing by the Vendor."

End of register