# Moverly

### **Material Information Certificate**

#### Address

Harbourne Valley Farm
 Harbertonford
 Totnes
 Devon
 TQ9 7PS
 UPRN: 10008912169

#### EPC

Source: GOV.UK

Source: HM Land Registry

📀 Current rating: E

Potential rating: A

Current CO2: 5 tonnes

Potential CO2: 2.1 tonnes

Expires: 20 May 2033

Source: https://find-energy-certificate.service.gov.uk/energy-certificate/3527-7337-7682-0605-4306

## 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 Smokey Cottage, Harbertonford, Totnes (TQ9 7PS).

Title number DN202664.

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

#### 의 Tenure marketed as: Freehold

Council Tax band: E

Authority: South Hams District Council

## NTS Part B

#### Construction

**2** Standard construction

#### Property type

半 Detached, House

Floorplan: To be provided

#### Parking

Driveway, Gated, PrivateElectric vehicle charging point: Yes

#### Electricity

Connected to mains electricity

#### Water and drainage

Not connected to mains water supply A well.

Mains surface water drainage: No

Sewerage: Septic tank

### Heating

### Room heaters only

Heating features: Double glazing, Wood burner, Underfloor heating

#### Broadband

The property has only Standard broadband avail The connection type is "ADSL copper wire".	
These are the fastest estimated speeds predicted service availability at a property or speeds received	
NAME	Standard
MAX DOWNLOAD	30 MI
MAX UPLOAD	5 Mł
AVAILABILITY	
DETAILS	
NAME	Superfas
MAX DOWNLOAD	Unavailable
MAX UPLOAD	Unavailable
AVAILABILITY	
DETAILS	
NAME	Ultrafas
MAX DOWNLOAD	Unavailable
MAX UPLOAD	Unavailable
AVAILABILITY	

DETAILS

### Mobile coverage

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

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

## NTS Part C

#### **Building safety issues**

<mark>ి</mark> No

#### Restrictions

Source: HM Land Registry

#### Title DN202664 contains restrictions or restrictive covenants.

Here is a summary but a property lawyer can advise further: - No disposition of the registered estate (other than a charge) by the proprietor of the registered estate or by the proprietor of any registered charge is to be registered without a certificate signed by a conveyancer that the provisions of paragraph 9 of Conveyance dated 12 September 1986 referred to in the Charges Register have been complied with. - No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 17 October 2016 in favour of Santander UK PLC. - Restrictive covenants contained in a Conveyance dated 12 September 1986 - Covenants contained in a Conveyance dated 16 May 1918

#### **Rights and easements**

- Title DN202664 contains beneficial rights or easements.
  Here is a summary but a property lawyer can advise further:- The land has the benefit of the rights granted by the Conveyance dated 12 September 1986 referred to in the Charges Register.
- Public right of way through and/or across your house, buildings or land: **No**

#### Flood risk

#### Yes

River and sea flooding risk: Very low; Surface water flooding risk: High; 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>쏭</mark> No

### Listing and conservation

왇 No	
Accessibility	,
a None	
Mining	
📀 No coal	l mining risk identified
No min	ing risk (other than coal mining) identified
$\overline{\bigcirc}$	<b>Moverly has certified this data</b> Accurate as of 29 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.
Contains HM	Land Registry data © Crown copyright and database right 2022. This data is licensed under the

Open Government Licence v3.0.

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 DN202664

Edition date 17.11.2016

- This official copy shows the entries on the register of title on 28 APR 2025 at 14:44:23.
- 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 28 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 (30.10.1986) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Smokey Cottage, Harbertonford, Totnes (TQ9 7PS).
- 2 (30.10.1986) The land has the benefit of the rights granted by but is subject to the exceptions and reservations contained in the Conveyance dated 12 September 1986 referred to in the Charges Register.
- 3 (30.10.1986) The Conveyance dated 12 September 1986 referred to in the Charges Register contains a provision as to light or air.
- 4 (03.10.2002) A new title plan based on the latest revision of the Ordnance Survey Map has been prepared.

## **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 (17.11.2016) PROPRIETOR: NICHOLAS CHESHIRE and REBECCA CHESHIRE of Smokey Cottage, Harbertonford, Totnes TQ9 7PS.
- 2 (17.09.1991) A Deed dated 6 September 1991 made between (1) Derek John Gray and Deborah Walerie Gray and (2) Francis John Yates Elizabeth Patricia Yates and Adrian Harvey Yates contains Personal covenants.

NOTE: Original filed.

- 3 (08.08.2013) RESTRICTION: No disposition of the registered estate (other than a charge) by the proprietor of the registered estate or by the proprietor of any registered charge is to be registered without a certificate signed by a conveyancer that the provisions of paragraph 9 of Conveyance dated 12 September 1986 referred to in the Charges Register have been complied with.
- 4 (17.11.2016) The price stated to have been paid on 17 October 2016 was £470,000.

## **B:** Proprietorship Register continued

5 (17.11.2016) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 17 October 2016 in favour of Santander UK PLC referred to in the Charges Register.

## C: Charges Register

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

1 (30.10.1986) The land numbered 1 in blue on the filed plan together with other land unknown is subject to a perpetual yearly rentcharge of f10 created by a Conveyance dated 16 May 1918 made between (1) Lucy Anne Hingston (2) Alfred Hingston (3) Agnes Steer (4) Ida Crocker and (5) Thomas Walter Luscombe.

NOTE 1: Neither the original conveyance nor a certified copy or examined abstract thereof was produced on first registration

NOTE 2: By a Conveyance of the land numbered 1 in blue on the filed plan dated 10 July 1973 made between (1) Richard Stanley Luscombe and (2) Elizabeth Patricia Yates the land conveyed was informally exonerated from this rentcharge.

- 2 (30.10.1986) The Conveyance dated 16 May 1918 referred to above contains covenants.
- 3 (30.10.1986) A Conveyance of the land in this title dated 12 September 1986 made between (1) Elizabeth Patricia Yates (2) Francis John Yates and Elizabeth Patricia Yates and Francis Adrian Harvey Yates and (3) Geoffrey Richard Rogers and Sarah Jane Rogers contains restrictive covenants.

NOTE: Original filed.

- 4 (17.11.2016) REGISTERED CHARGE dated 17 October 2016.
- 5 (17.11.2016) Proprietor: SANTANDER UK PLC (Co. Regn. No. 2294747) of Deeds Services, 101 Midsummer Boulevard, Milton Keynes MK9 1AA.

### End of register