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

These are the fastest estimated speeds predicted in th	
service availability at a property or speeds received ma	ay be different.
NAME	Standa
MAX DOWNLOAD	30 M
MAX UPLOAD	5 M
AVAILABILITY	
DETAILS	
NAME	Superfa
MAX DOWNLOAD	Unavailab
MAX UPLOAD	Unavailab
AVAILABILITY	
DETAILS	
NAME	Ultrafa
MAX DOWNLOAD	Unavailab
	Unavailab

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

완 No	
Accessibility	,
a None	
Mining	
📀 No coal	l mining risk identified
No min	ing risk (other than coal mining) identified
$\overline{\bigcirc}$	Moverly has certified this data 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.
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