# Moverly

## **Material Information Certificate**

### Address

Rose Byre
Higher Aish Barns
Aish
Totnes
Devon
TQ9 6PS
UPRN: 10090533507

### EPC

Source: GOV.UK

### Inergy Performance Certificate

Survey already instructed and no newer EPC certificate found, we'll keep retrying.

# NTS Part A

### Tenure

Source: HM Land Registry

### Freehold for DN517038

The Freehold land shown edged with red on the plan of the above title filed at the Registry and being land at Rose Byre, Higher Aish Barns, Aish, Stoke Gabriel, Totnes (TQ9 6PS).

Title number DN517038.

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

### Freehold for DN509377

The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Rose Byre, Higher Aish Barns, Aish, Stoke Gabriel, Totnes (TQ9 6PS).

Title number DN509377.

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

### 의 Tenure marketed as: Freehold

Source: HM Land Registry

Council Tax band: E

Authority: South Hams District Council

# NTS Part B

### Construction

**2** Standard construction

### Property type

🙁 Semi-detached, House

Floorplan: To be provided

### Parking

**2** Driveway

### Electricity

Connected to mains electricity

### Water and drainage

### Connected to mains water supply

Mains surface water drainage: **No** 

Sewerage: Septic tank

### Heating

😕 Central heating, Oil

Heating features: Double glazing, Underfloor heating

### Broadband

DETAILS

Broadbai	and	Source: Ofcom
	e property has only Standard broadband available. connection type is "ADSL copper wire".	
	ese are the fastest estimated speeds predicted in this area provided vice availability at a property or speeds received may be different.	d by Ofcom. Actual
NAM	ME	Standard
MAX	X DOWNLOAD	15 Mb
МАХ	X UPLOAD	1 Mb
AVA	AILABILITY	<b>~</b>
DETA	TAILS	
NAM	ME	Superfast
MAX	X DOWNLOAD	Unavailable
MAX	X UPLOAD	Unavailable
AVA	AILABILITY	×
DETA	ΓAILS	
NAM	ME	Ultrafast
МАХ	X DOWNLOAD	Unavailable
MAX	XUPLOAD	Unavailable
AVA	AILABILITY	$\otimes$

### Mobile coverage

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

PROVIDER	EE
COVERAGE	Good
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>ి</mark> No

### Restrictions

Source: HM Land Registry

### **V** Title DN509377 contains restrictions or restrictive covenants.

Here is a summary but a property lawyer can advise further: - A Transfer dated 14 February 2005 contains restrictive covenants. - A Transfer dated 7 July 2017 contains restrictive covenants. - By a Deed dated 13 February 2020, the covenants contained in the Transfer of 7 July 2017 were expressed to be varied.

### Title DN517038 contains restrictions or restrictive covenants.

Here is a summary but a property lawyer can advise further: - No disposition by a sole proprietor of the registered estate (except a trust corporation) under which capital money arises is to be registered unless authorised by an order of the court. - 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, not being a charge registered before the entry of this restriction, is to be registered without a certificate signed by a conveyancer that the provisions of clause 12.5.5 of the Transfer dated 7 July 2017 have been complied with, or that they do not apply. - Restrictive covenants and easements imposed before 10 August 2005 which are still valid. - Restrictive covenants in the Transfer of The Cider Press dated 7 July 2017, varied by a Deed dated 13 February 2020.

### **Rights and easements**

### Title DN517038 contains beneficial rights or easements.

Here is a summary but a property lawyer can advise further:- The land has the benefit of any legal easements from the Transfer dated 7 July 2017 but is subject to any rights granted by this deed.

### Title DN509377 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 and is subject to rights reserved by a Conveyance dated 31 October 1963. - The land has the benefit of rights granted by and is subject to rights reserved by a Transfer dated 14 February 2005. - Rights in connection with the construction and maintenance of a soakaway and sewer pipes were granted by a Deed of Grant dated 18 September 2007. - The land benefits from legal easements reserved by the Transfer dated 7 July 2017.

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

### History of flooding

No history of flooding has been reported.

### Coastal erosion risk

() To be provided

Planning and development

<mark>జ</mark>ి No

Listing and conservation

<mark>쏭</mark> No

### Accessibility

Participation States and State

### Mining

No coal mining risk identified

No mining risk (other than coal mining) identified



### **Moverly has certified this data** Accurate as of 19 May 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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