

Material Information Certificate

Address Source: HM Land Registry

Island Yard

Moreleigh

Totnes

Devon

TQ97JH

UPRN: 10090535355

EPC Source: GOV.UK

Current rating: B

Potential rating: A

Current CO2: 1.6 tonnes

Potential CO2: -0.3 tonnes

Expires: **25 Apr 2028**

Source: https://find-energy-certificate.service.gov.uk/energy-certificate/8128-7234-5980-

6736-3922

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 Island Yard, Moreleigh, Totnes (TQ9 7JH).

Title number DN641597.

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

Tenure marketed as: Freehold



Council Tax band: G

Authority: South Hams District Council

NTS Part B

Construction



Non-standard construction

Exterior walls build using Nudura ICF

Property type



Detached, House

Floorplan: To be provided

Parking



Driveway

Electric vehicle charging point: Yes

Electricity



Connected to mains electricity

Has solar panels

Water and drainage



Connected to mains water supply

Mains surface water drainage: **No**

Sewerage: Septic tank

Heating



None

Heating features: **Underfloor heating**

Broadband Source: Ofcom

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	×
DETAILS	
NAME	Ultrafast
MAX DOWNLOAD	300 Mb
MAX UPLOAD	75 Mb
AVAILABILITY	
DETAILS	

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

PROVIDER	EE
COVERAGE	Great
SIGNAL STRENGTH	
DETAILS	
PROVIDER	O2
COVERAGE	Great
SIGNAL STRENGTH	.il
DETAILS	
PROVIDER	Three
COVERAGE	Great
SIGNAL STRENGTH	.il
DETAILS	
PROVIDER	Vodafone
COVERAGE	Great
SIGNAL STRENGTH	.ıl
DETAILS	

NTS Part C

Building safety issues



Restrictions Source: HM Land Registry



Title DN641597 contains restrictions or restrictive covenants.

Here is a summary but a property lawyer can advise further: - No disposition of the registered estate 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 written consent signed by the proprietor for the time being of the Charge dated 15 November 2019 in favour of Lloyds Bank PLC.

Rights and easements



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

To be provided

Planning and development



Listing and conservation



No

Accessibility



Level access

Mining



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 15 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.

Contains HM Land Registry data © Crown copyright and database right 2022. This data is licensed under the Open Government Licence v3.0.