

Material Information Certificate

Address Source: HM Land Registry

5 French Furze Road

Blackawton

Totnes

Devon

TQ9 7FN

UPRN: 10093769826

EPC Source: GOV.UK

Current rating: C

Potential rating: **B**

Current CO2: 1.7 tonnes

Potential CO2: 0.4 tonnes

Expires: 13 Nov 2028

Source: https://find-energy-certificate.service.gov.uk/energy-certificate/8318-7439-6339-

1184-1996

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 5 French Furze Road, Blackawton, Totnes (TQ9 7FN).

Title number DN709501.

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

Tenure marketed as: Freehold

Ouncil Tax band: E

Authority: South Hams District Council

NTS Part B

Construction

Standard construction

Property type

Detached, House

Floorplan: To be provided

Parking

Garage, Driveway

Disabled parking: Yes

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 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	14 Mb
MAX UPLOAD	1 Mb
AVAILABILITY	
DETAILS	
NAME	Superfast
MAX DOWNLOAD	80 Mb
MAX UPLOAD	20 Mb
AVAILABILITY	
DETAILS	
NAME	Ultrafast
MAX DOWNLOAD	1800 Mb
MAX UPLOAD	220 Mb
AVAILABILITY	
DETAILS	

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

PROVIDER	EE
COVERAGE	Great
SIGNAL STRENGTH	1
DETAILS	
PROVIDER	O2
COVERAGE	Great
SIGNAL STRENGTH	
DETAILS	
PROVIDER	Three
COVERAGE	Great
SIGNAL STRENGTH	1
DETAILS	
PROVIDER	Vodafone
COVERAGE	Great
SIGNAL STRENGTH	1
DETAILS	

NTS Part C

Building safety issues



Restrictions Source: HM Land Registry



Here is a summary but a property lawyer can advise further: - The owners cannot sell or transfer the property without meeting the conditions in Clause 13.7 of a contract dated 11 May 2017. - The owners cannot sell or transfer the property without approval from French Furze Management Company Limited, as per Clause 3 of Part 4 of the Transfer dated 21 December 2018. - The owners cannot sell or transfer the property without written consent from Homes and Communities Agency, due to a charge dated 21 December 2018. -Restrictive covenants from the Transfer dated 21 December 2018, which may limit certain uses of the property.

Rights and easements

Title DN709501 contains beneficial rights or easements.

Here is a summary but a property lawyer can advise further:- The property benefits from legal rights granted by the Transfer dated 21 December 2018. - The property is subject to rights reserved by the Transfer dated 3 September 2012.

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



Planning and development



Listing and conservation



Accessibility



None

Mining



No coal mining risk identified

No mining risk (other than coal mining) identified



Moverly has certified this data

Accurate as of 20 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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