Moverly

Material Information Certificate

Address

Twogates
 Blackawton
 Totnes
 Devon
 TQ9 7BL
 UPRN: 10008918389

EPC

Inergy Performance Certificate

We checked, and no Energy Performance Certificate was found for this property. We'll keep retrying so when one is registered, we'll fetch it.

NTS Part A

Tenure

Source: HM Land Registry

Freehold for DN303862

The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Two Gates, Blackawton, Totnes, (TQ9 7BL).

Title number DN303862.

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

Freehold for DN739633

The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Land lying to the east of Twogates, Blackawton, Totnes (TQ9 7BL).

Title number DN739633.

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

의 Tenure marketed as: Freehold

Source: HM Land Registry

Council Tax band: A

Authority: South Hams District Council

NTS Part B

Construction

Non-standard construction It's a park home

Property type

2 Detached, Park home

Floorplan: To be provided

Parking

2 Driveway

Disabled parking: Yes

Electricity



Water and drainage

প্র Connected to mains water supply

Mains surface water drainage: **No**

Sewerage: Septic tank

Heating

Central heating, LPG

Heating features: Double glazing, Wood burner

The property has Superfast broadband available.

The connection type is "FTTC (Fibre to the Cabinet)".

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	Unavailable
MAX UPLOAD	Unavailable
AVAILABILITY	8
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>쏭</mark> No

Restrictions

Source: HM Land Registry

Title DN303862 contains restrictions or restrictive covenants.

Here is a summary but a property lawyer can advise further: - The owner must maintain the hedge or fence in good condition. - No trees can be planted within six feet of the fence. - No buildings can be erected within six feet of the fence.

Rights and easements



Here is a summary but a property lawyer can advise further:- The property benefits from rights granted by the Conveyance dated 4 November 1986. - The property benefits from legal easements granted by the Transfer dated 7 May 2021.

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

Alistory 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

Accessibility Provide Provide
2 ⁹ None
Mining No coal mining risk identified No mining risk (other than coal mining) identified
Moverly has certified this dataAccurate as of 27 May 2025The 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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