

# **Material Information Certificate**

**Address** Source: HM Land Registry



1 Mount Pleasant

**Old Road** 

Harbertonford

**Totnes** 

Devon

**TQ9 7TG** 

UPRN: 10004747227

Source: GOV.UK **EPC** 



Current rating: D

Potential rating: **B** 

Current CO2: 3.9 tonnes

Potential CO2: 1 tonne

Expires: 19 Nov 2029

Source: https://find-energy-certificate.service.gov.uk/energy-certificate/9641-2801-7997-

9791-4671

# **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 1 Mount Pleasant, Old Road, Harbertonford, Totnes (TQ9 7TG).

Title number DN173026.

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

Tenure marketed as: Freehold

Ouncil Tax band: **B** 

Authority: South Hams District Council

# **NTS Part B**

#### Construction

Standard construction

### Property type

End-terrace, House

Floorplan: To be provided

# **Parking**

None

# 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, Mains gas

Heating features: Wood burner, Double glazing

Broadband Source: Ofcom

# ▼ 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.

Standard	NAME
4 MI	MAX DOWNLOAD
0.6 MI	MAX UPLOAD
	AVAILABILITY
	DETAILS
Superfas	NAME
80 MI	MAX DOWNLOAD
20 MI	MAX UPLOAD
	AVAILABILITY
	DETAILS
Ultrafas	NAME
Unavailable	MAX DOWNLOAD
Unavailable	MAX UPLOAD
×	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

Title DN173026 contains restrictions or restrictive covenants.

Here is a summary but a property lawyer can advise further: - There is a restriction that no sale or transfer of the property can be registered without written consent from Santander UK PLC, the holder of the charge.

#### Rights and easements

Title DN173026 contains beneficial rights or easements.

Here is a summary but a property lawyer can advise further:- The property has a right of way on foot and with hand-drawn vehicles over certain land, as detailed in the 1933 conveyance. This means the owner can walk or use hand-pulled carts over specified areas.

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

① To be provided

## Planning and development



## Listing and conservation



# Accessibility



None

### 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 - a detailed search report can help to determine the impact.



# 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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