

## **Material Information Certificate**

**Address** Source: HM Land Registry

9 Crocadon Meadows

Halwell

**Totnes** 

Devon

**TQ97LH** 

UPRN: 10004742434

EPC Expires soon Source: GOV.UK

Current rating: D

Potential rating: C

Current CO2: 5.4 tonnes

Potential CO2: 3.1 tonnes

Expires: 16 Mar 2026

Source: https://find-energy-certificate.service.gov.uk/energy-certificate/9168-5005-7247-

4036-3950

# **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 9 Crocadon Meadows, Halwell, Totnes (TQ9 7LH).

Title number DN440074.

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, Off Street, Private

## 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: Double glazing, 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	5 Mb
MAX UPLOAD	0.7 Mb
AVAILABILITY	
DETAILS	
NAME	Superfast
MAX DOWNLOAD	Unavailable
MAX UPLOAD	Unavailable
AVAILABILITY	×
DETAILS	
NAME	Ultrafast
MAX DOWNLOAD	900 Mb
MAX UPLOAD	900 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: - A restriction prevents a sole owner from selling the property unless authorised by a court. - Restrictive covenants from the Transfer dated 27 October 2000, details of which are filed in the original document.

### Rights and easements

Title DN440074 contains beneficial rights or easements.

Here is a summary but a property lawyer can advise further:- The property benefits from rights for the free and uninterrupted passage of water, electricity, and waste through pipes, wires, and drains, as well as access for maintenance.

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



2) No

## 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 29 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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