

## **Material Information Certificate**

**Address** Source: HM Land Registry

4 Droridge

**Dartington** 

**Totnes** 

Devon

**TQ9 6JQ** 

UPRN: 100040298990

**EPC** Source: GOV.UK

Current rating: C

Potential rating: **B** 

Current CO2: 3 tonnes

Potential CO2: 1.9 tonnes

Expires: **15 Feb 2027** 

Source: https://find-energy-certificate.service.gov.uk/energy-certificate/0144-2886-6622-

9093-8771

# **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 4 Droridge, Dartington, Totnes (TQ9 6JQ).

Title number DN585510.

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

Tenure marketed as: Freehold

Ouncil Tax band: **D** 

Authority: South Hams District Council

## **NTS Part B**

#### Construction

Standard construction

### Property type

Detached, House

Floorplan: To be provided

## **Parking**

2 Driveway

## 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, Solar water

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	67 Mb
MAX UPLOAD	16 Mb
AVAILABILITY	
DETAILS	
NAME	Ultrafast
MAX DOWNLOAD	10000 Mb
MAX UPLOAD	10000 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: - Restrictive covenants from a conveyance dated 21 April 1961, which may limit certain activities or developments on the property. A copy of this document is filed at the Land Registry.

#### Rights and easements

Title DN585510 contains beneficial rights or easements.

Here is a summary but a property lawyer can advise further:- The property benefits from rights granted and is subject to rights reserved in the conveyance dated 21 April 1961. These may include rights of way or access.

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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