

## **Material Information Certificate**

**Address** Source: HM Land Registry

Belfield

Broadhempston

**Totnes** 

Devon

**TQ9 6BX** 

UPRN: 10032963243

EPC Expired Source: GOV.UK

### Energy Performance Certificate

Survey already instructed and no newer EPC certificate found, we'll keep retrying.

## **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 Belfield, Beaston, Broadhempston, Totnes (TQ9 6BX).

Title number DN470169.

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

Tenure marketed as: Freehold

#### Local council



### Council Tax

Sorry, Council Tax information could not be collected. We'll try again shortly.

## **NTS Part B**

# Construction Standard construction Property type Detached, Bungalow Floorplan: To be provided Parking Driveway Electricity Connected to mains electricity Has solar panels Water and drainage Connected to mains water supply Mains surface water drainage: **No** Sewerage: **Septic tank**

Heating

Central heating, Oil

Broadband Source: Ofcom

## ① The property has only Standard broadband available.

The connection type is "ADSL copper wire".

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	22 Mb
MAX UPLOAD	1 Mb
AVAILABILITY	•
DETAILS	
NAME	Superfast
MAX DOWNLOAD	Unavailable
MAX UPLOAD	Unavailable
AVAILABILITY	×
DETAILS	
NAME	Ultrafast
MAX DOWNLOAD	Unavailable
MAX UPLOAD	Unavailable
AVAILABILITY	×
DETAILS	

Mobile coverage Source: Ofcom

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

PROVIDER	EE
COVERAGE	ОК
SIGNAL STRENGTH	
DETAILS	
PROVIDER	O2
COVERAGE	Good
SIGNAL STRENGTH	
DETAILS	
PROVIDER	Three
COVERAGE	Great
SIGNAL STRENGTH	.il
DETAILS	
PROVIDER	Vodafone
COVERAGE	Good
SIGNAL STRENGTH	
DETAILS	

# **NTS Part C**

Buil	ding safety issues
2)	No
Res	trictions
(!)	To be provided
Rigl	nts and easements
	Title DN470169 contains beneficial rights or easements.  Here is a summary but a property lawyer can advise further:- The property has the right to drain overflow from a septic tank over a neighbouring field, as well as the right for water and waste from piggeries to flow through a drain on the neighbouring land. The owners also have the right to inspect, repair, and maintain these drainage systems, including entering the neighbouring land for these purposes, provided they repair any damage caused.
<u></u>	Public right of way through and/or across your house, buildings or land: <b>No</b>
Floo	od risk
000	No 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.
Coa	stal erosion risk
(!)	To be provided
Plar	nning and development
<u>(2)</u>	No

Listing and conservation

No

## 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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