

Material Information Certificate

Address Source: HM Land Registry

Big Bothy

Harberton

Totnes

Devon

TQ97SP

UPRN: 10009312933

EPC Source: GOV.UK



Current rating: C

Potential rating: C

Current CO2: 6.4 tonnes

Potential CO2: 6.4 tonnes

Expires: 12 May 2034

Source: https://find-energy-certificate.service.gov.uk/energy-certificate/9095-3036-8205-

4374-0200

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 Land at Belsford, Harberton, Totnes, (TQ9 7SP).

Title number DN164100.

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

Tenure marketed as: Freehold

Council Tax band: F

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

Mains electricity: Mains electricity supply is connected.



① Other sources: **To be provided**

Water and drainage



Connected to mains water supply

Mains surface water drainage: No

Sewerage: **Septic tank**

Heating

- ① Oil-powered central heating is installed.
- Double glazing, Air source heat pump, and Wood burner are installed.

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	1 Mb
MAX UPLOAD	1 Mb
AVAILABILITY	
DETAILS	
NAME	Superfast
MAX DOWNLOAD	Unavailable
MAX UPLOAD	Unavailable
AVAILABILITY	×
DETAILS	
NAME	Ultrafast
MAX DOWNLOAD	1800 Mb
MAX UPLOAD	220 Mb
AVAILABILITY	
DETAILS	

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

PROVIDER	EE
COVERAGE	Good
SIGNAL STRENGTH	
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: - The retained land and buildings can only be used as two private houses with their outbuildings and gardens. - A wall five feet high of natural stone must be built and maintained as a shared wall between points marked 'F' and 'H' on the plan (within three years of 6 September 1973). - There are further restrictive covenants in the Transfer dated 5 November 2001 (details in the original document filed under DN454895).

Rights and easements

Title DN164100 contains beneficial rights or easements.

Here is a summary but a property lawyer can advise further:- The right to use water supplied through a pipe running under and across neighbouring fields (fields numbered 802 and 803). - The right to enter those fields with workmen and materials to repair, maintain, or renew the water pipe, provided any damage is made good. - The right to use and maintain a septic tank and related drainage on or under certain neighbouring land, with rights to inspect, repair, and renew these services (to be exercised within 21 years of 6 September 1973). - The right to use any rights or privileges previously enjoyed over the property. - The right to use water running through pipes supplying Watsons Belsford, and for adjoining owners to use the same as before. - The land benefits from and is subject to rights in the Transfer dated 5 November 2001 (details in the original document filed under DN454895).

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

Historical flooding: History of flooding

No history of flooding has been reported.

Coastal erosion risk

No coastal erosion risk has been identified.

Planning and development
e) No
Listing and conservation
2) No
Accessibility
2) None
Mining



No coal mining risk identified

Moverly has certified this data

Accurate as of 18 Jun 2025

No mining risk (other than coal mining) identified

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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