

Material Information Certificate

Source: HM Land Registry **Address**

Flat 1

Moat Hill House

Moat Hill

Totnes

Devon

TQ9 5ER

UPRN: 100040300270

Source: GOV.UK **EPC**

Current rating: D

Potential rating: C

Current CO2: 4.7 tonnes

Potential CO2: 2.6 tonnes

Expires: 12 Sept 2027

Source: https://find-energy-certificate.service.gov.uk/energy-certificate/9778-0094-7241-

5833-9904

NTS Part A

Tenure Source: HM Land Registry

Leasehold for DN709874

The Leasehold land demised by the lease referred to below which lies within the area shown edged with red on the plan of the above Title filed at the Registry and being Flat 1, Moat Hill House, Moat Hill, Totnes (TQ9 5ER). NOTE: The flat is on the ground floor.

Title number DN709874.

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

Freehold for DN426615

The Leasehold land demised by the lease referred to below which lies within the area shown edged with red on the plan of the above Title filed at the Registry and being Land adjoining 2 Moat Hill, Totnes (TQ9 5ER). Title number DN740459.

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

Tenure marketed as: Leasehold

Local council Source: Valuation Office Agency

Ouncil Tax band: C

Authority: South Hams District Council

Lease length Source: HM Land Registry

960 years remaining

Started in 1986 with a lease of 999 years for DN709874.

980 years remaining

Started in 2006 with a lease of 999 years for DN740459.

Ground rent Provided by vendor

😩 £50 a year

Not subject to increase for DN709874

Not payable

For DN740459

Service charge

Not payable

For DN709874

Not payable

For DN740459

NTS Part B

Construction



Property type

Other build form, Flat

Number of floors: 2

Has lift: No

Over commercial premises: No

Floorplan: To be provided

Parking



Electricity

Mains electricity: Mains electricity supply is connected.

① Solar panels: **No**

Other sources: To be provided

Water and drainage

Connected to mains water supply

Mains surface water drainage: Yes

Sewerage: Connected to mains sewerage

Heating

Mains gas-powered central heating is installed.

Double glazing, Wood burner, and Open fire 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	17 Mb
MAX UPLOAD	1 Mb
AVAILABILITY	
DETAILS	
NAME	Superfast
MAX DOWNLOAD	53 Mb
MAX UPLOAD	8 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	.il
DETAILS	
PROVIDER	O2
COVERAGE	Great
SIGNAL STRENGTH	.il
DETAILS	
PROVIDER	Three
COVERAGE	Great
SIGNAL STRENGTH	.il
DETAILS	
PROVIDER	Vodafone
COVERAGE	Great
SIGNAL STRENGTH	.il
DETAILS	

NTS Part C

Building safety issues



Restrictions Source: HM Land Registry



Title DN426615 contains restrictions or restrictive covenants.

Here is a summary but a property lawyer can advise further: - The owner cannot sell or transfer the property without written consent from The Mortgage Works (UK) PLC, unless it is the part of the land tinted pink on the plan, which is no longer affected by this restriction.

Title DN740459 contains restrictions or restrictive covenants.

Here is a summary but a property lawyer can advise further: - If only one owner is selling the property, and not both together, a court order is needed before the sale can go ahead if money is changing hands. This is to protect the interests of both owners.

Title DN709874 contains restrictions or restrictive covenants.

Here is a summary but a property lawyer can advise further: - The lease restricts or prohibits transferring the lease to someone else (alienation). - The owner must observe and perform covenants (promises) referred to in the Charges Register, and must protect the previous owner from any loss if these are not followed.

Rights and easements



Title DN740459 contains beneficial rights or easements.

Here is a summary but a property lawyer can advise further:- The property benefits from any legal rights (such as access or use of services) granted by the lease. It is also subject to any rights given to others by the lease. Additionally, the property is affected by rights granted by a transfer of the neighbouring freehold land to the west, as set out in the transfer dated 21 December 2005.

Title DN426615 contains beneficial rights or easements.

Here is a summary but a property lawyer can advise further:- The property benefits from and is subject to rights set out in the Transfer dated 21 December 2005 (DN525798), which may include rights of way or use of shared areas, and is also subject to rights and benefits granted or reserved in the leases for the flats.

Title DN709874 contains beneficial rights or easements.

Here is a summary but a property lawyer can advise further:- The flat benefits from any legal rights (easements) granted in the lease, such as access or use of shared areas, as long as the landlord had the power to grant them. - The flat benefits from rights reserved by the 2005 Transfer (DN525798), which may include rights of way or access over neighbouring land. - The flat is subject to rights reserved by the 2020 Transfer (DN728860), which may allow others certain uses or access over parts of the property.

Public right of way through and/or across your house, buildings or land: **No**

Flood risk: No flood risk has been identified. 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 No Listing and conservation e) No 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 (stone) - a detailed search report can help to determine the impact.

Additional information

Flooding

Price paid Source: HM Land Registry



2 £405,550 (DN709874)

Paid on 11 Jan 2021

The price stated to have been paid on 6 January 2021 was £405,550.

£297,000 (DN426615)

Paid on 27 Sept 2011

The price stated to have been paid on 20 September 2011 for the land in this title and in DN535193 was £297,000.

£12,500 (DN740459)

Paid on 13 Sept 2021

The price stated to have been paid on 8 September 2021 was £12,500.



Moverly has certified this data

Accurate as of 1 Jul 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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