Moverly

Material Information Certificate

Address

42 Huxhams Cross
 Dartington
 Totnes
 Devon
 TQ9 6NT

UPRN: 100040299829

EPC

Source: GOV.UK

Source: HM Land Registry

📀 Current rating: E

Potential rating: \boldsymbol{C}

Current CO2: 12 tonnes

Potential CO2: 4.9 tonnes

Expires: 12 Aug 2027

Source: https://find-energy-certificate.service.gov.uk/energy-certificate/9698-2062-7298-5033-4960

NTS Part A

Source: HM Land Registry

Tenure



Construction

29 Standard construction

Property type

꽏 Detached, House

Floorplan: To be provided

Parking

2) Off Street

Electric vehicle charging point: Yes

Electricity

- A Mains electricity: Mains electricity supply is connected.
- () 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.
- ① To be provided

Broadband

adband	Source. Orcom
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.	
MAX DOWNLOAD	14 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

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

PROVIDER	EE
COVERAGE	Great
SIGNAL STRENGTH	l
DETAILS	
PROVIDER	O2
COVERAGE	Great
SIGNAL STRENGTH	
DETAILS	
PROVIDER	Three
COVERAGE	Great
SIGNAL STRENGTH	
DETAILS	
PROVIDER	Vodafone
COVERAGE	Great
SIGNAL STRENGTH	l

NTS Part C

Building safety issues

<mark>ి</mark> No

Restrictions

Source: HM Land Registry

Title DN389129 contains restrictions or restrictive covenants.

Here is a summary but a property lawyer can advise further: - The property cannot be sold or transferred without written consent from Santander UK PLC, due to the mortgage. This is to protect the lender's interest until the loan is repaid.

Title DN698649 contains restrictions or restrictive covenants.

Here is a summary but a property lawyer can advise further: - There are restrictive covenants from the 1974 conveyance, which limit what you can do with the property. The exact details are not provided in the summary, but typically these might include things like not being allowed to build certain structures, or limits on how the property can be used. A copy of the document is filed with the Land Registry.

Rights and easements

Title DN698649 contains beneficial rights or easements.

Here is a summary but a property lawyer can advise further:- The property benefits from any legal rights (easements) granted by the 1974 conveyance. These could include rights of way or rights to use shared services, but the exact details are not specified in the summary. - The previous owners and their successors have the right to connect to and use all sewers, drains, pipes, cables, and estate roads on the property, and to enter the property to maintain and repair these, as long as they repair any damage caused. They also have the right to change the layout of certain roadways, provided access to the property is maintained.

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

Flooding

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

Issting and conservation

No

Accessibility

None

Mining
No coal mining risk identified
No mining risk (other than coal mining) identified

Additional information

Price paid

Source: HM Land Registry

£790,000 (DN698649)

Paid on 29 May 2018

The price stated to have been paid on 16 April 2018 for the land in this title and in title DN389129 was £790,000.

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The price stated to have been paid on 16 April 2018 for the land in this title and in title DN698649 was £790,000.



Moverly has certified this data Accurate as of 27 Jun 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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