

Material Information Certificate

Source: HM Land Registry **Address**

Rose Cross

Houndhead

Broadhempston

Totnes

Devon

TQ9 6AZ

UPRN: 10032962838

EPC Source: GOV.UK

Current rating: D

Potential rating: **B**

Current CO2: 4.2 tonnes

Potential CO2: 1.5 tonnes

Expires: 26 April 2031

Source: https://find-energy-certificate.service.gov.uk/energy-certificate/2038-3005-8204-

1789-8200

NTS Part A

Tenure

Source: HM Land Registry

Freehold for DN723881

The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Rose Cross, Houndhead, Broadhempston, (TQ9 6AZ).

Title number DN177682.

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

Freehold for DN177682

The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Land at Rose Cross, Houndhead, Broadhempston, Totnes (TQ9 6AZ).

Title number DN723881

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

Tenure marketed as: Freehold

Local council

Source: Valuation Office Agency



Council Tax band: D

Authority: Teignbridge District Council

NTS Part B

Construction



Non-standard construction



Property type



Semi-detached, House

Floorplan: To be provided

Parking



Covered, Driveway

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: **No**

Sewerage: **Septic tank**

Heating

① Oil-powered central heating is installed.

The system was installed on 15 Jul 2021.

Double glazing, Underfloor heating, Wood burner, and Air source heat pump are installed.

Broadband Source: Ofcom

The property has Superfast broadband available.

The connection type is "FTTC (Fibre to the Cabinet)".

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.

Standard	NAME
8 Mb	MAX DOWNLOAD
0.9 Mb	MAX UPLOAD
	AVAILABILITY
	DETAILS
Superfast	NAME
80 Mb	MAX DOWNLOAD
20 Mb	MAX UPLOAD
	AVAILABILITY
	DETAILS
Ultrafast	NAME
Unavailable	MAX DOWNLOAD
Unavailable	MAX UPLOAD
	AVAILABILITY
	DETAILS

Mobile coverage Source: Ofcom

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

PROVIDER	EE
COVERAGE	Great
SIGNAL STRENGTH	.il
DETAILS	
PROVIDER	O2
COVERAGE	Good
SIGNAL STRENGTH	
DETAILS	
PROVIDER	Three
COVERAGE	Great
SIGNAL STRENGTH	.il
DETAILS	
PROVIDER	Vodafone
COVERAGE	OK
SIGNAL STRENGTH	1
DETAILS	

NTS Part C

Building safety issues



Restrictions Source: HM Land Registry



Title DN177682 contains restrictions or restrictive covenants.

Here is a summary but a property lawyer can advise further: - No sale or transfer of the property can be registered without written consent from HSBC UK Bank PLC, due to the mortgage. - Subject to a covenant from a 1942 conveyance (details not fully available) which may affect what can be done with the property.

Title DN723881 contains restrictions or restrictive covenants.

Here is a summary but a property lawyer can advise further: - The property is subject to any restrictive covenants made before 27 January 2020 that are still enforceable. Details of these covenants are not specified in the register. - No sale or transfer of the property can be registered without written consent from HSBC UK Bank PLC, due to the mortgage.

Rights and easements



Title DN723881 contains beneficial rights or easements.

Here is a summary but a property lawyer can advise further:- The property benefits from existing drainage rights for neighbouring properties (3 and 4 Houndhead Cottages) to use a cess pit on adjoining land. - The property is subject to existing drainage rights in favour of the owners and occupiers of properties formerly known as 1, 2, 3, and 4 Houndhead Cottages to use a septic tank on the land.

Title DN177682 contains beneficial rights or easements.

Here is a summary but a property lawyer can advise further:- The property benefits from rights granted by a Deed of Grant dated 9 November 2010, which may include access or utility rights (details in the deed). -The property benefits from rights reserved by a 1972 conveyance, including existing drainage rights for neighbouring properties to use a cess pit on adjoining land. - The property benefits from rights reserved by a 1973 conveyance, including existing drainage rights for the owners and occupiers of 1, 2, 3, and 4 Houndhead Cottages to use a septic tank on neighbouring land.



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. Flood defences: Flood defences Flood defences are installed. Coastal erosion risk No coastal erosion risk has been identified. Planning and development No Listing and conservation In a conservation area Broadhempston conservation area Accessibility None Mining No coal mining risk identified No mining risk (other than coal mining) identified

Additional information

Flooding

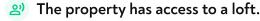
Price paid Source: HM Land Registry

2 £269,000 (DN177682)

Paid on 5 November 2020

The price stated to have been paid on 30 October 2020 for the land in this title and in DN723881 was £269,000.

Loft access



The loft is insulated and unboarded and is accessed by: hatch inside

Outside areas

Outside areas: Front garden and Rear garden.

Specialist issues

- Asbestos: No asbestos has been disclosed.
- Japanese Knotweed: No japanese knotweed has been disclosed.
- 2 Ongoing health or safety issue: No ongoing health or safety issue has been disclosed.
- Subsidence or structural fault: No subsidence or structural fault has been disclosed.
- Dry rot, wet rot or damp: No dry rot has been disclosed.

Onward chain

Onward chain

This sale is not dependent on completion of the purchase of another property.



Moverly has certified this data

Accurate as of 4 August 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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