

## **Material Information Certificate**

Source: HM Land Registry Address

Old Orchard House

Two Mile Oak

**Newton Abbot** 

Devon

**TQ12 6DD** 

UPRN: 10032963241

EPC Expired Source: GOV.UK



#### Energy Performance Certificate

The EPC Rating was verified as D but the certificate has expired, we'll keep retrying.

## **NTS Part A**

Source: HM Land Registry **Tenure** 



#### Freehold for DN197640

The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being land adjoining Old Orchard House, Denbury.

Title number DN197640.

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

#### Freehold for DN340998

The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Land on the east side of Dornafield Lane, Ipplepen, Newton Abbot.

Title number DN340998.

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

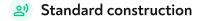
Tenure marketed as: Freehold

Oouncil Tax band: **F** 

Authority: Teignbridge District Council

# **NTS Part B**

Construction



Property type

Detached, House

Floorplan: To be provided

## **Parking**

Driveway

### Electricity

Mains electricity: Mains electricity supply is connected.

### Water and drainage

Connected to mains water supply

Mains surface water drainage: No

Sewerage: Septic tank

### Heating

No heating system is installed.

Double glazing, Night storage, Underfloor heating, and Wood burner are installed.

Broadband Source: Ofcom

The property has only Standard broadband available.

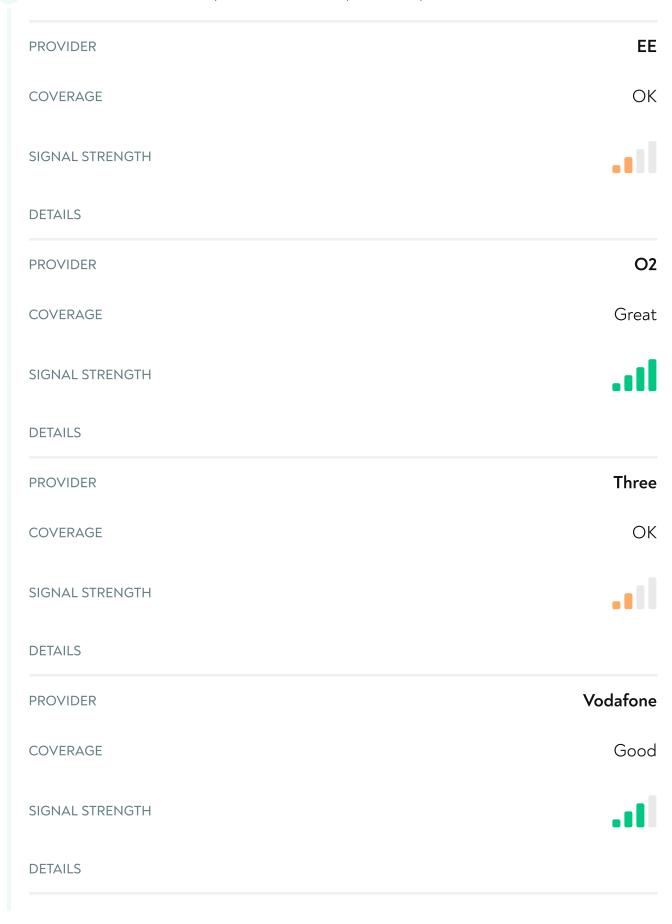
The connection type is "ADSL copper wire".

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.

Standard	NAME
8 Mb	MAX DOWNLOAD
1 Mb	MAX UPLOAD
	AVAILABILITY
	DETAILS
Superfast	NAME
Unavailable	MAX DOWNLOAD
Unavailable	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).



# NTS Part C

Building safety issues			
<u>o</u> )	No		
Res	trictions		
(!)	To be provided		
Rigl	nts and easements		
<u></u>	Public right of way through and/or across your house, buildings or land: <b>No</b>		
Floo	oding		
(1)	Flood risk: A flood risk has been identified.  The following risks have been identified - a full environmental search which includes flood risks will provide more detail: - Surface water: High - Rivers and sea: Very low - Reservoirs: Not at risk - Groundwater: Unlikely		
වූ	Historical flooding: <b>History of flooding</b> No history of flooding has been reported.		
0)	Flood defences: Flood defences  Excavated ditches.		
Coa	stal erosion risk		
	No coastal erosion risk has been identified.		
Plar	nning and development		
2)	No		
List	ing and conservation		
2)	No		
Acc	essibility		
2)	None		



No coal mining risk identified

No mining risk (other than coal mining) identified

# Additional information

#### Loft access



The property has access to a loft.

The loft is insulated and boarded and is accessed by: Hatch from upstairs corridor

#### Outside areas



Outside areas: Side garden, Balcony, and Rear garden.

### Specialist issues

- Asbestos: No asbestos has been disclosed.
- Japanese Knotweed: It is not known if japanese knotweed is present.

A surveyor will be able to provide more detail.

- 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 18 November 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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