

Address

Source: HM Land Registry

✓ **28 Long Park**
Modbury
Ivybridge
Devon
PL21 0RP
UPRN: **100040280678**

EPC

Expires soon

Source: GOV.UK

✓ Current rating: **C**
Potential rating: **B**
Current CO2: **2.5 tonnes**
Potential CO2: **0.8 tonnes**
Expires: **16 Nov 2024**
Source: <https://find-energy-certificate.service.gov.uk/energy-certificate/9338-2952-7289-0694-9980>

NTS Part A

Guide price

 **£550,000**

Tenure

Source: HM Land Registry

✓ **Freehold**
Absolute Freehold
Tenure marketed as: **Freehold**

Local council

Source: Valuation Office Agency

✓ Council Tax band: **C**
Authority: **South Hams District Council**

NTS Part B

Rooms

 **To be provided**

Construction



Standard construction

Property type



End-terrace, House

Floorplan: **To be provided**

Parking



Garage, Driveway, Private, Off Street

Electric vehicle charging point: **Yes**

Electricity



Connected to mains electricity

Has solar panels

Water and drainage



Connected to mains water supply

Mains surface water drainage: **Yes**

Sewerage: **Connected to mains sewerage**

Heating



Central heating, Mains gas

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.

	MAX DOWNLOAD	MAX UPLOAD	AVAILABILITY
Standard	16 Mb	1 Mb	
Superfast	80 Mb	20 Mb	
Ultrafast	Unavailable	Unavailable	

Mobile coverage

Source: Ofcom

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



EE

Great



O2

Great



Three

Great



Vodafone

Great



NTS Part C

Building safety issues



No

Restrictions

Source: HM Land Registry



Title DN96925 contains restrictions or restrictive covenants.

Here is a summary but a property lawyer can advise further: -
Restriction: No activity on the property should be done without the written consent by HSBC UK Bank PLC due to the charge dated 10 May 2022. - The property cannot be used for trade or business, only as a private dwellinghouse, and no advertising signs are allowed on the property. - No actions on the property should cause a nuisance or annoyance to neighbouring owners or occupants. - Walls, fences, gutters, pipes, and shared pathways are to be maintained and repaired equally by the respective owners.

Rights and easements



Public right of way through and/or across your house, buildings or land:

Yes

Access to no.27 back garden - along the perimeter of the boundary

Flood risk



No

River and sea flooding risk: Very Low; Surface water flooding risk: Very Low; Reservoir flooding risk: Not at risk; Groundwater flooding risk: Unlikely

History of flooding

No history of flooding has been reported.

Coastal erosion risk



No

Planning and development



Yes

Potential Bloor development. Upon notes/feedback of the consultation meeting that took place on the 27th September, planning could take up to 2 years to be approved and building another 2... No guarantees as to what will happen at this stage.

Listing and conservation



No

Accessibility



None

Coalfield or 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 (landslide hazard) - a detailed search report can help to determine the impact.



Moverly has certified this data

Accurate as of 16 Oct 2024

The data is aggregated from variety of sources including HM Land Registry, GOV.UK and is accurate at the time of this certificate.

Contains HM Land Registry data © Crown copyright and database right 2022. This data is licensed under the Open Government Licence v3.0.