



Address Source: HM Land Registry

Butterwell Barn

Modbury

Ivybridge

Devon

PL21 0SR

UPRN: 10004745841

Source: GOV.UK **EPC**

Current rating: D

Potential rating: **D**

Current CO2: 15 tonnes

Potential CO2: 13 tonnes

Expires: 19 Jun 2033

Source: https://find-energy-certificate.service.gov.uk/energy-certificate/0310-2567-4260-

2797-0775

NTS Part A

Tenure Source: HM Land Registry



Freehold

The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Butterwell Barn, Modbury, Ivybridge (PL21 OSR).

Title number DN397893.

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

Tenure marketed as: Freehold



Council Tax band: F

Authority: South Hams District Council

NTS Part B

Construction



Standard construction

Property type



Detached, House

Floorplan: To be provided

Parking



Driveway, Garage, Gated

Electricity



Connected to mains electricity

Has solar panels

Water and drainage



Connected to mains water supply

Mains surface water drainage: No

Sewerage: Sewerage treatment plant

Heating



Central heating, Electricity

Heating features: Double glazing, Wood burner

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.

NAME	Standard
MAX DOWNLOAD	16 Mb
MAX UPLOAD	1 Mb
AVAILABILITY	✓
DETAILS	
NAME	Superfast
MAX DOWNLOAD	40 Mb
MAX UPLOAD	7 Mb
AVAILABILITY	•
DETAILS	
NAME	Ultrafast
MAX DOWNLOAD	Unavailable
MAX UPLOAD	Unavailable
AVAILABILITY	×

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

PROVIDER	EE
COVERAGE	Great
SIGNAL STRENGTH	.il
DETAILS	
PROVIDER	O2
COVERAGE	Great
SIGNAL STRENGTH	.ıl
DETAILS	
PROVIDER	Three
COVERAGE	Great
SIGNAL STRENGTH	.ıl
DETAILS	
PROVIDER	Vodafone
COVERAGE	Great
SIGNAL STRENGTH	.il
DETAILS	

NTS Part C

Building safety issues



Restrictions Source: HM Land Registry

Title DN397893 contains restrictions or restrictive covenants.

Here is a summary but a property lawyer can advise further: - No changes or sales of the titled property can be made without written consent from Godiva Mortgages Limited, tied to the charge dated 2 November 2018. - There are restrictive covenants related to a transfer dated 23 April 1998, which could limit certain actions or developments on the property.

Rights and easements

Title DN397893 contains beneficial rights or easements.

Here is a summary but a property lawyer can advise further:- The property benefits from a right of way, as granted in a Conveyance dated 26 September 1980, allowing passage over a certain area. - There are additional rights related to water and other utilities as part of the same conveyance agreement, although detailed documents were not made available during registration.

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

Flood risk



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

History of flooding

No history of flooding has been reported.

Coastal erosion risk



Planning and development



Listing and conservation



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 20 Jan 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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