Moverly

Material Information Certificate

Address

The Glen
 Donkey Lane
 Ivybridge
 Devon
 PL21 0NE
 UPRN: 100040279349

EPC

Source: GOV.UK

Source: HM Land Registry

📀 Current rating: E

Potential rating: **B**

Current CO2: 5.6 tonnes

Potential CO2: 0.9 tonnes

Expires: 16 Sept 2031

Source: https://find-energy-certificate.service.gov.uk/energy-certificate/2900-4756-0022-2095-3193

NTS Part A

Tenure

Source: HM Land Registry



의 Tenure marketed as: Freehold



Authority: South Hams District Council

NTS Part B

Construction

Non-standard construction Traditional construction 15th Century

Property type

🙁 Semi-detached, House

Floorplan: To be provided

Parking

2 Driveway

Electricity

Connected to mains electricity

Water and drainage

Connected to mains water supply

Mains surface water drainage: Yes

Sewerage: Connected to mains sewerage

Heating

Central heating, Mains gas

Heating features: Double glazing, Wood burner

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	3 Mb
MAX UPLOAD	0.5 Mb
AVAILABILITY	 ✓
DETAILS	
NAME	Superfast
MAX DOWNLOAD	80 Mb
MAX UPLOAD	20 Mb
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	ОК
SIGNAL STRENGTH	
DETAILS	
PROVIDER	O2
COVERAGE	Great
SIGNAL STRENGTH	
DETAILS	
PROVIDER	Three
COVERAGE	ОК
SIGNAL STRENGTH	
DETAILS	
PROVIDER	Vodafone
COVERAGE	Great
SIGNAL STRENGTH	

NTS Part C

Building safety issues

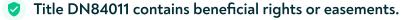
<mark>알</mark> No

Restrictions

Source: HM Land Registry

No restrictions or restrictive covenants found in the title register

Rights and easements



Here is a summary but a property lawyer can advise further:- Rights for the cottages occupied by Mr J E Smith and others on the northwest side to pass and repass on foot under or through the Archway for access purposes. - Right of way for repairing adjoining properties and enjoyment of light and air over the property by any other adjoining property as stated in the conveyance of 1919 and 1922.

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

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

<mark>జ</mark>ి No

Listing and conservation

<mark>쏭</mark> No

Accessibility

쓰 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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