

Material Information Certificate

Source: HM Land Registry **Address**

2 Burns Cottages Burns Lane

2 Burns Cottages

Burns Lane

Modbury

Ivybridge

Devon

PL21 0PZ

UPRN: 10004745820

Source: GOV.UK **EPC**



Current rating: C

Potential rating: **B**

Current CO2: 2.6 tonnes

Potential CO2: 1.4 tonnes

Expires: **14 Aug 2033**

Source: https://find-energy-certificate.service.gov.uk/energy-certificate/0658-3029-4208-

9447-1204

NTS Part A

Tenure Source: HM Land Registry

Freehold for DN509228

The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 2 Burns Cottages, Burns Lane, Modbury, Ivybridge (PL21 0PZ).

Title number DN509228.

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

Leasehold for DN509227

The Leasehold land shown edged with red on the plan of the above Title filed at the Registry and being Parking Space Associated With 2, Burns Cottages, Burns Lane, Modbury, Ivybridge (PL21 0PZ).

Title number DN509227.

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

Tenure marketed as: Freehold

Local council Source: Valuation Office Agency

Ouncil Tax band: C

Authority: South Hams District Council

Lease length Source: HM Land Registry

77 years remaining

Started in 2003 with a lease of 99 years.

Ground rent

Not payable

Service charge

Not payable

NTS Part B

Construction

Standard construction

Property type

Mid-terrace, House

Floorplan: To be provided

Parking

Allocated, Driveway, Private

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

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	20 Mb
MAX UPLOAD	1 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	

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	.il
DETAILS	
PROVIDER	Vodafone
COVERAGE	Great
SIGNAL STRENGTH	1
DETAILS	

NTS Part C

Building safety issues



Restrictions Source: HM Land Registry



Here is a summary but a property lawyer can advise further: - No transfer of ownership can be registered without written consent from the owner of title number DN485258.

Title DN509228 contains restrictions or restrictive covenants.

Here is a summary but a property lawyer can advise further: - No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the estate registered under title number DN485258 or if appropriate signed on such proprietor's behalf by its secretary or conveyancer. - Restrictive covenants in the Transfer dated 27 January 2005.

Rights and easements

Title DN509227 contains beneficial rights or easements.

Here is a summary but a property lawyer can advise further:- The land includes certain legal rights granted by a lease. - The land is subject to rights granted by a Deed dated 5 September 1991 involving Edith Nuttall, Lloyds Bank PLC, and South Hams District Council.

Title DN509228 contains beneficial rights or easements.

Here is a summary but a property lawyer can advise further:- Right of way to pass and repass by day or by night with or without vehicles over the land tinted brown on the filed plan. - The land has the benefit of rights granted by and is subject to rights reserved by a Transfer dated 4 July 2003. - The land has the benefit of rights granted by and is subject to rights reserved by the Transfer dated 27 January 2005. - The land is subject to rights granted by Deeds dated 5 September 1991.

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: 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	
2) No	
Listing and conservation	
a) No	
Accessibility	
2) 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 6 Mar 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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