

Material Information Certificate

Source: HM Land Registry **Address**

5 Watergate Cottages

Wembury

Plymouth

Devon

PL9 OEL

UPRN: 10004750088

Source: GOV.UK **EPC**

Ourrent rating: **F**

Potential rating: A

Current CO2: 4 tonnes

Potential CO2: 0.2 tonnes

Expires: 20 Jan 2035

Source: https://find-energy-certificate.service.gov.uk/energy-certificate/2504-3045-3209-

5205-9204

NTS Part A

Tenure Source: HM Land Registry

Freehold for DN159812

The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 5 Watergate Cottages, Wembury.

Title number DN159812.

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

Freehold for DN182478

The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Land and buildings on the north side of 5 Watergate Cottages, Wembury.

Title number DN182478.

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

Tenure marketed as: Freehold

Local council Source: Valuation Office Agency

Oouncil Tax band: **B**

Authority: South Hams District Council

NTS Part B

Construction

Standard construction

Property type

Mid-terrace, House

Floorplan: To be provided

Parking

On Street

Electricity

Connected to mains electricity

Water and drainage



Connected to mains water supply

Mains surface water drainage: ${\bf No}$

Sewerage: Connected to mains sewerage

Heating



✓ None

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	15 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	

Mobile coverage Source: Ofcom

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

PROVIDER	EE
COVERAGE	OK
SIGNAL STRENGTH	
DETAILS	
PROVIDER	O2
COVERAGE	Good
SIGNAL STRENGTH	
DETAILS	
PROVIDER	Three
COVERAGE	OK
SIGNAL STRENGTH	.11
DETAILS	
PROVIDER	Vodafone
COVERAGE	Good
SIGNAL STRENGTH	
DETAILS	

NTS Part C

Buil	ding safety issues
0)	No
Res	trictions
(!)	To be provided
Rigl	nts and easements
	Title DN182478 contains beneficial rights or easements. Here is a summary but a property lawyer can advise further:- Right to use existing drains and pipes serving the property, with a fair share of maintenance costs. Right to enter upon adjacent land to repair drains and pipes, with reasonable notice and repair of any damage caused.
<u></u> <u> </u>	Public right of way through and/or across your house, buildings or land: No
Floo	od risk
िं	Yes River and sea flooding risk: Very Low; Surface water flooding risk: High; Reservoir flooding risk: Not at risk; Groundwater flooding risk: Unlikely History of flooding
	No history of flooding has been reported.
Coa	astal erosion risk
	No
Plar	nning and development
2)	No
List	ing and conservation
0)	No

Accessibility



Level access

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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The electronic official copy of the register follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.



Official copy of register of title

Title number DN182478

Edition date 02.07.1992

- This official copy shows the entries on the register of title on 22 JAN 2025 at 14:01:43.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 22 Jan 2025.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Plymouth Office.

A: Property Register

This register describes the land and estate comprised in the title.

DEVON : SOUTH HAMS

- 1 (02.12.1981) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Land and buildings on the north side of 5 Watergate Cottages, Wembury.
- The land has the benefit of the following rights granted by a Transfer of the land in this title dated 12 September 1985 made between (1)
 Graham Eden and Margaret Elizabeth Franklin (Transferors) and (2) James Manley and Doris Manley (Transferees):-

"Together with the right for the Transferees and their successors in title to continue to use the existing drains and pipes serving the property hereby transferred Subject to paying a fair proportion of the cost of repairing maintaining and replacing such drains and pipes and Together Also with the right for the Transferees and their successors in title to enter upon the land contained in the above mentioned title number in order to repair replace and maintain the said drains and pipes upon giving reasonable notice to the Transferors and making good any damage caused by such repair replacement or maintenance."

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

(30.09.1985) Proprietor(s): JAMES MANELY and DORIS MANLEY both of The Garden, Thorn, Wembury, Devon.

End of register