

Address

Source: HM Land Registry

 **54 Yealm Road**
Newton Ferrers
Plymouth
Devon
PL8 1BQ

UPRN: **100040295198**

EPC Expired


Source: GOV.UK

 **Energy Performance Certificate**
Survey already instructed and no newer EPC certificate found, we'll keep retrying.

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 Blyths Wood, 54 Yealm Road, Newton Ferrers, Plymouth (PL8 1BQ).
Title number DN429289.
Absolute Freehold is the class of tenure held by HM Land Registry.

 Tenure marketed as: **Freehold**

Local council

Source: Valuation Office Agency

 Council Tax band: **F**
Authority: **South Hams District Council**

NTS Part B

Construction

 **Standard construction**

Property type

 **Detached, Bungalow**

Floorplan: **To be provided**

Parking

 **Garage, Driveway, Private, On Street, Off Street**

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**

 **The property has Ultrafast broadband available.**

The connection type is "FTTP (Fibre to the Premises)".

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	34 Mb
MAX UPLOAD	5 Mb
AVAILABILITY	
DETAILS	
NAME	Ultrafast
MAX DOWNLOAD	1000 Mb
MAX UPLOAD	1000 Mb
AVAILABILITY	
DETAILS	

Mobile coverage

Source: Ofcom



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

PROVIDER **EE**

COVERAGE Great

SIGNAL STRENGTH 

DETAILS

PROVIDER **O2**

COVERAGE Great

SIGNAL STRENGTH 

DETAILS

PROVIDER **Three**

COVERAGE OK

SIGNAL STRENGTH 

DETAILS

PROVIDER **Vodafone**

COVERAGE Good

SIGNAL STRENGTH 

DETAILS

NTS Part C

Building safety issues

 **No**

Restrictions

Source: HM Land Registry

 **Title DN429289 contains restrictions or restrictive covenants.**

Here is a summary but a property lawyer can advise further: - The property must have a dwellinghouse built according to specific plans and elevations approved by a vendor's architect or surveyor, and no alterations can be made without written consent. - Any greenhouse, stables, or outbuildings cannot exceed 15 feet in height, and buildings closer to the street should not extend beyond the established building line. - Gardens must be enclosed with approved walls or railings, and no tree or shrub can grow beyond 12 feet high. - Party walls and railings, marked on a plan, should be constructed at the property's expense and costs shared with neighbors. - The property must be used as a private dwelling or lodging house. Business, except for certain professional purposes like a solicitor or physician, requires consent. - Owners cannot enforce covenants on neighboring lots or restrict neighboring land's development under the conditions of these rules.

Rights and easements

 **Title DN429289 contains beneficial rights or easements.**

Here is a summary but a property lawyer can advise further:- Right of way over roads within the River Yealm Building Estate for the property's owners and visitors. - Free and uninterrupted water drainage through main drains or sewers maintained by James Ford or successors for the property's drainage.

 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

 No

Listing and conservation

 No

Accessibility

 Level access, Lateral living

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 15 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.

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 DN429289

Edition date 15.08.2016

- This official copy shows the entries on the register of title on 10 JAN 2025 at 14:41:40.
- 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 10 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 (18.04.2000) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Blyths Wood, 54 Yealm Road, Newton Ferrers, Plymouth (PL8 1BQ).

2 (18.04.2000) The land has the benefit of the following rights granted by a Conveyance of the land in this title dated 17 September 1927 made between (1) Georg Arnold Gassmann (Vendor) and (2) Mary Emma Hallam (Purchaser):-

"together with (by way of assignment and not by way of grant) a right of way for the Purchaser and the persons deriving title under her owners and occupiers for the time being of the conveyed premises and others lawfully going to and from the said premises and with or without horses cattle and other animals over the roads made or to be made on the said River Yealm Building Estate and together with free and uninterrupted passage and running of water and soil from the conveyed premises through any main drain or sewer existing or hereafter to be constructed by the said James Ford or the persons deriving title under him for the purpose of draining the conveyed premises"

3 (18.04.2000) The Conveyance dated 17 September 1927 referred to above contains the following provision:-

"together with the entirety of the northern and southern boundary walls or fences the eastern and western boundary walls or fences being party walls or fences"

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

1 (04.08.2016) PROPRIETOR: CHRISTOPHER JOHN TULLETT and LYNNE JULIET TULLETT of 54 Yealm Road, Newton Ferrers, Plymouth PL8 1BQ.

2 (04.08.2016) The price stated to have been paid on 2 August 2016 was

B: Proprietorship Register continued

£620,000.

C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 (18.04.2000) A Conveyance of the in this title and other land dated 30 January 1899 made between (1) James Ford (Vendor) and (2) William Henry Harper (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.

Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Conveyance dated 30 January 1899 referred to in the Charges Register:-

AND the Purchaser for himself his heirs executors administrators and assigns hereby covenants with the Vendor that the Purchaser his heirs and assigns will at all times perform and observe the stipulations and conditions contained in the Second Schedule hereto so far as the same are applicable to the conveyed premises and are to be performed or observed by the Purchaser or the owner or occupiers for the time being thereof.

THE SECOND SCHEDULE before referred to

Stipulations and conditions subject to which the sale and purchase of the conveyed premises and also (except so far as the same may be varied by or may not be contained or embodied in the Contract for Sale or Conveyance of any Lot) the sale and purchase of each of the other Lots of the Building Estate is or will be made

(a) The Purchaser of each Lot shall as and when he pleases erect thereon a Dwellinghouse and offices in such position and according to and in strict conformity with such place and elevation as shall be approved of in writing by the "Vendor or his Architect or Surveyor for the time being and the cost of the erection of which Dwellinghouse on either of the Lots 8, 9, 10, 11, 12, 26, 29, 32 37 and 40 shall not be less than Three hundred pounds and the cost of the erection of which Dwellinghouse on either of the Lots 14 15 and 16 shall not be less than Two hundred pounds and in such position and in accordance with such Place and elevation all Buildings on such lot shall be for ever maintained without any alteration or with such alterations only as may be made with the Vendors previous consent in writing to Greenhouse or stables or washhouse on any Lot shall exceed fifteen feet in height above the existing surface of the ground and no buildings shall be erected beyond the frontage line shown on the ground Plan of each lot.

(f) The Purchaser of each Lot (according to the extent thereof) shall make good all damage done to and remove all rubble from so much of the roads and lanes immediately adjacent to the front sides or backs of such lot as shall be made in the course of erecting any building on such lot and shall level and form the same to the satisfaction of the Architect or Surveyor of the Vendor.

(g) The garden and area in front or at the back as the case may be of the Dwellinghouse erected on each lot shall be separated from the road and from the adjoining lot by a wall and cement coping or by iron railings to be made of such height and pattern as shall be approved by the Vendor or his Architect or Surveyor No tree or shrub on any lot shall exceed twelve feet in height.

(h) All division walls and railings between different lots are to be party walls and railings, and shall be erected on or before the expiration of six months from the date of the Contract for Sale thereof by the Purchaser of the Lot on which a T is marked on the ground Plan of such lot against the boundary of such lot and the adjoining lot and shall be paid by the Purchaser of the adjoining lot on or before the same day one half of the costs incurred in providing erecting and fixing such party wall and railings at the rate of Eleven shillings per

Schedule of restrictive covenants continued

perch or such other rate as may from time to time be fixed by the Vendor's Architect or Surveyor.

(i) The decision of the Vendor's Architect or Surveyor with respect to any and every question which may arise concerning the erection of any building or of the materials to be used in the construction thereof or of any other matter or thing relating to the buildings or works on the purchased premises or as to apportioning cost or otherwise arising hereunder shall be binding on all parties and be final and without appeal.

(j) No Purchaser shall without the previous consent in writing of the Vendor use or permit to be used any part of the land purchased by him or any building or erection thereon for any other purpose than for a private dwellinghouse or lodginghouse and no trade manufacture or business of any kind (except that of a Solicitor Surgeon Physician Architect or Surveyor shall at any time be set up or carried on in or upon any part of such land building or erection without the like consent.

(k) No Purchaser shall be entitled to enforce or require the Vendor to enforce any covenant or restriction or stipulation contained in or entered into by any Contract for sale or Conveyance made of any part or parts of the Building Estate and the Vendor shall not be bound to adhere to any plan or any scheme made for laying out the same Estate or any part thereof as a Building Estate or for laying out or making roads backlanes or sewers thereon and shall be at liberty to resell and lay out the unsold parts of the same Estate in any manner and upon and subject to any terms and conditions the Vendor shall think fit and to release or vary any covenants or restrictions or stipulations contained in or entered into by any Contract for sale or Conveyance heretofore or hereafter made of any part or parts of the Building Estate

(l) The owner or occupier of any lot shall not be entitled to any right of restricting or interfering with the free use of any adjoining or other lots for building or other purposes not inconsistent with the stipulations contained in these conditions or with the free use of any other land of the Vendor for any purposes and the Conveyance of each lot shall or shall be deemed to contain a reservation of such free use.

NOTE: The land in this title was part of Lots 8 and 9. The frontage line referred to is the existing line of buildings, the "T" marks referred to do not affect the land in this title.

End of register