Moverly

Material Information Certificate

Address	Source: HM Land Registry
🤣 54 Yealm Road	
Newton Ferrers	
Plymouth	
Devon	
PL8 1BQ	
UPRN: 100040295198	
EPC Expired	Source: GOV.UK
Energy Performance Certificate	
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NTS Part A	
NTS Part A Tenure	Source: HM Land Registry
NTS Part A Tenure	Source: HM Land Registry
NTS Part A Tenure Freehold The Freehold land shown edged with red on the plan of the ab	Source: HM Land Registry
NTS Part A Tenure Freehold The Freehold land shown edged with red on the plan of the ab Blyths Wood, 54 Yealm Road, Newton Ferrers, Plymouth (PL8	Source: HM Land Registry pove Title filed at the Registry and being 1BQ).

Local council

Source: Valuation Office Agency

Council Tax band: **F**

Authority: South Hams District Council

Construction

29 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.

MAX DOWNLOAD 16 Mb MAX UPLOAD 1 Mb AVAILABILITY DETAILS NAME SUPERFAST MAX DOWNLOAD 34 Mb MAX UPLOAD 5 Mb AVAILABILITY DETAILS NAME UItrafast MAX DOWNLOAD 1000 Mb MAX UPLOAD 1000 Mb MAX UPLOAD 1000 Mb		
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MAX UPLOAD 1000 Mb AVAILABILITY	NAME	Ultrafast
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	DETAILS	

Mobile coverage

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

PROVIDER	EE
COVERAGE	Great
SIGNAL STRENGTH	l
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

<mark>알</mark> 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

<mark>완</mark> 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.

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