


Address

Source: HM Land Registry


 **20 Valley Drive**
Wembury
Plymouth
Devon
PL9 0EZ

UPRN: **100040294636**

EPC

Expires soon

Source: GOV.UK


 Current rating: **C**
Potential rating: **B**
Current CO2: **5.1 tonnes**
Potential CO2: **3 tonnes**
Expires: **19 Nov 2025**

Source: <https://find-energy-certificate.service.gov.uk/energy-certificate/9349-2800-7197-9725-7461>

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 20 Valley Drive, Wembury, Plymouth (PL9 0EZ).
Title number DN426476.
Absolute Freehold is the class of tenure held by HM Land Registry.

 Tenure marketed as: **Freehold**



Council Tax band: **E**

Authority: **South Hams District Council**

NTS Part B

Construction



Standard construction

Property type



Detached, Bungalow

Floorplan: **To be provided**

Parking



Garage, 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**


 **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	67 Mb
MAX UPLOAD	16 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 **OK**



DETAILS

PROVIDER **O2**

COVERAGE **Great**



DETAILS

PROVIDER **Three**

COVERAGE **OK**



DETAILS

PROVIDER **Vodafone**

COVERAGE **Great**



DETAILS

NTS Part C

Building safety issues

 No

Restrictions

Source: HM Land Registry

Title DN426476 contains restrictions or restrictive covenants.

Here is a summary but a property lawyer can advise further: - The owner cannot register a sale or transfer of the property without a certificate from a conveyancer confirming the identity of the person submitting documents is the same as the owner. - Written consent is needed from the Coventry Building Society for registering any sale or transfer of the property. - Previous agreements restrict certain constructions and activities, including requirements on building lines, prohibiting noisy or offensive trades, and restrictions on certain materials and temporary structures.

Rights and easements

Title DN426476 contains beneficial rights or easements.

Here is a summary but a property lawyer can advise further:- The land has rights granted by and is subject to rights reserved by conveyance dated 23 December 1957. - The land has rights granted by and is subject to rights reserved by conveyance dated 30 November 1964.

 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 shower, 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 10 Feb 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 DN426476

Edition date 29.03.2019

- This official copy shows the entries on the register of title on 03 FEB 2025 at 12:31:51.
- 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 03 Feb 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 (16.02.2000) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 20 Valley Drive, Wembury, Plymouth (PL9 0EZ).
- 2 (16.02.2000) The land tinted pink and tinted blue on the filed plan has the benefit of the rights granted by but is subject to the rights reserved by the Conveyance dated 23 December 1957 referred to in the Charges Register.
- 3 (16.02.2000) The Conveyance dated 23 December 1957 referred to above contains a provision as to light or air.
- 4 (16.02.2000) The land tinted yellow has the benefit of the rights granted by but is subject to the rights reserved by the Conveyance dated 30 November 1964 referred to in the Charges Register.
- 5 (16.02.2000) The Conveyance dated 30 November 1964 referred to above contains a provision as to light or air.

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 (29.03.2019) PROPRIETOR: MARTINE DENISE THERESA HALL of The Chines, 20 Valley Drive, Wembury, Plymouth PL9 0EZ.
- 2 (29.03.2019) The price stated to have been paid on 22 March 2019 was £446,000.
- 3 (29.03.2019) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a certificate signed by a conveyancer that the conveyancer is satisfied that the person who executed the document submitted for registration as disponor is the same person as the proprietor.
- 4 (29.03.2019) RESTRICTION: No disposition of the registered estate by

B: Proprietorship Register continued

the proprietor of the registered estate or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 22 March 2019 in favour of Coventry Building Society referred to in the Charges Register.

C: Charges Register

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

1 (16.02.2000) A Conveyance of the land in this title and other land dated 2 December 1927 made between (1) Albert Edward Bechley Bechley Crundall and (2) Archibald Sutcliffe Knight contains restrictive covenants and exceptions and reservations and stipulations but neither the original Conveyance nor a certified copy or examined abstract thereof was produced on first registration.

2 (16.02.2000) A Conveyance of the land in this title and other land dated 20 February 1932 made between (1) Archibald Sutcliffe Knight (Vendor) and (2) Mark Lamerton (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.

3 (16.02.2000) The land is subject to the following rights excepted and reserved by the Conveyance dated 20 February 1932 referred to above:-

Excepting and Reserving unto the Vendor and his successors in title the right to instal and maintain underground pipes and other necessary works in and through any part of the property thereby conveyed.

4 (16.02.2000) A Conveyance of the land tinted blue and tinted yellow on the filed plan and other land dated 17 October 1955 made between (1) Francis Walter Fox (Vendor) and (2) Terence Viant Yabsley (Purchaser) contains the following covenants:-

"3. With the object and intent of affording to the Vendor a full and sufficient Indemnity but not further or otherwise Purchaser covenanted with Vendor that he the Purchaser and his successors in title would at all times thereafter observe and perform the said building restrictions thereinbefore referred to and would Indemnify and keep Indemnified the Vendor and his Estate and effects from and against all actions proceedings costs claims demands and liability arising out of the future breach non-observance or non-performance thereof or any of them so far as aforesaid.

THE FIRST SCHEDULE before referred to

(a) No dwellinghouse to be erected on the land thereby conveyed should be used for any purpose other than as a private dwellinghouse with necessary outbuildings

(b) No Nissen huts or corrugated iron roofs should be erected on the land thereby conveyed nor caravans or temporary or moveable houses or erections

(c) No cattle horses sheep or pigs should be kept on the land thereby conveyed or any part thereof"

5 (16.02.2000) A Conveyance of the land tinted pink on the filed plan and other land dated 23 December 1957 (1) Francis Walter Fox and (Vendor) and (2) Terence Viant Yabsley (Purchaser) contains covenants identical to those referred to in the Conveyance dated 17 October 1955 referred to above.

6 (16.02.2000) A Conveyance of the land tinted pink and tinted blue on the filed plan dated 23 December 1957 made between (1) Terence Viant Yabsley (2) Elva Irene Spencer (2) John Everitt and Ruth Mary Everitt contains restrictive covenants.

NOTE 1: The Conveyance dated and 14 September 1956 referred to does not affect the land in this title

C: Charges Register continued

NOTE 2: Original filed.

- 7 (16.02.2000) A Conveyance of the land tinted yellow on the filed plan and other land dated 30 November 1964 made between (1) Lemon and Bunker Ltd and (2) Samuel Rodgers contains restrictive covenants.

NOTE: Original filed.

- 8 (29.03.2019) REGISTERED CHARGE dated 22 March 2019.
- 9 (29.03.2019) Proprietor: COVENTRY BUILDING SOCIETY of Economic House, P.O. Box 9, High Street, Coventry CV1 5QN.

Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Conveyance dated 20 February 1932 referred to in the Charges Register:-

Covenant by Purchaser to observe and perform the building restrictions contained in the Schedule thereto

THE SCHEDULE

1. The Building Line shall not be less than 30 feet from the frontage boundary
2. No noisy noxious or offensive trade or occupation shall be carried on upon the property nor any clay or lime burning and nothing shall be done which may be a disturbance or annoyance to the Vendor or any adjoining owner or occupier or which may tend to depreciate the value of the Vendor's estate or any part thereof as a residential property
3. All dwellinghouses shall be detached or semi-detached and shall be constructed of brick stone or asbestos or if mainly constructed of wood plans must be submitted for the Vendors approval
4. Army huts or corrugated iron roofs are not allowed upon the said property nor caravans or temporary or moveable houses except with the consent of the Vendor.

End of register