

Material Information Certificate

Address Source: HM Land Registry

Pheasant Cottage

Membland

Newton Ferrers

Plymouth

Devon

PL8 1HP

UPRN: 10008915429

EPC



Energy Performance Certificate

We checked, and no Energy Performance Certificate was found for this property. We'll keep retrying so when one is registered, we'll fetch it.

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 Pheasant Cottage, Membland, Newton and Noss.

Title number DN91588.

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

Tenure marketed as: Freehold

Local council

Source: Valuation Office Agency

Ouncil Tax band: E

Authority: South Hams District Council

NTS Part B

Construction

Standard construction

Property type



Mid-terrace, House

Floorplan: To be provided

Parking

Garage, Off Street, Driveway, Private, Rear

Electricity

Connected to mains electricity

Water and drainage



Connected to mains water supply

Mains surface water drainage: No

Sewerage: Not known

Heating



✓ None

Heating features: Night storage, Wood burner

Broadband Source: Ofcom

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	11 Mb
MAX UPLOAD	1 Mb
AVAILABILITY	
DETAILS	
NAME	Superfast
MAX DOWNLOAD	Unavailable
MAX UPLOAD	Unavailable
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	Good
SIGNAL STRENGTH	
DETAILS	
PROVIDER	O2
COVERAGE	Great
SIGNAL STRENGTH	1
DETAILS	
PROVIDER	Three
COVERAGE	OK
SIGNAL STRENGTH	
DETAILS	
PROVIDER	Vodafone
COVERAGE	OK
SIGNAL STRENGTH	
DETAILS	

NTS Part C

Building safety issues



Restrictions Source: HM Land Registry



Here is a summary but a property lawyer can advise further: - Not to erect any gate, fence, or wall on the premises otherwise than such as shall be constructed or erected and forever afterwards maintained in a good, substantial, and workmanlike manner, and of the type and construction and materials as approved by the Vendors. - To pay a reasonable and proper share of the expense of maintaining all party walls, sewers, drains, watercourses, wires, and cables, with disagreements determined by the Vendors' architect, whose decision is final.

Rights and easements

Title DN91588 contains beneficial rights or easements.

Here is a summary but a property lawyer can advise further:- Right to discharge drainage into specified lands and to enter those lands to inspect and maintain the drains. - Right of way with vehicles and animals over a private road as shown on the attached plan. - Right of way at all times and for all purposes over specified roads, paths, and ways as shown on the attached plan. - Free and uninterrupted passage of utilities over specified services, with rights for maintenance after giving notice. - Right to enter adjoining lands to maintain or repair the property, making good any damage caused. - Rights reserved for adjoining property owners to enter the property for repairs, making good any damage caused.

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



Listing and conservation



Is a listed building

Grade 2 (Historic England list entry no. 1306935)

Accessibility



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 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 DN91588

Edition date 16.09.1987

- This official copy shows the entries on the register of title on 03 FEB 2025 at 12:37:18.
- 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 (06.08.1979) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Pheasant Cottage, Membland, Newton and Noss.
- The land has the benefit of the following rights granted by but is subject to the following exceptions and reservations contained in a Conveyance of the land in this title and other land dated 23 June 1944 made between (1) Robert William Ripley and Murcott Ledbrooke Grimes (Vendors) and (2) Samuel John Lethbridge (Purchaser):-

"TOGETHER ALSO with full right and liberty for the Purchaser his heirs and assigns in common with all other persons having the like right to discharge drainage into and through the lands coloured brown and blue on the plan annexed to a Conveyance dated the Twentieth day of June One thousand nine hundred and twenty seven and made between George Coyte of the one part and the Vendor of the other part and into and upon the adjoining land formerly part of the said Membland Estate in the same manner as heretofore and from time to time and at any time to enter into and upon such lands for the purpose of inspecting maintaining cleansing and renewing the drains or cesspits therein or thereunder AND TOGETHER ALSO with full right and liberty to use the existing connections with the said property hereby conveyed

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AND TOGETHER ALSO with full right and liberty to pass and repass at all times hereafter with or without horses carts wagons carriages motor cars and other vehicles laden or unladen and to drive sheep cattle and other animals over along and across and throughout its entire length the private road or carriage way leading from the point marked 'C' on the plan annexed hereto through the lands of the Vendor and Foredown Wood to the lodge known as "The Eastern Lodge" and the Public Highway adjoining the said Eastern Lodge and which said right of way is shewn in part on the plan annexed hereto by the colour blue and which right of way hereby granted shall not exceed ten feet in width and shall be enjoyed in common with the said Stanley Thomas Pitts and all others entitled thereto AND TOGETHER ALSO with the right (so far as the Vendor can grant the same) for the Purchaser and his successors in title owner or owners for the time being of the property hereby conveyed at all times in common with all other persons entitled thereto to pass and

A: Property Register continued

repass for all purposes over and along the road coloured green hatched black on the said plan $\,$

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EXCEPTING AND RESERVING unto the said Stanley Thomas Pitts his heirs and assigns owner or owners for the time being of the said Membland Hall a right at all times to enter upon the property hereby conveyed for the purpose of executing any repairs cleansing renewing or making alterations as and when required for the maintenance of the said water supplies and drains reasonable compensation being paid to the Purchaser for any damage caused thereby."

NOTE:-Copy plans to conveyances dated 20 June 1927 and 23 June 1944 in Certificate. Copies filed.

3 The land has the benefit of the following rights granted by a Conveyance of the land in this title and other land dated 20 January 1949 made between (1) Samuel John Lethbridge (Grantor) and (2) Patricia Joan Inglis (Donee):-

NOTE: - Copy plan in Certificate. Copy plan filed.

The land has the benefit of the following rights granted by but is subject to the following exceptions and reservations contained in the Conveyance dated 17 July 1979 referred to in the Charges Register:-

"TOGETHER ALSO with the easements set out in the First Schedule hereto EXCEPTING AND RESERVING nevertheless unto the Vendors and their successors in title the owners from time to time of the adjoining property now or formerly belonging to the Vendors and for the purpose of identification only shown edged green on the said plan (hereinafter called "the retained property") the rights and easements set out in the Second Schedule hereto

THE FIRST SCHEDULE hereinbefore referred to

Easements granted to the Purchasers

- (a) The free and uninterrupted passage and running of water soil electricity telephone and other services over through and along all sewers drains watercourses pipes wires and cables in on or under the retained property to and from the property hereby conveyed with the right for the Purchasers or their authorised agents to enter on the said retained property after reasonable notice in writing for the purpose of repairing cleansing and maintaining the said sewers drains watercourses pipes wires and cables subject to their making good all damage caused by such entry
- (b) The right but only so far as may be necessary for the Purchasers after reasonable notice in writing to enter on to the retained property for the purpose of maintaining or repairing the property hereby conveyed making good all damage occasioned in the exercise of such right

THE SECOND SCHEDULE hereinbefore referred to

Exceptions and reservations in favour

of the retained property

(a) The free and uninterrupted passage and running of water soil electricity telephone and other services over through and along all sewers drains watercourses pipes wires and cables in on or under the property hereby conveyed to and from the retained property with the right for the Vendors and all others authorised by them to enter on to the said property for the purpose of repairing cleansing and maintaining the said sewers drains watercourses pipes wires and cables the Vendors or the persons aforesaid making good all damage caused by

A: Property Register continued

such entry except insofar as such entry may be necessitated by any default of the Purchaser

(b) The right but only insofar as may be necessary for the Vendors after reasonable notice in writing to enter on to the property hereby conveyed for the purpose of maintaining or repairing any part of the retained property the Vendors or the persons exercising such right nevertheless making good all damage thereby occasioned."

NOTE:-Copy plan in Certificate. Copy plan filed.

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 (16.09.1987) Proprietor(s): BERTRAM TICKLE and MARY MARGARET TICKLE, his wife, both of Pheasant Cottage, Membland, Newton and Noss, Devon.
- 2 (16.09.1987) The Transfer to the proprietor(s) contains a covenant to observe and perform the covenants to which the property is subject and of indemnity in respect thereof.

C: Charges Register

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

By a Conveyance of the land in this title dated 17 July 1979 made between (1) Peter Scawen Watkinson Roberts and Victoria Roberts (Vendors) and (2) David Martin Hopkinson and Diana Mary Hopkinson (Purchasers) the land was conveyed subject as follows:-

"To and with the benefit of a Declaration of Trust made the Sixth day of June One thousand nine hundred and seventy nine by the Vendors (hereinafter called "the Declaration of Trust") and to the covenants restrictions stipulations and conditions therein contained

To the covenants on the part of the Purchasers hereinafter contained

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For the benefit and protection of the retained property or any part or parts thereof and so as to bind the property hereby conveyed into whosesoever hands the same may come the Purchasers hereby jointly and severally covenant with the Vendors that the Purchasers and their successors in title will at all times hereafter observe and perform the restrictions and stipulations set out in the Third Schedule hereto but so that the Purchasers shall not be liable for a breach of such covenant occurring on or in respect of the property hereby conveyed or any part thereof after the Purchasers shall have parted with all interest therein

THE THIRD SCHEDULE hereinbefore referred to

Covenants on the part of the Purchasers

- (a) To erect where not already erected and henceforth maintain on the boundaries of the property hereby conveyed all gates fences and walls marked with an inside 'T' on the plan to the satisfaction of the Vendors and not to erect any gate fence or wall on the premises at any time otherwise than such as shall be constructed or erected and forever afterwards maintain in good and substantial and workmanlike manner and of the type and construction and of such materials as the Vendors shall approve
- (b) To pay a reasonable and proper proportion of the expense of repairing and maintaining all party walls sewers drains watercourses

Title number DN91588

C: Charges Register continued

wires and cables and such proportion in case of dispute shall be determined by the Vendors architect whose decision shall be final and binding upon the parties."

NOTE:-Copy Deed dated 6 June 1979 in Certificate. Copy filed.

End of register