

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	
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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