

Material Information Certificate

Address Source: HM Land Registry

Newton Court 23 Court Road

Flat 5

Newton Court

23 Court Road

Plymouth

Devon

PL8 1DR

UPRN: 100040292085

Source: GOV.UK **EPC**



Current rating: C

Potential rating: C

Current CO2: 2.7 tonnes

Potential CO2: 2.6 tonnes

Expires: 10 Oct 2029

Source: https://find-energy-certificate.service.gov.uk/energy-certificate/8421-7120-6039-

1730-4996

NTS Part A

Source: HM Land Registry **Tenure**



Leasehold

The Leasehold land shown edged with red on the plan of the above title filed at the Registry and being 5 Newton Court, Court Road, Newton Ferrers (PL8 1DR). NOTE: Only the lower residential level is included in the title.

Title number DN444825.

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

Tenure marketed as: Share of Freehold

Council Tax band: D

Authority: South Hams District Council

Lease length

Source: HM Land Registry



96 years remaining

Started in 1996 with a lease of 125 years.

Ground rent



Not payable

Service charge



£1,500 a year

NTS Part B

Construction



Standard construction

Property type



Mid-terrace, Flat

Number of floors: 3

Entrance on floor: 1

Has lift: No

Over commercial premises: No

Floorplan: To be provided

Parking

Allocated, Garage

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**

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	16 Mb
MAX UPLOAD	1 Mb
AVAILABILITY	
DETAILS	
NAME	Superfast
MAX DOWNLOAD	31 Mb
MAX UPLOAD	3 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	.il
DETAILS	
PROVIDER	O2
COVERAGE	Great
SIGNAL STRENGTH	1
DETAILS	
PROVIDER	Three
COVERAGE	OK
SIGNAL STRENGTH	.11
DETAILS	
PROVIDER	Vodafone
COVERAGE	Good
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: - "4. THE Second Owner hereby covenants with the first owner and her successors in title and for the benefit of the First Property and each and every part thereof to observe and maintain the covenant in the Fourth Schedule hereto THE FOURTH SCHEDULE above referred to 1. (a) Not to do or permit anyone under its control to do anything which will prevent the free use and enjoyment of and access to the First Property or any parts thereof."

Rights and easements

Title DN444825 contains beneficial rights or easements.

Here is a summary but a property lawyer can advise further:- The title includes any legal easements granted by the registered lease(s) but is subject to any rights that it reserves.

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



Accessibility



Level access

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 25 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 DN444825

Edition date 02.04.2020

- This official copy shows the entries on the register of title on 24 FEB 2025 at 16:49:56.
- 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 24 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. Except as mentioned below, the title includes any legal easements granted by the registered lease but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

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DEVON : SOUTH HAMS
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1 (06.04.2001) The Leasehold land shown edged with red on the plan of the above title filed at the Registry and being 5 Newton Court, Court Road, Newton Ferrers (PL8 1DR).

NOTE: Only the lower residential level is included in the title.

2 (06.04.2001) Short particulars of the lease(s) (or under-lease(s))

under which the land is held: Date : 19 April 2000

Term : 125 years from 1 January 1996

Rent : As therein mentioned

Parties : (1) Ian Donald Edward Alford and Lynne Elaine Randall

(2) Joan Elizabeth Shell

- 3 (06.04.2001) There are excepted from the effect of registration all estates, rights, interests, powers and remedies arising upon, or by reason of, any dealing made in breach of the prohibition or restriction against dealings therewith inter vivos contained in the Lease.
- 4 (06.04.2001) The lessor's title is registered.
- 5 Unless otherwise mentioned the title includes any legal easements granted by the registered lease(s) but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

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 (02.04.2020) PROPRIETOR: MICHAEL CONAGHAN of Flat 5, Newton Court, 23

Title number DN444825

B: Proprietorship Register continued

Court Road, Newton Ferrers, Plymouth PL8 1DR.

- 2 (02.04.2020) The price stated to have been paid on 17 March 2020 was £430,000.
- 3 (02.04.2020) The Transfer to the proprietor contains a covenant to observe and perform the covenants referred to in the Charges Register and of indemnity in respect thereof.
- 4 (02.04.2020) The covenant implied under section 4(1)(b) of the Law of Property (Miscellaneous Provisions) Act 1994 in the disposition to the proprietor is modified.

C: Charges Register

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

- 1 (06.04.2001) A Deed dated 27 November 1987 made between (1) Heather Nicola Cotton (First Owner) and (2) Key West Limited (Second Owner) contains the following covenants:-
 - "4. THE Second Owner hereby covenants with the first owner and her successors in title and for the benefit of the First Property and each and every part thereof to observe and maintain the covenant in the Fourth Schedule hereto

THE FOURTH SCHEDULE above referred to

1. (a) Not to do or permit anyone under its control to do anything which will prevent the free use and enjoyment of and access to the First Property or any parts thereof."

NOTE: The "First Property" lies to the south west of the land in this title.

End of register