

## **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	<b>✓</b>
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	
DETAILS	
PROVIDER	Three
COVERAGE	OK
SIGNAL STRENGTH	
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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