Material Information Certificate



Address Source: HM Land Registry

1 Old Coastguard Cottages

Wembury

Plymouth

Devon

PL9 0EJ

UPRN: 10008921254

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

Source: HM Land Registry **Tenure**



Freehold

The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 1 Old Coastguard Cottages, Wembury, Plymouth (PL9 0EJ).

Title number DN82290.

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

Tenure marketed as: Freehold

Local council

Source: Valuation Office Agency

Council Tax band: E

Authority: South Hams District Council

Construction

Non-standard construction

Lime rendered solid stone walled, tiled roof

Property type

End-terrace, House

Floorplan: To be provided

Parking

None

Electricity

Connected to mains electricity

Water and drainage

Connected to mains water supply

Mains surface water drainage: **No**

Sewerage: **Cesspit**

Heating

Room heaters only

Heating features: Wood burner

Broadband Source: Ofcom

① The property has only Standard broadband available.

The connection type is "ADSL copper wire".

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	Unavailable
MAX UPLOAD	Unavailable
AVAILABILITY	×
DETAILS	
NAME	Ultrafast
MAX DOWNLOAD	Unavailable
MAX UPLOAD	Unavailable
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



Title DN82290 contains restrictions or restrictive covenants.

Here is a summary but a property lawyer can advise further: - No building nor any addition to any building nor other erection of any kind shall be erected made or placed on any part of the said land except as previously approved in writing by the National Trust. - No shed or caravan or house on wheels to be used as a dwellinghouse and no public amusement contrivance or advertisement sign shall be erected or placed on the said land. - No bricks or tiles shall be made, nor clay burnt, nor materials removed from the land unless required for building on the same plot. - Buildings or erections shall only be used as private dwellinghouses and no trade or business activities, deposits, or other harmful activities are allowed.

Rights and easements



Title DN82290 contains beneficial rights or easements.

Here is a summary but a property lawyer can advise further:- Use and enjoyment of ways, drains, pipes, cables, and conduits for common use with neighboring property, maintained at shared expense. - Rights to make connections to the main water supply and diesel pipe and install necessary meters for a neighboring property. - Free passage of water, gas, electricity etc., to a neighboring property. - Rights from Conveyance dated 1 November 1978 as expressed for the land (benefit details not fully specified). - Rights from Conveyance dated 26 October 1983 as expressed for the land (benefit details not fully specified). - Rights from Deed dated 16 October 1984 (specific rights not fully detailed).



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



The property is 17m from the Durlston Head to Rame Head Shoreline Management Plan line in the National Coastal Erosion Risk Mapping (NCERM) dataset. This is outside the worst-case distance of long-term potential impact of 7m but is close. You can read more about this plan (SMP16) here: https://www.gov.uk/government/publications/shoreline-management-plans-smps

Planning and development



Listing and conservation



Is a listed building

Heritage Category:

Listed Building

Grade:

Ш

List Entry Number:

1108588

Date first listed:

19-Jul-1984

List Entry Name:

1 to 4, Old Coastguard Cottages

Statutory Address 1:

1 to 4, Old Coastguard Cottages, Wembury, PL9 0EJ

"Row of four coastguard cottages. Early C19. Stone rubble. Low pitched slurried slate hipped roof. Two storeys. Long seven window range. Left hand one window bay set back. Horizontally sliding sashes with glazing bars. Only one doorway with hood on brackets and with glazed door. The other doorway is now a window. The third door has a wooden porch in the angle of the set back. Three rendered chimney stacks at the ridge."

In a conservation area

Surrounded by National trust land in an area or AONB

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 12 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 DN82290

Edition date 19.10.2020

- This official copy shows the entries on the register of title on 12 FEB 2025 at 10:49:36.
- 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 12 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 (18.12.1978) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 1 Old Coastguard Cottages, Wembury, Plymouth (PL9 0EJ).
- 2 The Conveyance dated 26 March 1973 referred to in the Charges Register contains the following provision:-
 - IT IS HEREBY AGREED AND DECLARED: -
 - (i) all ways drains pipes cables or conduits and other matters and things now used and enjoyed or intended to be used and enjoyed in common by the owners and occupiers for the time being of the property hereby conveyed and of the Vendor's adjoining or neighbouring property shall continue to be so used and enjoyed and shall be repaired and maintained at the fair and proportionate expense of the owners of the properties entitled to use the same
 - (ii) for the purpose of this conveyance the adjoining or neighbouring property of the Vendor consists of "Little Coastguards" aforesaid.
- 3 The Conveyance dated 1 November 1978 referred to in the Charges Register is expressed to grant rights in the First Schedule thereto for the benefit of the land tinted pink on the title plan.
 - NOTE: Copy plan to Conveyance dated 30 August 1938 referred to in the above-mentioned Conveyance is filed.
- 4 The Conveyance dated 1 November 1978 referred to above contains a provision as to boundary structures.
- 5 (23.01.2007) The Conveyance dated 26 October 1983 referred to in the Charges Register is expressed to grant rights referred to in the First Schedule thereof.
 - NOTE: Copy filed under DN154389.
- 6 (23.01.2007) The land tinted blue on the title plan has the benefit of the rights granted by but is subject to the rights reserved by a Transfer thereof dated 27 January 1984 made between (1) Jeremy Graham Ball and Bridget Mary Ball and (2) Richard Louis Thorpe.

A: Property Register continued

NOTE: Copy filed.

7 (11.12.2014) The land has the benefit of the rights granted by a Deed dated 16 October 1984 made between (1) Robin Hendy and Ann-Marie Hendy (2) Coutts & Company (3) Richard Louis Thorpe (4) Jeremy Graham Ball and Bridget Mary Ball (5) Alexander John Ballantine and (6) John Stuart-Mills.

NOTE: Copy filed under DN154389.

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

- (19.10.2020) PROPRIETOR: ANTHONY PHILIP HEATH WALKER and VICTORIA ELSPETH WALKER of Farrington House, Farrington, Blandford Forum DT11 8RA.
- 2 (19.10.2020) The price stated to have been paid on 3 September 2020 was £525,000.
- 3 (19.10.2020) 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.

C: Charges Register

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

- A Conveyance of the land in this title and other land dated 30 August 1938 made between (1) The Honourable Ida Marie Sebag-Montefiore (Vendor) (2) The National Trust for Places of Historic Interest or Natural Beauty (National Trust) and (3) George Lionel Preston and Percy John Mainwaring Sylvester (Purchasers) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- The land is subject to the following rights reserved by a Conveyance of the land in this title and other land dated 26 March 1973 made between (1) Joan Mary Davis (Vendor) and (2) Alexander John Ballantine (Purchaser):-

Subject to the right of the Vendor for the benefit of her adjoining property known as Little Coastguards and edged green on the said plan

- (a) to make a connection with the main water supply serving the property hereby conveyed and to instal the necessary meter and
- (b) to make connections with the diesel pipe at present supplying the property hereby conveyed and to instal the necessary meter

BUT EXCEPTING AND RESERVING: -

- (i) the free passage of water soil gas electricity and other matters from and to the Vendor's adjoining or neighbouring property as now used and enjoyed through any drains pipes cables or conduits now existing or hereafter to be subtituted therefor in under or over the property hereby conveyed
- (ii) unto the Vendor and her successors in title the right to use all or any part of the Vendor's adjoining or neighbouring property for building or other purposes whether or not such use shall obstruct or diminish the access of light and air now or at any time hereafter enjoyed by the Purchaser or his successors in title owners or occupiers for the time being of any part of the property hereby conveyed to or for any building or other erection now or hereafter to be erected thereon.

C: Charges Register continued

NOTE: The land edged green referred to lies to the north of the land in this title.

A Conveyance of the land tinted pink on the title plan dated 1 November 1978 made between (1) Alexander John Ballantine and (2) Nicola Elizabeth Van Der Gaag and Anna Danielle Van Der Gaag contains restrictive covenants and reserves rights.

NOTE: Copy filed.

4 (23.01.2007) A Conveyance of the land tinted blue on the title plan and other land dated 26 October 1983 made between (1) Alexander John Ballantine and (2) Jeremy Graham Ball and Bridget Mary Ball contains restrictive covenants.

NOTE: Copy filed under DN154389.

5 (23.01.2007) The land tinted blue on the title plan is subject to the rights reserved by the Conveyance dated 26 October 1983 referred to above.

Schedule of restrictive covenants

1 The following are details of the covenants contained in the Conveyance dated 30 August 1938 referred to in the Charges Register:-

"THE PURCHASERS with intent and so as to bind (so far as practicable) the land thereby assured into whosesoever hands the same might come (but not so as to render the Purchasers personally liable in damages for any breach of covenant committed after they should have parted with all interest in the property in respect of which such breach should occur thereby covenanted with the National Trust that the said land and every part thereof should at all times thereafter be subject to the stipulations and restrictions contained in the Schedule thereto PROVIDED ALWAYS that if any dispute or difference should arise between the Purchasers or any of their successors in title and the National Trust as to the construction or effect of said stipulations or restrictions or any of them the same should in default of agreement be referred to a single Arbitrator to be appointed at the option of the National Trust either by the President for the time being of Royal Institute of British Achitects or by the President for time being of the Royal Society of Arts or by any advisory panel appointed or recognised by the Local Town Planning Authority and that should be deemed to be a submission to arbitration within the Arbitration Acts 1889 and 1934 the provisions whereof should apply so far as practicable

The Schedule

- 1. (i) No building nor any addition to any building nor other erection of any kind shall be erected made or placed on any part of the said land except as hereinafter provided unless the position and elevations and the materials (so far as regards the outer walls chimneys and roofs) thereof shall have been previously approved in writing by the National Trust
- (ii) The fees of the Surveyors of the National Trust which shall not exceed Two pounds two shillings on each occasion shall be paid by the Purchasers or their successors in title on submitting plans of such positions and such elevations and particulars of such materials
- 2. No shed or caravan or house on wheels to be used as a dwellinghouse and no swing roundabout or contrivance intended for public amusement and no advertisement sign or poster or hoarding for advertisement not relating to the selling or letting of the said land or any part thereof shall be be erected or placed or allowed to remain on the said land
- 3. No bricks or tiles shall be made or nor any clay or lime burnt on the said land No gravel rock stone sand clay or soil shall be removed from the said land except when required for building purposes thereon in accordance with these restrictions
- 4. Neither the buildings or erections now standing on any part of the

Title number DN82290

Schedule of restrictive covenants continued

said land nor any buildings or erections which may hereafter be erected made or placed on any part of the said land shall at any time hereafter be used for any other purpose than a private dwellinghouse and outbuildings belonging thereto respectively and no trade manufacture or business of any kind shall at any time be set up or carried upon any part of the said land nor shall any part of the said land be used for the purpose of exhibiting advertisements nor shall any deposit be placed or anything done or permitted on the said land which shall be noxious dangerous or offensive a nuisance or annoyance to the neighbourhood or the National Trust or the tenants of the National Trust or to the owners or occupiers of any adjoining or neighbouring property or which shall be in anywise injurious to the same.

End of register