

Material Information Certificate

Address Source: HM Land Registry

1 Old Coastguard CottagesWembury

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

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 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

Ouncil Tax band: E

Authority: South Hams District Council

NTS Part B

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.

Standard	NAME
15 Mk	MAX DOWNLOAD
1 Mk	MAX UPLOAD
	AVAILABILITY
	DETAILS
Superfas	NAME
Unavailable	MAX DOWNLOAD
Unavailable	MAX UPLOAD
×	AVAILABILITY
	DETAILS
Ultrafas	NAME
Unavailable	MAX DOWNLOAD
Unavailable	MAX UPLOAD
×	AVAILABILITY
	DETAILS

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: - 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



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 Coastquard Cottages

Statutory Address 1:

1 to 4, Old Coastquard 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 Mar 2025

The data is aggregated from variety of sources including HM Land Registry, GOV.UK and is accurate at the time of this certificate.

Contains HM Land Registry data © Crown copyright and database right 2022. This data is licensed under the Open Government Licence v3.0.