



Address Source: HM Land Registry



Frogimore Newton Hill

Frogimore

Newton Hill

Newton Ferrers

Plymouth

Devon

PL8 1AB

UPRN: 100041041047

Source: GOV.UK **EPC**



Current rating: C

Potential rating: A

Current CO2: 2.1 tonnes

Expires: **25 Aug 2034**

Source: https://find-energy-certificate.service.gov.uk/energy-certificate/0218-3041-2208-

9784-2200

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 Frog I More, Newton Hill, Newton Ferrers, (PL8 1AB).

Title number DN132980.

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

Tenure marketed as: Freehold

Oouncil Tax band: Not banded

Authority: South Hams District Council

NTS Part B

Construction



Standard construction

Property type



Mid-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: 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	18 Mb
MAX UPLOAD	1 Mb
AVAILABILITY	
DETAILS	
NAME	Superfast
MAX DOWNLOAD	67 Mb
MAX UPLOAD	14 Mb
AVAILABILITY	
DETAILS	
NAME	Ultrafast
MAX DOWNLOAD	1000 Mb
MAX UPLOAD	1000 Mb
AVAILABILITY	
DETAILS	

Actual services available may be different (data provided by Ofcom).

PROVIDER	EE
COVERAGE	Great
SIGNAL STRENGTH	.atl
DETAILS	
PROVIDER	O2
COVERAGE	Great
SIGNAL STRENGTH	.il
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

Title DN132980 contains restrictions or restrictive covenants.

Here is a summary but a property lawyer can advise further: - No disposition by a sole proprietor of the registered estate (except a trust corporation) under which capital money arises is to be registered unless authorised by an order of the court. - No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 17 February 2022 in favour of Julian Hodge Bank Limited.

Rights and easements

▼ Title DN132980 contains beneficial rights or easements.

Here is a summary but a property lawyer can advise further:- The registered proprietor claims that the land has the benefit of a right of way over the footpath shown coloured pink on the title plan. The right claimed is not included in this registration.

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 38m 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 longterm 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
e) No
_isting and conservation
e) No

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 17 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.

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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 DN132980

Edition date 28.03.2022

- This official copy shows the entries on the register of title on 05 MAR 2025 at 13:19:52.
- 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 05 Mar 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 (03.09.1982) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Frog I More, Newton Hill, Newton Ferrers, (PL8 1AB).
- 2 (28.03.2022) The registered proprietor claims that the land has the benefit of a right of way over the footpath shown coloured pink on the title plan. The right claimed is not included in this registration. The claim is supported by a statutory declaration made on 7 July 2014 by Ian Eric Dunbar Rees and a statutory declaration made on 3 December 2021 by Victoria Louise Winton.

NOTE: Copies filed.

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 (28.03.2022) PROPRIETOR: JOSHUA HARLING BANKS and CHARLOTTE ELLERBIE DAVIES of Frogimore, Newton Hill, Newton Ferrers, Plymouth, PL8 1AB.
- 2 (28.03.2022) The price stated to have been paid on 17 February 2022 was £380,000.
- 3 (28.03.2022) RESTRICTION: No disposition by a sole proprietor of the registered estate (except a trust corporation) under which capital money arises is to be registered unless authorised by an order of the court.
- 4 (28.03.2022) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 17 February 2022 in favour of Julian Hodge Bank Limited referred to in the Charges Register.

Title number DN132980

C: Charges Register

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

- 1 (28.03.2022) REGISTERED CHARGE dated 17 February 2022.
- 2 (28.03.2022) Proprietor: JULIAN HODGE BANK LIMITED (Co. Regn. No. 743437) of One Central Square, Cardiff CF10 1FS, trading as Hodge.

End of register