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 DN77831

Edition date 11.06.2021

- This official copy shows the entries on the register of title on 04 APR 2025 at 13:08:41.
- 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 04 Apr 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 (14.09.1978) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Poach Meadow Cottage, 79, Nethecombe, Holbeton, Plymouth (PL8 1LE).
- 2 The land has the benefit of the rights granted by but is subject to the rights reserved by the Conveyance dated 6 May 1966 referred to in the Charges Register.
- 3 (30.05.2000) The land has the benefit of the rights granted by a Deed dated 12 May 2000 made between (1) Christopher Roderick James Marlow and Ann-Marie Marlow and (2) Peter William Romanik and Susan Mary Romanik.

NOTE: Original filed.

4 (30.05.2000) The land has the benefit of the rights granted by a Deed dated 12 May 2000 made between (1) Stewart Elgan Jones and Stephen Marius Gray and (2) Peter William Romanik and Susan Mary Romanik.

NOTE: Original 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 (25.03.2021) PROPRIETOR: MATTHEW DOBBS and SHARON PATRICIA MILLAR of Jenners, Slaugham, Haywards Heath RH17 6AQ and of farmlaw@yahoo.co.uk and of Poach Meadow Cottage, 79, Nethecombe, Holbeton, Plymouth PL8 1LE.
- 2 (25.03.2021) The price stated to have been paid on 23 March 2021 was £425,000.
- 3 (25.03.2021) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a certificate signed by a conveyancer that the conveyancer is satisfied

B: Proprietorship Register continued

that the person who executed the document submitted for registration as disponor is the same person as the proprietor.

4 (25.03.2021) 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 dated 6 May 1966 made between (1) The Honourable Helen Winifred Mildmay White and (2) Ann Lavinia Irving contains restrictive covenants.

NOTE: Original filed.

The land is subject to the rights granted by a Conveyance of adjoining land dated 1 March 1963 made between (1) The Honourable Helen Winifred Mildmay White and (2) Gerald Norman White and Joan Irene White the only particulars of which supplied on first registration are those contained in the Conveyance dated 6 May 1966 referred to above.

End of register



Material Information Certificate

Address Source: HM Land Registry

79 Nethecombe

Holbeton

Plymouth

Devon

PL8 1LE

UPRN: 10004745695

EPC Expired Source: GOV.UK



Energy Performance Certificate

The EPC Rating was verified as E but the certificate has expired, we'll keep retrying.

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 Poach Meadow Cottage, 79, Nethecombe, Holbeton, Plymouth (PL8 1LE).

Title number DN77831.

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

Tenure marketed as: Freehold

Local council



Council Tax

Sorry, Council Tax information could not be collected. We'll try again shortly.

NTS Part B

Construction

Non-standard construction

Thatched Roof

Property type



Detached, House

Floorplan: To be provided

Parking



Driveway, Gated, Private

Disabled parking: Yes

Electricity



Connected to mains electricity

Water and drainage



Connected to mains water supply

Mains surface water drainage: Yes

Sewerage: **Septic tank**

Heating



Central heating, Oil

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	

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

PROVIDER	EE
COVERAGE	Great
SIGNAL STRENGTH	.11
DETAILS	
PROVIDER	O2
COVERAGE	Good
SIGNAL STRENGTH	
DETAILS	
PROVIDER	Three
COVERAGE	Great
SIGNAL STRENGTH	1
DETAILS	
PROVIDER	Vodafone
COVERAGE	Great
SIGNAL STRENGTH	
DETAILS	

NTS Part C

Building safety issues



Restrictions Source: HM Land Registry

Title DN77831 contains restrictions or restrictive covenants.

Here is a summary but a property lawyer can advise further: - No disposition of the registered estate by the proprietor of the registered estate is to be registered without a certificate signed by a conveyancer that the conveyancer is satisfied that the person who executed the document submitted for registration as disponor is the same person as the proprietor.

Rights and easements

Title DN77831 contains beneficial rights or easements.

Here is a summary but a property lawyer can advise further:- The land has the benefit of the rights granted by but is subject to the rights reserved by the Conveyance dated 6 May 1966. - The land has the benefit of the rights granted by a Deed dated 12 May 2000 made between (1) Christopher Roderick James Marlow and Ann-Marie Marlow and (2) Peter William Romanik and Susan Mary Romanik. - The land has the benefit of the rights granted by a Deed dated 12 May 2000 made between (1) Stewart Elgan Jones and Stephen Marius Gray and (2) Peter William Romanik and Susan Mary Romanik.

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

① To be provided

Planning and development



Listing and conservation



Is a listed building



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 4 Apr 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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