

# **Material Information Certificate**

#### Address

15 Court Road
Newton Ferrers
Plymouth
Devon
PL8 1DN
UPRN: 10093772765

### 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 for DN414758

The Freehold land shown edged with red on the plan of the above title filed at the Registry and being land on the west side of 15 Court Road, Newton Ferrers, Plymouth (PL8 1DN).

Title number DN678743.

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

#### Freehold for DN678743

The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Old Court Farm, 15 Court Road, Newton Ferrers, Plymouth (PL8 1DN).

Title number DN414758.

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

## 의 Tenure marketed as: Freehold

Source: HM Land Registry

## Local council

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

# NTS Part B

### Construction

**2** Standard construction

Property type

🙁 Semi-detached, House

Floorplan: To be provided

Parking

🙁 Garage, Off Street, Private

### 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

## The property has Superfast broadband available.

The connection type is "FTTC (Fibre to the Cabinet)".

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	19 Mb
MAX UPLOAD	1 Mb
AVAILABILITY	
DETAILS	
NAME	Superfast
MAX DOWNLOAD	80 Mb
MAX UPLOAD	20 Mb
AVAILABILITY	$\checkmark$
DETAILS	
NAME	Ultrafast
MAX DOWNLOAD	Unavailable
MAX UPLOAD	Unavailable
AVAILABILITY	×

# Mobile coverage

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

PROVIDER	EE
COVERAGE	Great
SIGNAL STRENGTH	
DETAILS	
PROVIDER	O2
COVERAGE	Great
SIGNAL STRENGTH	
DETAILS	
PROVIDER	Three
COVERAGE	OK
SIGNAL STRENGTH	
DETAILS	
PROVIDER	Vodafone
COVERAGE	Good
SIGNAL STRENGTH	

# NTS Part C

#### **Building safety issues**

<mark>ి</mark> No

### Restrictions

Source: HM Land Registry

## **V** Title DN678743 contains restrictions or restrictive covenants.

Here is a summary but a property lawyer can advise further: - The property must only be used as a private dwelling or for specific professions such as Solicitor or Physician. It cannot be used for businesses like hotels or places selling alcohol. - Boundary walls or fences cannot exceed 4 feet 6 inches in height.

### Title DN414758 contains restrictions or restrictive covenants.

Here is a summary but a property lawyer can advise further: - No building or erection on the property lying to the South of a specified line should be used for any purpose other than as a private dwellinghouse or lodging house. No trade, manufacture, or business (except certain professional trades) should be conducted there, and it should not be used as a licensed hotel or pub. - Any boundary walls or fences should not exceed 4 feet 6 inches in height, and any roads constructed should maintain the natural slope of embankments without interference.

#### **Rights and easements**

### Title DN678743 contains beneficial rights or easements.

Here is a summary but a property lawyer can advise further:- The right to allow water and soil to pass through the property's pipes and the adjoining property's pipes, with access for maintenance.

### Title DN414758 contains beneficial rights or easements.

Here is a summary but a property lawyer can advise further:- Residents have a shared right to use a cesspit and drains in Higher Orchard field, with shared maintenance costs. - There are rights granted by various conveyances to maintain access and service utilities such as water pipes, which include the right to enter the property for maintenance with minimal damage. - Shared use of a yard for domestic purposes. - Reserved rights for water drainage through the property, with the allowance for maintenance work to be conducted on such utilities.

### Public right of way through and/or across your house, buildings or land: **No**

## Flood risk

# 🤣 Yes

River and sea flooding risk: Very low; Surface water flooding risk: High; Reservoir flooding risk: Not at risk; Groundwater flooding risk: Unlikely

## History of flooding

No history of flooding has been reported.

### Coastal erosion risk

() To be provided

Planning and development

<mark>జ</mark>ి No

### Listing and conservation

Is a listed building Grade II

## Accessibility

2 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 9 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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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.

HM Land Registry



Official copy of register of title

Title number DN678743

Edition date 14.12.2016

- This official copy shows the entries on the register of title on 09 APR 2025 at 09:48:16.
- 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 09 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 (14.01.1987) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being land on the west side of 15 Court Road, Newton Ferrers, Plymouth (PL8 1DN).
- 2 (14.12.2016) The land in this title has the benefit of the following rights granted by but is subject to the following rights reserved by a Conveyance thereof and other land dated 19 July 1965 made between (1) Charles Frederick Argue and Harold Francis Haythorn (Joints Owners) and (2) Charles Frederick Argue (Sole Owner):-

"AND TOGETHER with the right for the sole owner his successors in title and assigns or other the owners or occupiers for the time being of the property hereby conveyed to the free passage and running of water and soil to and from any of the property hereby conveyed and any buildings for the time being thereon through and along any sewers or drains constructed in or under the said adjoining property edged red and coloured Brown on the said plan with power for the sole owner his successors in title and assigns owner or owners as aforesaid to enter upon the said adjoining property edged red and coloured brown for the purpose of cleansing repairing and renewing the said sewers and drains or any of them doing as little damage as possible to the property entered upon and making good the surface without unnecessary delay at his or their own cost and making compensation for any damage done or occasioned by the exercise of this power.

. . . . .

EXCEPTING AND RESERVING unto the said Harold Francis Haythorn his successors in title and assigns or other the owners or occupiers of the said adjoining property edged red and coloured brown on the said plan the right to the free passage and running of water and soil to and from any of the said adjoining property edged red and coloured brown and any buildings for the time being thereon through and along any sewers or drains constructed or to be constructed in or under the property hereby conveyed with power for the said Harold Francis Haythorn his successors in title and assigns owners or occupiers as aforesaid to enter upon the property hereby conveyed for the purpose of cleansing repairing and renewing the said sewers and drains or any of them doing as little damage as possible to the property entered upon and making good the surface without unnecessary delay at his or their own cost and making

# A: Property Register continued

compensation for any damage done or occasioned by the exercise of this power."

NOTE: The land edged red and coloured brown referred to lies to the north of the land in this title.

# **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 (14.12.2016) PROPRIETOR: JEAN THELMA ROGERS of 15 Court Road, Newton Ferrers, Plymouth PL8 1DN.

# C: Charges Register

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

- 1 (14.01.1987) A Conveyance of the land in this title and other land dated 1 June 1909 made between (1) James Ford (Vendor) and (2) Samuel John Courtis Kingcome (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 2 (14.01.1987) The land is subject to the following rights excepted and reserved by the Conveyance dated 1 June 1909 referred to above:-

"Subject to the liabilities exceptions and reservations mentioned in the Second part of the said Schedule.

THE FIRST SCHEDULE before referred to

SECOND PART

3. The Vendor reserved to himself and his heirs or the Rural District Council or his assigns the existing water pipes of which the general direction is shewn in the said plan and the water pipes laid down in or under Number 542a together with the right to cleanse maintain and repair the same and for that purpose at all reasonable times to enter upon the land with workmen and others authorised by him or them doing as little damage as possible and making good with all convenient speed all damage occasioned thereby.

7. The said premises were subject to the Agreement between the Vendor and the Plympton St. Mary Rural District Council dated the 31st January 1908 and to all rights and powers thereby given to the Council and with the benefit of all agreements on the part of the Council with the Vendor so far as the same related respectively to the said premises except that the purchase money thereby agreed to be paid by the Council should be receivable by the Vendor and the Vendor reserves to himself and his heirs and the said Rural District Council or or his and their assigns all the rights powers and provisions contained in the said Agreement and not expressly stated in this Indenture."

NOTE: Number 542a is shown as Newton Court on the title plan. No further details of the Agreement dated 31 January 1908 were lodged on first registration.

Schedule of restrictive covenants

### Title number DN678743

1 The following are details of the covenants contained in the Conveyance dated 1 June 1909 referred to in the Charges Register:-

"AND the Purchaser for himself his heirs and assigns covenant with Vendor his executors administrators and assigns that he the Purchaser his heirs and assigns would observe and perform the conditions and stipulations mentioned in the Third part of the said Schedule.

THE FIRST SCHEDULE before referred to

#### THIRD PART

3. No building or erection already erected or to be erected on any part of the land sold and comprised in abstracting presents lying to the South of the double dotted line drawn on the said plan from Y to Z should be used or permitted to be used for any other purpose than as a private dwellinghouse or lodging house and no trade manufacture or business of any kind except that of a Solicitor Surgeon Physician Architect or Surveyor and as to the farm house and farm buildings the business of a farmer grazier or Dairyman should be at any time set up or carried on in any such building and no such building or erection should be used for the purpose of an Hotel or place licensed for the sale of intoxicating liquors and no building or erection to the North of the said double dotted line should be used for any trade business of manufacture of a dangerous noisy or offensive nature.

5. In the construction of any roads the slope forming part of the natural slope of the earth-work in embankments should not be interferred with by the Purchaser who should erect his boundary walls or fence separating his land from the road on the top of such slope. No boundary wall or fence erected as a boundary of any part of the property should exceed 4 foot 6 inches in height."

NOTE: No plan to the Conveyance 1 June 1909 was lodged on first registration.

## End of register

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.

HM Land Registry



Official copy of register of title

Title number DN414758

Edition date 05.04.2019

- This official copy shows the entries on the register of title on 09 APR 2025 at 09:48:18.
- 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 09 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 (23.06.1999) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Old Court Farm, 15 Court Road, Newton Ferrers, Plymouth (PL8 1DN).

2 (23.06.1999) The land has the benefit of the following rights granted by a Conveyance dated 25 March 1960 made between (1) Ralph Henry Kingcome and Harry Courtis Kingcome (Vendors) and (2) Henry Jesse Millward Maxey (Purchaser):-

"...TOGETHER with the rights and easements mentioned in the 1st part of the Schedule .....

THE SCHEDULE

First Part

The right in fee simple for the Purchaser and his successors in title and all persons authorised by him or them:

(a) To use in common with the Vendors the cesspit and drains running therefrom to Court Farm situate in the field known as Higher Orchard (the approximate position of which cesspit is drawn on the plan number 2 annexed and thereon coloured green) for the purpose of disposal of sewage and to enter into the field known as Higher Orchard with or without workmen and agents for the purpose of emptying cleansing maintaining renewing and/or repairing the said cesspit and drains doing no unnecessary damage thereby and making good any damage so caused PROVIDED ALWAYS that the Vendors and the Purchaser would each pay one half of the cost of emptying cleansing maintaining renewing and/or repairing the said cesspit and such of the drains as are shared by the Vendors and the Purchaser."

NOTE: The plan referred to was not produced on first registration.

3 (23.06.1999) The land has the benefit of the rights granted by but is subject to the rights reserved by a Conveyance of the land in this title dated 22 November 1985 made between (1) Charles Frederick Argue and (2) Jean Thelma Rogers.

NOTE: Original filed.

# A: Property Register continued

- 4 (05.04.2019) A new title plan based on the latest revision of the Ordnance Survey Map has been prepared.
- 5 (05.04.2019) A Transfer of the land edged blue on the title plan dated 18 February 2019 made between (1) Jean Thelma Rogers and (2) Mervyn Edmond Havelock Wheatley and Penelope Jane Wheatley contains the following provision:-

"It is hereby agreed that the boundary marked between points A and B as shown on the attached plan shall be a party boundary and the cost thereof shall be shared equally"

NOTE: The points marked A and B referred to are reproduced in blue on the title  $\operatorname{plan}$ 

# **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 (23.06.1999) PROPRIETOR: JEAN THELMA ROGERS of Old Court Farm, 15 Court Road, Newton Ferrers, Plymouth PL8 1DN.

# C: Charges Register

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

1	(23.06.1999) A Conveyance of the land in this title and other land
	dated 1 June 1909 made between (1) James Ford (Vendor) and (2) Samuel
	John Courtis Kingcome (Purchaser) contains covenants details of which
	are set out in the schedule of restrictive covenants hereto.

2 (23.06.1999) The land is subject to the following rights excepted and reserved by the Conveyance dated 1 June 1909 referred to above:-

"Subject to the liabilities exceptions and reservations mentioned in the Second part of the said Schedule.

THE FIRST SCHEDULE before referred to

SECOND PART

3. The Vendor reserved to himself and his heirs or the Rural District Council or his assigns the existing water pipes of which the general direction is shewn in the said plan and the water pipes laid down in or under Number 542a together with the right to cleanse maintain and repair the same and for that purpose at all reasonable times to enter upon the land with workmen and others authorised by him or them doing as little damage as possible and making good with all convenient speed all damage occasioned thereby.

.....

7. The said premises were subject to the Agreement between the Vendor and the Plympton St. Mary Rural District Council dated the 31st January 1908 and to all rights and powers thereby given to the Council and with the benefit of all agreements on the part of the Council with the Vendor so far as the same related respectively to the said premises except that the purchase money thereby agreed to be paid by the Council should be receivable by the Vendor and the Vendor reserves to himself and his heirs and the said Rural District Council or or his and their assigns all the rights powers and provisions contained in the said Agreement and not expressly stated in this Indenture."

# C: Charges Register continued

NOTE: No further details of the Agreement dated 31 January 1908 were lodged on first registration.

(23.06.1999) By a Conveyance dated 2 February 1965 made between (1) Henry Jesse Millward Maxey (Vendor) and (2) Charles Frederick Argue (Purchaser) the land was conveyed subject as follows:-

"Subject (1) to the right of the owner or occupiers of the property adjoining immediately to the North of the property hereby conveyed in common with all other persons having the like right to use and enjoy for domestic purposes only the yard coloured Brown on the plan annexed hereto if and so far as such adjoining owners or occupiers may wish to gain access to or egress from the said adjoining property."

NOTE: The brown colouring referred to was not shown on the plan to the conveyance produced on first registration although it would appear to be the yard between the cottage and Court Road.

4 (23.06.1999) The land is subject to the following rights excepted and reserved by a Conveyance dated 19 July 1965 made between (1) Charles Frederick Argue and Harold Francis Haythorn (Joints Owners) and (2) Charles Frederick Argue (Sole Owner):-

"EXCEPTING AND RESERVING unto the said Harold Francis Haythorn his successors in title and assigns or other the owners or occupiers of the said adjoining property edged red and coloured brown on the said plan the right to the free passage and running of water and soil to and from any of the said adjoining property edged red and coloured brown and any buildings for the time being thereon through and along any sewers or drains consdtructed or to be constructed in or under the property hereby conveyed with power for the said Harold Francis Haythorn his successors in title and assigns owners or occupiers as aforesaid to enter upon the property hereby conveyed for the purpose of cleansing repairng and renewing the said sewers and drains or any of them doing as little damage as possible to the property entered upon and making good the surface without unnecessary delay at his or their own cost and making compensation for any damage done or occasioned by the exercise of this power."

NOTE: No copy of the plan referred to is held by HM Land Registry.

## Schedule of restrictive covenants

1

3

The following are details of the covenants contained in the Conveyance dated 1 June 1909 referred to in the Charges Register:-

"AND the Purchaser for himself his heirs and assigns covenant with Vendor his executors administrators and assigns that he the Purchaser his heirs and assigns would observe and perform the conditions and stipulations mentioned in the Third part of the said Schedule.

THE FIRST SCHEDULE before referred to

... THIRD PART

3. No building or erection already erected or to be erected on any part of the land sold and comprised in abstracting presents lying to the South of the double dotted line drawn on the said plan from Y to Z should be used or permitted to be used for any other purpose than as a private dwellinghouse or lodging house and no trade manufacture or business of any kind except that of a Solicitor Surgeon Physician Architect or Surveyor and as to the farm house and farm buildings the business of a farmer grazier or Dairyman should be at any time set up or carried on in any such building and no such building or erection should be used for the purpose of an Hotel or place licensed for the

## Schedule of restrictive covenants continued

sale of intoxicating liquors and no building or erection to the North of the said double dotted line should be used for any trade business of manufacture of a dangerous noisy or offensive nature.

.....

5. In the construction of any roads the slope forming part of the natural slope of the earth-work in embankments should not be interfered with by the Purchaser who should erect his boundary walls or fence separating his land from the road on the top of such slope. No boundary wall or fence erected as a boundary of any part of the property should exceed 4 foot 6 inches in height."

NOTE: No plan to the Conveyance 1 June 1909 was lodged on first registration.

# End of register