

## Address

Source: HM Land Registry

**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.

Tenure marketed as: **Freehold**

## Local council



### Council Tax

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

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## NTS Part B

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### Construction



#### Standard construction

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### Property type



#### Semi-detached, House

Floorplan: **To be provided**

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### Parking



#### Garage, Off Street, Private

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### Electricity



#### Connected to mains electricity

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### Water and drainage



#### Connected to mains water supply

Mains surface water drainage: **Yes**

Sewerage: **Connected to mains sewerage**

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### Heating




#### Central heating, Mains gas

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 **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	

DETAILS

NAME	Ultrafast
MAX DOWNLOAD	Unavailable
MAX UPLOAD	Unavailable
AVAILABILITY	

DETAILS

Mobile coverage

Source: Ofcom

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# NTS Part C

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## Building safety issues

 **No**

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## Restrictions

Source: HM Land Registry

### **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**

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## 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



### No

## Listing and conservation



### Is a listed building

Grade II

## 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 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.

