

Address

Source: HM Land Registry

 **2 Parsonage Road**
2 The Pleasaunce
Parsonage Road
Newton Ferrers
Plymouth
Devon
PL8 1AU

UPRN: **100040293509**

EPC

Source: GOV.UK


 Current rating: **D**
Potential rating: **C**
Current CO2: **5.6 tonnes**
Potential CO2: **2.8 tonnes**
Expires: **1 Mar 2027**


Source: <https://find-energy-certificate.service.gov.uk/energy-certificate/0698-6088-7297-5103-3970>

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 2 The Pleasaunce, Parsonage Road, Newton Ferrers, Plymouth (PL8 1AU).
Title number DN100288.
Absolute Freehold is the class of tenure held by HM Land Registry.

 Tenure marketed as: **Freehold**



Council Tax band: **E**

Authority: **South Hams District Council**

NTS Part B

Construction



Standard construction

Property type



Semi-detached, House

Floorplan: **To be provided**

Parking



On Street

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**

 **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	20 Mb
MAX UPLOAD	1 Mb
AVAILABILITY	

DETAILS

NAME	Superfast
MAX DOWNLOAD	80 Mb
MAX UPLOAD	20 Mb
AVAILABILITY	

DETAILS

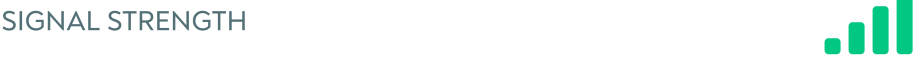
NAME	Ultrafast
MAX DOWNLOAD	1000 Mb
MAX UPLOAD	1000 Mb
AVAILABILITY	

DETAILS

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

PROVIDER **EE**

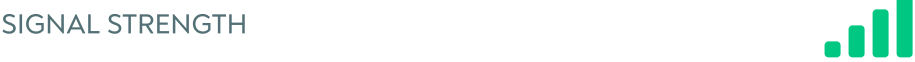
COVERAGE Great



DETAILS

PROVIDER **O2**

COVERAGE Great



DETAILS

PROVIDER **Three**

COVERAGE OK



DETAILS

PROVIDER **Vodafone**

COVERAGE Great



DETAILS

NTS Part C

Building safety issues

 No

Restrictions

Source: HM Land Registry

 **Title DN100288 contains restrictions or restrictive covenants.**

Here is a summary but a property lawyer can advise further: - The property cannot be used as a hotel or any place licensed to sell alcohol. It also cannot be used for any dangerous or annoying trade or business that would cause a nuisance to the neighbours.

Rights and easements

 **Title DN100288 contains beneficial rights or easements.**

Here is a summary but a property lawyer can advise further:- There is a shared right to use a drain and cess-pit for the passage and running of water and waste, including the right to inspect, repair, and maintain it. - There is a right of way on foot, with prams, wheelchairs, and wheelbarrows over a specific piece of land. - The property is subject to drainage rights which allow the owner to dig and maintain a pipe, drain, or sewer if needed for water and waste passage.

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

Flood risk

 **No**

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

 **No**

Planning and development

 **No**

Listing and conservation

 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 11 Feb 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 DN100288

Edition date 30.12.2021

- This official copy shows the entries on the register of title on 10 FEB 2025 at 13:22:38.
- 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 10 Feb 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 (12.03.1980) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 2 The Pleasaunce, Parsonage Road, Newton Ferrers, Plymouth (PL8 1AU).

2 The land has the benefit of the following rights granted by a Conveyance of the land in this title dated 21 March 1966 made between (1) Stafford Seymour Northcote and Frances Pellow Northcote (Vendors) and (2) Frank Vincent Matthias (Purchaser):-

"AND TOGETHER with a right (in common with the owners and occupiers from time to time of Number 1 The Pleasaunce) to the free passage and running of water and soil from Number 2 The Pleasaunce through the drain passing through the land to the South known as "The Glebe" coloured pink on the said plan and thence through the next adjoining plot into the cess-pit coloured yellow on the said plan TOGETHER WITH the right of inspecting repairing replacing and maintaining such drain and cess-pit the persons exercising such rights doing as little damage as possible and making full repair of all damage that may be done in the exercise of such rights and contributing a fair proportion of the expense of inspecting cleansing repairing and maintaining such cess-pit."

NOTE: The land coloured pink adjoins the Southern boundary of the land in this title. The drain referred to has been reproduced as a brown broken line and the cess pit has been reproduced on the filed plan.

3 The Conveyance dated 21 March 1966 referred to above contains the following provision:-

"TOGETHER with the undivided moiety of the walls separating the said premises and Number 1 The Pleasaunce which are party walls repairable as such and the whole of the other walls and fences bounding the said hereditaments."

4 The land in this title has the benefit of the following rights reserved by a Conveyance of No 1 The Pleasaunce dated 14 February 1972 made between (1) Martin Wilcress Hudson (Vendor) and (2) Audrey Gray (Purchaser):-

"Subject as to the property first hereinbefore described to

A: Property Register continued

To the exception and reservation specified in the Second Schedule hereto

THE SECOND SCHEDULE above referred to
(exceptions and reservations)

EXCEPT AND RESERVING unto the Vendor his successors in title and assigns and the owner or owners for the time being of Number 2 The Pleasaunce aforesaid a right in common with the Purchaser and her successors in title and assigns and the owner or owners for the time being of the property hereby conveyed to pass and repass over the piece of land coloured green on the said plan but on foot only with perambulators invalid-chairs and wheelbarrows the Vendor and the persons exercising such rights contributing an equal proportion of the expense of repairing and maintaining the same.

NOTE: The land coloured green is tinted brown on the filed plan.

- 5 The Conveyance dated 14 February 1972 referred to above contains the following provision:-

"IT IS HEREBY AGREED AND DECLARED by the parties hereto as follows:-

(i) that the walls marked with a "T" inwards on the plan annexed hereto belong to the property hereby first conveyed and that the walls or hedges marked "(-)" shall be deemed to be party walls or hedges

(ii) that all party walls and hedges drains eaves spouting gutters gullies fall pipes chimneys rights of light and support and other easements quasi-easements or conveniences (if any) now used and enjoyed in common between the property hereby conveyed and Number 2 The Pleasaunce aforesaid shall continue to be so used and enjoyed and shall be maintained and repaired at the joint expense of the owners for the time being of the respective properties."

NOTE: The T marks are reproduced on the filed 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 (24.09.2018) PROPRIETOR: JOSEPHINE MARY BOOTH of 2 The Pleasaunce, Parsonage Road, Newton Ferrers, Plymouth PL8 1AU.
- 2 (24.09.2018) The price stated to have been paid on 26 June 2018 was £422,000.

C: Charges Register

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

- 1 A Conveyance of the land in this title and other land dated 28 September 1903 made between (1) James Ford and (2) Richard William Weale contains the following covenants:-
- COVENANT NOT TO USE FOR Hotel or other place licensed for sale of intoxicating liquors and for no obnoxious or dangerous trade or business or anything to occasion any nuisance to owners or occupiers of the adjoining property.
- 2 The land is subject to the following rights reserved by the Conveyance dated 28 September 1903 referred to above:-
- Excepting and reserving unto the said J Ford his heirs or assigns and with or without workmen and others at any time or times liberty to

C: Charges Register continued

enter upon the lands thereby conveyed or any of them and open the surface thereof for the purpose of laying a pipe or drain or sewer through or under the present gardens of the said cottages or any or either of them in such position and direction of such size and at such depth as the said J Ford his heirs or assigns shall think suitable and proper for the free passage of water and soil from any dwellinghouse or other buildings erected or to be erected or any other land of the said J Ford his heirs or assigns and also for the purpose of making repairing and cleansing the same at any time or times to enter upon the said lands or any or either of them and make maintain repair or cleanse the same pipe or drain or sewer And also excepting and reserving unto the said J Ford his heirs and assigns the free and uninterrupted passage and running of water and soil through any such pipe or drain or sewer.

3 (30.12.2021) REGISTERED CHARGE dated 29 December 2021.

4 (30.12.2021) Proprietor: TSB BANK PLC (Scot. Co. Regn. No. SC095237) of P.O. Box 373, Manston Lane, Leeds LS14 9GQ.

End of register