# Moverly

# **Material Information Certificate**

#### Address

58 Yealm Road
 Newton Ferrers
 Plymouth
 Devon
 PL8 1BQ
 UPRN: 100040295201

#### EPC

Source: GOV.UK

Source: HM Land Registry

🤣 Current rating: C

Potential rating: **B** 

Current CO2: 4.2 tonnes

Potential CO2: 2.9 tonnes

Expires: 16 Mar 2026

Source: https://find-energy-certificate.service.gov.uk/energy-certificate/8726-7737-1490-5763-4996

# **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 58 Yealm Road, Newton Ferrers, Plymouth (PL8 1BQ).

Title number DN286703.

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

#### 의 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 Standard construction Property type Detached, House Floorplan: To be provided Parking Parking Poriveway, Garage Electricity Connected to mains electricity Water and drainage Connected to mains water supply Mains surface water drainage: Yes

Sewerage: Connected to mains sewerage

Central heating, Mains gas

## Heating

Heating features: Double glazing, Underfloor heating, Wood burner

## 🕏 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.

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MAX UPLOAD 1000 Mb	NAME	Ultrafast
AVAILABILITY	MAX DOWNLOAD	1000 Mb
	MAX UPLOAD	1000 Mb
DETAILS	AVAILABILITY	
	DETAILS	

# 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	
DETAILS	

# NTS Part C

#### **Building safety issues**

<mark>온</mark> No

#### Restrictions

Source: HM Land Registry

## Title DN286703 contains restrictions or restrictive covenants.

Here is a summary but a property lawyer can advise further: - No building alterations without prior consent; buildings limited to positions on approved plans; no structures over 15 feet; specific water supply connections; drainage costs to be covered by purchaser; private dwellinghouse or lodging use only; no commercial use without consent; division boundaries limitations; limited rights to enforce stipulations.

#### **Rights and easements**

#### Title DN286703 contains beneficial rights or easements.

Here is a summary but a property lawyer can advise further:- Right of way and vehicle access over certain roads; water and soil drainage through specific sewers.

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

#### **2** History of flooding

No history of flooding has been reported.

#### Coastal erosion risk

1 To be provided

#### Planning and development

#### 29 Yes

House opposite has planning permission (not yet built )for one and planning is in for an addition house below the eyeline (59 Yealm Road)

### Listing and conservation

<u>ද</u> )	Νο
Acc	cessibility
ම	None
Coa	alfield or mining
0	No coal mining risk identified
	<b>A mining risk (other than coal mining) has been identified</b> A potential non-coal mining risk has been identified (landslide hazard) - a detailed search report can help to determine the impact.
	<b>Moverly has certified this data</b> Accurate as of 1 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 DN286703

Edition date 11.05.2016

- This official copy shows the entries on the register of title on 31 MAR 2025 at 16:02:16.
- 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 31 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 (30.08.1990) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 58 Yealm Road, Newton Ferrers, Plymouth (PL8 1BQ).
- 2 (30.08.1990) The land has the benefit of the following rights granted by a Conveyance of the land in this title dated 25 November 1941 made between (1) Ernest Lupton Allen (Vendor) (2) Lloyds Bank Limited (Bank) and (3) Archibald William Munro and Beatrice Joan Munro (Purchasers):-

"TOGETHER with the right of way for the Purchasers and their successors in title owners and occupiers for the time being of the property hereinbefore described and others lawfully going to and from the same and with or without horses cattle and other animals carriages and other vehicles in common with others entitled to the like right over the roads made and to be made on the said Building Estate but not including roads made or to be made on any Lot by or for the use or enjoyment only of the Purchaser of that Lot AND TOGETHER ALSO with the free and uninterrupted passage and running of water and soil from the said property hereinbefore described through the main drain or sewer constructed by the said James Ford for the purposes of draining the said property."

# **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 (11.05.2016) PROPRIETOR: LINDA PALMER of 58 Yealm Road, Newton Ferrers, Plymouth PL8 1BQ.
- 2 (11.05.2016) The price stated to have been paid on 29 April 2016 was  $\pounds$ 1,000,000.

# C: Charges Register

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

1 (30.08.1990) A Conveyance of the land in this title dated 31 December 1898 made between (1) James Ford (Vendor) and (2) Frederick John Kerwill (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.

## Schedule of restrictive covenants

1 The following are details of the covenants contained in the Conveyance dated 31 December 1898 referred to in the Charges Register:-

COVENANT by the Purchaser for himself his heirs executors administrators and assigns with the Vendor for the performance and observance of the stipulations and conditions contained in the 2nd Schedule thereto so far as the same were applicable to the conveyed premises and were to be performed or observed by the Purchaser or the owner or occupiers for the time being thereof

#### THE SECOND SCHEDULE

STIPULATIONS AND CONDITIONS subject to which the sale and purchase of the conveyed premises and also (except so far as the same may be varied by or may not be contained or embodied in the Contract for Sale or Conveyance of any Lot) the sale and purchase of each of the other Lots of the Building Estate is or will be made

(a) THE Purchaser of each Lot shall as and when he pleases erect thereon a dwellinghouse and offices in such position and according to and in strict conformity with such plan and elevation as shall be approved of in writing by the Vendor or his Architect or Surveyor for the time being the cost of the erection of which dwellinghouse shall not be less than three hundred pounds and in such position and in accordance with such plan and elevations all buildings on such Lot shall be for ever maintained without any alteration or with such alterations only as may be made by the Vendors previous consent in writing no greenhouse or stables or washhouse on any Lot shall exceed 15 feet in height above the existing surface of the ground and no buildings shall be erected beyond the frontage line shown on the ground plan of each Lot.

THE Vendor will lay water mains from the Reservoir on his (b) adjoining land to convenient points on the Building Estate for supplying the same with water and each purchaser shall be at liberty at his own expense to make and connect with such main at a point to be approved of by the Vendor proper pipes for the supply of water to his Lot and the buildings thereon and shall as soon as such connection is made fit and at all times thereafter keep fitted in a position to be approved by the vendor a Siemans Water Meter or some other Meter approved of by the Vendor for the purpose of registering the amount of water used on such Lot and shall pay to the Vendor as a water rent on every twenty fifth day of September and twenty fifth day of March the sum of One shilling for every One thousand gallons of water registered by such Meter during the half year next preceding such payment the first of which payments shall be made by each Purchaser on such of the said days as shall happen next after the date of the Contract for the sale of his lot and shall be for the period then unexpired of the then current half year AND the Vendor shall be at liberty at all convenient times to enter any lot which may be supplied with water as aforesaid for the purpose of inspecting such Meter and the pipes connected therewith and if on any inspection by the Vendor as aforesaid the said Meter or any pipes connected therewith shall not be in proper repair it shall be lawful for the vendor (after Notice by him to the purchaser to repair the same and the failure of the Purchaser to comply with such Notice) to repair the same and the cost of such repair shall be due and payable by the Purchaser to the Vendor on such one of the half yearly days hereinbefore provided for payment of the said water rent as shall happen next after the execution of such repair PROVIDED ALWAYS that if and whenever a suitable and sufficient water supply shall be provided on the Building Estate by the District Council or other Authority and which shall be at least as ample as the supply from the Vendor's said

## Schedule of restrictive covenants continued

Reservoir then and in such case it shall be lawful for the Vendor to discontinue the supply from the said Reservoir and the rights and obligations of the Vendor and of every purchaser under these conditions relating to such supply shall thereupon cease PROVIDED ALWAYS that nothing herein contained shall be deemed to release or discharge any purchase from payment of any sums or sum of money due or owing from him to the Vendor at the time of the discontinuance of the said supply as aforesaid AND the Vendor's rights in connection therewith shall remain as if there had been no such discontinuance.

THE vendor will on being requested so to do by the Purchaser of (C) any lot make and construct main drains and sewers necessary for draining such lot and the same shall be constructed on or as near as conveniently may be to the line shown on the ground plan of the Building Estate AND in every Conveyance there shall be or deemed to be reserved thereout the free and uninterrupted passage and running of water and soil through the main drains and sewers now existing or hereafter to be constructed by the Vendor in through or under the Building Estate or any part thereof AND the vendor will lay out and metal all roads on the Building Estate so far as the same are not already laid out and metalled THE Purchaser of each lot paying to the vendor on completion of his purchase at the rate of Three shillings per foot of the frontage of his lot to the road adjoining such lot THE soil of all roads or paths made or intended to be made on the Building Estate shall remain vested in the Vendor unless or until taken over by the District Council or other Local Authority

(d) THE Vendor and his servants and agents shall have full power for the purpose of making repairing or cleansing any sewers at any time or times unless or until the same shall have been taken over by the District Council or other Local Sanitary Authority and also for the purpose of laying maintaining or repairing any water mains and with or without workmen and others to enter upon and open the surface of any private road or land adjoining or near to the line or intended line of any such sewers or mains and to make maintain repair cleanse or lay the same doing no unnecessary damage in the exercise of this power and making good with all convenient speed all damage occasioned thereby

(e) All drains kerbs and railings which may be deemed requisite by the Architect or Surveyor for the time being of the Vendor to the extent of each lot and as to the said drains to the extent of connecting the same with a main sewer are to be built and laid and the expense thereof is to be defrayed and borne by the purchaser of each lot.

(f) THE Purchaser of each lot (according to the extent thereof) shall make good all damage done to and remove all rubble from so much of the roads and lanes immediately adjacent to the front sides or backs of such lot as shall be made in the course of erecting any building on such lot and shall level and form the same to the satisfaction of the Architect or Surveyor of the Vendor

(g) THE garden and area in front or at the back as the case may be of the dwellinghouse erected on each lot shall be separated from the road and from the adjoining lot by a wall and cement coping or by iron railings to be made of such height and pattern as shall be approved by the Vendor or his Architect or Surveyor. No tree or shrub on any lot shall exceed 12 feet in height

(h) ALL division walls and railings between different lots are to be party walls and railings and shall be erected on or before the day for completion by the Purchaser of the lot on which a T is marked on the ground plan of such lot against the boundary of such lot and the adjoining lot and shall be paid by the purchaser of the adjoinng lot on or before the same day one half of the costs incurred in providing erecting and fixing such party wall and railings at the rate of eleven shillings per perch or such other rate as may from time to time be paid by the Vendors Architect or Surveyor

(i) THE decision of the Vendor's Architect or Surveyor with respect to any and every question which may arise concerning the erection of any building or of the materials to be used in the construction thereof or of any other matter or thing relating to the buildings or works on the purchased premises or as to apportioning costs or otherwise arising

## Schedule of restrictive covenants continued

hereunder shall be binding on all parties and to be final and without appeal

(j) NO Purchaser shall without the previous consent in writing of the Vendor use or permit to be used any part of the land purchased by him or any building or erection thereon for any other purpose than for 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) shall at any time be set up or carried on in or upon any part of such land building or erection without the like consent.

(k) NO purchaser shall be entitled to enforce (or require the vendor to enforce) any covenant or restriction or stipulation contained in or entered into by any Contract for sale or conveyance made of any part or parts of the building estate and the Vendor shall not be bound to adhere to any plan or scheme made for laying out the same estate or any part thereof as a Building Estate or for laying out or making roads back lanes or sewers thereon and shall be at liberty to resell and lay out the unsold parts of the same estate in any manner and upon and subject to any terms and conditions the Vendor shall think fit and to release or vary any covenants or restrictions or stipulations contained in or entered into by any contract for sale or Conveyance heretofore or hereafter made of any part or parts of the Building Estate

(1) THE Owner or occupier of any lot shall not be entitled to any right of restricting or interfering with the free use of any adjoining or other lots for building or other purposes not inconsistent with the stipulations contained in these conditions or with the free use of any other land of the Vendor for any purpose and the Conveyance of each lot shall contain a reservation of such free use

(m) THE term "purchaser" used in this Schedule shall where the context so admits include the purchaser his heirs and assigns owners and occupiers for the time being of the lot purchased by him and the term "the Vendor" so used shall where the context so admits include the vendor his heirs and assigns but shall not include as such assigns any Purchaser or Purchasers of any part or parts of the Building Estate precluded by the conditions contained in this Schedule or by any Contract for sale or Conveyance from enforcing covenants restrictions or stipulations contained in this Schedule or contained in or entered into by the before written Indenture or by any Contracts for sale or Conveyances already or hereafter made of any part or parts of the Building Estate not comprised in the before written Indenture."

NOTE: Copy plan filed.

## End of register