

Material Information Certificate

Address Source: HM Land Registry

48 Mewstone Avenue

Wembury

Plymouth

Devon

PL9 0JZ

UPRN: 100040293283

Source: GOV.UK **EPC**

Current rating: C

Potential rating: **B**

Current CO2: 3.1 tonnes

Potential CO2: 1.3 tonnes

Expires: **15 May 2035**

Source: https://find-energy-certificate.service.gov.uk/energy-certificate/9551-3050-8205-

8185-3200

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 48 Mewstone Avenue, Wembury, Plymouth (PL9 0JZ).

Title number DN187326.

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

Tenure marketed as: Freehold

Local council

Council Tax band: C

Authority: South Hams District Council

NTS Part B

Construction



Standard construction

Property type



Semi-detached, Bungalow

Floorplan: To be provided

Parking



Driveway, Off Street

Disabled parking: Yes

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

Broadband Source: Ofcom

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	15 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	

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

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

NTS Part C

Building safety issues



Restrictions Source: HM Land Registry



Here is a summary but a property lawyer can advise further: - Building line should not be less than 30 feet from the frontage boundary. - No noisy, noxious or offensive trade or occupation allowed. - All dwellinghouses should be detached or semi-detached and constructed of approved materials. - No army huts, corrugated iron roofs, caravans or temporary houses without consent. - No trade or business allowed on the property. - Only one private dwellinghouse or bungalow with garage allowed. - No advertisements allowed on the property. - Front garden must be maintained as a flower or ornamental garden, no trees or shrubs over 4 feet 6 inches allowed. - Must conform to all local byelaws and regulations, maintaining uniformity of buildings.

Rights and easements

Title DN187326 contains beneficial rights or easements.

Here is a summary but a property lawyer can advise further:- Right to pass and repass over roads in the Sea View Development with or without vehicles. - Right to use and maintain sewers, drains, and a septic tank, contributing to maintenance costs. - Right reserved for vendor to lay water pipes and other necessary works with rights of entry for maintenance.

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



Accessibility



Lateral living

Mining



No coal mining risk identified

No mining risk (other than coal mining) identified



Moverly has certified this data

Accurate as of 19 May 2025

The data is aggregated from variety of sources including HM Land Registry, GOV.UK and is accurate at the time of this certificate.

Contains HM Land Registry data © Crown copyright and database right 2022. This data is licensed under the Open Government Licence v3.0.

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 DN187326

Edition date 02.07.2019

- This official copy shows the entries on the register of title on 10 MAY 2025 at 09:44:30.
- 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 May 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 (14.01.1986) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 48 Mewstone Avenue, Wembury, Plymouth (PL9 0JZ).
- 2 The land has the benefit of the following rights granted by but is subject to the following rights reserved by the Conveyance dated 18 October 1966 referred to in the Charges Register:-

"TOGETHER ALSO with the rights and liberties (in common with the Vendor and all others entitled thereto) at all times hereafter and for all purposes with or without motor cars and other vehicles to pass and repass over and along the road or roads which abut upon the said plot and all other roads constructed or to be constructed by the Vendor or its successors in title of the said Sea View Development Together With a right in common as aforesaid to use the sewers and drains and septic tank constructed or to be constructed by the Vendor on the said Development the property of the Vendor the approximate position whereof is shown on the plan annexed hereto and for the purpose of repairing maintaining or replacing the said sewers and drains and septic tank as may be necessary to enter upon the adjoining land of the Vendor doing no unnecessary damage in the exercise of such right and making good all damage done and/or where necessary paying a fair proportion of the cost of maintaining repairing renewing or replacing the said sewers and drains and septic tank until such time as the drains are taken over by the appropriate authority Provided Always that no right shall arise hereunder in the case of any roads sewers drains chattels pipes watercourses and gutters coming into existence after the expiration of Twenty one years from the date hereof EXCEPT AND RESERVING unto the Vendor and its successors in title owners for the time being of the land known as Sea View Development any right of light or air now subsisting or which might (but for this exception) be acquired over any adjoining or neighbouring land of the Vendor to the intent that the Vendor or its successors in title may build or rebuild on any such land in such manner as the Vendor or its successors in title may think fit notwithstanding any interference with the access of light or air to the purchased property thereby occasioned and so that the Purchaser shall be deemed to enjoy such access of light and air in the mean time by the consent of the Vendor hereby given and not as of right."

NOTE: The Septic Tank referred to lies to the south west of the land in

A: Property Register continued

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 (02.07.2019) PROPRIETOR: JONATHAN WILLIAM FRARY and JENNIFER ANNE GALES of 48 Mewstone Avenue, Wembury, Plymouth PL9 0JZ.
- 2 (02.07.2019) The price stated to have been paid on 28 June 2019 was £225,000.

C: Charges Register

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

- A Conveyance of the land in this title and other land dated 6 July 1929 made between (1) Archibald Sutcliffe Knight (Vendor) and (2) William Henry Towill (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 2 The land is subject to the following rights reserved by the Conveyance dated 6 July 1929 referred to above:-
 - "Excepting and reserving unto the Vendor and his assigns the right to lay water pipes and other necessary works in connection therewith through or under any part of the hereditaments hereby conveyed with all necessary rights of entry for such purpose and for the purpose of future repair and maintenance of such pipes reasonable compensation being made to the Purchaser for any damage occasioned by the exercise of such rights."
- A Conveyance of the land in this title dated 18 October 1966 made between (1) Whitehall Builders (Plymouth) Limited (Vendor) and (2) Arnold Evans (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 4 (02.07.2019) REGISTERED CHARGE dated 28 June 2019.
- 5 (02.07.2019) Proprietor: BANK OF SCOTLAND PLC (Scot. Co. Regn. No. SC327000) of Halifax Division, 1 Lovell Park Road, Leeds LS1 1NS.

Schedule of restrictive covenants

1 The following are details of the covenants contained in the Conveyance dated 6 July 1939 referred to in the Charges Register:-

The Purchaser thereby covenanted with the Vendor that he would observe and perform the building restrictions contained in the first schedule thereto.

THE FIRST SCHEDULE thereinbefore referred to

- 1. The building line should not be less than 30 feet from the frontage boundary.
- 2. No noisy noxious or offensive trade or occupation should be carried on upon the property nor any clay or lime burning and nothing should be done which might be a disturbance or annoyance to the Vendor or any adjoining owner or occupier or which might tend to depreciate the value of the Vendor's Estate or any part thereof as a residential property.
- 3. All dwellinghouses should be detached or semi-detached and should be constructed of brick stone or asbestos or if mainly constructed of wood plans should be submitted for Vendor's approval.

Title number DN187326

Schedule of restrictive covenants continued

- 4. Army huts or corrugated iron roofs were not allowed upon the said property nor caravans or temporary or moveable houses except with the consent of the Vendor.
- 2 The following are details of the covenants contained in the Conveyance dated 18 October 1966 referred to in the Charges Register:-

"FOR the benefit and protection of the Vendor's Sea View Development or any part or parts thereof other than the land hereby conveyed and so as to bind so far as may be the land hereby conveyed into whosesoever hands the same may come the Purchaser and his successors in title hereby covenants with the Vendor that the Purchaser and his successors in title will at all times hereafter observe and perform the restrictions set out in the First Schedule hereto.

THE FIRST SCHEDULE hereinbefore referred to

- 1. No portion of the said land nor any building or buildings now or hereafter to be erected thereon shall at any time be used for the purpose of any trade or business nor for any purpose which may be or become a nuisance annoyance to the owners of any adjoining property or to the Company or the neighbourhood or occupiers of any adjoining property.
- 2. No building or erection of any description shall be erected on the said land except one private dwellinghouse or bungalow with garage and in a position and according to plans drawings elevations and specifications previously approved in writing by the Vendor and no erection of any kind shall be placed upon the said premises in front of the building line shown on the said plan and no alteration or addition whatsoever shall at any time be made to any building erected on the said land without the previous consent in writing of the Vendor.
- 3. No advertisement or advertising device of any kind shall at any time be placed or permitted on any part of the said land or buildings except notices in the usual form for the sale or letting thereof.
- 4. The front garden of the said premises shall be kept and maintained exclusively as a flower or ornamental garden and no trees or shrubs which may be planted on the front portion thereof shall be allowed to grow to a height exceeding four feet six inches.
- 5. The Purchaser shall conform to all byelaws regulations and requirements of the Local Planning and Highway Authorities affecting the said premises and shall observe the building line shown on the said plan in order to preserve the uniformity of the buildings."

NOTE: No dimensions to the building line referred to were supplied on first registration.

End of register