

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.

Standard	NAME
15 Mb	MAX DOWNLOAD
1 Mb	MAX UPLOAD
	AVAILABILITY
	AVAILABILITY
	DETAILS
Superfast	NAME
80 Mb	MAX DOWNLOAD
20 Mb	MAX UPLOAD
	AVAILABILITY
	DETAILS
Ultrafast	NAME
Unavailable	MAX DOWNLOAD
Unavailable	MAX UPLOAD
	AVAILABILITY

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

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

NTS Part C

Building safety issues



Restrictions Source: HM Land Registry

Title DN187326 contains restrictions or restrictive covenants.

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.

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