

Material Information Certificate

Address Source: HM Land Registry

Willow Creek

Noss Mayo

Plymouth

Devon

PL8 1EE

UPRN: 10008919888

Source: GOV.UK **EPC**

Ourrent rating: **G**

Potential rating: **D**

Current CO2: 13 tonnes

Potential CO2: 6 tonnes

Expires: 20 May 2035

Source: https://find-energy-certificate.service.gov.uk/energy-certificate/2000-4627-0222-

8594-3553

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 Willow Creek, Noss Mayo, Plymouth (PL8 1EE).

Title number DN129241.

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

Tenure marketed as: Freehold



Council Tax band: G

Authority: South Hams District Council

NTS Part B

Construction



Standard construction

Property type



Detached, House

Floorplan: To be provided

Parking



Private

Electricity



Connected to mains electricity

Water and drainage



Connected to mains water supply

Mains surface water drainage: Yes

Sewerage: Connected to mains sewerage

Heating



✓ Room heaters only

Heating features: Open fire

Broadband Source: Ofcom

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	16 Mb
MAX UPLOAD	1 Mb
AVAILABILITY	
DETAILS	
NAME	Superfast
MAX DOWNLOAD	33 Mb
MAX UPLOAD	4 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
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



Here is a summary but a property lawyer can advise further: - No sole proprietor can sell the property unless approved by the registrar or the Court. - No structures can be erected on the land without prior written consent from the successors of the original vendor, except for underground garages.

Rights and easements

Title DN129241 contains beneficial rights or easements.

Here is a summary but a property lawyer can advise further:- The adjoining landowners have the right to use and maintain a drain that runs through the property.

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



None

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 - a detailed search report can help to determine the impact.



Moverly has certified this data

Accurate as of 22 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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