



Address Source: HM Land Registry



Nosside

Stoke Road

Noss Mayo

Plymouth

Devon

PL8 1DY

UPRN: 10004740428

Source: GOV.UK **EPC**



Current rating: C

Potential rating: **B**

Current CO2: 3.8 tonnes

Potential CO2: 2.1 tonnes

Expires: 24 Feb 2028

Source: https://find-energy-certificate.service.gov.uk/energy-certificate/0264-2854-6727-

9128-8651

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 Nosside, Stoke Road, Noss Mayo, Plymouth (PL8 1DY).

Title number DN71845.

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

Tenure marketed as: Freehold

Local council

Ouncil Tax band: **G**

Authority: South Hams District Council

NTS Part B

Construction



Non-standard construction

Several areas of flat roof

Property type



Detached, House

Floorplan: To be provided

Parking



Garage, Off 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, Wood burner

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.

Standa	NAME
15 M	MAX DOWNLOAD
1 M	MAX UPLOAD
	AVAILABILITY
	DETAILS
Superfa	NAME
Unavailab	MAX DOWNLOAD
Unavailab	MAX UPLOAD
	AVAILABILITY
	DETAILS
Ultrafa	NAME
1000 M	MAX DOWNLOAD
1000 M	MAX UPLOAD
	AVAILABILITY
	DETAILS

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

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

NTS Part C

Building safety issues



Restrictions Source: HM Land Registry

Title DN71845 contains restrictions or restrictive covenants.

Here is a summary but a property lawyer can advise further: - The property can only be used as a single private home. - Any building on the property must have plans approved in writing by the original seller or their successors. - The property cannot be sold or transferred without written consent from National Westminster Bank PLC, as they hold a charge (mortgage) on the property.

Rights and easements

Title DN71845 contains beneficial rights or easements.

Here is a summary but a property lawyer can advise further:- The property has a right of way over an access bay shared with a neighbouring property, allowing passage with or without vehicles. - The right to temporarily park vehicles on the shared access bay. - The obligation to share the cost of maintaining and repairing the shared access bay with the neighbouring 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

To be provided

Planning and development



e) No

Listing and conservation



Accessibility



None

Mining



No coal mining risk identified

No mining risk (other than coal mining) identified



Moverly has certified this data

Accurate as of 4 Jun 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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