# Moverly

## **Material Information Certificate**

## Address

Orchard Barn
Brent Hill
Holbeton
Plymouth
Devon
PL8 1LX

UPRN: 10093773087

## EPC

Source: GOV.UK

Current rating: D

Potential rating: C

Current CO2: 4.4 tonnes

Potential CO2: 2.8 tonnes

Expires: 10 May 2031

Source: https://find-energy-certificate.service.gov.uk/energy-certificate/0320-2340-8050-2399-3015

## 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 Orchard Barn, Brent Hill, Holbeton, Plymouth (PL8 1LX).

Title number DN746312.

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

## 의 Tenure marketed as: Freehold

Source: HM Land Registry



Authority: South Hams District Council

## NTS Part B

## Construction

Provide a standard constructionStone with slate tile roof

### Property type

ev Semi-detached, House

Floorplan: To be provided

Parking

allocated, Driveway

## 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, Oil

## 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 | 18 Mb       |
| MAX UPLOAD   | 1 Mb        |
| AVAILABILITY |             |
| DETAILS      |             |
| NAME         | Superfast   |
| MAX DOWNLOAD | 76 Mb       |
| MAX UPLOAD   | 19 Mb       |
| AVAILABILITY |             |
| DETAILS      |             |
| NAME         | Ultrafast   |
| MAX DOWNLOAD | Unavailable |
| MAX UPLOAD   | Unavailable |
| AVAILABILITY | ×           |
| DETAILS      |             |

## Mobile coverage

Actual services available may be different (data provided by Ofcom). EE PROVIDER OK COVERAGE ...I SIGNAL STRENGTH DETAILS **O**2 PROVIDER Great COVERAGE SIGNAL STRENGTH DETAILS Three PROVIDER ОK COVERAGE ..... SIGNAL STRENGTH DETAILS Vodafone PROVIDER OK COVERAGE .,,|| SIGNAL STRENGTH DETAILS

## NTS Part C

### Building safety issues

<mark>ి</mark> No

## Restrictions

Source: HM Land Registry

### Title DN746312 contains restrictions or restrictive covenants.

Here is a summary but a property lawyer can advise further: - A restriction states that no transfer of the property is to be registered without a conveyancer's certificate confirming compliance with certain provisions of a 2022 transfer. - There are restrictive covenants from the Conveyance in 1989 and the Transfer in 2022.

#### **Rights and easements**

### 7 Title DN746312 contains beneficial rights or easements.

Here is a summary but a property lawyer can advise further:- The right of passage for water, sewage, electricity, and other services from or to nearby lands. - The right to use property for inspection, maintenance, and repair purposes by prior notice. - The land benefits from legal easements granted by a 2022 transfer and is subject to reserved rights affecting the land. - Rights for connecting utilities like sewers, gas, and water pipes from nearby lands to those serving the property.

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

#### History of flooding

No history of flooding has been reported.

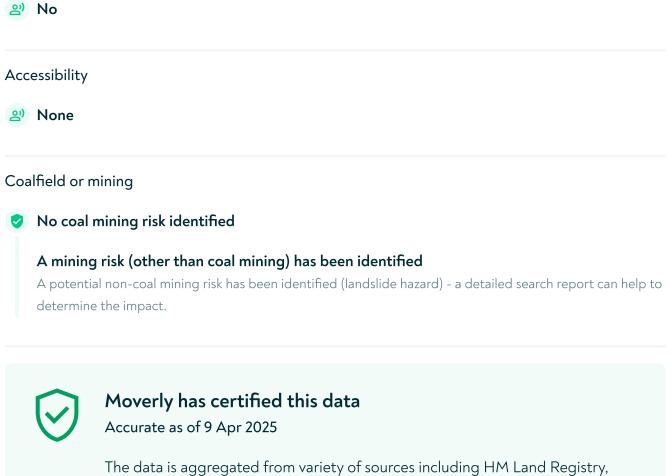
## Coastal erosion risk

① To be provided

#### Planning and development

<mark>쏭</mark> No

## Listing and conservation



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

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