



**Address** Source: HM Land Registry



39 Yealm Road

**Newton Ferrers** 

**Plymouth** 

Devon

**PL8 1BH** 

UPRN: 100040295184

Source: GOV.UK **EPC** 



Current rating: D

Potential rating: C

Current CO2: 8.3 tonnes

Potential CO2: 4.4 tonnes

Expires: 23 Mar 2035

Source: https://find-energy-certificate.service.gov.uk/energy-certificate/9486-3048-6207-

3685-0204

## **NTS Part A**

#### **Tenure**



#### Title not available

The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Summerleas, 39 Yealm Road, Newton Ferrers, Plymouth (PL8 1BH).

Title number DN168787.

null 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



Garage

## 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 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.

ME	Standard
X DOWNLOAD	30 Mb
X UPLOAD	3 Mb
AILABILITY	<b>✓</b>
TAILS	
ME	Superfast
X DOWNLOAD	Unavailable
X UPLOAD	Unavailable
AILABILITY	×
TAILS	
ME	Ultrafast
X DOWNLOAD	1000 Mb
X UPLOAD	1000 Mb
AILABILITY	<b>✓</b>
TAILS	

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

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

## NTS Part C

Building safety issues
a) No

#### Restrictions

① To be provided

## Rights and easements

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

(!) Yes

The property is 88m from the Durlston Head to Rame Head Shoreline Management Plan line in the National Coastal Erosion Risk Mapping (NCERM) dataset. This is outside the worst-case distance of longterm potential impact of 7m but is close. You can read more about this plan (SMP16) here: https://www.gov.uk/government/publications/shoreline-management-plans-smps

## Planning and development



## Listing and conservation



## Accessibility



**Stairlift** 

## 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 (landslide hazard) - a detailed search report can help to determine the impact.



# Moverly has certified this data

Accurate as of 21 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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