

#### **Material Information Certificate**

Address Source: HM Land Registry

8 Hunters Moon

**Dartington** 

**Totnes** 

Devon

TQ9 6JT

UPRN: 100040299747

**EPC** Expired Source: GOV.UK

#### Energy Performance Certificate

Survey already instructed and no newer EPC certificate found, we'll keep retrying.

### **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 8 Hunters Moon, Dartington, Totnes (TQ9 6JT).

Title number DN377974.

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

Tenure marketed as: Freehold

Local council

Source: Valuation Office Agency

Council Tax band: **E** 

Authority: South Hams District Council

## **NTS Part B**

#### Construction

Standard construction

#### Property type



Detached, House

Floorplan: To be provided

#### **Parking**



Garage, Driveway

#### Electricity

Mains electricity: Mains electricity supply is connected.

O Solar panels: No

Other sources: To be provided

#### Water and drainage



Connected to mains water supply

Mains surface water drainage: Yes

Sewerage: Connected to mains sewerage

#### Heating



Mains gas-powered central heating is installed.

The system was installed on 30 Dec 2022.

Double glazing is installed.

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	22 Mb
MAX UPLOAD	2 Mb
VAILABILITY	
DETAILS	
JAME	Superfast
MAX DOWNLOAD	Unavailable
MAX UPLOAD	Unavailable
VAILABILITY	×
DETAILS	
JAME	Ultrafast
MAX DOWNLOAD	10000 Mb
MAX UPLOAD	10000 Mb
VAILABILITY	•
DETAILS	

Mobile coverage Source: Ofcom

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

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

#### NTS Part C

#### Building safety issues



Restrictions Source: HM Land Registry

#### Title DN377974 contains restrictions or restrictive covenants.

Here is a summary but a property lawyer can advise further: - You cannot build any house or other building on the land unless the plans, position, and materials are approved in writing by the original developer (the Company). - You cannot run a business, trade, or manufacture anything on the land, nor do anything that could be a nuisance or annoyance to the developer or neighbours. The property cannot be used as a club, shop, factory, or for selling alcohol to take away. However, you can let lodgings or work as a doctor, dentist, solicitor, architect, or similar profession if it does not cause a nuisance. - You cannot keep pigs or poultry on the land, and only usual domestic pets are allowed, not for breeding. - You cannot put up any aerials or satellite dishes on the outside of the building without written consent from the developer. - You cannot change the original external colour scheme or alter the outside of the building without written permission from the developer. - You must repair and maintain any walls or fences marked with an inverted 'T' on the official plan. - You do not have any right to light or air that would restrict the developer or neighbours from building on their land.

#### Rights and easements

Title DN377974 contains beneficial rights or easements.

Here is a summary but a property lawyer can advise further:- You have the right to use all roads built or to be built by the developer for all usual purposes. - You have the right to connect to and use sewers, drains, water pipes, gas pipes, electric cables, and other services that are or will be laid under, over, or through the developer's land. - You have the right to use the private combined drains serving the property, but you must pay a fair share of the cost to clean, maintain, and repair them.

Public right of way through and/or across your house, buildings or land: No

#### Flooding

- Flood risk: No flood risk has been identified.
- Historical flooding: History of flooding No history of flooding has been reported.
- Flood defences: Flood defences

Flood defences are installed.

# Coastal erosion risk Coastal erosion impact Indicative Coastal Erosion analysis has been completed. Planning and development No Listing and conservation No Accessibility Level access shower Mining No coal mining risk identified No mining risk (other than coal mining) identified

# Additional information

Price paid Source: HM Land Registry



\$162,500 (DN377974)

Paid on 7 May 2002

The price stated to have been paid on 18 April 2002 was £162,500.

#### Loft access

The property has access to a loft.

The loft is insulated and unboarded and is accessed by: bathroom

#### Outside areas

Outside areas: Front garden, Rear garden, Roof garden, and Communal garden.

#### Specialist issues

Asbestos: No asbestos has been disclosed.

Japanese Knotweed: A japanese knotweed issue has been disclosed.

A surveyor will be able to provide more detail.

Ongoing health or safety issue: No ongoing health or safety issue has been disclosed.

Subsidence or structural fault: No subsidence or structural fault has been disclosed.

Dry rot, wet rot or damp: No dry rot has been disclosed.

#### Onward chain



#### Onward chain

This sale is dependent on completion of the purchase of another property.



# Moverly has certified this data

Accurate as of 10 September 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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