



Material Information Certificate

Address

Source: HM Land Registry

✓ **Apartment 24**
Elmhirst Lodge
Station Road
Totnes
Devon
TQ9 5NS

UPRN: **10096316630**

EPC

Source: GOV.UK

✓ Current rating: **C**

Potential rating: **C**

Current CO2: **1.4 tonnes**

Potential CO2: **1.4 tonnes**

EPC certificate number: **0380-3436-6020-2204-6711**

Expires: **5 February 2034**

NTS Part A

Tenure

Source: HM Land Registry

✓ **Leasehold**

The Leasehold land demised by the lease referred to below which lies within the area shown edged with red on the plan of the above Title filed at the Registry and being Apartment 24, Elmhirst Lodge, Station Road, Totnes (TQ9 5NS). NOTE: The apartment is on the first floor.
Title number DN773862.
Absolute Leasehold is the class of tenure held by HM Land Registry.

👤 Tenure marketed as: **Leasehold**

Local council

Source: Valuation Office Agency

✓ Council Tax band: **D**

Authority: **South Hams District Council**

Lease length

Source: HM Land Registry

✓ **996 years remaining**

Started in 2023 with a lease of 999 years.

Ground rent

👤 **Not payable**

Service charge

👤 **£4,362.46 a year**

NTS Part B

Construction

👤 **Standard construction**

Property type

Semi-detached, Flat

Number of floors: 3

Entrance on floor: 2

Has lift: Yes

Over commercial premises: No

Floorplan: To be provided

Parking

Communal

Dropped kerb access: To be provided

Electricity

Mains electricity: Mains electricity supply is connected

Mains electricity supply: Yes

Water and drainage

Connected to mains water supply

Mains surface water drainage: Yes

Sewerage: Connected to mains sewerage

Heating

Room heaters only - no central heating system

Heating system: Room heaters only

Double glazing is installed

Other heating features: Double glazing

Broadband

Source: Ofcom

The property has Ultrafast broadband available

Broadband speed: Ultrafast

Standard	21 Mb	1 Mb	<div><div></div><div></div></div>
Superfast	Unavailable	Unavailable	<div><div></div><div></div></div>
Ultrafast	1800 Mb	220 Mb	<div><div></div><div></div></div>

Mobile coverage

Source: Ofcom

EE

Great

O2

Great

Three

Great

Vodafone

Great

Building safety issues

 **No**

Restrictions

Source: HM Land Registry

 **Title DN773862 contains restrictions or restrictive covenants**

Restrictive covenants (Title DN773862): **Present**

Rights and easements

 **Title DN773862 contains beneficial rights or easements**

Here is a summary but a property lawyer can advise further:- The title includes any legal easements referred to in clause LR11.1 of the registered lease and any easements granted in the lease's Second Schedule, but only insofar as those easements subsist and relate to the landlord's title DN176665 at the date of grant.

- The 2019 transfer of the landlord's freehold contains provisions about passing easements to this title – see that document for the specific rights granted or reserved.

 **Public right of way through and/or across your house, buildings or land: **Yes****

Through the carpark to a house

 **Private right of way through and/or across your house, buildings or land: **To be provided****

Flooding

 **Flood risk: **No flood risk has been identified****

Flood risk: **No**

 **Historical flooding: **History of flooding****

History of flooding: **No**

 **Storm, fire and flood damage: **To be provided****

 **Flood defences: **Flood defences****

Flood defences: **Yes**

Coastal erosion risk

 **No coastal erosion risk has been identified**

Coastal erosion risk: **No**

Planning and development

 **No**

Neighbour development: **No**

Listing and conservation

 **In a conservation area**

Conservation area CONSAREA_44A: Totnes.

Accessibility

 **Lift access, Wide doorways, 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

 **£470,000 (DN773862)**

Paid on 6 November 2024

The price, other than rents, stated to have been paid on the grant of the lease was £470,000.

Loft access

 The property does not have access to a loft.

Outside areas

 Outside areas: Communal garden

Specialist issues

 Asbestos: **No asbestos has been disclosed.**

 Japanese Knotweed: **No Japanese knotweed has been disclosed.**

 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.**

 Wells, ditches and shafts: **To be provided**

Damaged or exposed electrics: **To be provided**

Damage to flooring or staircases: **To be provided**

Known areas in poor condition: **To be provided**

Onward chain

 Onward chain

This sale is not dependent on completion of the purchase of another property.

Managing agent

 Churchill Estates

Feedback@crl.co.uk

Warranties and guarantees

 New home warranty: **To be provided**

Roofing work: **To be provided**

Damp proofing treatment: **To be provided**

Timber rot or infestation treatment: **To be provided**

Central heating and plumbing: **To be provided**

Double glazing: **To be provided**

Electrical repair or installation: **To be provided**

Insurance claims

 Insurance claims: **To be provided**

Other material issue

 Other material issue: **To be provided**



Moverly has certified this data

Accurate as of 16 October 2026

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