

Material Information Certificate

Address Source: HM Land Registry

14 Priory View

Cornworthy

Totnes

Devon

TQ97HN

UPRN: 100040301109

EPC Source: GOV.UK

Current rating: E

Potential rating: A

Current CO2: 5.3 tonnes

Potential CO2: -0.4 tonnes

Expires: 4 May 2026

Source: https://find-energy-certificate.service.gov.uk/energy-certificate/8706-8454-5429-

1307-3563

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 14 Priory View, Cornworthy, Totnes (TQ9 7HN).

Title number DN226597.

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



Tenure marketed as: Freehold

Ouncil Tax band: **D**

Authority: South Hams District Council

NTS Part B

Construction

Standard construction

Property type

Detached, Bungalow

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, Oil

Heating features: Double glazing

Broadband Source: Ofcom

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	7 Mb
MAX UPLOAD	0.8 Mb
AVAILABILITY	
DETAILS	
NAME	Superfast
MAX DOWNLOAD	80 Mb
MAX UPLOAD	20 Mb
AVAILABILITY	
DETAILS	
NAME	Ultrafast
MAX DOWNLOAD	Unavailable
MAX UPLOAD	Unavailable
AVAILABILITY	×
DETAILS	

Mobile coverage Source: Ofcom

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

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

NTS Part C

Building safety issues



Restrictions Source: HM Land Registry



Here is a summary but a property lawyer can advise further: - Only one detached or semi-detached house and related structures like a garage or greenhouse are allowed, subject to prior written approval. - No changes to the building's external appearance or additions are permitted without prior written consent. -The home must remain a private residence, with no businesses allowed, except certain professions without signage. - The land between the house and the road must be used only as a garden. - No nuisance or annoyance to neighbours is allowed, with limited animals permitted. - Drying of clothes is restricted to within buildings or on approved rotary dryers.

Rights and easements

Title DN226597 contains beneficial rights or easements.

Here is a summary but a property lawyer can advise further:- Right to walk and drive over the estate road. -Right to use sewers and drains under neighbouring land, with responsibilities for shared maintenance costs. - Right to connect to and use water and electricity infrastructure on neighbouring land, with entry rights for maintenance.

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

① To be provided

Planning and development	
a) No	
Listing and conservation	
e) No	
Accessibility	

None

Coalfield or 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 12 Apr 2025

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

Contains HM Land Registry data © Crown copyright and database right 2022. This data is licensed under the Open Government Licence v3.0.