

Material Information Certificate

Address Source: HM Land Registry

The Oaks

Bourton Lane

Totnes

Devon

TQ9 5JF

UPRN: 100041203443

EPC Source: GOV.UK

Current rating: D

Potential rating: **B**

Current CO2: 6.2 tonnes

Potential CO2: 2 tonnes

Expires: 18 May 2035

Source: https://find-energy-certificate.service.gov.uk/energy-certificate/2519-6101-9211-5419-

1181

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 The Oaks, Bourton Lane, Totnes (TQ9 5JF).

Title number DN260191.

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

Tenure marketed as: Freehold

Ouncil Tax band: E

Authority: South Hams District Council

NTS Part B

Construction

Standard construction

Property type

Semi-detached, House

Floorplan: To be provided

Parking

On Street

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.

NAME	Standard
MAX DOWNLOAD	16 Mb
MAX UPLOAD	1 Mb
AVAILABILITY	
DETAILS	
NAME	Superfast
MAX DOWNLOAD	71 Mb
MAX UPLOAD	16 Mb
AVAILABILITY	
DETAILS	
NAME	Ultrafast
MAX DOWNLOAD	10000 Mb
MAX UPLOAD	10000 Mb
AVAILABILITY	
DETAILS	

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

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

NTS Part C

Building safety issues



Restrictions Source: HM Land Registry



Here is a summary but a property lawyer can advise further: - The property is subject to restrictive covenants from the Conveyance dated 7 March 1989. These may include limitations on how the property can be used or developed. - The property cannot be sold or transferred without written consent from Barclays Bank UK PLC due to the mortgage.

Rights and easements

Title DN260191 contains beneficial rights or easements.

Here is a summary but a property lawyer can advise further:- The property benefits from rights granted in the Conveyance dated 7 March 1989, which may include access or utility rights.

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



2) No

Listing and conservation



In a conservation area

Included in the Bridgetown, Totnes conservation area.

Tree Preservation Order in place

Accessibility



None

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 - a detailed search report can help to determine the impact.



Moverly has certified this data

Accurate as of 22 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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