

VERIFIED MATERIAL INFORMATION

To ensure legal compliance, we require our sellers to provide a Material Information Guide along with the title document. Please scan the QR code or access the additional online material information (<https://moverly.com/sale/LpJx8JTX6r88aNBqVaLsuD/view>). Alternatively, you can contact our team for this information.

Costs and tenure

Tenure: Freehold

Council tax band: E

EPC rating: E

The building

Detached house, standard brick and block construction

3 bedrooms, 2 bathrooms, 1 reception

Accessibility adaptations: None

Loft: insulated and unboarded, accessed by Hatch

Outside areas: Front garden and Rear garden

No spray foam insulation

Services

Mains electricity

Mains water

Mains foul drainage

Mains surface water drainage

Oil central heating

Heating features: Double glazing and open fire

Broadband: FTTC (Fibre to the Cabinet)

Mobile coverage: O2 ok, Vodafone good, Three ok, EE good

Parking: Garage, Driveway, and Gated

Not in a controlled parking zone

No disabled parking available

Risks and restrictions

Not a listed building

Not in a conservation area

No tree preservation order

Title register restrictions (DN125279):

- There is a standard legal rule (a restriction) which means that if only one owner is left, they cannot sell the property on their own. This is a common measure to ensure that the money from a sale is handled correctly for everyone who has a financial interest in the property.

- The owner must not do anything that could damage the water pipes or equipment, or cause the water supply to be wasted or polluted.

- Any buildings must be set back at least 30 feet from the front of the property (a building line).

- The property cannot be used for any noisy, smelly, or offensive trades or businesses, and specifically cannot be used for burning clay or lime.

- The owner must not do anything on the property that would cause a nuisance or annoyance to the neighbours or the person who originally sold the land.

- Any houses on the land must be detached or semi-detached and built of brick or stone. If a building is made mostly of wood, the plans must be approved first.

- Temporary structures such as caravans, army huts, or buildings with corrugated iron roofs are not allowed without permission.

No environmental risks recorded

No specialist issues recorded

Onward chain: no

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

GUIDE PRICES

Lot	By reference to the site plan	Guide Price
Lot 1	Cottage, garden and stable block	£400,000
Lot 2	Paddock 1 (0.89 acres)	£15,000
Lot 3	Paddock 2 (1.483 acres)	£25,000
The Whole		£440,000

METHOD OF SALE

The property is being offered for sale by Informal Tender (unless sold prior), such that buyers are invited to submit their highest and final offers in a sealed envelope by Tuesday 4th August 2026 at 12 noon. Tender forms are available on request from the Sole Selling Agent.

All tenders must be submitted to Luscombe Maye, Newton Hill, Newton Ferrers, PL8 1AA in an envelope clearly marked 'West Wembury Cottage'.

The seller does not undertake to accept the highest or any of the offers and the seller reserves the right to withdraw, alter or amend the way in which the property is offered for sale.

Buyer(s) will be required to exchange contracts within twelve weeks of their solicitor receiving the draft contract documentation from the vendor's solicitor.

