

## Address

Source: HM Land Registry

**Ilton Valley Barn****Malborough****Kingsbridge****Devon****TQ7 3BZ**UPRN: **10023929455**

## EPC

Source: GOV.UK

Current rating: **E**Potential rating: **C**Current CO2: **7.5 tonnes**Potential CO2: **6.4 tonnes**Expires: **5 Nov 2033**Source: <https://find-energy-certificate.service.gov.uk/energy-certificate/1190-0162-0422-1303-3073>

## NTS Part A

## Tenure

Source: HM Land Registry

**Freehold**

The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Ilton Valley Barn, Malborough, Kingsbridge (TQ7 3BZ).

Title number DN534355.

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

Tenure marketed as: **Freehold**



Council Tax band: **B**

Authority: **South Hams District Council**

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## NTS Part B

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### Construction



**Non-standard construction**

Devon cob walls, oak and glass extension and metal roof

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### Property type



**Detached, House**

Floorplan: **To be provided**

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### Parking



**Private**

Disabled parking: **Yes**

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### Electricity



**Connected to mains electricity**

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### Water and drainage



**Connected to mains water supply**

Mains surface water drainage: **No**

Sewerage: **Sewerage treatment plant**

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## Heating



None

Heating features: **Double glazing, Wood burner**

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 **The property has no specified broadband available.**

The connection type is "None".

 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.

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NAME	<b>Standard</b>
MAX DOWNLOAD	8 Mb
MAX UPLOAD	1 Mb
AVAILABILITY	
DETAILS	

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NAME	<b>Superfast</b>
MAX DOWNLOAD	Unavailable
MAX UPLOAD	Unavailable
AVAILABILITY	
DETAILS	

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NAME	<b>Ultrafast</b>
MAX DOWNLOAD	Unavailable
MAX UPLOAD	Unavailable
AVAILABILITY	
DETAILS	

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## Mobile coverage

Source: Ofcom



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

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PROVIDER **EE**

COVERAGE Great

SIGNAL STRENGTH 

DETAILS

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PROVIDER **O2**

COVERAGE Great

SIGNAL STRENGTH 

DETAILS

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PROVIDER **Three**

COVERAGE Great

SIGNAL STRENGTH 

DETAILS

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PROVIDER **Vodafone**

COVERAGE Great

SIGNAL STRENGTH 

DETAILS

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# NTS Part C

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## Building safety issues

 No

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## Restrictions

Source: HM Land Registry

 **Title DN534355 contains restrictions or restrictive covenants.**

Here is a summary but a property lawyer can advise further: - No disposition of the registered estate by the proprietor of the registered estate is to be registered without a certificate signed by a conveyancer confirming the identity of the signer. - No disposition of the registered estate by the proprietor is to be registered without written consent from the proprietor of the charge (Bank of Scotland PLC). - A Transfer dated 26 April 2006 made between Peter William Wakeham, Wendy Ann Wakeham, and Clayton George Dack includes covenants.

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## Rights and easements

 **Title DN534355 contains beneficial rights or easements.**

Here is a summary but a property lawyer can advise further:- Rights and obligations due to the Transfer dated 26 April 2006.

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

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## Flood risk

 **No**

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.

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## Coastal erosion risk

 **No**

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## Planning and development

 **No**

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## Listing and conservation



### In a conservation area

Area of outstanding natural beauty

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## Accessibility



### None

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## 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.

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### Moverly has certified this data

Accurate as of 6 Mar 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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