

Address

Source: HM Land Registry

 **Lower Norton Barn**

East Allington

Totnes

Devon

TQ9 7RL

UPRN: 10008913490

EPC

Source: GOV.UK

 Current rating: **E**

Potential rating: **C**

Current CO₂: **11 tonnes**

Potential CO₂: **5.7 tonnes**

Expires: **8 April 2031**

 [View certificate on GOV.UK](#)

 [Download EPC report](#)

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 Lower Norton Barn, East Allington, Totnes (TQ9 7RL).

Title number DN634479.

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

 Tenure marketed as: **Freehold**

 Council Tax band: **E**

Authority: **South Hams District Council**

NTS Part B

Construction

 **Standard construction**

Property type

 **End-terrace, House**

Floorplan: **To be provided**

Parking

 **Driveway**

Electricity

 Mains electricity: **Mains electricity supply is connected.**

Water and drainage

 **Connected to mains water supply**

Mains surface water drainage: **No**

Sewerage: **Septic tank**

Heating

 **Oil-powered central heating is installed.**

The system was installed on 19 Dec 2014.

 **Underfloor heating and Wood burner are installed.**

 **The property has only Standard broadband available.**

The connection type is "ADSL copper wire".

 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 1 Mb

AVAILABILITY 

DETAILS

NAME **Superfast**

MAX DOWNLOAD Unavailable

MAX UPLOAD Unavailable

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

Good

SIGNAL STRENGTH



DETAILS

PROVIDER

O2

COVERAGE

OK

SIGNAL STRENGTH



DETAILS

PROVIDER

Three

COVERAGE

OK

SIGNAL STRENGTH



DETAILS

PROVIDER

Vodafone

COVERAGE

OK

SIGNAL STRENGTH



DETAILS

NTS Part C

Building safety issues

 No

 **Title DN634479 contains restrictions or restrictive covenants.**

Here is a summary but a property lawyer can advise further: - Restriction requiring a conveyancer's certificate about positive covenants in the Transfer dated 25 April 2013: Before most dealings (other than creating a mortgage) can be registered, a solicitor or licensed conveyancer must sign a certificate confirming that paragraph 2 clause 2 of the positive covenants by the buyer in that 2013 Transfer have been complied with, or that they do not apply. In plain English: the buyer's solicitor must confirm that the promises in that 2013 transfer which require the owner to do something have been carried out (or are not relevant) before the Land Registry will register a sale or similar entry. - Charge-related restriction requiring the mortgagee's consent: No sale or other transfer of the estate (other than a mortgage) can be registered unless the current holder of the registered charge dated 29 June 2021 (Clydesdale Bank PLC) gives written consent. In plain English: the mortgage lender must agree in writing before the Land Registry will register a sale. - Restriction protecting a sole proprietor dealing with capital money: If there is only one owner (not a trust corporation) a transfer which creates capital money (for example, if the property is sold and sale money becomes payable to that sole owner) cannot be registered unless a court authorises it. In plain English: this protects people with an interest in the property by stopping a single owner from dealing with sale proceeds without a court order. - Restrictive covenants in the Transfer dated 25 April 2013: The register records that this transfer contains restrictive covenants and provisions about light or air and boundary structures. These are promises limiting what owners can do (for example, restrictions on building that would block light or air, or on moving/altering boundary structures). The register does not give full wording, so you must inspect the filed Transfer to see the exact limits and obligations. - Personal covenant by the current proprietor: The transfer to the current proprietor includes a promise to observe and perform the covenants referred to in the register and an indemnity for them. In plain English: the current owners have promised to follow the covenants and to compensate others if they fail to do so.

Title DN440194 contains restrictions or restrictive covenants.

Here is a summary but a property lawyer can advise further: - Restriction requiring a conveyancer's certificate before most transfers: You cannot register a sale or other transfer of the land (except a mortgage) unless a qualified property lawyer (a conveyancer) signs a certificate saying that clause 3 of the positive covenants in the Transfer dated 25 April 2013 has been complied with, or that clause does not apply. In plain terms, before you can complete and register a sale you will need a lawyer to confirm the specific condition in the 2013 transfer has been dealt with. (A "positive covenant" is a promise to do something – here it is likely about boundary structures; see the 2013 transfer for the exact wording.) - Personal covenant to keep boundary fences stockproof (Transfer dated 18 August 2000): the transferees of that 2000 transfer promised to repair and maintain the boundary fences shown by the inner-facing "T" marks on the plan and to keep them stockproof. This is a promise to carry out works and may affect your responsibilities at those marked boundaries. - Provision that the transferor (or successors) is responsible for maintenance of a boundary shown with an external "T" mark (Transfer dated 18 August 2000 to Robert James MacRae): one side of certain boundaries is specifically made the responsibility of the transferor or their successors. Check the plan to see which boundaries this applies to. - Agreements about ownership of hedges and fences (Transfer dated 31 July 2000): the parties agreed ownership of boundary hedges and fences as shown by "T" marks on the plan. That agreement determines who owns and therefore who is usually responsible for upkeep of each hedge or fence. (You should look at the plan to see which boundaries are affected.)

Rights and easements

Title DN440194 contains beneficial rights or easements.

Here is a summary but a property lawyer can advise further:- Right to take a supply of water from adjoining land and to enter the adjoining land to inspect, repair and maintain pipes and other apparatus, making good any unavoidable damage (granted by historic conveyances, notably 1 March 1967 and 15 August 1968). In plain terms: the property may get water from a neighbour's system and has the right to go onto that neighbour's land to work on the pipes, provided any damage is repaired. - The land both benefits from and is subject to various easements created by transfers involving neighbouring land (notably transfers filed under DN634479 (25 April 2013), DN644712 (27 March 2014), DN647475 (19 June 2014), DN656578 (30 March 2015) and DN740562 (7 September 2021)). These easements are not spelled out in full on the face of the register; they may give rights to neighbours or give this land rights over neighbours (for example access, services or similar). You should read the listed transfer documents (the DN files) to see the exact rights and how they affect use of the land.

Title DN634479 contains beneficial rights or easements.

Here is a summary but a property lawyer can advise further:- Right to take a supply of water from adjoining land and to enter adjoining land to inspect, repair and maintain pipes and apparatus (from the conveyance dated 15 August 1968). This lets the property take water from its neighbour and allows access across that neighbour's land to work on the pipes, provided unnecessary damage is avoided and any unavoidable damage is made good. - Right to connect into the water supply system serving the property for the purpose of connecting a pipe to serve one water trough (mentioned in 1967/1968 documents). Note: some of these water rights are expressed as reserved to the vendors or their successors, meaning adjoining owners may also have a right to connect into the property's water system. The precise effect depends on the wording in the filed documents. - Right of way over the driveway coloured brown on the plan (Conveyance dated 16 July 1973) – at all times and for all purposes, with or without vehicles, in common with others having the same right. In plain English: you (and others who hold the same right) can use the driveway for access. - Rights and obligations about boundaries and fences as shown by "T" marks on plans (Transfers dated 31 July 2000 and 18 August 2000): ownership of certain hedges and fences is allocated on the plan and responsibility for maintaining a particular external boundary marked "T" is assigned to the transferor (or their successors). In plain English: the plan shows who owns and who must look after certain fences and hedges. - Rights (limited) granted by the Transfer dated 25 April 2013 over land coloured green on its plan: the title says the land has the benefit of the rights granted by that Transfer, but only so far as the transferor had power to grant them. In plain English: there may be additional rights affecting a specific coloured area on the transfer plan, but they are limited to what the transferor could legally give – check the 2013 Transfer plan and text for full detail.

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

Flooding

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

 Historical flooding: **History of flooding**

No history of flooding has been reported.

 Flood defences: **Flood defences**

Flood defences are installed.

Coastal erosion risk

 **No coastal erosion risk has been identified.**

Planning and development

 **Yes**

There is an application to build a property for n the field at the top of the access lane, which will involve use of the access by vehicles if approved. Currently refused by planning

Listing and conservation

 **No**

Accessibility

 **None**

Mining

 **No coal mining risk identified**

 **No mining risk (other than coal mining) identified**

Additional information

 **£657500 (DN634479)**

Paid on 13 August 2021

The price stated to have been paid on 29 June 2021 for the land in this title and in DN647475 was £657500.

Loft access **The property has access to a loft.**

The loft is insulated and boarded and is accessed by: Steps from upstairs hallway

Outside areas **Outside areas: Rear garden and Balcony.****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: A dry rot issue has been disclosed.**

Concrete floors downstairs have DPM, as we needed to have this to guarantee the wood floor that was fitted. A surveyor will be able to provide more detail.

Onward chain **Onward chain**

This sale is dependent on completion of the purchase of another property.

**Moverly has certified this data****Accurate as of 1 February 2026**

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