

Address

Source: HM Land Registry

**3 Dairy Close****Berry Pomeroy****Totnes****Devon****TQ9 6GT**UPRN: **10093769543**

EPC

Source: GOV.UK

Current rating: **B**Potential rating: **A**Current CO2: **1.4 tonnes**Potential CO2: **0.2 tonnes**Expires: **3 Jul 2029**Source: <https://find-energy-certificate.service.gov.uk/energy-certificate/0650-3874-7332-9101-1401>

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 3 Dairy Close, Berry Pomeroy, Totnes and garage and parking space (TQ9 6GT).

Title number DN717907.

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

Tenure marketed as: **Freehold**



Council Tax band: **D**

Authority: **South Hams District Council**

NTS Part B

Construction



Standard construction

Property type



Detached, House

Floorplan: **To be provided**

Parking



Driveway, 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, Mains gas



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	13 Mb
MAX UPLOAD	1 Mb
AVAILABILITY	

DETAILS

NAME	Superfast
MAX DOWNLOAD	41 Mb
MAX UPLOAD	7 Mb
AVAILABILITY	

DETAILS

NAME	Ultrafast
MAX DOWNLOAD	10000 Mb
MAX UPLOAD	10000 Mb
AVAILABILITY	

DETAILS

<div><div></div><div>Actual services available may be different (data provided by Ofcom).</div></div>	
PROVIDER	EE
COVERAGE	Great
SIGNAL STRENGTH	<div><div></div><div></div><div></div><div></div></div>
DETAILS	
PROVIDER	O2
COVERAGE	Great
SIGNAL STRENGTH	<div><div></div><div></div><div></div><div></div></div>
DETAILS	
PROVIDER	Three
COVERAGE	Great
SIGNAL STRENGTH	<div><div></div><div></div><div></div><div></div></div>
DETAILS	
PROVIDER	Vodafone
COVERAGE	Great
SIGNAL STRENGTH	<div><div></div><div></div><div></div><div></div></div>
DETAILS	

NTS Part C

Building safety issues

 **No**

Restrictions

Source: HM Land Registry

 **Title DN717907 contains restrictions or restrictive covenants.**

Here is a summary but a property lawyer can advise further: - A Transfer of the land in this title dated 31 May 2016 contains restrictive covenants. - A Transfer of the land in this title dated 30 July 2019 contains restrictive covenants. - No disposition of the property can be registered without a certificate from Great Court Farm Management Company Limited confirming compliance with certain conditions.

Rights and easements

 **Title DN717907 contains beneficial rights or easements.**

Here is a summary but a property lawyer can advise further:- The land has the benefit of any legal easements granted by the Transfer dated 30 July 2019. - The Transfer dated 31 May 2016 contains a provision as to boundary structures and a provision relating to the creation and/or passing of easements.

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

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.

Coastal erosion risk

 **To be provided**

Planning and development

 **No**

Listing and conservation

 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 26 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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The electronic official copy of the register follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.



Official copy of register of title

Title number DN717907

Edition date 15.09.2022

- This official copy shows the entries on the register of title on 20 MAR 2025 at 11:52:38.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 20 Mar 2025.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Plymouth Office.

A: Property Register

This register describes the land and estate comprised in the title.

DEVON : SOUTH HAMS

- 1 The Freehold land shown edged with red on the plan of the above title filed at the Registry and being 3 Dairy Close, Berry Pomeroy, Totnes and garage and parking space (TQ9 6GT).
- 2 (03.09.2019) The Transfer dated 31 May 2016 referred to in the Charges Register contains a provision as to boundary structures and a provision relating to the creation and/or passing of easements.
- 3 (03.09.2019) The land has the benefit of any legal easements granted by the Transfer dated 30 July 2019 referred to in the Charges Register but is subject to any rights that are reserved by the said deed and affect the registered land.
- 4 (03.09.2019) The Transfer dated 30 July 2019 referred to above contains a provision as to light or air and boundary structures and a provision relating to the creation and/or passing of easements.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (15.09.2022) PROPRIETOR: JEAN AUDREY PILKINGTON of 3 Dairy Close, Berry Pomeroy, Totnes, TQ9 6GT.
- 2 (03.09.2019) RESTRICTION: No disposition of the registered estate (other than a charge) by the proprietor of the registered estate or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction is to be registered without a certificate signed by Great Court Farm Management Company Limited (Co.Regn.No. 11230854) of Green Tree House, Decoy Industrial Estate, Silverhills Road, Newton Abbott, Devon TQ12 5LZ or their conveyancer that the provisions of clause 3 of Part 4 of the Schedule to the Transfer dated 30 July 2019 referred to in the Charges Register have been complied with.
- 3 (15.09.2022) The price stated to have been paid on 8 August 2022 was

B: Proprietorship Register continued

£475,000.

- 4 (15.09.2022) The Transfer to the proprietor contains a covenant to observe and perform the covenants referred to in the register and of indemnity in respect thereof.

C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 (09.06.2016) A Transfer of the land in this title dated 31 May 2016 made between (1) Others and The Most Noble John Michael Edward (19th) Duke Of Somerset DL and (2) Baker Estates Limited contains restrictive covenants.

NOTE: Copy filed under DN671939.

- 2 (03.09.2019) A Transfer of the land in this title dated 30 July 2019 made between (1) Baker Estated Ltd and (2) Maureen Jackson and Graham Maudslay Jackson contains restrictive covenants.

NOTE: Copy filed.

- 3 (03.09.2019) The Transfer dated 30 July 2019 referred to above contains a provision and covenant as to the grant of rights in the events therein mentioned.

End of register