

Address

Higher Venice
Allaleigh
Blackawton
Totnes
Devon
TQ9 7DL

UPRN: 10004750020

EPC

Source: GOV.UK

v Current rating: **F**

Potential rating: ${\boldsymbol{\mathsf{D}}}$

Current CO2: 17 tonnes

Potential CO2: 7.7 tonnes

Expires: 27 Aug 2034

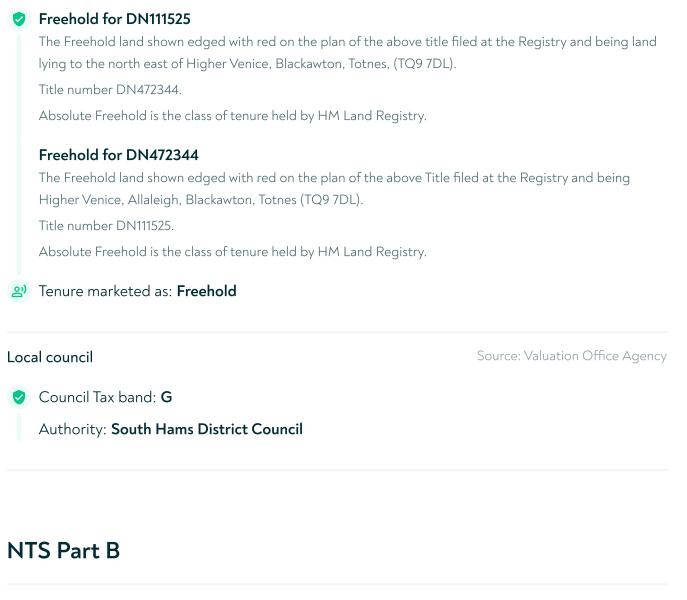
Source: https://find-energy-certificate.service.gov.uk/energy-certificate/0310-2201-2480-2194-4161

NTS Part A

Source: HM Land Registry

Source: HM Land Registry

Tenure



Construction

29 Standard construction

Property type

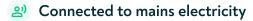
Detached, House

Floorplan: To be provided

Parking

Priveway, Off Street, Private, Garage En Bloc

Electricity



Water and drainage

Connected to mains water supply

Mains surface water drainage: $\ensuremath{\text{No}}$

Sewerage: Septic tank

Heating

Central heating, Oil

Heating features: Double glazing, Open fire

Broadband

Broadband Source: Ofcon		Source: Ofcom
(!)	The property has only Standard broadband available. The connection type is "ADSL copper wire".	
I	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	14 Mb
	MAX UPLOAD	1 Mb
	AVAILABILITY	\checkmark
	DETAILS	
	NAME	Superfast
	MAX DOWNLOAD	Unavailable
	MAX UPLOAD	Unavailable
	AVAILABILITY	×
	DETAILS	
	NAME	Ultrafast
	MAX DOWNLOAD	Unavailable
	MAX UPLOAD	Unavailable



DETAILS

AVAILABILITY

Mobile coverage

Actual services available may be different (data provided by Ofcom). EE PROVIDER ОK COVERAGE ...I SIGNAL STRENGTH DETAILS **O**2 PROVIDER ОK COVERAGE SIGNAL STRENGTH DETAILS Three PROVIDER Great COVERAGE SIGNAL STRENGTH DETAILS Vodafone PROVIDER OK COVERAGE .,,|| SIGNAL STRENGTH DETAILS

NTS Part C

Building safety issues

<mark>쏭</mark> No

Restrictions

Source: HM Land Registry

Title DN111525 contains restrictions or restrictive covenants.

Here is a summary but a property lawyer can advise further: - No disposition of the registered estate is to be registered without written consent from C. Hoare & Co. for the charge dated 8 November 2024. - Restrictive covenants in the Conveyance dated 28 April 1972.

Rights and 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

Alistory of flooding

No history of flooding has been reported.

Coastal erosion risk

① To be provided

Planning and development

<mark>జ</mark>ి No

Listing and conservation

<mark>왕</mark> No

Accessibility

쓰 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.

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Moverly has certified this data Accurate as of 27 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.

HM Land Registry



Official copy of register of title

Title number DN111525

Edition date 19.11.2024

- This official copy shows the entries on the register of title on 26 MAR 2025 at 16:14:20.
- 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 26 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 (11.02.1981) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Higher Venice, Allaleigh, Blackawton, Totnes (TQ9 7DL).
- 2 The land has the benefit of the rights granted by but except and reserved and subject as mentioned in the Conveyance dated 28 April 1972 referred to in the Charges Register.

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 (29.03.1999) PROPRIETOR: MARK WATSON of 2 Dunstall Green, Stonehill Road, Chobham, Woking GU24 8HP.
- 2 (29.03.1999) The Transfer to the proprietor contains a covenant to observe and perform the covenants referred to in the Charges Register and of indemnity in respect thereof.
- 3 (11.11.2024) RESTRICTION: No disposition of the registered estate 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 written consent signed by the proprietor for the time being of the Charge dated 8 November 2024 in favour of C. Hoare & Co. referred to in the Charges Register.

C: Charges Register

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

1 A Conveyance of the land in this title dated 28 April 1972 made between (1) Katherine Hildegarde Beilby and (2) Gordon Hedley Davidge and Marion Grace Davidge contains restrictive covenants.

C: Charges Register continued

NOTE: Original filed.

- 2 Notice registered of Class D (ii) Land Charge No 93481 dated 11 September 1961.
- 3 (11.11.2024) REGISTERED CHARGE dated 8 November 2024 affecting also other titles.

NOTE: Charge reference DN111525.

- 4 (11.11.2024) Proprietor: C. HOARE & CO. (Co. Regn. No. 240822)(an unlimited company) of 37 Fleet Street, London EC4P 4DQ.
- 5 (11.11.2024) The proprietor of the Charge dated 8 November 2024 referred to above is under an obligation to make further advances. These advances will have priority to the extent afforded by section 49(3) Land Registration Act 2002.

End of register

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.

HM Land Registry



Official copy of register of title

Title number DN472344

Edition date 27.11.2002

- This official copy shows the entries on the register of title on 26 MAR 2025 at 16:14:20.
- 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 26 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 (27.11.2002) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being land lying to the north east of Higher Venice, Blackawton, Totnes, (TQ9 7DL).

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 (27.11.2002) PROPRIETOR: SALLY CAROLINE JAINE of Allaleigh House, Blackawton, Totnes, Devon TQ9 7DL.
- 2 (27.11.2002) The value stated as at 15 November 2002 was £28,500.

End of register