

Address

Source: HM Land Registry

**Little Moor****Moreleigh****Totnes****Devon****TQ9 7JN**UPRN: **10008921813**

EPC

**Energy Performance Certificate**

We checked, and no Energy Performance Certificate was found for this property. We'll keep retrying so when one is registered, we'll fetch it.

NTS Part A

Tenure

Source: HM Land Registry

**Freehold for DN112893**

The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being land lying to the South-West of Parsonage Lane, Moreleigh, Totnes.

Title number DN155035.

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

Freehold for DN155035

The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Land at Place Barton, Moreleigh, Totnes.

Title number DN112893.

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

Tenure marketed as: **Freehold**



Council Tax band: **F**

Authority: **South Hams District Council**

NTS Part B

Construction



Standard construction

Property type



Detached, Bungalow

Floorplan: **To be provided**

Parking



Driveway

Electricity



Connected to mains electricity

Water and drainage



Connected to mains water supply

Mains surface water drainage: **No**

Sewerage: **Septic tank**

Heating




Central heating, Oil

Heating features: **Wood burner**

 **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	8 Mb
MAX UPLOAD	0.9 Mb
AVAILABILITY	

DETAILS

NAME	Superfast
MAX DOWNLOAD	Unavailable
MAX UPLOAD	Unavailable
AVAILABILITY	

DETAILS

NAME	Ultrafast
MAX DOWNLOAD	Unavailable
MAX UPLOAD	Unavailable
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

 **To be provided**

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

 **History of flooding**

No history of flooding has been reported.

Coastal erosion risk

 **No**

Planning and development

 **No**

Listing and conservation

 **No**

Accessibility

 **Level access**

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 5 Feb 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 DN112893

Edition date 13.08.2020

- This official copy shows the entries on the register of title on 05 FEB 2025 at 11:04:59.
- 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 05 Feb 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 (30.03.1981) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Land at Place Barton, Moreleigh, Totnes.

2 The land has the benefit of the following rights reserved by a Conveyance of land adjoining to the east dated 12 January 1973 made between (1) Ramon John Evans and Frances Elizabeth Evans (Vendors) (2) Midland Bank Limited (Bank) and (3) Richard Benjamin Rogers and Kathleen Olive Rogers (Purchaser):-

EXCEPTING AND RESERVING unto the Vendors or other the owner or owners for the time being of the remainder of Place Barton Farm aforesaid (1) the right to drain by land drains or otherwise into the stream delineated on the said plan and shown by a Blue line and (2) the right to water cattle and other animals between the points marked "A" and "B" on the said plan TOGETHER WITH the right to travel over such part of Ordnance Survey No. 1576 hereby conveyed with cattle and other animals as is necessary for the purpose aforesaid.

NOTE: The stream referred to is shown by a blue broken line on the filed plan. The points marked "A" and "B" are reproduced on the filed plan.

3 The land edged and numbered in green on the filed plan has been removed from this title and registered under the title number or numbers shown in green on the said plan.

4 The land has the benefit of the rights granted by but is subject to the rights reserved by a Transfer of the land in this title dated 15 November 1983 made between (1) Thomas Alexander Graham and Patricia Ann Graham and (2) Frederick John Wood and others.

NOTE: Original filed.

5 (25.10.2001) The land has the benefit of the rights reserved by a Transfer of the land edged and numbered DN453720 in green on the filed plan dated 15 October 2001 made between (1) Frederick John Wood and others and (2) Philip David Mitchell and Sarah Shackleton.

NOTE: Original filed under DN453720.

A: Property Register continued

- 6 (30.10.2002) The land has the benefit of the following rights reserved by a Transfer of the land edged and numbered DN470912 in green on the filed plan dated 2 August 2002 made between (1) Frederick John Wood and others and (2) Brian Thomas Albert Perring:-

"The "Retained Land" means the land comprised in title number DN112893 and each and every part thereof except the Property

Rights reserved for the benefit of other land being the Retained Land as Herein defined

1. Such rights of access to and entry upon the Property as are necessary for the repair and maintenance of the Retained Land or for the exercise of the rights set out in the following clause the persons exercising such rights giving to the owners and occupiers of the Property at least 48 hours notice (except in the case of emergency) before exercising such rights of access and entry and making good all damage occasioned by such exercise

2. The right to the free and uninterrupted passage and running of water soil gas and electricity telephone and all other services in through under and along the sewers channels drainage pipes watercourses mains wires cables pillars turrets amplifiers poles soakaways and any other apparatus for the supply of water electricity gas or telephone or for the disposal of foul or surface water and all other services now or within the period of 80 years from the date hereof (which shall be the perpetuity period applicable hereto) laid through under or along the Property subject to the Transferor and his successors in title paying a proportionate part of the expense of keeping the same in proper order and repair together with the right of entry upon the Property for the purpose of inspecting maintaining repairing renewing enlarging cleaning duplicating removing or constructing the same "

- 7 (30.10.2002) A new title plan based on the latest revision of the Ordnance Survey Map has been prepared.

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 (16.01.1984) PROPRIETOR: FRANCIS PHILIP WOOD and GERALD ROBIN WOOD of Place Barton Farm, Moreleigh, Totnes TQ9 7JN.
- 2 (16.01.1984) RESTRICTION: No disposition by a sole proprietor of the land (not being a trust corporation) under which capital money arises is to be registered except under an order of the registrar or of the Court.
- 3 (13.08.2020) 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 certificate signed by Place Barton Farm Solar Park Limited or its conveyancer that the provisions of clause 16.1 of a Lease dated 20 January 2017 made between (1) Frederick James Wood, Francis Philip Wood and Gerald Robin Wood and (2) Place Barton Farm Solar Park Limited as varied by a Deed of Variation dated 7 August 2020 made between (1) Francis Philip Wood and Gerald Robin Wood and (2) Place Barton Farm Solar Park Limited have been complied with or that they do not apply to the disposition.

C: Charges Register

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

- 1 A Conveyance of the land in this title and other land dated 31 July 1964 made between (1) Torr Brook Farms Limited (Vendor) and (2) Andrew

C: Charges Register continued

Edward Peter Deane (Purchaser) contains the following covenants:-

"The Purchaser for himself and his successors in title owners for the time being of the property hereby conveyed hereby covenants with the Vendor for itself and its successors in title owners for the time being of the land retained by the Vendor edged in brown on the said plan that no building or buildings of any kind shall be erected at any time hereafter on field number 157 on the plan annexed hereto unless plans showing precise elevations and the situation of such buildings have been approved in writing by the Vendor".

NOTE: The land edged brown referred to is tinted pink on the filed plan. Field Number 157 referred to is O.S. 0049 on the filed plan.

- 2 A Conveyance of the land in this title and other land dated 27 March 1972 made between (1) Andrew Edward Peter Deane (Vendor) and (2) Ramon John Evans and Frances Elizabeth Evans (Purchasers) contains the following covenants:-

"THE Purchaser hereby covenants with the Vendor that he the Purchaser and his successors in title owner or owners for the time being of the land hereby conveyed for the benefit of the land edged blue on the plan hereto annexed not at any time from the date hereof to permit any pollution of the land edged blue on the said plan by the escape of agricultural waste or matter of whatever form from any part of the land hereby conveyed".

NOTE: The land edged blue referred to is tinted blue on the filed plan.

- 3 By a Conveyance dated 22 December 1980 made between (1) Roger Frank Harris and others (Vendors) and (2) Thomas Alexander Graham and Patricia Ann Graham (Purchasers) the land was conveyed subject as follows:-

"All wayleaves agreements for electricity affecting the property hereby conveyed and to all easements quasi-easements and rights in the nature of easements affecting the said property whether public or private"

- 4 (27.12.1984) REGISTERED CHARGE dated 18 December 1984 to secure the moneys including the further advances therein mentioned.

- 5 (27.12.1984) Proprietor: LLOYDS BANK PLC of 8 Broad Street, Newent, Glos, GL18 1AH.

- 6 (08.06.1992) REGISTERED CHARGE dated 4 June 1992 to secure the moneys including the further advances therein mentioned.

- 7 (08.06.1992) Proprietor: LLOYDS BANK PLC of 8 Broad Street, Newent, Glos, GL18 1AH.

- 8 (24.02.2017) The parts of the land affected thereby are subject to the leases set out in the schedule of leases hereto.
The leases grant and reserve easements as therein mentioned.

- 9 (23.01.2018) The land is subject to any rights that are granted by a Deed dated 12 January 2018 made between (1) Frederick John Wood And Others (2) Place Barton Farm Solar Park Limited and (3) Western Power Distribution (South West) Plc and affect the registered land.
The said Deed also contains restrictive covenants by the grantor.

NOTE: Copy filed.

- 10 (13.08.2020) By a Deed dated 7 August 2020 made between (1) Francis Philip Wood and Gerald Robin Wood and (2) Place Barton Farm Solar Park Limited the terms of the lease dated 20 January 2017 referred to in the schedule of leases hereto were varied.

NOTE: Copy Deed filed.

Schedule of notices of leases

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
1	24.02.2017 Edged and numbered 1 in blue	land at Place Barton	20.01.2017 26 years commencing on and including 20.01.2017	DN681615
NOTE: See entry in the Charges Register relating to a Deed of variation dated 7 August 2020.				

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.



Official copy of register of title

Title number DN155035

Edition date 23.04.2018

- This official copy shows the entries on the register of title on 05 FEB 2025 at 11:04:59.
- 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 05 Feb 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 (30.03.1981) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being land lying to the South-West of Parsonage Lane, Moreleigh, Totnes.
- 2 The land has the benefit of the rights excepted and reserved by but is subject to the rights contained in a Transfer of land adjoining the Southern and Western boundary of the land in this title dated 15 November 1983 made between (1) Thomas Alexander Graham and Patricia Ann Graham and (2) Frederick John Wood and others.

NOTE: Original filed under DN112893.

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 (30.03.1981) PROPRIETOR: THOMAS ALEXANDER GRAHAM, Farmer, and PATRICIA ANN GRAHAM, his wife, of Place Barton, Moreleigh, Totnes, Devon.
- 2 (23.04.2018) RESTRICTION: No disposition by a sole proprietor of the registered estate (except a trust corporation) under which capital money arises is to be registered unless authorised by an order of the court.

C: Charges Register

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

- 1 The land is subject to the following rights granted by a Conveyance of land adjoining to the north east of the land in this title dated 24 March 1972 made between (1) Andrew Edward Peter Deane (Vendor) (2) Heritable Securities and Mortgage Investment Association Limited (First Mortgage) (3) Lloyds Bank Limited (Second Mortgage) and (4) Leslie

C: Charges Register continued

Frederick Morris (Purchaser):-

TOGETHER with the rights of entry and drainage over the land edged and hatched Green on the said Plan set out in the Second part of the Second Schedule hereto

Second Part

Identical rights of entry and drainage over the land edged and hatched Green on the said Plan as are set out in the First Part of this Schedule

First Part

(1) A right to enter on the land thereby conveyed for the purpose of constructing repairing and maintaining a septic tank and ancillary pipes

(2) A right to drain the land edged Blue and coloured Yellow on the said Plan into the septic tank so constructed

Provided Nevertheless

(a) That any such septic tank should be constructed if at all within Ten years from the date of that Deed

(b) That the septic tank should be restricted to that part of the land thereby conveyed which was hatched Brown on the said Plan hereto

(c) All damage caused by the exercise of any such rights should be made by the person exercising them as soon as possible thereafter restoring the surface of the land to its original condition.

NOTE: The land edged and hatched green, the land edged blue, the land coloured yellow and the land hatched brown referred to are tinted mauve, tinted blue, tinted yellow and tinted brown respectively, on the filed plan.

- 2 A Conveyance of the land in this title and other land dated 27 March 1972 made between (1) Andrew Edward Peter Deane (Vendor) and (2) Ramon John Evans and Frances Elizabeth Evans (Purchasers) contains the following covenants:-

"THE Purchaser hereby covenants with the Vendor that he the Purchaser and his successors in title owner or owners for the time being of the land hereby conveyed for the benefit of the land edged blue on the plan hereto annexed not at any time from the date hereof to permit any pollution of the land edged blue on the said plan by the escape of agricultural waste or matter of whatever form from any part of the land hereby conveyed."

NOTE: The land edged blue referred to is tinted blue on the filed plan.

- 3 The land is subject to the following rights granted by a Conveyance of land adjoining to the north east of the land in this title dated 19 June 1973 made between (1) Ramon John Evans and Frances Elizabeth Evans (Vendors) (2) Midland Bank Limited (Bank) and (3) Leslie Frederick Morris (Purchaser):-

TOGETHER with a right of way with or without vehicles of all sorts along the private roadway coloured yellow on the said plan.

NOTE: The roadway coloured yellow referred to is hatched yellow on the filed plan.

- 4 By a Conveyance dated 22 December 1980 made between (1) Roger Frank Harris and others (Vendors) and (2) Thomas Alexander Graham and Patricia Ann Graham (Purchasers) the land in this title together with other land was conveyed subject as follows:-

"All wayleaves agreements for electricity affecting the property hereby conveyed and to all easements quasi-easements and rights in the nature of easements affecting the said property whether public or private."

Title number DN155035

End of register