

## Address

Source: HM Land Registry

**Lilac Cottage****Millcombe****Blackawton****Totnes****Devon****TQ9 7AE**UPRN: **10008912986**

## EPC

Source: GOV.UK

Current rating: **F**Potential rating: **D**Current CO2: **10 tonnes**Potential CO2: **5.4 tonnes**Expires: **11 Sept 2033**Source: <https://find-energy-certificate.service.gov.uk/energy-certificate/8437-5128-8300-0000-0272>

## 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 Lilac Cottage, Blackawton, Totnes (TQ9 7AE).

Title number DN475609.

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**

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## NTS Part B

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### Construction



**Non-standard construction**

Original cottage is cob, the new extension is block

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### Property type



**Detached, House**

Floorplan: **To be provided**

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### Parking



**Driveway**

Electric vehicle charging point: **Yes**

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### Electricity



**Connected to mains electricity**

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### Water and drainage



**Not connected to mains water supply**

Borehole

Mains surface water drainage: **No**

Sewerage: **Septic tank**

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## Heating




### Room heaters only


Heating features: **Wood burner, Underfloor heating**

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 **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	23 Mb
MAX UPLOAD	4 Mb
AVAILABILITY	

DETAILS

NAME	Superfast
MAX DOWNLOAD	Unavailable
MAX UPLOAD	Unavailable
AVAILABILITY	

DETAILS

NAME	Ultrafast
MAX DOWNLOAD	Unavailable
MAX UPLOAD	Unavailable
AVAILABILITY	

DETAILS

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

PROVIDER **EE**

COVERAGE Great



DETAILS

PROVIDER **O2**

COVERAGE Good



DETAILS

PROVIDER **Three**

COVERAGE OK



DETAILS

PROVIDER **Vodafone**

COVERAGE OK



DETAILS

# NTS Part C

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## Building safety issues

 **No**

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## Restrictions

Source: HM Land Registry

 **Title DN475609 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 or by the proprietor of any registered charge is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 1 March 2023 in favour of National Westminster Bank PLC.

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## Rights and easements

 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

 **To be provided**

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## Planning and development

 **No**

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## Listing and conservation



### Is a listed building

original stone newel stair- late 17century

### In a conservation area

AONB

## Accessibility



None

## Mining



No coal mining risk identified

No mining risk (other than coal mining) identified



### Moverly has certified this data

Accurate as of 26 Apr 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 DN475609

Edition date 16.03.2023

- This official copy shows the entries on the register of title on 24 APR 2025 at 14:42:35.
- 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 24 Apr 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 (06.02.2003) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Lilac Cottage, Blackawton, Totnes (TQ9 7AE).

## 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 (09.08.2007) PROPRIETOR: ANTHONY THOMAS ALLOM-CURRAN and CHARLOTTE PENELOPE KATE ALLOM-CURRAN of Lilac Cottage, Blackawton, Totnes TQ9 7AE.
- 2 (09.08.2007) The price stated to have been paid on 17 July 2007 was £440,000.
- 3 (06.03.2023) 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 1 March 2023 in favour of National Westminster Bank PLC referred to in the Charges Register.

## C: Charges Register

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

- 1 (06.03.2023) REGISTERED CHARGE dated 1 March 2023.
- 2 (06.03.2023) Proprietor: NATIONAL WESTMINSTER BANK PLC (Co. Regn. No. 929027) of Mortgage Centre, P.O. Box 123, Greenock PA15 1EF.

Title number DN475609

End of register