



**Address** Source: HM Land Registry

12 Woodland Close

Staverton

**Totnes** 

Devon

**TQ9 6PQ** 

UPRN: 100040302538

**EPC** Expires soon

Source: GOV.UK

Current rating: D

Potential rating: C

Current CO2: 4.6 tonnes

Potential CO2: 3 tonnes

Expires: 13 May 2025

Source: https://find-energy-certificate.service.gov.uk/energy-certificate/8245-7725-0890-

6237-4996

# **NTS Part A**

Source: HM Land Registry **Tenure** 



## Freehold

The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 12 Woodland Close, Staverton, Totnes (TQ9 6PQ).

Title number DN424244.

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

Tenure marketed as: Freehold

## Local council

Ouncil Tax band: E

Authority: South Hams District Council

# **NTS Part B**

## Construction



Standard construction

## Property type



Detached, Bungalow

Floorplan: To be provided

## **Parking**



Off Street, Driveway, Private

## Electricity



Connected to mains electricity

Has solar panels

## Water and drainage



Connected to mains water supply

Mains surface water drainage: Yes

Sewerage: Connected to mains sewerage

# Heating



Central heating, Oil

Heating features: Double glazing, Wood burner

Broadband Source: Ofcom

# The property has Superfast broadband available.

The connection type is "FTTC (Fibre to the Cabinet)".

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	15 Mb
MAX UPLOAD	1 Mb
AVAILABILITY	
DETAILS	
NAME	Superfast
MAX DOWNLOAD	80 Mb
MAX UPLOAD	20 Mb
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	OK
SIGNAL STRENGTH	
DETAILS	
PROVIDER	O2
COVERAGE	Good
SIGNAL STRENGTH	
DETAILS	
PROVIDER	Three
COVERAGE	OK
SIGNAL STRENGTH	
DETAILS	
PROVIDER	Vodafone
COVERAGE	OK
SIGNAL STRENGTH	
DETAILS	

# NTS Part C

## Building safety issues



Restrictions Source: HM Land Registry

Title DN424244 contains restrictions or restrictive covenants.

Here is a summary but a property lawyer can advise further: - Erect and maintain a stockproof fence with specific materials set by the Commissioners' Surveyors on the Southern and Eastern boundaries. - Do not engage in activities that create a nuisance or annoyance to the neighbourhood. - Do not deposit refuse or offensive materials on the land. - No buildings to be erected or maintained except private houses unless approved by Surveyors. - Prohibition of use as a public house or for selling alcohol.

## Rights and easements

▼ Title DN424244 contains beneficial rights or easements.

Here is a summary but a property lawyer can advise further:- Benefit from rights granted by a Deed dated 16 August 1972 (Church Commissioners for England and E Isaac and Son Limited). - Benefit from rights granted by but subject to rights reserved in a Conveyance dated 12 October 1979.

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

### Flood risk



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



e) No

# Listing and conservation



# Accessibility



Level access, Lateral living, Level access shower

# Mining



No coal mining risk identified

No mining risk (other than coal mining) identified



# Moverly has certified this data

Accurate as of 25 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 DN424244

Edition date 20.03.2019

- This official copy shows the entries on the register of title on 22 APR 2025 at 15:00:59.
- 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 22 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 (20.11.1979) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 12 Woodland Close, Staverton, Totnes (TQ9 6PQ).
- 2 The Conveyances dated 19 February 1968 and 26 November 1973 referred to in the Charges Register each contains the following exceptions and reservations:-

"EXCEPT AND RESERVING unto the Commissioners and their successors:-

(a) all mines quarries minerals and mineral substances whatsoever (including sand and gravel and all other surface minerals) whether opened or unopened within and under the said land together with full powers for the Commissioners and their assigns and their lessees and agents and all persons authorised by them or any of them with workmen and others from time to time and at all times hereafter by means of underground workings or operations only to win work get and carry away the said mines quarries minerals and mineral substances hereby excepted and reserved and any like mines quarries minerals or minerals substances in upon or under any adjacent or other lands and with full powers for those purposes to withdraw vertical and lateral support from the surface of the said land and from any buildings or works now erected or hereafter erected thereon notwithstanding any subsidence or other injury or damage that may thereby be occasioned to the said land or any buildings or works as aforesaid or any other injury damage or loss whatsoever arising whether directly or indirectly from any such workings or operations as aforesaid which may be sustained by the Purchaser or its successors in title so nevertheless that the person or persons actually searching or working under or by virtue of any powers aforesaid shall pay to the Purchaser or other the owner or occupier for the time being of the said land reasonable compensation for or in respect of any injury or damage to be thereby occasioned to any buildings or works now or hereafter erected on the said land such compensation to be fixed of the parties cannot agree by a single arbitrator to be agreed upon between them or in case of their not being able to agree upon such arbitrator then by two disinterested persons as arbitrators (one to be chosen by each party) or their umpire and any such arbitration shall so far as applicable be governed by the provisions of the Arbitration Act 1950 or any statutory modification thereof

# A: Property Register continued

(b) Full and free right and liberty without obtaining the consent of or making any compensation to the Purchaser or other the owner or owners occupier or occupiers for the time being of the said land to deal in any manner whatsoever with any of the land belonging to the Commissioners adjoining opposite or near to the said land and to erect or maintain or suffer to be erected or maintained on such adjoining opposite or neighbouring lands and premises any buildings whatsoever whether such buildings shall or shall not affect or diminish the light or air which may now or at any time or times hereafter be enjoyed for or in respect of the said land or any building for the time being thereon

(c) The free flow of water and soil and other services to and from any adjoining or nearby land belonging to the Commissioners through any sewers pipes drains wires cables watercourses and conduits now existing in the said land or substituted therefor by the Purchaser TO HOLD the said land (except and reserved as aforesaid) unto the Purchaser in fee simple subject to all rights of way water light and other easements (if any) affecting the same"

This registration takes effect subject thereto and the mines and minerals so excepted are excluded from this registration.

3 The land has the benefit of the rights granted by a Deed dated 16 August 1972 made between (1) Church Commissioners for England and (2) E Isaac and Son Limited.

NOTE: Copy filed under DN95915.

- The land has the benefit of the rights granted by but is subject to the rights reserved by the Conveyance dated 12 October 1979 referred to in the Charges Register.
- 5 The Conveyance dated 12 October 1979 referred to above contains provisions as to light or air and boundary structures.

# 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 (11.04.2017) PROPRIETOR: STEPHEN CHARLES FREDERICK WOODCOCK and JENNIFER WOODCOCK of 12 Woodland Close, Staverton, Totnes TQ9 6PQ.
- 2 (11.04.2017) The price stated to have been paid on 28 March 2017 was £430,000.
- 3 (11.04.2017) 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.

# C: Charges Register

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

- A Conveyance of the land tinted blue on the filed plan and other land dated 19 February 1968 made between (1) The Church Commissioners for England (Commissioners) and (2) The Totnes Rural District Council (Purchaser) contains covenants. By a Deed dated 24 September 1970 made between (1) The Church Commissioners for England and (2) The Rural District Council of Totnes the said covenants were expressed to be modified. Details of the covenants and of the modification are set out in the schedule of restrictive covenants hereto.
- 2 A Conveyance of the land tinted pink on the filed plan and other land dated 26 November 1973 made between (1) Church Commissioners for England (Commissioners) and (2) E Isaac and Son Limited (Purchaser)

# C: Charges Register continued

contains covenants details of which are set out in the schedule of restrictive covenants hereto.

A Conveyance of the land in this title dated 12 October 1979 made between (1) E Isaac and Son Limited (Vendor) (2) Midland Bank Limited (Bank) and (3) Margaret Joyce Garmany (Purchaser) contains restrictive covenants.

NOTE: Original filed under DN95915.

## Schedule of restrictive covenants

The following are details of the covenants contained in the Conveyance dated 19 February 1968 referred to in the Charges Register:-

"THE Purchaser to the intent that the covenants contained in this present clause shall bind the said land into whosesoever hands the same may come for the benefit of the adjoining and neighbouring lands belonging to the Commissioners and each and every part thereof hereby covenant with the Commissioners as follows:-

- (a) Forthwith to erect a stockproof fence consisting of oak posts and four tanalised rails clad with heavy gauge galvanised chain link along the whole of the southern boundary fence(s) to the satisfaction of the Commissioners' Surveyors for the time being (hereinafter called "the Surveyors") and for ever thereafter to maintain the said fence and the fence along the whole of the eastern boundary of the said land in a good and substantial stock proof condition to the satisfaction of the Surveyors
- (b) Not to do or permit to be done upon the said land or any part thereof or in or on any buildings at any time standing thereon anything which shall or may be or grow to be in any way a nuisance annoyance or disturbance to the Commissioners or their successors in title or assigns or their lessees underlessees tenants or occupiers of any property in the neighbourhood
- (c) Not to deposit any refuse dust or other noisome or offensive matter on any part of the said land and not to burn or manufacture thereon any ballast bricks tiles or other articles
- (d) Not to convert or use or allow to be converted or used the said land or any buildings which may be erected thereon as or for a public house hotel inn tavern or beer shop or for the sale or consumption of wine beer or spirits
- (e) That no buildings shall be erected or maintained upon the said land except a private dwellinghouse and/or outbuildings thereto in accordance with such plans block plan sections designs elevations and (if required by the Surveyors) such specifications thereof as shall have been previously submitted in duplicate to and approved in writing by the Surveyors and the Purchaser will from time to time on submitting any such plans block plans sections designs elevations and specifications to the Surveyors pay to the Surveyors their reasonable fees for examining the same whether or not the same be approved."
- 2 The following are details of the terms of the modification contained in the Deed dated 24 September 1970 referred to in the Charges Register:-
  - "1. Clause 2 (e) of the Conveyance shall be read and construed as if there was substituted for the words "a private dwellinghouse and/or outbuildings thereto" the words "private dwellinghouses and/or outbuildings thereto."
  - 2. As varied as aforesaid the Conveyance and every clause thereof shall continue of full effect and be binding on the respective parties thereto"
- 3 The following are details of the covenants contained in the Conveyance dated 26 November 1973 referred to in the Charges Register:-

"THE Purchaser to the intent that the covenants contained in this

#### Title number DN424244

# Schedule of restrictive covenants continued

present clause shall bind the said land into whosesoever hands the same may come for the benefit of the adjoining and neighbouring lands belonging to the Commissioners and each and every part thereof hereby covenant with the Commissioners as follows:-

- (a) Forthwith to erect a stockproof fence consisting of oak posts and four tanalised rails clad with heavy gauge galvanised chain link fencing to the satisfaction of the Commissioners' Surveyors for the time being on the Southern boundary of the said land and for ever thereafter to maintain the said fence to the satisfaction of the said Surveyors and also to maintain to the like satisfaction the fence on the Eastern boundary of the said land in a fully stockproof condition or replacement thereof
- (b) Not to do or permit to be done upon the said land or any part thereof or in or on any buildings at any time standing thereon anything which shall or may be or grow to be in any way a nuisance annoyance or disturbance to the Commissioners or their successors in title or assigns or their lessees underlessees tenants or occupiers of any property in the neighbourhood
- (c) Not to deposit any refuse dust or other noisome or offensive matter on any part of the said land and not to burn or manufacture thereon any ballast bricks tiles or other articles
- (d) That no buildings shall be erected or maintained upon the said land except for use as private dwellinghouses and/or outbuildings thereto in accordance with such plans block plans sections designs elevations and (if required by the Commissioners' Surveyors for the time being) such specifications thereof as shall have been previously submitted in duplicate to and approved in writing by the said Surveyors and the Purchaser will from time to time on submitting any such plans block plans sections designs elevations and specifications to the said Surveyors pay to them their reasonable fees for examining the same whether or not the same be approved"

# End of register