

Material Information Certificate

Address Source: HM Land Registry

The Paddocks

Harberton

Totnes

Devon

TQ9 6EW

UPRN: 10009314219

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



The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Land at The Stables, Ashridge Lane, Tigley, Dartington, Totnes.

Title number DN168012.

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

Tenure marketed as: Freehold

Local council Source: Valuation Office Agency

Oouncil Tax band: A

Authority: South Hams District Council

NTS Part B

Construction

Non-standard construction

timber framed timber clad timber windows

Property type



Detached, House

Floorplan: To be provided

Parking



Driveway, Off Street

Electricity



No mains electricity connection

Has solar panels

Other electricity sources at the property

back up generator

Water and drainage



Not connected to mains water supply

borehole

Mains surface water drainage: No

Sewerage: Sewerage treatment plant

Heating



✓ Central heating, LPG

Heating features: Double glazing, Wood burner

Broadband Source: Ofcom

① 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	5 Mb
MAX UPLOAD	1 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
SIGNAL STRENGTH	.11
DETAILS	
PROVIDER	O2
COVERAGE	Good
SIGNAL STRENGTH	
DETAILS	
PROVIDER	Three
COVERAGE	Great
SIGNAL STRENGTH	1
DETAILS	
PROVIDER	Vodafone
COVERAGE	Great
SIGNAL STRENGTH	
DETAILS	

NTS Part C

Building safety issues



Restrictions Source: HM Land Registry

Title DN168012 contains restrictions or restrictive covenants.

Here is a summary but a property lawyer can advise further: - A restriction prevents a single owner from selling or transferring the property unless authorised by a court order.

Rights and easements

Title DN168012 contains beneficial rights or easements.

Here is a summary but a property lawyer can advise further:- The right to the free flow of water through a pipeline and to install a sub-meter on the boundary with a neighbouring property. - A right of way for others to pass over a specific part of the property, as shown on the title plan.

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

① To be provided

Planning and development



Listing and conservation



Accessibility



2 Level access

Mining



No coal mining risk identified

No mining risk (other than coal mining) identified



Moverly has certified this data

Accurate as of 27 May 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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