

Address

Source: HM Land Registry

**1 Gabriel Court****Stoke Gabriel****Totnes****Devon****TQ9 6GX**UPRN: **10093769607**

EPC

Source: GOV.UK

Current rating: **B**Potential rating: **A**Current CO2: **2.1 tonnes**Potential CO2: **0.8 tonnes**Expires: **14 April 2035**Source: <https://find-energy-certificate.service.gov.uk/energy-certificate/3900-8356-0232-8496-3453>

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 Gabriel Court Hotel, Stoke Hill, Stoke Gabriel, Totnes (TQ9 6SF).

Title number DN483910.

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

Tenure marketed as: **Freehold**

Local council



Council Tax

Sorry, Council Tax information could not be collected. We'll try again shortly.

NTS Part B

Construction



Standard construction

Property type



Detached, House

Floorplan: **To be provided**

Parking



Allocated, Driveway

Electricity



Mains electricity: **Mains electricity supply is connected.**



Solar panels: **No**

Other sources: **To be provided**

Water and drainage



Connected to mains water supply

Mains surface water drainage: **Yes**

Sewerage: **Connected to mains sewerage**

Heating

 **Mains gas-powered central heating is installed.**

The system was installed on 4 Jan 2025.

 **Double glazing and Underfloor heating are installed.**

Broadband

Source: Ofcom

 **The property has no specified broadband available.**

The connection type is "None".



Mobile coverage

Source: Ofcom



NTS Part C

Building safety issues

 **No**

Restrictions

Source: HM Land Registry

 **Title DN483910 contains restrictions or restrictive covenants.**

Here is a summary but a property lawyer can advise further: - The owner cannot sell or transfer the property without written consent from Sinan Properties Limited and Paul Wilson (for the 2016 loan) or from MSP Capital Ltd (for the 2023 loan), depending on which loan is in effect.

Rights and easements



Title DN483910 contains beneficial rights or easements.

Here is a summary but a property lawyer can advise further:- The property benefits from various rights (such as access or use of services) that were kept when parts of the land were sold off between 2019 and 2024. The details of these rights are in the transfer documents for each part of land now registered under separate title numbers.



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

Flooding



Flood risk: **No flood risk has been identified.**



Historical flooding: **History of flooding**

No history of flooding has been reported.



Flood defences: **Flood defences**

Flood defences are installed.

Coastal erosion risk



No coastal erosion risk has been identified.

Planning and development



No

Listing and conservation



In a conservation area

Stoke Gabriel conservation area.

Tree Preservation Order in place

Accessibility



None

Mining



No coal mining risk identified

No mining risk (other than coal mining) identified

Additional information

Price paid

Source: HM Land Registry



£1,100,000 plus £220,000 VAT (DN483910)

Paid on 30 August 2016

The price stated to have been paid on 29 July 2016 was £1,100,000 plus £220,000 VAT.

Loft access



The property has access to a loft.

The loft is insulated and unboarded and is accessed by: loft quilt

Outside areas



Outside areas: Front garden and Rear garden.

Specialist issues



Asbestos: **No asbestos has been disclosed.**



Japanese Knotweed: **No japanese knotweed has been disclosed.**



Ongoing health or safety issue: **No ongoing health or safety issue has been disclosed.**



Subsidence or structural fault: **No subsidence or structural fault has been disclosed.**



Dry rot, wet rot or damp: **No dry rot has been disclosed.**

Onward chain



Onward chain

This sale is not dependent on completion of the purchase of another property.

Rentcharges



Estate rentcharge

There is an estate rentcharge payable on the property. The annual amount is £497. Annual maintenance charge for road, drains, gardens and outside lights. .



Moverly has certified this data

Accurate as of 15 August 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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