

Address

Source: HM Land Registry



Rose Cross

Houndhead

Broadhempston

Totnes

Devon

TQ9 6AZ

UPRN: 10032962838

EPC

Source: GOV.UK

Current rating: **D**Potential rating: **B**Current CO2: **4.2 tonnes**Potential CO2: **1.5 tonnes**Expires: **26 April 2031**Source: <https://find-energy-certificate.service.gov.uk/energy-certificate/2038-3005-8204-1789-8200>

NTS Part A

Tenure

Source: HM Land Registry



Freehold for DN723881

The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Rose Cross, Houndhead, Broadhempston, (TQ9 6AZ).

Title number DN177682.

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

Freehold for DN177682

The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Land at Rose Cross, Houndhead, Broadhempston, Totnes (TQ9 6AZ).

Title number DN723881.

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



Tenure marketed as: **Freehold**

Local council

Source: Valuation Office Agency



Council Tax band: **D**

Authority: **Teignbridge District Council**

NTS Part B

Construction



Non-standard construction

Stone and Cob

Property type



Semi-detached, House

Floorplan: **To be provided**

Parking



Covered, 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: **No**

Sewerage: **Septic tank**

Heating



Oil-powered central heating is installed.

The system was installed on 15 Jul 2021.



Double glazing, Underfloor heating, Wood burner, and Air source heat pump are installed.

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	8 Mb
MAX UPLOAD	0.9 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 Great



DETAILS

PROVIDER **O2**

COVERAGE Good



DETAILS

PROVIDER **Three**

COVERAGE Great



DETAILS

PROVIDER **Vodafone**

COVERAGE OK



DETAILS

NTS Part C

Building safety issues



No

Restrictions

Source: HM Land Registry



Title DN177682 contains restrictions or restrictive covenants.

Here is a summary but a property lawyer can advise further: - No sale or transfer of the property can be registered without written consent from HSBC UK Bank PLC, due to the mortgage. - Subject to a covenant from a 1942 conveyance (details not fully available) which may affect what can be done with the property.

Title DN723881 contains restrictions or restrictive covenants.

Here is a summary but a property lawyer can advise further: - The property is subject to any restrictive covenants made before 27 January 2020 that are still enforceable. Details of these covenants are not specified in the register. - No sale or transfer of the property can be registered without written consent from HSBC UK Bank PLC, due to the mortgage.

Rights and easements



Title DN723881 contains beneficial rights or easements.

Here is a summary but a property lawyer can advise further:- The property benefits from existing drainage rights for neighbouring properties (3 and 4 Houndhead Cottages) to use a cess pit on adjoining land. - The property is subject to existing drainage rights in favour of the owners and occupiers of properties formerly known as 1, 2, 3, and 4 Houndhead Cottages to use a septic tank on the land.

Title DN177682 contains beneficial rights or easements.

Here is a summary but a property lawyer can advise further:- The property benefits from rights granted by a Deed of Grant dated 9 November 2010, which may include access or utility rights (details in the deed). - The property benefits from rights reserved by a 1972 conveyance, including existing drainage rights for neighbouring properties to use a cess pit on adjoining land. - The property benefits from rights reserved by a 1973 conveyance, including existing drainage rights for the owners and occupiers of 1, 2, 3, and 4 Houndhead Cottages to use a septic tank on neighbouring land.



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**

Broadhempston conservation area

Accessibility

 **None**

Mining

 **No coal mining risk identified**

No mining risk (other than coal mining) identified

Additional information

Price paid

Source: HM Land Registry



£269,000 (DN177682)

Paid on 5 November 2020

The price stated to have been paid on 30 October 2020 for the land in this title and in DN723881 was £269,000.

Loft access



The property has access to a loft.

The loft is insulated and unboarded and is accessed by: hatch inside

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.



Moverly has certified this data

Accurate as of 4 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.