

Address

Source: HM Land Registry

**10 Jacks Close****Berry Pomeroy****Totnes****Devon****TQ9 6GU**UPRN: **10093769547**

EPC

Source: GOV.UK

Current rating: **B**Potential rating: **A**Current CO2: **1.5 tonnes**Potential CO2: **0.2 tonnes**Expires: **24 January 2029**Source: <https://find-energy-certificate.service.gov.uk/energy-certificate/0059-3875-7392-9121-4435>

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 10 Jacks Close, Berry Pomeroy, Totnes (TQ9 6GU).

Title number DN714672.

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

Tenure marketed as: **Freehold**



Council Tax band: **D**

Authority: **South Hams District Council**

NTS Part B

Construction



Standard construction

Property type



Semi-detached, House

Floorplan: **To be provided**

Parking



Allocated, Communal, Garage, On Street, Rear

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: **Connected to mains sewerage**

Heating



Mains gas-powered central heating is installed.

The system was installed at an unknown date.



Double glazing is installed.

 The property has Ultrafast broadband available.

The connection type is "FTTP (Fibre to the Premises)".

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	13 Mb
MAX UPLOAD	1 Mb
AVAILABILITY	
DETAILS	
NAME	Superfast
MAX DOWNLOAD	41 Mb
MAX UPLOAD	7 Mb
AVAILABILITY	
DETAILS	
NAME	Ultrafast
MAX DOWNLOAD	10000 Mb
MAX UPLOAD	10000 Mb
AVAILABILITY	
DETAILS	

Actual services available may be different (data provided by Ofcom).	
PROVIDER	EE
COVERAGE	Great
SIGNAL STRENGTH	
DETAILS	
PROVIDER	O2
COVERAGE	Great
SIGNAL STRENGTH	
DETAILS	
PROVIDER	Three
COVERAGE	Great
SIGNAL STRENGTH	
DETAILS	
PROVIDER	Vodafone
COVERAGE	Great
SIGNAL STRENGTH	
DETAILS	

NTS Part C

Building safety issues

 **No**

Restrictions

Source: HM Land Registry

 **Title DN714672 contains restrictions or restrictive covenants.**

Here is a summary but a property lawyer can advise further: - Restrictive covenants from Transfer dated 31 May 2016 (details in filed copy DN671939) - Restrictive covenants from Transfer dated 6 June 2019 (details in filed copy) - Restriction: No sale or transfer (other than a mortgage) can be registered without a certificate from Great Court Farm Management Company Limited confirming compliance with certain requirements in the 2019 Transfer. - Restriction: If only one owner remains, a sale or transfer that results in money being paid cannot be registered unless approved by a court order. - Restriction: No sale or transfer can be registered without written consent from HSBC UK Bank PLC (the mortgage lender).

Rights and easements

 **Title DN714672 contains beneficial rights or easements.**

Here is a summary but a property lawyer can advise further:- The property benefits from any legal rights granted by the Transfer dated 6 June 2019, such as rights of way or access, and is subject to any rights reserved by that deed.

 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

 **Coastal erosion impact**

Indicative Coastal Erosion analysis has been completed.

Planning and development

 No

Listing and conservation

 No

Accessibility

 None

Mining

 No coal mining risk identified

No mining risk (other than coal mining) identified

Additional information

Price paid

Source: HM Land Registry

 **£470,000 (DN714672)**

Paid on 24 October 2024

The value stated as at 24 October 2024 was £470,000.

Loft access

 **The property has access to a loft.**

The loft is insulated and unboarded and is accessed by: Hatch in top floor bedroom. Ladder required for access

Outside areas

 **Outside areas: 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 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 £280. Service charge for maintenance of estate. Varies slightly per year



Moverly has certified this data

Accurate as of 2 September 2025

The data is aggregated from variety of sources including HM Land Registry, GOV.UK and is accurate at the time of this certificate.

Contains HM Land Registry data © Crown copyright and database right 2022. This data is licensed under the Open Government Licence v3.0.