

Address

Source: HM Land Registry

**The Old Mill****Blagdon****Paignton****Torbay****TQ3 3YB**UPRN: **10000012739**

EPC

Source: GOV.UK

Current rating: **D**Potential rating: **B**Current CO2: **9.3 tonnes**Potential CO2: **3.9 tonnes**Expires: **15 Jul 2034**Source: <https://find-energy-certificate.service.gov.uk/energy-certificate/4900-3951-0822-8397-3343>

NTS Part A

Tenure

Source: HM Land Registry



Freehold for DN324571

The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being The Old Mill, Blagdon, Paignton (TQ3 3YB).

Title number DN324571.

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

Freehold for DN363667

The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Sellair, The Old Mill, Blagdon Road, Paignton (TQ3 3YB).

Title number DN363667.

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: **E**

Authority: **Torbay Council**

NTS Part B

Construction



Standard construction

Property type



Semi-detached, House

Floorplan: **To be provided**

Parking



Driveway, Private

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: **Sewerage treatment plant**

Heating



Mains gas-powered central heating is installed.



Double glazing is installed.

 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	Unavailable
MAX UPLOAD	Unavailable
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



DETAILS

PROVIDER **O2**

COVERAGE Great



DETAILS

PROVIDER **Three**

COVERAGE Great



DETAILS

PROVIDER **Vodafone**

COVERAGE Great



DETAILS

NTS Part C

Building safety issues



No

Restrictions

Source: HM Land Registry



Title DN363667 contains restrictions or restrictive covenants.

Here is a summary but a property lawyer can advise further: - You must not do anything that would restrict or interfere with the free use of any neighbouring land for building or other purposes (for example, you cannot claim a right to light or air that would stop a neighbour from building). - You must pay your fair share of the costs for maintaining, cleaning, repairing, and renewing any shared drainage system used by both your property and neighbouring land. - You must not reduce the support or protection that your property currently gives to neighbouring land. - The neighbouring land can only be used as a single private house and its garden or yard.

Title DN324571 contains restrictions or restrictive covenants.

Here is a summary but a property lawyer can advise further: - No transaction involving the property can be registered without a certificate from a conveyancer confirming the identity of the seller. - No transaction involving the property can be registered without written consent from Santander UK PLC, due to the mortgage. - The property is subject to restrictive covenants from a deed dated 21 October 1901 (details not available) and from a conveyance dated 18 January 1993 (original filed). These covenants may limit what can be done with the property, such as building or altering structures, but the exact details should be checked in the original documents. - The owner cannot claim any rights to light or air that would restrict the use of neighbouring land for building or other purposes.

Rights and easements



Title DN363667 contains beneficial rights or easements.

Here is a summary but a property lawyer can advise further:- You have the right to put up and maintain poles and wires for electricity on the neighbouring land to bring electricity to your property, in positions agreed with the neighbour. - You have the right to use and maintain certain water pipes and drainage systems that cross neighbouring land, including the right to enter the land to inspect, repair, or replace these pipes, as long as you repair any damage caused. - You have the right to receive an adequate water supply through pipes that cross neighbouring land, and to have a water meter connected to these pipes. - You have the right to support and protection for your property from neighbouring land, and vice versa. - You have the right to maintain an overhead electricity supply over neighbouring land, including fixing wires to a specific part of a neighbouring building.

Title DN324571 contains beneficial rights or easements.

Here is a summary but a property lawyer can advise further:- The property has the right to erect and maintain electricity poles and wires on neighbouring land to supply electricity to the property, with the position of these poles and wires subject to reasonable requirements of the neighbouring landowner. - The property benefits from agreements allowing the laying and maintenance of water pipelines across neighbouring land, as set out in agreements dated 12 April 1952 and 20 May 1952. - The property has the benefit of rights granted by, and is subject to rights reserved by, the conveyance dated 18 January 1993 (details in the original document). - The property claims a right to drain water into the adjoining field to the south-east.



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.

Coastal erosion risk



No coastal erosion risk has been identified.

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

 **£345,000 (DN324571)**

Paid on 23 Mar 2016

The price stated to have been paid on 16 March 2016 was £345,000.

£400,000 (DN363667)

Paid on 12 Mar 2021

The price stated to have been paid on 15 February 2021 was £400,000.



Moverly has certified this data

Accurate as of 14 Jul 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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