



Address Source: HM Land Registry



Toad Hall

Hazelwood

Loddiswell

Kingsbridge

Devon

TQ7 4DZ

UPRN: 10008912603

**EPC** Source: GOV.UK



Current rating: F

Potential rating: A

Current CO2: 7.3 tonnes

Potential CO2: 0.7 tonnes

Expires: 1 Feb 2027

Source: https://find-energy-certificate.service.gov.uk/energy-certificate/8053-7822-4160-

5989-0902

# **NTS Part A**

Source: HM Land Registry Tenure



## Freehold

The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Toad Hall, Hazelwood, Loddiswell, Kingsbridge (TQ7 4DZ).

Title number DN390973.

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

2) Tenure marketed as: Freehold



Council Tax band: C

Authority: South Hams District Council

# **NTS Part B**

#### Construction



2) Standard construction

## Property type



2) Semi-detached, House

Floorplan: To be provided

## **Parking**



2) Driveway, Off Street

### Electricity



(2) Connected to mains electricity

## Water and drainage



Connected to mains water supply

Mains surface water drainage: No

Sewerage: Sewerage treatment plant

### Heating



2) None, Oil

Heating features: Wood burner, Double glazing

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.

	Standard
NLOAD	18 Mb
DAD	1 Mb
ITY	✓
	Superfast
INLOAD	Inavailable
DAD U	Inavailable
ITY	$\times$
	Ultrafast
NLOAD	Inavailable
DAD U	Inavailable
ITY	$\times$

Actual services available may be different (data provided by Ofcom).

PROVIDER	EE
COVERAGE	Great
SIGNAL STRENGTH	1
DETAILS	
PROVIDER	O2
COVERAGE	OK
SIGNAL STRENGTH	
DETAILS	
PROVIDER	Three
COVERAGE	OK
SIGNAL STRENGTH	
DETAILS	
PROVIDER	Vodafone
COVERAGE	OK
SIGNAL STRENGTH	
DETAILS	

## NTS Part C

Building	safety	issues



Source: HM Land Registry Restrictions

Title DN390973 contains restrictions or restrictive covenants.

Here is a summary but a property lawyer can advise further: - A Conveyance of other land adjoining the Southern boundary of the land in this title and known as 1 Primrose Villas dated 18 August 1997 contains covenants by the Vendor.

### Rights and easements

Title DN390973 contains beneficial rights or easements.

Here is a summary but a property lawyer can advise further:- Benefit of rights reserved by a Conveyance dated 17 August 1988, including rights to take a supply of water, free passage of utilities (water, gas, electricity), and access to maintain such pipelines.

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

A History of flooding

No history of flooding has been reported.

#### Coastal erosion risk



## Planning and development



## Listing and conservation

2) In a conservation area

The property is within an Area of Outstanding Natural Beauty

## Accessibility



2) None

## Coalfield or mining



No coal mining risk identified

## A mining risk (other than coal mining) has been identified

A potential non-coal mining risk has been identified (landslide hazard) - a detailed search report can help to determine the impact.



# Moverly has certified this data

Accurate as of 27 Feb 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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