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### Address


Source: HM Land Registry

 **Wayside**  
**South Huish**  
**Kingsbridge**  
**Devon**  
**TQ7 3EQ**  
  
UPRN: **10008917684**

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### EPC

Source: GOV.UK


 Current rating: **D**  
Potential rating: **B**  
Current CO2: **4.9 tonnes**  
Potential CO2: **1.8 tonnes**  
Expires: **1 October 2033**  
[View certificate on GOV.UK](#)  
[Download EPC report](#)


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## 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 Wayside, South Huish, Kingsbridge (TQ7 3EQ).  
Title number DN367557.  
Absolute Freehold is the class of tenure held by HM Land Registry.

 Tenure marketed as: **Freehold**

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Council Tax band: **F**

Authority: **South Hams District Council**

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## NTS Part B

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### Construction



**Standard construction**

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### Property type



**Semi-detached, House**

Floorplan: **To be provided**

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### Parking



**Private**

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### Electricity



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

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### Water and drainage



**Connected to mains water supply**

Mains surface water drainage: **Yes**

Sewerage: **Sewerage treatment plant**

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## Heating

### Oil-powered central heating is installed


The system was installed on 1 Jan 2024.

### Double glazing is installed

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 **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.

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NAME	Standard
MAX DOWNLOAD	16 Mb
MAX UPLOAD	1 Mb
AVAILABILITY	

DETAILS 

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NAME	Superfast
MAX DOWNLOAD	Unavailable
MAX UPLOAD	Unavailable
AVAILABILITY	

DETAILS 

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NAME	Ultrafast
MAX DOWNLOAD	Unavailable
MAX UPLOAD	Unavailable
AVAILABILITY	

DETAILS 

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# Mobile coverage

Source: Ofcom



PROVIDER EE

COVERAGE Great



DETAILS

PROVIDER O2

COVERAGE OK



DETAILS

PROVIDER Three

COVERAGE OK



DETAILS

PROVIDER Vodafone

COVERAGE OK



DETAILS

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## Building safety issues

 **No**

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## Restrictions

Source: HM Land Registry

 **Title DN367557 contains restrictions or restrictive covenants**


Here is a summary but a property lawyer can advise further: - You must follow all the rules and conditions set out in the Section 52 planning agreement with the local council. - You must maintain a stone wall at least four feet high between specific points (marked C and E on the plan). - You must maintain a fence that is strong enough to stop livestock (like sheep or cows) from getting through between specific points (marked E and D on the plan). - The barns on the property must only be used as private homes and for no other purpose. - There are additional 'restrictive covenants' (legal promises not to do certain things) contained in the 1991 Transfer document. - The current owner has made a 'personal covenant' (a legal promise) to follow all previous rules and to pay back previous owners if those rules are broken.

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## Rights and easements

 **Title DN367557 contains beneficial rights or easements**


Here is a summary but a property lawyer can advise further:- You have a 'right of way' (the right to cross someone else's land) to use the private road at any time, with or without vehicles or animals, to get to the public highway. - You have the right to pave or resurface parts of the private road, provided you get approval for your plans first. - You have the right to use and create a 'passing bay' (a wider section of road that allows vehicles to pass each other) in a specific location. - You have rights regarding 'light and air' (which prevents neighbours from blocking your windows) and boundary structures as mentioned in the 1991 Transfer. - Note: These rights to use the road come with a duty to pay a share of the maintenance costs. Depending on the section of the road, you must pay either 60%, 75%, or 80% of the repair costs.

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

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## Flooding

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

 Historical flooding: **History of flooding**  
##### Flooding types other ##### Details October 2021.

 Flood defences: **Flood defences**  
Height of wall increased farmer warned warned by authorities not to plough the field again.

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## Coastal erosion risk

 **No coastal erosion risk has been identified**

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## Planning and development

 No

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## Listing and conservation

 No

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## Accessibility

 None

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## Mining

 No coal mining risk identified

No mining risk (other than coal mining) identified


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## Additional information

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### Price paid

Source: HM Land Registry


 **£410,000 (DN367557)**

Paid on 17 August 2017

The price stated to have been paid on 15 August 2017 was £410,000.

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### Loft access

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

#### Loft boarded Yes #### Loft insulated Yes #### Access details Via a ladder.






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### Outside areas

 **Outside areas: Rear garden and Front garden**

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## 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.**
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## Onward chain

### Onward chain

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

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### **Moverly has certified this data**

Accurate as of 9 April 2026

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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