

Address

Source: HM Land Registry

 **5 Park Road**
Dartington Hall
Totnes
Devon
TQ9 6EF

UPRN: **100040300617**

EPC

Source: GOV.UK

 Current rating: **E**
Potential rating: **B**
Current CO2: **6 tonnes**
Potential CO2: **1.8 tonnes**
Expires: **21 January 2030**
[View certificate on GOV.UK](#)
[Download EPC report](#)

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 5 Park Road, Dartington Hall, Totnes (TQ9 6EF).
Title number DN738346.
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



Non-standard construction

The main walls are a mixture of solid brick and timber frame construction.

Main construction **Brick and Block**

Property type



Semi-detached, House

Floorplan: **To be provided**

Parking



Allocated, Communal, Garage

Controlled parking zone: **Yes**

Electricity



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

Water and drainage



Connected to mains water supply

Mains surface water drainage: **Yes**

Sewerage: **Connected to mains sewerage**

Heating



Oil-powered central heating is installed

The system was installed on 1 Jan 2018.



Double glazing and Open fire are 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	26 Mb
MAX UPLOAD	3 Mb
AVAILABILITY	
DETAILS 	

NAME	Superfast
MAX DOWNLOAD	Unavailable
MAX UPLOAD	Unavailable
AVAILABILITY	
DETAILS 	

NAME	Ultrafast
MAX DOWNLOAD	Unavailable
MAX UPLOAD	Unavailable
AVAILABILITY	
DETAILS 	

Mobile coverage

Source: 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 Good

SIGNAL STRENGTH

DETAILS

Building safety issues

 **No**

Restrictions

Source: HM Land Registry

 **Title DN738346 contains restrictions or restrictive covenants**

Here is a summary but a property lawyer can advise further: - Registered restriction requiring a certificate from The Dartington Hall Trust (or their conveyancer) before any change of ownership or other dealing can be registered. The restriction says that no change of ownership can be registered unless the Trust signs a certificate confirming that the requirements of paragraphs 15.4 and 21.1 and Schedule 1 of the Transfer have been complied with, or that those requirements do not apply. In plain English: you cannot complete and register a sale or mortgage without the Trust confirming in writing that the specific conditions in the Transfer have been met (or that those conditions are irrelevant). - The Transfer also contains covenants and may reserve other rights affecting the land. The property register notes that the land is subject to rights reserved by the Transfer; such reserved rights or covenants may limit what you can do with the property (for example building limits, maintenance obligations or other restrictions). You must read the Transfer to see any specific restrictive promises (restrictive covenants) and what they forbid.

Rights and easements

 **Title DN738346 contains beneficial rights or easements**

Here is a summary but a property lawyer can advise further:- The property 'has the benefit of any legal easements granted by the Transfer dated 7 April 2020'. An easement is a right over someone else's land (for example a right of way or a pipe/utility access). The register does not list the exact easements – check the Transfer for details of any rights the property has over neighbouring land. - A right of pre-emption in favour of The Dartington Hall Trust. A right of pre-emption (also called a right of first refusal) gives the Trust the first chance to buy the property if you later decide to sell. This is a restriction on your freedom to sell, because you must offer the Trust the opportunity to buy on the terms set out in the Transfer before selling to a third party.

 **Public right of way through and/or across your house, buildings or land: **Yes****

Shared pedestrian access exists via the front path serving neighbouring properties.

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

 **Is a listed building**

Grade II

Accessibility

 **None**

Mining

 **No coal mining risk identified**

No mining risk (other than coal mining) identified

Additional information

Price paid

Source: HM Land Registry

 **£700,000 (DN738346)**

Paid on 9 July 2021

The price stated to have been paid on 7 April 2020 was £700,000.

Loft access

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

Loft boarded Yes #### Loft insulated Yes #### Access details The main roof space is accessed through a hatch in the landing ceiling.

Outside areas

Outside areas: Front garden and Rear garden

Specialist issues

-  Asbestos: **No asbestos has been disclosed.**
 -  Japanese Knotweed: **It is not known if Japanese knotweed is present.**
A surveyor will be able to provide more detail.
 -  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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Rentcharges

-  **Estate rentcharge**
There is an estate rentcharge payable on the property. The annual amount is £1,680. yearly estate charges monthly garage charges
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Moverly has certified this data

Accurate as of 27 February 2026

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