

Address

Source: HM Land Registry

- ✓ **1 Broad Steps**
 - Old Road**
 - Harbertonford**
 - Totnes**
 - Devon**
 - TQ9 7TD**
- UPRN: **100040300465**

EPC

- 🔄 **Energy Performance Certificate**
 - We checked, and no Energy Performance Certificate was found for this property. We'll keep retrying so when one is registered, we'll fetch it.

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 1 Broad Steps, Old Road, Harbertonford, Totnes (TQ9 7TD).
 - Title number DN360426.
 - 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: B**
 - Authority: **South Hams District Council**

NTS Part B

Construction

 **Standard construction**

Property type

 **End-terrace, House**

Floorplan: **To be provided**

Parking

 **On Street**

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

 **Electricity-powered central heating is installed.**

The system was installed at an unknown date.

 **Double glazing is installed.**

 **The property has Superfast broadband available.**

The connection type is "FTTC (Fibre to the Cabinet)".

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	4 Mb
MAX UPLOAD	0.6 Mb
AVAILABILITY	
DETAILS	
NAME	Superfast
MAX DOWNLOAD	80 Mb
MAX UPLOAD	20 Mb
AVAILABILITY	
DETAILS	
NAME	Ultrafast
MAX DOWNLOAD	Unavailable
MAX UPLOAD	Unavailable
AVAILABILITY	
DETAILS	

Mobile coverage

Source: Ofcom



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 DN360426 contains restrictions or restrictive covenants.**

Here is a summary but a property lawyer can advise further: - Bank consent restriction (registered 3 September 2025): The owner cannot register a sale, transfer or other dealing of the property without a written consent signed by the lender (HSBC UK Bank PLC). Plain English: you cannot complete a sale or register certain changes without the bank's written agreement while their charge is in place. - Assent dated 24 February 1975 – right for owners of Numbers 2 and 3 Broadsteps to enter this land to maintain drainage and water supply, and to inspect, repair and renew the pipes. Plain English: the current owner must allow neighbours (Numbers 2 and 3) to enter to look after and fix shared drains and water pipes; there is also an obligation to share the cost of maintaining these services as they were previously shared. - Provision regarding walls and fences (from the 24 February 1975 Assent): the walls and fences dividing the land from Number 2 Broadsteps are party walls/fences. Plain English: the dividing walls/fences are shared structures; work on them will usually affect both sides and may require agreement or shared responsibility.

Rights and easements

Title DN360426 contains beneficial rights or easements.

Here is a summary but a property lawyer can advise further:- Right of way (Assent dated 24 April 1962) – a right for the owners and occupiers (in common with other owners) to pass and repass over the footpath coloured brown on the plan for purposes connected with normal domestic use. Plain English: there is a recorded right to walk along the marked footpath for everyday use by those entitled. - Note about the footpath green (Deed dated 23 March 1984) – the 1984 deed records that a previously held right of way over the footpath coloured green was released (given up). The register notes that the footpath shown in this title corresponds to the green area mentioned. Plain English: part of the historic right-of-way rights were given up in 1984; you should check the current title plan to see exactly which path and which rights remain. - Rights for water and drainage (Assent dated 24 February 1975) – a right to the passage of water and soil to the public sewer, and a right to a supply of water through adjoining land, plus the right to enter adjoining land to maintain, inspect, repair and renew the pipes, subject to sharing maintenance costs. Plain English: there are recorded rights to let waste water flow to the public sewer and to receive water through neighbouring land, and both you and neighbours have rights to enter each other's land to maintain those pipes, sharing the costs as before. - Right of access from Conveyance of the Old Bakery dated 18 December 1979 – a right for the vendor and the owners and occupiers (and their successors) of Numbers 1, 2 and 3 Broadsteps to enter the adjoining property to inspect, repair and maintain the wall and the drains, water pipes and cables passing under that neighbouring property which are used by Numbers 1, 2 and 3 Broadsteps (and the bungalow). Plain English: owners of this house have a formal recorded right to go onto the neighbouring property to look after and repair a shared wall and service pipes and cables that serve these homes.

 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

 **No coastal erosion risk has been identified.**

Planning and development

 **No**

Listing and conservation



In a conservation area

Harbertonford Conservation Area

Accessibility



None

Mining



No coal mining risk identified

No mining risk (other than coal mining) identified

Additional information

Price paid

Source: HM Land Registry



£223,000 (DN360426)

Paid on 3 September 2025

The price stated to have been paid on 18 August 2025 was £223,000.

Loft access



The property has access to a loft.

The loft is insulated and boarded and is accessed by: Loft hatch and ladder from landing

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 not dependent on completion of the purchase of another property.



Moverly has certified this data

Accurate as of 24 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.

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