

Address

Source: HM Land Registry

 **Lower Weeke Farm**
Weeke Hill
Dartmouth
Devon
TQ6 0JT
UPRN: 100040277638

EPC

Expired


Source: GOV.UK

 **Energy Performance Certificate**
Survey already instructed and no newer EPC certificate found, we'll keep retrying.

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 Lower Weeke Farm, Weeke Hill, Dartmouth (TQ6 0JT).
Title number DN235294.
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: **C**
Authority: **South Hams District Council**

NTS Part B

Construction

 **Standard construction**

Property type

 **Detached, House**

Number of floors: **2**

Floorplan: **To be provided**

Parking

 **Garage, Driveway, Off Street, Private**

Dropped kerb access: **To be provided**


Electricity

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

 **Solar panels are installed**

The panels are owned outright

Water and drainage

 **Connected to mains water supply**

Mains surface water drainage: **No**

Sewerage: **Septic tank**

Private sewerage costs: **No associated costs**

Heating



Mains gas-powered central heating is installed


The system was installed at an unknown date.



Double glazing, Wood burner, Underfloor heating, and Aga/Rayburn 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	17 Mb
MAX UPLOAD	1 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

OK

SIGNAL STRENGTH



DETAILS

PROVIDER

Three

COVERAGE

Great

SIGNAL STRENGTH



DETAILS

PROVIDER

Vodafone

COVERAGE

OK

SIGNAL STRENGTH



DETAILS

NTS Part C

Building safety issues

 **No**

Restrictions

Source: HM Land Registry

Title DN235294 contains restrictions or restrictive covenants

Here is a summary but a property lawyer can advise further:


- The owner must not do anything that could damage, affect, or reduce the water supply coming from the spring on the land, nor interfere with the equipment used to manage it.
 - There is a standard restriction which means the property cannot be sold or transferred without the mortgage lender (HSBC UK Bank PLC) being involved to ensure their interest is looked after. This is a normal part of the selling process and ensures the mortgage is paid off on completion.
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Rights and easements

Title DN235294 contains beneficial rights or easements





Here is a summary but a property lawyer can advise further:- The property has the right to a water supply from a well located on neighbouring land and the right for that water to flow through existing pipes.

- The owner has the right to enter neighbouring land with workmen and equipment to clean or repair the water well and pipes, as long as they repair any damage caused during the process.
- The property benefits from a right of way (a legal right to pass over land) to use the entrance gates from the main road to access specific fields.
- The property is subject to a right for a neighbour to use and maintain a water spring, pump, and pipes located on the land. This includes a right for the neighbour to enter the land to inspect or repair this equipment.
- The property has the benefit of additional rights granted in a legal agreement dated 17 January 2000.

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

 Private right of way through and/or across your house, buildings or land: **To be provided**

Flooding

-  Flood risk: **No flood risk has been identified**
 -  Historical flooding: **History of flooding**
No history of flooding has been reported.
 -  Storm, fire and flood damage: **To be provided**
 -  Flood defences: **Flood defences**
Flood defences are installed.
-

Coastal erosion risk

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

Planning and development

-  **No**
Neighbour development: **To be provided**
-


Listing and conservation

-  **No**
-

Accessibility

-  **Level access**
-

Mining

-  **No coal mining risk identified**
No mining risk (other than coal mining) identified
-

Additional information

Price paid

Source: HM Land Registry



£2,885,000 (DN235294)

Paid on 14 September 2016

The price stated to have been paid on 9 September 2016 for the land in this title and in DN278305 was £2,885,000.

Loft access



The property has access to a loft.

Loft boarded

Yes

Loft insulated

Yes

Access details







Via ladder.

Outside areas



Outside areas: Front garden, Side 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.**
 -  Wells, ditches and shafts: **To be provided**
 - Damaged or exposed electrics: **To be provided**
 - Damage to flooring or staircases: **To be provided**
 - Known areas in poor condition: **To be provided**
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Onward chain

-  **Onward chain**
This sale is not dependent on completion of the purchase of another property.
-


Warranties and guarantees

-  New home warranty: **To be provided**
 - Roofing work: **To be provided**
 - Damp proofing treatment: **To be provided**
 - Timber rot or infestation treatment: **To be provided**
 - Central heating and plumbing: **To be provided**
 - Double glazing: **To be provided**
 - Electrical repair or installation: **To be provided**
-

Insurance claims

 Insurance claims: **To be provided**

Other material issue

 Other material issue: **To be provided**



Moverly has certified this data

Accurate as of 29 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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