


Address


Source: HM Land Registry

 **6 West Hartley**
Blackawton
Totnes
Devon
TQ9 7DT

UPRN: **10009311449**

EPC


Source: GOV.UK

 Current rating: **C**
Potential rating: **C**
Current CO2: **2.2 tonnes**
Potential CO2: **2 tonnes**
Expires: **22 April 2036**
[View certificate on GOV.UK](#)
[Download EPC report](#)
[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 6 West Hartley, Blackawton, Totnes and garage with parking space (TQ9 7DT).
Title number DN523641.
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

Barn conversion. Mainly stone.

Property type



Semi-detached, House

Number of floors: **2**

Floorplan: **To be provided**

Parking



Garage, Driveway

Electricity



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

Water and drainage



Not connected to mains water supply

Mains water to Communal water tank in water garage, then to the barns

Mains surface water drainage: **Yes**

Sewerage: **Sewerage treatment plant**

Heating



Mains gas-powered central heating is installed


The system was installed at an unknown date.







Double glazing is 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	16 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

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 DN523641 contains restrictions or restrictive covenants

Here is a summary but a property lawyer can advise further: - There is a formal restriction stating that the property cannot be sold or transferred without a certificate from West Hartley Management Company Limited. This is a standard procedure to ensure the new owner agrees to follow the estate rules and pays any necessary service charges. - The property is subject to restrictive covenants (legal 'do not' rules) contained in a 2005 Transfer. These are common rules put in place by developers to stop owners from doing things that might negatively affect the neighbourhood. - The current owner has entered into a personal covenant, which is a legal promise to follow the rules set out in the property's history and to protect the previous owner from any legal claims if those rules are broken in the future.

Rights and easements


Title DN523641 contains beneficial rights or easements

Here is a summary but a property lawyer can advise further:- The property benefits from various rights (legal permissions to use land belonging to others) and is also subject to similar rights for neighbours, as established in a 2003 agreement. - The property includes a right of way over a shared access path. This allows the owner to walk or drive over a specific area to reach their home, although there is a technical note in the records regarding the ownership of one section of this path. - There are specific legal provisions regarding boundary structures, which clarify who is responsible for maintaining fences or walls between properties.

 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

 **No**

Accessibility

 **None**

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 - a detailed search report can help to determine the impact.

Additional information

Price paid

Source: HM Land Registry



£317,500 (DN523641)

Paid on 20 October 2020

The price stated to have been paid on 30 September 2020 was £317,500.

Loft access



The property has access to a loft.

Loft boarded Yes #### Loft insulated Yes #### Access details Through smaller bedroom.

Outside areas



Outside areas: Rear garden and Communal 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.

Rentcharges



Estate rentcharge

There is an estate rentcharge payable on the property. The annual amount is £1,800. Management changes of up to £1800 per annum



Moverly has certified this data

Accurate as of 24 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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