

Address

Source: HM Land Registry

✓ **Brixton House**
Brixton
Plymouth
Devon
PL8 2AL

UPRN: **10008914971**

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 Brixton House, Brixton, Plymouth (PL8 2AL).
Title number DN458256.
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: H**

Authority: **South Hams District Council**

NTS Part B

Construction

👤 **Standard construction**

Property type

👤 **Detached, House**

Number of floors: **3**

Floorplan: **To be provided**

Parking

⚠️ **Garage, Covered, Driveway, Gated, Private**

Disabled parking: **Yes**

Dropped kerb access: **To be provided**

Electricity

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

Mains electricity supply: **Yes**

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

Heating system: Mains gas-powered central heating

Underfloor heating, Wood burner, Aga/Rayburn, and Open fire are installed

Other heating features: Underfloor heating, Wood burner, Aga/Rayburn, and Open fire

Broadband

Source: Ofcom

The property has Superfast broadband available

Broadband speed: Superfast

Standard	3 Mb	0.4 Mb	
Superfast	79 Mb	20 Mb	
Ultrafast	Unavailable	Unavailable	

Mobile coverage

Source: Ofcom

	EE	Great	
	O2	Great	
	Three	OK	
	Vodafone	Great	

NTS Part C

Building safety issues

No

Restrictions

Source: HM Land Registry

Title DN458256 contains restrictions or restrictive covenants

Restrictive covenants (Title DN458256): **Present**

Rights and easements



Title DN458256 contains beneficial rights or easements

Here is a summary but a property lawyer can advise further:- The owner has a right of way to drive or walk over the shared access road to reach the property.

- The property has the right to use all pipes, sewers, and cables (known as conduits) that run under neighboring land for services such as water, gas, and electricity.
- The owner has the right to enter neighboring land with workmen and materials to inspect or repair the property, provided they give reasonable notice and fix any damage caused.
- There is a specific right for emergency service vehicles to use the roadway colored pink on the plan during an emergency.
- The property has the right to the free flow of water and drainage through the existing systems.
- Please note that neighbors have similar rights to use the shared driveway and to enter this property for their own necessary repairs or to maintain their utility services.



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

Part of the entrance driveway has no-stopping rights of way for 2 neighbouring properties



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**

Flood risk: No



Historical flooding: **History of flooding**

History of flooding: No



Storm, fire and flood damage: **To be provided**



Flood defences: **Flood defences**

Flood defences: Yes

Coastal erosion risk



No coastal erosion risk has been identified

Coastal erosion risk: No

Planning and development



No

Neighbour development: **Yes**

Planning application the field north of the property

Listing and conservation



Is a listed building

Listed building 1107858: Brixton House Main Street [House. Circa late C18 or early C19 house with west front added in 1835 by George Wightwick for Henry Collins-Splatt, and with circa 1850 and late C19 alterations. Rendered stone. The original house has double span gable-ended slate roof. The west front has slate hipped roof. Parapet, moulded cornice and moulded string course.

LISTED BUILDINGS for the Parish of Brixton. Grade II, (4/3). Property above shown in the List of Buildings of Special Architectural or Historic Interest for the District of South Hams.].

Tree Preservation Order in place

Accessibility



Wide doorways

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	 £600,000 (DN458256) Source: HM Land Registry Paid on 5 February 2002 The price stated to have been paid on 17 December 2001 was £600,000.
Loft access	 The property has access to a loft. Loft boarded No Loft insulated Yes Access details 2 x loft access hatches.
Outside areas	 Outside areas: Front garden, Rear garden, and Side 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: A dry rot issue has been disclosed. 25years ago - the entrance was treated for damp. A surveyor will be able to provide more detail.  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
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 13 August 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.