

### Address

Source: HM Land Registry

 **10 Warland**  
Totnes  
Devon  
TQ9 5EL  
UPRN: **10004742966**

### 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 10 Warland, Totnes (TQ9 5EL).  
Title number DN73783.  
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: **D**  
Authority: **South Hams District Council**

## NTS Part B

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## Construction

 **Standard construction**

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## Property type

 **Mid-terrace, House**

Floorplan: **To be provided**

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## Parking

 **On Street**

Controlled parking zone: **Yes**

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## Electricity

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

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## Water and drainage

 **Connected to mains water supply**

Mains surface water drainage: **No**

Sewerage: **Connected to mains sewerage**

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## Heating

 **Mains gas-powered central heating is installed.**

The system was installed at an unknown date.

 **Wood burner is installed.**

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 **The property has Ultrafast broadband available.**

The connection type is "FTTP (Fibre to the Premises)".

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	18 Mb
MAX UPLOAD	1 Mb
AVAILABILITY	
DETAILS	

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NAME	Superfast
MAX DOWNLOAD	80 Mb
MAX UPLOAD	20 Mb
AVAILABILITY	
DETAILS	

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NAME	Ultrafast
MAX DOWNLOAD	2000 Mb
MAX UPLOAD	2000 Mb
AVAILABILITY	
DETAILS	

## Mobile coverage

Source: Ofcom



Actual services available may be different (data provided by Ofcom).

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PROVIDER

**EE**

COVERAGE

Great

SIGNAL STRENGTH



DETAILS

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PROVIDER

**O2**

COVERAGE

Great

SIGNAL STRENGTH



DETAILS

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PROVIDER

**Three**

COVERAGE

Great

SIGNAL STRENGTH



DETAILS

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PROVIDER

**Vodafone**

COVERAGE

Great

SIGNAL STRENGTH



DETAILS

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# NTS Part C

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## Building safety issues

 **No**

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## Restrictions

Source: HM Land Registry

 **Title DN73783 contains restrictions or restrictive covenants.**

Here is a summary but a property lawyer can advise further: - Charge restriction on the B register: no sale, transfer, lease or new mortgage of the property may be registered unless the lender that holds the charge dated 13 October 2020 (Principality Building Society) gives written consent. Plain English: the lender's written approval or repayment of the mortgage is needed before the ownership can be changed or another mortgage registered.

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## Rights and easements

 **Title DN73783 contains beneficial rights or easements.**

Here is a summary but a property lawyer can advise further:- The property benefits from "all rights and easements belonging to or enjoyed therewith" as set out in the Conveyance dated 31 May 1978. Plain English: the property has certain positive rights over neighbouring land (for example things like rights of way, drains, support or access) but the register does not list the exact rights. Relevance: you should obtain and read the 1978 conveyance and ask the seller for details of the exact rights used, any obligations (for example to maintain a drain or shared access) and whether any neighbours have rights over this property.

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

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## Flooding

 **Flood risk: A flood risk has been identified.**

The following risks have been identified - a full environmental search which includes flood risks will provide more detail: - Surface water: High - Rivers and sea: Medium - Reservoirs: At risk - Groundwater: Unlikely

 Historical flooding: **History of flooding**

No history of flooding has been reported.

 Flood defences: **Flood defences**

Flood defences are installed.

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## Coastal erosion risk

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

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## Planning and development

 No

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## Listing and conservation

 **Is a listed building**

2\*

**In a conservation area**

Totnes Conservation Area

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## Accessibility

 None

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## Mining

 No coal mining risk identified

No mining risk (other than coal mining) identified

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## Additional information

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### Loft access

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

The loft is insulated and unboarded and is accessed by: Fixed stairs

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### Outside areas

 **Outside areas: Rear garden.**

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## 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.**
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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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### **Moverly has certified this data**

Accurate as of 25 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.