

### Address

Source: HM Land Registry

✔ **Hilly Field**  
**Moreleigh**  
**Totnes**  
**Devon**  
**TQ9 7JS**  
  
UPRN: **10008918664**

### EPC

Source: GOV.UK

✔ Current rating: **E**  
  
Potential rating: **C**  
  
Current CO2: **2 tonnes**  
  
EPC certificate number: **6139-5929-1109-0559-0206**  
  
Expires: **7 November 2031**

### 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 Hillyfield Cottage, 2 Newhouse Cottages, Newhouse Farm, Moreleigh.  
Title number DN333257.  
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

👤 **Non-standard construction**  
  
1800c barn conversion stone and timber build  
Some block work.


#### Property type

👤 **Semi-detached, House**  
  
Number of floors: **2**  
  
Floorplan: **To be provided**


#### Parking

⚠️ **Garage, Driveway, 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

 **Room heaters only - no central heating system**

Heating system: Room heaters only

 **Double glazing, Wood burner, and Aga/Rayburn are installed**





Other heating features: Double glazing, Wood burner, and Aga/Rayburn

## Broadband

Source: Ofcom










 **The property has only Standard broadband available**

Broadband speed: only Standard

	Standard	17 Mb	1 Mb	
	Superfast	Unavailable	Unavailable	
	Ultrafast	Unavailable	Unavailable	

## Mobile coverage

Source: Ofcom

		EE	Great	
		O2	OK	
		Three	OK	
		Vodafone	OK	

## NTS Part C

### Building safety issues

 **No**

### Restrictions

Source: HM Land Registry


 **Title DN333257 contains restrictions or restrictive covenants**


Restrictive covenants (Title DN333257): Present

## Rights and easements

### Title DN333257 contains beneficial rights or easements

Here is a summary but a property lawyer can advise further:- The property benefits from certain legal rights granted in the Transfer dated 10 September 1993. It is also subject to rights kept by a previous owner. These rights, often called easements, usually cover things like access paths or the right to run utility pipes and cables under the land.

 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**

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## 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

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## Coastal erosion risk

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

Coastal erosion risk: No

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## Planning and development

 **No**

Neighbour development: **No**

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## Listing and conservation

 **No**

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## Accessibility

 **Level access**

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## Mining


 **No coal mining risk identified**

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

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## Additional information

### Loft access

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

**Loft boarded**

Yes

**Loft insulated**


Yes

**Access details**

Small loft above kitchen.







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### Outside areas

 **Outside areas: Front garden and 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.**
-  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.


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## 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**

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## Insurance claims

-  Insurance claims: **To be provided**

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## Other material issue

-  Other material issue: **To be provided**



Moverly has certified this data

Accurate as of 12 June 2026

The data is aggregated from variety of sources including HM Land Registry, GOV.UK and is accurate at the time of this certificate.