
Address

Danesford
Broadhempston
TQ9 6BZ

EPC

Source: GOV.UK



Current rating: **D**

Potential rating: **B**

Current CO2: **5.3 tonnes**

Potential CO2: **2.1 tonnes**

Expires: **29 June 2030**

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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 Danesford, Broadhempston, Totnes (TQ9 6BZ).

Title number DN575687.

Absolute Freehold is the class of tenure held by HM Land Registry.

Local council



Council Tax

Sorry, Council Tax information could not be collected. We'll try again shortly.

NTS Part B

Construction

Non-standard construction

Thatched Cottage

Property type

Detached, House

Floorplan: **To be provided**

Parking

On Street, Driveway, Off Street, Gated

Electricity

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

Water and drainage

Connected to mains water supply

Mains surface water drainage: **No**

Sewerage: **Septic tank**

Heating

Oil-powered central heating is installed.

The system was installed at an unknown date.

Wood burner and Aga/Rayburn are installed.

Broadband

Source: Ofcom

The property has only Standard broadband available.

The connection type is "ADSL copper wire".





NTS Part C

Building safety issues



Yes

Defects or hazards: **Slate roof on cottage can leak with wind driven rain**

Work already done: **none**

Work to be done: **investigate roof leak**

Potential cost: **Don't know**

Impact on the ability to reside at the property: **No**

Restrictions

Source: HM Land Registry




Title DN575687 contains restrictions or restrictive covenants.

Here is a summary but a property lawyer can advise further: - RESTRICTION (entry in proprietorship register): 'No disposition by a sole proprietor of the registered estate (except a trust corporation) under which capital money arises is to be registered unless authorised by an order of the court.' Plain English: if the property is held in the name of one person only, that person cannot register a sale or mortgage that produces capital money (for example proceeds of sale) without a court order. This type of restriction is typically used to protect beneficiaries of a trust or to control how money from the property is used. - Restrictive covenants affecting the land tinted pink (Charges Register entry): the register states that the land tinted pink is subject to restrictive covenants imposed before 13 January 1965 and that those covenants are still in force and can be enforced. Plain English: there are old rules applying to the pink area which limit what you can do (for example they might prohibit certain buildings, uses or alterations). The register does not list their exact content – you must inspect the older deeds (the relevant conveyances in the title deeds) to find the specific prohibitions. - Personal covenant (3 May 1947) – purchaser covenanted to 'erect and maintain a cattle proof fence along the boundaries of the property' within two months. Plain English: an obligation to build and keep a cattle-proof fence. The current proprietor has agreed to observe and perform the covenants referred to on the register, so this obligation applies to the present owner.

Rights and easements

Title DN575687 contains beneficial rights or easements.

Here is a summary but a property lawyer can advise further:- Rights granted by the Deed dated 17 January 1939 (benefit to land tinted pink, blue and yellow) – the register records that those parts of the land have the benefit of rights created by the 1939 deed. Plain English: the property (or parts of it) have positive rights under that older deed – for example these might be rights of way, rights to take water, or other access/support rights. The register does not show the exact rights; you should read the 1939 deed (filed under DN527765) to see what they are. - Ownership and maintenance of the western boundary hedge (Transfer dated 12 April 1966) – the hedge on the western boundary 'belongs to the property' and is 'maintainable and repairable by the transferees'. Plain English: the owner of that parcel has the right to the hedge (it is part of the property) and the duty to maintain and repair it. That is both a right (you can use/keep the hedge) and an obligation (you must maintain it).

 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

 **To be provided**

Planning and development

 **No**

Listing and conservation

 **Is a listed building**

Grade 2 Listing Entry Number 1164235 Dansford

Accessibility

 **None**


Mining

 **To be provided**

Additional information

Price paid

Source: HM Land Registry

 **£650,000 (DN575687)**
Paid on 16 September 2016
The value stated as at 16 September 2016 was £650,000.






Loft access

 **The property does not have access to a loft.**

Outside areas

 **Outside areas: 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.**
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Onward chain

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



Moverly has certified this data

Accurate as of 21 January 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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