

## Address

Source: HM Land Registry

✓ 1 Swallow Barns  
Higher Well Farm  
Stoke Gabriel  
Totnes  
Devon  
TQ9 6RN  
UPRN: 10023928491

## EPC

Source: GOV.UK

✓ Current rating: **D**  
Potential rating: **B**  
Current CO2: **7.1 tonnes**  
Potential CO2: **2.9 tonnes**  
EPC certificate number: **9265-2808-7306-9998-5685**  
Expires: **22 October 2028**

## NTS Part A

## Tenure

Source: HM Land Registry

✓ **Freehold for DN736232**  
The Freehold land shown edged with red on the plan of the above title filed at the Registry and being 1 Swallow Barns, Higher Well Farm, Stoke Gabriel, Totnes (TQ9 6RN).  
Title number DN736232.  
Absolute Freehold is the class of tenure held by HM Land Registry.

👤 **Freehold (unknown title number)**  
SX8557  
Title number DN344994.

👤 **Freehold (unknown title number)**  
SX8557  
Title number DN344779 not DN415217.

👤 Tenure marketed as: **Freehold**

## Local council

Source: Valuation Office Agency

✓ Council Tax band: **E**  
Authority: **South Hams District Council**

## NTS Part B

## Construction

👤 **Non-standard construction**  
Built with stone

Property type

Detached, House

Number of floors: 1

Floorplan: To be provided

Parking

Garage, Private, Off Street

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

Oil-powered central heating is installed

Heating system: Oil-powered central heating

Double glazing and Wood burner are installed

Other heating features: Double glazing and Wood burner

Broadband

Source: Ofcom

The property has only Standard broadband available

Broadband speed: only Standard

Standard

27 Mb

1 Mb

Superfast

Unavailable

Unavailable

Ultrafast

Unavailable

Unavailable

Mobile coverage

Source: Ofcom

EE

OK

O2

Great

Three

OK

Vodafone

Great

NTS Part C

Building safety issues

No

## Restrictions

Source: HM Land Registry



### Title DN736232 contains restrictions or restrictive covenants

Restrictive covenants (Title DN736232): **Present**

## Rights and easements



### Title DN736232 contains beneficial rights or easements

Here is a summary but a property lawyer can advise further:- The property has a 'right of way', which means the owner can walk or drive over the shared roadway and courtyard to reach the house.

- The owner is required to pay a fair and reasonable share of the costs for repairing and maintaining the shared access roads and courtyards.
- The property has the right to use and maintain pipes, drains, and cables that run under neighbouring land to carry water and sewage.
- The owner has the right to use and maintain a specific drainage system (such as a Klargestor) and its associated soakaways.
- Any wall that divides this property from a neighbouring building is a 'party wall'. This means the wall is shared, and both owners are responsible for its upkeep.
- The property has legal rights to receive light and air, which prevents neighbours from building structures that would unfairly block your natural light.



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

Two properties: 2, Swallow Barns & The Roundhouse have drainage pipes access under the courtyard to the septic tank.



### 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: **No**

## Listing and conservation



### **No**

## Accessibility



### **Level access**

## Mining



### **No coal mining risk identified**

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

## Additional information

### Price paid

Source: HM Land Registry



### **£510,000 (DN736232)**

Paid on 10 May 2021

The price stated to have been paid on 29 April 2021 for the land in this title and in DN344994 was £510,000.

Loft access

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

Outside areas

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

 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 4 September 2026

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