
Address

Source: HM Land Registry

- ✓ **Apple Cottage**
Yalberton Road
Paignton
Torbay
TQ4 7PE
UPRN: **10024001197**

EPC

Source: GOV.UK

- ✓ **Current rating: C**
Potential rating: **B**
Current CO2: **2.2 tonnes**
Potential CO2: **0.9 tonnes**
Expires: **16 November 2027**
[View certificate on GOV.UK](#)
[Download EPC report](#)

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 Apple Cottage, Yalberton Road, Paignton and parking spaces (TQ4 7PE).
Title number DN566161.
Absolute Freehold is the class of tenure held by HM Land Registry.
 - 👤 Tenure marketed as: **Freehold**
-



Council Tax band: **C**

Authority: **Torbay Council**

NTS Part B

Construction



Non-standard construction

Converted barn, block construction with timber frame windows and doors.

Property type



Mid-terrace, House

Floorplan: **To be provided**

Parking



Allocated, Driveway, Off Street

Electricity



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

Water and drainage



Connected to mains water supply

Mains surface water drainage: **No**

Sewerage: **Sewerage treatment plant**

Heating

Mains gas-powered central heating is installed

The system was installed on 16 Feb 2022.

Double glazing and Underfloor heating are installed

Broadband

Source: Ofcom

The property has Superfast broadband available

The connection type is "FTTC (Fibre to the Cabinet)".



Mobile coverage

Source: Ofcom



NTS Part C

Building safety issues

 No

✔ Title DN566161 contains restrictions or restrictive covenants

Here is a summary but a property lawyer can advise further: - Charge restriction (registered 24 February 2020): You cannot register a change of ownership, a new mortgage or other registerable change affecting the title without a written consent signed by the current holder of the Santander charge dated 19 February 2020. (In plain English: you will need the lender's written agreement before the title can be changed or a new charge registered.) - Personal covenant from the Transfer dated 22 March 1999: the buyer(s) at that time promised to erect a stockproof fence along the boundary marked A-B-C on the plan within three months and to be responsible for repairing and maintaining that fence thereafter. (In plain English: there is a standing obligation to build and keep that fence in good order.) - Obligation to contribute to maintenance (from the same 1999 transfer): the owner of the part called Lot 1 must pay a fair proportion, according to use, towards the cost of maintaining, renewing, replacing and repairing any shared pipes/wires/service media used in common with the owner of Lot 1, and is responsible for 50% of the cost of repairing and maintaining the areas shown by the irregular green lines on the plan. (In plain English: you may have to share repair and maintenance costs with the neighbouring owner for certain shared services and areas.) - Provision in the Transfer dated 22 February 2008 about light and air and exclusion of Section 62 of the Law of Property Act 1925: the 2008 transfer contains a promise or rule protecting light and air (so you may be limited in making changes that affect another person's light/air rights) and it specifically prevents certain automatic transfers of rights that might otherwise have passed with that transfer. (In plain English: there are limits recorded that can stop extra, unstated rights or claims from automatically applying to this property.)

Rights and easements


✔ Title DN566161 contains beneficial rights or easements

Here is a summary but a property lawyer can advise further:- Right to keep and maintain existing pipes, wires, cables and other service lines at the neighbouring land shown as Lot 1 (plan 1) to serve this property, and to use any replacements for the passage of water and electricity to or from the property; you must contribute a fair proportion of the cost of maintaining, renewing, replacing and repairing any service media used in common with the owner of Lot 1. (In plain English: you have the right to use certain service lines that run on the neighbouring part, but you must share upkeep costs.) - Right of way for vehicles and on foot in favour of Lot 1 between the positions marked C-D and E-F on the plan, at all times and for all purposes, subject to the owners of Lot 1 paying 50% of the cost of repairing and maintaining the areas shown by the irregular green lines on the plan. (In plain English: there is a recorded vehicular and pedestrian access route you can use across certain parts, with shared repair costs.) - Right for the owner of Lot 1 to demolish the existing shed shown approximately at C on the plan. (In plain English: the owner has the specific right to remove that shed.) - Note: The register also records that the 2004 and 2008 transfers grant or reserve further rights affecting this land, but the register only summarises these; the full transfer documents (filed with the registry) should be checked for detail.

👤 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

 **No coastal erosion risk has been identified**

Planning and development

 **Yes**

<https://www.rendells.co.uk/properties/21528978/sales#/> This property is for sale which can be seen from the back of the house

Planning Reference Number: P/2022/1246

Listing and conservation

 **Is a listed building**

Grade II listed

In a conservation area

Yalberton valley is not currently a conservation area but there have been representations suggesting this should be considered in the future. Area is mentioned in Neighbourhood plan as of moderate sensitivity as Paignton's Rural Character Area and Management Strategy

Accessibility

 **None**

Mining

 **No coal mining risk identified**

No mining risk (other than coal mining) identified

Additional information

Price paid

Source: HM Land Registry



£270,000 (DN566161)

Paid on 9 May 2018

The price stated to have been paid on 27 April 2018 was £270,000.

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.

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 5 March 2026

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