

Address

Source: HM Land Registry

**15 Sheplegh Court****Blackawton****Totnes****Devon****TQ9 7AH**UPRN: **10004746524**

EPC

Source: GOV.UK

Current rating: **C**Potential rating: **B**Current CO2: **3 tonnes**Potential CO2: **2.6 tonnes**Expires: **7 April 2036**[View certificate on GOV.UK](#)[Download EPC report](#)[Download EPC report](#)

NTS Part A

Tenure

Source: HM Land Registry

**Leasehold**

The Leasehold land shown edged with red on the plan of the above Title filed at the Registry and being 15, Sheplegh Court, Blackawton, Totnes and parking space (TQ9 7AH). NOTE 1: As to the part tinted blue on the filed plan only the ground and first floor is included in the title. NOTE 2: As to the part tinted pink on the filed plan only the first floor is included in the title. NOTE 3: As to the part tinted yellow on the filed plan only the ground floor is included in the title.

Title number DN272226.

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

Tenure marketed as: **Leasehold**

Local council

Source: Valuation Office Agency



Council Tax band: **D**

Authority: **South Hams District Council**

Lease length

Source: HM Land Registry



961 years remaining

Started in 1988 with a lease of 999 years.

Ground rent

Provided by vendor



£200 a year

Subject to increase

Rent review: **Annually**

Increase calculation: Unknown - it was at £100 since 1988 and then went up to £200 in 2021.

Service charge



£5,054.14 a year

NTS Part B

Construction



Standard construction

Property type



Mid-terrace, House

Number of floors: **2**

Floorplan: **To be provided**

Parking

 **Private, Allocated, Communal, Off Street**

Disabled parking: **Yes**

Electric vehicle charging point: **Yes**

Electricity

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

Water and drainage


 **Not connected to mains water supply**

Private water supplied from a natural spring.

Mains surface water drainage: **Yes**

Sewerage: **Septic tank**

Heating


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



The system was installed at an unknown date.



 **Double glazing is installed**



 **The property has only Standard broadband available**

The connection type is "ADSL copper wire".

 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	8 Mb
MAX UPLOAD	1 Mb
AVAILABILITY	
DETAILS 	

NAME	Superfast
MAX DOWNLOAD	Unavailable
MAX UPLOAD	Unavailable
AVAILABILITY	
DETAILS 	

NAME	Ultrafast
MAX DOWNLOAD	Unavailable
MAX UPLOAD	Unavailable
AVAILABILITY	
DETAILS 	

Mobile coverage

Source: Ofcom



PROVIDER EE

COVERAGE Great

SIGNAL STRENGTH

DETAILS

PROVIDER O2

COVERAGE Great

SIGNAL STRENGTH

DETAILS

PROVIDER Three

COVERAGE Great

SIGNAL STRENGTH

DETAILS

PROVIDER Vodafone

COVERAGE Good

SIGNAL STRENGTH

DETAILS

Building safety issues

 **No**


Restrictions

Source: HM Land Registry

 **Title DN272226 contains restrictions or restrictive covenants**


Here is a summary but a property lawyer can advise further: - Registrar certificate restriction: The register says that no transfer or other change of ownership by the proprietor (or their personal representatives) will be registered unless the landlord's solicitors provide a signed certificate confirming that clause 3.7(b) and (c) of the registered lease have been complied with. In plain English: you cannot register a sale or similar change unless the landlord's lawyers confirm certain lease conditions (clause 3.7(b) and (c)) have been met. You must check the lease (and the 2016 deed) to see what those clause requirements are and how to obtain the landlord's certificate. - Restriction on dealings in the lease (alienation): The register records that the lease contains a prohibition or restriction on dealings (transfers or similar) and that any transaction done in breach of that prohibition will not be protected by registration. In plain English: the lease likely limits or controls your right to sell, transfer or give away the lease without following the lease conditions (for example, landlord consent or other steps). If you act in breach of those lease rules, the transaction may have no legal protection. - Title is limited to specific floors as shown on the plan: The title only includes the parts of the building shown and described (some parts only the ground floor, some only the first floor). In plain English: the exact part of the building you are buying is limited by the plan and colouring notes; you do not own the whole building or all floors.

Rights and easements

 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

 No


Listing and conservation

 No

Accessibility

 Level access, Wide doorways

Mining

 No coal mining risk identified

A mining risk (other than coal mining) has been identified

A potential non-coal mining risk has been identified - a detailed search report can help to determine the impact.

Additional information

Price paid

Source: HM Land Registry

 **£200,000 (DN272226)**

Paid on 13 June 2016

The price stated to have been paid on 18 May 2016 was £200,000.

Loft access

 The property does not have access to a loft.

Outside areas

 Outside areas: Front garden, Rear garden, and Communal 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.

Managing agent



Crown Property Management.

suzanne@crowncrownpropertymanagement.co.uk



Moverly has certified this data

Accurate as of 9 April 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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