

## Address

Source: HM Land Registry

✓ **91 High Street**  
**Totnes**  
**Devon**  
**TQ9 5PB**  
UPRN: **100041041461**

## EPC

### 🔍 Energy Performance Certificate

We checked, and no Energy Performance Certificate was found for this property. We'll keep retrying so when one is registered, we'll fetch it.

## 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 The Maisonette, 91 High Street, Totnes (TQ9 5PB). NOTE 1: As to the part tinted yellow on the title plan only the ground and first floors are included in the title. NOTE 2: As to the part tinted pink on the title plan only the first floor is included in the title. NOTE 3: As to the part tinted blue on the title plan only the first and second floors are included in the title.

Title number DN544880.

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

👤 Tenure marketed as: **Leasehold**

### Local council

### 🔍 Council Tax

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

### Lease length

Source: HM Land Registry

### ✓ 979 years remaining

Started in 2006 with a lease of 999 years.

### Ground rent

Provided by vendor

### 👤 £10 a year

Not subject to increase

### Service charge

### 👤 £322 a year

## NTS Part B

### Construction

### 👤 Standard construction

Property type

 **End-terrace, Maisonette**

Number of floors: **2**

Entrance on floor: **1**

Has lift: **No**

Over commercial premises: **Yes**

It is above two shops

Floorplan: **To be provided**

Parking


 **On Street**

Controlled parking zone: **Yes**

Parking permit cost: **To be provided**


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: **Yes**

Sewerage: **Connected to mains sewerage**

Heating

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

Heating system: **Mains gas-powered central heating**

 **Double glazing and Wood burner are installed**


Other heating features: **Double glazing and Wood burner**

Broadband

Source: Ofcom

 **The property has Superfast broadband available**

Broadband speed: **Superfast**









Standard	16 Mb	1 Mb	
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Superfast	80 Mb	20 Mb	
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Ultrafast	Unavailable	Unavailable	
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## Mobile coverage

Source: Ofcom

	EE	Great	
	O2	Great	
	Three	Great	
	Vodafone	Good	

## NTS Part C

### Building safety issues

 No

### Restrictions

Source: HM Land Registry


 **Title DN544880 contains restrictions or restrictive covenants**


Restrictive covenants (Title DN544880): Present

### Rights and easements


 **Title DN544880 contains beneficial rights or easements**

Here is a summary but a property lawyer can advise further:- The property benefits from legal rights (known as easements) granted in the lease. These are positive rights that allow the owner to use certain parts of the building or land that they do not directly own, such as for access or the passage of utility pipes and cables.

 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**

### 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

### Is a listed building

Listed building 1264689: No.89 High Street Totnes (Formerly listed as Nos 89 and 91) [LISTED BUILDINGS for the Parish of Totnes. Grade II, (1/100B). Property shown in the 13th List of Buildings of Special Architectural or Historic Interest for the District of South Hams. Building originally listed 25th March 1969.

Early C18, altered. 3 storeys. 2 windows. Hipped Welsh slate roof with rendered stack. Rendered, timber framed front. Masonry party walls, 2nd floor retains original 3 light mullioned casements with ovolo mouldings and early C19 glazing bars.].

Listed building 1236252: 87 High Street Totnes [LISTED BUILDINGS for the Parish of Totnes. Grade II, (1/100A). Property shown in the List of Buildings of Special Architectural or Historic Interest for the District of South Hams.

Mid-later C19. 3 storeys. 2 windows. Hipped Welsh slate roof with rendered stack. Rendered front with eaves cornice, pilaster strips on quoins and plain 2nd floor band. Segmental arched sash windows with edge rolls. Wooden shopfront with pilasters and brackets flanking fascia. Segmental arched light to shop window with columnette mullions. Raised and fielded house door with square-headed fanlight.

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### In a conservation area

Conservation area CONSAREA\_44A: Totnes.

## Accessibility

### None

## Mining

### No coal mining risk identified

No mining risk (other than coal mining) identified

## Additional information

### Price paid

Source: HM Land Registry

### £250,000 (DN544880)

Paid on 14 October 2024

The price stated to have been paid on 9 October 2024 was £250,000.

## Loft access

### The property has access to a loft.

#### Loft boarded

No

#### Loft insulated

Yes







#### Access details

Through a hatch and ladder that comes down.


## Outside areas

### No outside areas are available


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 dependent on completion of the purchase of another property.

Managing agent

-  **Gabriela Lana**  
[Gabriela@greenfibres.com](mailto:Gabriela@greenfibres.com)

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 3 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.