

Address

Source: HM Land Registry

✔ **5 Rotherfold**
Totnes
Devon
TQ9 5ST
UPRN: **10004742739**

EPC

Source: GOV.UK

✔ Current rating: **E**
Potential rating: **E**
Current CO2: **6.5 tonnes**
Potential CO2: **6 tonnes**
EPC certificate number: **3300-1546-0722-6224-3973**
Expires: **7 March 2033**

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 Flat 5, Rotherford Court, Leechwell Street, Totnes. NOTE: Only the first floor flat is included in the title. Title number DN237441.
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: **A**
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

👤 **£100 a year**
Subject to increase
Rent review: **50 years**
Increase calculation: Increased by £100 per annum

Service charge

👤 **£787 a year**

NTS Part B

Construction

👤 **Standard construction**

Property type

 **End-terrace, Flat**

Number of floors: **1**

Entrance on floor: **3**

Has lift: **No**

Over commercial premises: **Yes**

Two shops on ground floor

Floorplan: **To be provided**

Parking


 **None**

Controlled parking zone: **Yes**


Parking permit cost: **To be provided**

Dropped kerb access: **To be provided**

Electricity

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


Water and drainage

 **Connected to mains water supply**

Mains surface water drainage: **Yes**

Sewerage: **Connected to mains sewerage**

Heating

 **No heating system is installed**




 **Double glazing and Night storage are installed**

Broadband

Source: Ofcom

 **The property has Ultrafast broadband available**

The connection type is "FTTP (Fibre to the Premises)".

Standard	17 Mb	1 Mb	
Superfast	80 Mb	20 Mb	
Ultrafast	900 Mb	900 Mb	

Mobile coverage

Source: Ofcom



EE

Great



O2

Great



Three

Great



Vodafone

Good



Building safety issues

 **No**

Restrictions

Source: HM Land Registry

 **Title DN237441 contains restrictions or restrictive covenants**

Here is a summary but a property lawyer can advise further:


- The lease contains specific rules regarding how the property can be sold or transferred to a new person. These rules must be followed to ensure the transfer is legally valid.
- The property is subject to any restrictions or 'negative' rules (things the owner cannot do) that are set out in the original lease agreement.


Rights and easements

 **Title DN237441 contains beneficial rights or easements**


Here is a summary but a property lawyer can advise further:- The wall between this flat and the neighbouring property is a 'party wall'. This is a shared wall where both owners have a legal right to support from the structure and a shared responsibility to look after it.


- The owner has a right of access to the neighbouring land when it is necessary to carry out repairs, maintenance, or to renew the shared wall.
- The neighbouring property, known as The Bull Inn, has certain established rights over this land (known as easements). These are legal rights to use or access parts of the property for specific purposes, such as for utility pipes or support, as if those rights had been in place for over forty years.

 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**

 Historical flooding: **History of flooding**


No history of flooding has been reported.

 Storm, fire and flood damage: **To be provided**

 Flood defences: **Flood defences**

Flood defences are installed.

Coastal erosion risk

 **No coastal erosion risk has been identified**

Planning and development

 **No**

Neighbour development: **No**

Listing and conservation















 **Is a listed building**

Listed building 1236464: Bull Inn 102 High Street (South Side) Totnes [LISTED BUILDINGS for the Parish of Totnes. Grade II, (1/101). Property above shown in the List of Buildings of Special Architectural or Historic Interest for the District of South Hams.

Earlier-mid C19 public house on corner of Rotherfold. 2 storeys. 2 window front to Rotherfold and 3 window return to High Street.].

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	
Loft access	 The property does not have access to a loft.
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 not dependent on completion of the purchase of another property.
Managing agent	 Andrew Wheeler andrew@apwlm.co.uk
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



Moverly has certified this data

Accurate as of 1 May 2026

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