

Address

Source: HM Land Registry

**Harmony Cottage**

Harberton

Totnes

Devon

TQ9 7SS

UPRN: 10009313254

EPC

Source: GOV.UK

Current rating: **D**Potential rating: **C**Current CO2: **4.3 tonnes**Potential CO2: **2.6 tonnes**Expires: **9 June 2032**[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 Harmony Cottage, Harberton, Totnes (TQ9 7SS).

Title number DN684231.

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

Tenure marketed as: **Freehold**



Council Tax band: **C**

Authority: **South Hams District Council**

NTS Part B

Construction



Standard construction

Property type



Semi-detached, 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: **Yes**

Sewerage: **Sewerage treatment plant**

Heating



Oil-powered central heating is installed.


The system was installed on 1 Apr 2004.





Double glazing and Wood burner are 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	25 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



Actual services available may be different (data provided by Ofcom).

PROVIDER

EE

COVERAGE

Great

SIGNAL STRENGTH



DETAILS

PROVIDER

O2

COVERAGE

Great

SIGNAL STRENGTH



DETAILS

PROVIDER

Three

COVERAGE

OK

SIGNAL STRENGTH



DETAILS

PROVIDER

Vodafone

COVERAGE

Good

SIGNAL STRENGTH



DETAILS

NTS Part C

Building safety issues



No

Restrictions

Source: HM Land Registry




Title DN684231 contains restrictions or restrictive covenants.

Here is a summary but a property lawyer can advise further: - Registered restriction (Joint proprietor restriction) – No sale or other transfer by a sole owner (except a trust company) that gives rise to capital money can be registered unless a court order authorises it. Plain English: if the property is jointly owned, one owner cannot alone complete a sale and take the sale proceeds without a court order. - Registered restriction relating to Transfer dated 18 January 2016 – No transfer of the property (other than a mortgage) can be registered without a certificate signed by the person applying to register (or their conveyancer) stating that Clause 12.7.c of the 18 January 2016 Transfer between Anita Ruth Chisholm and Simon John Watson and Sally Margaret Watson has been complied with or does not apply. Plain English: before a sale or similar change is registered, the seller's solicitor must confirm that the particular condition in that 2016 transfer has been met (or is irrelevant). - Registered restriction relating to Transfer dated 10 May 2017 – No transfer of the property (other than a mortgage) can be registered without a certificate signed by the person applying to register (or their conveyancer) stating that clause 12.7.3 of the 10 May 2017 Transfer between Anita Ruth Chisholm and Anita Ruth Chisholm and Bethany Lauren Chisholm has been complied with or does not apply. Plain English: before a sale or similar change is registered, the seller's solicitor must confirm that the particular condition in that 2017 transfer has been met (or is irrelevant). - Restrictive covenants in the Charges Register – The title is subject to restrictive covenants contained in: the Transfer dated 24 March 2003 (copy filed under DN479122); the Transfer dated 18 January 2016 (copy filed under DN667093); and the Transfer dated 10 May 2017 (copy filed). Plain English: these are promises affecting how the owner may use the land (for example, limits on building, use, alterations or other obligations). The register does not set out the full text of those promises, so you must read the actual Transfer deeds to know the exact limits and any obligations (for example whether you are prevented from making certain changes to buildings, using the land in certain ways, or have repair/maintenance duties).

Rights and easements

Title DN684231 contains beneficial rights or easements.

Here is a summary but a property lawyer can advise further:- Rights reserved by Transfer dated 30 August 1991 (benefit reserved to the retained land) – (a) the free and uninterrupted flow of water through existing pipes under this land; (b) the right to install (within an eighty-year/perpetual period) and use a septic tank, soakaways and pipes and to drain sewage and soil into the septic tank; (c) the right for the retained-land owner to enter this land at reasonable daytime hours (48 hours' notice except in emergency) to install, inspect, clean, maintain, repair or renew the septic tank, soakaways and pipes, taking care to avoid unnecessary damage and making good any damage caused. Plain English: someone with the retained land has ongoing rights to run and maintain drainage and sewage pipes under this property and to access the land to do that work. - Rights granted by Transfer dated 24 March 2003 – The land benefits from the rights granted in clauses 14(a), 14(b), 14(d), 14(e), 14(f) and 14(g) of that transfer, but clause 14(c) is excluded from registration. Plain English: this title has certain legal rights (easements) in the 2003 transfer; the register lists which clauses are included but does not show their wording – your solicitor should read that 2003 transfer (filed under DN479122) to see the exact rights (for example rights of way, service access, drainage etc.). - Rights reserved / granted by Transfer dated 18 January 2016 – The land has the benefit of rights reserved by, but is subject to rights granted by, that transfer (see the 18 January 2016 transfer filed under DN667093). Plain English: the 2016 transfer both gives some rights over other land and reserves some rights for others; you must read the deed to know details. - Easements from Transfer dated 10 May 2017 – The land has the benefit of any legal easements granted by the 10 May 2017 transfer, subject to rights reserved by that deed. Notes in the register limit the registration of some of those easements to the extent they can legally exist and identify specific other title numbers over which they apply. Plain English: the 2017 transfer creates some legal rights affecting this property and neighbouring pieces of land; your solicitor should inspect the deed to confirm exactly what those easements allow and over which parcels they run.

 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

 **Is a listed building**
to follow

Accessibility

 **Ramped access, Wide doorways**


Mining

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

Additional information

Price paid

Source: HM Land Registry

 **£275,000 (DN684231)**
Paid on 11 May 2017
The value stated as at 11 May 2017 was £275,000.

Loft access

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

Outside areas

 **Outside areas: Front 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.



Moverly has certified this data

Accurate as of 23 January 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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