

Address

Source: HM Land Registry

✓ **The Cottage**
West Ogwell
Newton Abbot
Devon
TQ12 6EL

UPRN: **10032955533**

EPC

Source: GOV.UK

✓ Current rating: **E**

Potential rating: **A**

Current CO2: **5.6 tonnes**

Potential CO2: **1.1 tonnes**

EPC certificate number: **2585-3006-4205-0239-7200**

Expires: **27 May 2031**

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 The Cottage, Valley Farm, West Ogwell, Newton Abbot (TQ12 6EL).
Title number DN80735.
Absolute Freehold is the class of tenure held by HM Land Registry.

👤 Tenure marketed as: **Freehold**

Local council

Source: Valuation Office Agency

✓ Council Tax band: **D**

Authority: **Teignbridge District Council**

NTS Part B

Construction

👤 **Non-standard construction**

Barn conversion completed in the 80s

Property type

👤 **Detached, House**

Number of floors: **1**

Floorplan: **To be provided**

Parking

⚠️ **Allocated, Garage, Private**

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: **No**
Sewerage: **Septic tank**
Private sewerage costs: **No associated costs**

Heating

 **No heating system is installed**
Heating system: None

 **Double glazing, Wood burner, and Underfloor heating are installed**
Other heating features: Double glazing, Wood burner, and Underfloor heating

Broadband

Source: Ofcom

 **The property has only Standard broadband available**
Broadband speed: only Standard

	Standard	4 Mb	0.5 Mb	
	Superfast	Unavailable	Unavailable	
	Ultrafast	Unavailable	Unavailable	

Mobile coverage

Source: Ofcom



	EE	OK	
	O2	Great	
	Three	OK	
	Vodafone	Great	

NTS Part C

Building safety issues

 **No**

Restrictions

Source: HM Land Registry

 **Title DN80735 contains restrictions or restrictive covenants**
Restrictive covenants (Title DN80735): **Present**

Rights and easements

Title DN80735 contains beneficial rights or easements
Here is a summary but a property lawyer can advise further:- The property has the right for water and waste to flow through ditches and drains on nearby land, including the right to enter that land to inspect them.

- The property has the right to enter neighbouring land to collect water from a specific well.
- The property has a right of way at all times, with or without vehicles, over the driveway.
- The property has the right to park two vehicles in a specific designated area.
- The property has the right to enter neighbouring land to carry out repairs or maintenance on its own buildings.
- The property has the right to use septic tanks, drains, and pipes located on neighbouring land, including the right to enter that land for maintenance.

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

No

Accessibility

None

Mining

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

Additional information

Price paid

Source: HM Land Registry

£255,000 (DN80735)
Paid on 18 November 2025
The price stated to have been paid on 10 October 2025 was £255,000.

Loft access

-  The property has access to a loft.
 - Loft boarded**
 - Yes
 - Loft insulated**
 - Yes
 - Access details**
 - Loft ladder accessed from bedroom 2.

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: **A dry rot issue has been disclosed.**
 - Rising damp silicone injection in 1994 Timber preservation wood boring beetles in 1994. A surveyor will be able to provide more detail.
-  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.

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 17 July 2026

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

