

Address


Source: HM Land Registry

 **Snail Mill**
Warland
Totnes
Devon
TQ9 5EL

UPRN: **10004743106**

EPC

Source: GOV.UK

 **Current rating: D**
Potential rating: C
Current CO2: 7.7 tonnes
Potential CO2: 4.7 tonnes
Expires: 16 April 2036
[View certificate on GOV.UK](#)
[Download EPC report](#)

NTS Part A

Tenure

Source: HM Land Registry



Freehold for DN154068

The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being land on the north side of Orchard Terrace, Totnes.

Title number DN154068.

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

Freehold for DN170252

The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 17 Warland Road, Totnes, (TQ9 5EL).

Title number DN170252.

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

Freehold for DN107543

The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being land and buildings on the south side of Westward Close, Totnes.

Title number DN107543.

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: **F**

Authority: **South Hams District Council**

NTS Part B

Construction



Standard construction

Property type

Detached, House

Number of floors: **2**

Floorplan: **To be provided**

Parking

Driveway

Controlled parking zone: **Yes**

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

Mains gas-powered central heating is installed



The system was installed at an unknown date.



Wood burner, Underfloor heating, Aga/Rayburn, and Open fire are installed



 **The property has Ultrafast broadband available**

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

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	19 Mb
MAX UPLOAD	1 Mb
AVAILABILITY	
DETAILS 	

NAME	Superfast
MAX DOWNLOAD	Unavailable
MAX UPLOAD	Unavailable
AVAILABILITY	
DETAILS 	

NAME	Ultrafast
MAX DOWNLOAD	1800 Mb
MAX UPLOAD	900 Mb
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 Great

SIGNAL STRENGTH 

DETAILS 

NTS Part C

Building safety issues

 No

**Title DN170252 contains restrictions or restrictive covenants**

Here is a summary but a property lawyer can advise further: - You must not assume any new rights of light, access of light or air, or gain new rights of way, water or drainage over the vendor's adjoining land except any that already exist. (Plainly: you cannot claim extra access or light rights over the neighbour's land beyond what already exists.) - You must not raise the wall on the northern boundary of the property above its present height. (Plainly: you cannot build the northern boundary wall higher than it already is.) - You must not carry on, or allow, any noisy, harmful or offensive trades or businesses on the land. (Plainly: no unpleasant or polluting businesses are allowed.) - You must use the property only as a private home. You must not use it for selling, distributing or making alcohol, nor as a club where alcohol is sold or consumed. You must not carry on a trade, shop or business on the property. (Plainly: residential use only; no shops, pubs or alcohol businesses.) - You must not erect any hoarding, advertisement board or display posters or advertising signs on the property. (Plainly: no advertising signs or billboards.) - You must not place permanently any caravan, house on wheels or other portable sleeping structure on the property. (Plainly: no permanent mobile homes or caravans kept as living accommodation.) - The benefit of these covenants is intended for the vendor's adjoining land known as Snail Mill. The benefit will not automatically pass to someone who buys that adjoining land unless it is expressly transferred or declared to be attached. (Plainly: the covenants were made to protect Snail Mill, and the right to enforce them won't pass to future owners of Snail Mill unless they are specifically passed on in writing.) - The Transfer to the current owners contains a promise to keep to these covenants and to compensate for breaches. (Plainly: the present owners agreed to follow the rules and to make good any loss if they break them.)

Title DN107543 contains restrictions or restrictive covenants

Here is a summary but a property lawyer can advise further: - Secretary of State consent restriction (recorded in the proprietorship register): no sale, transfer, lease or registration of a charge (except certain exempt disposals under the Housing Act 1988) may be registered without the written consent of the Secretary of State under section 133 of the Housing Act 1988. Plain English: the Secretary of State must agree in writing before certain disposals can be registered. - Charge consent restriction (recorded 4 September 2008): no sale, transfer or new charge of the property can be registered without a written consent signed by the current holder of the registered charge dated 15 August 2008 in favour of M&G Trustee Company Limited (or by an authorised signatory). Plain English: the mortgagee's written consent is needed to register most changes affecting ownership or new mortgages. - Restrictive covenants from the Conveyance dated 1 February 1973 (summary): - - Do not raise the northern boundary wall above its present height. (You must not make that wall higher.) - - Do not carry on noisy, noxious or offensive trades or businesses on the property. (No industrial or nuisance activities.) - - Use the property only as a private home. Not to be used as a shop, for the sale of alcohol, as a club selling alcohol, as a second/holiday home, or for similar commercial uses. - - Do not erect advertising hoardings, posters or similar signs without written consent from the party with the benefit of the covenant. - - Do not place a caravan or other permanent portable sleeping structure on the land. - - Maintain boundary walls and/or fences (marked "T" on the original plan) and a marked part of the footpath in good repair; share costs for certain shared pipes, drains and services with others using them. - - Do not obstruct access of light or air to adjacent buildings by building or altering structures. - Restrictive covenants in the Transfer dated 22 March 1999 (Schedule A for tenants who buy under Right to Buy) (summary and overlap with the 1973 covenants): - - No noisy or obnoxious trade or business. - - No storage of trade materials or running of a business from the property. - - No advertisements or advertising boards without the transferor's written consent. - - Not to sell alcohol or use the property as a club where alcohol is sold; not to do anything that may be a nuisance or reduce

neighbouring property values. - - Maintain boundary walls/fences and part of the footpath, and contribute to upkeep of shared accessways and estate roads; share costs of maintaining shared pipes, sewers and cables. - - Use the property as a main residence only (not a second or holiday home). - Personal covenant recorded (transfer to a former proprietor): a covenant to observe and perform the covenants and to indemnify against breaches where applicable. Plain English: previous owners agreed to keep these promises and to compensate others for breaches where they apply.

Rights and easements



Title DN107543 contains beneficial rights or easements

Here is a summary but a property lawyer can advise further:- Rights and obligations from the Conveyance dated 22 November 1965 (buttress and pipe): - - The owner has a right to enter the adjoining vendor's land (with reasonable notice) to repair and maintain a buttress and a pipe. Plain English: you may enter the neighbour's land to work on the buttress/pipe if you give reasonable notice. - - The owner was required to lay an 18-inch pipe along specified points (A to B on the plan), construct and keep in repair a buttress with the pipe under it, and to make good any damage caused. The owner must indemnify (pay for) claims relating to these structures. - Rights granted in the Transfer dated 22 March 1999 (summary): - - Subjacent and lateral support: the property has the right to support from the retained land (ground and buildings next to it). Plain English: the neighbour must not remove earth or structures in a way that removes support for this property. - - Right to enter the retained land (with seven days' written notice, except in emergencies) to repair or maintain the property and buildings for a set long period (80 years from the transfer date). Plain English: you can go onto the neighbouring retained land to do repairs to this property, after giving notice and making good any damage you cause. - - Rights to services: free and uninterrupted passage of water, sewage, gas, electricity and other services through pipes, drains, cables and other conduits that serve the property; a right to make further connections and lay new service conduits within the agreed routes with prior approval (approval not to be unreasonably withheld) and to share reasonable repair costs. Plain English: you can use and connect to shared pipes and cables that serve the property, and you may have to pay your fair share of upkeep. - - Rights of way: the owner and those authorised may pass and repass over roads, footways and access ways that are part of the retained land (not publicly adopted), in common with the transferor and others, subject to contributing a fair share of maintenance costs. The transferor may vary routes with 28 days' notice provided it does not materially worsen access. Plain English: you have a shared right to use certain estate roads and paths and must help pay to maintain them. - - All easements and quasi-easements currently used and any rights that would be implied by law. Plain English: any existing practical rights you use now, and rights that the law would assume exist because of how the land has been used, continue. - Rights from the 1983 transfer between South Hams District Council and the South Western Electricity Board (noted in the charges register): - - Right of way (access way) with or without vehicles at all times over land shown on the plan, and the right to place and use underground electric lines under the access way and the land shown. Plain English: an electricity company (and those authorised) can access and use the marked route and lay cables underground, making good any damage caused.

Title DN170252 contains beneficial rights or easements

Here is a summary but a property lawyer can advise further:- The corporation of Totnes has rights over the town sewer running under or along the land as it is now arranged and used. (Plainly: the local authority or water authority has the right to have a sewer under or along your land and to use/maintain it; you must allow access for that.)



Public right of way through and/or across your house, buildings or land: **No**

Flooding

Flood risk: **A flood risk has been identified**

The following risks have been identified - a full environmental search which includes flood risks will provide more detail: - Surface water: Very Low - Rivers and sea: Medium - Reservoirs: Not at risk - Groundwater: Unlikely

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

None

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 (stone) - a detailed search report can help to determine the impact.

Additional information

Price paid

Source: HM Land Registry

£275,000 (DN154068)

Paid on 28 June 2002

The price stated to have been paid on 28 February 2002 for the land in this title and in title DN170252 was £275,000.

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The price stated to have been paid on 28 February 2002 for the land in this title and in title DN154068 was £275,000.

Loft access






The property has access to a loft.

Loft boarded Yes ##### Loft insulated Yes ##### Access details Loft ladder from landing.

Outside areas

Outside areas: Front garden, Rear garden, and Side 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.**
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Onward chain

-  **Onward chain**
This sale is dependent on completion of the purchase of another property.
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Moverly has certified this data

Accurate as of 18 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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