

Address

Source: HM Land Registry

- ✓ **11 Shute Park**
Malborough
Kingsbridge
Devon
TQ7 3SU

UPRN: **100040287439**

EPC

Source: GOV.UK

- ✓ **Current rating: D**
Potential rating: C
Current CO2: 3.1 tonnes
Potential CO2: 2.5 tonnes
Expires: 17 February 2036
[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 11 Shute Park, Malborough, Kingsbridge (TQ7 3SU).
Title number DN84175.
Absolute Freehold is the class of tenure held by HM Land Registry.
- 👤 Tenure marketed as: **Freehold**



Council Tax band: **D**

Authority: **South Hams District Council**

NTS Part B

Construction



Standard construction

Property type



Semi-detached, House

Floorplan: **To be provided**

Parking



Garage, Driveway, On Street

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



Oil-powered central heating is installed

The system was installed at an unknown date.

No additional heating features are installed

 **The property has Superfast broadband available.**

The connection type is "FTTC (Fibre to the Cabinet)".

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	4 Mb
MAX UPLOAD	0.6 Mb
AVAILABILITY	
DETAILS 	

NAME	Superfast
MAX DOWNLOAD	52 Mb
MAX UPLOAD	9 Mb
AVAILABILITY	
DETAILS 	

NAME	Ultrafast
MAX DOWNLOAD	Unavailable
MAX UPLOAD	Unavailable
AVAILABILITY	
DETAILS 	

Mobile coverage

Source: Ofcom



PROVIDER EE

COVERAGE Great

SIGNAL STRENGTH

DETAILS

PROVIDER O2

COVERAGE OK

SIGNAL STRENGTH

DETAILS

PROVIDER Three

COVERAGE OK

SIGNAL STRENGTH

DETAILS

PROVIDER Vodafone

COVERAGE OK

SIGNAL STRENGTH

DETAILS

Building safety issues

 **No**

Restrictions

Source: HM Land Registry

 **Title DN84175 contains restrictions or restrictive covenants.**

Here is a summary but a property lawyer can advise further: - Restriction on dealing by one owner alone: there is a registered restriction protecting the joint ownership. In plain English: if one owner acting alone (other than the named trust company) tries to transfer the property or create a transaction that would produce sale or mortgage money, that transfer cannot be registered at the Land Registry unless a court gives permission. This stops a sole owner from dealing with the title without court authority. - Restrictive covenants in the 15 January 1979 conveyance: the 1979 deed contains restrictive promises affecting how the land may be used. The register does not set out the full wording, but the conveyance is said to include restrictions and also specific provisions about light or air and about boundary structures. In plain English: these are promises that limit what you can build or do (for example limiting buildings that would block light, or who must repair boundary walls). You need the full conveyance to know the exact restrictions and any limits on building or use.

Rights and easements

 **Title DN84175 contains beneficial rights or easements.**

Here is a summary but a property lawyer can advise further:- The property “has the benefit of” rights granted by, but is also “subject to” rights reserved by, the Conveyance dated 15 January 1979. In plain English: the 1979 deed gives this property certain positive rights (for example, a right to light, or a right to use a path) and it also records rights that others keep over the land (for example someone else’s right to pass over part of the land). The register does not list the full details of those rights – you must inspect the 1979 conveyance and the filed plan to see exactly what those rights are.

 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

 **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

 **£375,000 (DN84175)**

Paid on 19 December 2023

The value stated as at 19 December 2023 was £375,000.

Loft access

 **The property has access to a loft.**

Loft boarded No #### Loft insulated No #### Access details Hatch.

Outside areas

Outside areas: 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: **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 11 March 2026

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

Contains HM Land Registry data © Crown copyright and database right 2022. This data is licensed under the Open Government Licence v3.0.