


Address

Source: HM Land Registry

 **The Shippen**
Lower Poole Farm
East Allington
Totnes
Devon
TQ9 7PZ

UPRN: **10093773699**


EPC

 **Energy Performance Certificate**
We checked, and no Energy Performance Certificate was found for this property. We'll keep retrying so when one is registered, we'll fetch it.

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 Land at Lower Poole Farm, East Allington, Totnes (TQ9 7PZ).
Title number DN726139.
Absolute Freehold is the class of tenure held by HM Land Registry.

 Tenure marketed as: **Freehold**

Local council

 **Council Tax**
Sorry, Council Tax information could not be collected. We'll try again shortly.

NTS Part B

Construction

 **Standard construction**

Property type

 **Semi-detached, House**

Floorplan: **To be provided**


Parking

 **Garage, Driveway**

Electricity

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

Water and drainage

 **Connected to mains water supply**


Mains surface water drainage: **No**

Sewerage: **Sewerage treatment plant**

Heating

 **Electricity-powered central heating is installed.**

The system was installed on 1 May 2023.

 **Air source heat pump and Double glazing are installed.**

Broadband

Source: Ofcom

 **The property has Superfast broadband available.**

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





NTS Part C

Building safety issues



No

Restrictions

Source: HM Land Registry



Title DN726139 contains restrictions or restrictive covenants.

Here is a summary but a property lawyer can advise further: - Procedural restriction requiring a conveyancer's certificate before registration of any transfer by the proprietor: the conveyancer must confirm that (a) the company signing the document is the same company as the registered owner, and (b) reasonable steps have been taken to check that each person who signed as an officer of the company actually held that office when they signed. This is a safeguard against forged or improperly executed company documents. (A 'restriction' here means a rule recorded at the Land Registry preventing registration until the stated condition is met.) - Procedural restriction specific to a part of the land shown tinted blue on the title plan: no transfer (other than a mortgage/charge) of that blue-tinted part may be registered without a conveyancer's certificate that the requirements of clause 12.6(f) of the Transfer dated 27 March 2020 have been followed, or that that clause does not apply. In practice this means the blue-tinted area cannot be sold or otherwise transferred without extra confirmation from a conveyancer about the steps required in that clause. - Restrictive covenants in older deeds: the Conveyance of 14 August 1925 (DN685897), the Transfer of 17 April 2019 (DN713131) and the Transfer of 27 March 2020 (copy filed) each contain restrictive covenants affecting the land. A 'restrictive covenant' is a promise that limits how the land can be used (for example, limits on buildings, fencing, certain activities or use). The register does not give the full words of those covenants – you must read the copies of those documents (filed under the DN numbers above) to know the exact limits and whether they affect your intended use.

Rights and easements



Title DN726139 contains beneficial rights or easements.

Here is a summary but a property lawyer can advise further:- The land benefits from easements created by the Conveyance dated 14 August 1925 (DN685897). An 'easement' is a right for someone to do something involving the land (for example, a right of way, rights over drains or services). The register notes the land has the benefit of any such easements but you must check the 1925 deed for the exact rights. - The land benefits from easements reserved or granted by the Transfer dated 17 April 2019 (DN713131) and by the Transfer dated 27 March 2020 (copy filed). The register language shows the land both has benefits from certain easements and is subject to other rights reserved by those deeds – in plain terms, there are rights in favour of or against this land created by those transfers. Check the specific documents to see whether the rights are, for example, rights of way, access for services, or other uses. - The land benefits from easements reserved by the transfers relating to the green-edged parcels (copies filed under DN740573, DN740979, DN752443 and DN768096). These documents reserve easements in favour of the registered land or otherwise affect rights between the parcels. Read those copies for the precise rights and which pieces of land they affect.



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

 **£350,000 (DN726139)**

Paid on 14 April 2020


The price stated to have been paid on 27 March 2020 was £350,000.

Loft access

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

The loft is insulated and boarded and is accessed by: Door above main en-suite

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: **No dry rot has been disclosed.**

Onward chain



Onward chain

This sale is not dependent on completion of the purchase of another property.

Rentcharges



Estate rentcharge

There is an estate rentcharge payable on the property. The annual amount is £400. Yearly payment for treatment plant/ drive maintenance



Moverly has certified this data

Accurate as of 7 February 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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