


Address

Source: HM Land Registry

 **Leys**
Uphempston
Littlehempston
Totnes
Devon
TQ9 6LP
UPRN: 10008911541

EPC Expired


Source: GOV.UK

 **Energy Performance Certificate**
Survey already instructed and no newer EPC certificate found, we'll keep retrying.

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 Leys, Uphempston, Littlehempston, Totnes (TQ9 6LP).
Title number DN664343.
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: **South Hams District Council**

NTS Part B

Construction

 **Standard construction**

Property type

 **Detached, Bungalow**

Floorplan: **To be provided**

Parking

 **Garage, Driveway**

Electricity

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

 **Solar panels are installed.**

The panels are owned outright

Water and drainage

 **Connected to mains water supply**

Mains surface water drainage: **No**

Sewerage: **Septic tank**

Heating


 **Room heaters only - no central heating system.**


 **Wood burner, Double glazing, and Solar water 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	4 Mb
MAX UPLOAD	0.6 Mb
AVAILABILITY	
DETAILS	

NAME	Superfast
MAX DOWNLOAD	Unavailable
MAX UPLOAD	Unavailable
AVAILABILITY	
DETAILS	

NAME	Ultrafast
MAX DOWNLOAD	1800 Mb
MAX UPLOAD	220 Mb
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

Good

SIGNAL STRENGTH



DETAILS

PROVIDER

Three

COVERAGE

Great

SIGNAL STRENGTH



DETAILS

PROVIDER

Vodafone

COVERAGE

Good

SIGNAL STRENGTH



DETAILS

NTS Part C

Building safety issues

 **No**


Restrictions

 **To be provided**

Rights and easements


 **Title DN664343 contains beneficial rights or easements.**

Here is a summary but a property lawyer can advise further:- The land has the benefit of any legal easements reserved by a Transfer of adjoining land dated 29 September 2015 made between Susan Ann Hoare and others and Graham Beer (copy filed under DN663026). In plain English: the property has rights over neighbouring land (for example this could be a right of way, a right for drains to run under a neighbour's land, or similar). The register does not say exactly what those rights are here – you must check the Transfer document (filed under DN663026) to see the precise rights and their extent.


 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

 The value as at 23 November 2015 was stated to be between £200,001 and £500,000.
(DN664343)


Paid on 23 November 2015

Loft access






 The property has access to a loft.

The loft is insulated and boarded and is accessed by: Via loft hatch and pull down ladder

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 16 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.