

Address

Source: HM Land Registry

✓ **Hazel Barn**
Higher Torr Farm
East Allington
Totnes
Devon
TQ9 7QH
UPRN: **10093770533**

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 Hazel Barn, Higher Torr Farm, East Allington, Totnes (TQ9 7QH). NOTE: As to the part edged and numbered 1 in blue on the title plan, the ground floor is excluded from the land in this title.
Title number DN745707.
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

👤 **Semi-detached, Other property type**
Barn Conversion
Floorplan: **To be provided**


Parking

⚠️ **Driveway, Gated, Off Street**
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: **Sewerage treatment plant**

Private sewerage costs: **No associated costs**

Heating

 **Electricity-powered central heating is installed**

Heating system: Electricity-powered central heating

 **Double glazing and Wood burner are installed**


Other heating features: Double glazing and Wood burner

Broadband

Source: Ofcom

 **The property has Superfast broadband available**

Broadband speed: Superfast

Standard	8 Mb	0.9 Mb	
Superfast	71 Mb	18 Mb	
Ultrafast	Unavailable	Unavailable	

Mobile coverage

Source: Ofcom



EE

Great



O2

Great



Three

Great



Vodafone

Great



NTS Part C

Building safety issues

 **No**

Restrictions

Source: HM Land Registry

 **Title DN745707 contains restrictions or restrictive covenants**

Restrictive covenants (Title DN745707): Present

Rights and easements

✔ Title DN745707 contains beneficial rights or easements

Here is a summary but a property lawyer can advise further:- The property has the benefit of legal rights (known as easements) granted in a 2006 Deed and the 2020 Transfer. These typically include things like the right to use shared access ways or service pipes.

- The property also benefits from rights kept for its benefit in a 2019 Transfer of nearby land.
- The land is subject to rights reserved for the benefit of others, meaning neighbours or utility companies may have the right to use parts of the land for specific reasons, such as maintaining pipes or access. These were established in various deeds between 1981 and 2020.
- The area tinted blue on the plan is subject to any long-standing rights that existed before July 2004.

👤 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

✔ **£270,000 (DN745707)**

Paid on 11 February 2022

The price stated to have been paid on 14 October 2020 was £270,000.







Loft access

⚠️ **The property does not have access to a loft.**

Outside areas

👤 **Outside areas: 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.**
-  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 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 £540. £45.00 each calendar month to Higher Torr Farm Management committee (of which each property owner is a member). 5 properties in total. Monthly fee is for the upkeep of the communal sewerage treatment system and communal areas.

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 2 June 2026

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