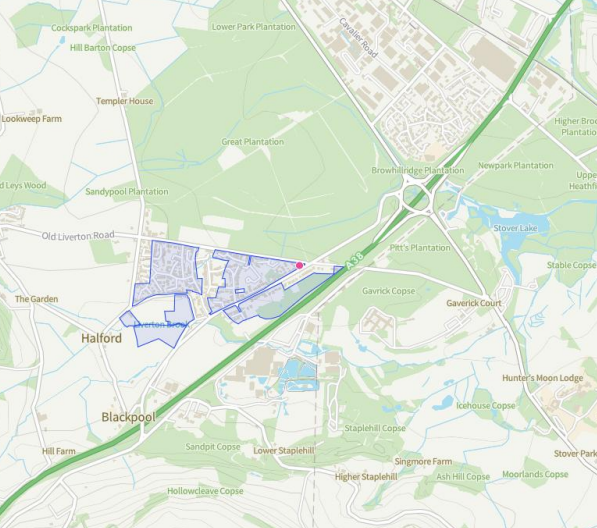




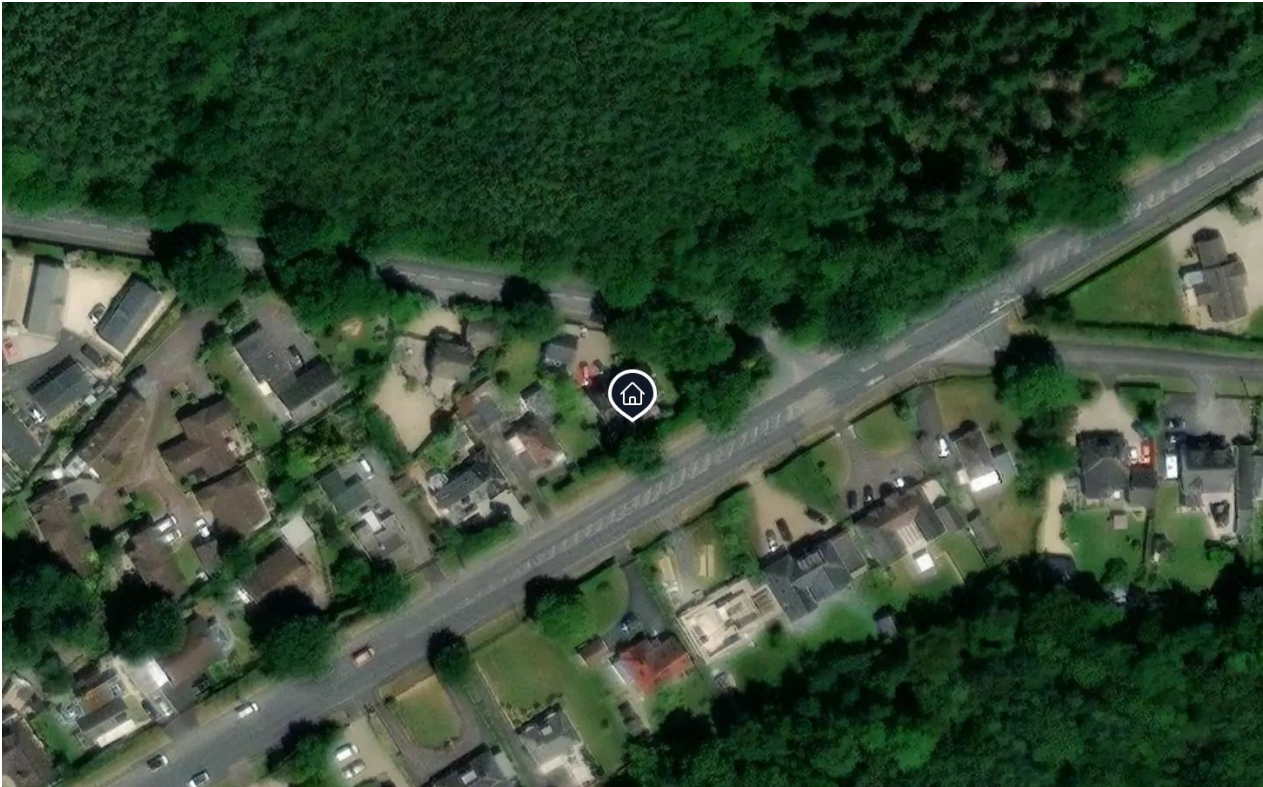
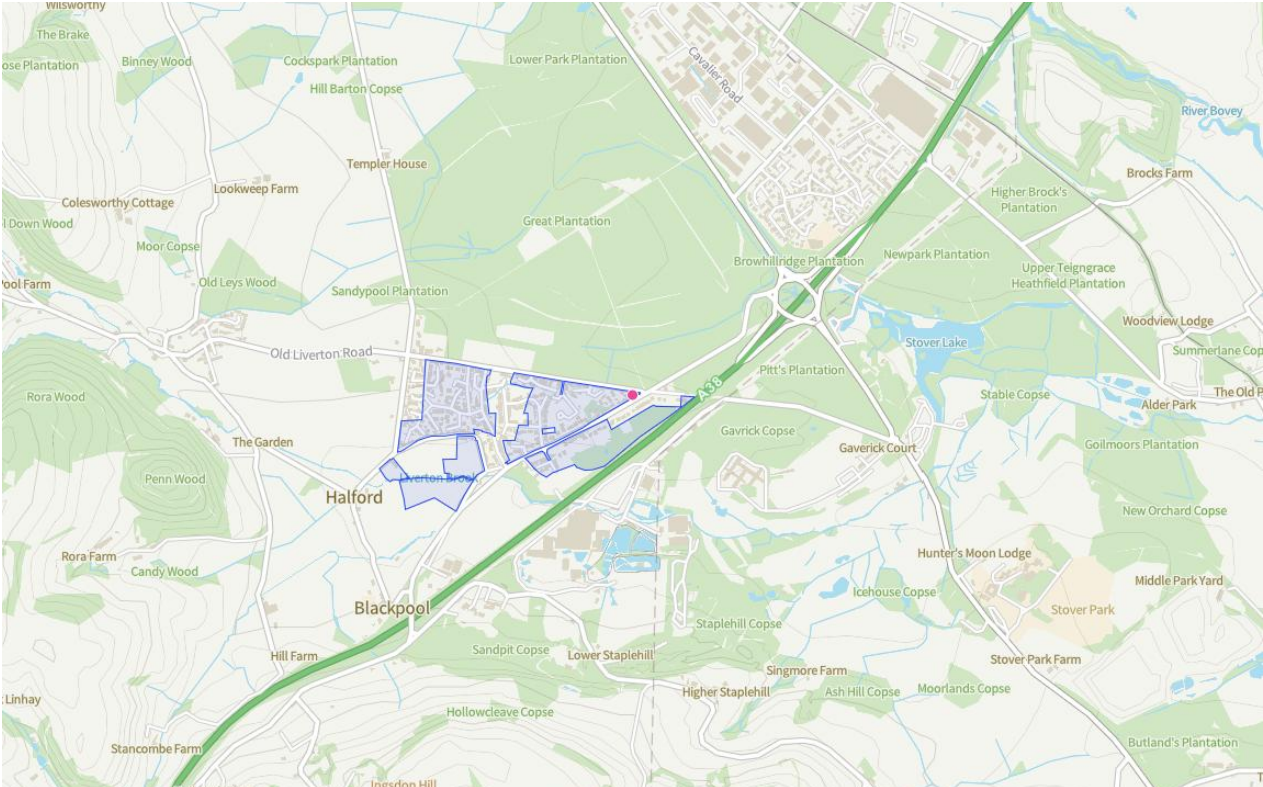
Material Information Report

Oaks Lodge Exeter Cross, Liverton, Newton Abbot. TQ12 6EY

Data you
can rely on

HM Land
Registry





Key Property Information



5 3 2,185ft² | £306 pft² Detached Freehold

Plot information

Title number	DN325524
Plot size	0.19 acres
Garden direction	East
Outdoor area	0.16 acres
Parking (predicted)	Yes

Build	Utilities	EPC	Valid until 11/05/2022
Solid floors	Mains gas	Efficiency rating (current)	67 D
Double glazed windows	Wind turbines	Efficiency (potential)	77 C
Brick walls	Solar panels	Enviro impact (current)	62 D
Pitched roof	Mains fuel type Mains Gas	Enviro impact (potential)	72 C
Year built 1983-1990	Water South West Water		

Council tax	Mobile coverage	Broadband availability
Band F	EE	Basic 5mb
£3,818 per year (est)	O2	Superfast 48mb
Teignbridge	Three	Ultrafast 1800mb
	Vodafone	Overall 1800mb



 Flood risk

Rivers and sea

Very low risk for flooding by rivers and sea

Surface water

Very low risk for flooding by surface water

 Radon Gas

Low to Moderate risk (1-3%)

The potential risk of a property exceeding the radon Action Level of 200 Bq m³. While it serves only as an indication, properties identified as at risk are strongly advised to undergo testing.

Restrictive covenants

Found

This property has restrictive covenants

Restrictive covenants are legally binding agreements written into a property's deed that limit what can be done with the property.

Why it's important

Usage Limitations

They may restrict alterations, land use, or activities (e.g. no extensions, specific construction materials).

Community Consistency

Covenants help maintain a uniform look and feel in a community, which can protect property values.

Obligations and Compliance

It's crucial to understand any existing covenants before buying, as breach can lead to legal action.

While we can't provide specific details about restrictive covenants without the purchase of the title deeds, we can let you know if they exist. For more information on how to obtain the title deeds, please feel free to reach out to your agent, who will be happy to assist you.

Rights of way

There has been no rights of way found on the plot of this property

Footpaths

These paths are for pedestrians, which means they can be used by people walking or running. They are also accessible to those using mobility scooters or powered wheelchairs.

Bridleways

Along with walking, these paths are open to horse riders and cyclists. Additionally, mobility scooters and powered wheelchairs can be used here. No motor vehicles are allowed.

Restricted Byways

These routes are more versatile, allowing for any form of transport as long as it isn't powered by a motor. This includes walking, cycling, horse riding, and using mobility scooters or powered wheelchairs.

Byways Open to All Traffic (BOATs)

These paths are available to all forms of transport, including motor vehicles. However, despite allowing cars and other vehicles, they are primarily used by pedestrians, cyclists, and horse riders.

For specific details about the rights of way on this property, it may be beneficial to consult local government websites or property deeds, which can provide precise information on locations and restrictions.





 National park

No restrictions found

This property is not within a national park

A national park is a protected area recognized for its natural beauty, wildlife, and cultural heritage.

 Why it's important

Restrictions

There are strict planning regulations to ensure preservation. Building and development are highly controlled.

Natural Beauty

Properties offer scenic surroundings and abundant recreational opportunities, adding to their appeal.

Value Implications

While restrictions may limit development, the environment can enhance property desirability and value.

For more information and specific details on any potential restrictions please speak to your agent or the local authority.

 Conservation area

No restrictions found

This property is not within a conservation area

A conservation area is a region designated for its special architectural or historical value. It is protected to maintain its unique character.

 Why it's important

Preservation

These areas maintain historical and architectural charm, potentially enhancing property values.

Restrictions

Additional planning permissions and controls apply, limiting changes like exterior alterations or tree removals.

Community and Environment

They contribute to community aesthetics and environmental health.

For more information and specific details on any potential restrictions please speak to your agent or the local authority.



 Greenbelt land

No restrictions found

This property is not on Greenbelt land

Greenbelt land is a protected area designated to prevent urban sprawl and preserve natural landscapes.

 Why it's important

Restrictions	Environmental Appeal	Value Implications
Strict regulations limit new developments and property modifications, often requiring special permissions.	Offers scenic natural surroundings, providing a tranquil atmosphere that enhances property desirability.	Properties in greenbelt areas tend to be more valuable due to limited availability and appealing settings, though restrictions could affect potential alterations.

For more information and specific details on any potential restrictions please speak to your agent or the local authority.



A

Primary

St Catherine's CofE Primary School

Good

0.60mi

B

Primary

Blackpool Church of England Primary School

Good

0.81mi

C

Independent · Nursery · Primary

Stover School

Not rated

0.94mi

D

Special · Independent

The Greater Horseshoe School

Outstanding

1.15mi

E

Special · Independent

Phoenix Bay School

Good

1.18mi

F

Nursery · Primary

Ilsington Church of England Primary School

Good

2.44mi

G

Nursery · Primary

Bradley Barton Primary School and Nursery Unit

Good

2.59mi

H

Secondary · Post-16

Coombeshead Academy

Good

2.69mi

I

Special · Independent

School for Inspiring Talents

Good

2.74mi

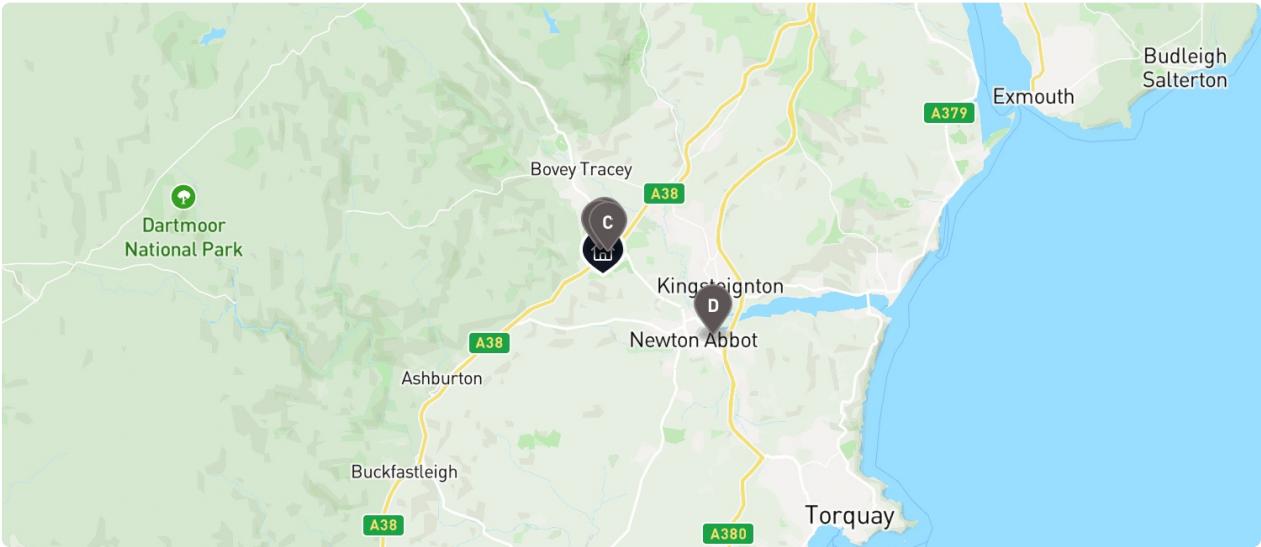
J

Secondary · Post-16

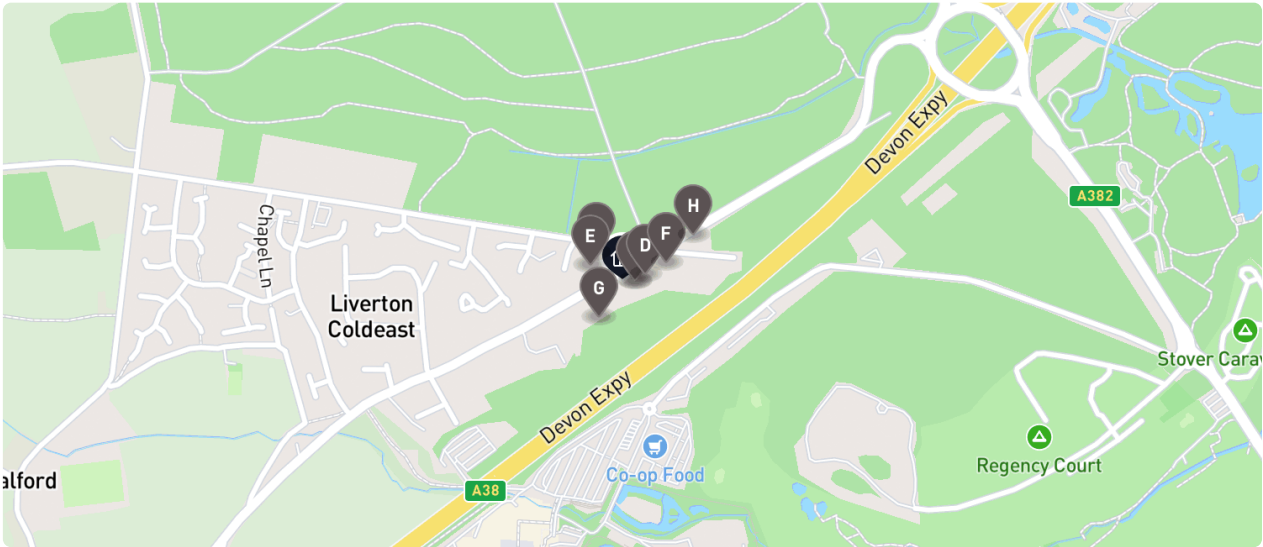
Teign School

Good

2.75mi

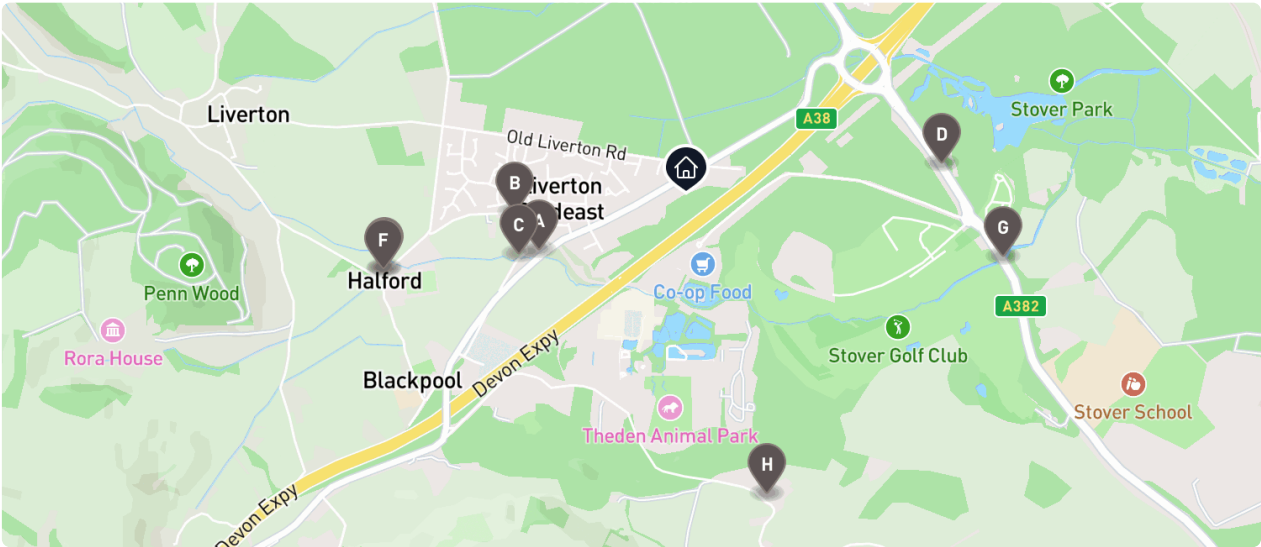


A Exeter Cross Bus stop or station0.06 mi	B Post Office Bus stop or station0.08 mi	C Filling Station Bus stop or station0.15 mi
D Newton Abbot Rail Station Train station3.57 mi	E Exeter International Airport Airport16 mi	F M5 Motorway10 mi



A Follybrook Cottage Liverton Devon TQ12 6EZ Two storey side extension ApprovedRef: 21/00211/HOU26-01-2021	B Woodlands Liverton Devon Alterations and extension including raising of roof to form first floor accommodation ApprovedRef: 18/02421/FUL21-02-2019
C Woodlands Exeter Cross Liverton Devon TQ12 6EY Extension to form ground floor and first floor accommodation with front and rear dormers ApprovedRef: 19/00865/FUL09-05-2019	D Rock View Road From Summerhill Road To Exeter Cross Exeter Cross Liverton Devon TQ12 6EY Rear single and two storey extensions ApprovedRef: 22/02138/HOU10-11-2022
E Jacaranda Exeter Cross Liverton Devon TQ12 6EY Erection of replacement self build dwelling ApprovedRef: 25/01251/FUL24-07-2025	F Rogues Roost Exeter Cross Liverton Devon TQ12 6EY Replacement dwelling ApprovedRef: 23/01522/FUL04-09-2023
G Cranbrook Exeter Cross Liverton Devon TQ12 6EY First floor rear extension ApprovedRef: 20/01775/HOU15-06-2021	H Oaklands Exeter Cross Liverton Devon TQ12 6EY Stationing of a caravan/mobile home ancillary use to dwelling ApprovedRef: 18/02013/CLDP09-10-2018

Nearby Listed Buildings



A Grade II - Listed building 2005ft Milestone on north west side of old a38 at east end of new benedicts bridge List entry no: 124066303-11-1986	B Grade II - Listed building 2106ft Coldeast cottages List entry no: 124066203-11-1986
C Grade II - Listed building 2238ft Old benedicts bridge, including the abutments List entry no: 124071803-11-1986	D Grade II - Listed building 3018ft Milestone approximately 375 metres north-west of stover bridge List entry no: 116627103-07-1986
E Grade II - Listed building 3763ft Halford cottages straw top List entry no: 124072103-11-1986	F Grade II - Listed building 3776ft Halford cottages List entry no: 126089903-11-1986
G Grade II - Listed building 3898ft Bridge over liverton brook approximately 75 metres east of stover golf clubhouse List entry no: 116629003-07-1986	H Grade II - Listed building 4003ft Barn range to the north east of higher staplehill List entry no: 125682111-12-1996



About Woods

Woods Homes is a proudly independent, family-run estate and letting agency with deep roots in South Devon. For over 40 years, we have been helping people buy, sell, let and rent homes across Torbay, Totnes, Teignbridge and the surrounding villages, we still love what we do. With offices in Kingsteignton Newton Abbot and Totnes, we are genuinely local, so whether you are looking for a sea-view apartment, a countryside cottage, or a smart buy-to-let, we know exactly how to help. Our team combines down-to-earth advice with smart, modern marketing, including video tours, social media, targeted online listings, and expert photography that helps your property stand out. We are fully accredited by NAEA, ARLA, and The Property Ombudsman. We are trusted by hundreds of happy clients who come back to us (and recommend us) time and again. At Woods Homes, you will not find pushy sales tactics or one-size-fits-all advice. Just honest people, practical guidance, and a real passion for property. Whether you are taking your first step on the ladder or planning your next big move, we are here to make it happen.

Woods Estate Agent in Totnes have been Amazing!

"They have communicated well throughout. And even though the sale took ages, they have been enthusiastic and encouraging. The sale process and communication with both solicitors was fantastic and ensured a much quicker sale than expected. Highly recommend the whole team. And special thanks to Nick, Vicky and Nicole."



Elaine

Informative and Great Feedback

"If it wasn't for the great team at teignbridge I wouldn't have got through the process of moving house,informative,great feedback and just generally looked after me thanks."



Lin

I have been treated and looked after very well by Woods

"I would recommend them to anyone my house was only on the market for just over a week before it was sold a big thank you and also to all the kind staff iswell"



Yvonne

Kind, Professional and, Swift

"I have used Woods for selling property, house purchase and now for letting. They have been kind, professional, swift in their responses. They are also good value for letting compared to at least one competitor locally."



Pia

Contact Us



Woods Homes

Covering Newton Abbot, Kingsteignton,
Totnes, Torbay and the South Hams

✉ sales@woodshomes.co.uk

☎ Sales: 01626 336633

💻 <https://www.woodshomes.co.uk>

Find us on



Monday

9:00am - 5:00pm

Tuesday

9:00am - 5:00pm

Wednesday

9:00am - 5:00pm

Thursday

9:00am - 5:00pm

Friday

9:00am - 5:00pm

Saturday

9:00am - 4:00pm

Sunday

Closed



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Data and information displayed within the Property Report does not constitute professional advice. Thoroughly discuss your options with a trained property expert before taking action. For a free and accurate valuation, please contact Rachel Green on 01626 336633 or visit <https://www.woodshomes.co.uk>. To opt out of future communication, contact Rachel Green.

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