


Address

Source: HM Land Registry

 **3 The Salcombe**
Fore Street
Salcombe
Devon
TQ8 8JG

UPRN: **100040296043**

EPC

Source: GOV.UK

 Current rating: **D**
Potential rating: **B**
Current CO2: **2.8 tonnes**
Potential CO2: **0.7 tonnes**
Expires: **26 Nov 2034**

Source: <https://find-energy-certificate.service.gov.uk/energy-certificate/0334-2529-7409-0625-4226>

NTS Part A

How can I help you today?



Tenure

Source: HM Land Registry



Freehold for DN160086

The Leasehold land shown edged with red on the plan of the above title filed at the Registry and being 3 The Salcombe, Fore Street, Salcombe (TQ8 8JG). NOTE: Only the ground floor apartment is included in the title.

Title number DN589433.

Absolute Freehold is the class of tenure held by HM Land Registry.

Leasehold for DN589433

The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being The Salcombe, Fore Street, Salcombe (TQ8 8JG). NOTE: As to the part tinted blue on the filed plan only the basement and site thereof and the joists or beams which support the lower ground floor of the adjoining property are included in the title.

Title number DN160086.

Absolute Leasehold is the class of tenure held by HM Land Registry.



Tenure marketed as: **Share of Freehold**

Local council

Source: Valuation Office Agency



Council Tax band: **F**

Authority: **South Hams District Council**

Lease length

Source: HM Land Registry



959 years remaining

Started in 1985 with a lease of 999 years.

Ground rent



Not payable

Service charge



£8,795 a year

NTS Part B

Construction

 **Standard construction**

Property type

 **End-terrace, Flat**

Number of floors: **1**

Entrance on floor: **2**

Has lift: **No**

Over commercial premises: **No**

Floorplan: **To be provided**

Parking

 **Allocated**

Electricity

 **Connected to mains electricity**

Water and drainage

 **Connected to mains water supply**

Mains surface water drainage: **Yes**

Sewerage: **Connected to mains sewerage**

Heating

 **None**

Heating features: **None**

**The property has Cable broadband available.**

The connection type is "Cable".



Mobile coverage

Source: Ofcom



NTS Part C

Building safety issues**No**

Restrictions

Source: HM Land Registry

**Title DN160086 contains restrictions or restrictive covenants.**

Here is a summary but a property lawyer can advise further: - The property cannot be used for purposes other than as a private dwellinghouse, though temporary letting is permitted. - No signs or advertisements are to be displayed on the property's exterior, except for sale or letting signs. - No structural changes are allowed without supervision and approval by qualified professionals, protecting the property's structural integrity and neighbouring views. - The purchasers are required to bear costs related to communal utilities and infrastructure maintenance such as drains, sewers, and others. - Height restrictions ensure that no new constructions obstruct the view from surrounding areas, preserving the area's aesthetic quality. - A clause to avoid any nuisance or activity that might void current insurance on the property. - There is a provision preventing the height increase of certain walls to maintain a view from Fore Street. - Specific structural integrity and maintenance responsibilities are shared between owners of different parts of the building.

Title DN589433 contains restrictions or restrictive covenants.

Here is a summary but a property lawyer can advise further: - No sole proprietor can sell the property unless a court approves it, except for certain types of trust. - No sale of the property is allowed without a conveyancer confirming the identity of the seller as the owner.

Rights and easements



Title DN160086 contains beneficial rights or easements.

Here is a summary but a property lawyer can advise further:- The right to use and maintain shared utilities like drains, pipes, and wires, which run across neighbouring properties. - The right of support for the basement and the cottage above it, allowing necessary maintenance. - Ease of access for maintenance and repair without unnecessary damage to neighbouring properties. - Array of easements allowing for the running of services (water, electricity) through the property for benefit of adjacent lands, indicating shared service rights. - Right to pass through certain areas, including access to ferry services, for specific dwellings. - Drainage rights under public health laws.

Title DN589433 contains beneficial rights or easements.

Here is a summary but a property lawyer can advise further:- The property includes any legal easements or rights specified in the lease.



Public right of way through and/or across your house, buildings or land: **No**

Flood risk



Long-term flood risk

Sorry, long-term flood risk information could not be collected. We'll try again shortly.



History of flooding

No history of flooding has been reported.

Coastal erosion risk



Yes

The property is 25m from the Durlston Head to Rame Head Shoreline Management Plan line in the National Coastal Erosion Risk Mapping (NCERM) dataset. This is outside the worst-case distance of long-term potential impact of 0m but is close. You can read more about this plan (SMP16) here:

<https://www.gov.uk/government/publications/shoreline-management-plans-smpls>

Planning and development



No

Listing and conservation



No

Accessibility

 None

Coalfield or mining

 **No coal mining risk identified**

A mining risk (other than coal mining) has been identified

A potential non-coal mining risk has been identified (landslide hazard) - a detailed search report can help to determine the impact.



Moverly has certified this data

Accurate as of 6 Jan 2025

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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