# Moverly

### **Material Information Certificate**

#### Address

Sailmakers Cottage
 Victoria Quay
 Salcombe
 Devon
 TQ8 8DA
 UPRN: 10004741202

#### EPC

Source: GOV.UK

Source: HM Land Registry

Source: HM Land Registry

🤣 Current rating: E

Potential rating: **D** 

Current CO2: 5.6 tonnes

Potential CO2: 3.3 tonnes

Expires: 12 Jan 2035

Source: https://find-energy-certificate.service.gov.uk/energy-certificate/8135-1629-6400-0271-5206

## NTS Part A

#### Tenure

Freehold

The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Sailmakers Cottage, Victoria Quay, Salcombe (TQ8 8DA).

Title number DN370194.

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

#### 의 Tenure marketed as: Freehold



## NTS Part B

Cor	Construction		
වු	Standard construction		
Pro	perty type		
ജ)	Mid-terrace, House		
	Floorplan: <b>To be provided</b>		
Parl	king		
ඵ	None		
Elec	tricity		
ම	Connected to mains electricity		
Wat	er and drainage		
2)	Connected to mains water supply		
	Mains surface water drainage: <b>Yes</b>		
	Sewerage: Connected to mains sewerage		
Hea	ting		
~	Central heating, Electricity		
	Heating features: Double glazing, Underfloor heating		

### The property has Superfast broadband available.

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

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	17 Mb
MAX UPLOAD	1 Mb
AVAILABILITY	
DETAILS	
NAME	Superfast
MAX DOWNLOAD	80 Mb
MAX UPLOAD	20 Mb
AVAILABILITY	
DETAILS	
NAME	Ultrafast
MAX DOWNLOAD	Unavailable
MAX UPLOAD	Unavailable
AVAILABILITY	×
DETAILS	

### Mobile coverage

Actual services available may be different (data provided by Ofcom).

PROVIDER	EE
COVERAGE	Great
SIGNAL STRENGTH	
DETAILS	
PROVIDER	O2
COVERAGE	Great
SIGNAL STRENGTH	1
DETAILS	
PROVIDER	Three
COVERAGE	Great
SIGNAL STRENGTH	
DETAILS	
PROVIDER	Vodafone
COVERAGE	Great
SIGNAL STRENGTH	
DETAILS	

### NTS Part C

#### **Building safety issues**

<mark></mark> No

#### Restrictions

Source: HM Land Registry

**Ø** 

### Title DN370194 contains restrictions or restrictive covenants.

Here is a summary but a property lawyer can advise further: - No sole proprietor can sell the property without court approval unless it's a trust corporation. - No structures are allowed within twelve feet from the edge of the Quay; this space must remain open for public use and for landing goods.

#### **Rights and easements**

#### Title DN370194 contains beneficial rights or easements.

Here is a summary but a property lawyer can advise further:- Right of way over the Quay in front of the premises and through the yard into Victoria Quay. - Benefit of rights from a deed with Roger Paul Dudley and Rosemarie Ann Dudley on 16 April 1996. - Right to services such as water and electricity through service conduits. - Mooring rights to tie two ten-foot dinghies on a running mooring from the Quay.

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

#### Flood risk

#### 🕗 Yes

River and sea flooding risk: High; Surface water flooding risk: Very Low; Reservoir flooding risk: Not at risk; Groundwater flooding risk: Unlikely

#### History of flooding

No history of flooding has been reported.

#### Coastal erosion risk

#### () Yes

The property is 15m 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-smps

#### Planning and development

<mark>쏭</mark> No

Listing and conservation

Is a listed building
Grade 2

#### Accessibility

2 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 15 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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