# Moverly

# **Material Information Certificate**

# Address

4 Croft View Terrace
Salcombe
Devon
TQ8 8DL
UPRN: 100040296209

# EPC

Source: GOV.UK

Source: HM Land Registry

🤣 Current rating: D

Potential rating:  ${\boldsymbol{\mathsf{B}}}$ 

Current CO2: 3.6 tonnes

Potential CO2: 1.2 tonnes

Expires: 27 Mar 2033

Source: https://find-energy-certificate.service.gov.uk/energy-certificate/0330-2509-4270-2327-8521

# 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 4 Croft View Terrace, Salcombe (TQ8 8DL).

Title number DN385081.

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

# 의 Tenure marketed as: Freehold

Council Tax band: E

Authority: South Hams District Council

# NTS Part B

# Construction

**2** Standard construction

# Property type

😕 Mid-terrace, House

Floorplan: To be provided

# Parking

a None

# Electricity

Connected to mains electricity

### Water and drainage

# Connected to mains water supply

Mains surface water drainage: Yes

Sewerage: Connected to mains sewerage

# Heating

🤣 Central heating, Mains gas

# Broadband

# 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	18 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	l
DETAILS	
PROVIDER	O2
COVERAGE	Great
SIGNAL STRENGTH	
DETAILS	
PROVIDER	Three
COVERAGE	Great
SIGNAL STRENGTH	
DETAILS	
PROVIDER	Vodafone
COVERAGE	Great
SIGNAL STRENGTH	l

# NTS Part C

#### **Building safety issues**

<mark></mark>왕 No

### Restrictions

Source: HM Land Registry

Title DN385081 contains restrictions or restrictive covenants.

Here is a summary but a property lawyer can advise further: - No registered change of ownership without a conveyancer's certificate

#### **Rights and easements**

# Title DN385081 contains beneficial rights or easements.

Here is a summary but a property lawyer can advise further:- Right of way over and along the steps giving access to number 4 and 5 Croft View Terrace - Right of way over a path seven feet wide on the South side of the property

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

### Flood risk

#### 📀 No

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

### Alistory of flooding

No history of flooding has been reported.

# Coastal erosion risk

# () Yes

The property is 52m 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>జ</mark>ి No

# Listing and conservation

වු	왕 No			
Aco	cessibility			
ම	None			
Coa	alfield or i	mining		
0	No coal	mining risk identified		
	A potent	<b>g risk (other than coal mining) has been identified</b> ial non-coal mining risk has been identified (landslide hazard) - a detailed search report can help to e the impact.		
	$\bigcirc$	<b>Moverly has certified this data</b> Accurate as of 5 Mar 2025		
		The data is aggregated from variety of sources including HM Land Registry.		

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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