

Material Information Certificate

Address Source: HM Land Registry

19 Island Street

Salcombe

Devon

TQ8 8DP

UPRN: 100040296189

EPC Source: GOV.UK

Current rating: D

Potential rating: A

Current CO2: 5.6 tonnes

Potential CO2: 0.6 tonnes

Expires: 15 Jan 2031

Source: https://find-energy-certificate.service.gov.uk/energy-certificate/0310-2115-3090-

2199-1301

NTS Part A

Source: HM Land Registry Tenure



Freehold

The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 19 Island Street, Salcombe (TQ8 8DP).

Title number DN379722.

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

Tenure marketed as: Freehold



Council Tax band: C

Authority: South Hams District Council

NTS Part B

Construction



Standard construction

Property type



Semi-detached, House

Floorplan: To be provided

Parking



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



None

Heating features: Underfloor heating, Double glazing

Broadband Source: Ofcom

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.

	Standard
	Standard
OAD	17 Mb
	1 Mb
	✓
	Superfast
OAD	80 Mb
	20 Mb
	✓
	Ultrafast
OAD	Unavailable
	Unavailable
	×

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

PROVIDER	EE
COVERAGE	Great
SIGNAL STRENGTH	.il
DETAILS	
PROVIDER	O2
COVERAGE	Great
SIGNAL STRENGTH	.ıl
DETAILS	
PROVIDER	Three
COVERAGE	Great
SIGNAL STRENGTH	.il
DETAILS	
PROVIDER	Vodafone
COVERAGE	Great
SIGNAL STRENGTH	1
DETAILS	

NTS Part C

Building safety issues



Restrictions Source: HM Land Registry



Here is a summary but a property lawyer can advise further: - No disposition of the registered estate by the proprietor of the registered estate is to be registered without a certificate signed by a conveyancer that the conveyancer is satisfied that the person who executed the document submitted for registration as disponor is the same person as the proprietor.

Rights and easements

Title DN379722 contains beneficial rights or easements.

Here is a summary but a property lawyer can advise further:- A right of way in common with others at all times and for all purposes with or without vehicles and animals over and along the piece of land coloured pink and hatched black, subject to the payment of a fair proportion of the expense of maintaining and keeping the same in repair. - Subject to such rights of way which exist or may exist for the benefit of 21 and 23 Island Street Salcombe over the part of the property cross hatched black on the plan annexed hereto.

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

Flood risk



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



The property is 54m 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 longterm 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	
2) No	
Listing and conservation	
2) 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 Mar 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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