

### **Material Information Certificate**

Address Source: HM Land Registry

25 Island Street

Salcombe

Devon

**TQ8 8DP** 

UPRN: 100040296192

EPC Expired Source: GOV.UK

# Energy Performance Certificate

The EPC certificate has expired and no newer certificate found, we'll keep retrying.

# **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 25 Island Street, Salcombe (TQ8 8DP).

Title number DN381876.

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

Tenure marketed as: Freehold

Local council Source: Valuation Office Agency

Oouncil Tax band: C

Authority: South Hams District Council

# **NTS Part B**

# Construction Standard construction Property type End-terrace, House Floorplan: To be provided **Parking** None Controlled parking zone: Yes 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, Electricity

Heating features: Double glazing, Underfloor heating

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.

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	

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

PROVIDER	EE
COVERAGE	Great
SIGNAL STRENGTH	.ıl
DETAILS	
PROVIDER	O2
COVERAGE	Great
SIGNAL STRENGTH	1
DETAILS	
PROVIDER	Three
COVERAGE	Great
SIGNAL STRENGTH	
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 transaction involving the property can be registered without written consent from HSBC UK Bank PLC due to the charge held by them.

#### Rights and easements

Title DN381876 contains beneficial rights or easements.

Here is a summary but a property lawyer can advise further:- A right of way, meaning you have permission to pass along a passageway to and from the property at any time and for any purpose, along with vehicles and animals, over a specified passageway on the North side leading to Island Street.

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

#### Flood risk



River and sea flooding risk: Very low; 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 67m 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



#### Listing and conservation



#### 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 11 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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