



**Address** Source: HM Land Registry

Anchorsholme Grand View Road

**Anchorsholme** 

**Grand View Road** 

**Hope Cove** 

Kingsbridge

Devon

**TQ7 3HE** 

UPRN: 10004748326

Source: GOV.UK **EPC** 



Current rating: E

Potential rating: C

Current CO2: 7.1 tonnes

Potential CO2: 4.1 tonnes

Expires: 7 Mar 2035

Source: https://find-energy-certificate.service.gov.uk/energy-certificate/1735-7622-8400-

0358-7222

# **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 Anchorholme, Hope Cove, Kingsbridge.

Title number DN251147.

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

Tenure marketed as: Freehold



Council Tax band: F

Authority: South Hams District Council

# **NTS Part B**

## Construction



Standard construction

## Property type



Detached, House

Floorplan: To be provided

# **Parking**



Garage, Driveway, Off Street, Private

## 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, Oil

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	5 Mb
MAX UPLOAD	0.6 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	1
DETAILS	
PROVIDER	O2
COVERAGE	Good
SIGNAL STRENGTH	
DETAILS	
PROVIDER	Three
COVERAGE	OK
SIGNAL STRENGTH	
DETAILS	
PROVIDER	Vodafone
COVERAGE	OK
SIGNAL STRENGTH	
DETAILS	

# NTS Part C

## Building safety issues



#### Restrictions

Source: HM Land Registry



Title DN251147 contains restrictions or restrictive covenants.

Here is a summary but a property lawyer can advise further: - The wall or fence on the westerly side of the property is a party wall or fence. It must be treated, used, and repaired by both the property owner and the neighbor.

### Rights and easements

Title DN251147 contains beneficial rights or easements.

Here is a summary but a property lawyer can advise further:- The owner has the right to pass and repass over a specific piece of land that leads to the highway, as described in the conveyance from 29 April 1970. This includes the right to do so with vehicles and animals for any purpose connected with the enjoyment of the property. Half of the cost for repairing this land must be borne by the owner. - Right to lay, maintain, and use pipes, wires, cables, and drains under the specified piece of land, to supply water, gas, electricity, or drainage. The owner is also entitled to enter the land for inspection, cleansing, repairing, and maintenance of these utilities.

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

#### Flood risk

Long-term flood risk



No history of flooding has been reported.

#### Coastal erosion risk



## Planning and development



e) No

# 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 10 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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