

Material Information Certificate

Address Source: HM Land Registry

Flat 3

Glenthorne

Salcombe

Devon

TQ88HQ

UPRN: 100040295952

Source: GOV.UK EPC Expired

Energy Performance Certificate

We checked, and no Energy Performance Certificate was found for this property. We'll keep retrying so when one is registered, we'll fetch it.

NTS Part A

Tenure Source: HM Land Registry



The Leasehold land demised by the lease referred to below which lies within the area shown edged with red on the plan of the above Title filed at the Registry and being Flat 3, Glenthorne, Devon Road, Salcombe (TQ8 8HQ). NOTE: The flat is on the ground floor.

Title number DN723929.

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

Tenure marketed as: Leasehold

Local council Source: Valuation Office Agency

Council Tax band: E

Authority: South Hams District Council

NTS Part B

Construction

Standard construction

Property type

End-terrace, Flat

Number of floors: 4

Entrance on floor: 1

Has lift: No

Over commercial premises: No

Floorplan: To be provided

Parking



Allocated

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, Mains gas

Heating features: Double glazing

Broadband Source: Ofcom

The property has Ultrafast broadband available.

The connection type is "FTTP (Fibre to the Premises)".

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	50 Mb
MAX UPLOAD	8 Mb
AVAILABILITY	
DETAILS	
NAME	Ultrafast
MAX DOWNLOAD	1800 Mb
MAX UPLOAD	220 Mb
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 major actions involving the property by a single owner (unless it's a trust corporation) can happen without the court's approval. It ensures decisions impacting the estate's value, like selling, need joint agreement or legal consent. - Another restriction necessitates a certificate from a conveyancer for certain transactions, as outlined in an older lease agreement. - Building restrictions from 1894 specify the type and number of buildings allowed, use of the land, and require proper fencing.

Rights and easements

▼ Title DN723929 contains beneficial rights or easements.

Here is a summary but a property lawyer can advise further:- The property includes rights or easements mentioned in the lease, which might relate to usage such as pathways or utilities.

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



Planning and development



e) No

Listing and conservation



In a conservation area

AONB

Accessibility



Level access, Level access shower

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 14 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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