

Address

Source: HM Land Registry

 **2 Penn Torr**
Herbert Road
Salcombe
Devon
TQ8 8JD

UPRN: **10009311430**

EPC

Source: GOV.UK

 Current rating: **B**
Potential rating: **B**
Current CO2: **1.3 tonnes**
Potential CO2: **1.3 tonnes**
Expires: **23 Mar 2035**

Source: <https://find-energy-certificate.service.gov.uk/energy-certificate/0320-2111-2470-2295-0811>

NTS Part A

Tenure

Source: HM Land Registry

 **Leasehold**
The Leasehold land shown edged with red on the plan of the above Title filed at the Registry and being 2 Penn Torr, Herbert Road, Salcombe and parking spaces (TQ8 8JD). NOTE: As to the part tinted blue on the title plan only the ground floor flat is included in the title.
Title number DN513339.
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**

Lease length

Source: HM Land Registry



979 years remaining

Started in 2005 with a lease of 999 years.

Ground rent



Not payable

Service charge



£960 a year

NTS Part B

Construction



Standard construction

Property type



Detached, Flat

Number of floors: **2**

Has lift: **No**

Over commercial premises: **No**

Floorplan: **To be provided**

Parking



Allocated

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**


 **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	21 Mb
MAX UPLOAD	1 Mb
AVAILABILITY	

DETAILS

NAME	Superfast
MAX DOWNLOAD	80 Mb
MAX UPLOAD	20 Mb
AVAILABILITY	

DETAILS

NAME	Ultrafast
MAX DOWNLOAD	1800 Mb
MAX UPLOAD	220 Mb
AVAILABILITY	

DETAILS

<div><div></div><div>Actual services available may be different (data provided by Ofcom).</div></div>	
PROVIDER	EE
COVERAGE	Great
SIGNAL STRENGTH	<div><div></div><div></div><div></div><div></div></div>
DETAILS	
PROVIDER	O2
COVERAGE	Great
SIGNAL STRENGTH	<div><div></div><div></div><div></div><div></div></div>
DETAILS	
PROVIDER	Three
COVERAGE	Great
SIGNAL STRENGTH	<div><div></div><div></div><div></div><div></div></div>
DETAILS	
PROVIDER	Vodafone
COVERAGE	Great
SIGNAL STRENGTH	<div><div></div><div></div><div></div><div></div></div>
DETAILS	

NTS Part C

Building safety issues

 **No**

Restrictions

Source: HM Land Registry

 **Title DN513339 contains restrictions or restrictive covenants.**

Here is a summary but a property lawyer can advise further: - Not to erect shops, workshops, or any building for selling alcoholic drinks; only dwelling houses allowed. - Not to erect more than one detached or semi-detached house of stipulated value. - Land and buildings to be used for private dwellings, lodging, or professional residence only. - Boundary walls or fences must meet height specifications and be approved. - Building must follow approved plans, specifications, and materials before construction starts. - No buildings other than fences or walls allowed within set boundary line. - Restrictions on removing turf, stone, or soil, and quarrying stone. - Land to be used for gardening and should not cause nuisance. - Until fenced, vendors have rights over grass or crops. - Must pay fees to vendors for connecting to sewers and road maintenance.

Rights and easements

 **Title DN513339 contains beneficial rights or easements.**

Here is a summary but a property lawyer can advise further:- Right to maintain sewers and drainage under the land by vendors.

 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

 **History of flooding**

No history of flooding has been reported.

Coastal erosion risk

 **To be provided**

Planning and development

 No

Listing and conservation

 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 27 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.

Contains HM Land Registry data © Crown copyright and database right 2022. This data is licensed under the Open Government Licence v3.0.