

Material Information Certificate

Address Source: HM Land Registry

Mew Stone East

Allenhayes Road

Salcombe

Devon

TQ88HU

UPRN: 10009312394

EPC Expired Source: GOV.UK

Energy Performance Certificate

Survey already instructed and no newer EPC certificate found, we'll keep retrying.

NTS Part A

Source: HM Land Registry **Tenure**



Freehold for DN490674

The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Mew Stone East, Allenhayes Road, Salcombe (TQ8 8HU).

Title number DN490674.

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

Freehold for DN498596

The Freehold land shown edged with red on the plan of the above title filed at the Registry and being land adjoining Mew Stone East, Allenhayes Road, Salcombe (TQ8 8HU).

Title number DN498596.

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

Tenure marketed as: Freehold

Ouncil Tax band: H

Authority: South Hams District Council

NTS Part B

Construction

Standard construction

Property type

Semi-detached, House

Floorplan: To be provided

Parking

Garage, Driveway

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: 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	72 Mb
MAX UPLOAD	17 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	1
DETAILS	
PROVIDER	O2
COVERAGE	Great
SIGNAL STRENGTH	.il
DETAILS	
PROVIDER	Three
COVERAGE	Great
SIGNAL STRENGTH	.il
DETAILS	
PROVIDER	Vodafone
COVERAGE	Great
SIGNAL STRENGTH	.ıl
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.

Title DN490674 contains restrictions or restrictive covenants.

Here is a summary but a property lawyer can advise further: - No disposition of the registered estate by the proprietor without a conveyancer's certificate.

Rights and easements

Title DN498596 contains beneficial rights or easements.

Here is a summary but a property lawyer can advise further:- The land has the benefit of the rights reserved by but is subject to the rights granted by a Transfer of the land edged and numbered DN642467 on the title plan and other land dated 22 August 2013 made between (1) Salcombe Properties Limited and (2) Neil Roy McCormack and Elizabeth Mary McCormack.

Title DN490674 contains beneficial rights or easements.

Here is a summary but a property lawyer can advise further:- Right to pass and repass on foot along specified land. - Right for eavesdrop of pipes or guttering and to dispose of water.

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
① To be provided
Planning and development
2) No
Listing and conservation
2) No
Accessibility
2) Lift access

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 24 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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