



Address Source: HM Land Registry



**Devon Road** 

Salcombe

Devon

**TQ88HJ** 

UPRN: 100040295884

EPC Source: GOV.UK

Current rating: C

Potential rating: C

Current CO2: 4.6 tonnes

Potential CO2: 4 tonnes

Expires: **15 Apr 2035** 

Source: https://find-energy-certificate.service.gov.uk/energy-certificate/9847-3049-9204-

4085-3204

## **NTS Part A**

Tenure Source: HM Land Registry



The Leasehold land shown edged with red on the plan of the above Title filed at the Registry and being Lower Rockledge, Devon Road, Salcombe (TQ8 8HJ). NOTE: As to the part tinted blue on the filed plan only the lower ground floor flat is included in the title.

Title number DN90791.

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

Tenure marketed as: Leasehold

Ouncil Tax band: **G** 

Authority: South Hams District Council

Lease length

Source: HM Land Registry



953 years remaining

Started in 1979 with a lease of 999 years.

Ground rent



Not payable

Service charge



Not payable

## **NTS Part B**

Construction



Standard construction

Property type



Other build form, Maisonette

Number of floors: 1

Entrance on floor: 1

Has lift: No

Over commercial premises: No

Floorplan: To be provided

## Parking

Allocated, 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, 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	19 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	

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

PROVIDER	EE
COVERAGE	Great
SIGNAL STRENGTH	.il
DETAILS	
PROVIDER	O2
COVERAGE	Great
SIGNAL STRENGTH	.il
DETAILS	
PROVIDER	Three
COVERAGE	OK
SIGNAL STRENGTH	1
DETAILS	
PROVIDER	Vodafone
COVERAGE	Great
SIGNAL STRENGTH	.atl
DETAILS	

### NTS Part C

#### Building safety issues



#### Restrictions

Source: HM Land Registry



Title DN90791 contains restrictions or restrictive covenants.

Here is a summary but a property lawyer can advise further: - To erect and maintain the marked fences - No building or alteration without prior written consent

#### Rights and easements



▼ Title DN90791 contains beneficial rights or easements.

Here is a summary but a property lawyer can advise further:- Legal easements granted by the lease

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



No history of flooding has been reported.

#### Coastal erosion risk



① To be provided

#### Planning and development



Planning for small property to be built in front of property, but lower down. Should not impede views. Redevelopment of adjoining property - should not impede views

#### Listing and conservation



Tree Preservation Order in place

#### Accessibility



None

#### 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 28 Apr 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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