

Address

Source: HM Land Registry

**2 Fairhaven****Sandhills Road****Salcombe****Devon****TQ8 8JP**UPRN: **100040296599**

EPC

**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

**Leasehold**

The Leasehold land shown edged with red on the plan of the above Title filed at the Registry and being Flat 2, Fairhaven, Sandhills Road, Salcombe (TQ8 8JP). NOTE: Only the Ground Floor Flat is included in the title.

Title number DN133763.

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

Tenure marketed as: **Leasehold**

Local council

**Council Tax**

Sorry, Council Tax information could not be collected. We'll try again shortly.

Lease length

Source: HM Land Registry

 **956 years remaining**

Started in 1982 with a lease of 999 years.

Ground rent

Provided by vendor

 **£1 a year**

Not subject to increase

Service charge

 **£2,000 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, Off Street, Private**

Electricity

 Mains electricity: **Mains electricity supply is connected.**

 Solar panels: **No**

 Other sources: **To be provided**

Water and drainage

 **Connected to mains water supply**

Mains surface water drainage: **Yes**

Sewerage: **Connected to mains sewerage**

Heating

 **Mains gas-powered central heating is installed.**

 **To be provided**

 **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 17 Mb

MAX UPLOAD 1 Mb

AVAILABILITY 

DETAILS

NAME **Superfast**

MAX DOWNLOAD 42 Mb

MAX UPLOAD 8 Mb

AVAILABILITY 

DETAILS

NAME **Ultrafast**

MAX DOWNLOAD Unavailable

MAX UPLOAD Unavailable

AVAILABILITY 

DETAILS

Mobile coverage

Source: Ofcom



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

PROVIDER

EE

COVERAGE

OK

SIGNAL STRENGTH



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

 No

Restrictions

Source: HM Land Registry

 **Title DN133763 contains restrictions or restrictive covenants.**

Here is a summary but a property lawyer can advise further: - A restriction requiring written consent from The Mortgage Works (UK) Plc for any sale or transfer of the property. - A covenant from 5 October 1981 prohibiting actions that might damage the neighbouring property or its foundations.

Rights and easements

 **Title DN133763 contains beneficial rights or easements.**

Here is a summary but a property lawyer can advise further:- The right to use a pathway on the northeast side of the property for access. - The right to pass water and waste through shared drains and to maintain them. - The right to use shared utilities such as water and electricity, and to maintain or repair them. - The right to access neighbouring land for maintenance of shared services or structures.

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

Flooding

 Flood risk: **No flood risk has been identified.**

 Historical flooding: **History of flooding**

No history of flooding has been reported.

Coastal erosion risk

 **Coastal erosion impact**

Sorry, an Indicative Coastal Erosion analysis could not be completed.

Planning and development

 No

Listing and conservation

 No

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 (stone) - a detailed search report can help to determine the impact.

Additional information



Moverly has certified this data

Accurate as of 27 Jun 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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