



Address Source: HM Land Registry

Upper Woodbourne

Devon Road

Salcombe

Devon

TQ88HJ

UPRN: 10004748041

EPC Source: GOV.UK

Current rating: E

Potential rating: C

Current CO2: 5 tonnes

Potential CO2: 2.5 tonnes

Expires: 23 July 2035

Source: https://find-energy-certificate.service.gov.uk/energy-certificate/6300-4074-0022-

4529-3353

NTS Part A

Tenure Source: HM Land Registry



Freehold for DN194073

The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Woodbourne, Devon Road, Salcombe, (TQ8 8NJ).

Title number DN194073.

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

Leasehold for DN233010

Title number not provided.

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

Tenure marketed as: Leasehold



Ouncil Tax band: E

Authority: South Hams District Council

Lease length



Ground rent



Service charge



NTS Part B

Construction



Standard construction

Property type



Other build form, Maisonette

Number of floors: 21

Entrance on floor: 1

Has lift: No

Over commercial premises: No

Floorplan: To be provided

Parking



Private

Controlled parking zone: Yes

Electricity



Mains electricity: Mains electricity supply is connected.



① 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.



① To be provided

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	.11
DETAILS	
PROVIDER	O2
COVERAGE	Great
SIGNAL STRENGTH	.il
DETAILS	
PROVIDER	Three
COVERAGE	OK
SIGNAL STRENGTH	
DETAILS	
PROVIDER	Vodafone
COVERAGE	Great
SIGNAL STRENGTH	.il
DETAILS	

NTS Part C

Building safety issues



Source: HM Land Registry Restrictions



Title DN233010 contains restrictions or restrictive covenants.

Here is a summary but a property lawyer can advise further: - You cannot build a shop, workshop, factory, pub, or hotel for selling alcohol on the land. Only a dwellinghouse (home) is allowed, and no stable can be built without written consent from the original seller or their successors. - Only one house can be built on the land, and it must be worth at least £600 (in 1918 values, based on the cost of labour and materials). - The property and any future buildings must only be used as a private home, lodging house, or professional residence. - You must build and maintain boundary walls or fences between four and five feet high on the front, back, and easterly side if asked in writing by the original seller or their successors. If you do not, they can do it and charge you for it. - No building (other than a fence or wall) can be put up between the house and the road, within 25 feet of the front boundary. - You cannot dig up or remove turf, stone, or soil except for building foundations or making a garden, and you cannot sell any stone from the land. - The land must not be used for anything other than a garden, meadow, plant nursery, or orchard until it is built on, and nothing can be done on the land that would be a nuisance or annoyance to neighbours or the original seller or their successors. - Any new building must have its plans, materials, and appearance approved in writing by the original seller's surveyor, who can charge a fee for this.

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Rights and easements

Title DN233010 contains beneficial rights or easements.

Here is a summary but a property lawyer can advise further:- The original seller (or their successors) has the right to dig up the land to lay and maintain sewers, and to allow water and waste to pass through these sewers. They can enter the land to do this work, and no compensation is payable for this.

Title DN194073 contains beneficial rights or easements.

Here is a summary but a property lawyer can advise further:- The original seller kept the right to dig up the land to lay sewers (underground pipes for waste water) and to maintain them, without having to pay compensation. They and their workers can enter the land for this purpose until the local council takes over responsibility. - The original seller also kept the right for water and waste to pass through any sewers laid under the land. - The property is subject to rights and obligations set out in the leases for the flats, including rights of way and use of parking spaces as described in the leases.

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

No coastal erosion risk has been identified.

Planning and development

No

Listing and conservation



Accessibility



None



No coal mining risk identified

No mining risk (other than coal mining) identified

Additional information



Moverly has certified this data

Accurate as of 31 July 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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