

## **Material Information Certificate**

**Address** Source: HM Land Registry

23 Church Street

Salcombe

Devon

**TQ8 8DH** 

UPRN: 100040295639

#### **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**

Source: HM Land Registry **Tenure** 



#### Freehold

The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 23 Church Street, Salcombe.

Title number DN206985.

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

Tenure marketed as: Freehold

Local council

Source: Valuation Office Agency



Council Tax band: F

Authority: South Hams District Council

# **NTS Part B**

#### Construction

Non-standard construction

Some of the windows have wooden frames.

### Property type



Mid-terrace, House

Floorplan: To be provided

### **Parking**



Garage

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.



Double glazing and Night storage are installed.

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	80 Mb
MAX UPLOAD	20 Mb
AVAILABILITY	
DETAILS	
NAME	Ultrafast
MAX DOWNLOAD	Unavailable
MAX UPLOAD	Unavailable
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	Great
SIGNAL STRENGTH	.il
DETAILS	
PROVIDER	Vodafone
COVERAGE	Great
SIGNAL STRENGTH	.il
DETAILS	

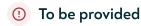
# **NTS Part C**

### **Building safety issues**



<sup>2)</sup> No

### Restrictions



### Rights and easements

Title DN206985 contains beneficial rights or easements.

Here is a summary but a property lawyer can advise further:- The property has the benefit of a right of way over a lane or way marked in brown on the official plan. This means the owner can use this lane or way to access their property.

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

A coastal erosion risk has been identified.

A full environmental search which includes coastal erosion will provide more detail.

### Planning and development



22 Church Street is being re-developed.

### Listing and conservation



In a conservation area

Salcombe conservation area



None

# Mining



No coal mining risk identified

No mining risk (other than coal mining) identified

# Additional information



# Moverly has certified this data

Accurate as of 8 Jul 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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