

Address

Source: HM Land Registry

**Genesis****Loring Road****Salcombe****Devon****TQ8 8AT**UPRN: **100040296362**

EPC

Source: GOV.UK

Current rating: **E**Potential rating: **C**Current CO2: **6.3 tonnes**Potential CO2: **2.5 tonnes**Expires: **15 Jul 2030**Source: <https://find-energy-certificate.service.gov.uk/energy-certificate/9658-1098-7213-1240-3234>

NTS Part A

Tenure

Source: HM Land Registry

**Freehold**

The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Genesis, Loring Road, Salcombe (TQ8 8AT).

Title number DN523958.

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

Tenure marketed as: **Freehold**



Council Tax band: **F**

Authority: **South Hams District Council**

NTS Part B

Construction



Standard construction

Property type



Detached, House

Floorplan: **To be provided**

Parking



Driveway

Electric vehicle charging point: **Yes**

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 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	17 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



DETAILS

PROVIDER **O2**

COVERAGE Great



DETAILS

PROVIDER **Three**

COVERAGE Great



DETAILS

PROVIDER **Vodafone**

COVERAGE Great



DETAILS

NTS Part C

Building safety issues

 **No**

Restrictions

Source: HM Land Registry

 **Title DN523958 contains restrictions or restrictive covenants.**

Here is a summary but a property lawyer can advise further: - The property is subject to restrictions set out in the Conveyance dated 18 May 1923. These are likely to include things like not being able to build certain structures or use the land in certain ways. The exact details are in the 1923 document. - Further restrictions are set out in the Deed dated 17 August 1992. These may include limits on what can be built or how the property can be used. The exact details are in the 1992 document. - There is a restriction that the property cannot be sold or transferred without the written consent of Paratus AMC Limited, the mortgage lender.

Rights and easements

 **Title DN523958 contains beneficial rights or easements.**

Here is a summary but a property lawyer can advise further:- The property benefits from and is subject to rights set out in the Deed dated 17 August 1992. These could include things like rights of way or access, but the exact details are in the 1992 document. - The property is subject to rights reserved in the Conveyance dated 18 May 1923. These could include things like allowing neighbours to use a path or access utilities, but the exact details are in the 1923 document.

 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

 No

Accessibility

 None

Mining

 No coal mining risk identified

No mining risk (other than coal mining) identified

Additional information

Price paid

Source: HM Land Registry

 **£450,000 (DN523958)**

Paid on 22 Mar 2021

The price stated to have been paid on 9 February 2021 was £450,000.



Moverly has certified this data

Accurate as of 2 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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