

Address

Source: HM Land Registry

 **16 Westcotts**
Main Road
Salcombe
Devon
TQ8 8GA

UPRN: **100041202551**

EPC

Source: GOV.UK

 Current rating: **E**
Potential rating: **C**
Current CO2: **5.6 tonnes**
Potential CO2: **3.3 tonnes**
Expires: **7 September 2035**

 [View certificate on GOV.UK](#)

 [Download EPC report](#)

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 16 Westcotts, Main Road, Salcombe (TQ8 8GA).
Title number DN224099.
Absolute Freehold is the class of tenure held by HM Land Registry.

 Tenure marketed as: **Freehold**



Council Tax band: **D**

Authority: **South Hams District Council**

NTS Part B

Construction



Standard construction

Property type



Semi-detached, House

Floorplan: **To be provided**

Parking



Garage, Driveway

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.

 Double glazing is installed.

 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
SIGNAL STRENGTH	
DETAILS	
PROVIDER	O2
COVERAGE	Great
SIGNAL STRENGTH	
DETAILS	
PROVIDER	Three
COVERAGE	OK
SIGNAL STRENGTH	
DETAILS	
PROVIDER	Vodafone
COVERAGE	Good
SIGNAL STRENGTH	
DETAILS	

NTS Part C

Building safety issues

 **No**

Restrictions

Source: HM Land Registry

Title DN224099 contains restrictions or restrictive covenants.

Here is a summary but a property lawyer can advise further: - You cannot build anything other than a private house (no shops, workshops, pubs, hotels, or factories). - You cannot build more than one detached house or a pair of semi-detached houses on the land, and each house must meet a minimum value (£400 for detached, £350 for semi-detached, based on building costs at the time). - You must build and maintain boundary walls or fences between 4 and 5 feet 6 inches high on certain sides if asked in writing by the original seller or their successors. - Any new building must have its plans and materials approved by the original seller's surveyor (with a fee payable) before building starts. - The property can only be used as a private home, lodging house, or professional residence (not for business or industrial use). - The land must only be used as a garden, meadow, plant nursery, or orchard until a house is built, and nothing can be done that would annoy or disturb neighbours. - No building (except fences or walls) can be put up between the building line and the road. - You cannot dig up or remove turf, stone, or soil except for building foundations or garden levelling, and any stone quarried must only be used on the property (not sold). - If a sewer is built within 40 feet of the property, you must pay a fee per foot of road frontage to connect to it, and you cannot connect to the sewer until this is paid. - If the land is not fenced, the original seller or their successors can take or sell any grass or crops growing there.

Rights and easements

Title DN224099 contains beneficial rights or easements.

Here is a summary but a property lawyer can advise further:- You have the right to use the accommodation road at the rear of 1 to 15 and 17 to 21 Westcotts for access at all times, with or without vehicles. - You have the right to use existing routes over neighbouring properties for water, gas, and electricity supply. - The owners of neighbouring properties have the right to use part of the accommodation road included in your land for access at all times. - The owners of neighbouring properties have the right to use existing routes over your land for water, gas, and electricity supply.

Public right of way through and/or across your house, buildings or land: **Yes**

access for vehicles across private road for house owners and guests living on main road to the south of our property. this is easy access and no impediment to our property.

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

 **£189,000 (DN224099)**

Paid on 19 May 2003

The price stated to have been paid on 28 March 2003 was £189,000.



Moverly has certified this data

Accurate as of 19 September 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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