

Address

Source: HM Land Registry

✓ **25 Loring Road**
Salcombe
Devon
TQ8 8AT

UPRN: **100040296371**

EPC

Source: GOV.UK

✓ Current rating: **D**

Potential rating: **B**

Current CO2: **7.1 tonnes**

Potential CO2: **2.5 tonnes**

EPC certificate number: **2578-3008-7253-1158-1990**

Expires: **28 July 2028**

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 25 Loring Road, Salcombe (TQ8 8AT).
Title number DN169714.
Absolute Freehold is the class of tenure held by HM Land Registry.

👤 Tenure marketed as: **Freehold**

Local council

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

NTS Part B

Construction

👤 **Standard construction**

Property type

👤 **Semi-detached, House**

Number of floors: **2**

Floorplan: **To be provided**

Parking

⚠ **Driveway**


Dropped kerb access: **To be provided**

Electric vehicle charging point: **Yes**

Electricity

👤 Mains electricity: **Mains electricity supply is connected**

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**

The system was installed at an unknown date.




 **Double glazing is installed**

Broadband

Source: Ofcom

 **The property has Ultrafast broadband available**

The connection type is "FTTP (Fibre to the Premises)".

Standard	17 Mb	1 Mb	
Superfast	80 Mb	20 Mb	
Ultrafast	1800 Mb	220 Mb	

Mobile coverage

Source: Ofcom





EE

Great



O2

Great



Three

Great



Vodafone

Great



NTS Part C

Building safety issues

 **No**

Restrictions

Source: HM Land Registry

✔ Title DN169714 contains restrictions or restrictive covenants

Here is a summary but a property lawyer can advise further:

- The property cannot be used as a shop, workshop, factory, pub, or hotel.
- Only one house can be built on the land.
- The property must only be used as a private home, a lodging house, or for professional residences.
- Any new buildings or changes to the exterior must be approved by a surveyor representing the original land company.
- No buildings (other than fences or walls) can be built within 10 feet of the road.
- Boundary walls or fences must be kept between 4 and 5 feet high.
- The owner cannot dig up or sell soil, stone, or turf from the land, except for gardening or building foundations.
- The land must not be used for anything that causes a nuisance or annoyance to neighbors.
- The current owner has made a legal promise (an indemnity covenant) to follow all existing rules and protect previous owners from any claims if these rules are broken.
- There is a standard requirement to get the mortgage lender's (Coutts & Company) written consent before the property is sold; this is a normal procedure that your solicitor will handle as part of the sale.

Rights and easements

✔ Title DN169714 contains beneficial rights or easements

Here is a summary but a property lawyer can advise further:- The owner has a right to 'support', meaning the shared wall on the southern side must be maintained so it continues to support the building.

- The original land company has a right (an easement) to enter the land to lay and maintain sewers.
- A neighboring property has a legal right to use the drainage pipes under this land to carry water and sewage to the main street sewer. The neighbor is responsible for paying half the costs of maintaining and repairing these shared pipes.

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

⚠ Private right of way through and/or across your house, buildings or land: **To be provided**

Flooding

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

👤 Historical flooding: **History of flooding**
No history of flooding has been reported.

⚠ Storm, fire and flood damage: **To be provided**

👤 Flood defences: **Flood defences**
Flood defences are installed.

Coastal erosion risk

✔ **No coastal erosion risk has been identified**

Planning and development

⚠ **No**
Neighbour 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

 **£560,000 (DN169714)**
Paid on 24 September 2021
The price stated to have been paid on 18 August 2021 was £560,000.


Loft access


 **The property does not have access to a loft.**


Outside areas


 **Outside areas: Rear garden**


Specialist issues


 Asbestos: **No asbestos has been disclosed.**

 Japanese Knotweed: **No Japanese knotweed has been disclosed.**

 Ongoing health or safety issue: **No ongoing health or safety issue has been disclosed.**

 Subsidence or structural fault: **No subsidence or structural fault has been disclosed.**

 Dry rot, wet rot or damp: **No dry rot has been disclosed.**

 Wells, ditches and shafts: **To be provided**

Damaged or exposed electrics: **To be provided**


Damage to flooring or staircases: **To be provided**

Known areas in poor condition: **To be provided**

Onward chain

 **Onward chain**
This sale is not dependent on completion of the purchase of another property.

Warranties and guarantees

 **New home warranty: To be provided**

Roofing work: **To be provided**

Damp proofing treatment: **To be provided**

Timber rot or infestation treatment: **To be provided**

Central heating and plumbing: **To be provided**


Double glazing: **To be provided**

Electrical repair or installation: **To be provided**

Insurance claims

 **Insurance claims: To be provided**

Other material issue

 Other material issue: **To be provided**



Moverly has certified this data

Accurate as of 2 May 2026

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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