

Address

Source: HM Land Registry

 **2 West View Terrace****Main Road****Salcombe****Devon****TQ8 8AB**UPRN: **100041202555**EPC Expired

Source: GOV.UK

 **Energy Performance Certificate**

Survey already instructed and no newer EPC certificate found, we'll keep retrying.

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 2 West View Terrace, Main Road, Salcombe (TQ8 8AB).

Title number DN196817.

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: C**

Authority: **South Hams District Council**

NTS Part B

Construction

Standard construction

Property type

Mid-terrace, House

Floorplan: **To be provided**

Parking

Garage, Driveway, Off Street

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 on 1 Oct 2015.

Double glazing and Wood burner are 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	18 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	

Mobile coverage

Source: Ofcom



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

Great

SIGNAL STRENGTH



DETAILS

PROVIDER

Vodafone

COVERAGE

Good

SIGNAL STRENGTH



DETAILS

NTS Part C

Building safety issues



No

Restrictions

Source: HM Land Registry



Title DN196817 contains restrictions or restrictive covenants.

Here is a summary but a property lawyer can advise further: - Charge restriction (B Register): No transfer or other dealing with the property may be registered without the written consent of the current proprietor of the registered charge dated 7 February 2022 (HSBC UK Bank PLC). In plain English: the lender must give written permission before the sale or other registered change can be completed. - Covenant (Conveyance 22 May 1928) – Use restrictions: The land and any buildings must be used only as a private house, a lodging house or a professional residence. You must not use the land for shops, factories, beer houses, public houses, hotels or similar businesses. - Covenant (Conveyance 22 May 1928) – Building type and value: No building except dwellings may be erected; there was a historic restriction that no more than twelve houses be built on the five plots mentioned and that each house should be worth at least £350 (this is an historic monetary amount but the obligation remains unless removed). - Covenant (Conveyance 22 May 1928) – Stabling: No stables may be built without the vendors' written consent. - Covenant (Conveyance 22 May 1928) – Boundary walls/fences: If asked in writing by the original vendors (or their successors) you must, within three months, build and then maintain boundary walls or fences between 4 feet and 5 feet high around the land. If you do not do so, the vendors (or successors) can build them and recover the cost from you. - Covenant (Conveyance 22 May 1928) – Plans and materials approval: Any house or building must be built only in accordance with plans, specifications and elevations first approved by the vendors' surveyor (including meeting the minimum value and materials such as earthenware tiled roofs). The surveyor was entitled to charge a small fee for each approval. Building was not to start until approval was given. - Covenant (Conveyance 22 May 1928) – Building line: No building other than a fence or wall may be erected in the strip of land between the road and a building line set back 25 feet from the front boundary. - Covenant (Conveyance 22 May 1928) – Ground disturbance: You must not dig up, remove or sell turf, stone or soil from the land except what is necessary to make foundations, level a garden or to use quarried stone for building on the land. - Covenant (Conveyance 22 May 1928) – Use until built: Until buildings are put up, the land may only be used as garden, meadow, plant nursery or orchard, and you must not do anything that causes annoyance, nuisance or damage to the original vendors or neighbours. - Transfer covenant (2022 transfer): The current owner has specifically agreed to observe and perform the covenants in the Charges Register and to indemnify against breaches. In plain English: the owner is legally bound to follow these covenants and may be responsible if they are broken.

Rights and easements

Title DN196817 contains beneficial rights or easements.

Here is a summary but a property lawyer can advise further:- Benefit to this property: A right of way at all times and for all purposes over the accommodation road at the rear leading northwards. In plain English: you (and future owners) can walk and drive across the specified rear road whenever needed. - Utility easements (Assent 1959): Easements for the supply of water, gas and electricity over the property for the benefit of the owners of houses that abut the accommodation road coloured yellow on the plan. In plain English: utility pipes or cables may run across the land and the utility providers or affected neighbours have the right to use that space for their services. - Sewer rights reserved to the vendors (Conveyance 1928): The vendors (and their successors) kept the right to excavate the land to lay sewers, to enter the land to do this work, to maintain the sewers until taken over by the local authority, and an easement for the passage of water and waste through land occupied by any such sewer. In plain English: others (original vendors or their successors) can dig and put a sewer on the land and keep it working, and water or sewage can pass through the land in that sewer.

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

Property boundary extends across Fortescue road in front of the garage.

Flooding

Flood risk: No flood risk has been identified.

Historical flooding: History of flooding

No history of flooding has been reported.

Flood defences: Flood defences

Flood defences are installed.

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



£325,000 (DN196817)

Paid on 16 February 2022

The price stated to have been paid on 7 February 2022 was £325,000.

Loft access



The property does not have access to a loft.

Outside areas



Outside areas: Front garden and 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.

Onward chain



Onward chain

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



Moverly has certified this data

Accurate as of 15 January 2026

The data is aggregated from variety of sources including HM Land Registry, GOV.UK and is accurate at the time of this certificate.

Contains HM Land Registry data © Crown copyright and database right 2022. This data is licensed under the Open Government Licence v3.0.