

### Address

Source: HM Land Registry

✔ **The Palms**  
**Sandhills Road**  
**Salcombe**  
**Devon**  
**TQ8 8JP**  
UPRN: **100040296588**

### EPC

Source: GOV.UK

✔ Current rating: **D**  
Potential rating: **C**  
Current CO2: **4.1 tonnes**  
Potential CO2: **3.1 tonnes**  
EPC certificate number: **9833-3063-7206-2316-6200**  
Expires: **18 June 2036**

### 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 The Palms, Sandhills Road, Salcombe (TQ8 8JP).  
Title number DN553760.  
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

👤 **Standard construction**

#### Property type

👤 **Semi-detached, House**  
Number of floors: **2**  
Floorplan: **To be provided**

#### Parking


⚠️ **Garage, Gated, Off Street**  
Dropped kerb access: **To be provided**

Electricity

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

Mains electricity supply: Yes

Water and drainage

 **Connected to mains water supply**

Mains surface water drainage: **No**

Sewerage: **Connected to mains sewerage**

Heating

 **Mains gas-powered central heating is installed**

Heating system: Mains gas-powered central heating

 **Double glazing is installed**

Other heating features: Double glazing

Broadband

Source: Ofcom

 **The property has Superfast broadband available**

Broadband speed: Superfast

Standard	16 Mb	1 Mb	
Superfast	36 Mb	5 Mb	
Ultrafast	Unavailable	Unavailable	

Mobile coverage

Source: Ofcom





EE

OK



O2

Good



Three

OK



Vodafone

OK



NTS Part C

Building safety issues

 **No**

Restrictions

Source: HM Land Registry

 **Title DN553760 contains restrictions or restrictive covenants**

Restrictive covenants (Title DN553760): Present

## Rights and easements

### ✔ Title DN553760 contains beneficial rights or easements

Here is a summary but a property lawyer can advise further:- The property has the benefit of specific legal rights (known as easements) granted in a 1996 document, which were later updated in 2014. Easements are rights to use or access land belonging to someone else.

- The owner has the legal right to and responsibility for the boundary wall or fence along the north-western edge of the property.

👤 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**

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## Flooding

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

Flood risk: No

👤 Historical flooding: **History of flooding**

History of flooding: No

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

👤 Flood defences: **Flood defences**

Flood defences: Yes

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## Coastal erosion risk

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

Coastal erosion risk: No

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## Planning and development

⚠ **No**

Neighbour development: **No**

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## Listing and conservation

👤 **Tree Preservation Order in place**

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## Accessibility

👤 **None**

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## Mining

### ✔ **No coal mining risk identified**

#### **A mining risk (other than coal mining) has been identified**

A potential non-coal mining risk has been identified (stone) - a detailed search report can help to determine the impact.

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## Additional information

### Price paid

✔ **£460,000 (DN553760)**


Source: HM Land Registry

Paid on 11 March 2015

The value stated as at 11 March 2015 was £460,000.

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Loft access

-  The property has access to a loft.
  - Loft boarded**  
Yes
  - Loft insulated**  
Yes
  - Access details**  
Loft hatch in kitchen with drop down ladder.

Outside areas

-  **Outside areas: Front garden and Side 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 1 July 2026

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

