

Address

Source: HM Land Registry

✔ **High Ridge**
Main Road
Salcombe
Devon
TQ8 8JW
UPRN: **100040296391**

EPC

Source: GOV.UK

✔ Current rating: **D**
Potential rating: **C**
Current CO2: **10 tonnes**
Potential CO2: **6.6 tonnes**
EPC certificate number: **2228-7092-7279-6580-7260**
Expires: **23 January 2030**

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 High Ridge, Main Road, Salcombe (TQ8 8JW).
Title number DN79375.
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: **G**
Authority: **South Hams District Council**

NTS Part B

Construction

👤 **Standard construction**

Property type

👤 **Detached, House**
Number of floors: **2**
Floorplan: **To be provided**

Parking


⚠️ **Garage, Driveway, Off Street, Rear, Private**
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: **Yes**

Sewerage: **Connected to mains sewerage**

Heating

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

Heating system: Mains gas-powered central heating

 **Double glazing and Wood burner are installed**


Other heating features: Double glazing and Wood burner

Broadband

Source: Ofcom

 **The property has Superfast broadband available**

Broadband speed: Superfast

Standard	16 Mb	1 Mb	
Superfast	34 Mb	4 Mb	
Ultrafast	Unavailable	Unavailable	

Mobile coverage

Source: Ofcom





EE

Good



O2

Great



Three

OK



Vodafone

OK



NTS Part C

Building safety issues

 **No**

Restrictions

Source: HM Land Registry

 **Title DN79375 contains restrictions or restrictive covenants**

Restrictive covenants (Title DN79375): Present

Rights and easements

- ✔ **Title DN79375 contains beneficial rights or easements**
Here is a summary but a property lawyer can advise further:- The property has a right of way (known as an 'easement') to pass over an 11-foot wide strip of land or pathway at the back of the house to reach the Main Road. This right can be used on foot or with vehicles, including cars and carts.
- 👤 **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**
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

Coastal erosion risk

- ✔ **No coastal erosion risk has been identified**
Coastal erosion risk: No

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







Loft access

- 👤 **The property has access to a loft.**
Loft boarded
Yes
Loft insulated
Yes
Access details
The loft has been converted into a bedroom.

Outside areas

- 👤 **Outside areas: Front garden, Rear garden, and Balcony**


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 28 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.