

Address

Source: HM Land Registry



Leadown

Knowle Road

Salcombe

Devon

TQ8 8EQ

UPRN: 100040296290

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 Leadown, Knowle Road, Salcombe (TQ8 8EQ).

Title number DN595433.

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: E

Authority: **South Hams District Council**

NTS Part B

Construction



Standard construction

Property type



Detached, House

Number of floors: 2

Floorplan: **To be provided**

Parking



Driveway

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: **Septic tank**

Private sewerage costs: **No associated costs**

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	17 Mb	1 Mb	
Superfast	48 Mb	8 Mb	
Ultrafast	Unavailable	Unavailable	

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 DN595433 contains restrictions or restrictive covenants

Restrictive covenants (Title DN595433): **Present**

Rights and easements



Title DN595433 contains beneficial rights or easements

Here is a summary but a property lawyer can advise further:- The property includes the legal right to the boundary wall on the western side.

- There are rights (known as easements) mentioned in a 1911 document. These are legal permissions for others to use parts of the land, often for things like maintenance of shared services or access.
- A legal document from 1993 involving Halifax Building Society grants specific rights to the property. These are positive benefits, such as the right to use shared pipes or access routes over neighbouring land.



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

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

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

Additional information

Price paid

Source: HM Land Registry



£525,000 (DN595433)

Paid on 28 April 2015

The price stated to have been paid on 10 April 2015 was £525,000.

Loft access

-  The property has access to a loft.
- Loft boarded
- Yes
- Loft insulated
- Yes
- Access details
- Hatch on landing.

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 29 June 2026

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

