

## **Material Information Certificate**

Address Source: HM Land Registry

Myrana

**Drake Road** 

Salcombe

Devon

**TQ8 8EG** 

UPRN: 100040295964

**EPC** Source: GOV.UK

Current rating: D

Potential rating: C

Current CO2: 4.4 tonnes

Potential CO2: 3.4 tonnes

Expires: 21 December 2035

☑ View certificate on GOV.UK

**★** Download EPC report

# **NTS Part A**

Source: HM Land Registry **Tenure** 



#### Freehold

The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Myrana, Drake Road, Salcombe (TQ8 8EG).

Title number DN698615.

Possessory Freehold is the class of tenure held by HM Land Registry.

Tenure marketed as: Freehold

Council Tax band: D

Authority: South Hams District Council

# **NTS Part B**

Construction



Standard construction

#### Property type



Detached, House

Floorplan: To be provided

## **Parking**



Private

## Electricity



Mains electricity: Mains electricity supply is connected.



Solar panels are installed.

The panels are owned outright

## 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 1996.

Double glazing and Open fire are installed.

Broadband Source: Ofcom

# The property has Superfast broadband available.

The connection type is "FTTC (Fibre to the Cabinet)".

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	17 Mb
MAX UPLOAD	1 Mb
AVAILABILITY	
DETAILS	
NAME	Superfast
MAX DOWNLOAD	48 Mb
MAX UPLOAD	8 Mb
AVAILABILITY	
DETAILS	
NAME	Ultrafast
MAX DOWNLOAD	Unavailable
MAX UPLOAD	Unavailable
AVAILABILITY	×
DETAILS	

Mobile coverage Source: Ofcom

Actual services available may be different (data provided by Ofcom).

EE	PROVIDER
Great	COVERAGE
.atl	SIGNAL STRENGTH
	DETAILS
O2	PROVIDER
Great	COVERAGE
.ıl	SIGNAL STRENGTH
	DETAILS
Three	PROVIDER
Great	COVERAGE
.il	SIGNAL STRENGTH
	DETAILS
Vodafone	PROVIDER
Great	COVERAGE
.il	SIGNAL STRENGTH
	DETAILS

## **NTS Part C**

### **Building safety issues**



Restrictions Source: HM Land Registry



Here is a summary but a property lawyer can advise further: - The deeds and documents of title having been lost the land is subject to such restrictive covenants as may have been imposed thereon before 25 May 2018 and are still subsisting and capable of being enforced. (Meaning: original deeds are missing, so there may be old promises or limits on how the land can be used or developed that were made before 25 May 2018; these still apply and can be enforced by those who benefit from them.)

#### Rights and easements

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

#### 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



#### Listing and conservation



#### Accessibility



None

## Mining



No coal mining risk identified

No mining risk (other than coal mining) identified

# Additional information

Source: HM Land Registry Price paid



**2** £875,000 (DN698615)

Paid on 25 May 2018

The value stated as at 25 May 2018 was £875,000.

#### Loft access



The property has access to a loft.

The loft is insulated and boarded and is accessed by: Hatch

#### Outside areas



Outside areas: Front garden, Rear garden, Side 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.

#### 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 22 December 2025

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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