Material Information Certificate

Address

Source: HM Land Registry

5 Little Hill
Salcombe
Devon
TQ8 8LZ

UPRN: **100040296322**

EPC

Source: GOV.UK

Current rating: **D**

Potential rating: **C**

Current CO2: **5.2 tonnes**

Potential CO2: **3.9 tonnes**

EPC certificate number: **9093-1204-6306-9722-0204**

Expires: **9 November 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 5 Little Hill, Salcombe (TQ8 8LZ).
Title number DN16342.
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

Floorplan: **To be provided**

Parking

Driveway

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

Oil-powered central heating is installed

Heating system: Oil-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	80 Mb	20 Mb	✓
Ultrafast	Unavailable	Unavailable	✗

Mobile coverage

Source: Ofcom

EE	Great	
O2	Great	
Three	Great	
Vodafone	Good	

NTS Part C

Building safety issues

No

Restrictions

Source: HM Land Registry

Title DN16342 contains restrictions or restrictive covenants

Restrictive covenants (Title DN16342): Present

Rights and easements

Title DN16342 contains beneficial rights or easements

Here is a summary but a property lawyer can advise further:

- The property benefits from rights granted by the 1969 Transfer and is also subject to rights reserved by that transfer. The extract does not state what those rights are; the original deed should be checked.

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

Flooding	Flood risk: **No flood risk has been identified** Flood risk: No Historical flooding: **History of flooding** History of flooding: No 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

Price paid Source: HM Land Registry	**£450,000 (DN16342)** Paid on 26 July 2018 The price stated to have been paid on 26 July 2018 was £450,000.
Loft access	**The property has access to a loft.** **Loft boarded** Yes **Loft insulated** Yes **Access details** Accessed at the top of the stairs.
Outside areas	**Outside areas: Rear 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.**

Onward chain

Onward chain

This sale is dependent on completion of the purchase of another property.

Moverly has certified this data

Generated 10 November 2026 at 15:18 GMT

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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