

Address

Source: HM Land Registry

- ✓ 23 Kingsale Road
- Salcombe
- Devon
- TQ8 8AS
- UPRN: 100040296240

EPC

Source: GOV.UK

- ✓ Current rating: **D**
- Potential rating: **C**
- Current CO2: **2.9 tonnes**
- Potential CO2: **2.4 tonnes**
- Expires: **11 February 2036**
- 🔗 [View certificate on GOV.UK](#)
- ⬇️ [Download EPC report](#)

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 23 Kingsale Road, Salcombe (TQ8 8AS).
Title number DN103402.
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: **C**
- Authority: **South Hams District Council**

NTS Part B

Construction

 **Standard construction**

Property type

 **Semi-detached, House**

Floorplan: **To be provided**

Parking

 **Off Street, Rear, Private**

Electricity

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

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 at an unknown date.

 **Double glazing is installed.**

 **The property has Ultrafast broadband available.**

The connection type is "FTTP (Fibre to the Premises)".

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	16 Mb
MAX UPLOAD	1 Mb
AVAILABILITY	
DETAILS	

NAME	Superfast
MAX DOWNLOAD	71 Mb
MAX UPLOAD	15 Mb
AVAILABILITY	
DETAILS	

NAME	Ultrafast
MAX DOWNLOAD	1800 Mb
MAX UPLOAD	220 Mb
AVAILABILITY	
DETAILS	

Mobile coverage

Source: Ofcom



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

PROVIDER

EE

COVERAGE

Great

SIGNAL STRENGTH



DETAILS

PROVIDER

O2

COVERAGE

Great

SIGNAL STRENGTH



DETAILS

PROVIDER

Three

COVERAGE

Great

SIGNAL STRENGTH



DETAILS

PROVIDER

Vodafone

COVERAGE

Great

SIGNAL STRENGTH



DETAILS

NTS Part C

Building safety issues

 No

Restrictions

Source: HM Land Registry

Title DN103402 contains restrictions or restrictive covenants.

Here is a summary but a property lawyer can advise further: - Joint proprietor restriction (registered 9 October 2025): No transfer or sale by a sole owner of the registered estate (except a trust corporation) that brings in capital money (sale proceeds) may be registered unless a court orders it. - Restrictive covenants from Conveyance dated 6 December 1897 (see schedule): - No shops, workshops, manufactories, beerhouses, public houses or hotels; no buildings other than a dwellinghouse (stabling only with vendors' consent). - Only one house may be erected on each plot; each house must be of at least £300 value (measured by labour and materials cost). - Land and buildings to be used only as private dwellinghouse, lodging house or professional residence. - If asked, owner must build and maintain boundary walls or fences between 4 feet and 5 feet 6 inches high on front, back and east sides within three months; vendors may build them and recover cost as rent if owner fails. - Buildings must follow plans/specifications approved by the vendors' surveyor (surveyor may charge one guinea). - No building (other than a fence or wall) between the 15-foot front building line and Kingsale Road. - Do not dig, remove or sell turf, stone or soil except for foundations or garden levelling; quarrying only for on-site building use. - Land to remain as garden/meadow/nursery/orchard until built on; no nuisance or annoyance to neighbours. - Vendors may take or sell grass from unfenced land. - Owner must pay on demand for connection to vendors' sewer within 40 feet and may be prevented from connecting until payment; vendors may remove illegally connected drains. - Owner must pay a fair share (as assessed by vendors' surveyor) of repairing/maintaining the road, kerb, gutter, paving and sewers until taken over by the local authority. - Transfer dated 12 May 1980 contains conditions governing selling and letting and a right of pre-emption in favour of South Hams District Council which was stated to subsist until 12 May 2001 (date has passed). That transfer also recorded an option to repurchase exercisable until 12 May 1985 (date has passed). - Assent dated 19 August 2025 contains positive and/or indemnity covenants (copy filed).

Rights and easements



Title DN103402 contains beneficial rights or easements.

Here is a summary but a property lawyer can advise further:- Rights reserved by the Conveyance dated 6 December 1897: - Right for the vendors to excavate and raise or lower ground as needed to construct new roads. - Right to excavate land to lay sewers, to enter by servants/contractors to do so and to maintain the sewers until taken over by the local authority, without paying compensation. - Easement for the passage of water and soil through and over the land where sewers are laid. - Property is noted to have the benefit of rights granted and is subject to rights reserved by the Transfer dated 12 May 1980 (details of rights granted are not set out in the register extract). - Provision as to boundary structures in the 12 May 1980 Transfer (further detail in that document).



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



No

Listing and conservation



No

Accessibility



Level access shower

Mining



No coal mining risk identified

No mining risk (other than coal mining) identified

Additional information

Price paid

Source: HM Land Registry



£375,000 (DN103402)

Paid on 9 October 2025

The value stated as at 9 October 2025 for the land in this title and in DN706159 was £375,000.

Loft access



The property has access to a loft.

The loft is insulated and boarded and is accessed by: ladder from landing

Outside areas



Outside areas: Front garden, Rear garden, and Side garden.

Specialist issues



Asbestos: An asbestos issue has been disclosed.

Corrugated asbestos roofing cut in strips and sunk in garden on boundaries and site of former greenhouse.
A surveyor will be able to provide more detail.



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 12 February 2026

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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