

Address

Source: HM Land Registry

- ✓ **4 Village Farm Court**
East Portlemouth
Salcombe
Devon
TQ8 8PE

UPRN: **10004747135**

EPC

Source: GOV.UK

- ✓ **Current rating: D**
Potential rating: C
Current CO2: 1.7 tonnes
Potential CO2: 0.6 tonnes
Expires: 16 March 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 4 Village Farm Court, East Portlemouth, Salcombe (TQ8 8PE).
Title number DN166218.
Absolute Freehold is the class of tenure held by HM Land Registry.
- 👤 Tenure marketed as: **Freehold**



Council Tax band: **E**

Authority: **South Hams District Council**

NTS Part B

Construction



Standard construction

Property type



Mid-terrace, House

Floorplan: **To be provided**

Parking



Covered

Electricity



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

Water and drainage



Connected to mains water supply

Mains surface water drainage: **No**

Sewerage: **Septic tank**

Heating



Room heaters only - no central heating system



Open fire and Double glazing are installed

 **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	14 Mb
MAX UPLOAD	1 Mb
AVAILABILITY	
DETAILS 	

NAME	Superfast
MAX DOWNLOAD	44 Mb
MAX UPLOAD	8 Mb
AVAILABILITY	
DETAILS 	

NAME	Ultrafast
MAX DOWNLOAD	Unavailable
MAX UPLOAD	Unavailable
AVAILABILITY	
DETAILS 	

Mobile coverage

Source: 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



No

Restrictions

Source: HM Land Registry

Title DN166218 contains restrictions or restrictive covenants

Here is a summary but a property lawyer can advise further: - Court-approval restriction on sole proprietor dealing with capital money: a registered restriction prevents a single owner (unless a trust company) from dealing in a way that produces capital money for the title unless a court order allows it. In plain terms: two or more owners jointly must normally authorise sales or other transactions that raise sale proceeds; a sole owner cannot complete such a transaction and have it registered without a court order. - Covenant: do not connect any further dwelling or other building to the septic tank, except for one single dwelling of similar size and design to Churchpark Cottages. (This stops additional properties from using the same septic tank.) - Covenant: any future pipes or drains connected to the septic tank within 80 years must be laid in positions approved by Blue Boar; approval must not be unreasonably withheld. (You must get the named approver's agreement on pipe positions.) - Covenant: you must erect and keep in place boundary fences and walls as approved in writing by the Transferors, and provide stockproof gates or cattle grids at entrances from the highway. (You cannot change boundary structures without approval and you must maintain what is required.) - Covenant: do not erect new buildings, alter the exterior of existing buildings, or make major changes without prior written approval of the Transferors to plans, elevations and specifications (their approval not to be unreasonably withheld). Each application attracts a fee of £15. If approval is not formally refused within 21 days of recorded delivery, approval is treated as given. (You need permission for external works.) - Covenant: use the buildings only for residential purposes and related uses (temporary exceptions allowed during the development period). (No commercial use.) - Covenant: do not fit windows in the north wall other than fixed, obscured glass, except a terrace and window may be allowed provided it cannot give a viewer sight of Village Farm House windows, doors or garden; such proposals must comply with Transferors' reasonable requirements. (Strict controls on windows on the north wall to protect neighbours' privacy and outlook.) - Covenant: seal up a doorway in the north wall by brick, stone or matching material within nine months of the date of that covenant. (A specific closure obligation.) - Covenant: pay any assessments or outgoing payments that may be payable in respect of the septic tank and the line of pipes. (You may be liable for costs related to the tank and pipes.) - Covenant: keep the septic tank and the line of pipes in substantial repair at all times and make good any damage to the retained land caused by constructing or repairing them. (You must maintain the drainage equipment and repair any damage you cause.) - Covenant: empty and cleanse the septic tank as required by law or any competent authority. (You must comply with health and environmental rules for the tank.) - Covenant: exercise any granted rights only in accordance with any planting permissions and building regulation approvals obtained, and so as to cause as little inconvenience and nuisance as possible to the Transferors. (When using your rights over neighbouring land, act reasonably and minimise disturbance.) - Covenant: keep the Transferors indemnified (pay for and protect them) against costs, claims and expenses arising from the exercise of the drainage rights. (You must accept financial responsibility for problems caused by exercising your drainage rights.) - Note: the 1918 conveyance also records that the land is subject to existing liabilities and easements and any obligations to repair or maintain roads, fences, walls, drains, culverts or similar matters. These are ongoing obligations to maintain shared infrastructure.

Rights and easements

Title DN166218 contains beneficial rights or easements

Here is a summary but a property lawyer can advise further:- Right to drain sewage and soil from the property into a septic tank and outfall: the property has a permanent right (subject to conditions) to drain sewage into a septic tank and outfall to be provided in the nearest convenient part of field OS 5747, at the buyer's expense and with Transferors' and local authority approval (approval not to be unreasonably withheld). In plain English: you are allowed to direct foul drainage from your buildings to a specified septic tank on neighbouring retained land, provided you follow the approval and building regulation rules. - Right to lay and keep a line of pipes (Route B) from the property boundary to the septic tank: you have the right, within 20 years of the 1981 transfer, to lay and forever maintain pipes along Route B (shown approximately on the filed plan) or another agreed route, at your cost and subject to Transferors' and the local authority's approval (not to be unreasonably withheld). - Right to enter the retained land (on prior notice) for inspection, repair and maintenance of the pipes and septic tank and for emptying/cleansing the tank as required by law or authority. (You may go onto the neighbouring retained land to service and maintain your drainage equipment, provided you give prior notice.) - Right to enter the retained land (on prior notice) for inspection, repair and maintenance of boundary structures of the land transferred. (You may access neighbouring retained land to inspect and repair boundary walls/fences when reasonably needed and after giving notice.) - Right to pass and repass: the property has the right to pass and repass along the way/roadway shown tinted brown on the filed plan, day or night, with or without vehicles and animals, for all purposes connected with the full use of the farm buildings on the land. (You can use that roadway at any time, with vehicles or animals, for farm and building use.) - Right to maintain the existing overflow of the drainage system across the retained land: the property benefits from a recorded right to allow overflow from its drainage system to pass over the retained land (this is the overflow mentioned in the 1979 transfers). - Reserved rights for the Transferors (neighbouring retained land owners): the Transferors keep rights for the benefit of their retained land, including a right of access to light and air to buildings on the retained land (even if that limits the free use of this land), a right of drainage from the overflow of a septic tank under/through/ across this land, and the right to connect into the tank and line of pipes (and thereafter to inspect, repair and maintain them at their expense) for the benefit of Village Farm House only. (These are positive rights for the neighbours that may limit what you can do.)

 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**

Mining

 **No coal mining risk identified**

 **No mining risk (other than coal mining) identified**

Additional information

Price paid

Source: HM Land Registry

 **£400,000 (DN166218)**

Paid on 27 September 2024

The value stated as at 29 July 2024 was £400,000.

Loft access

 **The property has access to a loft.**

Loft boarded Yes #### Loft insulated Yes #### Access details loft hatch on landing.

Outside areas

Outside areas: Front garden and Rear 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.**
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Onward chain

-  **Onward chain**
This sale is not dependent on completion of the purchase of another property.
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Moverly has certified this data

Accurate as of 17 March 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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