

Address

Source: HM Land Registry

**7 Ocean Reach****Bolberry****Kingsbridge****Devon****TQ7 3DY**UPRN: **10093769371**

EPC

Source: GOV.UK

Current rating: **C**Potential rating: **A**Current CO2: **1.3 tonnes**Potential CO2: **-1.8 tonnes**Expires: **10 Oct 2027**Source: <https://find-energy-certificate.service.gov.uk/energy-certificate/8373-7430-5669-8439-4992>

NTS Part A

Tenure

Source: HM Land Registry

Freehold for DN90176

The Leasehold land demised by the lease referred to below which lies within the area shown edged with red on the plan of the above Title filed at the Registry and being 7, Ocean Reach, Bolberry, Marlborough, Kingsbridge (TQ7 3DY).

Title number DN764768.

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

Leasehold for DN764768

Title number not provided.

Absolute Leasehold is the class of tenure held by HM Land Registry.

 Tenure marketed as: **Share of Freehold**

Local council

Source: Valuation Office Agency

 Council Tax band: **C**

Authority: **South Hams District Council**

Lease length

Source: HM Land Registry

 **991 years remaining**

Started in 2017 with a lease of 999 years.

Ground rent

 **Not payable**

Service charge

 **£2,005 a year**

NTS Part B

Construction



Standard construction

Property type



Semi-detached, House

Floorplan: **To be provided**

Parking



Allocated, Communal, Off Street

Disabled parking: **Yes**

Electricity



Connected to mains electricity

Water and drainage



Not connected to mains water supply

Borehole

Mains surface water drainage: **No**

Sewerage: **Sewerage treatment plant**

Heating





Central heating, LPG

Heating features: **Double glazing, Underfloor heating**


 **The property has no specified broadband available.**

The connection type is "None".


 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	22 Mb
MAX UPLOAD	1 Mb
AVAILABILITY	

DETAILS

NAME	Superfast
MAX DOWNLOAD	Unavailable
MAX UPLOAD	Unavailable
AVAILABILITY	

DETAILS

NAME	Ultrafast
MAX DOWNLOAD	Unavailable
MAX UPLOAD	Unavailable
AVAILABILITY	

DETAILS

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

PROVIDER **EE**

COVERAGE Great



DETAILS

PROVIDER **O2**

COVERAGE Great



DETAILS

PROVIDER **Three**

COVERAGE Great



DETAILS

PROVIDER **Vodafone**

COVERAGE Good



DETAILS

NTS Part C

Building safety issues

 No

Restrictions

Source: HM Land Registry

 **Title DN90176 contains restrictions or restrictive covenants.**

Here is a summary but a property lawyer can advise further: - No actions regarding the property (except for creating a new legal charge) can be registered without the written consent of Elaine Calderwood Stidston-Nott, Fiona Hamilton Stidston, and Francis Vernon Clarke.

Title DN764768 contains restrictions or restrictive covenants.

Here is a summary but a property lawyer can advise further: - The lease prohibits or restricts alienation, which means there are restrictions on transferring the lease to another person.

Rights and easements

 **Title DN90176 contains beneficial rights or easements.**

Here is a summary but a property lawyer can advise further:- The property benefits from rights of way as outlined in a conveyance from 30 October 1956, such as a right of way over a 12-foot-wide strip of land. - The property has new rights granted by a deed dated 27 May 2015 from The National Trust and others. - The property benefits from rights granted by a deed dated 1 June 2015 made between Elaine Calderwood Stidston-Nott and others. - The property has legal easements reserved by a lease of Oceans Restaurant dated 5 December 2017.

Title DN764768 contains beneficial rights or easements.

Here is a summary but a property lawyer can advise further:- The title includes legal easements referred to in clause LR11.1 of the registered lease. It is subject to rights granted or reserved by the lease which affect the land. Some rights are granted over a different title (DN609000) that initially had a possessory title and was registered on 18 February 2011, which means those rights may not be binding against an interest claiming superior title.

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

Flood risk



No

River and sea flooding risk: Very Low; Surface water flooding risk: Very Low; Reservoir flooding risk: Not at risk; Groundwater flooding risk: Unlikely



History of flooding

No history of flooding has been reported.

Coastal erosion risk



No

Planning and development



No

Listing and conservation



In a conservation area

AONB

Accessibility



Level access

Coalfield or 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 (landslide hazard) - a detailed search report can help to determine the impact.



Moverly has certified this data

Accurate as of 21 Jan 2025

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

