

## Address

Source: HM Land Registry

**Salcombe Retreat Lane To Soar Mill Motel**

Unit 14

Salcombe Retreat

Lane To Soar Mill Motel

Malborough

Devon

TQ7 3DS

UPRN: **10023928955**

## EPC

**Energy Performance Certificate**

We checked, and no Energy Performance Certificate was found for this property. We'll keep retrying so when one is registered, we'll fetch it.

## NTS Part A

## Tenure

Source: HM Land Registry

**Leasehold**

The Leasehold land shown edged with red on the plan of the above title filed at the Registry and being 14, Salcombe Retreat, Salcombe (TQ7 3DS).

Title number DN598676.

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



Tenure marketed as: **Leasehold**

## Local council

**Council Tax**

Sorry, Council Tax information could not be collected. We'll try again shortly.

Lease length

Source: HM Land Registry

**109 years remaining**

Started in 2009 with a lease of 125 years.

Ground rent

Provided by vendor

**£4,045.94 a year**

Subject to increase

Rent review: **Annually**

Increase calculation: In line with Retail Price Index

Service charge

**£2,862 a year**

NTS Part B

Construction

**Non-standard construction**

Park Home

Property type

**Detached, Bungalow**

Floorplan: **To be provided**

Parking

**Allocated**

Electricity

**Connected to mains electricity**

## Water and drainage



### Connected to mains water supply

Mains surface water drainage: **Yes**

Sewerage: **Connected to mains sewerage**

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## Heating



### Central heating, LPG

Heating features: **Double glazing**

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## Broadband

Source: Ofcom



### The property has Cable broadband available.

The connection type is "Cable".



## Mobile coverage

Source: Ofcom



# NTS Part C

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## Building safety issues



**No**

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## Restrictions

Source: HM Land Registry



### Title DN598676 contains restrictions or restrictive covenants.

Here is a summary but a property lawyer can advise further: - The lease prohibits or restricts alienation.

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## Rights and easements



### Title DN598676 contains beneficial rights or easements.

Here is a summary but a property lawyer can advise further:- The title includes legal easements and is subject to rights granted or reserved by the lease. - Rights reserved by a Transfer of the freehold estate dated 30 September 2005.



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

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## Flood risk



### To be provided



### History of flooding

No history of flooding has been reported.

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## Coastal erosion risk



**No**

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## Planning and development



**Yes**

Additional Lodges in separate adjacent field but doesn't affect view

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## Listing and conservation



**No**

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## Accessibility



**None**

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## 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.

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## **Moverly has certified this data**

Accurate as of 11 Mar 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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