

## Address

Source: HM Land Registry

**Amethyst Two****Russell Court****Fore Street****Salcombe****Devon****TQ8 8BS**UPRN: **10004748064**

## EPC

Source: GOV.UK

Current rating: **D**Potential rating: **C**Current CO2: **2.8 tonnes**Potential CO2: **2.2 tonnes**Expires: **11 Apr 2035**Source: <https://find-energy-certificate.service.gov.uk/energy-certificate/0330-2744-6440-2805-4845>

## 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 Amethyst 2, Russell Court, Fore Street, Salcombe (TQ8 8BS). NOTE 1: As to the part numbered 1 on the filed plan only the first floor passage is included in the title. NOTE 2: As to the part numbered 2 on the filed plan only the first floor lobby, second floor flat and loft area are included in the title. NOTE 3: As to part numbered 3 on the filed plan only the second floor is included in the title.

Title number DN313133.

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.

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## Lease length

Source: HM Land Registry

### 92 years remaining

Started in 1992 with a lease of 125 years.

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## Ground rent

### Not payable

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## Service charge

### Not payable

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## NTS Part B

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### Construction

#### Standard construction

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### Property type

#### Other build form, Flat

Number of floors: **3**

Entrance on floor: **1**

Has lift: **No**

Over commercial premises: **Yes**

On the Ground floor is a commercial unit

Floorplan: **To be provided**

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## Parking

 None

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## Electricity

 Connected to mains electricity

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## 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, Mains gas

Heating features: **Double glazing**

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 **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.

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NAME **Standard**

MAX DOWNLOAD 18 Mb

MAX UPLOAD 1 Mb

AVAILABILITY 

DETAILS

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NAME **Superfast**

MAX DOWNLOAD 80 Mb

MAX UPLOAD 20 Mb

AVAILABILITY 

DETAILS

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NAME **Ultrafast**

MAX DOWNLOAD Unavailable

MAX UPLOAD Unavailable

AVAILABILITY 

DETAILS

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## Mobile coverage

Source: Ofcom



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

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PROVIDER

**EE**

COVERAGE

Great

SIGNAL STRENGTH



DETAILS

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PROVIDER

**O2**

COVERAGE

Great

SIGNAL STRENGTH



DETAILS

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PROVIDER

**Three**

COVERAGE

Great

SIGNAL STRENGTH



DETAILS

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PROVIDER

**Vodafone**

COVERAGE

Great

SIGNAL STRENGTH



DETAILS

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# NTS Part C

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## Building safety issues

 No

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## Restrictions

Source: HM Land Registry

 **Title DN313133 contains restrictions or restrictive covenants.**

Here is a summary but a property lawyer can advise further: - The property must not be used without the owner's consent for purposes other than a restaurant, wine bar, private residence, or any other lawful use that doesn't interfere with the landowner's property. - Goods for sale cannot be placed outside the premises in Russell Court. - No activities that may cause a nuisance or annoyance to neighbours are permitted, though running a restaurant or wine bar isn't considered a nuisance by itself. - If the property is owned by only one owner, it cannot be sold or have a mortgage placed on it without a court order.

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## Rights and easements

 **Title DN313133 contains beneficial rights or easements.**

Here is a summary but a property lawyer can advise further:- Right of way on foot over Russell Court to and from Fore Street. - Right of support for the first floor from the property beneath. - Right to use certain landing and emergency stairs (as marked on the plan) in the event of an emergency.

 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

 **To be provided**

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## Planning and development

 No

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## Listing and conservation

 No

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## Accessibility

 None

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## 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 17 Apr 2025

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