



Address Source: HM Land Registry



Apartment 2

Fern Lodge

Grand View Road

Kingsbridge

Devon

TQ73HF

UPRN: 10093772590

Source: GOV.UK **EPC**



Current rating: E

Potential rating: **D**

Current CO2: 3.5 tonnes

Potential CO2: 1.9 tonnes

Expires: 9 Aug 2030

Source: https://find-energy-certificate.service.gov.uk/energy-certificate/0760-2846-6886-

2100-0001

NTS Part A

Source: HM Land Registry **Tenure**



Leasehold

The Leasehold land shown edged with red on the plan of the above Title filed at the Registry and being Apartment 2, Fern Lodge, Grand View Road, Hope Cove, Kingsbridge (TQ7 3HF). NOTE: As to the part tinted blue on the title plan only the First Floor Flat is included in the title.

Title number DN453150.

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

Tenure marketed as: Share of Freehold

Council Tax band: B

Authority: South Hams District Council

Lease length

Source: HM Land Registry



974 years remaining

Started in 2000 with a lease of 999 years.

Ground rent



Not payable

Service charge



Not payable

NTS Part B

Construction



Standard construction

Property type



Detached, Flat

Number of floors: 2

Entrance on floor: -5

Has lift: **No**

Over commercial premises: No

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

Heating

Central heating, Other

Heating features: **Double glazing**

Broadband Source: Ofcom

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.

Standard	NAME
Standard	NAME
5 Mb	MAX DOWNLOAD
0.7 Mb	MAX UPLOAD
	AVAILABILITY
	DETAILS
Superfast	NAME
80 Mb	MAX DOWNLOAD
20 Mb	MAX UPLOAD
	AVAILABILITY
	DETAILS
Ultrafast	NAME
Unavailable	MAX DOWNLOAD
Unavailable	MAX UPLOAD
×	AVAILABILITY

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

PROVIDER	EE
COVERAGE	Great
SIGNAL STRENGTH	
DETAILS	
PROVIDER	O2
COVERAGE	Great
SIGNAL STRENGTH	1
DETAILS	
PROVIDER	Three
COVERAGE	Unavailable
SIGNAL STRENGTH	
DETAILS	
PROVIDER	Vodafone
COVERAGE	OK
COVERAGE SIGNAL STRENGTH	OK

NTS Part C

Building safety issues



Restrictions

Source: HM Land Registry

Title DN453150 contains restrictions or restrictive covenants.

Here is a summary but a property lawyer can advise further: - Restriction: No disposition of the registered estate without a written consent from the charge holder, Furness Building Society.

Rights and easements

Title DN453150 contains beneficial rights or easements.

Here is a summary but a property lawyer can advise further:- Legal easements granted by the lease, subject to any rights it reserves.

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

Flood risk



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

① To be provided

Planning and development



Listing and conservation



No

Accessibility



None

Mining



No coal mining risk identified

No mining risk (other than coal mining) identified



Moverly has certified this data

Accurate as of 6 May 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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