

Address

Source: HM Land Registry

**Bonne Vue****Bonaventure Road****Salcombe****Devon****TQ8 8BE**UPRN: **100041202456**

EPC

Source: GOV.UK

Current rating: **D**Potential rating: **C**Current CO2: **2.7 tonnes**Potential CO2: **1.7 tonnes**Expires: **18 Jul 2027**Source: <https://find-energy-certificate.service.gov.uk/energy-certificate/8873-7823-5810-3224-1996>

NTS Part A

Tenure

Source: HM Land Registry

**Leasehold**

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 Bonne Vue, Bonaventure Road, Salcombe (TQ8 8BE). NOTE: The flat is on the first floor.

Title number DN705895.

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



968 years remaining

Started in 1994 with a lease of 999 years.

Ground rent

Provided by vendor



£1 a year

Not subject to increase

Service charge



Not payable

NTS Part B

Construction



Standard construction

Property type



Semi-detached, Maisonette

Number of floors: **2**

Entrance on floor: **1**

Has lift: **No**

Over commercial premises: **No**

Floorplan: **To be provided**

Parking

 **Driveway, Private, 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, Mains gas**

Heating features: **Double glazing**

Broadband

Source: Ofcom

 **The property has Superfast broadband available.**

The connection type is "FTTC (Fibre to the Cabinet)".



Mobile coverage

Source: Ofcom



NTS Part C

Building safety issues

 **No**

**Title DN705895 contains restrictions or restrictive covenants.**

Here is a summary but a property lawyer can advise further: - No building other than a dwelling house is allowed on the land without consent. Permission required to build stabling. - Only one house of no less than £250 value can be erected on the land. - Boundary walls or fences must be built between four and five feet six inches high. - Houses must be built with approved plans regarding construction and exterior. - The property must be used only for private dwelling, lodging, or professional residence. - The land to be used only for garden, meadow, plant nursery, or orchard until developed. - No turf, stone or soil to be removed from the land except for necessary construction work.

Rights and easements**Title DN705895 contains beneficial rights or easements.**

Here is a summary but a property lawyer can advise further: - The land benefits from any legal easements granted by the lease dated 5 November 2018.



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

To be provided

Planning and development

No

Listing and conservation

No

Accessibility

 None

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 - a detailed search report can help to determine the impact.



Moverly has certified this data

Accurate as of 12 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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