

## Address

Source: HM Land Registry

**Unit 21**

Salcombe Retreat

Lane To Soar Mill Motel

Malborough

Devon

TQ7 3DS

UPRN: 10023928962

## 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 21, Salcombe Retreat, Malborough, Kingsbridge (TQ7 3DS).

Title number DN635123.

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

**113 years remaining**  
Started in 2013 with a lease of 125 years.

Ground rent

Provided by vendor

**£4,044.34 a year**  
Subject to increase  
  
Rent review: **Annually**  
Increase calculation: In line with RPI

Service charge


**£27,141 a year**

NTS Part B


Construction

**Standard construction**

Property type

**Detached, Park home**  
Floorplan: **To be provided**

Parking

**Driveway**  
Disabled parking: **Yes**

## Electricity

 Mains electricity: **Mains electricity supply is connected.**

 Solar panels: **No**

Other sources: **To be provided**

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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

 **Mains gas-powered central heating is installed.**

 **Double glazing is installed.**

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## Broadband

Source: Ofcom

 **The property has Superfast broadband available.**

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



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## Mobile coverage

Source: Ofcom



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## NTS Part C

### Building safety issues

 **No**

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**Title DN635123 contains restrictions or restrictive covenants.**

Here is a summary but a property lawyer can advise further: - The lease restricts or prohibits transferring the property to someone else without following certain rules. - If only one owner is selling, the sale cannot be registered unless a court allows it (this is to protect joint owners). - The leaseholder must offer to sell the lease back to the landlord in certain situations, as set out in the lease.

## Rights and easements

**Title DN635123 contains beneficial rights or easements.**

Here is a summary but a property lawyer can advise further:- The property benefits from any rights (such as access or use of shared areas) given in the lease, but only over land owned by the landlord (Salcombe Park Limited) as registered under DN540062. - The property is subject to rights reserved by a previous transfer of the freehold, which may include things like allowing others to use certain paths or services.



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

## Flooding



Flood risk: **No flood risk has been identified.**



Historical flooding: **History of flooding**

No history of flooding has been reported.

## Coastal erosion risk



**No coastal erosion risk has been identified.**

## Planning and development



**No**

## Listing and conservation



**No**

## Accessibility



**None**

## Mining



No coal mining risk identified

No mining risk (other than coal mining) identified

## Additional information

### Price paid

Source: HM Land Registry



**£1 (DN635123)**

Paid on 5 Nov 2020

The price stated to have been paid on 16 October 2020 was £1.



### Moverly has certified this data

Accurate as of 14 Jul 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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