

Address

Source: HM Land Registry

- ✔ **Unit 6**
 - Salcombe Retreat
 - Lane To Soar Mill Motel
 - Malborough
 - Devon
 - TQ7 3DS
- UPRN: **10023928947**

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 for DN628746**
 - The Leasehold land shown edged with red on the plan of the above title filed at the Registry and being 6 Salcombe Retreat, Malborough, Kingsbridge (TQ7 3DS).
 - Title number DN628746.
 - Absolute Leasehold is the class of tenure held by HM Land Registry.
- Freehold for DN540062**
 - Title number not provided.
 - Absolute Freehold 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

111 years remaining

Started in 2012 with a lease of 125 years.

Ground rent

Provided by vendor

£4,044.34 a year

Subject to increase

Rent review: **last reviewed in February 2023, 10 yearly thereafter**

Increase calculation: The Revised Open Market Rent is the revised Base market rent subject to RPI review annually payable for the next 10 year term.

Service charge

£3,256.81 a year

NTS Part B

Construction

Standard construction

Property type

Detached, Park home

Floorplan: **To be provided**

Parking

Allocated, Communal

Electric vehicle charging point: **Yes**

Electricity

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

Water and drainage

Connected to mains water supply

Mains surface water drainage: **Yes**

Sewerage: **Sewerage treatment plant**

Heating

LPG-powered central heating is installed.

The system was installed on 18 Jul 2024.

Double glazing is installed.

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 DN540062 contains restrictions or restrictive covenants.**

Here is a summary but a property lawyer can advise further: - Charge restriction dated 11 February 2021 recorded on the proprietorship (B Register): the proprietor cannot register a sale or any new mortgage/charge on the estate without written consent from the current holder of the registered charge dated 29 January 2021 (Lloyds Bank PLC). In plain English: the bank must agree in writing before the property can be sold or a new mortgage registered. - A restrictive covenant/consent dated 30 April 1969 is recorded (copy filed under DN327608). The register only notes its existence; you must read the actual document to see any limits placed on how the owner may use the land. - Leases may contain restrictions (for example limits on what tenants can do, obligations to maintain parts of the property, or rules about holiday letting). These are not set out in full on the register; review the individual lease documents for details.

Title DN628746 contains restrictions or restrictive covenants.

Here is a summary but a property lawyer can advise further: - Registration restriction requiring a conveyancer's certificate: The register contains a restriction that no transfer or other dealing (a change of ownership or similar document) can be registered unless a conveyancer signs a certificate saying they are satisfied that the person who signed the document is the same person shown as the proprietor. In plain terms: when you sell or transfer the lease, your solicitor must confirm the seller's identity before the Land Registry will register the change. - Lease restriction on 'alienation': The lease expressly prohibits or limits alienation. 'Alienation' means transferring the lease to someone else, sub-letting it or granting other interests. That means you cannot freely sell, assign or possibly sublet the lease without complying with the lease terms (which may include obtaining the landlord's consent or offering the lease to the landlord first). - Lessee's obligation to offer assignment to the lessor in certain circumstances: The lease includes a clause that, in certain situations, the tenant must offer to assign (offer to transfer) the lease to the landlord. This is a restriction on your freedom to deal with the lease and may require you to follow a specific procedure before you can transfer it to a third party.

Rights and easements

Title DN540062 contains beneficial rights or easements.

Here is a summary but a property lawyer can advise further:- Right reserved by a Conveyance dated 27 October 1965: the vendor has the right to take up to 100 gallons of water per day from a reservoir (Ordnance Survey parcel 8103), subject to paying for the water. This is a positive right in favour of another party over the land. - Wayleave Agreement dated 7 May 1974: a right to erect, maintain, repair, renew and inspect electric lines and related works under/over the land. This lets the utility place and service equipment on or under the property. - Consent dated 30 April 1969 relating to the laying of a water main: likely grants a right for a water main to be laid under the land. The register records it exists; inspect the document for exact rights. - Easements granted or reserved by the leases listed in the schedule of leases: the leases say they grant and reserve easements (for example rights of access, services or use of common parts). You must read any lease relevant to the part you are buying to see the precise rights.

Title DN628746 contains beneficial rights or easements.

Here is a summary but a property lawyer can advise further:- Easements referred to in clause LR11.1 of the registered lease: The title includes any legal rights mentioned in clause LR11.1 of the lease. The register does not list them in full, so you must read the lease to see what these rights are. In practice such easements often cover things like access, drains, or services, but the exact content is in the lease. - Rights reserved by the 30 September 2005 freehold transfer: The land is subject to rights reserved by the 2005 transfer (the copy is filed under DN540062). The register notes these reserved rights affect this leasehold and other land. You should obtain and read that transfer to see what rights (for example rights of way, service pipes, maintenance obligations, or other burdens) are reserved and how they limit or allow use of the property. - Any rights granted or reserved by the lease which affect the registered land and which are exercisable over the landlord's freehold registered under DN540062: the register makes clear that any rights granted by the lease are only included so far as they can be used over the landlord's land (registered under DN540062). In short: some rights you have under the lease depend on parts of the landlord's land; check the lease and the landlord's title for exact details.

 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.

 Flood defences: **Flood defences**

Flood defences are installed.

Coastal erosion risk

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

Planning and development

 No

Listing and conservation

 In a conservation area

located within the Kingsbridge conservation area, first designated 1972

Accessibility

 None

Mining

 No coal mining risk identified

No mining risk (other than coal mining) identified

Additional information

Price paid

Source: HM Land Registry

 **£185,000 (DN628746)**

Paid on 6 October 2021

The price stated to have been paid on 21 September 2021 was £185,000.

£500,000 (DN540062)

The price stated to have been paid on 30 September 2005 was £500,000.

Loft access

 The property does not have access to a loft.

Outside areas

 Outside areas: Communal garden.

Specialist issues

-  Asbestos: **No asbestos has been disclosed.**
-  Japanese Knotweed: **No japanese knotweed has been disclosed.**
-  Ongoing health or safety issue: **No ongoing health or safety issue has been disclosed.**
-  Subsidence or structural fault: **No subsidence or structural fault has been disclosed.**
-  Dry rot, wet rot or damp: **No dry rot has been disclosed.**

Onward chain

Onward chain

This sale is not dependent on completion of the purchase of another property.

Managing agent

 **Emma Morgan at Salcombe Retreat, Landlord is Salcombe Park Ltd, 56 The Square, Chagford, Newton Abbott, Devon TQ13 8AE**
admin@salcombe-retreat.co.uk



Moverly has certified this data

Accurate as of 3 March 2026

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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