

Address

Source: HM Land Registry

 **Ringmore House**
Courtenay Street
Salcombe
Devon
TQ8 8DQ
UPRN: 100040295797

EPC

Source: GOV.UK

 **Current rating: E**
Potential rating: C
Current CO2: 6.7 tonnes
Potential CO2: 2.4 tonnes
Expires: 21 September 2031
[View certificate on GOV.UK](#)
[Download EPC report](#)

NTS Part A

Tenure

Source: HM Land Registry

Leasehold for DN655090

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 Ringmore House, Courtenay Street, Salcombe (TQ8 8DQ). NOTE: The shop is on the ground floor.

Title number DN655090.

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

Freehold for DN115433

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 Ringmore House, Courtenay Street, Salcombe (TQ8 8DQ). NOTE: The flat is on the first and second floor.

Title number DN655086.

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

Leasehold for DN655086

Title number not provided.

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

 Tenure marketed as: **Freehold**

Local council


Source: Valuation Office Agency

 Council Tax band: **D**

Authority: **South Hams District Council**

Lease length

Source: HM Land Registry

 **988 years remaining**

Started in 2015 with a lease of 999 years for DN655090.

988 years remaining

Started in 2015 with a lease of 999 years for DN655086.

Ground rent

Provided by vendor



£200 a year

Not subject to increase for DN655090



£200 a year

Not subject to increase for DN655086

Service charge



£200 a year

For DN655090



£200 a year

For DN655086

NTS Part B

Construction



Standard construction

Property type



Other build form, Maisonette

Number of floors: **3**

Entrance on floor: **1**

Has lift: **No**

Over commercial premises: **Yes**

Cater Cove salon below.

Floorplan: **To be provided**

Parking

On Street

Controlled parking zone: **Yes**


Parking permit cost: **To be provided**

Dropped kerb access: **To be provided**

Electricity

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

Water and drainage

 **Connected to mains water supply**

Mains surface water drainage: **Yes**

Sewerage: **Connected to mains sewerage**

Heating

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


The system was installed at an unknown date.

 **No additional heating features are installed**


 **The property has Ultrafast broadband available.**

The connection type is "FTTP (Fibre to the Premises)".

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.

NAME	Standard
MAX DOWNLOAD	17 Mb
MAX UPLOAD	1 Mb
AVAILABILITY	
DETAILS 	

NAME	Superfast
MAX DOWNLOAD	80 Mb
MAX UPLOAD	20 Mb
AVAILABILITY	
DETAILS 	

NAME	Ultrafast
MAX DOWNLOAD	1800 Mb
MAX UPLOAD	220 Mb
AVAILABILITY	
DETAILS 	

Mobile coverage

Source: Ofcom



PROVIDER EE

COVERAGE Great

SIGNAL STRENGTH

DETAILS

PROVIDER O2

COVERAGE Great

SIGNAL STRENGTH

DETAILS

PROVIDER Three

COVERAGE Great

SIGNAL STRENGTH

DETAILS

PROVIDER Vodafone

COVERAGE Great

SIGNAL STRENGTH

DETAILS

NTS Part C

Building safety issues

 No

 **Title DN655086 contains restrictions or restrictive covenants.**

Here is a summary but a property lawyer can advise further:

- Charge restriction (B Register) dated 3 August 2018: the proprietor cannot register a transfer, new lease, or other dealing affecting the registered estate without a written consent signed by the current proprietor of the charge dated 18 July 2018 (the lender). Plain English: you cannot complete a sale or other change to the title on the register unless the lender first gives written consent, because the property is mortgaged.
- Lease restriction on alienation (recorded in the register): the lease prohibits or restricts 'alienation'. Plain English: the lease limits or forbids assigning (transferring) the lease or subletting without meeting conditions set out in the lease and probably without the landlord's consent. You must read the lease to see what is and is not allowed and what consents are needed.
- Provision about boundary structures in the Transfer dated 20 May 1981: the 1981 transfer contains provisions relating to boundary walls, fences or similar structures. Plain English: there are rules about who is responsible for boundary walls or about what may be built on boundaries. You should inspect the 1981 transfer to see the exact limits and responsibilities.

Title DN115433 contains restrictions or restrictive covenants.

Here is a summary but a property lawyer can advise further:

- Provision about boundary structures in the Transfer dated 20 May 1981 – this is likely to limit what can be built or altered at the boundaries (for example walls or fences) or to set responsibilities for upkeep. You need to read the 1981 transfer to know the exact restriction.
- Parts of the land are subject to long leases (see DN655086 and DN655090). Those leases may contain tenant and landlord obligations and restrictions (for example limits on use, alterations, or requirements to pay service charges). The exact restrictions are contained in the leases and should be checked.

Title DN655090 contains restrictions or restrictive covenants.

Here is a summary but a property lawyer can advise further:

- No registration of a sale or other dealing by a single owner (except a trust company) that produces capital money is allowed unless a court orders it. Plain English: if one registered owner (who is not a company) tries to sell or deal with the lease and that would create sale proceeds, the Land Registry will not register that transaction unless a court permits it. This protects the jointly-held interest and reflects the trustee ownership.
 - The lease prohibits or restricts selling or transferring the lease (alienation). Plain English: the lease contains rules that limit assignment, subletting or sale of the lease without meeting conditions or getting the landlord's consent – you must read the lease to know the exact limits and any required permissions.
 - Provision about boundary structures in the 1981 transfer. Plain English: the 1981 transfer contains rules about walls, fences or other boundary structures which may limit what you can build, alter or remove on a boundary. Check the 1981 transfer for the specific limits.
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Rights and easements



Title DN115433 contains beneficial rights or easements.

Here is a summary but a property lawyer can advise further:- The land "has the benefit of the rights granted by but is subject to the rights reserved by" the Transfer dated 20 May 1981 – in plain terms, the property both benefits from and is affected by rights created in that transfer (for example rights of way, rights for services, or rights to light). The transfer is filed with the title and must be checked to see the exact rights.

- The leases (DN655086 and DN655090) "grant and reserve easements as therein mentioned" – the leases create and preserve certain positive rights (for example access, use of services, or support) and possibly obligations to allow others certain uses. Check each lease to see which specific easements are granted or reserved.

Title DN655090 contains beneficial rights or easements.

Here is a summary but a property lawyer can advise further:- Any legal easements listed in clause LR11.1 of the registered lease. Plain English: the lease names specific rights over neighbouring land (for example, rights of way, rights for pipes, drains or access for services). You need to read clause LR11.1 in the 2015 lease to see the exact rights.

- Rights granted to and rights reserved from this land by the Transfer dated 20 May 1981. Plain English: the 1981 transfer both gave certain rights to this property and kept some rights for others (for example access or service rights). The exact rights and who benefits or is limited are set out in that 1981 transfer (copy filed under DN115433).

Title DN655086 contains beneficial rights or easements.

Here is a summary but a property lawyer can advise further:- The registered lease refers to legal easements in clause LR11.1. Plain English: the lease records any formal rights over neighbouring land (for example rights of way, rights to run services, rights to support or light) that the flat benefits from or must respect. Check clause LR11.1 of the lease to see the exact rights granted to this flat.

- Rights granted and rights reserved by the Transfer dated 20 May 1981 (copy filed under DN115433). Plain English: the 1981 Transfer both gave certain rights to this land (benefits) and kept back (reserved) some rights for other landowners; those could include things like paths, service runs, or access. You must read that Transfer to know the exact positive rights you have (for example a right to use a path) and the obligations or limits imposed by rights reserved by others.







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



Private right of way through and/or across your house, buildings or land: **To be provided**

Flooding

-  Flood risk: **No flood risk has been identified**
 -  Historical flooding: **History of flooding**
No history of flooding has been reported.
 -  Storm, fire and flood damage: **To be provided**
 -  Flood defences: **Flood defences**
Flood defences are installed.
-

Coastal erosion risk

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

Planning and development

-  **No**
Neighbour development: **To be provided**
-


Listing and conservation

-  **Is a listed building**
Heritage website
-

Accessibility

-  **None**
-

Mining


 **No coal mining risk identified**

No mining risk (other than coal mining) identified

Additional information

Price paid

Source: HM Land Registry

 **£200,000 (DN655090)**

Paid on 23 February 2015

The price, other than rents, stated to have been paid on the grant of the lease was £200,000.

£320,000 (DN655086)

Paid on 23 February 2015

The price, other than rents, stated to have been paid on the grant of the lease was £320,000.

Loft access

 **The property has access to a loft.**

Loft boarded

Yes


Loft insulated

Yes







Access details

Through bathroom Upstairs hall Triple bedroom.

Outside areas

 **No outside areas are available**



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.**
 -  Wells, ditches and shafts: **To be provided**
 - Damaged or exposed electrics: **To be provided**
 - Damage to flooring or staircases: **To be provided**
 - Known areas in poor condition: **To be provided**
-


Onward chain

-  **Onward chain**
 - This sale is not dependent on completion of the purchase of another property.
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Managing agent

-  **Ringmore House Property Management Ltd**
 - karenmenglander@gmail.com
 -  **Ringmore house property management**
 - karenmenglander@gmail.com
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Warranties and guarantees

 New home warranty: **To be provided**

Roofing work: **To be provided**

Damp proofing treatment: **To be provided**


Timber rot or infestation treatment: **To be provided**

Central heating and plumbing: **To be provided**


Double glazing: **To be provided**

Electrical repair or installation: **To be provided**

Insurance claims

 Insurance claims: **To be provided**

Other material issue

 Other material issue: **To be provided**



Moverly has certified this data

Accurate as of 30 April 2026

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