

Address

Source: HM Land Registry

✔ **Apartment 6**
The Malt
The Promenade
Kingsbridge
Devon
TQ7 1HP
 UPRN: 10009311982

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 6 The Malt, The Promenade, Kingsbridge and parking space (TQ7 1HP). NOTE 1: As to the part tinted blue on the title plan only the first floor flat is included in the title. NOTE 2: As to the part tinted yellow on the title plan only the first floor flat and ground floor parking space is included in the title.
 Title number DN521951.
 Absolute Leasehold is the class of tenure held by HM Land Registry.

👤 Tenure marketed as: **Leasehold**

Local council

Source: Valuation Office Agency

✔ **Council Tax band: D**
 Authority: **South Hams District Council**

Lease length

Source: HM Land Registry

✔ **977 years remaining**
 Started in 2004 with a lease of 999 years.

Ground rent

Provided by vendor

👤 **£28 a year**
 Subject to increase
 Rent review: **To be provided**
 Increase calculation details to be provided

Service charge

👤 **£2,821.52 a year**

NTS Part B

Construction

👤 **Standard construction**

Property type

 **Other build form, Flat**

Number of floors: **3**

Entrance on floor: **1**

Has lift: **No**

Over commercial premises: **No**


Floorplan: **To be provided**

Parking

 **Private**


Dropped kerb access: **To be provided**

Electricity

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

Mains electricity supply: **Yes**


Water and drainage

 **Connected to mains water supply**

Mains surface water drainage: **Yes**

Sewerage: **Connected to mains sewerage**

Heating

 **Room heaters only - no central heating system**

Heating system: **Room heaters only**

 **Double glazing and Night storage are installed**

Other heating features: **Double glazing and Night storage**

Broadband

Source: Ofcom

 **The property has Superfast broadband available**

Broadband speed: **Superfast**

Standard	17 Mb	1 Mb	
Superfast	80 Mb	20 Mb	
Ultrafast	Unavailable	Unavailable	

Mobile coverage

Source: Ofcom



EE

Great



O2

Great



Three

Great



Vodafone

Great



Building safety issues

 **No**


Restrictions

Source: HM Land Registry

 **Title DN521951 contains restrictions or restrictive covenants**


Restrictive covenants (Title DN521951): **Present**


Rights and easements

 **Title DN521951 contains beneficial rights or easements**

Here is a summary but a property lawyer can advise further:- The property has the right for its roof eaves, gutters, and foundations to extend into or over the neighbouring land.

- The property benefits from a 'right of support', meaning the neighbouring land and buildings must provide the physical stability necessary to keep this property standing.
- The owner has the right to enter neighbouring land with seven days' notice (or immediately in an emergency) to inspect or repair utility services, provided they fix any damage caused.
- Neighbouring owners have a reciprocal right to use utility pipes, wires, and cables (such as water and electricity) that pass under or over this property to serve their own land.
- Neighbouring owners may enter the property's grounds (but not the buildings) to maintain their utility services, provided they give reasonable notice and repair any damage they cause.
- The owner is entitled to receive a fair contribution towards the cost of maintaining any shared utility pipes or cables from other people who use them.

 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**

Flood risk: **No**

 Historical flooding: **History of flooding**

History of flooding: **No**

 Storm, fire and flood damage: **To be provided**

 Flood defences: **Flood defences**

Flood defences: **Yes**

Coastal erosion risk

 **No coastal erosion risk has been identified**

Coastal erosion risk: **No**

Planning and development

 **Yes**

Current application, not granted at Will Marine

Neighbour development: **Yes**

Current application, not granted at Will Marine

Listing and conservation

 **Is a listed building**

Listed building 1263739: South Place 1 - 4 The Promenade Kingsbridge [LISTED BUILDINGS for the Parish of Kingsbridge. Grade II, (1/28). Property shown in the 3rd List of Buildings of Special Architectural or Historic Interest for the District of South Hams.

Early to mid C19 stucco terrace, 2 window houses with 2 storeys and attics. Round headed doorways with plain reveals and fanlights. Incised decoration to pilasters, sash windows with glazing bars at 1st floor, at ground floor mainly altered. Hipped sash dormers.].

In a conservation area

Conservation area CONSAREA_22: Kingsbridge.

Accessibility

 **None**


Mining

 **No coal mining risk identified**

No mining risk (other than coal mining) identified

Additional information

Price paid


 **£250,000 (DN521951)**

Source: HM Land Registry

Paid on 8 July 2021

The price stated to have been paid on 10 November 2020 was £250,000.

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.**

 **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.

Managing agent

 **Charles Walker**

charleswalker1@yahoo.co.uk

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**



Moverly has certified this data

Accurate as of 29 May 2026

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