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### Address

Source: HM Land Registry



Flat 4

Armada House

Hope Cove

Kingsbridge

Devon

TQ7 3HQ

UPRN: 10008917766

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### EPC

Source: GOV.UK



Current rating: **C**

Potential rating: **C**

Current CO2: **1.6 tonnes**

Potential CO2: **1.6 tonnes**

Expires: **2 March 2036**

[View certificate on GOV.UK](#)

[Download EPC report](#)

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## NTS Part A

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## Tenure

Source: HM Land Registry

### Leasehold for DN551407

The Leasehold land shown edged with red on the plan of the above Title filed at the Registry and being Flat 4, Armada House, Hope Cove, Kingsbridge (TQ7 3HQ). NOTE: Only the upper floor flat is included in the title.

Title number DN551407.

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

### **Freehold for DN117271**

The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being The Lobster Pot, Hope Cove, Kingsbridge (TQ7 3HQ).

Title number DN117271.

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

### Tenure marketed as: **Share of Freehold**

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## Local council

### Council Tax

Sorry, Council Tax information could not be collected. We'll try again shortly.

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## Lease length

Source: HM Land Registry

### 976 years remaining

Started in 2003 with a lease of 999 years.

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## Ground rent

### Not payable

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## Service charge

### Not payable

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## NTS Part B


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## Construction

 **Standard construction**

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## Property type

 **Other build form, Maisonette**

Number of floors: **3**

Entrance on floor: **1**

Has lift: **No**

Over commercial premises: **No**

Floorplan: **To be provided**

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## Parking

 **None**


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## Electricity

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

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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**

The system was installed on 1 Mar 2023.

 **Double glazing is installed**

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** The property has only Standard broadband available**

The connection type is "ADSL copper wire".



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**Mobile coverage**

Source: Ofcom



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## NTS Part C

**Building safety issues**** No**

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**Restrictions**

Source: HM Land Registry

** Title DN117271 contains restrictions or restrictive covenants.**

Here is a summary but a property lawyer can advise further: - Deed of Grant dated 15 September 2005 (between J K & J Ireland (Cottage Hotel) Limited and Bigbury Bay Inns Limited) contains restrictive covenants recorded on the title. The register does not give the wording. A "restrictive covenant" is a rule written into the title that stops the owner doing certain things (for example, it might forbid particular changes to the building, limit use of the land, or prevent certain structures). You must obtain and read the filed copy of the 2005 Deed of Grant to know the exact prohibitions that apply to the property.

**Title DN551407 contains restrictions or restrictive covenants.**

Here is a summary but a property lawyer can advise further: - There are restrictive covenants contained in the Deed of Grant dated 15 September 2005 (see Charges Register). A restrictive covenant is a rule that stops you doing certain things with the property (for example restricting types of alterations, building, or use). The title does not give the covenant wording here, so you must read the Deed of Grant to know the exact prohibitions. - The lease may also contain restrictions or obligations that limit what the leaseholder can do and may reserve rights for the landlord. The registered lease and the deed dated 23 March 2010 (which varied the lease) should be checked for any specific prohibitions (for example limits on alterations, subletting, use or adding structures).

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## Rights and easements

### **Title DN551407 contains beneficial rights or easements.**

Here is a summary but a property lawyer can advise further:- The title includes any legal easements referred to in clause LR11.1 of the registered lease. An easement is a positive right allowing you to do something on someone else's land (for example a right of way, right to use services, or rights over common parts). The lease clause and related documents will show the exact easements. - The flat has the benefit of rights granted by the Deed of Grant dated 15 September 2005. That means the Deed of Grant gives the flat certain positive rights (for example access, use of shared facilities or services). You need to read the Deed of Grant to know what these rights are and how they operate.

### **Title DN117271 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 the Deed of Grant dated 15 September 2005" (copy filed). The register does not set out the exact rights. In plain terms, an "easement" or right is permission to do something over someone else's land (for example, a right of way, a right to run services, or a right to use part of another person's land). You must read the filed Deed of Grant to know which positive rights the property enjoys. - The leases recorded against the title "grant and reserve easements as therein mentioned." That means the leases both give certain rights to the leaseholders (for example access to flats, use of outside space – Flat 5 is noted as having outside space/garden) and reserve rights for the landlord. The precise rights (for example rights of way, service pipes, or use of shared areas) are set out in the individual lease documents (see the filed lease copies under the DN numbers).

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

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## 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.

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## Coastal erosion risk

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

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## Planning and development

 **No**

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## Listing and conservation

 No

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## Accessibility

 None

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## 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.


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## Additional information

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### Price paid

Source: HM Land Registry

 **£229,000 (DN551407)**

Paid on 21 May 2007

The price, other than rents, stated to have been paid on the grant of the lease was £229,000.


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### Loft access

 The property does not have access to a loft.






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### Outside areas

 No outside areas are available

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## 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.**

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## Onward chain

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

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## Managing agent

-  **The Lobster Pot, Hope Cove**  
NA@NA.com



### Moverly has certified this data

Accurate as of 27 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.