


Address

Source: HM Land Registry

 **Flat 3**
Elston House
Churchstow
Kingsbridge
Devon
TQ7 3QS

UPRN: **10008920972**


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 Flat 3, Elston Park, Churchstow, Kingsbridge, (TQ7 3QS). NOTE: Only the first floor flat is included in the title.
Title number DN341837.
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: **E**
Authority: **South Hams District Council**

Lease length

Source: HM Land Registry

 **966 years remaining**

Started in 1993 with a lease of 999 years.

Ground rent

 **Not payable**

Service charge

 **£1,140 a year**

Share of ownership

Source: Provided by vendor

 **Seller owns 50%**

NTS Part B

Construction

 **Standard construction**

Property type

 **Semi-detached, Flat**

Number of floors: **3**

Has lift: **No**

Over commercial premises: **No**

Floorplan: **To be provided**


Parking

 **Communal**

Electricity

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


Water and drainage

 **Connected to mains water supply**

Mains surface water drainage: **Yes**

Sewerage: **Septic tank**

Heating



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



 **Double glazing is 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	22 Mb
MAX UPLOAD	1 Mb
AVAILABILITY	
DETAILS 	

NAME	Superfast
MAX DOWNLOAD	Unavailable
MAX UPLOAD	Unavailable
AVAILABILITY	
DETAILS 	

NAME	Ultrafast
MAX DOWNLOAD	1000 Mb
MAX UPLOAD	1000 Mb
AVAILABILITY	
DETAILS 	

Mobile coverage

Source: Ofcom



PROVIDER EE

COVERAGE OK

SIGNAL STRENGTH

DETAILS

PROVIDER O2

COVERAGE Good

SIGNAL STRENGTH

DETAILS

PROVIDER Three

COVERAGE Great

SIGNAL STRENGTH

DETAILS

PROVIDER Vodafone

COVERAGE OK

SIGNAL STRENGTH

DETAILS

Building safety issues

 **No**

Restrictions

Source: HM Land Registry


 **Title DN341837 contains restrictions or restrictive covenants**

Here is a summary but a property lawyer can advise further: - The owner is restricted from selling or transferring the property if the transaction would break specific rules or prohibitions contained within the lease. - The owner must not take legal action or make claims regarding noise, dust, mud, or smells caused by normal farming activities on the neighbouring land, as the property is next to a working farm. - Children and pets are not permitted to wander unattended onto the neighbouring land. - Young children must be supervised by a responsible adult when using the access road to the property. - The property cannot be used for any business or commercial purposes, though using the flat for holiday lettings is specifically allowed. - The owner cannot claim against the neighbours if livestock wanders onto the property because the owner failed to maintain the required fencing.

Rights and easements


 **Title DN341837 contains beneficial rights or easements**

Here is a summary but a property lawyer can advise further:- The property includes legal rights (easements) granted by the lease, which typically cover essential access such as the use of shared paths, pipes, and wires. - The property is subject to any rights reserved by the landlord, which is a standard arrangement in leasehold titles to allow for maintenance or management of the wider building and estate.

 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

 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

 **£175,000 (DN341837)**

Paid on 12 January 2005

The price stated to have been paid on 13 December 2004 was £175,000.






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

-  **Elston Park Management Company Limited**
jeremy@elston.farm



Moverly has certified this data

Accurate as of 14 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.