

Address

Source: HM Land Registry


-  **Unit 7**
 - Salcombe Retreat
 - Lane To Soar Mill Motel
 - Malborough
 - Devon
 - TQ7 3DS
- UPRN: 10023928948

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

-  **Title not available**
 - Hoilday Lodge
 - Title number 7.

Local council

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


Lease length

Provided by vendor

-  **86 years remaining**
 - Started in 2013 with a lease of 99 years.
-

Ground rent

Provided by vendor

 **£4,207.20 a year**

Subject to increase

Rent review: **I'm not sure**

Increase calculation: ?

Service charge

 **Not payable**

NTS Part B

Construction

 **Standard construction**

Property type

 **Other build form, Park home**

Floorplan: **To be provided**


Parking

 **Driveway**

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

LPG-powered central heating is installed

The system was installed at an unknown date.

No additional heating features are installed

Broadband

Source: Ofcom

The property has no specified broadband available

The connection type is "None".



Mobile coverage

Source: Ofcom



NTS Part C


Building safety issues

 **No**

Restrictions


 **To be provided**

Rights and easements

 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






Loft access

 **The property does not have access to a loft.**

Outside areas

 **Outside areas: Balcony and Rear 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

 **Salcombe Park Ltd**
admin@salcobepark.co.uk



Moverly has certified this data

Accurate as of 25 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.