Spring 2025

Newsletter

Luscombe Maye Since 1873

Luscombe Maye Takes the Lead in Transparent Property Sales

South Devon estate agent Luscombe Maye is championing a more transparent approach to property sales, ensuring local sellers and homebuyers have all the essential information they need from day one.

It's now a legal requirement for sellers to provide Material Information when listing their home on the market. This ranges from council tax bands, tenure information to details about utilities, planning permissions and any restrictions.

We have partnered with property technology specialist Moverly to provide comprehensive Material Information (MI) for every property listing – a move that's already helping local buyers make more informed decisions and speeding up the sales process.

Why It Matters for South Devon Homebuyers

"When you're looking to buy a property in South Devon, you want to know exactly what you're getting from the start," explains Jason Hooper. "By providing comprehensive Material Information upfront, we're helping our clients avoid unexpected surprises and costly delays later in the process."

Making Property Transactions Smoother

While Material Information is now a legal requirement for all property listings, not all estate agents have adapted their processes at the same pace. Luscombe Maye has chosen to invest in advanced technology through Moverly to not just meet these requirements, but to transform them into a better experience for home movers.

This proactive approach means local home movers benefit from having all crucial property information verified and readily available from the start - reducing delays, avoiding surprises, and making transactions smoother for everyone involved.

By partnering with Moverly to deliver comprehensive Material Information, Luscombe Maye is helping to reduce transaction times and make property sales more efficient for everyone involved.

1 Key Dates/Events

Luscombe Maye are honoured to support and be part of some of the South Hams' favourite events. Come and meet us at:

27th JUL
Totnes Show

30th JUL
Yealmpton Show

6th SEP
Kingsbridge Show

9th SEP
Widecombe Fair

We look forward to seeing you there!

To learn more about how Luscombe Maye is using Material Information to improve the property buying and selling experience in South Devon, visit luscombemaye.com

Staff Profile

Amanda Shock

Amanda has been selling property in and around Salcombe for 12 years so has an in depth understanding of the market in this particular corner of the South Hams - both holiday and permanent homes.

She is part of a strong team of 4 based in the Luscombe Maye office in Island Street, Salcombe - a unique road in the town which backs on to the beautiful Estuary and is home to various artisan shops, boat builders, the Salcombe Gin school, the Salcombe Chocolate and Ice cream factories.

Outside of work Amanda is a volunteer with both the RNLI and the Cinnamon Trust; she enjoys boating in the Estuary, walking the coastal paths and is a regular visitor to the West Country where her family reside. Having moved to Devon in 2013 she recently commented 'I wish I had done it 10 years sooner, we really do live in Paradise'.

Scan for more information

Newton Ferrers 01752 872417 | Modbury 01548 830831 | Kingsbridge 01548 857474 | Totnes 01803 869920 | London 020 7467 5330 | Yealmpton 01752 880044 | South Brent 01364 646170 | Salcombe 01548 843593

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Navigating BNG: Ensuring a Smooth and Successful Planning Application

Biodiversity Net Gain (BNG) is now a legal requirement for most planning applications, ensuring development leaves the environment in a better state than before, providing at least a 10% increase in biodiversity through habitat creation or enhancement. This is measured using a government-approved metric, assessing habitat type, size, and condition before and after development.

For rural planning, farmers, landowners and developers must integrate biodiversity improvements, such as habitat protection or new planting to deliver at least 10% net gain in biodiversity, either on-site, off-site, or through biodiversity credits. Exemptions apply to householder applications, permitted development and minor impacts (under 25m2 of habitat or 5m of linear habitat).

Local Authorities require BNG compliance, with a minimum 30-year commitment, added to planning consents. Failure to provide necessary details with your proposal may result in delays or refusals.

While BNG adds another layer to rural planning, it aligns with wider sustainability goals and helps preserve the natural environment for future generations. Meeting this 10% biodiversity increase can be complex but our Agricultural and Rural Planning Team have an in-depth knowledge of BNG and its growing impact on rural planning. We understand the latest regulations and can guide you through the planning process to ensure compliance. By working closely with Local Authorities, Environmental Consultants and Ecologists, we can help you navigate BNG effectively and avoid delays within the planning process.

Looking for expert guidance on BNG in your planning application? Contact Luscombe Maye's Planning Team today on 01803 869911.

Scan for more information

Are you planning ahead for your Farms future?

Recent changes announced in the October 2024 budget signal significant shifts in inheritance tax (IHT) and capital gains tax (CGT) rules. The freezing of tax thresholds and potential increases in taxation rates mean many families and businesses could face higher liabilities. Additionally, tightened rules around gifting, trusts, and reliefs will be in force, including a £1m cap on inheritance tax relief for combined agricultural property and business property.

A Red Book valuation, conducted by one of our team of qualified RICS (Royal Institution of Chartered Surveyors) professionals, adheres to the stringent standards set by the RICS Valuation – Global Standards, commonly referred to as the "Red Book." These valuations ensure that property, land and business assets are assessed in full compliance with current regulations.

Red Book valuations are particularly important for accurate estate planning. With HMRC likely to scrutinise valuations more closely due to the updated rules, a professionally prepared valuation mitigates the risk of disputes and ensures your assets are correctly assessed. It can also assist in providing further understanding of tax reliefs and strategies to manage your estate effectively.

For individuals and families navigating inheritance and capital taxation, a Red Book valuation is not just a formal request; it is a safeguard.

If you would like to discuss Red Book Valuations in more detail, please do not hesitate to contact our Rural Professional Team on 01364 646 177.