

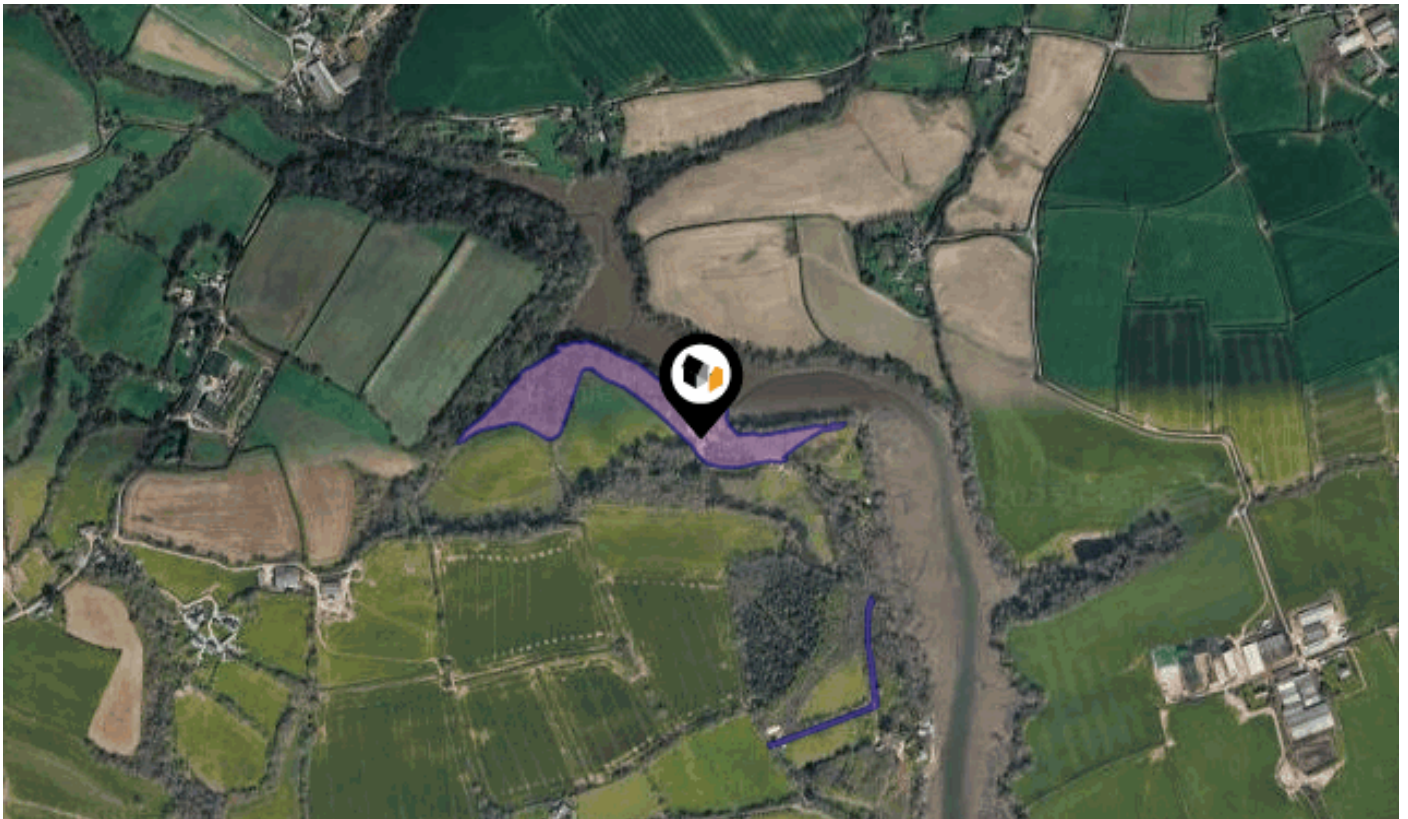


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 30th May 2025



WATERSIDE HOUSE, MODITONHAM, SALTASH, PL12 6NN

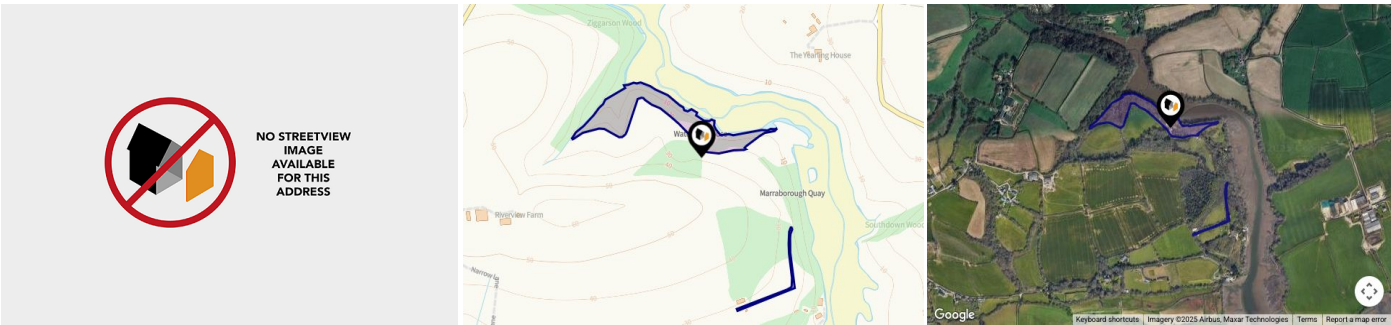
6 Mannamead Road Plymouth Devon PL4 7AA

01752 256000

property@langtownandcountry.com

www.langtownandcountry.com

Property Overview



Property

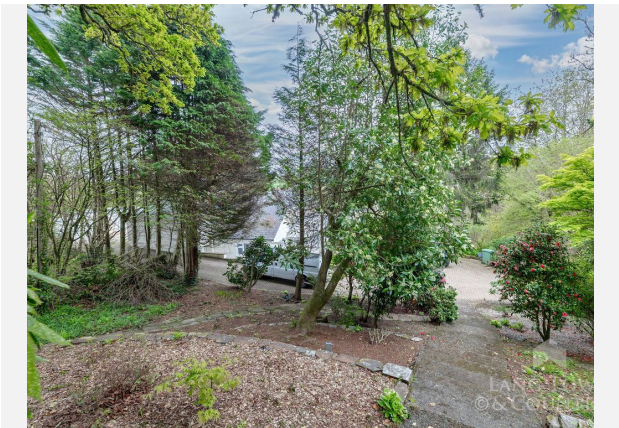
Type:	Detached	Last Sold Date:	24/07/2000
Bedrooms:	6	Last Sold Price:	£315,000
Floor Area:	2,572 ft ² / 239 m ²	Last Sold £/ft ² :	£122
Plot Area:	6.81 acres	Tenure:	Freehold
Council Tax :	Band F		
Annual Estimate:	£3,553		
Title Number:	CL174774		
UPRN:	10003072400		

Local Area

Local Authority:	Cornwall	Estimated Broadband Speeds	
Conservation Area:	No	(Standard - Superfast - Ultrafast)	
Flood Risk:		11	-
• Rivers & Seas	Very low	mb/s	mb/s
• Surface Water	Very low		

Mobile Coverage:	Satellite/Fibre TV Availability:		
(based on calls indoors)			

Gallery Photos



Gallery Photos



Gallery
Photos



Gallery
Photos



Gallery Photos



Property

EPC - Certificate

Waterside House, Moditonham, SALTASH, PL12 6NN		Energy rating	
		C	
Valid until 12.05.2035		Certificate number 4035-5225-1500-0577-0296	
Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B		
69-80	C	73 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

Additional EPC Data

Property Type:	Detached house
Walls:	Granite or whinstone, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very good
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, oil
Main Heating Energy:	Average
Main Heating Controls:	Programmer, TRVs and bypass
Main Heating Controls Energy:	Average
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	Room heaters, wood logs
Total Floor Area:	239 m ²

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

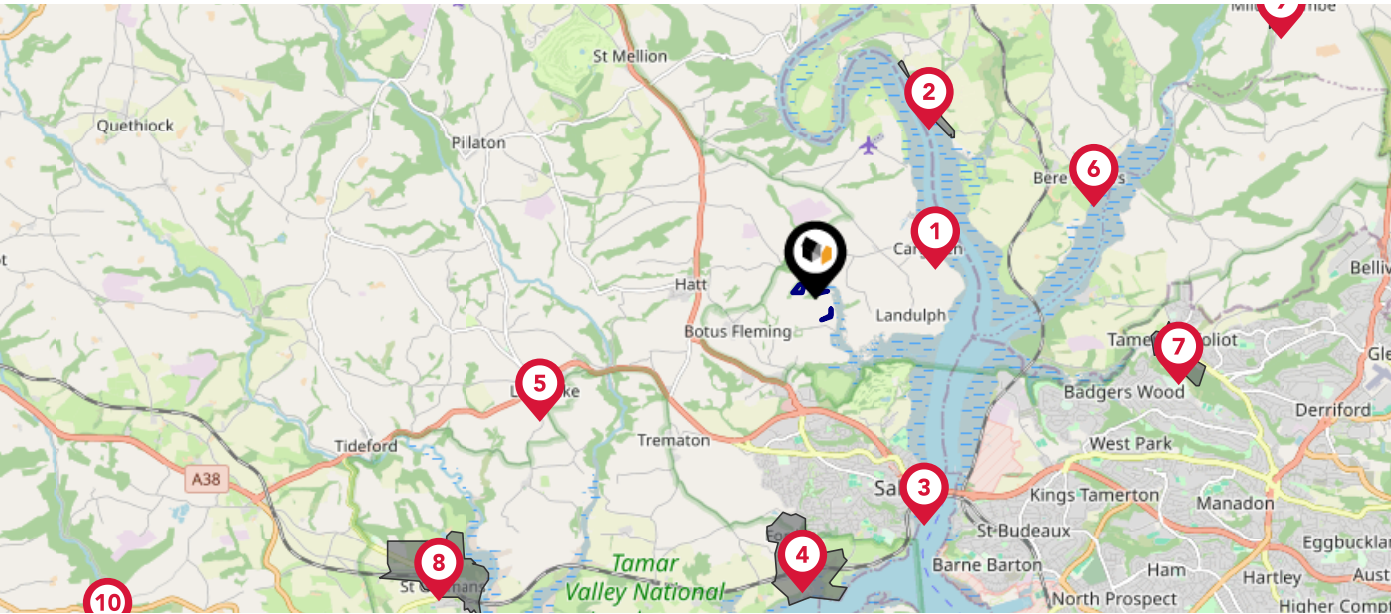
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

Maps

Conservation Areas

This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.

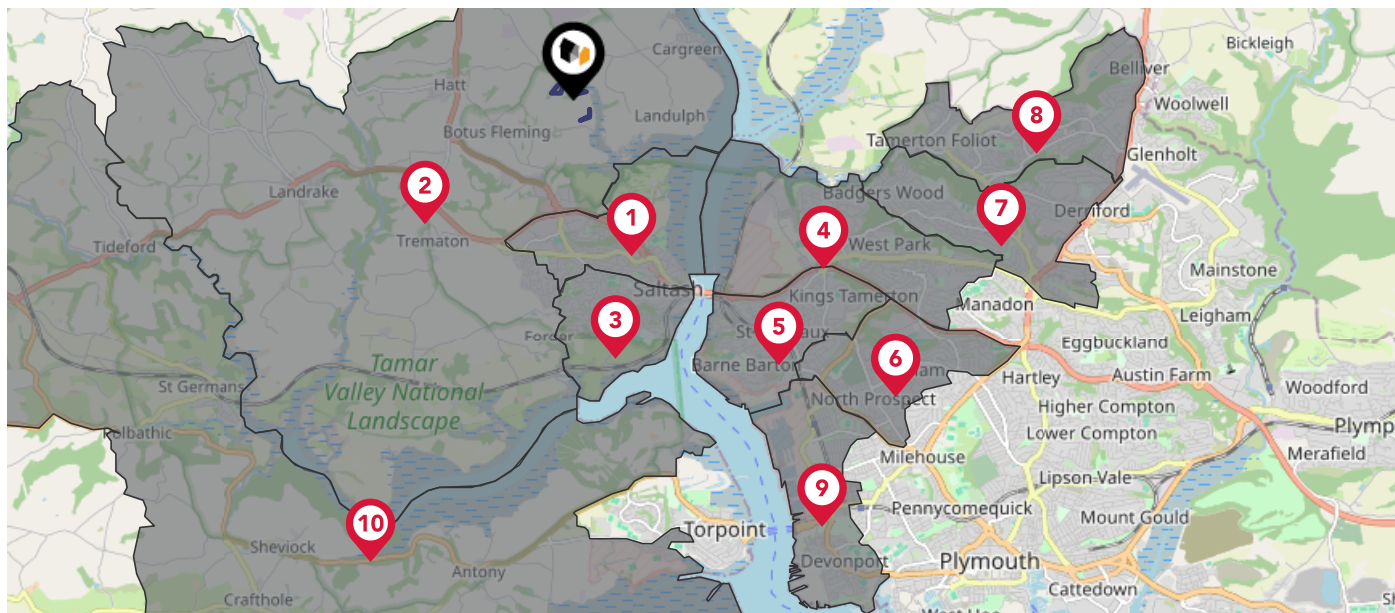


Nearby Conservation Areas	
1	Cargreen
2	Weir Quay
3	Lower Fore Street, Saltash
4	Forder and Antony Passage
5	Landrake
6	Bere Ferrers
7	Tamerton Foliot
8	St Germans
9	Milton Combe
10	Hessenford

Maps

Council Wards

The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

1

Saltash Tamar ED

2

Saltash Trematon & Landrake ED

3

Saltash Essa ED

4

Honicknowle Ward

5

St. Budeaux Ward

6

Ham Ward

7

Budshead Ward

8

Southway Ward

9

Devonport Ward

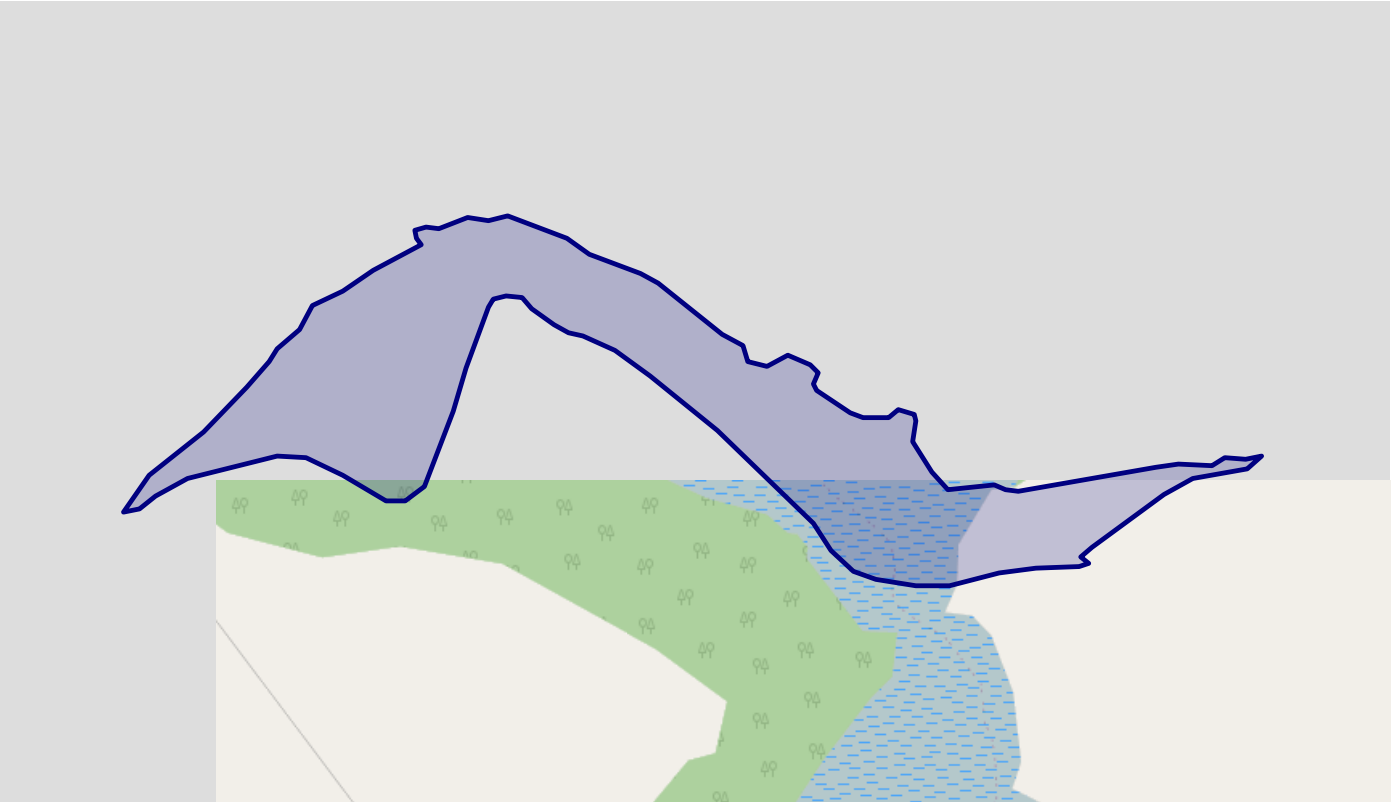
10

Rame Peninsula & St. Germans ED

Maps

Rail Noise

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...



Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

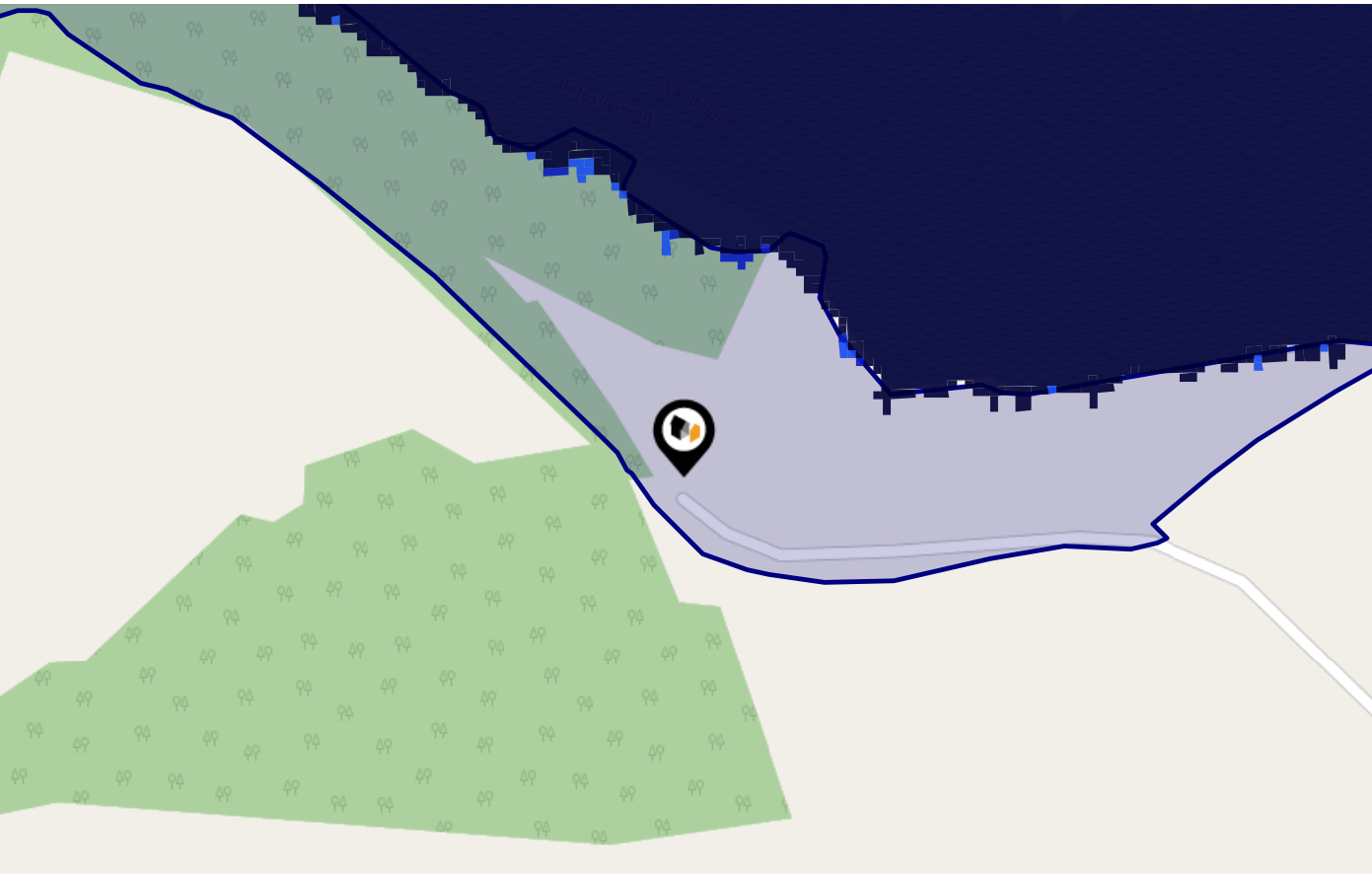
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

5		75.0+ dB	<div></div>
4		70.0-74.9 dB	<div></div>
3		65.0-69.9 dB	<div></div>
2		60.0-64.9 dB	<div></div>
1		55.0-59.9 dB	<div></div>

Flood Risk





Rivers & Seas - Flood Risk

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

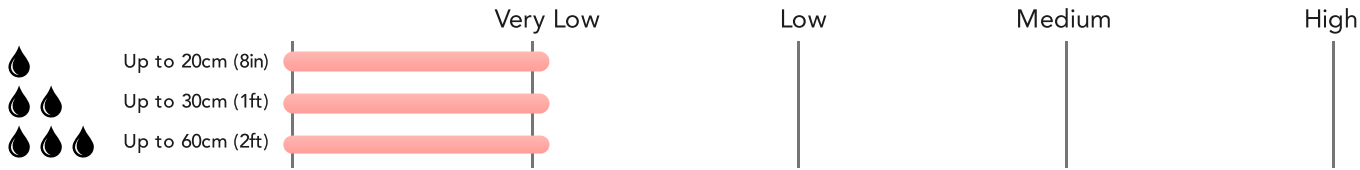


Risk Rating: **Very low**

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

-  **High Risk** - an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.
-  **Medium Risk** - an area which has a chance of flooding of greater than **1 in 100 (1.0%)** in any one year.
-  **Low Risk** - an area which has a chance of flooding of greater than **1 in 1000 (0.25%)** in any one year.
-  **Very Low Risk** - an area in which the risk is below **1 in 1000 (0.25%)** in any one year.

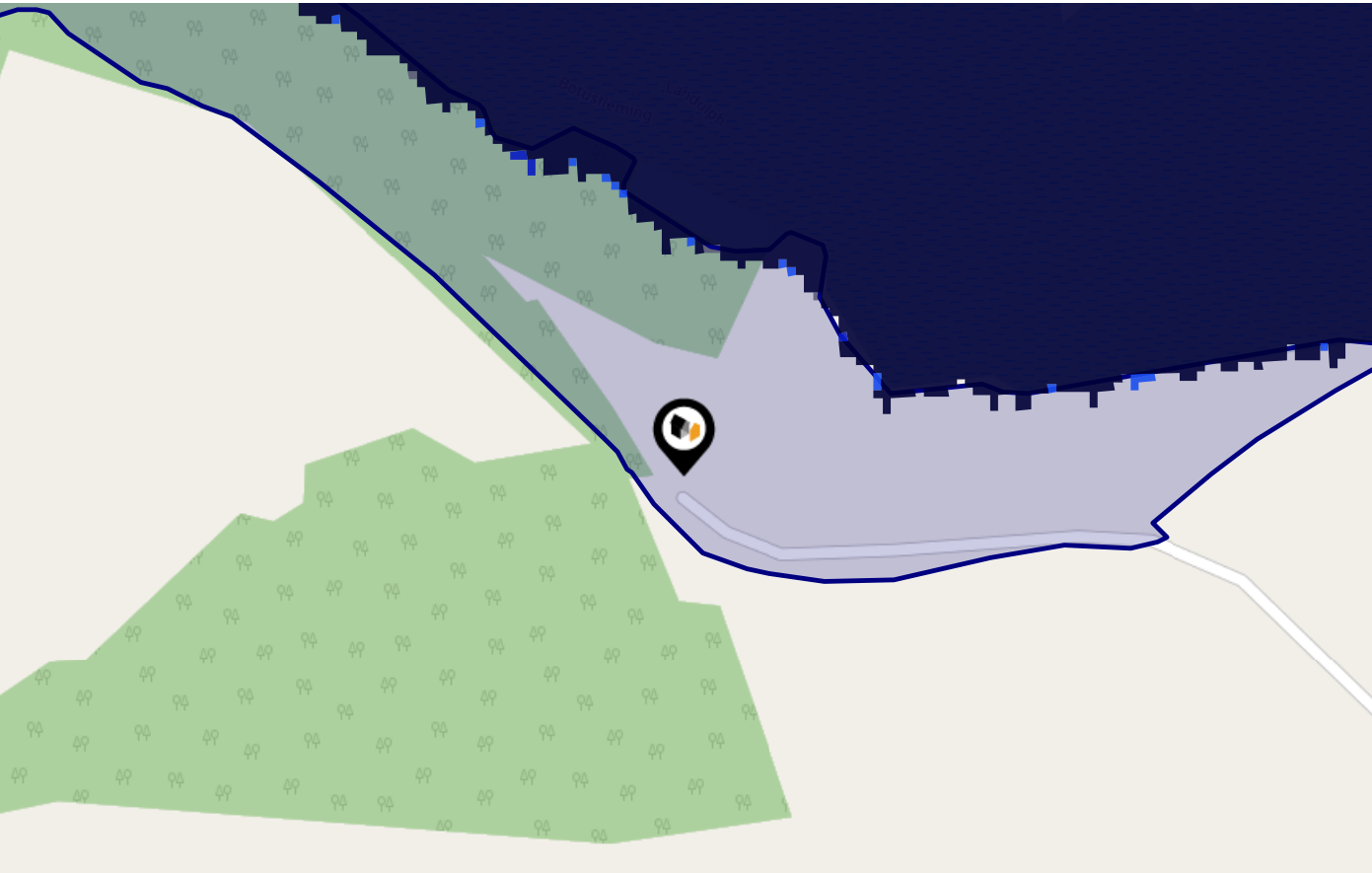
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Climate Change

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

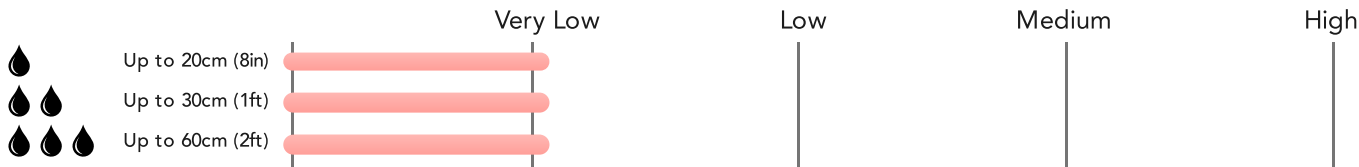


Risk Rating: **Very low**

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

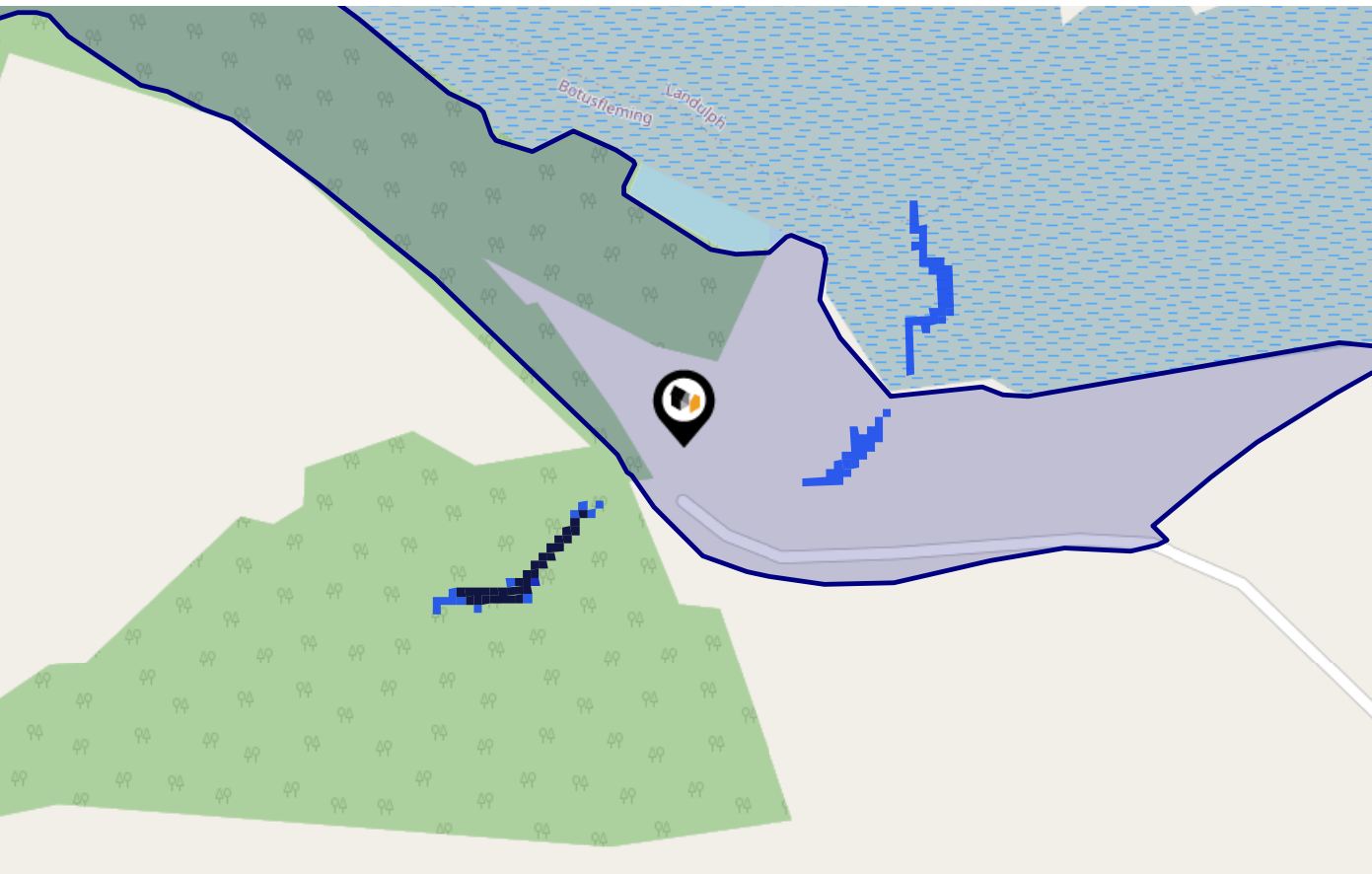
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Flood Risk

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

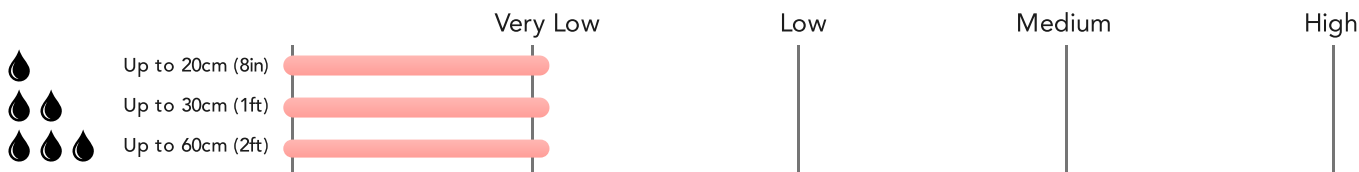


Risk Rating: **Very low**

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

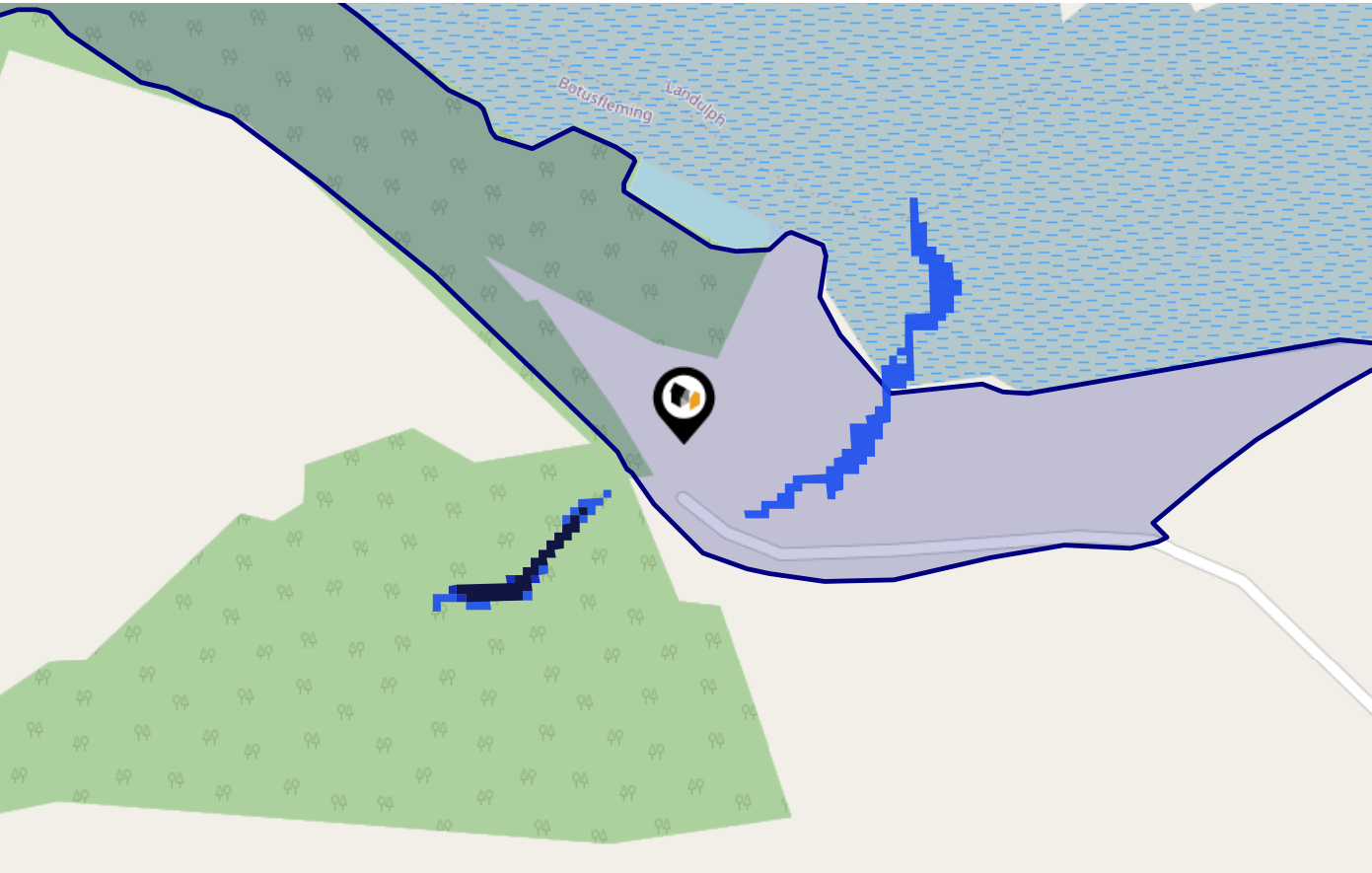
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Climate Change

This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

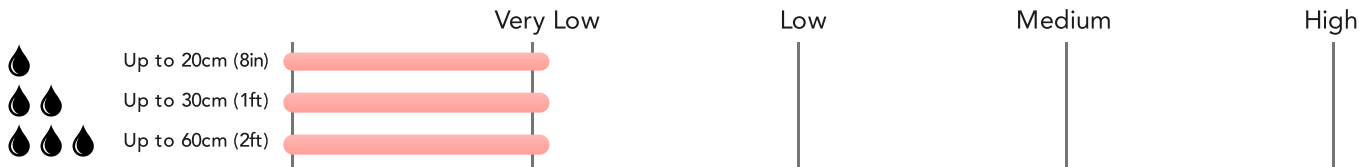


Risk Rating: **Very low**

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:



Maps

Green Belt

This map displays nearby areas that have been designated as Green Belt...



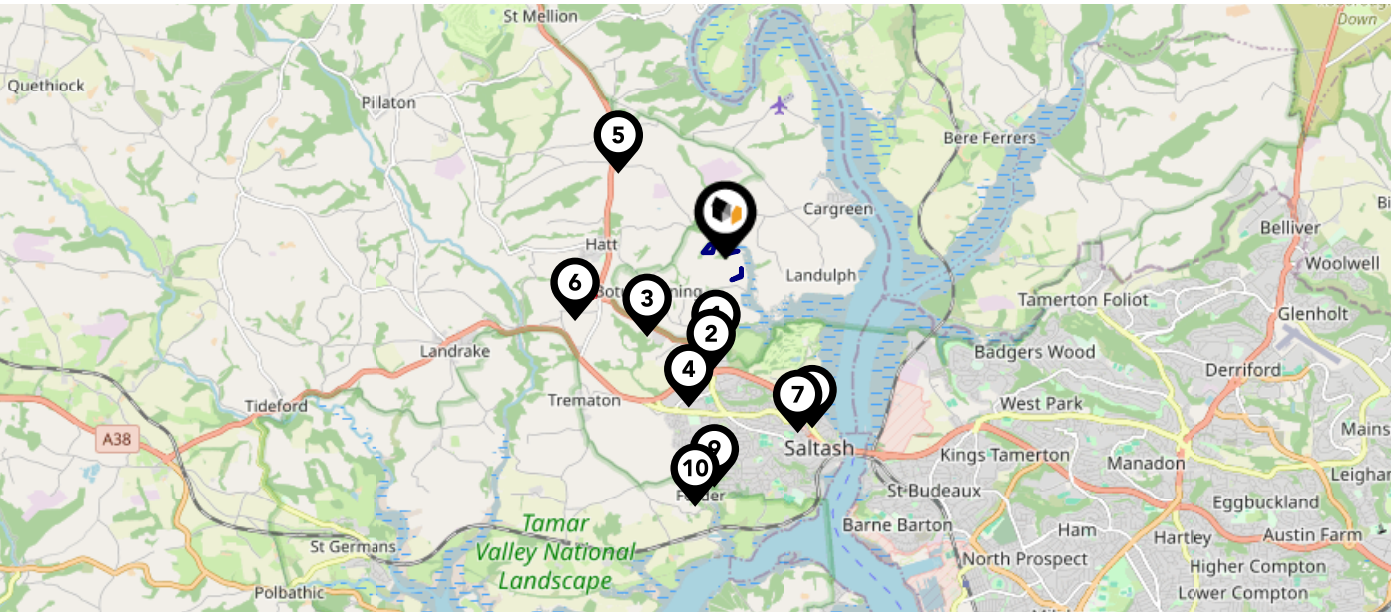
Nearby Green Belt Land











No data available.

Maps

Landfill Sites

This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.

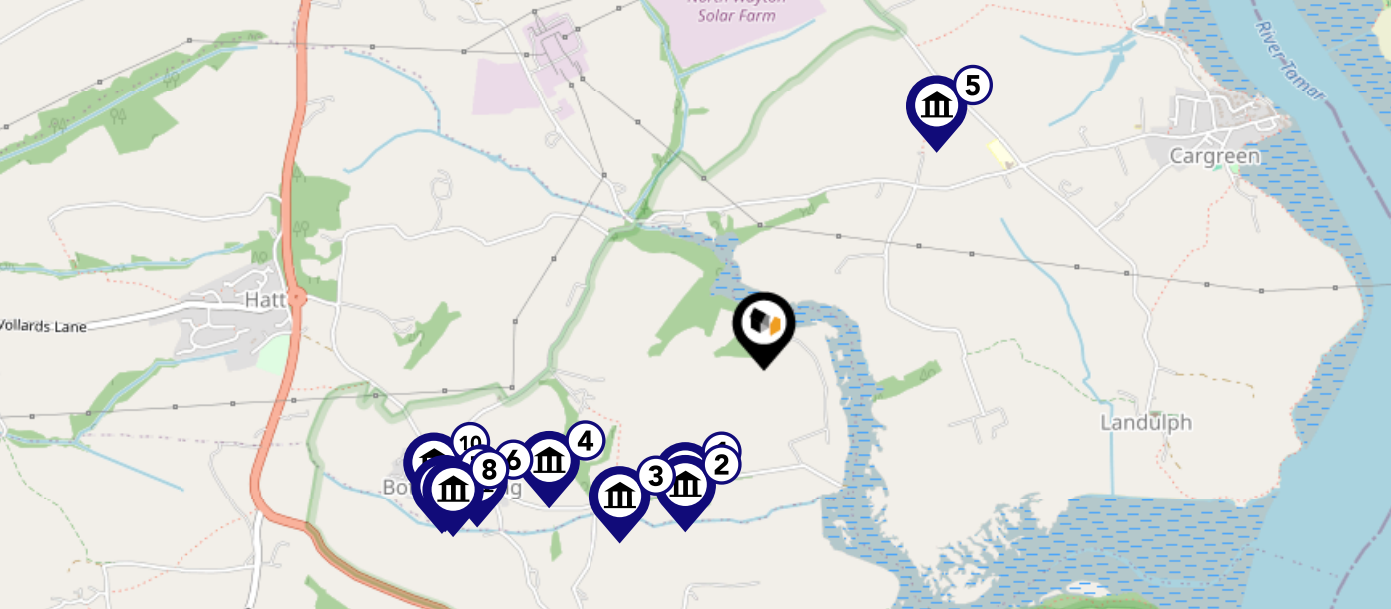











Nearby Landfill Sites		
1	The Bungalow-The Bungalow, Carkeel, Saltash	Historic Landfill 
2	EA/EPR/FB3403XR/T001	Active Landfill 
3	Sunnybrook-Carkeel, Liskeard	Historic Landfill 
4	Tamar View Industrial Estate-Latchbrook, Saltash, Cornwall	Historic Landfill 
5	Paynters Cross Landfill-Paynters Cross, Saltash, Cornwall	Historic Landfill 
6	EA/EPR/TP3433UZ/A001	Active Landfill 
7	Saltmill Marsh-Saltmill Marsh, Saltash	Historic Landfill 
8	Salt Mill Tip-Saltash, Cornwall	Historic Landfill 
9	Fairmean Road Tip-Saltash, Cornwall	Historic Landfill 
10	Burraton Coombe-Burraton Coombe, Saltash	Historic Landfill 

Maps

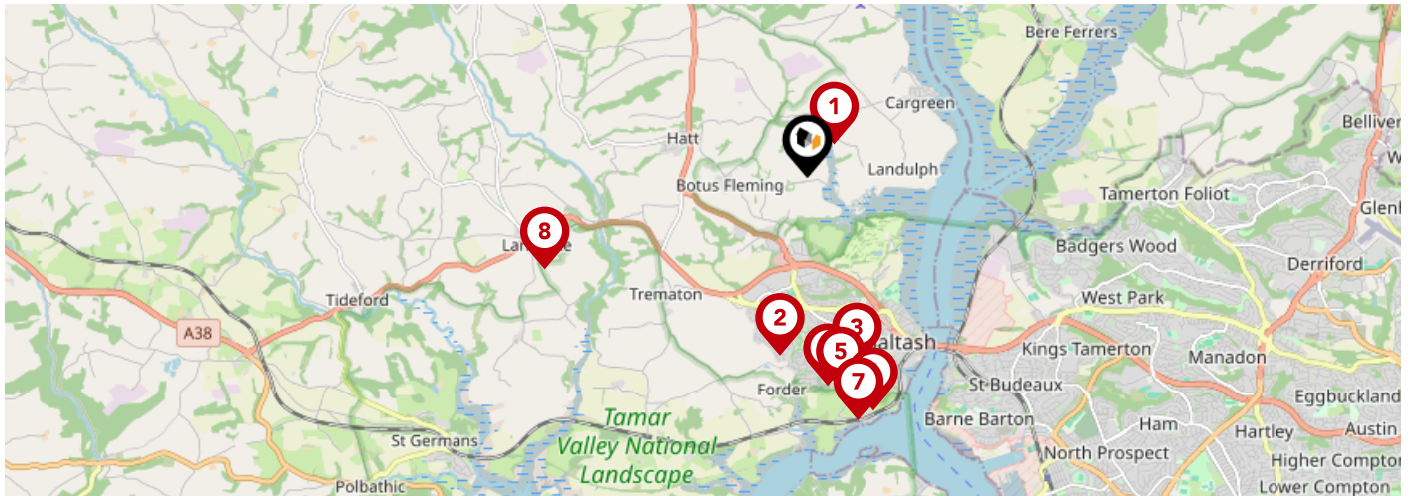
Listed Buildings

This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



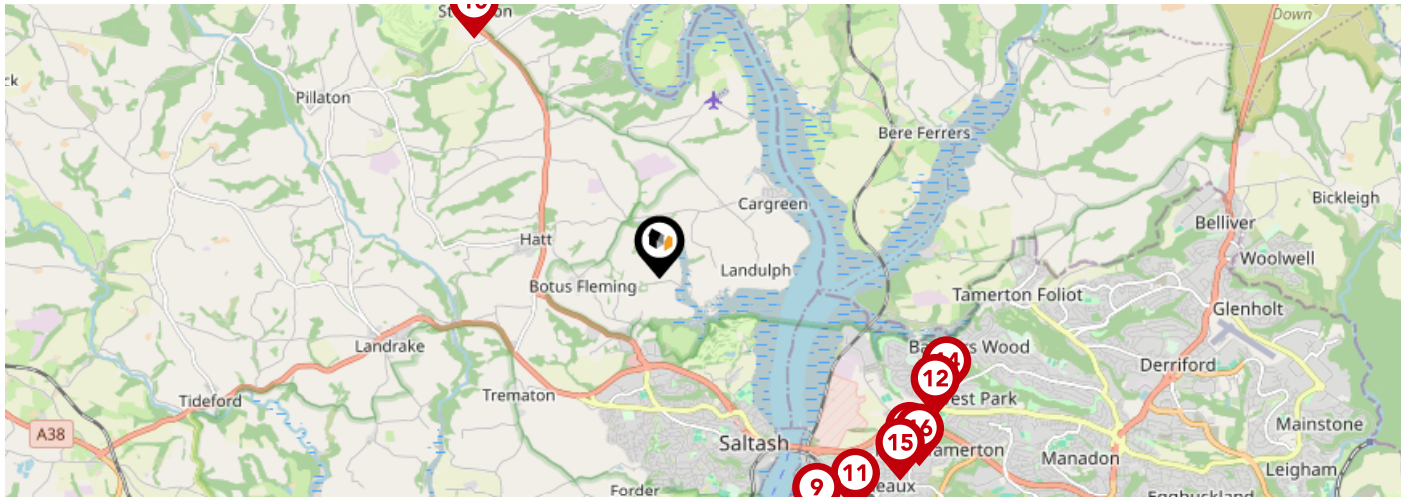
Listed Buildings in the local district		Grade	Distance
	1140245 - Dovecot About 40 Metres West Of Moditonham Park	Grade II	0.4 miles
	1140248 - Moditonham House	Grade II	0.4 miles
	1329309 - Moditonham Lodges And Piers	Grade II	0.5 miles
	1329308 - Martyn Monument At Sx 407613	Grade II	0.6 miles
	1329352 - Grove Farmhouse	Grade II	0.7 miles
	1137879 - The Bidwell	Grade II	0.7 miles
	1329311 - Gate Piers And Coffin Rest At The West Entrance To The Churchyard Of Church Of St Mary	Grade II	0.8 miles
	1140250 - Brown Monument In The Churchyard Against The South Wall Of The Nave Of Church Of St Mary	Grade II	0.8 miles
	1137874 - Jeffery Monument In The Churchyard About 13 Metres North West Of Tower Of Church Of St Mary	Grade II	0.8 miles
	1329310 - Village Pound	Grade II	0.8 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Landulph School Ofsted Rating: Good Pupils: 71 Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Burraton Community Primary School Ofsted Rating: Good Pupils: 376 Distance:1.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Brunel Primary & Nursery Academy Ofsted Rating: Good Pupils: 243 Distance:1.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Fountain Head House School Ofsted Rating: Not Rated Pupils: 48 Distance:1.98	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Stephens (Saltash) Community Primary School Ofsted Rating: Good Pupils: 380 Distance:2.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Bishop Cornish CofE VA Primary School Ofsted Rating: Good Pupils: 187 Distance:2.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Saltash Community School Ofsted Rating: Requires improvement Pupils: 1202 Distance:2.34	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Sir Robert Geffery's Voluntary Aided Church of England Primary School Ofsted Rating: Good Pupils: 211 Distance:2.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

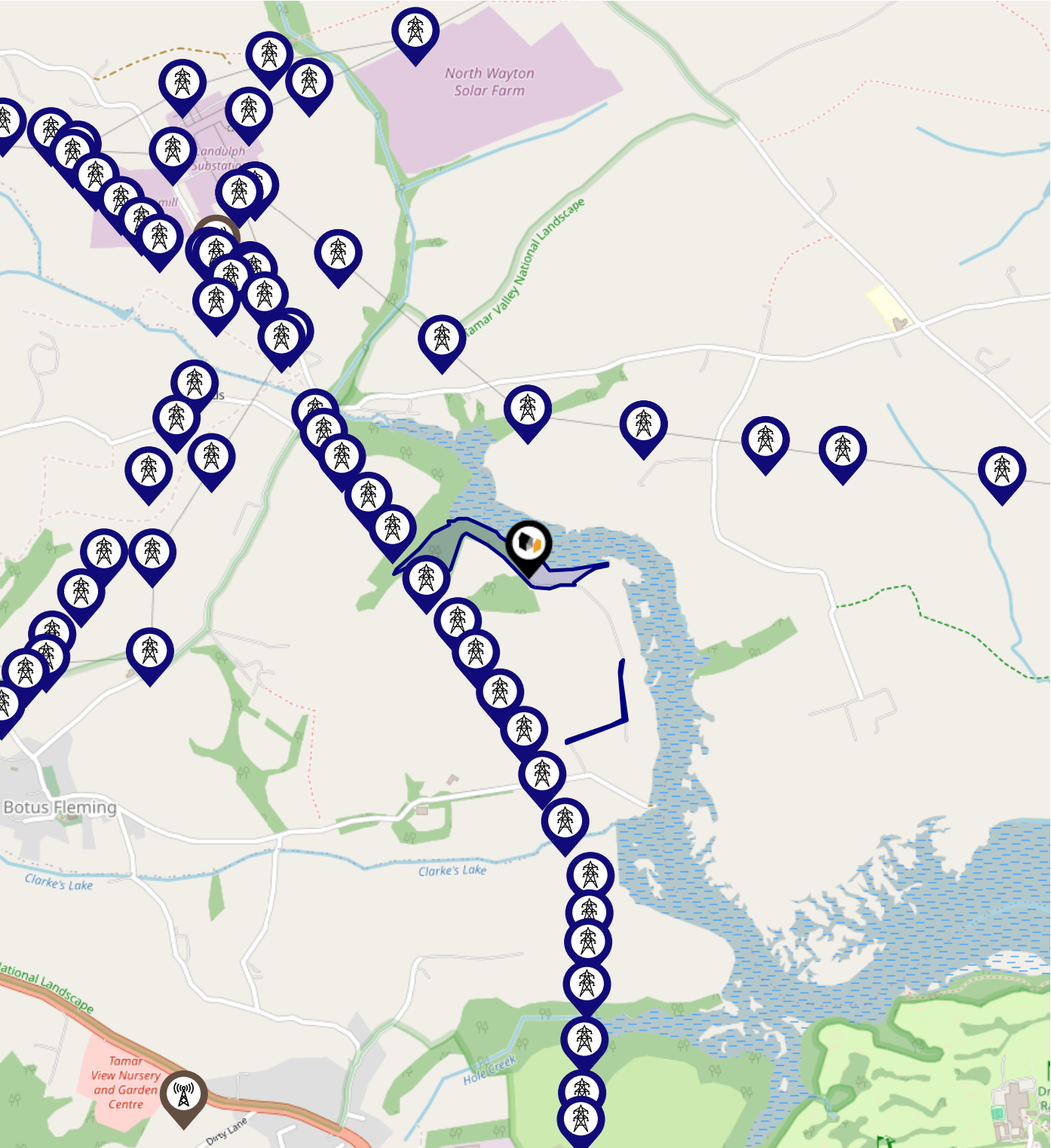
Area Schools



		Nursery	Primary	Secondary	College	Private
9	Oneschool Global Uk Plymouth Campus Ofsted Rating: Not Rated Pupils: 75 Distance:2.77	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	St Mellion Church of England Primary School Ofsted Rating: Good Pupils: 41 Distance:2.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	St Paul's Roman Catholic Primary School Ofsted Rating: Good Pupils: 158 Distance:2.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Ernesettle Community School Ofsted Rating: Outstanding Pupils: 557 Distance:2.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Plaistow Hill Primary and Nursery School Ofsted Rating: Good Pupils: 130 Distance:2.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Mill Ford School Ofsted Rating: Good Pupils: 121 Distance:2.93	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Mount Tamar School Ofsted Rating: Not Rated Pupils: 106 Distance:2.97	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	St Budeaux CoE Primary Academy Ofsted Rating: Good Pupils: 106 Distance:3.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

Masts & Pylons



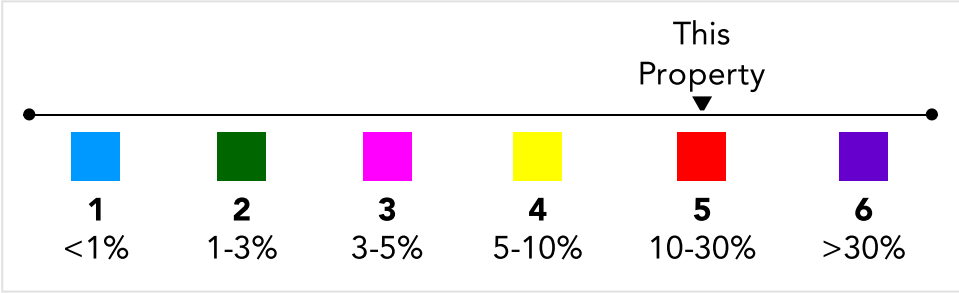
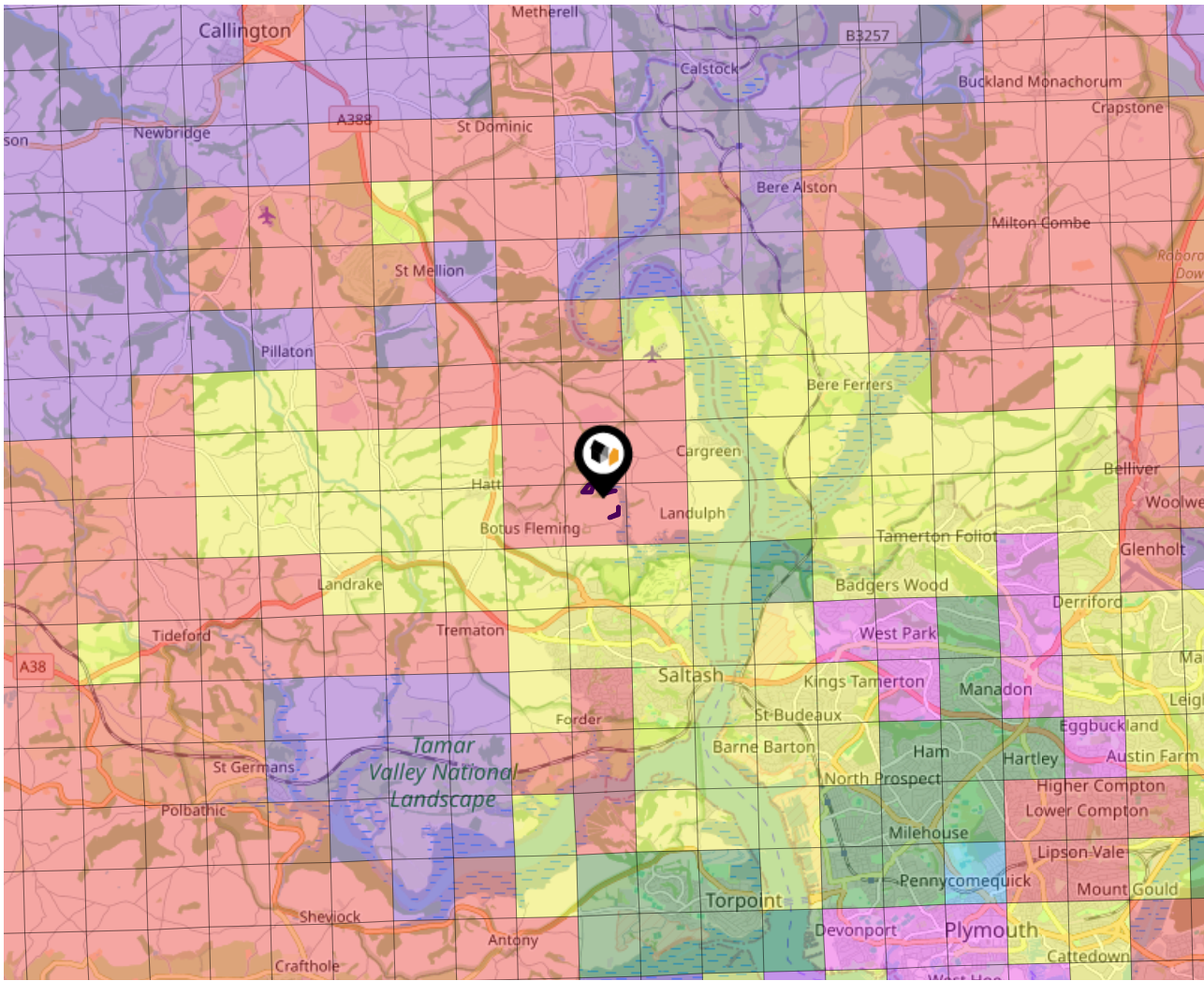
- Key:**
-  Power Pylons
 -  Communication Masts

Environment

Radon Gas

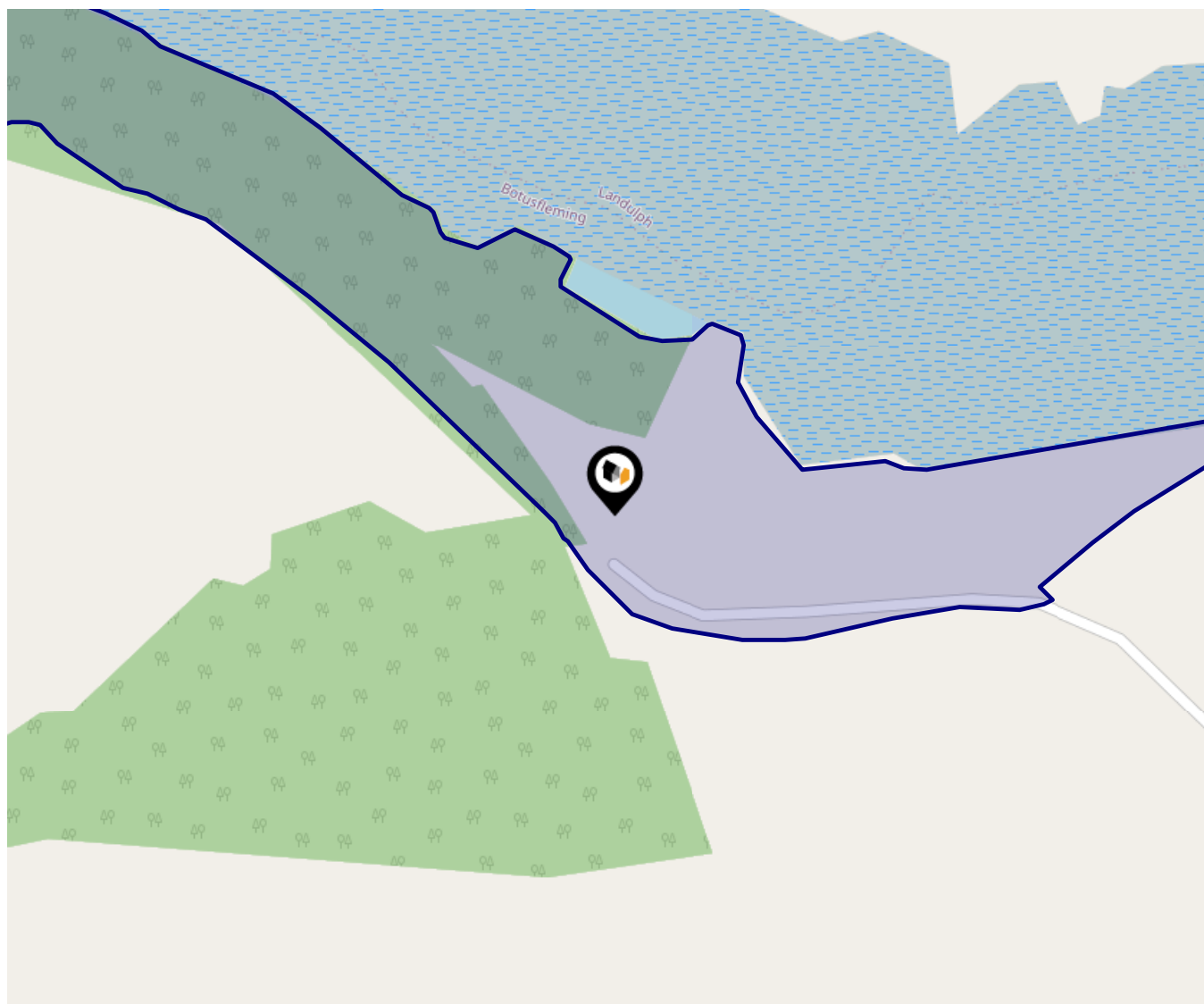
What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m3).



Local Area

Road Noise



This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

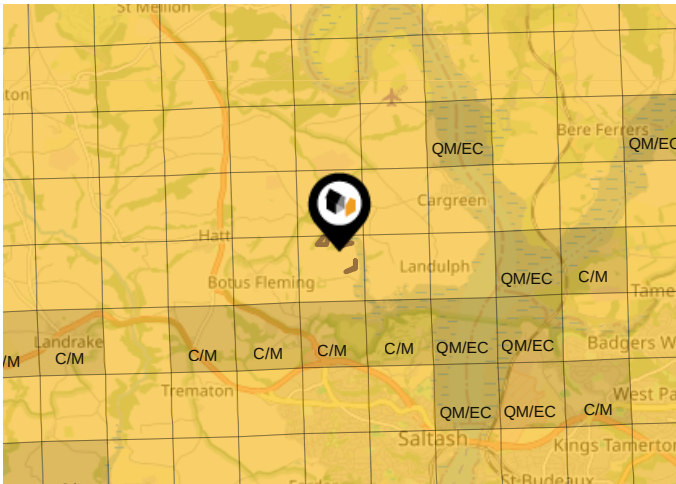
- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Environment

Soils & Clay

Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	NONE	Soil Texture:	LOAM TO SILTY LOAM
Parent Material Grain:	ARGILLACEOUS	Soil Depth:	INTERMEDIATE-SHALLOW
Soil Group:	MEDIUM TO HEAVY		

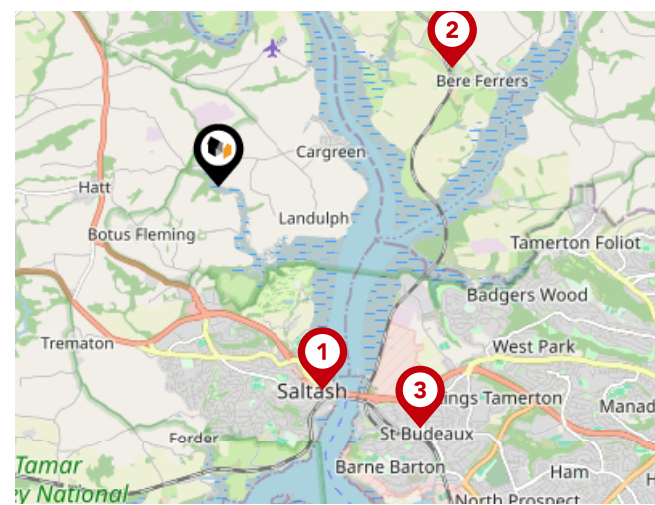


Primary Classifications (Most Common Clay Types)

C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess

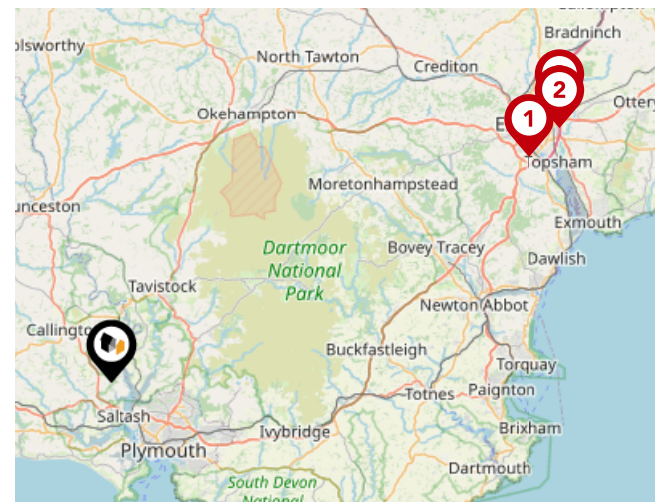
Area

Transport (National)



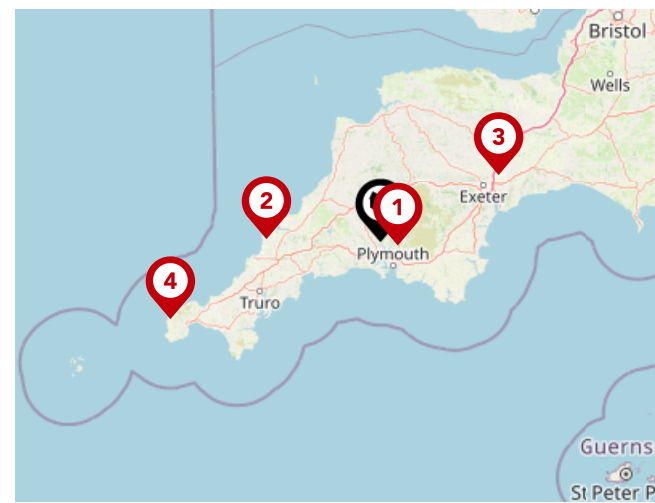
National Rail Stations

Pin	Name	Distance
1	Saltash Rail Station	2.17 miles
2	Bere Ferrers Rail Station	2.47 miles
3	St Budeaux Victoria Road Rail Station	2.98 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	35.74 miles
2	M5 J30	38.79 miles
3	M5 J29	39.42 miles

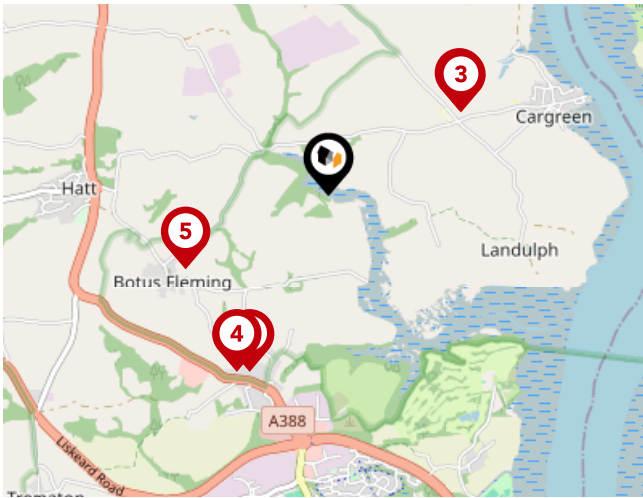


Airports/Helipads

Pin	Name	Distance
1	Glenholt	5.42 miles
2	St Mawgan	34.1 miles
3	Exeter Airport	41.22 miles
4	Joppa	67.55 miles

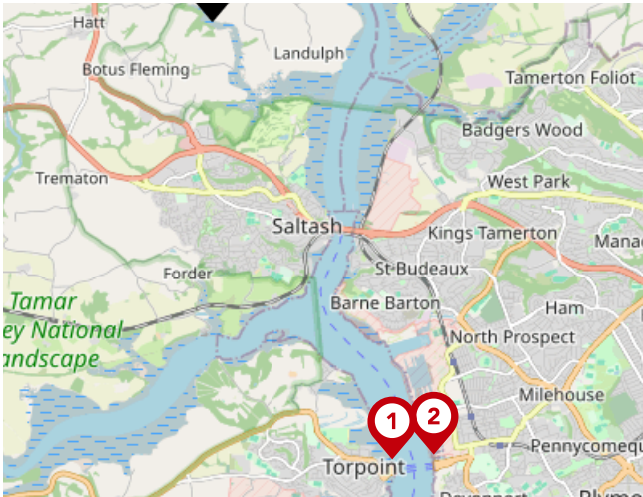
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Trelanka	0.91 miles
2	Landulph Primary School	0.73 miles
3	Hazel Bank	0.74 miles
4	Trelanka	0.94 miles
5	Rising Sun	0.76 miles



Ferry Terminals

Pin	Name	Distance
1	Torpoint Ferry Terminal	4.47 miles
2	Devonport Ferry Terminal	4.59 miles
3	Cawsand Beach Ferry Landing Pier	5.27 miles

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.

6 Mannamead Road Plymouth Devon PL4
7AA
01752 256000
property@langtownandcountry.com
www.langtownandcountry.com

