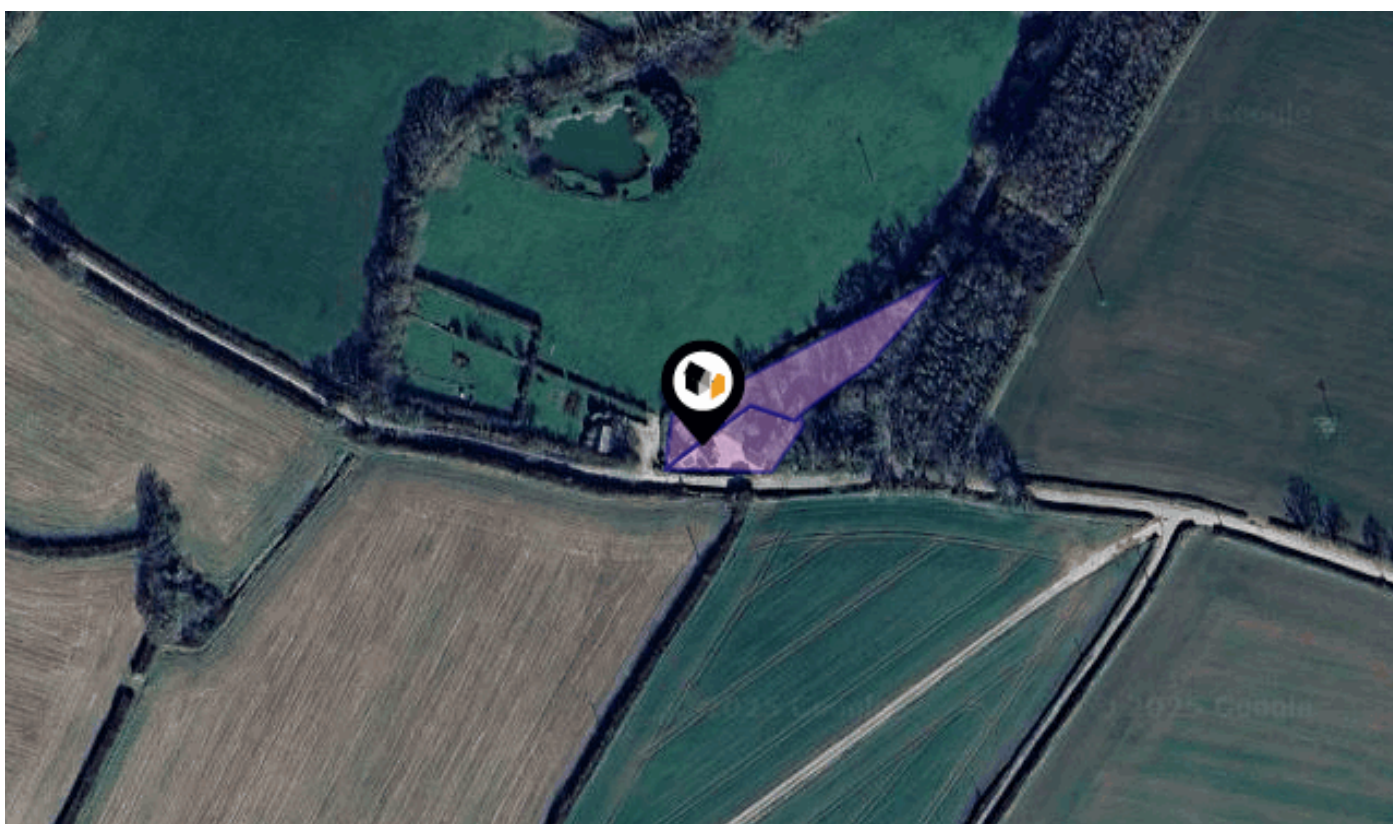# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 13th June 2025

TRERULEFOOT, SALTASH, PL12

Lang Town & Country

6 The Broadway Plymstock Plymouth PL9 7AU

01752 456000

Natalie@langtownandcountry.com

www.langtownandcountry.com

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Property

Type:	Detached	**Tenure:**	Freehold
Bedrooms:	5		
Floor Area:	2,098 ft^2 / 195 m^2		
Plot Area:	0.51 acres		
Year Built :	Before 1900		
Council Tax :	Band E		
Annual Estimate:	£3,007		
Title Number:	CL31766		

Local Area

Local Authority:	Cornwall
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

11 mb/s   **-** mb/s

Mobile Coverage:
(based on calls indoors)

O₂   EE   3   Vodafone

Satellite/Fibre TV Availability:

✔ BT   ✔ sky   ✗ Virgin media

Planning records for: *Trerulefoot, Saltash, PL12*

Reference - PA21/10343
Decision: Decided
Date: 05th November 2021
Description: Conversion of existing barn to create one bed holiday let within the domestic curtilage of an existing dwelling

Trerulefoot, PL12

Energy rating

D

Valid until 19.04.2025

Score	Energy rating	Current	Potential
92+	A		95 | A
81-91	B		
69-80	C		
55-68	D	62 | D	
39-54	E		
21-38	F		
1-20	G		

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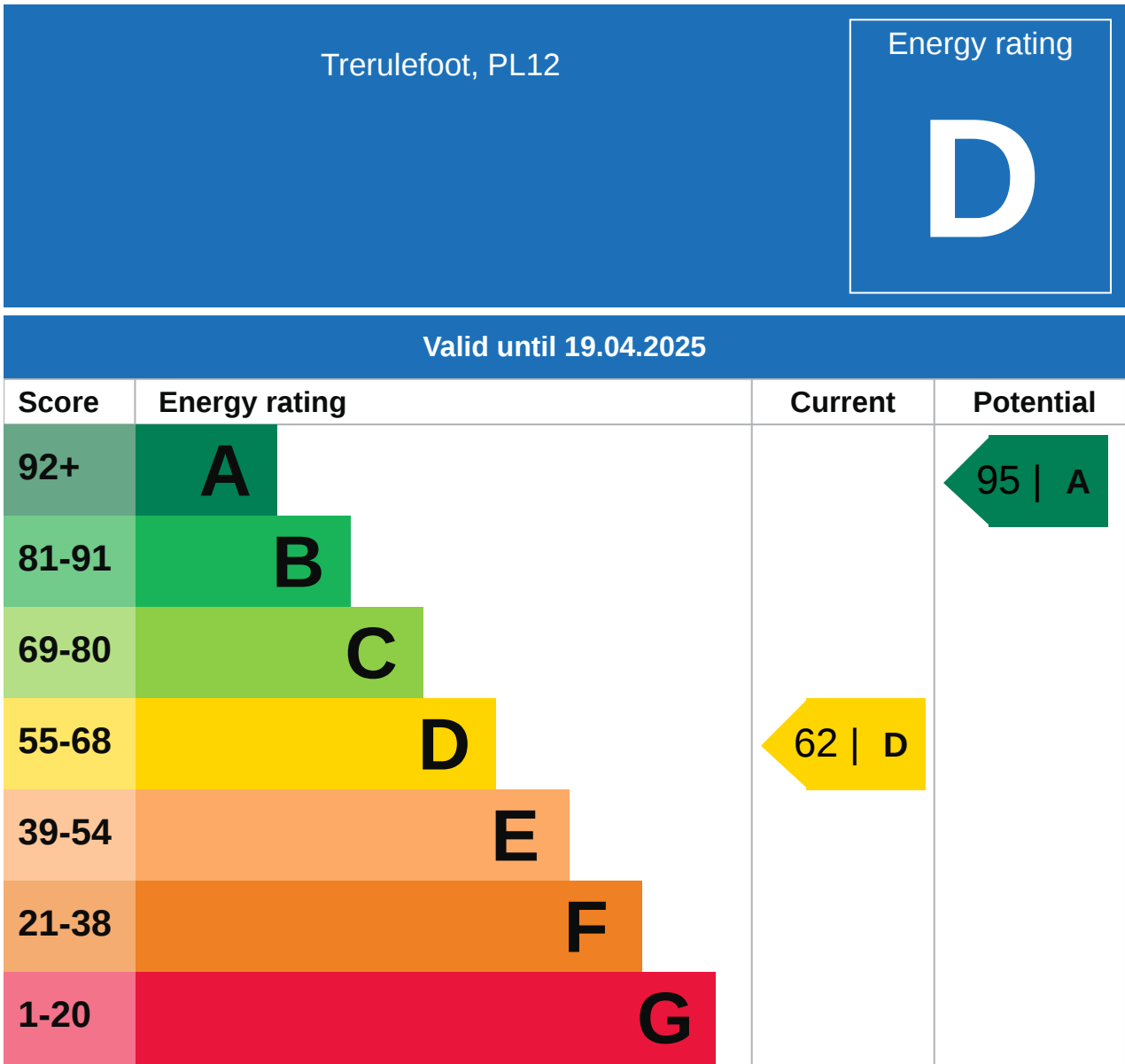
Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	FiT application
Energy Tariff:	Single
Main Fuel:	Oil (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	Granite or whinstone, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 270 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, oil
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 60% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	195 m^2

This map displays nearby coal mine entrances and their classifications.

Leaflet | Contains British Geological Survey materials © UKRI 2025
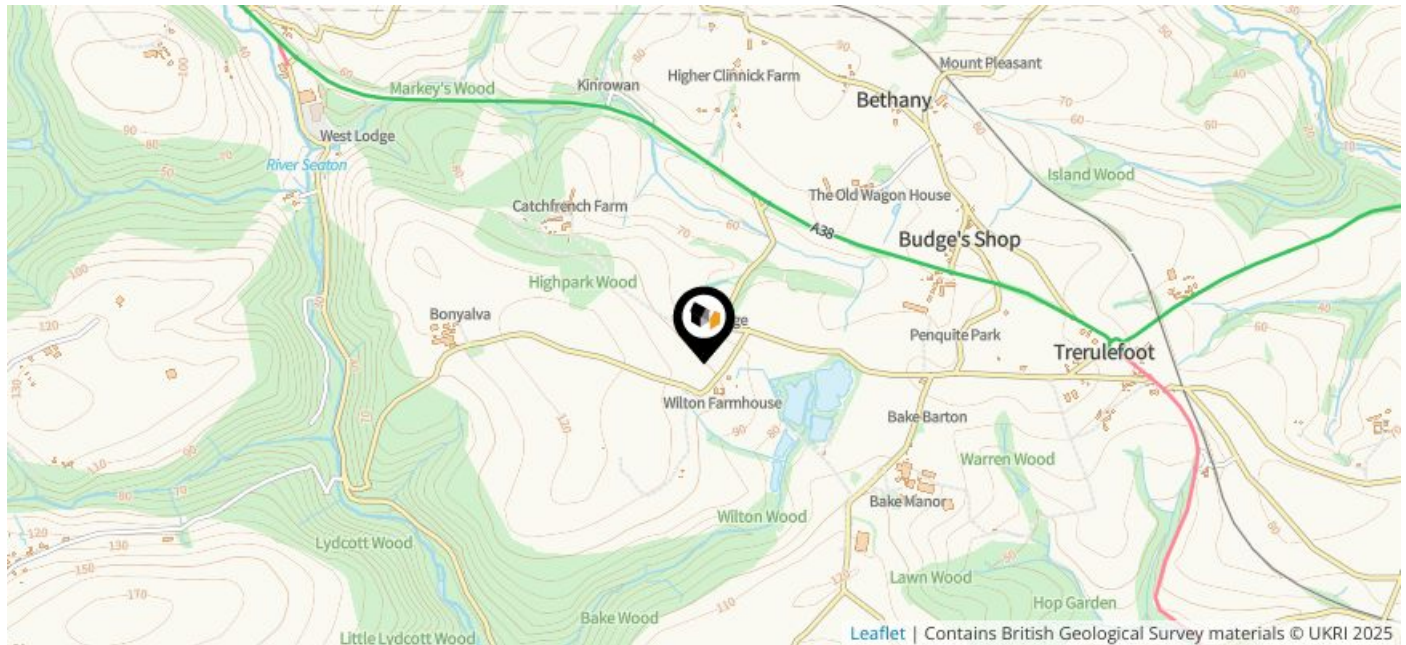
Mine Entry

✕ 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.

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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.
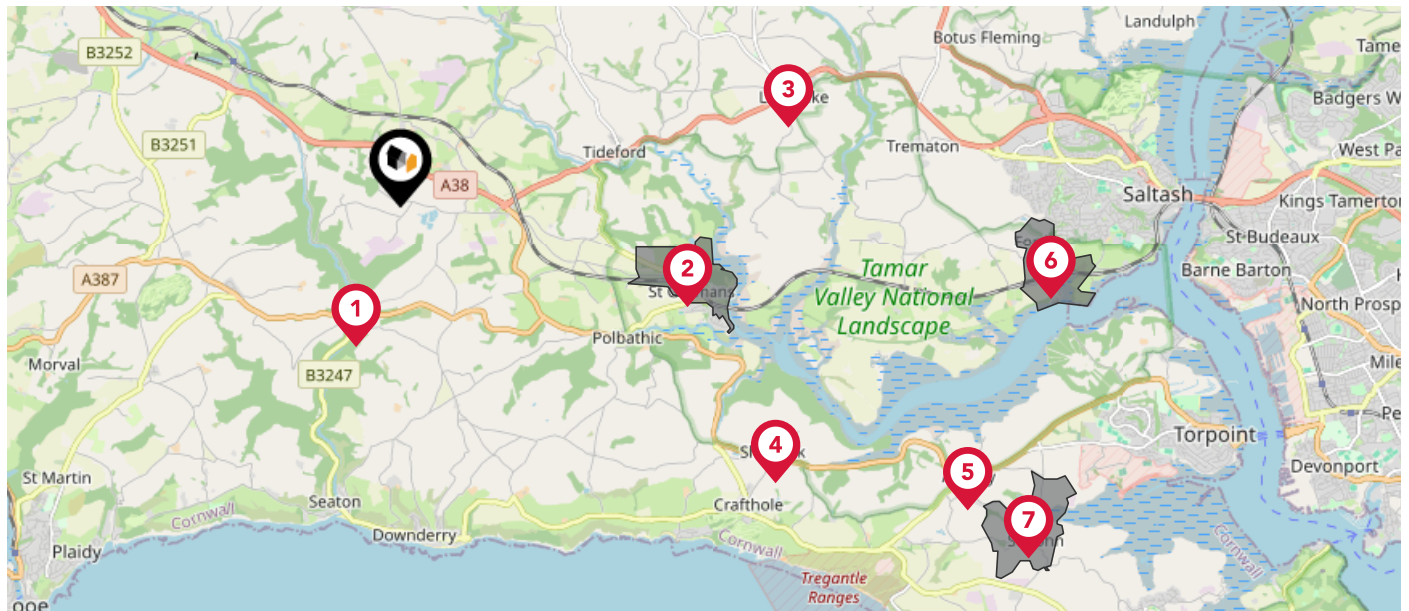
Nearby Conservation Areas

|	
1	Hessenford
2	St Germans
3	Landrake
4	Sheviock
5	Antony
6	Forder and Antony Passage
7	St John

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
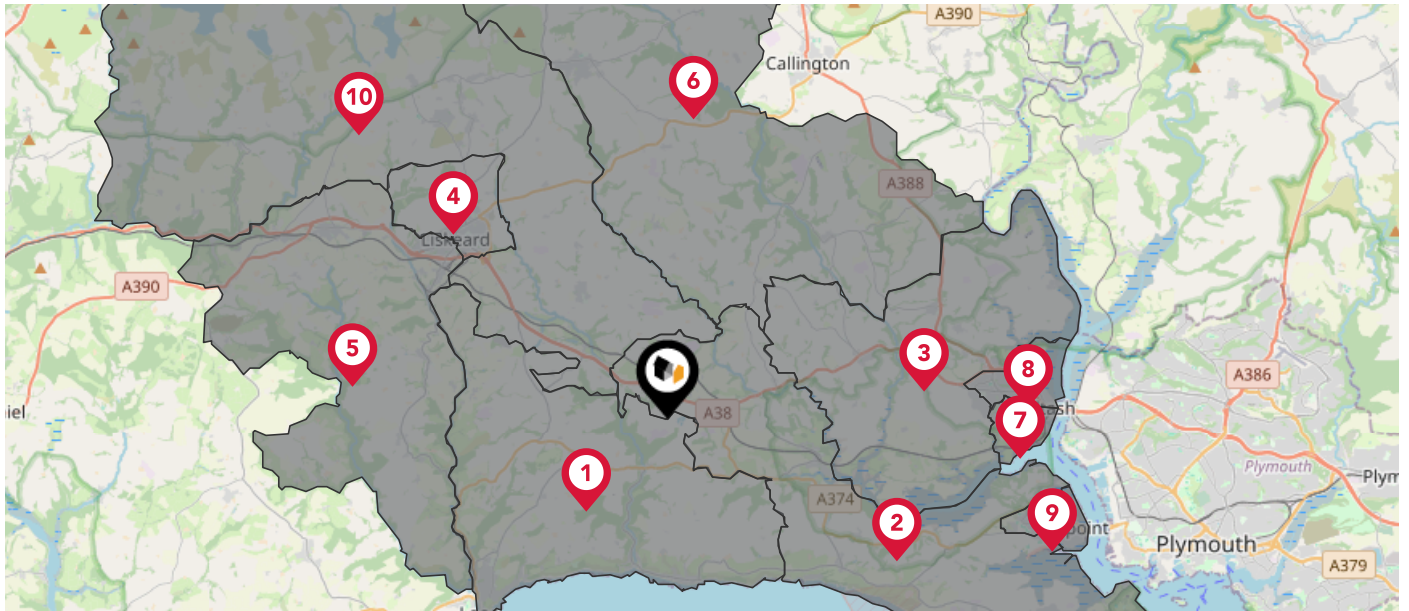
Nearby Council Wards

1	Looe East & Deviock ED
2	Rame Peninsula & St. Germans ED
3	Saltash Trematon & Landrake ED
4	Liskeard Central ED
5	Liskeard South & Dobwalls ED
6	Lynher ED
7	Saltash Essa ED
8	Saltash Tamar ED
9	Torpoint ED
10	St. Cleer & Menheniot ED

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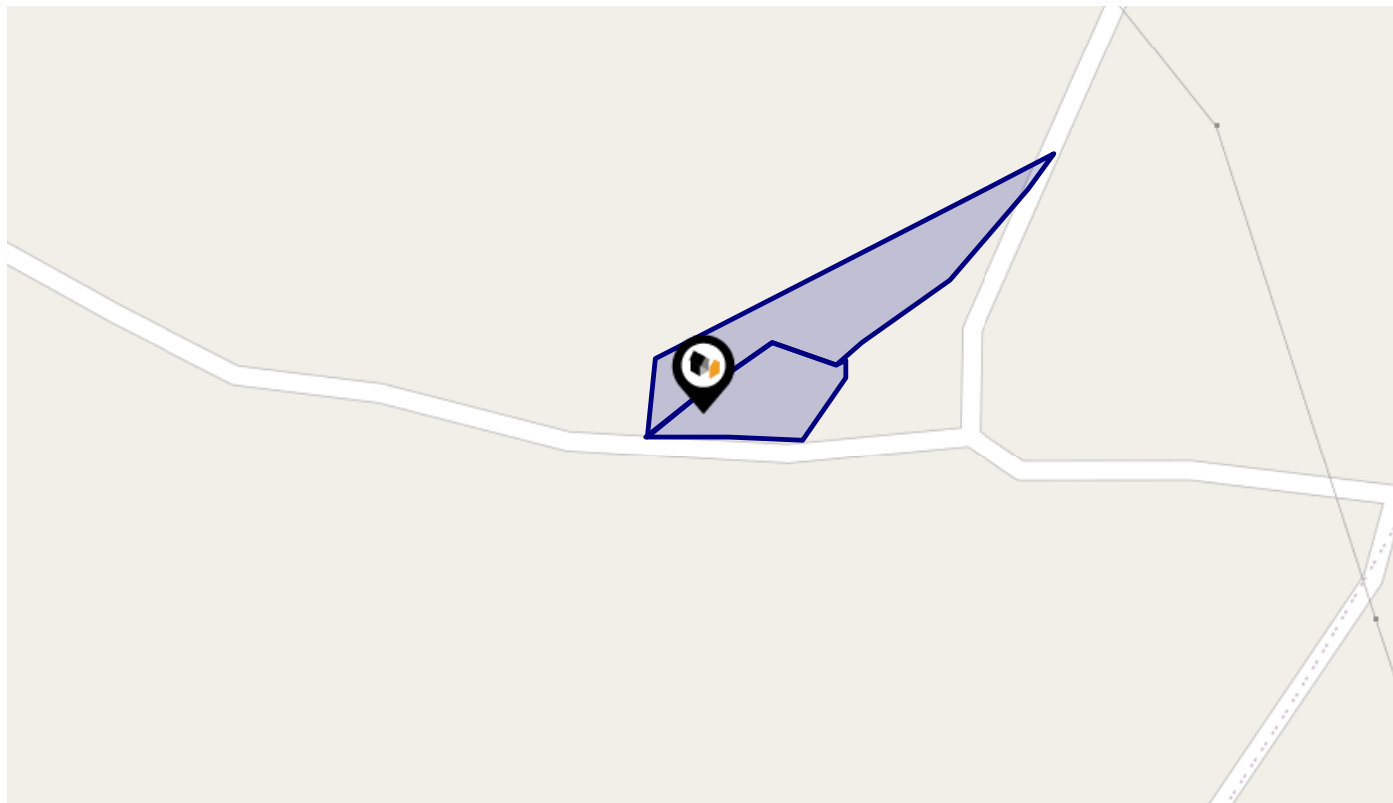

Rail Noise Data

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	🟥
4	70.0-74.9 dB	🟧
3	65.0-69.9 dB	🟨
2	60.0-64.9 dB	🟩
1	55.0-59.9 dB	🟦

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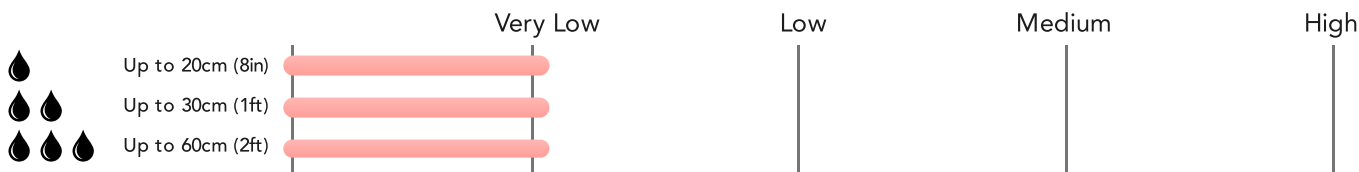

Risk Rating: Very low

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:

		Very Low	Low	Medium	High
🌢	Up to 20cm (8in)	▬▬▬▬			
🌢🌢🌢	Up to 30cm (1ft)	▬▬▬▬			
🌢🌢🌢	Up to 60cm (2ft)	▬▬▬▬			

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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.
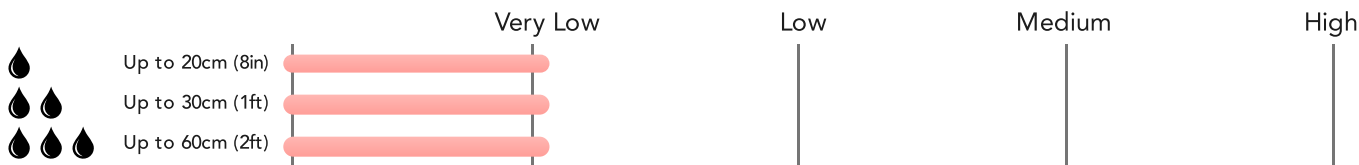

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High Risk - an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.

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.

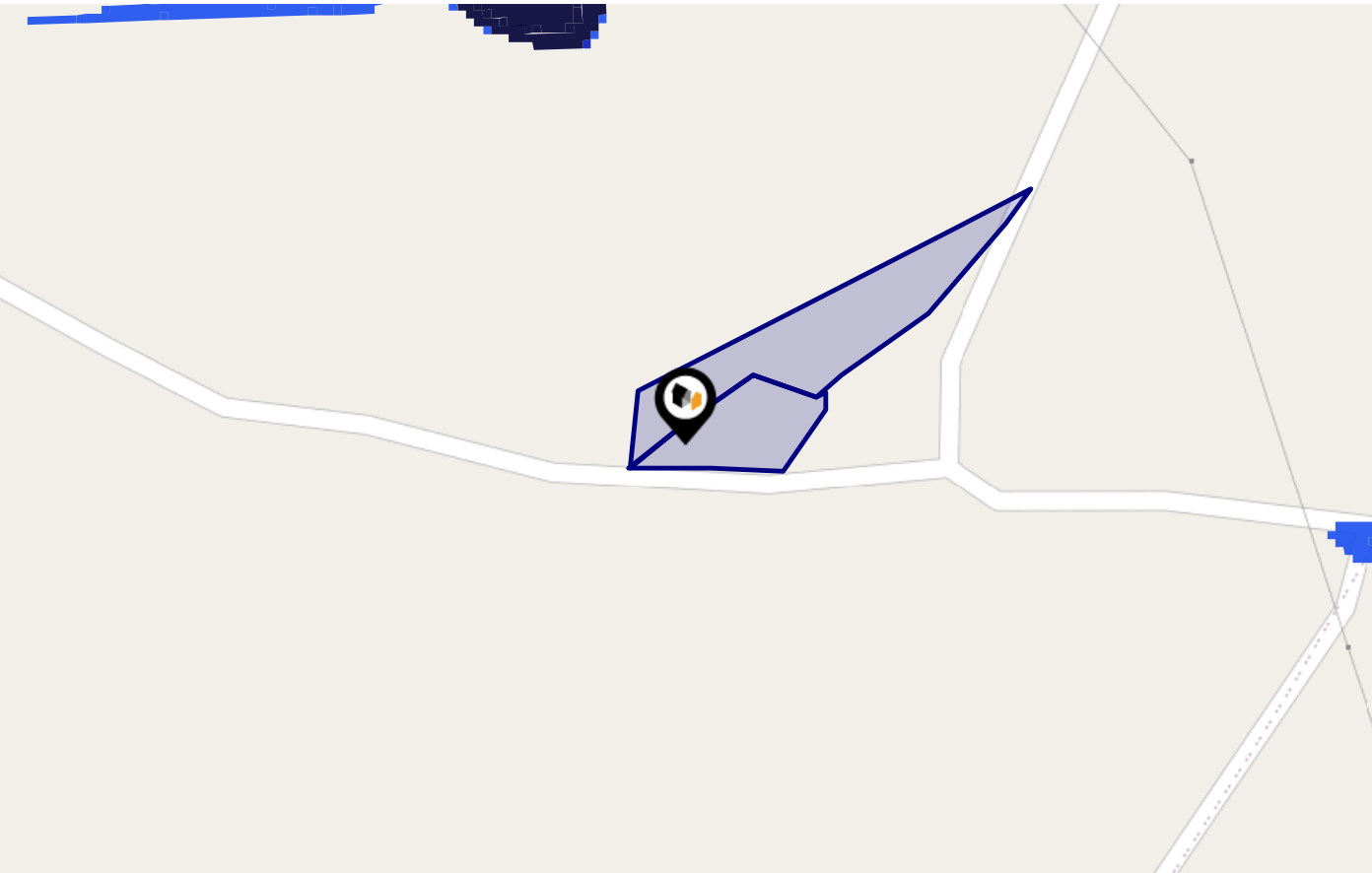Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
Up to 20cm (8in)					
Up to 30cm (1ft)					
Up to 60cm (2ft)					

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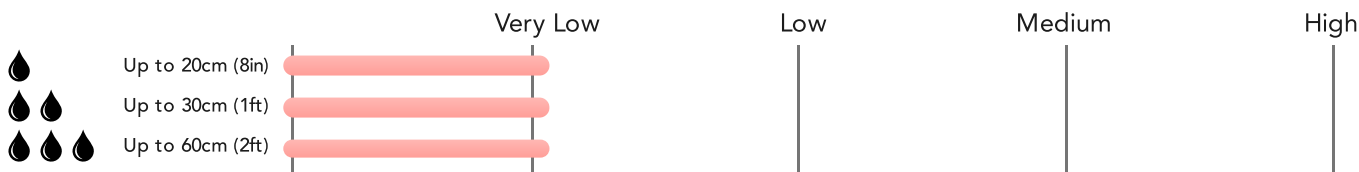

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■ **Medium Risk -** an area which has a chance of flooding of greater than **1 in 100 (1.0%)** in any one year.

■ **Low Risk -** an area which has a chance of flooding of greater than **1 in 1000 (0.25%)** in any one year.

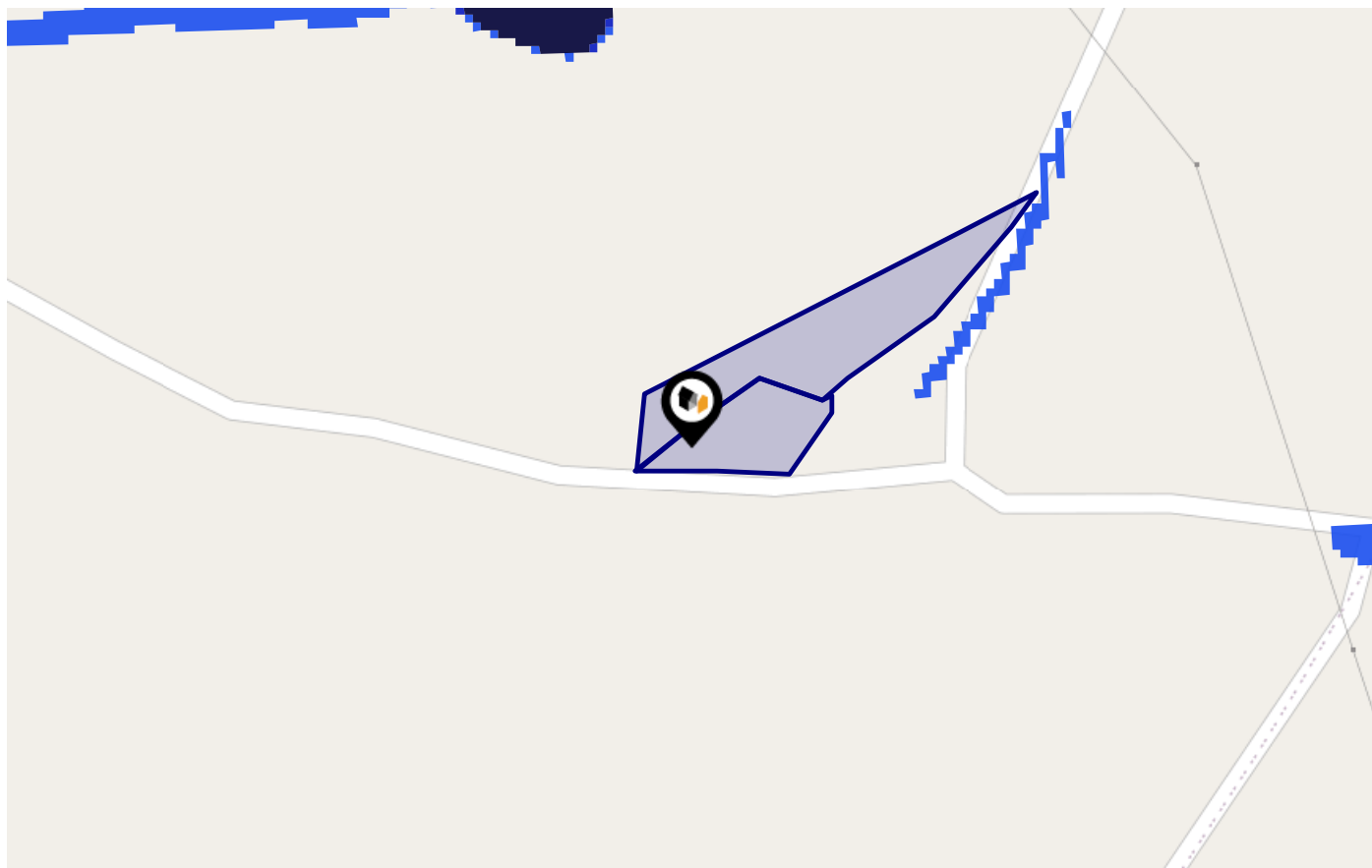■ **Very Low Risk -** an area in which the risk is below **1 in 1000 (0.25%)** in any one year.

Chance of flooding to the following depths at this property:

	Very Low	Low	Medium	High
Up to 20cm (8in)				
Up to 30cm (1ft)				
Up to 60cm (2ft)				

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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.
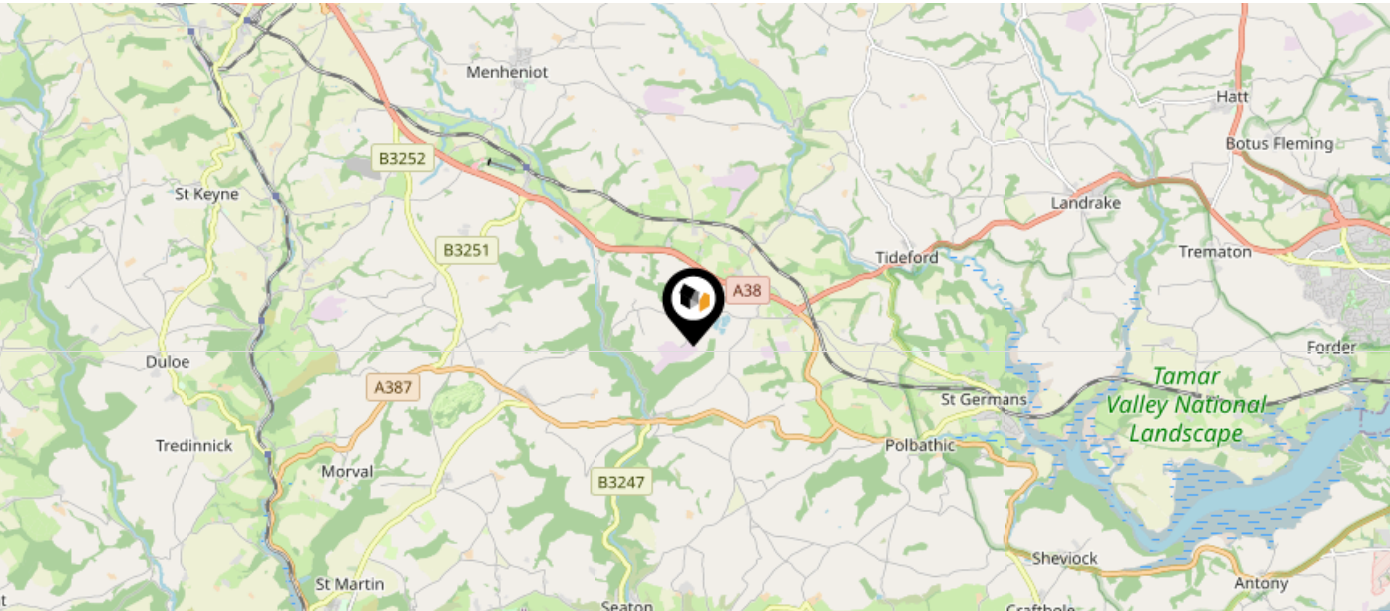

Risk Rating: Very low

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:

		Very Low	Low	Medium	High
💧	Up to 20cm (8in)				
💧💧	Up to 30cm (1ft)				
💧💧💧	Up to 60cm (2ft)				

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

No data available.

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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.
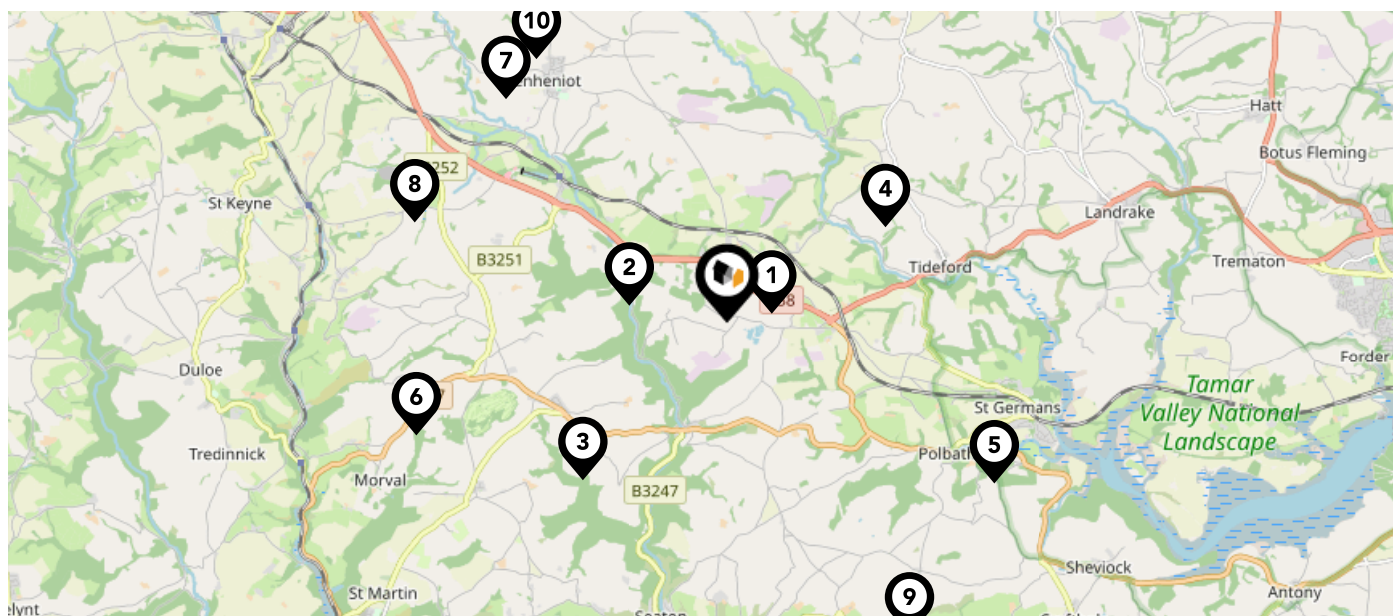
Nearby Landfill Sites

| #	Site	Type	
1	Penewin Farm, Trerulefoot-Penewin Farm, Trerulefoot, Saltash	Historic Landfill	
2	Castle Motors-Liskeard, Cornwall	Historic Landfill	
3	Tredinnick Farm-Widegates, Looe, Cornwall	Historic Landfill	
4	Meadow Farm-Tideford, Saltash, Cornwall	Historic Landfill	
5	Cornwall Stone and Paving-Polbathic, Torpoint	Historic Landfill	
6	Wringworthy Farm Shop-Morval, Looe, Cornwall	Historic Landfill	
7	Polpinka Cottage-Tregrill, Menheniot, Cornwall	Historic Landfill	
8	EA/EPR/UP3596HE/V004	Active Landfill	
9	Eglaroose Reservoir-Eglaroose Reservoir, Torpoint	Historic Landfill	
10	Wheal Mary Ann-Wheal Mary Ann, Menheniot, Liskeard	Historic Landfill	

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Maps
Listed Buildings

This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...
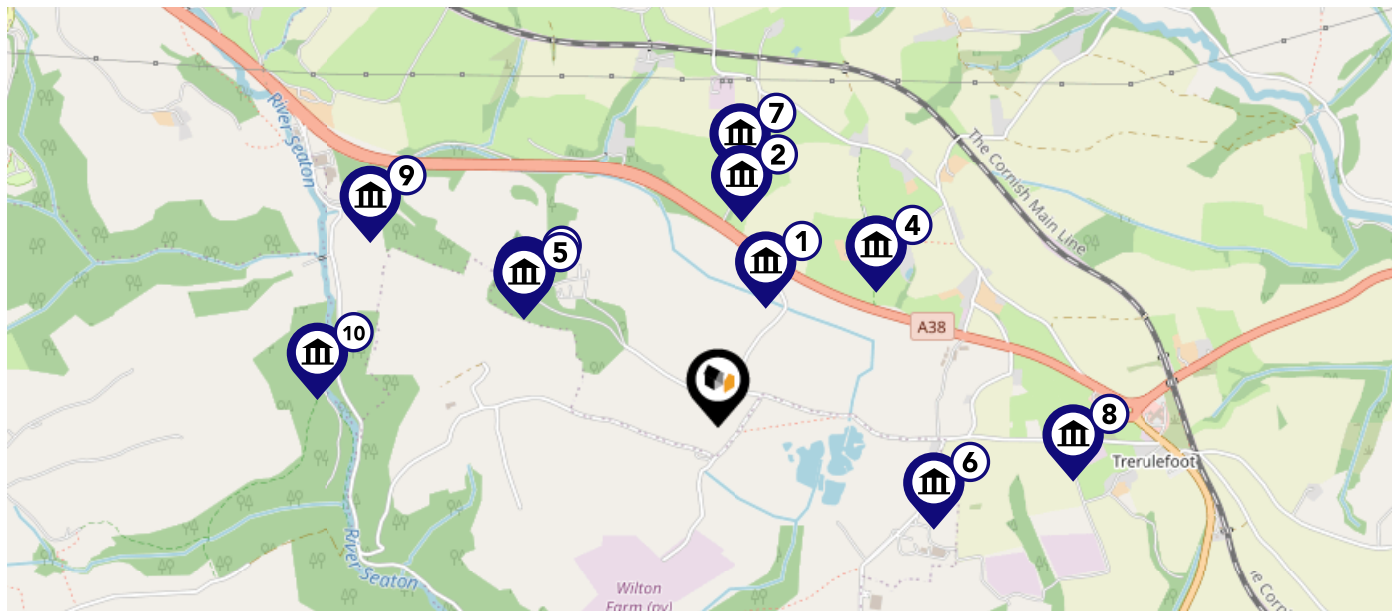
| Listed Buildings in the local district	Grade	Distance
1140532 - Milestone At Sx 316 595	Grade II	0.3 miles
1140539 - Tomaland	Grade II	0.5 miles
1140567 - Catchfrench Manor	Grade II	0.5 miles
1140538 - Penewin Farmhouse	Grade II	0.5 miles
1329154 - Ruins Of Catchfrench Old House And Screen Wall, Attached To South Of Catchfrench Manor	Grade II	0.5 miles
1311411 - Bake Barton Old Kitchen Garden Walls	Grade II	0.6 miles
1140568 - Clennick Farmhouse	Grade II	0.6 miles
1140534 - Milestone At Sx 328 588	Grade II	0.9 miles
1140542 - West Lodge	Grade II	0.9 miles
1137929 - Jopes Mill	Grade II	0.9 miles

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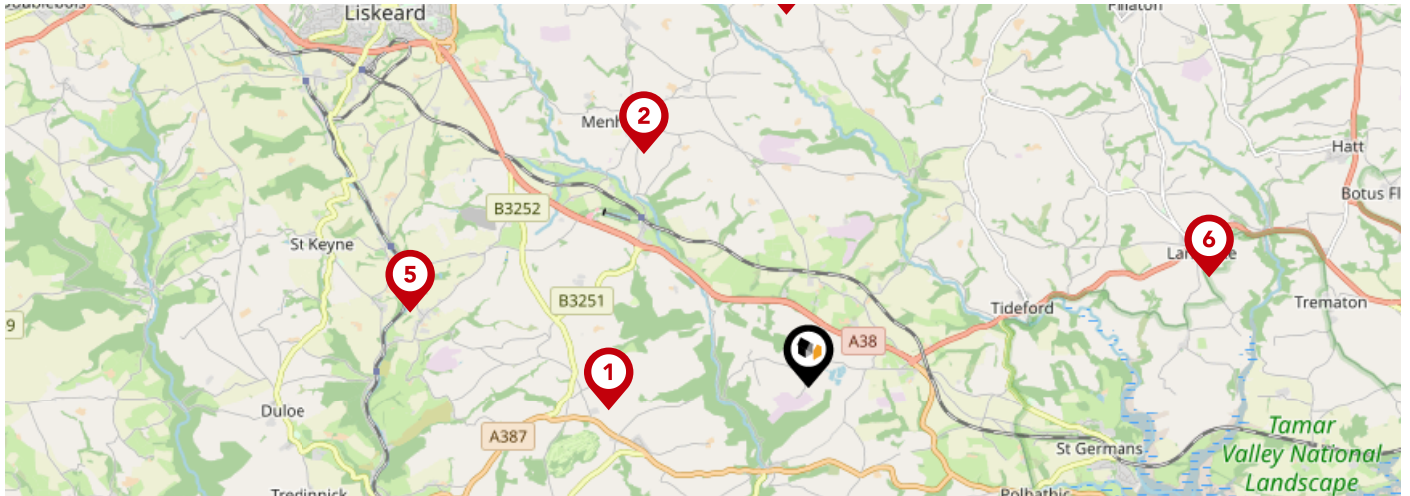
	Nursery	Primary	Secondary	College	Private
1 Trenode CofE VA Primary Academy Ofsted Rating: Good | Pupils: 36 | Distance:1.91	☐	☑	☐	☐	☐
2 Menheniot Primary School Ofsted Rating: Good | Pupils: 156 | Distance:2.7	☐	☑	☐	☐	☐
3 St Nicolas' CofE VA School, Downderry Ofsted Rating: Good | Pupils: 105 | Distance:3.24	☐	☑	☐	☐	☐
4 Quethiock CofE School Ofsted Rating: Good | Pupils: 72 | Distance:3.52	☐	☑	☐	☐	☐
5 Trewidland Primary School Ofsted Rating: Good | Pupils: 38 | Distance:3.83	☐	☑	☐	☐	☐
6 Sir Robert Geffery's Voluntary Aided Church of England Primary School Ofsted Rating: Good | Pupils: 211 | Distance:3.92	☐	☑	☐	☐	☐
7 Looe Community Academy Ofsted Rating: Good | Pupils: 537 | Distance:4.48	☐	☐	☑	☐	☐
8 Looe Primary Academy Ofsted Rating: Good | Pupils: 243 | Distance:4.69	☐	☑	☐	☐	☐

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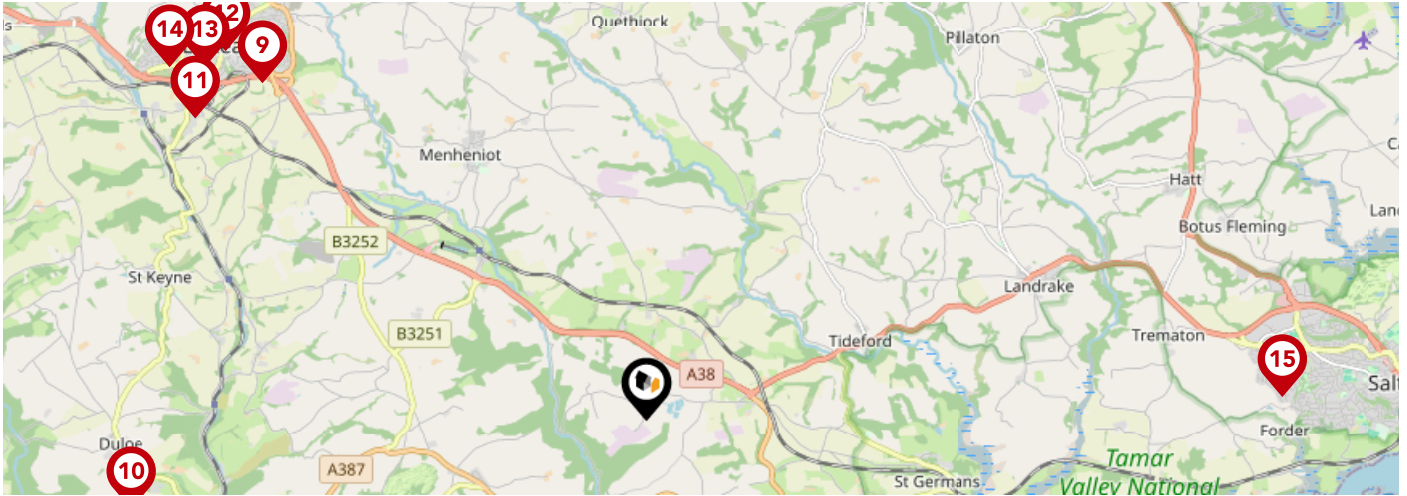
		Nursery	Primary	Secondary	College	Private
9	**St Martin's CofE Primary School** Ofsted Rating: Good | Pupils: 310 | Distance:4.84	☐	☑	☐	☐	☐
10	**Duloe CofE VA Primary Academy** Ofsted Rating: Good | Pupils: 100 | Distance:4.95	☐	☑	☐	☐	☐
11	**Taliesin Education Ltd** Ofsted Rating: Good | Pupils: 9 | Distance:5.13	☐	☐	☑	☐	☐
12	**Liskeard School and Community College** Ofsted Rating: Good | Pupils: 1175 | Distance:5.29	☐	☐	☑	☐	☐
13	**Caradon Alternative Provision Academy** Ofsted Rating: Requires improvement | Pupils: 28 | Distance:5.34	☐	☐	☑	☐	☐
14	**Liskeard Hillfort Primary School** Ofsted Rating: Good | Pupils: 388 | Distance:5.61	☐	☑	☐	☐	☐
15	**Burraton Community Primary School** Ofsted Rating: Good | Pupils: 376 | Distance:6.01	☐	☑	☐	☐	☐
16	**St Mellion Church of England Primary School** Ofsted Rating: Good | Pupils: 41 | Distance:6.13	☐	☑	☐	☐	☐

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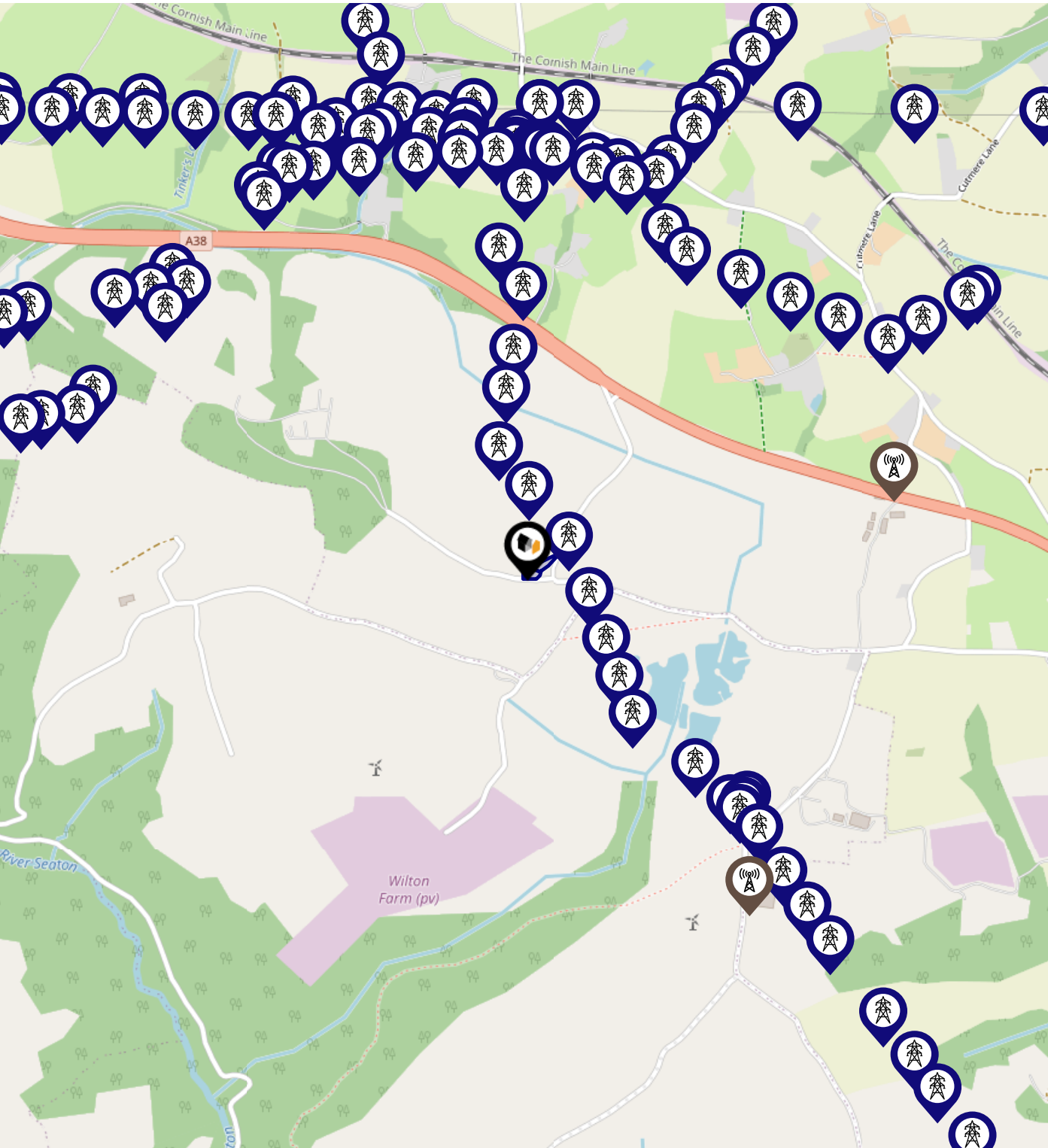
Key:

 Power Pylons

 Communication Masts

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).

This
Property
▼

1	2	3	4	5	6
<1%	1-3%	3-5%	5-10%	10-30%	>30%
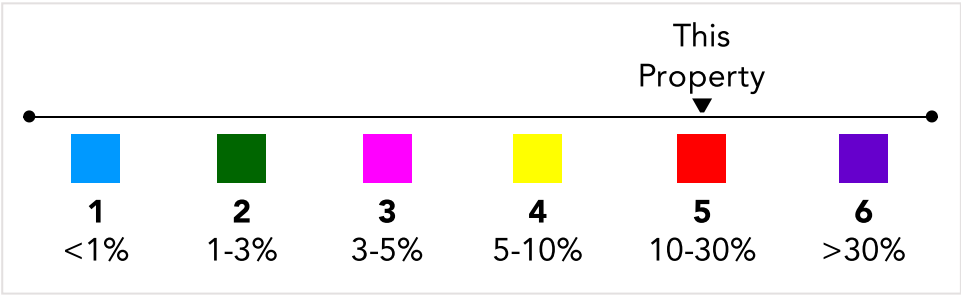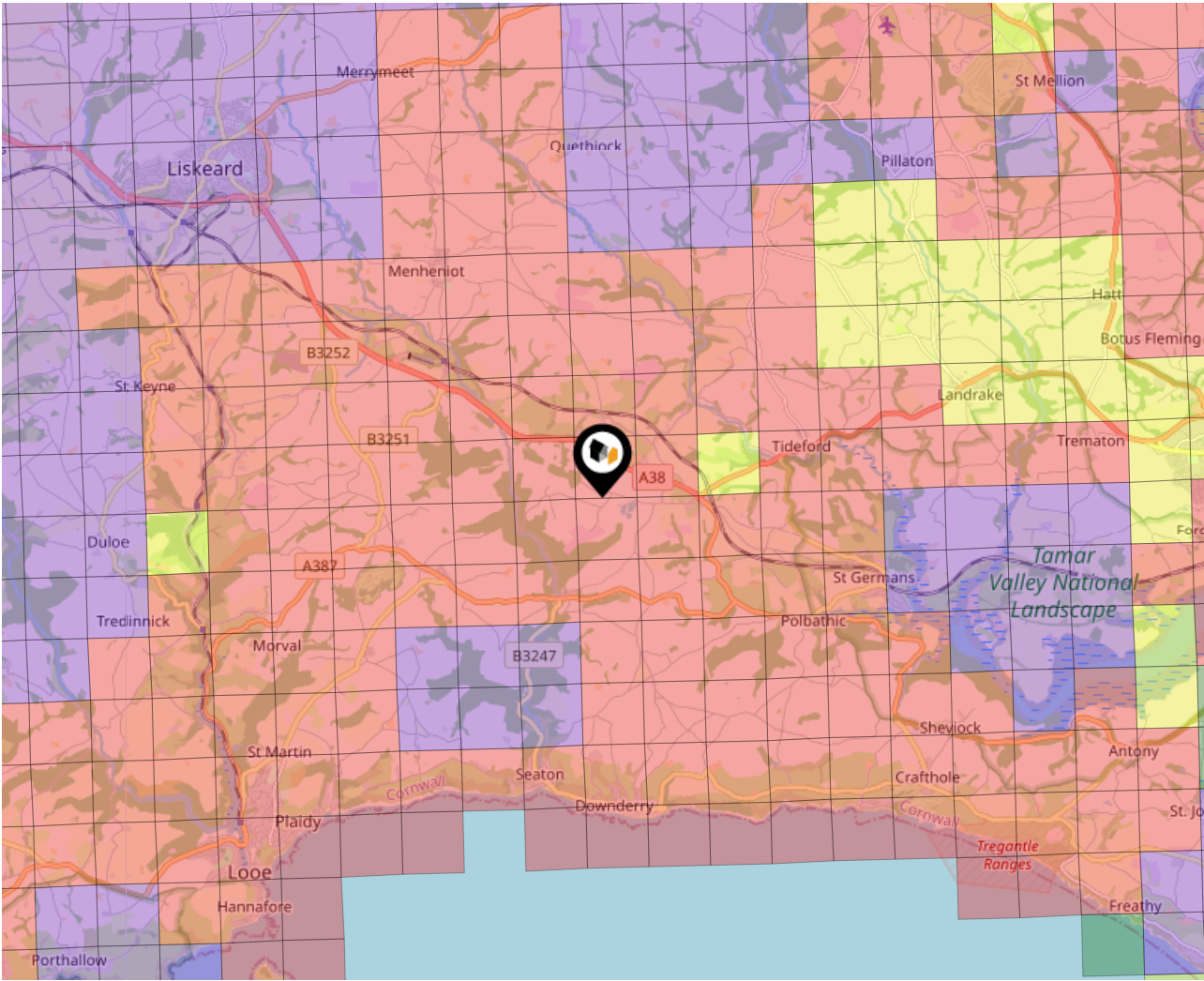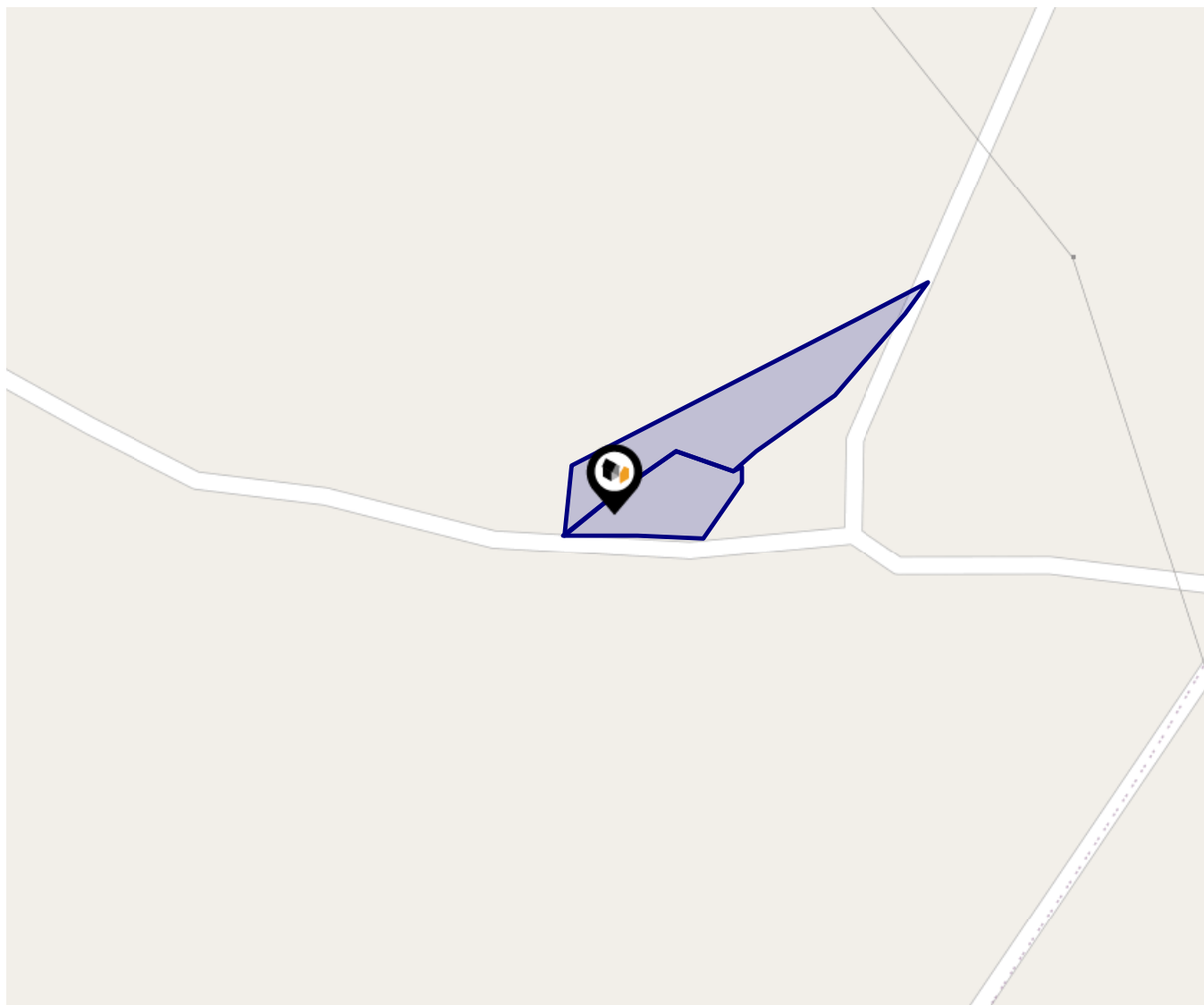
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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

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

Carbon Content:	NONE	**Soil Texture:**	SILTY LOAM
Parent Material Grain:	ARGILLACEOUS	**Soil Depth:**	INTERMEDIATE-SHALLOW
Soil Group:	MEDIUM(SILTY)		
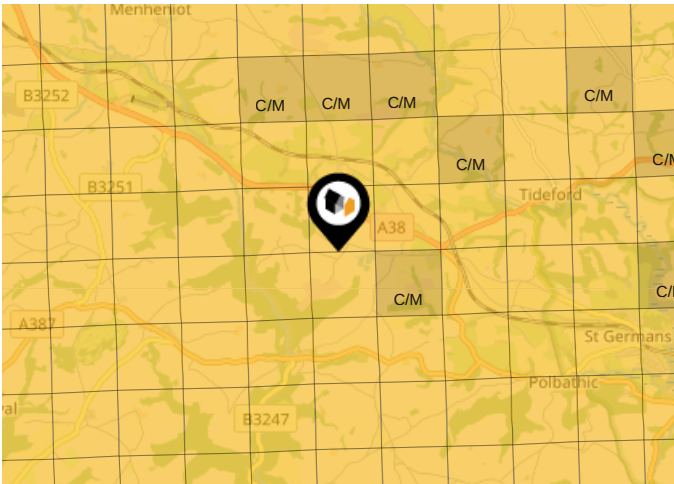
Primary Classifications (Most Common Clay Types)

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)
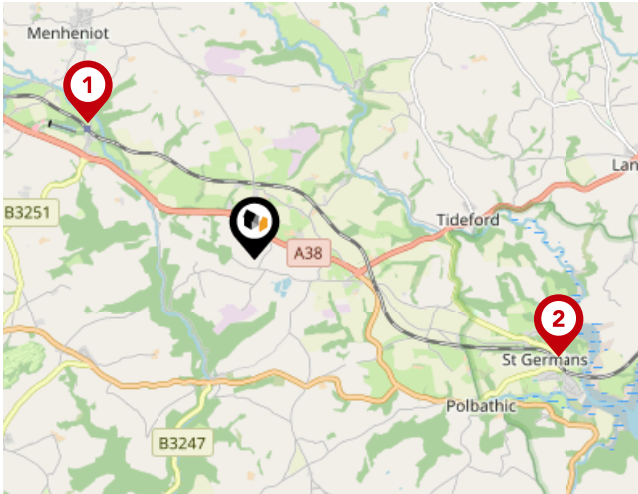
National Rail Stations

Pin	Name	Distance
1	Menheniot Rail Station	2.03 miles
2	St Germans Rail Station	3.02 miles
3	St Keyne Wishing Well Halt (Rail Station)	4.09 miles
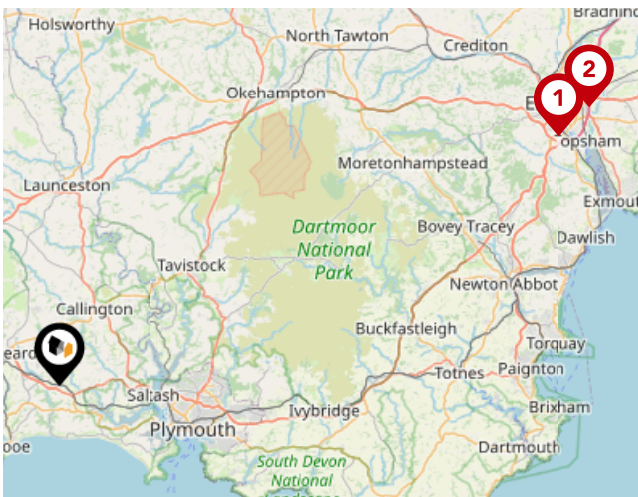
Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	42.16 miles
2	M5 J30	45.19 miles

Airports/Helipads

Pin	Name	Distance
1	Glenholt	11.66 miles
2	St Mawgan	27.97 miles
3	Exeter Airport	47.62 miles
4	Joppa	61.01 miles
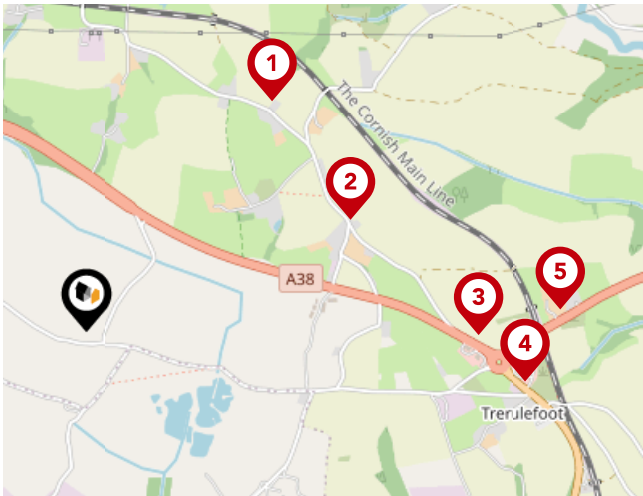
Bus Stops/Stations

Pin	Name	Distance
1	Methodist Church	0.7 miles
2	The Farm House	0.68 miles
3	Garage	0.93 miles
4	Kernow Mill	1.04 miles
5	Polmarkyn Farm	1.12 miles
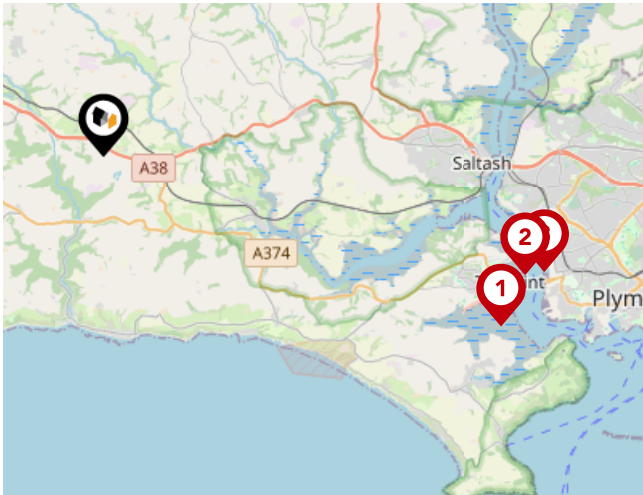
Ferry Terminals

Pin	Name	Distance
1	Cawsand Beach Ferry Landing Pier	8.19 miles
2	Torpoint Ferry Terminal	8.27 miles
3	Devonport Ferry Terminal	8.63 miles

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Agent
Disclaimer

Important - Please Read

These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of Lang Town & Country or the seller.

They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

Please note that all appliances and heating systems are not tested by Lang Town & Country and therefore no warranties can be given as to their good working order.

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Lang Town & Country
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.

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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.

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Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

Valuation Office Agency

Ofsted

Royal Mail

KFB - Key Facts For Buyers