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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Sunday 06th July 2025



LANDULPH, SALTASH, PL12

Lang Town & Country

6 The Broadway Plymstock Plymouth PL9 7AU

01752 456000

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www.langtownandcountry.com



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Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	6		
Floor Area:	2,873 ft ² / 267 m ²		
Plot Area:	0.84 acres		
Year Built :	Before 1900		
Council Tax :	Band G		
Annual Estimate:	£4,100		
Title Number:	CL207161		

Local Area

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

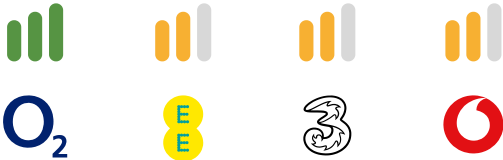
Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

1	80	1800
mb/s	mb/s	mb/s

Mobile Coverage:

(based on calls indoors)

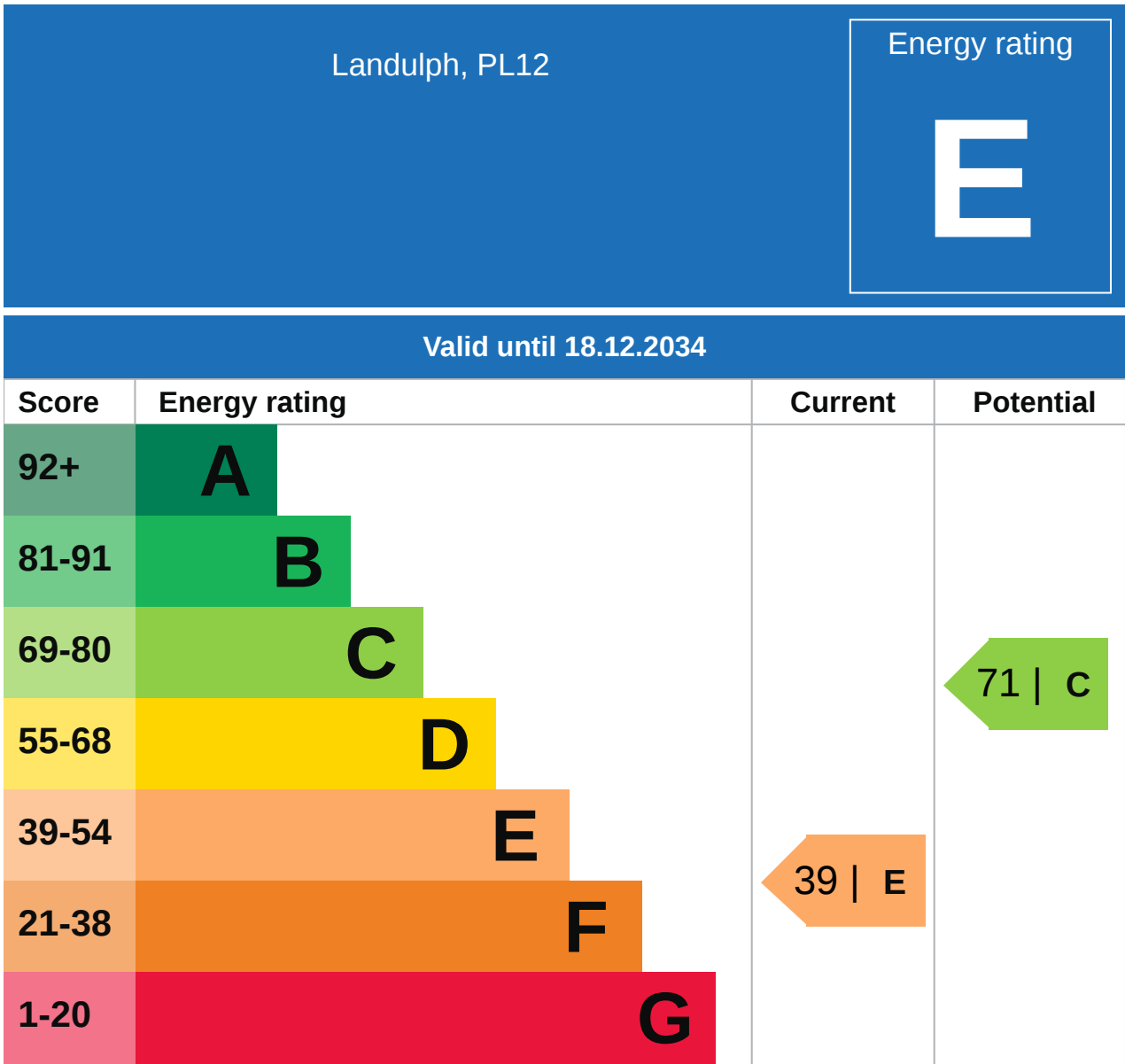


Satellite/Fibre TV Availability:



Planning records for: *Landulph, Saltash, PL12*

Reference - PA18/10936	
Decision:	Decided
Date:	04th January 2019
Description:	Construction of 40 dwellings (20 Affordable dwellings and 20 Open Market dwellings), Village Shop (A1), formation of new vehicular/pedestrian access and other associated works.



Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Bulk wood pellets
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	Granite or whinstone, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, wood pellets
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	267 m ²

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

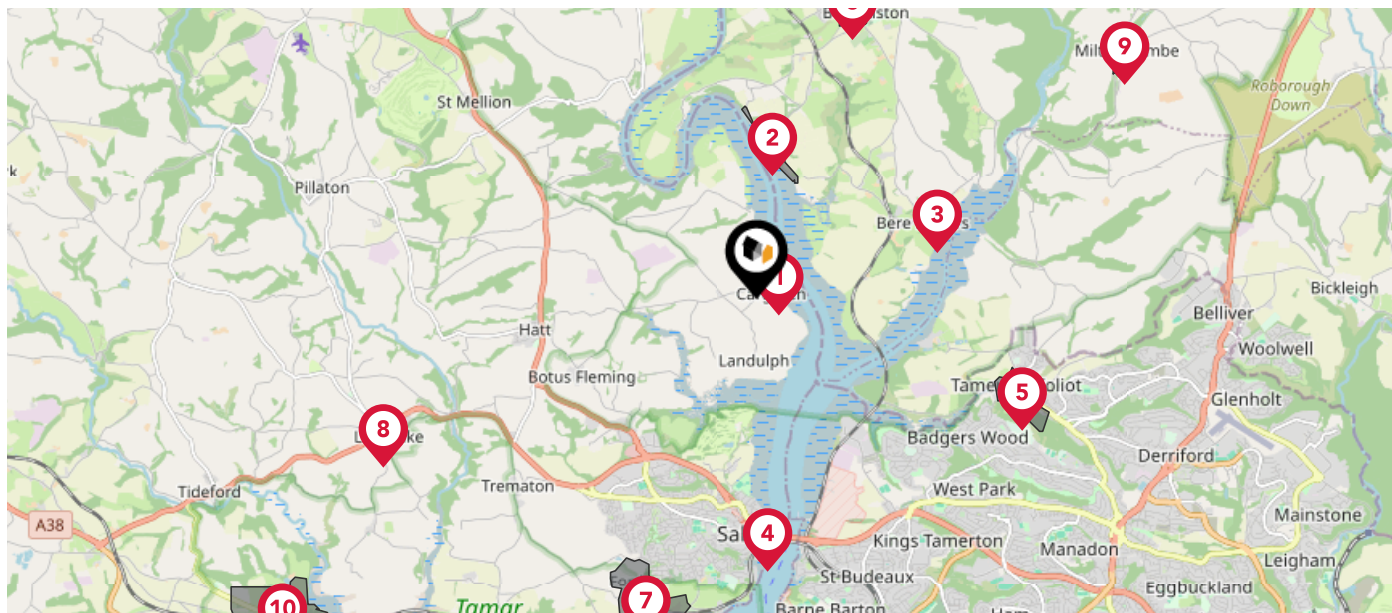
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

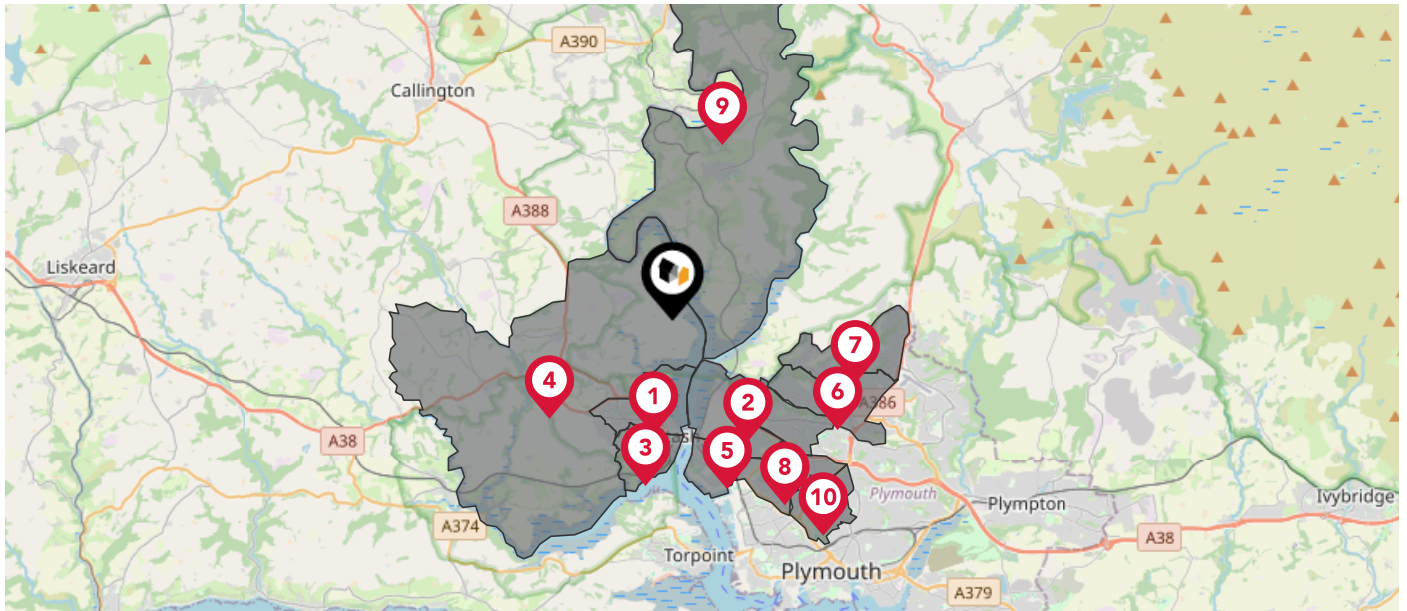
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

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

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

Honicknowle Ward

3

Saltash Essa ED

4

Saltash Trematon & Landrake ED

5

St. Budeaux Ward

6

Budshead Ward

7

Southway Ward

8

Ham Ward

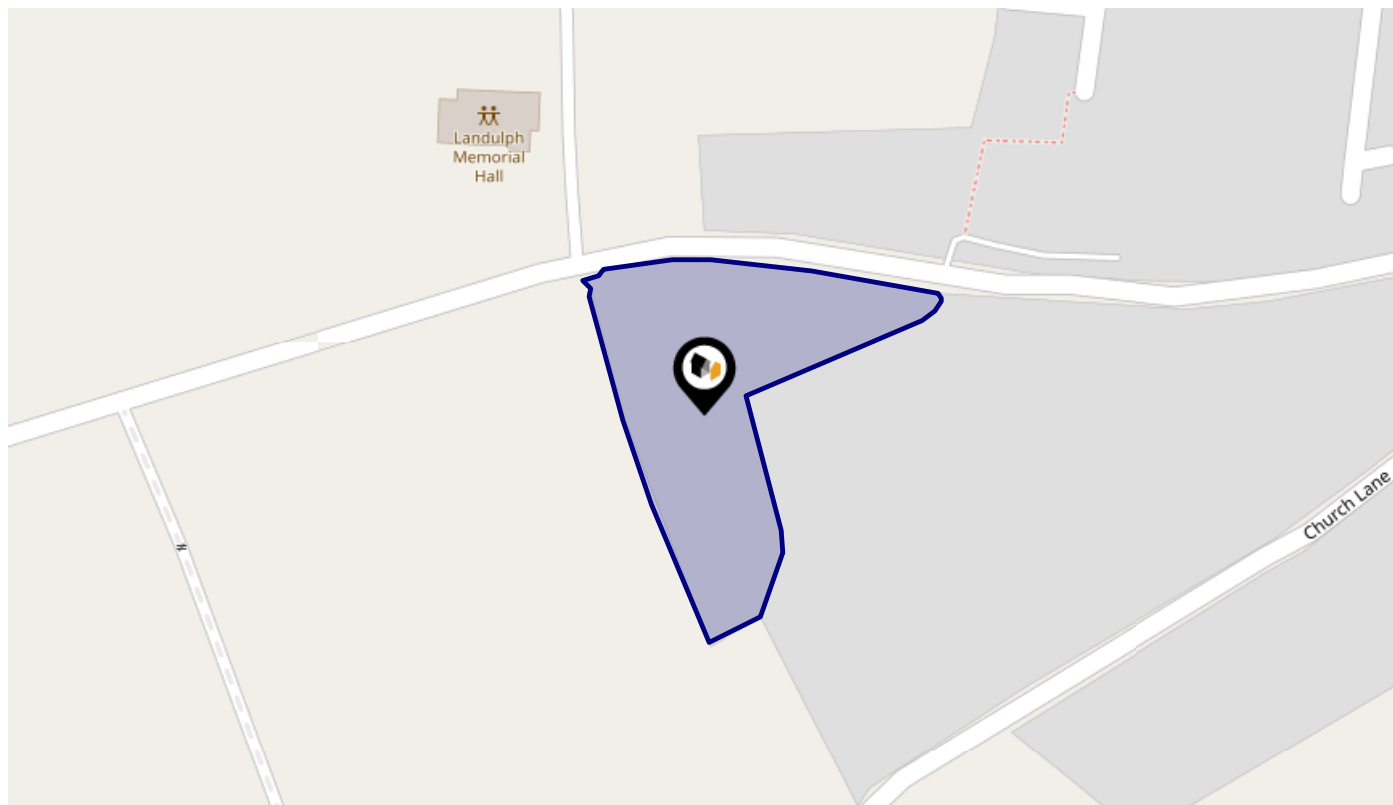
9

Bere Ferrers Ward

10

Peverell Ward

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:

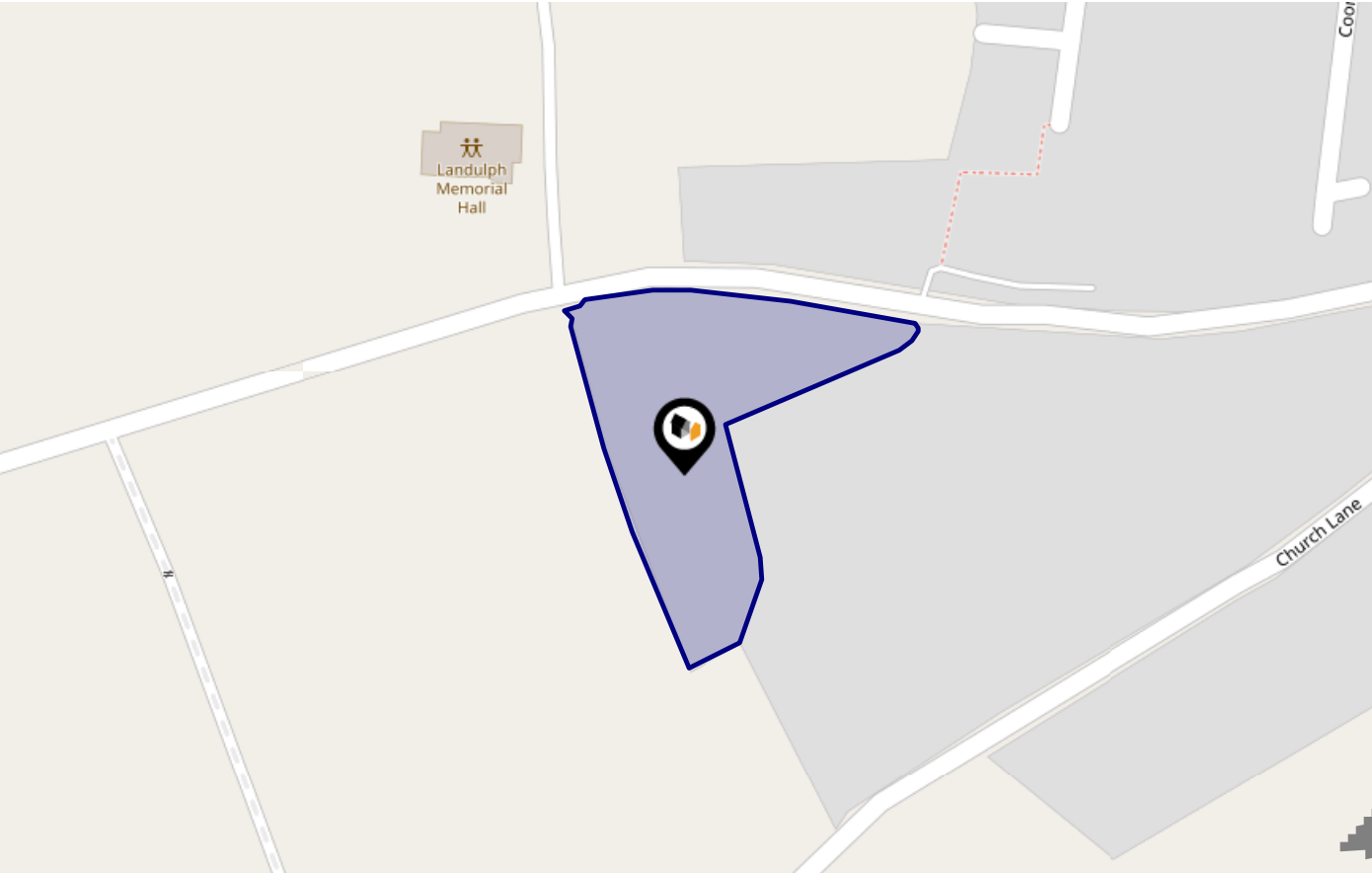
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

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.

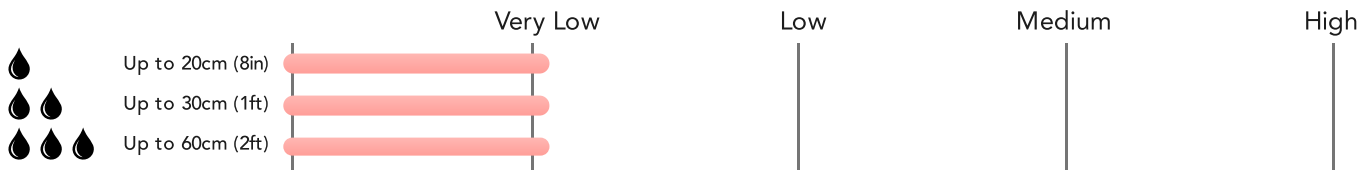


Risk Rating: Very low

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 (0.1%) 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:

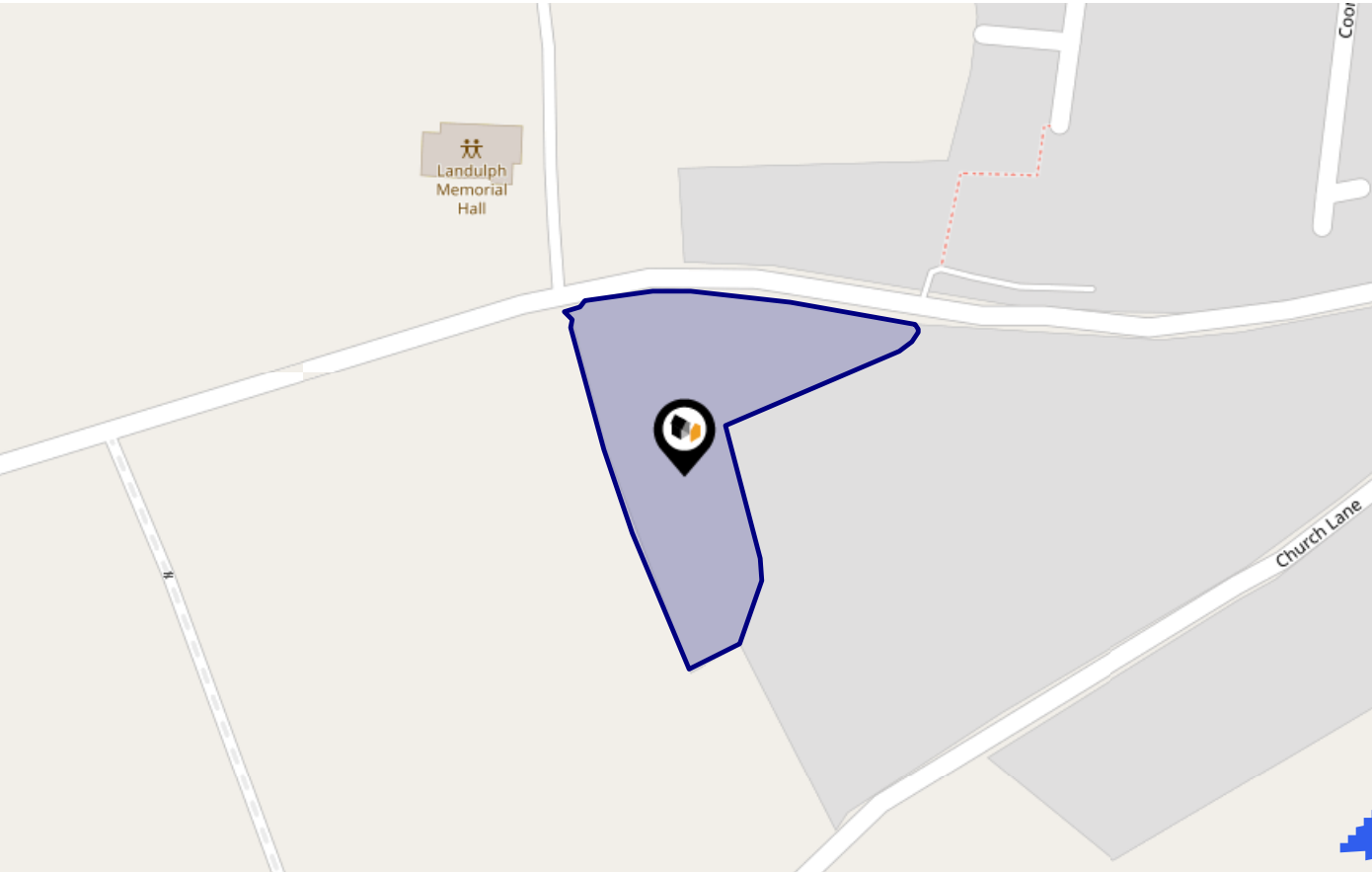


Flood Risk

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.

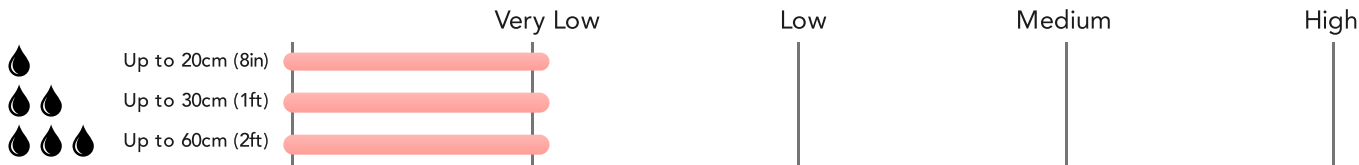


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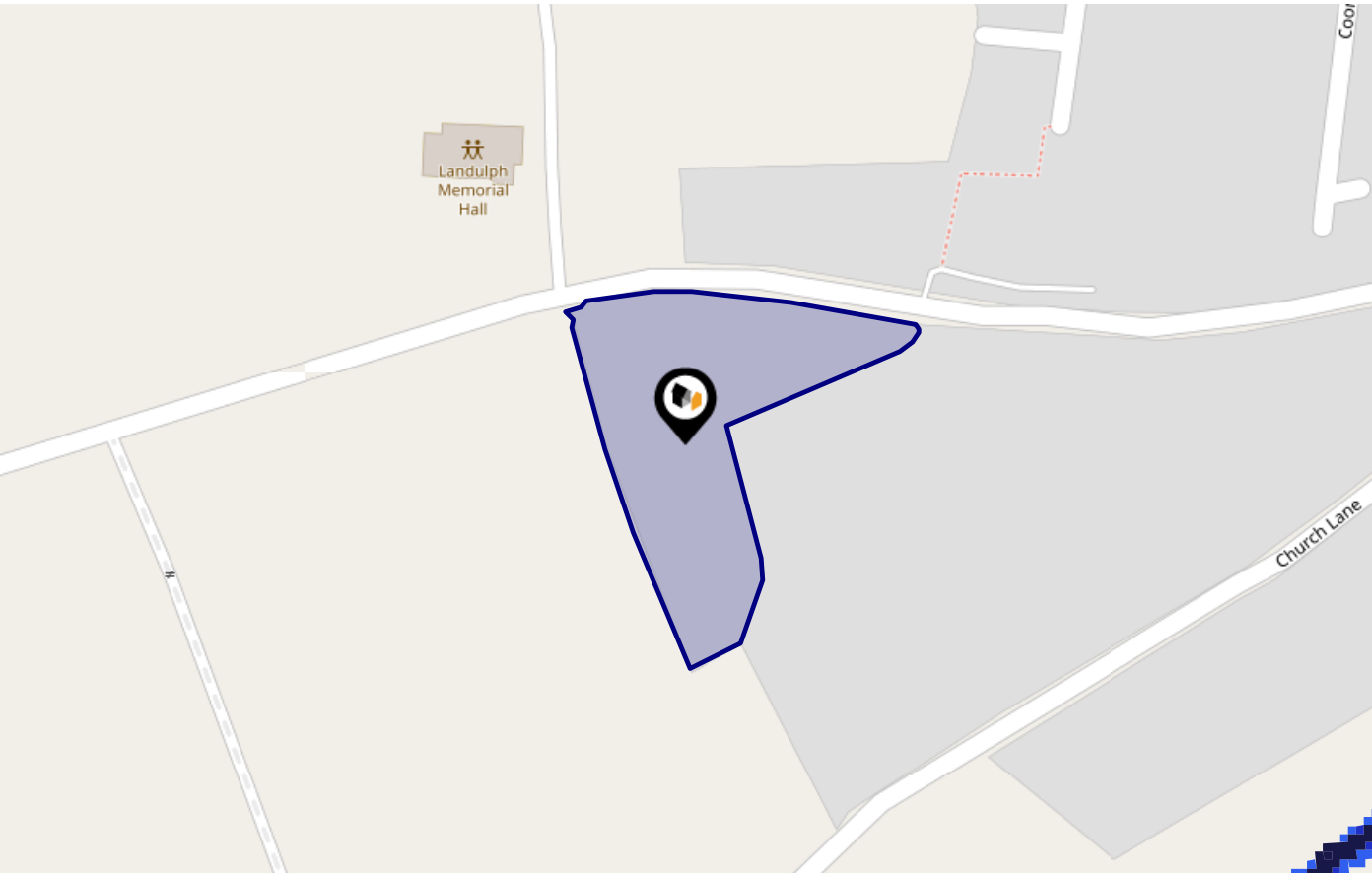


Flood Risk

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.

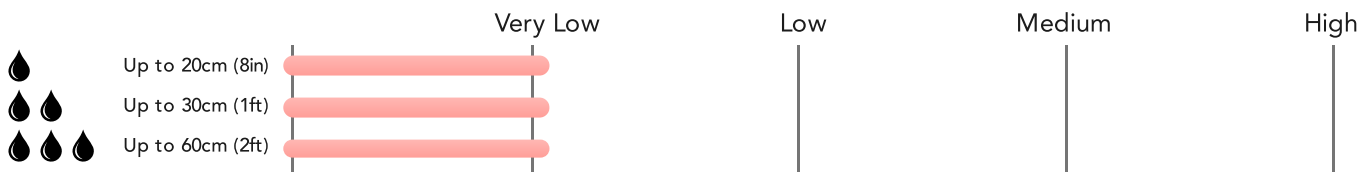


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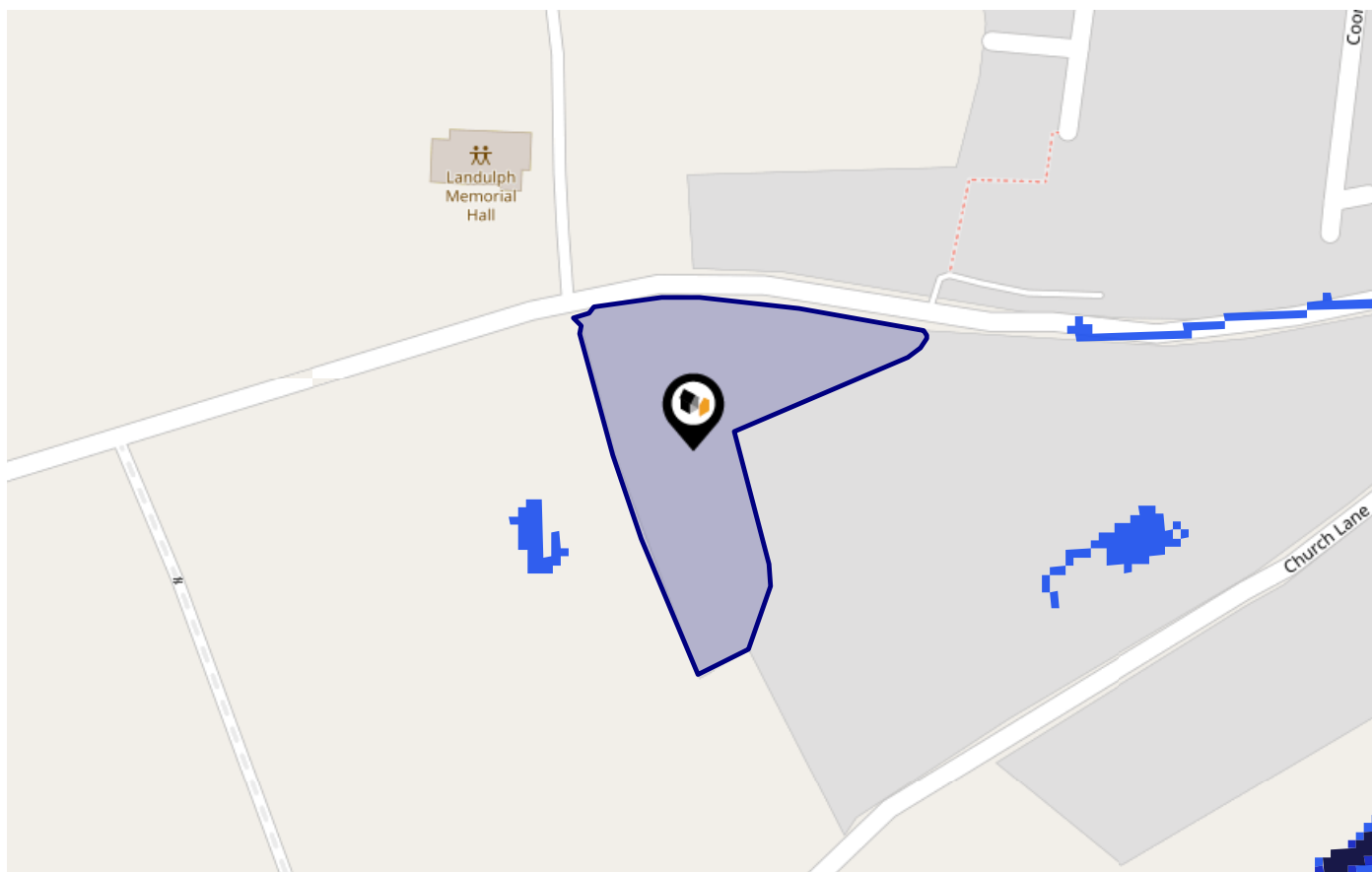


Flood Risk

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.

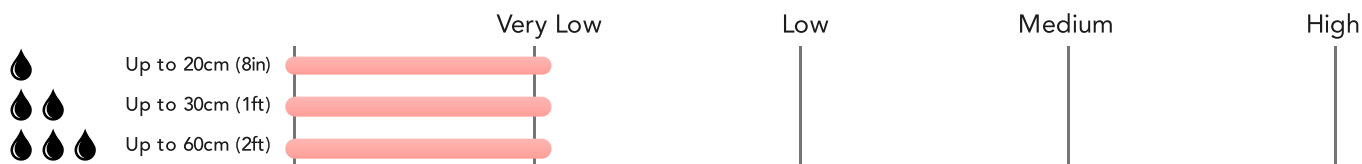


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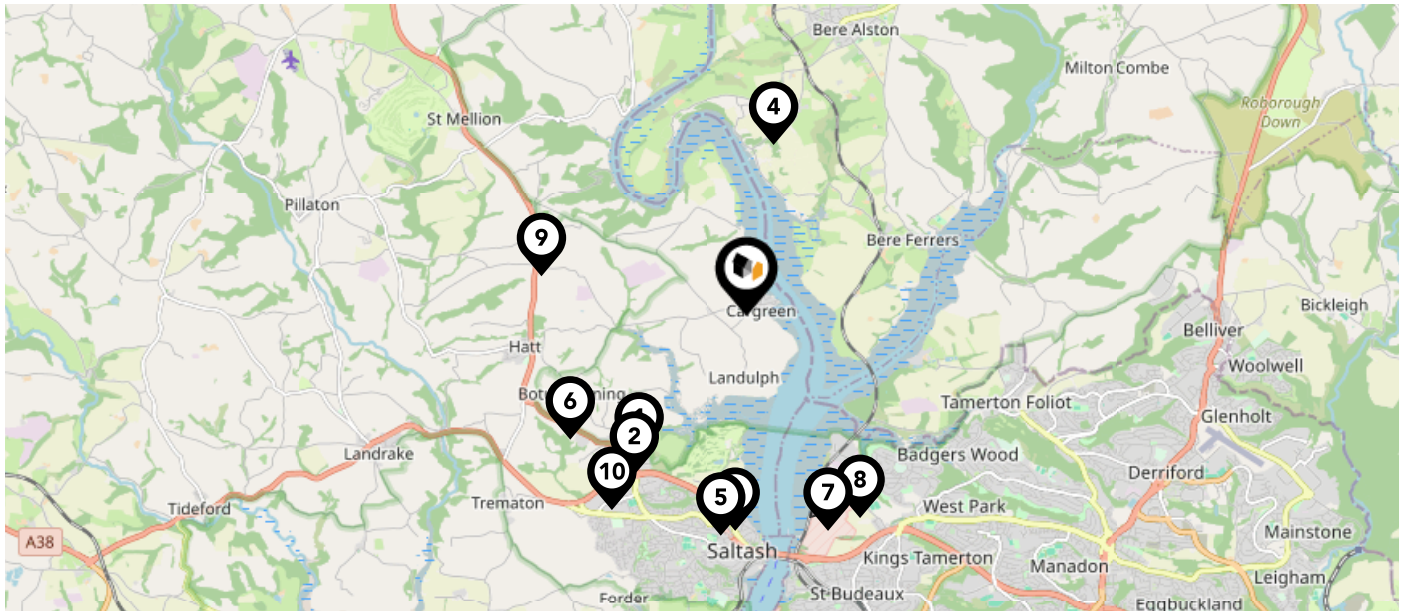
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

No data available.

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.



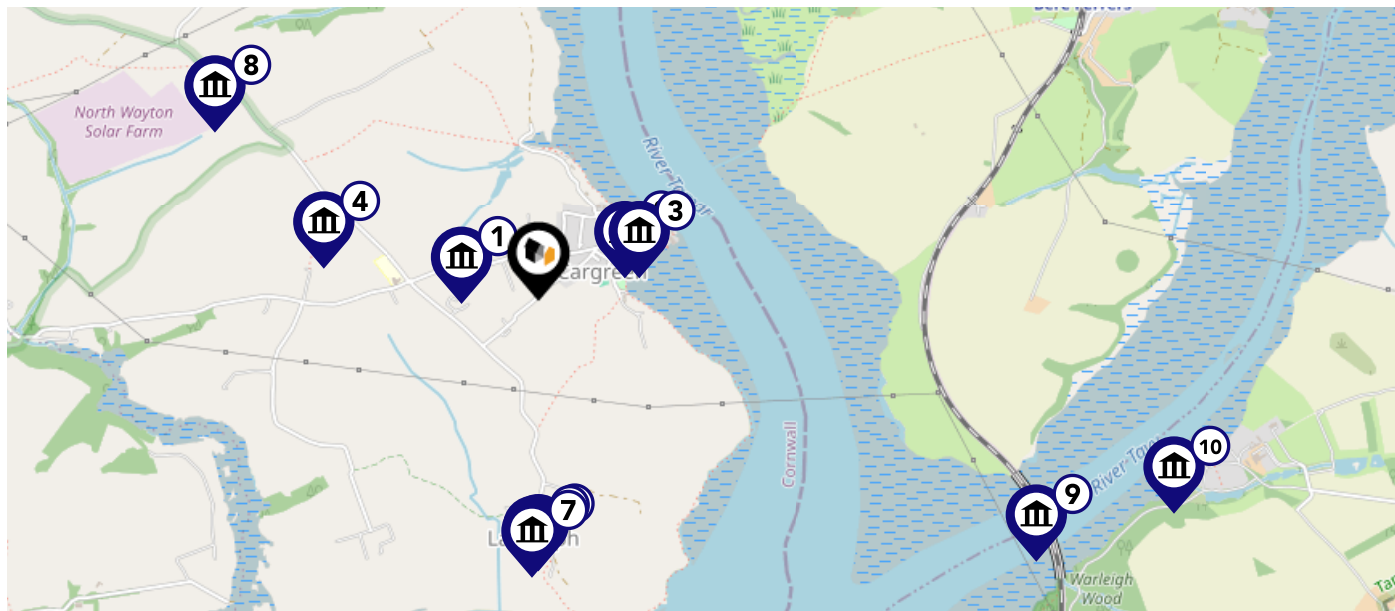
Nearby Landfill Sites

1	The Bungalow-The Bungalow, Carkeel, Saltash	Historic Landfill	
2	EA/EPR/FB3403XR/T001	Active Landfill	
3	Salt Mill Tip-Saltash, Cornwall	Historic Landfill	
4	Cotts-Bere Alston, Yelverton	Historic Landfill	
5	Saltmill Marsh-Saltmill Marsh, Saltash	Historic Landfill	
6	Sunnybrook-Carkeel, Liskeard	Historic Landfill	
7	Little Ernsettle-Little Ernsettle, Plymouth	Historic Landfill	
8	Ernisetle Lane-Ernisetle Lane, Plymouth	Historic Landfill	
9	Paynters Cross Landfill-Paynters Cross, Saltash, Cornwall	Historic Landfill	
10	Tamar View Industrial Estate-Latchbrook, Saltash, Cornwall	Historic Landfill	

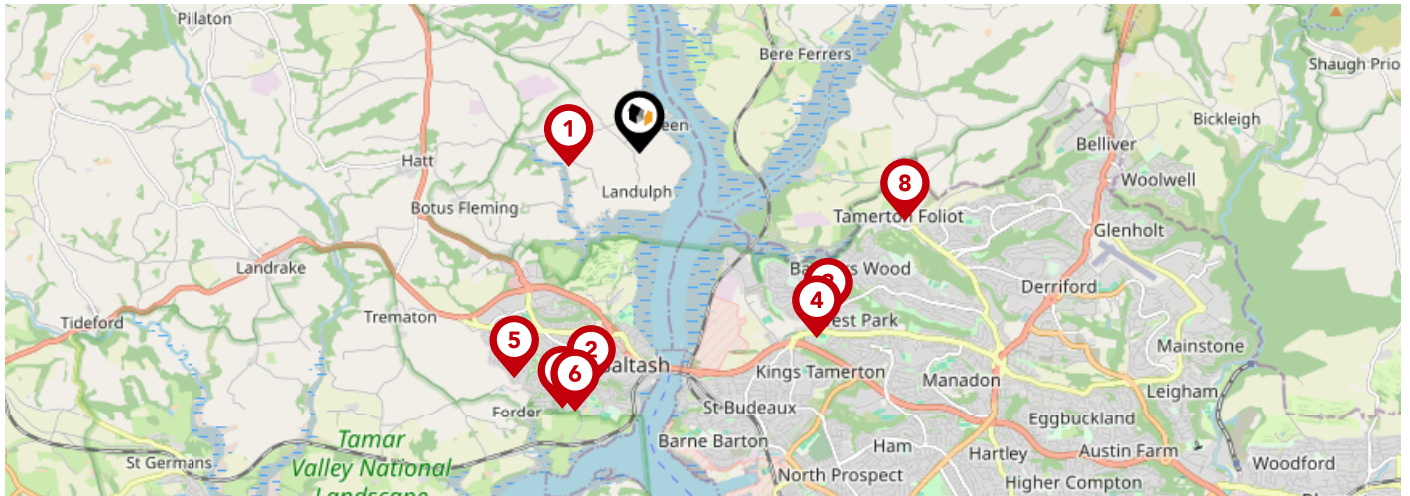
Maps

Listed Buildings

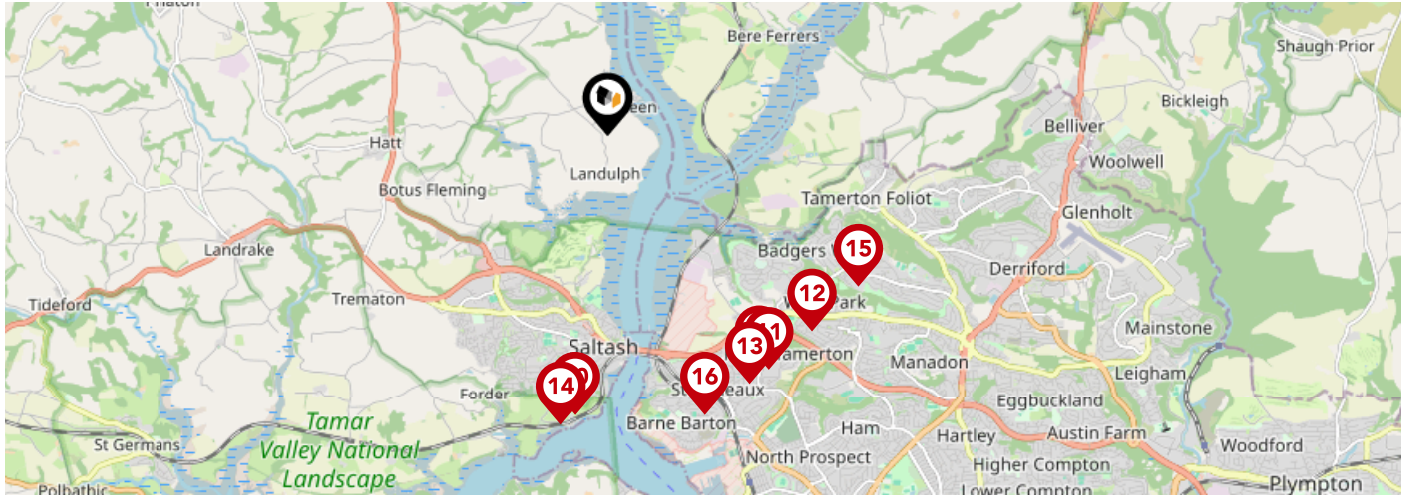
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1329353 - Landulph Methodist Church With Attached Sunday School, Front Wall And Railings	Grade II	0.2 miles
	1158354 - Rose Cottage	Grade II	0.2 miles
	1329355 - Southwark	Grade II	0.3 miles
	1329352 - Grove Farmhouse	Grade II	0.5 miles
	1140180 - Hiller Monument In The Churchyard About 7 Mteres East Of North Aisle Of Church Of St Leonard And St Dilp	Grade II	0.6 miles
	1140179 - Church Of St Leonard And St Dilp	Grade I	0.6 miles
	1329351 - Sundial In The Churchyard About 3 Metres South West Of Porch Of Church Of St Leonard And St Dilp	Grade II	0.6 miles
	1140183 - North Wayton Farmhouse	Grade II	0.8 miles
	1107480 - Tavy Bridge	Grade II	1.3 miles
	1309685 - Boat House Immediately 110 Metres West South West Of Warleigh House	Grade II	1.6 miles



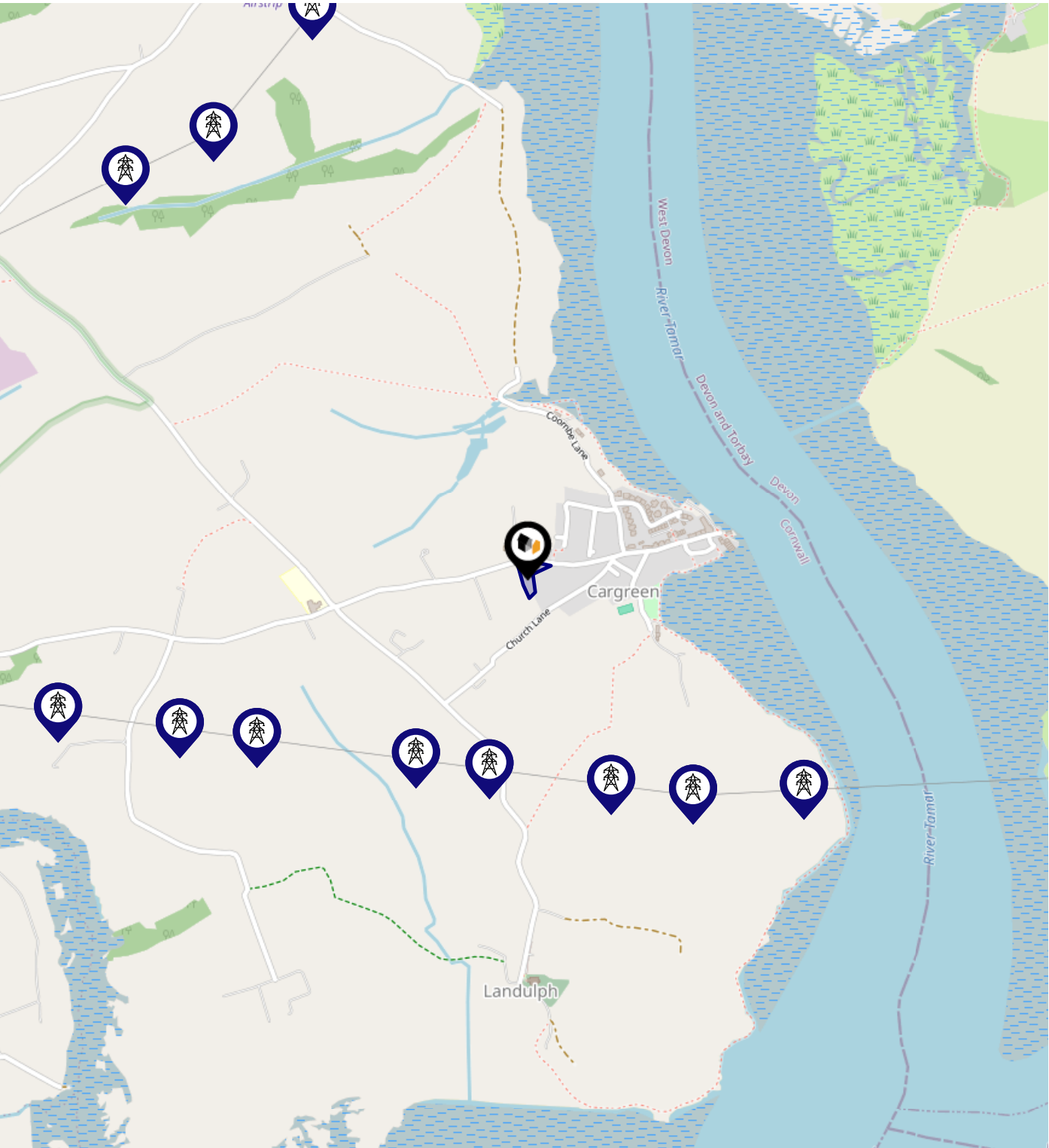
		Nursery	Primary	Secondary	College	Private
1	Landulph School Ofsted Rating: Good Pupils: 71 Distance:0.68	☐	☒	☐	☐	☐
2	Brunel Primary & Nursery Academy Ofsted Rating: Good Pupils: 243 Distance:2.25	☐	☒	☐	☐	☐
3	Mill Ford School Ofsted Rating: Good Pupils: 121 Distance:2.38	☐	☐	☒	☐	☐
4	Ernesettle Community School Ofsted Rating: Outstanding Pupils: 557 Distance:2.42	☐	☒	☐	☐	☐
5	Burraton Community Primary School Ofsted Rating: Good Pupils: 376 Distance:2.43	☐	☒	☐	☐	☐
6	St Stephens (Saltash) Community Primary School Ofsted Rating: Good Pupils: 380 Distance:2.51	☐	☒	☐	☐	☐
7	Fountain Head House School Ofsted Rating: Not Rated Pupils: 48 Distance:2.51	☐	☐	☒	☐	☐
8	Mary Dean's CofE Primary School and Nursery Ofsted Rating: Good Pupils: 319 Distance:2.6	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
9	Plaistow Hill Primary and Nursery School Ofsted Rating: Good Pupils: 130 Distance:2.62	☐	☒	☐	☐	☐
10	Bishop Cornish CofE VA Primary School Ofsted Rating: Good Pupils: 187 Distance:2.65	☐	☒	☐	☐	☐
11	St Budeaux CofE Primary Academy Ofsted Rating: Good Pupils: 106 Distance:2.69	☐	☒	☐	☐	☐
12	Knowle Primary School Ofsted Rating: Good Pupils: 325 Distance:2.69	☐	☒	☐	☐	☐
13	Mount Tamar School Ofsted Rating: Not Rated Pupils: 106 Distance:2.72	☐	☐	☒	☐	☐
14	Saltash Community School Ofsted Rating: Requires improvement Pupils: 1202 Distance:2.77	☐	☐	☒	☐	☐
15	St Peter's RC Primary School Ofsted Rating: Good Pupils: 122 Distance:2.77	☐	☒	☐	☐	☐
16	St Paul's Roman Catholic Primary School Ofsted Rating: Good Pupils: 158 Distance:2.8	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

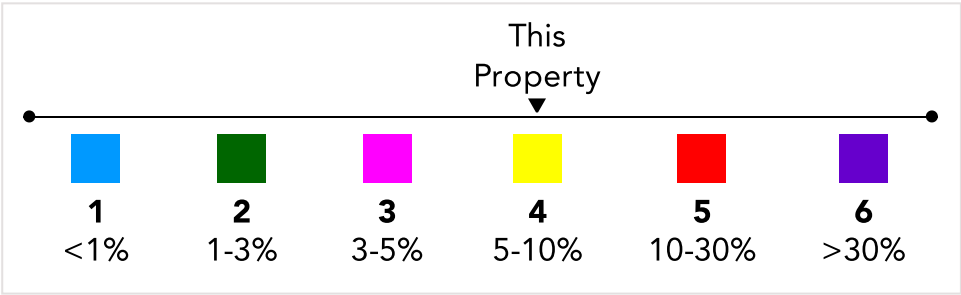
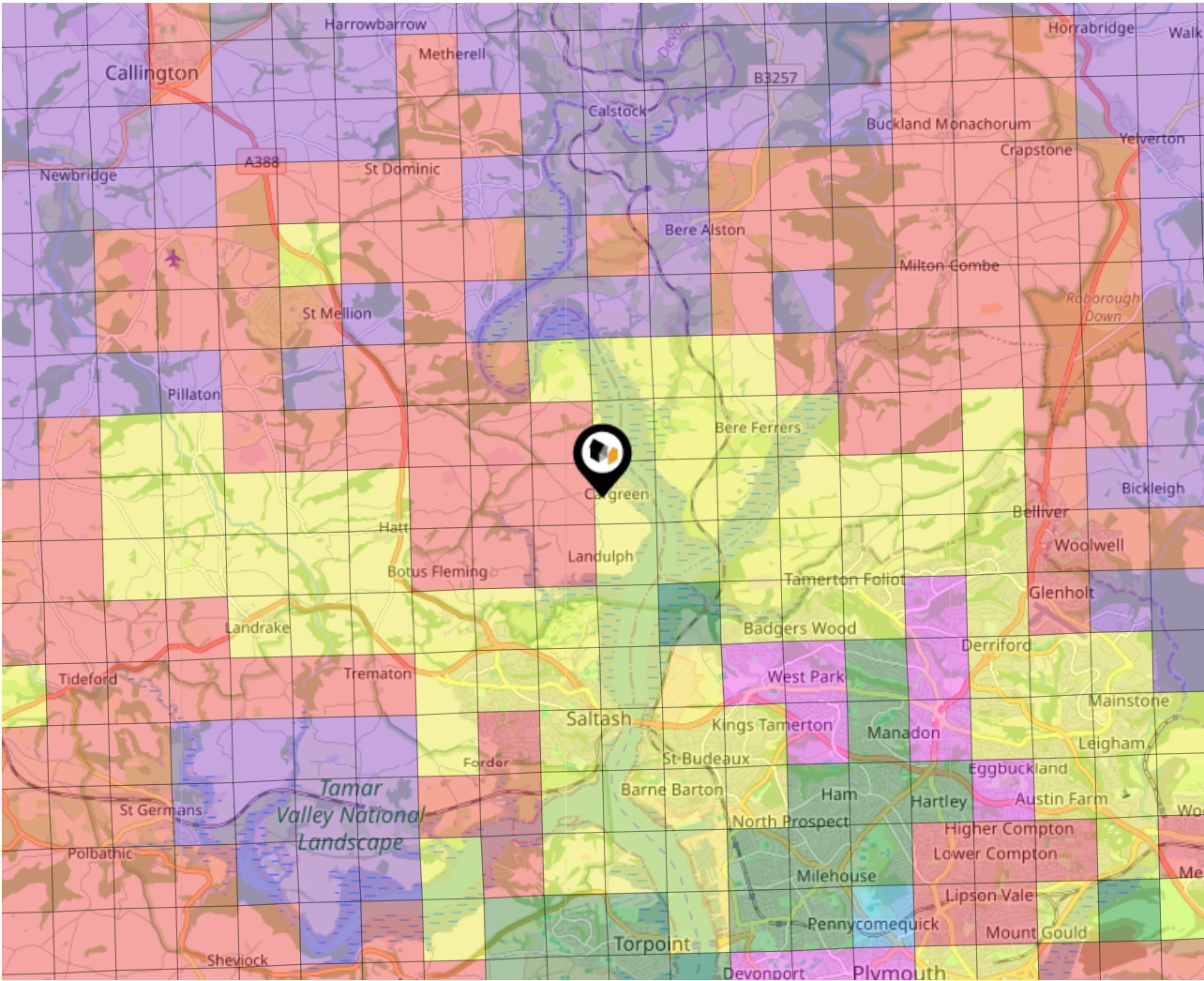


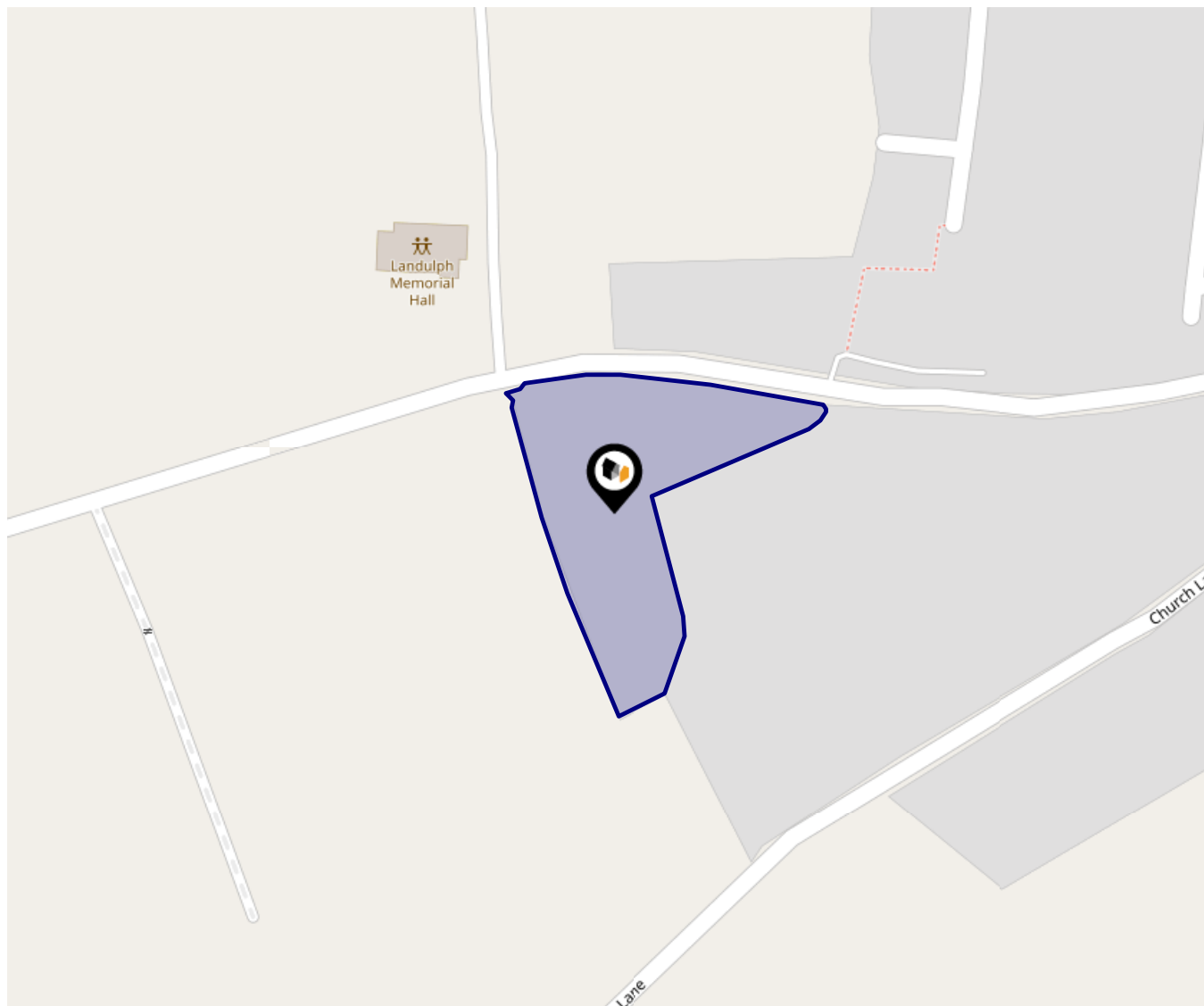
Key:

- 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).





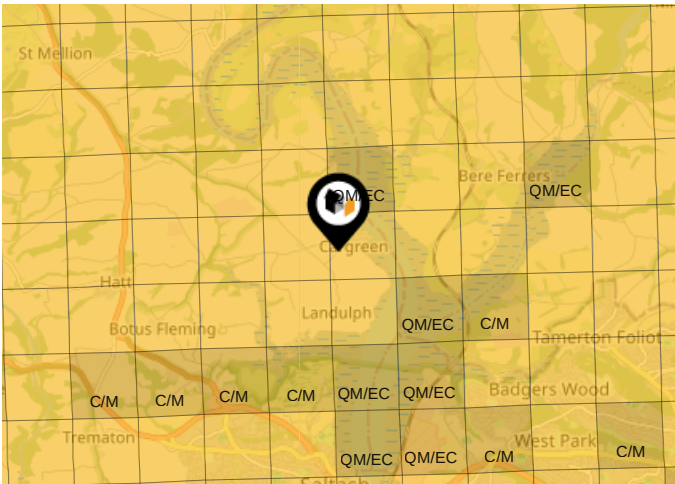
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

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

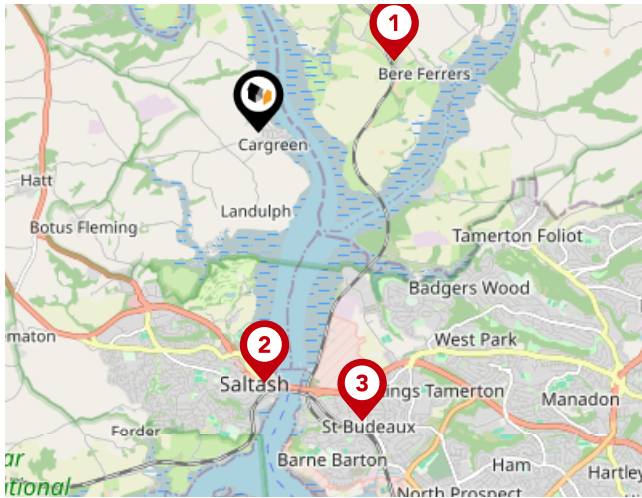
Carbon Content:	NONE	Soil Texture:	LOAM TO SILTY LOAM
Parent Material Grain:	ARGILLACEOUS	Soil Depth:	INTERMEDIATE-SHALLOW
Soil Group:	MEDIUM TO HEAVY		



Primary Classifications (Most Common Clay Types)

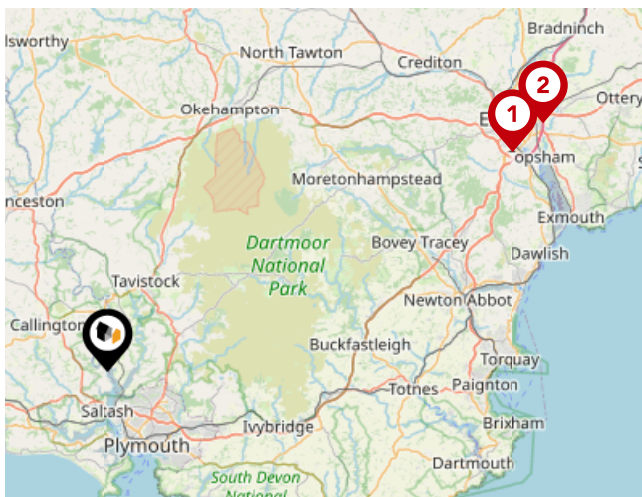
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay &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



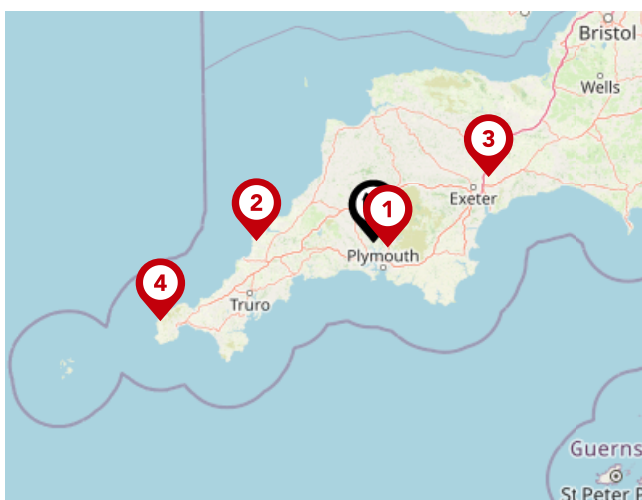
National Rail Stations

Pin	Name	Distance
1	Bere Ferrers Rail Station	1.45 miles
2	Saltash Rail Station	2.37 miles
3	St Budeaux Victoria Road Rail Station	2.9 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	34.72 miles
2	M5 J30	37.77 miles

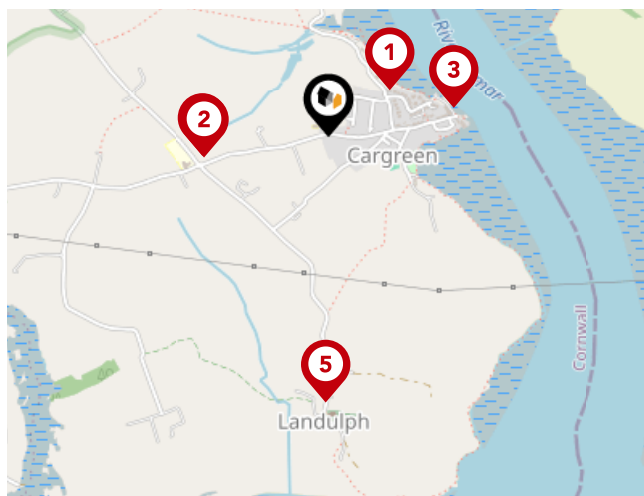


Airports/Helipads

Pin	Name	Distance
1	Glenholt	4.62 miles
2	St Mawgan	35.01 miles
3	Exeter Airport	40.21 miles
4	Joppa	68.56 miles

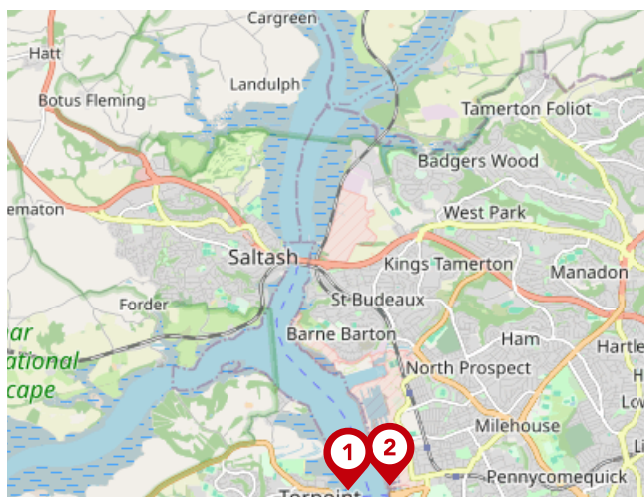
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Hodders Way	0.18 miles
2	Hazel Bank	0.3 miles
3	Fore Street Quay	0.3 miles
4	Landulph Primary School	0.3 miles
5	Landulph Church	0.63 miles



Ferry Terminals

Pin	Name	Distance
1	Torpoint Ferry Terminal	4.64 miles
2	Devonport Ferry Terminal	4.68 miles
3	Cawsand Beach Ferry Landing Pier	5.57 miles

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.

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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