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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 01<sup>st</sup> July 2025



**26, MAYBROOK DRIVE, SALTASH, PL12 4PX**

6 Mannamead Road Plymouth Devon PL4 7AA

01752 256000

property@langtownandcountry.com

www.langtownandcountry.com

# Property Overview



## Property

Type:	Terraced	Last Sold Date:	12/12/2022
Bedrooms:	3	Last Sold Price:	£275,000
Floor Area:	947 ft <sup>2</sup> / 88 m <sup>2</sup>	Last Sold £/ft <sup>2</sup> :	£290
Plot Area:	0.09 acres	Tenure:	Freehold
Year Built :	1976-1982		
Council Tax :	Band B		
Annual Estimate:	£1,913		
Title Number:	CL6016		
UPRN:	100040017590		

## Local Area

Local Authority:	Cornwall	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	Very low	15	67	1000
• Surface Water	Medium	mb/s	mb/s	mb/s

Mobile Coverage:  
(based on calls indoors)



Satellite/Fibre TV Availability:



Property

EPC - Certificate

26, Maybrook Drive, PL12 4PX		<div>Energy rating</div> <div>D</div>	
Valid until 17.08.2024			
Score	Energy rating	Current	Potential
92+	A	<div>68   D</div>	<div>80   C</div>
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# Property

## EPC - Additional Data

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### Additional EPC Data

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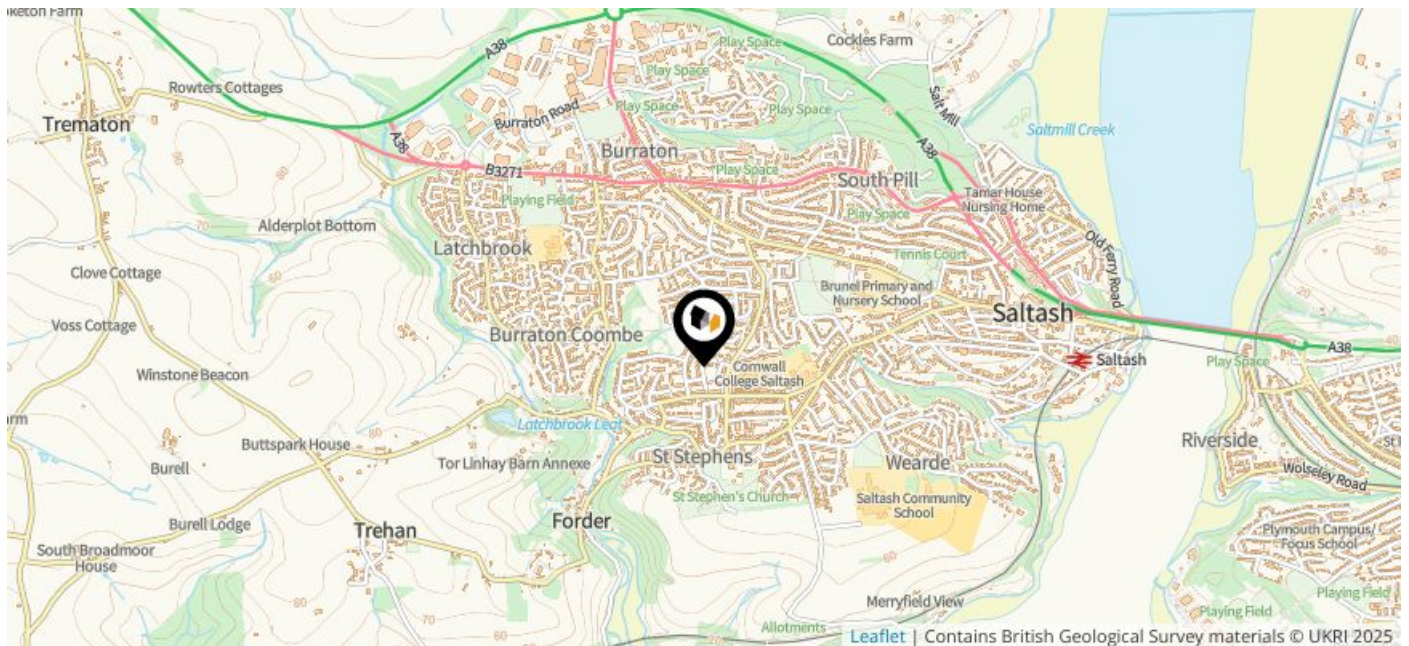
<b>Property Type:</b>	House
<b>Build Form:</b>	End-Terrace
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed before 2002
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	1
<b>Ventilation:</b>	Natural
<b>Lightning:</b>	Low energy lighting in all fixed outlets
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 100 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Total Floor Area:</b>	88 m <sup>2</sup>



# Maps

## Coal Mining

This map displays nearby coal mine entrances and their classifications.



### Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

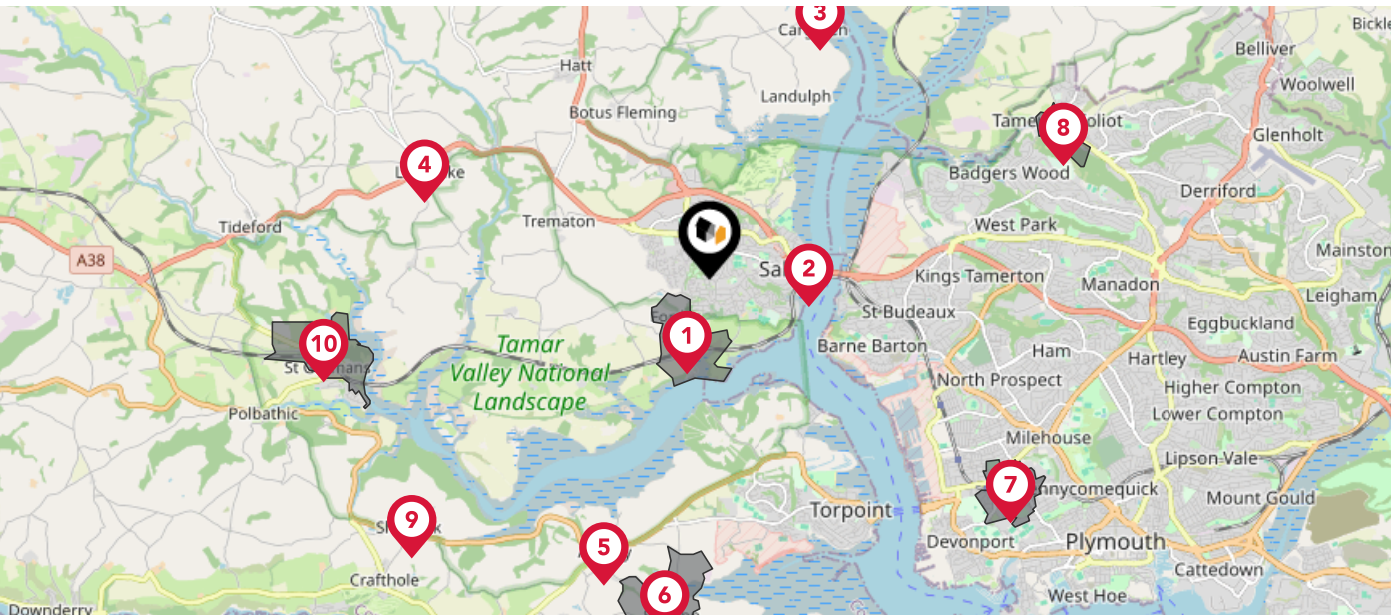
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.

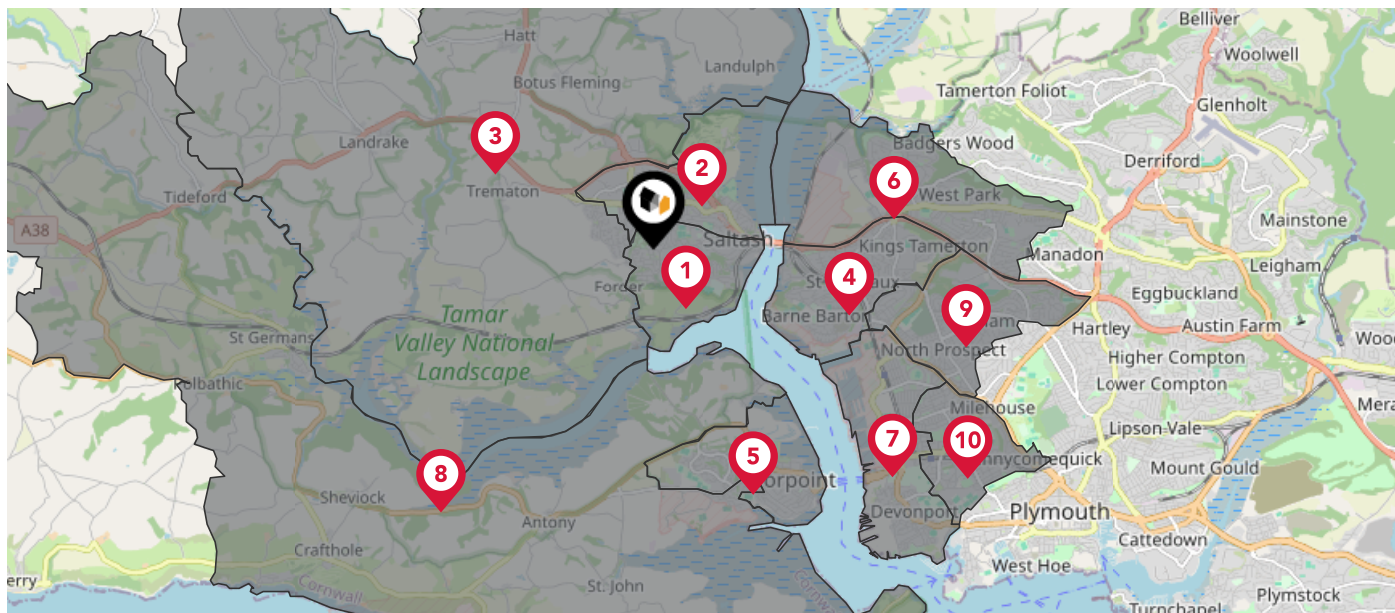


Nearby Conservation Areas	
1	Forder and Antony Passage
2	Lower Fore Street, Saltash
3	Cargreen
4	Landrake
5	Antony
6	St John
7	STOKE
8	Tamerton Foliot
9	Sheviock
10	St Germans

# 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

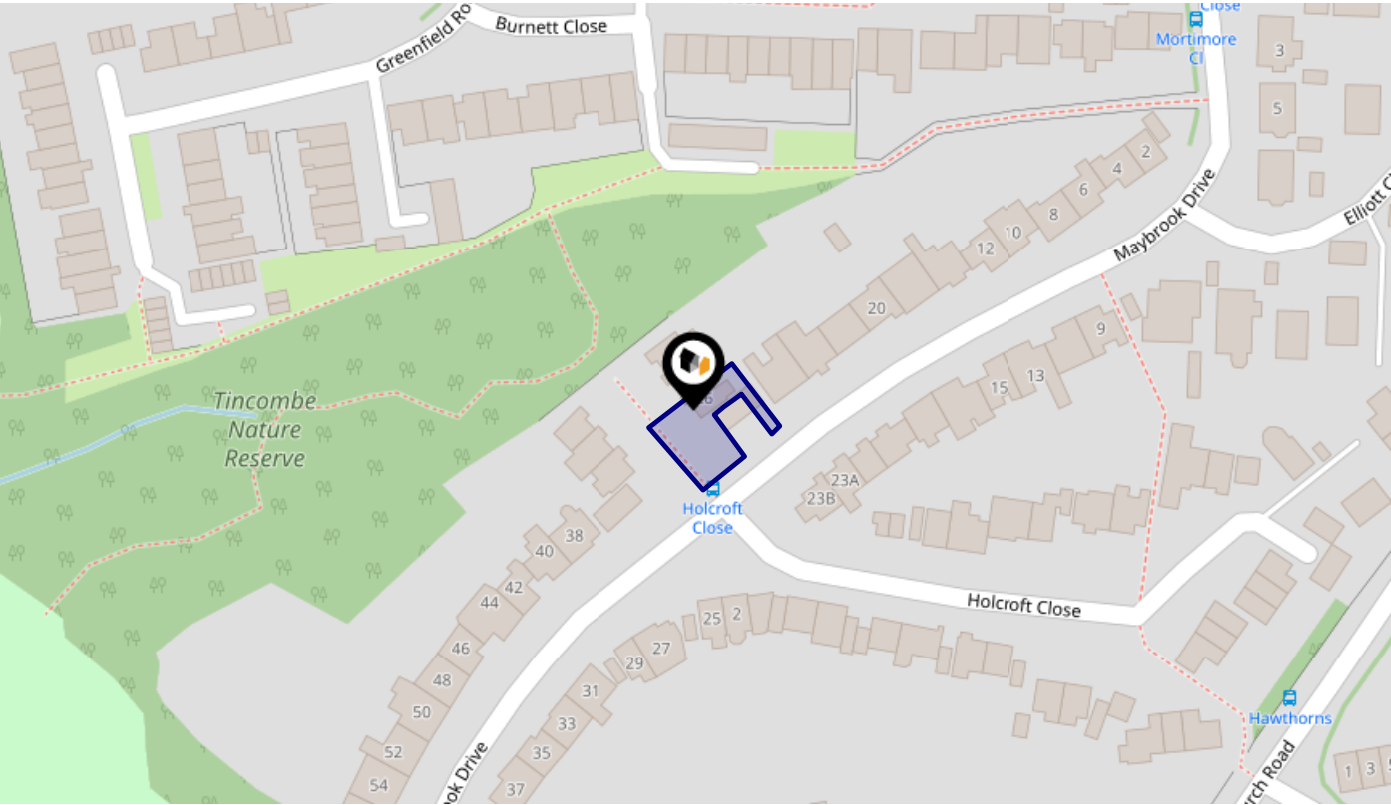
- |    |                                 |
|----|---------------------------------|
| 1  | Saltash Essa ED                 |
| 2  | Saltash Tamar ED                |
| 3  | Saltash Trematon & Landrake ED  |
| 4  | St. Budeaux Ward                |
| 5  | Torpoint ED                     |
| 6  | Honicknowle Ward                |
| 7  | Devonport Ward                  |
| 8  | Rame Peninsula & St. Germans ED |
| 9  | Ham Ward                        |
| 10 | Stoke Ward                      |



# 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:

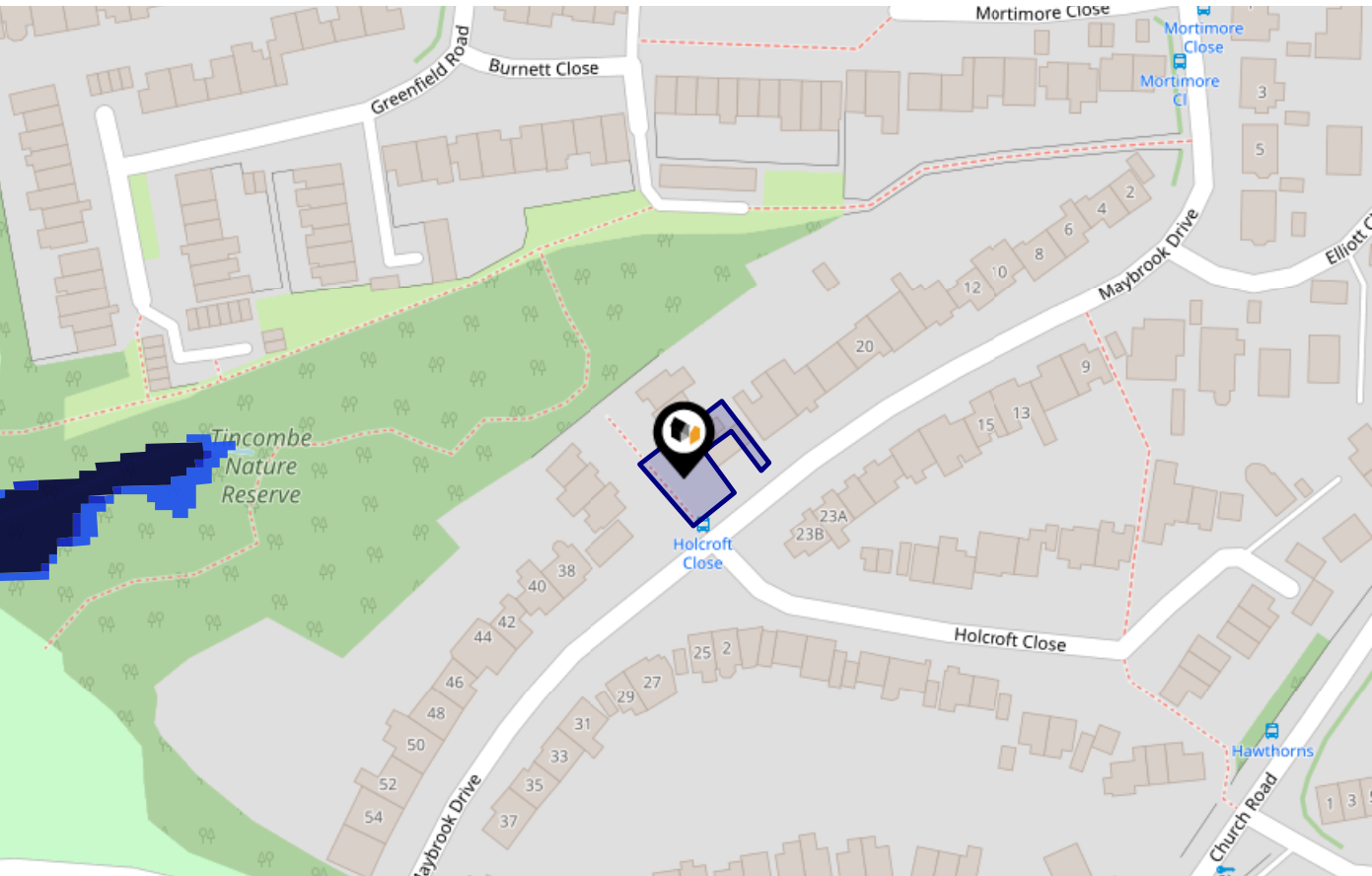
5		75.0+ dB	<div></div>
4		70.0-74.9 dB	<div></div>
3		65.0-69.9 dB	<div></div>
2		60.0-64.9 dB	<div></div>
1		55.0-59.9 dB	<div></div>



# 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.

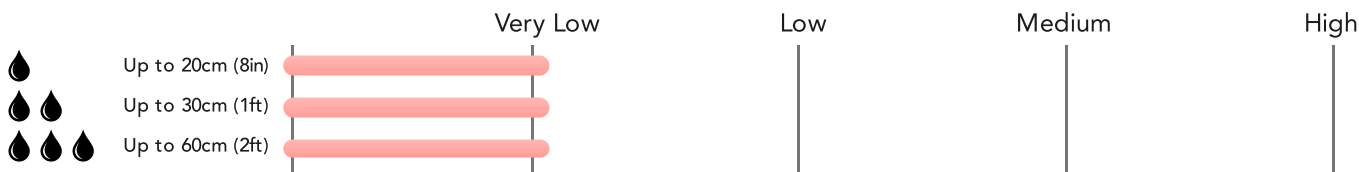


**Risk Rating:** Very low

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 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

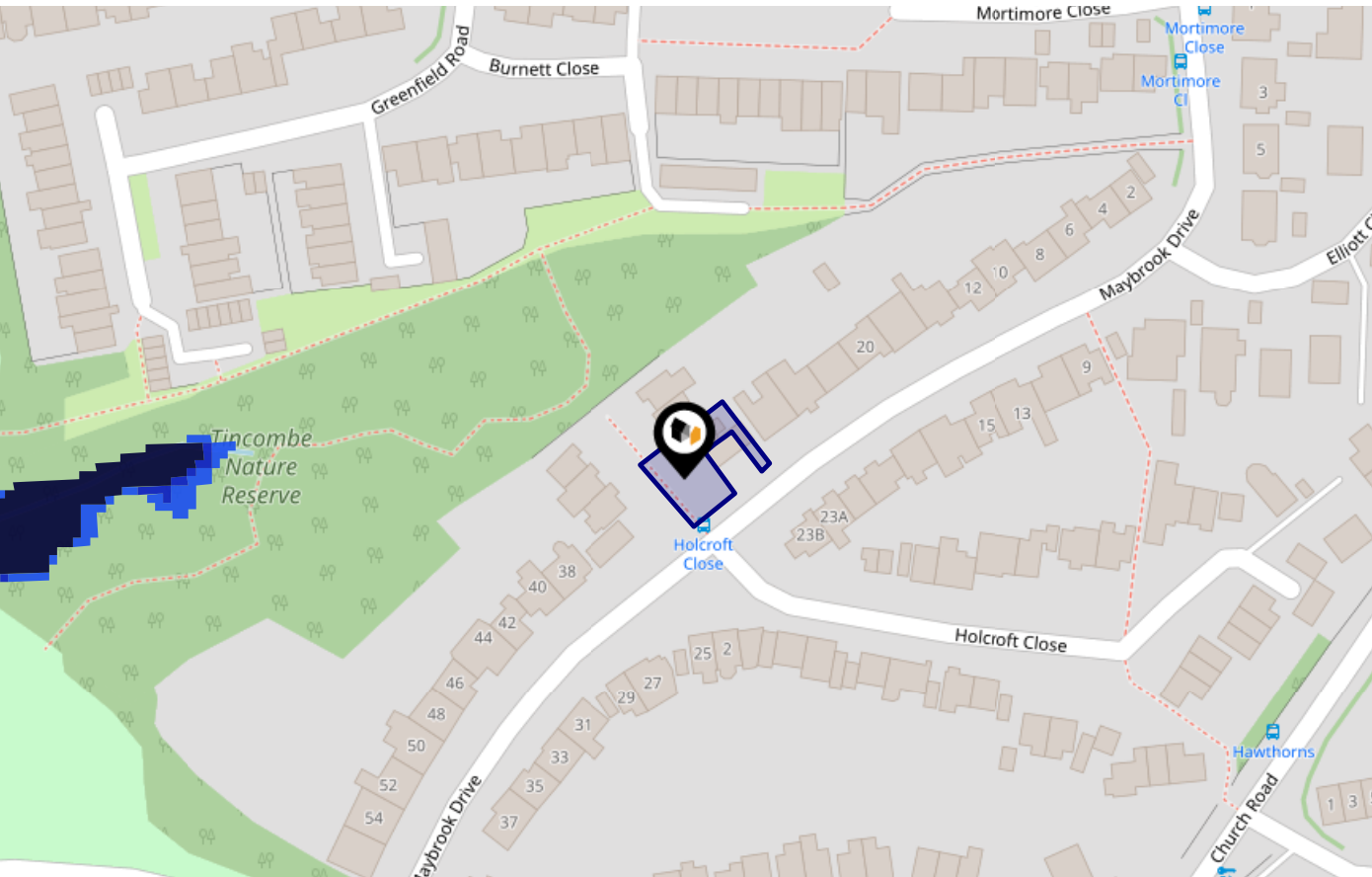
Chance of flooding to the following depths at this property:



# 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.

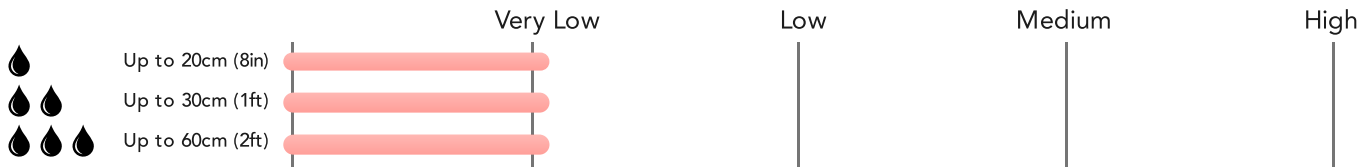


Risk Rating: Very low

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.

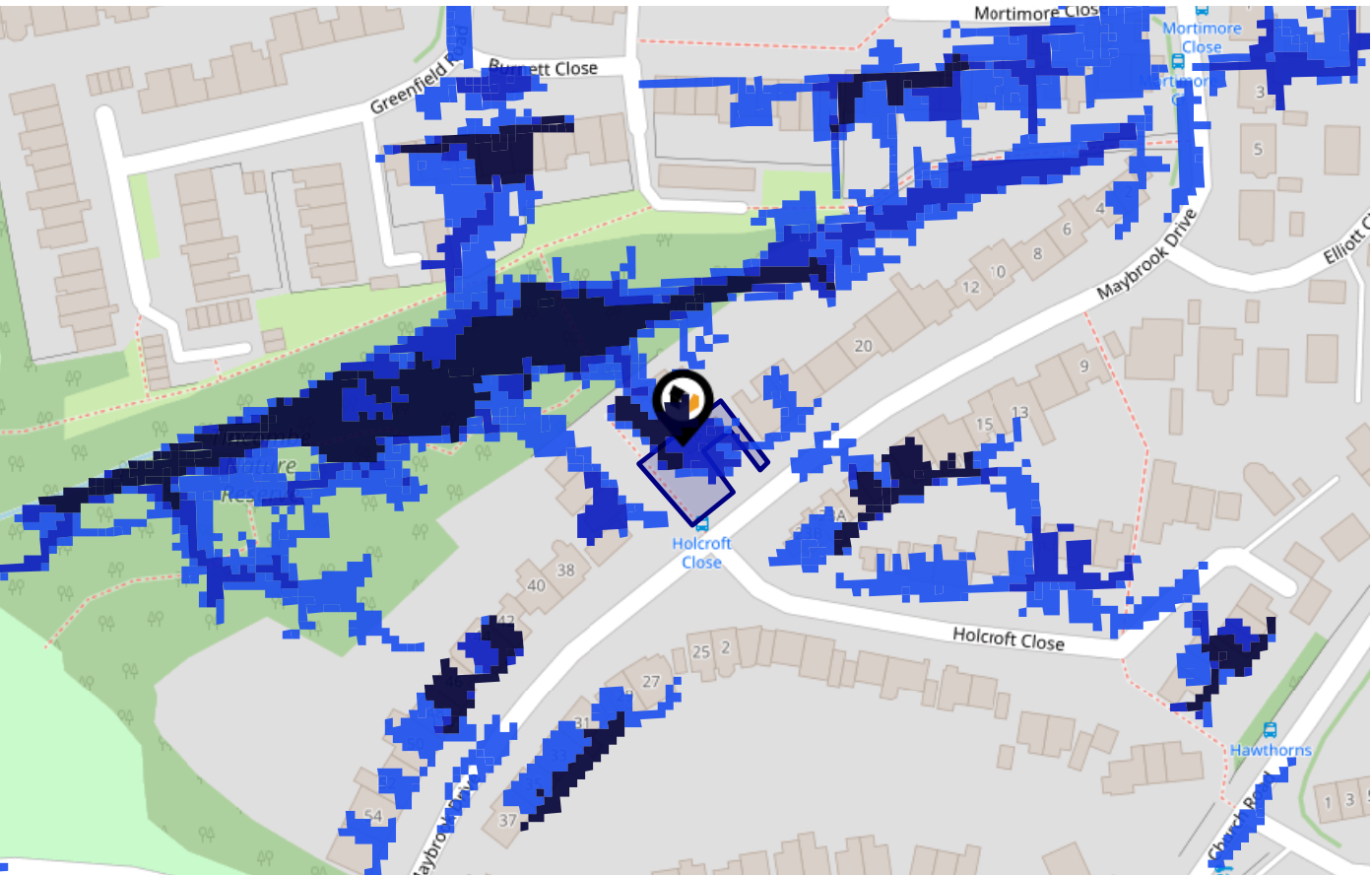
Chance of flooding to the following depths at this property:



# 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: Medium**

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.

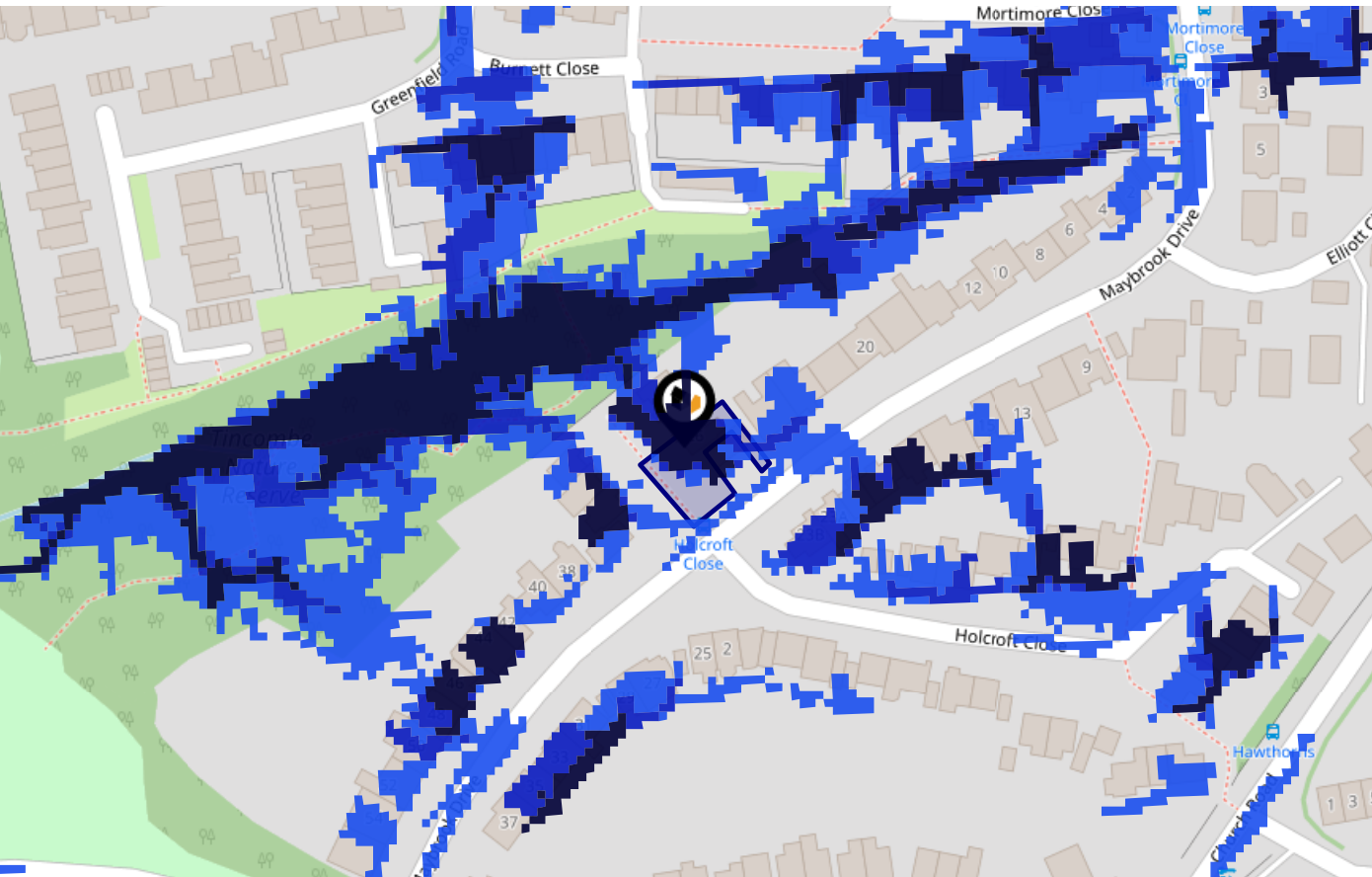
Chance of flooding to the following depths at this property:



# Flood Risk

## Surface Water - 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: High

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:

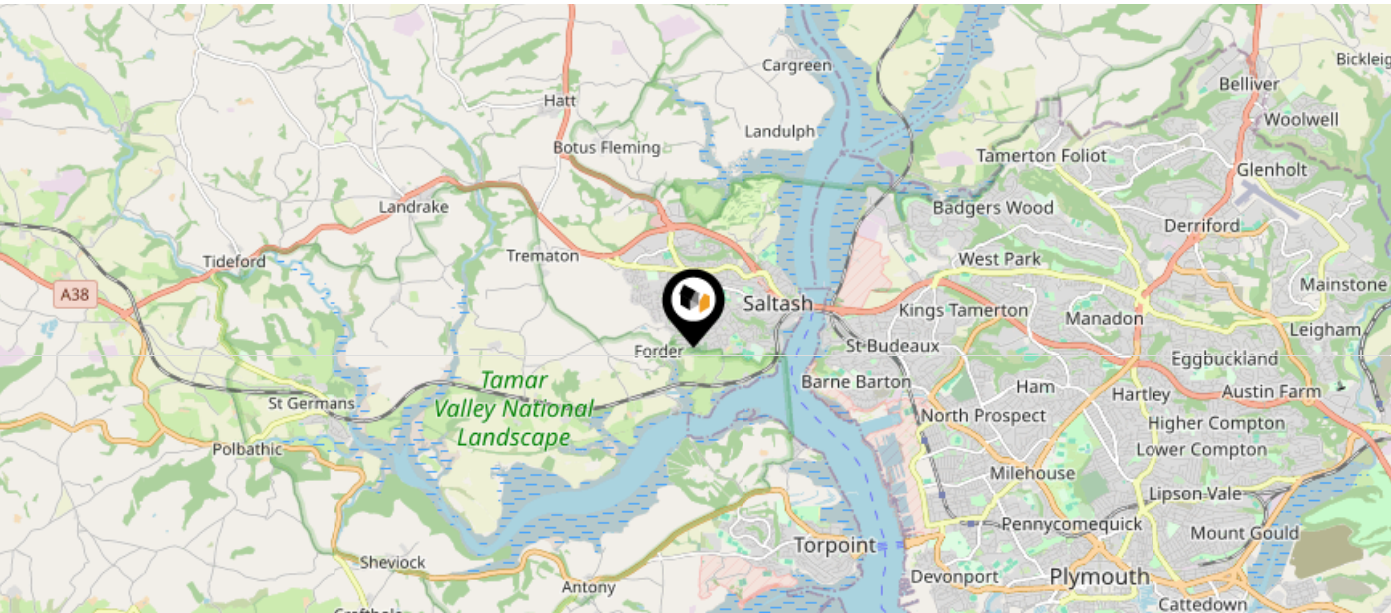




# Maps

## Green Belt

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



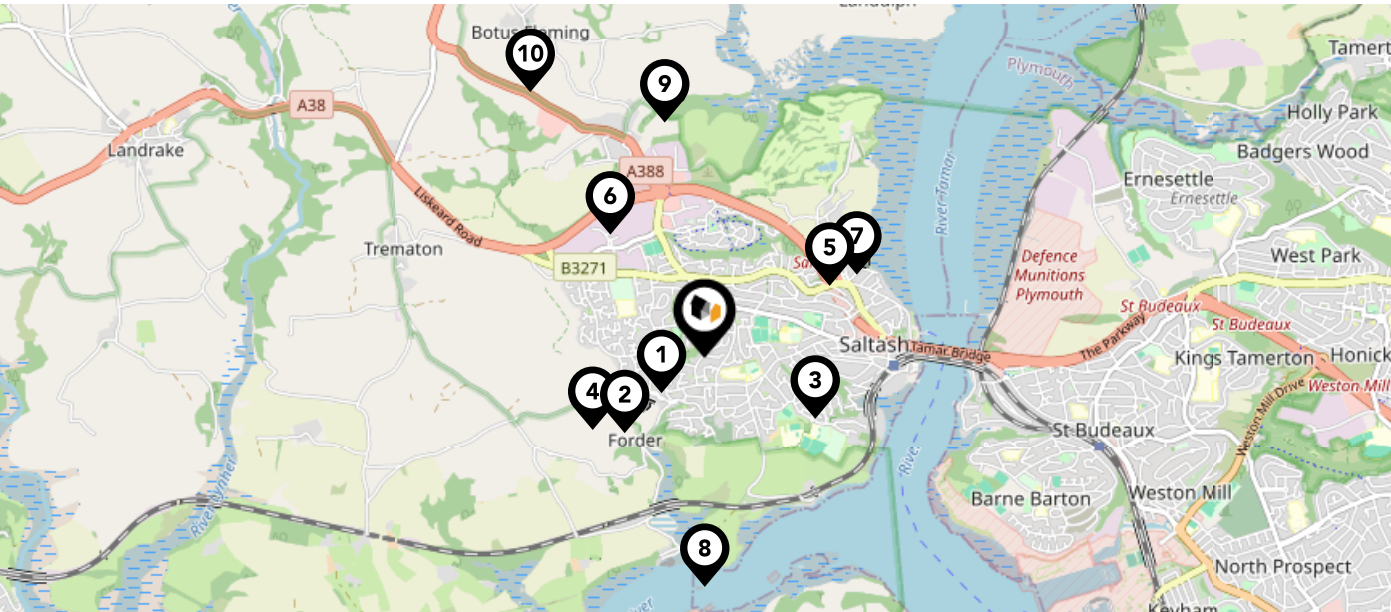
Nearby Green Belt Land

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.

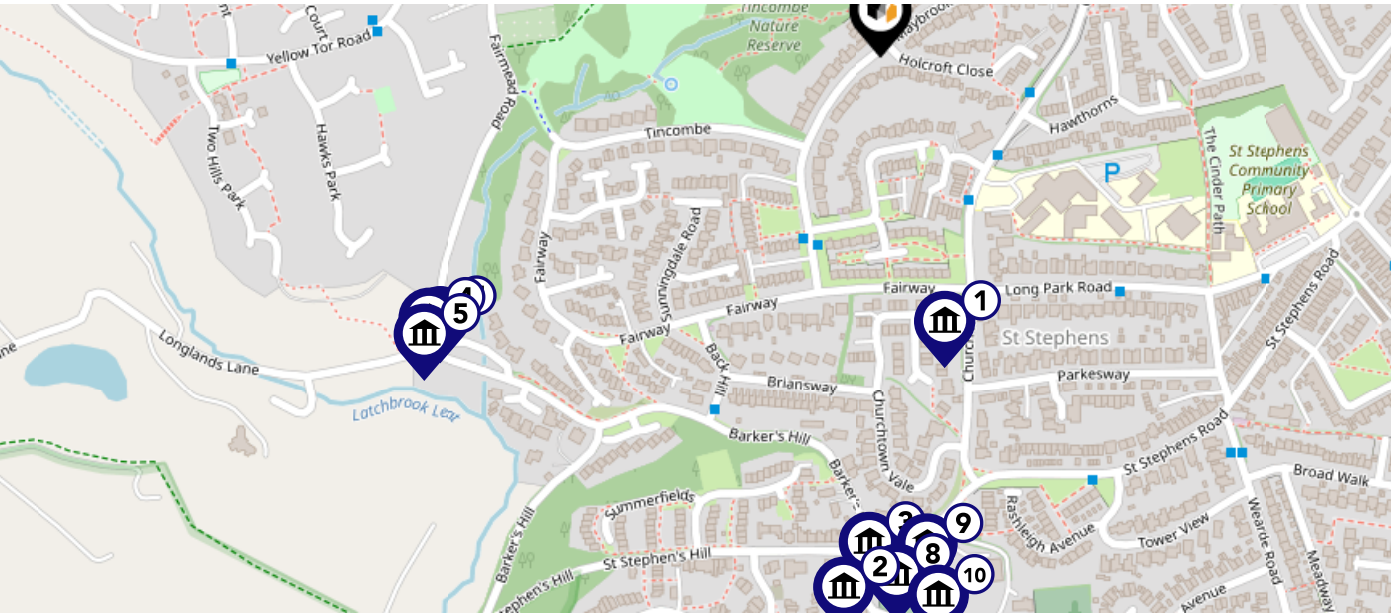












Nearby Landfill Sites		
1	Fairmean Road Tip-Saltash, Cornwall	Historic Landfill
2	Burraton Coombe-Burraton Coombe, Saltash	Historic Landfill
3	Trelawney Road Tip-Saltash, Cornwall	Historic Landfill
4	Burraton Coombe-Burraton Coombe, Saltash	Historic Landfill
5	Saltmill Marsh-Saltmill Marsh, Saltash	Historic Landfill
6	Tamar View Industrial Estate-Latchbrook, Saltash, Cornwall	Historic Landfill
7	Salt Mill Tip-Saltash, Cornwall	Historic Landfill
8	Antony Passage-Antony Passage, Saltash	Historic Landfill
9	The Bungalow-The Bungalow, Carkeel, Saltash	Historic Landfill
10	Sunnybrook-Carkeel, Liskeard	Historic Landfill

# Maps

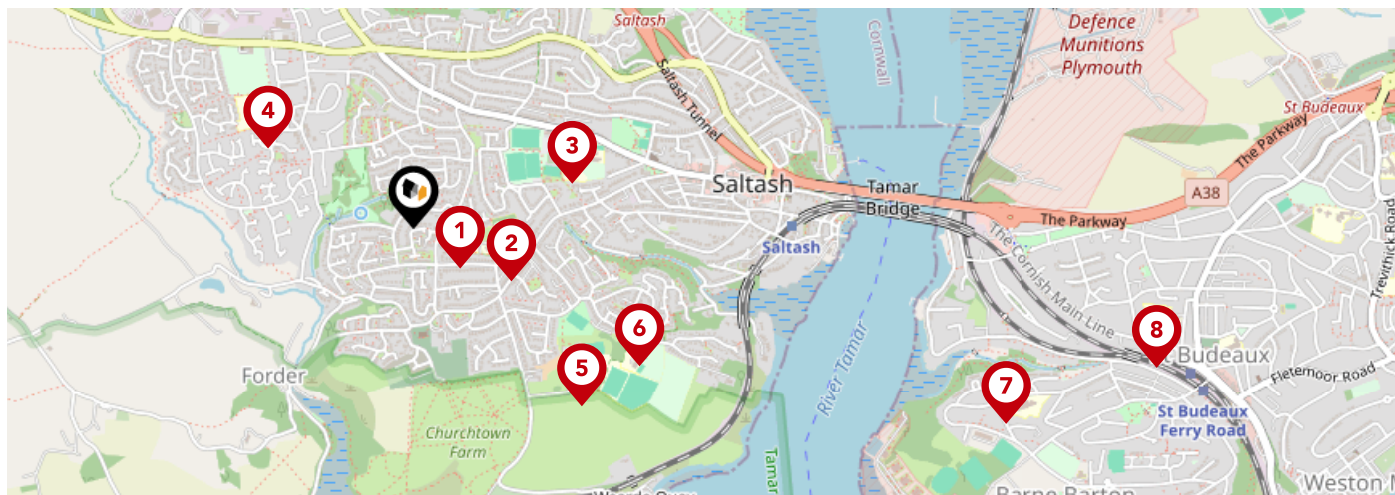
## Listed Buildings

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
	1159079 - Llan Stephen's Cottage	Grade II	0.2 miles
	1140381 - Churchtown Farm Cottage	Grade II	0.3 miles
	1455236 - War Memorial In The Churchyard Of The Church Of St Stephen	Grade II	0.3 miles
	1248023 - K6 Telephone Kiosk	Grade II	0.3 miles
	1140397 - Furzehill	Grade II	0.3 miles
	1329256 - Churchyard Cross Immediately South East Of Church	Grade II	0.3 miles
	1140408 - Former Tannery, Boundary Wall To South And To East And Gate Piers To South	Grade II	0.3 miles
	1311082 - Former Font Immediately South East Of Church	Grade II	0.3 miles
	1329280 - Family Vault Immediately North East Of Church Of St Stephen	Grade II	0.3 miles
	1140380 - Family Vault In Churchyard To South East Of Church	Grade II	0.3 miles

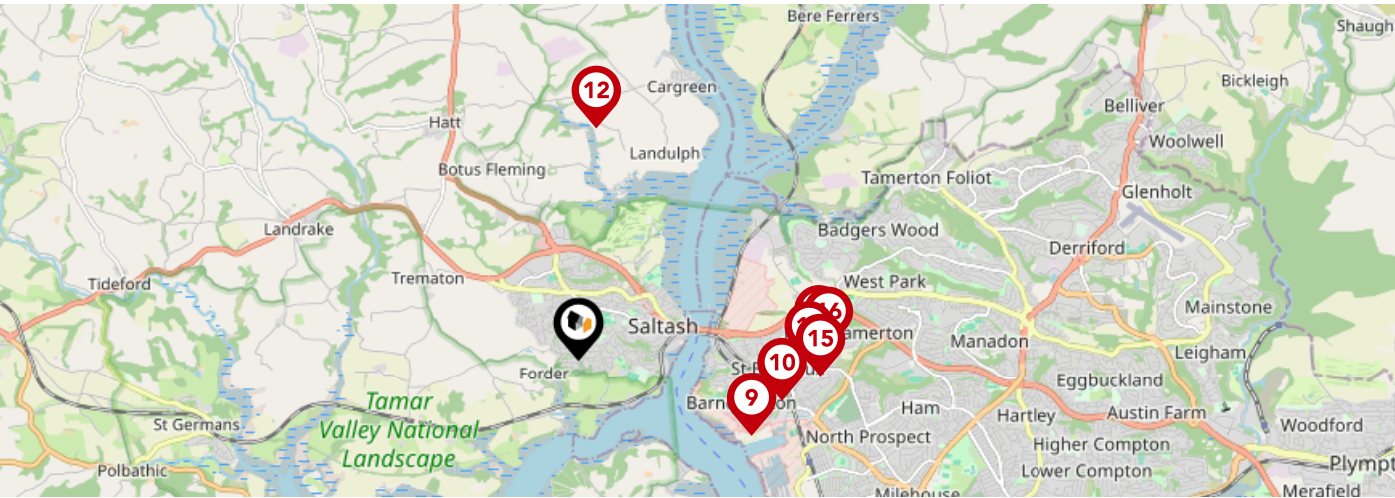
# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Fountain Head House School</b> Ofsted Rating: Not Rated   Pupils: 48   Distance:0.15	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>St Stephens (Saltash) Community Primary School</b> Ofsted Rating: Good   Pupils: 380   Distance:0.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Brunel Primary &amp; Nursery Academy</b> Ofsted Rating: Good   Pupils: 243   Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Burraton Community Primary School</b> Ofsted Rating: Good   Pupils: 376   Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Saltash Community School</b> Ofsted Rating: Requires improvement   Pupils: 1202   Distance:0.58	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Bishop Cornish CofE VA Primary School</b> Ofsted Rating: Good   Pupils: 187   Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Oneschool Global Uk Plymouth Campus</b> Ofsted Rating: Not Rated   Pupils: 75   Distance:1.47	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>St Paul's Roman Catholic Primary School</b> Ofsted Rating: Good   Pupils: 158   Distance:1.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



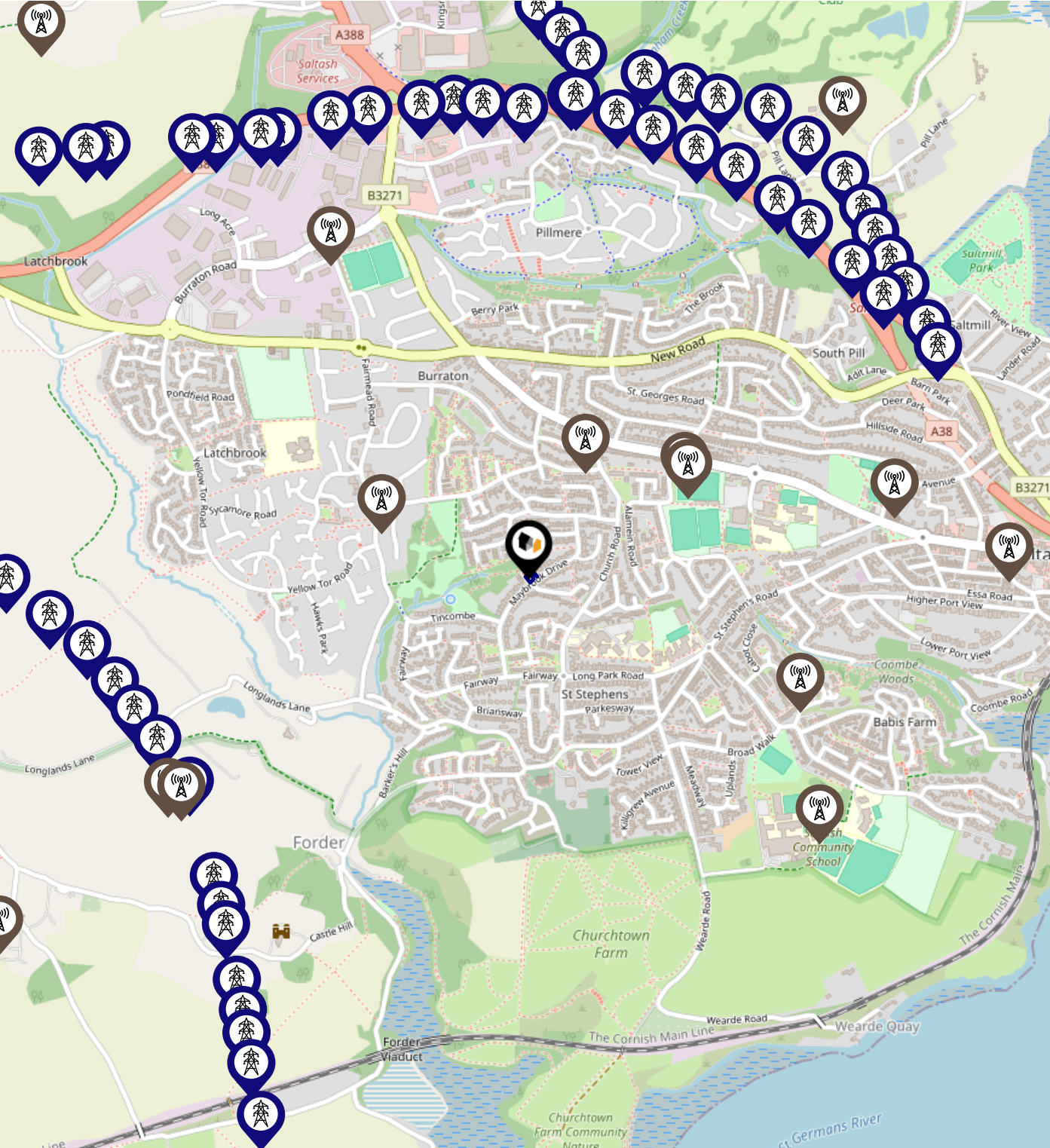
# Area Schools



		Nursery	Primary	Secondary	College	Private
<div><div>9</div></div> <div><b>Riverside Community Primary School</b> Ofsted Rating: Good   Pupils: 445   Distance:1.79</div>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<div><div>10</div></div> <div><b>Victoria Road Primary</b> Ofsted Rating: Good   Pupils: 212   Distance:1.97</div>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<div><div>11</div></div> <div><b>Mount Tamar School</b> Ofsted Rating: Not Rated   Pupils: 106   Distance:2.19</div>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<div><div>12</div></div> <div><b>Landulph School</b> Ofsted Rating: Good   Pupils: 71   Distance:2.2</div>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<div><div>13</div></div> <div><b>Plaistow Hill Primary and Nursery School</b> Ofsted Rating: Good   Pupils: 130   Distance:2.27</div>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<div><div>14</div></div> <div><b>Marine Academy Primary</b> Ofsted Rating: Outstanding   Pupils: 507   Distance:2.29</div>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<div><div>15</div></div> <div><b>Marine Academy Plymouth</b> Ofsted Rating: Good   Pupils: 973   Distance:2.29</div>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<div><div>16</div></div> <div><b>St Budeaux CofE Primary Academy</b> Ofsted Rating: Good   Pupils: 106   Distance:2.36</div>		<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

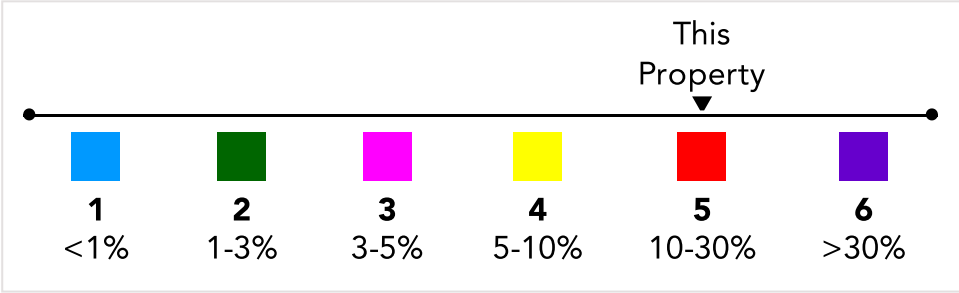
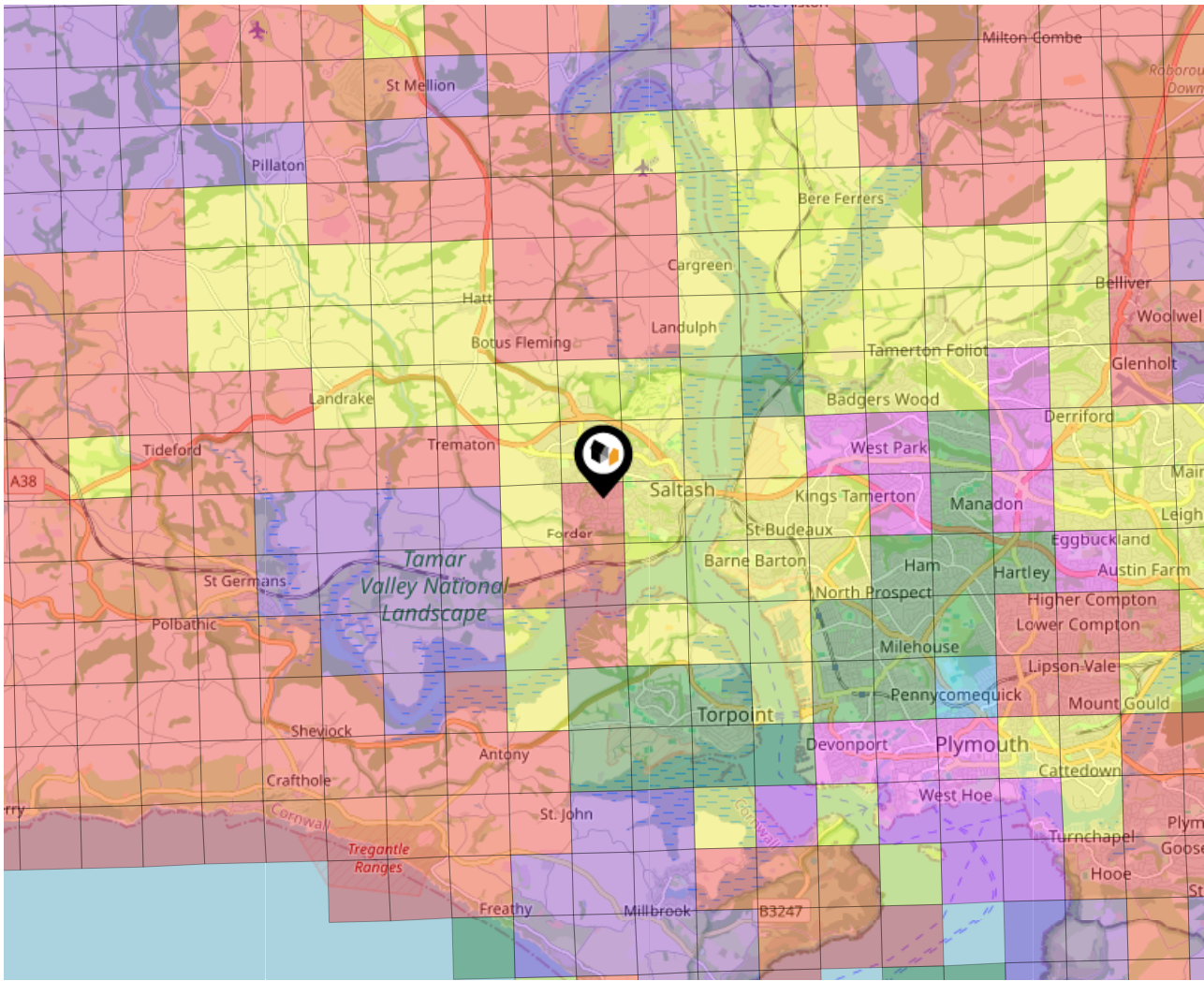


# Environment

## Radon Gas

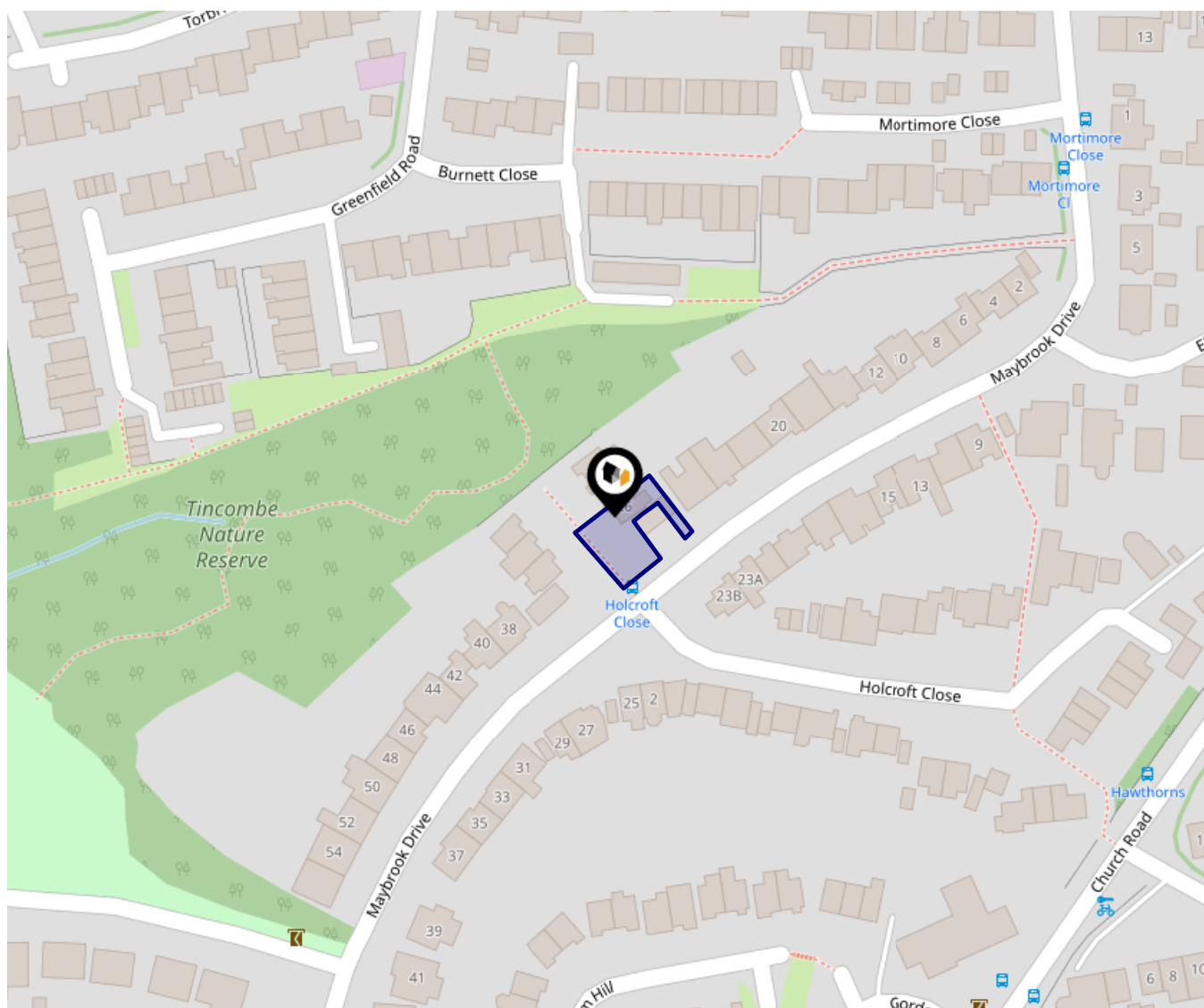
### What is Radon?

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

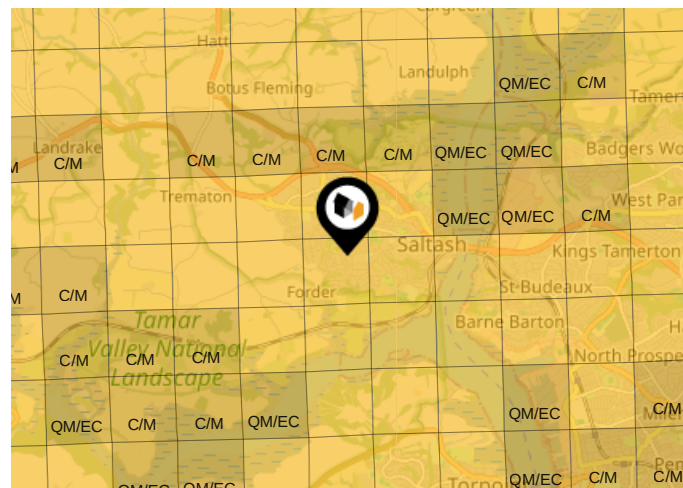


# Environment

## Soils & Clay

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

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

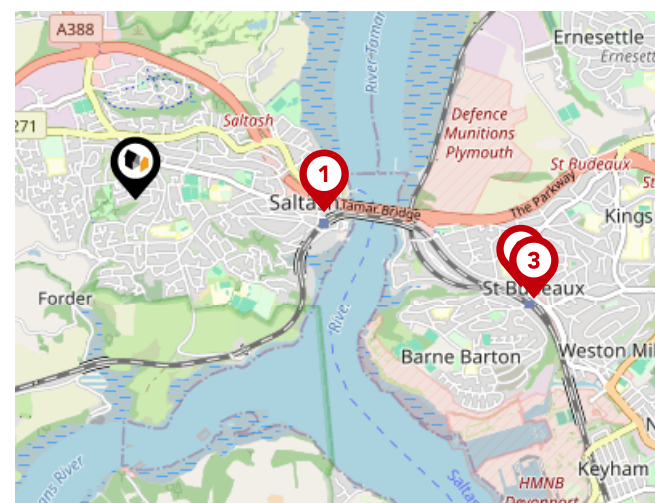


### Primary Classifications (Most Common Clay Types)

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

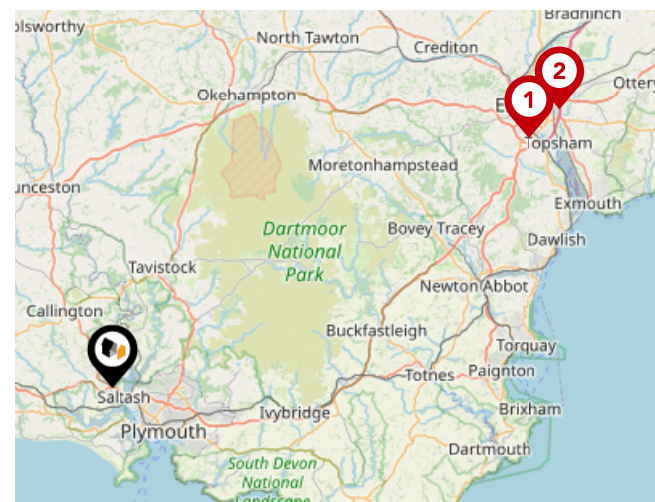
# Area

## Transport (National)



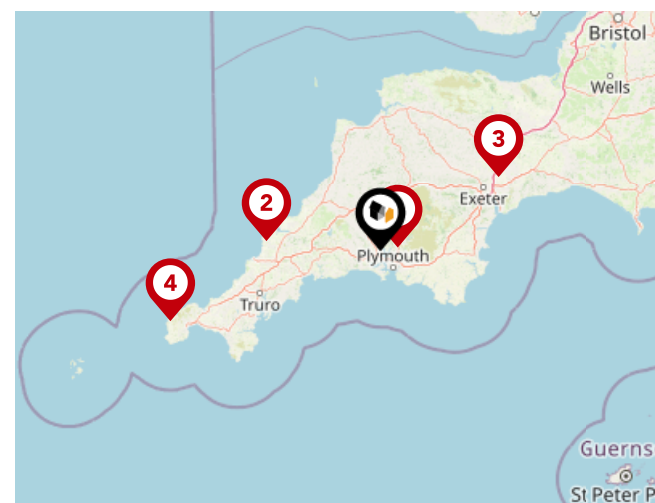
### National Rail Stations

Pin	Name	Distance
1	Saltash Rail Station	0.9 miles
2	St Budeaux Victoria Road Rail Station	1.87 miles
3	St Budeaux Ferry Road Rail Station	1.95 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	36.59 miles
2	M5 J30	39.68 miles

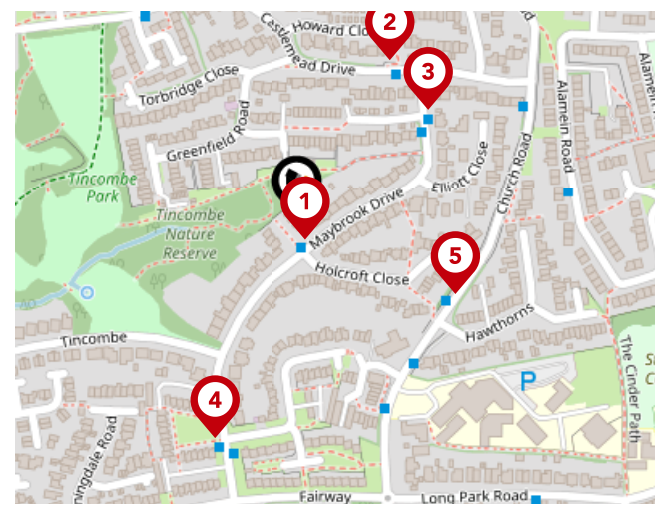


### Airports/Helipads

Pin	Name	Distance
1	Glenholt	5.35 miles
2	St Mawgan	34.29 miles
3	Exeter Airport	42.12 miles
4	Joppa	67.03 miles

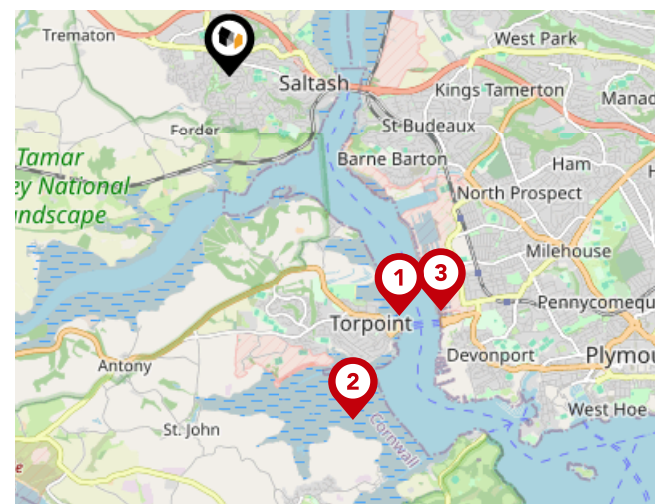
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Holcroft Close	0.01 miles
2	Castlemead Drive	0.11 miles
3	Mortimore Close	0.1 miles
4	Broom Hill	0.14 miles
5	Hawthorns	0.1 miles



### Ferry Terminals

Pin	Name	Distance
1	Torpoint Ferry Terminal	2.78 miles
2	Cawsand Beach Ferry Landing Pier	3.45 miles
3	Devonport Ferry Terminal	2.98 miles

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