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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 31st July 2025



COVE MEADOW, WILCOVE, TORPOINT, PL11

Lang Town & Country

6 The Broadway Plymstock Plymouth PL9 7AU

01752 456000

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www.langtownandcountry.com





Property

Type:	Detached
Bedrooms:	4
Floor Area:	2,066 ft ² / 192 m ²
Plot Area:	0.29 acres
Year Built :	2003-2006
Council Tax :	Band F
Annual Estimate:	£3,553
Title Number:	CL256435

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

15
mb/s



40
mb/s



1000
mb/s



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



WILCOVE, PL11

Energy rating

D

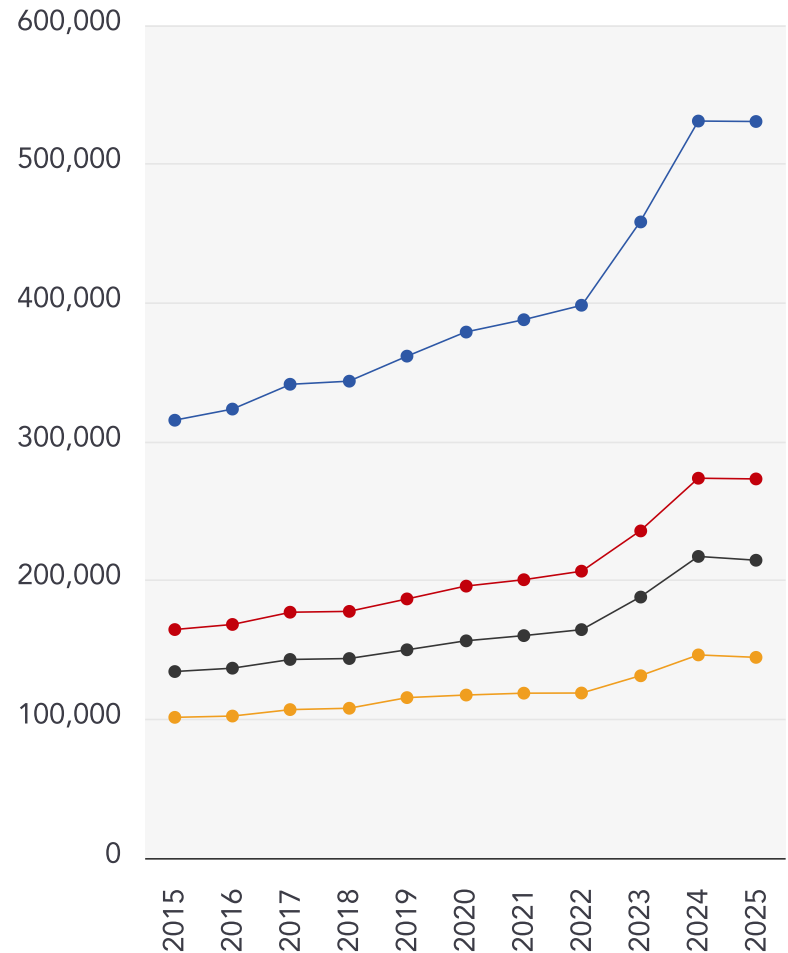
Valid until 20.06.2031

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
Main Fuel:	Oil (not community)
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:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, oil
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, insulated (assumed)
Total Floor Area:	192 m ²

10 Year History of Average House Prices by Property Type in PL11



Detached

+68.24%

Semi-Detached

+65.93%

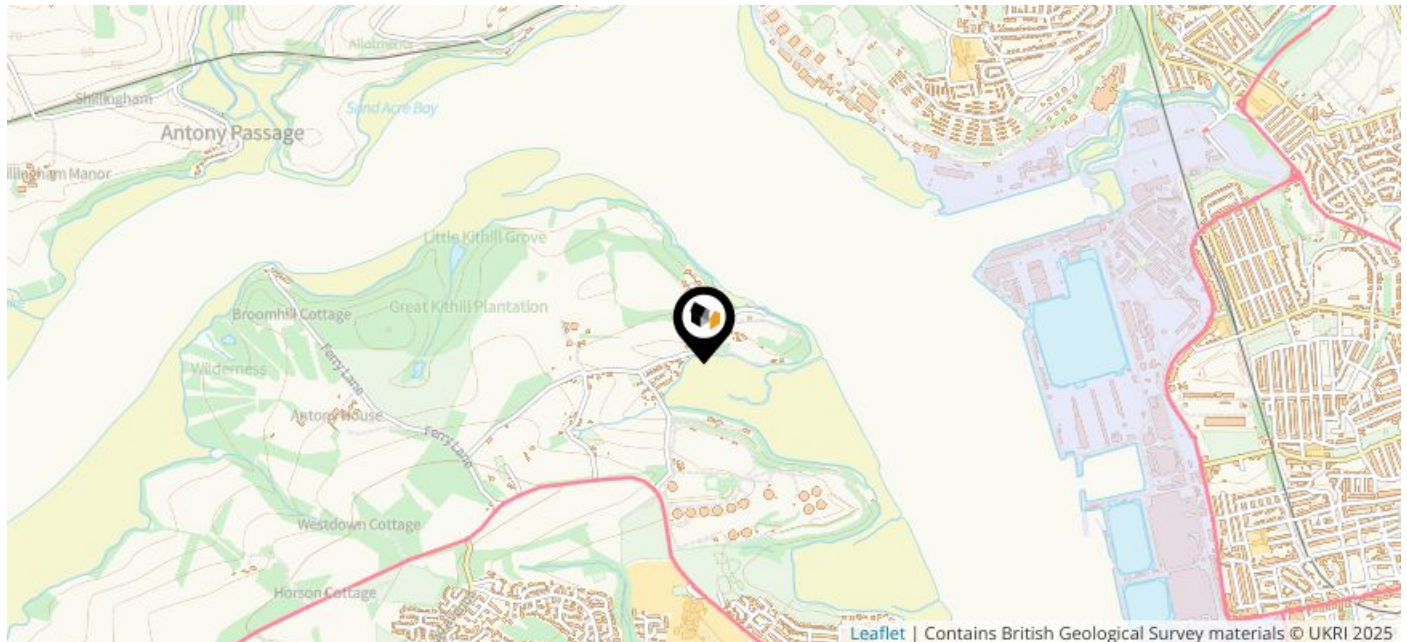
Terraced

+59.69%

Flat

+42.64%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

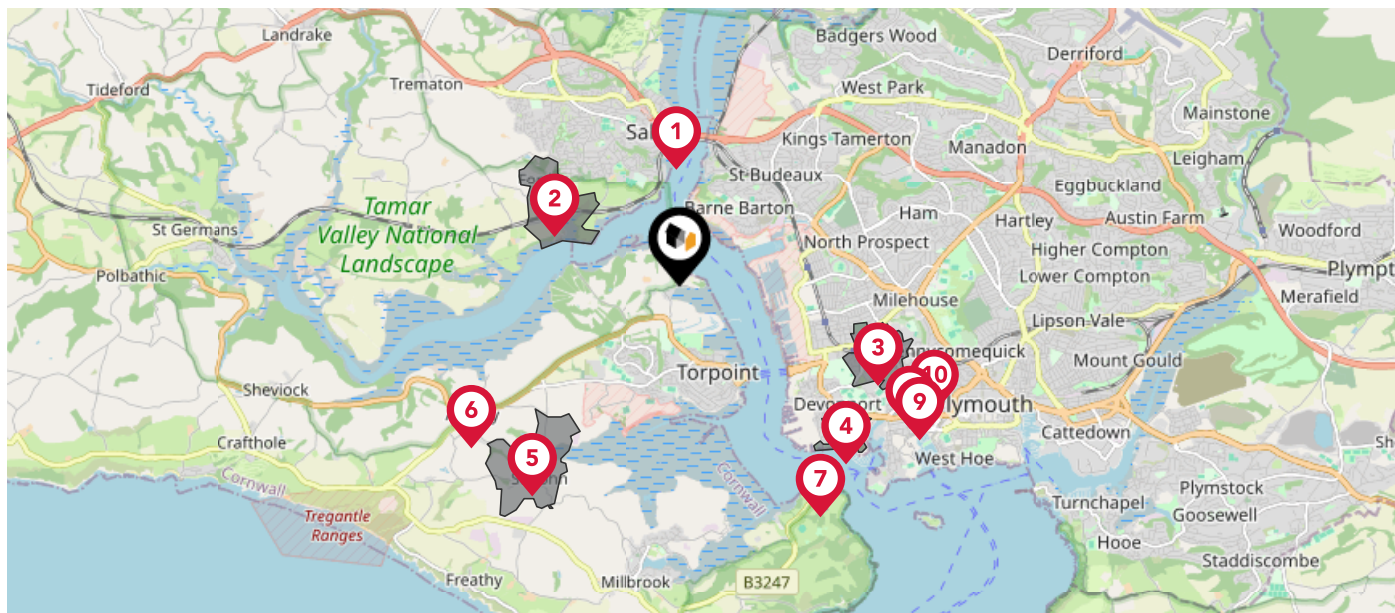
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

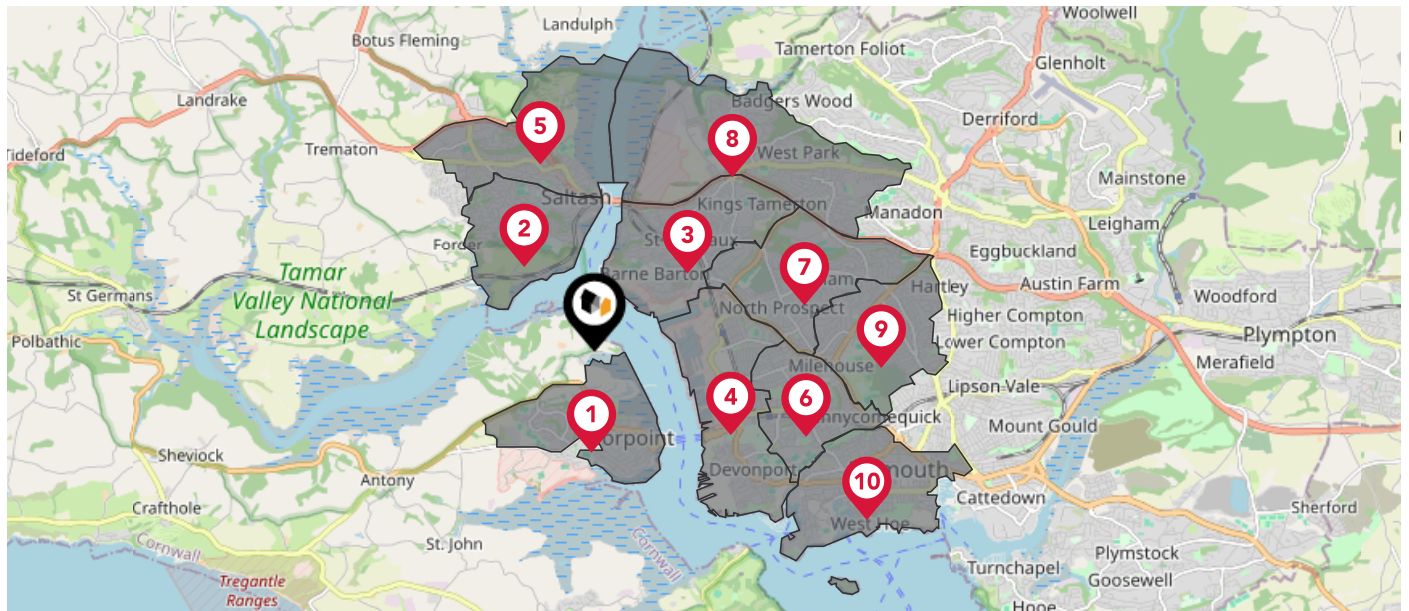
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.













Nearby Conservation Areas

- 1 Lower Fore Street, Saltash
- 2 Forder and Antony Passage
- 3 STOKE
- 4 Devonport
- 5 St John
- 6 Antony
- 7 Cremyll
- 8 Royal Naval Hospital
- 9 Adelaide Street / Clarence Place
- 10 North Stonehouse

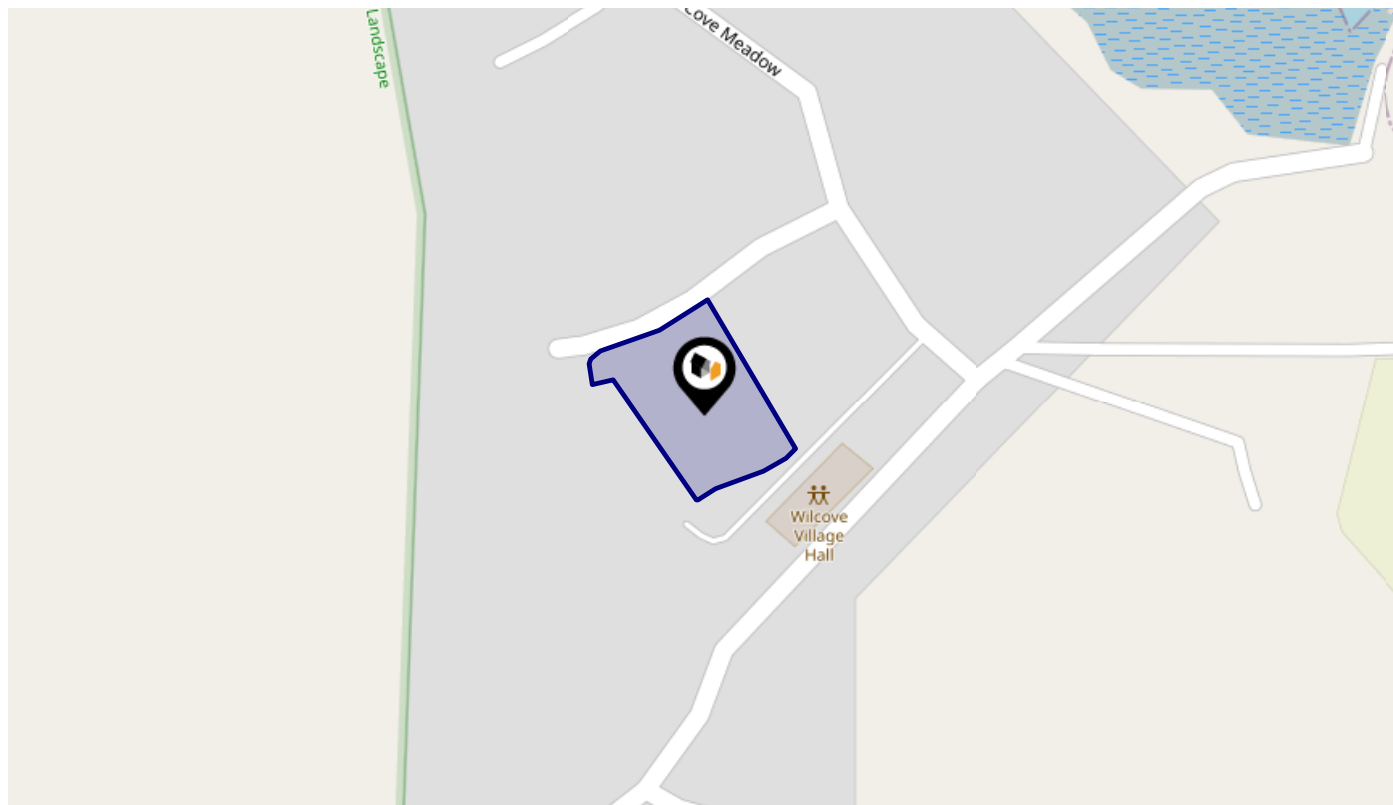
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

-  1 Torpoint ED
-  2 Saltash Essa ED
-  3 St. Budeaux Ward
-  4 Devonport Ward
-  5 Saltash Tamar ED
-  6 Stoke Ward
-  7 Ham Ward
-  8 Honicknowle Ward
-  9 Peverell Ward
-  10 St. Peter and the Waterfront 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:

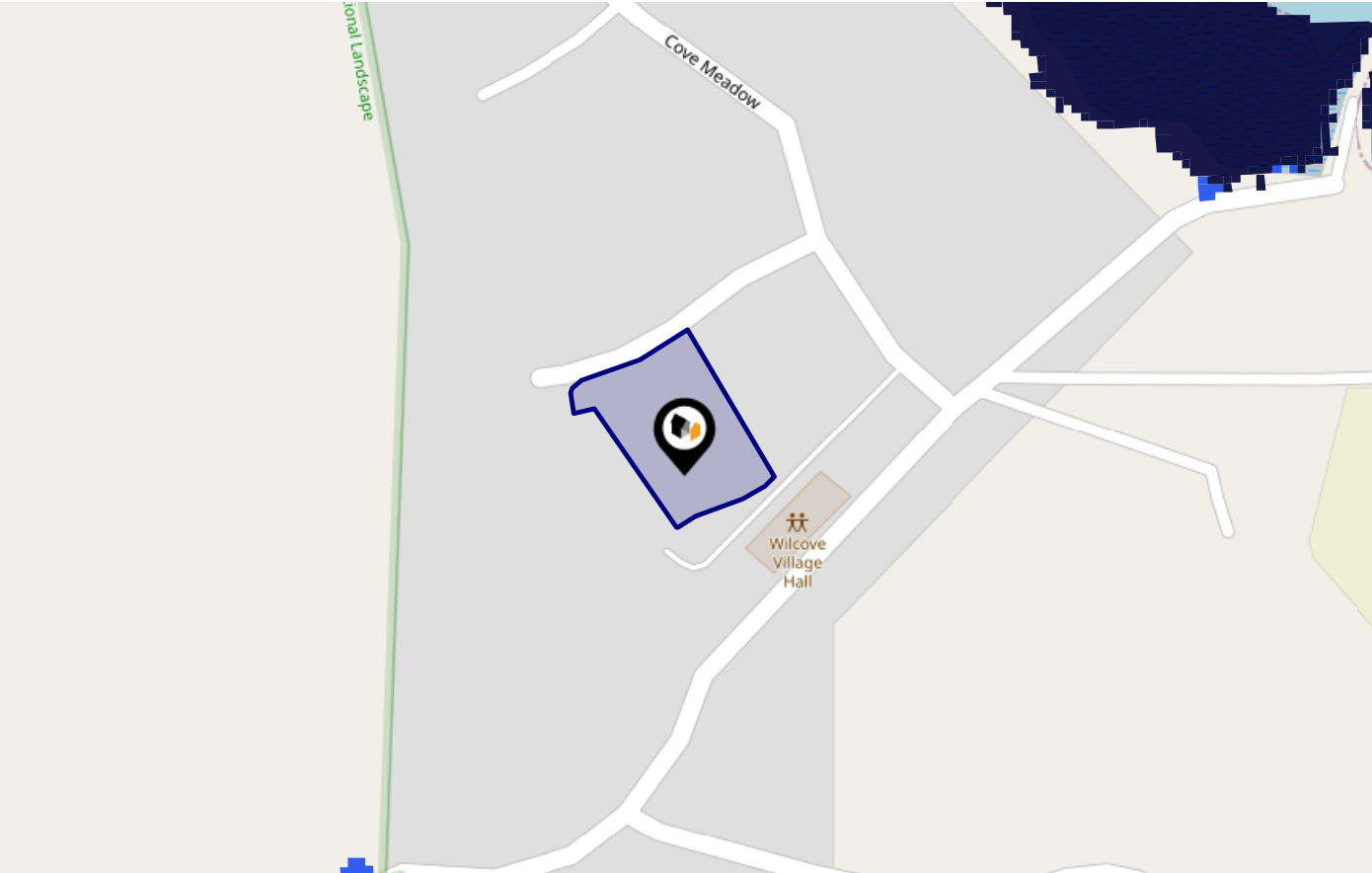
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

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.

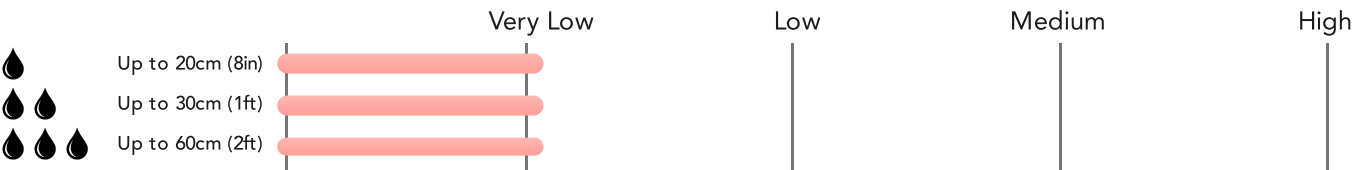


Risk Rating: Very low

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:

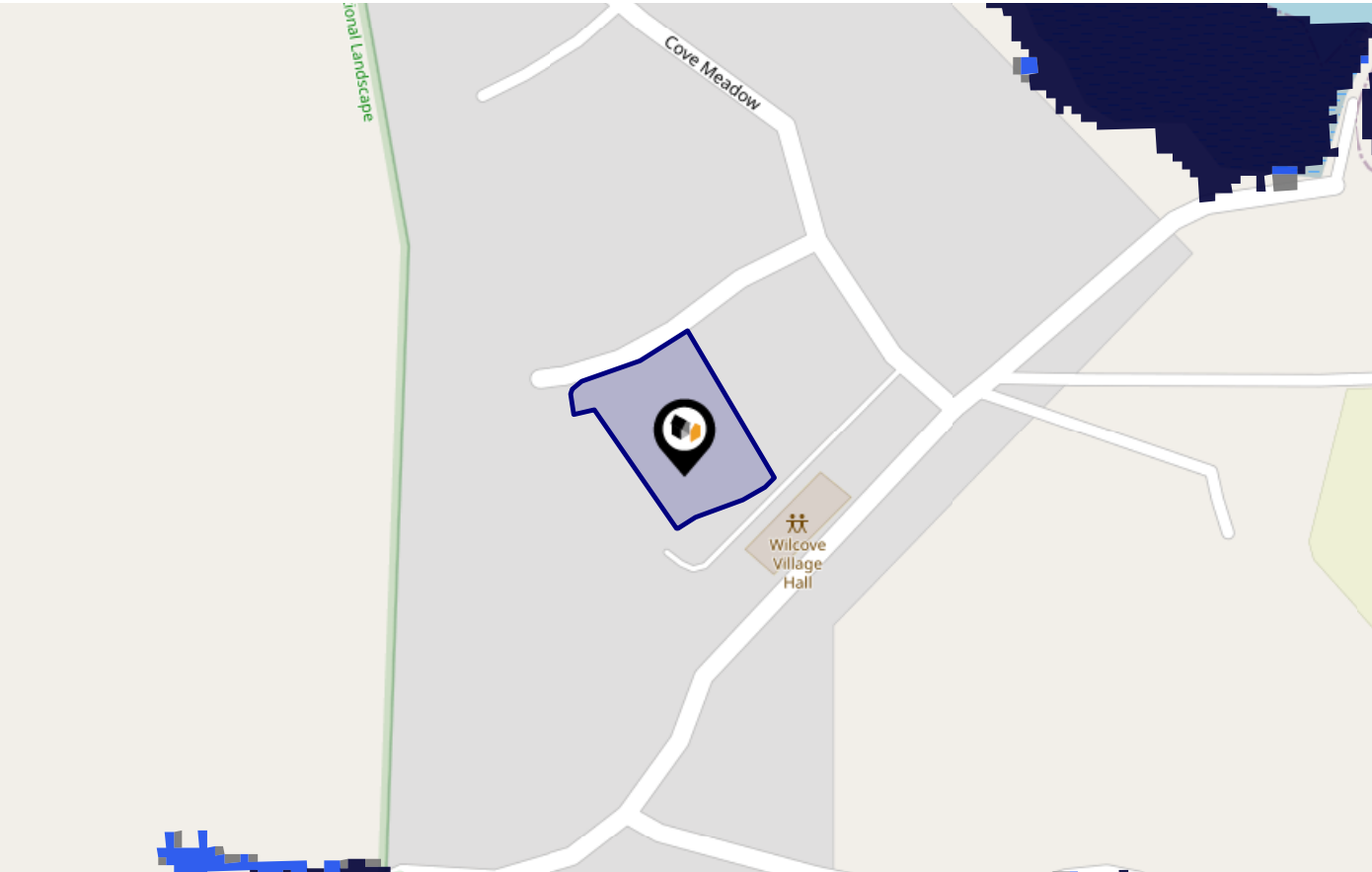


Flood Risk

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.

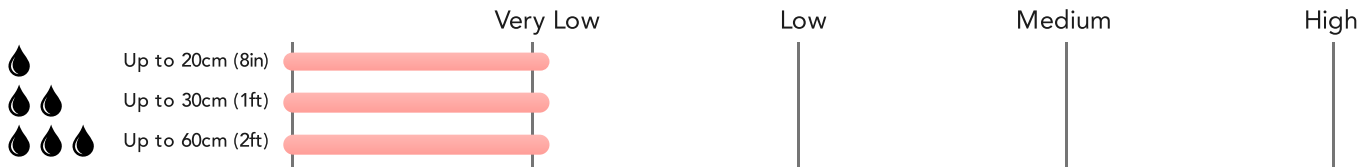


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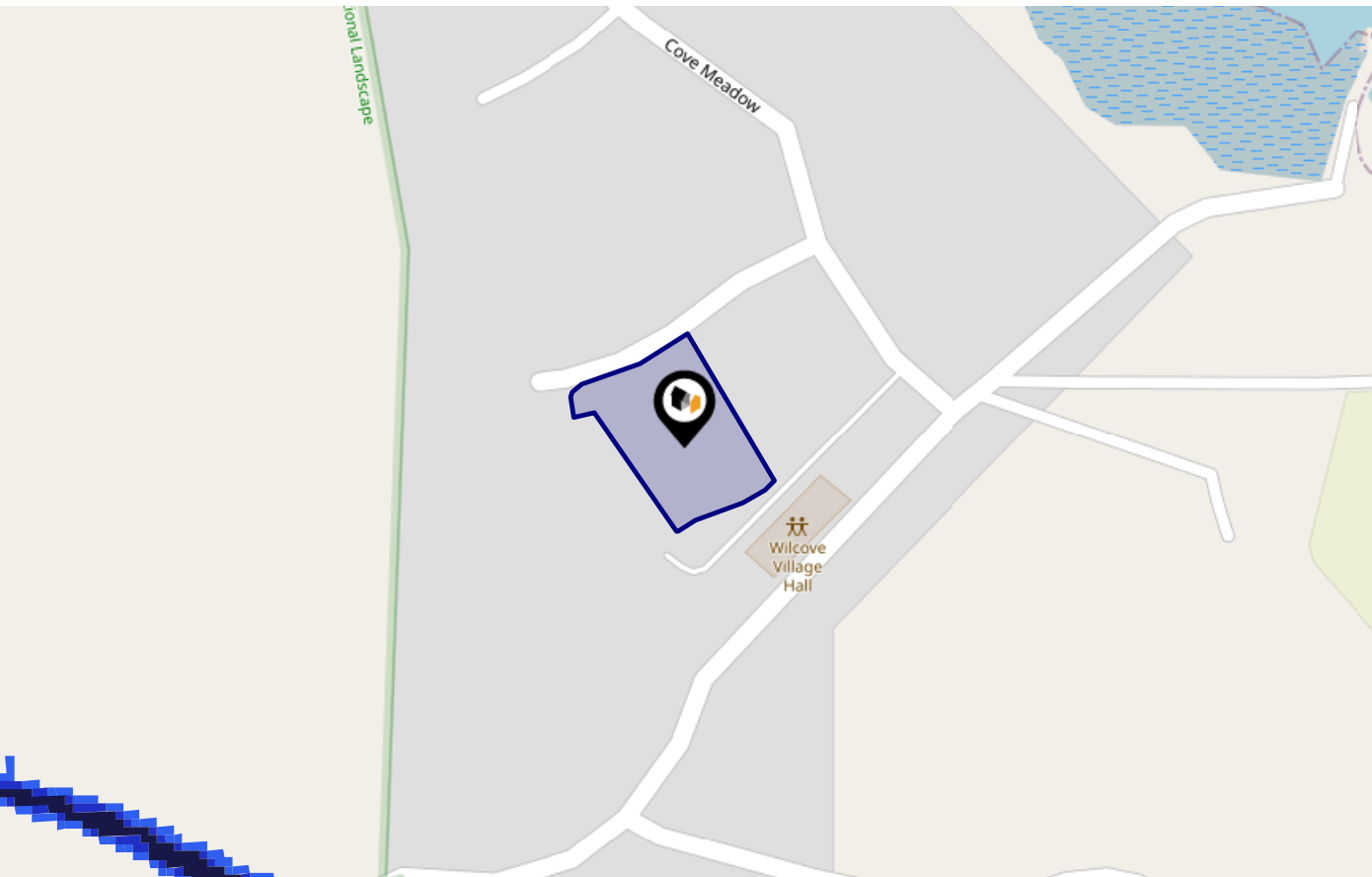


Flood Risk

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.

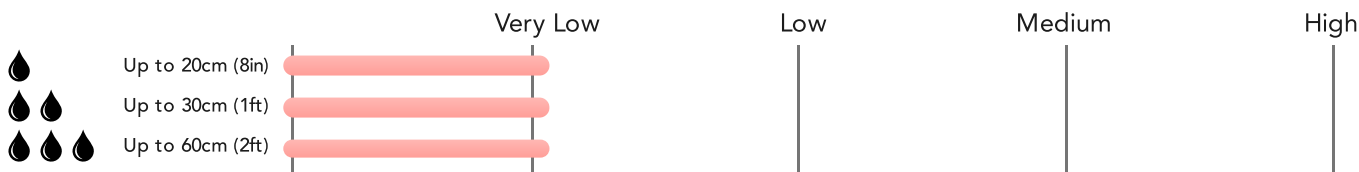


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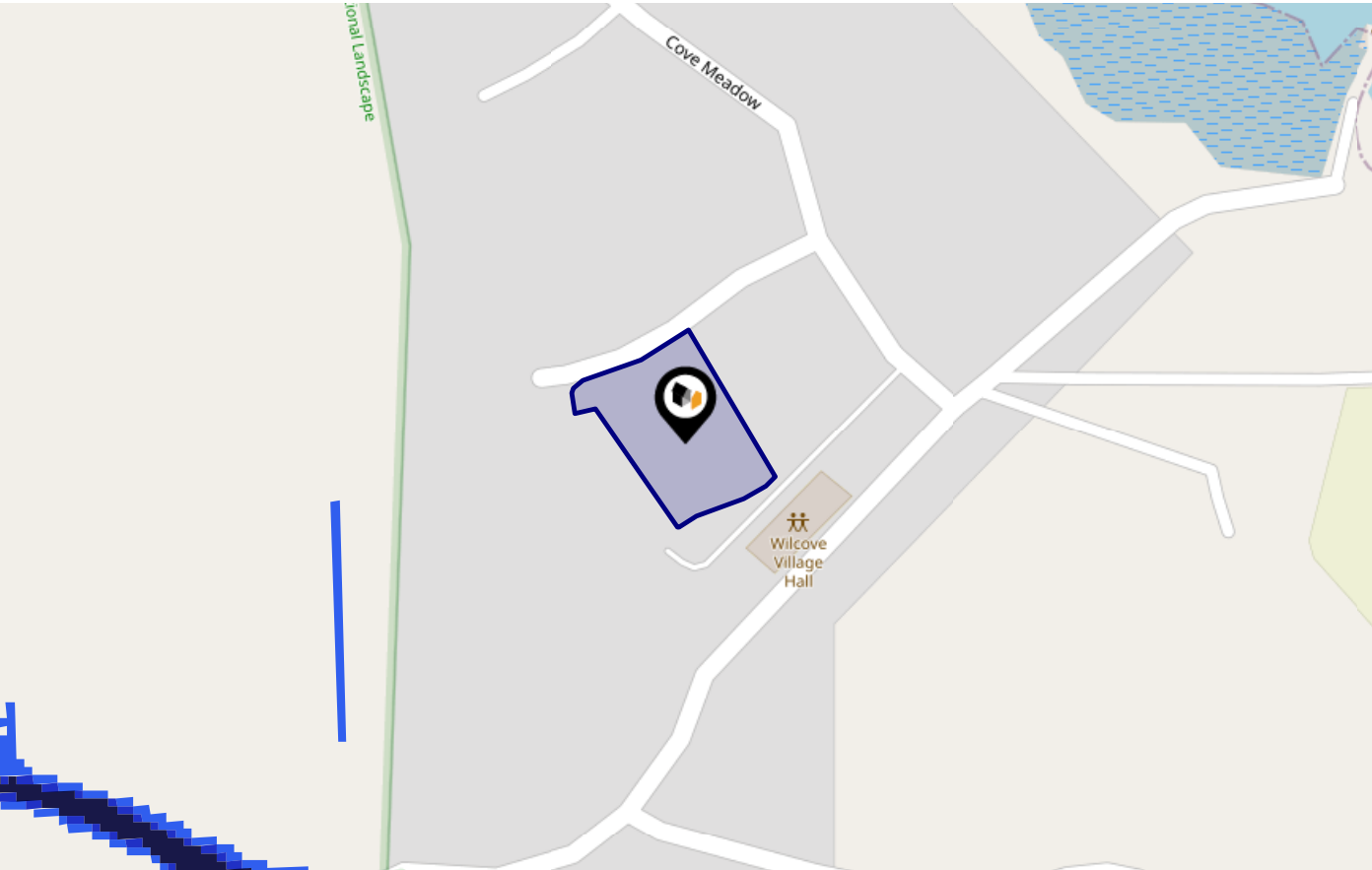


Flood Risk

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.

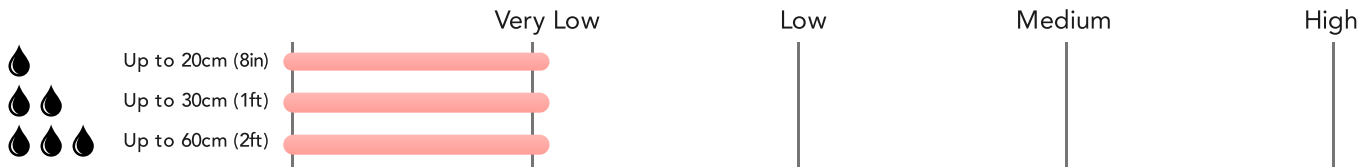


Risk Rating: Very low

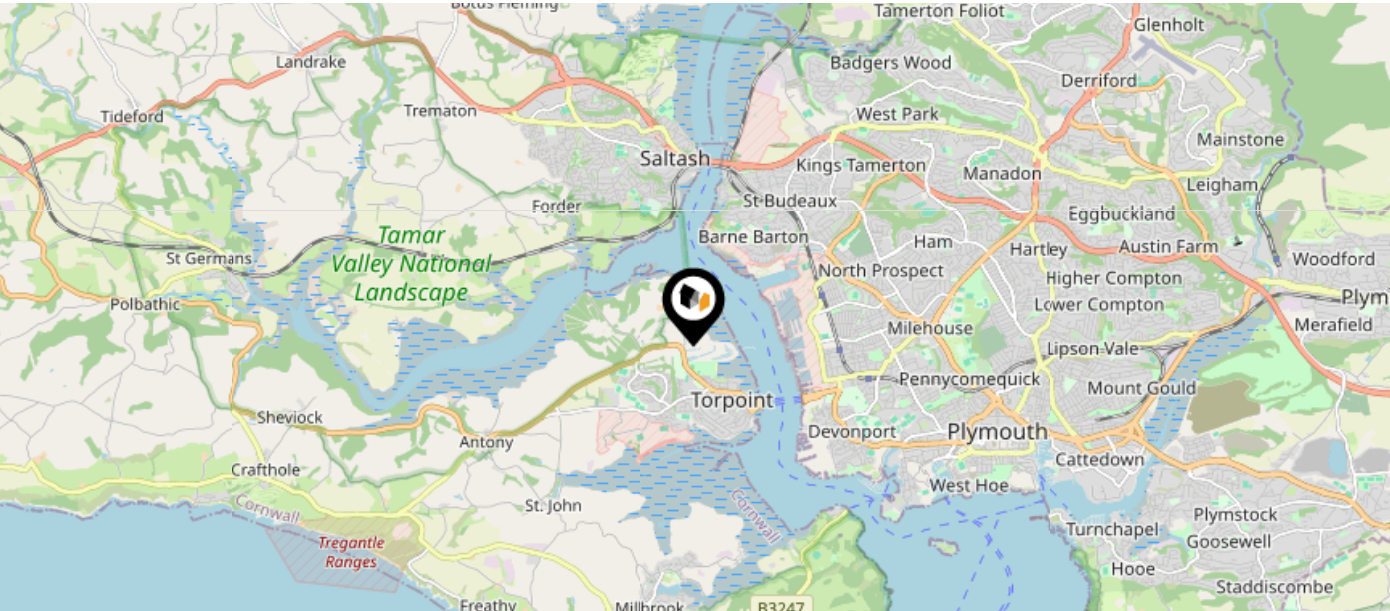
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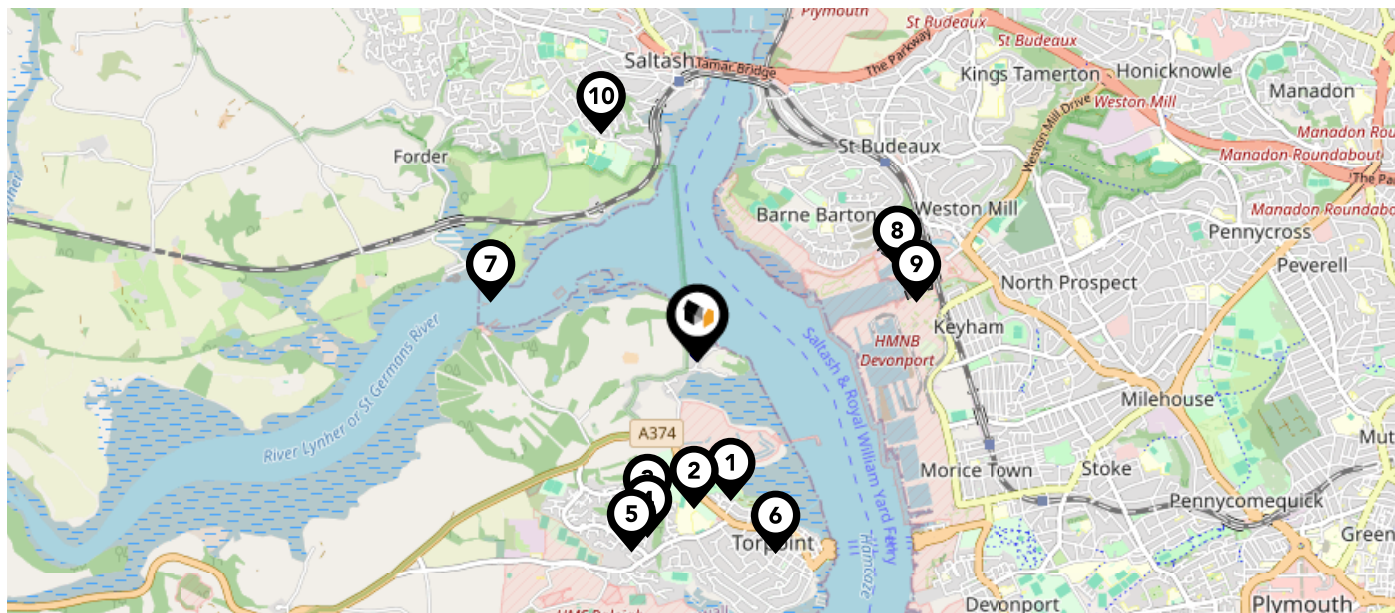
This map displays nearby areas that have been designated as Green Belt...





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











	Thanks Park Tip No.2-Torpoint, Cornwall	Historic Landfill 
	Thanckes Park-Thanckes Park, Torpoint	Historic Landfill 
	Trevol Grove Play Area-Torpoint, Cornwall	Historic Landfill 
	Quarry Park Bottom-Trevol Grove, Torpoint, Cornwall	Historic Landfill 
	Borough Quarry-Torpoint	Historic Landfill 
	Antony Road Car Park-Antony Road Car Park, Torpoint	Historic Landfill 
	Antony Passage-Antony Passage, Saltash	Historic Landfill 
	Weston Mill Lake North-Weston Mill Lake North, Plymouth	Historic Landfill 
	HMS Drake Recreation Ground-Camels Head, Plymouth	Historic Landfill 
	Trelawney Road Tip-Saltash, Cornwall	Historic Landfill 

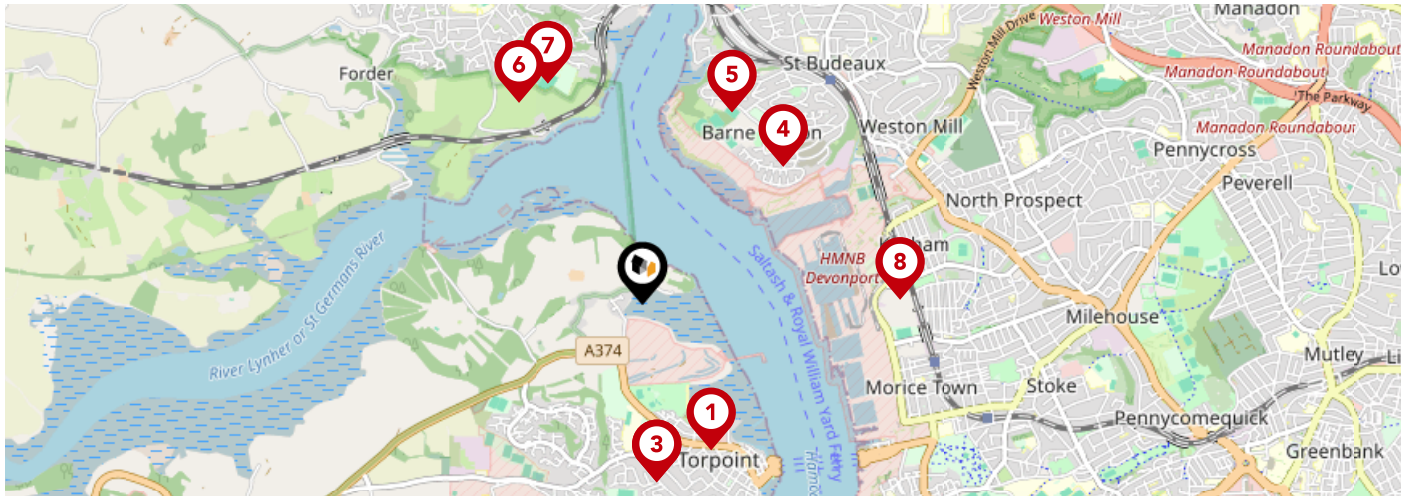
Maps

Listed Buildings

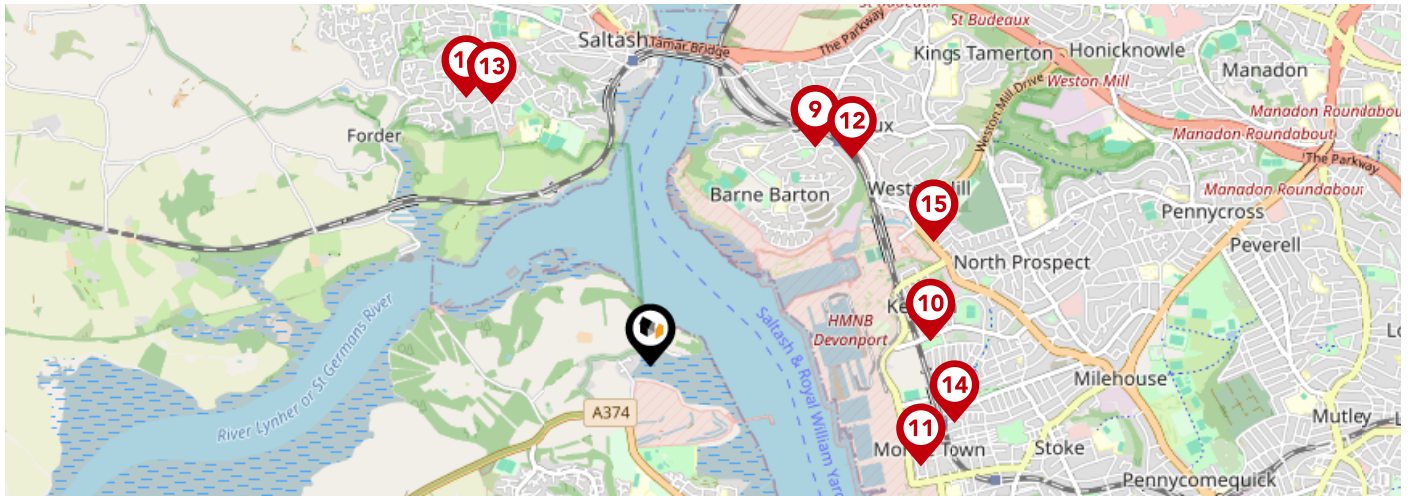
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1329074 - Pato House	Grade II	0.0 miles
	1140706 - Pato Point	Grade II	0.2 miles
	1393261 - Building 63 (empty Barrel And Case Store), Rnad Bull Point	Grade II	0.6 miles
	1159542 - Firleigh And House Attached To Left	Grade II	0.6 miles
	1393262 - Building 65 (shell Filling And Packing Workshop), Rnad Bull Point	Grade II	0.6 miles
	1393256 - Building 45 (qf Ammunition Store), Rnad Bull Point	Grade II	0.6 miles
	1329072 - Remains Of Dovecote North East Of Tomboy Hill	Grade II	0.6 miles
	1159530 - Cross In The Churchyard About 10 Metres South Of Church Of St Philip And St James	Grade II	0.6 miles
	1159513 - Maryfield House	Grade II	0.6 miles
	1393257 - Building 49	Grade II	0.6 miles



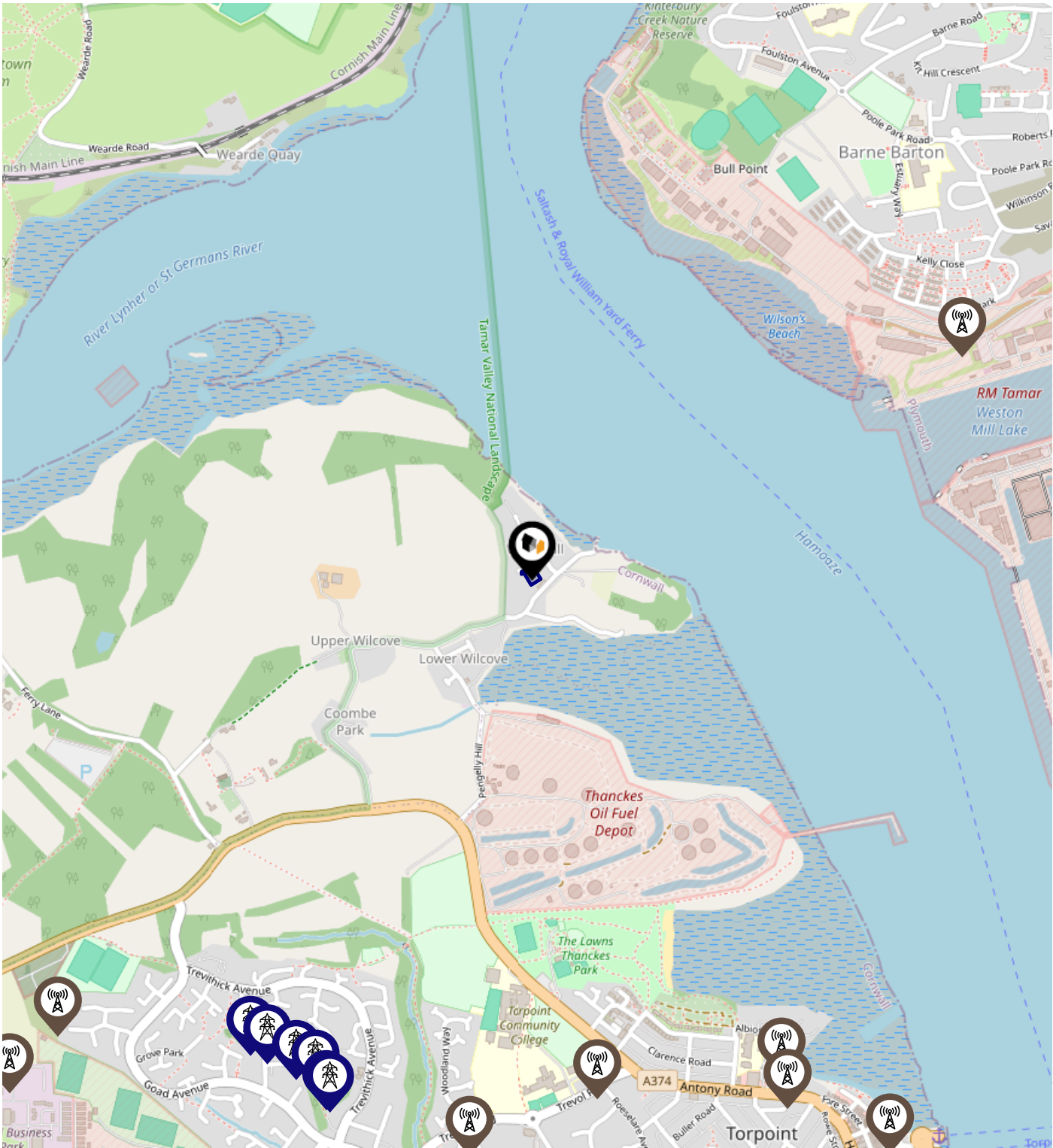
		Nursery	Primary	Secondary	College	Private
1	Torpoint Nursery and Infant School Ofsted Rating: Outstanding Pupils: 233 Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Carbeile Junior School Ofsted Rating: Good Pupils: 334 Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Torpoint Community College Ofsted Rating: Good Pupils: 748 Distance:0.84	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Riverside Community Primary School Ofsted Rating: Good Pupils: 445 Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Oneschool Global Uk Plymouth Campus Ofsted Rating: Not Rated Pupils: 75 Distance:1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Saltash Community School Ofsted Rating: Requires improvement Pupils: 1202 Distance:1.11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Bishop Cornish CofE VA Primary School Ofsted Rating: Good Pupils: 187 Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Drake Primary Academy Ofsted Rating: Good Pupils: 173 Distance:1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
9	St Paul's Roman Catholic Primary School Ofsted Rating: Good Pupils: 158 Distance: 1.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Keyham Barton Catholic Primary School Ofsted Rating: Good Pupils: 146 Distance: 1.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Morice Town Primary Academy Ofsted Rating: Good Pupils: 185 Distance: 1.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Victoria Road Primary Ofsted Rating: Good Pupils: 212 Distance: 1.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	St Stephens (Saltash) Community Primary School Ofsted Rating: Good Pupils: 380 Distance: 1.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	College Road Primary School Ofsted Rating: Good Pupils: 204 Distance: 1.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Weston Mill Community Primary Academy Ofsted Rating: Good Pupils: 211 Distance: 1.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Fountain Head House School Ofsted Rating: Not Rated Pupils: 48 Distance: 1.54	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

Masts & Pylons

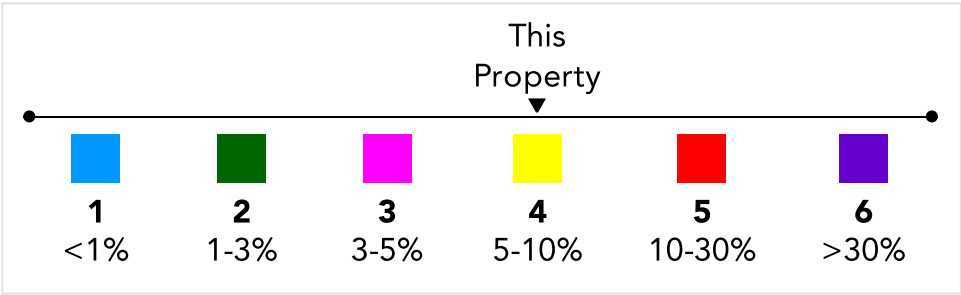
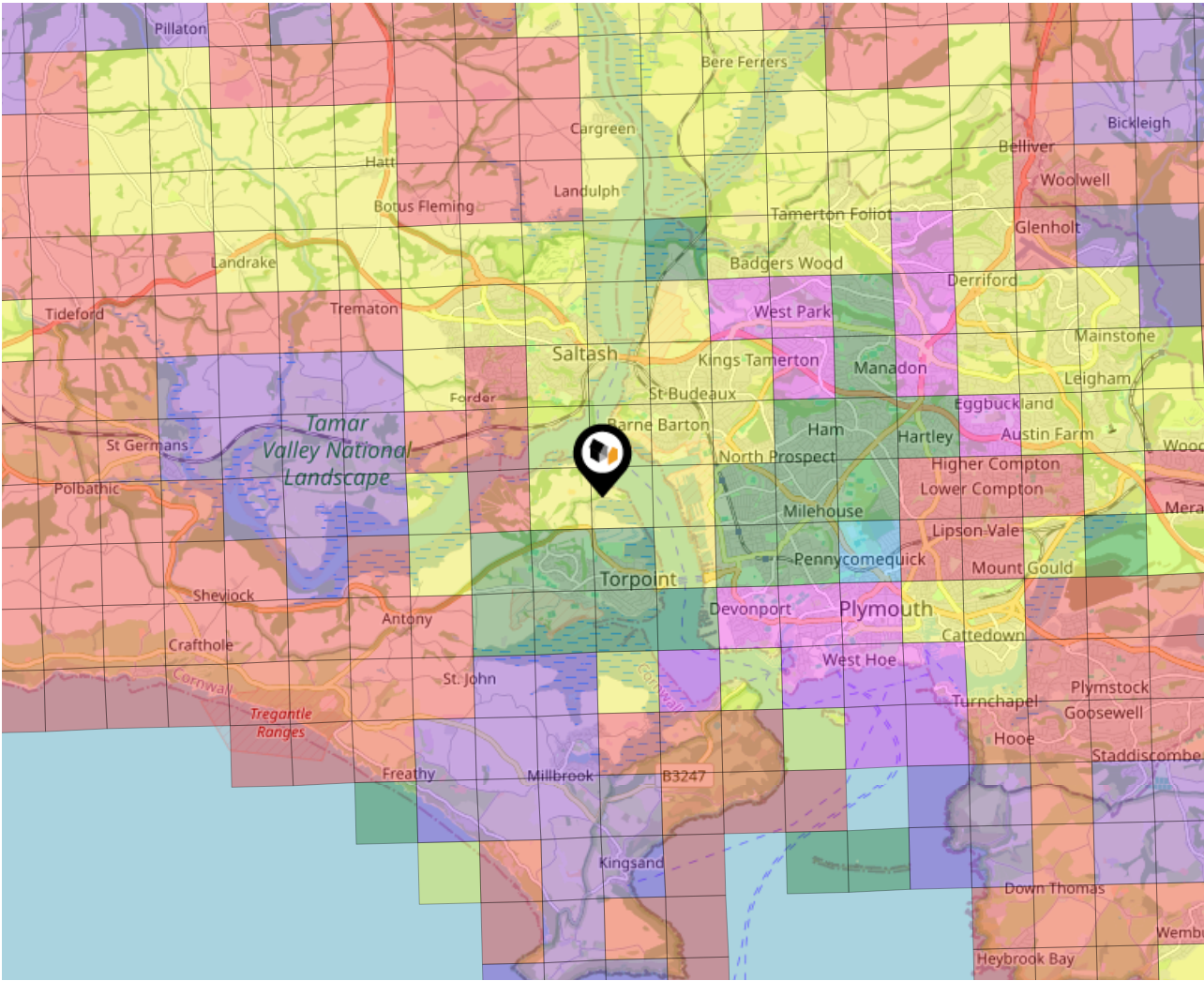


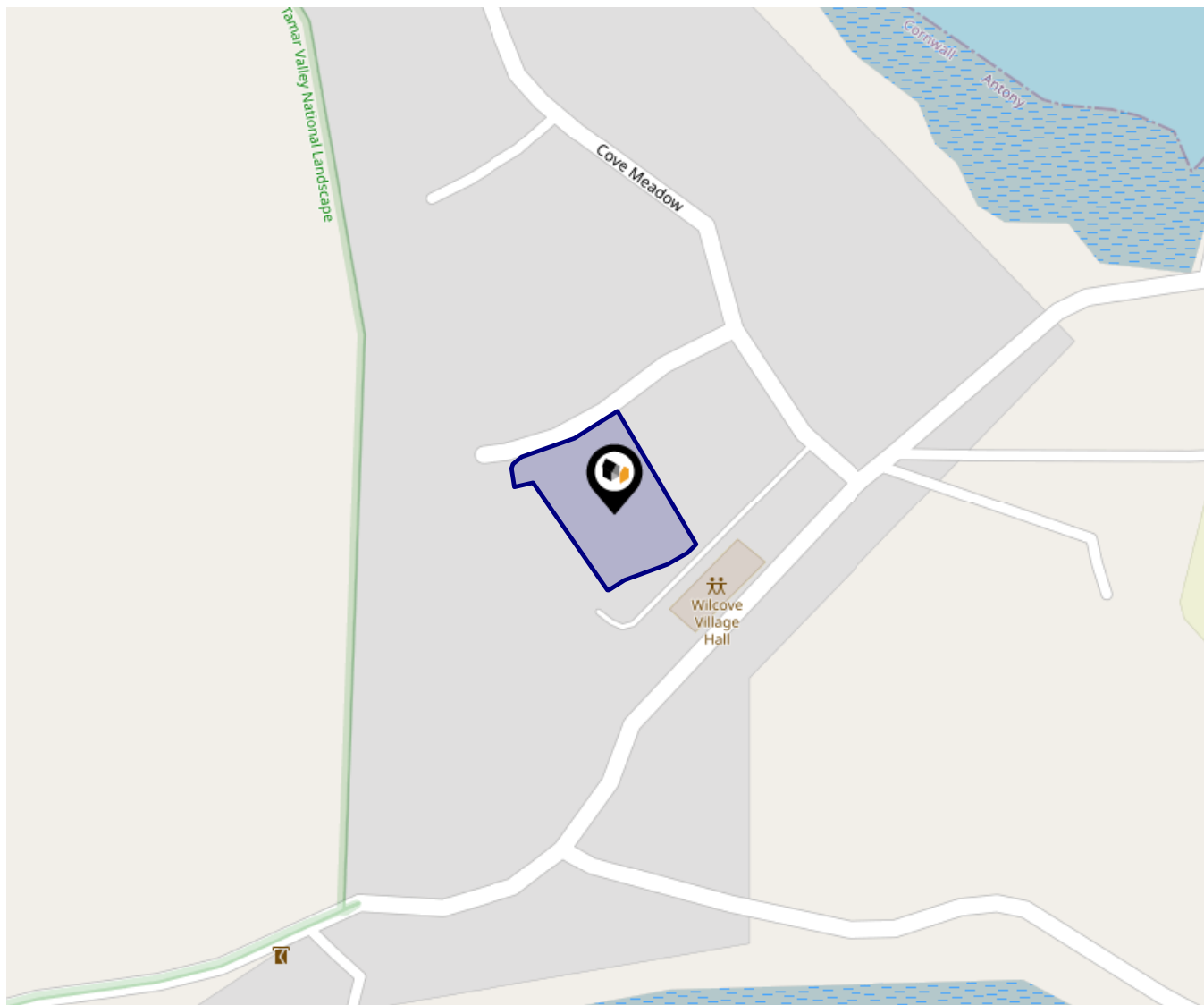
Key:

- 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).





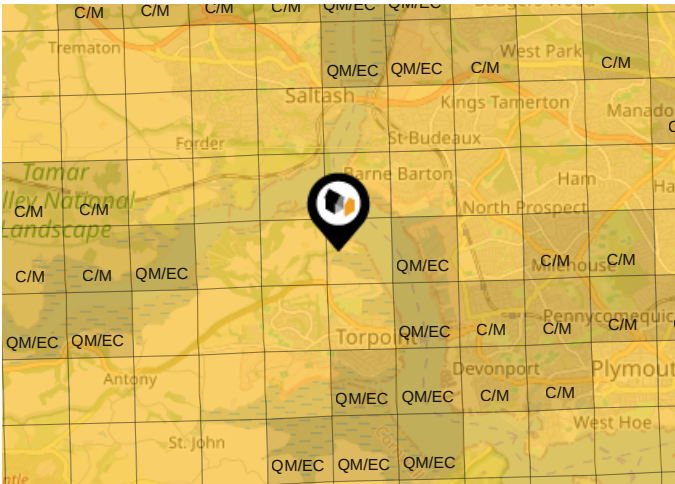
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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:	SILTY LOAM
Parent Material Grain:	ARGILLACEOUS	Soil Depth:	INTERMEDIATE-SHALLOW
Soil Group:	MEDIUM(SILTY)		

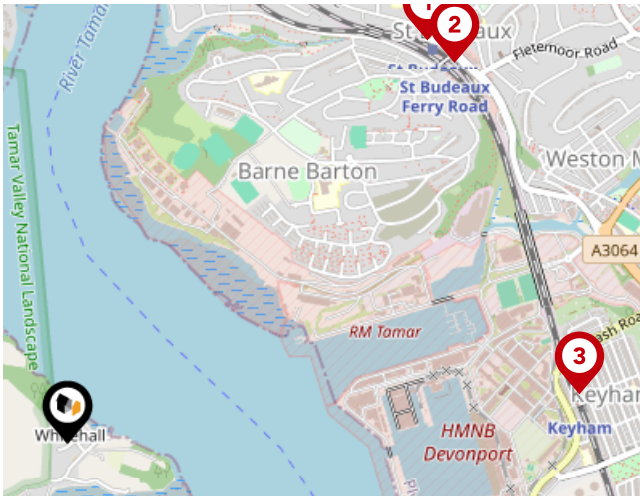


Primary Classifications (Most Common Clay Types)

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

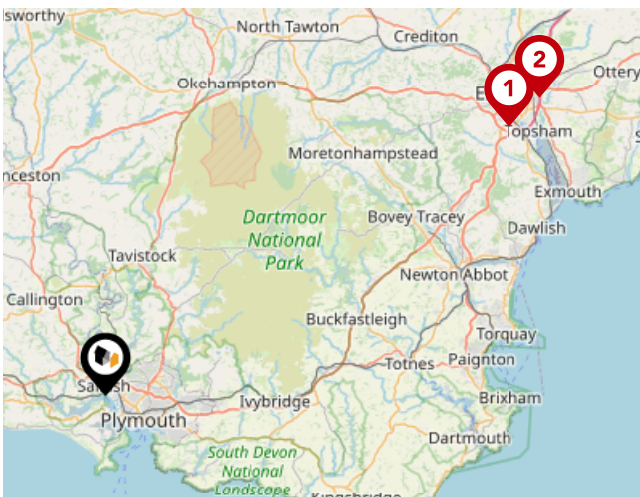
Area

Transport (National)



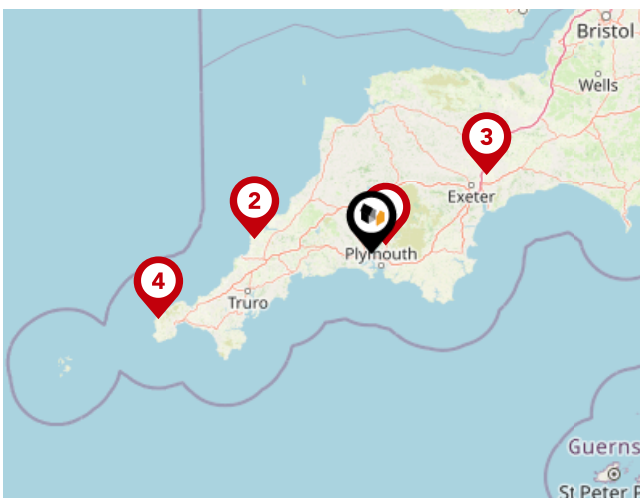
National Rail Stations

Pin	Name	Distance
1	St Budeaux Victoria Road Rail Station	1.28 miles
2	St Budeaux Ferry Road Rail Station	1.28 miles
3	Keyham Rail Station	1.22 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	36.51 miles
2	M5 J30	39.62 miles

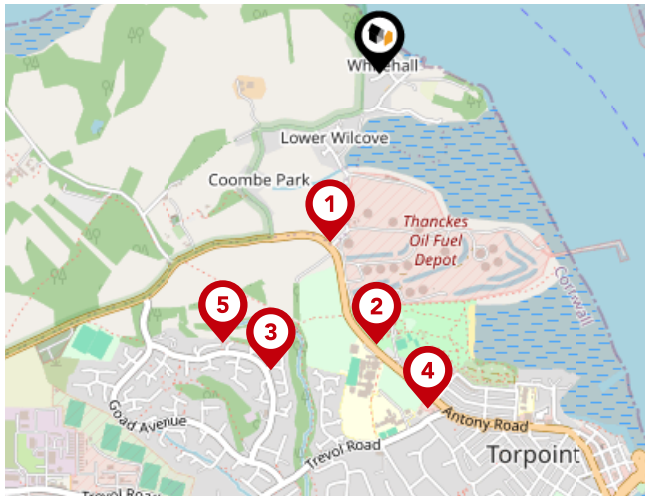


Airports/Helipads

Pin	Name	Distance
1	Glenholt	4.89 miles
2	St Mawgan	35.4 miles
3	Exeter Airport	42.06 miles
4	Joppa	67.56 miles

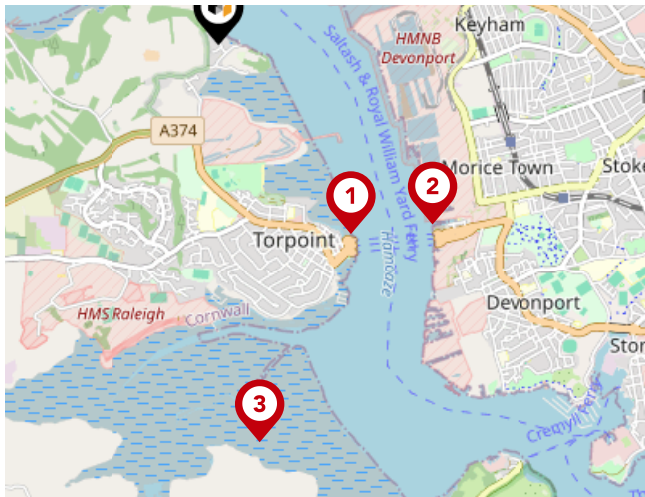
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Wilcove Turn	0.41 miles
2	School	0.64 miles
3	Pendennis Close	0.75 miles
4	Spar	0.8 miles
5	Kynance Close	0.74 miles



Ferry Terminals

Pin	Name	Distance
1	Torpoint Ferry Terminal	1.1 miles
2	Devonport Ferry Terminal	1.32 miles
3	Cawsand Beach Ferry Landing Pier	1.89 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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