logo

See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 22nd July 2025

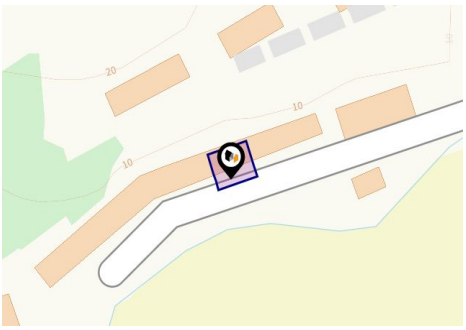
LYNHER HOUSE, ANTONY PASSAGE, SALTASH, PL12 4QT

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

arla | propertymark PROTECTED
naea | propertymark PROTECTED
The Property Ombudsman

Powered by sprift Know any property instantly

Property
Overview



Property

Type:	Holiday Let/Accomodation/Short-Term Let Other Than CH01	**Last Sold Date:**	27/09/2016
		Last Sold Price:	£250,000
		Last Sold £/ft^2:	£234
		Tenure:	Freehold
Bedrooms:	2		
Floor Area:	1,065 ft^2 / 99 m^2		
Plot Area:	0.02 acres		
Year Built :	Before 1900		
Council Tax :	Band Deleted		
Title Number:	CL326307		
UPRN:	10023427587		

Local Area

Local Authority:	Cornwall
Conservation Area:	Forder and Antony Passage
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

17 mb/s

1800 mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

Planning History
This Address

Planning records for: ***Lynher House, Antony Passage, Saltash, PL12 4QT***

Reference - PA17/01723

Decision: Decided

Date: 24th February 2017

Description:

Proposed alternations to existing internal walls, doors and windows; proposed addition of new doors, windows and balconies; proposed new bridge to garden, and new porch

Reference - PA17/11261

Decision: Decided

Date: 13th December 2017

Description:

Alterations to first floor windows in front elevation to replace three separate windows with one large opening.

Reference - PA18/03466

Decision: Decided

Date: 24th April 2018

Description:

Application for a lawful development certificate for a proposed window to the first floor of the south elevation.

Reference - PA17/04348

Decision: Decided

Date: 08th May 2017

Description:

Proposed alterations to existing internal walls, doors and windows; proposed addition of new doors, windows and balconies; proposed new bridge to garden, and new porch.

Property
EPC - Certificate

Lynher House, Antony Passage, PL12 4QT

Energy rating

E

Valid until 29.05.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64 | D
39-54	E	52 | E	
21-38	F		
1-20	G		

Property

EPC - Additional Data

Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Rental
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Granite or whinstone, with internal insulation
Walls Energy:	Good
Roof:	Pitched, insulated
Roof Energy:	Good
Main Heating:	Boiler and underfloor heating, electric
Main Heating Controls:	Time and temperature zone control
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, insulated
Total Floor Area:	99 m^2

Maps
Coal Mining

This map displays nearby coal mine entrances and their classifications.

Mine Entry

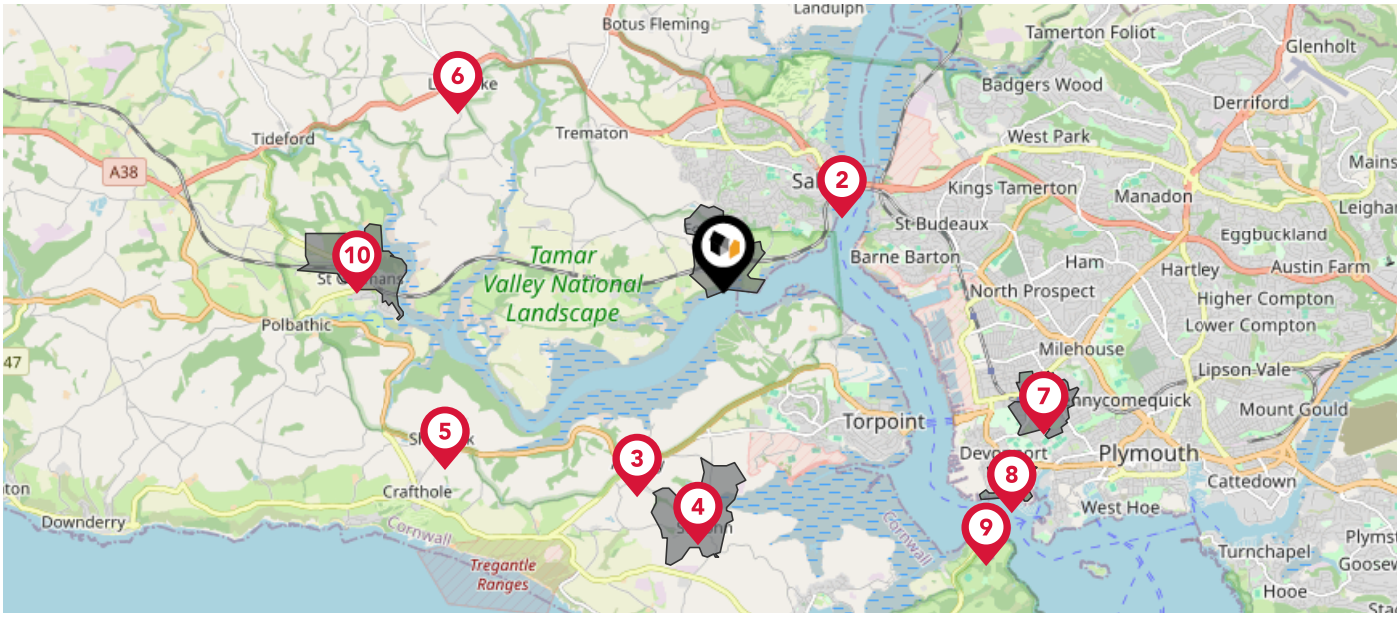
- Adit
- Gutter Pit
- Shaft

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

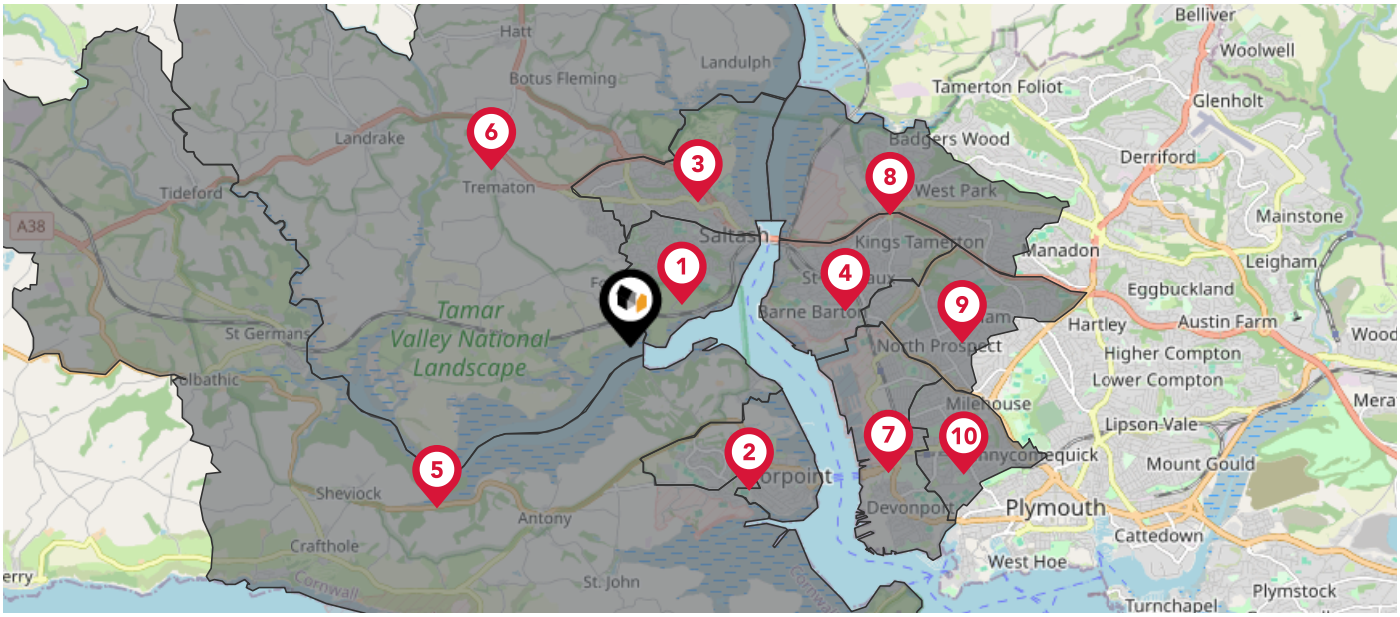
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



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

Maps
Council Wards

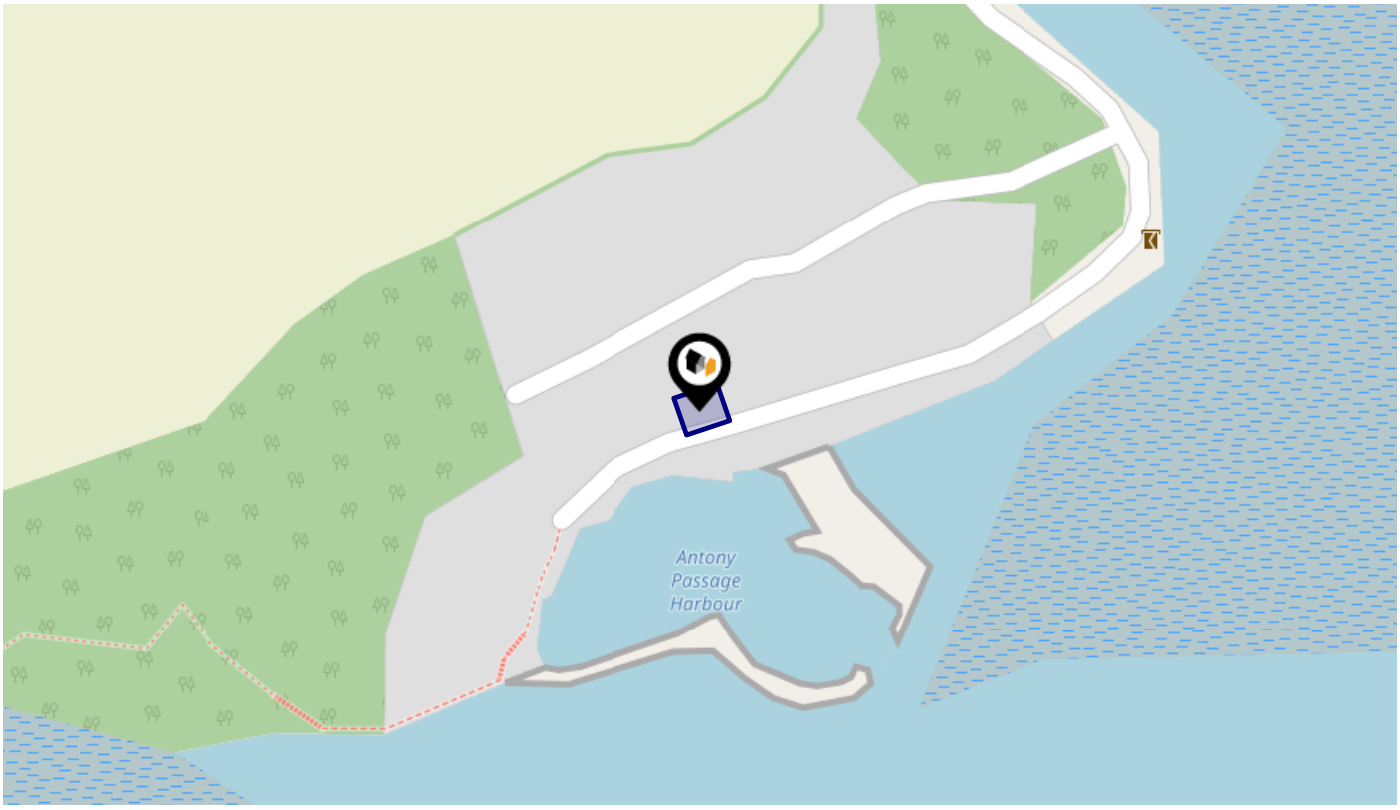
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards	
1	Saltash Essa ED
2	Torpoint ED
3	Saltash Tamar ED
4	St. Budeaux Ward
5	Rame Peninsula & St. Germans ED
6	Saltash Trematon & Landrake ED
7	Devonport Ward
8	Honicknowle Ward
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.

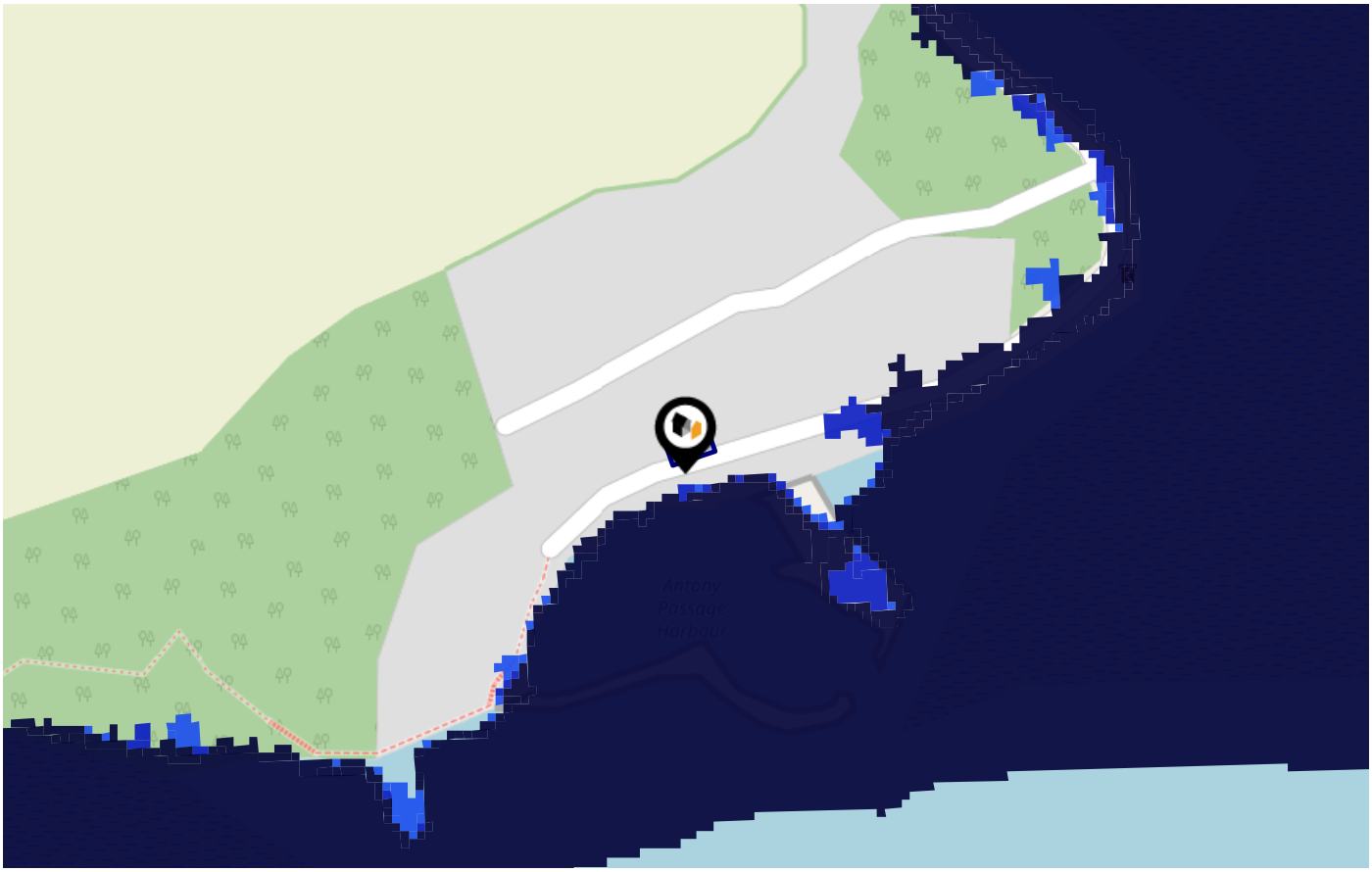
The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

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
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.

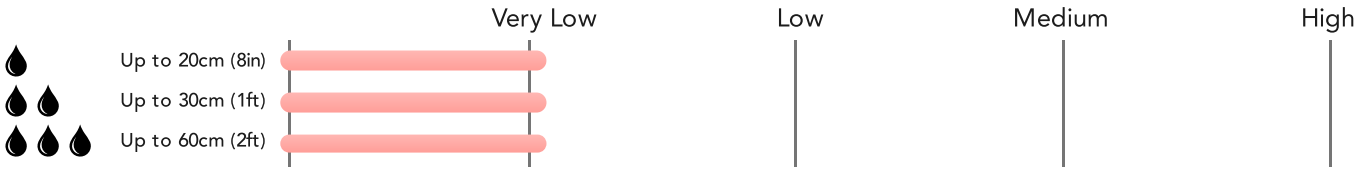


Risk Rating: Very low

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.

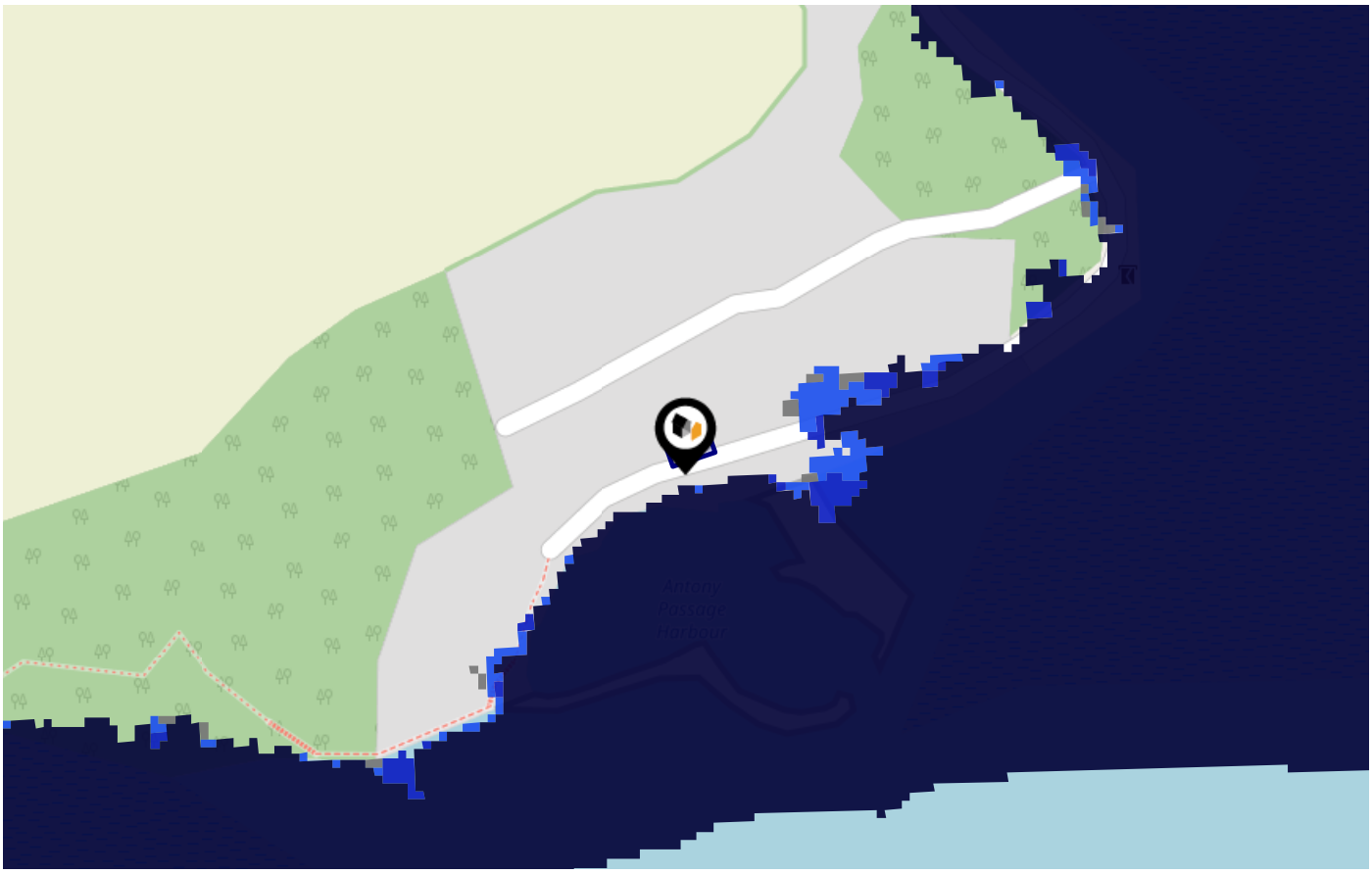
- **High Risk -** an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.
- **Medium Risk -** an area which has a chance of flooding of greater than **1 in 100 (1.0%)** in any one year.
- **Low Risk -** an area which has a chance of flooding of greater than **1 in 1000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

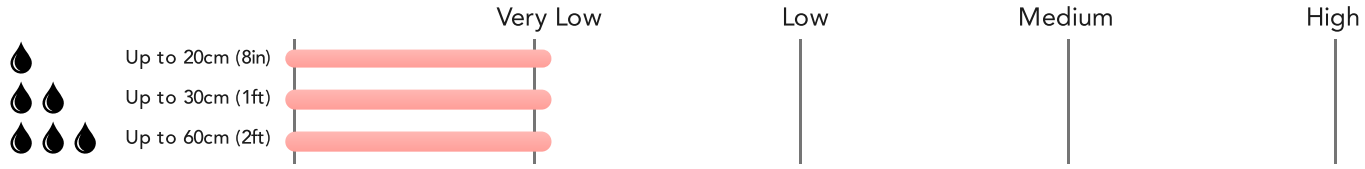


Risk Rating: Very low

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.

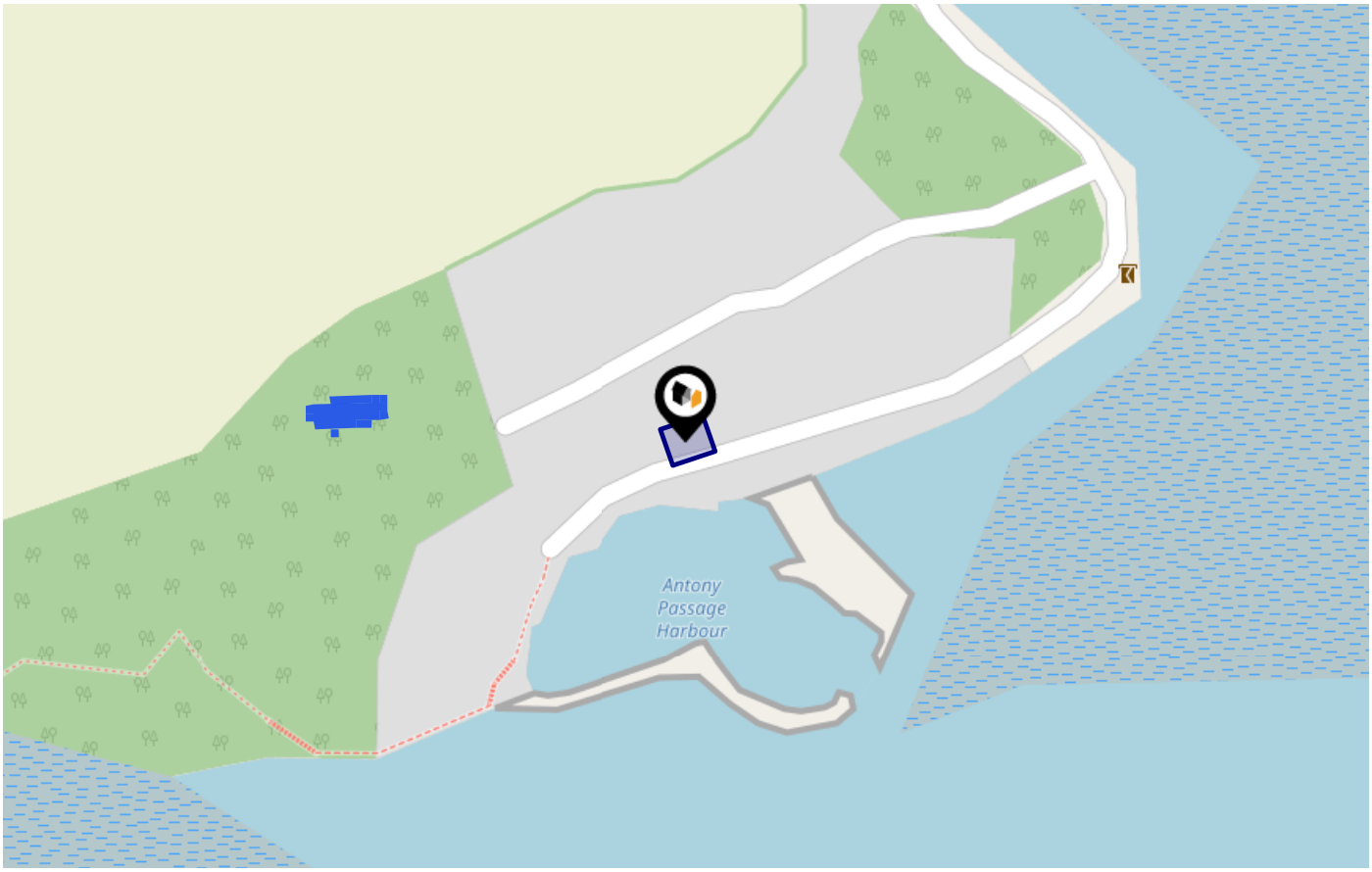
- **High Risk -** an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- **Medium Risk -** an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- **Low Risk -** an area which has a chance of flooding of greater than 1 in 1000 (0.1%)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

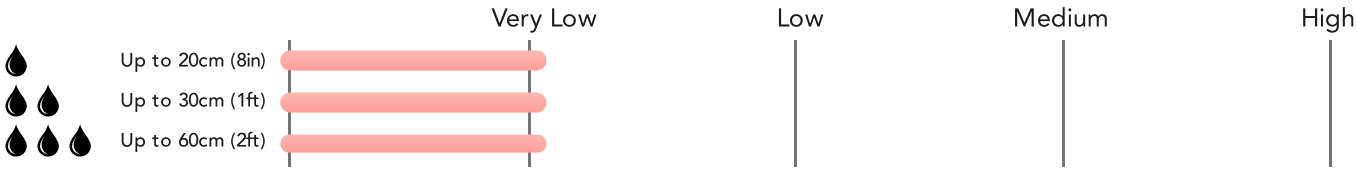


Risk Rating: Very low

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.

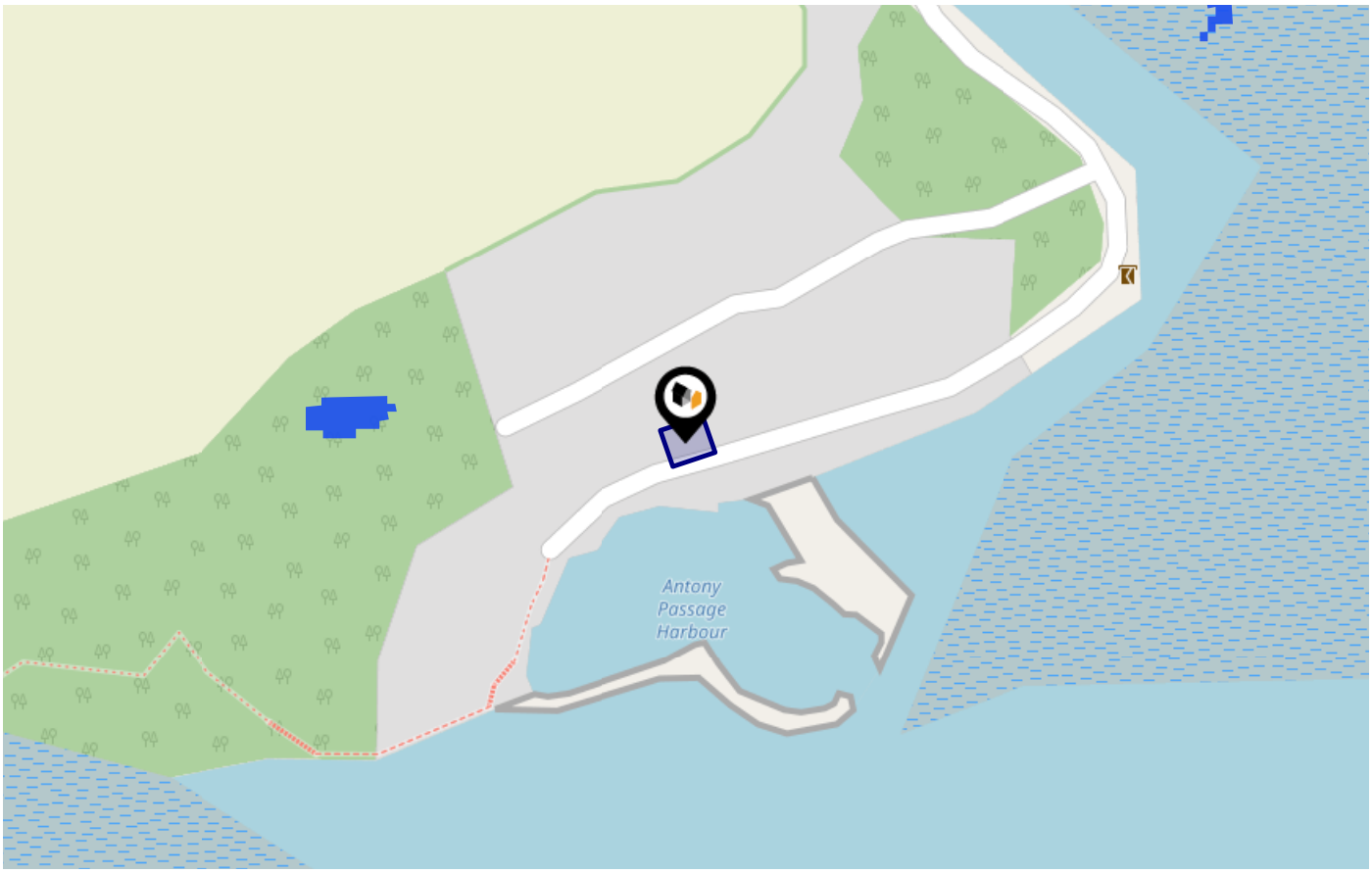
- **High Risk -** an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.
- **Medium Risk -** an area which has a chance of flooding of greater than **1 in 100 (1.0%)** in any one year.
- **Low Risk -** an area which has a chance of flooding of greater than **1 in 1000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

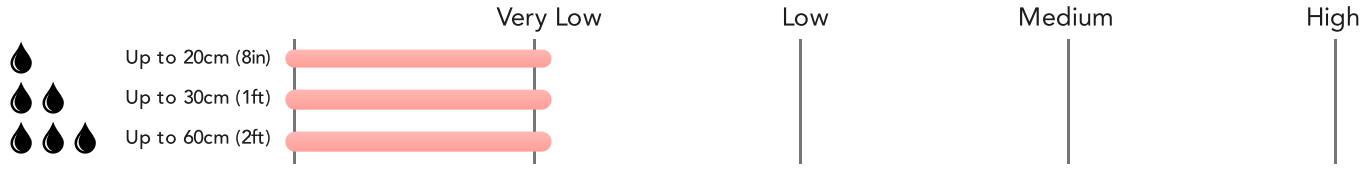


Risk Rating: Very low

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.

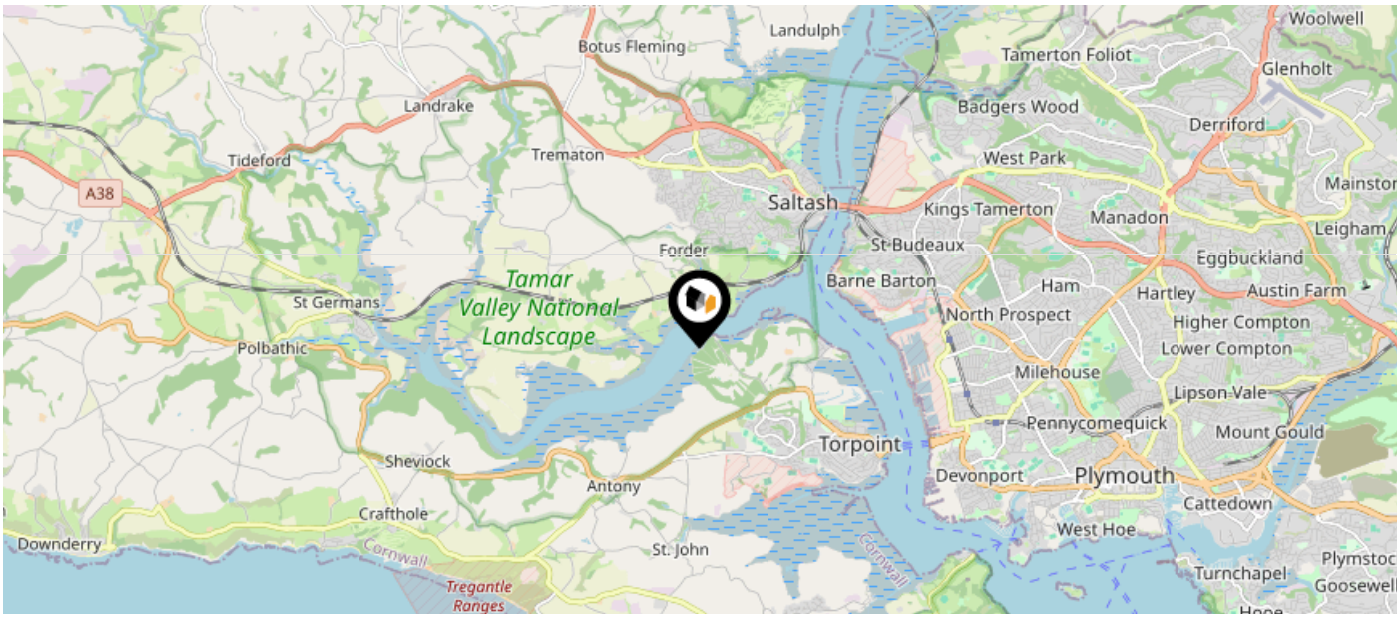
- **High Risk -** an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- **Medium Risk -** an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- **Low Risk -** an area which has a chance of flooding of greater than 1 in 1000 (0.1%)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

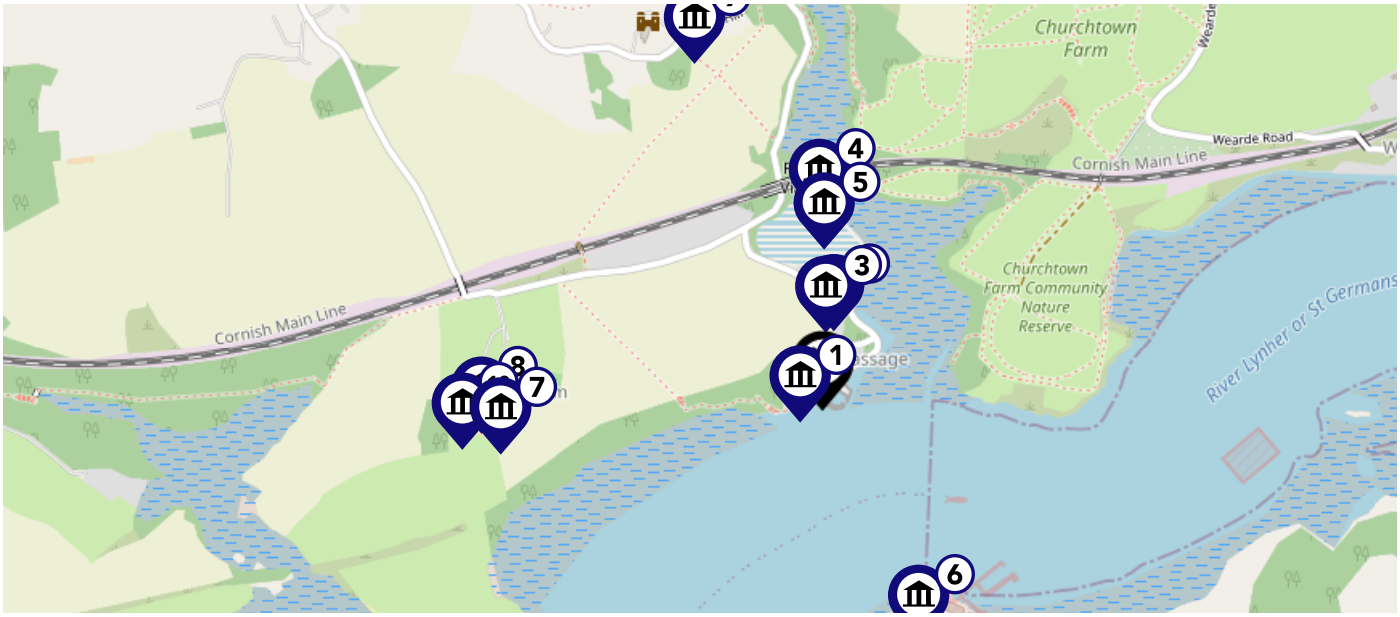
Maps
Landfill Sites

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	Antony Passage-Antony Passage, Saltash	Historic Landfill
2	Burraton Coombe-Burraton Coombe, Saltash	Historic Landfill
3	Burraton Coombe-Burraton Coombe, Saltash	Historic Landfill
4	Fairmean Road Tip-Saltash, Cornwall	Historic Landfill
5	Trelawney Road Tip-Saltash, Cornwall	Historic Landfill
6	Trevol Grove Play Area-Torpoint, Cornwall	Historic Landfill
7	Quarry Park Bottom-Trevol Grove, Torpoint, Cornwall	Historic Landfill
8	Borough Quarry-Torpoint	Historic Landfill
9	Thanckes Park-Thanckes Park, Torpoint	Historic Landfill
10	Thankes Park Tip No.2-Torpoint, Cornwall	Historic Landfill

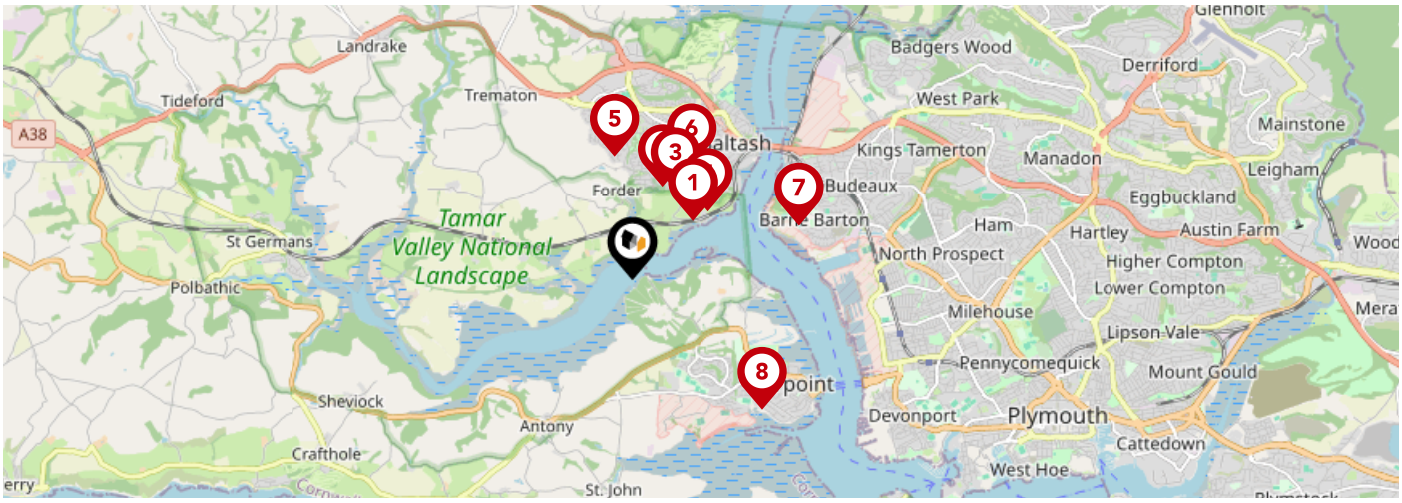
Maps
Listed Buildings

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



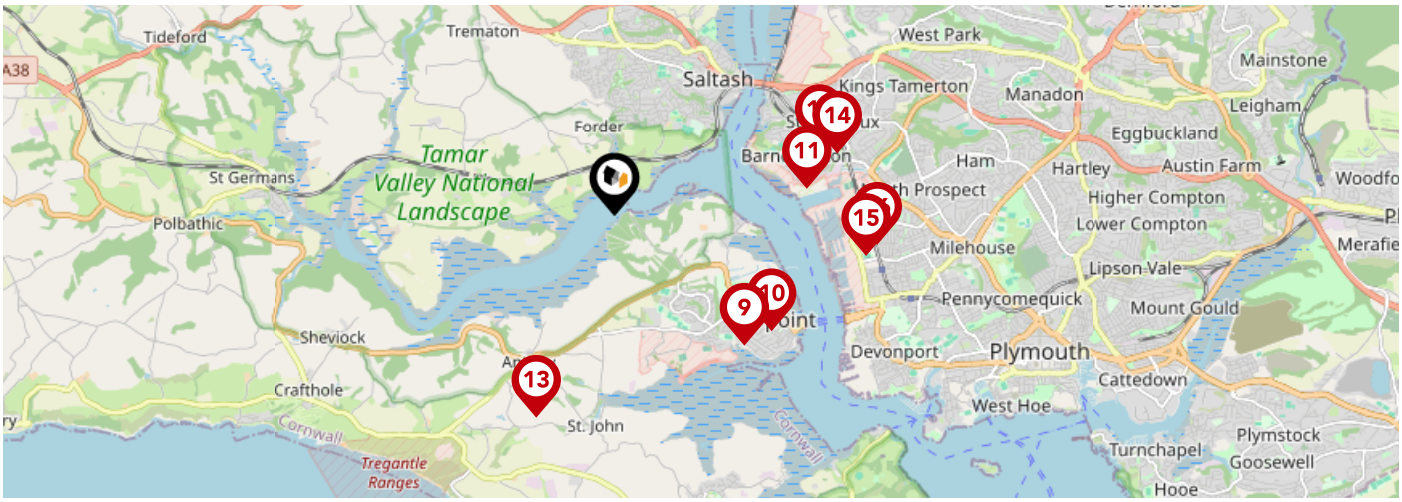
Listed Buildings in the local district	Grade	Distance
1 1140396 - Ferry House	Grade II	0.0 miles
2 1329262 - Tidal Mill	Grade II	0.1 miles
3 1140394 - The Mill House	Grade II	0.1 miles
4 1329263 - Gwr Viaduct	Grade II	0.2 miles
5 1140395 - Retaining Walls Of Tidal Mill Pond North Of Tidal Mill	Grade II	0.2 miles
6 1140701 - Ferryman's Cottage	Grade II	0.3 miles
7 1329258 - Chapel Immediately To East Of Shillingham Farmhouse	Grade II	0.4 miles
8 1140382 - Barn To North West Of Shillingham Farmhouse	Grade II	0.4 miles
9 1140366 - 3 Tudor Archways In Grounds To East Of Trematon Castle Keep	Grade II	0.4 miles
10 1159391 - Barn To West Of Shillingham Farmhouse	Grade II	0.4 miles

Area
Schools



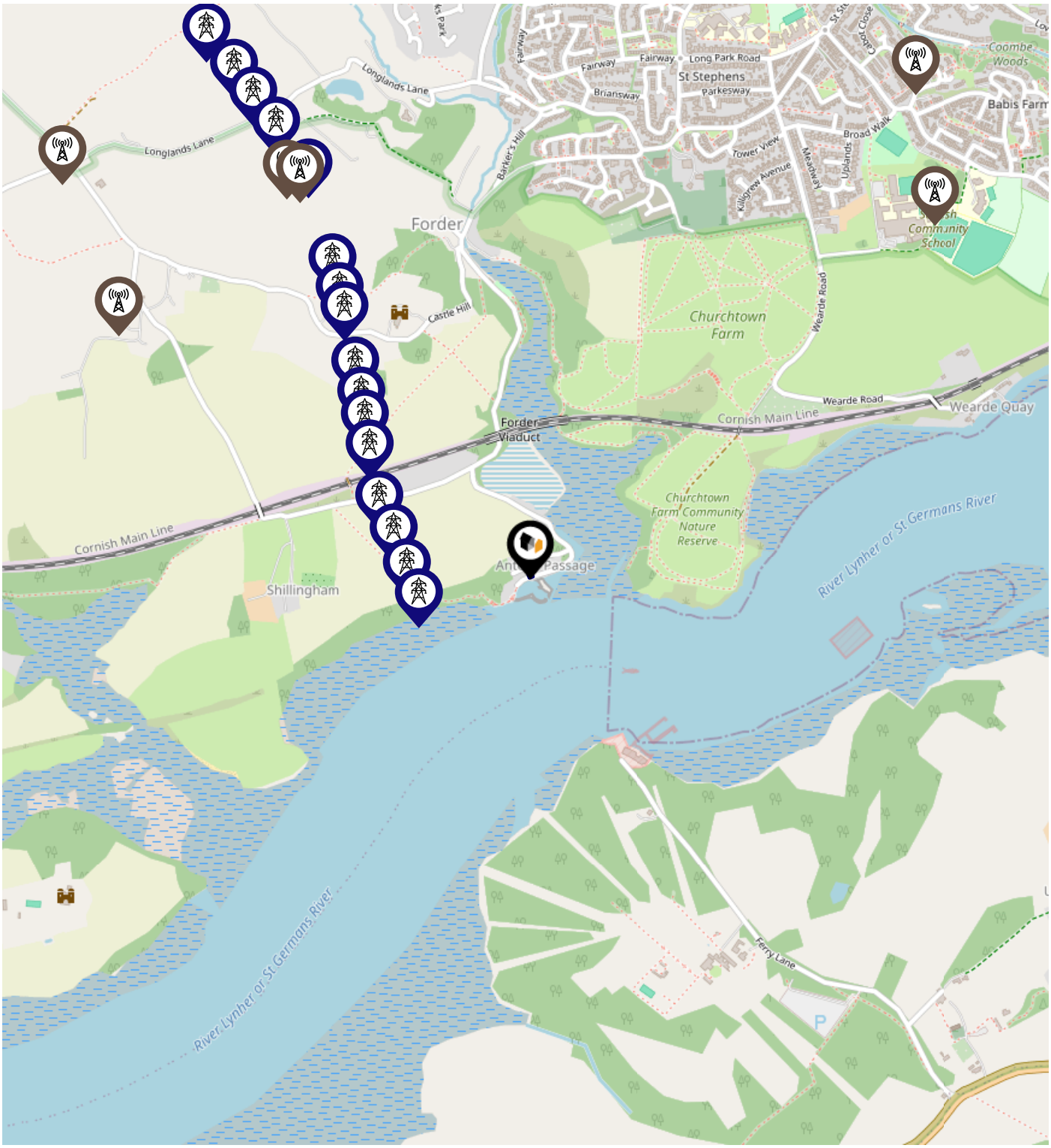
	Nursery	Primary	Secondary	College	Private
1 **Saltash Community School** Ofsted Rating: Requires improvement | Pupils: 1202 | Distance:0.8	☐	☐	☑	☐	☐
2 **Fountain Head House School** Ofsted Rating: Not Rated | Pupils: 48 | Distance:0.93	☐	☐	☑	☐	☐
3 **St Stephens (Saltash) Community Primary School** Ofsted Rating: Good | Pupils: 380 | Distance:0.94	☐	☑	☐	☐	☐
4 **Bishop Cornish CofE VA Primary School** Ofsted Rating: Good | Pupils: 187 | Distance:0.97	☐	☑	☐	☐	☐
5 **Burraton Community Primary School** Ofsted Rating: Good | Pupils: 376 | Distance:1.17	☐	☑	☐	☐	☐
6 **Brunel Primary & Nursery Academy** Ofsted Rating: Good | Pupils: 243 | Distance:1.21	☐	☑	☐	☐	☐
7 **Oneschool Global Uk Plymouth Campus** Ofsted Rating: Not Rated | Pupils: 75 | Distance:1.66	☐	☐	☑	☐	☐
8 **Carbeile Junior School** Ofsted Rating: Good | Pupils: 334 | Distance:1.74	☐	☑	☐	☐	☐

Area
Schools



	Nursery	Primary	Secondary	College	Private
9 Torpoint Community College Ofsted Rating: Good | Pupils: 748 | Distance:1.74	☐	☐	☑	☐	☐
10 Torpoint Nursery and Infant School Ofsted Rating: Outstanding | Pupils: 233 | Distance:1.84	☐	☑	☐	☐	☐
11 Riverside Community Primary School Ofsted Rating: Good | Pupils: 445 | Distance:1.84	☐	☑	☐	☐	☐
12 St Paul's Roman Catholic Primary School Ofsted Rating: Good | Pupils: 158 | Distance:2.04	☐	☑	☐	☐	☐
13 Antony Church of England School Ofsted Rating: Good | Pupils: 84 | Distance:2.04	☐	☑	☐	☐	☐
14 Victoria Road Primary Ofsted Rating: Good | Pupils: 212 | Distance:2.19	☐	☑	☐	☐	☐
15 Drake Primary Academy Ofsted Rating: Good | Pupils: 173 | Distance:2.41	☐	☑	☐	☐	☐
16 Keyham Barton Catholic Primary School Ofsted Rating: Good | Pupils: 146 | Distance:2.5	☐	☑	☐	☐	☐

Local Area
Masts & Pylons



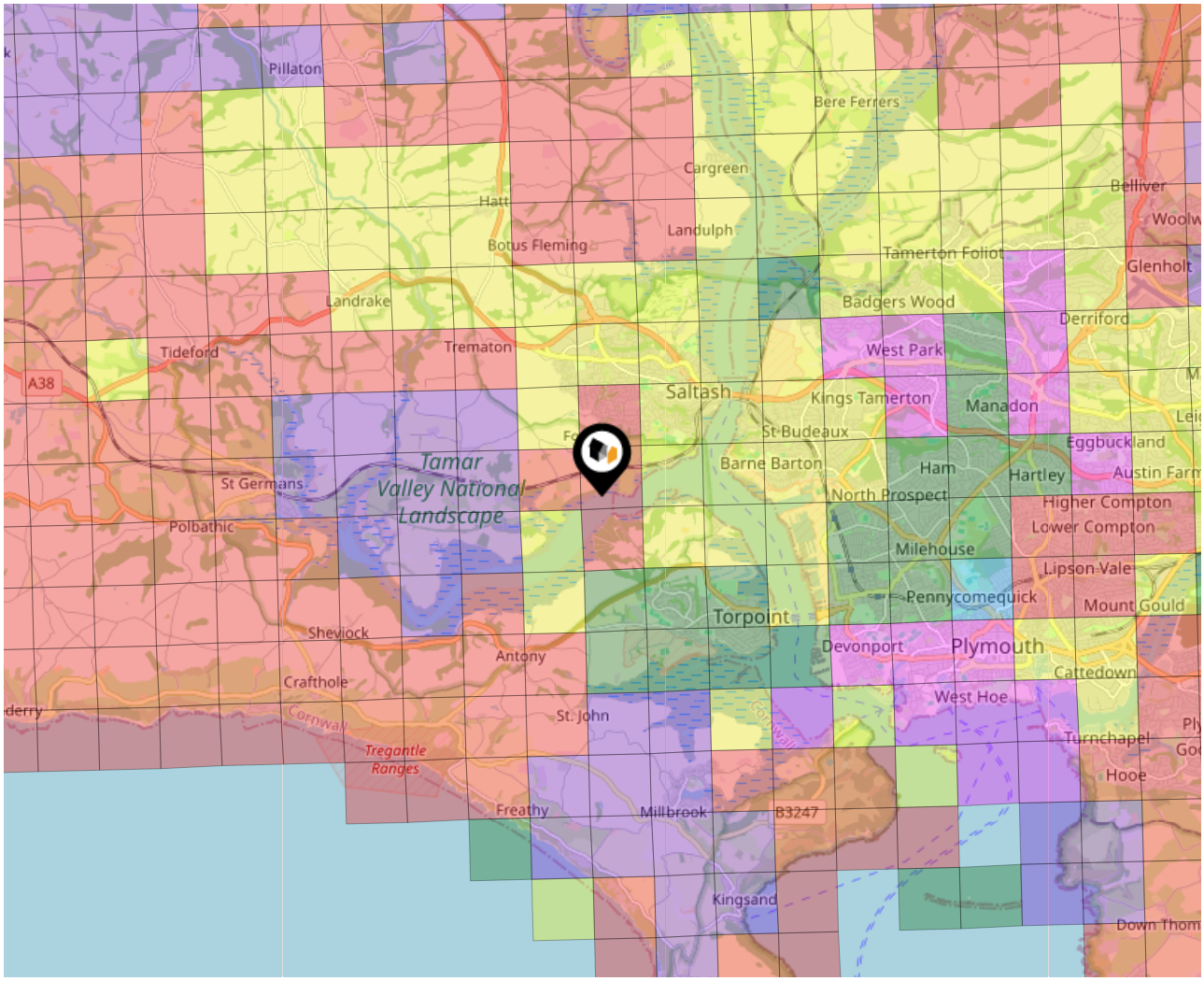
Key:

- Power Pylons
- Communication Masts

Environment
Radon Gas

What is Radon?

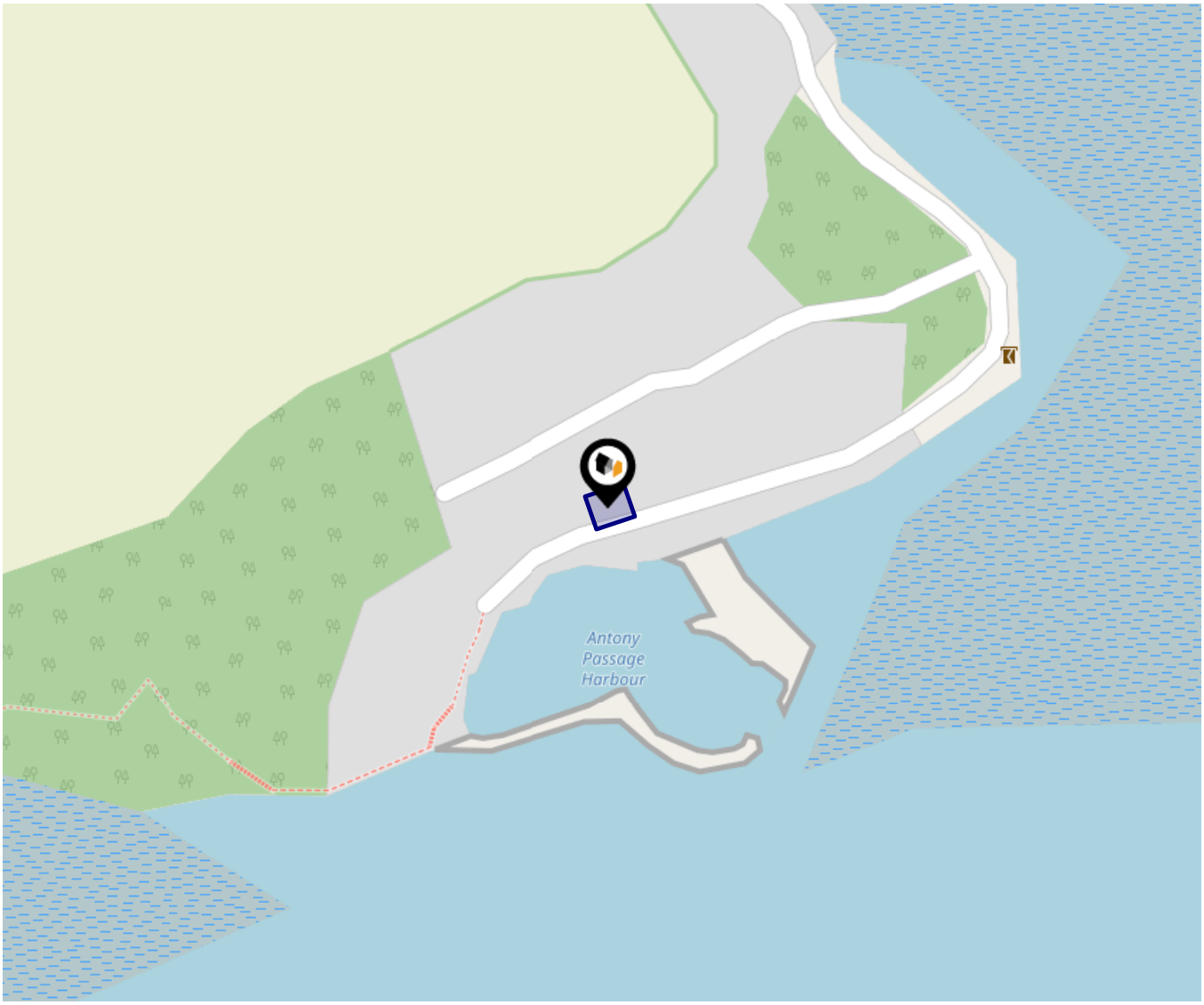
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic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



This Property

1	2	3	4	5	6
<1%	1-3%	3-5%	4-10%	10-30%	>30%

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.

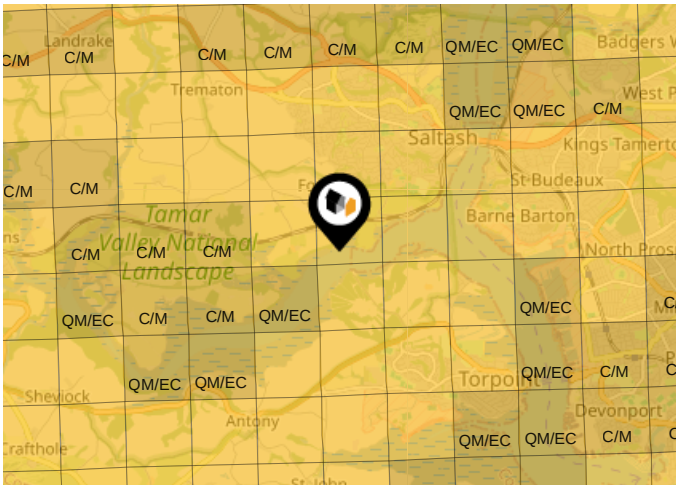
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 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)

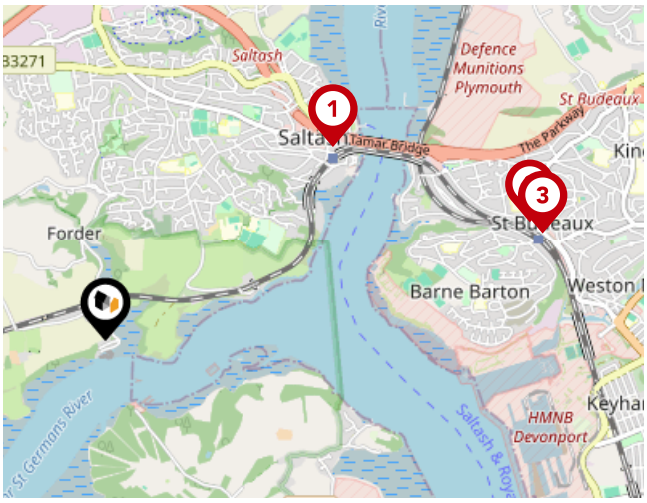
Carbon Content:	NONE	**Soil Texture:**	SILTY LOAM
Parent Material Grain:	ARGILLACEOUS	**Soil Depth:**	INTERMEDIATE-SHALLOW
Soil Group:	MEDIUM(SILTY)		



Primary Classifications (Most Common Clay Types)

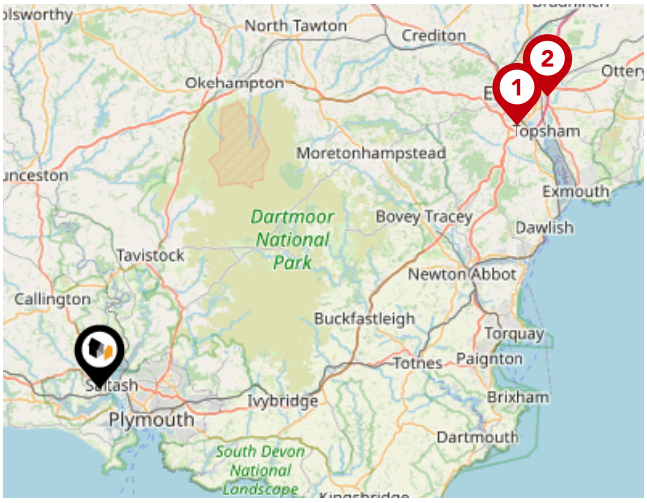
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay &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



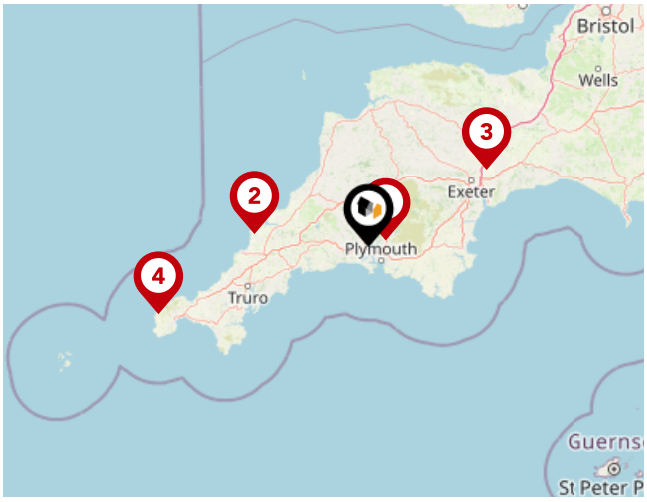
National Rail Stations

Pin	Name	Distance
1	Saltash Rail Station	1.41 miles
2	St Budeaux Victoria Road Rail Station	2.08 miles
3	St Budeaux Ferry Road Rail Station	2.13 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	37.26 miles
2	M5 J30	40.36 miles



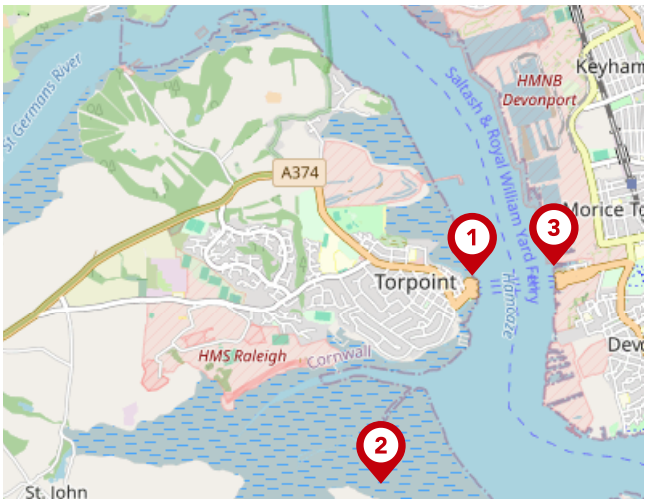
Airports/Helipads

Pin	Name	Distance
1	Glenholt	5.79 miles
2	St Mawgan	34.21 miles
3	Exeter Airport	42.8 miles
4	Joppa	66.56 miles

Area
Transport (Local)

Bus Stops/Stations

Pin	Name	Distance
1	Post Box	0.53 miles
2	St. Stephens Church	0.7 miles
3	Back Hill	0.75 miles
4	Fairmead Road Back Hill	0.8 miles
5	Church Road	0.8 miles



Ferry Terminals

Pin	Name	Distance
1	Torpoint Ferry Terminal	2.21 miles
2	Cawsand Beach Ferry Landing Pier	2.65 miles
3	Devonport Ferry Terminal	2.51 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.

Powered by sprift
Know any property instantly

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

The information contained within this report is for general information purposes only.

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

Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

Valuation Office Agency

Ofsted

Royal Mail