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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Friday 24<sup>th</sup> October 2025**



## CLAMPIT COTTAGE, LANDULPH, SALTASH, PL12 6ND

6 Mannamead Road Plymouth Devon PL4 7AA

01752 256000

property@langtownandcountry.com

www.langtownandcountry.com

# Property Overview



## Property

|                  |                                            |                               |            |
|------------------|--------------------------------------------|-------------------------------|------------|
| Type:            | Detached                                   | Last Sold Date:               | 21/12/2005 |
| Bedrooms:        | 3                                          | Last Sold Price:              | £415,000   |
| Floor Area:      | 1,786 ft <sup>2</sup> / 166 m <sup>2</sup> | Last Sold £/ft <sup>2</sup> : | £232       |
| Plot Area:       | 0.75 acres                                 | Tenure:                       | Freehold   |
| Council Tax :    | Band E                                     |                               |            |
| Annual Estimate: | £3,007                                     |                               |            |
| Title Number:    | CL19543                                    |                               |            |
| UPRN:            | 10003070526                                |                               |            |

## Local Area

|                    |          |                                    |      |      |
|--------------------|----------|------------------------------------|------|------|
| Local Authority:   | Cornwall | Estimated Broadband Speeds         |      |      |
| Conservation Area: | No       | (Standard - Superfast - Ultrafast) |      |      |
| Flood Risk:        |          |                                    |      |      |
| • Rivers & Seas    | Very low | 1                                  | 62   | 1800 |
| • Surface Water    | Very low | mb/s                               | mb/s | mb/s |
|                    |          |                                    |      |      |

|                          |                                  |  |  |
|--------------------------|----------------------------------|--|--|
| Mobile Coverage:         | Satellite/Fibre TV Availability: |  |  |
| (based on calls indoors) |                                  |  |  |
|                          |                                  |  |  |
|                          |                                  |  |  |
|                          |                                  |  |  |

Property

# EPC - Certificate

| Clampit Cottage, Landulph, SALTASH, PL12 6ND |               | Energy rating                                  |           |
|----------------------------------------------|---------------|------------------------------------------------|-----------|
|                                              |               | E                                              |           |
| Valid until 22.10.2035                       |               | Certificate number<br>2629-3955-0200-4235-8204 |           |
| Score                                        | Energy rating | Current                                        | Potential |
| 92+                                          | A             |                                                |           |
| 81-91                                        | B             |                                                | 84   B    |
| 69-80                                        | C             |                                                |           |
| 55-68                                        | D             |                                                |           |
| 39-54                                        | E             | 41   E                                         |           |
| 21-38                                        | F             |                                                |           |
| 1-20                                         | G             |                                                |           |

# Property

## EPC - Additional Data

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### Additional EPC Data

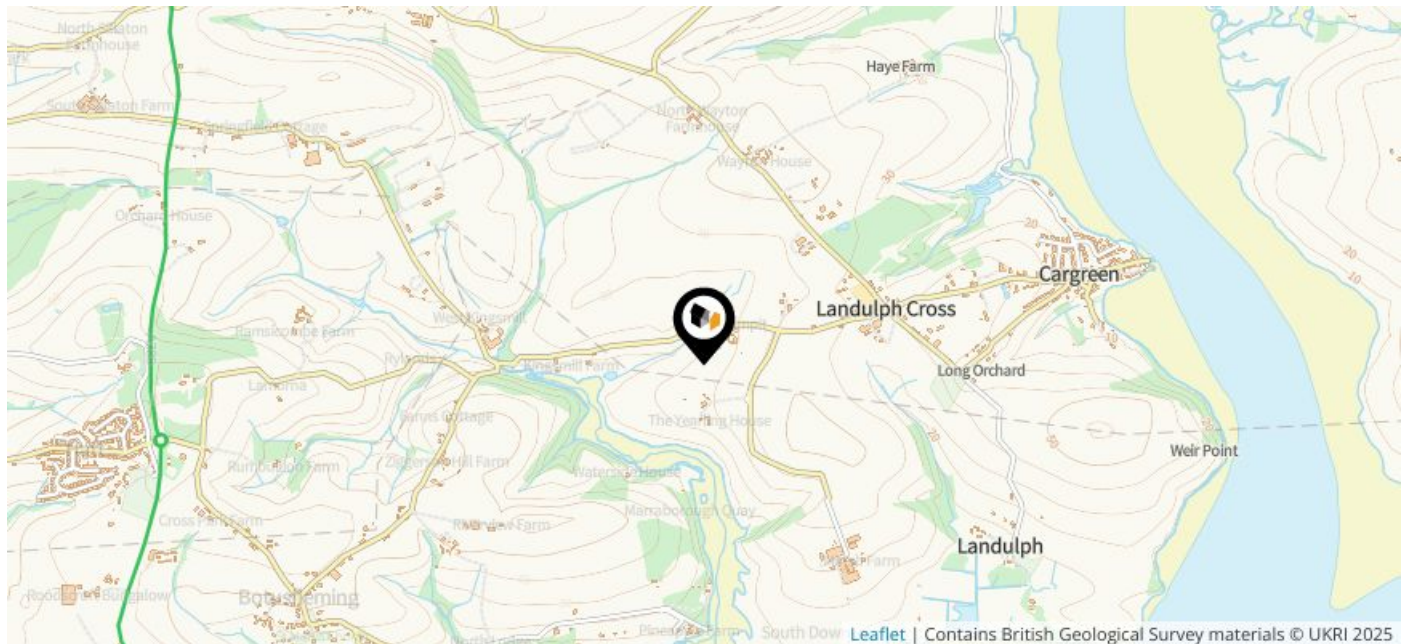
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|                                      |                                                    |
|--------------------------------------|----------------------------------------------------|
| <b>Property Type:</b>                | Detached house                                     |
| <b>Walls:</b>                        | Granite or whin, as built, no insulation (assumed) |
| <b>Walls Energy:</b>                 | Very poor                                          |
| <b>Roof:</b>                         | Pitched, 250 mm loft insulation                    |
| <b>Roof Energy:</b>                  | Good                                               |
| <b>Window:</b>                       | Fully double glazed                                |
| <b>Window Energy:</b>                | Average                                            |
| <b>Main Heating:</b>                 | Boiler with radiators and underfloor heating, oil  |
| <b>Main Heating Energy:</b>          | Poor                                               |
| <b>Main Heating Controls:</b>        | Programmer, room thermostat and TRVs               |
| <b>Main Heating Controls Energy:</b> | Good                                               |
| <b>Hot Water System:</b>             | Electric immersion, standard tariff                |
| <b>Hot Water Energy Efficiency:</b>  | Very poor                                          |
| <b>Lighting:</b>                     | Excellent lighting efficiency                      |
| <b>Lighting Energy:</b>              | Very good                                          |
| <b>Floors:</b>                       | Solid, no insulation (assumed)                     |
| <b>Secondary Heating:</b>            | Room heaters, dual fuel (mineral and wood)         |
| <b>Air Tightness:</b>                | (not tested)                                       |
| <b>Total Floor Area:</b>             | 166 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.

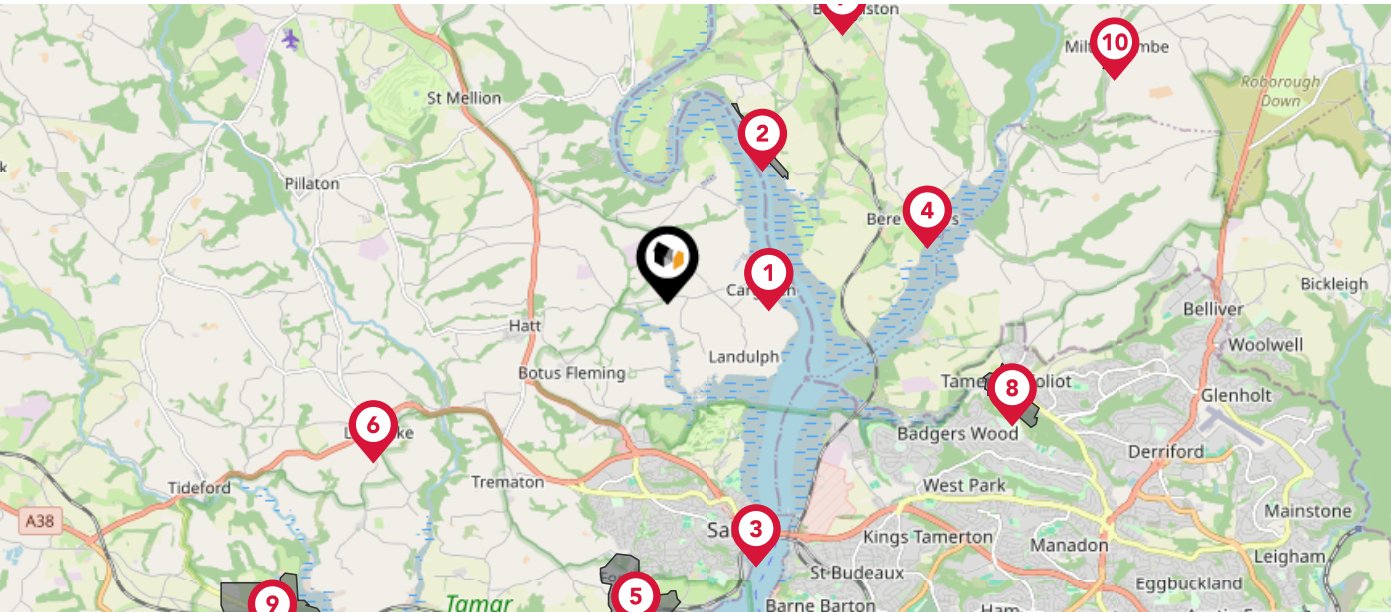
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear 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.

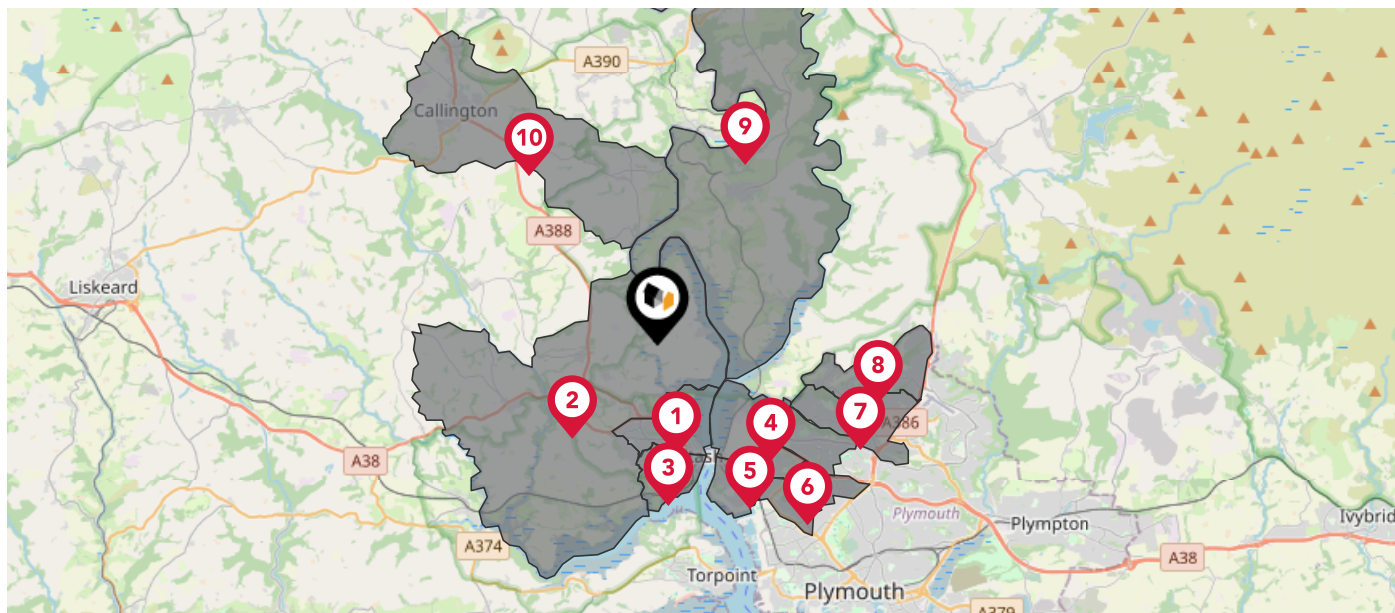


| Nearby Conservation Areas |                            |
|---------------------------|----------------------------|
| 1                         | Cargreen                   |
| 2                         | Weir Quay                  |
| 3                         | Lower Fore Street, Saltash |
| 4  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

# 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



Saltash Tamar ED



Saltash Trematon & Landrake ED



Saltash Essa ED



Honicknowle Ward



St. Budeaux Ward



Ham Ward



Budshead Ward



Southway Ward



Bere Ferrers Ward



Callington & St. Dominic ED

# 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.

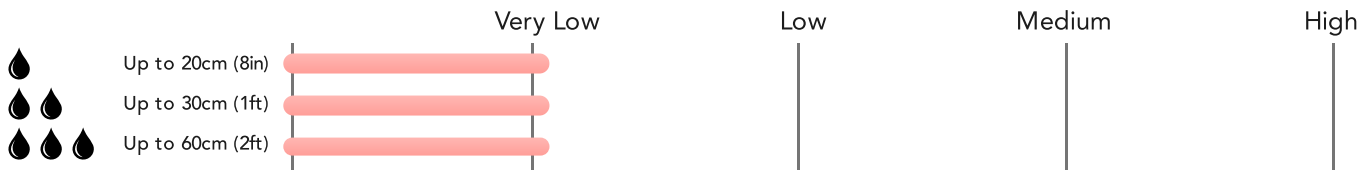


Risk Rating: **Very low**

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.

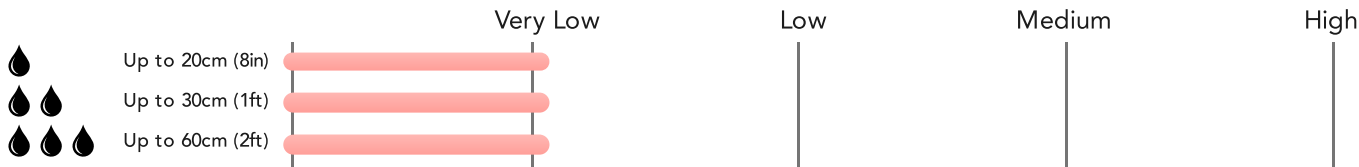


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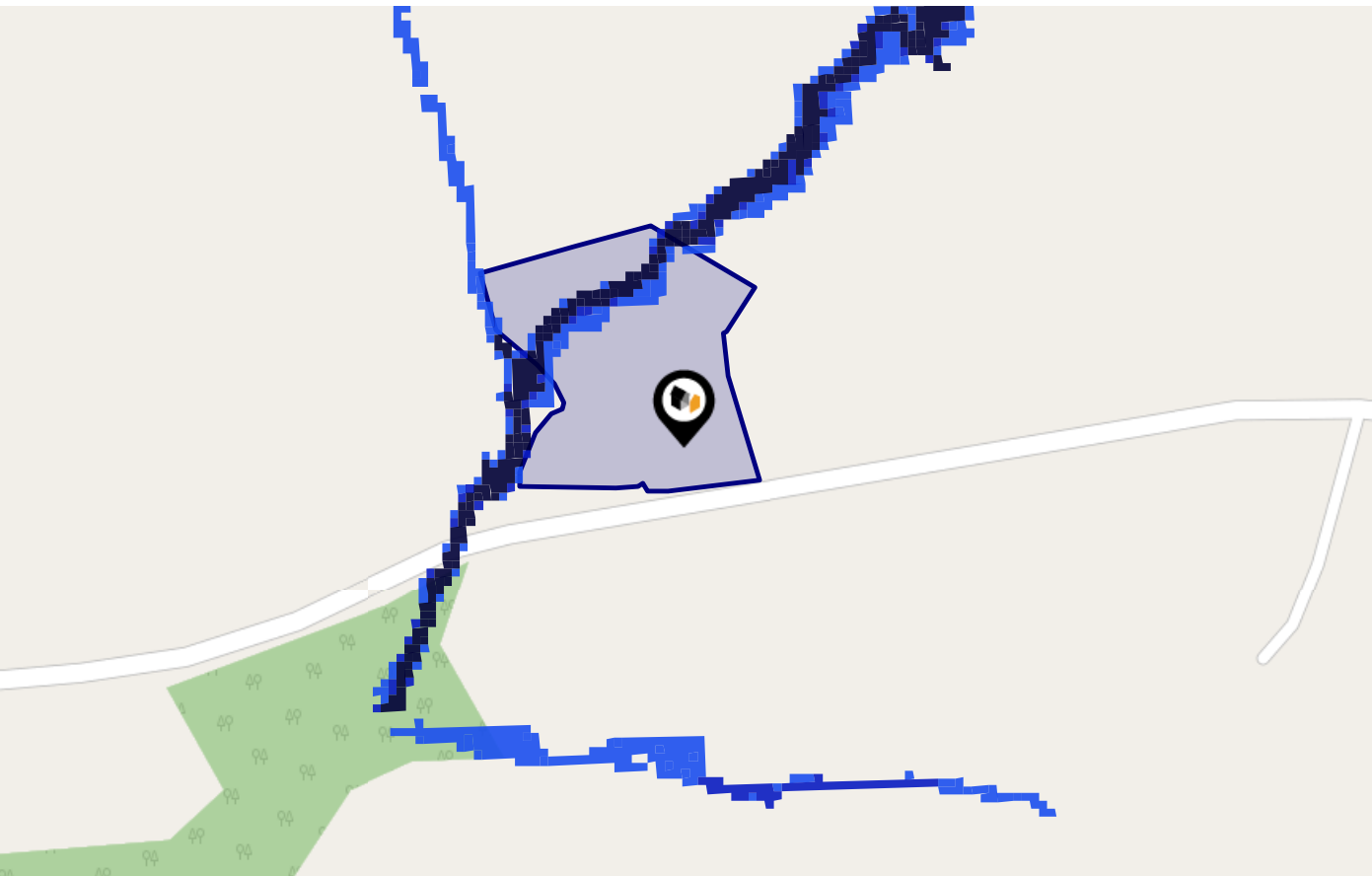
Chance of flooding to the following depths at this property:



# 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.

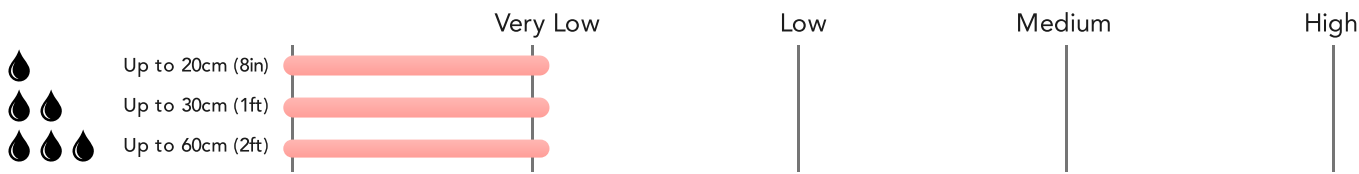


Risk Rating: **Very low**

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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.
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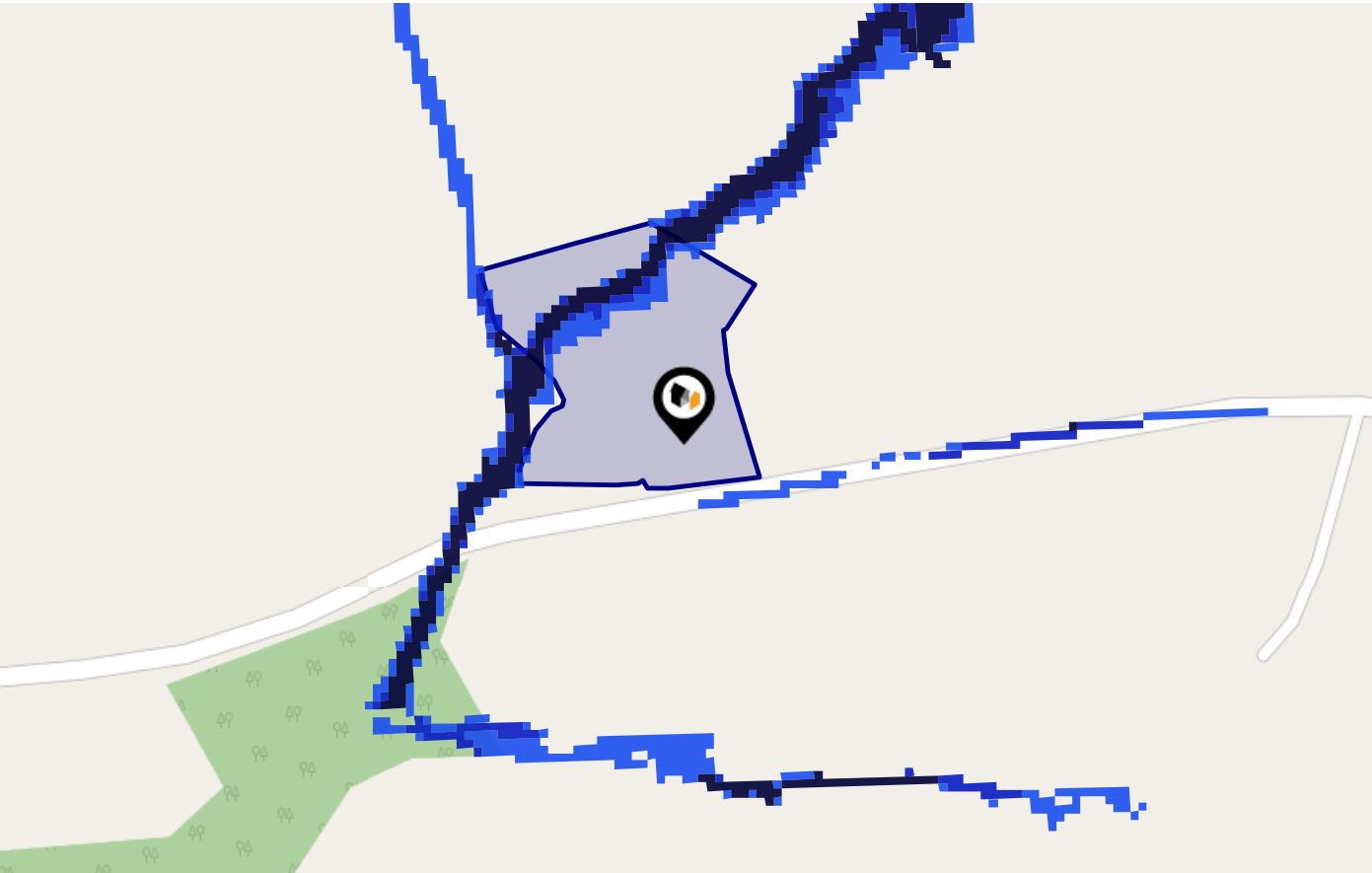
Chance of flooding to the following depths at this property:



# 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.

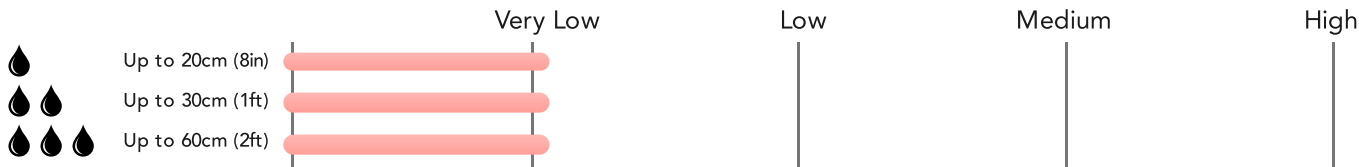


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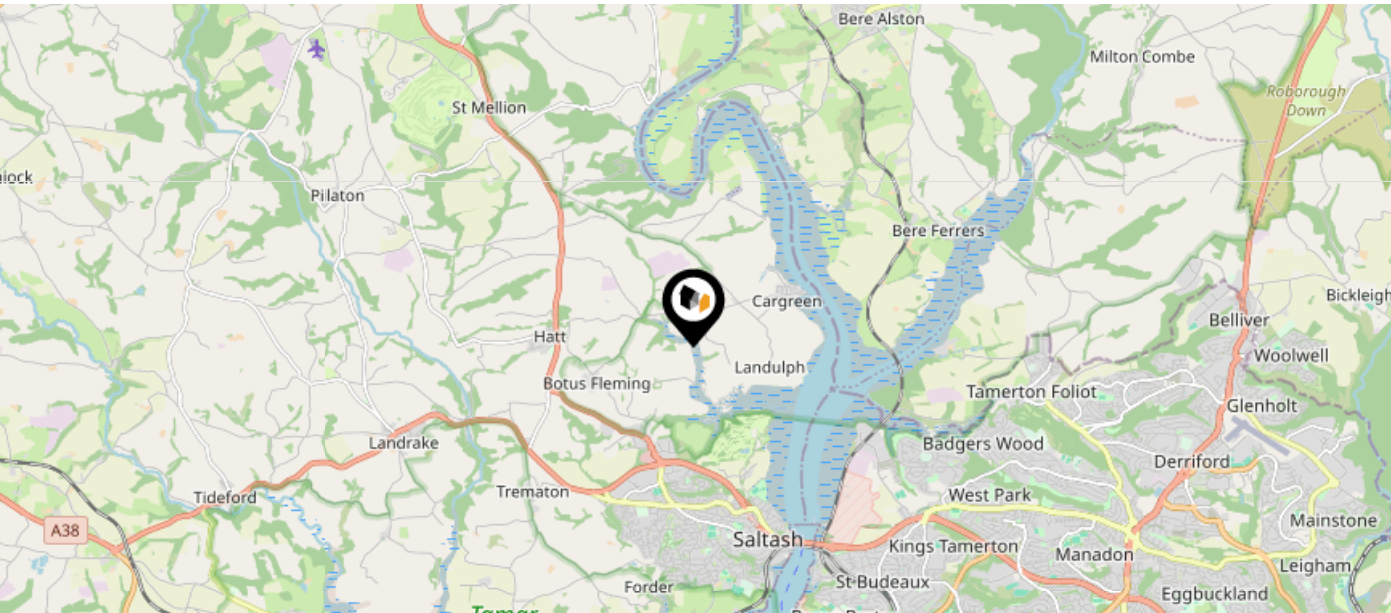
Chance of flooding to the following depths at this property:



# Maps

## Green Belt

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



Nearby Green Belt Land

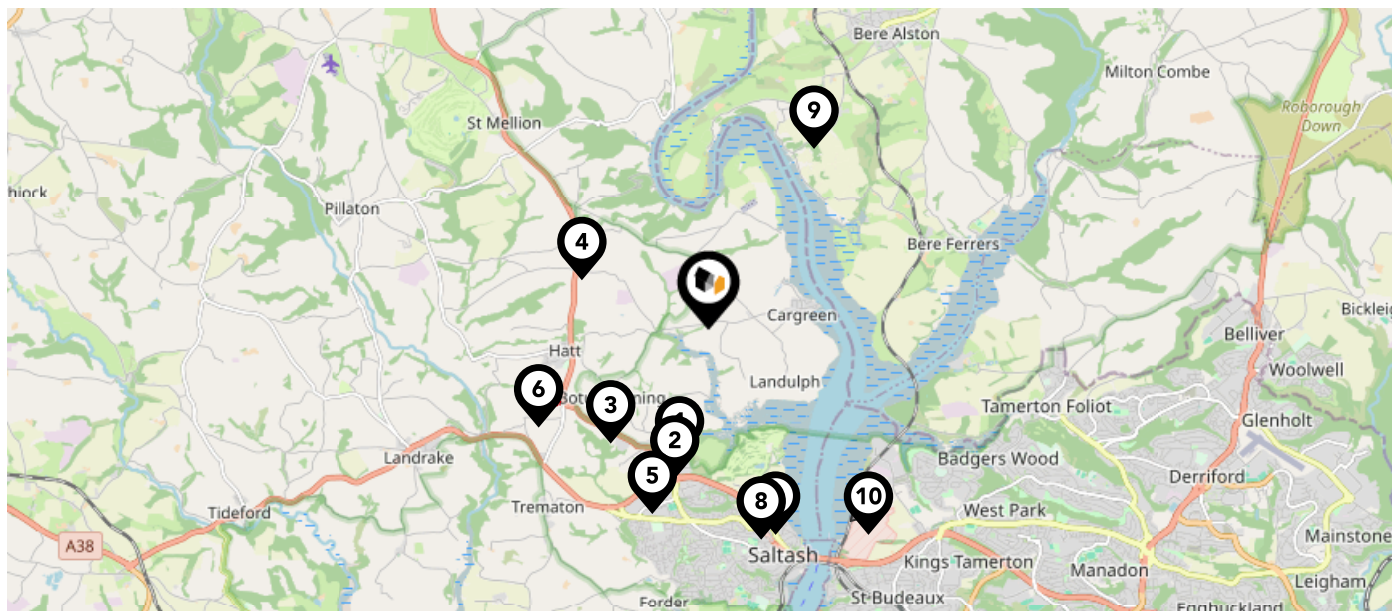
No data available.



# 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.



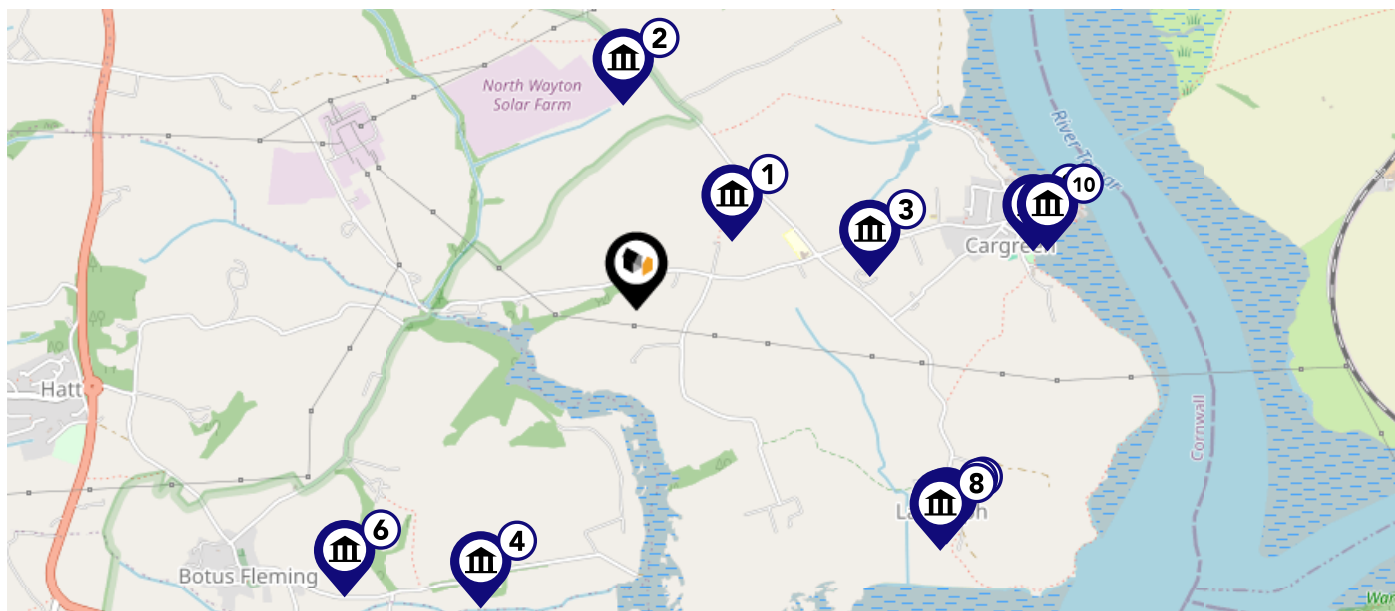
### Nearby Landfill Sites

|           |                                                            |                   |  |
|-----------|------------------------------------------------------------|-------------------|--|
| <b>1</b>  | The Bungalow-The Bungalow, Carkeel, Saltash                | Historic Landfill |  |
| <b>2</b>  | EA/EPR/FB3403XR/T001                                       | Active Landfill   |  |
| <b>3</b>  | Sunnybrook-Carkeel, Liskeard                               | Historic Landfill |  |
| <b>4</b>  | Paynters Cross Landfill-Paynters Cross, Saltash, Cornwall  | Historic Landfill |  |
| <b>5</b>  | Tamar View Industrial Estate-Latchbrook, Saltash, Cornwall | Historic Landfill |  |
| <b>6</b>  | EA/EPR/TP3433UZ/A001                                       | Active Landfill   |  |
| <b>7</b>  | Salt Mill Tip-Saltash, Cornwall                            | Historic Landfill |  |
| <b>8</b>  | Saltmill Marsh-Saltmill Marsh, Saltash                     | Historic Landfill |  |
| <b>9</b>  | Cotts-Bere Alston, Yelverton                               | Historic Landfill |  |
| <b>10</b> | Little Ernsettle-Little Ernsettle, Plymouth                | Historic Landfill |  |

# Maps

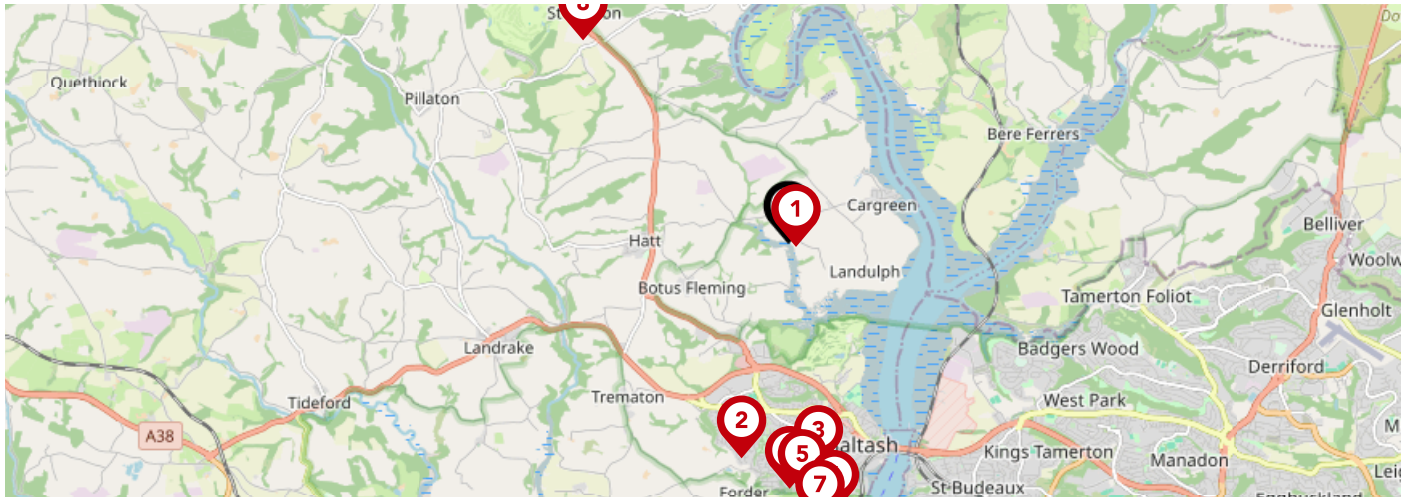
## Listed Buildings

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



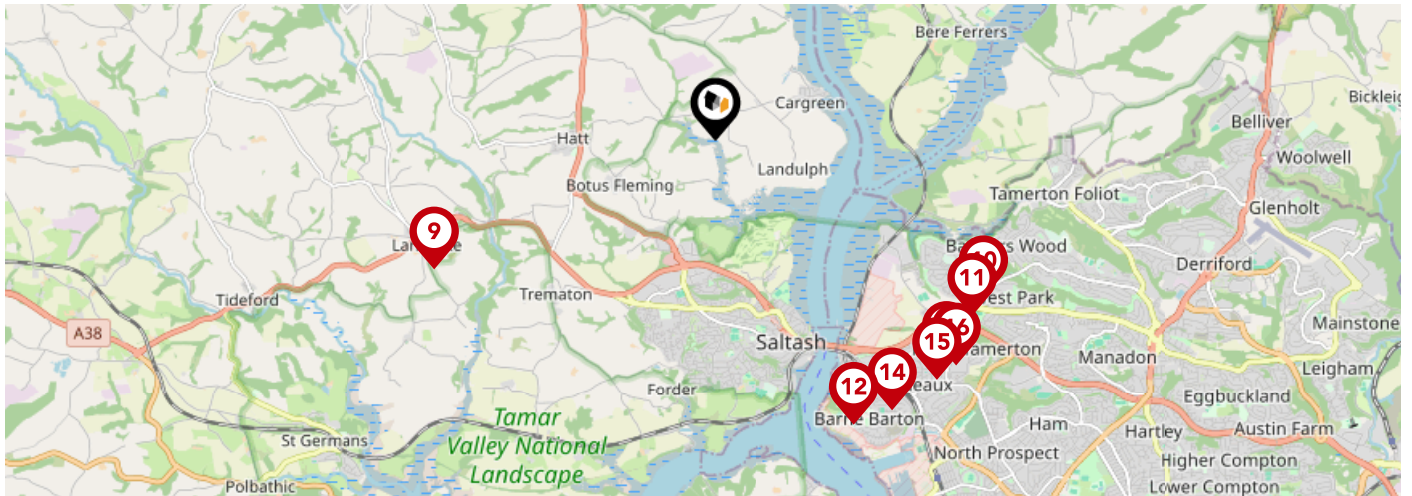
| Listed Buildings in the local district |                                                                                                                    | Grade    | Distance  |
|----------------------------------------|--------------------------------------------------------------------------------------------------------------------|----------|-----------|
|                                        | 1329352 - Grove Farmhouse                                                                                          | Grade II | 0.3 miles |
|                                        | 1140183 - North Wayton Farmhouse                                                                                   | Grade II | 0.5 miles |
|                                        | 1329353 - Landulph Methodist Church With Attached Sunday School, Front Wall And Railings                           | Grade II | 0.6 miles |
|                                        | 1140245 - Dovecot About 40 Metres West Of Moditonham Park                                                          | Grade II | 0.8 miles |
|                                        | 1140180 - Hiller Monument In The Churchyard About 7 Mteres East Of North Aisle Of Church Of St Leonard And St Dilp | Grade II | 0.9 miles |
|                                        | 1329308 - Martyn Monument At Sx 407613                                                                             | Grade II | 0.9 miles |
|                                        | 1140179 - Church Of St Leonard And St Dilp                                                                         | Grade I  | 0.9 miles |
|                                        | 1329351 - Sundial In The Churchyard About 3 Metres South West Of Porch Of Church Of St Leonard And St Dilp         | Grade II | 0.9 miles |
|                                        | 1158354 - Rose Cottage                                                                                             | Grade II | 1.0 miles |
|                                        | 1329355 - Southwark                                                                                                | Grade II | 1.0 miles |

# Area Schools



|   |                                                                                                            | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|---|------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | <b>Landulph School</b><br>Ofsted Rating: Good   Pupils: 71   Distance:0.08                                 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | <b>Burraton Community Primary School</b><br>Ofsted Rating: Good   Pupils: 376   Distance:2.08              | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | <b>Brunel Primary &amp; Nursery Academy</b><br>Ofsted Rating: Good   Pupils: 243   Distance:2.14           | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | <b>Fountain Head House School</b><br>Ofsted Rating: Not Rated   Pupils: 48   Distance:2.32                 | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | <b>St Stephens (Saltash) Community Primary School</b><br>Ofsted Rating: Good   Pupils: 380   Distance:2.35 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | <b>Bishop Cornish CofE VA Primary School</b><br>Ofsted Rating: Good   Pupils: 187   Distance:2.58          | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | <b>Saltash Community School</b><br>Ofsted Rating: Requires improvement   Pupils: 1202   Distance:2.66      | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | <b>St Mellion Church of England Primary School</b><br>Ofsted Rating: Good   Pupils: 41   Distance:2.72     | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |

# Area Schools

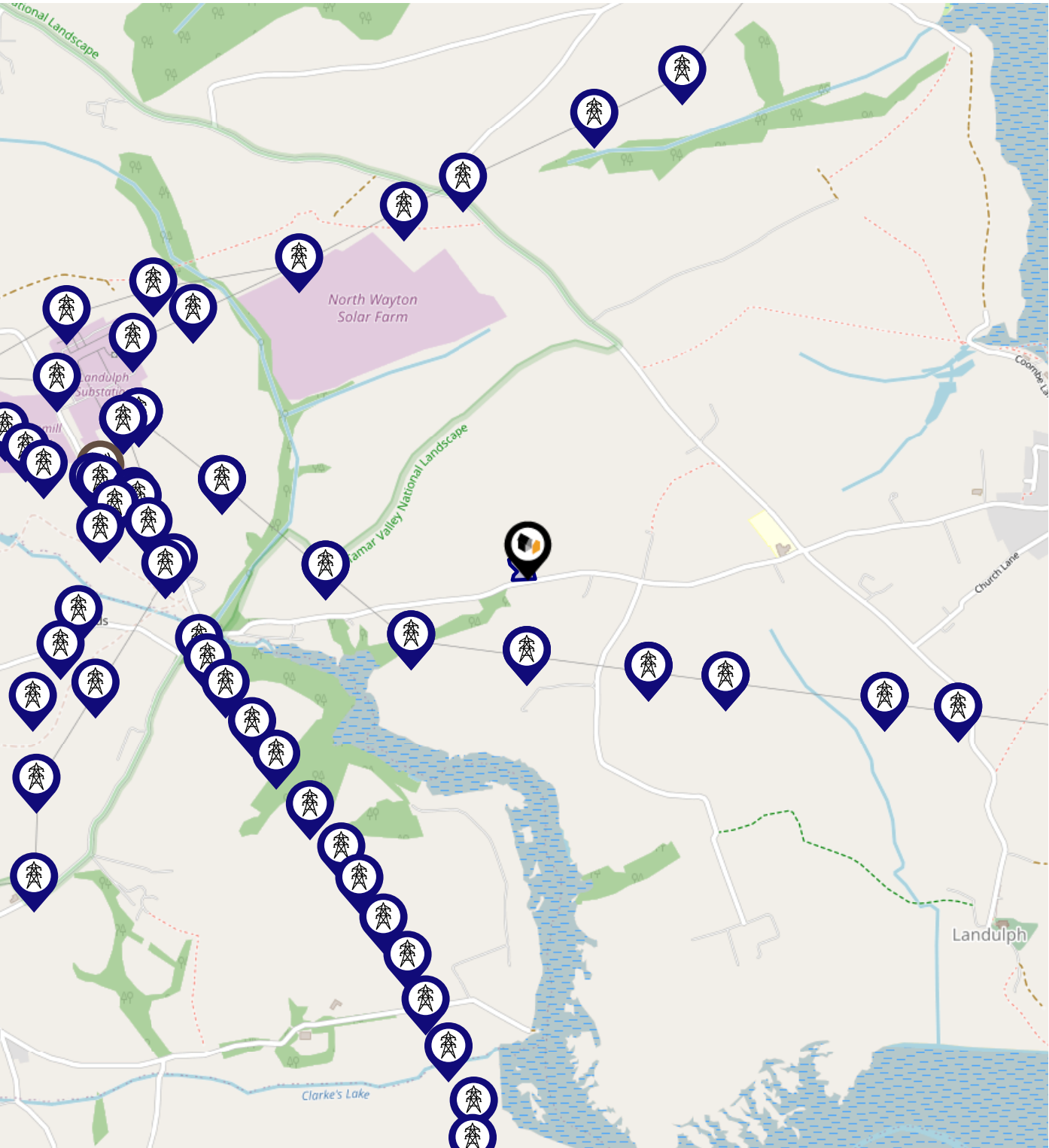


|    |                                                                                                                                   | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|----|-----------------------------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 9  | <b>Sir Robert Geffery's Voluntary Aided Church of England Primary School</b><br>Ofsted Rating: Good   Pupils: 211   Distance:2.93 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| 10 | <b>Mill Ford School</b><br>Ofsted Rating: Good   Pupils: 121   Distance:2.93                                                      | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 11 | <b>Ernesettle Community School</b><br>Ofsted Rating: Outstanding   Pupils: 557   Distance:2.93                                    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| 12 | <b>Oneschool Global Uk Plymouth Campus</b><br>Ofsted Rating: Not Rated   Pupils: 75   Distance:2.99                               | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 13 | <b>Plaistow Hill Primary and Nursery School</b><br>Ofsted Rating: Good   Pupils: 130   Distance:3.02                              | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| 14 | <b>St Paul's Roman Catholic Primary School</b><br>Ofsted Rating: Good   Pupils: 158   Distance:3.05                               | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| 15 | <b>Mount Tamar School</b><br>Ofsted Rating: Not Rated   Pupils: 106   Distance:3.09                                               | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 16 | <b>St Budeaux CofE Primary Academy</b><br>Ofsted Rating: Good   Pupils: 106   Distance:3.1                                        | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |



# Local Area

## Masts & Pylons



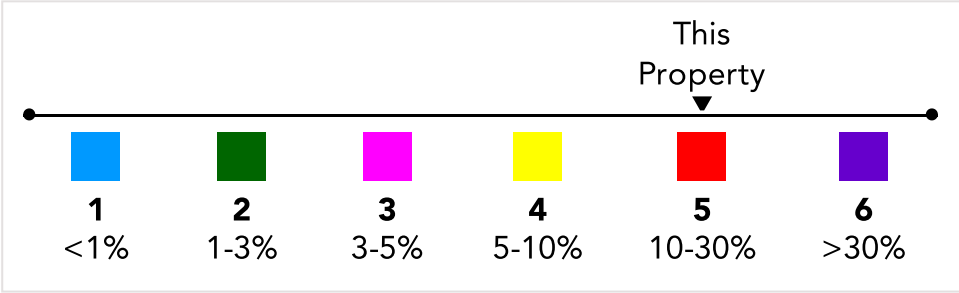
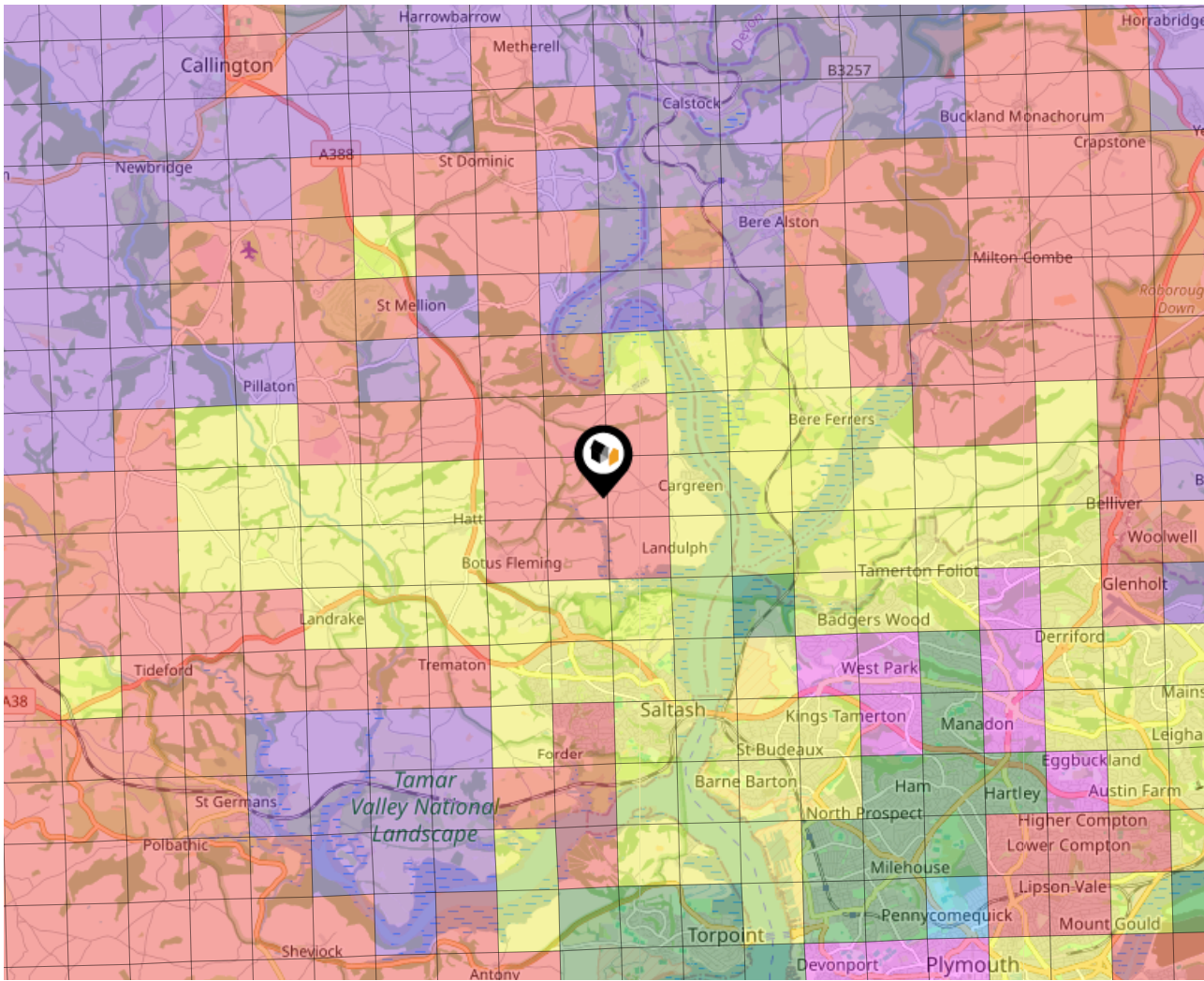
- Key:**
-  Power Pylons
  -  Communication Masts

# 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:

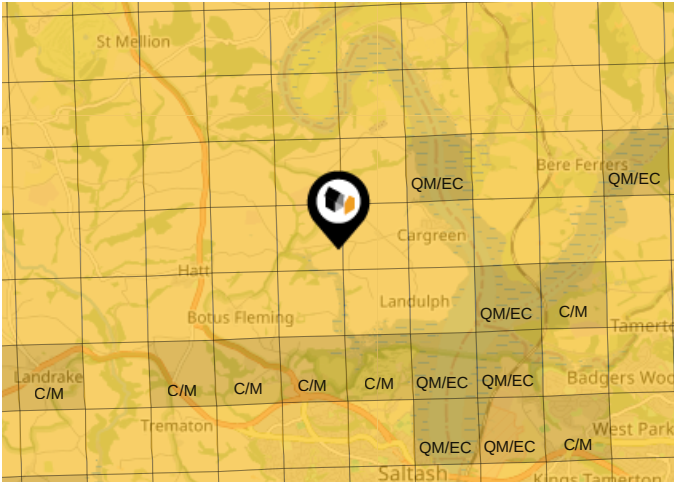
- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

# Environment

## Soils & Clay

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

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

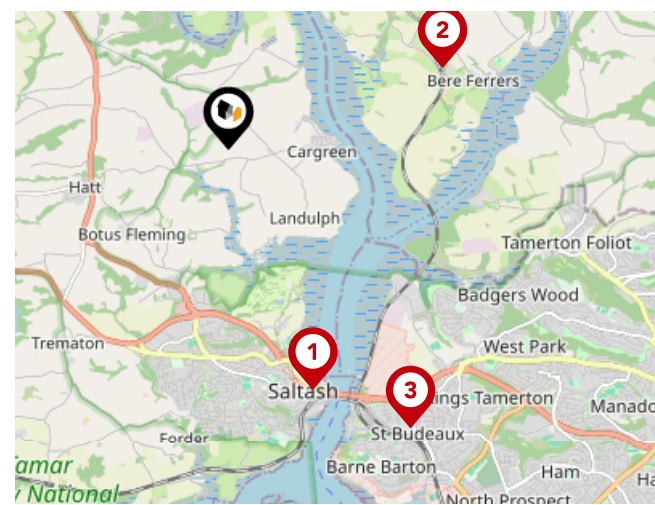


### Primary Classifications (Most Common Clay Types)

|        |                                              |
|--------|----------------------------------------------|
| 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                   |

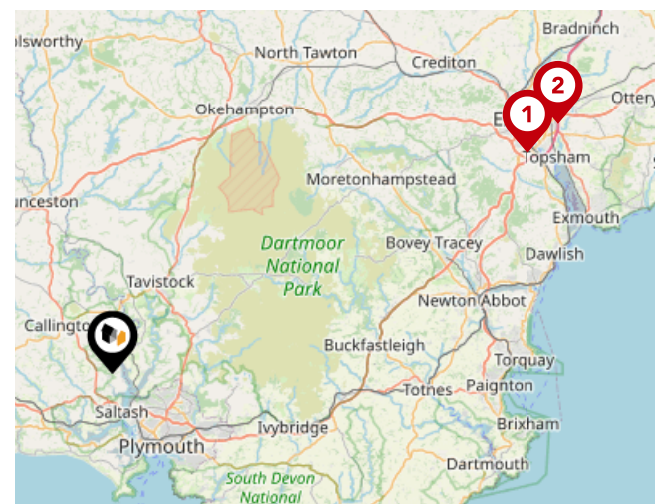
# Area

## Transport (National)



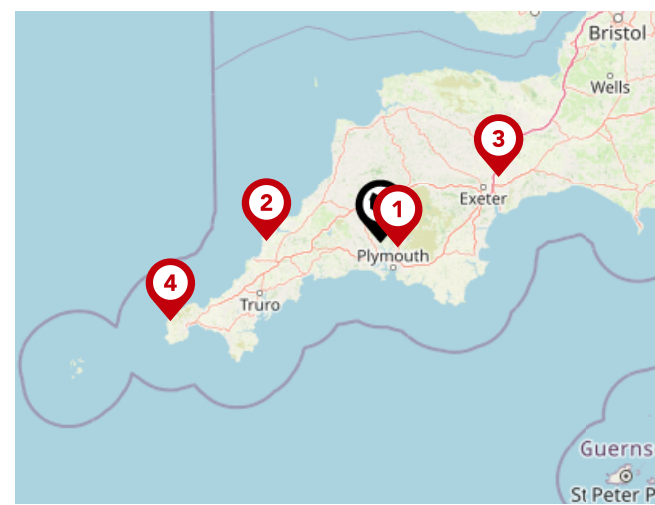
### National Rail Stations

| Pin | Name                                  | Distance   |
|-----|---------------------------------------|------------|
| 1   | Saltash Rail Station                  | 2.42 miles |
| 2   | Bere Ferrers Rail Station             | 2.16 miles |
| 3   | St Budeaux Victoria Road Rail Station | 3.16 miles |



### Trunk Roads/Motorways

| Pin | Name   | Distance    |
|-----|--------|-------------|
| 1   | M5 J31 | 35.41 miles |
| 2   | M5 J30 | 38.45 miles |

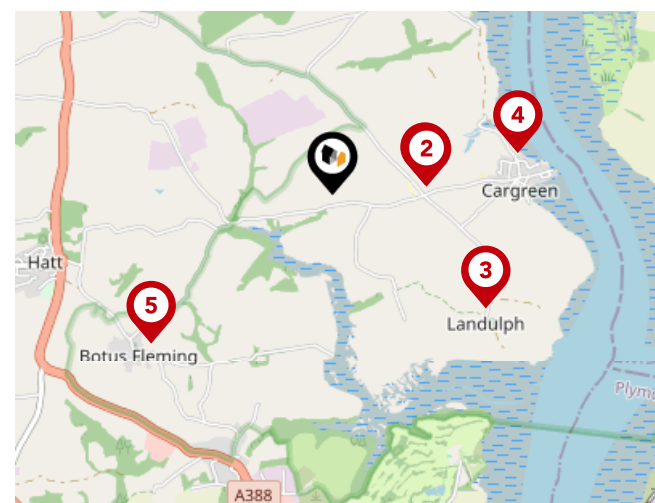


### Airports/Helipads

| Pin | Name           | Distance    |
|-----|----------------|-------------|
| 1   | Glenholt       | 5.31 miles  |
| 2   | St Mawgan      | 34.27 miles |
| 3   | Exeter Airport | 40.89 miles |
| 4   | Joppa          | 67.83 miles |

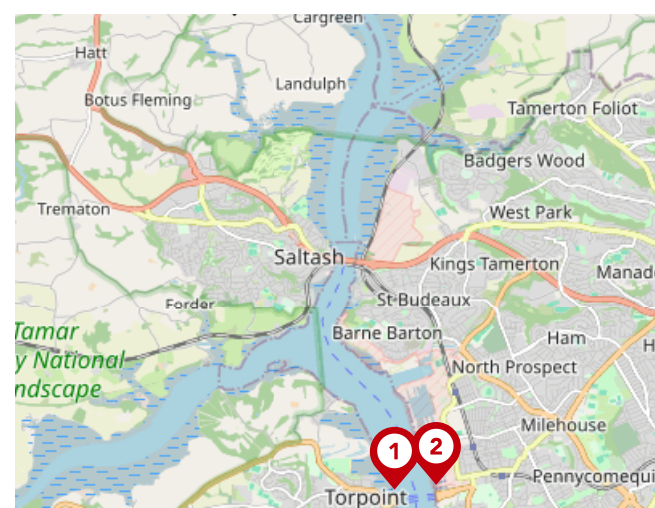
# Area

## Transport (Local)



### Bus Stops/Stations

| Pin | Name                    | Distance   |
|-----|-------------------------|------------|
| 1   | Landulph Primary School | 0.44 miles |
| 2   | Hazel Bank              | 0.44 miles |
| 3   | Landulph Church         | 0.91 miles |
| 4   | Hodders Way             | 0.9 miles  |
| 5   | Rising Sun              | 1.11 miles |



### Ferry Terminals

| Pin | Name                             | Distance   |
|-----|----------------------------------|------------|
| 1   | Torpoint Ferry Terminal          | 4.74 miles |
| 2   | Devonport Ferry Terminal         | 4.83 miles |
| 3   | Cawsand Beach Ferry Landing Pier | 5.58 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.



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