

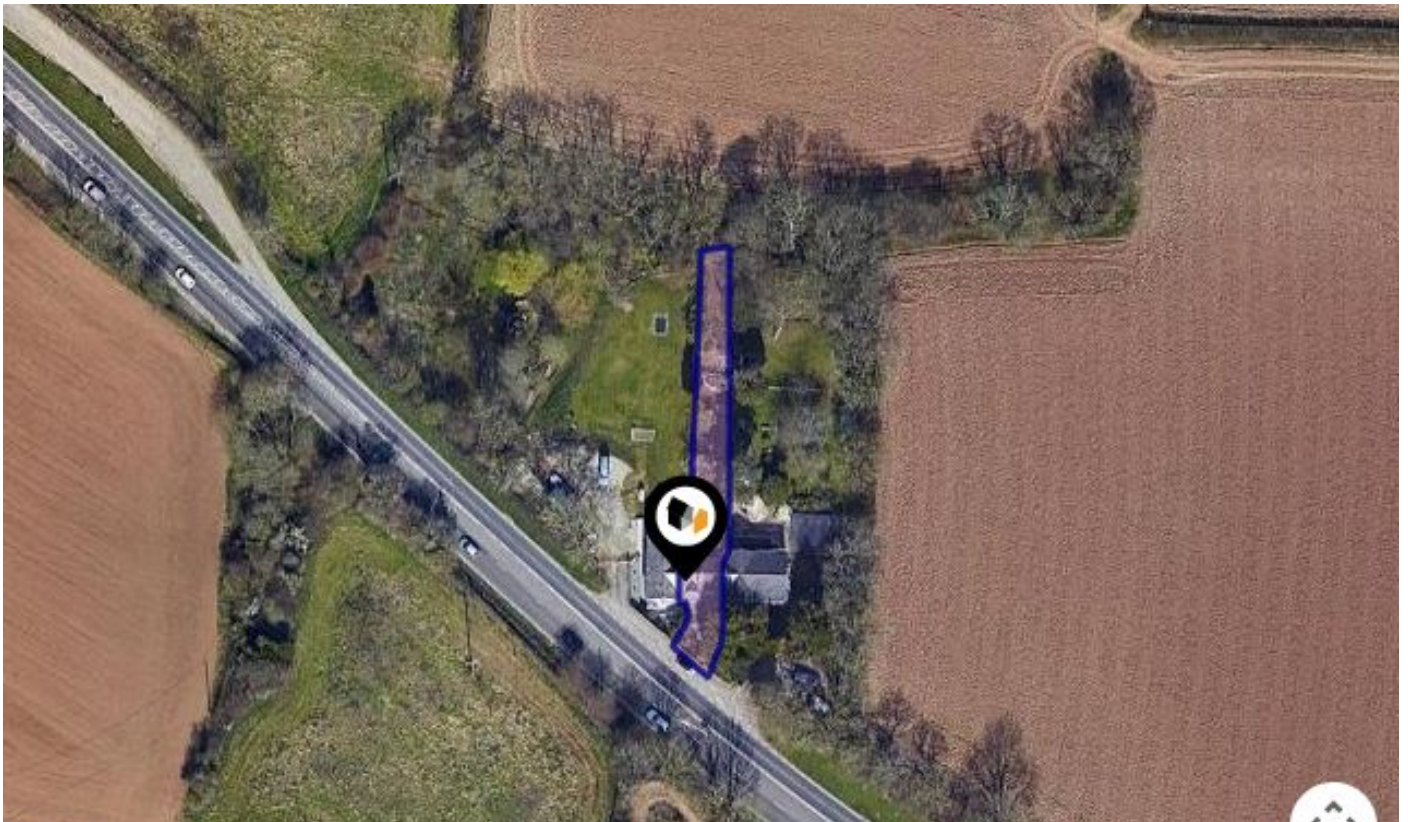


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 30th October 2025



2 ROWTERS COTTAGES, LATCHBROOK, SALTASH, PL12 4RL

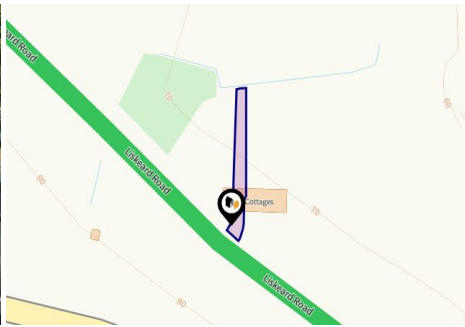
6 Mannamead Road Plymouth Devon PL4 7AA

01752 256000

property@langtownandcountry.com

www.langtownandcountry.com

Property Overview



Property

Type:	Terraced	Last Sold Date:	27/09/2017
Bedrooms:	3	Last Sold Price:	£218,000
Floor Area:	1,248 ft ² / 116 m ²	Last Sold £/ft ² :	£174
Plot Area:	0.11 acres	Tenure:	Freehold
Year Built :	1900-1929		
Council Tax :	Band B		
Annual Estimate:	£1,913		
Title Number:	CL45761		
UPRN:	10002047207		

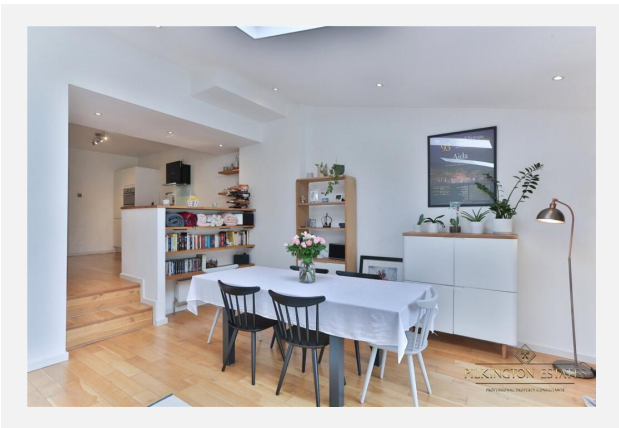
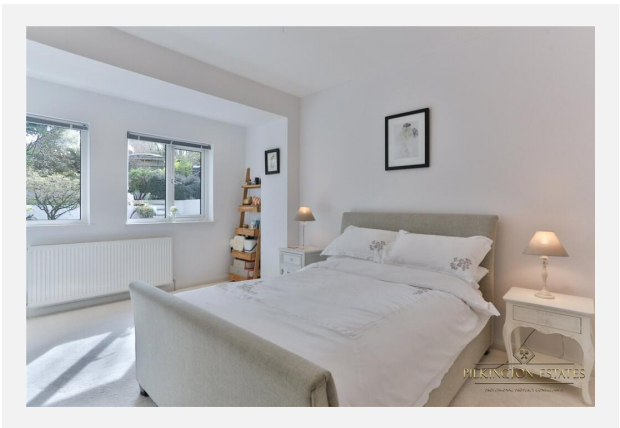
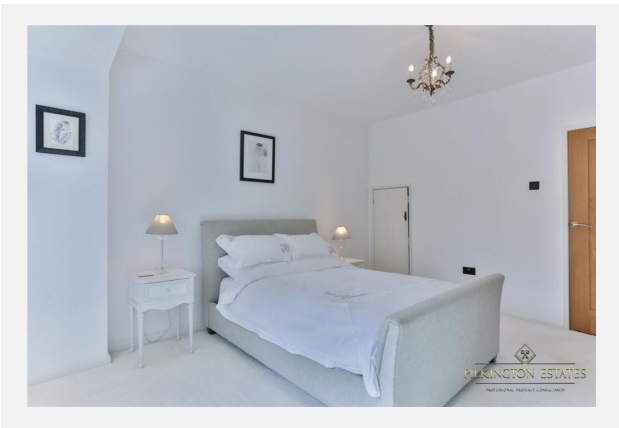
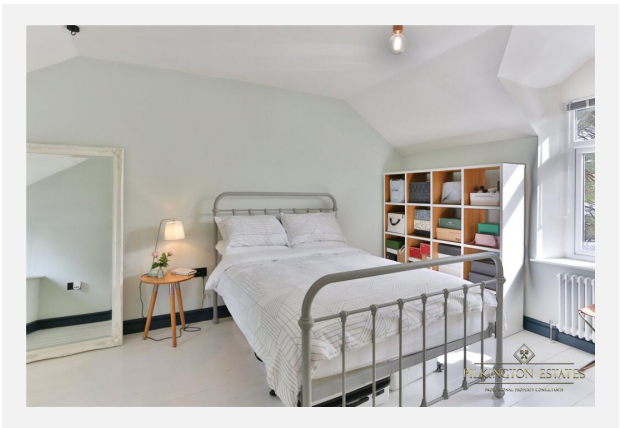
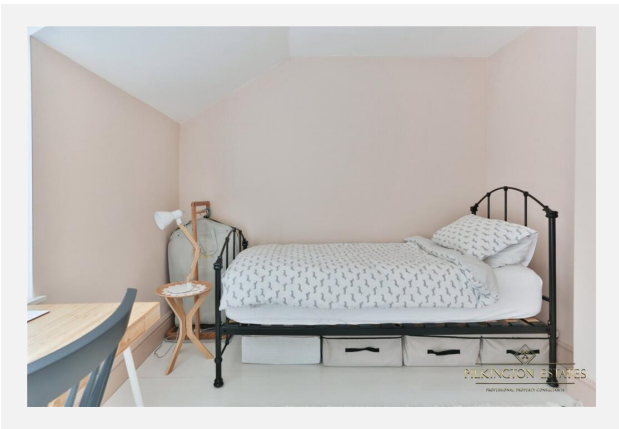
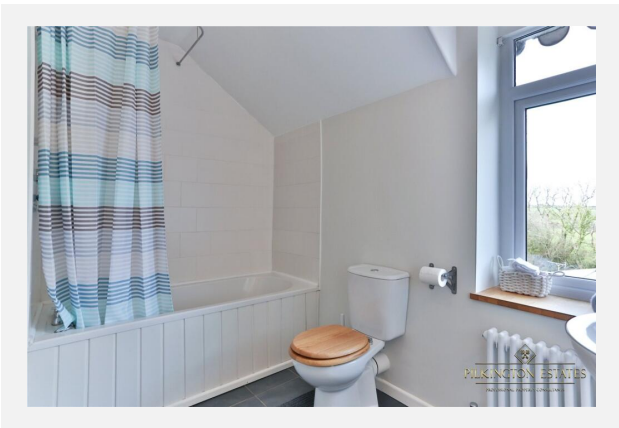
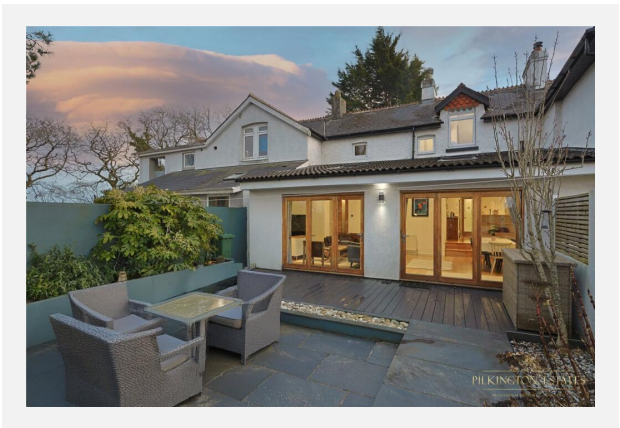
Local Area

Local Authority:	Cornwall	Estimated Broadband Speeds	
Conservation Area:	No	(Standard - Superfast - Ultrafast)	
Flood Risk:			
• Rivers & Seas	Very low	9 mb/s	- mb/s
• Surface Water	Very low		
Mobile Coverage:		Satellite/Fibre TV Availability:	
(based on calls indoors)			

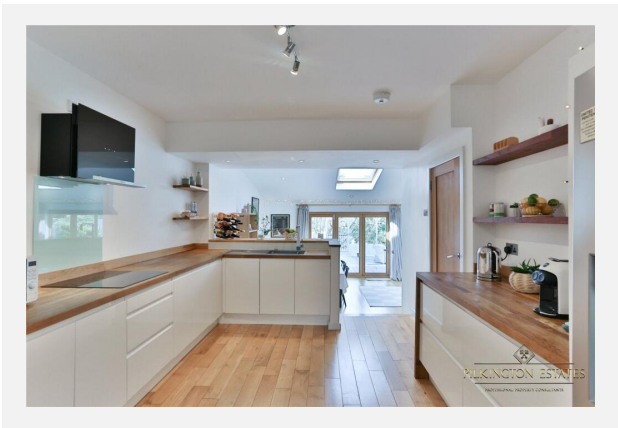
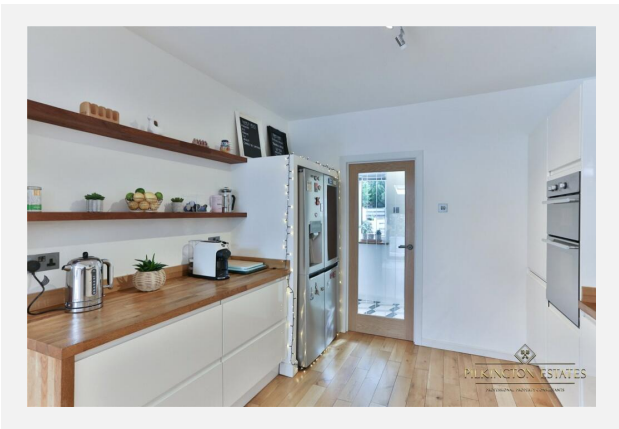
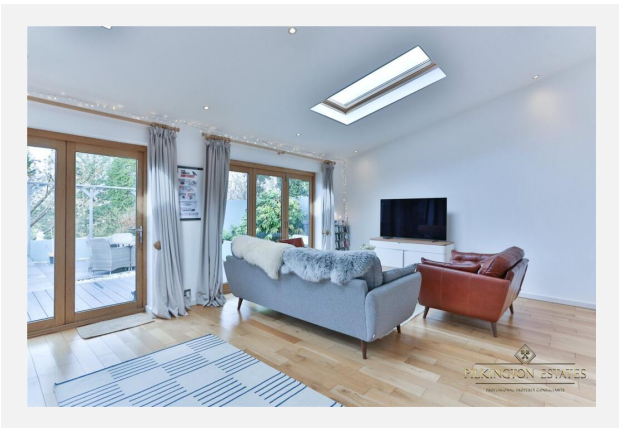
Gallery
Photos



Gallery Photos

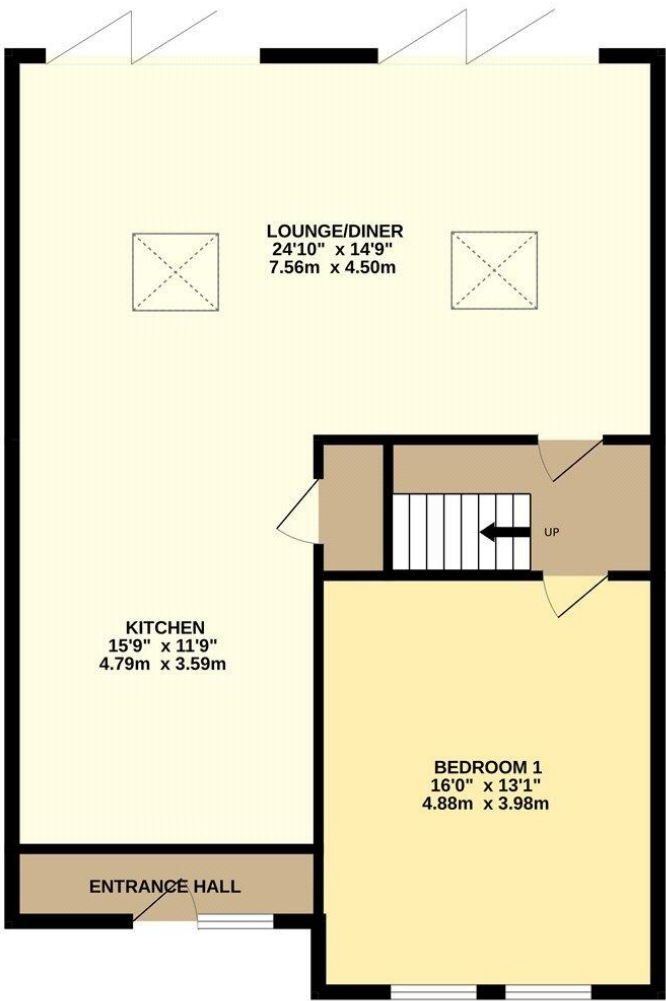


Gallery Photos

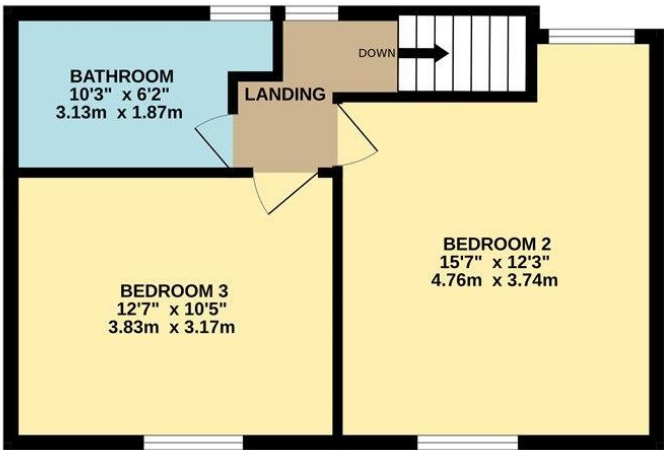


2 ROWTERS COTTAGES, LATCHBROOK, SALTASH, PL12
4RL

GROUND FLOOR
861 sq.ft. (80.0 sq.m.) approx.



1ST FLOOR
405 sq.ft. (37.7 sq.m.) approx.



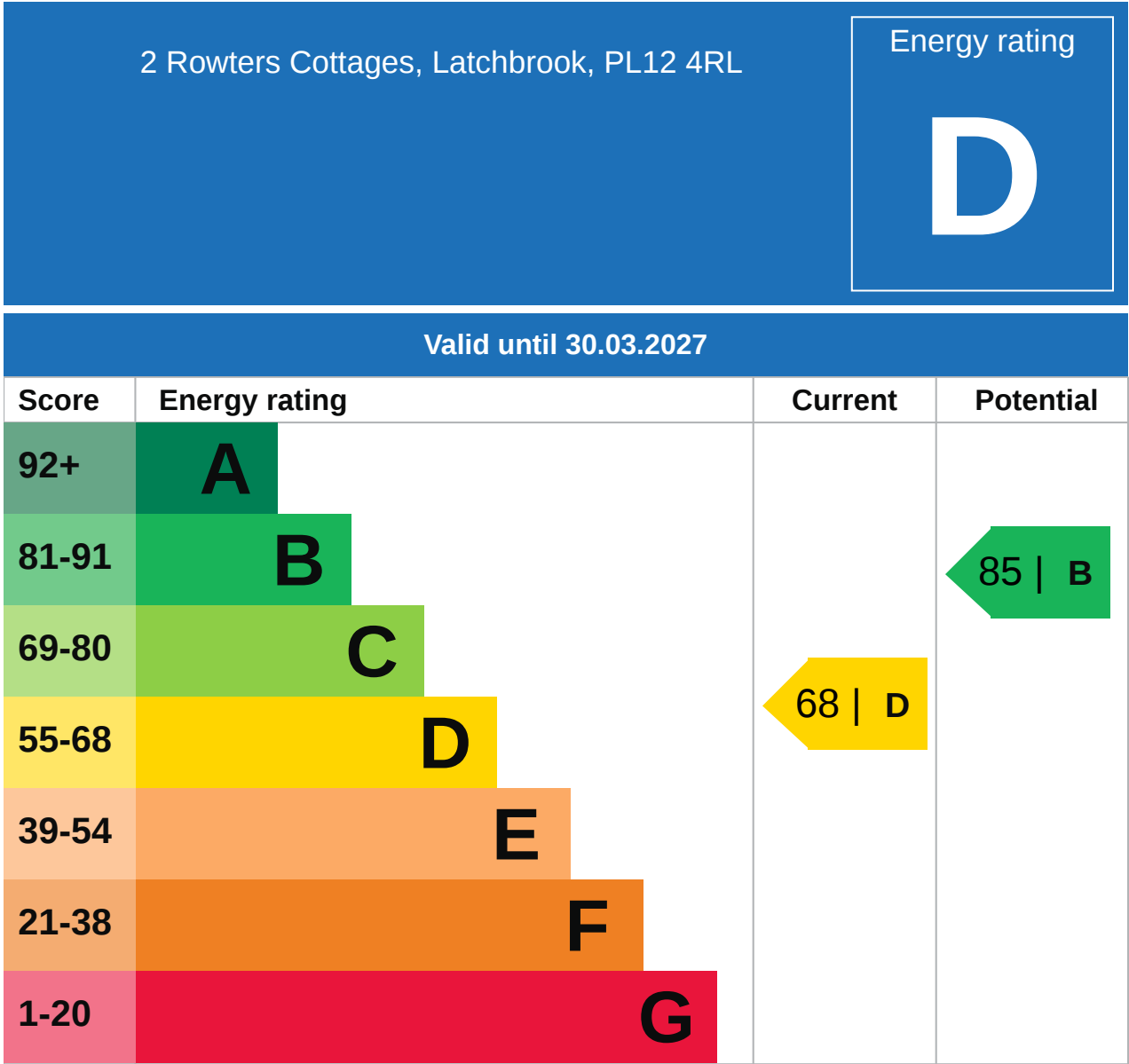
TOTAL FLOOR AREA : 1266 sq.ft. (117.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Property

EPC - Certificate



Property

EPC - Additional Data

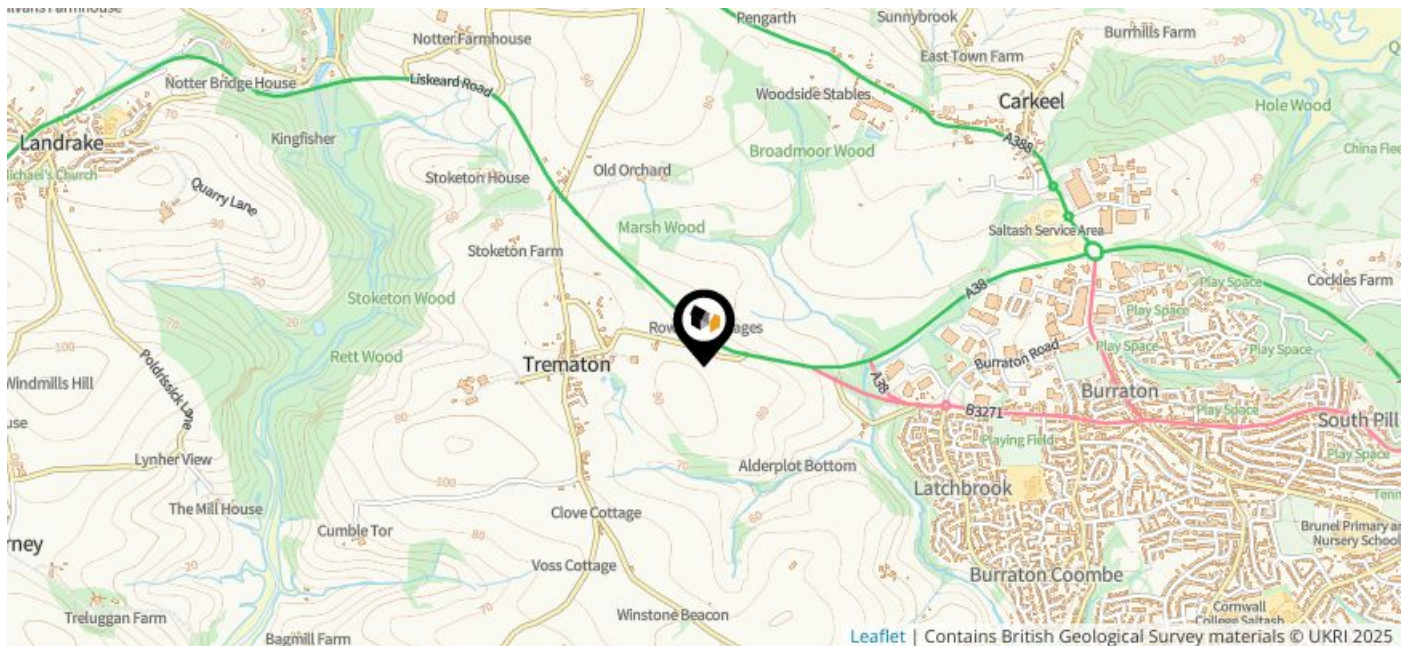
Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
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:	Granite or whinstone, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
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 11% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	116 m ²

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

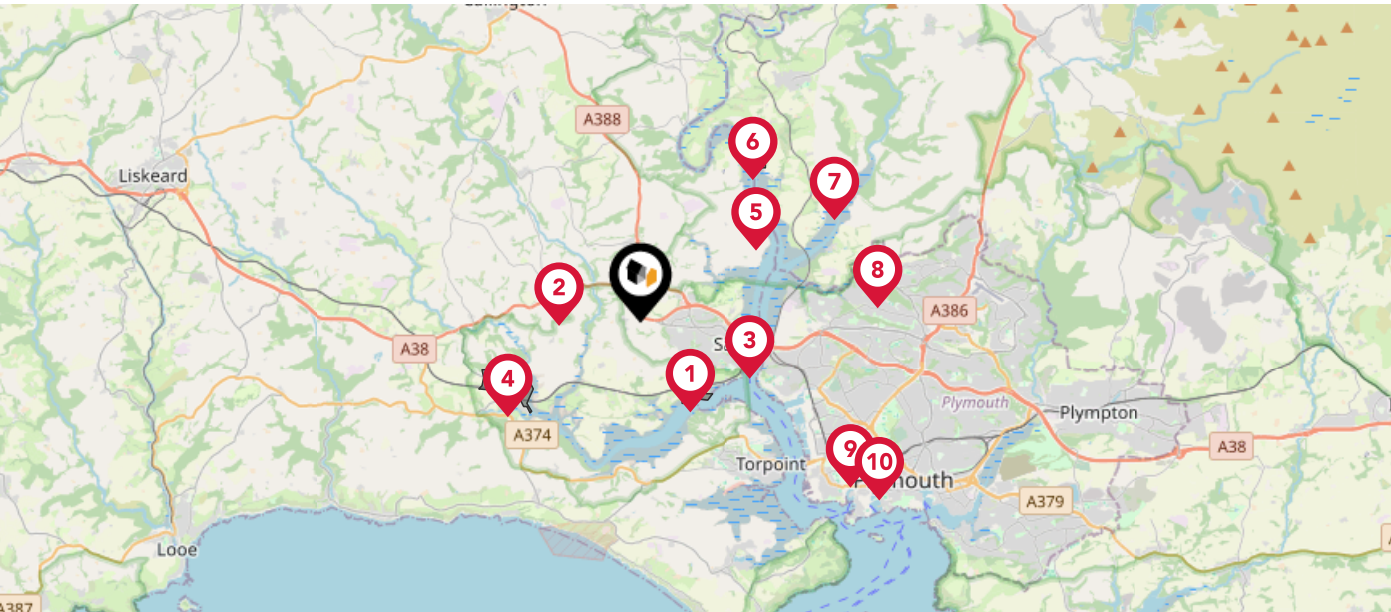
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.

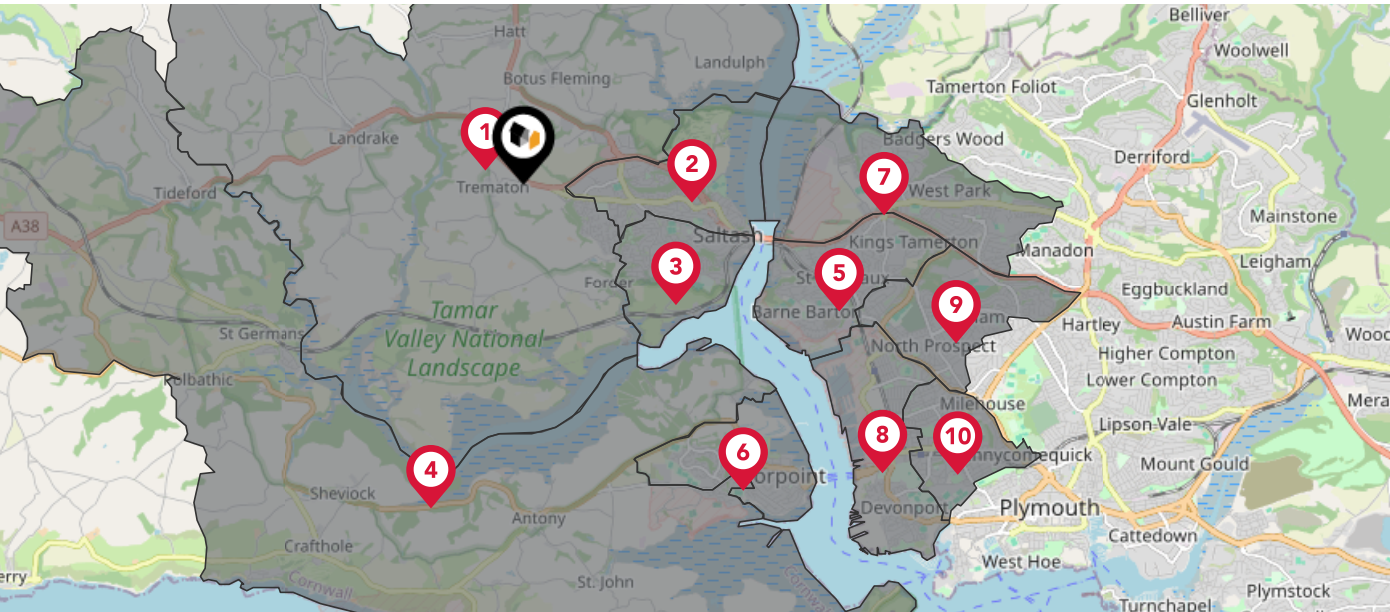


Nearby Conservation Areas	
1	Forder and Antony Passage
2	Landrake
3	Lower Fore Street, Saltash
4	St Germans
5	Cargreen
6	Weir Quay
7	Bere Ferrers
8	Tamerton Foliot
9	Stoke
10	North Stonehouse

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

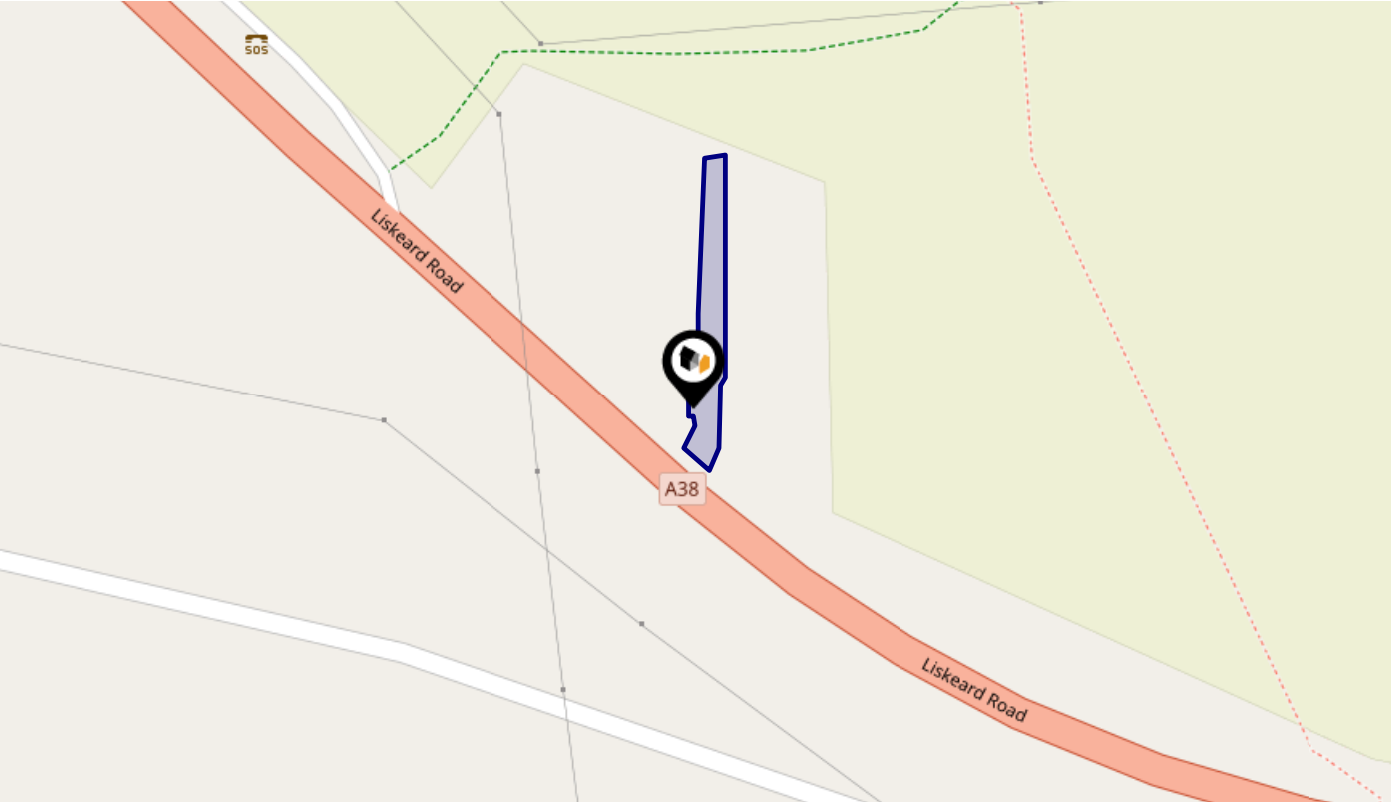


Nearby Council Wards	
1	Saltash Trematon & Landrake ED
2	Saltash Tamar ED
3	Saltash Essa ED
4	Rame Peninsula & St. Germans ED
5	St. Budeaux Ward
6	Torpoint ED
7	Honicknowle Ward
8	Devonport Ward
9	Ham Ward
10	Stoke Ward

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.

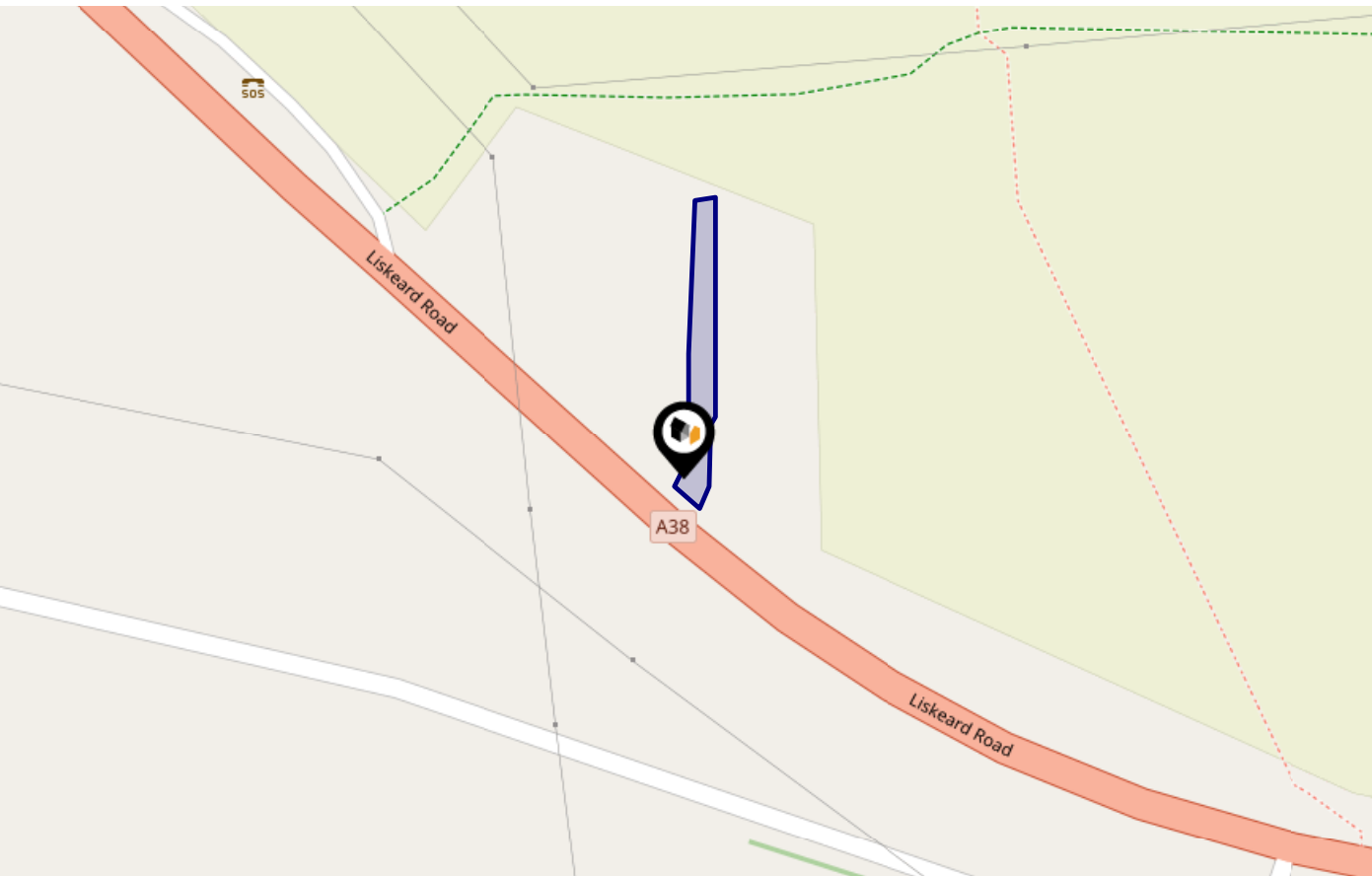
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

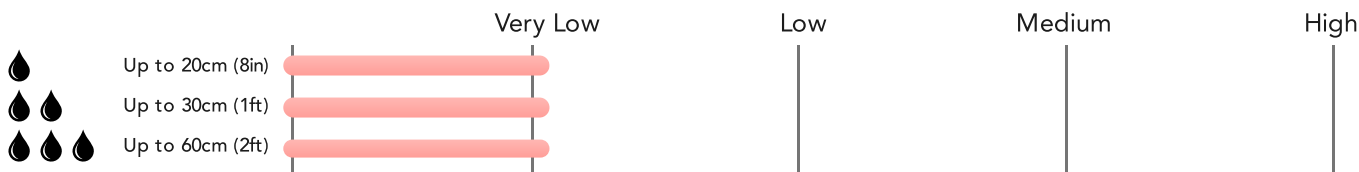


Risk Rating: Very low

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.

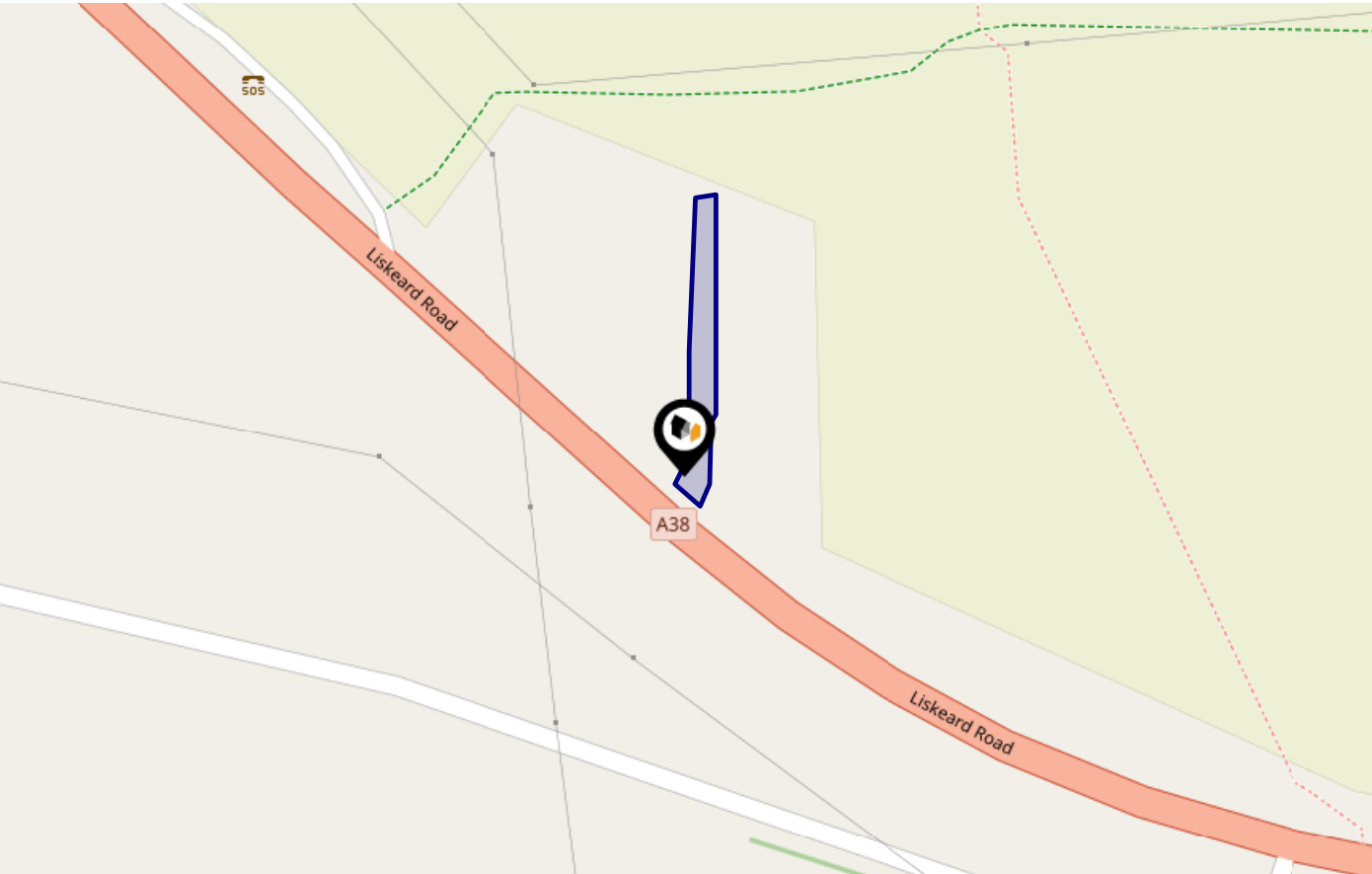
Chance of flooding to the following depths at this property:



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.

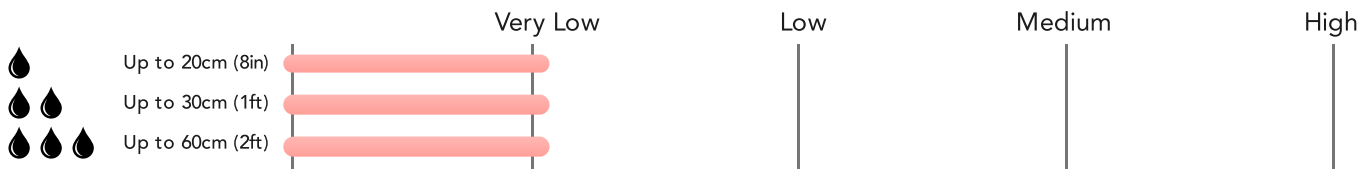


Risk Rating: **Very low**

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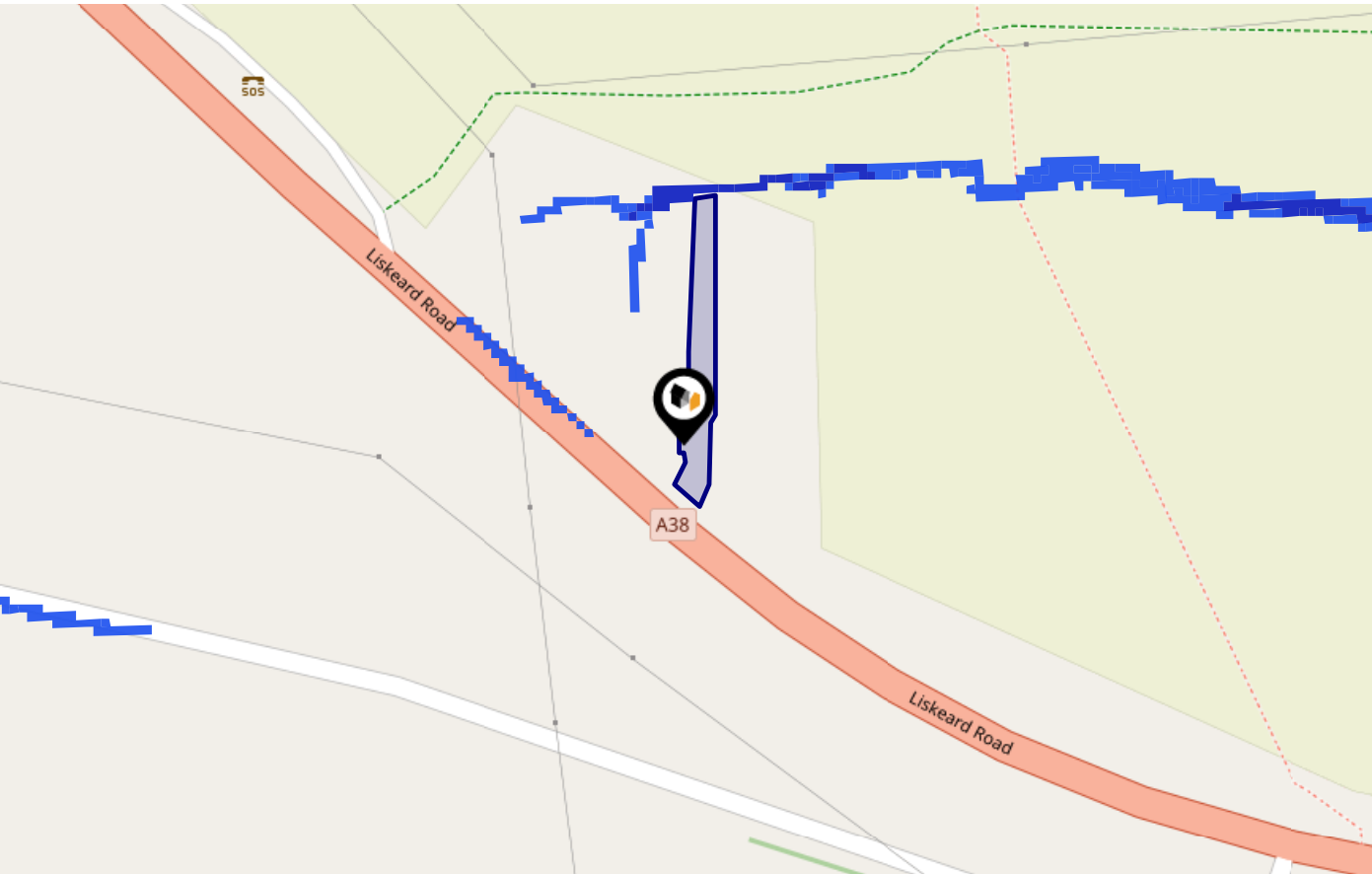
Chance of flooding to the following depths at this property:



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.

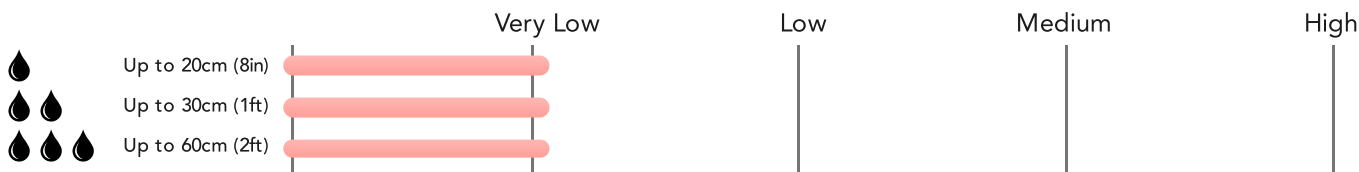


Risk Rating: **Very low**

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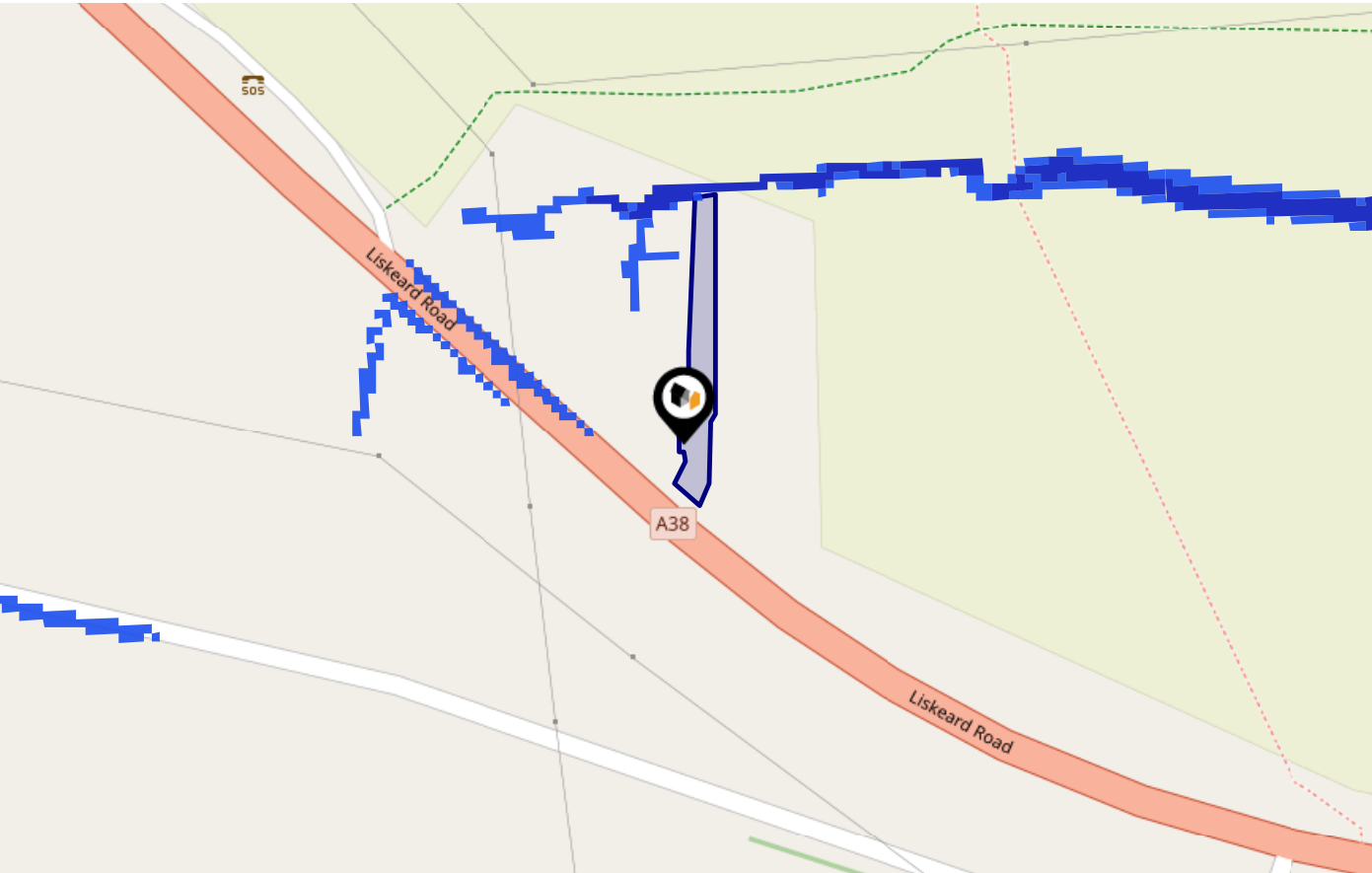
Chance of flooding to the following depths at this property:



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.

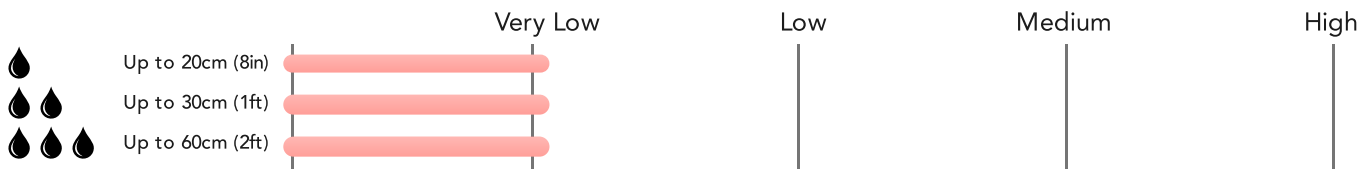


Risk Rating: **Very low**

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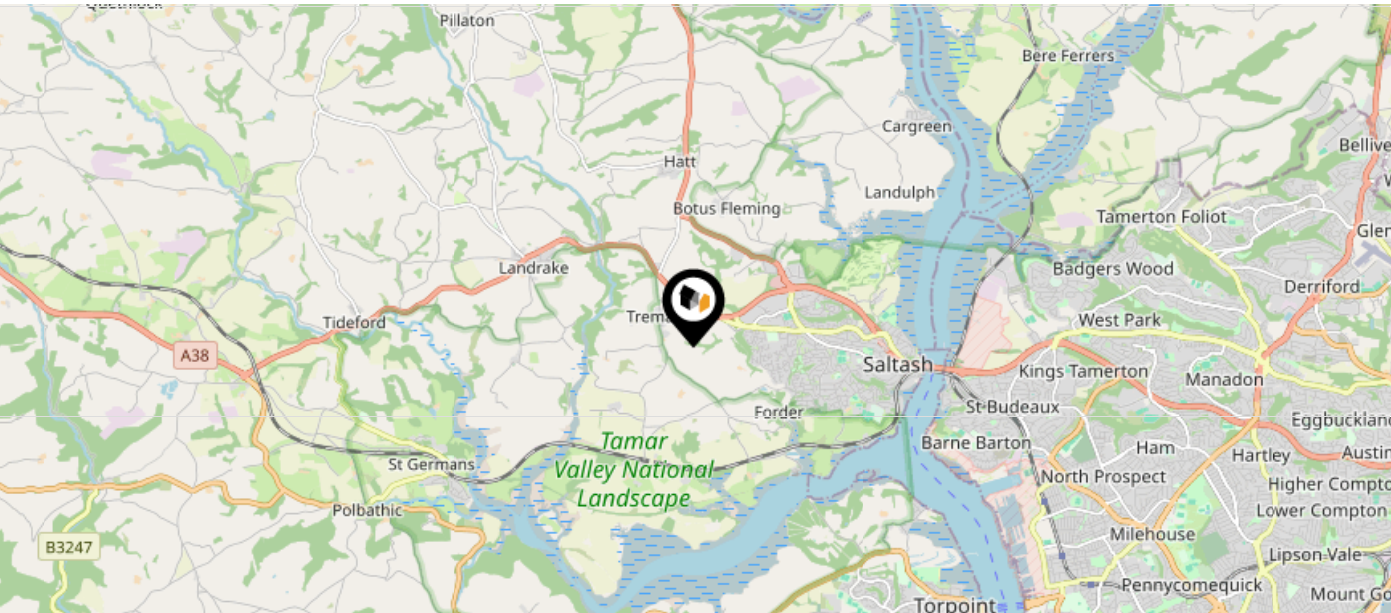
Chance of flooding to the following depths at this property:



Maps

Green Belt

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



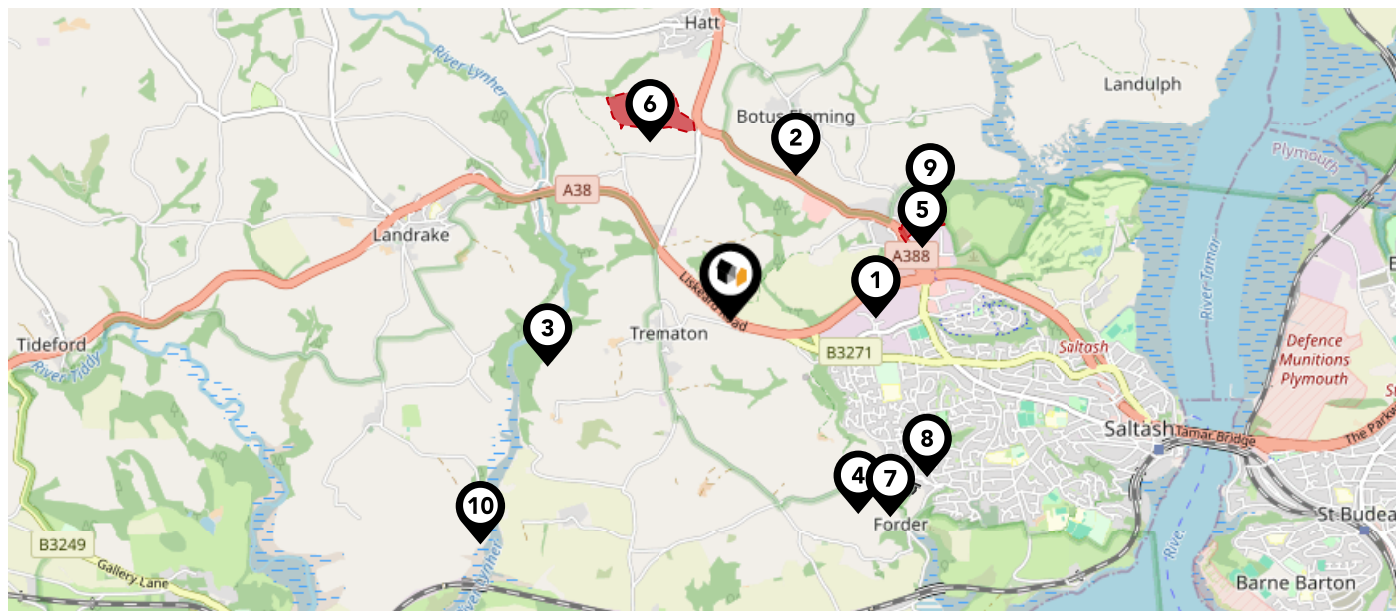
Nearby Green Belt Land

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.



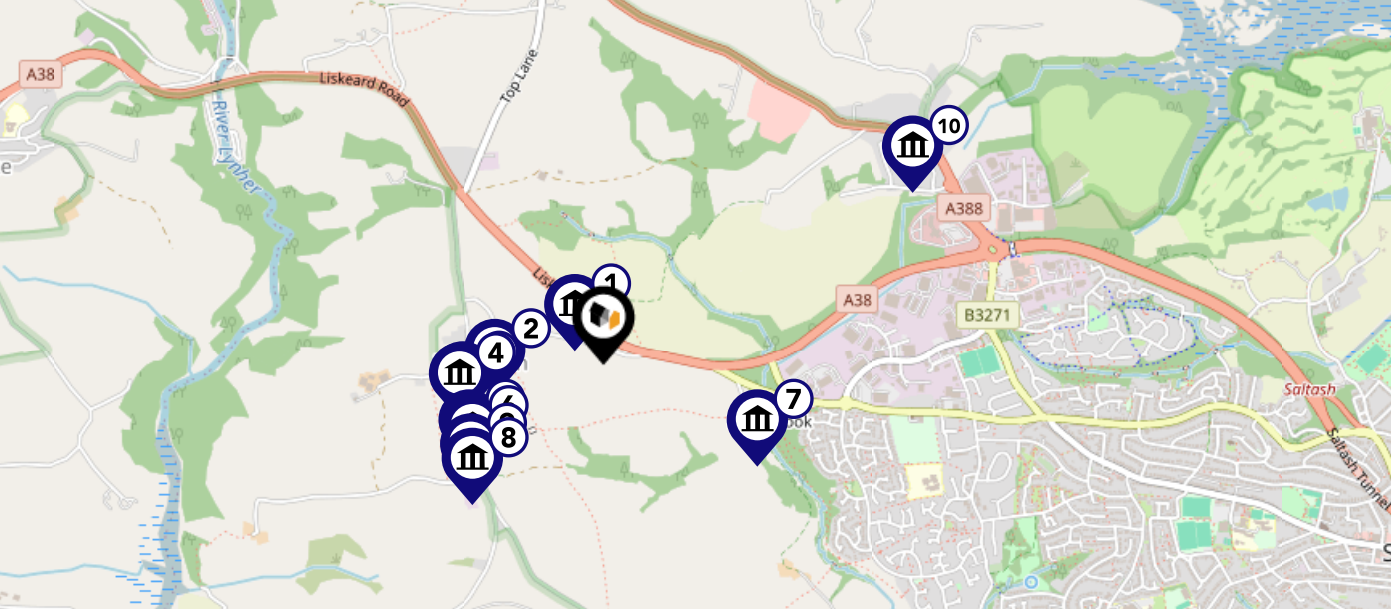
Nearby Landfill Sites

1	Tamar View Industrial Estate-Latchbrook, Saltash, Cornwall	Historic Landfill	
2	Sunnybrook-Carkeel, Liskeard	Historic Landfill	
3	Cumble Tor Quarry-Trematon, Cornwall	Historic Landfill	
4	Burraton Coombe-Burraton Coombe, Saltash	Historic Landfill	
5	EA/EPR/FB3403XR/T001	Active Landfill	
6	EA/EPR/TP3433UZ/A001	Active Landfill	
7	Burraton Coombe-Burraton Coombe, Saltash	Historic Landfill	
8	Fairmean Road Tip-Saltash, Cornwall	Historic Landfill	
9	The Bungalow-The Bungalow, Carkeel, Saltash	Historic Landfill	
10	Boating World-Boating World, Landrake, Saltash, Cornwall	Historic Landfill	

Maps

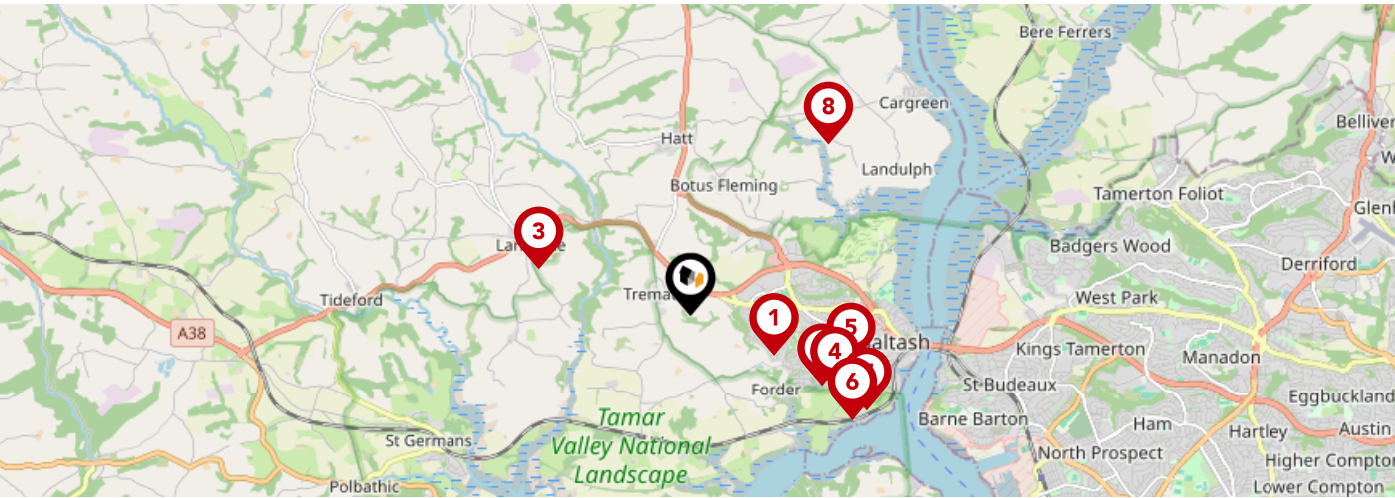
Listed Buildings

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



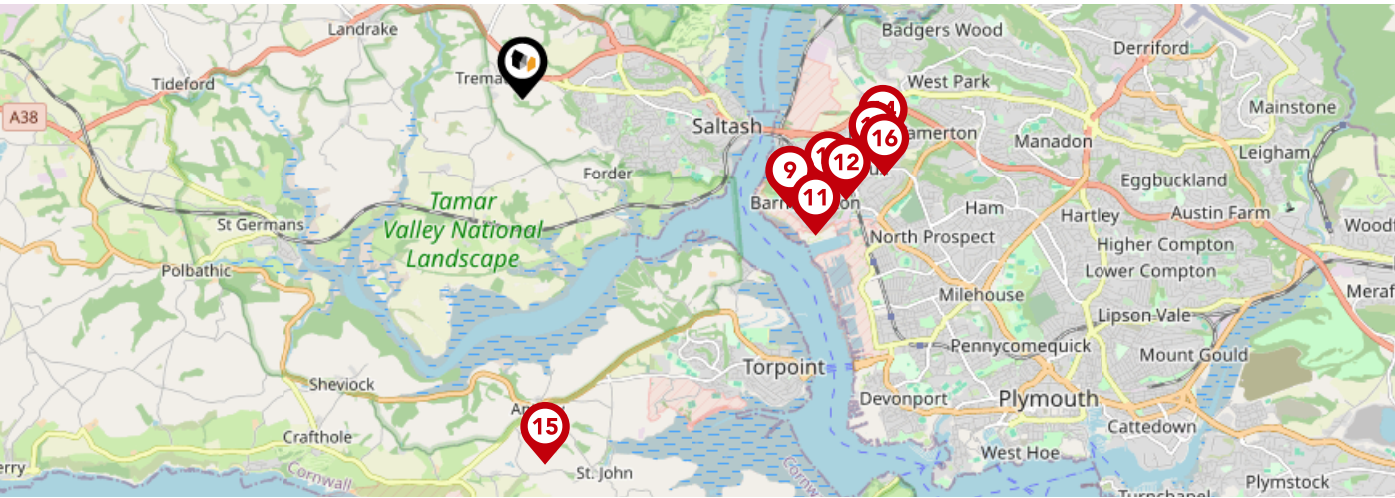
Listed Buildings in the local district		Grade	Distance
	1329253 - Milestone Near Withy Cross	Grade II	0.1 miles
	1140345 - Trematon Manor House	Grade II	0.2 miles
	1159456 - Barn To East Of Trematon Farmhouse	Grade II	0.3 miles
	1329276 - Trematon Farmhouse	Grade II	0.3 miles
	1159460 - Barn To North Of Trematon House	Grade II	0.4 miles
	1140346 - Trematon Hall	Grade II	0.4 miles
	1140374 - Latchbrook House	Grade II	0.4 miles
	1329277 - Pinvintle Farmhouse	Grade II	0.4 miles
	1140347 - Boundary Wall Of Trematon Hall Fronting Road And Gate Piers At South End	Grade II	0.4 miles
	1329227 - Barn At Carkeel Farm	Grade II	0.9 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1 Burraton Community Primary School Ofsted Rating: Good Pupils: 376 Distance:0.87		☐	☒	☐	☐	☐
2 Fountain Head House School Ofsted Rating: Not Rated Pupils: 48 Distance:1.41		☐	☐	☒	☐	☐
3 Sir Robert Geffery's Voluntary Aided Church of England Primary School Ofsted Rating: Good Pupils: 211 Distance:1.5		☐	☒	☐	☐	☐
4 St Stephens (Saltash) Community Primary School Ofsted Rating: Good Pupils: 380 Distance:1.53		☐	☒	☐	☐	☐
5 Brunel Primary & Nursery Academy Ofsted Rating: Good Pupils: 243 Distance:1.58		☐	☒	☐	☐	☐
6 Saltash Community School Ofsted Rating: Requires improvement Pupils: 1202 Distance:1.82		☐	☐	☒	☐	☐
7 Bishop Cornish CofE VA Primary School Ofsted Rating: Good Pupils: 187 Distance:1.89		☐	☒	☐	☐	☐
8 Landulph School Ofsted Rating: Good Pupils: 71 Distance:2.08		☐	☒	☐	☐	☐

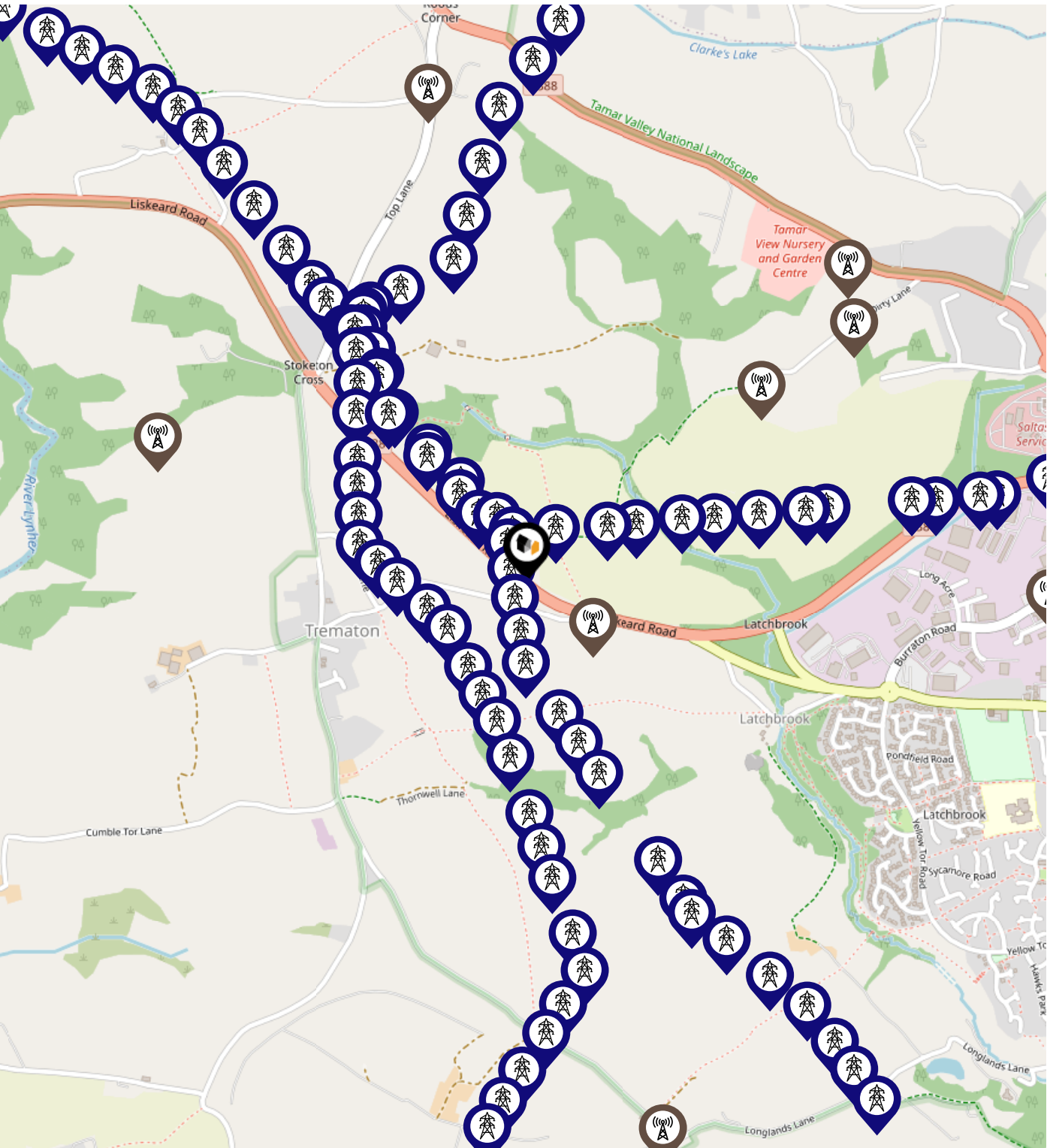
Area Schools



		Nursery	Primary	Secondary	College	Private
9 Oneschool Global Uk Plymouth Campus Ofsted Rating: Not Rated Pupils: 75 Distance:2.73		☐	☐	☒	☐	☐
10 St Paul's Roman Catholic Primary School Ofsted Rating: Good Pupils: 158 Distance:3.03		☐	☒	☐	☐	☐
11 Riverside Community Primary School Ofsted Rating: Good Pupils: 445 Distance:3.06		☐	☒	☐	☐	☐
12 Victoria Road Primary Ofsted Rating: Good Pupils: 212 Distance:3.21		☐	☒	☐	☐	☐
13 Mount Tamar School Ofsted Rating: Not Rated Pupils: 106 Distance:3.38		☐	☐	☒	☐	☐
14 Plaistow Hill Primary and Nursery School Ofsted Rating: Good Pupils: 130 Distance:3.43		☐	☒	☐	☐	☐
15 Antony Church of England School Ofsted Rating: Good Pupils: 84 Distance:3.46		☐	☒	☐	☐	☐
16 Marine Academy Primary Ofsted Rating: Outstanding Pupils: 507 Distance:3.5		☐	☒	☐	☐	☐

Local Area

Masts & Pylons



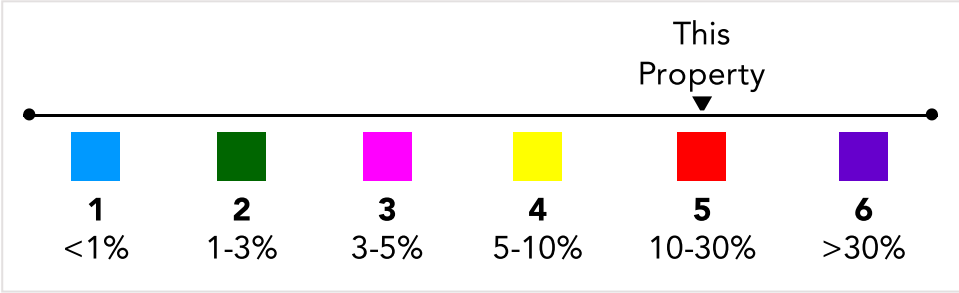
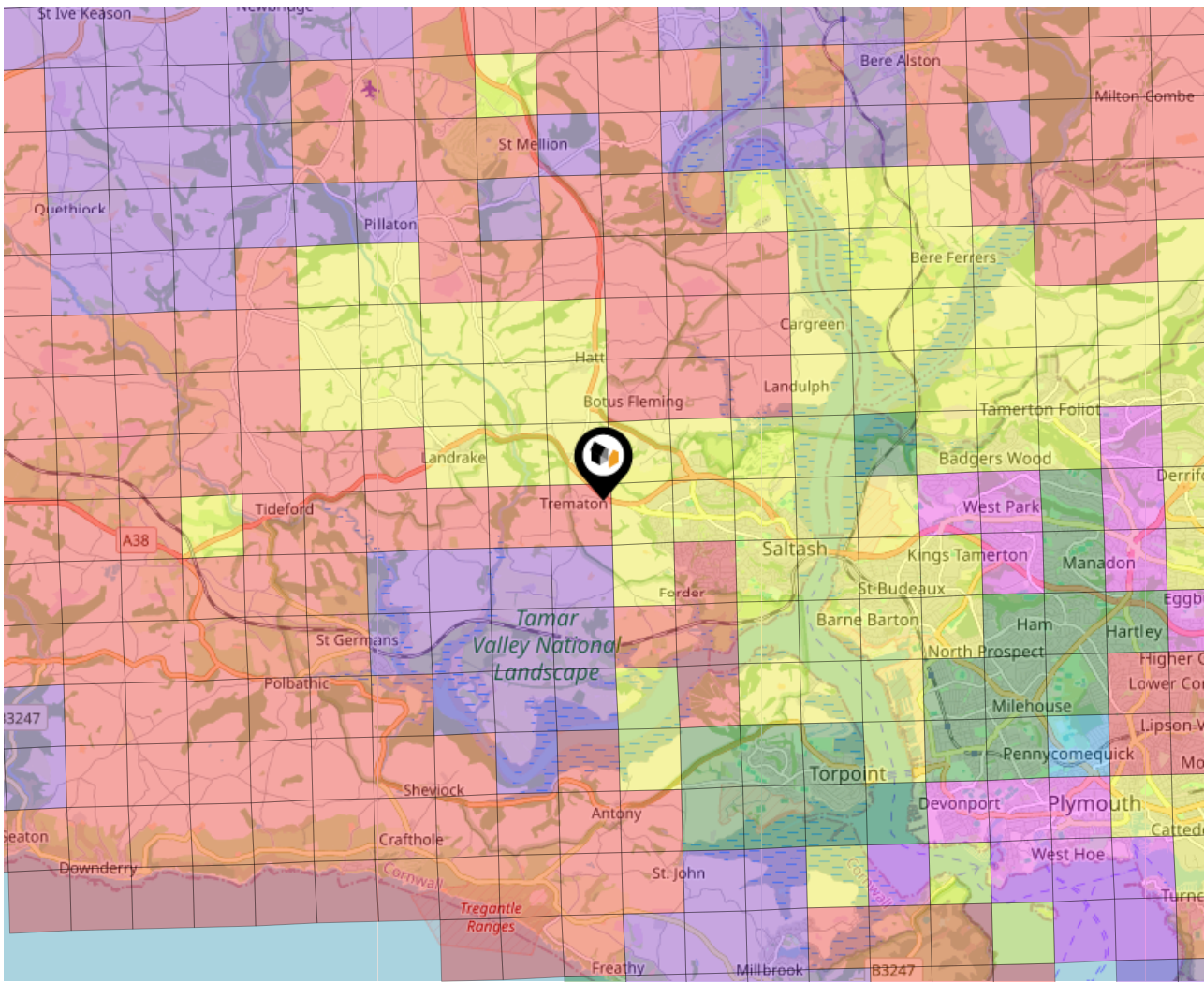
- Key:**
-  Power Pylons
 -  Communication Masts

Environment

Radon Gas

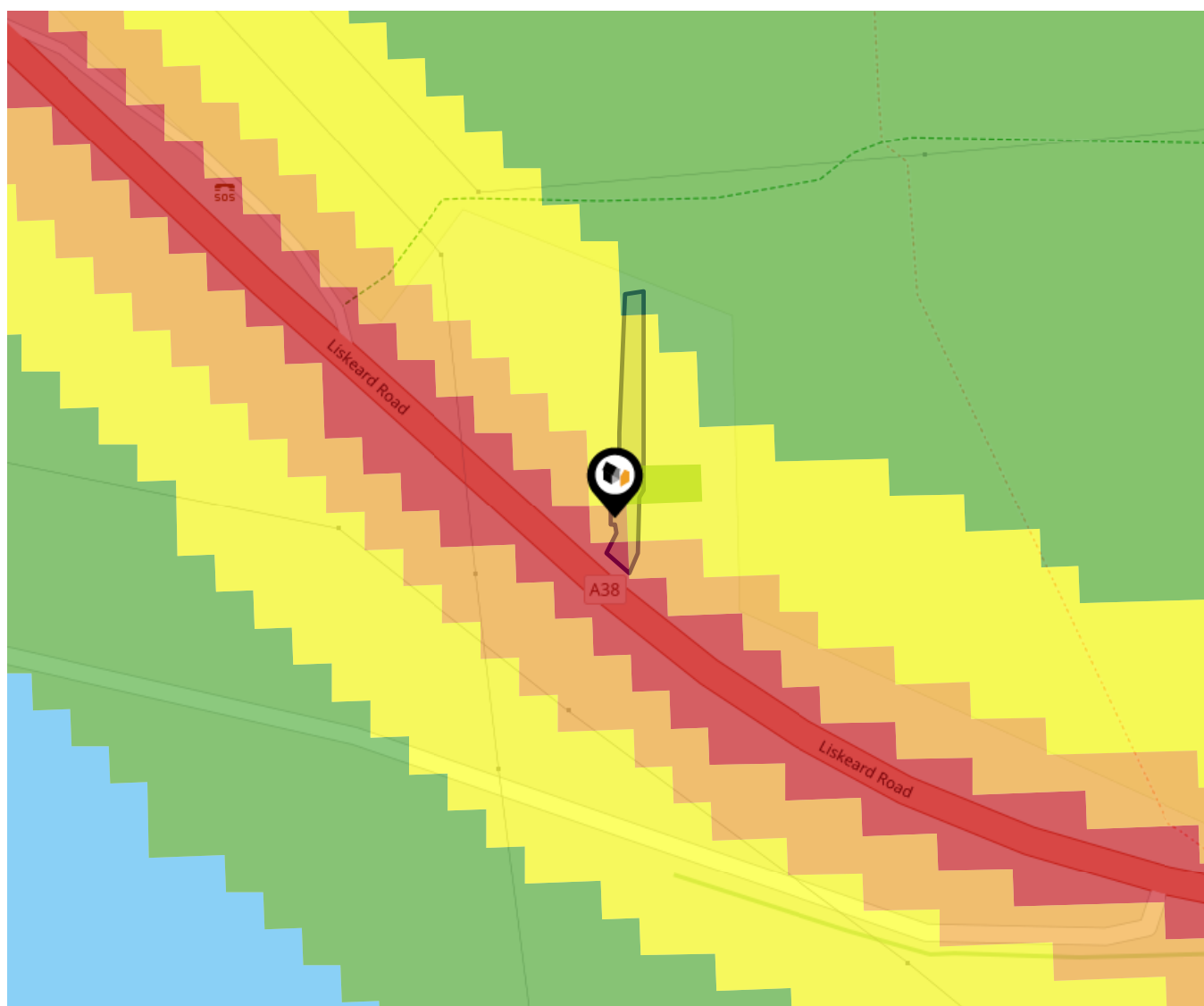
What is Radon?

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).



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:

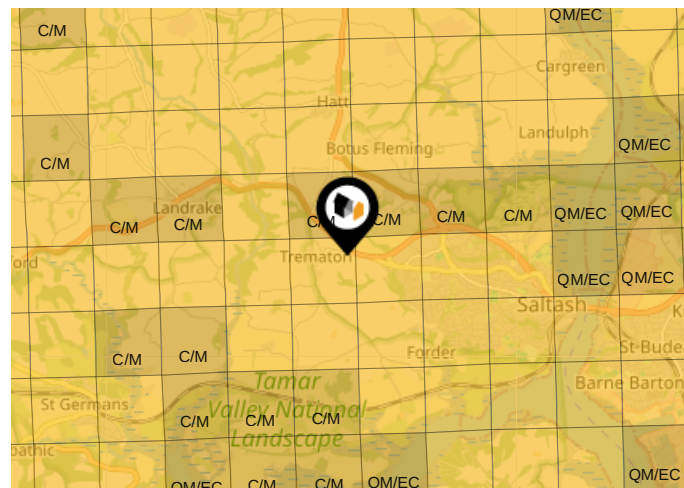
- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

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)		

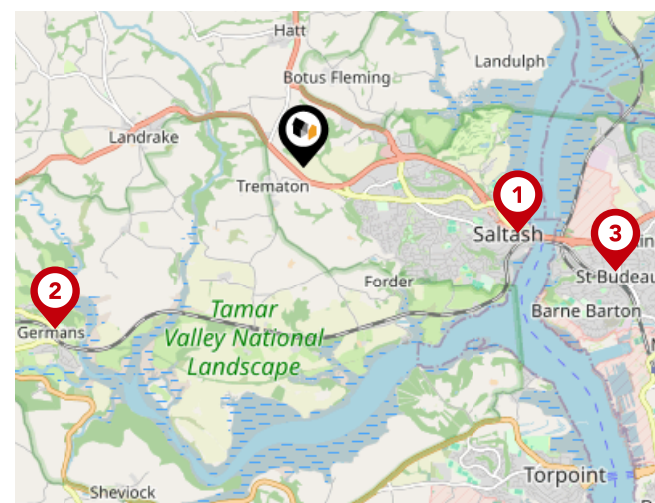


Primary Classifications (Most Common Clay Types)

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

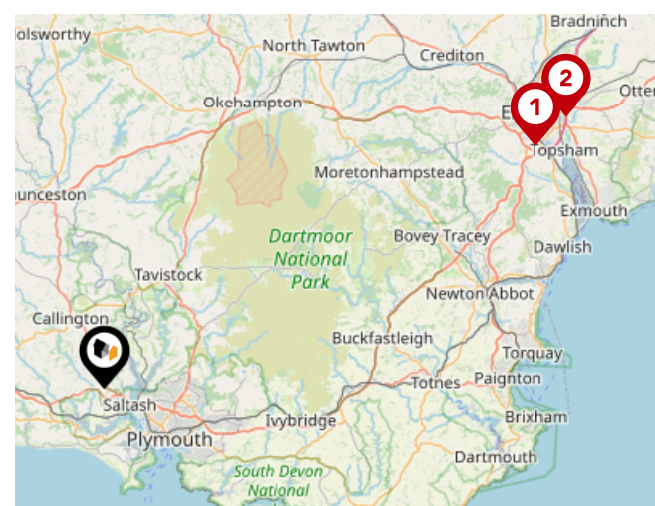
Area

Transport (National)



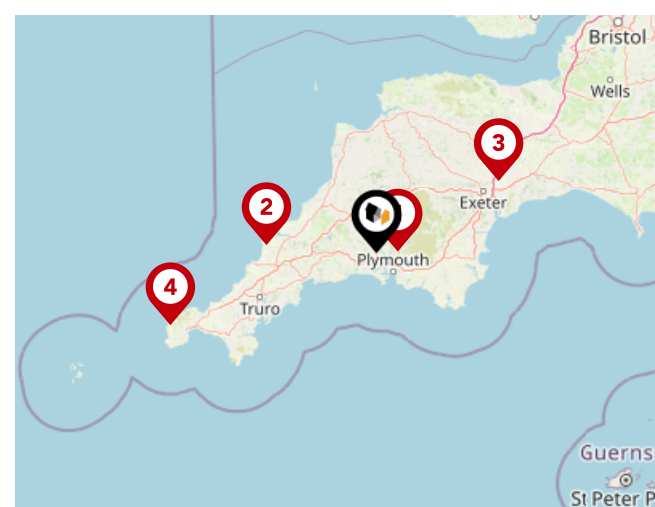
National Rail Stations

Pin	Name	Distance
1	Saltash Rail Station	2.12 miles
2	St Germans Rail Station	2.8 miles
3	St Budeaux Victoria Road Rail Station	3.12 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	37.28 miles
2	M5 J30	40.35 miles

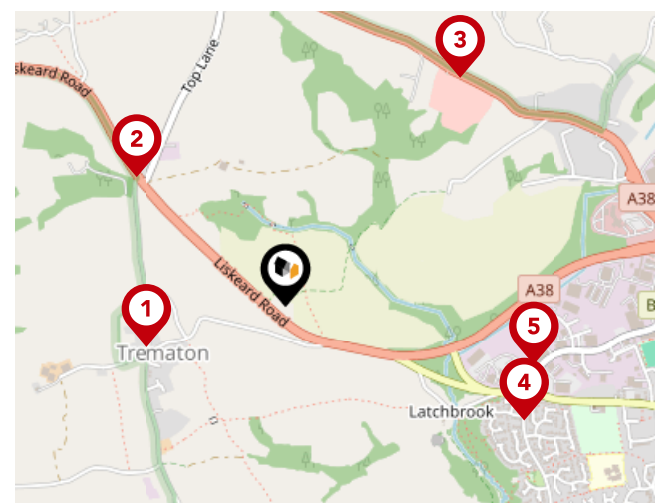


Airports/Helipads

Pin	Name	Distance
1	Glenholt	6.41 miles
2	St Mawgan	33.12 miles
3	Exeter Airport	42.79 miles
4	Joppa	66.13 miles

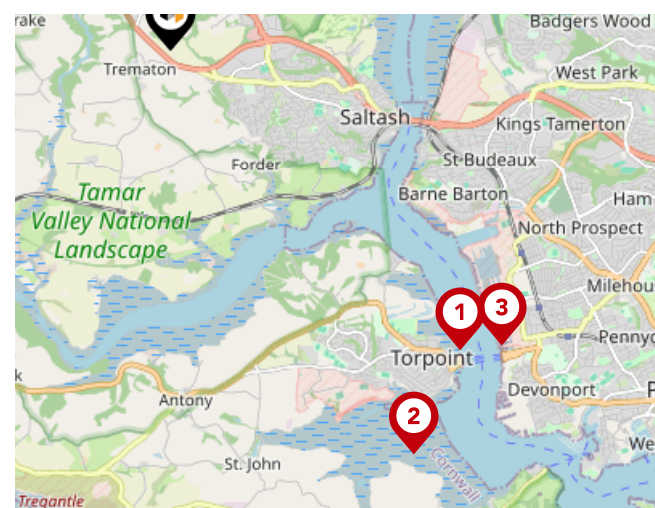
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Broad Lane	0.34 miles
2	Stoketon	0.47 miles
3	Tamar View Nuseries	0.68 miles
4	Pondfield Road	0.62 miles
5	Burraton Road	0.6 miles



Ferry Terminals

Pin	Name	Distance
1	Torpoint Ferry Terminal	3.94 miles
2	Cawsand Beach Ferry Landing Pier	4.46 miles
3	Devonport Ferry Terminal	4.19 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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