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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 18th November 2025



29, THE FORT, CAWSAND, TORPOINT, PL10 1PL

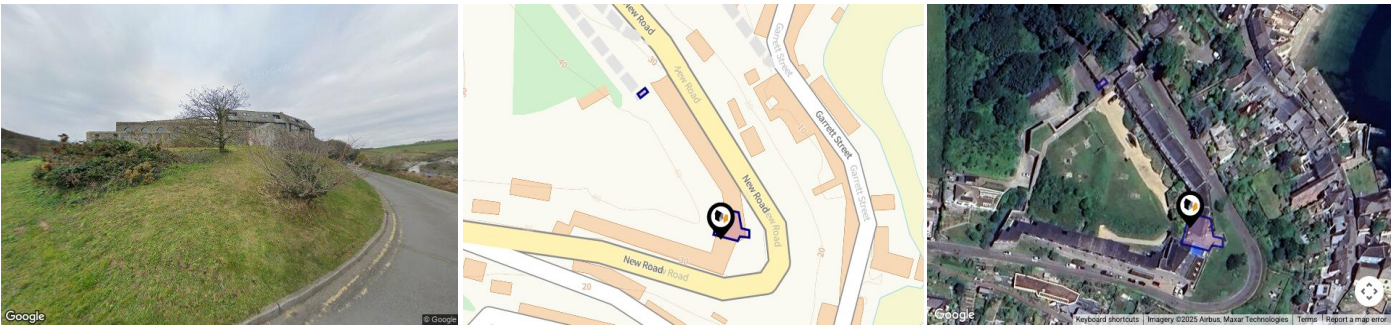
6 Mannamead Road Plymouth Devon PL4 7AA

01752 256000

property@langtownandcountry.com

www.langtownandcountry.com

Property Overview



Property

Type:	Flat / Maisonette	Last Sold Date:	08/11/2000
Bedrooms:	3	Last Sold Price:	£185,000
Plot Area:	0.06 acres	Tenure:	Leasehold
Council Tax :	Band E	Start Date:	05/07/1990
Annual Estimate:	£3,007	End Date:	01/05/2988
Title Number:	CL62016	Lease Term:	999 years from 1 May 1989
UPRN:	10002045842	Term Remaining:	963 years

Local Area

Local Authority:	Cornwall	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	Very low	9	49	-
• Surface Water	Very low	mb/s	mb/s	mb/s

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

Property

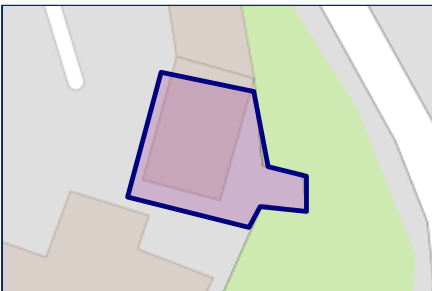
Multiple Title Plans

Freehold Title Plan



CL183133

Leasehold Title Plan



CL62016

Start Date:	05/07/1990
End Date:	01/05/2988
Lease Term:	999 years from 1 May 1989
Term Remaining:	963 years

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

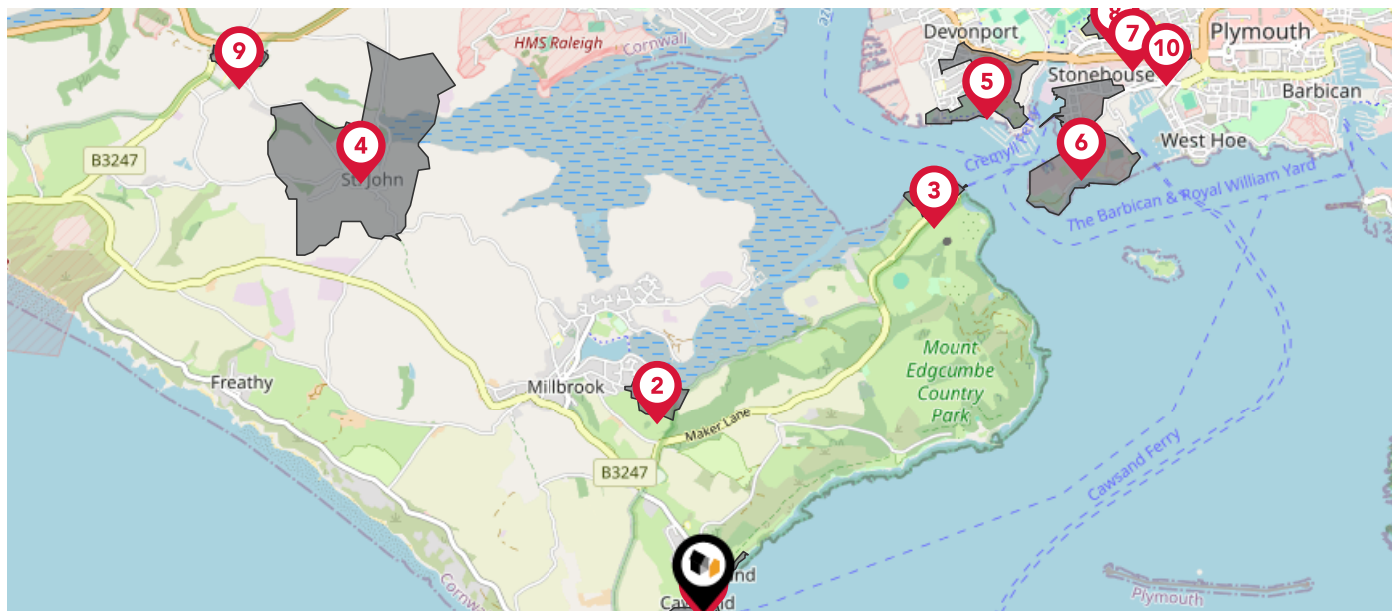
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



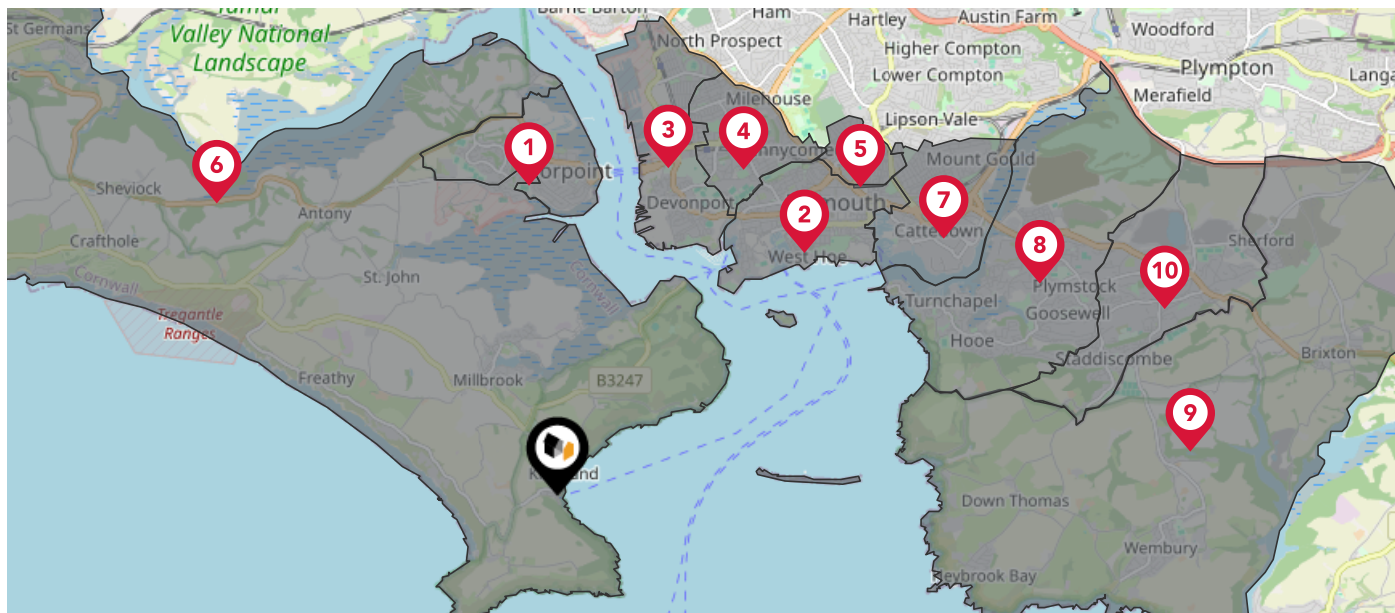
Nearby Conservation Areas

- | | |
|----|--------------------------------|
| 1 | Kingsand and Cawsand |
| 2 | Anderton |
| 3 | Cremyll |
| 4 | St John |
| 5 | Devonport |
| 6 | Stonehouse Peninsula |
| 7 | Adelaide Street/Clarence Place |
| 8 | Royal Naval Hospital |
| 9 | Antony |
| 10 | Union Street |

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

Torpoint ED

2

St. Peter and the Waterfront Ward

3

Devonport Ward

4

Stoke Ward

5

Drake Ward

6

Rame Peninsula & St. Germans ED

7

Sutton and Mount Gould Ward

8

Plymstock Radford Ward

9

Wembury & Brixton Ward

10

Plymstock Dunstone 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.

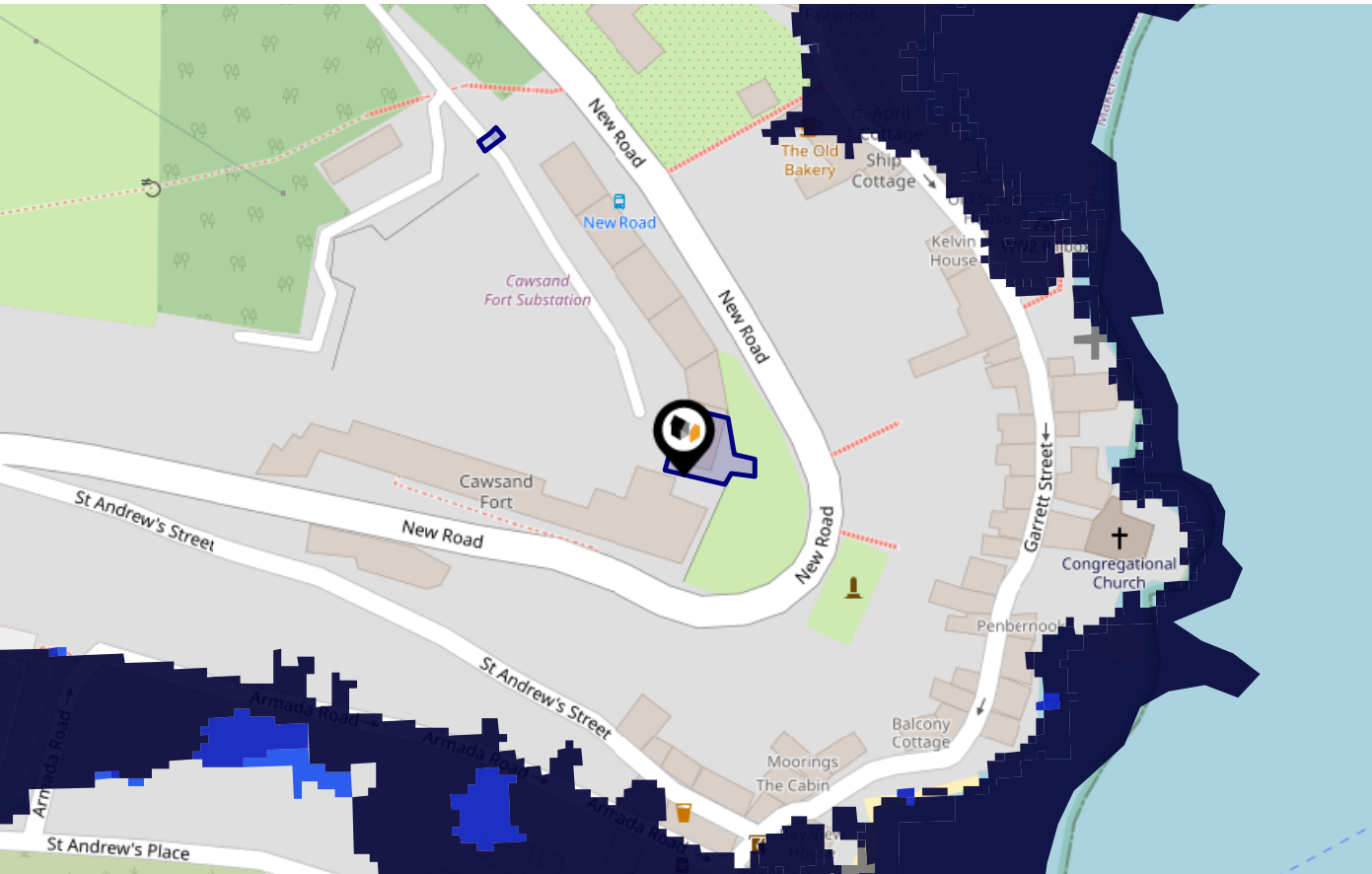
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

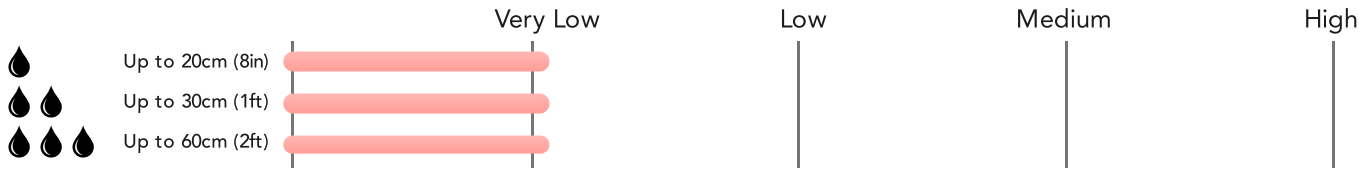


Risk Rating: Very low

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.

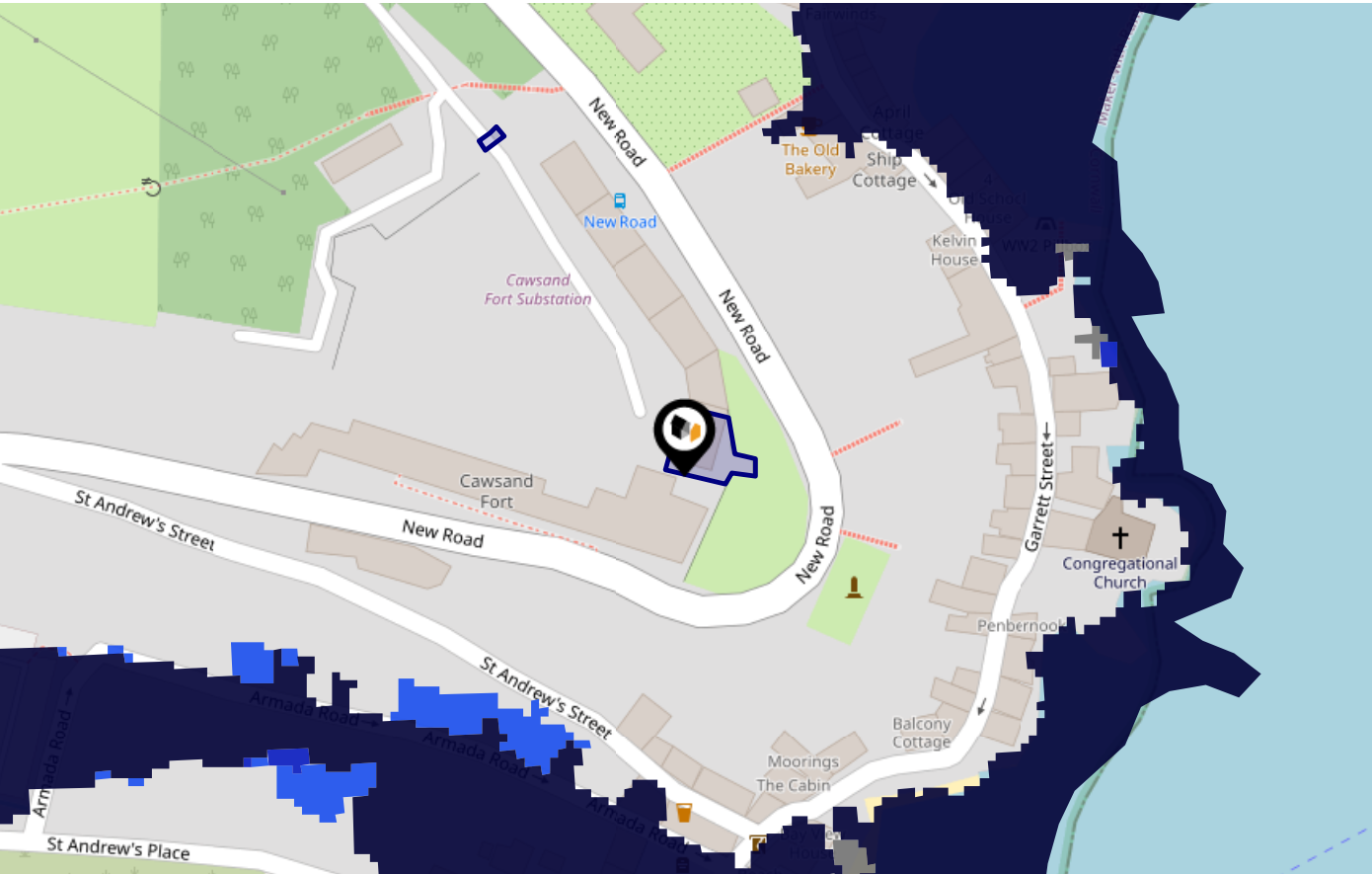
Chance of flooding to the following depths at this property:



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.

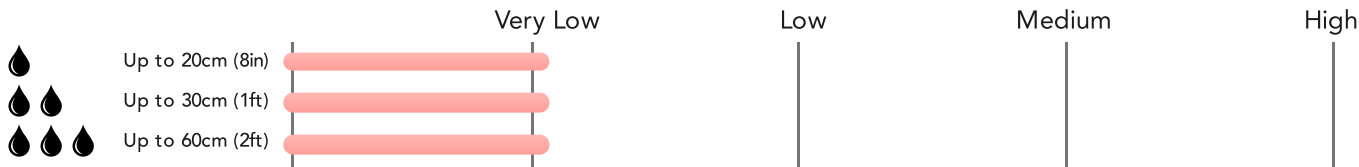


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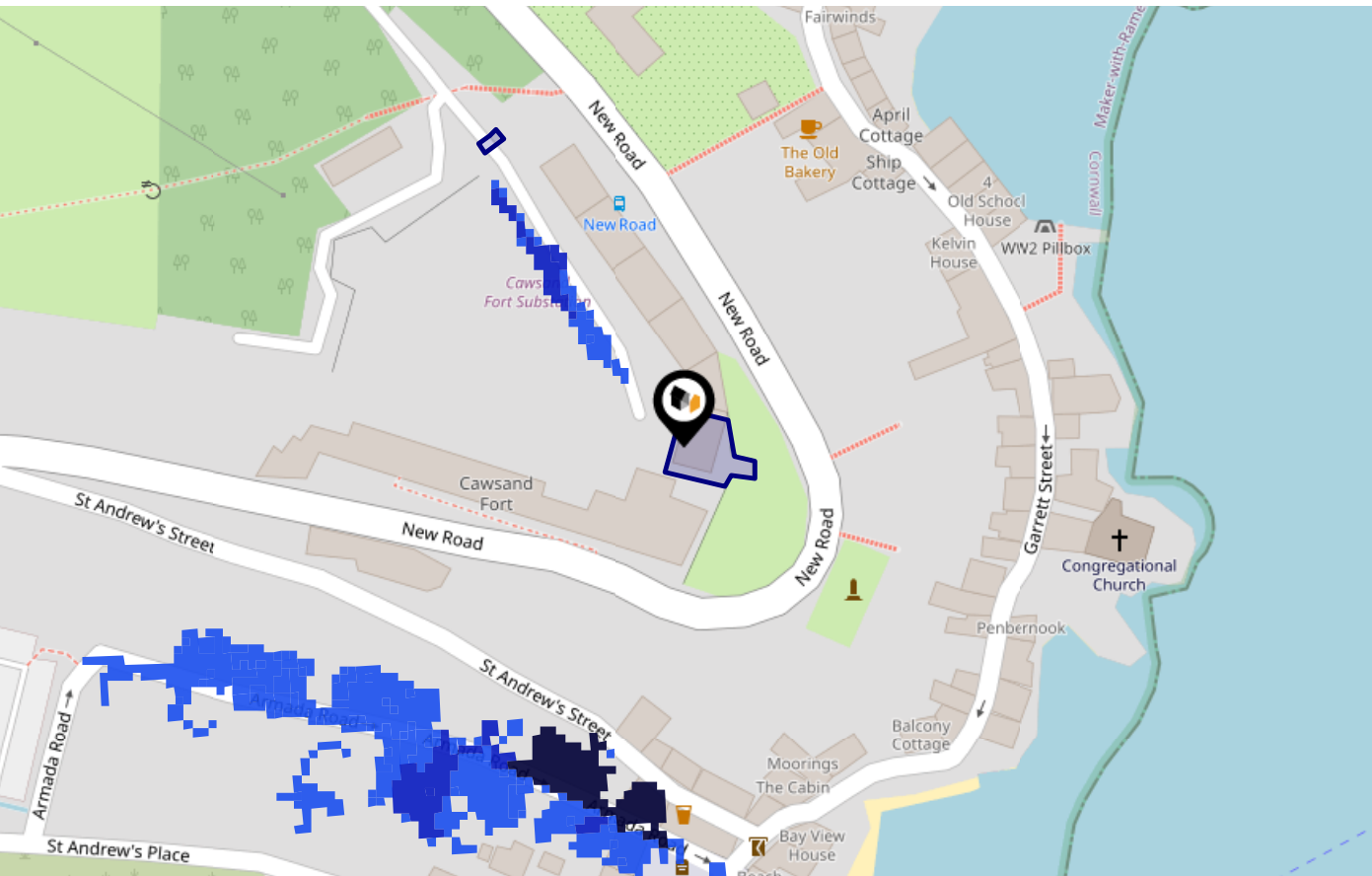
Chance of flooding to the following depths at this property:



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.

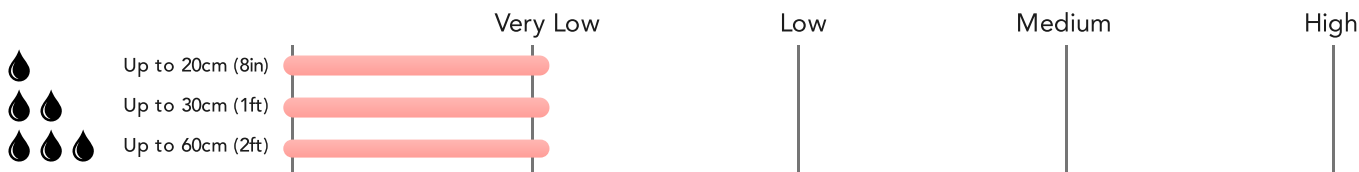


Risk Rating: **Very low**

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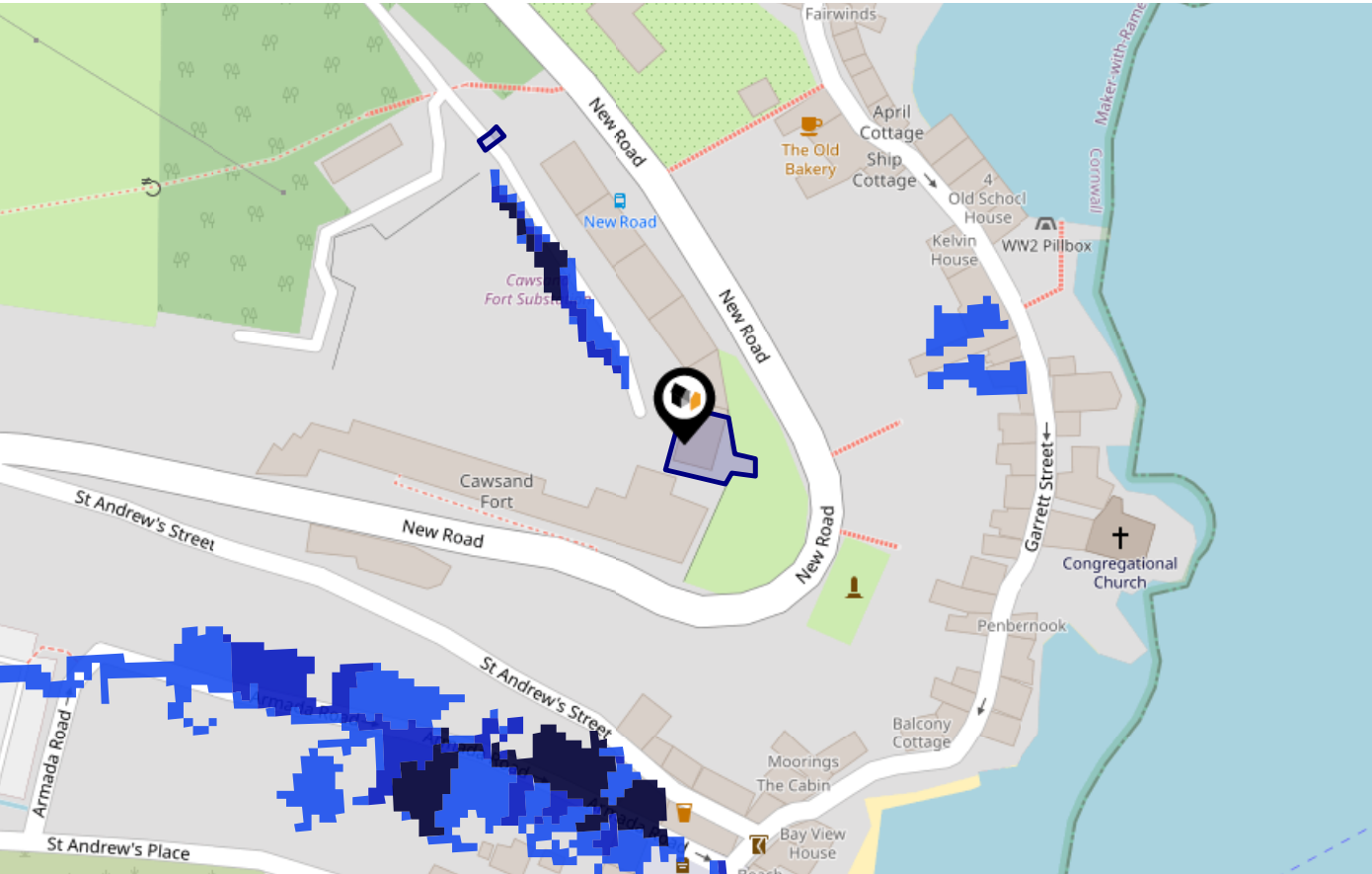
Chance of flooding to the following depths at this property:



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.

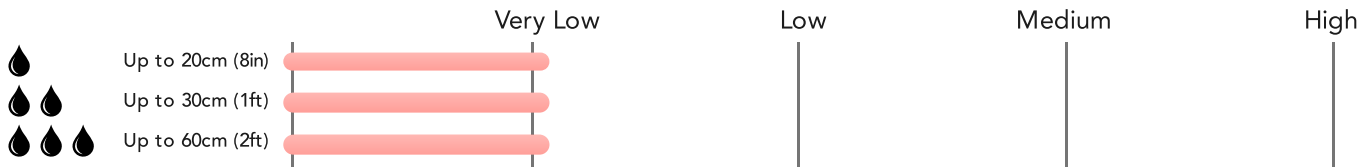


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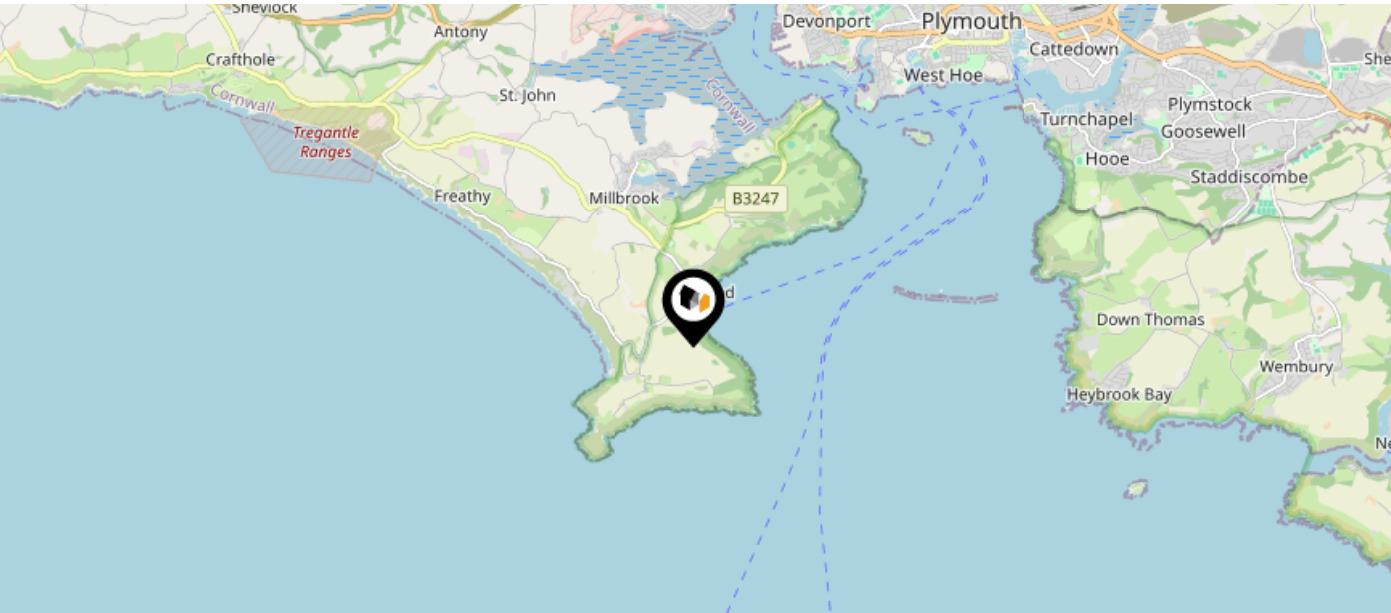
Chance of flooding to the following depths at this property:



Maps

Green Belt

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



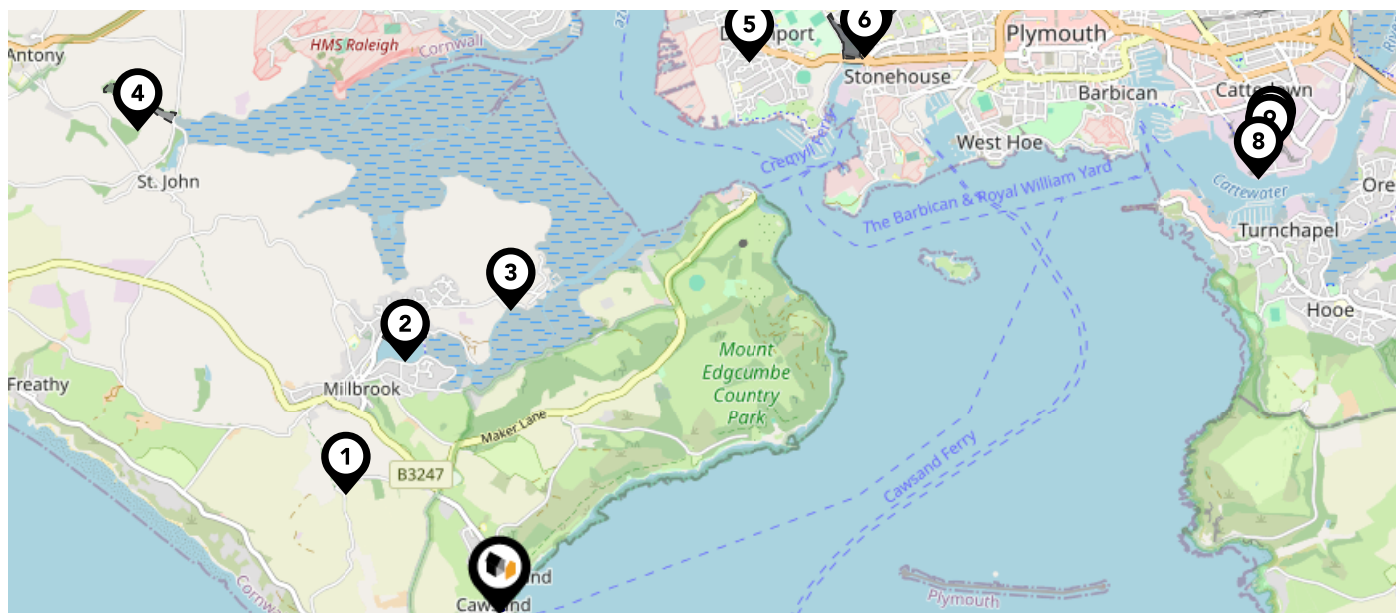
Nearby Green Belt Land

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

1	Dadbrook Farm-Millbrook, Cornwall	Historic Landfill	
2	Millpool-Millpool, Millbrook, Torpoint	Historic Landfill	
3	Southdown Quarry-Southdown Road, Millbrook, Torpoint, Cornwall	Historic Landfill	
4	Effords Bridge-Effords Bridge, Anthony	Historic Landfill	
5	Hazardous Stores Return Centre-H M Naval Base, Devonport, Plymouth, Devon	Historic Landfill	
6	Stonehouse Playing Fields-Stonehouse Playing Fields, Stonehouse, Plymouth, Devon	Historic Landfill	
7	Stonehouse Lake-Plymouth, Devon	Historic Landfill	
8	Severnside Waste Paper-Wallsend Industrial Estate, Cattledown, Plymouth, Devon	Historic Landfill	
9	Cattledown Road-Cattledown, Plymouth	Historic Landfill	
10	MacAdam Road-Cattledown, Plymouth	Historic Landfill	

Maps

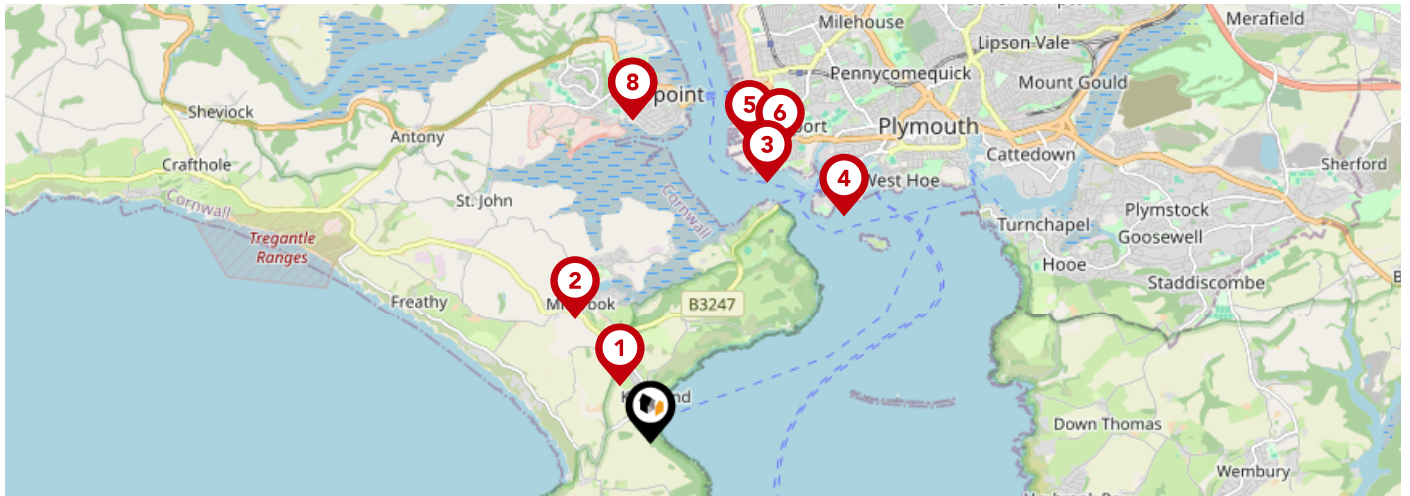
Listed Buildings

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



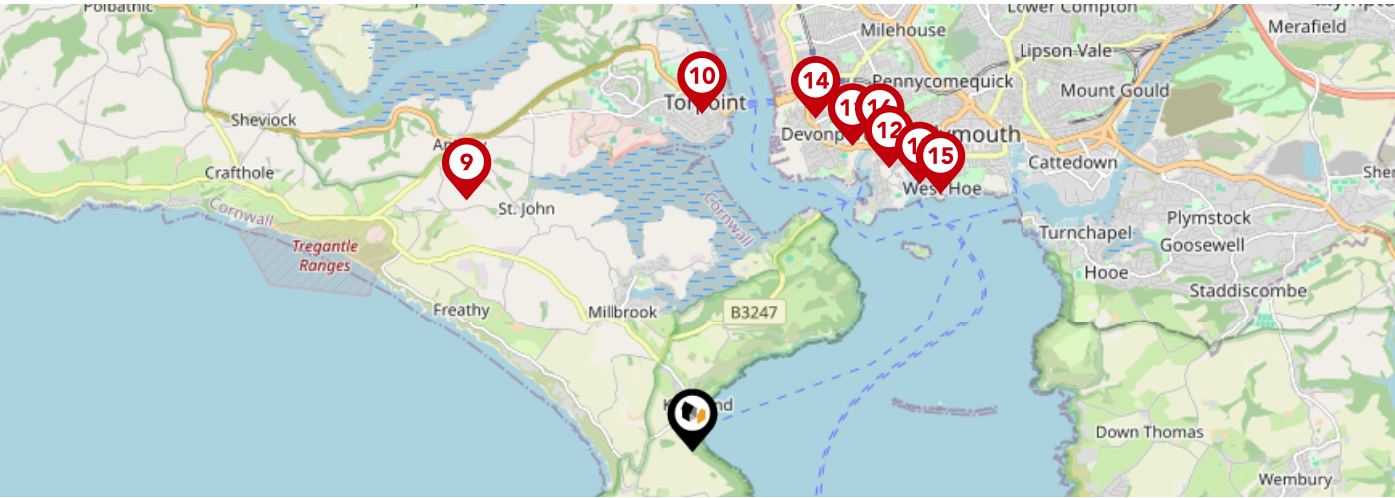
Listed Buildings in the local district		Grade	Distance
	1140637 - Kelvin House Warrawee	Grade II	0.0 miles
	1140596 - Wynburn	Grade II	0.0 miles
	1384208 - War Memorial	Grade II	0.0 miles
	1329146 - Cawsand Battery	Grade II	0.0 miles
	1329112 - The Anchorage	Grade II	0.0 miles
	1140638 - Ship Cottage	Grade II	0.0 miles
	1160784 - Seaward	Grade II	0.0 miles
	1140636 - Trevarna	Grade II	0.0 miles
	1140595 - 4, St Andrew's Street	Grade II	0.0 miles
	1140642 - Halfway House Inn	Grade II	0.1 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Fourlanesend Community Primary School Ofsted Rating: Requires improvement Pupils: 76 Distance:0.61	☐	☒	☐	☐	☐
2	Millbrook CofE Primary School Ofsted Rating: Good Pupils: 100 Distance:1.38	☐	☒	☐	☐	☐
3	Mount Wise Community Primary School Ofsted Rating: Good Pupils: 268 Distance:2.71	☐	☒	☐	☐	☐
4	St George's CofE Primary Academy Ofsted Rating: Good Pupils: 90 Distance:2.83	☐	☒	☐	☐	☐
5	Marlborough Primary Academy Ofsted Rating: Good Pupils: 111 Distance:3.01	☐	☒	☐	☐	☐
6	St Joseph's Catholic Primary School Ofsted Rating: Good Pupils: 206 Distance:3.04	☐	☒	☐	☐	☐
7	Carbeile Junior School Ofsted Rating: Good Pupils: 334 Distance:3.06	☐	☒	☐	☐	☐
8	Torpoint Community College Ofsted Rating: Good Pupils: 748 Distance:3.06	☐	☐	☒	☐	☐

Area Schools



		Nursery	Primary	Secondary	College	Private
9 Antony Church of England School Ofsted Rating: Good Pupils: 84 Distance:3.19		☐	☒	☐	☐	☐
10 Torpoint Nursery and Infant School Ofsted Rating: Outstanding Pupils: 233 Distance:3.21		☐	☒	☐	☐	☐
11 City College Plymouth Ofsted Rating: Good Pupils:0 Distance:3.27		☐	☐	☒	☐	☐
12 High Street Primary Academy Ofsted Rating: Good Pupils: 140 Distance:3.27		☐	☒	☐	☐	☐
13 Millbay Academy Ofsted Rating: Good Pupils: 545 Distance:3.32		☐	☒	☒	☐	☐
14 UTC Plymouth Ofsted Rating: Good Pupils: 551 Distance:3.36		☐	☐	☒	☐	☐
15 St Andrew's Cof E VA Primary School Ofsted Rating: Good Pupils: 208 Distance:3.39		☐	☒	☐	☐	☐
16 Devonport High School for Boys Ofsted Rating: Good Pupils: 1231 Distance:3.4		☐	☐	☒	☐	☐

Local Area

Masts & Pylons



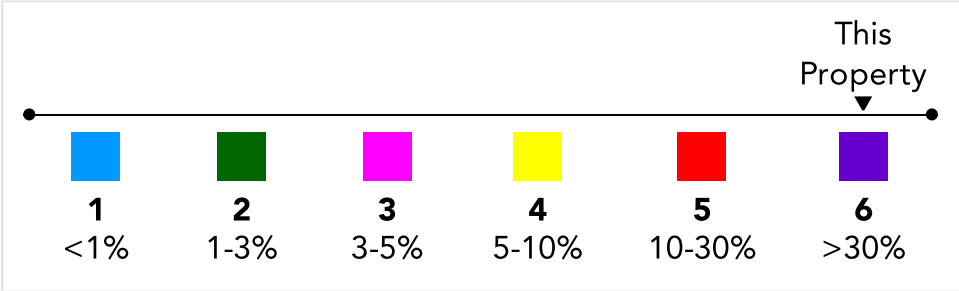
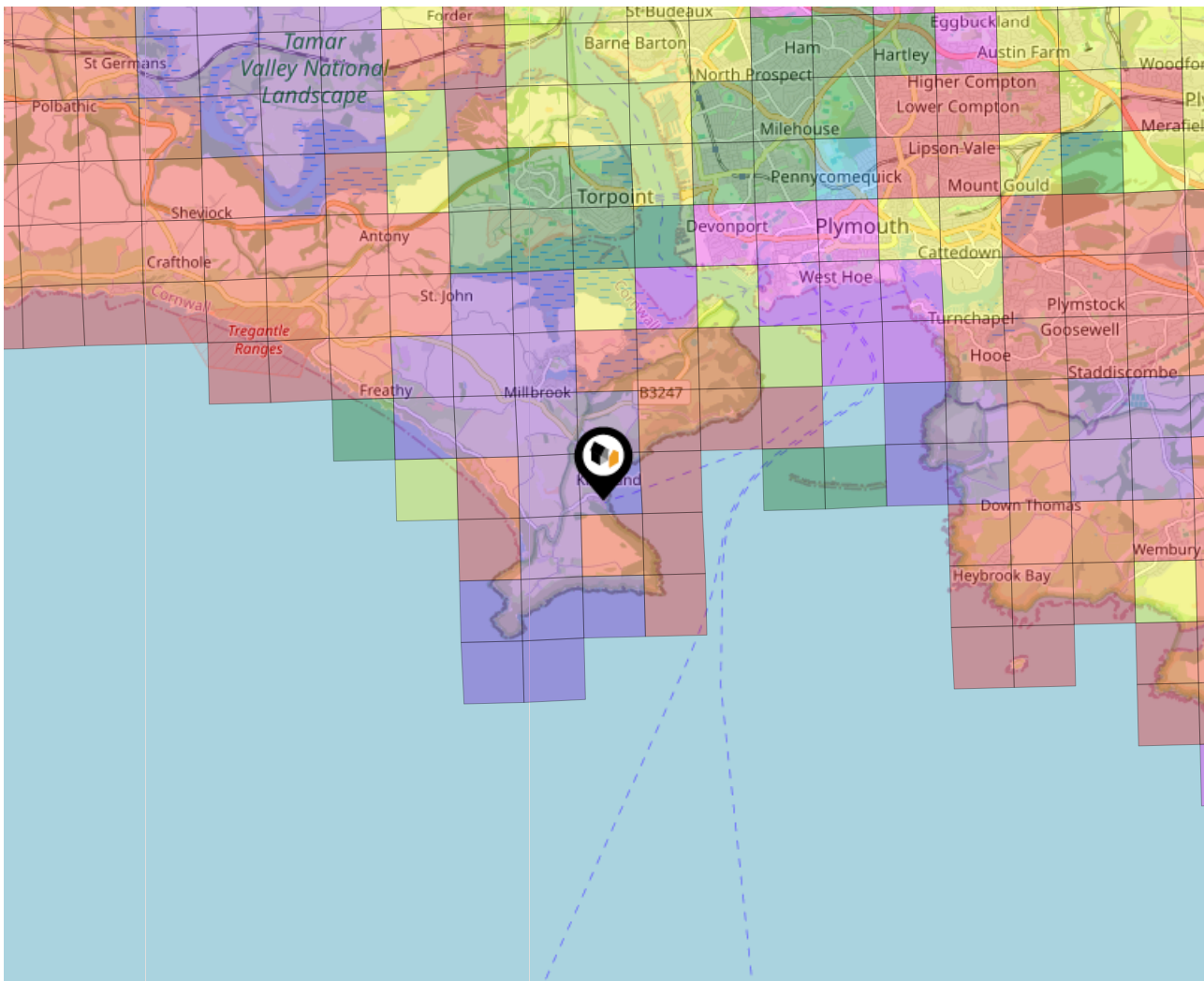
- Key:**
-  Power Pylons
 -  Communication Masts

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:

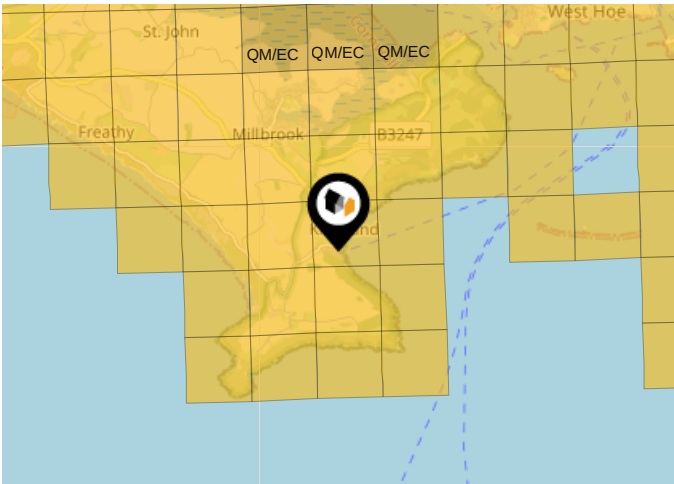
- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Environment

Soils & Clay

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

Carbon Content:	NONE	Soil Texture:	SILTY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	INTERMEDIATE
Soil Group:	LIGHT(SILTY) TO MEDIUM(SILTY)		

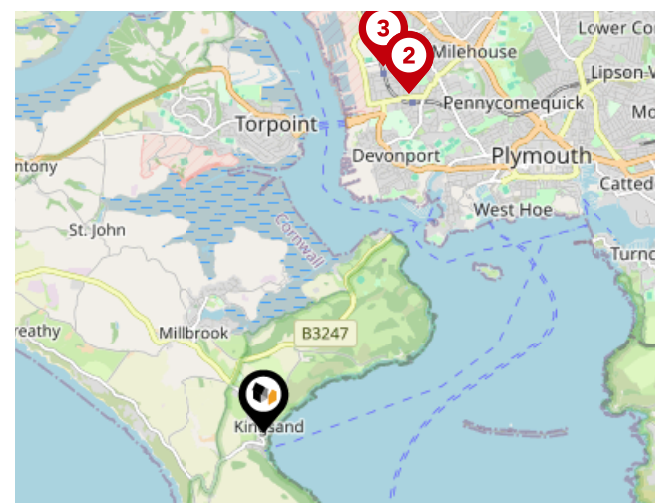


Primary Classifications (Most Common Clay Types)

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

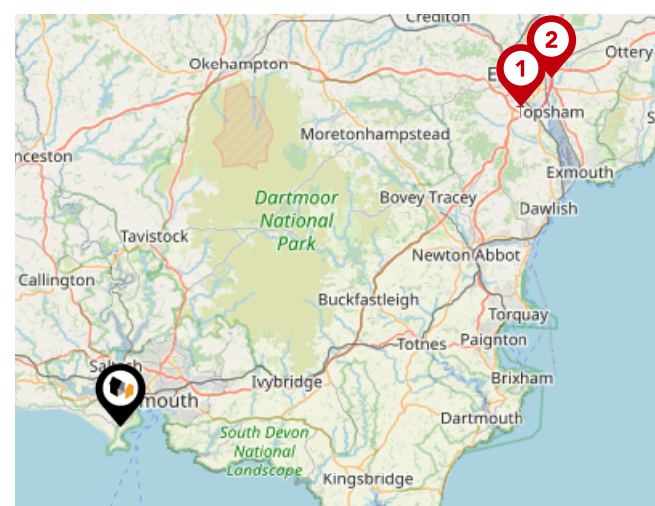
Area

Transport (National)



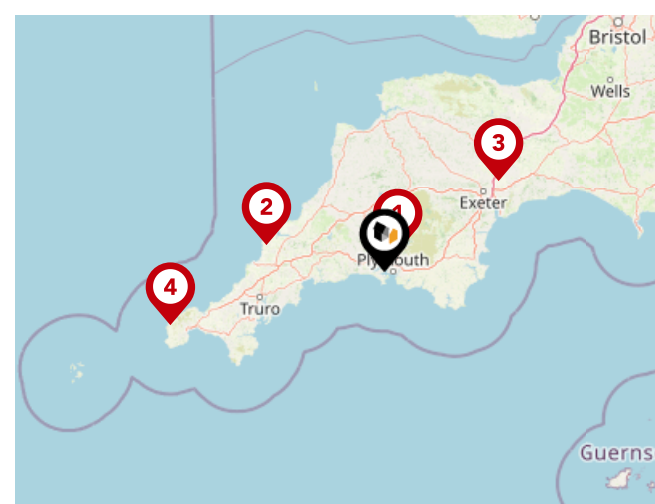
National Rail Stations

Pin	Name	Distance
1	Devonport Rail Station	3.5 miles
2	Devonport Rail Station	3.5 miles
3	Dockyard (Plymouth) Rail Station	3.66 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	38.63 miles
2	M5 J30	41.78 miles

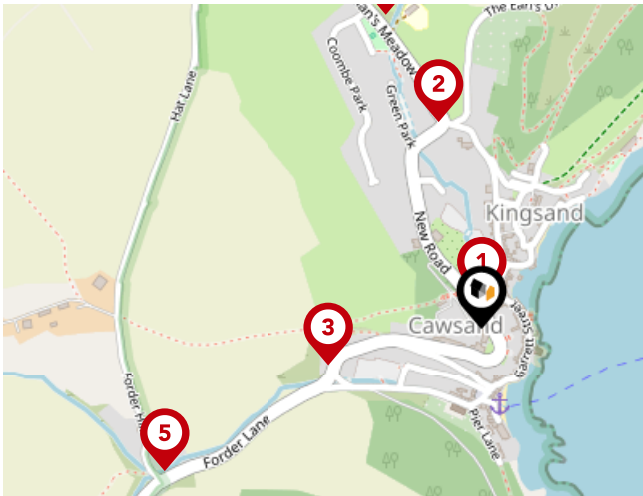


Airports/Helipads

Pin	Name	Distance
1	Glenholt	7.45 miles
2	St Mawgan	36.31 miles
3	Exeter Airport	44.21 miles
4	Joppa	66.78 miles

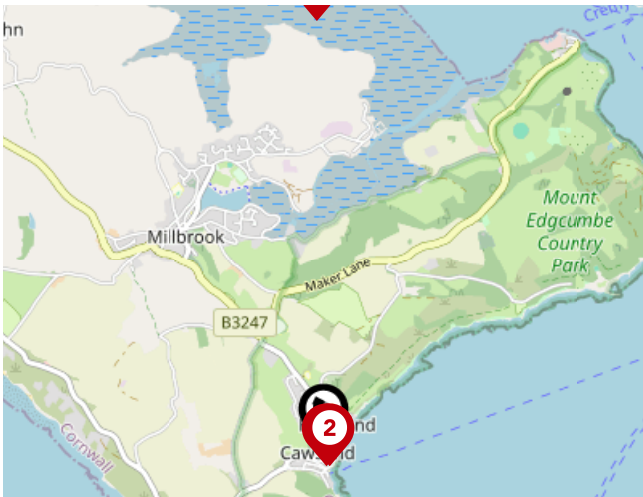
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	New Road	0.03 miles
2	New Road Bus Shelter	0.25 miles
3	Triangle	0.19 miles
4	Coombe Park	0.39 miles
5	Forder Hill	0.41 miles



Ferry Terminals

Pin	Name	Distance
1	Cawsands Beach Ferry Landing	0.09 miles
2	Cawsand Beach Ferry Landing	0.09 miles
3	Cawsand Beach Ferry Landing Pier	2.02 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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