

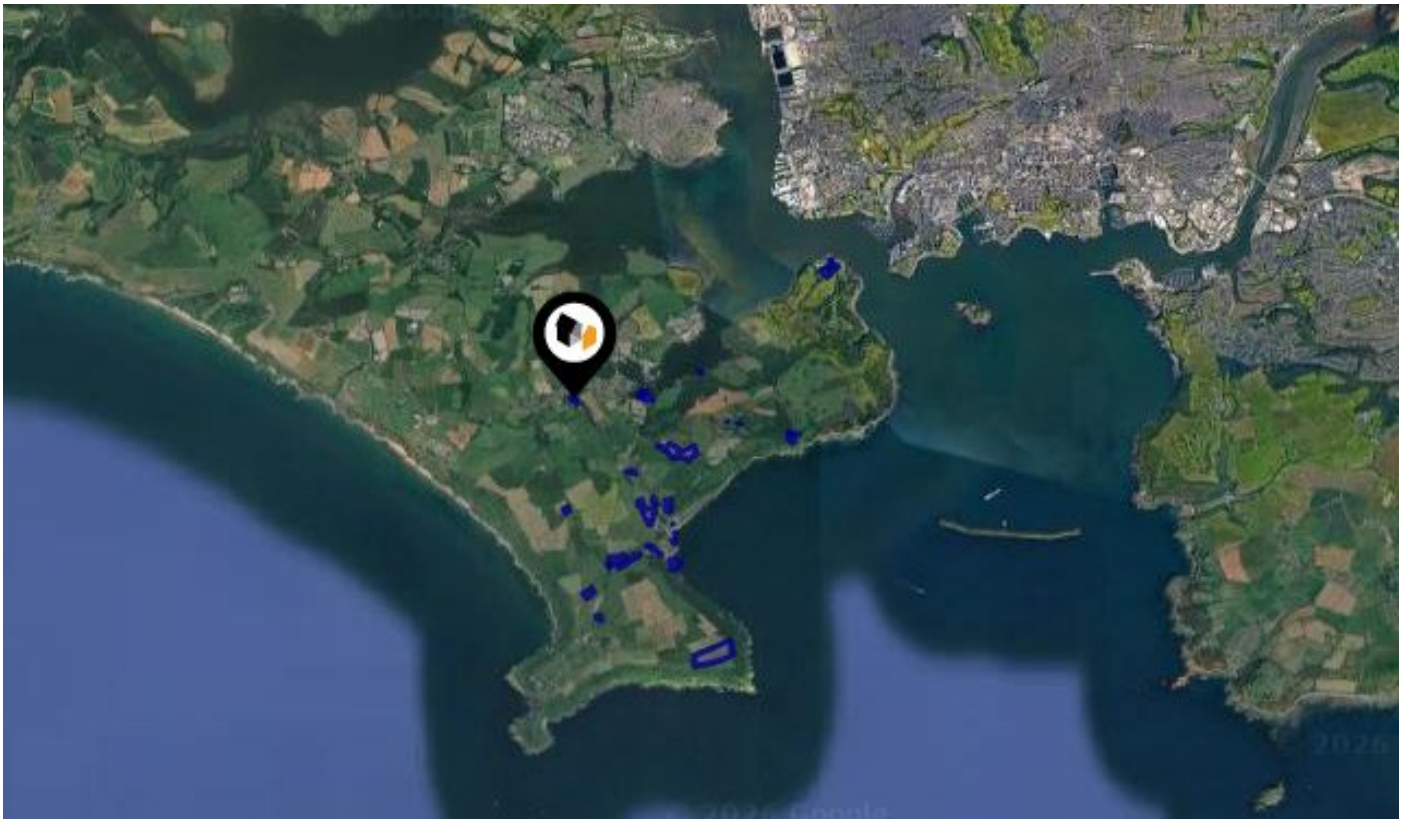


See More Online

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 19<sup>th</sup> January 2026



## PRIESTFIELD HOUSE, MILLPOOL HEAD, MILLBROOK, TORPOINT, PL10 1AW

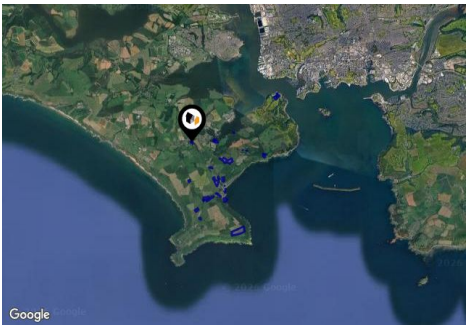
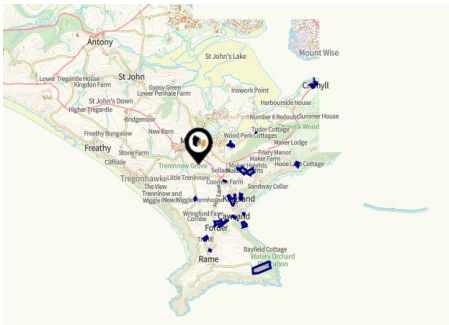
6 Mannamead Road Plymouth Devon PL4 7AA

01752 256000

property@langtownandcountry.com

www.langtownandcountry.com

# Property Overview



## Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	1,797 ft <sup>2</sup> / 167 m <sup>2</sup>		
Plot Area:	46.4 acres		
Council Tax :	Band E		
Annual Estimate:	£3,007		
Title Number:	CL285771		
UPRN:	10023428471		

## Local Area

Local Authority:	Cornwall	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	18 mb/s	80 mb/s	- mb/s
• Surface Water	Very low			

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

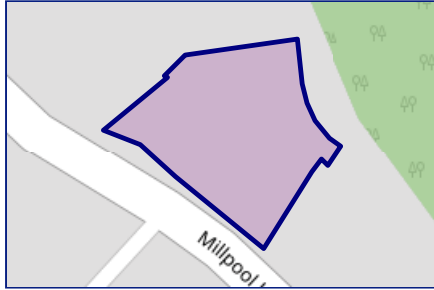
# Property

## Multiple Title Plans

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### Multiple Freehold Title Plans Detected

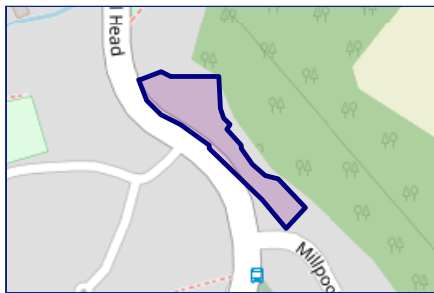
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**CL310027**

### Multiple Freehold Title Plans Detected

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**CL285771**

Property

**EPC - Certificate**

Priestfield House, Millpool Head, Millbrook, PL10 1AW

Energy rating

E

Valid until 29.01.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C		
55-68	D		
39-54	E	50   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>	House
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Electricity (not community)
<b>Main Gas:</b>	No
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	2
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	System built, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, insulated (assumed)
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Room heaters, electric
<b>Main Heating Controls:</b>	Appliance thermostats
<b>Hot Water System:</b>	Electric immersion, standard tariff
<b>Hot Water Energy Efficiency:</b>	Very Poor
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	To unheated space, insulated (assumed)
<b>Total Floor Area:</b>	167 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.

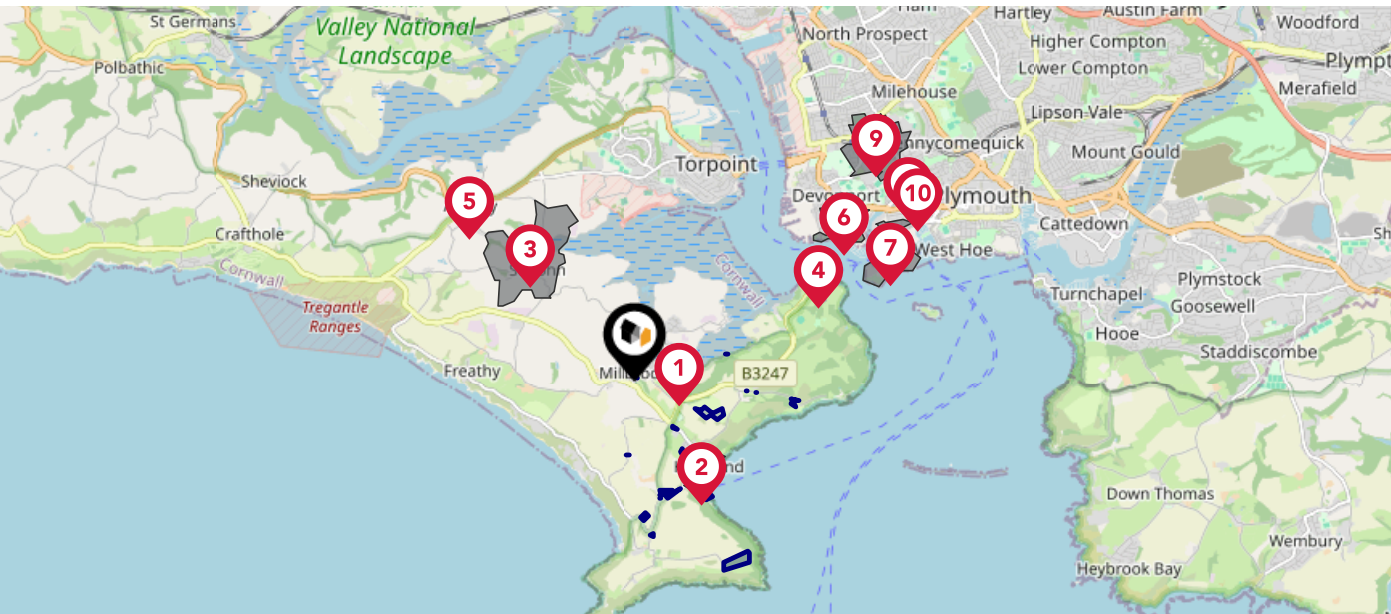
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

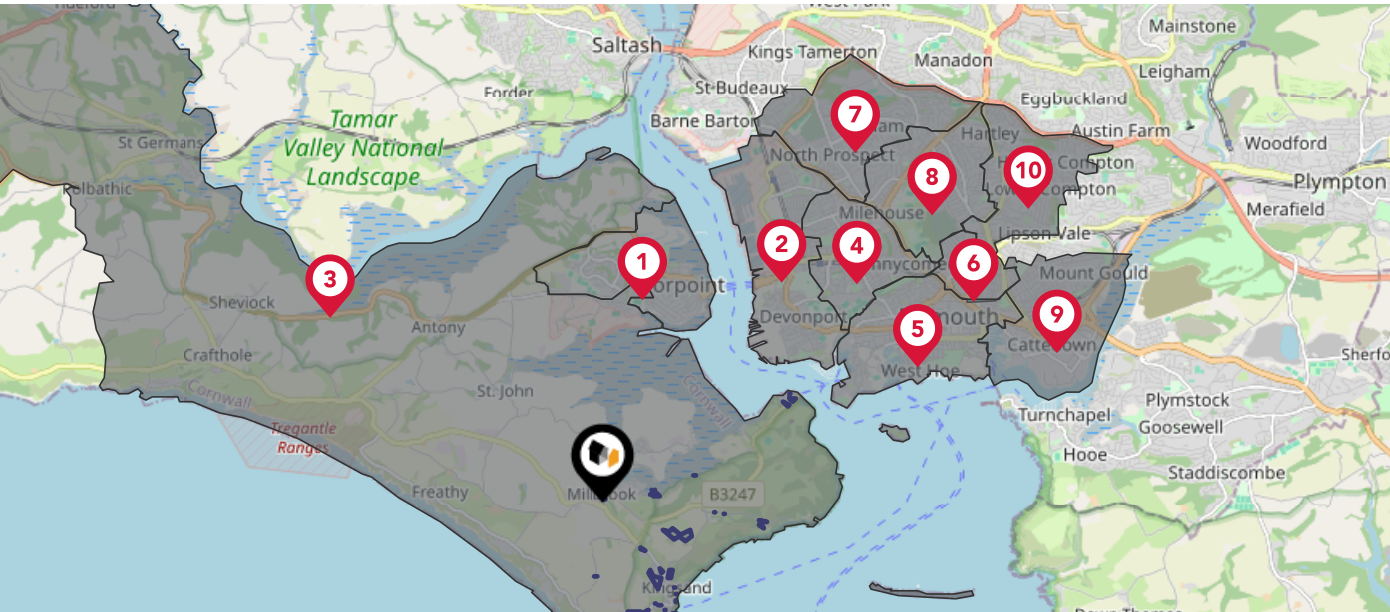


Nearby Conservation Areas	
1	Anderton
2	Kingsand and Cawsand
3	St John
4	Cremyll
5	Antony
6	Devonport
7	Stonehouse Peninsula
8	Royal Naval Hospital
9	Stoke
10	Adelaide Street/Clarence Place

# 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



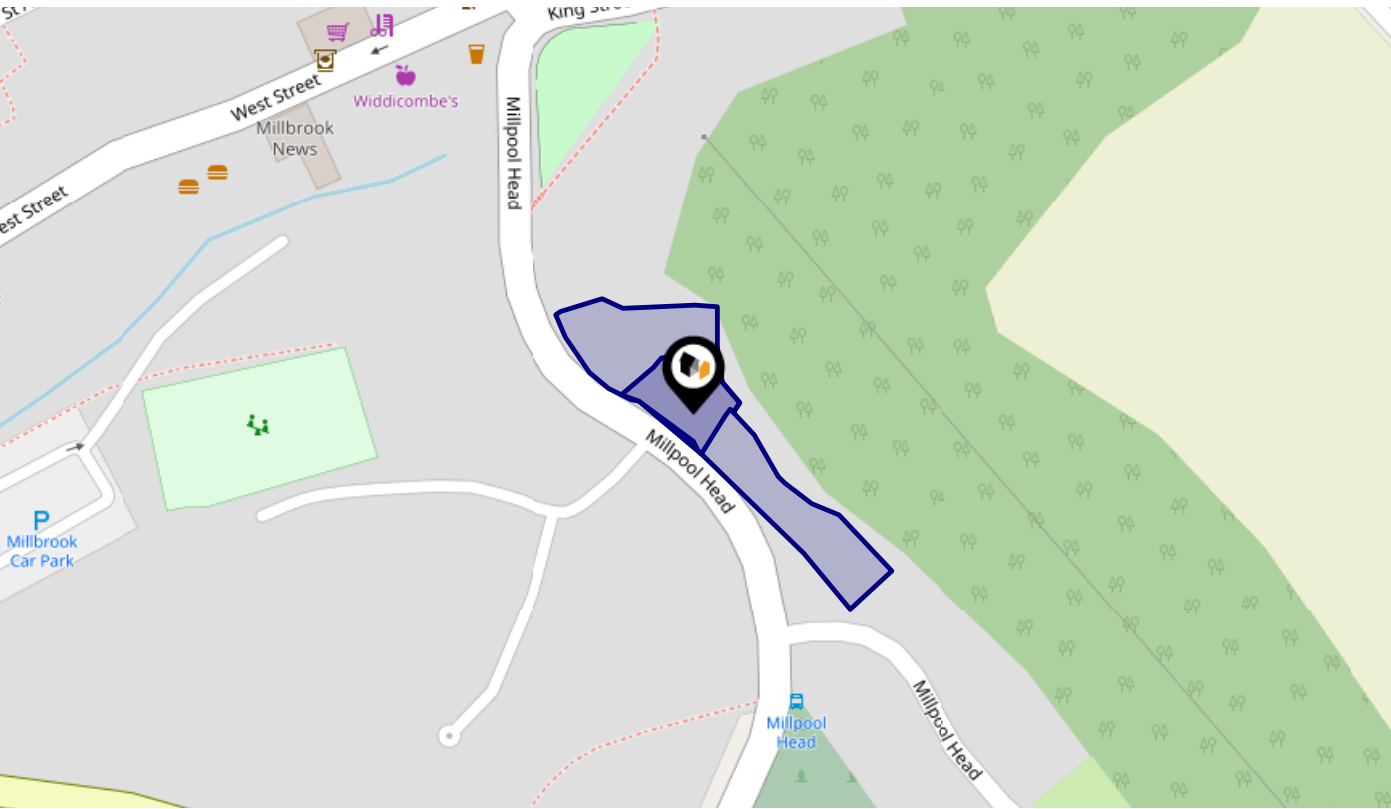
Nearby Council Wards	
1	Torpoint ED
2	Devonport Ward
3	Rame Peninsula & St. Germans ED
4	Stoke Ward
5	St. Peter and the Waterfront Ward
6	Drake Ward
7	Ham Ward
8	Peverell Ward
9	Sutton and Mount Gould Ward
10	Compton Ward



# 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.

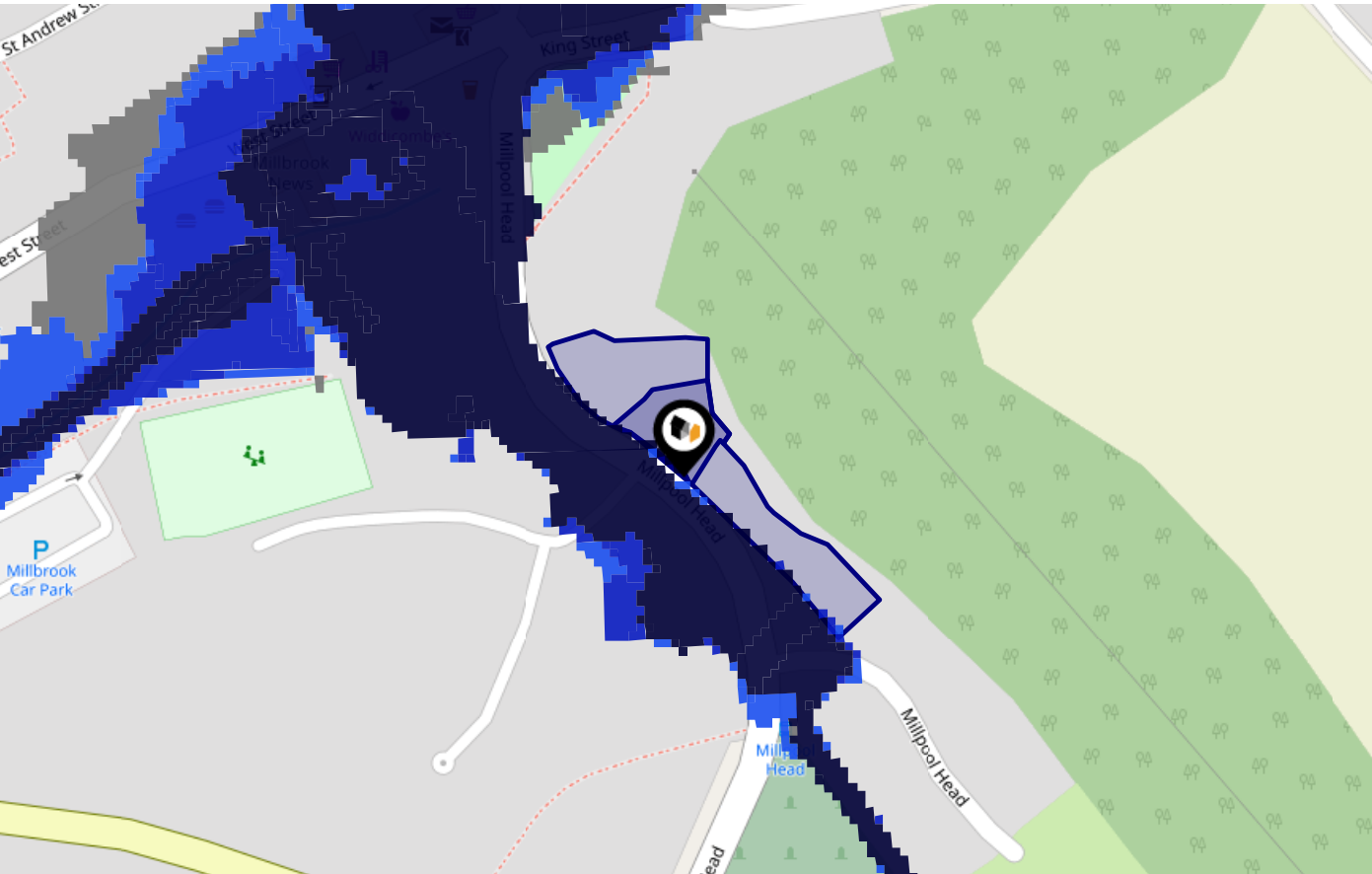
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

5		75.0+ dB	<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.

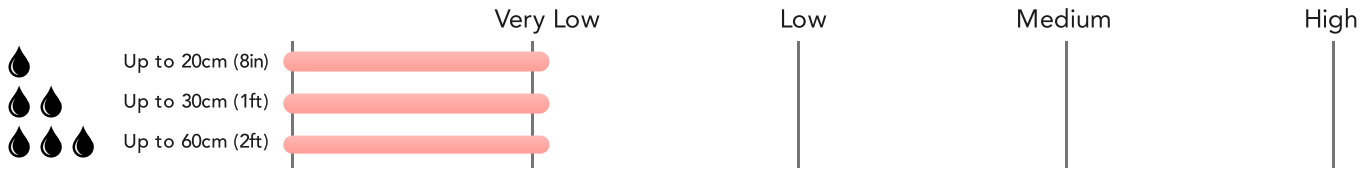


**Risk Rating:** Very low

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.

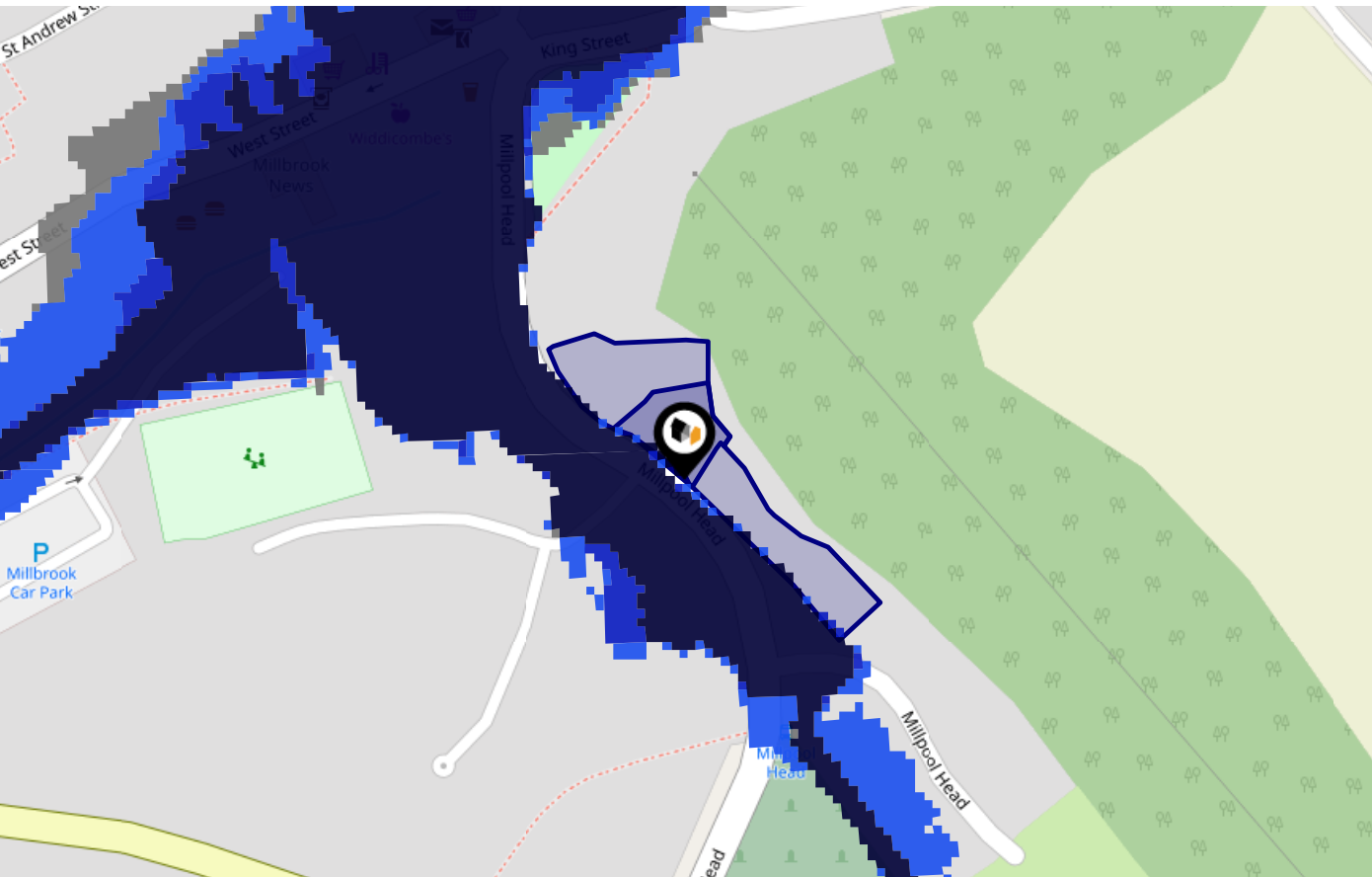
Chance of flooding to the following depths at this property:



# 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.

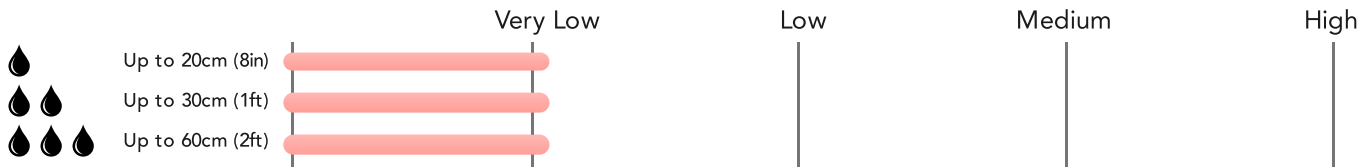


Risk Rating: **Very low**

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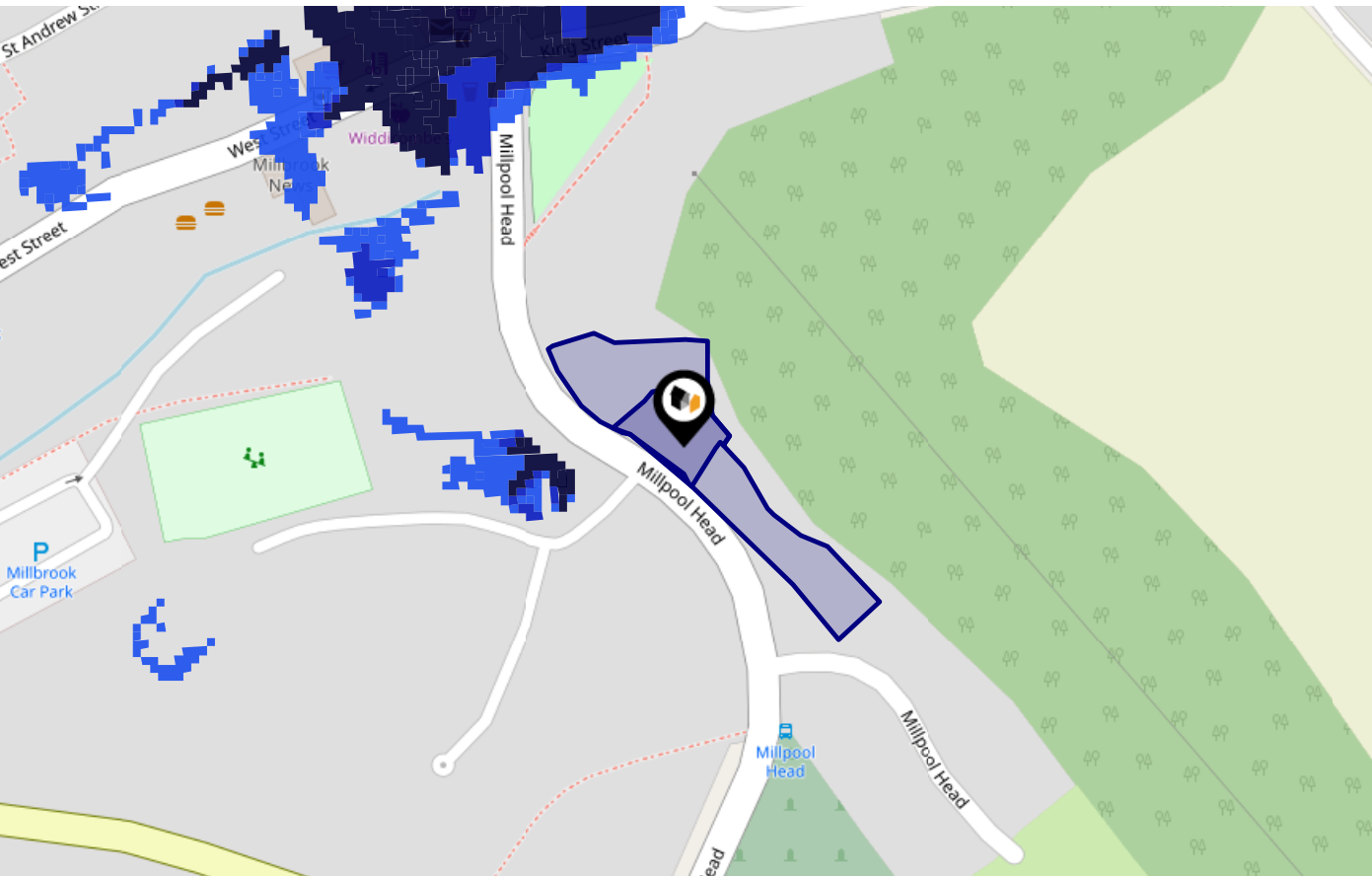
Chance of flooding to the following depths at this property:



# 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.

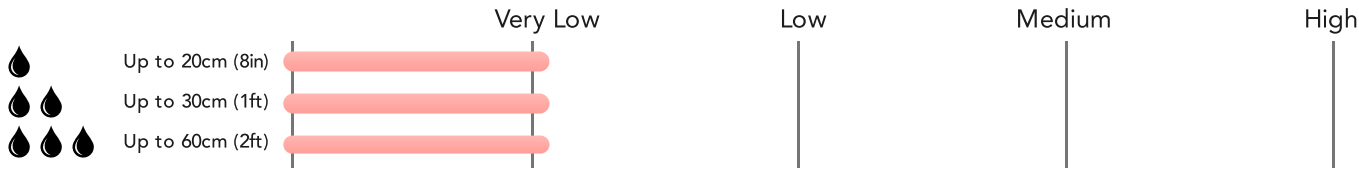


Risk Rating: Very low

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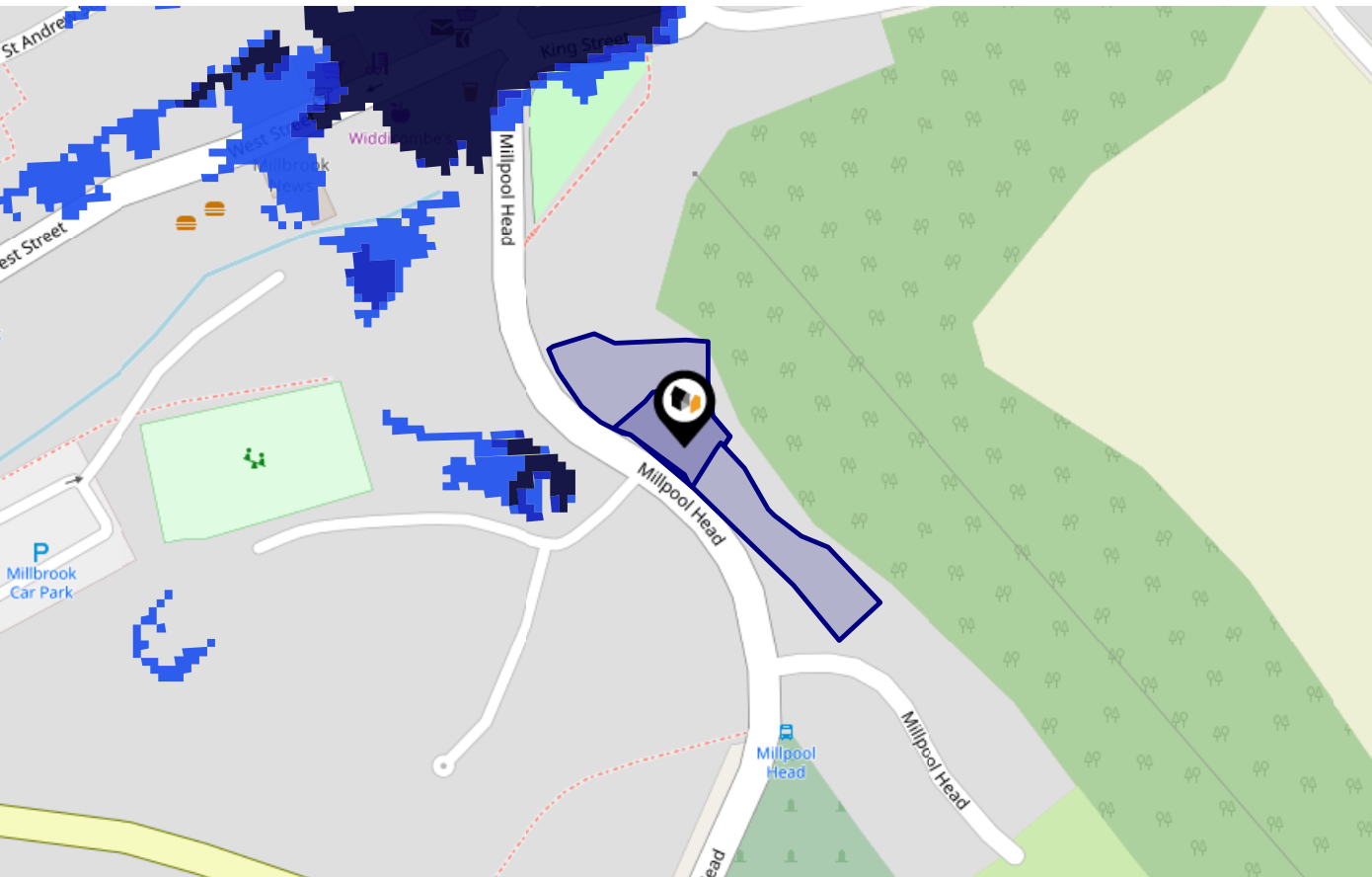
Chance of flooding to the following depths at this property:



# 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.

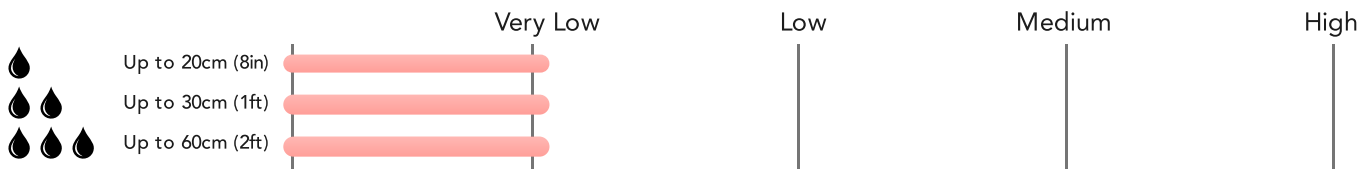


Risk Rating: Very low

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.

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Chance of flooding to the following depths at this property:

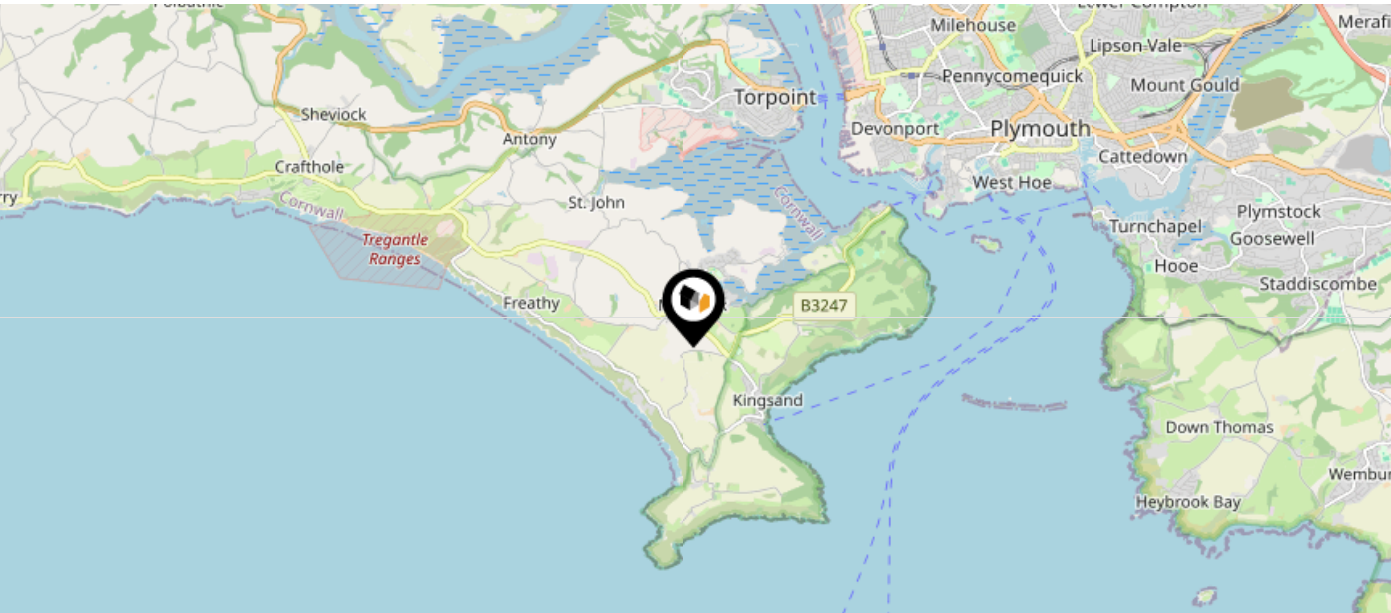




# Maps

## Green Belt

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



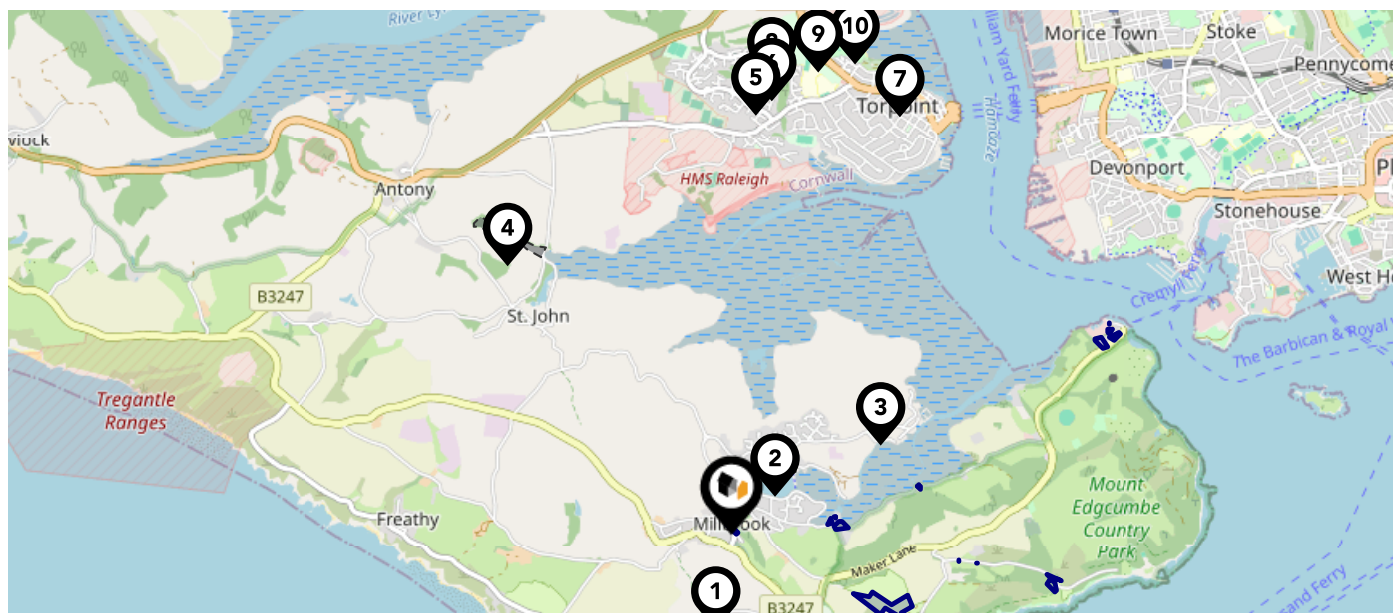
Nearby Green Belt Land

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.



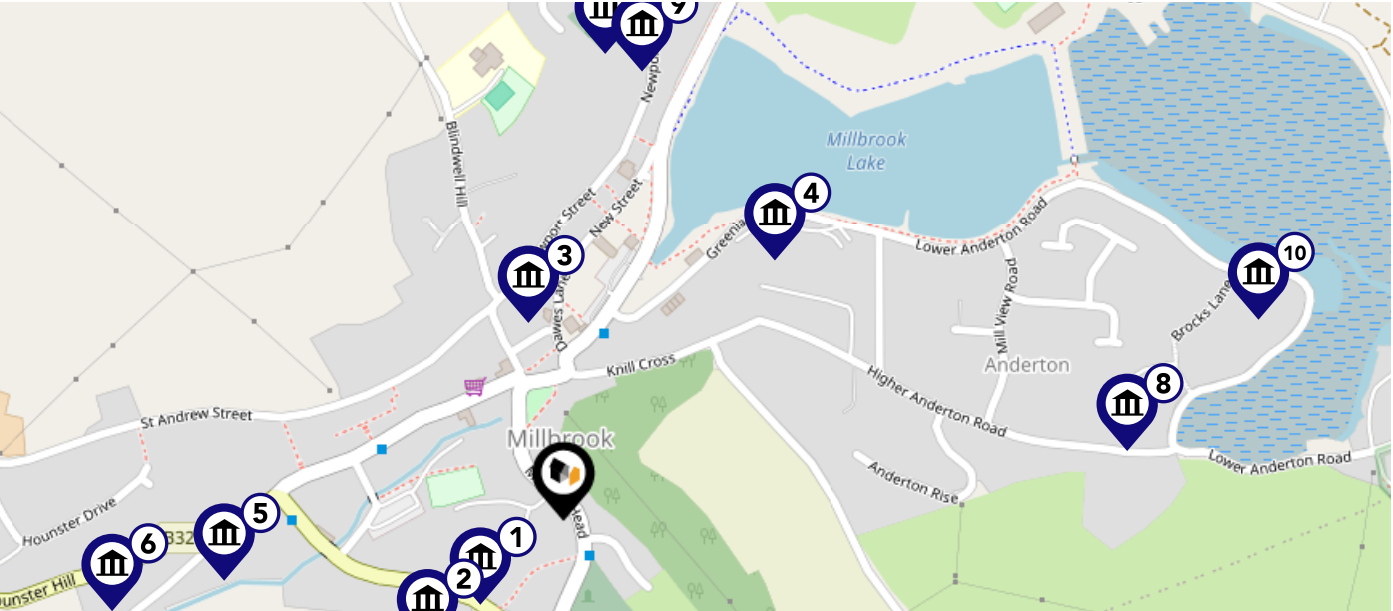
### Nearby Landfill Sites











<b>1</b>	Dadbrook Farm-Millbrook, Cornwall	Historic Landfill	
<b>2</b>	Millpool-Millpool, Millbrook, Torpoint	Historic Landfill	
<b>3</b>	Southdown Quarry-Southdown Road, Millbrook, Torpoint, Cornwall	Historic Landfill	
<b>4</b>	Effords Bridge-Effords Bridge, Antony	Historic Landfill	
<b>5</b>	Borough Quarry-Torpoint	Historic Landfill	
<b>6</b>	Quarry Park Bottom-Trevol Grove, Torpoint, Cornwall	Historic Landfill	
<b>7</b>	Antony Road Car Park-Antony Road Car Park, Torpoint	Historic Landfill	
<b>8</b>	Trevol Grove Play Area-Torpoint, Cornwall	Historic Landfill	
<b>9</b>	Thanckes Park-Thanckes Park, Torpoint	Historic Landfill	
<b>10</b>	Thanks 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...



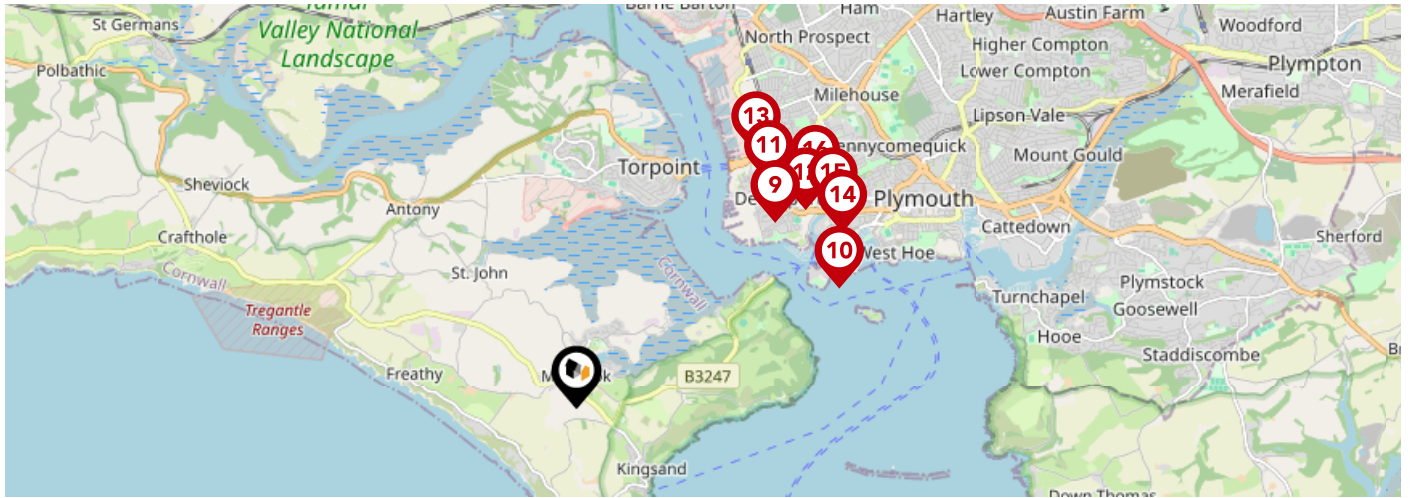
Listed Buildings in the local district		Grade	Distance
	1161684 - Venton House	Grade II	0.1 miles
	1309956 - Manor Farmhouse	Grade II	0.1 miles
	1309932 - Millbrook Methodist Church	Grade II	0.1 miles
	1140603 - Lime Kiln At Sx 425 523	Grade II	0.2 miles
	1140606 - 39, West Street	Grade II	0.2 miles
	1140604 - Milestone At Sx 419 519	Grade II	0.3 miles
	1329134 - Church Of All Saints	Grade II	0.3 miles
	1329131 - Higher Anderton House	Grade II	0.3 miles
	1439658 - Millbrook War Memorial	Grade II	0.3 miles
	1329132 - The Round House	Grade II	0.4 miles

# Area Schools



		Nursery	Primary	Secondary	College	Private
<div><div>1</div></div> <div><b>Millbrook CofE Primary School</b> Ofsted Rating: Good   Pupils: 100   Distance:0.18</div>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<div><div>2</div></div> <div><b>Fourlanesend Community Primary School</b> Ofsted Rating: Requires improvement   Pupils: 76   Distance:0.6</div>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<div><div>3</div></div> <div><b>Antony Church of England School</b> Ofsted Rating: Good   Pupils: 84   Distance:2.01</div>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<div><div>4</div></div> <div><b>Carbeile Junior School</b> Ofsted Rating: Good   Pupils: 334   Distance:2.1</div>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<div><div>5</div></div> <div><b>Torpoint Community College</b> Ofsted Rating: Good   Pupils: 748   Distance:2.1</div>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<div><div>6</div></div> <div><b>Mount Wise Community Primary School</b> Ofsted Rating: Good   Pupils: 268   Distance:2.28</div>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<div><div>7</div></div> <div><b>Torpoint Nursery and Infant School</b> Ofsted Rating: Outstanding   Pupils: 233   Distance:2.31</div>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<div><div>8</div></div> <div><b>Marlborough Primary Academy</b> Ofsted Rating: Good   Pupils: 111   Distance:2.44</div>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools

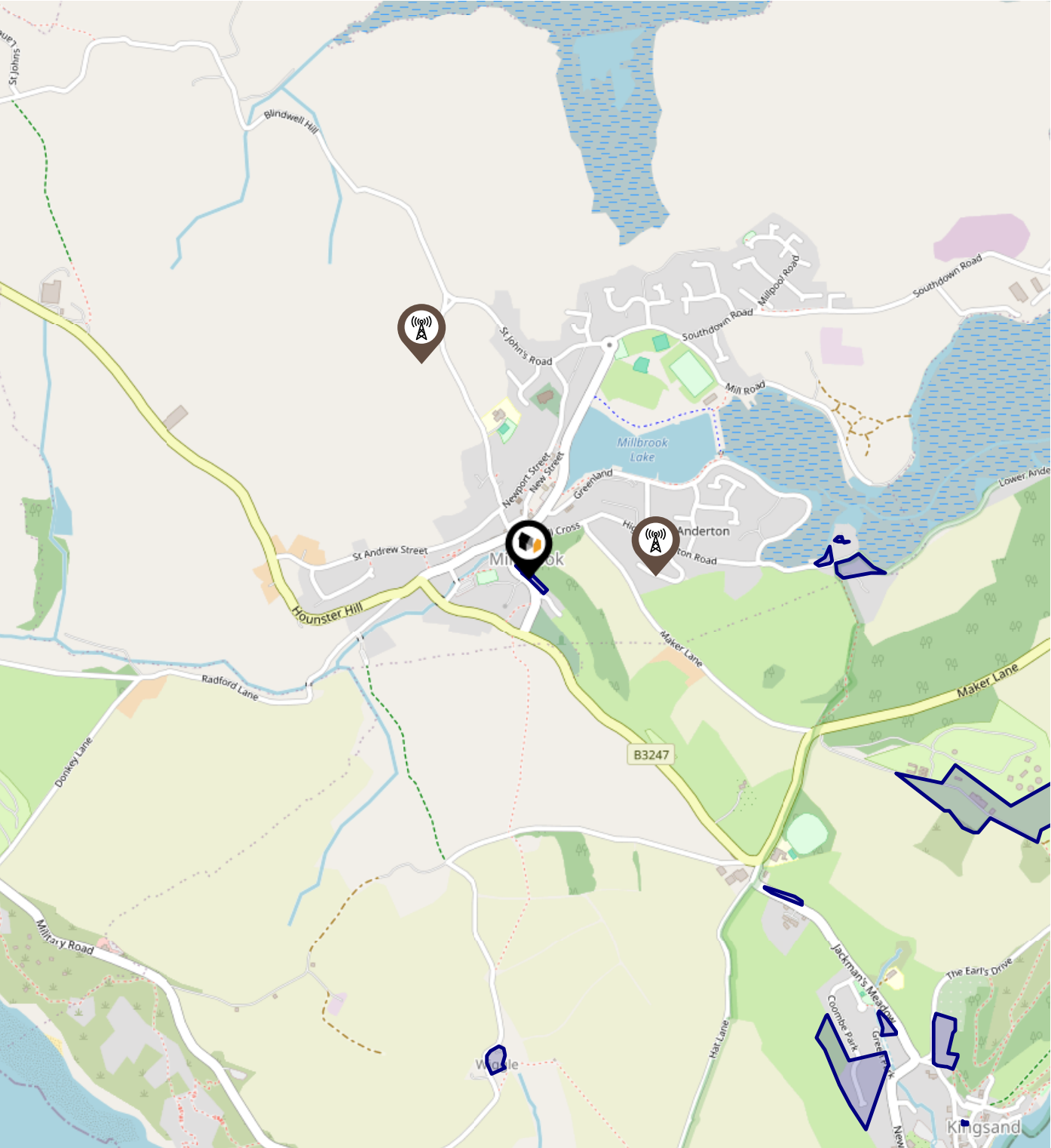


		Nursery	Primary	Secondary	College	Private
<b>9</b>	<b>St Joseph's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 206   Distance:2.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>St George's CofE Primary Academy</b> Ofsted Rating: Good   Pupils: 90   Distance:2.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>UTC Plymouth</b> Ofsted Rating: Good   Pupils: 551   Distance:2.81	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>City College Plymouth</b> Ofsted Rating: Good   Pupils:0   Distance:2.87	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>Morice Town Primary Academy</b> Ofsted Rating: Good   Pupils: 185   Distance:2.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>High Street Primary Academy</b> Ofsted Rating: Good   Pupils: 140   Distance:3.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>Devonport High School for Boys</b> Ofsted Rating: Good   Pupils: 1231   Distance:3.08	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>Stoke Damerel Primary Academy</b> Ofsted Rating: Good   Pupils: 400   Distance:3.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



# Local Area

## Masts & Pylons



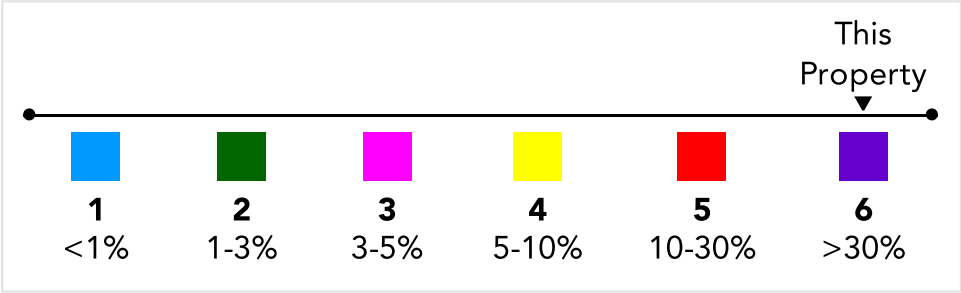
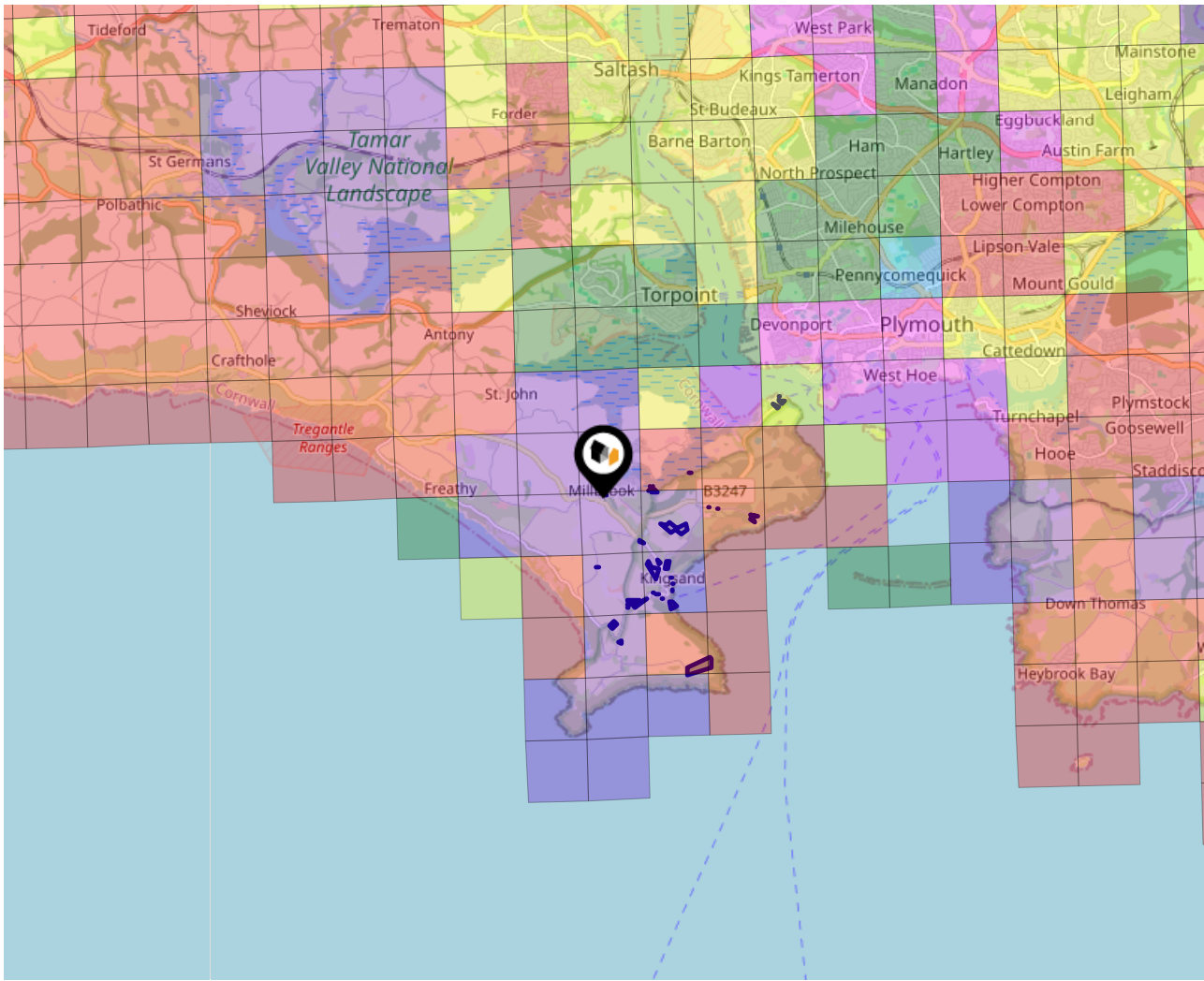
- Key:**
-  Power Pylons
  -  Communication Masts

# 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/m<sup>3</sup>).



# 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:

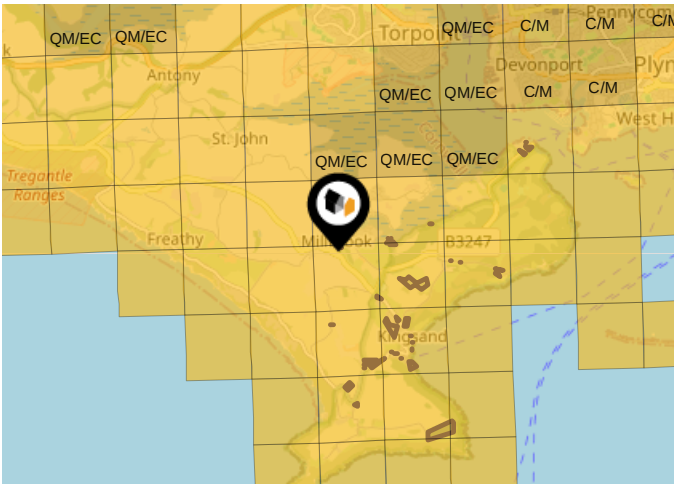
- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

# 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)		

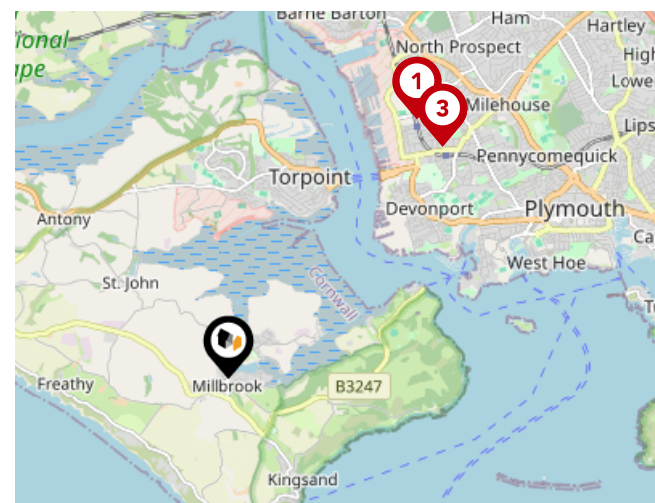


### Primary Classifications (Most Common Clay Types)

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

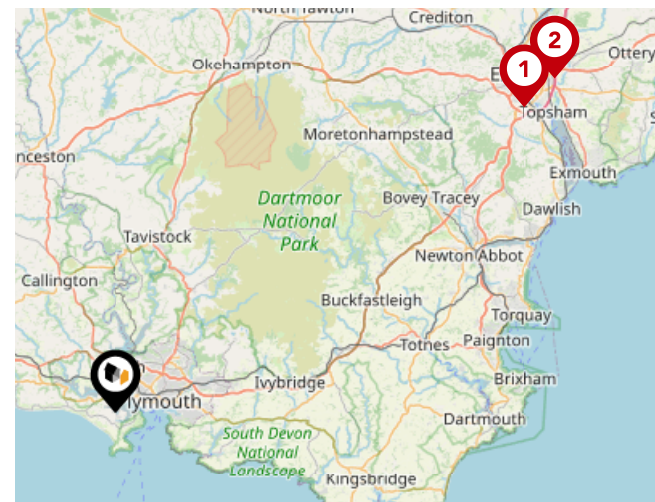
# Area

## Transport (National)



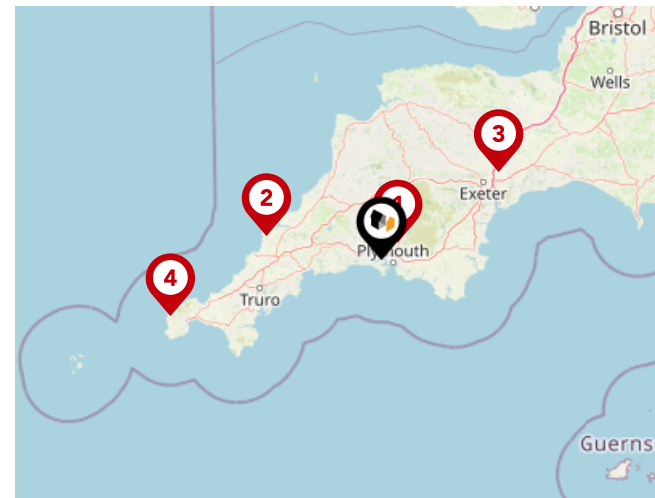
### National Rail Stations

Pin	Name	Distance
1	Dockyard (Plymouth) Rail Station	3.05 miles
2	Devonport Rail Station	3 miles
3	Devonport Rail Station	2.99 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	38.52 miles
2	M5 J30	41.66 miles



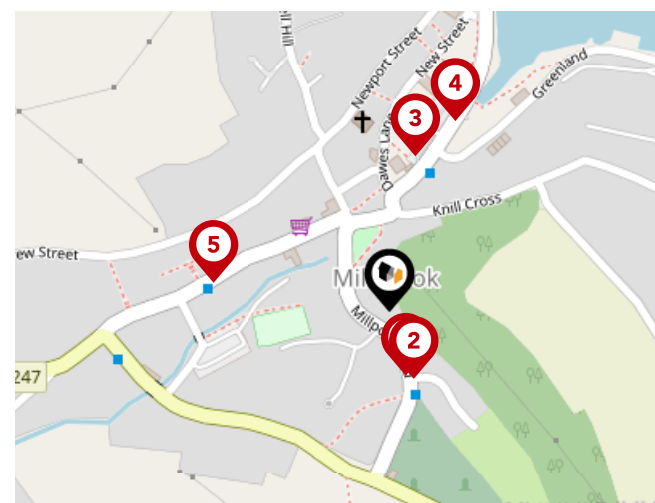
### Airports/Helipads

Pin	Name	Distance
1	Glenholt	7.04 miles
2	St Mawgan	35.45 miles
3	Exeter Airport	44.09 miles
4	Joppa	66.39 miles



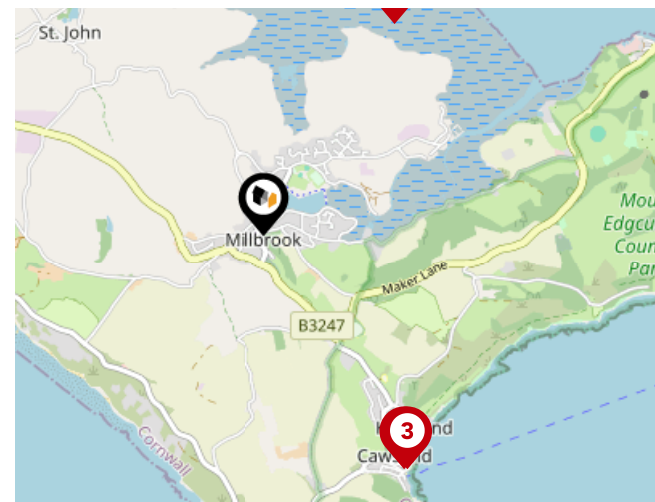
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Millpool Head	0.04 miles
2	Millpool Head	0.04 miles
3	The Parade	0.09 miles
4	The Quay	0.12 miles
5	West Street	0.11 miles



### Ferry Terminals

Pin	Name	Distance
1	Cawsand Beach Ferry Landing Pier	1.18 miles
2	Cawsands Beach Ferry Landing	1.29 miles
3	Cawsand Beach Ferry Landing	1.3 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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