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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 26th August 2025



AISH, SOUTH BRENT, TQ10

Lang Town & Country

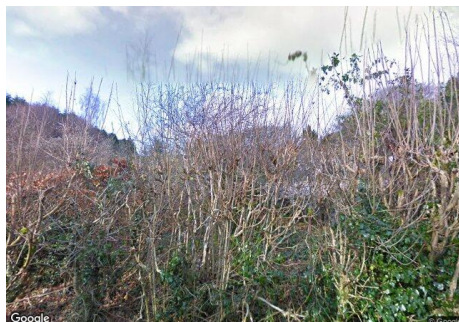
6 The Broadway Plymstock Plymouth PL9 7AU

01752 456000

Natalie@langtownandcountry.com

www.langtownandcountry.com





Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,991 ft ² / 185 m ²		
Plot Area:	1.23 acres		
Year Built :	1950-1966		
Council Tax :	Band G		
Annual Estimate:	£4,153		
Title Number:	DN163872		

Local Area

Local Authority:	Devon
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

14 mb/s	32 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

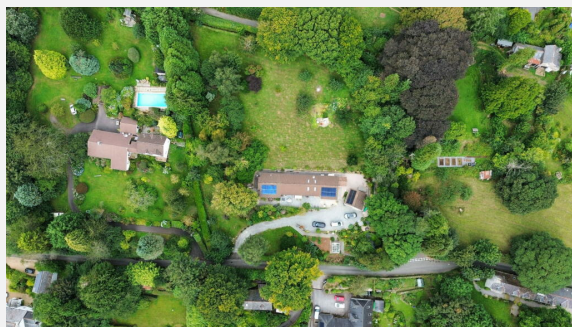


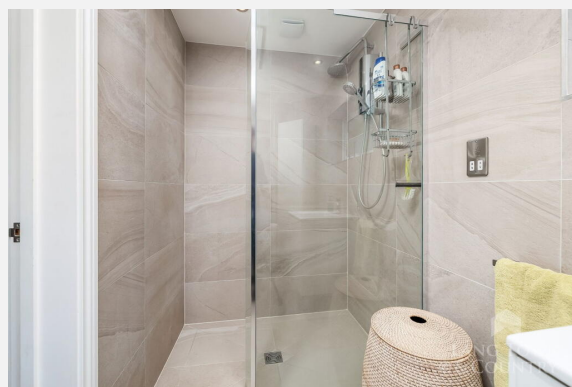
Planning History

This Address

Planning records for: *Aish, South Brent, TQ10*

Reference - 0008/23	
Decision:	Decision Issued
Date:	01st December 2022
Description:	Single storey side extension









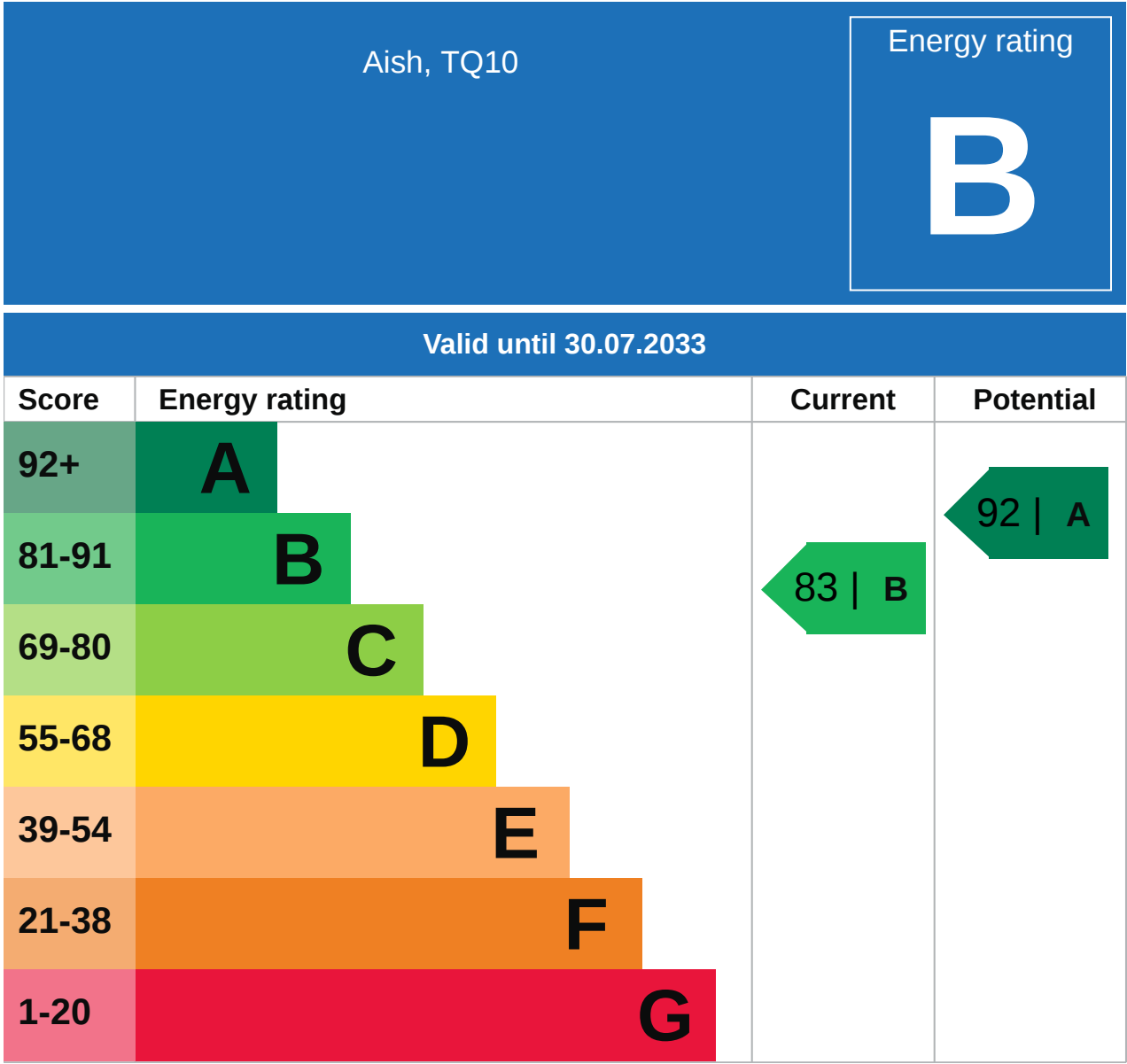
AISH, SOUTH BRENT, TQ10

GROUND FLOOR
2342 sq.ft. (217.6 sq.m.) approx.



TOTAL FLOOR AREA : 2342 sq.ft. (217.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2025





Additional EPC Data

Property Type:	Bungalow
Build Form:	Detached
Transaction Type:	RHI application
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 270 mm loft insulation
Roof Energy:	Good
Main Heating:	Air source heat pump, radiators, electric
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system, no cylinder thermostat
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	185 m ²

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

South Brent

2

Ivybridge

3

Harberton

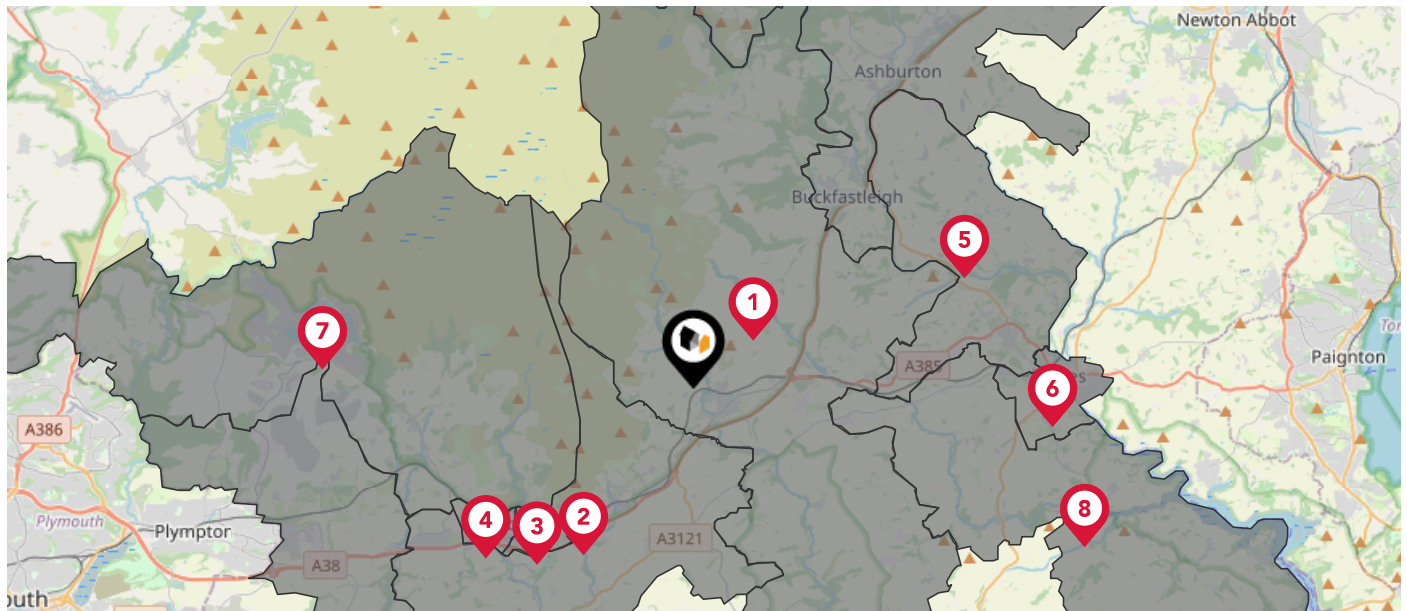
4

Harbertonford

5

Totnes

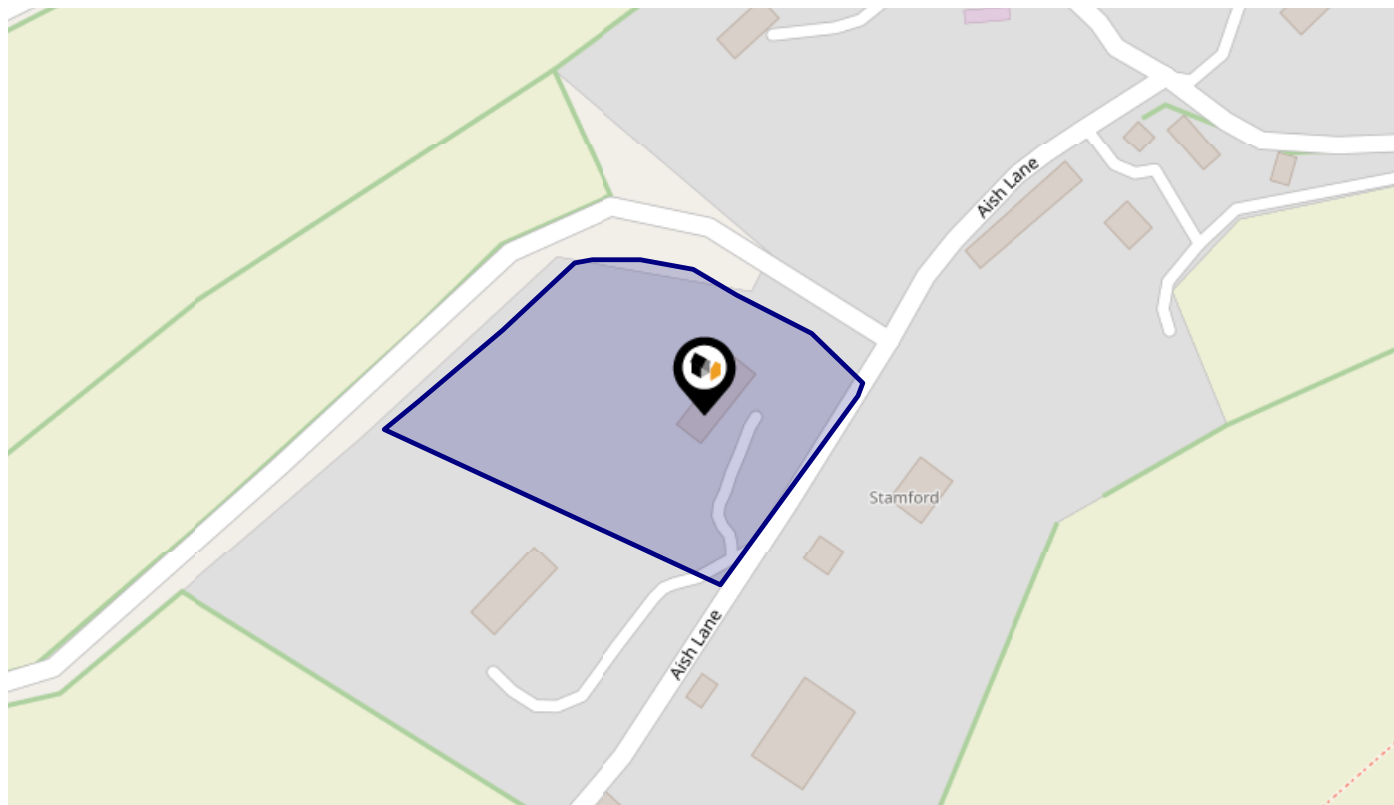
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

- 1 South Brent Ward
- 2 Ermington & Ugborough Ward
- 3 Ivybridge East Ward
- 4 Ivybridge West Ward
- 5 Dartington & Staverton Ward
- 6 Totnes Ward
- 7 Bickleigh & Cornwood Ward
- 8 West Dart Ward
- 9 Ashburton & Buckfastleigh Ward
- 10 Newton & Yealmpton Ward

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:

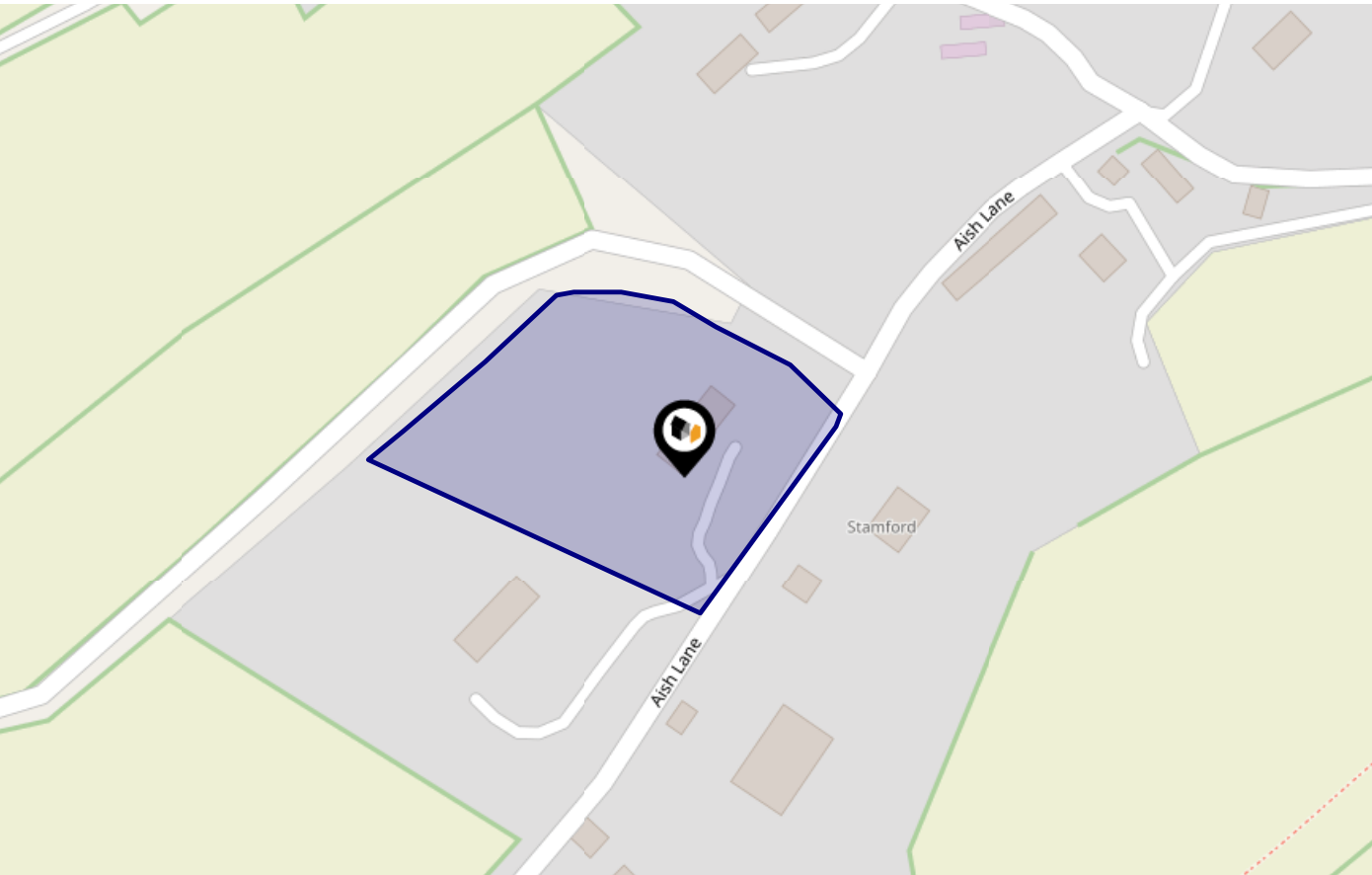
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

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.

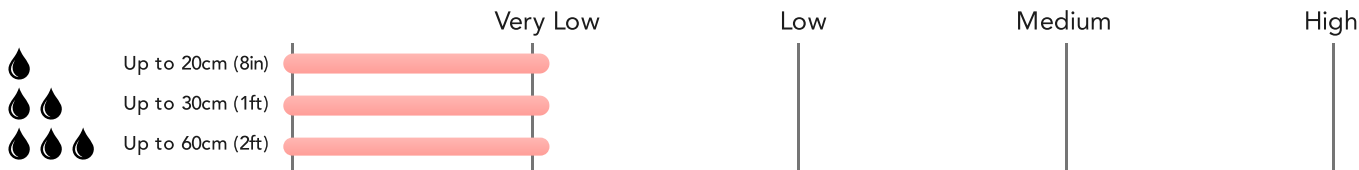


Risk Rating: Very low

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:

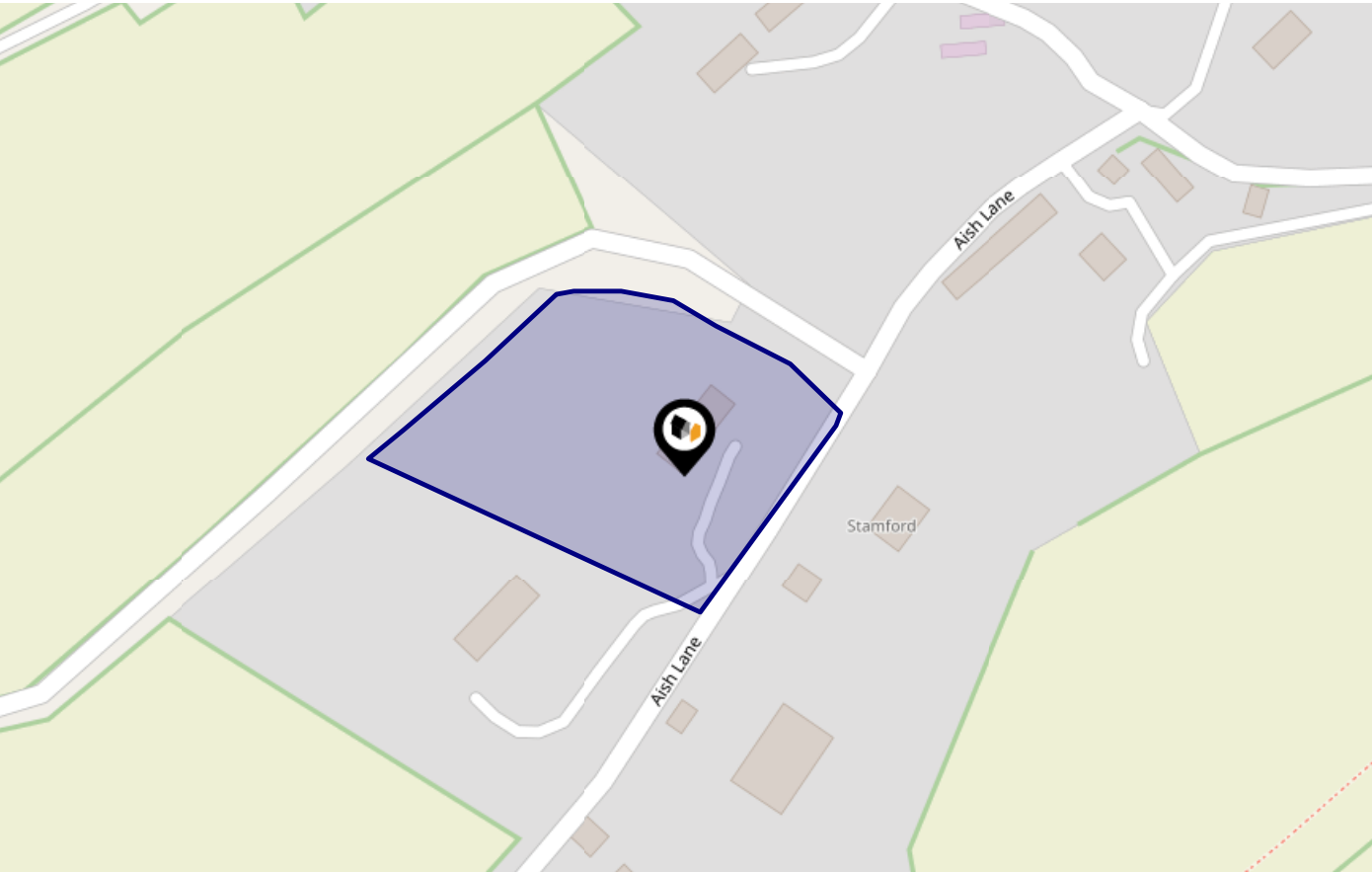


Flood Risk

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.

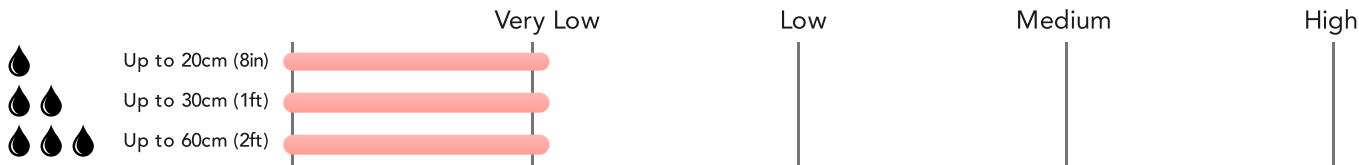


Risk Rating: **Very low**

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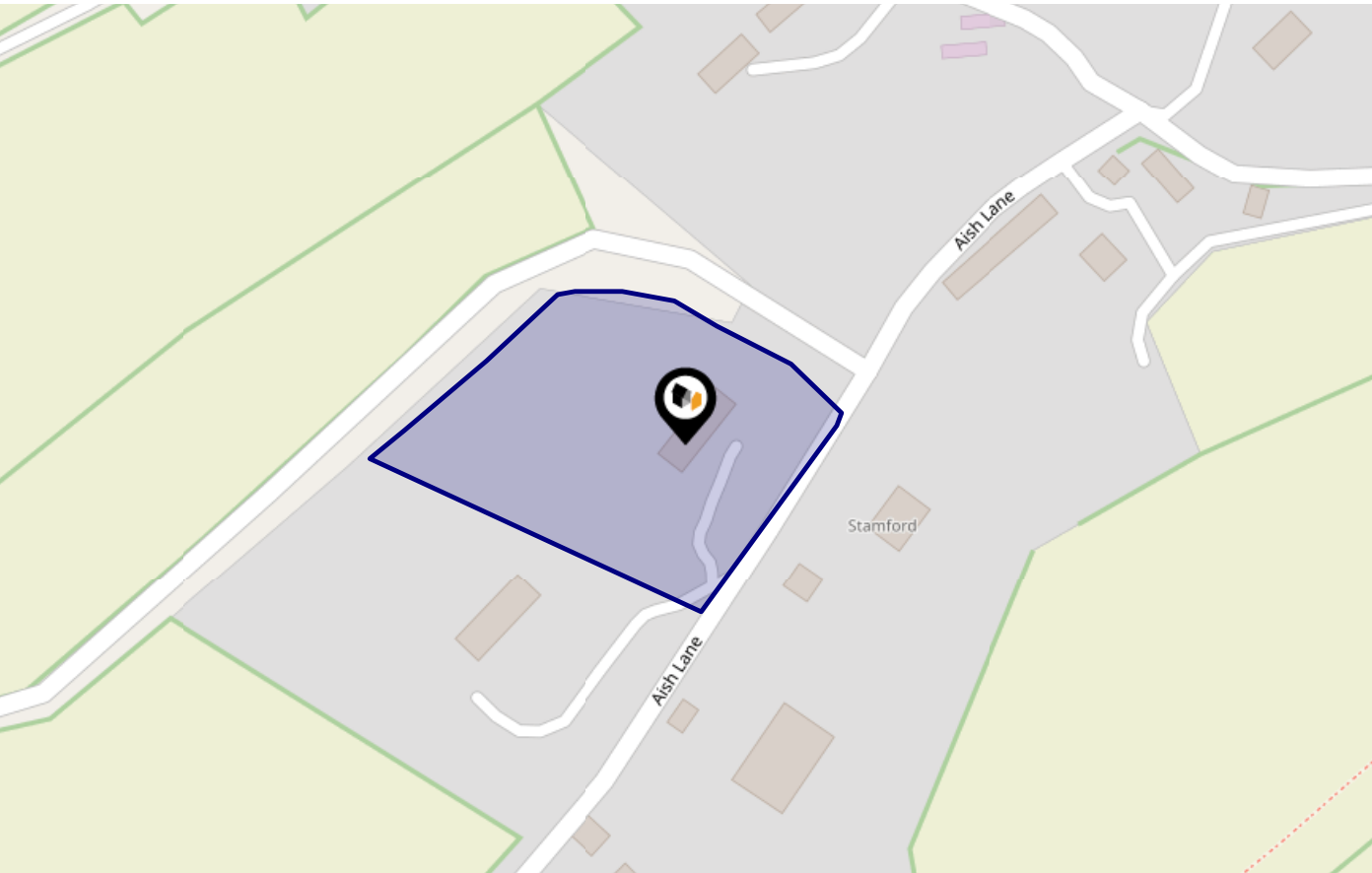


Flood Risk

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.

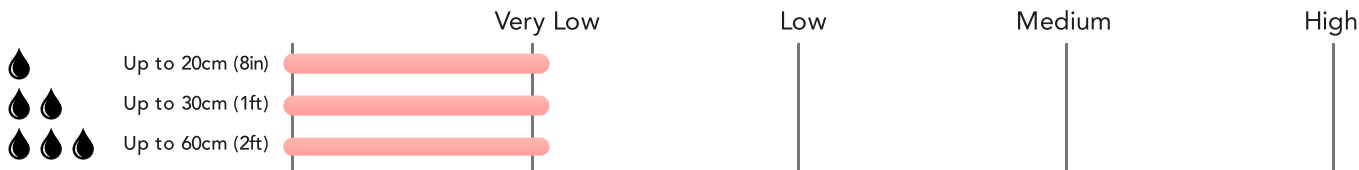


Risk Rating: Very low

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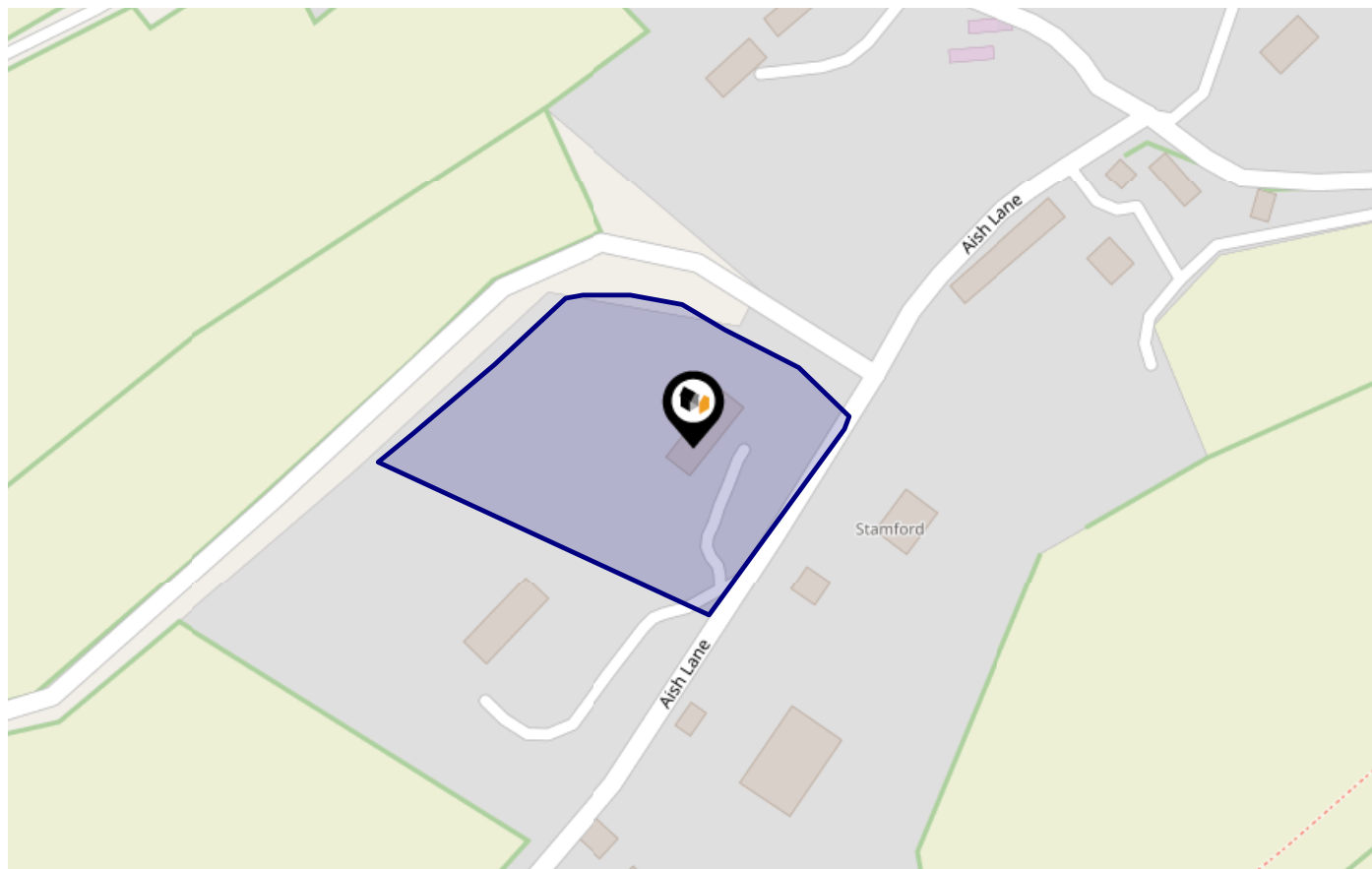
Chance of flooding to the following depths at this property:



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.

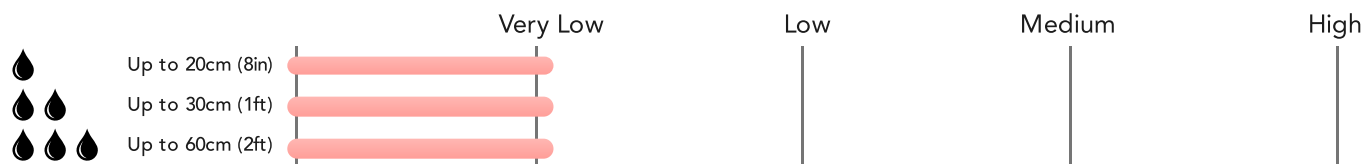


Risk Rating: Very low

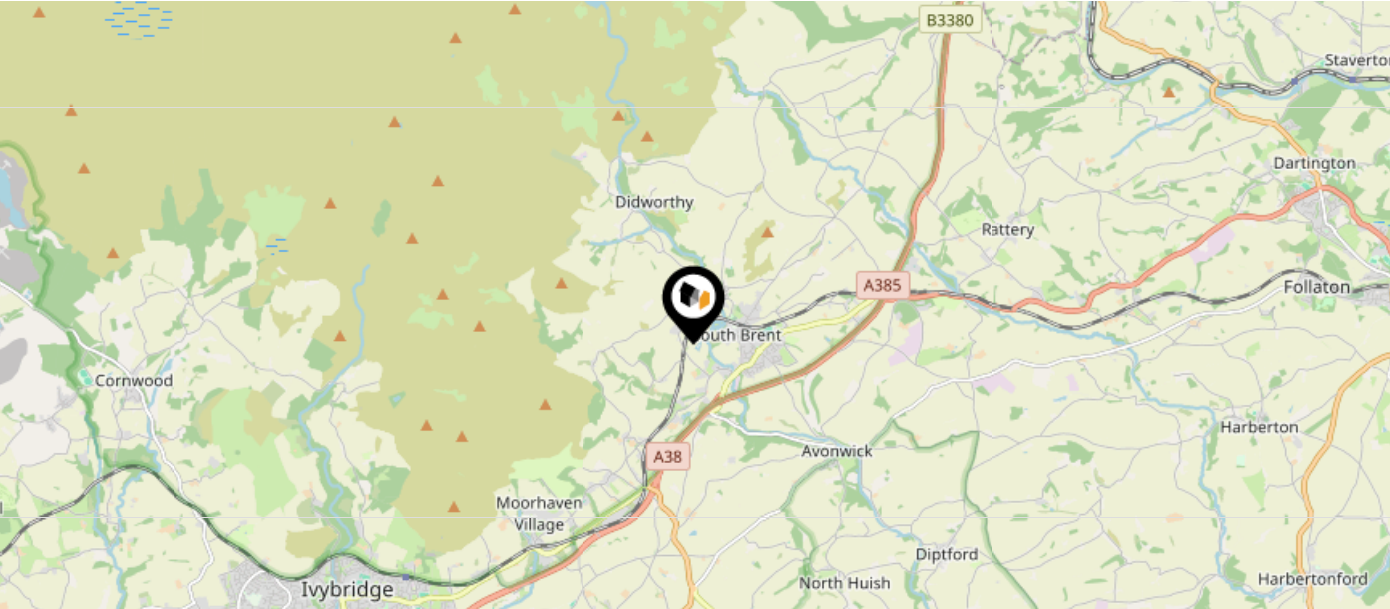
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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Chance of flooding to the following depths at this property:



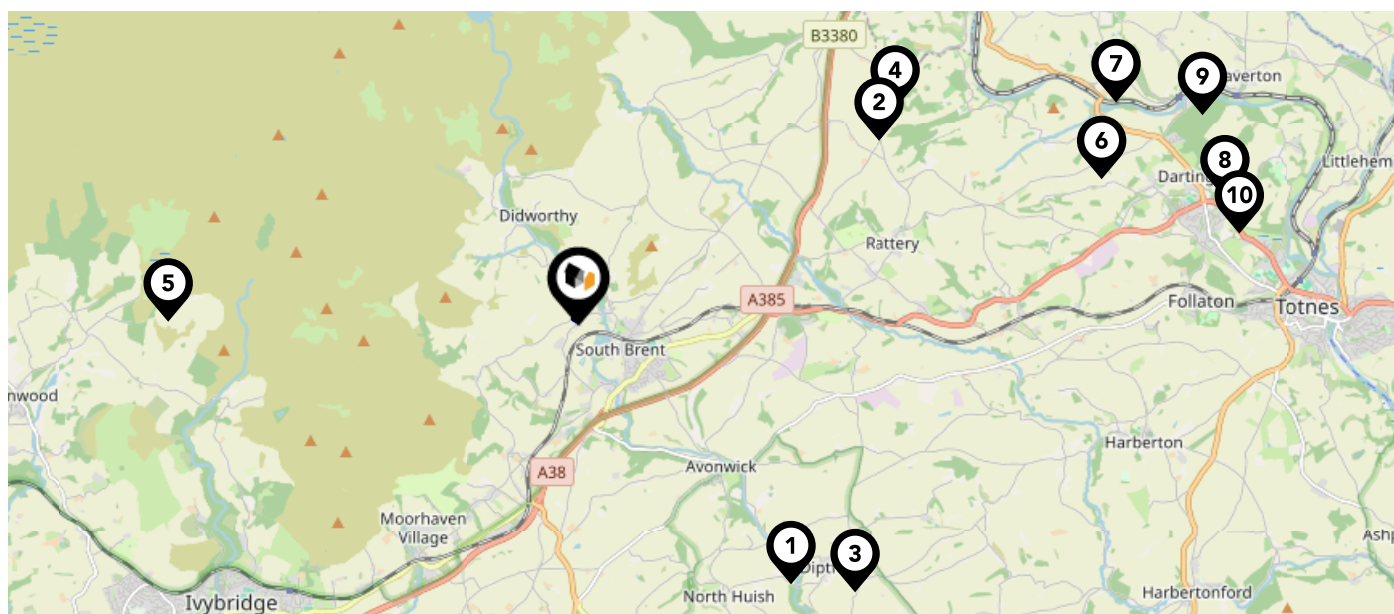
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

No data available.

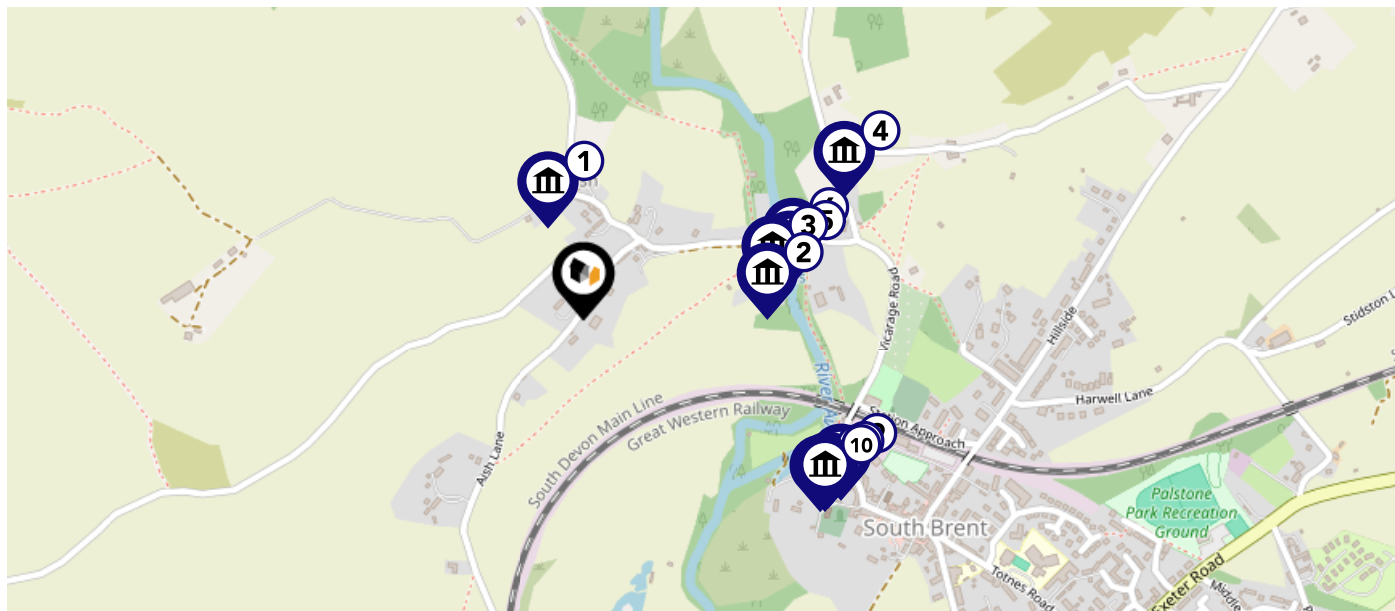
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



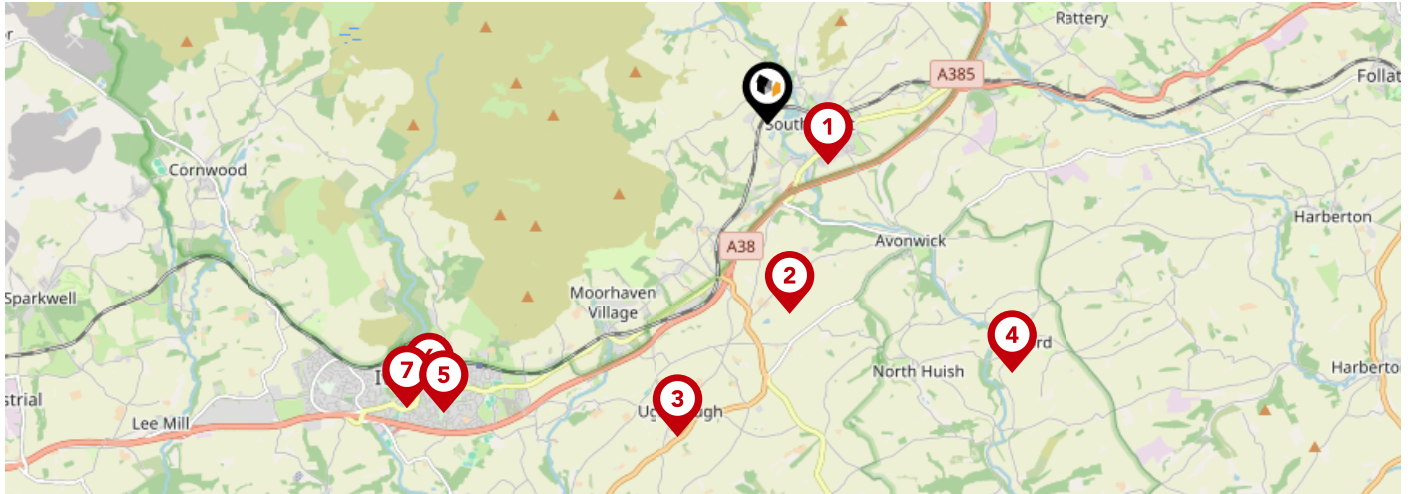
Nearby Landfill Sites

1	Okenham Quarry-Diptford, South Brent	Historic Landfill
2	Dean Quarry-Dean Prior, Buckfastleigh, Devon	Historic Landfill
3	Diptford Tip (Dunhill Quarry)-Dunhill Quarry, Dipford, Totnes, Devon	Historic Landfill
4	Raythornes Landfill Site-Buckfastleigh, Dean Prior, Devon	Historic Landfill
5	New Waste or Watercombe Treatment Works-Ivybridge, Devon	Historic Landfill
6	Hood Quarry-Hood Barton Farm, Dartington, Totnes, Devon	Historic Landfill
7	Staverton Tip-Abham, Staverton, Totnes, Devon	Historic Landfill
8	Symons Tree Area Dartington-Dartington, Totnes, Devon	Historic Landfill
9	Staverton Bridge Mill-Totnes, Devon	Historic Landfill
10	Dartington Hall, Tweeds-Near Newton Abbot, Devon	Historic Landfill

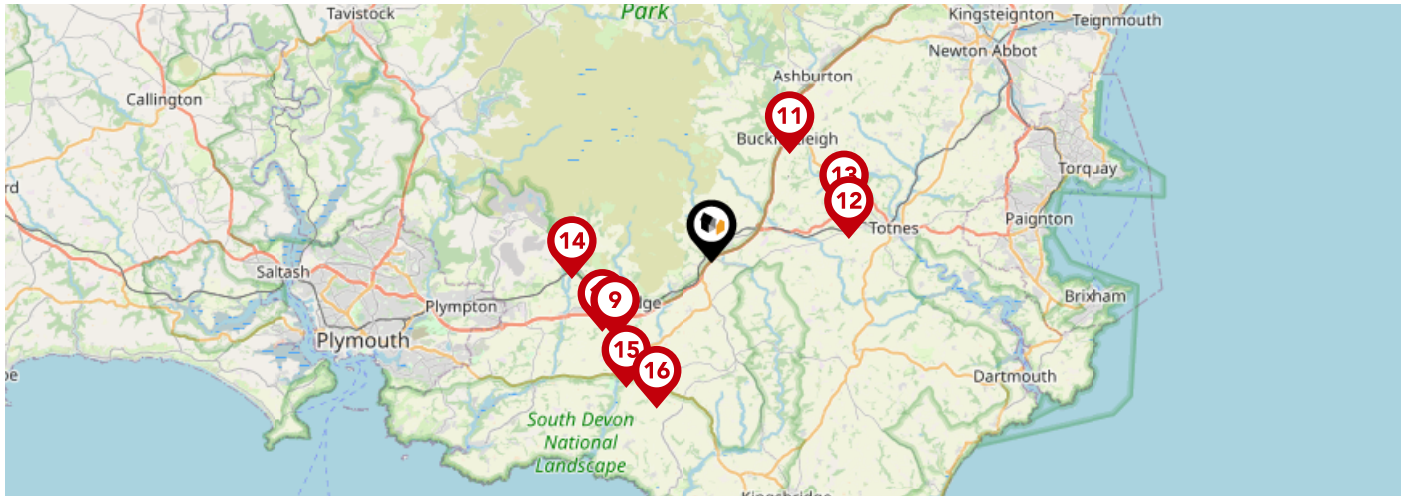
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1107364 - Treby Cottages	Grade II	0.1 miles
	1390778 - Barn Immediately North North West Of Somerswood House	Grade II	0.2 miles
	1325431 - Wisteria Cottage And Old Forge Cottage	Grade II	0.2 miles
	1325425 - Splatton	Grade II	0.3 miles
	1307206 - Lydia Bridge	Grade II	0.3 miles
	1107369 - The Rock Including Gateway Adjoining South	Grade II	0.3 miles
	1251485 - Tomb Chest South Of South Chapel Of St Petrock's Church	Grade II	0.4 miles
	1325428 - Tomb Chest South South East Of South Porch Of St Petrock's Church	Grade II	0.4 miles
	1107366 - Boundary Wall On East Side Of Churchyard Of St Petrock's Church	Grade II	0.4 miles
	1251484 - Tomb Chest South Of South Transepts Of St Petrock's Church	Grade II	0.4 miles



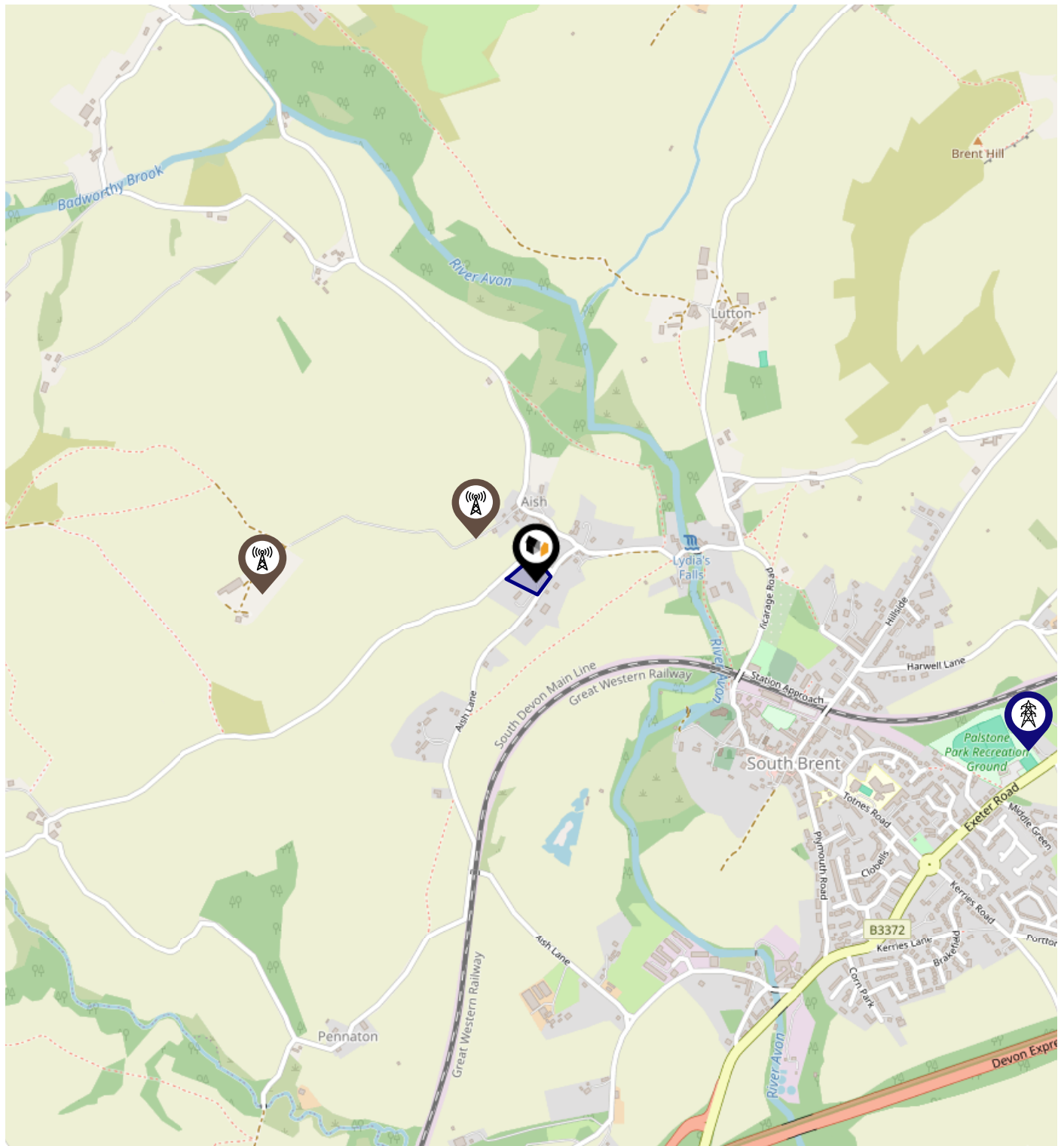
		Nursery	Primary	Secondary	College	Private
1	South Brent Primary School Ofsted Rating: Good Pupils: 172 Distance:0.68	☐	☒	☐	☐	☐
2	Breakthrough Transformation Trust Ofsted Rating: Not Rated Pupils:0 Distance:1.81	☐	☐	☒	☐	☐
3	Ugborough Primary School Ofsted Rating: Good Pupils: 120 Distance:3.08	☐	☒	☐	☐	☐
4	Diptford Parochial Church of England Primary School Ofsted Rating: Good Pupils: 61 Distance:3.3	☐	☒	☐	☐	☐
5	Stowford School Ofsted Rating: Good Pupils: 444 Distance:4.09	☐	☒	☐	☐	☐
6	Ivybridge Community College Ofsted Rating: Good Pupils: 2424 Distance:4.09	☐	☐	☒	☐	☐
7	The Erme Primary School Ofsted Rating: Good Pupils: 96 Distance:4.34	☐	☒	☐	☐	☐
8	Buckfastleigh Primary School Ofsted Rating: Good Pupils: 128 Distance:4.41	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
9	Manor Primary School, Ivybridge Ofsted Rating: Outstanding Pupils: 229 Distance:4.64	☐	☒	☐	☐	☐
10	Woodlands Park Primary School Ofsted Rating: Outstanding Pupils: 357 Distance:4.93	☐	☒	☐	☐	☐
11	St Mary's Catholic Primary School, Buckfast Ofsted Rating: Good Pupils: 138 Distance:5.01	☐	☒	☐	☐	☐
12	On Track Education West Yarner Ofsted Rating: Good Pupils: 35 Distance:5.25	☐	☐	☒	☐	☐
13	South Devon Steiner School Ofsted Rating: Not Rated Pupils: 253 Distance:5.32	☐	☐	☒	☐	☐
14	Cornwood Church of England Primary School Ofsted Rating: Requires improvement Pupils: 78 Distance:5.33	☐	☒	☐	☐	☐
15	Ermington Primary School Ofsted Rating: Outstanding Pupils: 113 Distance:5.75	☐	☒	☐	☐	☐
16	Modbury Primary School Ofsted Rating: Good Pupils: 159 Distance:5.89	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

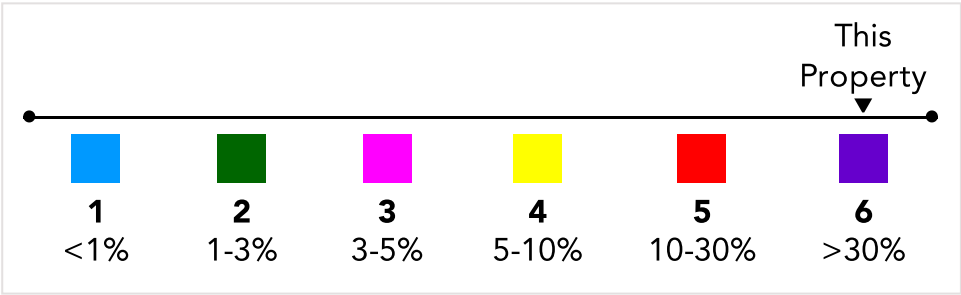
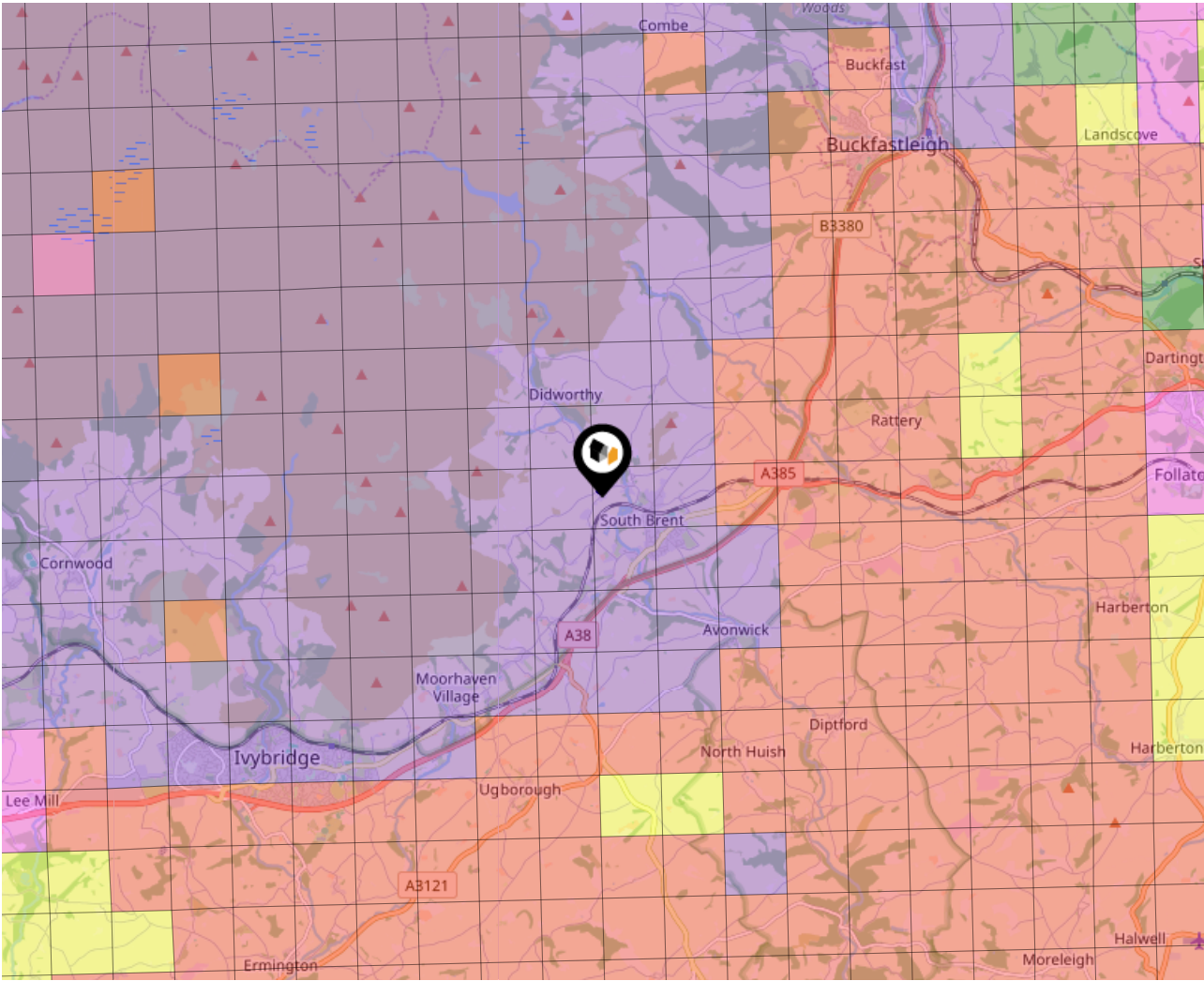


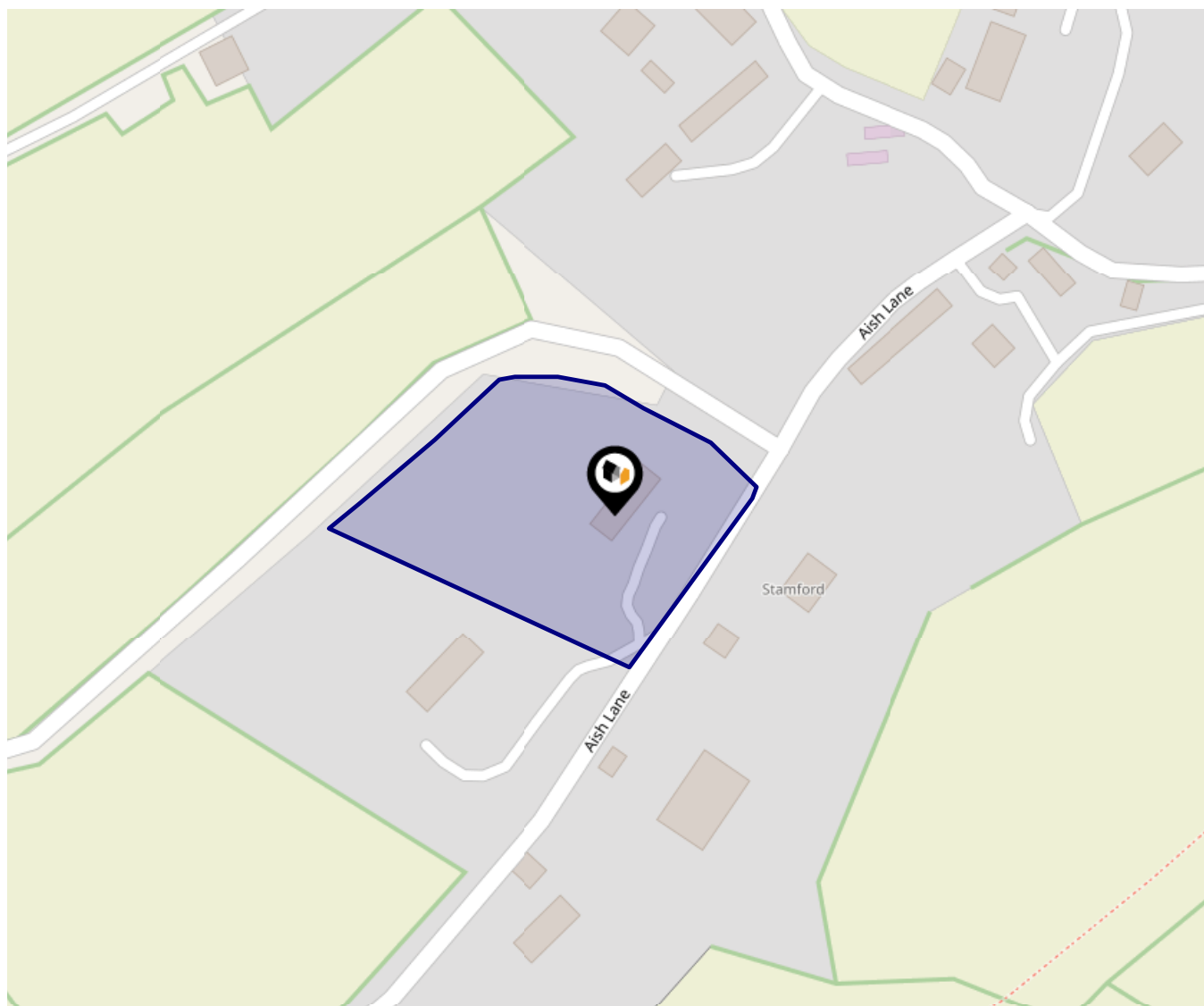
Key:

-  Power Pylons
-  Communication Masts

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).





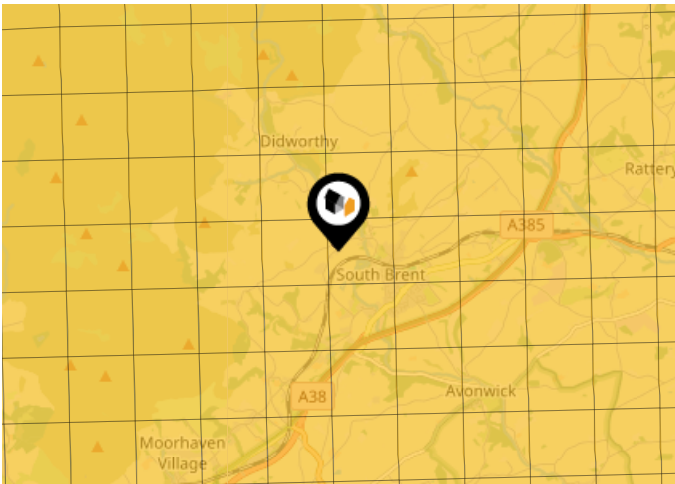
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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

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

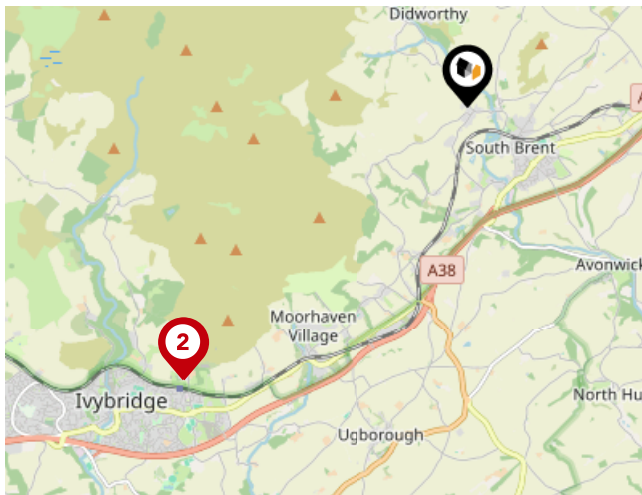
Carbon Content:	NONE	Soil Texture:	SANDY LOAM TO SAND
Parent Material Grain:	COARSE	Soil Depth:	DEEP-INTERMEDIATE
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)		



Primary Classifications (Most Common Clay Types)

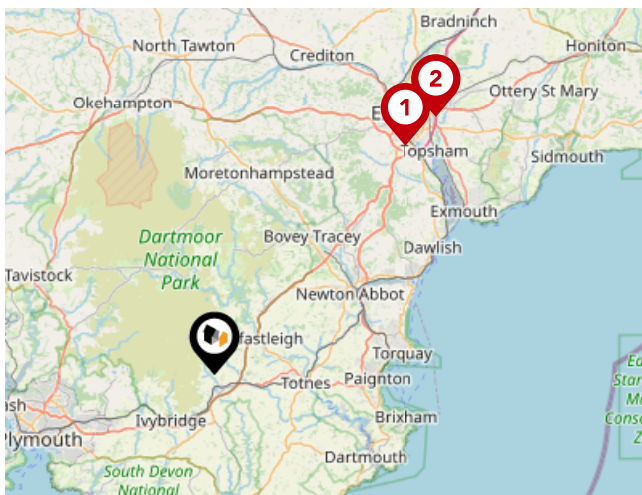
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & 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	Ivybridge Rail Station	3.72 miles
2	Ivybridge Rail Station	3.73 miles
3	Totnes Rail Station	6.83 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	22.5 miles
2	M5 J30	25.65 miles

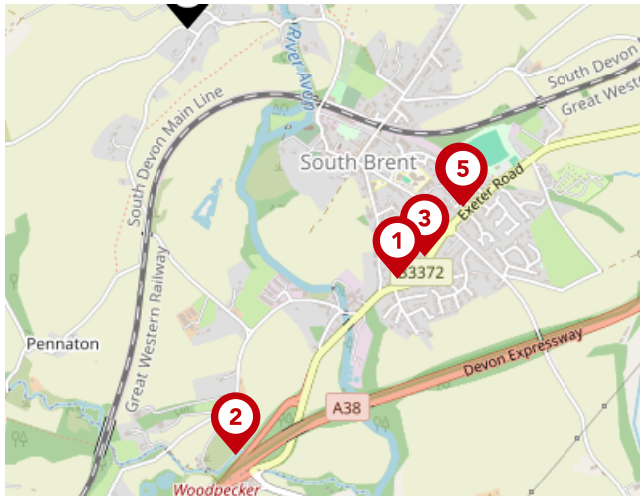


Airports/Helipads

Pin	Name	Distance
1	Glenholt	11.76 miles
2	Exeter Airport	27.99 miles
3	Cardiff Airport	70.46 miles
4	St Mawgan	51.19 miles

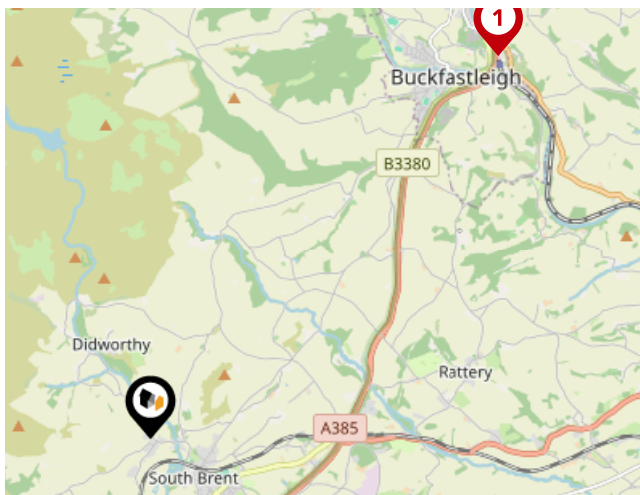
Area

Transport (Local)



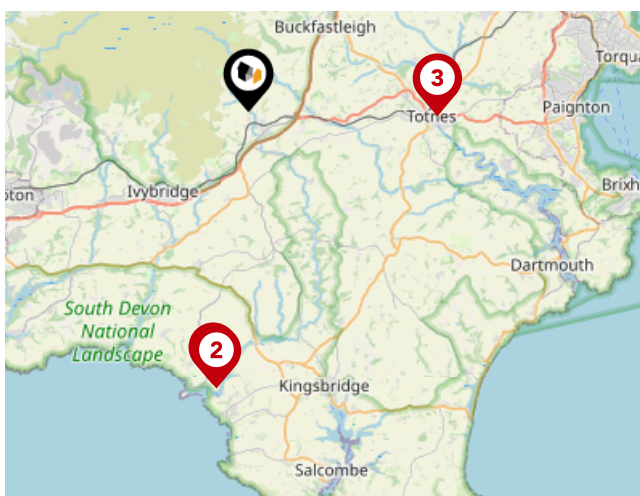
Bus Stops/Stations

Pin	Name	Distance
1	London Inn Mews	0.77 miles
2	A38 Slip Road Shell Garage	1.01 miles
3	London Inn Mews	0.77 miles
4	Pool Park	0.77 miles
5	Pool Park	0.77 miles



Local Connections

Pin	Name	Distance
1	Buckfastleigh (South Devon Railway)	4.88 miles



Ferry Terminals

Pin	Name	Distance
1	Cockleridge Ham Ferry Landing	10.45 miles
2	Bantham Ferry Landing	10.58 miles
3	Totnes Ferry Landing	7.13 miles

Important - Please Read

These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of Lang Town & Country or the seller.

They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

Please note that all appliances and heating systems are not tested by Lang Town & Country and therefore no warranties can be given as to their good working order.

Lang Town & Country

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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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.



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