

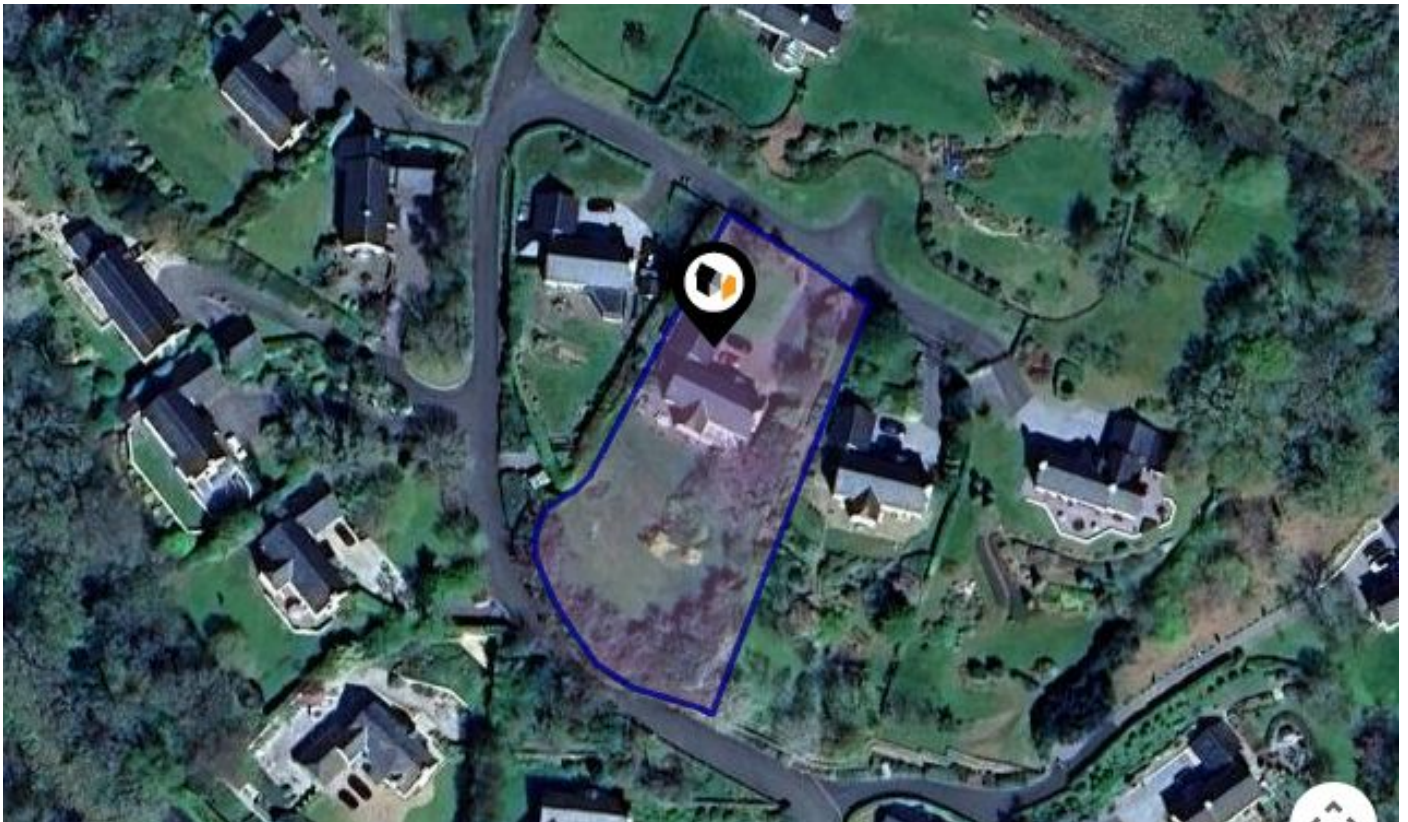


See More Online

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Friday 12<sup>th</sup> December 2025**



**15, HAWKMOOR PARKE, BOVEY TRACEY, NEWTON ABBOT, TQ13 9NL**

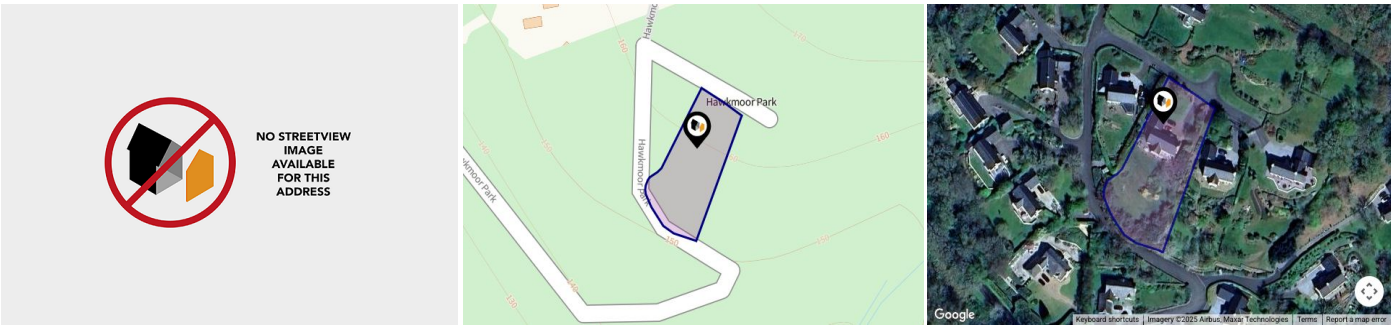
6 Mannamead Road Plymouth Devon PL4 7AA

01752 256000

property@langtownandcountry.com

www.langtownandcountry.com

# Property Overview



## Property

Type:	Detached	Last Sold Date:	21/02/2012
Bedrooms:	5	Last Sold Price:	£725,000
Floor Area:	2,281 ft <sup>2</sup> / 212 m <sup>2</sup>	Last Sold £/ft <sup>2</sup> :	£321
Plot Area:	0.64 acres	Tenure:	Freehold
Year Built :	1999		
Council Tax :	Band G		
Annual Estimate:	£4,188		
Title Number:	DN413979		
UPRN:	10032952237		

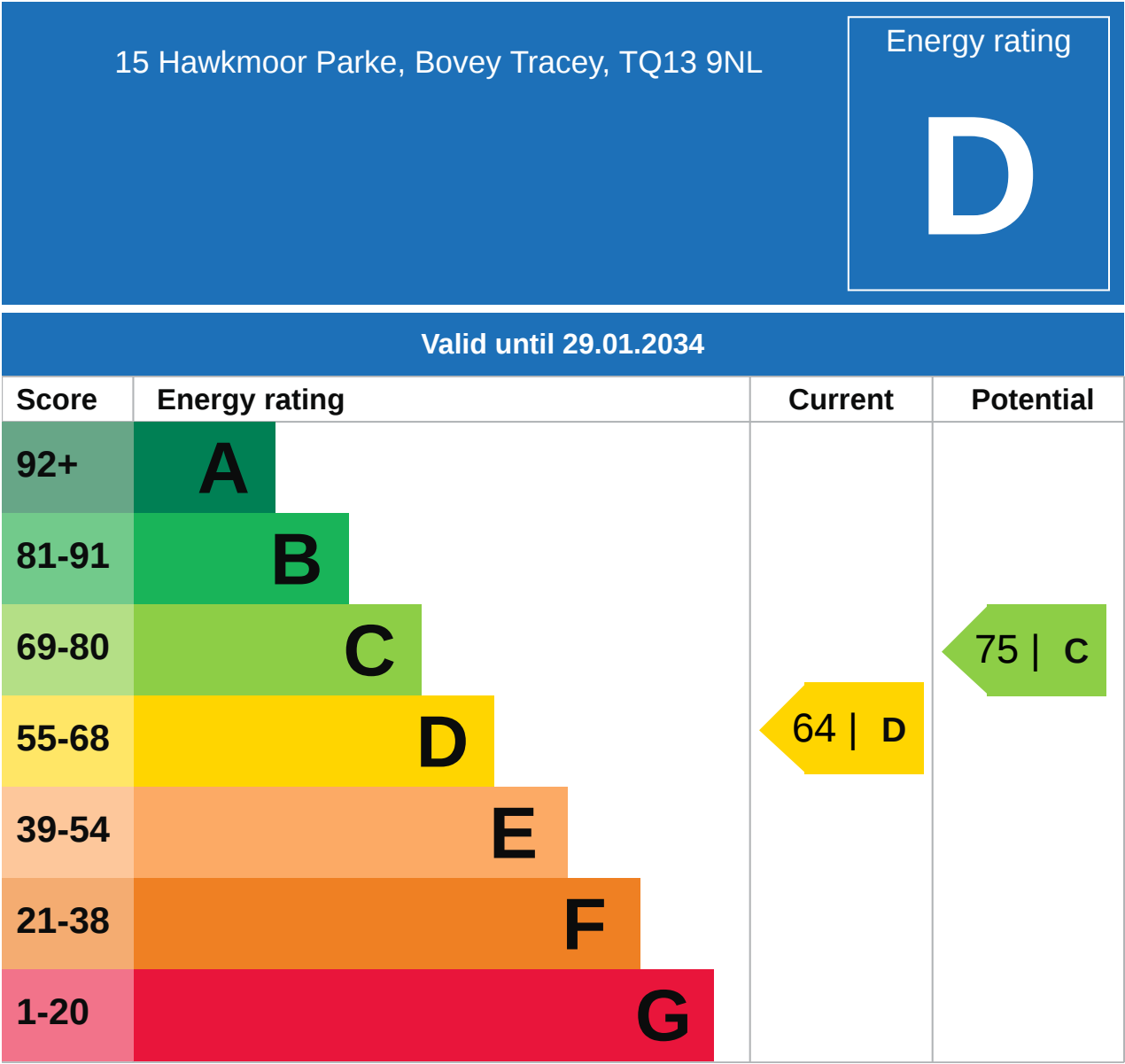
## Local Area

Local Authority:	Devon	Estimated Broadband Speeds	
Conservation Area:	No	(Standard - Superfast - Ultrafast)	
Flood Risk:			
• Rivers & Seas	Very low	5	1800
• Surface Water	Low	mb/s	mb/s

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

Property

# EPC - Certificate



# Property

## EPC - Additional Data

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### Additional EPC Data

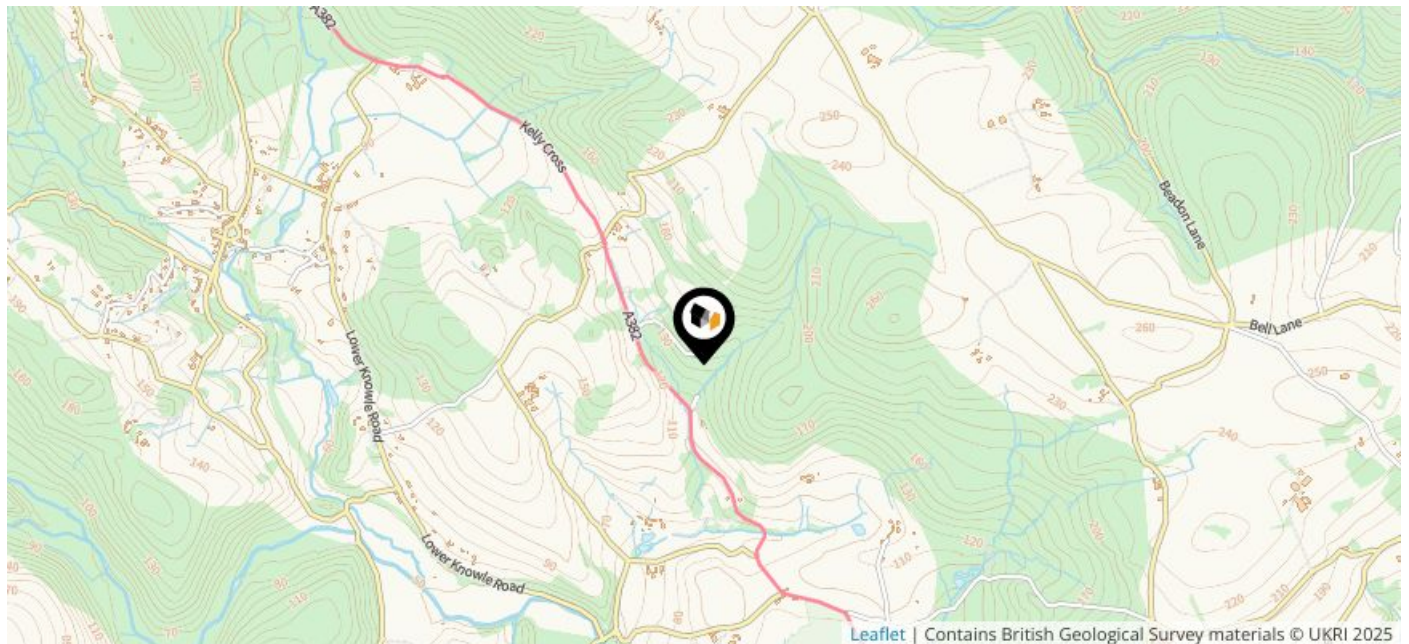
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<b>Property Type:</b>	House
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Oil (not community)
<b>Main Gas:</b>	No
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 270 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, oil
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Average
<b>Lighting:</b>	Low energy lighting in 82% of fixed outlets
<b>Floors:</b>	Solid, limited insulation (assumed)
<b>Total Floor Area:</b>	212 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.

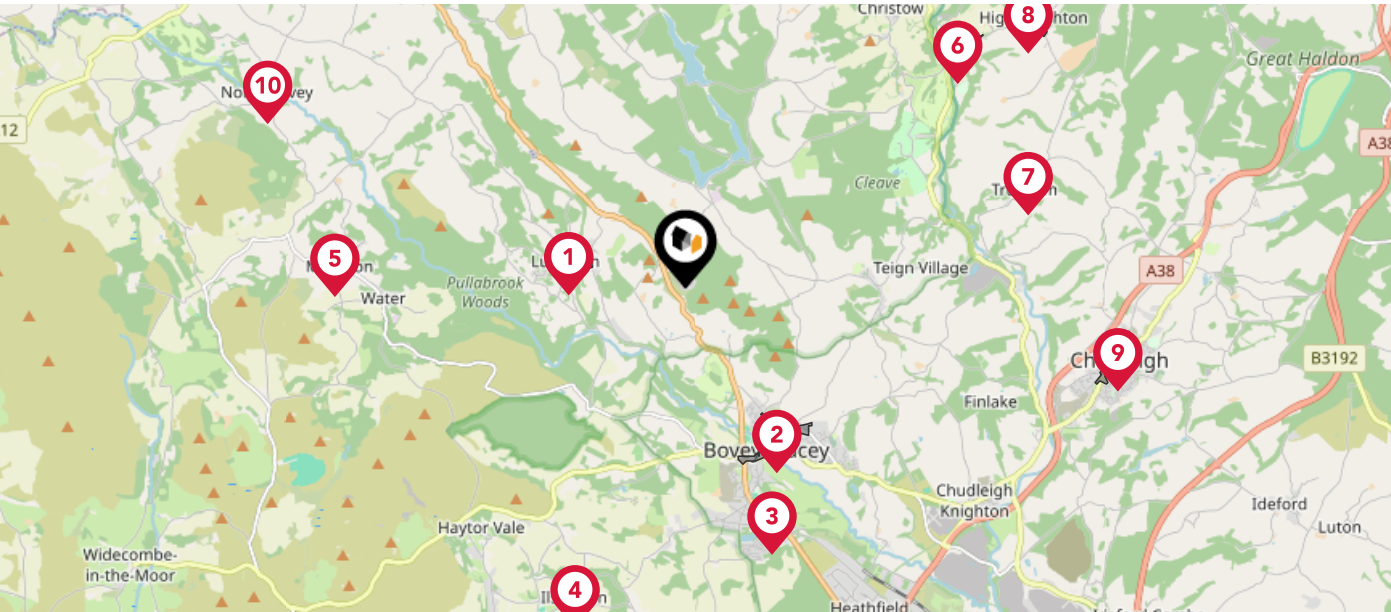
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

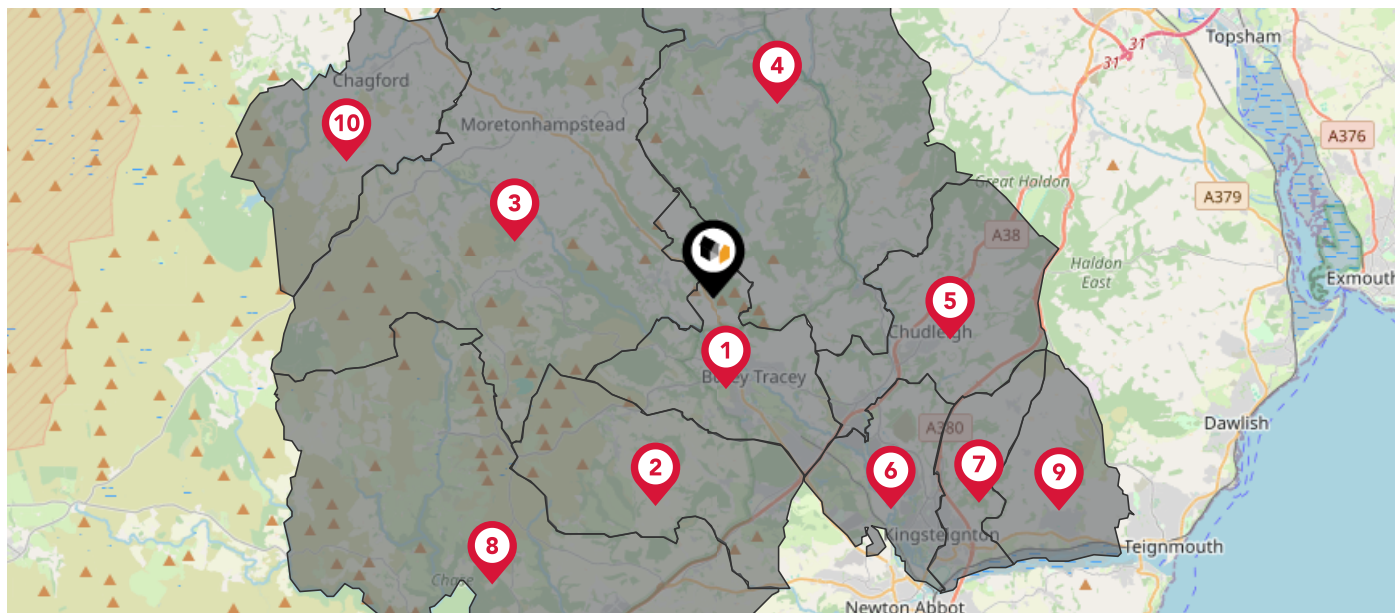


Nearby Conservation Areas	
1	Lustleigh
2	Bovey Tracey Town Centre and Mary Street
3	Bovey Tracey Pottery Road
4	Ilstington
5	Manaton
6	Lower Ashton
7	Trusham
8	Higher Ashton
9	Chudleigh
10	North Bovey

# 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



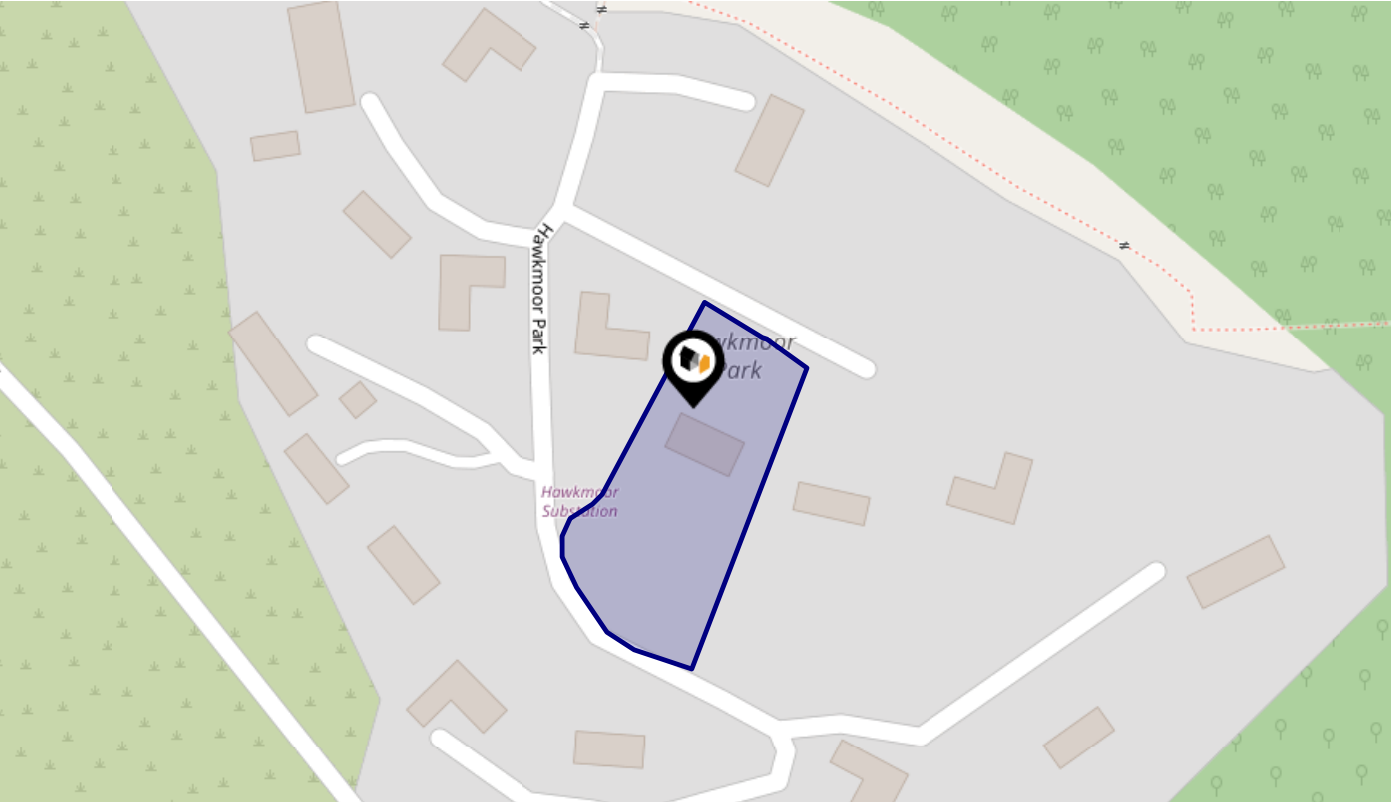
### Nearby Council Wards

- |    |                                |
|----|--------------------------------|
| 1  | Bovey Ward                     |
| 2  | Haytor Ward                    |
| 3  | Moretonhampstead Ward          |
| 4  | Teign Valley Ward              |
| 5  | Chudleigh Ward                 |
| 6  | Kingsteignton West Ward        |
| 7  | Kingsteignton East Ward        |
| 8  | Ashburton & Buckfastleigh Ward |
| 9  | Bishopsteignton Ward           |
| 10 | Chagford 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:

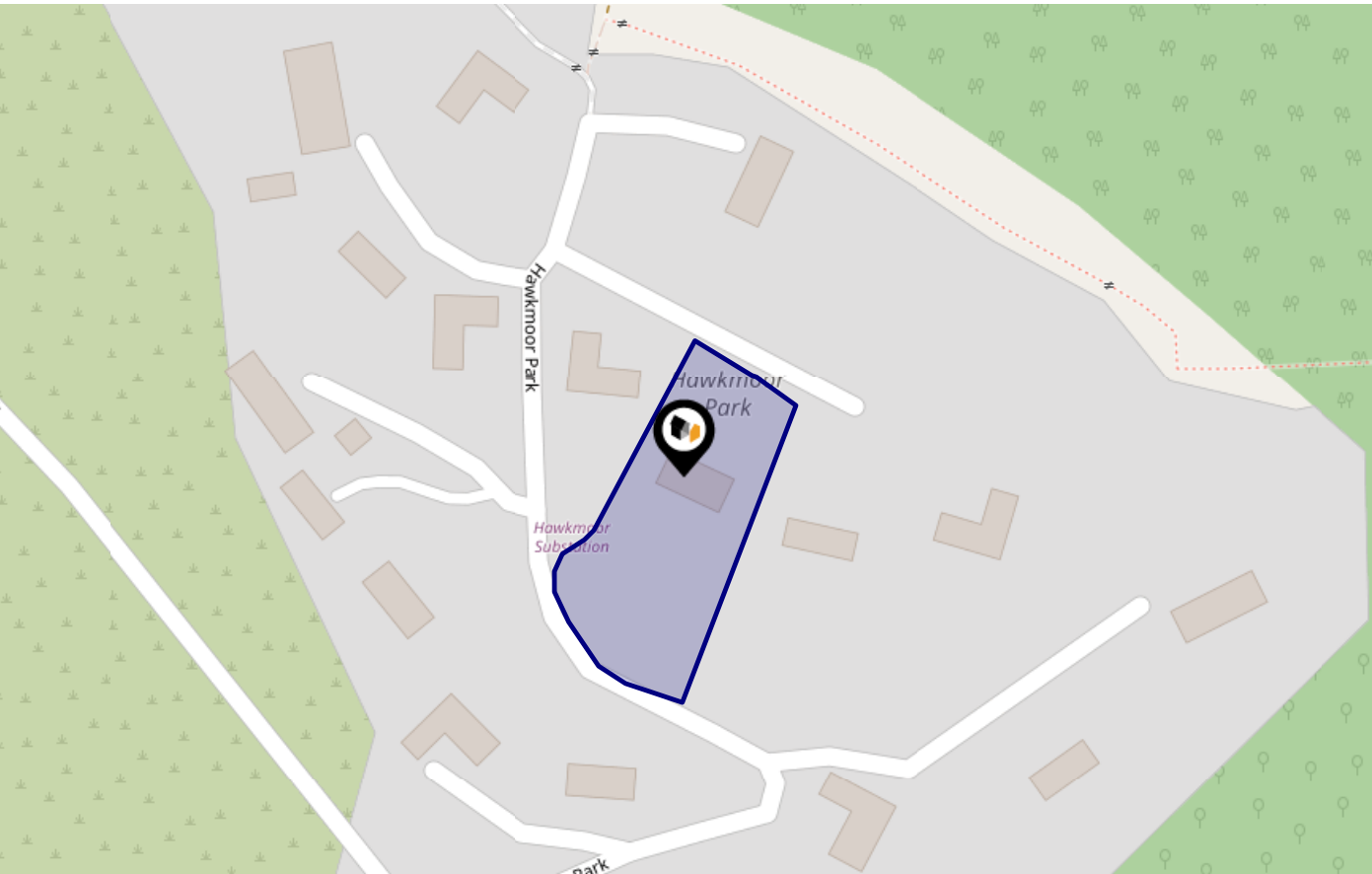
5		75.0+ dB	<div></div>
4		70.0-74.9 dB	<div></div>
3		65.0-69.9 dB	<div></div>
2		60.0-64.9 dB	<div></div>
1		55.0-59.9 dB	<div></div>



# 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.

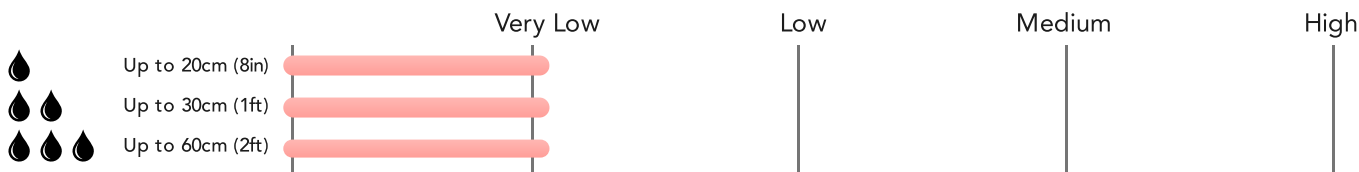


Risk Rating: Very low

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.

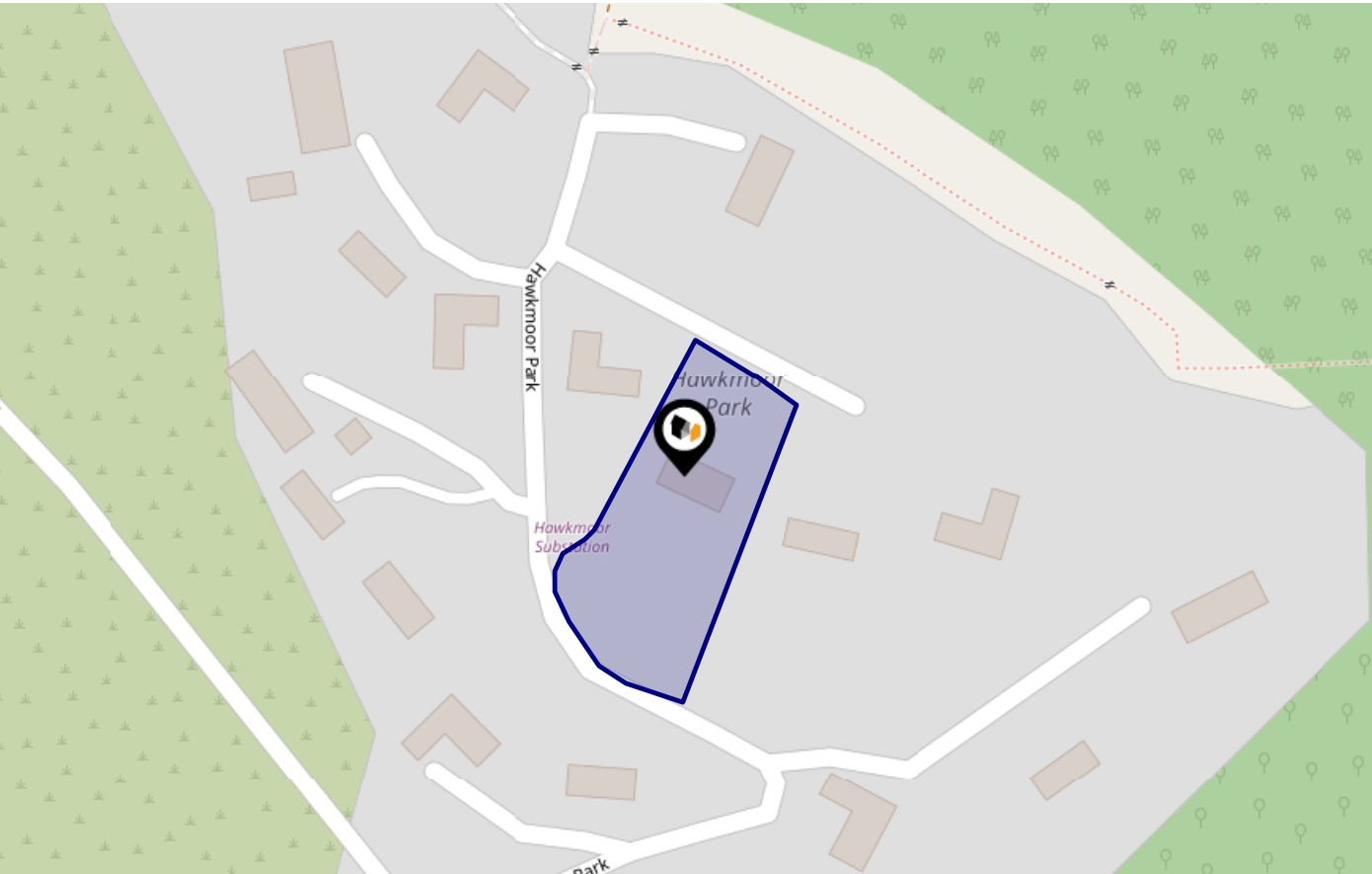
Chance of flooding to the following depths at this property:



# 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.

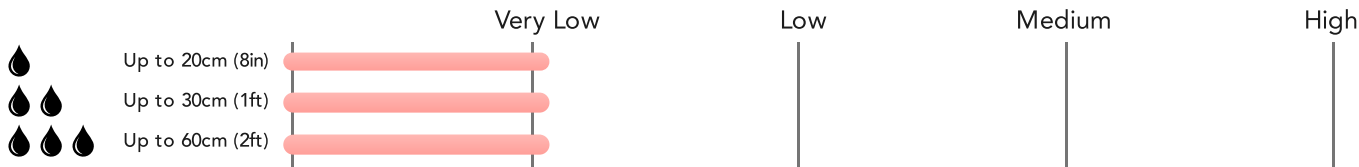


Risk Rating: **Very low**

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.

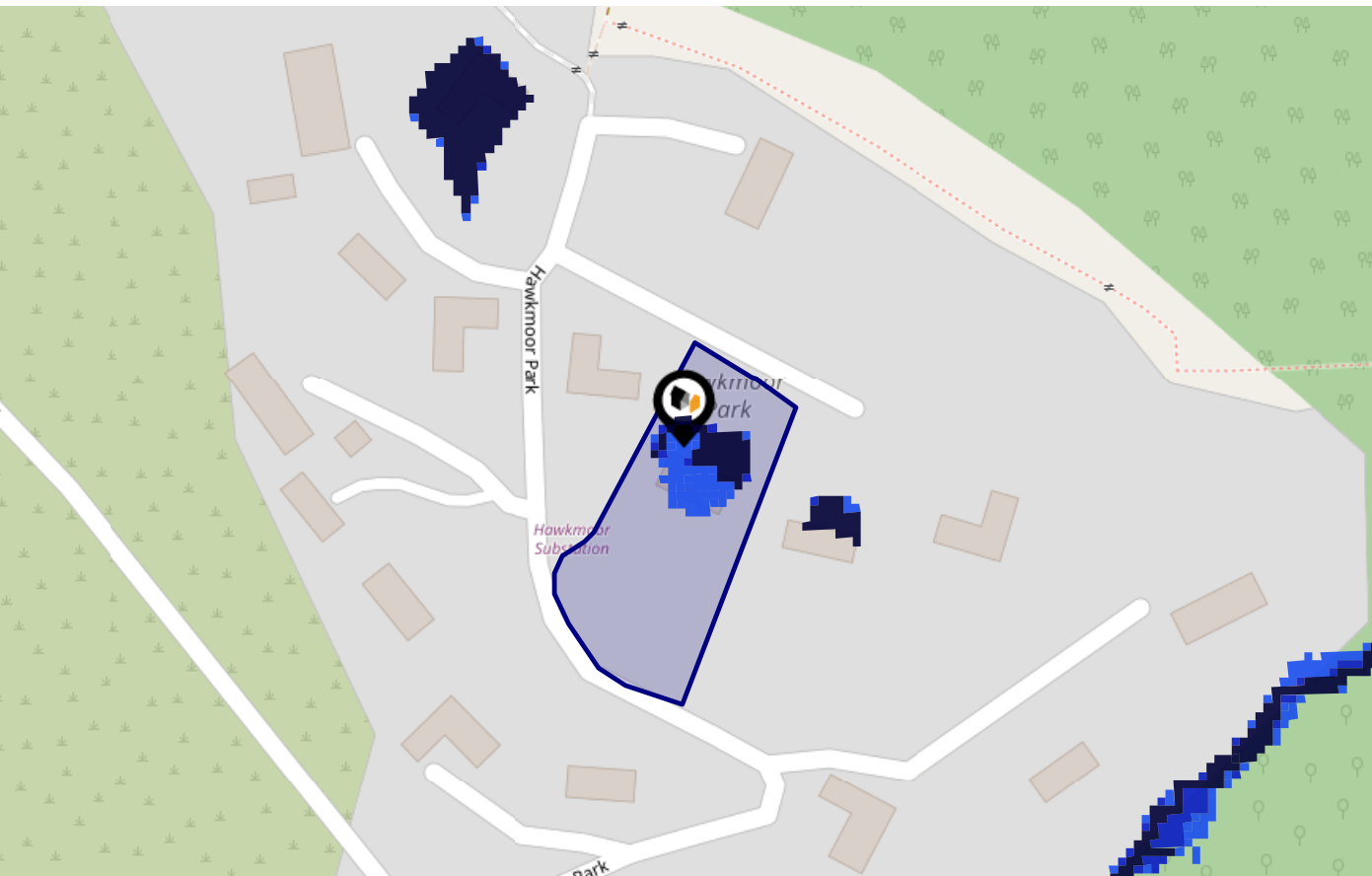
Chance of flooding to the following depths at this property:



# Flood Risk

## 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: 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.

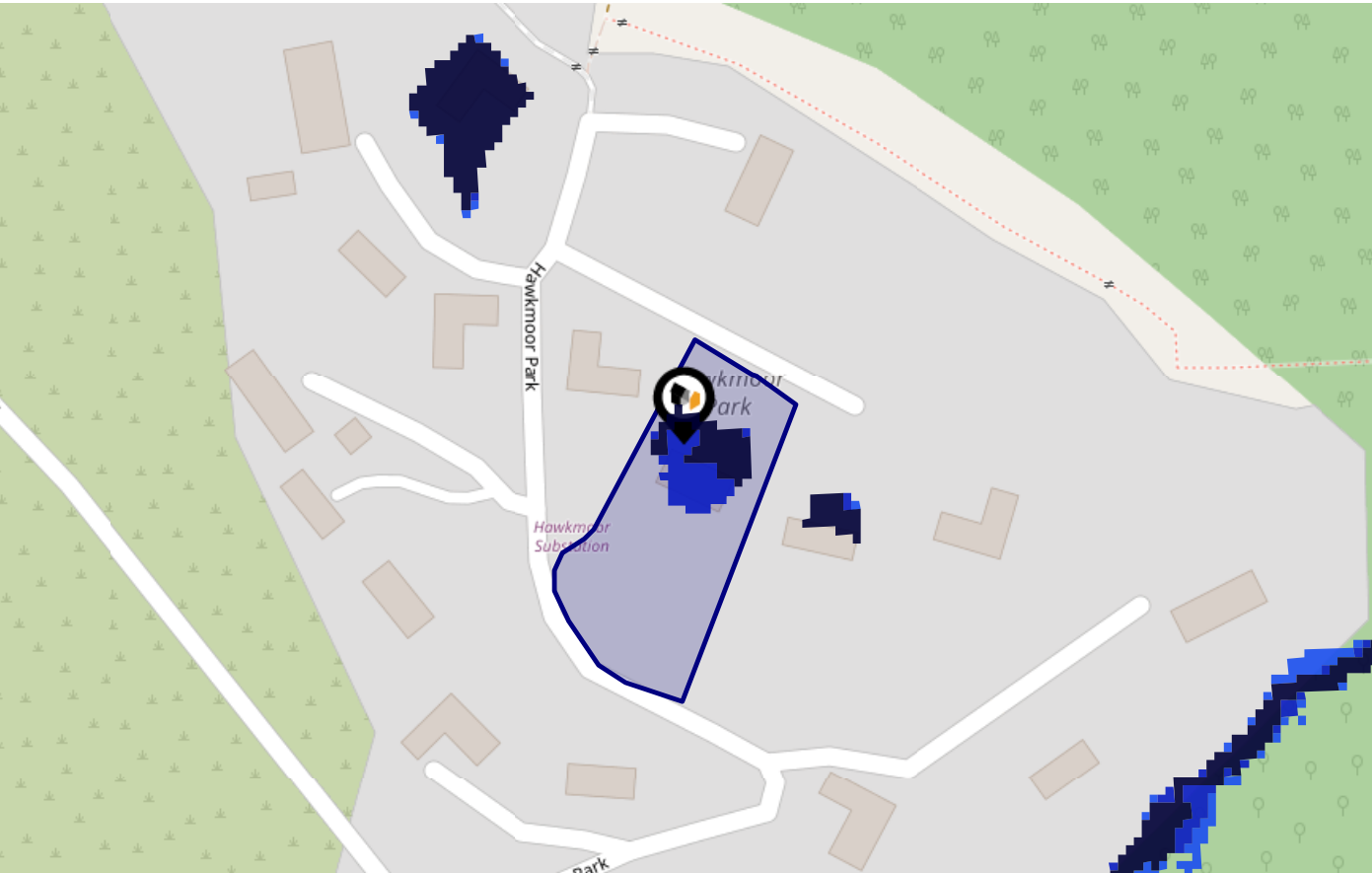
Chance of flooding to the following depths at this property:



# Flood Risk

## 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.

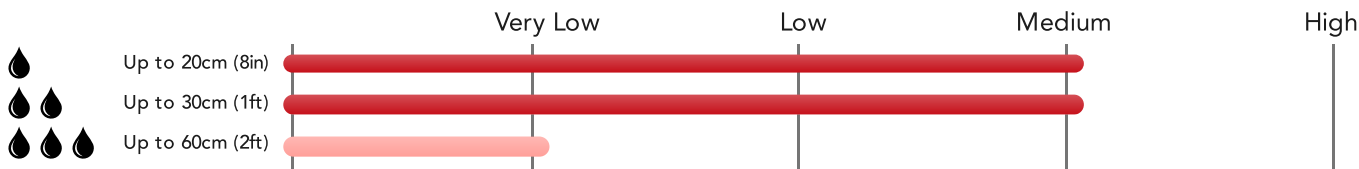


Risk Rating: Medium

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.

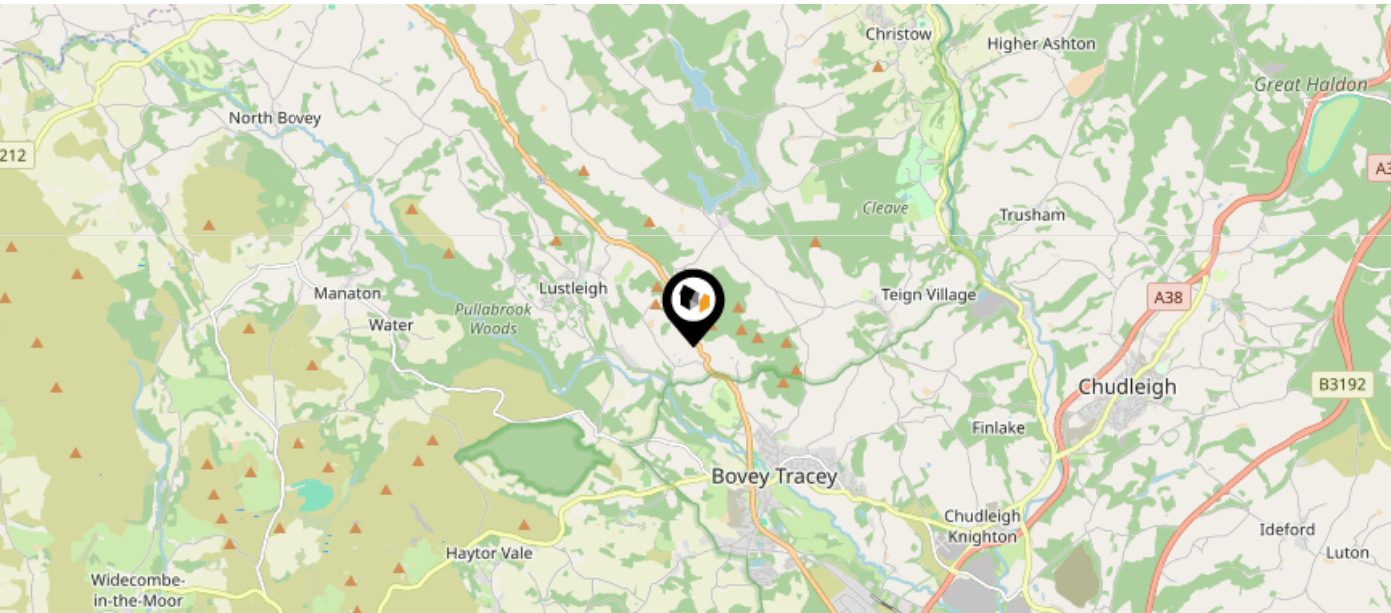
Chance of flooding to the following depths at this property:



# Maps

## Green Belt

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



Nearby Green Belt Land

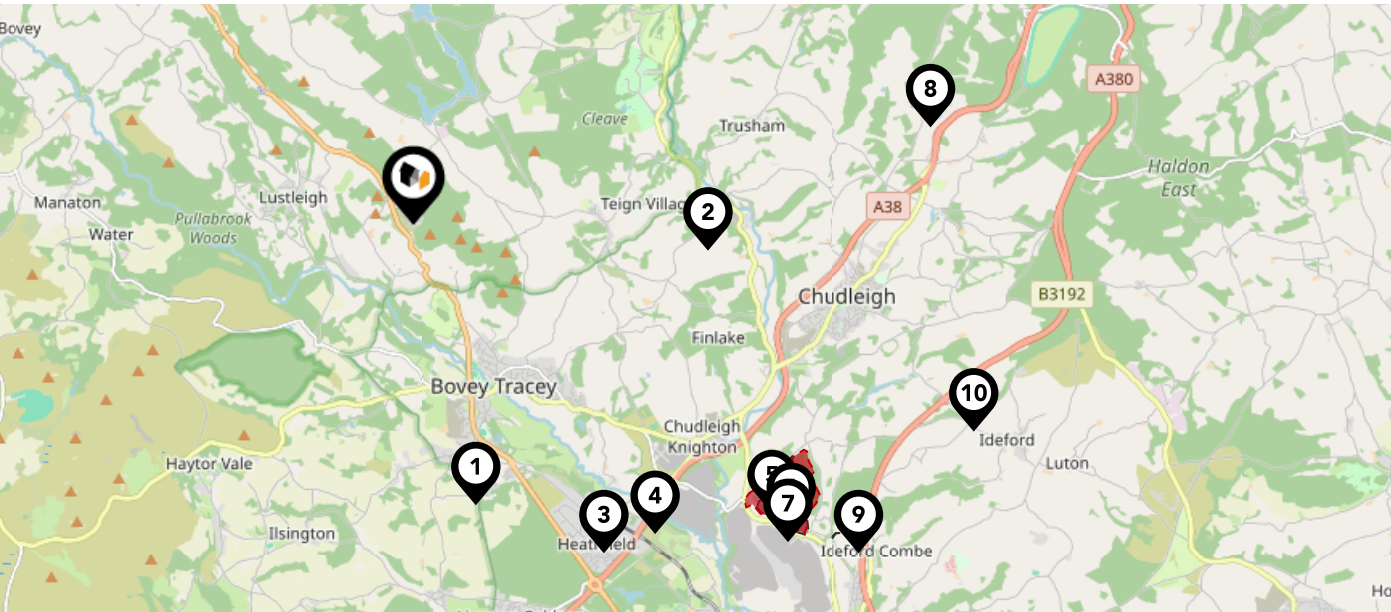
No data available.



# 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.

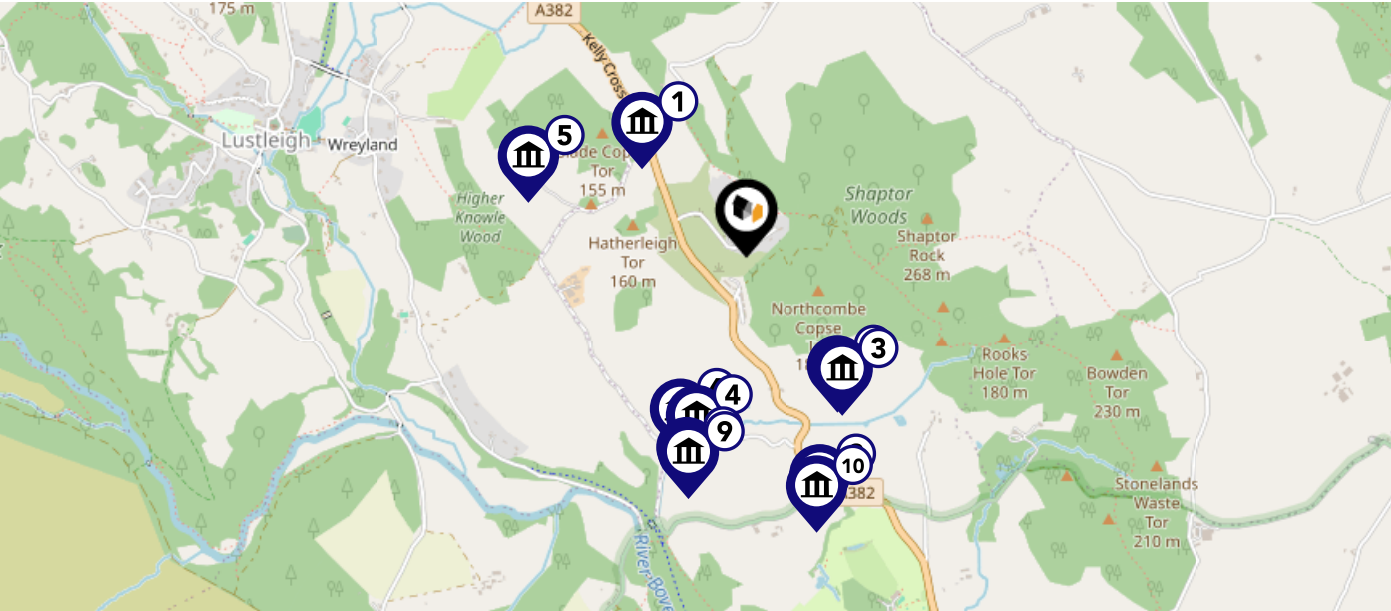












Nearby Landfill Sites		
1	Blue Water-Bovey Basin	Historic Landfill
2	Trusham Quarry-Trusham, Newton Abbot, Devon	Historic Landfill
3	Western Pipes-Newton Road, Heathfield, Newton Abbot, Devon	Historic Landfill
4	Swallows Nest-Heathfield	Historic Landfill
5	Heathfield Landfill Site-Heathfield Landfill Site,John Acres Lane,Kingsteignton,Newton Abbot,Newton Abbot,TQ12 3GP	Historic Landfill
6	No name provided by source	Active Landfill
7	Heathfield Landfill-John Acres Lane, Kingsteignton, Devon	Historic Landfill
8	Oxencombe Farm-Chudleigh, Newton Abbot, Devon	Historic Landfill
9	Babcombe Copse-Heathfield, Newton Abbot, Kingsteignton, Devon	Historic Landfill
10	Clifford Estate-Ideford Arch, Devon	Historic Landfill

# Maps

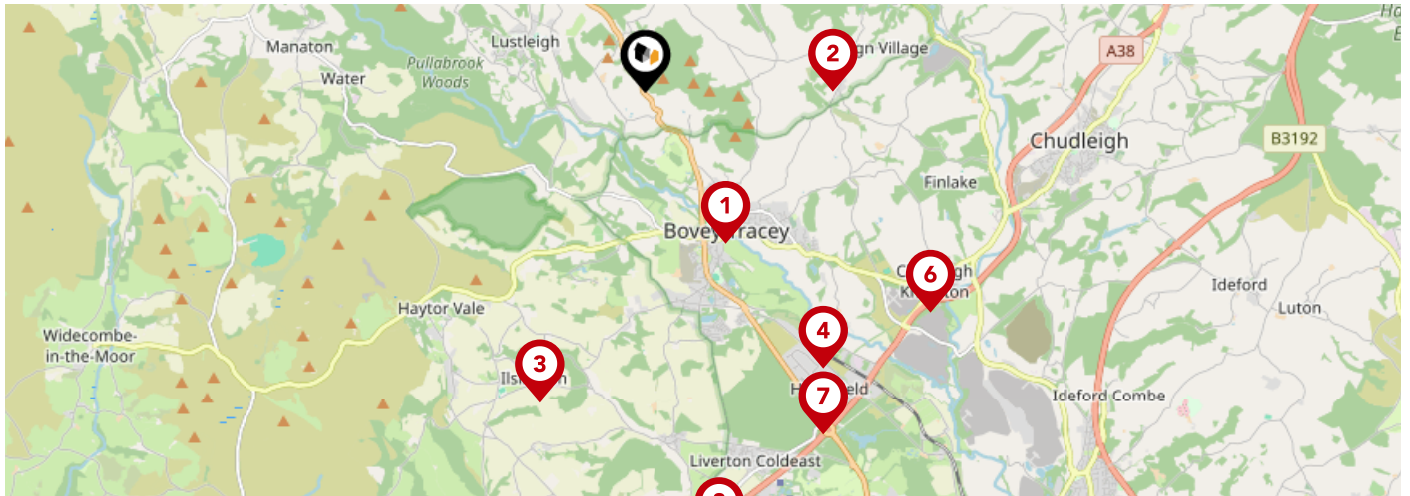
## Listed Buildings

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



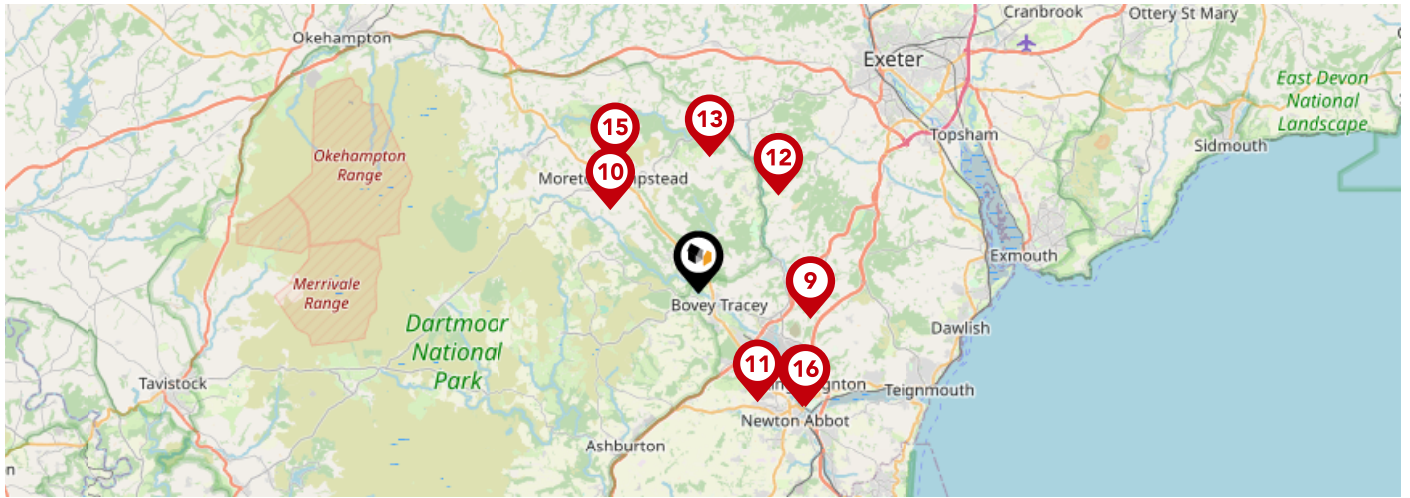
Listed Buildings in the local district		Grade	Distance
	1317489 - Direction Post About 2 Metres North Of Slade Farm Gate	Grade II	0.3 miles
	1334510 - Northcombe Farmhouse	Grade II	0.4 miles
	1317473 - Group Of 3 Farm Buildings About 15 Metres East Of Northcombe Farm	Grade II	0.4 miles
	1165536 - Plumley Farmhouse, Including Cottage Immediately North-west Of House	Grade II	0.5 miles
	1097359 - Willmead Farmhouse	Grade II	0.5 miles
	1334511 - Range Of Outbuildings About 20 Metres West Of Plumley Farmhouse	Grade II	0.5 miles
	1097438 - Barn About 10 Metres North Of Forder Farmhouse, On The Opposite Side Of The Road	Grade II	0.6 miles
	1334076 - Wolleigh Cottage	Grade II	0.6 miles
	1317141 - Forder Farmhouse	Grade II	0.6 miles
	1165595 - Little Wolleigh Including The Barn About 50 Metres East Of House	Grade II	0.7 miles

# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Bovey Tracey Academy</b> Ofsted Rating: Requires improvement   Pupils:0   Distance:1.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Henock Community Primary School</b> Ofsted Rating: Good   Pupils: 71   Distance:1.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Ilsington Church of England Primary School</b> Ofsted Rating: Good   Pupils: 93   Distance:3.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>The Greater Horseshoe School</b> Ofsted Rating: Outstanding   Pupils: 53   Distance:3.09	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Christow Primary School</b> Ofsted Rating: Good   Pupils: 92   Distance:3.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Chudleigh Knighton Church of England Primary School</b> Ofsted Rating: Good   Pupils: 94   Distance:3.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>St Catherine's CofE Primary School</b> Ofsted Rating: Good   Pupils: 130   Distance:3.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Blackpool Church of England Primary School</b> Ofsted Rating: Outstanding   Pupils: 281   Distance:4.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools

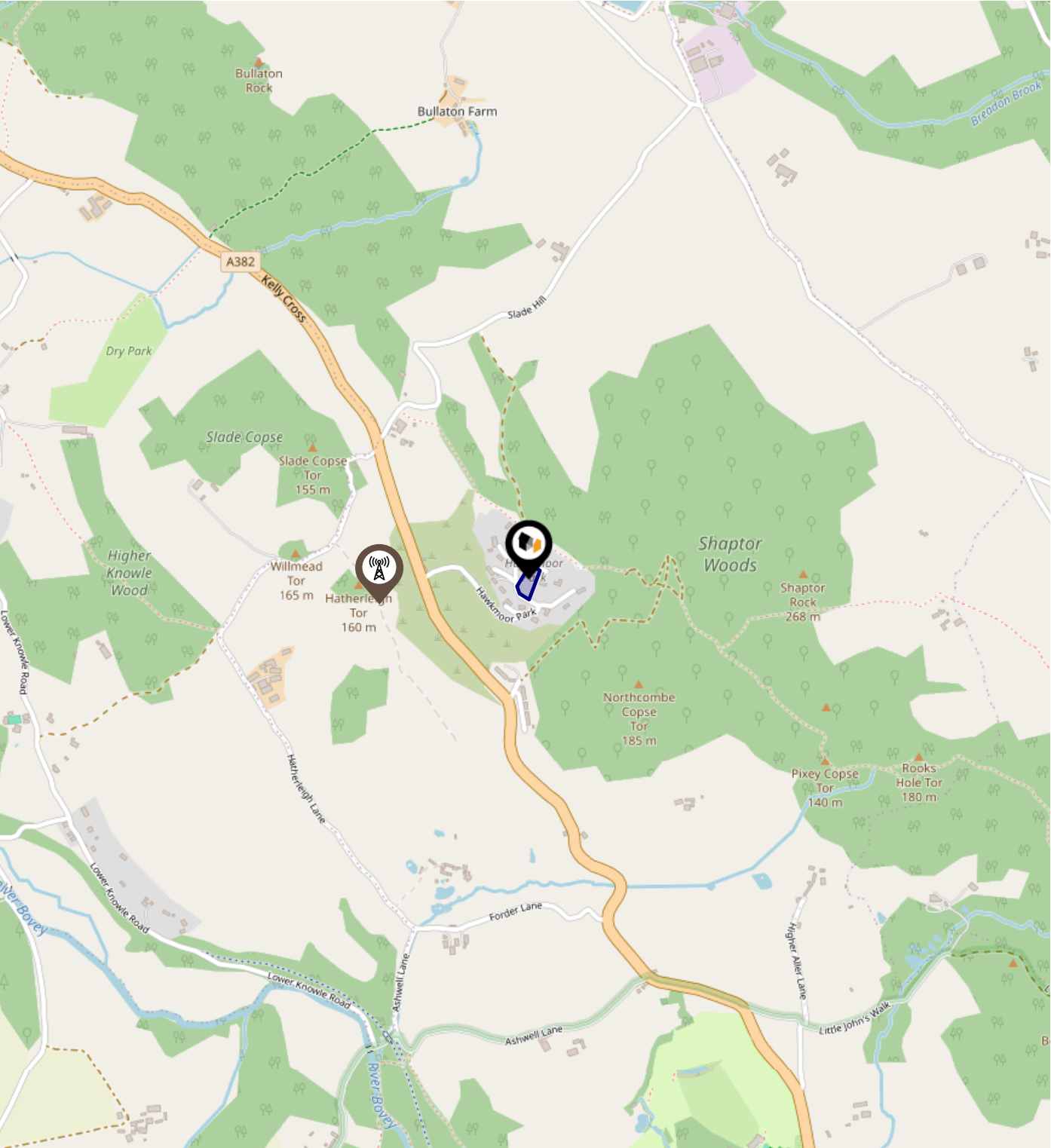


		Nursery	Primary	Secondary	College	Private
9	<b>Chudleigh Church of England Community Primary School</b> Ofsted Rating: Good   Pupils: 419   Distance:4.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	<b>Moretonhampstead Primary School</b> Ofsted Rating: Good   Pupils: 129   Distance:4.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	<b>Stover School</b> Ofsted Rating: Not Rated   Pupils: 523   Distance:4.63	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	<b>Doddiscombsleigh Primary School</b> Ofsted Rating: Good   Pupils: 28   Distance:4.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	<b>Dunsford Community Academy</b> Ofsted Rating: Good   Pupils: 97   Distance:5.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	<b>Kingsteignton School</b> Ofsted Rating: Good   Pupils: 224   Distance:5.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	<b>Running Deer School</b> Ofsted Rating: Inadequate   Pupils: 14   Distance:5.79	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	<b>Teign School</b> Ofsted Rating: Good   Pupils: 1046   Distance:5.87	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



# Local Area

## Masts & Pylons



- Key:**
-  Power Pylons
  -  Communication Masts

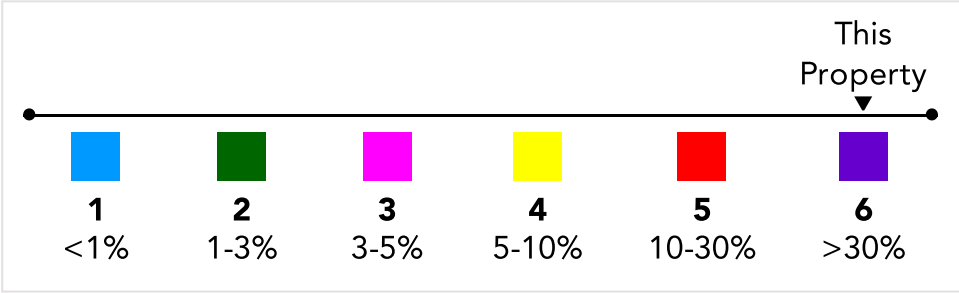
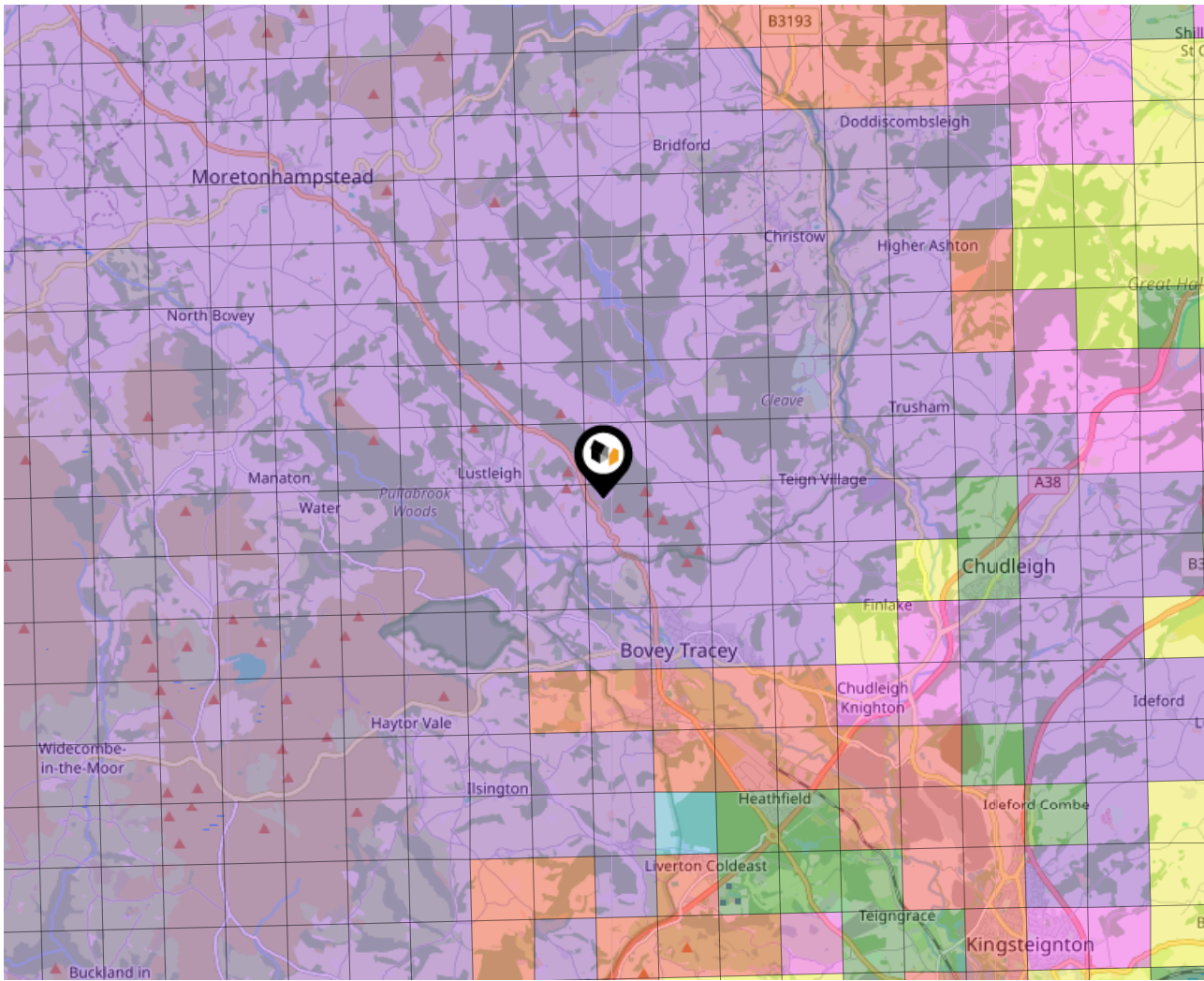


# Environment

## Radon Gas

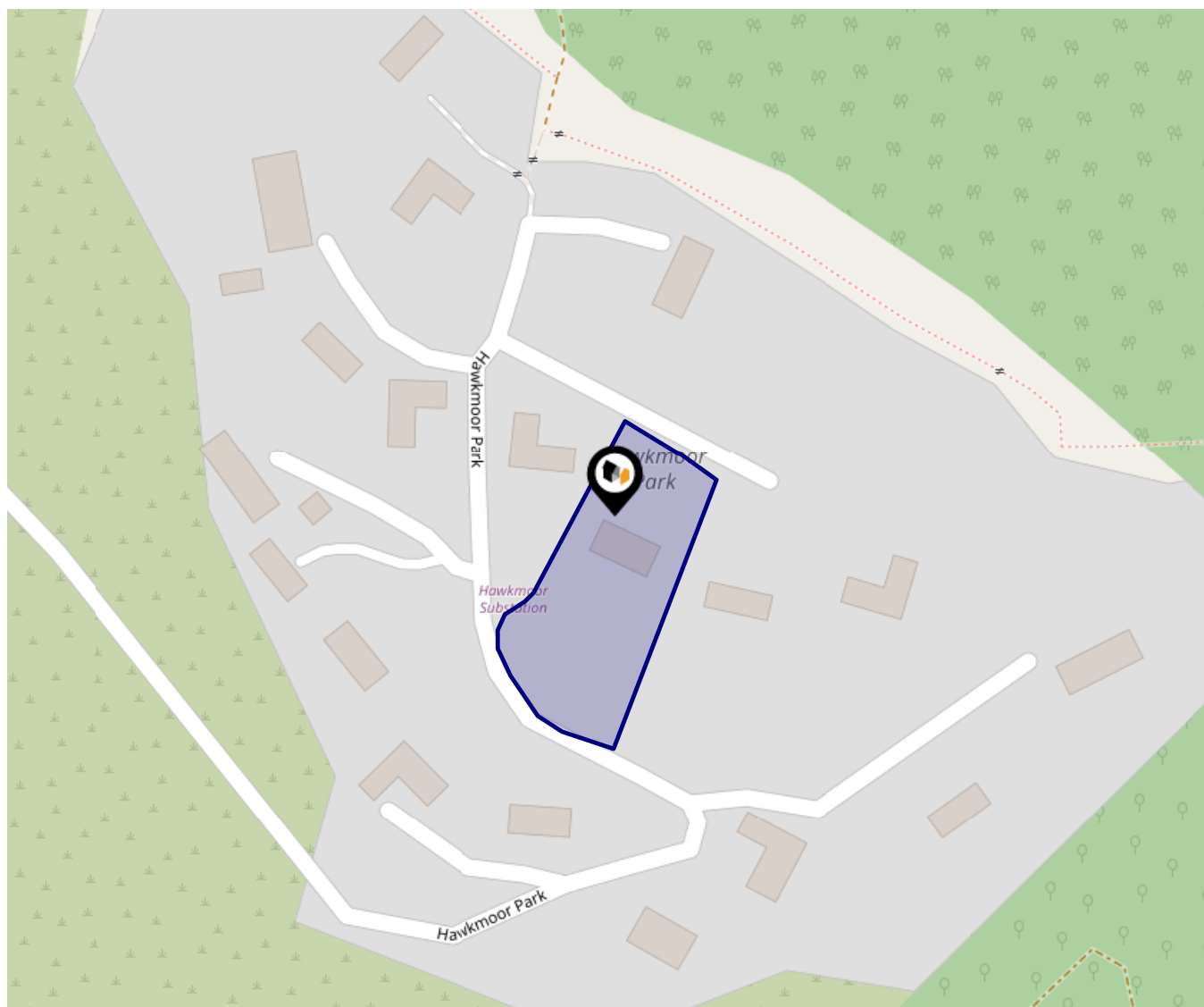
### What is Radon?

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:

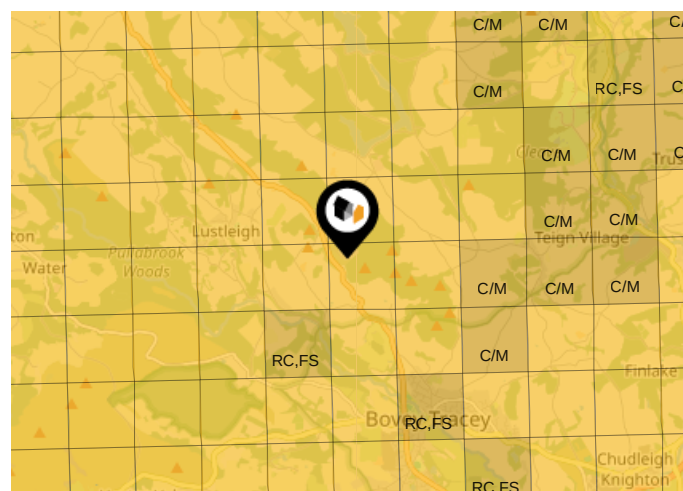
- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

# Environment

## Soils & Clay

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

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

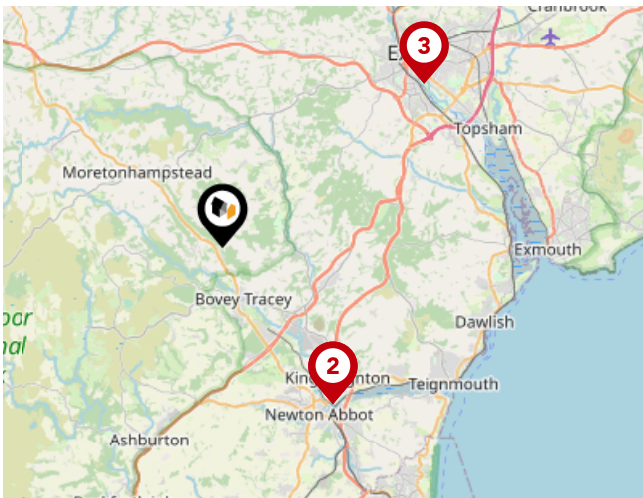


### Primary Classifications (Most Common Clay Types)

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

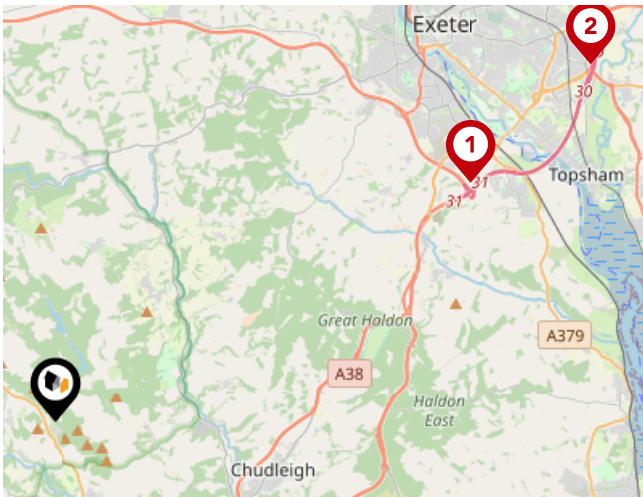
# Area

## Transport (National)



### National Rail Stations

Pin	Name	Distance
1	Newton Abbot Rail Station	7.21 miles
2	Newton Abbot Rail Station	7.24 miles
3	Marsh Barton Rail Station	9.75 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	9.01 miles
2	M5 J30	12.1 miles



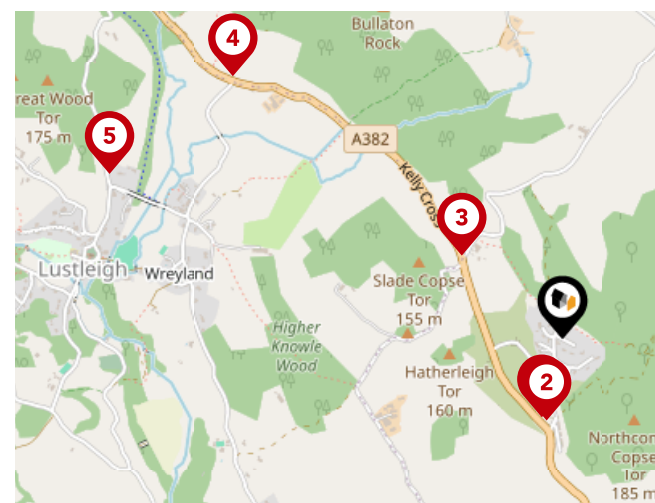
### Airports/Helipads

Pin	Name	Distance
1	Exeter Airport	14.54 miles
2	Glenholt	22.66 miles
3	Cardiff Airport	56.32 miles
4	St Mawgan	58.83 miles



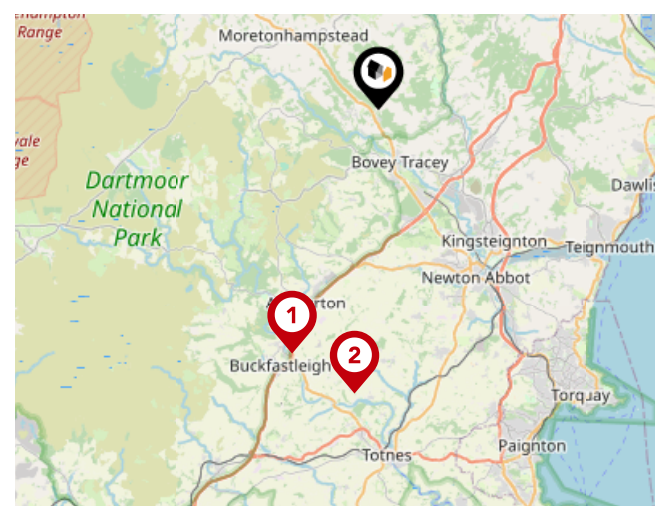
# Area

## Transport (Local)



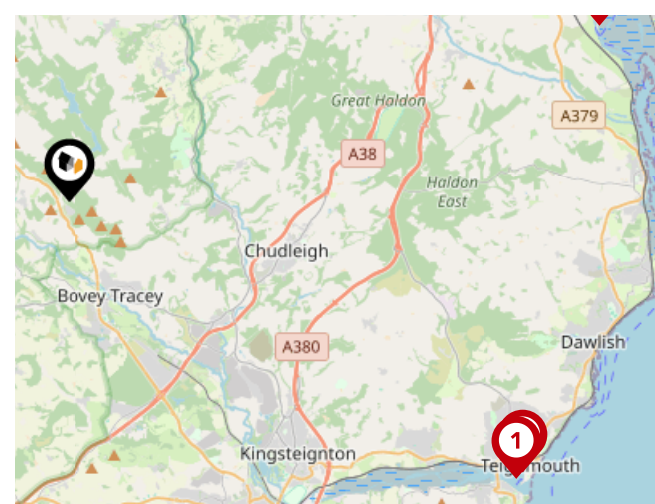
### Bus Stops/Stations

Pin	Name	Distance
1	Hawkmoor Cottages	0.19 miles
2	Hawkmoor Cottages	0.2 miles
3	Slade Cross	0.3 miles
4	Lustleigh Turn	0.99 miles
5	Bishops Stone	1.13 miles



### Local Connections

Pin	Name	Distance
1	Buckfastleigh (South Devon Railway)	9.74 miles
2	Staverton (South Devon Railway)	10.71 miles



### Ferry Terminals

Pin	Name	Distance
1	Shaldon Teignmouth Ferry Landing	9.89 miles
2	Teignmouth Ferry Landing	9.94 miles
3	Turf Lock Inn Ferry Landing	10.52 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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