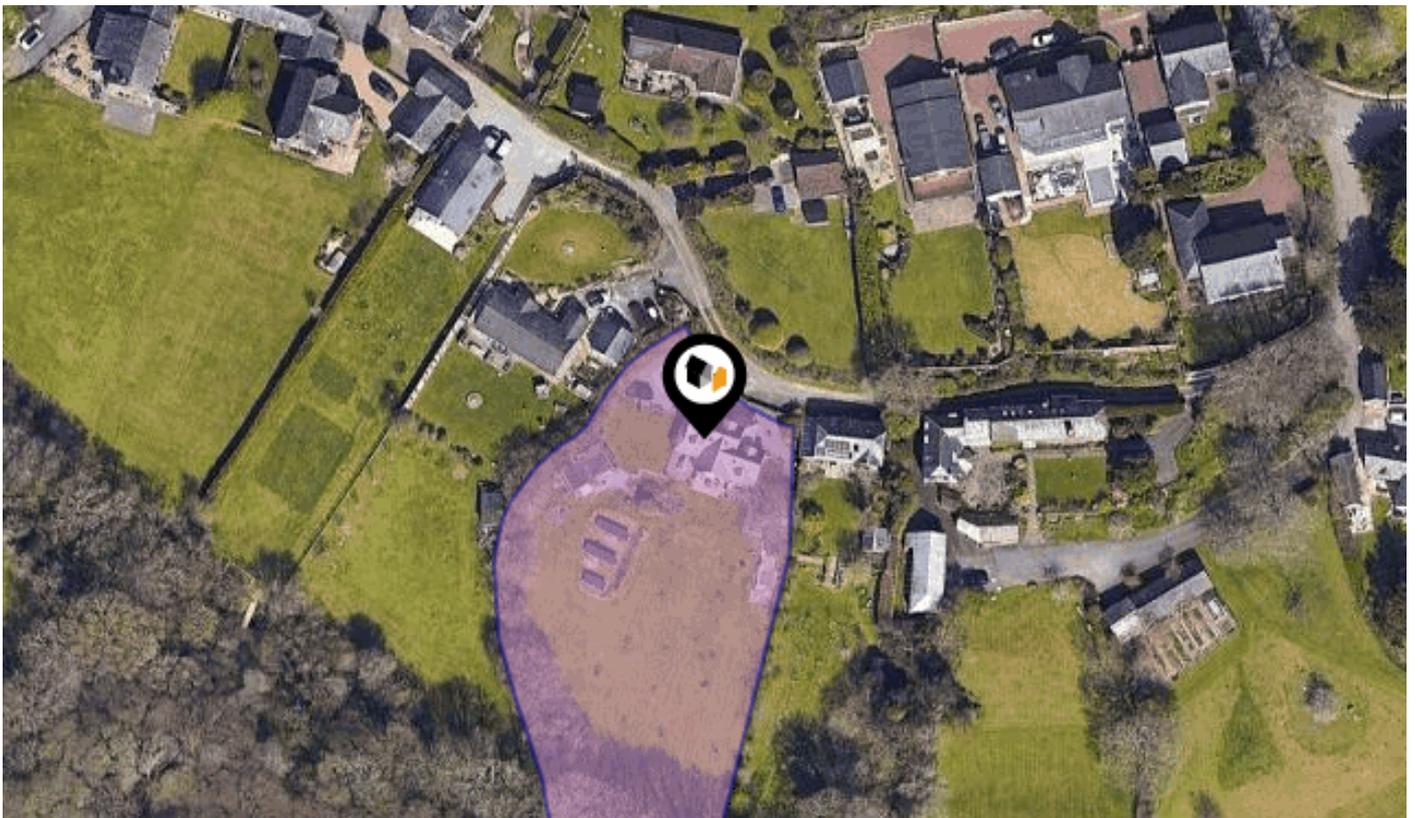




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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area  
Friday 27th March 2026



## LITTLE CHURCHTOWN, BOTUS FLEMING, SALTASH, PL12 6NJ

### Lang Town & Country

6 Mannamead Road, Plymouth, PL4 7AA  
01752 456000  
carrie@langtownandcountry.com  
www.langtownandcountry.com





## Property

<b>Type:</b>	Detached	<b>Last Sold Date:</b>	12/08/2013
<b>Bedrooms:</b>	4	<b>Last Sold Price:</b>	£337,500
<b>Floor Area:</b>	2,109 ft <sup>2</sup> / 196 m <sup>2</sup>	<b>Last Sold £/ft<sup>2</sup>:</b>	£160
<b>Plot Area:</b>	0.86 acres	<b>Tenure:</b>	Freehold
<b>Council Tax :</b>	Band D		
<b>Annual Estimate:</b>	£2,460		
<b>Title Number:</b>	CL268369		
<b>UPRN:</b>	10003070346		
<b>Restrictive Covenants:</b>	No		

## Local Area

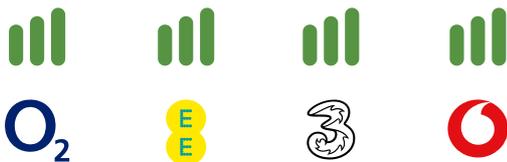
<b>Local Authority:</b>	Cornwall
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	Very low
• Surface Water	Very low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

**15** mb/s      **1800** mb/s



### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



# Planning History

## This Address

Planning records for: *Little Churchtown, Botus Fleming, Saltash, PL12 6NJ*

Reference - PA13/03779	
<b>Decision:</b>	Decided
<b>Date:</b>	01st May 2013
<b>Description:</b>	Certificate of Lawfulness for the continued use of dwelling without compliance of Condition 5 attached to application 23532/E to allow occupation by persons other than Miss I Summerfield.

Reference - PA13/07283	
<b>Decision:</b>	Decided
<b>Date:</b>	26th July 2013
<b>Description:</b>	Non Material amendment to PA12/01945 dated 11th April 2012 for Revised details for extensions and alterations to existing dormer bungalow approved under PA11/06897 namely the orientation of the original application was incorrect and the new application now shows the correct orientation - namely internal change to plan omitting garage and relocation internally of kitchen/dining area resulting in omission of garage door and formation of North facing window. Revised eaves/roof overhang detail and proposed pitched roofs to dormers rather than flat roofs as approved

Little Churchtown, Botus Fleming, SALTASH, PL12 6NJ

Energy rating

# B

Valid until 16.03.2036

Certificate number  
 6536-6127-5600-0833-0292

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84   B	84   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Additional EPC Data

---

<b>Property Type:</b>	Detached house
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, insulated (assumed)
<b>Roof Energy:</b>	Very good
<b>Window:</b>	Fully triple glazed
<b>Window Energy:</b>	Average
<b>Main Heating:</b>	Air source heat pump, warm air, electric
<b>Main Heating Energy:</b>	Average
<b>Main Heating Controls:</b>	Programmer and at least two room thermostats
<b>Main Heating Controls Energy:</b>	Good
<b>Hot Water System:</b>	From main system, plus solar
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Excellent lighting efficiency
<b>Lighting Energy:</b>	Very good
<b>Floors:</b>	Solid, insulated (assumed)
<b>Secondary Heating:</b>	Room heaters, electric
<b>Air Tightness:</b>	(not tested)
<b>Total Floor Area:</b>	196 m <sup>2</sup>

This map displays nearby coal mine entrances and their classifications.



### Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

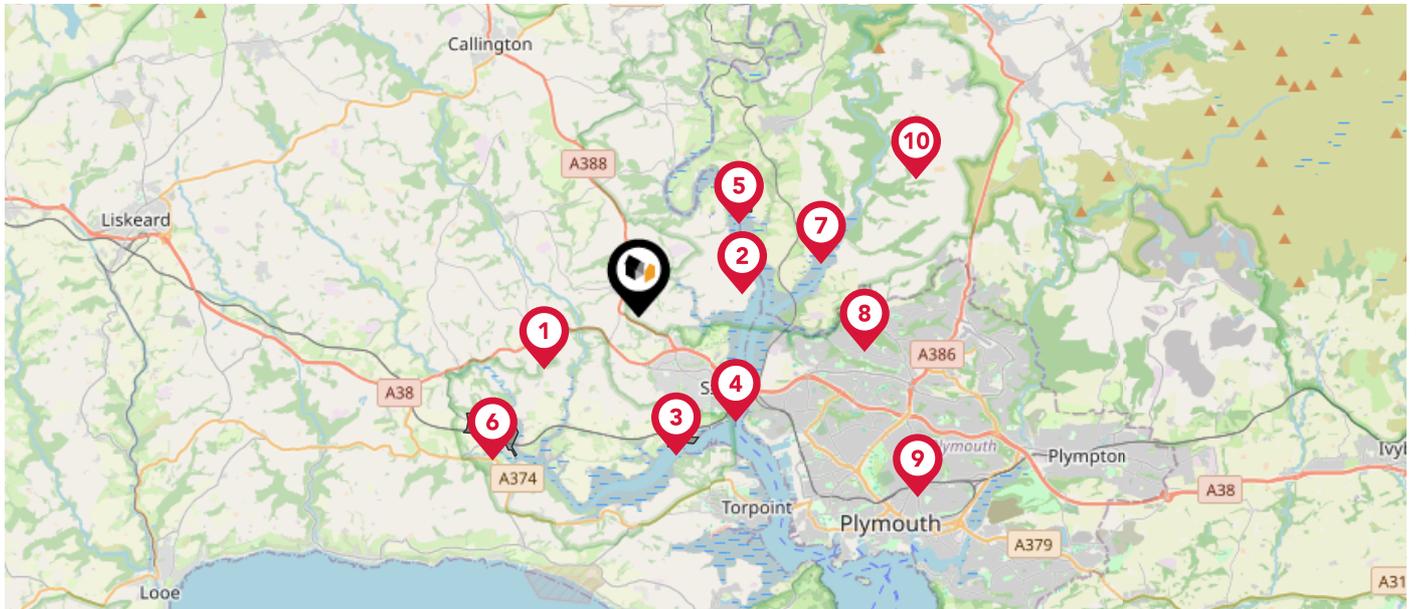
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



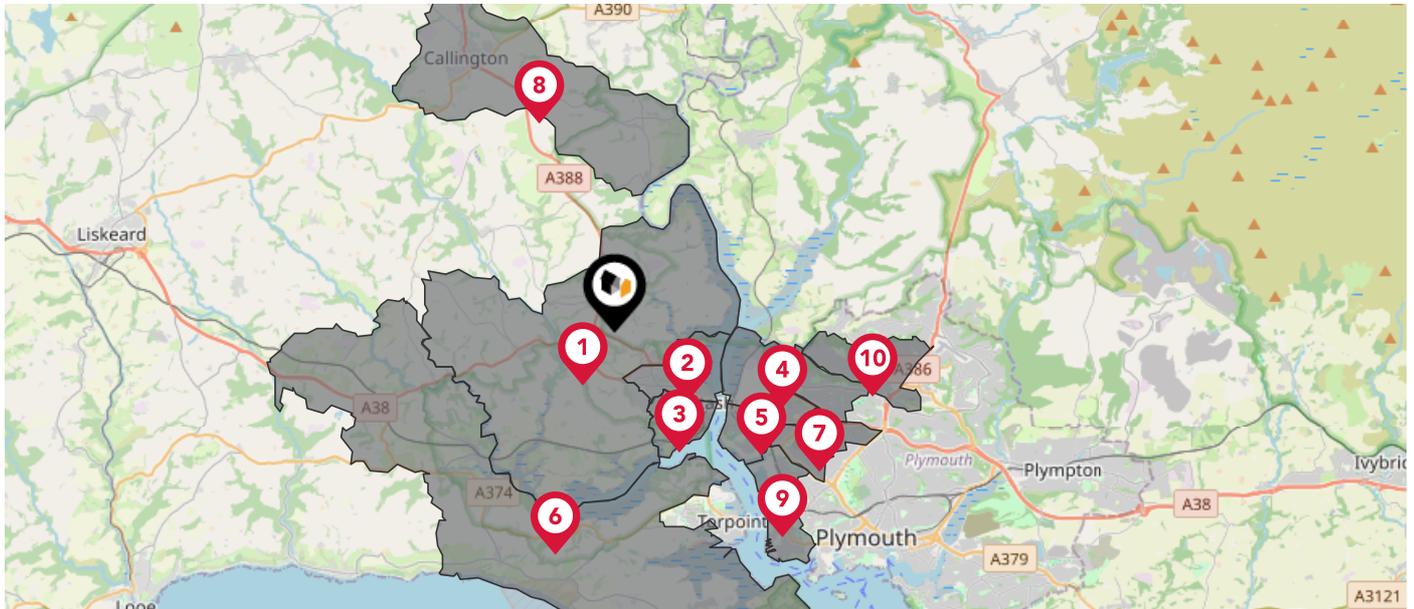
### Nearby Conservation Areas

-  Landrake
-  Cargreen
-  Forder and Antony Passage
-  Lower Fore Street, Saltash
-  Weir Quay
-  St Germans
-  Bere Ferrers
-  Tamerton Foliot
-  Mannamead
-  Milton Combe

# Maps

## Council Wards

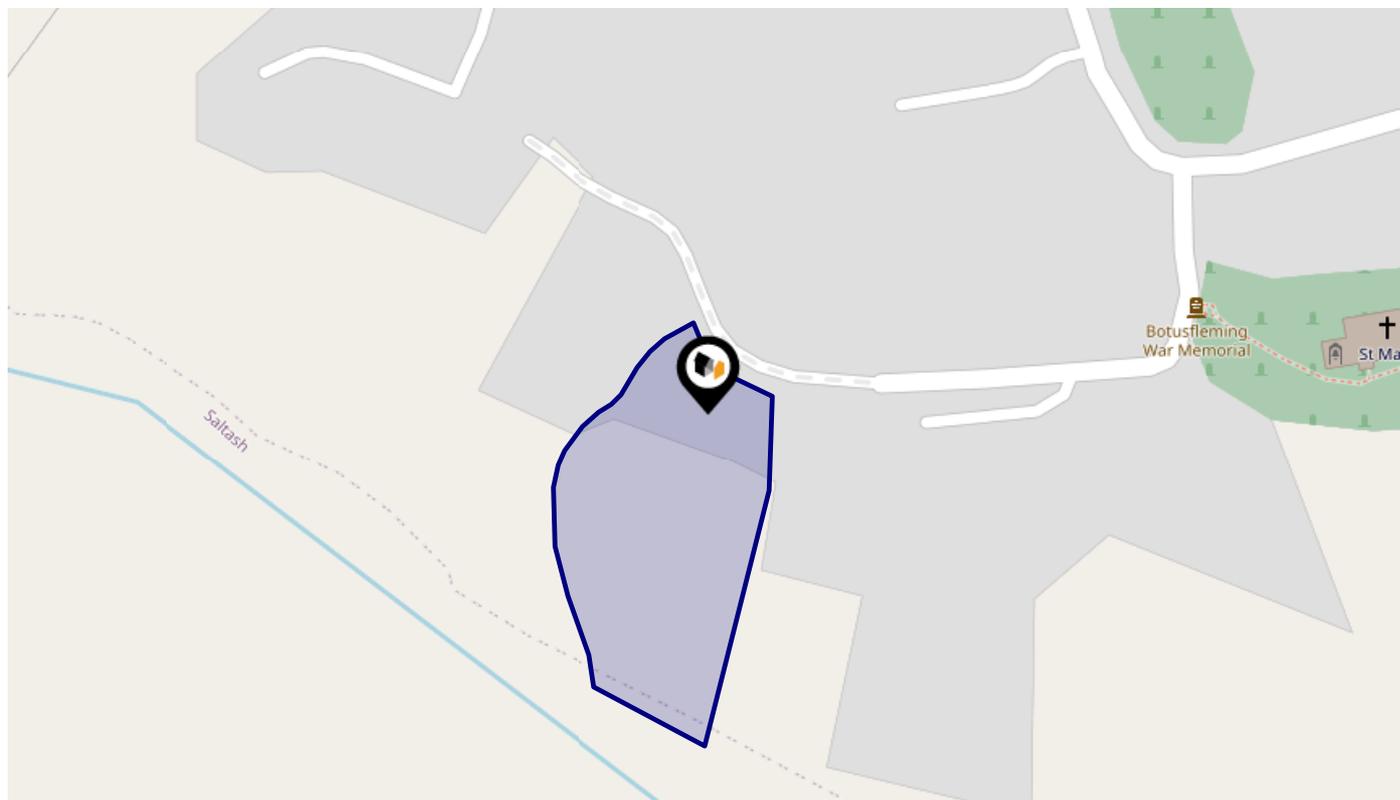
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



### Nearby Council Wards

-  Saltash Trematon & Landrake ED
-  Saltash Tamar ED
-  Saltash Essa ED
-  Honicknowle Ward
-  St. Budeaux Ward
-  Rame Peninsula & St. Germans ED
-  Ham Ward
-  Callington & St. Dominic ED
-  Devonport Ward
-  Budshead 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.

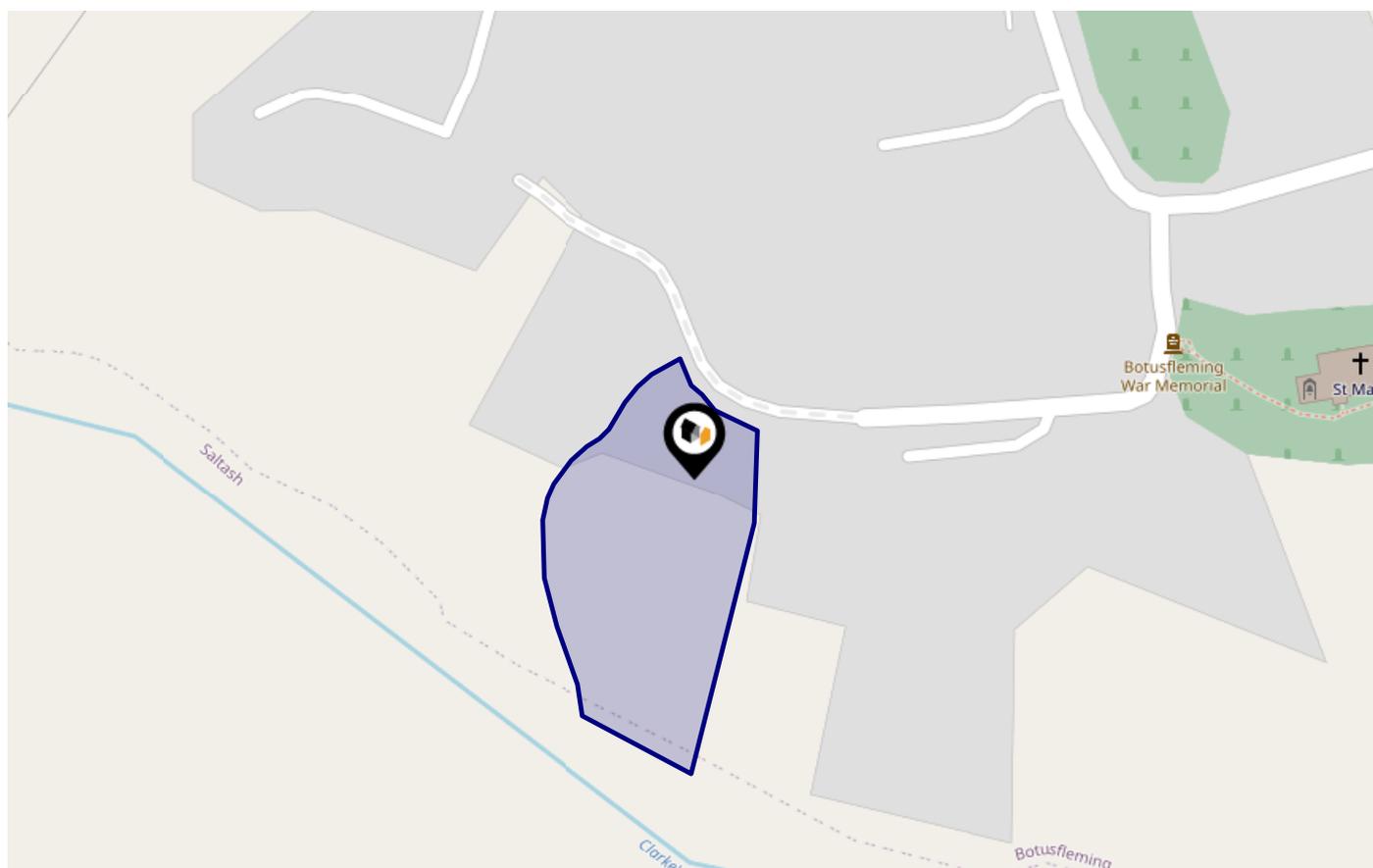
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

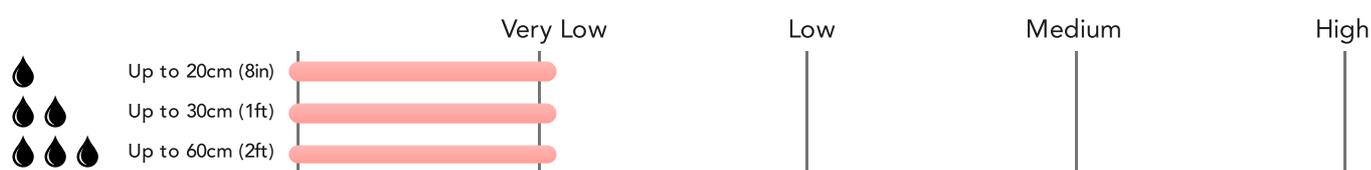


Risk Rating: Very low

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:

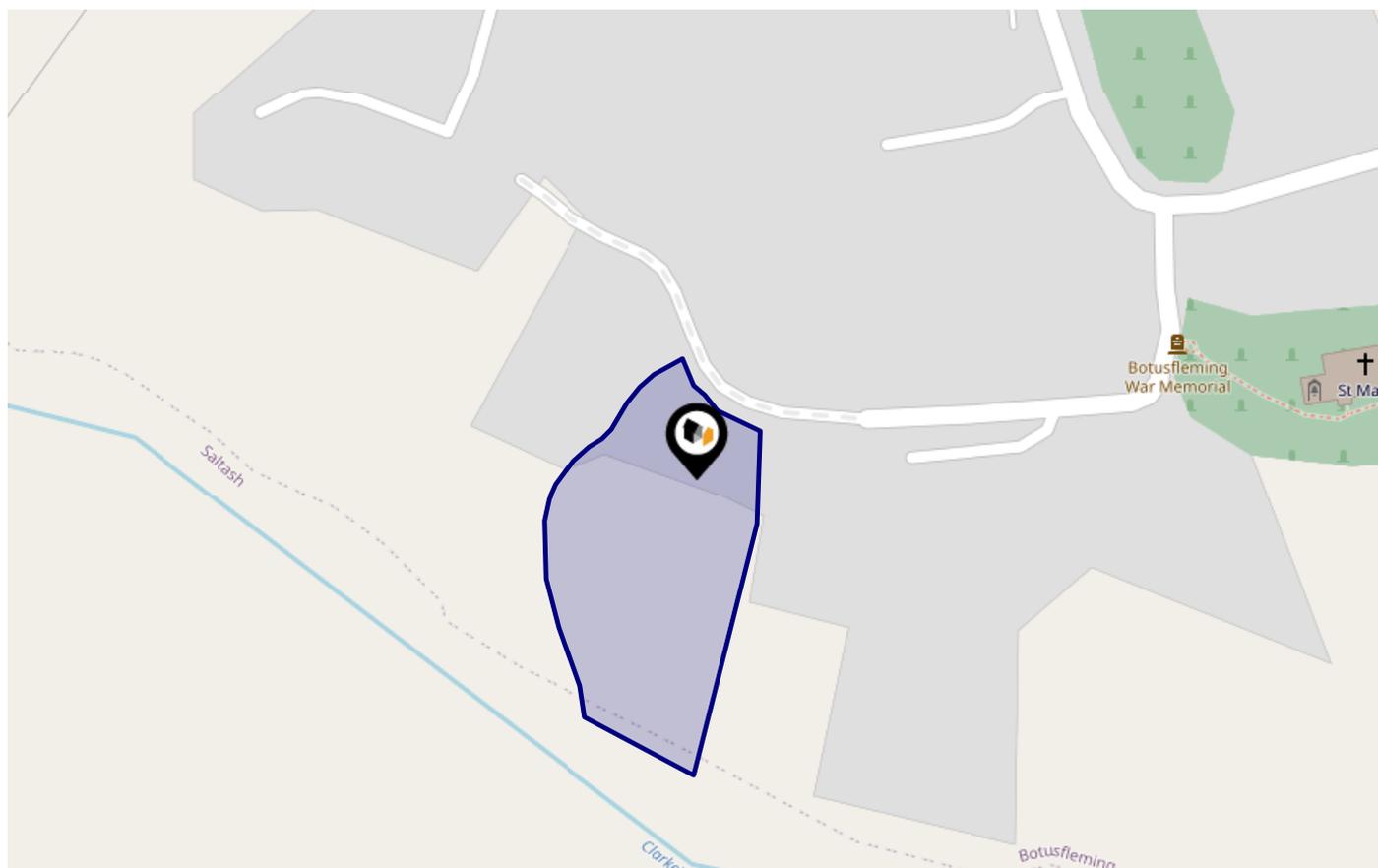


# Flood Risk

## 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.

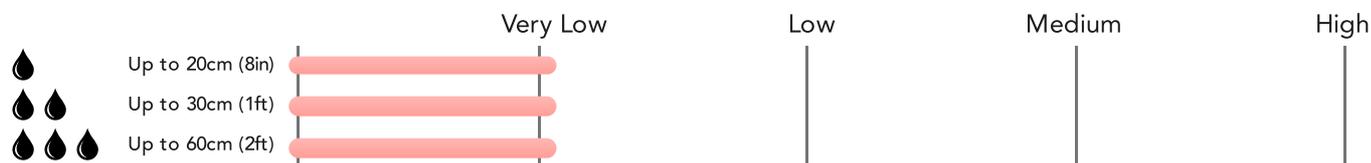


Risk Rating: **Very low**

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:

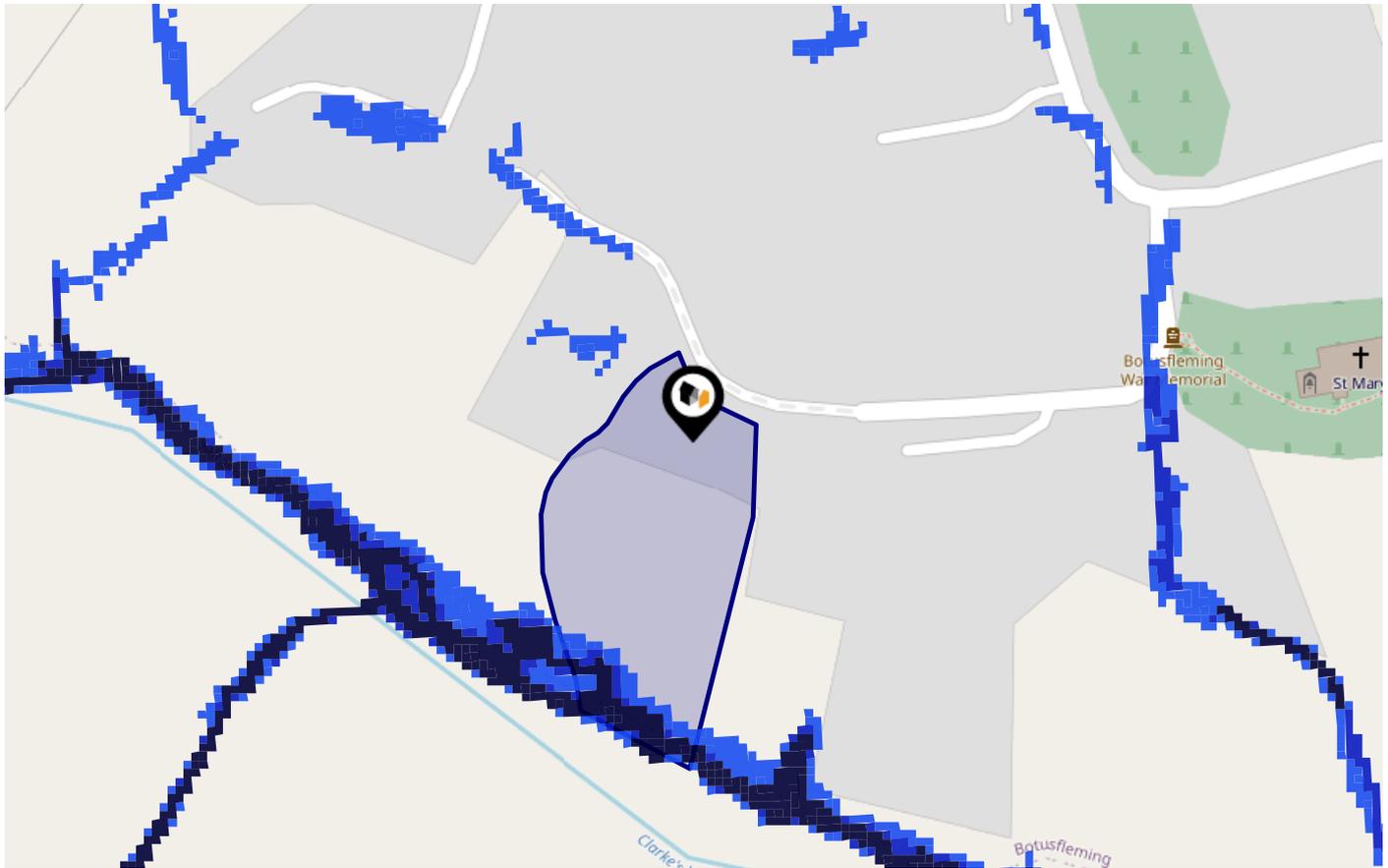


# Flood Risk

## 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: 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:

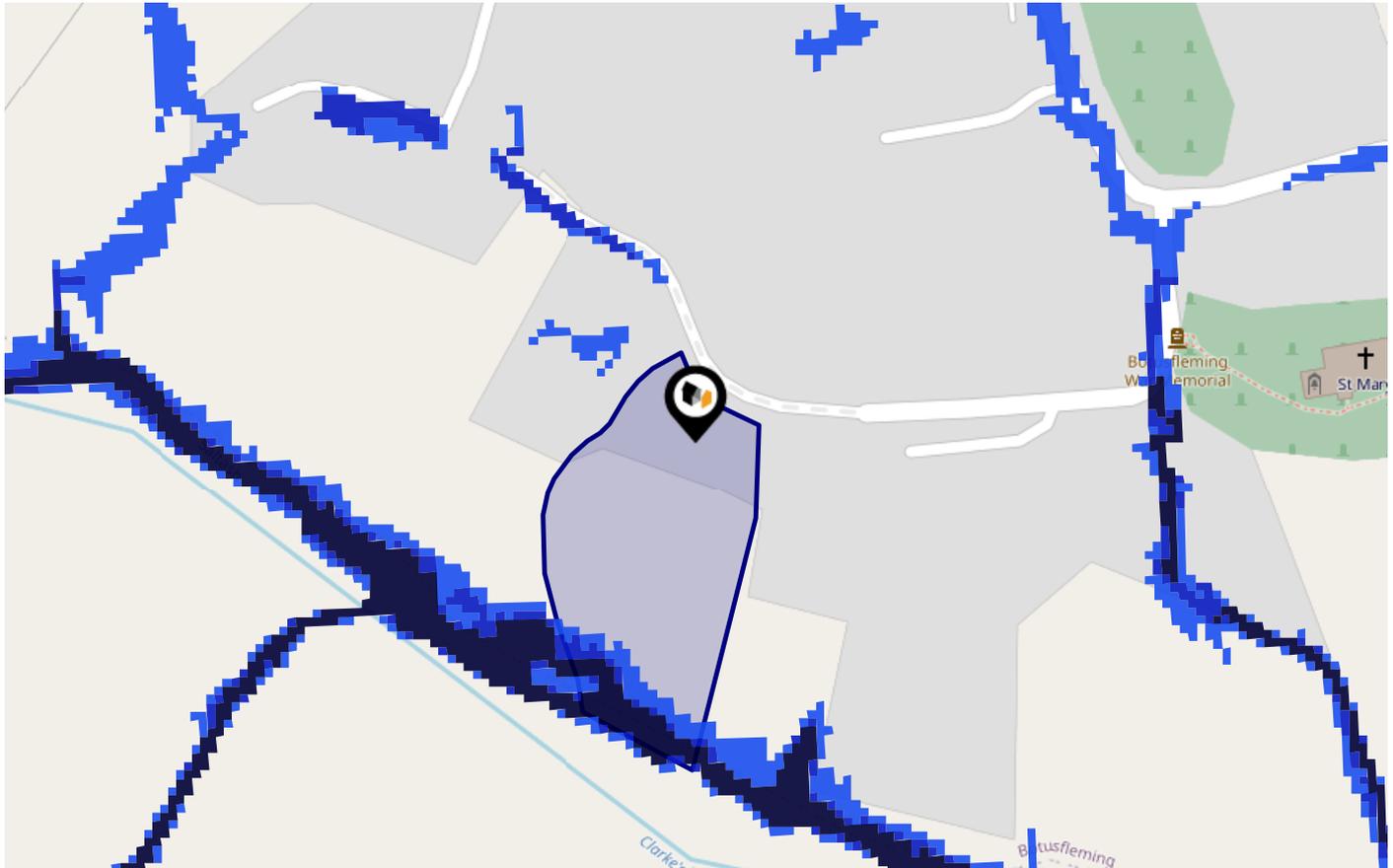


# Flood Risk

## Surface Water - 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

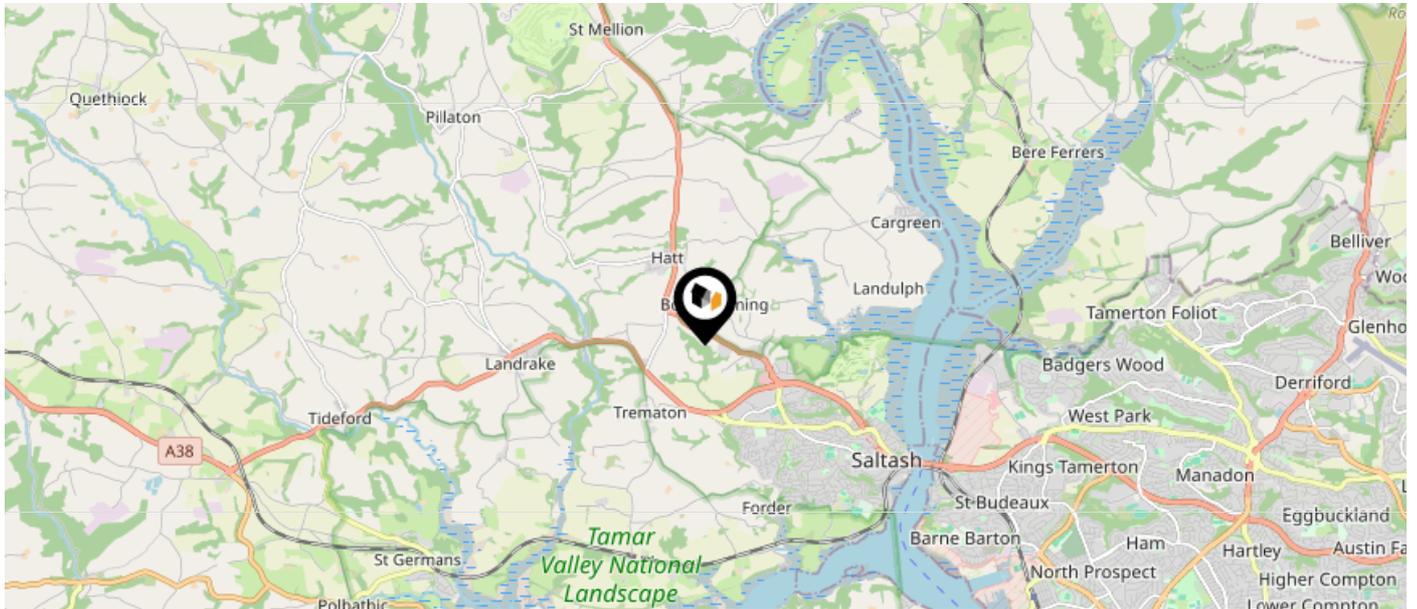
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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.
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- 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:



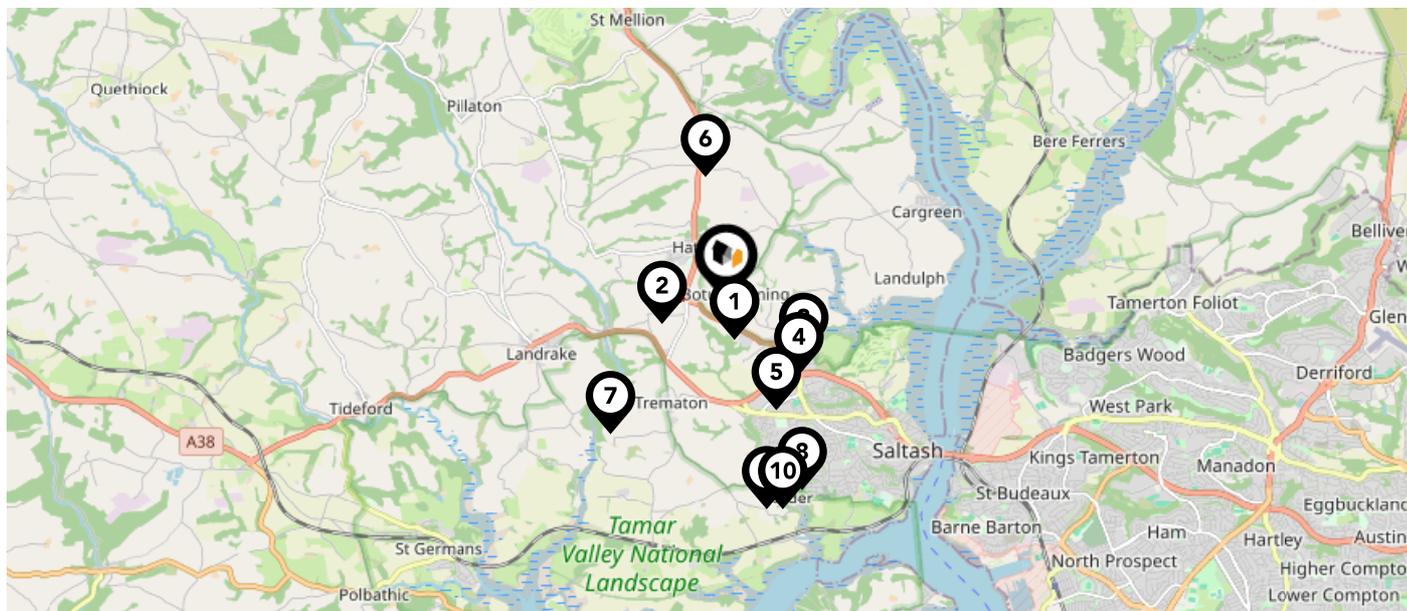
This map displays nearby areas that have been designated as Green Belt...



### 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

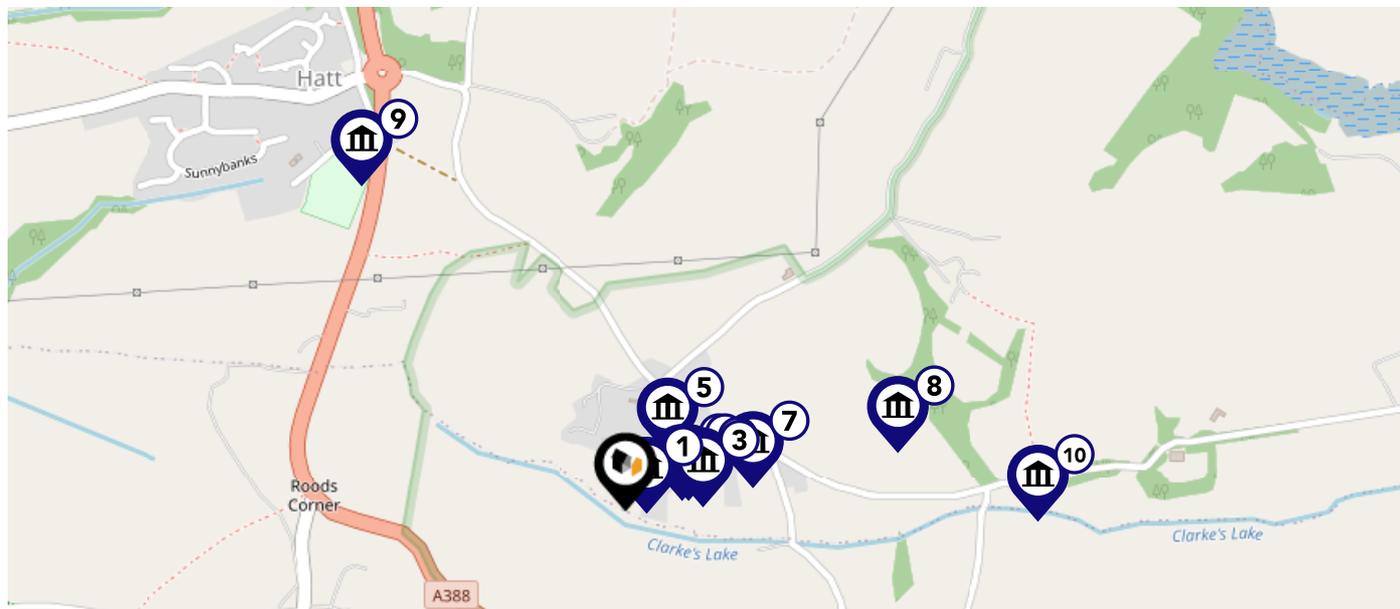
	Sunnybrook-Carkeel, Liskeard	Historic Landfill 
	EA/EPR/TP3433UZ/A001	Active Landfill 
	The Bungalow-The Bungalow, Carkeel, Saltash	Historic Landfill 
	EA/EPR/FB3403XR/T001	Active Landfill 
	Tamar View Industrial Estate-Latchbrook, Saltash, Cornwall	Historic Landfill 
	Paynters Cross Landfill-Paynters Cross, Saltash, Cornwall	Historic Landfill 
	Cumble Tor Quarry-Trematon, Cornwall	Historic Landfill 
	Fairmean Road Tip-Saltash, Cornwall	Historic Landfill 
	Burraton Coombe-Burraton Coombe, Saltash	Historic Landfill 
	Burraton Coombe-Burraton Coombe, Saltash	Historic Landfill 

# Maps

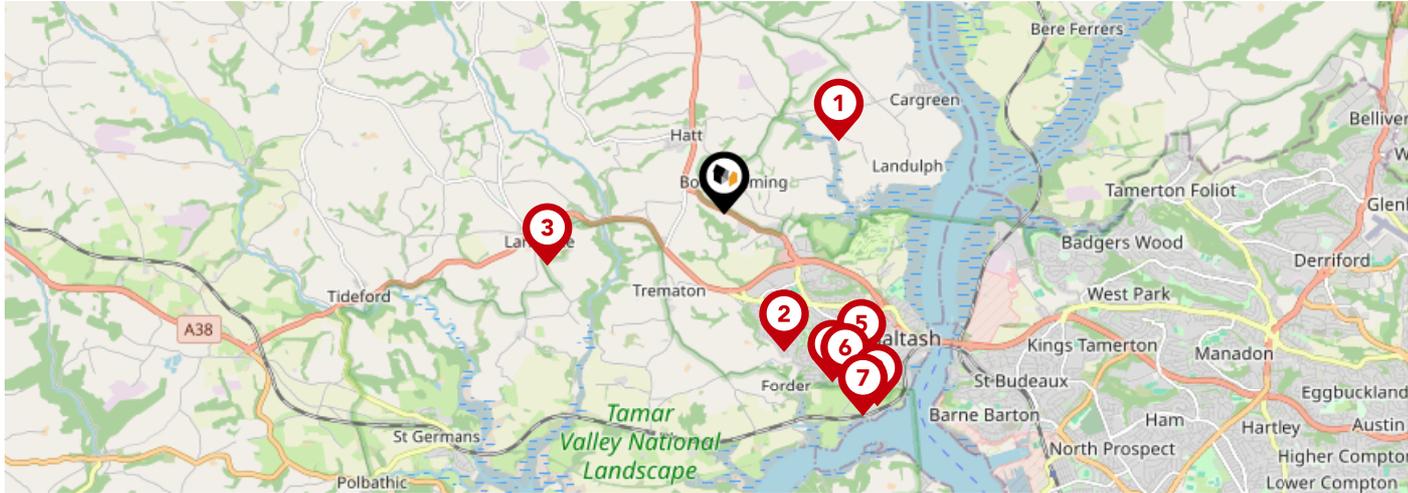
## Listed Buildings



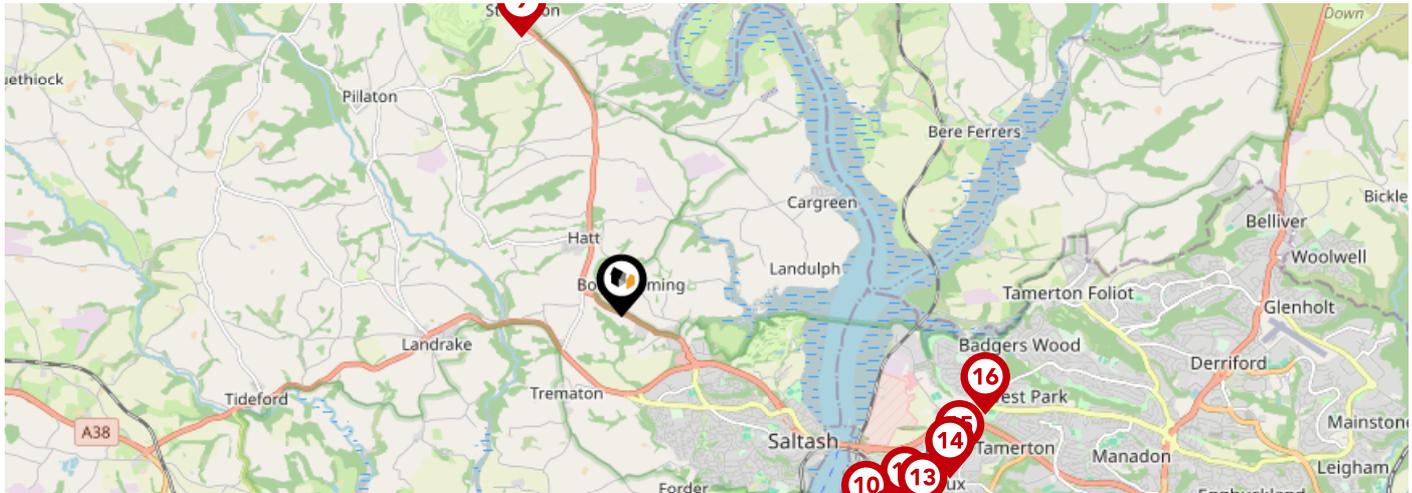
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1312100 - Churchtown	Grade II	0.0 miles
	1329311 - Gate Piers And Coffin Rest At The West Entrance To The Churchyard Of Church Of St Mary	Grade II	0.1 miles
	1140250 - Brown Monument In The Churchyard Against The South Wall Of The Nave Of Church Of St Mary	Grade II	0.1 miles
	1137874 - Jeffery Monument In The Churchyard About 13 Metres North West Of Tower Of Church Of St Mary	Grade II	0.1 miles
	1329310 - Village Pound	Grade II	0.1 miles
	1140249 - Church Of St Mary	Grade II	0.1 miles
	1137879 - The Bidwell	Grade II	0.2 miles
	1329308 - Martyn Monument At Sx 407613	Grade II	0.3 miles
	1140244 - Pair Of Gate Piers At East Entrance To Cross Farmhouse	Grade II	0.5 miles
	1329309 - Moditonham Lodges And Piers	Grade II	0.5 miles

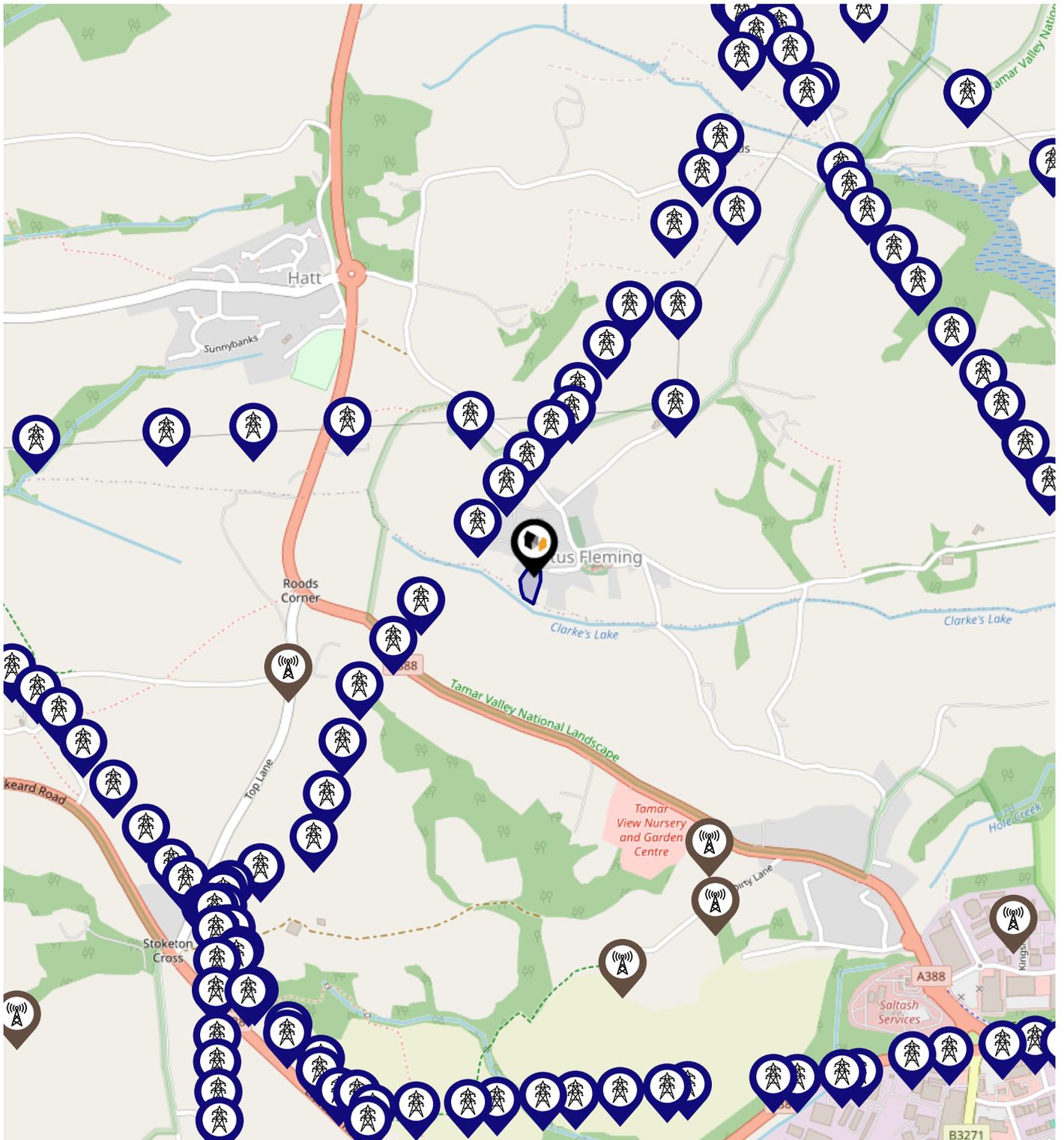


		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Landulph School</b> Ofsted Rating: Good   Pupils: 71   Distance:1.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Burraton Community Primary School</b> Ofsted Rating: Good   Pupils: 376   Distance:1.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Sir Robert Geffery's Voluntary Aided Church of England Primary School</b> Ofsted Rating: Good   Pupils: 211   Distance:1.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Fountain Head House School</b> Ofsted Rating: Not Rated   Pupils: 48   Distance:1.88	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Brunel Primary &amp; Nursery Academy</b> Ofsted Rating: Good   Pupils: 243   Distance:1.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>St Stephens (Saltash) Community Primary School</b> Ofsted Rating: Good   Pupils: 380   Distance:1.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Saltash Community School</b> Ofsted Rating: Requires improvement   Pupils: 1202   Distance:2.3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Bishop Cornish CofE VA Primary School</b> Ofsted Rating: Good   Pupils: 187   Distance:2.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
<p><b>9</b> <b>St Mellion Church of England Primary School</b> Ofsted Rating: Good   Pupils: 41   Distance:2.81</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>10</b> <b>Oneschool Global Uk Plymouth Campus</b> Ofsted Rating: Not Rated   Pupils: 75   Distance:3.01</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>11</b> <b>St Paul's Roman Catholic Primary School</b> Ofsted Rating: Good   Pupils: 158   Distance:3.22</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>12</b> <b>Riverside Community Primary School</b> Ofsted Rating: Good   Pupils: 445   Distance:3.36</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>13</b> <b>Victoria Road Primary</b> Ofsted Rating: Good   Pupils: 212   Distance:3.39</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>14</b> <b>Mount Tamar School</b> Ofsted Rating: Not Rated   Pupils: 106   Distance:3.45</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15</b> <b>Plaistow Hill Primary and Nursery School</b> Ofsted Rating: Good   Pupils: 130   Distance:3.45</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16</b> <b>Ernesettle Community School</b> Ofsted Rating: Outstanding   Pupils: 557   Distance:3.54</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Local Area Masts & Pylons

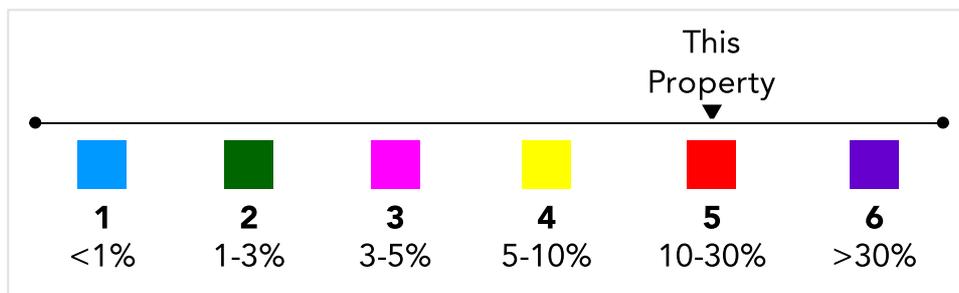
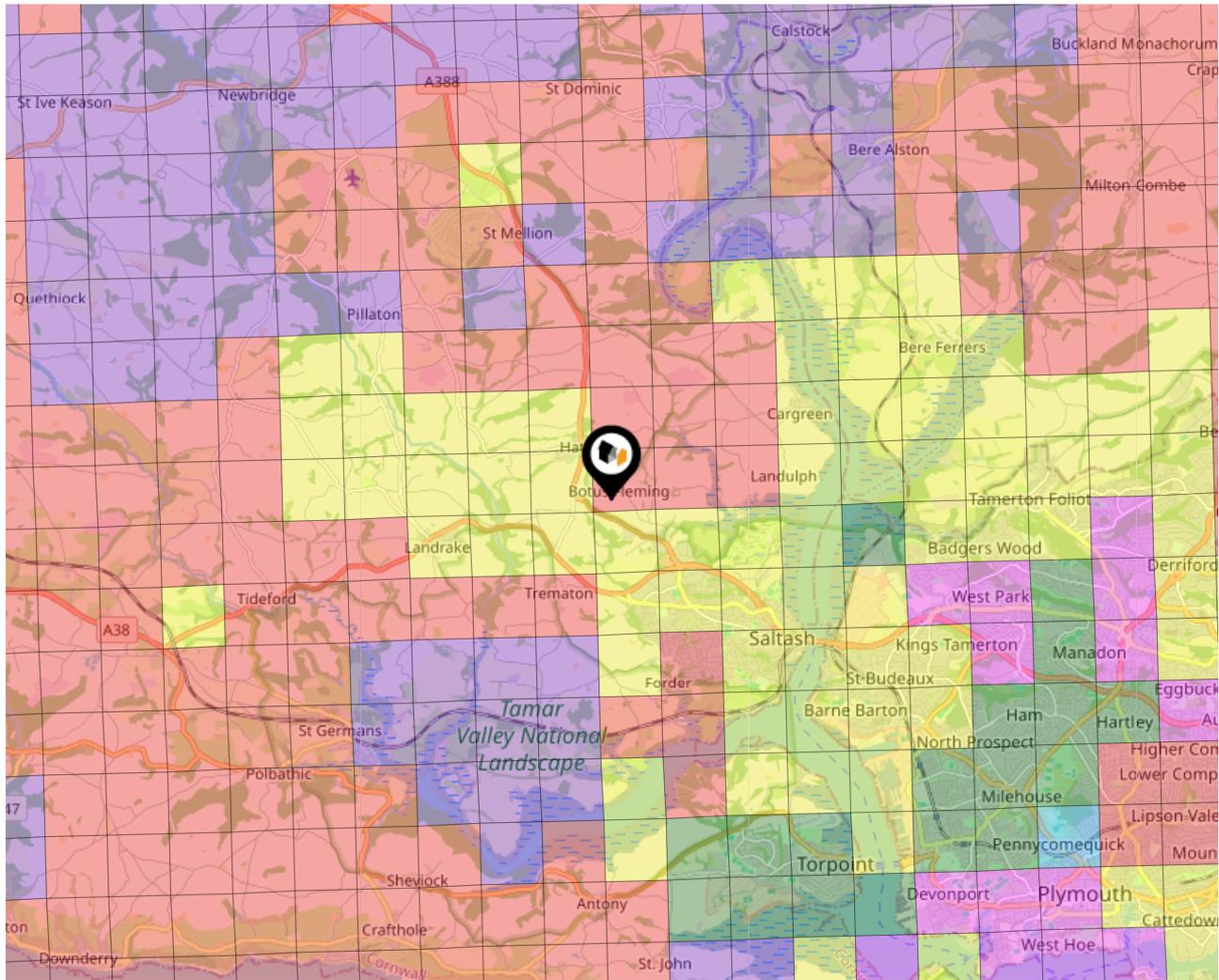


**Key:**

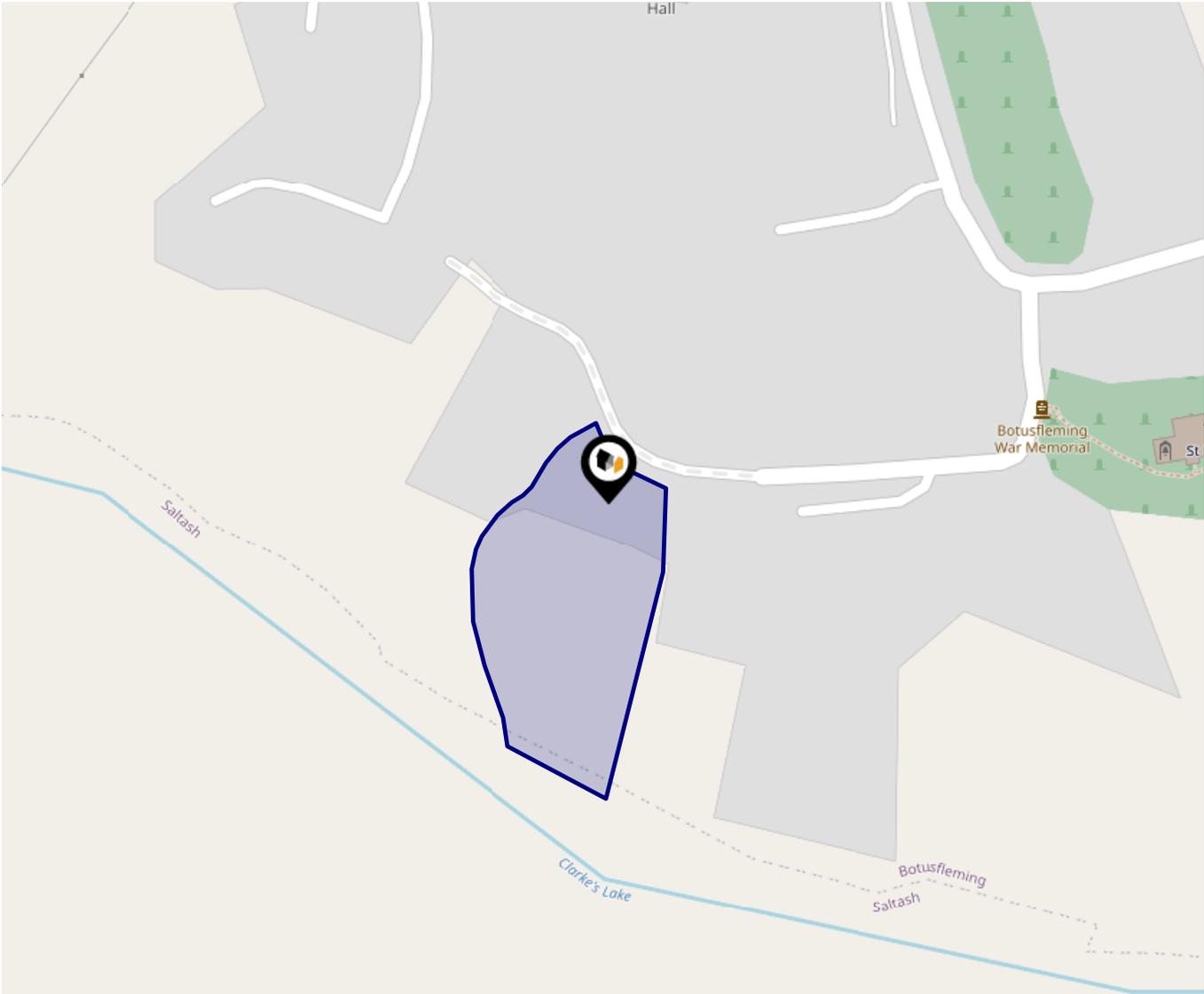
-  Power Pylons
-  Communication Masts

### 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

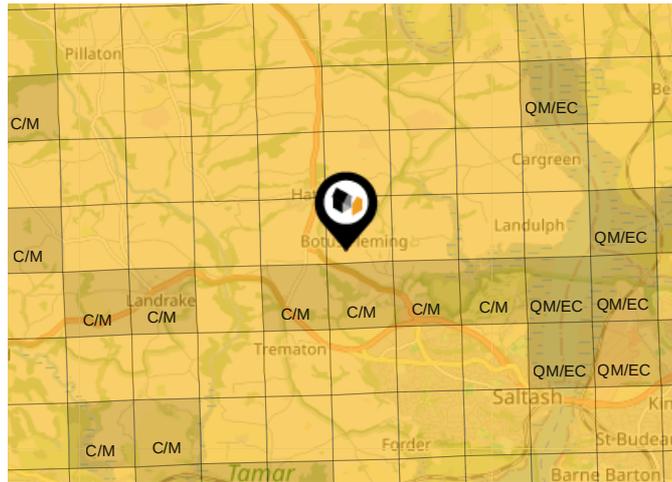


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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)

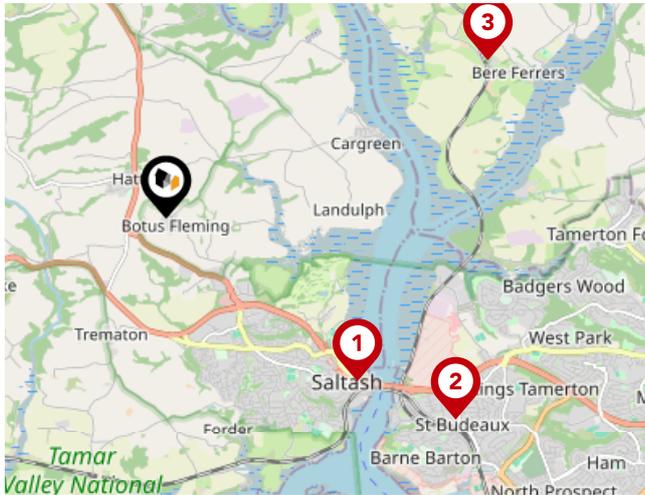
<b>Carbon Content:</b>	NONE	<b>Soil Texture:</b>	LOAM TO SILTY LOAM
<b>Parent Material Grain:</b>	ARGILLACEOUS	<b>Soil Depth:</b>	INTERMEDIATE-SHALLOW
<b>Soil Group:</b>	MEDIUM TO HEAVY		



## Primary Classifications (Most Common Clay Types)

<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</b>	Residual Clay & Loamy Loess
<b>RC,S</b>	River Clay & Silt
<b>RC,FS</b>	Riverine Clay & Floodplain Sands and Gravel
<b>RC,FL</b>	Riverine Clay & Fluvial Sands and Gravel
<b>TC</b>	Terrace Clay
<b>TC/LL</b>	Terrace Clay & Loamy Loess

# Area Transport (National)



## National Rail Stations

Pin	Name	Distance
1	Saltash Rail Station	2.37 miles
2	St Budeaux Victoria Road Rail Station	3.32 miles
3	Bere Ferrers Rail Station	3.37 miles



## Trunk Roads/Motorways

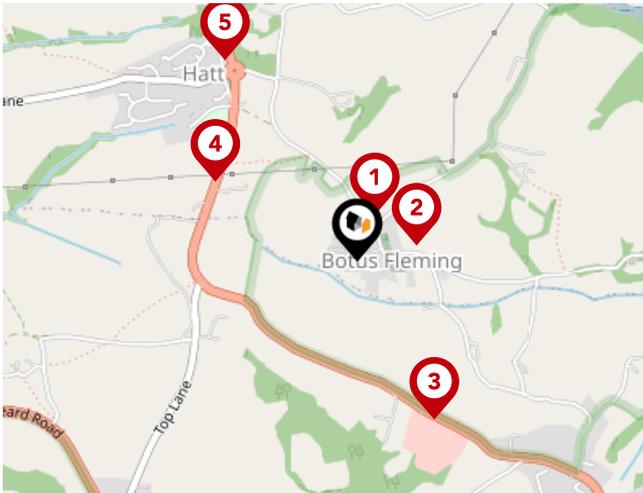
Pin	Name	Distance
1	M5 J31	36.64 miles
2	M5 J30	39.69 miles



## Airports/Helipads

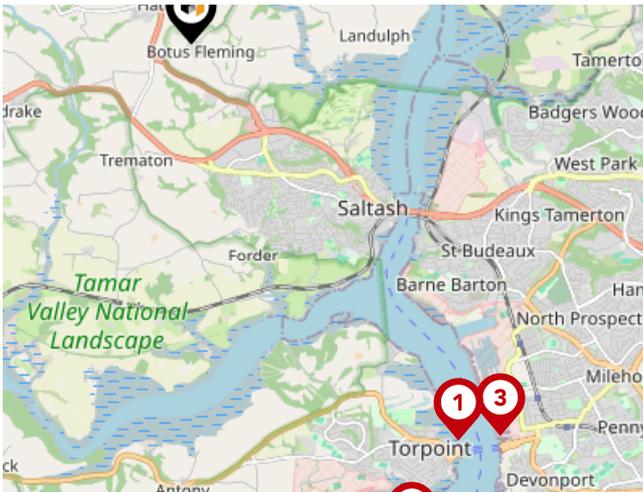
Pin	Name	Distance
1	Glenholt	6.18 miles
2	St Mawgan	33.3 miles
3	Exeter Airport	42.12 miles
4	Joppa	66.65 miles

# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Post Box	0.12 miles
2	Rising Sun	0.15 miles
3	Tamar View Nuseries	0.42 miles
4	The Cardinals Hatt	0.38 miles
5	Garage	0.57 miles



## Ferry Terminals

Pin	Name	Distance
1	Torpoint Ferry Terminal	4.51 miles
2	Cawsand Beach Ferry Landing Pier	5.17 miles
3	Devonport Ferry Terminal	4.7 miles

# 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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#### Lang Town & Country

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01752 456000

carrie@langtownandcountry.com

www.langtownandcountry.com

