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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 24th March 2026



MORVAH, SALTASH, PL12 5AB

Lang Town & Country

6 Mannamead Road, Plymouth, PL4 7AA

01752 456000

carrie@langtownandcountry.com

www.langtownandcountry.com





Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	8		
Floor Area:	3,336 ft ² / 310 m ²		
Plot Area:	1.82 acres		
Year Built :	Before 1900		
Council Tax :	Band F		
Annual Estimate:	£3,553		
Title Number:	CL64519		
UPRN:	10003910448		
Restrictive Covenants:	Yes		

Local Area

Local Authority:	Cornwall	Estimated Broadband Speeds	
Conservation Area:	No	(Standard - Superfast - Ultrafast)	
Flood Risk:		21	1800
• Rivers & Seas	Very low	mb/s	mb/s
• Surface Water	Very low		



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address



Planning records for: *Morvah, Saltash, PL12 5AB*

Reference - PA21/01675	
Decision:	Decided
Date:	18th February 2021
Description:	Prior Notification of agricultural barn/feed store

MORVAH, PL12 5AB

Energy rating

F

Valid until 04.07.2031

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64 D
39-54	E		
21-38	F	22 F	
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	RHI application
Energy Tariff:	Single
Main Fuel:	LPG (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	3
Open Fireplace:	0
Ventilation:	Natural
Walls:	Granite or whinstone, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, LPG
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in 37% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	310 m ²

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

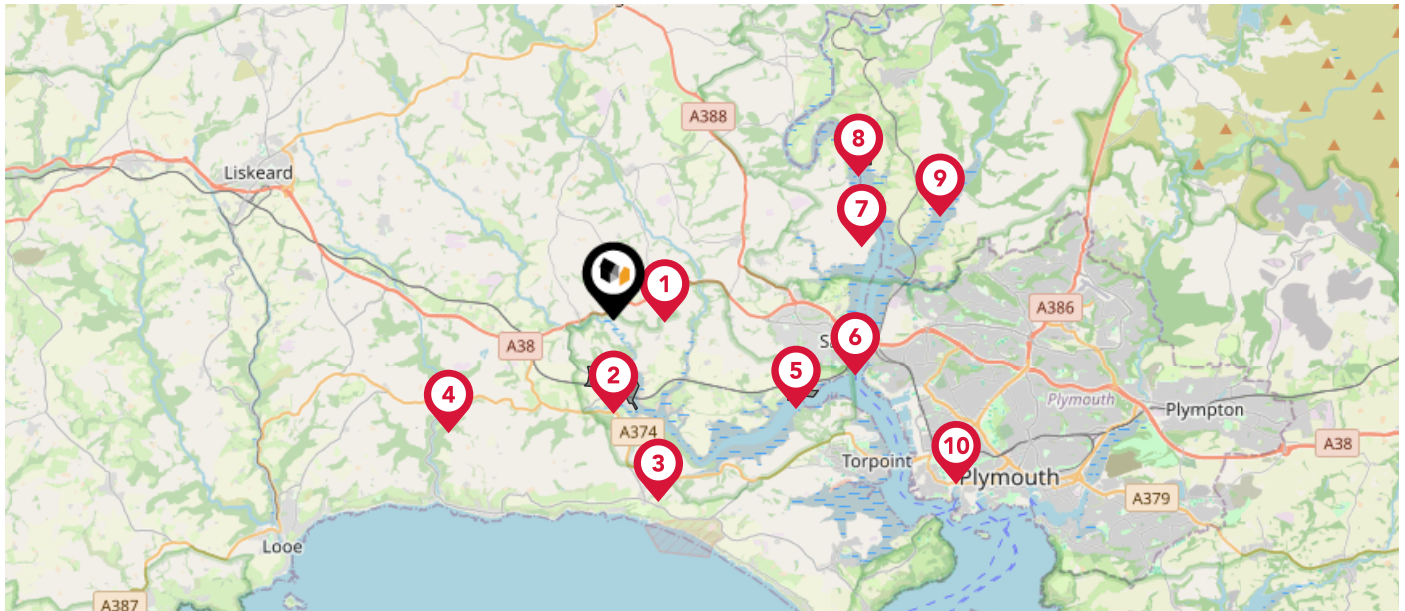
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



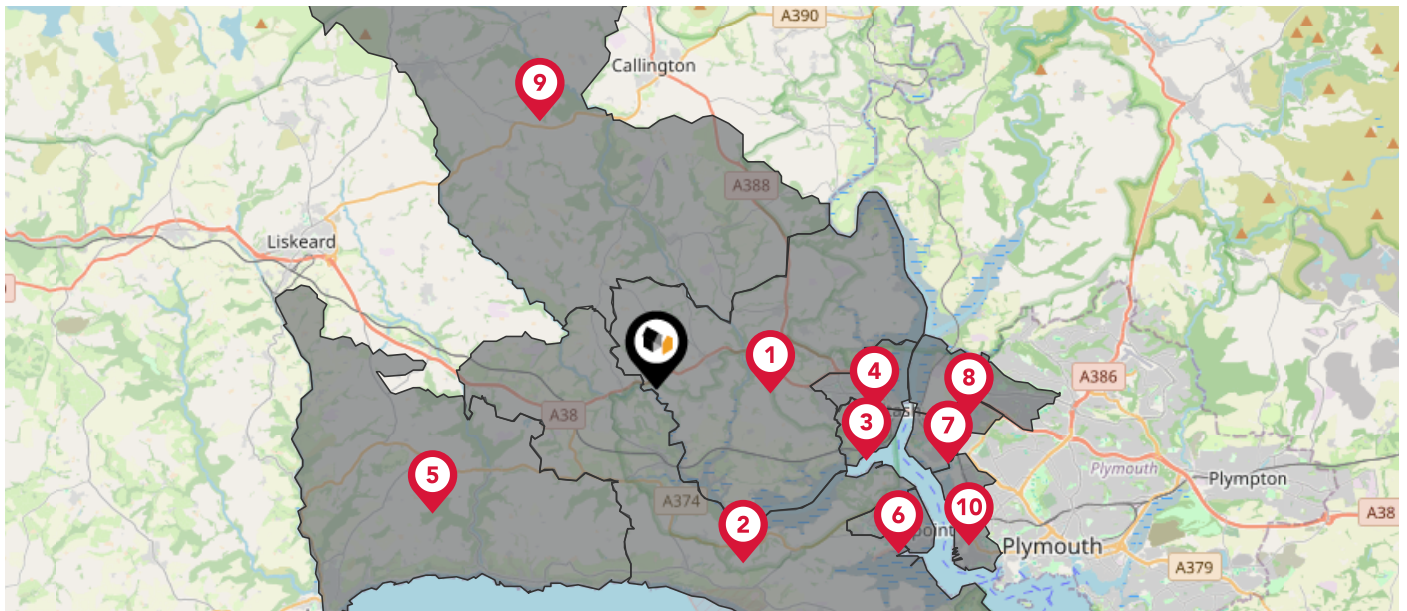
Nearby Conservation Areas

-  Landrake
-  St Germans
-  SheviocK
-  Hessenford
-  Forder and Antony Passage
-  Lower Fore Street, Saltash
-  Cargreen
-  Weir Quay
-  Bere Ferrers
-  Stoke











Maps

Council Wards

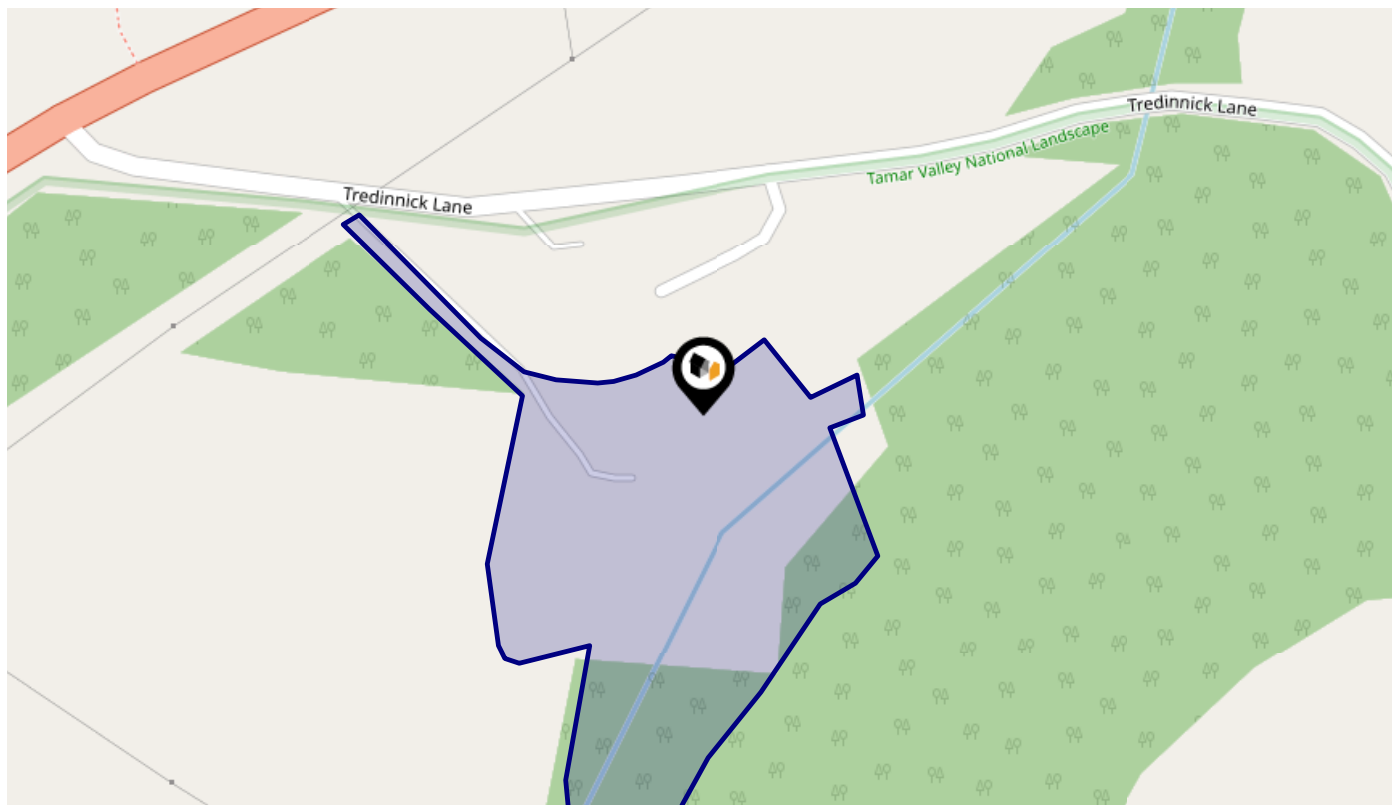
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

-  Saltash Trematon & Landrake ED
-  Rame Peninsula & St. Germans ED
-  Saltash Essa ED
-  Saltash Tamar ED
-  Looe East & Deviock ED
-  Torpoint ED
-  St. Budeaux Ward
-  Honicknowle Ward
-  Lynher ED
-  Devonport Ward

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...

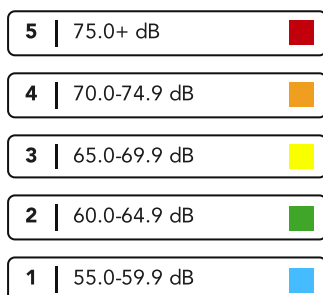


Rail Noise Data

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.

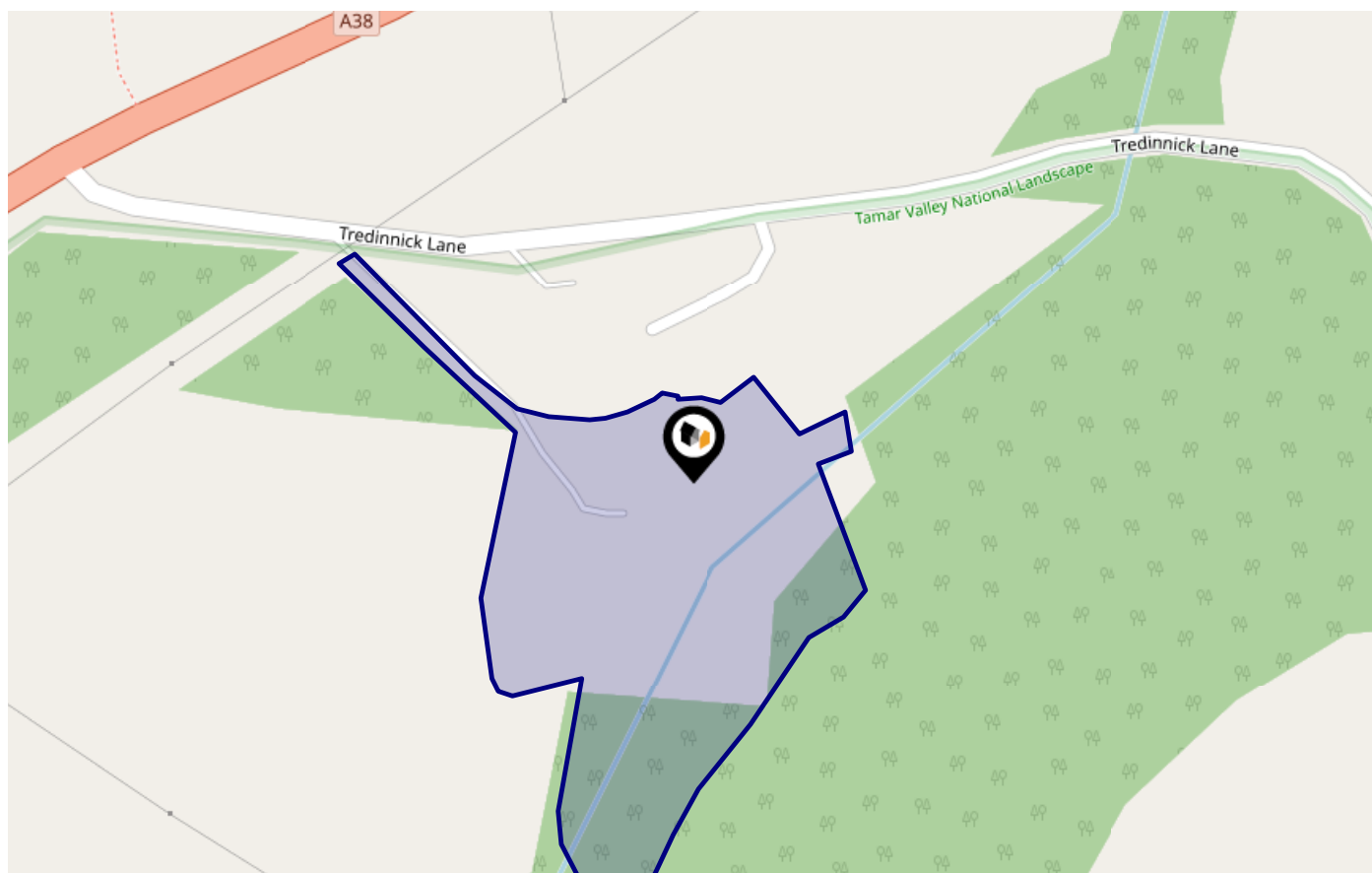
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:



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.

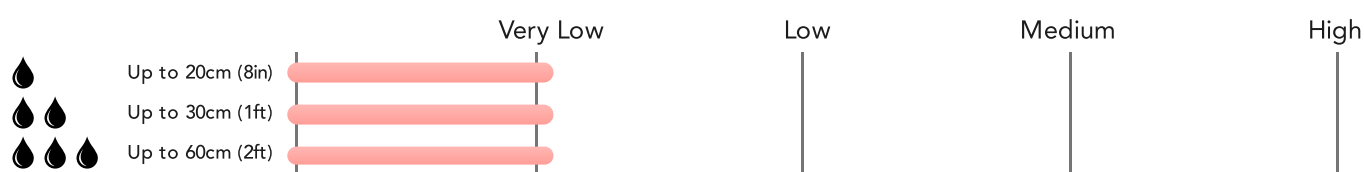


Risk Rating: Very low

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:

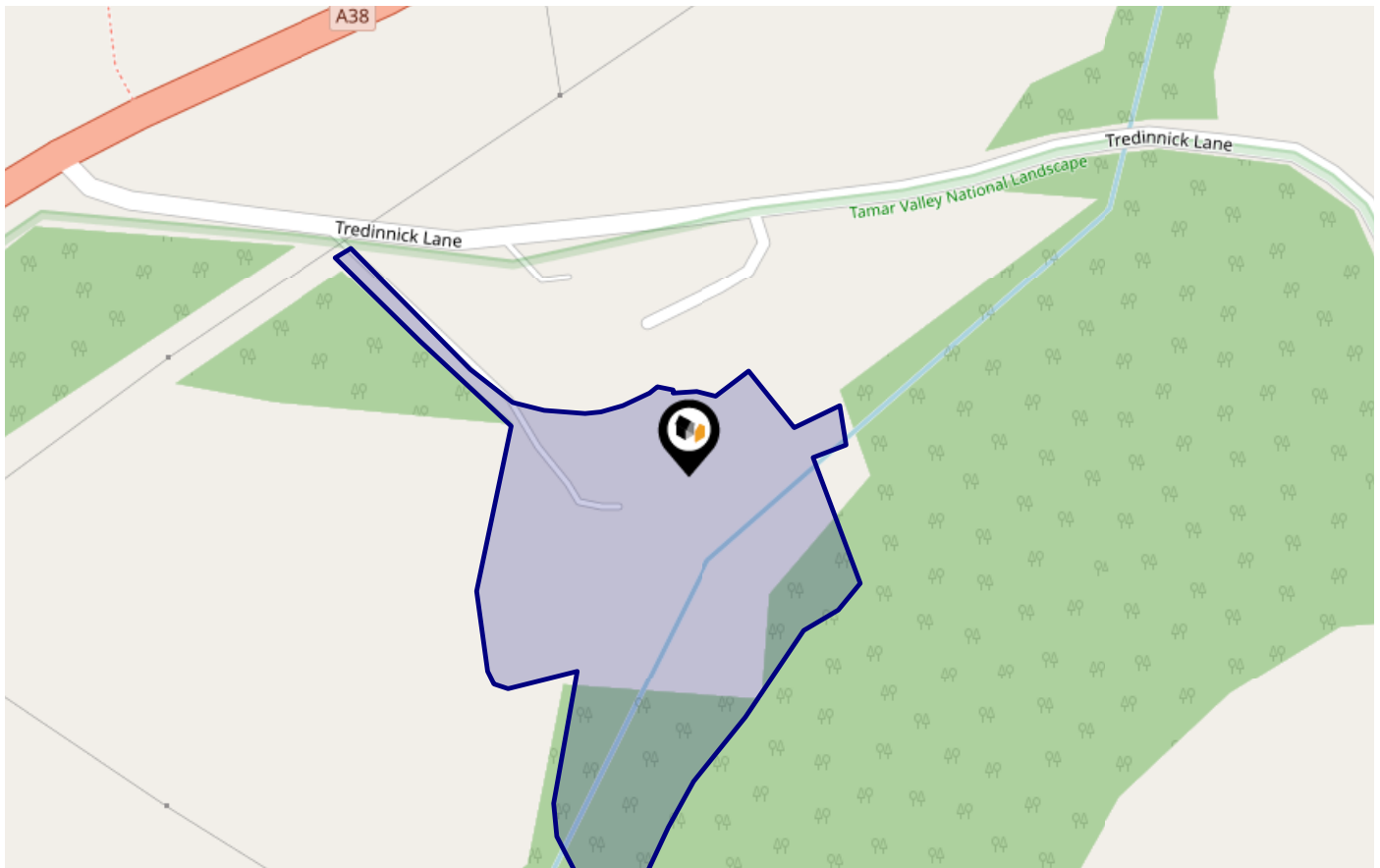


Flood Risk

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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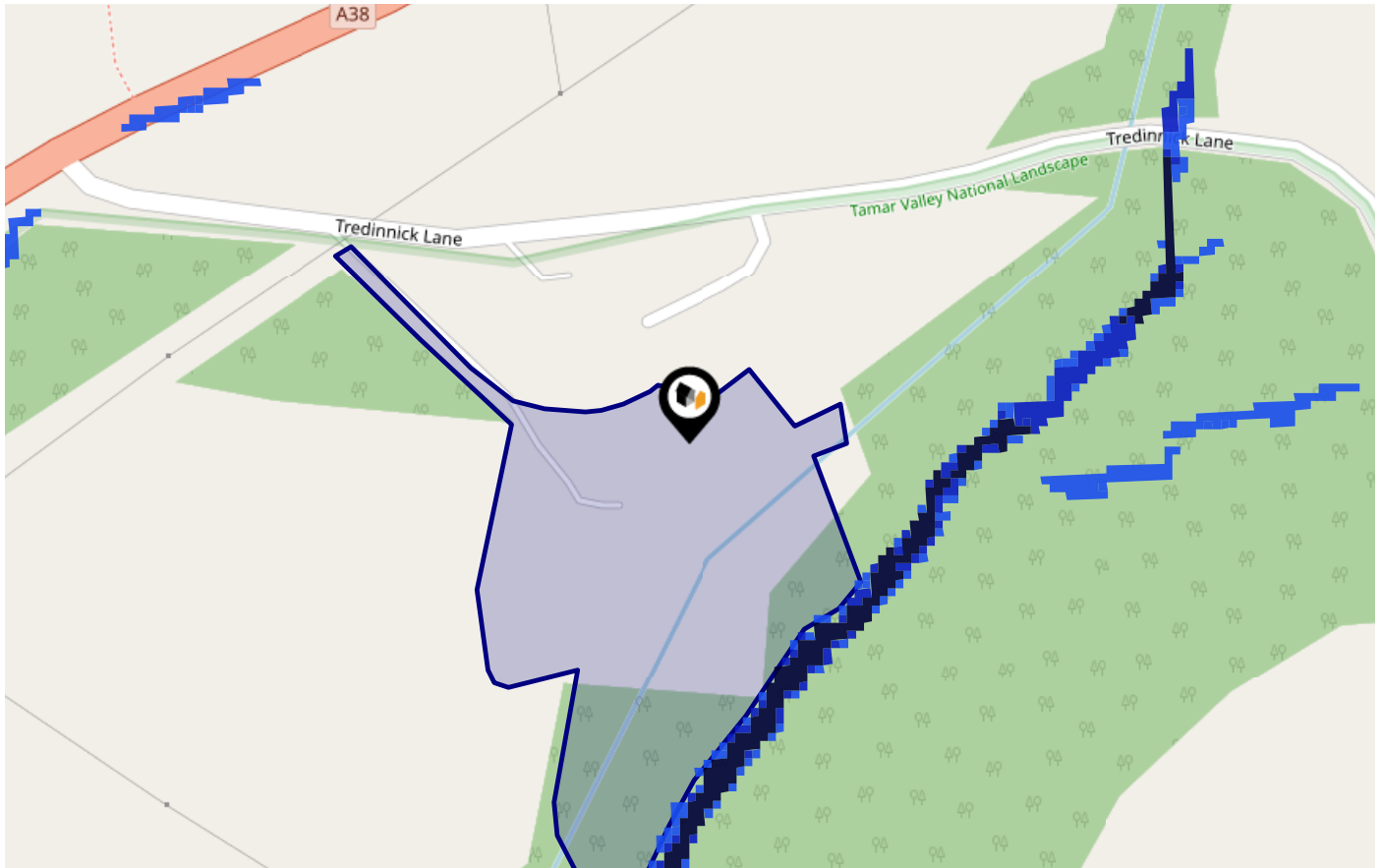


Flood Risk

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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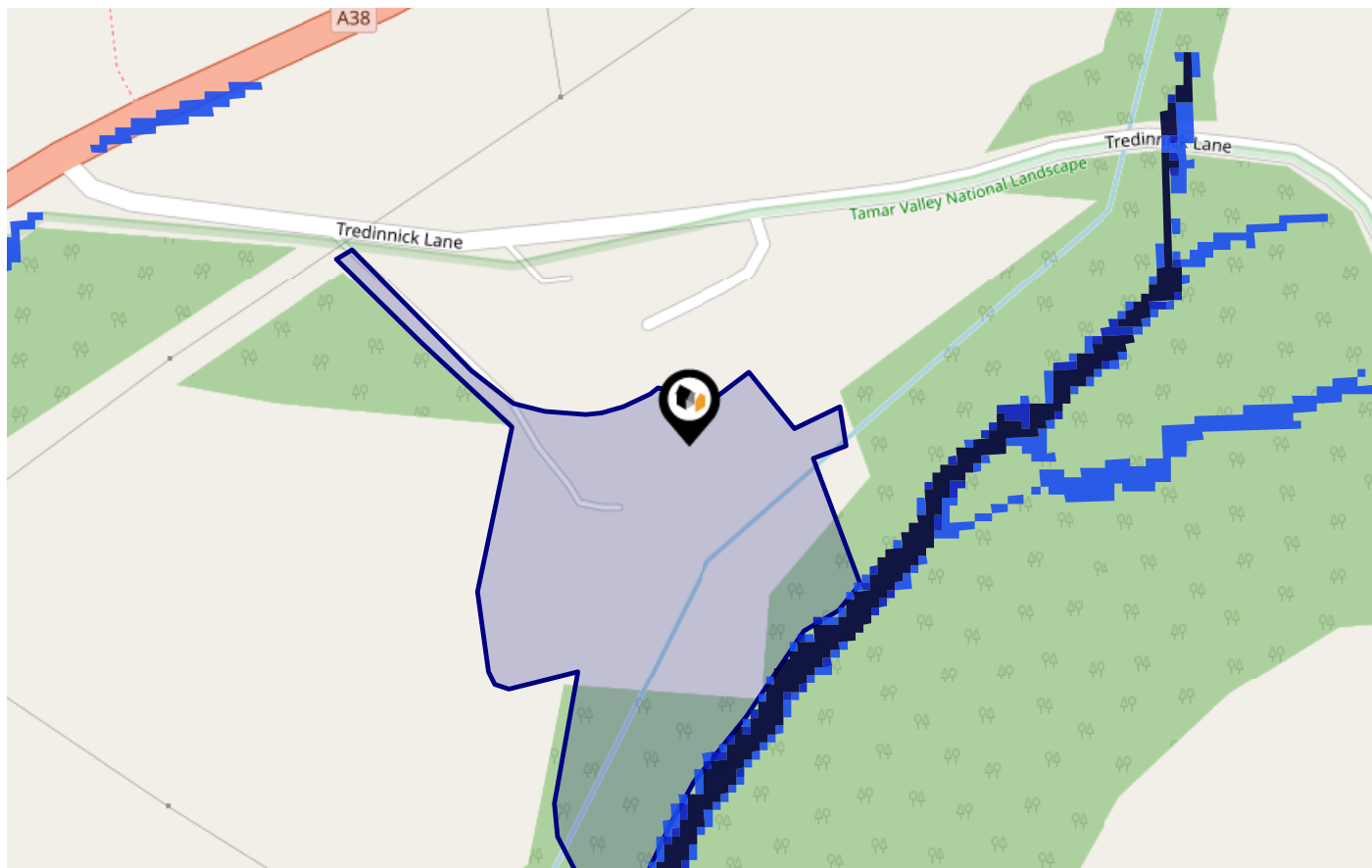


Flood Risk

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.

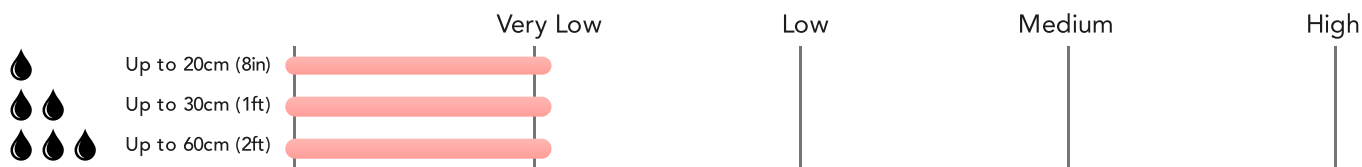


Risk Rating: Very low

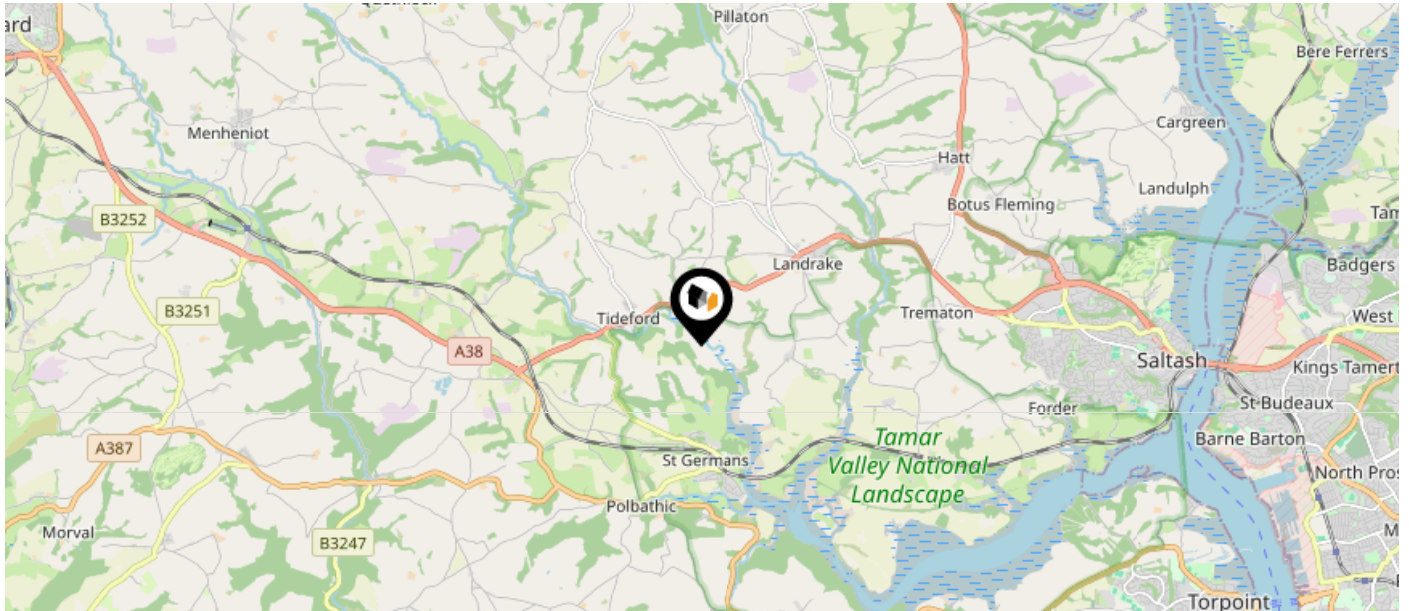
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Chance of flooding to the following depths at this property:



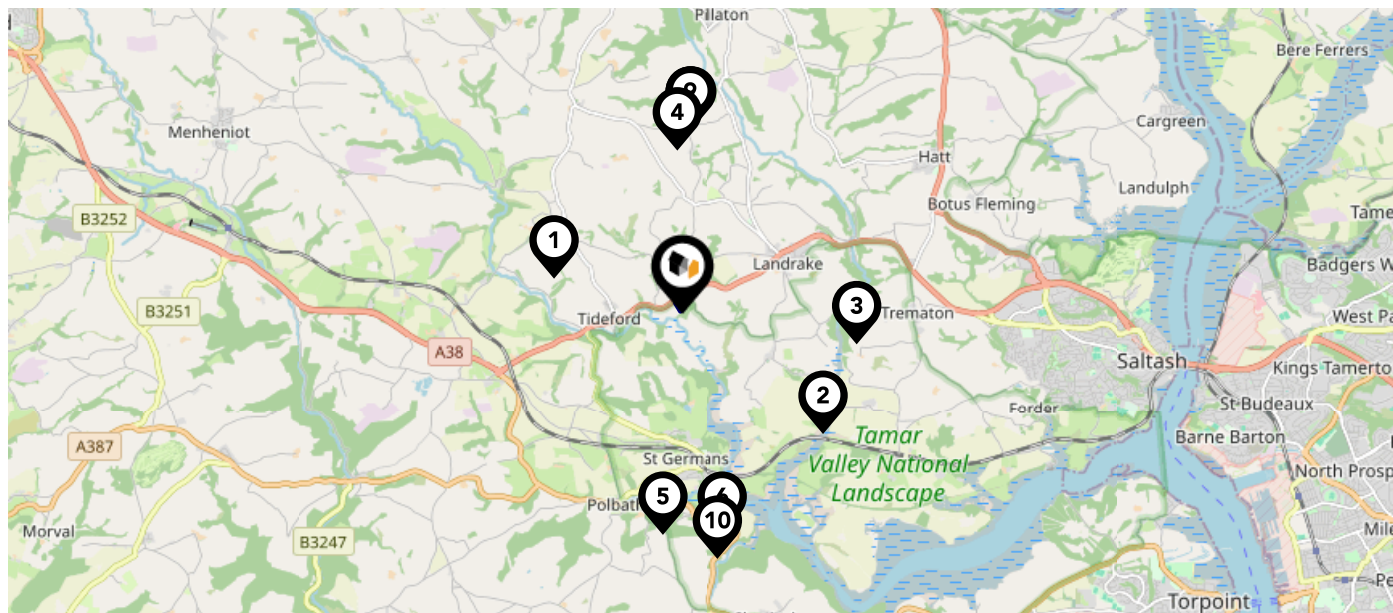
This map displays nearby areas that have been designated as Green Belt...



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

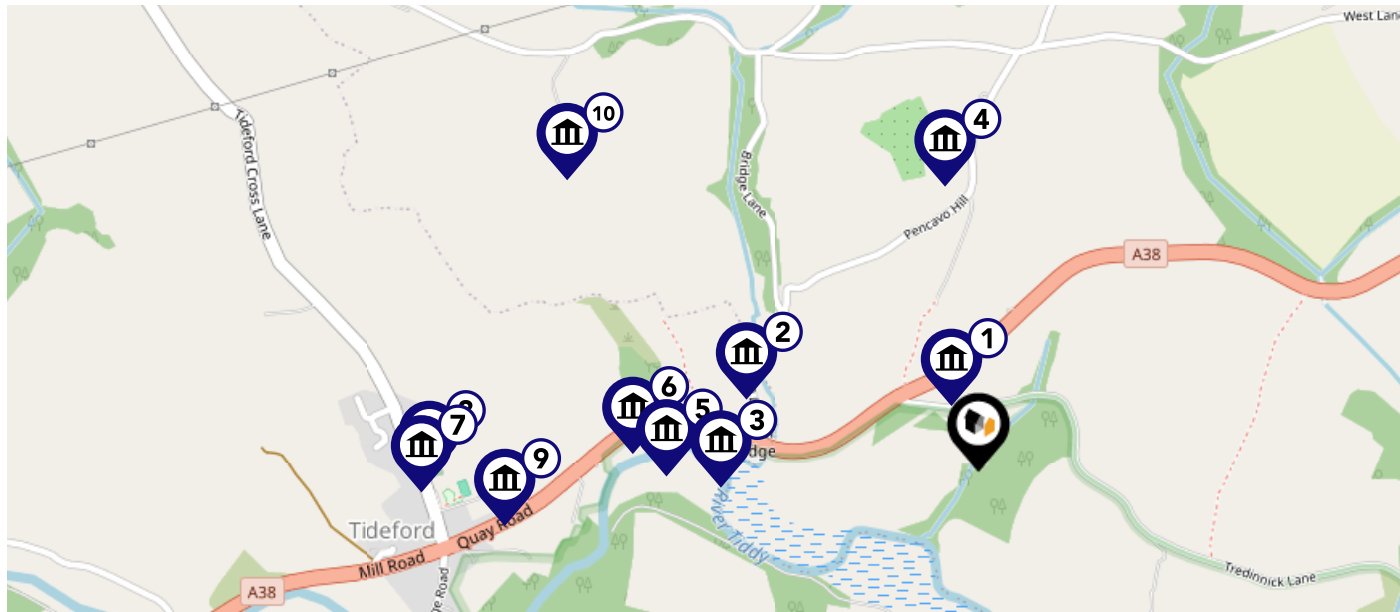
	Meadow Farm-Tideford, Saltash, Cornwall	Historic Landfill 
	Boating World-Boating World, Landrake, Saltash, Cornwall	Historic Landfill 
	Cumle Tor Quarry-Trematon, Cornwall	Historic Landfill 
	Bearah Wood-Landrake, Saltash, Cornwall	Historic Landfill 
	Cornwall Stone and Paving-Polbathic, Torpoint	Historic Landfill 
	The Quay-St. Germans, Saltash	Historic Landfill 
	Bearah Wood-Bearah Wood, Landrake	Historic Landfill 
	Holwood Quarry-Landrake, Callington, Saltash	Historic Landfill 
	EA/EPR/XP3896HP/T002	Active Landfill 
	Turf Downs-St Germans, Saltash	Historic Landfill 

Maps

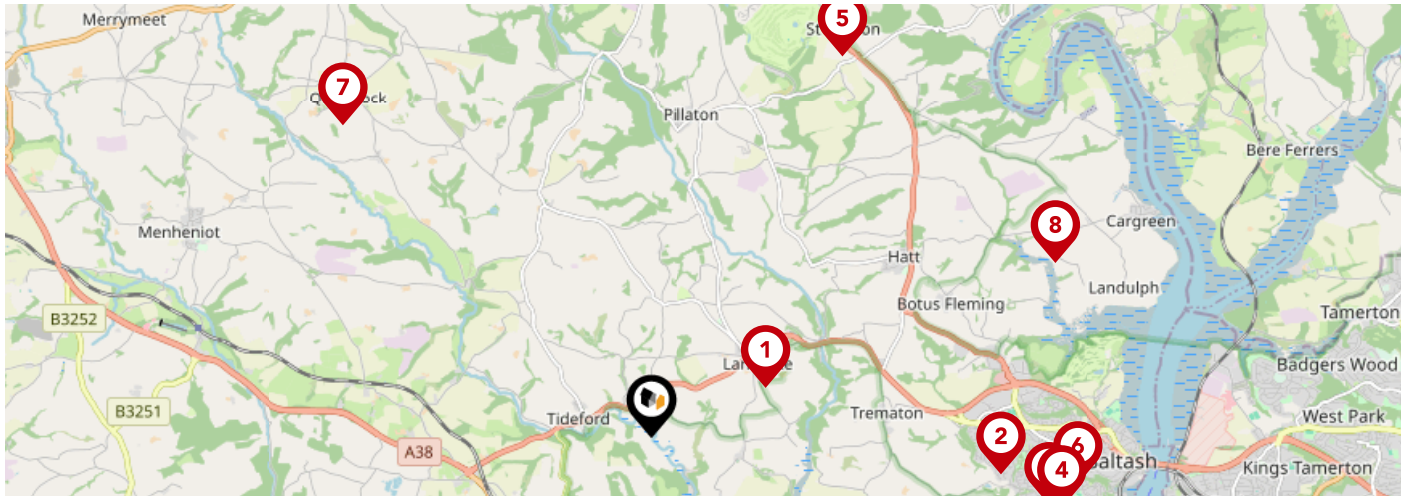
Listed Buildings











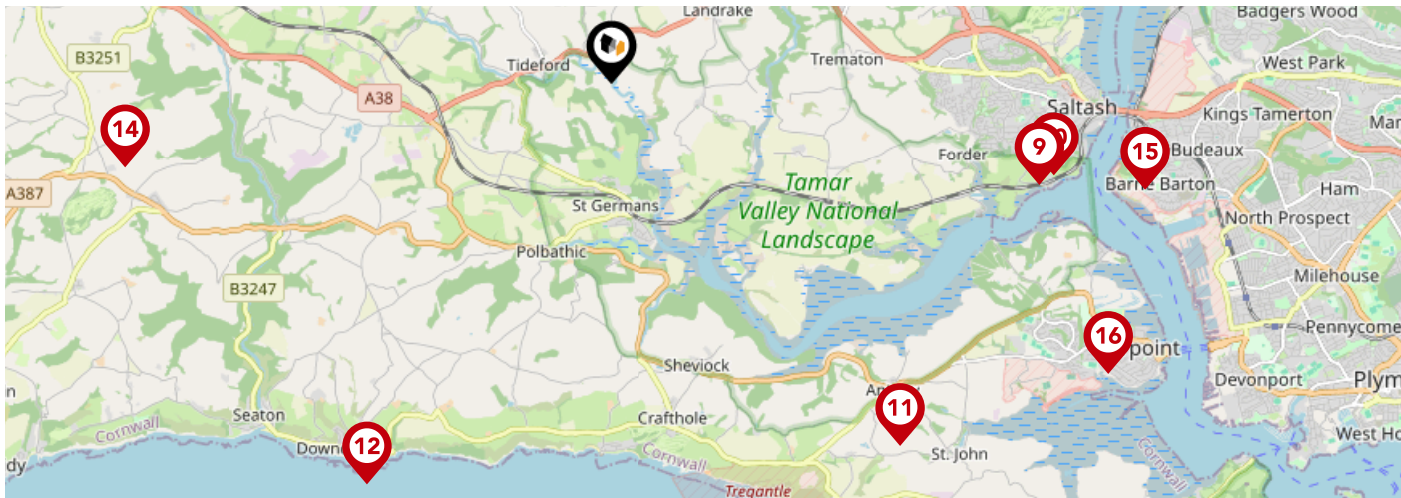
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1392528 - Milestone On A38 Near Tredinnick Lane Junction	Grade II	0.1 miles
	1329164 - Boundary Stone At Sx 354600	Grade II	0.3 miles
	1140572 - Lime Kiln East Of Kilna Quay At Sx 353 599	Grade II	0.3 miles
	1140591 - Lantallack Farmhouse	Grade II	0.3 miles
	1311366 - Kilna Quay	Grade II	0.4 miles
	1329176 - Lime Kiln North Of Kilna Quay At Sx 351 599	Grade II	0.4 miles
	1311215 - Church Of St Luke	Grade II	0.6 miles
	1140522 - Tideford House	Grade II	0.6 miles
	1159033 - Tideford Farmhouse	Grade II	0.6 miles
	1140590 - Cutlinwith Farmhouse	Grade II	0.6 miles

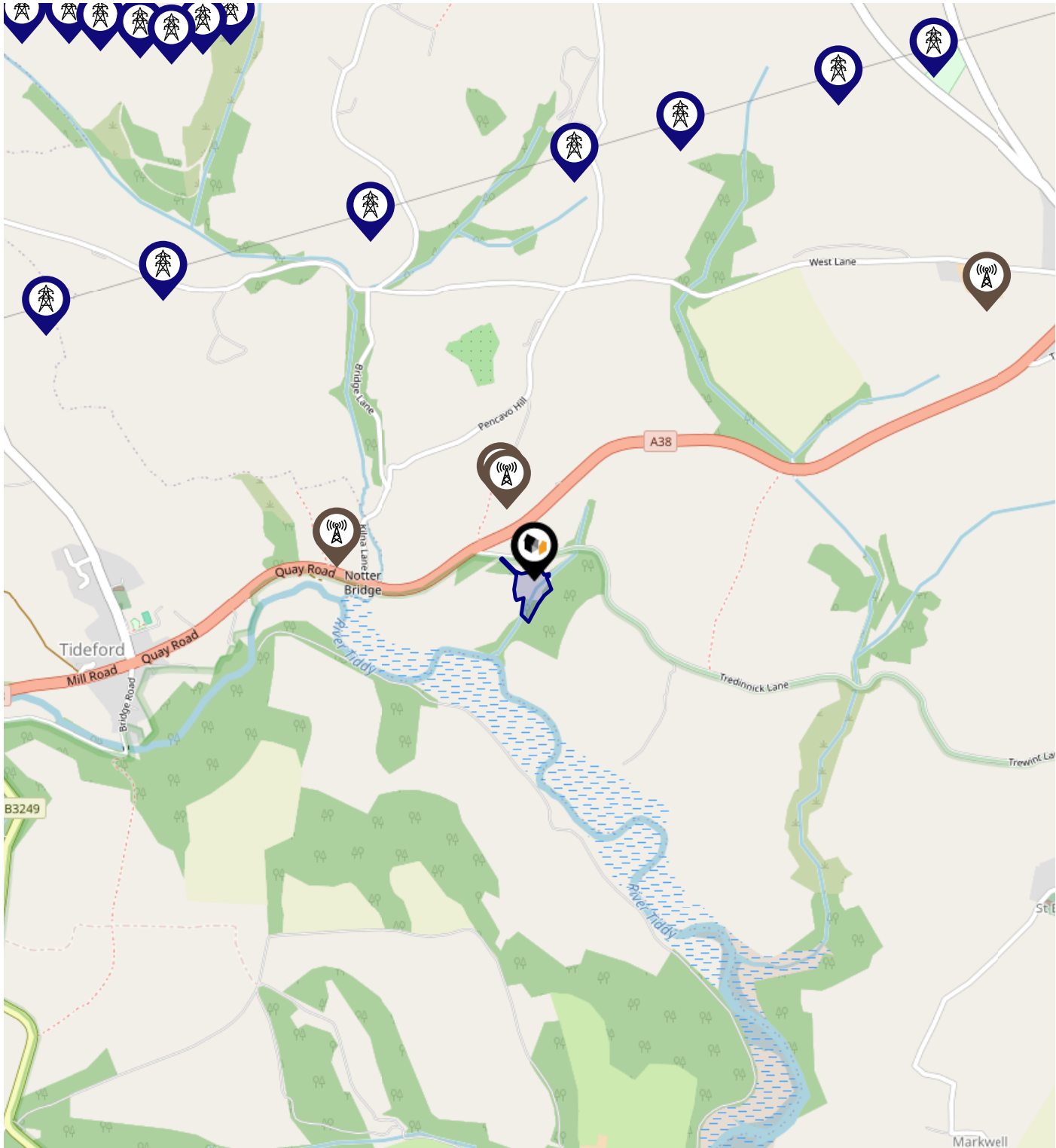


		Nursery	Primary	Secondary	College	Private
	Sir Robert Geffery's Voluntary Aided Church of England Primary School Ofsted Rating: Good Pupils: 211 Distance:1.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Burraton Community Primary School Ofsted Rating: Good Pupils: 376 Distance:3.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Fountain Head House School Ofsted Rating: Not Rated Pupils: 48 Distance:3.81	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Stephens (Saltash) Community Primary School Ofsted Rating: Good Pupils: 380 Distance:3.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Mellion Church of England Primary School Ofsted Rating: Good Pupils: 41 Distance:4.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Brunel Primary & Nursery Academy Ofsted Rating: Good Pupils: 243 Distance:4.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Quethiock CofE School Ofsted Rating: Good Pupils: 72 Distance:4.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Landulph School Ofsted Rating: Good Pupils: 71 Distance:4.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
<p>9 Saltash Community School Ofsted Rating: Requires improvement Pupils: 1202 Distance:4.16</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Bishop Cornish CofE VA Primary School Ofsted Rating: Good Pupils: 187 Distance:4.27</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Antony Church of England School Ofsted Rating: Good Pupils: 84 Distance:4.38</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 St Nicolas' CofE VA School, Downderry Ofsted Rating: Good Pupils: 105 Distance:4.45</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Menheniot Primary School Ofsted Rating: Good Pupils: 156 Distance:4.57</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Trenode CofE VA Primary Academy Ofsted Rating: Good Pupils: 36 Distance:4.67</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Oneschool Global Uk Plymouth Campus Ofsted Rating: Not Rated Pupils: 75 Distance:5.15</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Carbeile Junior School Ofsted Rating: Good Pupils: 334 Distance:5.44</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons

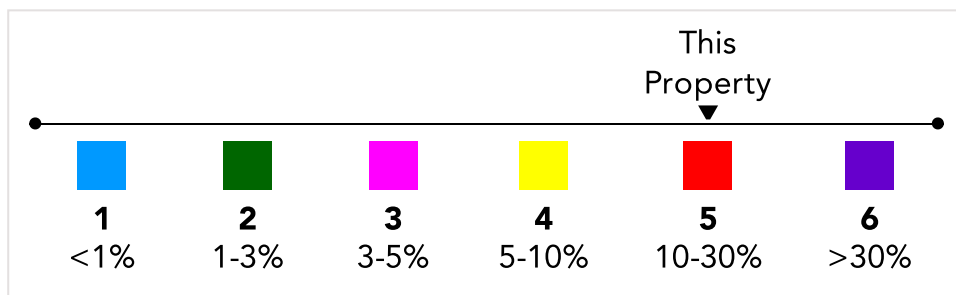
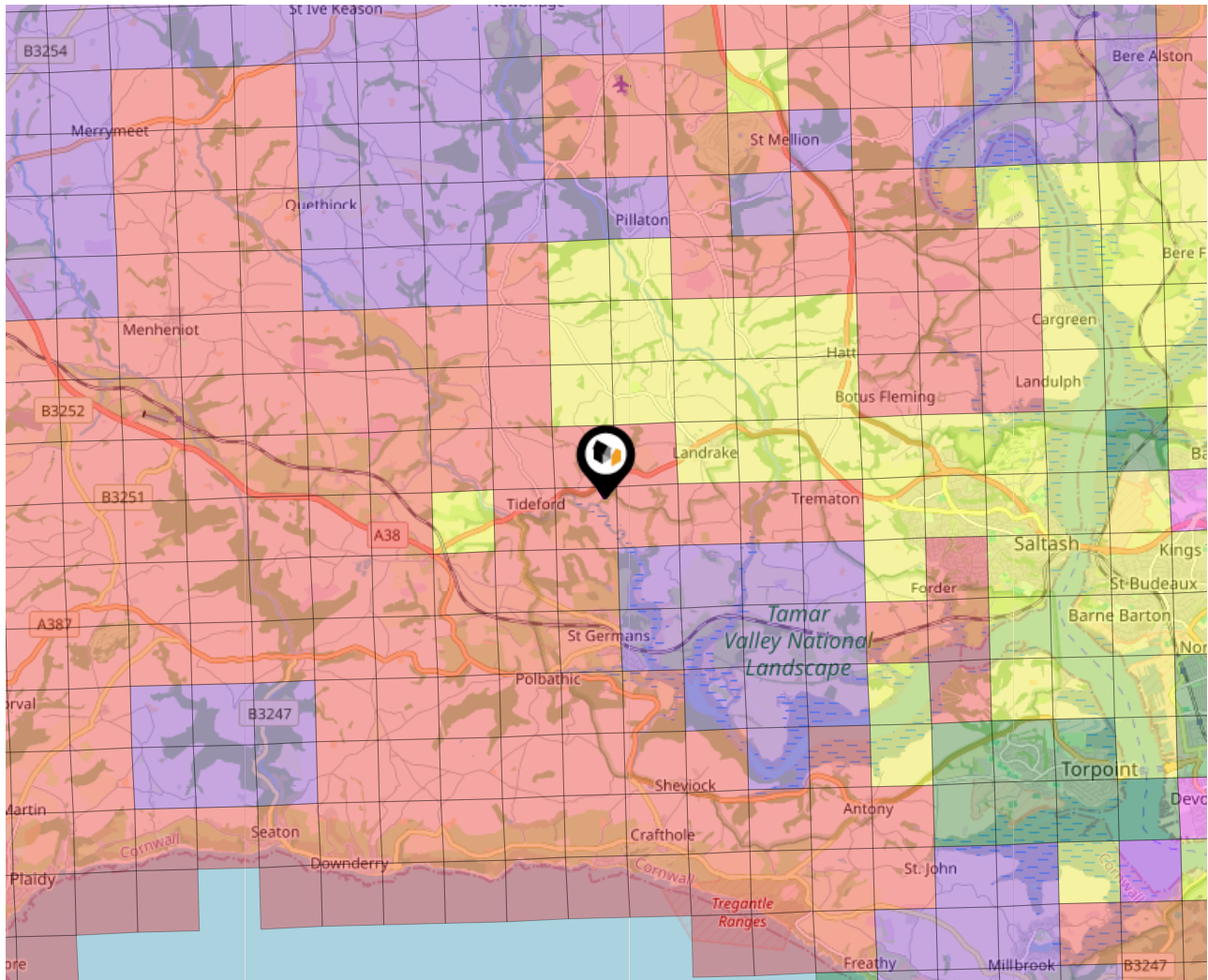


Key:

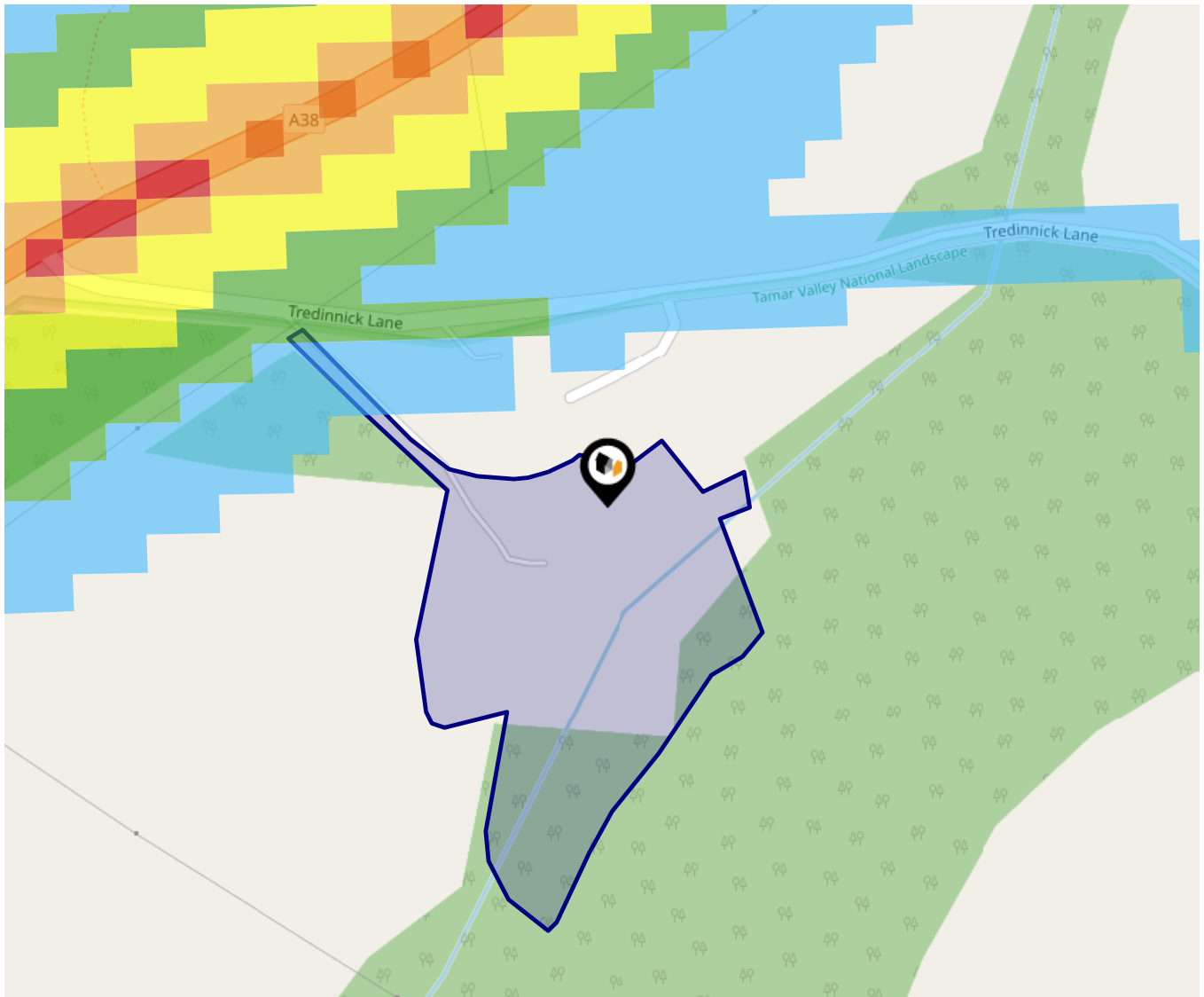
- Power Pylons
- Communication Masts

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/m³).



Local Area Road Noise

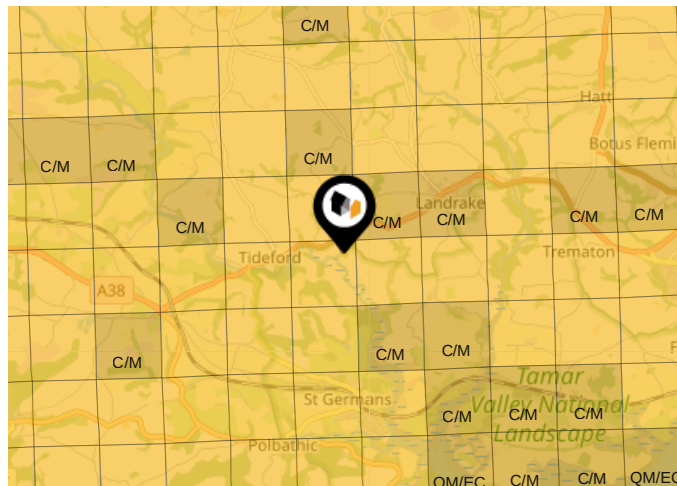


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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)

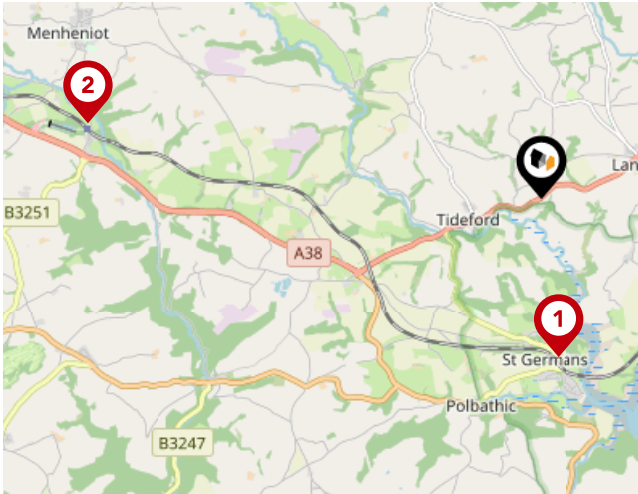
Carbon Content:	NONE	Soil Texture:	SILTY LOAM
Parent Material Grain:	ARGILLACEOUS	Soil Depth:	INTERMEDIATE-SHALLOW
Soil Group:	MEDIUM(SILTY)		



Primary Classifications (Most Common Clay Types)

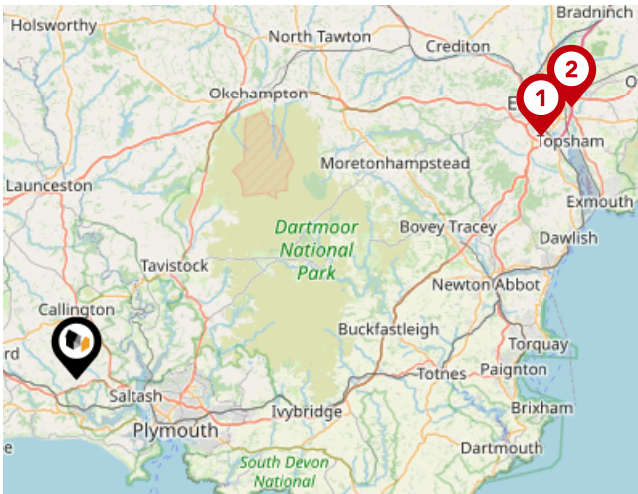
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & 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)



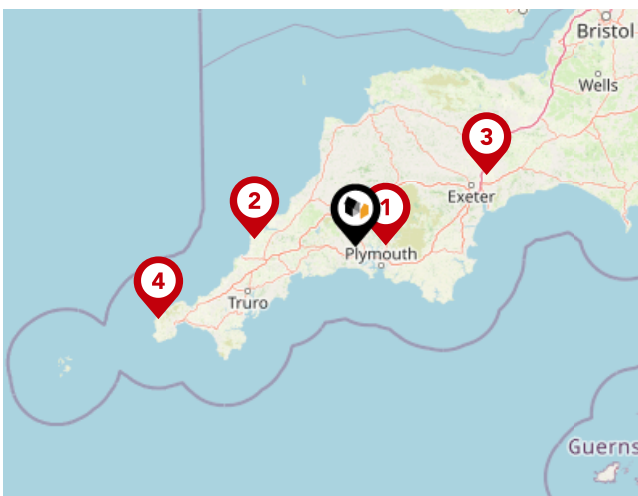
National Rail Stations

Pin	Name	Distance
1	St Germans Rail Station	1.51 miles
2	Menheniot Rail Station	4.33 miles
3	Saltash Rail Station	4.58 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	39.5 miles
2	M5 J30	42.54 miles

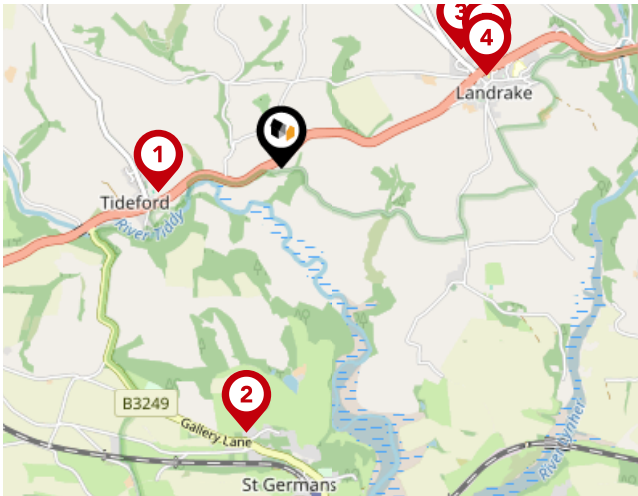


Airports/Helipads

Pin	Name	Distance
1	Glenholt	8.92 miles
2	St Mawgan	30.61 miles
3	Exeter Airport	44.97 miles
4	Joppa	63.75 miles

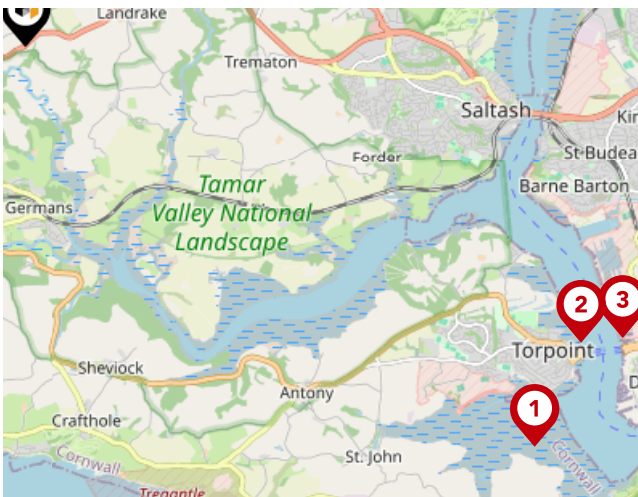
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Quay Road	0.59 miles
2	Mill Lane	1.26 miles
3	Home Park	1.01 miles
4	Bullers Arms	1.07 miles
5	Bus Shelter	1.1 miles



Ferry Terminals

Pin	Name	Distance
1	Cawsand Beach Ferry Landing Pier	6.13 miles
2	Torpoint Ferry Terminal	5.96 miles
3	Devonport Ferry Terminal	6.28 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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