See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 09th November 2026



OLD BARN COURT, NEWQUAY, TR7

Avocado Property

07917 157387

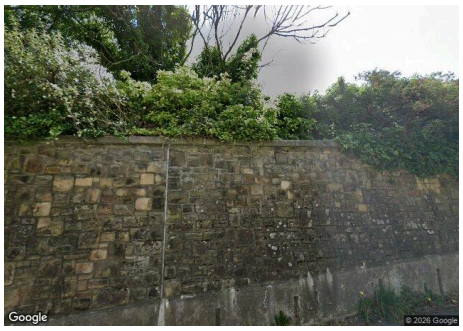
neil@avocadoberkshire.co.uk

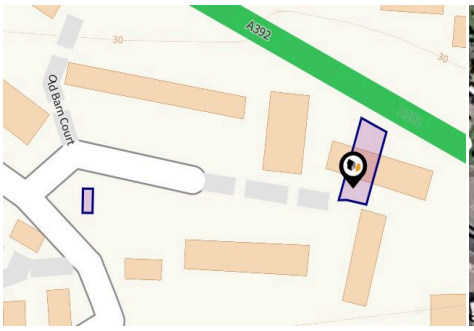
www.avocadopropertyagents.co.uk

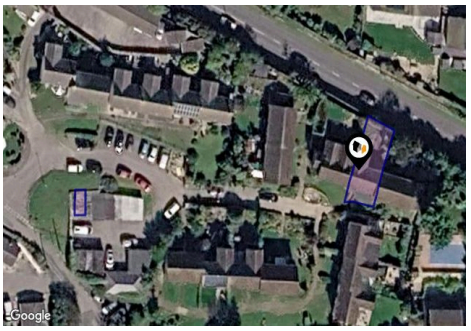
arla | propertymark PROTECTED

Powered by sprift Know any property instantly

Property
Overview







Property

Type:	Terraced	**Tenure:**	Freehold
Bedrooms:	3		
Floor Area:	1,044 ft^2 / 97 m^2		
Plot Area:	0.04 acres		
Council Tax :	Band C		
Annual Estimate:	£2,303		
Title Number:	CL10204		

Local Area

Local Authority: Cornwall

Conservation Area: No

Flood Risk:

- Rivers & Seas — Very low
- Surface Water — Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

10 mb/s	80 mb/s	- mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

BT ✓ | sky ✓ | Virgin media ✗

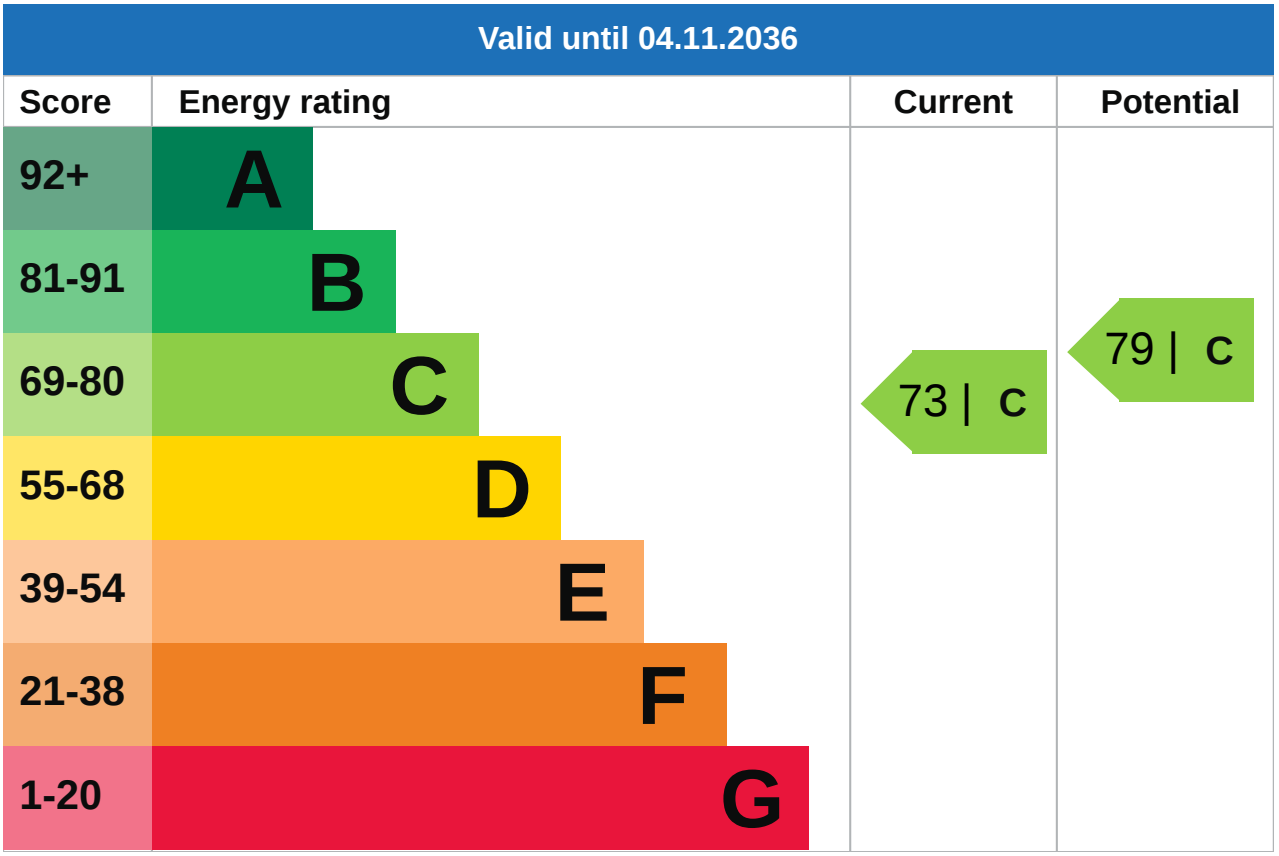
Powered by sprift
Know any property instantly

NEWQUAY,

Energy rating

C

Valid until 04.11.2036



Property

EPC - Additional Data

Additional EPC Data

Property Type:	Mid-terrace house
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Excellent lighting efficiency
Lighting Energy:	Very good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	None
Air Tightness:	(not tested)
Total Floor Area:	97 m^2

Market
Sold in Street

23, Old Barn Court, Newquay, TR7 1QU	Semi-detached House	
Last Sold Date:	23/09/2026	03/05/2013
Last Sold Price:	£365,000	£178,000

18, Old Barn Court, Newquay, TR7 1QU	Semi-detached House			
Last Sold Date:	27/06/2025	17/12/2012	12/12/2003	09/01/2002
Last Sold Price:	£415,000	£208,000	£188,000	£115,000

3, Old Barn Court, Newquay, TR7 1QU	Terraced House				
Last Sold Date:	01/05/2025	12/12/2014	23/11/2006	22/05/1998	01/03/1996
Last Sold Price:	£450,000	£242,500	£249,950	£69,000	£60,000

1, Old Barn Court, Newquay, TR7 1QU	Semi-detached House	
Last Sold Date:	11/09/2023	23/01/1998
Last Sold Price:	£370,000	£66,000

14, Old Barn Court, Newquay, TR7 1QU	Semi-detached House		
Last Sold Date:	24/03/2023	18/04/2019	24/04/1998
Last Sold Price:	£416,000	£259,950	£69,000

7, Old Barn Court, Newquay, TR7 1QU	Terraced House	
Last Sold Date:	18/12/2020	07/11/2016
Last Sold Price:	£300,000	£200,000

2, Old Barn Court, Newquay, TR7 1QU	Semi-detached House
Last Sold Date:	07/09/2018
Last Sold Price:	£276,000

8, Old Barn Court, Newquay, TR7 1QU	Terraced House		
Last Sold Date:	28/03/2017	14/07/2006	20/09/1996
Last Sold Price:	£260,000	£131,400	£56,000

21, Old Barn Court, Newquay, TR7 1QU	Semi-detached House
Last Sold Date:	04/04/2014
Last Sold Price:	£220,000

6, Old Barn Court, Newquay, TR7 1QU	Terraced House		
Last Sold Date:	15/09/2011	17/05/2002	24/01/1997
Last Sold Price:	£195,000	£119,580	£59,000

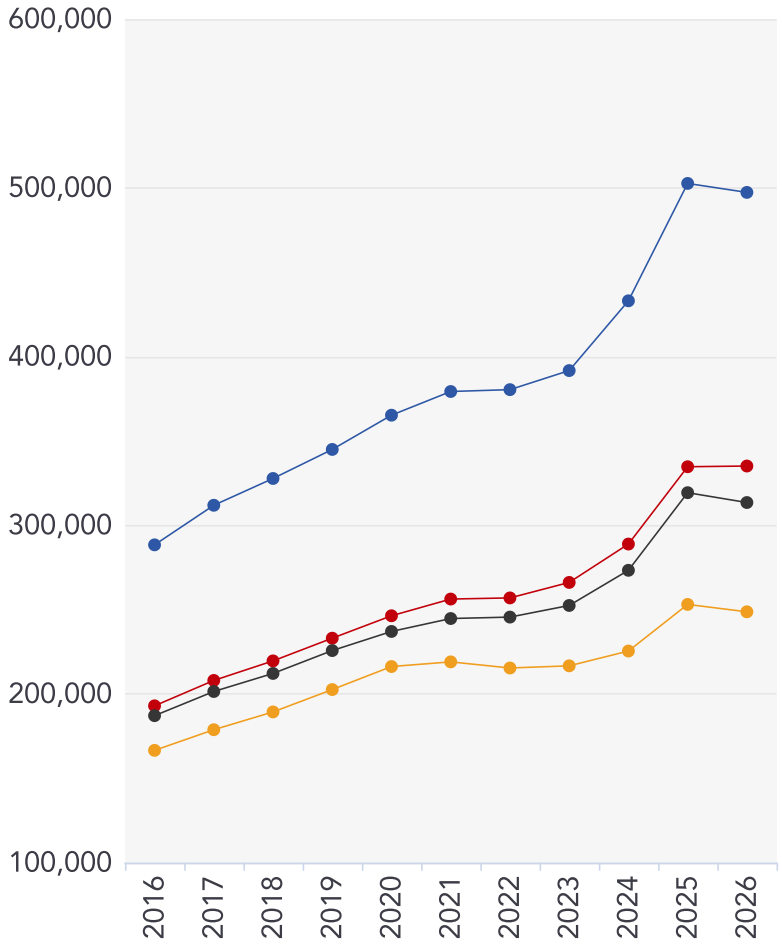
20, Old Barn Court, Newquay, TR7 1QU	Semi-detached House		
Last Sold Date:	08/10/2010	17/10/2006	23/07/1997
Last Sold Price:	£195,000	£225,000	£70,000

22, Old Barn Court, Newquay, TR7 1QU	Semi-detached House	
Last Sold Date:	22/02/2010	18/12/2006
Last Sold Price:	£212,000	£215,000

NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market
House Price Statistics

10 Year History of Average House Prices by Property Type in TR7



Detached

+72.44%

Semi-Detached

+73.65%

Terraced

+67.5%

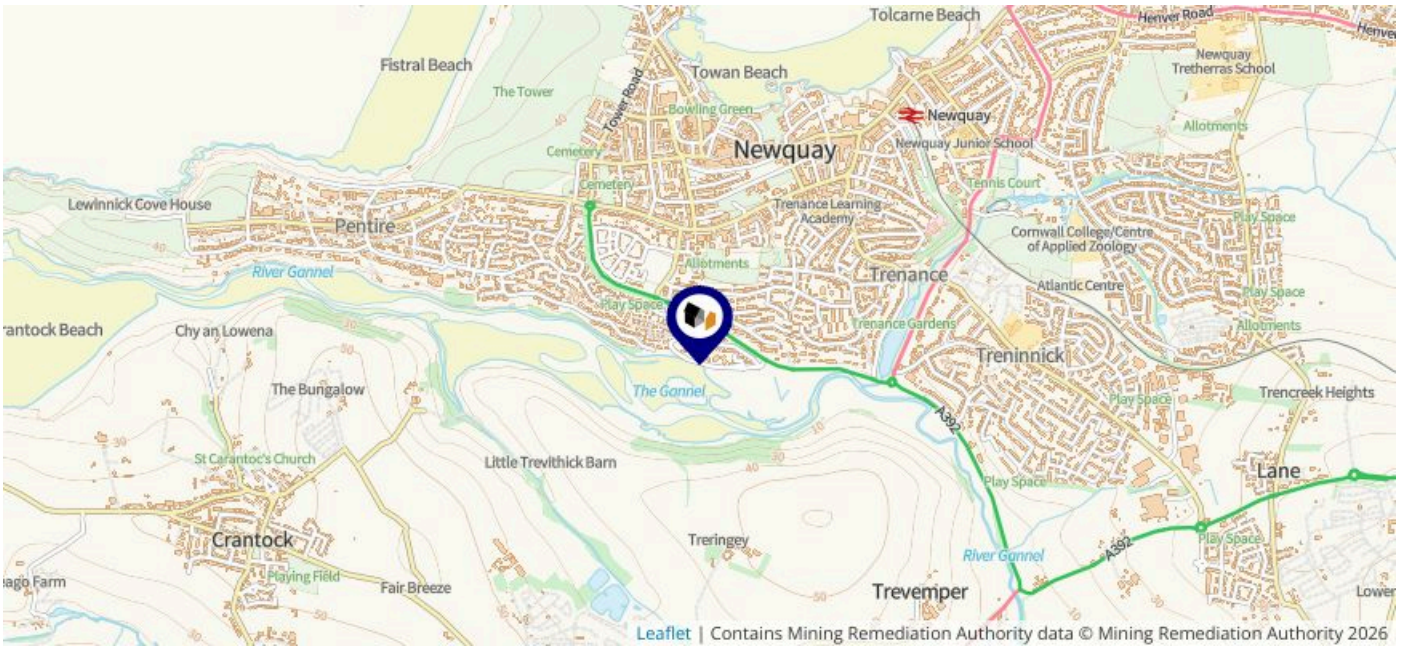
Flat

+49.31%

Powered by sprift
Know any property instantly

Maps
Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

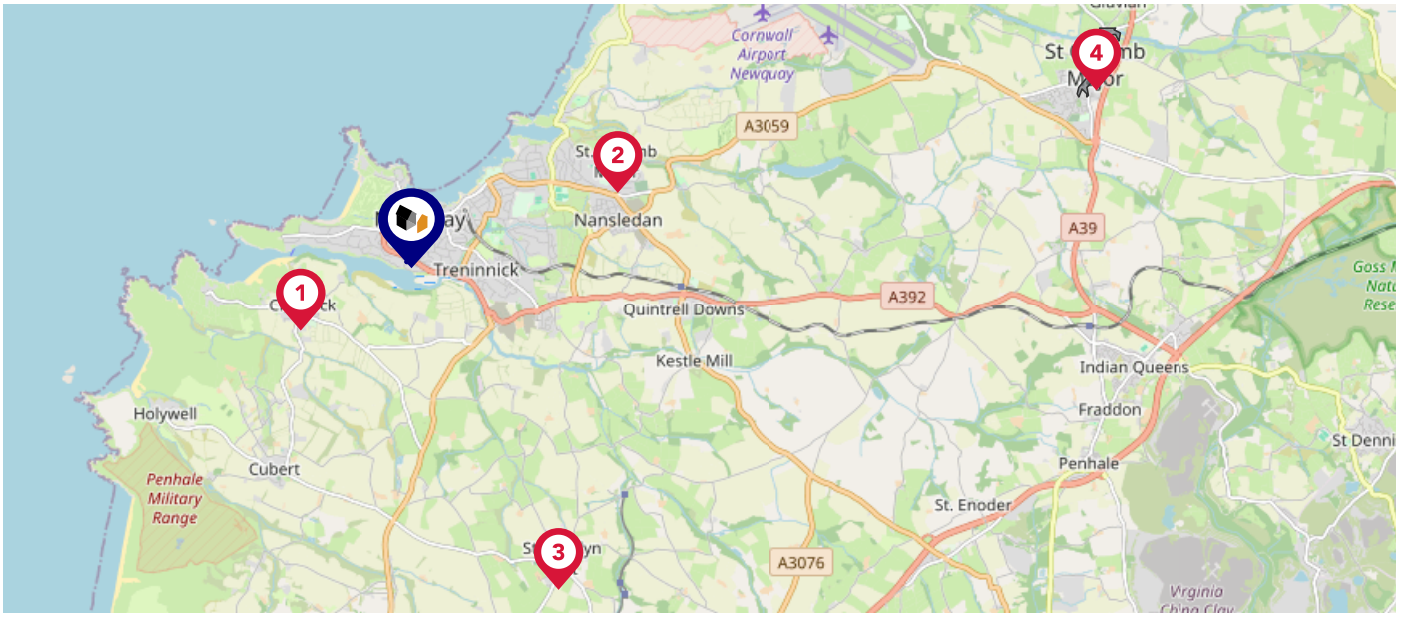
- Adit
- Gutter Pit
- Shaft

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.

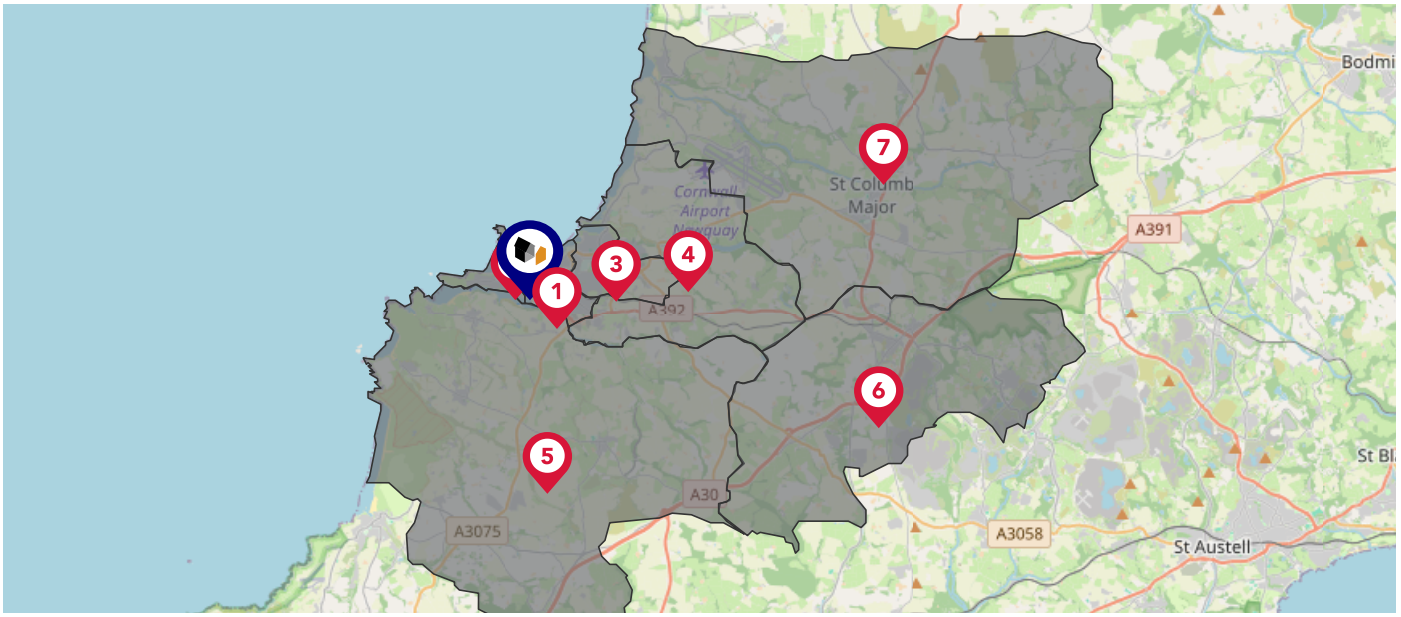


Nearby Conservation Areas	
1	Crantock
2	St Columb Minor
3	St Newlyn East
4	St Columb Major

Powered by sprift

Maps
Council Wards

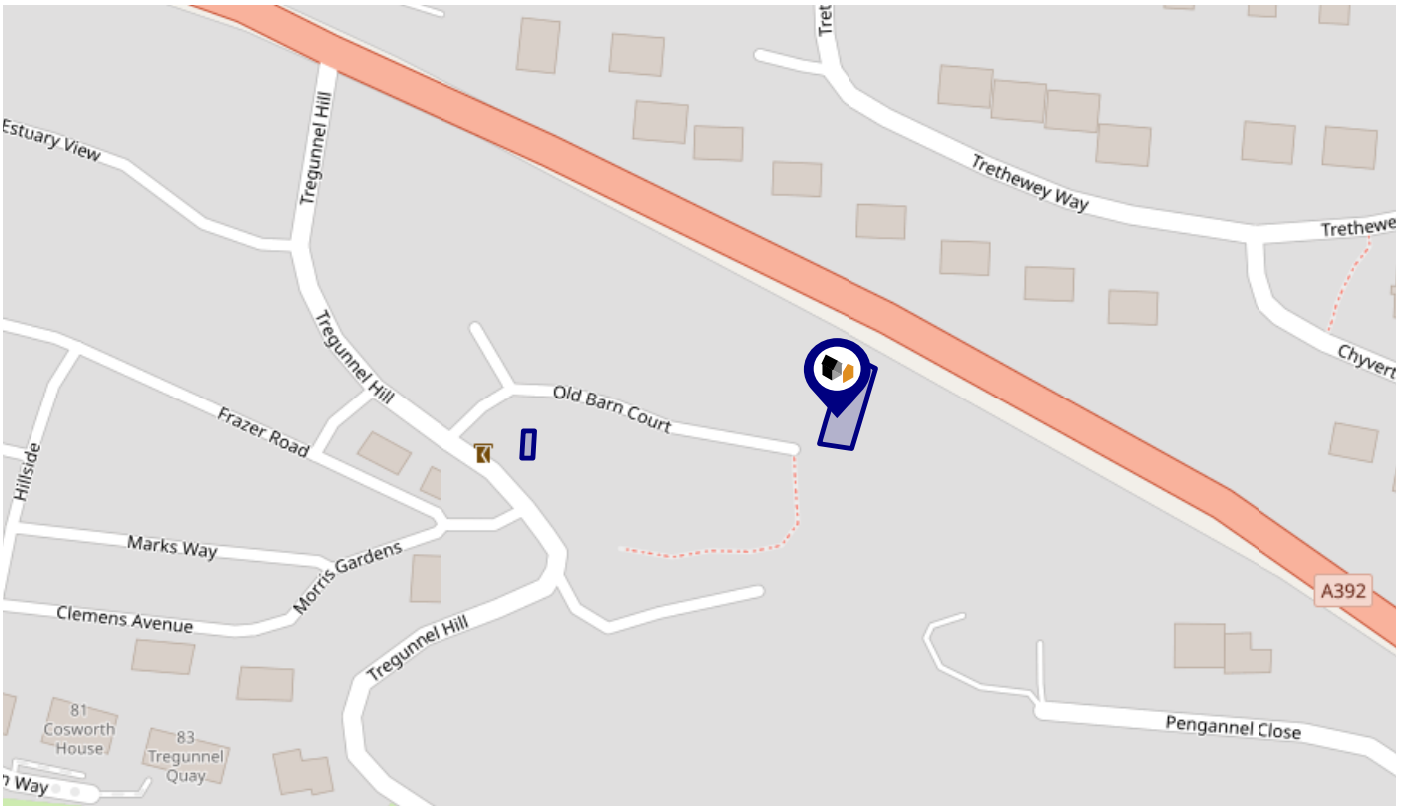
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards	
1	Newquay Trenance ED
2	Newquay Central & Pentire ED
3	Newquay Porth & Tretherras ED
4	St. Columb Minor & Colan ED
5	St. Newlyn East, Cubert & Goonhavern ED
6	St. Dennis & St Enoder ED
7	St. Columb Major, St Mawgan & St Wenn ED

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.

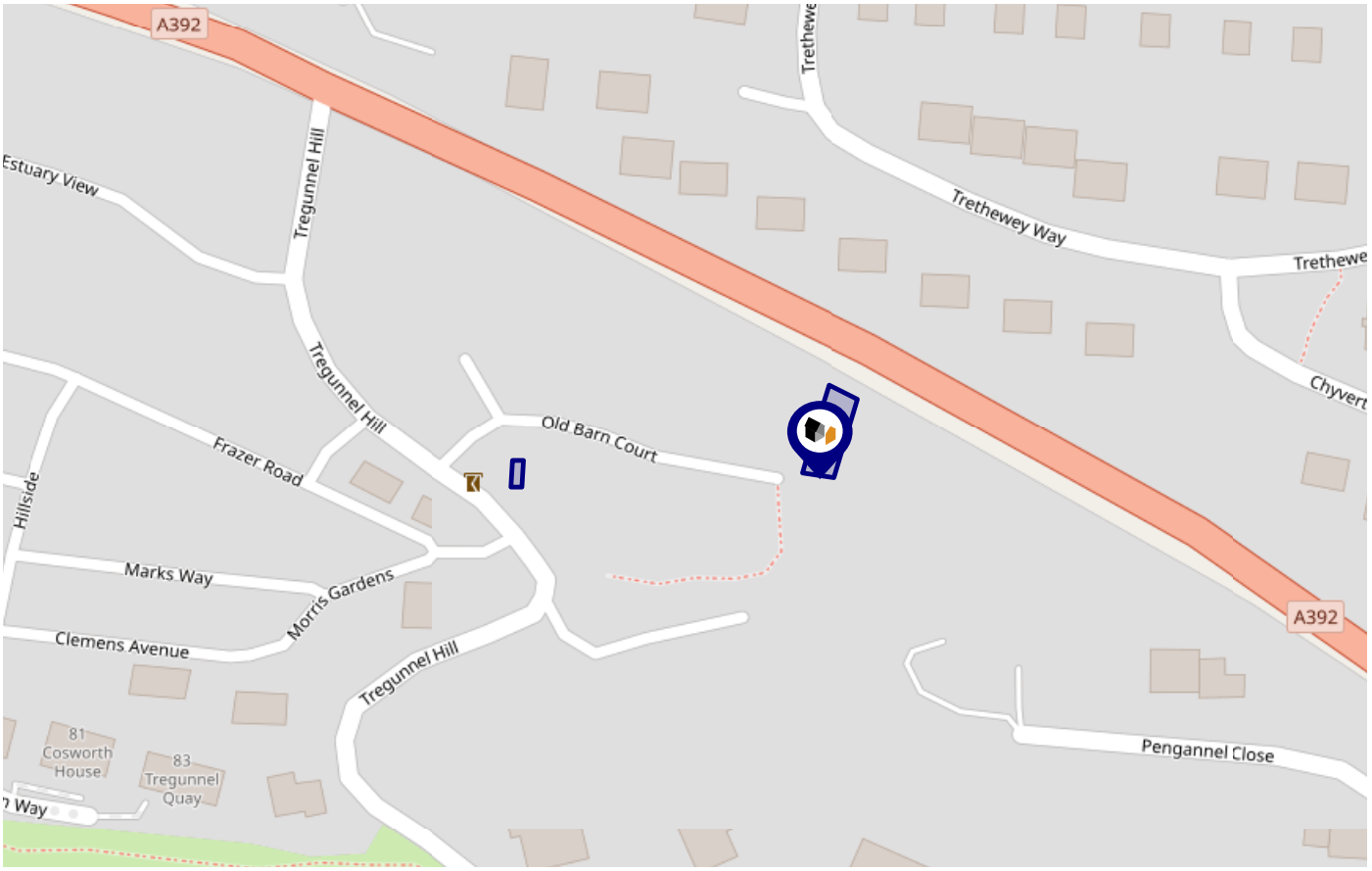
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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

Powered by sprift

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.

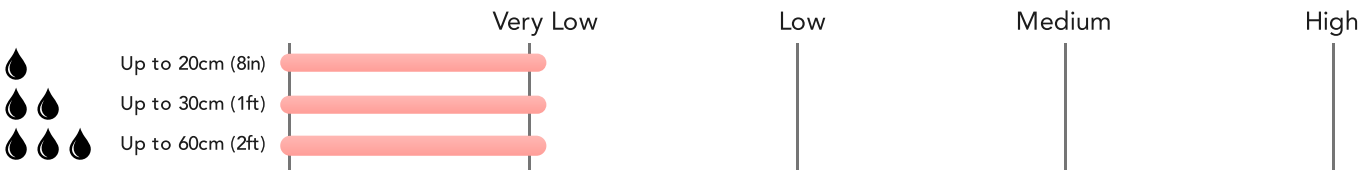


Risk Rating: Very low

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.

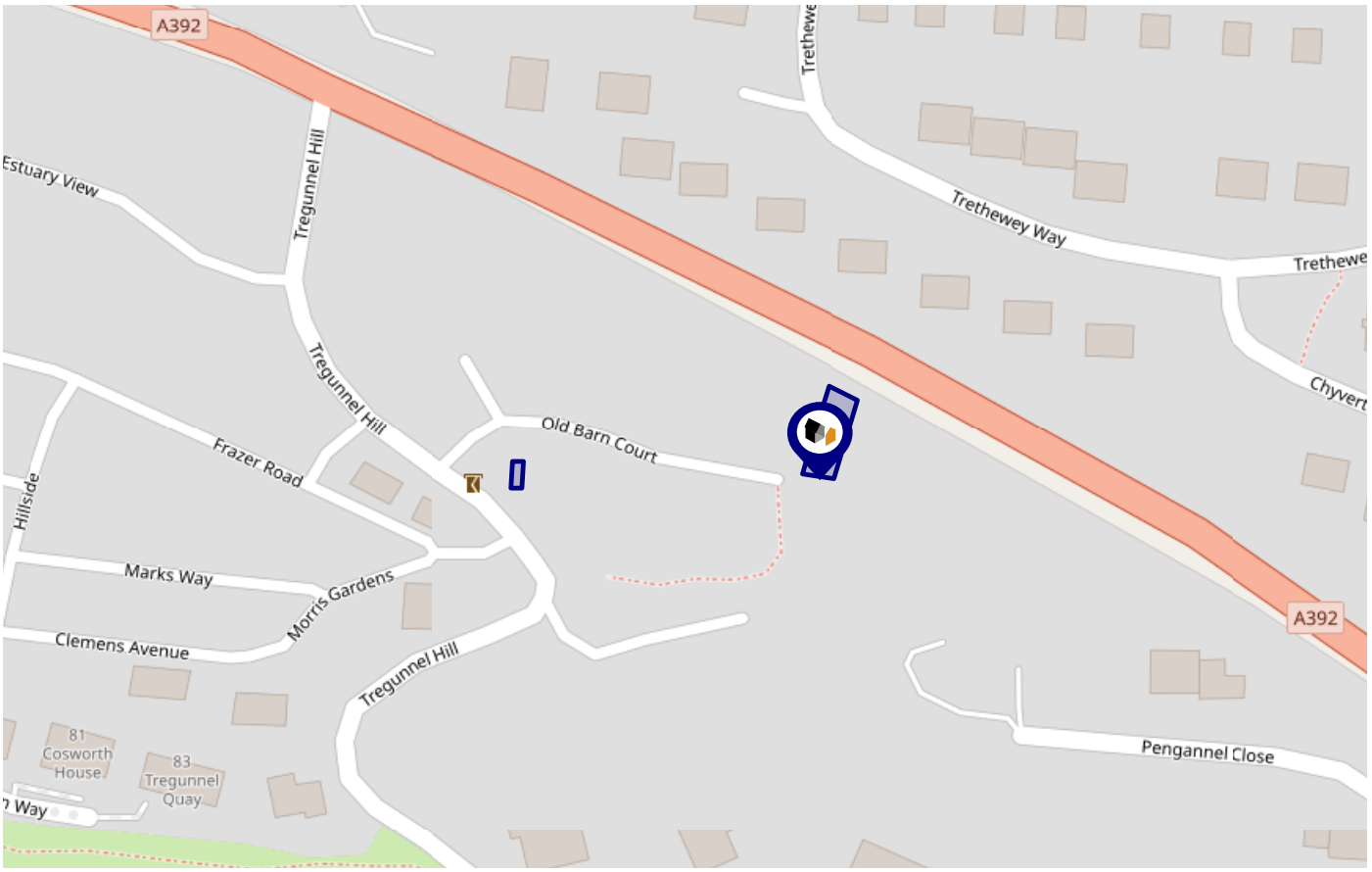
Chance of flooding to the following depths at this property:



Powered by sprift

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.

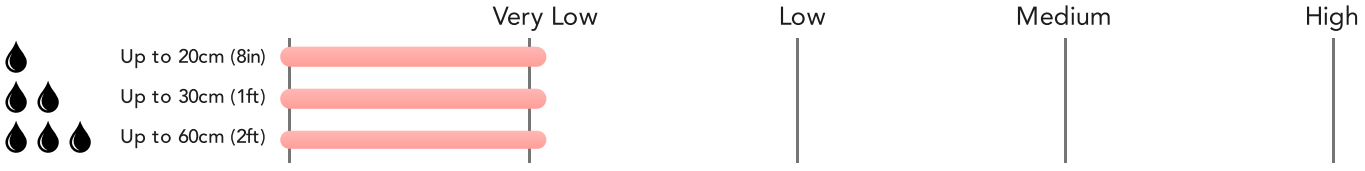


Risk Rating: Very low

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.

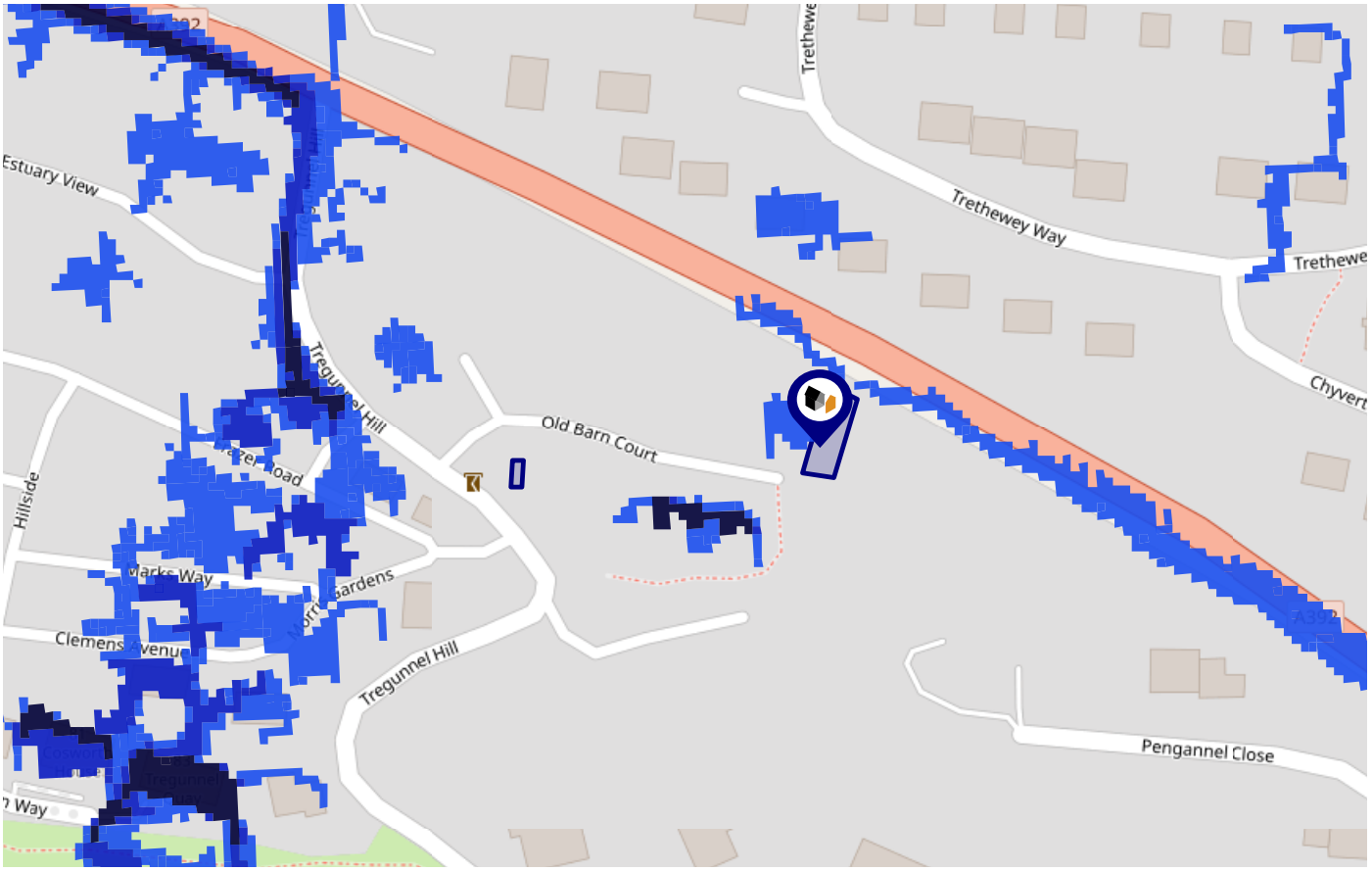
Chance of flooding to the following depths at this property:



Powered by sprift

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.

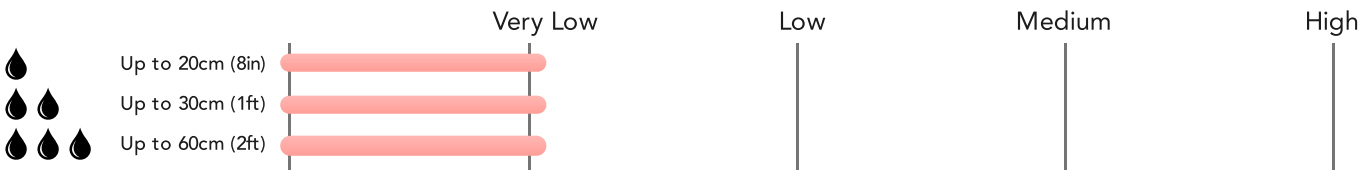


Risk Rating: Very low

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.

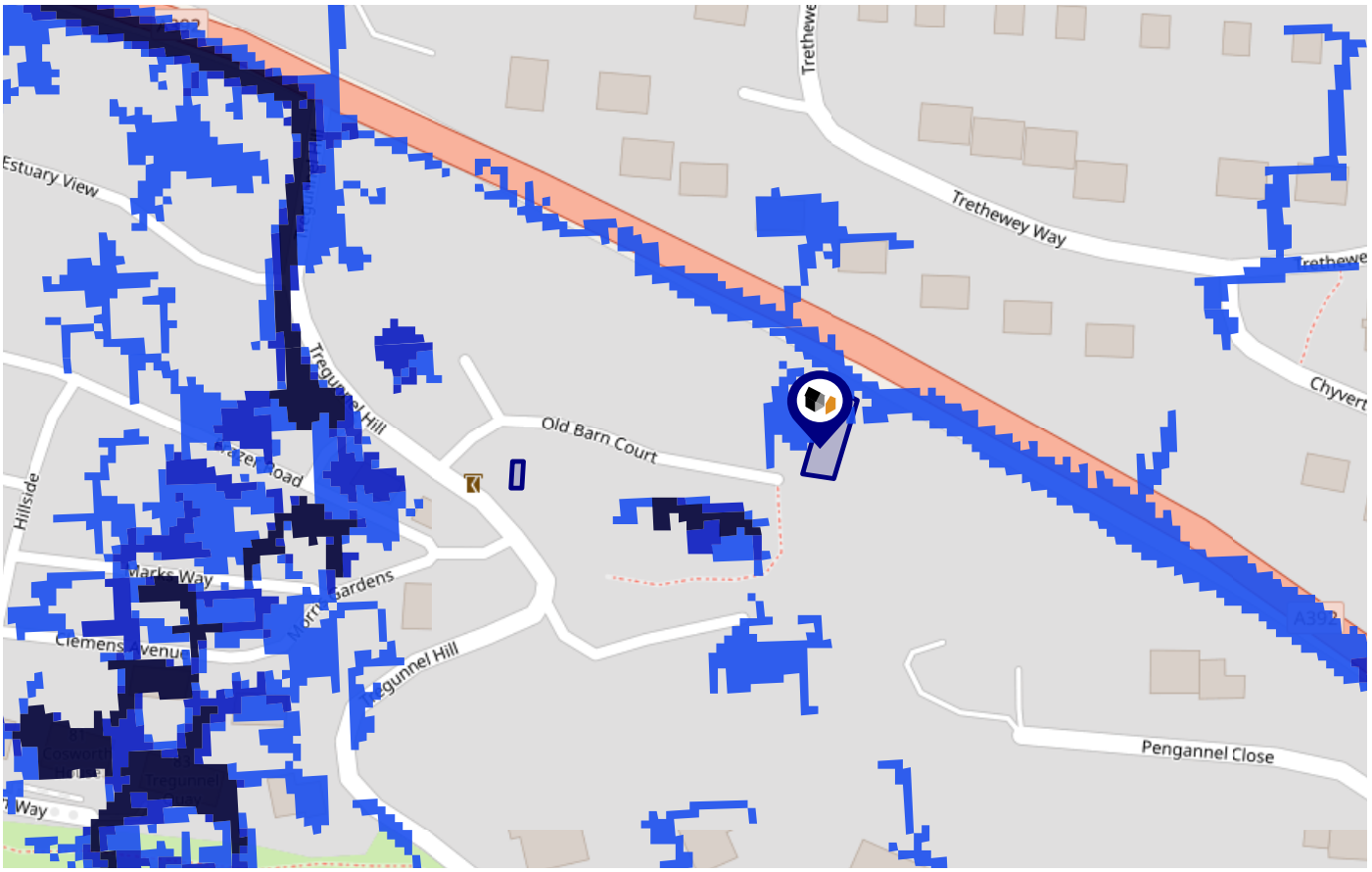
Chance of flooding to the following depths at this property:



Powered by sprift

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.

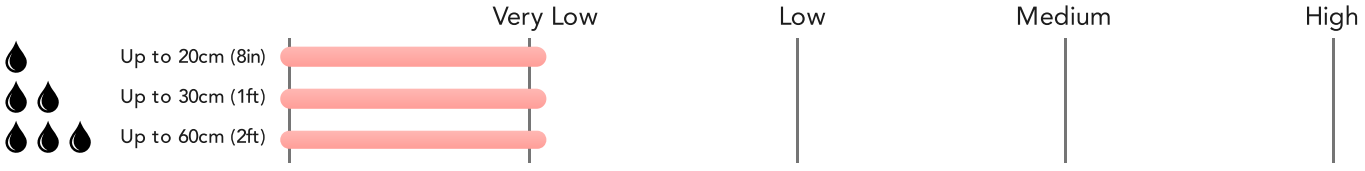


Risk Rating: Very low

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.
- **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.

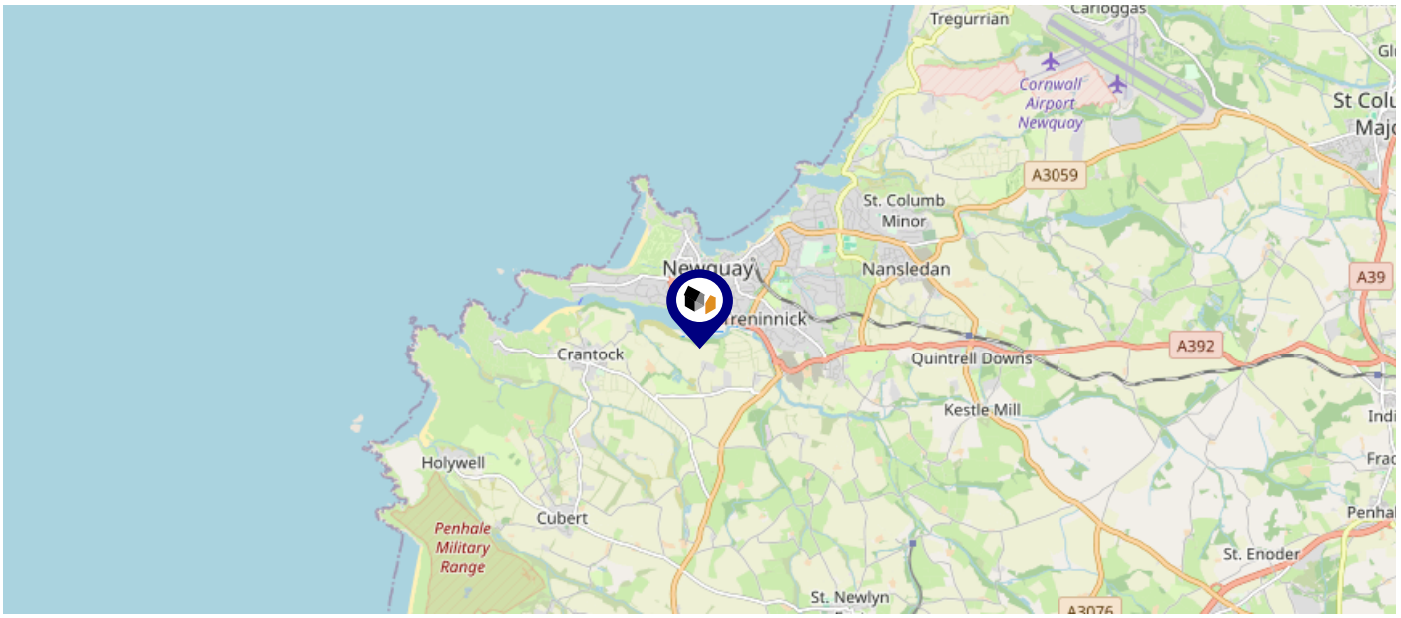
Chance of flooding to the following depths at this property:



Powered by sprift

Maps
Green Belt

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



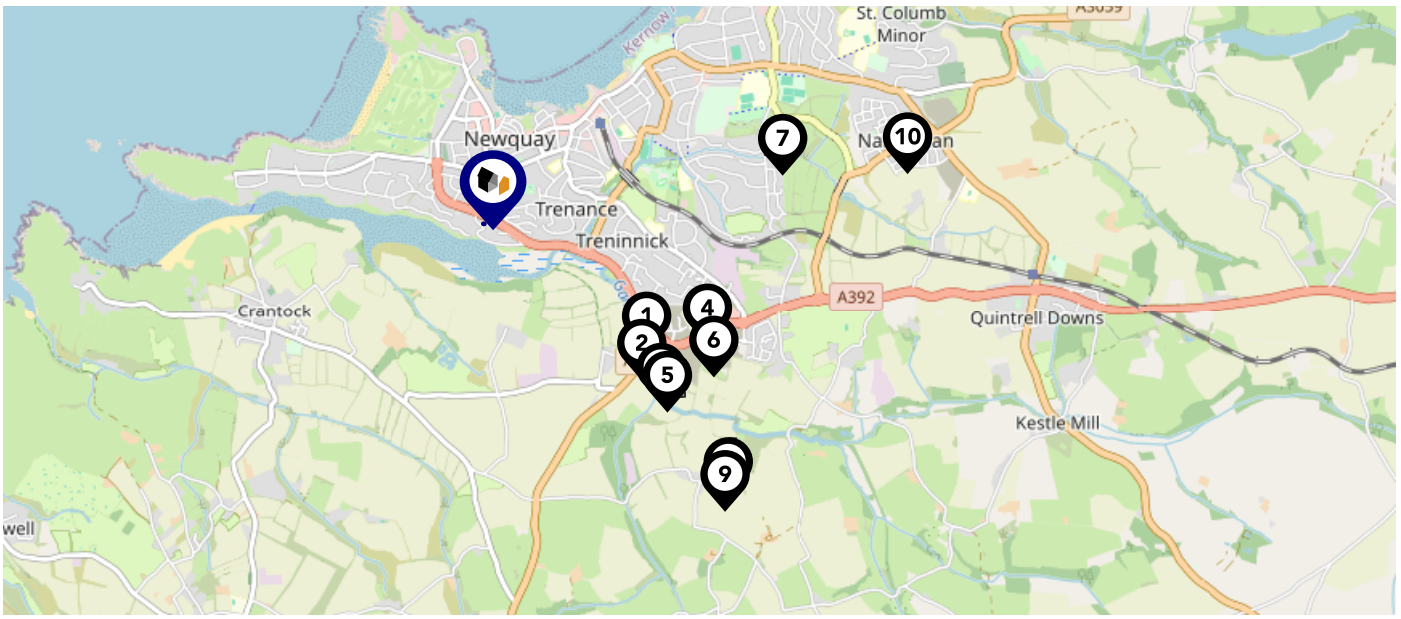
Nearby Green Belt Land

No data available.

Powered by sprift

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	Trevemper Road-Newquay	Historic Landfill
2	Trevemper Bridge-Gannel Estuary, Trevemper, Newquay	Historic Landfill
3	Trevemper, Newquay-Trevemper Bridge, Trevemper, Newquay	Historic Landfill
4	Trevemper Mill-Trevemper Railway Cutting, Treloggan, Newquay	Historic Landfill
5	Trevemper Bridge-Trevemper Bridge, Newquay	Historic Landfill
6	Trevithick Farm-Trevithick Farm, Newquay	Historic Landfill
7	Land to the north of Chy an Gover-Trevenson Road, Trencreek, Newquay, Cornwall	Historic Landfill
8	Trenhaile-Trenhaile, Newlyn East, Newquay	Historic Landfill
9	Trenhaile, Newlyn East-Trenhaile, Newlyn East, Newquay	Historic Landfill
10	Gusti Veor-Gusti Veor, St Columb Minor, Newquay	Historic Landfill

Powered by sprift

Maps
Listed Buildings

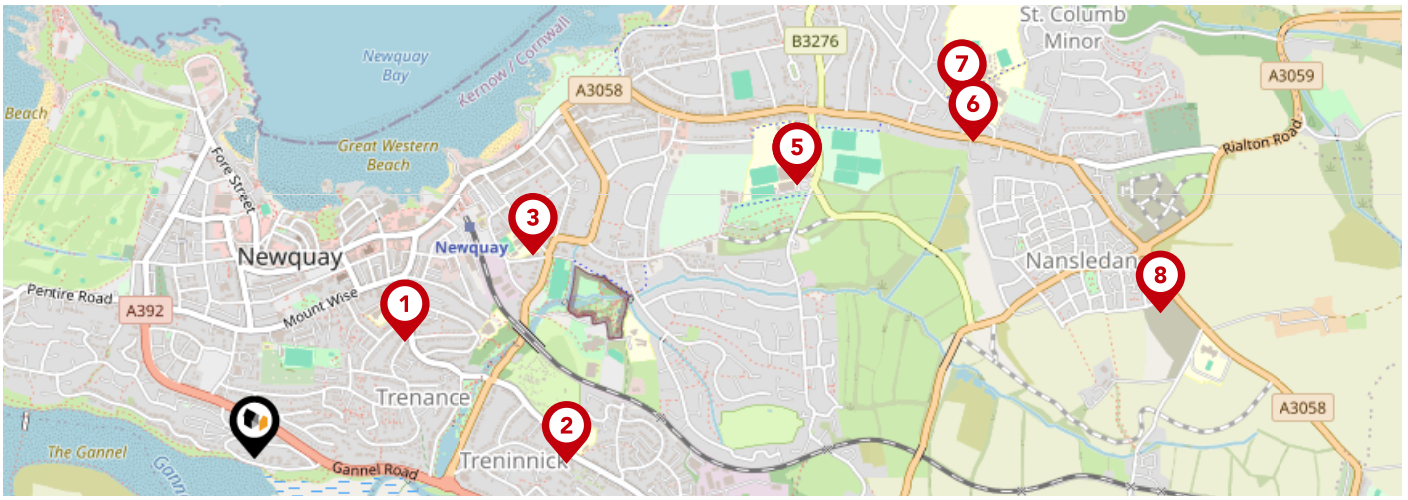
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
1 1144144 - Cairn Cottage	Grade II	0.3 miles
2 1144109 - Church Of St Michael	Grade II	0.4 miles
3 1327385 - Claremont Methodist Church With Attached Church Hall	Grade II	0.5 miles
4 1144138 - Newquay Craft Centre	Grade II	0.5 miles
5 1327389 - Wesleyan Methodist Church And Attached Church Hall	Grade II	0.5 miles
6 1312166 - 2 And 3, Deer Park	Grade II	0.6 miles
7 1144111 - Newquay Golf Club	Grade II	0.6 miles
8 1144112 - Trenance Cottages Museum	Grade II	0.6 miles
9 1137766 - 9,10 And 11, Deer Park	Grade II	0.6 miles
10 1144143 - 5, Deer Park	Grade II	0.6 miles

Powered by sprift

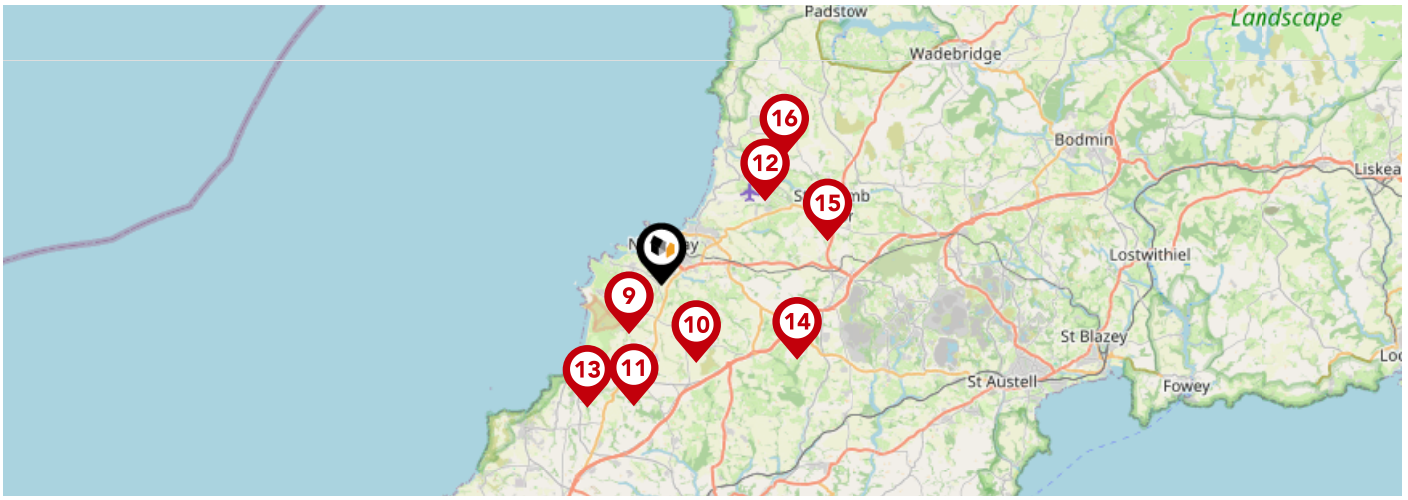
Area
Schools



		Nursery	Primary	Secondary	College	Private
1	**Trenance Learning Academy** Ofsted Rating: Outstanding | Pupils: 348 | Distance:0.45	☐	☑	☐	☐	☐
2	**The Bishops CofE Learning Academy** Ofsted Rating: Good | Pupils: 353 | Distance:0.74	☐	☑	☐	☐	☐
3	**Newquay Junior Academy** Ofsted Rating: Good | Pupils: 491 | Distance:0.81	☐	☑	☐	☐	☐
4	**Newquay Primary Academy** Ofsted Rating: Outstanding | Pupils: 65 | Distance:1.43	☐	☑	☐	☐	☐
5	**Newquay Tretherras** Ofsted Rating: Good | Pupils: 1727 | Distance:1.43	☐	☐	☑	☐	☐
6	**St Columb Minor Academy** Ofsted Rating: Good | Pupils: 469 | Distance:1.85	☐	☑	☐	☐	☐
7	**Treviglas Academy** Ofsted Rating: Requires improvement | Pupils: 869 | Distance:1.87	☐	☐	☑	☐	☐
8	**Nansledan School** Ofsted Rating: Good | Pupils: 348 | Distance:2.17	☐	☑	☐	☐	☐

Powered by sprift
Know any property instantly

Area
Schools



	Nursery	Primary	Secondary	College	Private
9 Cubert School Ofsted Rating: Requires improvement | Pupils:0 | Distance:2.19	☐	☑	☐	☐	☐
10 St Newlyn East Learning Academy Ofsted Rating: Good | Pupils: 154 | Distance:3.17	☐	☑	☐	☐	☐
11 Goonhavern Primary School Ofsted Rating: Good | Pupils: 226 | Distance:4.63	☐	☑	☐	☐	☐
12 Mawgan-In-Pydar Primary School Ofsted Rating: Good | Pupils: 115 | Distance:5.09	☐	☑	☐	☐	☐
13 Perranporth Community Primary School Ofsted Rating: Good | Pupils: 208 | Distance:5.39	☐	☑	☐	☐	☐
14 Summercourt Academy Ofsted Rating: Outstanding | Pupils: 109 | Distance:5.86	☐	☑	☐	☐	☐
15 St Columb Major Academy Ofsted Rating: Good | Pupils: 359 | Distance:6.52	☐	☑	☐	☐	☐
16 Trevisker Primary School Ofsted Rating: Good | Pupils: 162 | Distance:6.8	☐	☑	☐	☐	☐

Powered by sprift
Know any property instantly

Local Area
Masts & Pylons



Key:

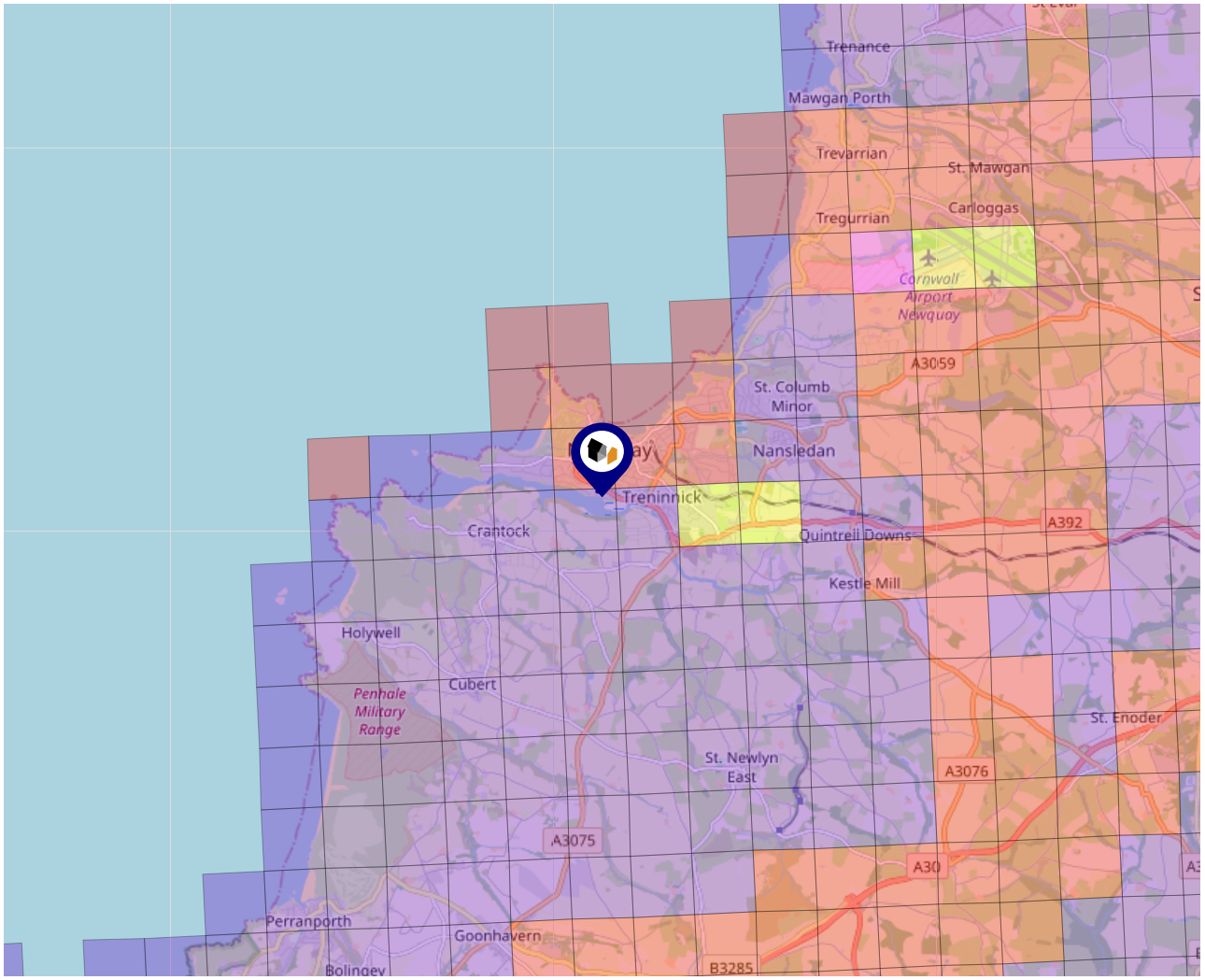
- Power Pylons
- Communication Masts

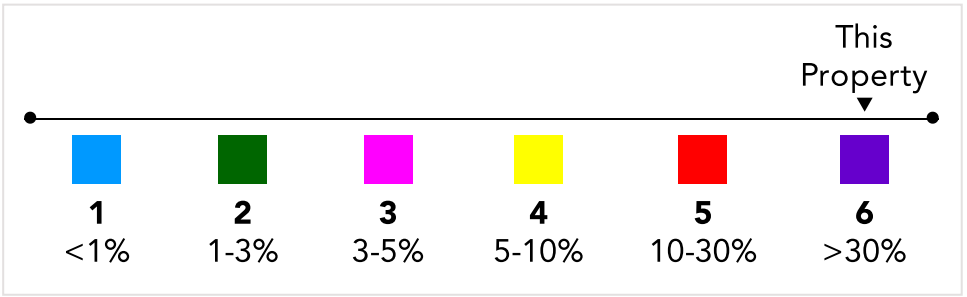
Powered by sprift
Know any property instantly

Environment
Radon Gas

What is Radon?

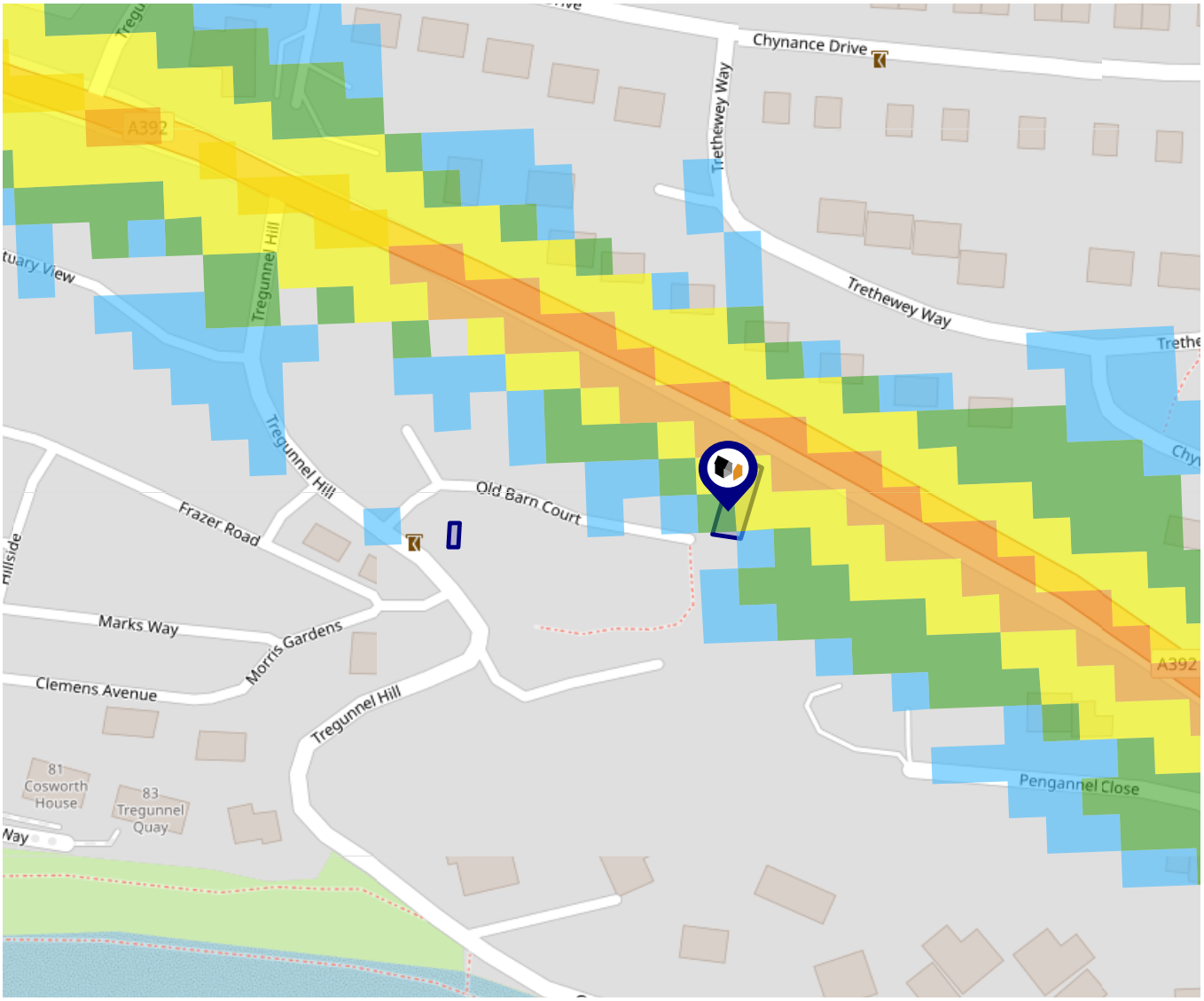
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m3).





Powered by sprift
Know any property instantly

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.

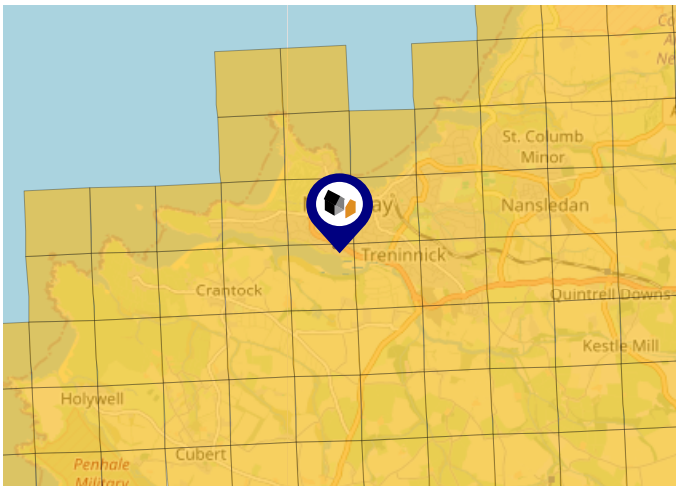
- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Powered by sprift

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)		

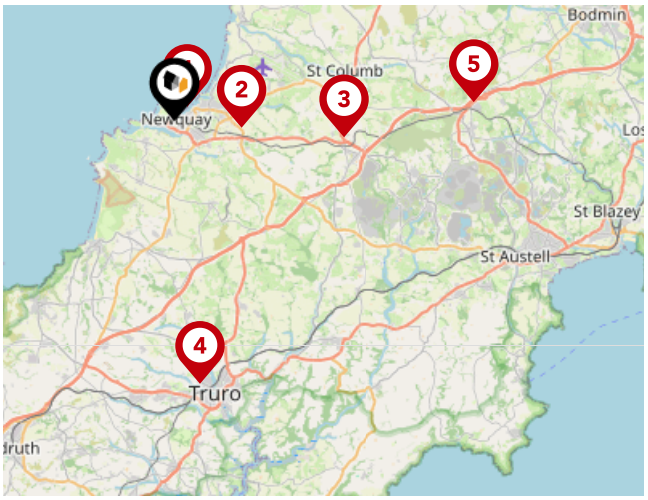


Primary Classifications (Most Common Clay Types)

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

Powered by sprift
Know any property instantly

Area
Transport (National)

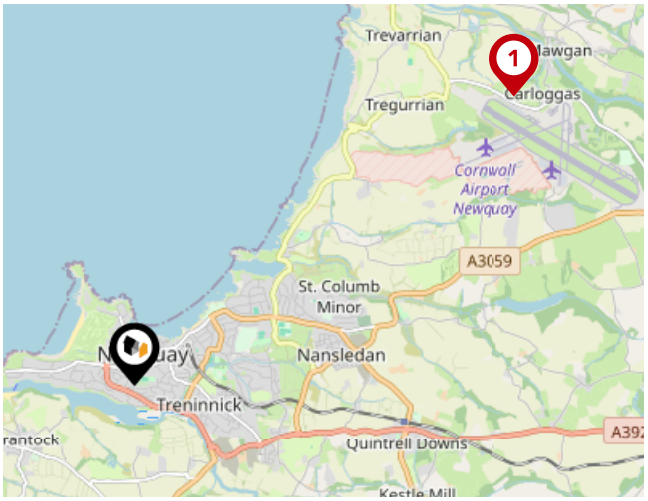


National Rail Stations

Pin	Name	Distance
1	Newquay Rail Station	0.71 miles
2	Quintrell Downs Rail Station	2.57 miles
3	St Columb Road Rail Station	6.45 miles
4	Truro Rail Station	9.98 miles
5	Roche Rail Station	11.31 miles

Trunk Roads/Motorways

No Trunk Roads/Motorways found within 50 km of this property.

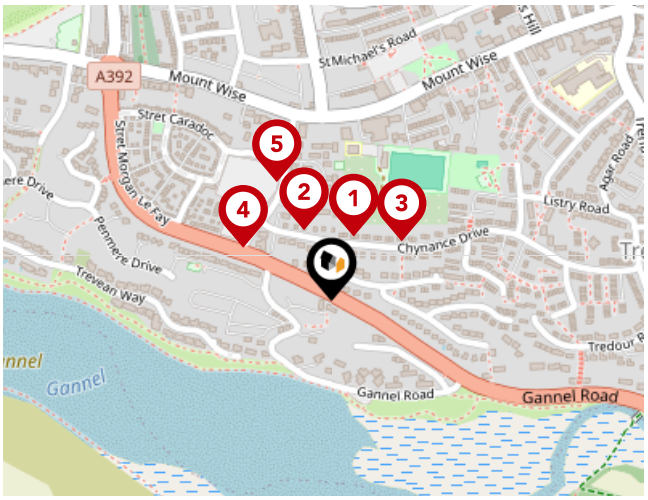


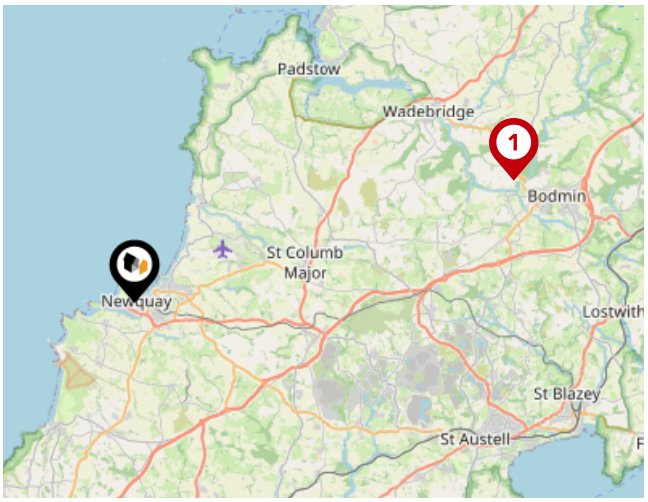
Airports/Helipads

Pin	Name	Distance
1	Newquay St Mawgan Airport	4.51 miles

Powered by sprift

Area
Transport (Local)





Bus Stops/Stations

Pin	Name	Distance
1	Trethewey Way	0.08 miles
2	Trethewey Way	0.08 miles
3	Chynance Drive	0.1 miles
4	Gannel Link Road	0.12 miles
5	Tregunnel Hill	0.15 miles

Local Connections

Pin	Name	Distance
1	Boscarne Junction (Bodmin and Wenford Railway)	15.03 miles

Powered by sprift
Know any property instantly

Avocado Property

We are proud to be different, we want to create a legacy as the business that positively disrupted the industry and challenged the estate agent status quo.

Our clients all get direct access to business partners who live locally and are part of their local community. We work with local businesses to help promote their companies free of charge and we give back to teachers, nurses and armed forces servicemen/women.

We are passionate about changing the industry, passionate about helping people move on to the next chapter in their lives and passionate about property.

Avocado Property
Testimonials

Testimonial 1

Dan and Neil were brilliant throughout the whole process of selling our home and helping us find our new one.

They were always honest, managed our expectations really well, and were incredibly prompt in getting our property on the market and finding us our next home.

Communication was excellent the whole way through, we always felt kept in the loop and supported.

Testimonial 2

I can't recommend Dan and Neil highly enough. From the very beginning, their support was constant and genuine. They were always available to talk through our concerns and kept us informed at every single stage. It's rare to find agents who balance expert industry knowledge with such a proactive, communicative approach. They made what is usually a stressful time feel easy!

Testimonial 3

We had such a great experience with Dan & Neil Estate Agents! From start to finish, Dan and Emma were friendly, professional, and always happy to help. Communication was excellent throughout Everything was handled smoothly and stress-free for us, we were recommended Solicitors making the process a lot quicker then anticipated, and from the offer being accepted too us getting the keys was just over 2.5 months!

/avocadopropertyberkshire

/avocadoproperty

/avocadopropertyberkshire

Powered by sprift
Know any property instantly

Agent
Disclaimer

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 Avocado Property 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 Avocado Property and therefore no warranties can be given as to their good working order.

Avocado Property
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.

Powered by sprift
Know any property instantly

Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

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.

Avocado Property

07917 157387

neil@avocadoberkshire.co.uk

www.avocadopropertyagents.co.uk

Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

Royal Mail