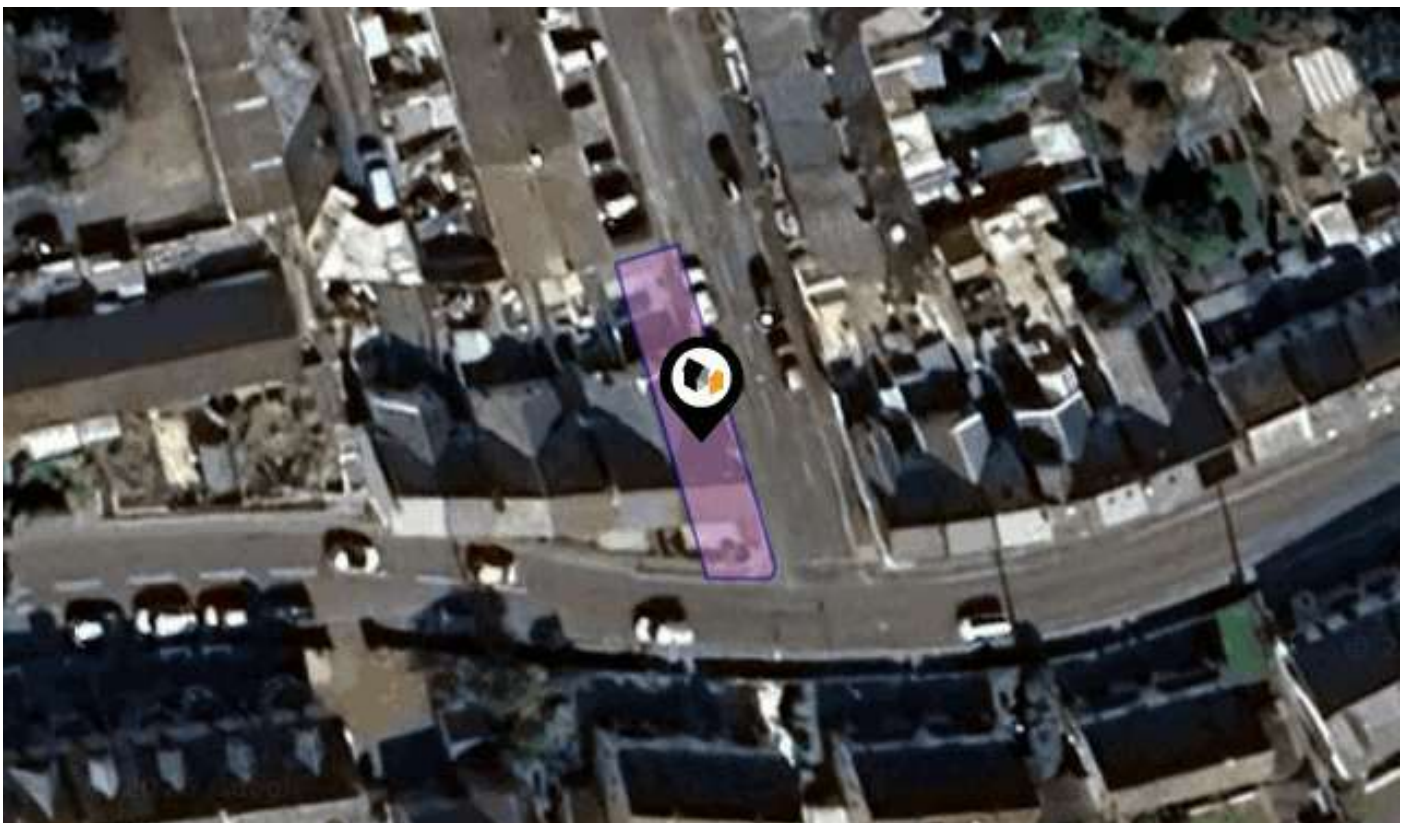




# KPF: Key Property Facts

An Analysis of This Property & The Local Area  
**Monday 13th April 2026**



**78, CLOVELLY ROAD, BIDEFORD, EX39 3DG**

## Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

Emma.judge@landwoodgroup.com

<https://landwoodgroup.com/>





## Property

<b>Type:</b>	Terraced	<b>Last Sold Date:</b>	11/12/2006
<b>Bedrooms:</b>	3	<b>Last Sold Price:</b>	£174,000
<b>Floor Area:</b>	1,291 ft <sup>2</sup> / 120 m <sup>2</sup>	<b>Last Sold £/ft<sup>2</sup>:</b>	£134
<b>Plot Area:</b>	0.04 acres	<b>Tenure:</b>	Freehold
<b>Council Tax :</b>	Band B		
<b>Title Number:</b>	DN302982		
<b>UPRN:</b>	100040373549		
<b>Restrictive Covenants:</b>	No		

## Local Area

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

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

<b>16</b> mb/s	<b>80</b> mb/s	<b>1800</b> mb/s

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



### Satellite/Fibre TV Availability:



# Planning History

## This Address

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Planning records for: *78, Clovelly Road, Bideford, EX39 3DG*

Reference - 1/0569/2013/TEL
<b>Decision:</b> Application Permitted
<b>Date:</b> 02nd July 2013
<b>Description:</b> Installation of 1No. electronic communication apparatus

Reference - Torridge/1/0569/2013/TEL
<b>Decision:</b> Decided
<b>Date:</b> 02nd July 2013
<b>Description:</b> Installation of 1No. electronic communication apparatus

AWAITING IMAGE

# Property EPC - Certificate

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78 Clovelly Road, EX39 3DG

Energy rating

**G**

Valid until 16.11.2035

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		27   <b>F</b>
1-20	<b>G</b>	10   <b>G</b>	

# Property

## EPC - Additional Data

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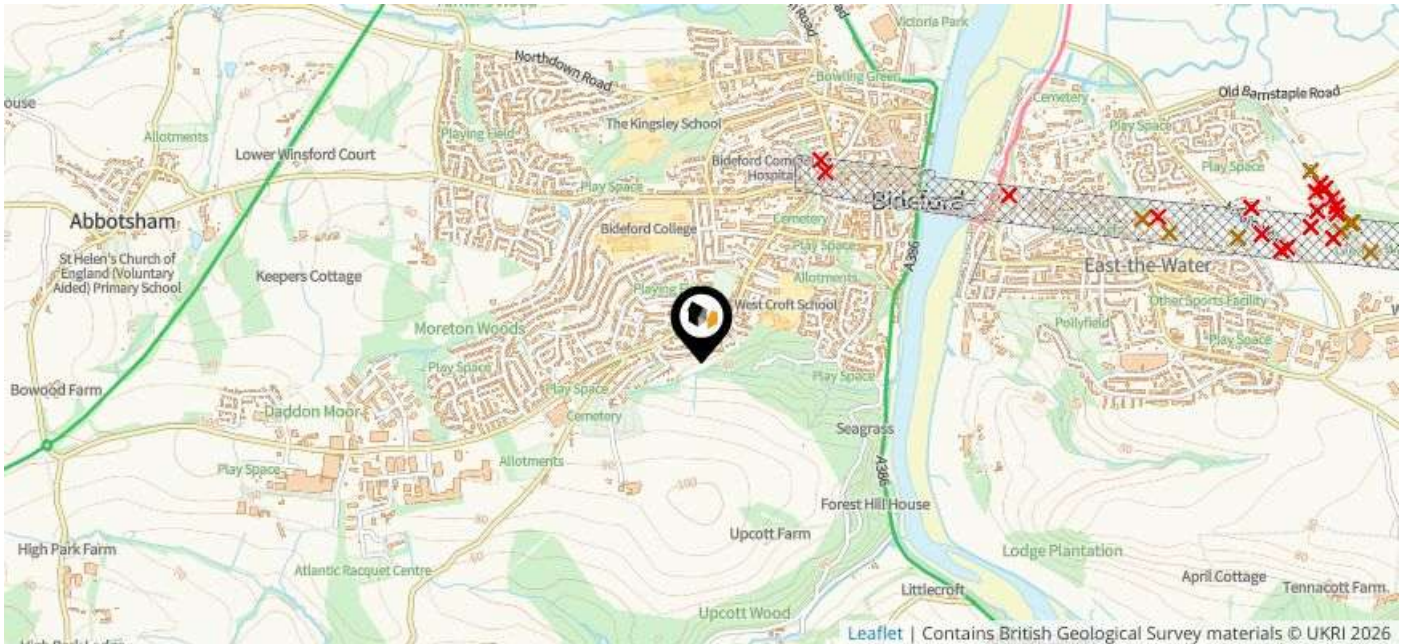
### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	End-Terrace
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Dual fuel - mineral + wood
<b>Main Gas:</b>	Yes
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	2
<b>Walls:</b>	Cavity wall, as built, no insulation (assumed)
<b>Walls Energy:</b>	Poor
<b>Roof:</b>	Pitched, 250 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Room heaters, dual fuel (mineral and wood)
<b>Main Heating Controls:</b>	No thermostatic control of room temperature
<b>Hot Water System:</b>	No system present: electric immersion assumed
<b>Hot Water Energy Efficiency:</b>	Very Poor
<b>Lighting:</b>	Below average lighting efficiency
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	120 m <sup>2</sup>

# Maps

## Coal Mining

This map displays nearby coal mine entrances and their classifications.



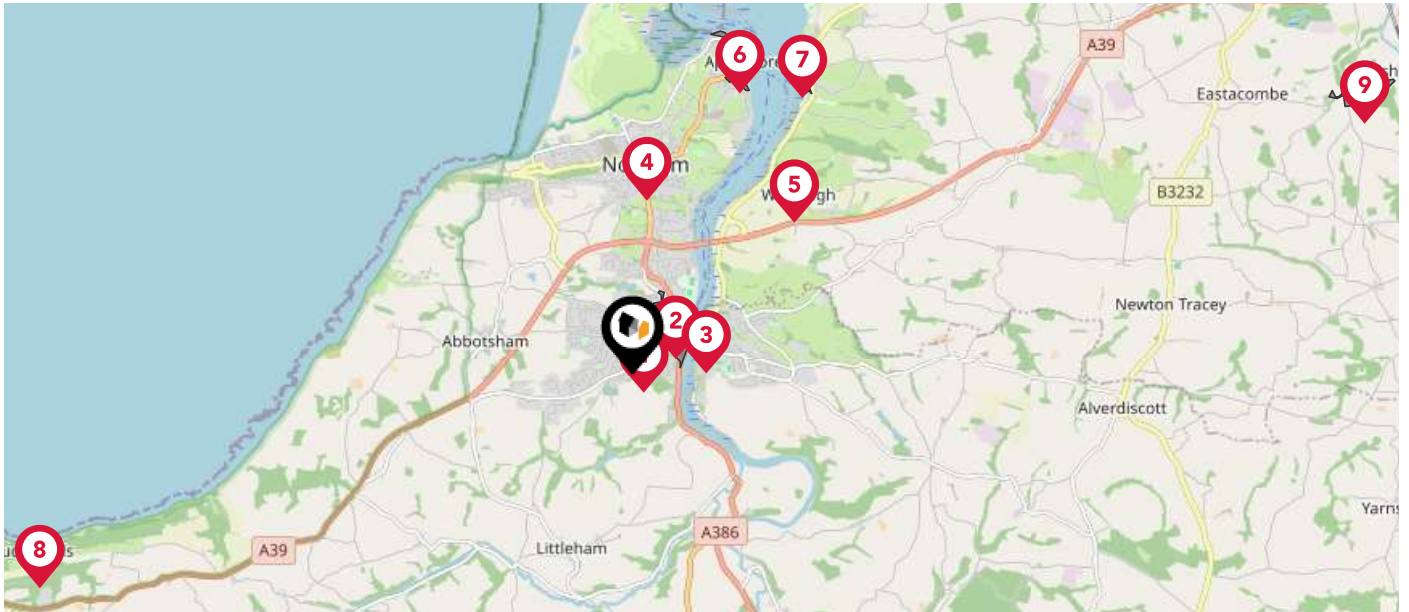
### Mine Entry

- ✕ 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.

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

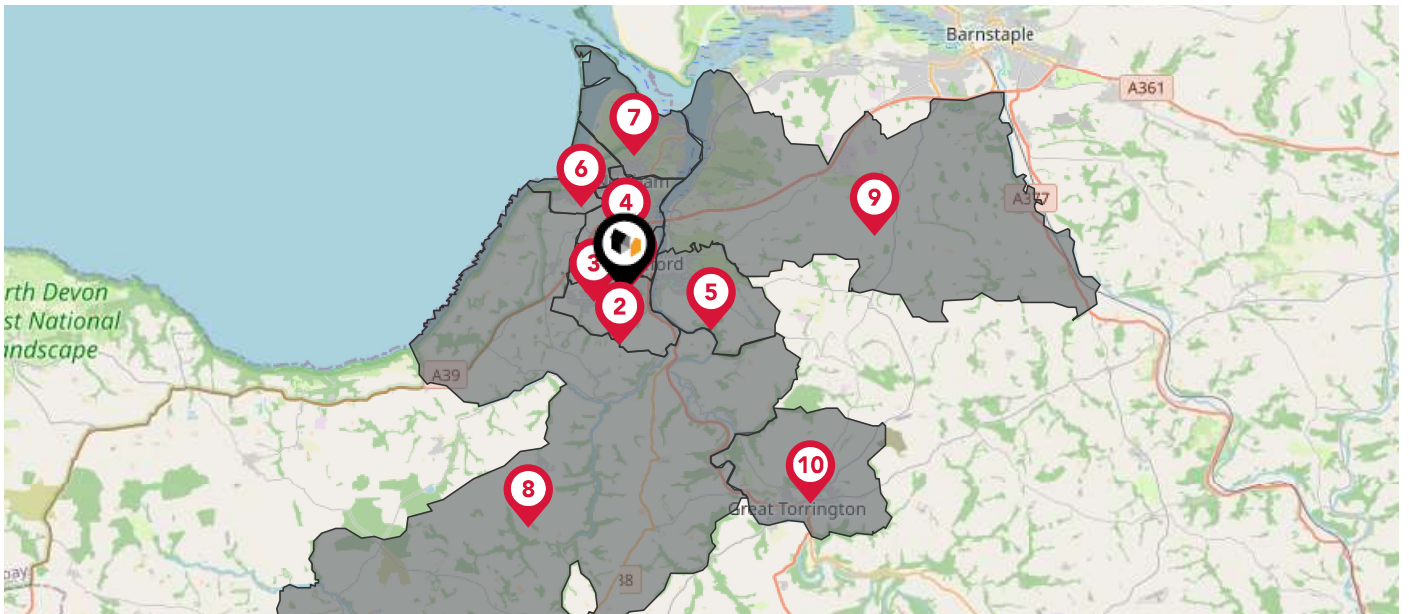
- 1
Bideford (Clovelly Road)
- 2
Bideford
- 3
Bideford East
- 4
Northam
- 5
Westleigh
- 6
Appledore
- 7
Instow
- 8
Bucks Mills
- 9
Tawstock

# Maps

## Council Wards

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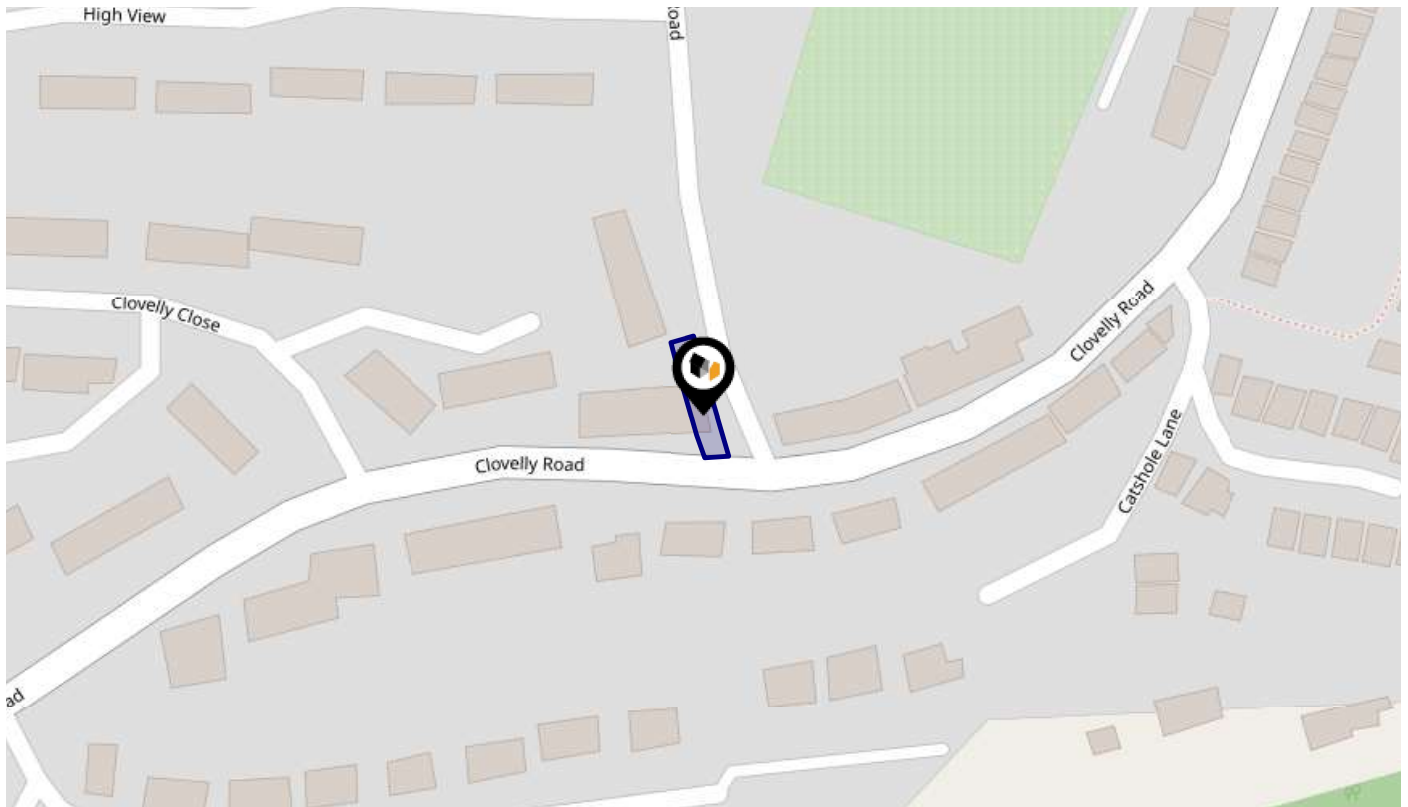
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



### Nearby Council Wards

- 1 Bideford North Ward
- 2 Bideford South Ward
- 3 Bideford West Ward
- 4 Northam Ward
- 5 Bideford East Ward
- 6 Westward Ho! Ward
- 7 Appledore Ward
- 8 Monkleigh & Putford Ward
- 9 Instow Ward
- 10 Great Torrington 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:

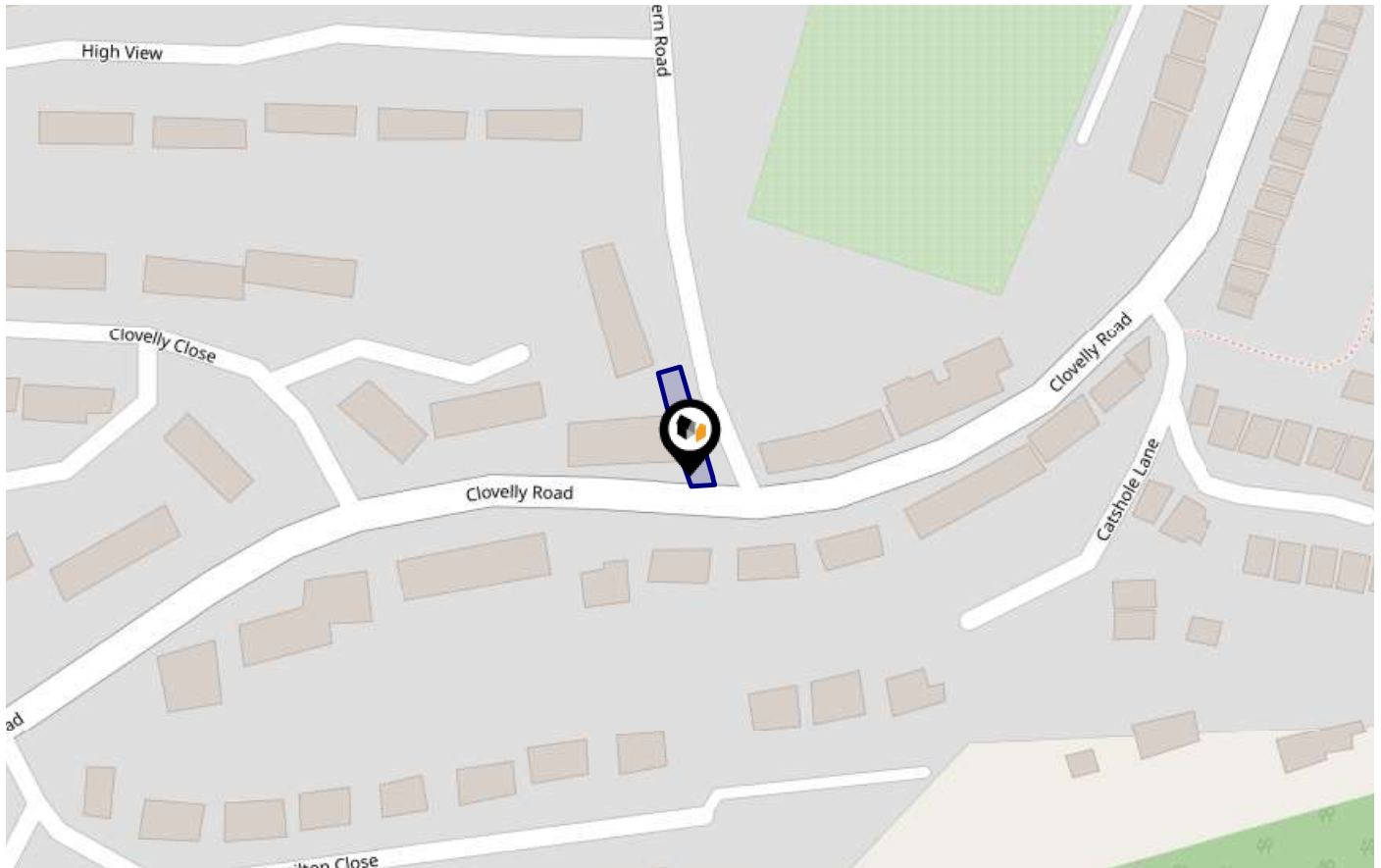
5		75.0+ dB	<span style="color: red;">■</span>
4		70.0-74.9 dB	<span style="color: orange;">■</span>
3		65.0-69.9 dB	<span style="color: yellow;">■</span>
2		60.0-64.9 dB	<span style="color: green;">■</span>
1		55.0-59.9 dB	<span style="color: blue;">■</span>

# Flood Risk

## Rivers & Seas - Flood Risk

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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.

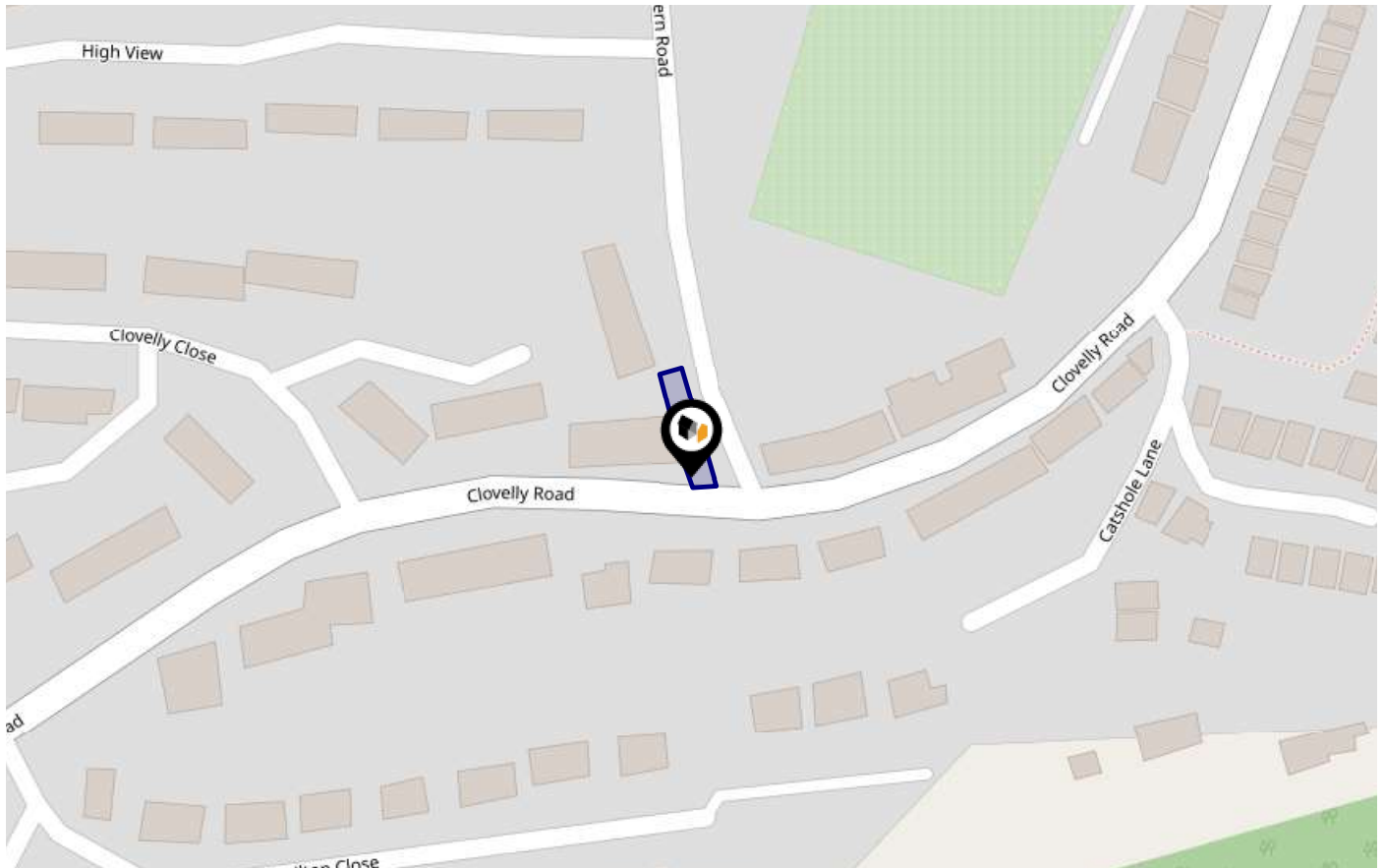
Chance of flooding to the following depths at this property:



# 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.

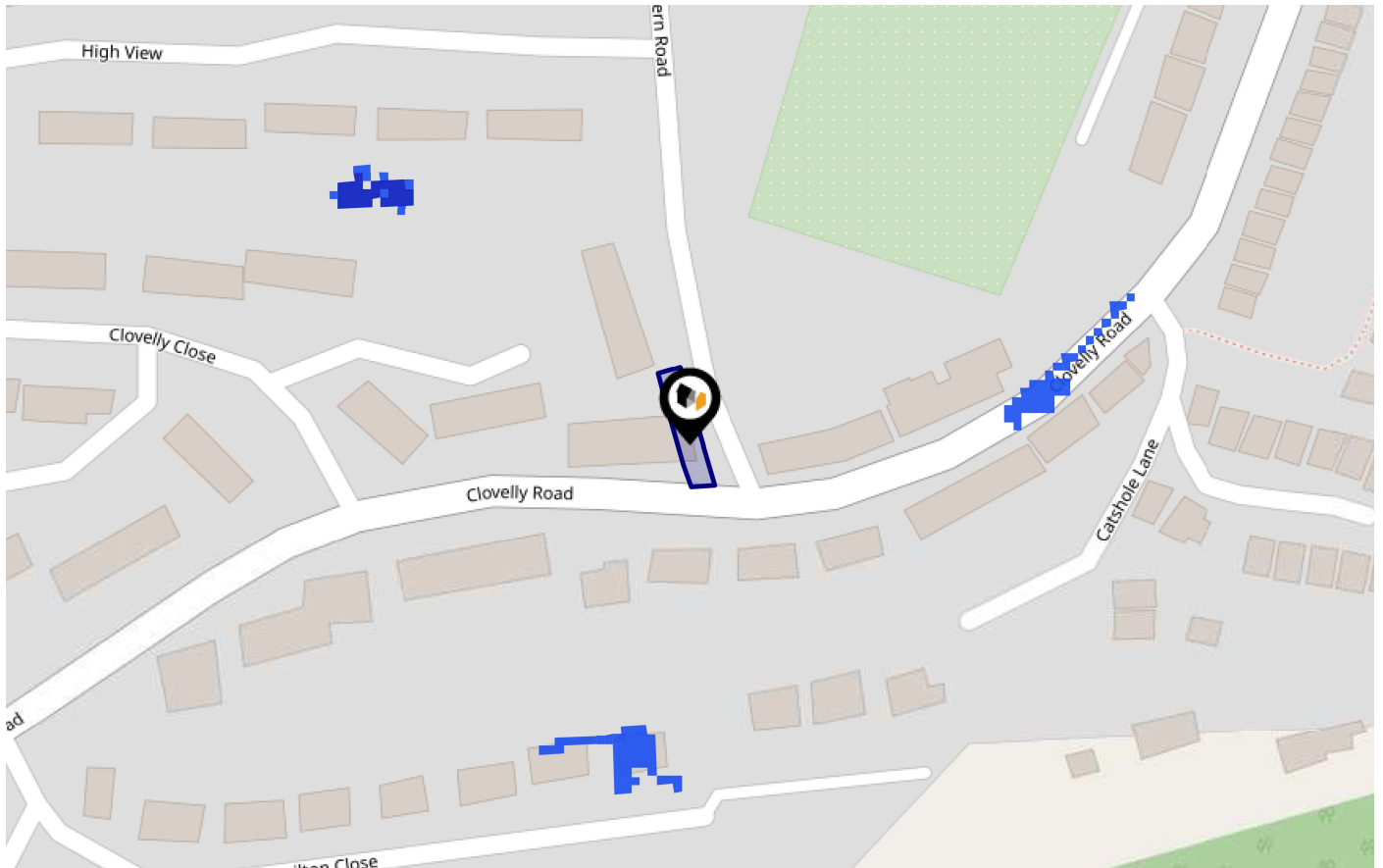
Chance of flooding to the following depths at this property:



# 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.

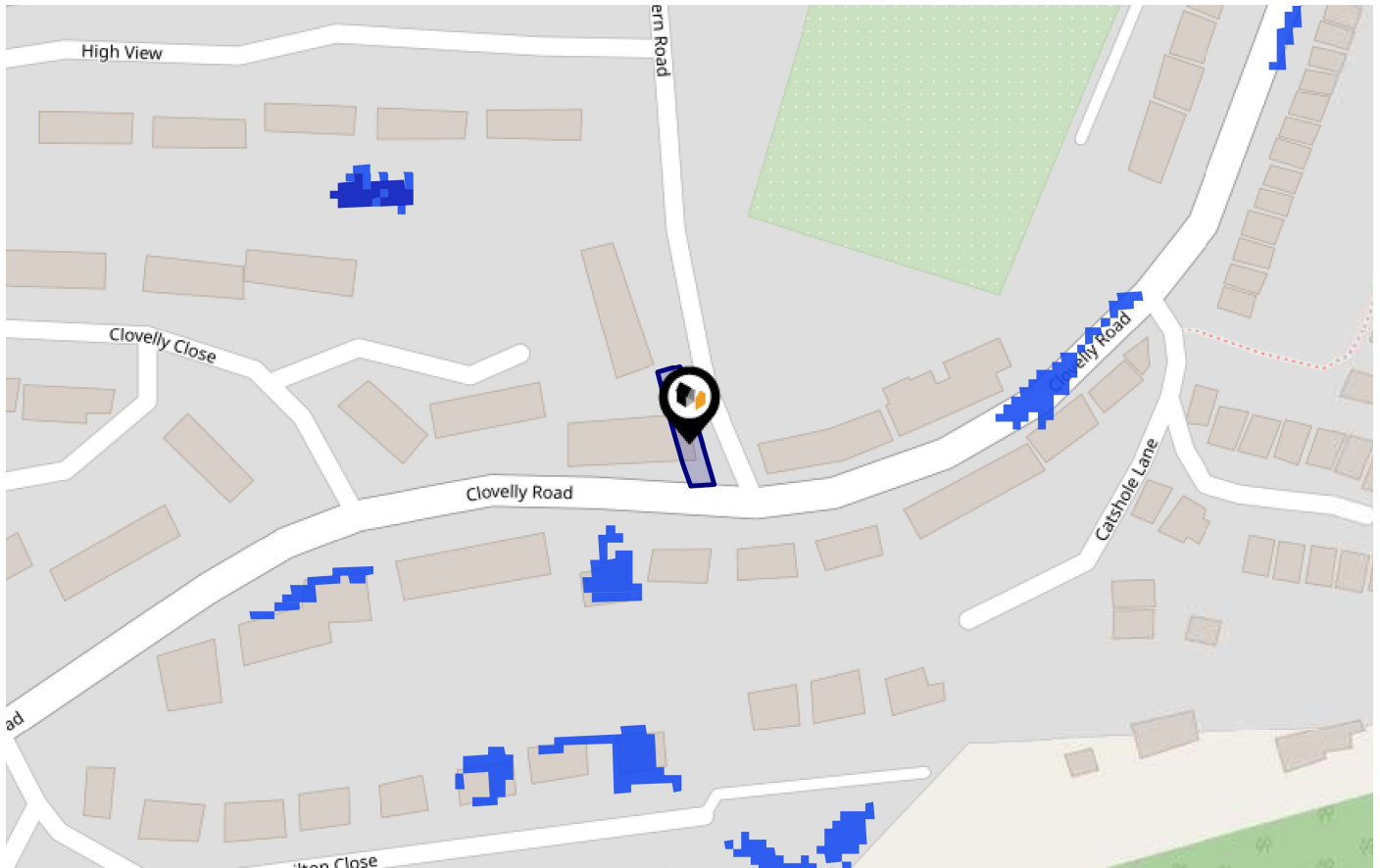
Chance of flooding to the following depths at this property:



# 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.
- **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

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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	Watery Lane-Hallsannery, Bideford, Devon	Historic Landfill
2	Hallsannery-Near Bideford, Devon	Historic Landfill
3	Devon Rustics-Bideford, Devon	Historic Landfill
4	EA/EPR/TP3491HS/A001	Active Landfill
5	Pillhead Copse Landfill-Bideford, Old Barnstaple Road, Devon	Historic Landfill
6	Buckleigh Laundry-Westward Ho, Bideford, Devon	Historic Landfill
7	Warmington Farm-Alverdiscott Road, Bideford	Historic Landfill
8	Weach Cottages-Westleigh, Bideford, Devon	Historic Landfill
9	Old Quarry-Knowle Farm, Holmacott,	Historic Landfill
10	Alwington-Bideford, Alwington, Devon	Historic Landfill

# Maps

## Listed Buildings

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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



1293024 - Twinaway Bungalow

Grade II

0.1 miles



1200865 - Sewer Ventilation Pipe On Street Corner Adjacent To No 13 (not Included)

Grade II

0.2 miles



1209723 - Ford House

Grade II

0.2 miles



1200925 - Main Building, Bideford And Torrington Hospital

Grade II

0.3 miles



1209663 - Entrance Range To Bideford And Torrington Hospital

Grade II

0.3 miles



1209661 - 109 And 111, Meddon Street

Grade II

0.3 miles



1209665 - Front Wall With Railings To Bideford And Torrington Hospital

Grade II

0.3 miles



1200924 - Nos 82-94 Moreton Cottages Including Front Garden Wall And Gate Piers

Grade II

0.3 miles



1209645 - 17 And 19, Meddon Street

Grade II

0.4 miles



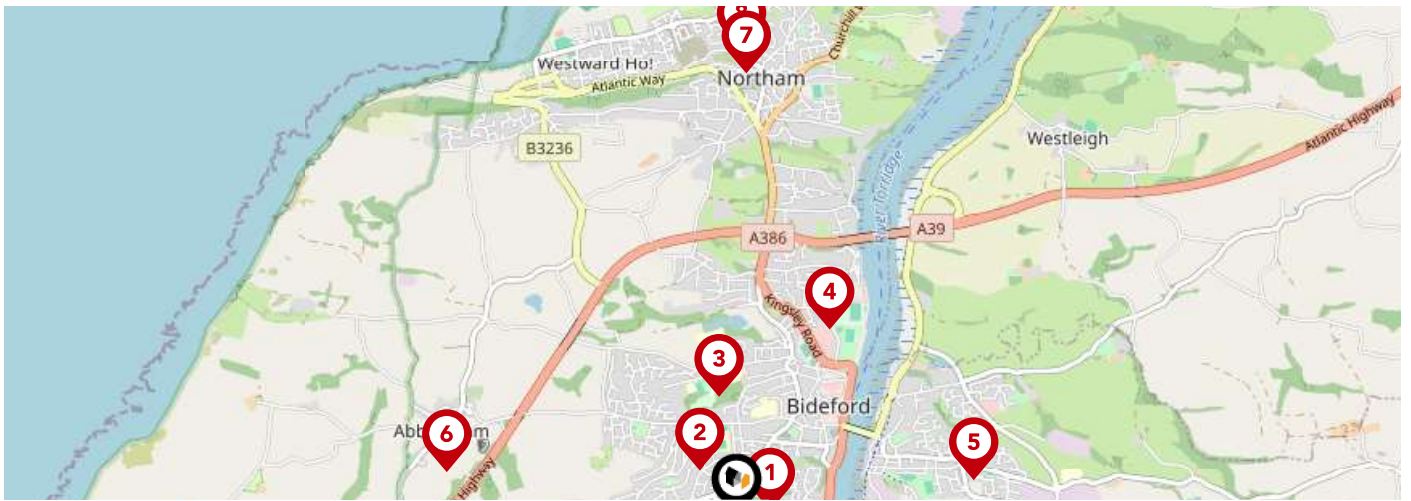
1200933 - Old Ford

Grade II

0.4 miles

# Area Schools

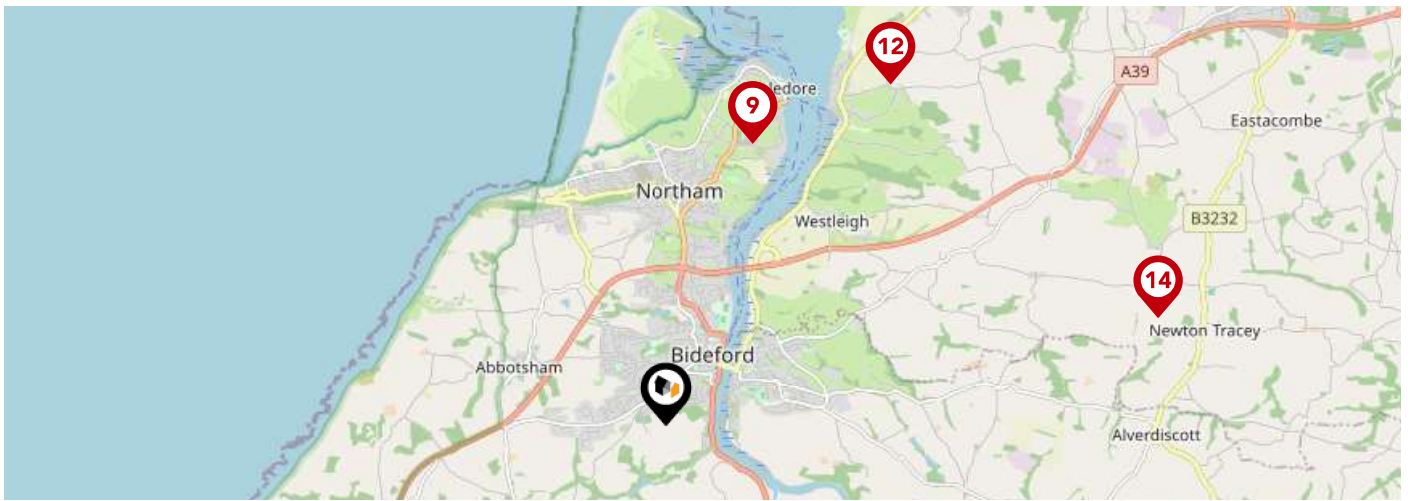
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		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>West Croft School</b> Ofsted Rating: Good   Pupils: 521   Distance:0.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Bideford College</b> Ofsted Rating: Good   Pupils: 1456   Distance:0.28	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Kingsley School</b> Ofsted Rating: Not Rated   Pupils: 430   Distance:0.57	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>St Mary's Church of England Primary School</b> Ofsted Rating: Good   Pupils: 393   Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>East-the-Water Community Primary School</b> Ofsted Rating: Good   Pupils: 455   Distance:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>St Helen's Church of England School</b> Ofsted Rating: Good   Pupils: 208   Distance:1.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>St Margaret's Church of England (Aided) Junior School</b> Ofsted Rating: Requires improvement   Pupils: 204   Distance:2.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>St George's CofE Infant and Nursery School</b> Ofsted Rating: Good   Pupils: 134   Distance:2.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools

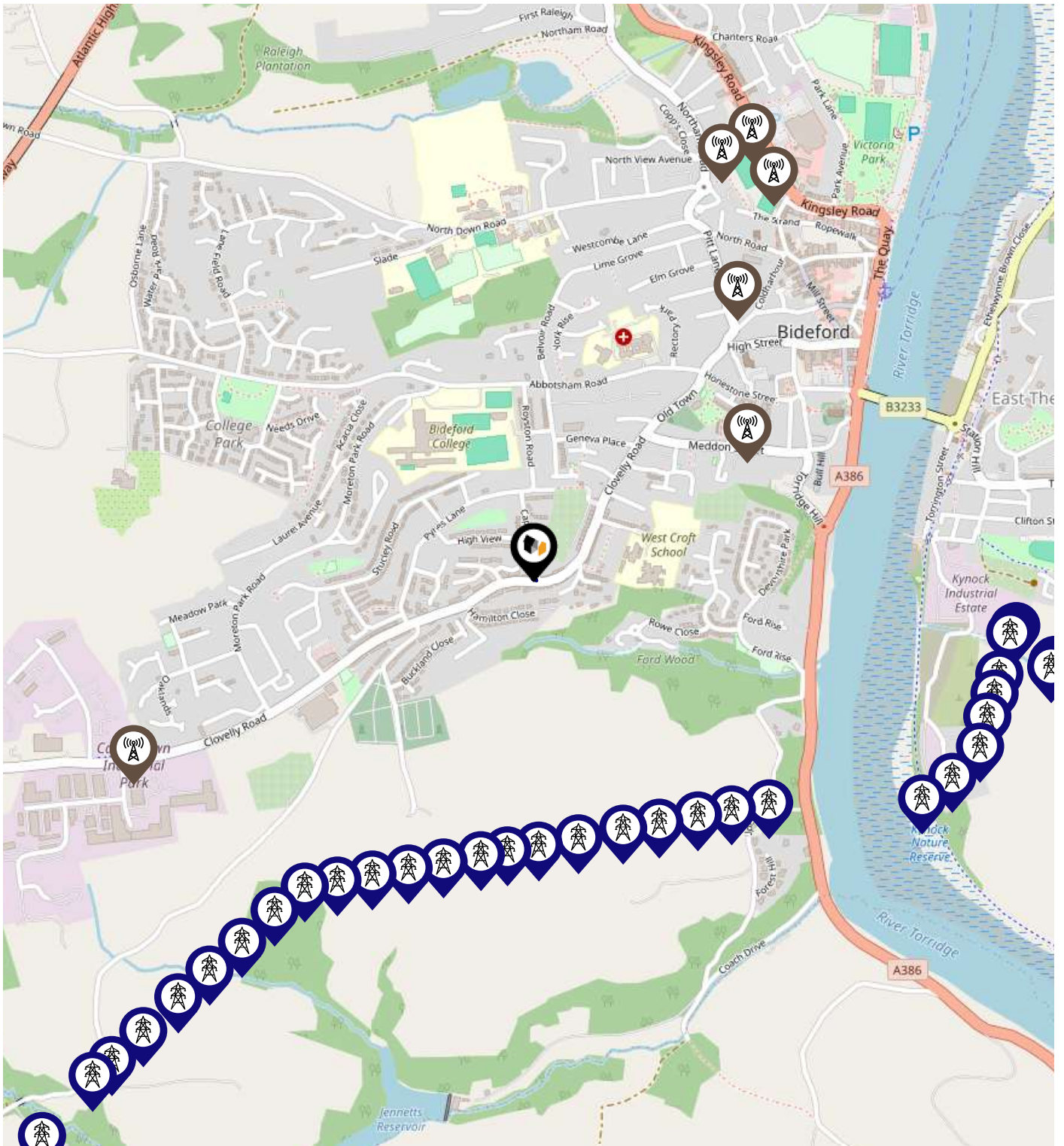
LANDWOOD GROUP





	Nursery	Primary	Secondary	College	Private
<p><b>9</b> <b>Appledore School</b> Ofsted Rating: Good   Pupils: 240   Distance:2.76</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>10</b> <b>Monkleigh Primary School</b> Ofsted Rating: Good   Pupils: 131   Distance:3.31</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>11</b> <b>Buckland Brewer Primary School</b> Ofsted Rating: Requires improvement   Pupils: 60   Distance:3.74</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>12</b> <b>Instow Community Primary and Pre-School</b> Ofsted Rating: Good   Pupils: 138   Distance:3.8</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>13</b> <b>Parkham Primary School</b> Ofsted Rating: Good   Pupils: 62   Distance:4.68</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>14</b> <b>Horwood and Newton Tracey Community Primary School</b> Ofsted Rating: Outstanding   Pupils: 115   Distance:4.7</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15</b> <b>Great Torrington School</b> Ofsted Rating: Good   Pupils: 875   Distance:5.35</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16</b> <b>Great Torrington Bluecoat Church of England Primary School</b> Ofsted Rating: Good   Pupils: 476   Distance:5.45</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Local Area Masts & Pylons

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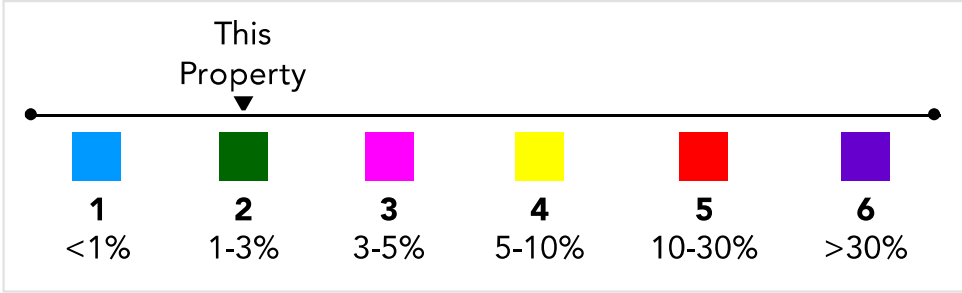
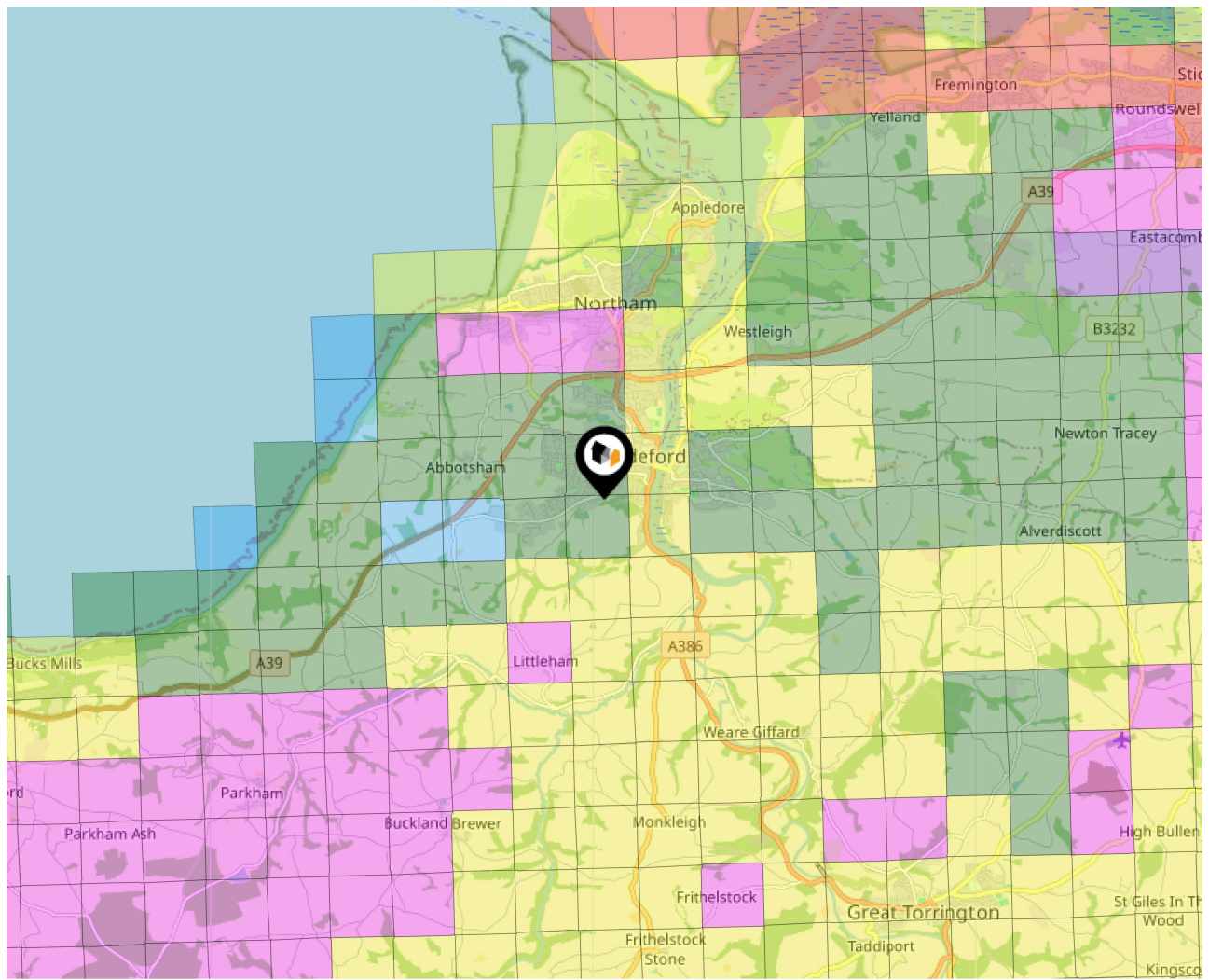


### Key:

-  Power Pylons
-  Communication Masts

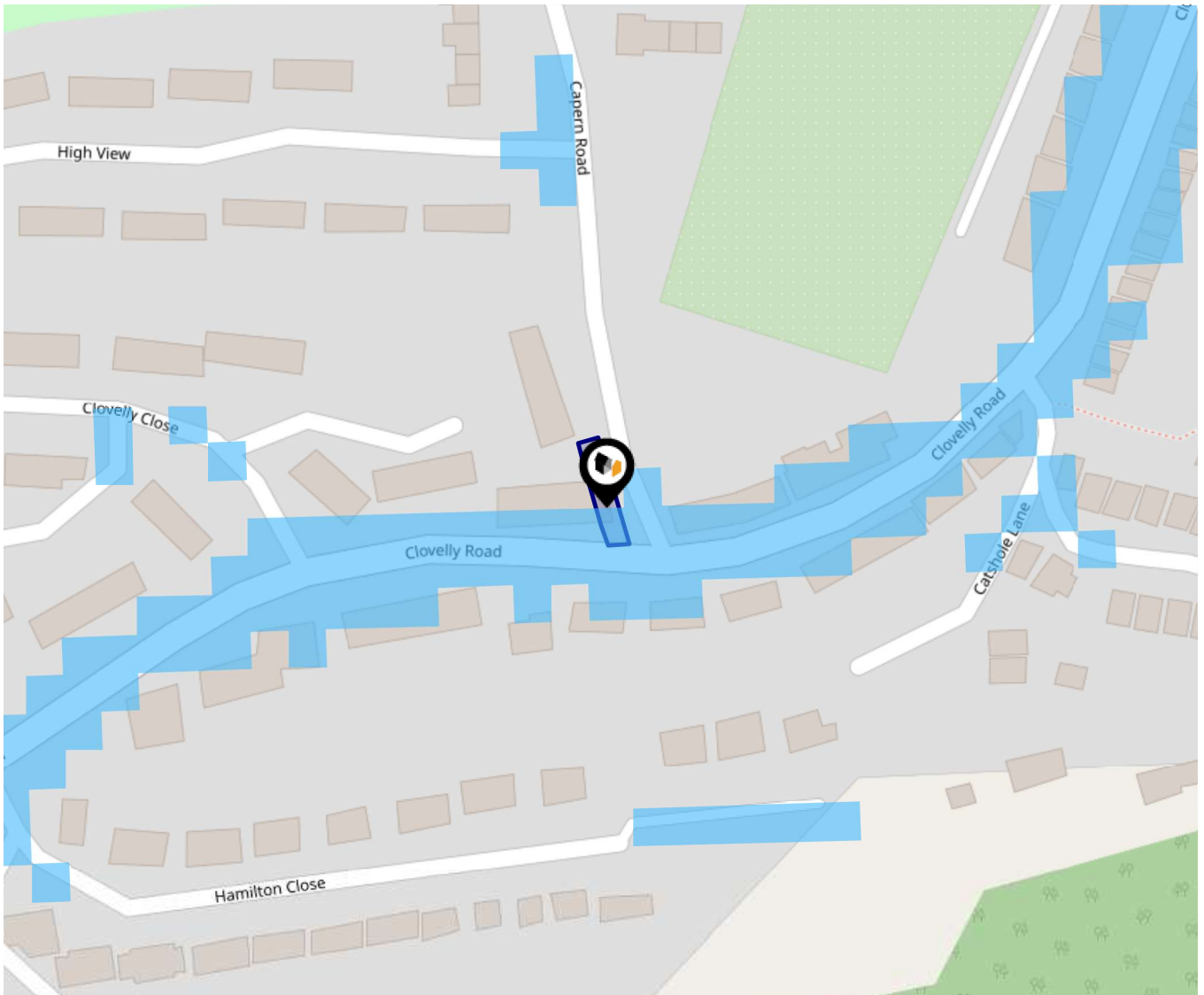
### What is Radon?

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

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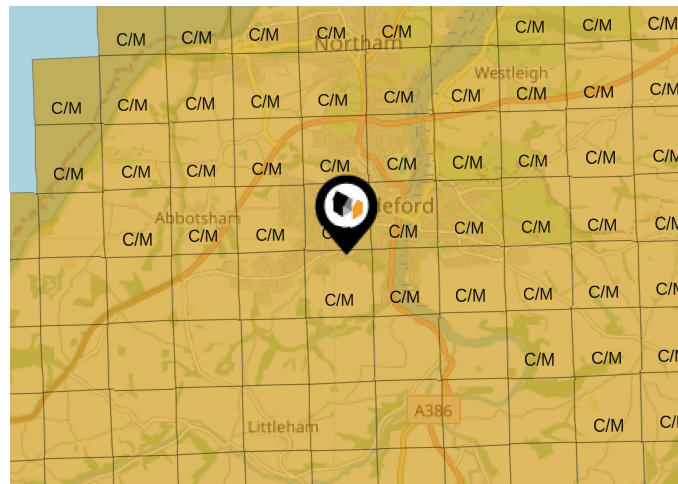


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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
<b>Parent Material Grain:</b>	ARGILLACEOUS	<b>Soil Depth:</b>	INTERMEDIATE
<b>Soil Group:</b>	MEDIUM		



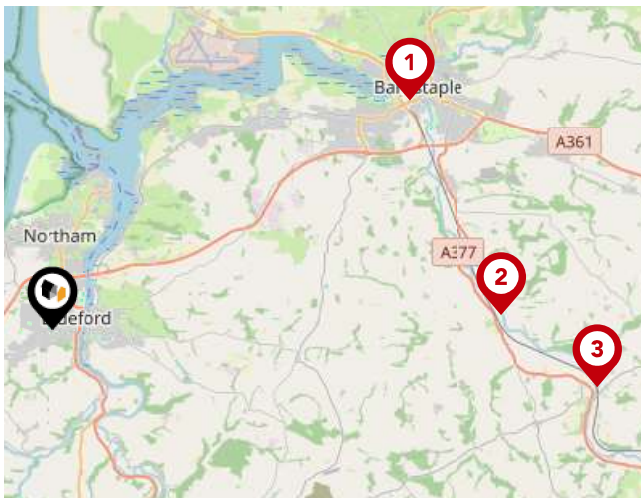
### Primary Classifications (Most Common Clay Types)

<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

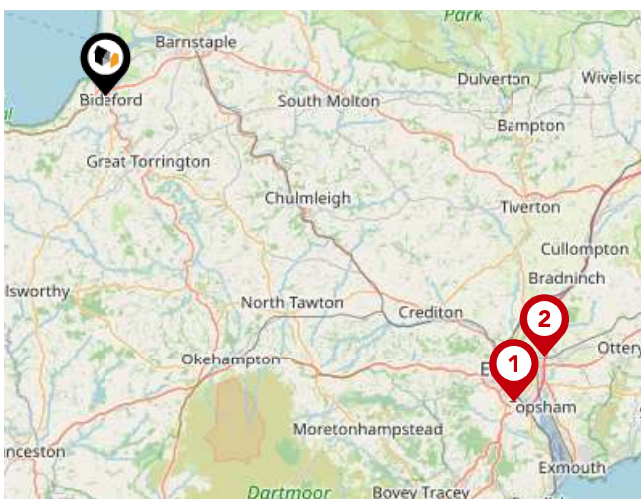
## Transport (National)

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### National Rail Stations

Pin	Name	Distance
1	Barnstaple Rail Station	7.89 miles
2	Chapelton (Devon) Rail Station	8.35 miles
3	Umberleigh Rail Station	10.22 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	38.27 miles
2	M5 J29	38.31 miles

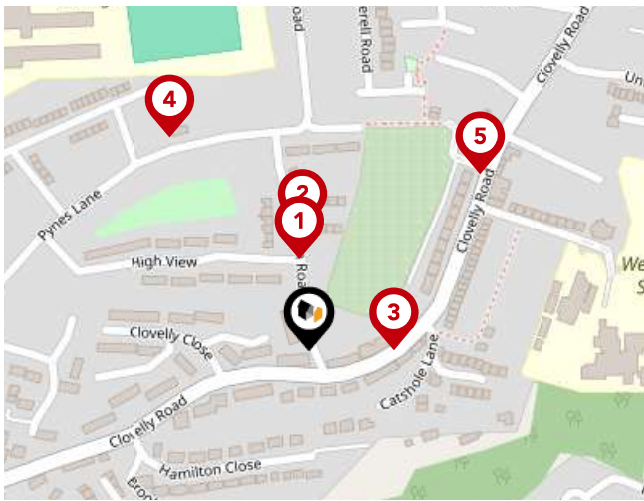


### Airports/HELIPADS

Pin	Name	Distance
1	Glenholt	41.09 miles
2	Fairwood Common	41.32 miles
3	Exeter Airport	39.98 miles
4	Cardiff Airport	46.45 miles

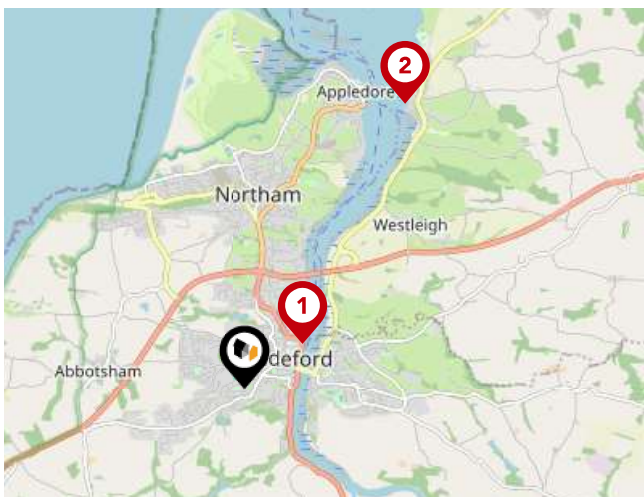
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	High View	0.05 miles
2	Capern Road	0.07 miles
3	Catshole Lane	0.05 miles
4	Leigh Road	0.15 miles
5	Marland Terrace	0.14 miles



### Ferry Terminals

Pin	Name	Distance
1	Bideford Ferry Landing	0.68 miles
2	Instow Ferry Landing	3.06 miles

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### Landwood Group

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At Landwood Group, we are proud of the work we do and the results we achieve. Clients come to us for services including property and machinery asset valuations and appraisals for secured lending and recovery situations; residential and commercial property management and property and business asset sales.

Working from offices in Manchester and covering all of the UK, place your trust in our highly experienced team to deliver an end to end service that will exceed your expectations.

### Our Team

---

Professional, experienced, friendly, focused and down to earth, Landwood Group staff care about doing the best job we can for you.

The service every client gets is director-led, personal and tailored to them – and our reputation has been built up over many years. We'd love to get to know you and your business better.

# Landwood Group

## 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.



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

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#### Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

Emma.judge@landwoodgroup.com

<https://landwoodgroup.com/>

