

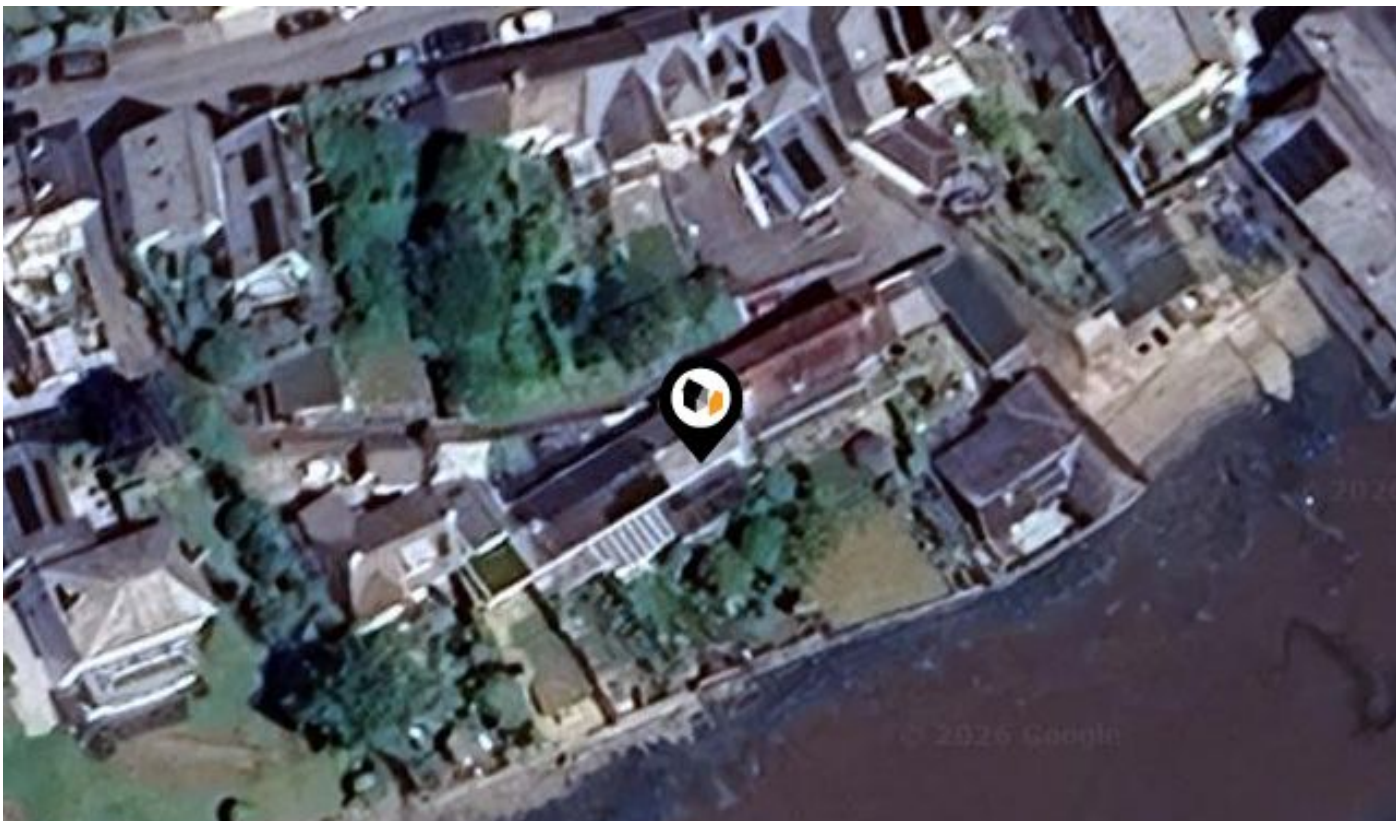


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 07th April 2026



## MARCH COTTAGE, CARGREEN, SALTASH, PL12 6PA

### Lang Town & Country

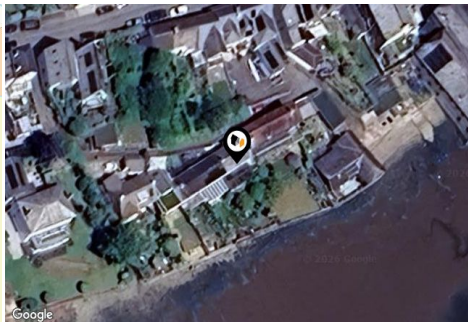
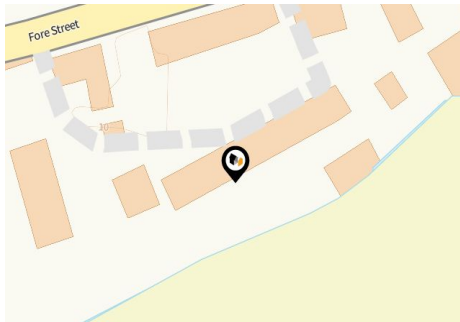
6 Mannamead Road, Plymouth, PL4 7AA

01752 456000

carrie@langtownandcountry.com

www.langtownandcountry.com








## Property

<b>Type:</b>	Terraced
<b>Bedrooms:</b>	3
<b>Floor Area:</b>	957 ft <sup>2</sup> / 89 m <sup>2</sup>
<b>Council Tax :</b>	Band C
<b>UPRN:</b>	10002046583
<b>Restrictive Covenants:</b>	No

## Local Area

<b>Local Authority:</b>	Cornwall
<b>Conservation Area:</b>	Cargreen
<b>Flood Risk:</b>	
• Rivers & Seas	Very low
• Surface Water	Very low

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

<b>1</b> mb/s	<b>37</b> mb/s	<b>1800</b> mb/s
		

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



### Satellite/Fibre TV Availability:



# Property EPC - Certificate



March Cottage, Cargreen, PL12 6PA

Energy rating

**E**

Valid until 30.09.2035

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		77   <b>C</b>
55-68	<b>D</b>		
39-54	<b>E</b>	49   <b>E</b>	
21-38	<b>F</b>		
1-20	<b>G</b>		

## Additional EPC Data

---

<b>Property Type:</b>	House
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Unknown
<b>Main Fuel:</b>	Electricity (not community)
<b>Main Gas:</b>	No
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	1
<b>Walls:</b>	Granite or whin, 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, electric
<b>Main Heating Controls:</b>	Programmer and appliance thermostats
<b>Hot Water System:</b>	Electric immersion, off-peak, plus solar
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Excellent lighting efficiency
<b>Floors:</b>	Solid, insulated
<b>Total Floor Area:</b>	89 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.

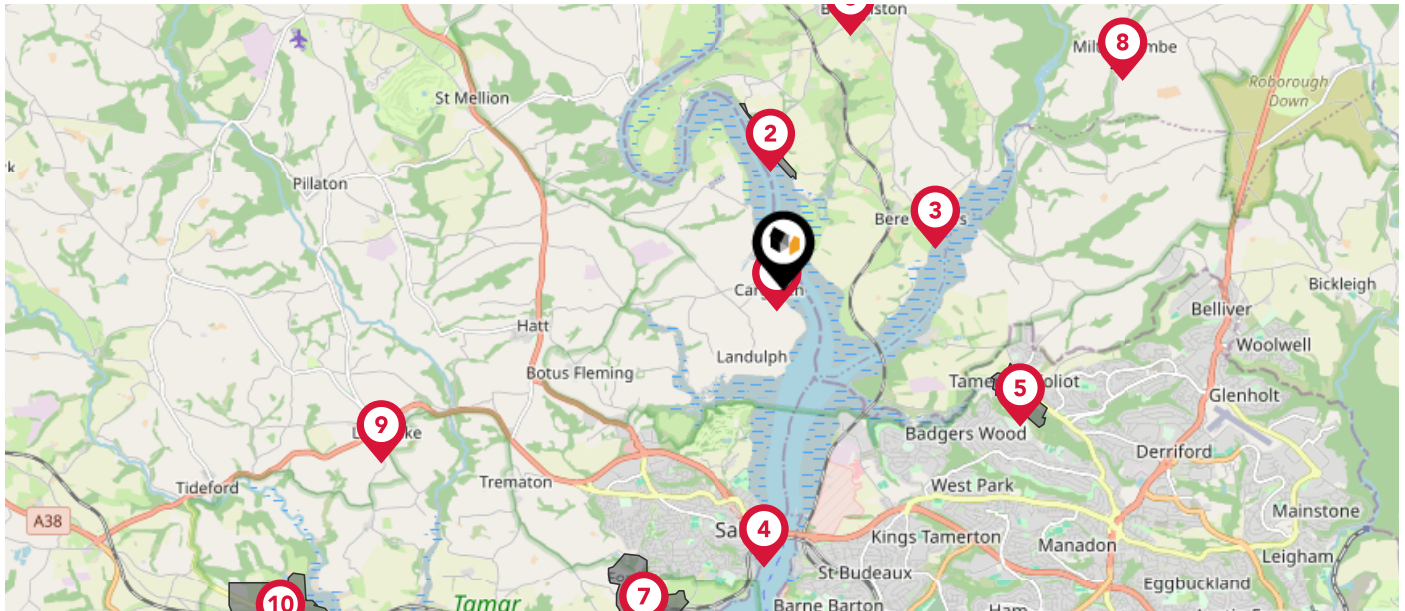
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

# Maps

## Conservation Areas



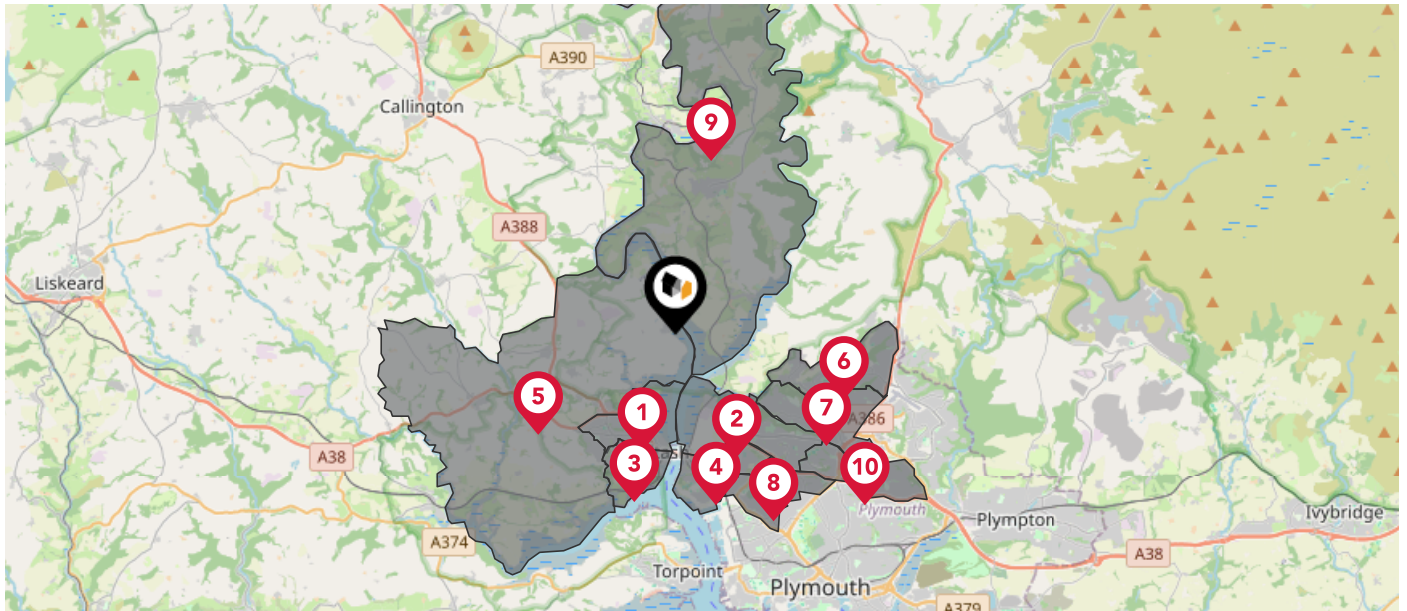
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



### Nearby Conservation Areas

- 1 Cargreen
- 2 Weir Quay
- 3 Bere Ferrers
- 4 Lower Fore Street, Saltash
- 5 Tamerton Foliot
- 6 Bere Alston
- 7 Forder and Antony Passage
- 8 Milton Combe
- 9 Landrake
- 10 St Germans

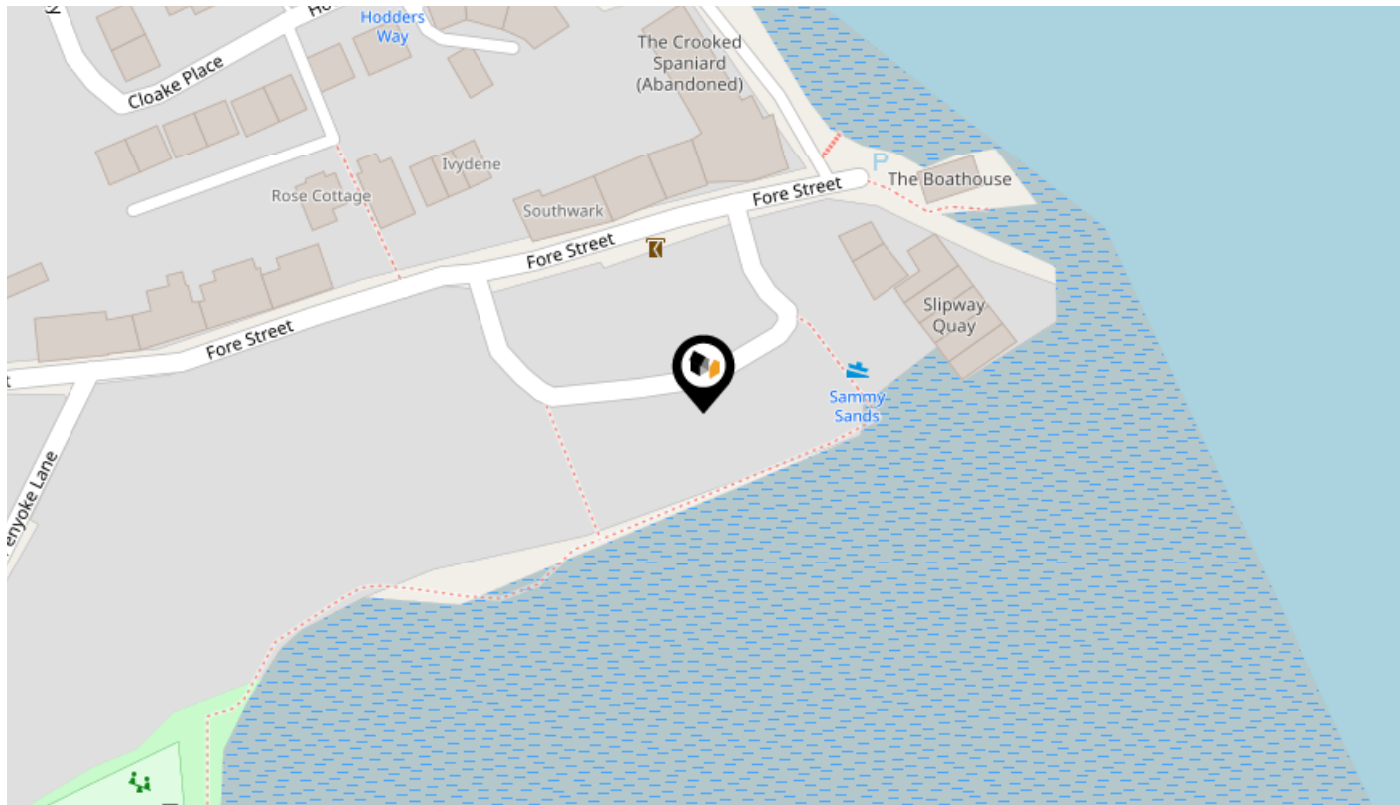
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



### Nearby Council Wards

- 1 Saltash Tamar ED
- 2 Honicknowle Ward
- 3 Saltash Essa ED
- 4 St. Budeaux Ward
- 5 Saltash Trematon & Landrake ED
- 6 Southway Ward
- 7 Budshead Ward
- 8 Ham Ward
- 9 Bere Ferrers Ward
- 10 Eggbuckland Ward

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

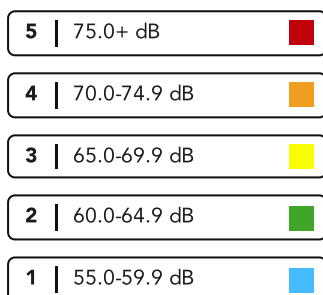


### Rail Noise Data

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:

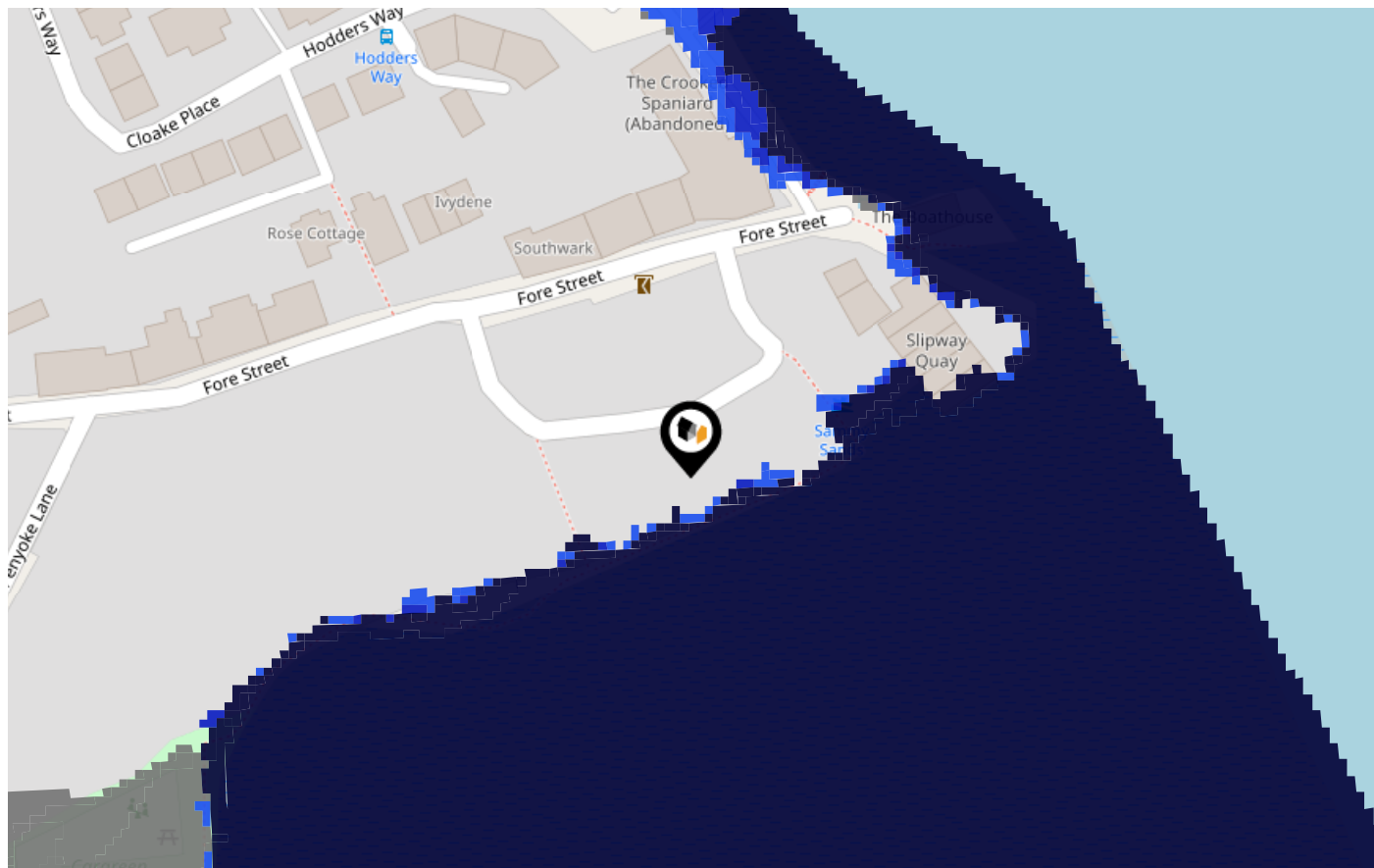


# Flood Risk

## 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.

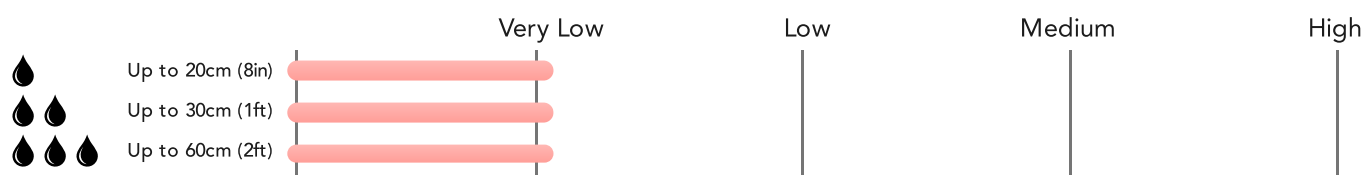


Risk Rating: Very low

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.

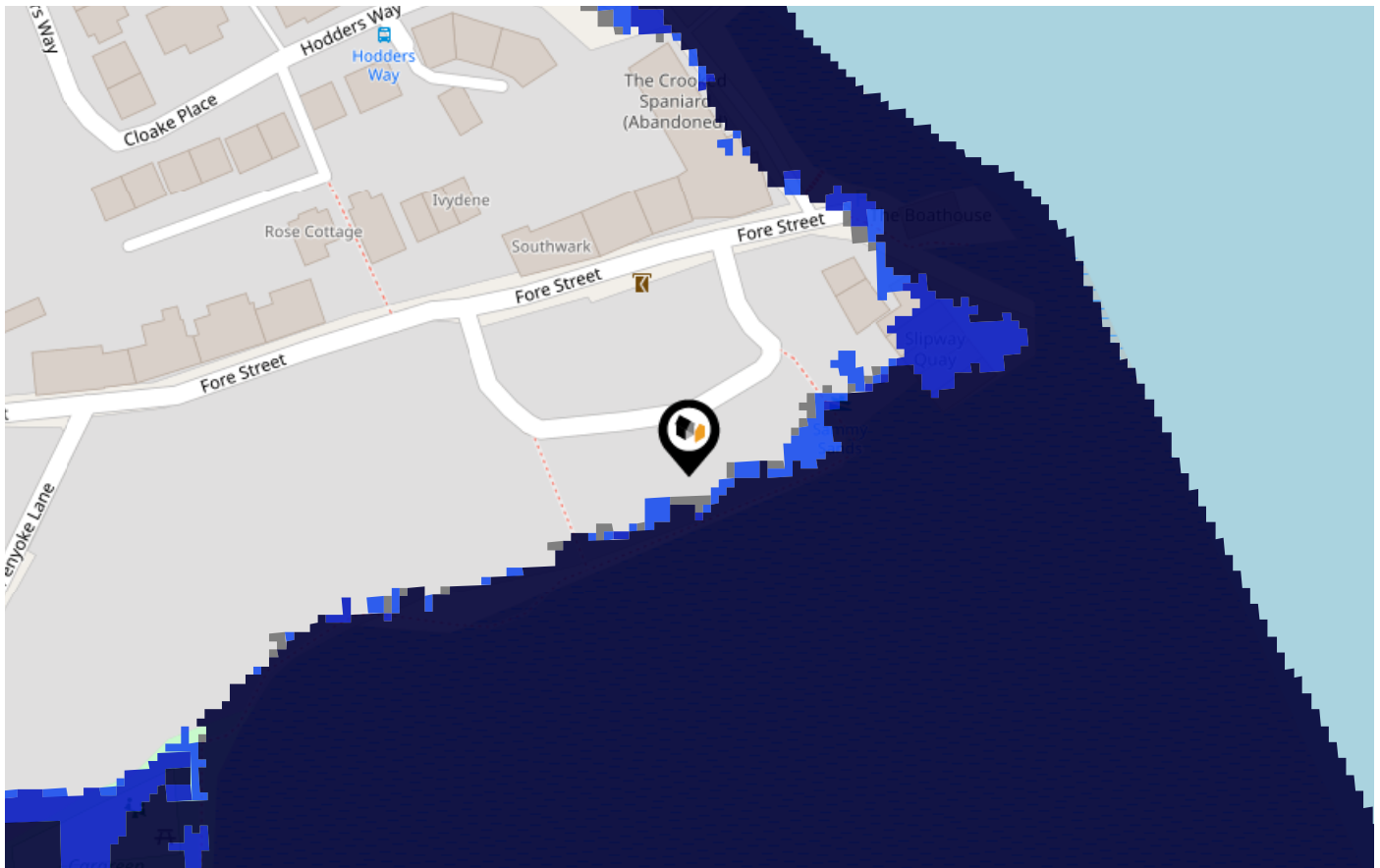
Chance of flooding to the following depths at this property:



# 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

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.
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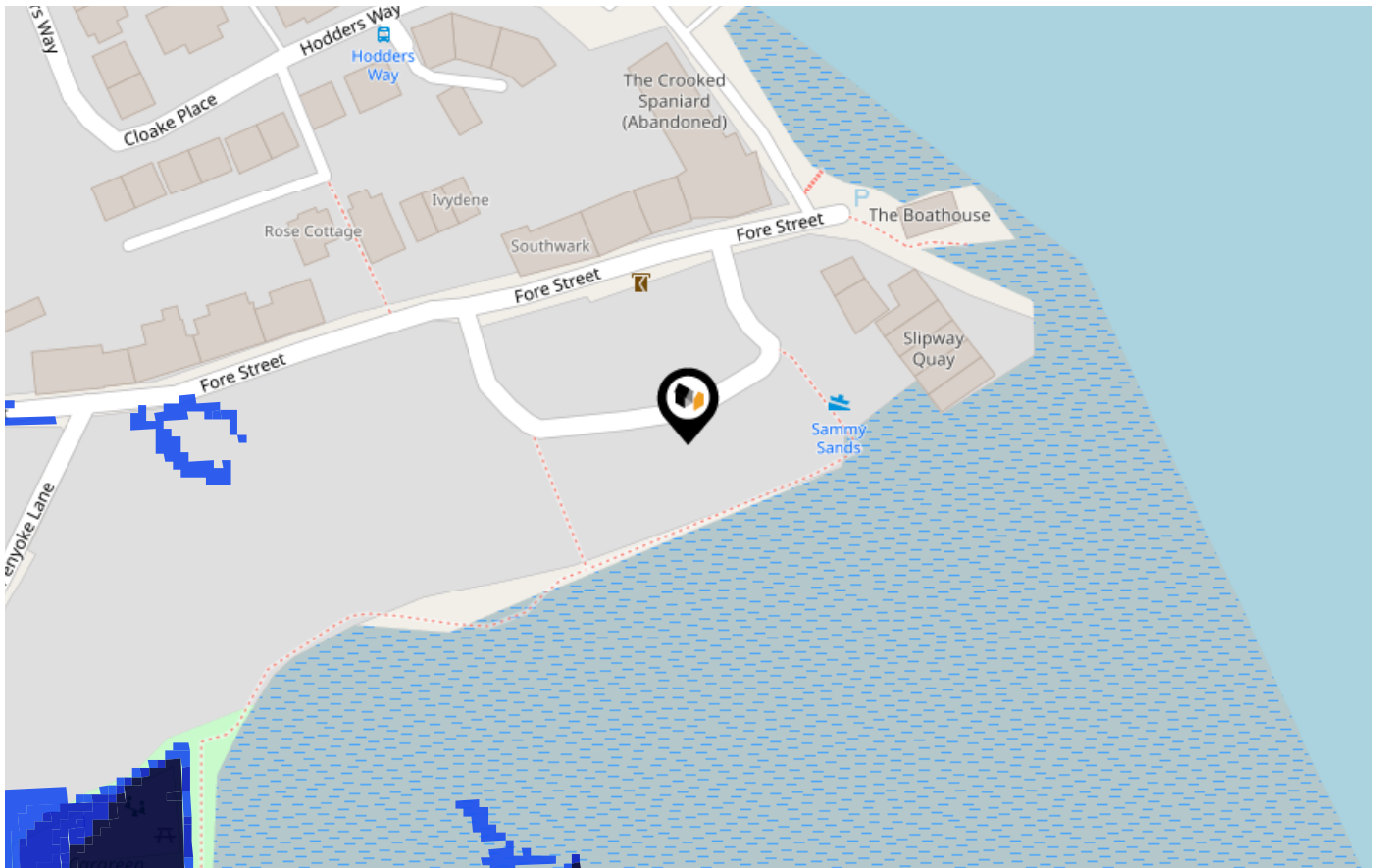
Chance of flooding to the following depths at this property:



# 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:

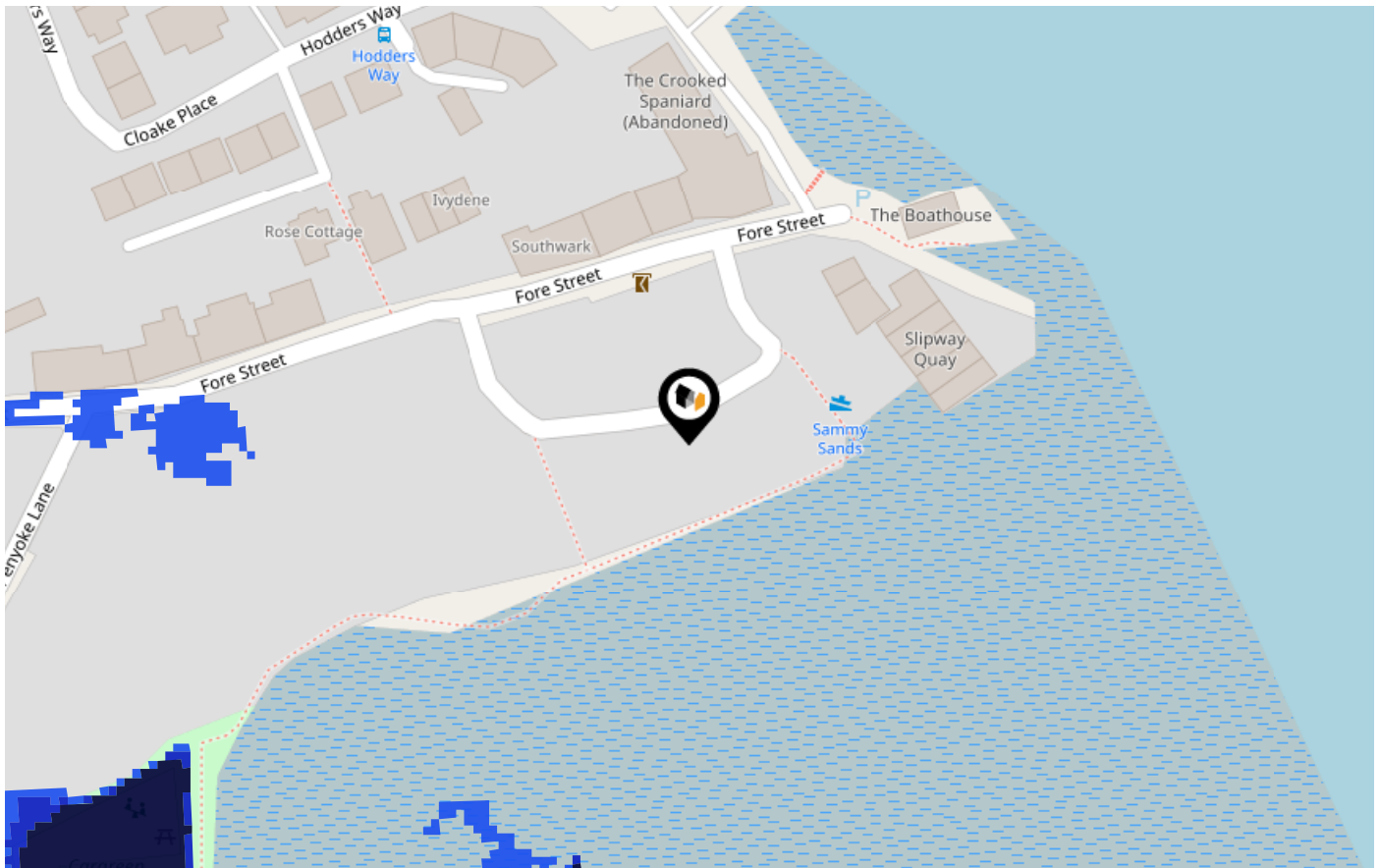


# Flood Risk

## 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

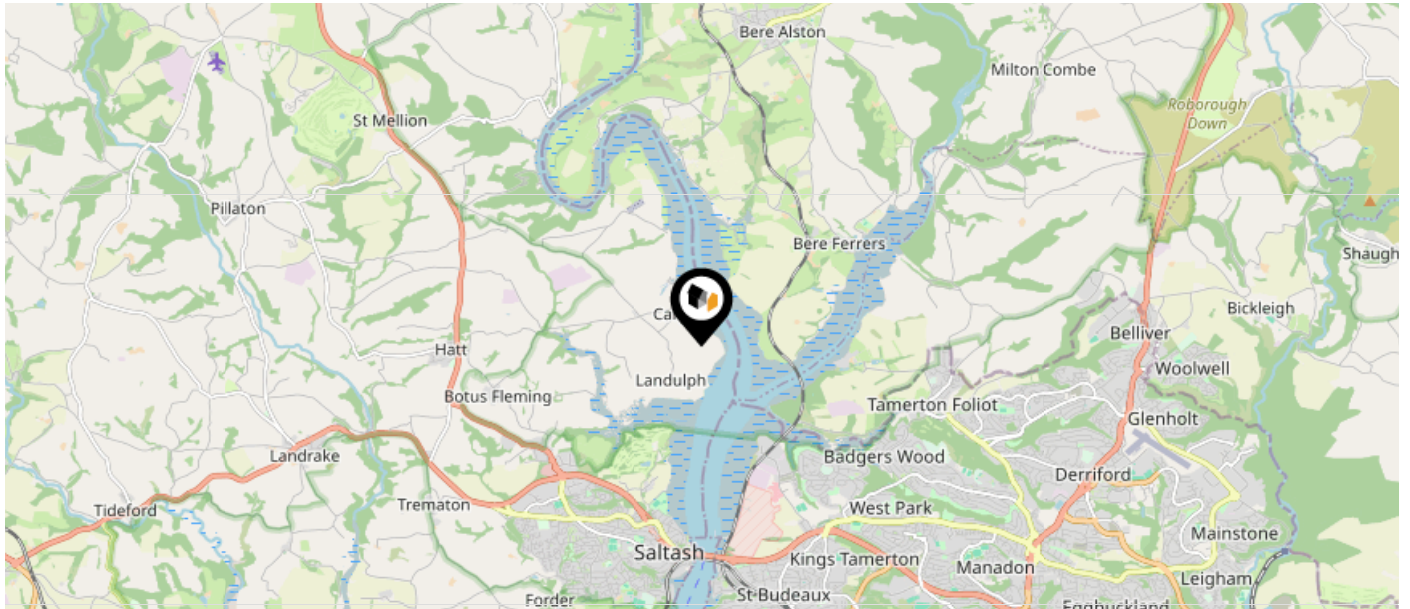
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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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Chance of flooding to the following depths at this property:



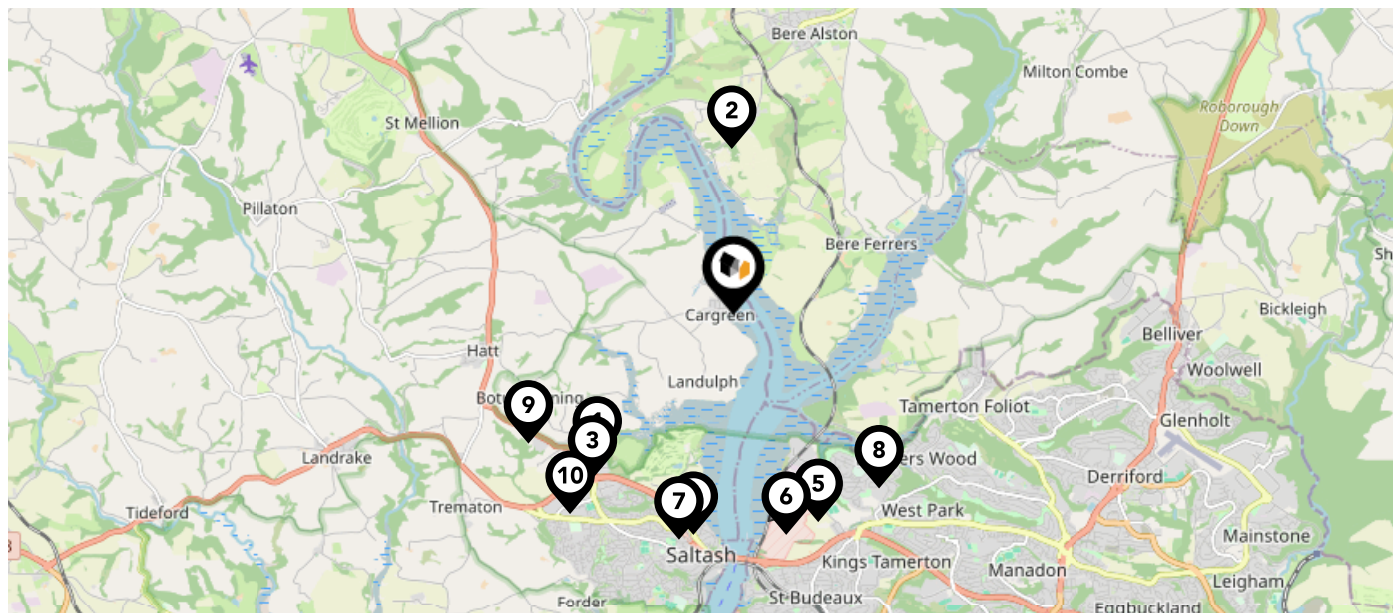
This map displays nearby areas that have been designated as Green Belt...





















### 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

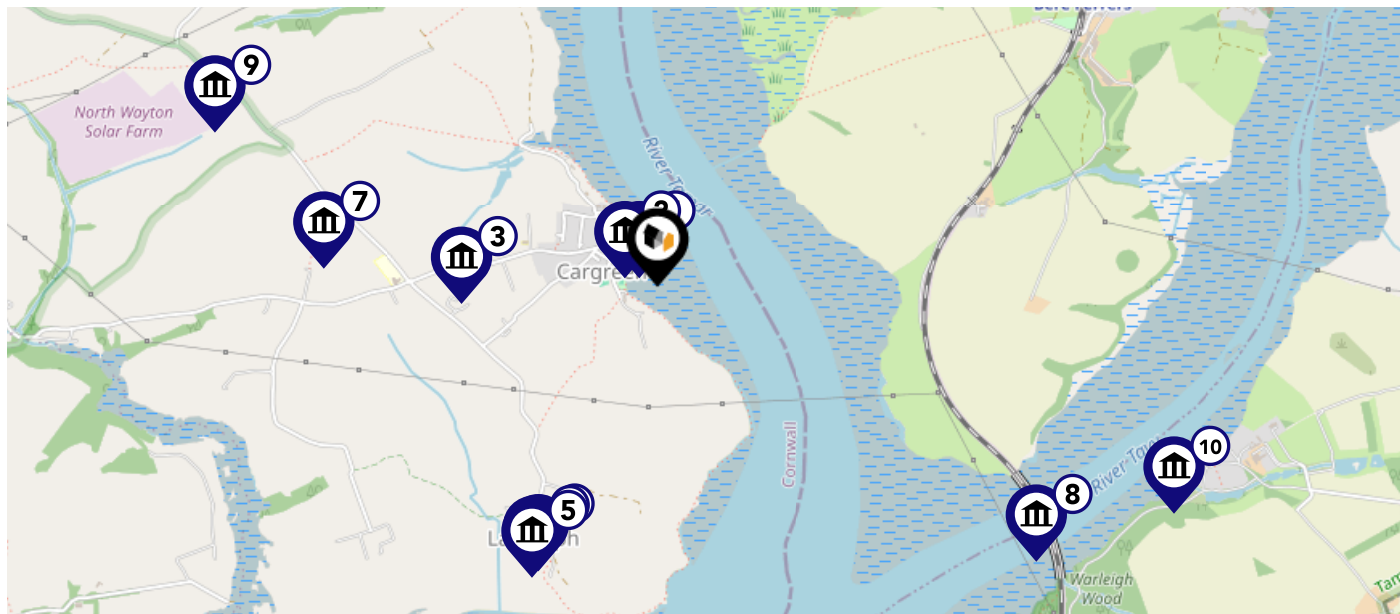
	The Bungalow-The Bungalow, Carkeel, Saltash	Historic Landfill 
	Cotts-Bere Alston, Yelverton	Historic Landfill 
	EA/EPR/FB3403XR/T001	Active Landfill 
	Salt Mill Tip-Saltash, Cornwall	Historic Landfill 
	Ernisetle Lane-Ernisetle Lane, Plymouth	Historic Landfill 
	Little Ernisetle-Little Ernisetle, Plymouth	Historic Landfill 
	Saltmill Marsh-Saltmill Marsh, Saltash	Historic Landfill 
	Roachford Crescent - Tamerton Lake-West Park, Plymouth	Historic Landfill 
	Sunnybrook-Carkeel, Liskeard	Historic Landfill 
	Tamar View Industrial Estate-Latchbrook, Saltash, Cornwall	Historic Landfill 











# Maps

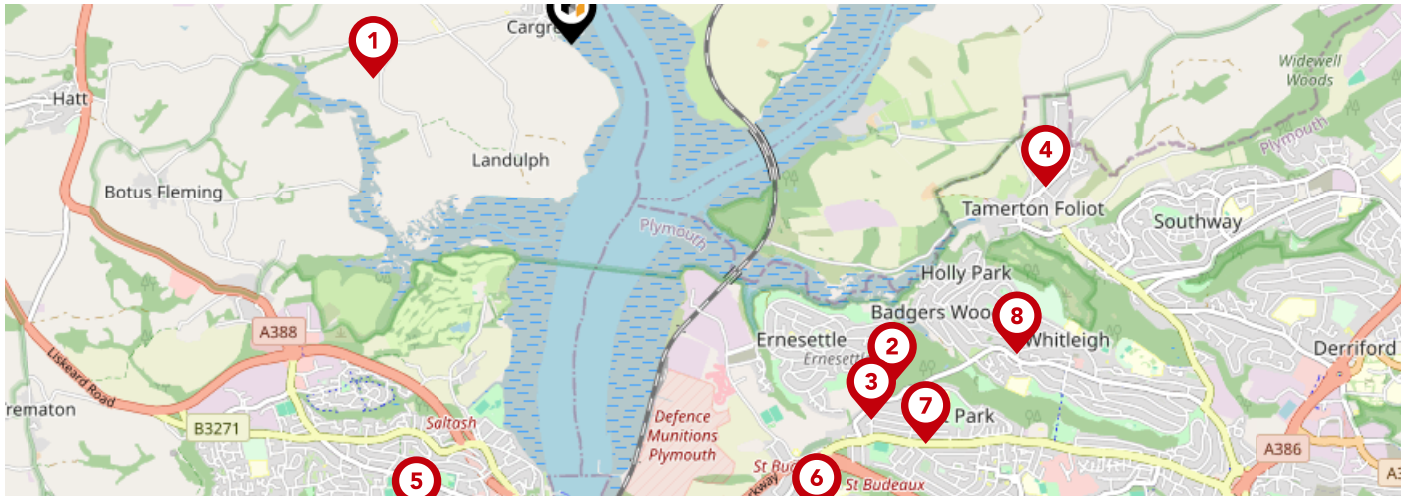
## Listed Buildings



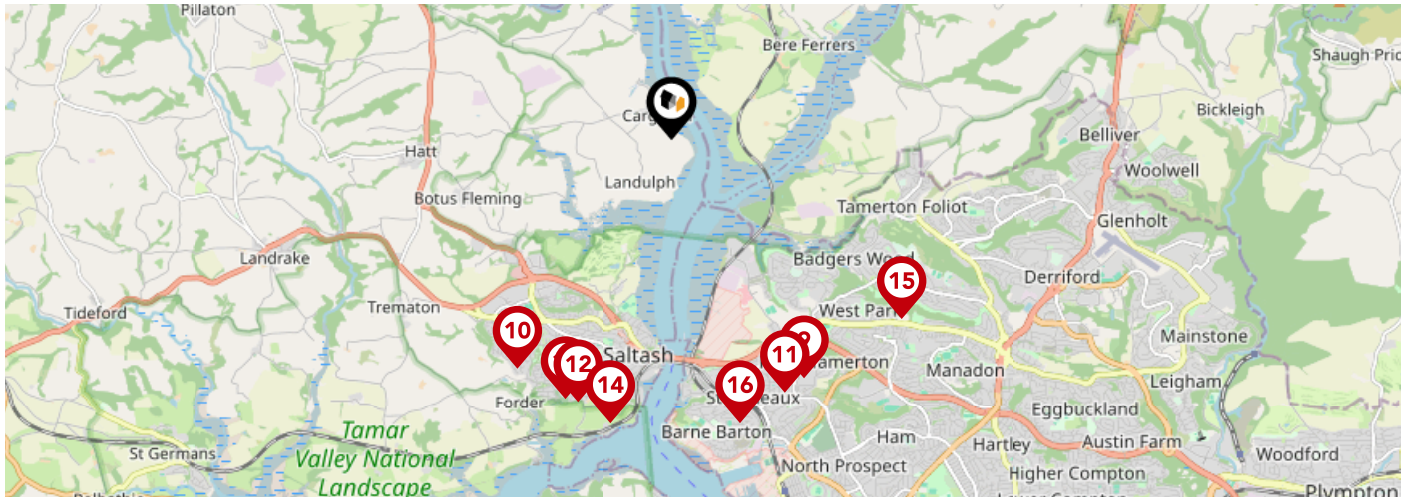
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











Listed Buildings in the local district	Grade	Distance
 1329355 - Southwark	Grade II	0.0 miles
 1158354 - Rose Cottage	Grade II	0.1 miles
 1329353 - Landulph Methodist Church With Attached Sunday School, Front Wall And Railings	Grade II	0.4 miles
 1140180 - Hiller Monument In The Churchyard About 7 Mteres East Of North Aisle Of Church Of St Leonard And St Dilp	Grade II	0.7 miles
 1329351 - Sundial In The Churchyard About 3 Metres South West Of Porch Of Church Of St Leonard And St Dilp	Grade II	0.7 miles
 1140179 - Church Of St Leonard And St Dilp	Grade I	0.7 miles
 1329352 - Grove Farmhouse	Grade II	0.8 miles
 1107480 - Tavy Bridge	Grade II	1.1 miles
 1140183 - North Wayton Farmhouse	Grade II	1.1 miles
 1309685 - Boat House Immediately 110 Metres West South West Of Warleigh House	Grade II	1.3 miles

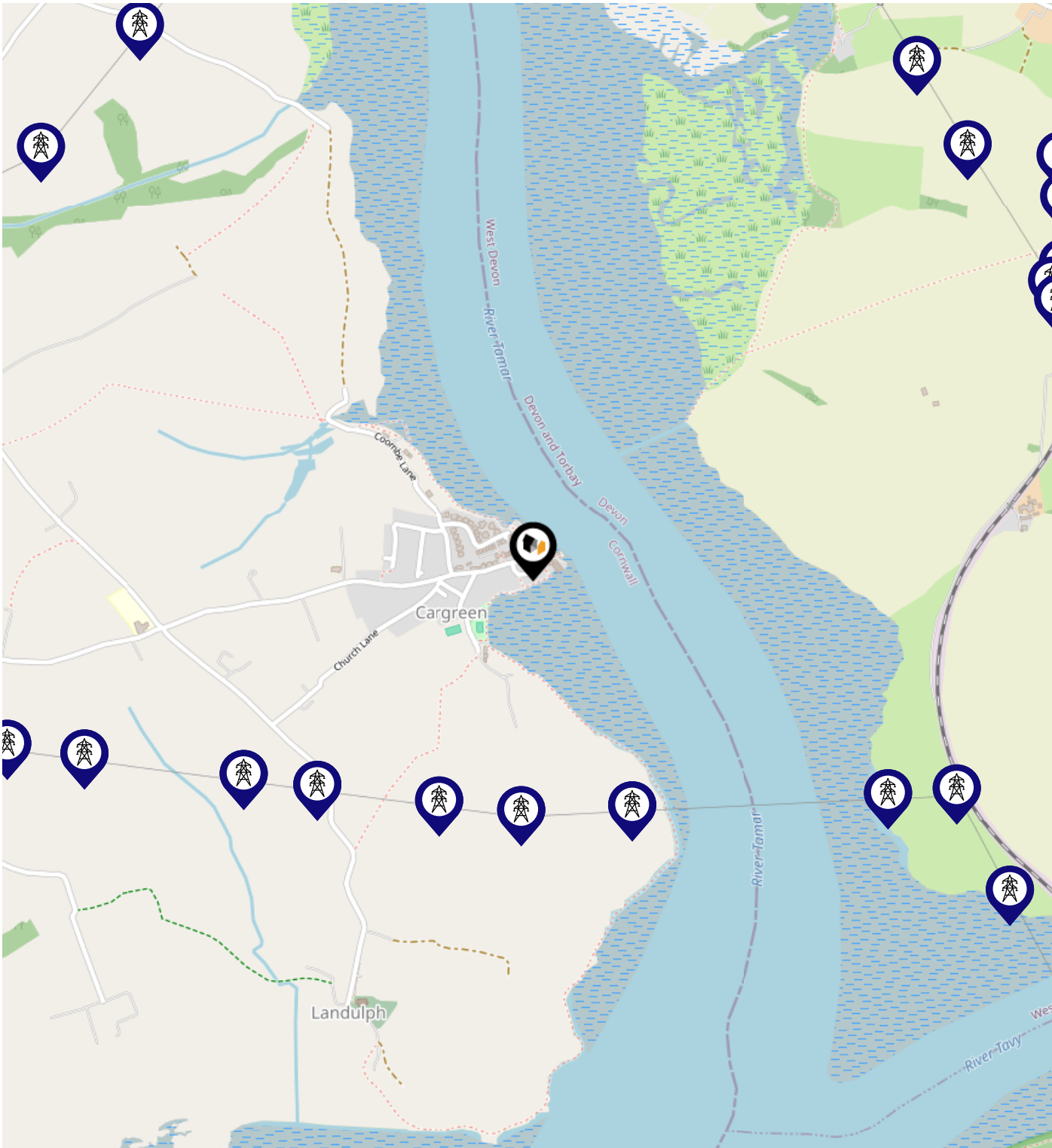


		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Landulph School</b> Ofsted Rating: Good   Pupils: 71   Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Mill Ford School</b> Ofsted Rating: Good   Pupils: 121   Distance:2.21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Ernesettle Community School</b> Ofsted Rating: Outstanding   Pupils: 557   Distance:2.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Mary Dean's CofE Primary School and Nursery</b> Ofsted Rating: Good   Pupils: 319   Distance:2.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Brunel Primary &amp; Nursery Academy</b> Ofsted Rating: Good   Pupils: 243   Distance:2.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Plaistow Hill Primary and Nursery School</b> Ofsted Rating: Good   Pupils: 130   Distance:2.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Knowle Primary School</b> Ofsted Rating: Good   Pupils: 325   Distance:2.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>St Peter's RC Primary School</b> Ofsted Rating: Good   Pupils: 122   Distance:2.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	<b>St Budeaux CofE Primary Academy</b> Ofsted Rating: Good   Pupils: 106   Distance:2.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Burraton Community Primary School</b> Ofsted Rating: Good   Pupils: 376   Distance:2.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Mount Tamar School</b> Ofsted Rating: Not Rated   Pupils: 106   Distance:2.62	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Stephens (Saltash) Community Primary School</b> Ofsted Rating: Good   Pupils: 380   Distance:2.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Fountain Head House School</b> Ofsted Rating: Not Rated   Pupils: 48   Distance:2.64	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bishop Cornish CofE VA Primary School</b> Ofsted Rating: Good   Pupils: 187   Distance:2.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Brook Green Centre for Learning</b> Ofsted Rating: Outstanding   Pupils: 99   Distance:2.75	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Paul's Roman Catholic Primary School</b> Ofsted Rating: Good   Pupils: 158   Distance:2.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Local Area Masts & Pylons

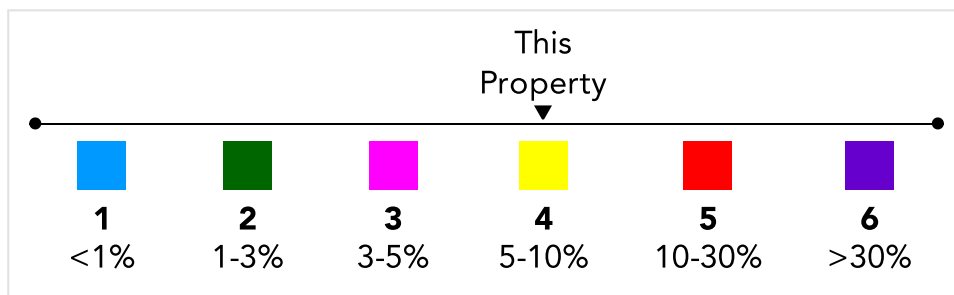
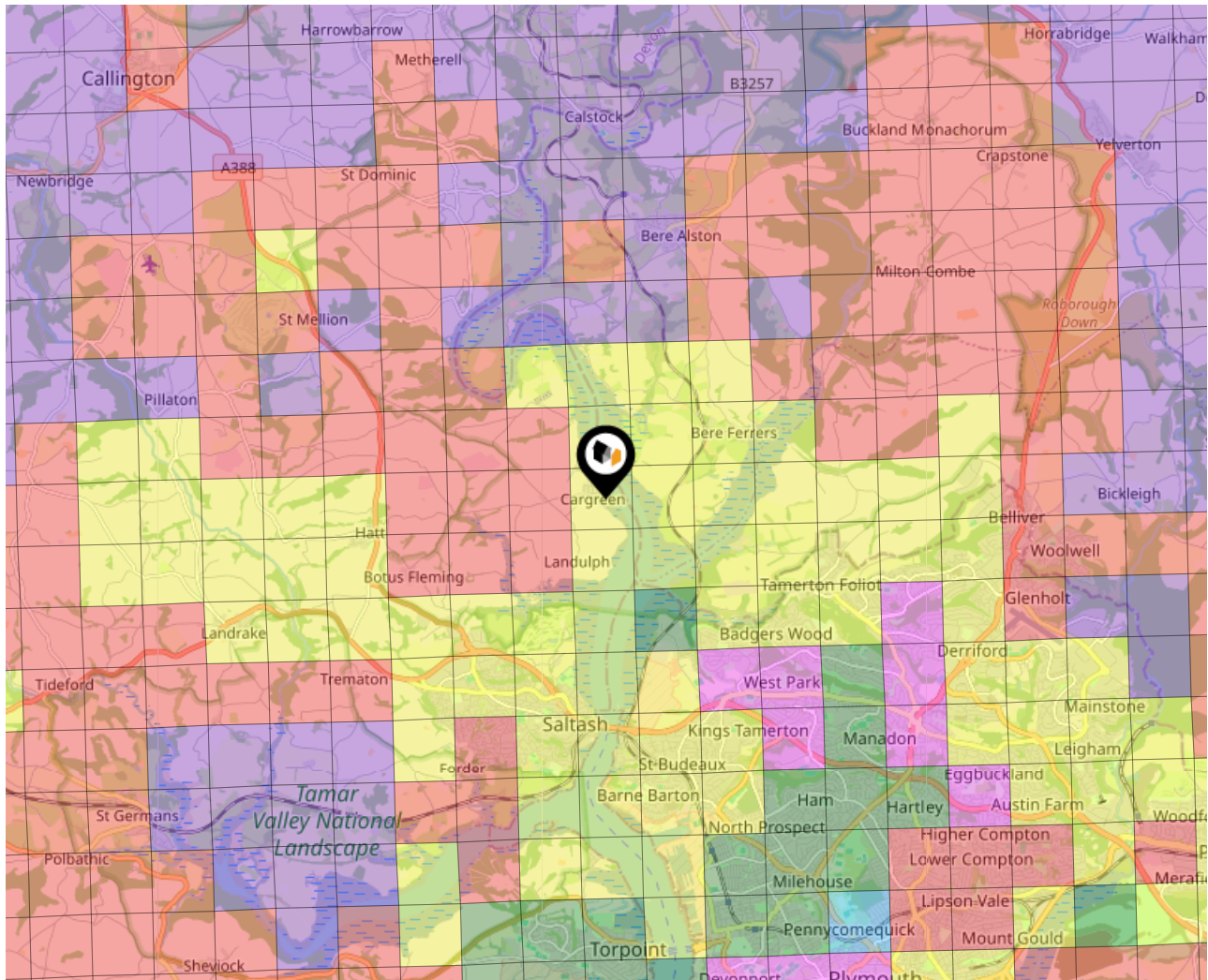


**Key:**

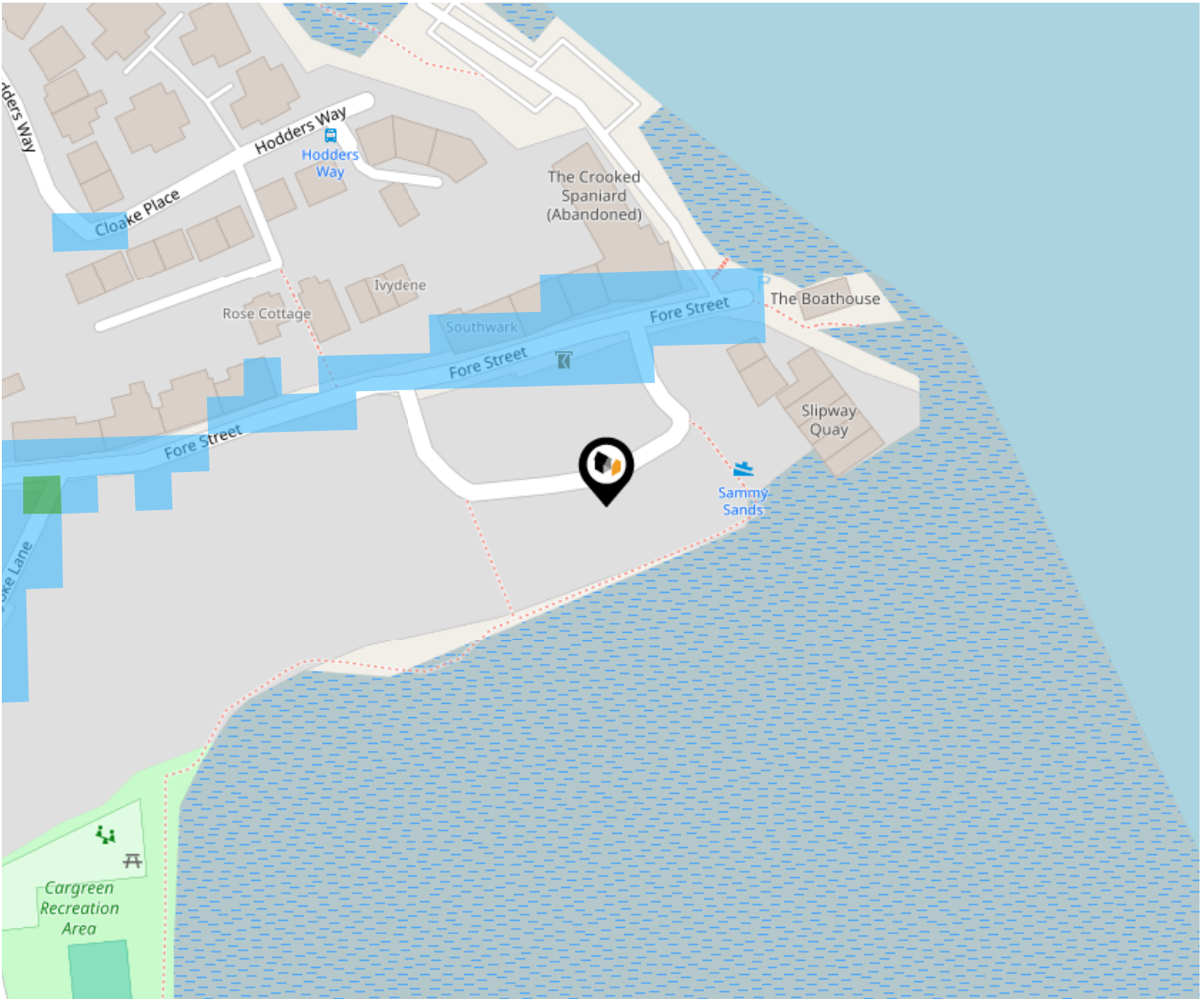
- Power Pylons
- Communication Masts

## 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

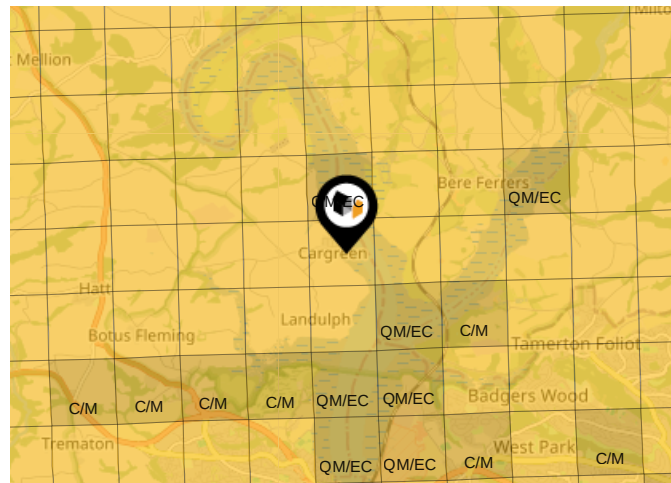


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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)

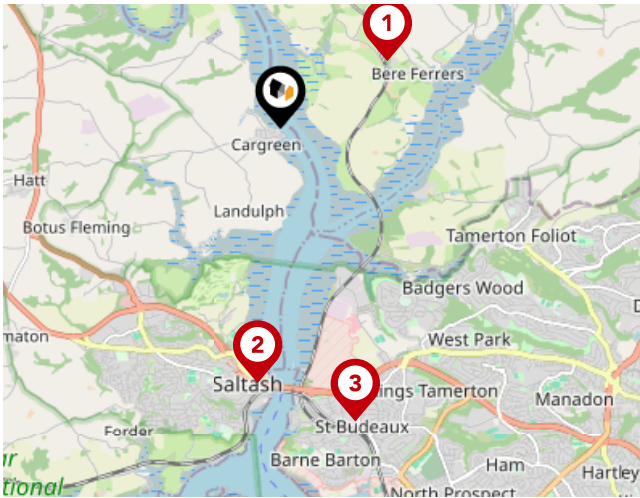
<b>Carbon Content:</b>	NONE	<b>Soil Texture:</b>	LOAM TO SILTY LOAM
<b>Parent Material Grain:</b>	ARGILLACEOUS	<b>Soil Depth:</b>	INTERMEDIATE-SHALLOW
<b>Soil Group:</b>	MEDIUM TO HEAVY		



## Primary Classifications (Most Common Clay Types)

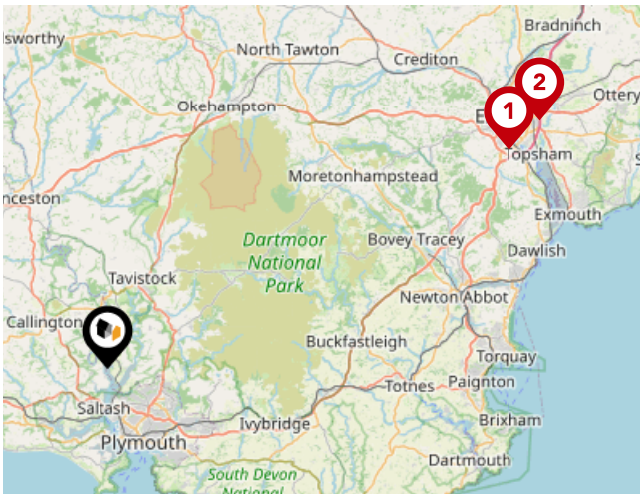
<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL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



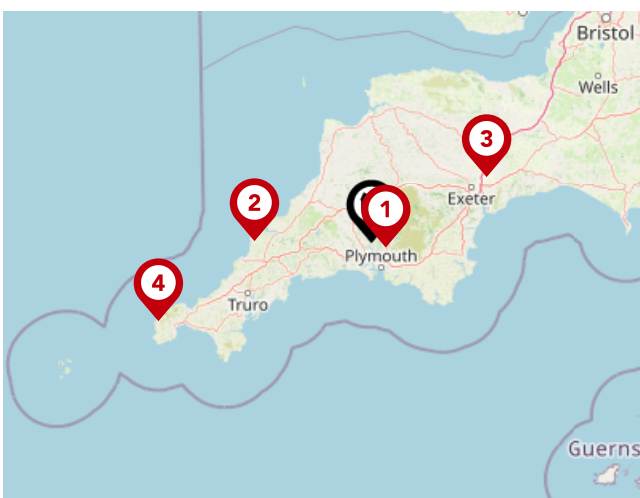
## National Rail Stations

Pin	Name	Distance
1	Bere Ferrers Rail Station	1.2 miles
2	Saltash Rail Station	2.41 miles
3	St Budeaux Victoria Road Rail Station	2.85 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	34.46 miles
2	M5 J30	37.51 miles

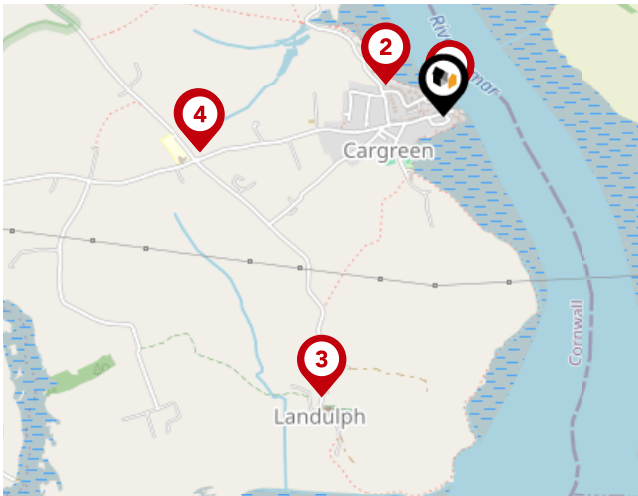


## Airports/Helipads

Pin	Name	Distance
1	Glenholt	4.37 miles
2	St Mawgan	35.29 miles
3	Exeter Airport	39.95 miles
4	Joppa	68.83 miles

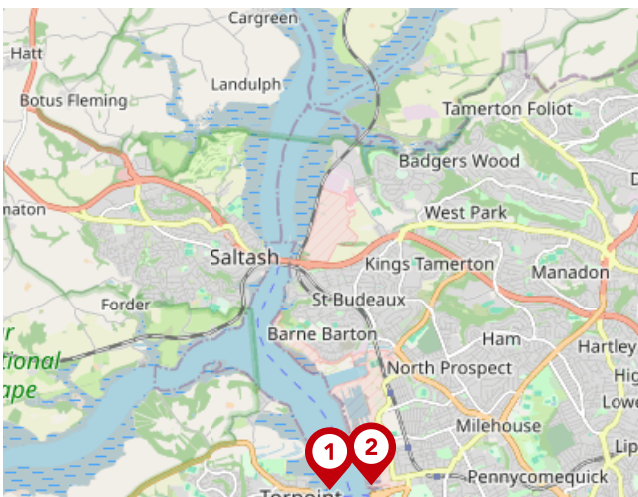
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Fore Street Quay	0.04 miles
2	Hodders Way	0.15 miles
3	Landulph Church	0.72 miles
4	Hazel Bank	0.58 miles
5	Landulph Primary School	0.58 miles



### Ferry Terminals

Pin	Name	Distance
1	Torpoint Ferry Terminal	4.64 miles
2	Devonport Ferry Terminal	4.65 miles
3	Plymouth Stonehouse Ferry Terminal	5.57 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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