

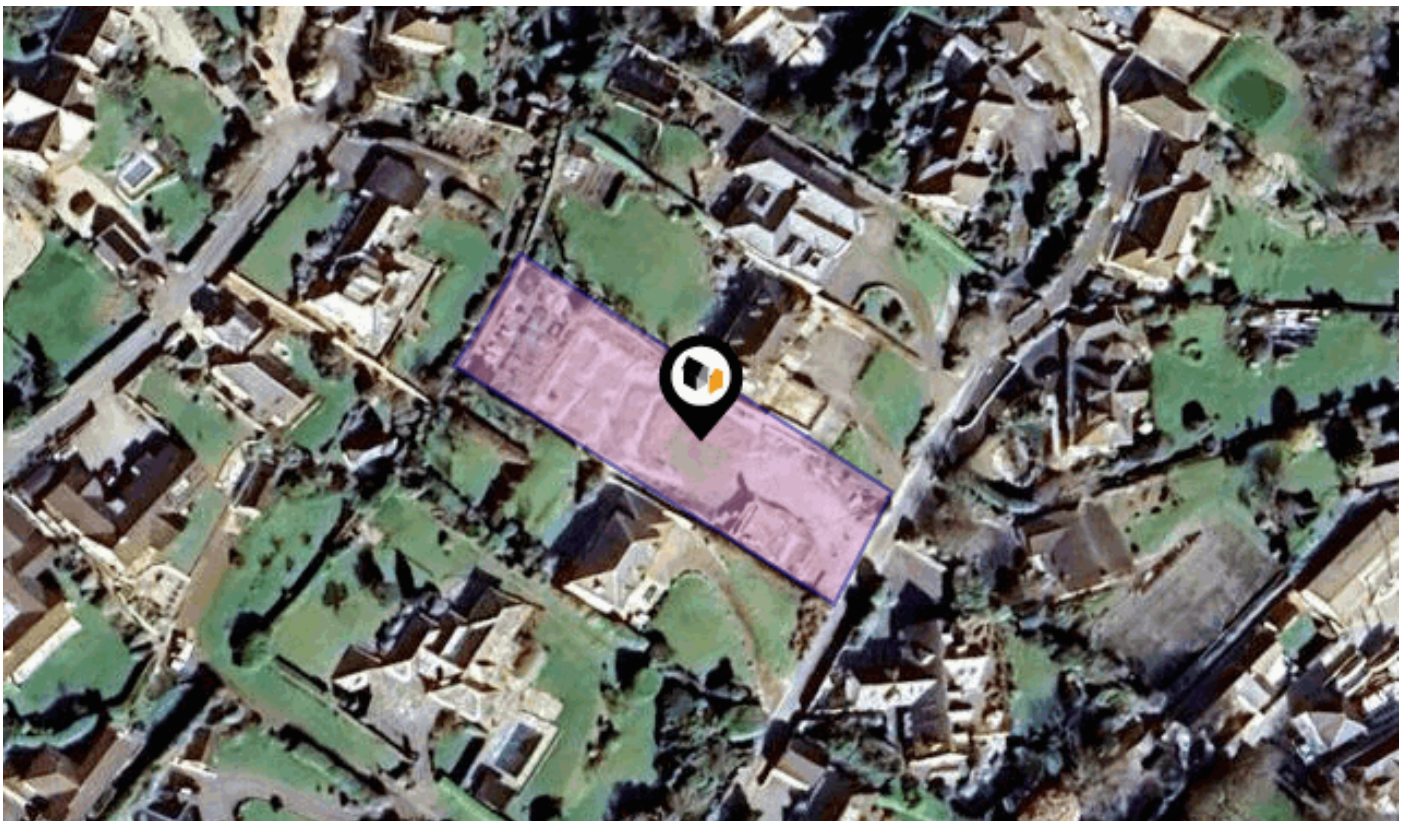


See More Online

## **KFB:** Key Facts For Buyers

A Guide to This Property & the Local Area

**Thursday 02nd April 2026**



**FRESHWATER LANE, ST. MAWES, TRURO, TR2**

**H Tiddy**

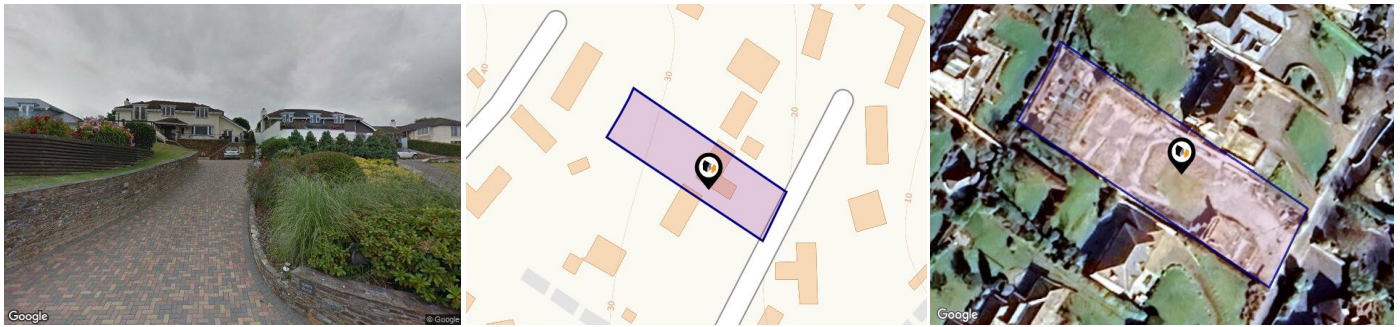
Manor Office, The Square- St Mawes, Truro, Cornwall, TR2 5AG

01326270212

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<https://www.htiddy.co.uk/>





## Property

<b>Type:</b>	Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	5		
<b>Floor Area:</b>	2,690 ft <sup>2</sup> / 250 m <sup>2</sup>		
<b>Plot Area:</b>	0.43 acres		
<b>Year Built :</b>	1983-1990		
<b>Council Tax :</b>	Band Deleted		
<b>Title Number:</b>	CL17079		

## 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)

<b>18</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

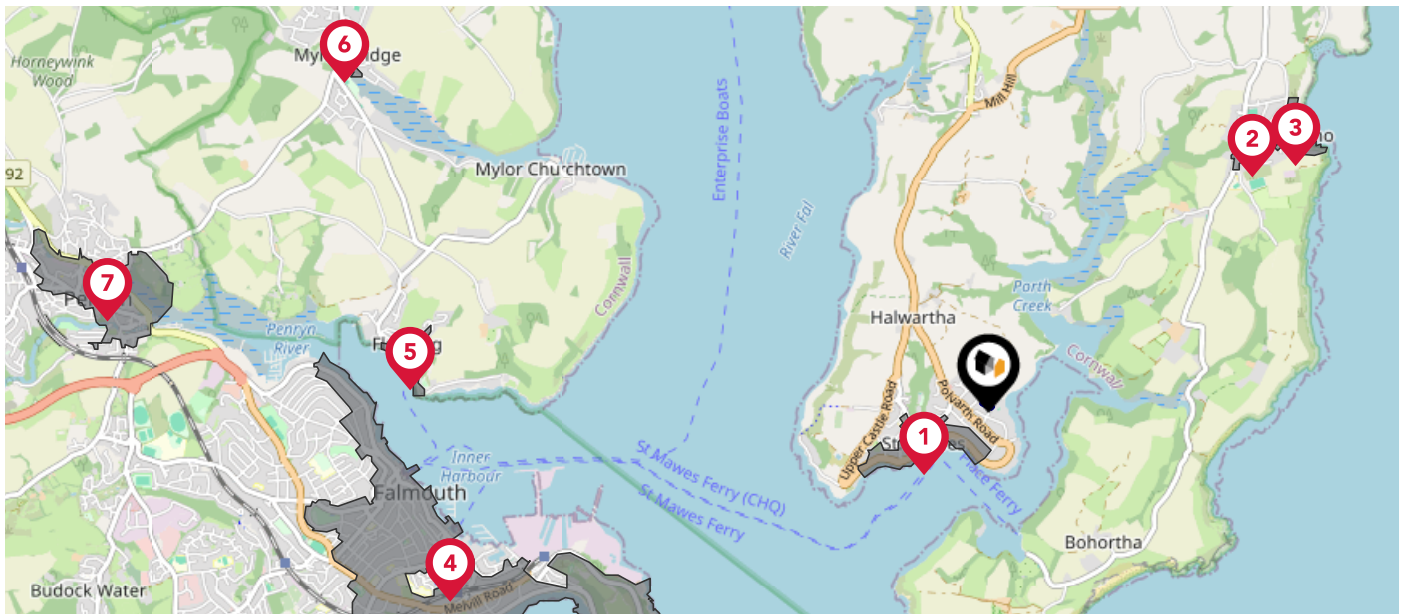
## This Address

Planning records for: *Freshwater Lane, St. Mawes, Truro, TR2*

Reference - PA21/12298	
Decision:	Decided
Date:	05th January 2022
Description:	Proposed demolition of the existing two/three-storey dwelling and garage and the construction of a new three-storey dwelling with integrated garage.
Reference - PA23/04966	
Decision:	Decided
Date:	23rd June 2023
Description:	New dwelling to replace the demolished house on site.



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.



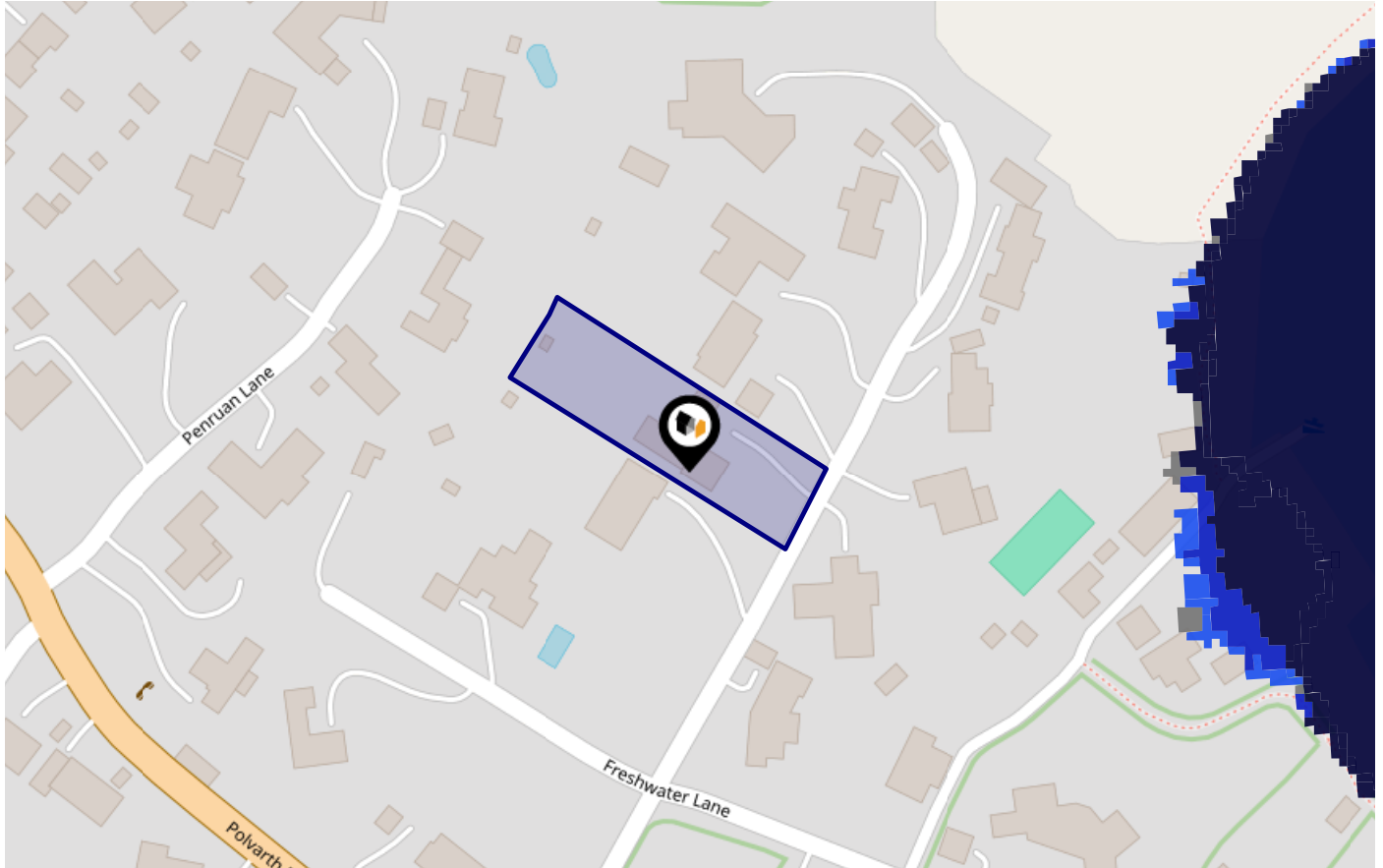
### Nearby Conservation Areas

- 1 St Mawes
- 2 Gerrans
- 3 Portscatho
- 4 Falmouth
- 5 Flushing
- 6 Mylor Bridge
- 7 Penryn

# 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.

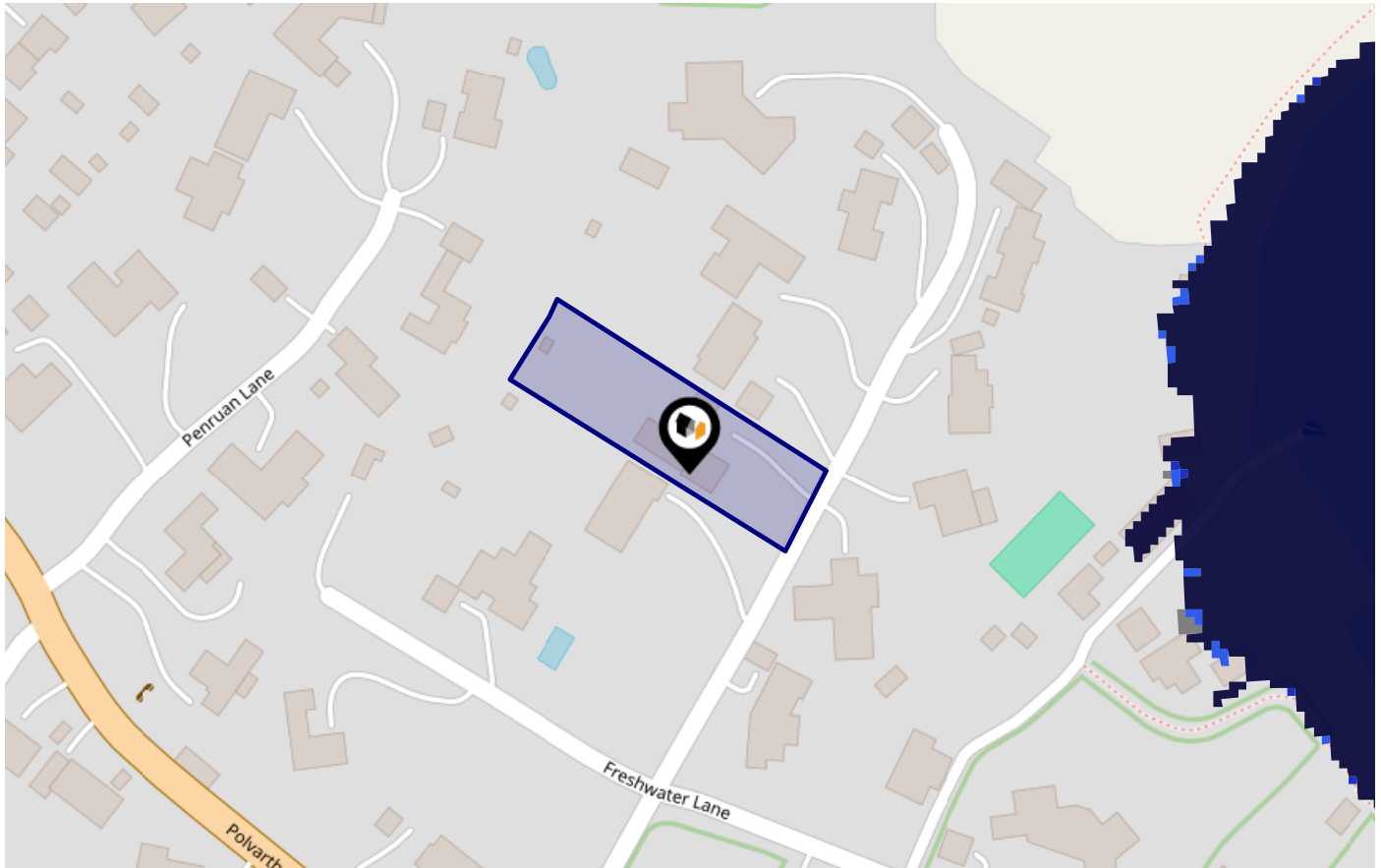
Chance of flooding to the following depths at this property:



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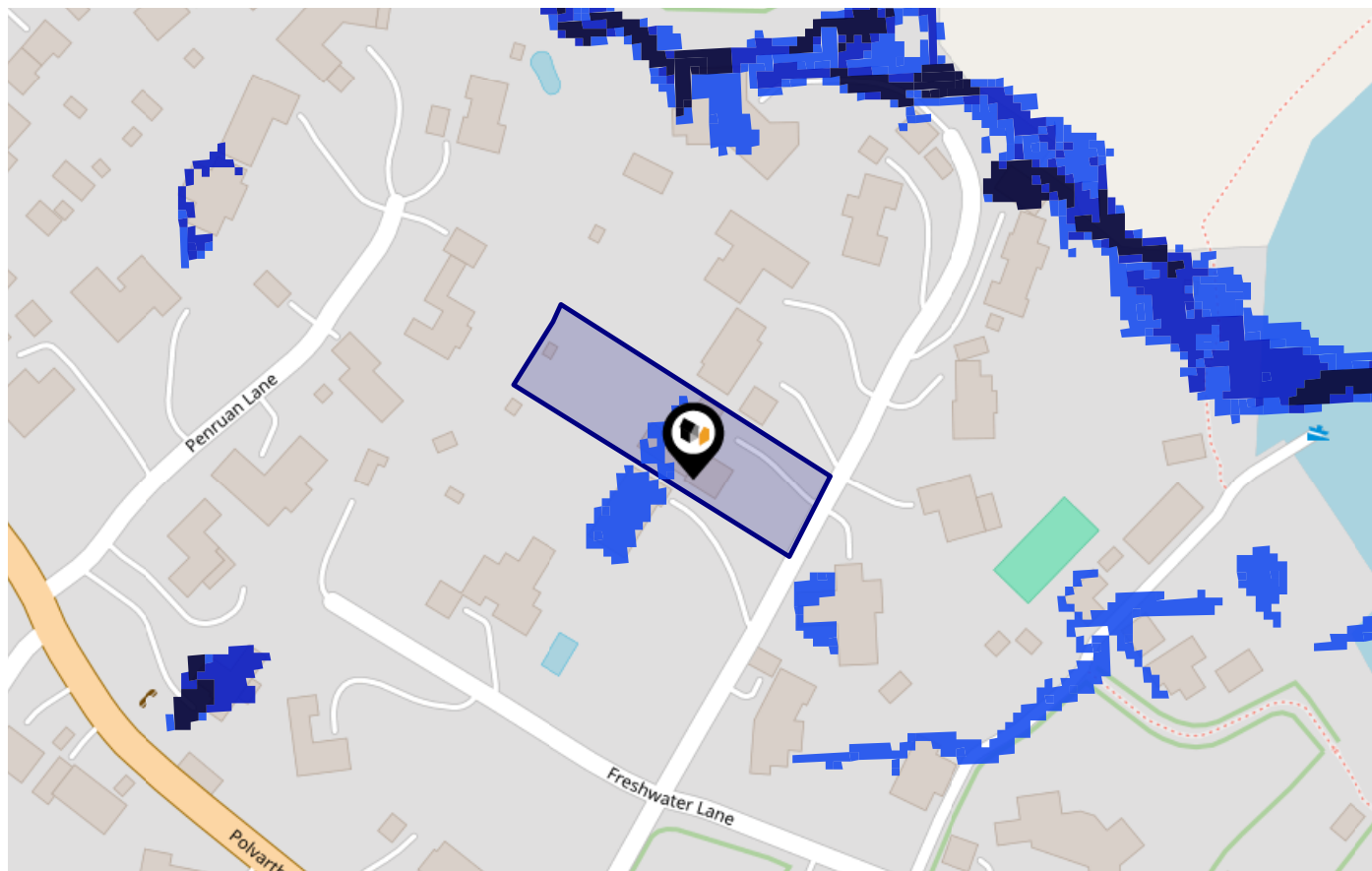
Chance of flooding to the following depths at this property:



# 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.

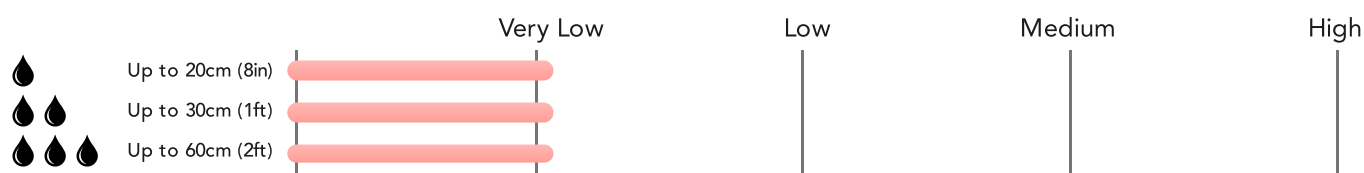


Risk Rating: Very low

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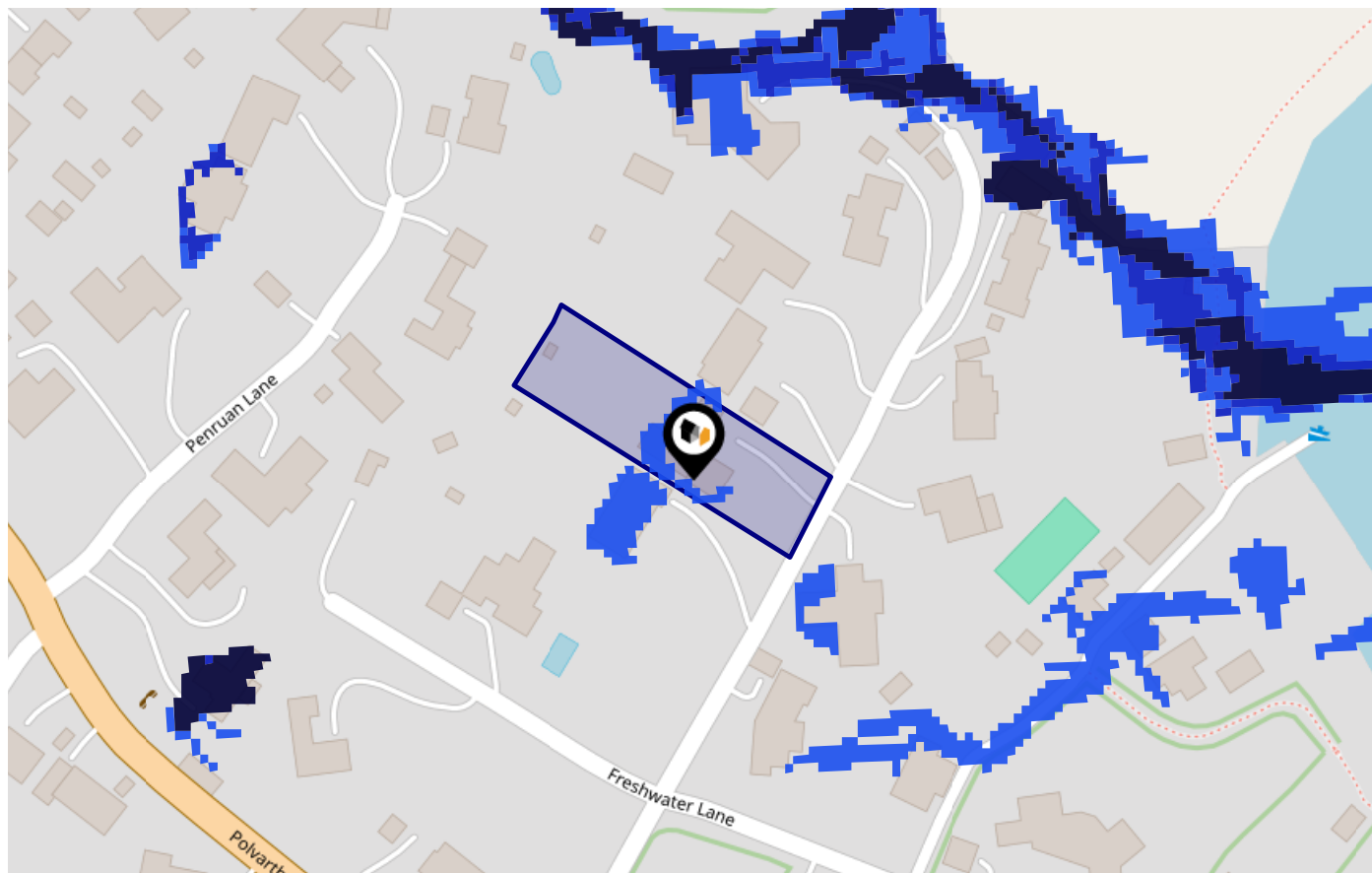
Chance of flooding to the following depths at this property:



# 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.

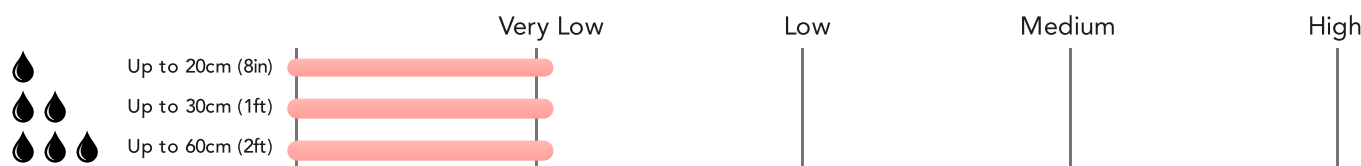


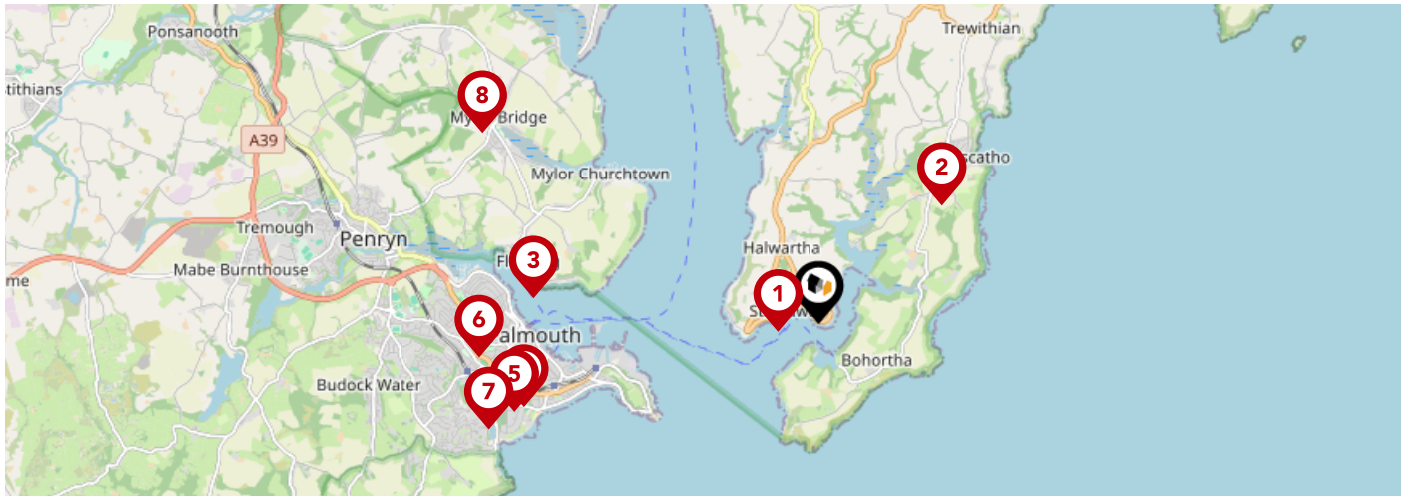
Risk Rating: Very low

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.

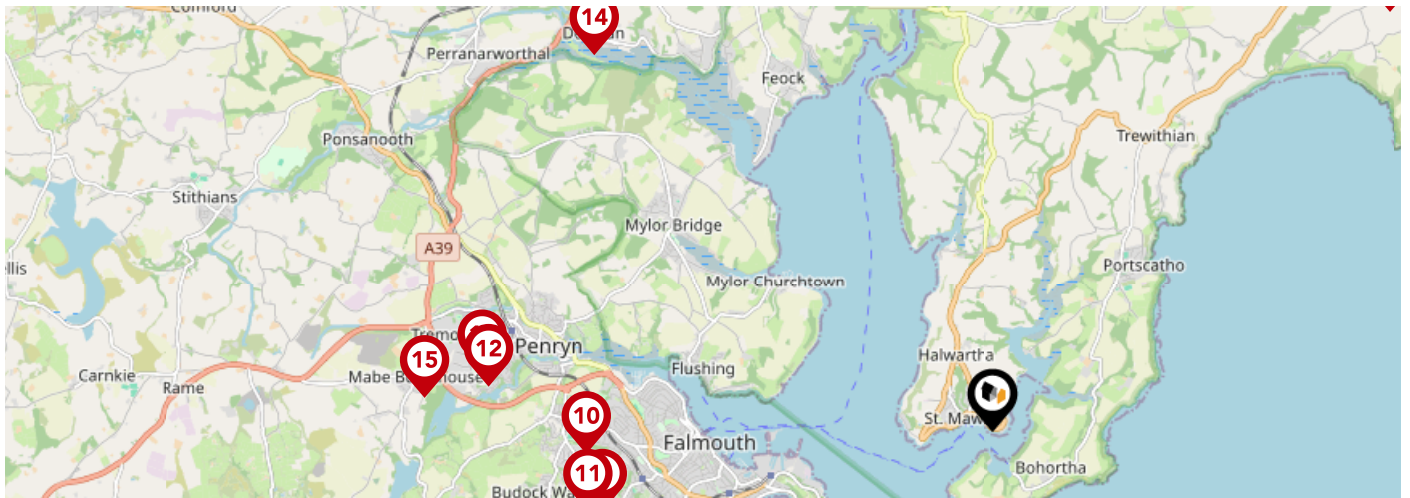
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Chance of flooding to the following depths at this property:





		Nursery	Primary	Secondary	College	Private
	<b>St Mawes Primary School</b> Ofsted Rating: Good   Pupils: 34   Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Gerrans School</b> Ofsted Rating: Good   Pupils: 76   Distance:1.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Flushing School</b> Ofsted Rating: Good   Pupils: 78   Distance:2.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Falmouth University</b> Ofsted Rating: Not Rated   Pupils:0   Distance:2.91	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>King Charles Church of England Primary School</b> Ofsted Rating: Good   Pupils: 414   Distance:3.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Falmouth Primary Academy</b> Ofsted Rating: Good   Pupils: 244   Distance:3.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Marlborough School</b> Ofsted Rating: Good   Pupils: 212   Distance:3.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Mylor Community Primary School</b> Ofsted Rating: Good   Pupils: 144   Distance:3.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	<b>St Mary's Catholic Primary School, Falmouth</b> Ofsted Rating: Requires improvement   Pupils: 187   Distance:3.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Falmouth School</b> Ofsted Rating: Requires improvement   Pupils: 968   Distance:3.88	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Francis CofE Primary School</b> Ofsted Rating: Good   Pupils: 419   Distance:3.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Penryn College</b> Ofsted Rating: Good   Pupils: 1154   Distance:4.82	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Penryn Primary Academy</b> Ofsted Rating: Good   Pupils: 345   Distance:4.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Devoran School</b> Ofsted Rating: Good   Pupils: 201   Distance:5.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Mabe Community Primary School</b> Ofsted Rating: Requires improvement   Pupils: 175   Distance:5.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Veryan CofE School</b> Ofsted Rating: Good   Pupils: 41   Distance:5.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

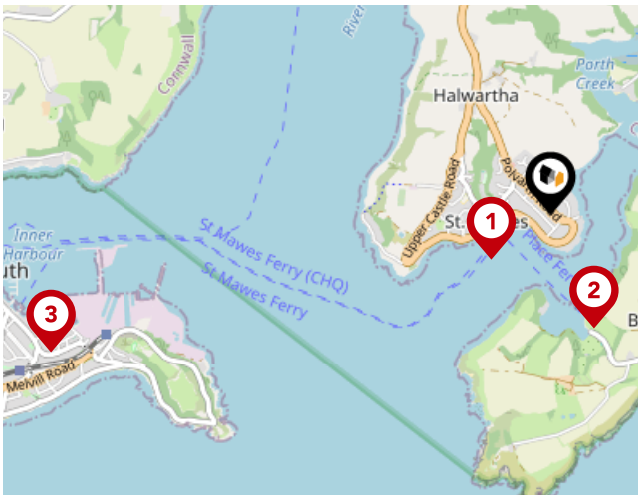
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Freshwater Lane	0.09 miles
2	Buckeys Lane	0.19 miles
3	Polvarth Estate	0.18 miles
4	Car Park	0.28 miles
5	St Mawes Garage	0.55 miles



### Ferry Terminals

Pin	Name	Distance
1	St Mawes Ferry Landing	0.35 miles
2	Place Ferry Landing	0.58 miles
3	Falmouth Ntl Maritime Museum Ferry Landing	2.46 miles

# H Tiddy

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