



LANG TOWN
& COUNTRY

SALES

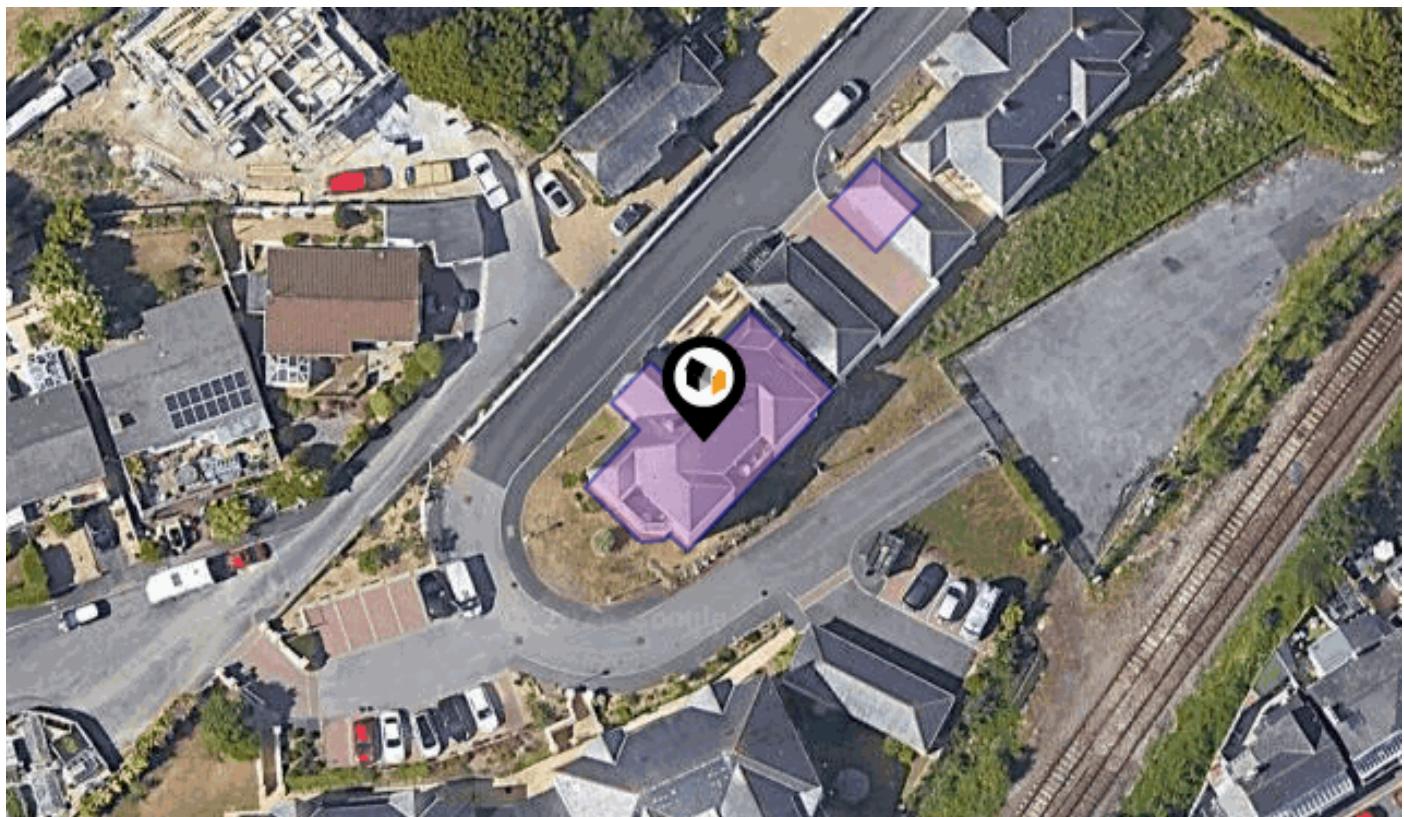


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 20th February 2026



KINGDOM PLACE, SALTASH, PL12

Lang Town & Country

6 Mannamead Road, Plymouth, PL4 7AA

01752 456000

carrie@langtownandcountry.com

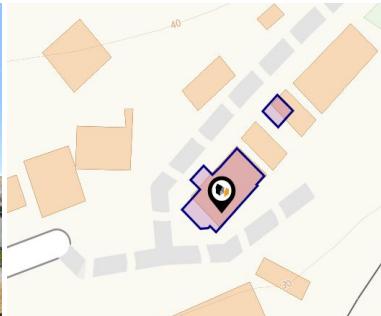
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Property Overview



Property

Type:	Flat / Maisonette
Bedrooms:	3
Plot Area:	0.07 acres
Year Built :	2010
Council Tax :	Band C
Annual Estimate:	£2,187
Title Number:	CL277805

Tenure: Leasehold

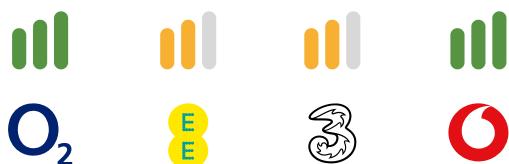
Local Area

Local Authority:	Cornwall
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

17 mb/s	80 mb/s	- mb/s

Mobile Coverage:
(based on calls indoors)

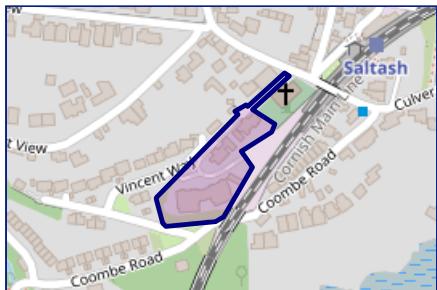


Satellite/Fibre TV Availability:



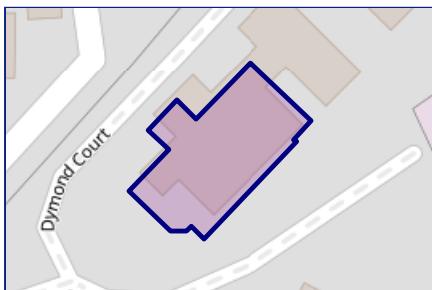
Property Multiple Title Plans

Freehold Title Plan



CL178667

Leasehold Title Plan



CL277805

Start Date: 11/11/2010
End Date: 01/01/3002
Lease Term: 999 years from 1 January 2003
Term Remaining: 976 years

Maps Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✖ Adit
- ✖ Gutter Pit
- ✖ Shaft

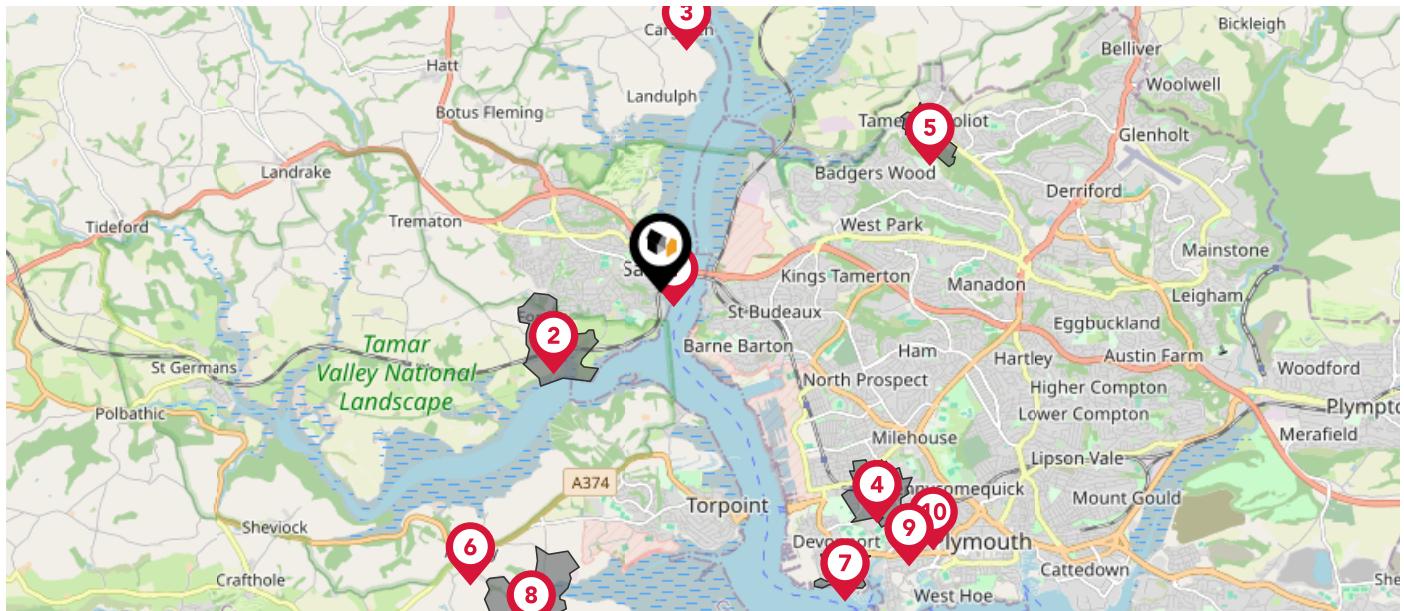
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



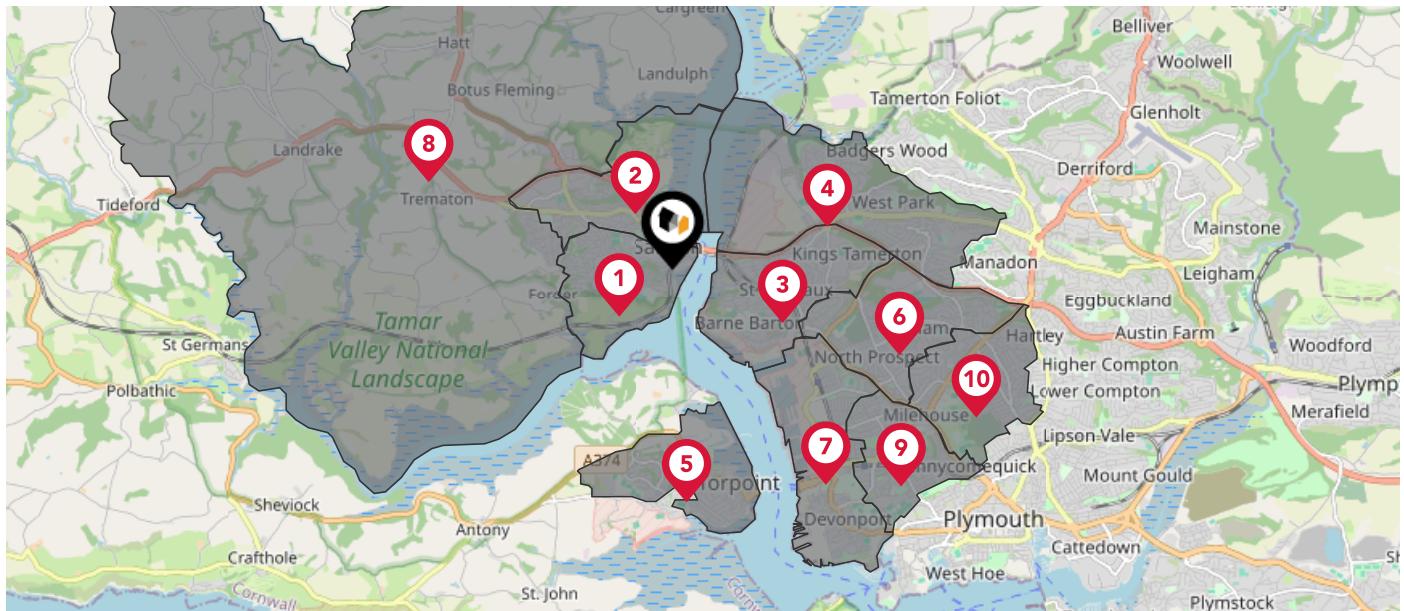
Nearby Conservation Areas

- 1 Lower Fore Street, Saltash
- 2 Forder and Antony Passage
- 3 Cargreen
- 4 Stoke
- 5 Tamerton Foliot
- 6 Antony
- 7 Devonport
- 8 St John
- 9 Royal Naval Hospital
- 10 North Stonehouse

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

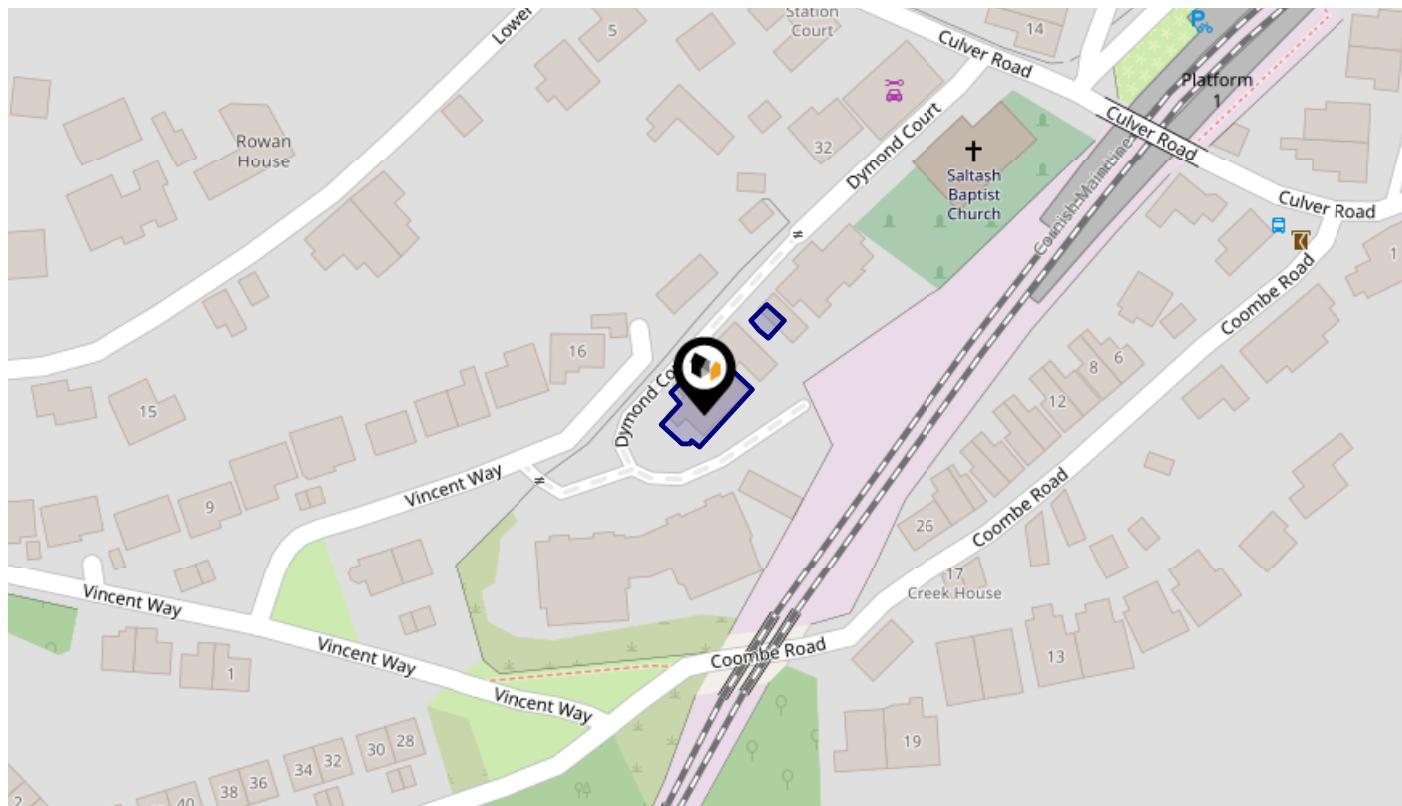


Nearby Council Wards

-  1 Saltash Essa ED
-  2 Saltash Tamar ED
-  3 St. Budeaux Ward
-  4 Honicknowle Ward
-  5 Torpoint ED
-  6 Ham Ward
-  7 Devonport Ward
-  8 Saltash Trematon & Landrake ED
-  9 Stoke Ward
-  10 Peverell Ward

Maps Rail Noise

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

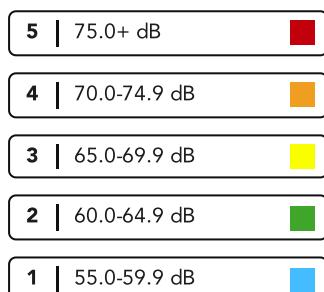


Rail Noise Data

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.

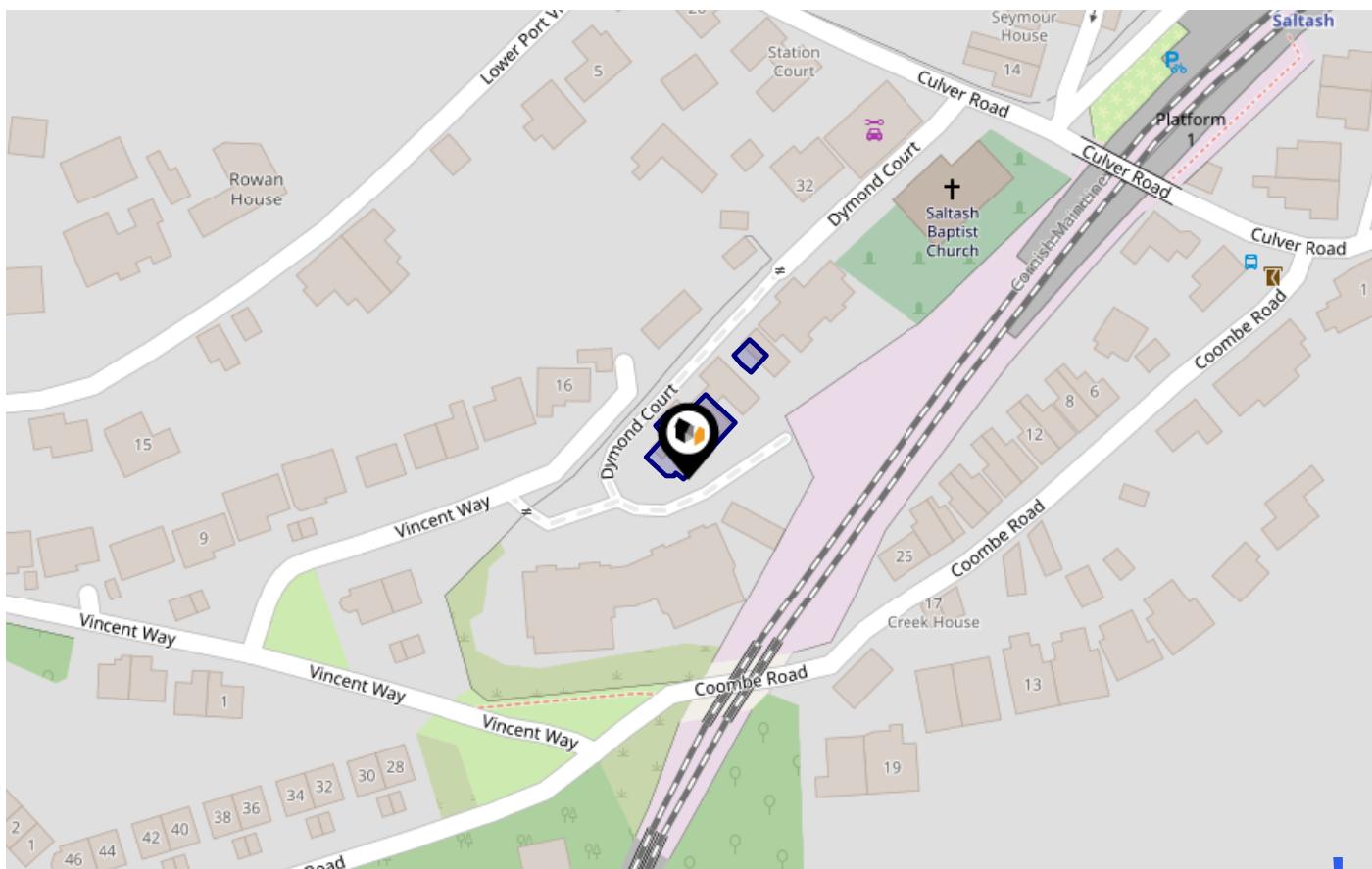
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:



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.

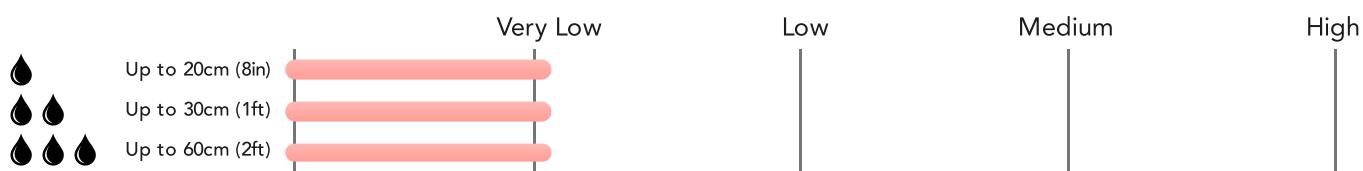


Risk Rating: Very low

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.

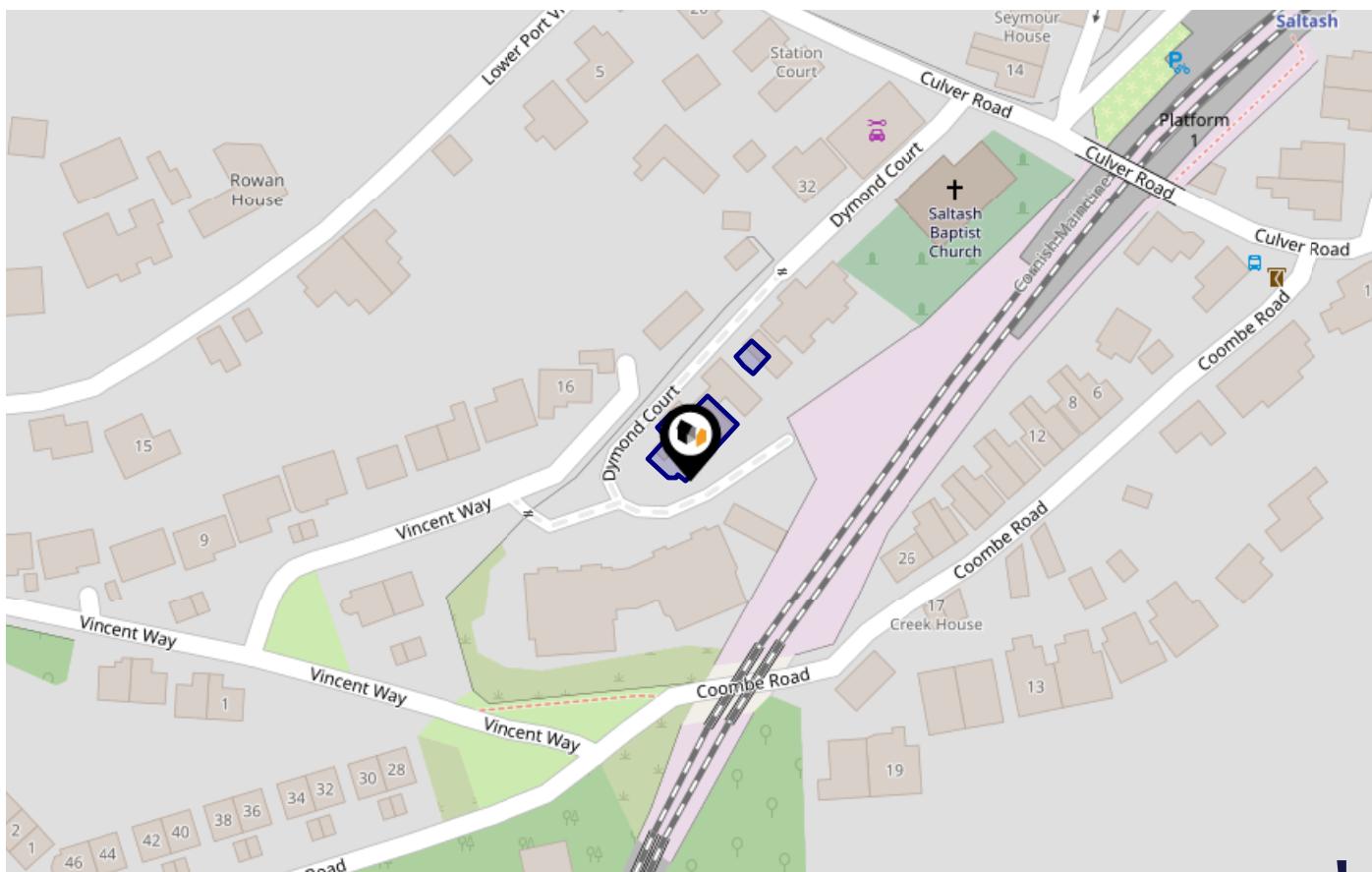
- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any 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.

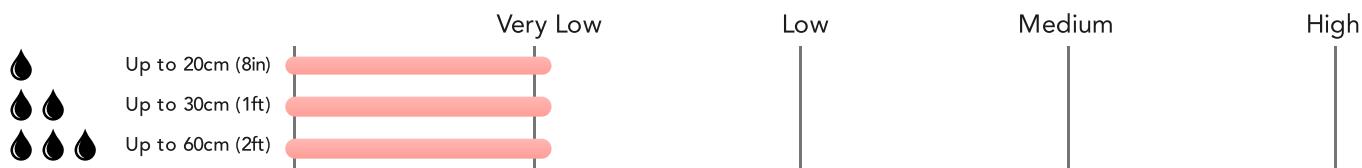


Risk Rating: Very low

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.
- █ **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.

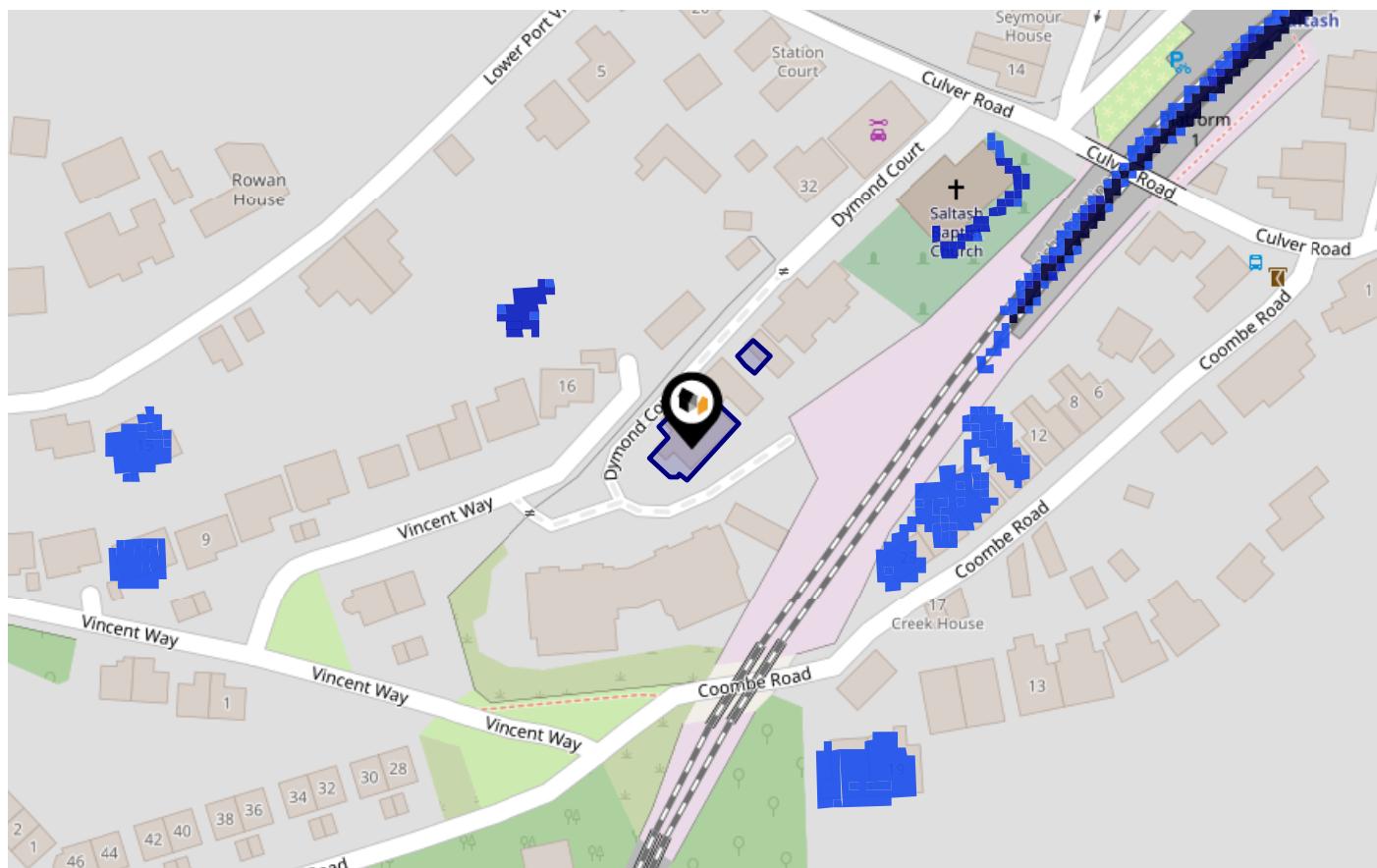
Chance of flooding to the following depths at this property:



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.

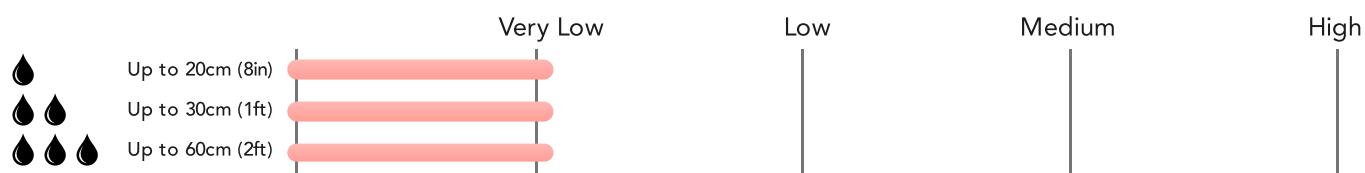


Risk Rating: Very low

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.

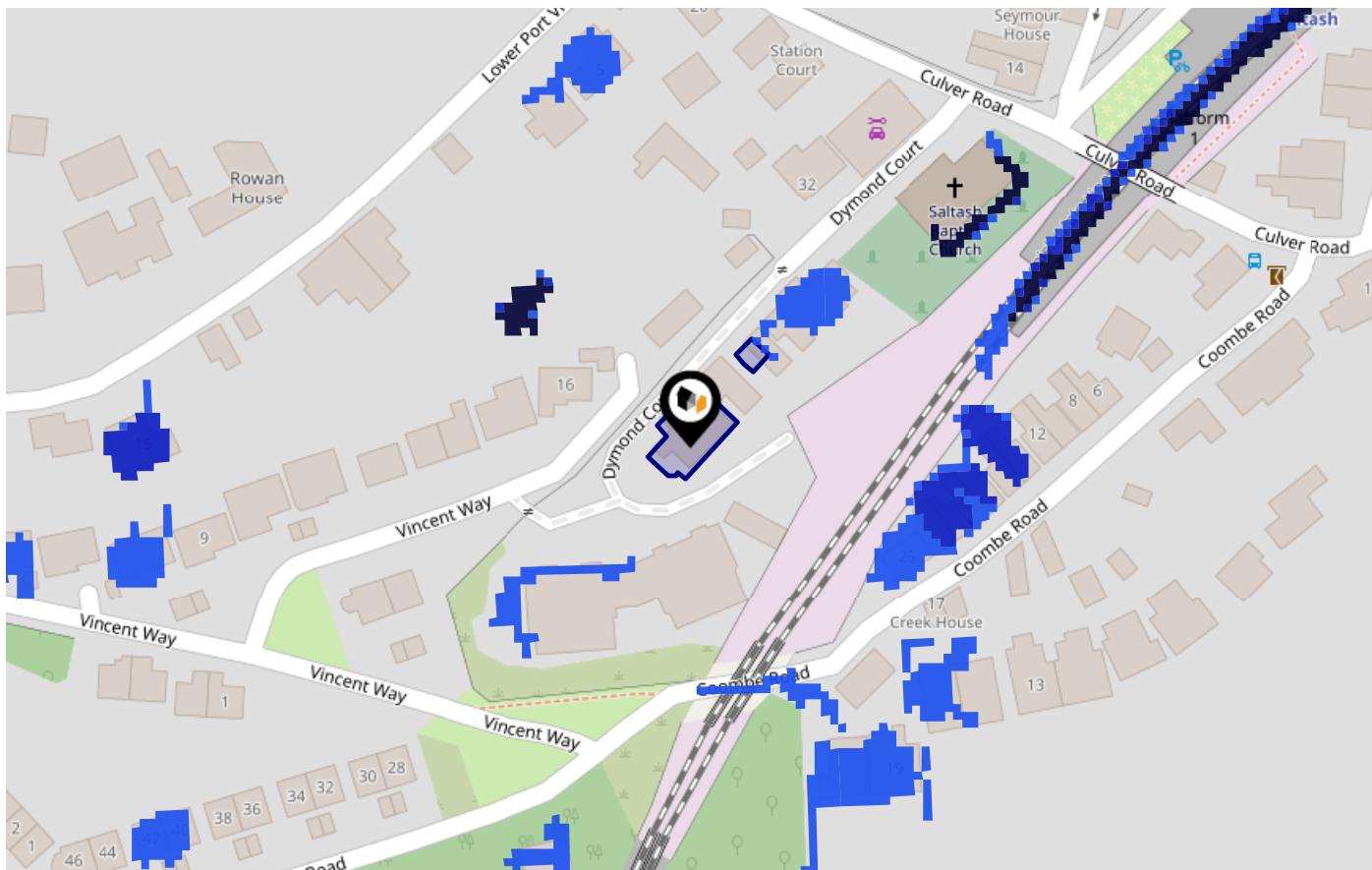
- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any 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.

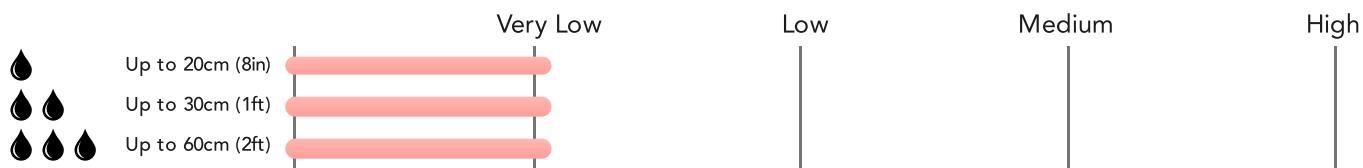


Risk Rating: Very low

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.

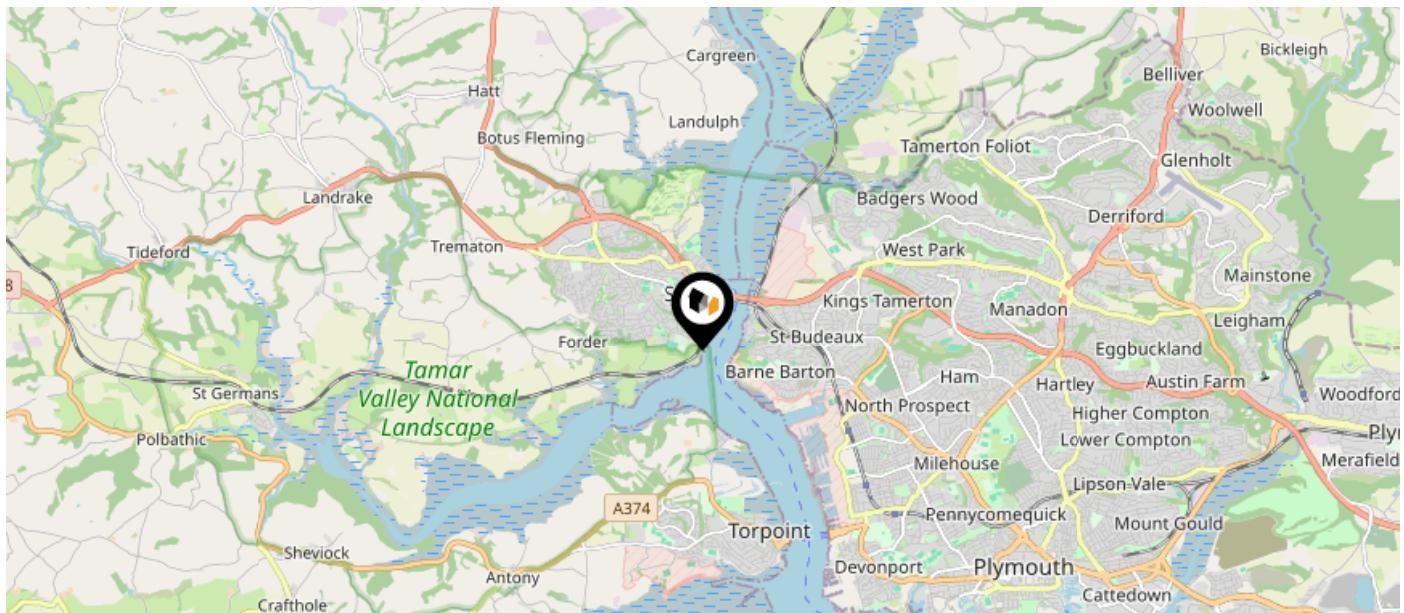
Chance of flooding to the following depths at this property:



Maps

Green Belt

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



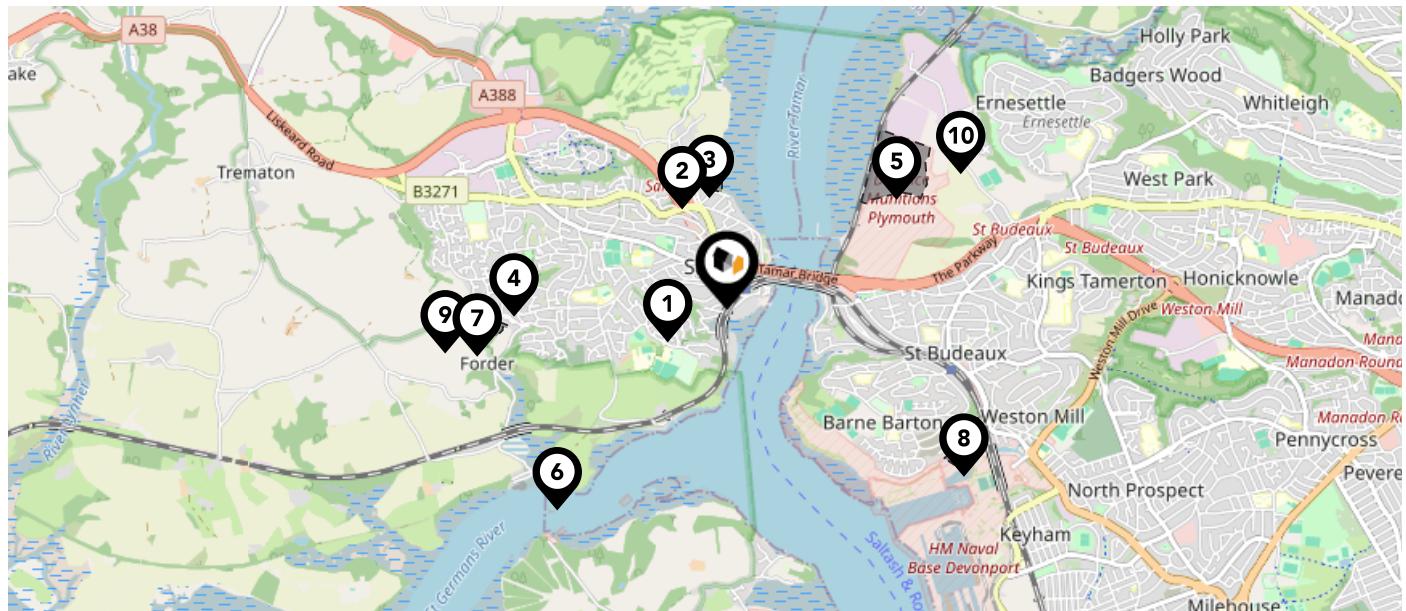
Nearby Green Belt Land

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.



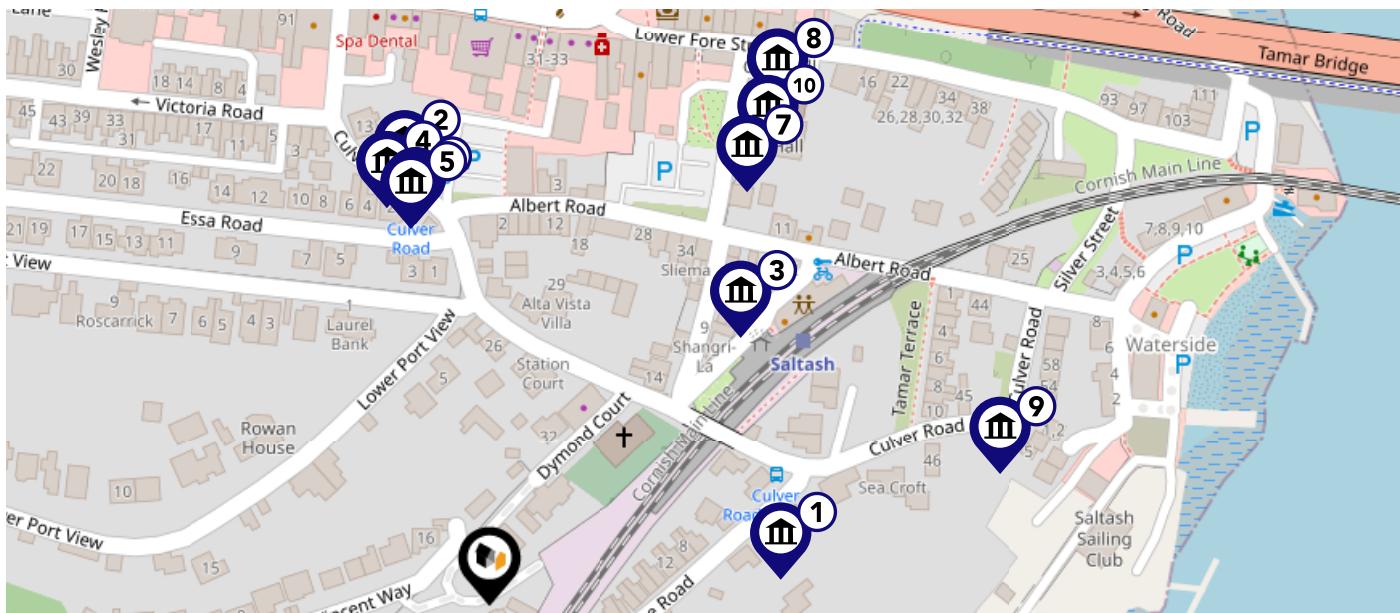
Nearby Landfill Sites

1	Trelawney Road Tip-Saltash, Cornwall	Historic Landfill	<input type="checkbox"/>
2	Saltmill Marsh-Saltmill Marsh, Saltash	Historic Landfill	<input type="checkbox"/>
3	Salt Mill Tip-Saltash, Cornwall	Historic Landfill	<input type="checkbox"/>
4	Fairmean Road Tip-Saltash, Cornwall	Historic Landfill	<input type="checkbox"/>
5	Little Ernsettle-Little Ernsettle, Plymouth	Historic Landfill	<input type="checkbox"/>
6	Antony Passage-Antony Passage, Saltash	Historic Landfill	<input type="checkbox"/>
7	Burraton Coombe-Burraton Coombe, Saltash	Historic Landfill	<input type="checkbox"/>
8	Weston Mill Lake North-Weston Mill Lake North, Plymouth	Historic Landfill	<input type="checkbox"/>
9	Burraton Coombe-Burraton Coombe, Saltash	Historic Landfill	<input type="checkbox"/>
10	Ernsettle Lane-Ernsettle Lane, Plymouth	Historic Landfill	<input type="checkbox"/>

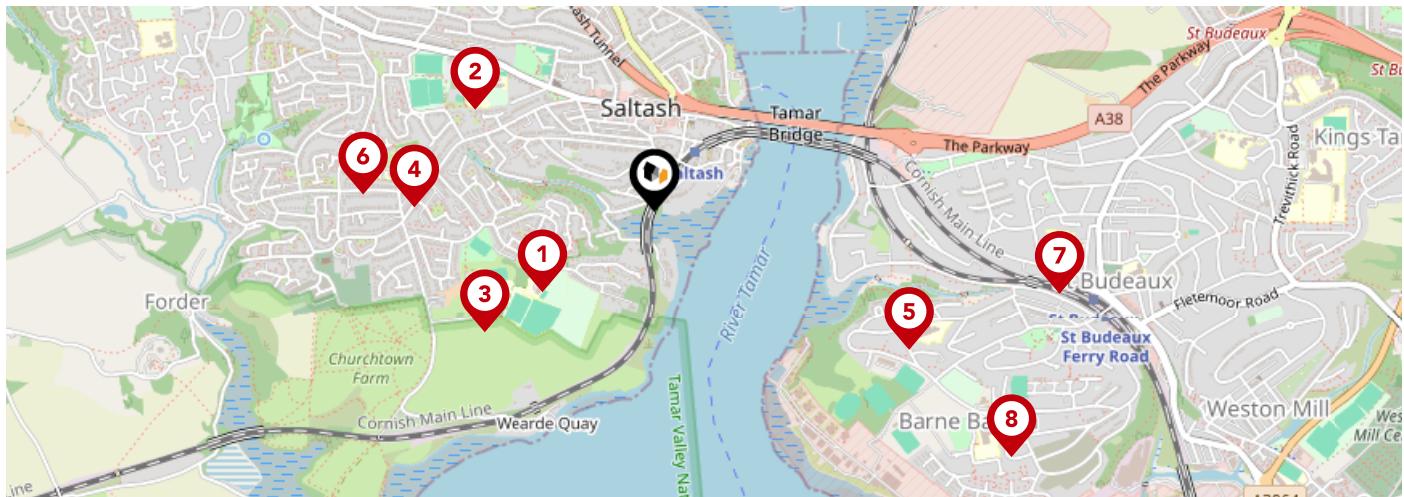
Maps

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
 1329228 - Culver House	Grade II	0.1 miles
 1140401 - Kingsleigh House	Grade II	0.1 miles
 1140393 - 38, Albert Road	Grade II	0.1 miles
 1140402 - Granite Archway To South West Of No 15	Grade II	0.1 miles
 1159090 - Granite Archway And Wall To Nos 15 And 17 (kingsleigh House) Fronting Road	Grade I	0.1 miles
 1329229 - Belfry/wellhead Structure In Gardens Of Nos 15 And 17	Grade II	0.1 miles
 1457678 - Saltash War Memorial	Grade II	0.1 miles
 1140371 - The Guildhall	Grade II	0.2 miles
 1140403 - 50, Culver Road	Grade II	0.2 miles
 1140384 - Parish Church Of St Nicholas And St Faith	Grade I	0.2 miles



Nursery Primary Secondary College Private



Bishop Cornish Coffe VA Primary School

Ofsted Rating: Good | Pupils: 187 | Distance:0.33



Brunel Primary & Nursery Academy

Ofsted Rating: Good | Pupils: 243 | Distance:0.49



Saltash Community School

Ofsted Rating: Requires improvement | Pupils: 1202 | Distance:0.49



St Stephens (Saltash) Community Primary School

Ofsted Rating: Good | Pupils: 380 | Distance:0.57



Oneschool Global Uk Plymouth Campus

Ofsted Rating: Not Rated | Pupils: 75 | Distance:0.68



Fountain Head House School

Ofsted Rating: Not Rated | Pupils: 48 | Distance:0.69



St Paul's Roman Catholic Primary School

Ofsted Rating: Good | Pupils: 158 | Distance:0.98



Riverside Community Primary School

Ofsted Rating: Good | Pupils: 445 | Distance:1.02



Area Schools



Nursery Primary Secondary College Private



Victoria Road Primary

Ofsted Rating: Good | Pupils: 212 | Distance: 1.15



Burraton Community Primary School

Ofsted Rating: Good | Pupils: 376 | Distance: 1.19



Mount Tamar School

Ofsted Rating: Not Rated | Pupils: 106 | Distance: 1.39



Marine Academy Primary

Ofsted Rating: Outstanding | Pupils: 507 | Distance: 1.49



Marine Academy Plymouth

Ofsted Rating: Good | Pupils: 973 | Distance: 1.49



Plaistow Hill Primary and Nursery School

Ofsted Rating: Good | Pupils: 130 | Distance: 1.49



St Budeaux CofE Primary Academy

Ofsted Rating: Good | Pupils: 106 | Distance: 1.58

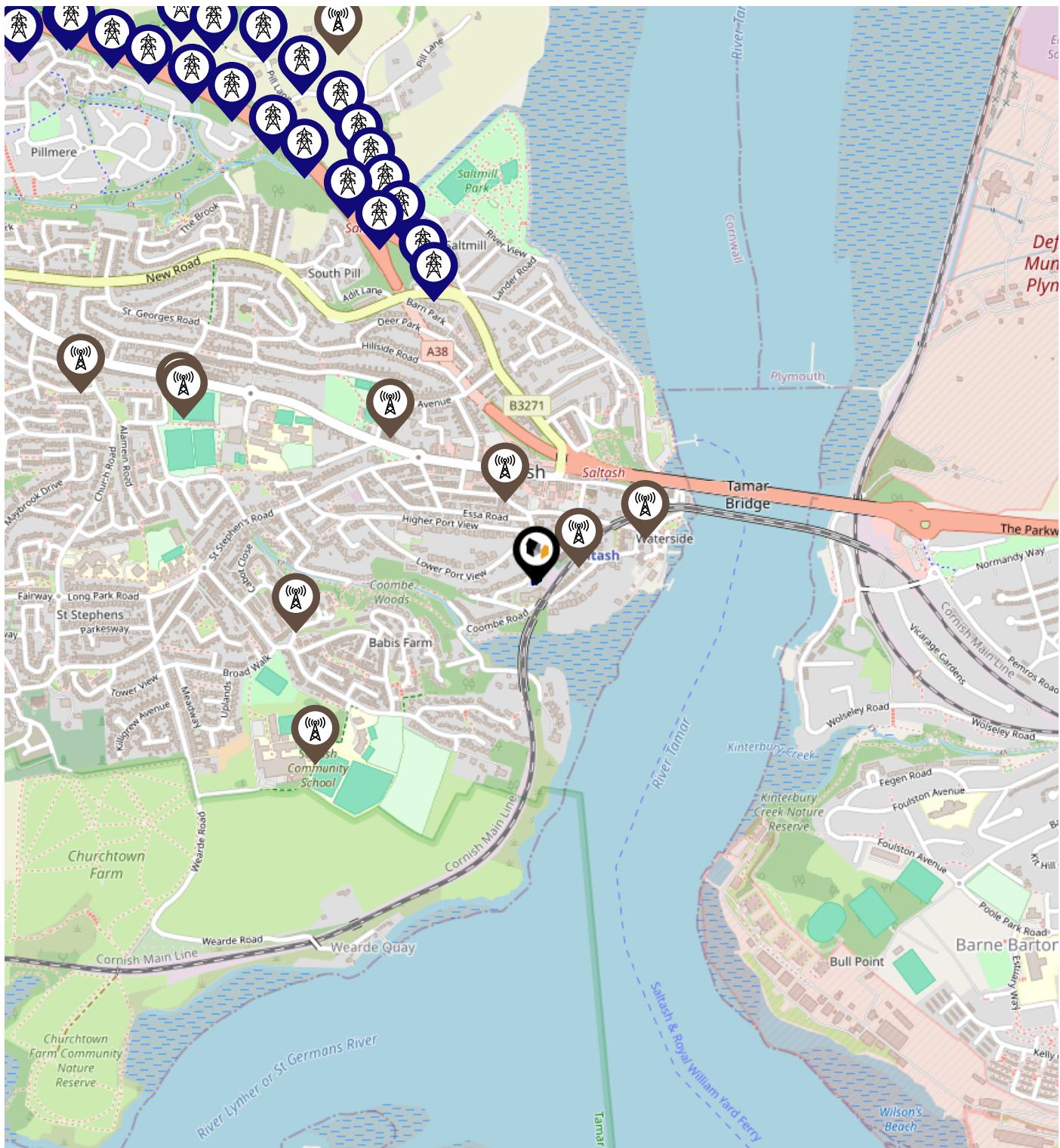


Weston Mill Community Primary Academy

Ofsted Rating: Good | Pupils: 211 | Distance: 1.65



Local Area Masts & Pylons

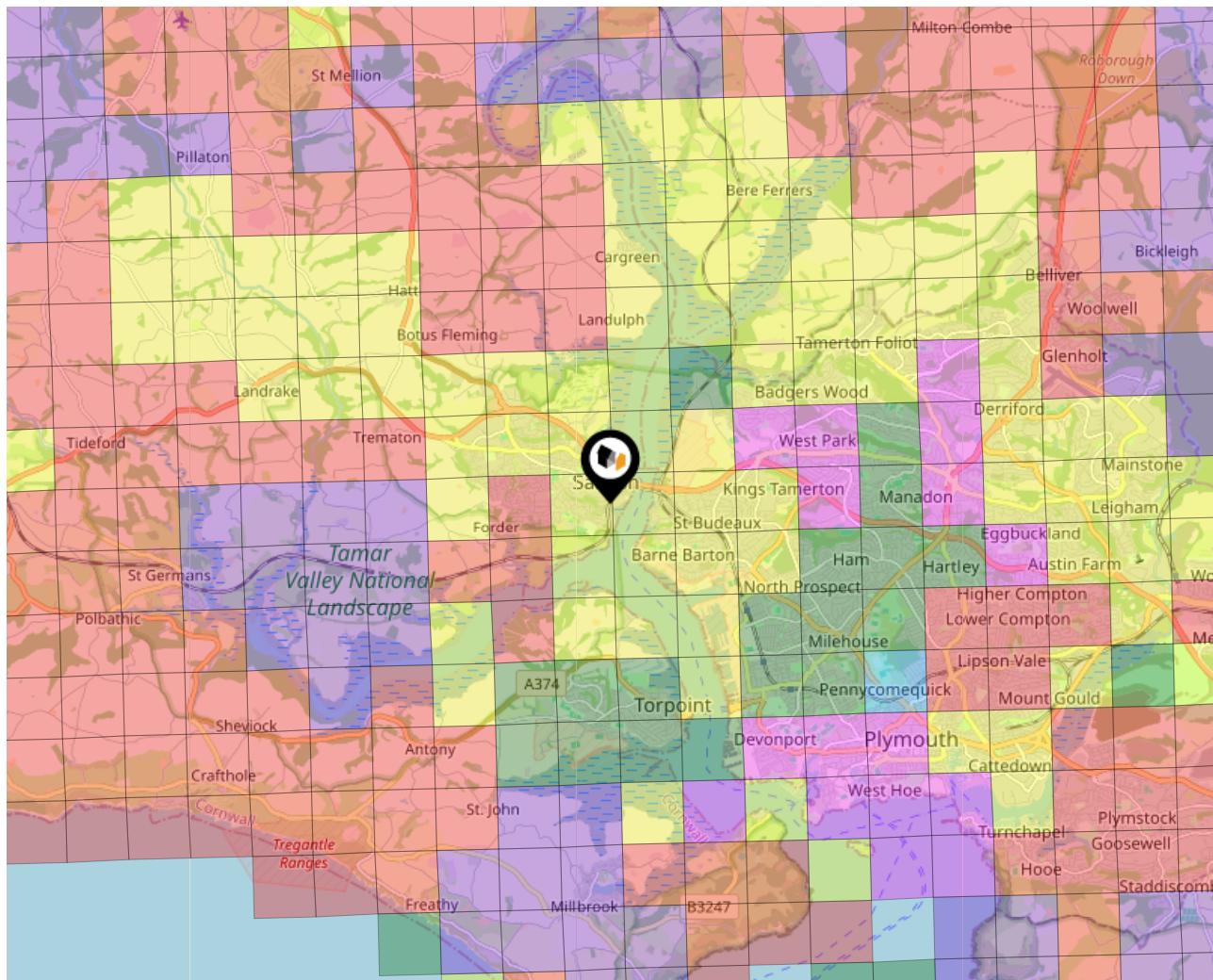


Key:

- Power Pylons
- Communication Masts

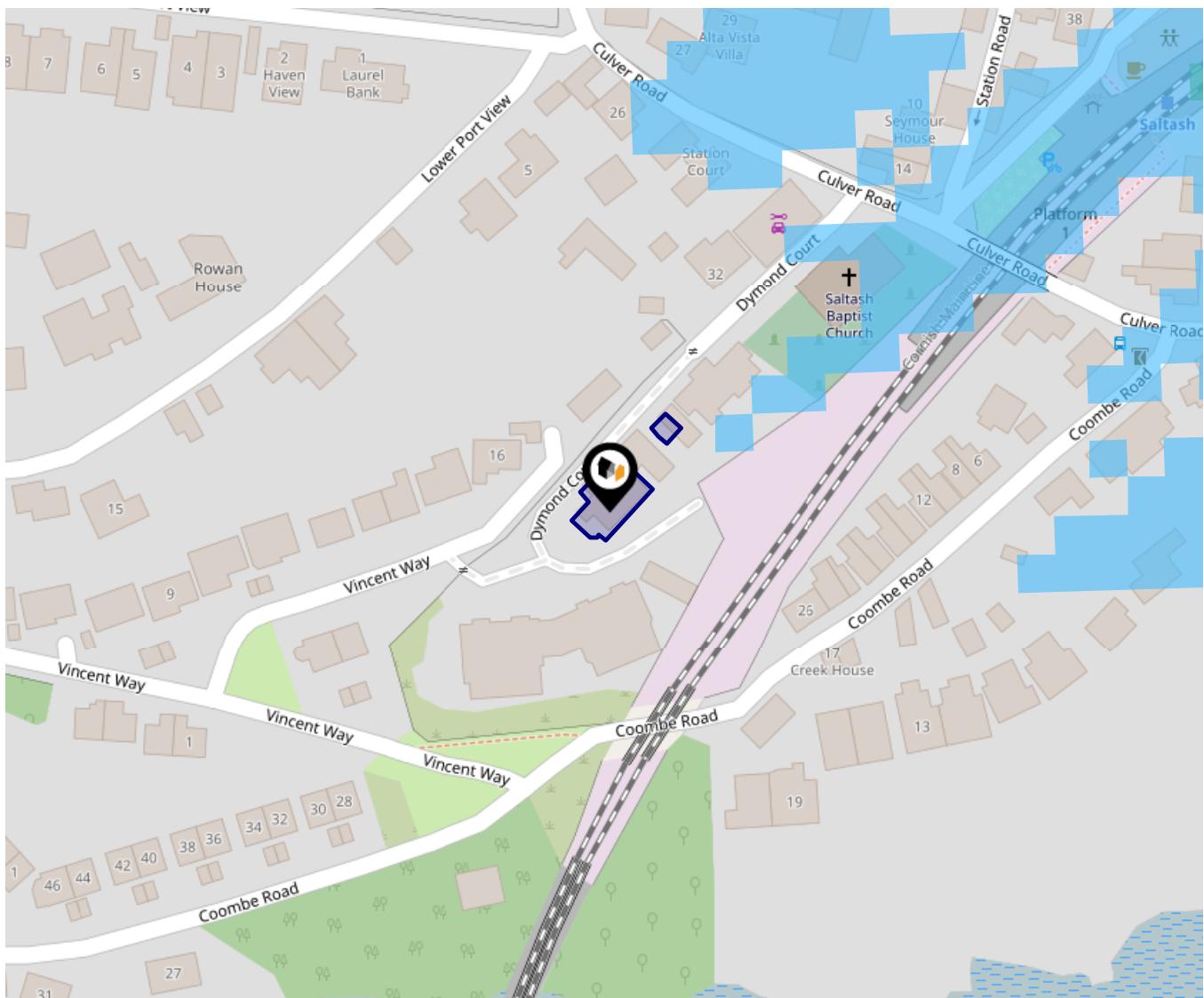
What is Radon?

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).



1 <1% 2 1-3% 3 3-5% 4 5-10% 5 10-30% 6 >30%

Local Area Road Noise



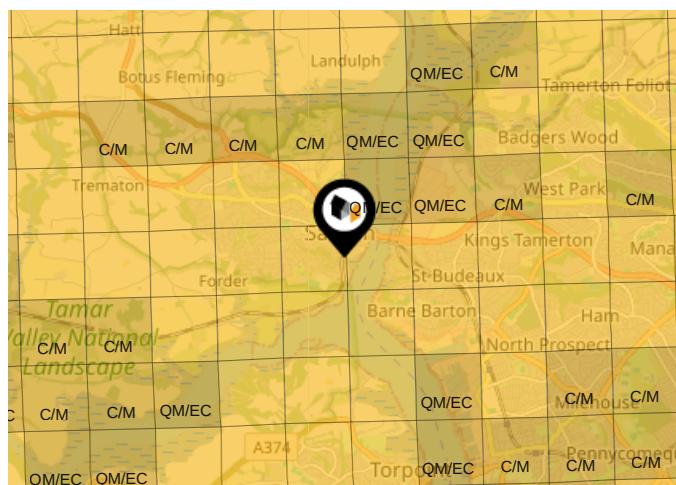
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

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:

- 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)

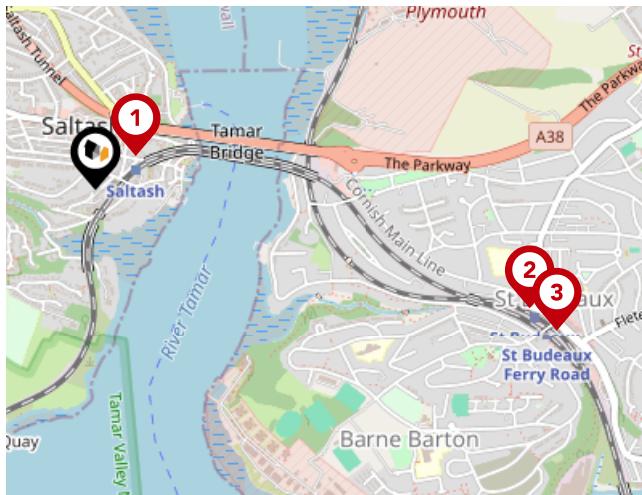
Carbon Content: NONE **Soil Texture:** CLAY TO CLAYEY LOAM
Parent Material Grain: ARGILLACEOUS **Soil Depth:** DEEP
Soil Group: MEDIUM TO LIGHT(SILTY)
 TO HEAVY



Primary Classifications (Most Common Clay Types)

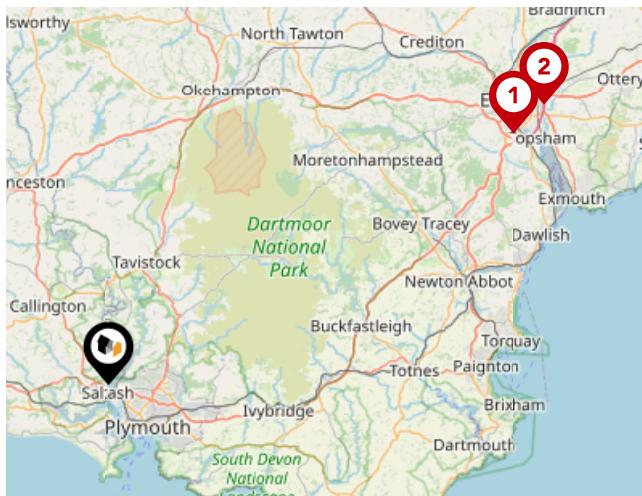
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & 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	Saltash Rail Station	0.12 miles
2	St Budeaux Victoria Road Rail Station	1.06 miles
3	St Budeaux Ferry Road Rail Station	1.14 miles



Trunk Roads/Motorways

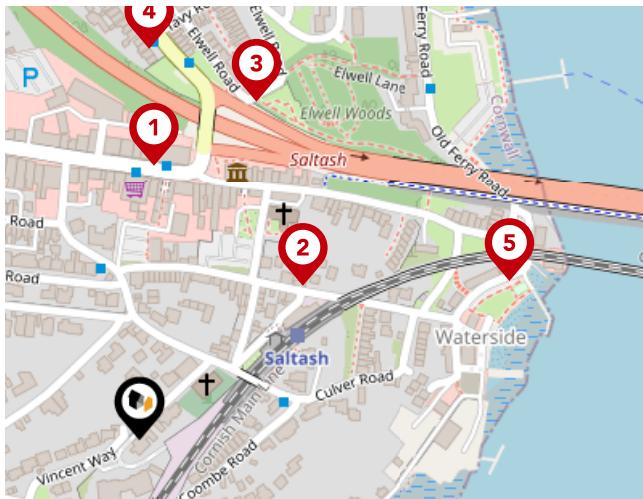
Pin	Name	Distance
1	M5 J31	35.98 miles
2	M5 J30	39.08 miles



Airports/Helipads

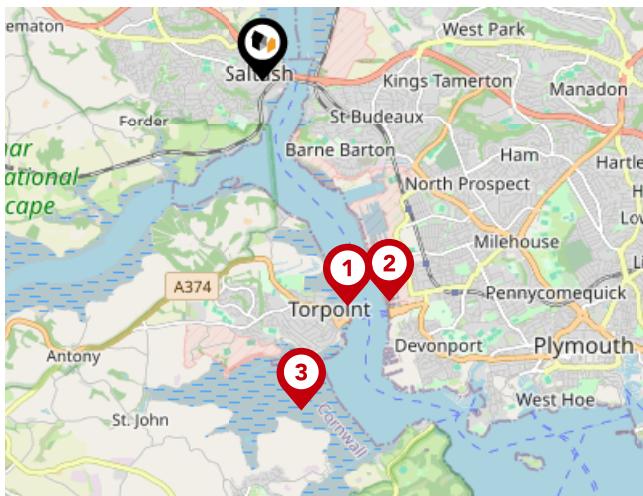
Pin	Name	Distance
1	Glenholt	4.6 miles
2	St Mawgan	35.1 miles
3	Exeter Airport	41.52 miles
4	Joppa	67.75 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Fore Street Bottom	0.16 miles
2	Railway Station	0.13 miles
3	Slip Road	0.21 miles
4	North Road	0.23 miles
5	Tamar Street	0.24 miles



Ferry Terminals

Pin	Name	Distance
1	Torpoint Ferry Terminal	2.28 miles
2	Devonport Ferry Terminal	2.4 miles
3	Cawsand Beach Ferry Landing Pier	3.14 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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