



KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 13th August 2026



RUANLANIHORNE, RUAN HIGH LANES, TRURO, TR2

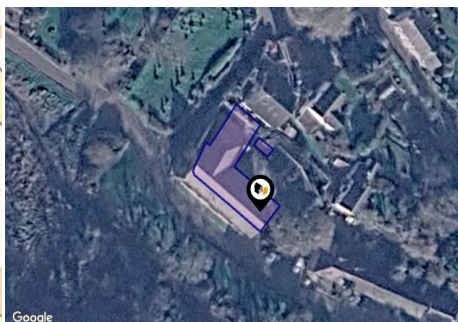
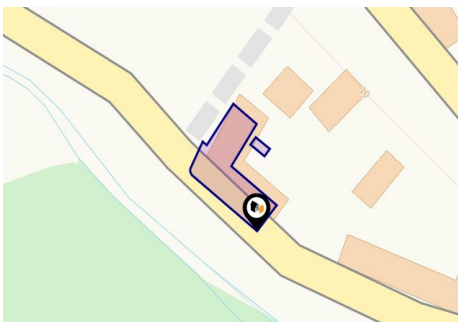
H Tiddy

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

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Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	1		
Plot Area:	0.07 acres		
Council Tax :	Band B		
Annual Estimate:	£2,015		
Title Number:	CL355639		

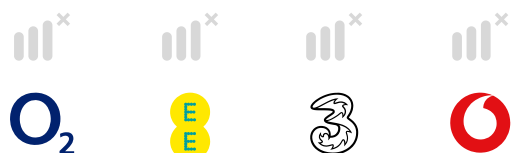
Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

2	80	-
mb/s	mb/s	mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

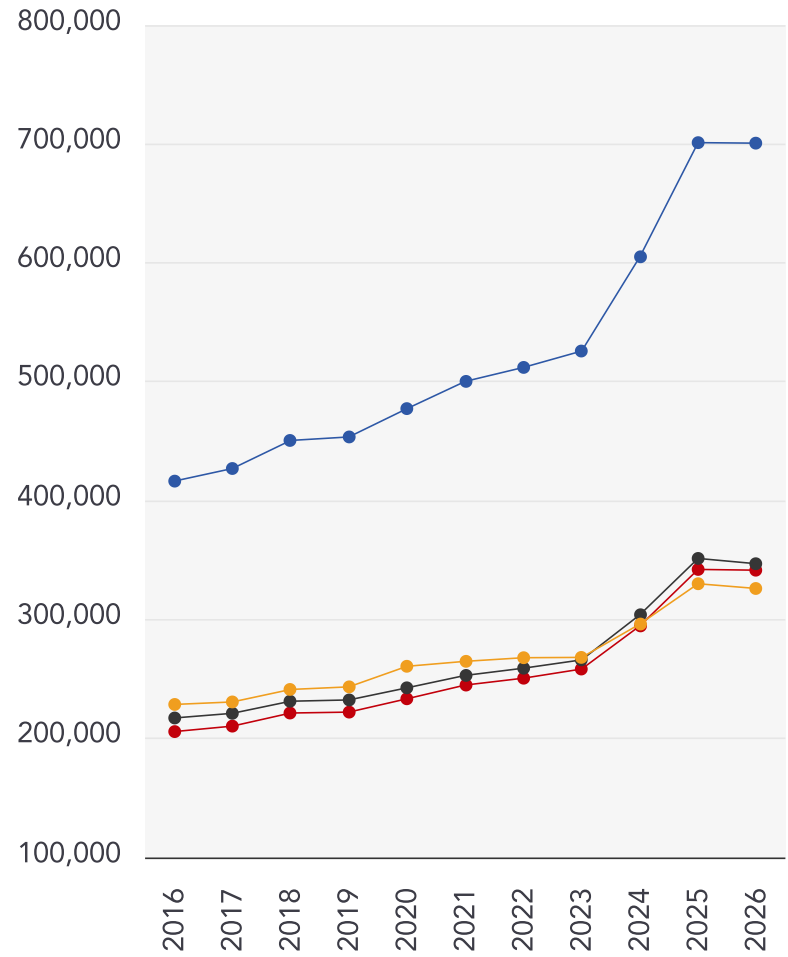


Market

House Price Statistics

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10 Year History of Average House Prices by Property Type in TR2



Detached

+68.24%

Flat

+42.64%

Terraced

+59.69%

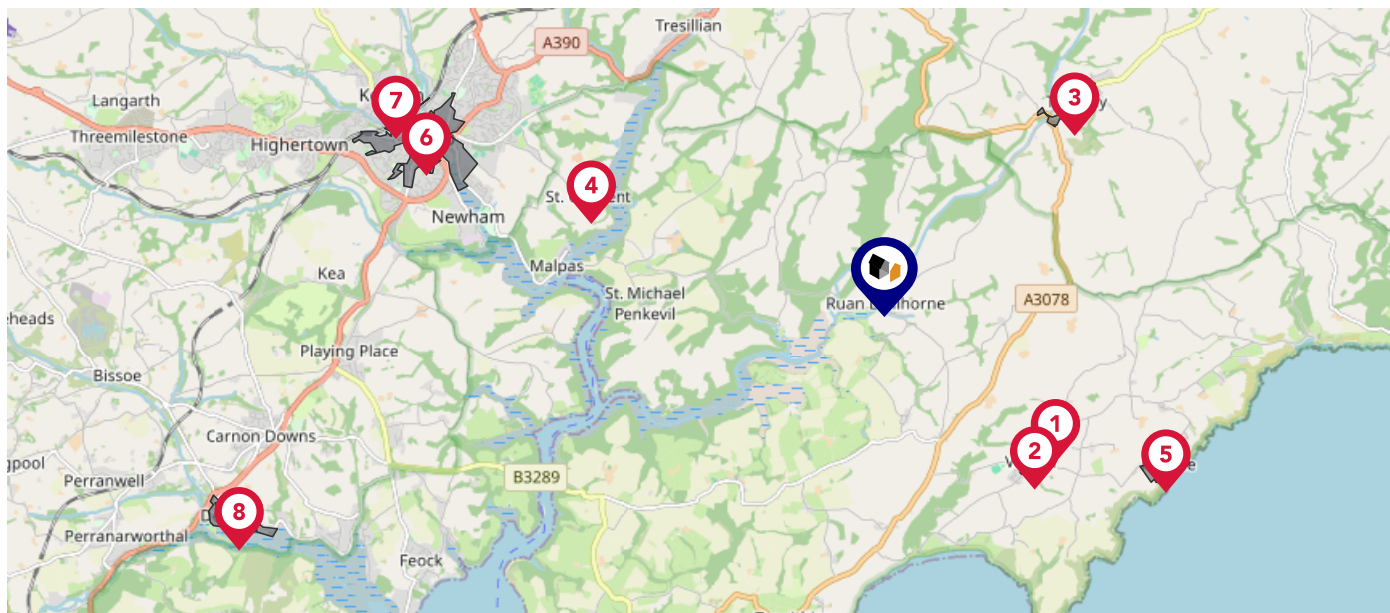
Semi-Detached

+65.93%

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



Veryan Green



Veryan



Tregony



St Clement



Portloe



Truro



Truro, Kenwyn Road

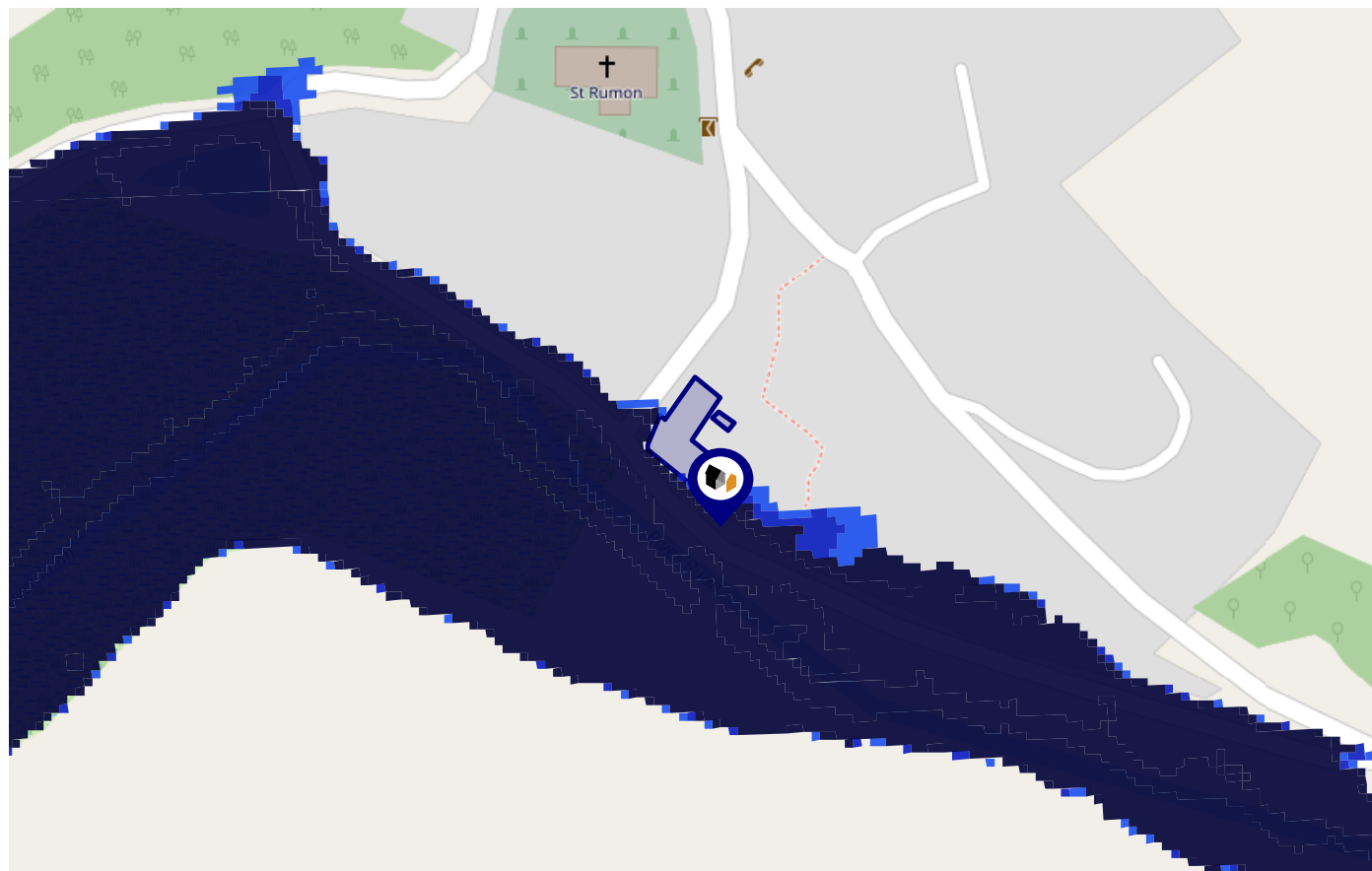


Devoran

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.

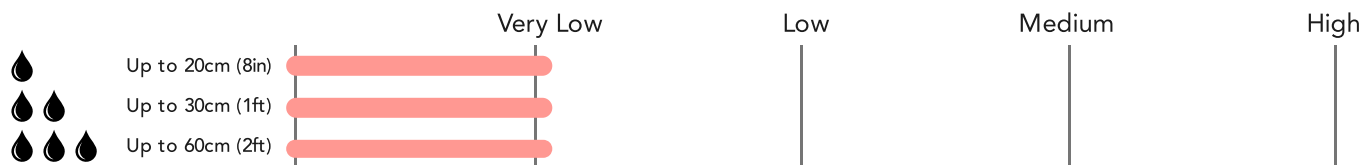


Risk Rating: Very low

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.

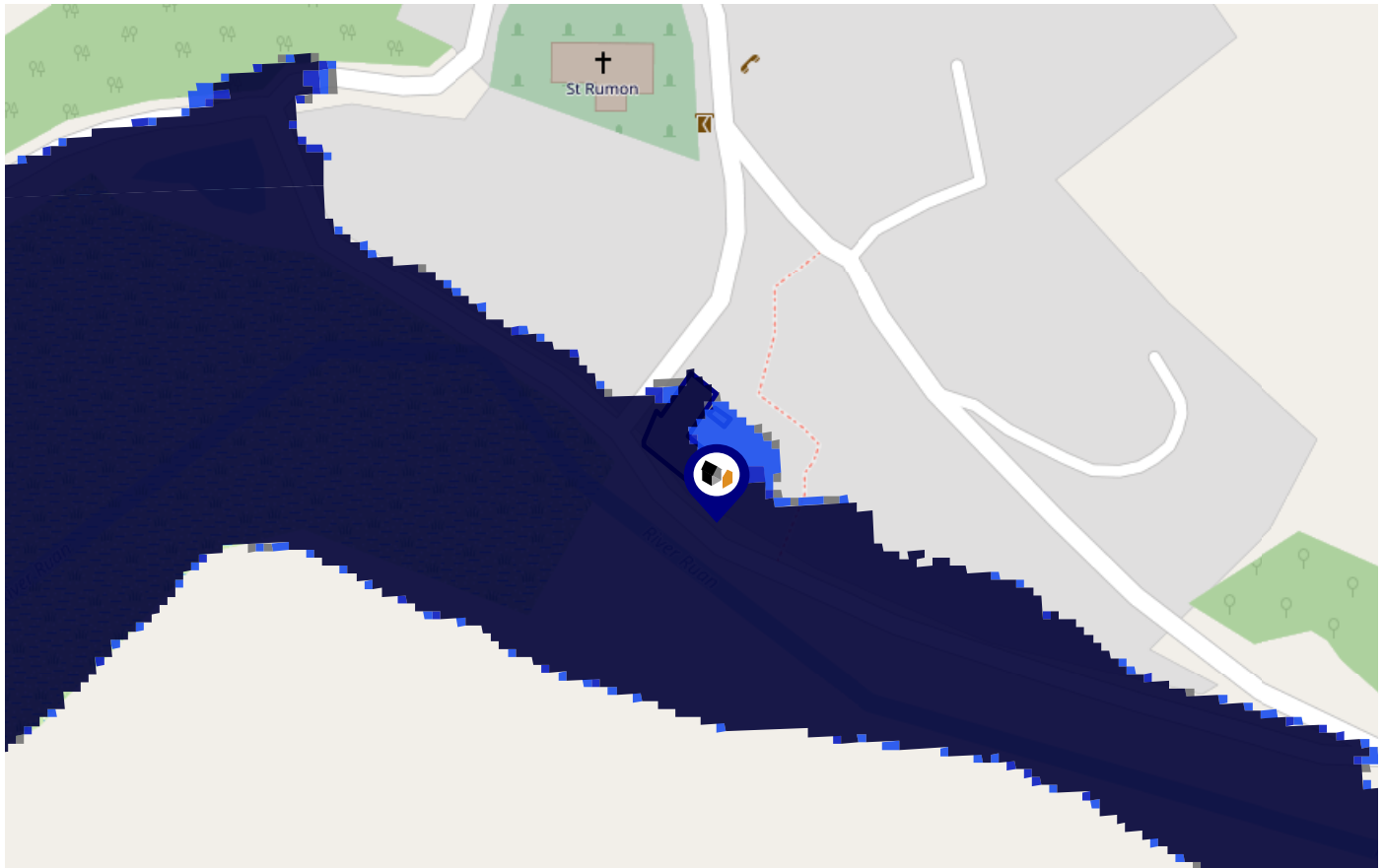
Chance of flooding to the following depths at this property:



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: High

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- 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.

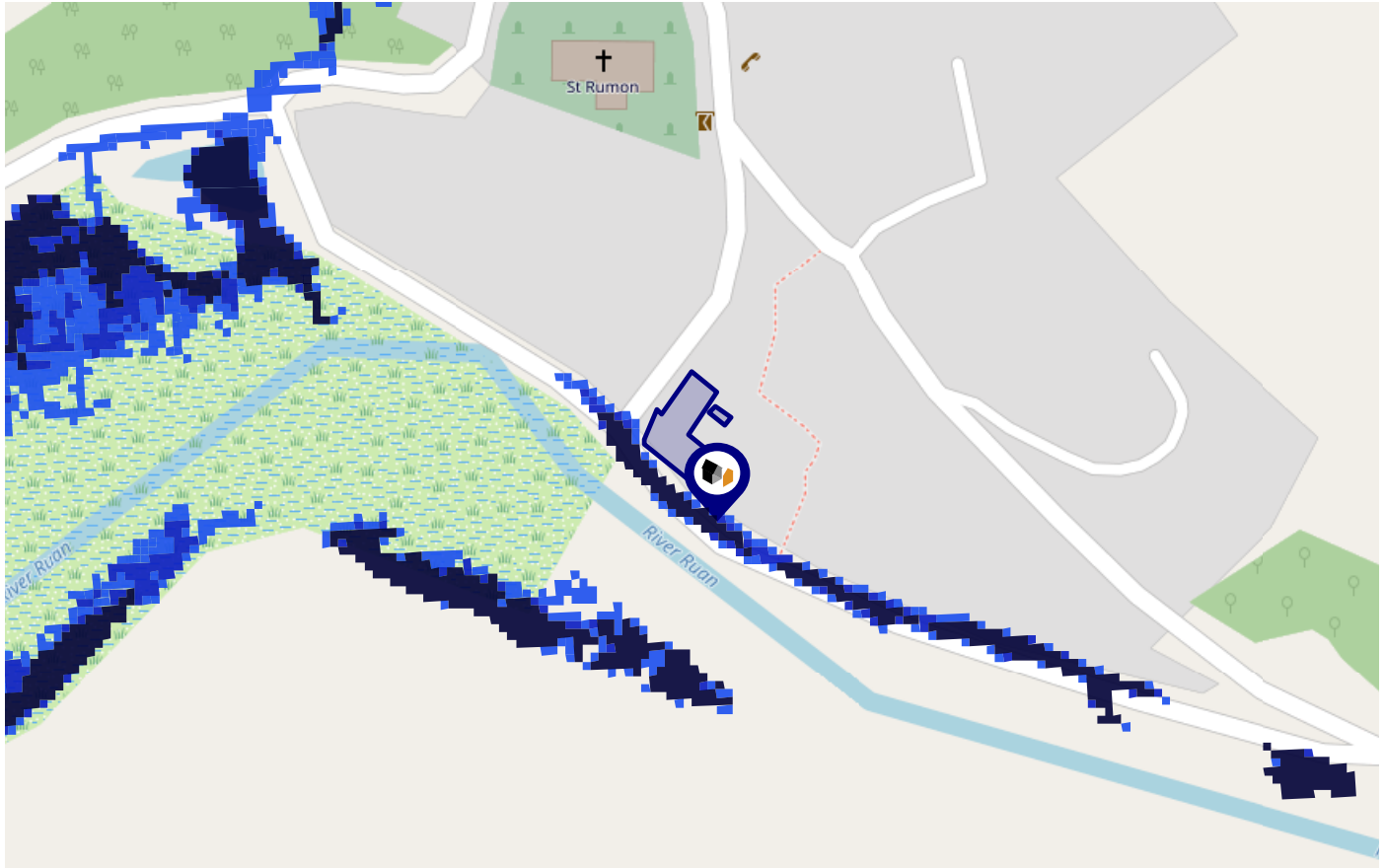
Chance of flooding to the following depths at this property:



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

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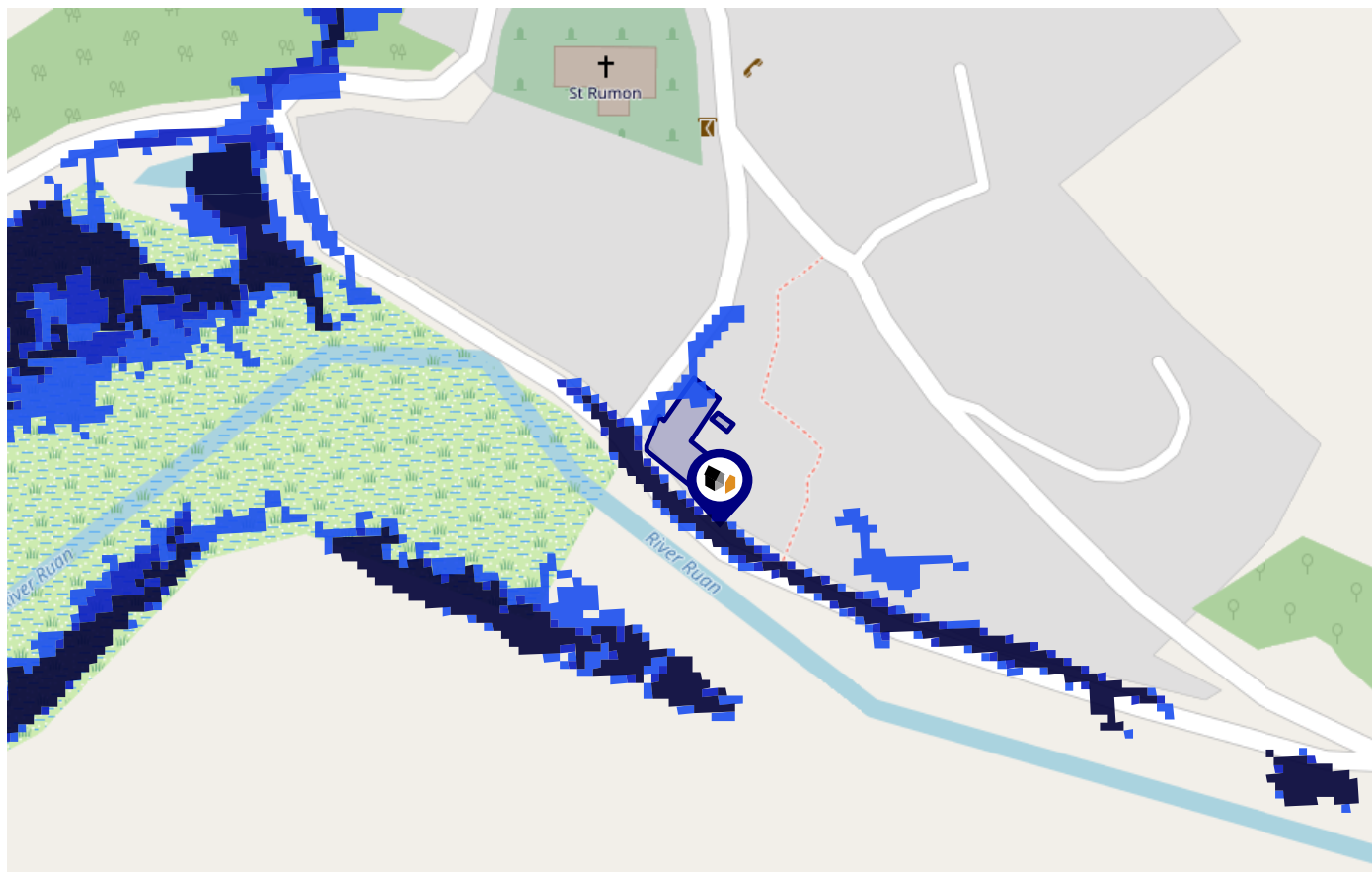
Chance of flooding to the following depths at this property:



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.



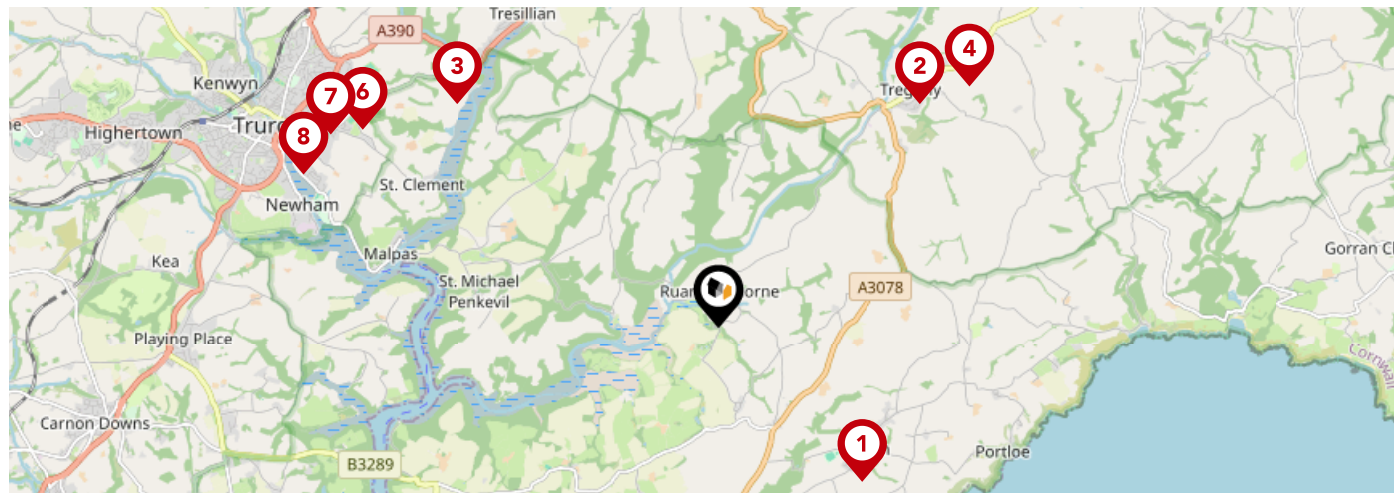
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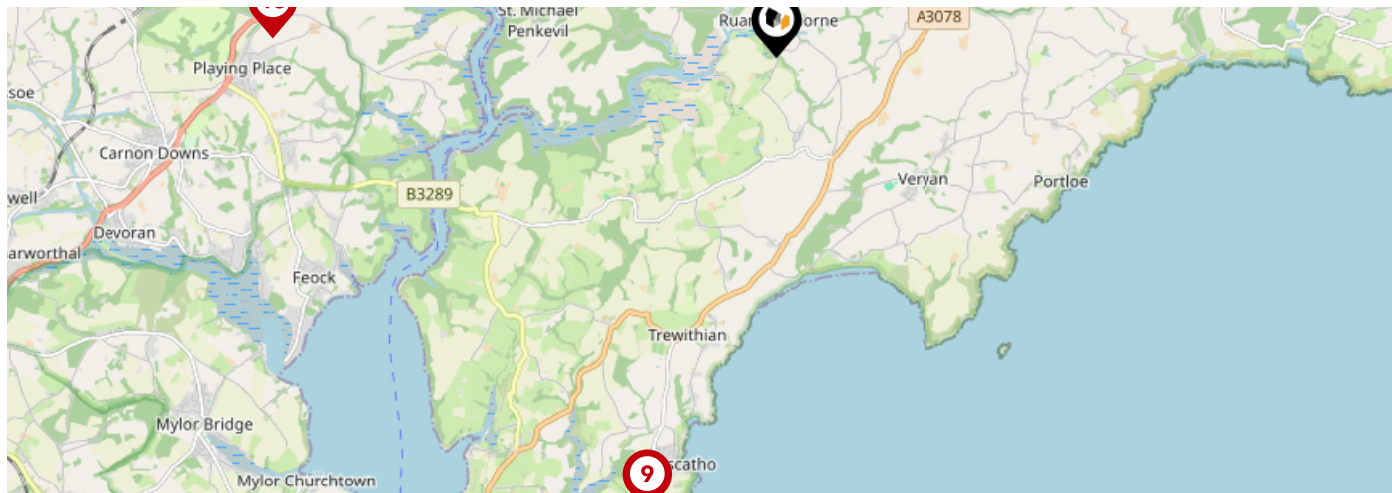
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Chance of flooding to the following depths at this property:





		Nursery	Primary	Secondary	College	Private
1	Veryan CofE School Ofsted Rating: Good Pupils: 41 Distance:2	☐	☒	☐	☐	☐
2	Tregony Community Primary School Ofsted Rating: Good Pupils: 193 Distance:2.87	☐	☒	☐	☐	☐
3	Pencalenick School Ofsted Rating: Good Pupils: 195 Distance:3.26	☐	☐	☒	☐	☐
4	The Roseland Academy Ofsted Rating: Outstanding Pupils: 654 Distance:3.31	☐	☐	☒	☐	☐
5	Probus Primary School Ofsted Rating: Good Pupils: 203 Distance:3.77	☐	☒	☐	☐	☐
6	Penair School Ofsted Rating: Good Pupils: 1186 Distance:3.85	☐	☐	☒	☐	☐
7	Tregolls Academy Ofsted Rating: Special Measures Pupils: 265 Distance:4.1	☐	☒	☐	☐	☐
8	Truro School Ofsted Rating: Not Rated Pupils: 837 Distance:4.19	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
9	Gerrans School Ofsted Rating: Good Pupils: 76 Distance:4.48	☐	☒	☐	☐	☐
10	Archbishop Benson CofE Primary School Ofsted Rating: Good Pupils: 425 Distance:4.62	☐	☒	☐	☐	☐
11	Grampound-With-Creed CofE Primary School Ofsted Rating: Not Rated Pupils: 57 Distance:4.68	☐	☒	☐	☐	☐
12	Truro High School Ofsted Rating: Not Rated Pupils: 385 Distance:4.69	☐	☐	☒	☐	☐
13	Kea Community Primary School Ofsted Rating: Good Pupils: 200 Distance:4.78	☐	☒	☐	☐	☐
14	Polwhele House School Ofsted Rating: Not Rated Pupils: 104 Distance:4.84	☐	☐	☒	☐	☐
15	Bosvigo School Ofsted Rating: Good Pupils: 324 Distance:4.92	☐	☒	☐	☐	☐
16	Truro Nursery School Ofsted Rating: Outstanding Pupils: 85 Distance:5.02	☒	☐	☐	☐	☐



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The Roseland Peninsula and surrounds is hugely diverse with a correspondingly wide variation in property values. Our detailed knowledge of hyper-local price differences sets us apart. We have a high local market share, an extensive database of local properties and an unparalleled understanding of why a particular price was achieved.

We market our properties on all the major portals and have invested in the latest digital marketing systems. We pride ourselves on the standard of our photography and offer interactive virtual tours, presenting your property in the best possible light.

Our customer service reviews speak for themselves. Buying and selling a property can throw up challenges and our very experienced staff are well equipped to help solve issues as they arise. We strive to achieve good communication and make sure all parties are informed, helping to k

Testimonial 1



H Tiddy have been exceptional with the handling of my property sale. Harriette and Gail have both been very professional advising me on a regular basis regarding prospective buyers being granted access to the property and checking that the dates and times were acceptable. Highly recommend this company.

Testimonial 2



Tiddy's have just completed the sale of a property on my behalf. From start to finish they were professional, helpful, responsive and friendly. I felt in safe and experienced hands. They more than exceeded my expectations.

Testimonial 3



Great service. Gail and Harriette were helpful, responsive, professional and friendly. Harriette was instrumental in helping us secure an excellent purchase of our property.

Testimonial 4



We had a very positive experience of buying through H Tiddy Estate Agents in St Mawes. We received continuity of care throughout our purchase - with a really personal touch. We were able to reach the agents whenever we needed. Agents were experienced, knowledgeable, polite, calm and professional. Documents were shared in a timely manner. We felt that we were in safe hands. A great experience of buying through an independent and local firm...



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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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