

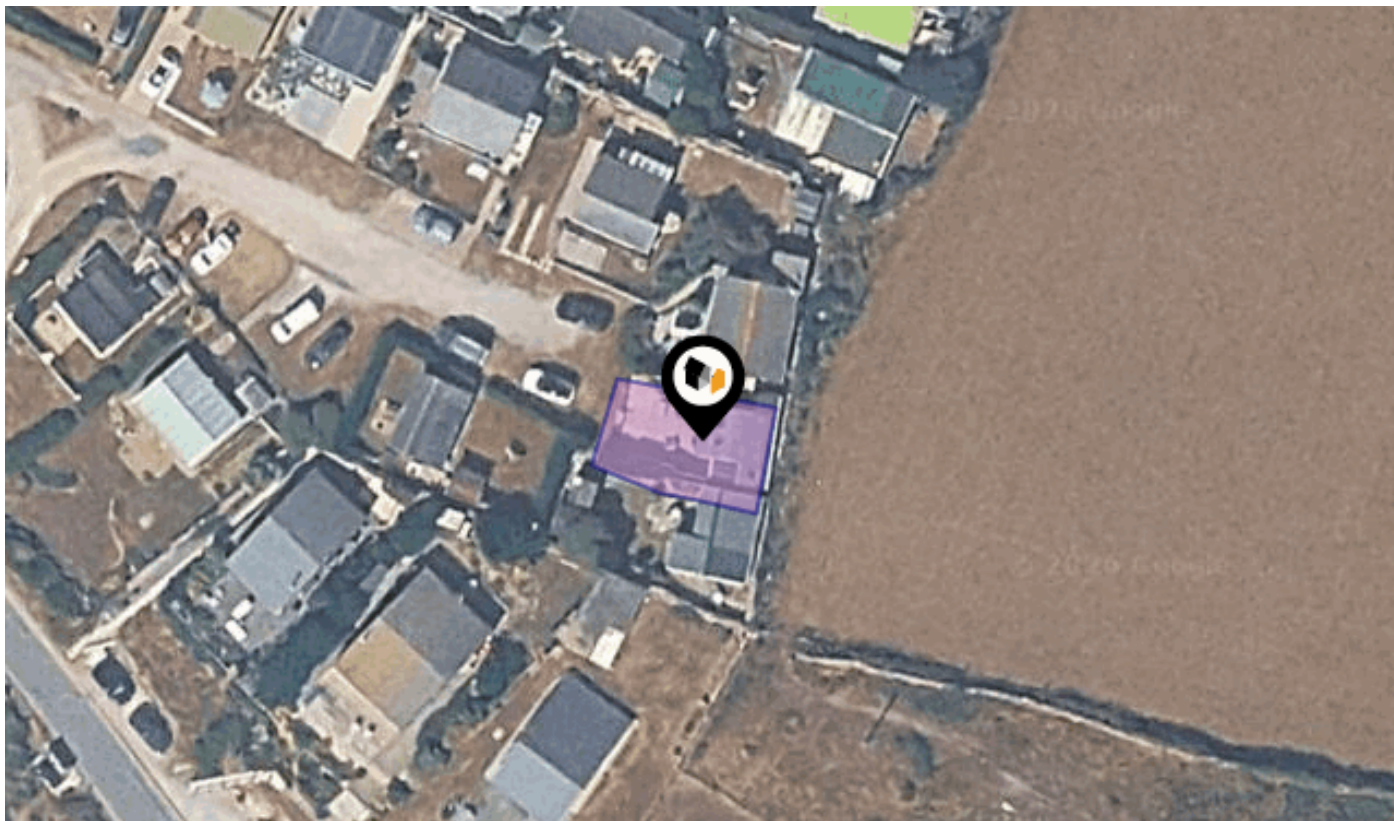


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 17th June 2026



**WHIRLWIND, FREATHY, MILLBROOK, TORPOINT, PL10 1JN**

## Lang Town & Country

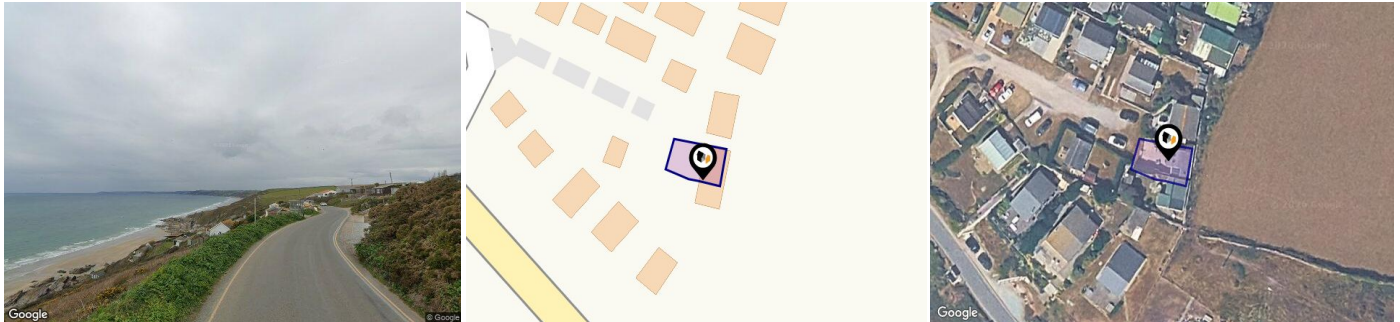
6 Mannamead Road, Plymouth, PL4 7AA

01752 456000

carrie@langtownandcountry.com

www.langtownandcountry.com








## Property

<b>Type:</b>	Privately Owned Holiday Caravan / Chalet	<b>Last Sold Date:</b>	16/07/2021
<b>Bedrooms:</b>	1	<b>Last Sold Price:</b>	£226,000
<b>Floor Area:</b>	269 ft <sup>2</sup> / 25 m <sup>2</sup>	<b>Last Sold £/ft<sup>2</sup>:</b>	£840
<b>Plot Area:</b>	0.03 acres	<b>Tenure:</b>	Freehold
<b>Year Built :</b>	1930-1949		
<b>Council Tax :</b>	Band Deleted		
<b>Title Number:</b>	CL349467		
<b>UPRN:</b>	10002045127		
<b>Restrictive Covenants:</b>	Yes		

## Local Area

<b>Local Authority:</b>	Cornwall	<b>Estimated Broadband Speeds</b>		
<b>Conservation Area:</b>	No	(Standard - Superfast - Ultrafast)		
<b>Flood Risk:</b>		<b>5</b>	<b>37</b>	<b>-</b>
• Rivers & Seas	Very low	mb/s	mb/s	mb/s
• Surface Water	Very low			

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



**Satellite/Fibre TV Availability:**



# Planning History

## This Address

Planning records for: *Whirlwind, Freathy, Millbrook, Torpoint, PL10 1JN*

<b>Reference - PA15/02524</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	16th March 2015
<b>Description:</b>	Demolition of an existing detached toilet and the formation of new single storey toilet extension along with the installation of 2no rooflights and bi folding doors to the front elevation. The entire building is also to be reclad with timber effect cladding.

WHIRLWIND, B3247 BETWEEN MILITARY ROAD AND  
 WITHNOE LANE, FREATHY, PL10 1JN

Energy rating

**G**

Valid until 23.07.2024

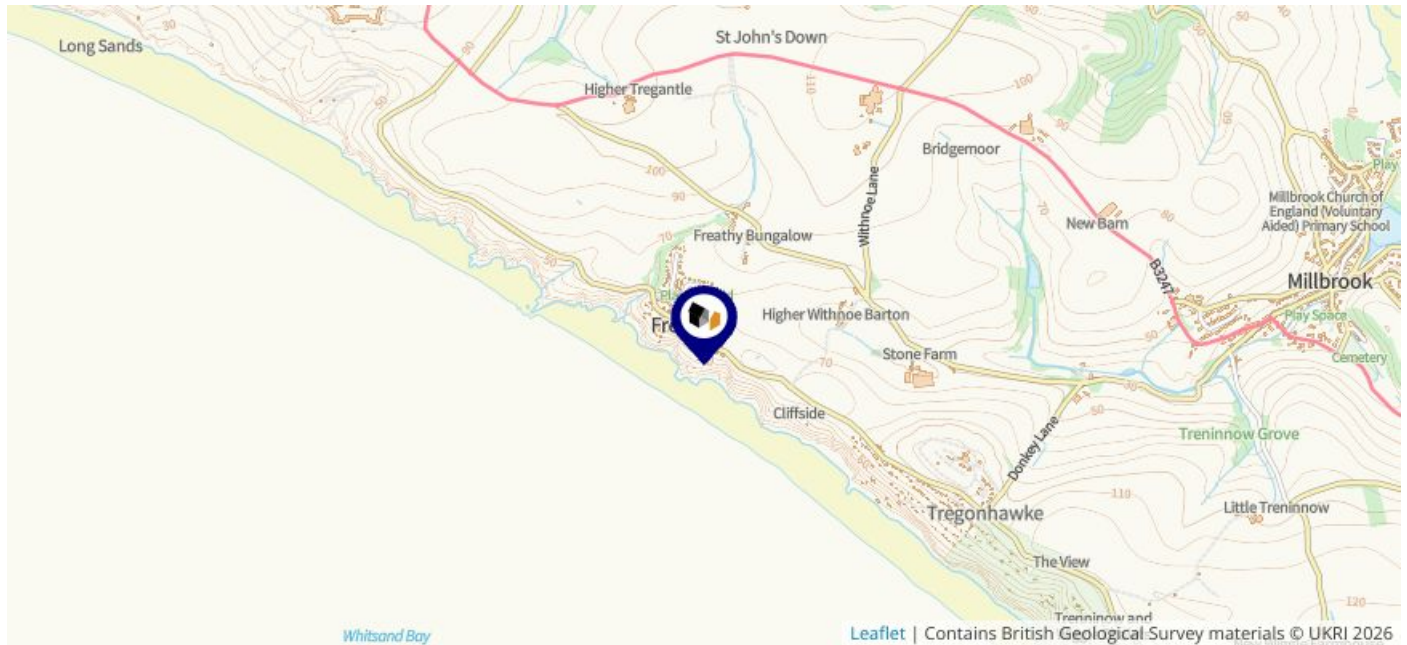
Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		80   c
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>	11   G	

## Additional EPC Data

---

<b>Property Type:</b>	Detached bungalow
<b>Walls:</b>	Timber frame, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very poor
<b>Roof:</b>	Pitched, no insulation (assumed)
<b>Roof Energy:</b>	Very poor
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Average
<b>Main Heating:</b>	No system present: electric heaters assumed
<b>Main Heating Energy:</b>	Very poor
<b>Main Heating Controls:</b>	None
<b>Main Heating Controls Energy:</b>	Very poor
<b>Hot Water System:</b>	No system present: electric immersion assumed
<b>Hot Water Energy Efficiency:</b>	Average
<b>Lighting:</b>	Low energy lighting in 20% of fixed outlets
<b>Lighting Energy:</b>	Poor
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Secondary Heating:</b>	None
<b>Total Floor Area:</b>	25 m <sup>2</sup>

This map displays nearby coal mine entrances and their classifications.



### Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

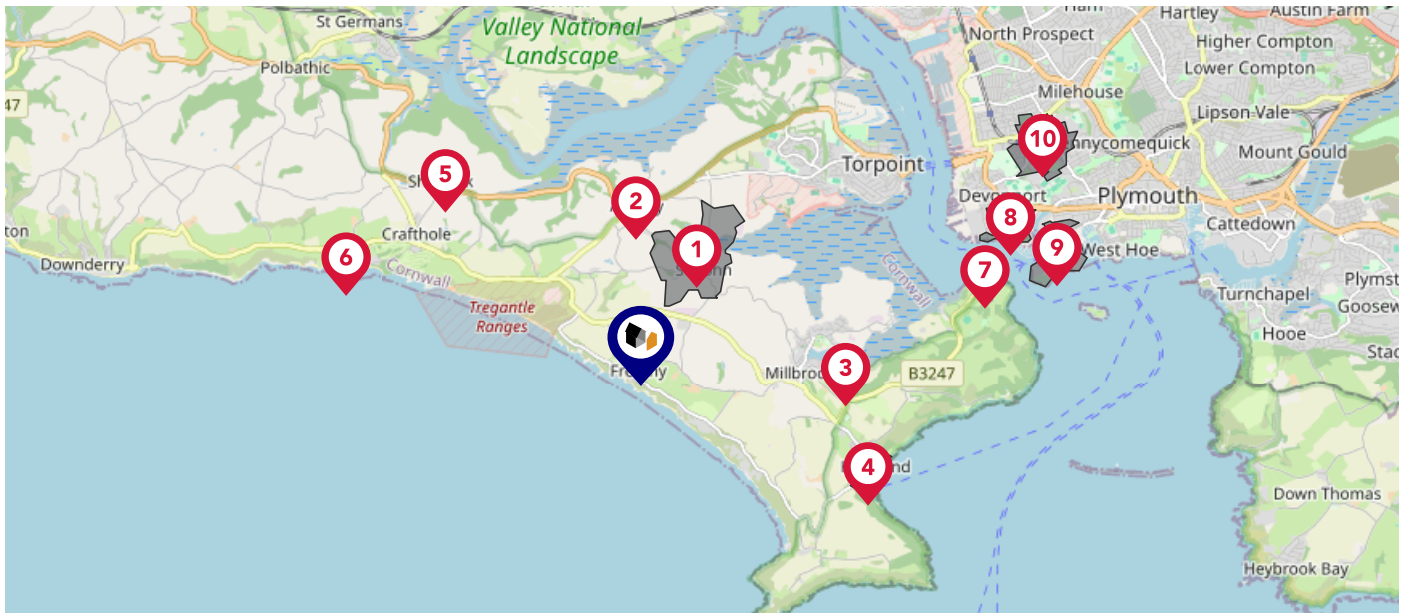
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

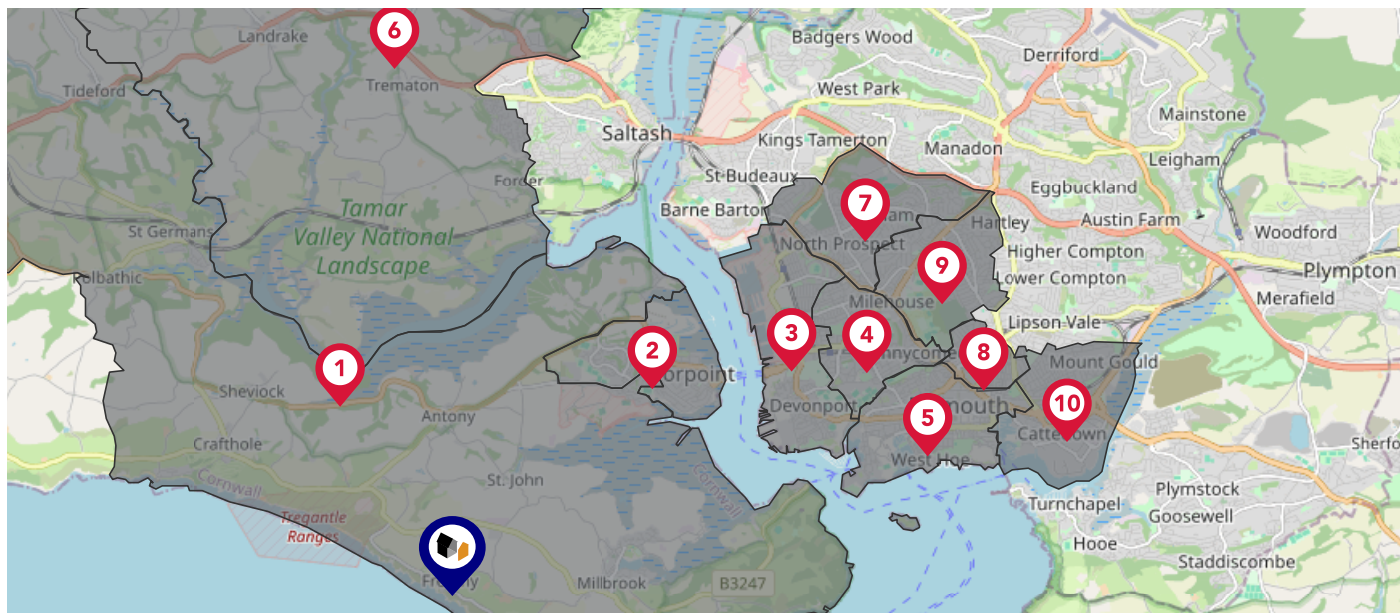
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.













### Nearby Conservation Areas

-  1 St John
-  2 Antony
-  3 Anderton
-  4 Kingsand and Cawsand
-  5 Sheviock
-  6 Portwrinkle
-  7 Cremyll
-  8 Devonport
-  9 Stonehouse Peninsula
-  10 Stoke

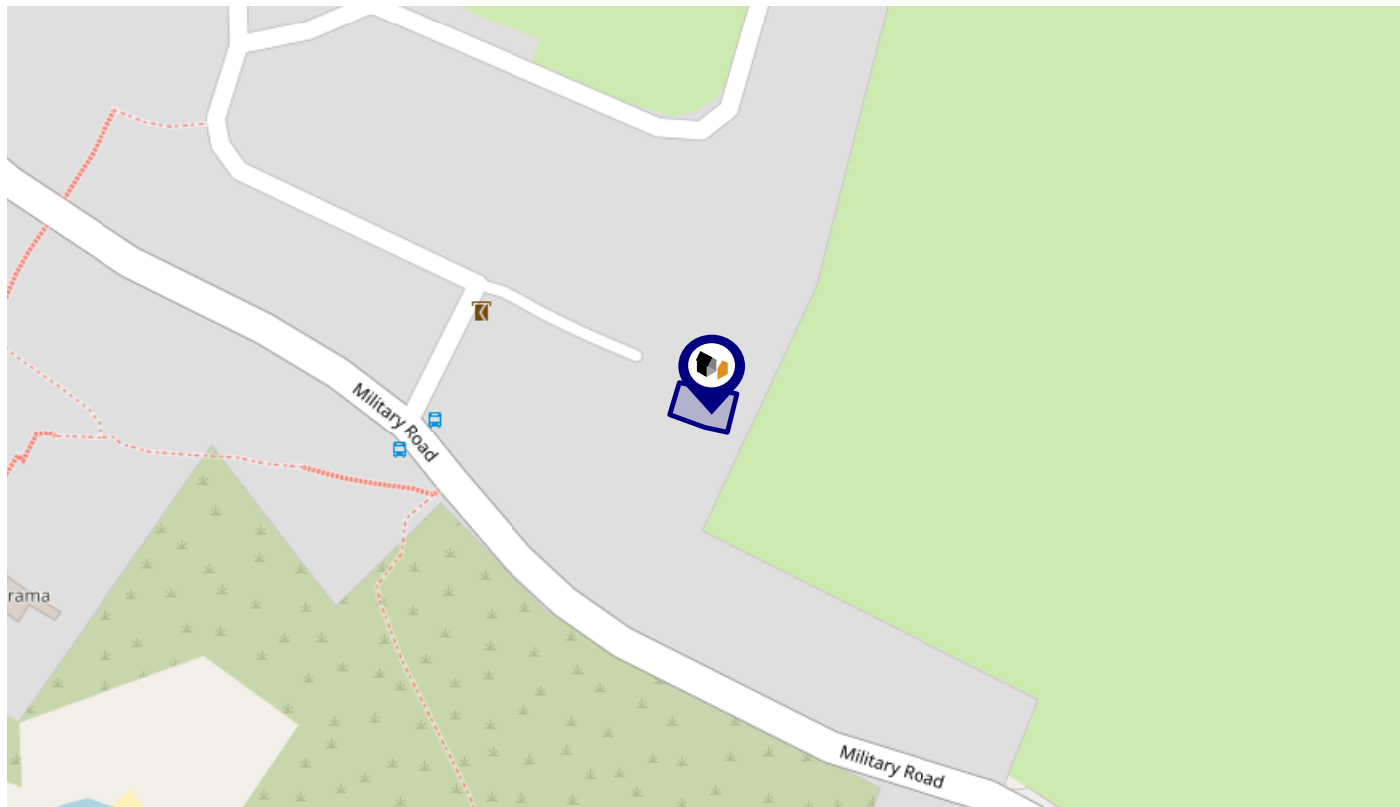
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



### Nearby Council Wards

-  Rame Peninsula & St. Germans ED
-  Torpoint ED
-  Devonport Ward
-  Stoke Ward
-  St. Peter and the Waterfront Ward
-  Saltash Trematon & Landrake ED
-  Ham Ward
-  Drake Ward
-  Peverell Ward
-  Sutton and Mount Gould 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:

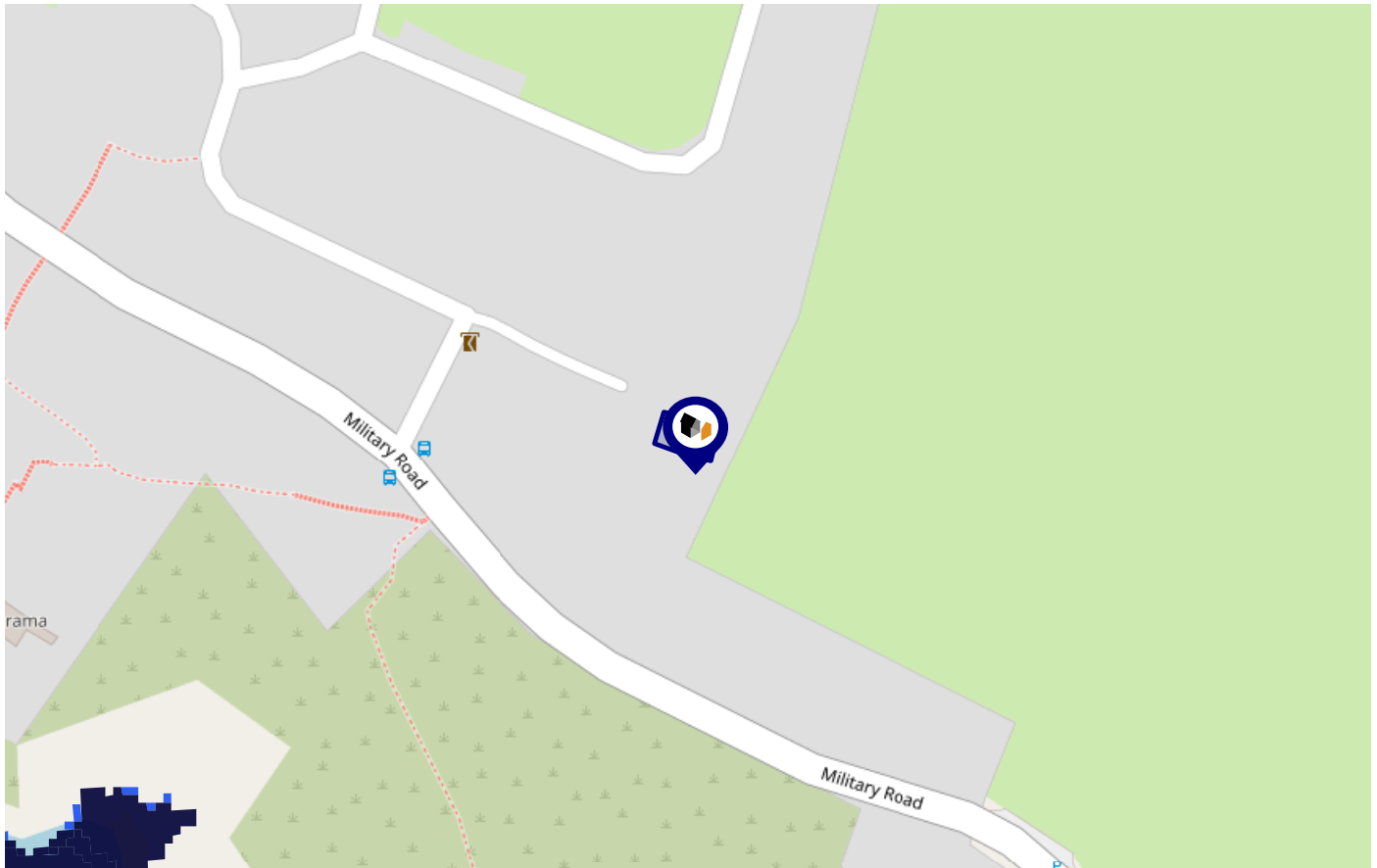
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

# 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:

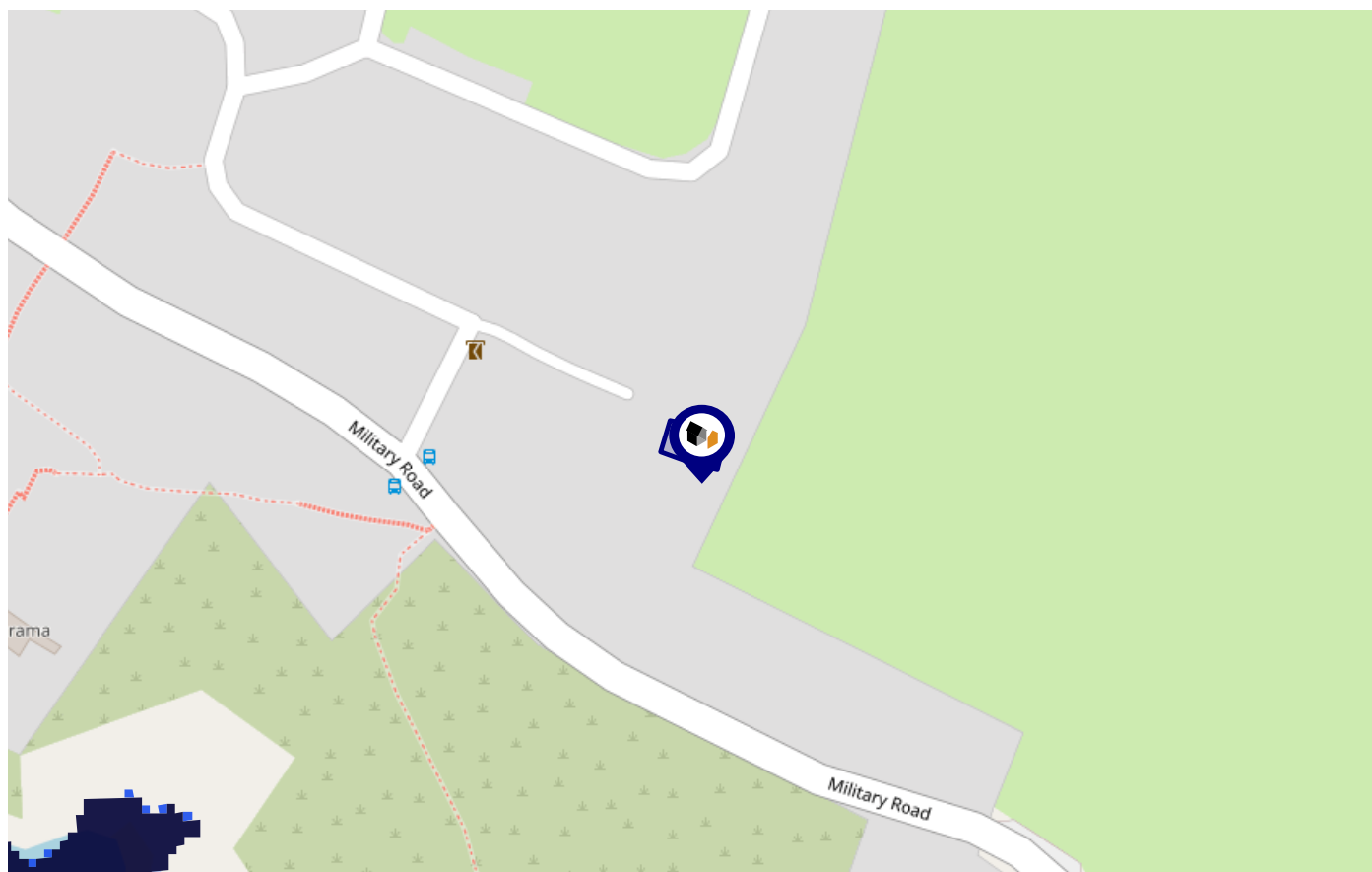


# Flood Risk

## 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.

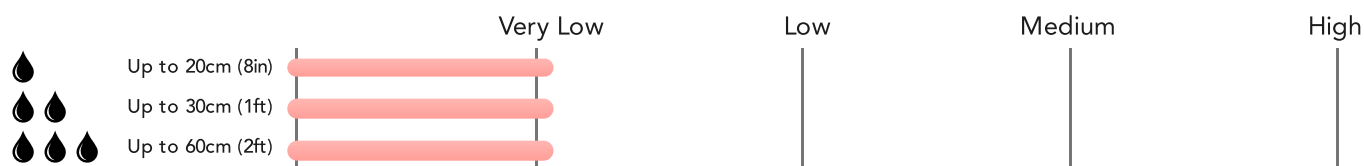


Risk Rating: Very low

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:

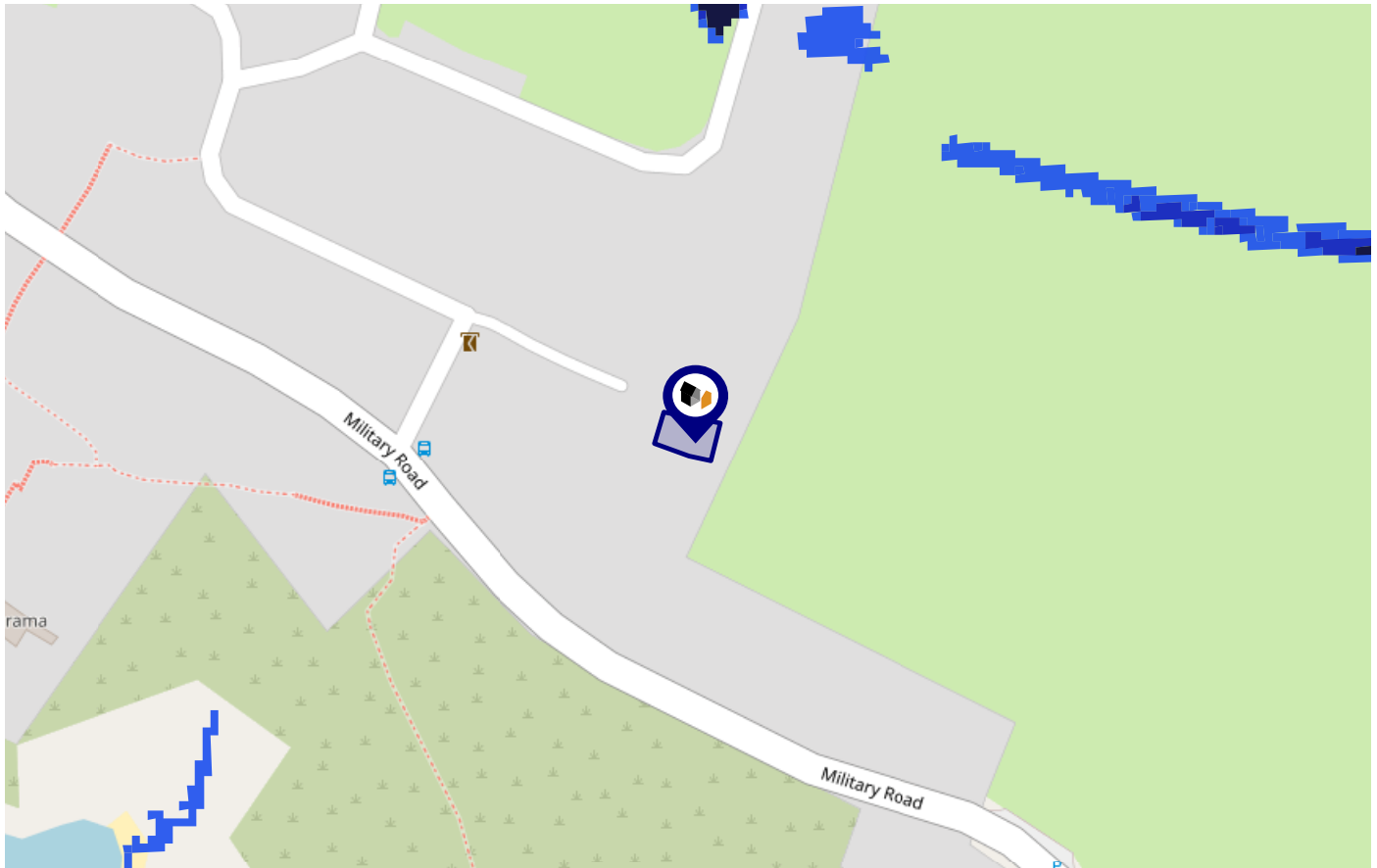


# Flood Risk

## 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:

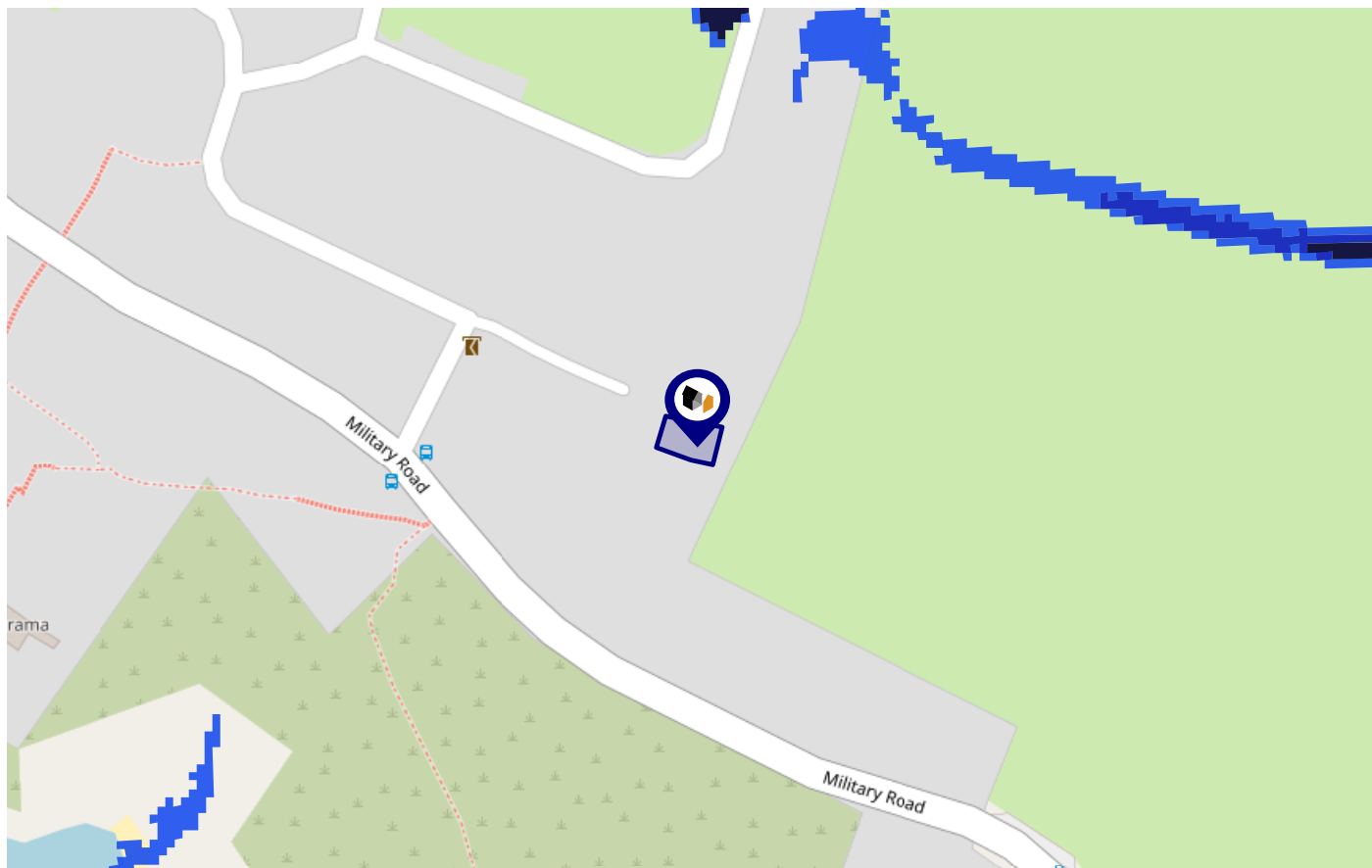


# Flood Risk

## 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.

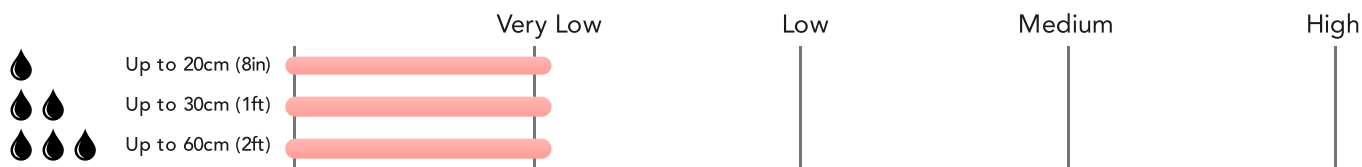


Risk Rating: Very low

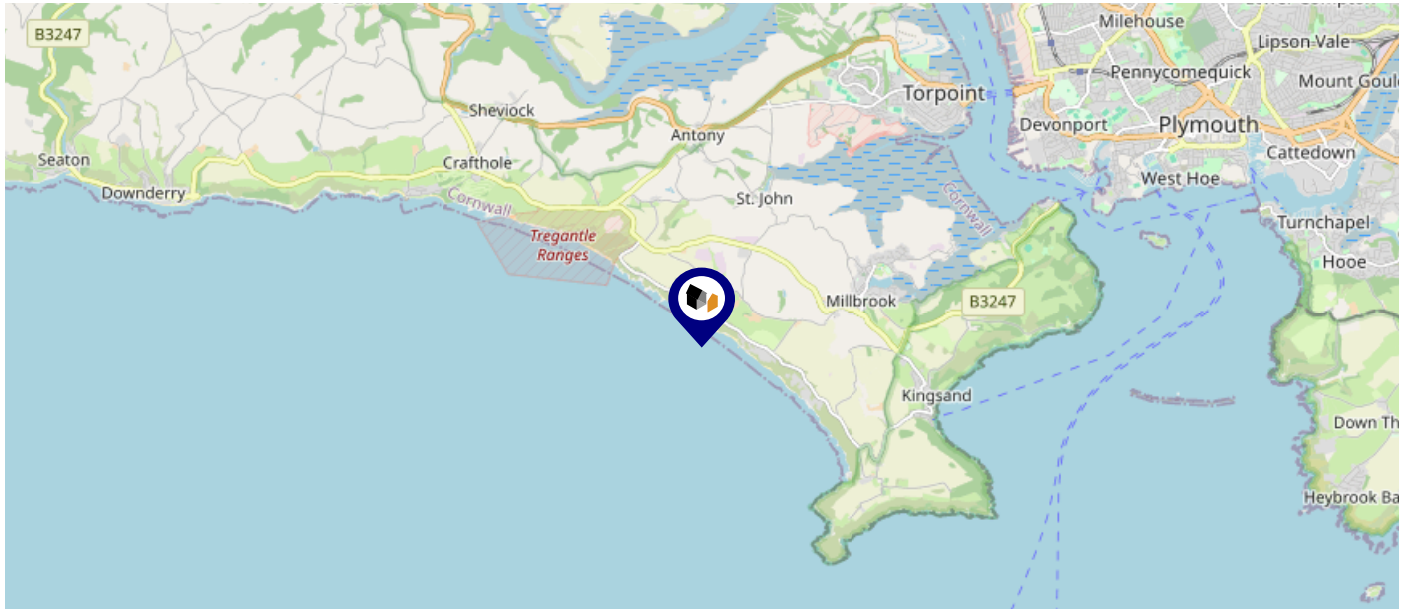
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- **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:



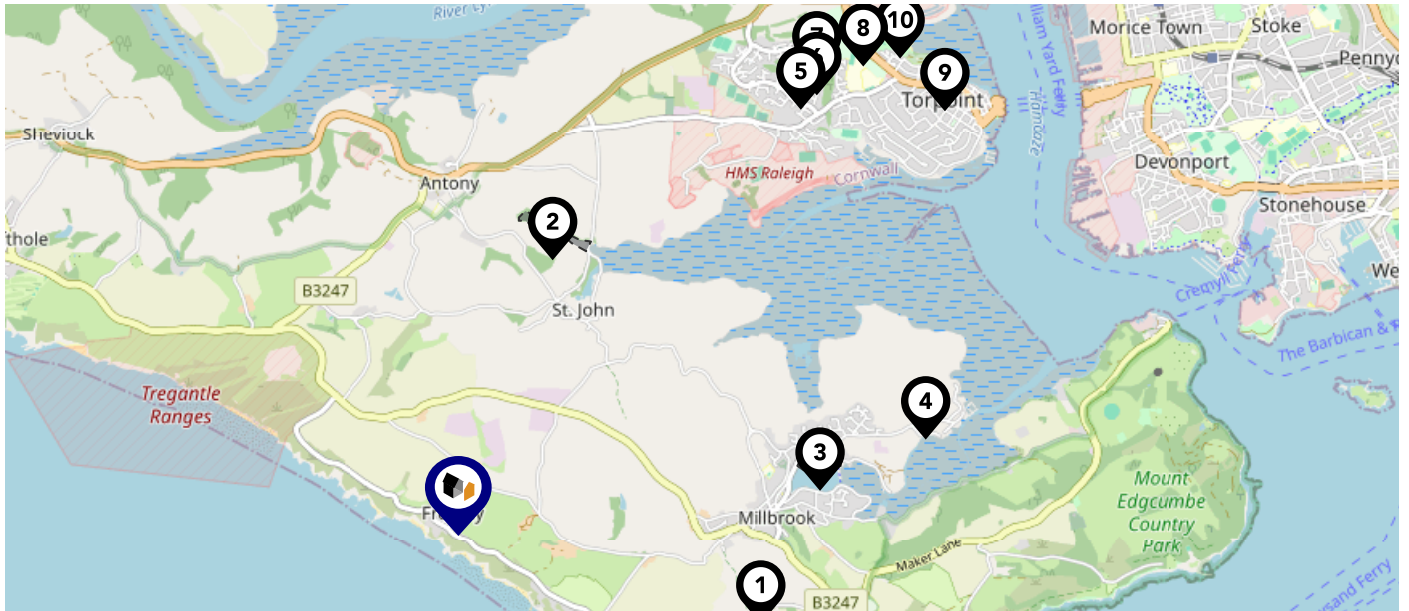
This map displays nearby areas that have been designated as Green Belt...























### 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

	Dadbrook Farm-Millbrook, Cornwall	Historic Landfill 
	Effords Bridge-Effords Bridge, Anthony	Historic Landfill 
	Millpool-Millpool, Millbrook, Torpoint	Historic Landfill 
	Southdown Quarry-Southdown Road, Millbrook, Torpoint, Cornwall	Historic Landfill 
	Borough Quarry-Torpoint	Historic Landfill 
	Quarry Park Bottom-Trevol Grove, Torpoint, Cornwall	Historic Landfill 
	Trevol Grove Play Area-Torpoint, Cornwall	Historic Landfill 
	Thanckes Park-Thanckes Park, Torpoint	Historic Landfill 
	Antony Road Car Park-Antony Road Car Park, Torpoint	Historic Landfill 
	Thanckes Park Tip No.2-Torpoint, Cornwall	Historic Landfill 











# Maps

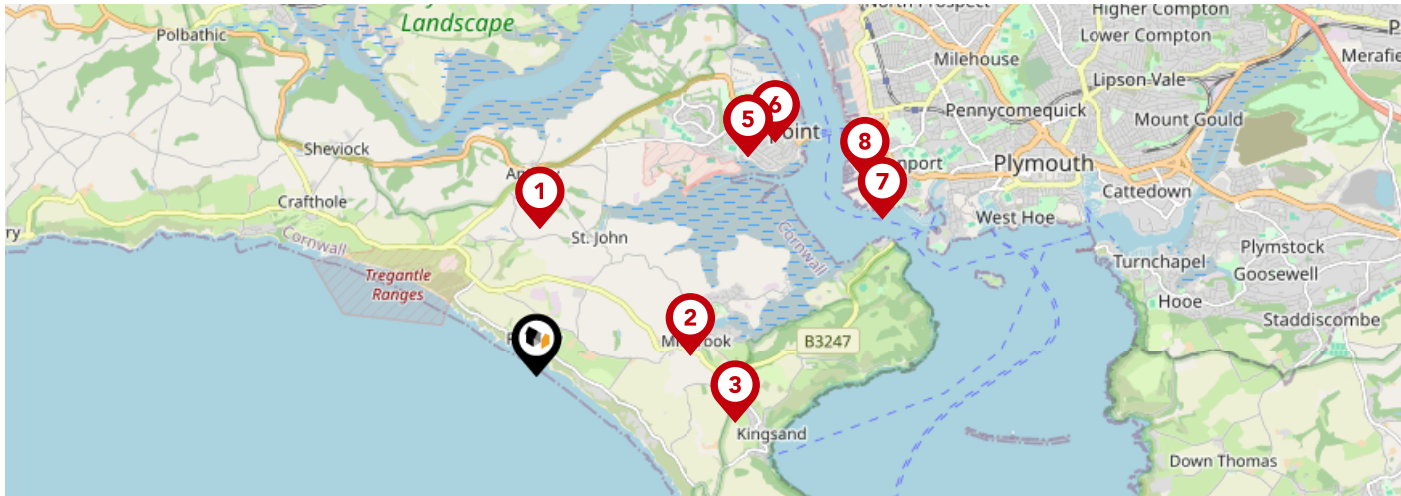
## Listed Buildings



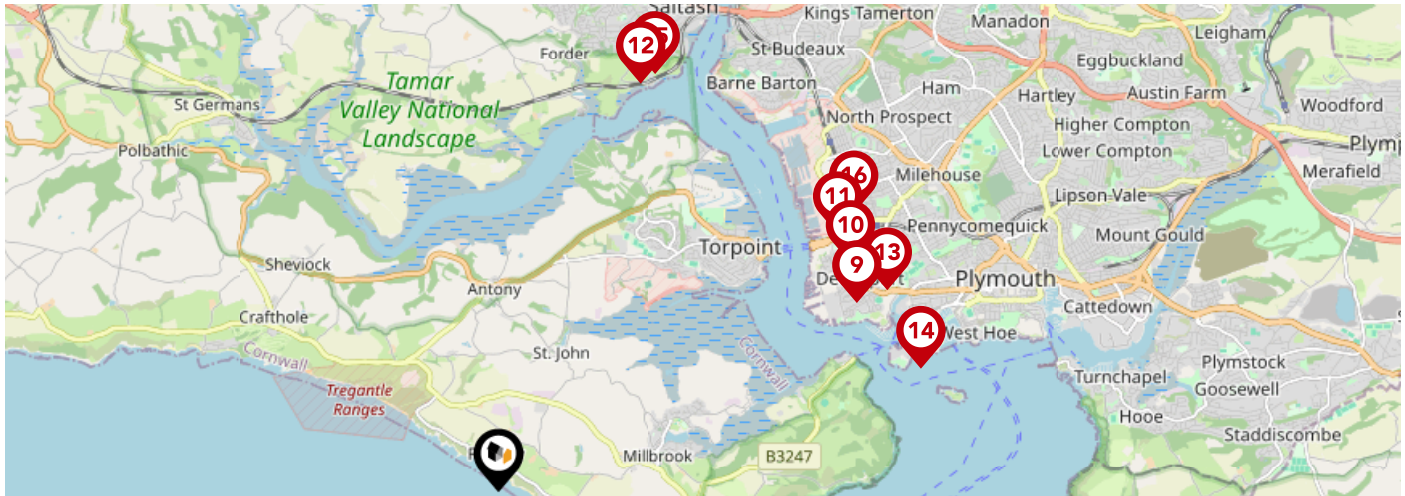
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











Listed Buildings in the local district	Grade	Distance
 1161819 - Withnoe Barton Withnoe Farmhouse	Grade II	0.3 miles
 1140702 - Higher Tregantle Farmhouse	Grade II	0.6 miles
 1140704 - Milestone At Sx 392 529	Grade II	0.7 miles
 1140600 - Milestone At Sx 408 528	Grade II	0.8 miles
 1309941 - Tregonhawke Farmhouse	Grade II	0.9 miles
 1140607 - Bee Boles About 10 Metres West Of Tregonhawke Farmhouse	Grade II	0.9 miles
 1140604 - Milestone At Sx 419 519	Grade II	1.2 miles
 1140606 - 39, West Street	Grade II	1.3 miles
 1309956 - Manor Farmhouse	Grade II	1.4 miles
 1161684 - Venton House	Grade II	1.5 miles

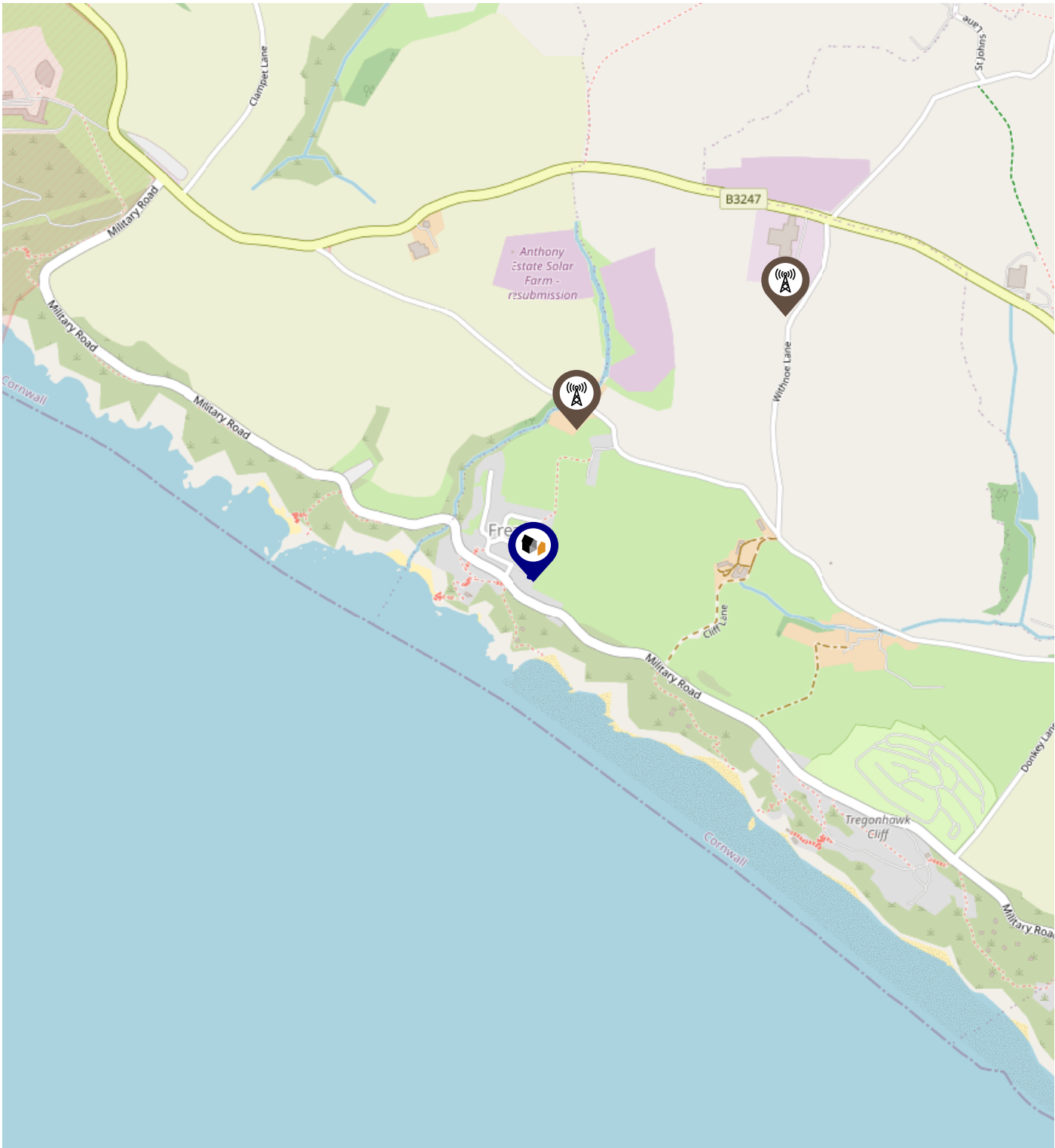


		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Antony Church of England School</b> Ofsted Rating: Good   Pupils: 84   Distance:1.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Millbrook CofE Primary School</b> Ofsted Rating: Good   Pupils: 100   Distance:1.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Fourlanesend Community Primary School</b> Ofsted Rating: Requires improvement   Pupils: 76   Distance:1.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Carbeile Junior School</b> Ofsted Rating: Good   Pupils: 334   Distance:2.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Torpoint Community College</b> Ofsted Rating: Good   Pupils: 748   Distance:2.87	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Torpoint Nursery and Infant School</b> Ofsted Rating: Outstanding   Pupils: 233   Distance:3.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Mount Wise Community Primary School</b> Ofsted Rating: Good   Pupils: 268   Distance:3.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Marlborough Primary Academy</b> Ofsted Rating: Good   Pupils: 111   Distance:3.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





	Nursery	Primary	Secondary	College	Private
 <b>St Joseph's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 206   Distance:3.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>UTC Plymouth</b> Ofsted Rating: Good   Pupils: 551   Distance:3.97	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Morice Town Primary Academy</b> Ofsted Rating: Good   Pupils: 185   Distance:4.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Saltash Community School</b> Ofsted Rating: Requires improvement   Pupils: 1202   Distance:4.09	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>City College Plymouth</b> Ofsted Rating: Good   Pupils:0   Distance:4.15	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>St George's CofE Primary Academy</b> Ofsted Rating: Good   Pupils: 90   Distance:4.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Bishop Cornish CofE VA Primary School</b> Ofsted Rating: Good   Pupils: 187   Distance:4.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>College Road Primary School</b> Ofsted Rating: Good   Pupils: 204   Distance:4.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Local Area Masts & Pylons

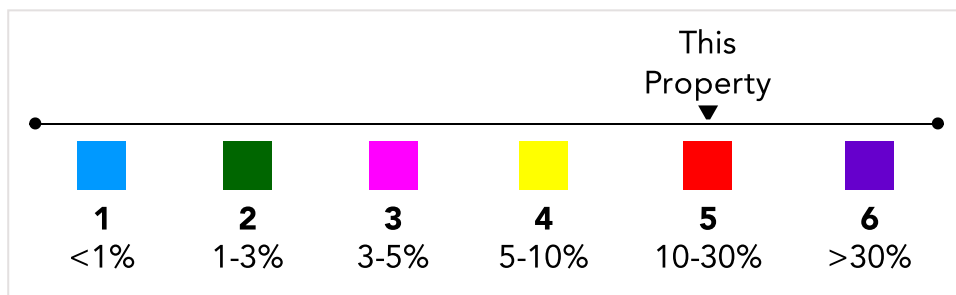
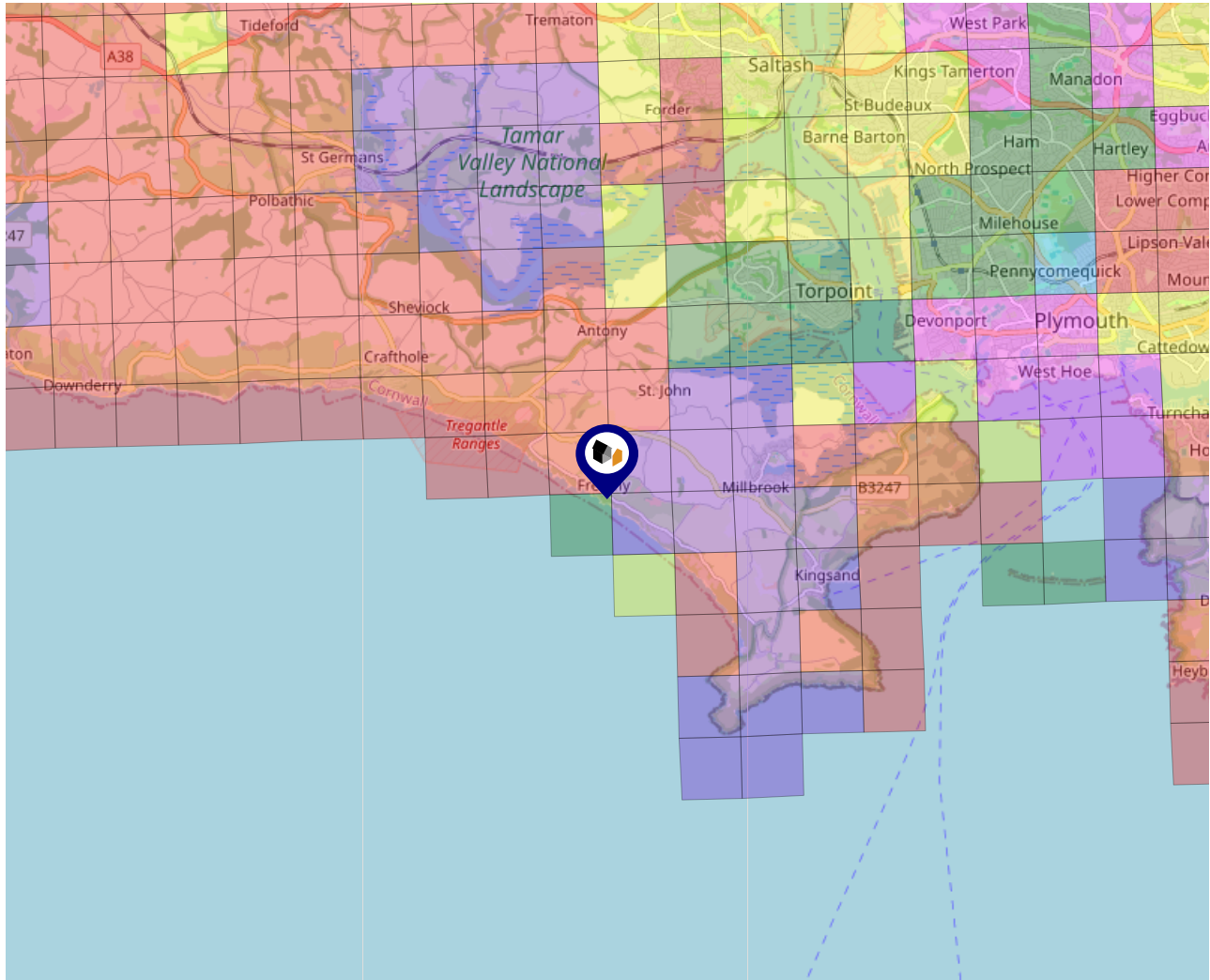


**Key:**

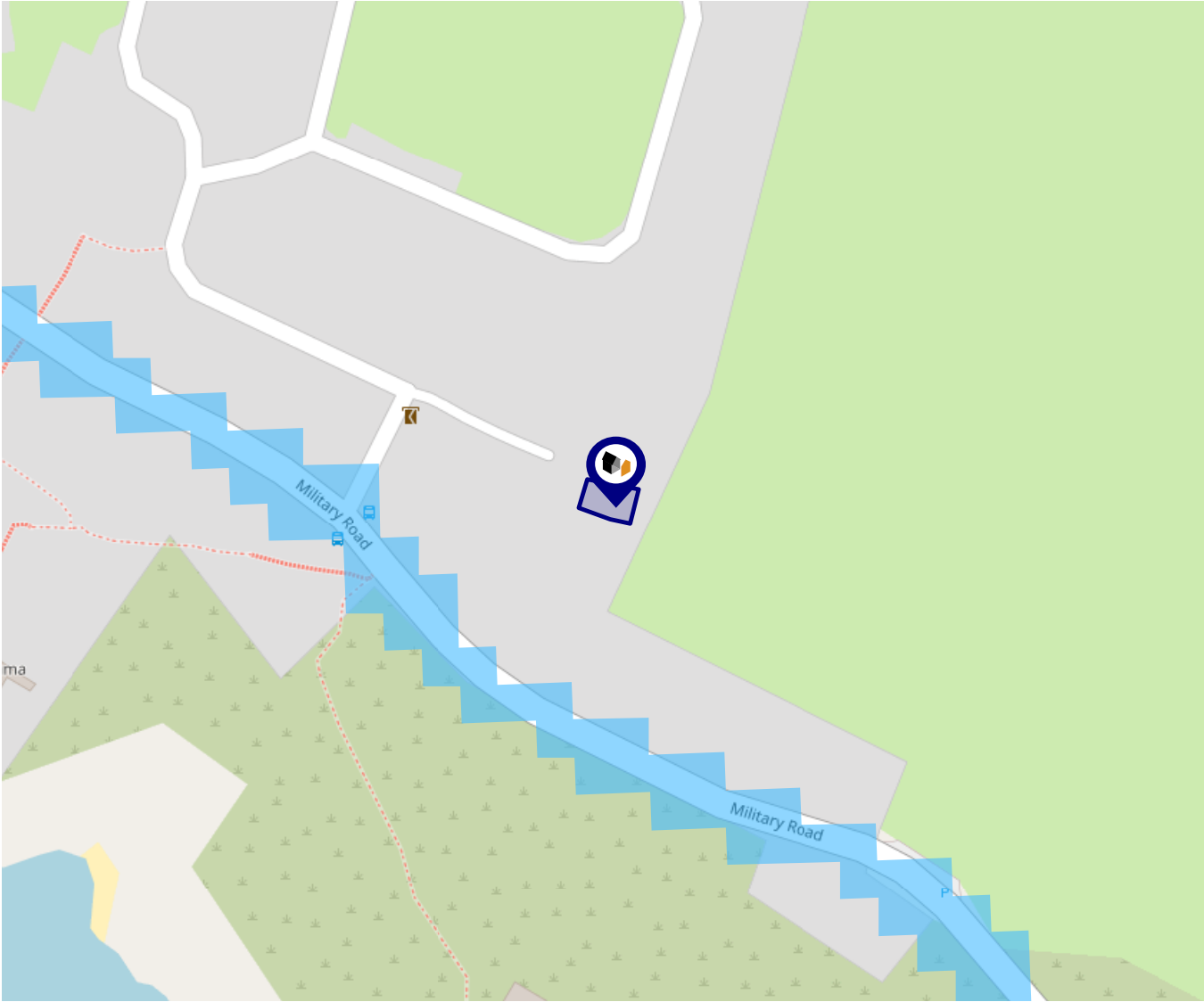
-  Power Pylons
-  Communication Masts

## 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

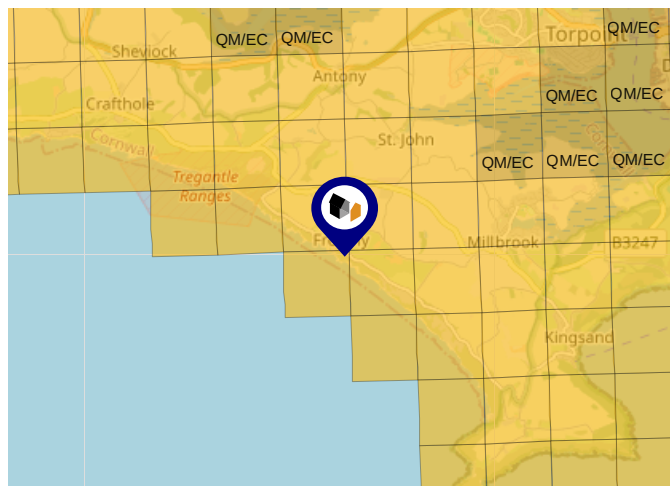


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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)

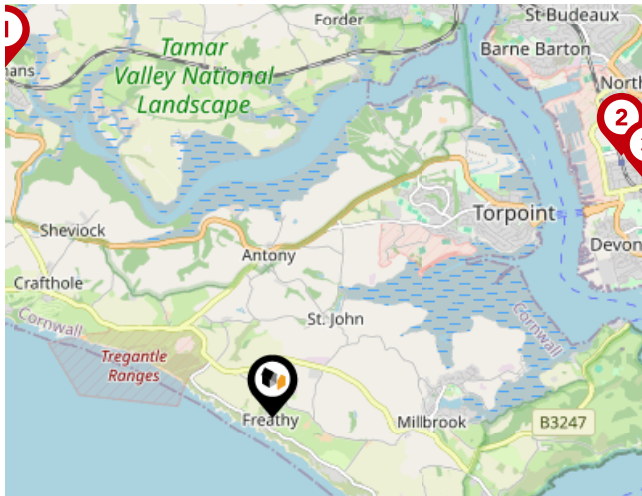
<b>Carbon Content:</b>	NONE	<b>Soil Texture:</b>	SILTY LOAM
<b>Parent Material Grain:</b>	ARGILLIC - ARENACEOUS	<b>Soil Depth:</b>	INTERMEDIATE
<b>Soil Group:</b>	LIGHT(SILTY) TO MEDIUM(SILTY)		



## Primary Classifications (Most Common Clay Types)

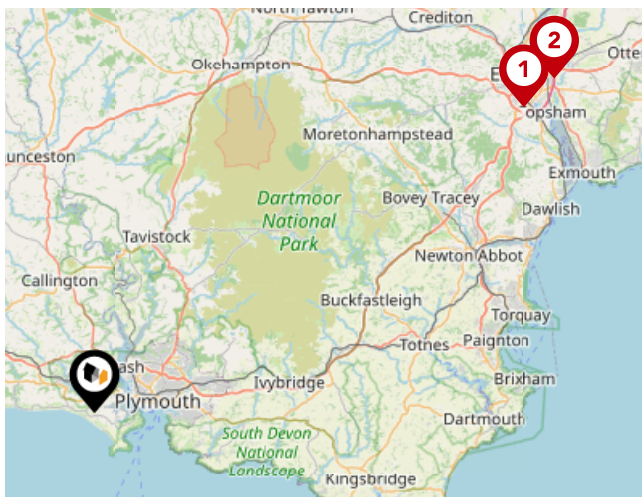
<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL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



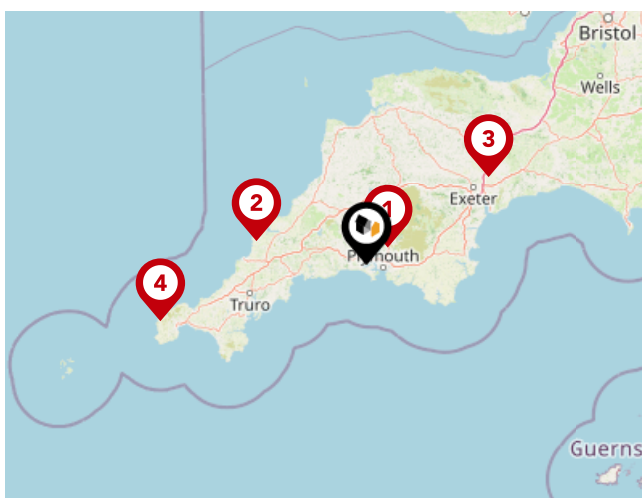
## National Rail Stations

Pin	Name	Distance
1	St Germans Rail Station	4.17 miles
2	Dockyard (Plymouth) Rail Station	4.14 miles
3	Devonport Rail Station	4.18 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	39.75 miles
2	M5 J30	42.88 miles



## Airports/Helipads

Pin	Name	Distance
1	Glenholt	8.15 miles
2	St Mawgan	33.98 miles
3	Exeter Airport	45.32 miles
4	Joppa	64.92 miles

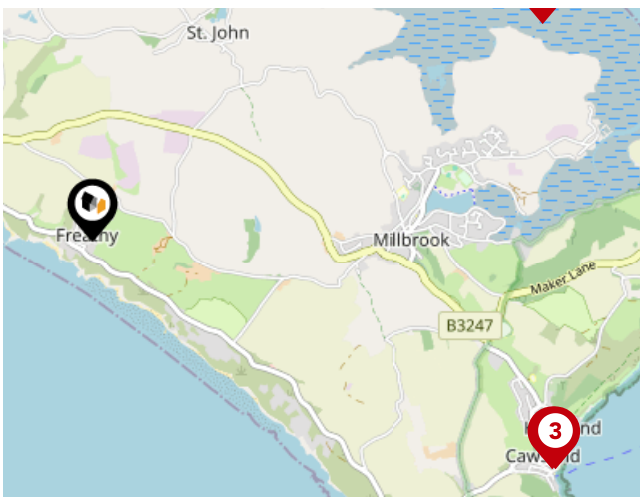
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Shelter	0.05 miles
2	Farmers Field Car Park	0.24 miles
3	Sharrow Point	0.33 miles
4	Higher Tregantle Farm	0.6 miles
5	Tregonhawke Path to Beach	0.44 miles



### Ferry Terminals

Pin	Name	Distance
1	Cawsand Beach Ferry Landing Pier	2.36 miles
2	Cawsands Beach Ferry Landing	2.43 miles
3	Cawsand Beach Ferry Landing	2.44 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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Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



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