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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 11th September 2026



POLKIRT HILL, MEVAGISSEY, ST. AUSTELL, PL26

H Tiddy

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

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Property

Type:	Detached
Bedrooms:	4
Plot Area:	0.13 acres
Year Built :	1900-1929
Council Tax :	Band Deleted
Title Number:	CL309136

Tenure: Freehold

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:



Planning History

This Address

Planning records for: *Polkirt Hill, Mevagissey, St. Austell, PL26*

Reference - PA14/04363/PREAPP

Decision: Decided

Date: 19th December 2014

Description:

Pre application advice for demolition of and erection of new dwelling

Reference - PA15/01969

Decision: Decided

Date: 17th March 2015

Description:

Demolition of existing bungalow and construction of new dwelling

Reference - PA19/00337

Decision: Decided

Date: 24th January 2019

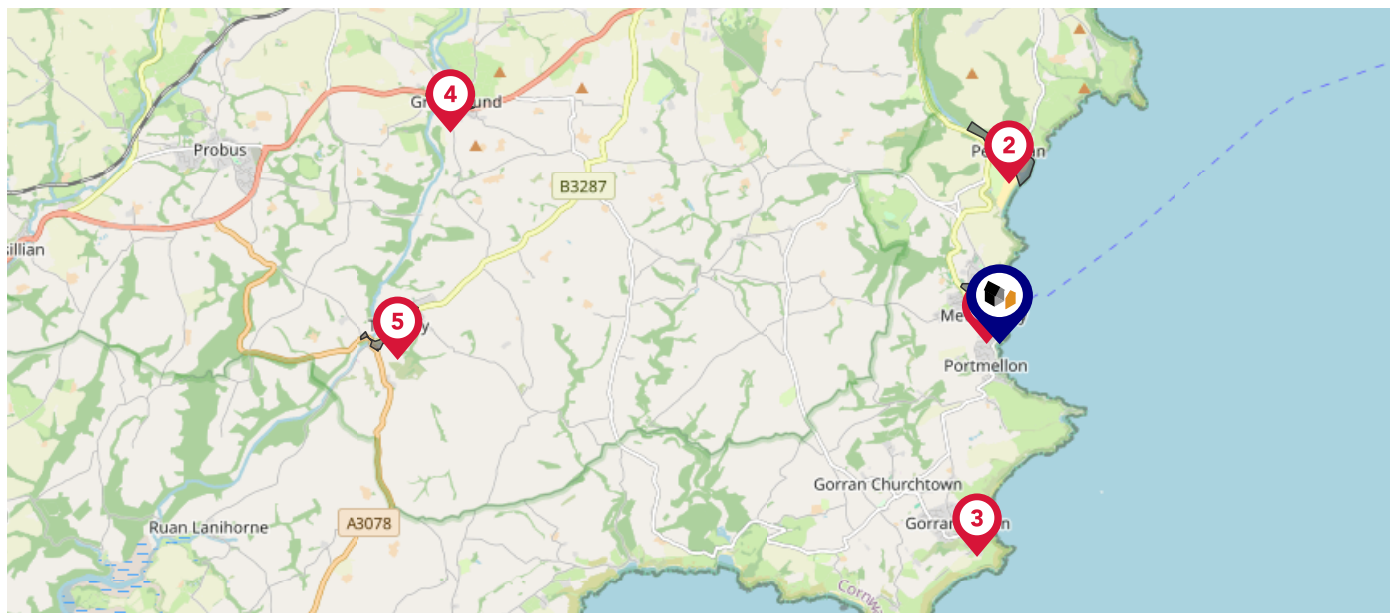
Description:

Certificate of lawfulness for existing use to confirm works have commenced on site in relation to Decision Notice PA15/01969: Demolition of existing bungalow and construction of new dwelling

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

Mevagissey

2

Pentewan

3

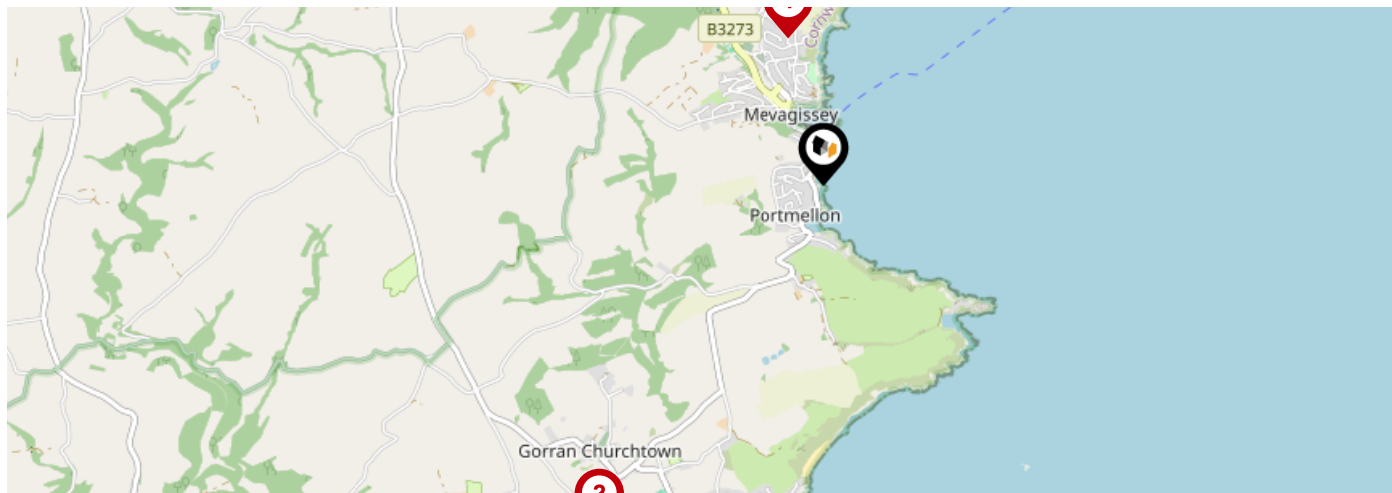
Gorrans Haven

4

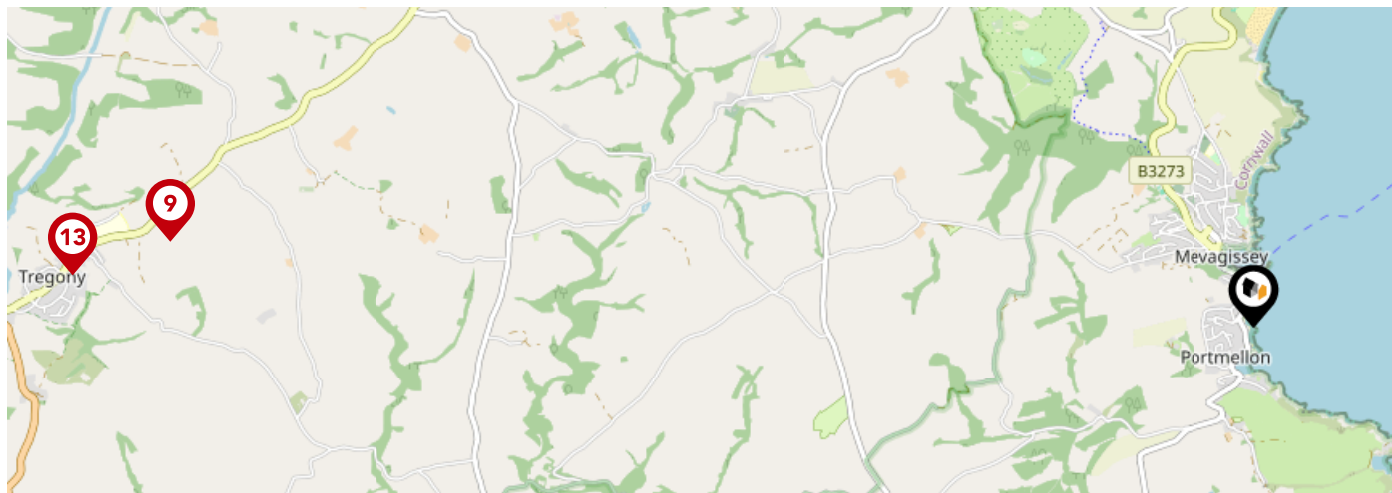
Grampound

5

Tregony



		Nursery	Primary	Secondary	College	Private
1	Mevagissey Community Primary School Ofsted Rating: Good Pupils: 135 Distance:0.72	☐	☒	☐	☐	☐
2	Gorran School Ofsted Rating: Good Pupils: 96 Distance:1.95	☐	☒	☐	☐	☐
3	Pondhu Primary School Ofsted Rating: Good Pupils: 167 Distance:4.73	☐	☒	☐	☐	☐
4	St Mewan Community Primary School Ofsted Rating: Good Pupils: 448 Distance:4.73	☐	☒	☐	☐	☐
5	Mount Charles School Ofsted Rating: Good Pupils: 367 Distance:4.88	☐	☒	☐	☐	☐
6	Penrice Academy Ofsted Rating: Outstanding Pupils: 1426 Distance:4.95	☐	☐	☒	☐	☐
7	Restormel Academy Ofsted Rating: Good Pupils: 29 Distance:5.01	☐	☐	☒	☐	☐
8	Charlestown Primary School Ofsted Rating: Good Pupils: 410 Distance:5.08	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
9	The Roseland Academy Ofsted Rating: Outstanding Pupils: 654 Distance:5.15	☐	☐	☒	☐	☐
10	Sandy Hill Academy Ofsted Rating: Outstanding Pupils: 453 Distance:5.26	☐	☒	☐	☐	☐
11	Poltair School Ofsted Rating: Good Pupils: 856 Distance:5.27	☐	☐	☒	☐	☐
12	Cornwall College Ofsted Rating: Good Pupils:0 Distance:5.51	☐	☐	☒	☐	☐
13	Tregony Community Primary School Ofsted Rating: Good Pupils: 193 Distance:5.6	☐	☒	☐	☐	☐
14	Bishop Bronescombe CofE School Ofsted Rating: Good Pupils: 294 Distance:5.67	☐	☒	☐	☐	☐
15	Grampound-With-Creed CofE Primary School Ofsted Rating: Not Rated Pupils: 57 Distance:5.73	☐	☒	☐	☐	☐
16	Carclaze Community Primary School Ofsted Rating: Good Pupils: 385 Distance:5.76	☐	☒	☐	☐	☐



H Tiddy

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...



H Tiddy

Data Quality

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