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

A Guide to This Property & the Local Area

**Tuesday 31st March 2026**



### **ST. JUST IN ROSELAND, TRURO, TR2**

#### **H Tiddy**

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

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## Property

<b>Type:</b>	Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	11		
<b>Floor Area:</b>	8,311 ft <sup>2</sup> / 772 m <sup>2</sup>		
<b>Plot Area:</b>	1.08 acres		
<b>Title Number:</b>	CL155004		

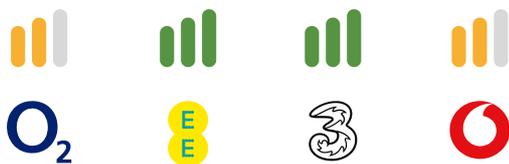
## Local Area

<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>21</b> mb/s	<b>-</b> mb/s

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



### Satellite/Fibre TV Availability:



# Planning History

## This Address



Planning records for: *St. Just In Roseland, Truro, TR2*

<b>Reference - PA21/07348</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	16th July 2021
<b>Description:</b>	Listed building consent for refitting kitchen and four bathrooms, repairing plumbing, repairing ceiling.

St. Just In Roseland, TR2

Energy rating

**F**

Valid until 27.03.2035

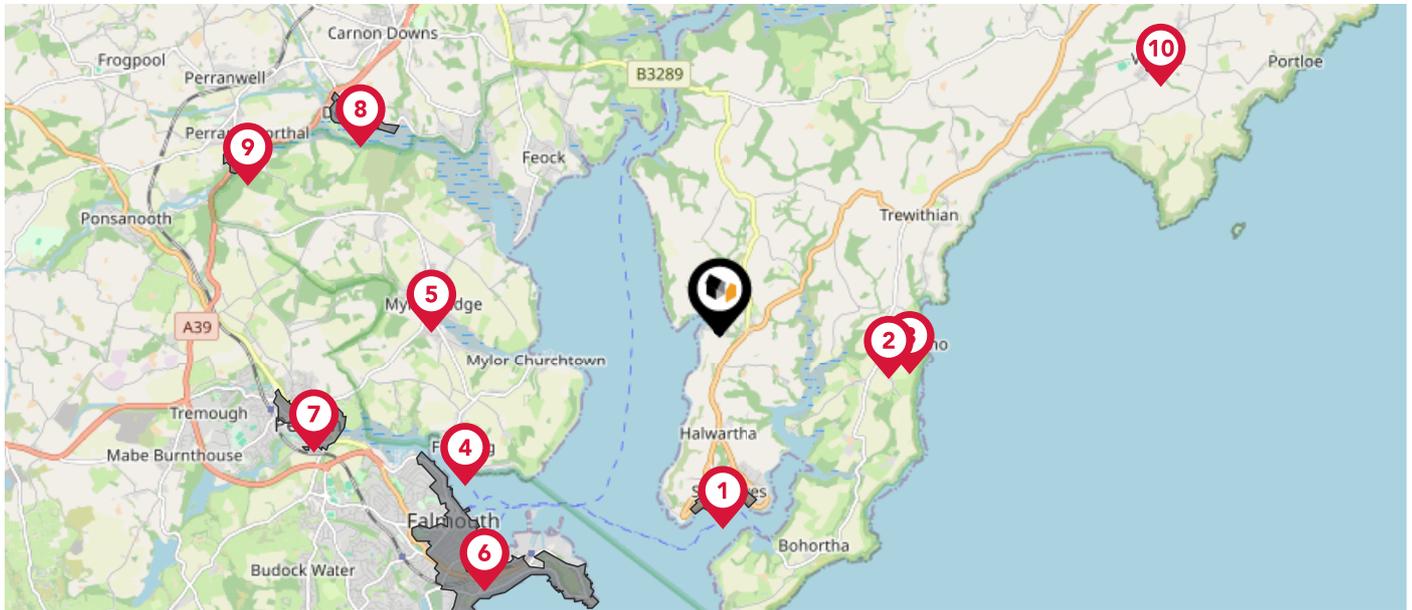
Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>		64   <b>D</b>
39-54	<b>E</b>		
21-38	<b>F</b>	36   <b>F</b>	
1-20	<b>G</b>		

**Additional EPC Data**

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<b>Property Type:</b>	House
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Oil (not community)
<b>Main Gas:</b>	No
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	3
<b>Open Fireplace:</b>	2
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Granite or whinstone, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very Poor
<b>Roof:</b>	Pitched, 150 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, oil
<b>Main Heating Controls:</b>	Time and temperature zone control
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Average
<b>Lighting:</b>	Low energy lighting in 78% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	461 m <sup>2</sup>

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

-  St Mawes

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-  Gerrans

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-  Portscatho

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-  Flushing

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-  Mylor Bridge

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-  Falmouth

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-  Penryn

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-  Devoran

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-  Perranarworthal

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-  Veryan

# 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.

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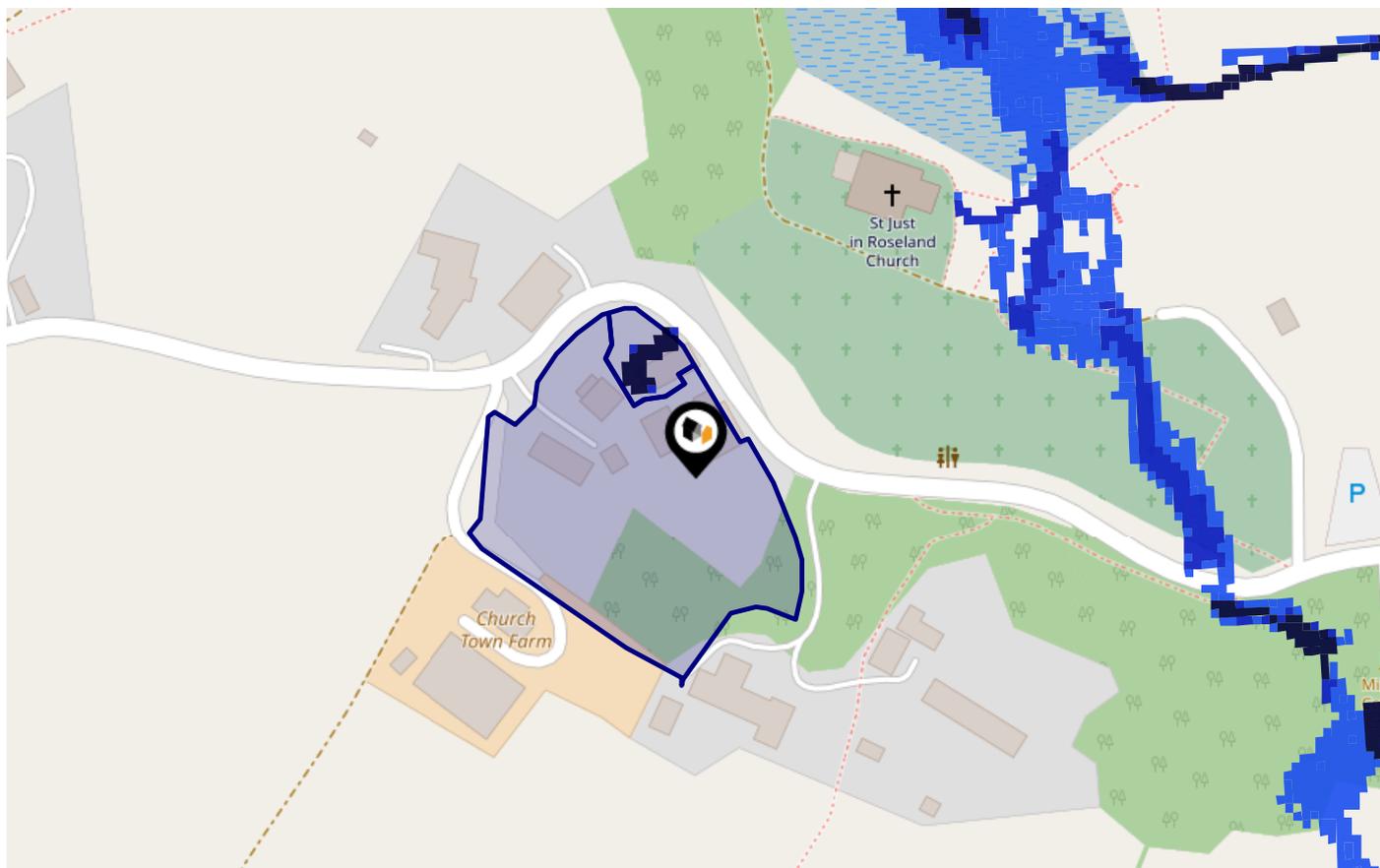
Chance of flooding to the following depths at this property:



# 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.

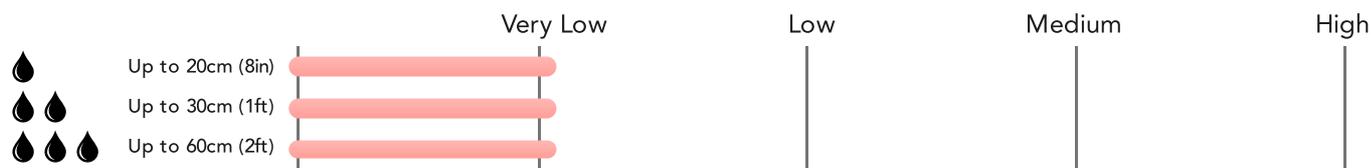


Risk Rating: Very low

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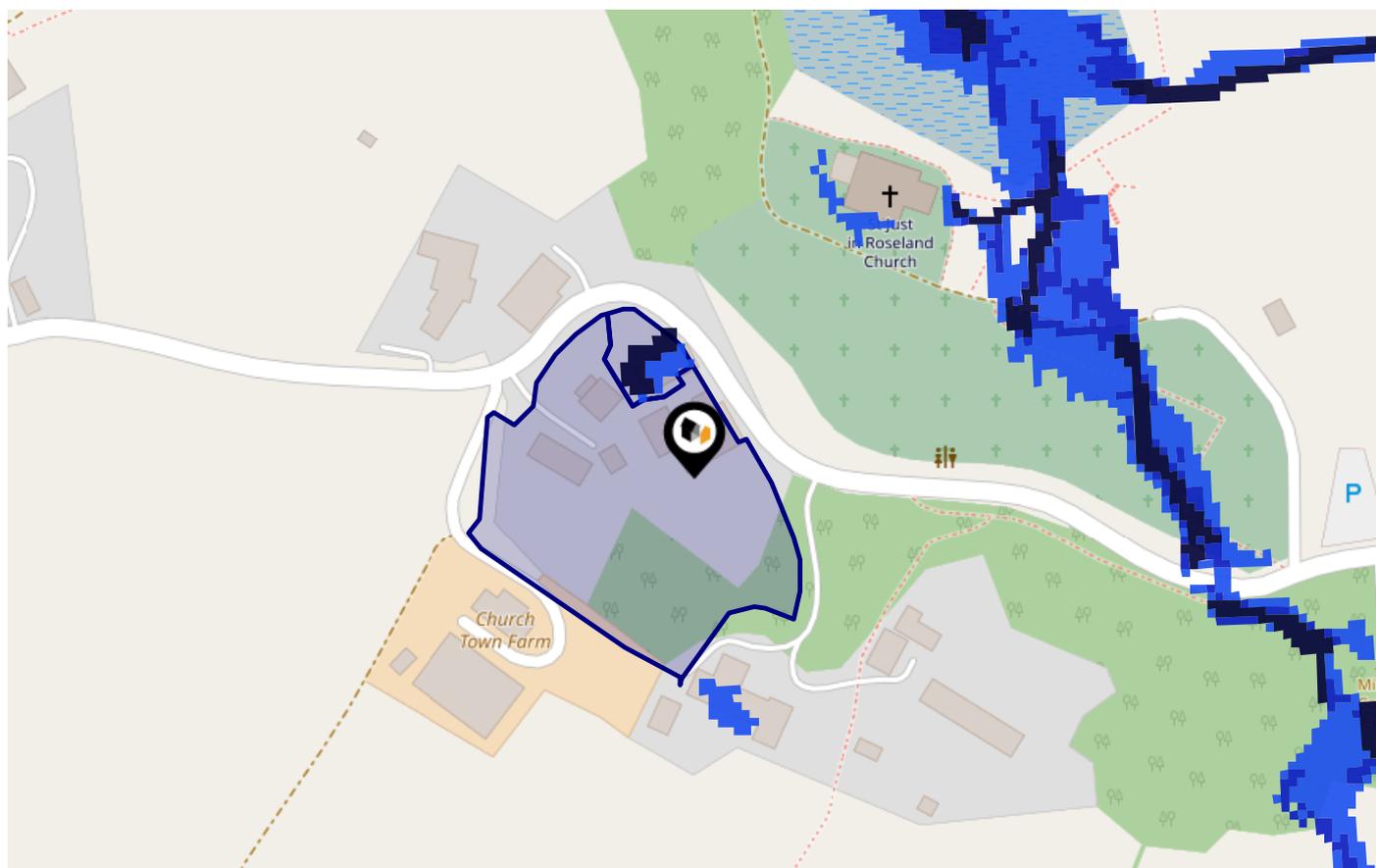
Chance of flooding to the following depths at this property:



# 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.

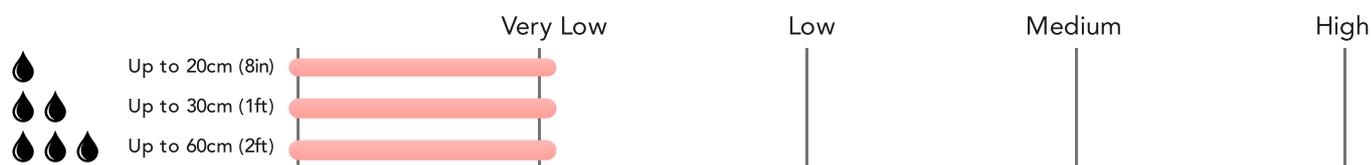


Risk Rating: **Very low**

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



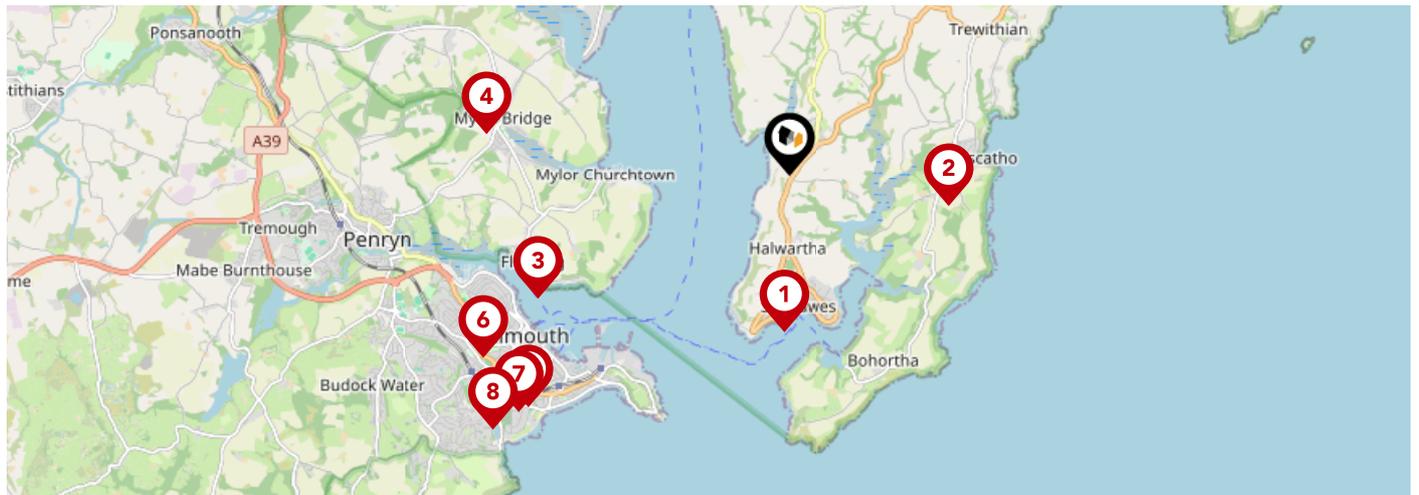
# Maps

## Listed Buildings

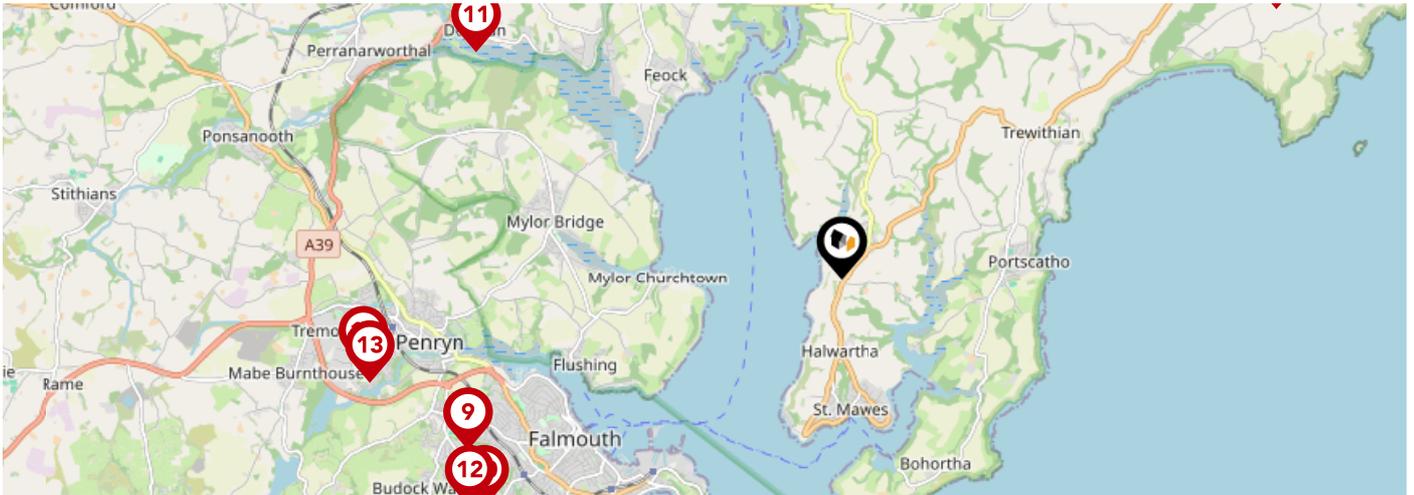
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1250257 - Chest Tomb At 7 Metres South Of West End Of Church Of Saint Just	Grade II	0.0 miles
	1263351 - Chest Tomb At 7 Metres South Of West End Of Church Of Saint Just	Grade II	0.0 miles
	1312715 - Chest Tomb At 5 Metres South Of West End Of Church Of Saint Just	Grade II	0.0 miles
	1141006 - Church Of Saint Just	Grade I	0.0 miles
	1328968 - The Rectory	Grade II	0.0 miles
	1328967 - Lychgate And Adjacent Pump At Approx 100m. South Of Church Of Saint Just	Grade II	0.0 miles
	1136677 - Well Of Saint Just At Approx 100 Metres East Of Church Of Saint Just	Grade II	0.1 miles
	1141007 - Lychgate At Approx 10 Metres East Of Church Of Saint Just	Grade II	0.1 miles
	1140969 - The Old School House	Grade II	0.2 miles
	1328969 - Darch Cottage And Tretthewell Cottage	Grade II	0.5 miles



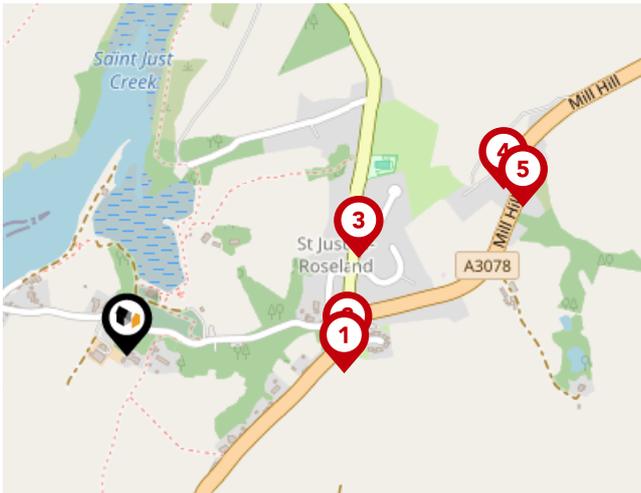
		Nursery	Primary	Secondary	College	Private
	<b>St Mawes Primary School</b> Ofsted Rating: Good   Pupils: 34   Distance:1.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Gerrans School</b> Ofsted Rating: Good   Pupils: 76   Distance:1.53	<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:2.64	<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:2.87	<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:3.3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Falmouth Primary Academy</b> Ofsted Rating: Good   Pupils: 244   Distance:3.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>King Charles Church of England Primary School</b> Ofsted Rating: Good   Pupils: 414   Distance:3.4	<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:3.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	<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 Mary's Catholic Primary School, Falmouth</b> Ofsted Rating: Requires improvement   Pupils: 187   Distance:4.01	<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:4.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Francis CofE Primary School</b> Ofsted Rating: Good   Pupils: 419   Distance:4.12	<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:4.56	<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:4.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Kea Community Primary School</b> Ofsted Rating: Good   Pupils: 200   Distance:4.68	<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:4.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

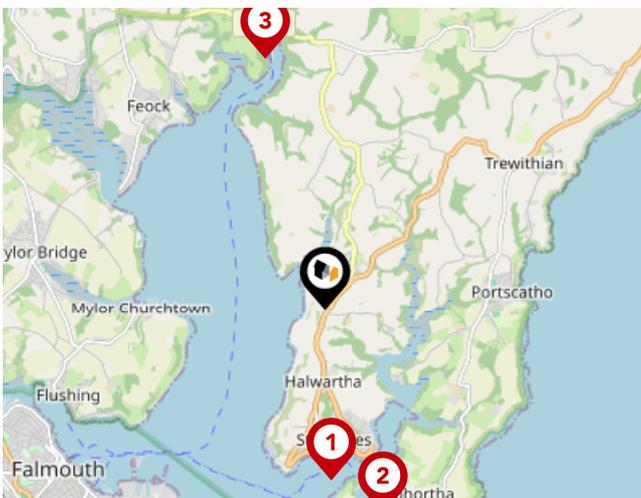
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Church Turn	0.26 miles
2	Church Turn	0.26 miles
3	Harbour View	0.3 miles
4	Mill Hill	0.49 miles
5	Mill Hill	0.5 miles



### Ferry Terminals

Pin	Name	Distance
1	St Mawes Ferry Landing	1.62 miles
2	Place Ferry Landing	2.02 miles
3	Trelissick Pontoon	2.46 miles

# H Tiddy

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