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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 14th October 2026



17, LONGVIEW ROAD, SALTASH, PL12 6EE

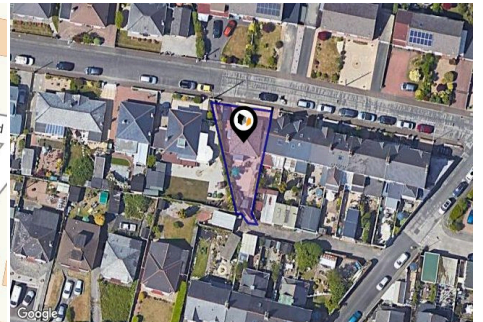
Lang Town & Country

6 Mannamead Road, Plymouth, PL4 7AA

01752 456000

carrie@langtownandcountry.com

www.langtownandcountry.com



Property

Type:	Detached
Bedrooms:	2
Plot Area:	0.07 acres
Year Built :	1950-1966
Council Tax :	Band C
Annual Estimate:	£2,303
Title Number:	CL33390
UPRN:	100040017277
Restrictive Covenants:	Yes

Last Sold Date:	29/10/2018
Last Sold Price:	£182,500
Last Sold £/ft ² :	£287
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)

16 mb/s	67 mb/s	1800 mb/s

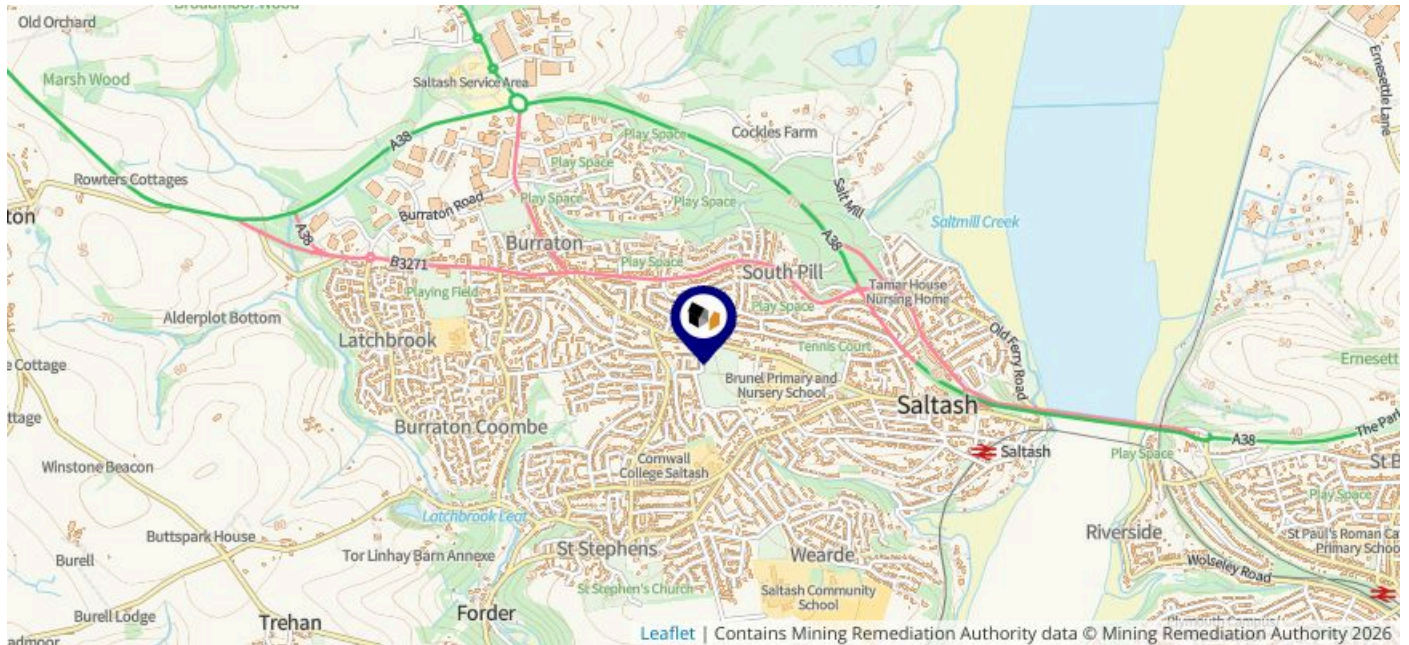
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

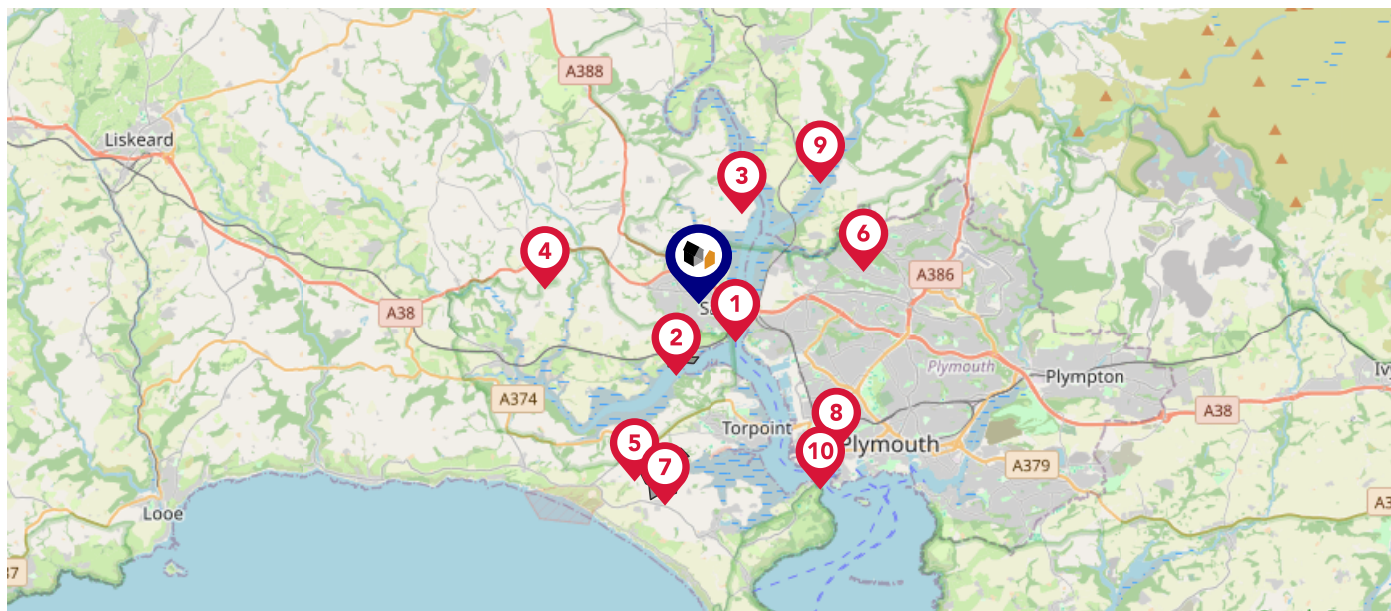
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

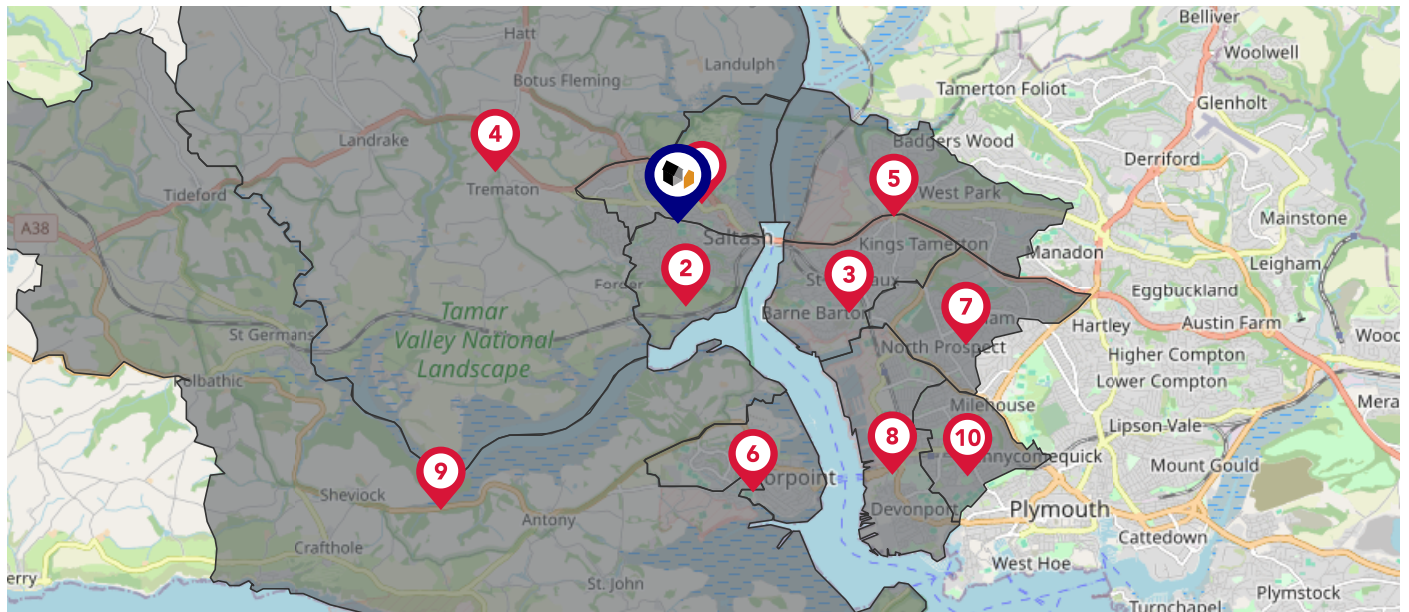
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

- 1 Lower Fore Street, Saltash
- 2 Forder and Antony Passage
- 3 Cargreen
- 4 Landrake
- 5 Antony
- 6 Tamerton Foliot
- 7 St John
- 8 Stoke
- 9 Bere Ferrers
- 10 Devonport

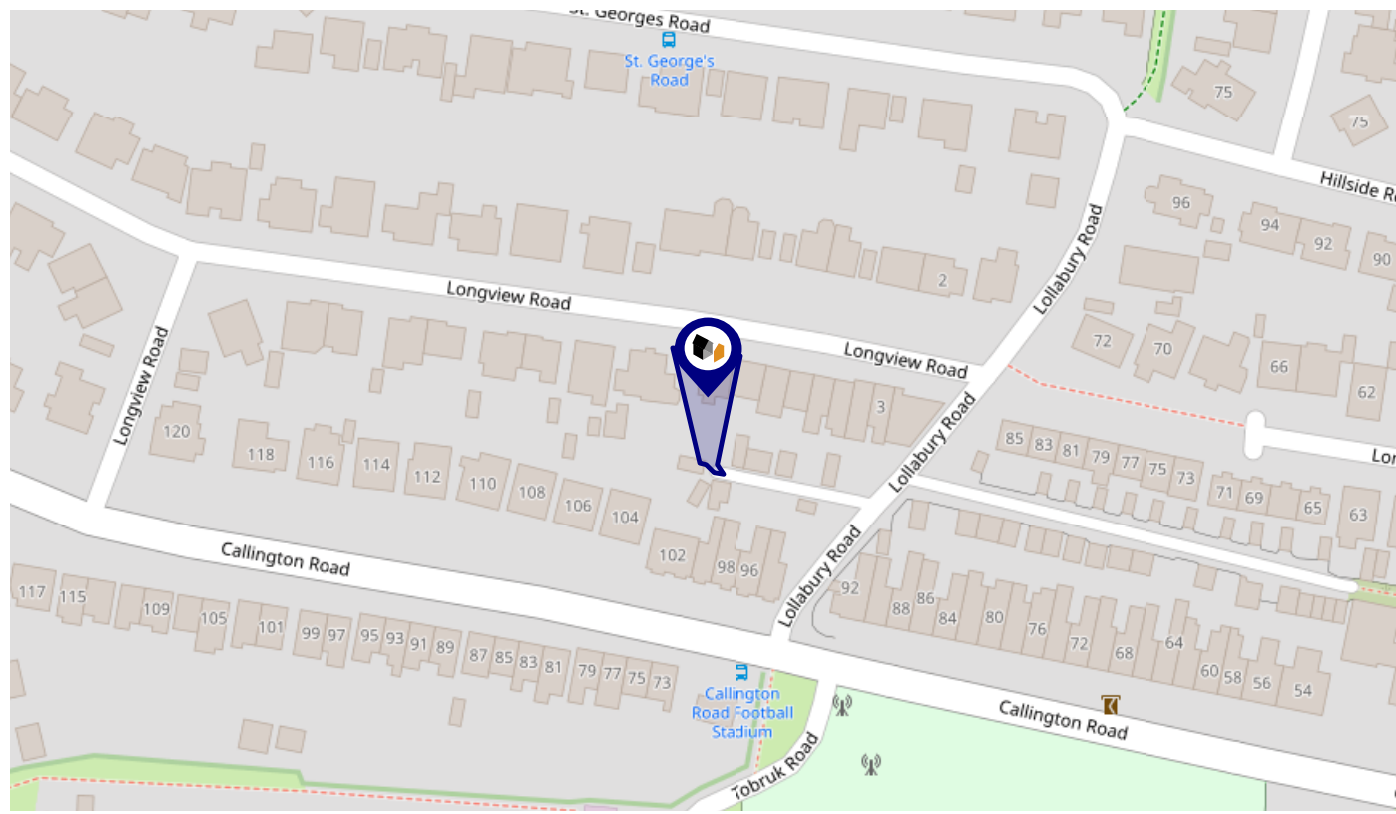
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

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

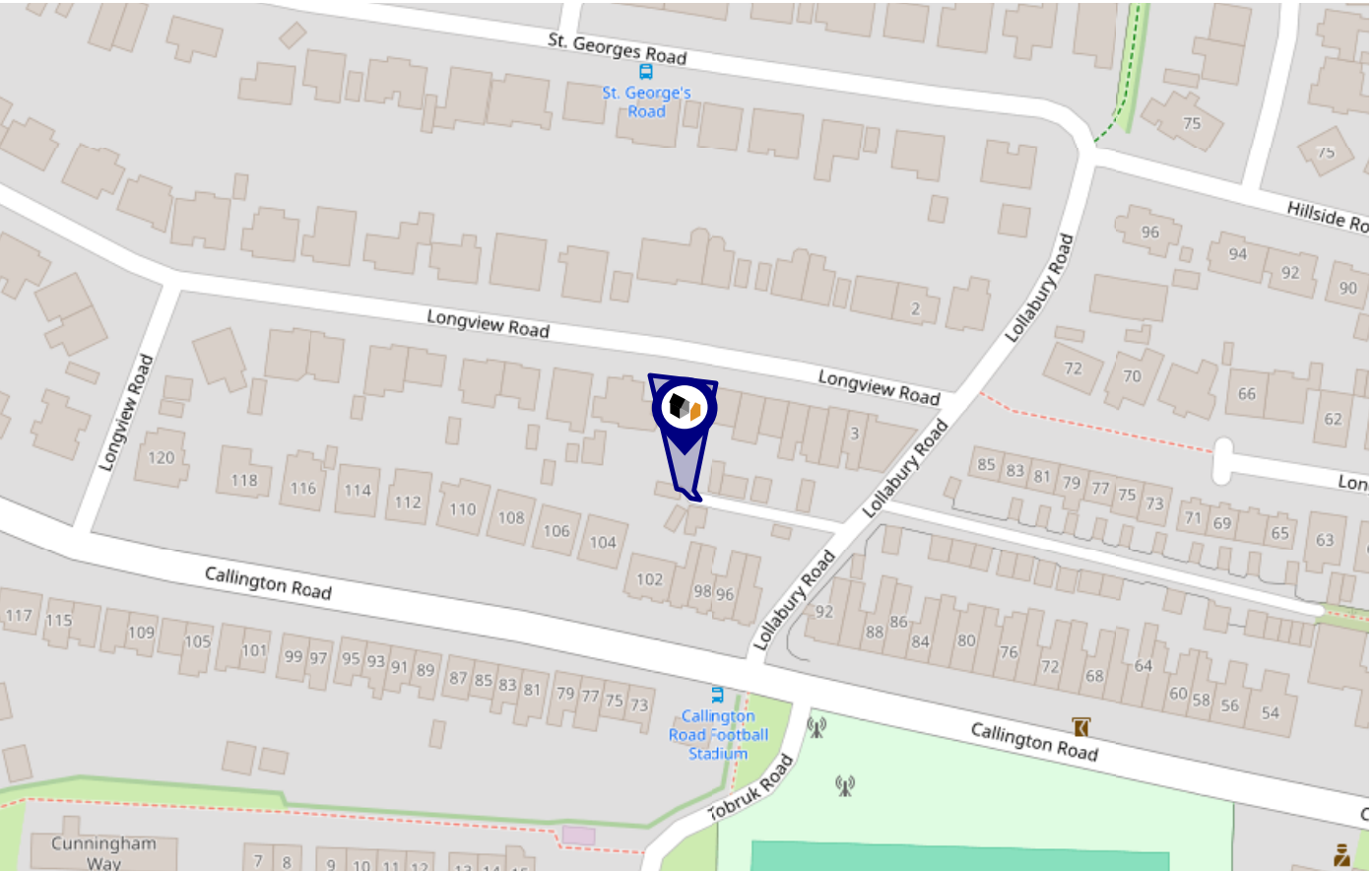
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

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.

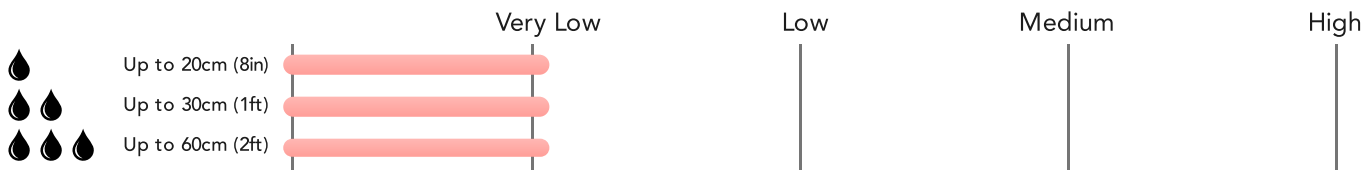


Risk Rating: Very low

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:

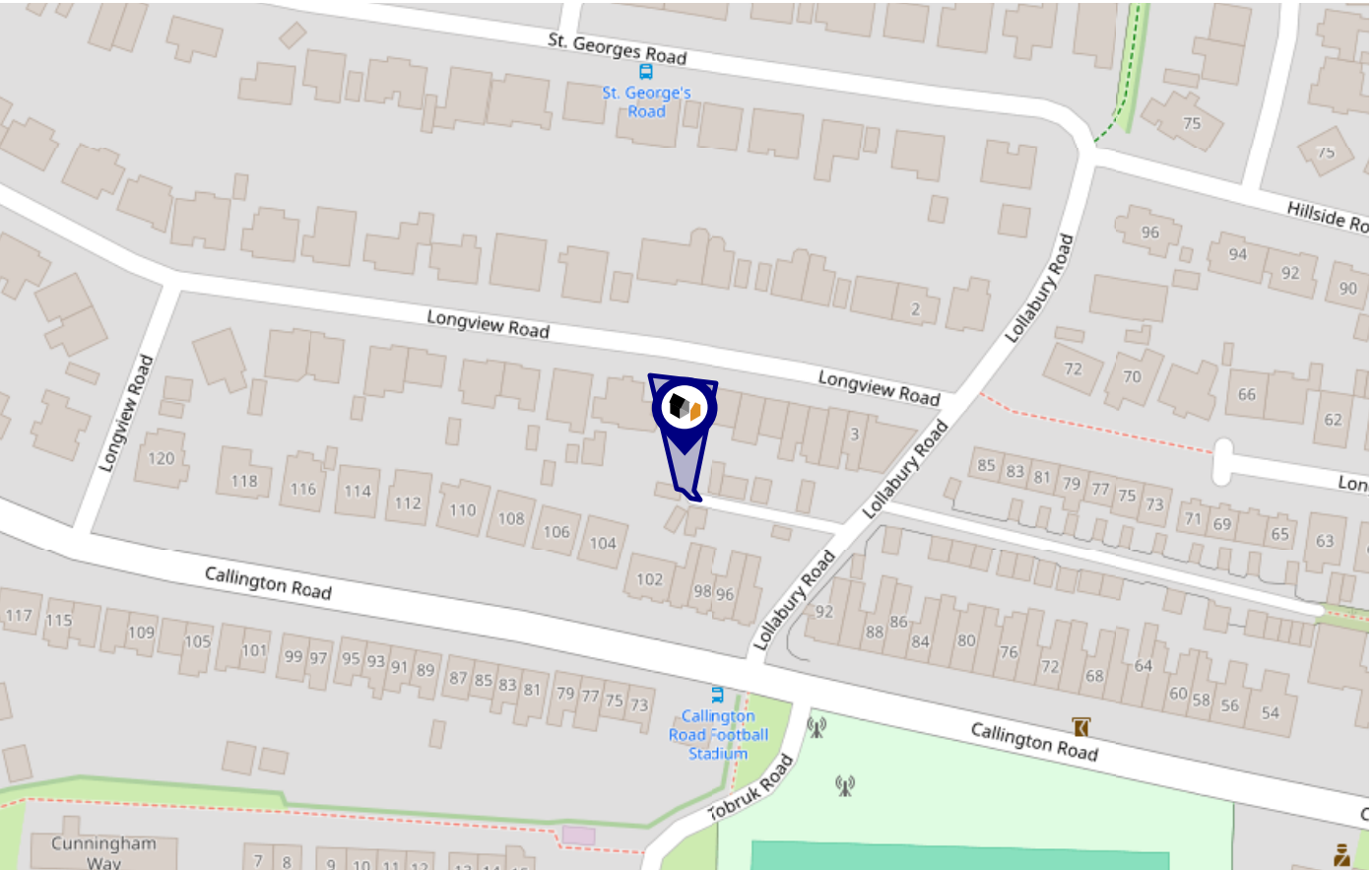


Flood Risk

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

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Chance of flooding to the following depths at this property:

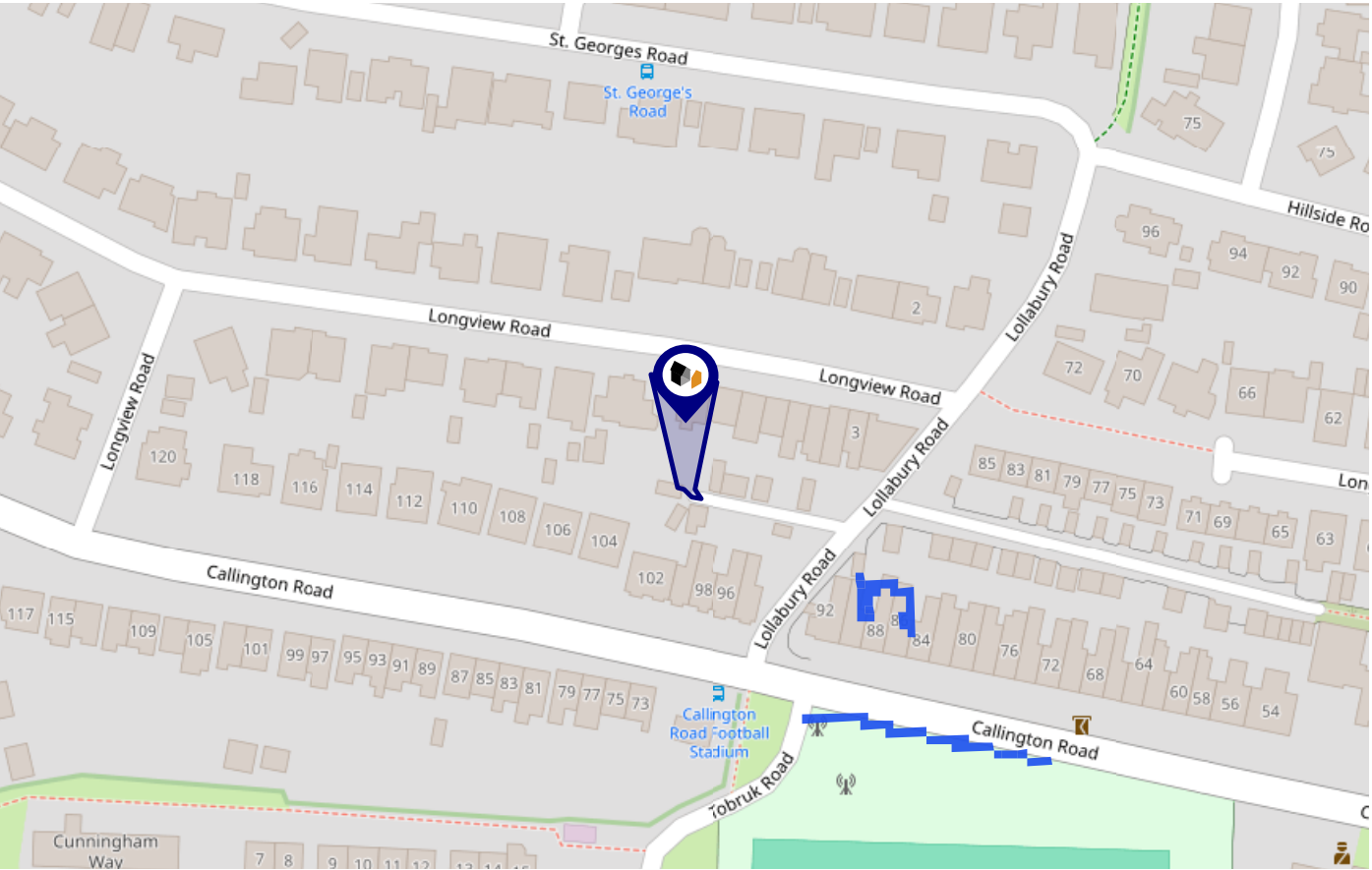


Flood Risk

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.

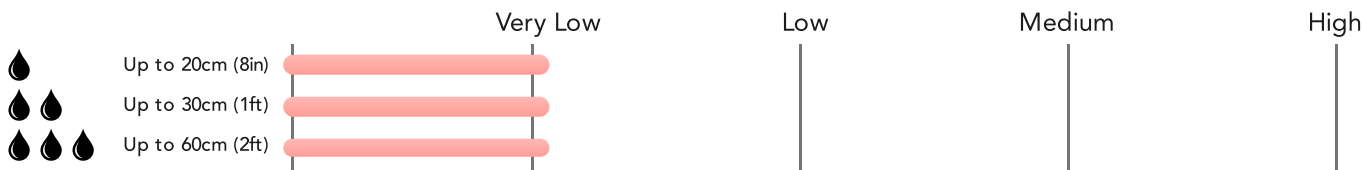


Risk Rating: Very low

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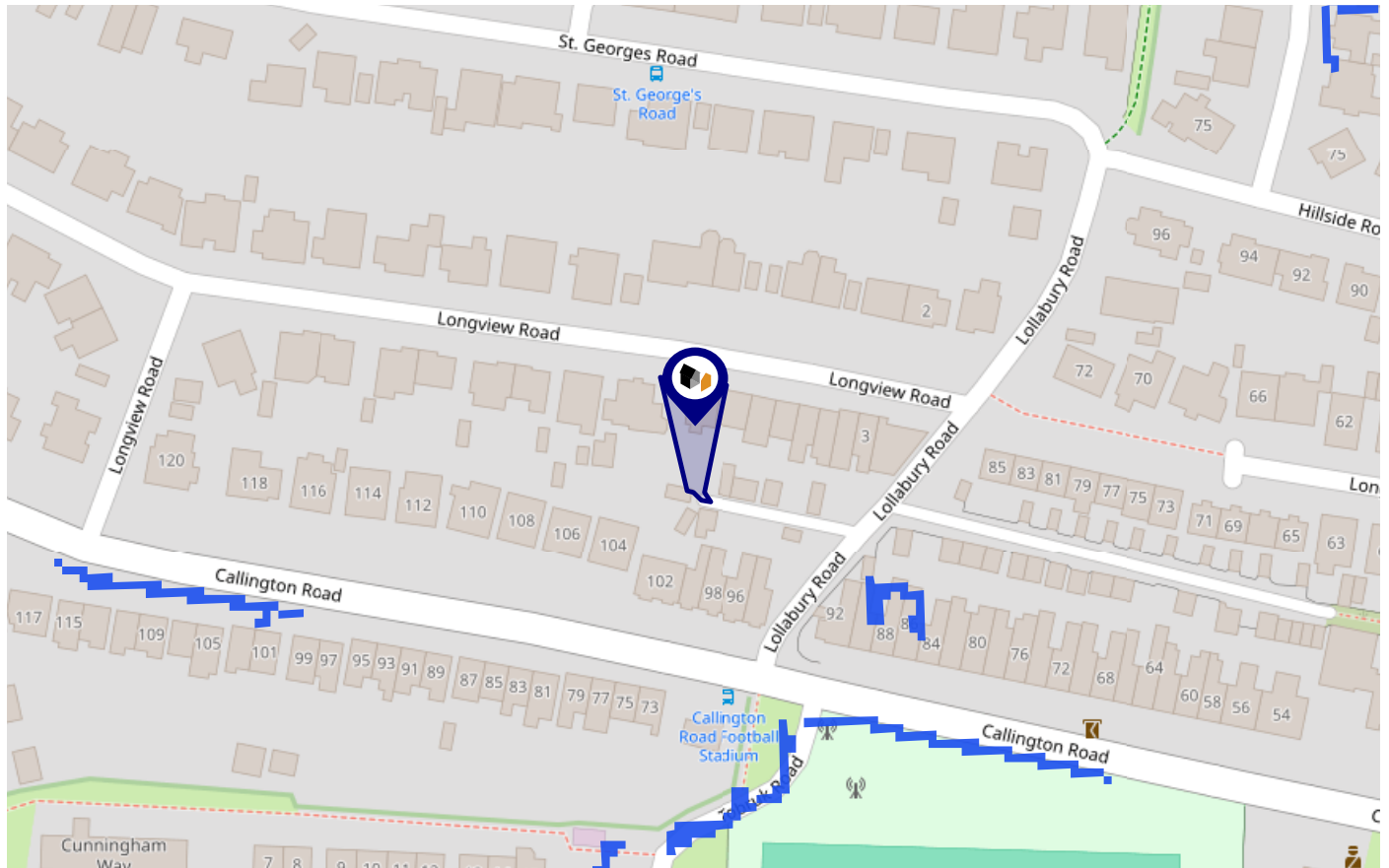
Chance of flooding to the following depths at this property:



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

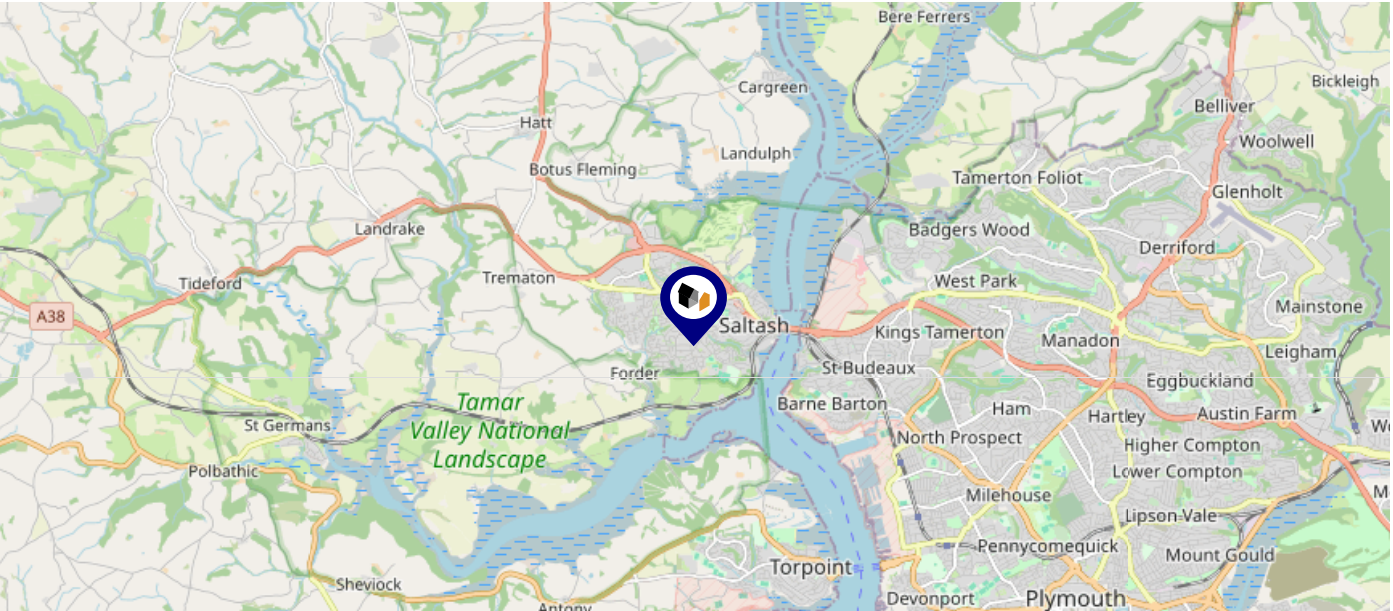
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Chance of flooding to the following depths at this property:



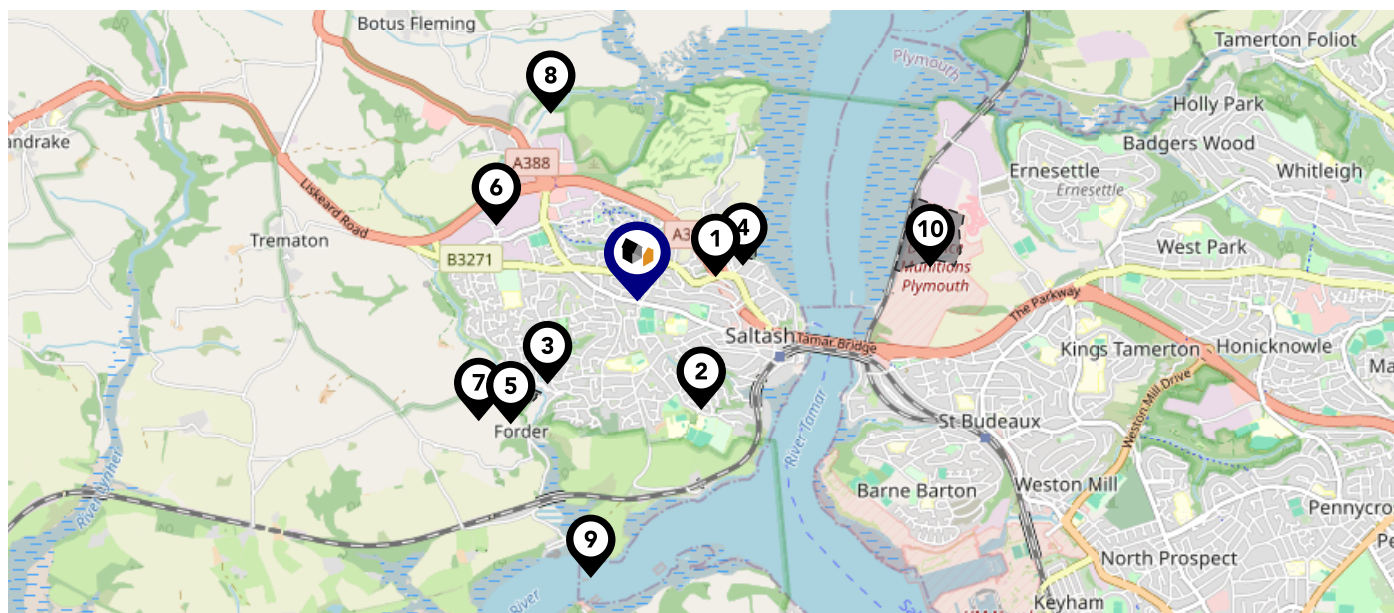
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

No data available.

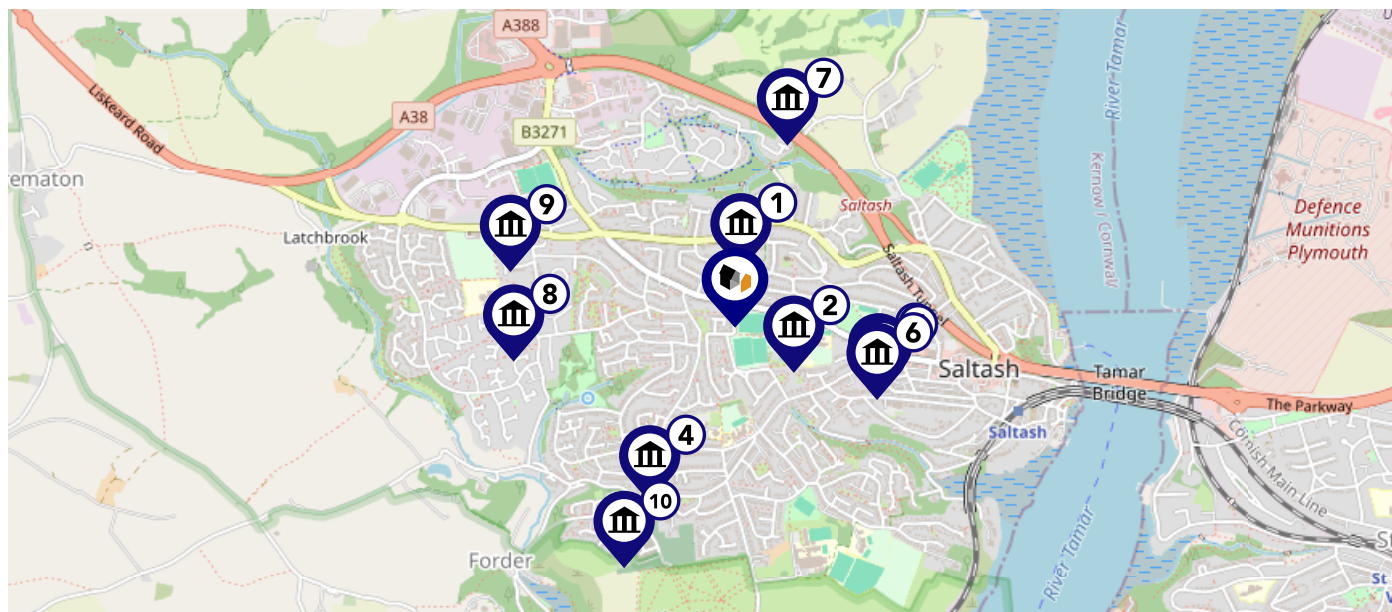
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



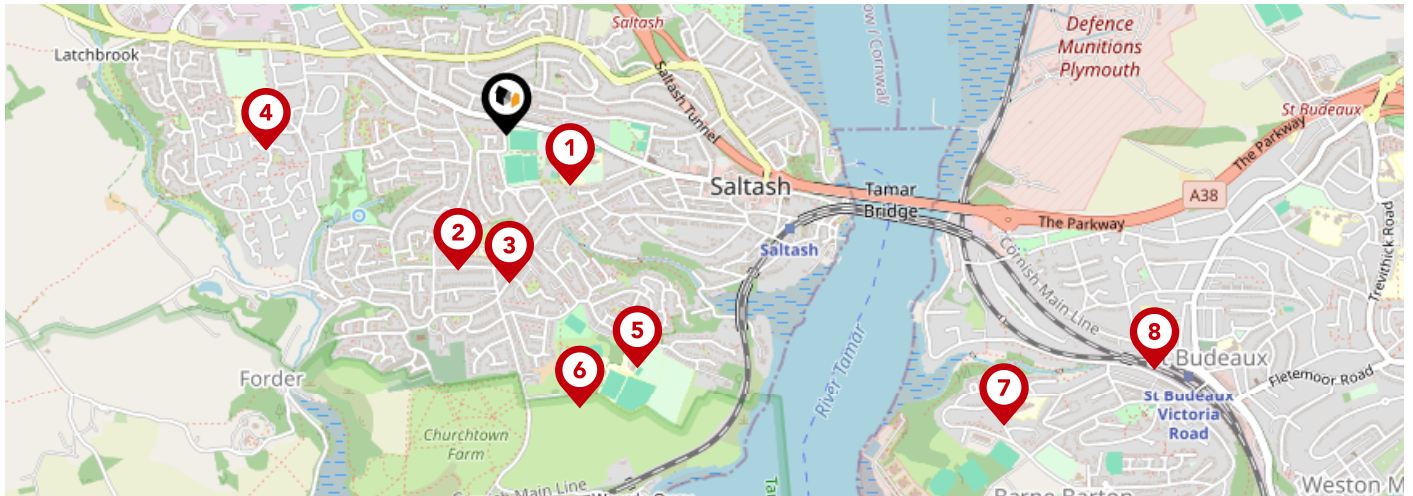
Nearby Landfill Sites

1	Saltmill Marsh-Saltmill Marsh, Saltash	Historic Landfill	☐
2	Trelawney Road Tip-Saltash, Cornwall	Historic Landfill	☐
3	Fairmean Road Tip-Saltash, Cornwall	Historic Landfill	☐
4	Salt Mill Tip-Saltash, Cornwall	Historic Landfill	☐
5	Burraton Coombe-Burraton Coombe, Saltash	Historic Landfill	☐
6	Tamar View Industrial Estate-Latchbrook, Saltash, Cornwall	Historic Landfill	☐
7	Burraton Coombe-Burraton Coombe, Saltash	Historic Landfill	☐
8	The Bungalow-The Bungalow, Carkeel, Saltash	Historic Landfill	☐
9	Antony Passage-Antony Passage, Saltash	Historic Landfill	☐
10	Little Ernsettle-Little Ernsettle, Plymouth	Historic Landfill	☐

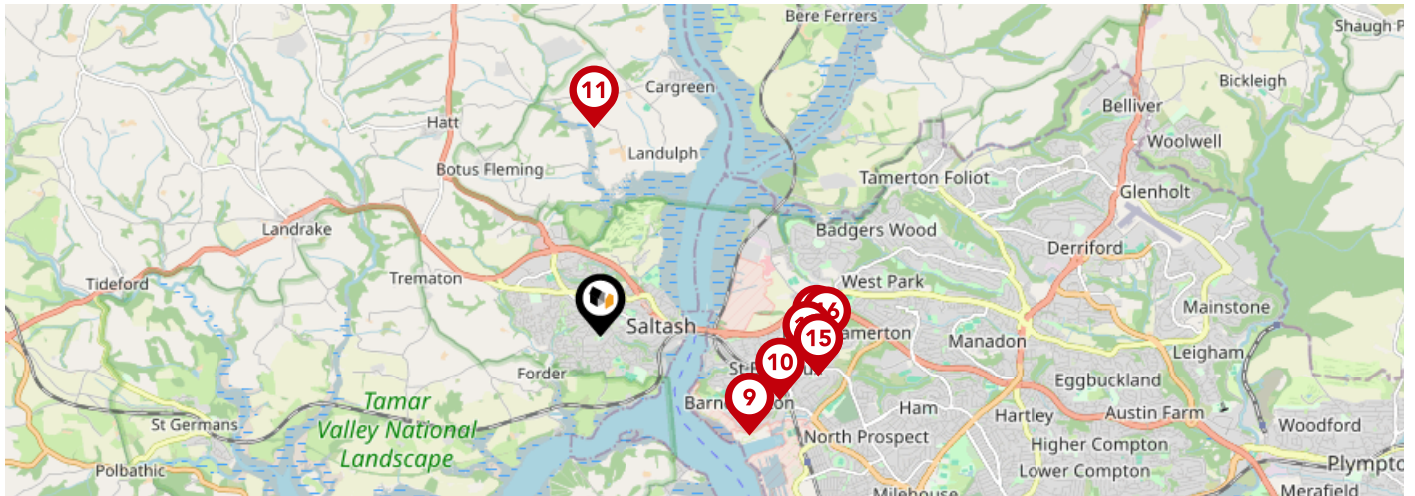
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1391980 - Milestone At Ngr Sx4211259431	Grade II	0.1 miles
 1474413 - Saltash Library	Grade II	0.2 miles
 1140398 - 4, Callington Road	Grade II	0.4 miles
 1159079 - Llan Stephen's Cottage	Grade II	0.4 miles
 1159043 - 2, Callington Road	Grade II	0.4 miles
 1329249 - Monument In Victoria Gardens	Grade II	0.4 miles
 1140378 - Mill Farmhouse	Grade II	0.5 miles
 1311163 - Fairmead Manor House	Grade II	0.5 miles
 1329252 - Milestone At Burraton Cross	Grade II	0.5 miles
 1140381 - Churchtown Farm Cottage	Grade II	0.6 miles



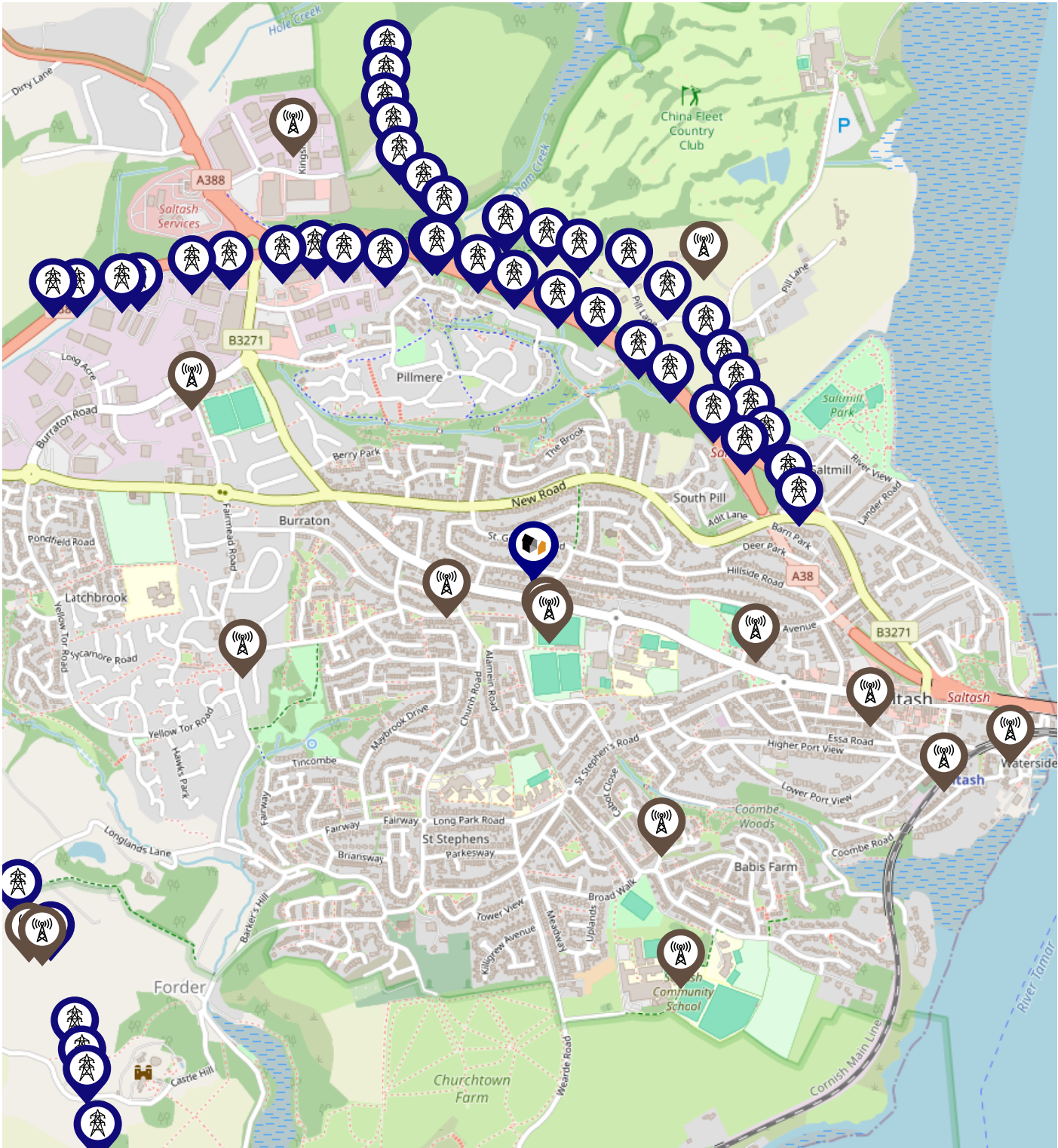
		Nursery	Primary	Secondary	College	Private
1	Brunel Primary & Nursery Academy Ofsted Rating: Good Pupils: 243 Distance:0.19	☐	☒	☐	☐	☐
2	Fountain Head House School Ofsted Rating: Not Rated Pupils: 48 Distance:0.34	☐	☐	☒	☐	☐
3	St Stephens (Saltash) Community Primary School Ofsted Rating: Good Pupils: 380 Distance:0.35	☐	☒	☐	☐	☐
4	Burraton Community Primary School Ofsted Rating: Good Pupils: 376 Distance:0.57	☐	☒	☐	☐	☐
5	Bishop Cornish CofE VA Primary School Ofsted Rating: Good Pupils: 187 Distance:0.63	☐	☒	☐	☐	☐
6	Saltash Community School Ofsted Rating: Requires improvement Pupils: 1202 Distance:0.67	☐	☐	☒	☐	☐
7	Oneschool Global Uk Plymouth Campus Ofsted Rating: Not Rated Pupils: 75 Distance:1.36	☐	☐	☒	☐	☐
8	St Paul's Roman Catholic Primary School Ofsted Rating: Good Pupils: 158 Distance:1.63	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
9	Riverside Community Primary School Ofsted Rating: Good Pupils: 445 Distance:1.7	☐	☒	☐	☐	☐
10	Victoria Road Primary Ofsted Rating: Good Pupils: 212 Distance:1.81	☐	☒	☐	☐	☐
11	Landulph School Ofsted Rating: Good Pupils: 71 Distance:1.97	☐	☒	☐	☐	☐
12	Mount Tamar School Ofsted Rating: Not Rated Pupils: 106 Distance:1.98	☐	☐	☒	☐	☐
13	Plaistow Hill Primary and Nursery School Ofsted Rating: Good Pupils: 130 Distance:2.05	☐	☒	☐	☐	☐
14	Marine Academy Primary Ofsted Rating: Outstanding Pupils: 507 Distance:2.1	☐	☒	☐	☐	☐
15	Marine Academy Plymouth Ofsted Rating: Good Pupils: 973 Distance:2.1	☐	☐	☒	☐	☐
16	St Budeaux CofE Primary Academy Ofsted Rating: Good Pupils: 106 Distance:2.14	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

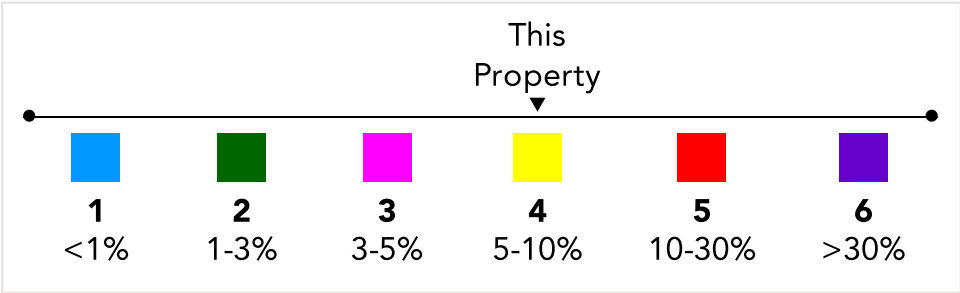
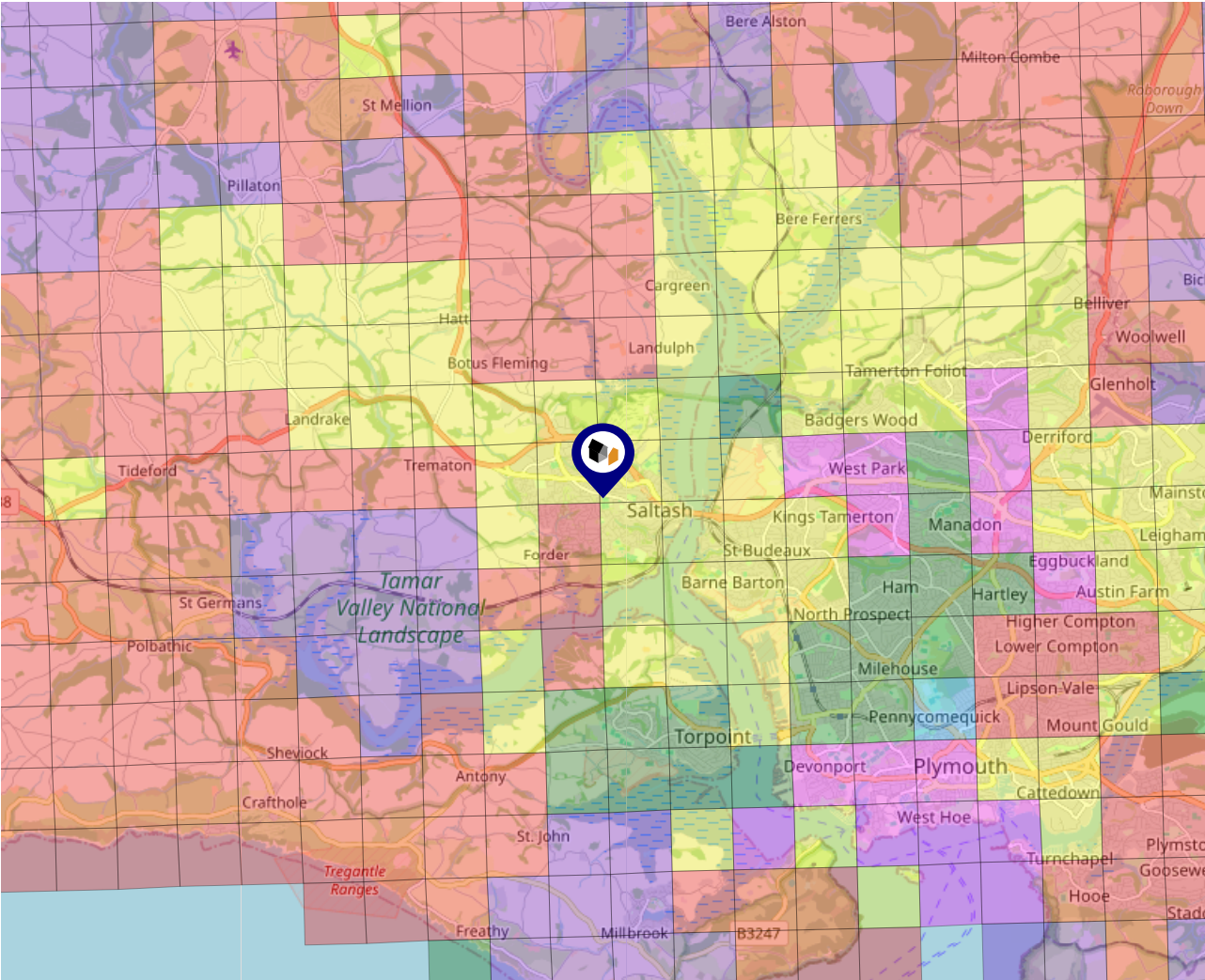


Key:

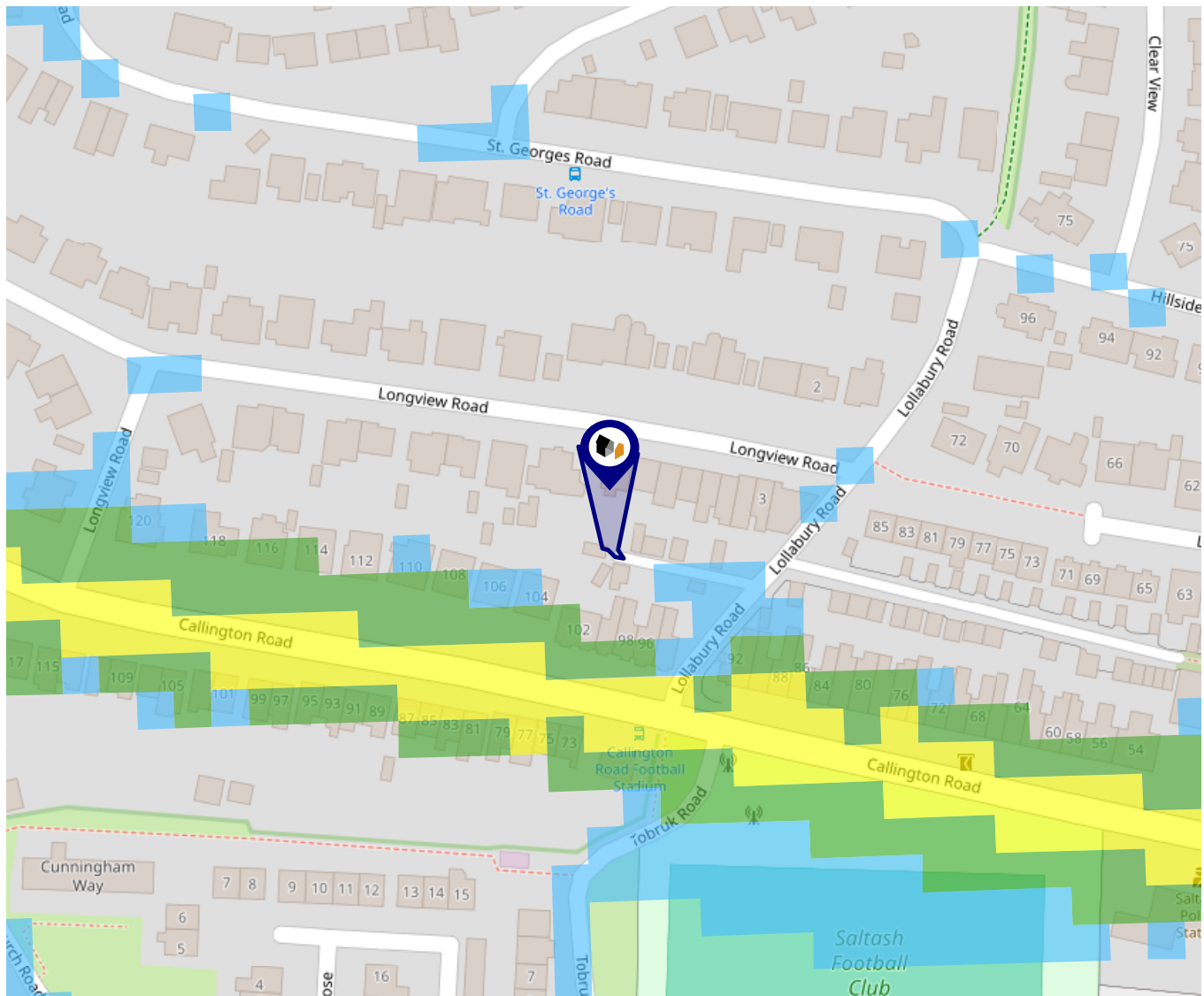
-  Power Pylons
-  Communication Masts

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).



Local Area Road Noise

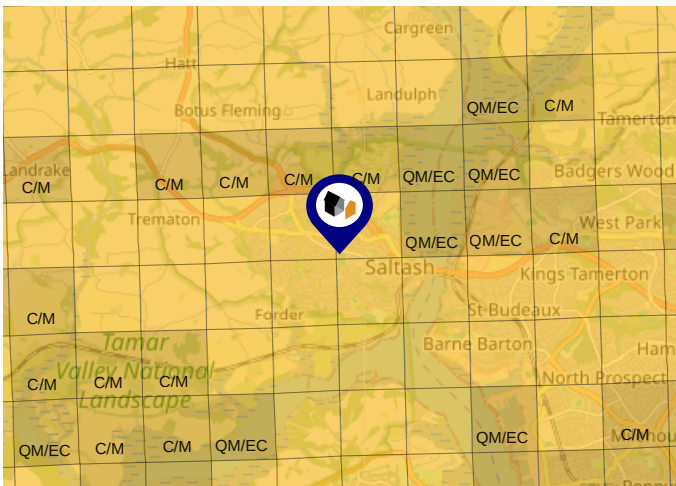


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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)

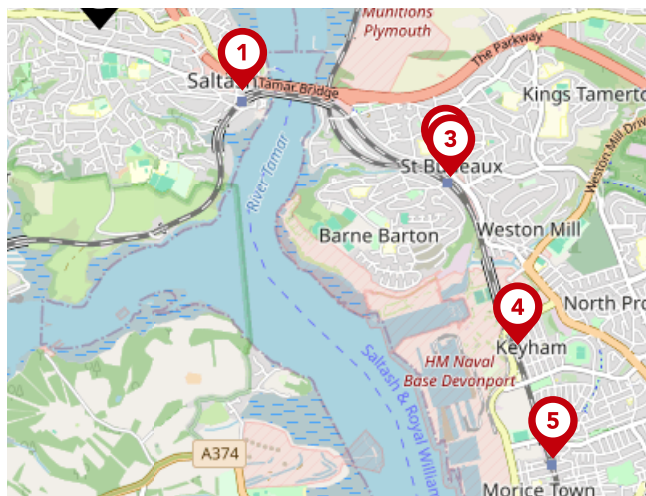
Carbon Content:	NONE	Soil Texture:	CLAY TO CLAYEY LOAM
Parent Material Grain:	ARGILLACEOUS	Soil Depth:	DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		



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)

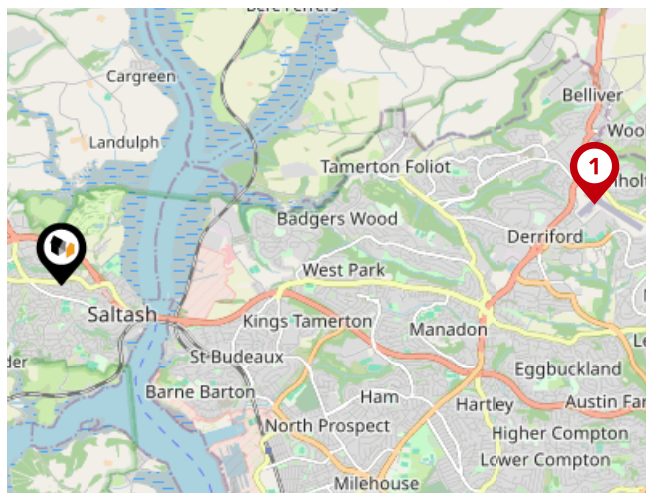


National Rail Stations

Pin	Name	Distance
1	Saltash Rail Station	0.72 miles
2	St Budeaux Victoria Road Rail Station	1.75 miles
3	St Budeaux Ferry Road Rail Station	1.79 miles
4	Keyham Rail Station	2.46 miles
5	Dockyard (Plymouth) Rail Station	2.93 miles

Trunk Roads/Motorways

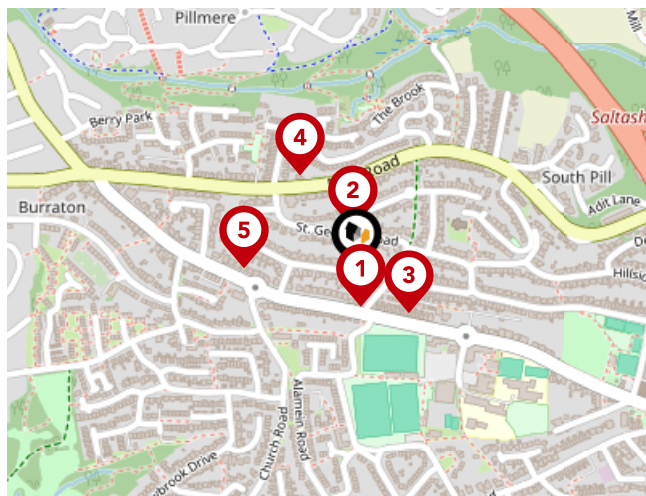
No Trunk Roads/Motorways found within 50 km of this property.



Airports/Helipads

Pin	Name	Distance
1	Plymouth City Airport	5.08 miles

Area Transport (Local)

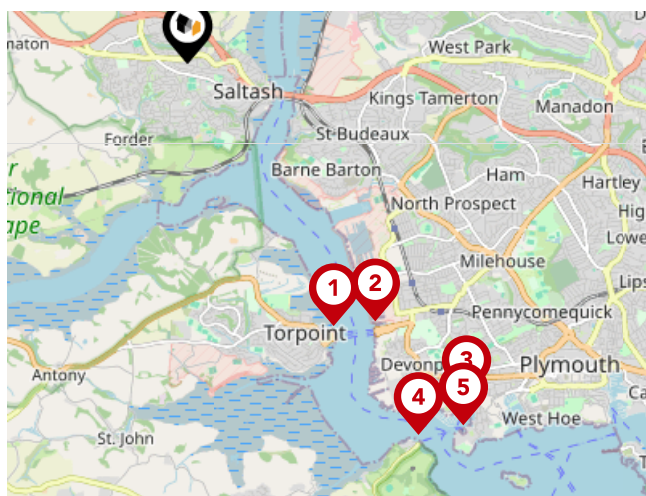


Bus Stops/Stations

Pin	Name	Distance
1	Callington Road Football Stadium	0.04 miles
2	St. Georges Road	0.05 miles
3	Callington Road	0.07 miles
4	New Road	0.13 miles
5	Callington Road Fire Station	0.13 miles

Local Connections

No Local Connections found within 30 km of this property.



Ferry Terminals

Pin	Name	Distance
1	Torpoint Ferry Terminal	2.84 miles
2	Devonport Ferry Terminal	3.01 miles
3	Plymouth Stonehouse Ferry Terminal	4.12 miles
4	Cremyll Mount Edgumbe Ferry Landing	4.13 miles
5	Royal William Yard Ferry Landing	4.3 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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