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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 13th January 2026



3, HILLTOP, ST. ANNS CHAPEL, KINGSBRIDGE, TQ7 4HG

6 Mannamead Road Plymouth Devon PL4 7AA

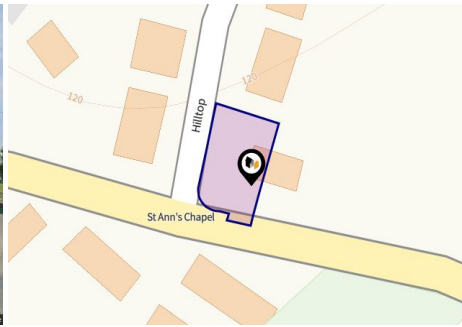
01752 256000

property@langtownandcountry.com

www.langtownandcountry.com



Property Overview



Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	785 ft ² / 73 m ²
Plot Area:	0.1 acres
Year Built :	1930-1949
Council Tax :	Band B
Annual Estimate:	£1,938
Title Number:	DN418859
UPRN:	10004740503

Last Sold Date:	28/03/2025
Last Sold Price:	£382,500
Last Sold £/ft²:	£487
Tenure:	Freehold

Local Area

Local Authority:	Devon
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

7 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address

Planning records for: **3, Hilltop, St. Anns Chapel, Kingsbridge, TQ7 4HG**

Reference - 15/00708/COND23
Decision: -
Date: 27th April 2023
Description: Partial discharge of conditions 19 & 29 (surface water) relating to Parcel 15 on planning permission 15/00708/MAJ for outline residential development, mixed use local centre (Use Classes A1, A2, A3, A4, A5, D1, B1), education facilities and sport and recreation, land for community buildings (Use Class D2), open space, Suitable Alternative Natural Green Spaces (SANGS), Sustainable Urban Drainage Systems works, new access and highways infrastructure including a bridge and related works (approval sought for access)
Reference - 1471/23/FUL
Decision: Appeal Dismissed (Refused)
Date: 27th April 2023
Description: New 2 bedroom detached house (resubmission of 3905/22/FUL)
Reference - 3256/22/CLP
Decision: -
Date: 17th November 2022
Description: Certificate of Lawfulness for Proposed internal alterations to create habitable accommodation within extent of existing loft space and insertion of rooflights within existing roof plan
Reference - 3905/22/FUL
Decision: Refused
Date: 08th November 2022
Description: New 3-bedroom detached house

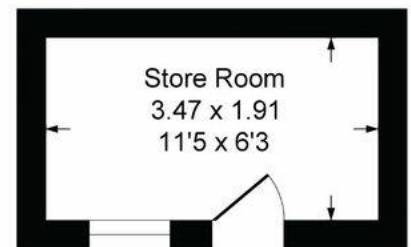
3, HILLTOP, ST. ANNS CHAPEL, KINGSBRIDGE, TQ7 4HG

3 Hilltop, St Ann's Chapel, Kingsbridge, Devon, TQ7 4HG

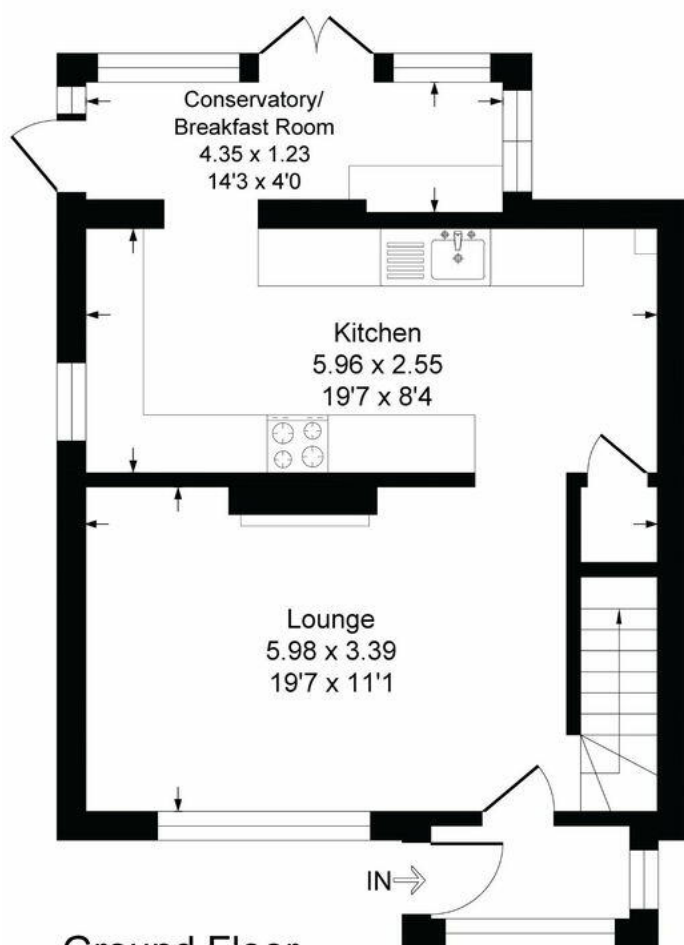
Approximate Gross Internal Floor Area = 81.5 sq m / 878 sq ft

Outbuilding Area = 6.6 sq m / 71 sq ft

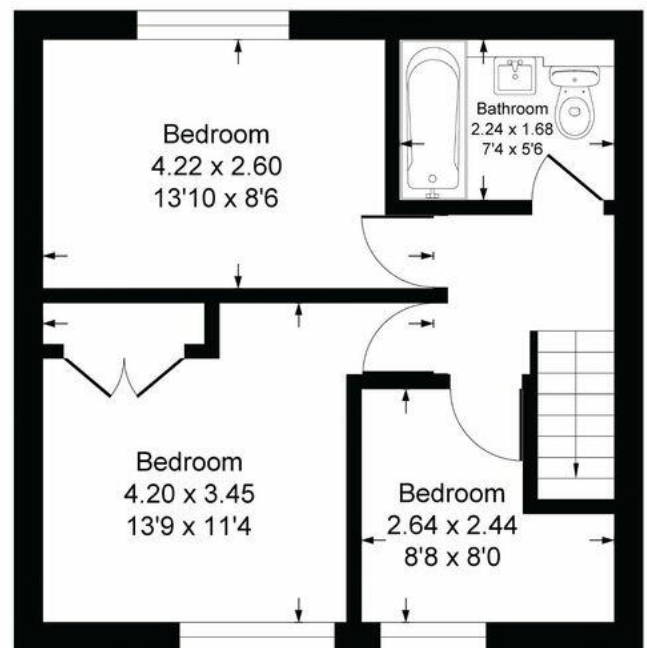
Total Area = 88.2 sq m / 950 sq ft



Outbuilding



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

Property EPC - Certificate

3, Hilltop, St. Anns Chapel, TQ7 4HG

Energy rating

E

Valid until 26.02.2027

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		

Property

EPC - Additional Data

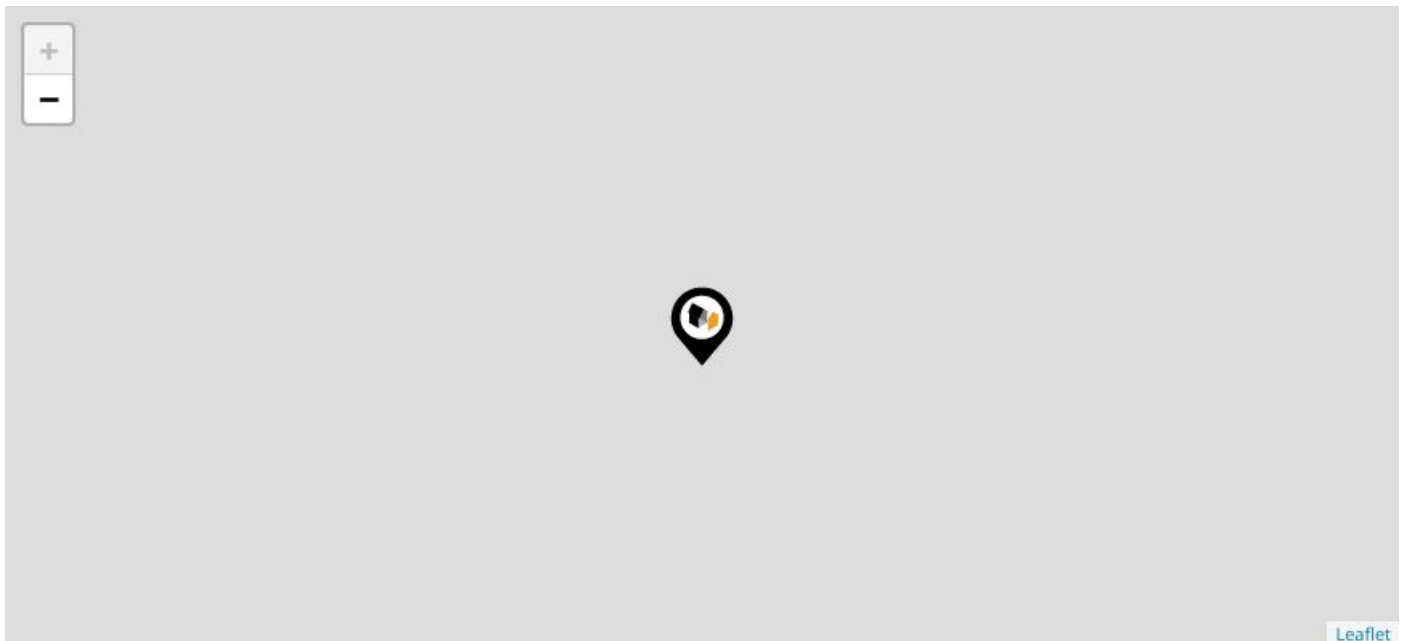
Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Electricity (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Timber frame, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, insulated at rafters
Roof Energy:	Average
Main Heating:	Room heaters, electric
Main Heating Controls:	Appliance thermostats
Hot Water System:	Oil range cooker
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in 63% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	73 m ²

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

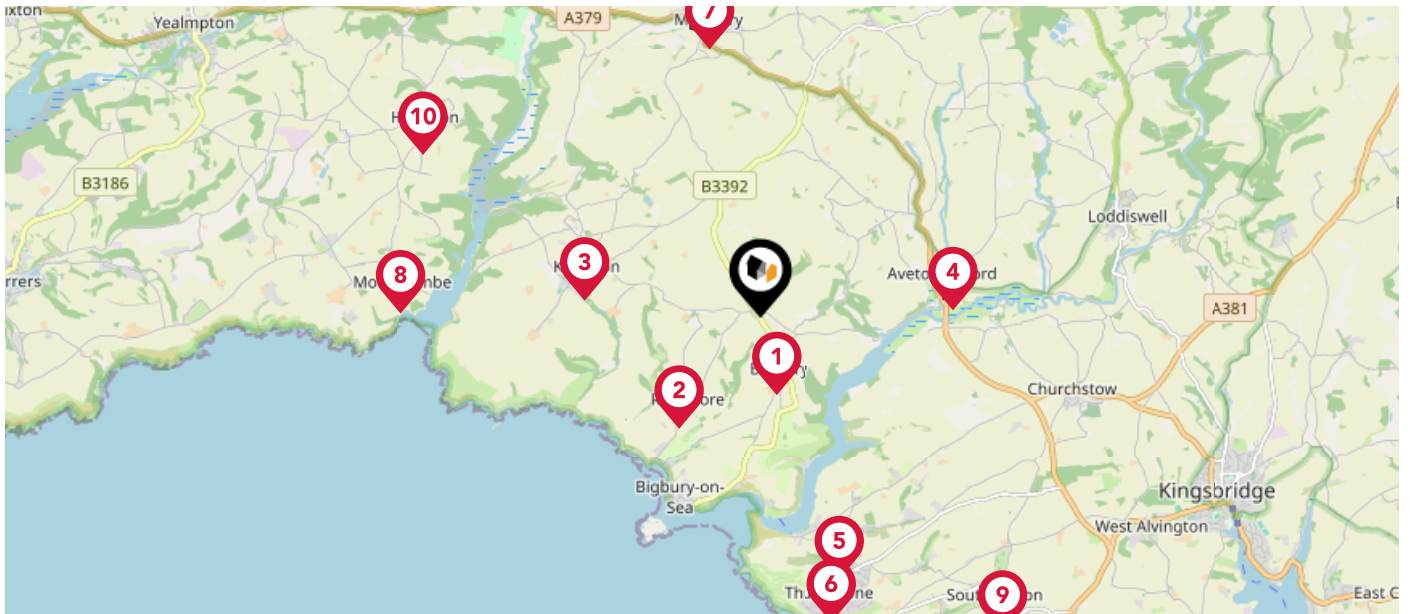
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



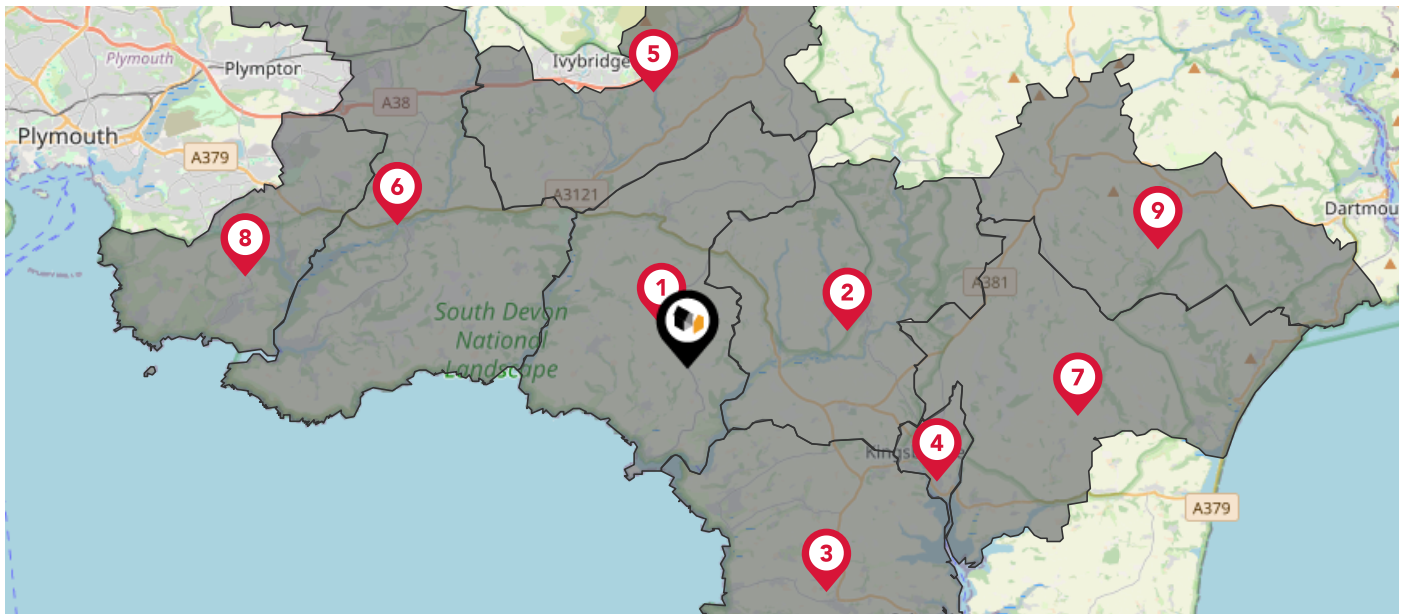
Nearby Conservation Areas

- 1 Bigbury
- 2 Ringmore (South Hams)
- 3 Kingston (South Hams)
- 4 Aveton Gifford
- 5 West Buckland
- 6 Thurlestone
- 7 Modbury
- 8 Mothecombe
- 9 South Milton
- 10 Holbeton

Maps

Council Wards

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



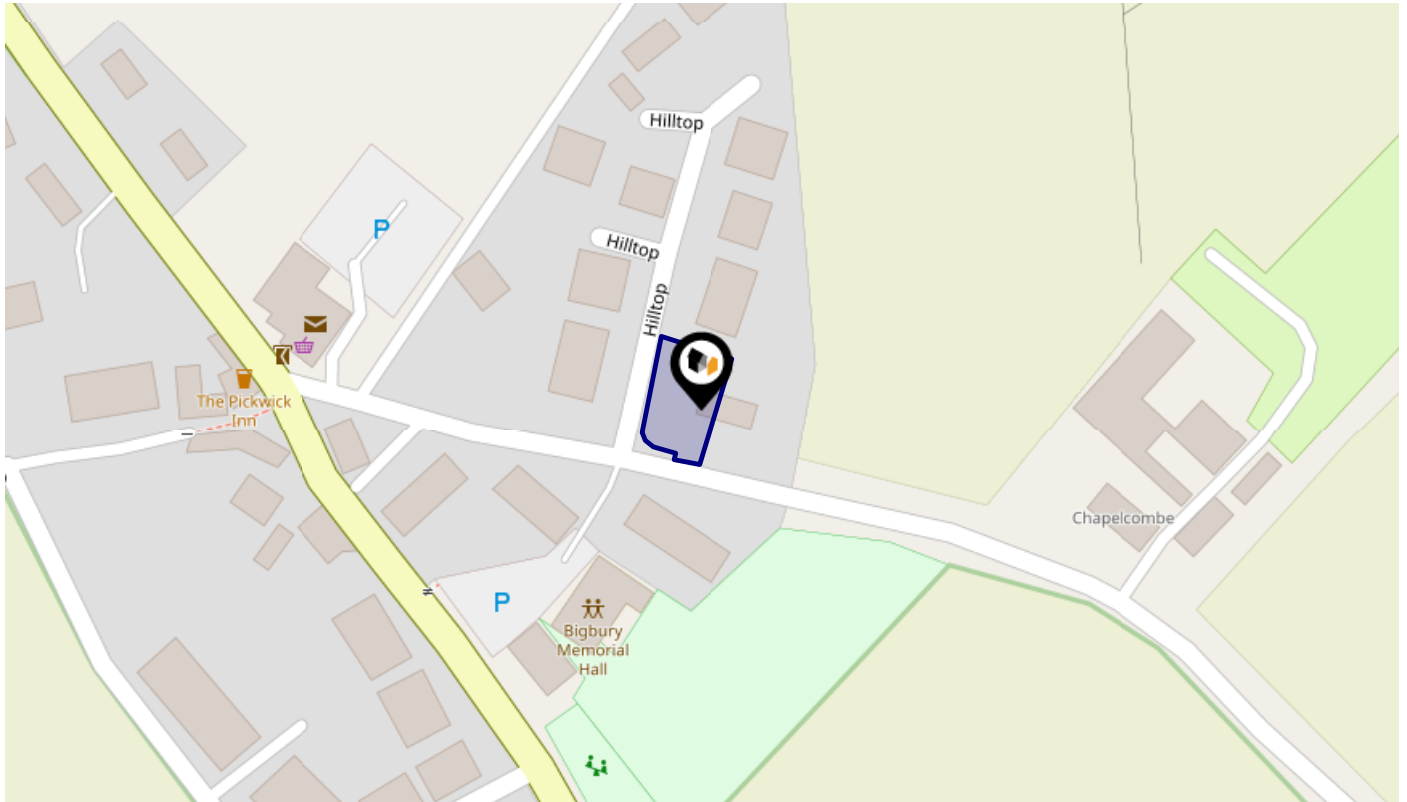
Nearby Council Wards

- 1 Charterlands Ward
- 2 Loddiswell & Aveton Gifford Ward
- 3 Salcombe & Thurlestone Ward
- 4 Kingsbridge Ward
- 5 Ermington & Ugborough Ward
- 6 Newton & Yealmpton Ward
- 7 Allington & Strete Ward
- 8 Wembury & Brixton Ward
- 9 Blackawton & Stoke Fleming Ward

Maps

Rail Noise

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.

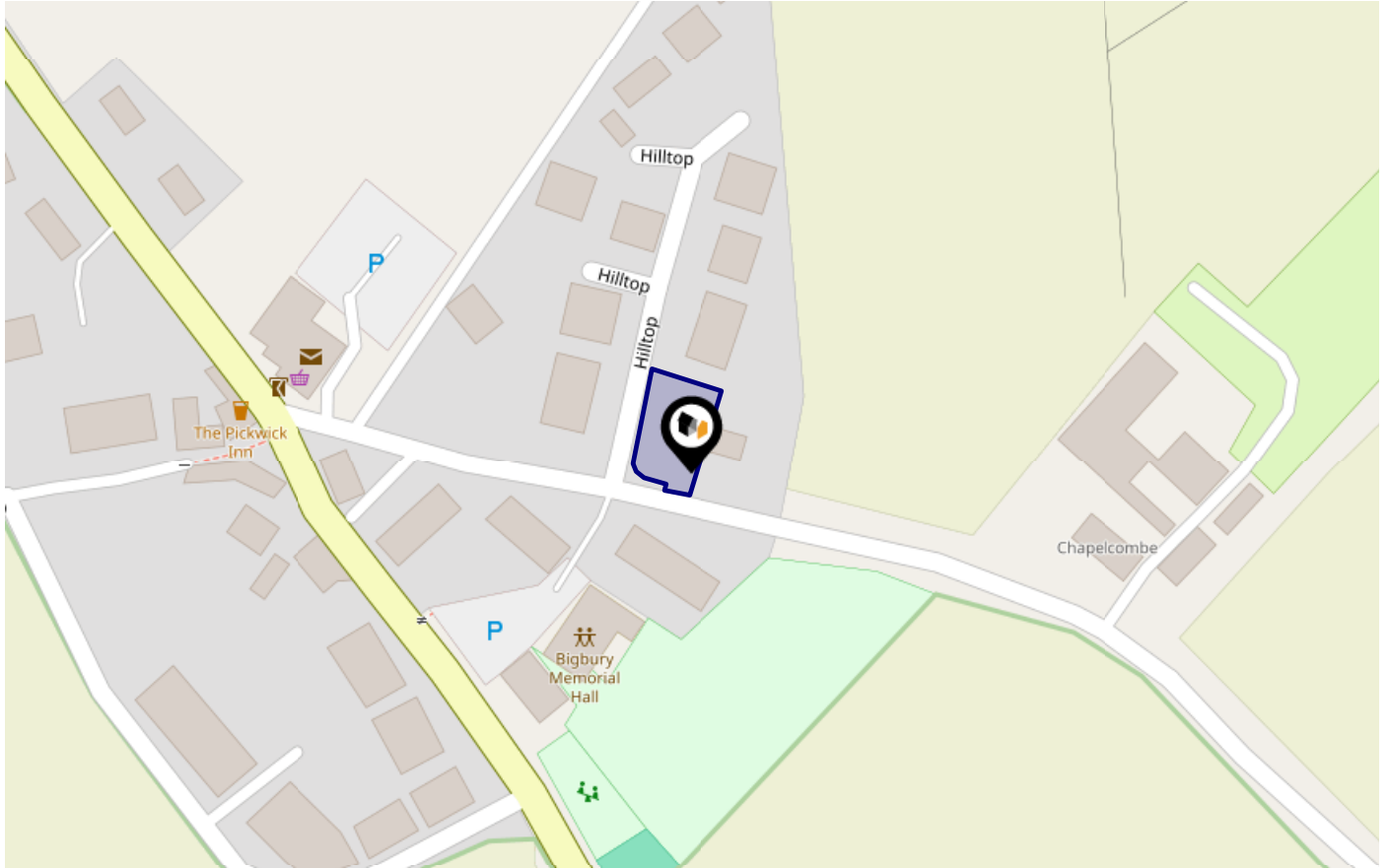
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

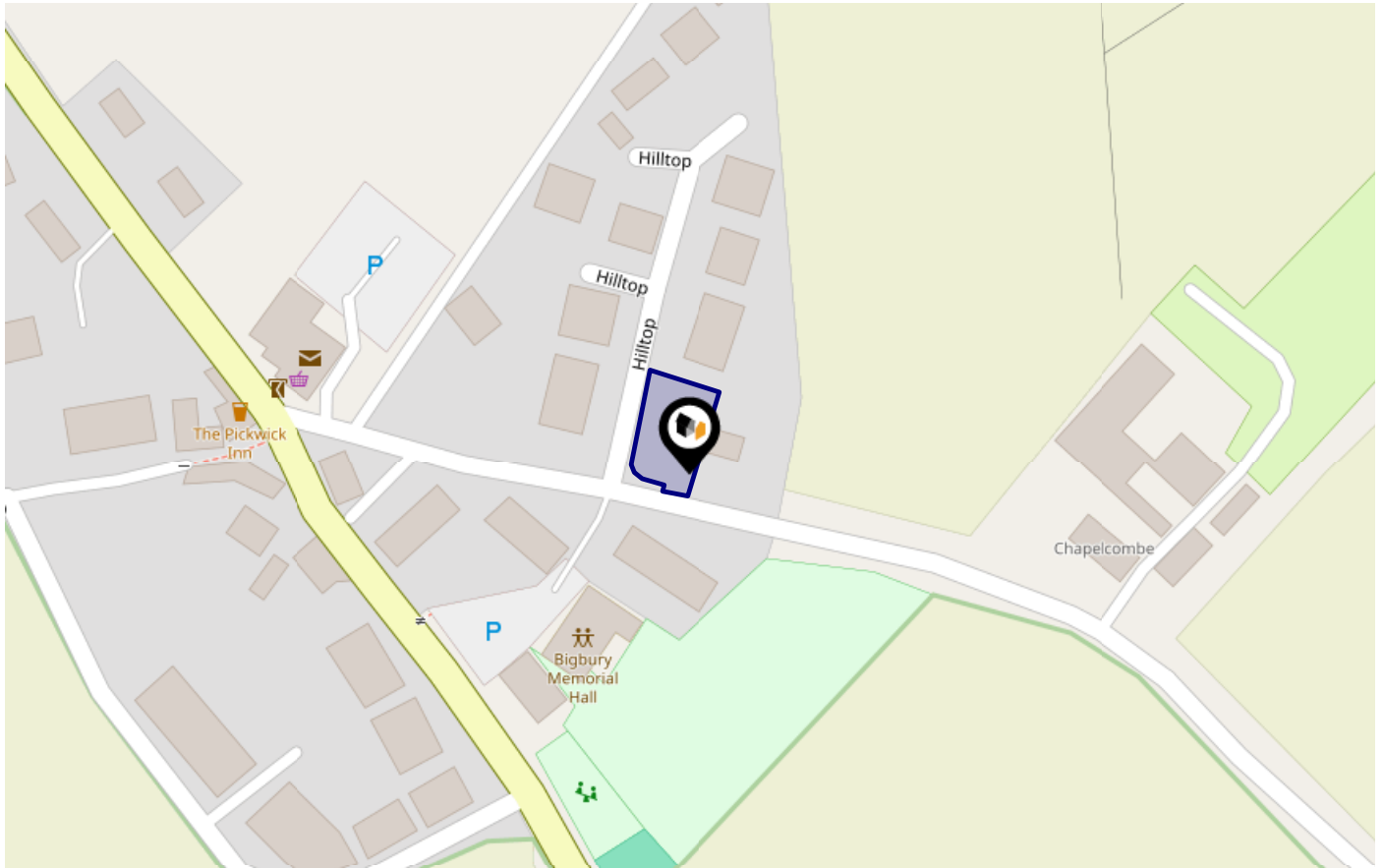
Chance of flooding to the following depths at this property:



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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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

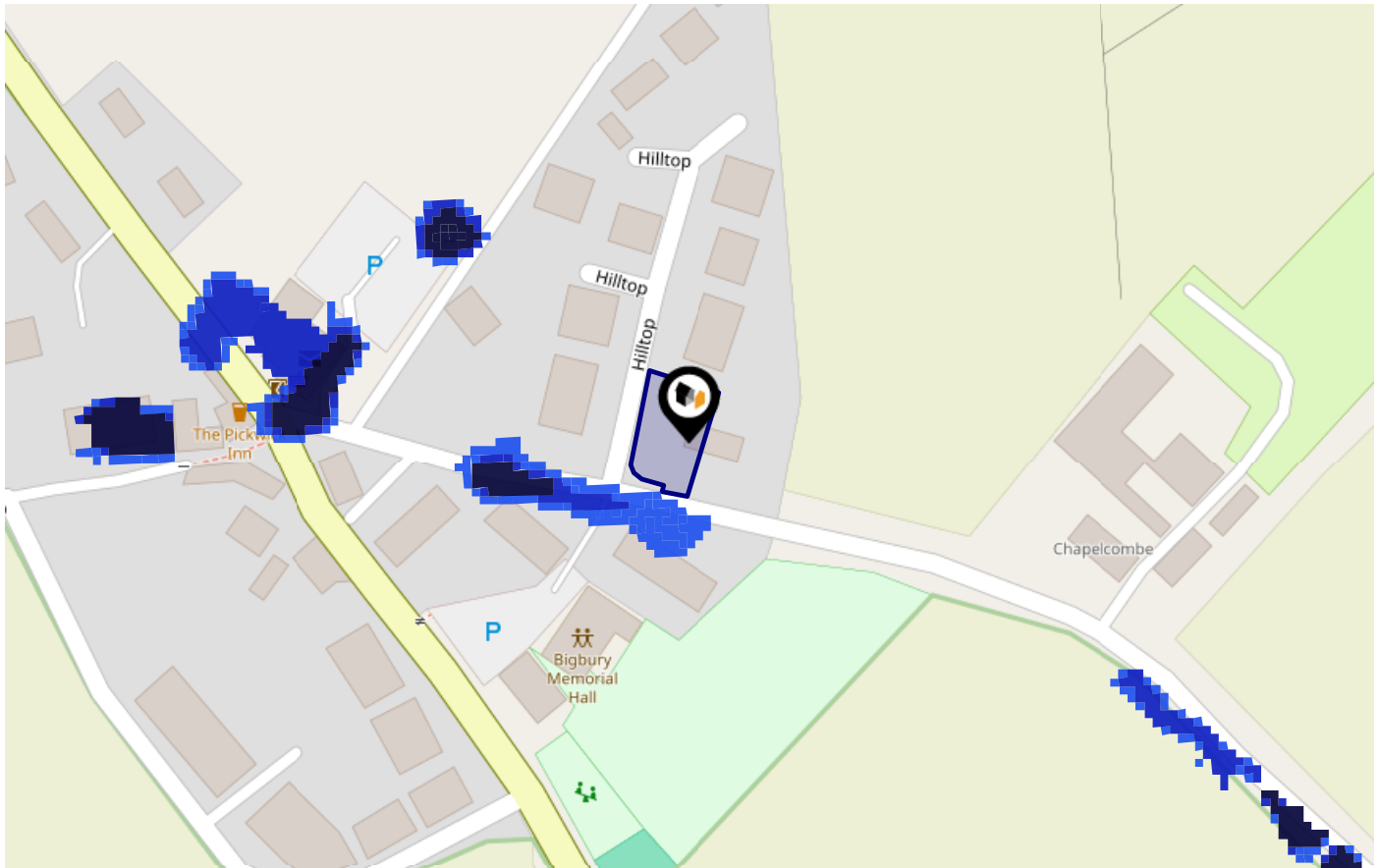
Chance of flooding to the following depths at this property:



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

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.

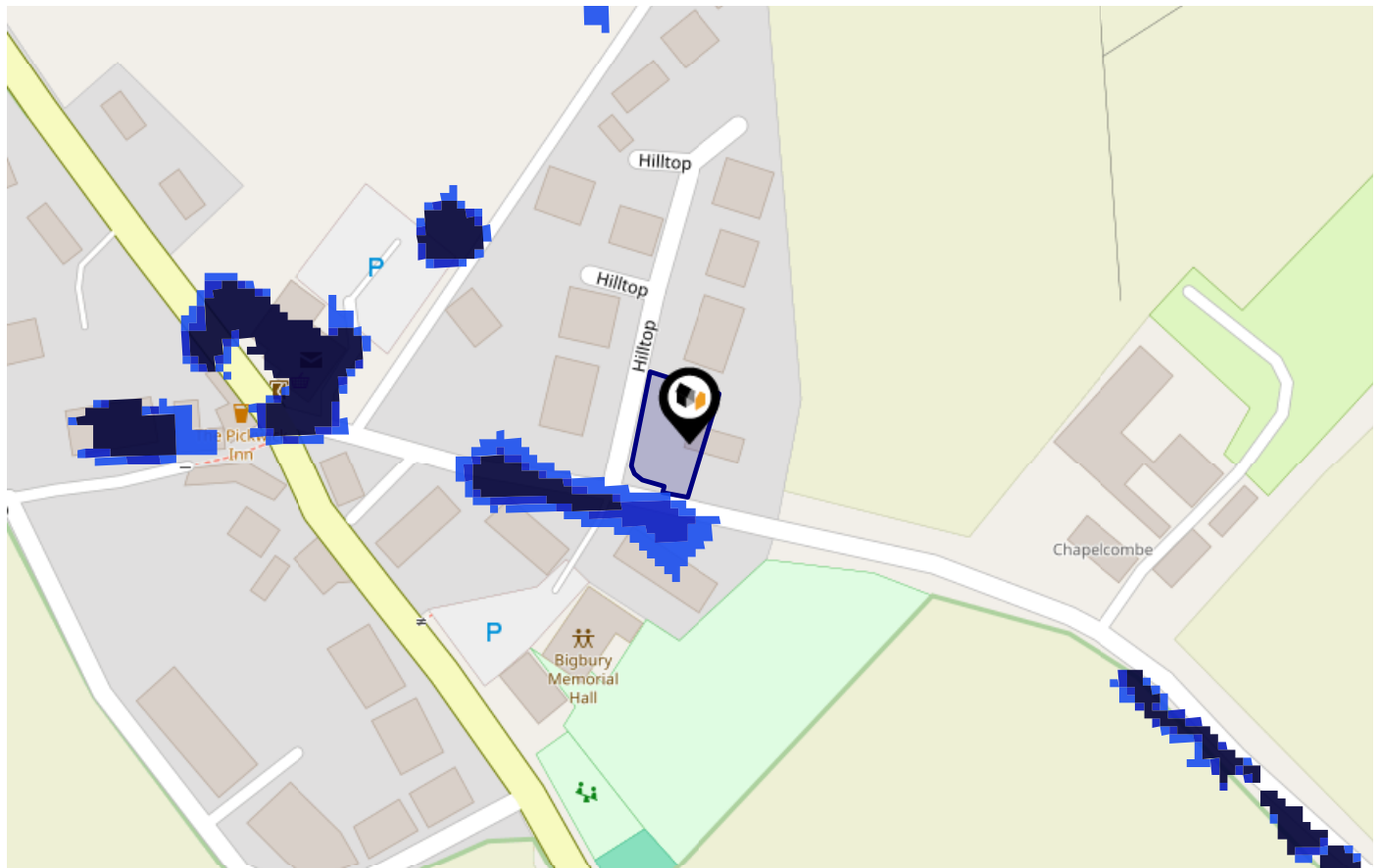
Chance of flooding to the following depths at this property:



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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- Very Low Risk** - an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

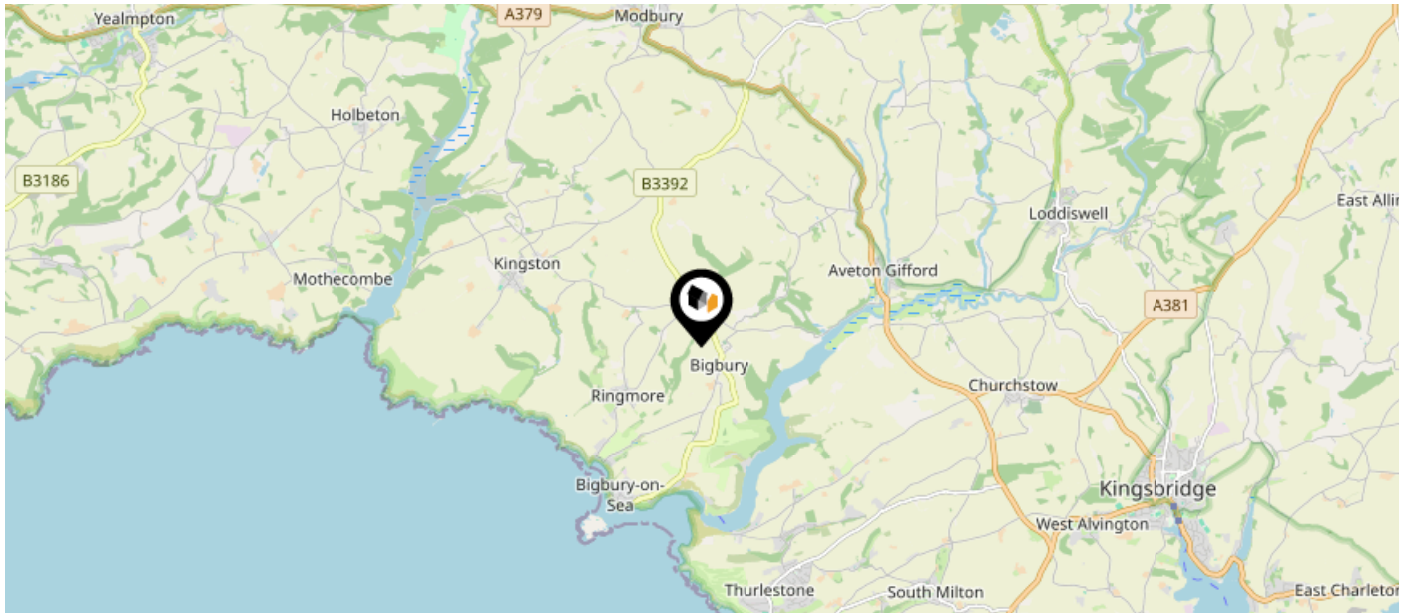
Chance of flooding to the following depths at this property:



Maps

Green Belt

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



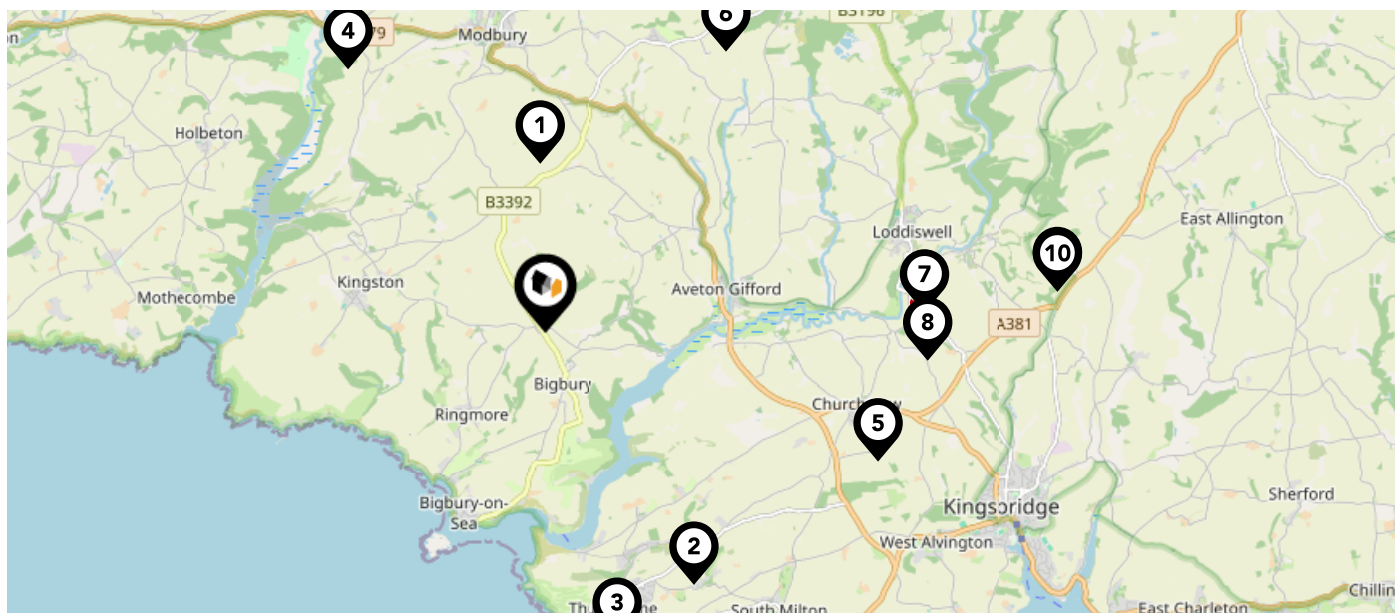
Nearby Green Belt Land

No data available.

Maps

Landfill Sites

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.



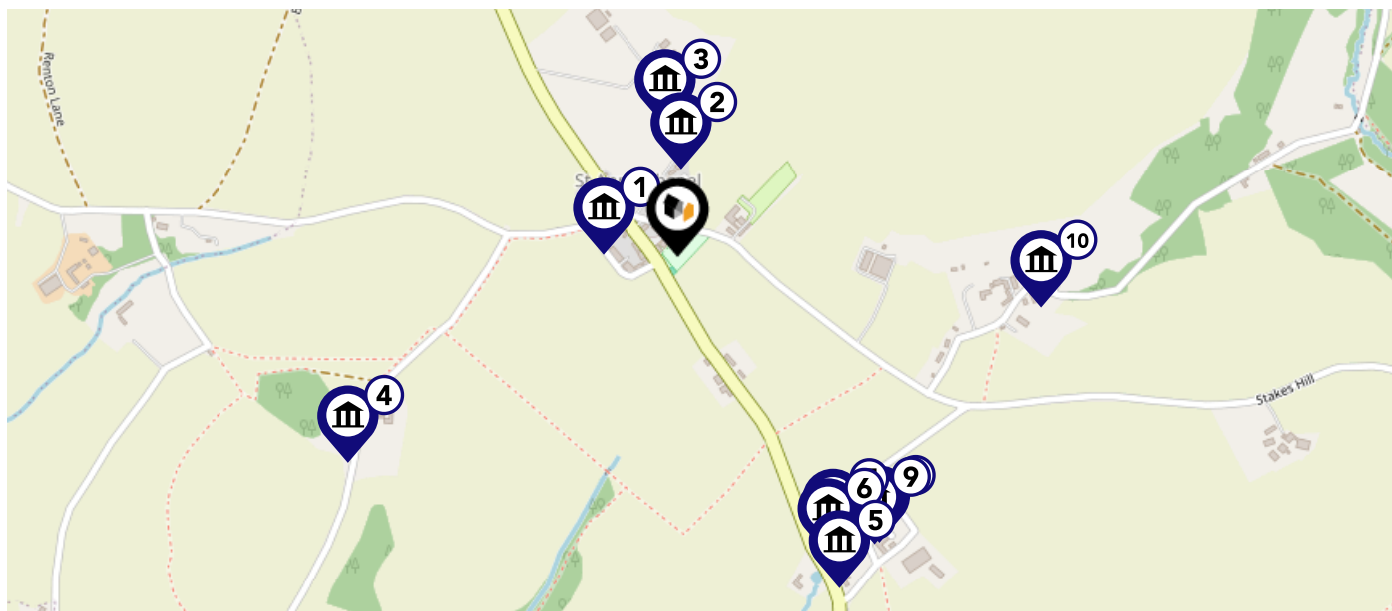
Nearby Landfill Sites

1	Land Near Whympston Farm-Modbury, Devon	Historic Landfill
2	Easton Court Farm-Thurleston, Kingsbridge, Devon	Historic Landfill
3	Thurlestone Hotel-Thurlestone, Devon	Historic Landfill
4	EA/EPR/AP3291HL/A001	Active Landfill
5	Meadow Wood Pet Cemetery-Pooley Lane,Kingsbridge,Churstow,Devon	Historic Landfill
6	Beechy Lane-Torrdown, Modbury, Devon	Historic Landfill
7	EA/EPR/TP3391HP/A001	Active Landfill
8	Sorley Farm-Kingsbridge, Buckland-Tout-Saints, Devon	Historic Landfill
9	Torr Quarry Inert Waste Landfill-East Allington,Totnes,Devon	Historic Landfill
10	EA/EPR/GP3391HF/A001	Active Landfill

Maps

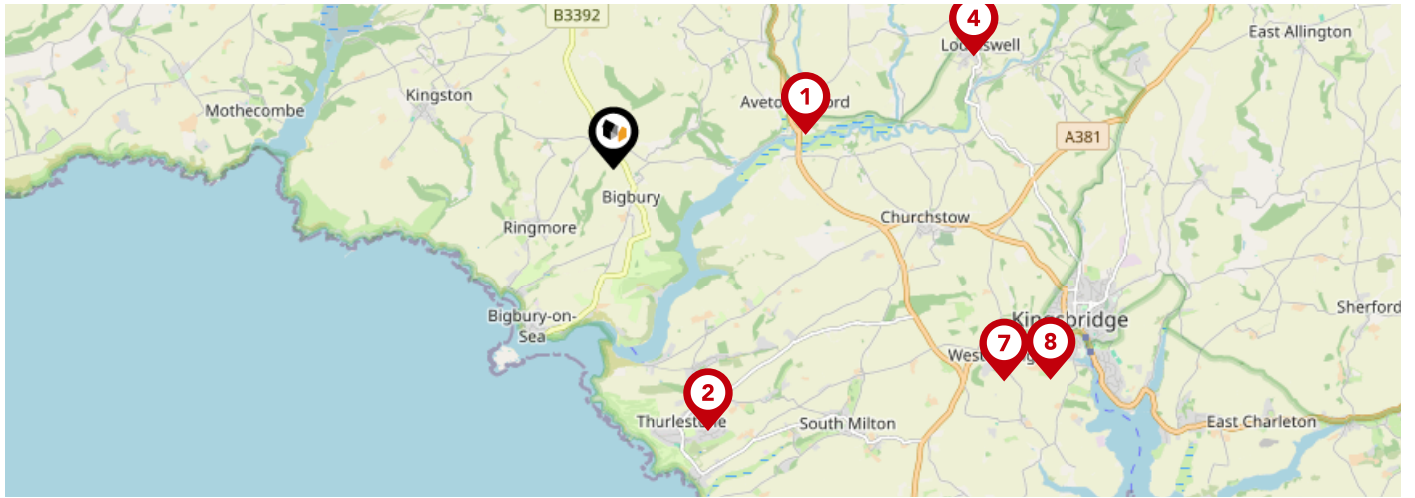
Listed Buildings

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



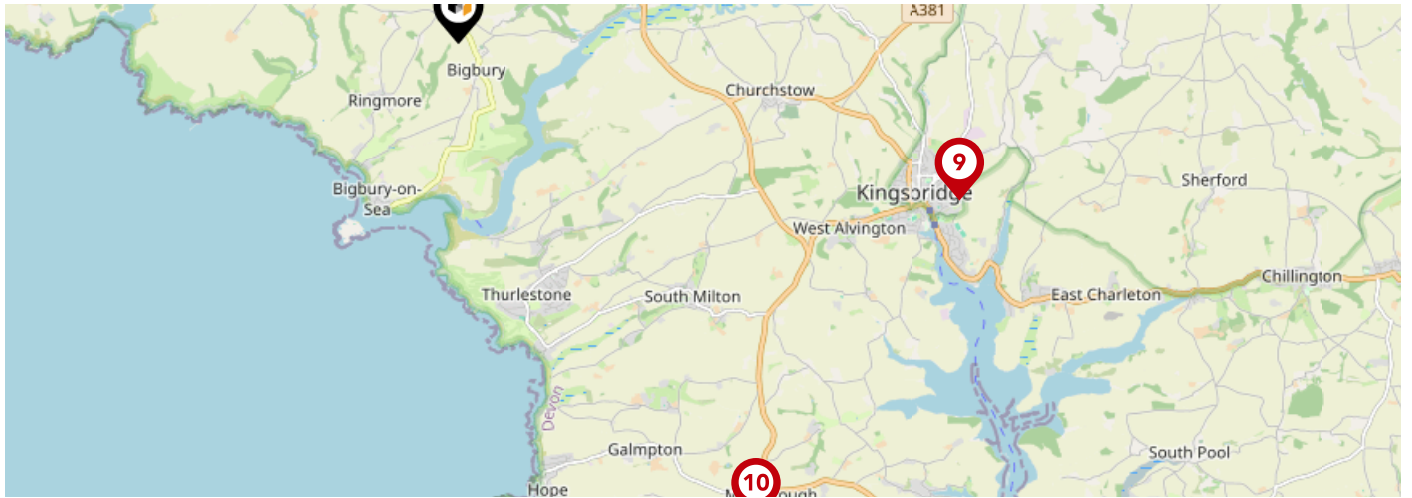
Listed Buildings in the local district	Grade	Distance
 1108104 - The Old Chapel Inn	Grade II	0.1 miles
 1309152 - St Anns Well, Circa 70 Metres South Of Holwell Farmhouse	Grade II	0.1 miles
 1108103 - Holwell Farmhouse	Grade II	0.2 miles
 1165886 - Holdings Houghton Cottage	Grade II	0.4 miles
 1325104 - Dovecote At Bigbury Court Hotel	Grade II	0.4 miles
 1325103 - Bigbury Court	Grade II	0.4 miles
 1108098 - Barn And Malthouse To North East Of Bigbury Court Hotel	Grade II	0.4 miles
 1108132 - Gate Piers, Gate And Walls At East Entrance To St Lawrence	Grade II	0.4 miles
 1448221 - Bigbury War Memorial Cross	Grade II	0.4 miles
 1108095 - East Glebe Glebe House West Glebe	Grade II	0.4 miles

Area Schools



	Nursery	Primary	Secondary	College	Private
<p>1 Aveton Gifford CofE Primary School Ofsted Rating: Good Pupils: 105 Distance:1.85</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Thurlestone All Saints Church of England Academy Ofsted Rating: Good Pupils: 152 Distance:2.64</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Modbury Primary School Ofsted Rating: Good Pupils: 159 Distance:2.91</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Loddiswell Primary School Ofsted Rating: Good Pupils: 105 Distance:3.59</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Holbeton Primary School Ofsted Rating: Good Pupils: 76 Distance:3.6</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Ermington Primary School Ofsted Rating: Outstanding Pupils: 113 Distance:4</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 West Alvington Church of England Academy Ofsted Rating: Good Pupils: 39 Distance:4.22</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Kingsbridge Academy Ofsted Rating: Good Pupils: 1292 Distance:4.59</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools





	Nursery	Primary	Secondary	College	Private
<p>9 Kingsbridge Primary School</p> <p>Ofsted Rating: Requires improvement Pupils:0 Distance:4.98</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Malborough with South Huish Church of England Primary School</p> <p>Ofsted Rating: Good Pupils: 82 Distance:5.34</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Ugborough Primary School</p> <p>Ofsted Rating: Good Pupils: 120 Distance:5.46</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Stowford School</p> <p>Ofsted Rating: Good Pupils: 444 Distance:5.87</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Manor Primary School, Ivybridge</p> <p>Ofsted Rating: Outstanding Pupils: 229 Distance:5.9</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 The Erme Primary School</p> <p>Ofsted Rating: Good Pupils: 96 Distance:6.01</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Ivybridge Community College</p> <p>Ofsted Rating: Good Pupils: 2424 Distance:6.07</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Yealmpton Primary School</p> <p>Ofsted Rating: Good Pupils: 180 Distance:6.17</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons



Key:

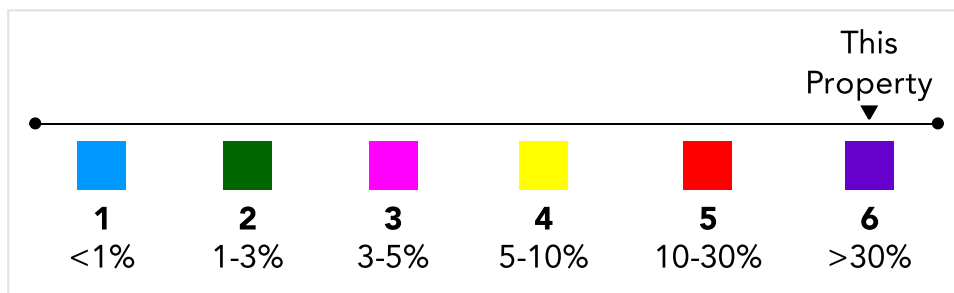
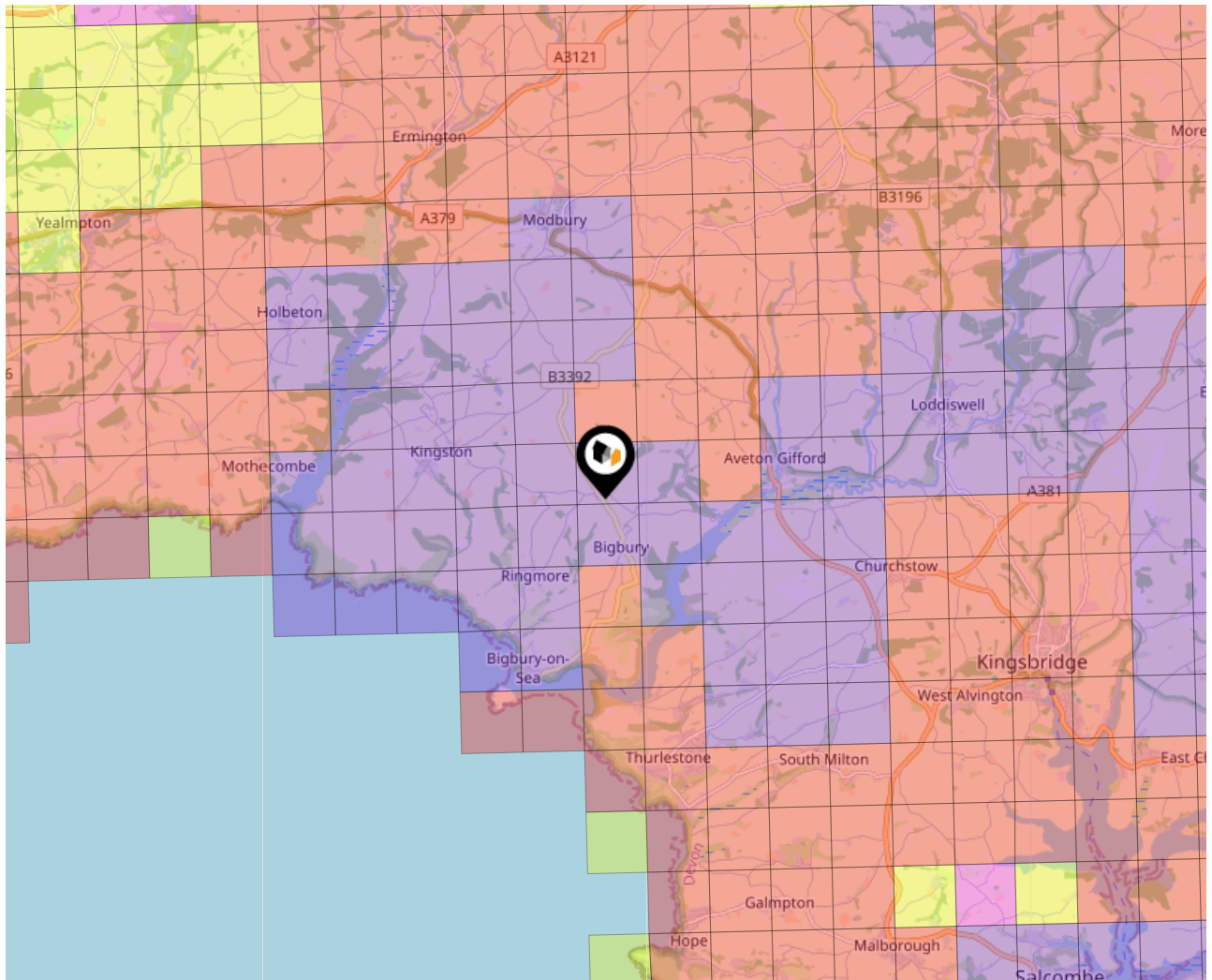
-  Power Pylons
-  Communication Masts

Environment

Radon Gas

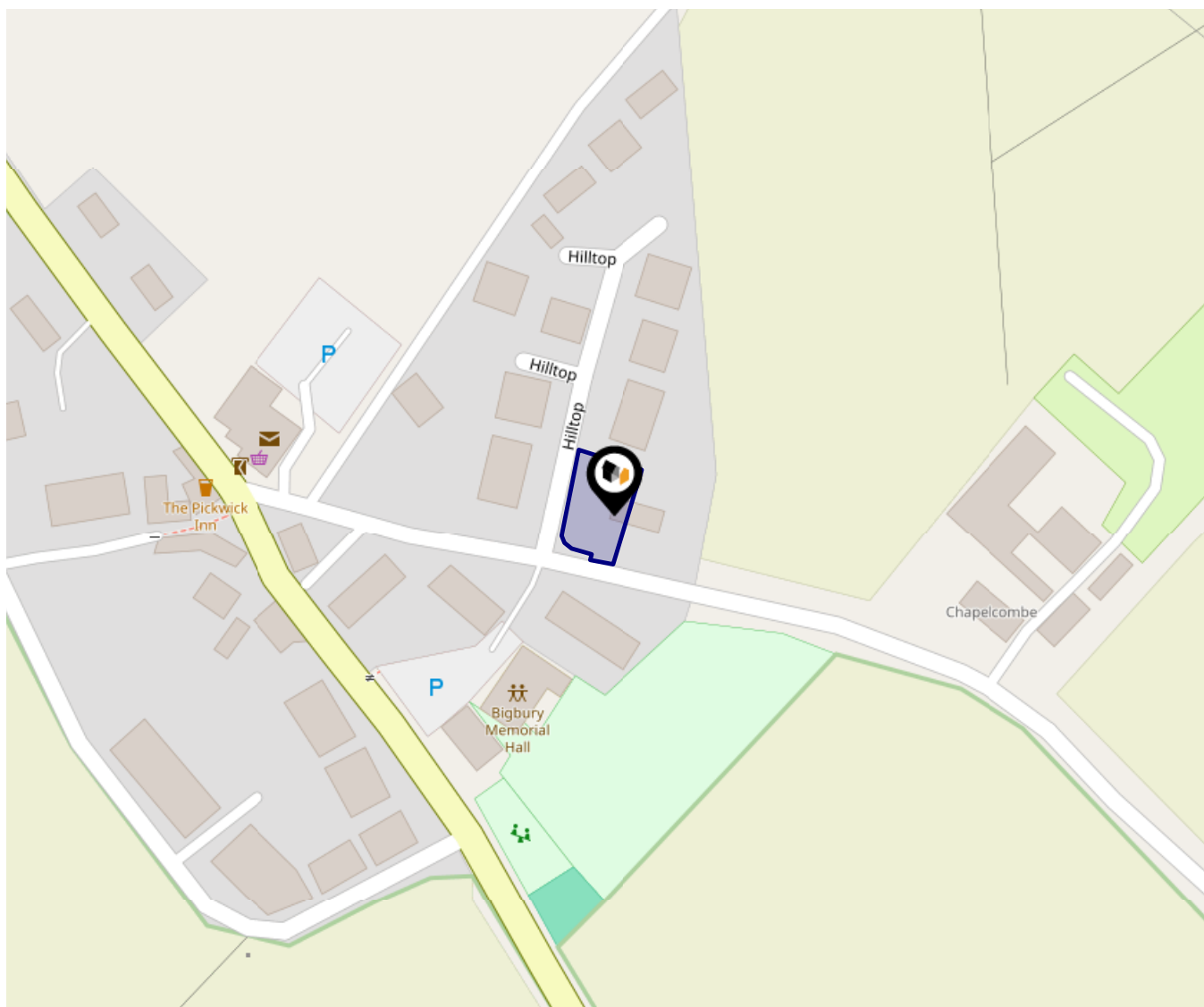
What is Radon?

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



This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

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:

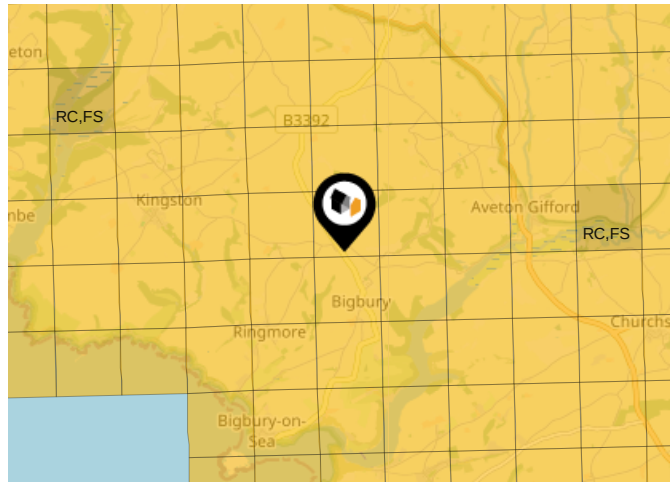
- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Environment

Soils & Clay

Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	NONE	Soil Texture:	SILTY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	INTERMEDIATE
Soil Group:	MEDIUM(SILTY)		

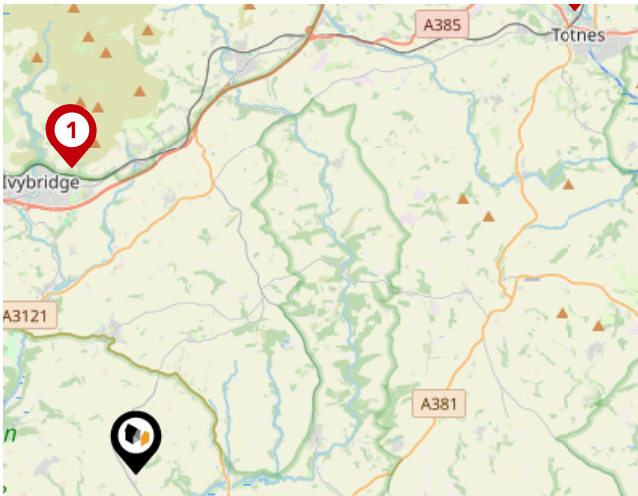


Primary Classifications (Most Common Clay Types)

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

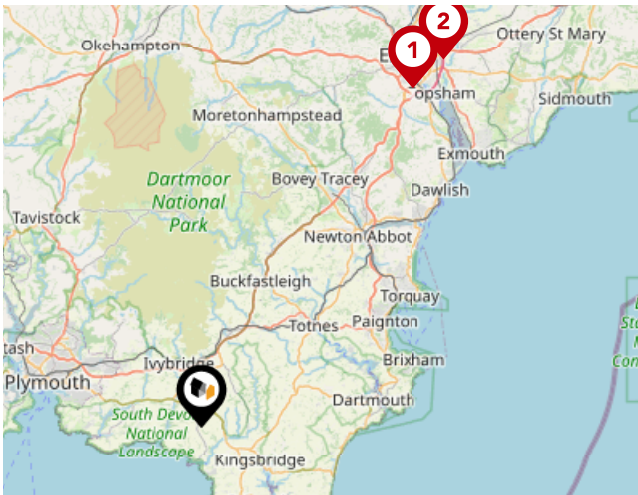
Area

Transport (National)



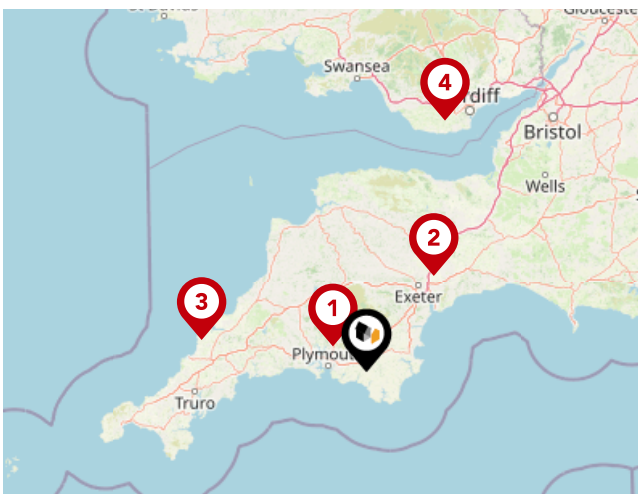
National Rail Stations

Pin	Name	Distance
1	Ivybridge Rail Station	5.92 miles
2	Ivybridge Rail Station	5.93 miles
3	Totnes Rail Station	12.06 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	30.18 miles
2	M5 J30	33.26 miles

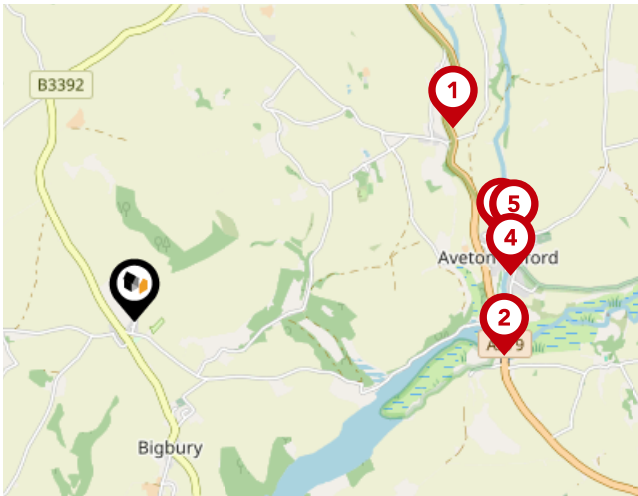


Airports/Helipads

Pin	Name	Distance
1	Glenholt	12.92 miles
2	Exeter Airport	35.49 miles
3	St Mawgan	50.68 miles
4	Cardiff Airport	78.89 miles

Area

Transport (Local)



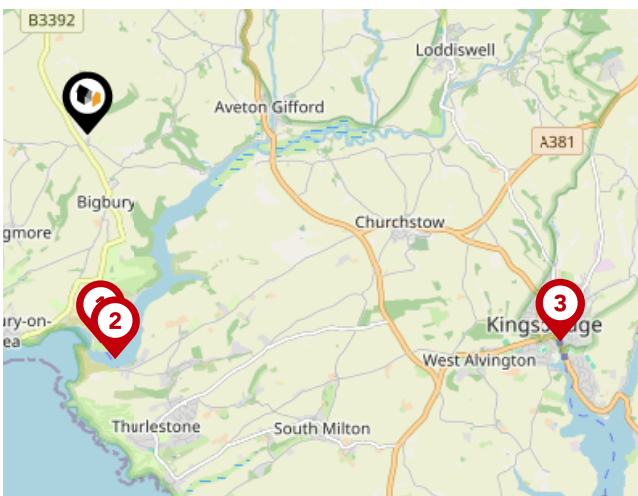
Bus Stops/Stations

Pin	Name	Distance
1	Ashford Turn	1.77 miles
2	Bridge End	1.76 miles
3	Icy Park	1.78 miles
4	Rock Hill	1.79 miles
5	Icy Park	1.84 miles



Local Connections

Pin	Name	Distance
1	Totnes (South Devon Railway)	12.29 miles



Ferry Terminals

Pin	Name	Distance
1	Cockleridge Ham Ferry Landing	1.98 miles
2	Bantham Ferry Landing	2.15 miles
3	Kingsbridge Ferry Landing	4.89 miles

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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