

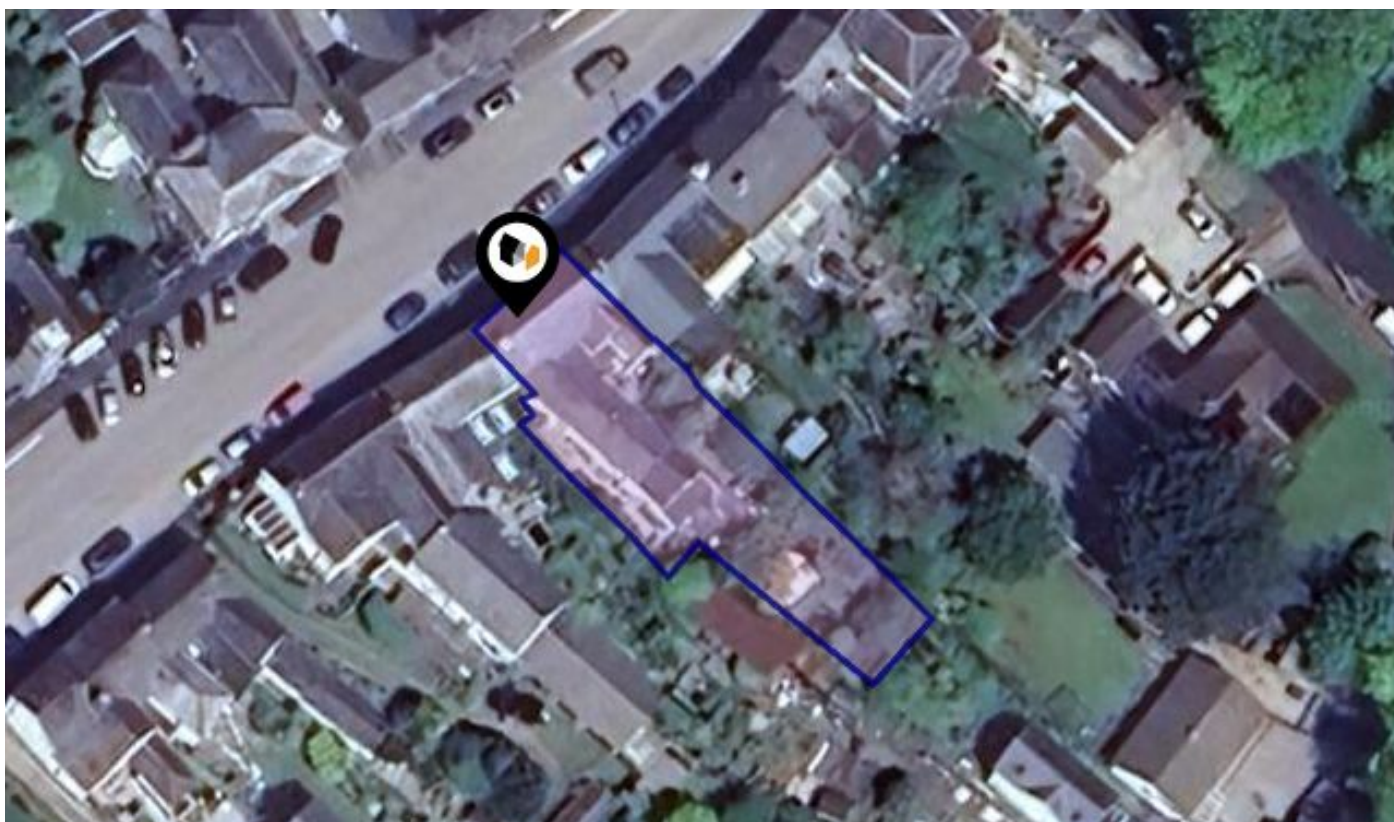


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 21st January 2026



FORE STREET, TREGONY, TRURO, TR2

H Tiddy

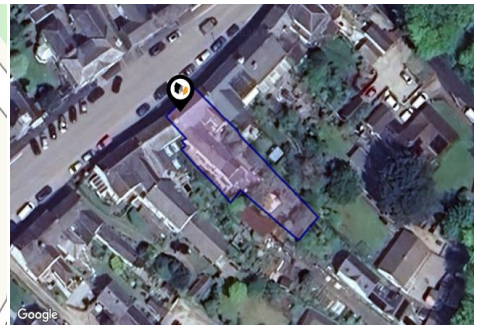
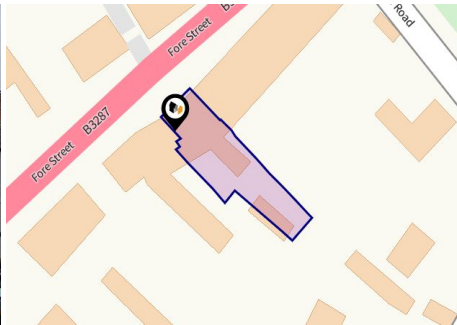
Manor Office, The Square- St Mawes, Truro, Cornwall, TR2 5AG

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Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	6		
Plot Area:	0.13 acres		
Year Built :	Before 1900		
Council Tax :	Band E		
Annual Estimate:	£3,007		
Title Number:	CL57459		

Local Area

Local Authority:	Cornwall	Estimated Broadband Speeds		
Conservation Area:	Tregony	(Standard - Superfast - Ultrafast)		
Flood Risk:				
● Rivers & Seas	Very low	15	80	1800
● Surface Water	Very low	mb/s	mb/s	mb/s
Mobile Coverage:		Satellite/Fibre TV Availability:		
(based on calls indoors)				



Planning History

This Address

Planning records for: *Fore Street, Tregony, Truro, TR2*

Reference - PA14/01230/PREAPP	
Decision:	Decided
Date:	04th April 2014
Description:	Pre-application advice for the demolition of a garage and an outbuilding and the erection of a two storey, two bedroom dwelling

Reference - PA16/10246	
Decision:	Decided
Date:	01st November 2016
Description:	Submission of details to discharge conditions 3, 4 and 5 in respect of decision notice PA15/08652

Reference - PA18/11760	
Decision:	Decided
Date:	14th December 2018
Description:	Listed building consent for bathroom and lift to first floor

Reference - PA15/04031	
Decision:	Decided
Date:	17th June 2015
Description:	Retrospective listed building consent for re-roofing

Planning History

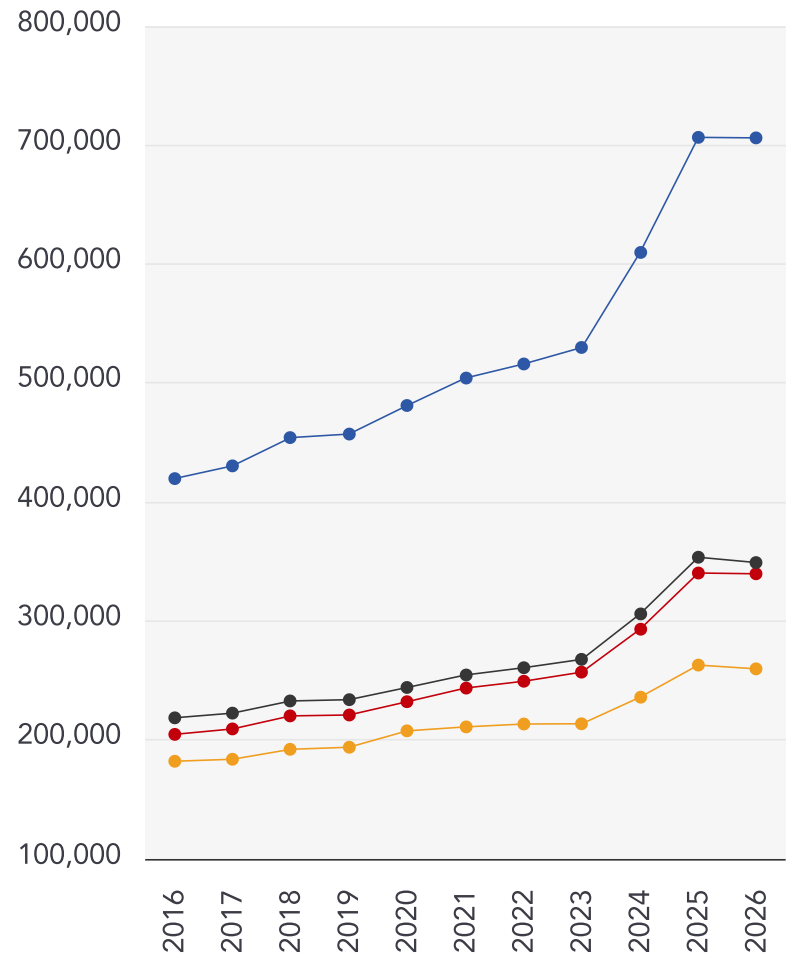
This Address

Planning records for: *Fore Street, Tregony, Truro, TR2*

Reference - PA18/02559/PREAPP	
Decision:	Decided
Date:	27th September 2018
Description:	Historic Building pre-application advice for accessibility adaptations for a profoundly disabled child comprising of the addition of a downstairs bathroom and a lift to access the first floor within the existing building.

Reference - PA19/02058	
Decision:	Decided
Date:	07th March 2019
Description:	Variation of condition 2 of PA18/11760 (Listed Building Consent for bathroom and lift to first floor) to allow revised plans including additional fittings.

10 Year History of Average House Prices by Property Type in TR2



Detached

+68.24%

Terraced

+59.69%

Semi-Detached

+65.93%

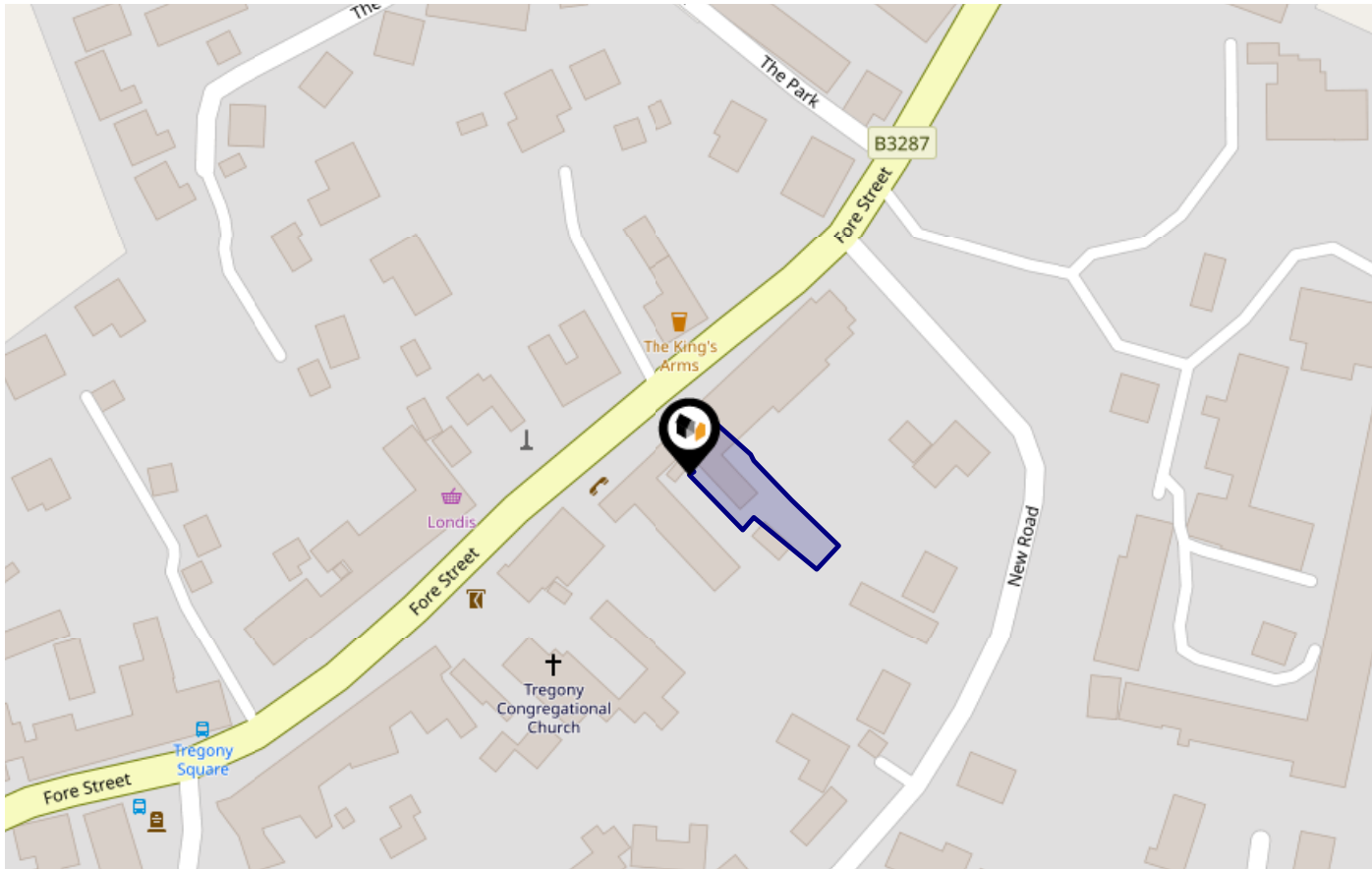
Flat

+42.64%

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.

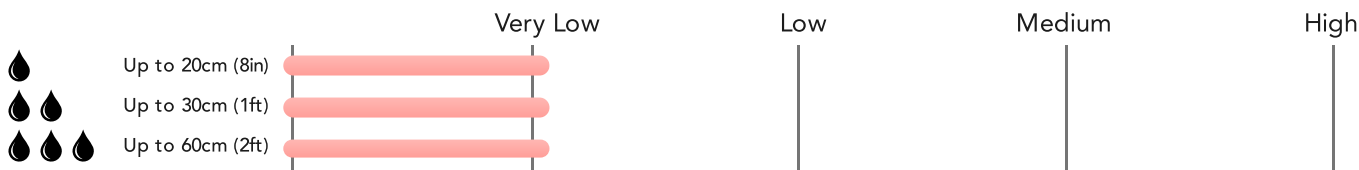


Risk Rating: Very low

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.

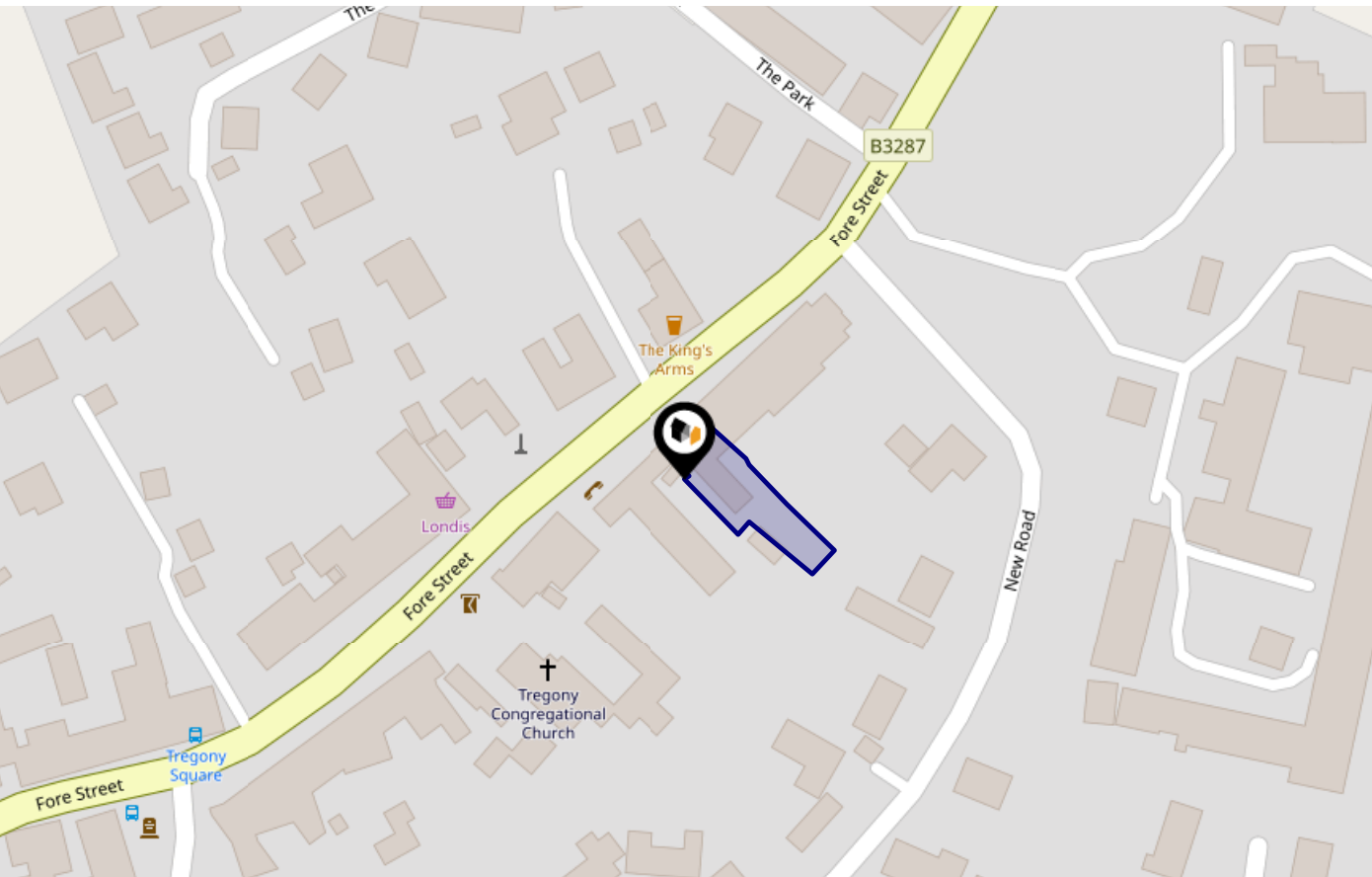
Chance of flooding to the following depths at this property:



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.

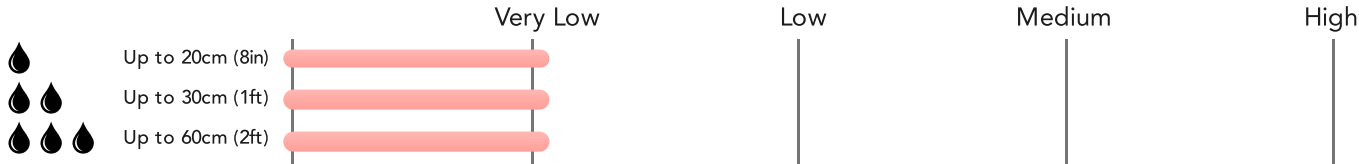


Risk Rating: Very low

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- 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.

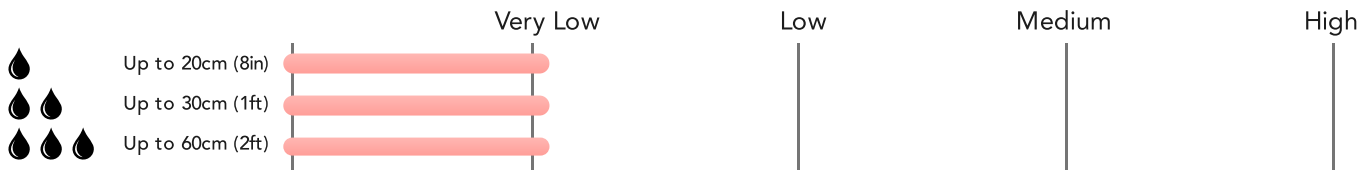


Risk Rating: Very low

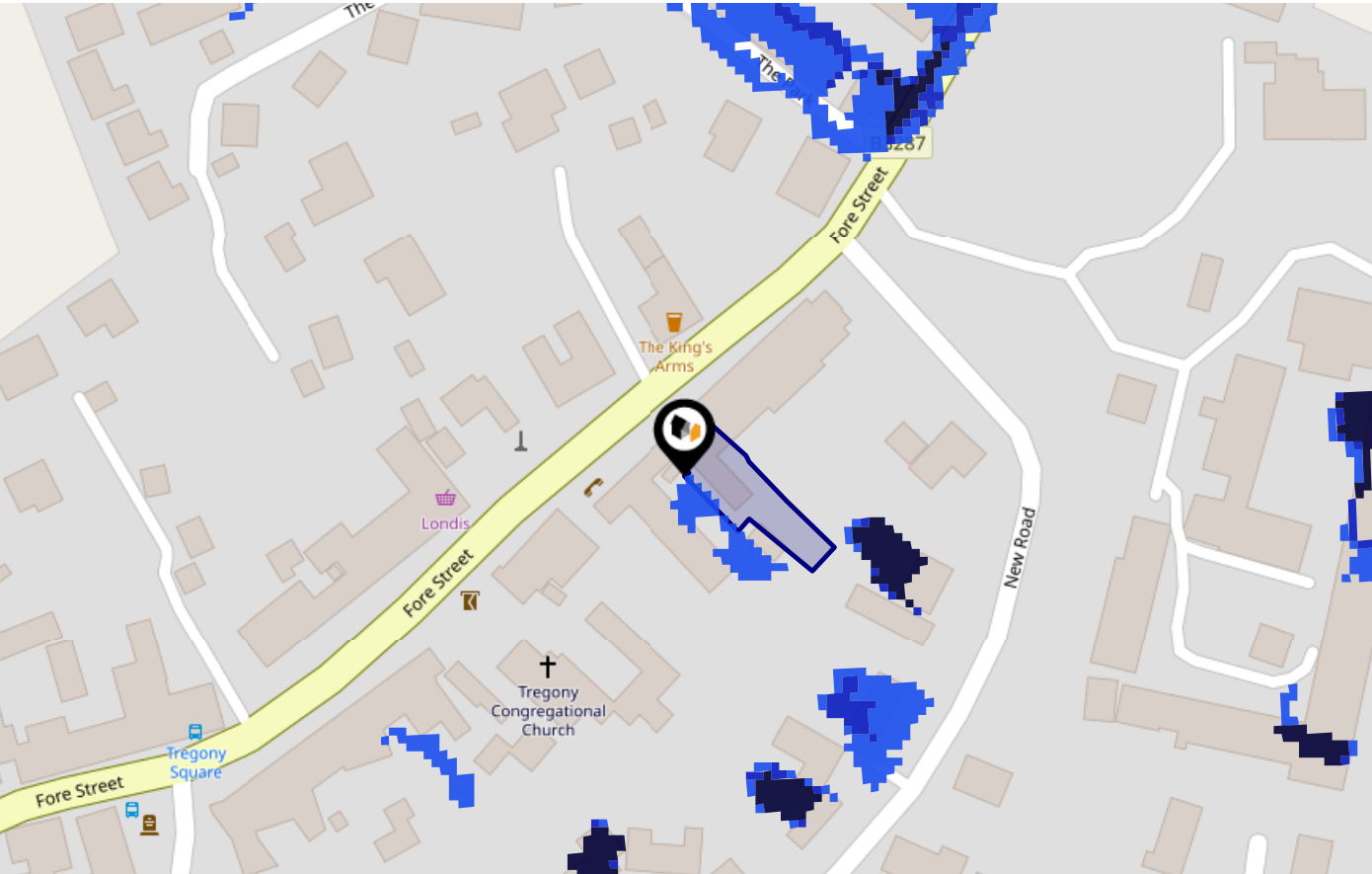
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Chance of flooding to the following depths at this property:



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.

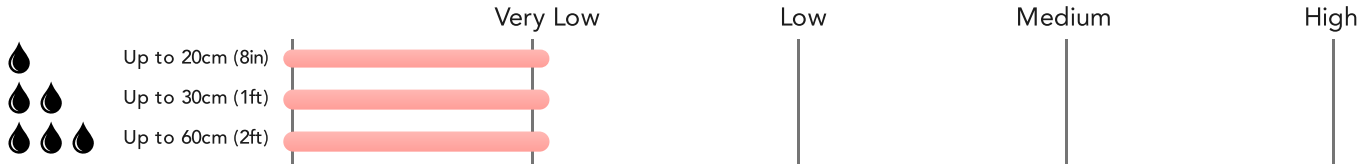


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Chance of flooding to the following depths at this property:





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...



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They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

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H Tiddy

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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