

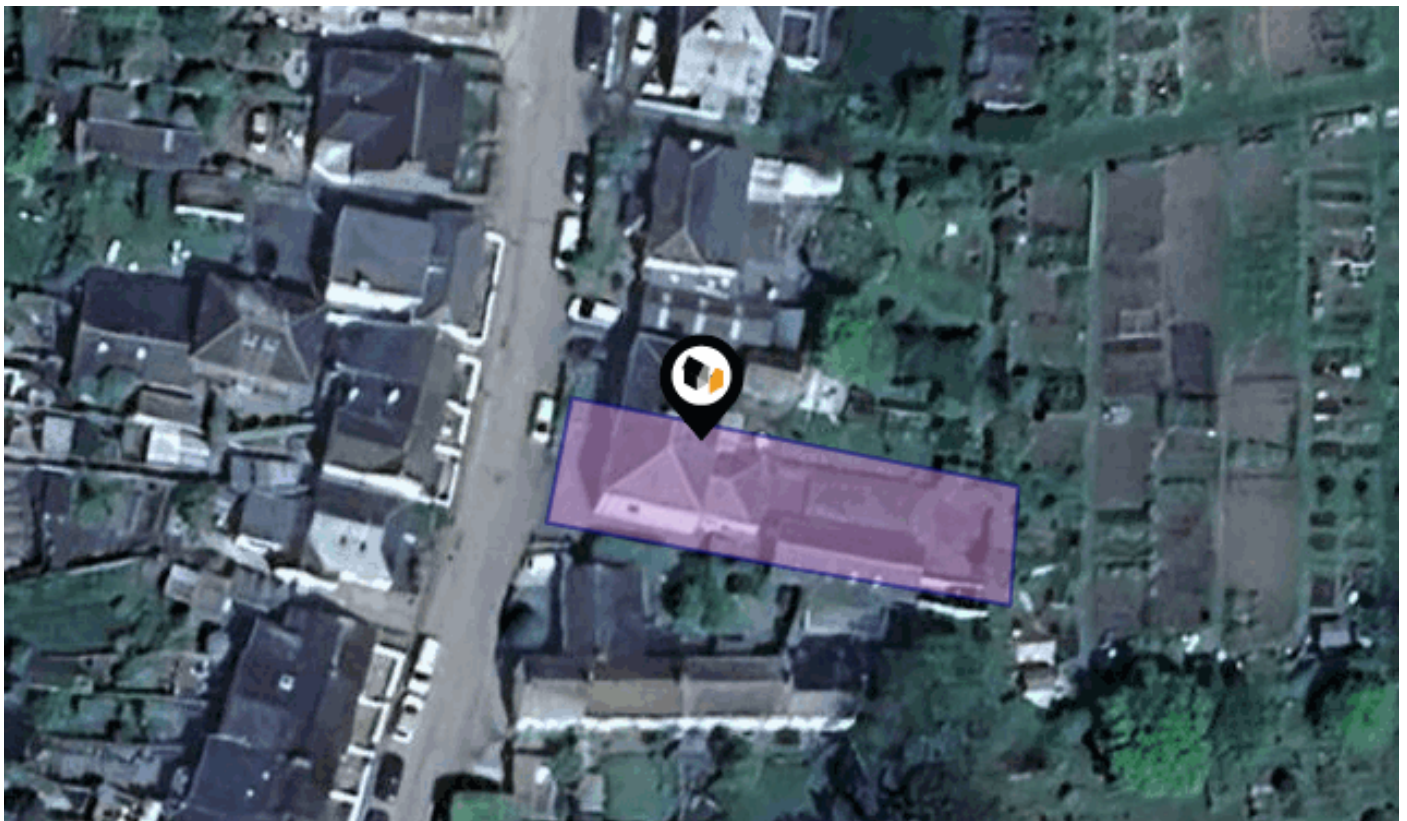


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Saturday 30th May 2026



**40, CHURCHTOWN ROAD, GERRANS, PORTSCATHO,
TRURO, TR2 5DY**

H Tiddy

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

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harriette@htiddy.co.uk

<https://www.htiddy.co.uk/>



Property

Type:	Semi-Detached	Last Sold Date:	03/02/2022
Bedrooms:	4	Last Sold Price:	£775,000
Floor Area:	1,442 ft ² / 134 m ²	Last Sold £/ft²:	£615
Plot Area:	0.11 acres	Tenure:	Freehold
Year Built :	1900-1929		
Council Tax :	Band E		
Annual Estimate:	£3,167		
Title Number:	CL222905		
UPRN:	100040043050		
Restrictive Covenants:	No		

Local Area

Local Authority:	Cornwall	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	Gerrans	19 mb/s	80 mb/s	- mb/s
Flood Risk:				
● Rivers & Seas	Very low			
● Surface Water	Very low			

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address



Planning records for: *40, Churchtown Road, Gerrans, Portscatho, Truro, TR2 5DY*

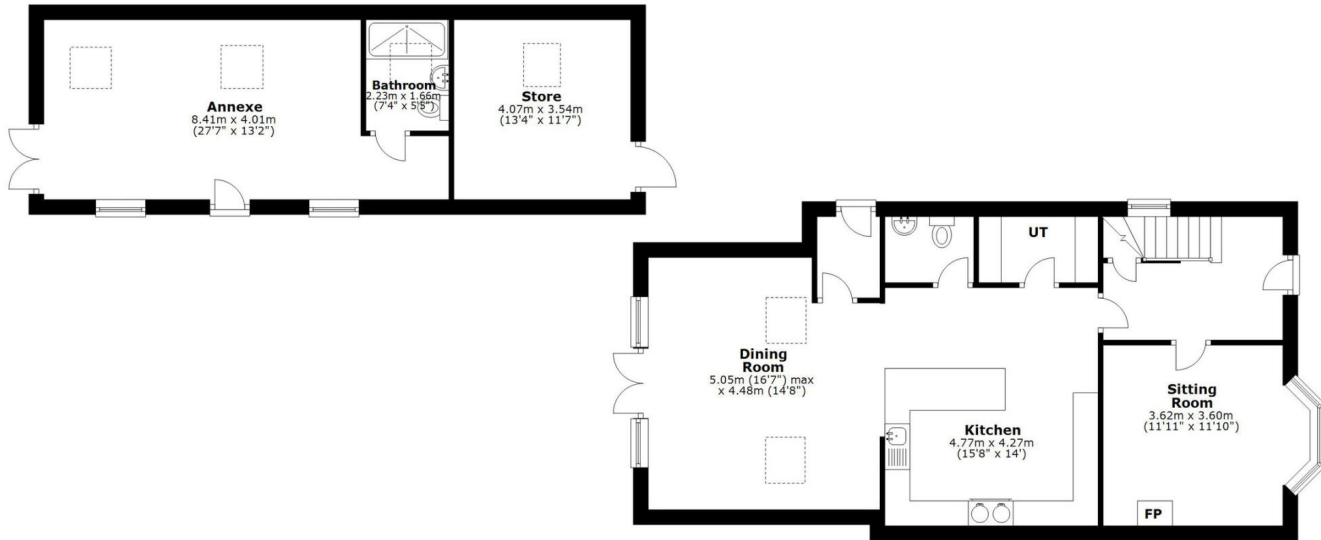
Reference - PA17/05721	
Decision:	Decided
Date:	04th July 2017
Description:	Proposed conversion and extension of store outbuilding to bedroom annexe and boot room / utility

Reference - PA16/00225	
Decision:	Decided
Date:	12th January 2016
Description:	Conversion of detached domestic store to full time residential unit.

40, CHURCHTOWN ROAD, GERRANS, PORTSCATHO, TRURO, TR2 5DY

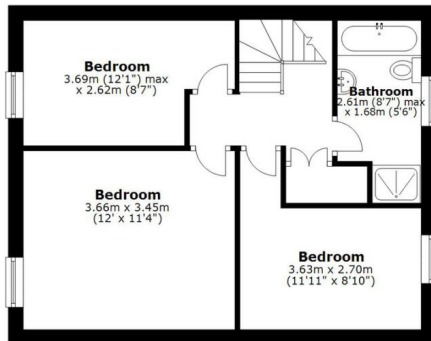
Ground Floor

Approx. 133.9 sq. metres (1440.9 sq. feet)



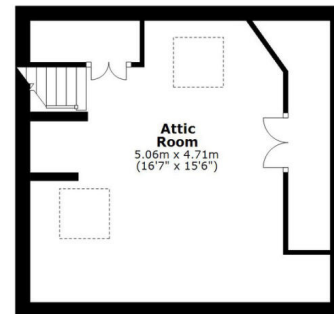
First Floor

Approx. 50.9 sq. metres (548.1 sq. feet)



Second Floor

Approx. 33.8 sq. metres (364.2 sq. feet)



Total area: approx. 218.6 sq. metres (2353.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used as such.
Plan produced using PlanUp.

40 Churchtown Road, Gerrans

Property
EPC - Certificate



40 Churchtown Road, Gerrans, Portscatho, TRURO,
TR2 5DY

Energy rating
D

Valid until 22.05.2036

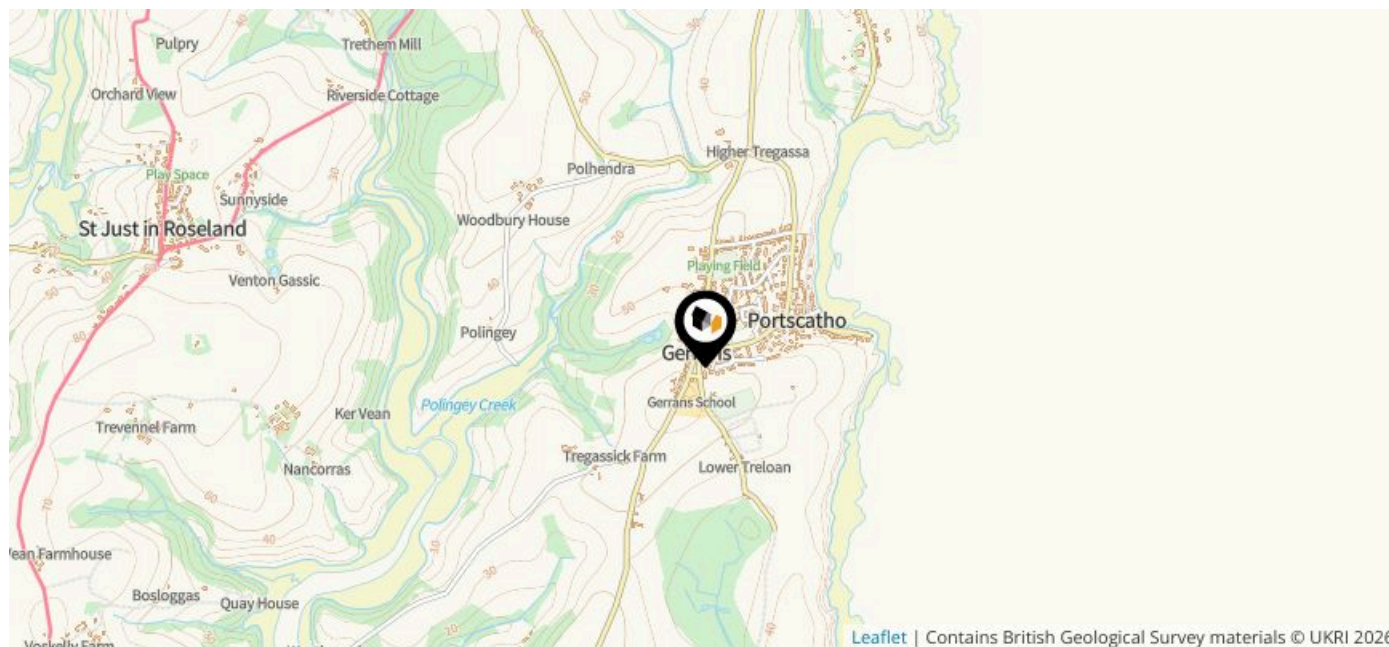
Certificate number
3436-3725-8600-0709-2226

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

Additional EPC Data

Property Type:	Semi-detached house
Walls:	Granite or whin, as built, no insulation (assumed)
Walls Energy:	Very poor
Roof:	Pitched, insulated at rafters
Roof Energy:	Poor
Window:	Mostly double glazing
Window Energy:	Poor
Main Heating:	Boiler and radiators, oil
Main Heating Energy:	Average
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Good lighting efficiency
Lighting Energy:	Good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	None
Air Tightness:	(not tested)
Total Floor Area:	134 m ²

This map displays nearby coal mine entrances and their classifications.



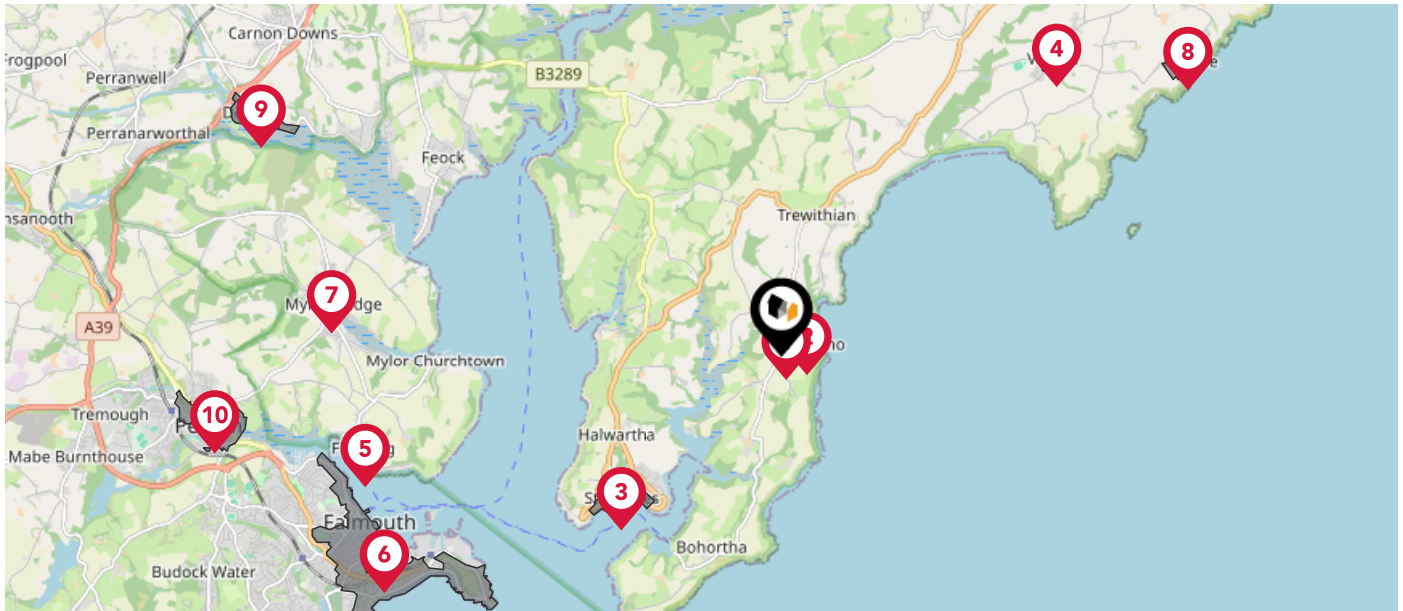
Mine Entry

- ✕ 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.

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 Gerrans

2 Portscatho

3 St Mawes

4 Veryan

5 Flushing

6 Falmouth

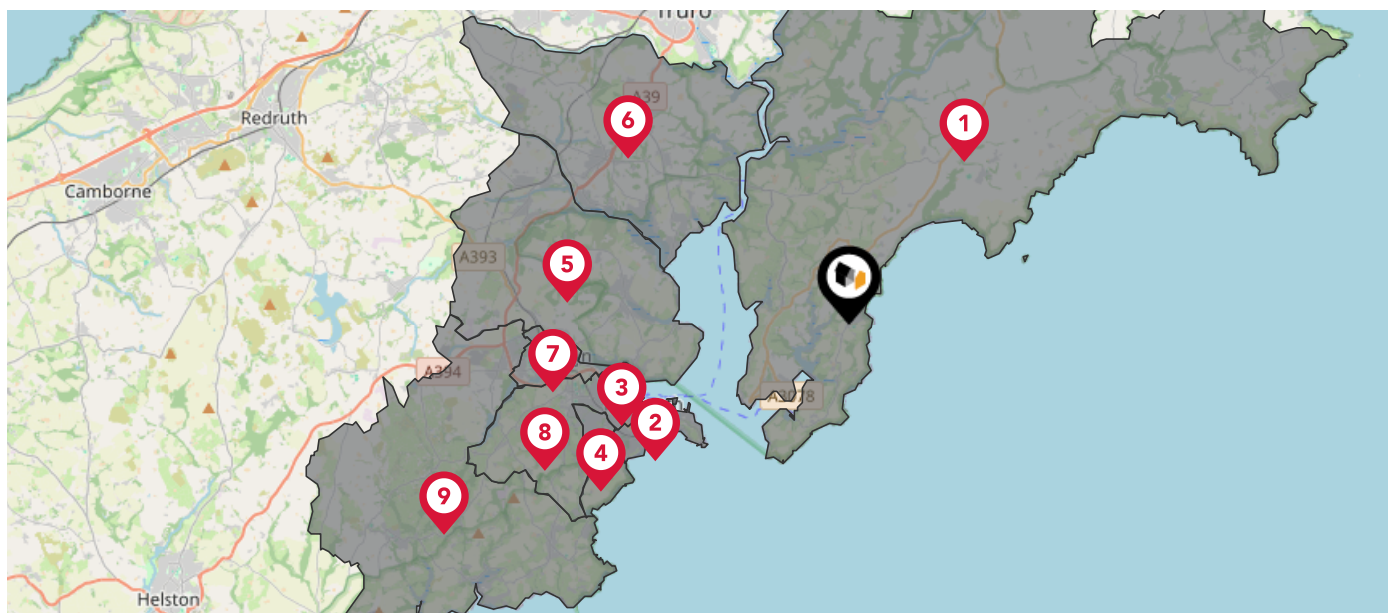
7 Mylor Bridge

8 Portloe










9 Devoran

10 Penryn

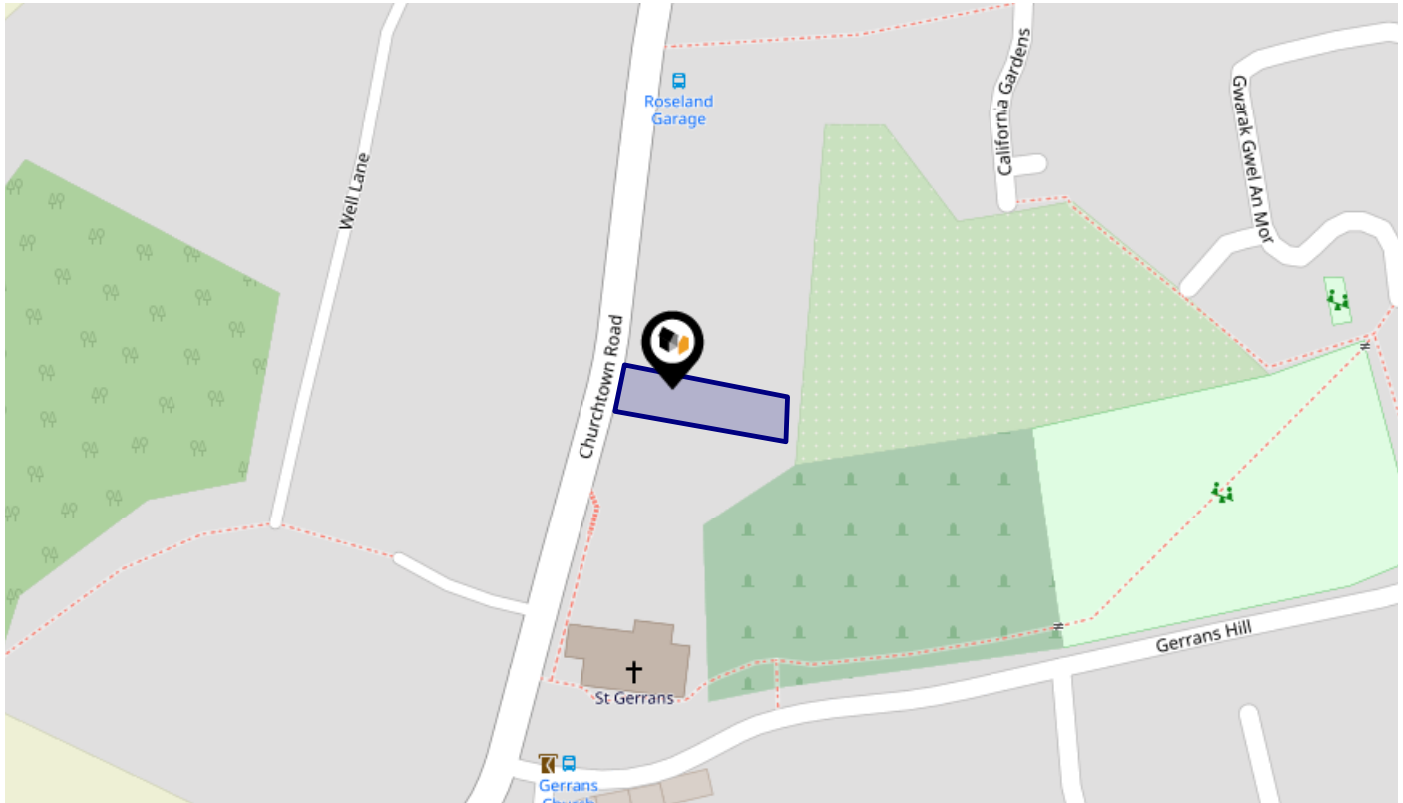
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

-  St. Goran, Tregony & the Roseland ED
-  Falmouth Arwenack ED
-  Falmouth Penwerris ED
-  Falmouth Boslowick ED
-  Mylor, Perranarworthal & Ponsanooth ED
-  Feock & Kea ED
-  Penryn ED
-  Falmouth Trescobeas & Budock ED
-  Constantine, Mabe & Mawnan ED

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...

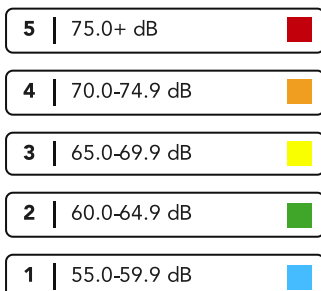


Rail Noise Data

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.

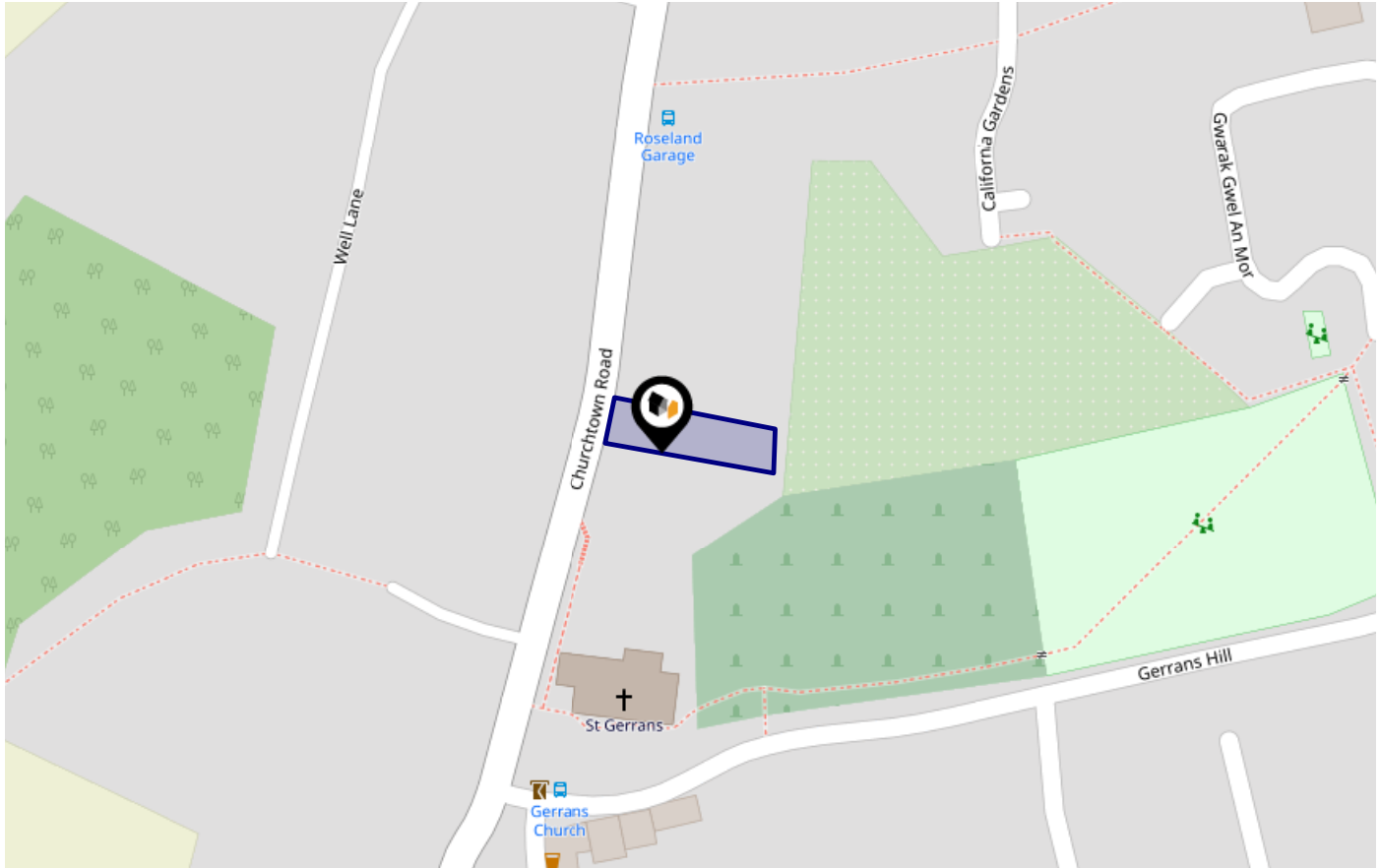
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:



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.

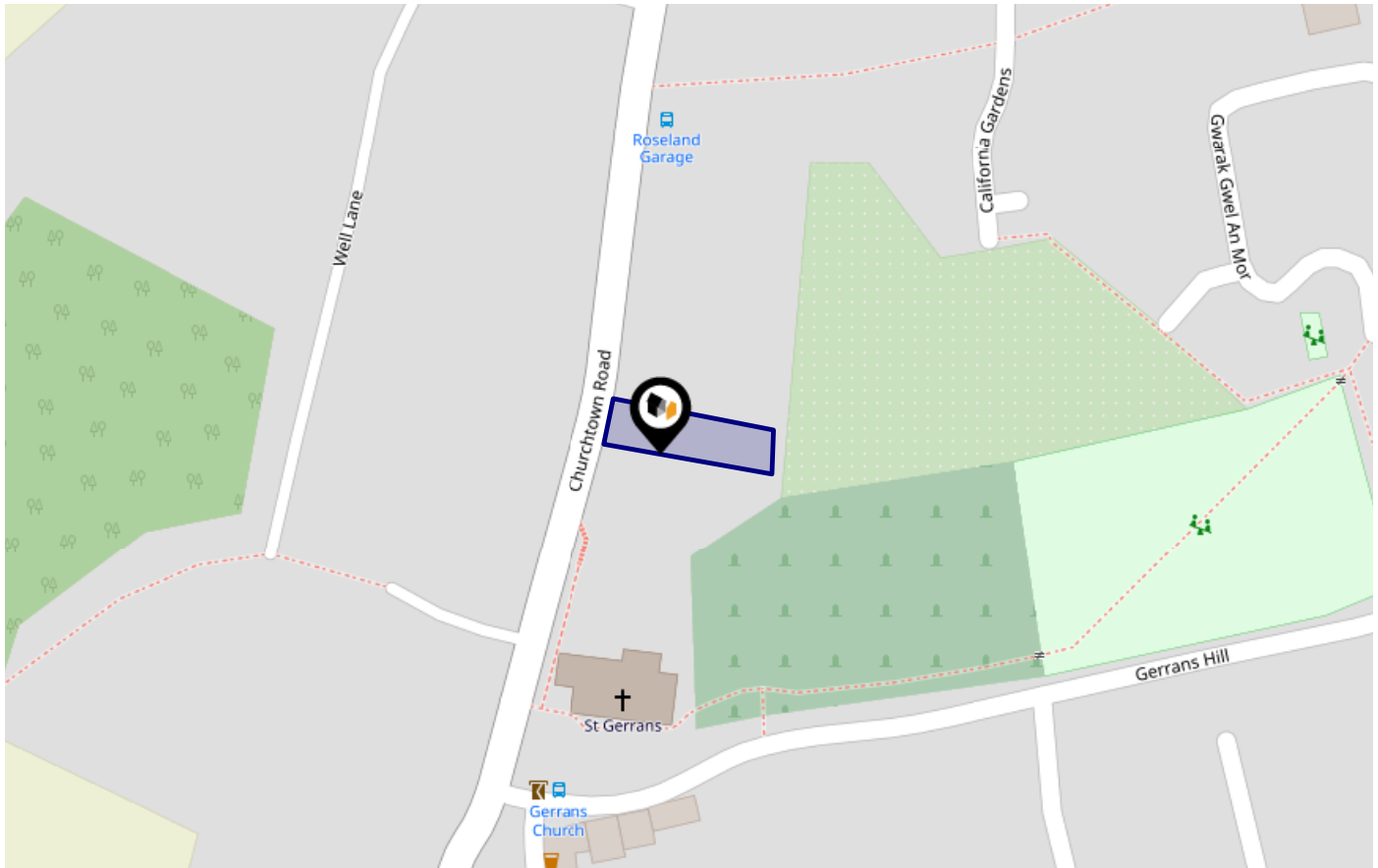
Chance of flooding to the following depths at this property:



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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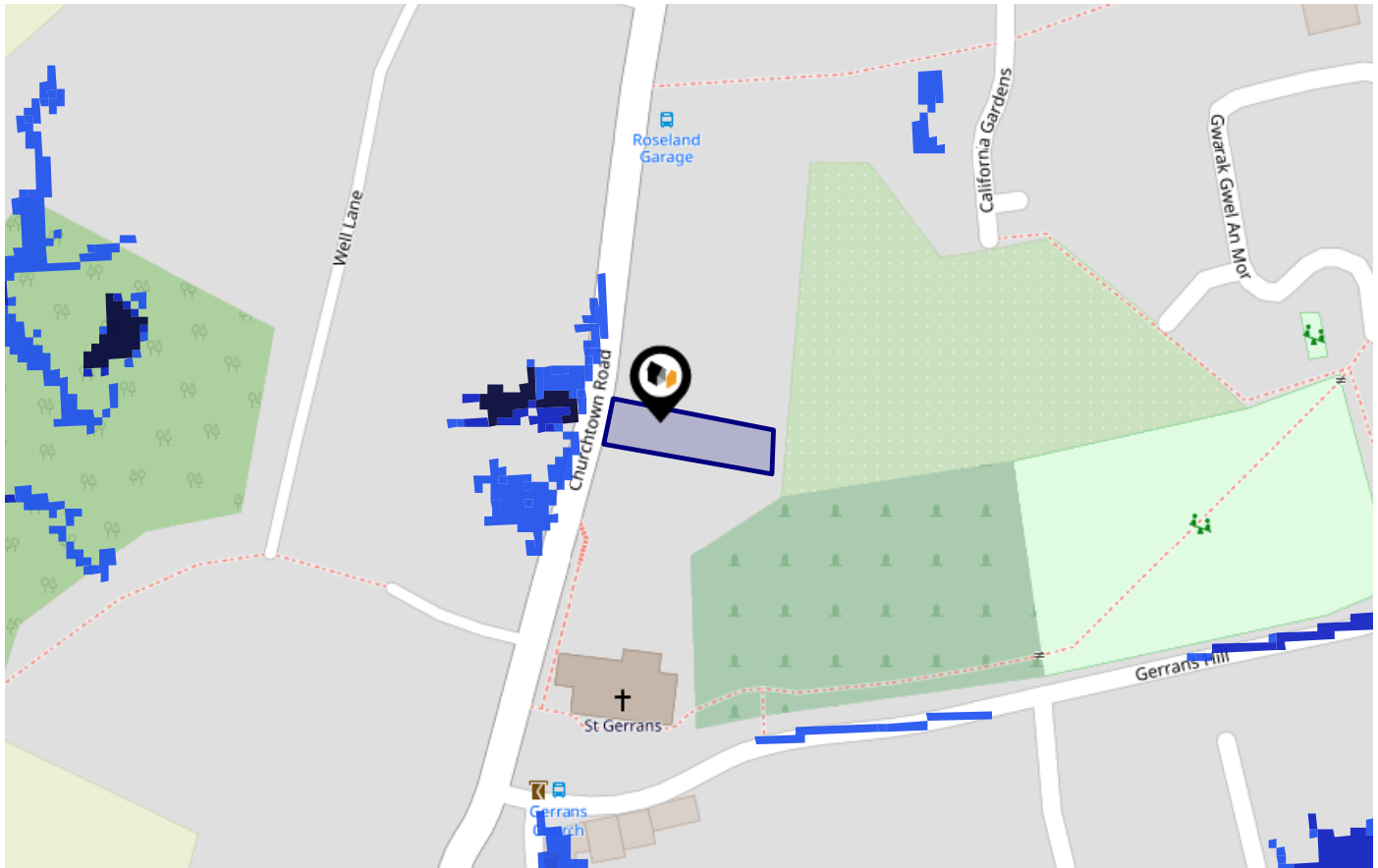
Chance of flooding to the following depths at this property:



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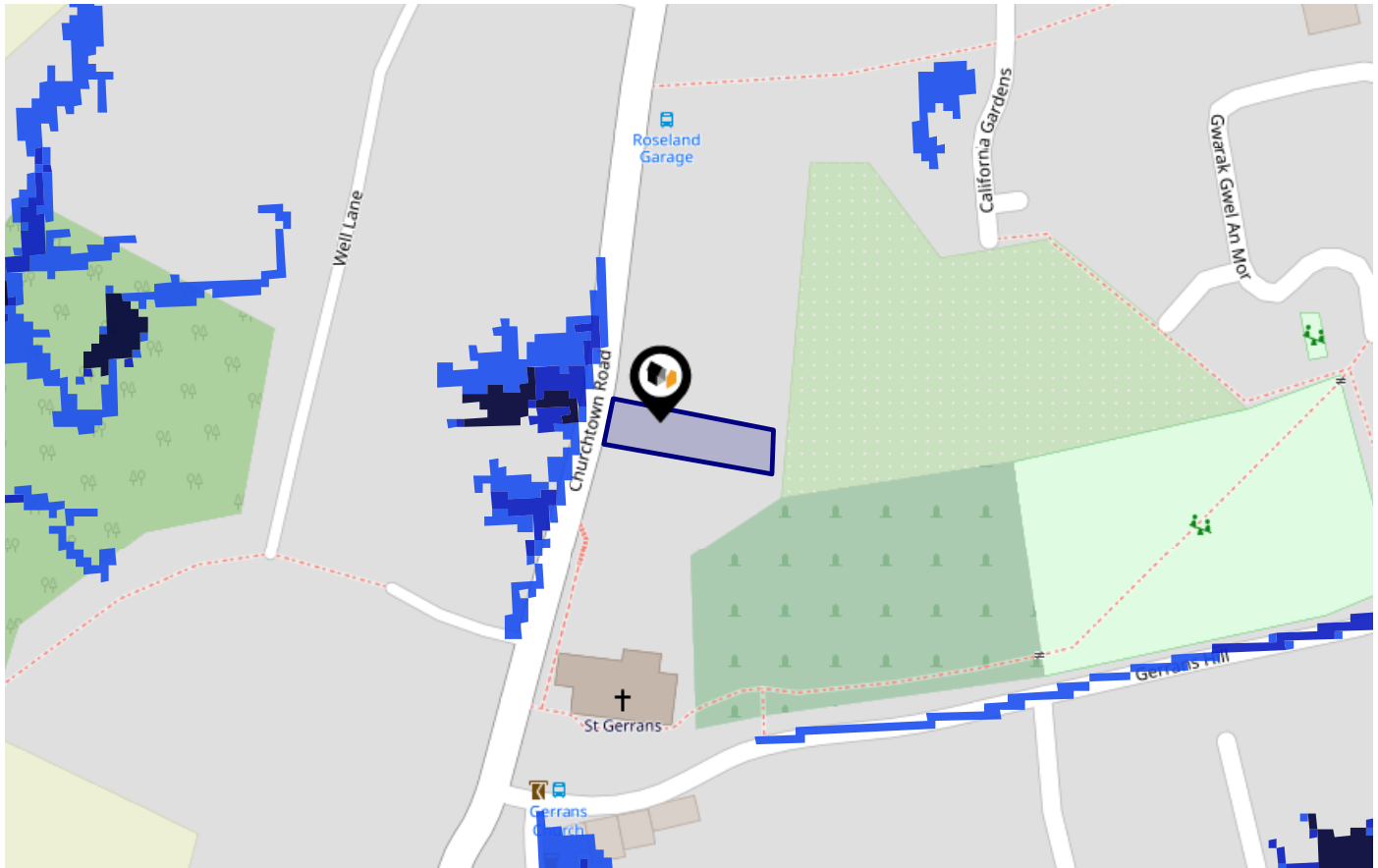
Chance of flooding to the following depths at this property:



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

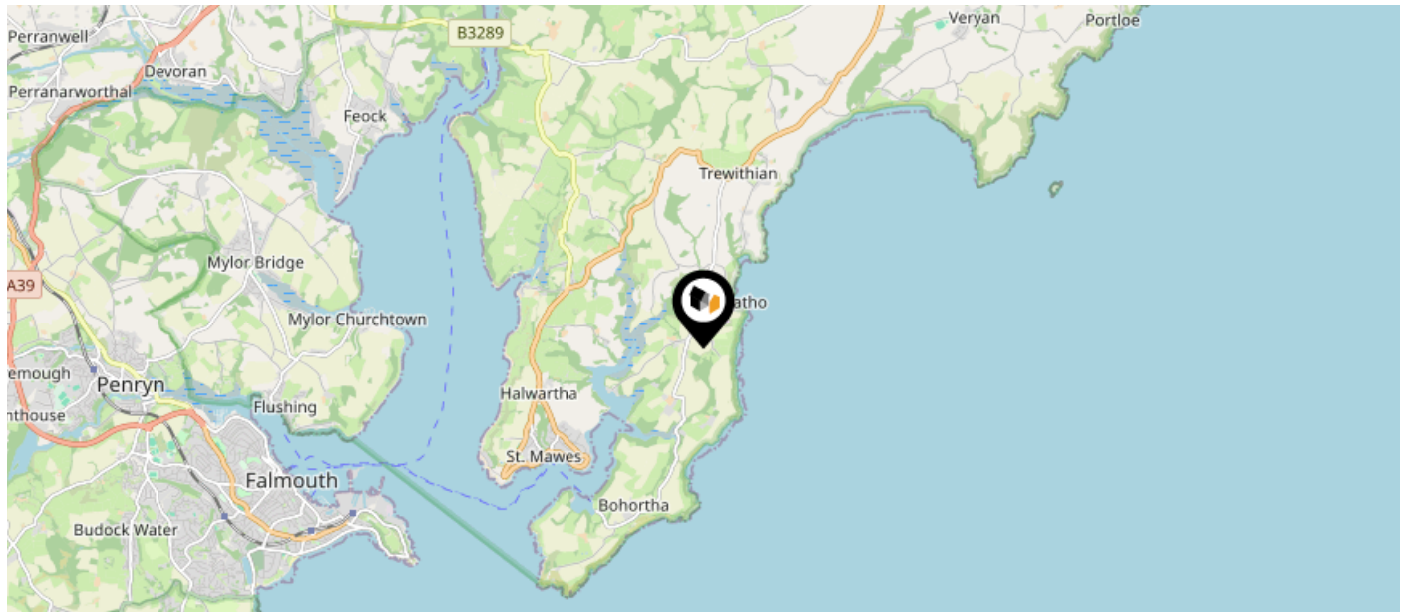
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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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- 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:



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



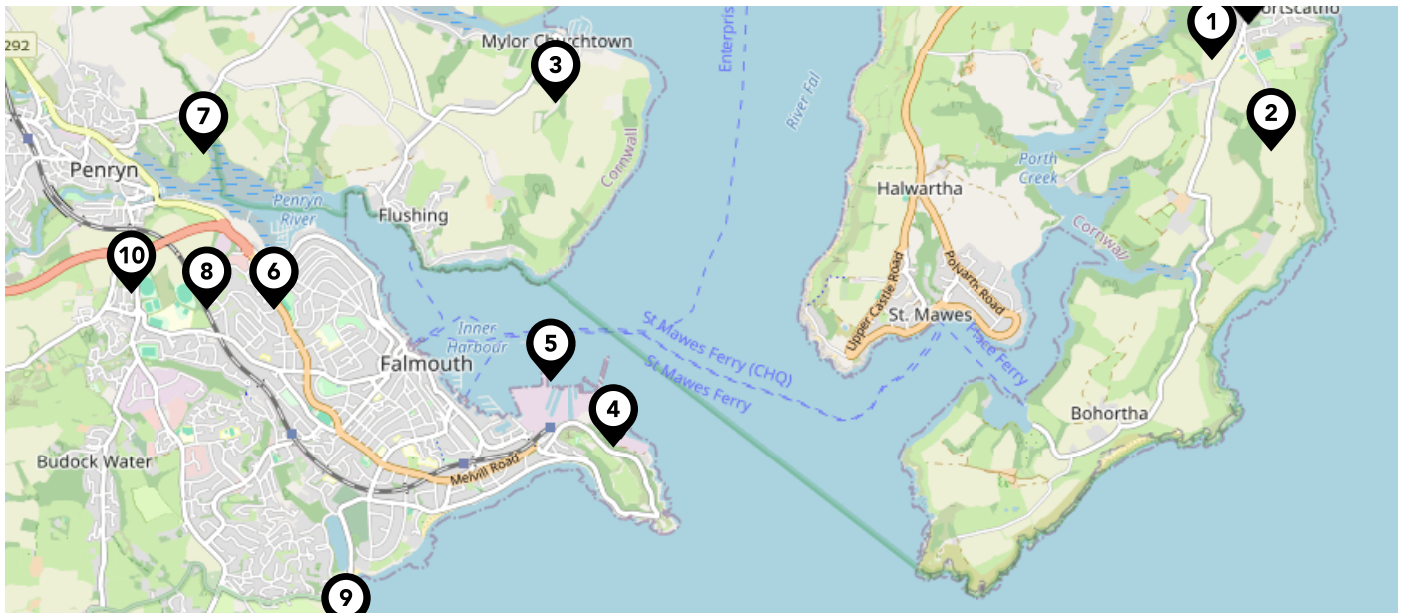
Nearby Green Belt Land

No data available.

Maps

Landfill Sites

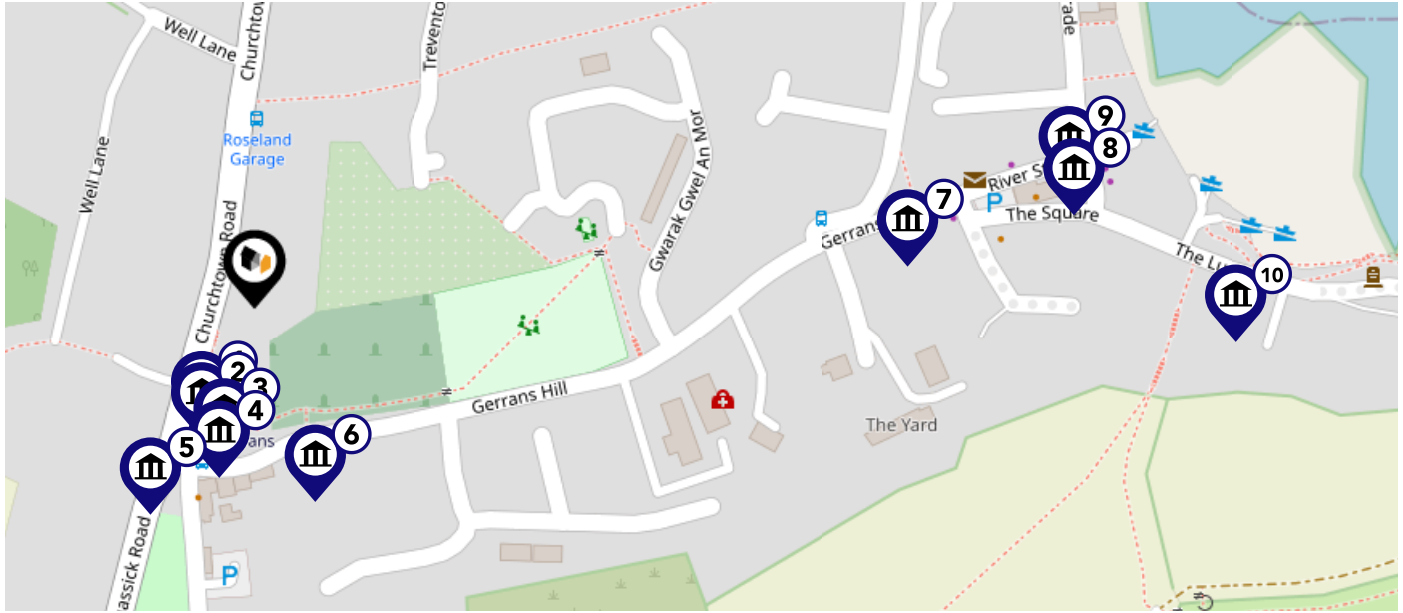
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.













Nearby Landfill Sites

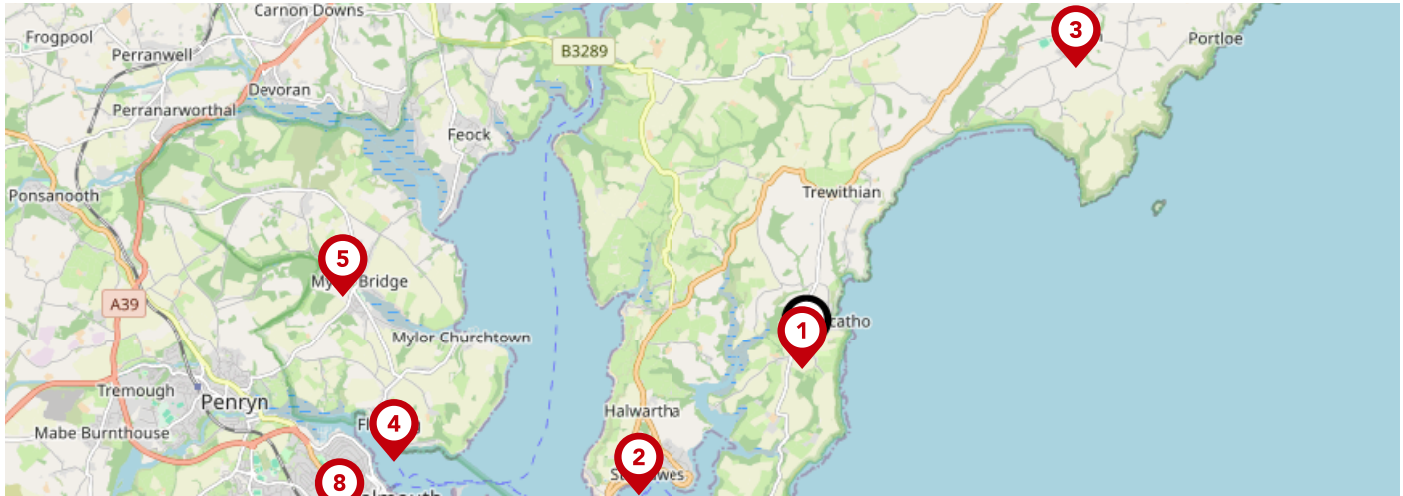
	Polingey Creek Lane-Polingey Creek Lane, Gerans, Portscatho, Truro	Historic Landfill
	Treloan-Gerrans, Truro, Cornwall	Historic Landfill
	Mylor Yacht Harbour Valley Store-Mylor, Cornwall	Historic Landfill
	Falmouth Docks-landfill Site-Falmouth Docks, The Docks, Falmouth, Cornwall	Historic Landfill
	New Site-Falmouth Basin, Falmouth	Historic Landfill
	Dracaena Avenue Playing Field-Falmouth, Cornwall	Historic Landfill
	Bissom-Bissom, Penryn	Historic Landfill
	Falmouth Refuse Tip-Trescobeas Road, Falmouth, Cornwall	Historic Landfill
	Pennance Point-Swanpool, Falmouth, Cornwall	Historic Landfill
	Land At Hillhead-Budock	Historic Landfill

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

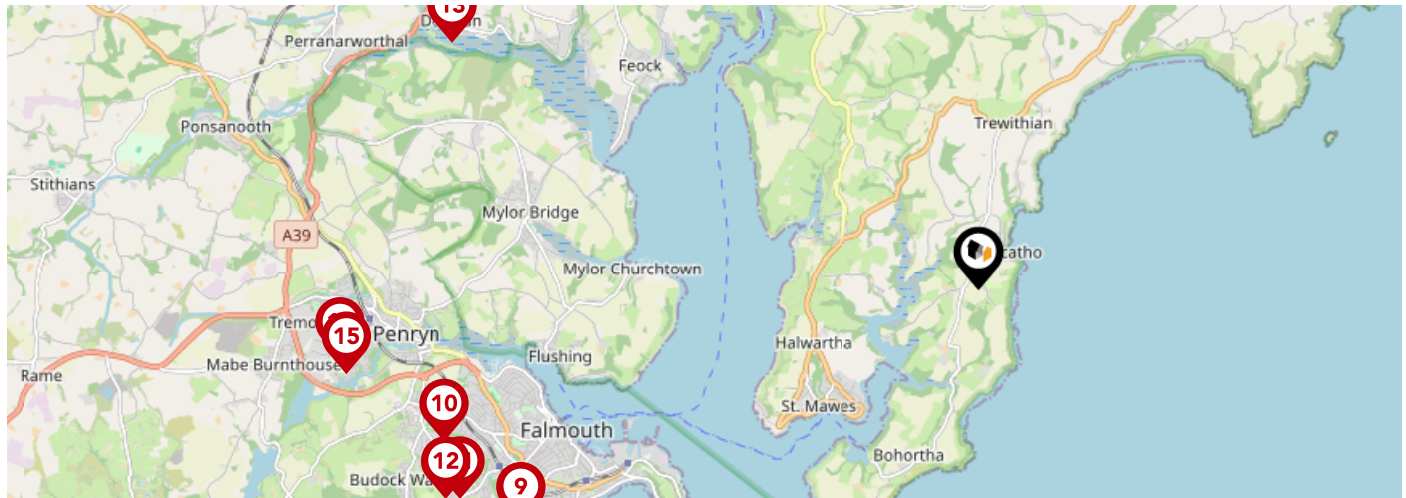


Listed Buildings in the local district	Grade	Distance
 1250249 - Chest Tomb To Oxenberry Family At 7 Metres North Of Church Of Saint Gerrans Tower	Grade II	0.0 miles
 1141022 - Chest Tomb To Williams Family At 2 M North Of Church Of Saint Gerrans Tower	Grade II	0.0 miles
 1328952 - Church Of St Gerrans	Grade I	0.0 miles
 1136345 - Cross At 3 M South Of Church Of Saint Gerrans Porch	Grade II	0.0 miles
 1391133 - Finger Signpost At Sw873351	Grade II	0.1 miles
 1136353 - The Rectory	Grade II	0.1 miles
 1136414 - Dormer Cottage And Byeways	Grade II	0.2 miles
 1328915 - Laburnum Cottage	Grade II	0.2 miles
 1136396 - 3 River Street And Nos. 1 And 1a North Parade	Grade II	0.2 miles
 1136371 - Victoria Terrace	Grade II	0.3 miles

Area Schools

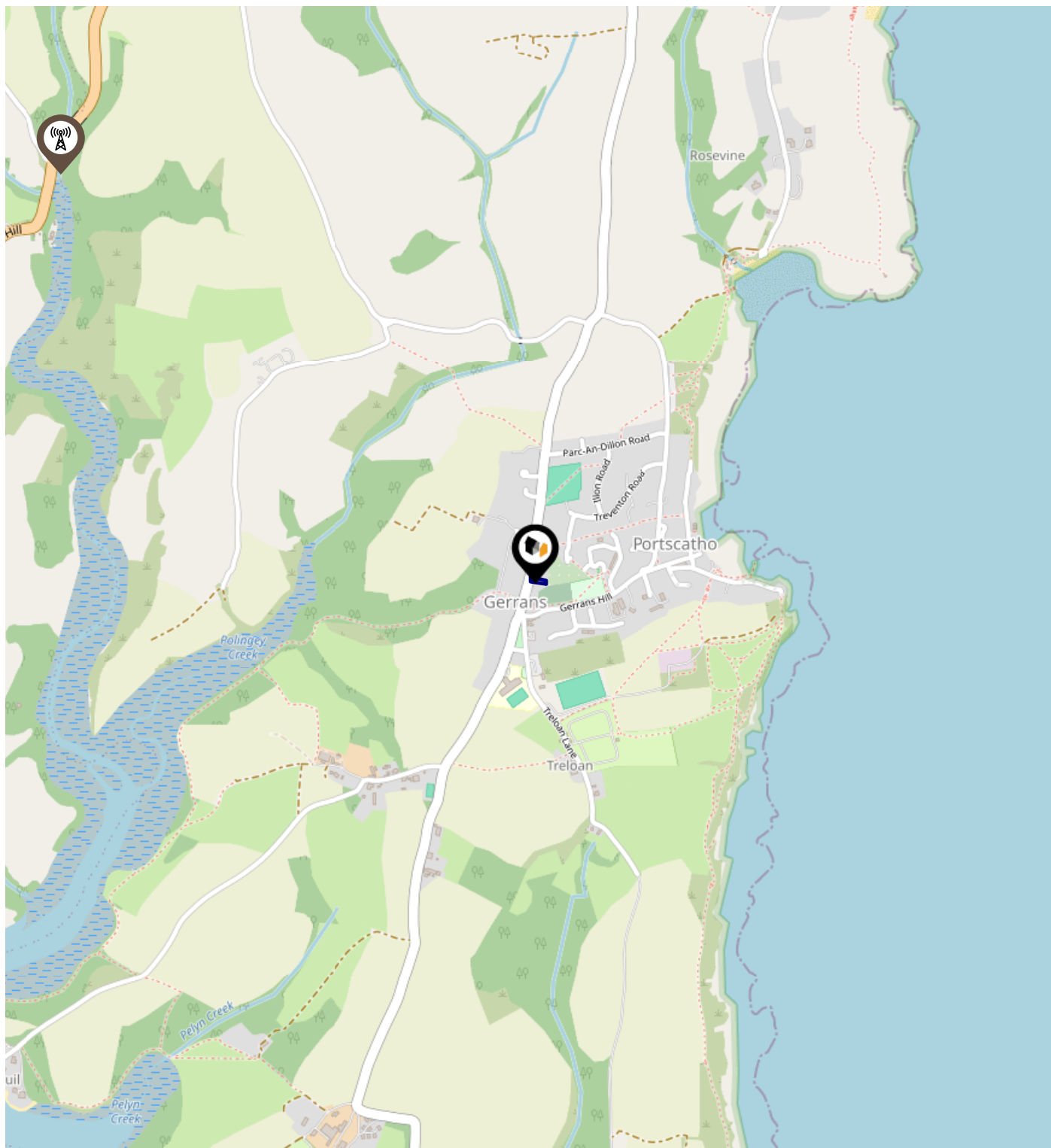


		Nursery	Primary	Secondary	College	Private
1	Gerrans School Ofsted Rating: Good Pupils: 76 Distance:0.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Mawes Primary School Ofsted Rating: Good Pupils: 34 Distance:2.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Veryan CofE School Ofsted Rating: Good Pupils: 41 Distance:3.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Flushing School Ofsted Rating: Good Pupils: 78 Distance:4.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Mylor Community Primary School Ofsted Rating: Good Pupils: 144 Distance:4.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Falmouth University Ofsted Rating: Not Rated Pupils:0 Distance:4.49	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	King Charles Church of England Primary School Ofsted Rating: Good Pupils: 414 Distance:4.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Falmouth Primary Academy Ofsted Rating: Good Pupils: 244 Distance:4.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
	Marlborough School Ofsted Rating: Good Pupils: 212 Distance:4.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Falmouth School Ofsted Rating: Requires improvement Pupils: 968 Distance:5.28	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Mary's Catholic Primary School, Falmouth Ofsted Rating: Requires improvement Pupils: 187 Distance:5.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Francis CofE Primary School Ofsted Rating: Good Pupils: 419 Distance:5.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Devoran School Ofsted Rating: Good Pupils: 201 Distance:5.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Kea Community Primary School Ofsted Rating: Good Pupils: 200 Distance:5.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Penryn College Ofsted Rating: Good Pupils: 1154 Distance:6.06	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Penryn Primary Academy Ofsted Rating: Good Pupils: 345 Distance:6.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons

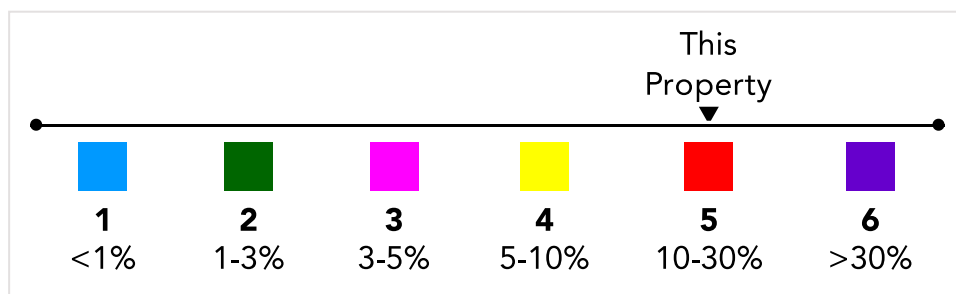
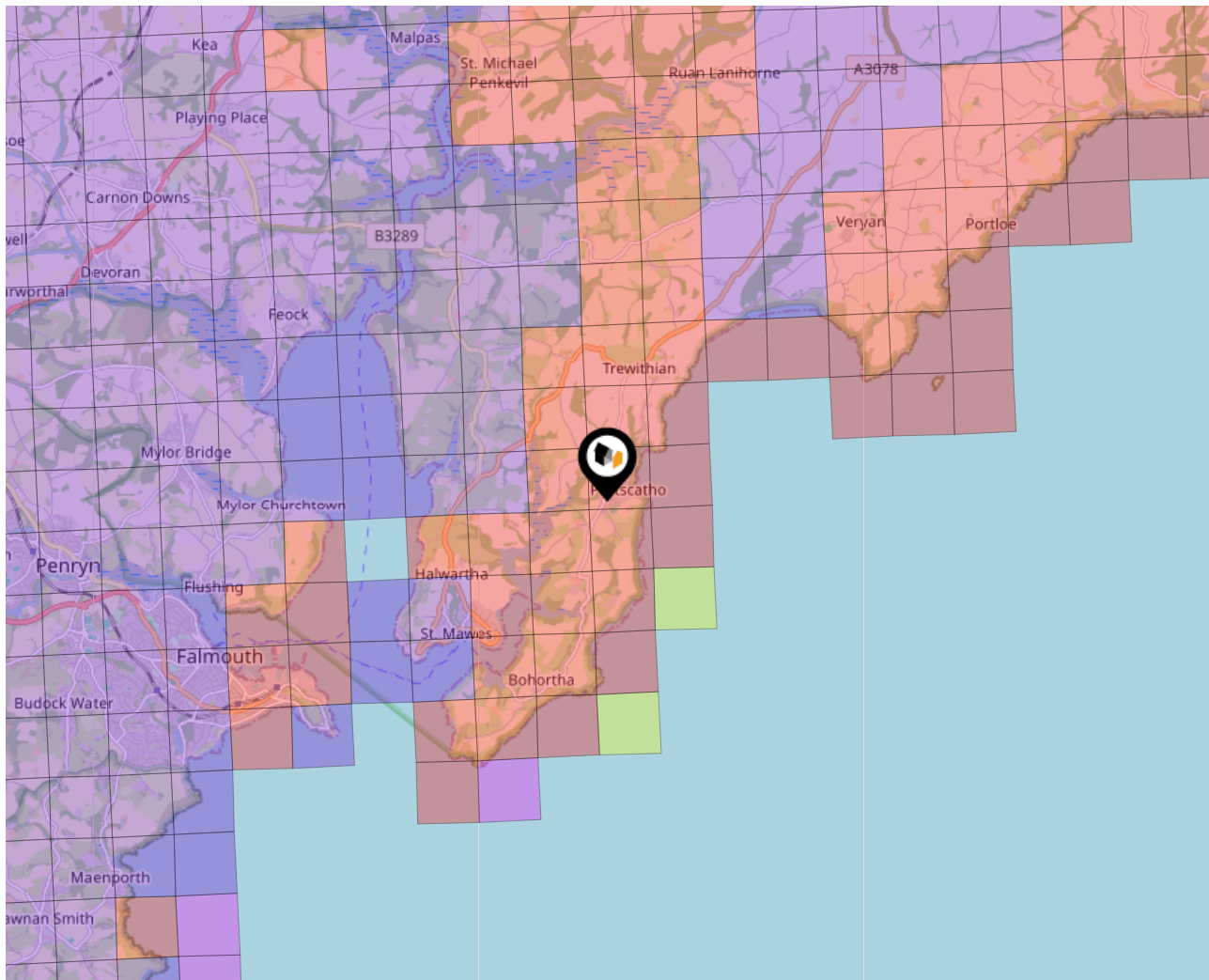


Key:

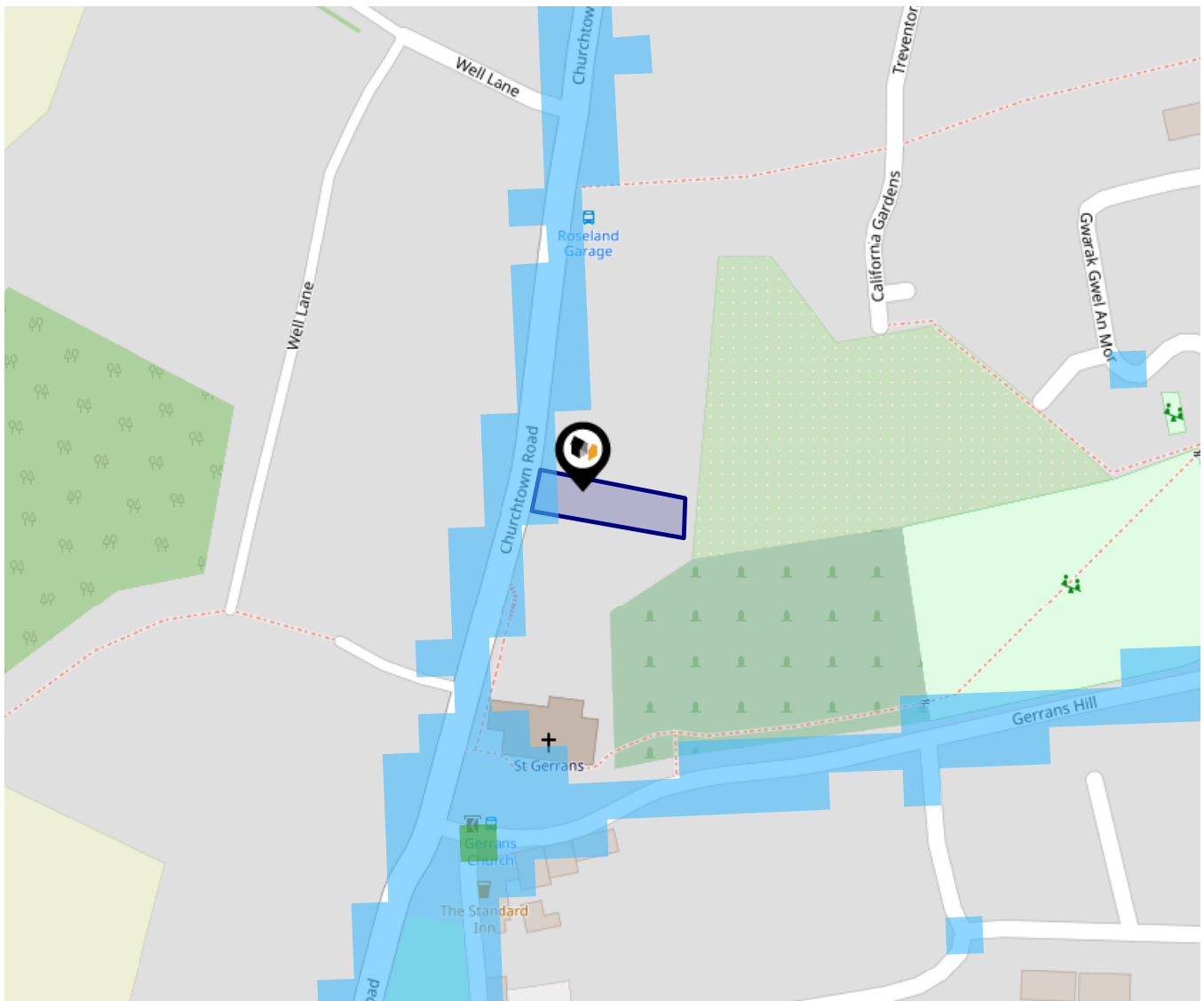
-  Power Pylons
-  Communication Masts

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

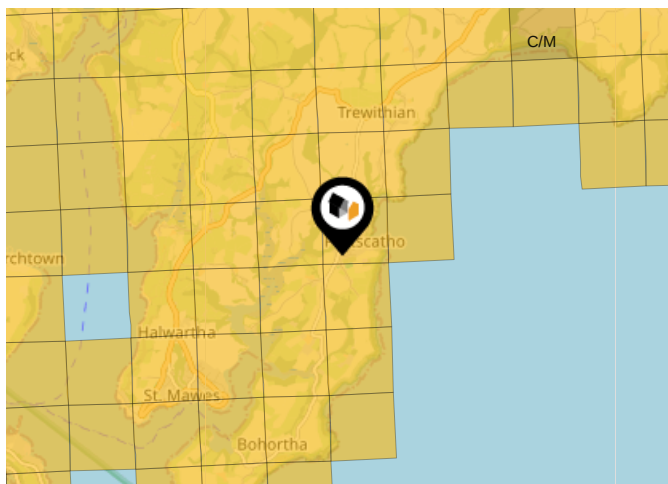


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

-  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:	SILTY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	INTERMEDIATE
Soil Group:	MEDIUM(SILTY)		

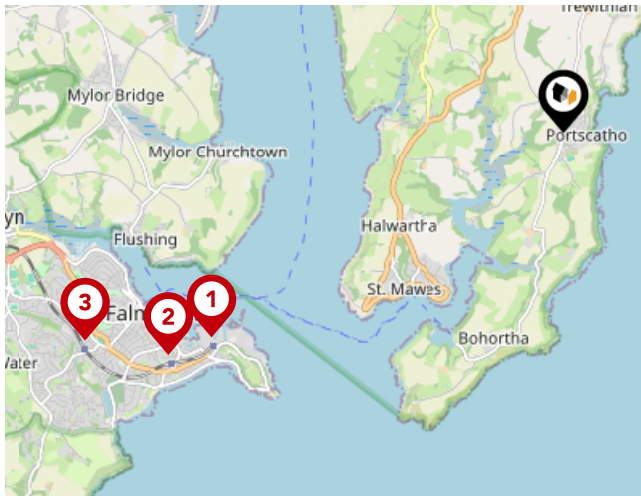


Primary Classifications (Most Common Clay Types)

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)



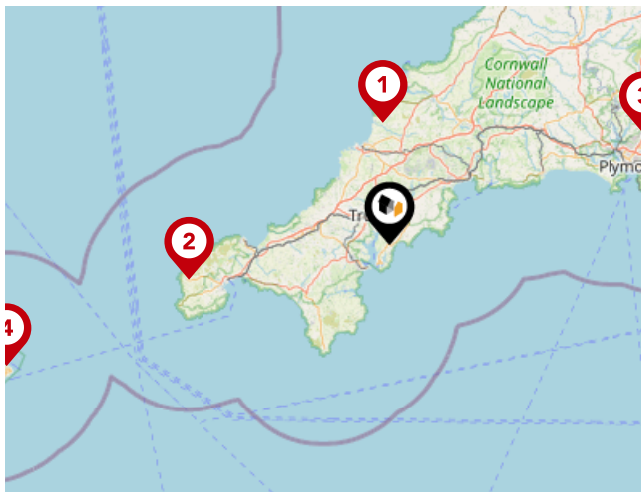
National Rail Stations

Pin	Name	Distance
1	Falmouth Docks Rail Station	3.87 miles
2	Falmouth Town Rail Station	4.3 miles
3	Penmere Rail Station	4.96 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	73.28 miles
2	M5 J30	76.32 miles

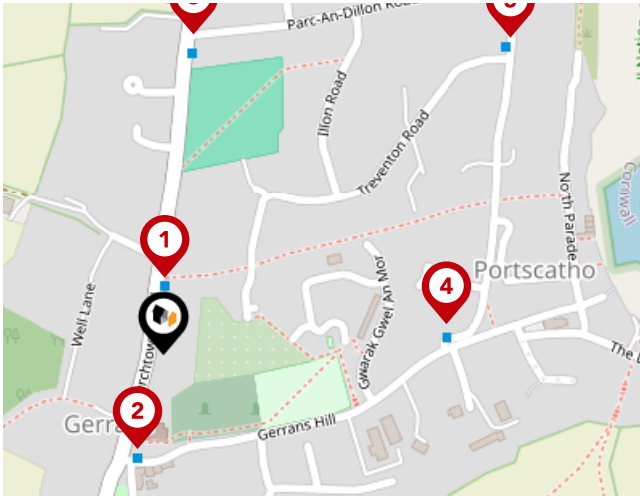


Airports/Helipads

Pin	Name	Distance
1	St Mawgan	18.59 miles
2	Joppa	30.91 miles
3	Glenholt	41.99 miles
4	St Marys	61.17 miles

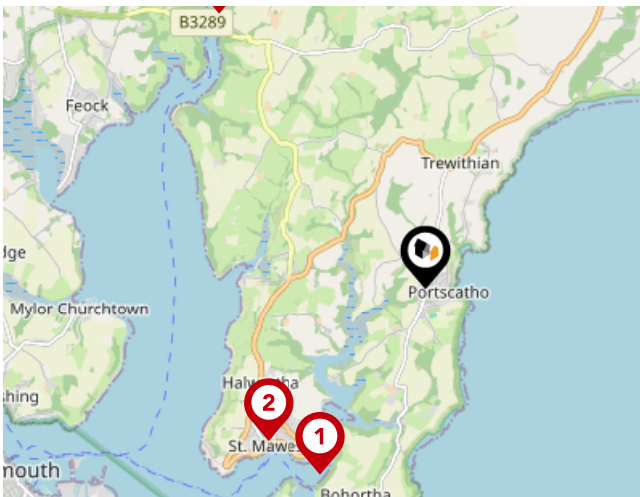
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Roseland Garage	0.04 miles
2	Church	0.06 miles
3	Top Park An Dillon	0.19 miles
4	Hightown	0.17 miles
5	Springfield	0.28 miles



Ferry Terminals

Pin	Name	Distance
1	Place Ferry Landing	2.03 miles
2	St Mawes Ferry Landing	2.07 miles
3	Philleigh King Harry Ferry Landing	3.27 miles



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 keep transactions on track.

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

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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H Tiddy

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