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

A Guide to This Property & the Local Area

**Monday 01st June 2026**



**CHURCHTOWN ROAD, GERRANS, PORTSCATHO, TRURO,  
TR2**

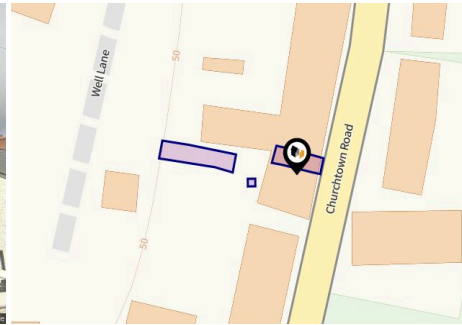
### **H Tiddy**

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

01326270212

harriette@htiddy.co.uk

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



## Property

<b>Type:</b>	Terraced	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	4		
<b>Floor Area:</b>	570 ft <sup>2</sup> / 53 m <sup>2</sup>		
<b>Plot Area:</b>	0.03 acres		
<b>Year Built :</b>	Before 1900		
<b>Council Tax :</b>	Band B		
<b>Annual Estimate:</b>	£2,015		
<b>Title Number:</b>	CL246436		

## Local Area

<b>Local Authority:</b>	Cornwall
<b>Conservation Area:</b>	Gerrans
<b>Flood Risk:</b>	
● Rivers & Seas	Very low
● Surface Water	High

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

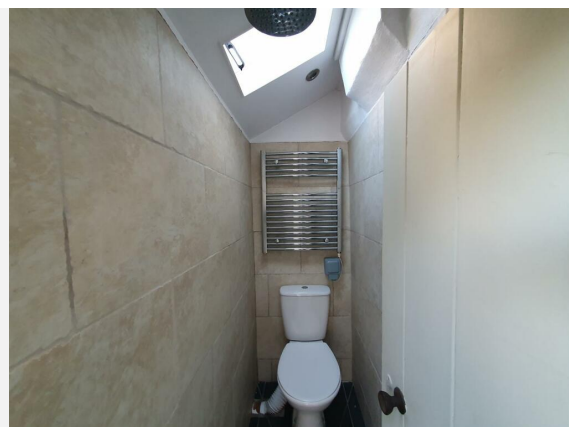
<b>19</b> mb/s	<b>80</b> mb/s	<b>-</b> mb/s

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



### Satellite/Fibre TV Availability:







Churchtown Road, Gerrans, Portscatho, TR2

Energy rating

**E**

Valid until 03.08.2028

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

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### Additional EPC Data

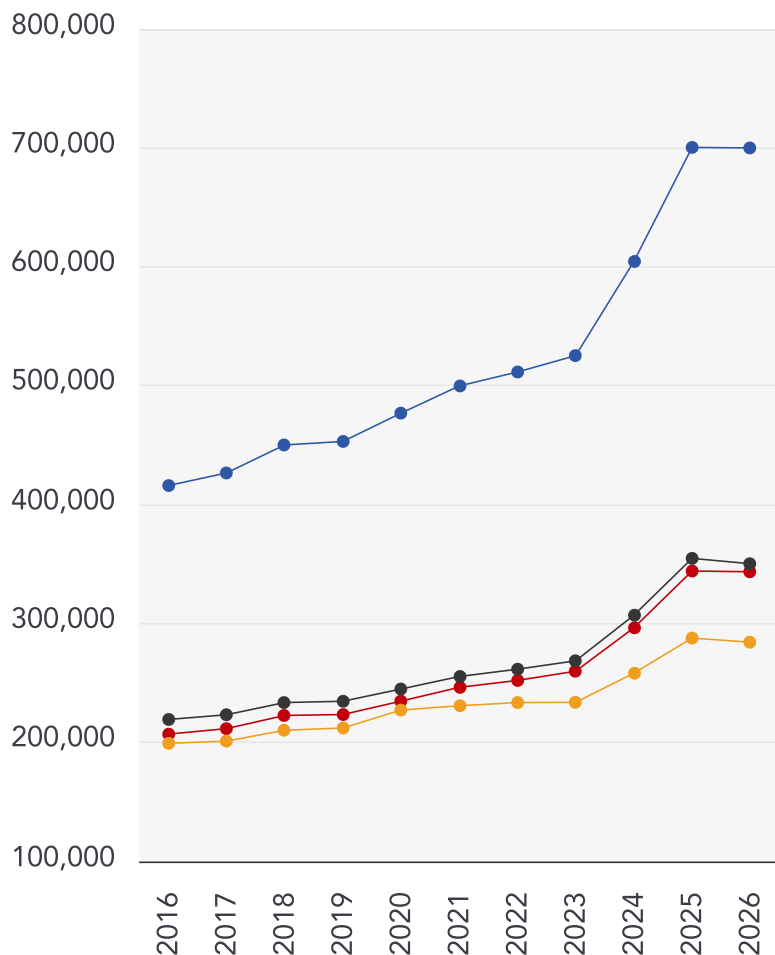
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<b>Property Type:</b>	House
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	Rental
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Dual fuel - mineral + wood
<b>Main Gas:</b>	No
<b>Glazing Type:</b>	Not defined
<b>Previous Extension:</b>	2
<b>Open Fireplace:</b>	0
<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, no insulation (assumed)
<b>Roof Energy:</b>	Very Poor
<b>Main Heating:</b>	Room heaters, dual fuel (mineral and wood)
<b>Main Heating Controls:</b>	No thermostatic control of room temperature
<b>Hot Water System:</b>	Electric immersion, standard tariff
<b>Hot Water Energy Efficiency:</b>	Very Poor
<b>Lighting:</b>	Low energy lighting in 73% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	53 m <sup>2</sup>

# Market House Price Statistics



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%**

This map displays nearby coal mine entrances and their classifications.



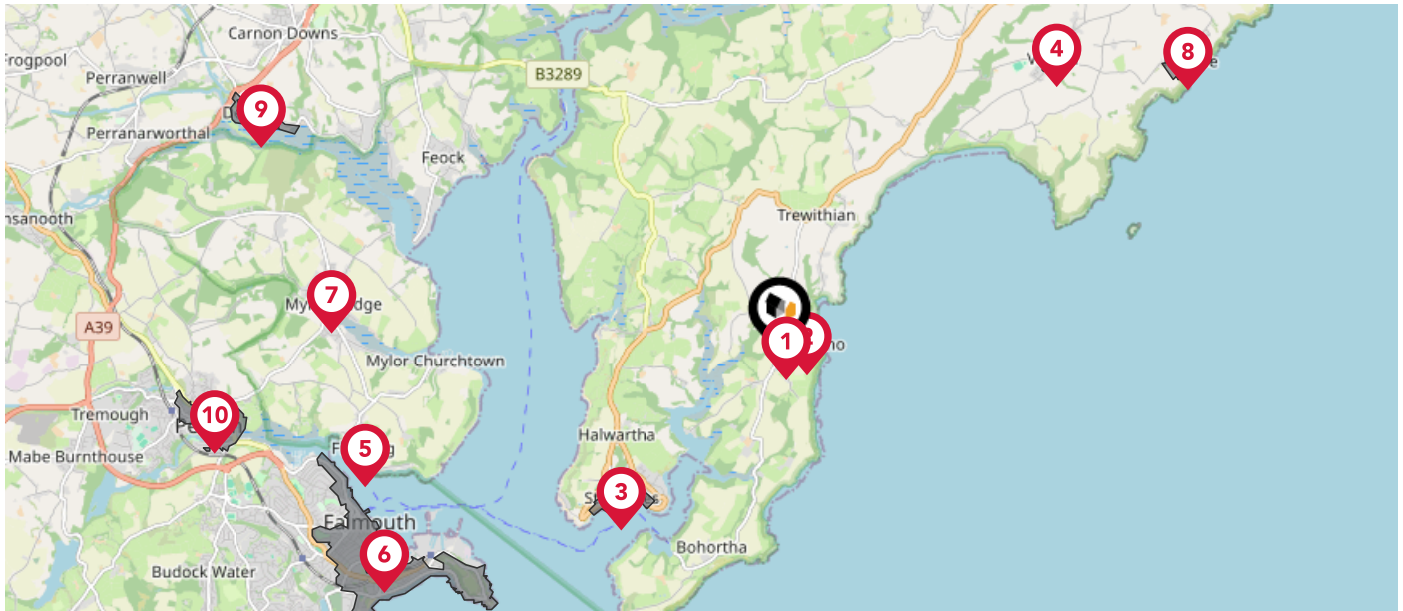
### Mine Entry

- ✕ 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

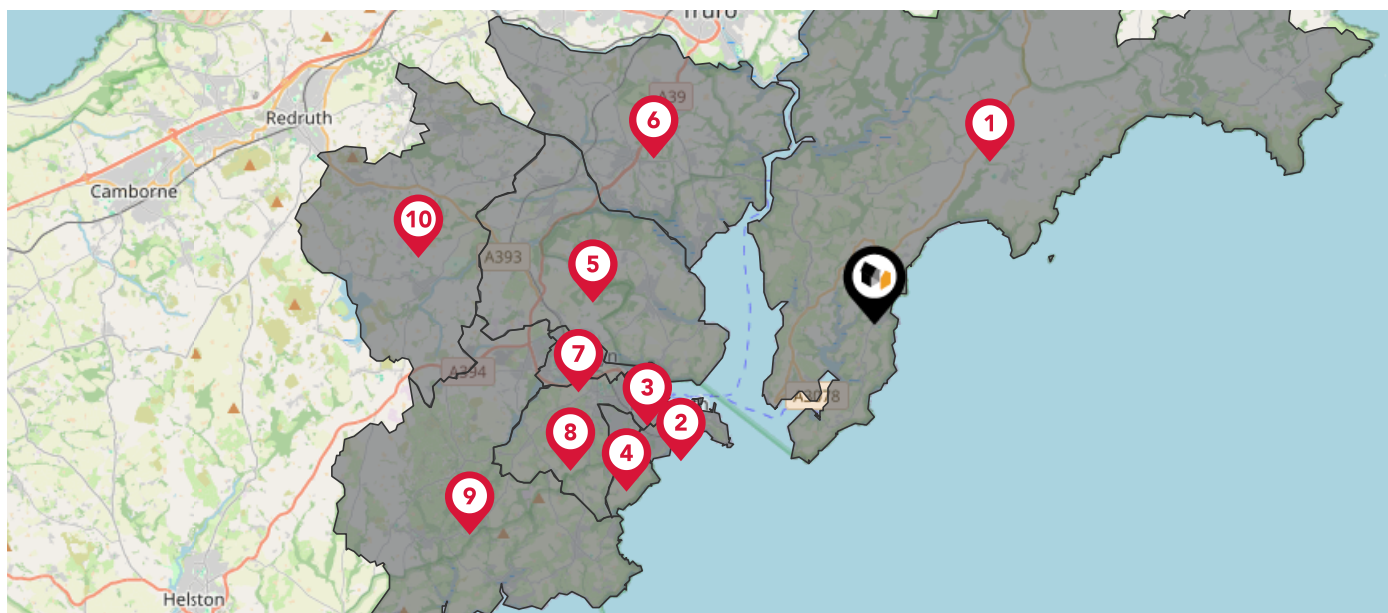
7 Mylor Bridge

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


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-  Falmouth Arwenack ED


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-  Falmouth Penwerris ED


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-  Falmouth Boslowick ED


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-  Mylor, Perranarworthal & Ponsanooth ED


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-  Feock & Kea ED


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-  Penryn ED


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-  Falmouth Trescobeas & Budock ED

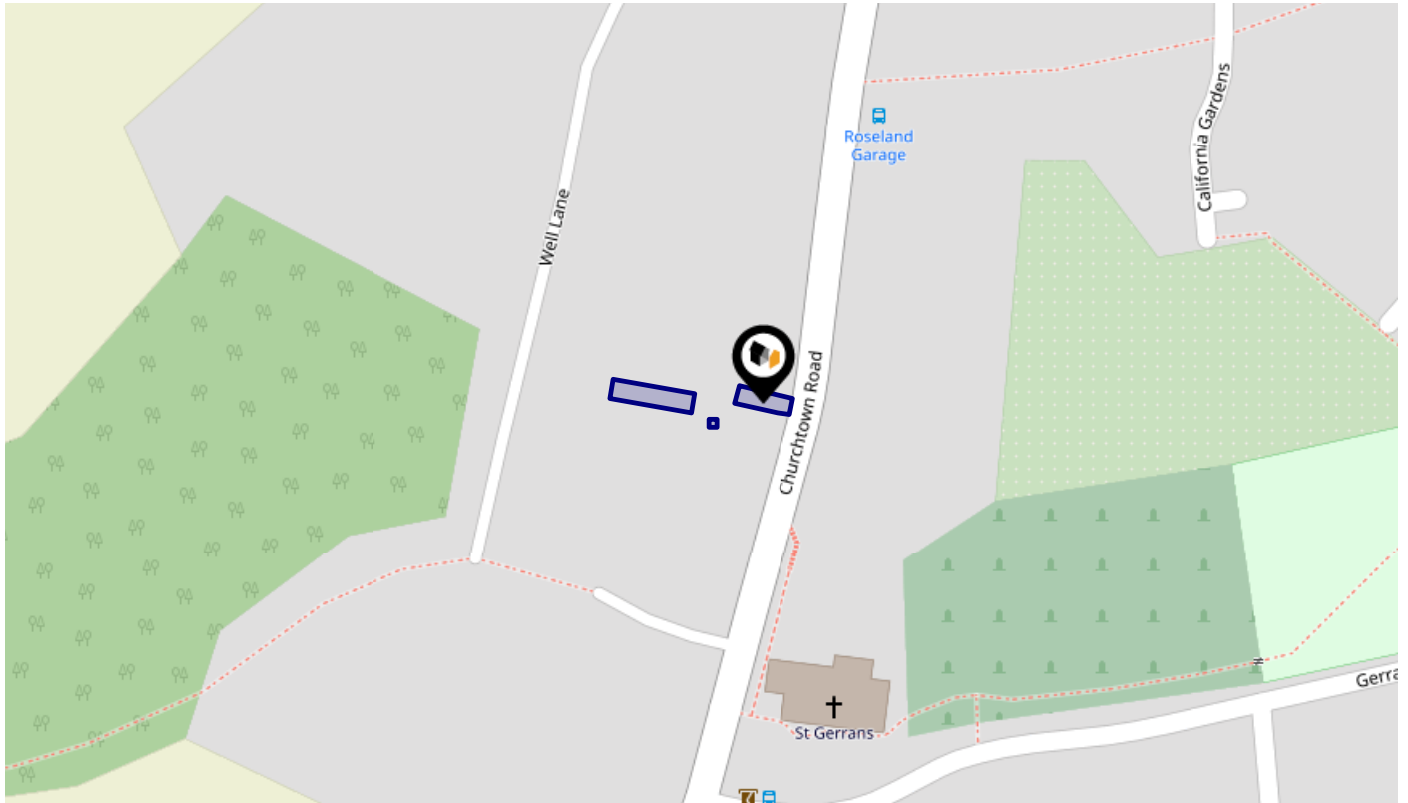
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-  Constantine, Mabe & Mawnan ED

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-  Lanner, Stithians & Gwennap ED

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

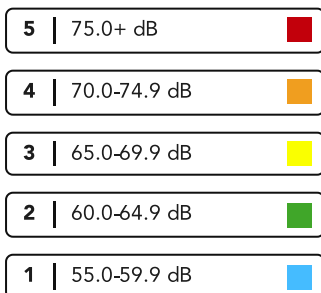


### Rail Noise Data

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.

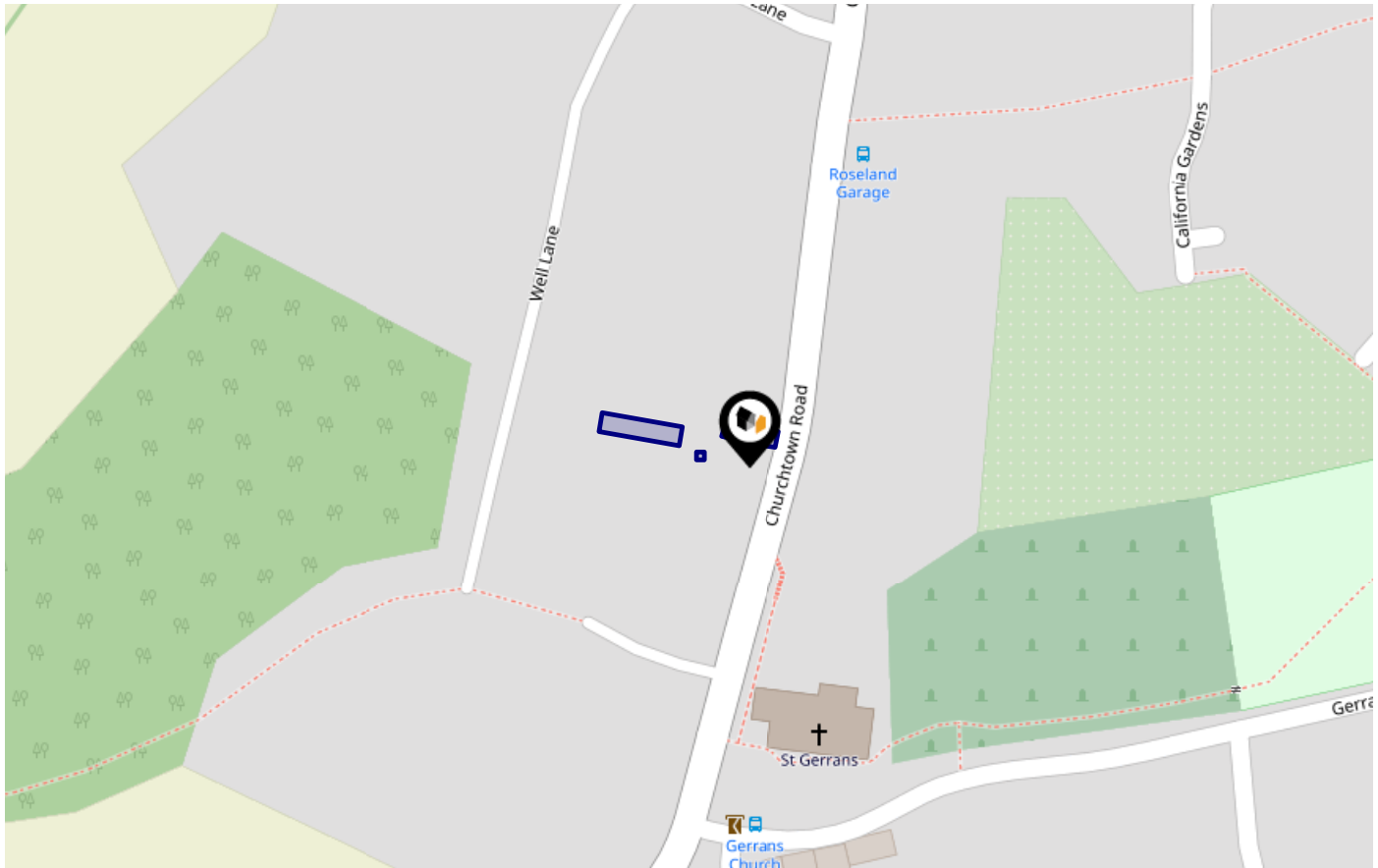
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:



# 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.

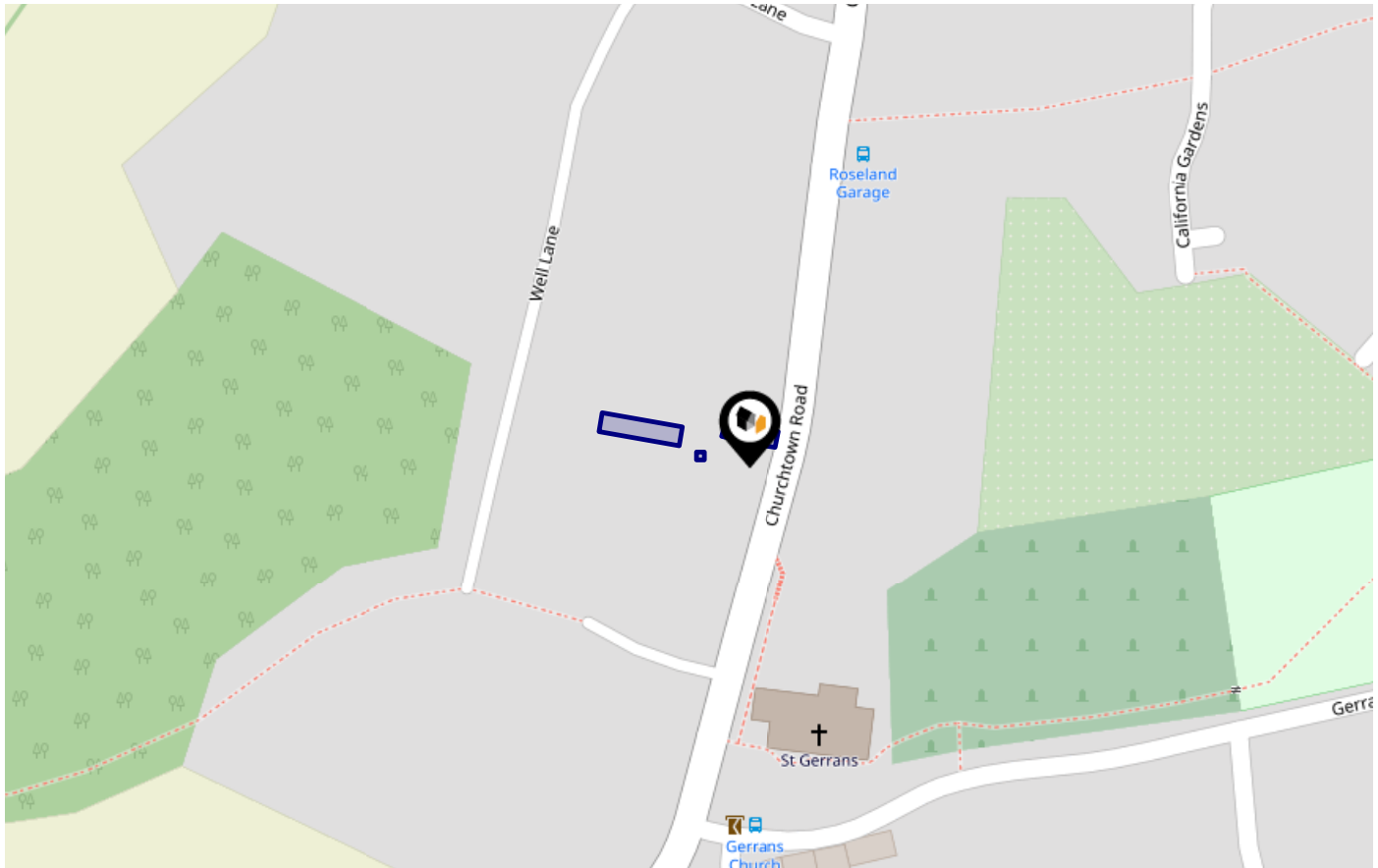
Chance of flooding to the following depths at this property:



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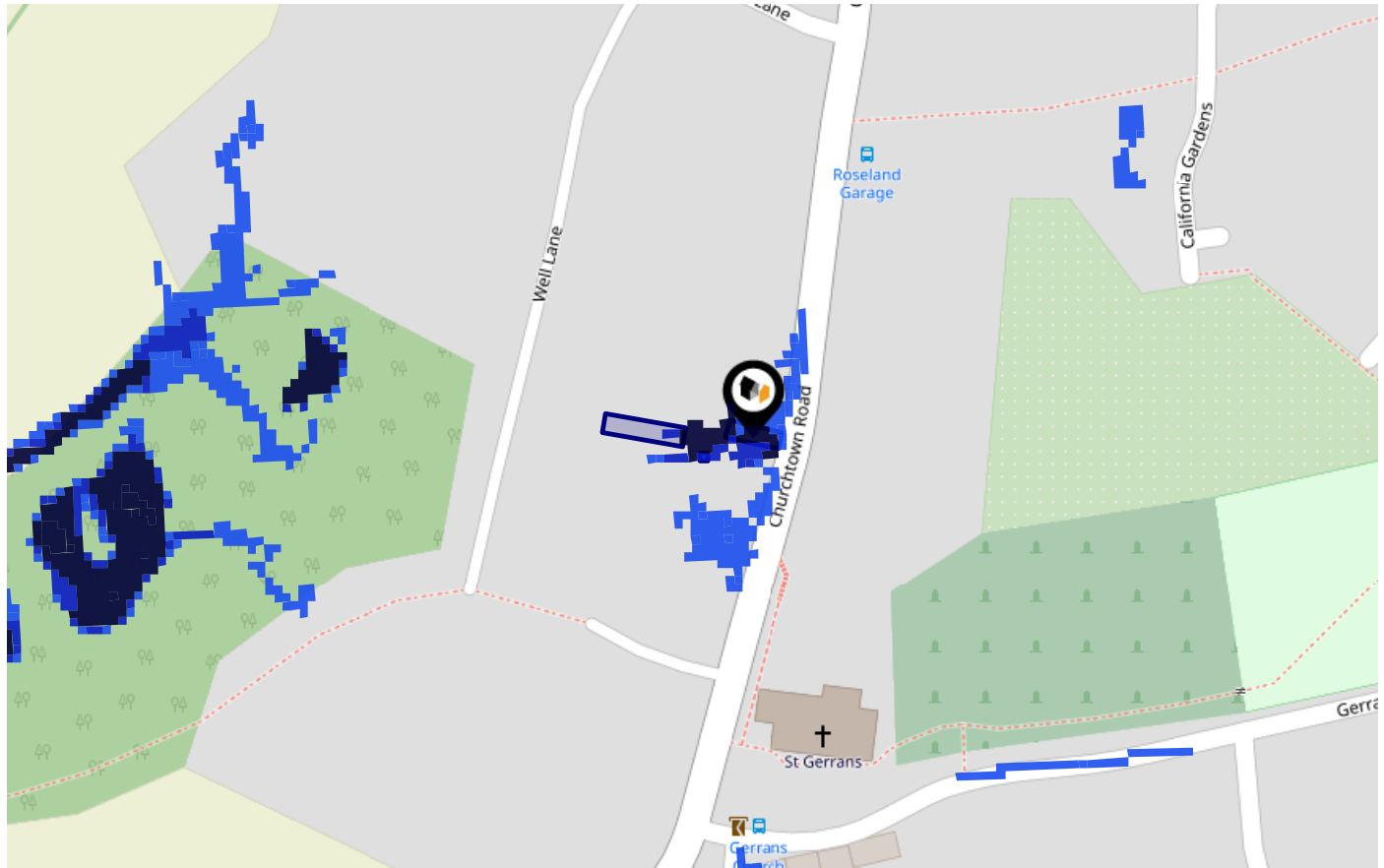
Chance of flooding to the following depths at this property:



# 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: High

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:

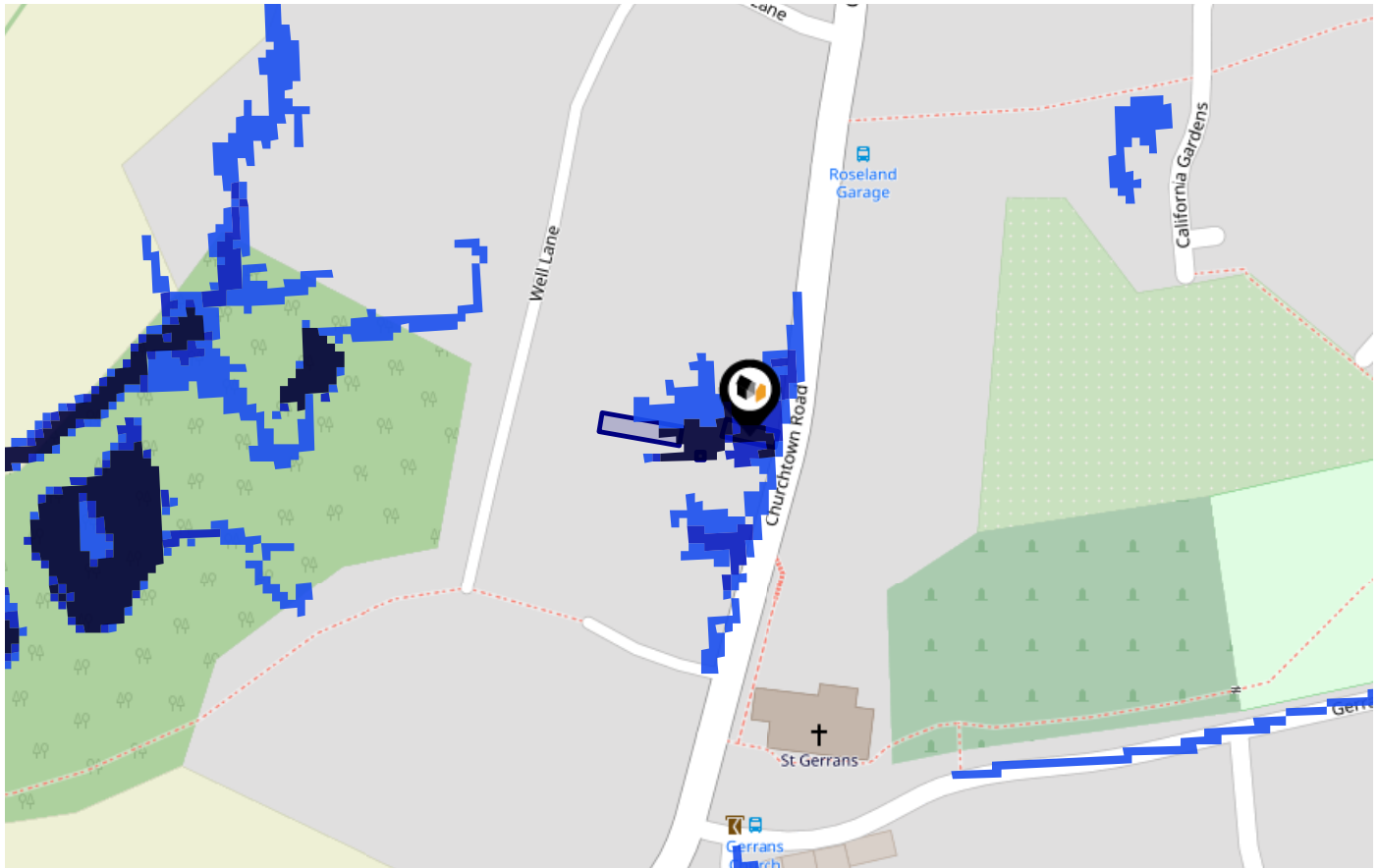


# Flood Risk

## 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.

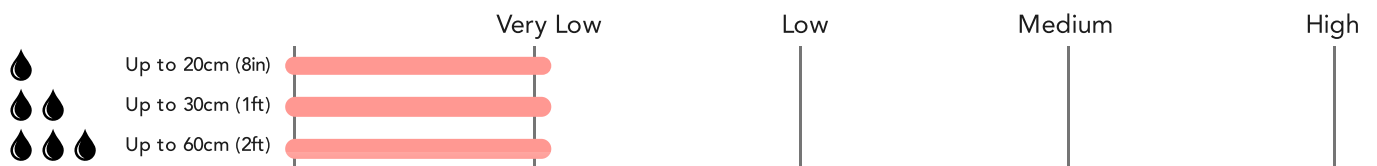


Risk Rating: High

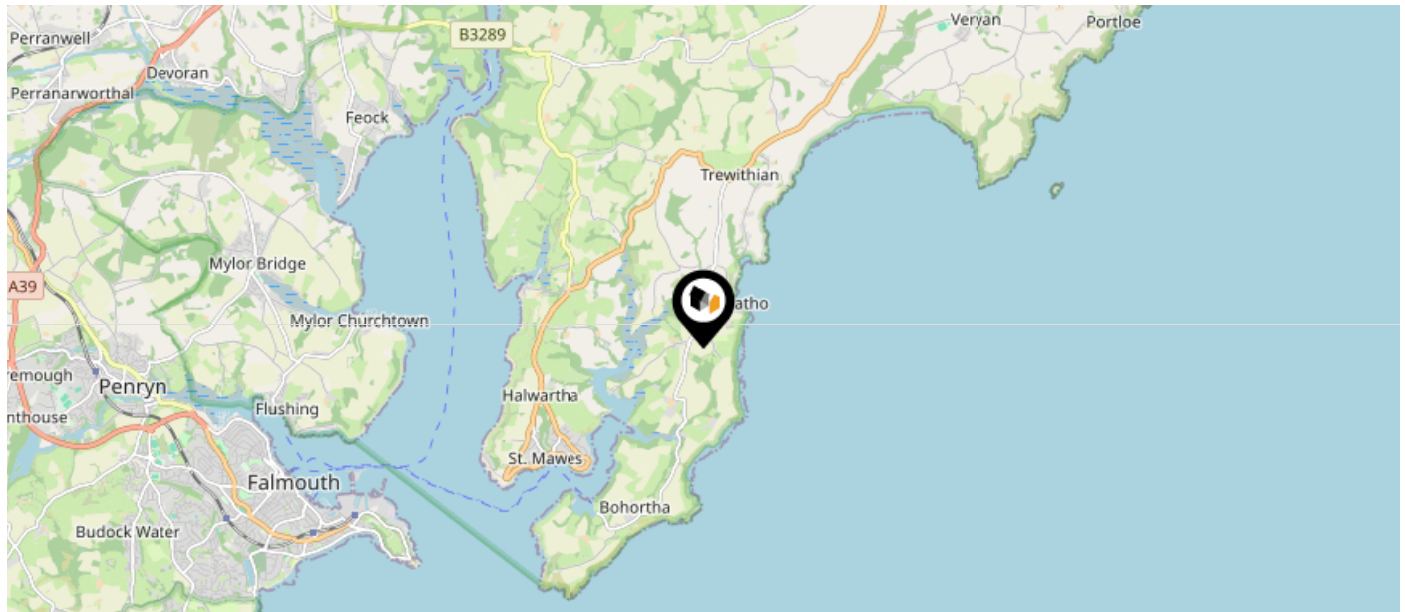
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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Chance of flooding to the following depths at this property:



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



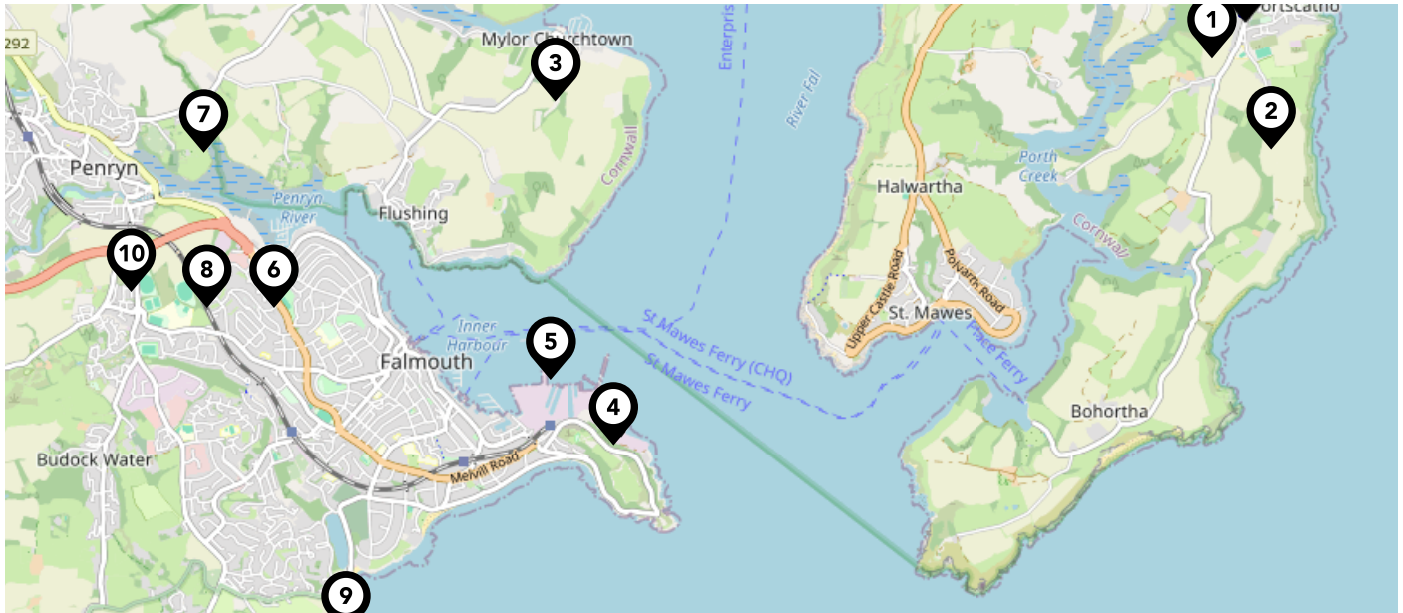
Nearby Green Belt Land

No data available.

# Maps

## Landfill Sites

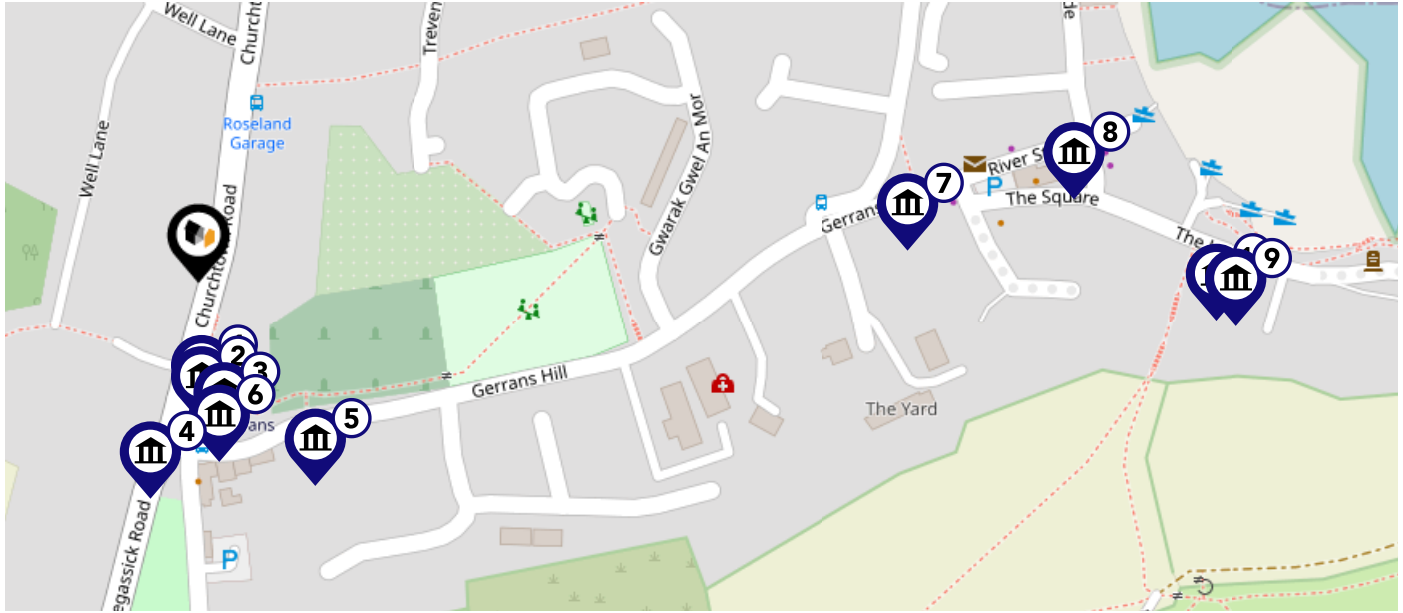
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.













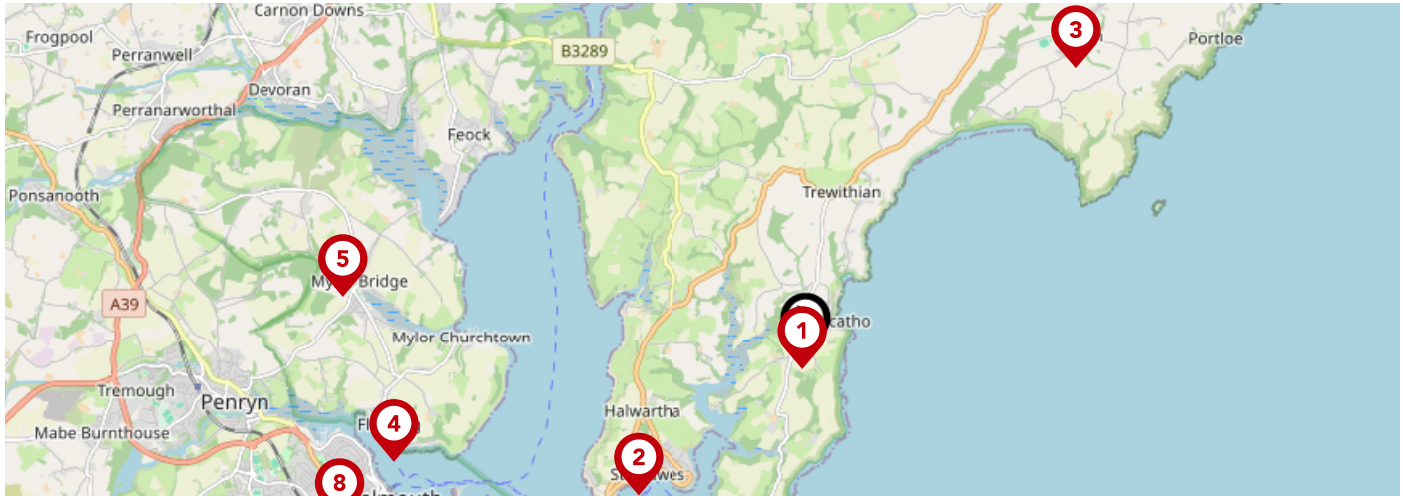
### Nearby Landfill Sites

	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-Trescobear 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...

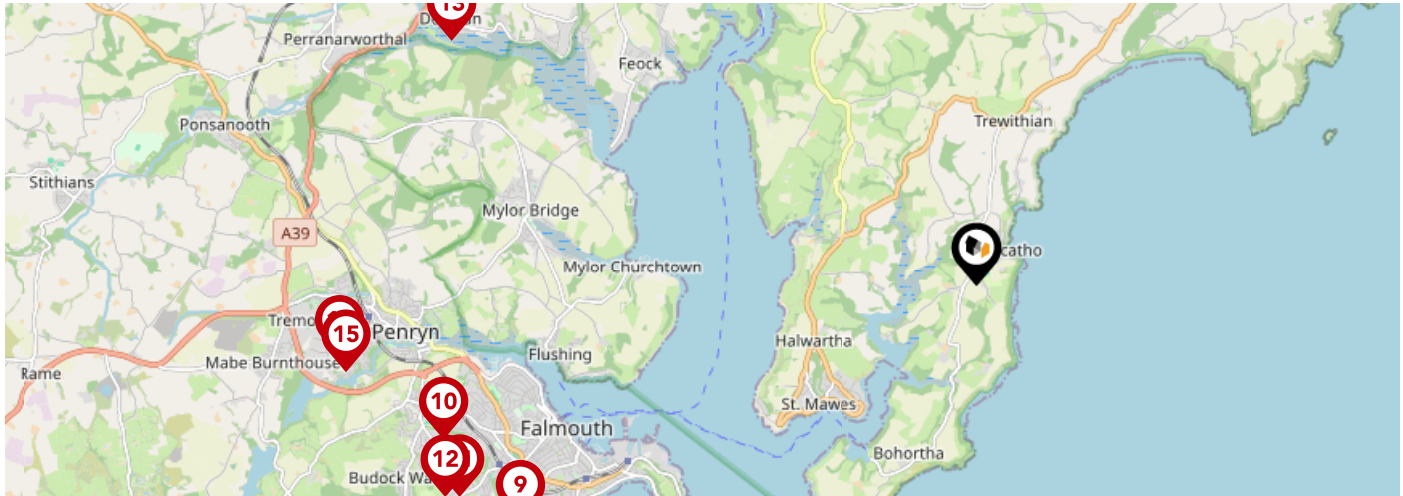


Listed Buildings in the local district	Grade	Distance
 1250249 - Chest Tomb To Oxenberry Family At 7 Metres North Of Church Of Saint Gerrans Tower	Grade II	0.0 miles
 1141022 - Chest Tomb To Williams Family At 2 M North Of Church Of Saint Gerrans Tower	Grade II	0.0 miles
 1328952 - Church Of St Gerrans	Grade I	0.0 miles
 1391133 - Finger Signpost At Sw873351	Grade II	0.1 miles
 1136353 - The Rectory	Grade II	0.1 miles
 1136345 - Cross At 3 M South Of Church Of Saint Gerrans Porch	Grade II	0.1 miles
 1136414 - Dormer Cottage And Byeways	Grade II	0.2 miles
 1328915 - Laburnum Cottage	Grade II	0.3 miles
 1136371 - Victoria Terrace	Grade II	0.3 miles
 1141023 - Victoria Terrace	Grade II	0.3 miles



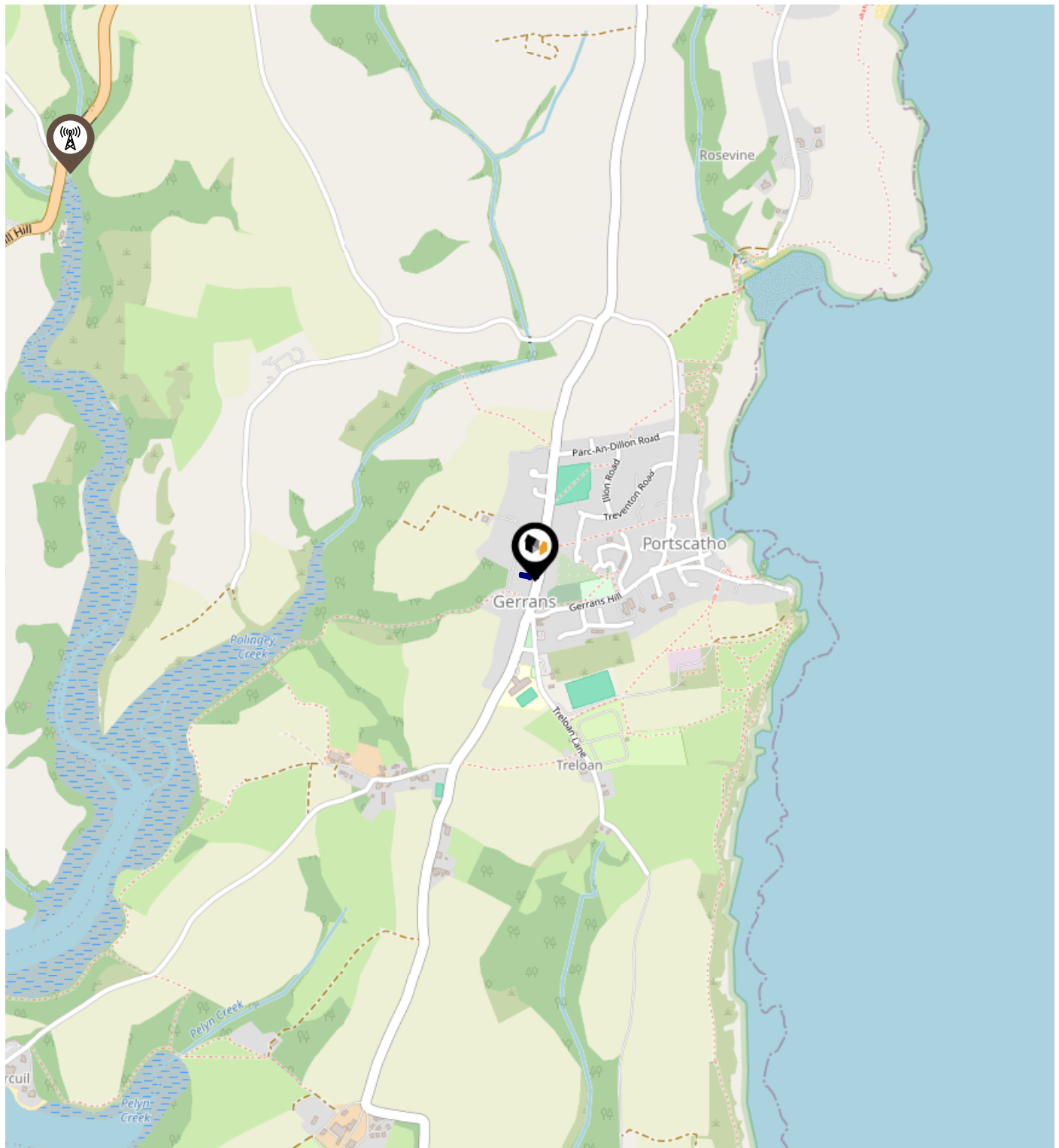
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Gerrans School</b> Ofsted Rating: Good   Pupils: 76   Distance:0.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>St Mawes Primary School</b> Ofsted Rating: Good   Pupils: 34   Distance:2.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Veryan CofE School</b> Ofsted Rating: Good   Pupils: 41   Distance:3.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Flushing School</b> Ofsted Rating: Good   Pupils: 78   Distance:4.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Mylor Community Primary School</b> Ofsted Rating: Good   Pupils: 144   Distance:4.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Falmouth University</b> Ofsted Rating: Not Rated   Pupils:0   Distance:4.48	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>King Charles Church of England Primary School</b> Ofsted Rating: Good   Pupils: 414   Distance:4.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Falmouth Primary Academy</b> Ofsted Rating: Good   Pupils: 244   Distance:4.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools





		Nursery	Primary	Secondary	College	Private
	<b>Marlborough School</b> Ofsted Rating: Good   Pupils: 212   Distance:4.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Falmouth School</b> Ofsted Rating: Requires improvement   Pupils: 968   Distance:5.27	<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:5.3	<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:5.42	<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:5.5	<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:5.67	<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:6.05	<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:6.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Local Area Masts & Pylons

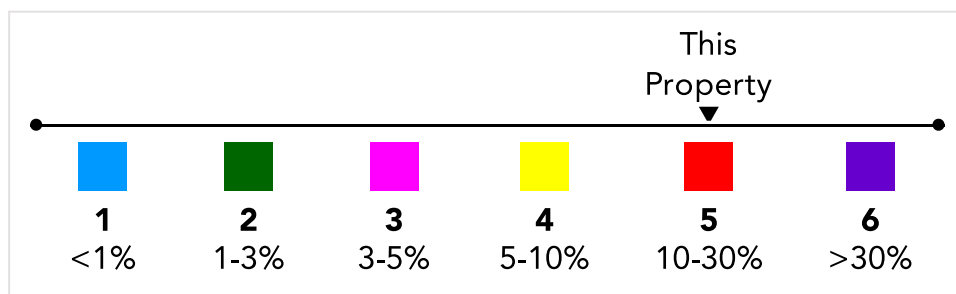
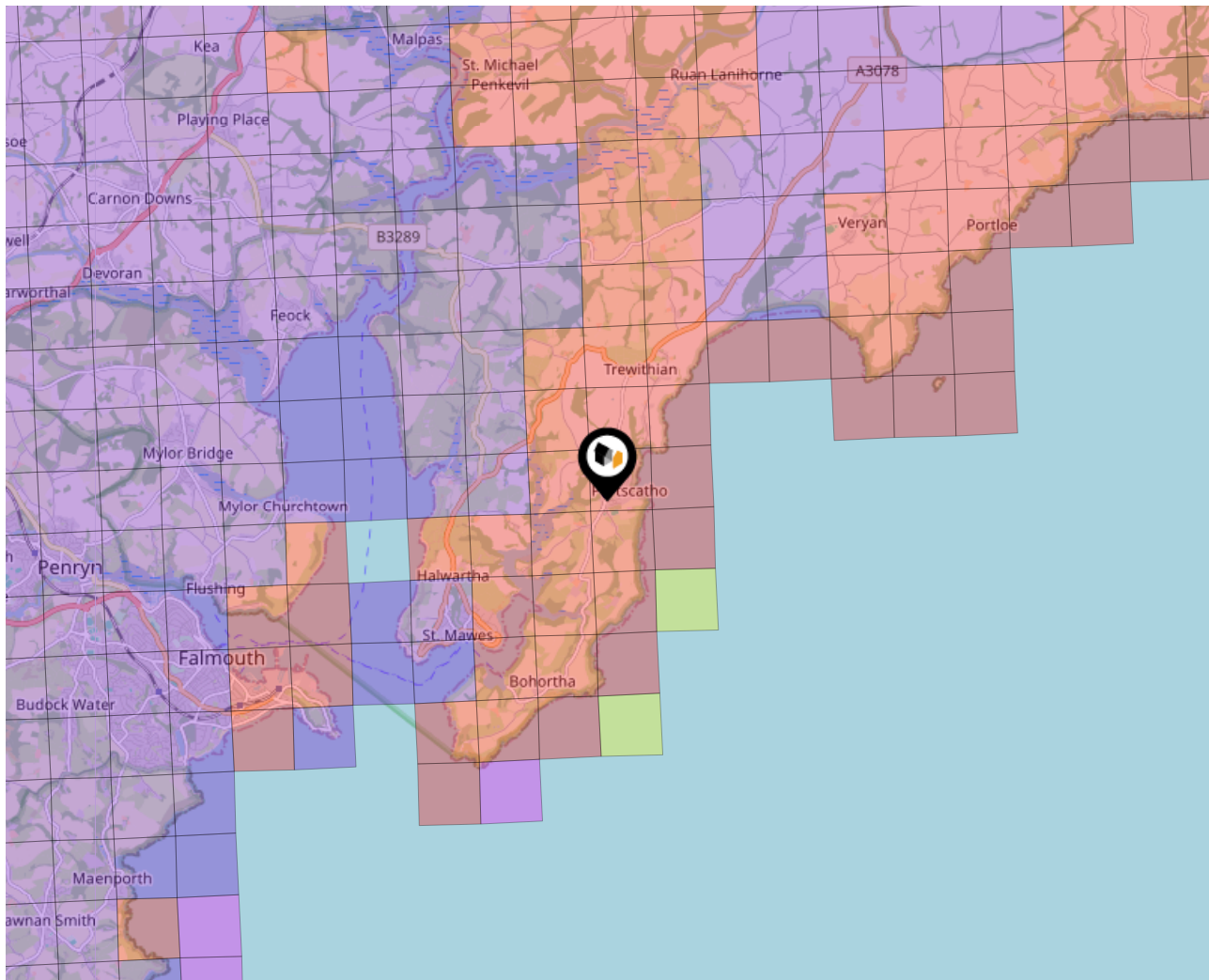


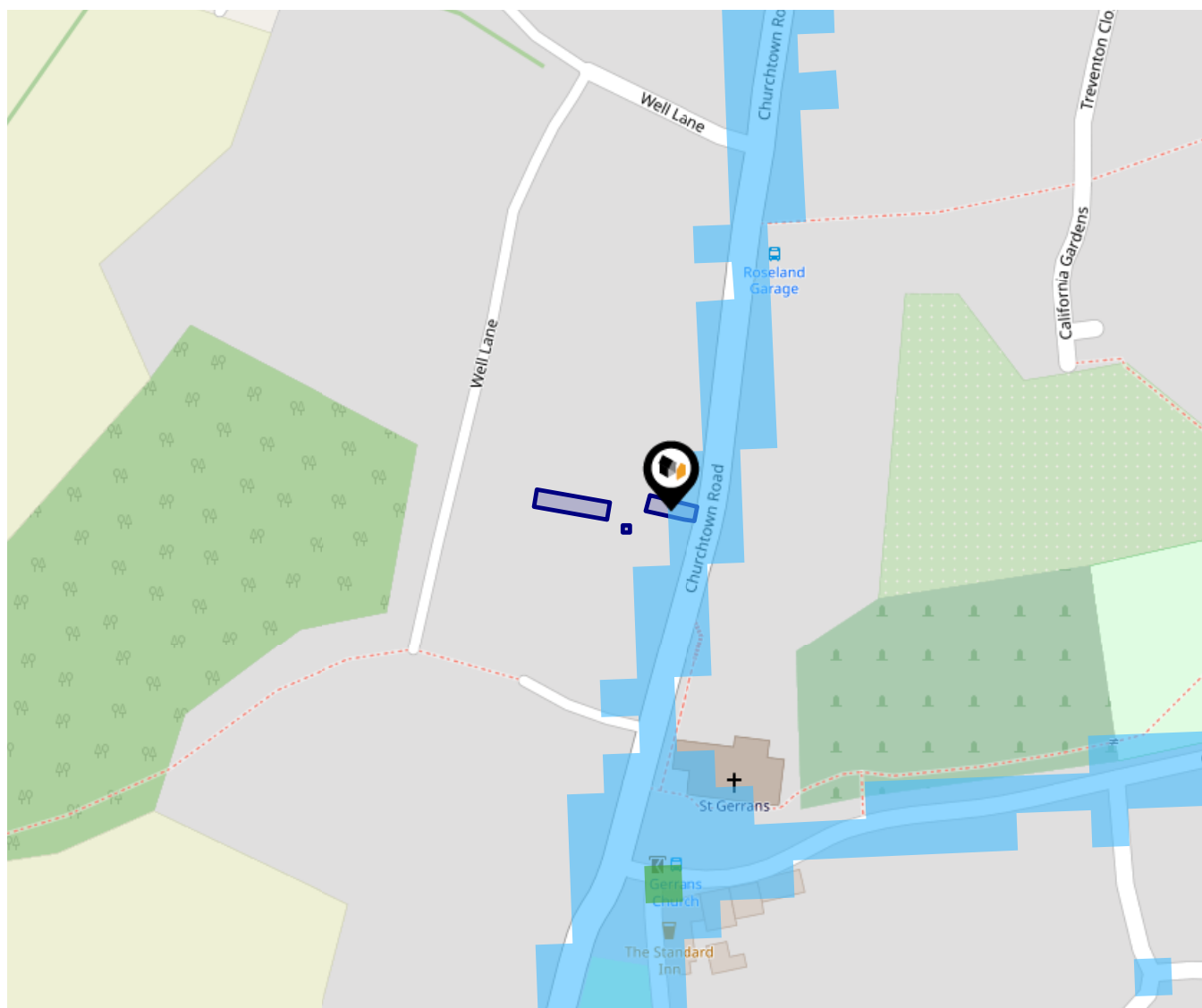
**Key:**

-  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/m<sup>3</sup>).



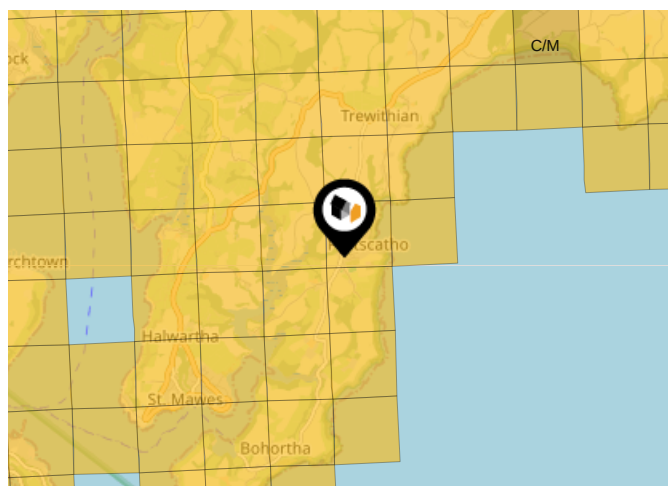


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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)

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

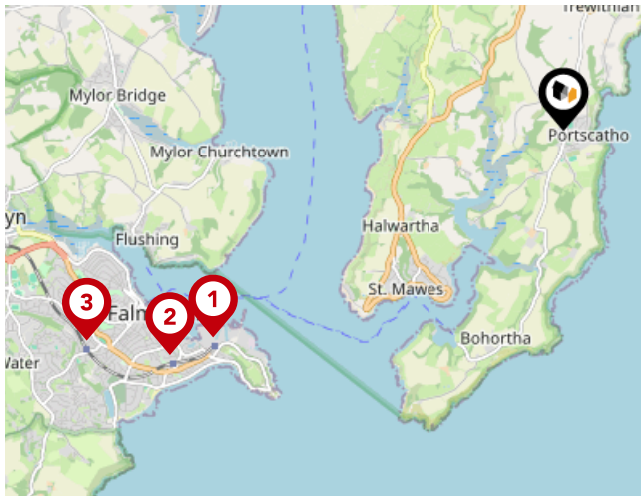


## Primary Classifications (Most Common Clay Types)

<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</b>	Residual Clay & Loamy Loess
<b>RC,S</b>	River Clay & Silt
<b>RC,FS</b>	Riverine Clay & Floodplain Sands and Gravel
<b>RC,FL</b>	Riverine Clay & Fluvial Sands and Gravel
<b>TC</b>	Terrace Clay
<b>TC/LL</b>	Terrace Clay & Loamy Loess

# Area

## Transport (National)



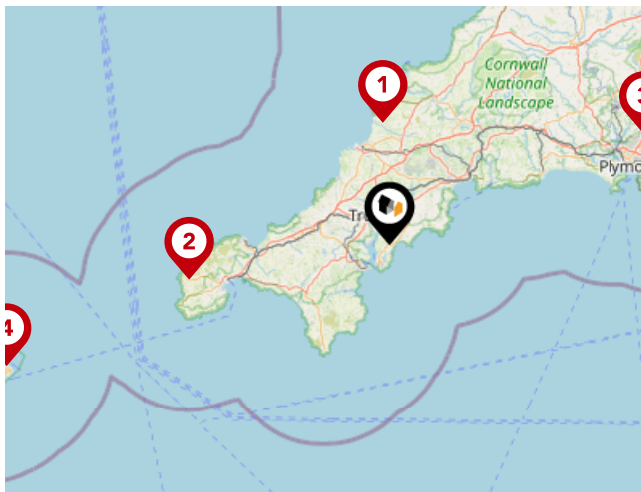
### National Rail Stations

Pin	Name	Distance
1	Falmouth Docks Rail Station	3.86 miles
2	Falmouth Town Rail Station	4.29 miles
3	Penmere Rail Station	4.94 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	73.29 miles
2	M5 J30	76.33 miles

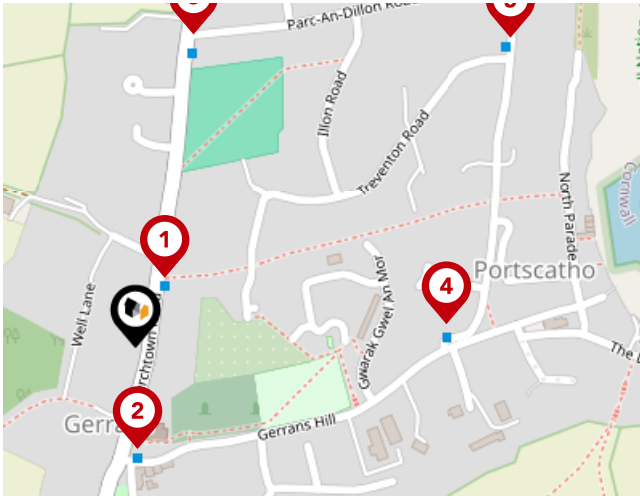


### Airports/Helipads

Pin	Name	Distance
1	St Mawgan	18.59 miles
2	Joppa	30.89 miles
3	Glenholt	42 miles
4	St Marys	61.16 miles

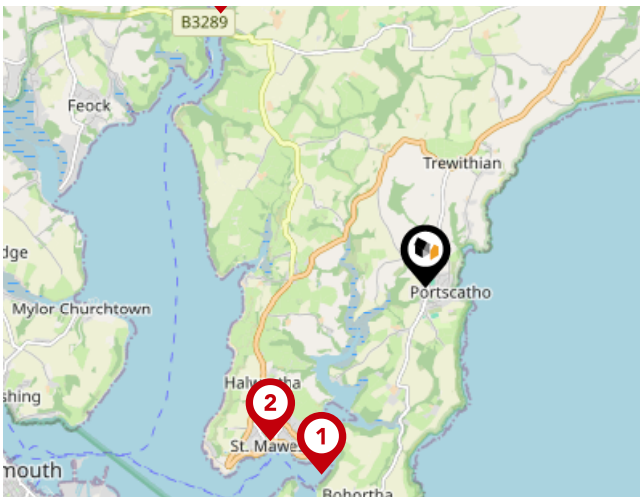
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Roseland Garage	0.05 miles
2	Church	0.06 miles
3	Top Park An Dillon	0.19 miles
4	Hightown	0.19 miles
5	Springfield	0.29 miles



### Ferry Terminals

Pin	Name	Distance
1	Place Ferry Landing	2.03 miles
2	St Mawes Ferry Landing	2.06 miles
3	Philleigh King Harry Ferry Landing	3.25 miles



## **H Tiddy**

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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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