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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 18th September 2026



VERYAN GREEN, TRURO, TR2

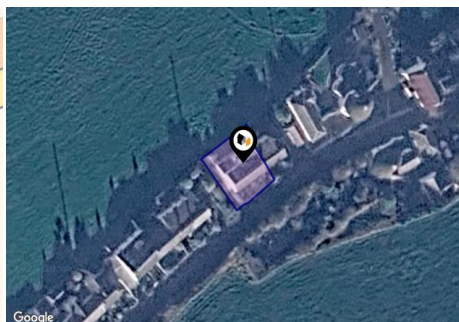
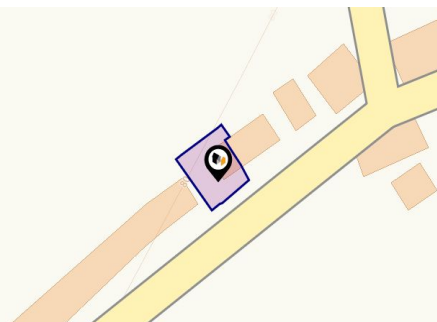
H Tiddy

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

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



Property

Type:	Semi-Detached
Bedrooms:	3
Plot Area:	0.05 acres
Year Built :	Before 1900
Council Tax :	Band D
Annual Estimate:	£2,591
Title Number:	CL98458

Tenure: Freehold

Local Area

Local Authority:	Cornwall
Conservation Area:	Veryan Green
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

16
mb/s



36
mb/s



1000
mb/s



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Planning History This Address

Planning records for: *Veryan Green, Truro, TR2*

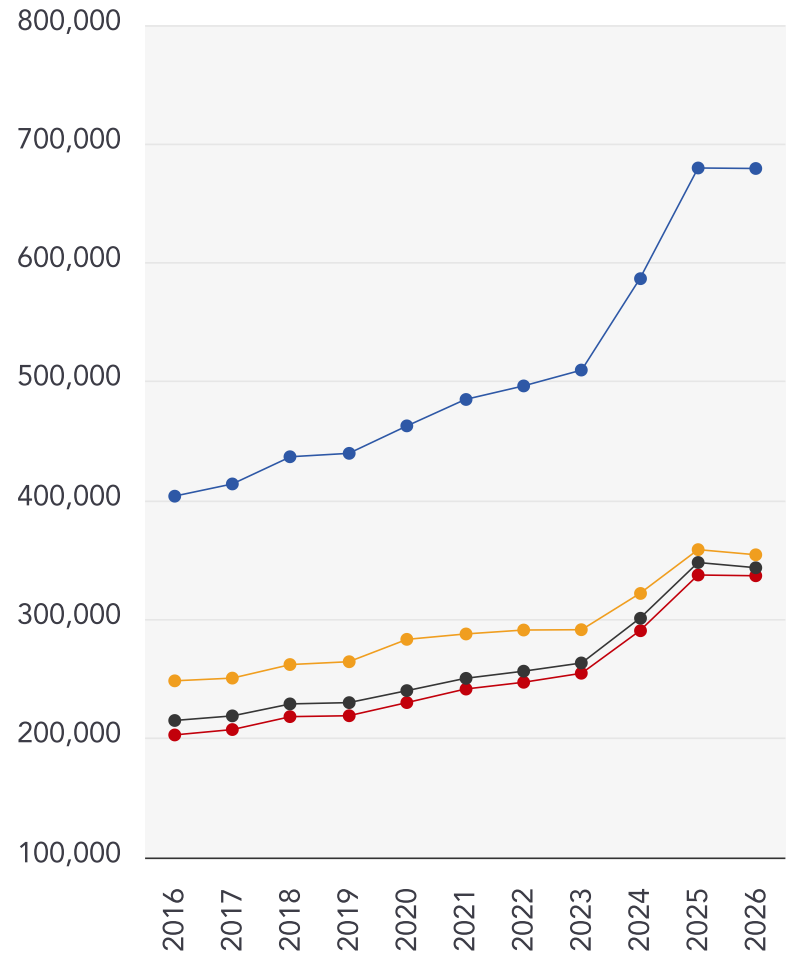
Reference - PA20/05542	
Decision:	Decided
Date:	04th August 2020
Description:	A paned window frame to be put in the top part of the front door panel to give more light to living room

Market

House Price Statistics

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



Detached

+68.24%

Flat

+42.64%

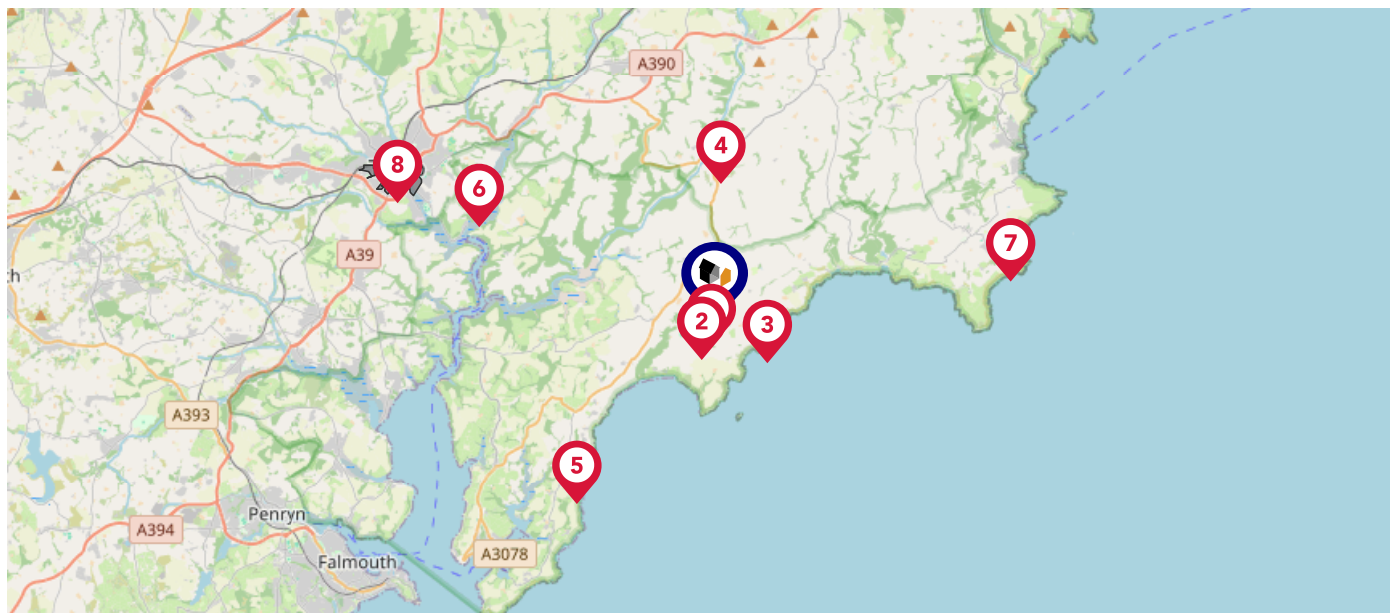
Terraced

+59.69%

Semi-Detached

+65.93%

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



Veryan Green



Veryan



Portloe



Tregony



Portscatho



St Clement

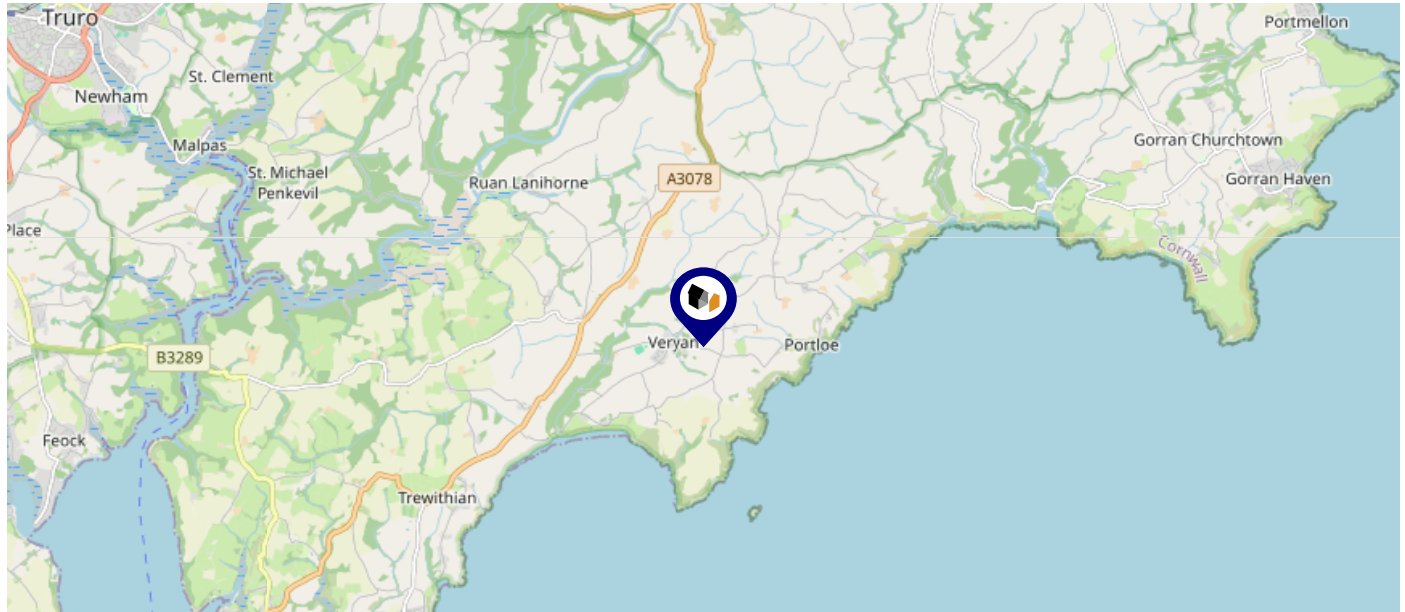


Gorran Haven



Truro

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



Nearby Green Belt Land

No data available.

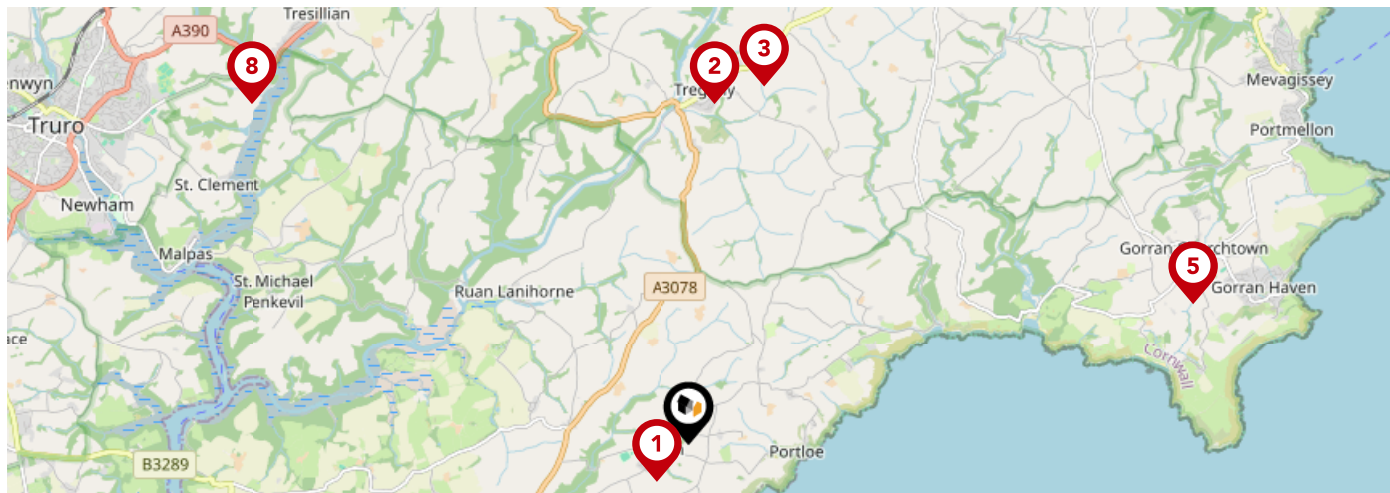
Maps

Listed Buildings

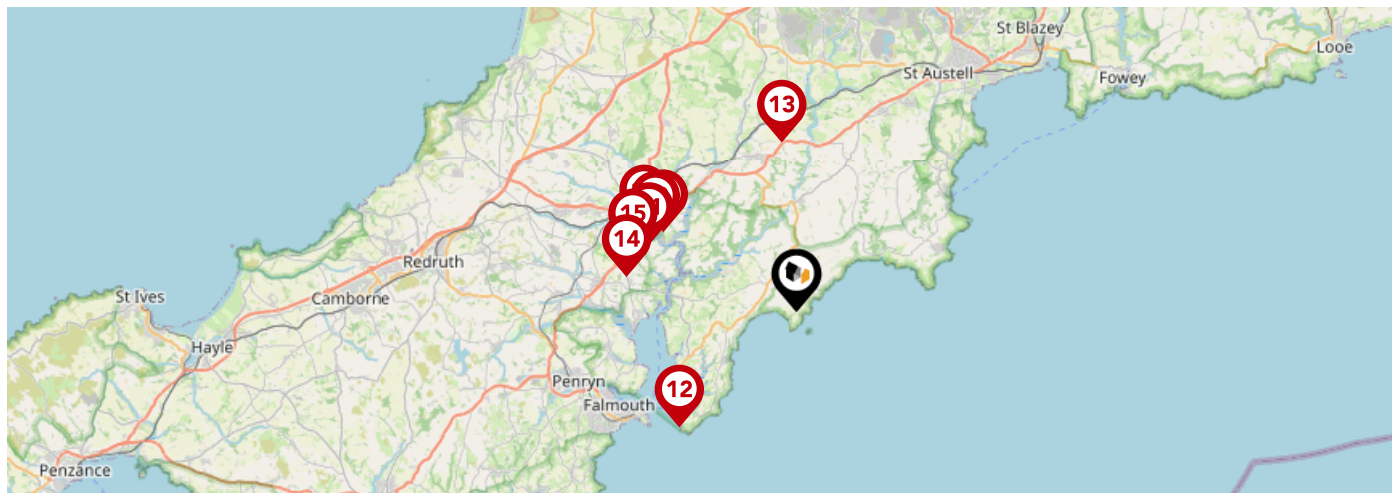
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1291361 - The Left Round House And Adjoining Wall To West Side	Grade II	0.0 miles
	1219635 - White Lodge	Grade II	0.0 miles
	1219671 - Albany Cottage	Grade II	0.0 miles
	1115107 - Lorick Cottage	Grade II	0.0 miles
	1291360 - The Right Round House	Grade II	0.0 miles
	1115106 - Spring Cottage	Grade II	0.0 miles
	1219637 - Pilgrim Cottage	Grade II	0.0 miles
	1320578 - Anderton Cottage	Grade II	0.0 miles
	1291382 - Lamorna	Grade II	0.0 miles
	1219632 - Laburnum Cottage	Grade II	0.0 miles



		Nursery	Primary	Secondary	College	Private
1	Veryan CofE School Ofsted Rating: Good Pupils: 41 Distance:0.46	☐	☒	☐	☐	☐
2	Tregony Community Primary School Ofsted Rating: Good Pupils: 193 Distance:3.24	☐	☒	☐	☐	☐
3	The Roseland Academy Ofsted Rating: Outstanding Pupils: 654 Distance:3.47	☐	☐	☒	☐	☐
4	Gerrans School Ofsted Rating: Good Pupils: 76 Distance:4.33	☐	☒	☐	☐	☐
5	Gorran School Ofsted Rating: Good Pupils: 96 Distance:4.97	☐	☒	☐	☐	☐
6	Probus Primary School Ofsted Rating: Good Pupils: 203 Distance:5.13	☐	☒	☐	☐	☐
7	Grampound-With-Creed CofE Primary School Ofsted Rating: Not Rated Pupils: 57 Distance:5.25	☐	☒	☐	☐	☐
8	Pencalenick School Ofsted Rating: Good Pupils: 195 Distance:5.26	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
9	Penair School Ofsted Rating: Good Pupils: 1186 Distance:5.86	☐	☐	☒	☐	☐
10	Tregolls Academy Ofsted Rating: Special Measures Pupils: 265 Distance:6.11	☐	☒	☐	☐	☐
11	Truro School Ofsted Rating: Not Rated Pupils: 837 Distance:6.17	☐	☐	☒	☐	☐
12	St Mawes Primary School Ofsted Rating: Good Pupils: 34 Distance:6.26	☐	☒	☐	☐	☐
13	Grampound Road Village CofE School Ofsted Rating: Good Pupils: 107 Distance:6.44	☐	☒	☐	☐	☐
14	Kea Community Primary School Ofsted Rating: Good Pupils: 200 Distance:6.59	☐	☒	☐	☐	☐
15	Truro High School Ofsted Rating: Not Rated Pupils: 385 Distance:6.63	☐	☐	☒	☐	☐
16	Archbishop Benson CofE Primary School Ofsted Rating: Good Pupils: 425 Distance:6.63	☐	☒	☐	☐	☐



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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 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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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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