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# Property Information Pack

St Austell · PL26

2 bed · SEMI DETACHED

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# 2-bed SEMI DETACHED

St Austell · PL26 · PL26

2 Bedrooms ~ 95 m<sup>2</sup>

A 2-bedroom semi detached in St Austell. Energy Performance Certificate rating: E, with potential to reach C. Broadband: FTTC.  
Total floor area approximately 95 m<sup>2</sup>.

# Estimated Value & Market Context

Comparable sales · local price trend · demand signals

# £355,000

Low confidence

Comparable sales within 0.5 mile, last 24 months, hedonic adjustment for size and condition. Source: HM Land Registry Price Paid Data.

## LOCAL £/SQFT — 12 MONTHS

Price trend not available

## COMPARABLE SALES SCATTER

Comparable sales not available

## DEMAND (8 WEEKS)

Demand signal data not available

Where data is not on file, your conveyancer can obtain it. open for offer is not a conveyancer or regulated search provider. See [openforoffer.com/regulations/material-information](https://openforoffer.com/regulations/material-information)

## Material Information — Part A

Price · tenure · council tax · energy · connectivity

<b>ASKING PRICE</b>	<i>Not listed at a fixed price</i>	Not on file
<b>TENURE</b>	<i>Not captured — refer to your conveyancer</i>	Not on file
<b>COUNCIL TAX BAND</b>	<i>Not captured — refer to your conveyancer</i>	Not on file
<b>EPC RATING</b>	<b>E (potential: C)</b>	Available
<i>Source: EPC Register</i>		
<b>HEATING FUEL</b>	electricity (not community)	Available
<i>Source: EPC Register</i>		
<b>HEATING SYSTEM</b>	Electric storage heaters	Available
<i>Source: EPC Register</i>		
<b>ANNUAL HEATING COST</b>	£677/yr	Available
<i>Source: EPC Register</i>		
<b>BROADBAND</b>	FTTC	Available
<i>Source: Ofcom Connected Nations</i>		
<b>MOBILE COVERAGE</b>	<i>Not yet enriched for this property</i>	Not on file

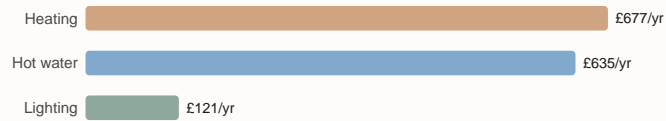
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# Material Information — Part B & C

Physical characteristics · legal & environmental

<b>PARKING</b>	<i>Not captured — refer to your conveyancer</i>	Not on file
<b>OUTDOOR SPACE</b>	<i>Not captured — refer to your conveyancer</i>	Not on file
<b>CONSTRUCTION</b>	<b>Solid brick, as built, no insulation (assumed)</b>	Available
<i>Source: EPC Register / Chimnie</i>		
<b>BUILDING SAFETY</b>	<i>Not captured — refer to your conveyancer</i>	Not on file
<b>FLOOD RISK — RIVER</b>	<i>Not captured — refer to your conveyancer</i>	Not on file
<b>FLOOD RISK — SURFACE WATER</b>	<i>Check Environment Agency flood risk map</i>	Not on file
<b>FLOOD RISK — COASTAL EROSION</b>	<i>Check Environment Agency flood risk map</i>	Not on file
<b>COALFIELD RISK</b>	<i>Verify with Coal Authority if relevant</i>	Not on file
<b>RADON RISK</b>	<i>Not captured — refer to your conveyancer</i>	Not on file
<b>SUBSIDENCE</b>	<i>Not captured — refer to your conveyancer</i>	Not on file
<b>PLANNING HISTORY</b>	<i>Search local authority planning portal</i>	Not on file
<b>RESTRICTIONS &amp; EASEMENTS</b>	<i>Search HM Land Registry title register</i>	Not on file
<b>WATER SUPPLY</b>	<i>Check drainage and water search at completion</i>	Not on file

## ANNUAL RUNNING COSTS (EPC)



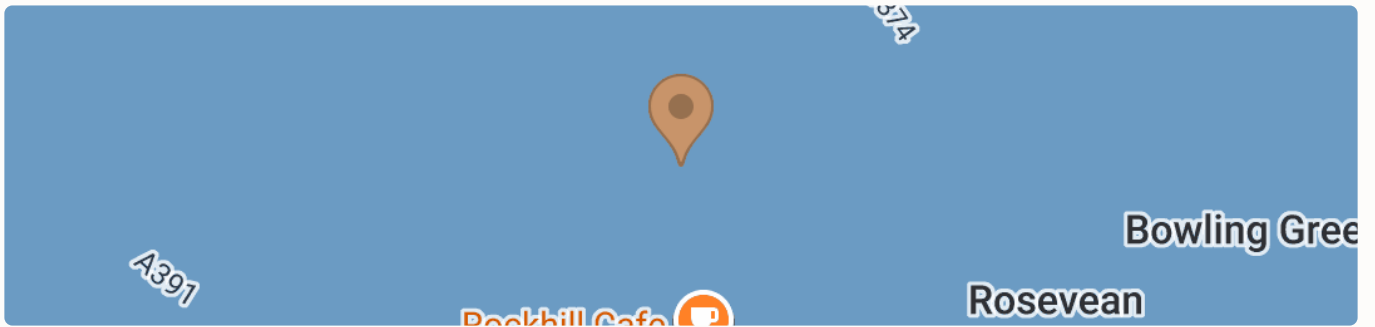
EPC Register

Material Information per MHCLG / NTSELAT Parts A, B and C.

## Location & Connections

Distances: Ordnance Survey Names API · Schools: GIAS · Stations: Network Rail

### LOCATION OVERVIEW



## Floor Plan

Dimensions table — floor plan available on request

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Floor plan and room dimensions not on file. Floor plan available on request from the seller.

Total approx gross internal floor area

**95 m<sup>2</sup>**

Measurements indicative only.

*Plan is for guidance, not a measured survey. RICS-compliant survey recommended before exchange.*

# Owned by you? Here's what listing with us would do.

## Open price discovery

Properties in this postcode have attracted anonymised offers through open for offer. With our order book, you would see every offer on yours from the moment you list — amount, timestamp, chain status, funding type.

## Honest valuation

Your estimated value is £355,000, drawn from comparable nearby sales. We publish the methodology, the comparables, and the timestamp. No agent inflates it to win the listing.

## Real cost, no commission ladder

List for £9.99/month, or use our managed sale at 0.5–0.8% +VAT — about £0 on this estimate. A conventional 1.5% would cost £5,000. The difference of around £5,000 is yours.

## See what your home is worth — and who is searching for it.

Free, no email gate, no obligation.

[openforoffer.com/value-my-home](https://openforoffer.com/value-my-home)

open for offer ships a Property Information Pack like this one with every property — including yours, if you list. Get a homeowner copy: [openforoffer.com/value-my-home](https://openforoffer.com/value-my-home)

# Conveyancing

Hand this pack to your conveyancer

Many of the questions a conveyancer raises in the first weeks of a transaction are about information that is already on the public record. This pack puts that information in one place, sourced and timestamped.

- 1 Send your conveyancer this pack at the point of instruction.
- 2 Ask whether the pre-filled data changes their fee quote or timeline. They are not obliged to adjust either, but it is a fair question.
- 3 Your conveyancer will still commission the official searches — local authority, water and drainage, mining where relevant — these carry professional reliance we do not provide.
- 4 Commission an independent RICS Home Survey before exchange of contracts. A Level 2 HomeBuyer Report is appropriate for most modern homes; a Level 3 Building Survey is recommended for properties over 70 years old, listed buildings, or those of non-standard construction. This pack contains public-record data only — it does not assess structural condition, damp, drainage, or roof. The HomeOwners Alliance 2025 survey identifies undetected structural defects as a leading cause of post-purchase regret among the 37% of UK buyers who report regret about a recent purchase.

*open for offer is not a conveyancer or a regulated search provider. This pack is provided for information; it supplements but does not replace your conveyancer's professional due diligence.*

Your conveyancer will ask the seller to complete TA6, TA10 (and TA7 if leasehold). This pack pre-fills around a third of the objective, public-record sections of TA6 — it does not replace the seller's signed declaration, and the seller-subjective sections (boundaries, disputes, occupiers, fittings) cannot be pre-filled.

# About open for offer

## What we are

open for offer is a UK property marketplace operated by OMPT Group Limited (company number 13206639), registered at 22 St Peters Street, Stamford, PE9 2PF, and registered with the Information Commissioner's Office (ZC108815). We list residential property for sale across England and Wales, and publish data about every home in Britain.

## What's different

Every offer placed on every property is public — anonymously and on the record. Amount, timestamp, chain status, funding type. We call it the order book. No other UK property platform shows you what buyers are actually offering. Every listed home also ships with a Property Information Pack — a sourced, timestamped record like the one in your hands.

## The 14.1 million home dataset

Every home in England and Wales has a profile on open for offer — whether the owner has listed it or not. We hold transaction history, energy performance, planning records, broadband and mobile coverage, council tax, and material information for 14.1 million addresses. Owners can claim and update their record at any time.

## How we make money

Free to test the market. £49 once to list. 0.5%–0.8% +VAT of the agreed sale price on completion of a managed sale. No pay-to-rank, no hidden boosts, no commission on a sale that never completed. Estimated values cite their methodology — comparable sales and Land Registry data.

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Read more at [openforoffer.com](https://openforoffer.com)

# Sources, Methodology & Disclaimer

## Data Sources

### HM Land Registry Price Paid Data

Valuation & comparables · 2026-Q1

### EPC Register (Department for Energy Security and Net Zero)

Energy performance, construction data · Live

### Ordnance Survey Names API

Transport, distance calculations · Live

### Ofcom Connected Nations Dataset

Broadband and mobile coverage · 2025-H2

### NaPTAN (National Public Transport Access Nodes)

Train stations and bus stops · Live

### Environment Agency Flood Map for Planning

Flood risk classification · Live

### GIAS (Get Information About Schools)

School names and Ofsted ratings · Live

### Coal Authority CON29M Dataset

Mining risk areas · Live

### Seller-declared information

Features, parking, accessibility, fittings · At listing



Scan to view this property on [openforoffer.com](https://openforoffer.com)

## Disclaimer

This document is provided for informational purposes only. It is not a survey, a search result, a legal opinion, or regulated financial or property advice. Every data point is sourced and timestamped; none are warranted. Where information is marked as not captured, it has not been independently verified by open for offer. Buyers and sellers should obtain independent legal and survey due diligence before transacting. open for offer is operated by OMPT Group Limited (company number 13206639), registered at 22 St Peters Street, Stamford, PE9 2PF. ICO registration ZC108815.

Particulars do not constitute an offer or contract. Information on this document is sourced from the listing seller, public records, and open for offer data. Material accuracy is the responsibility of the seller; verify with your conveyancer before transacting.

All monetary values shown use price-band rounding (nearest £5,000 under £500,000; £10,000 under £1,000,000; £25,000 above). Raw figures retained internally.

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