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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 01st August 2024



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CLARENCE, 10, ROYAL WILLIAM YARD, PLYMOUTH, PL1

Lang Town & Country

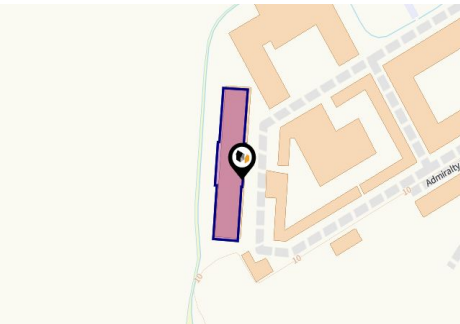
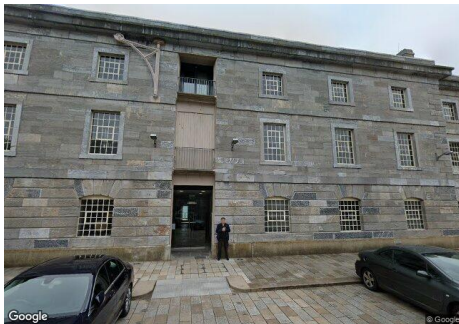
6 The Broadway Plymstock Plymouth PL9 7AU

01752 456000

Natalie@langtownandcountry.com

www.langtownandcountry.com





Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	0	Start Date:	11/04/2005
Floor Area:	1,119 ft ² / 104 m ²	End Date:	24/06/2126
Plot Area:	1 acres	Lease Term:	125 years (less 10 days) from 24 June 2001
Year Built :	2005	Term Remaining:	101 years
Council Tax :	Band F		
Annual Estimate:	£3,199		
Title Number:	DN512804		

Local Area

Local Authority:	City of plymouth
Conservation Area:	Stonehouse Peninsula
Flood Risk:	
● Rivers & Seas	No Risk
● Surface Water	Very Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

4 mb/s	80 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



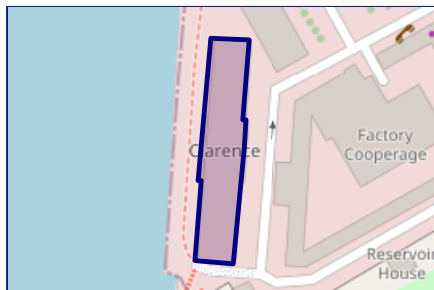
There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.

Freehold Title Plan



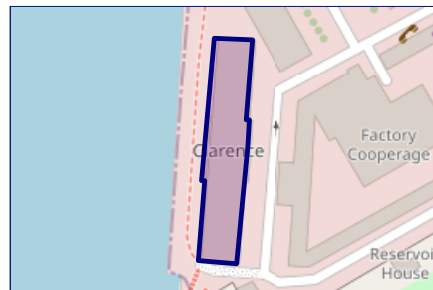
DN386955

Leasehold Title Plans



DN512804

Start Date: 15/03/2005
End Date: 24/06/2126
Lease Term: 125 years (less 1 day)
from 24 June 2001
Term Remaining: 101 years



DN512030

Start Date: 11/04/2005
End Date: 24/06/2126
Lease Term: 125 years (less 10 days)
from 24 June 2001
Term Remaining: 101 years

CLARENCE, 10 ROYAL WILLIAM YARD, PL1

Energy rating

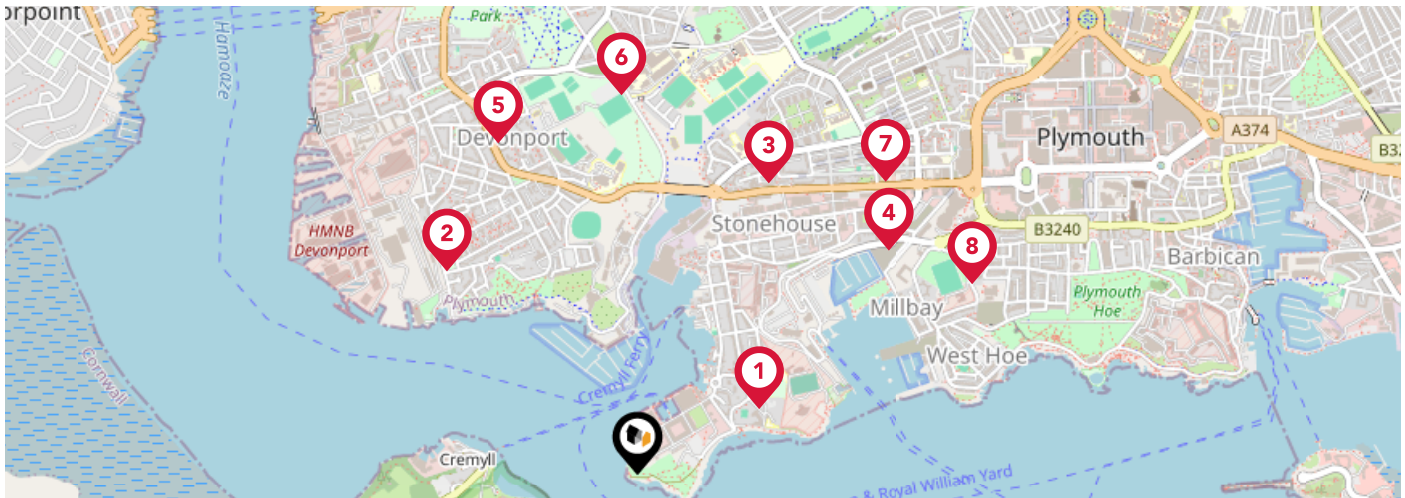
C

Valid until 08.12.2030

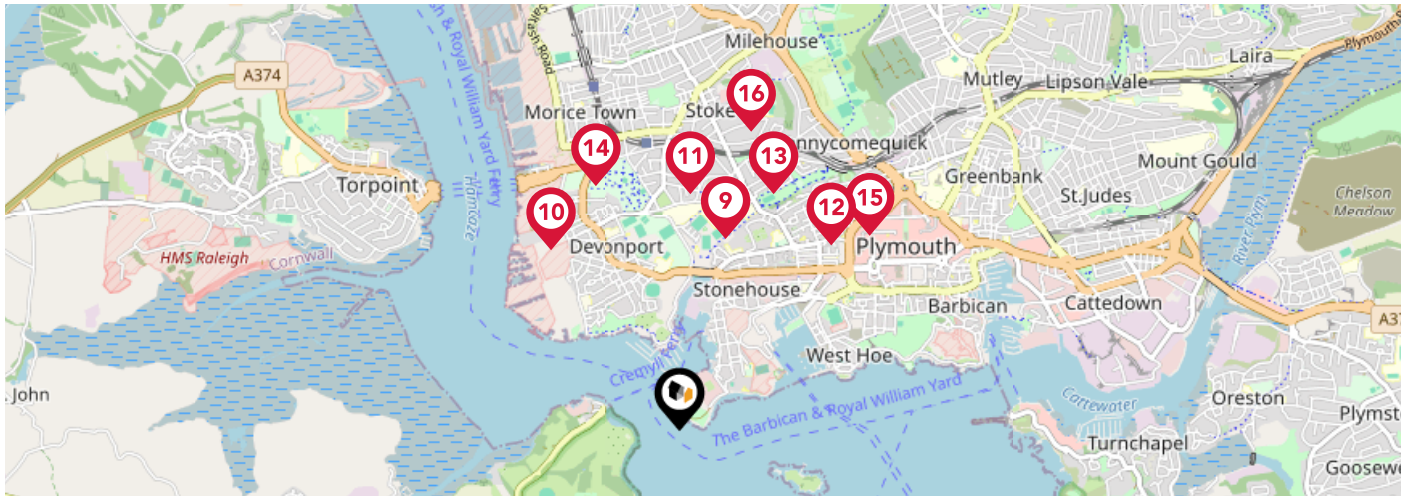
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		









Additional EPC Data

Property Type:	Flat
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Off-peak 10 hour
Main Fuel:	Electricity (community)
Main Gas:	Yes
Floor Level:	01
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Not defined
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Granite or whinstone, as built, insulated (assumed)
Walls Energy:	Good
Roof:	(another dwelling above)
Main Heating:	Community scheme
Main Heating Controls:	Flat rate charging, TRVs
Hot Water System:	Community scheme
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	104 m ²



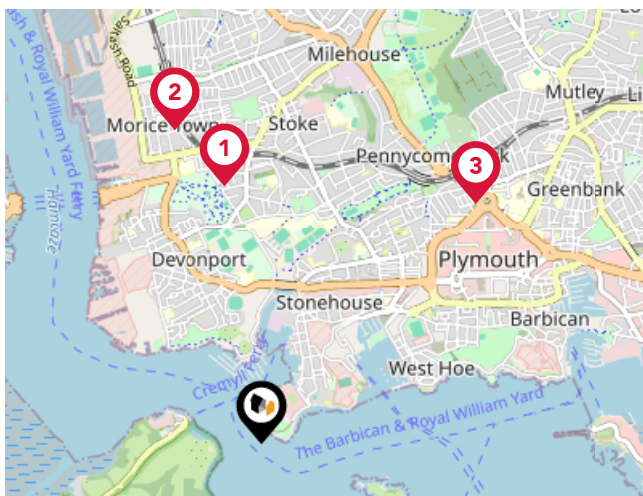
		Nursery	Primary	Secondary	College	Private
1	St George's CofE Primary Academy Ofsted Rating: Good Pupils: 93 Distance:0.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Mount Wise Community Primary School Ofsted Rating: Good Pupils: 298 Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	High Street Primary Academy Ofsted Rating: Inadequate Pupils: 141 Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Millbay Academy Ofsted Rating: Inadequate Pupils: 1020 Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Joseph's Catholic Primary School Ofsted Rating: Good Pupils: 201 Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	City College Plymouth Ofsted Rating: Good Pupils:0 Distance:0.9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Peter's CofE Primary School Ofsted Rating: Requires improvement Pupils: 183 Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Andrew's Cof E VA Primary School Ofsted Rating: Outstanding Pupils: 202 Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Devonport High School for Boys Ofsted Rating: Outstanding Pupils: 1229 Distance:0.93	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Marlborough Primary Academy Ofsted Rating: Requires Improvement Pupils: 122 Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Stoke Damerel Primary School Ofsted Rating: Good Pupils: 405 Distance:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Cathedral School of St Mary Ofsted Rating: Good Pupils: 105 Distance:1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Stuart Road Primary School Ofsted Rating: Good Pupils: 199 Distance:1.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	UTC Plymouth Ofsted Rating: Inadequate Pupils: 147 Distance:1.22	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Pilgrim Primary Academy Ofsted Rating: Outstanding Pupils: 368 Distance:1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Scott Medical and Healthcare College Ofsted Rating: Good Pupils: 360 Distance:1.45	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

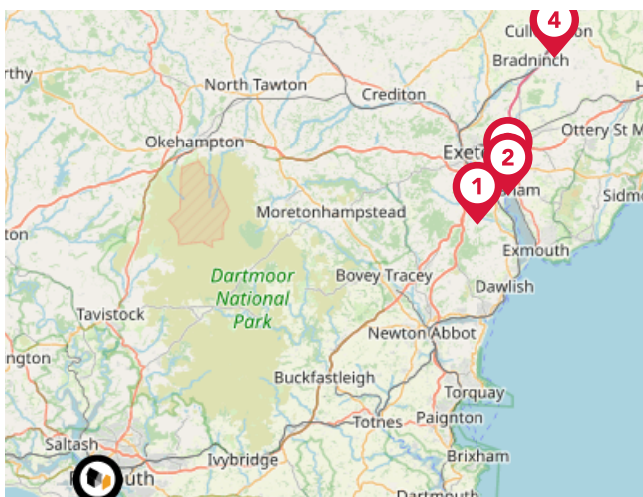
Area

Transport (National)



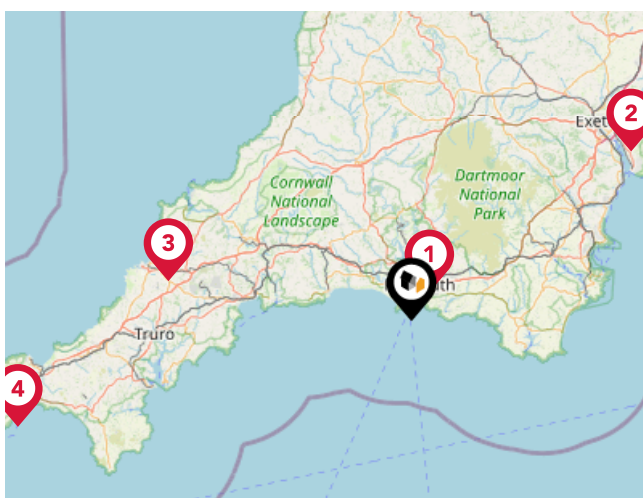
National Rail Stations

Pin	Name	Distance
1	Devonport Rail Station	1.23 miles
2	Dockyard (Plymouth) Rail Station	1.54 miles
3	Plymouth Rail Station	1.53 miles



Trunk Roads/Motorways

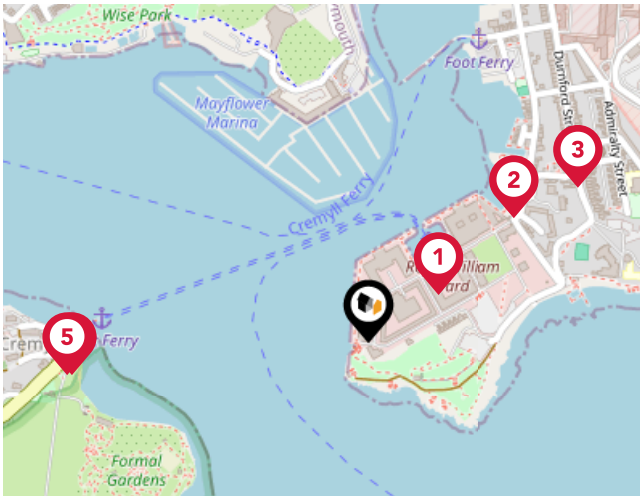
Pin	Name	Distance
1	M5 J31	36.17 miles
2	M5 J30	39.32 miles
3	M5 J29	40.1 miles
4	M5 J28	48.76 miles



Airports/Helipads

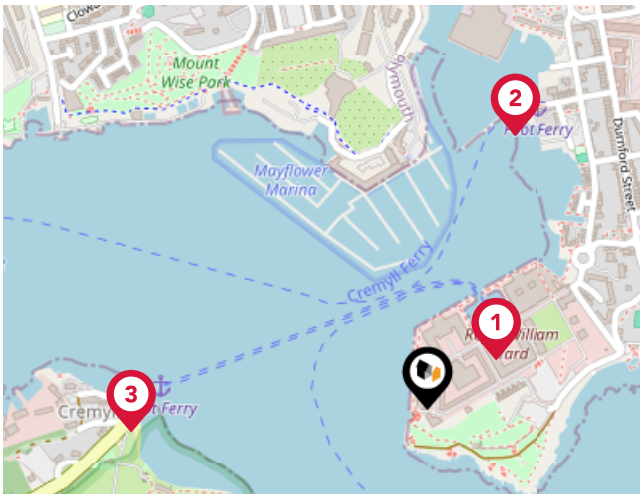
Pin	Name	Distance
1	Plymouth City Airport	4.94 miles
2	Exeter International Airport	41.75 miles
3	Newquay St Mawgan Airport	37.45 miles
4	Penzance Airport	61.9 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Inside Royal William Yard	0.1 miles
2	Royal William Yard	0.23 miles
3	St Paul's Church	0.31 miles
4	Cremyll Ferry Edgcumbe	0.35 miles
5	Cremyll Ferry	0.36 miles



Ferry Terminals

Pin	Name	Distance
1	Royal William Yard Ferry Landing	0.1 miles
2	Plymouth Stonehouse Ferry Terminal	0.34 miles
3	Cremyll Mount Edgcumbe Ferry Landing	0.35 miles

Important - Please Read

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Lang Town & Country

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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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