

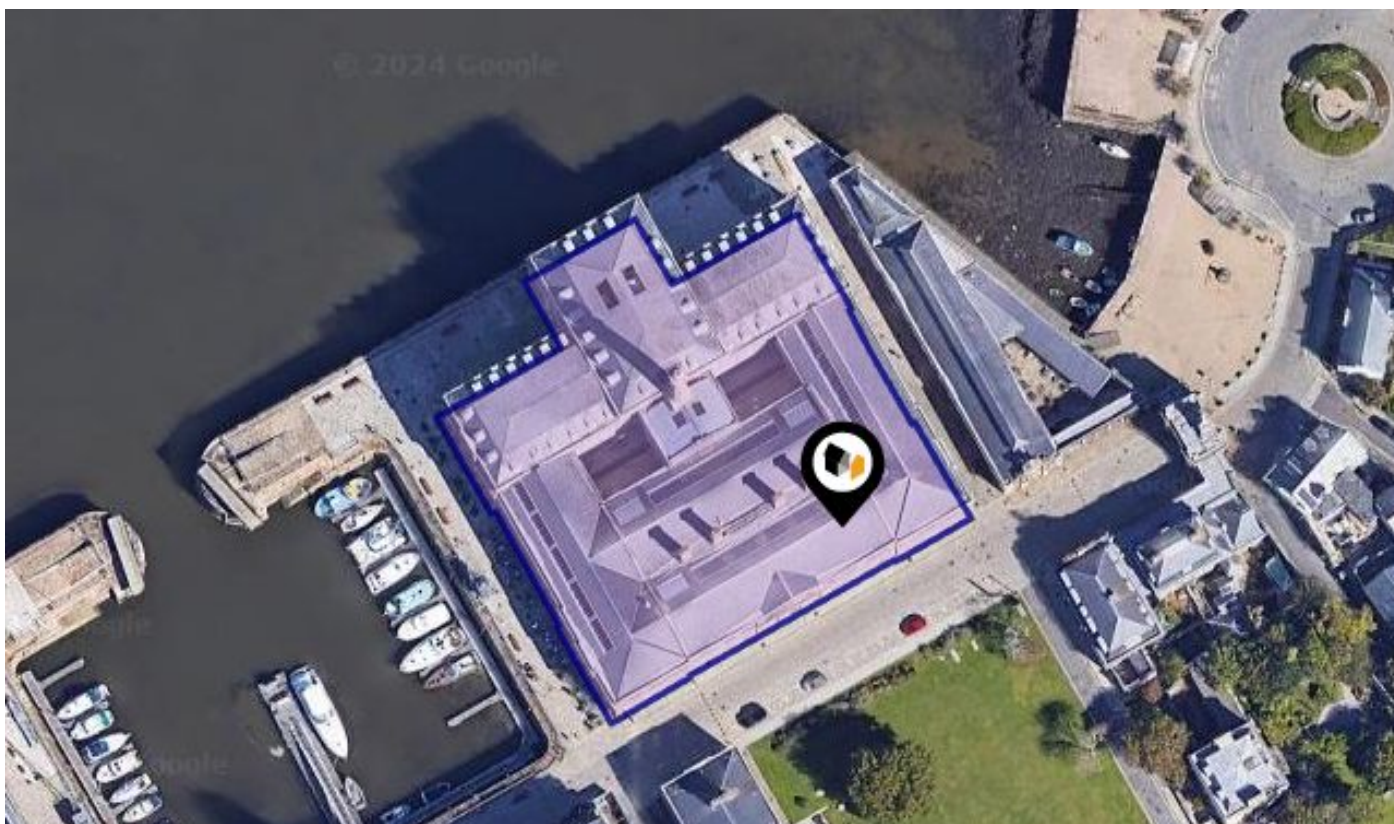


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 11th September 2024



4, ROYAL WILLIAM YARD, PLYMOUTH, PL1

Lang Town & Country

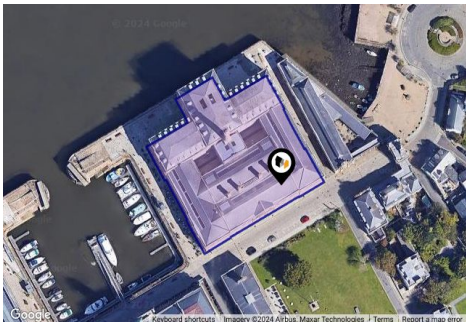
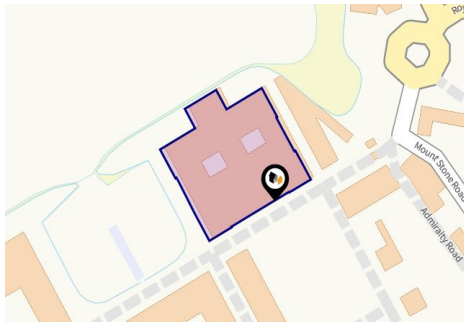
6 The Broadway Plymstock Plymouth PL9 7AU

01752 456000

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Property




Type: Flat / Maisonette
Bedrooms: 1
Floor Area: 624 ft² / 58 m²
Plot Area: 1.15 acres
Year Built : 2008
Council Tax : Band C
Annual Estimate: £1,969
Title Number: DN577269

Tenure: Leasehold
Start Date: 22/04/2008
End Date: 24/06/2126
Lease Term: 125 years (less 10 days) from 24 June 2001
Term Remaining: 101 years

Local Area

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

Freehold Title Plan



DN386955

Leasehold Title Plan



DN577269

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

4 ROYAL WILLIAM YARD, PLYMOUTH, PL1

Energy rating

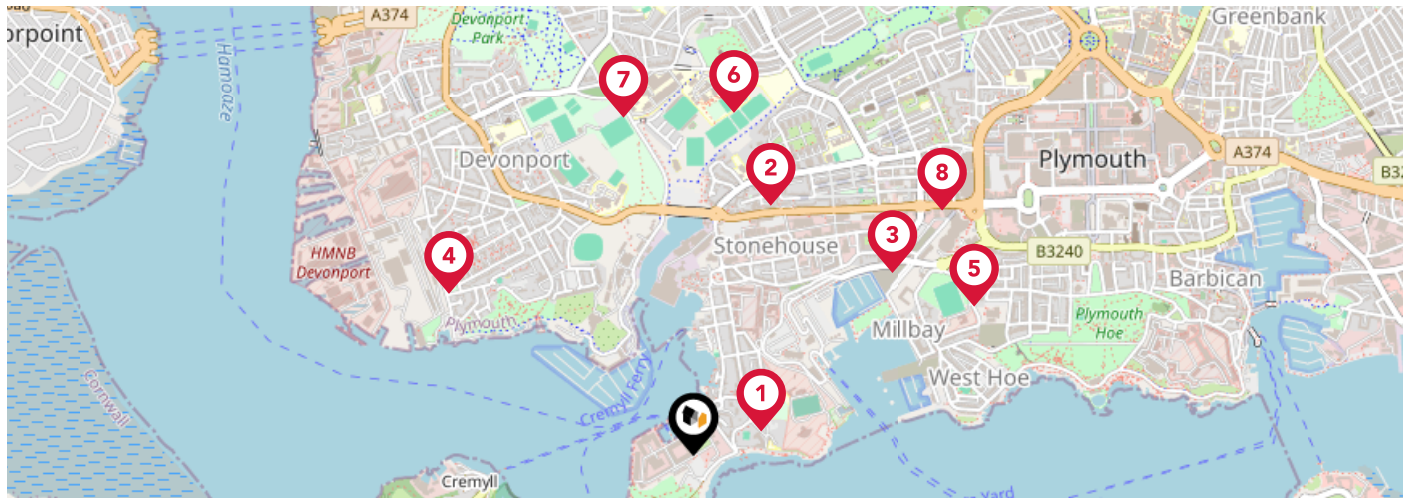
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Valid until 20.01.2020

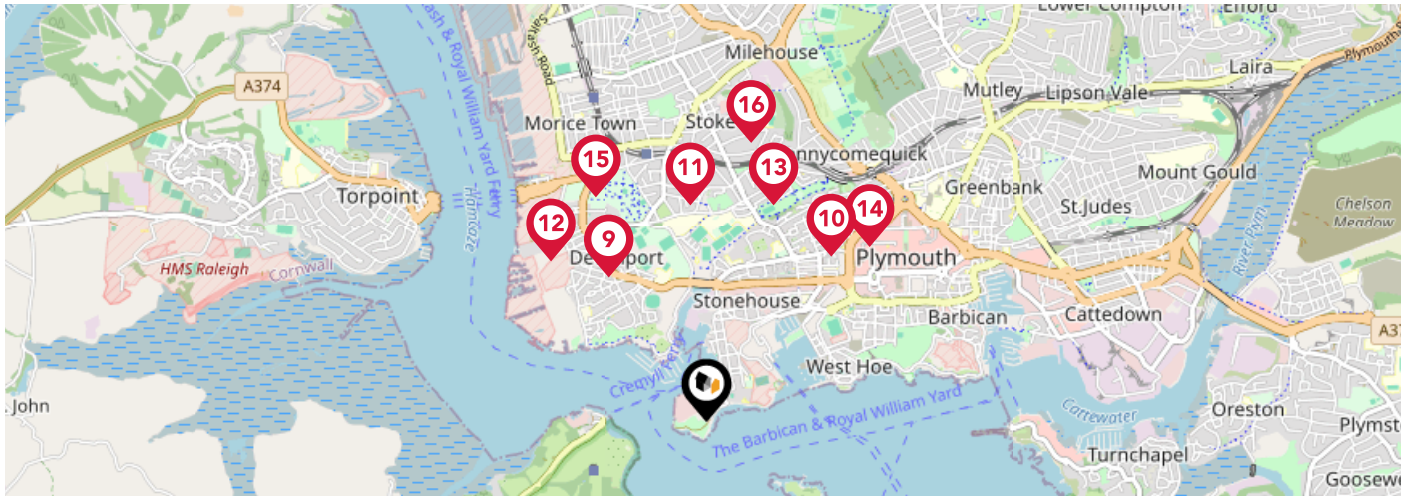
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	55 D
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Mid-floor flat
Walls:	Granite or whin, as built, no insulation (assumed)
Walls Energy:	Very poor
Roof:	Pitched, insulated at rafters
Roof Energy:	Average
Window:	Single glazed
Window Energy:	Very poor
Main Heating:	Boiler and radiators, electric
Main Heating Energy:	Poor
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	(other premises below)
Secondary Heating:	None
Total Floor Area:	58 m ²

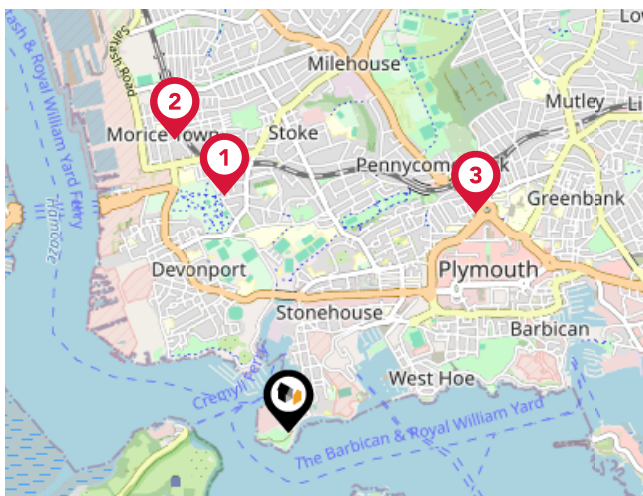


		Nursery	Primary	Secondary	College	Private
1	St George's CofE Primary Academy Ofsted Rating: Good Pupils: 90 Distance:0.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	High Street Primary Academy Ofsted Rating: Good Pupils: 140 Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Millbay Academy Ofsted Rating: Good Pupils: 545 Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Mount Wise Community Primary School Ofsted Rating: Good Pupils: 268 Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Andrew's Cof E VA Primary School Ofsted Rating: Good Pupils: 208 Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Devonport High School for Boys Ofsted Rating: Good Pupils: 1231 Distance:0.81	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	City College Plymouth Ofsted Rating: Good Pupils:0 Distance:0.82	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Peter's CofE Primary School Ofsted Rating: Good Pupils: 154 Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



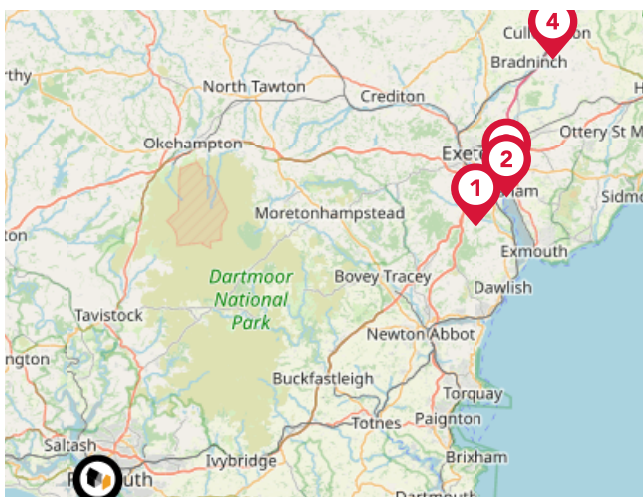
	Nursery	Primary	Secondary	College	Private
<p>9 St Joseph's Catholic Primary School Ofsted Rating: Good Pupils: 206 Distance:0.83</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 The Cathedral School of St Mary Ofsted Rating: Requires improvement Pupils: 109 Distance:0.97</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Stoke Damerel Primary Academy Ofsted Rating: Good Pupils: 400 Distance:1.02</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Marlborough Primary Academy Ofsted Rating: Good Pupils: 111 Distance:1.06</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Stuart Road Primary Academy Ofsted Rating: Good Pupils: 189 Distance:1.07</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Pilgrim Primary Academy Ofsted Rating: Outstanding Pupils: 390 Distance:1.13</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 UTC Plymouth Ofsted Rating: Good Pupils: 551 Distance:1.18</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Scott Medical and Healthcare College Ofsted Rating: Good Pupils: 233 Distance:1.33</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



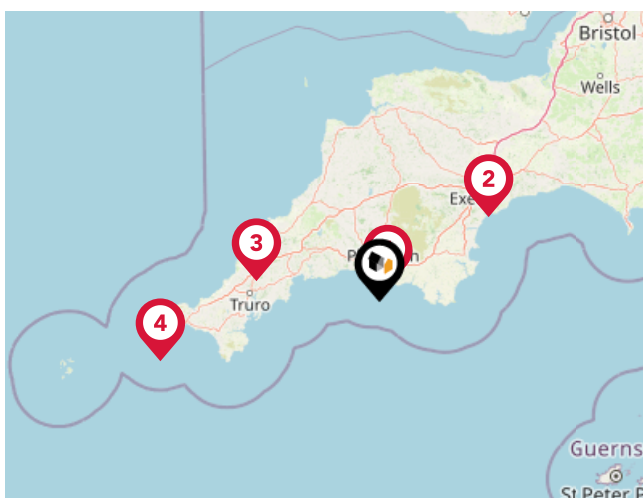
National Rail Stations

Pin	Name	Distance
1	Devonport Rail Station	1.16 miles
2	Dockyard (Plymouth) Rail Station	1.49 miles
3	Plymouth Rail Station	1.37 miles



Trunk Roads/Motorways

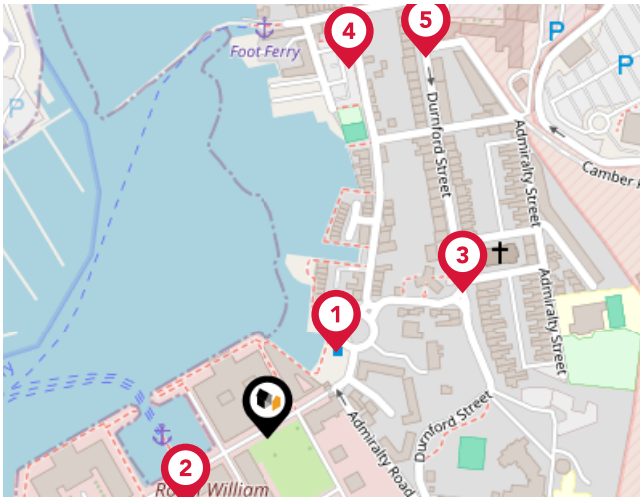
Pin	Name	Distance
1	M5 J31	36.01 miles
2	M5 J30	39.16 miles
3	M5 J29	39.93 miles
4	M5 J28	48.6 miles



Airports/Helipads

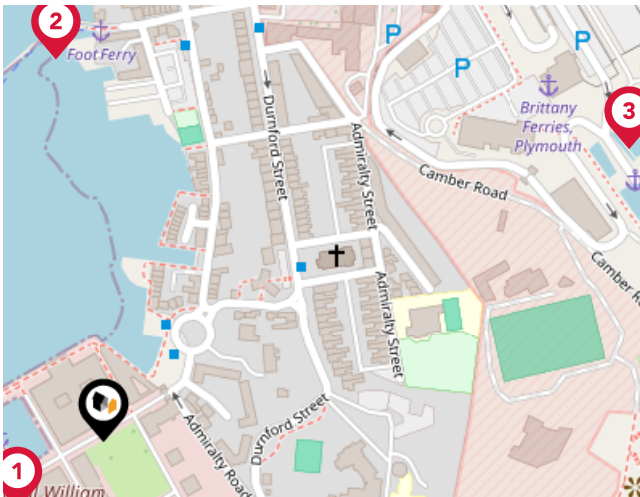
Pin	Name	Distance
1	Glenholt	4.79 miles
2	Exeter Airport	41.58 miles
3	St Mawgan	37.56 miles
4	Joppa	68.92 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Royal William Yard	0.07 miles
2	Inside Royal William Yard	0.06 miles
3	St Paul's Church	0.14 miles
4	Cremyll Street	0.22 miles
5	Admiralty Street	0.24 miles



Ferry Terminals

Pin	Name	Distance
1	Royal William Yard Ferry Landing	0.06 miles
2	Plymouth Stonehouse Ferry Terminal	0.23 miles
3	Plymouth Ferry Terminal	0.36 miles

Important - Please Read

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Lang Town & Country

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