

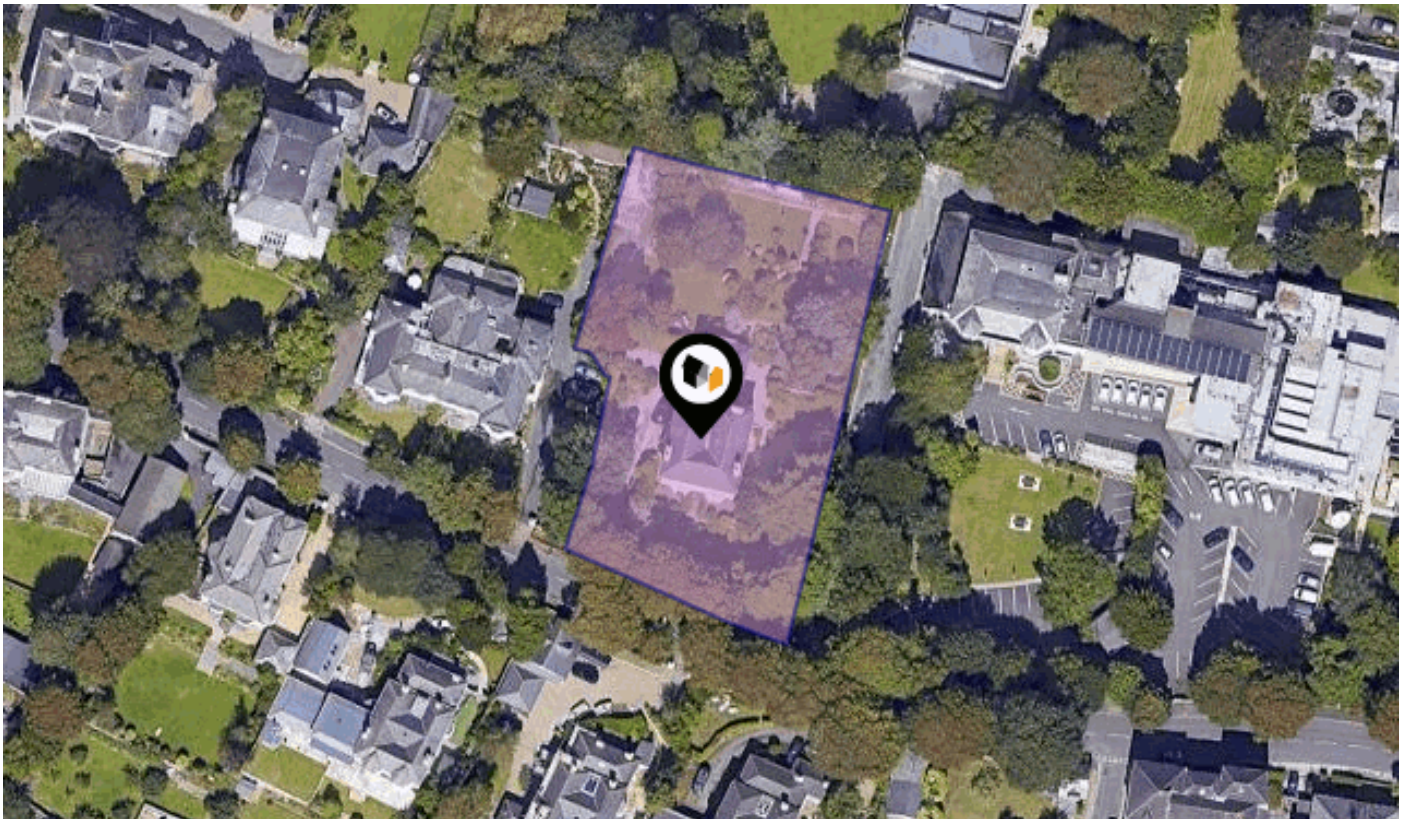


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 11th March 2025



SEYMOUR ROAD, PLYMOUTH, PL3

6 Mannamead Road Plymouth Devon PL4 7AA

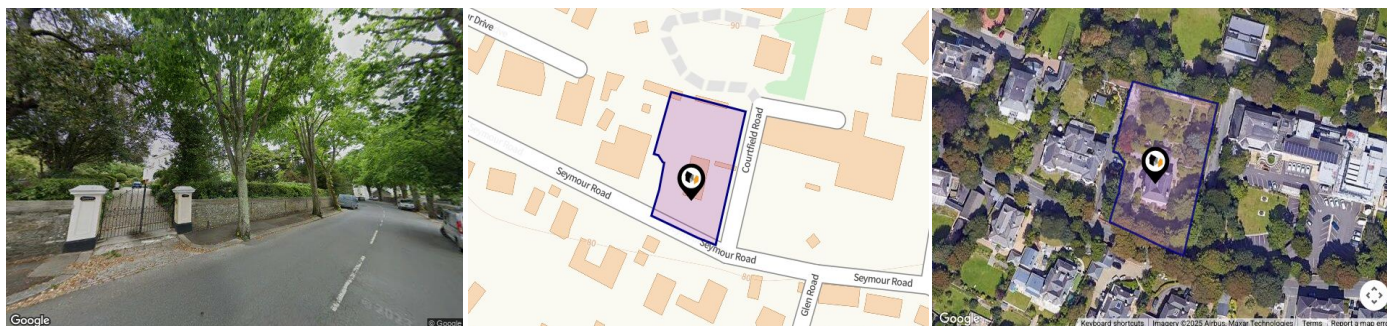
01752 256000

property@langtownandcountry.com

www.langtownandcountry.com



Property Overview



Property

| | | | |
|-------------------------|--|----------------|----------|
| Type: | Semi-Detached | Tenure: | Freehold |
| Bedrooms: | 6 | | |
| Floor Area: | 5,478 ft ² / 509 m ² | | |
| Plot Area: | 0.81 acres | | |
| Council Tax : | Band G | | |
| Annual Estimate: | £3,691 | | |
| Title Number: | DN334085 | | |

Local Area

| | |
|---------------------------|------------------|
| Local Authority: | City of plymouth |
| Conservation Area: | MANNAMEAD |
| Flood Risk: | |
| • Rivers & Seas | Very low |
| • Surface Water | Very low |

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

| | | |
|------------------|-------------------|------------------|
| 5 mb/s | 71 mb/s | - mb/s |
| | | |

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

Seymour Road, Mannamead, PLYMOUTH, PL3

Energy rating

E

Valid until 04.03.2035

| Score | Energy rating | Current | Potential |
|-------|---------------|---------------|---------------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 76 C |
| 55-68 | D | | |
| 39-54 | E | 51 E | |
| 21-38 | F | | |
| 1-20 | G | | |

Property

EPC - Additional Data

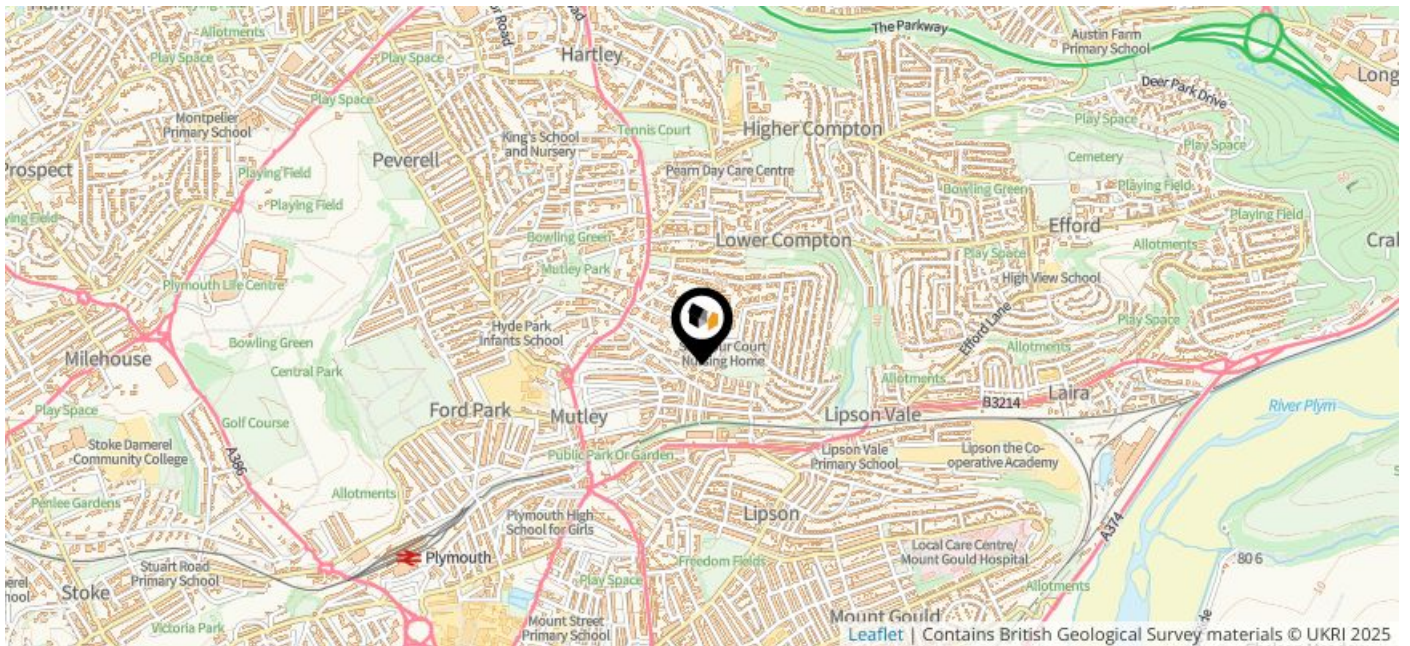
Additional EPC Data

| | |
|--------------------------------------|---|
| Property Type: | Detached house |
| Walls: | Granite or whinstone, as built, no insulation (assumed) |
| Walls Energy: | Poor |
| Roof: | Pitched, 250 mm loft insulation |
| Roof Energy: | Good |
| Window: | Single glazed |
| Window Energy: | Very poor |
| Main Heating: | Boiler and radiators, mains gas |
| Main Heating Energy: | Good |
| Main Heating Controls: | Programmer, room thermostat and TRVs |
| Main Heating Controls Energy: | Good |
| Hot Water System: | From main system |
| Hot Water Energy Efficiency: | Good |
| Lighting: | Low energy lighting in all fixed outlets |
| Lighting Energy: | Very good |
| Floors: | Solid, no insulation (assumed) |
| Secondary Heating: | Room heaters, wood logs |
| Total Floor Area: | 509 m ² |

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

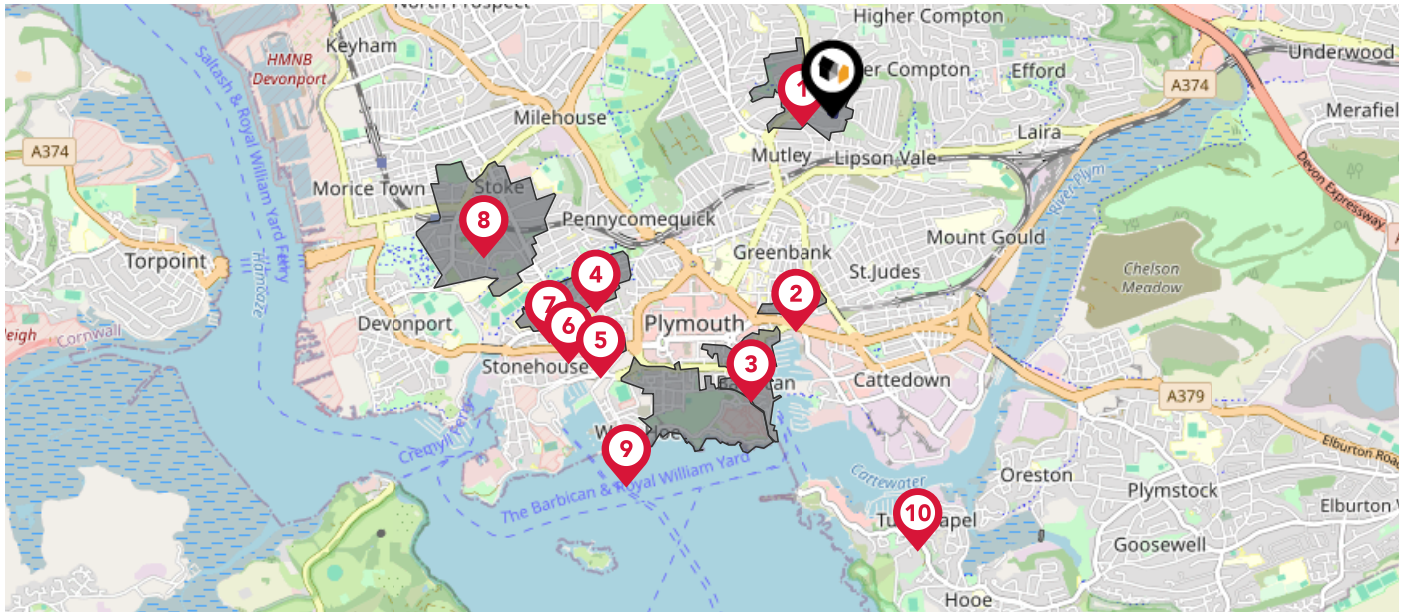
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.

Maps

Conservation Areas

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.



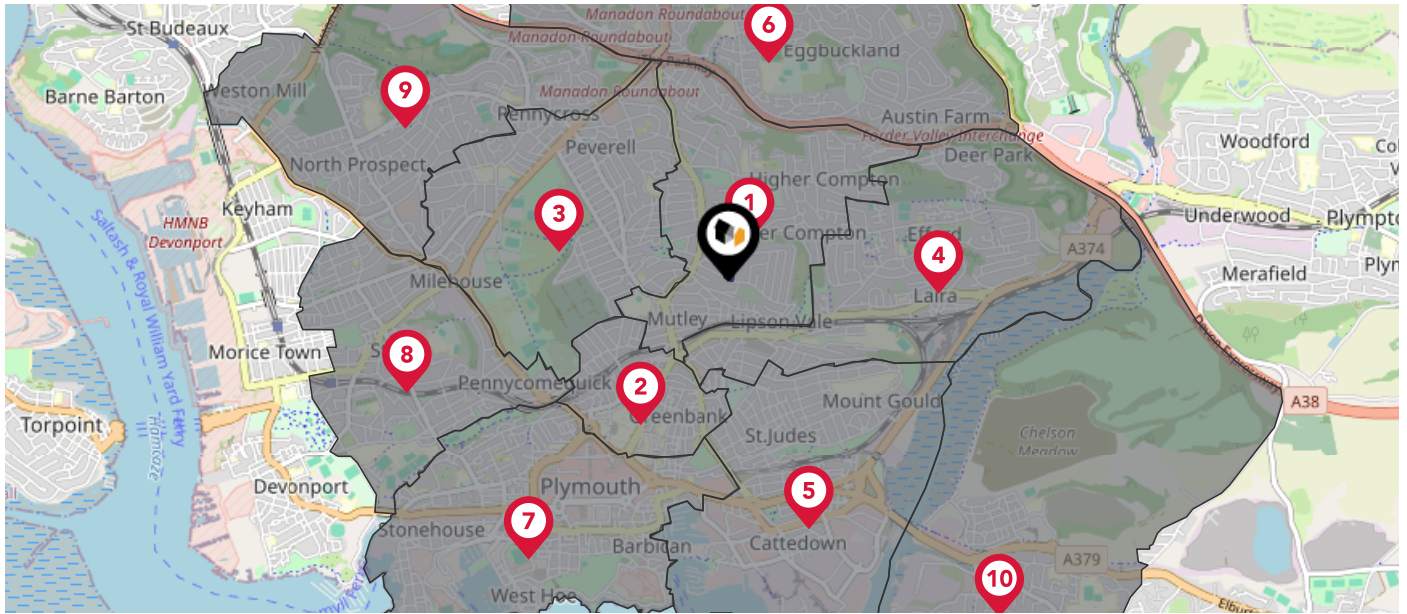
Nearby Conservation Areas

- 1 MANNAMEAD
- 2 Ebrington Street
- 3 Barbican (Plymouth, City of (Ua))
- 4 North Stonehouse
- 5 Union Street (Plymouth, City of (Ua))
- 6 Adelaide Street / Clarence Place
- 7 Royal Naval Hospital
- 8 STOKE
- 9 The Hoe
- 10 Turnchapel

Maps

Council Wards

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



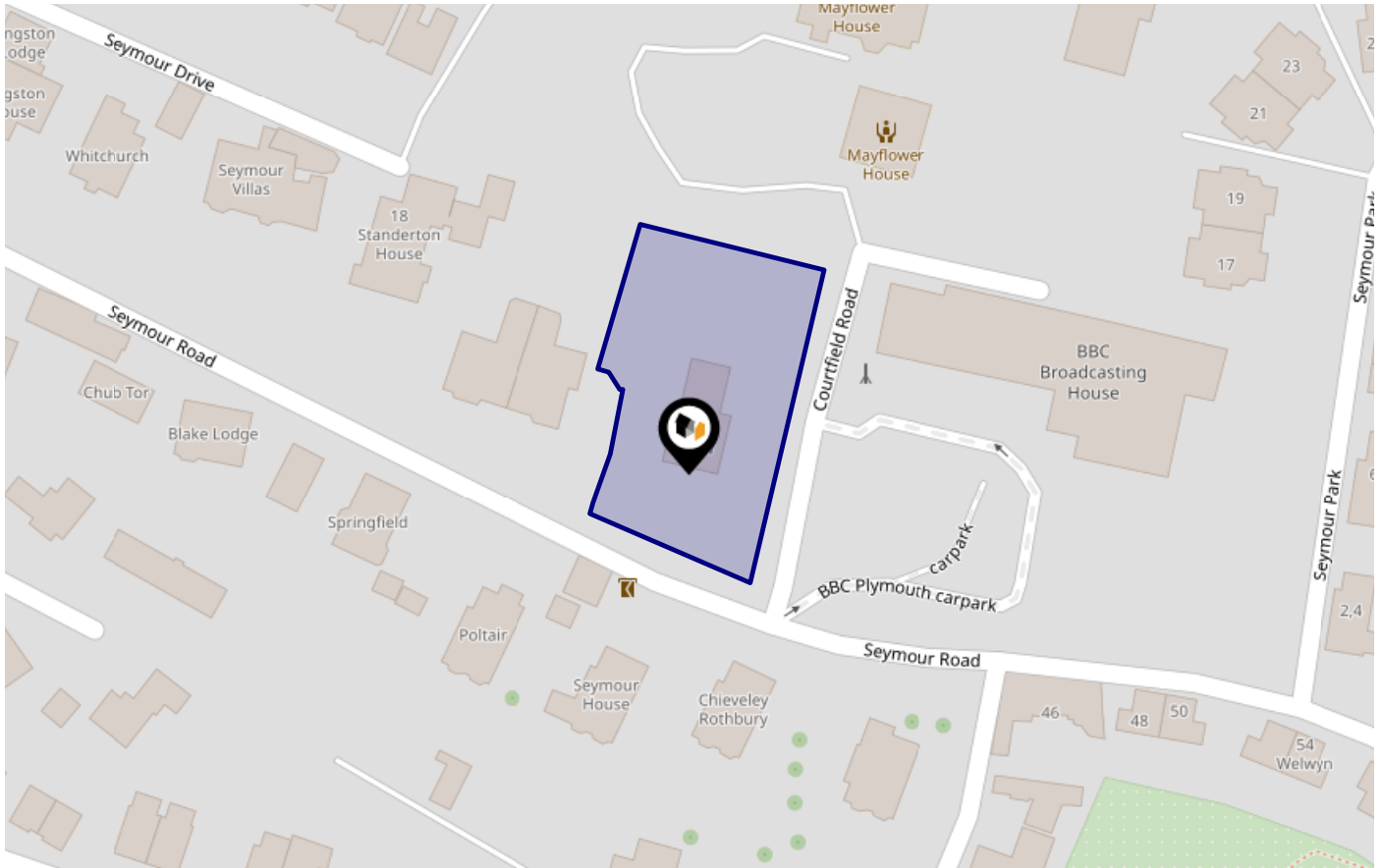
Nearby Council Wards

- 1 Compton Ward
- 2 Drake Ward
- 3 Peverell Ward
- 4 Efford and Lipson Ward
- 5 Sutton and Mount Gould Ward
- 6 Eggbuckland Ward
- 7 St. Peter and the Waterfront Ward
- 8 Stoke Ward
- 9 Ham Ward
- 10 Plymstock Radford Ward

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 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

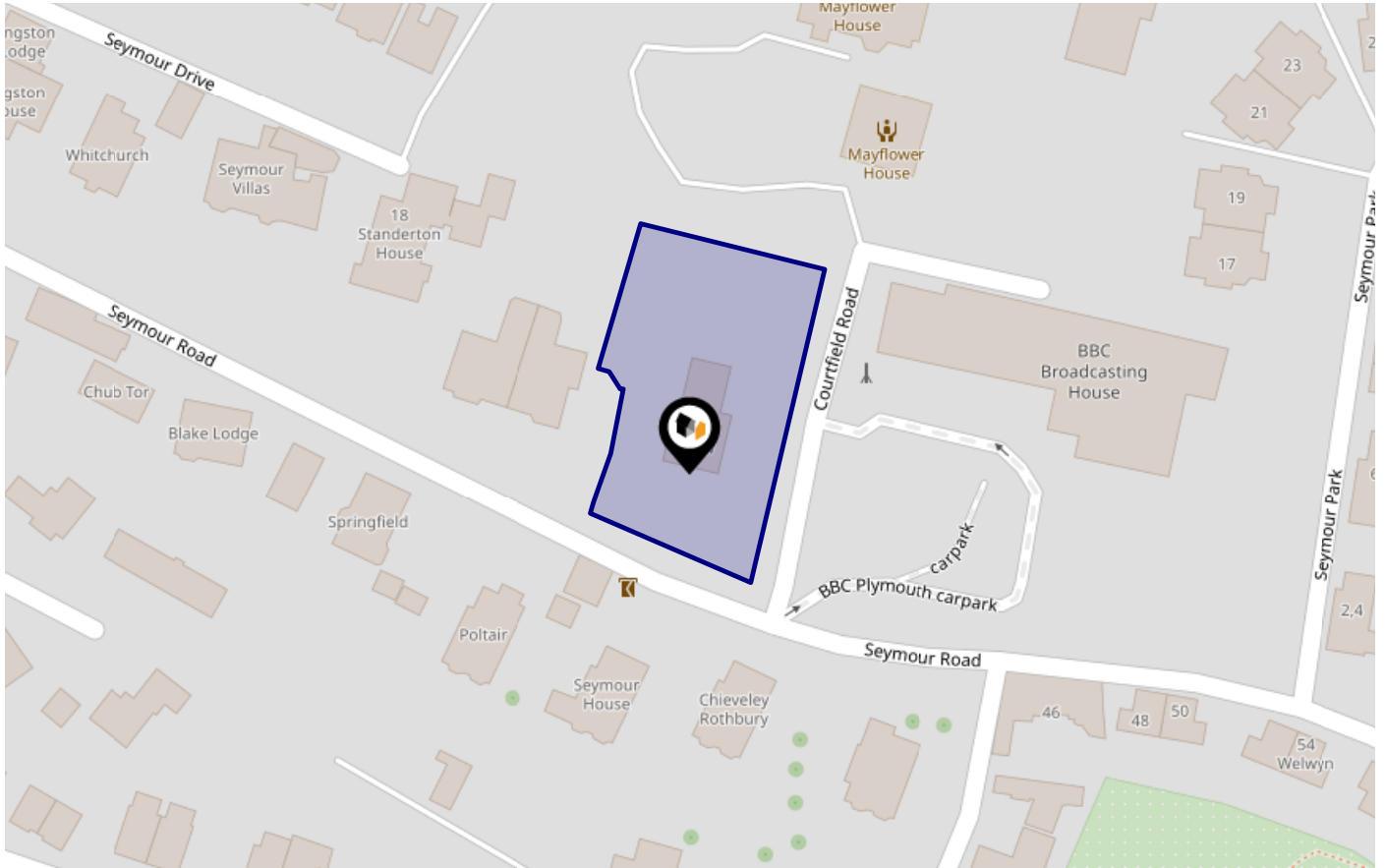
Chance of flooding to the following depths at this property:



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

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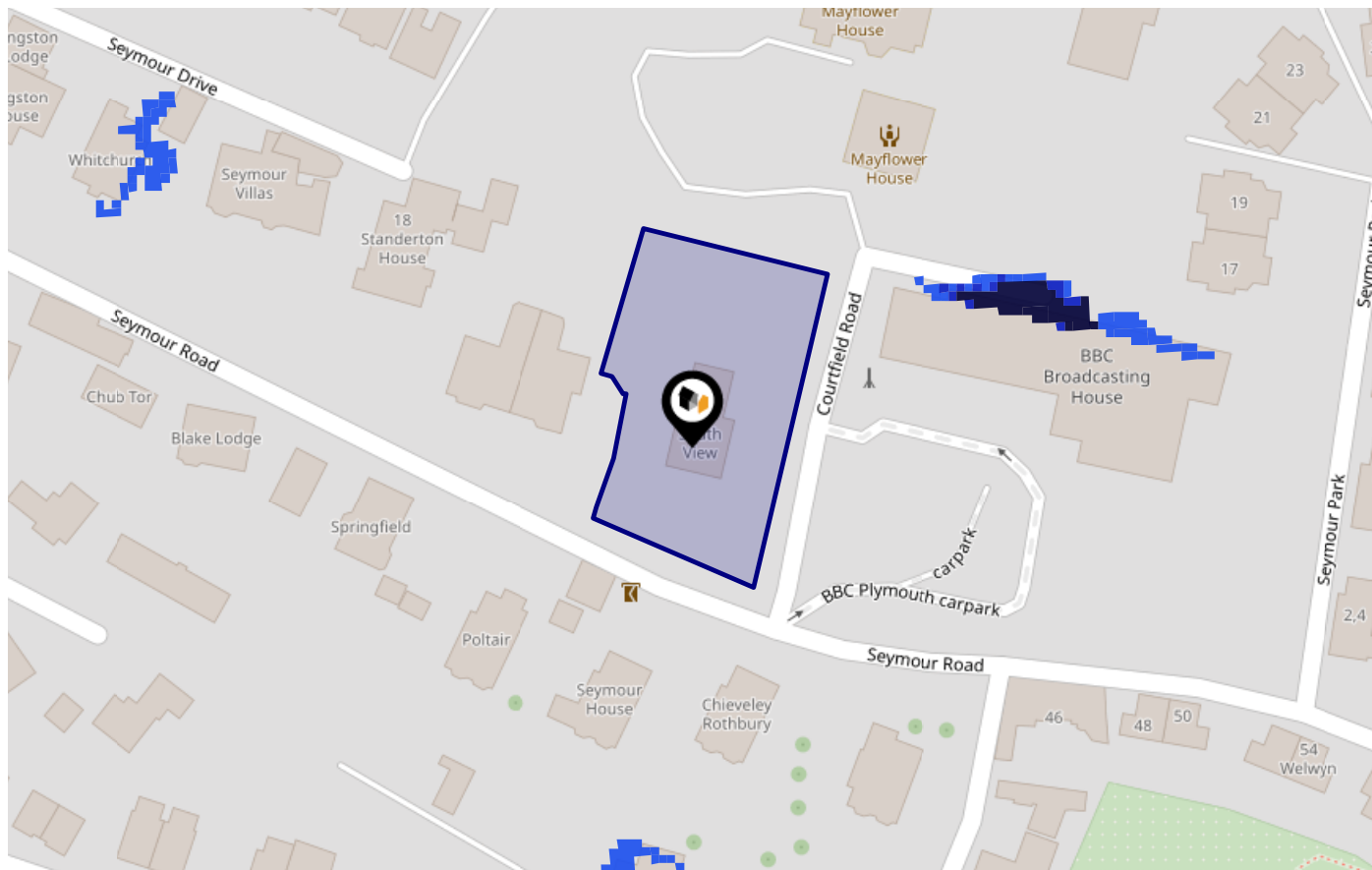
Chance of flooding to the following depths at this property:



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.

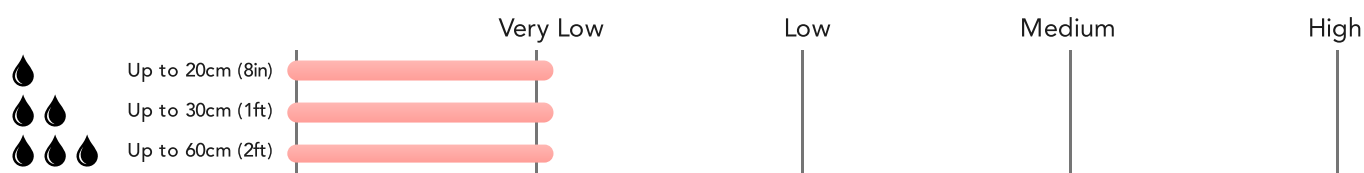


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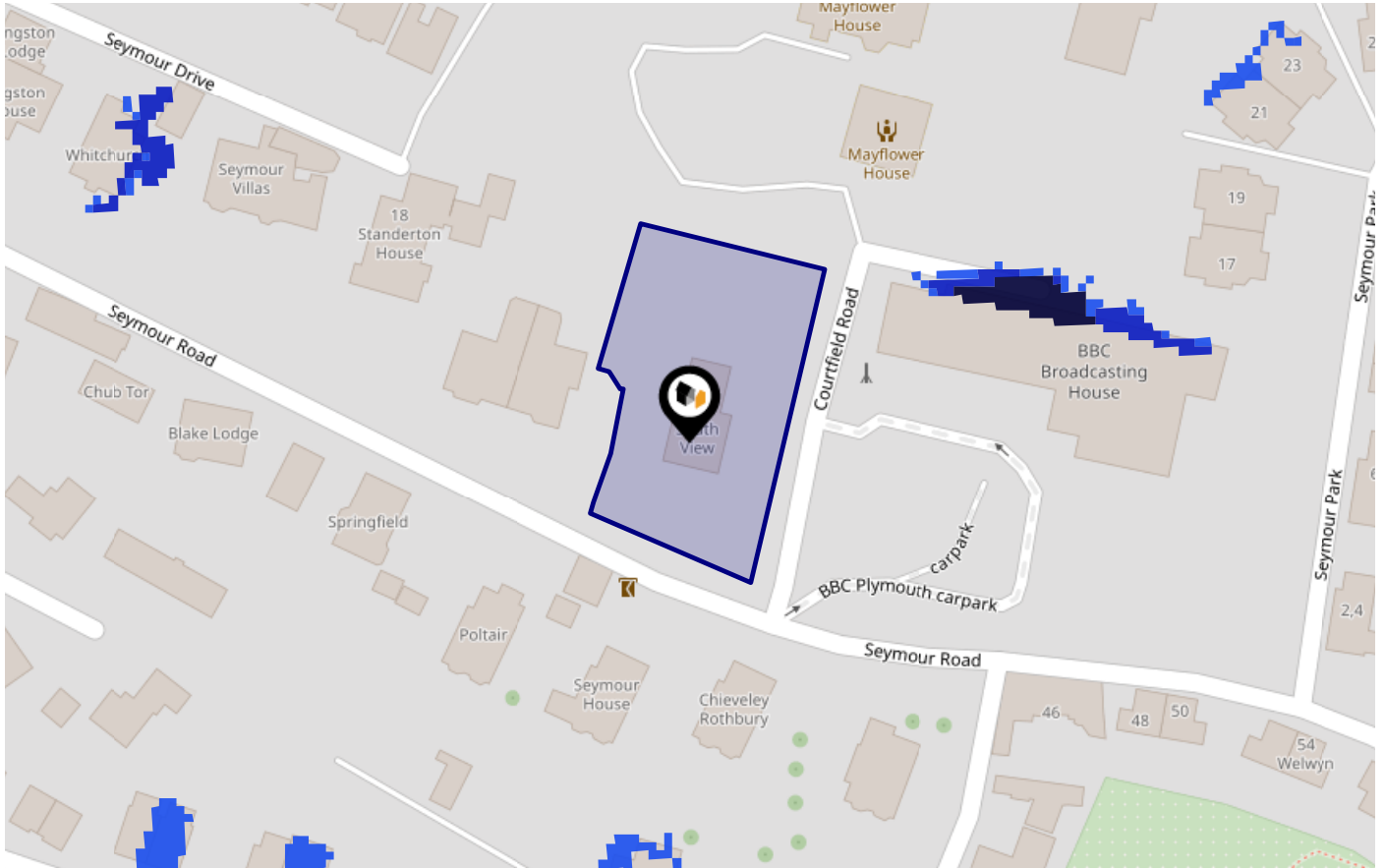
Chance of flooding to the following depths at this property:



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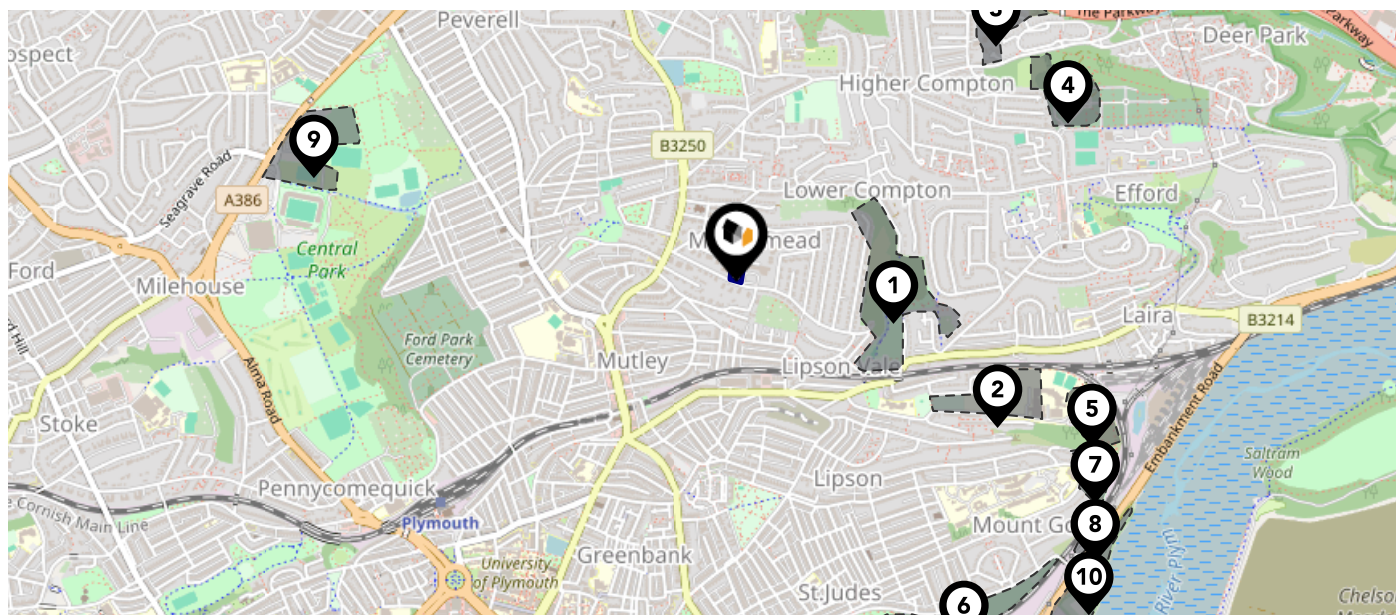
Chance of flooding to the following depths at this property:



Maps

Landfill Sites

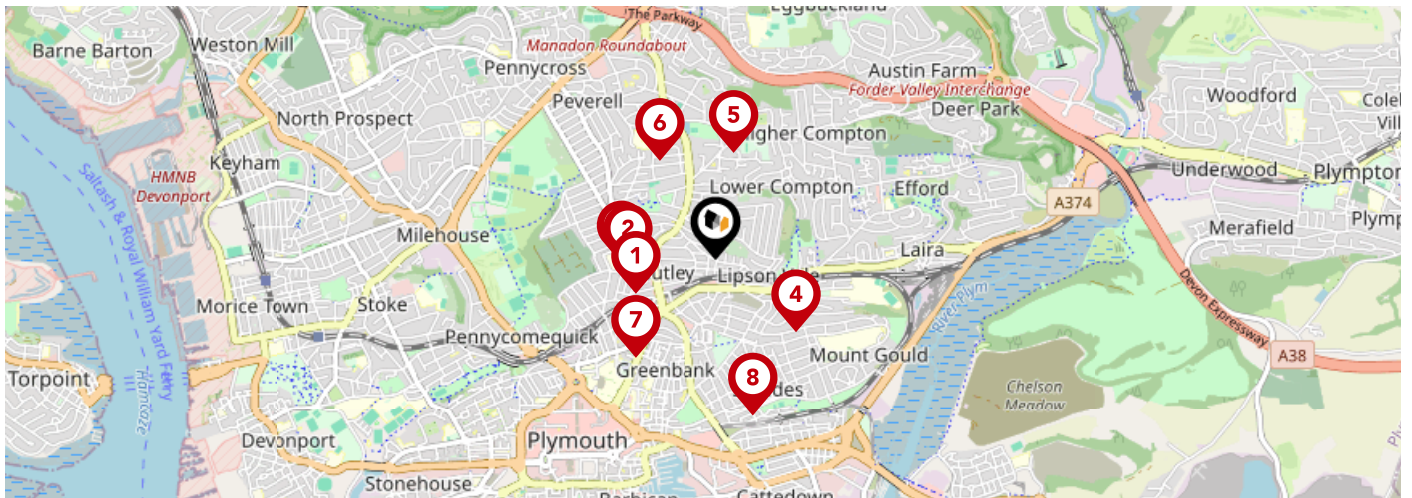
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.











Nearby Landfill Sites

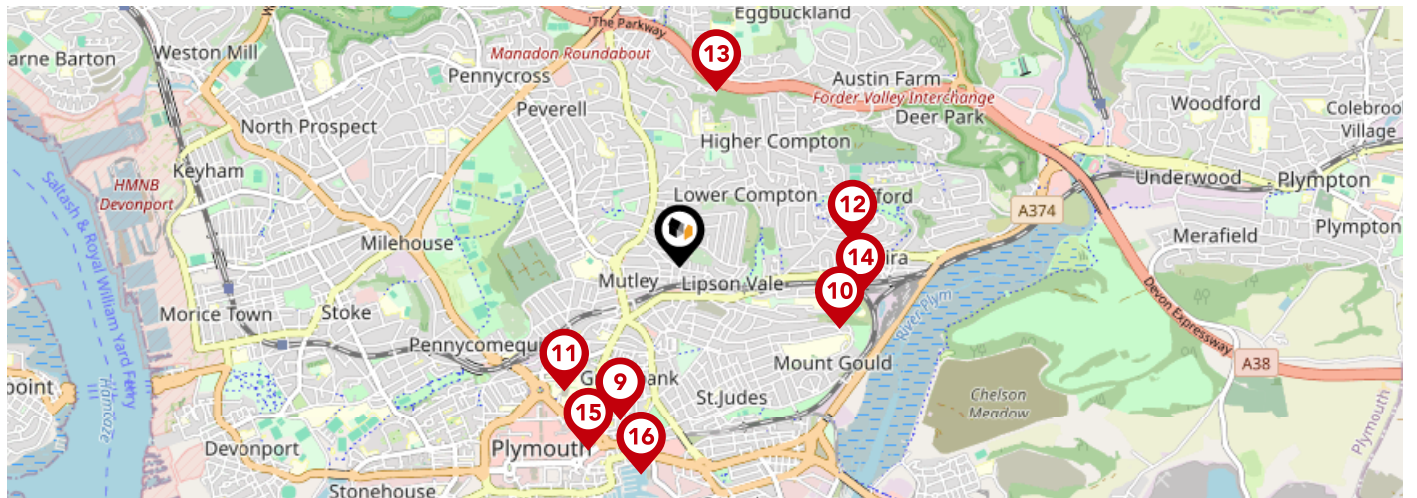
| | | |
|-----------|--|-------------------|
| 1 | Lower Compton-Lipson Vale, Plymouth | Historic Landfill |
| 2 | Laira Lipson College-Laira, Plymouth | Historic Landfill |
| 3 | Valley View Close-Valley View Close, Plymouth | Historic Landfill |
| 4 | Eggbuckland Road Efford Adj Cemetery-Eggbuckland Road, Efford, Plymouth | Historic Landfill |
| 5 | School Playing Field Laira-School Playing Field Laira, Plymouth | Historic Landfill |
| 6 | Tothill Park Recreation Ground-Tothill Park Recreation Ground Mount Gold/Laira, Plymouth | Historic Landfill |
| 7 | Laira-Laira, Plymouth | Historic Landfill |
| 8 | Allotments Embankment Road-Laira, Plymouth | Historic Landfill |
| 9 | Peverell Cricket Ground-Peverell Cricket Ground, Plymouth | Historic Landfill |
| 10 | Embankment Road-Laira, Plymouth | Historic Landfill |

Area Schools



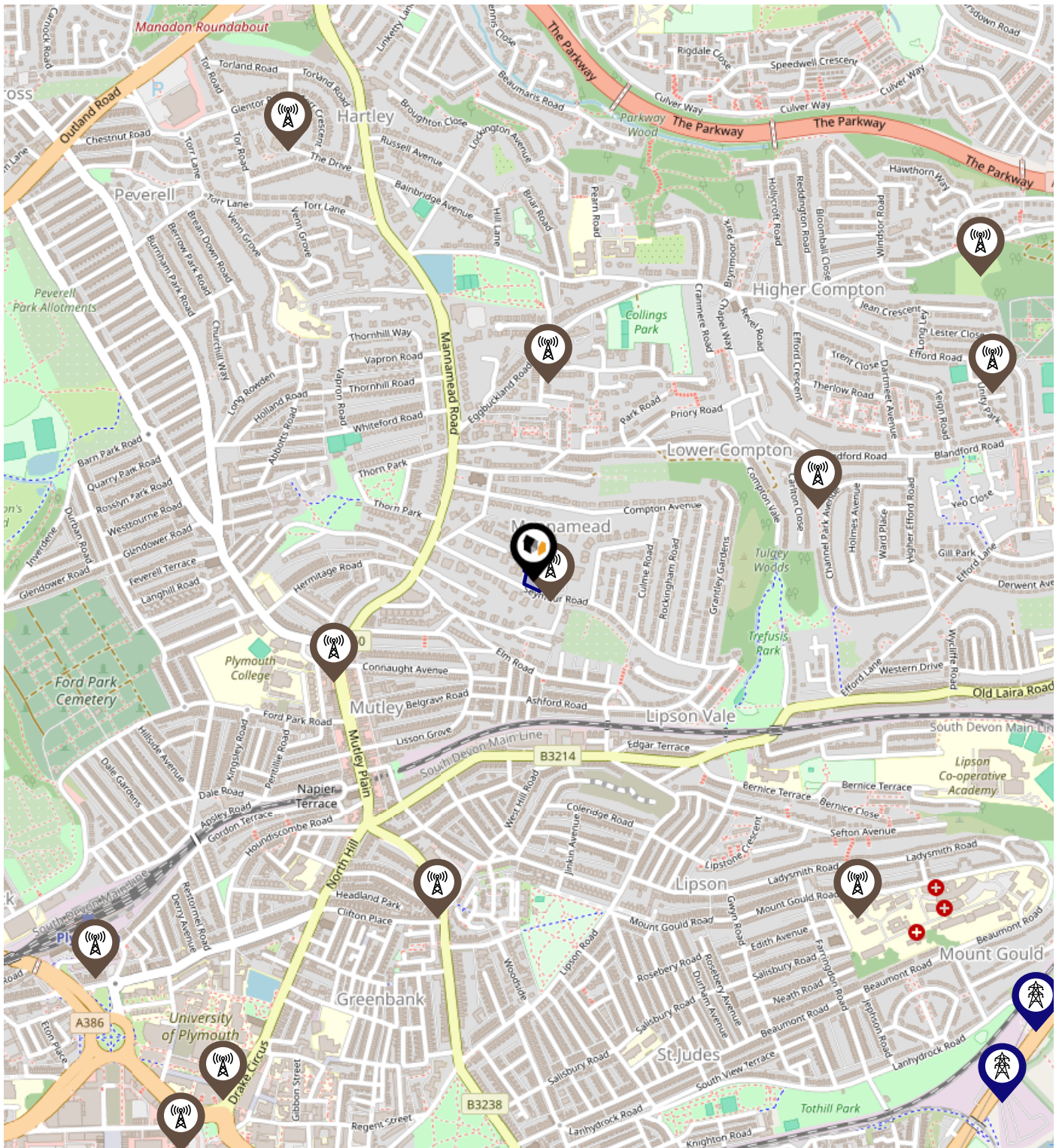
| | | Nursery | Primary | Secondary | College | Private |
|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|---------|
|  Plymouth College Ofsted Rating: Not Rated Pupils: 513 Distance:0.42 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
|  Hyde Park Infants' School Ofsted Rating: Not Rated Pupils: 243 Distance:0.42 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
|  Hyde Park Junior School Ofsted Rating: Good Pupils: 355 Distance:0.45 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
|  Lipson Vale Primary School Ofsted Rating: Good Pupils: 405 Distance:0.51 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
|  Compton CofE Primary School Ofsted Rating: Good Pupils: 431 Distance:0.51 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
|  King's School Ofsted Rating: Not Rated Pupils: 298 Distance:0.54 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
|  Plymouth High School for Girls Ofsted Rating: Good Pupils: 816 Distance:0.6 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
|  Salisbury Road Primary School Ofsted Rating: Good Pupils: 381 Distance:0.76 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |

Area Schools





| | Nursery | Primary | Secondary | College | Private |
|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <p>9 Mount Street Primary School Ofsted Rating: Good Pupils: 258 Distance:0.78</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>10 Lipson Co-operative Academy Ofsted Rating: Good Pupils: 1102 Distance:0.8</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>11 Fletewood School at Derry Villas Ofsted Rating: Good Pupils: 58 Distance:0.81</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>12 High View School Ofsted Rating: Outstanding Pupils: 356 Distance:0.83</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>13 Eggbuckland Community College Ofsted Rating: Requires improvement Pupils: 1040 Distance:0.85</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>14 Laira Green Primary School Ofsted Rating: Good Pupils: 230 Distance:0.86</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>15 Arts University Plymouth Ofsted Rating: Good Pupils:0 Distance:0.97</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>16 Holy Cross Catholic Primary School Ofsted Rating: Good Pupils: 306 Distance:0.99</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Local Area Masts & Pylons



Key:

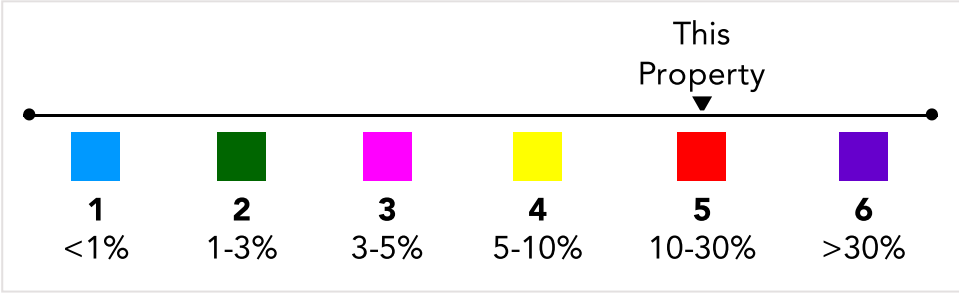
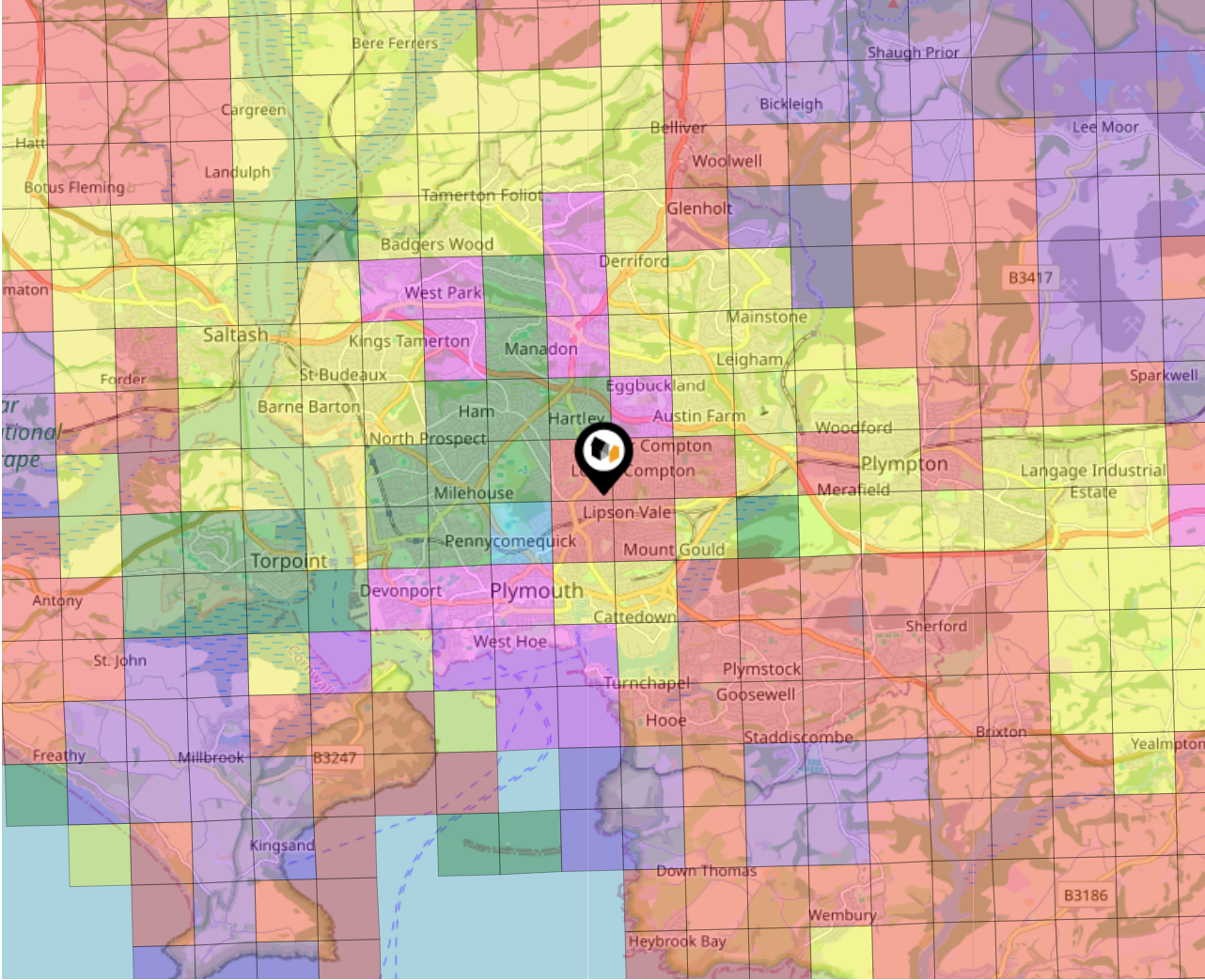
-  Power Pylons
-  Communication Masts

Environment

Radon Gas

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/m³).

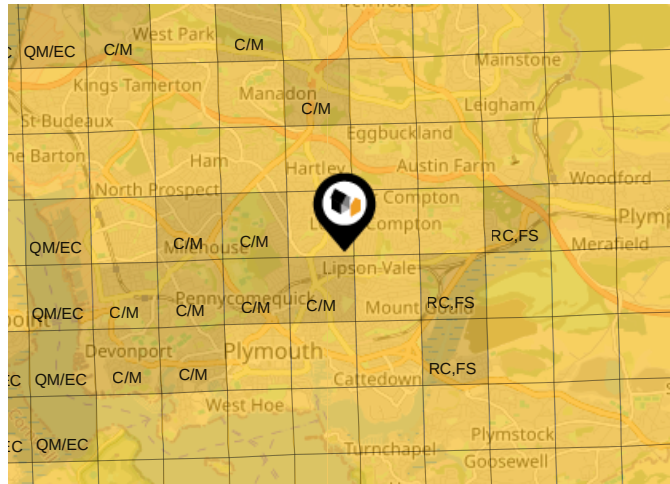


Environment

Soils & Clay

Ground Composition for this Address (Surrounding square kilometer zone around property)

| | | | |
|-------------------------------|------------------------------------|----------------------|----------------------|
| Carbon Content: | NONE | Soil Texture: | LOAM TO SILTY LOAM |
| Parent Material Grain: | ARGILLACEOUS | Soil Depth: | INTERMEDIATE-SHALLOW |
| Soil Group: | MEDIUM TO LIGHT(SILTY) TO HEAVY | | |

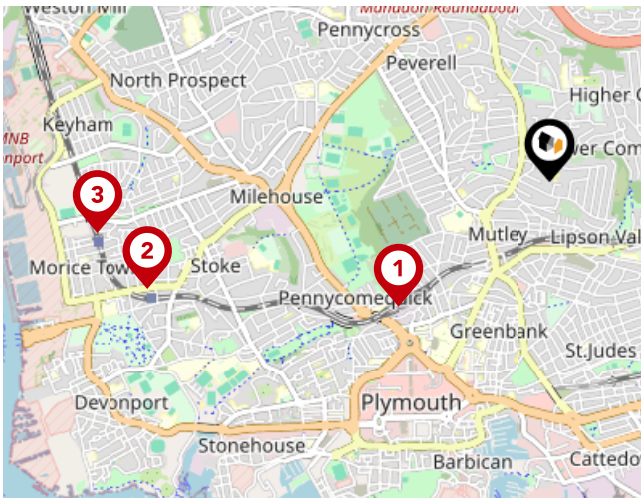


Primary Classifications (Most Common Clay Types)

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

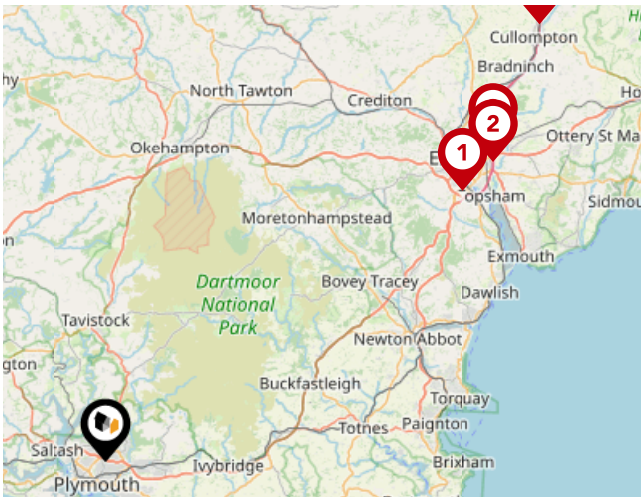
Area

Transport (National)



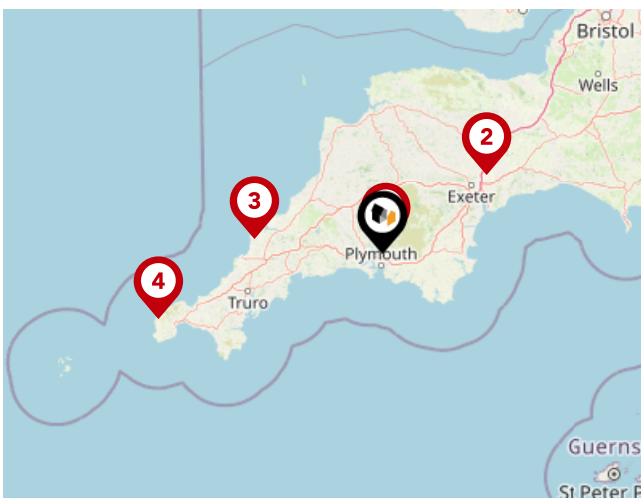
National Rail Stations

| Pin | Name | Distance |
|-----|----------------------------------|------------|
| 1 | Plymouth Rail Station | 0.93 miles |
| 2 | Devonport Rail Station | 1.97 miles |
| 3 | Dockyard (Plymouth) Rail Station | 2.16 miles |



Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|--------|-------------|
| 1 | M5 J31 | 33.75 miles |
| 2 | M5 J30 | 36.89 miles |
| 3 | M5 J29 | 37.66 miles |
| 4 | M5 J28 | 46.31 miles |

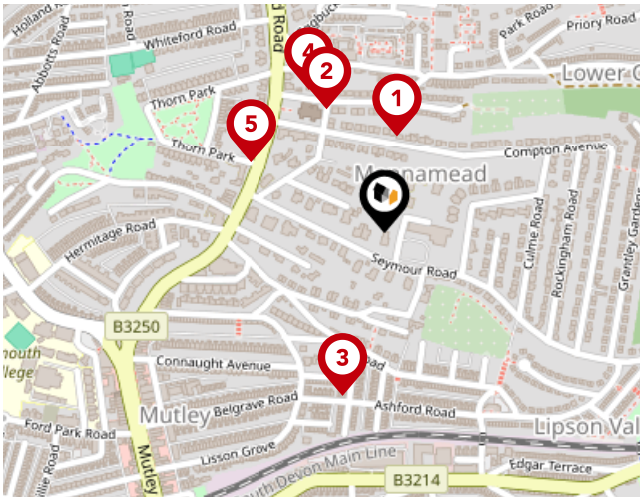


Airports/Helipads

| Pin | Name | Distance |
|-----|----------------|-------------|
| 1 | Glenholt | 2.64 miles |
| 2 | Exeter Airport | 39.32 miles |
| 3 | St Mawgan | 38.92 miles |
| 4 | Joppa | 70.89 miles |

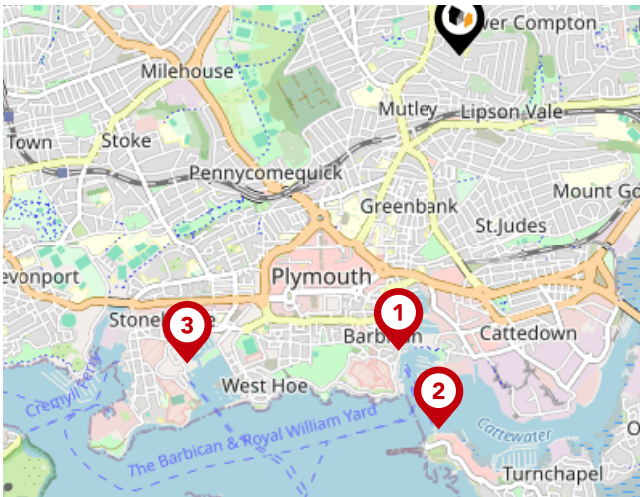
Area

Transport (Local)



Bus Stops/Stations

| Pin | Name | Distance |
|-----|-------------------|------------|
| 1 | Compton Avenue | 0.11 miles |
| 2 | Dormy Avenue | 0.16 miles |
| 3 | Penlee Place West | 0.2 miles |
| 4 | Compton Park Road | 0.19 miles |
| 5 | Thorn Park | 0.18 miles |



Ferry Terminals

| Pin | Name | Distance |
|-----|-------------------------------------|------------|
| 1 | Plymouth (Barbican) Landing Stage | 1.43 miles |
| 2 | Plymouth Mount Batten Ferry Landing | 1.77 miles |
| 3 | Plymouth Ferry Terminal | 1.94 miles |

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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