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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 20<sup>th</sup> March 2025



## WEST HOE ROAD, PLYMOUTH, PL1

### Lang Town & Country

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## Property

Type:	Terraced	Tenure:	Leasehold
Bedrooms:	2	Start Date:	09/01/2020
Floor Area:	1,097 ft <sup>2</sup> / 102 m <sup>2</sup>	End Date:	22/12/2256
Plot Area:	26.2 acres	Lease Term:	250 years (less 3 days) from 22 December 2006
Year Built :	2020	Term	231 years
Council Tax :	Band D	Remaining:	
Annual Estimate:	£2,215		
Title Number:	DN689502		

## Local Area

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

### Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

12	1800
mb/s	mb/s

### Mobile Coverage:

(based on calls indoors)



### Satellite/Fibre TV Availability:



# Property Multiple Title Plans

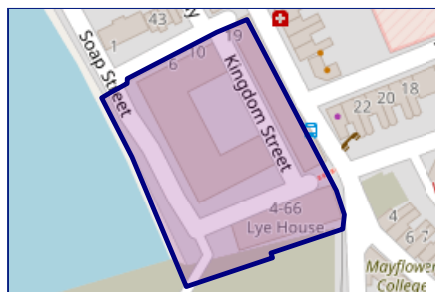
There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.

## Freehold Title Plan



**DN368173**

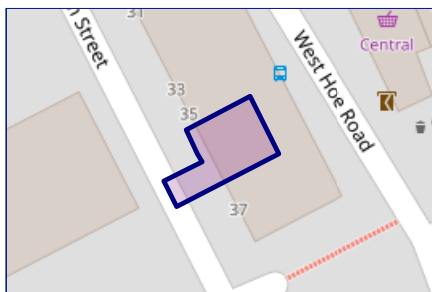
## Leasehold Title Plans



**DN689502**

Start Date: 16/12/2002  
End Date: 17/12/3001  
Lease Term: 999 years  
from 17  
December  
2002

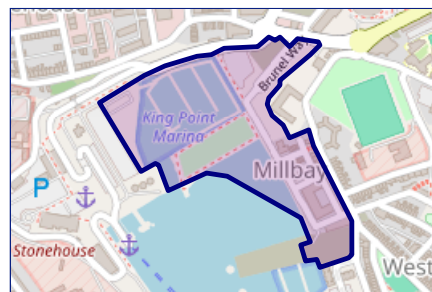
Term Remaining: 977 years



**DN723377**

Start Date: 06/09/2017  
End Date: 22/12/2256  
Lease Term: 250 years from  
and including  
22 December  
2006

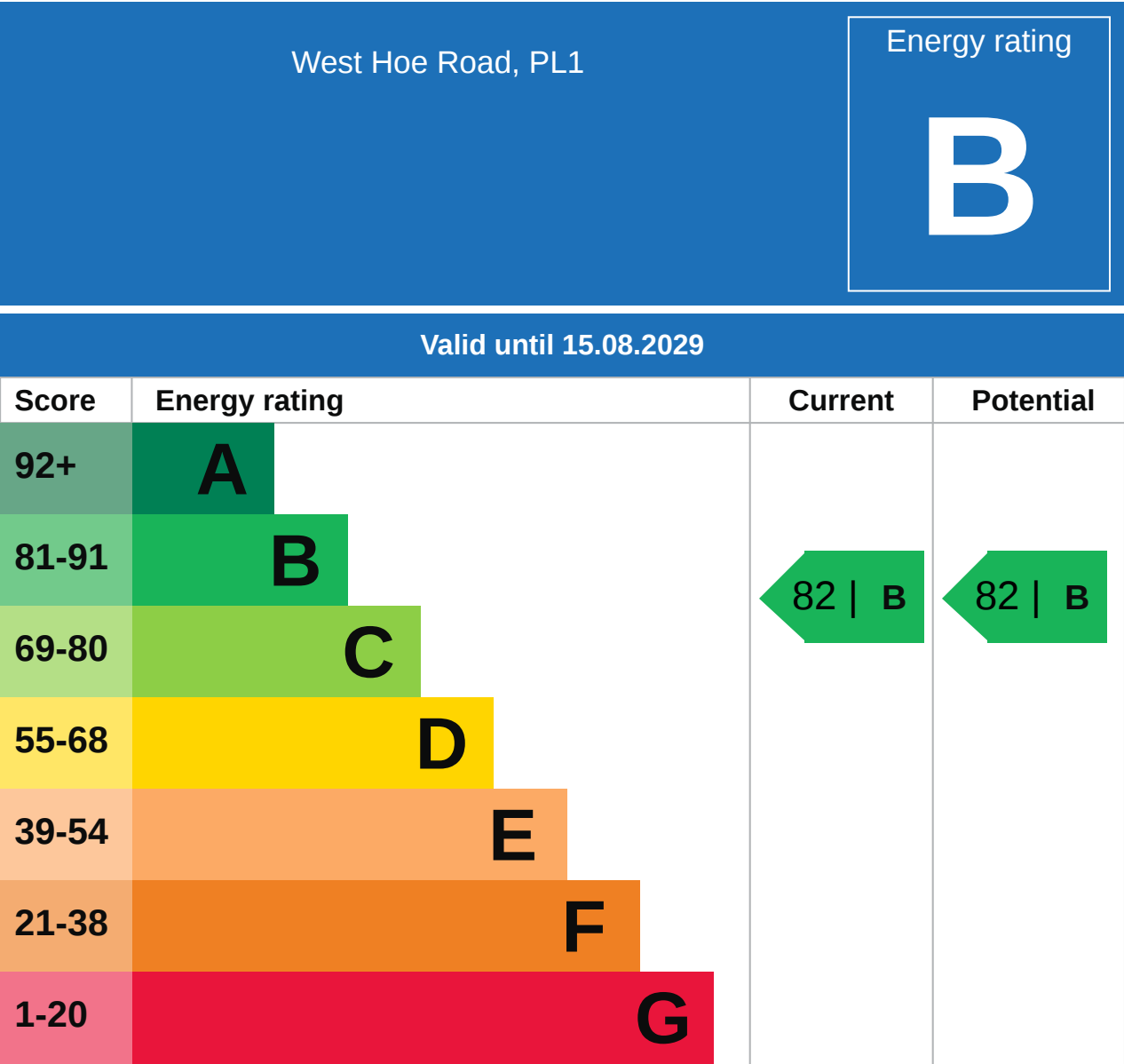
Term Remaining: 231 years



**DN475212**

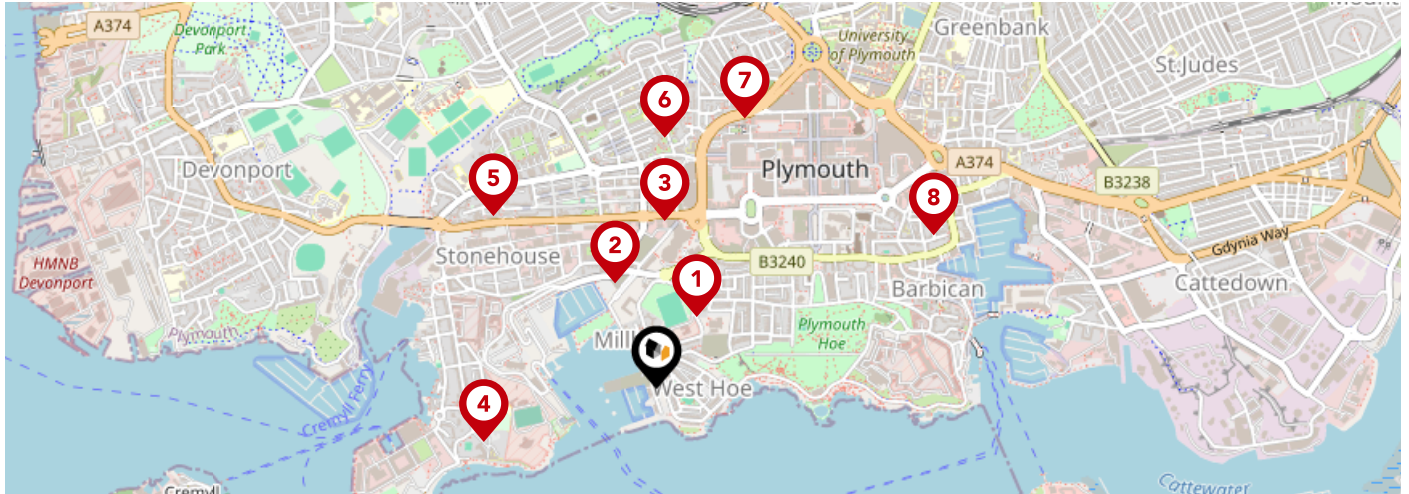
Start Date: 09/01/2020  
End Date: 22/12/2256  
Lease Term: 250 years (less  
3 days) from 22  
December  
2006

Term Remaining: 231 years

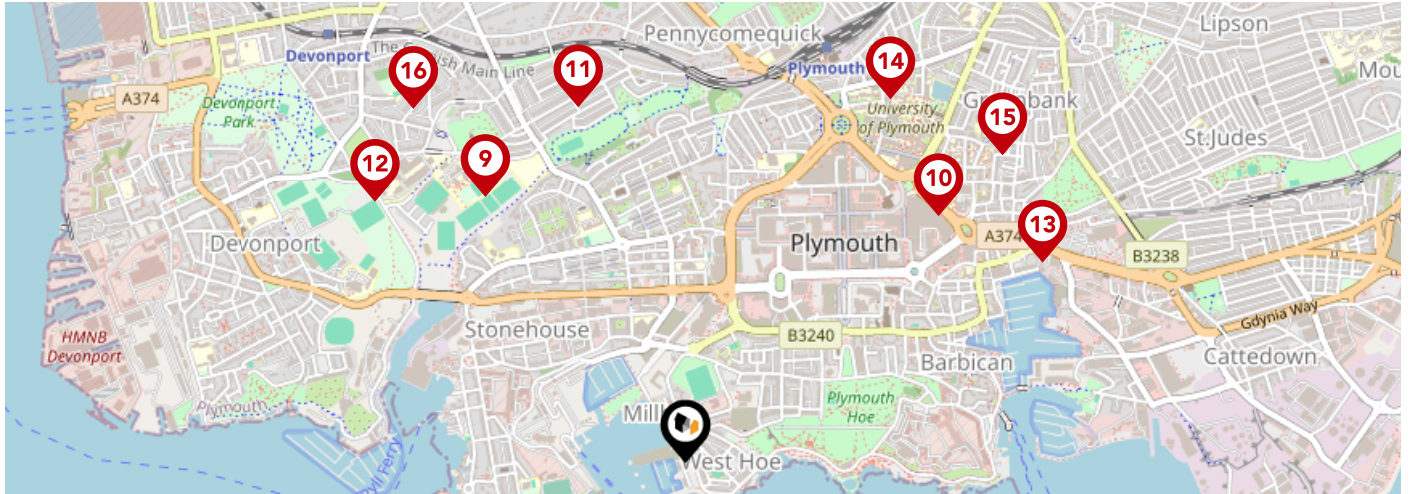


## Additional EPC Data

<b>Property Type:</b>	Maisonette
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	New dwelling
<b>Energy Tariff:</b>	Standard tariff
<b>Floor Level:</b>	Top floor
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Average thermal transmittance 0.18 W/m-Â°K
<b>Walls Energy:</b>	Very Good
<b>Roof:</b>	Average thermal transmittance 0.18 W/m-Â°K
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Community scheme
<b>Main Heating Controls:</b>	Charging system linked to use of community heating, programmer and TRVs
<b>Hot Water System:</b>	Community scheme
<b>Hot Water Energy Efficiency:</b>	Very Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Average thermal transmittance 0.17 W/m-Â°K
<b>Total Floor Area:</b>	102 m <sup>2</sup>

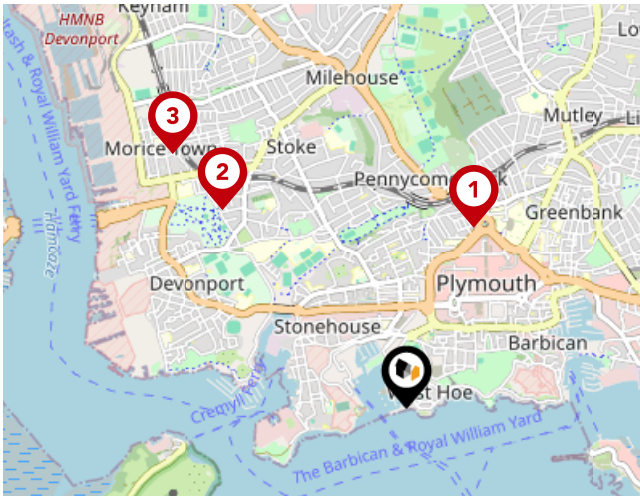


		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>St Andrew's Cof E VA Primary School</b> Ofsted Rating: Good   Pupils: 208   Distance:0.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Millbay Academy</b> Ofsted Rating: Good   Pupils: 545   Distance:0.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>St Peter's CofE Primary School</b> Ofsted Rating: Good   Pupils: 154   Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>St George's CofE Primary Academy</b> Ofsted Rating: Good   Pupils: 90   Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>High Street Primary Academy</b> Ofsted Rating: Good   Pupils: 140   Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>The Cathedral School of St Mary</b> Ofsted Rating: Requires improvement   Pupils: 109   Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Pilgrim Primary Academy</b> Ofsted Rating: Outstanding   Pupils: 390   Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>ACE Schools Plymouth</b> Ofsted Rating: Good   Pupils: 233   Distance:0.75	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



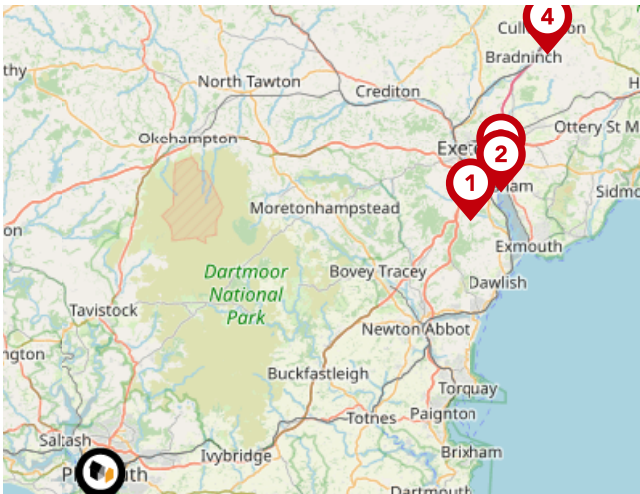
		Nursery	Primary	Secondary	College	Private
<b>9</b>	<b>Devonport High School for Boys</b> Ofsted Rating: Good   Pupils: 1231   Distance:0.79	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>Arts University Plymouth</b> Ofsted Rating: Good   Pupils:0   Distance:0.83	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>Stuart Road Primary Academy</b> Ofsted Rating: Good   Pupils: 189   Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>City College Plymouth</b> Ofsted Rating: Good   Pupils:0   Distance:0.96	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>Holy Cross Catholic Primary School</b> Ofsted Rating: Good   Pupils: 306   Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>Fletewood School at Derry Villas</b> Ofsted Rating: Good   Pupils: 58   Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>Mount Street Primary School</b> Ofsted Rating: Good   Pupils: 258   Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>Stoke Damerel Primary Academy</b> Ofsted Rating: Good   Pupils: 400   Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



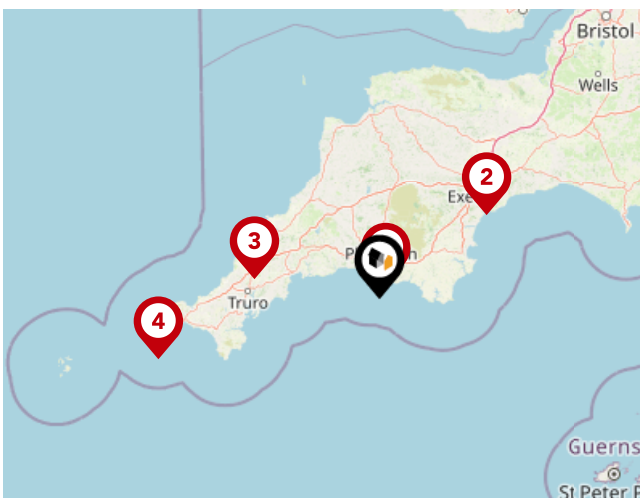
## National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	0.91 miles
2	Devonport Rail Station	1.28 miles
3	Dockyard (Plymouth) Rail Station	1.63 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	35.45 miles
2	M5 J30	38.6 miles
3	M5 J29	39.38 miles
4	M5 J28	48.07 miles

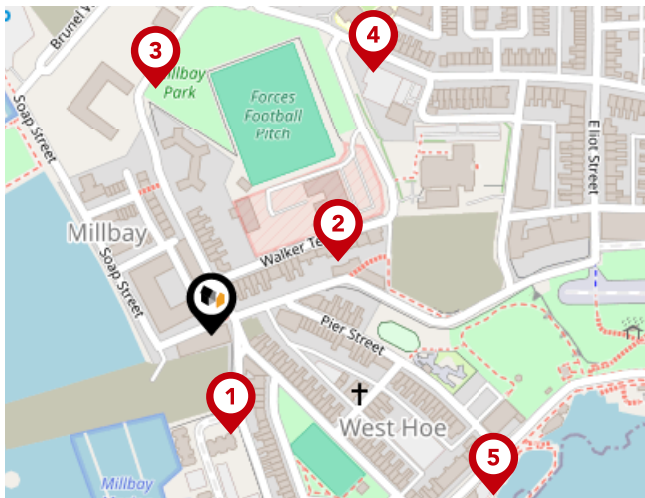


## Airports/Helipads

Pin	Name	Distance
1	Glenholt	4.36 miles
2	Exeter Airport	41.02 miles
3	St Mawgan	38.09 miles
4	Joppa	69.52 miles

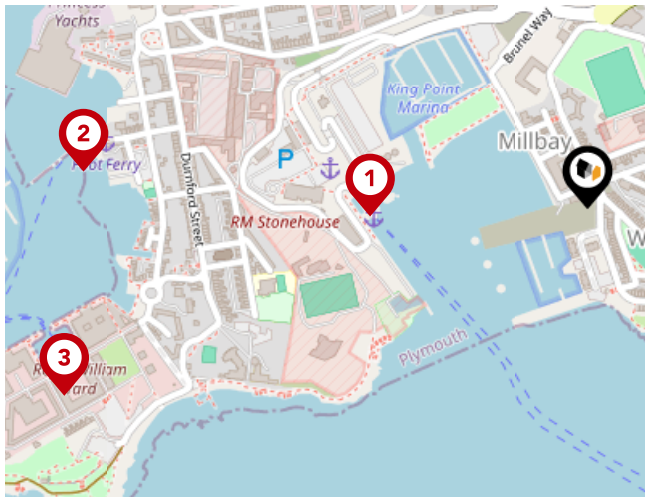
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Rusty Anchor	0.06 miles
2	Walker Terrace	0.09 miles
3	Telecom House	0.15 miles
4	St Andrews School	0.18 miles
5	West Hoe Park	0.19 miles



### Ferry Terminals

Pin	Name	Distance
1	Plymouth Ferry Terminal	0.26 miles
2	Plymouth Stonehouse Ferry Terminal	0.6 miles
3	Royal William Yard Ferry Landing	0.66 miles

## Important - Please Read

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# Lang Town & Country

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