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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 27th March 2025



154E, ABERDEEN AVENUE, PLYMOUTH, PL5 3UW

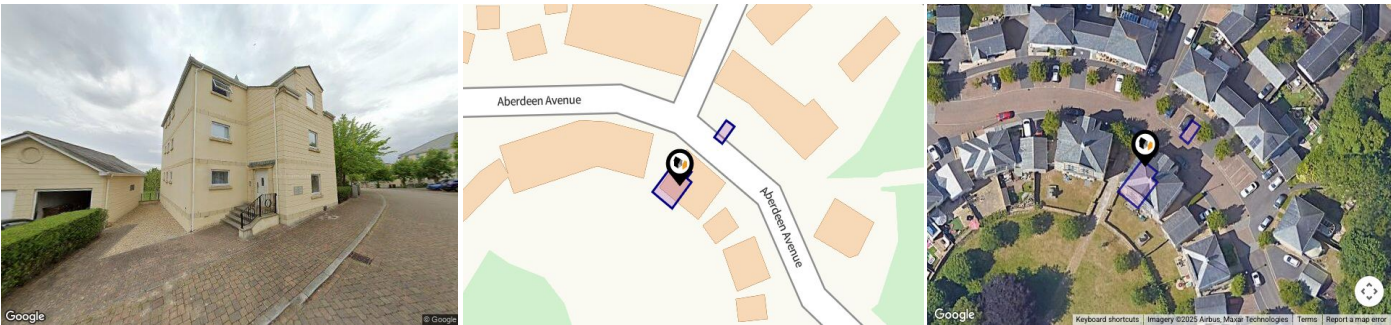
6 Mannamead Road Plymouth Devon PL4 7AA

01752 256000

property@langtownandcountry.com

www.langtownandcountry.com




Property Overview














Property

Type:	Flat / Maisonette	Last Sold Date:	30/09/2021
Bedrooms:	2	Last Sold Price:	£120,000
Floor Area:	602 ft ² / 56 m ²	Last Sold £/ft ² :	£199
Plot Area:	0.02 acres	Tenure:	Leasehold
Year Built :	2003	Start Date:	18/12/2003
Council Tax :	Band B	End Date:	01/01/3001
Annual Estimate:	£1,723	Lease Term:	999 years from 1 January 2002
Title Number:	DN491880	Term Remaining:	976 years
UPRN:	10000796242		

Local Area

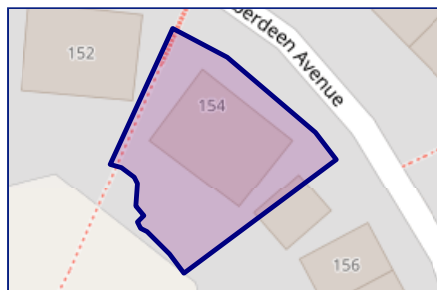
Local Authority:	Plymouth	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:		11	43	-
• Rivers & Seas	Very low	mb/s	mb/s	mb/s
• Surface Water	Very low			

Mobile Coverage:	Satellite/Fibre TV Availability:		
(based on calls indoors)			
			
			
			

Property

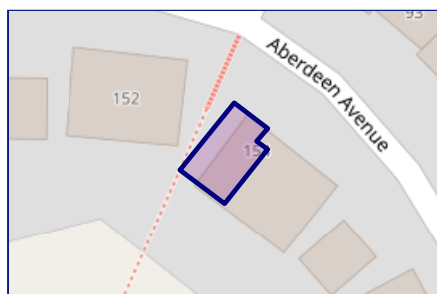
Multiple Title Plans

Freehold Title Plan



DN540067

Leasehold Title Plan



DN491880

Start Date:	18/12/2003
End Date:	01/01/3001
Lease Term:	999 years from 1 January 2002
Term Remaining:	976 years

Property

EPC - Certificate

154E ABERDEEN AVENUE, PL5 3UW

Energy rating

C

Valid until 01.07.2031

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 c	78 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

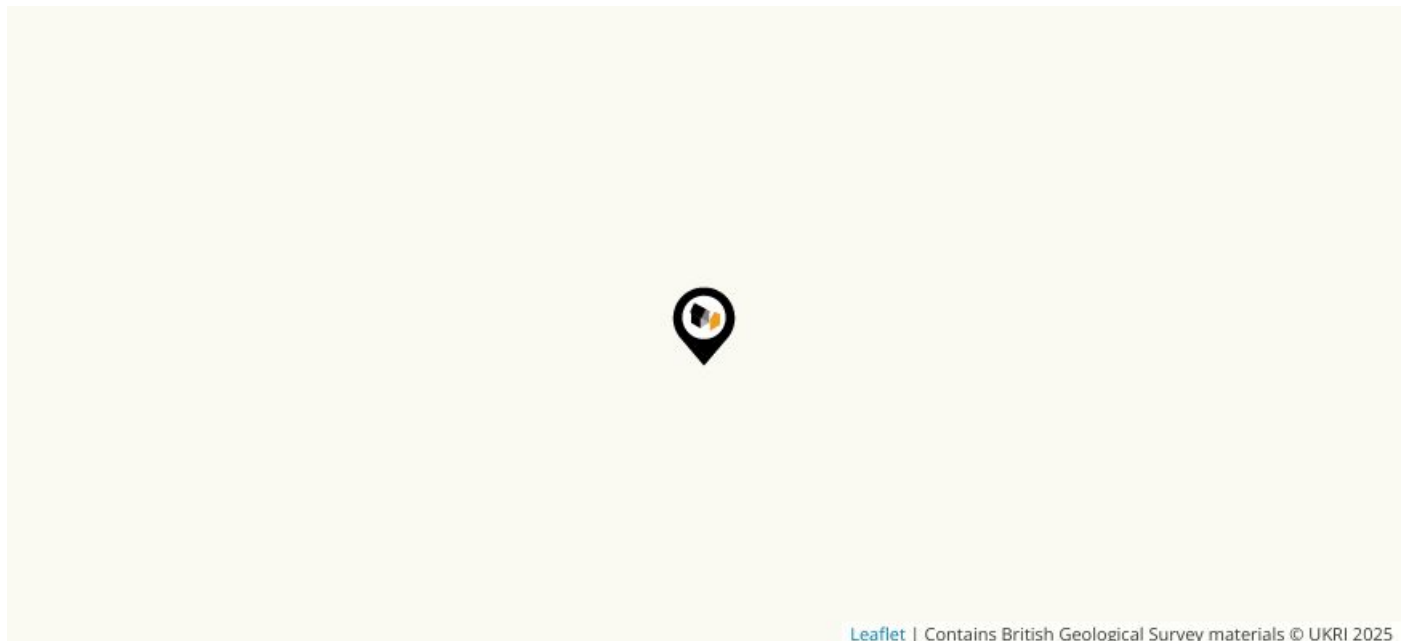
Additional EPC Data

Property Type:	Flat
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	01
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	(another dwelling above)
Main Heating:	Electric storage heaters
Main Heating Controls:	Manual charge control
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 67% of fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	56 m ²

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

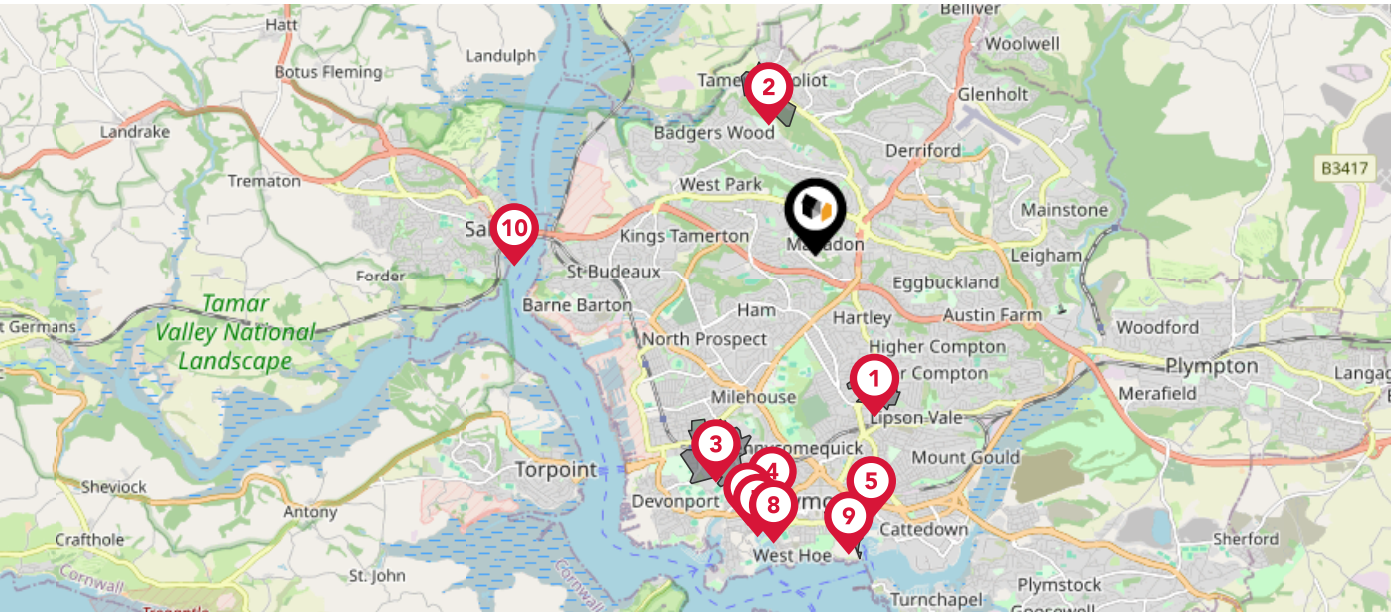
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.

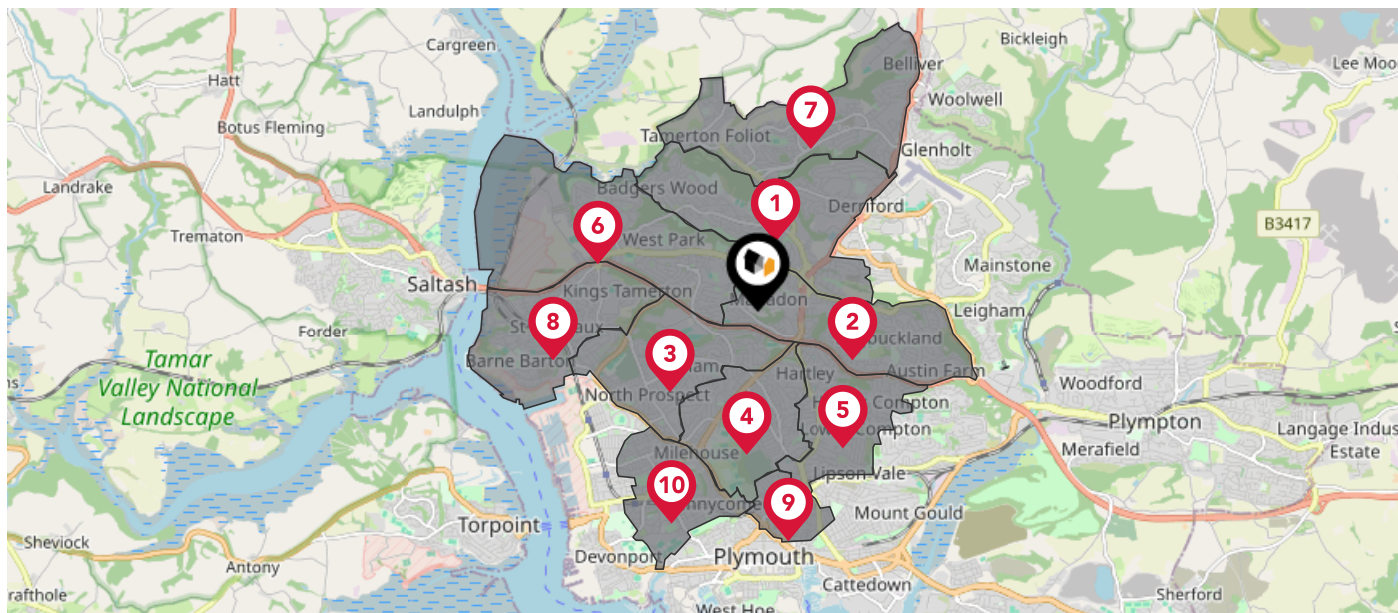


Nearby Conservation Areas	
1	MANNAMEAD
2	Tamerton Foliot
3	STOKE
4	North Stonehouse
5	Ebrington Street
6	Royal Naval Hospital
7	Adelaide Street / Clarence Place
8	Union Street (Plymouth, City of (Ua))
9	Barbican (Plymouth, City of (Ua))
10	Lower Fore Street, Saltash

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

Budshead Ward

2

Egguckland Ward

3

Ham Ward

4

Peverell Ward

5

Compton Ward

6

Honicknowle Ward

7

Southway Ward

8

St. Budeaux Ward

9

Drake Ward

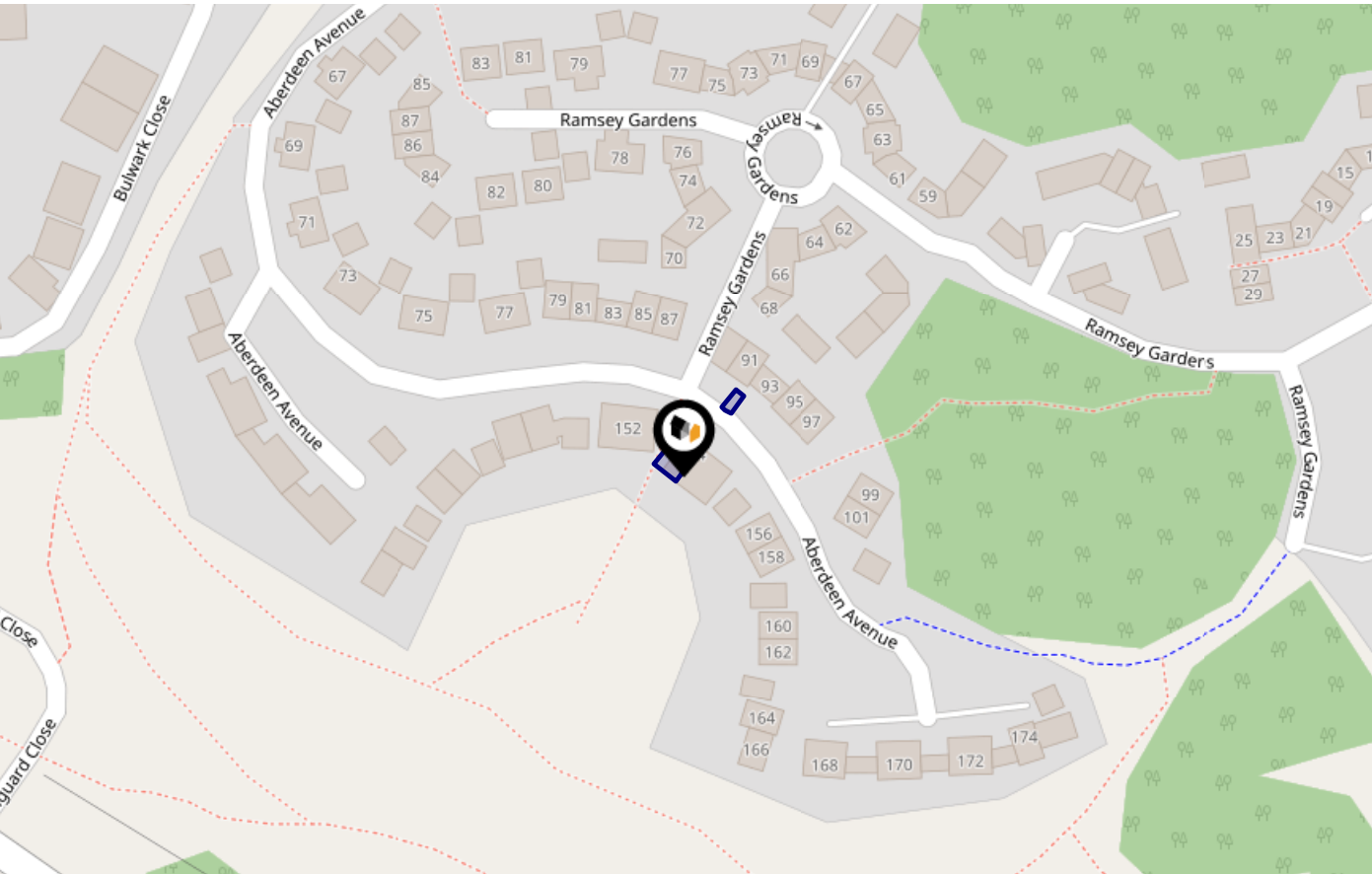
10

Stoke 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.

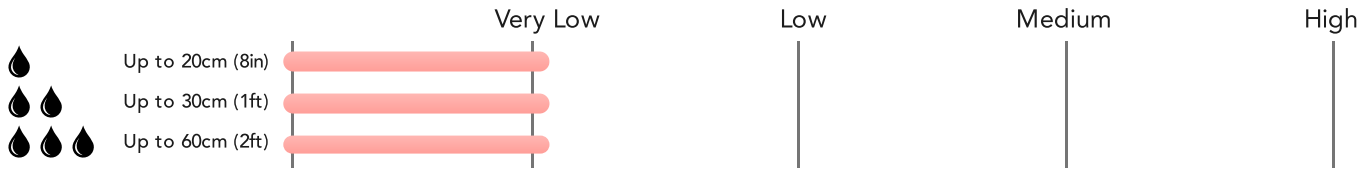


Risk Rating: **Very low**

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.

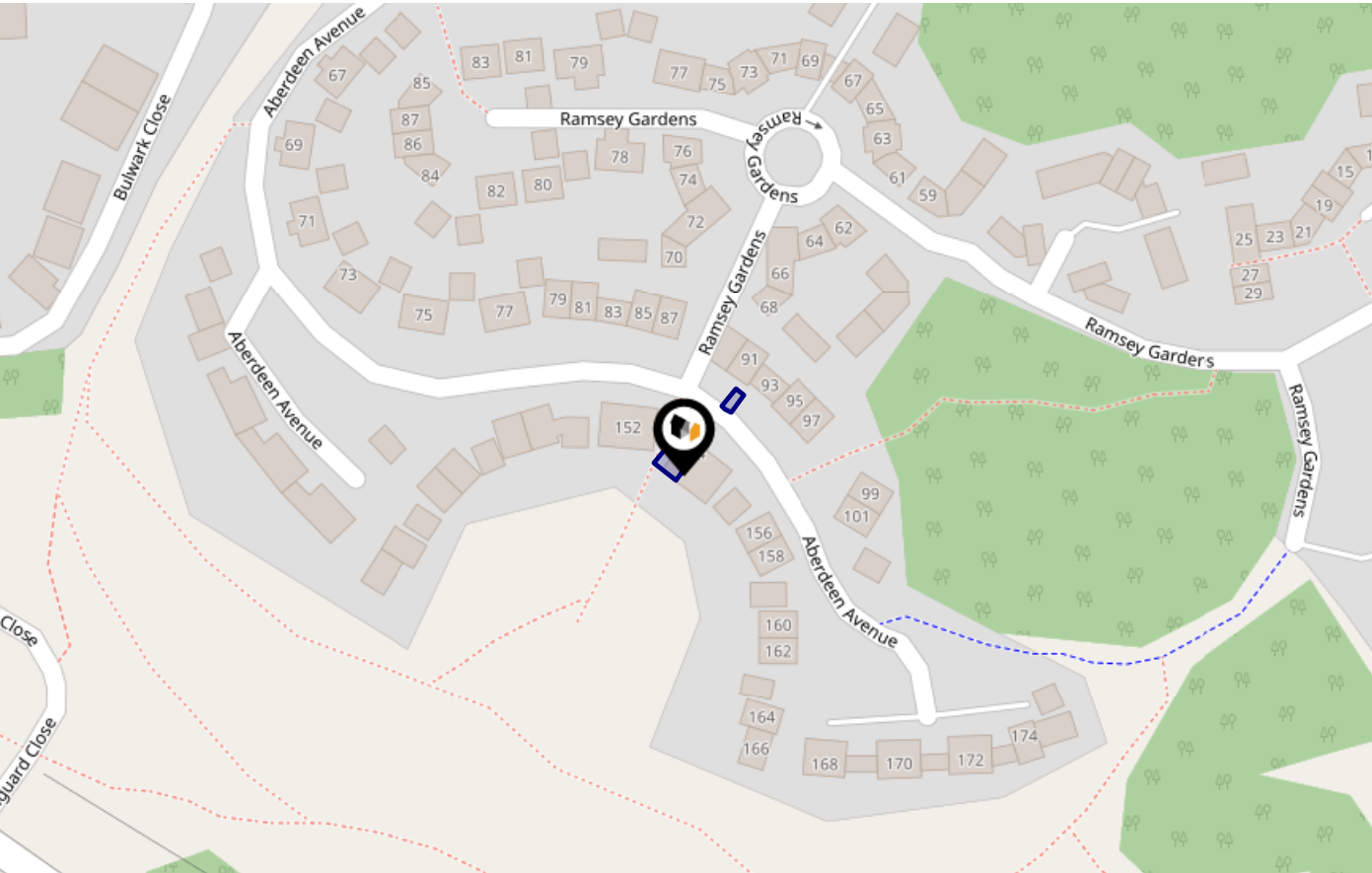
Chance of flooding to the following depths at this property:



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.

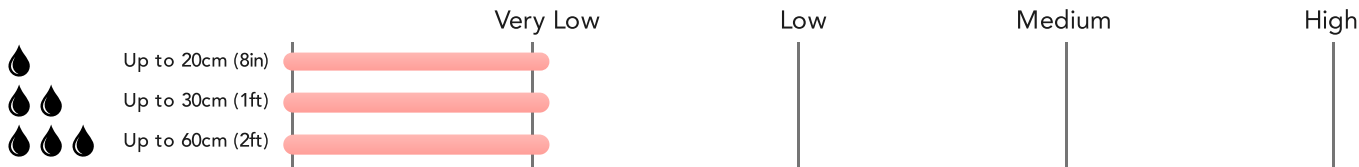


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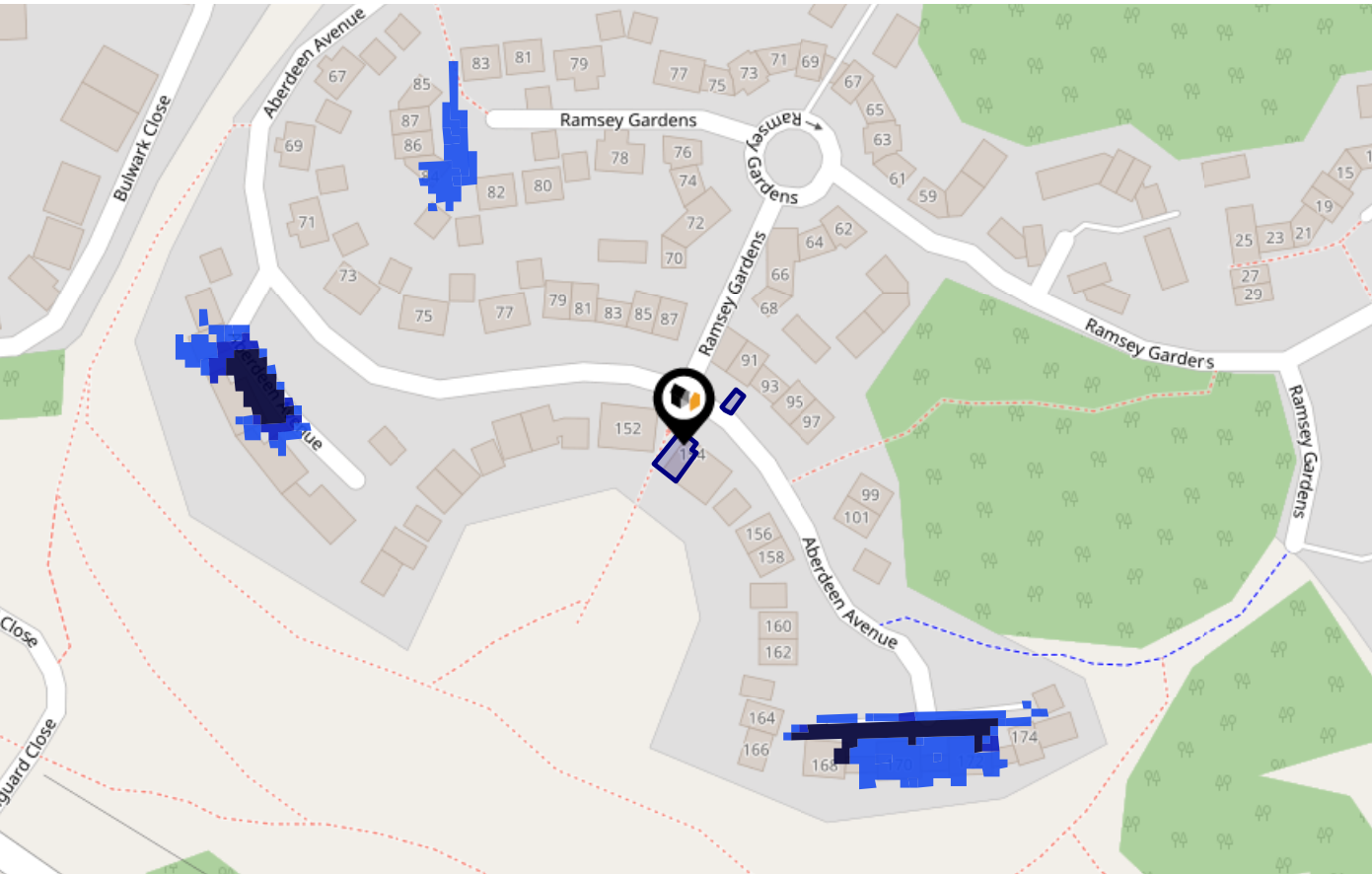
Chance of flooding to the following depths at this property:



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.

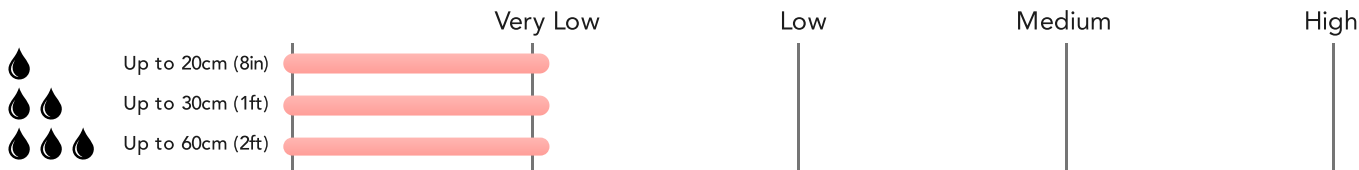


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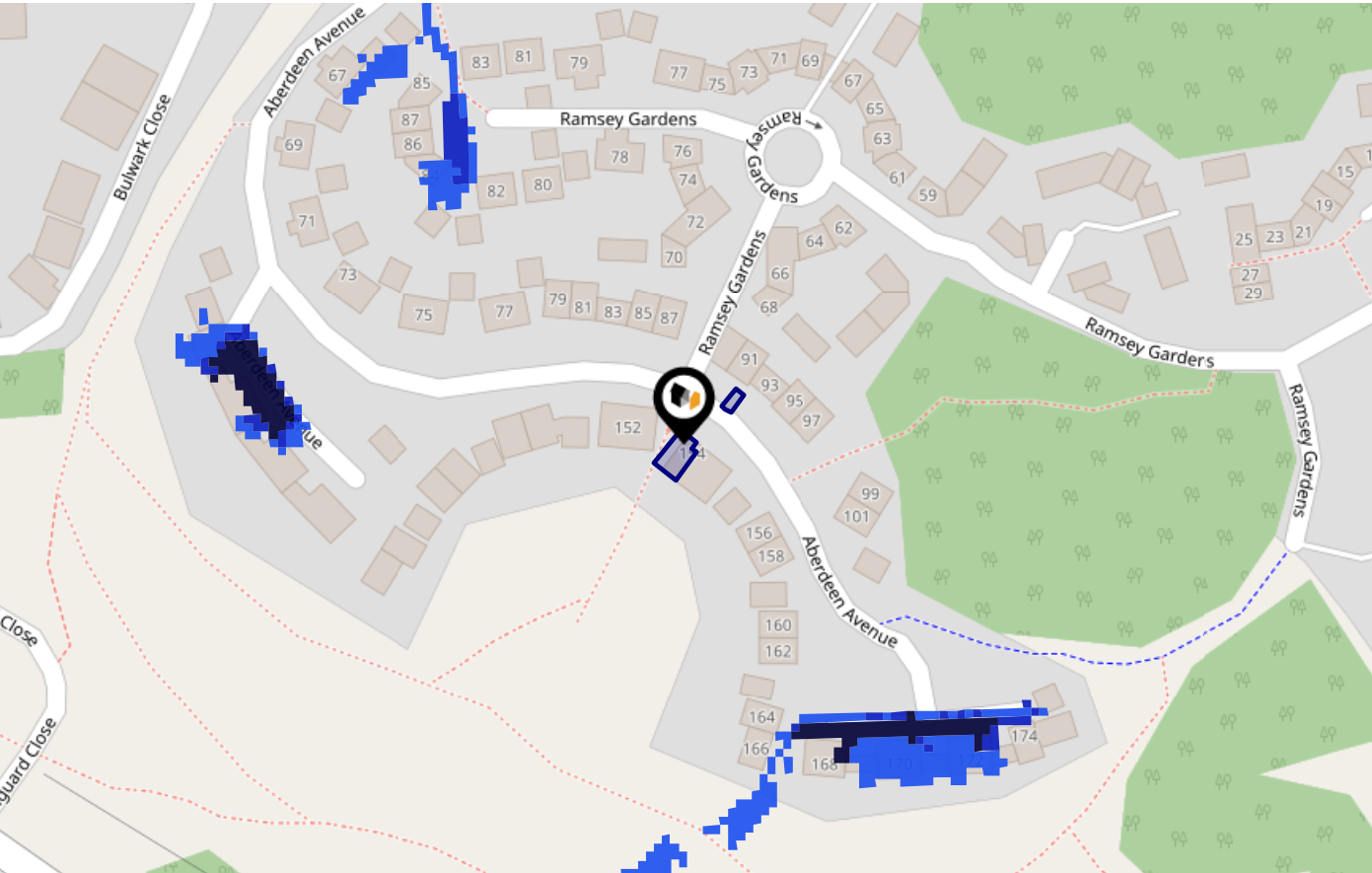
Chance of flooding to the following depths at this property:



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.

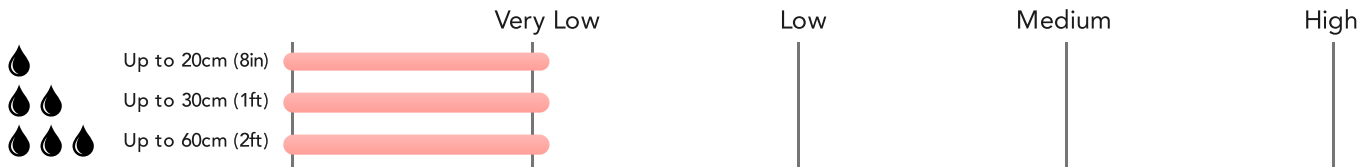


Risk Rating: Very low

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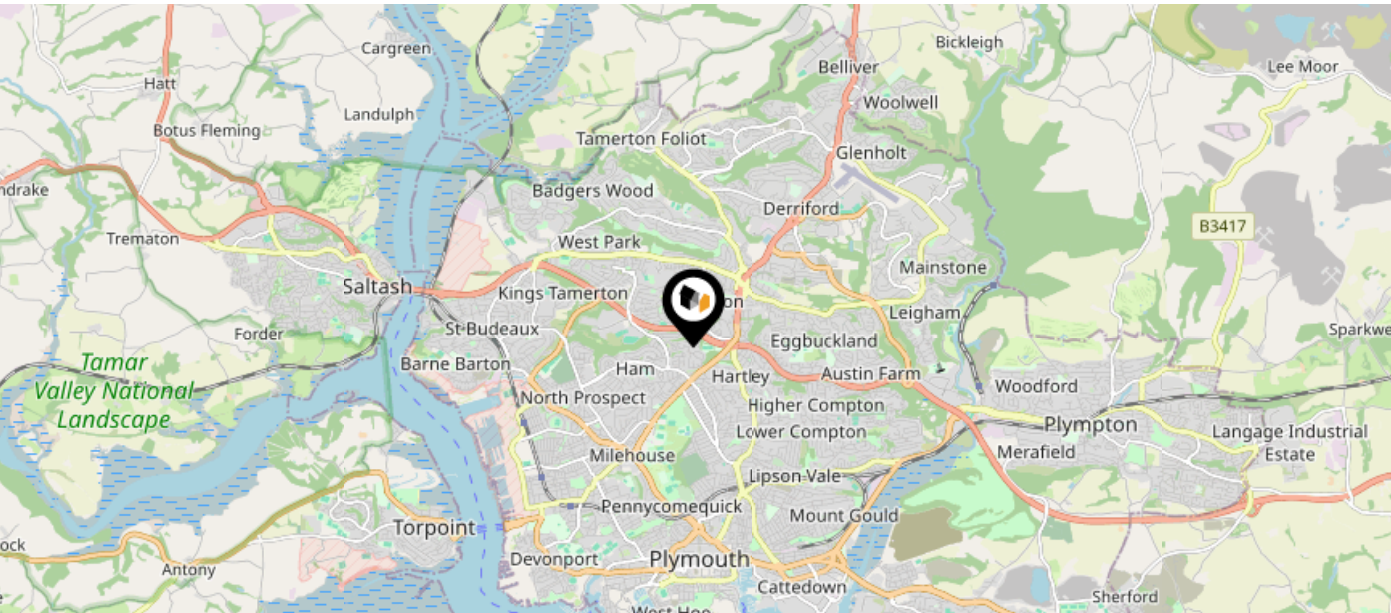
Chance of flooding to the following depths at this property:



Maps

Green Belt

This map displays nearby areas that have been designated as Green Belt...



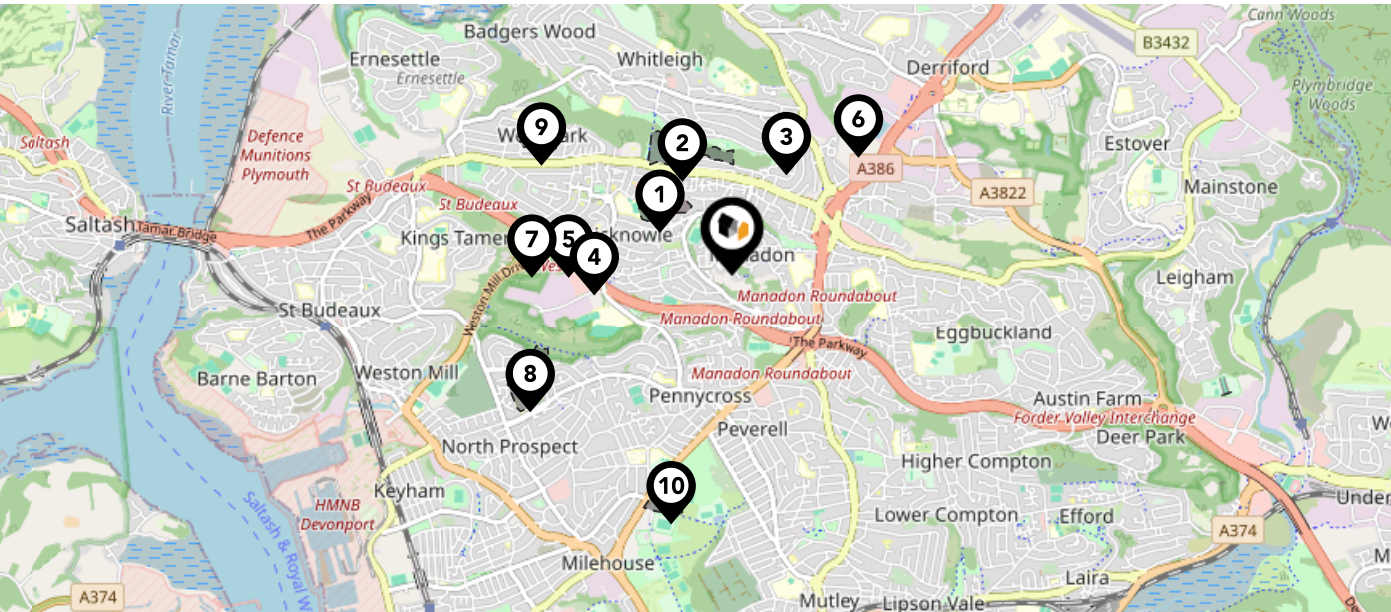
Nearby Green Belt Land

No data available.

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.

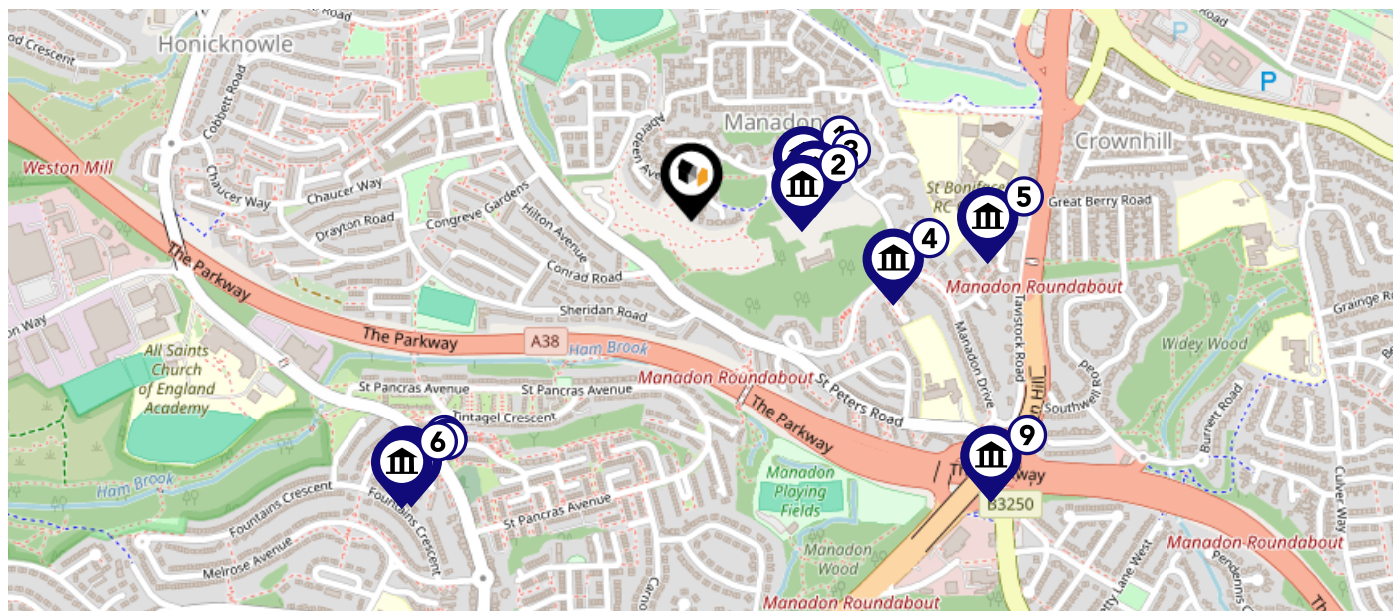












Nearby Landfill Sites		
1	Honicknowle Brickworks-Plymouth, Devon	Historic Landfill
2	Woodlands Fort Cricket Pitch Honickn-Woodlands Fort Cricket Pitch Honicknowle, Plymouth	Historic Landfill
3	Crownhill-Crownhill, Plymouth	Historic Landfill
4	Honicknowle To March Mill-Honicknowle To March Mill, Plymouth	Historic Landfill
5	Honicknowle Lane-Honicknowle Lane, Plymouth	Historic Landfill
6	Crownhill Sewage Works-Crownhill Sewage Works, Plymouth	Historic Landfill
7	Coombe Farm-A38 Parkway - Weston Mill Drive, Honicknowle, Plymouth	Historic Landfill
8	Ham-Ham, Plymouth	Historic Landfill
9	West Park-West Park, Plymouth	Historic Landfill
10	Peverell Cricket Ground-Peverell Cricket Ground, Plymouth	Historic Landfill

Maps

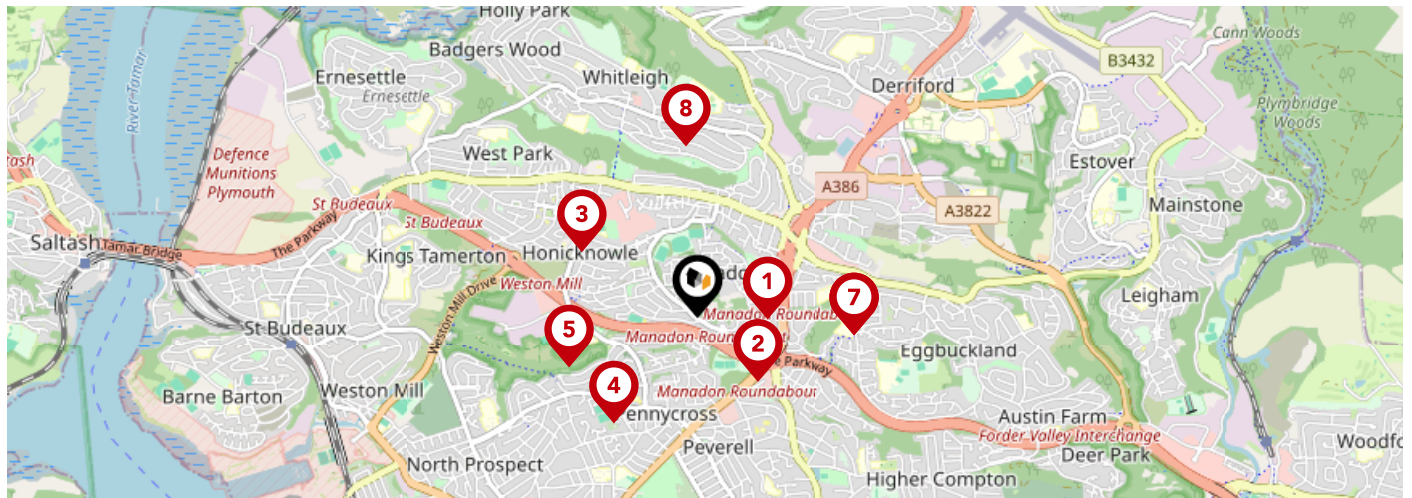
Listed Buildings

This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



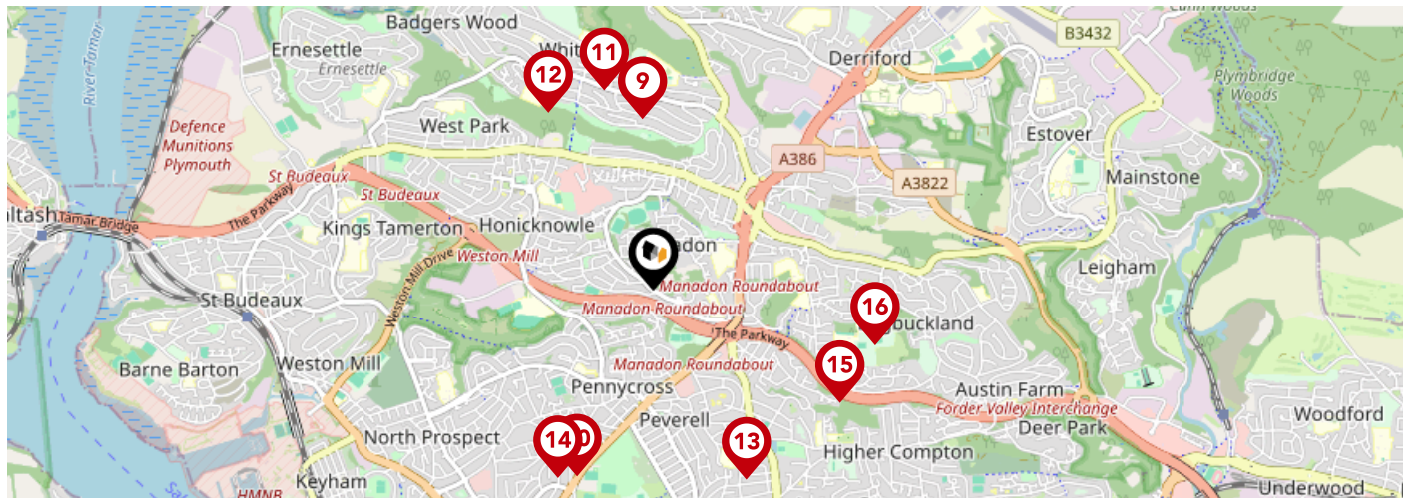
Listed Buildings in the local district	Grade	Distance
 1386218 - Chapel Immediately North Of Manadon House	Grade II	0.1 miles
 1386217 - Manadon House	Grade II	0.1 miles
 1386220 - Stables Immediately North East Of Manadon House	Grade II	0.2 miles
 1386219 - Gate Piers Approximately 275 Metres South East Of Manadon House	Grade II	0.3 miles
 1386450 - Church Of The Ascension	Grade II	0.4 miles
 1113333 - Church Of St Pancras	Grade II	0.5 miles
 1113334 - Haldene Tomb Approximately 6 Metres East Of Church Of St Pancras	Grade II	0.5 miles
 1113336 - Rundell Tomb Approximately 6 Metres North East Of Church Of St Pancras	Grade II	0.5 miles
 1386314 - Widey Lodge Gate Piers Relocated On Pedestrian Bridge At Manadon Flyover	Grade II	0.5 miles
 1113335 - Nelson Tombs Approximately 8 Metres East Of Church Of St Pancras	Grade II	0.5 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1	St Boniface's RC College Ofsted Rating: Requires improvement Pupils: 374 Distance:0.34	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Manadon Vale Primary School Ofsted Rating: Good Pupils: 416 Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Shakespeare Primary School Ofsted Rating: Requires improvement Pupils: 410 Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Pennycross Primary School Ofsted Rating: Good Pupils: 403 Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	All Saints Church of England Academy Ofsted Rating: Good Pupils: 616 Distance:0.65	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Widey Court Primary School Ofsted Rating: Good Pupils: 602 Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Courtlands School Ofsted Rating: Good Pupils: 107 Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Whiteleigh Community Primary School Ofsted Rating: Good Pupils: 365 Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

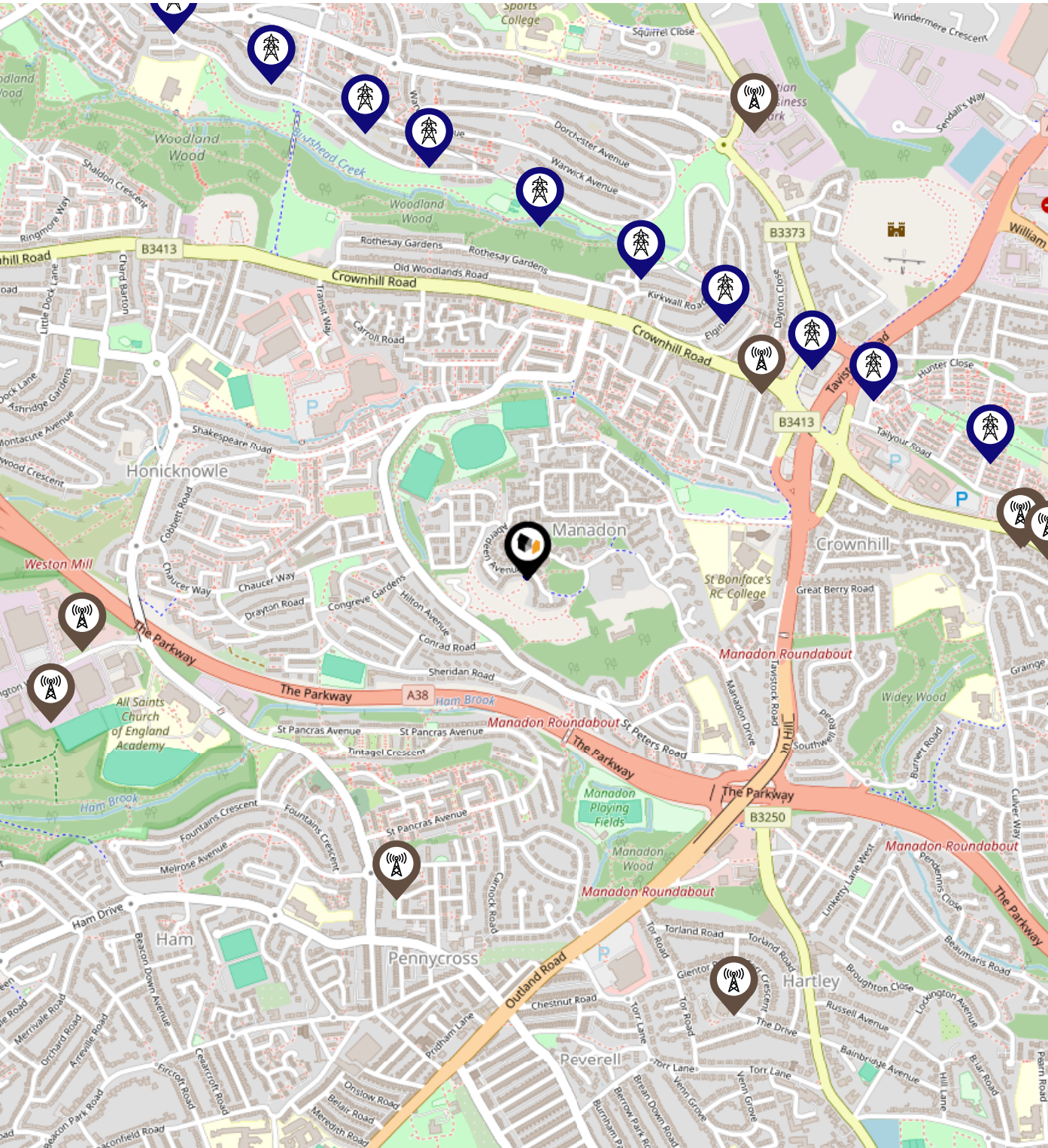
Area Schools



		Nursery	Primary	Secondary	College	Private
9	Sir John Hunt Community Sports College Ofsted Rating: Good Pupils: 761 Distance:0.81	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Devonport High School for Girls Ofsted Rating: Good Pupils: 860 Distance:0.95	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Woodfield Primary School Ofsted Rating: Good Pupils: 268 Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Brook Green Centre for Learning Ofsted Rating: Outstanding Pupils: 99 Distance:0.98	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	King's School Ofsted Rating: Not Rated Pupils: 298 Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Montpelier Primary School Ofsted Rating: Good Pupils: 652 Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Eggbuckland Community College Ofsted Rating: Requires improvement Pupils: 1040 Distance:1.03	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Eggbuckland Vale Primary School Ofsted Rating: Good Pupils: 396 Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

Masts & Pylons



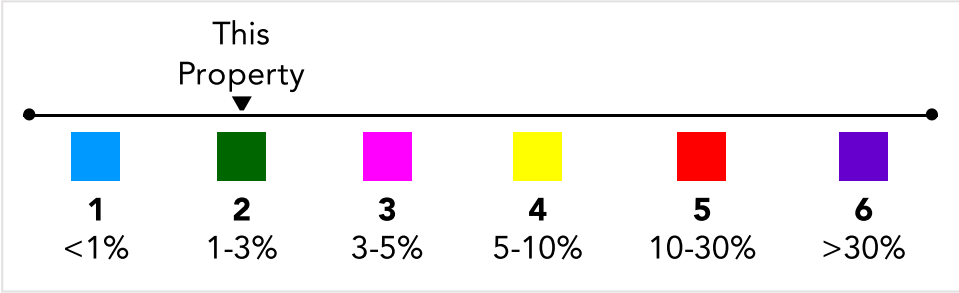
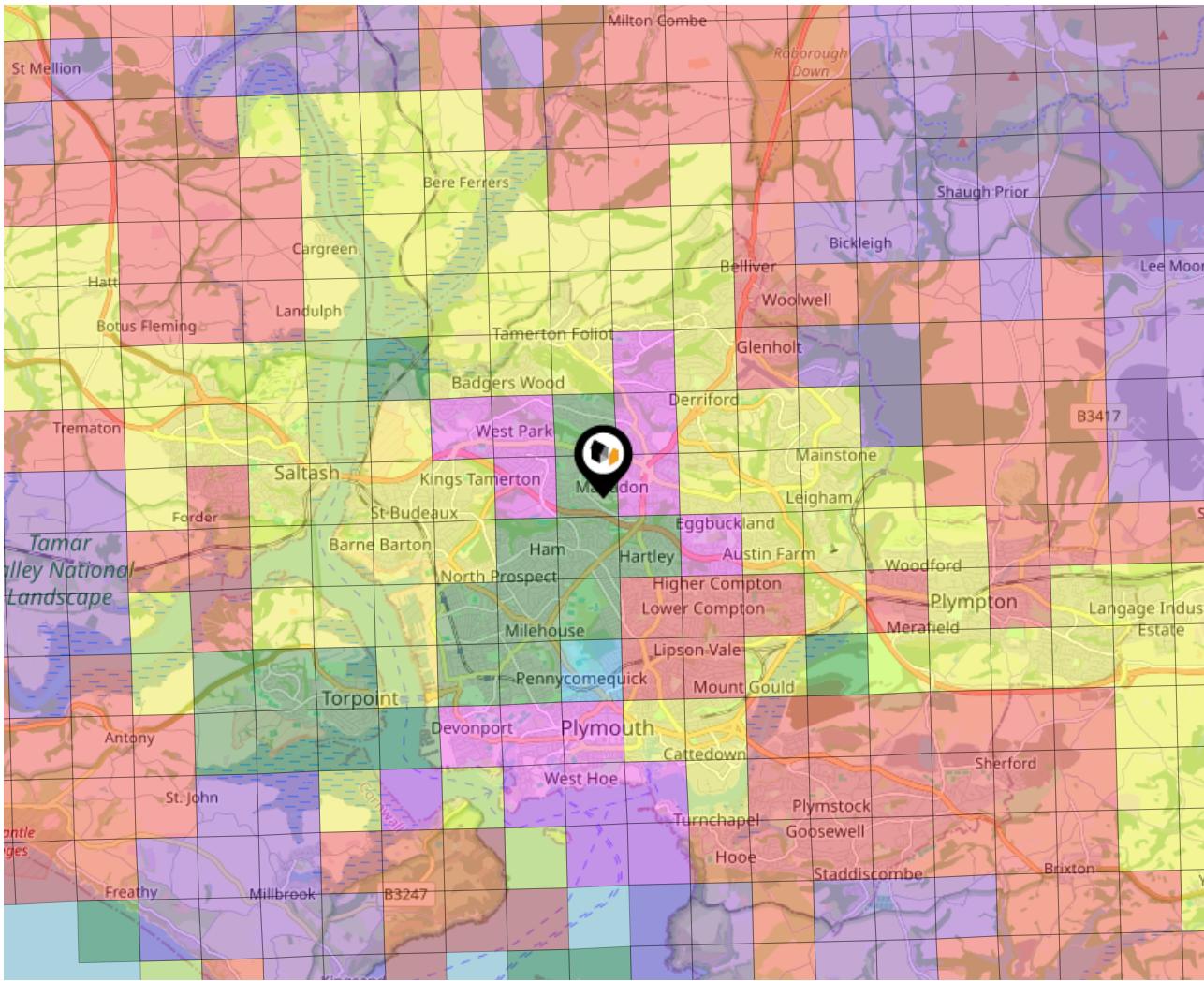
- Key:**
-  Power Pylons
 -  Communication Masts

Environment

Radon Gas

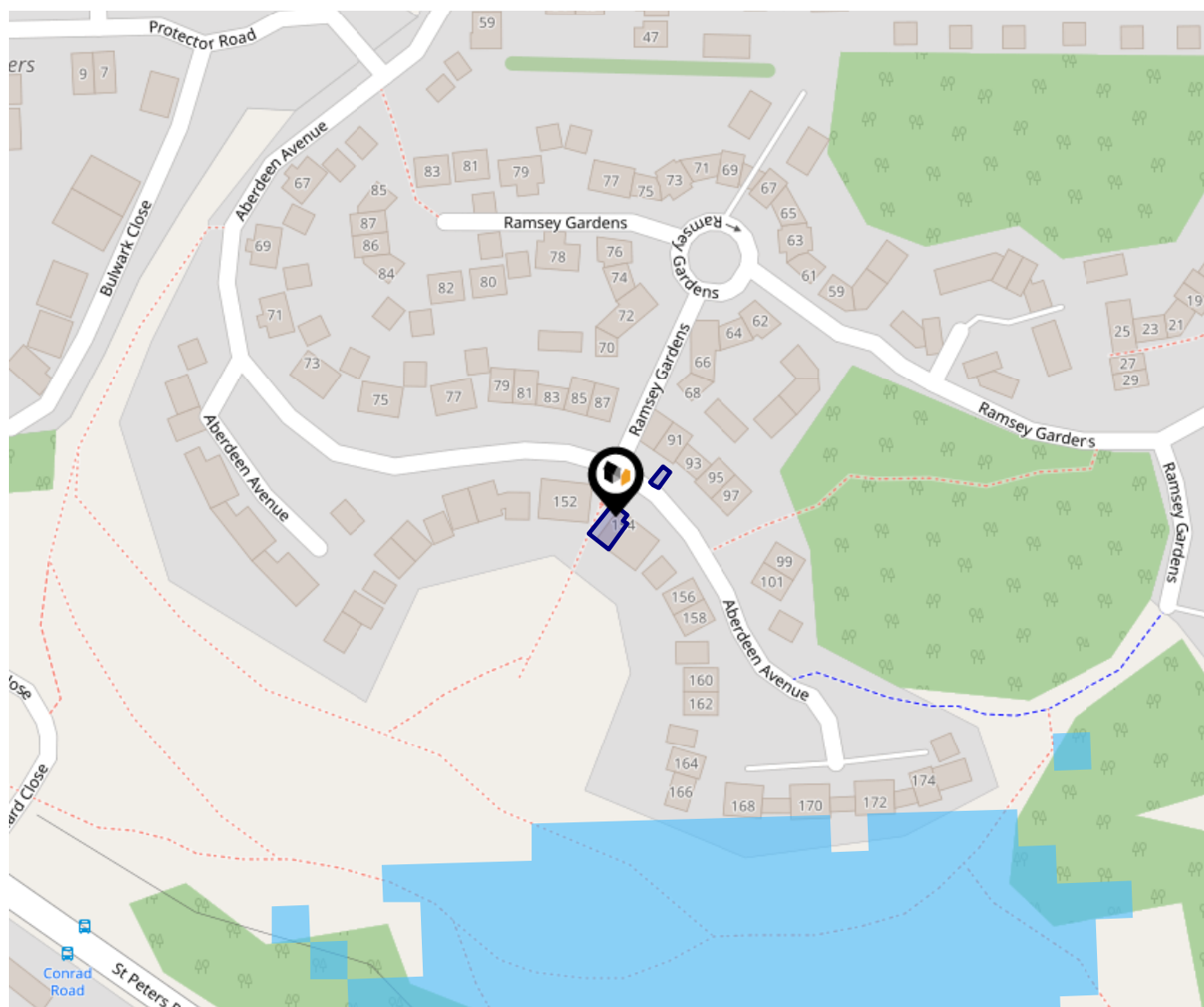
What is Radon?

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).



Local Area

Road Noise



This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

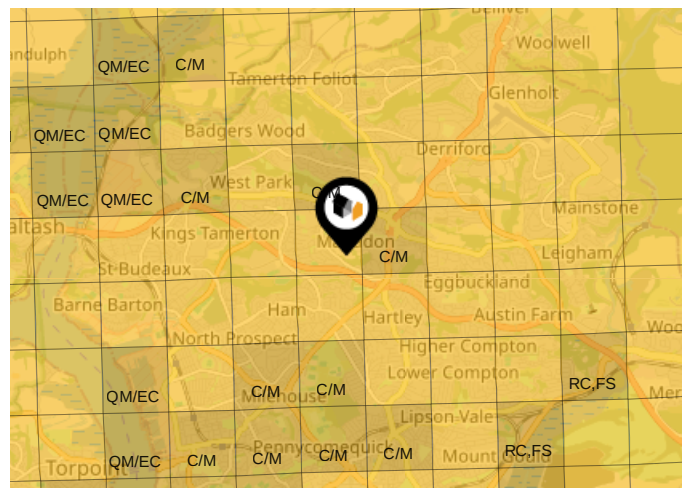
- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Environment

Soils & Clay

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

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

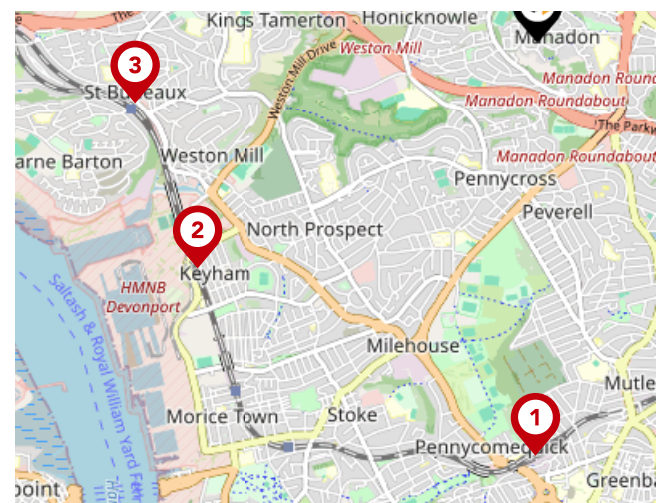


Primary Classifications (Most Common Clay Types)

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

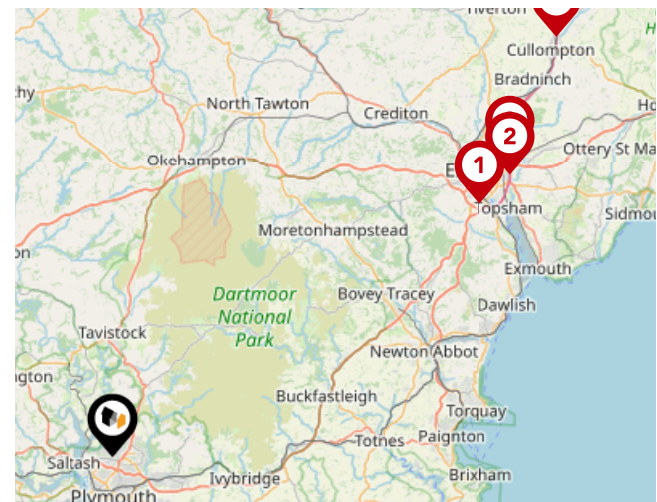
Area

Transport (National)



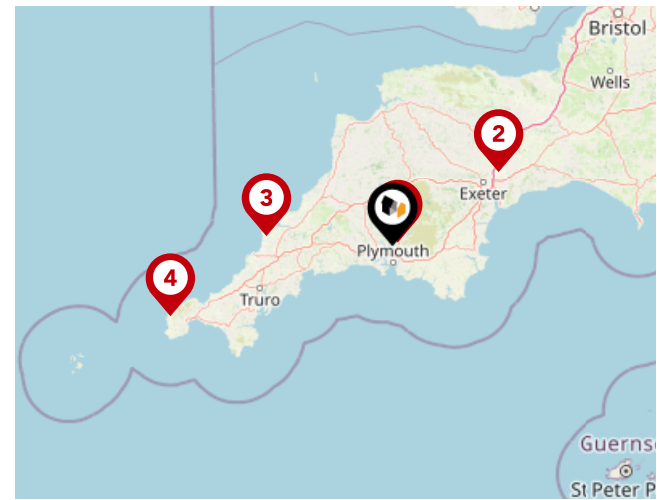
National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	1.95 miles
2	Keyham Rail Station	1.93 miles
3	St Budeaux Ferry Road Rail Station	1.92 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	33.52 miles
2	M5 J30	36.64 miles
3	M5 J29	37.38 miles
4	M5 J28	45.86 miles

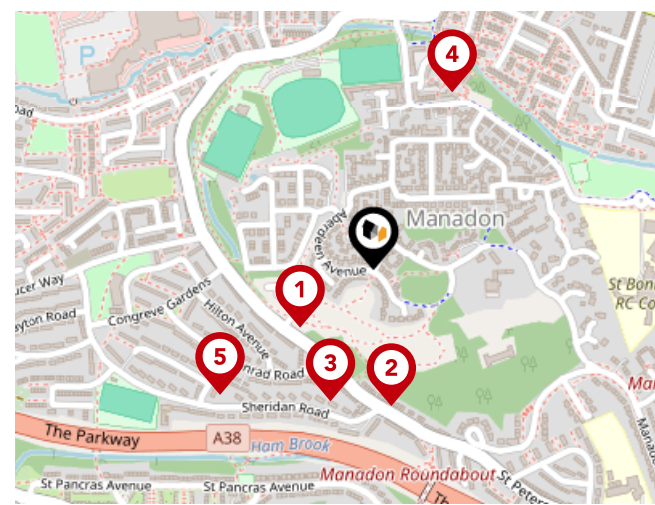


Airports/Helipads

Pin	Name	Distance
1	Glenholt	1.88 miles
2	Exeter Airport	39.08 miles
3	St Mawgan	38.08 miles
4	Joppa	70.59 miles

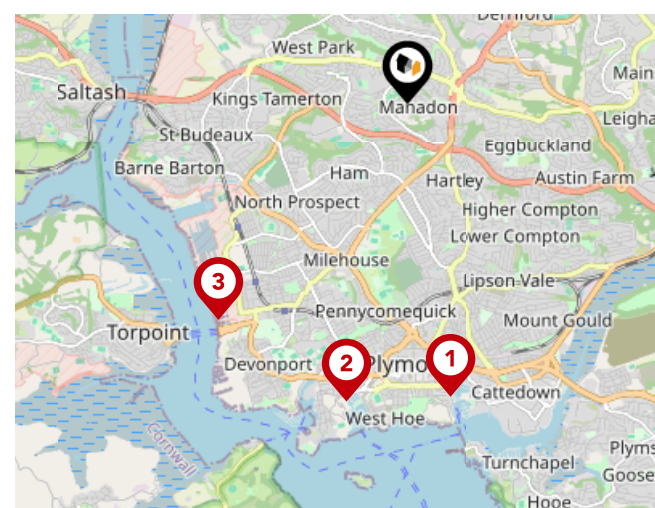
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Conrad Road	0.11 miles
2	Sheridan Road	0.16 miles
3	Sheridan Road East	0.16 miles
4	Frobisher Approach West	0.23 miles
5	Sheridan Road Middle	0.23 miles



Ferry Terminals

Pin	Name	Distance
1	Plymouth (Barbican) Landing Stage	2.79 miles
2	Plymouth Ferry Terminal	2.88 miles
3	Devonport Ferry Terminal	2.71 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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