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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 09th April 2025



FLAT 75, 2, TRINITY STREET, PLYMOUTH, PL1 3GG

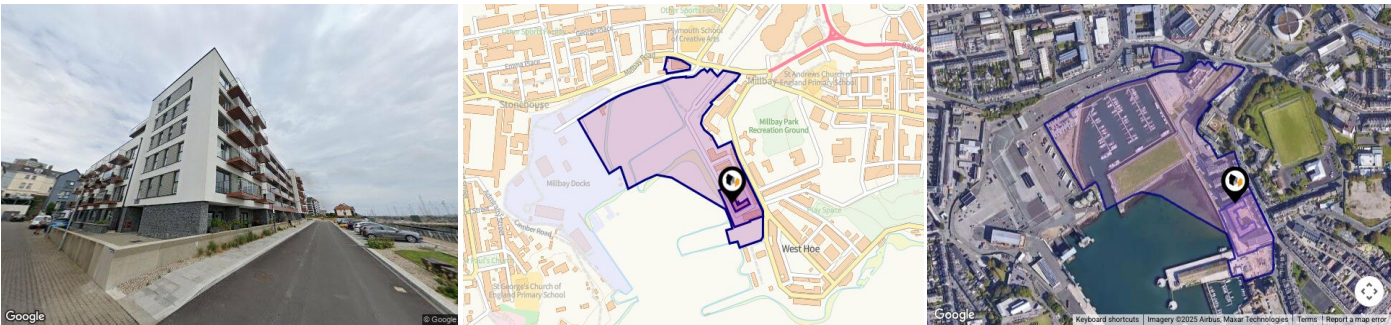
6 Mannamead Road Plymouth Devon PL4 7AA

01752 256000

property@langtownandcountry.com

www.langtownandcountry.com



Property Overview



Property

Type:	Flat / Maisonette	Last Sold Date:	13/12/2022
Bedrooms:	3	Last Sold Price:	£580,000
Floor Area:	1,216 ft ² / 113 m ²	Last Sold £/ft ² :	£476
Plot Area:	26.58 acres	Tenure:	Leasehold
Year Built :	2020	Start Date:	28/10/2020
Council Tax :	Band F	End Date:	22/12/2256
Annual Estimate:	£3,359	Lease Term:	250 years less 3 days from 22 December 2006
Title Number:	DN732809	Term Remaining:	231 years
UPRN:	10091565366		

Local Area

Local Authority:	Plymouth	Estimated Broadband Speeds	
Conservation Area:	No	(Standard - Superfast - Ultrafast)	
Flood Risk:			
• Rivers & Seas	Very low	10 mb/s	1800 mb/s
• Surface Water	Very low		

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



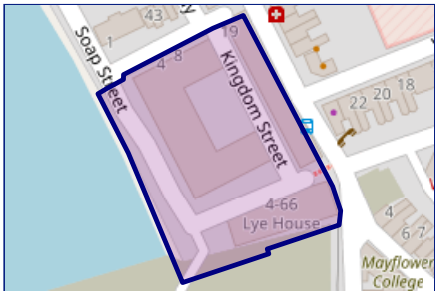
DN368173

Leasehold Title Plans



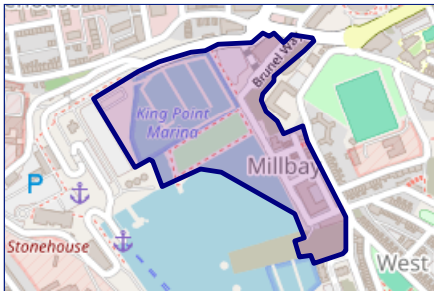
DN732809

Start Date: 16/12/2002
End Date: 17/12/3001
Lease Term: 999 years from 17 December 2002
Term Remaining: 977 years



DN689502

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: 28/10/2020
End Date: 22/12/2256
Lease Term: 250 years less 3 days from 22 December 2006
Term Remaining: 231 years

Property

EPC - Certificate

Flat 75, 2, Trinity Street, PL1 3GG

Energy rating

B

Valid until 29.06.2030

Score	Energy rating	Current	Potential
92+	A	<div>84 B</div>	<div>84 B</div>
81-91	B		
69-80	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:	End-Terrace
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Floor Level:	Top floor
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.18 W/m-Â°K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.12 W/m-Â°K
Roof Energy:	Very Good
Main Heating:	Community scheme
Main Heating Controls:	Charging system linked to use of community heating, programmer and TRVs
Hot Water System:	Community scheme
Hot Water Energy Efficiency:	Very Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.19 W/m-Â°K
Total Floor Area:	113 m ²

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

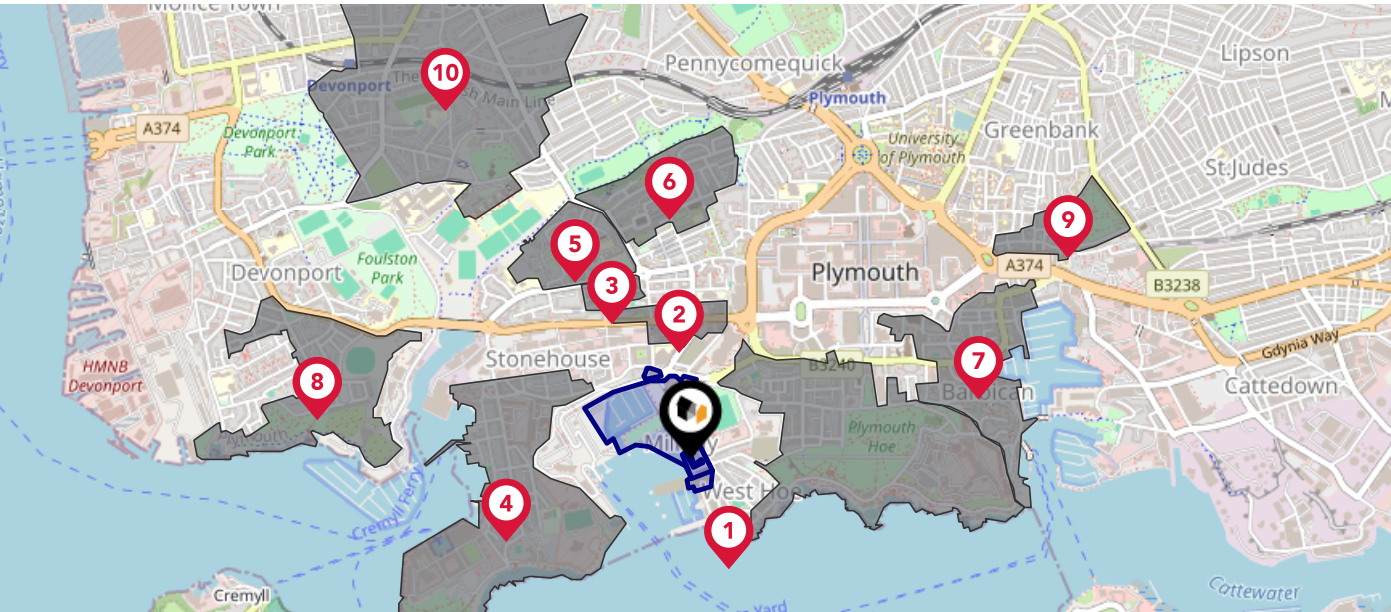
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.

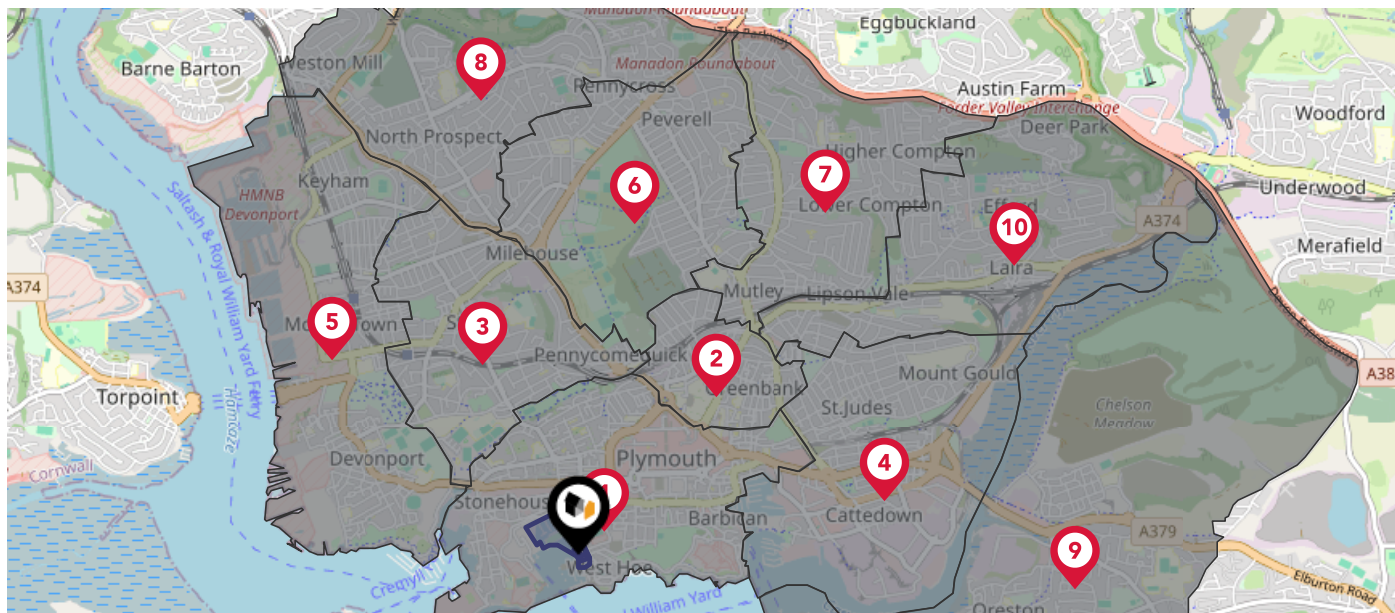


Nearby Conservation Areas	
1	The Hoe
2	Union Street (Plymouth, City of (Ua))
3	Adelaide Street / Clarence Place
4	Stonehouse Peninsula
5	Royal Naval Hospital
6	North Stonehouse
7	Barbican (Plymouth, City of (Ua))
8	Devonport
9	Ebrington Street
10	STOKE

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



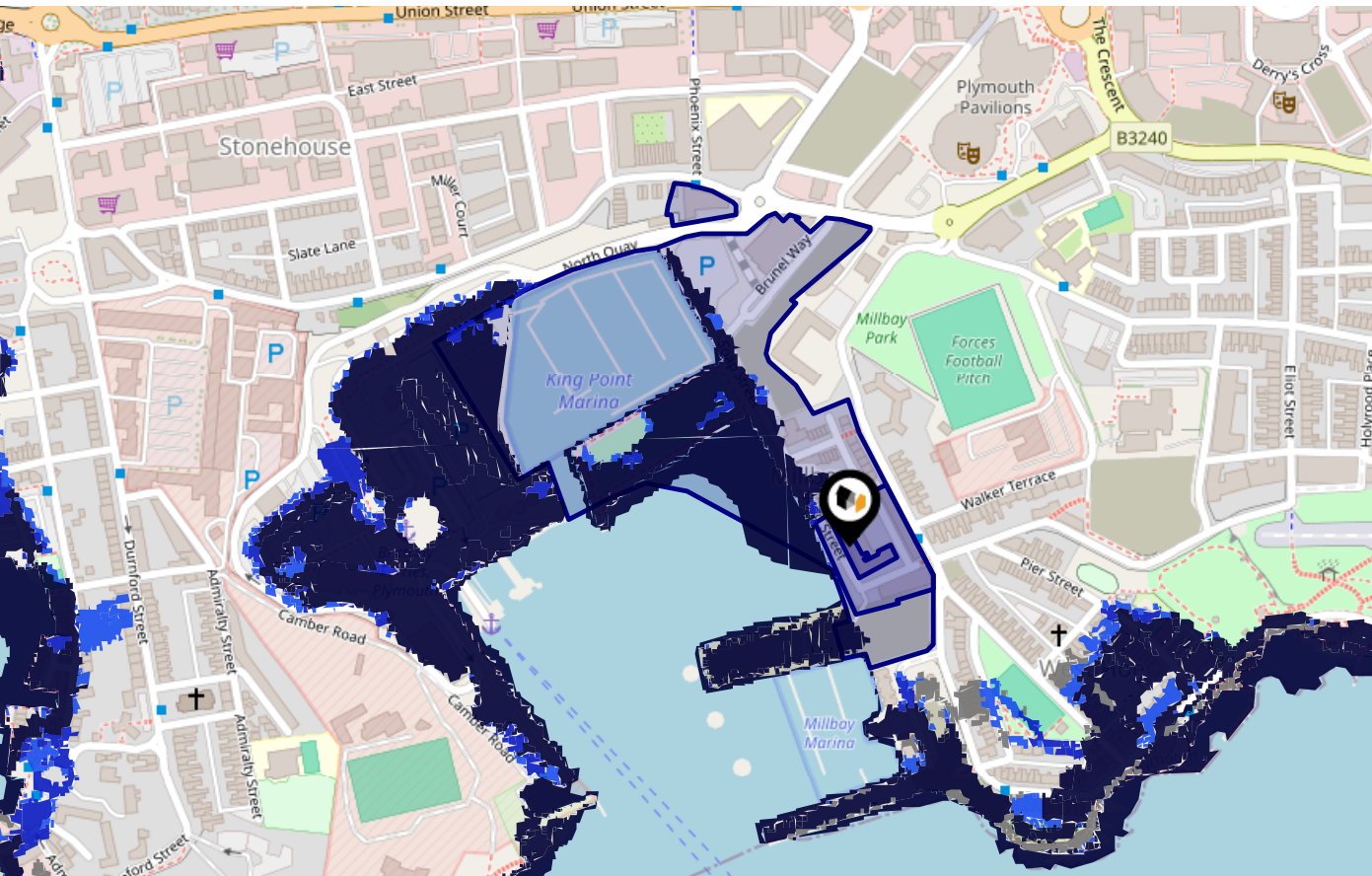
Nearby Council Wards

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

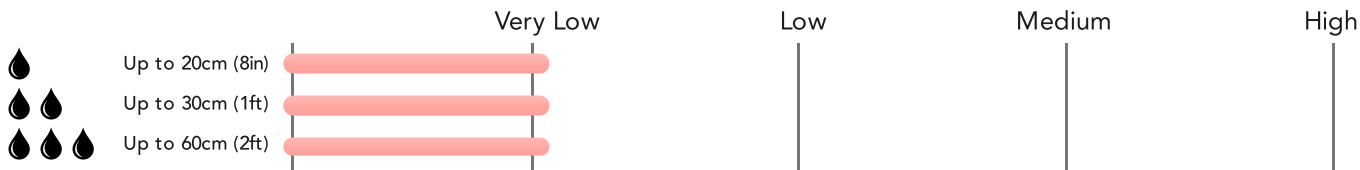


Risk Rating: **Very low**

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.

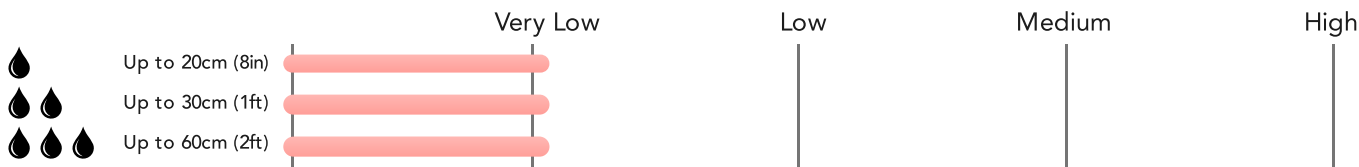


Risk Rating: Very low

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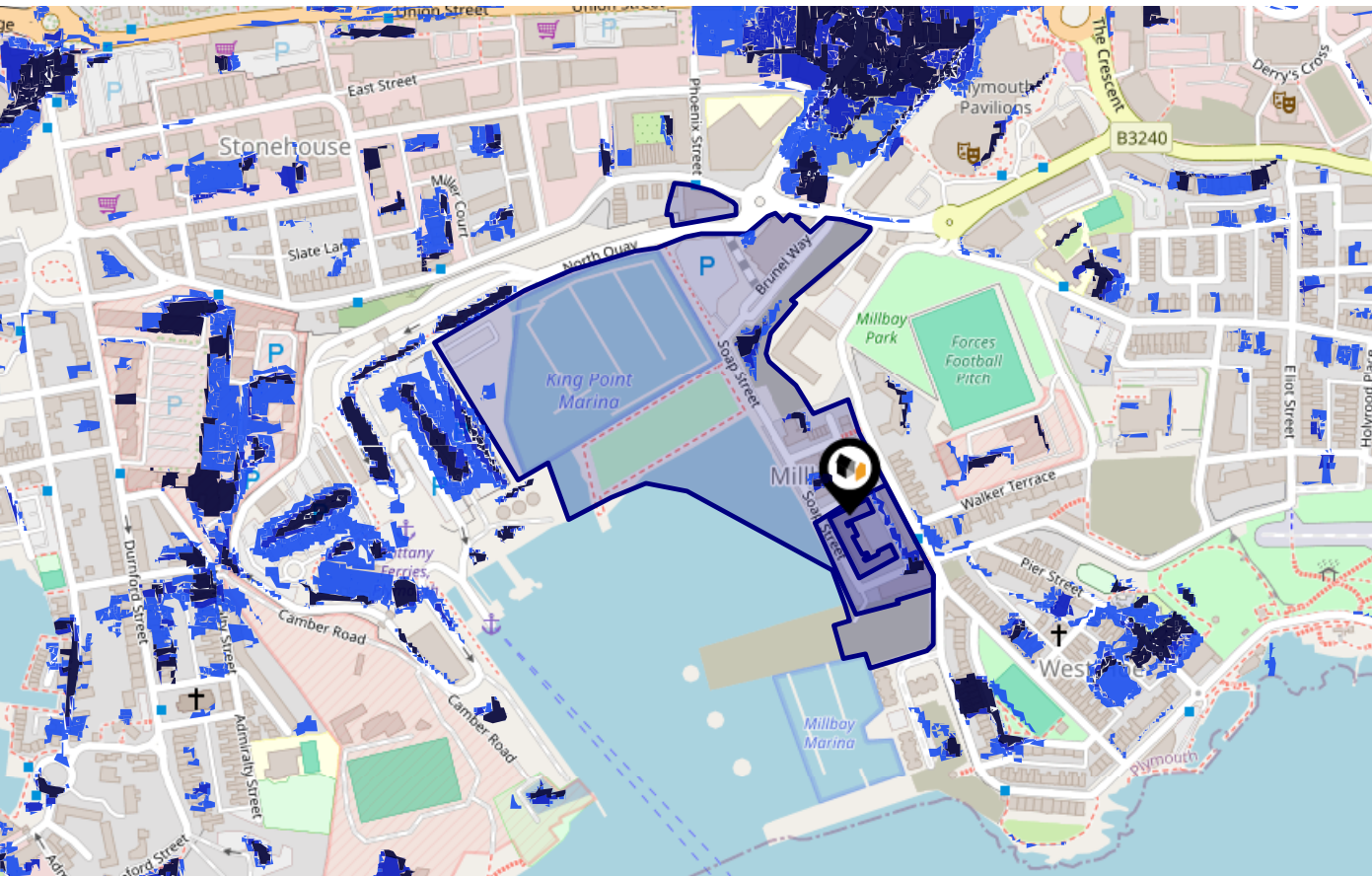
Chance of flooding to the following depths at this property:



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.

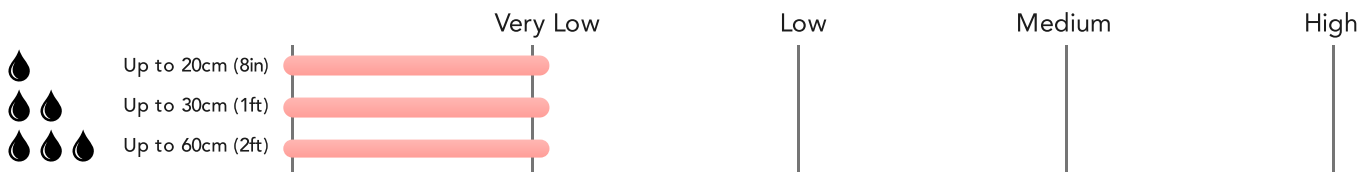


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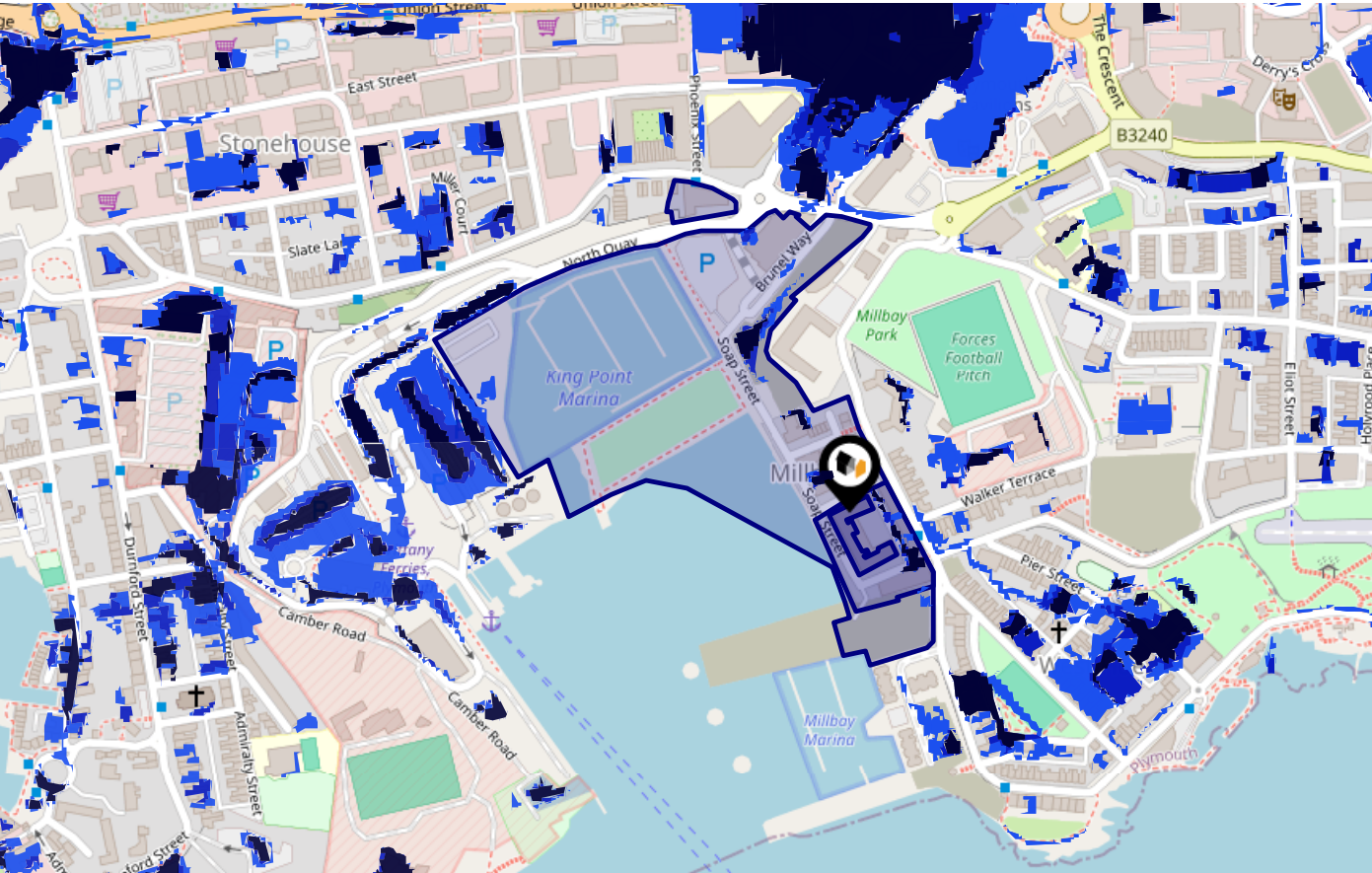
Chance of flooding to the following depths at this property:



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.

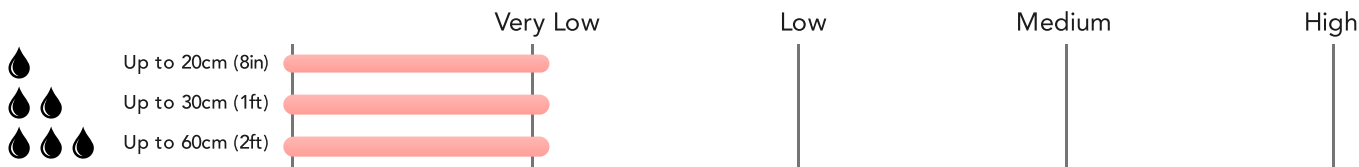


Risk Rating: Very low

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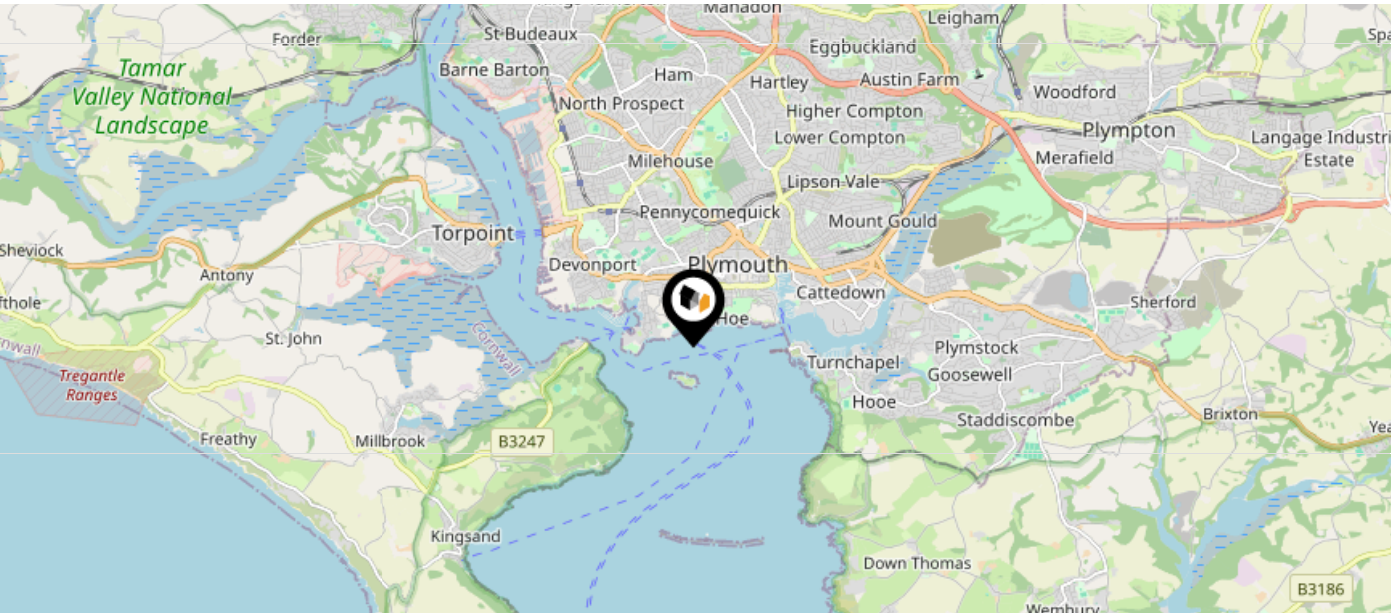
Chance of flooding to the following depths at this property:



Maps

Green Belt

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



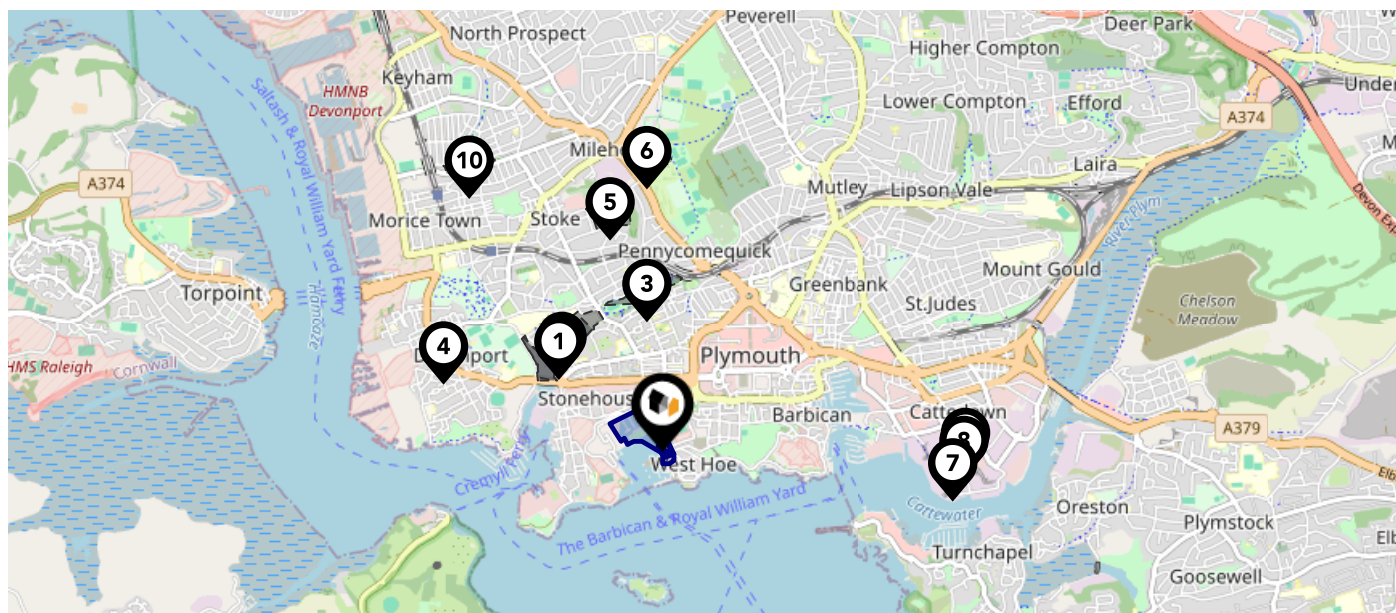
Nearby Green Belt Land

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.



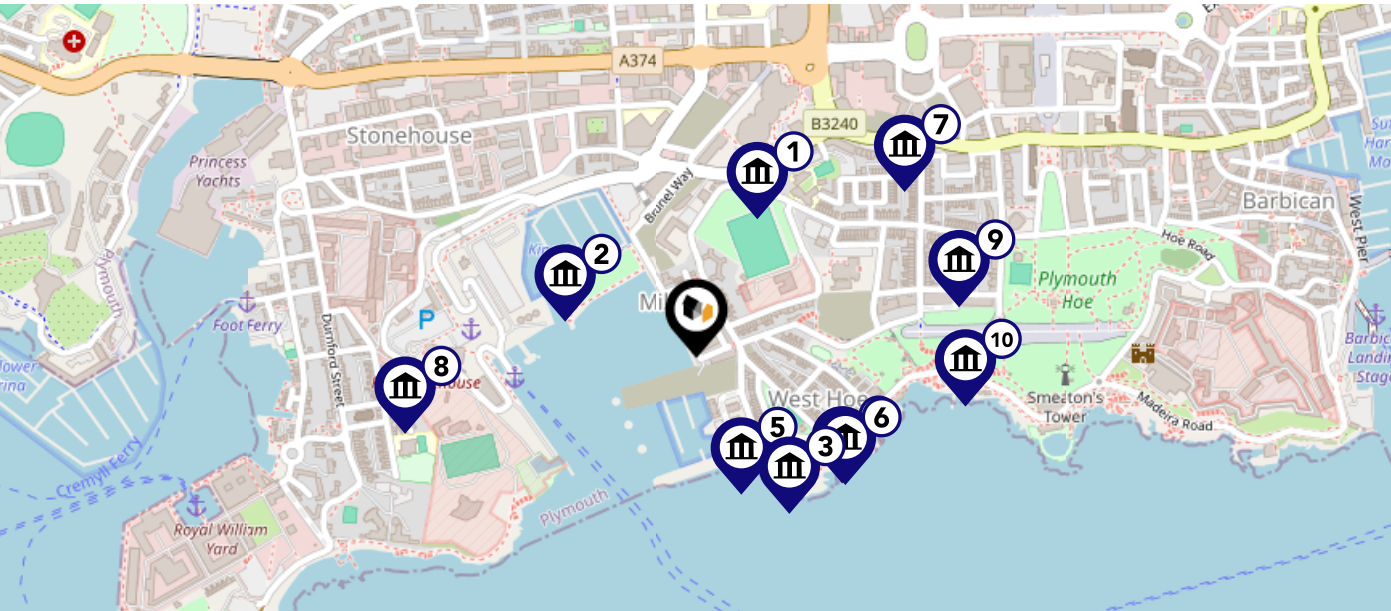
Nearby Landfill Sites










1	Stonehouse Playing Fields-Stonehouse Playing Fields, Stonehouse, Plymouth, Devon	Historic Landfill	
2	Stonehouse Lake-Plymouth, Devon	Historic Landfill	
3	Victoria Park-Victoria Park, Plymouth	Historic Landfill	
4	Hazardous Stores Return Centre-H M Naval Base, Devonport, Plymouth, Devon	Historic Landfill	
5	Stoke School Playing Field And Allotments-Stoke School Playing Field And Allotments, Plymouth	Historic Landfill	
6	Central Park Milehouse-Central Park (Milehouse), Plymouth	Historic Landfill	
7	Sevenside Waste Paper-Wallsend Industrial Estate, Cattedown, Plymouth, Devon	Historic Landfill	
8	Cattledown Road-Cattledown, Plymouth	Historic Landfill	
9	MacAdam Road-Cattledown, Plymouth	Historic Landfill	
10	Recreation Ground St Levan Ground And Alexandra Road-Recreation Ground, St Levan Road, Plymouth	Historic Landfill	

Maps

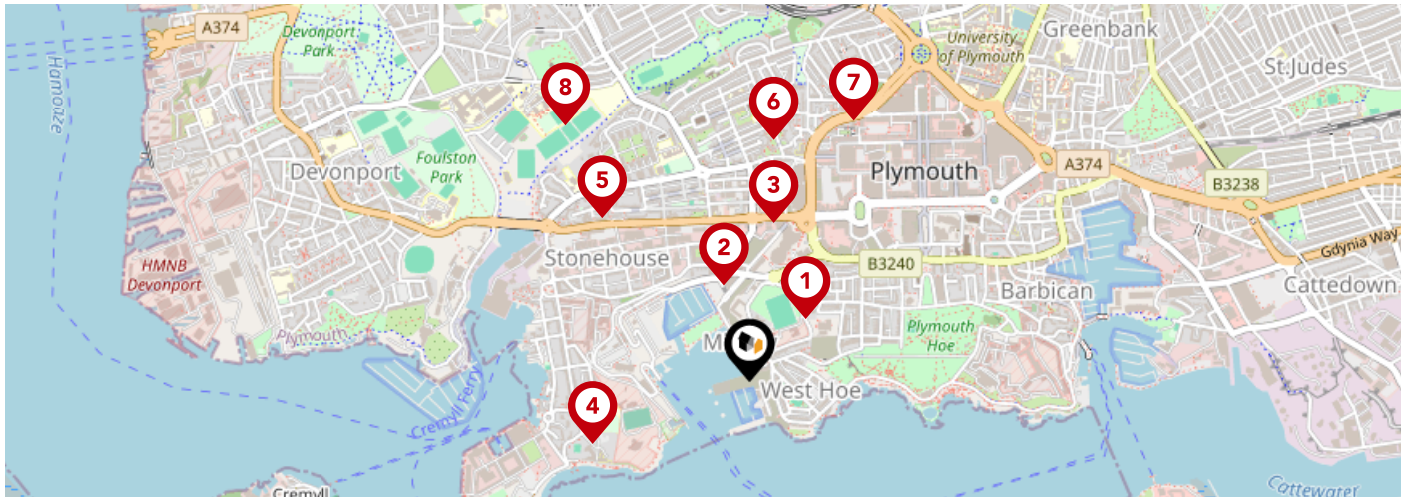
Listed Buildings

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



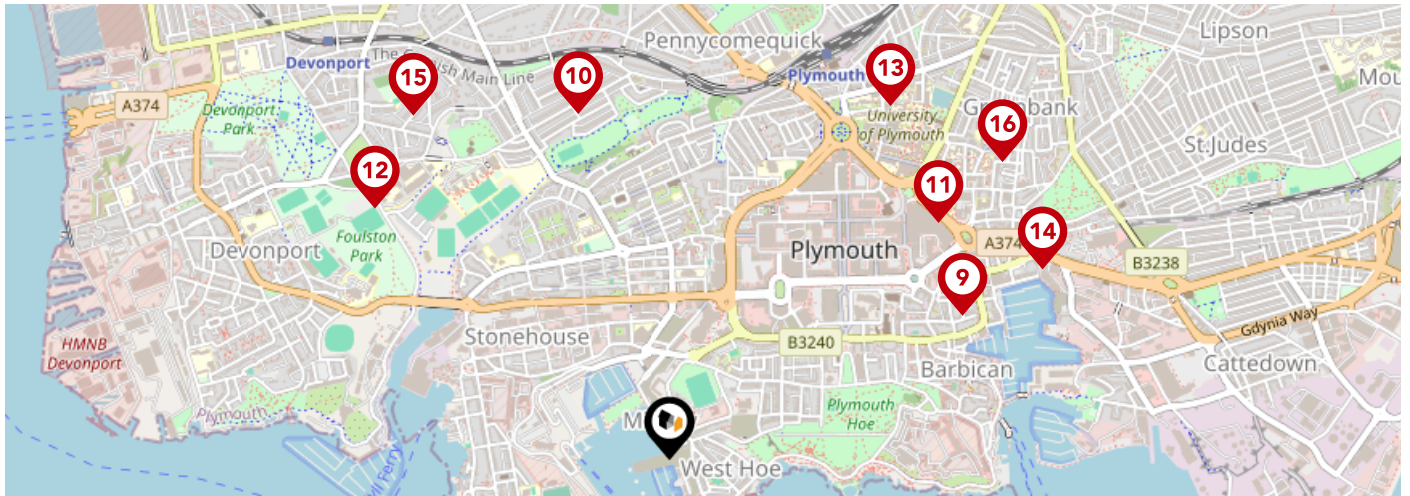
Listed Buildings in the local district		Grade	Distance
	1386245 - Duke Of Cornwall Hotel And Attached Forecourt Walls And Railings	Grade II	0.2 miles
	1391484 - Millbay Docks, Inner Basin	Grade II	0.2 miles
	1113297 - Numbers 23 To 39 And Attached Forecourt Walls And Railings	Grade II	0.2 miles
	1113300 - Walls And Railings To Road Frontage By West Hoe Pier	Grade II	0.2 miles
	1113301 - Former Dock Police Station And Custom Office At South East Entrance To Millbay Docks	Grade II	0.2 miles
	1113298 - The Waterfront	Grade II	0.2 miles
	1386444 - Number 1 And Attached Forecourt Wall And Railings	Grade II	0.3 miles
	1244646 - Royal Marine Barracks The Longroom	Grade II	0.3 miles
	1113331 - Numbers 5 And 7 And Attached Forecourt Walls And Railings	Grade II	0.3 miles
	1113330 - Belvedere	Grade II	0.3 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1	St Andrew's Cof E VA Primary School Ofsted Rating: Good Pupils: 208 Distance:0.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Millbay Academy Ofsted Rating: Good Pupils: 545 Distance:0.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St Peter's CofE Primary School Ofsted Rating: Good Pupils: 154 Distance:0.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St George's CofE Primary Academy Ofsted Rating: Good Pupils: 90 Distance:0.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	High Street Primary Academy Ofsted Rating: Good Pupils: 140 Distance:0.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	The Cathedral School of St Mary Ofsted Rating: Requires improvement Pupils: 109 Distance:0.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Pilgrim Primary Academy Ofsted Rating: Outstanding Pupils: 390 Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Devonport High School for Boys Ofsted Rating: Good Pupils: 1231 Distance:0.75	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

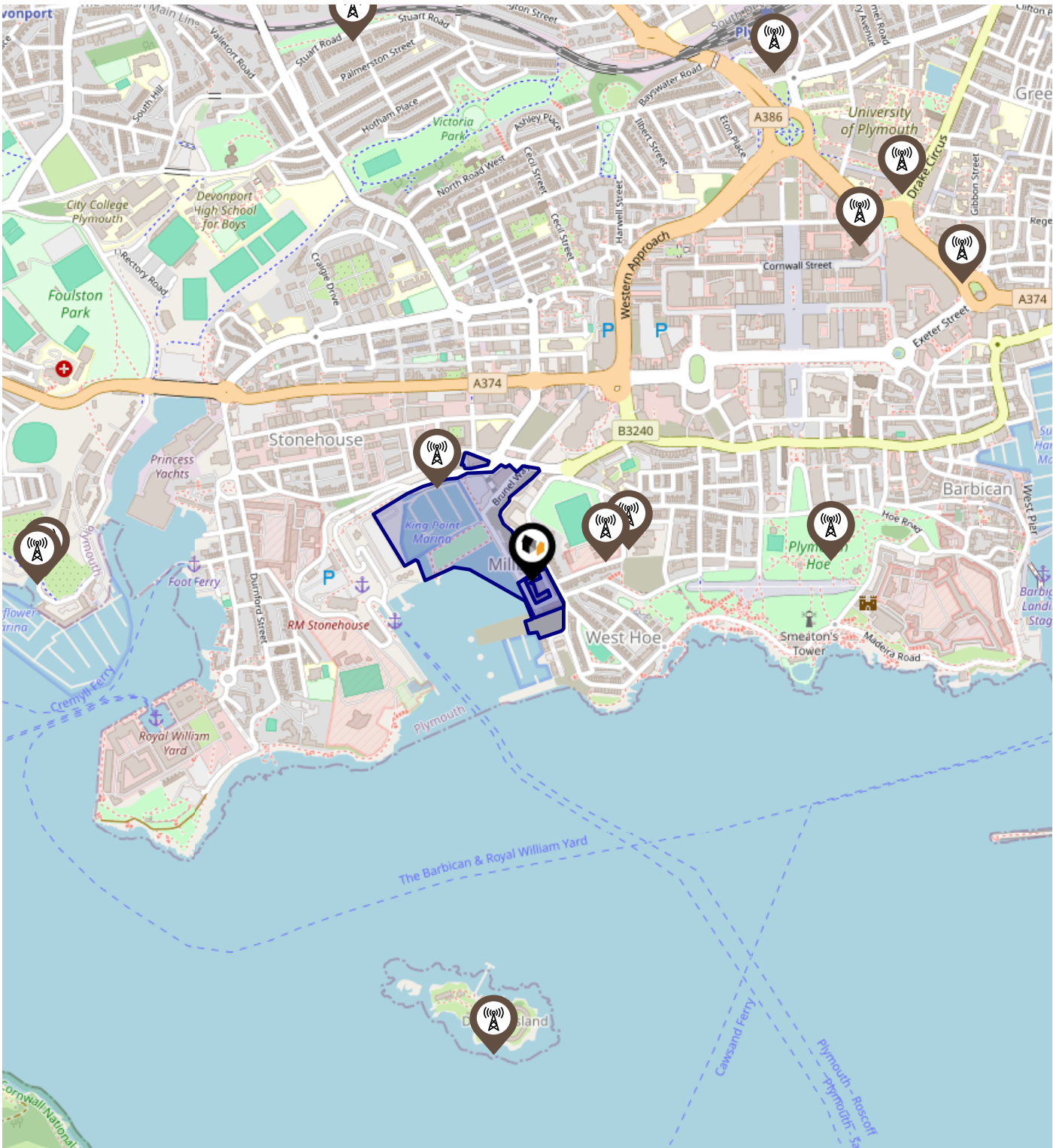
Area Schools



		Nursery	Primary	Secondary	College	Private
9	ACE Schools Plymouth Ofsted Rating: Good Pupils: 233 Distance:0.77	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Stuart Road Primary Academy Ofsted Rating: Good Pupils: 189 Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Arts University Plymouth Ofsted Rating: Good Pupils:0 Distance:0.85	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	City College Plymouth Ofsted Rating: Good Pupils:0 Distance:0.91	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Fletewood School at Derry Villas Ofsted Rating: Good Pupils: 58 Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Holy Cross Catholic Primary School Ofsted Rating: Good Pupils: 306 Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Stoke Damerel Primary Academy Ofsted Rating: Good Pupils: 400 Distance:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Mount Street Primary School Ofsted Rating: Good Pupils: 258 Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

Masts & Pylons



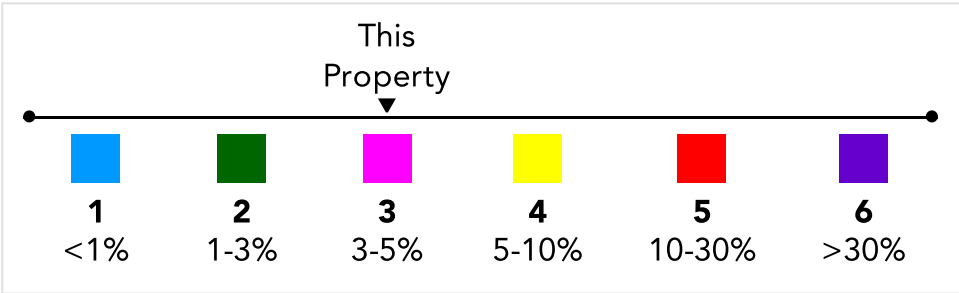
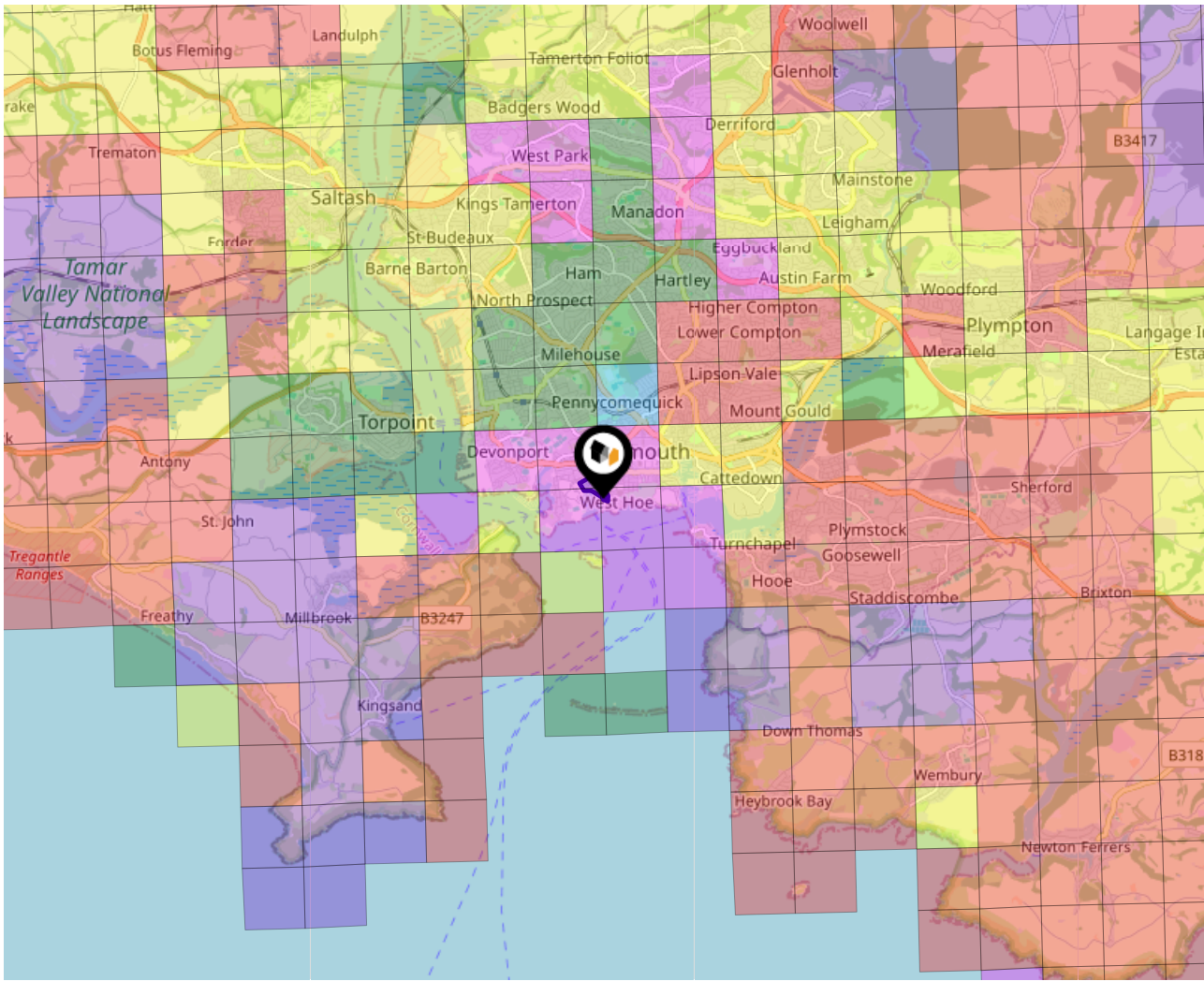
- Key:**
-  Power Pylons
 -  Communication Masts

Environment

Radon Gas

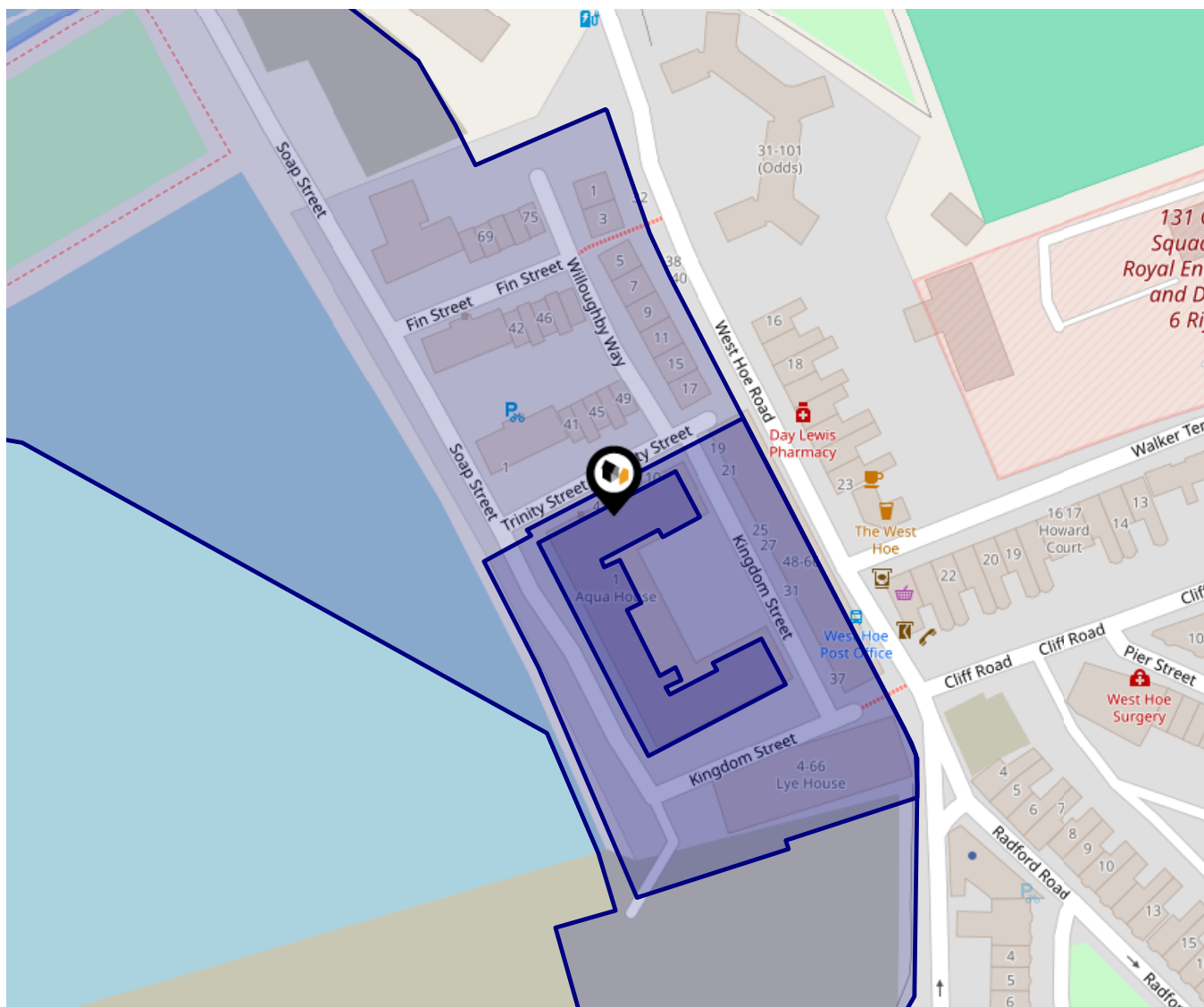
What is Radon?

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:

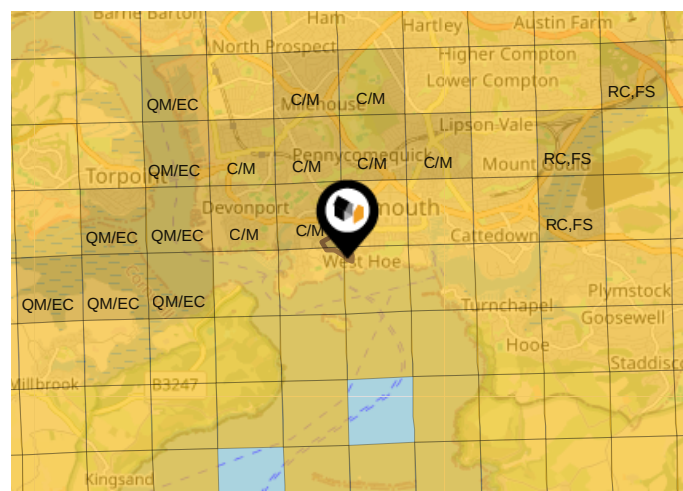
- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Environment

Soils & Clay

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

Carbon Content:	NONE	Soil Texture:	LOAM TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	SHALLOW
Soil Group:	LIGHT TO MEDIUM		

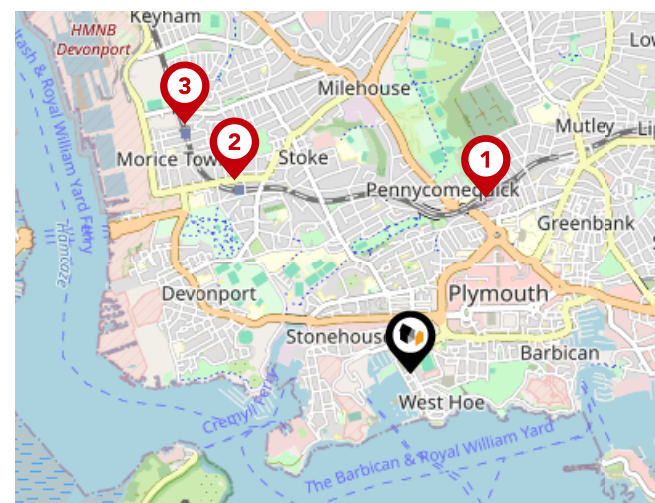


Primary Classifications (Most Common Clay Types)

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

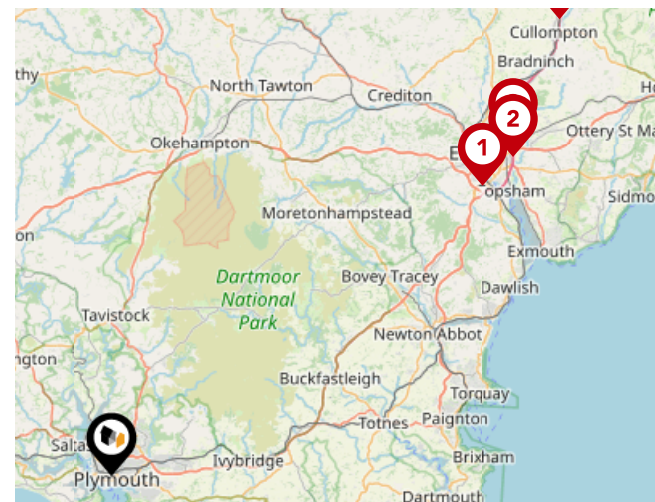
Area

Transport (National)



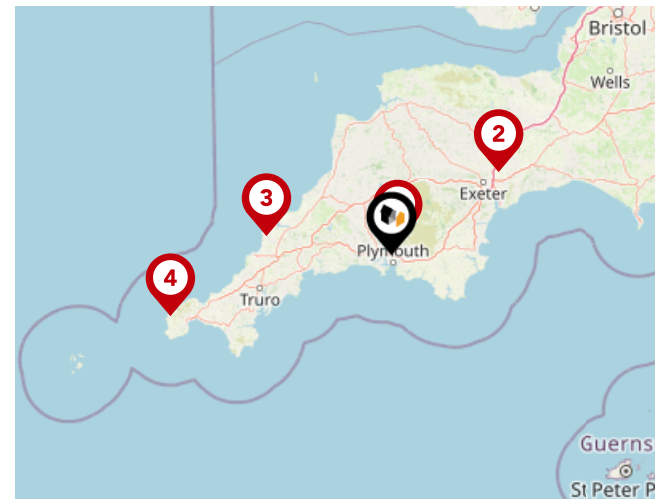
National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	0.91 miles
2	Devonport Rail Station	1.24 miles
3	Dockyard (Plymouth) Rail Station	1.59 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	35.47 miles
2	M5 J30	38.61 miles
3	M5 J29	39.39 miles
4	M5 J28	48.08 miles

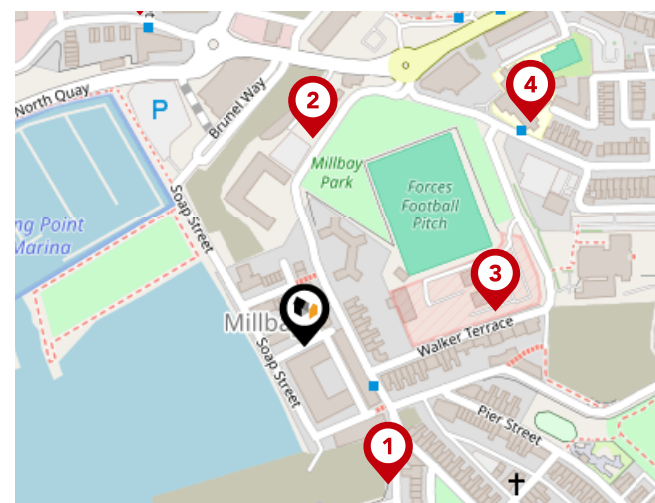


Airports/Helipads

Pin	Name	Distance
1	Glenholt	4.36 miles
2	Exeter Airport	41.04 miles
3	St Mawgan	38.05 miles
4	Joppa	69.49 miles

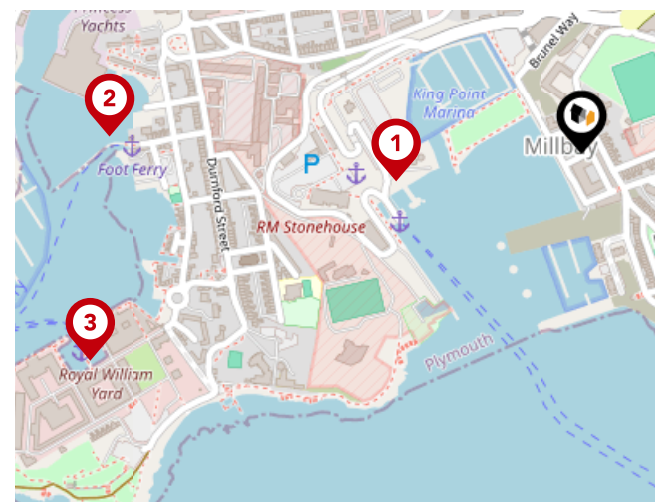
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Rusty Anchor	0.09 miles
2	Telecom House	0.12 miles
3	Walker Terrace	0.11 miles
4	St Andrews School	0.19 miles
5	Phoenix Street	0.22 miles



Ferry Terminals

Pin	Name	Distance
1	Plymouth Ferry Terminal	0.22 miles
2	Plymouth Stonehouse Ferry Terminal	0.56 miles
3	Royal William Yard Ferry Landing	0.63 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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