

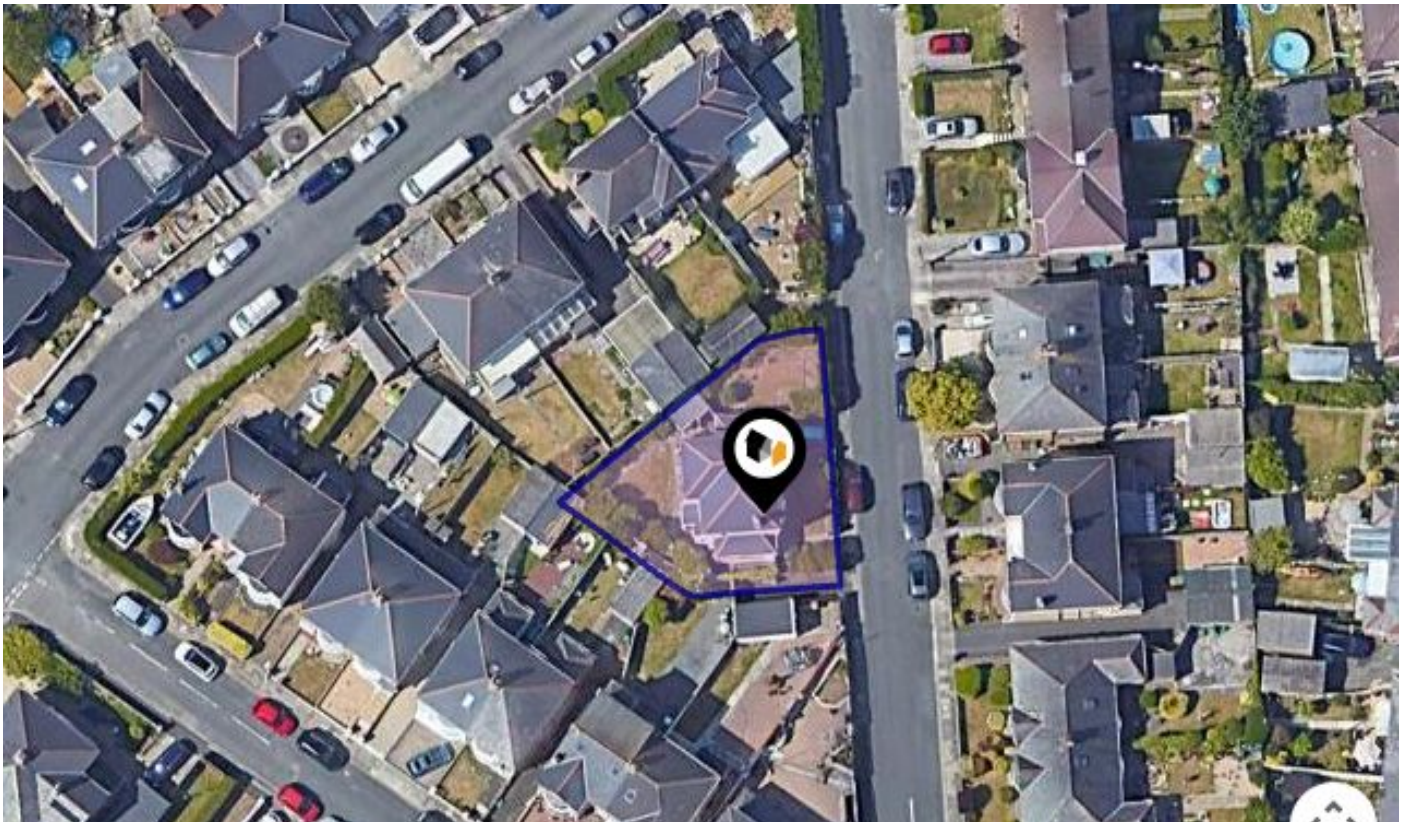


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 09th April 2025



11, NEWMAN ROAD, PLYMOUTH, PL5 2DX

6 Mannamead Road Plymouth Devon PL4 7AA

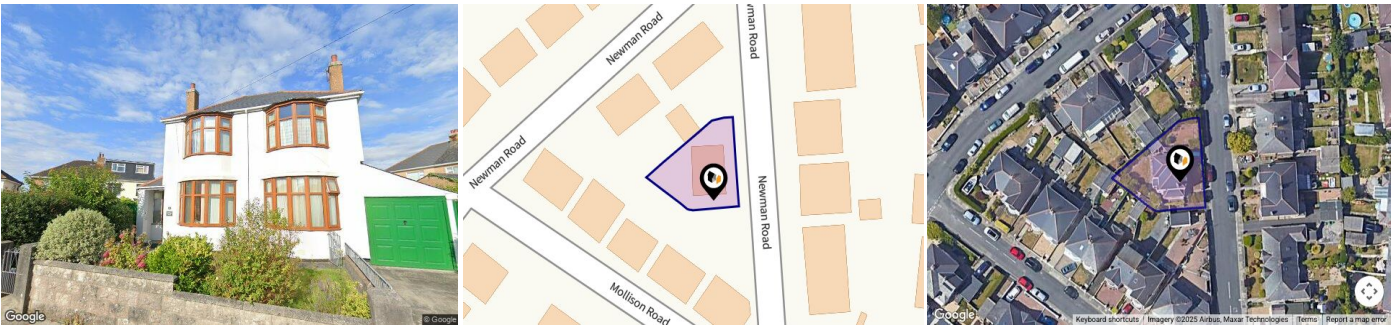
01752 256000

property@langtownandcountry.com

www.langtownandcountry.com



Property Overview



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,173 ft ² / 109 m ²		
Plot Area:	0.09 acres		
Year Built :	1930-1949		
Council Tax :	Band D		
Annual Estimate:	£2,325		
Title Number:	DN43803		
UPRN:	100040469098		

Local Area

Local Authority:	City of plymouth	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	Very low	17	80	1000
• Surface Water	Very low	mb/s	mb/s	mb/s

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

Property

EPC - Certificate

11, Newman Road, PL5 2DX

Energy rating

F

Valid until 23.03.2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	34 F	
1-20	G		

Property

EPC - Additional Data

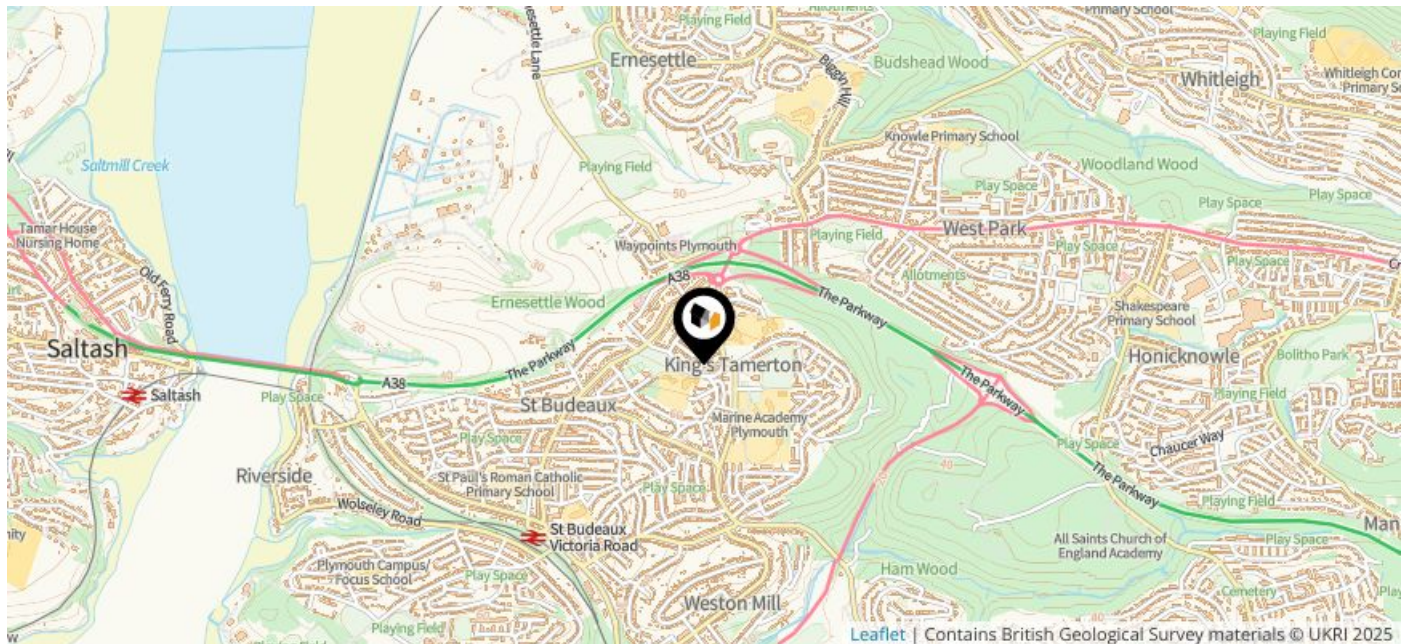
Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Assessment for green deal
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 50 mm loft insulation
Roof Energy:	Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	No system present: electric immersion assumed
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in 91% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	109 m ²

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

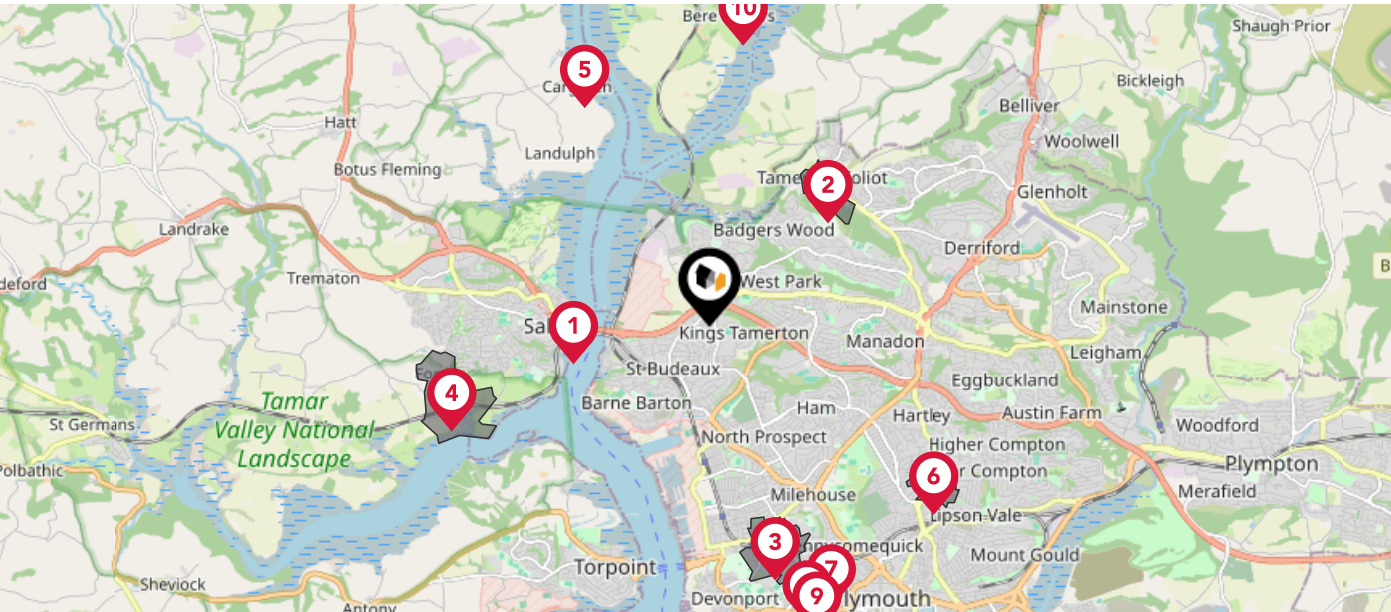
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.

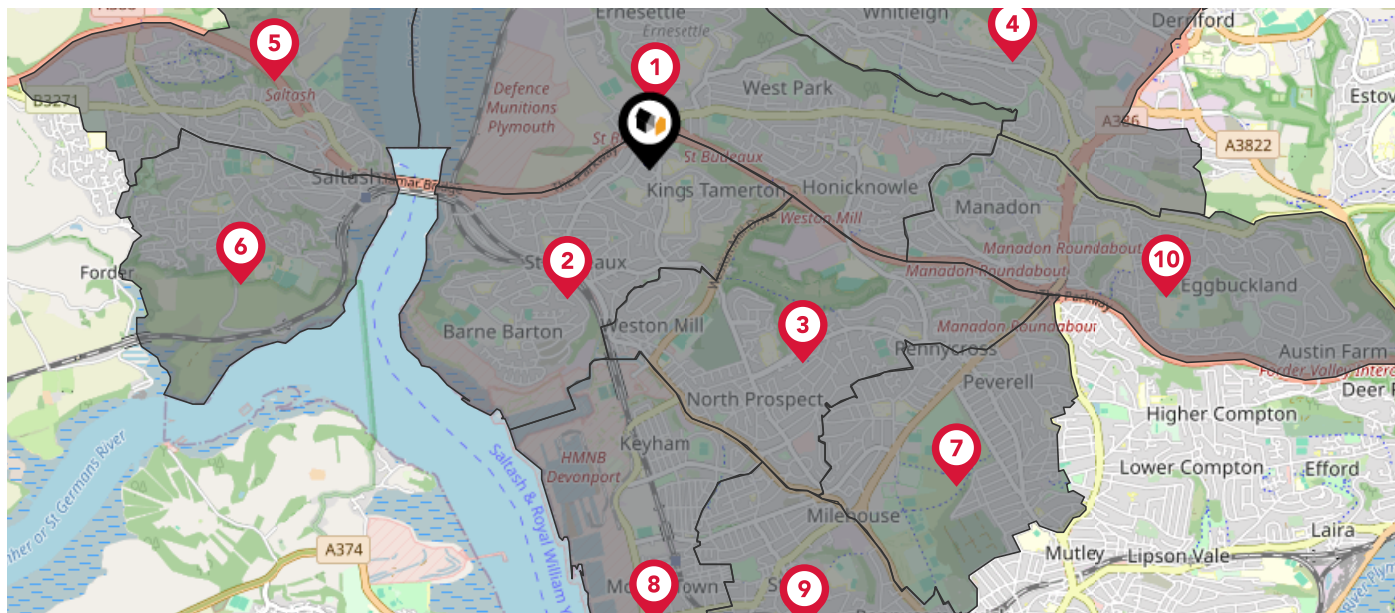


Nearby Conservation Areas	
1	Lower Fore Street, Saltash
2	Tamerton Foliot
3	STOKE
4	Forder and Antony Passage
5	Cargreen
6	MANNAMEAD
7	North Stonehouse
8	Royal Naval Hospital
9	Adelaide Street / Clarence Place
10	Bere Ferrers

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

Honicknowle Ward

2

St. Budeaux Ward

3

Ham Ward

4

Budshead Ward

5

Saltash Tamar ED

6

Saltash Essa ED

7

Peverell Ward

8

Devonport Ward

9

Stoke Ward

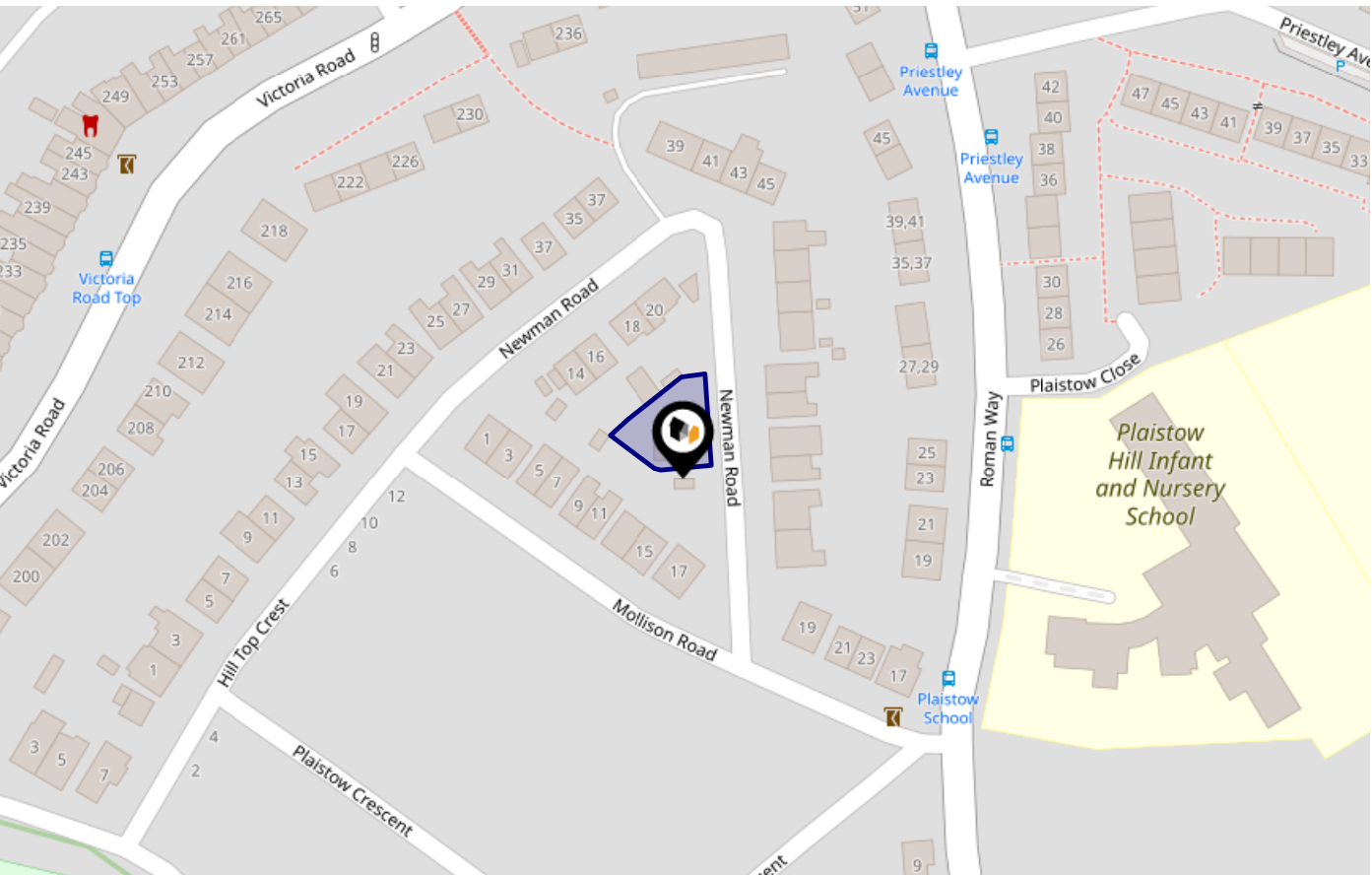
10

Eggbuckland 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.

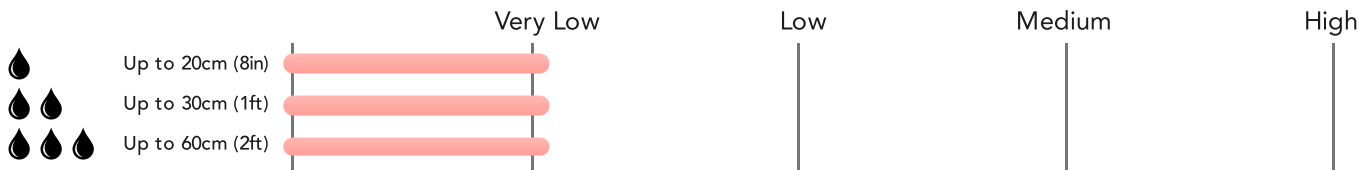


Risk Rating: Very low

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.

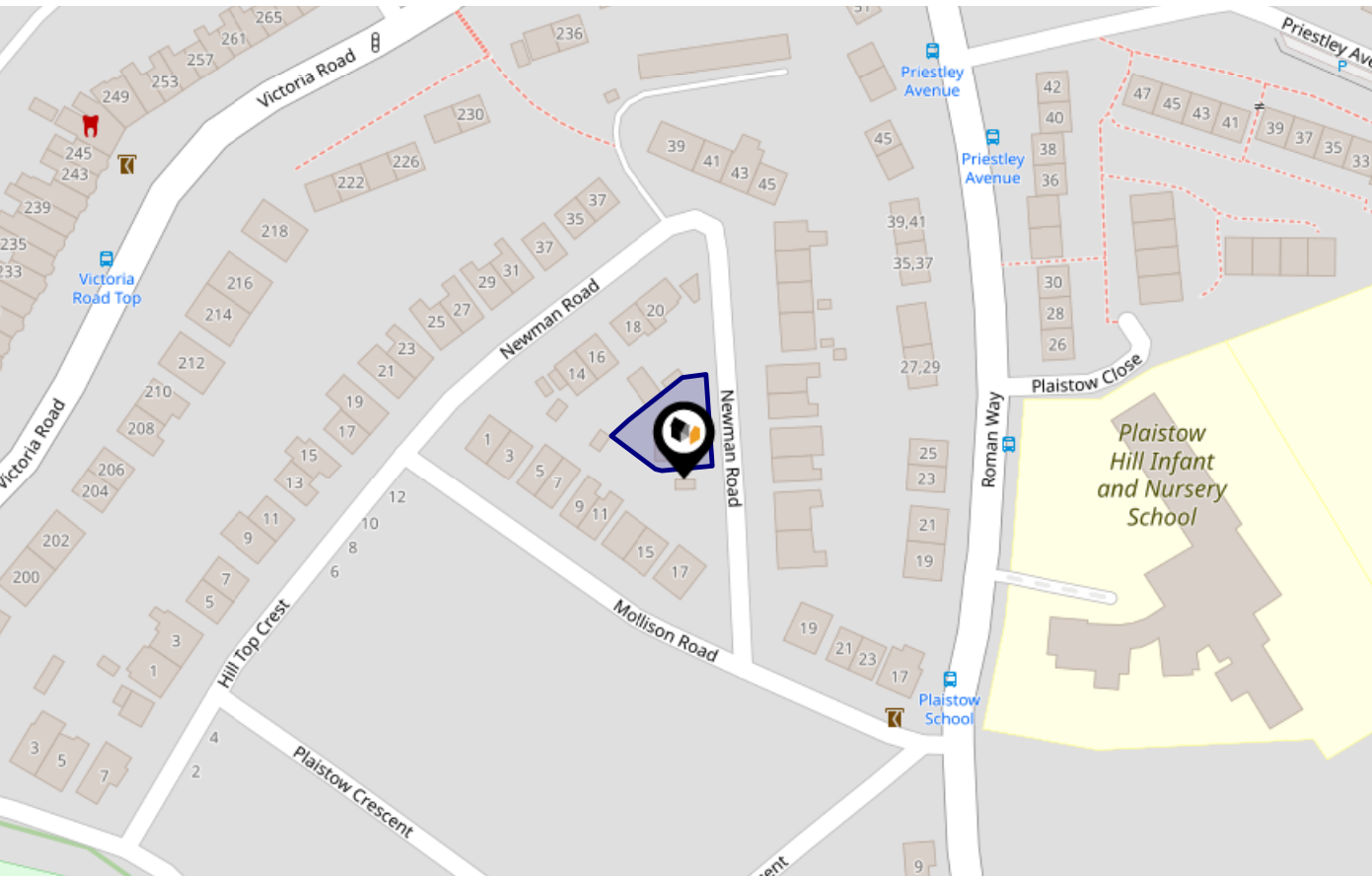
Chance of flooding to the following depths at this property:



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.

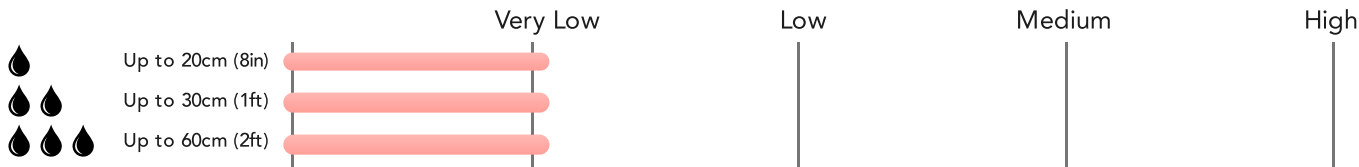


Risk Rating: Very low

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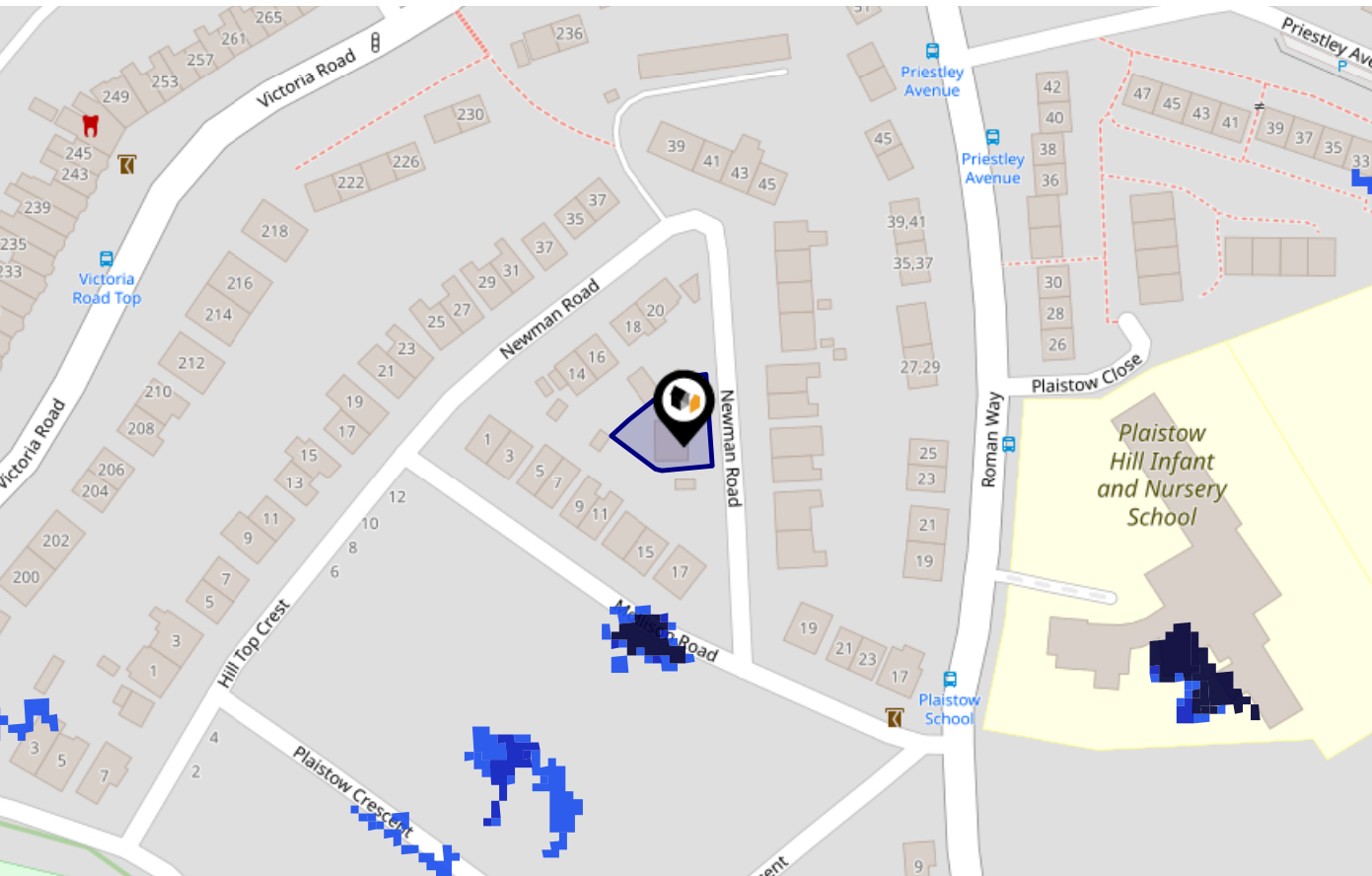
Chance of flooding to the following depths at this property:



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.

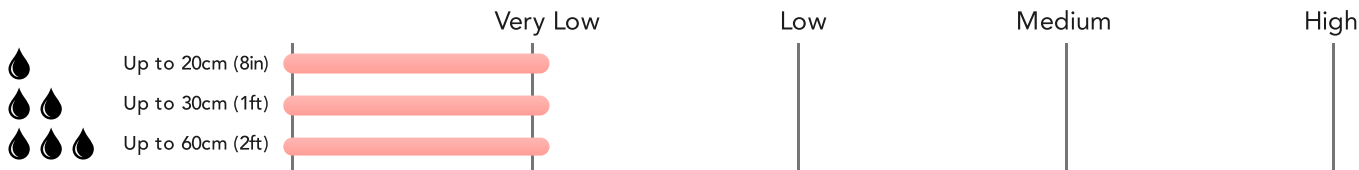


Risk Rating: Very low

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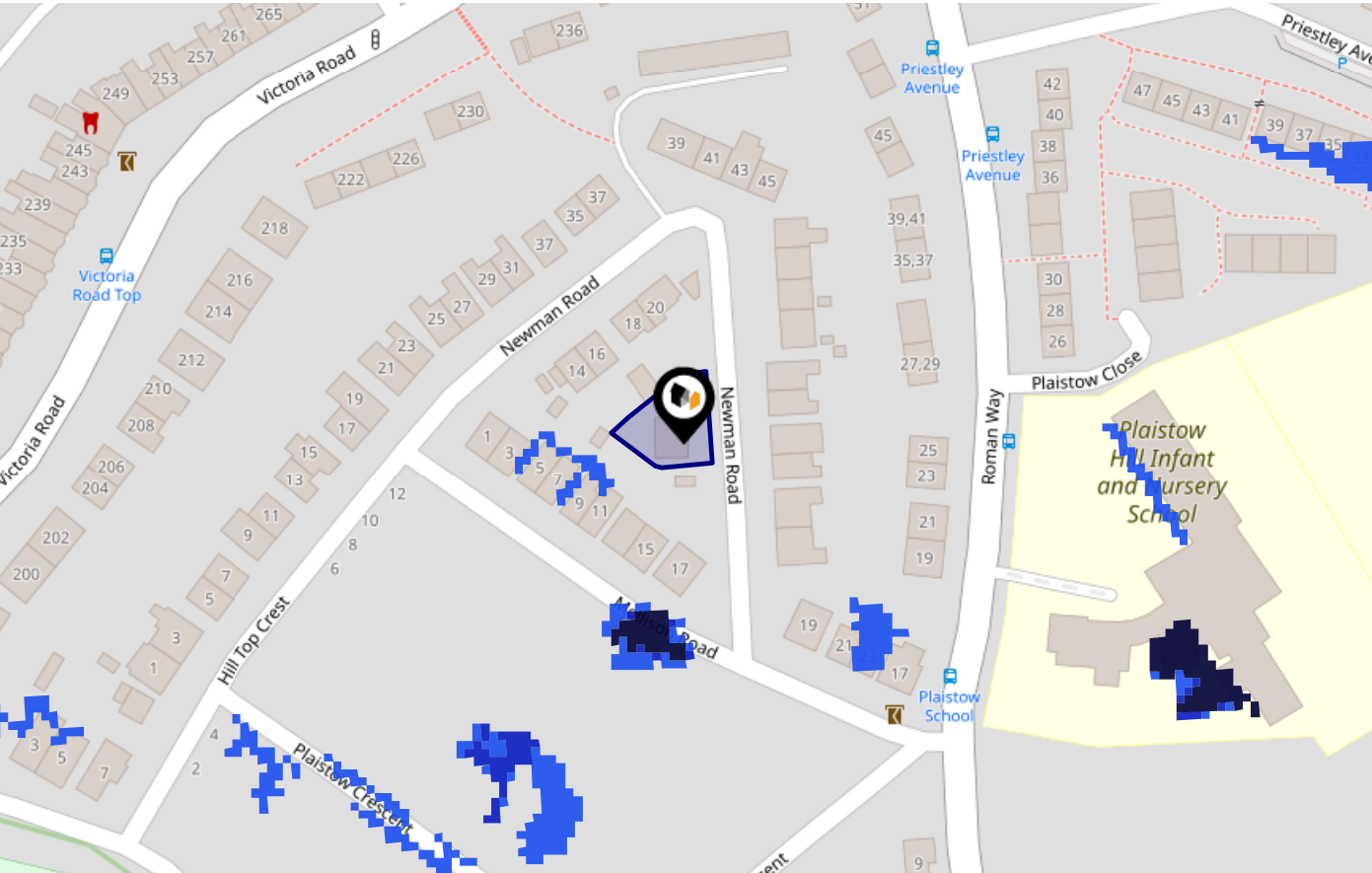
Chance of flooding to the following depths at this property:



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.

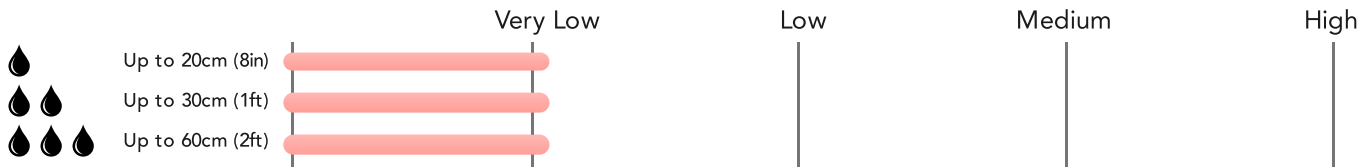


Risk Rating: **Very low**

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.

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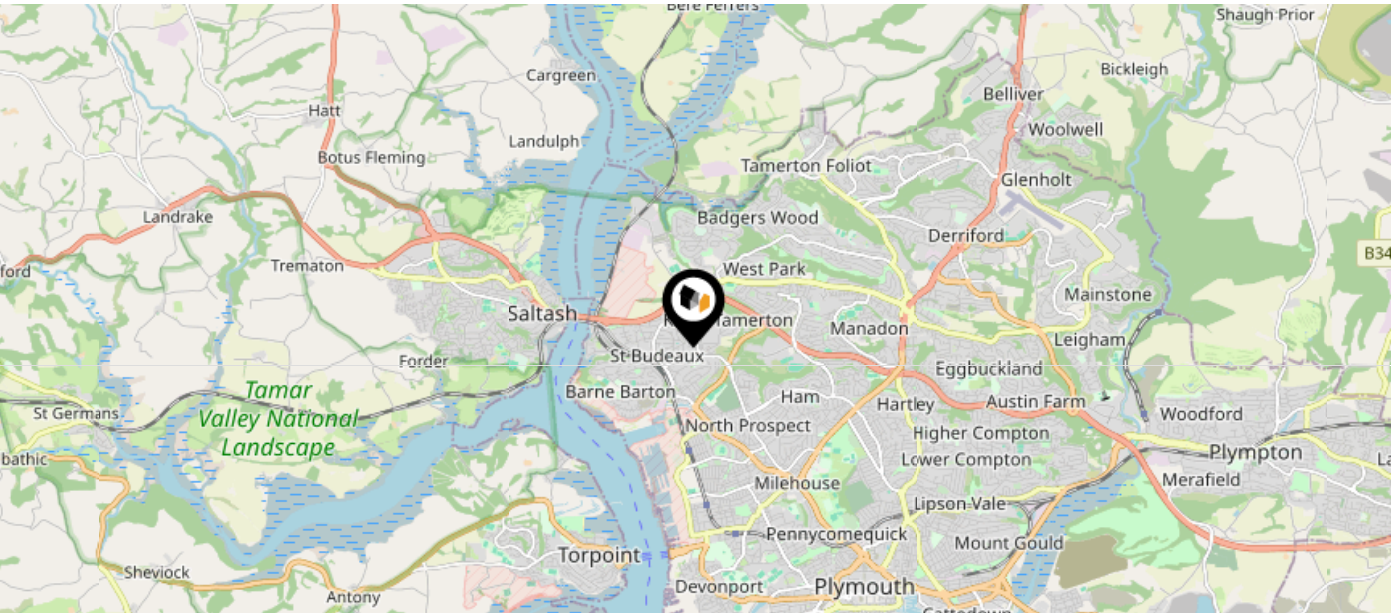
Chance of flooding to the following depths at this property:



Maps

Green Belt

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



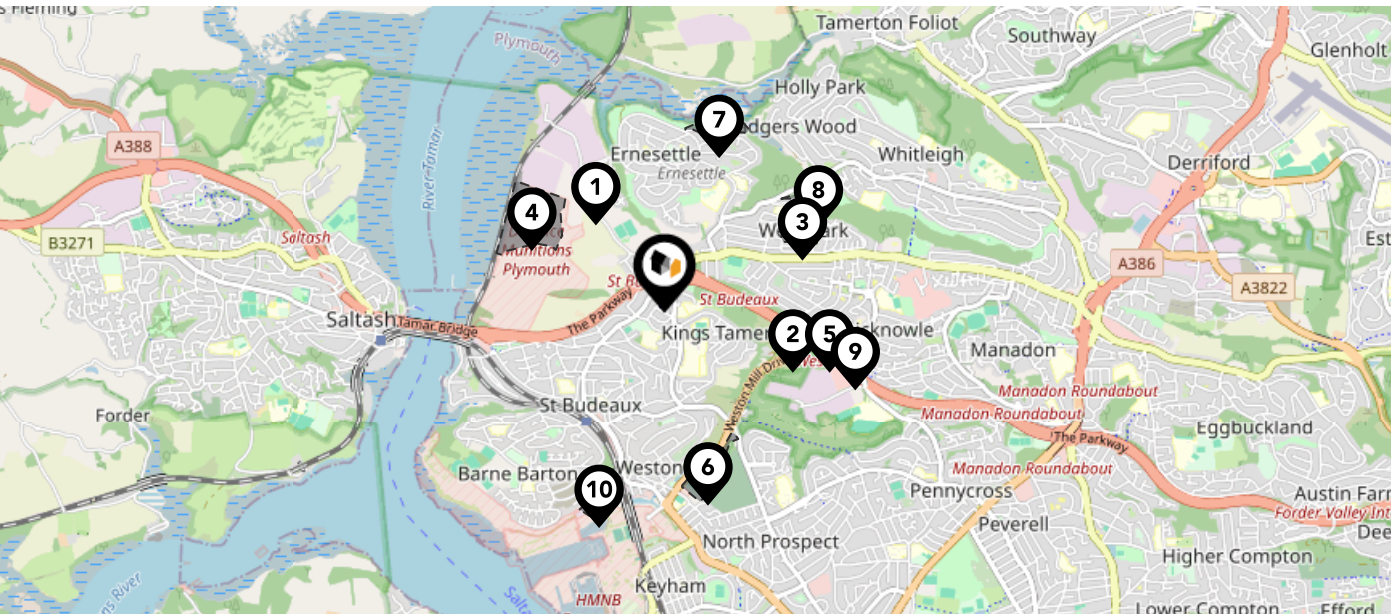
Nearby Green Belt Land

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.

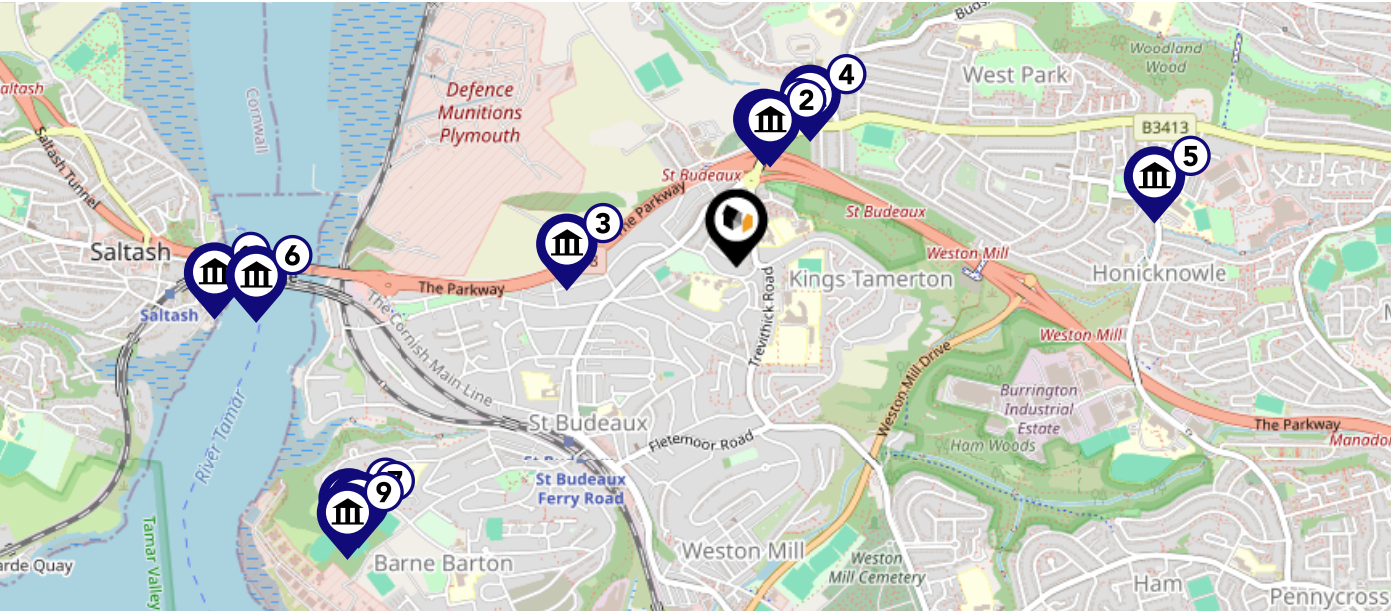







Nearby Landfill Sites		
1	Ernesetle Lane-Ernesetle Lane, Plymouth	Historic Landfill
2	Coombe Farm-A38 Parkway - Weston Mill Drive, Honicknowle, Plymouth	Historic Landfill
3	West Park-West Park, Plymouth	Historic Landfill
4	Little Ernesetle-Little Ernesetle, Plymouth	Historic Landfill
5	Honicknowle Lane-Honicknowle Lane, Plymouth	Historic Landfill
6	Weston Mill Playing Field-Weston Mill Playing Field, Plymouth	Historic Landfill
7	Roachford Crescent - Tamerton Lake-West Park, Plymouth	Historic Landfill
8	West Park-West Park, Plymouth	Historic Landfill
9	Honicknowle To March Mill-Honicknowle To March Mill, Plymouth	Historic Landfill
10	Weston Mill Lake North-Weston Mill Lake North, Plymouth	Historic Landfill

Maps

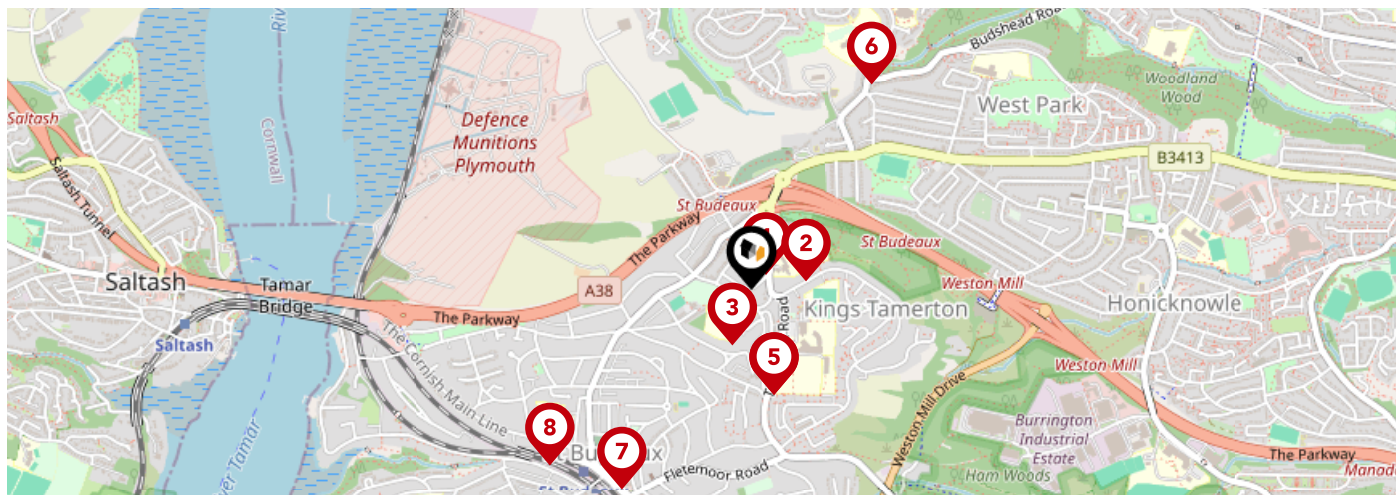
Listed Buildings

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



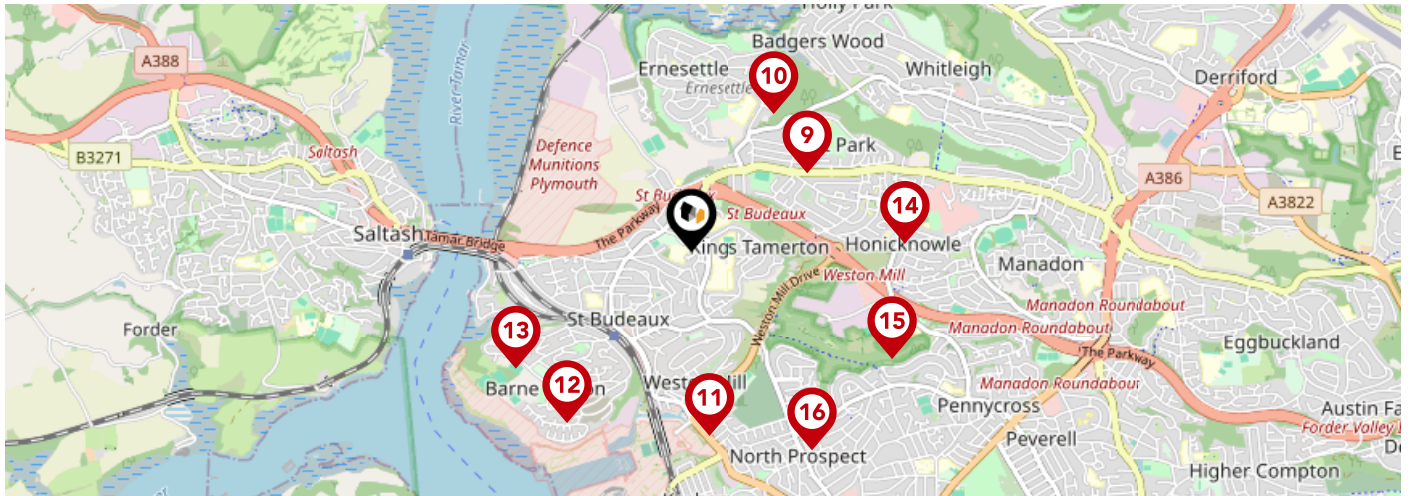
Listed Buildings in the local district		Grade	Distance
	1130049 - Church Of St Budeaux	Grade II	0.3 miles
	1130050 - Gate Piers And Walls East Of Church Of St Budeaux	Grade II	0.3 miles
	1330569 - Ernesettle House	Grade II	0.4 miles
	1130008 - Agaton Farmhouse	Grade II	0.4 miles
	1130009 - Warwick Park House Including Garden Wall And Piers	Grade II	1.0 miles
	1159292 - Royal Albert Bridge And Seventeen Approach Spans	Grade I	1.1 miles
	1390867 - Block Two (former Officers' Quarters) Bull Point Training Centre	Grade II	1.1 miles
	1390866 - Block One (former Soldiers' Quarters) Bull Point Barracks	Grade II	1.1 miles
	1322030 - Perimeter Wall And Attached Guard House, Magazine, Stables, Garage And Canteen	Grade II	1.1 miles
	1159427 - The Boatman Inn	Grade II	1.2 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Plaistow Hill Primary and Nursery School Ofsted Rating: Good Pupils: 130 Distance:0.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Budeaux CofE Primary Academy Ofsted Rating: Good Pupils: 106 Distance:0.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Mount Tamar School Ofsted Rating: Not Rated Pupils: 106 Distance:0.14	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Marine Academy Primary Ofsted Rating: Outstanding Pupils: 507 Distance:0.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Marine Academy Plymouth Ofsted Rating: Good Pupils: 973 Distance:0.26	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Ernesettle Community School Ofsted Rating: Outstanding Pupils: 557 Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Victoria Road Primary Ofsted Rating: Good Pupils: 212 Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Paul's Roman Catholic Primary School Ofsted Rating: Good Pupils: 158 Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

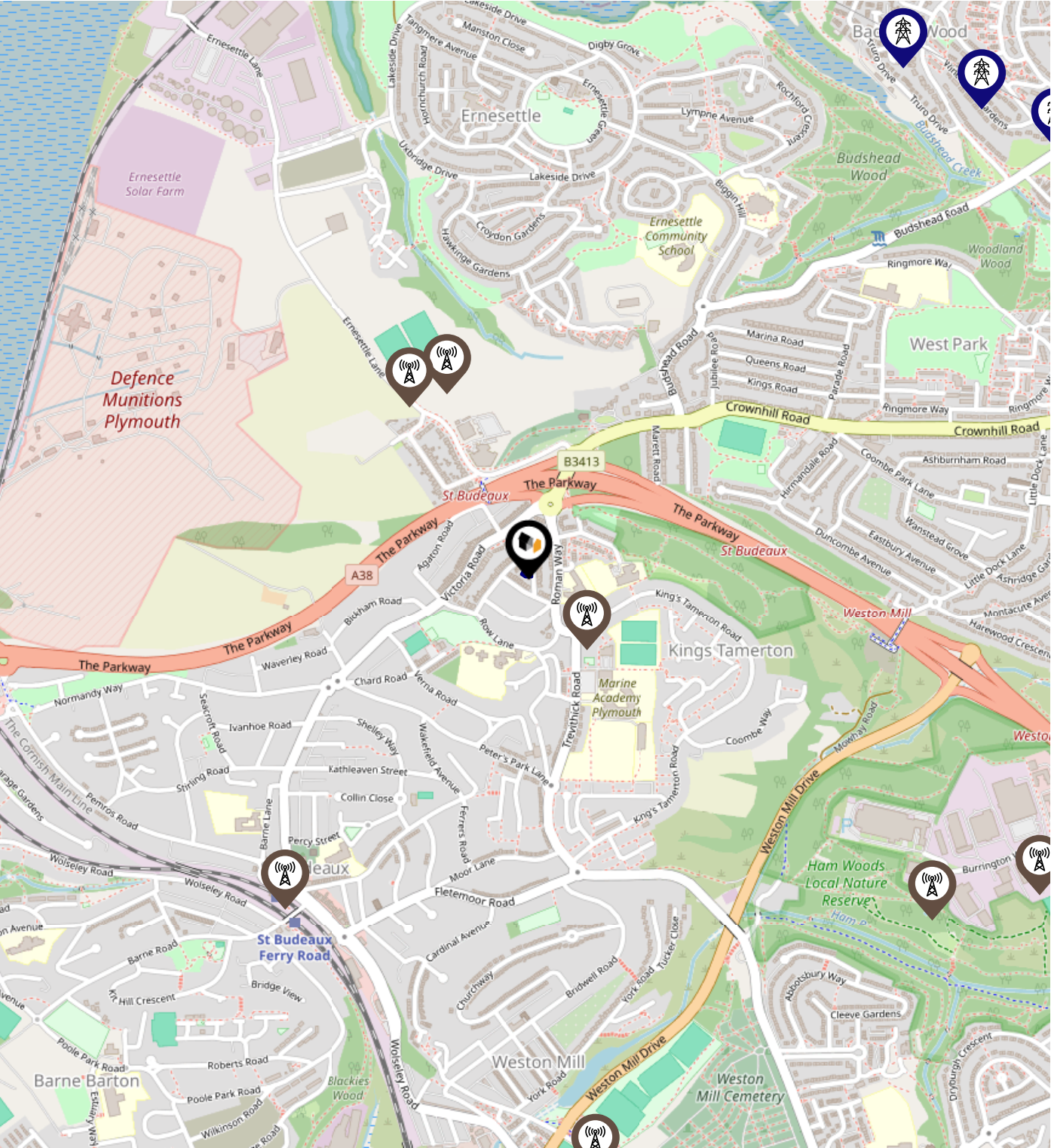
Area Schools



		Nursery	Primary	Secondary	College	Private
9	Knowle Primary School Ofsted Rating: Good Pupils: 325 Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Mill Ford School Ofsted Rating: Good Pupils: 121 Distance:0.76	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Weston Mill Community Primary Academy Ofsted Rating: Good Pupils: 211 Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Riverside Community Primary School Ofsted Rating: Good Pupils: 445 Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Oneschool Global Uk Plymouth Campus Ofsted Rating: Not Rated Pupils: 75 Distance:1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Shakespeare Primary School Ofsted Rating: Requires improvement Pupils: 410 Distance:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	All Saints Church of England Academy Ofsted Rating: Good Pupils: 616 Distance:1.08	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Ham Drive Nursery School and Day Care Ofsted Rating: Good Pupils: 78 Distance:1.1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

Masts & Pylons



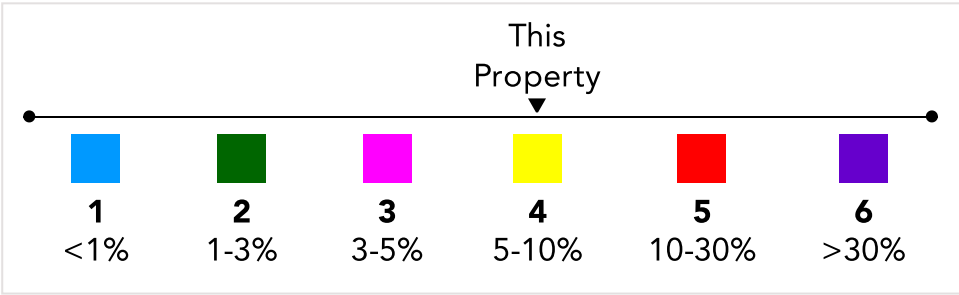
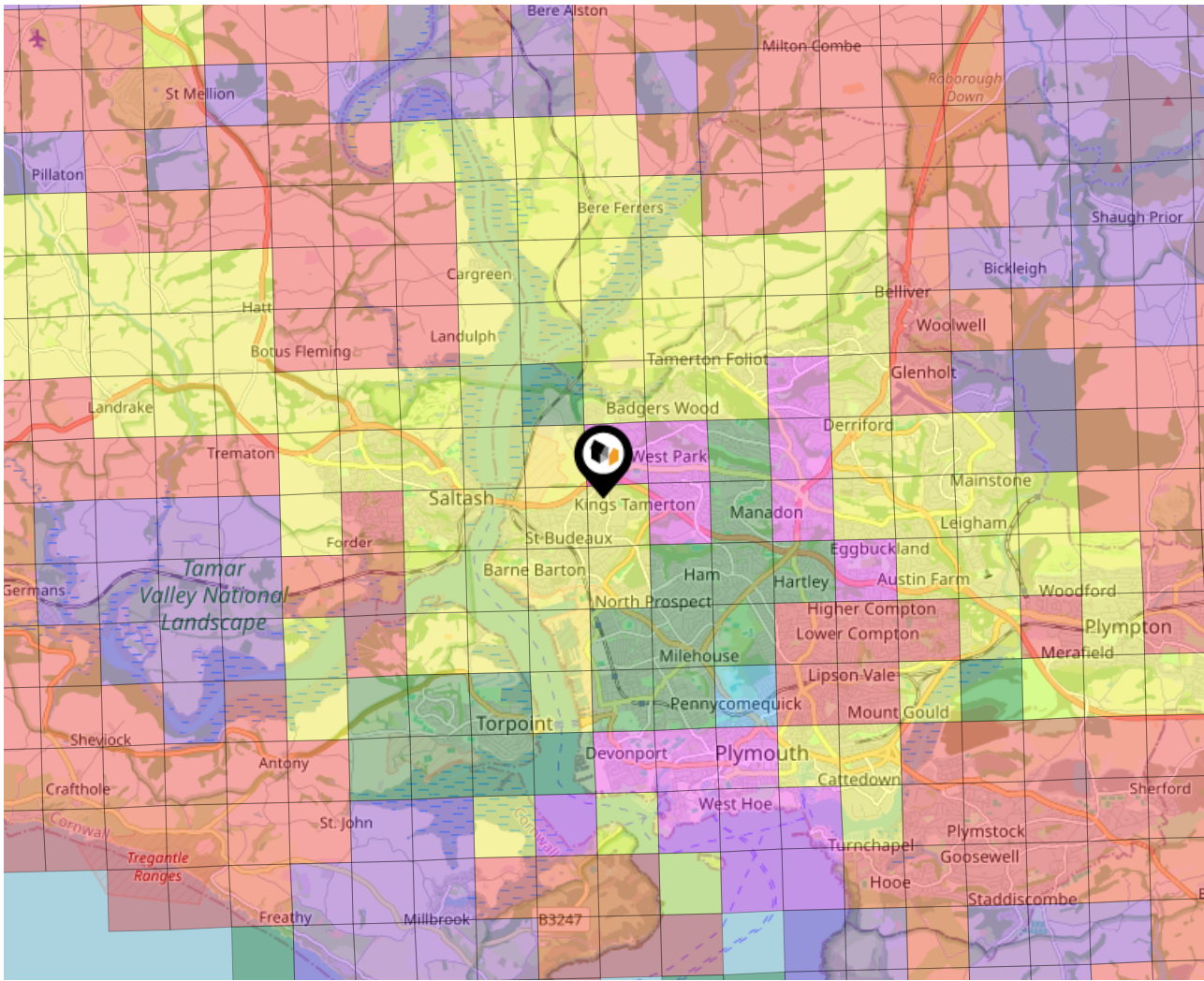
- Key:**
-  Power Pylons
 -  Communication Masts

Environment

Radon Gas

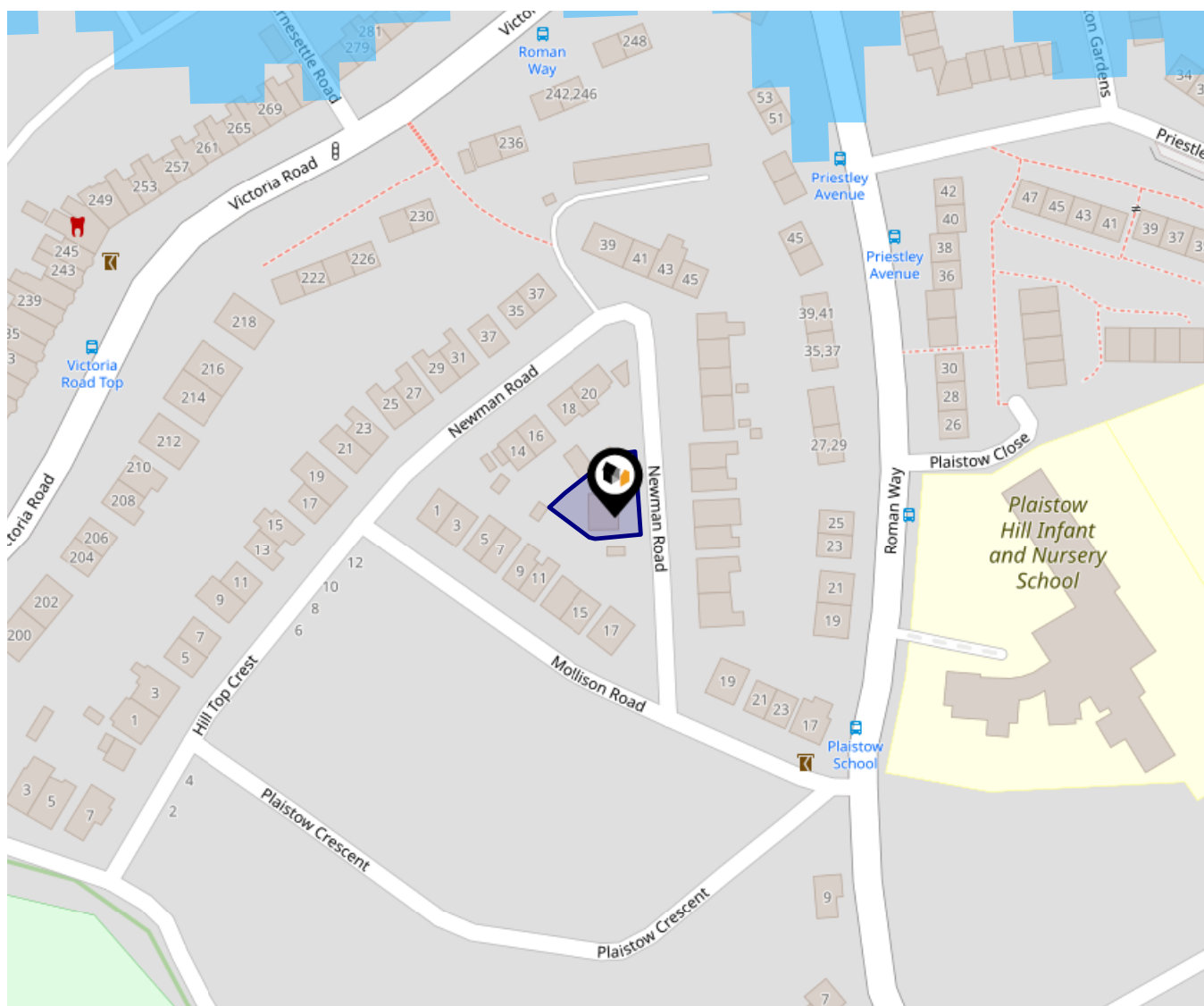
What is Radon?

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:

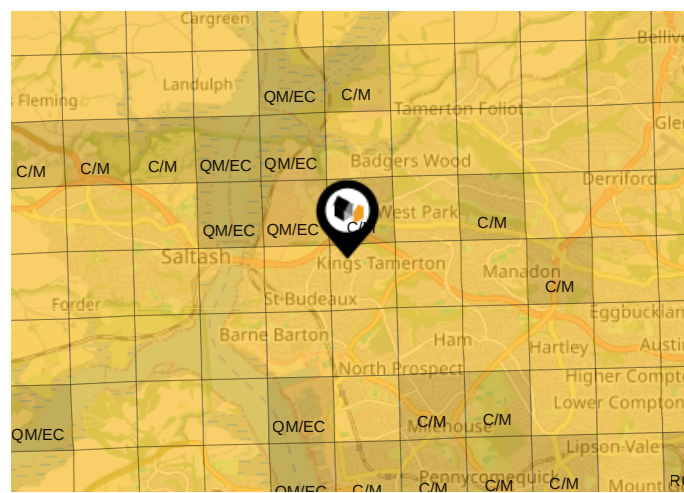
- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Environment

Soils & Clay

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

Carbon Content:	NONE	Soil Texture:	CLAY TO CLAYEY LOAM
Parent Material Grain:	ARGILLACEOUS	Soil Depth:	DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		

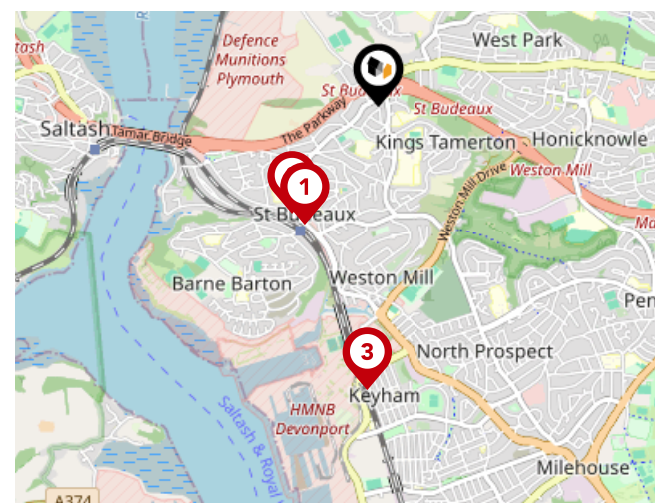


Primary Classifications (Most Common Clay Types)

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

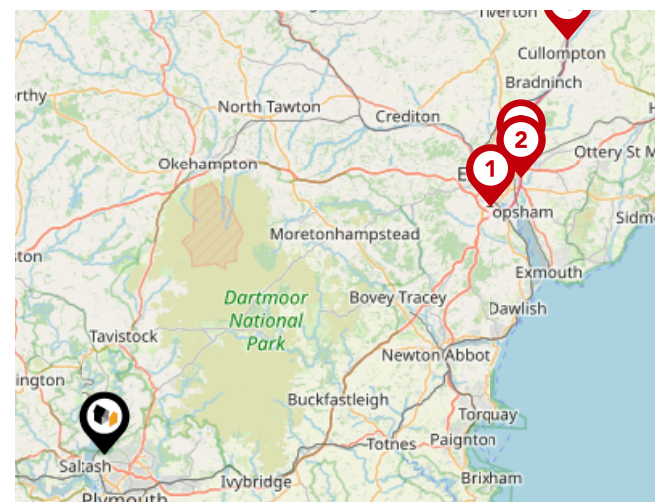
Area

Transport (National)



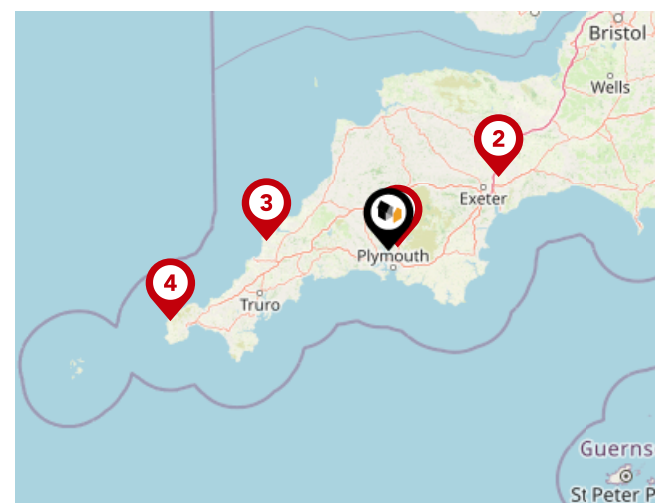
National Rail Stations

Pin	Name	Distance
1	St Budeaux Ferry Road Rail Station	0.66 miles
2	St Budeaux Victoria Road Rail Station	0.65 miles
3	Keyham Rail Station	1.34 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	34.66 miles
2	M5 J30	37.76 miles
3	M5 J29	38.47 miles
4	M5 J28	46.81 miles

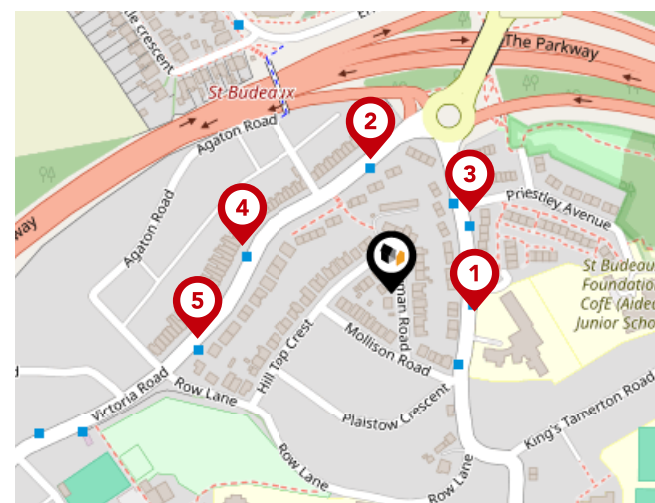


Airports/Helipads

Pin	Name	Distance
1	Glenholt	3.16 miles
2	Exeter Airport	40.2 miles
3	St Mawgan	36.51 miles
4	Joppa	69.19 miles

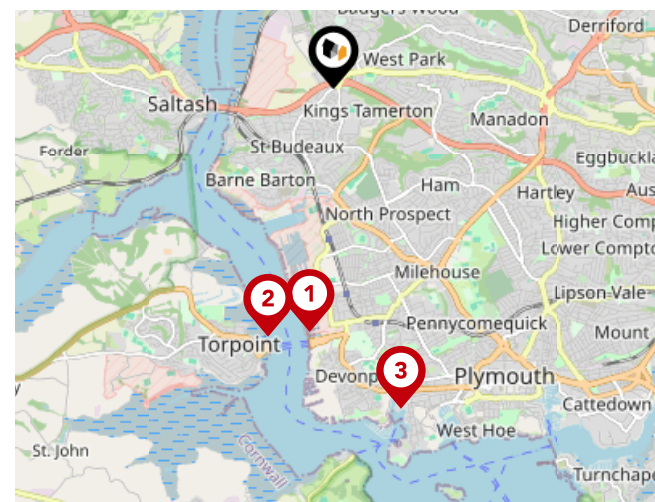
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Plaistow School	0.05 miles
2	Roman Way	0.08 miles
3	Priestley Avenue	0.07 miles
4	Victoria Road Top	0.09 miles
5	Row Lane	0.12 miles



Ferry Terminals

Pin	Name	Distance
1	Devonport Ferry Terminal	2.32 miles
2	Torpoint Ferry Terminal	2.44 miles
3	Plymouth Stonehouse Ferry Terminal	3.1 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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