

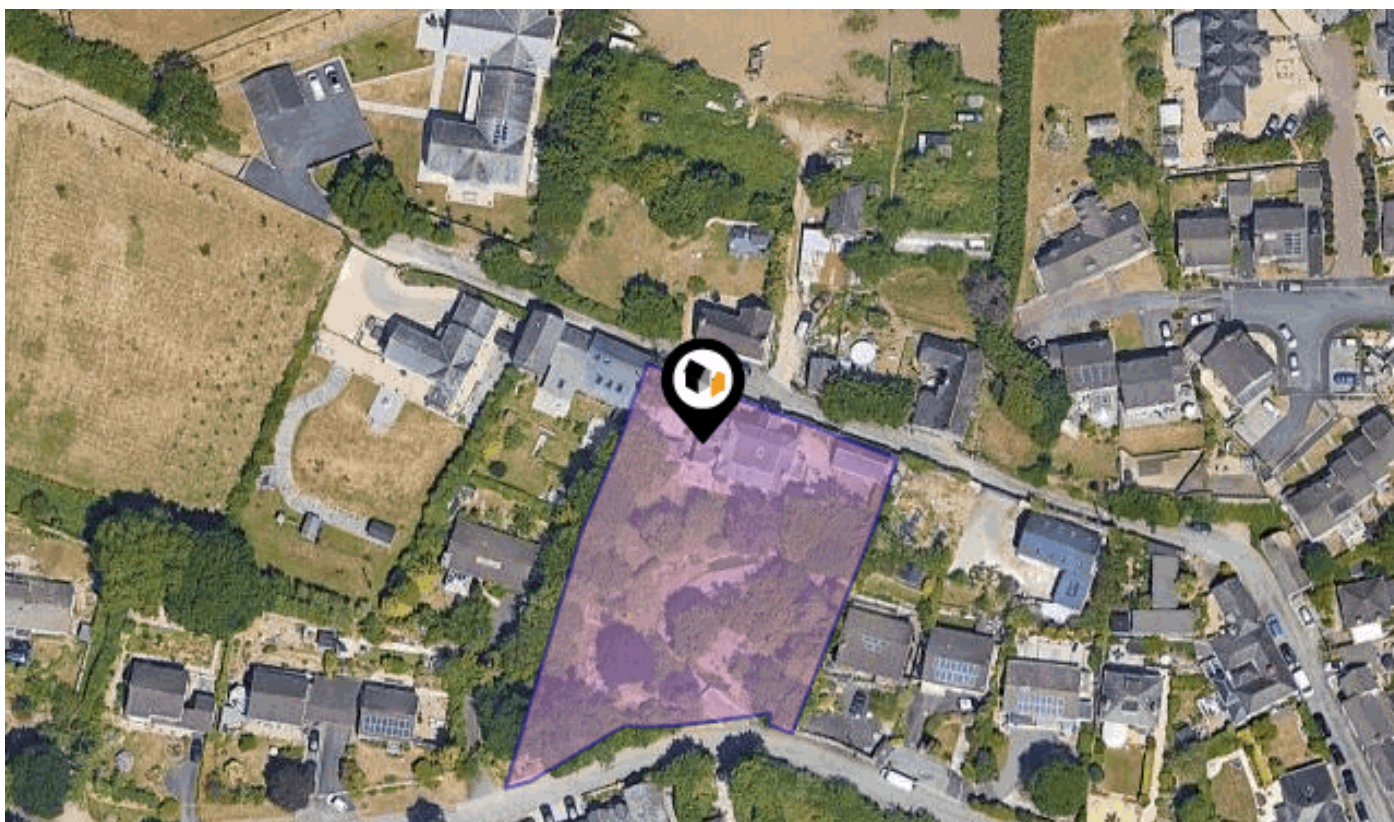


See More Online

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 28<sup>th</sup> April 2025



**OLD WARLEIGH LANE, TAMERTON FOLIOT, PLYMOUTH,  
PL5**

## Lang Town & Country

6 The Broadway Plymstock Plymouth PL9 7AU

01752 456000

Natalie@langtownandcountry.com

www.langtownandcountry.com





## Property

Type:	Dwelling	Tenure:	Freehold
Bedrooms:	5		
Floor Area:	2,228 ft <sup>2</sup> / 207 m <sup>2</sup>		
Plot Area:	0.69 acres		
Council Tax :	Band E		
Annual Estimate:	£2,842		
Title Number:	DN67675		

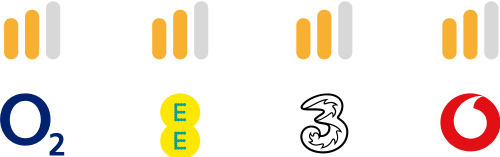
## Local Area

Local Authority:	Plymouth
Conservation Area:	Tamerton Foliot
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

3	80	-
mb/s	mb/s	mb/s

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



Planning records for: *Old Warleigh Lane, Tamerton Foliot, Plymouth, PL5*

Reference - 17/02388/TCO	
Decision:	Decided
Date:	11th December 2017
Description:	Eucalyptus (T1) - prune top and side branches 4-5 meters Beech (T2) - prune top and side branches 2-3 meters Beech (T3) - prune top and side branches 2-3 meters Elm (T4) - fell as tree is dead Hedgerow (T5) - prune top and side by 1-2 meters

Reference - 22/01543/TCO	
Decision:	Decided
Date:	12th September 2022
Description:	Beech (T1, T2, T3 & T4) - Reduce in height and width by 5m. T9 - Remove to allow light the surrounding trees). Maple (T17) and Whitebeam (T18) - Reduce in height and width by 2m. T14, T15 & T16 - Reduce in height by 6m and in width by 4m. Leylandii (T5, T6, T7 & T8) - Remove. to allow light to neighbouring trees. Leylandii (T11, T12, T13, T19 & T20 - Reduce in height by 4m and width by 2m. Holly (T21) - Remove due to neighbour concerns as is very close to their property. Pine (T10) - Reduce in height by 6m and width by 5m.

Old Warleigh Lane, Tamerton Foliot, PLYMOUTH, PL5

Energy rating

**D**

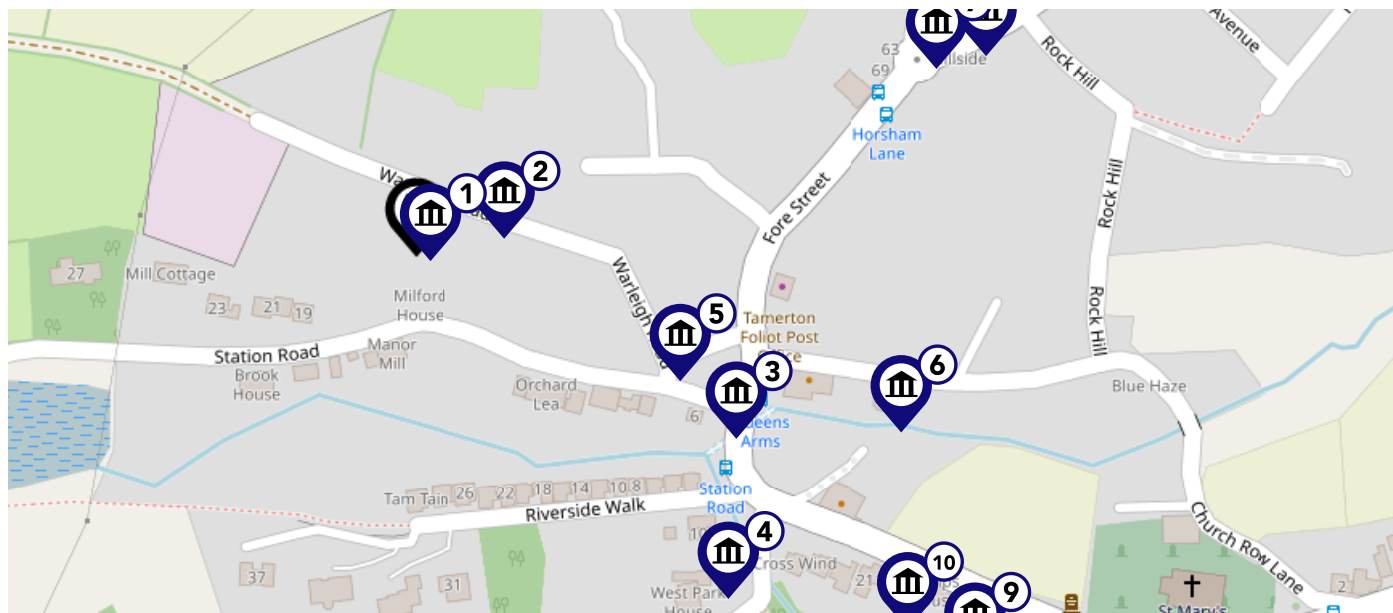
Valid until 08.06.2030











Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		77   C
55-68	<b>D</b>	62   D	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

# Maps

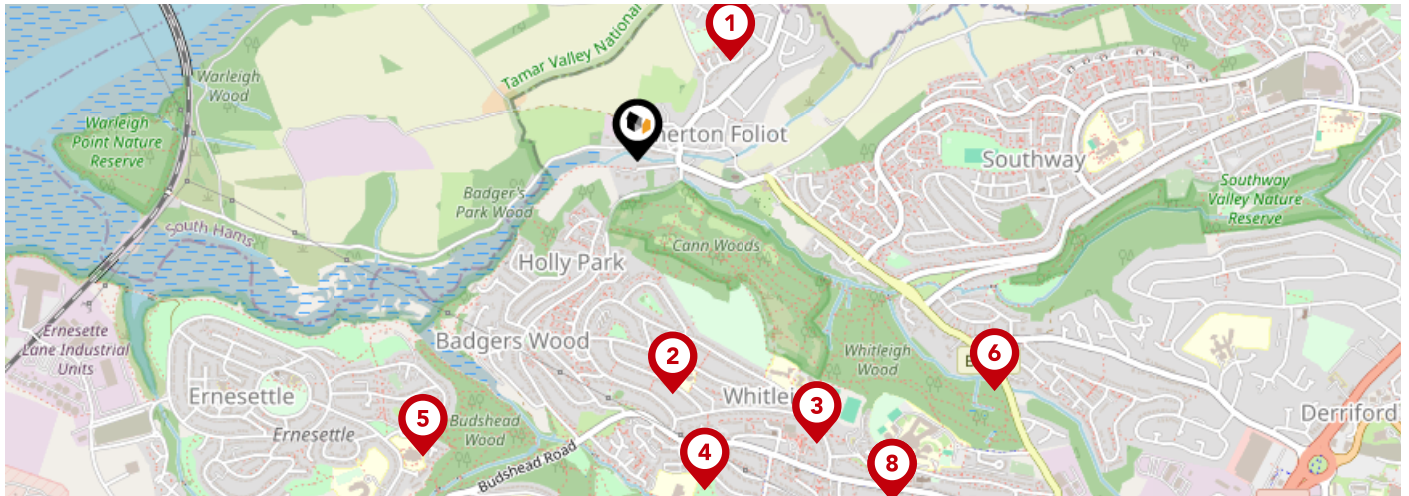
## Listed Buildings

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

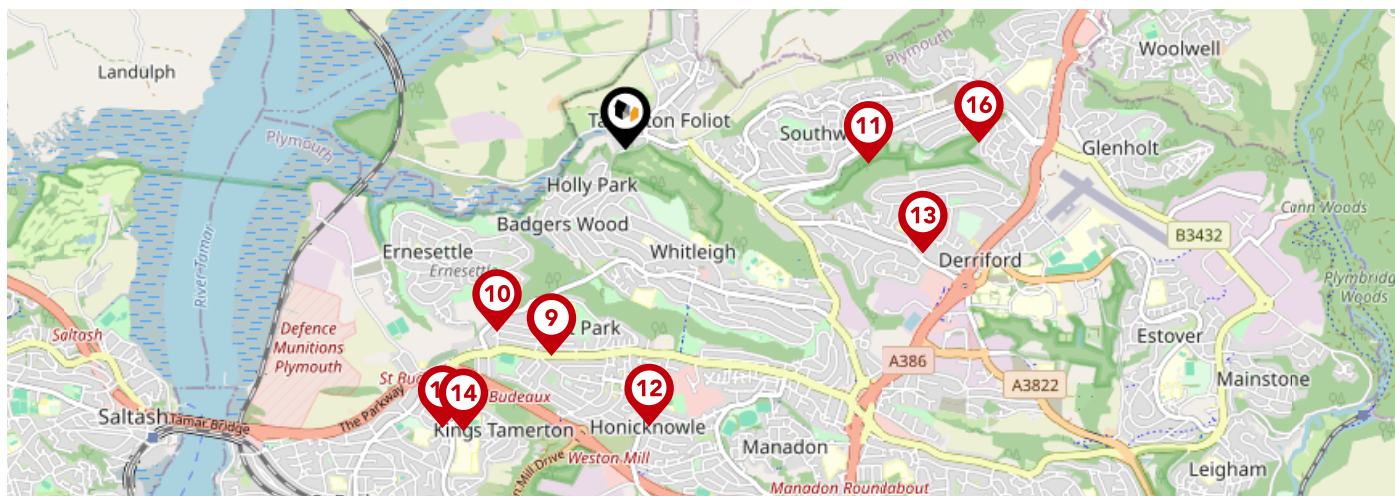


Listed Buildings in the local district		Grade	Distance
	1386416 - Milford House And Attached Walls	Grade II	0.0 miles
	1386303 - Louds	Grade II	0.0 miles
	1386497 - Milestone At The Junction Of Fore Street And Station Road	Grade II	0.1 miles
	1386243 - West Park House Cottages And Waterford Cottage	Grade II	0.1 miles
	1322012 - Brook House, Lambert Cottage And Stoke Cottage	Grade II	0.1 miles
	1386382 - Seven Stars Public House	Grade II	0.2 miles
	1386496 - Cressy Cottage	Grade II	0.2 miles
	1391364 - K6 Telephone Kiosk, Whitson Cross Lane	Grade II	0.2 miles
	1386431 - Wadlands	Grade II	0.2 miles
	1386429 - Kemps	Grade II	0.2 miles



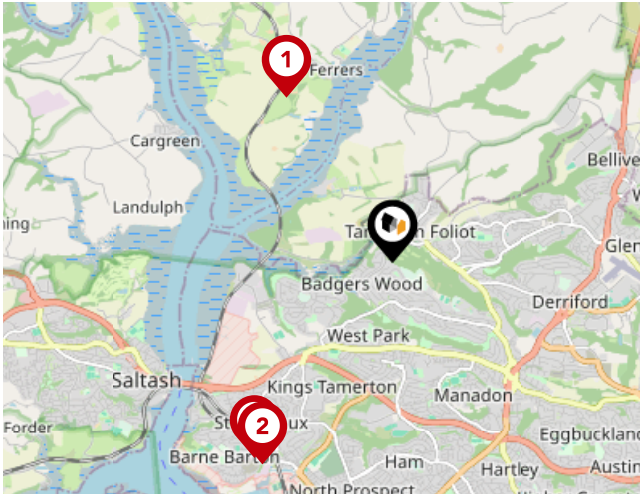


		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Mary Dean's CofE Primary School and Nursery</b> Ofsted Rating: Good   Pupils: 319   Distance:0.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>St Peter's RC Primary School</b> Ofsted Rating: Good   Pupils: 122   Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Woodfield Primary School</b> Ofsted Rating: Good   Pupils: 268   Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Brook Green Centre for Learning</b> Ofsted Rating: Outstanding   Pupils: 99   Distance:0.79	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Mill Ford School</b> Ofsted Rating: Good   Pupils: 121   Distance:0.86	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Woodlands School</b> Ofsted Rating: Good   Pupils: 85   Distance:1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Whitleigh Community Primary School</b> Ofsted Rating: Good   Pupils: 365   Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Sir John Hunt Community Sports College</b> Ofsted Rating: Good   Pupils: 761   Distance:1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>






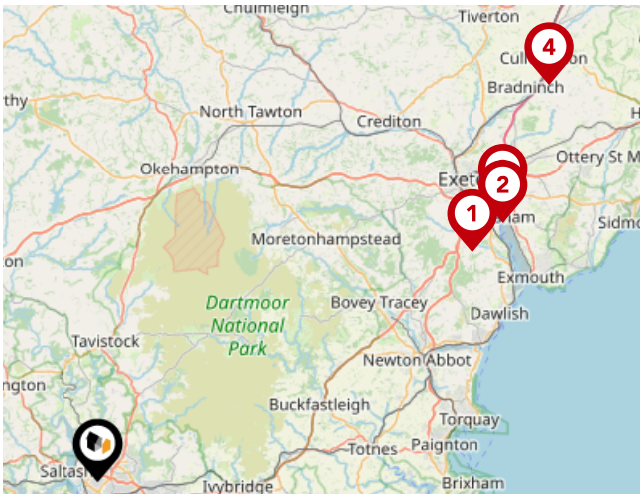
		Nursery	Primary	Secondary	College	Private
<b>9</b>	<b>Knowle Primary School</b> Ofsted Rating: Good   Pupils: 325   Distance: 1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>Ernesettle Community School</b> Ofsted Rating: Outstanding   Pupils: 557   Distance: 1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>Beechwood Primary Academy</b> Ofsted Rating: Good   Pupils: 308   Distance: 1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>Shakespeare Primary School</b> Ofsted Rating: Requires improvement   Pupils: 410   Distance: 1.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>Notre Dame RC School</b> Ofsted Rating: Good   Pupils: 765   Distance: 1.49	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>St Budeaux CofE Primary Academy</b> Ofsted Rating: Good   Pupils: 106   Distance: 1.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>Plaistow Hill Primary and Nursery School</b> Ofsted Rating: Good   Pupils: 130   Distance: 1.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>Oakwood Primary Academy</b> Ofsted Rating: Good   Pupils: 311   Distance: 1.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)







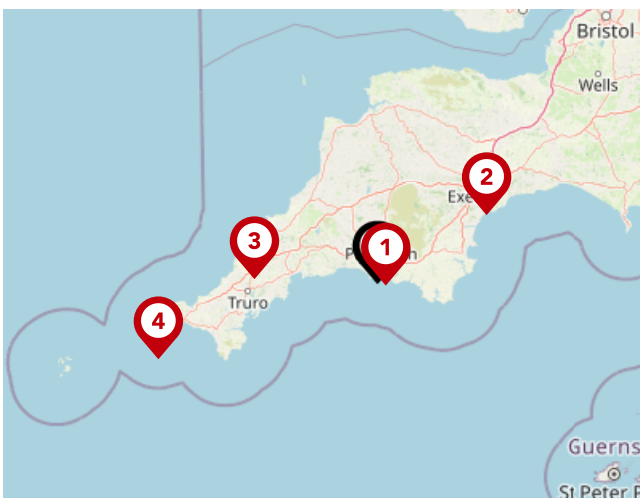
## National Rail Stations

Pin	Name	Distance
	Bere Ferrers Rail Station	1.85 miles
	St Budeaux Ferry Road Rail Station	2.27 miles
	St Budeaux Victoria Road Rail Station	2.26 miles







## Trunk Roads/Motorways

Pin	Name	Distance
	M5 J31	33.18 miles
	M5 J30	36.27 miles
	M5 J29	36.96 miles
	M5 J28	45.25 miles

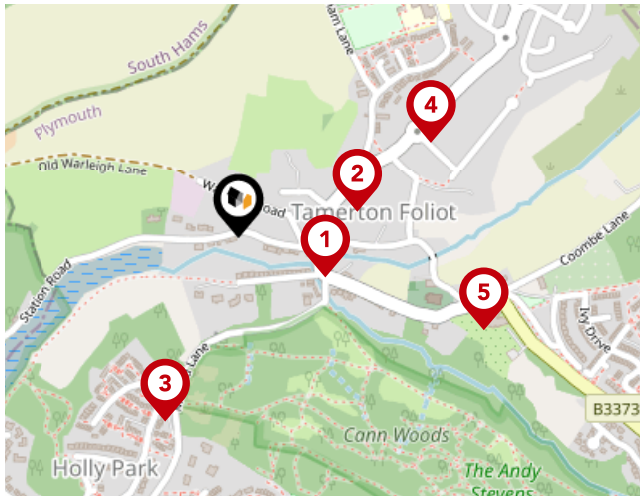


## Airports/Helipads

Pin	Name	Distance
	Glenholt	2.18 miles
	Exeter Airport	38.71 miles
	St Mawgan	37.33 miles
	Joppa	70.45 miles

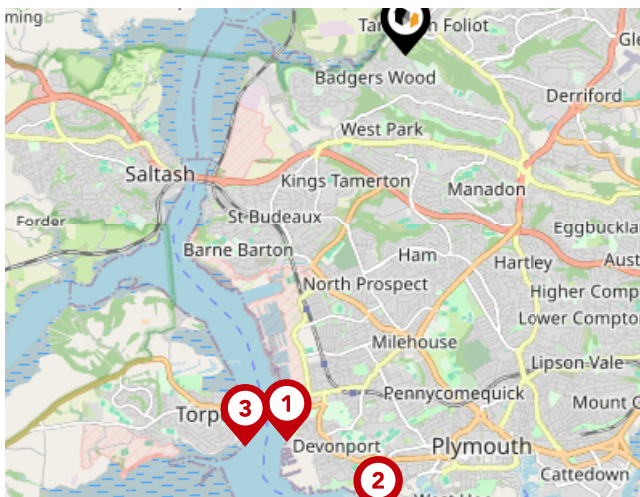


# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Queens Arms	0.11 miles
2	Horsham Lane	0.14 miles
3	Lake View Close	0.24 miles
4	Harwood Avenue	0.25 miles
5	Church Row Lane	0.31 miles



## Ferry Terminals

Pin	Name	Distance
1	Devonport Ferry Terminal	3.82 miles
2	Plymouth Stonehouse Ferry Terminal	4.39 miles
3	Torpoint Ferry Terminal	4 miles

## Important - Please Read

---

These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of Lang Town & Country or the seller.

They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

Please note that all appliances and heating systems are not tested by Lang Town & Country and therefore no warranties can be given as to their good working order.

# Lang Town & Country 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.



## Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



### Lang Town & Country

6 The Broadway Plymstock Plymouth PL9

7AU

01752 456000

Natalie@langtownandcountry.com

www.langtownandcountry.com

