

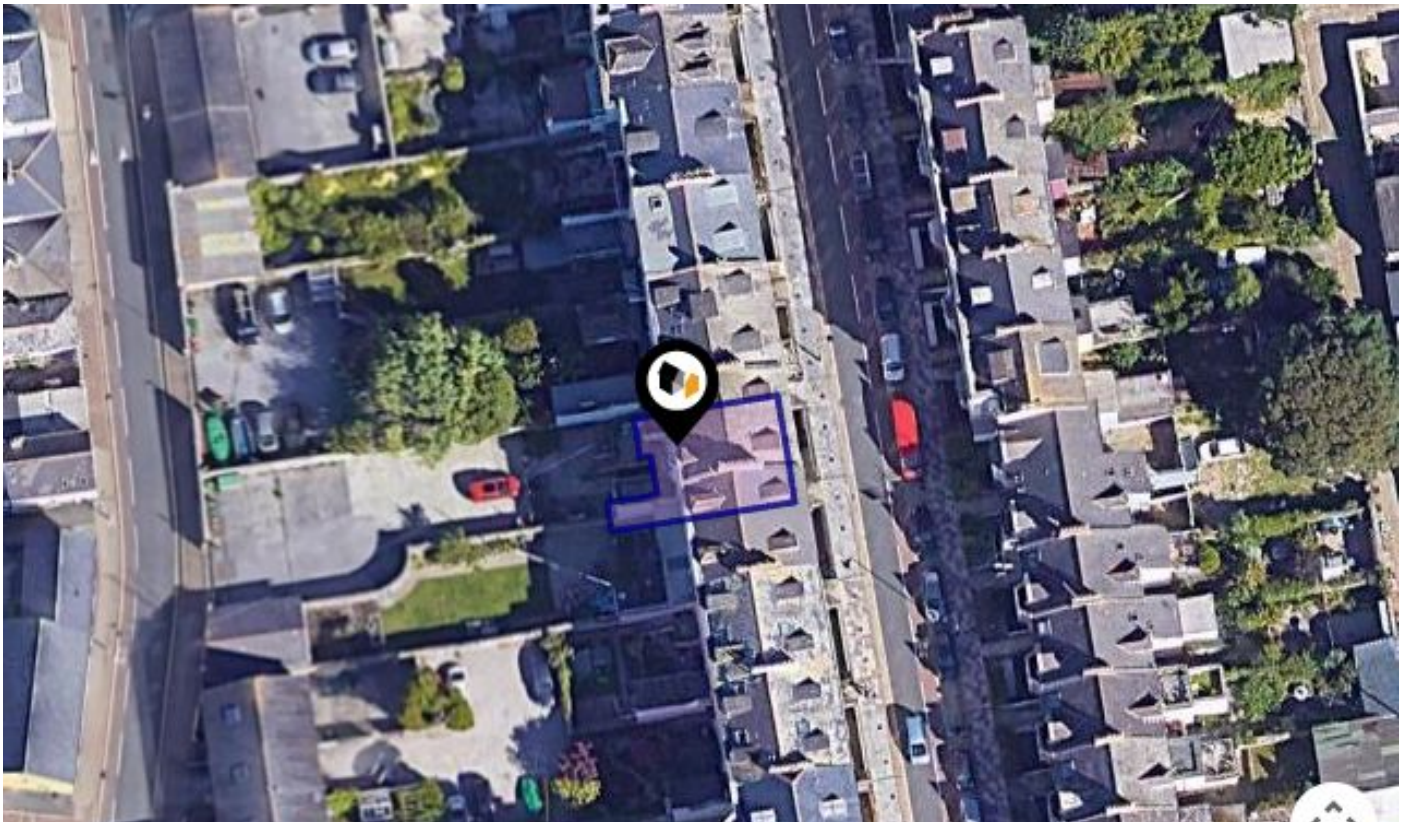


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 06th May 2025



**BASEMENT FLAT, 110, DURNFORD STREET, PLYMOUTH,
PL1 3QP**

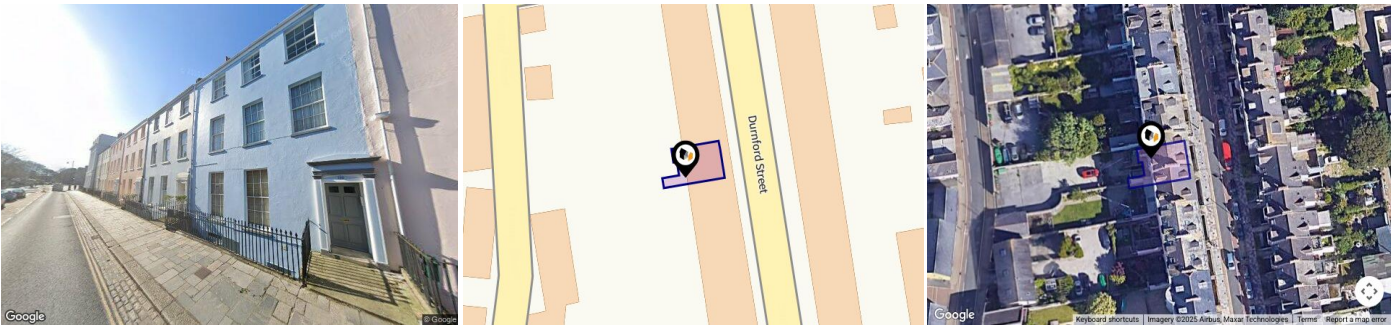
6 Mannamead Road Plymouth Devon PL4 7AA

01752 256000

property@langtownandcountry.com

www.langtownandcountry.com


Property Overview



Property

| | | | |
|---------------|---|-------------------------------|--------------------------------|
| Type: | Flat / Maisonette | Last Sold Date: | 14/09/2007 |
| Bedrooms: | 2 | Last Sold Price: | £118,000 |
| Floor Area: | 796 ft ² / 74 m ² | Last Sold £/ft ² : | £148 |
| Plot Area: | 0.03 acres | Tenure: | Leasehold |
| Year Built : | Before 1900 | Start Date: | 24/05/2012 |
| Council Tax : | Band Deleted | End Date: | 01/11/2973 |
| Title Number: | DN623734 | Lease Term: | 999 years from 1 November 1974 |
| UPRN: | 10000798528 | Term Remaining: | 949 years |

Local Area

| | | |
|--------------------|----------------------|---|
| Local Authority: | City of plymouth | Estimated Broadband Speeds |
| Conservation Area: | Stonehouse Peninsula | (Standard - Superfast - Ultrafast) |
| Flood Risk: | | |
| • Rivers & Seas | Very low | 6 mb/s |
| • Surface Water | Very low | 1000 mb/s |
| | |  |

Mobile Coverage:
(based on calls indoors)

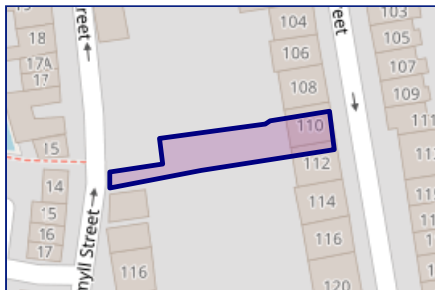


Satellite/Fibre TV Availability:



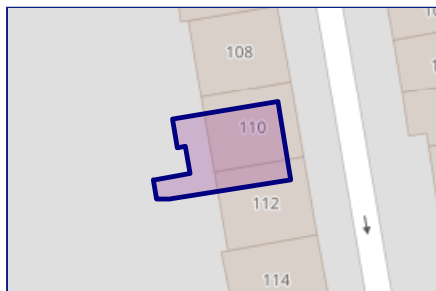
Property Multiple Title Plans

Freehold Title Plan



DN499947

Leasehold Title Plan



DN623734

| | |
|-----------------|--------------------------------|
| Start Date: | 24/05/2012 |
| End Date: | 01/11/2973 |
| Lease Term: | 999 years from 1 November 1974 |
| Term Remaining: | 949 years |

Property

EPC - Certificate

| Garden Flat, 110 Durnford Street, PLYMOUTH, PL1 3QP | | Energy rating | |
|---|---------------|--|-----------|
| | | C | |
| Valid until 06.04.2035 | | Certificate number 0634-3048-8204-6385-8204 | |
| Score | Energy rating | Current | Potential |
| 92+ | A | 78 C | 81 B |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Property

EPC - Additional Data

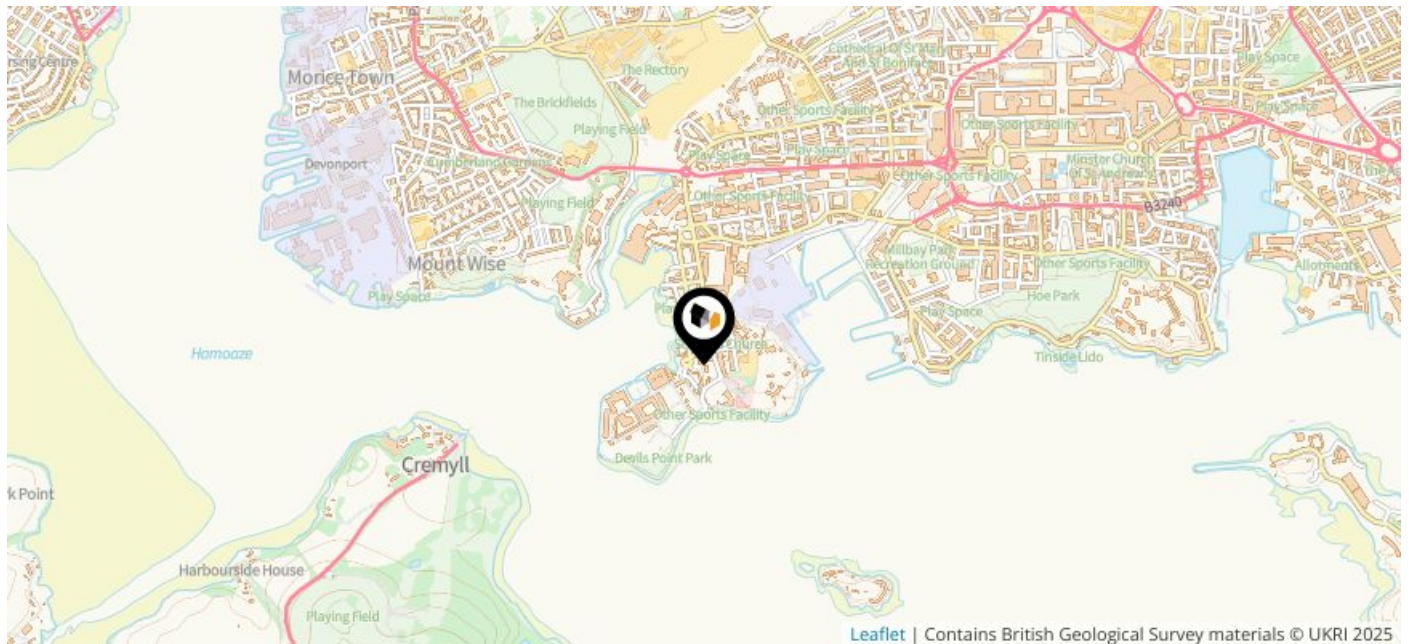
Additional EPC Data

| | |
|-------------------------------|---|
| Property Type: | Ground-floor flat |
| Walls: | Granite or whinstone, as built, no insulation (assumed) |
| Walls Energy: | Poor |
| Roof: | (another dwelling above) |
| Window: | Fully double glazed |
| Window Energy: | Good |
| Main Heating: | Boiler and radiators, mains gas |
| Main Heating Energy: | Good |
| Main Heating Controls: | Programmer, room thermostat and TRVs |
| Main Heating Controls Energy: | Good |
| Hot Water System: | From main system |
| Hot Water Energy Efficiency: | Good |
| Lighting: | Low energy lighting in all fixed outlets |
| Lighting Energy: | Very good |
| Floors: | Suspended, insulated |
| Secondary Heating: | None |
| Total Floor Area: | 74 m ² |

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

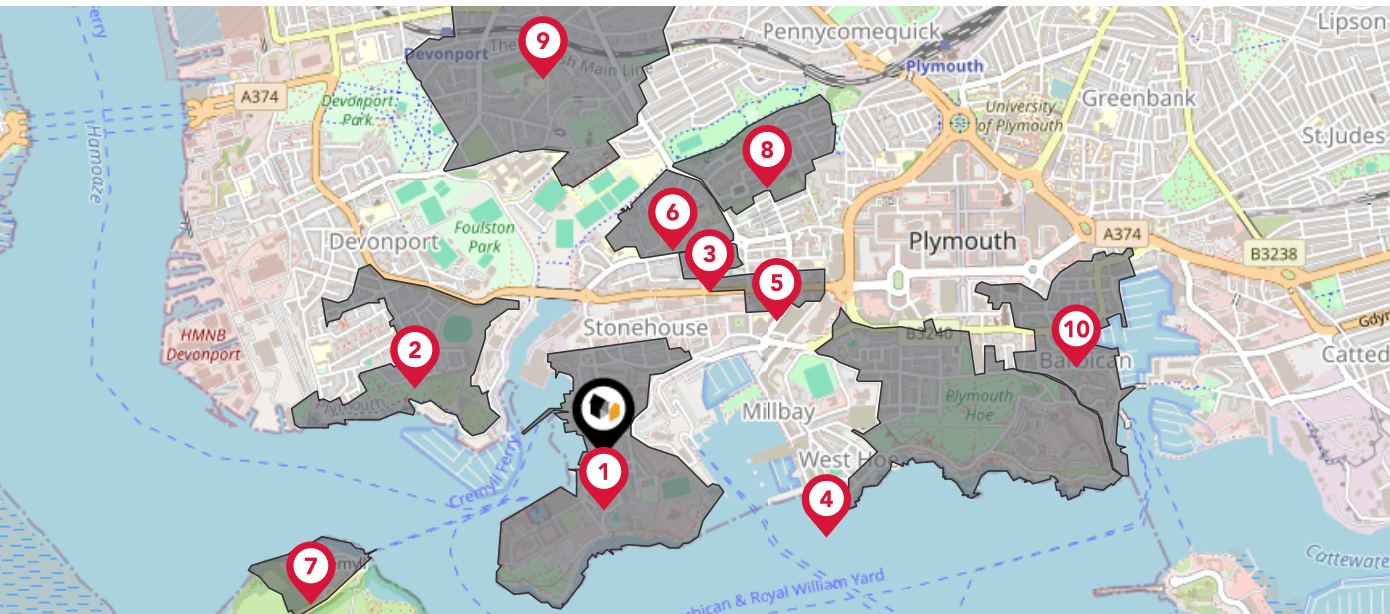
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.

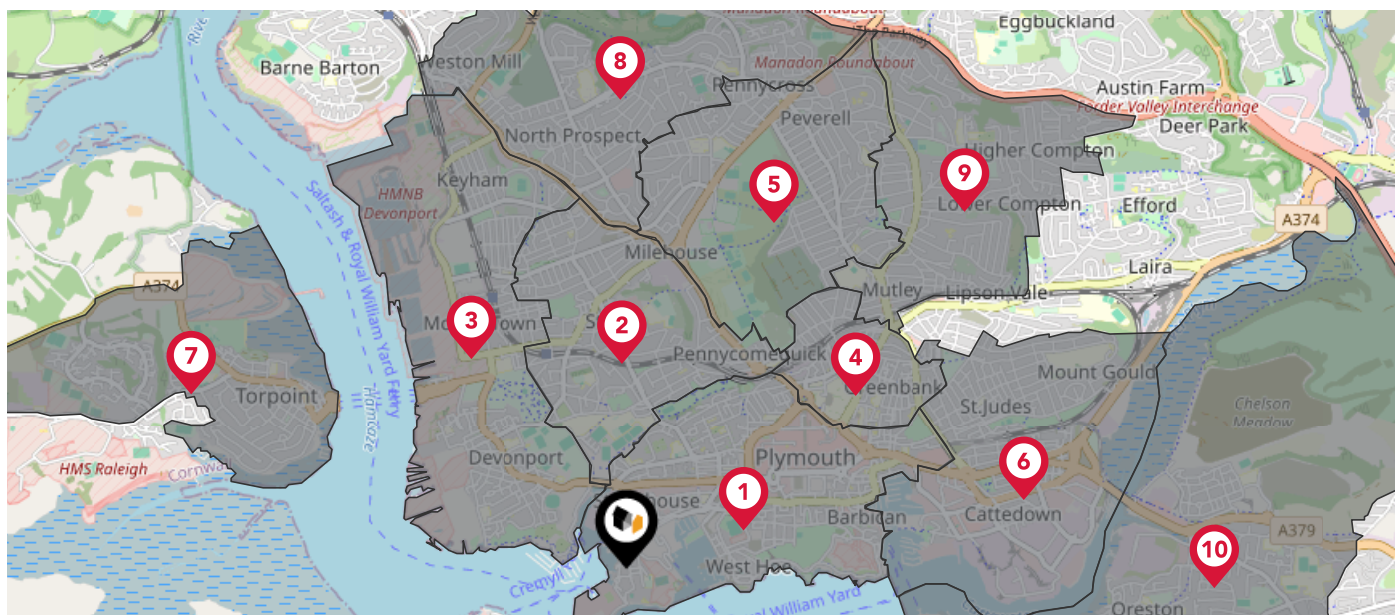


| Nearby Conservation Areas | |
|---------------------------|---------------------------------------|
| 1 | Stonehouse Peninsula |
| 2 | Devonport |
| 3 | Adelaide Street / Clarence Place |
| 4 | The Hoe |
| 5 | Union Street (Plymouth, City of (Ua)) |
| 6 | Royal Naval Hospital |
| 7 | Cremyll |
| 8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

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 Stoke Ward

3 Devonport Ward

4 Drake Ward

5 Peverell Ward

6 Sutton and Mount Gould Ward

7 Torpoint ED

8 Ham Ward

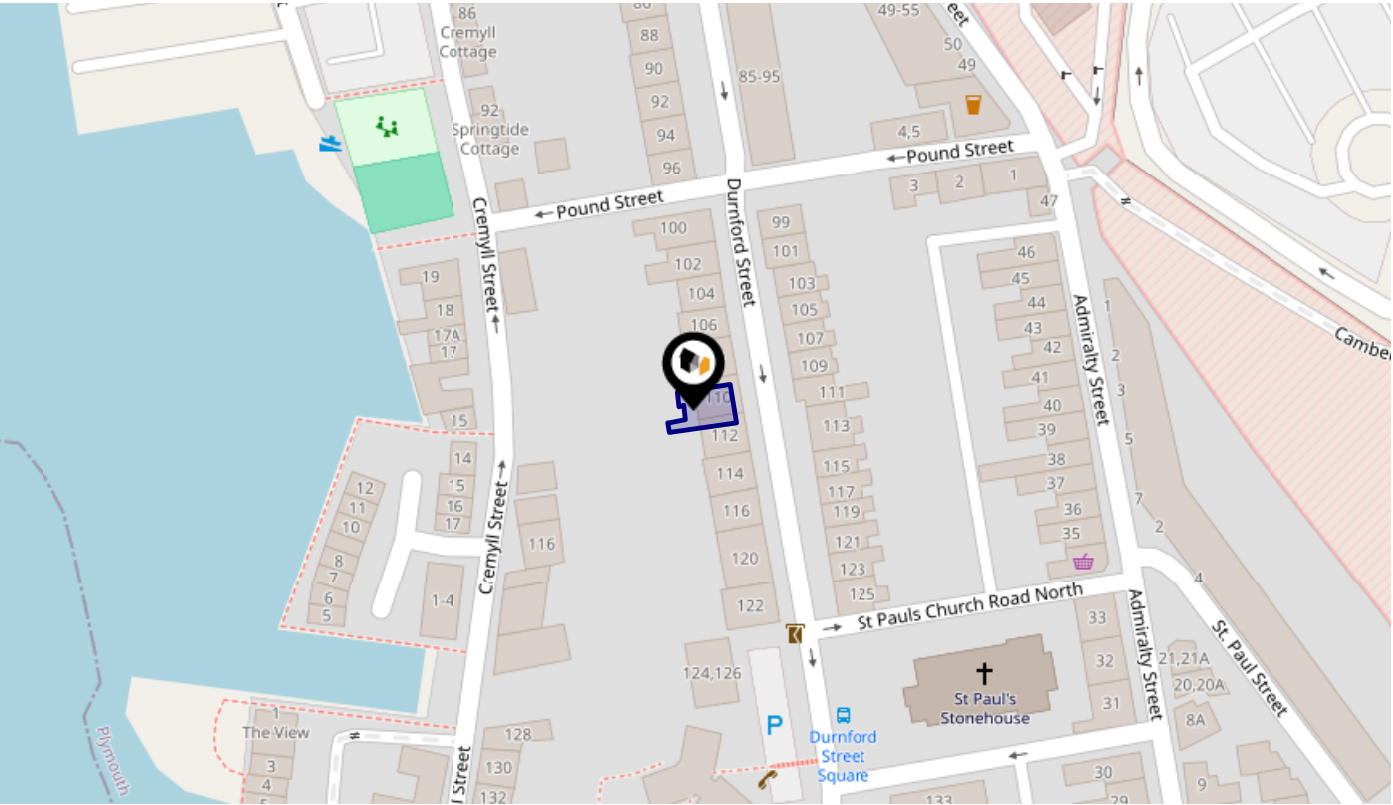
9 Compton Ward

10 Plymstock Radford Ward

Maps

Rail Noise

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...



Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

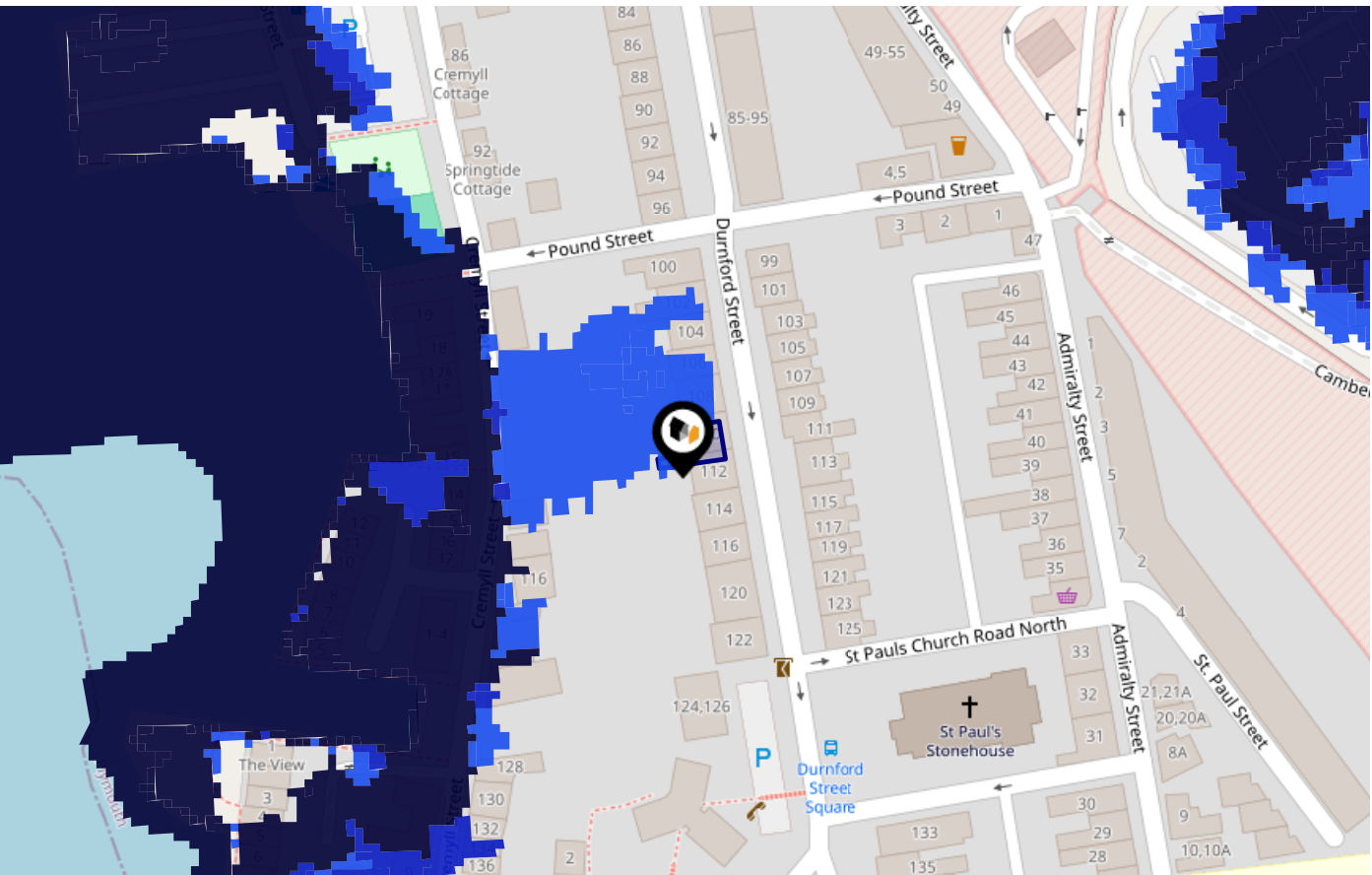
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

| | | | |
|---|--|--------------|-------------|
| 5 | | 75.0+ dB | <div></div> |
| 4 | | 70.0-74.9 dB | <div></div> |
| 3 | | 65.0-69.9 dB | <div></div> |
| 2 | | 60.0-64.9 dB | <div></div> |
| 1 | | 55.0-59.9 dB | <div></div> |

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.

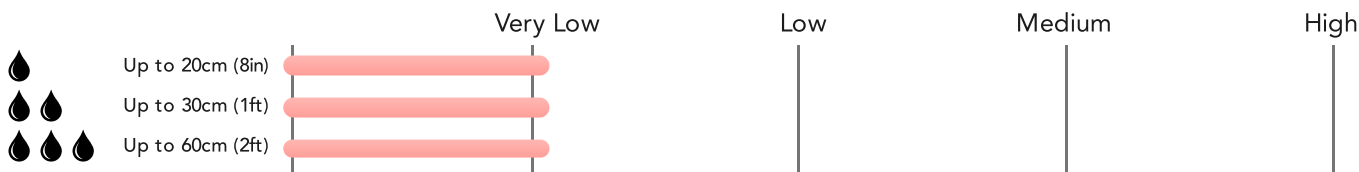


Risk Rating: Very low

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.

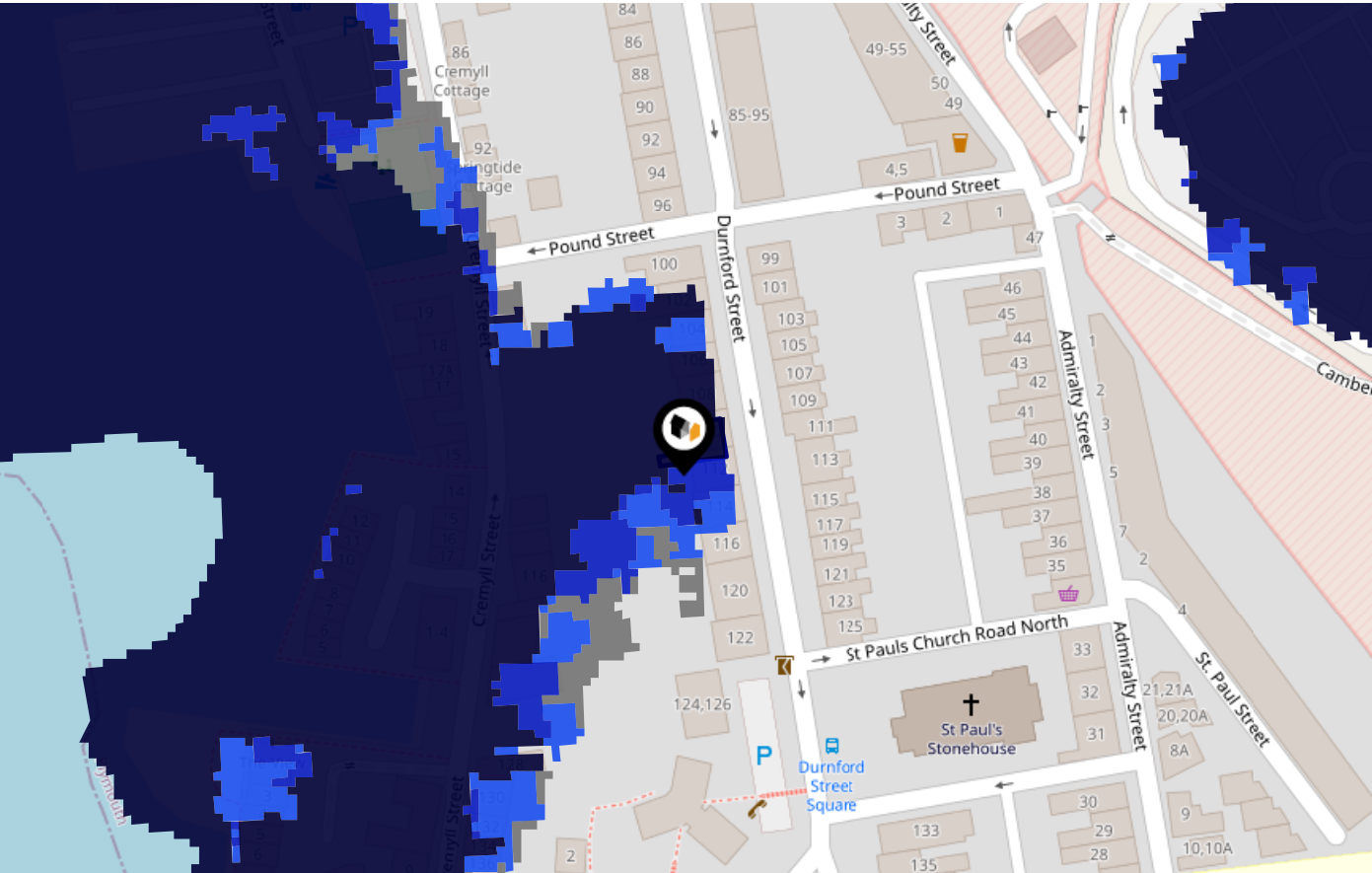
Chance of flooding to the following depths at this property:



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.

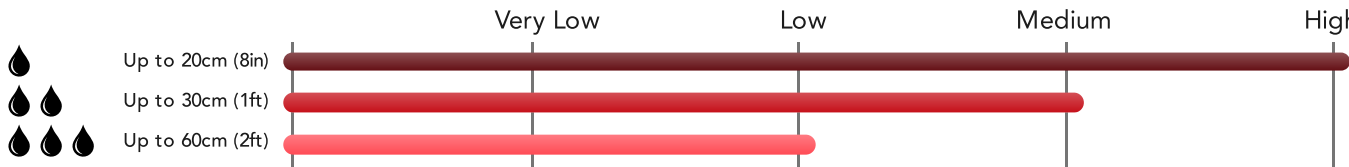


Risk Rating: High

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 (0.1%) in any one year.
-  **Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

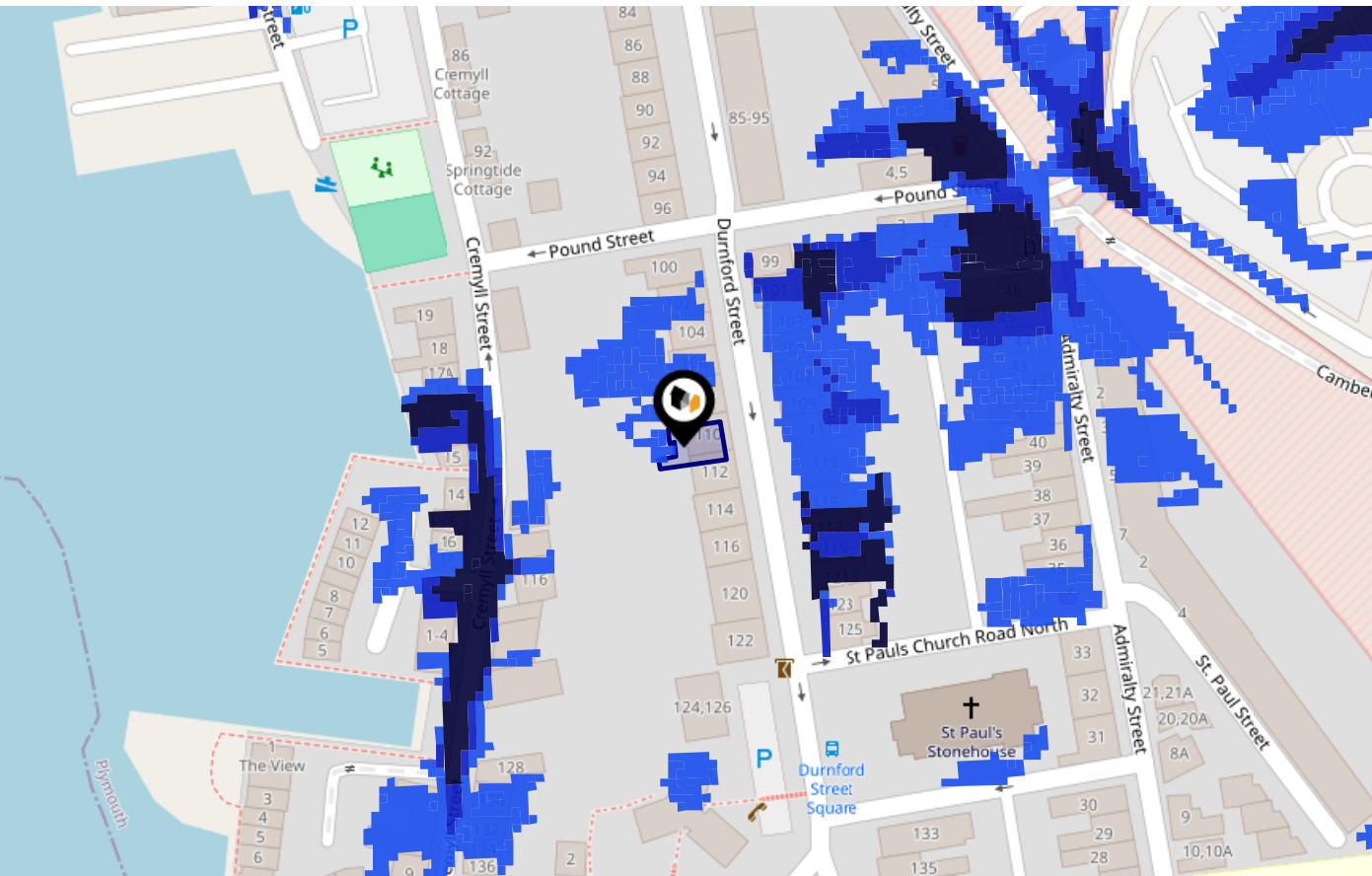
Chance of flooding to the following depths at this property:



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.

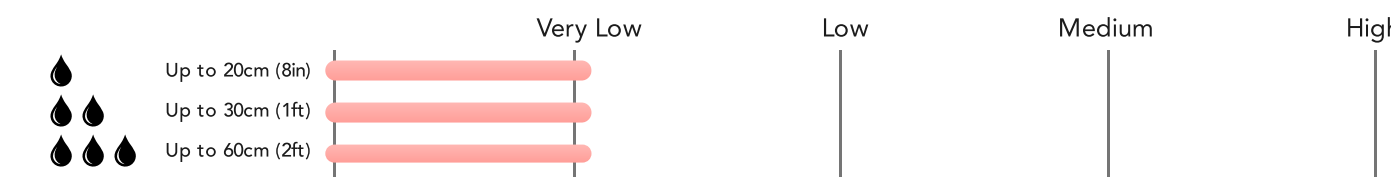


Risk Rating: Very low

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.

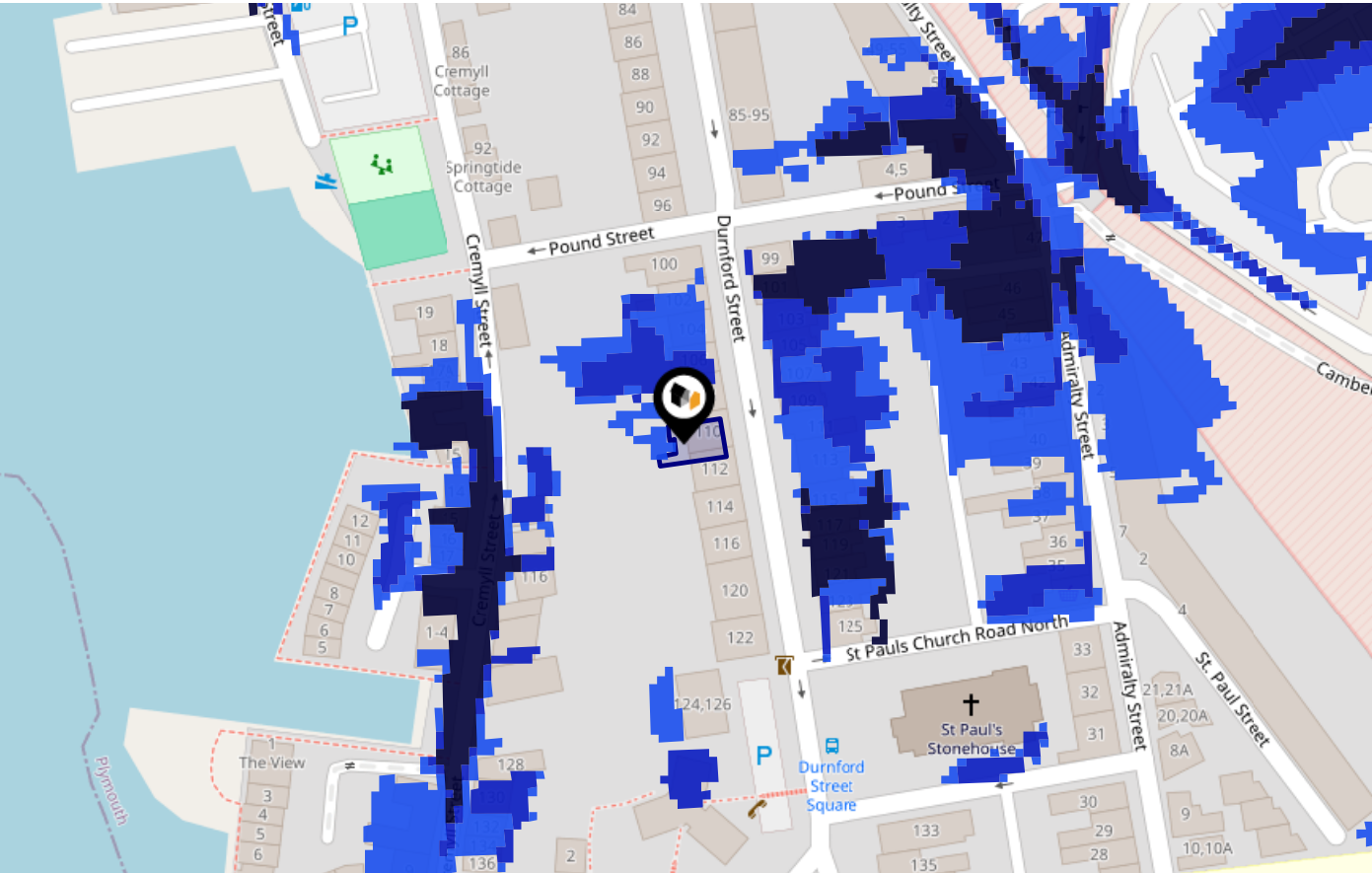
Chance of flooding to the following depths at this property:



Flood Risk

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.

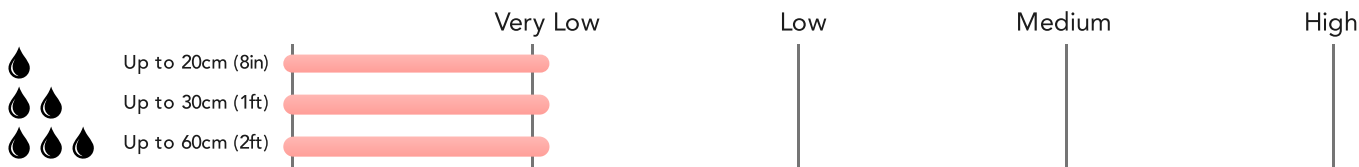


Risk Rating: Very low

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.

- 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.
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

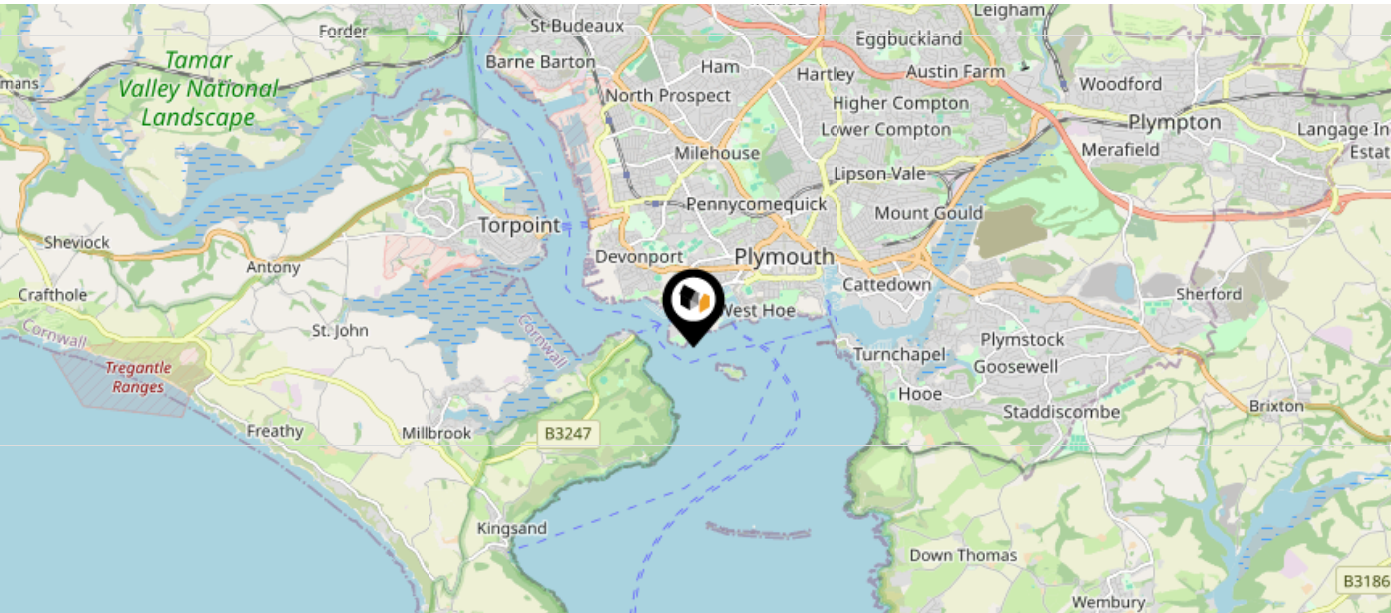
Chance of flooding to the following depths at this property:



Maps

Green Belt

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



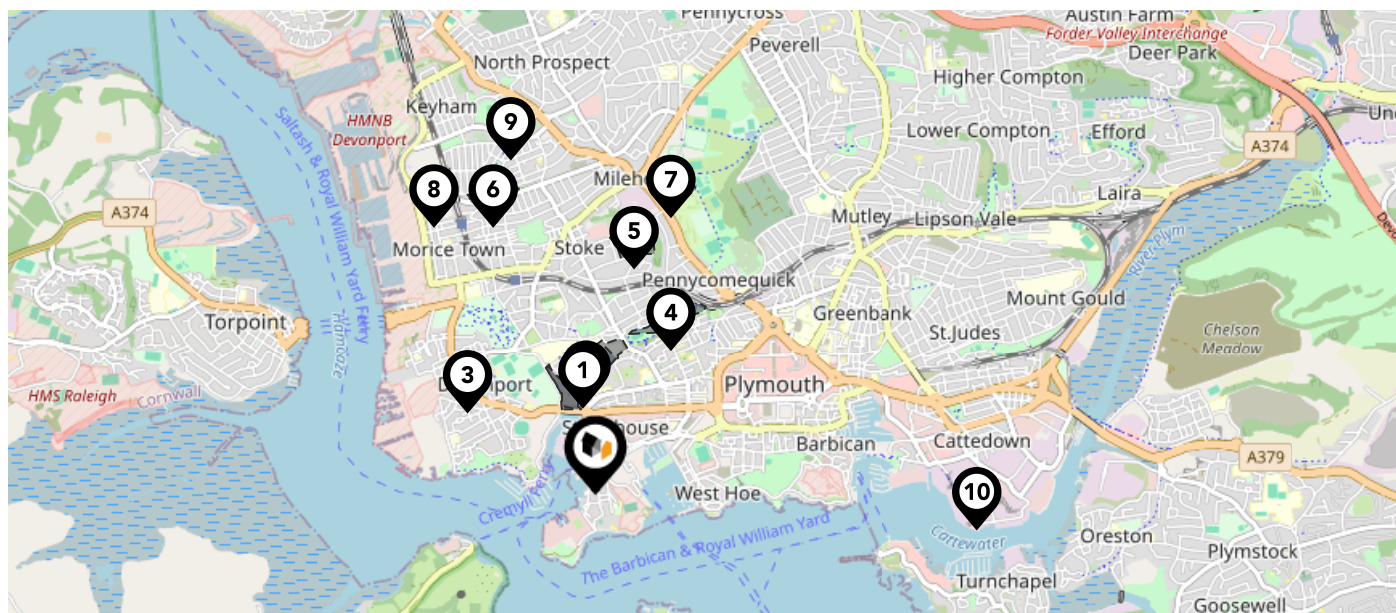
Nearby Green Belt Land

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.



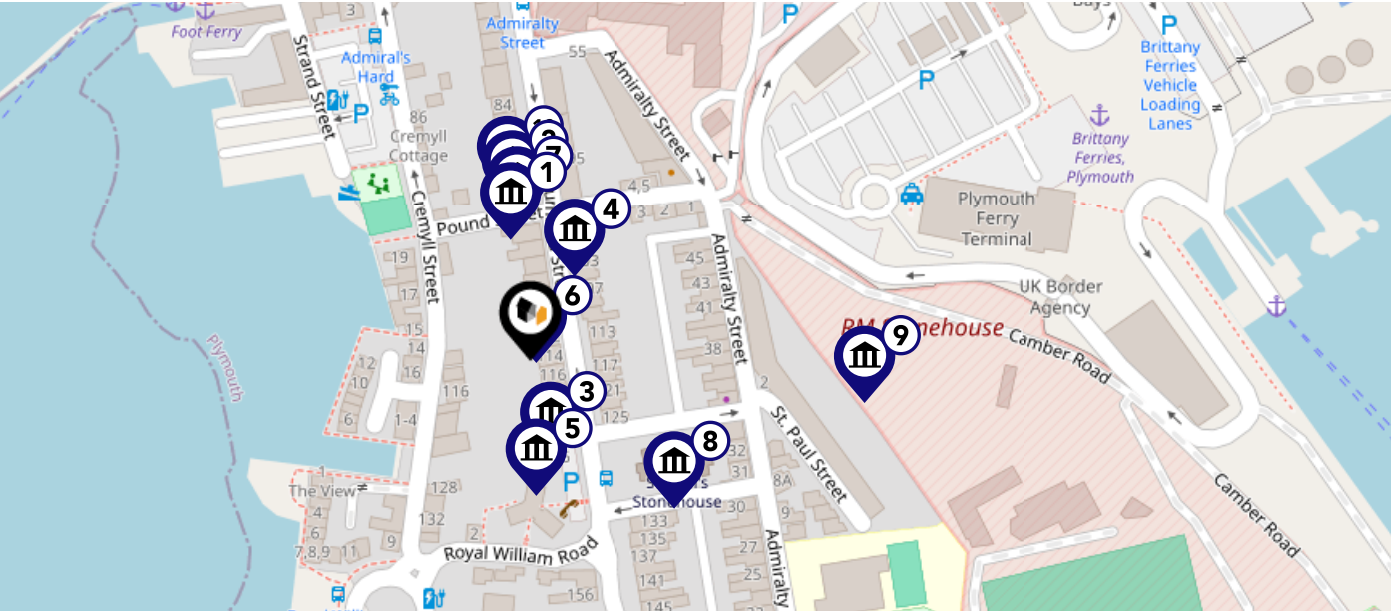
Nearby Landfill Sites











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

Maps

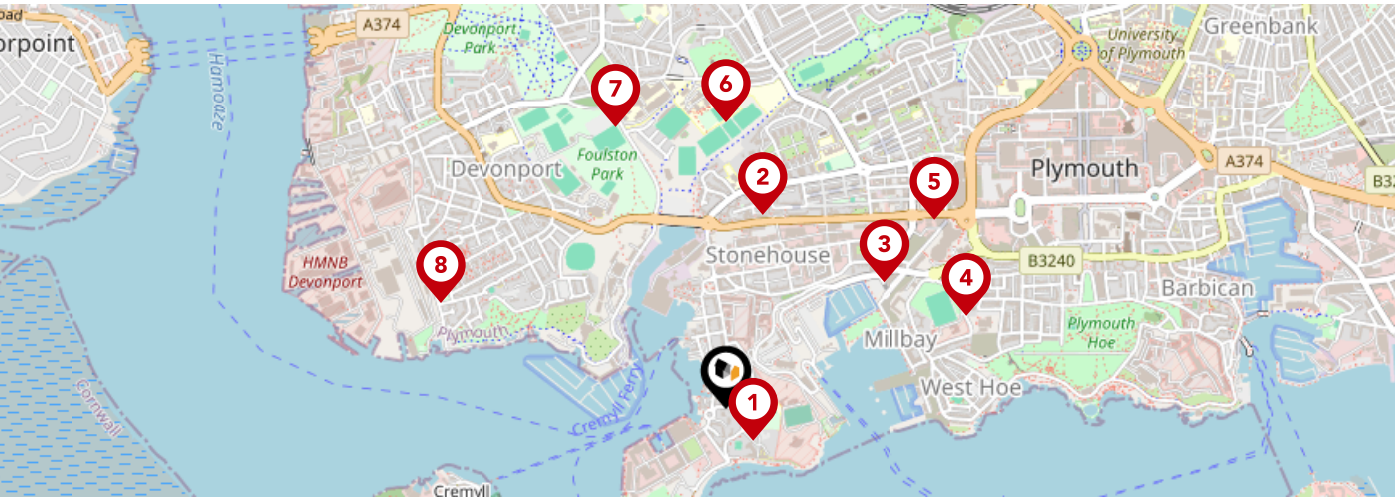
Listed Buildings









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



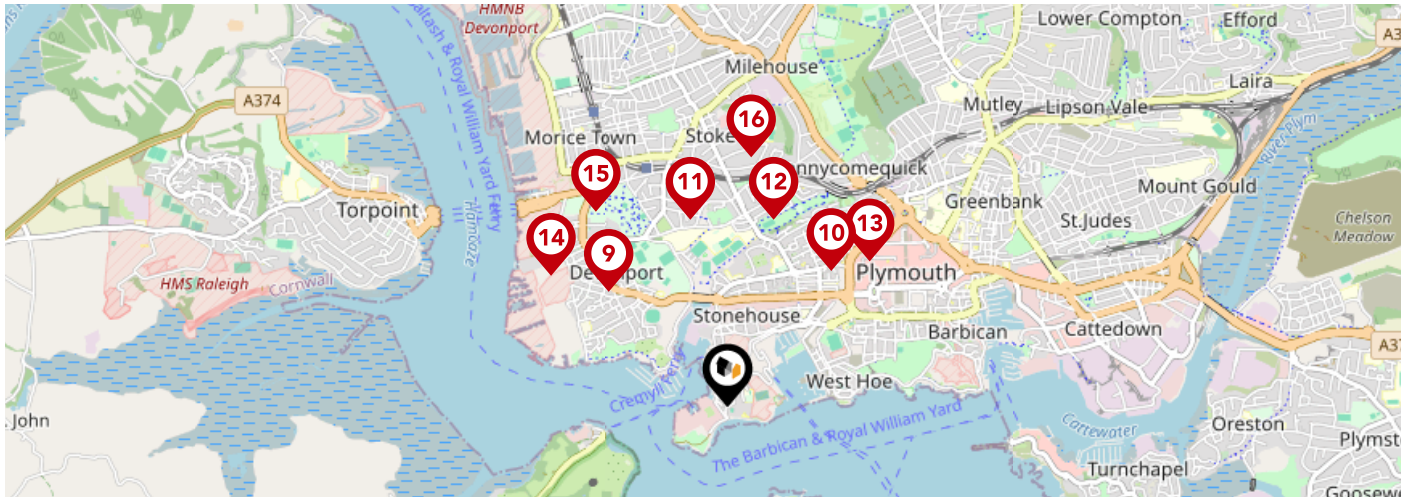
| Listed Buildings in the local district | | Grade | Distance |
|---|---|----------|-----------|
|  | 1117096 - 96, Durnford Street | Grade II | 0.0 miles |
|  | 1117094 - 92, Durnford Street | Grade II | 0.0 miles |
|  | 1117099 - Number 120 And 122 And Attached Forecourt Walls And Railings | Grade II | 0.0 miles |
|  | 1117097 - Numbers 97, 99 And 101 Including 99a And 101a | Grade II | 0.0 miles |
|  | 1117100 - Numbers 124 And 126 And Attached Forecourt Walls And Railings | Grade II | 0.0 miles |
|  | 1117098 - Numbers 102 To 118 And Attached Forecourt Walls And Railings | Grade II | 0.0 miles |
|  | 1117095 - Number 94 And Attached Forecourt Wall And Railings | Grade II | 0.0 miles |
|  | 1117102 - Church Of St Paul | Grade II | 0.1 miles |
|  | 1244646 - Royal Marine Barracks The Longroom | Grade II | 0.1 miles |
|  | 1117093 - Number 90 And Attached Forecourt Walls And Railings | Grade II | 0.1 miles |

Area Schools



| | | Nursery | Primary | Secondary | College | Private |
|---|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|  | St George's CofE Primary Academy Ofsted Rating: Good Pupils: 90 Distance:0.1 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | High Street Primary Academy Ofsted Rating: Good Pupils: 140 Distance:0.47 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Millbay Academy Ofsted Rating: Good Pupils: 545 Distance:0.48 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | St Andrew's Cof E VA Primary School Ofsted Rating: Good Pupils: 208 Distance:0.61 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | St Peter's CofE Primary School Ofsted Rating: Good Pupils: 154 Distance:0.66 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Devonport High School for Boys Ofsted Rating: Good Pupils: 1231 Distance:0.68 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | City College Plymouth Ofsted Rating: Good Pupils:0 Distance:0.72 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Mount Wise Community Primary School Ofsted Rating: Good Pupils: 268 Distance:0.72 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

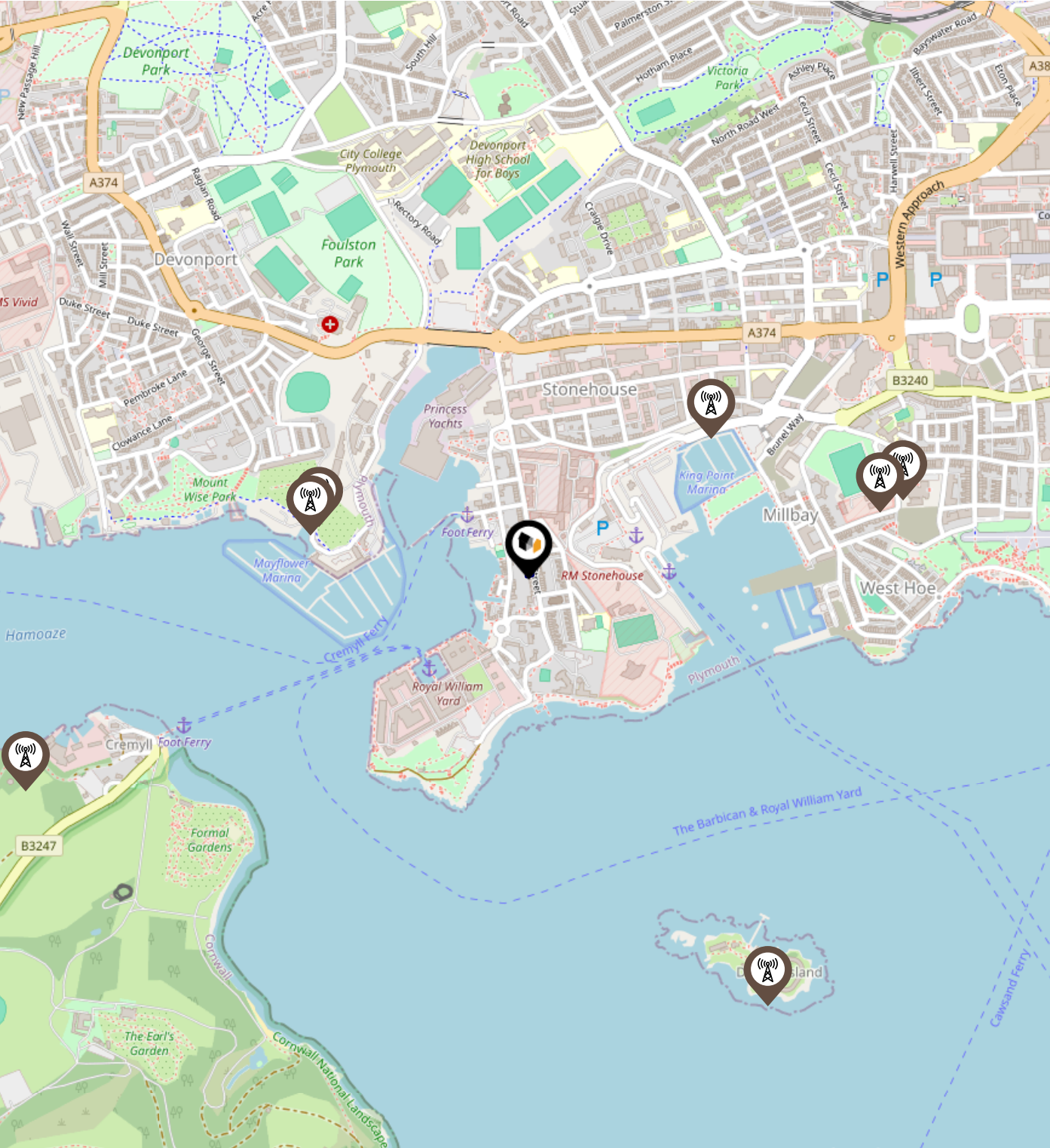
Area Schools



| | | Nursery | Primary | Secondary | College | Private |
|-----------|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 9 | St Joseph's Catholic Primary School Ofsted Rating: Good Pupils: 206 Distance:0.78 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 10 | The Cathedral School of St Mary Ofsted Rating: Requires improvement Pupils: 109 Distance:0.81 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 11 | Stoke Damerel Primary Academy Ofsted Rating: Good Pupils: 400 Distance:0.9 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 12 | Stuart Road Primary Academy Ofsted Rating: Good Pupils: 189 Distance:0.92 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 13 | Pilgrim Primary Academy Ofsted Rating: Outstanding Pupils: 390 Distance:0.97 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 14 | Marlborough Primary Academy Ofsted Rating: Good Pupils: 111 Distance:1.04 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 15 | UTC Plymouth Ofsted Rating: Good Pupils: 551 Distance:1.12 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 16 | Scott Medical and Healthcare College Ofsted Rating: Good Pupils: 233 Distance:1.19 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Local Area

Masts & Pylons



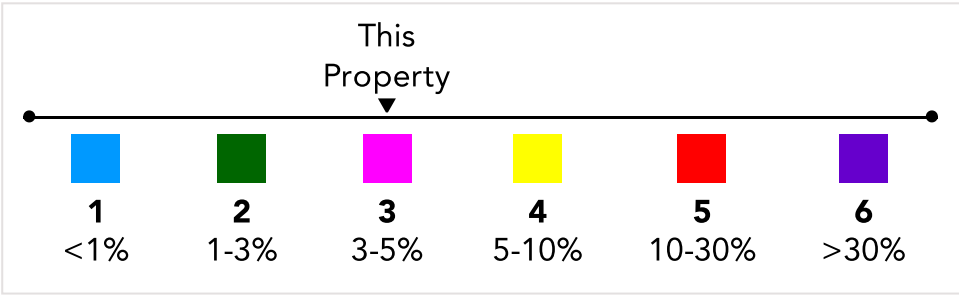
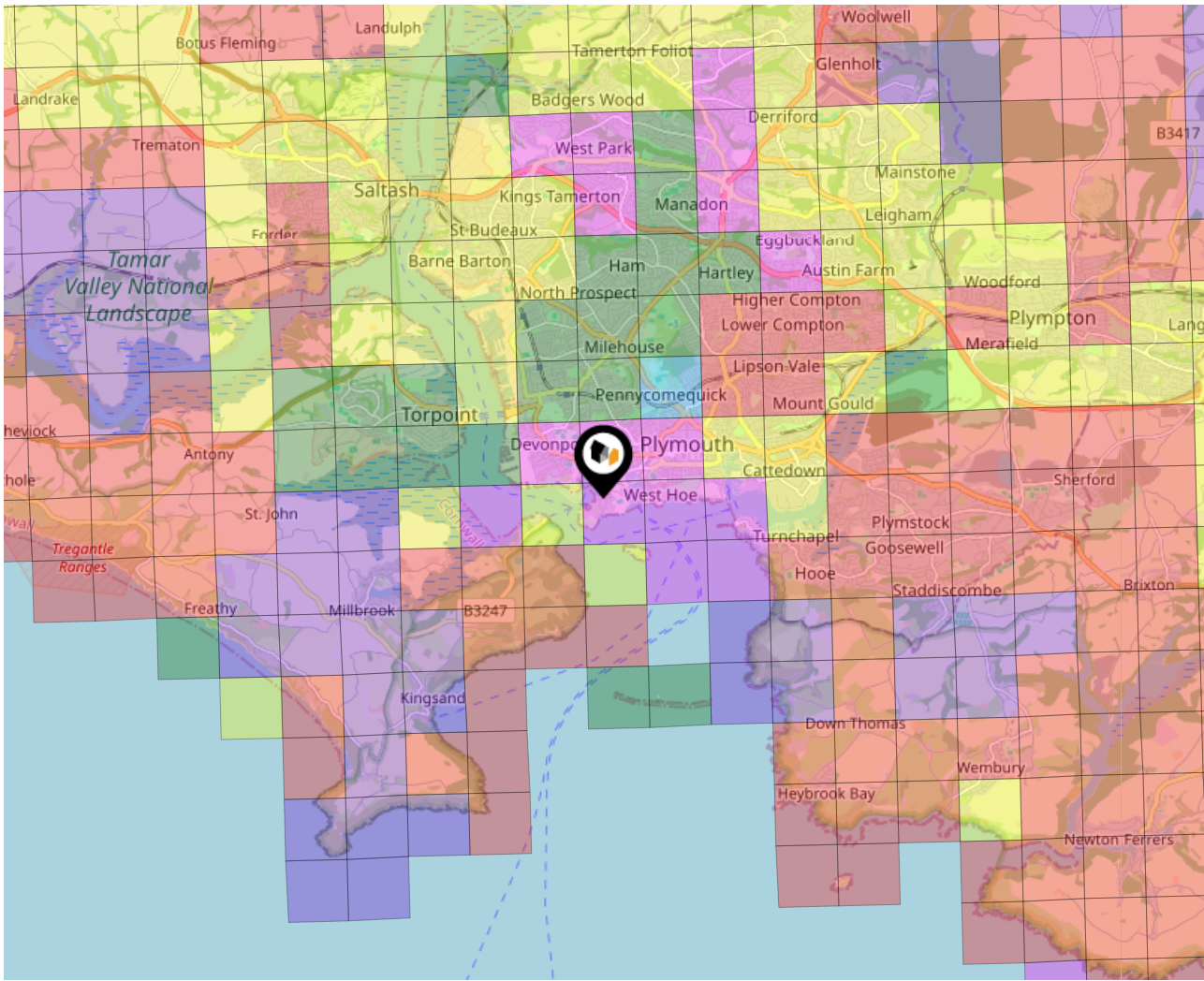
- Key:**
-  Power Pylons
 -  Communication Masts

Environment

Radon Gas

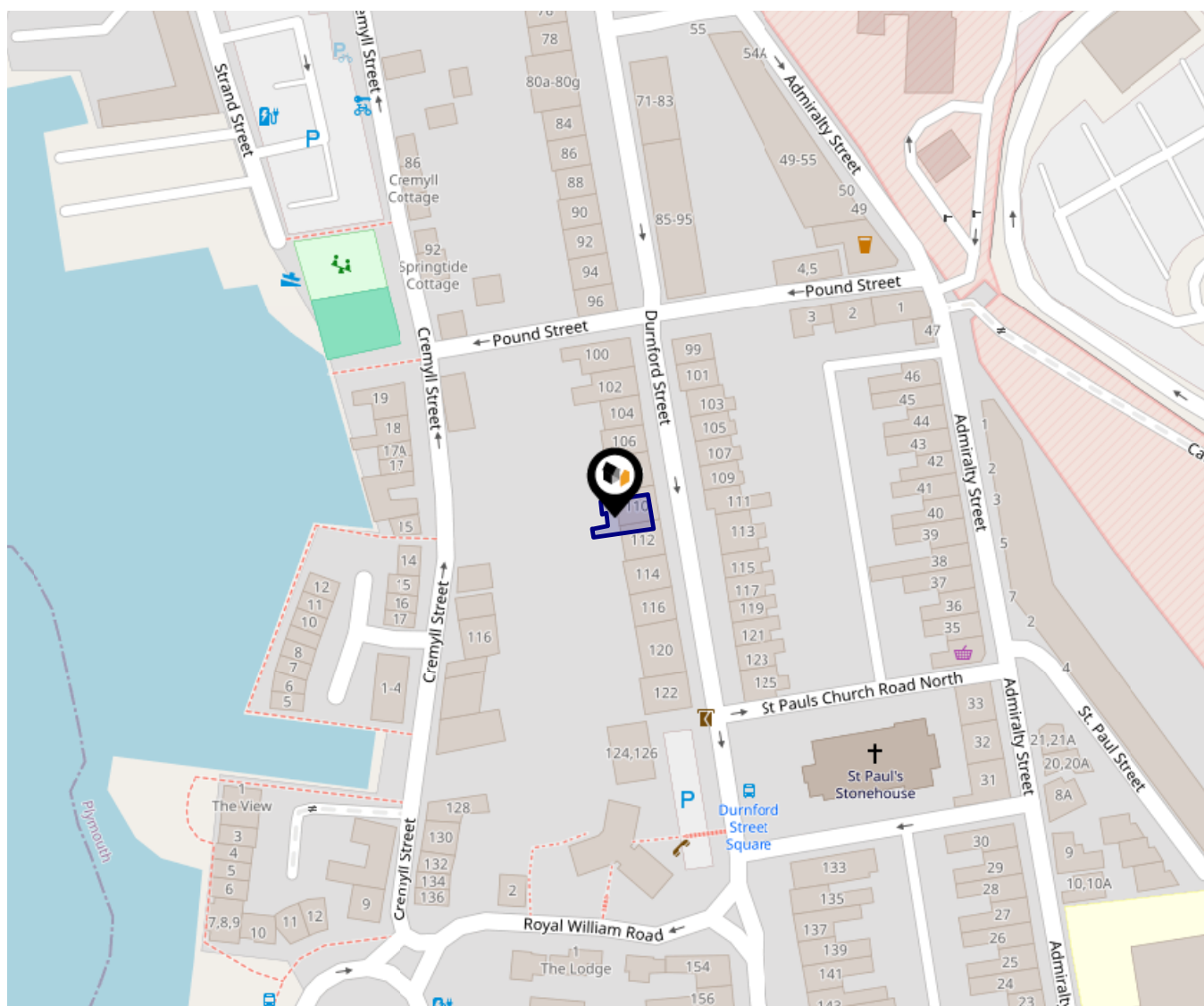
What is Radon?

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:

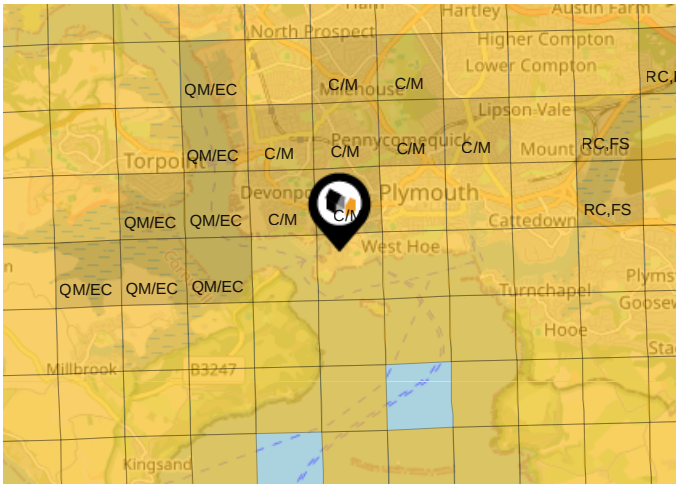
- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

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 | | |

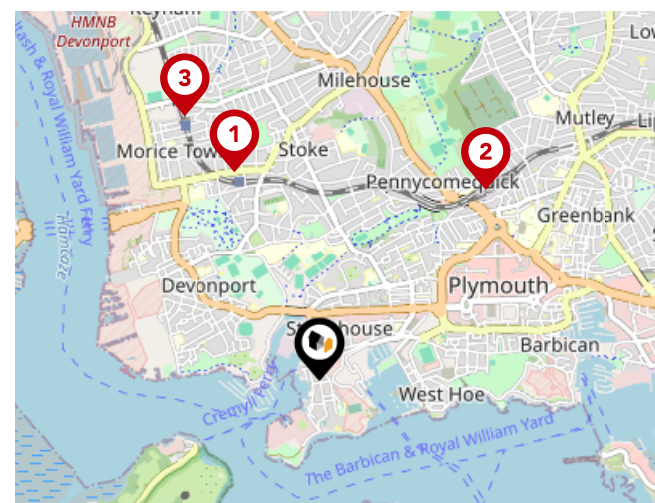


Primary Classifications (Most Common Clay Types)

| | |
|--------|--|
| 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 |

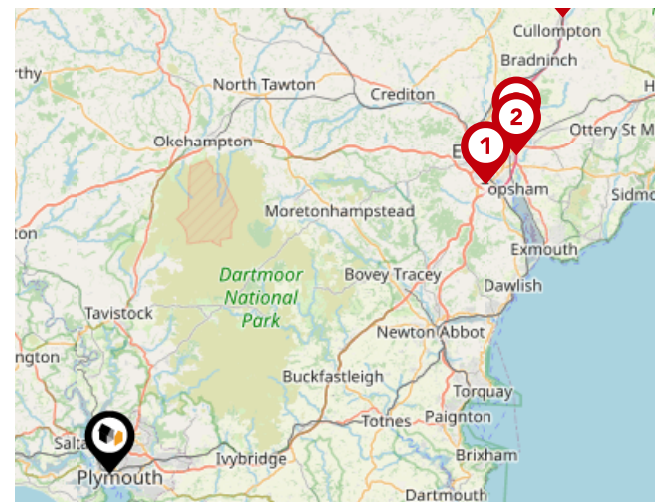
Area

Transport (National)



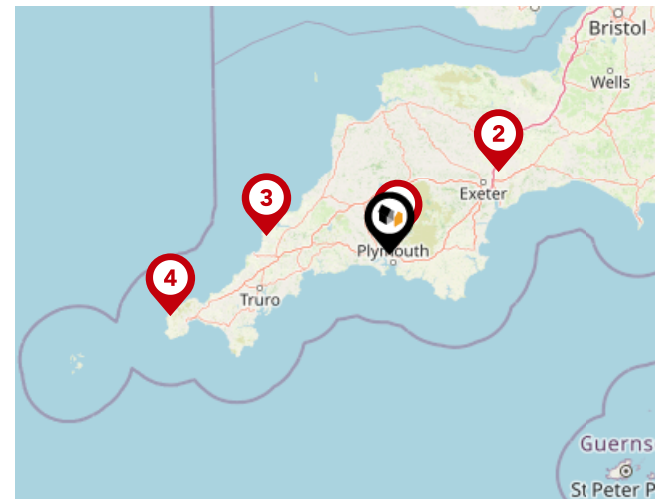
National Rail Stations

| Pin | Name | Distance |
|-----|----------------------------------|------------|
| 1 | Devonport Rail Station | 1.06 miles |
| 2 | Plymouth Rail Station | 1.2 miles |
| 3 | Dockyard (Plymouth) Rail Station | 1.4 miles |



Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|--------|-------------|
| 1 | M5 J31 | 35.85 miles |
| 2 | M5 J30 | 39 miles |
| 3 | M5 J29 | 39.77 miles |
| 4 | M5 J28 | 48.44 miles |

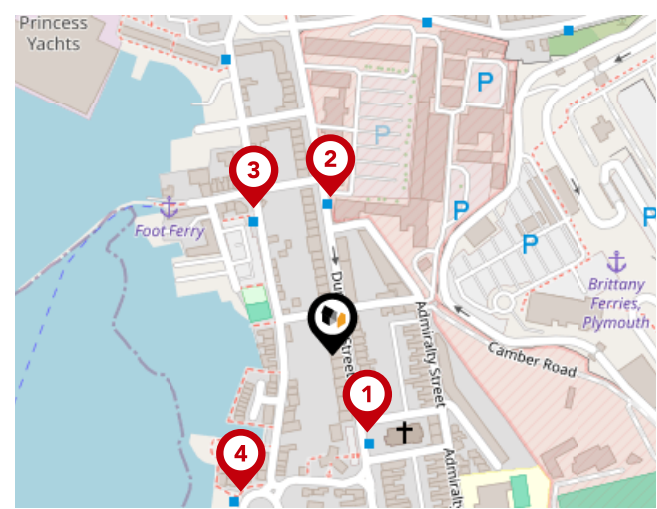


Airports/Helipads

| Pin | Name | Distance |
|-----|----------------|-------------|
| 1 | Glenholt | 4.62 miles |
| 2 | Exeter Airport | 41.43 miles |
| 3 | St Mawgan | 37.63 miles |
| 4 | Joppa | 69.05 miles |

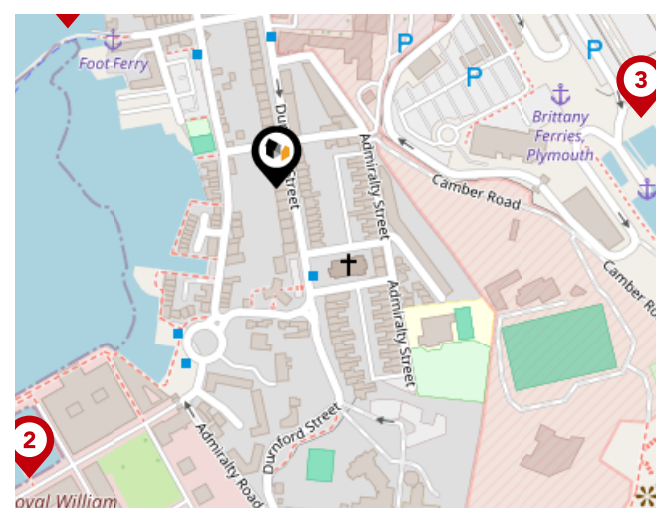
Area

Transport (Local)



Bus Stops/Stations

| Pin | Name | Distance |
|-----|--------------------|------------|
| 1 | St Paul's Church | 0.05 miles |
| 2 | Admiralty Street | 0.09 miles |
| 3 | Cremyll Street | 0.1 miles |
| 4 | Royal William Yard | 0.1 miles |
| 5 | Market Street | 0.21 miles |



Ferry Terminals

| Pin | Name | Distance |
|-----|------------------------------------|------------|
| 1 | Plymouth Stonehouse Ferry Terminal | 0.15 miles |
| 2 | Royal William Yard Ferry Landing | 0.22 miles |
| 3 | Plymouth Ferry Terminal | 0.22 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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6 Mannamead Road Plymouth Devon PL4
7AA
01752 256000
property@langtownandcountry.com
www.langtownandcountry.com

