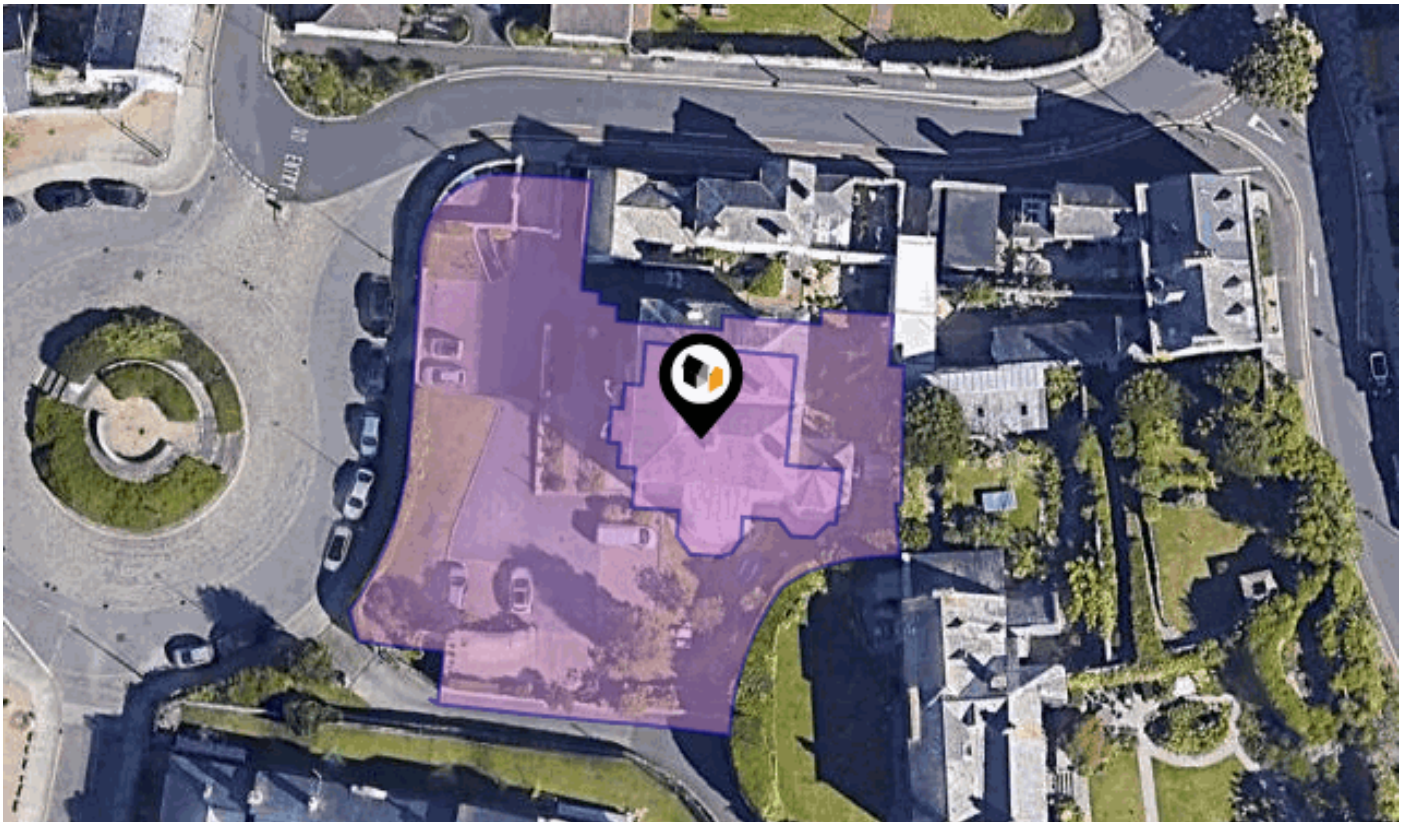# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 07th May 2025

FLAT 1, THE MANSION HOUSE, 5, ROYAL WILLIAM ROAD, PLYMOUTH, PL1 3RQ

Property
Overview

Property

Type:	Flat / Maisonette	**Last Sold Date:**	05/10/2010
Bedrooms:	2	**Last Sold Price:**	£243,000
Floor Area:	871 ft^2 / 81 m^2	**Last Sold £/ft^2:**	£282
Plot Area:	0.37 acres	**Tenure:**	Leasehold
Year Built :	Before 1900	**Start Date:**	08/02/1999
Council Tax :	Band D	**End Date:**	24/06/2996
Annual Estimate:	£2,325	**Lease Term:**	999 years from 24 June 1997
Title Number:	DN410343	**Term Remaining:**	971 years
UPRN:	100040482426		

Local Area

Local Authority:	City of plymouth
Conservation Area:	Stonehouse Peninsula
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

5 mb/s

1000 mb/s

Mobile Coverage:
(based on calls indoors)

O2   EE   3   Vodafone

Satellite/Fibre TV Availability:

✔   ✔   ✔

BT   sky   Virgin media

Property
Multiple Title Plans

Freehold Title Plan
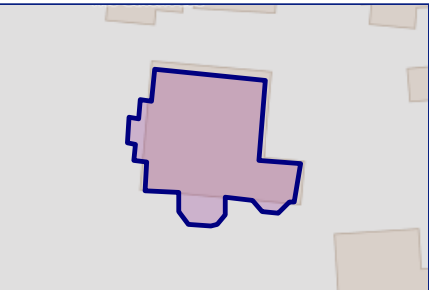
DN393182

Leasehold Title Plan
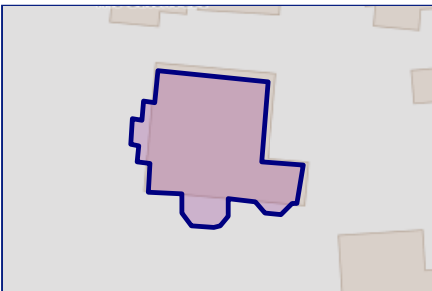
DN410343

Start Date:	08/02/1999
End Date:	24/06/2996
Lease Term:	999 years from 24 June 1997
Term Remaining:	971 years

Property
EPC - Certificate

Flat 1, The Mansion House, 5 Royal William Road, PL1 3RQ

Energy rating

D

Valid until 29.11.2032	Certificate number 9140-2620-2094-2872-5441

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 | C
55-68	D	56 | 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:	Rental
Energy Tariff:	Dual
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	00
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Granite or whinstone, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	(another dwelling above)
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	81 m^2

Maps
Coal Mining

This map displays nearby coal mine entrances and their classifications.
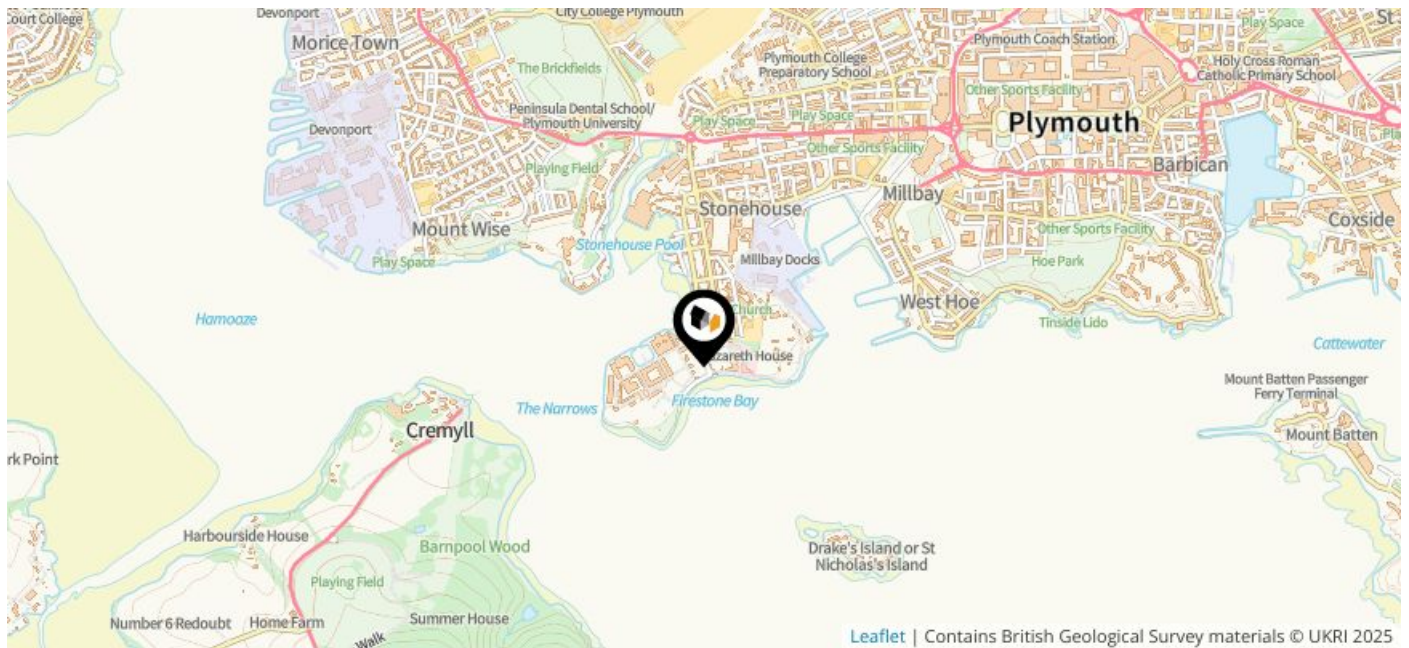
| Mine Entry |
| --- |

✕   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.
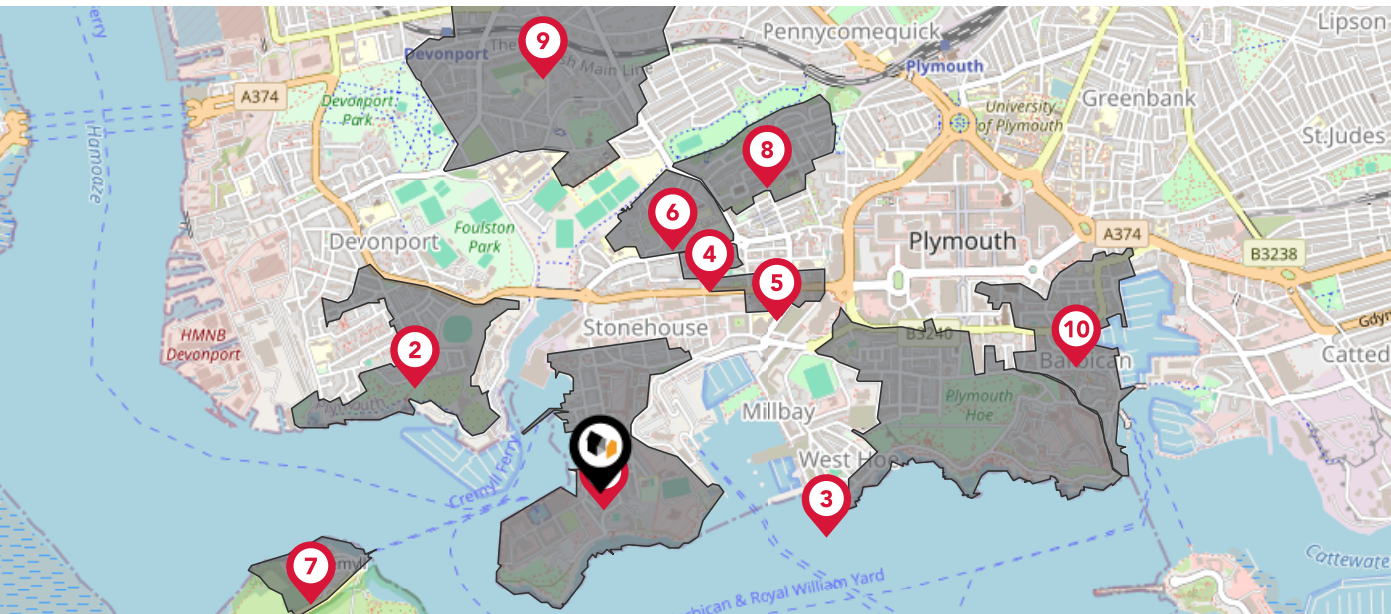

Nearby Conservation Areas
1 Stonehouse Peninsula
2 Devonport
3 The Hoe
4 Adelaide Street / Clarence Place
5 Union Street (Plymouth, City of (Ua))
6 Royal Naval Hospital
7 Cremyll
8 North Stonehouse
9 STOKE
10 Barbican (Plymouth, City of (Ua))

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
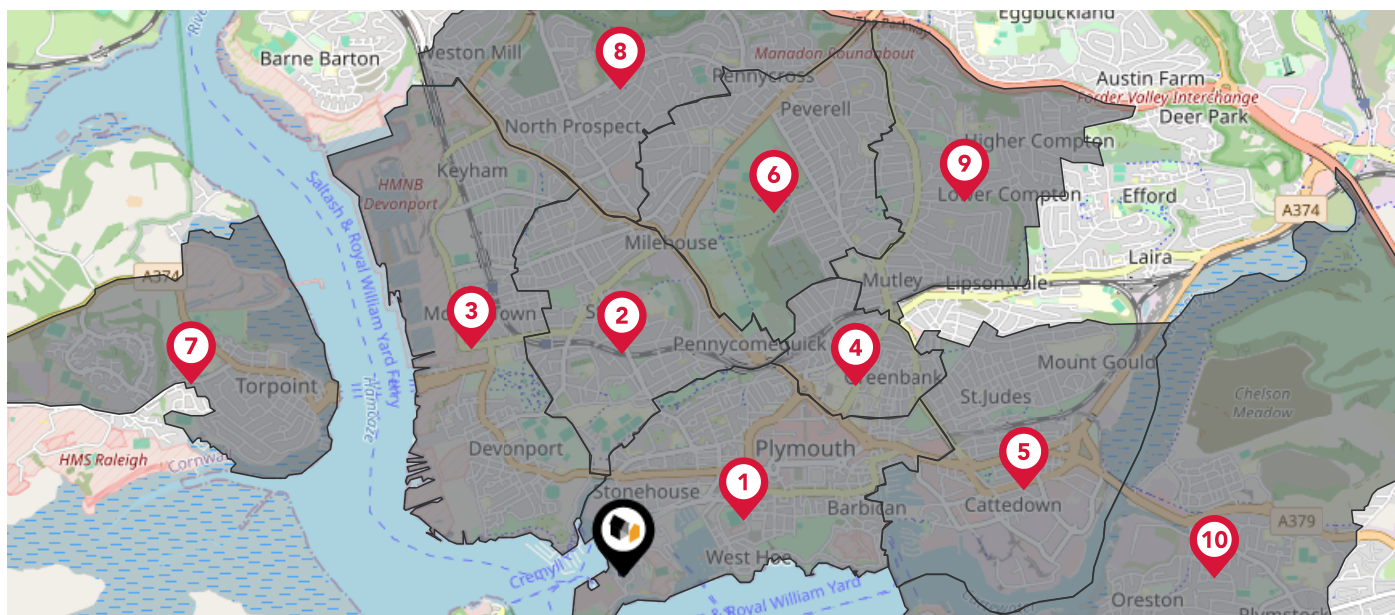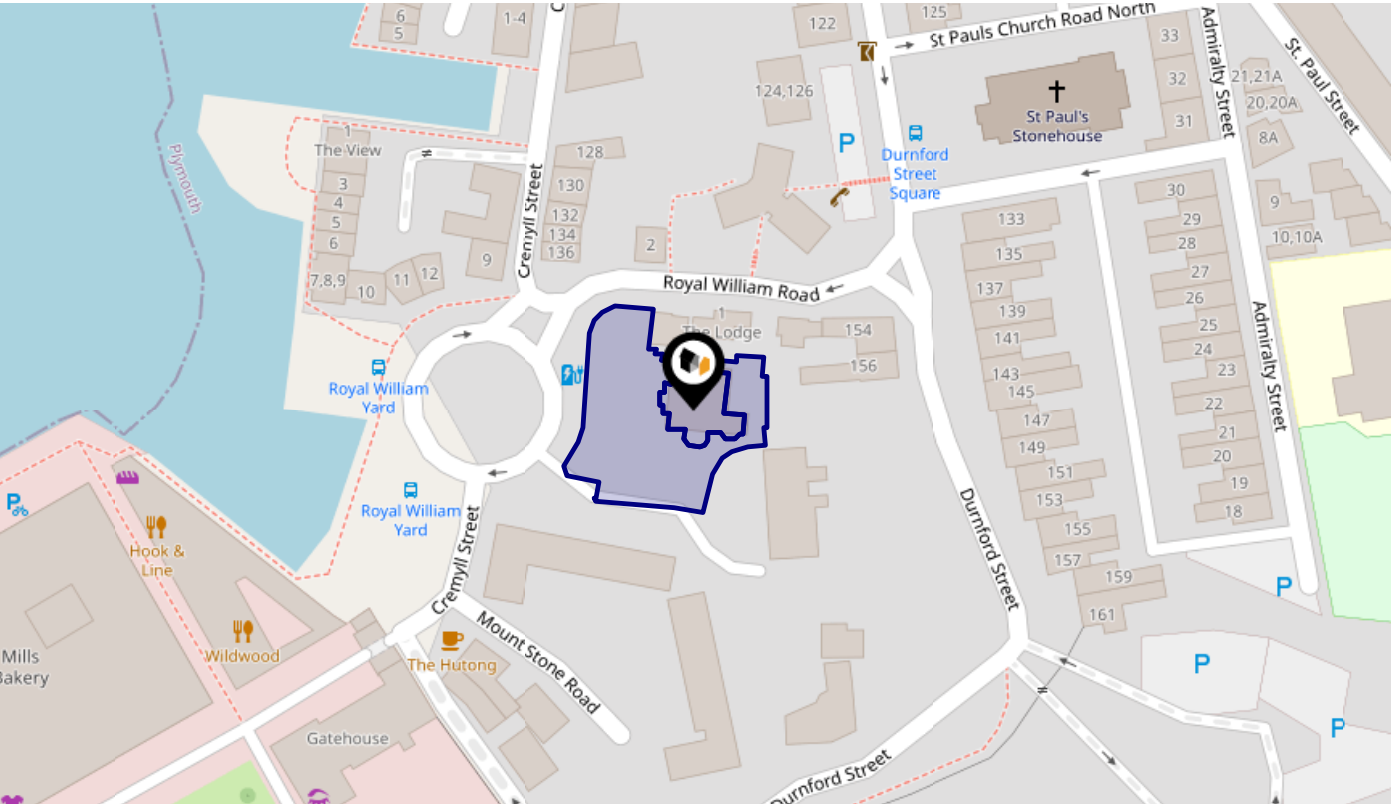

Nearby Council Wards

1	St. Peter and the Waterfront Ward	
2	Stoke Ward	
3	Devonport Ward	
4	Drake Ward	
5	Sutton and Mount Gould Ward	
6	Peverell 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...

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.

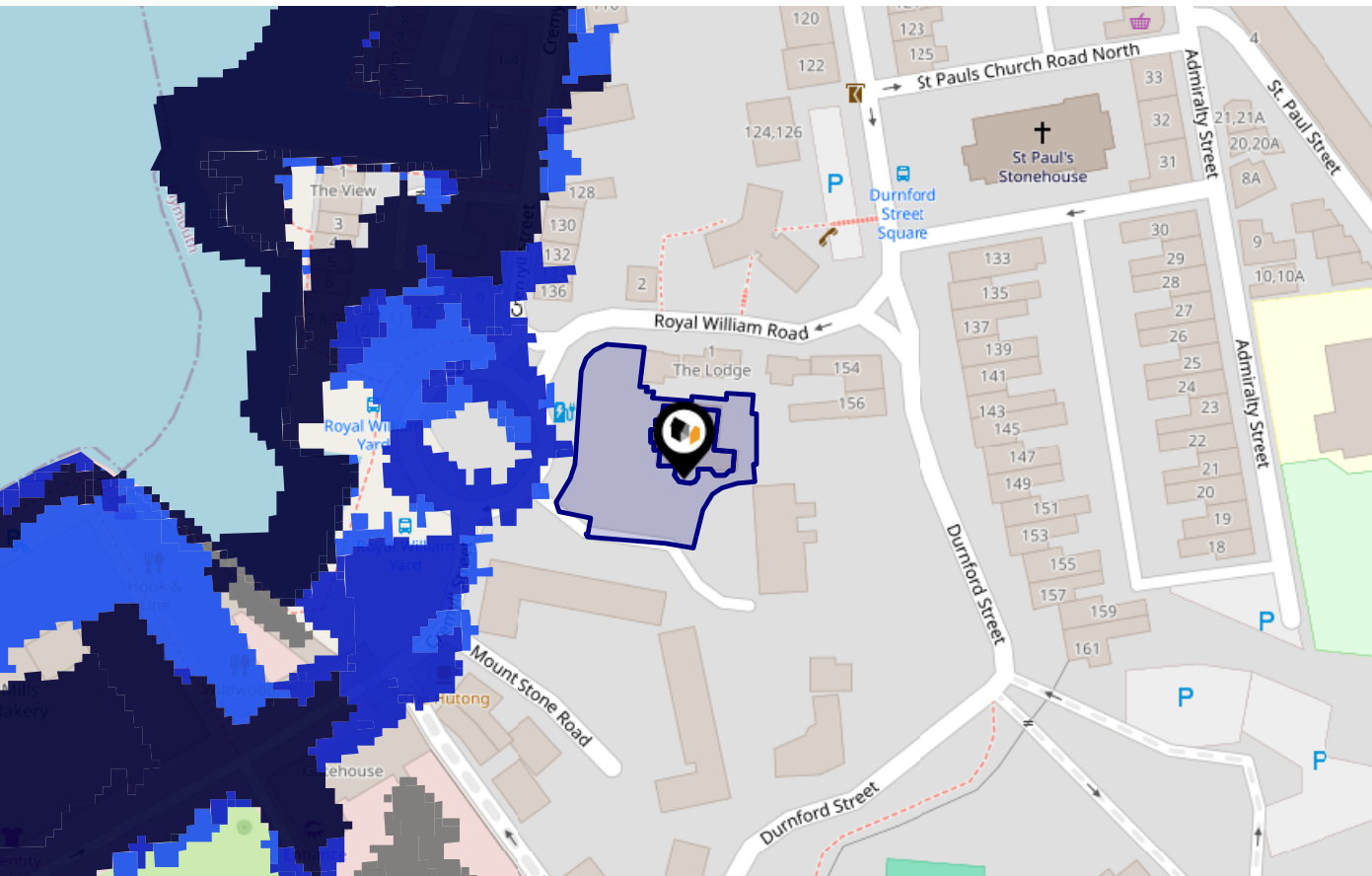The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

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	🟥
4	70.0-74.9 dB	🟧
3	65.0-69.9 dB	🟨
2	60.0-64.9 dB	🟩
1	55.0-59.9 dB	🟦

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.
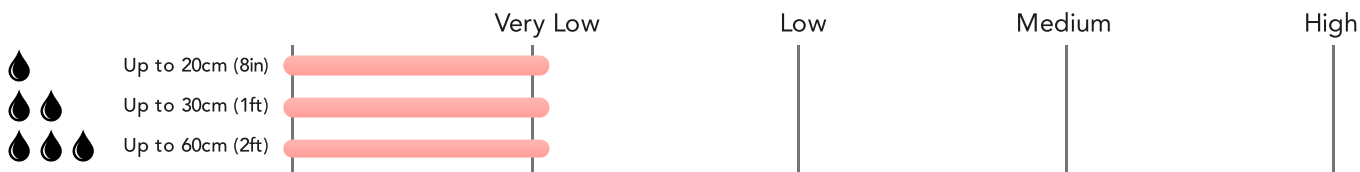

Risk Rating: Very low

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.

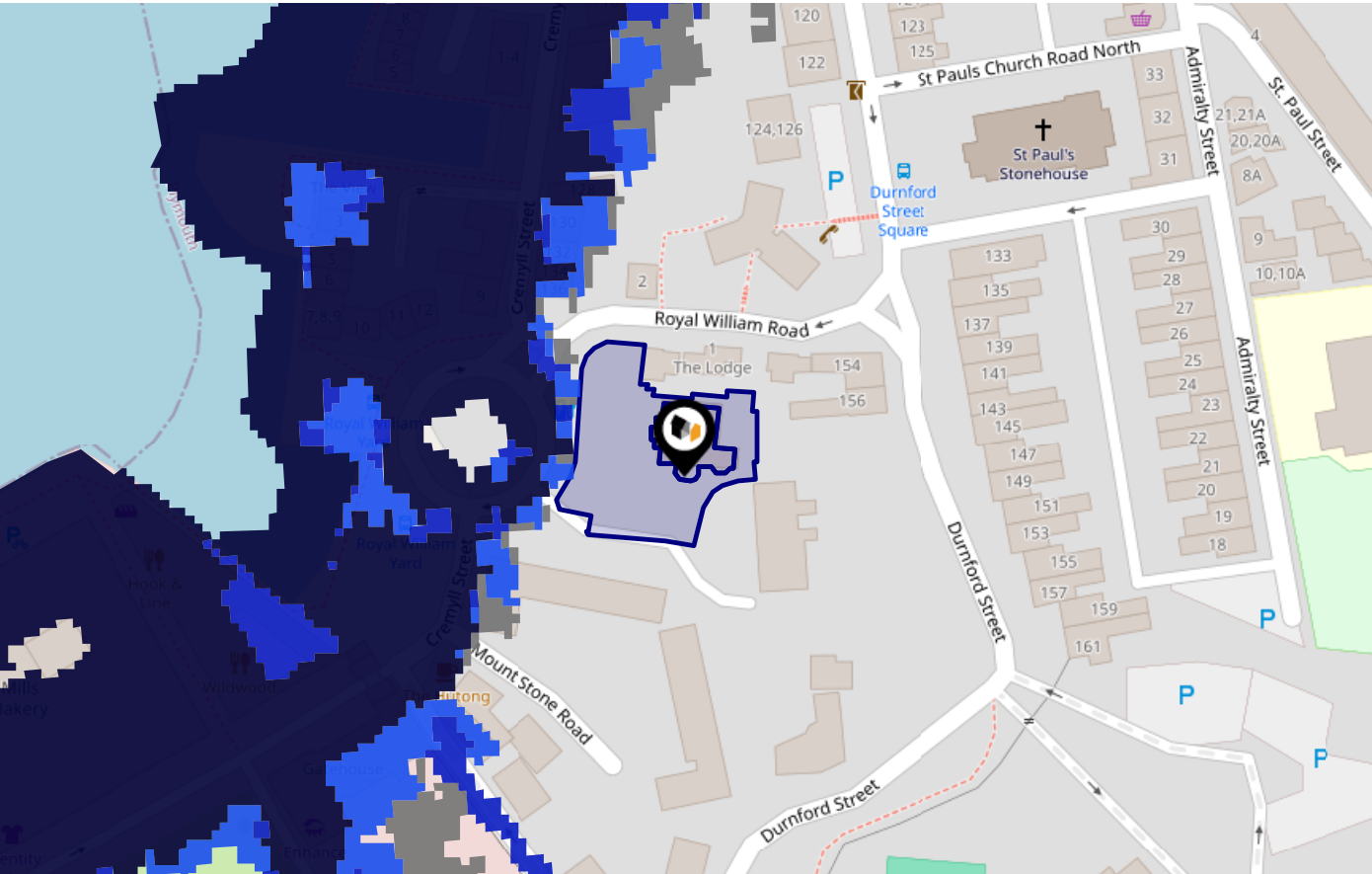■ **Very Low Risk -** an area in which the risk is below **1 in 1000 (0.25%)** in any one year.

Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
Up to 20cm (8in)					
Up to 30cm (1ft)					
Up to 60cm (2ft)					

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.
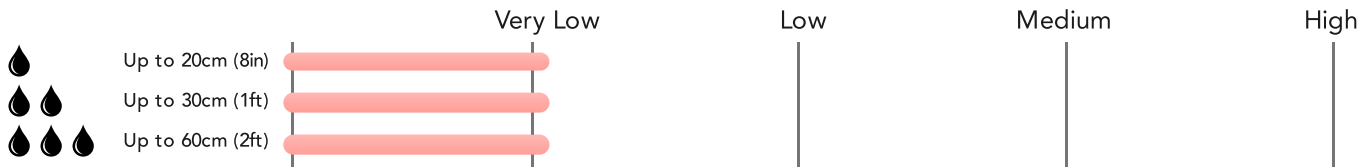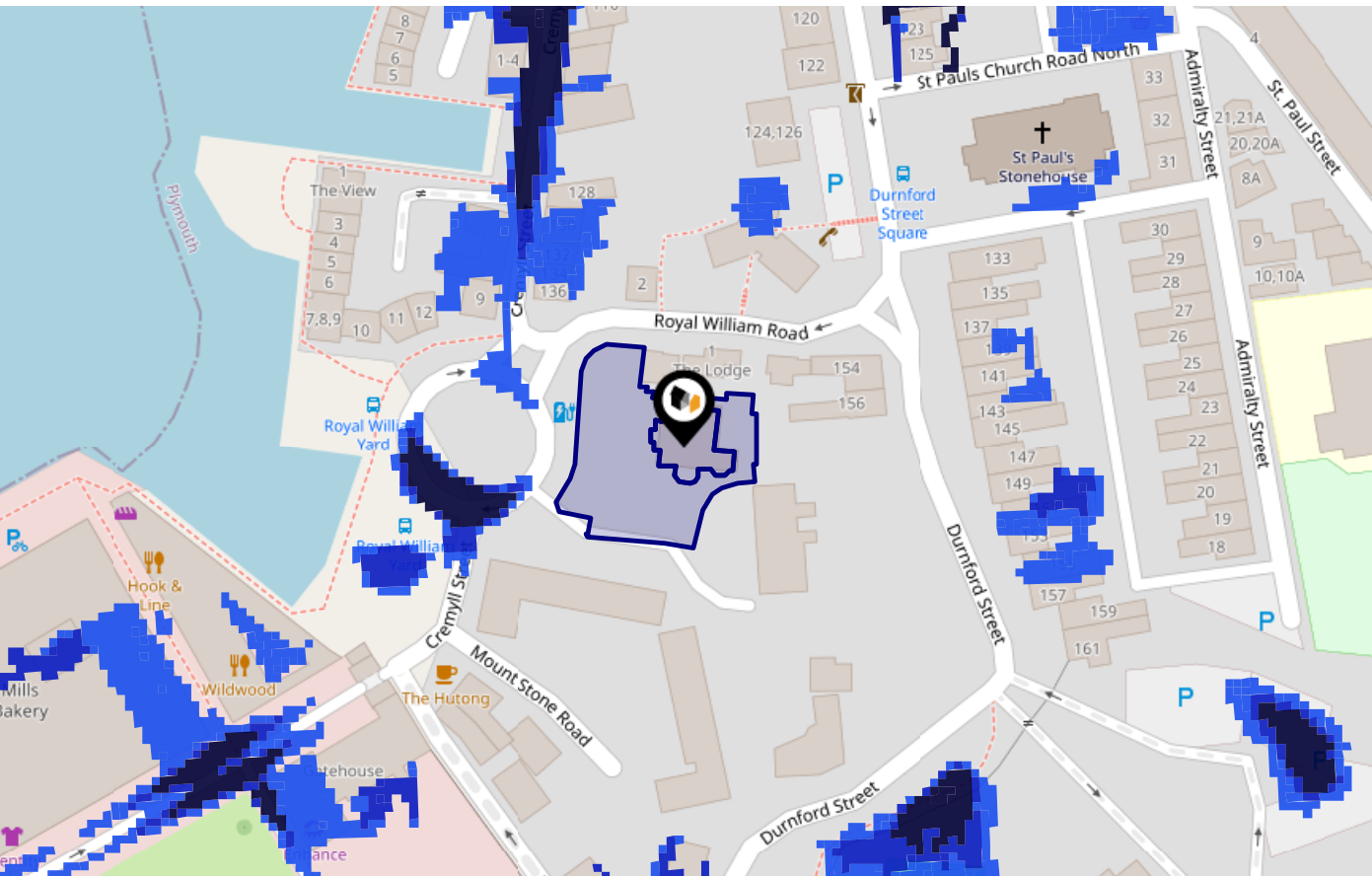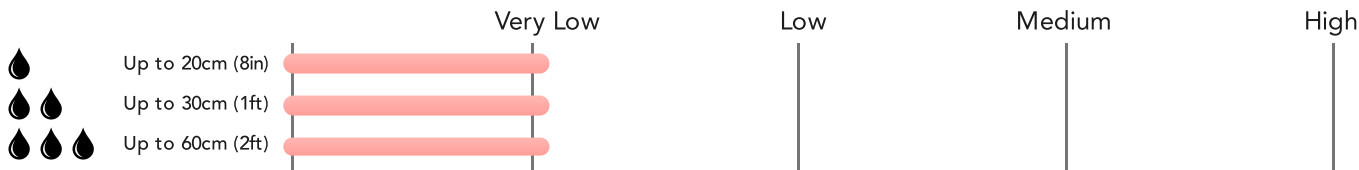

Risk Rating: Very low

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.
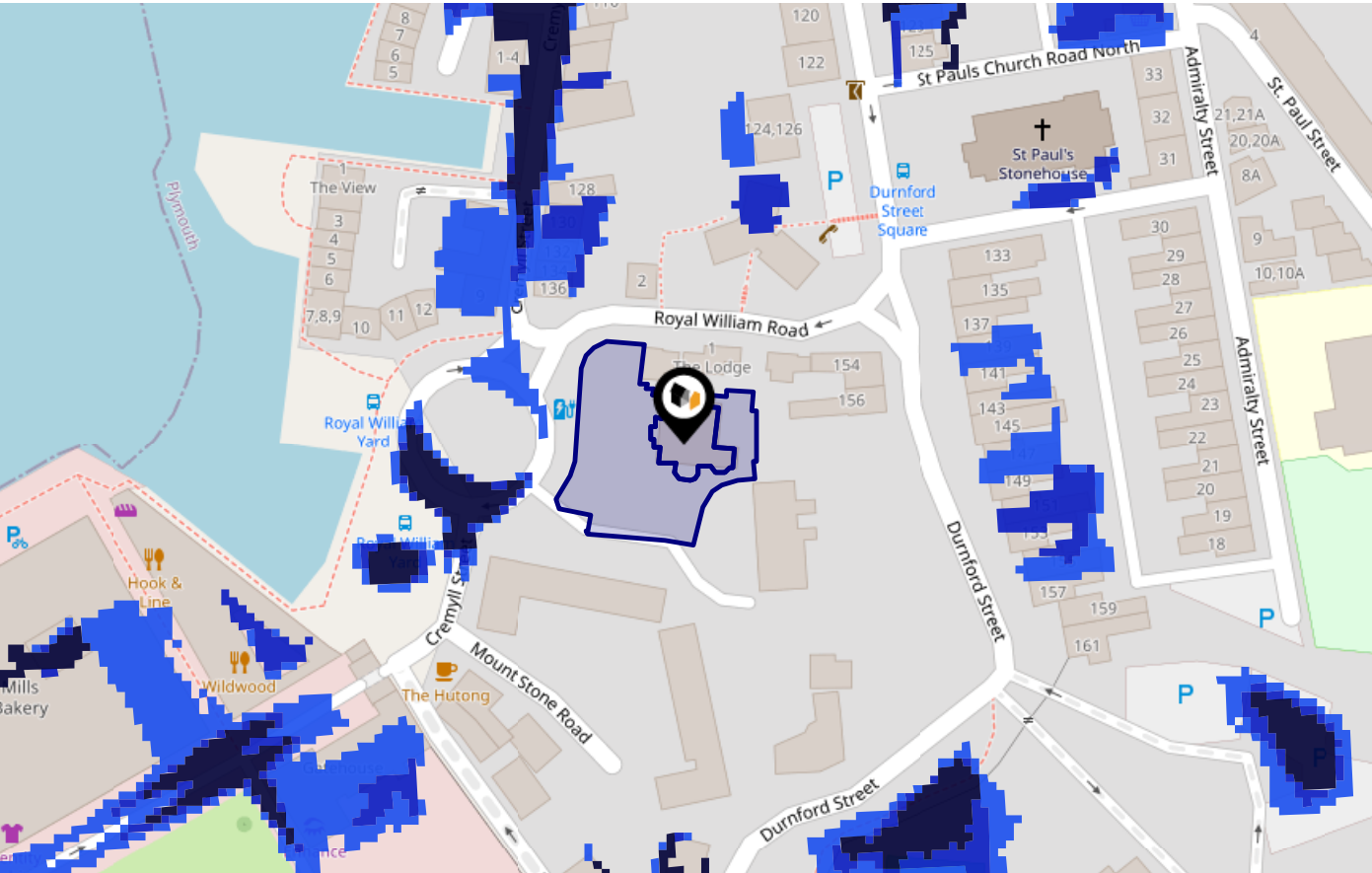
Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
💧	Up to 20cm (8in)				
💧💧	Up to 30cm (1ft)				
💧💧💧	Up to 60cm (2ft)				

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:

		Very Low	Low	Medium	High
🌢	Up to 20cm (8in)				
🌢🌢	Up to 30cm (1ft)				
🌢🌢🌢	Up to 60cm (2ft)				

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.
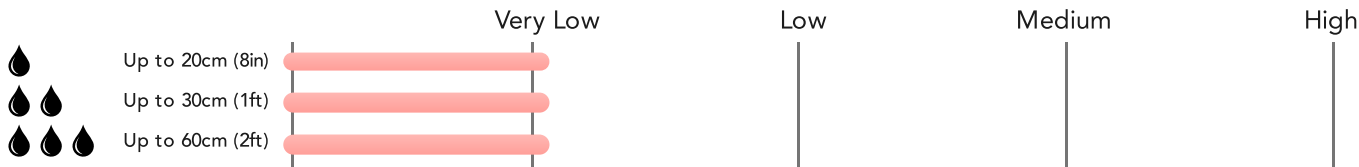

Risk Rating: Very low

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.

■ **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:

		Very Low	Low	Medium	High
💧	Up to 20cm (8in)				
💧💧	Up to 30cm (1ft)				
💧💧💧	Up to 60cm (2ft)				

Maps
Green Belt
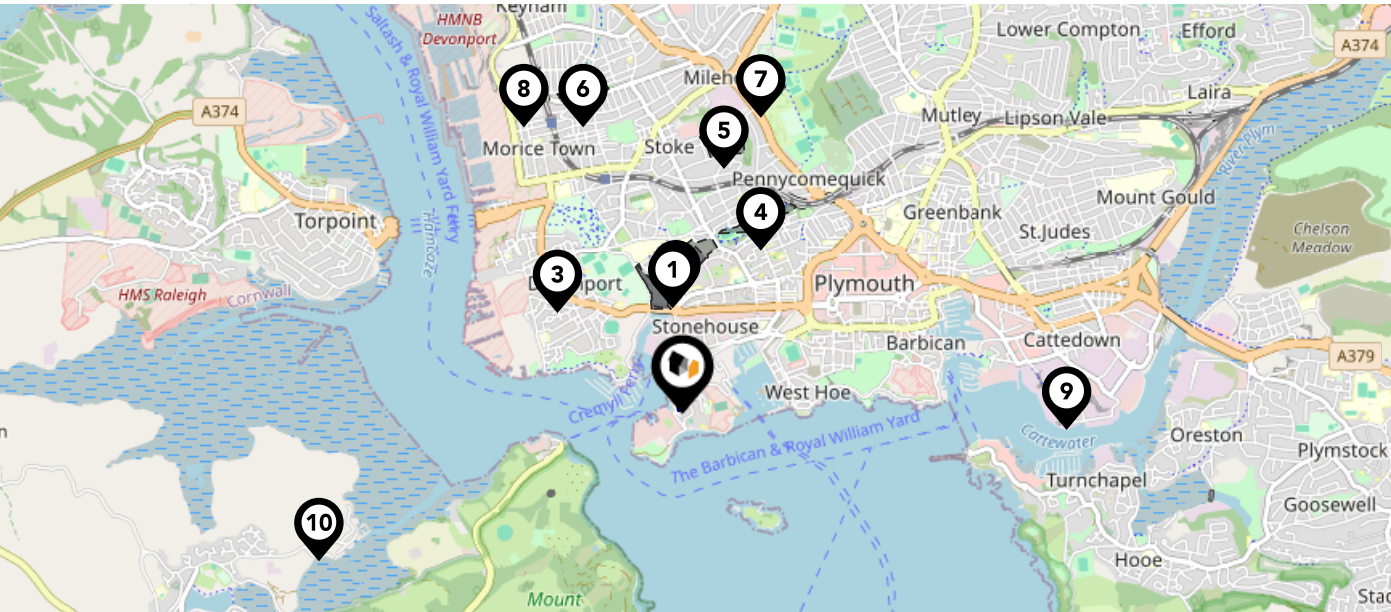
This map displays nearby areas that have been designated as Green Belt...
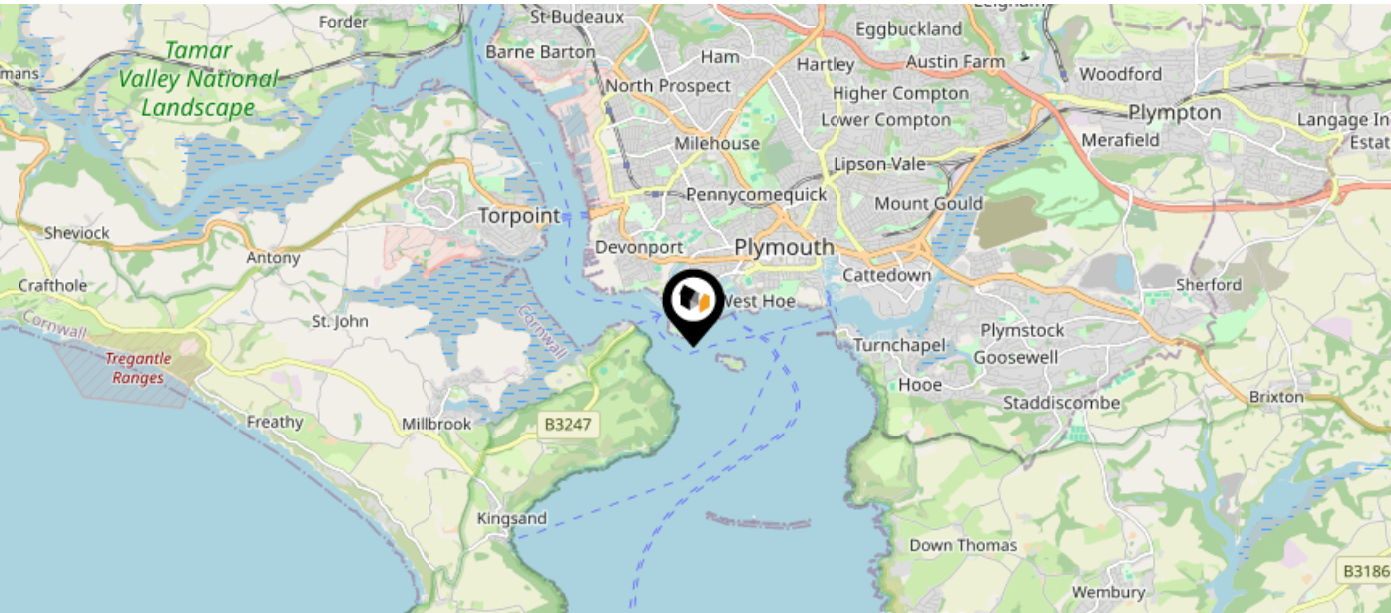
No data available.

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	Severnside Waste Paper-Wallsend Industrial Estate, Cattedown, Plymouth, Devon	Historic Landfill	
10	Southdown Quarry-Southdown Road, Millbrook, Torpoint, Cornwall	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...
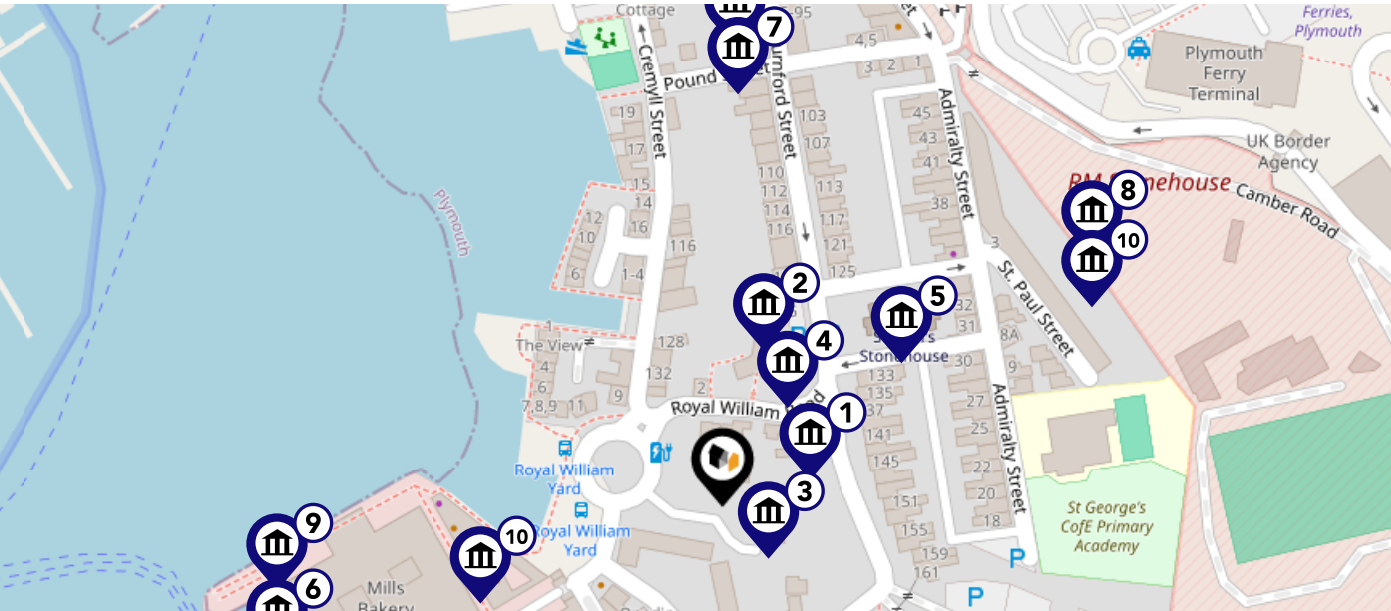
| Listed Buildings in the local district	Grade	Distance
① 1117101 - Number 154 And 156 And Railings And Steps To Number 154	Grade II	0.0 miles
② 1117100 - Numbers 124 And 126 And Attached Forecourt Walls And Railings	Grade II	0.0 miles
③ 1130048 - Mount Stone	Grade II	0.0 miles
④ 1391245 - K6 Telephone Kiosk Opposite St Paul's Church	Grade II	0.0 miles
⑤ 1117102 - Church Of St Paul	Grade II	0.1 miles
⑥ 1378529 - Dock Basin Walls And 6 Associated Bollards, Royal William Victualling Yard	Grade I	0.1 miles
⑦ 1117096 - 96, Durnford Street	Grade II	0.1 miles
⑧ 1244646 - Royal Marine Barracks The Longroom	Grade II	0.1 miles
⑨ 1117093 - Number 90 And Attached Forecourt Walls And Railings	Grade II	0.1 miles
⑩ 1378535 - Slaughterhouse And Attached Yard Wall, Royal William Victualling Yard	Grade I	0.1 miles
⑨ 1378533 - North East Quay Wall And 2 Bollards Royal William Victualling Yard	Grade I	0.1 miles
⑩ 1117107 - Royal Marine Barracks, Emmas Cottage, Building Number 9 And Attached Walls	Grade II	0.1 miles

KFB - Key Facts For Buyers
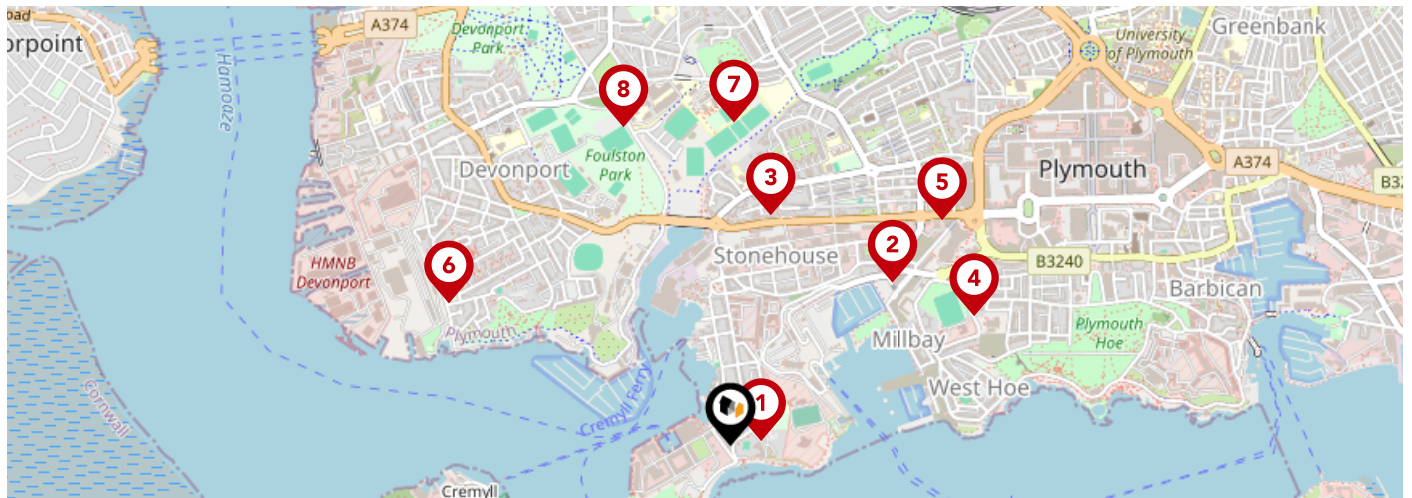
	Nursery	Primary	Secondary	College	Private
1 St George's CofE Primary Academy Ofsted Rating: Good | Pupils: 90 | Distance:0.07	☐	☑	☐	☐	☐
2 Millbay Academy Ofsted Rating: Good | Pupils: 545 | Distance:0.54	☐	☑	☑	☐	☐
3 High Street Primary Academy Ofsted Rating: Good | Pupils: 140 | Distance:0.55	☐	☑	☐	☐	☐
4 St Andrew's Cof E VA Primary School Ofsted Rating: Good | Pupils: 208 | Distance:0.65	☐	☑	☐	☐	☐
5 St Peter's CofE Primary School Ofsted Rating: Good | Pupils: 154 | Distance:0.73	☐	☑	☐	☐	☐
6 Mount Wise Community Primary School Ofsted Rating: Good | Pupils: 268 | Distance:0.75	☐	☑	☐	☐	☐
7 Devonport High School for Boys Ofsted Rating: Good | Pupils: 1231 | Distance:0.76	☐	☐	☑	☐	☐
8 City College Plymouth Ofsted Rating: Good | Pupils:0 | Distance:0.79	☐	☐	☑	☐	☐

Area
Schools
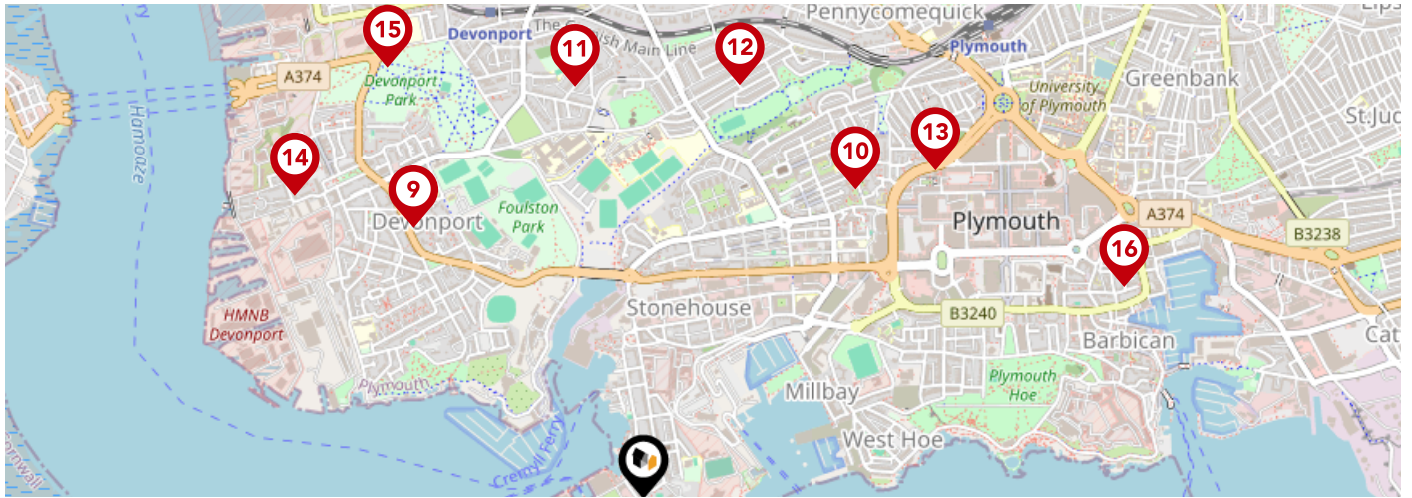
	Nursery	Primary	Secondary	College	Private
9 St Joseph's Catholic Primary School Ofsted Rating: Good	Pupils: 206	Distance:0.84	☐	☑	☐	☐	☐
10 The Cathedral School of St Mary Ofsted Rating: Requires improvement	Pupils: 109	Distance:0.89	☐	☑	☐	☐	☐
11 Stoke Damerel Primary Academy Ofsted Rating: Good	Pupils: 400	Distance:0.99	☐	☑	☐	☐	☐
12 Stuart Road Primary Academy Ofsted Rating: Good	Pupils: 189	Distance:1	☐	☑	☐	☐	☐
13 Pilgrim Primary Academy Ofsted Rating: Outstanding	Pupils: 390	Distance:1.04	☐	☑	☐	☐	☐
14 Marlborough Primary Academy Ofsted Rating: Good	Pupils: 111	Distance:1.09	☐	☑	☐	☐	☐
15 UTC Plymouth Ofsted Rating: Good	Pupils: 551	Distance:1.18	☐	☐	☑	☐	☐
16 ACE Schools Plymouth Ofsted Rating: Good	Pupils: 233	Distance:1.24	☐	☐	☑	☐	☐
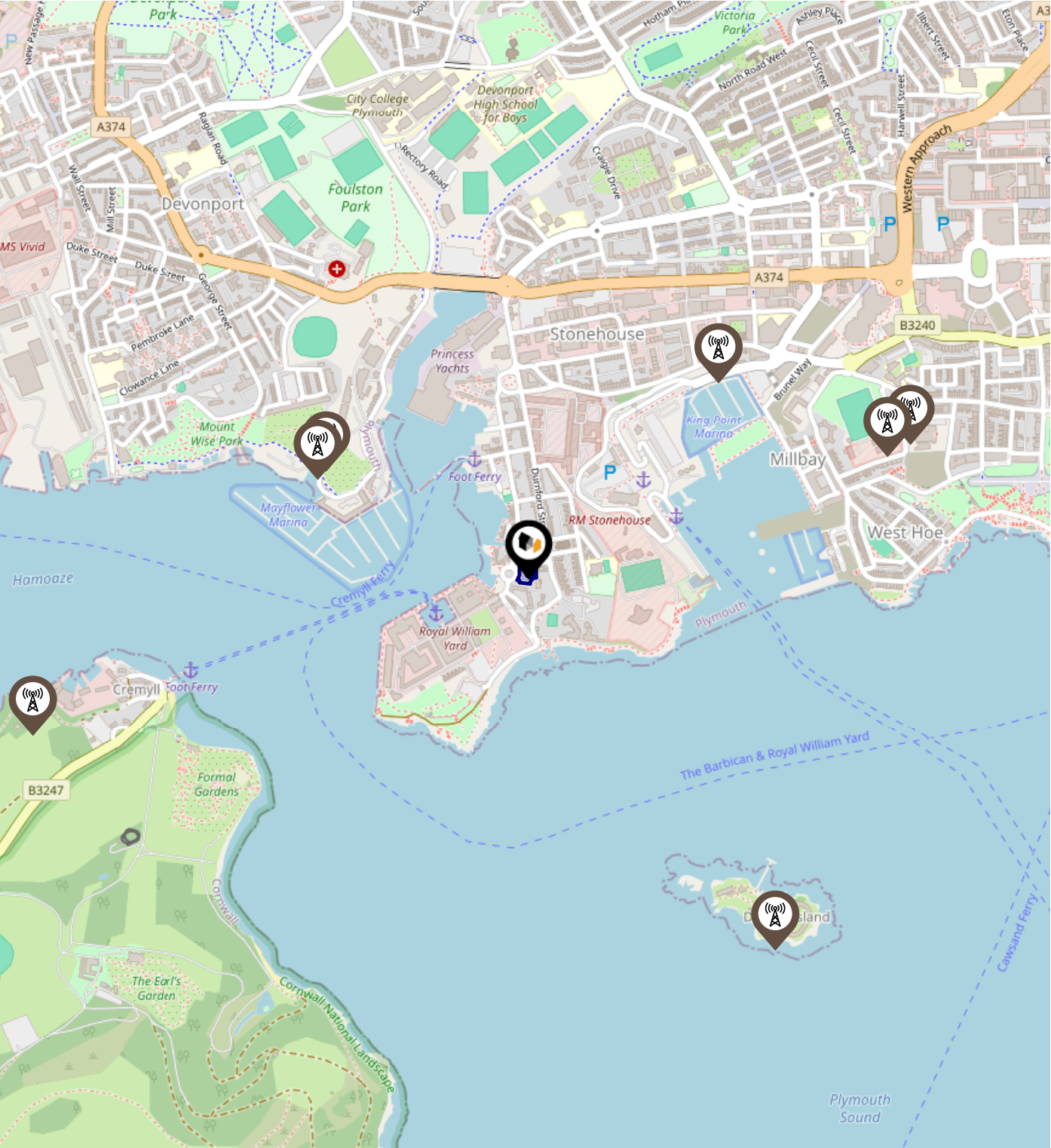
Key:

🔵 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).

	This Property ▼				
🟦	🟩	🟪	🟨	🟥	🟪
1	**2**	**3**	**4**	**5**	**6**
<1%	1-3%	3-5%	5-10%	10-30%	>30%
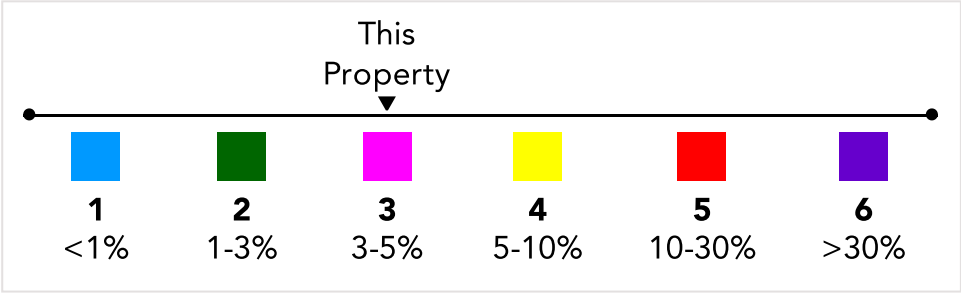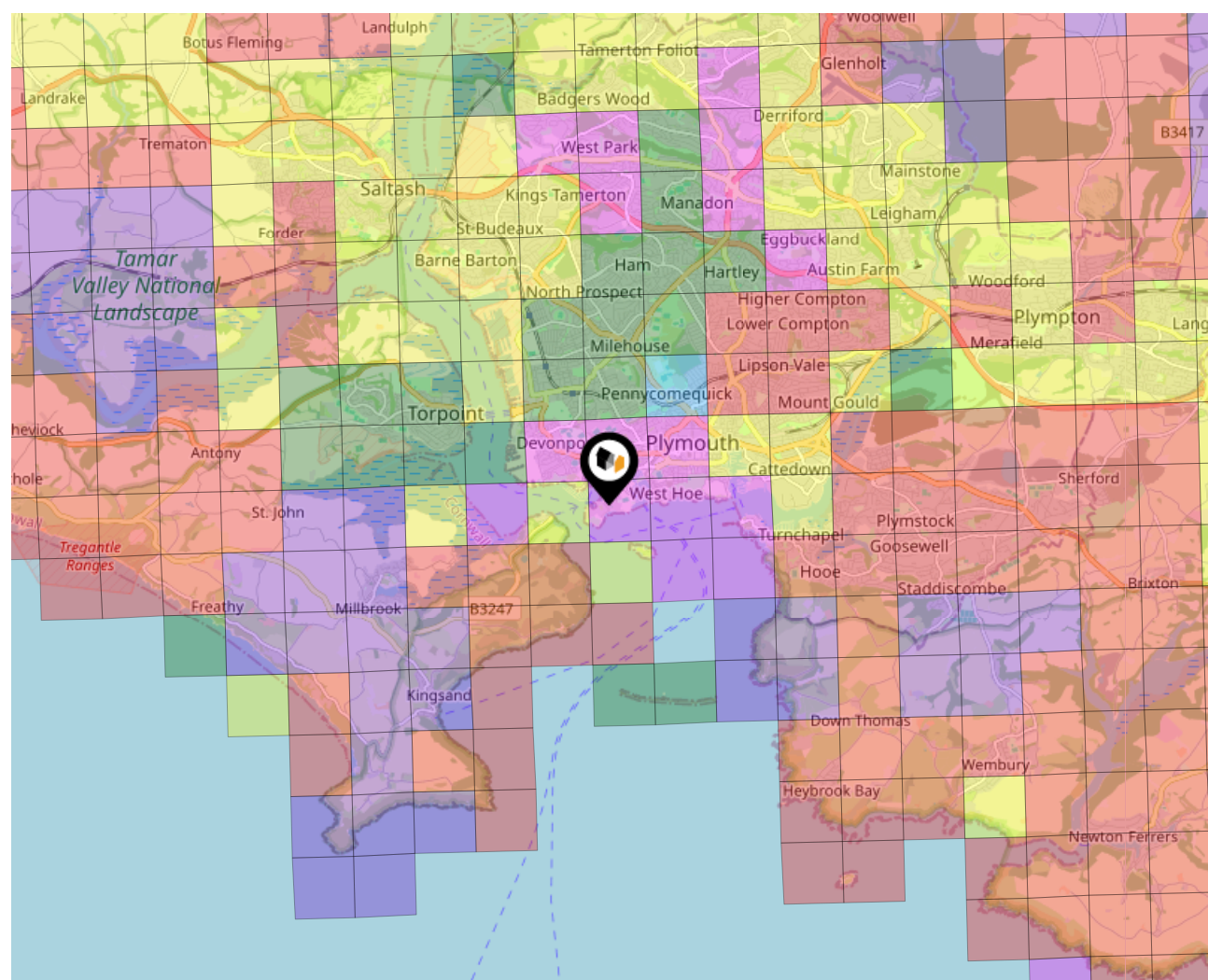
Local Area
Road Noise
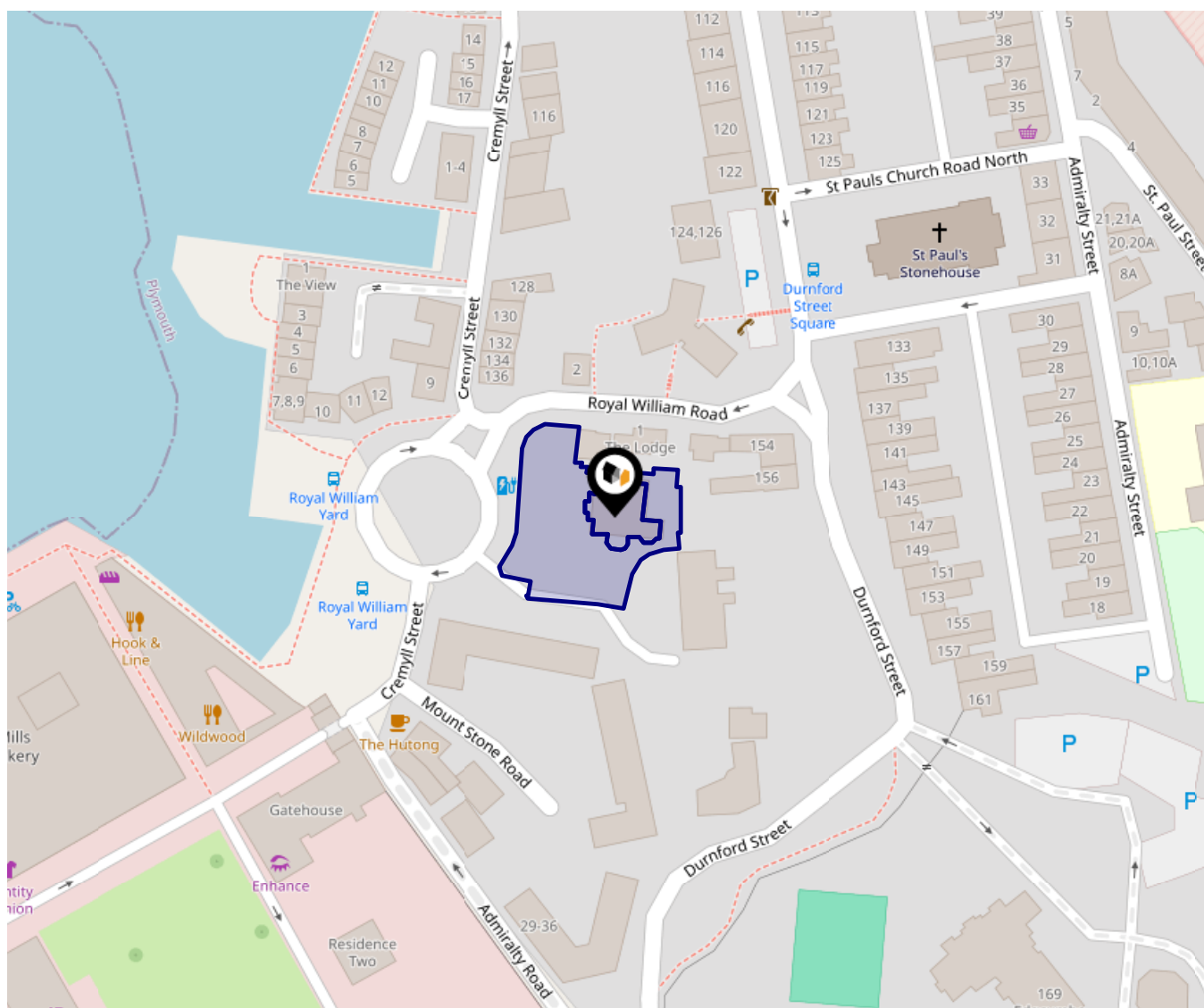
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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
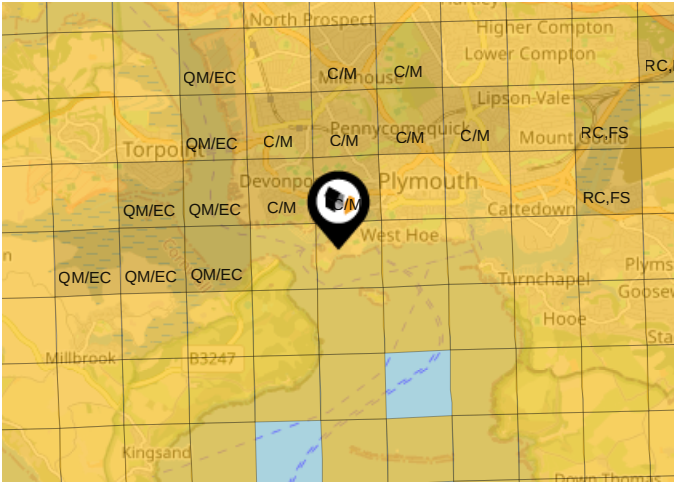- 🟧 70.0-74.9 dB
- 🟨 65.0-69.9 dB
- 🟩 60.0-64.9 dB
- 🟦 55.0-59.9 dB

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
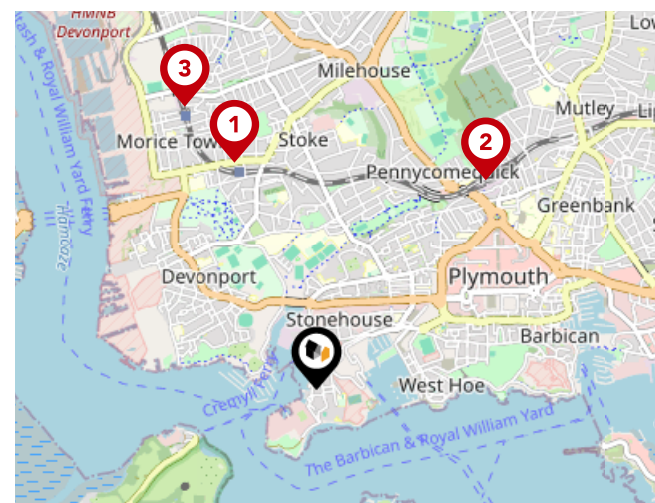
National Rail Stations

Pin	Name	Distance
1	Devonport Rail Station	1.14 miles
2	Plymouth Rail Station	1.28 miles
3	Dockyard (Plymouth) Rail Station	1.48 miles
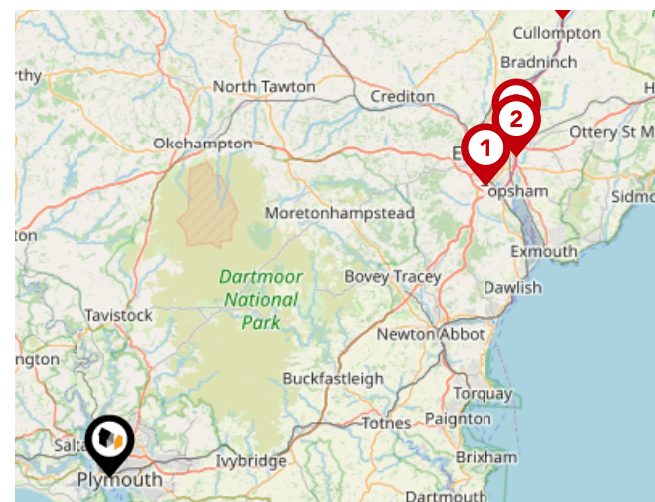
Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	35.92 miles
2	M5 J30	39.06 miles
3	M5 J29	39.84 miles
4	M5 J28	48.5 miles
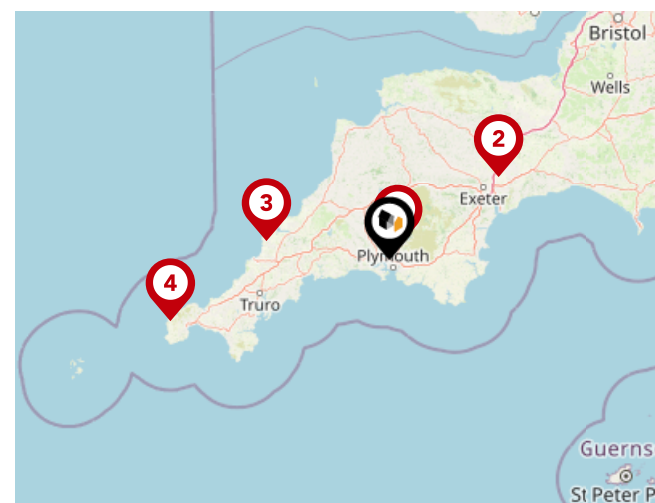
Airports/Helipads

Pin	Name	Distance
1	Glenholt	4.71 miles
2	Exeter Airport	41.49 miles
3	St Mawgan	37.64 miles
4	Joppa	69.02 miles

Area
Transport (Local)
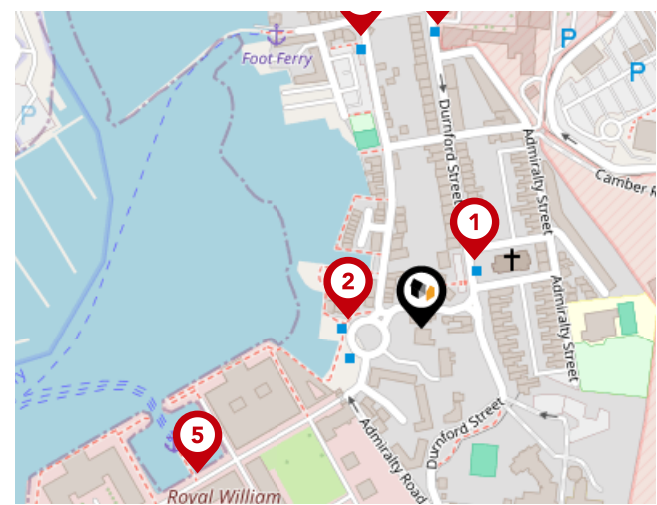
Bus Stops/Stations

Pin	Name	Distance
1	St Paul's Church	0.05 miles
2	Royal William Yard	0.04 miles
3	Admiralty Street	0.18 miles
4	Cremyll Street	0.18 miles
5	Inside Royal William Yard	0.16 miles
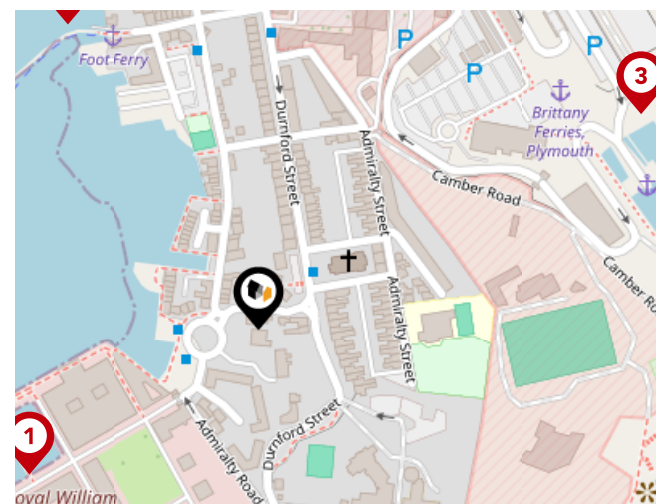
Ferry Terminals

Pin	Name	Distance
1	Royal William Yard Ferry Landing	0.16 miles
2	Plymouth Stonehouse Ferry Terminal	0.21 miles
3	Plymouth Ferry Terminal	0.26 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.

Powered by

sprift

Know any property instantly

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.

Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

Valuation Office Agency

Ofsted

Royal Mail