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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 27th May 2025



221, ST. PANCRAS AVENUE, PLYMOUTH, PL2 3TP

6 Mannamead Road Plymouth Devon PL4 7AA

01752 256000

property@langtownandcountry.com

www.langtownandcountry.com

Property Overview



Property

Type:	Terraced	Last Sold Date:	01/03/2004
Bedrooms:	3	Last Sold Price:	£46,500
Plot Area:	0.07 acres	Last Sold £/ft²:	£44
Year Built :	1950-1966	Tenure:	Freehold
Council Tax :	Band A		
Annual Estimate:	£1,550		
Title Number:	DN493362		
UPRN:	100040489989		

Local Area

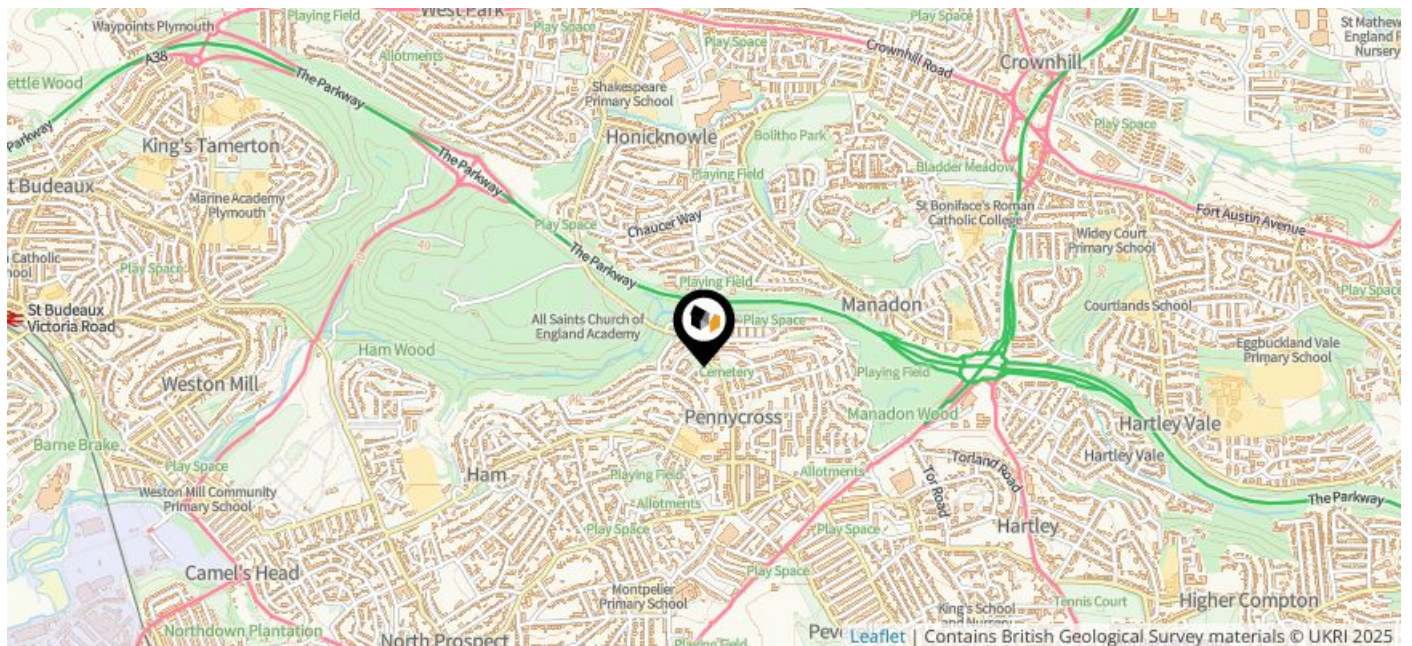
Local Authority:	City of plymouth	Estimated Broadband Speeds	
Conservation Area:	No	(Standard - Superfast - Ultrafast)	
Flood Risk:			
• Rivers & Seas	Very low	23	1000
• Surface Water	Very low	mb/s	mb/s

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

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

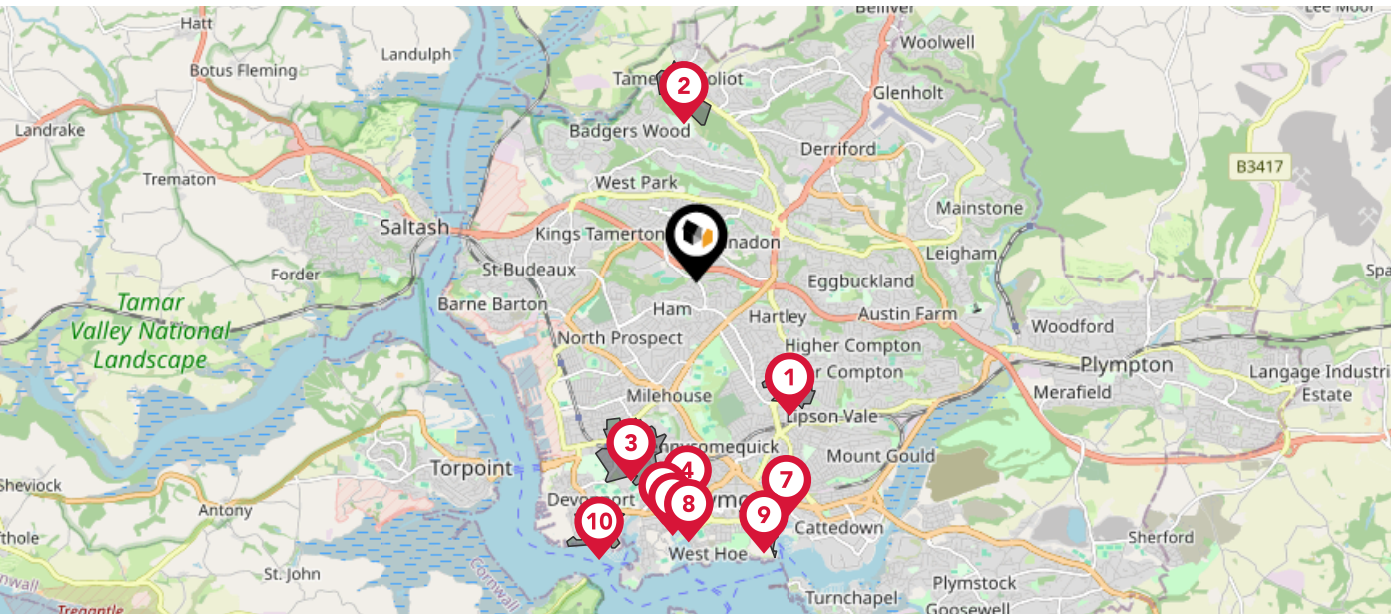
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.

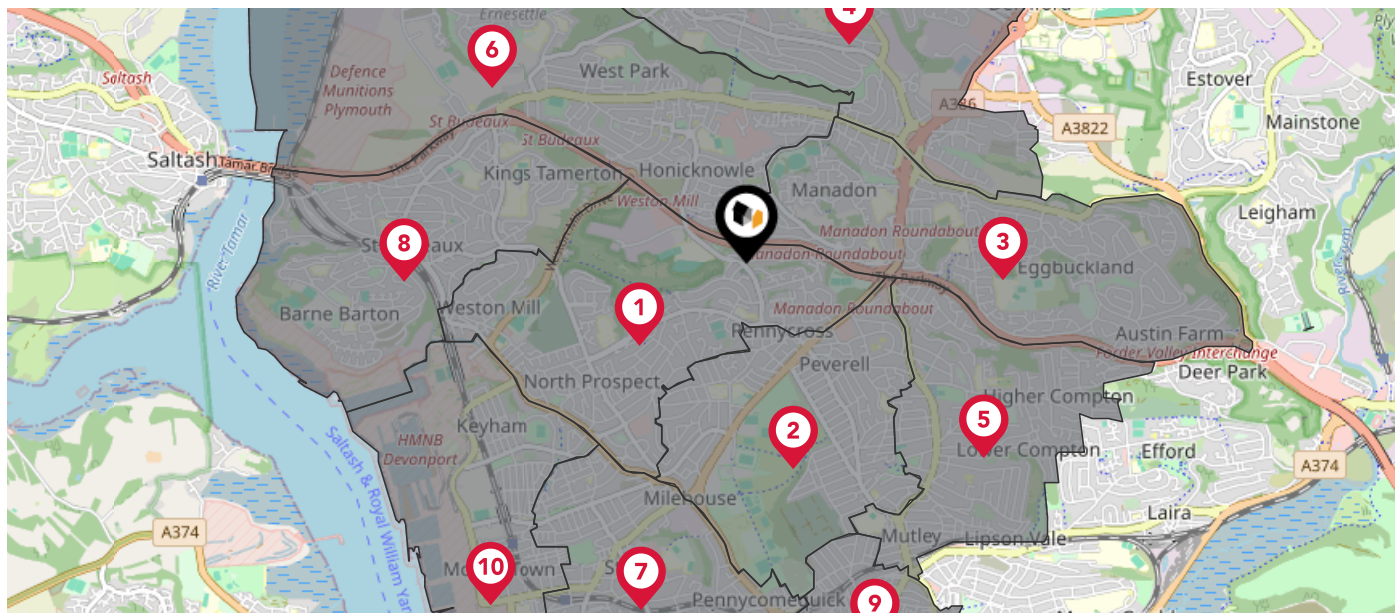


Nearby Conservation Areas	
1	MANNAMEAD
2	Tamerton Foliot
3	STOKE
4	North Stonehouse
5	Royal Naval Hospital
6	Adelaide Street / Clarence Place
7	Ebrington Street
8	Union Street (Plymouth, City of (Ua))
9	Barbican (Plymouth, City of (Ua))
10	Devonport

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



Ham Ward



Peverell Ward



Eggbuckland Ward



Budshead Ward



Compton Ward



Honicknowle Ward



Stoke Ward



St. Budeaux Ward



Drake Ward

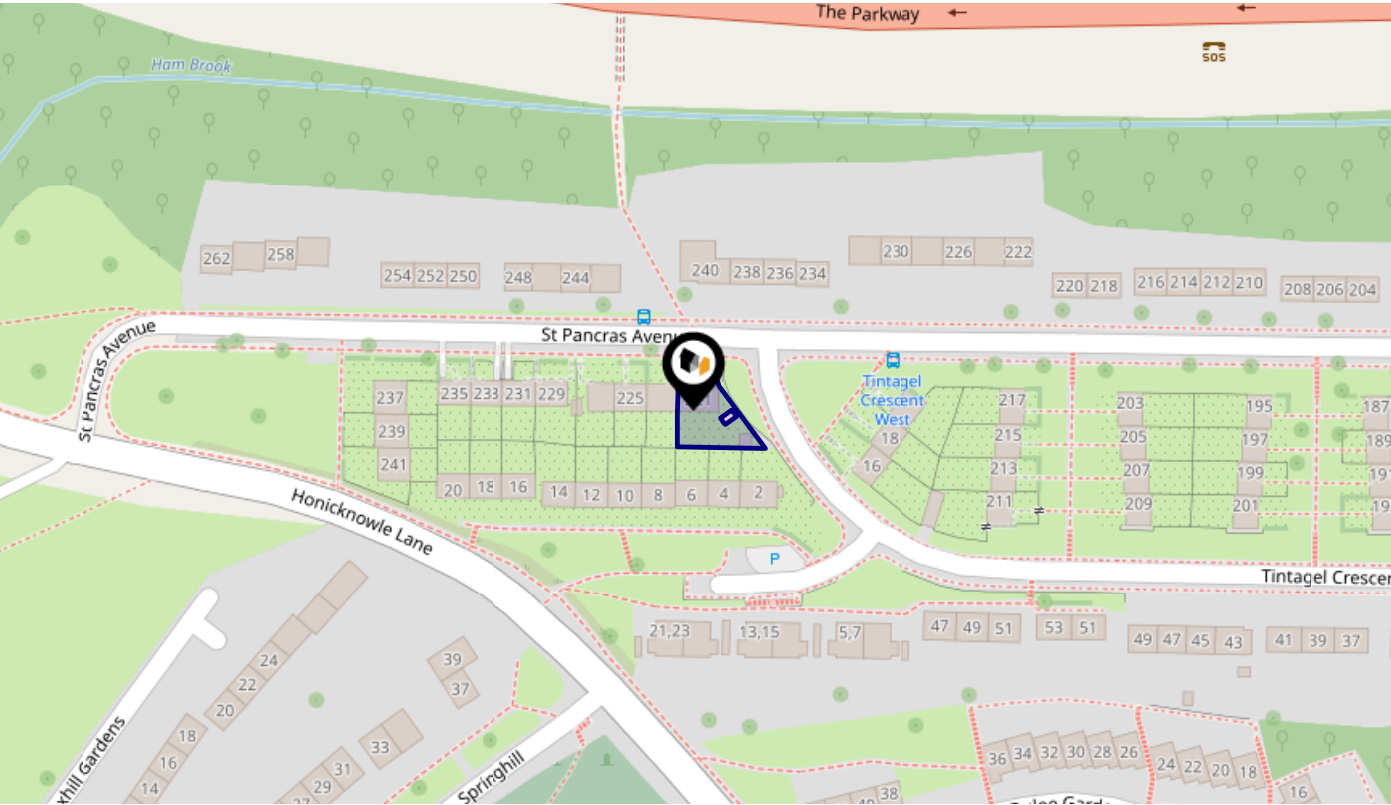


Devonport Ward

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.

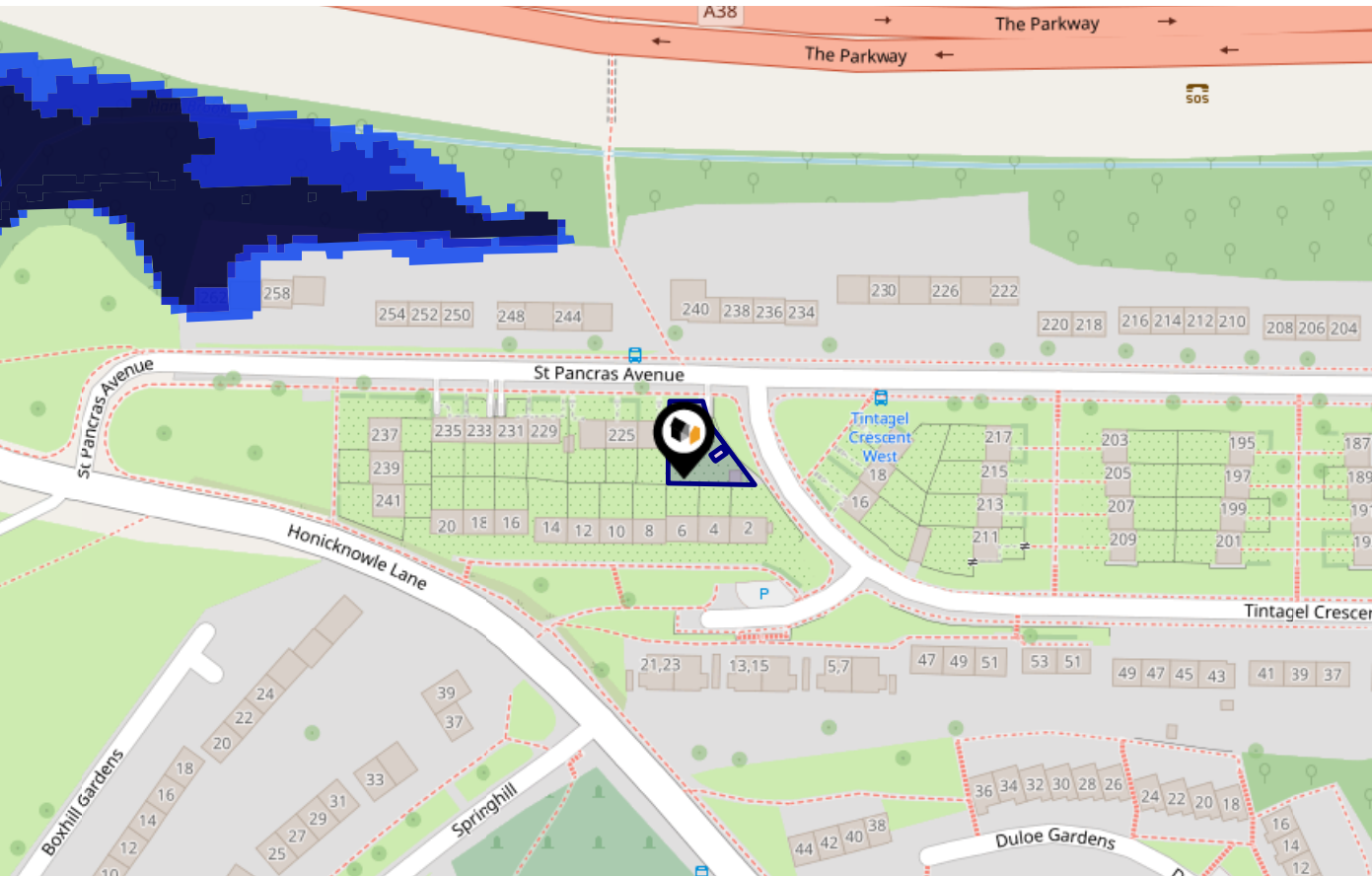
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

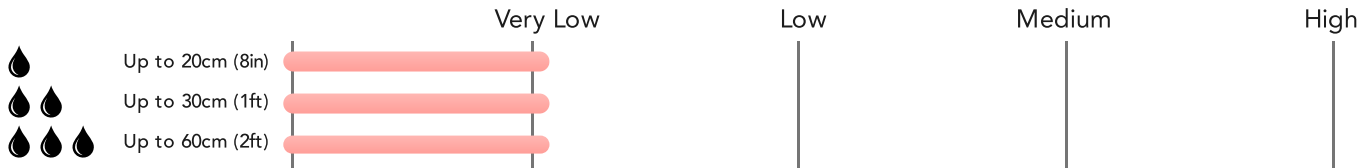


Risk Rating: Very low

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.

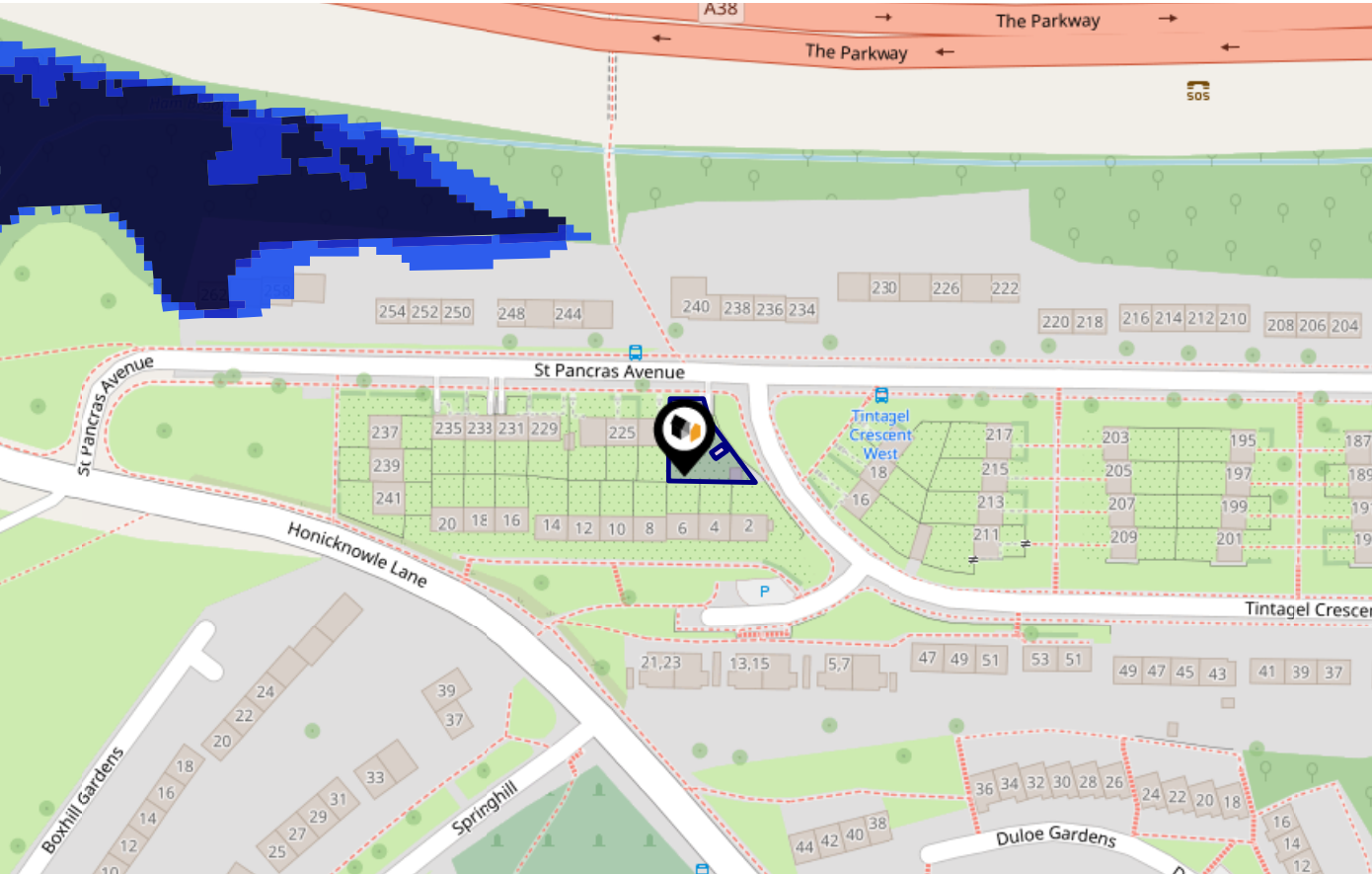
Chance of flooding to the following depths at this property:



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.

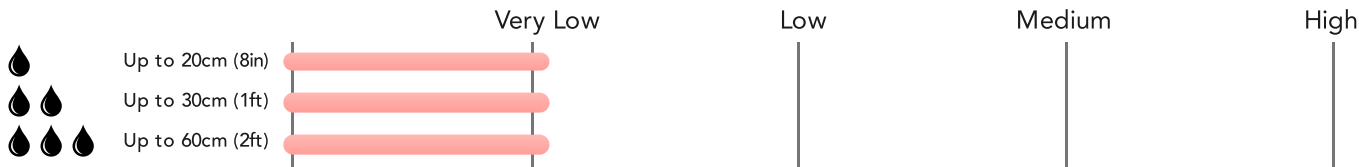


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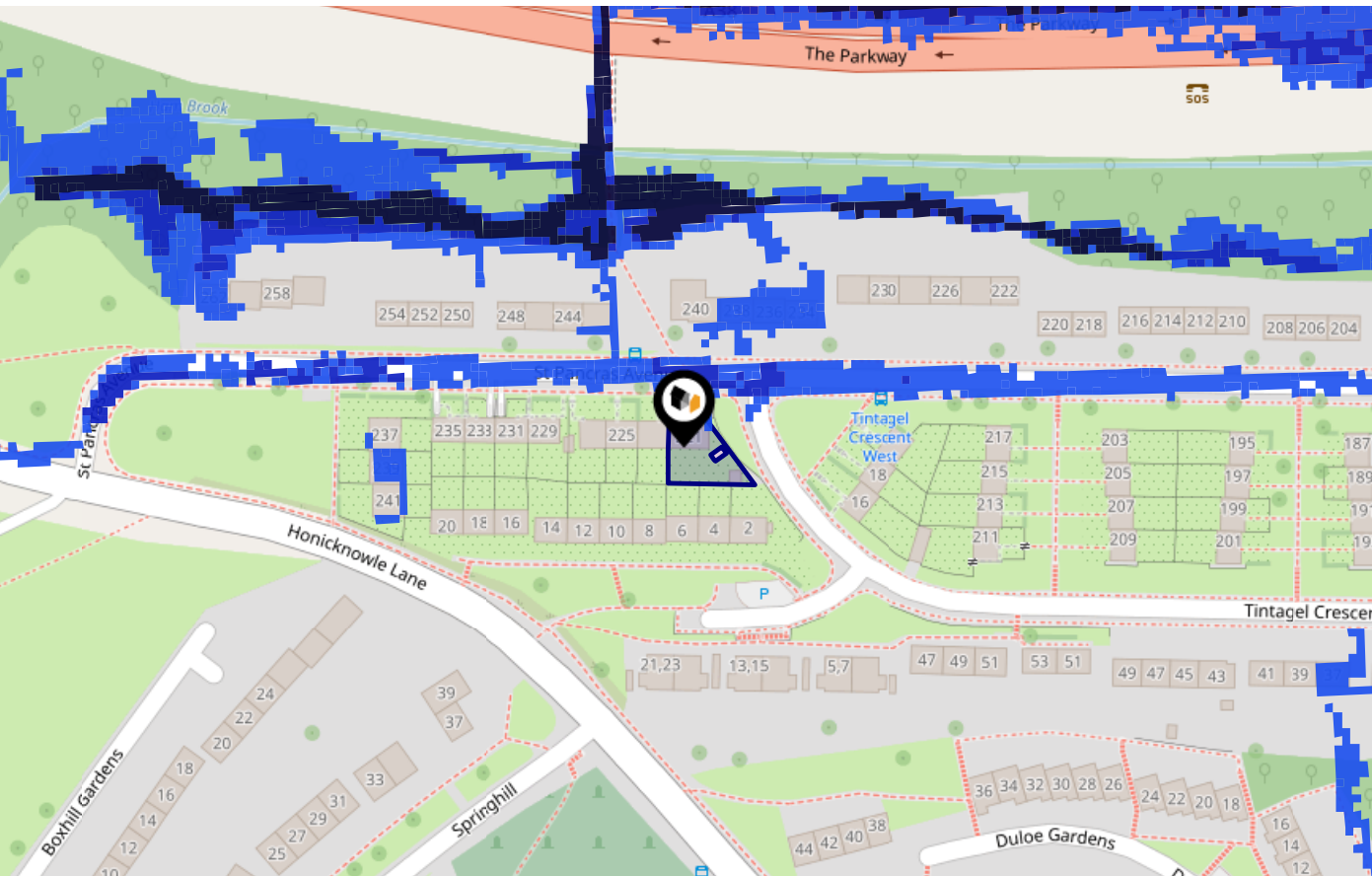
Chance of flooding to the following depths at this property:



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.

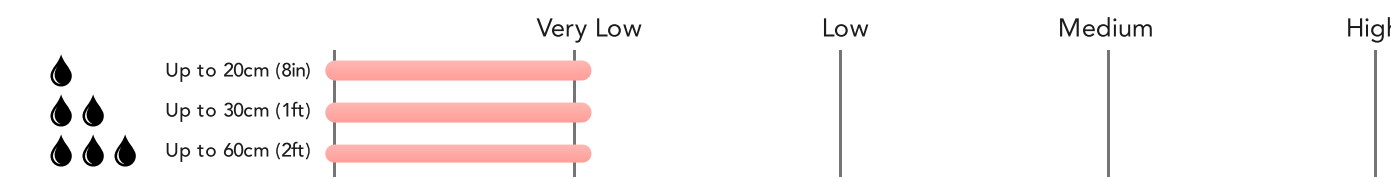


Risk Rating: Very low

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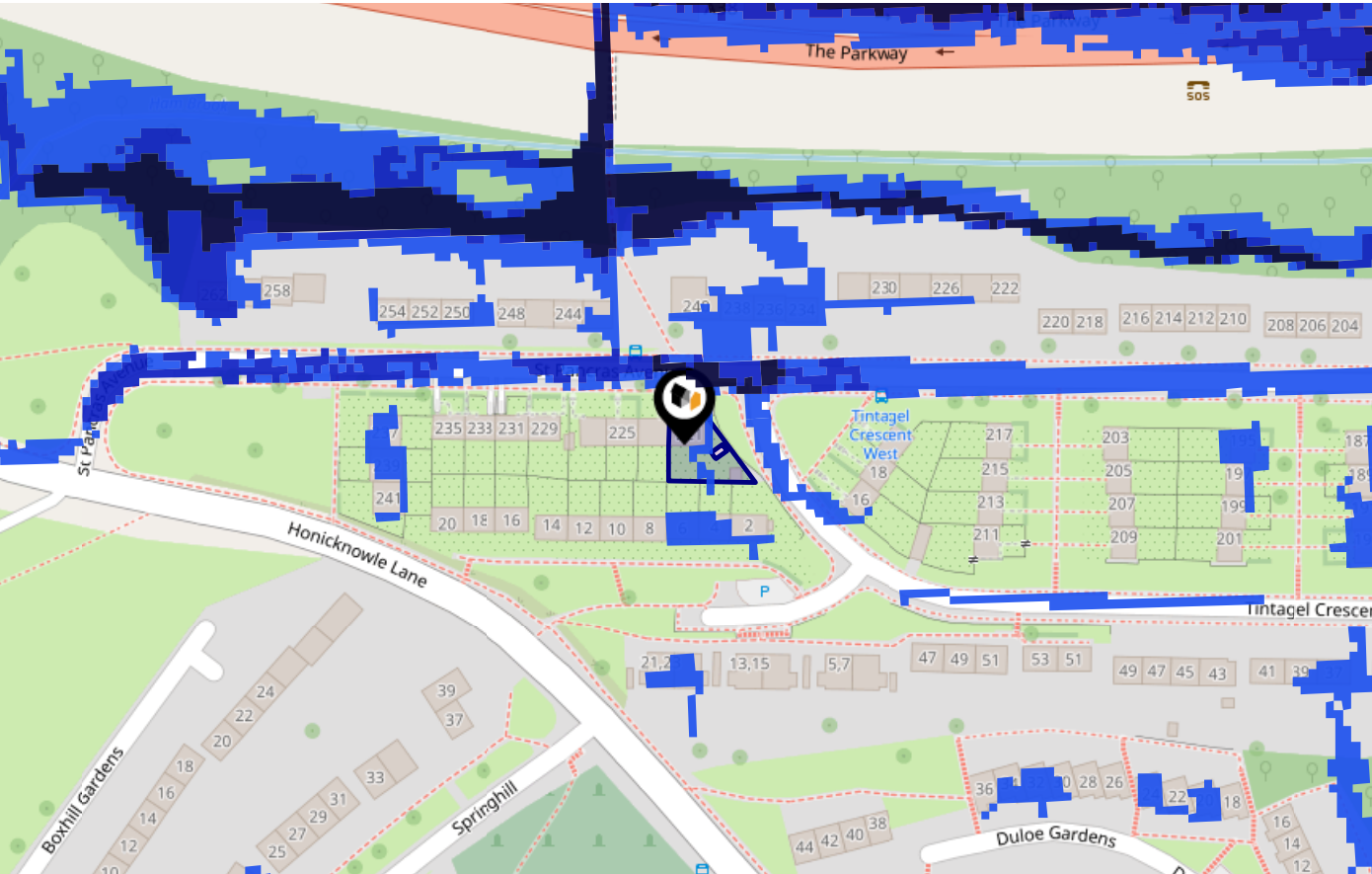
Chance of flooding to the following depths at this property:



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.

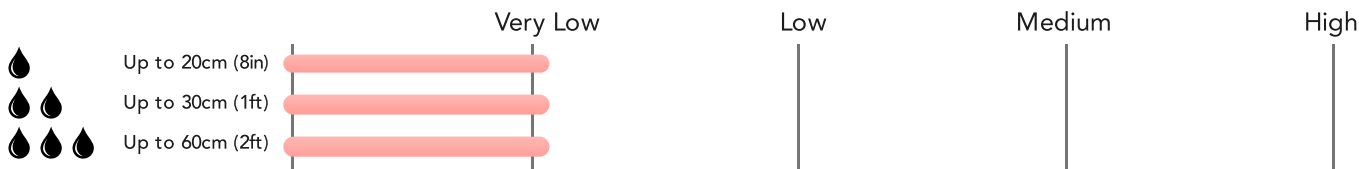


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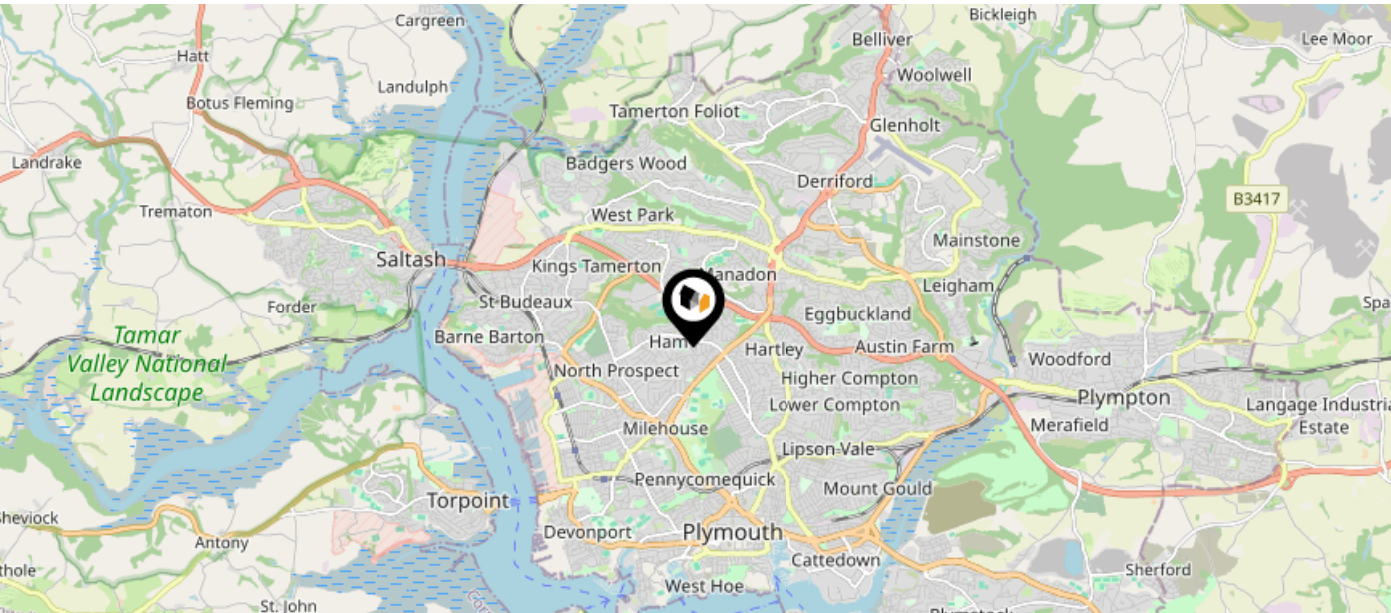
Chance of flooding to the following depths at this property:



Maps

Green Belt

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



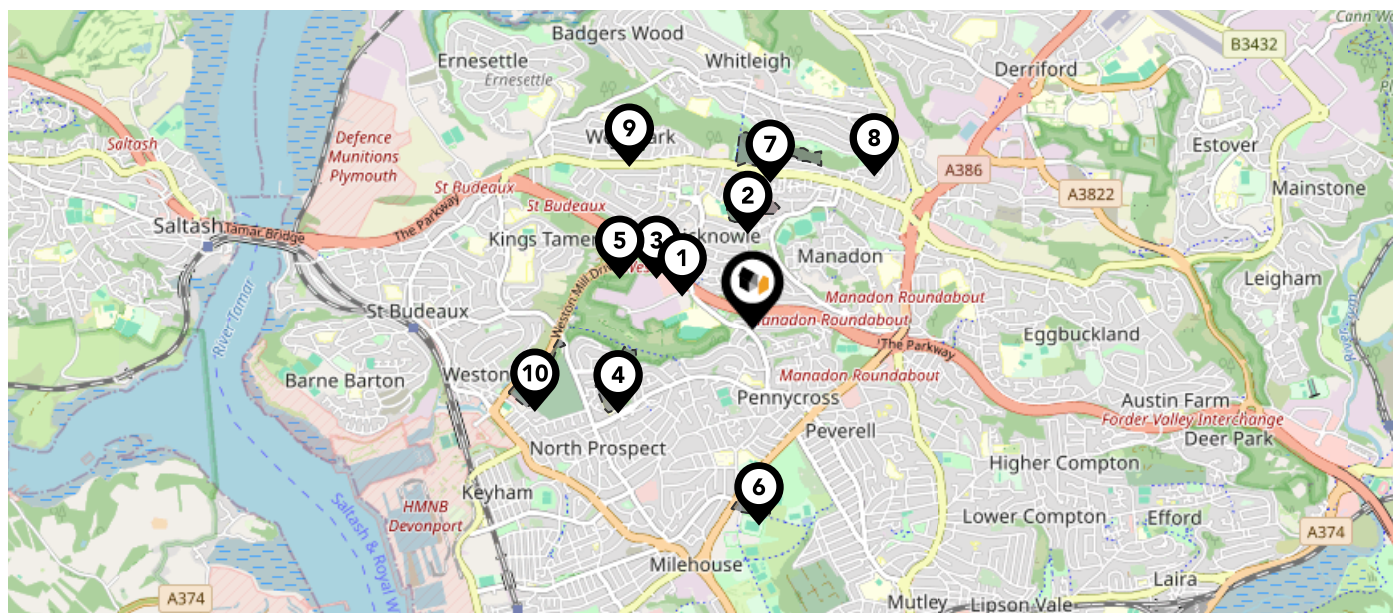
Nearby Green Belt Land

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.



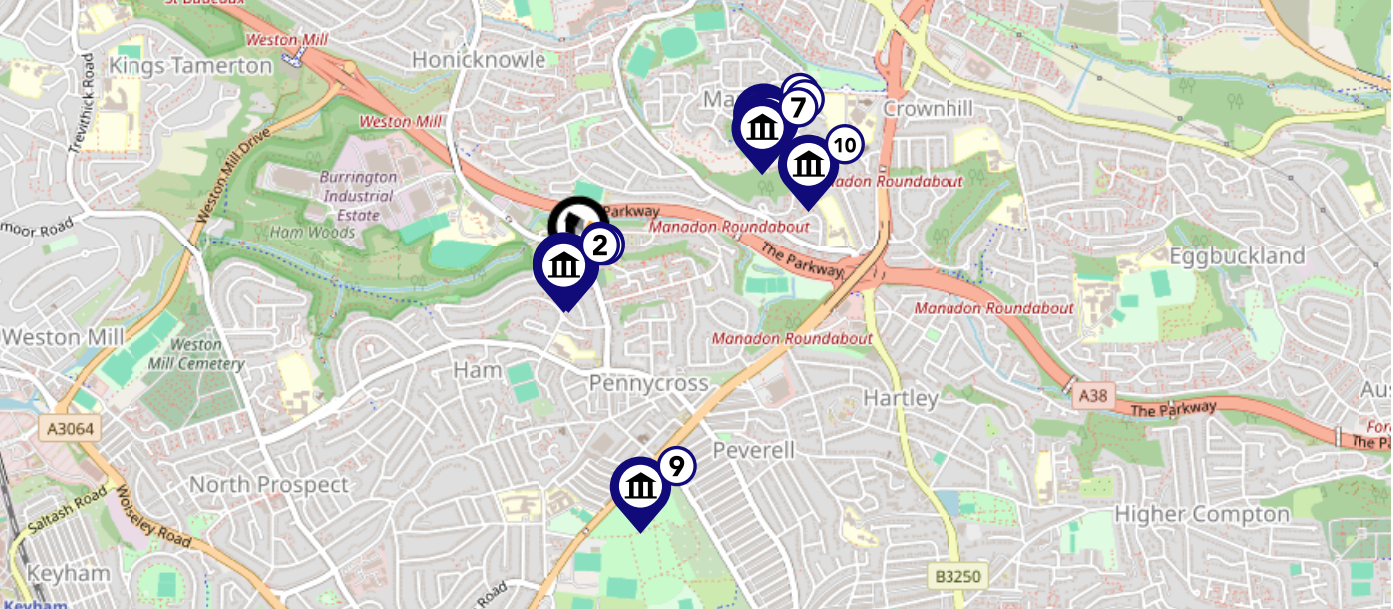
Nearby Landfill Sites











1	Honicknowle To March Mill-Honicknowle To March Mill, Plymouth	Historic Landfill	
2	Honicknowle Brickworks-Plymouth, Devon	Historic Landfill	
3	Honicknowle Lane-Honicknowle Lane, Plymouth	Historic Landfill	
4	Ham-Ham, Plymouth	Historic Landfill	
5	Coombe Farm-A38 Parkway - Weston Mill Drive, Honicknowle, Plymouth	Historic Landfill	
6	Peverell Cricket Ground-Peverell Cricket Ground, Plymouth	Historic Landfill	
7	Woodlands Fort Cricket Pitch Honickn-Woodlands Fort Cricket Pitch Honicknowle, Plymouth	Historic Landfill	
8	Crownhill-Crownhill, Plymouth	Historic Landfill	
9	West Park-West Park, Plymouth	Historic Landfill	
10	Weston Mill Playing Field-Weston Mill Playing Field, Plymouth	Historic Landfill	

Maps

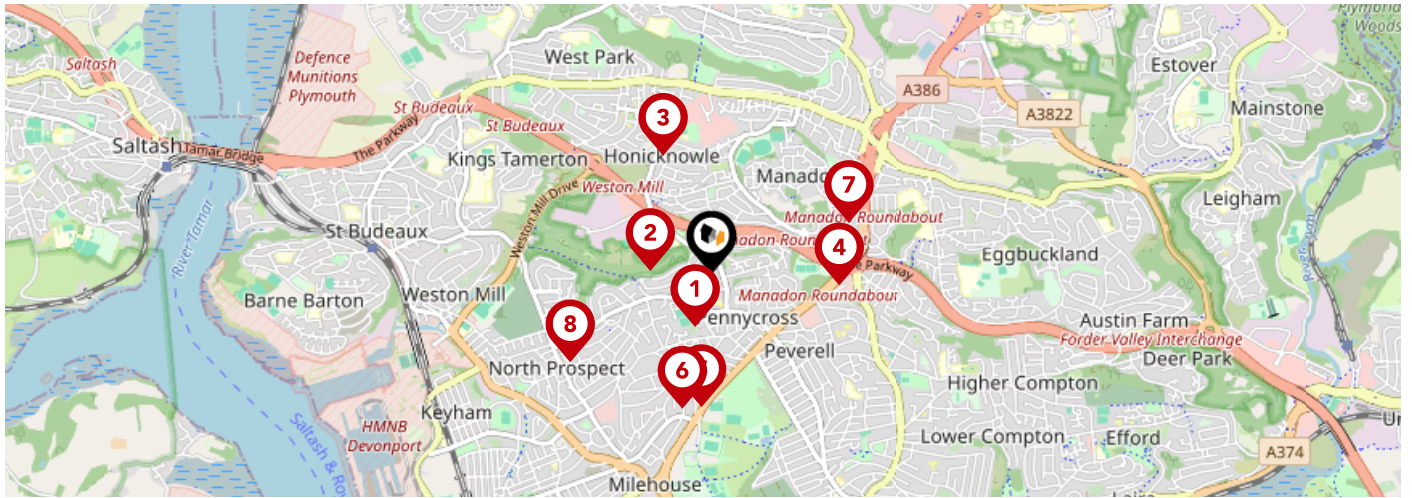
Listed Buildings

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



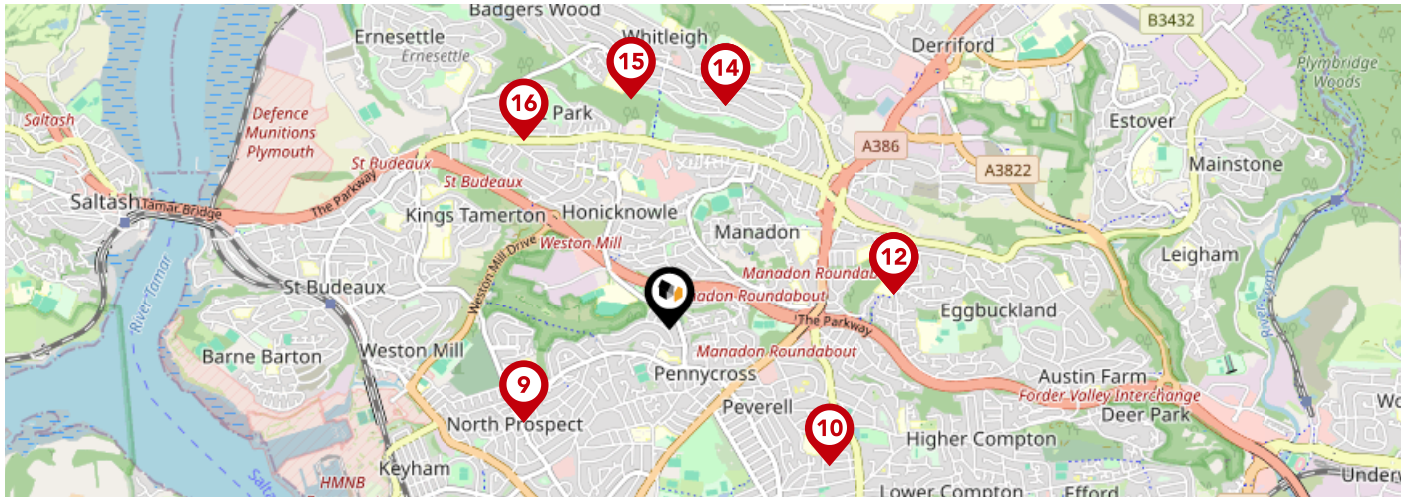
Listed Buildings in the local district		Grade	Distance
	1113334 - Haldene Tomb Approximately 6 Metres East Of Church Of St Pancras	Grade II	0.1 miles
	1113333 - Church Of St Pancras	Grade II	0.1 miles
	1113336 - Rundell Tomb Approximately 6 Metres North East Of Church Of St Pancras	Grade II	0.1 miles
	1113335 - Nelson Tombs Approximately 8 Metres East Of Church Of St Pancras	Grade II	0.1 miles
	1113337 - Two Chest Tombs Approximately 6 Metres North Of Church Of St Pancras	Grade II	0.1 miles
	1386218 - Chapel Immediately North Of Manadon House	Grade II	0.5 miles
	1386217 - Manadon House	Grade II	0.5 miles
	1386220 - Stables Immediately North East Of Manadon House	Grade II	0.5 miles
	1386304 - Pounds House	Grade II	0.6 miles
	1386219 - Gate Piers Approximately 275 Metres South East Of Manadon House	Grade II	0.6 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Pennycross Primary School Ofsted Rating: Good Pupils: 403 Distance:0.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	All Saints Church of England Academy Ofsted Rating: Good Pupils: 616 Distance:0.29	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Shakespeare Primary School Ofsted Rating: Requires improvement Pupils: 410 Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Manadon Vale Primary School Ofsted Rating: Good Pupils: 416 Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Devonport High School for Girls Ofsted Rating: Good Pupils: 860 Distance:0.63	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Montpelier Primary School Ofsted Rating: Good Pupils: 652 Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Boniface's RC College Ofsted Rating: Requires improvement Pupils: 374 Distance:0.7	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Ham Drive Nursery School and Day Care Ofsted Rating: Good Pupils: 78 Distance:0.78	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

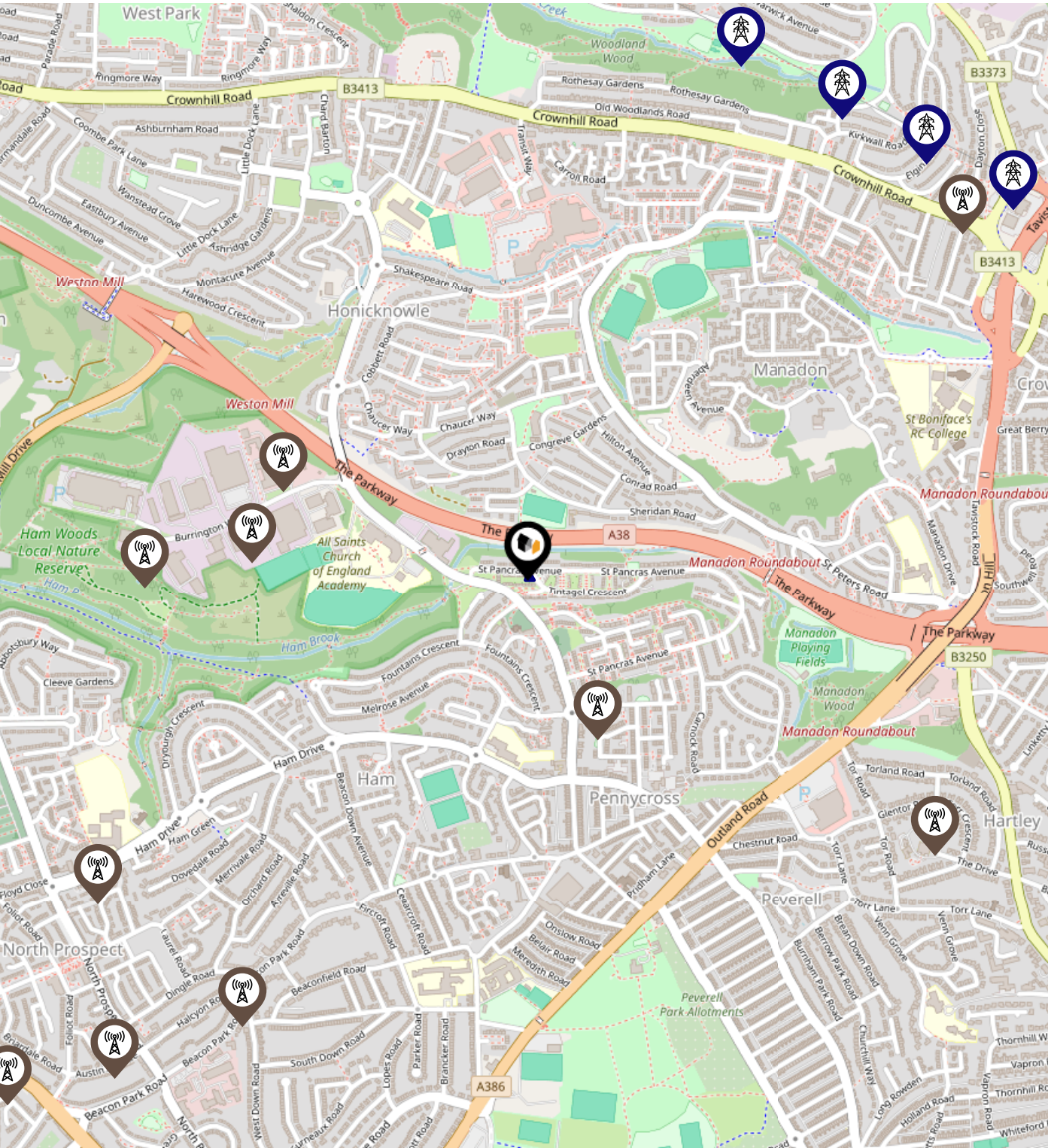
Area Schools



		Nursery	Primary	Secondary	College	Private
9	Mayflower Academy Ofsted Rating: Outstanding Pupils: 458 Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	King's School Ofsted Rating: Not Rated Pupils: 298 Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Widey Court Primary School Ofsted Rating: Good Pupils: 602 Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Courtlands School Ofsted Rating: Good Pupils: 107 Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Whitleigh Community Primary School Ofsted Rating: Good Pupils: 365 Distance:1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Sir John Hunt Community Sports College Ofsted Rating: Good Pupils: 761 Distance:1.1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Brook Green Centre for Learning Ofsted Rating: Outstanding Pupils: 99 Distance:1.11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Knowle Primary School Ofsted Rating: Good Pupils: 325 Distance:1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

Masts & Pylons



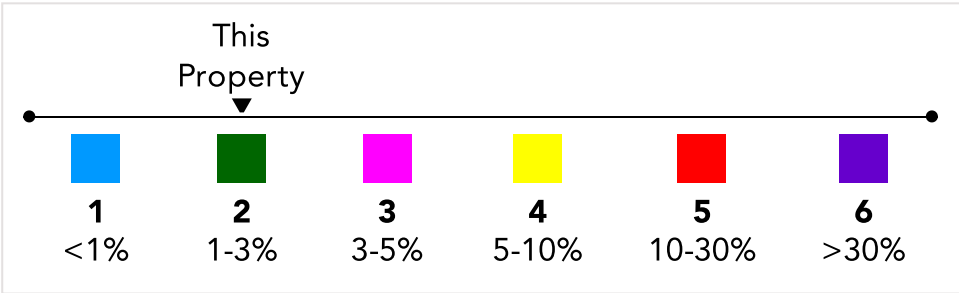
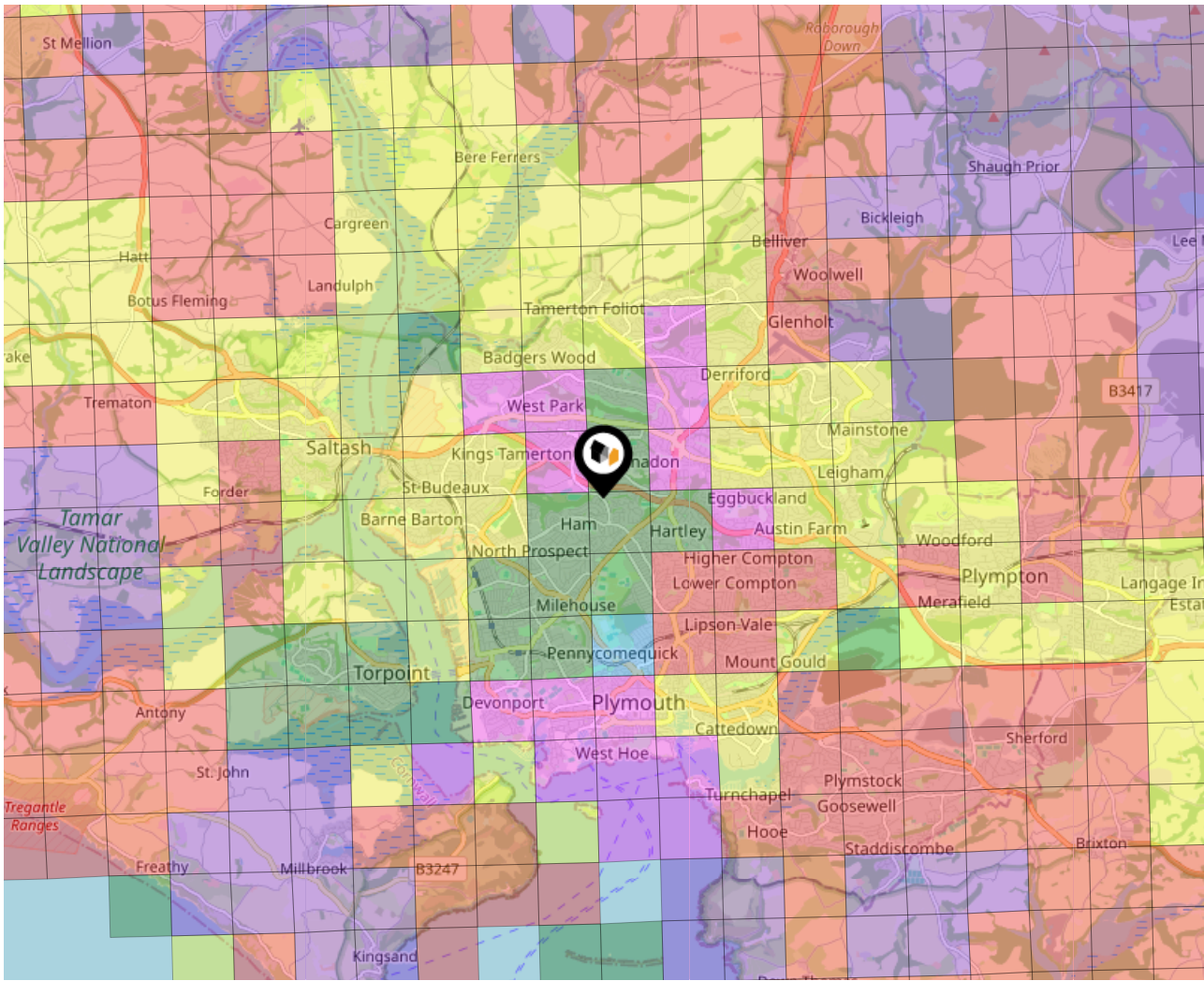
- Key:**
-  Power Pylons
 -  Communication Masts

Environment

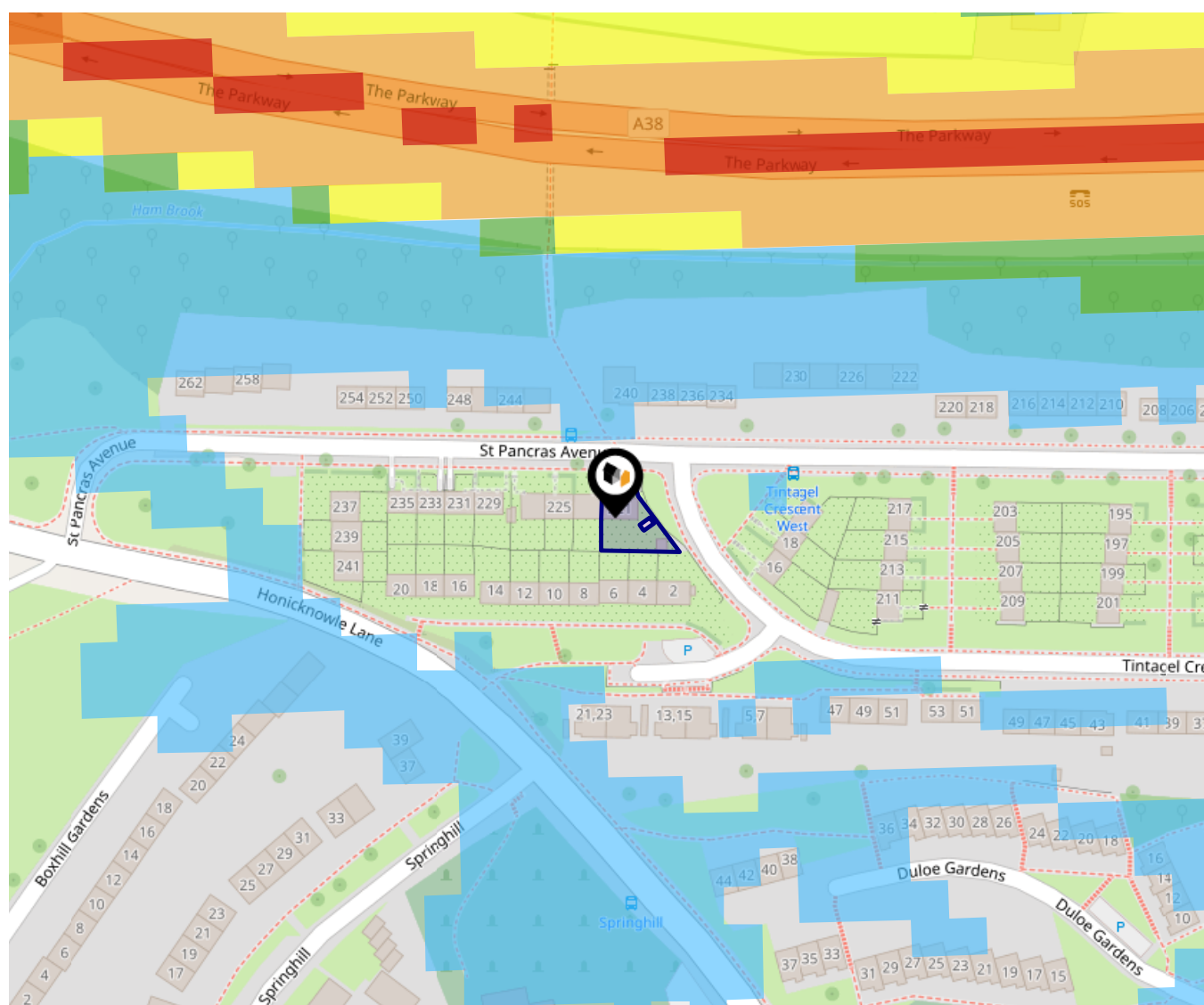
Radon Gas

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:

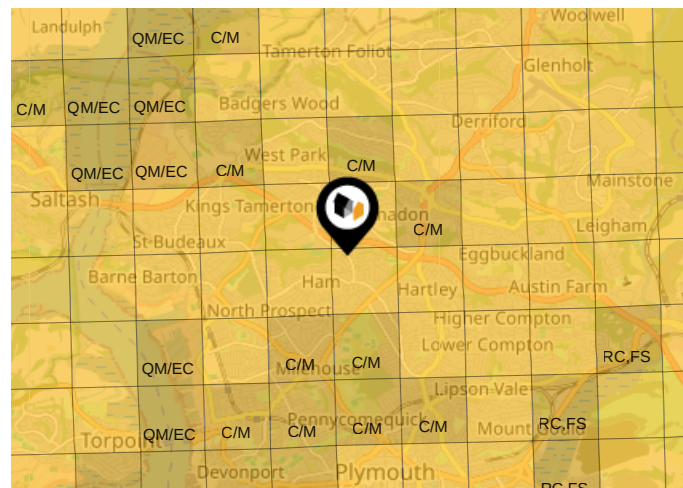
- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Environment

Soils & Clay

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

Carbon Content:	NONE	Soil Texture:	SILTY LOAM
Parent Material Grain:	ARGILLACEOUS	Soil Depth:	INTERMEDIATE-SHALLOW
Soil Group:	MEDIUM(SILTY)		

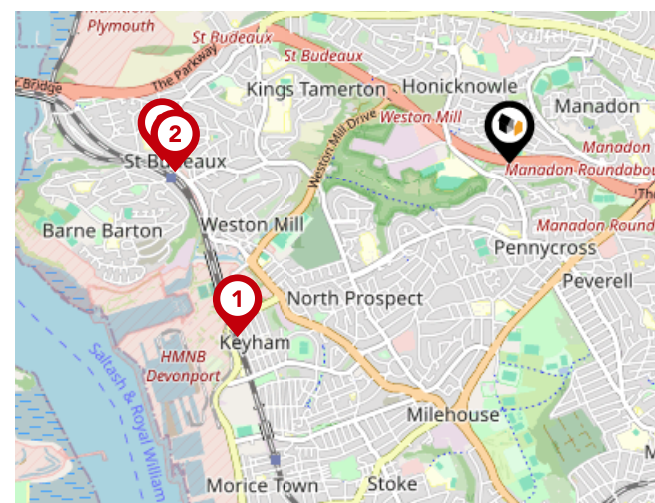


Primary Classifications (Most Common Clay Types)

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

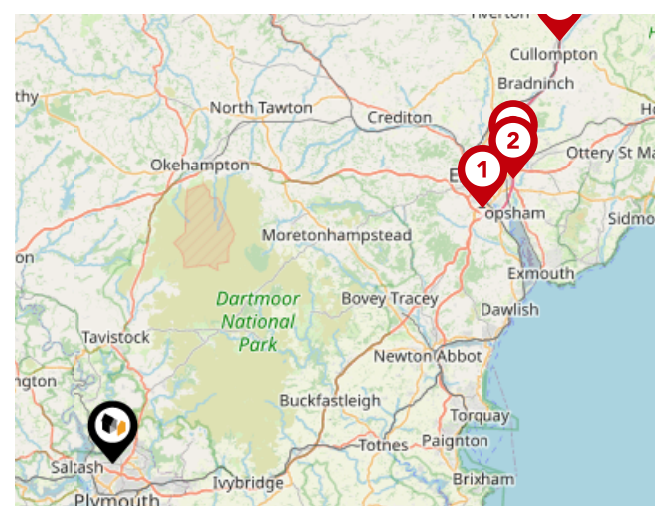
Area

Transport (National)



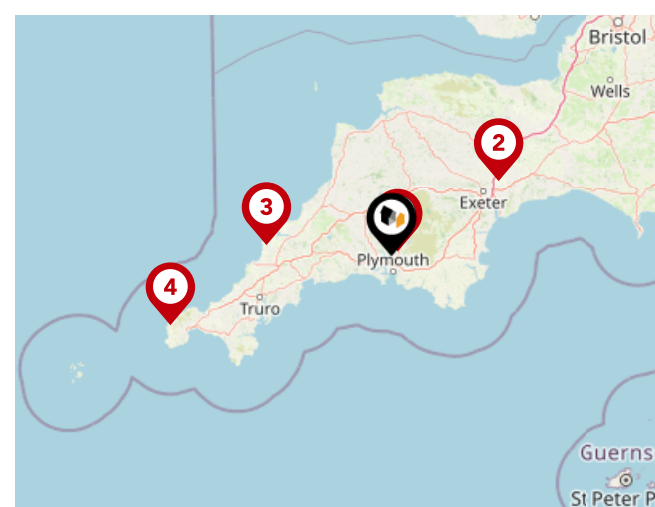
National Rail Stations

Pin	Name	Distance
1	Keyham Rail Station	1.52 miles
2	St Budeaux Ferry Road Rail Station	1.58 miles
3	St Budeaux Victoria Road Rail Station	1.64 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	33.92 miles
2	M5 J30	37.05 miles
3	M5 J29	37.78 miles
4	M5 J28	46.27 miles

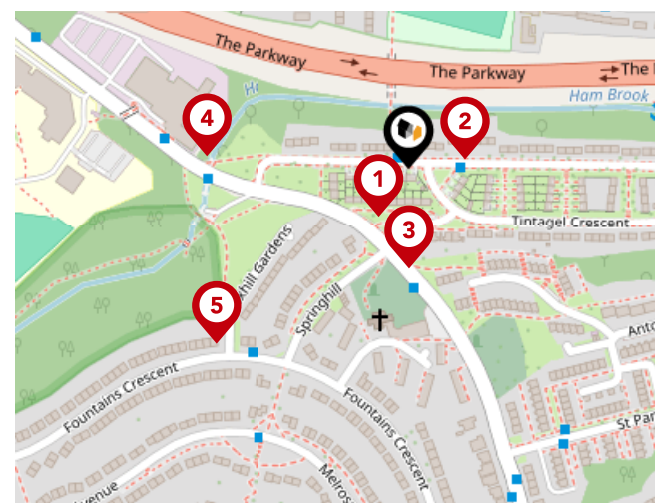


Airports/Helipads

Pin	Name	Distance
1	Glenholt	2.29 miles
2	Exeter Airport	39.48 miles
3	St Mawgan	37.79 miles
4	Joppa	70.21 miles

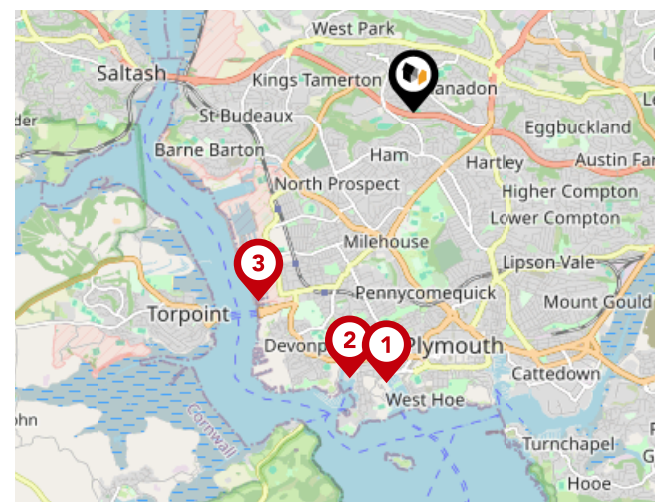
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Springhill	0.03 miles
2	Tintagel Crescent West	0.03 miles
3	Springhill	0.06 miles
4	Kitto Centre	0.12 miles
5	Boxhill Gardens	0.15 miles



Ferry Terminals

Pin	Name	Distance
1	Plymouth Ferry Terminal	2.58 miles
2	Plymouth Stonehouse Ferry Terminal	2.58 miles
3	Devonport Ferry Terminal	2.31 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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