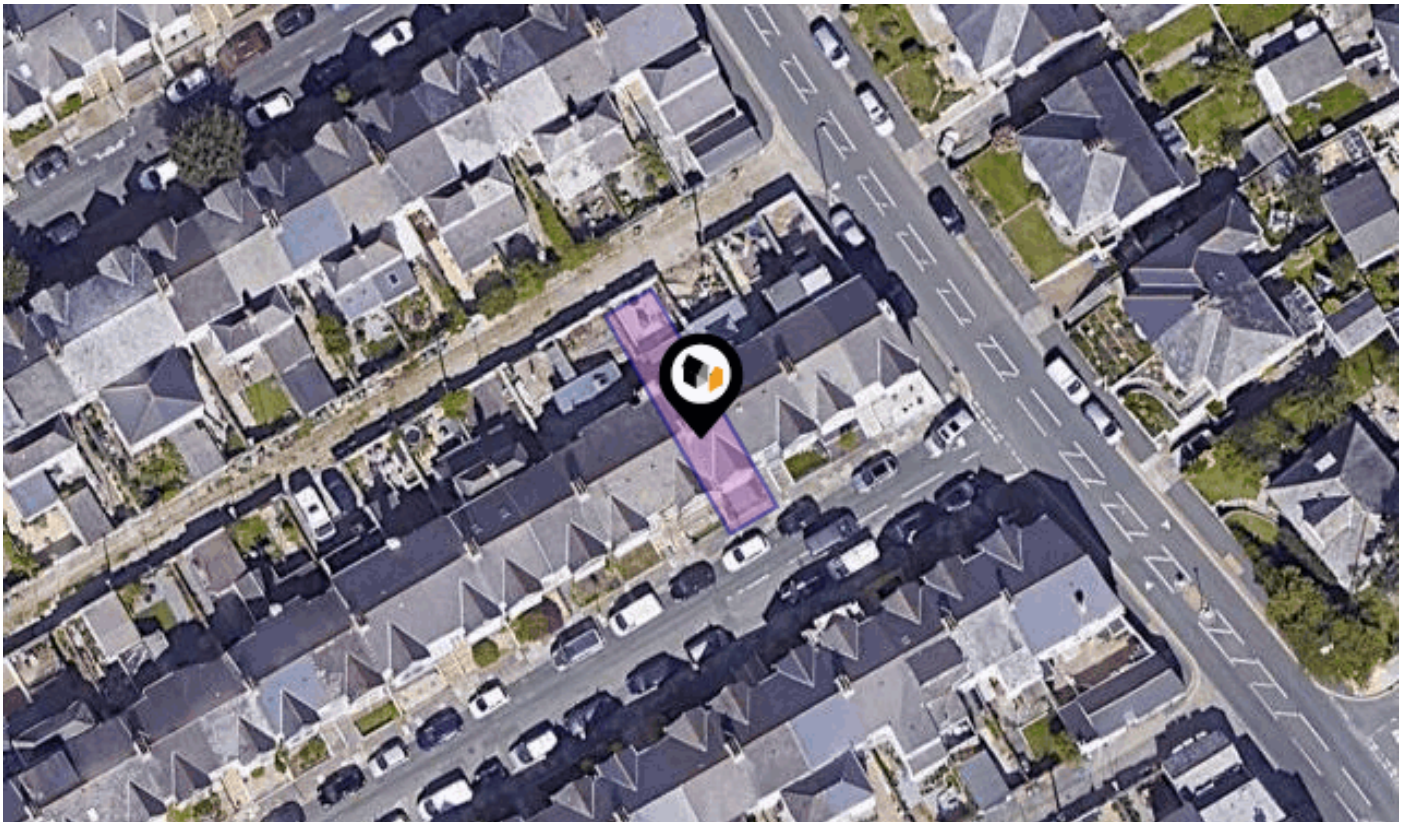# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 02nd June 2025

45, ENDSLEIGH PARK ROAD, PLYMOUTH, PL3 4NH

Property
Overview

Property

Type:	Terraced	**Last Sold Date:**	30/08/2022
Bedrooms:	3	**Last Sold Price:**	£325,000
Floor Area:	914 ft^2 / 85 m^2	**Last Sold £/ft^2:**	£355
Plot Area:	0.03 acres	**Tenure:**	Freehold
Year Built :	1900-1929		
Council Tax :	Band C		
Annual Estimate:	£2,067		
Title Number:	DN254420		
UPRN:	100040437218		

Local Area

Local Authority:	Plymouth
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

6 mb/s	**175** mb/s	**1800** mb/s

Mobile Coverage:
(based on calls indoors)

O2 EE 3 Vodafone

Satellite/Fibre TV Availability:

✔ BT ✔ sky ✔ Virgin media

Property
EPC - Certificate

45 ENDSLEIGH PARK ROAD, PLYMOUTH, PL3 4NH

Energy rating

D

Valid until 23.03.2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 | B
69-80	C		
55-68	D	64 | D	
39-54	E		
21-38	F		
1-20	G		

Property
EPC - Additional Data

Additional EPC Data

Property Type:	Mid-terrace house
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very poor
Roof:	Pitched, 270 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Average
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, no insulation (assumed)
Secondary Heating:	Room heaters, mains gas
Total Floor Area:	85 m^2

Maps
Coal Mining

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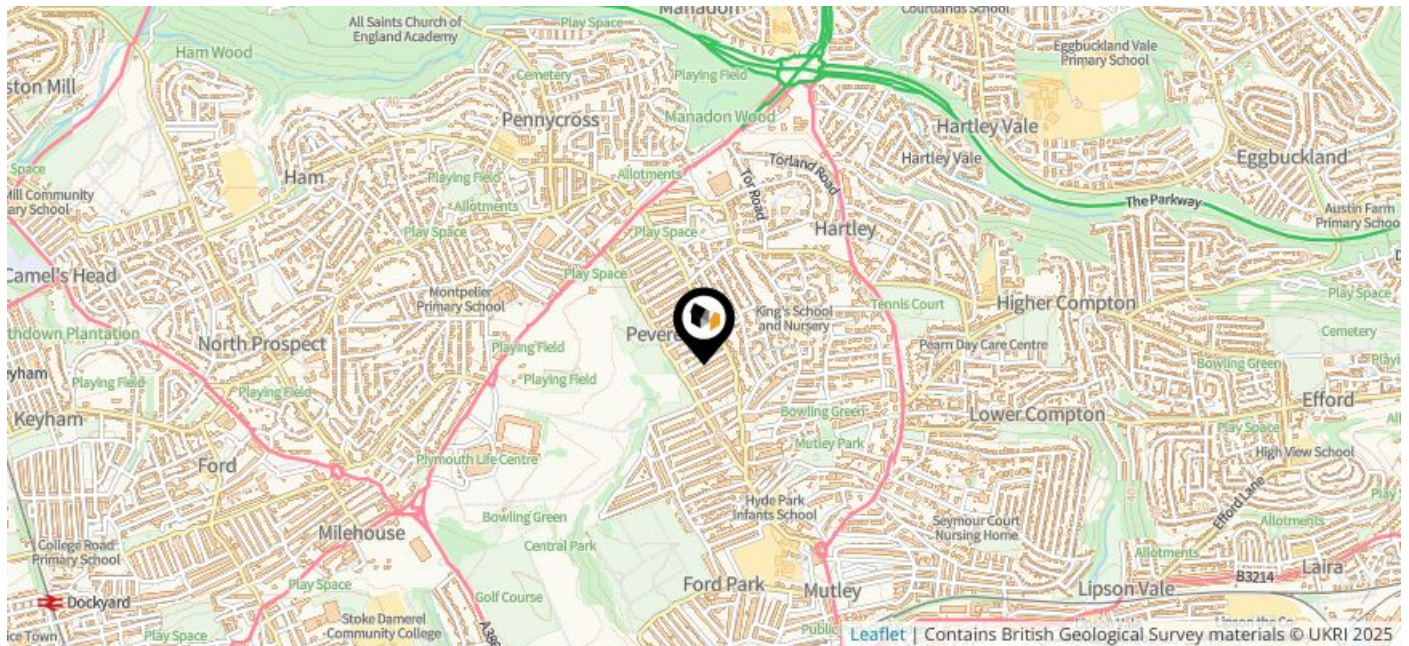
| Mine Entry |
|---|

✕ 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.
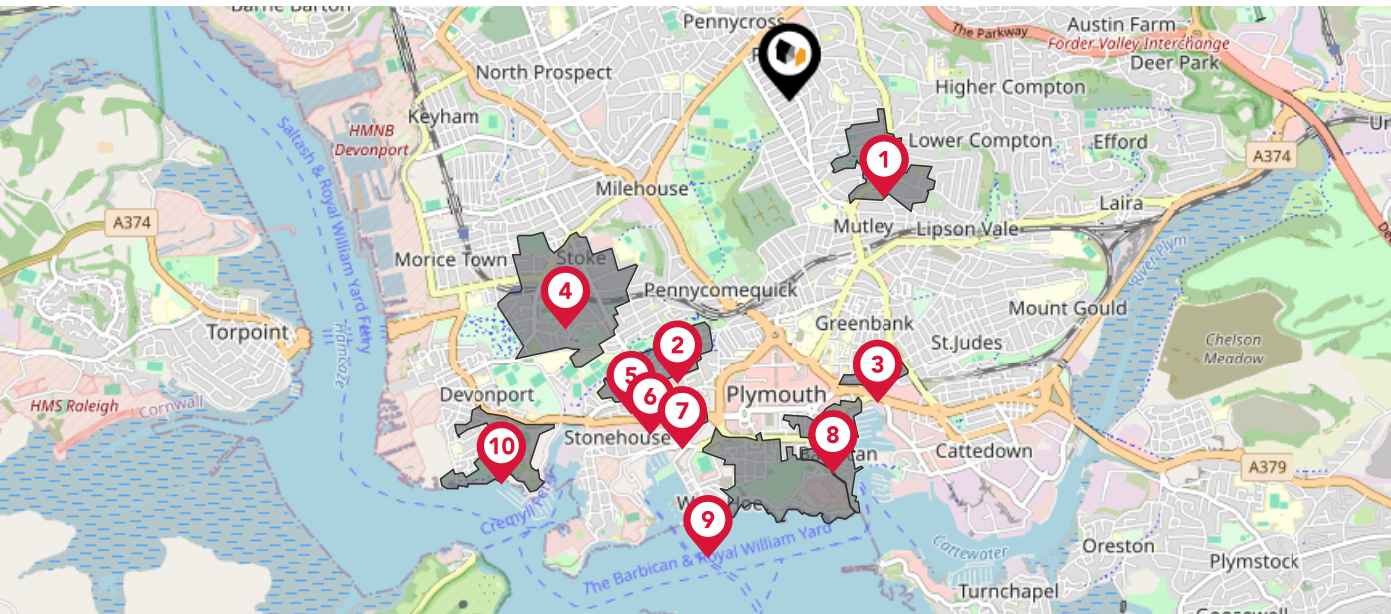

Nearby Conservation Areas	
1	MANNAMEAD
2	North Stonehouse
3	Ebrington Street
4	STOKE
5	Royal Naval Hospital
6	Adelaide Street / Clarence Place
7	Union Street (Plymouth, City of (Ua))
8	Barbican (Plymouth, City of (Ua))
9	The Hoe
10	Devonport

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
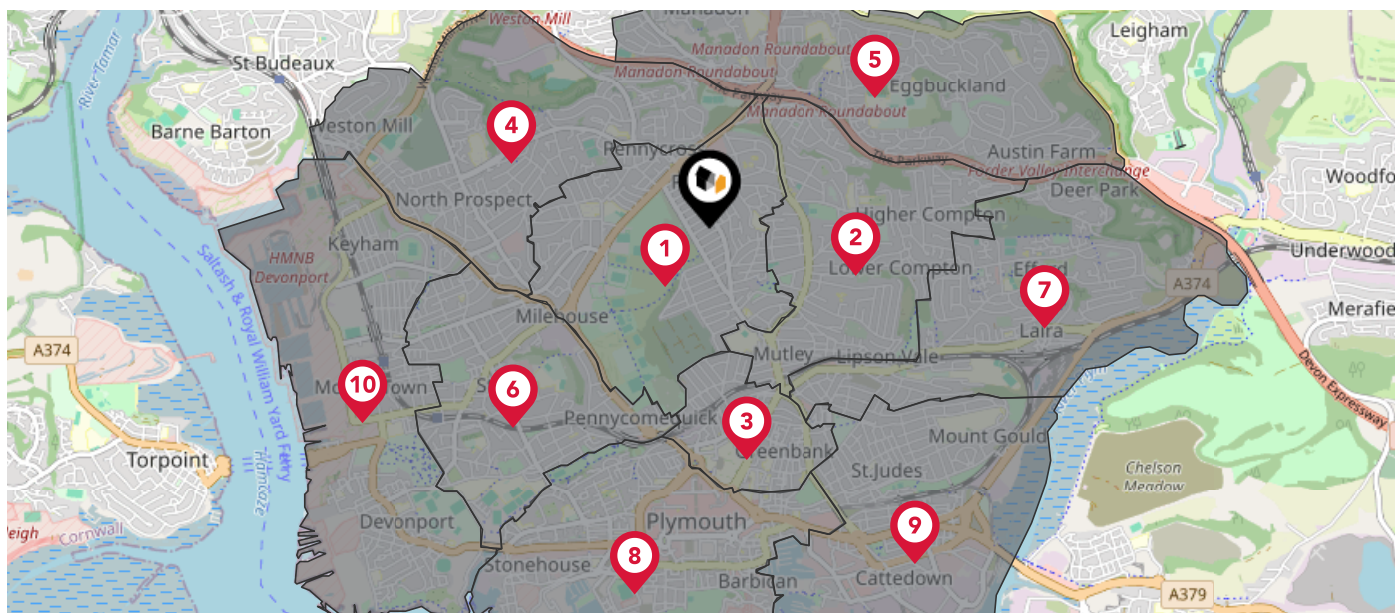
Nearby Council Wards	
1	Peverell Ward
2	Compton Ward
3	Drake Ward
4	Ham Ward
5	Eggbuckland Ward
6	Stoke Ward
7	Efford and Lipson Ward
8	St. Peter and the Waterfront Ward
9	Sutton and Mount Gould Ward
10	Devonport Ward

Maps
Rail Noise

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...
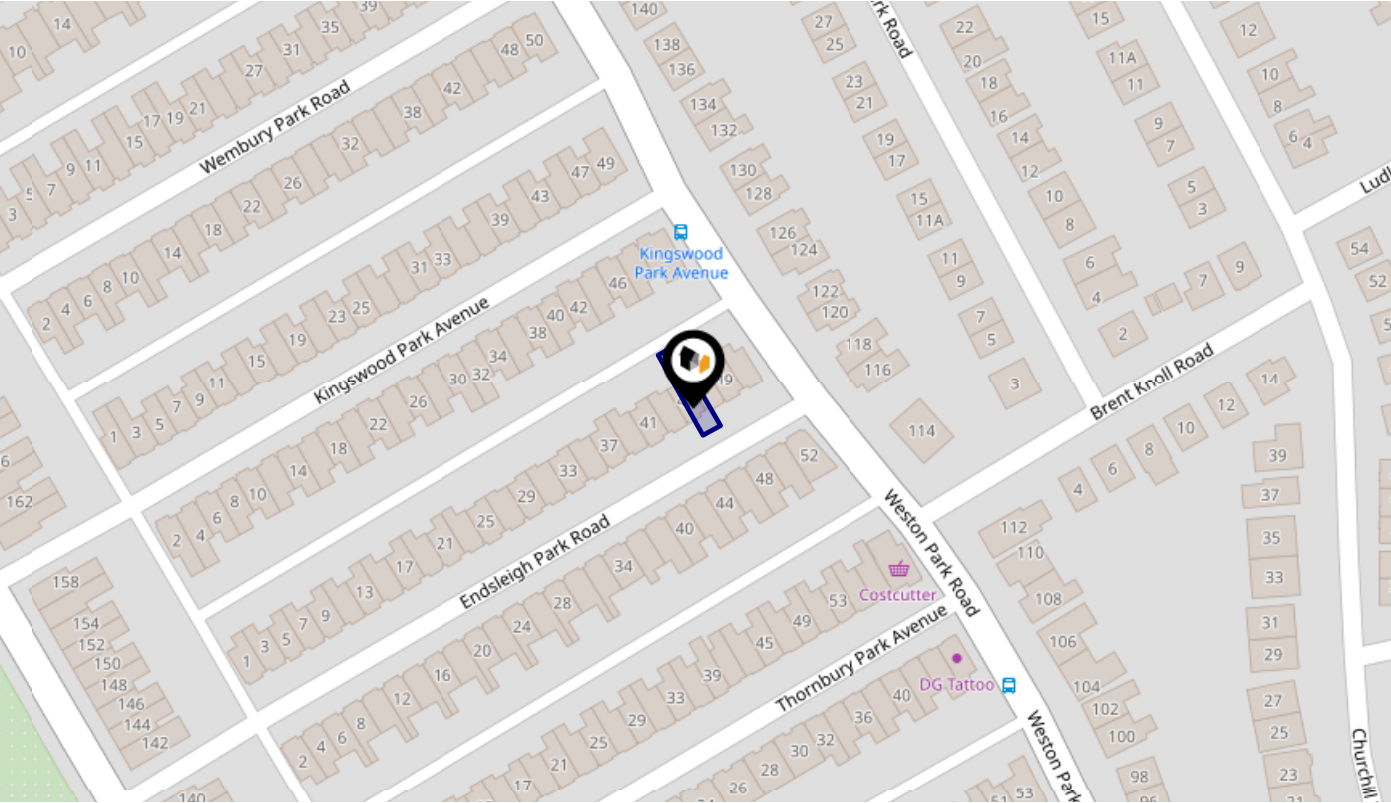
This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

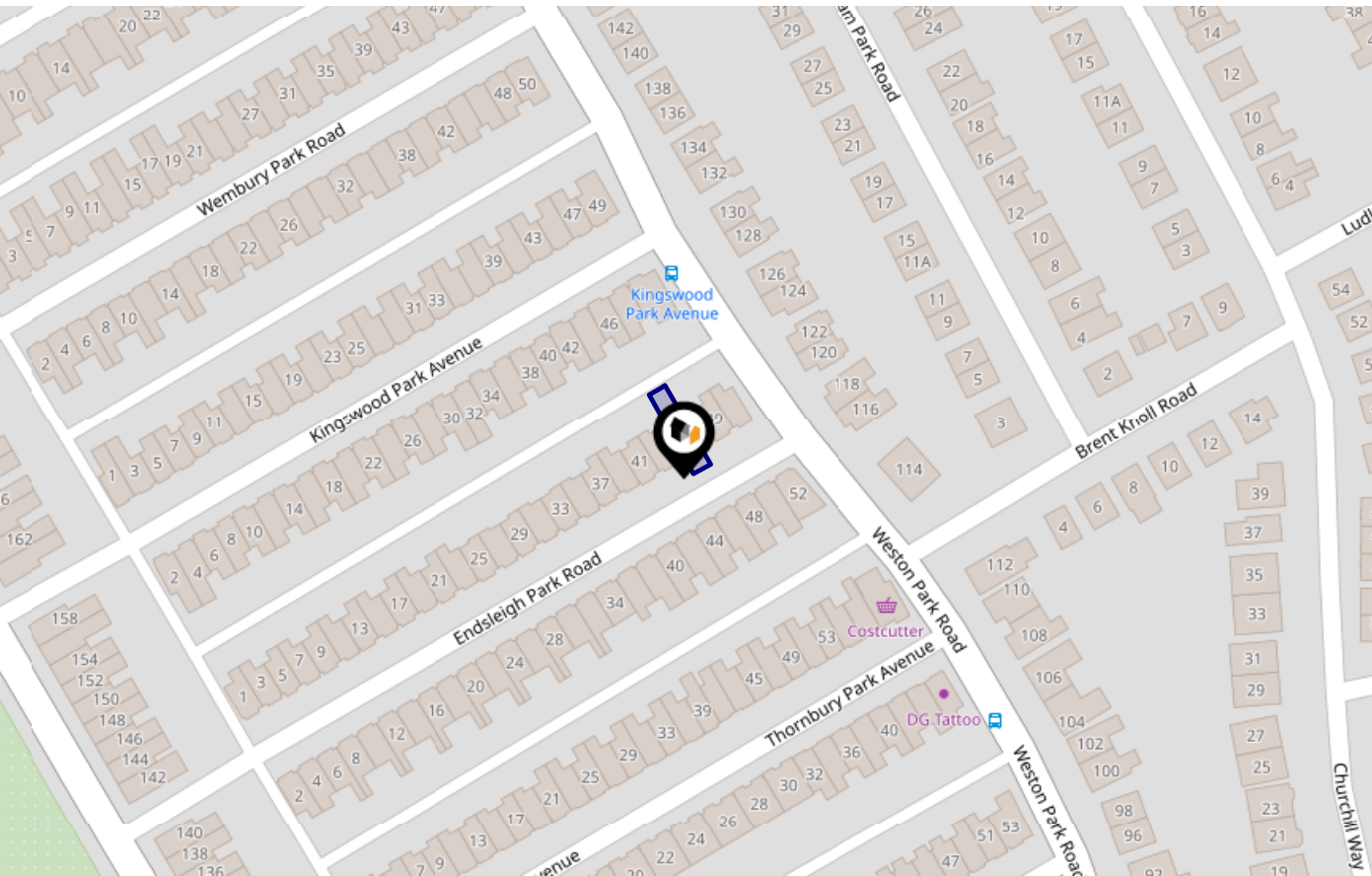The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

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	🟦
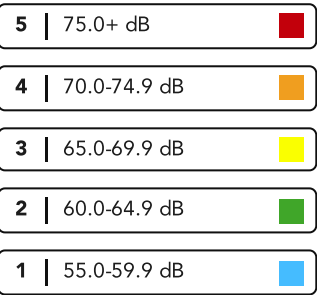
Flood Risk
Rivers & Seas - Flood Risk

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.
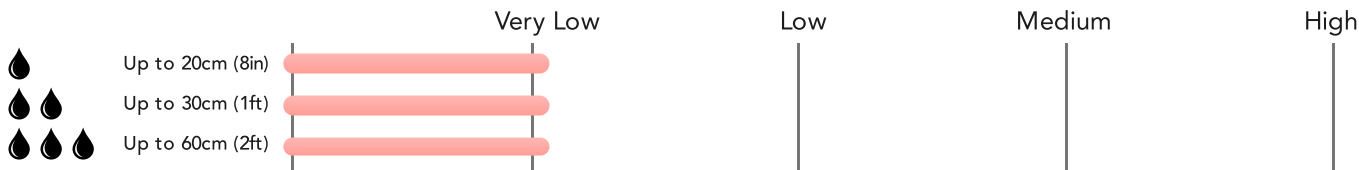

Risk Rating: Very low

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.
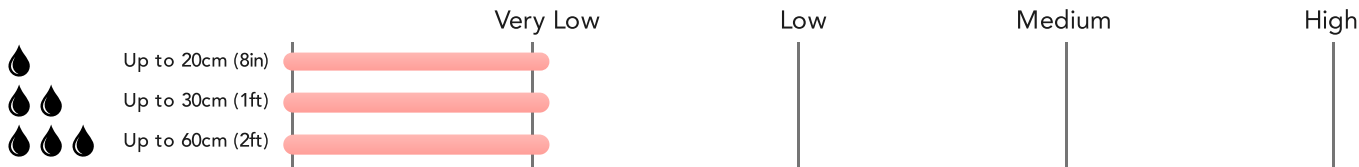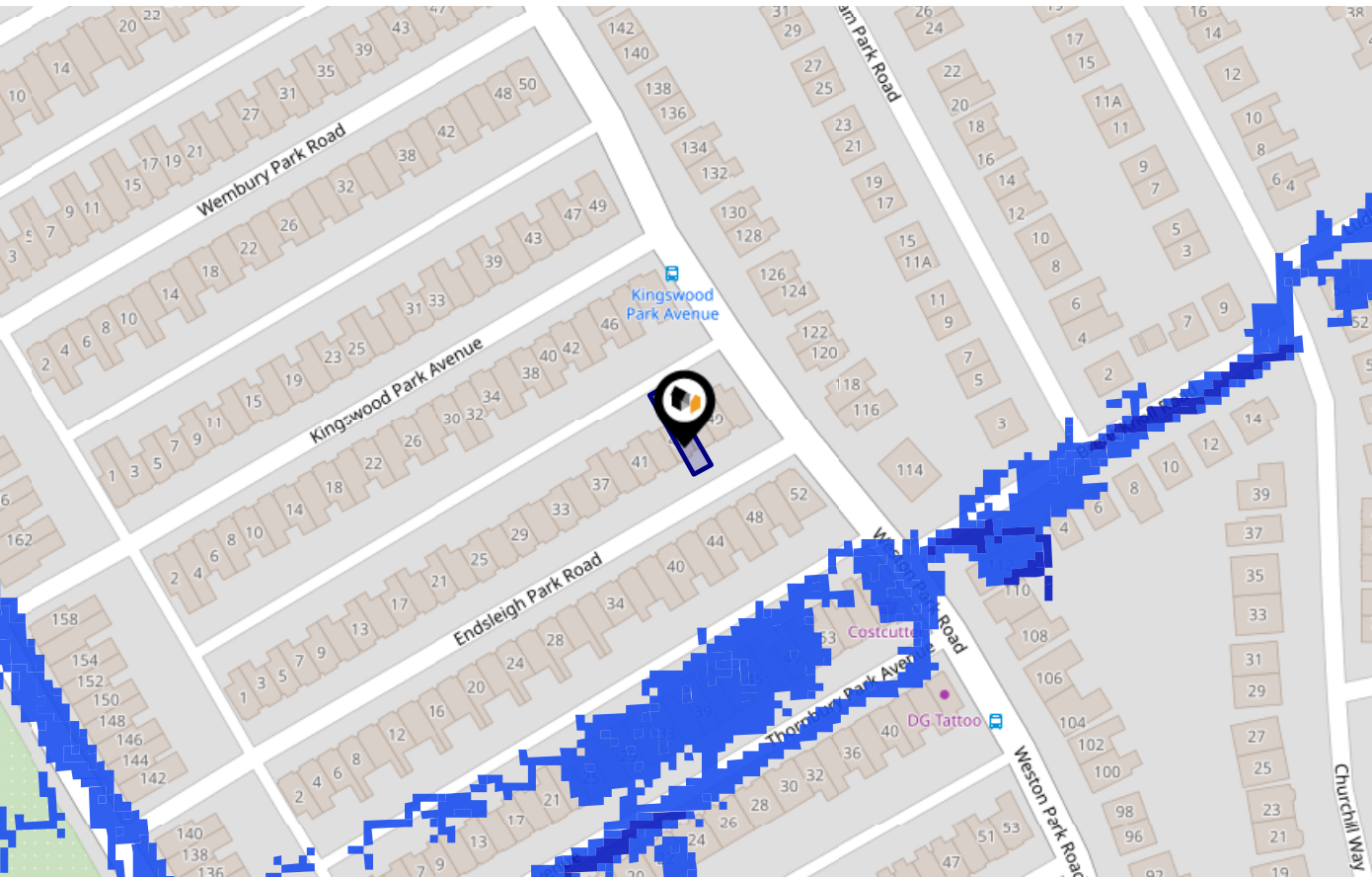

Risk Rating: Very low

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.
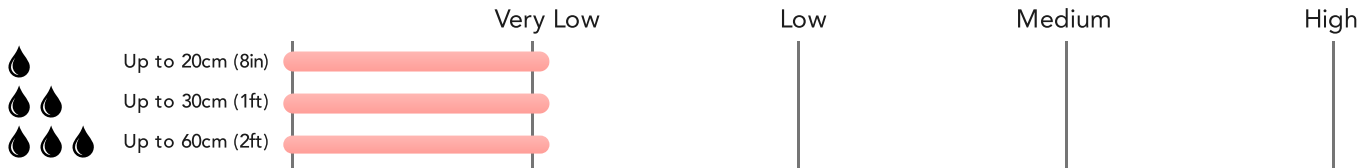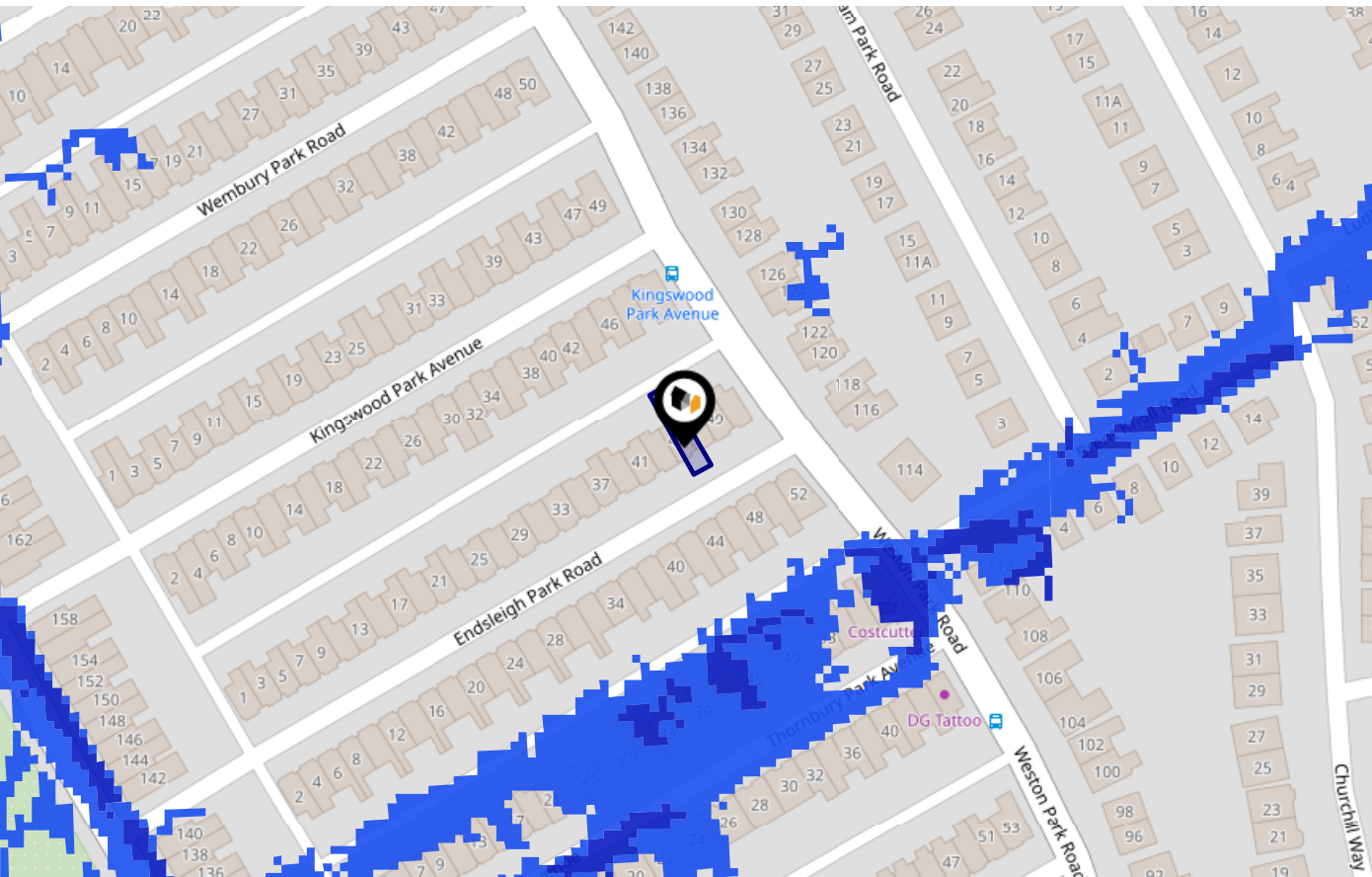

Risk Rating: Very low

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)					

KFB - Key Facts For Buyers

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.
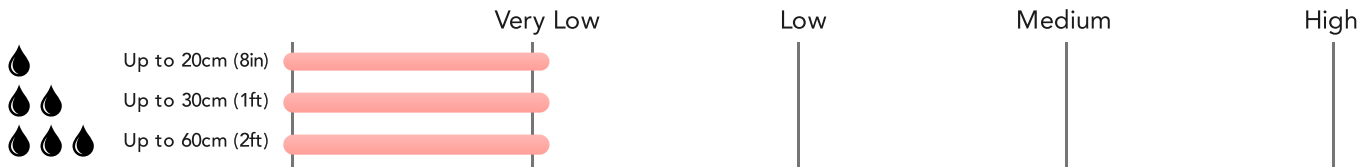

Risk Rating: Very low

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...
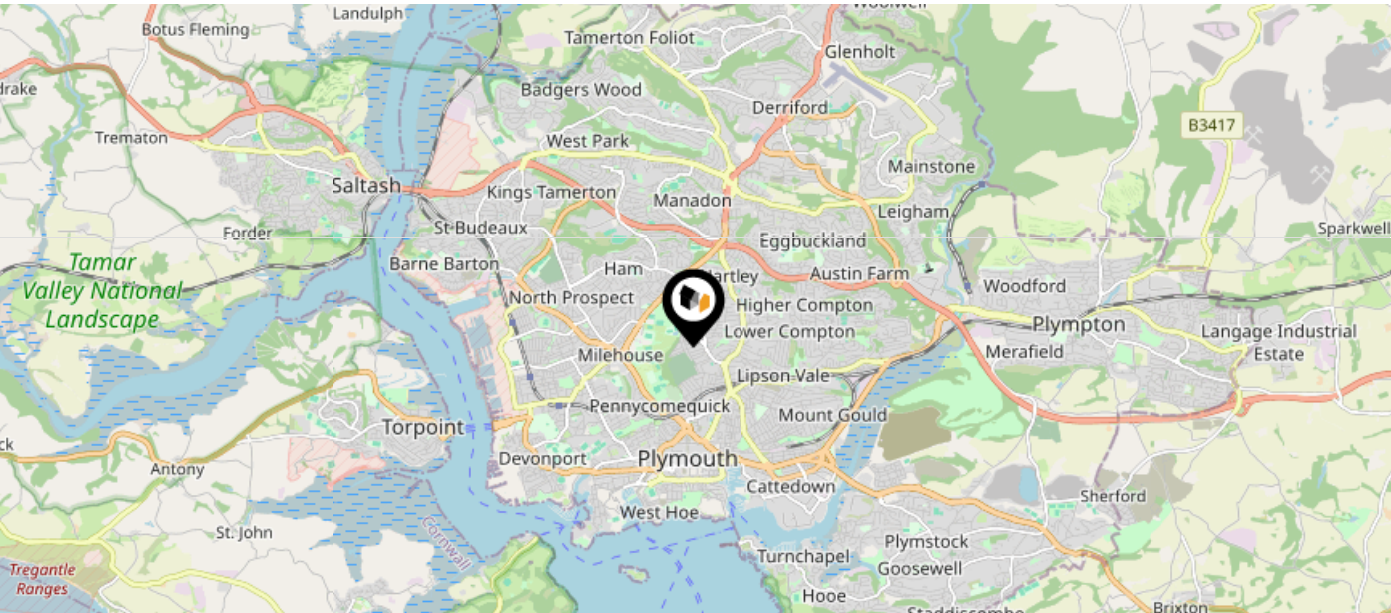
Nearby Green Belt Land
No data available.

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.
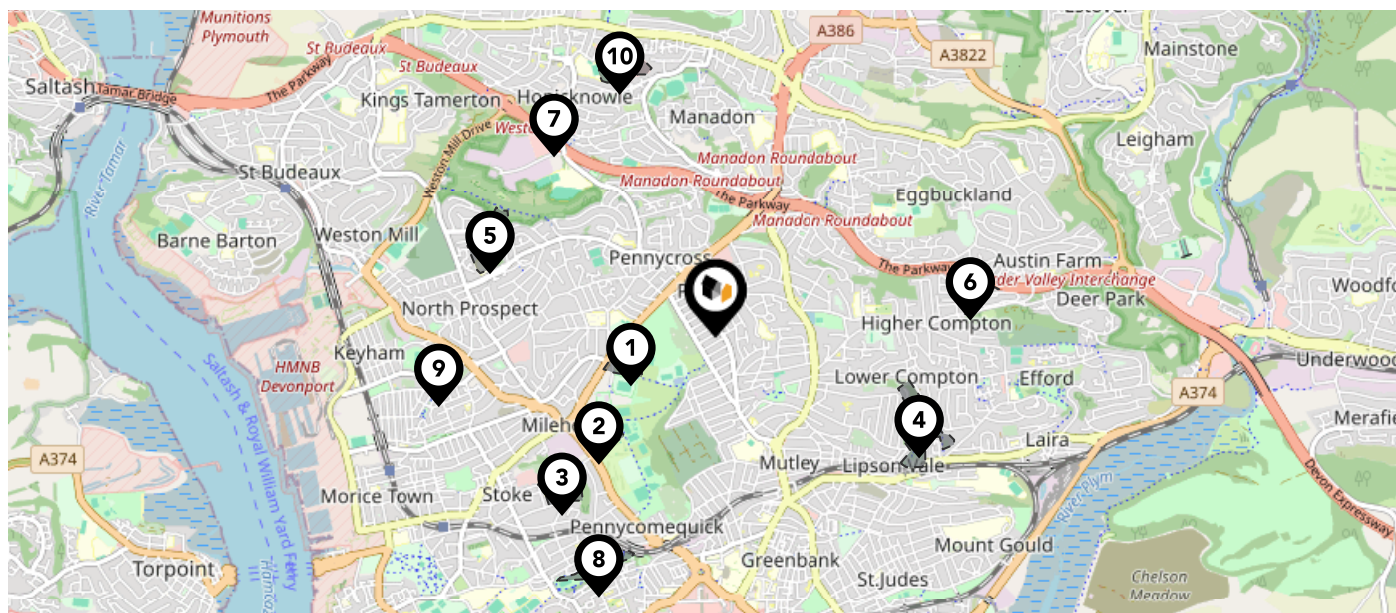

Nearby Landfill Sites

|		
1	Peverell Cricket Ground-Peverell Cricket Ground, Plymouth	Historic Landfill
2	Central Park Milehouse-Central Park (Milehouse), Plymouth	Historic Landfill
3	Stoke School Playing Field And Allotments-Stoke School Playing Field And Allotments, Plymouth	Historic Landfill
4	Lower Compton-Lipson Vale, Plymouth	Historic Landfill
5	Ham-Ham, Plymouth	Historic Landfill
6	Valley View Close-Valley View Close, Plymouth	Historic Landfill
7	Honicknowle To March Mill-Honicknowle To March Mill, Plymouth	Historic Landfill
8	Victoria Park-Victoria Park, Plymouth	Historic Landfill
9	Disused Railway Cutting-North Down, Devonport, Plymouth	Historic Landfill
10	Honicknowle Brickworks-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...
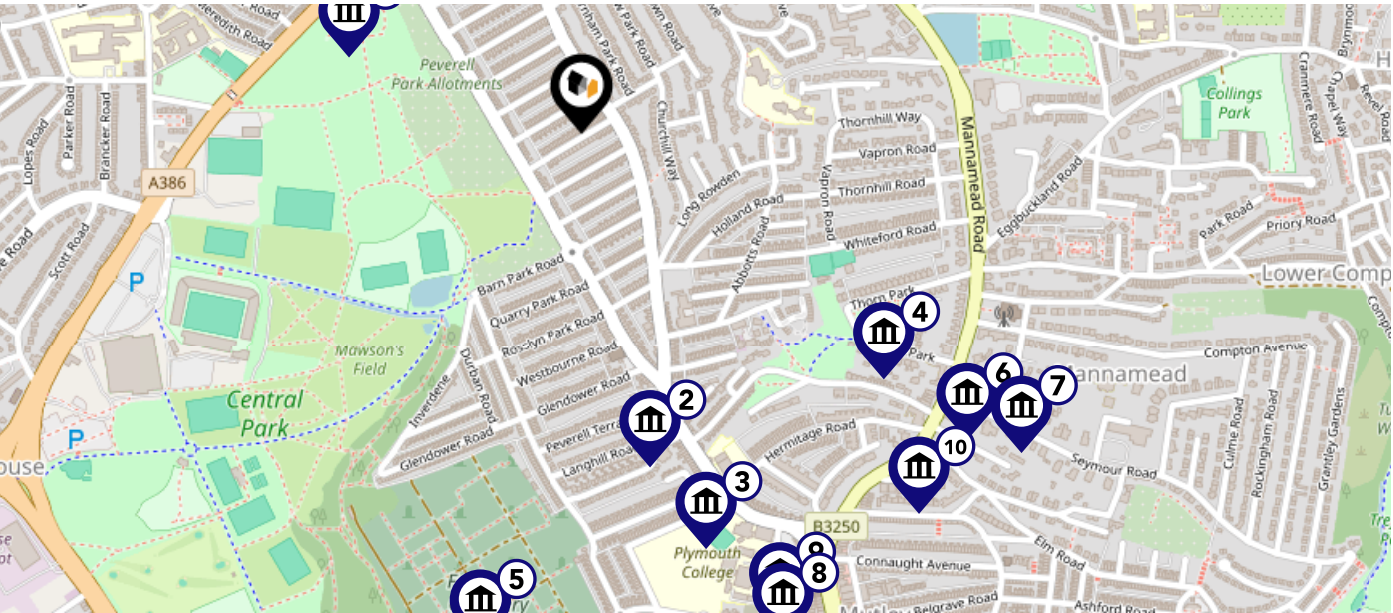

Listed Buildings in the local district	Grade	Distance
① 1386304 - Pounds House	Grade II	0.3 miles
② 1322003 - Church Of St Gabriel	Grade II	0.4 miles
③ 1322004 - Plymouth College	Grade II	0.5 miles
④ 1386475 - Urinal	Grade II	0.5 miles
⑤ 1407641 - Church Of England Chapel At Ford Park Cemetery	Grade II	0.6 miles
⑥ 1386388 - The Ferns	Grade II	0.6 miles
⑦ 1386386 - Seymour Nursing Home	Grade II	0.6 miles
⑧ 1244523 - 6, 8 (college House) And 10, Ford Park	Grade II	0.6 miles
⑨ 1244524 - 12 And 14, Ford Park	Grade II	0.6 miles
⑩ 1386494 - Former Western College (original Block)	Grade II	0.6 miles

Area
Schools
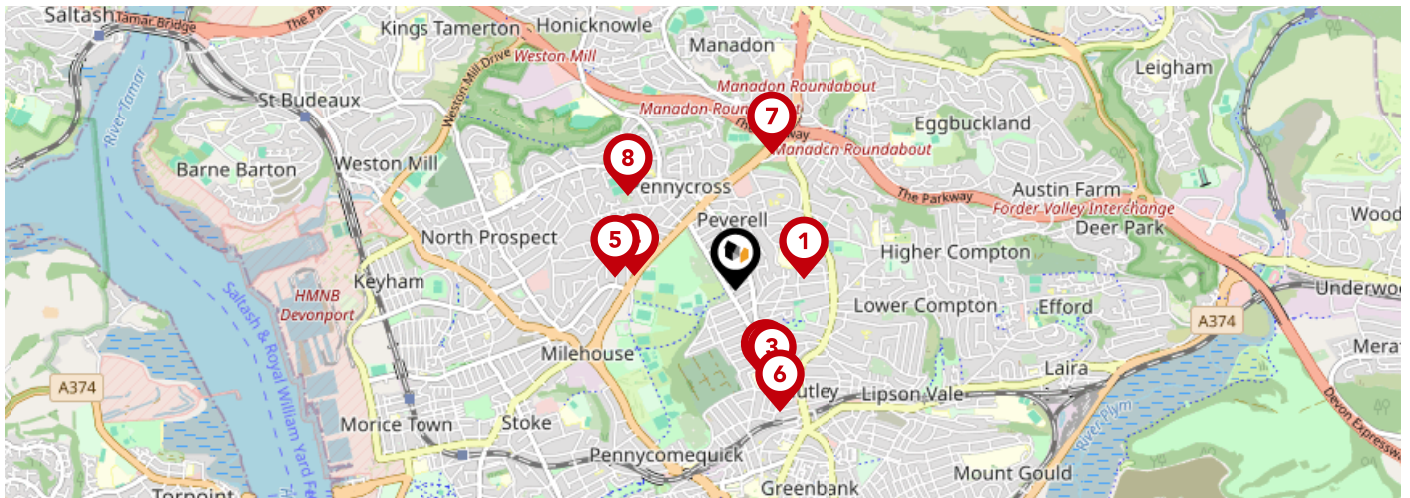
		Nursery	Primary	Secondary	College	Private
1	**King's School** Ofsted Rating: Not Rated | Pupils: 298 | Distance:0.33	☐	☑	☐	☐	☐
2	**Hyde Park Junior School** Ofsted Rating: Good | Pupils: 355 | Distance:0.45	☐	☑	☐	☐	☐
3	**Hyde Park Infants' School** Ofsted Rating: Not Rated | Pupils: 243 | Distance:0.48	☐	☑	☐	☐	☐
4	**Devonport High School for Girls** Ofsted Rating: Good | Pupils: 860 | Distance:0.48	☐	☐	☑	☐	☐
5	**Montpelier Primary School** Ofsted Rating: Good | Pupils: 652 | Distance:0.57	☐	☑	☐	☐	☐
6	**Plymouth College** Ofsted Rating: Not Rated | Pupils: 513 | Distance:0.61	☐	☐	☑	☐	☐
7	**Manadon Vale Primary School** Ofsted Rating: Good | Pupils: 416 | Distance:0.67	☐	☑	☐	☐	☐
8	**Pennycross Primary School** Ofsted Rating: Good | Pupils: 403 | Distance:0.68	☐	☑	☐	☐	☐

Area
Schools
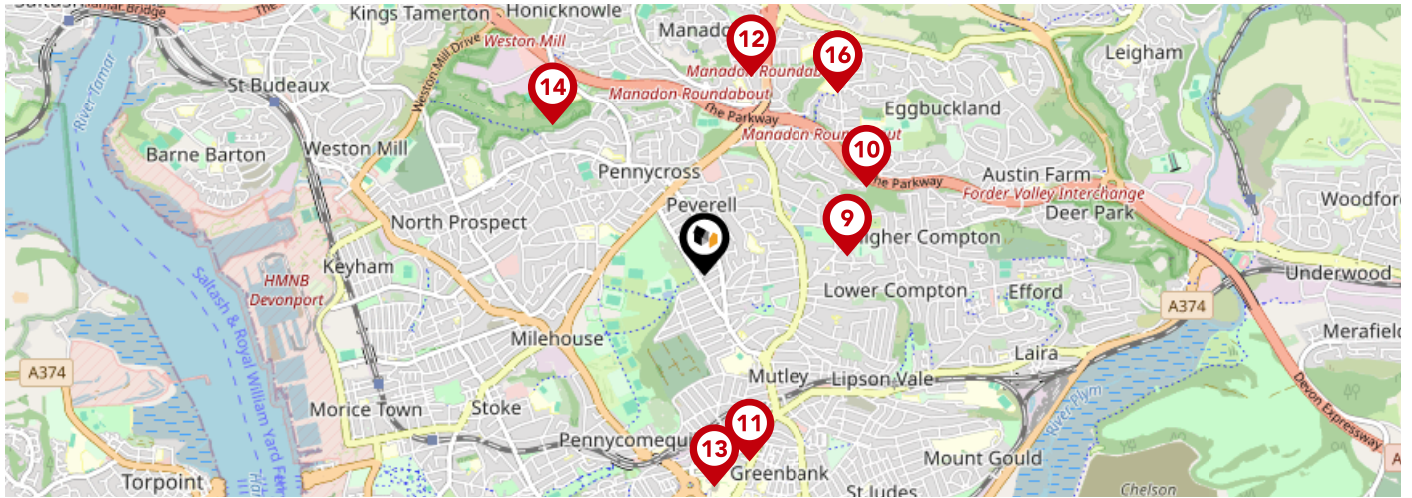
		Nursery	Primary	Secondary	College	Private
9	**Compton CofE Primary School** Ofsted Rating: Good	Pupils: 431	Distance:0.68	☐	☑	☐	☐	☐
10	**Eggbuckland Community College** Ofsted Rating: Requires improvement	Pupils: 1040	Distance:0.87	☐	☐	☑	☐	☐
11	**Plymouth High School for Girls** Ofsted Rating: Good	Pupils: 816	Distance:0.9	☐	☐	☑	☐	☐
12	**St Boniface's RC College** Ofsted Rating: Requires improvement	Pupils: 374	Distance:0.97	☐	☐	☑	☐	☐
13	**Fletewood School at Derry Villas** Ofsted Rating: Good	Pupils: 58	Distance:1	☐	☑	☐	☐	☐
14	**All Saints Church of England Academy** Ofsted Rating: Good	Pupils: 616	Distance:1.01	☐	☐	☑	☐	☐
15	**Widey Court Primary School** Ofsted Rating: Good	Pupils: 602	Distance:1.07	☐	☑	☐	☐	☐
16	**Courtlands School** Ofsted Rating: Good	Pupils: 107	Distance:1.07	☐	☑	☐	☐	☐

Local Area
# Masts & Pylons
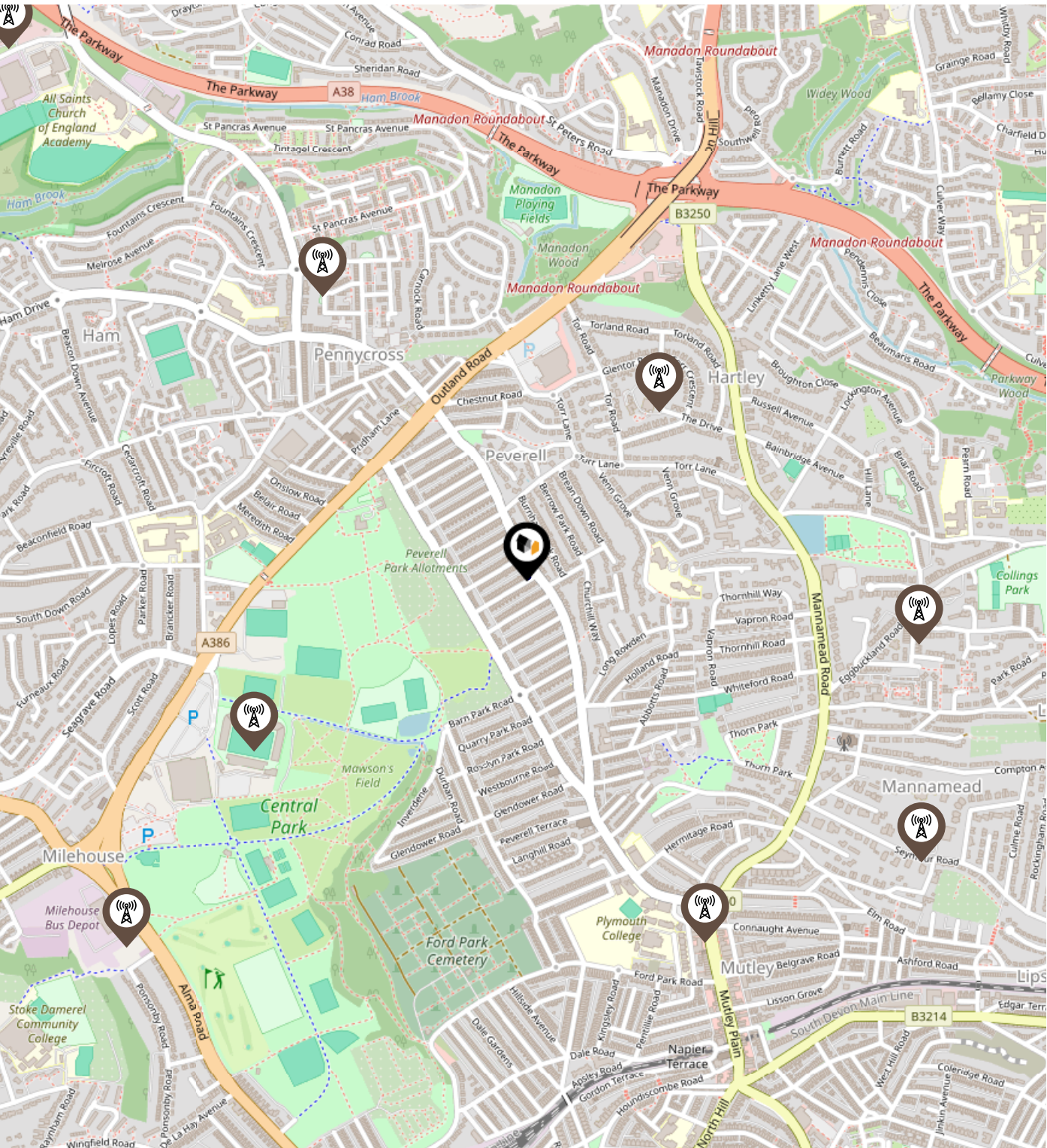
Key:

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).
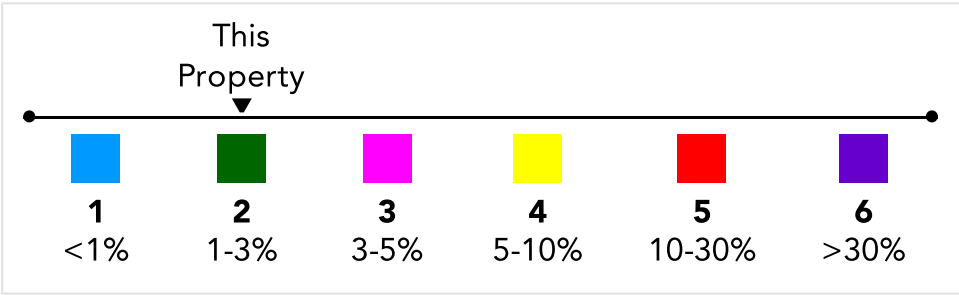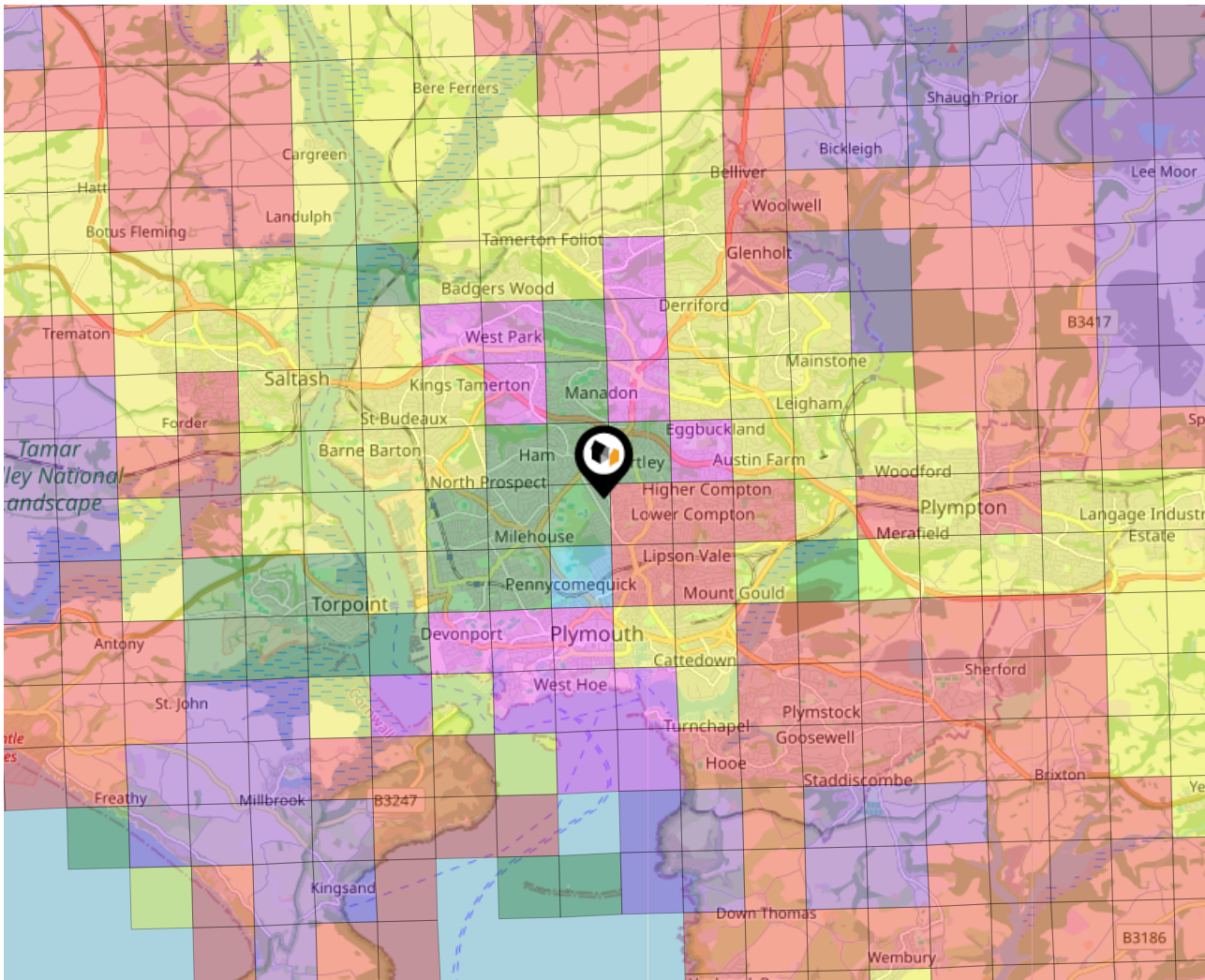
This
Property
▼

1	2	3	4	5	6
<1%	1-3%	3-5%	5-10%	10-30%	>30%
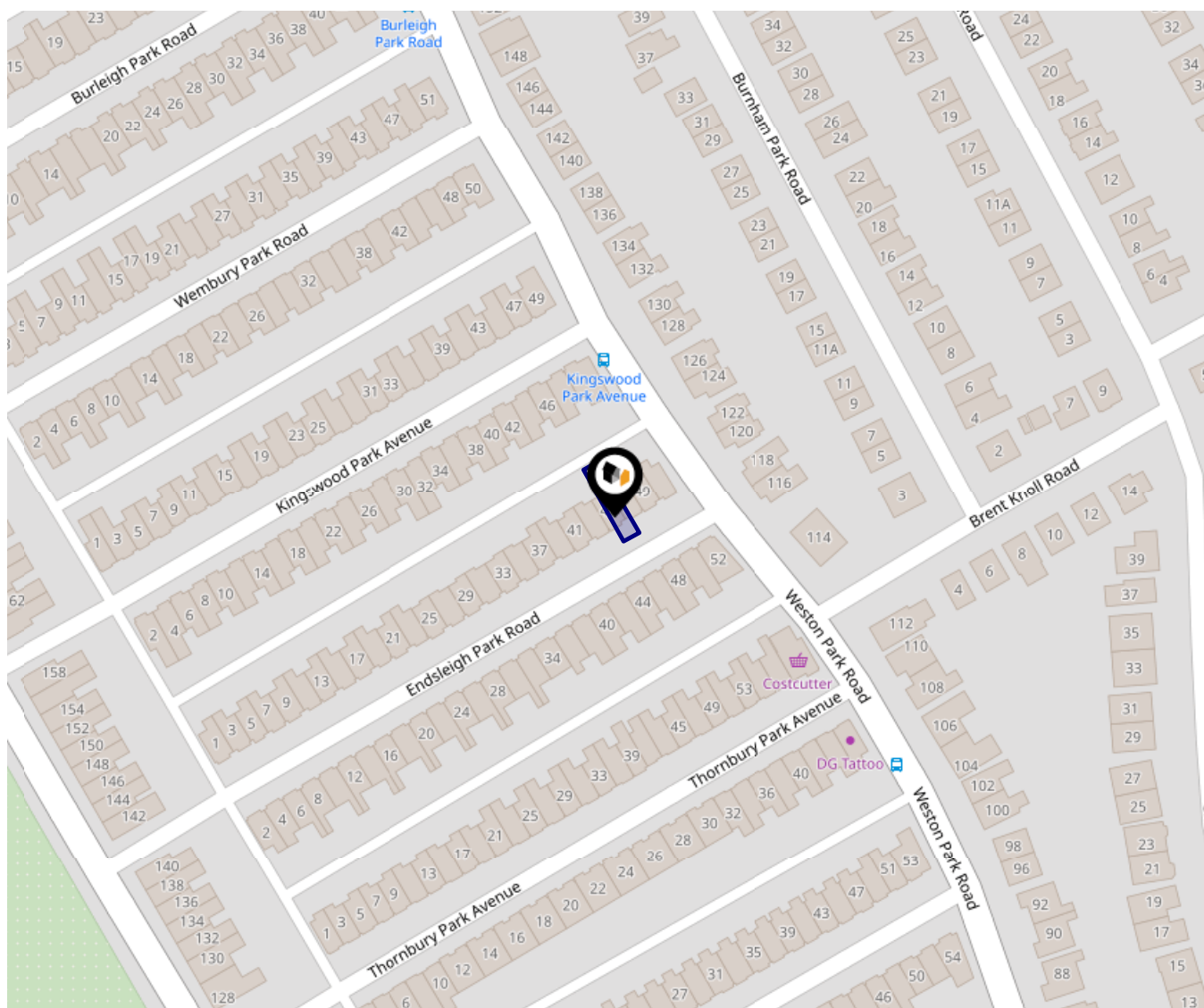
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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:
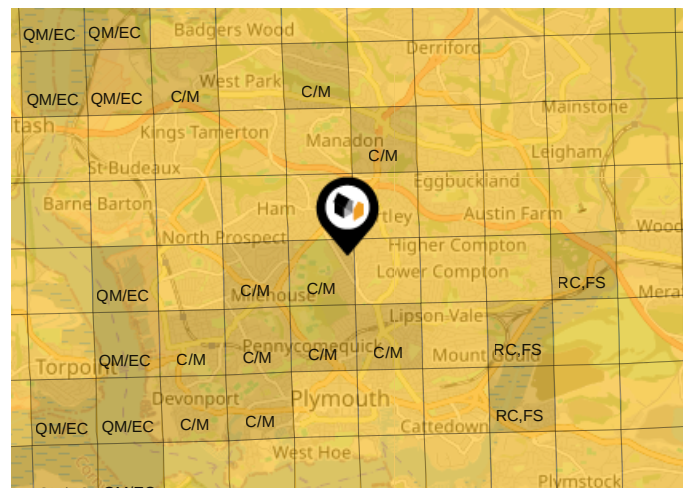
- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

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
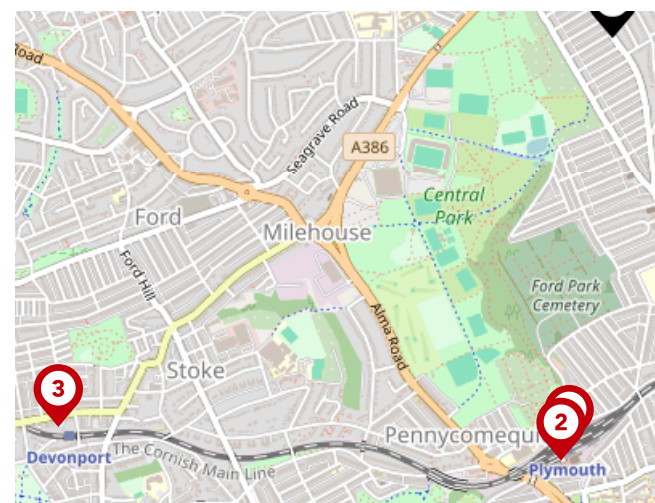
National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	0.97 miles
2	Plymouth Rail Station	1.01 miles
3	Devonport Rail Station	1.6 miles
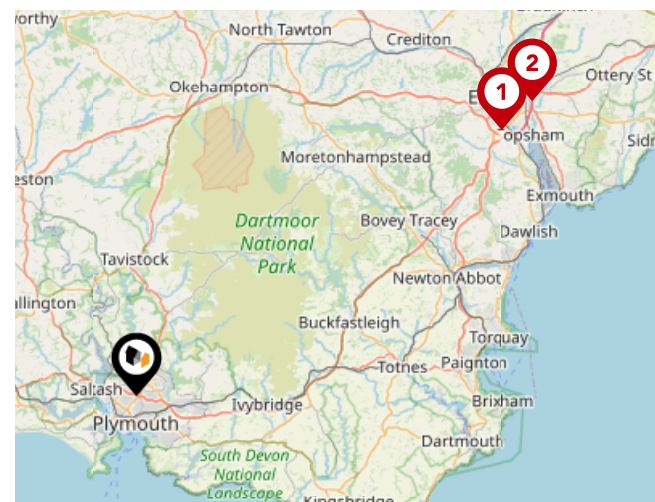
Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	33.98 miles
2	M5 J30	37.11 miles
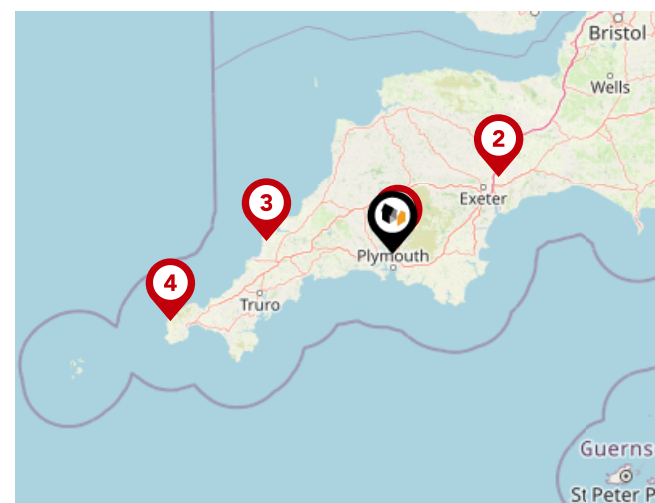
Airports/Helipads

Pin	Name	Distance
1	Glenholt	2.52 miles
2	Exeter Airport	39.54 miles
3	St Mawgan	38.28 miles
4	Joppa	70.43 miles

Area
Transport (Local)
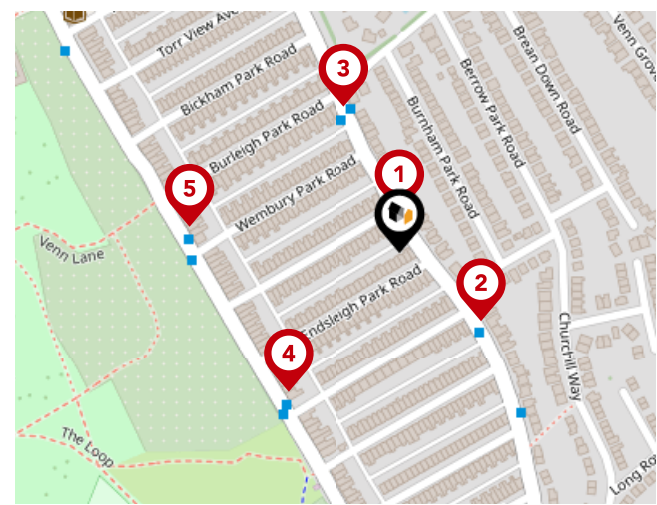
Bus Stops/Stations

Pin	Name	Distance
1	Kingswood Park Avenue	0.02 miles
2	Thornbury Park Avenue East	0.06 miles
3	Burleigh Park Road	0.09 miles
4	Thornbury Park Avenue West	0.11 miles
5	Wembury Park Road West	0.13 miles
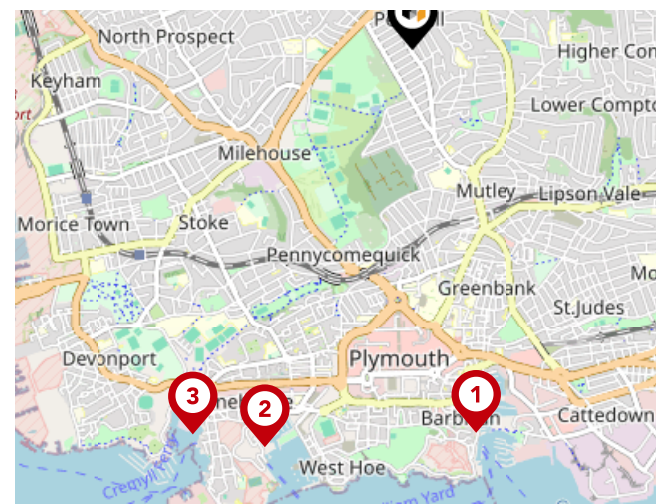
Ferry Terminals

Pin	Name	Distance
1	Plymouth (Barbican) Landing Stage	1.83 miles
2	Plymouth Ferry Terminal	2 miles
3	Plymouth Stonehouse Ferry Terminal	2.09 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

G

Ofcom

Valuation Office Agency

Ofsted

Royal Mail