

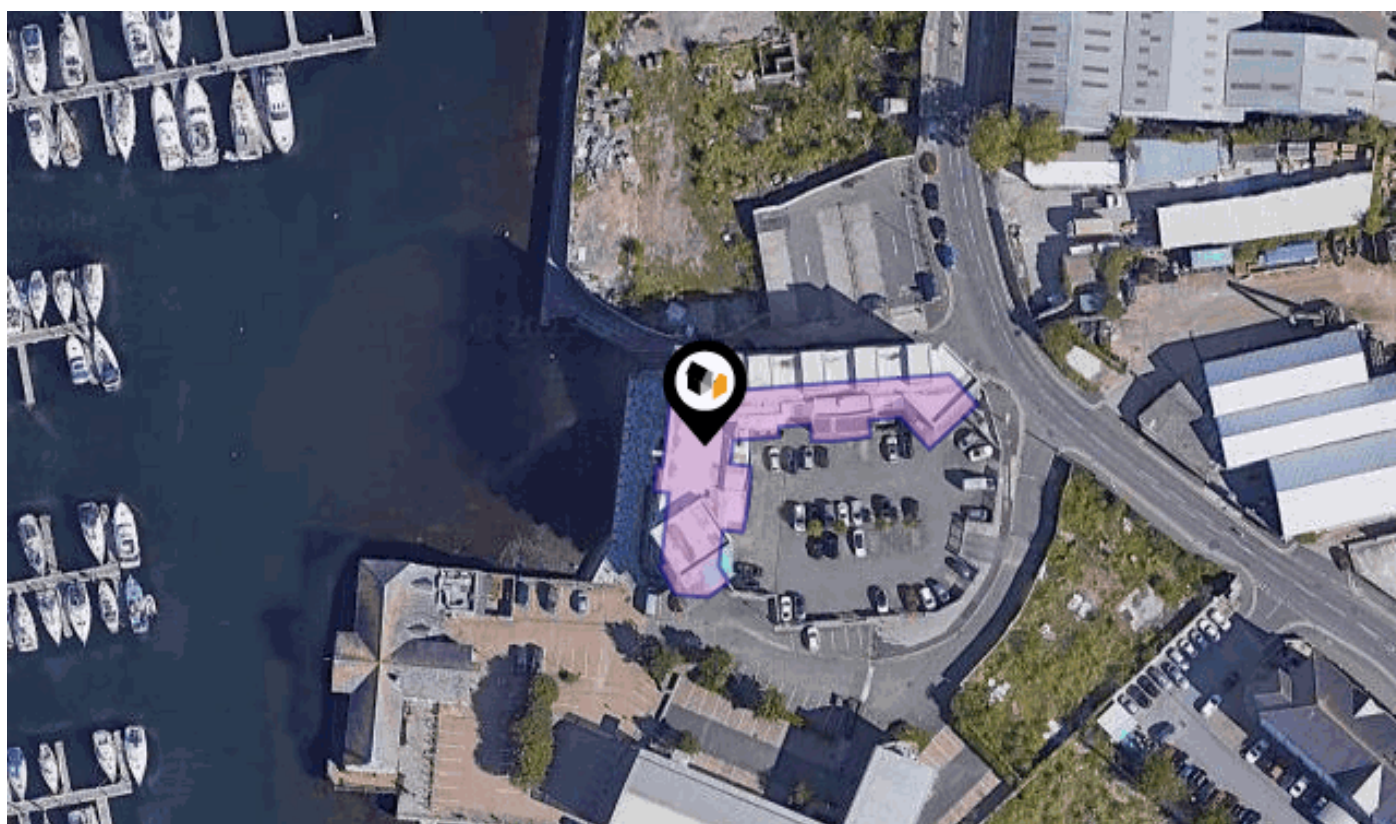


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 06th June 2025



17, MARROWBONE SLIP, PLYMOUTH, PL4

Lang Town & Country

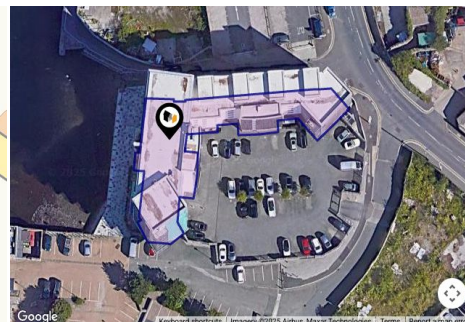
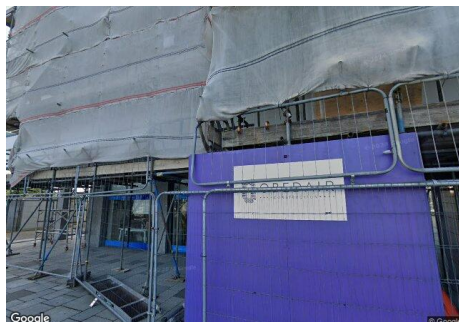
6 The Broadway Plymstock Plymouth PL9 7AU

01752 456000

Natalie@langtownandcountry.com

www.langtownandcountry.com





Property

Type: Flat / Maisonette
Bedrooms: 2
Floor Area: 968 ft² / 90 m²
Plot Area: 0.2 acres
Year Built : 2007
Council Tax : Band E
Annual Estimate: £2,842
Title Number: DN545778

Tenure: Leasehold
Start Date: 04/01/2007
End Date: 01/01/3002
Lease Term: 999 years from 1 January 2003
Term Remaining: 977 years

Local Area

Local Authority: City of plymouth
Conservation Area: No
Flood Risk:
• Rivers & Seas Very Low
• Surface Water Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

16
mb/s



1000
mb/s



Mobile Coverage:
(based on calls indoors)



O₂



EE



3



O

Satellite/Fibre TV Availability:



BT

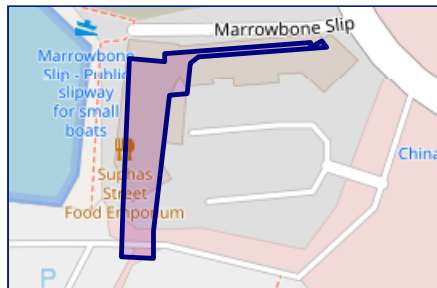


sky



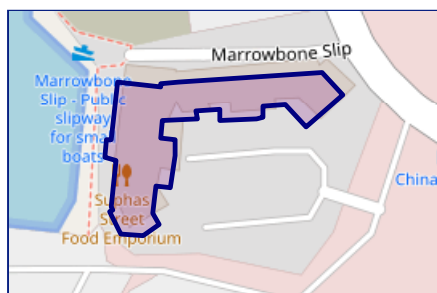
Virgin media

Freehold Title Plan



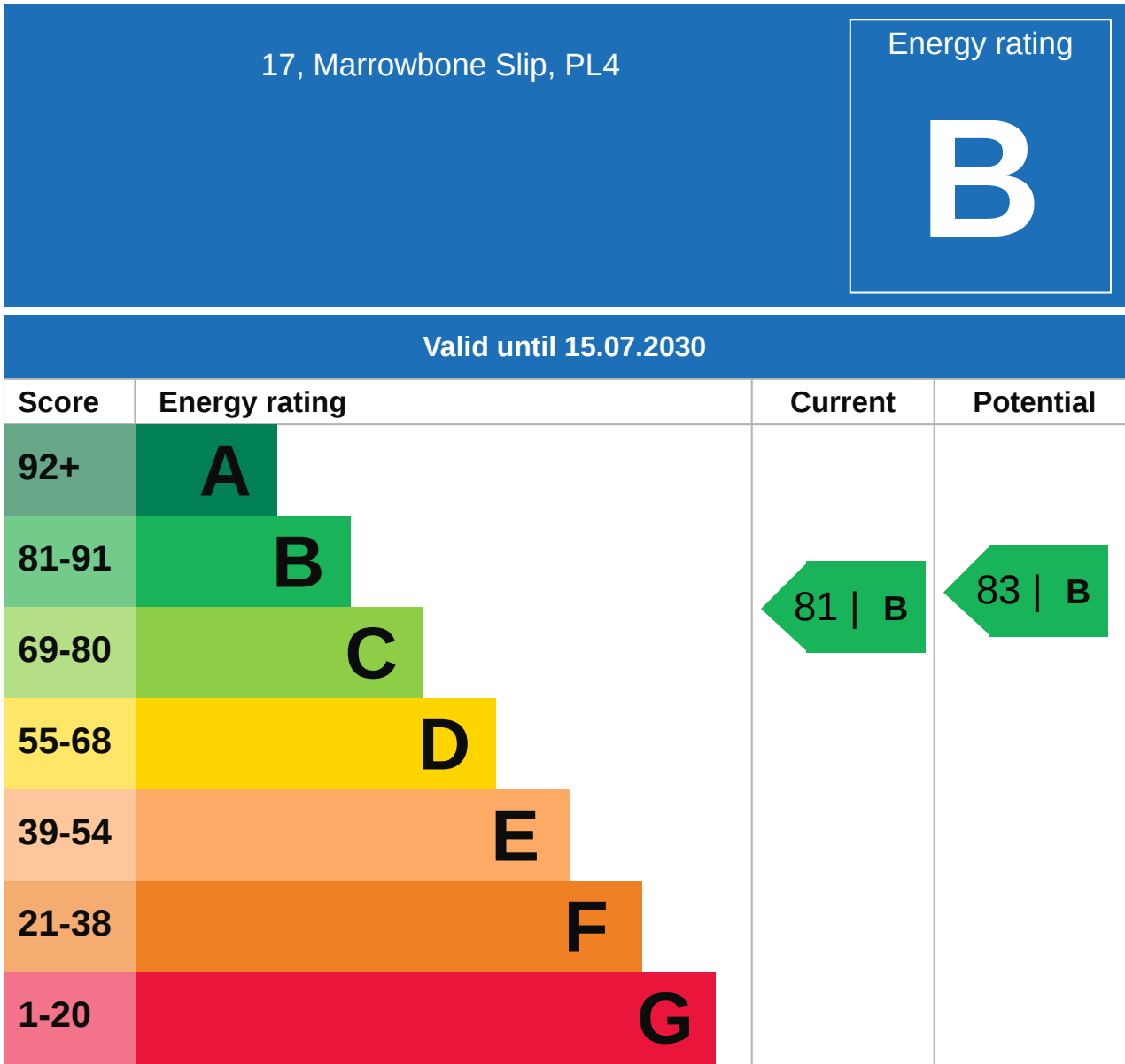
DN479735

Leasehold Title Plan



DN545778

Start Date: 04/01/2007
End Date: 01/01/3002
Lease Term: 999 years from 1 January 2003
Term Remaining: 977 years



Additional EPC Data

Property Type:	Flat
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	8th
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	System built, as built, insulated (assumed)
Walls Energy:	Good
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:	(another dwelling below)
Total Floor Area:	90 m ²

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

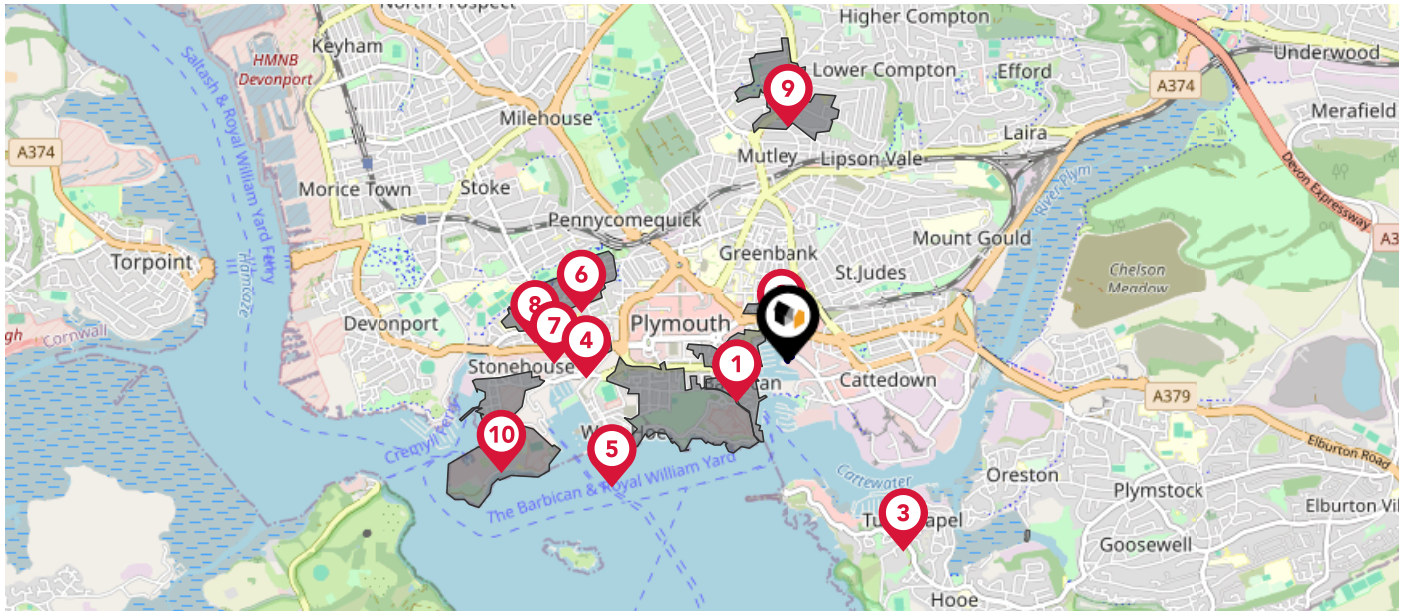
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

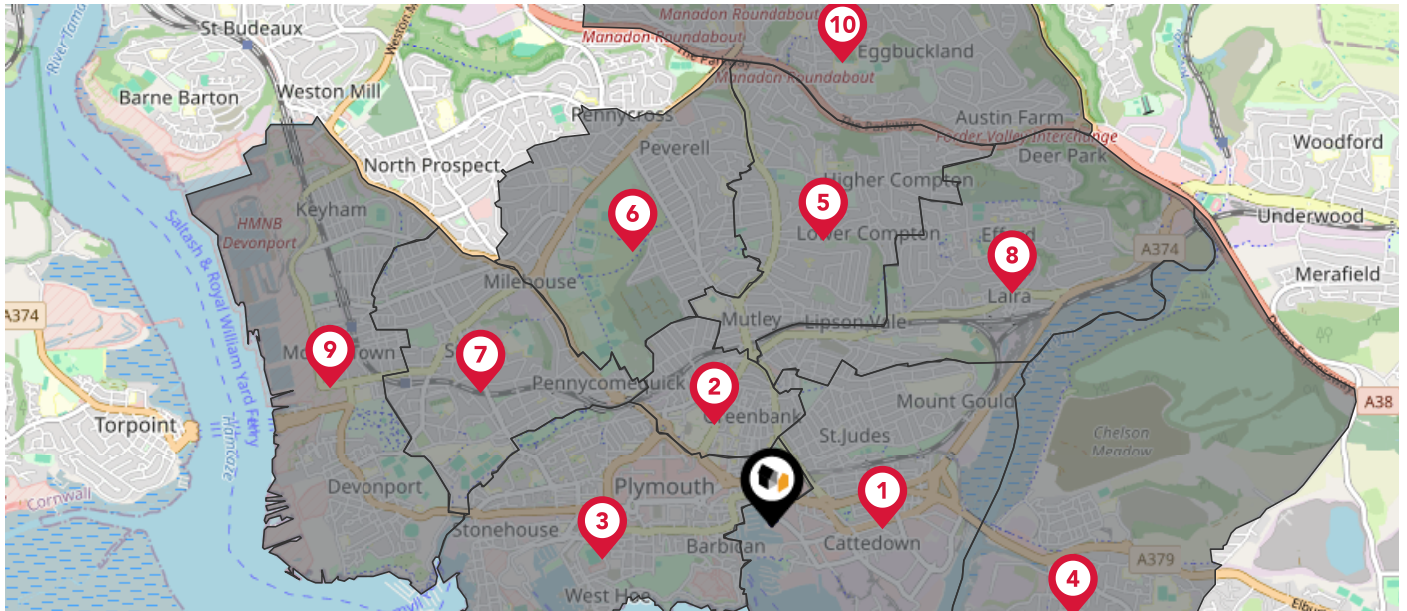
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

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

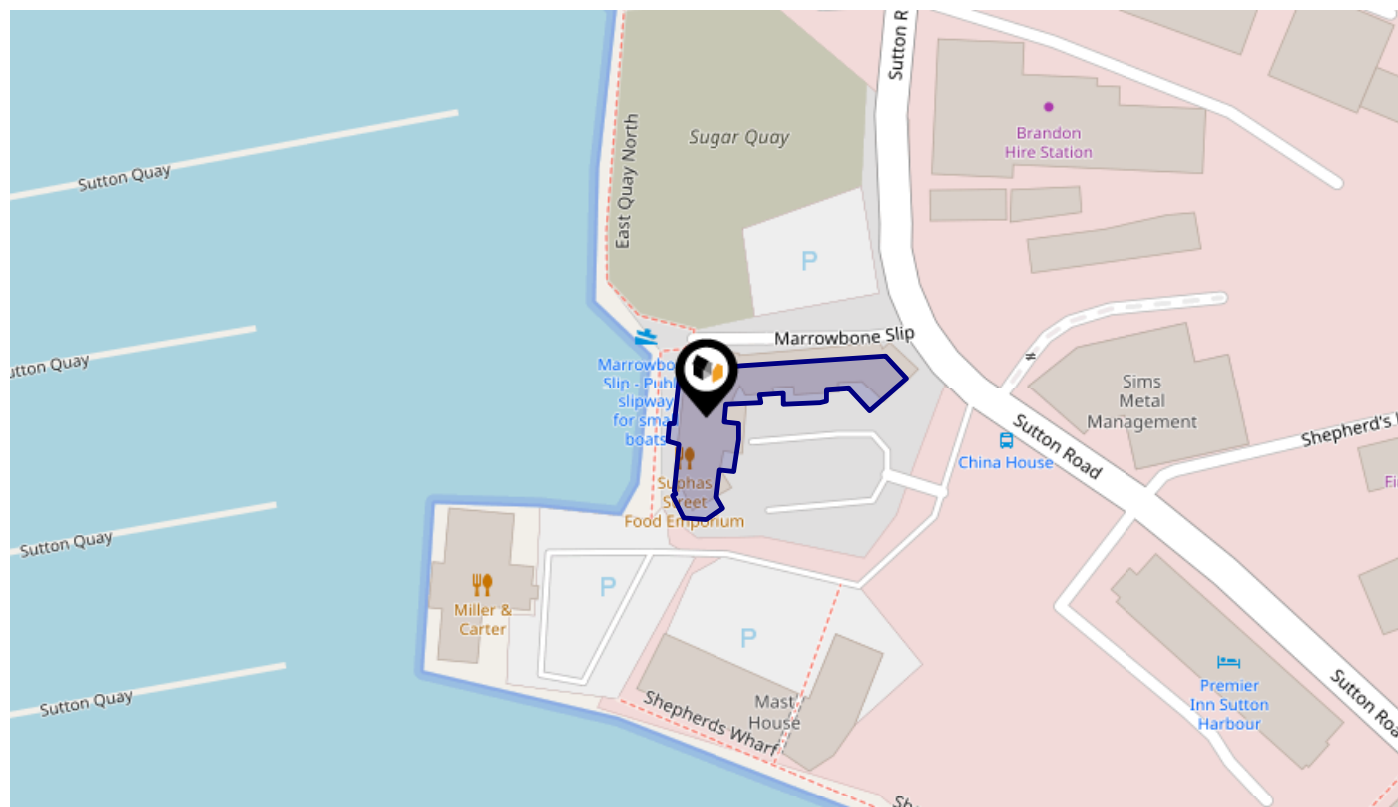
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

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

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:

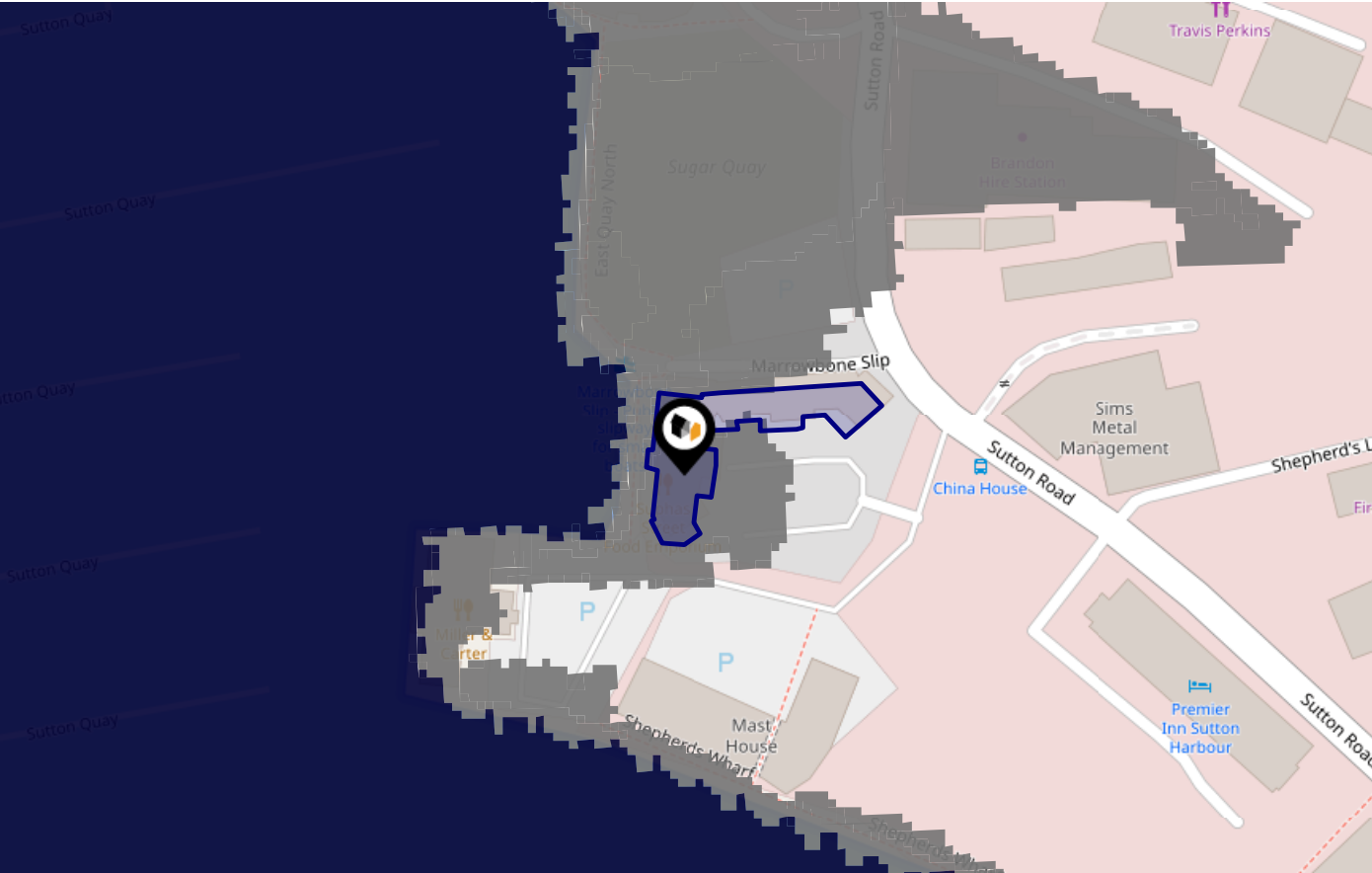
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

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.

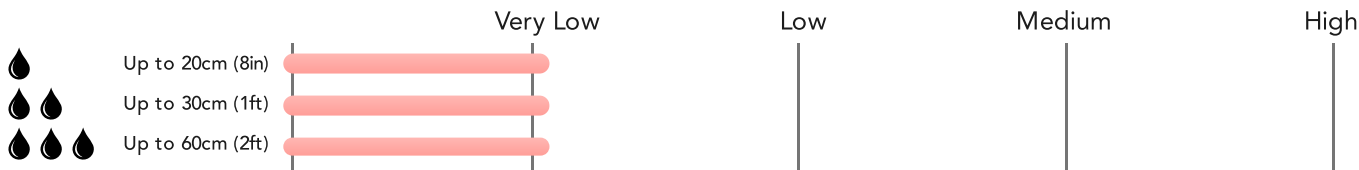


Risk Rating: Very Low

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:



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.

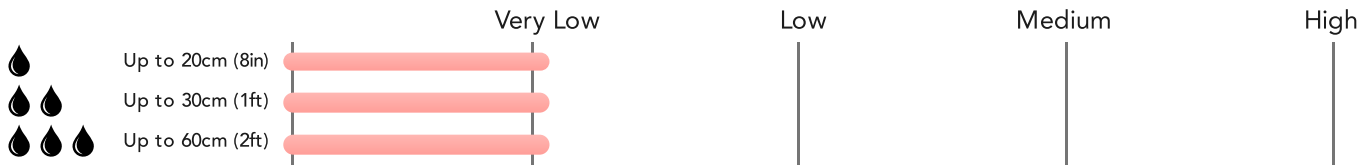


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Chance of flooding to the following depths at this property:

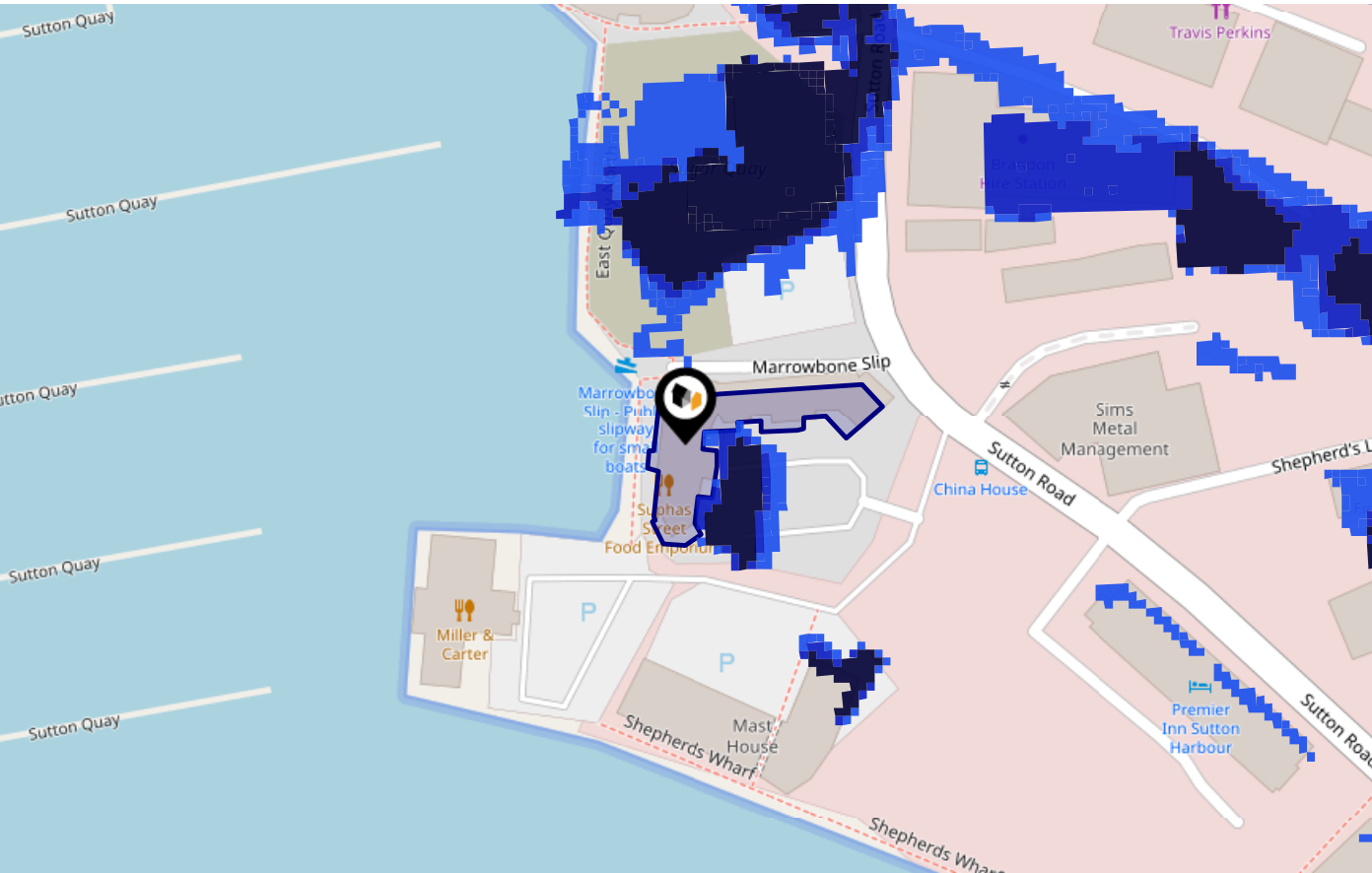


Flood Risk

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.

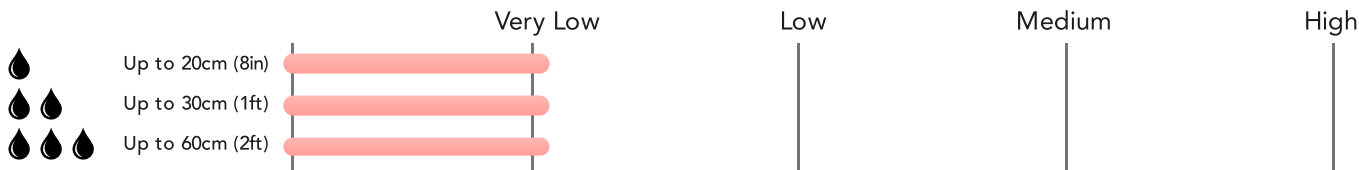


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

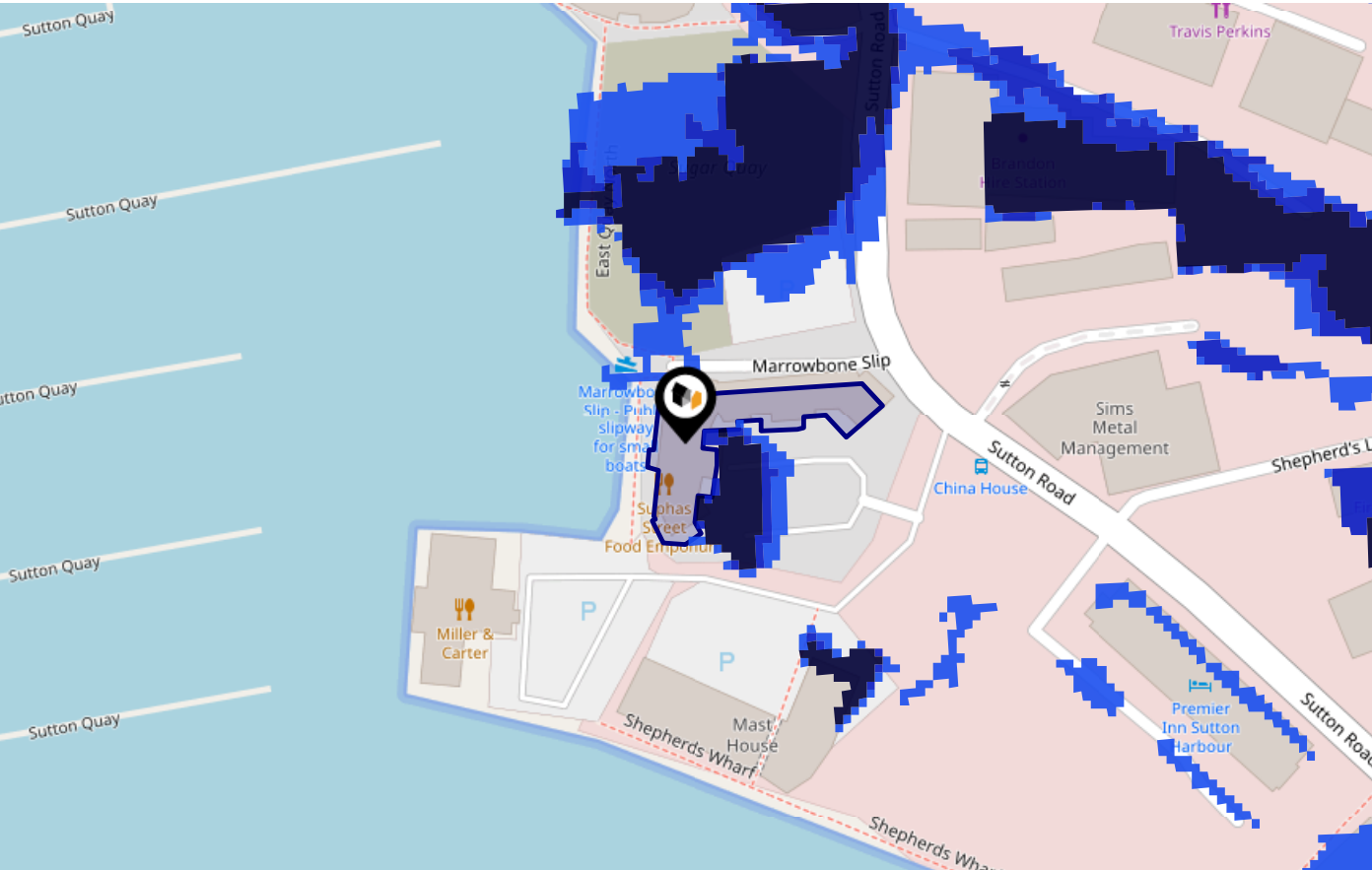


Flood Risk

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.

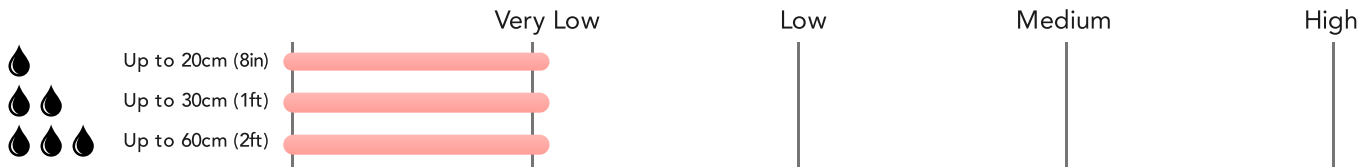


Risk Rating: Very low

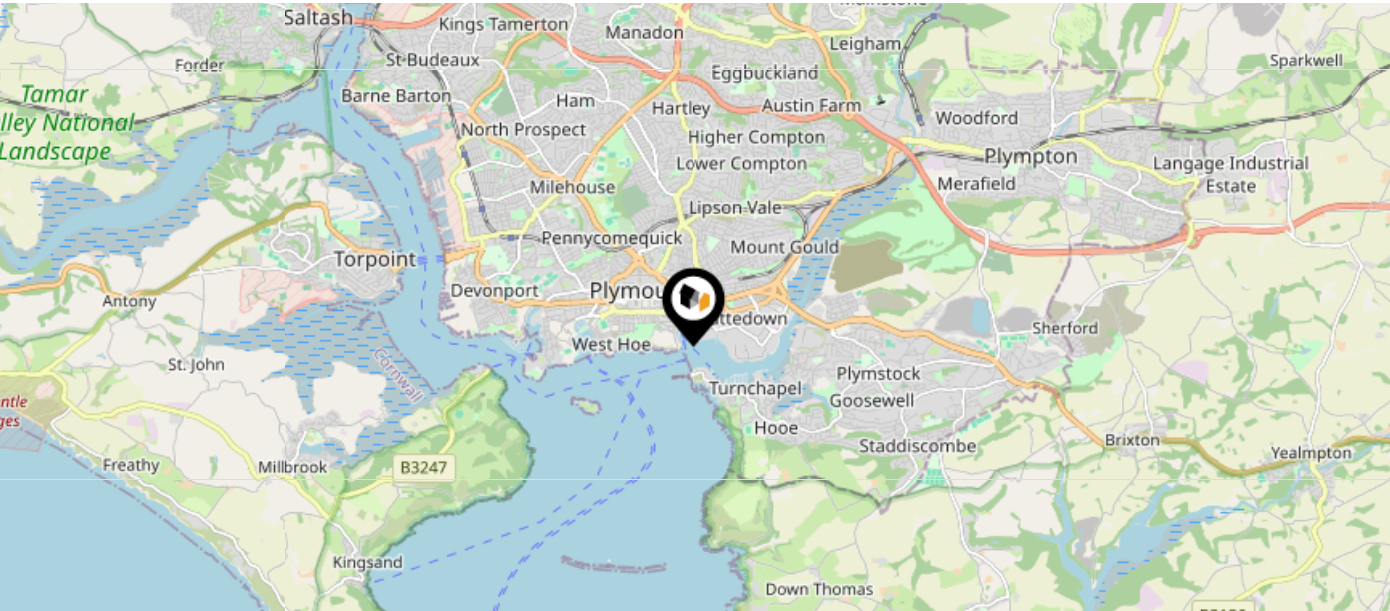
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Chance of flooding to the following depths at this property:



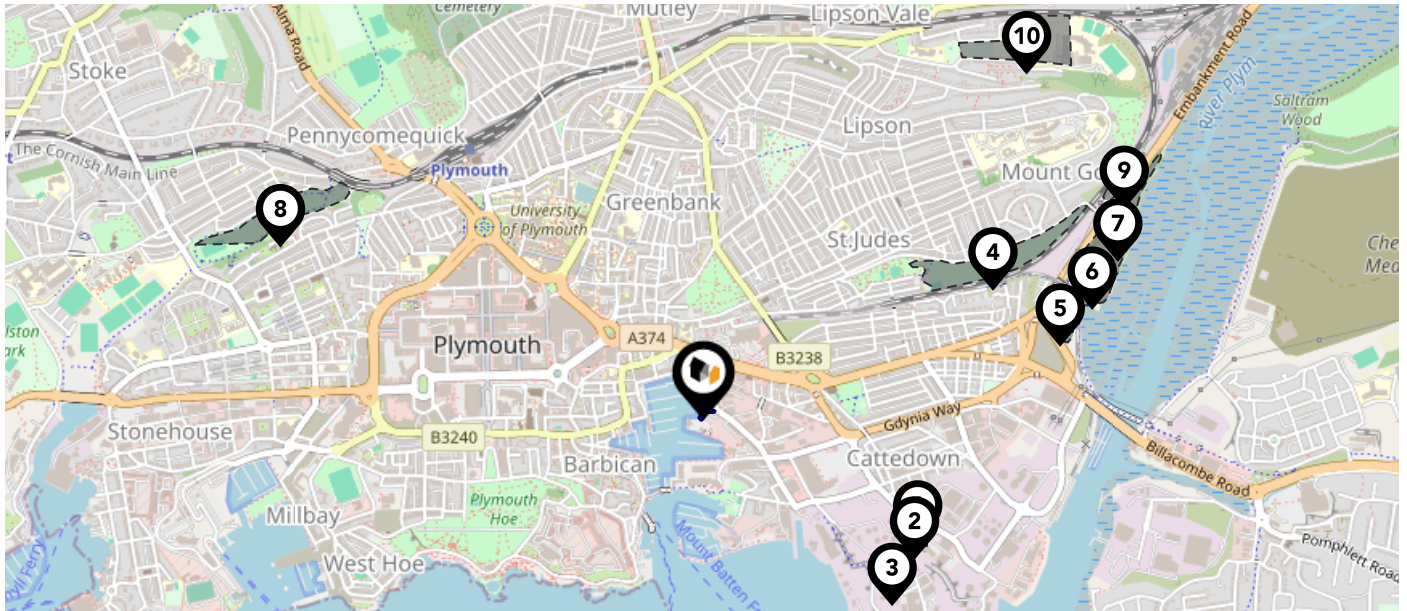
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

No data available.

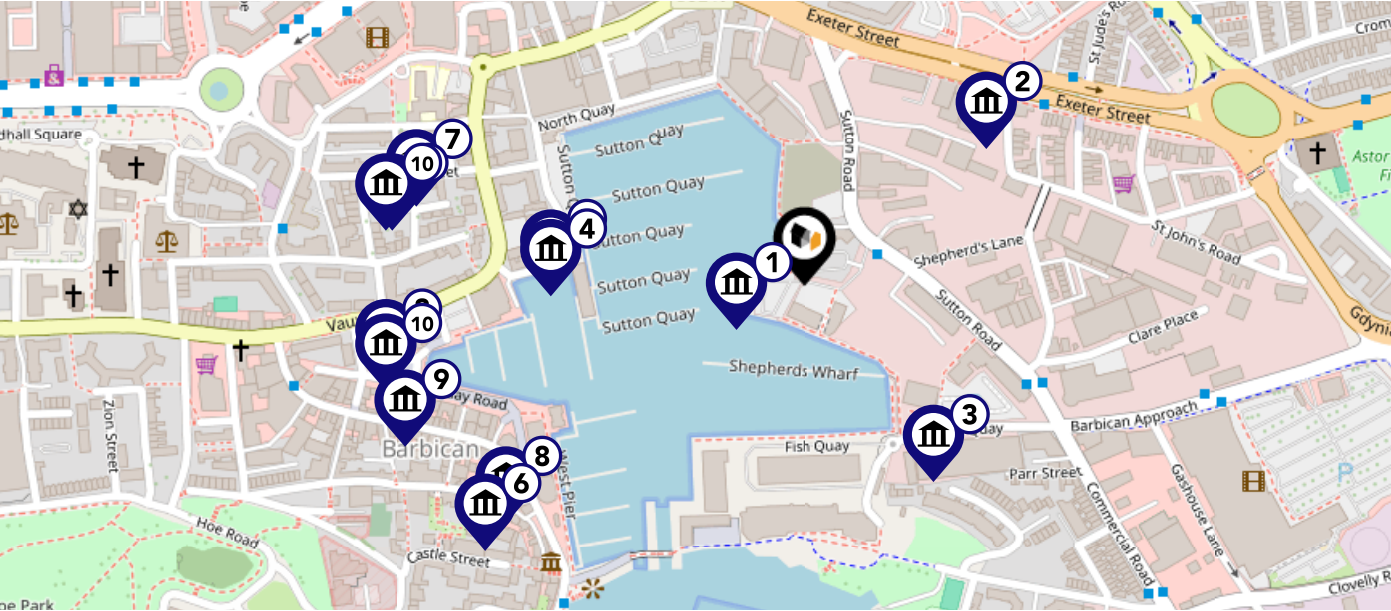
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.















Nearby Landfill Sites

1	MacAdam Road-Cattedown, Plymouth	Historic Landfill	<input type="checkbox"/>
2	Cattedown Road-Cattedown, Plymouth	Historic Landfill	<input type="checkbox"/>
3	Sevenside Waste Paper-Wallsend Industrial Estate, Cattedown, Plymouth, Devon	Historic Landfill	<input type="checkbox"/>
4	Tothill Park Recreation Ground-Tothill Park Recreation Ground Mount Gold/Laira, Plymouth	Historic Landfill	<input type="checkbox"/>
5	Cattedown Junction Playing Field-Embankment Road, Plymouth	Historic Landfill	<input type="checkbox"/>
6	Blagdons Shipyard-Embankment Road Lane, Laira, Plymouth	Historic Landfill	<input type="checkbox"/>
7	Embankment Road-Laira, Plymouth	Historic Landfill	<input type="checkbox"/>
8	Victoria Park-Victoria Park, Plymouth	Historic Landfill	<input type="checkbox"/>
9	Allotments Embankment Road-Laira, Plymouth	Historic Landfill	<input type="checkbox"/>
10	Laira Lipson College-Laira, Plymouth	Historic Landfill	<input type="checkbox"/>

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
	1386423 - The China House	Grade II	0.0 miles
	1244521 - Church Of St John The Evangelist	Grade II	0.1 miles
	1330559 - Archway On Lockyer Quay	Grade II	0.1 miles
	1386485 - Store Occupied By Ac Stidwill Limited	Grade II	0.1 miles
	1386425 - Former Warehouse, Now Marina Snooker	Grade II	0.1 miles
	1386279 - Elizabethan House Museum	Grade II	0.2 miles
	1113367 - Corporation Buildings And Attached Walls	Grade II	0.2 miles
	1386439 - 12, The Barbican	Grade II	0.2 miles
	1386454 - 15, The Parade	Grade II	0.2 miles
	1386452 - Premises Of Ae Monson	Grade II	0.2 miles
	1386487 - 56, Vauxhall Street	Grade II	0.2 miles
	1386204 - 29, Looe Street	Grade II	0.2 miles



1386205 - 30, Looe Street

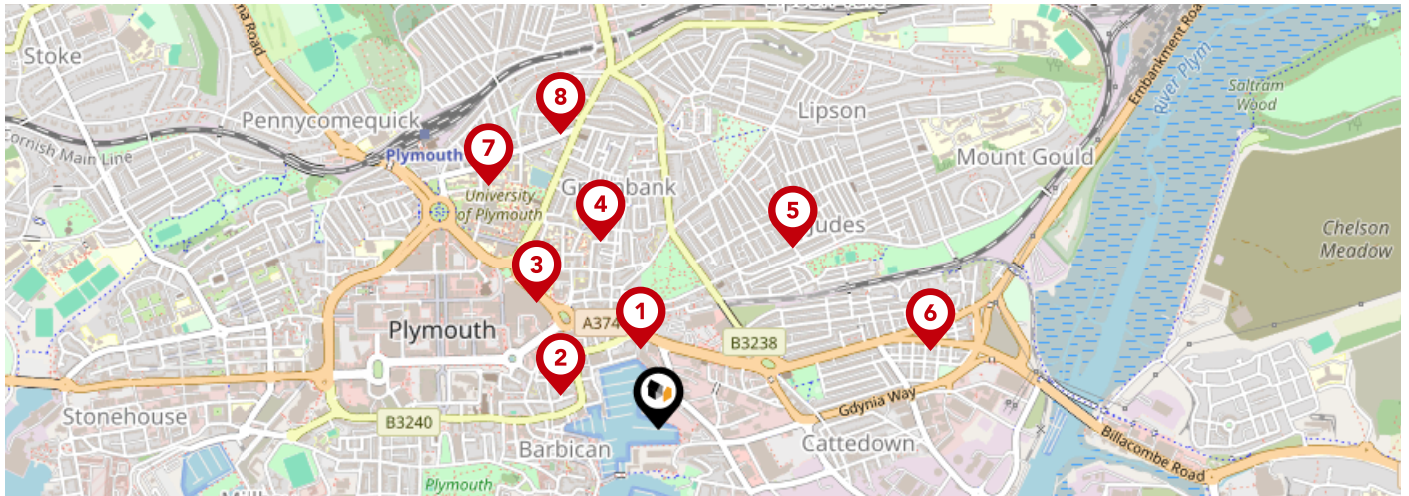
Grade II

0.2 miles

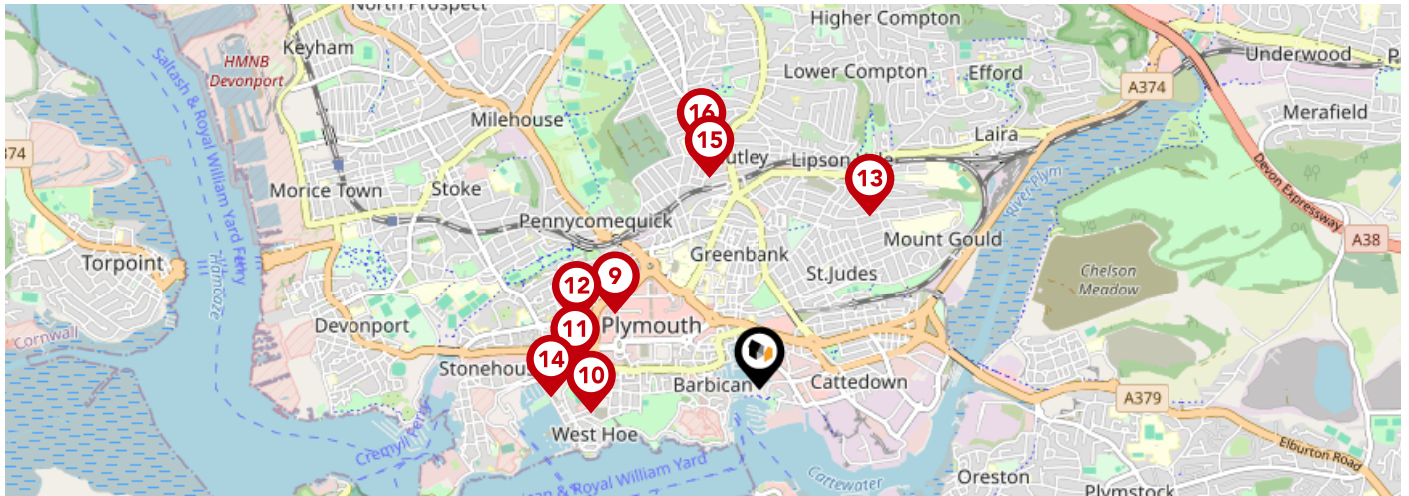
KFB - Key Facts For Buyers

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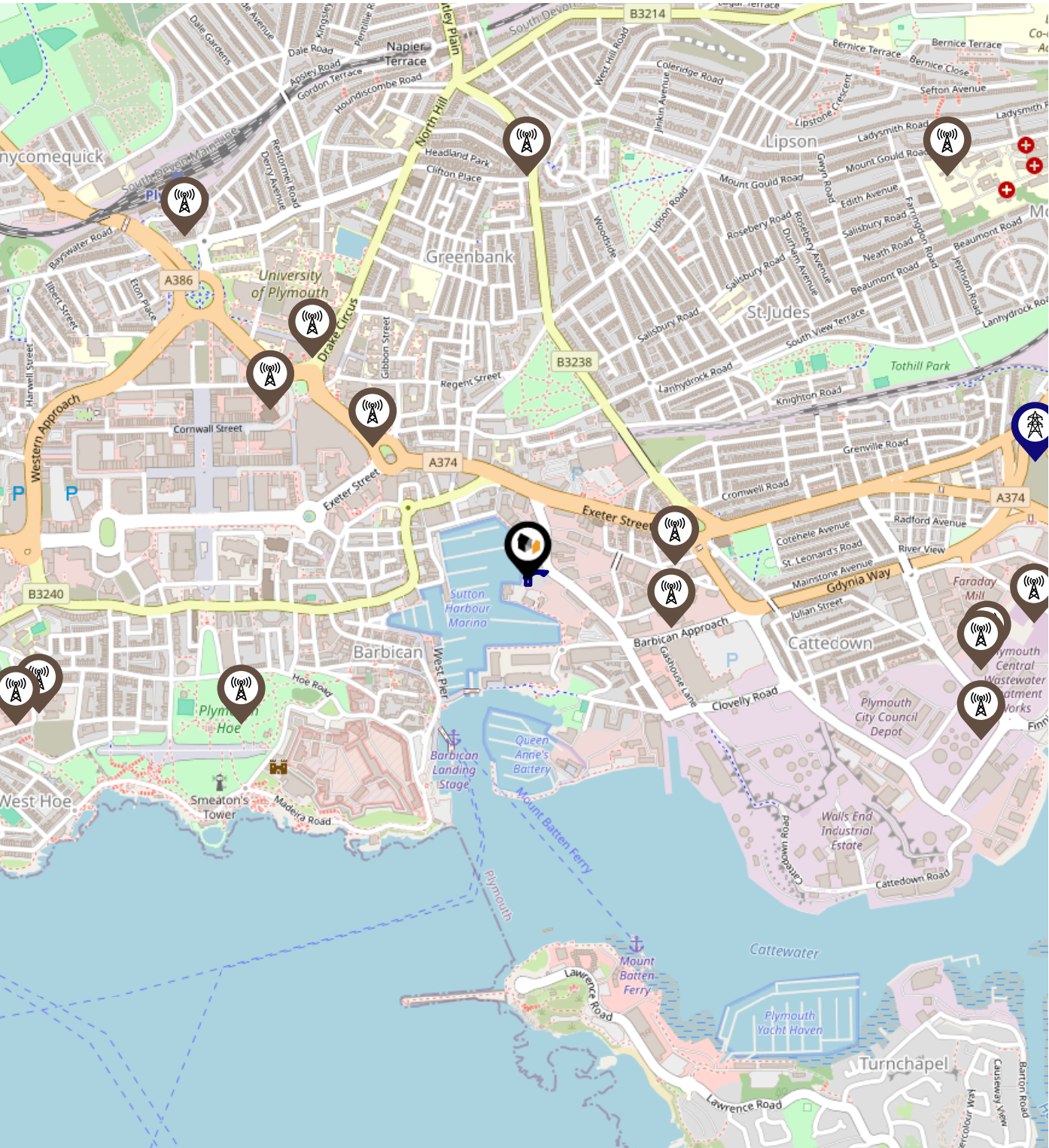
		Nursery	Primary	Secondary	College	Private
1	Holy Cross Catholic Primary School Ofsted Rating: Good Pupils: 306 Distance:0.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	ACE Schools Plymouth Ofsted Rating: Good Pupils: 233 Distance:0.24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Arts University Plymouth Ofsted Rating: Good Pupils:0 Distance:0.42	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Mount Street Primary School Ofsted Rating: Good Pupils: 258 Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Salisbury Road Primary School Ofsted Rating: Good Pupils: 381 Distance:0.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Prince Rock Primary School Ofsted Rating: Outstanding Pupils: 408 Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Fletewood School at Derry Villas Ofsted Rating: Good Pupils: 58 Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Plymouth High School for Girls Ofsted Rating: Good Pupils: 816 Distance:0.74	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
9	Pilgrim Primary Academy Ofsted Rating: Outstanding Pupils: 390 Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	St Andrew's Cof E VA Primary School Ofsted Rating: Good Pupils: 208 Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	St Peter's CofE Primary School Ofsted Rating: Good Pupils: 154 Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	The Cathedral School of St Mary Ofsted Rating: Requires improvement Pupils: 109 Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Lipson Vale Primary School Ofsted Rating: Good Pupils: 405 Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Millbay Academy Ofsted Rating: Good Pupils: 545 Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Plymouth College Ofsted Rating: Not Rated Pupils: 513 Distance:1.03	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Hyde Park Infants' School Ofsted Rating: Not Rated Pupils: 243 Distance:1.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

Masts & Pylons

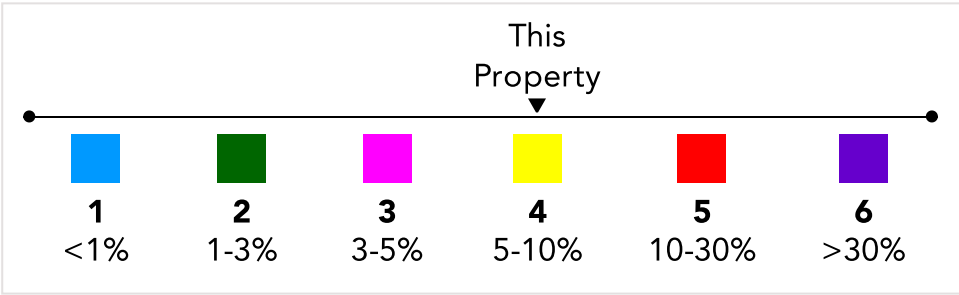
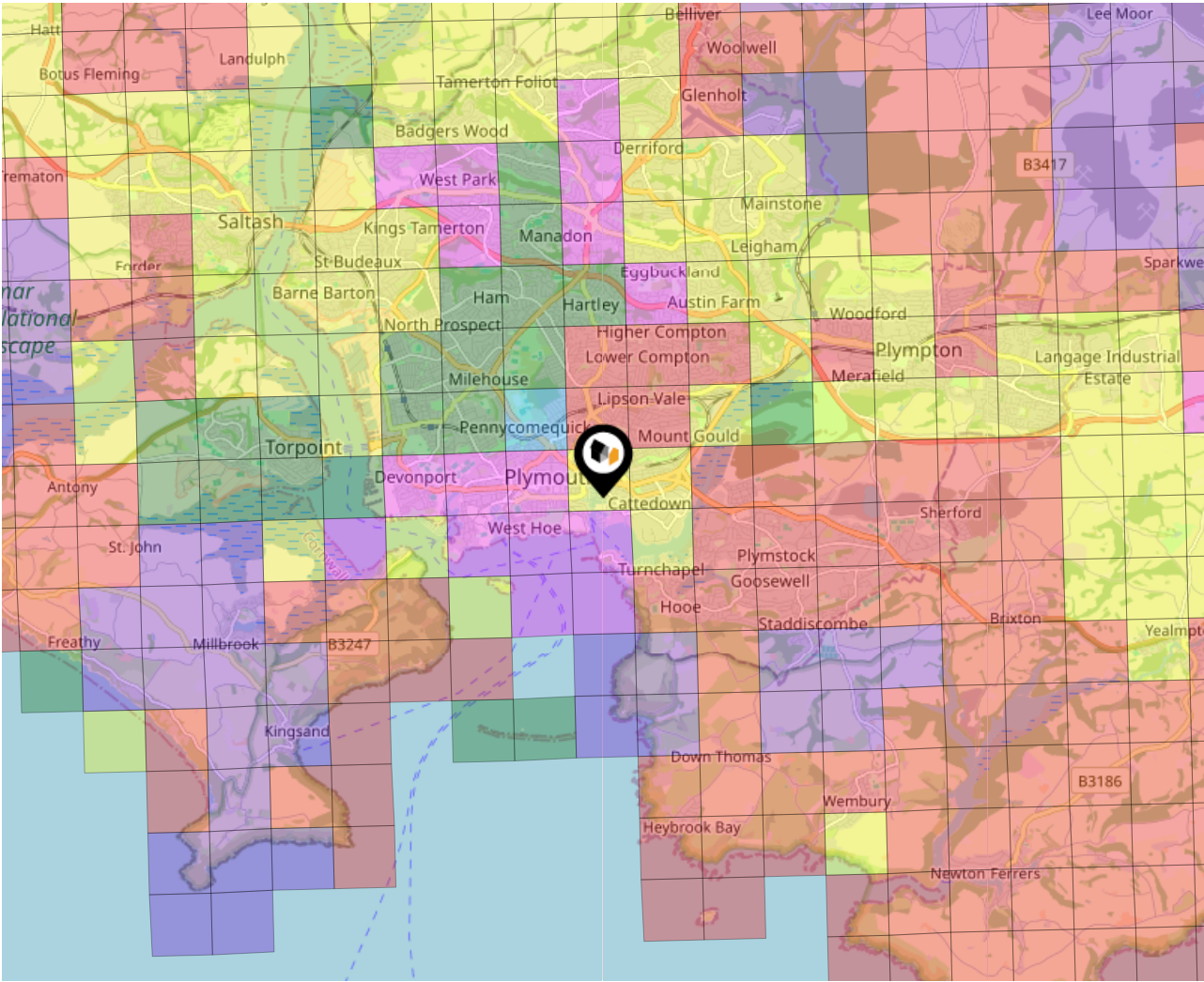


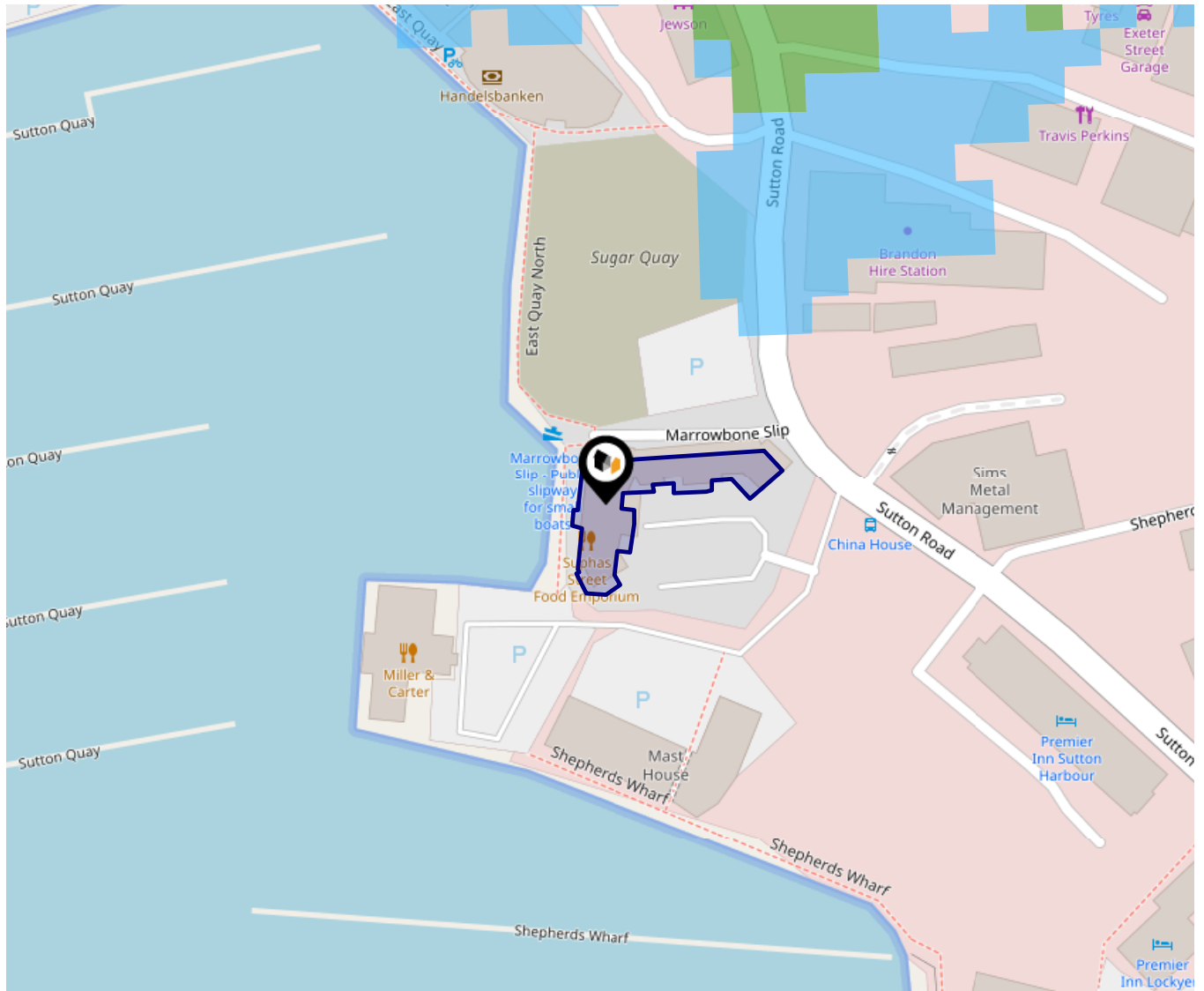
Key:

- Power Pylons
- Communication Masts

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).





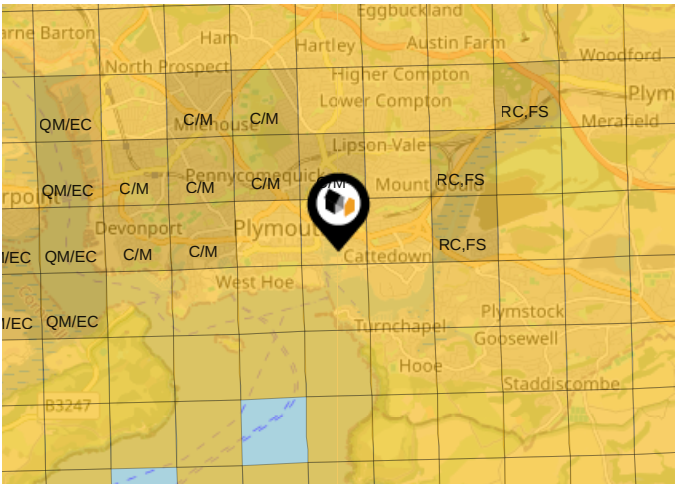
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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

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

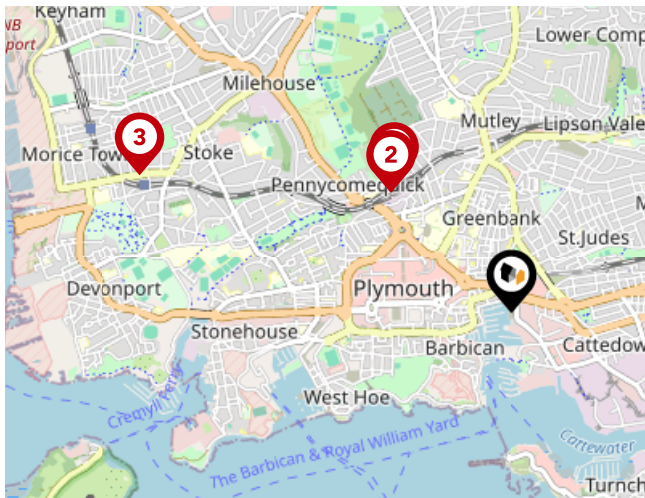
Carbon Content:	NONE	Soil Texture:	LOAM TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	SHALLOW
Soil Group:	LIGHT TO MEDIUM		






Primary Classifications (Most Common Clay Types)

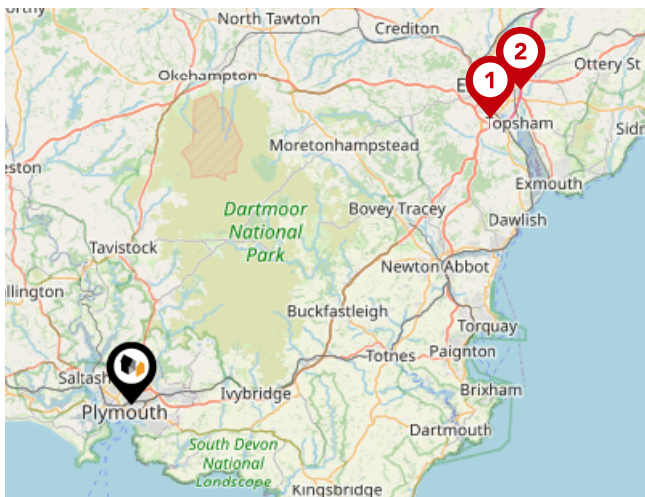
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & 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)





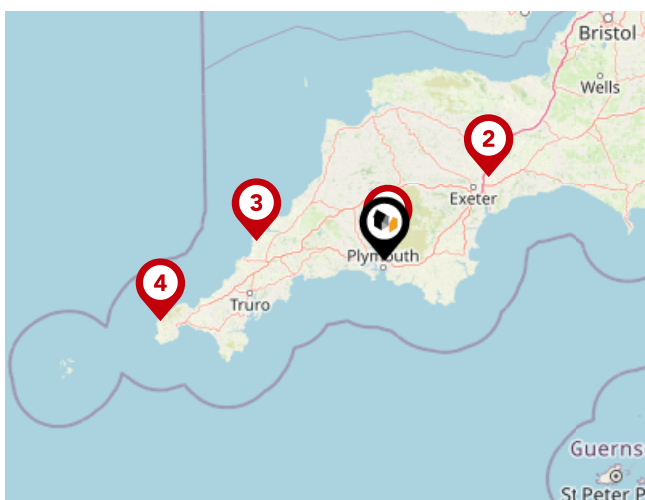
National Rail Stations

Pin	Name	Distance
	Plymouth Rail Station	0.82 miles
	Plymouth Rail Station	0.81 miles
	Devonport Rail Station	1.87 miles







Trunk Roads/Motorways

Pin	Name	Distance
	M5 J31	34.58 miles
	M5 J30	37.73 miles

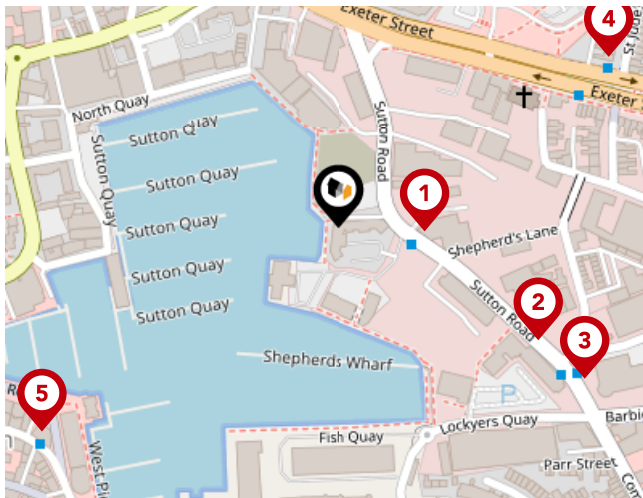


Airports/Helipads

Pin	Name	Distance
	Glenholt	3.81 miles
	Exeter Airport	40.16 miles
	St Mawgan	38.92 miles
	Joppa	70.45 miles

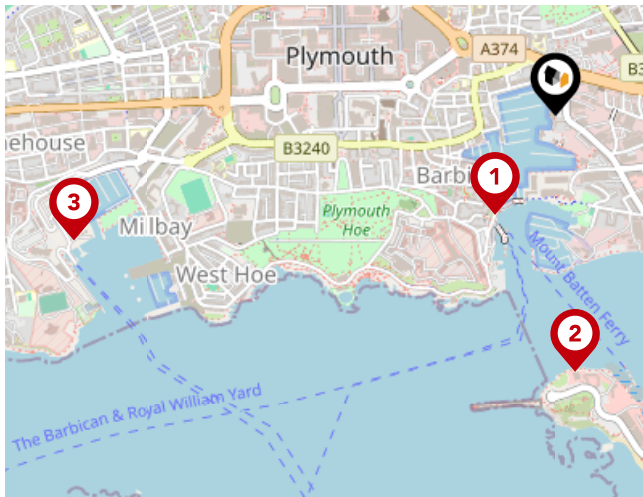
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	China House	0.05 miles
2	Lockyers Quay	0.14 miles
3	Lockyers Quay	0.17 miles
4	Friary Park	0.19 miles
5	The Navy	0.21 miles



Ferry Terminals

Pin	Name	Distance
1	Plymouth (Barbican) Landing Stage	0.27 miles
2	Plymouth Mount Batten Ferry Landing	0.61 miles
3	Plymouth Ferry Terminal	1.18 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.



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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.



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