

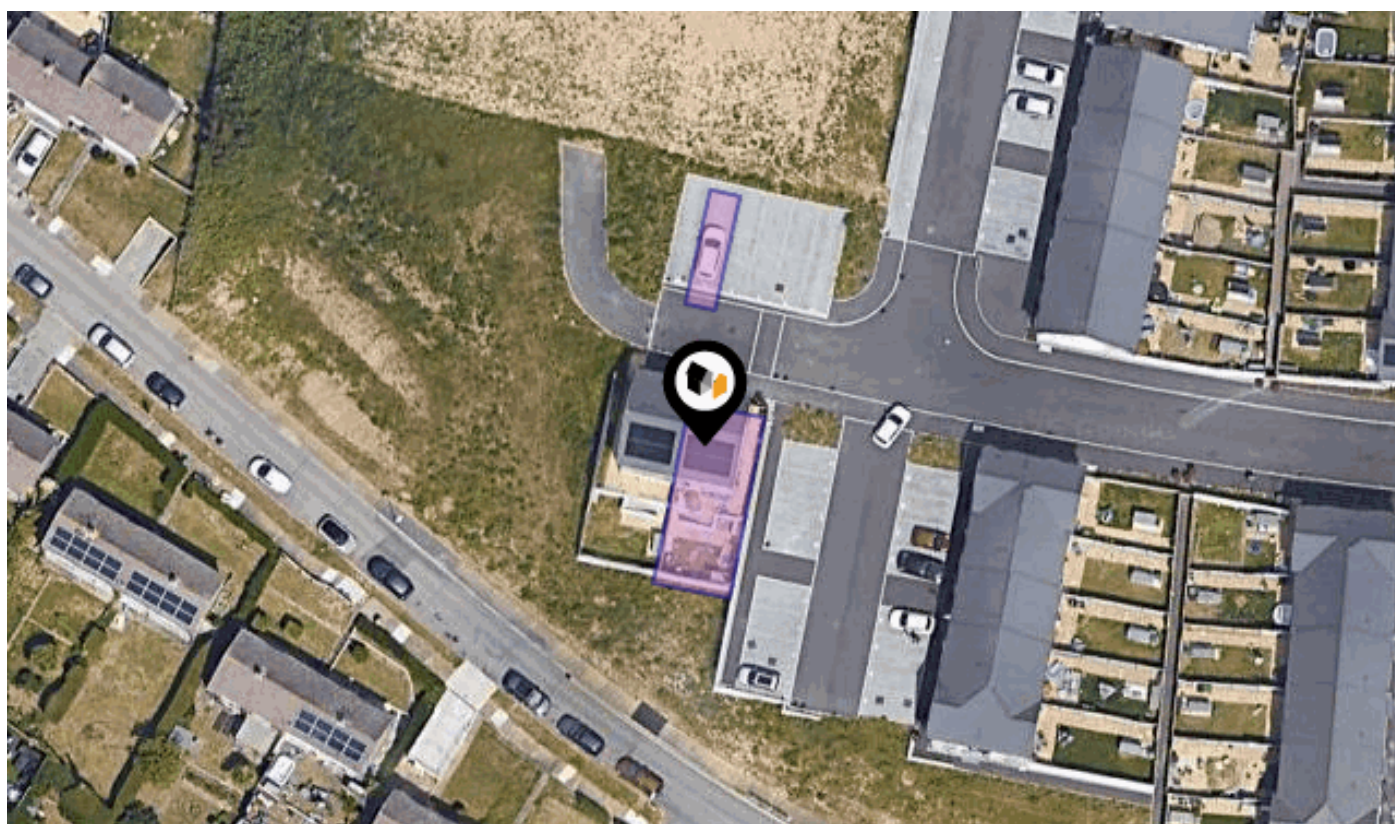


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 12<sup>th</sup> June 2025



**NORRIS DRIVE, PLYMOUTH, PL6**

## Lang Town & Country

6 The Broadway Plymstock Plymouth PL9 7AU

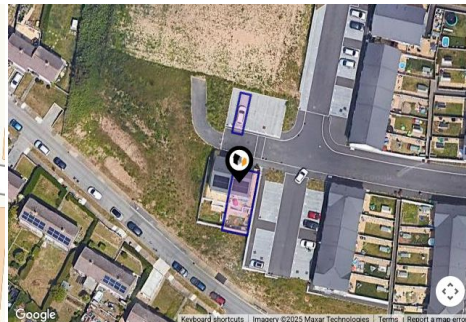
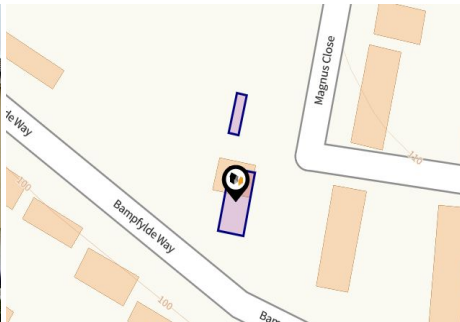
01752 456000

Natalie@langtownandcountry.com

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## Property

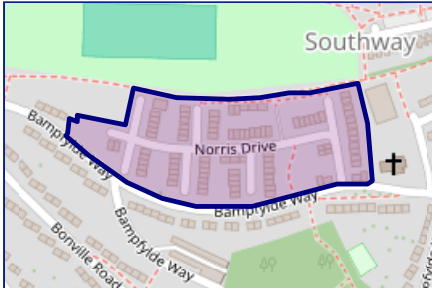
Type:	Semi-Detached	Tenure:	Leasehold
Bedrooms:	2	Term Remaining:	-
Floor Area:	764 ft <sup>2</sup> / 71 m <sup>2</sup>		
Plot Area:	0.04 acres		
Council Tax :	Band B		
Annual Estimate:	£1,809		
Title Number:	DN716268		

## Local Area

Local Authority:	City of plymouth	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	5 mb/s	63 mb/s	1800 mb/s
• Surface Water	Very low			

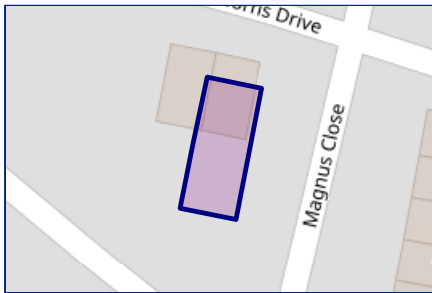
Mobile Coverage:				Satellite/Fibre TV Availability:		
(based on calls indoors)						
						
						

## Freehold Title Plan



**DN690014**

## Leasehold Title Plan



**DN716268**

Norris Drive, PL6

Energy rating

A

Valid until 12.03.2029

Score	Energy rating	Current	Potential
92+	A	96   A	98   A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	New dwelling
<b>Energy Tariff:</b>	Standard tariff
<b>Main Fuel:</b>	Mains gas - this is for backwards compatibility only and should not be used
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Average thermal transmittance 0.22 W/m-Â°K
<b>Walls Energy:</b>	Very Good
<b>Roof:</b>	Average thermal transmittance 0.11 W/m-Â°K
<b>Roof Energy:</b>	Very Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Time and temperature zone control
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Average thermal transmittance 0.14 W/m-Â°K
<b>Total Floor Area:</b>	71 m <sup>2</sup>

This map displays nearby coal mine entrances and their classifications.



### Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

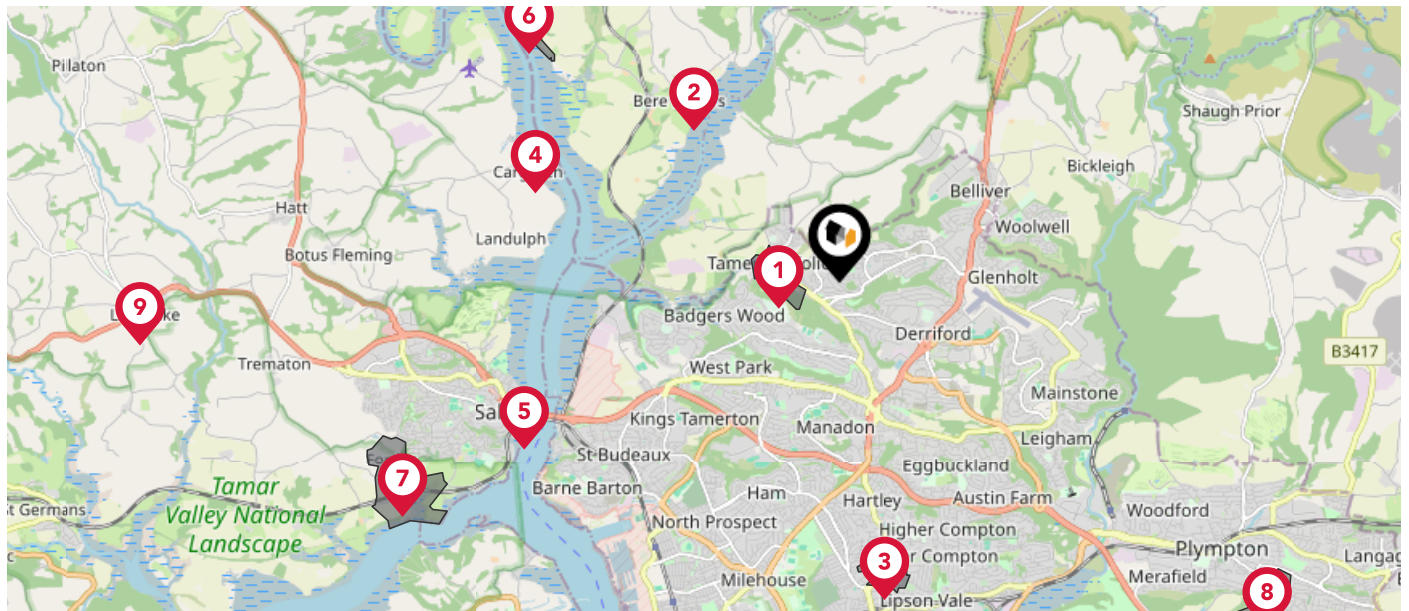
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

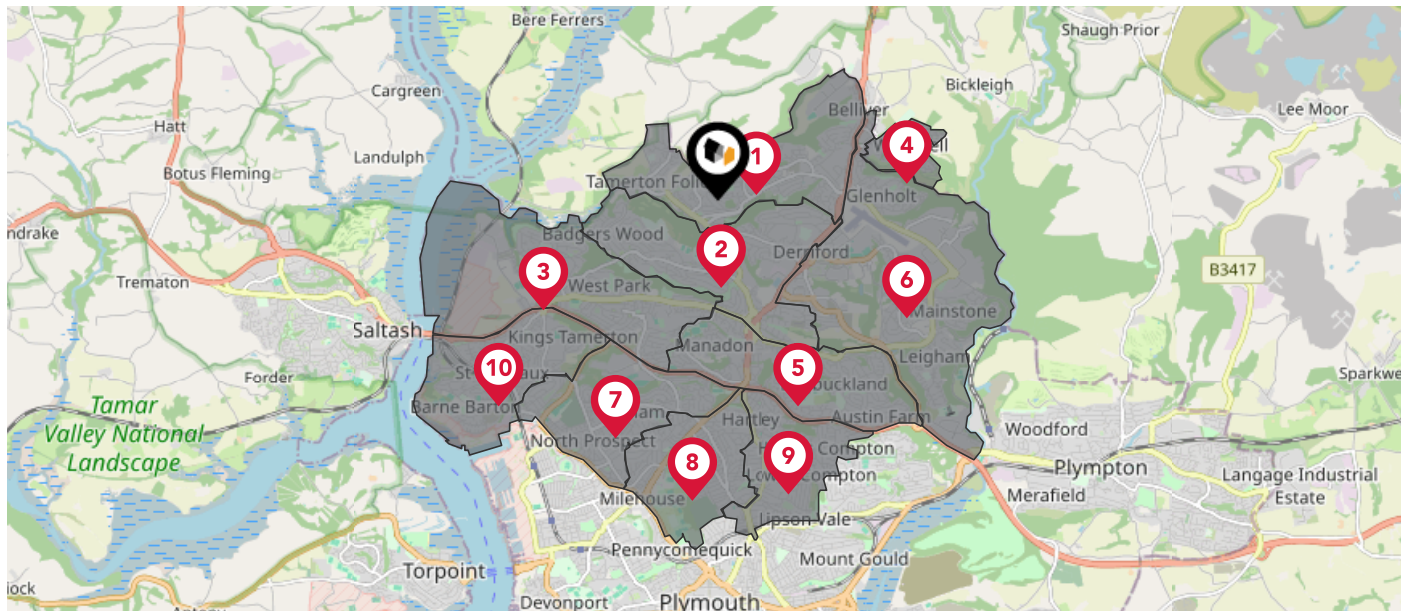
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



### Nearby Conservation Areas

- 1 Tamerton Foliot
- 2 Bere Ferrers
- 3 MANNAMEAD
- 4 Cargreen
- 5 Lower Fore Street, Saltash
- 6 Weir Quay
- 7 Forder and Antony Passage
- 8 Plympton St Maurice
- 9 Landrake

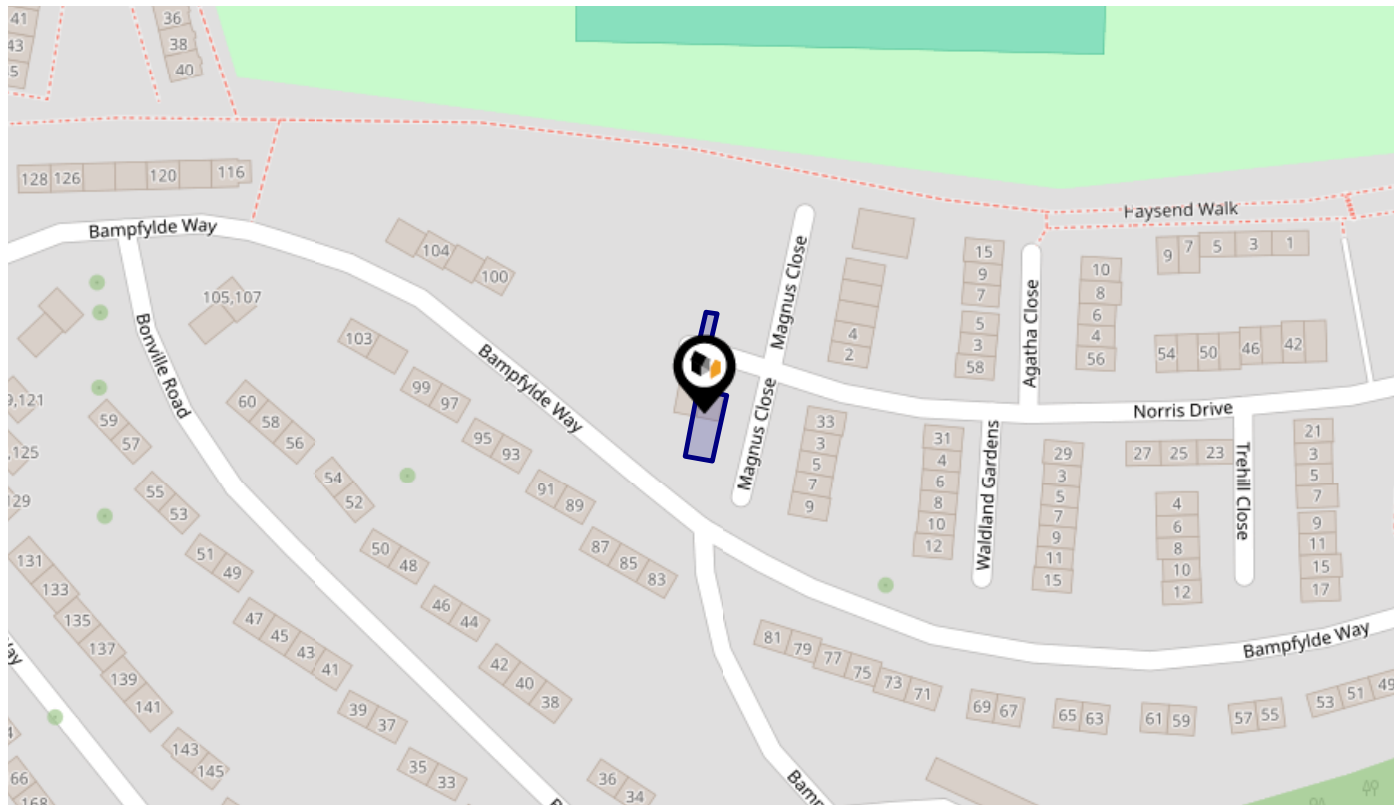
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



### Nearby Council Wards

- |    |                  |
|----|------------------|
| 1  | Southway Ward    |
| 2  | Budshead Ward    |
| 3  | Honicknowle Ward |
| 4  | Woolwell Ward    |
| 5  | Egguckland Ward  |
| 6  | Moor View Ward   |
| 7  | Ham Ward         |
| 8  | Peverell Ward    |
| 9  | Compton Ward     |
| 10 | St. Budeaux 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:

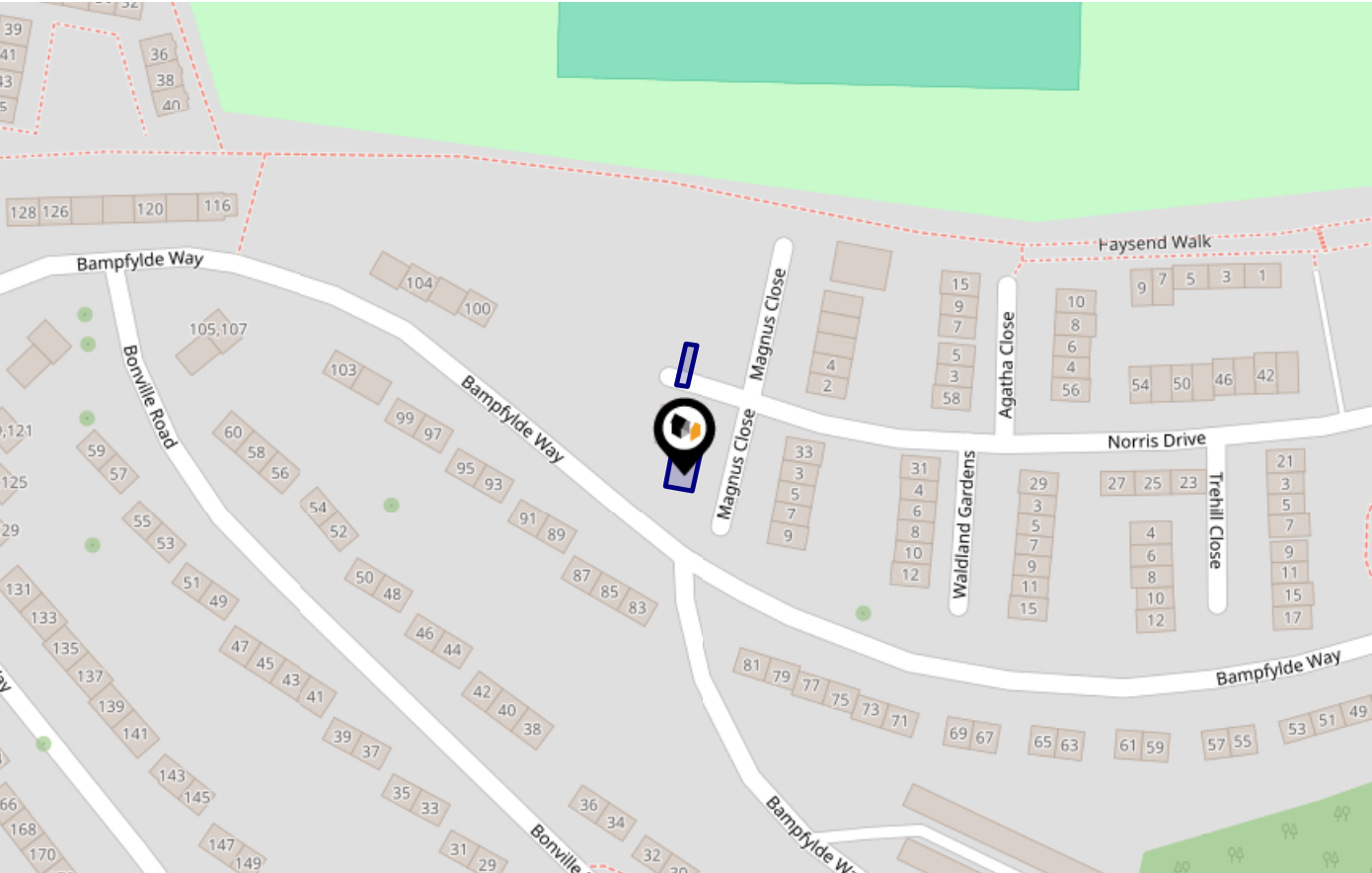
5		75.0+ dB	<span style="color: red;">■</span>
4		70.0-74.9 dB	<span style="color: orange;">■</span>
3		65.0-69.9 dB	<span style="color: yellow;">■</span>
2		60.0-64.9 dB	<span style="color: green;">■</span>
1		55.0-59.9 dB	<span style="color: blue;">■</span>

# 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.

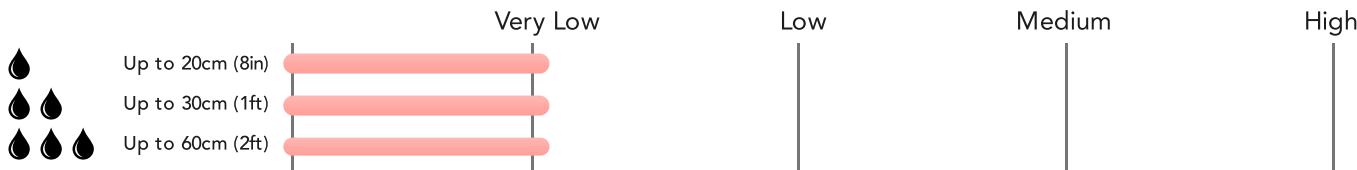


**Risk Rating: Very low**

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:

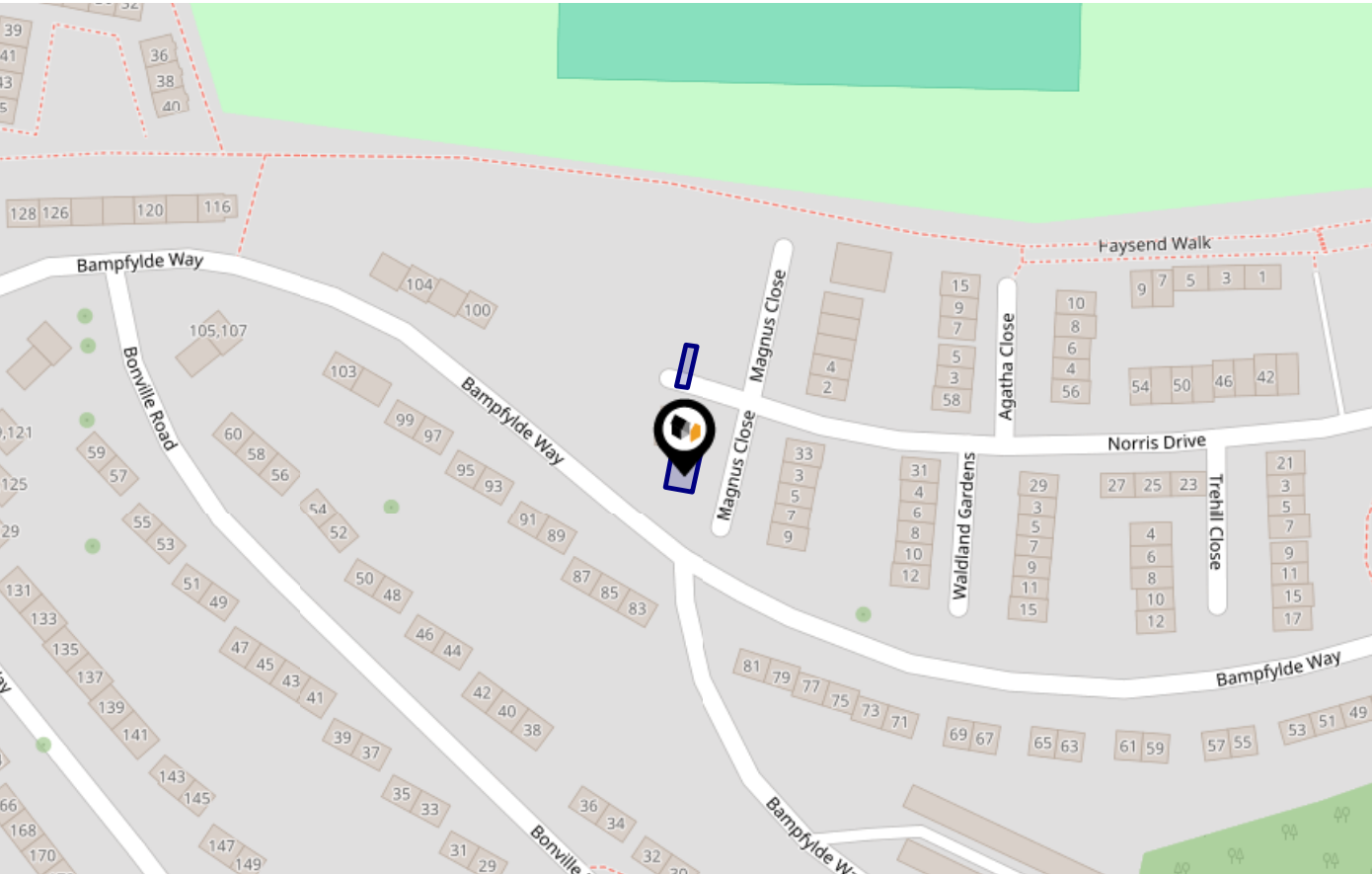


# Flood Risk

## 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.

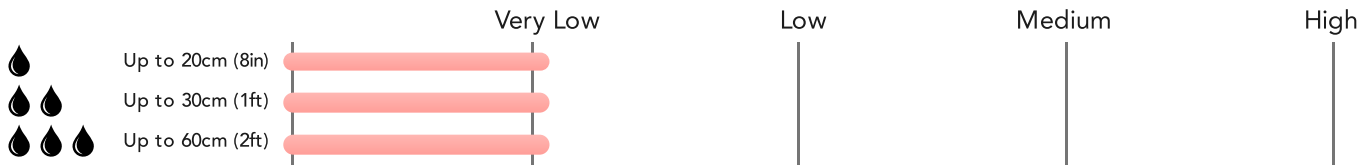


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Chance of flooding to the following depths at this property:

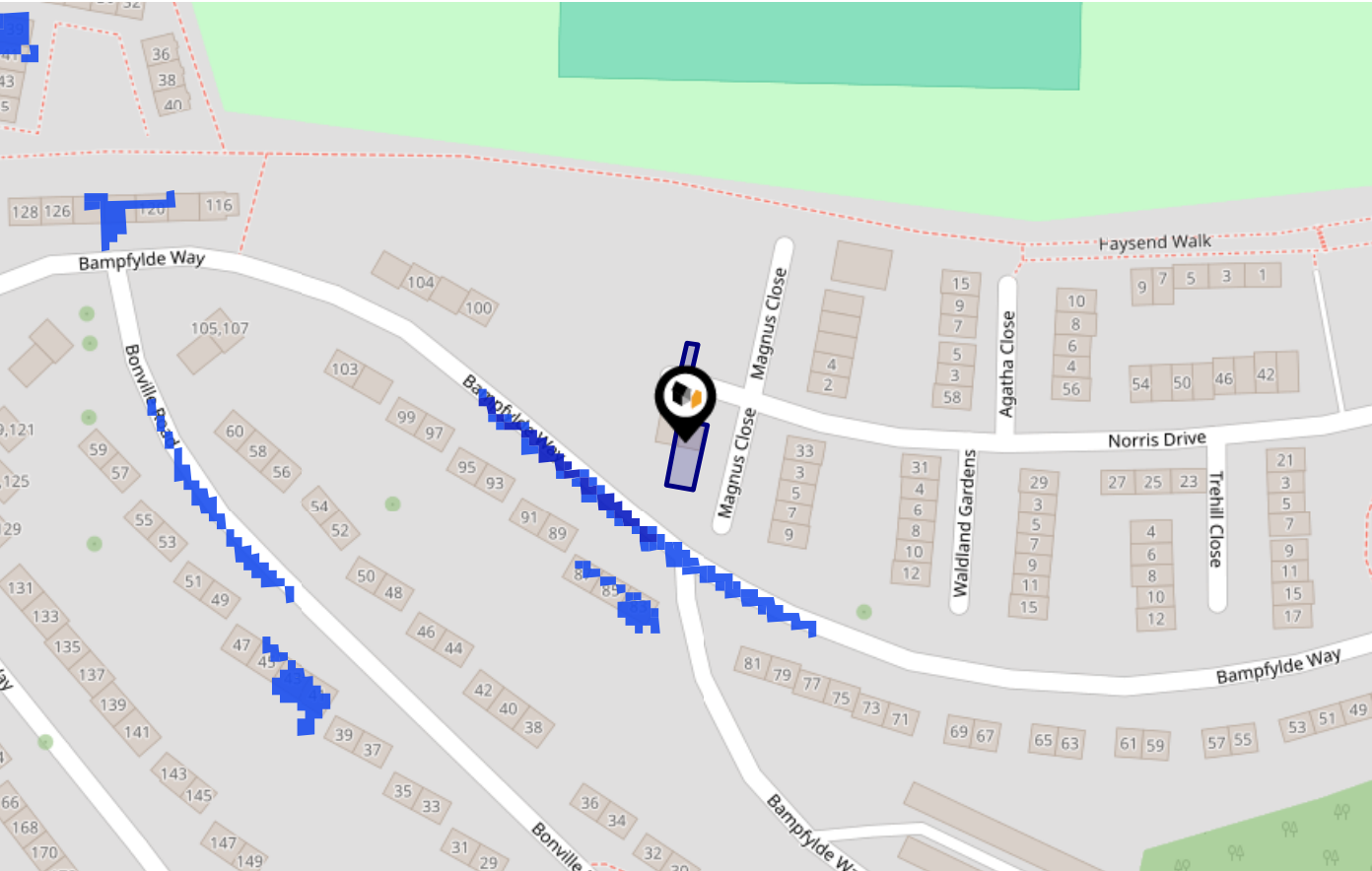


# Flood Risk

## 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

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

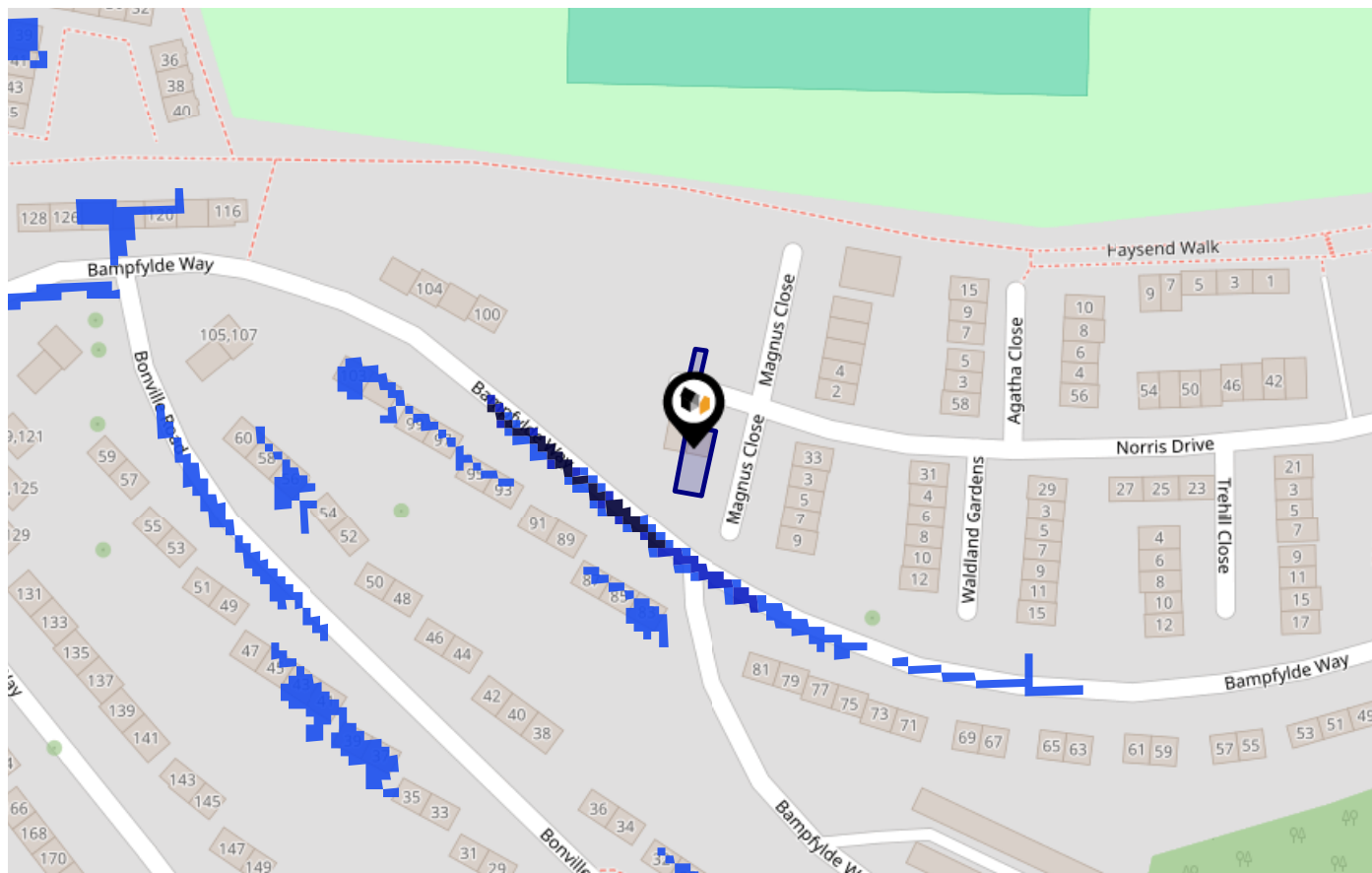


# Flood Risk

## 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.

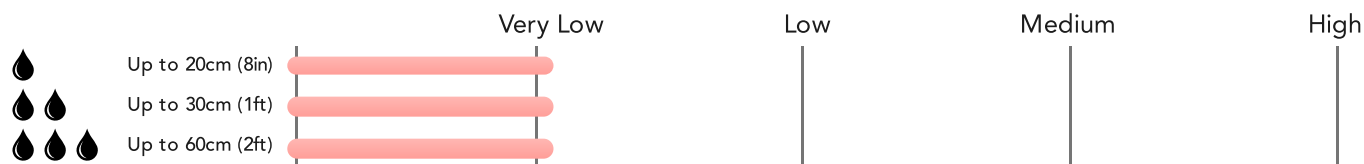


**Risk Rating: Very low**

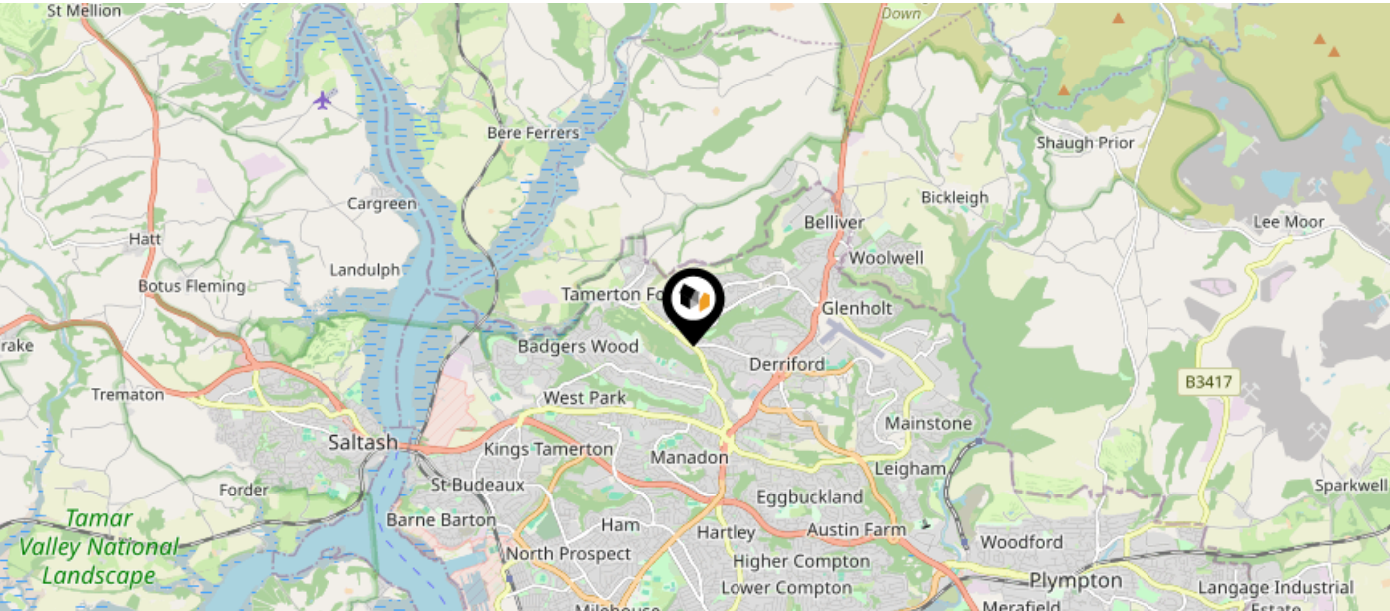
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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Chance of flooding to the following depths at this property:



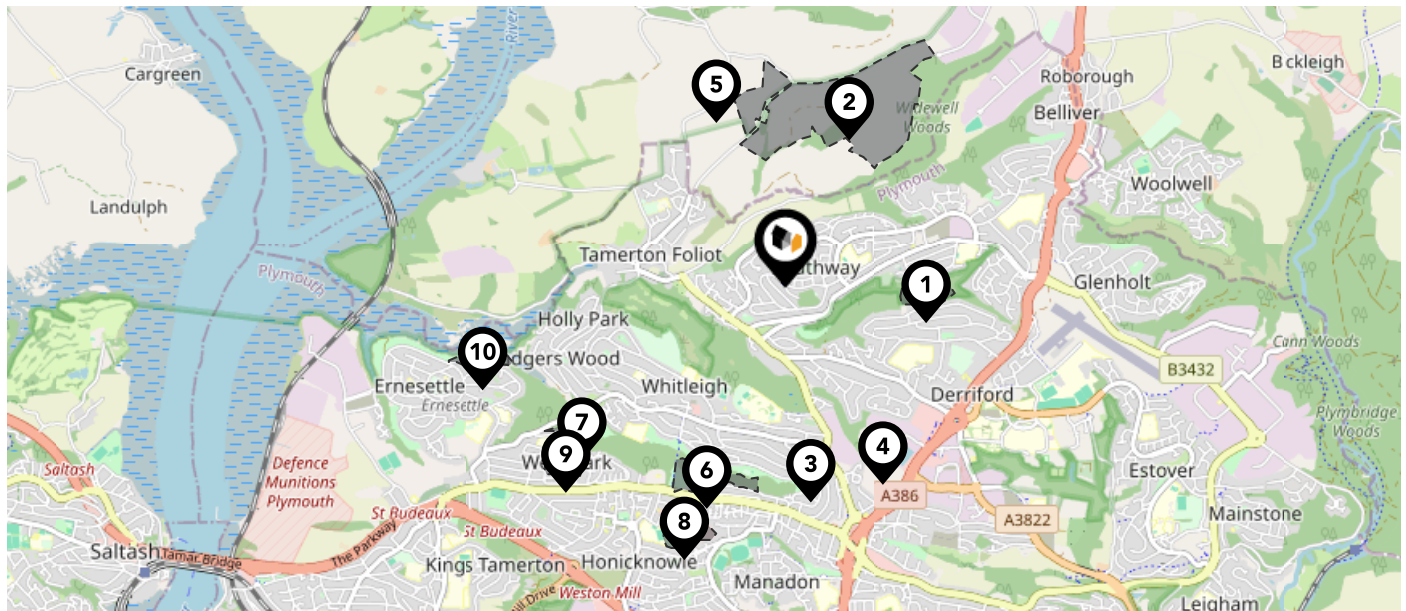
This map displays nearby areas that have been designated as Green Belt...



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.



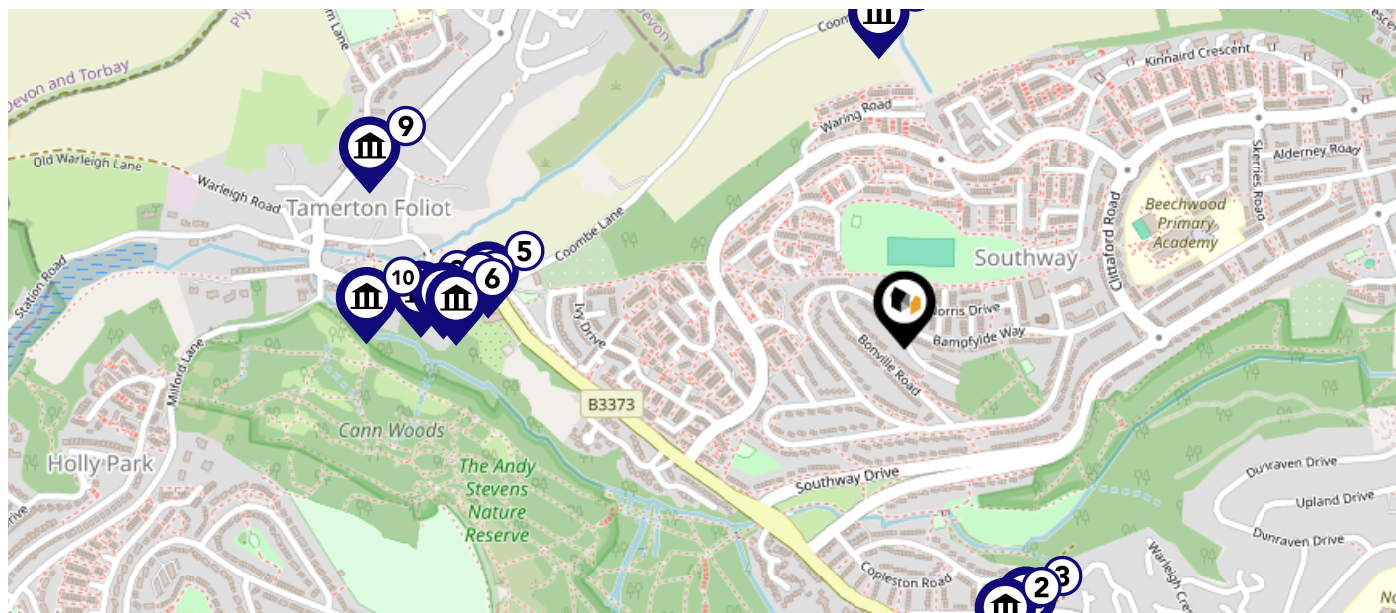
### Nearby Landfill Sites











1	Off Pendeen Crescent Southway-Off Pendeen Crescent Southway	Historic Landfill
2	Great Trehills Farm-Great Trehills Farm, Tamerton Foliot, Plymouth, Devon	Historic Landfill
3	Crownhill-Crownhill, Plymouth	Historic Landfill
4	Crownhill Sewage Works-Crownhill Sewage Works, Plymouth	Historic Landfill
5	Allern Farm-Allern Farm, Tamerton Foliot, Bickleigh, Devon	Historic Landfill
6	Woodlands Fort Cricket Pitch Honickn-Woodlands Fort Cricket Pitch Honicknowle, Plymouth	Historic Landfill
7	West Park-West Park, Plymouth	Historic Landfill
8	Honicknowle Brickworks-Plymouth, Devon	Historic Landfill
9	West Park-West Park, Plymouth	Historic Landfill
10	Roachford Crescent - Tamerton Lake-West Park, Plymouth	Historic Landfill

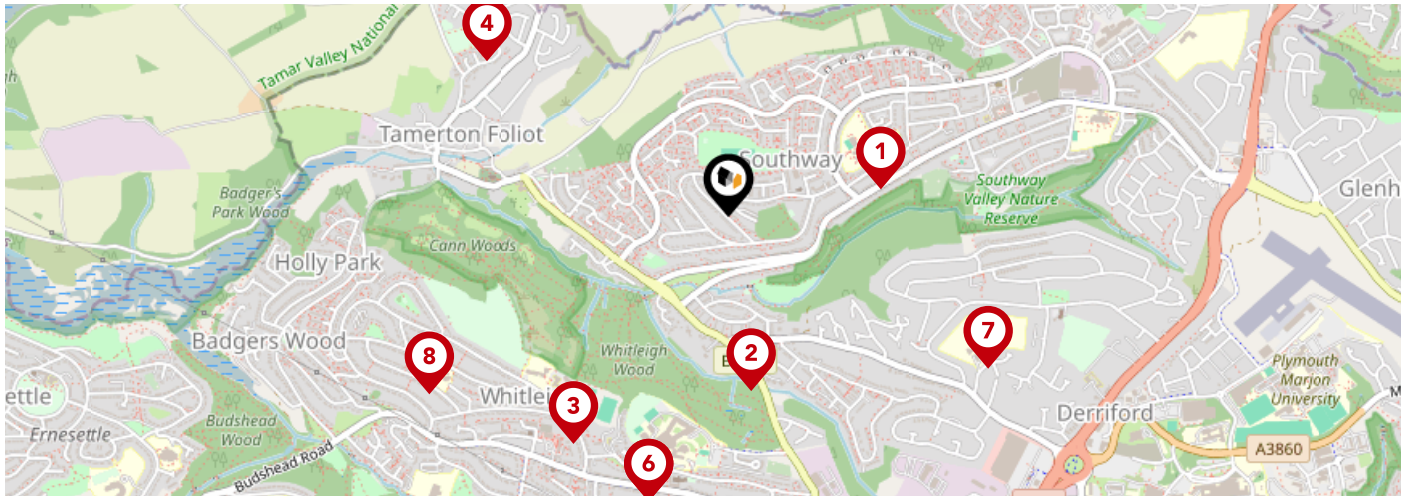
# Maps

## Listed Buildings

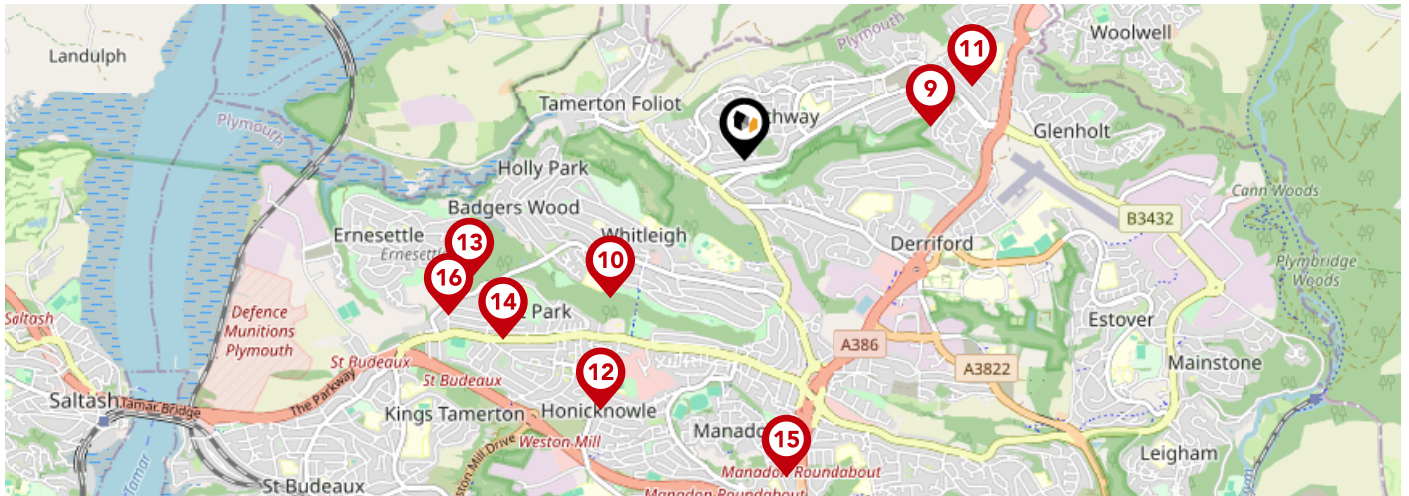
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1392973 - Keeper's Cottage	Grade II	0.3 miles
	1386213 - Gate Piers And Walls At Road Frontage To Number 33 Looseleigh House	Grade II	0.4 miles
	1386212 - Looseleigh House	Grade II	0.4 miles
	1386427 - Gate Piers, Walls And Railings East Of Church Of St Mary	Grade II	0.5 miles
	1393798 - 1 And 2 Cann Cottages	Grade II	0.5 miles
	1386432 - Wall With Letterbox On Opposite Side Of Road And South East Of Church Of St Mary	Grade II	0.5 miles
	1386430 - 1 And 2, North Cann Cottages	Grade II	0.5 miles
	1386426 - Church Of St Mary	Grade II	0.6 miles
	1391364 - K6 Telephone Kiosk, Whitson Cross Lane	Grade II	0.6 miles
	1386431 - Wadlands	Grade II	0.6 miles



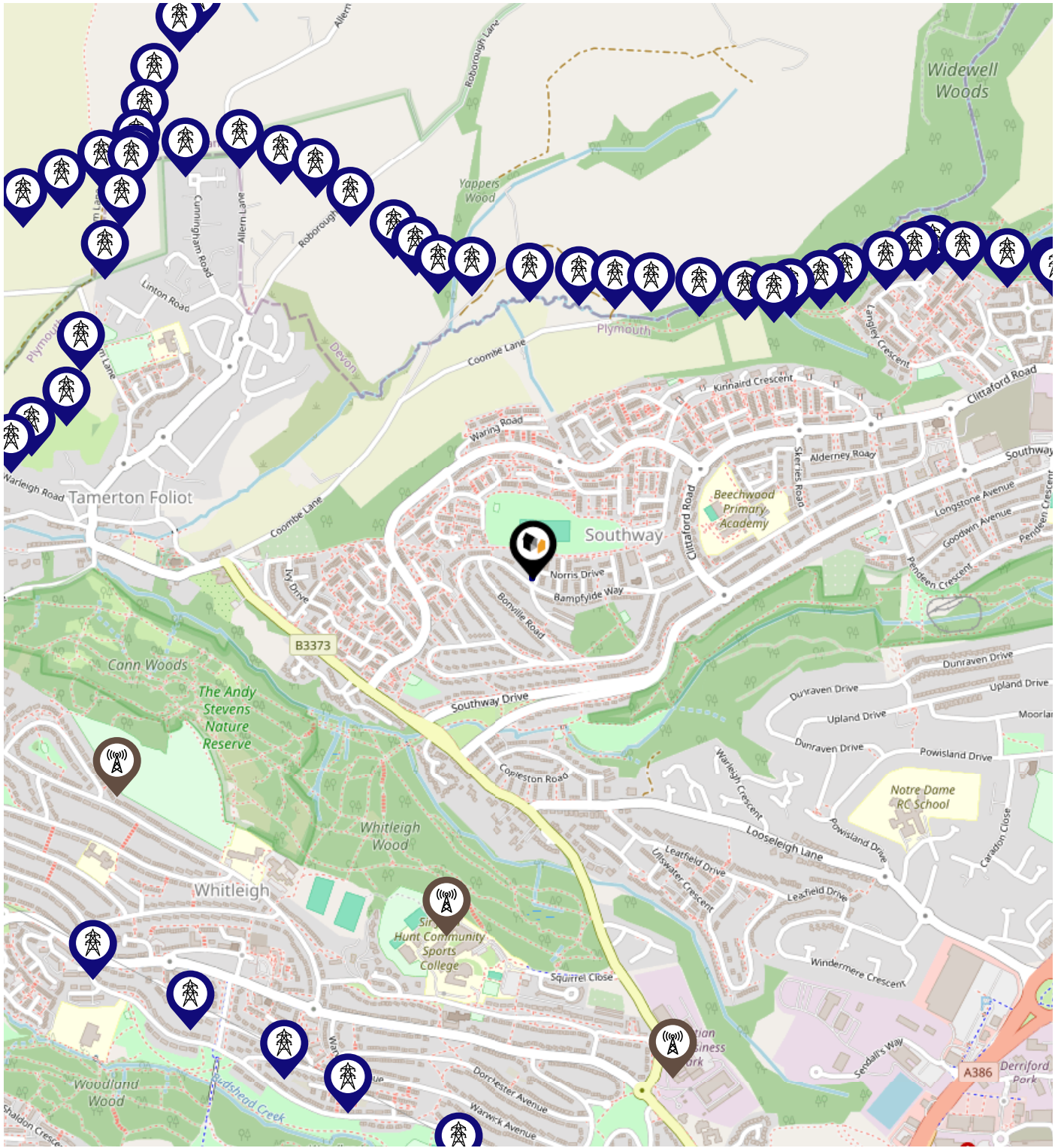
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Beechwood Primary Academy</b> Ofsted Rating: Good   Pupils: 308   Distance:0.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Woodlands School</b> Ofsted Rating: Good   Pupils: 85   Distance:0.41	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Woodfield Primary School</b> Ofsted Rating: Good   Pupils: 268   Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Mary Dean's CofE Primary School and Nursery</b> Ofsted Rating: Good   Pupils: 319   Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Whitleigh Community Primary School</b> Ofsted Rating: Good   Pupils: 365   Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Sir John Hunt Community Sports College</b> Ofsted Rating: Good   Pupils: 761   Distance:0.7	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Notre Dame RC School</b> Ofsted Rating: Good   Pupils: 765   Distance:0.71	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>St Peter's RC Primary School</b> Ofsted Rating: Good   Pupils: 122   Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
<b>9</b>	<b>Oakwood Primary Academy</b> Ofsted Rating: Good   Pupils: 311   Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>Brook Green Centre for Learning</b> Ofsted Rating: Outstanding   Pupils: 99   Distance:0.9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>Widewell Primary Academy</b> Ofsted Rating: Good   Pupils: 219   Distance:1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>Shakespeare Primary School</b> Ofsted Rating: Requires improvement   Pupils: 410   Distance:1.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>Mill Ford School</b> Ofsted Rating: Good   Pupils: 121   Distance:1.42	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>Knowle Primary School</b> Ofsted Rating: Good   Pupils: 325   Distance:1.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>St Boniface's RC College</b> Ofsted Rating: Requires improvement   Pupils: 374   Distance:1.51	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>Ernesettle Community School</b> Ofsted Rating: Outstanding   Pupils: 557   Distance:1.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Local Area

## Masts & Pylons

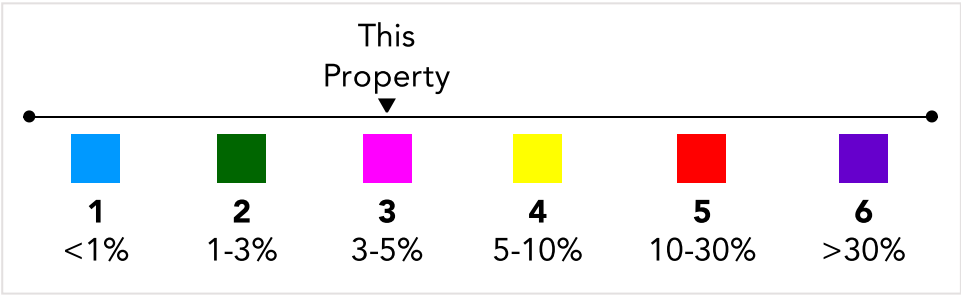
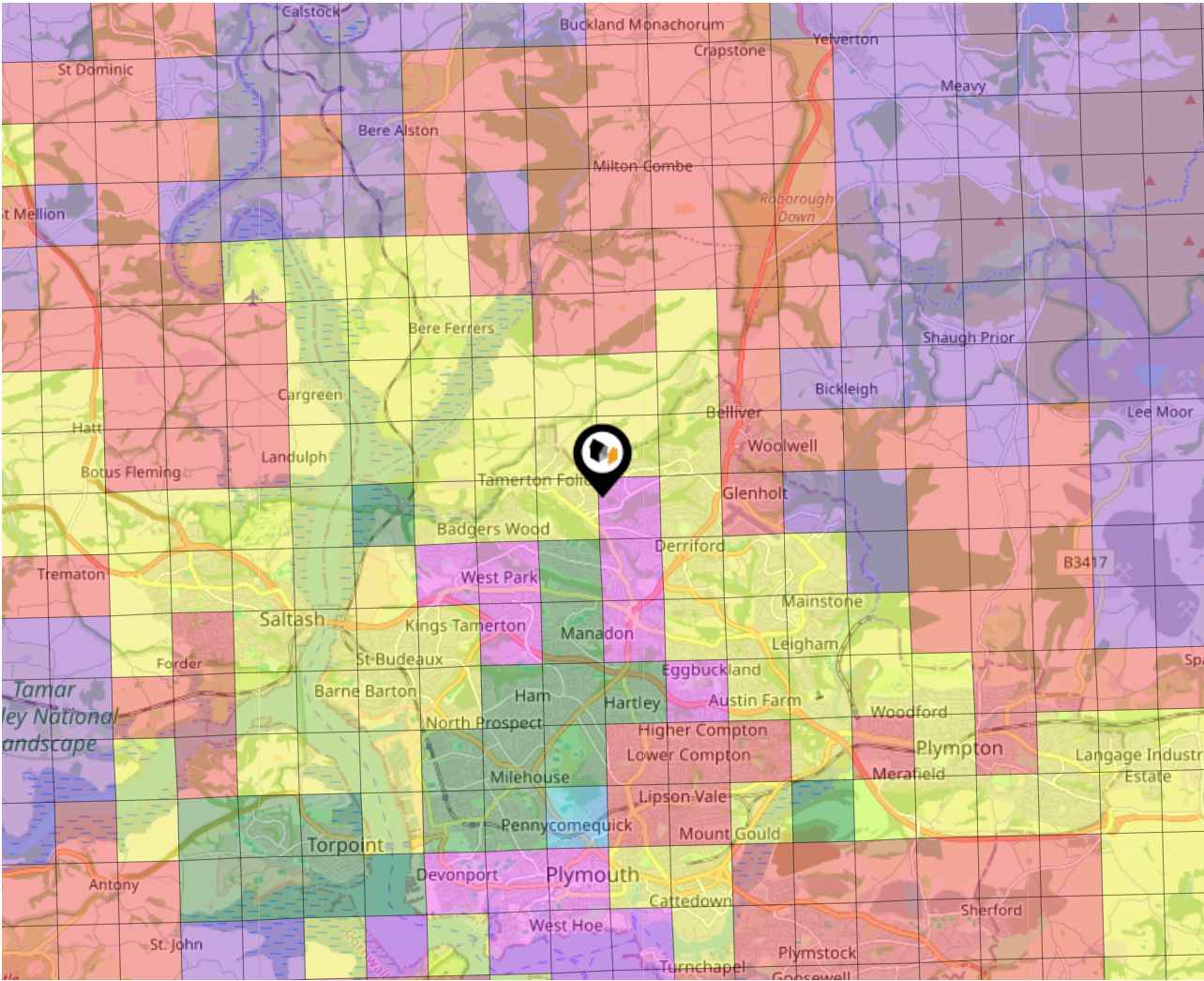


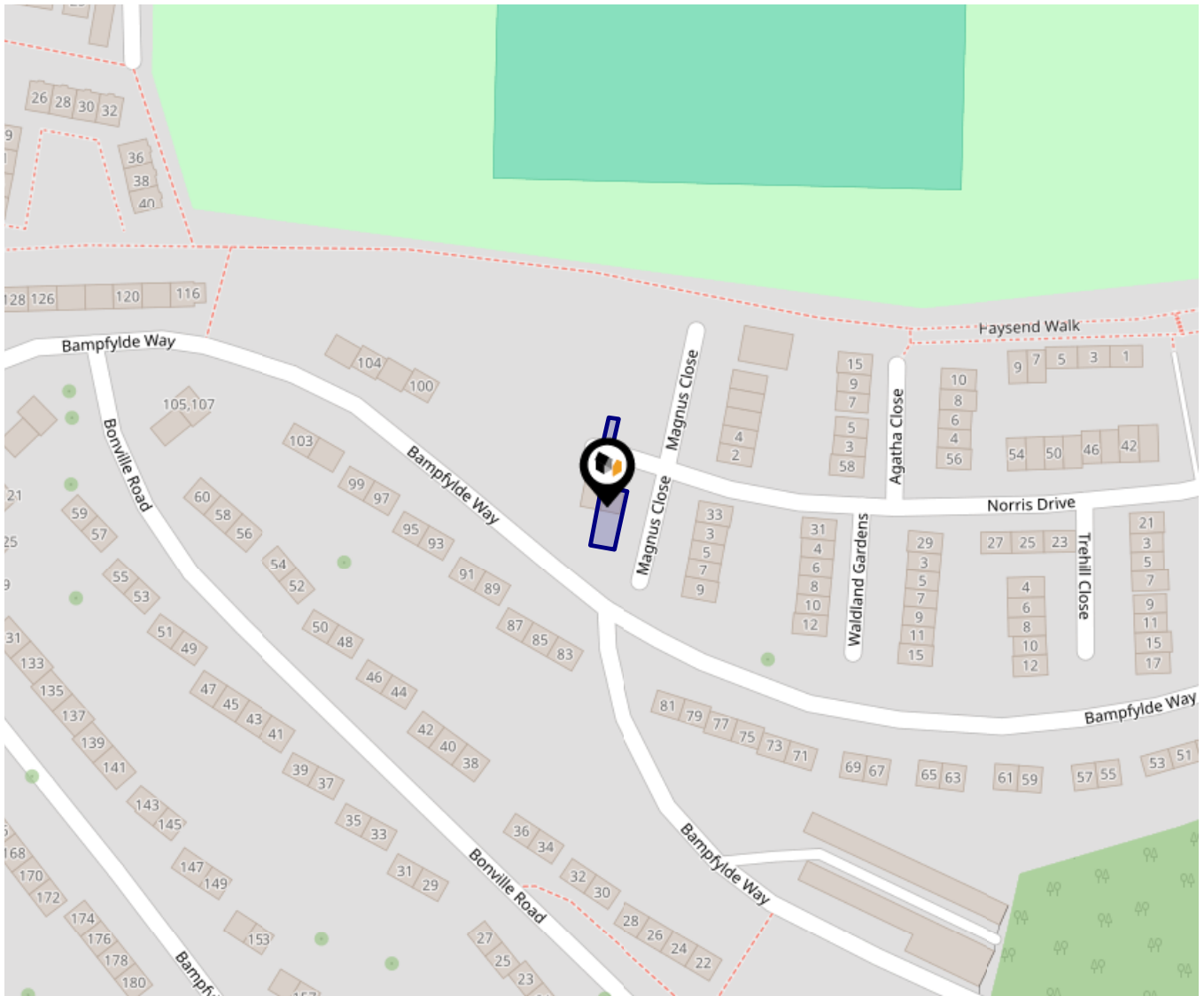
**Key:**

-  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).





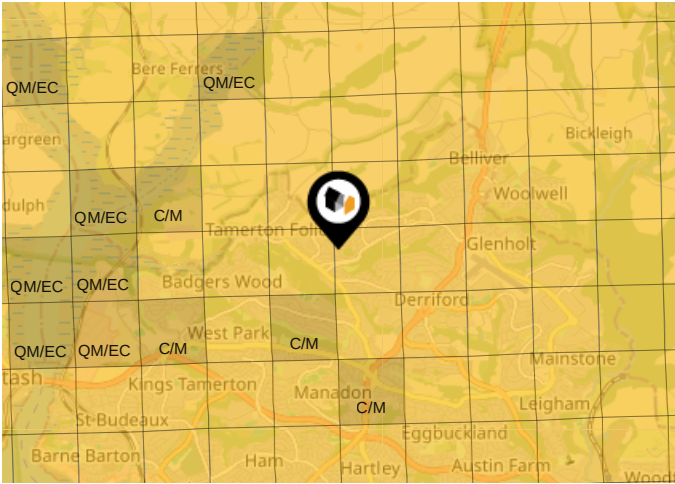
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

<b>Carbon Content:</b>	NONE	<b>Soil Texture:</b>	LOAM TO SILTY LOAM
<b>Parent Material Grain:</b>	ARGILLACEOUS	<b>Soil Depth:</b>	INTERMEDIATE-SHALLOW
<b>Soil Group:</b>	MEDIUM TO HEAVY		

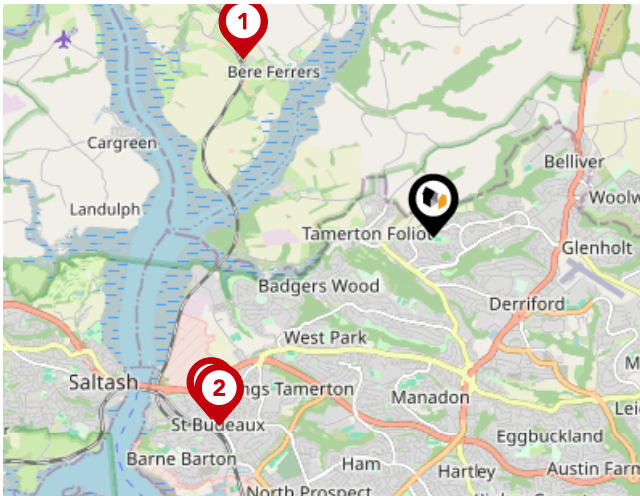


## Primary Classifications (Most Common Clay Types)




<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</b>	Residual Clay & Loamy Loess
<b>RC,S</b>	River Clay & Silt
<b>RC,FS</b>	Riverine Clay & Floodplain Sands and Gravel
<b>RC,FL</b>	Riverine Clay & Fluvial Sands and Gravel
<b>TC</b>	Terrace Clay
<b>TC/LL</b>	Terrace Clay & Loamy Loess

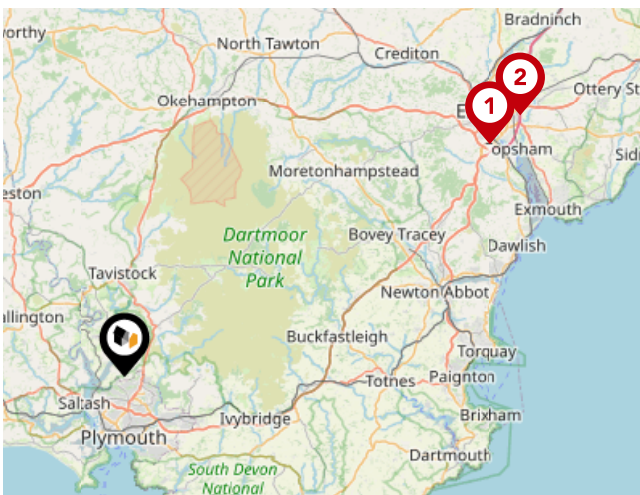
# Area

## Transport (National)





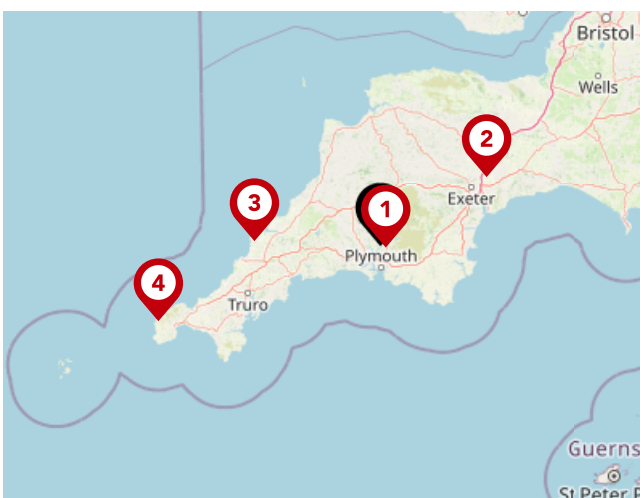
### National Rail Stations

Pin	Name	Distance
	Bere Ferrers Rail Station	2.46 miles
	St Budeaux Ferry Road Rail Station	2.7 miles
	St Budeaux Victoria Road Rail Station	2.71 miles







### Trunk Roads/Motorways

Pin	Name	Distance
	M5 J31	32.58 miles
	M5 J30	35.68 miles

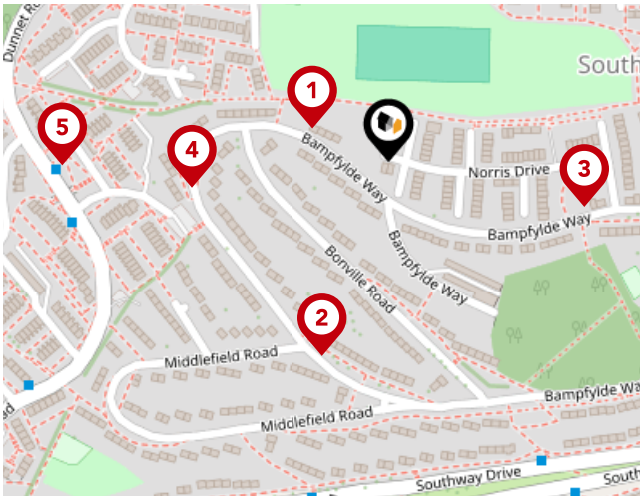


### Airports/Helipads

Pin	Name	Distance
	Glenholt	1.38 miles
	Exeter Airport	38.12 miles
	St Mawgan	38.12 miles
	Joppa	71.16 miles

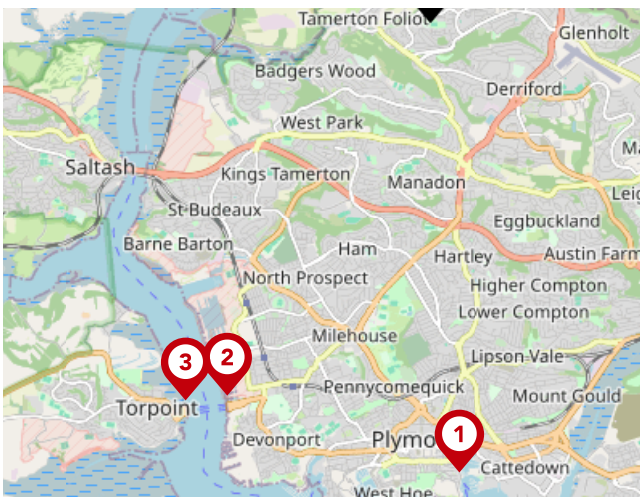
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Bampfylde Way	0.05 miles
2	Middlefield Road	0.12 miles
3	Bampfylde Way	0.12 miles
4	Hornbrook Gardens	0.12 miles
5	Hornbrook Gardens	0.19 miles



### Ferry Terminals

Pin	Name	Distance
1	Plymouth (Barbican) Landing Stage	4.26 miles
2	Devonport Ferry Terminal	4.01 miles
3	Torpoint Ferry Terminal	4.25 miles

## Important - Please Read

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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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