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# **KFB:** Key Facts For Buyers

A Guide to This Property & the Local Area **Thursday 05<sup>th</sup> June 2025** 



#### **COMPTON AVENUE, PLYMOUTH, PL3**

Lang Town & Country

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### Property **Overview**





#### Property

Туре:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,173 ft <sup>2</sup> / 109 m <sup>2</sup>		
Plot Area:	0.18 acres		
Council Tax :	Band E		
Annual Estimate:	£2,842		
Title Number:	DN15828		

#### Local Area

Local Authority:	City of plymouth
<b>Conservation Area:</b>	No
Flood Risk:	
Rivers & Seas	Very low
• Surface Water	Very low

#### **Estimated Broadband Speeds** (Standard - Superfast - Ultrafast)

mb/s

55 7 mb/s







#### Mobile Coverage: (based on calls indoors)











# Property EPC - Certificate



	PL3	En	ergy rating
	Valid until 21.04.2034		
Score	Energy rating	Current	Potential
92+	Α		
81-91	B		
69-80	С		78   <b>C</b>
55-68	D	57   D	
39-54	E		
21-38	F		
1-20	G		



# Property EPC - Additional Data



#### Additional EPC Data

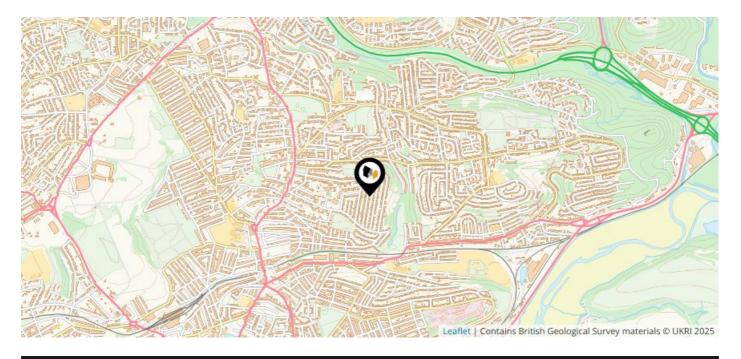
Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Not defined
Previous Extension:	0
<b>Open Fireplace:</b>	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
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:	Suspended, no insulation (assumed)
Total Floor Area:	109 m <sup>2</sup>



# 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 Con	servation Areas
1	MANNAMEAD
2	Ebrington Street
3	Barbican (Plymouth, City of (Ua))
4	North Stonehouse
5	Union Street (Plymouth, City of (Ua))
Ó	Adelaide Street / Clarence Place
Ø	Royal Naval Hospital
8	STOKE
9	Turnchapel
10	The Hoe

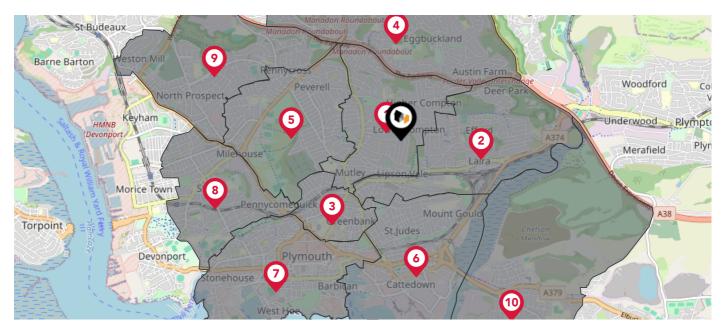


#### Maps Council Wards



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



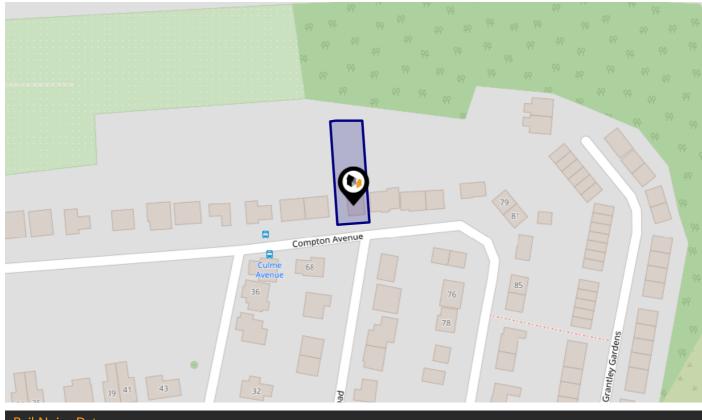
Nearby Cou	ncil Wards
1	Compton Ward
2	Efford and Lipson Ward
3	Drake Ward
4	Eggbuckland Ward
5	Peverell Ward
6	Sutton and Mount Gould Ward
7	St. Peter and the Waterfront Ward
8	Stoke Ward
9	Ham Ward
10	Plymstock Radford Ward



### Maps Rail Noise



This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...



#### 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:

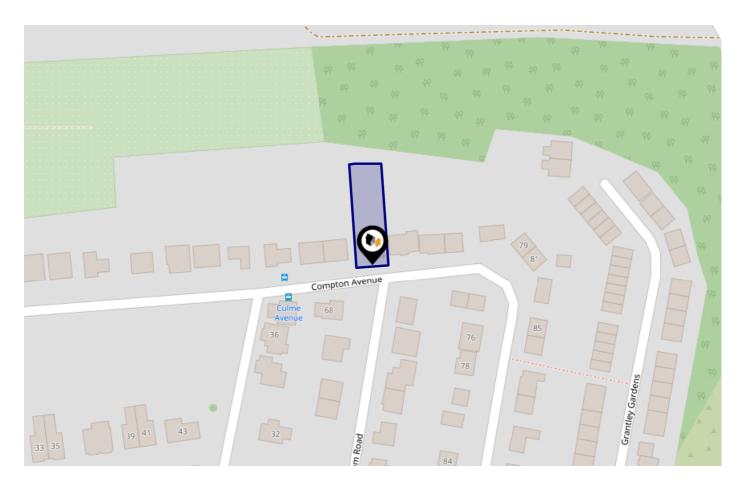
5	I	75.0+ dB	
4		70.0-74.9 dB	
3	1	65.0-69.9 dB	
2	1	60.0-64.9 dB	
1	1	55.0-59.9 dB	



### 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.

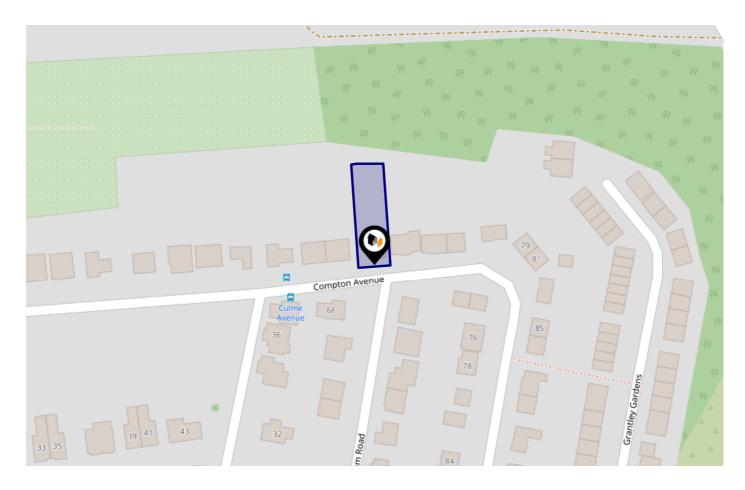




## Flood Risk Rivers & Seas - Climate Change



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.

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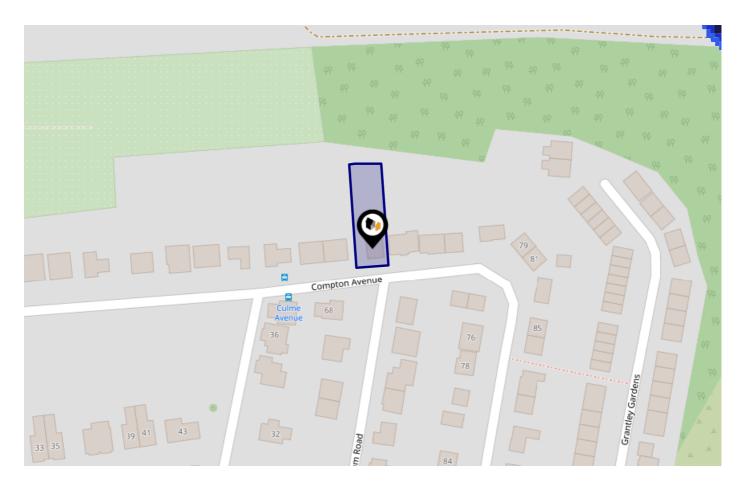




## Flood Risk Surface Water - Flood Risk



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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High Risk - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.

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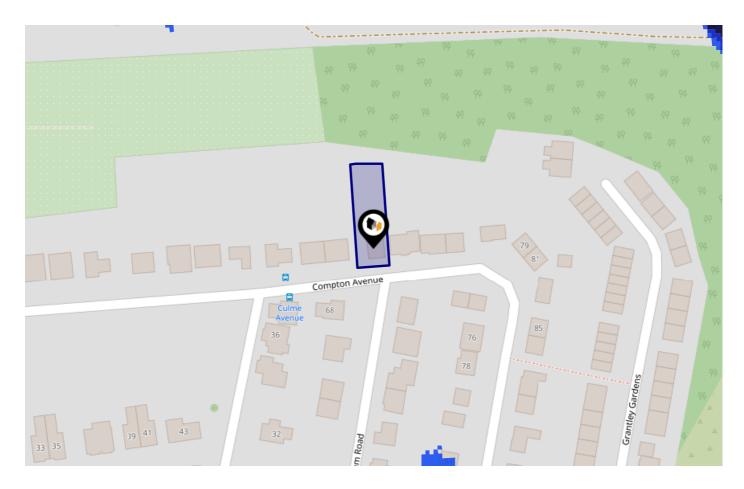




# Flood Risk Surface Water - Climate Change



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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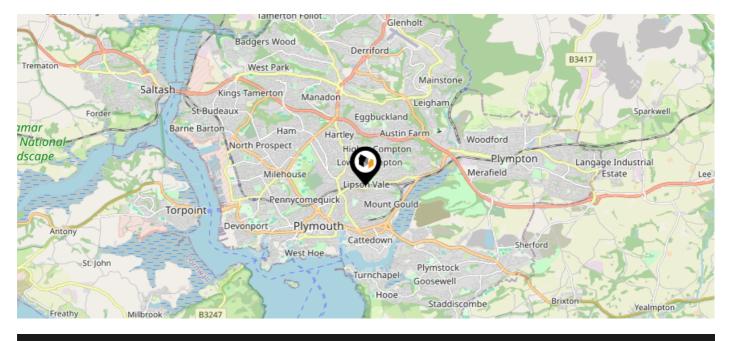




### Maps **Green Belt**



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



Nearby Green Belt Land

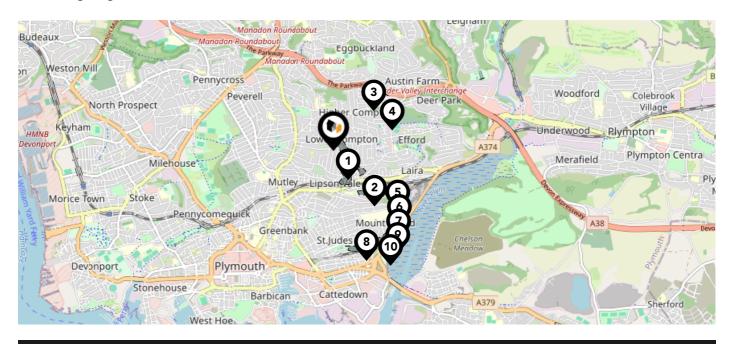
No data available.



### 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**

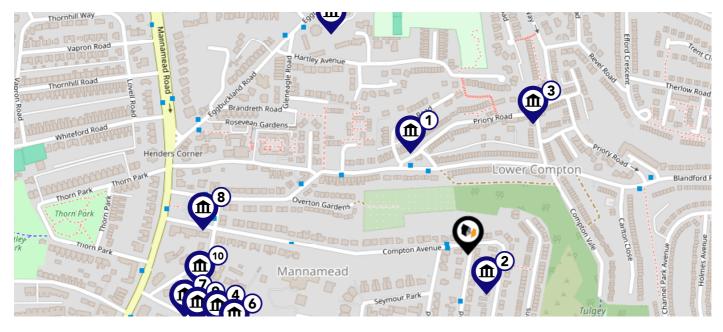
	Lower Compton-Lipson Vale, Plymouth	Historic Landfill	
2	Laira Lipson College-Laira, Plymouth	Historic Landfill	
3	Valley View Close-Valley View Close, Plymouth	Historic Landfill	
4	Eggbuckland Road Efford Adj Cemetery-Eggbuckland Road, Efford, Plymouth	Historic Landfill	
5	School Playing Field Laira-School Playing Field Laira, Plymouth	Historic Landfill	
Ó	Laira-Laira, Plymouth	Historic Landfill	
Ø	Allotments Embankment Road-Laira, Plymouth	Historic Landfill	
8	Tothill Park Recreation Ground-Tothill Park Recreation Ground Mount Gold/Laira, Plymouth	Historic Landfill	
Ŷ	Embankment Road-Laira, Plymouth	Historic Landfill	
10	Blagdons Shipyard-Embankment Road Lane, Laira, 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 B	uildings in the local district	Grade	Distance
	1386341 - 9, Priory Road	Grade II	0.1 miles
<b>(m</b> <sup>2</sup> )	1130045 - 80, Compton Avenue	Grade II	0.1 miles
<b>(m)</b> <sup>3</sup>	1386342 - Priory Cottage	Grade II	0.2 miles
	1386386 - Seymour Nursing Home	Grade II	0.3 miles
<b>(m)</b> <sup>5</sup>	1244647 - Pearn Convalescent Home	Grade II	0.3 miles
<b>(m)</b> <sup>6</sup>	1386387 - Standerton House	Grade II	0.3 miles
	1386385 - Kingston Lodge	Grade II	0.3 miles
<b>m</b> <sup>8</sup>	1386221 - Church Of Emmanuel	Grade II	0.3 miles
<b>(1)</b> <sup>9</sup>	1386389 - Whitchurch	Grade II	0.3 miles
<b>(1)</b> <sup>10</sup>	1245077 - Wentworth House And Wentworth Cottage	Grade II	0.3 miles



# Area **Schools**



Peverell		Deer Park
	B3250	
sand A386 Central	Lover Compton Mannameao	Efford A374
Milehouse Park 5		Laira B3214
Cemetery	Mutley Lipson Vale	A starting
	Lipson	Solitian Wood

		Nursery	Primary	Secondary	College	Private
•	Compton CofE Primary School Ofsted Rating: Good   Pupils: 431   Distance:0.41					
2	Lipson Vale Primary School Ofsted Rating: Good   Pupils: 405   Distance:0.49					
3	High View School Ofsted Rating: Outstanding   Pupils: 356   Distance:0.59					
4	King's School Ofsted Rating: Not Rated   Pupils: 298   Distance:0.61					
5	Hyde Park Infants' School Ofsted Rating: Not Rated   Pupils: 243   Distance:0.66					
6	Lipson Co-operative Academy Ofsted Rating: Good   Pupils: 1102   Distance:0.66					
Ø	Laira Green Primary School Ofsted Rating: Good   Pupils: 230   Distance:0.67					
3	<b>Plymouth College</b> Ofsted Rating: Not Rated   Pupils: 513   Distance:0.67					



### Area **Schools**



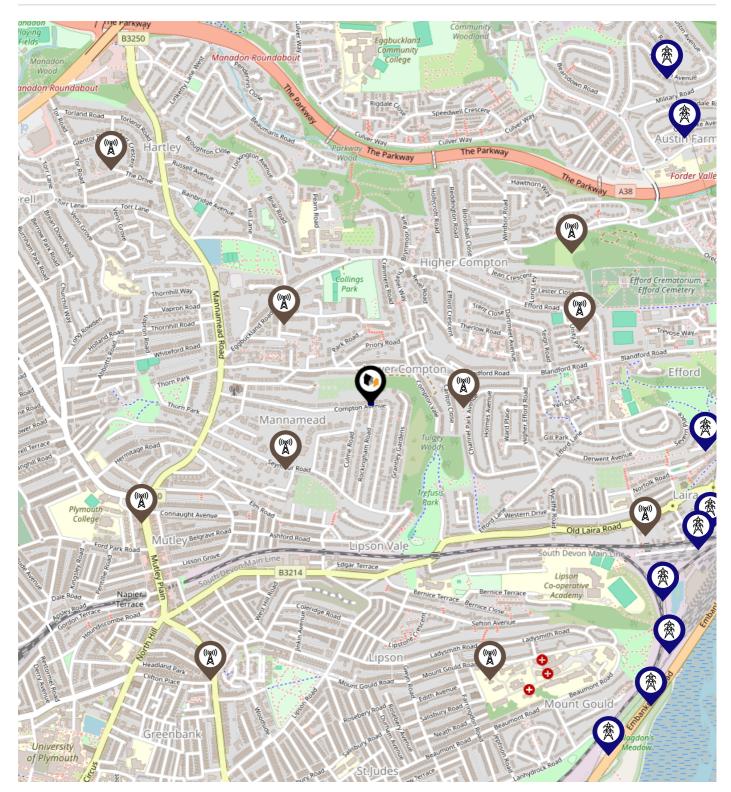
St-Budeaux M	Manadon Roundabout	14 Luckland	Leigham	5	
arne Barton Weston Mill	Manadan Ro	10		1750	212
North Prospect	Peverell	Higher Compton	13 Farm ey Interchange Deer Park	Woodford	Colebrook Village
HMNB Keyham		owompton	Efford	Underwood P	lympton -
Milehouse	0		Laira	Merafield	Plympton
	Mutley	Lipson Vale			
Morice Town Stoke Pennyc	omequ 10 G 15 ank	Mount G	//	A Chrossey A38	T
		des	Chelson Mendow		1 mouth

		Nursery	Primary	Secondary	College	Private
9	Hyde Park Junior School Ofsted Rating: Good   Pupils: 355   Distance:0.69					
10	Eggbuckland Community College Ofsted Rating: Requires improvement   Pupils: 1040   Distance:0.71			$\checkmark$		
	<b>Plymouth High School for Girls</b> Ofsted Rating: Good   Pupils: 816   Distance:0.85					
12	Salisbury Road Primary School Ofsted Rating: Good   Pupils: 381   Distance:0.86					
13	Austin Farm Academy Ofsted Rating: Good   Pupils: 125   Distance:0.88					
	Eggbuckland Vale Primary School Ofsted Rating: Good   Pupils: 396   Distance:0.99					
(15)	Mount Street Primary School Ofsted Rating: Good   Pupils: 258   Distance:0.99		Image: A start of the start			
16	Fletewood School at Derry Villas Ofsted Rating: Good   Pupils: 58   Distance:1.05					



### Local Area Masts & Pylons





#### Key:

Power Pylons



Communication Masts

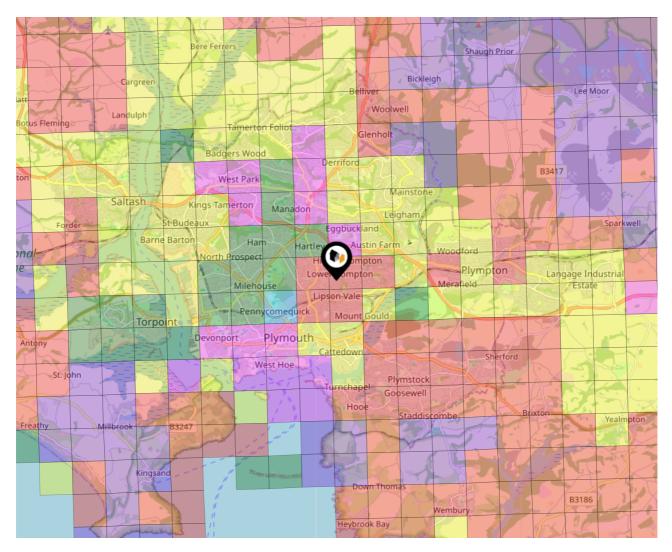


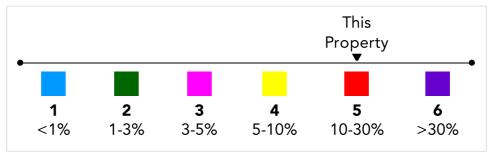
## Environment **Radon Gas**



#### 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).

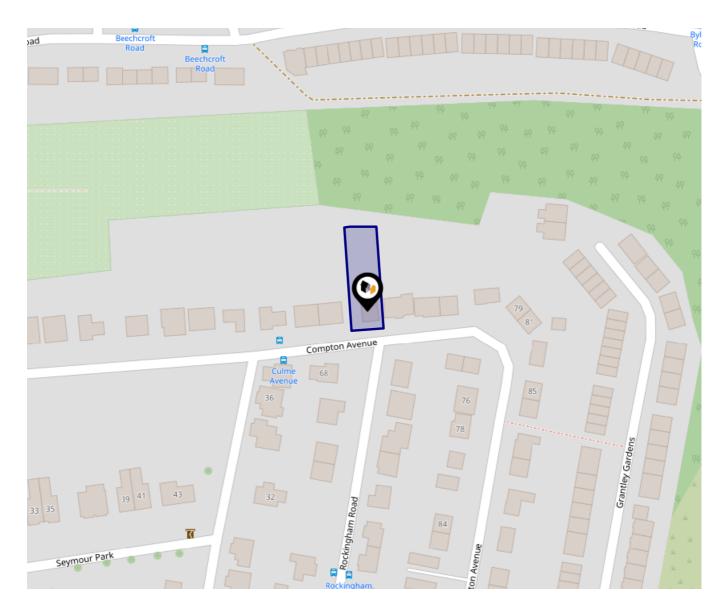






## Local Area Road Noise





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:





# Environment Soils & Clay



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

**Carbon Content:** NONE Soil Texture: LOAM TO SILTY LOAM **Parent Material Grain:** ARGILLACEOUS Soil Depth: INTERMEDIATE-SHALLOW Soil Group: MEDIUM TO LIGHT(SILTY) TO HEAVY C/M C/M M/EC C/M RC,FS C/M C/M QM/EC °C/M ick/M RC,FS C/M C/M QM/EC lymouth RC,FS C/M C/M QM/EC

#### Primary Classifications (Most Common Clay Types)

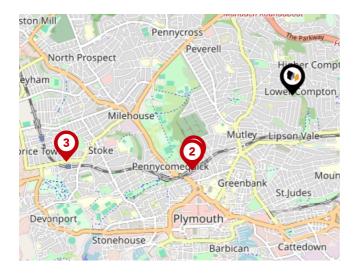
QM/EC

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		
тс	Terrace Clay		
TC/LL	Terrace Clay & Loamy Loess		



# Area Transport (National)





#### National Rail Stations

Pin	Name	Distance		
	Plymouth Rail Station	1.15 miles		
2	Plymouth Rail Station	1.18 miles		
3	Devonport Rail Station	2.22 miles		



#### A True Plymouth True Bristol Wells Exeter Plymouth Guerns St Peter P

#### Trunk Roads/Motorways

Pin	Name	Distance		
	M5 J31	33.49 miles		
2	M5 J30	36.64 miles		

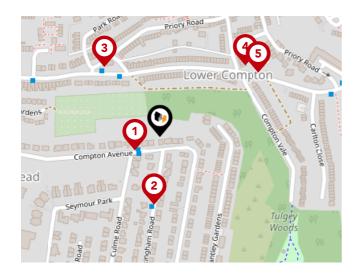
#### Airports/Helipads

Pin	Name	Distance
1	Glenholt	2.47 miles
2	Exeter Airport	39.06 miles
3	St Mawgan	39.13 miles
4	Joppa	71.14 miles



# Area Transport (Local)





#### Bus Stops/Stations

Pin	Name	Distance
1	Culme Avenue	0.03 miles
2	Rockingham Road Top	0.08 miles
3	Beechcroft Road	0.11 miles
4	Byland Road	0.13 miles
5	Compton Vale	0.14 miles



#### Ferry Terminals

Pin	Name	Distance
1	Plymouth (Barbican) Landing Stage	1.61 miles
2	Plymouth Mount Batten Ferry Landing	1.92 miles
3	Plymouth Ferry Terminal	2.19 miles



### Agent **Disclaimer**



#### Important - Please Read

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Agency





Office for National Statistics





Valuation Office Agency

