

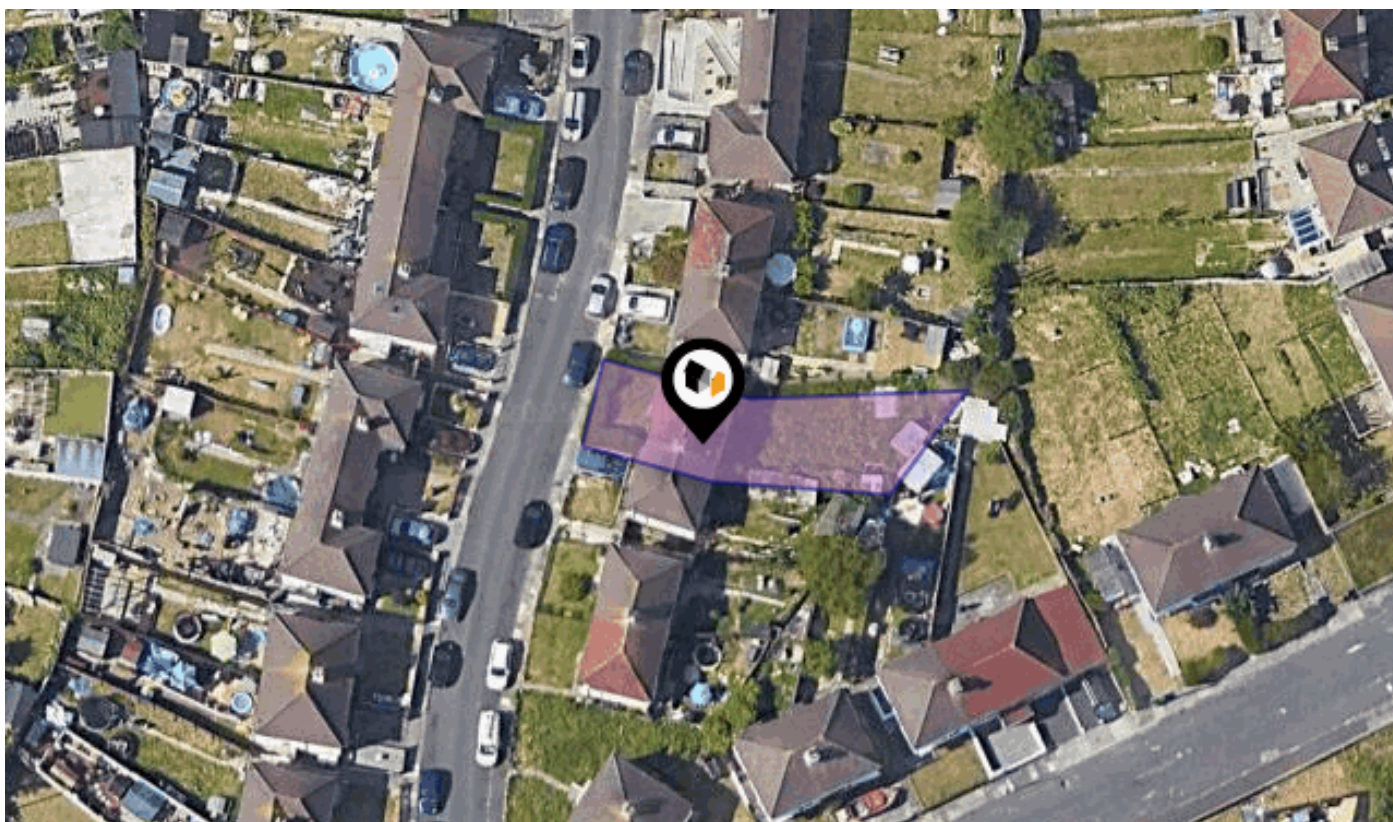


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 10th June 2025



CLEARBROOK AVENUE, PLYMOUTH, PL5

Lang Town & Country

6 The Broadway Plymstock Plymouth PL9 7AU

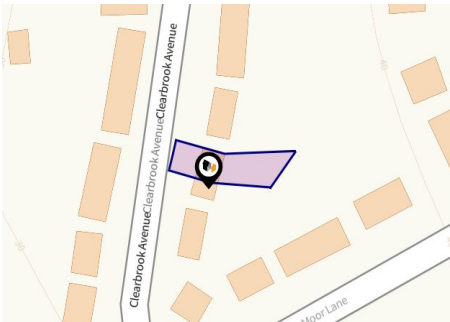
01752 456000

Natalie@langtownandcountry.com

www.langtownandcountry.com



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Property

Type:	Semi-Detached
Bedrooms:	2
Plot Area:	0.06 acres
Year Built :	1930-1949
Council Tax :	Band A
Annual Estimate:	£1,550
Title Number:	DN175037

Tenure: Freehold

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



42
mb/s



1800
mb/s



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

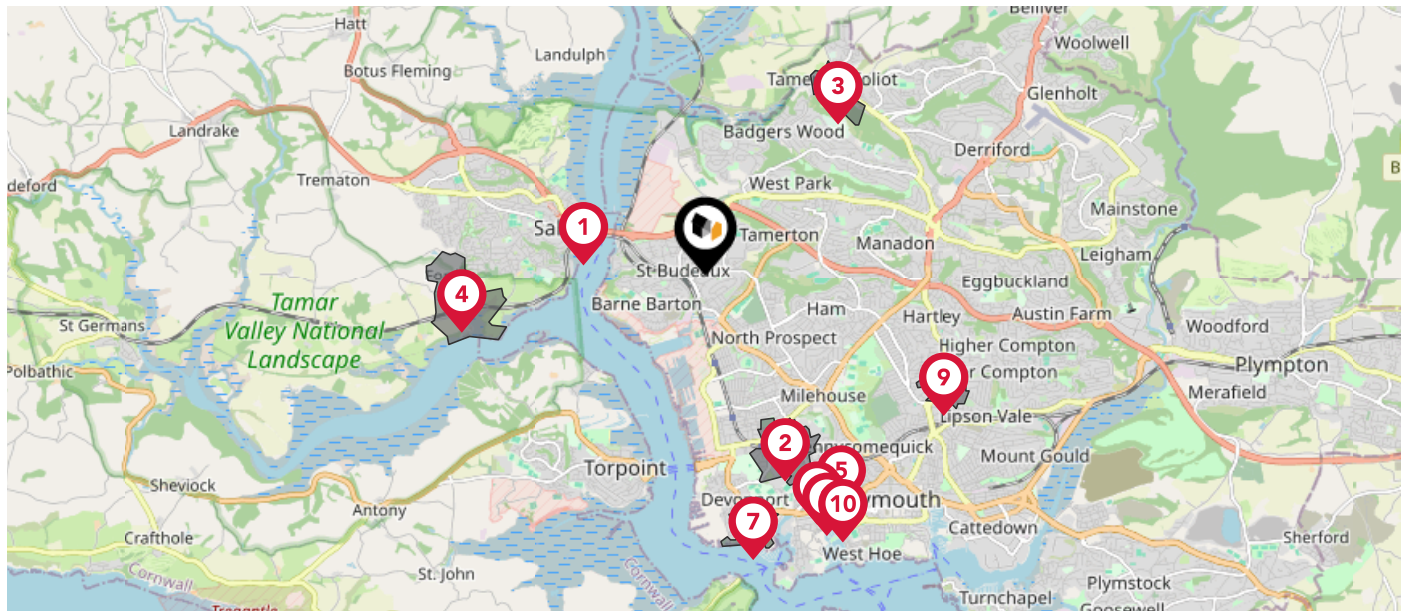
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

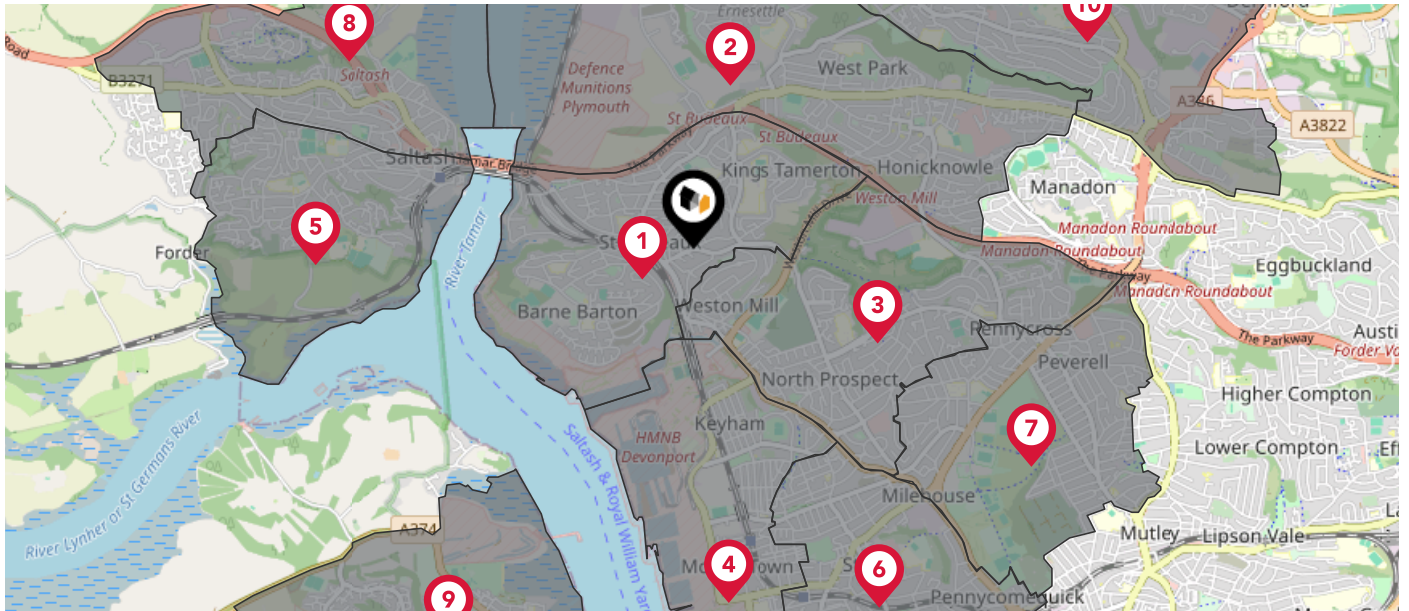
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.













Nearby Conservation Areas

- 1 Lower Fore Street, Saltash
- 2 STOKE
- 3 Tamerton Foliot
- 4 Forder and Antony Passage
- 5 North Stonehouse
- 6 Royal Naval Hospital
- 7 Devonport
- 8 Adelaide Street / Clarence Place
- 9 MANNAMEAD
- 10 Union Street (Plymouth, City of (Ua))

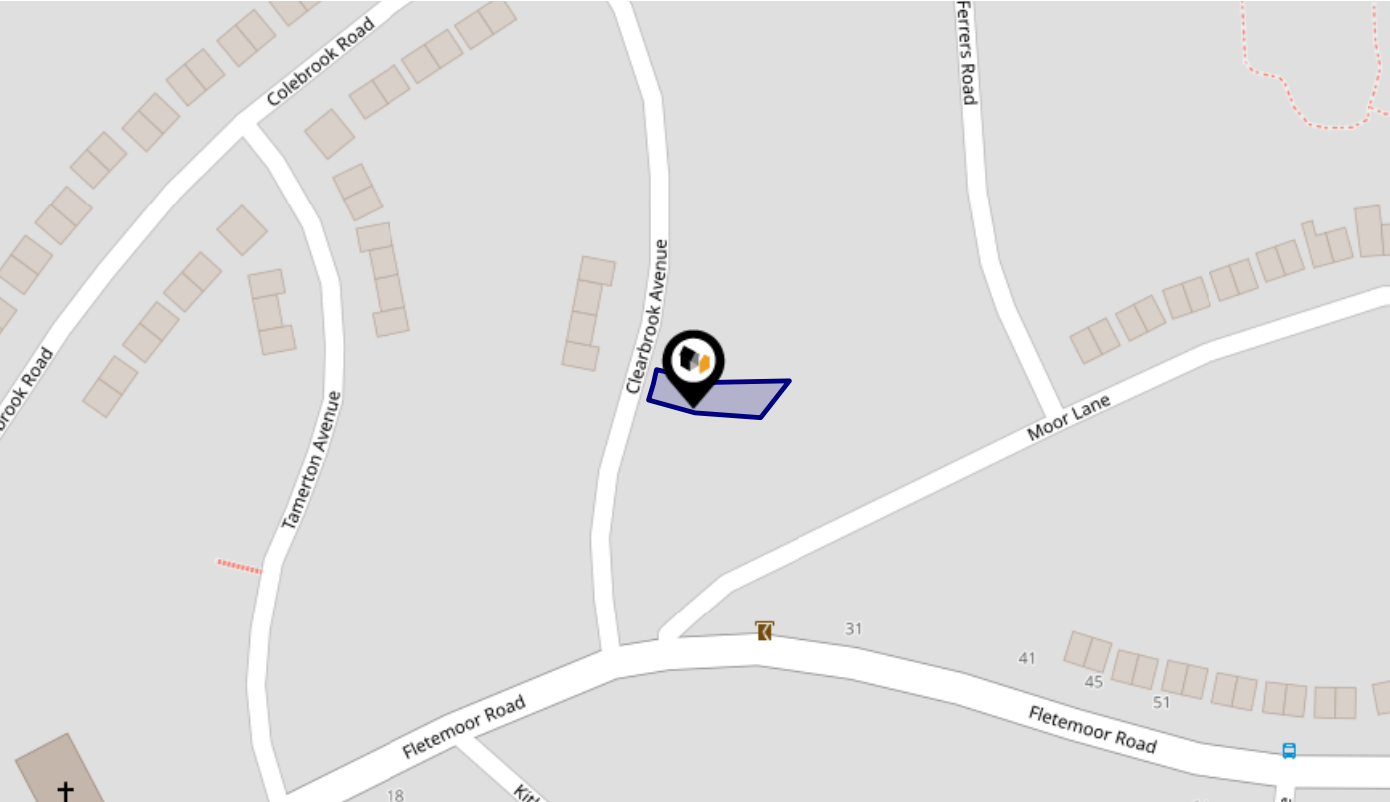
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

-  St. Budeaux Ward
-  Honicknowle Ward
-  Ham Ward
-  Devonport Ward
-  Saltash Essa ED
-  Stoke Ward
-  Peverell Ward
-  Saltash Tamar ED
-  Torpoint ED
-  Budshead 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:

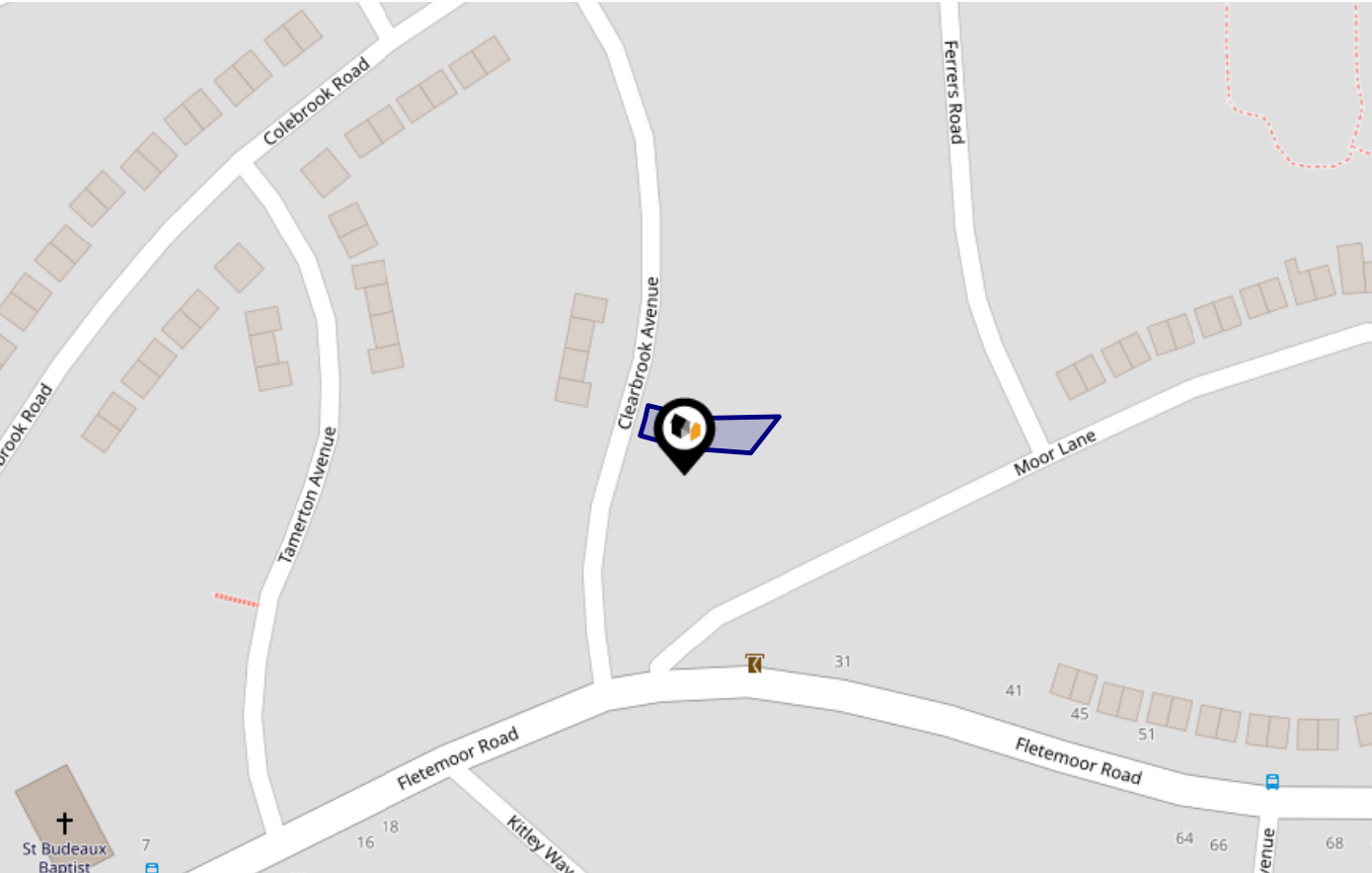
5		75.0+ dB	<div></div>
4		70.0-74.9 dB	<div></div>
3		65.0-69.9 dB	<div></div>
2		60.0-64.9 dB	<div></div>
1		55.0-59.9 dB	<div></div>

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.

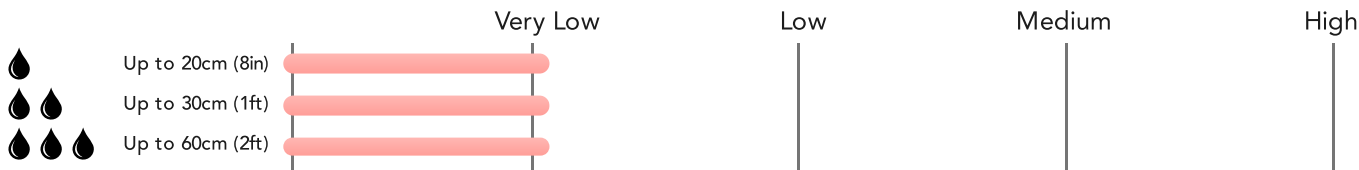


Risk Rating: Very low

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:

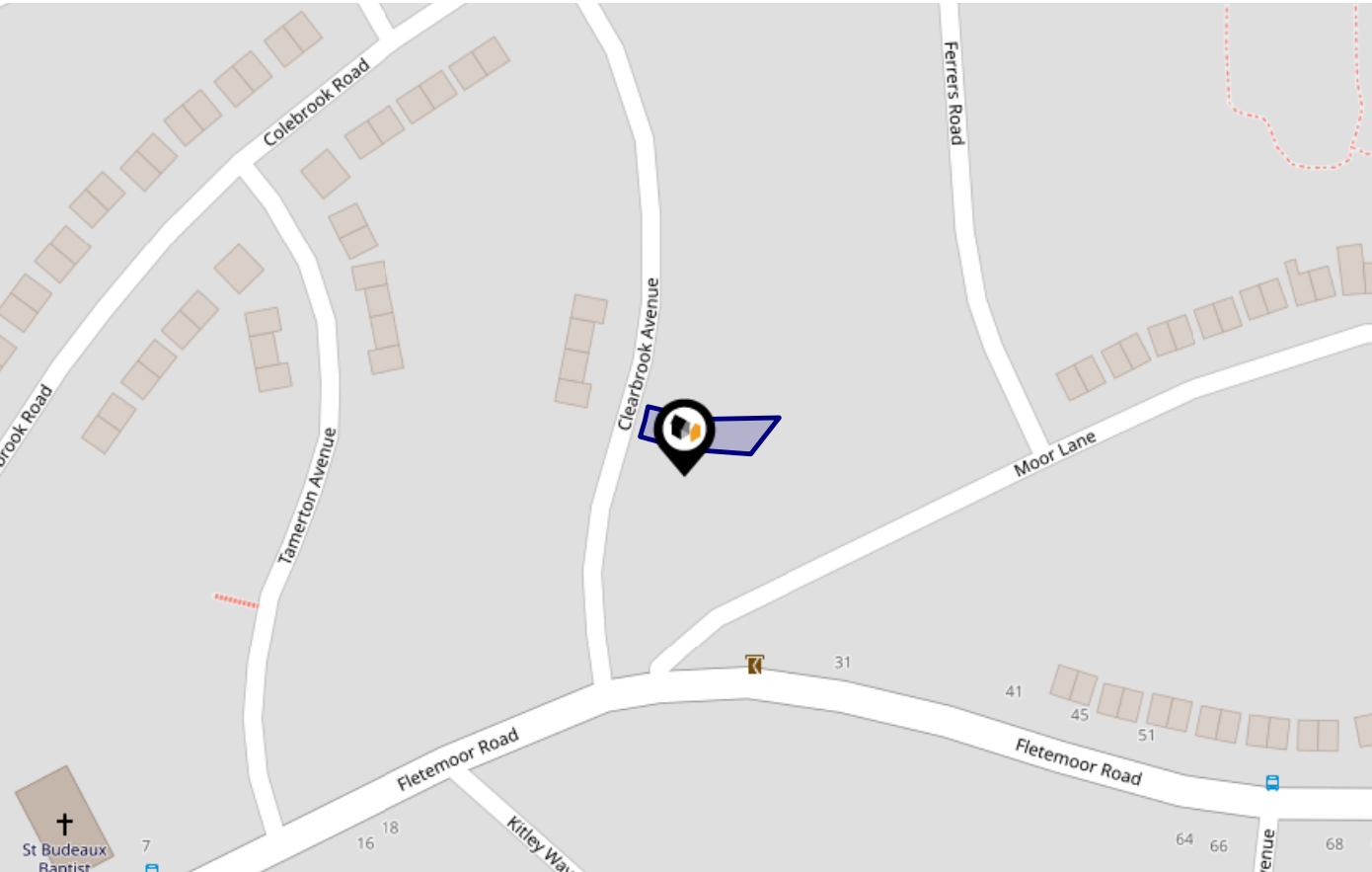


Flood Risk

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.



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:

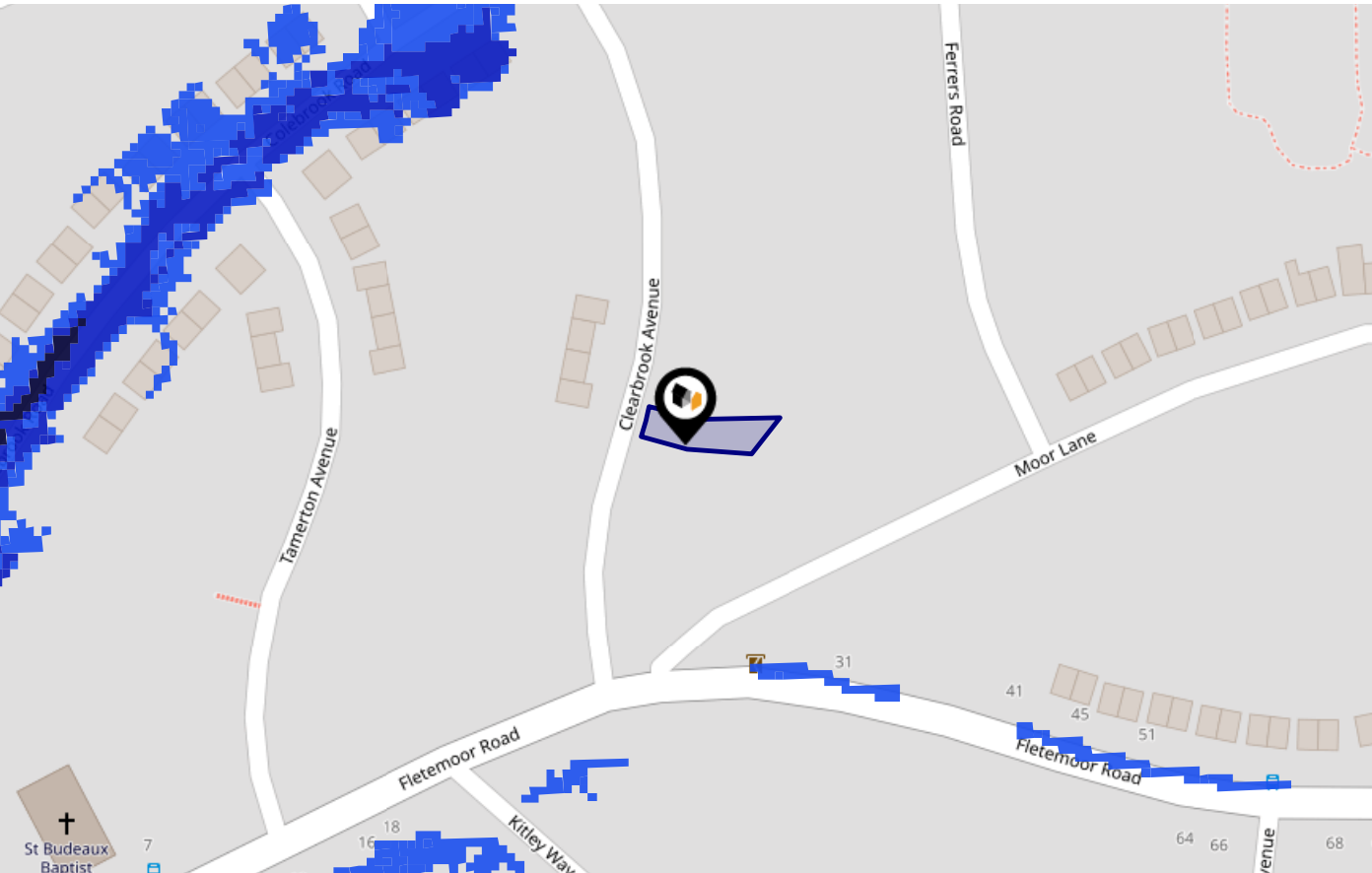


Flood Risk

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.

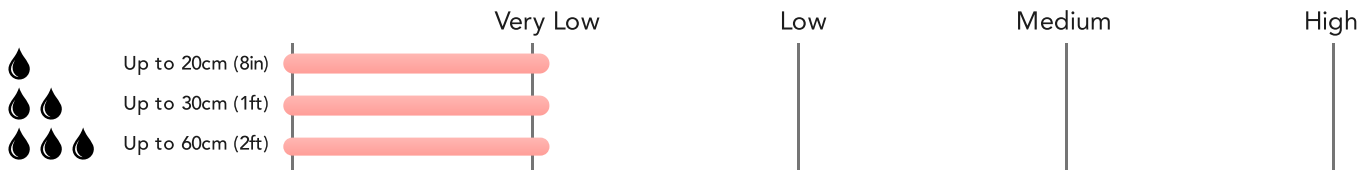


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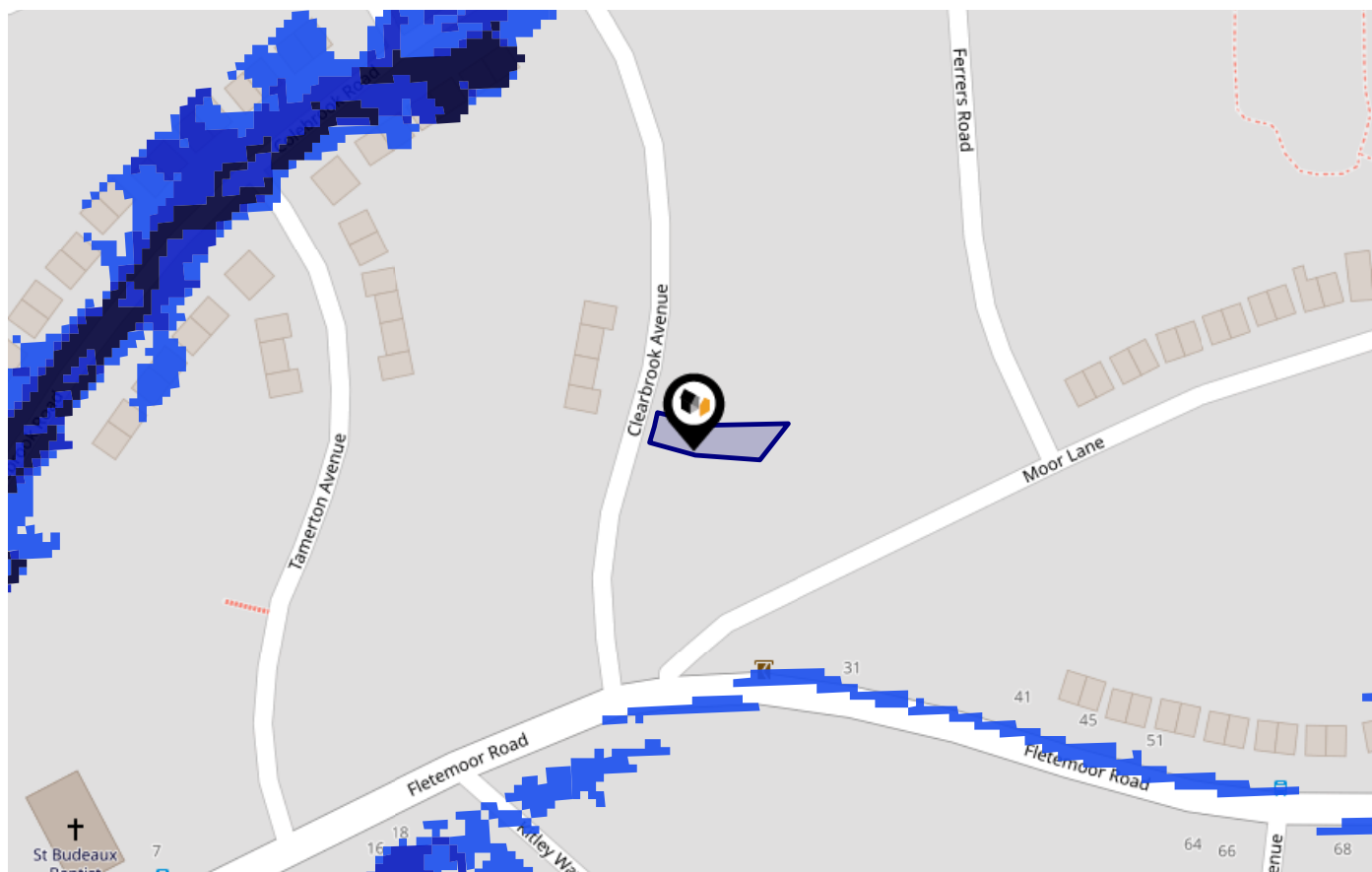
Chance of flooding to the following depths at this property:



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.

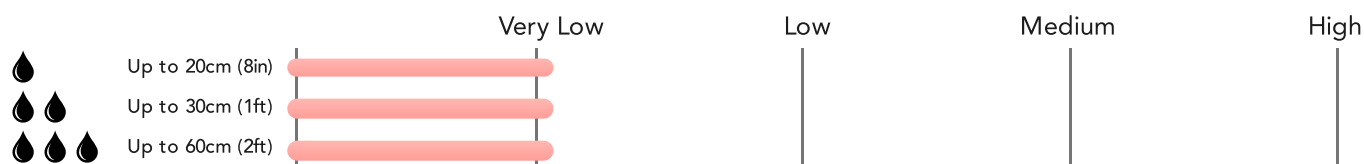


Risk Rating: Very low

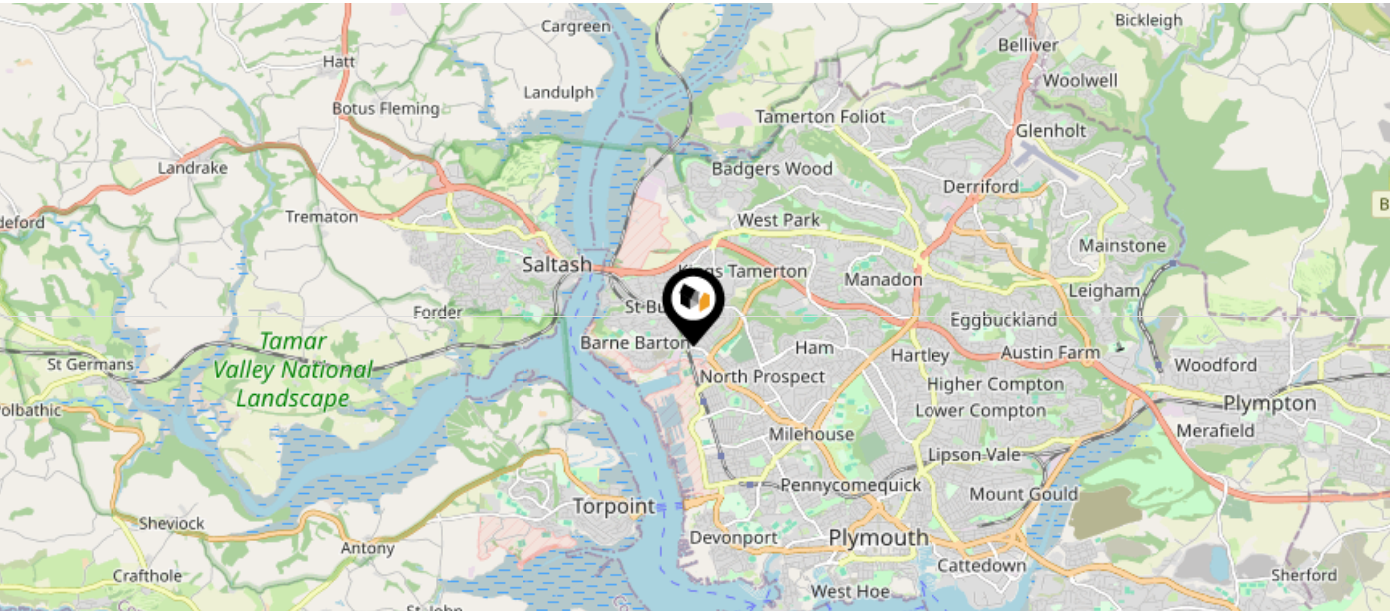
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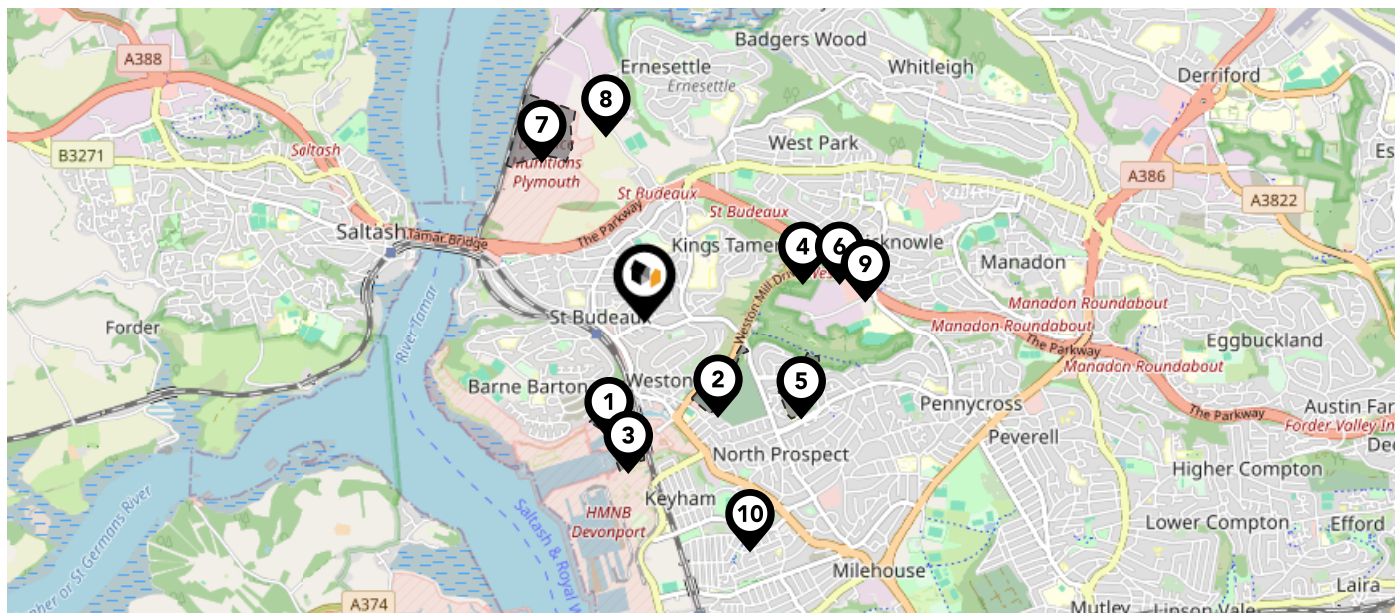
This map displays nearby areas that have been designated as Green Belt...



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.



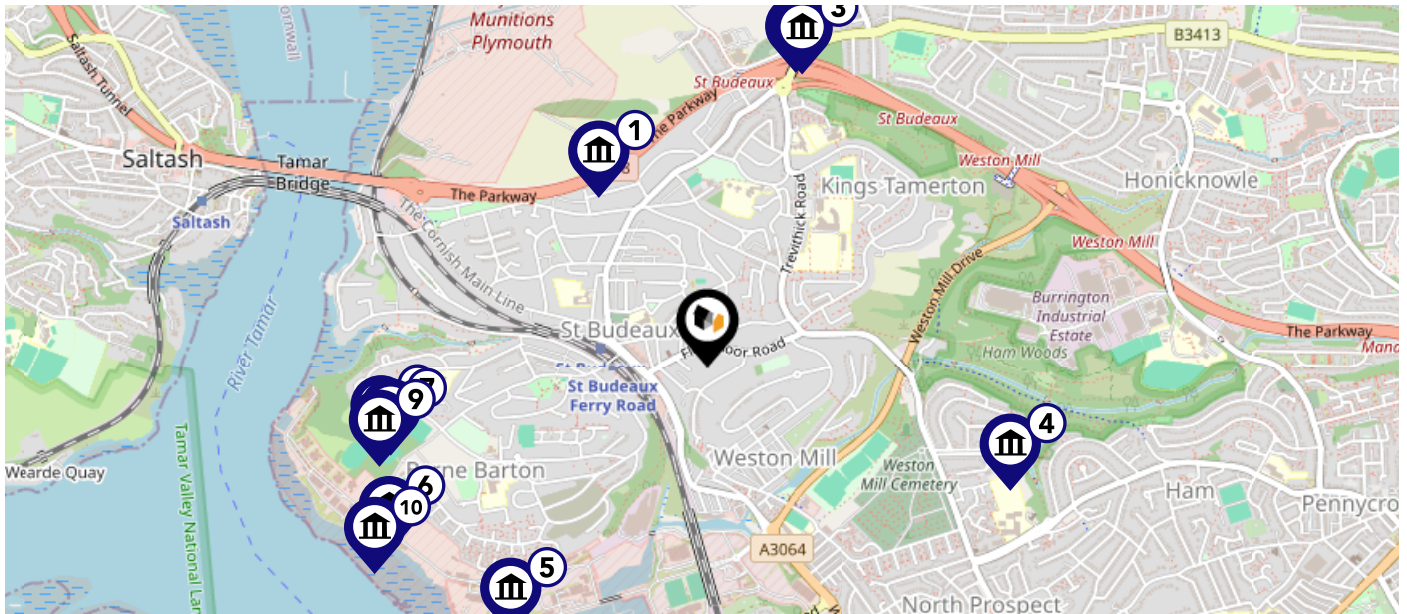
Nearby Landfill Sites











1	Weston Mill Lake North-Weston Mill Lake North, Plymouth	Historic Landfill	<input type="checkbox"/>
2	Weston Mill Playing Field-Weston Mill Playing Field, Plymouth	Historic Landfill	<input type="checkbox"/>
3	HMS Drake Recreation Ground-Camels Head, Plymouth	Historic Landfill	<input type="checkbox"/>
4	Coombe Farm-A38 Parkway - Weston Mill Drive, Honicknowle, Plymouth	Historic Landfill	<input type="checkbox"/>
5	Ham-Ham, Plymouth	Historic Landfill	<input type="checkbox"/>
6	Honicknowle Lane-Honicknowle Lane, Plymouth	Historic Landfill	<input type="checkbox"/>
7	Little Ernsettle-Little Ernsettle, Plymouth	Historic Landfill	<input type="checkbox"/>
8	Ernsettle Lane-Ernsettle Lane, Plymouth	Historic Landfill	<input type="checkbox"/>
9	Honicknowle To March Mill-Honicknowle To March Mill, Plymouth	Historic Landfill	<input type="checkbox"/>
10	Disused Railway Cutting-North Down, Devonport, Plymouth	Historic Landfill	<input type="checkbox"/>

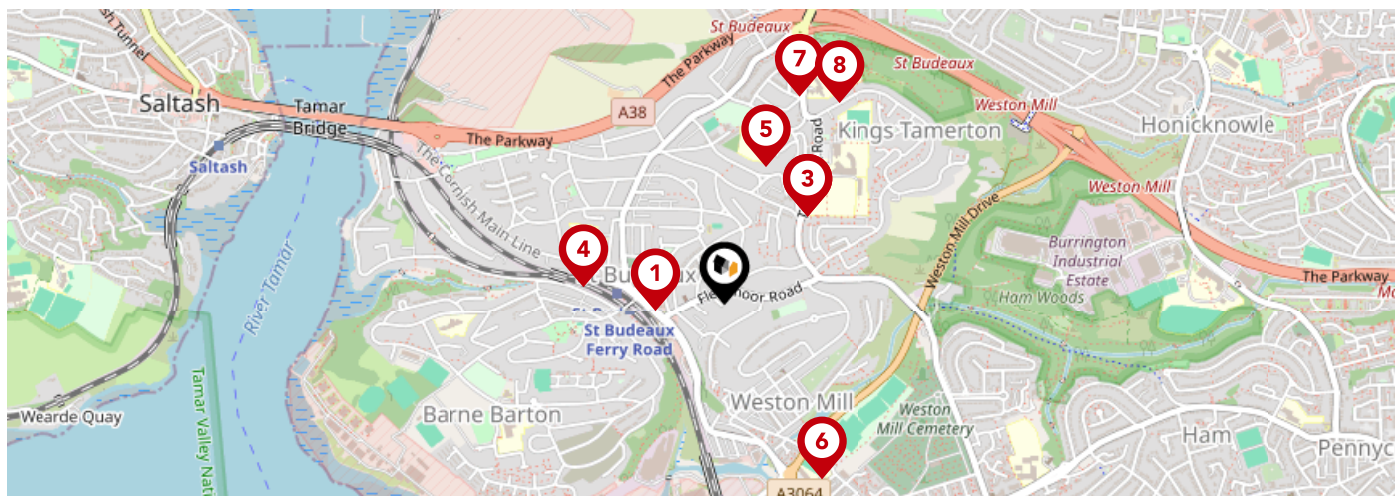
Maps

Listed Buildings

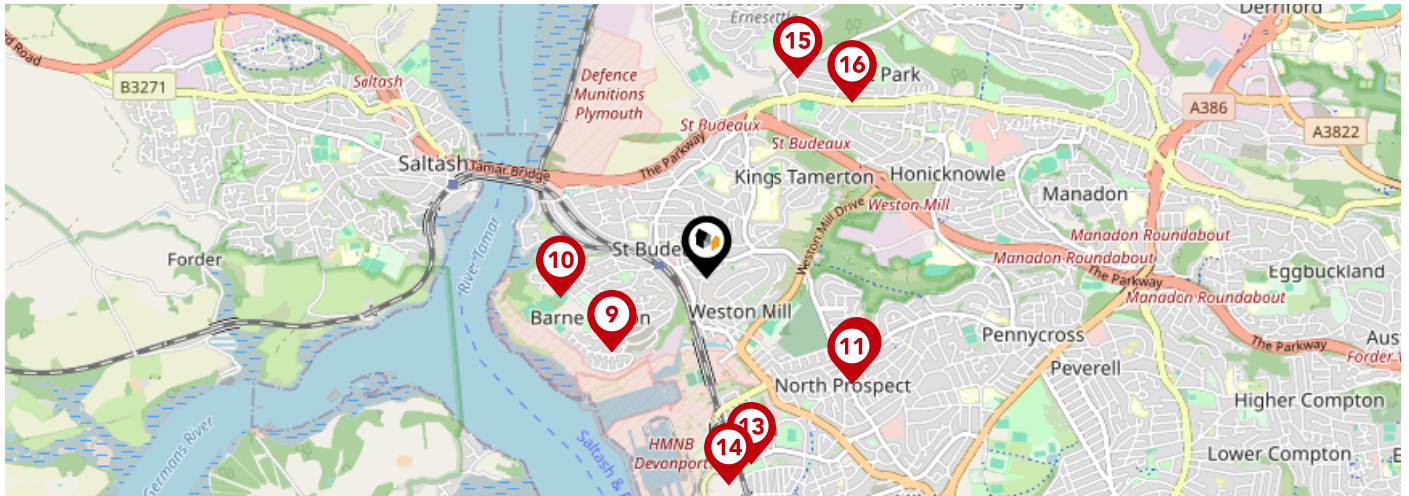
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1330569 - Ernesettle House	Grade II	0.5 miles
	1130049 - Church Of St Budeaux	Grade II	0.7 miles
	1130050 - Gate Piers And Walls East Of Church Of St Budeaux	Grade II	0.7 miles
	1386436 - Ham House	Grade II	0.8 miles
	1393318 - Building 124 (mixing House), Rnad Bull Point	Grade II	0.8 miles
	1393254 - Building 60 (pattern And Class Room), Rnad Bull Point	Grade II	0.8 miles
	1390867 - Block Two (former Officers' Quarters) Bull Point Training Centre	Grade II	0.8 miles
	1390866 - Block One (former Soldiers' Quarters) Bull Point Barracks	Grade II	0.8 miles
	1322030 - Perimeter Wall And Attached Guard House, Magazine, Stables, Garage And Canteen	Grade II	0.8 miles
	1393261 - Building 63 (empty Barrel And Case Store), Rnad Bull Point	Grade II	0.9 miles



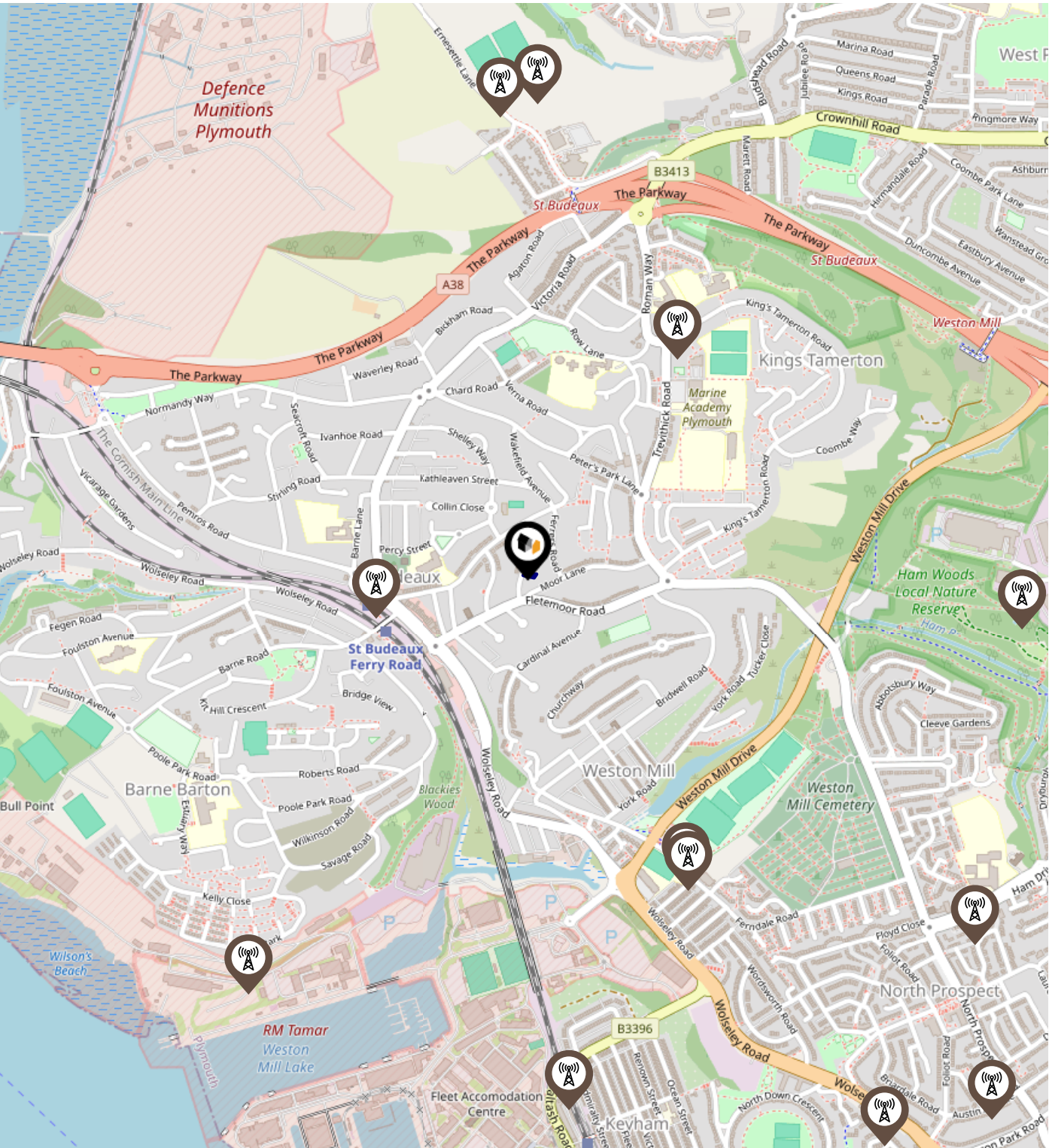
		Nursery	Primary	Secondary	College	Private
1	Victoria Road Primary Ofsted Rating: Good Pupils: 212 Distance:0.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Marine Academy Primary Ofsted Rating: Outstanding Pupils: 507 Distance:0.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Marine Academy Plymouth Ofsted Rating: Good Pupils: 973 Distance:0.29	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St Paul's Roman Catholic Primary School Ofsted Rating: Good Pupils: 158 Distance:0.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Mount Tamar School Ofsted Rating: Not Rated Pupils: 106 Distance:0.34	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Weston Mill Community Primary Academy Ofsted Rating: Good Pupils: 211 Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Plaistow Hill Primary and Nursery School Ofsted Rating: Good Pupils: 130 Distance:0.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Budeaux CofE Primary Academy Ofsted Rating: Good Pupils: 106 Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
9	Riverside Community Primary School Ofsted Rating: Good Pupils: 445 Distance:0.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Oneschool Global Uk Plymouth Campus Ofsted Rating: Not Rated Pupils: 75 Distance:0.7	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Mayflower Academy Ofsted Rating: Outstanding Pupils: 458 Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Ham Drive Nursery School and Day Care Ofsted Rating: Good Pupils: 78 Distance:0.86	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Keyham Barton Catholic Primary School Ofsted Rating: Good Pupils: 146 Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Drake Primary Academy Ofsted Rating: Good Pupils: 173 Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Ernesettle Community School Ofsted Rating: Outstanding Pupils: 557 Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Knowle Primary School Ofsted Rating: Good Pupils: 325 Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

Masts & Pylons

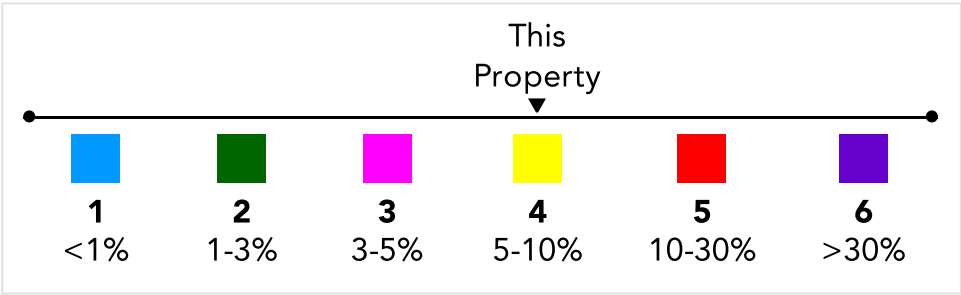
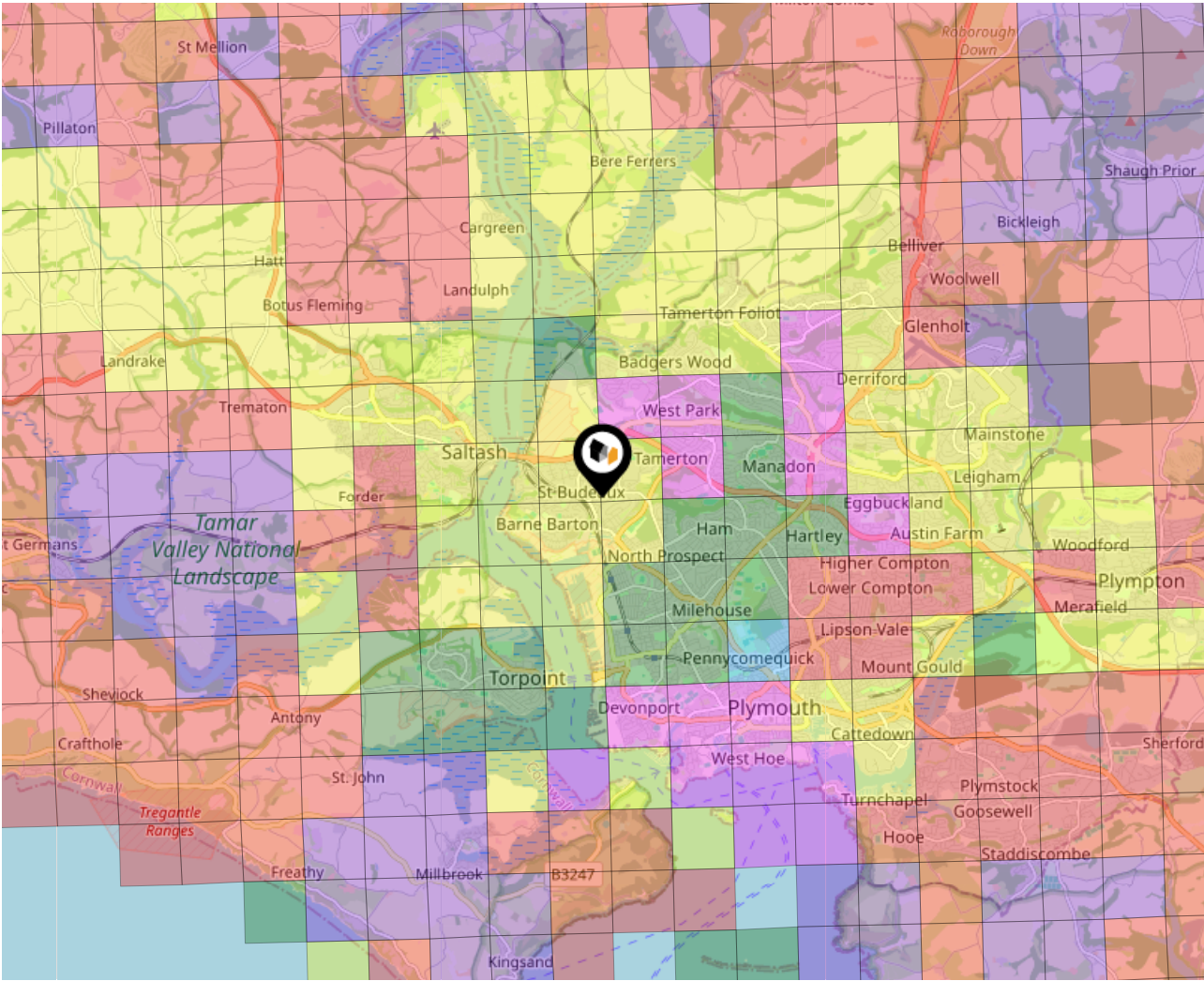


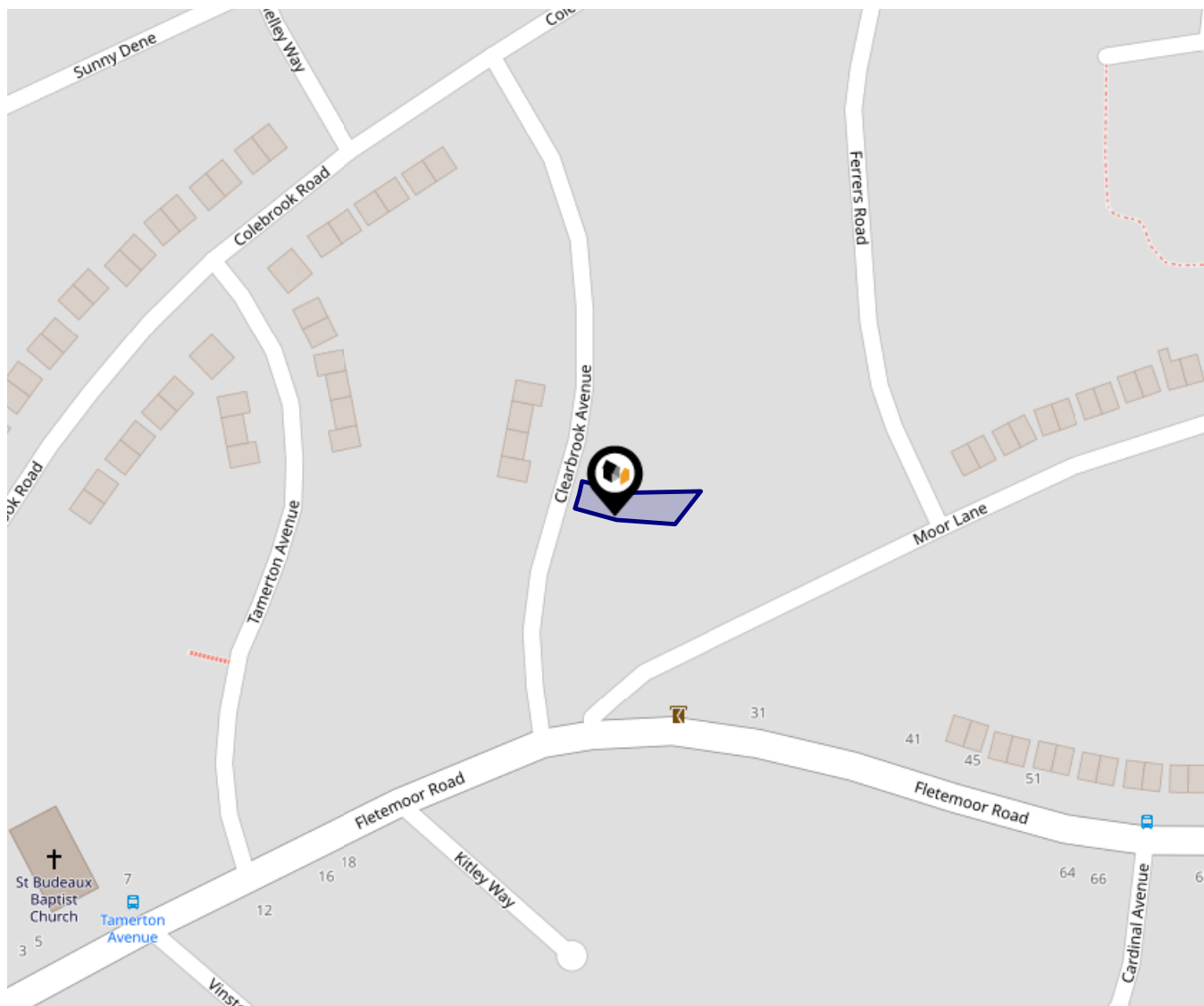
Key:

-  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).





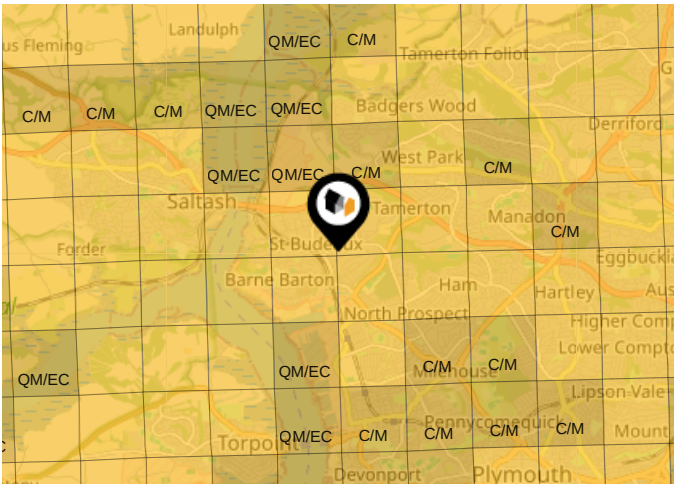
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

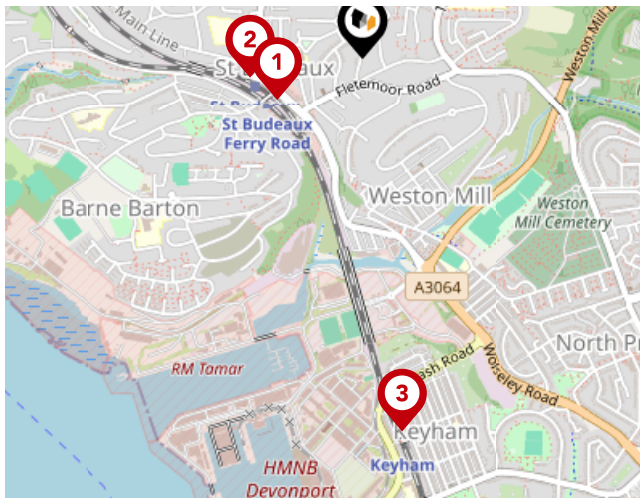
Carbon Content:	NONE	Soil Texture:	CLAY TO CLAYEY LOAM
Parent Material Grain:	ARGILLACEOUS	Soil Depth:	DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		



Primary Classifications (Most Common Clay Types)

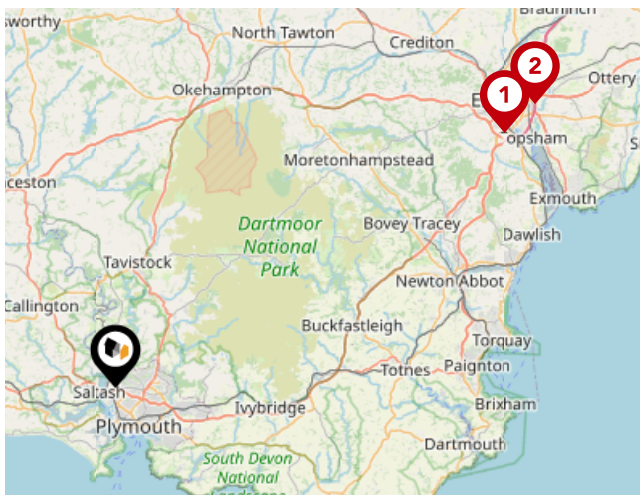
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay &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



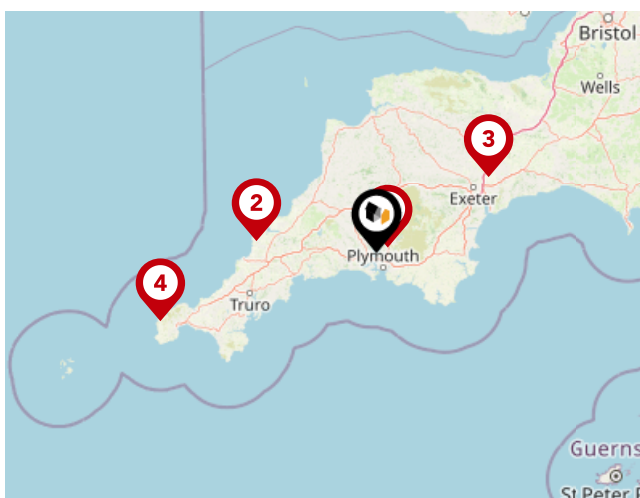
National Rail Stations

Pin	Name	Distance
1	St Budeaux Ferry Road Rail Station	0.23 miles
2	St Budeaux Victoria Road Rail Station	0.27 miles
3	Keyham Rail Station	0.89 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	35.03 miles
2	M5 J30	38.14 miles

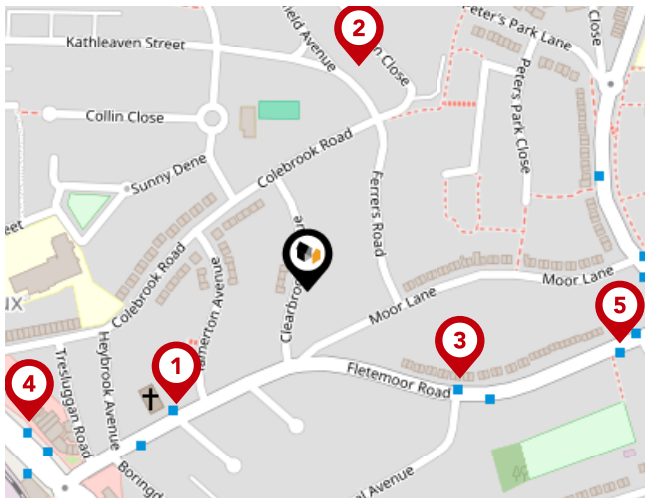


Airports/Helipads

Pin	Name	Distance
1	Glenholt	3.45 miles
2	St Mawgan	36.41 miles
3	Exeter Airport	40.58 miles
4	Joppa	68.91 miles

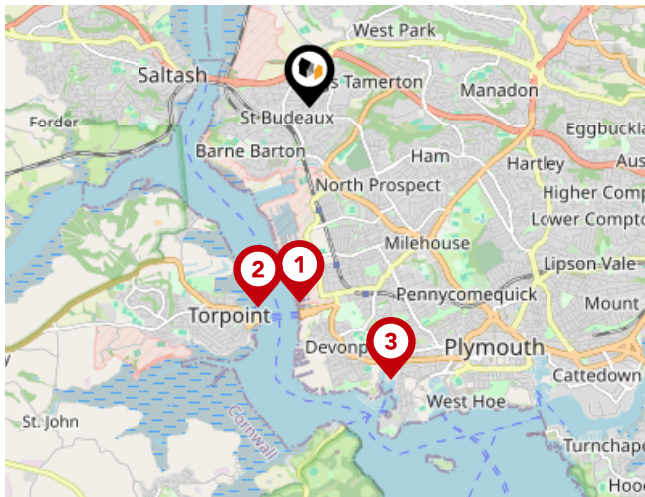
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Tamerton Avenue	0.1 miles
2	Wakefield Avenue	0.14 miles
3	Cardinal Avenue	0.1 miles
4	St Budeaux Square 2	0.18 miles
5	Fletemoor Road Top	0.19 miles



Ferry Terminals

Pin	Name	Distance
1	Devonport Ferry Terminal	1.85 miles
2	Torpoint Ferry Terminal	1.96 miles
3	Plymouth Stonehouse Ferry Terminal	2.69 miles

Important - Please Read

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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

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