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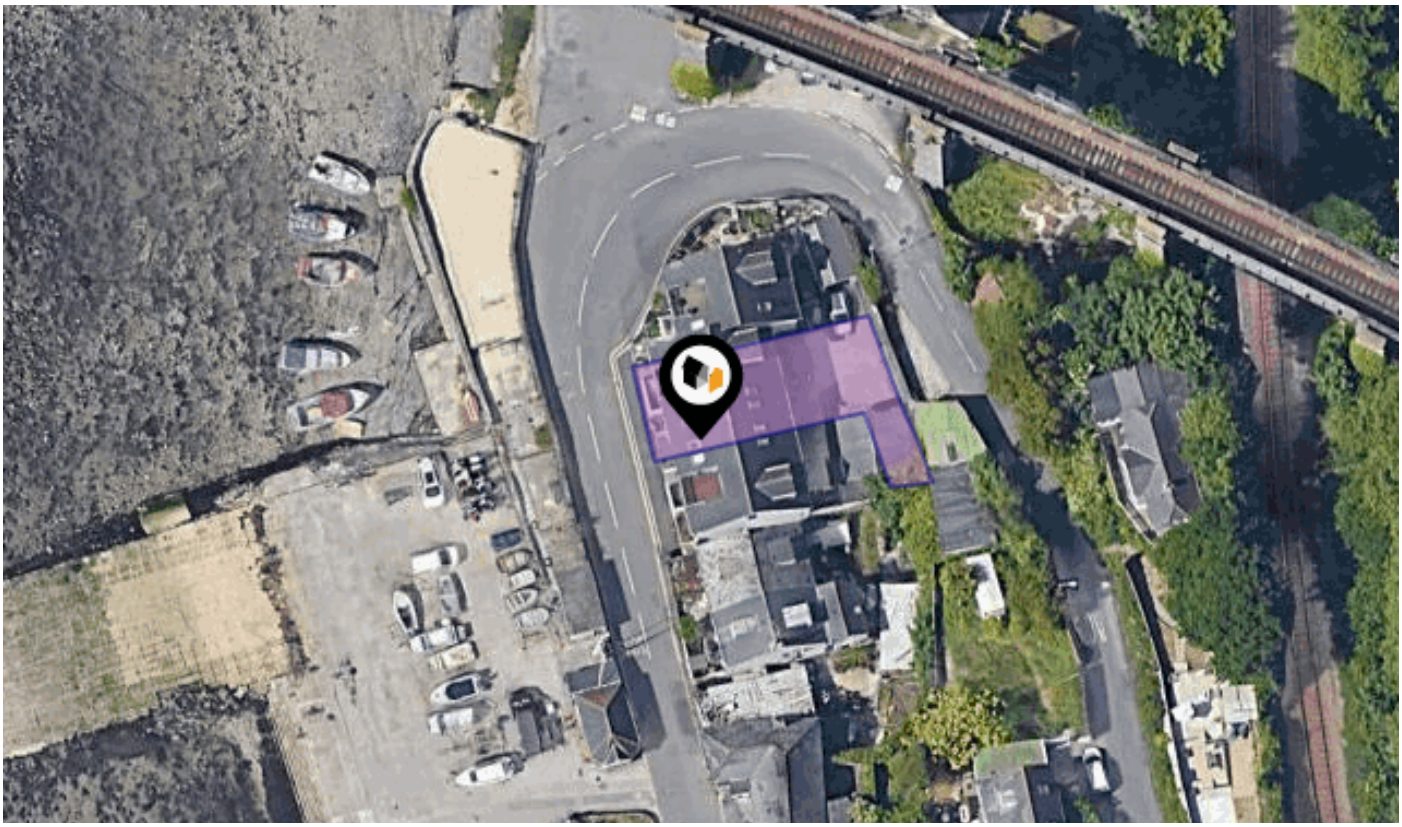
KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Sunday 06th July 2025



940, WOLSELEY ROAD, PLYMOUTH, PL5 1LB

6 Mannamead Road Plymouth Devon PL4 7AA

01752 256000

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Property
Overview

Property

Type:	Terraced	**Last Sold Date:**	29/06/2012
Bedrooms:	4	**Last Sold Price:**	£316,700
Floor Area:	1,926 ft^2 / 179 m^2	**Last Sold £/ft^2:**	£164
Plot Area:	0.05 acres	**Tenure:**	Freehold
Council Tax :	Band Deleted		
Title Number:	DN625281		
UPRN:	10070771330		

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)

17 mb/s

1800 mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

Property
EPC - Certificate

940 WOLSELEY ROAD, PLYMOUTH, PL5 1LB

Energy rating

B

Valid until 13.02.2022

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 | B	84 | B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

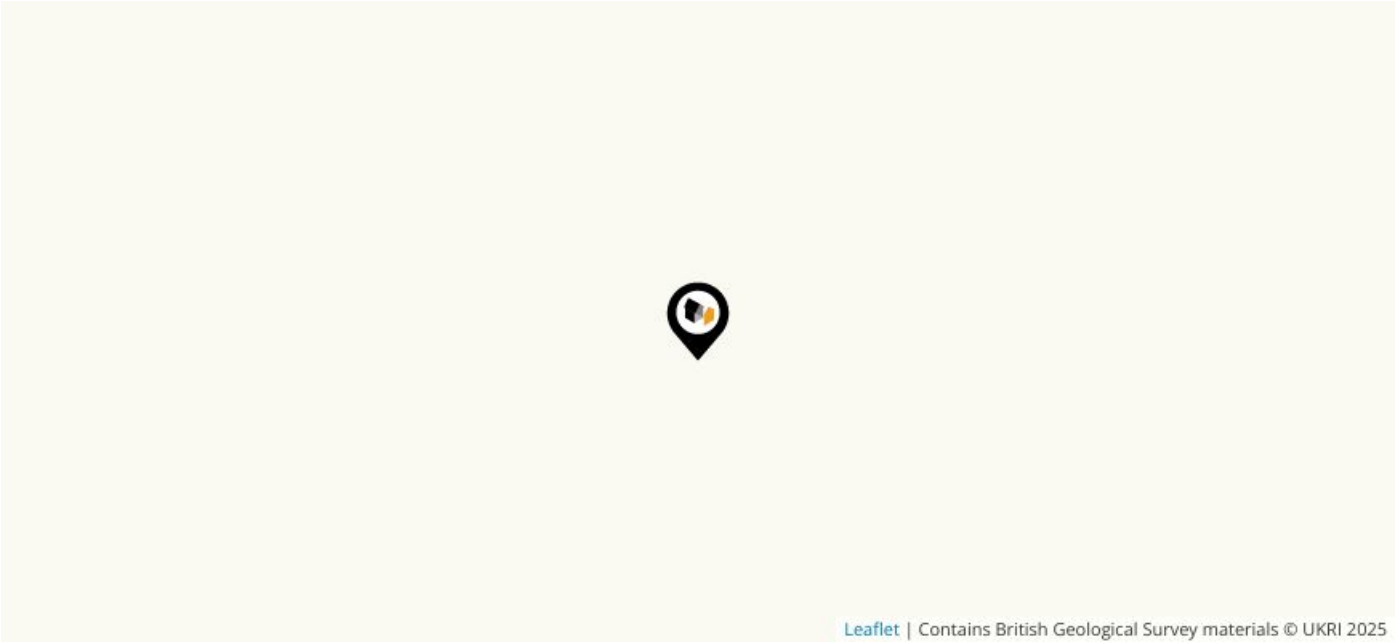
EPC - Additional Data

Additional EPC Data

Property Type:	Mid-terrace house
Walls:	Average thermal transmittance 0.28 W/m²K
Walls Energy:	Very good
Roof:	Average thermal transmittance 0.17 W/m²K
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Time and temperature zone control
Main Heating Controls Energy:	Very good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 33% of fixed outlets
Lighting Energy:	Average
Floors:	Average thermal transmittance 0.15 W/m²K
Floors Energy:	Very good
Secondary Heating:	None
Air Tightness:	Air permeability 4.7 m³/h.m² (as tested)
Air Tightness Energy:	Good
Total Floor Area:	178 m^2

Maps
Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

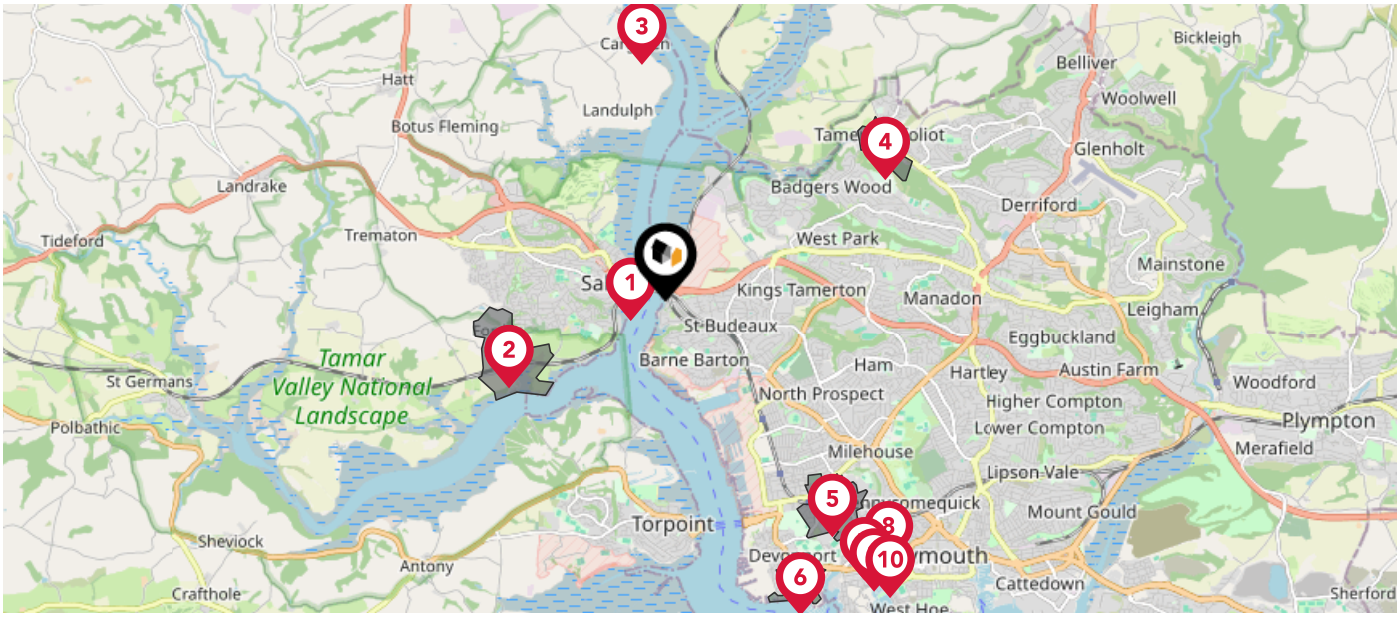
- Adit
- Gutter Pit
- Shaft

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

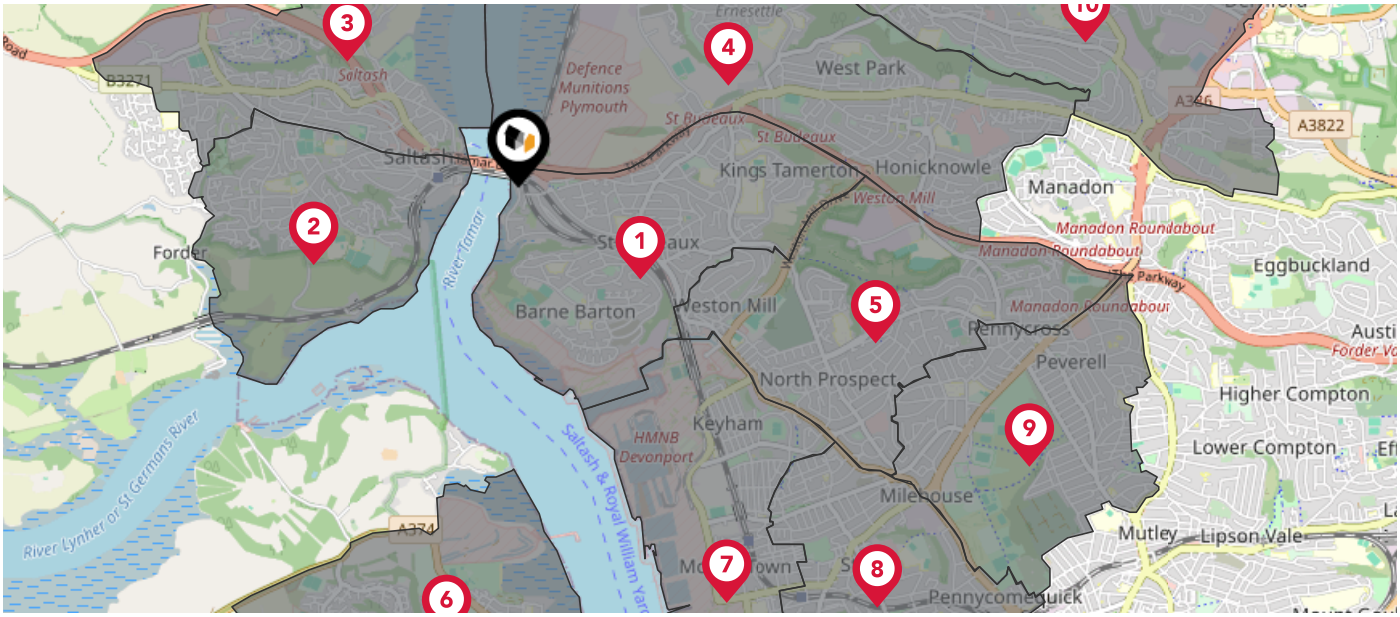
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



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

Maps
Council Wards

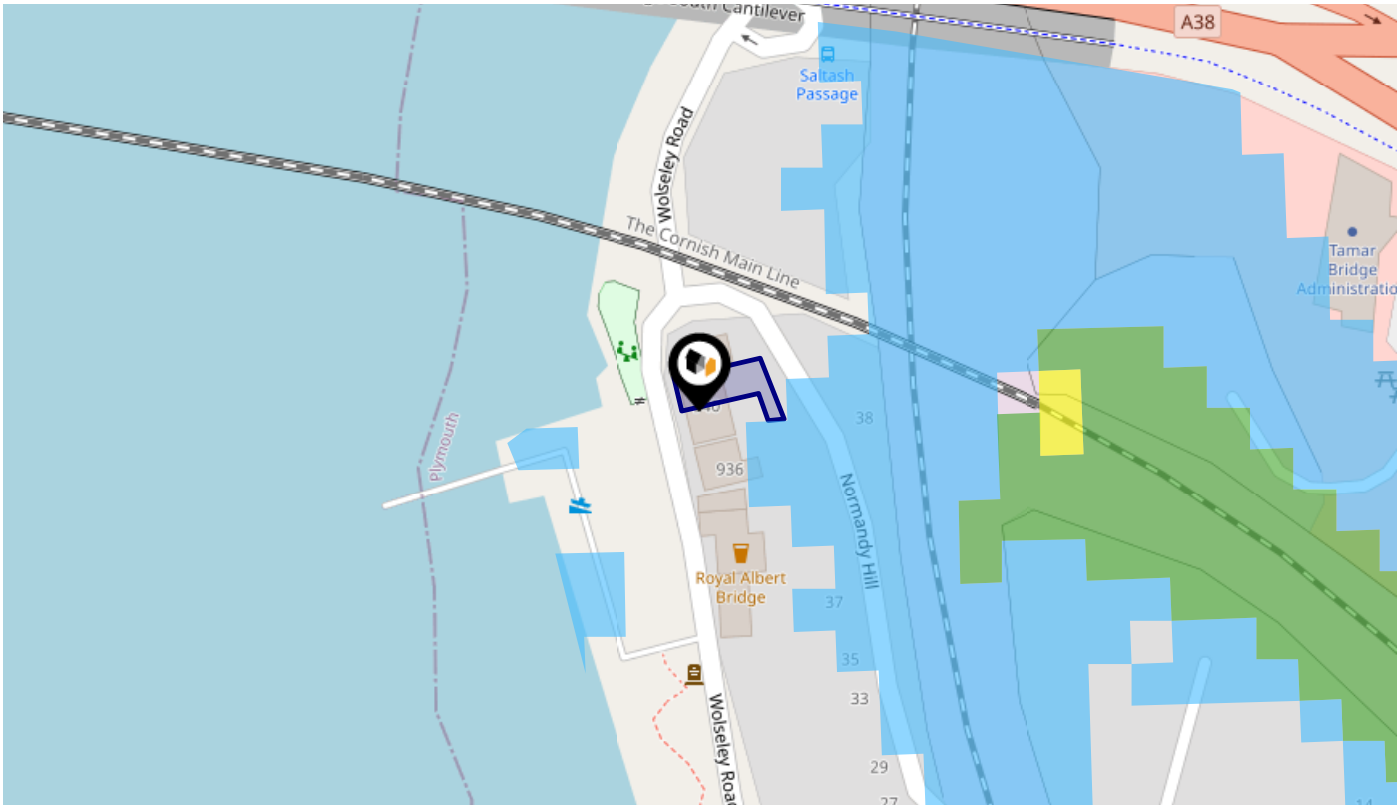
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards	
1	St. Budeaux Ward
2	Saltash Essa ED
3	Saltash Tamar ED
4	Honicknowle Ward
5	Ham Ward
6	Torpoint ED
7	Devonport Ward
8	Stoke Ward
9	Peverell Ward
10	Budshead 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.

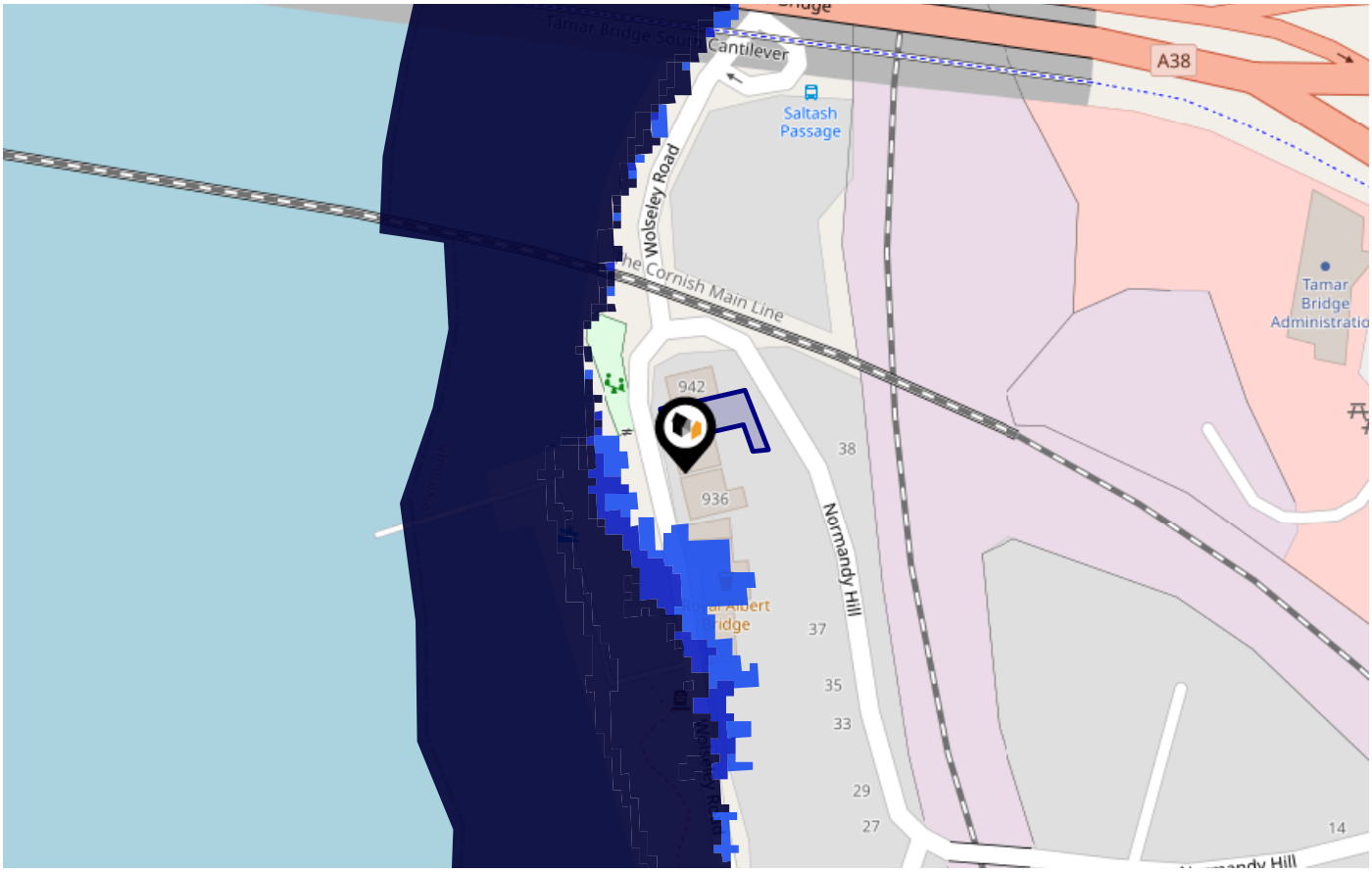
The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

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	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.

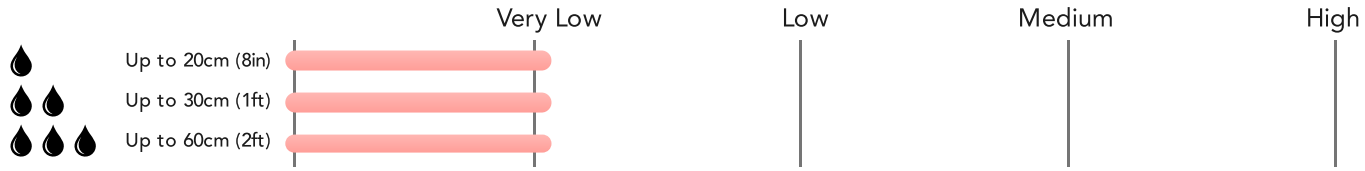


Risk Rating: Very low

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.

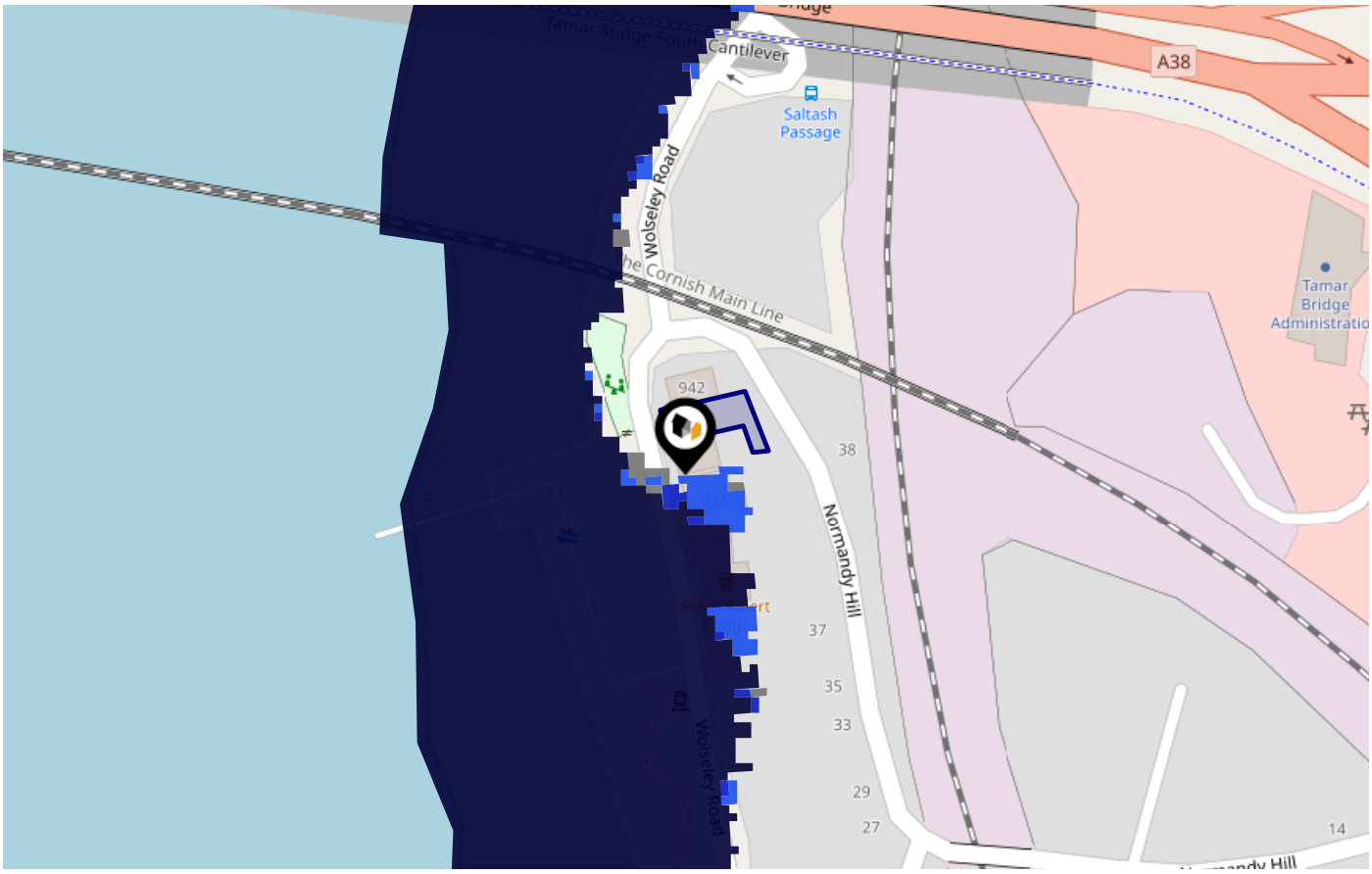
- **High Risk -** an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.
- **Medium Risk -** an area which has a chance of flooding of greater than **1 in 100 (1.0%)** in any one year.
- **Low Risk -** an area which has a chance of flooding of greater than **1 in 1000 (0.1%)** 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:



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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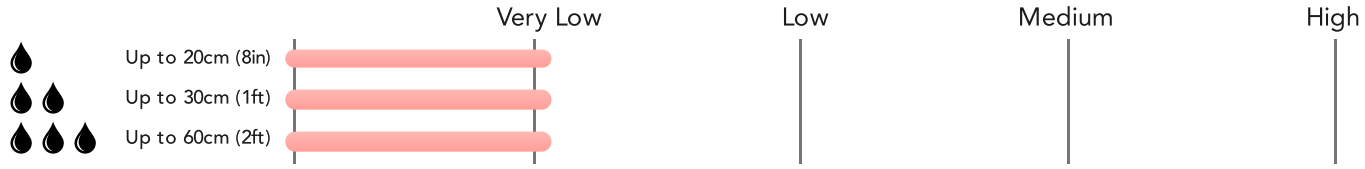
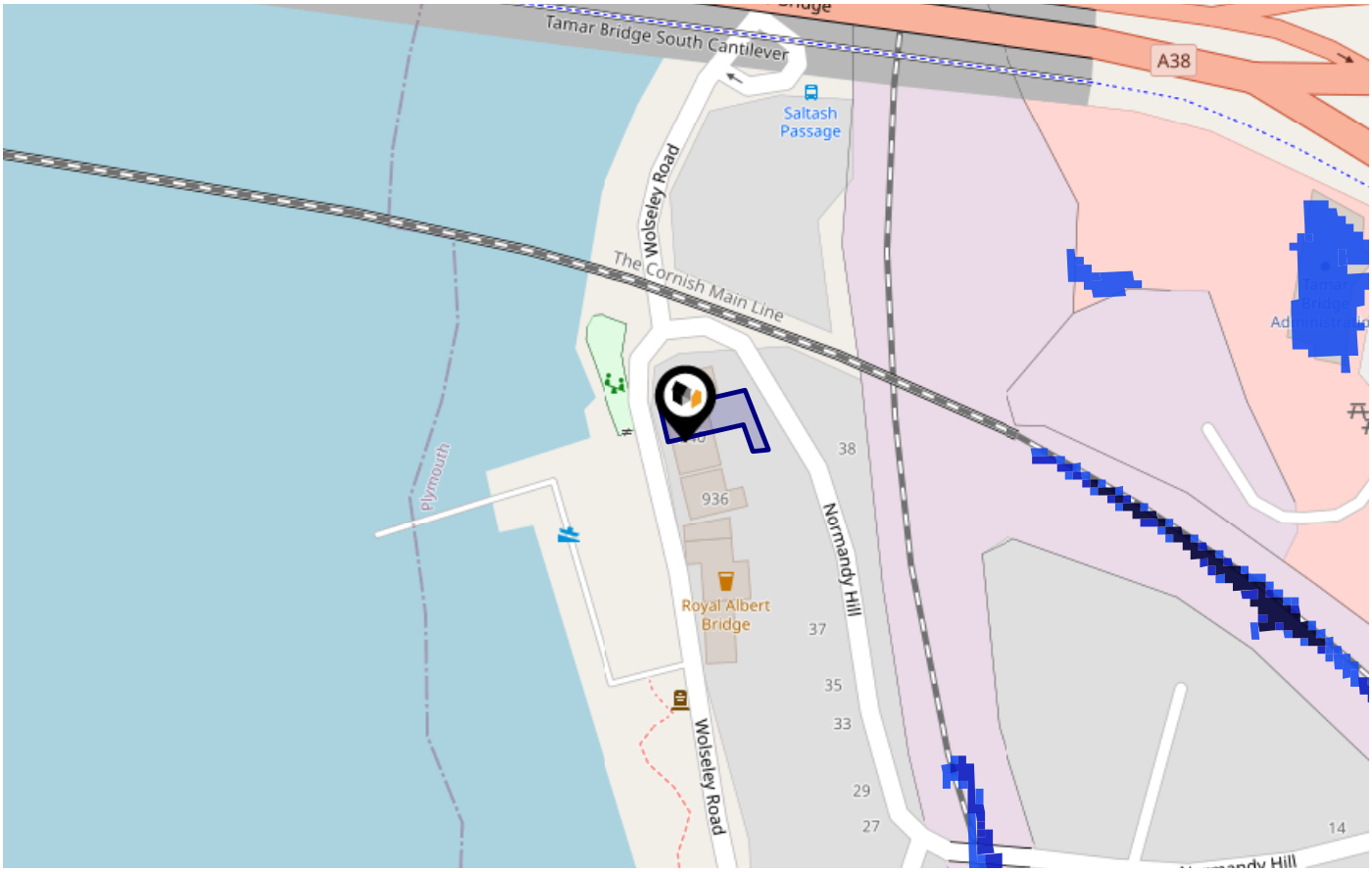


Flood Risk
Surface Water - Flood Risk

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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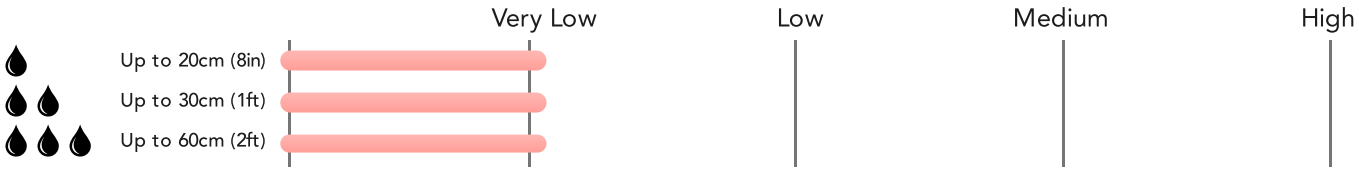
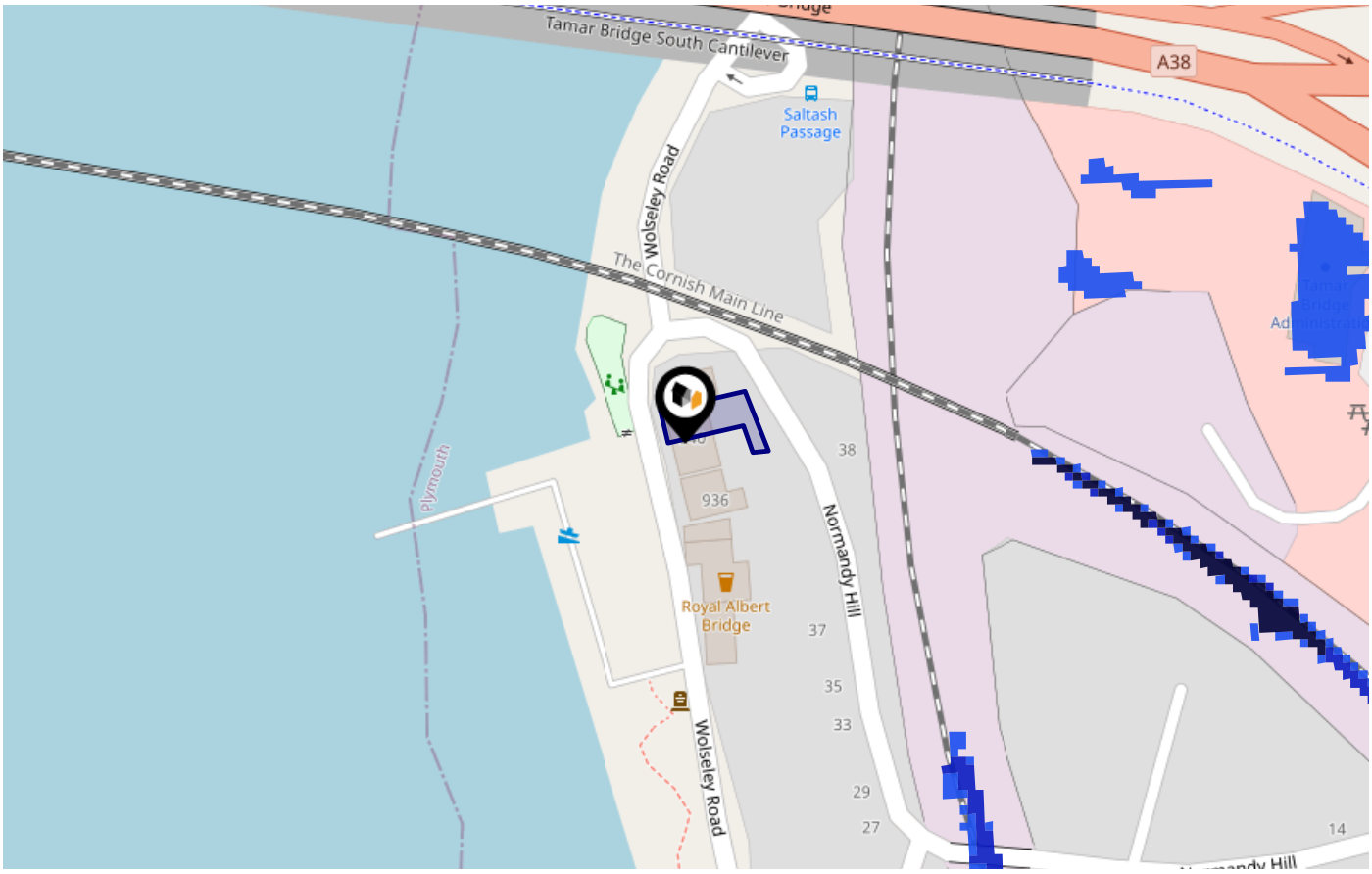


Flood Risk
Surface Water - Climate Change

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.



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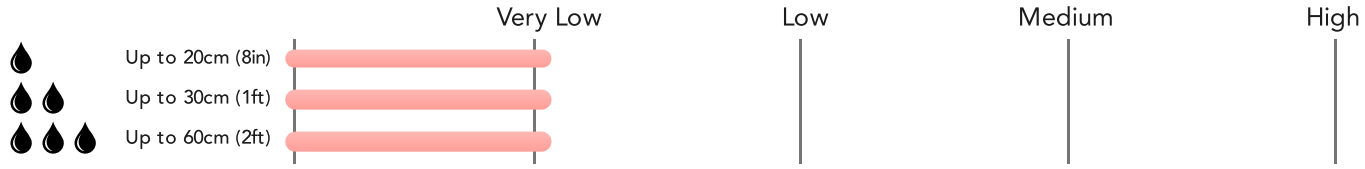
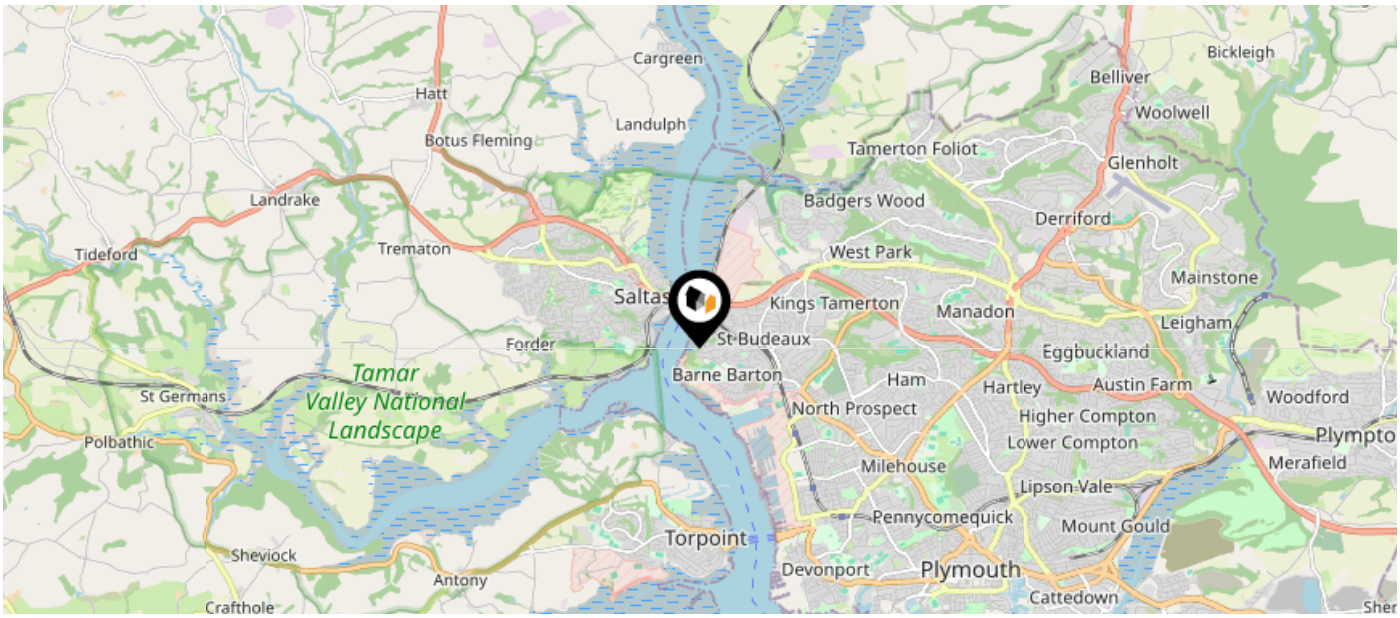


Maps
Green Belt

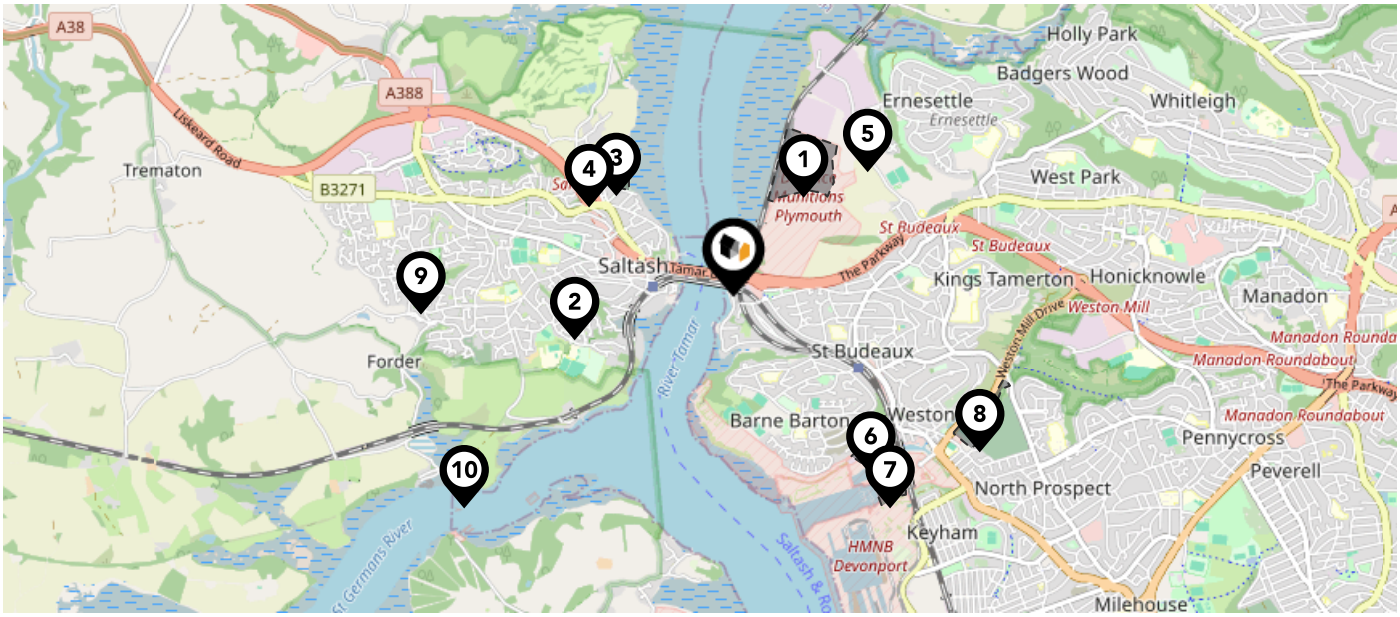
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land
No data available.

Maps
Landfill Sites

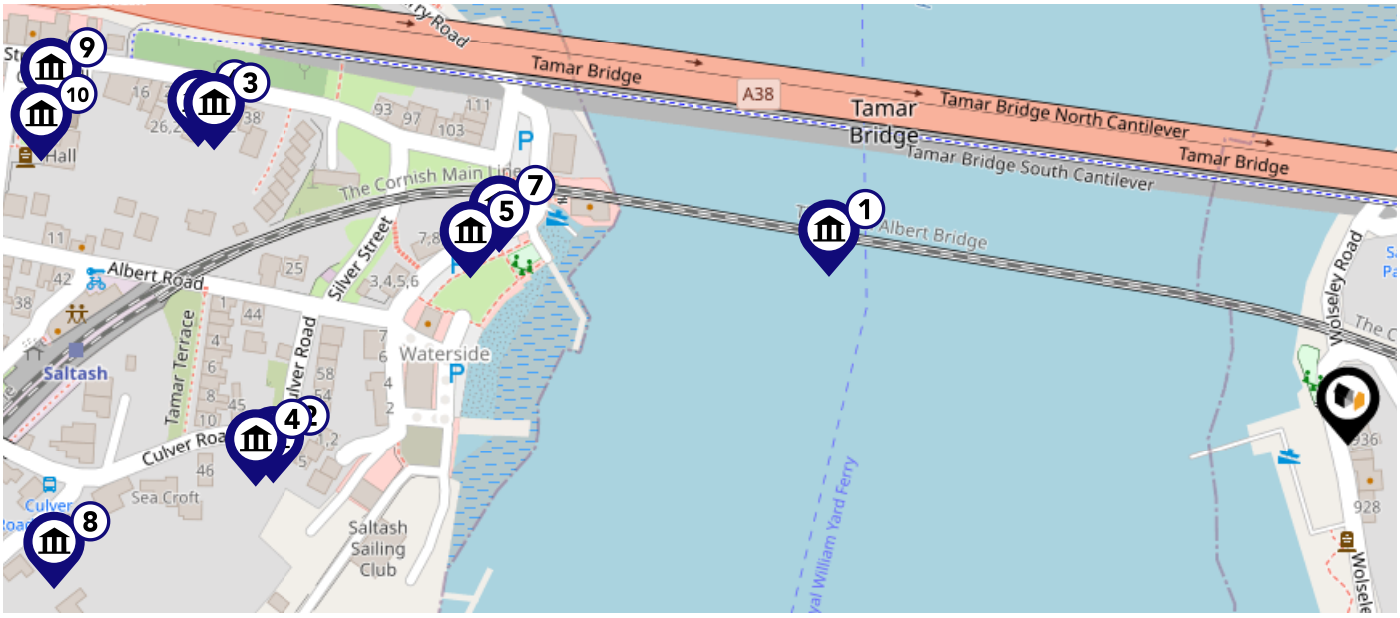
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites		
1	Little Ernsettle-Little Ernsettle, Plymouth	Historic Landfill
2	Trelawney Road Tip-Saltash, Cornwall	Historic Landfill
3	Salt Mill Tip-Saltash, Cornwall	Historic Landfill
4	Saltmill Marsh-Saltmill Marsh, Saltash	Historic Landfill
5	Ernisetle Lane-Ernisetle Lane, Plymouth	Historic Landfill
6	Weston Mill Lake North-Weston Mill Lake North, Plymouth	Historic Landfill
7	HMS Drake Recreation Ground-Camels Head, Plymouth	Historic Landfill
8	Weston Mill Playing Field-Weston Mill Playing Field, Plymouth	Historic Landfill
9	Fairmean Road Tip-Saltash, Cornwall	Historic Landfill
10	Antony Passage-Antony Passage, Saltash	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...

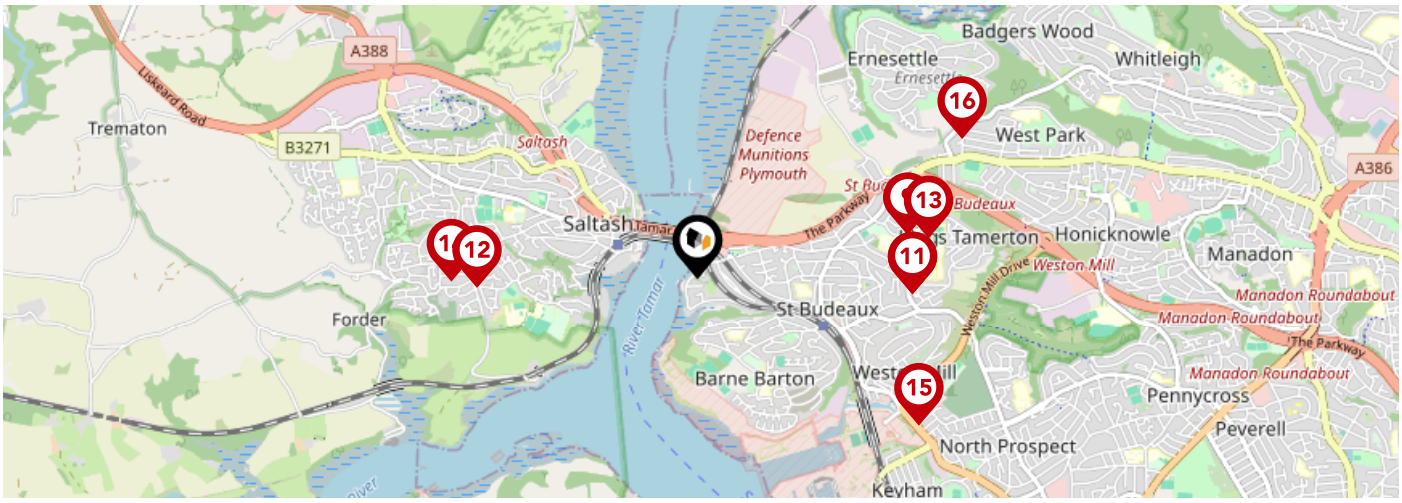


Listed Buildings in the local district	Grade	Distance
1 1159292 - Royal Albert Bridge And Seventeen Approach Spans	Grade I	0.2 miles
2 1140403 - 50, Culver Road	Grade II	0.3 miles
3 1159251 - 120, Fore Street	Grade II	0.3 miles
4 1159100 - Mary Newman's House	Grade II	0.3 miles
5 1140386 - Doorway To No 10	Grade II	0.3 miles
6 1140373 - 119, Fore Street	Grade II	0.3 miles
7 1159427 - The Boatman Inn	Grade II	0.3 miles
8 1329228 - Culver House	Grade II	0.4 miles
9 1140371 - The Guildhall	Grade II	0.4 miles
10 1140384 - Parish Church Of St Nicholas And St Faith	Grade I	0.4 miles

Area
Schools

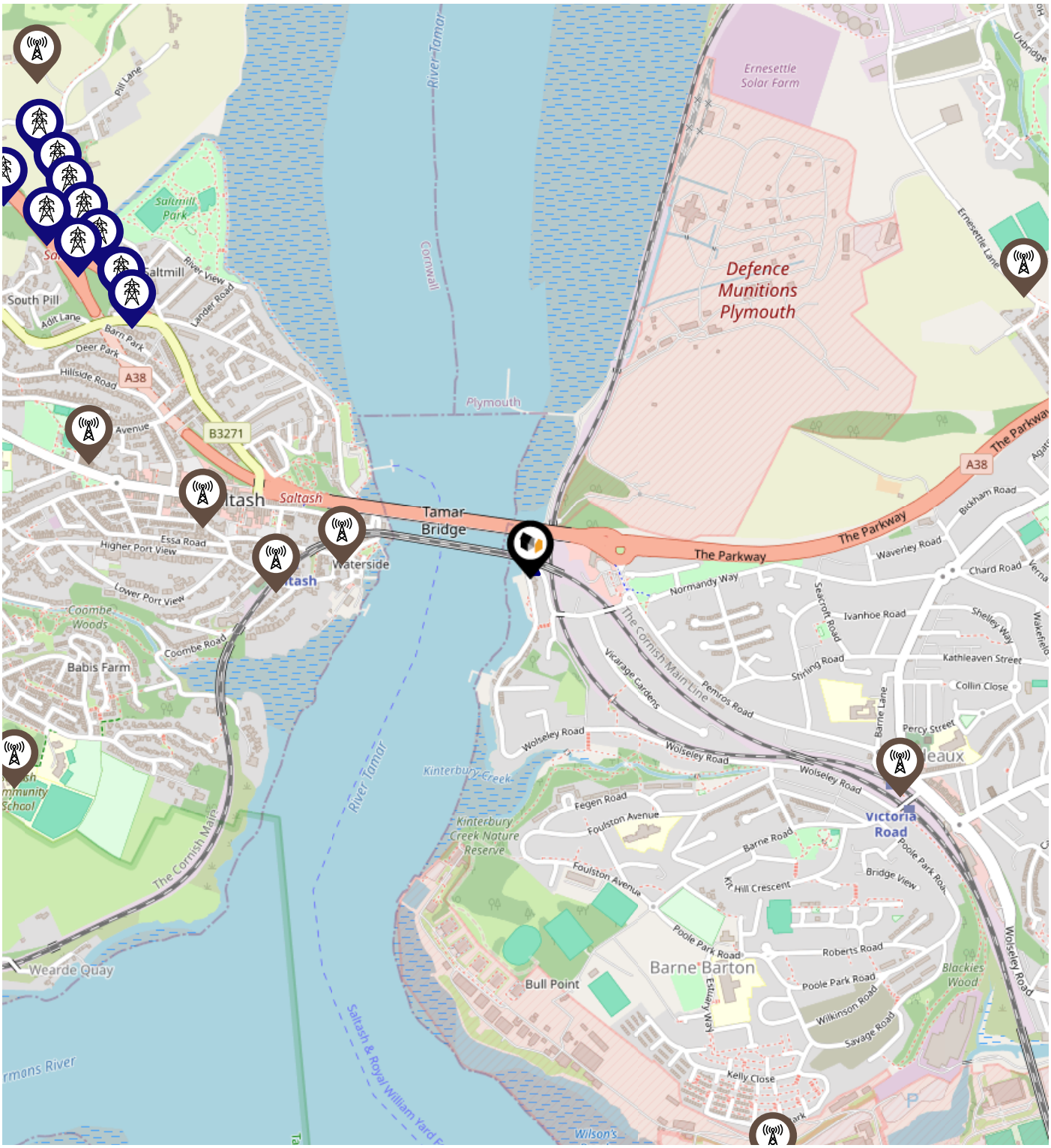
	Nursery	Primary	Secondary	College	Private
1 Oneschool Global Uk Plymouth Campus Ofsted Rating: Not Rated | Pupils: 75 | Distance:0.4			✓		
2 St Paul's Roman Catholic Primary School Ofsted Rating: Good | Pupils: 158 | Distance:0.55		✓			
3 Victoria Road Primary Ofsted Rating: Good | Pupils: 212 | Distance:0.72		✓			
4 Riverside Community Primary School Ofsted Rating: Good | Pupils: 445 | Distance:0.73		✓			
5 Bishop Cornish CofE VA Primary School Ofsted Rating: Good | Pupils: 187 | Distance:0.77		✓			
6 Brunel Primary & Nursery Academy Ofsted Rating: Good | Pupils: 243 | Distance:0.91		✓			
7 Mount Tamar School Ofsted Rating: Not Rated | Pupils: 106 | Distance:0.92			✓		
8 Saltash Community School Ofsted Rating: Requires improvement | Pupils: 1202 | Distance:0.93			✓		

Area
Schools



		Nursery	Primary	Secondary	College	Private
9	**Plaistow Hill Primary and Nursery School** Ofsted Rating: Good | Pupils: 130 | Distance:1.02		✓			
10	**Marine Academy Primary** Ofsted Rating: Outstanding | Pupils: 507 | Distance:1.02		✓			
11	**Marine Academy Plymouth** Ofsted Rating: Good | Pupils: 973 | Distance:1.02			✓		
12	**St Stephens (Saltash) Community Primary School** Ofsted Rating: Good | Pupils: 380 | Distance:1.04		✓			
13	**St Budeaux CofE Primary Academy** Ofsted Rating: Good | Pupils: 106 | Distance:1.11		✓			
14	**Fountain Head House School** Ofsted Rating: Not Rated | Pupils: 48 | Distance:1.16			✓		
15	**Weston Mill Community Primary Academy** Ofsted Rating: Good | Pupils: 211 | Distance:1.26		✓			
16	**Ernesettle Community School** Ofsted Rating: Outstanding | Pupils: 557 | Distance:1.41		✓			

Local Area
Masts & Pylons



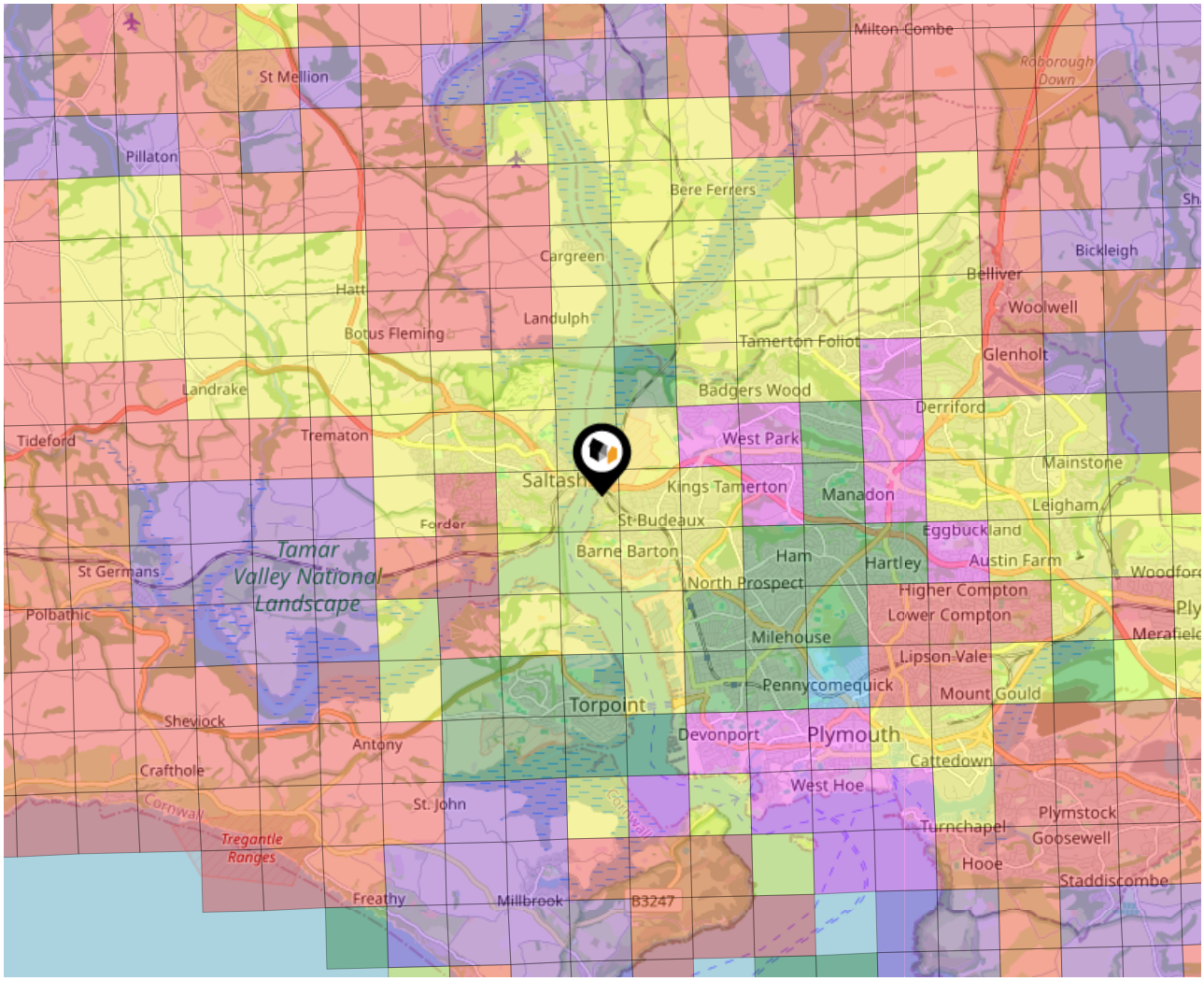
Key:

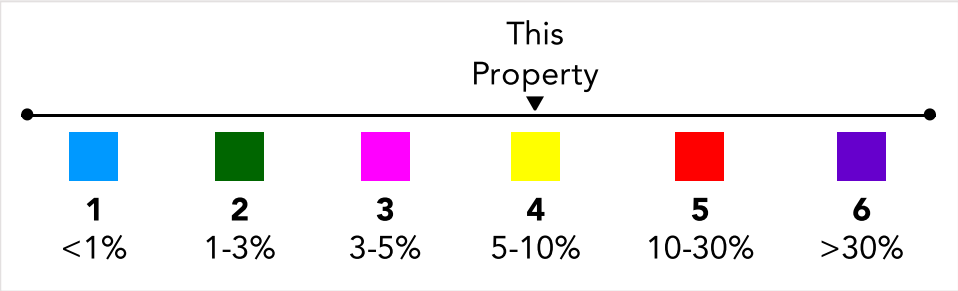
- Power Pylons
- Communication Masts

Environment
Radon Gas

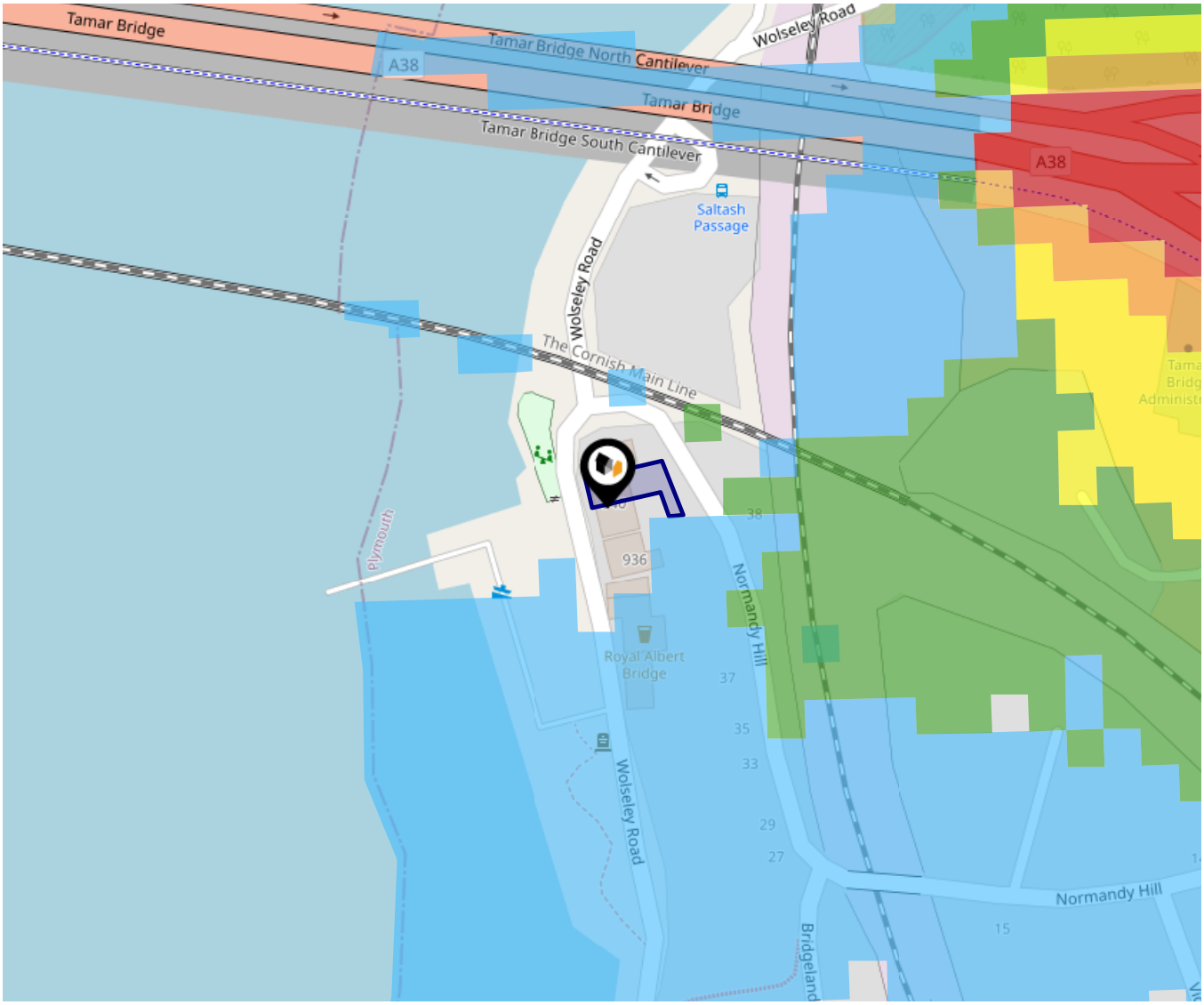
What is Radon?

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.

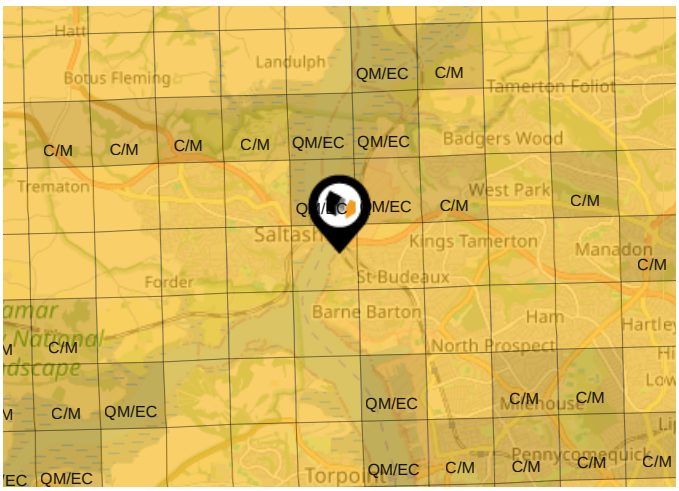
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 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)

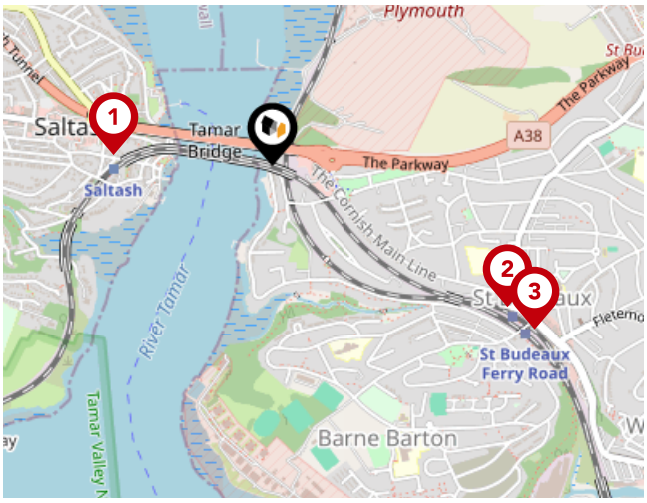
Carbon Content:	NONE	**Soil Texture:**	CLAY TO CLAYEY LOAM
Parent Material Grain:	ARGILLACEOUS	**Soil Depth:**	DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		



Primary Classifications (Most Common Clay Types)

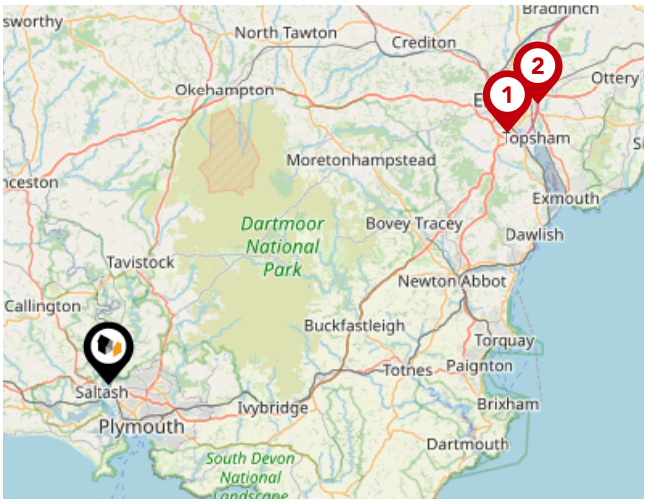
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay &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



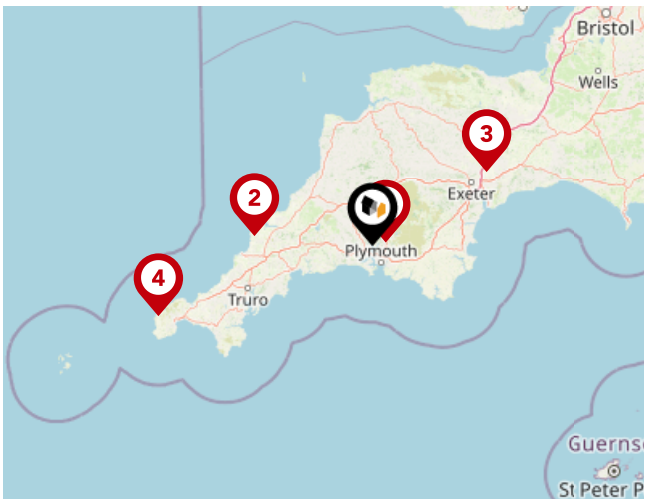
National Rail Stations

Pin	Name	Distance
1	Saltash Rail Station	0.38 miles
2	St Budeaux Victoria Road Rail Station	0.65 miles
3	St Budeaux Ferry Road Rail Station	0.73 miles



Trunk Roads/Motorways

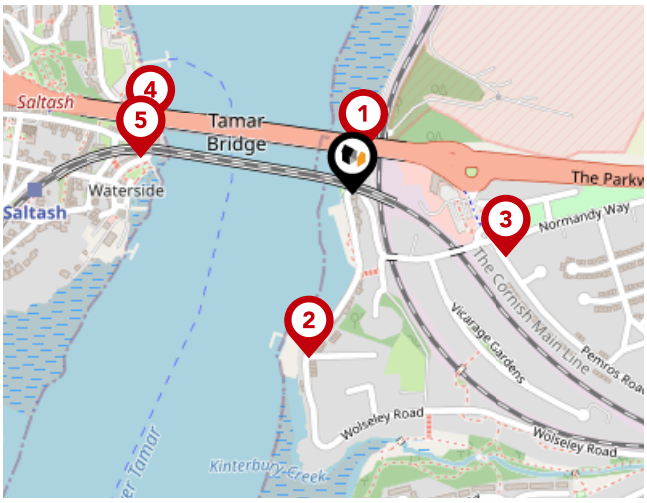
Pin	Name	Distance
1	M5 J31	35.56 miles
2	M5 J30	38.66 miles



Airports/Helipads

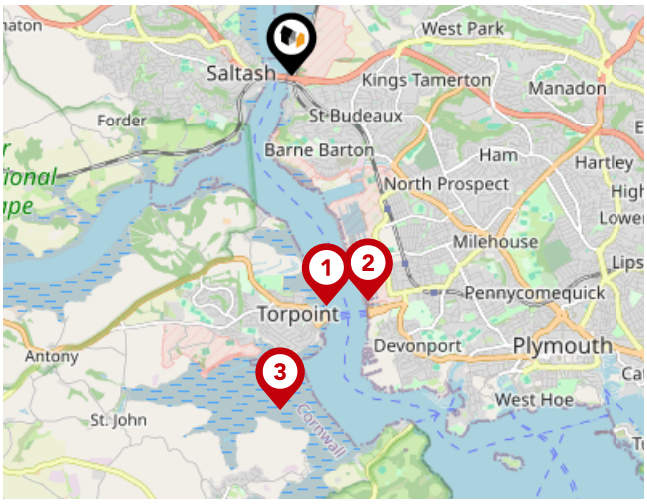
Pin	Name	Distance
1	Glenholt	4.13 miles
2	St Mawgan	35.57 miles
3	Exeter Airport	41.1 miles
4	Joppa	68.21 miles

Area
Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Saltash Passage	0.05 miles
2	Little Ash Gardens	0.2 miles
3	Mackenzie Place	0.2 miles
4	Old Ferry Road Waterside	0.25 miles
5	Tamar Street	0.25 miles



Ferry Terminals

Pin	Name	Distance
1	Torpoint Ferry Terminal	2.21 miles
2	Devonport Ferry Terminal	2.25 miles
3	Cawsand Beach Ferry Landing Pier	3.17 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.

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