KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 17th July 2025

28, BOWDEN PARK ROAD, PLYMOUTH, PL6 5NF

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Property
Overview

Property

Type:	Detached	**Last Sold Date:**	29/11/2011
Bedrooms:	3	**Last Sold Price:**	£262,500
Plot Area:	0.1 acres	**Last Sold £/ft^2:**	£274
Year Built :	1930-1949	**Tenure:**	Freehold
Council Tax :	Band D		
Annual Estimate:	£2,325		
Title Number:	DN32525		
UPRN:	100040416151		

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)

15 mb/s	**74** mb/s	**1800** mb/s

Mobile Coverage:
(based on calls indoors)

O2   EE   3   Vodafone

Satellite/Fibre TV Availability:

✔ BT   ✔ sky   ✔ Virgin media

Maps
Coal Mining

This map displays nearby coal mine entrances and their classifications.
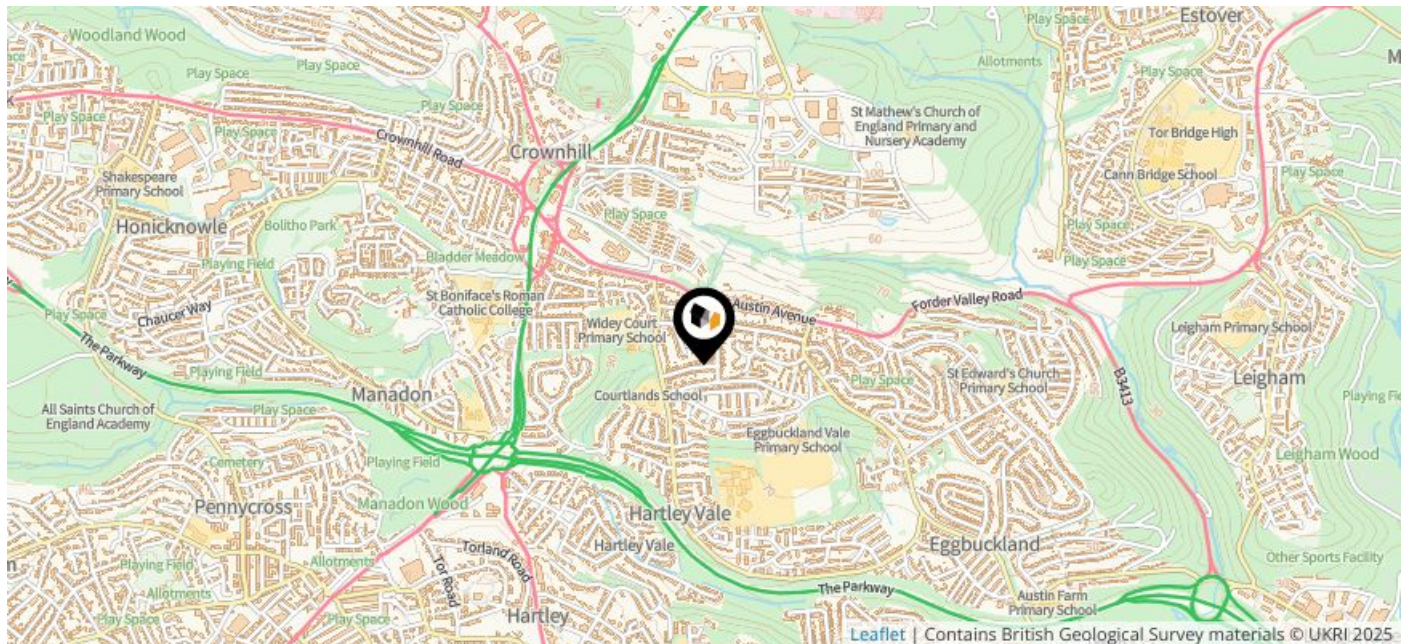
Mine Entry

✗   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.

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.
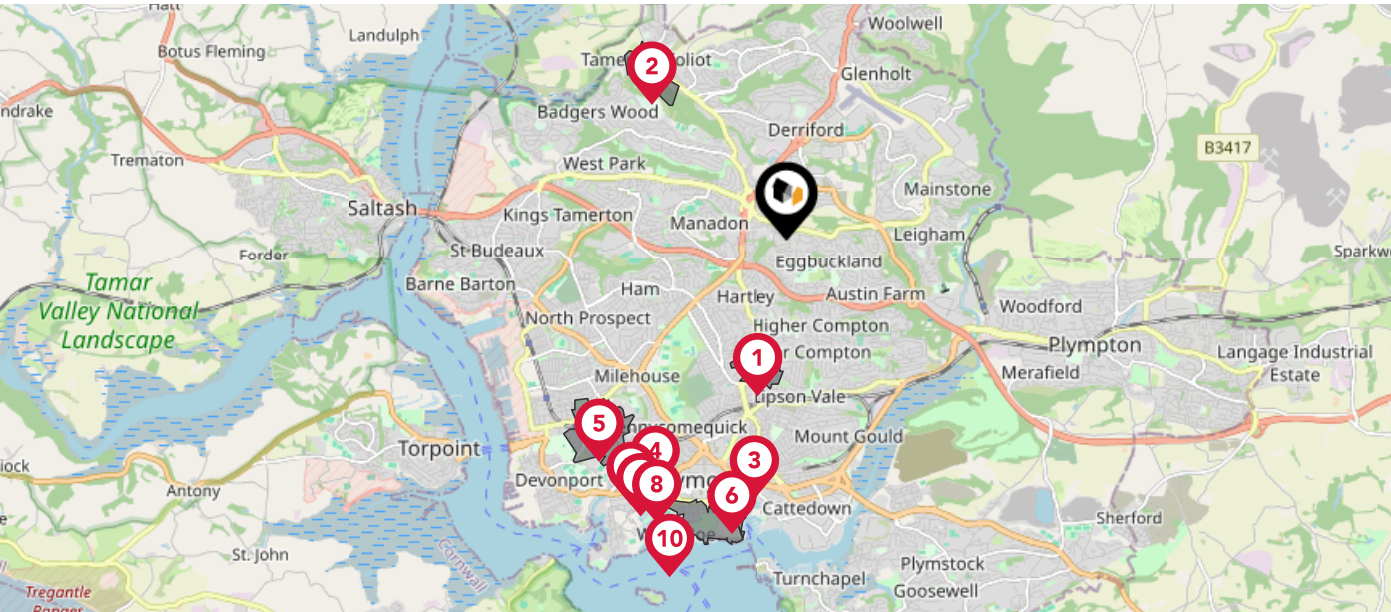

Nearby Conservation Areas	
1	MANNAMEAD
2	Tamerton Foliot
3	Ebrington Street
4	North Stonehouse
5	STOKE
6	Barbican (Plymouth, City of (Ua))
7	Royal Naval Hospital
8	Union Street (Plymouth, City of (Ua))
9	Adelaide Street / Clarence Place
10	The Hoe

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
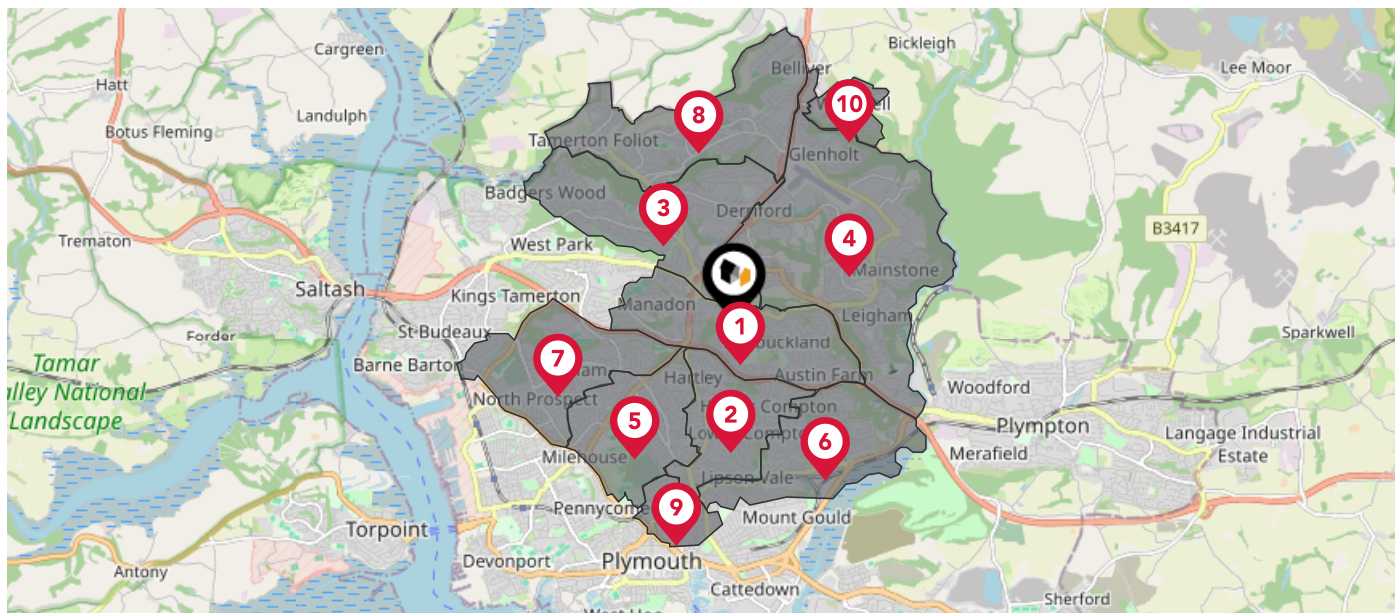
Nearby Council Wards	
1	Eggbuckland Ward
2	Compton Ward
3	Budshead Ward
4	Moor View Ward
5	Peverell Ward
6	Efford and Lipson Ward
7	Ham Ward
8	Southway Ward
9	Drake Ward
10	Woolwell Ward

Maps
Rail Noise

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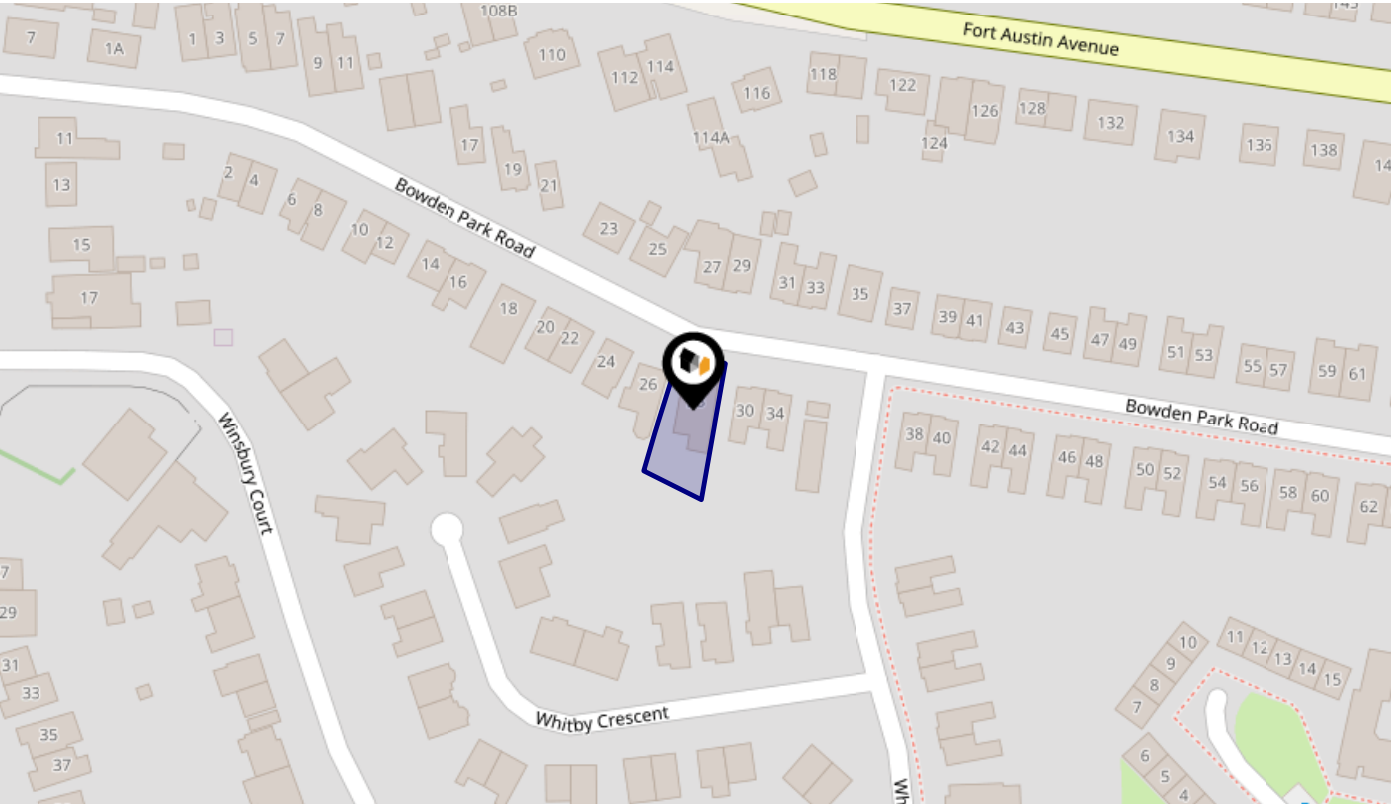
Rail Noise Data

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.

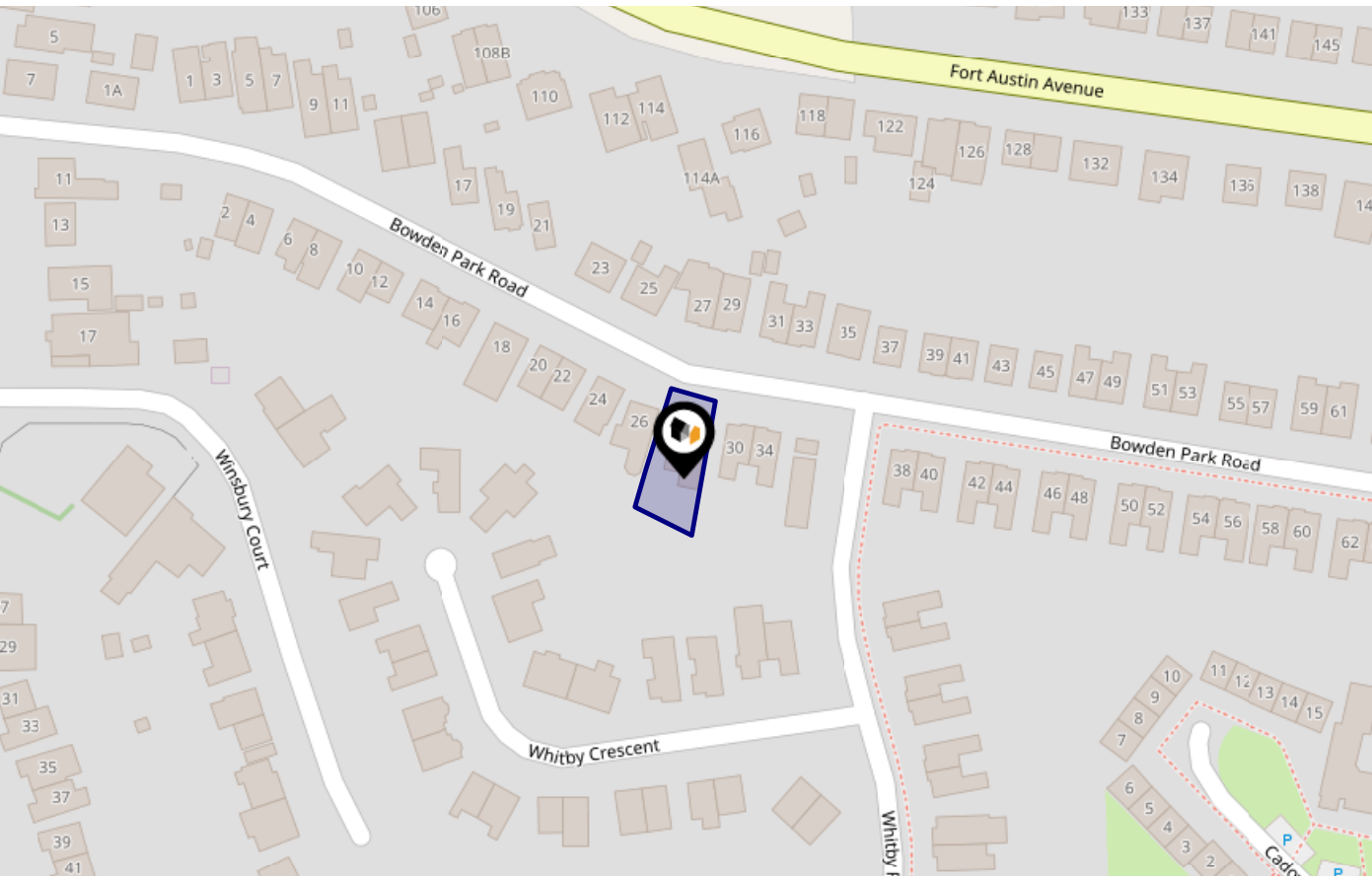The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

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	🟦

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.
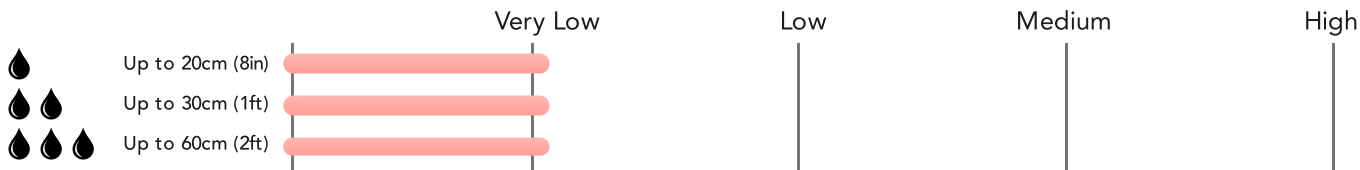

Risk Rating: Very low

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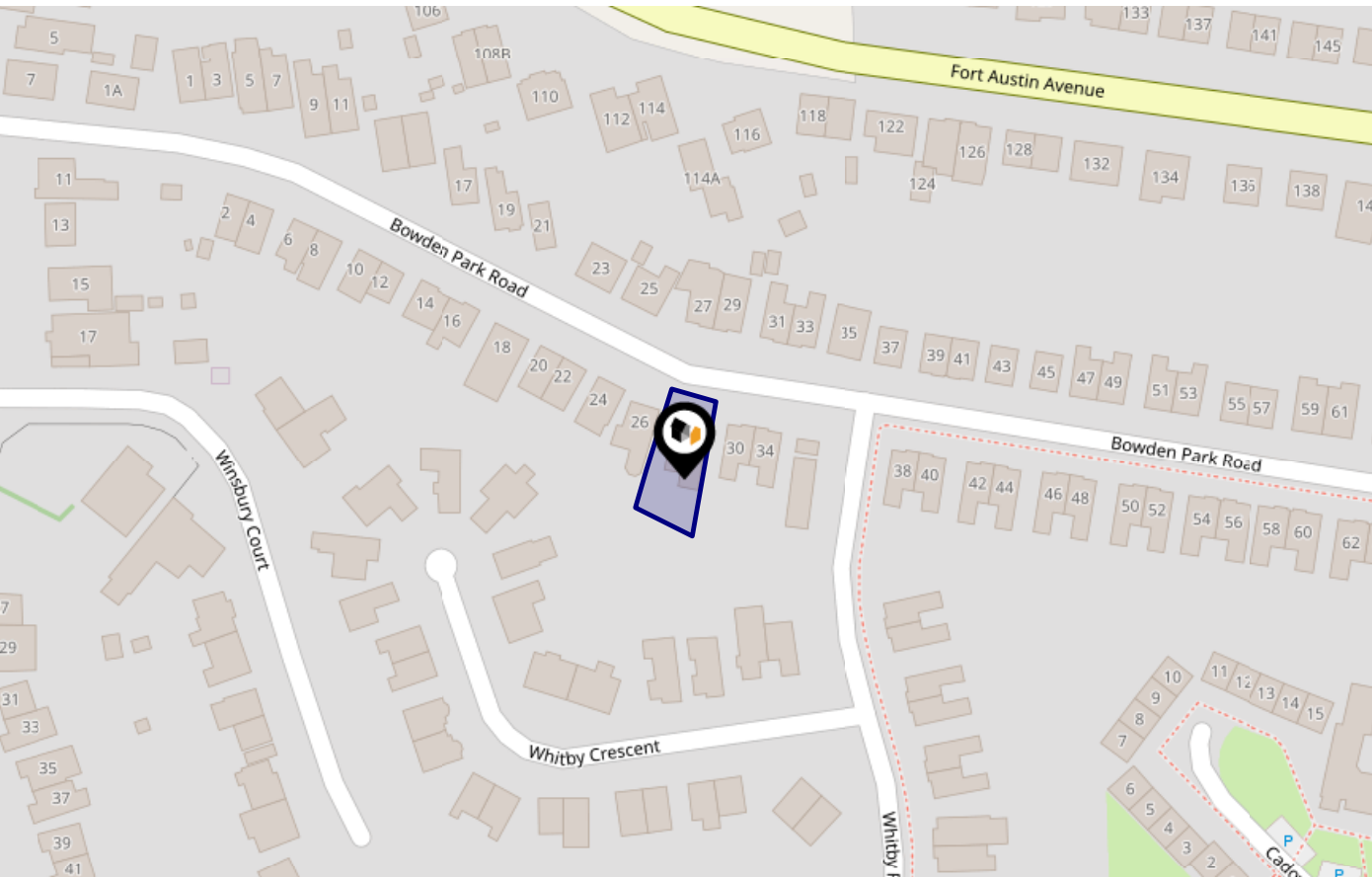
Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
💧	Up to 20cm (8in)				
💧💧	Up to 30cm (1ft)				
💧💧💧	Up to 60cm (2ft)				

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.
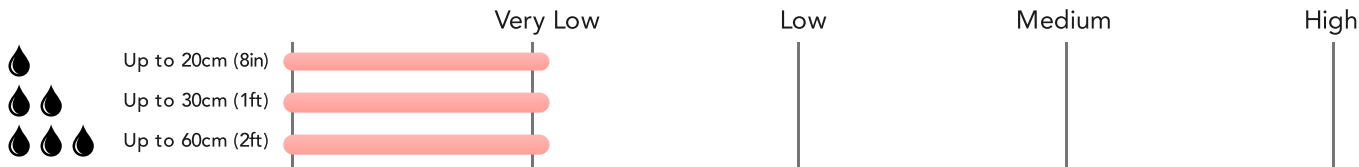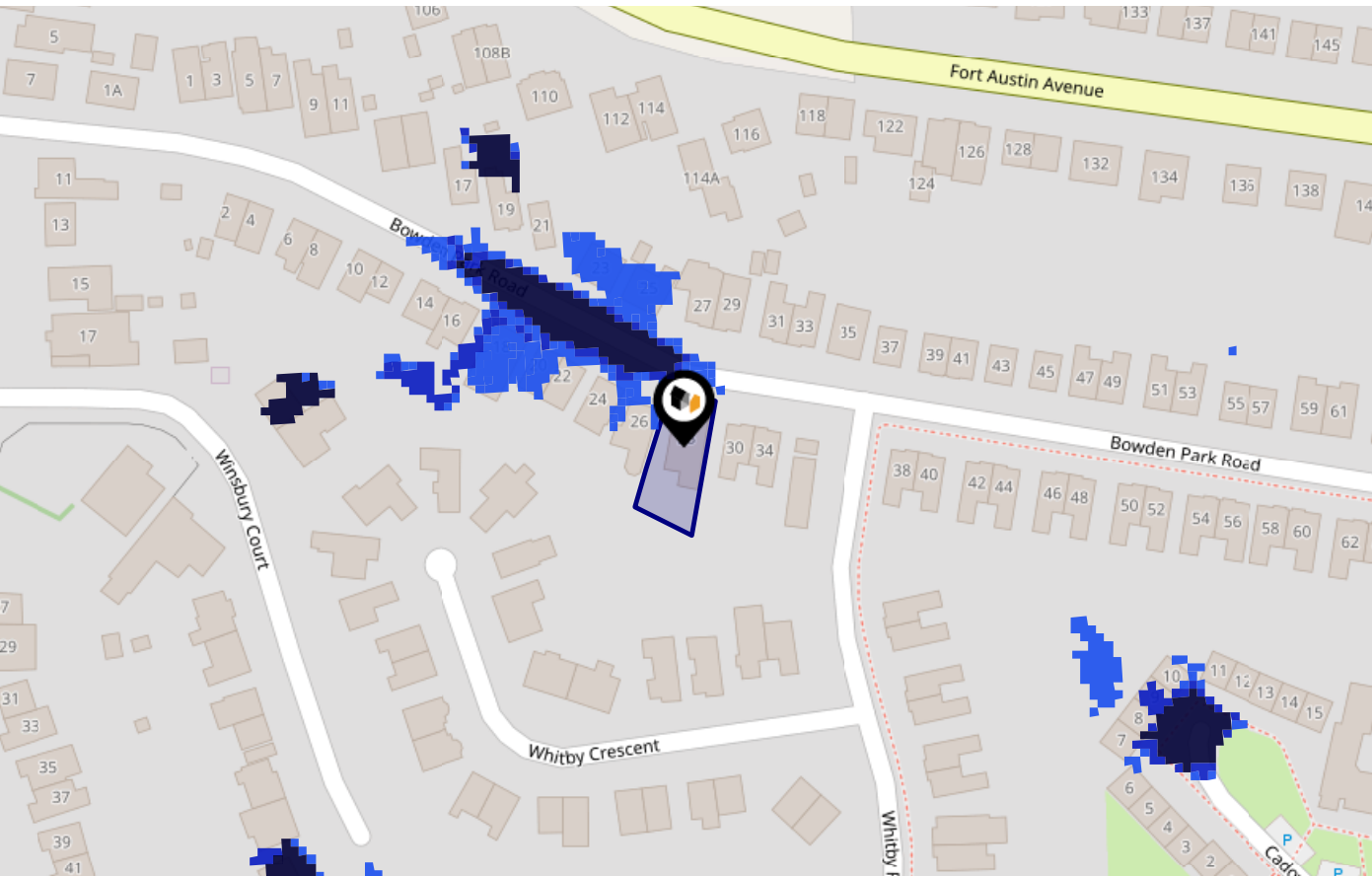

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🌢🌢🌢	Up to 60cm (2ft)				

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.
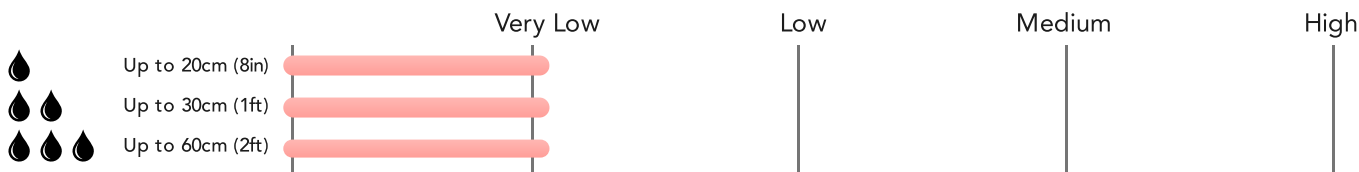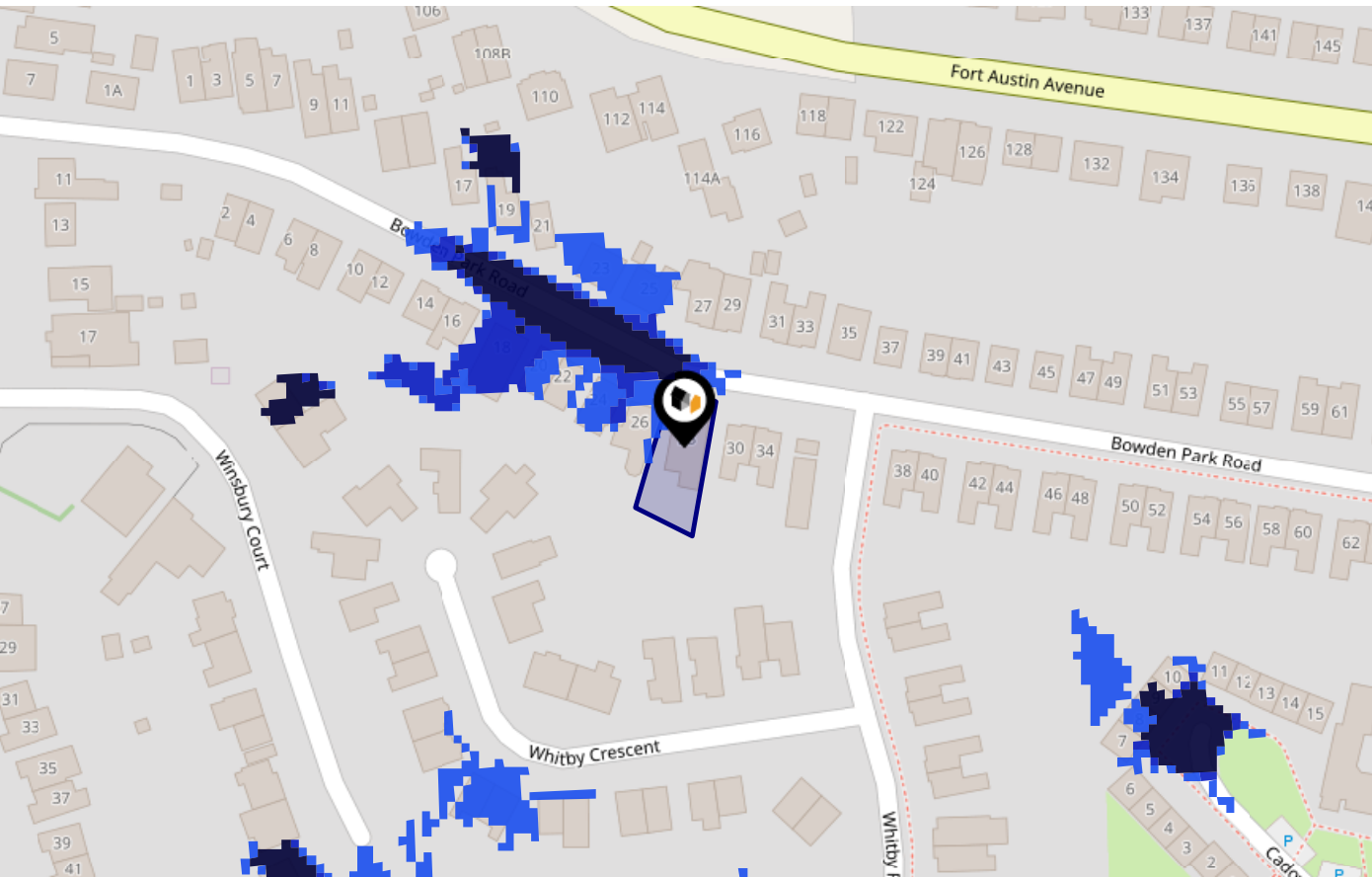

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💧💧	Up to 30cm (1ft)				
💧💧💧	Up to 60cm (2ft)				

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.
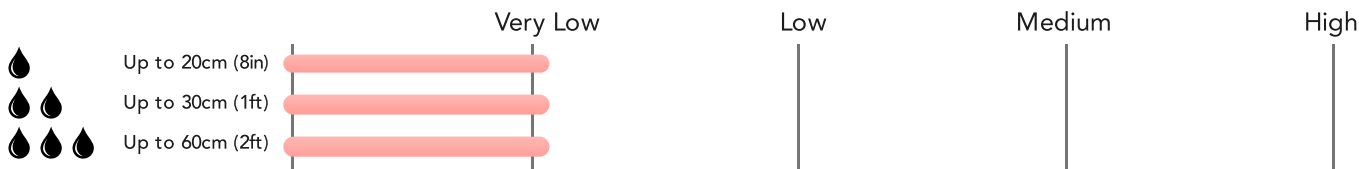

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🌢🌢	Up to 30cm (1ft)				
🌢🌢🌢	Up to 60cm (2ft)				

Maps
Green Belt

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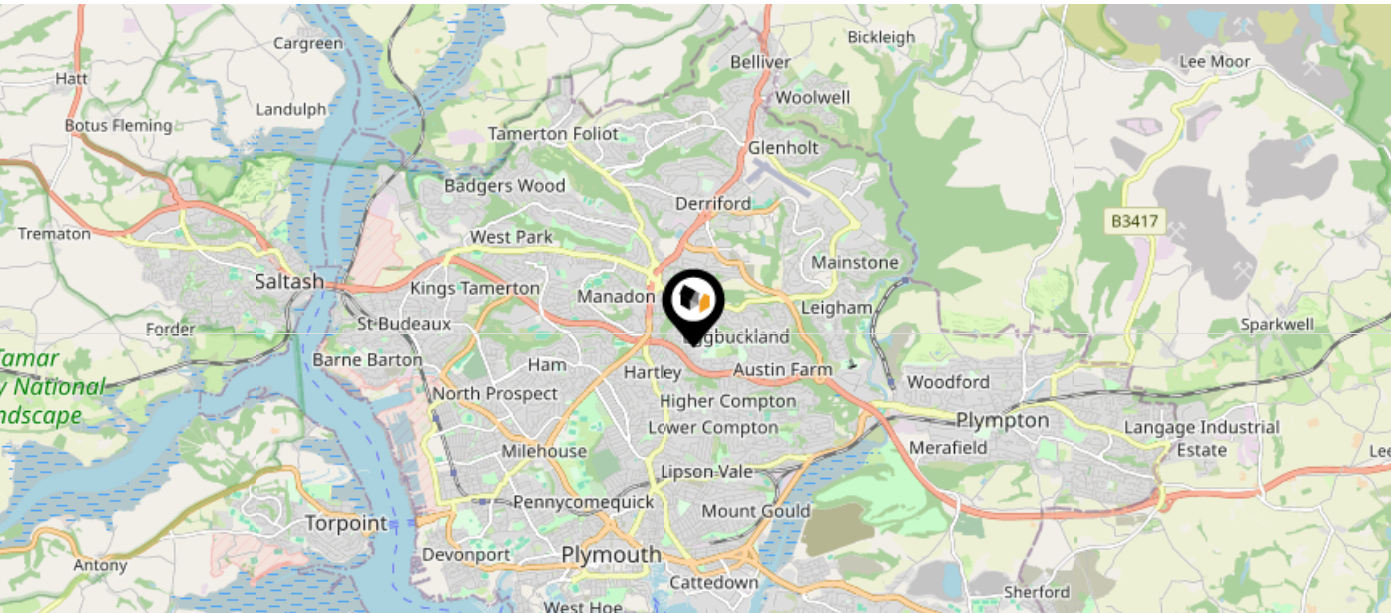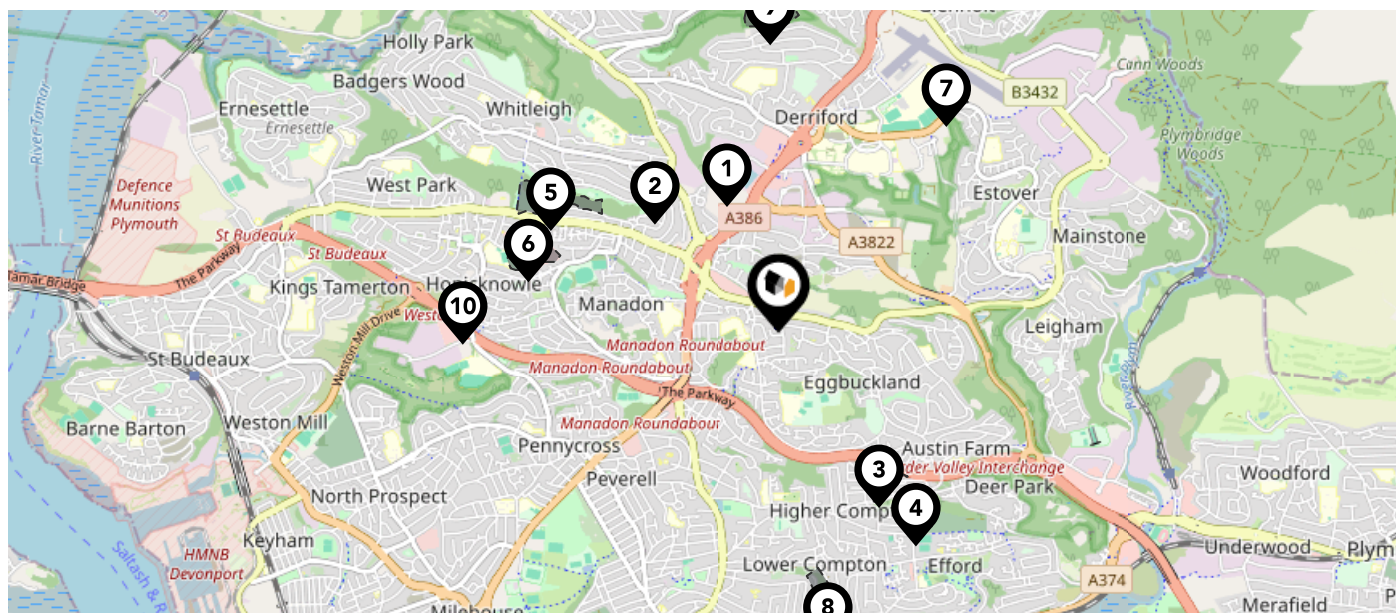
Landfill Sites

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	Crownhill Sewage Works-Crownhill Sewage Works, Plymouth	Historic Landfill	
2	Crownhill-Crownhill, 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	Woodlands Fort Cricket Pitch Honickn-Woodlands Fort Cricket Pitch Honicknowle, Plymouth	Historic Landfill	
6	Honicknowle Brickworks-Plymouth, Devon	Historic Landfill	
7	Derriford-Derriford, Plymouth	Historic Landfill	
8	Lower Compton-Lipson Vale, Plymouth	Historic Landfill	
9	Off Pendeen Crescent Soutrhway-Off Pendeen Crescent Southway	Historic Landfill	
10	Honicknowle To March Mill-Honicknowle To March Mill, 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...
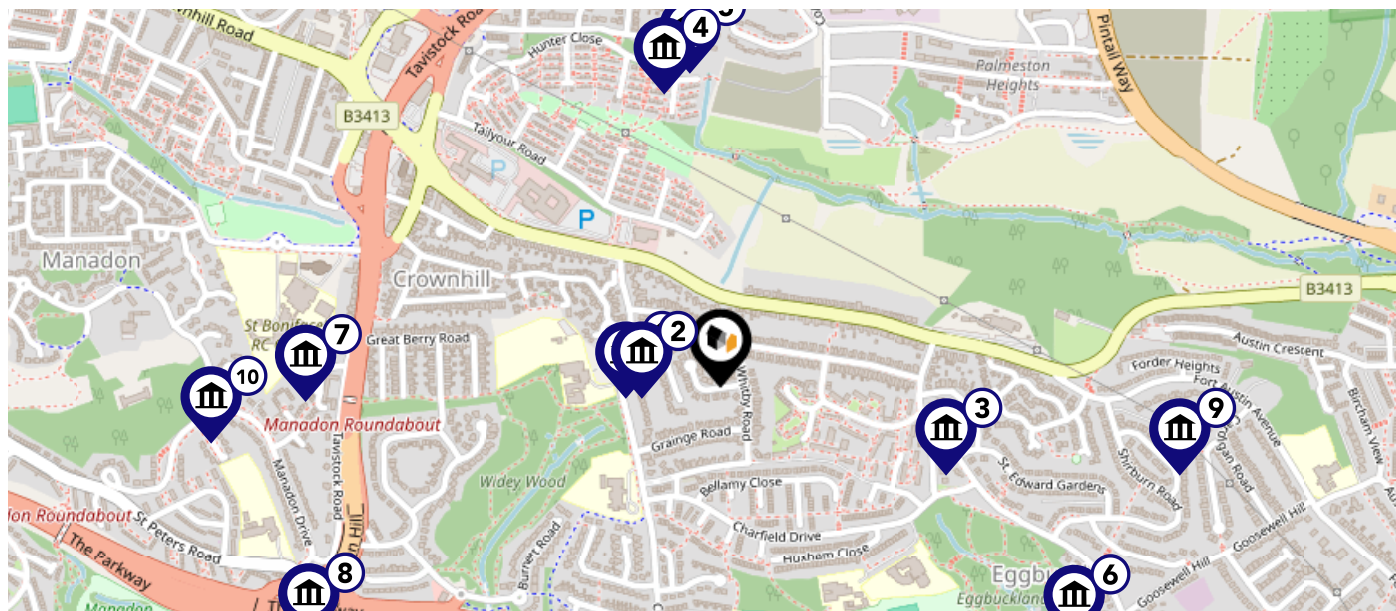

Listed Buildings in the local district	Grade	Distance
1386499 - Gate Piers To West Of Widey Grange	Grade II	0.1 miles
1386498 - Widey Grange	Grade II	0.1 miles
1130024 - Bowden Farm	Grade II	0.3 miles
1386392 - Smallack House	Grade II	0.4 miles
1420728 - Smallack Kitchen Garden	Grade II	0.4 miles
1130025 - Church Of St Edward King Of The West Saxons	Grade II	0.5 miles
1386450 - Church Of The Ascension	Grade II	0.5 miles
1386314 - Widey Lodge Gate Piers Relocated On Pedestrian Bridge At Manadon Flyover	Grade II	0.6 miles
1390897 - Eggbuckland Keep	Grade II	0.6 miles
1386219 - Gate Piers Approximately 275 Metres South East Of Manadon House	Grade II	0.6 miles

Area
Schools
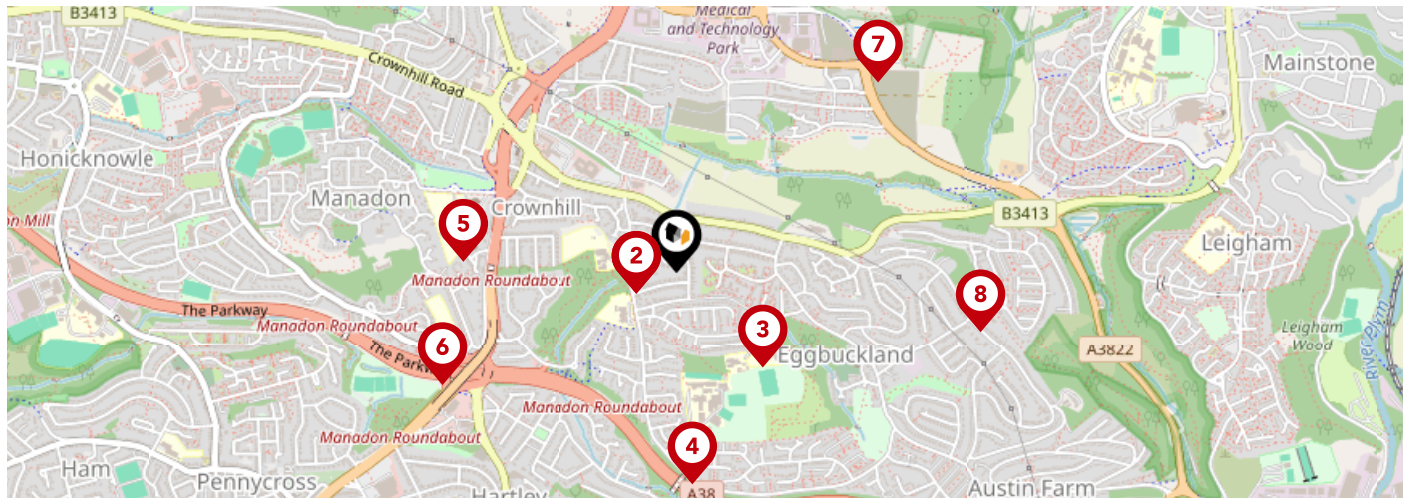
		Nursery	Primary	Secondary	College	Private
1	**Widey Court Primary School** Ofsted Rating: Good | Pupils: 602 | Distance:0.11	☐	☑	☐	☐	☐
2	**Courtlands School** Ofsted Rating: Good | Pupils: 107 | Distance:0.11	☐	☑	☐	☐	☐
3	**Eggbuckland Vale Primary School** Ofsted Rating: Good | Pupils: 396 | Distance:0.3	☐	☑	☐	☐	☐
4	**Eggbuckland Community College** Ofsted Rating: Requires improvement | Pupils: 1040 | Distance:0.5	☐	☐	☑	☐	☐
5	**St Boniface's RC College** Ofsted Rating: Requires improvement | Pupils: 374 | Distance:0.5	☐	☐	☑	☐	☐
6	**Manadon Vale Primary School** Ofsted Rating: Good | Pupils: 416 | Distance:0.61	☐	☑	☐	☐	☐
7	**St Matthew's Church of England Primary and Nursery Academy** Ofsted Rating: Good | Pupils: 484 | Distance:0.66	☐	☑	☐	☐	☐
8	**St Edward's CofE Primary School** Ofsted Rating: Good | Pupils: 219 | Distance:0.73	☐	☑	☐	☐	☐

Area
Schools
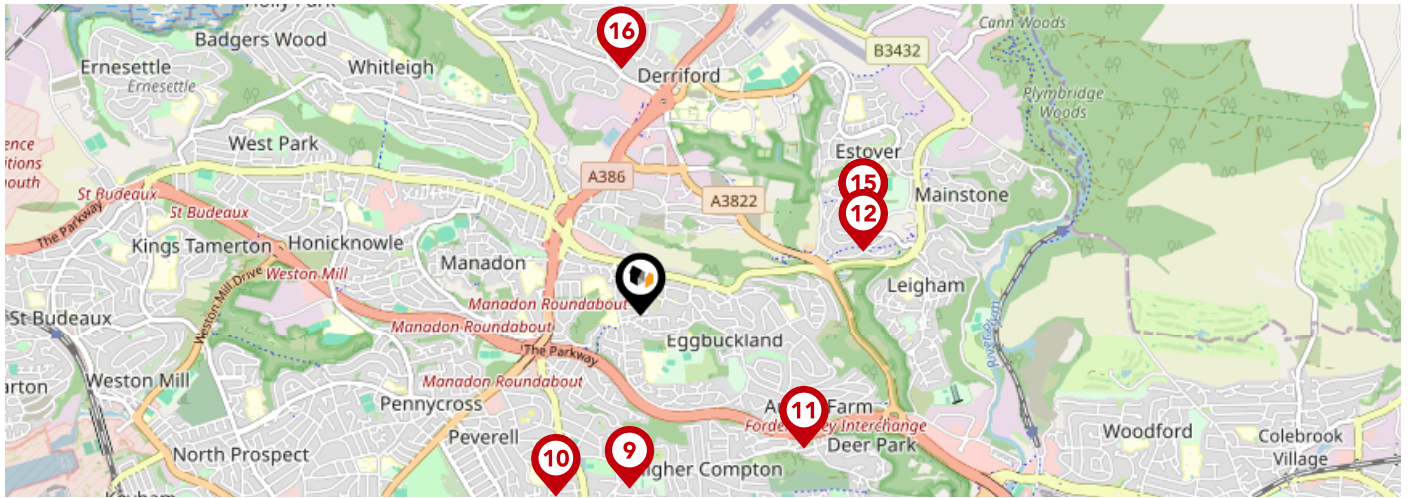
		Nursery	Primary	Secondary	College	Private
9	**Compton CofE Primary School** Ofsted Rating: Good	Pupils: 431	Distance:0.82	☐	☑	☐	☐	☐
10	**King's School** Ofsted Rating: Not Rated	Pupils: 298	Distance:0.95	☐	☑	☐	☐	☐
11	**Austin Farm Academy** Ofsted Rating: Good	Pupils: 125	Distance:1	☐	☑	☐	☐	☐
12	**Tor Bridge Primary School** Ofsted Rating: Outstanding	Pupils: 184	Distance:1.1	☐	☑	☐	☐	☐
13	**Plym Bridge Nursery School and Day Care** Ofsted Rating: Good	Pupils: 54	Distance:1.14	☑	☐	☐	☐	☐
14	**Tor Bridge High** Ofsted Rating: Good	Pupils: 1171	Distance:1.14	☐	☐	☑	☐	☐
15	**Cann Bridge School** Ofsted Rating: Good	Pupils: 95	Distance:1.14	☐	☐	☑	☐	☐
16	**Notre Dame RC School** Ofsted Rating: Good	Pupils: 765	Distance:1.17	☐	☐	☑	☐	☐

Local Area
## Masts & Pylons
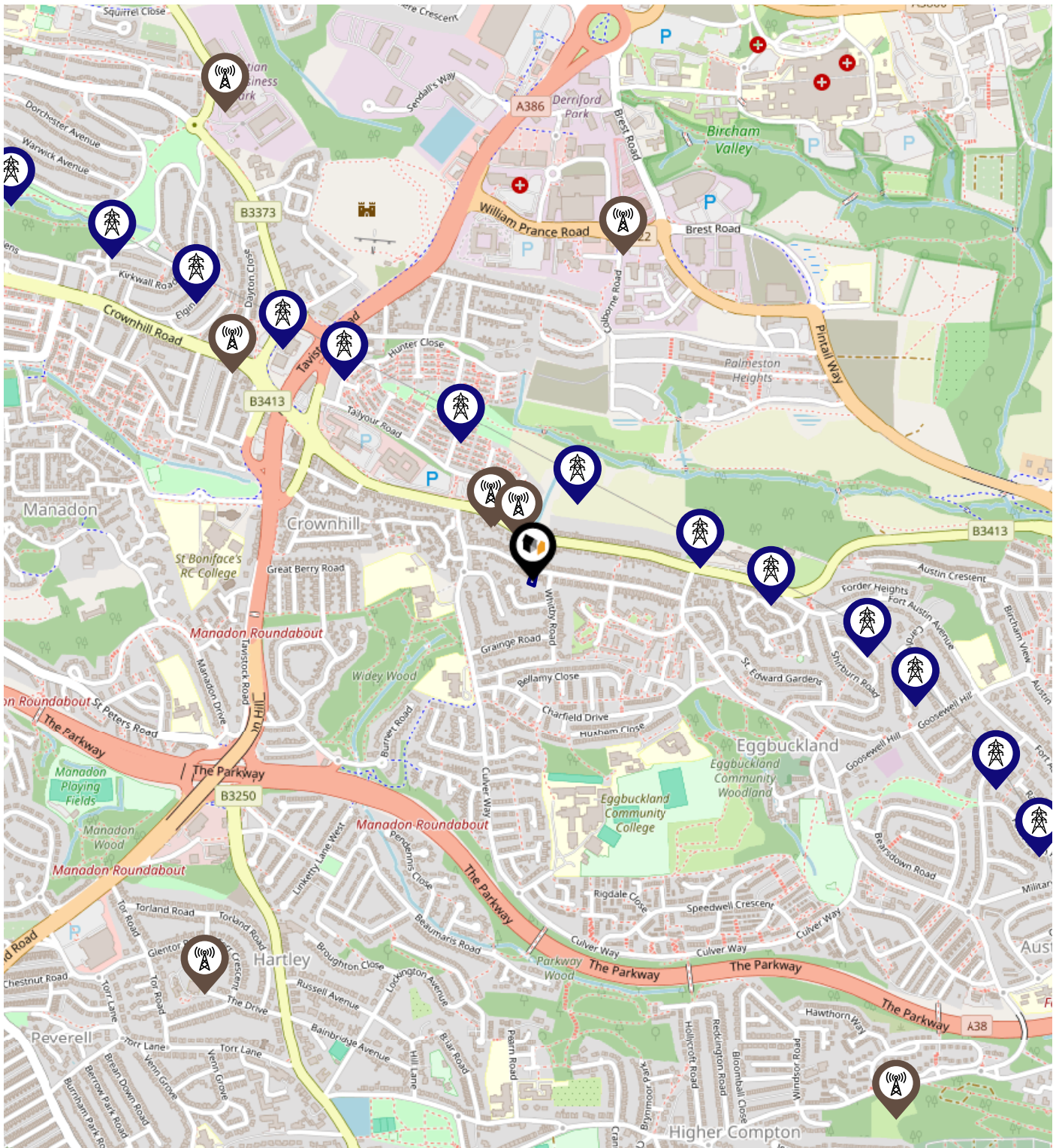
Key:

 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).
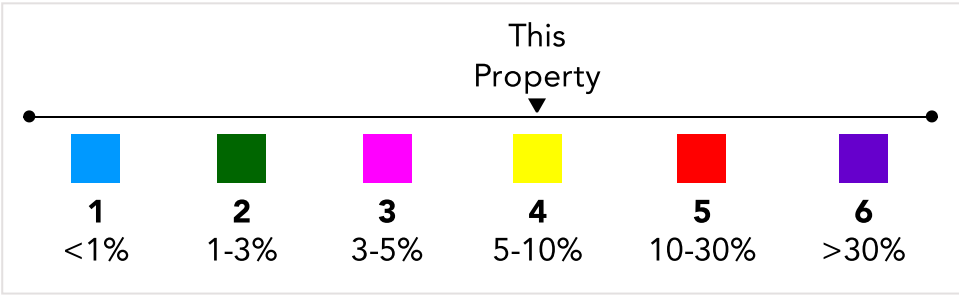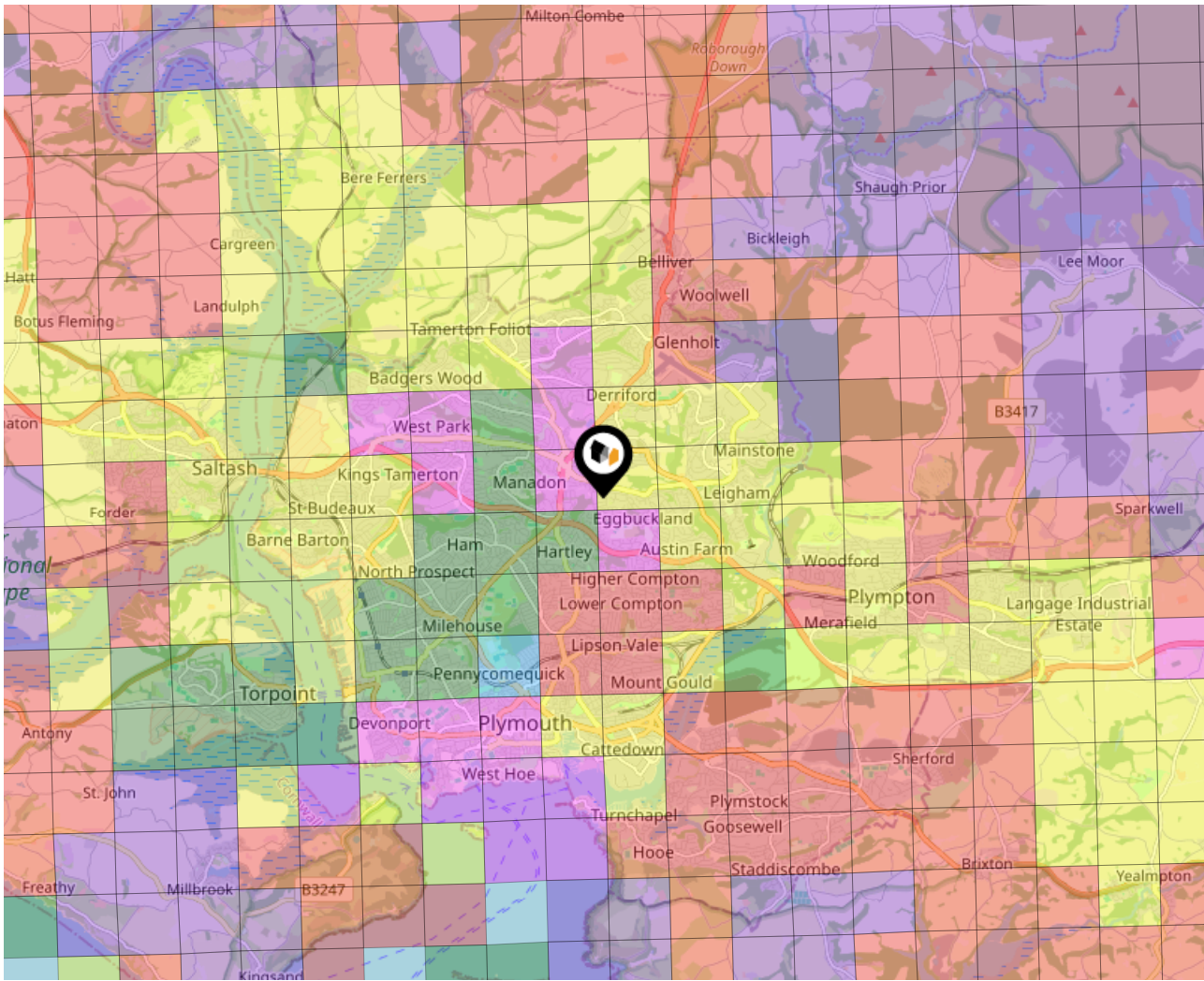
This
Property
▼

1	2	3	4	5	6
<1%	1-3%	3-5%	5-10%	10-30%	>30%
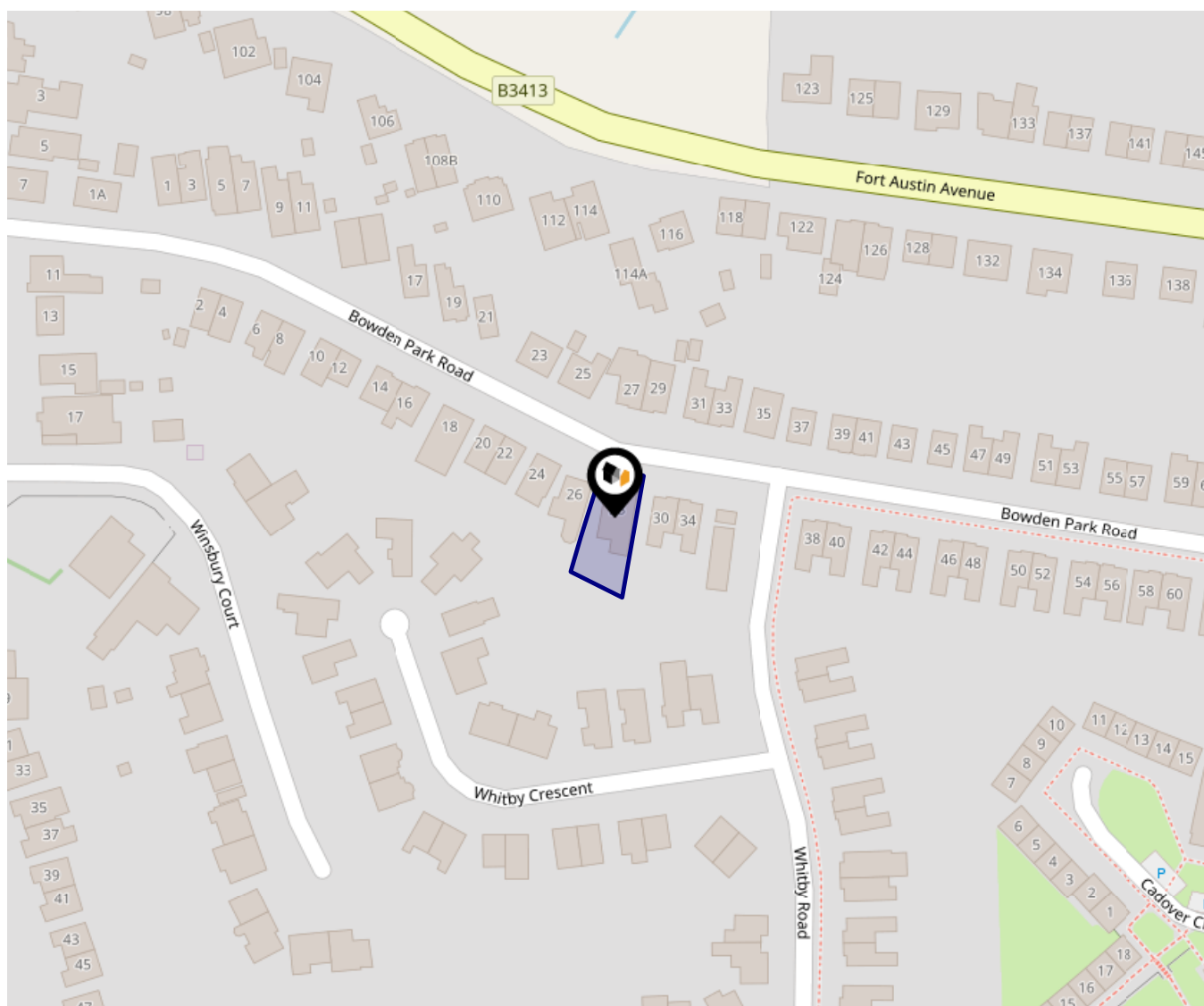
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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:
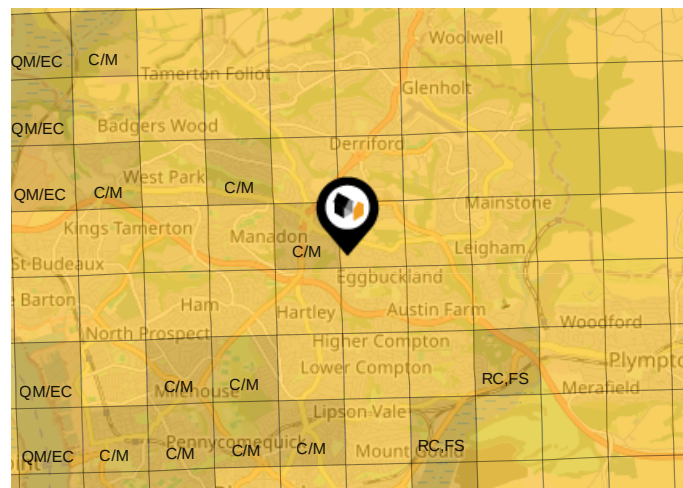
- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Environment
Soils & Clay

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

Carbon Content:	NONE	**Soil Texture:**	LOAM TO SILTY LOAM
Parent Material Grain:	ARGILLACEOUS	**Soil Depth:**	INTERMEDIATE-SHALLOW
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
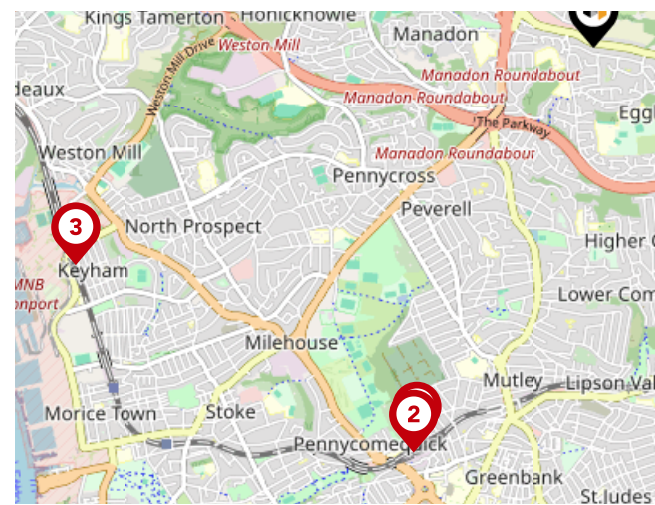
National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	2.06 miles
2	Plymouth Rail Station	2.09 miles
3	Keyham Rail Station	2.65 miles
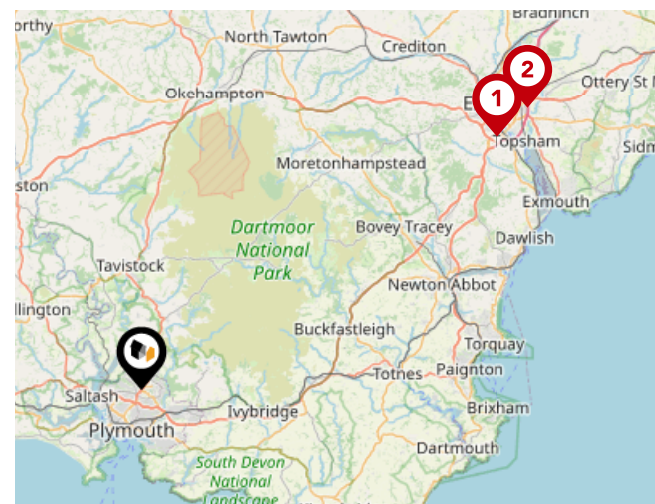
Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	32.85 miles
2	M5 J30	35.98 miles
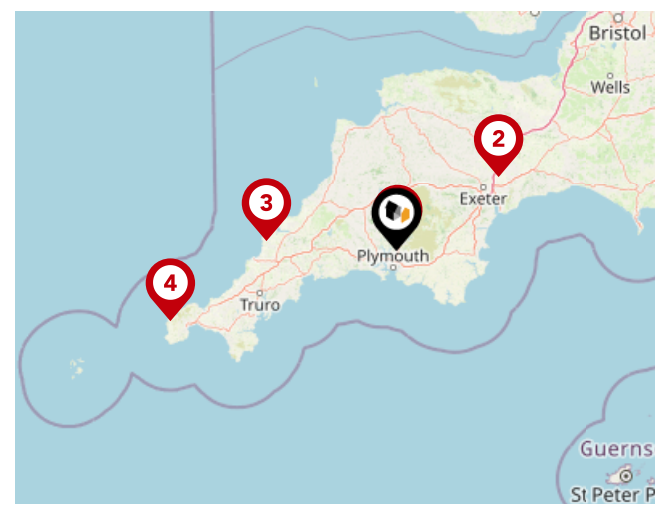
Airports/Helipads

Pin	Name	Distance
1	Glenholt	1.36 miles
2	Exeter Airport	38.42 miles
3	St Mawgan	38.92 miles
4	Joppa	71.38 miles

Area
Transport (Local)
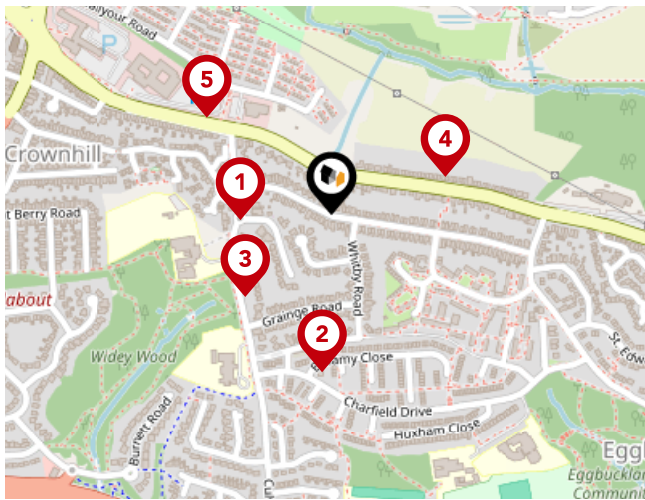
Bus Stops/Stations

Pin	Name	Distance
1	Winsbury Court	0.11 miles
2	Ditton Court	0.18 miles
3	Grainge Road	0.14 miles
4	Fort Austin Avenue	0.14 miles
5	Widey Lane	0.19 miles
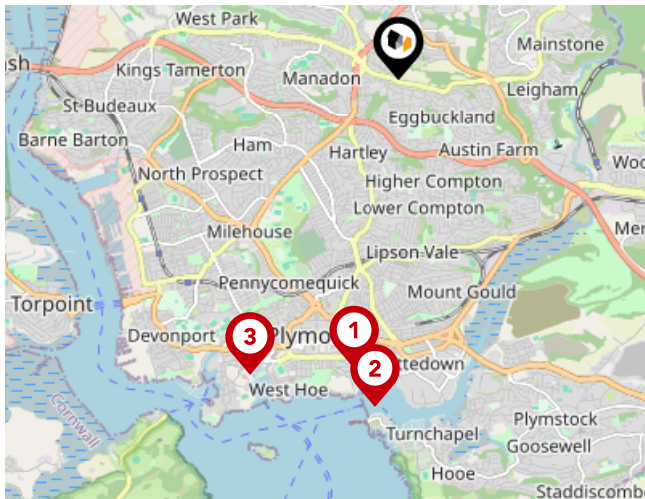
Ferry Terminals

Pin	Name	Distance
1	Plymouth (Barbican) Landing Stage	2.76 miles
2	Plymouth Mount Batten Ferry Landing	3.1 miles
3	Plymouth Ferry Terminal	3.13 miles

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