logo
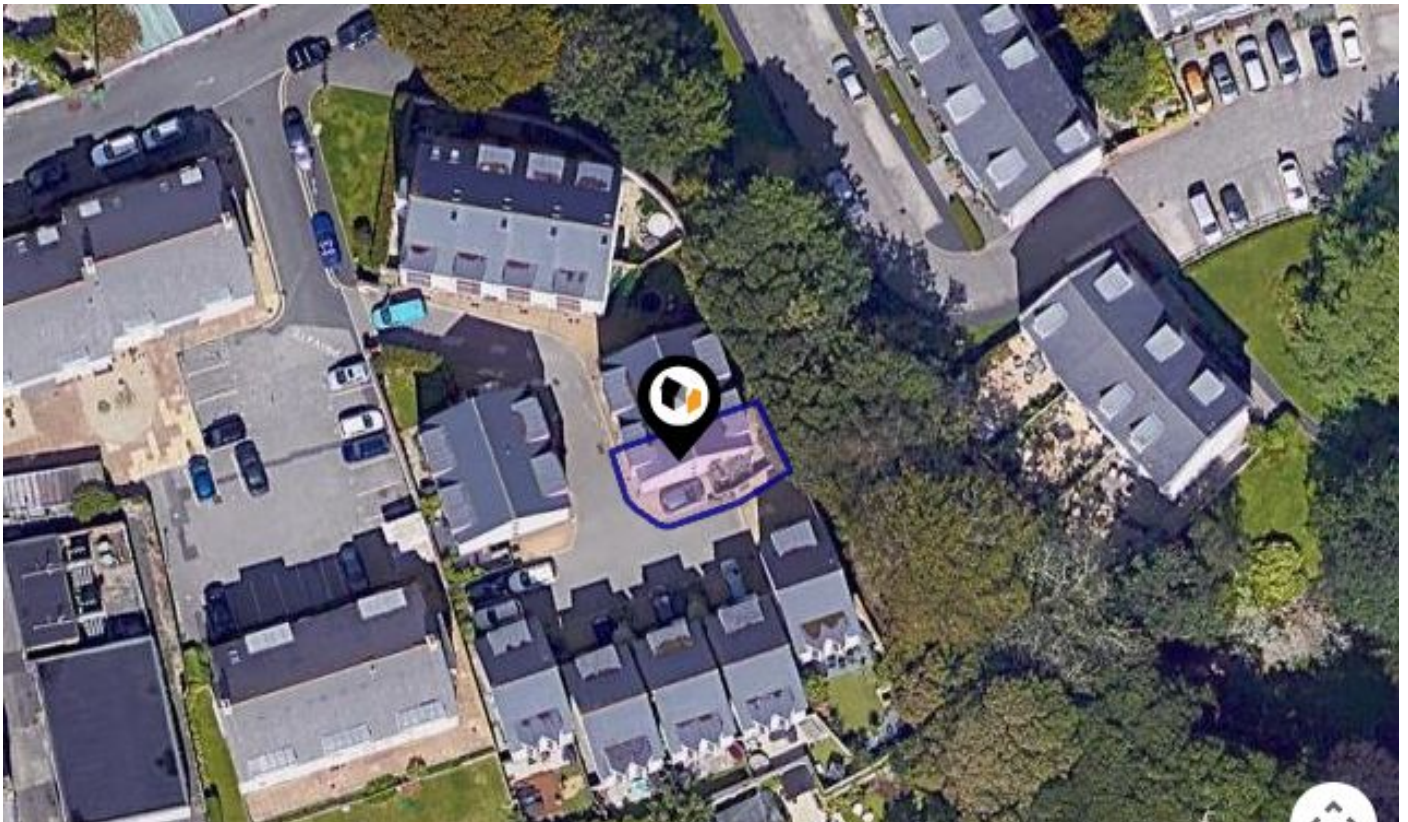
KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 11th July 2025

11, VERDEN CLOSE, PLYMOUTH, PL3 4BT
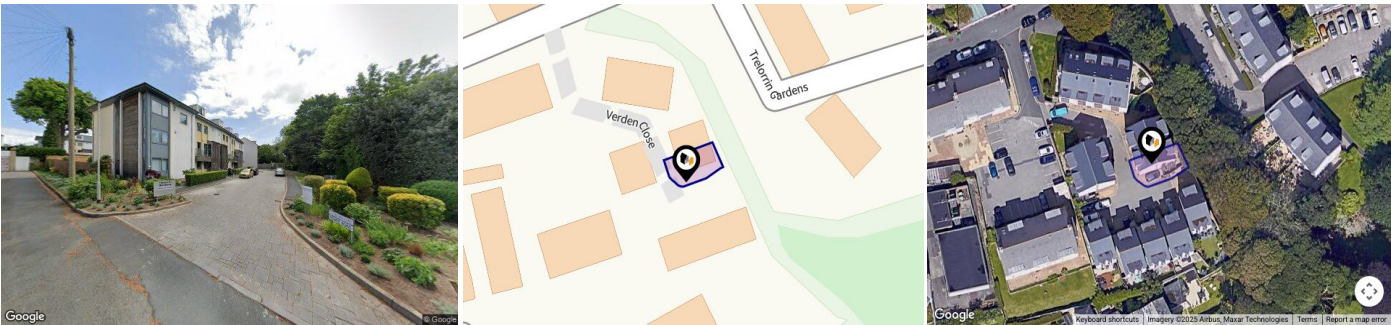
6 Mannamead Road Plymouth Devon PL4 7AA

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www.langtownandcountry.com

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Property
Overview

Property

Type:	Semi-Detached	**Last Sold Date:**	15/08/2014
Bedrooms:	4	**Last Sold Price:**	£239,000
Plot Area:	0.03 acres	**Last Sold £/ft^2:**	£168
Year Built :	2014	**Tenure:**	Freehold
Council Tax :	Band D		
Annual Estimate:	£2,325		
Title Number:	DN648760		
UPRN:	10070767496		

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)

6 mb/s	**80** 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.
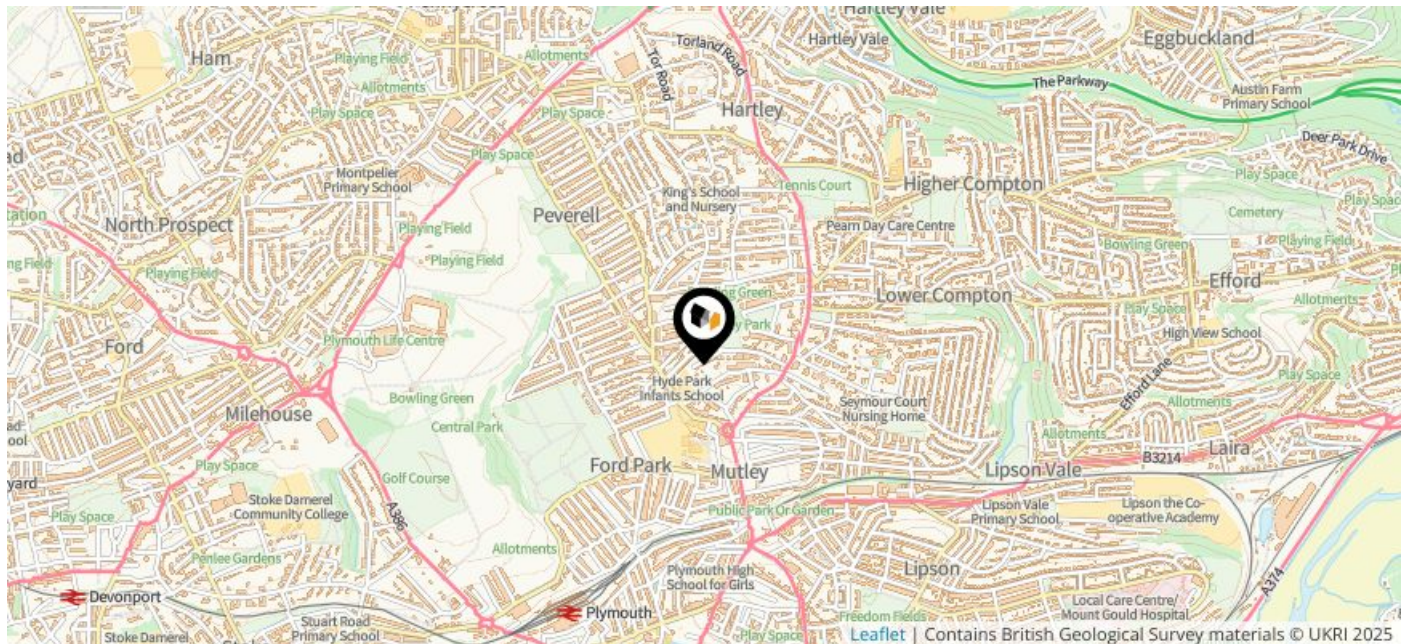
## Mine Entry

✕   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.

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.
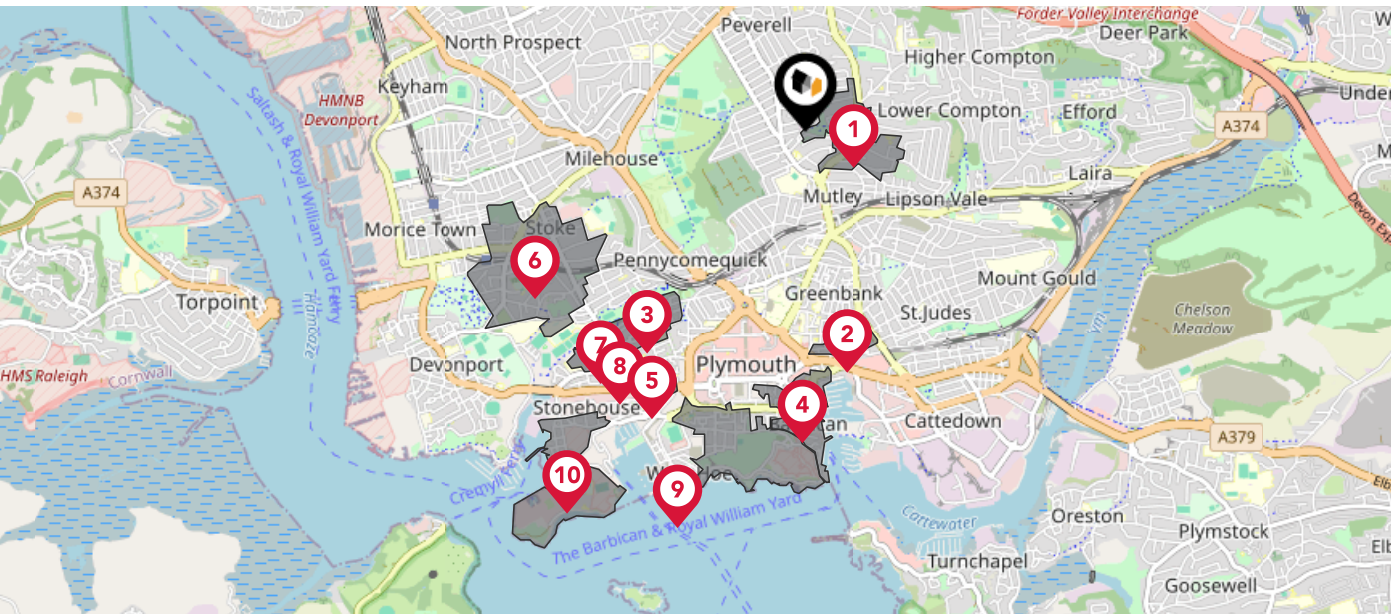

Nearby Conservation Areas	
1	MANNAMEAD
2	Ebrington Street
3	North Stonehouse
4	Barbican (Plymouth, City of (Ua))
5	Union Street (Plymouth, City of (Ua))
6	STOKE
7	Royal Naval Hospital
8	Adelaide Street / Clarence Place
9	The Hoe
10	Stonehouse Peninsula

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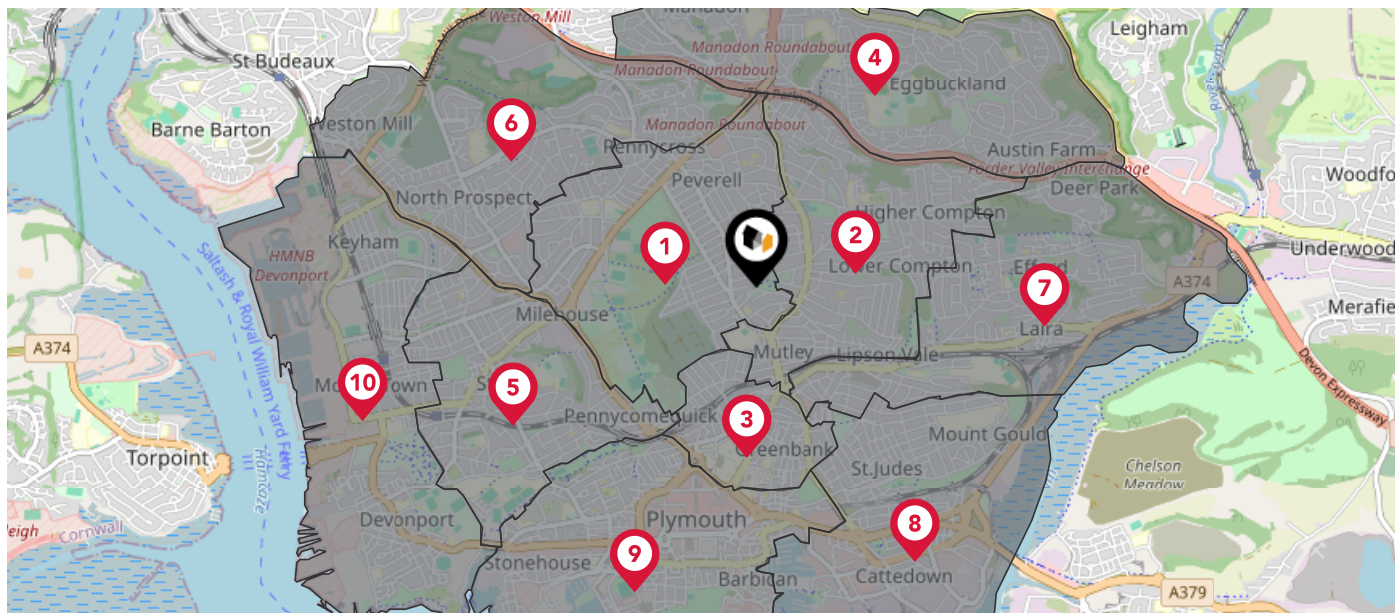
Nearby Council Wards	
1	Peverell Ward
2	Compton Ward
3	Drake Ward
4	Eggbuckland Ward
5	Stoke Ward
6	Ham Ward
7	Efford and Lipson Ward
8	Sutton and Mount Gould Ward
9	St. Peter and the Waterfront Ward
10	Devonport Ward

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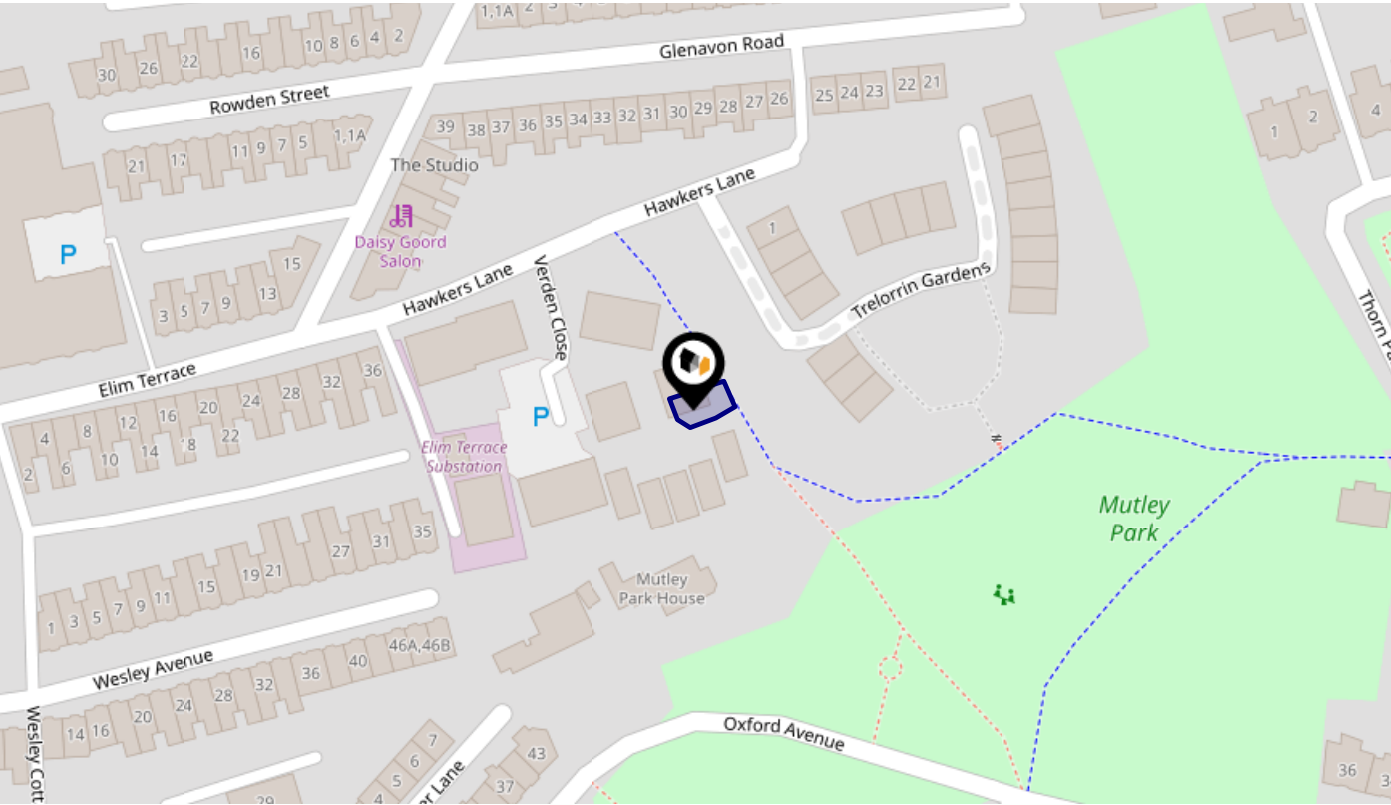
Rail Noise Data

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.

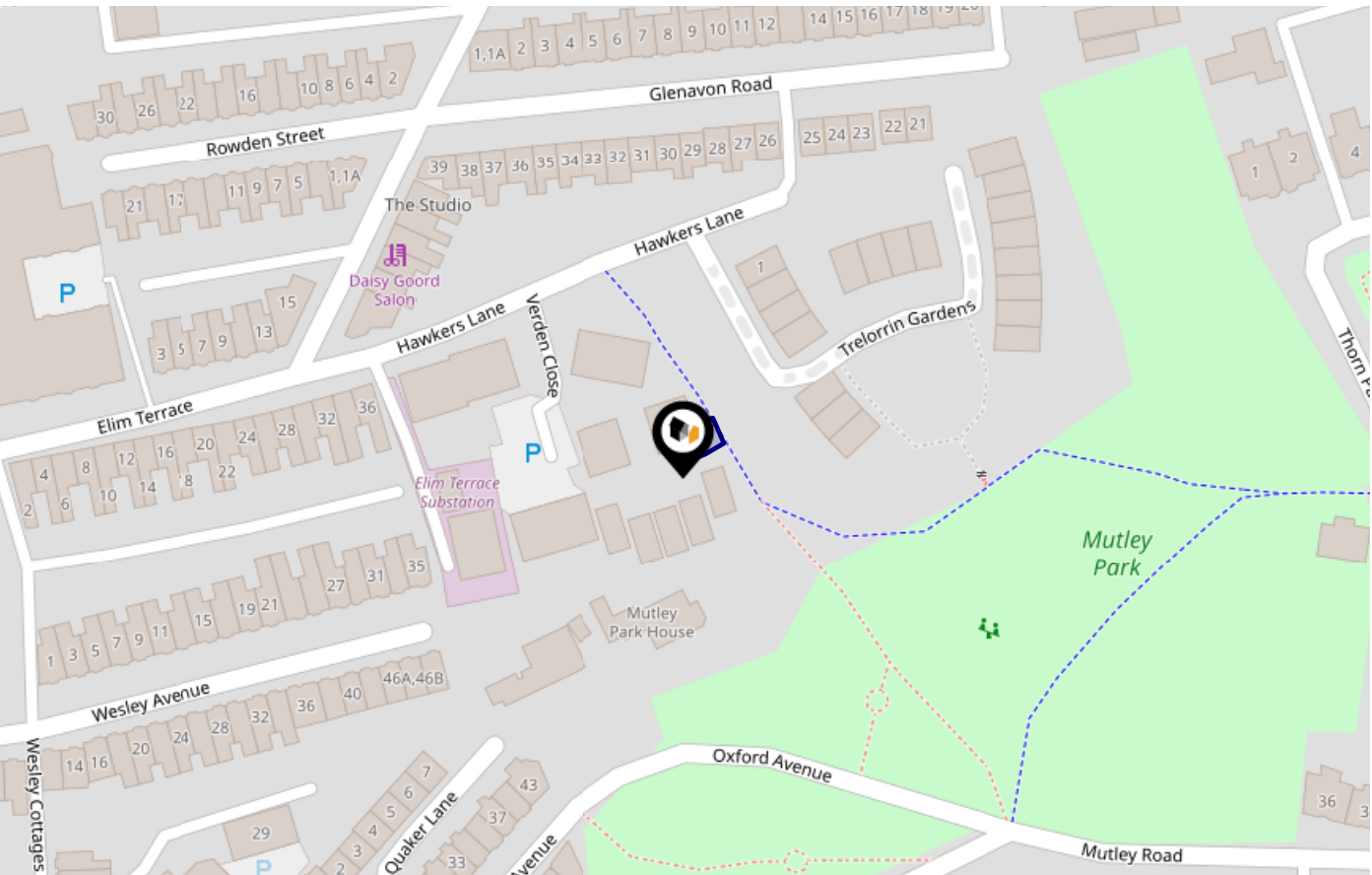The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

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	🟥
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.
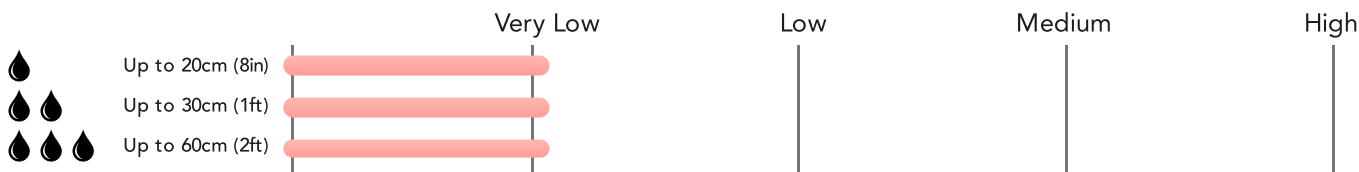

Risk Rating: Very low

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.
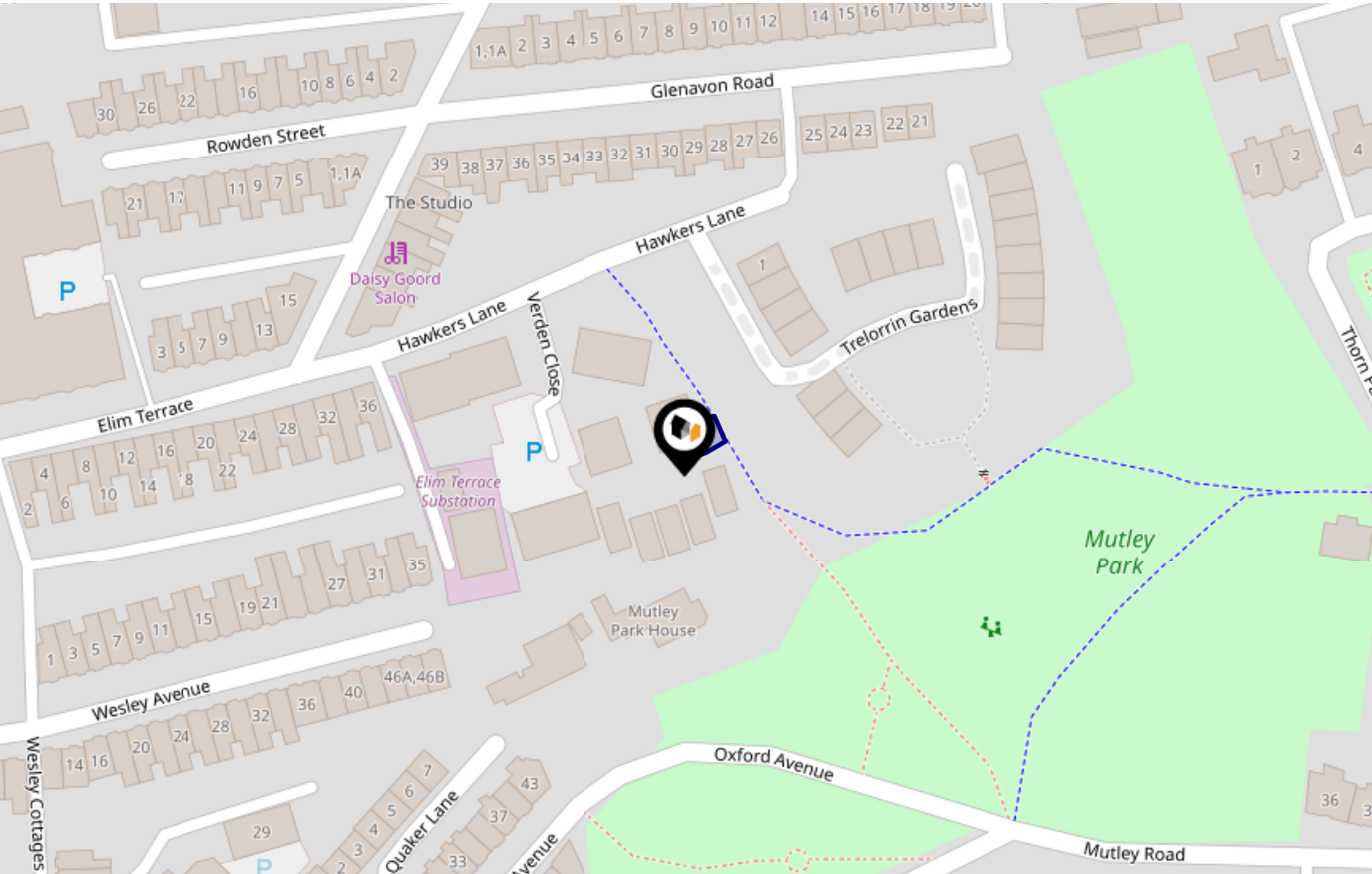- **Very Low Risk -** an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

Chance of flooding to the following depths at this property:

		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.
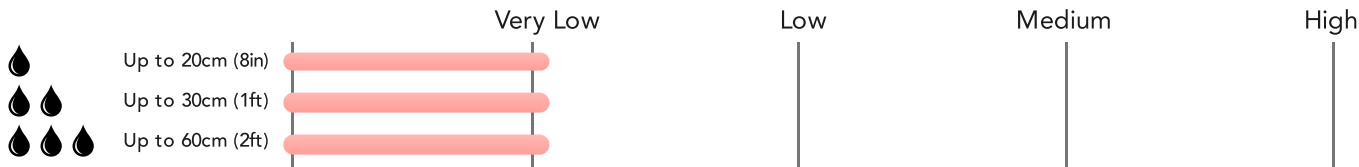

Risk Rating: Very low

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.

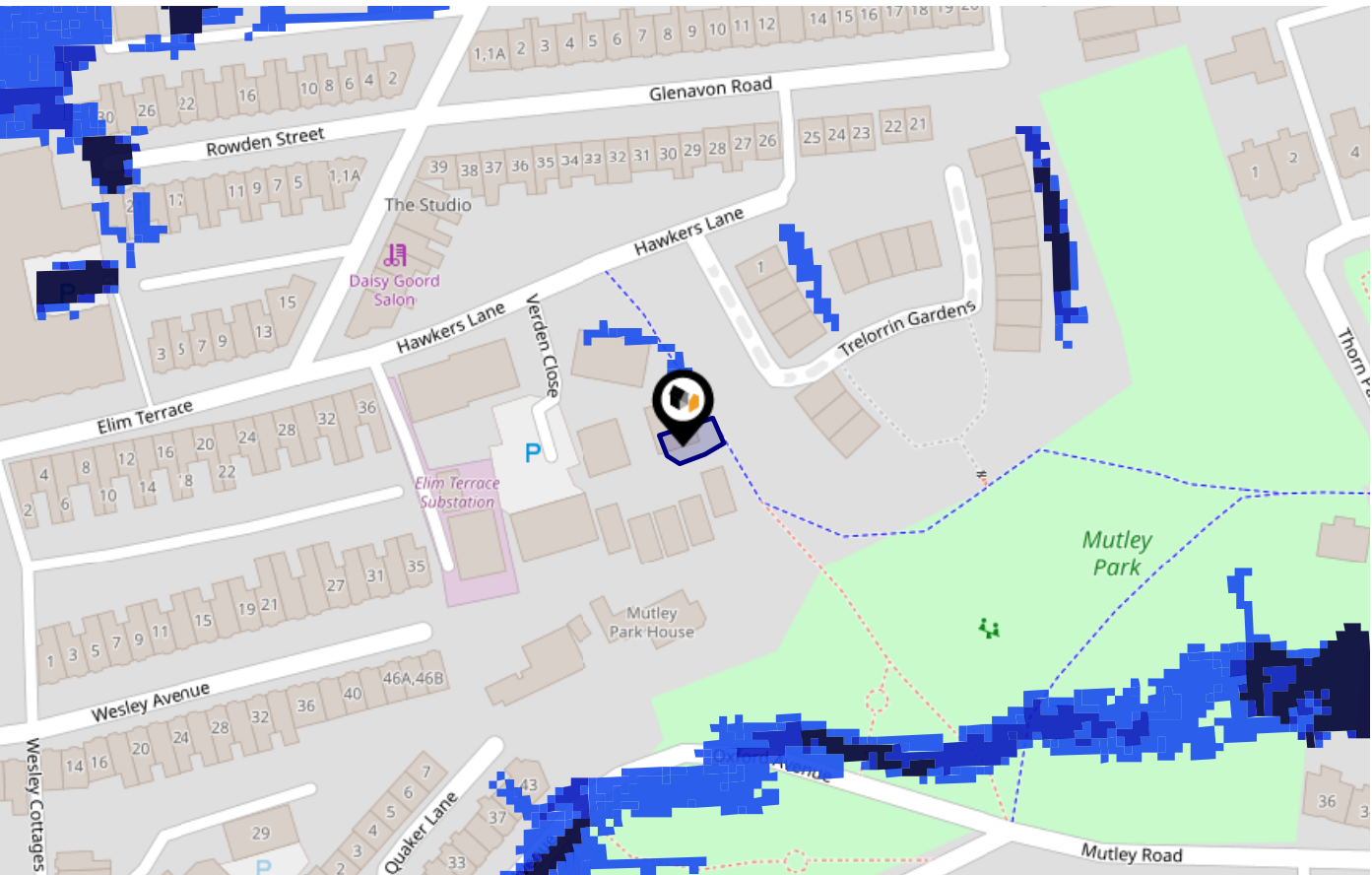◻ **Very Low Risk -** an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

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
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.
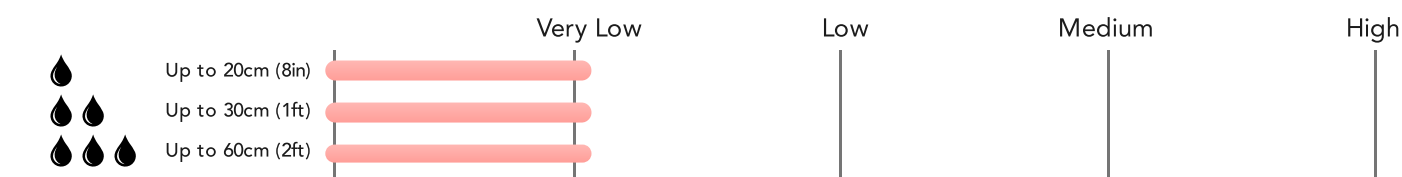

Risk Rating: Very low

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.
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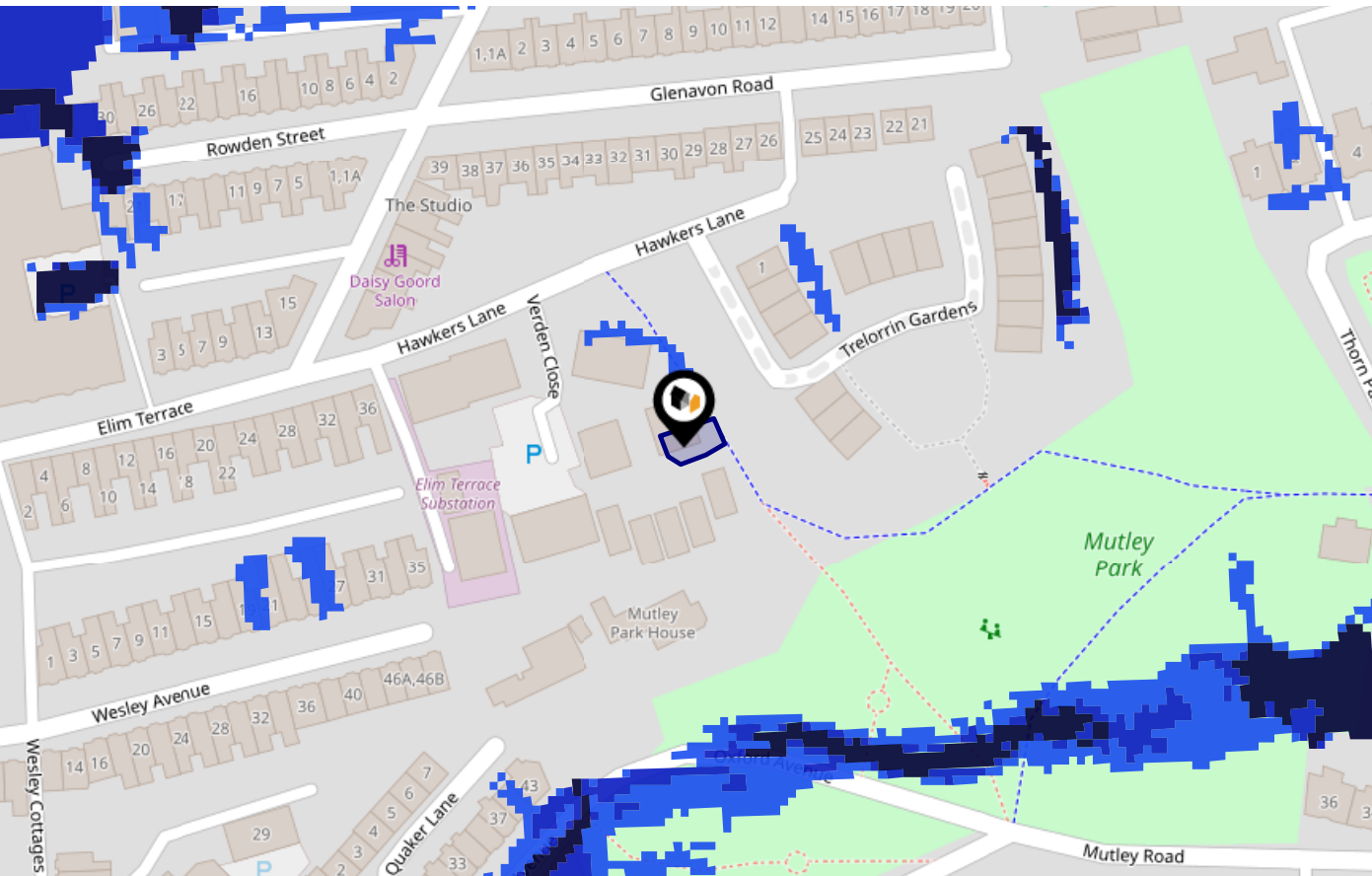- **Very Low Risk -** an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

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
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.

■ **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)				

Maps
Green Belt

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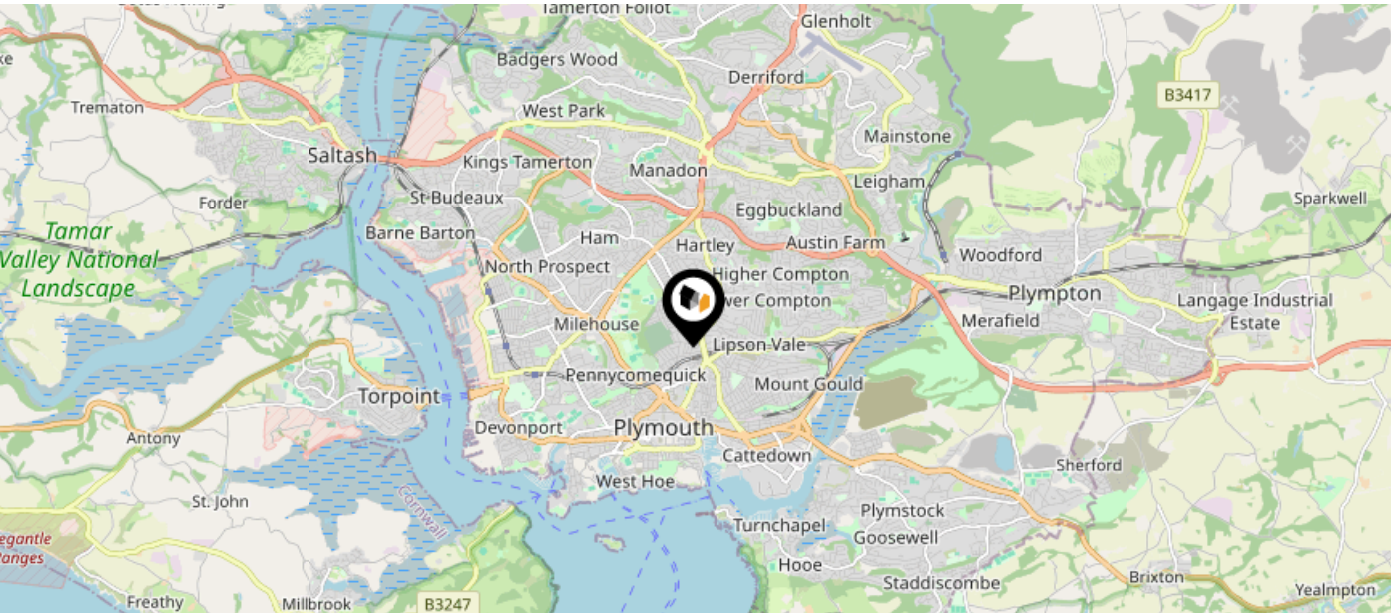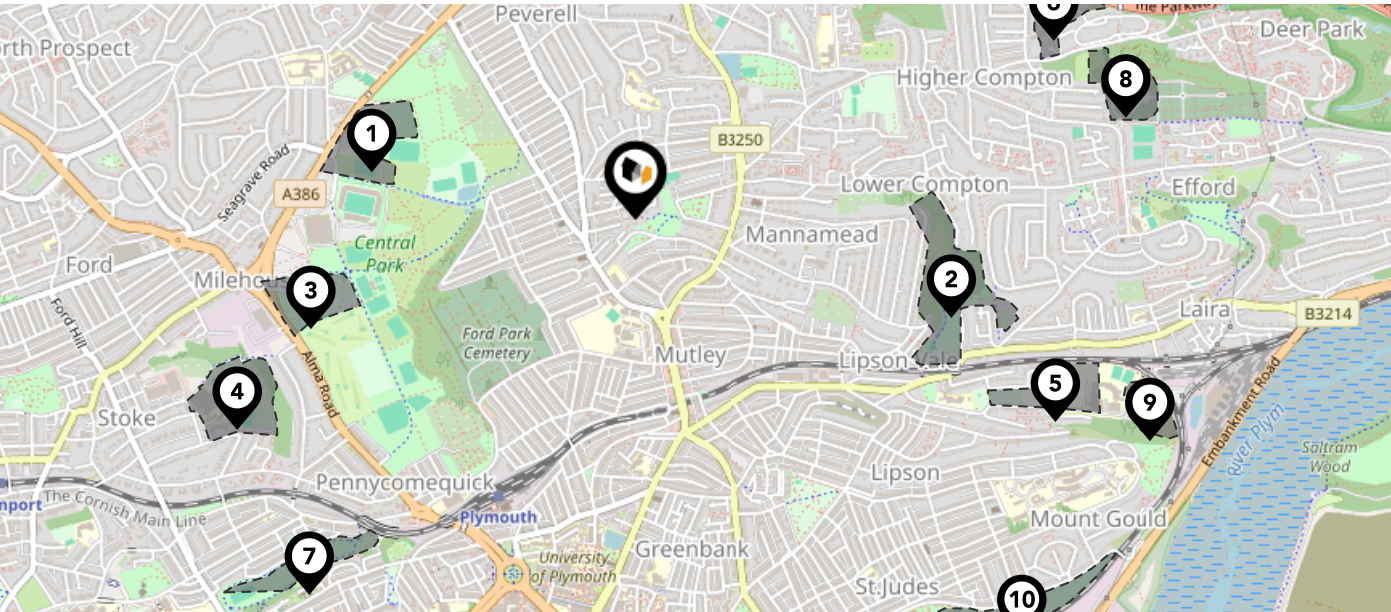
Maps
Landfill Sites

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	Peverell Cricket Ground-Peverell Cricket Ground, Plymouth	Historic Landfill
2	Lower Compton-Lipson Vale, Plymouth	Historic Landfill
3	Central Park Milehouse-Central Park (Milehouse), Plymouth	Historic Landfill
4	Stoke School Playing Field And Allotments-Stoke School Playing Field And Allotments, Plymouth	Historic Landfill
5	Laira Lipson College-Laira, Plymouth	Historic Landfill
6	Valley View Close-Valley View Close, Plymouth	Historic Landfill
7	Victoria Park-Victoria Park, Plymouth	Historic Landfill
8	Eggbuckland Road Efford Adj Cemetery-Eggbuckland Road, Efford, Plymouth	Historic Landfill
9	School Playing Field Laira-School Playing Field Laira, Plymouth	Historic Landfill
10	Tothill Park Recreation Ground-Tothill Park Recreation Ground Mount Gold/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...
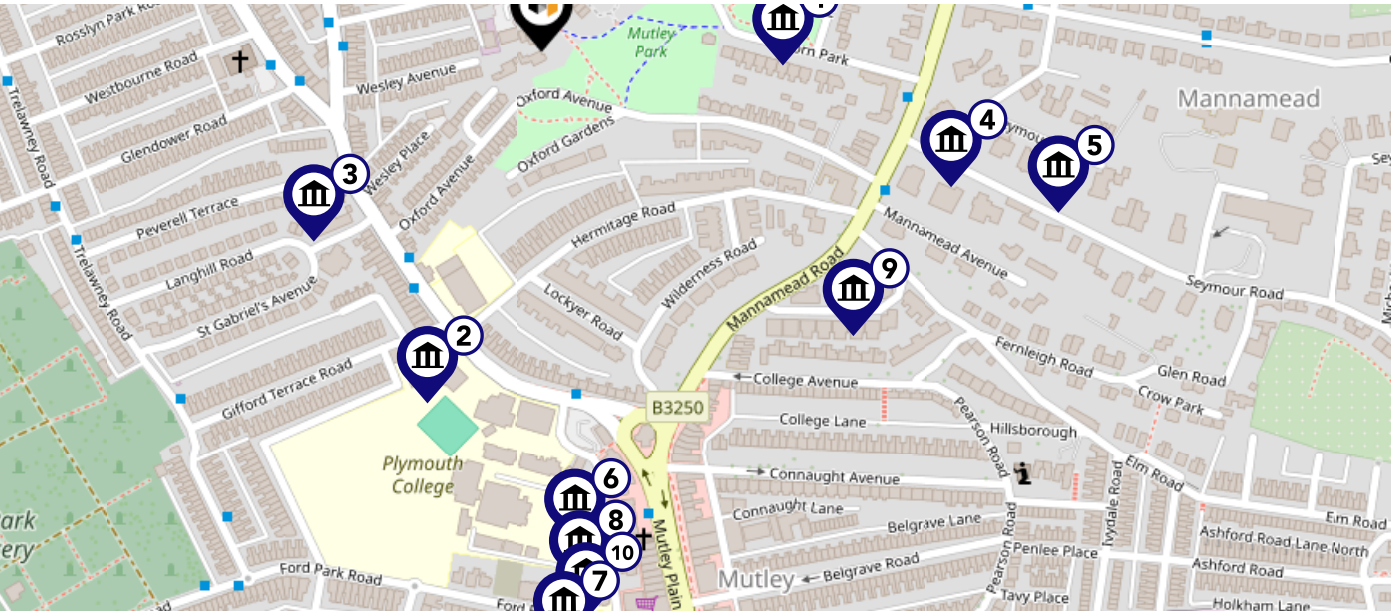

Listed Buildings in the local district	Grade	Distance
1 - 1386475 - Urinal	Grade II	0.1 miles
2 - 1322004 - Plymouth College	Grade II	0.2 miles
3 - 1322003 - Church Of St Gabriel	Grade II	0.2 miles
4 - 1386388 - The Ferns	Grade II	0.3 miles
5 - 1386386 - Seymour Nursing Home	Grade II	0.3 miles
6 - 1244524 - 12 And 14, Ford Park	Grade II	0.3 miles
7 - 1244528 - Gate Piers And Flanking Walls To South East Entrance	Grade II	0.3 miles
8 - 1244523 - 6, 8 (college House) And 10, Ford Park	Grade II	0.3 miles
9 - 1386494 - Former Western College (original Block)	Grade II	0.3 miles
10 - 1244522 - 2 And 4, Ford Park	Grade II	0.3 miles

Area
Schools
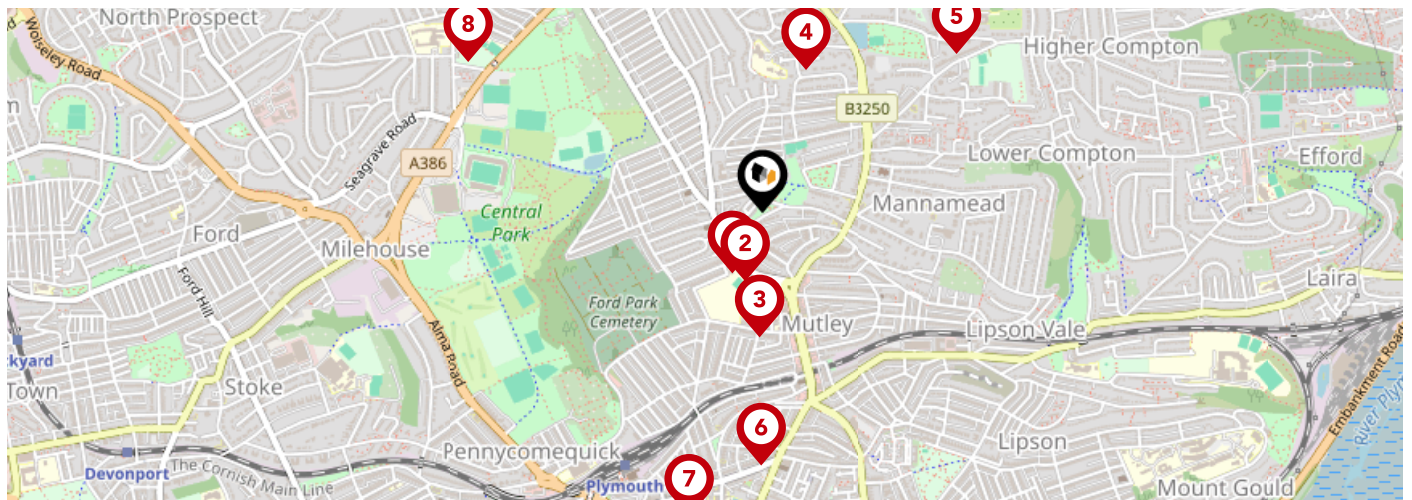
		Nursery	Primary	Secondary	College	Private
1	**Hyde Park Junior School** Ofsted Rating: Good | Pupils: 355 | Distance:0.16	☐	☑	☐	☐	☐
2	**Hyde Park Infants' School** Ofsted Rating: Not Rated | Pupils: 243 | Distance:0.17	☐	☑	☐	☐	☐
3	**Plymouth College** Ofsted Rating: Not Rated | Pupils: 513 | Distance:0.29	☐	☐	☑	☐	☐
4	**King's School** Ofsted Rating: Not Rated | Pupils: 298 | Distance:0.35	☐	☑	☐	☐	☐
5	**Compton CofE Primary School** Ofsted Rating: Good | Pupils: 431 | Distance:0.59	☐	☑	☐	☐	☐
6	**Plymouth High School for Girls** Ofsted Rating: Good | Pupils: 816 | Distance:0.6	☐	☐	☑	☐	☐
7	**Fletewood School at Derry Villas** Ofsted Rating: Good | Pupils: 58 | Distance:0.74	☐	☑	☐	☐	☐
8	**Devonport High School for Girls** Ofsted Rating: Good | Pupils: 860 | Distance:0.78	☐	☐	☑	☐	☐

Area
Schools
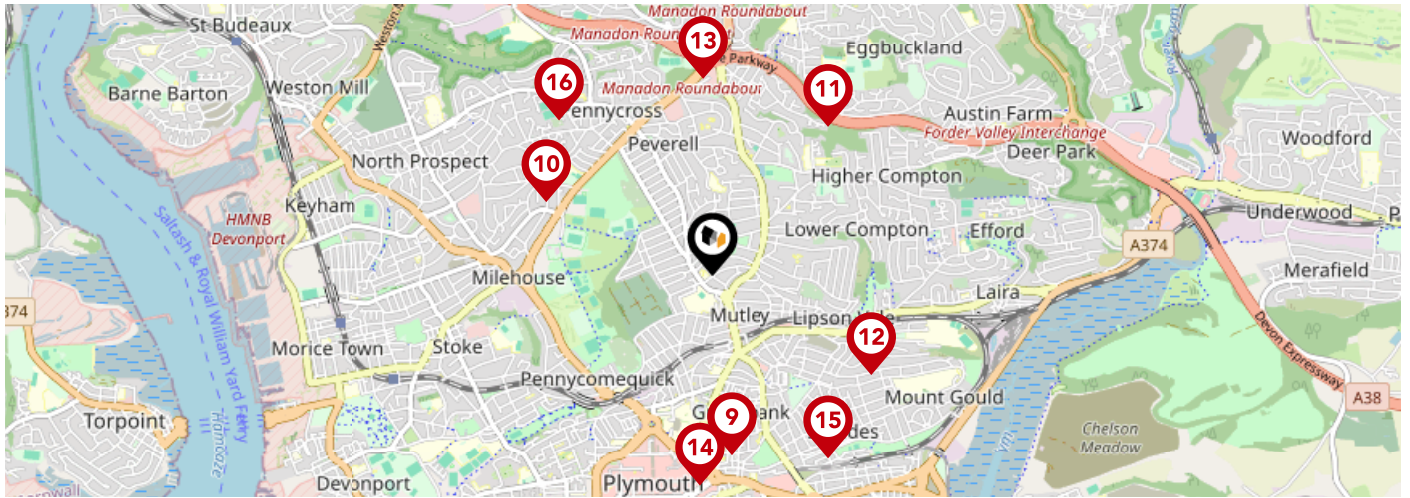
		Nursery	Primary	Secondary	College	Private
9	**Mount Street Primary School** Ofsted Rating: Good | Pupils: 258 | Distance:0.86	☐	☑	☐	☐	☐
10	**Montpelier Primary School** Ofsted Rating: Good | Pupils: 652 | Distance:0.86	☐	☑	☐	☐	☐
11	**Eggbuckland Community College** Ofsted Rating: Requires improvement | Pupils: 1040 | Distance:0.89	☐	☐	☑	☐	☐
12	**Lipson Vale Primary School** Ofsted Rating: Good | Pupils: 405 | Distance:0.89	☐	☑	☐	☐	☐
13	**Manadon Vale Primary School** Ofsted Rating: Good | Pupils: 416 | Distance:0.93	☐	☑	☐	☐	☐
14	**Arts University Plymouth** Ofsted Rating: Good | Pupils:0 | Distance:1	☐	☐	☑	☐	☐
15	**Salisbury Road Primary School** Ofsted Rating: Good | Pupils: 381 | Distance:1.02	☐	☑	☐	☐	☐
16	**Pennycross Primary School** Ofsted Rating: Good | Pupils: 403 | Distance:1.03	☐	☑	☐	☐	☐

Local Area
Masts & Pylons
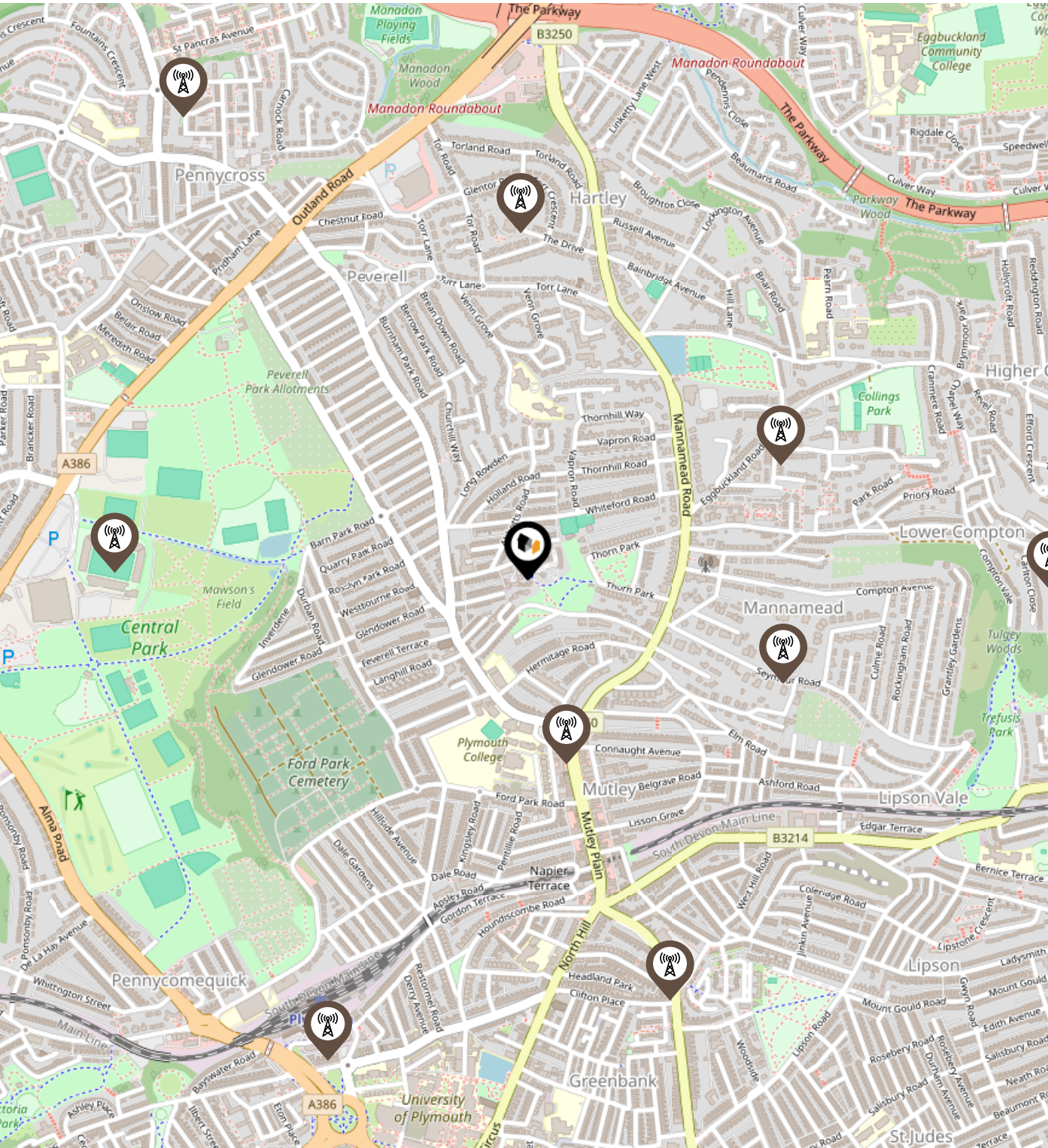
Key:

🗼 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%
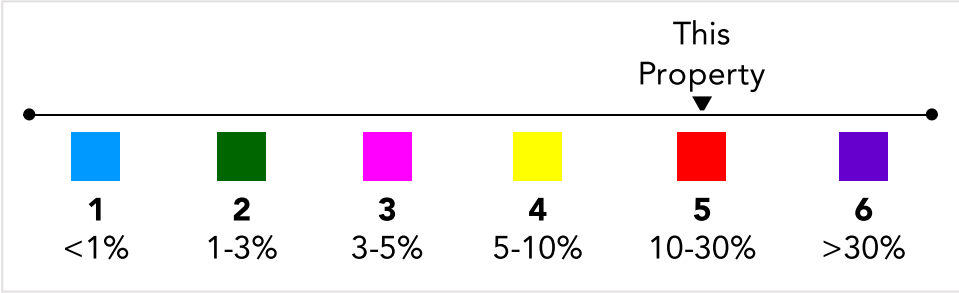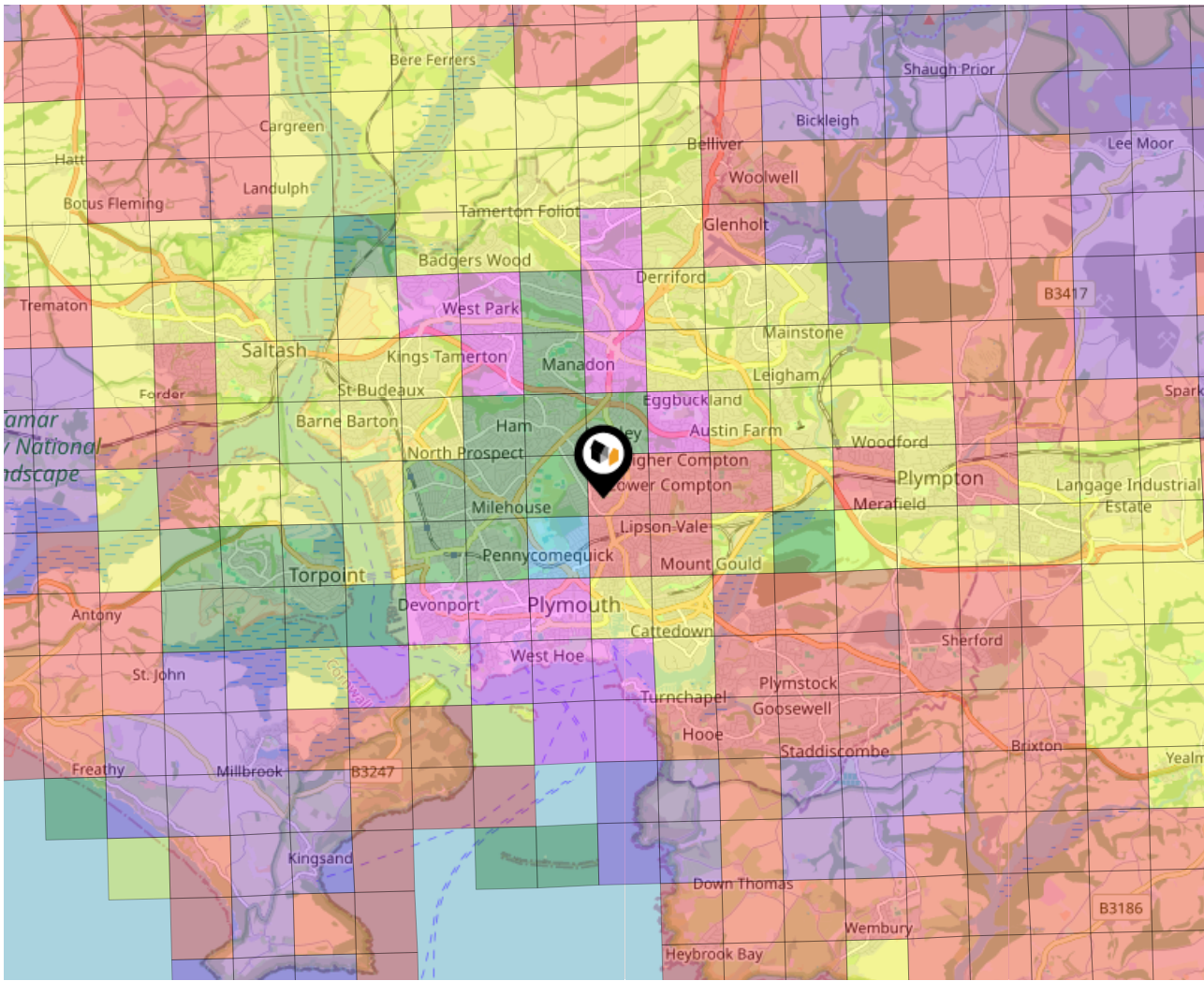
Local Area
Road Noise
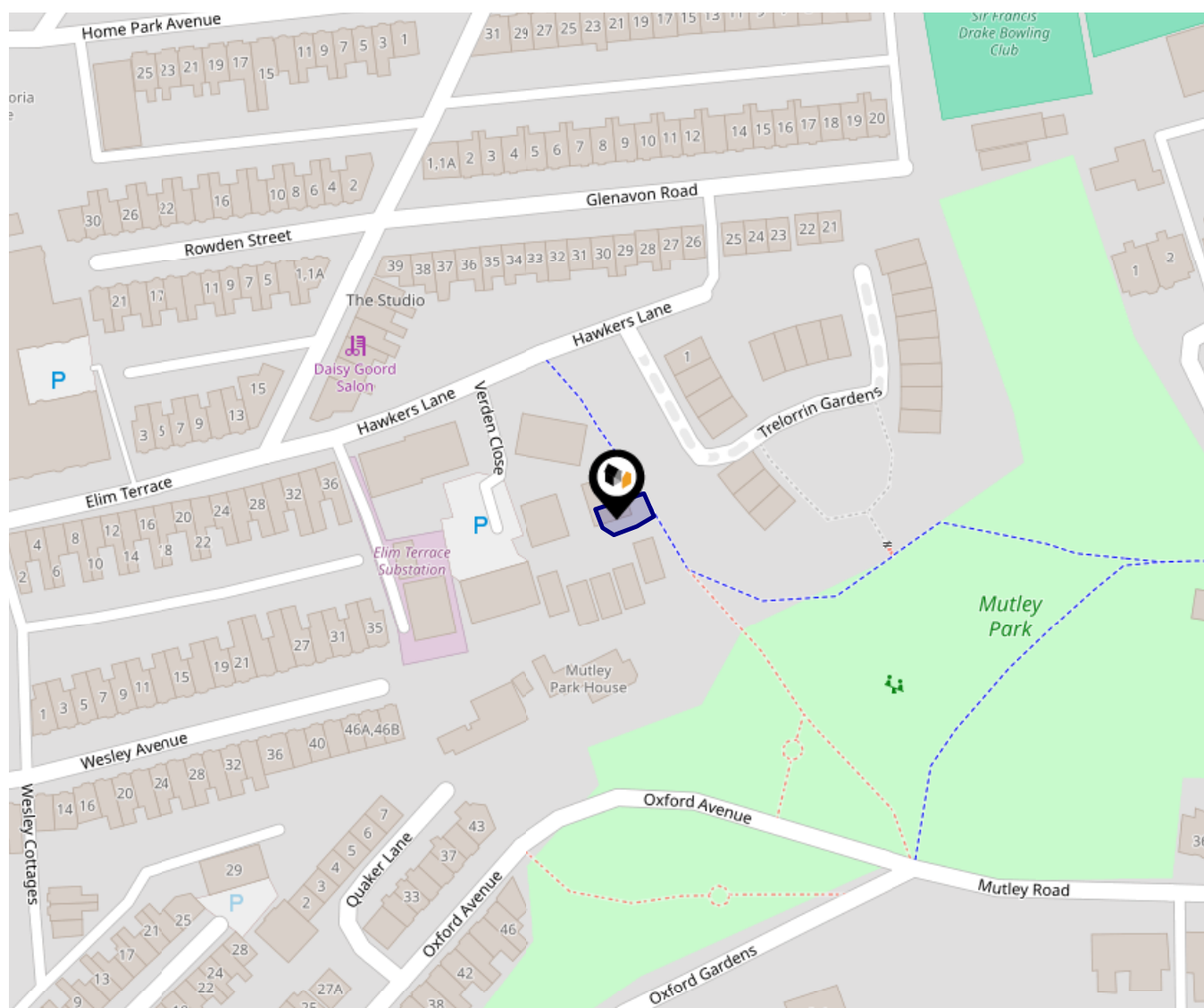
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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:
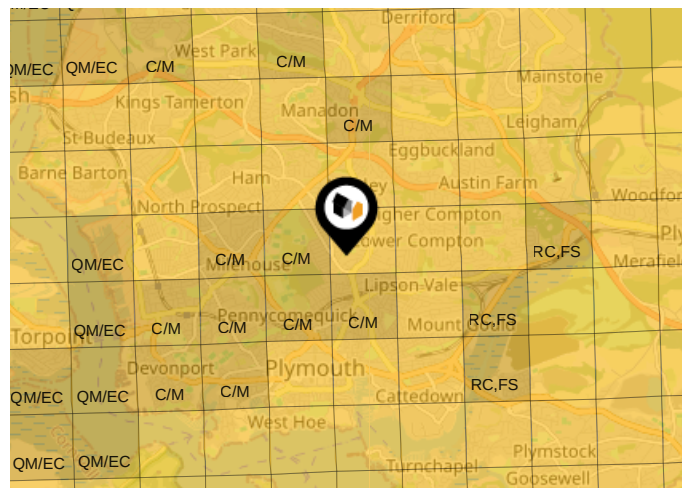
- 🟥 75.0+ dB
- 🟧 70.0-74.9 dB
- 🟨 65.0-69.9 dB
- 🟩 60.0-64.9 dB
- 🟦 55.0-59.9 dB

Environment
Soils & Clay

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

Carbon Content:	NONE	**Soil Texture:**	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
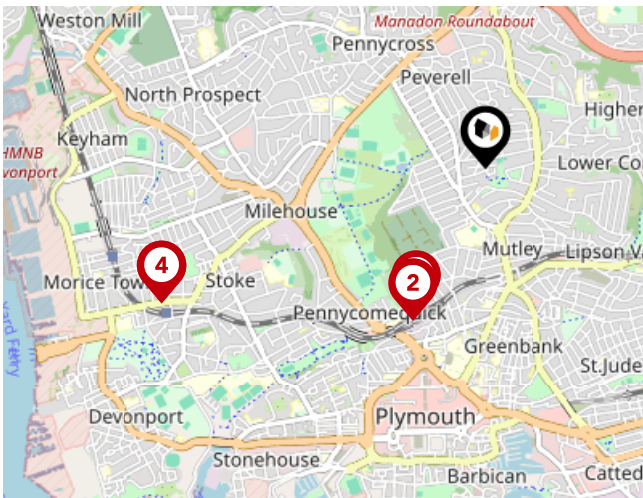
National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	0.76 miles
2	Plymouth Rail Station	0.8 miles
3	Devonport Rail Station	1.66 miles
4	Devonport Rail Station	1.66 miles
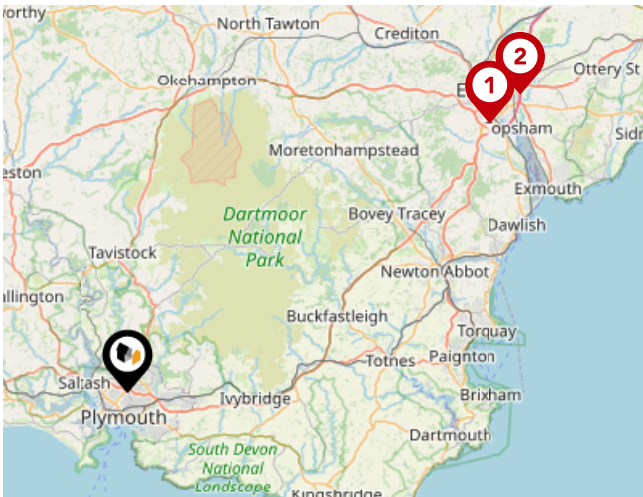
Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	33.97 miles
2	M5 J30	37.11 miles
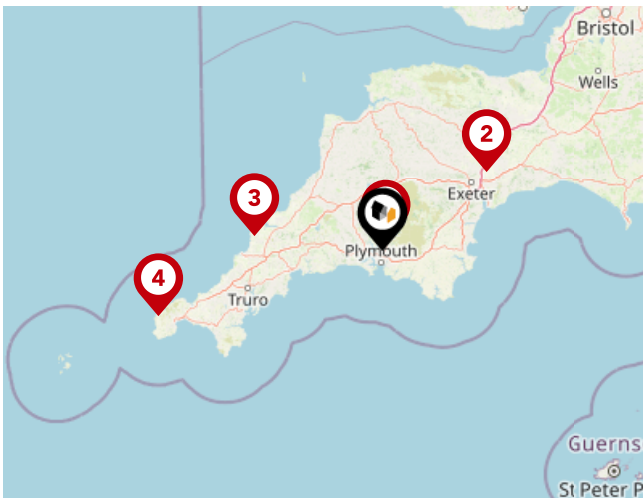
Airports/Helipads

Pin	Name	Distance
1	Glenholt	2.66 miles
2	Exeter Airport	39.54 miles
3	St Mawgan	38.53 miles
4	Joppa	70.57 miles
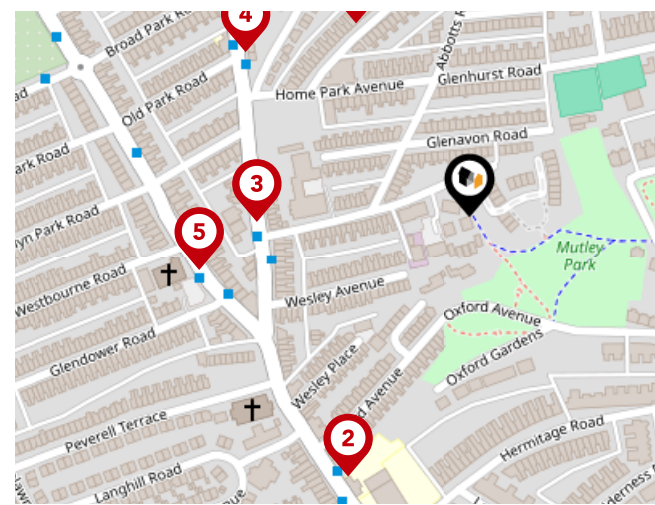
Bus Stops/Stations

Pin	Name	Distance
1	Holland Road	0.13 miles
2	Hyde Park Primary School	0.17 miles
3	Hyde Park Cars	0.13 miles
4	Old Park Road	0.16 miles
5	Beacon Park Baptist Church	0.16 miles
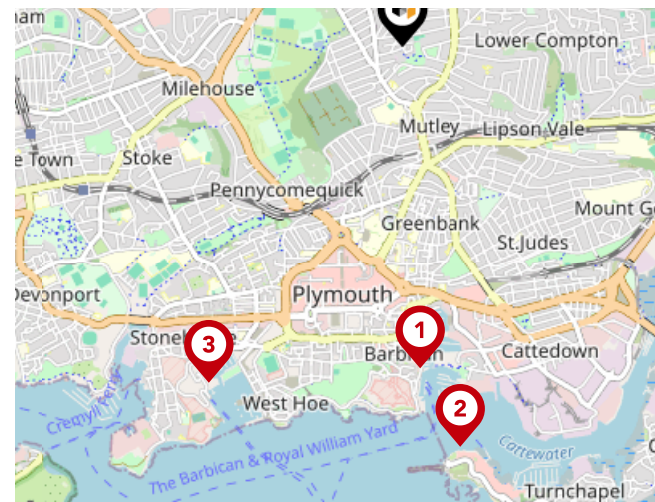
Ferry Terminals

Pin	Name	Distance
1	Plymouth (Barbican) Landing Stage	1.53 miles
2	Plymouth Mount Batten Ferry Landing	1.92 miles
3	Plymouth Ferry Terminal	1.83 miles

Data Quality

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Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

Valuation Office Agency

Ofsted

Royal Mail