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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 23rd July 2025



18, THE BIRCHES, PLYMOUTH, PL6 7LP

6 Mannamead Road Plymouth Devon PL4 7AA

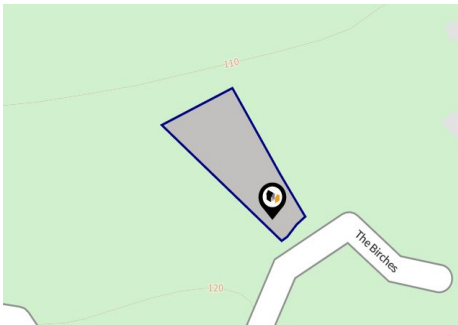
01752 256000

property@langtownandcountry.com

www.langtownandcountry.com



Property Overview



Property

Type:	Detached	Last Sold Date:	12/10/2006
Bedrooms:	4	Last Sold Price:	£290,000
Floor Area:	1,162 ft ² / 108 m ²	Last Sold £/ft ² :	£249
Plot Area:	0.17 acres	Tenure:	Freehold
Year Built :	2001		
Council Tax :	Band E		
Annual Estimate:	£2,842		
Title Number:	DN455581		
UPRN:	10000795479		

Local Area

Local Authority:	City of plymouth	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	Very low	3	80	1800
• Surface Water	Very low	mb/s	mb/s	mb/s
Mobile Coverage:		Satellite/Fibre TV Availability:		
(based on calls indoors)				

Property

EPC - Certificate

18, The Birches, PL6 7LP		Energy rating C	
Valid until 25.09.2026			
Score	Energy rating	Current	Potential
92+	A	75 C	81 B
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

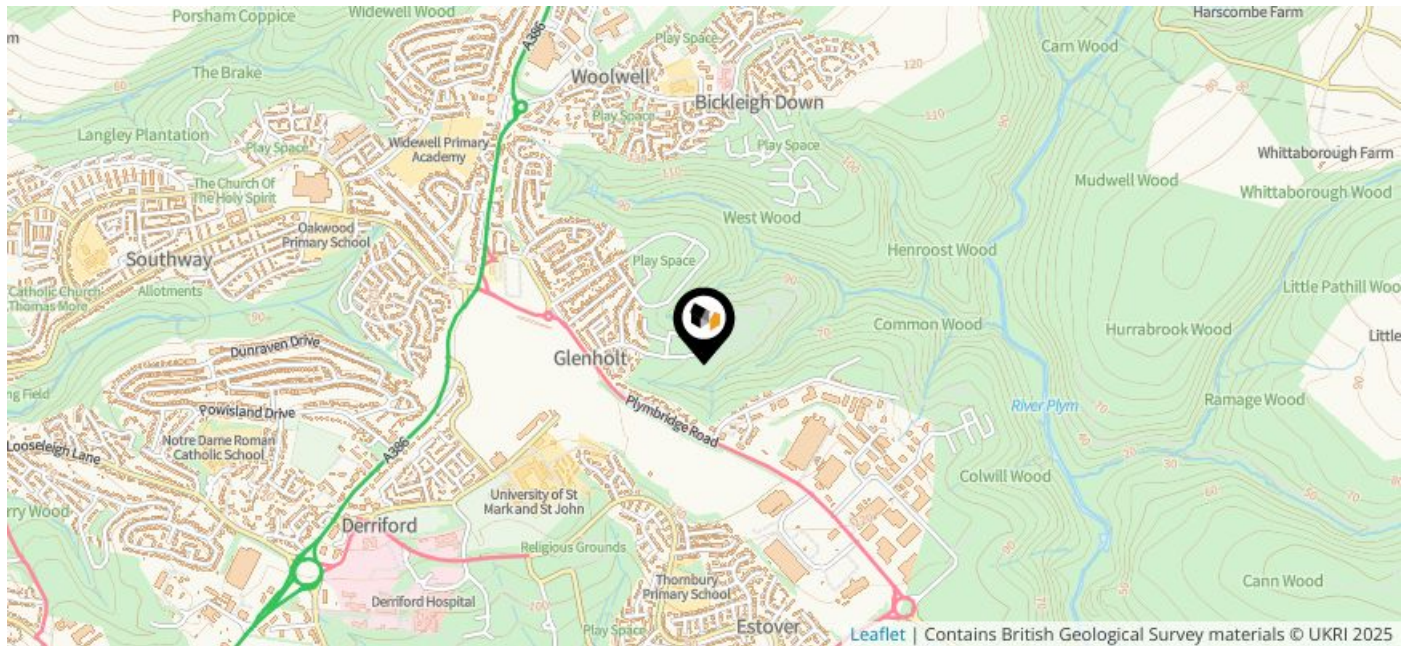
Additional EPC Data

Property Type:	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:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 150 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 55% of fixed outlets
Floors:	Suspended, limited insulation (assumed)
Total Floor Area:	108 m ²

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

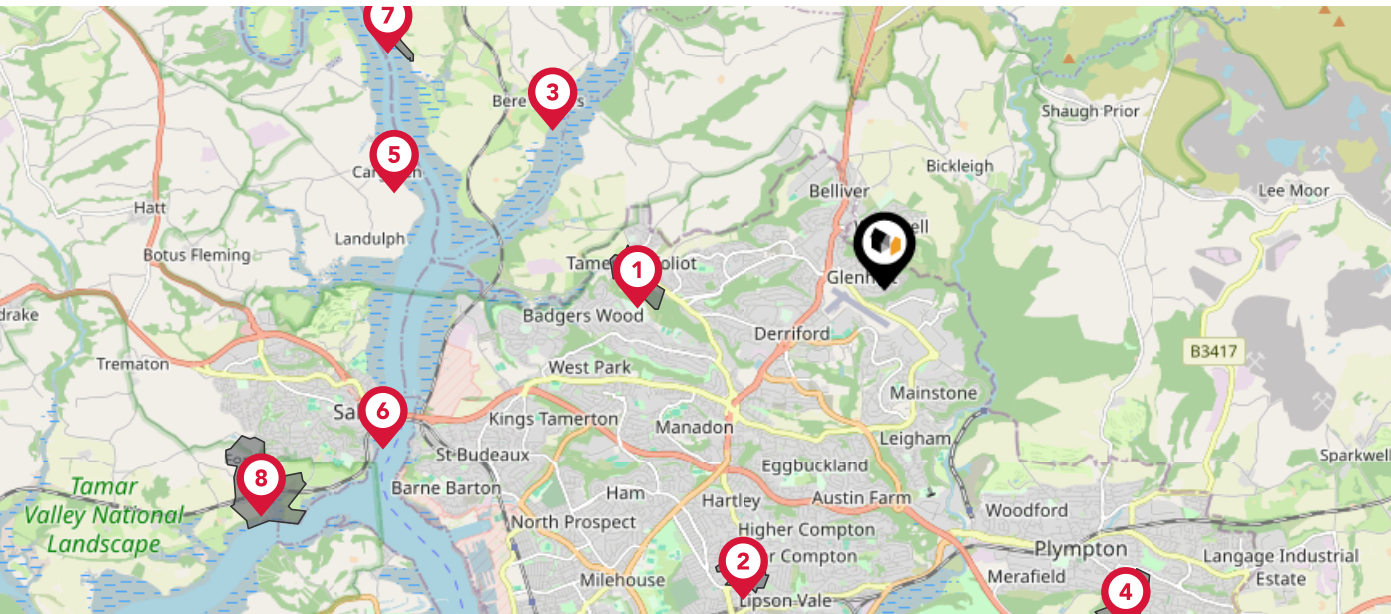
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.

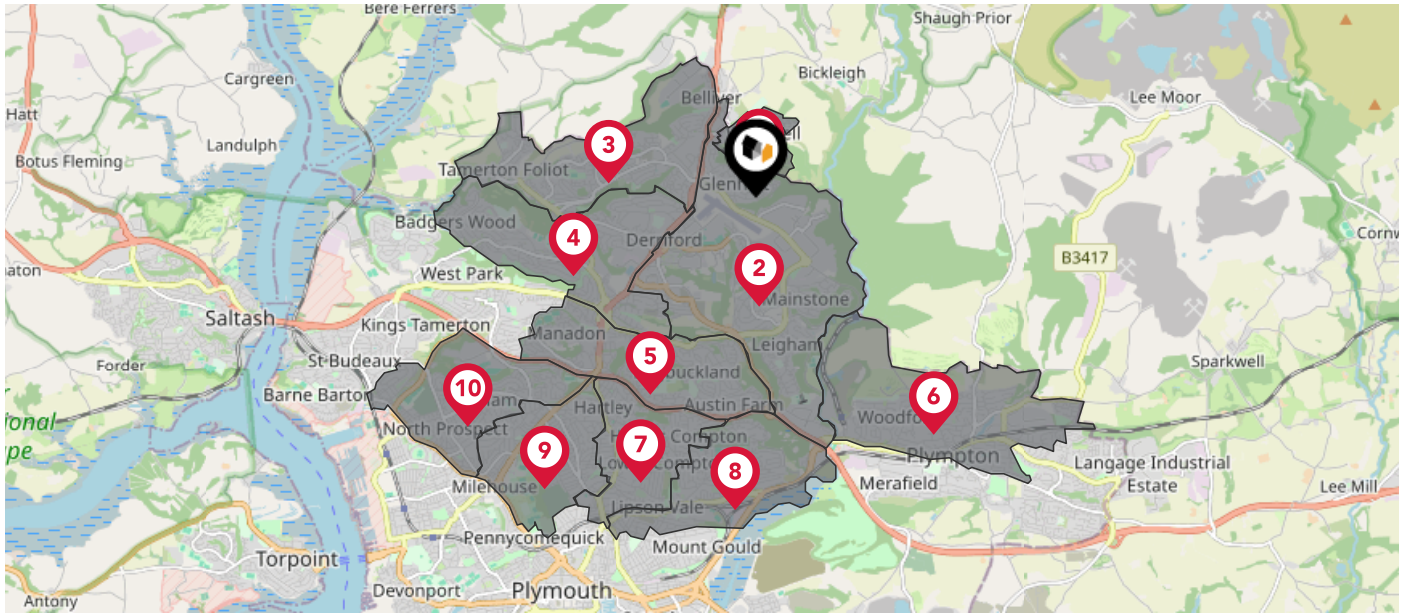


Nearby Conservation Areas	
1	Tamerton Foliot
2	MANNNAMEAD
3	Bere Ferrers
4	Plympton St Maurice
5	Cargreen
6	Lower Fore Street, Saltash
7	Weir Quay
8	Forder and Antony Passage

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



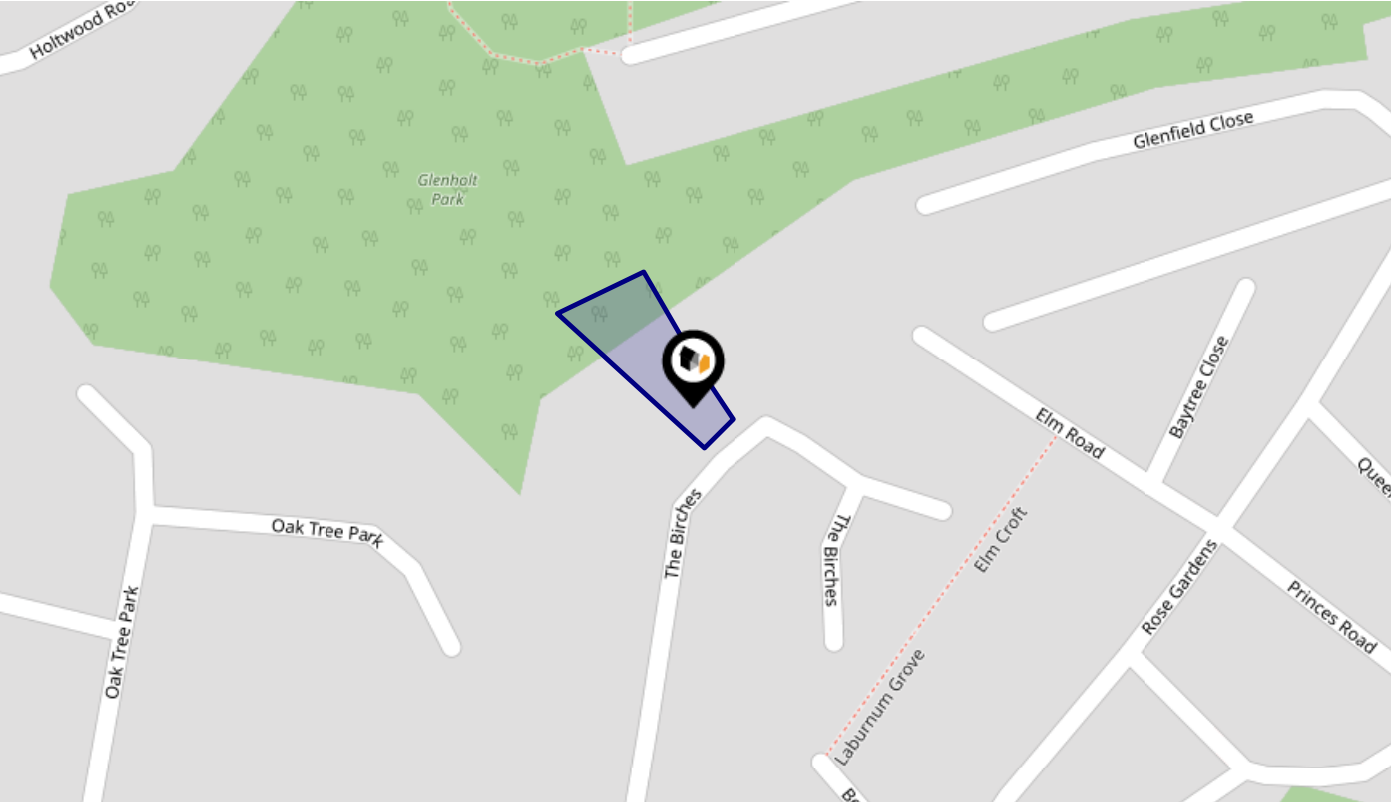
Nearby Council Wards

- 1 Woolwell Ward
- 2 Moor View Ward
- 3 Southway Ward
- 4 Budshead Ward
- 5 Egguckland Ward
- 6 Plympton St. Mary Ward
- 7 Compton Ward
- 8 Efford and Lipson Ward
- 9 Peverell Ward
- 10 Ham 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.

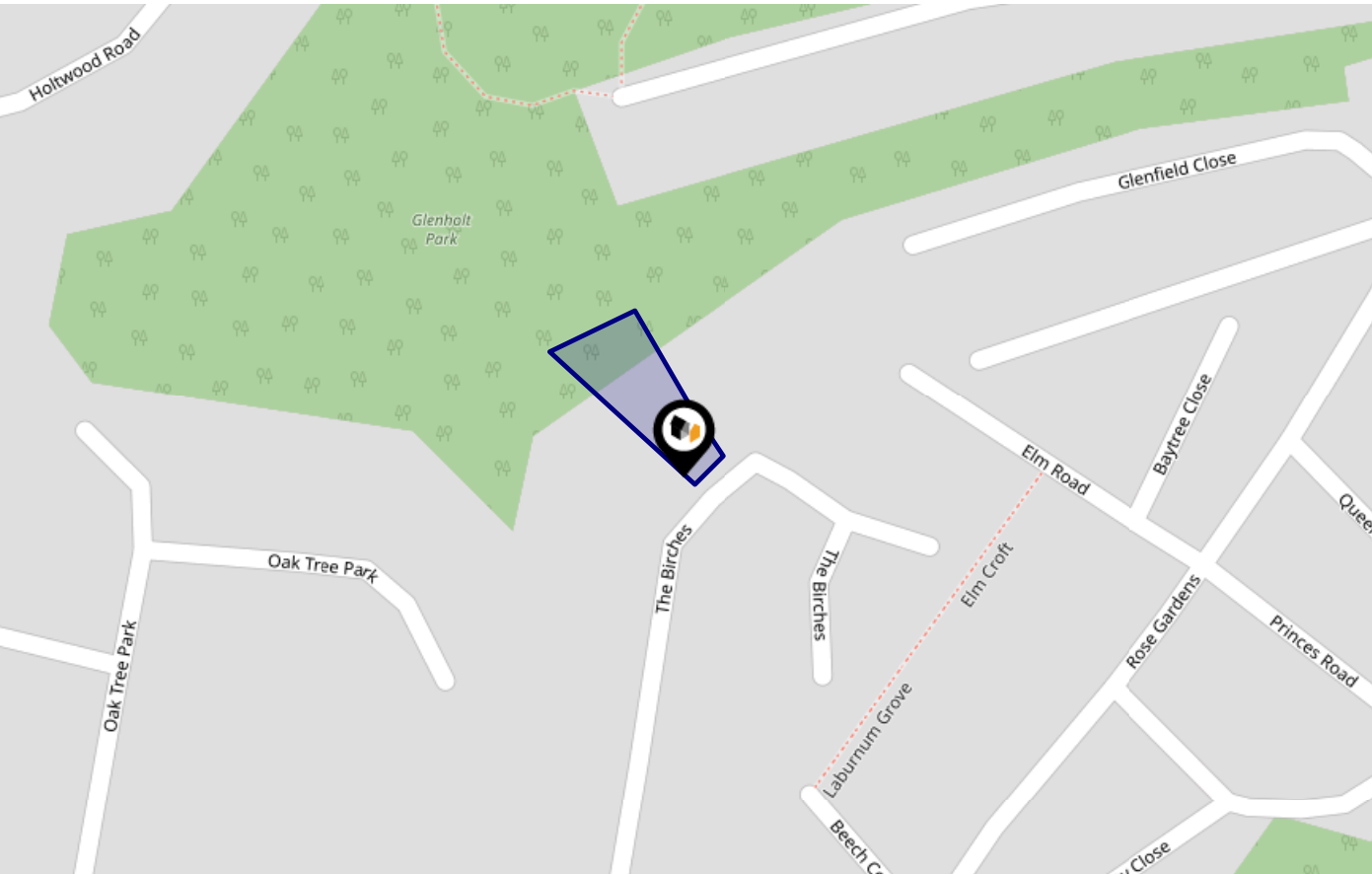
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

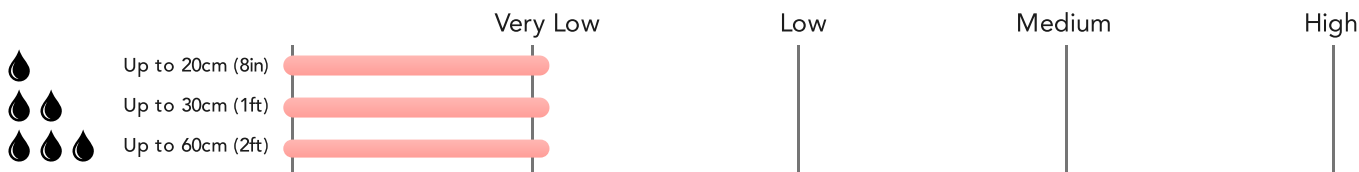


Risk Rating: Very low

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.

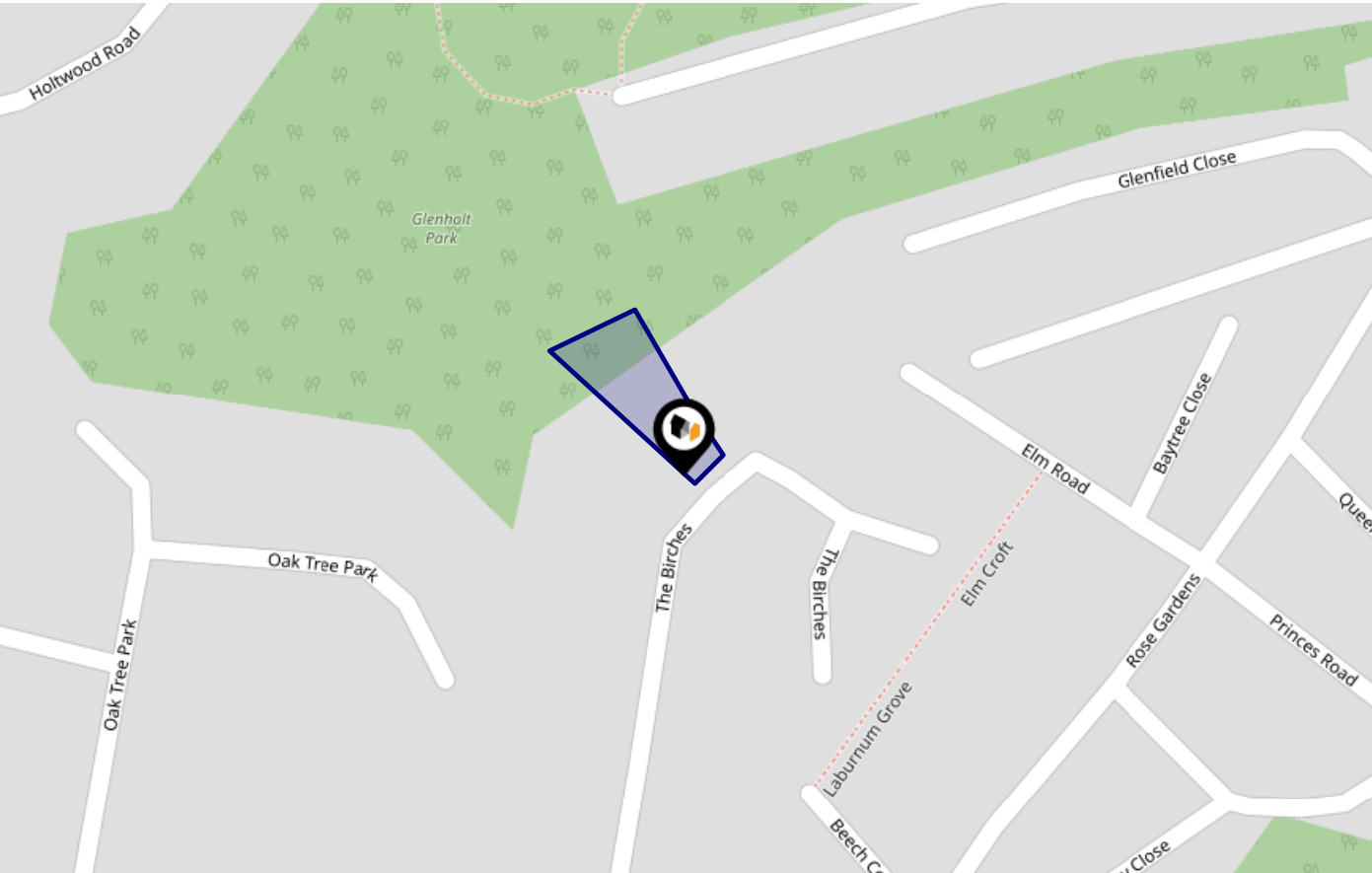
Chance of flooding to the following depths at this property:



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.

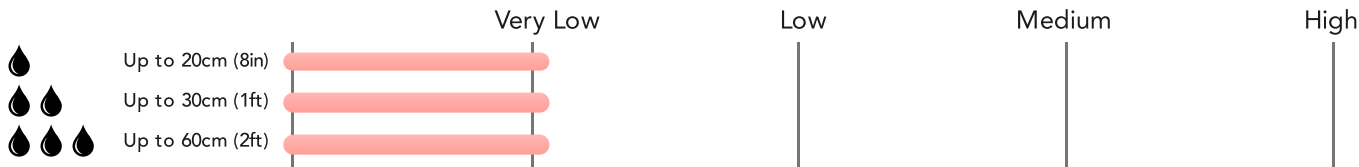


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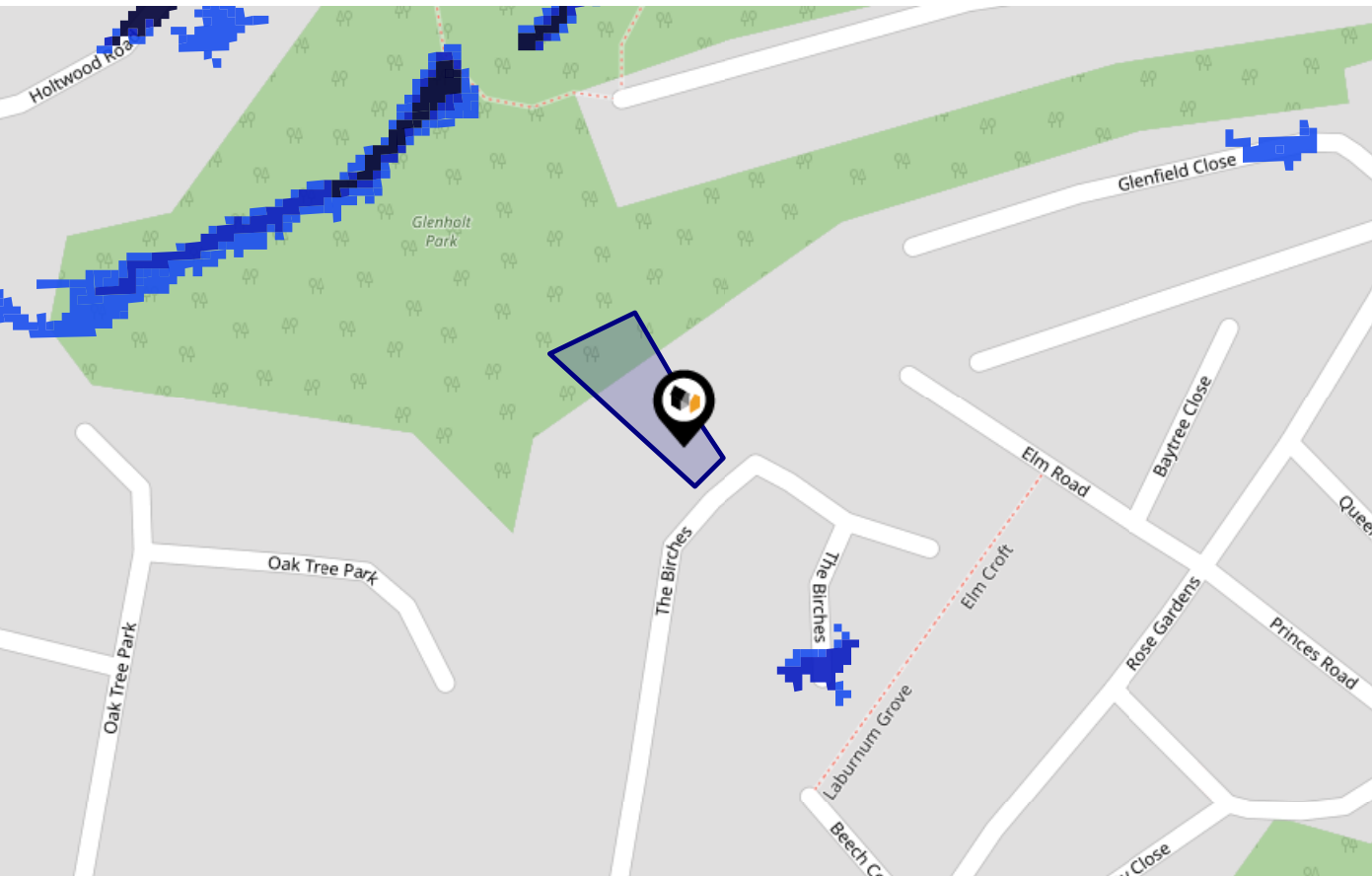
Chance of flooding to the following depths at this property:



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.

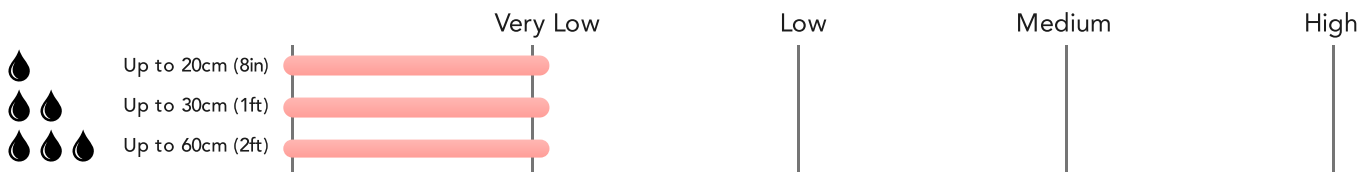


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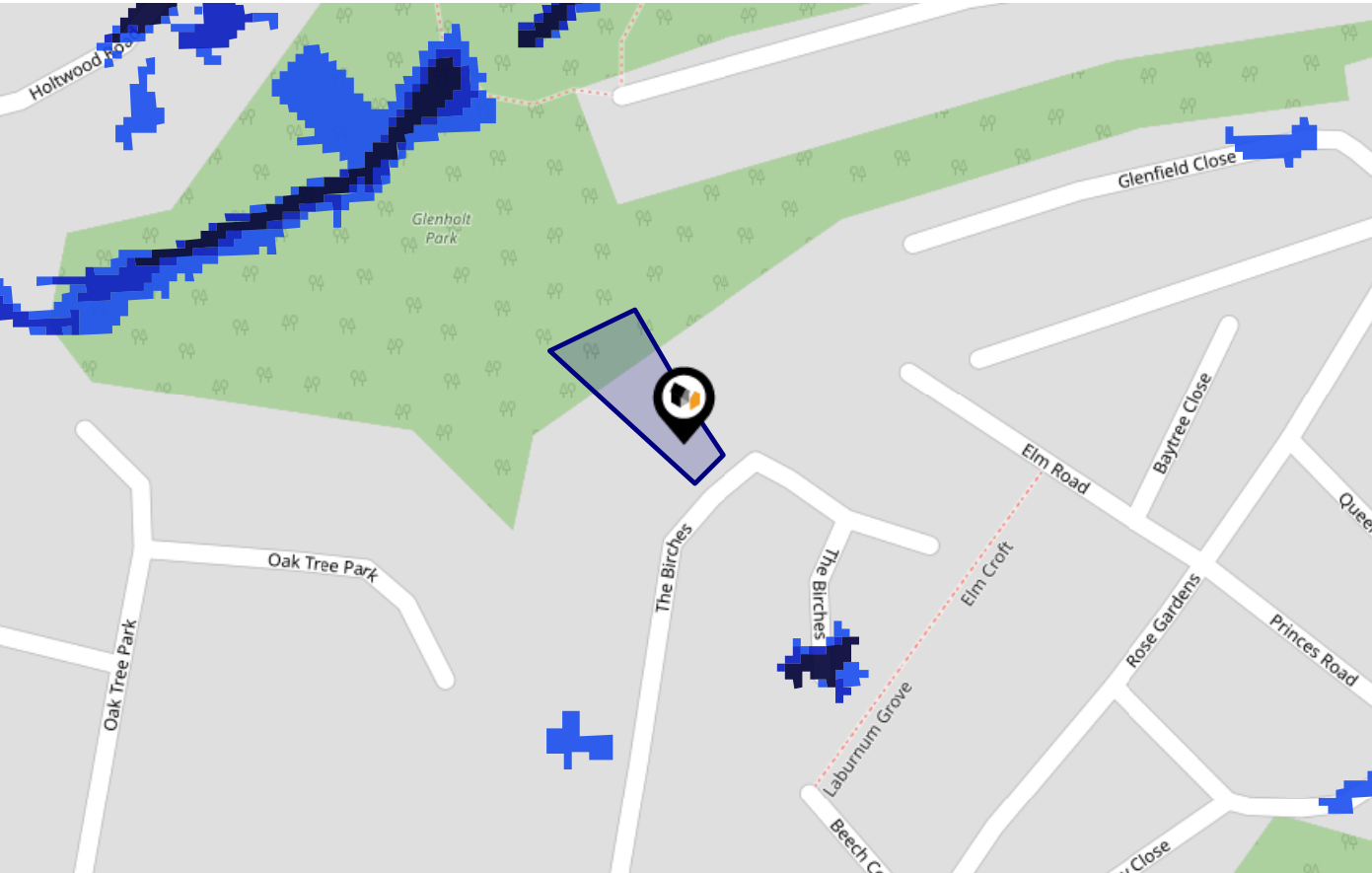
Chance of flooding to the following depths at this property:



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.

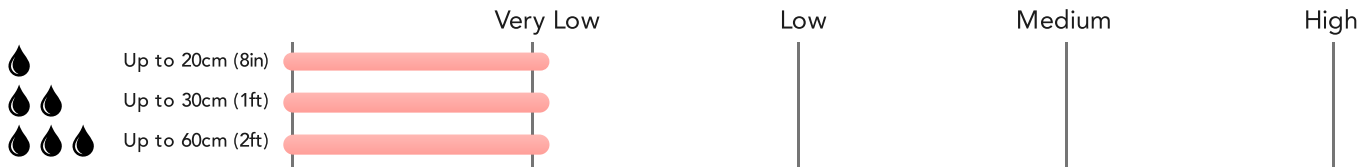


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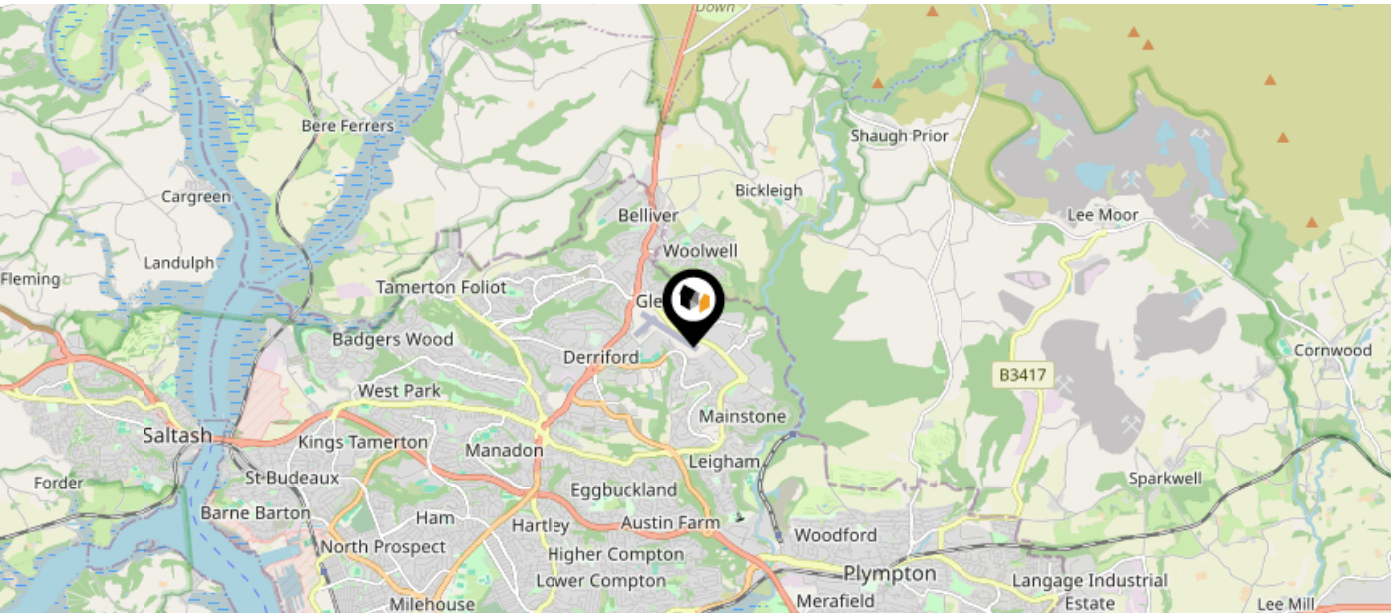
Chance of flooding to the following depths at this property:



Maps

Green Belt

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



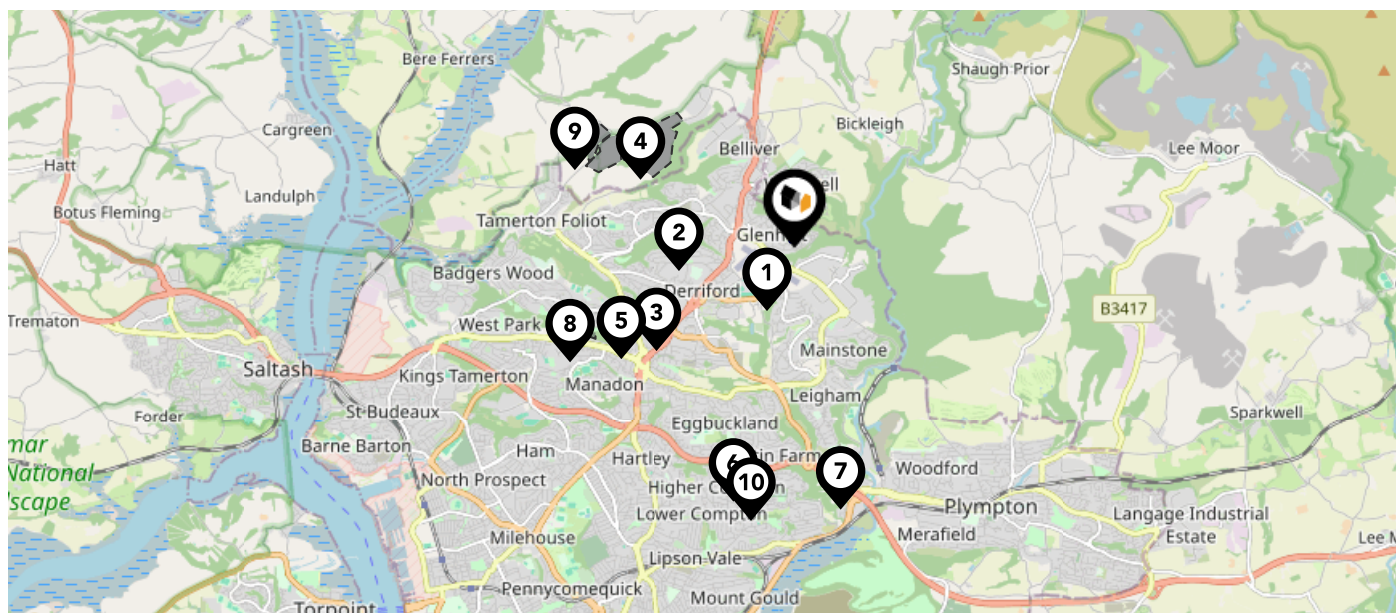
Nearby Green Belt Land

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.



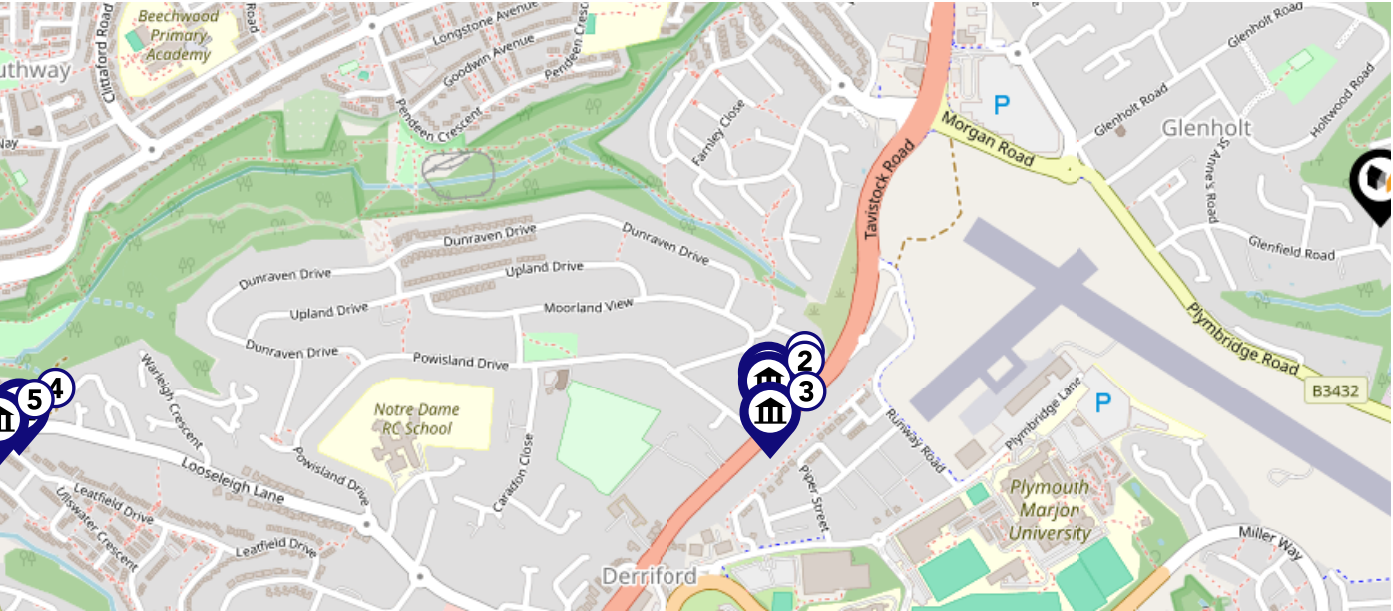
Nearby Landfill Sites

1	Derriford-Derriford, Plymouth	Historic Landfill	
2	Off Pendeen Crescent Southway-Off Pendeen Crescent Southway	Historic Landfill	
3	Crownhill Sewage Works-Crownhill Sewage Works, Plymouth	Historic Landfill	
4	Great Trehills Farm-Great Trehills Farm, Tamerton Foliot, Plymouth, Devon	Historic Landfill	
5	Crownhill-Crownhill, Plymouth	Historic Landfill	
6	Valley View Close-Valley View Close, Plymouth	Historic Landfill	
7	Tecalamet Marsh Mills-Off Longbridge Road, Plymouth	Historic Landfill	
8	Woodlands Fort Cricket Pitch Honickn-Woodlands Fort Cricket Pitch Honicknowle, Plymouth	Historic Landfill	
9	Allern Farm-Allern Farm, Tamerton Foliot, Bickleigh, Devon	Historic Landfill	
10	Eggbuckland Road Efford Adj Cemetery-Eggbuckland Road, Efford, Plymouth	Historic Landfill	

Maps

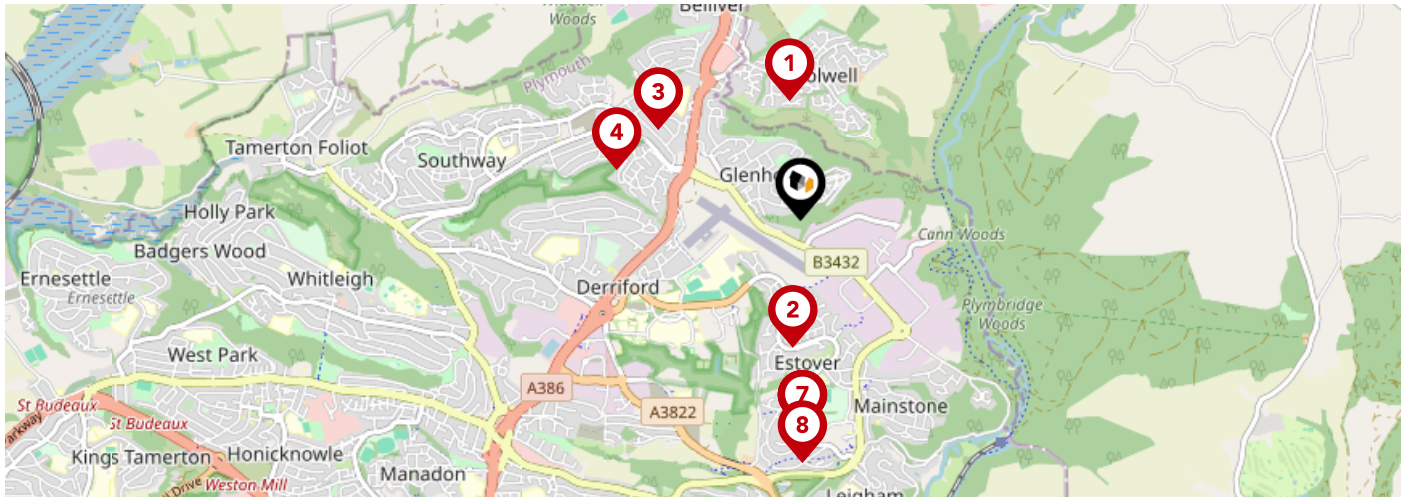
Listed Buildings

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



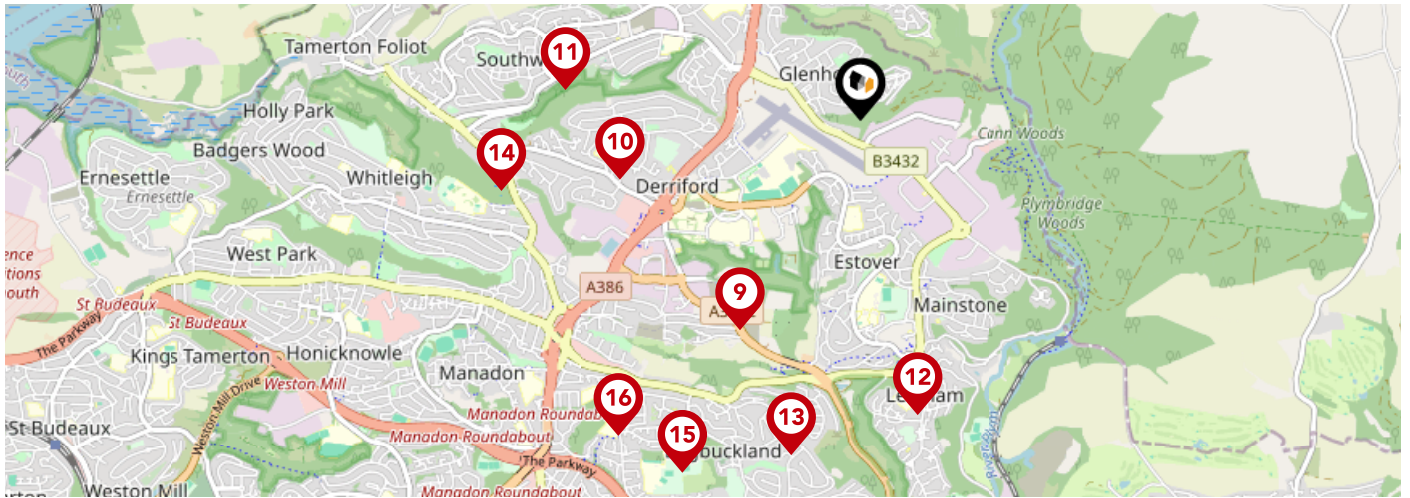
Listed Buildings in the local district		Grade	Distance
	1386356 - 2 And 2a, Roborough Close	Grade II	0.7 miles
	1386434 - Powisland House	Grade II	0.7 miles
	1386435 - Gate Piers And Flanking Walls At Former Entrance To Powisland House	Grade II	0.8 miles
	1386212 - Looseleigh House	Grade II	1.6 miles
	1386213 - Gate Piers And Walls At Road Frontage To Number 33 Looseleigh House	Grade II	1.6 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Bickleigh Down Church of England Primary School Ofsted Rating: Good Pupils: 416 Distance:0.57	☐	☒	☐	☐	☐
2	Thornbury Primary School Ofsted Rating: Good Pupils: 285 Distance:0.6	☐	☒	☐	☐	☐
3	Widewell Primary Academy Ofsted Rating: Good Pupils: 219 Distance:0.8	☐	☒	☐	☐	☐
4	Oakwood Primary Academy Ofsted Rating: Good Pupils: 311 Distance:0.91	☐	☒	☐	☐	☐
5	Plym Bridge Nursery School and Day Care Ofsted Rating: Good Pupils: 54 Distance:1	☒	☐	☐	☐	☐
6	Tor Bridge High Ofsted Rating: Good Pupils: 1171 Distance:1	☐	☐	☒	☐	☐
7	Cann Bridge School Ofsted Rating: Good Pupils: 95 Distance:1	☐	☐	☒	☐	☐
8	Tor Bridge Primary School Ofsted Rating: Outstanding Pupils: 184 Distance:1.14	☐	☒	☐	☐	☐

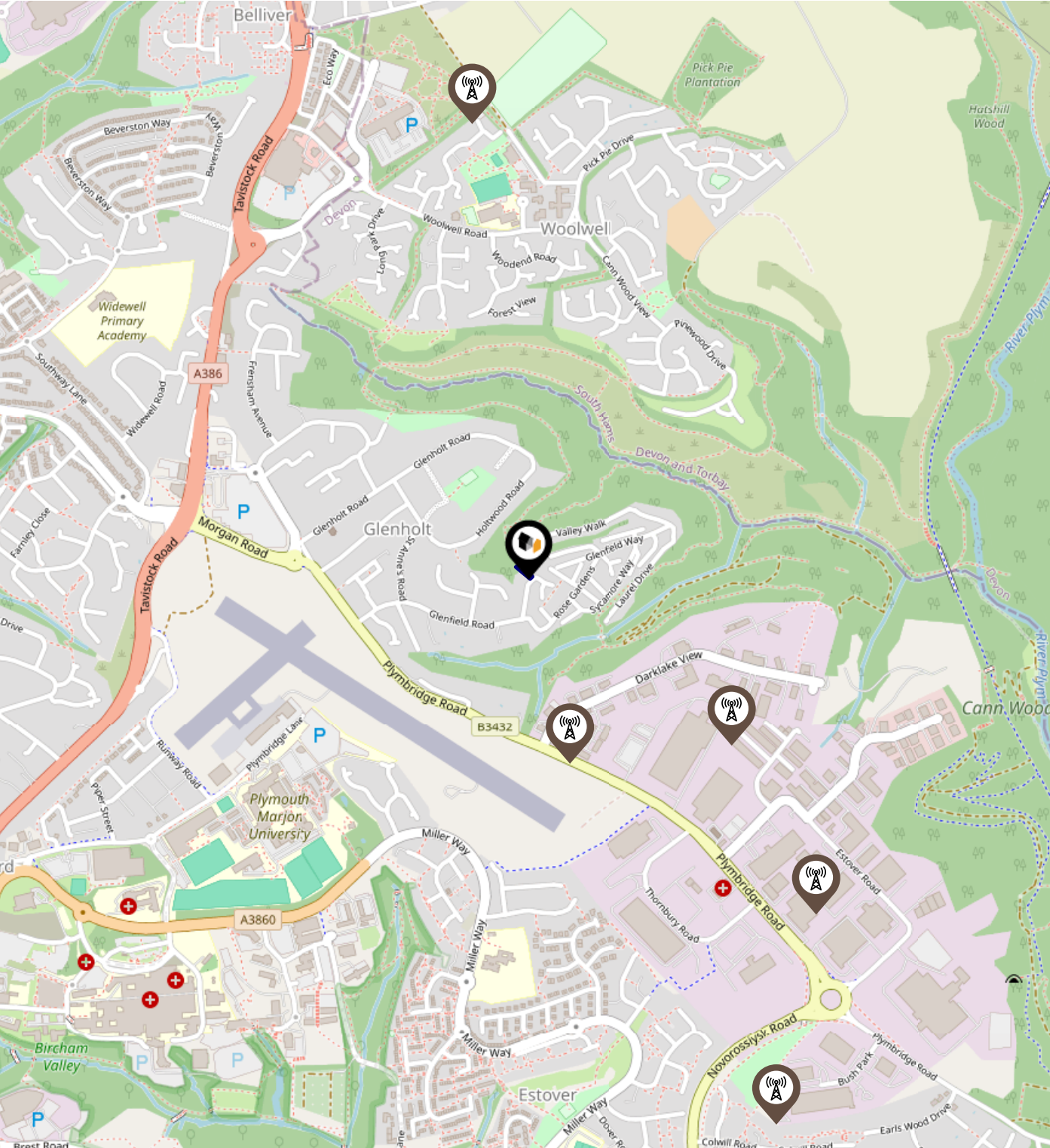
Area Schools



		Nursery	Primary	Secondary	College	Private
9	St Matthew's Church of England Primary and Nursery Academy Ofsted Rating: Good Pupils: 484 Distance: 1.15	☐	☒	☐	☐	☐
10	Notre Dame RC School Ofsted Rating: Good Pupils: 765 Distance: 1.17	☐	☐	☒	☐	☐
11	Beechwood Primary Academy Ofsted Rating: Good Pupils: 308 Distance: 1.4	☐	☒	☐	☐	☐
12	Leigham Primary School Ofsted Rating: Good Pupils: 399 Distance: 1.42	☐	☒	☐	☐	☐
13	St Edward's CofE Primary School Ofsted Rating: Good Pupils: 219 Distance: 1.62	☐	☒	☐	☐	☐
14	Woodlands School Ofsted Rating: Good Pupils: 85 Distance: 1.73	☐	☐	☒	☐	☐
15	Egguckland Vale Primary School Ofsted Rating: Good Pupils: 396 Distance: 1.87	☐	☒	☐	☐	☐
16	Widely Court Primary School Ofsted Rating: Good Pupils: 602 Distance: 1.88	☐	☒	☐	☐	☐

Local Area

Masts & Pylons



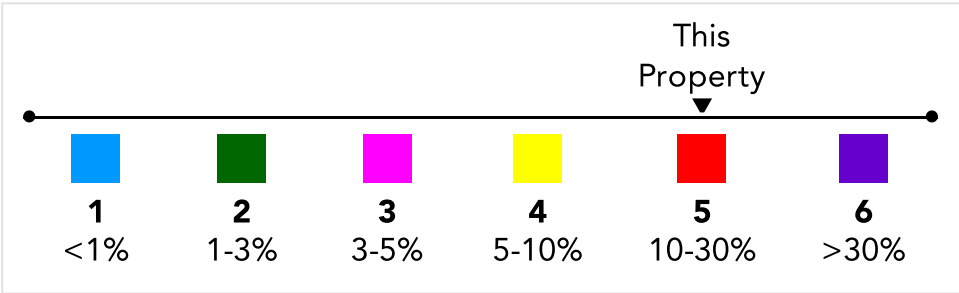
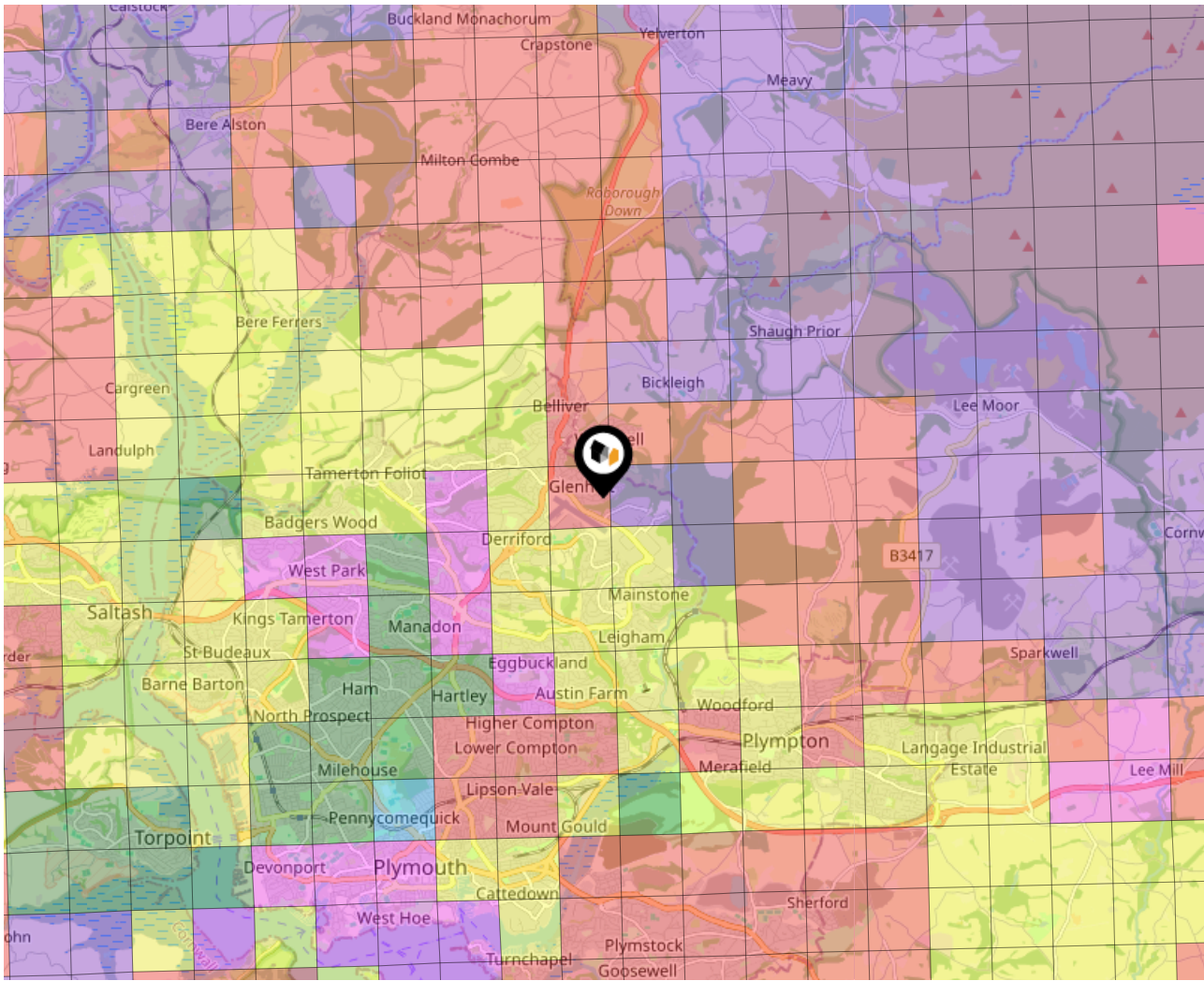
- Key:**
-  Power Pylons
 -  Communication Masts

Environment

Radon Gas

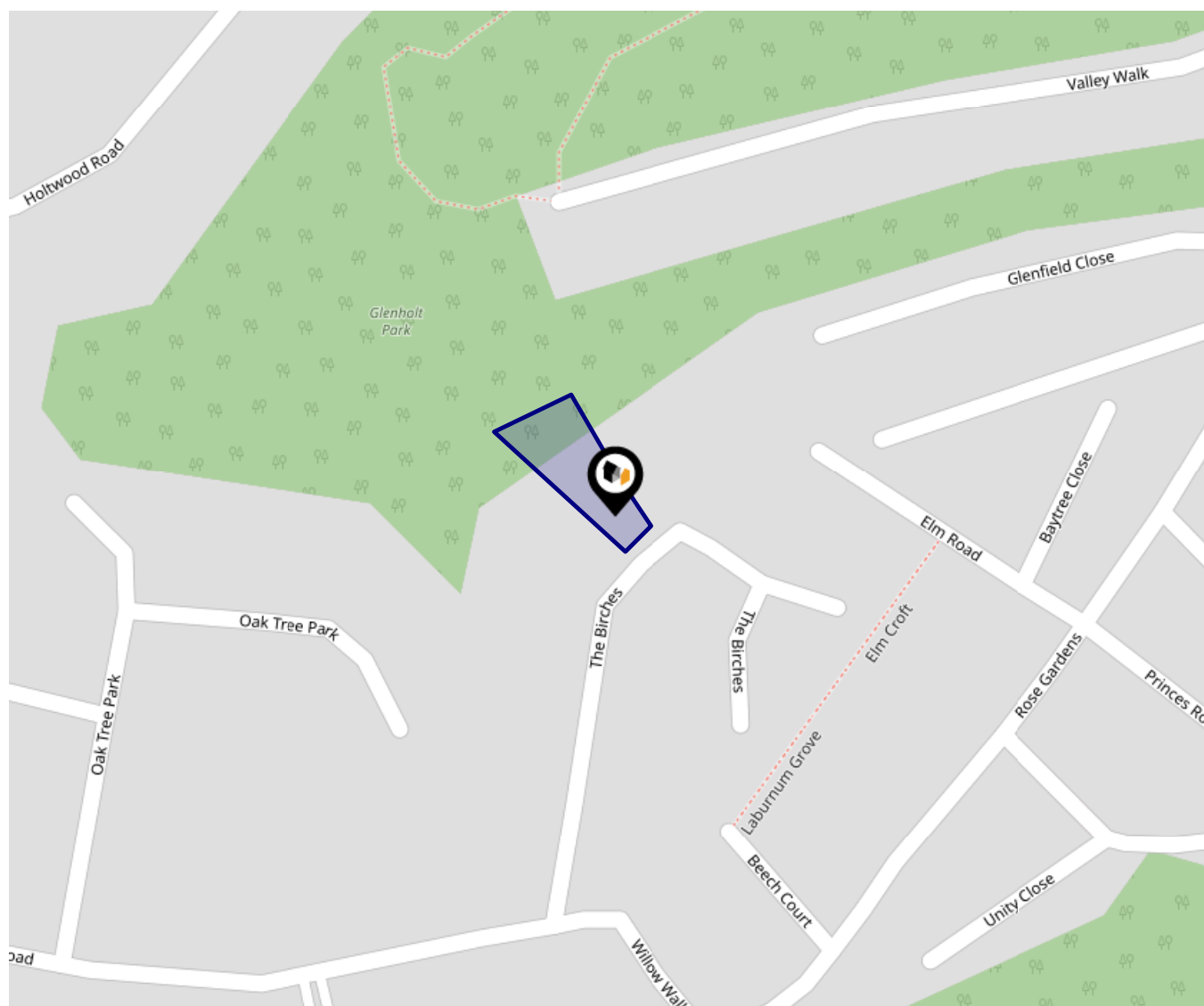
What is Radon?

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:	LOAM TO SILTY LOAM
Parent Material Grain:	ARGILLACEOUS	Soil Depth:	INTERMEDIATE-SHALLOW
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		

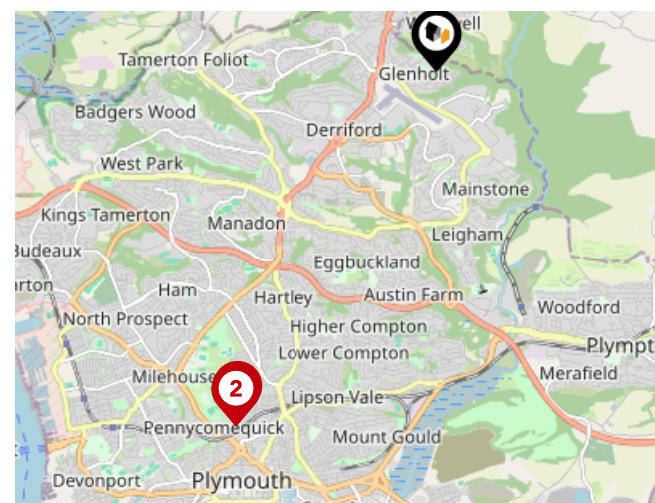


Primary Classifications (Most Common Clay Types)

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

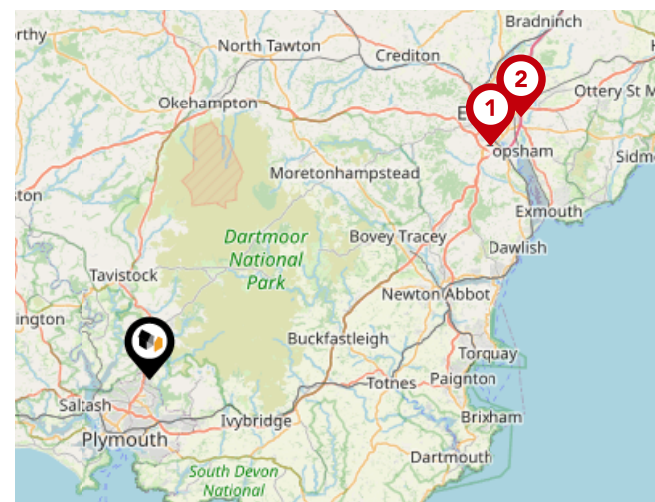
Area

Transport (National)



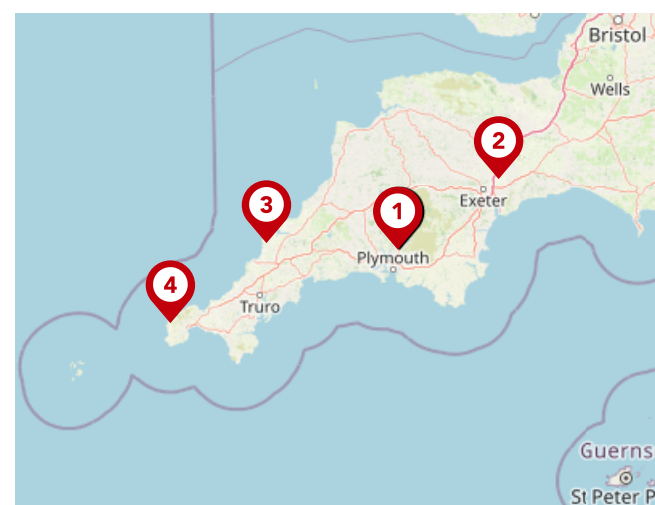
National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	3.82 miles
2	Plymouth Rail Station	3.85 miles
3	Bere Ferrers Rail Station	3.96 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	31.17 miles
2	M5 J30	34.29 miles

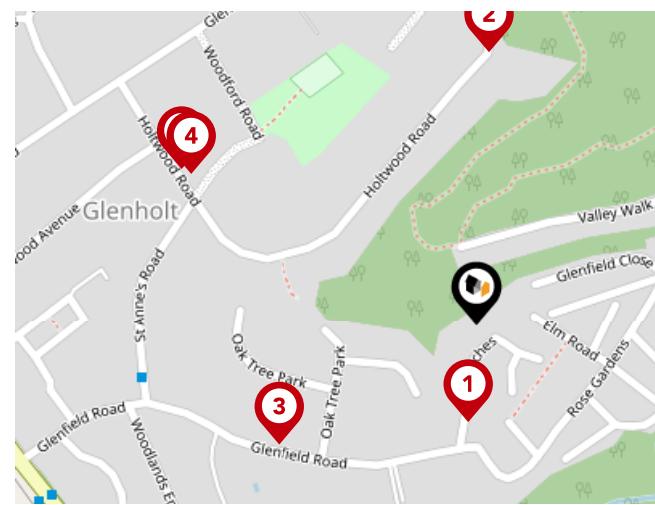


Airports/Helipads

Pin	Name	Distance
1	Glenholt	0.47 miles
2	Exeter Airport	36.72 miles
3	St Mawgan	39.88 miles
4	Joppa	72.8 miles

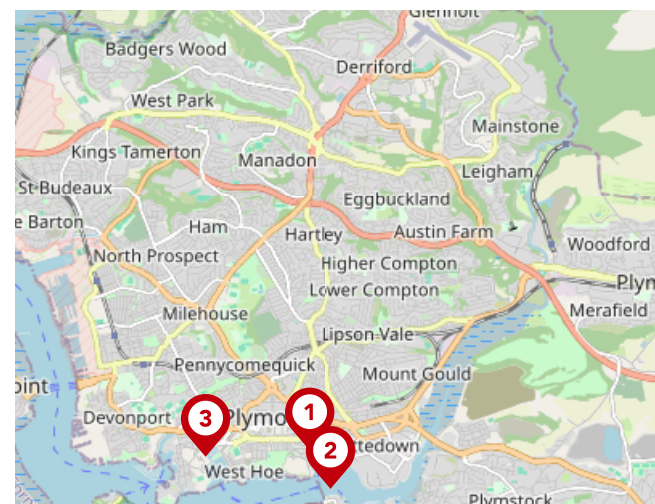
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Glenholt Park	0.06 miles
2	Holtwood Road	0.16 miles
3	Oak Tree Park	0.14 miles
4	Woodford Road	0.19 miles
5	St Annes Road	0.2 miles



Ferry Terminals

Pin	Name	Distance
1	Plymouth (Barbican) Landing Stage	4.42 miles
2	Plymouth Mount Batten Ferry Landing	4.71 miles
3	Plymouth Ferry Terminal	4.9 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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