

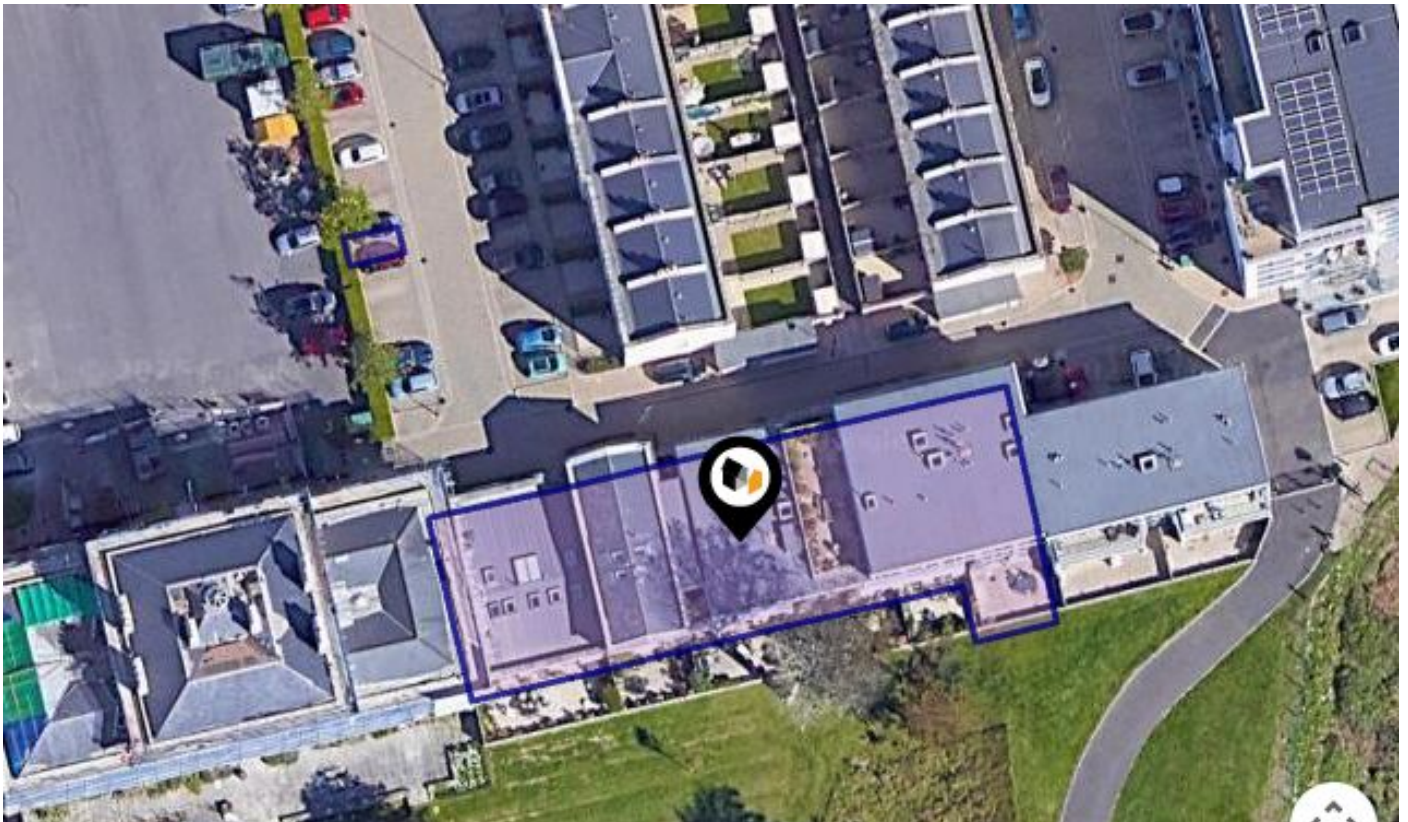


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 29th July 2025



47, MARITIME SQUARE, PLYMOUTH, PL1 4SW

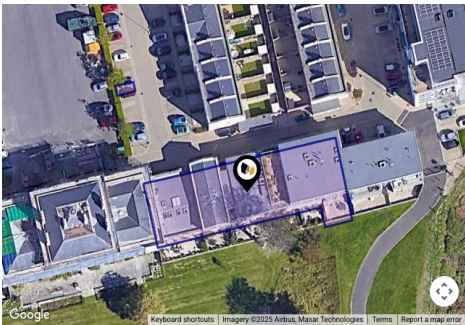
6 Mannamead Road Plymouth Devon PL4 7AA

01752 256000

property@langtownandcountry.com

www.langtownandcountry.com

Property Overview



Property

Type:	Flat / Maisonette	Last Sold Date:	04/03/2016
Bedrooms:	2	Last Sold Price:	£357,500
Floor Area:	979 ft ² / 91 m ²	Last Sold £/ft ² :	£353
Plot Area:	0.21 acres	Tenure:	Leasehold
Year Built :	2016	Start Date:	03/03/2016
Council Tax :	Band E	End Date:	01/04/3010
Annual Estimate:	£2,842	Lease Term:	999 years from 1 April 2011
Title Number:	DN669756	Term Remaining:	985 years
UPRN:	10090566647		

Local Area

Local Authority:	City of plymouth	Estimated Broadband Speeds		
Conservation Area:	Devonport	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	Very low	9	40	1800
• Surface Water	Very low	mb/s	mb/s	mb/s

Mobile Coverage:
(based on calls indoors)



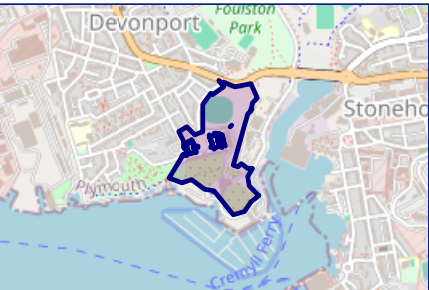
Satellite/Fibre TV Availability:



Property

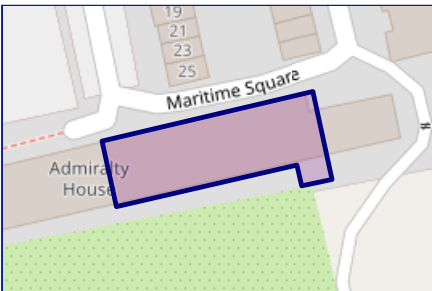
Multiple Title Plans

Freehold Title Plan



DN464906

Leasehold Title Plan



DN669756

Start Date:	03/03/2016
End Date:	01/04/3010
Lease Term:	999 years from 1 April 2011
Term Remaining:	985 years

Property

EPC - Certificate

47 Maritime Square PLYMOUTH PL1 4SW		Energy rating	
		C	
Valid until 18.06.2035		Certificate number 24114737017516642011	
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 c	76 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

Additional EPC Data

Property Type:	Ground-floor flat
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Granite or whin, as built, no insulation (assumed)
Walls Energy:	Granite or whin, as built, no insulation (assumed)
Roof:	(another dwelling above)
Roof Energy:	(another dwelling above)
Main Heating:	Boiler and underfloor heating, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	From main system
Lighting:	Good lighting efficiency
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	91 m ²

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

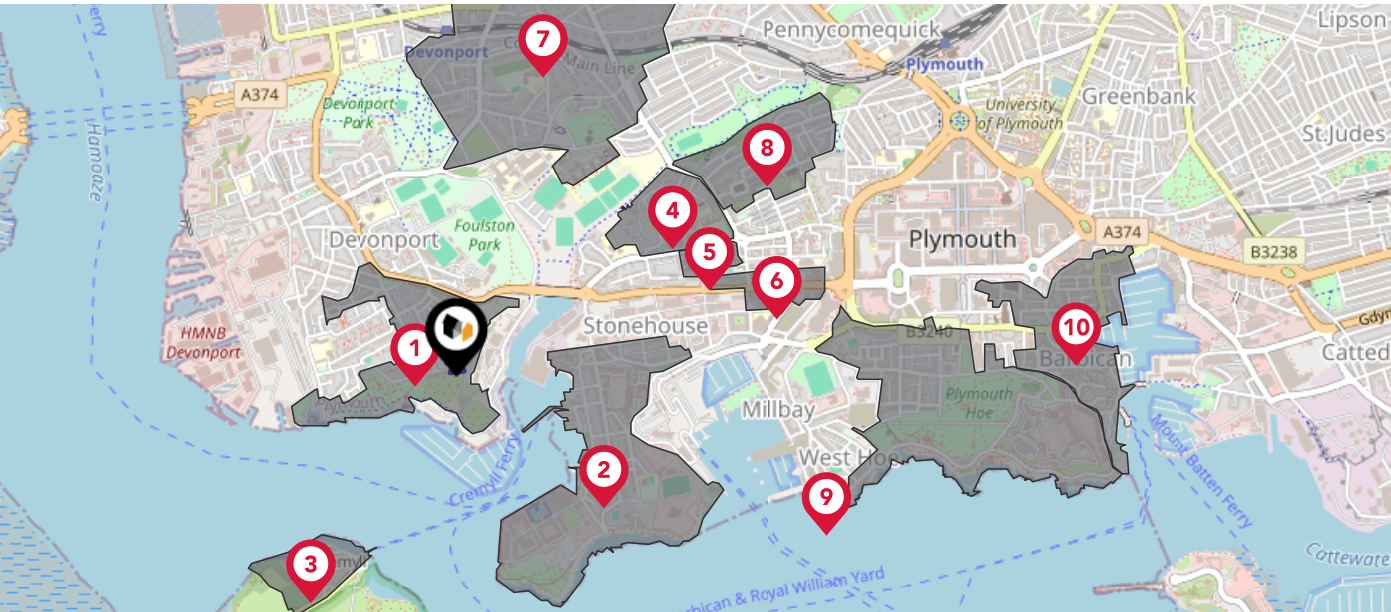
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.

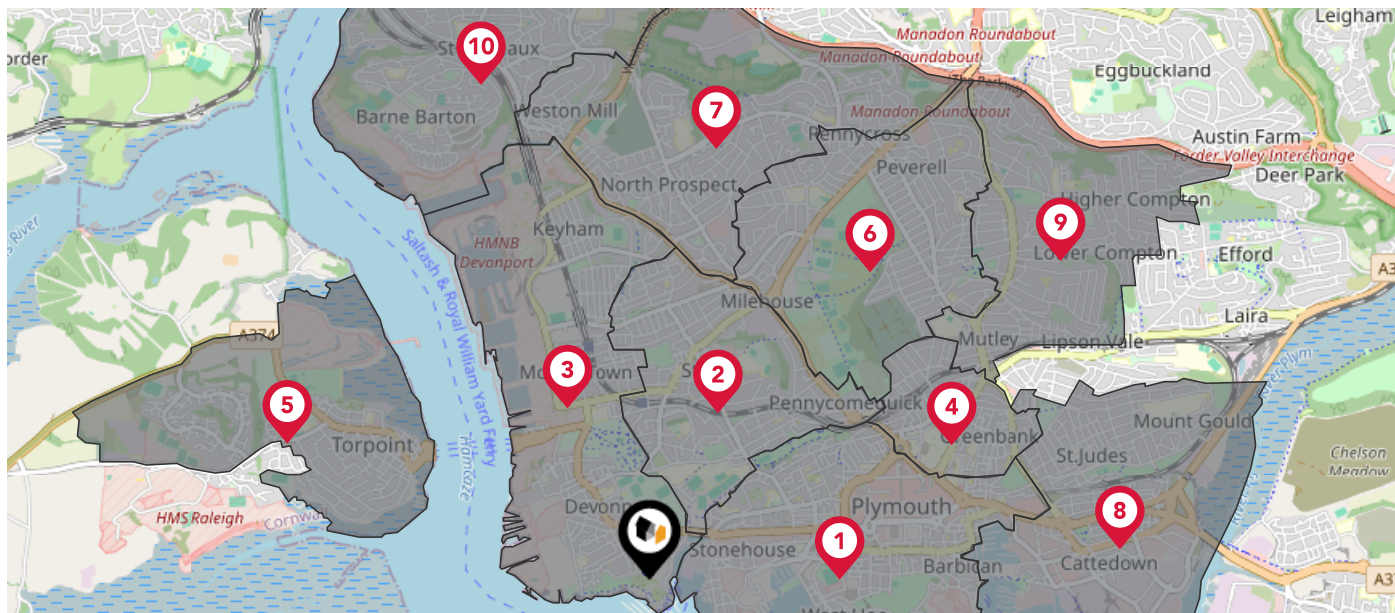


Nearby Conservation Areas	
1	Devonport
2	Stonehouse Peninsula
3	Cremyll
4	Royal Naval Hospital
5	Adelaide Street / Clarence Place
6	Union Street (Plymouth, City of (Ua))
7	STOKE
8	North Stonehouse
9	The Hoe
10	Barbican (Plymouth, City of (Ua))

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



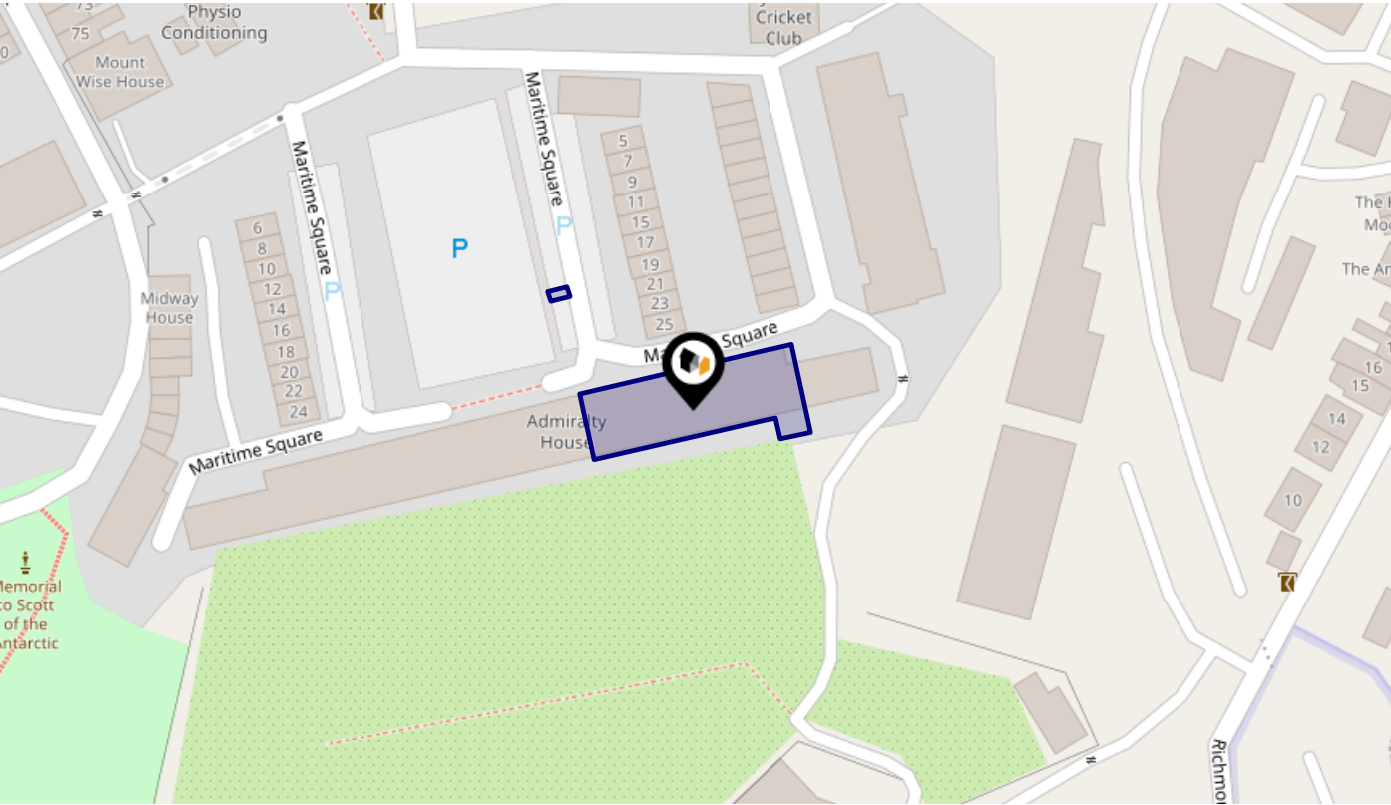
Nearby Council Wards

- | | |
|----|-----------------------------------|
| 1 | St. Peter and the Waterfront Ward |
| 2 | Stoke Ward |
| 3 | Devonport Ward |
| 4 | Drake Ward |
| 5 | Torpoint ED |
| 6 | Peverell Ward |
| 7 | Ham Ward |
| 8 | Sutton and Mount Gould Ward |
| 9 | Compton Ward |
| 10 | St. Budeaux 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.

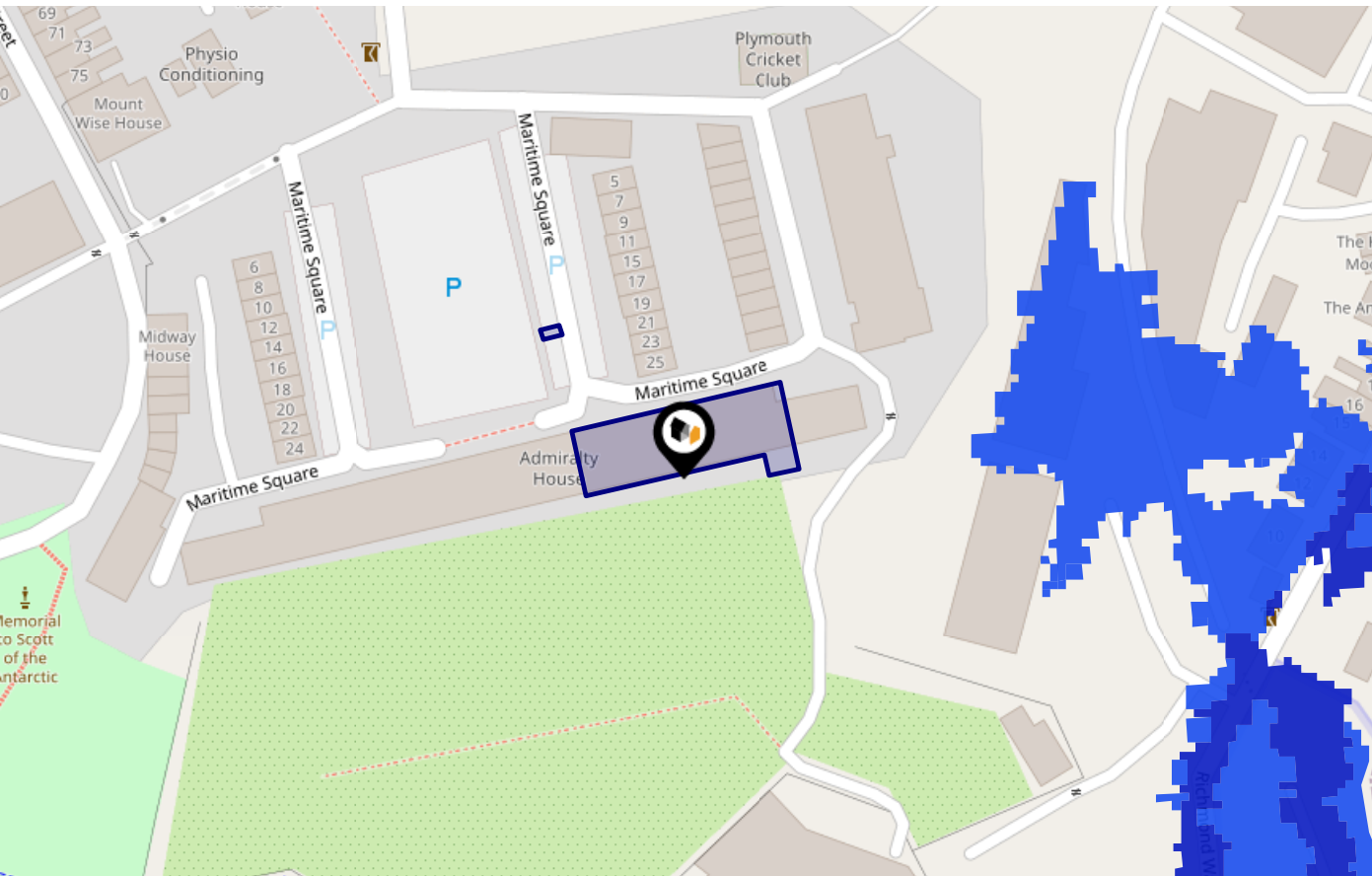
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

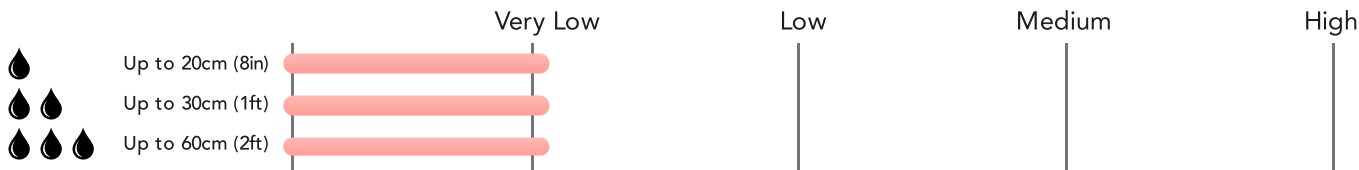


Risk Rating: Very low

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.

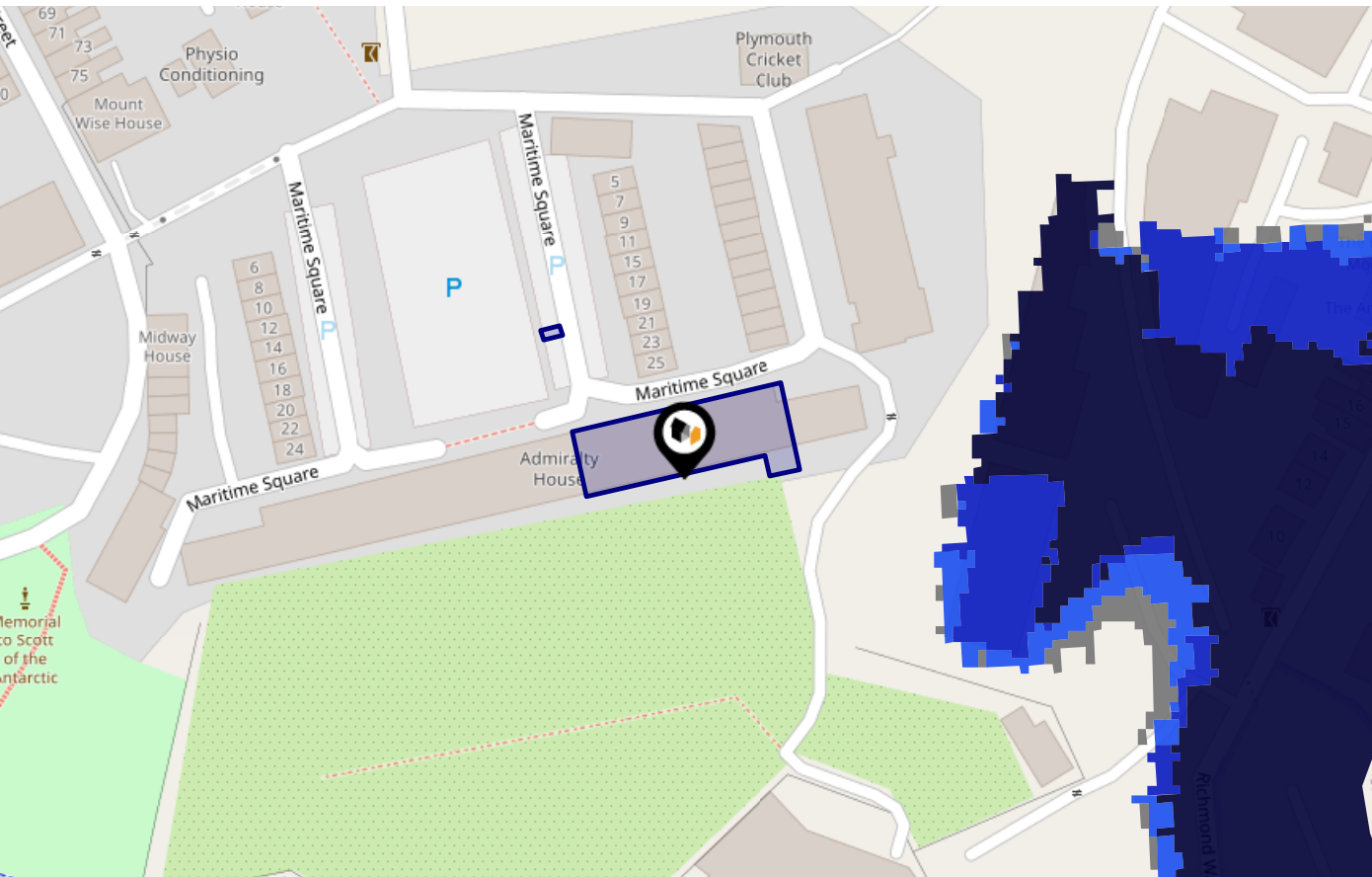
Chance of flooding to the following depths at this property:



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.

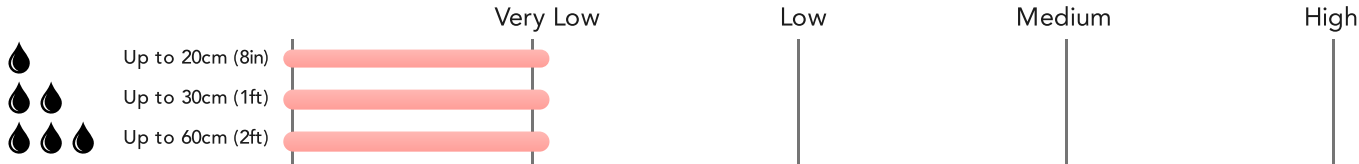


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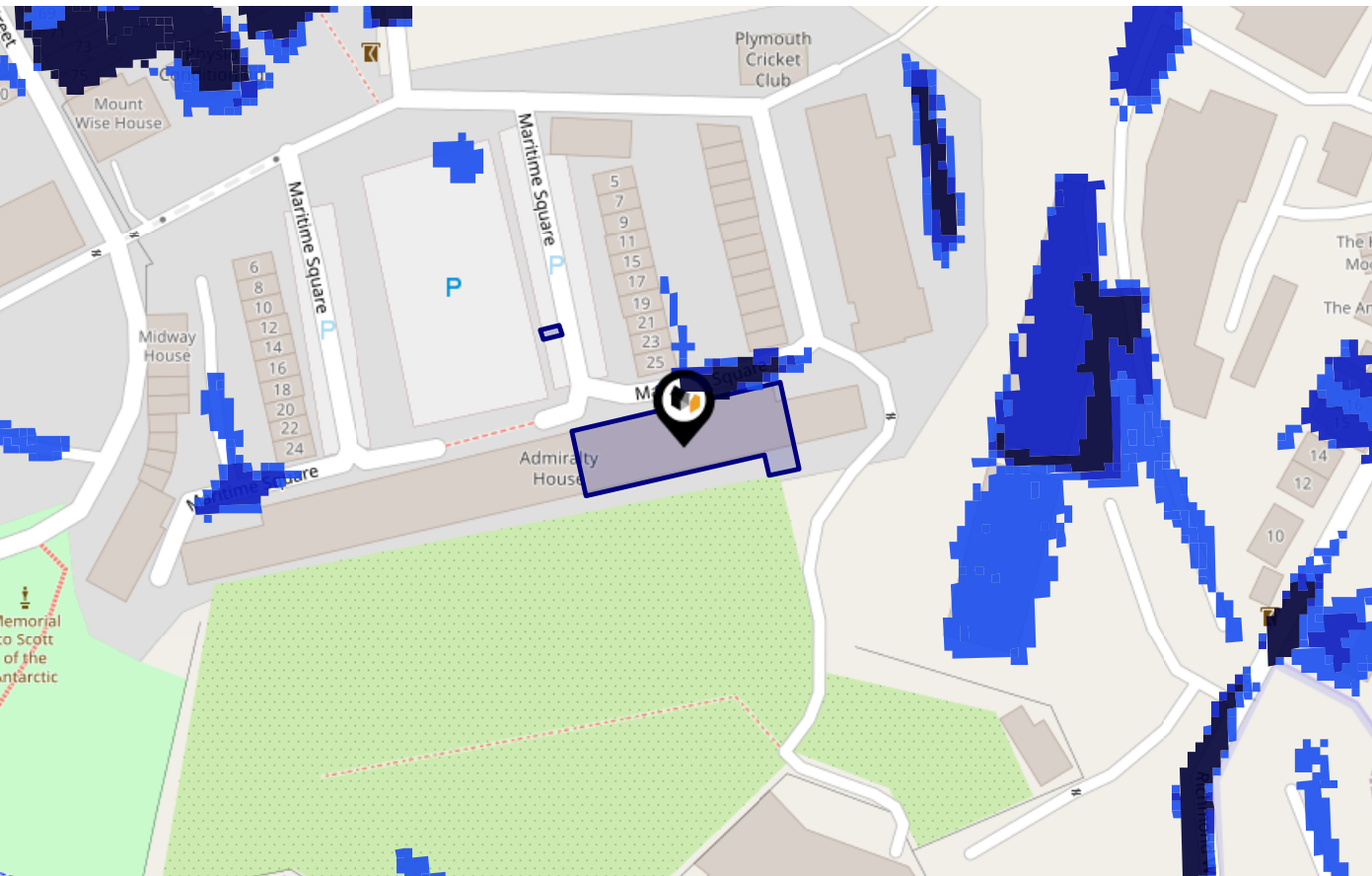
Chance of flooding to the following depths at this property:



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.

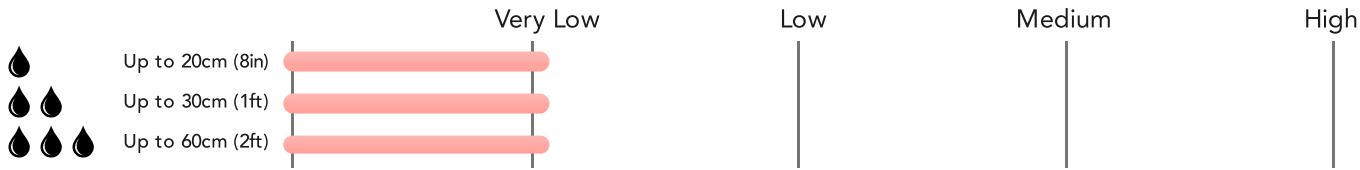


Risk Rating: **Very low**

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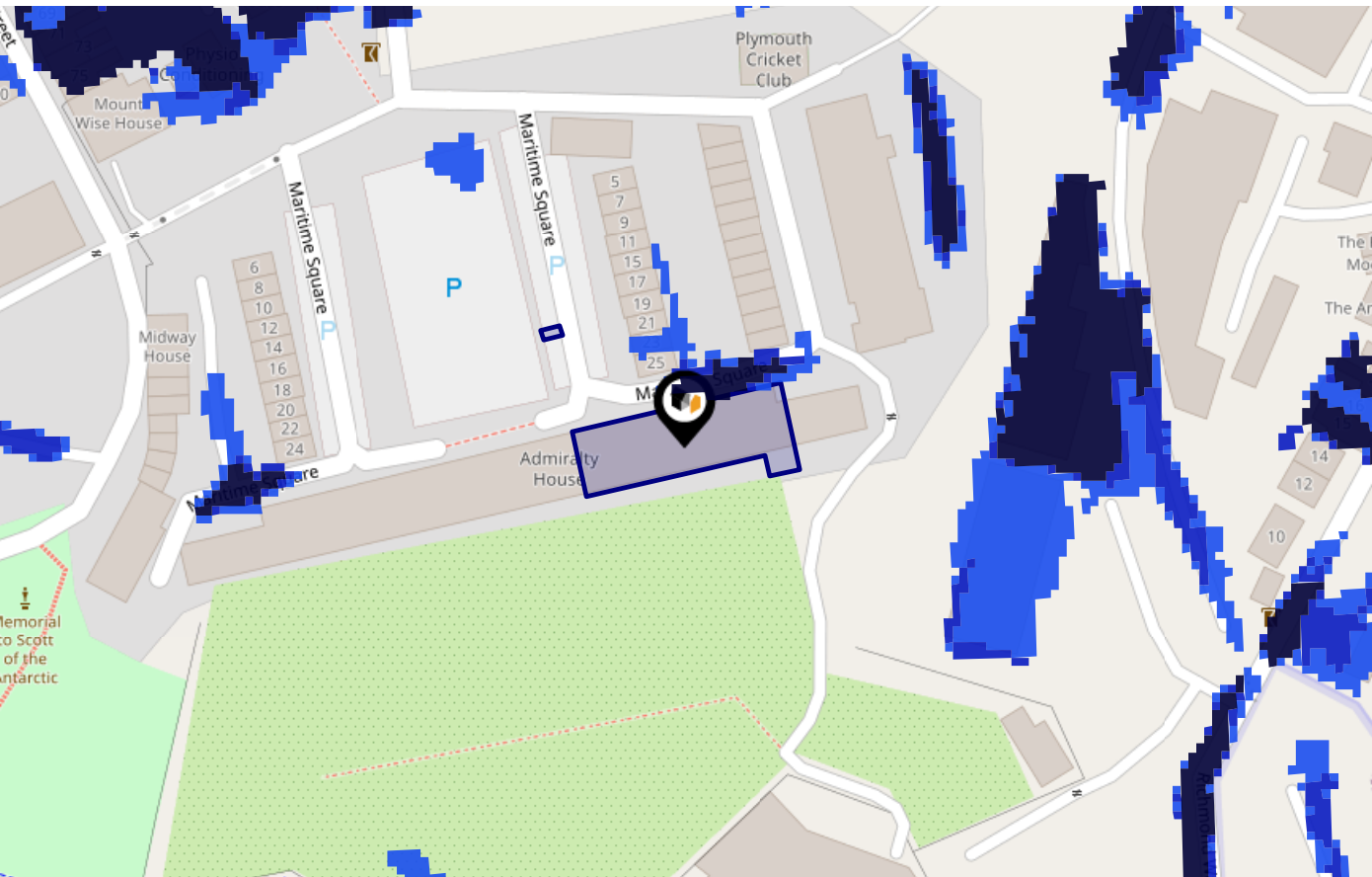
Chance of flooding to the following depths at this property:



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.

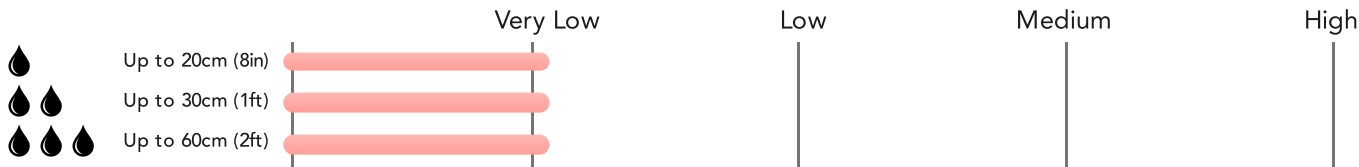


Risk Rating: **Very low**

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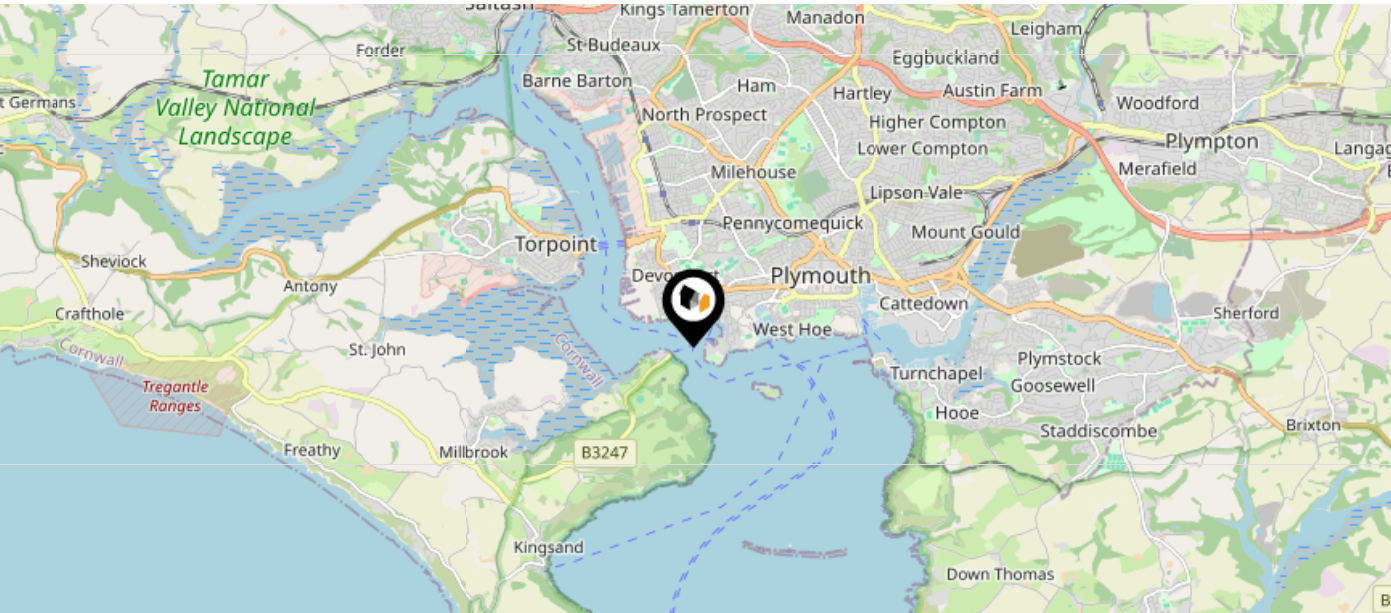
Chance of flooding to the following depths at this property:



Maps

Green Belt

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



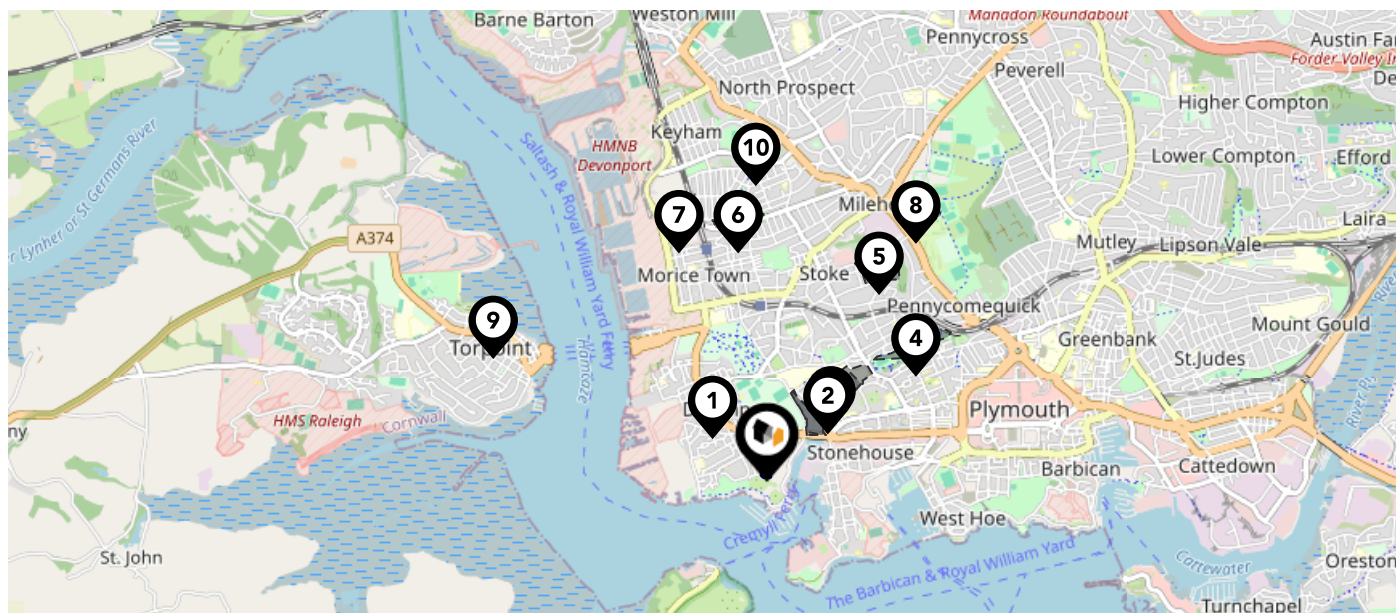
Nearby Green Belt Land

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.



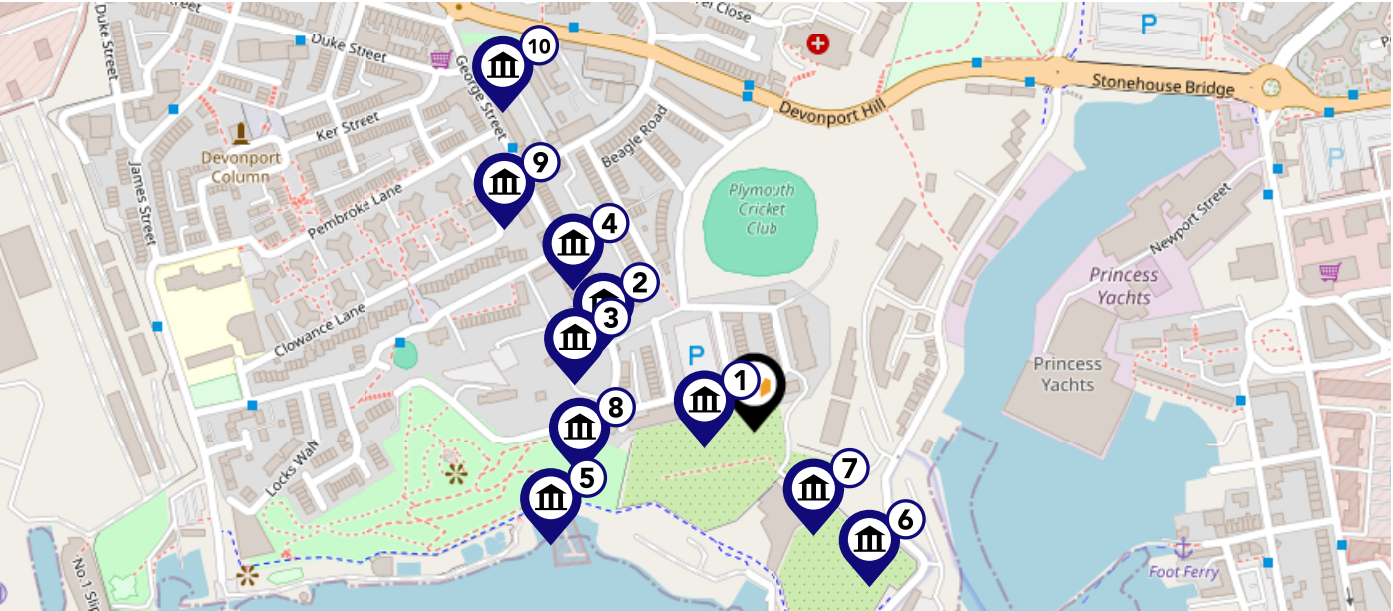
Nearby Landfill Sites

1	Hazardous Stores Return Centre-H M Naval Base, Devonport, Plymouth, Devon	Historic Landfill	
2	Stonehouse Playing Fields-Stonehouse Playing Fields, Stonehouse, Plymouth, Devon	Historic Landfill	
3	Stonehouse Lake-Plymouth, Devon	Historic Landfill	
4	Victoria Park-Victoria Park, Plymouth	Historic Landfill	
5	Stoke School Playing Field And Allotments-Stoke School Playing Field And Allotments, Plymouth	Historic Landfill	
6	Recreation Ground St Levan Ground And Alexandra Road-Recreation Ground, St Levan Road, Plymouth	Historic Landfill	
7	St Levan Road Recreation Ground-St Levan Road Recreation Ground, Devonport, Plymouth	Historic Landfill	
8	Central Park Milehouse-Central Park (Milehouse), Plymouth	Historic Landfill	
9	Antony Road Car Park-Antony Road Car Park, Torpoint	Historic Landfill	
10	Disused Railway Cutting-North Down, Devonport, Plymouth	Historic Landfill	

Maps

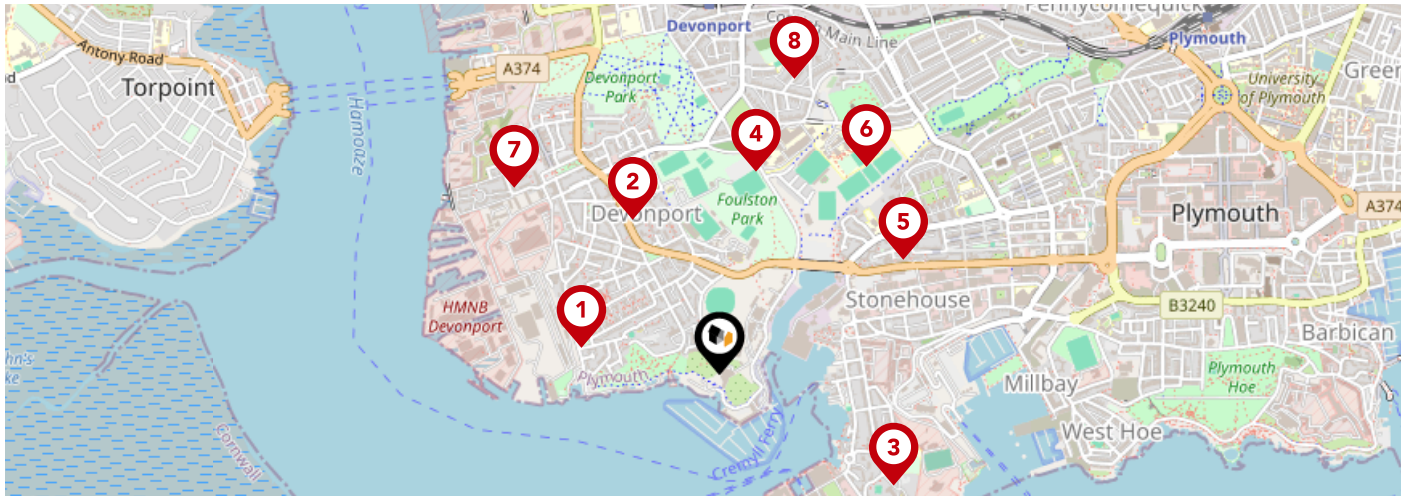
Listed Buildings

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



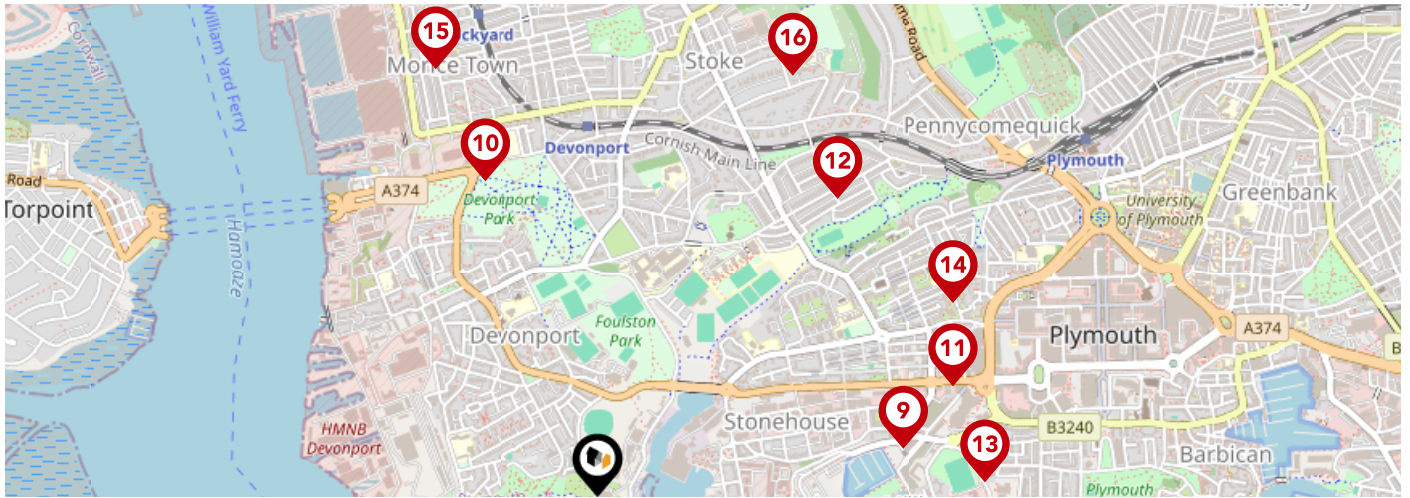
Listed Buildings in the local district		Grade	Distance
	1386256 - Admiralty House	Grade II	0.0 miles
	1386259 - Mount Wise House	Grade II	0.1 miles
	1386257 - Hamoaze House And Attached Forecourt Railings	Grade II	0.1 miles
	1322040 - 57, George Street	Grade II	0.1 miles
	1386258 - Landing Steps From Mount Wise Ward	Grade II	0.1 miles
	1430125 - Old Gun Wharf Wall	Grade II	0.1 miles
	1430124 - New Bastion, Including Part Of The Counterscarp Wall	Grade II	0.1 miles
	1386260 - Scott Memorial	Grade II	0.1 miles
	1386317 - The Kings Arms Public House	Grade II	0.2 miles
	1386473 - The Shakespeare Public House	Grade II	0.2 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Mount Wise Community Primary School Ofsted Rating: Good Pupils: 268 Distance:0.33	☐	☒	☐	☐	☐
2	St Joseph's Catholic Primary School Ofsted Rating: Good Pupils: 206 Distance:0.42	☐	☒	☐	☐	☐
3	St George's CofE Primary Academy Ofsted Rating: Good Pupils: 90 Distance:0.49	☐	☒	☐	☐	☐
4	City College Plymouth Ofsted Rating: Good Pupils:0 Distance:0.49	☐	☐	☒	☐	☐
5	High Street Primary Academy Ofsted Rating: Good Pupils: 140 Distance:0.52	☐	☒	☐	☐	☐
6	Devonport High School for Boys Ofsted Rating: Good Pupils: 1231 Distance:0.6	☐	☐	☒	☐	☐
7	Marlborough Primary Academy Ofsted Rating: Good Pupils: 111 Distance:0.66	☐	☒	☐	☐	☐
8	Stoke Damerel Primary Academy Ofsted Rating: Good Pupils: 400 Distance:0.73	☐	☒	☐	☐	☐

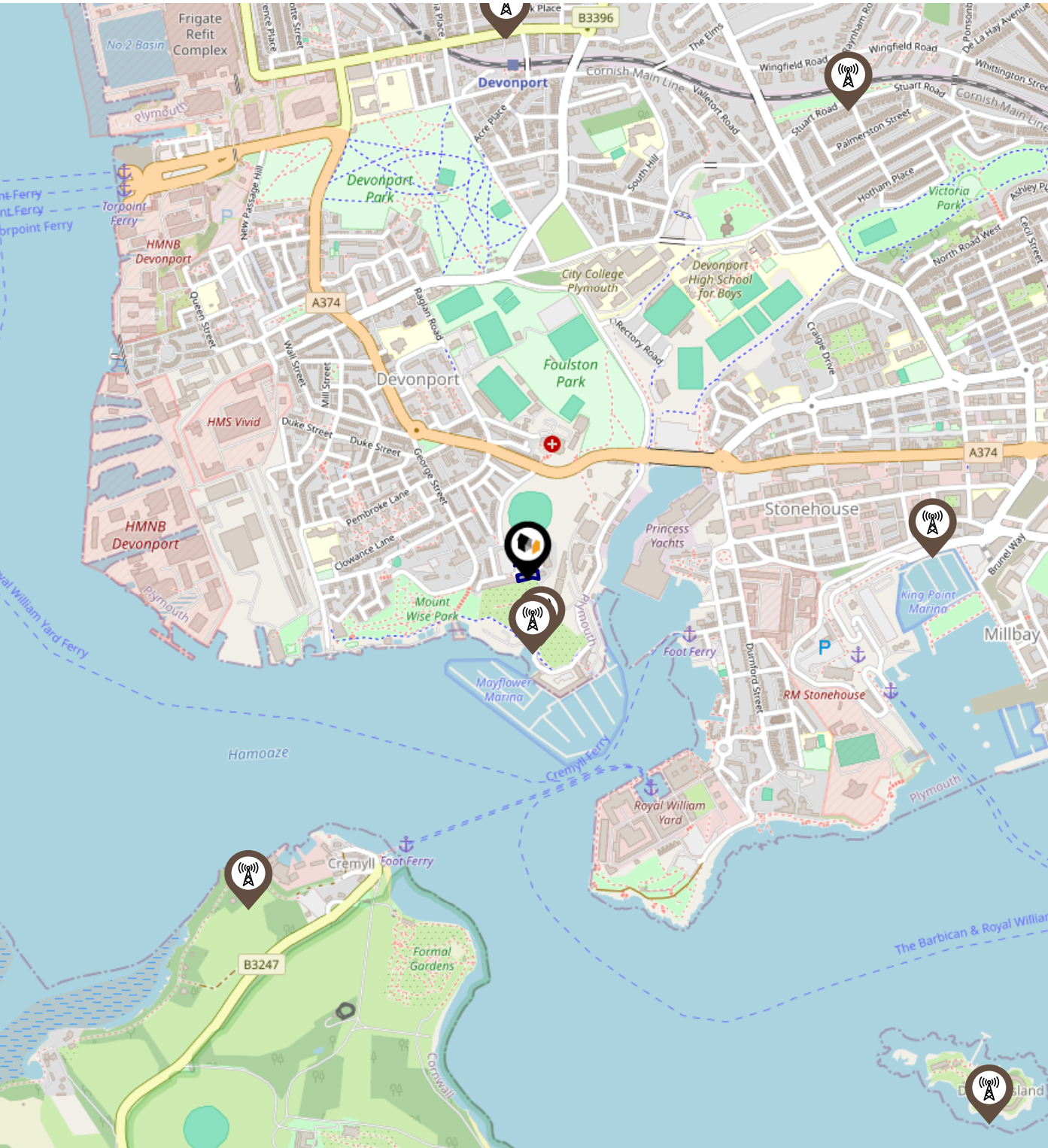
Area Schools



		Nursery	Primary	Secondary	College	Private
9	Millbay Academy Ofsted Rating: Good Pupils: 545 Distance:0.73	☐	☒	☒	☐	☐
10	UTC Plymouth Ofsted Rating: Good Pupils: 551 Distance:0.79	☐	☐	☒	☐	☐
11	St Peter's CofE Primary School Ofsted Rating: Good Pupils: 154 Distance:0.88	☐	☒	☐	☐	☐
12	Stuart Road Primary Academy Ofsted Rating: Good Pupils: 189 Distance:0.91	☐	☒	☐	☐	☐
13	St Andrew's Cof E VA Primary School Ofsted Rating: Good Pupils: 208 Distance:0.92	☐	☒	☐	☐	☐
14	The Cathedral School of St Mary Ofsted Rating: Requires improvement Pupils: 109 Distance:0.96	☐	☒	☐	☐	☐
15	Morice Town Primary Academy Ofsted Rating: Good Pupils: 185 Distance:1.08	☐	☒	☐	☐	☐
16	Scott Medical and Healthcare College Ofsted Rating: Good Pupils: 233 Distance:1.1	☐	☐	☒	☐	☐

Local Area

Masts & Pylons



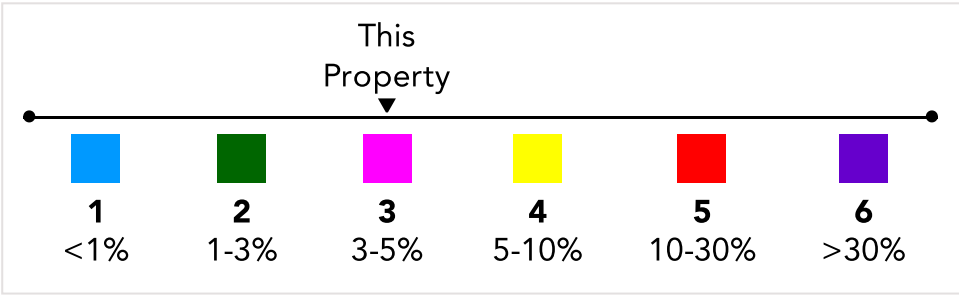
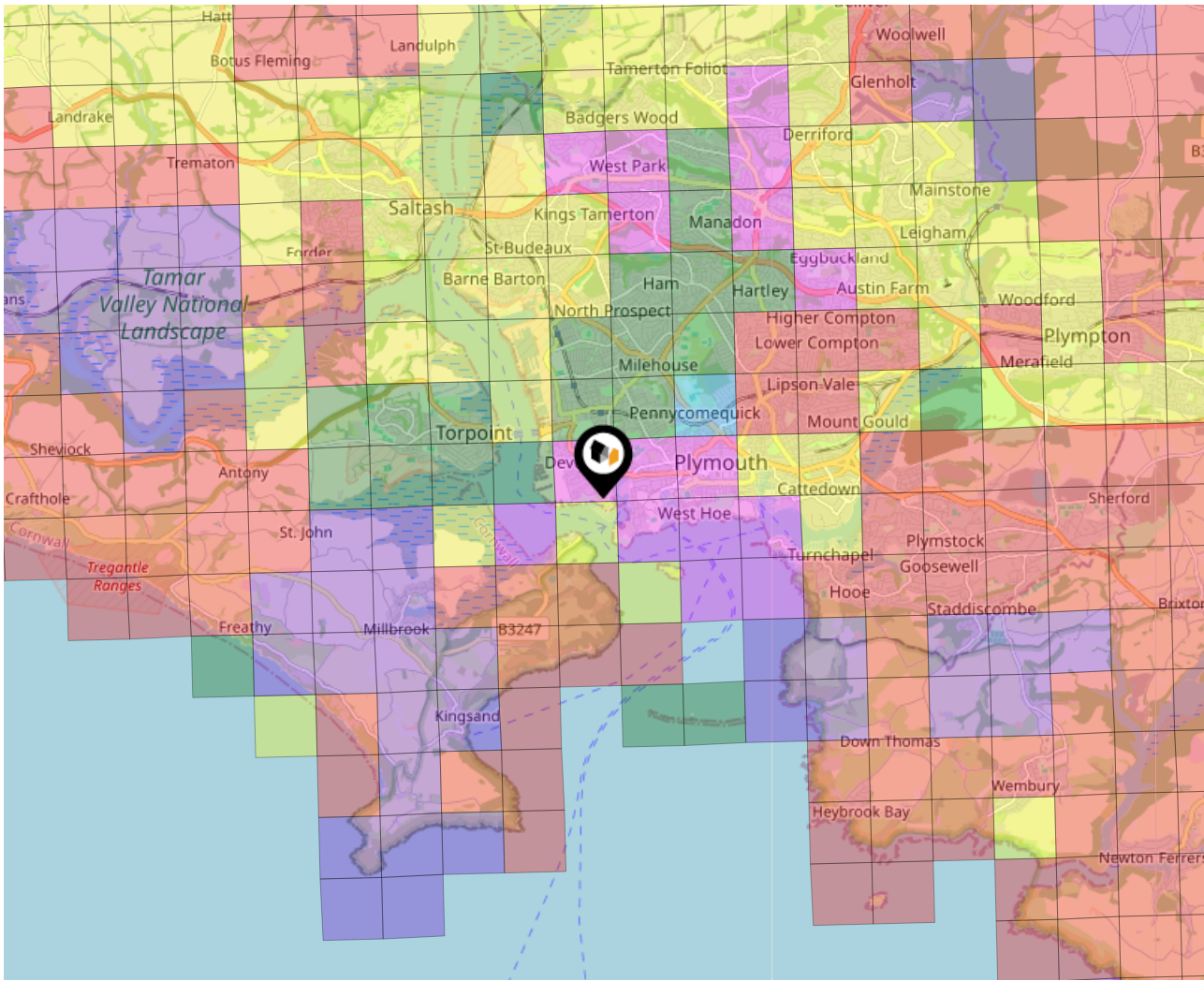
- Key:**
-  Power Pylons
 -  Communication Masts

Environment

Radon Gas

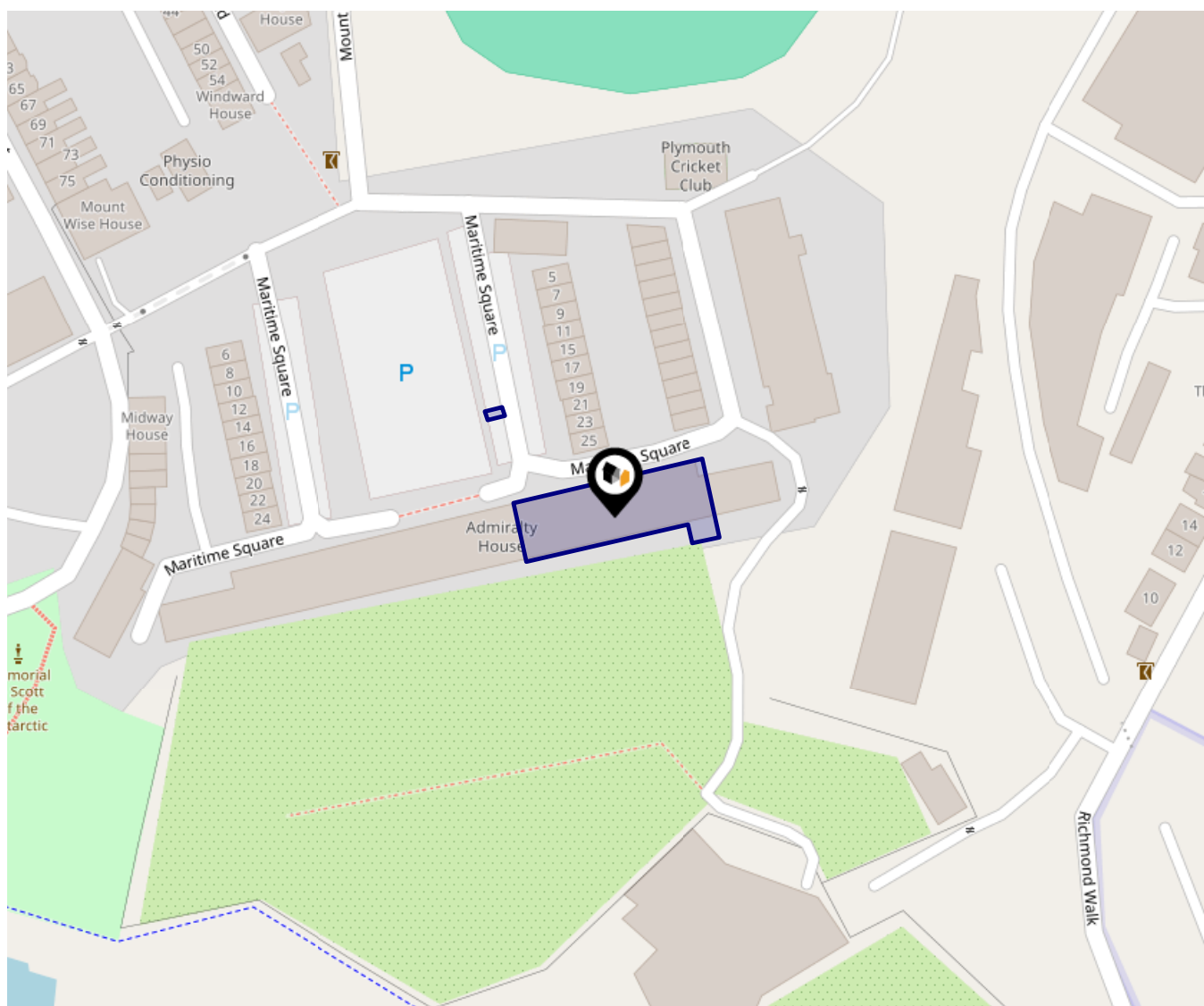
What is Radon?

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:

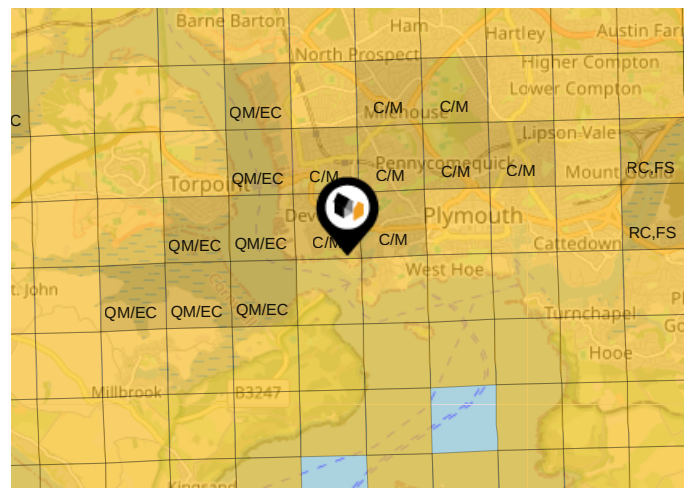
- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Environment

Soils & Clay

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

Carbon Content:	NONE	Soil Texture:	SILTY LOAM
Parent Material Grain:	ARGILLACEOUS	Soil Depth:	INTERMEDIATE-SHALLOW
Soil Group:	MEDIUM(SILTY)		

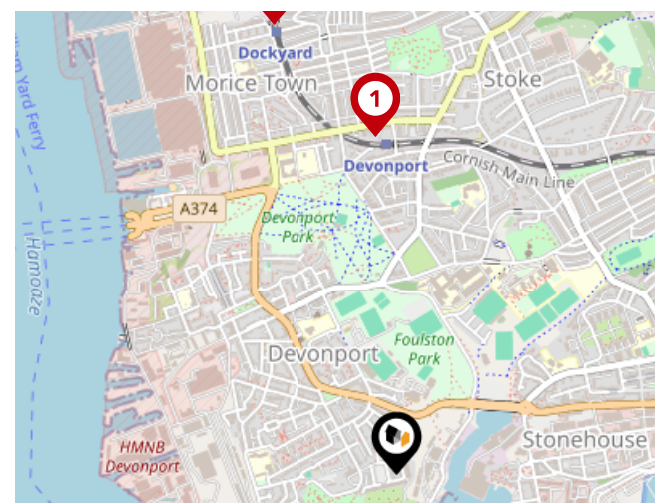


Primary Classifications (Most Common Clay Types)

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

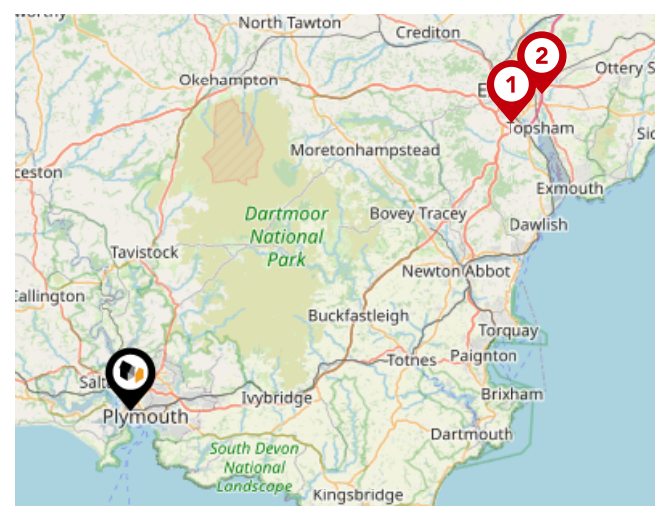
Area

Transport (National)



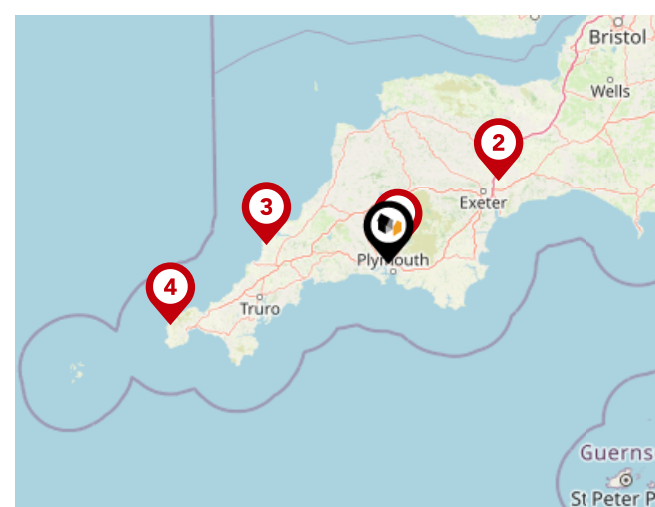
National Rail Stations

Pin	Name	Distance
1	Devonport Rail Station	0.8 miles
2	Devonport Rail Station	0.81 miles
3	Dockyard (Plymouth) Rail Station	1.1 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	36.02 miles
2	M5 J30	39.16 miles

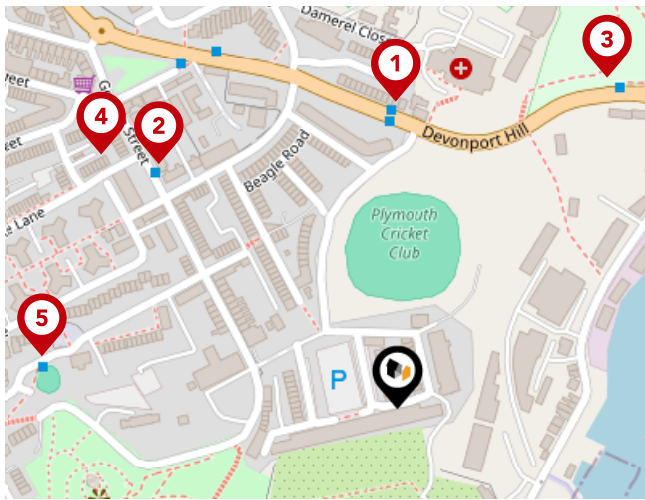


Airports/Helipads

Pin	Name	Distance
1	Glenholt	4.65 miles
2	Exeter Airport	41.59 miles
3	St Mawgan	37.26 miles
4	Joppa	68.76 miles

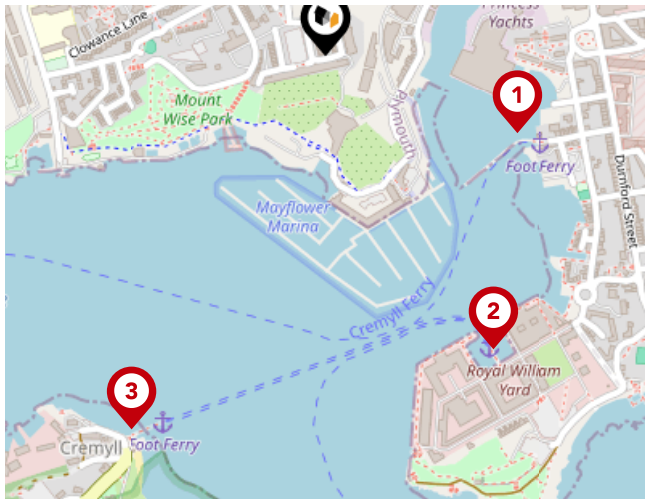
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Cumberland Centre	0.18 miles
2	Sutton Court	0.2 miles
3	Devonport Hill	0.23 miles
4	Mount Street	0.23 miles
5	Clowance Street	0.21 miles



Ferry Terminals

Pin	Name	Distance
1	Plymouth Stonehouse Ferry Terminal	0.24 miles
2	Royal William Yard Ferry Landing	0.4 miles
3	Cremyll Mount Edgcumbe Ferry Landing	0.5 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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