

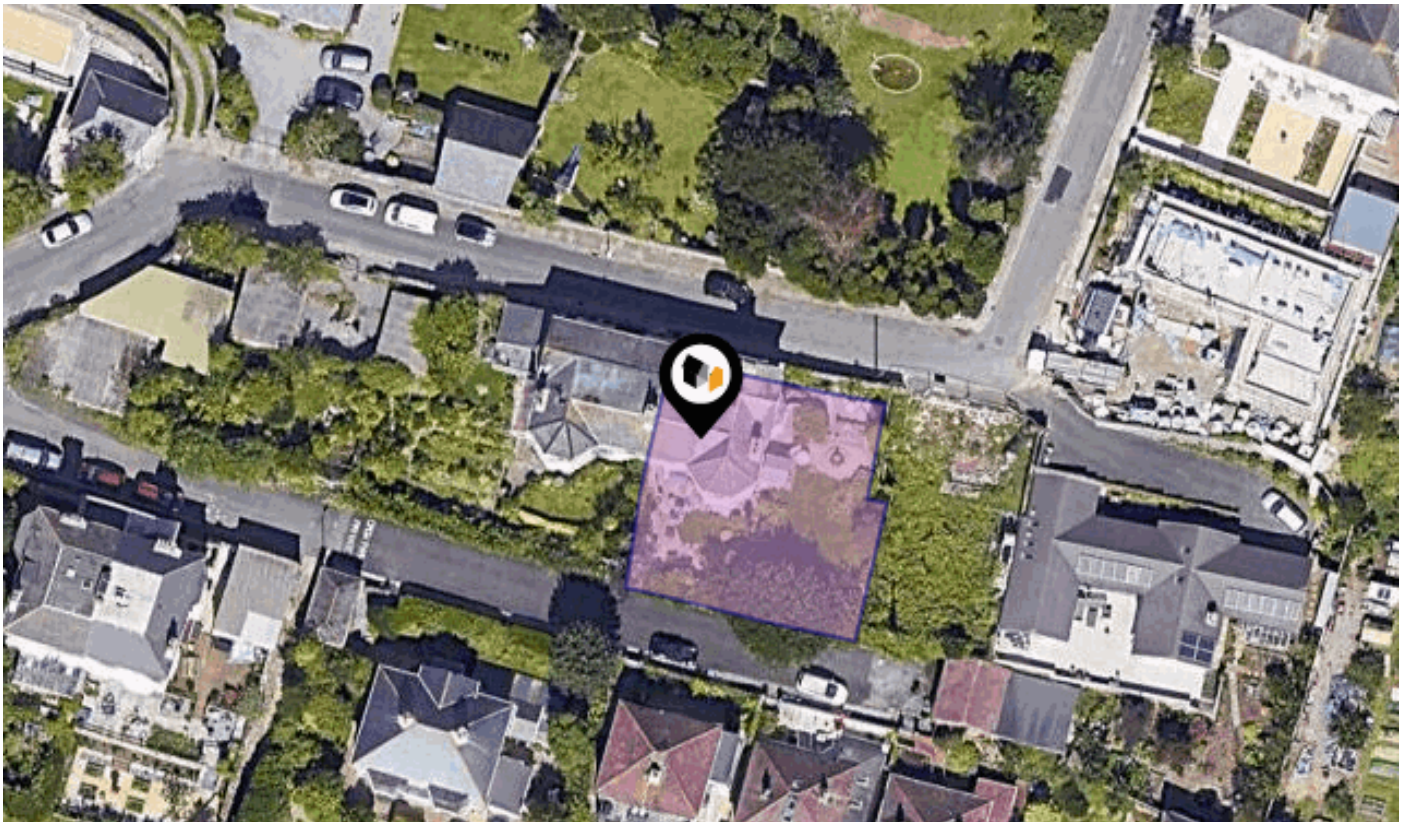


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 23rd July 2025



ELM PARK, GLEN ROAD, MANNAMEAD, PLYMOUTH, PL3 5AP

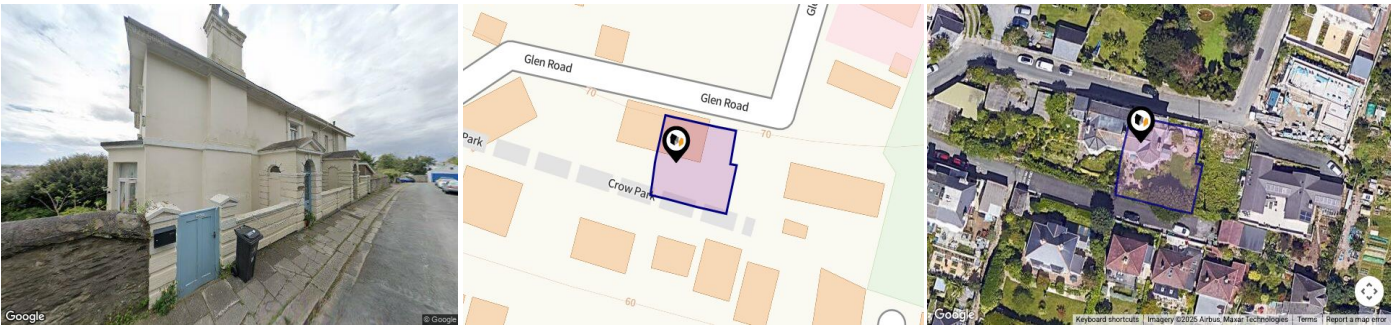
6 Mannamead Road Plymouth Devon PL4 7AA

01752 256000

property@langtownandcountry.com

www.langtownandcountry.com

Property Overview



Property

Type:	Property Shell	Last Sold Date:	08/10/1999
Bedrooms:	6	Last Sold Price:	£125,000
Plot Area:	0.1 acres	Tenure:	Freehold
Year Built :	Before 1900		
Council Tax :	Band A		
Annual Estimate:	£1,550		
Title Number:	DN421351		
UPRN:	100041162356		

Local Area

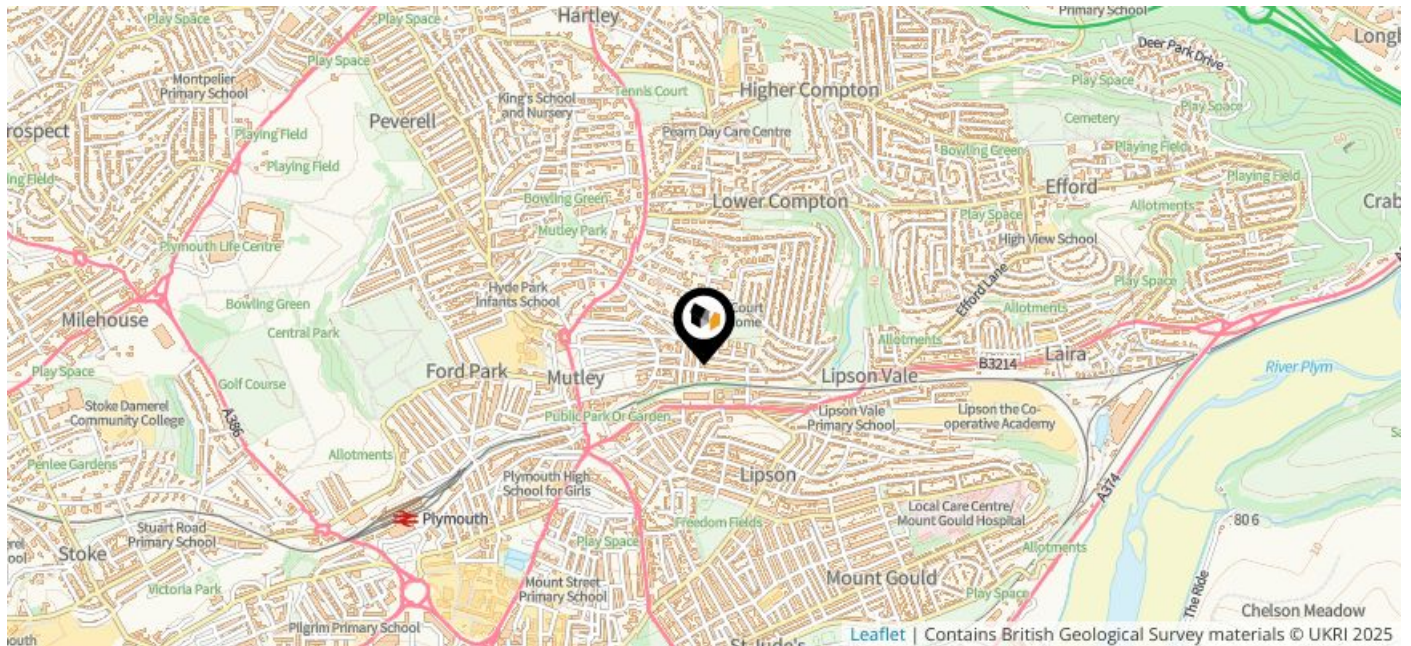
Local Authority:	City of plymouth	Estimated Broadband Speeds		
Conservation Area:	MANNAMEAD	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	Very low	5	74	1800
• Surface Water	Very low	mb/s	mb/s	mb/s

Mobile Coverage:	Satellite/Fibre TV Availability:		
(based on calls indoors)			

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

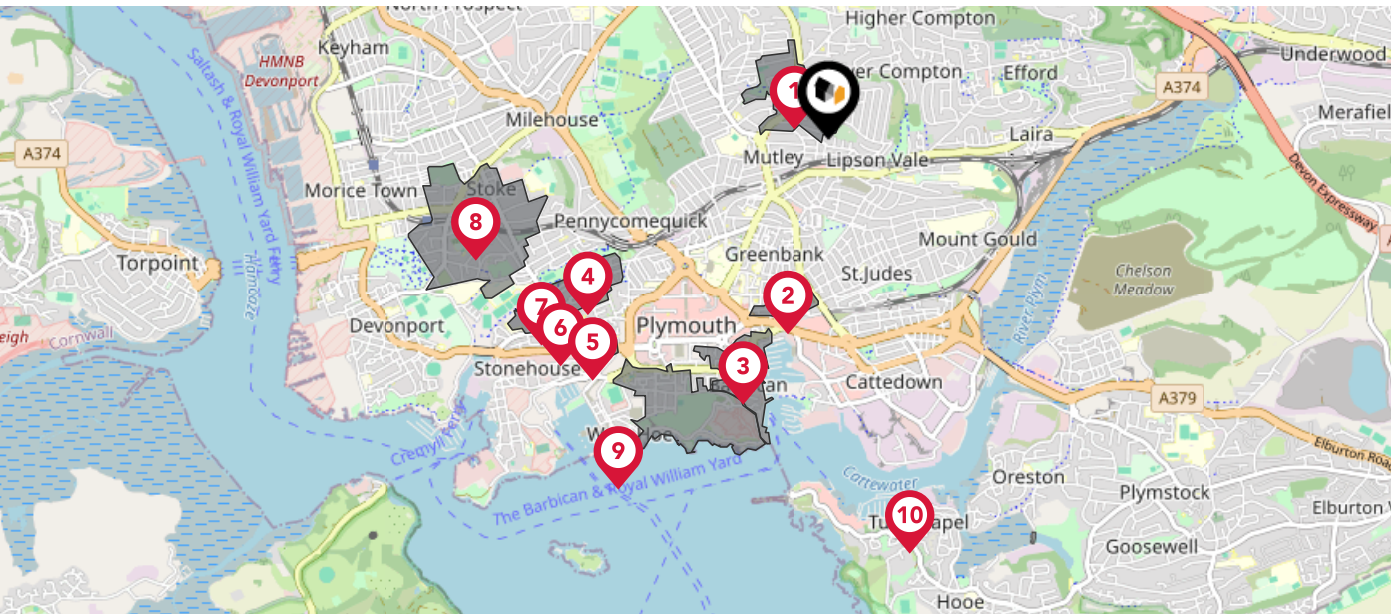
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.

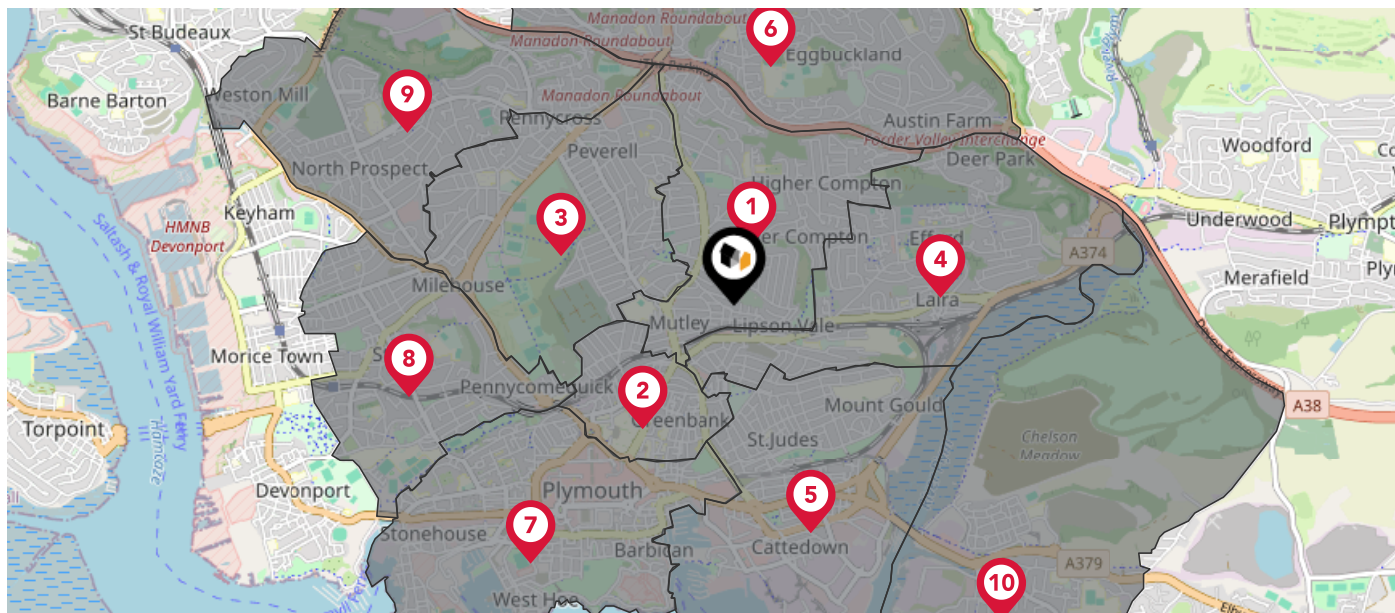


Nearby Conservation Areas	
1	MANNAMEAD
2	Ebrington Street
3	Barbican (Plymouth, City of (Ua))
4	North Stonehouse
5	Union Street (Plymouth, City of (Ua))
6	Adelaide Street / Clarence Place
7	Royal Naval Hospital
8	STOKE
9	The Hoe
10	Turnchapel

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

Compton Ward

2

Drake Ward

3

Peverell Ward

4

Efford and Lipson Ward

5

Sutton and Mount Gould Ward

6

Eggbuckland Ward

7

St. Peter and the Waterfront Ward

8

Stoke Ward

9

Ham Ward

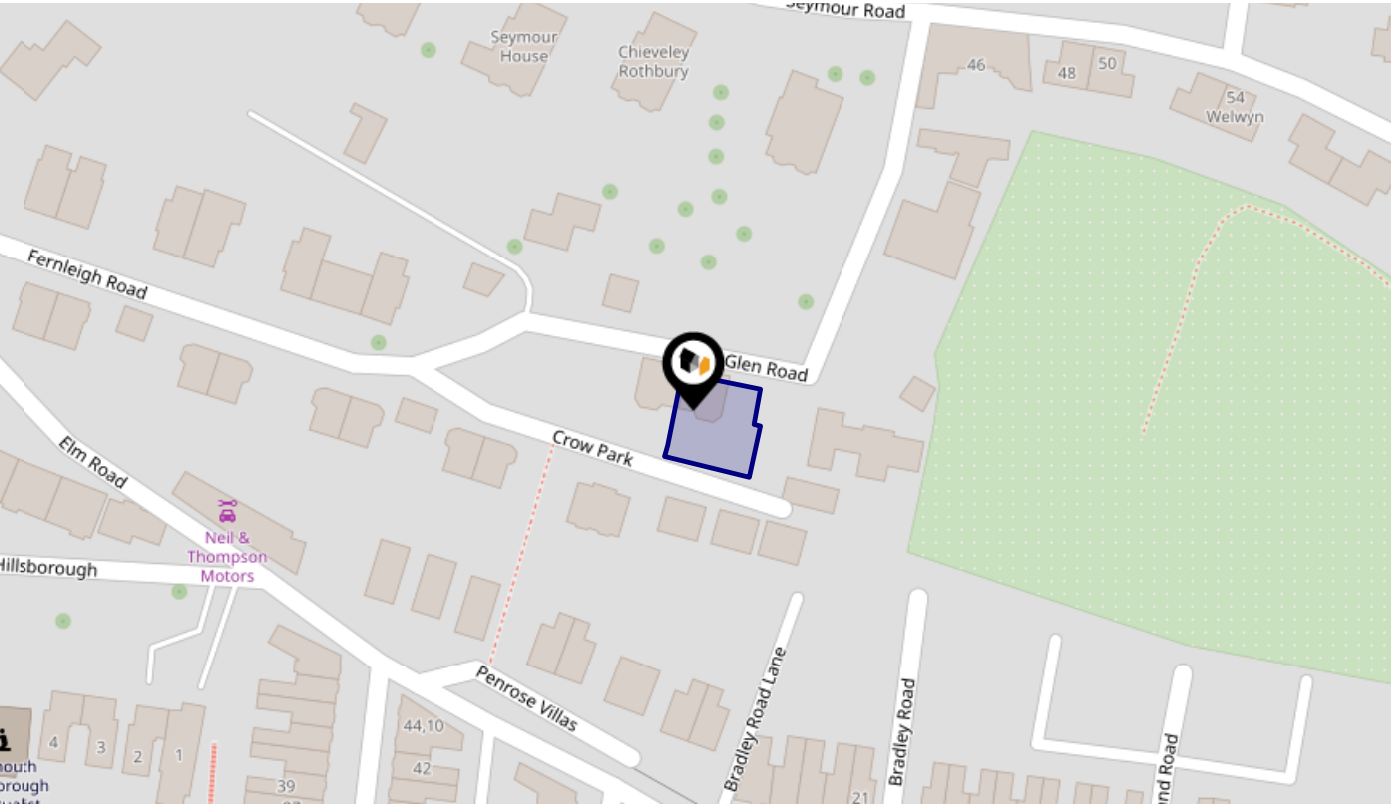
10

Plymstock Radford 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.

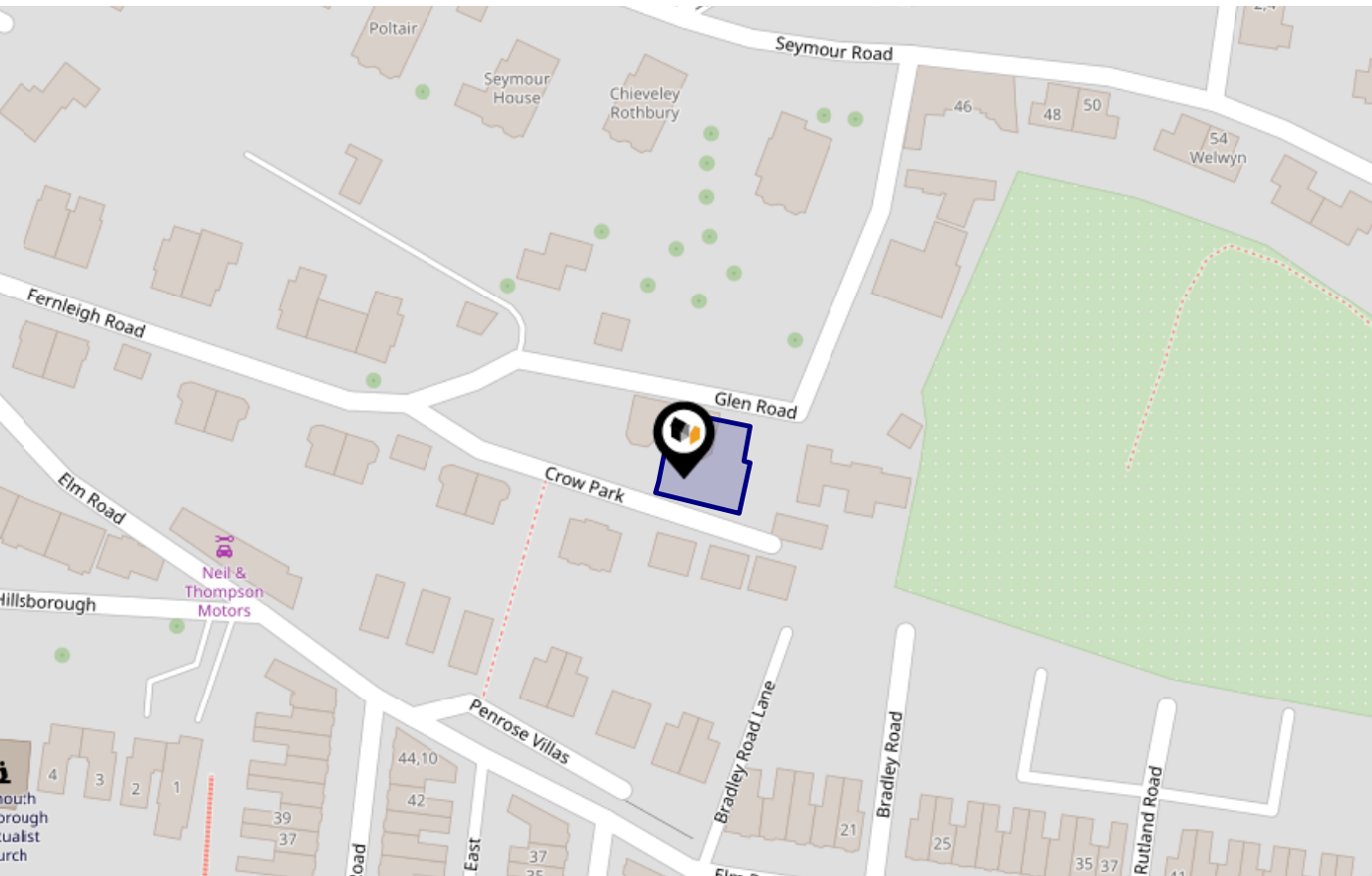
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

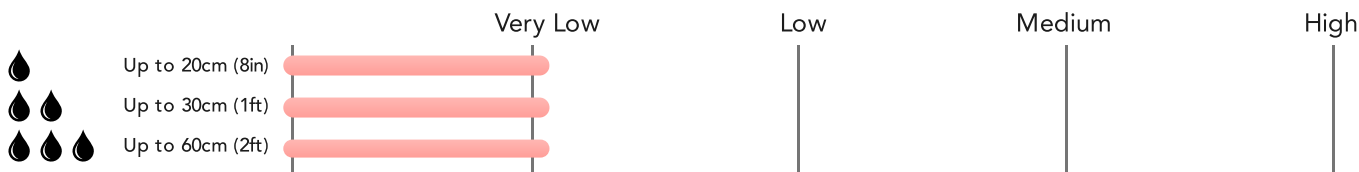


Risk Rating: **Very low**

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.

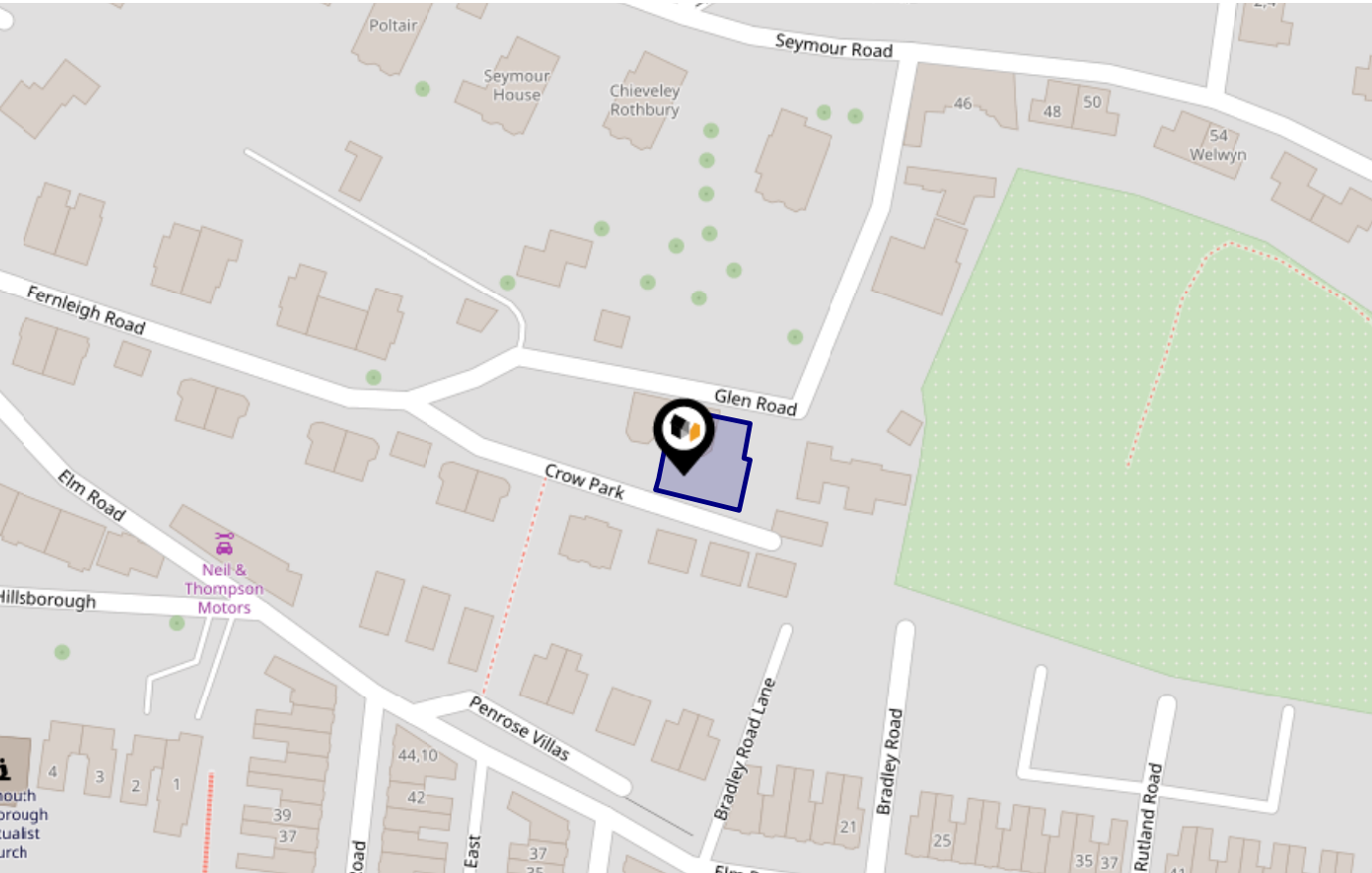
Chance of flooding to the following depths at this property:



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.

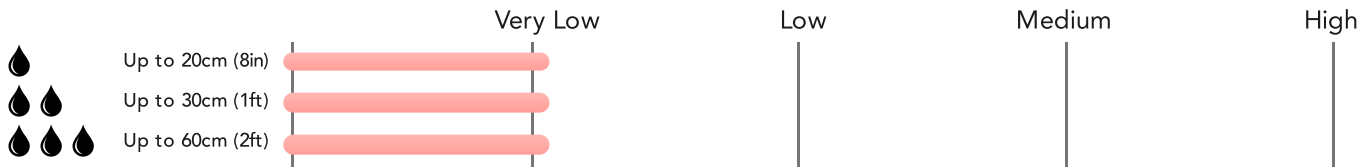


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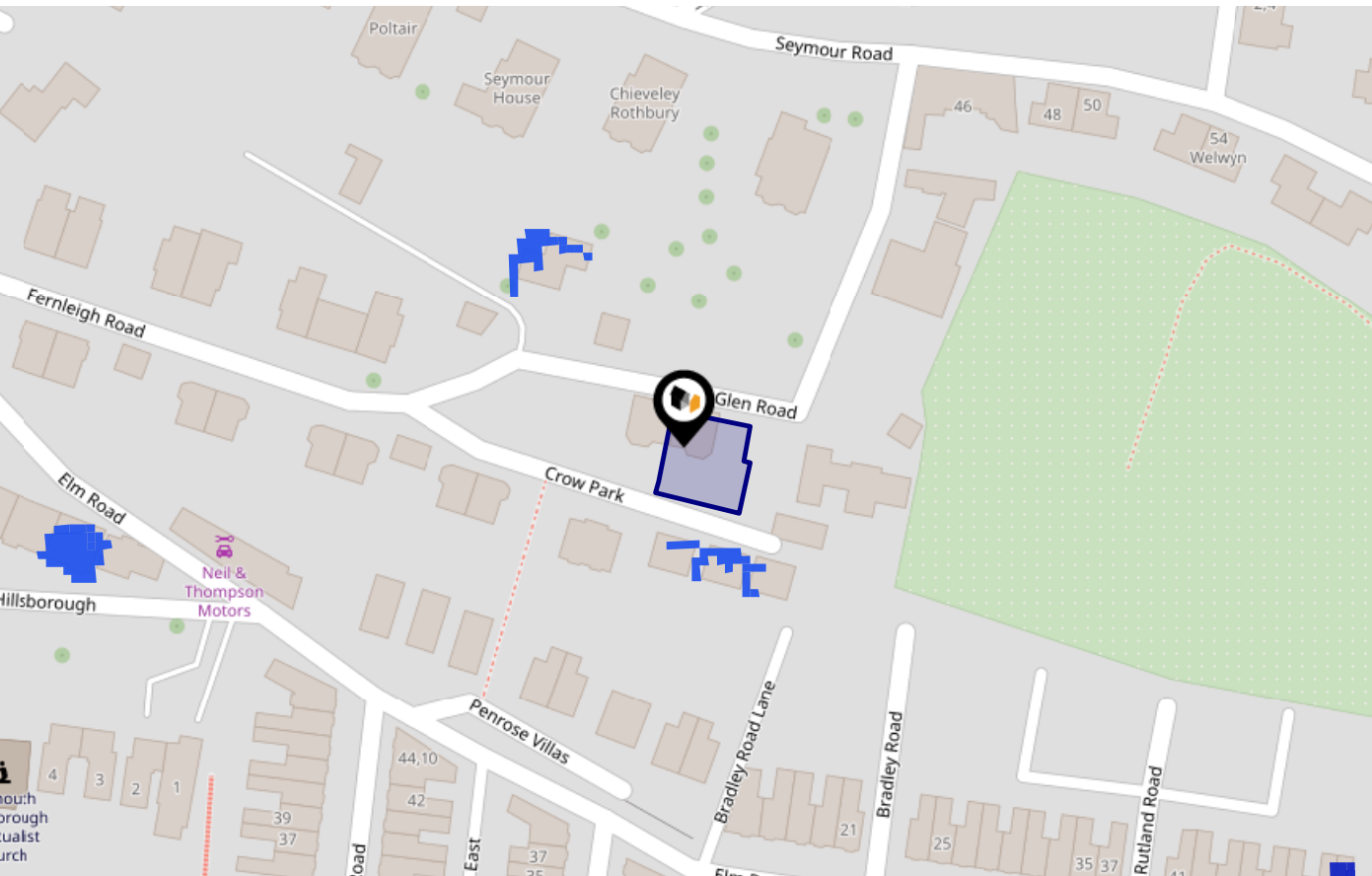
Chance of flooding to the following depths at this property:



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.

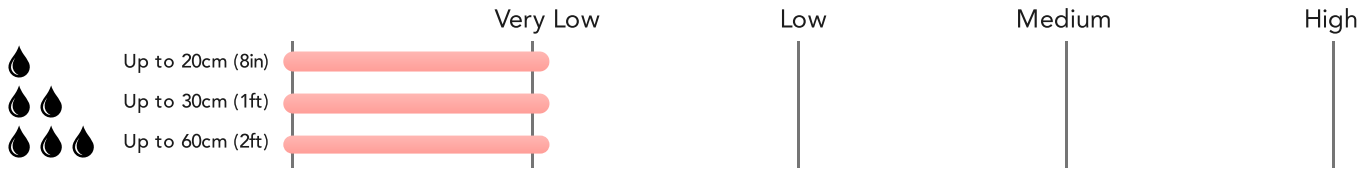


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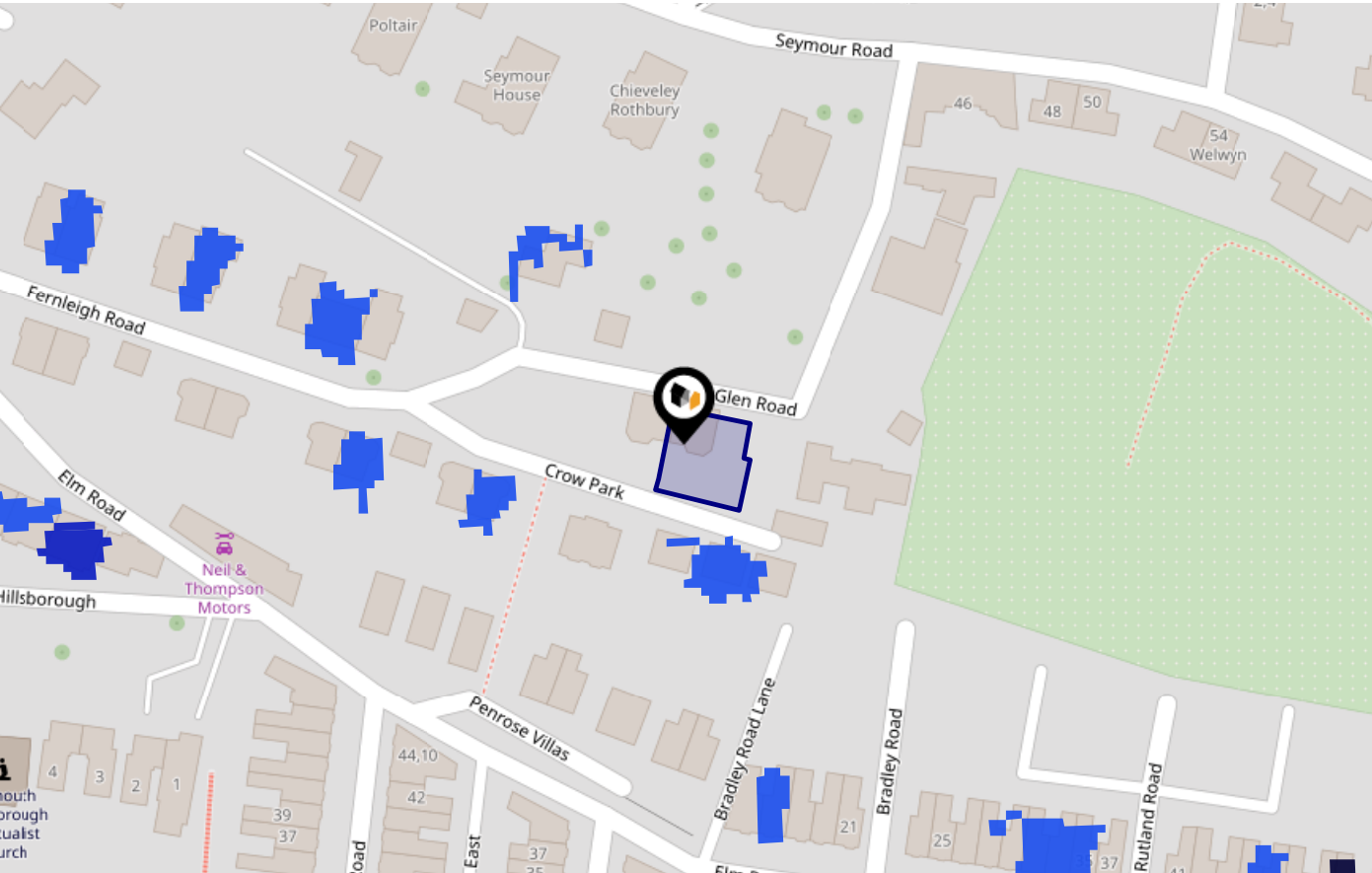
Chance of flooding to the following depths at this property:



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.

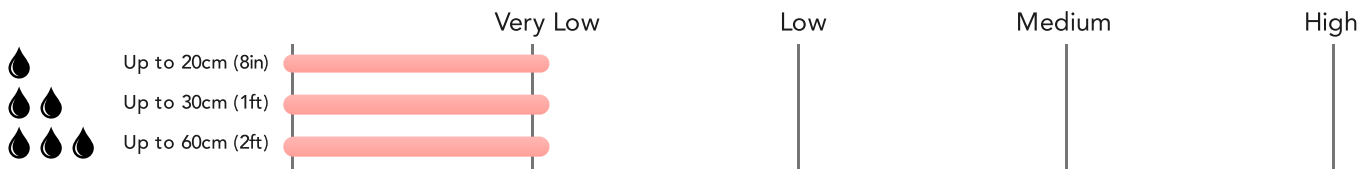


Risk Rating: Very low

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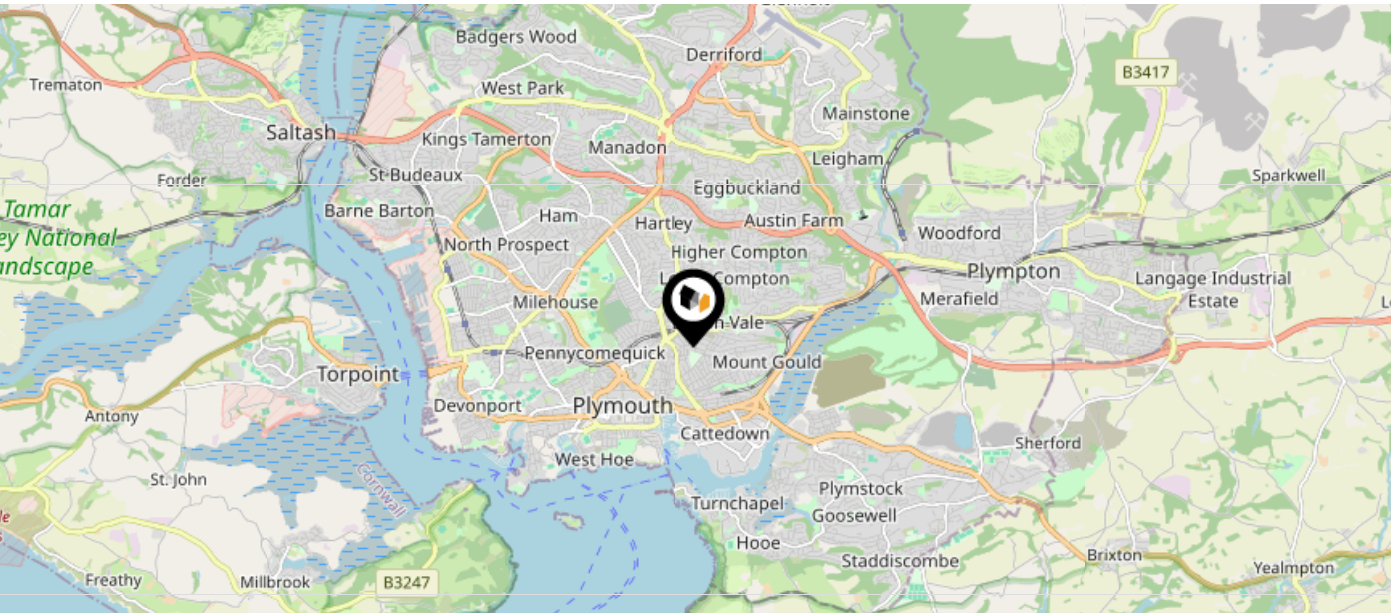
Chance of flooding to the following depths at this property:



Maps

Green Belt

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



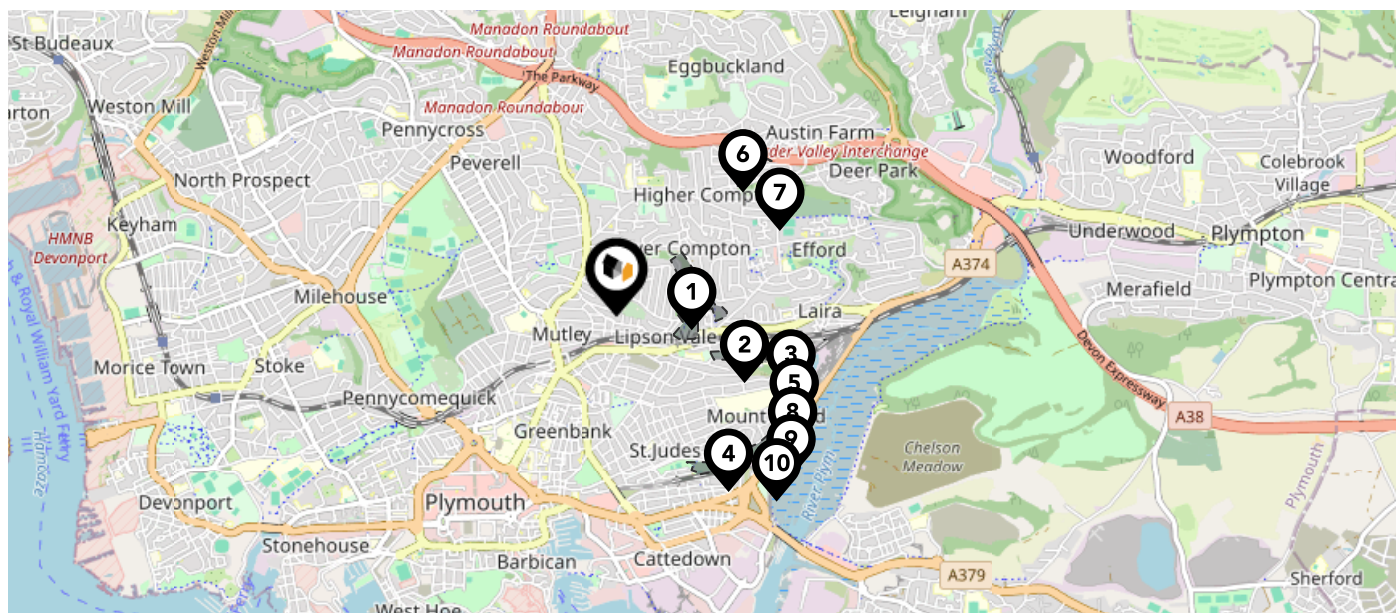
Nearby Green Belt Land

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.



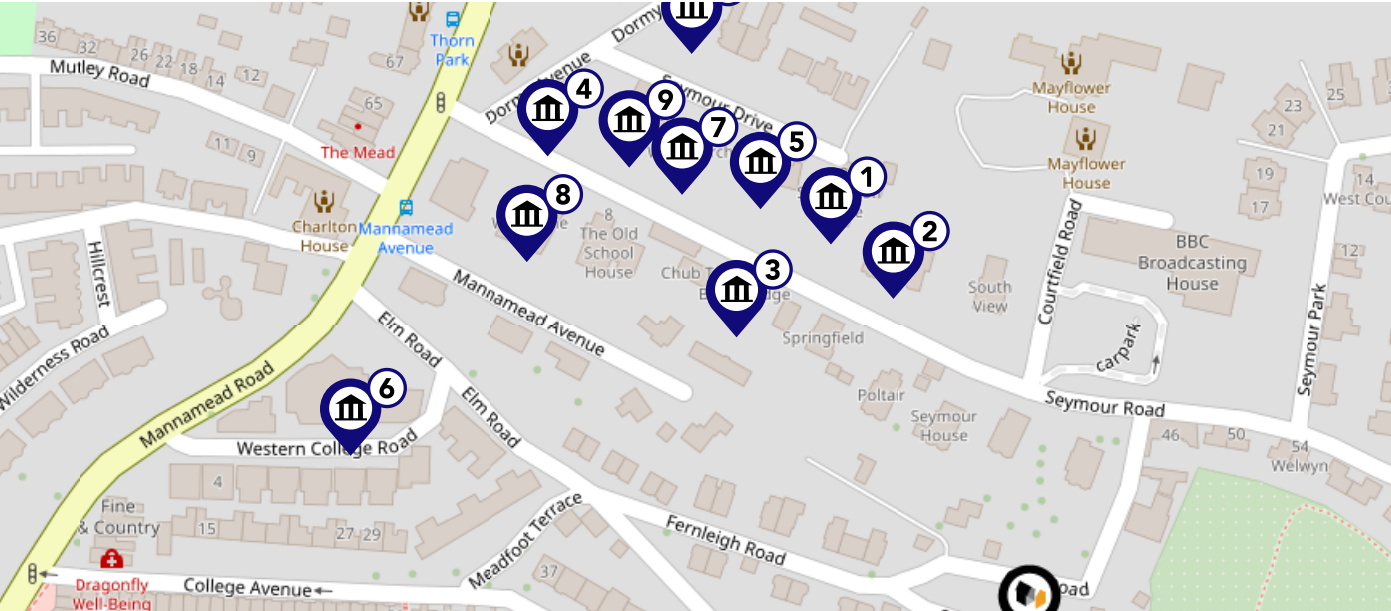
Nearby Landfill Sites

1	Lower Compton-Lipson Vale, Plymouth	Historic Landfill	
2	Laira Lipson College-Laira, Plymouth	Historic Landfill	
3	School Playing Field Laira-School Playing Field Laira, Plymouth	Historic Landfill	
4	Tothill Park Recreation Ground-Tothill Park Recreation Ground Mount Gold/Laira, Plymouth	Historic Landfill	
5	Laira-Laira, Plymouth	Historic Landfill	
6	Valley View Close-Valley View Close, Plymouth	Historic Landfill	
7	Eggbuckland Road Efford Adj Cemetery-Eggbuckland Road, Efford, Plymouth	Historic Landfill	
8	Allotments Embankment Road-Laira, Plymouth	Historic Landfill	
9	Embankment Road-Laira, Plymouth	Historic Landfill	
10	Blagdons Shipyard-Embankment Road Lane, Laira, Plymouth	Historic Landfill	

Maps

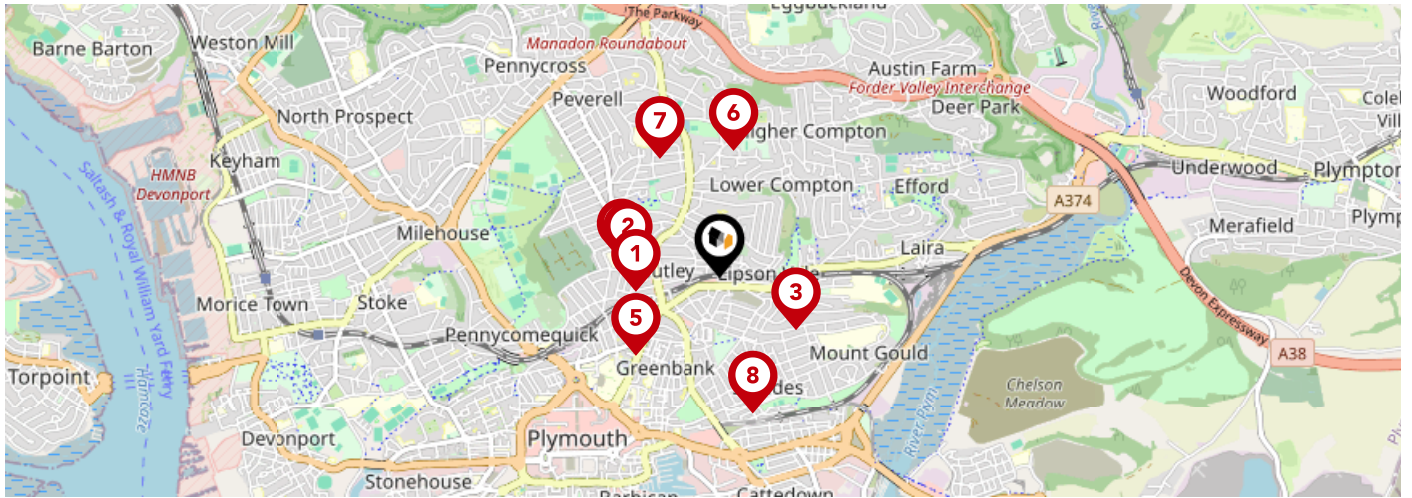
Listed Buildings

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



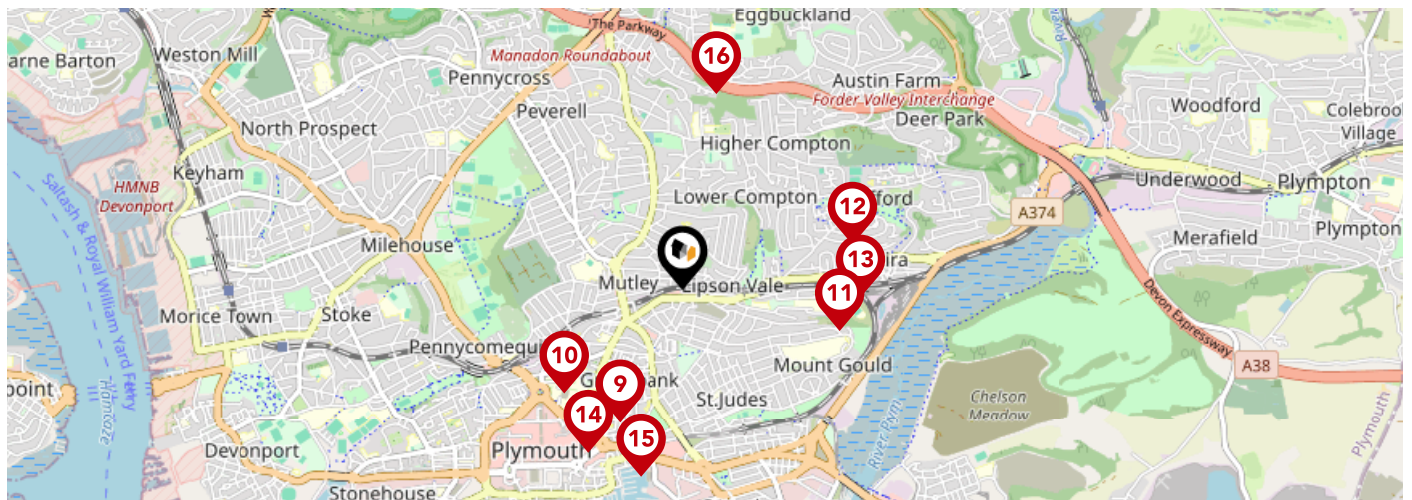
Listed Buildings in the local district		Grade	Distance
	1386387 - Standerton House	Grade II	0.1 miles
	1386384 - Clareham Court And Hyperion	Grade II	0.1 miles
	1386383 - Blake Lodge	Grade II	0.1 miles
	1386388 - The Ferns	Grade II	0.2 miles
	1386386 - Seymour Nursing Home	Grade II	0.2 miles
	1386494 - Former Western College (original Block)	Grade II	0.2 miles
	1386389 - Whitchurch	Grade II	0.2 miles
	1386390 - Woodbine And Bryntirion	Grade II	0.2 miles
	1386385 - Kingston Lodge	Grade II	0.2 miles
	1245077 - Wentworth House And Wentworth Cottage	Grade II	0.2 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Plymouth College Ofsted Rating: Not Rated Pupils: 513 Distance:0.4	☐	☐	☒	☐	☐
2	Hyde Park Infants' School Ofsted Rating: Not Rated Pupils: 243 Distance:0.43	☐	☒	☐	☐	☐
3	Lipson Vale Primary School Ofsted Rating: Good Pupils: 405 Distance:0.44	☐	☒	☐	☐	☐
4	Hyde Park Junior School Ofsted Rating: Good Pupils: 355 Distance:0.47	☐	☒	☐	☐	☐
5	Plymouth High School for Girls Ofsted Rating: Good Pupils: 816 Distance:0.54	☐	☐	☒	☐	☐
6	Compton CofE Primary School Ofsted Rating: Good Pupils: 431 Distance:0.6	☐	☒	☐	☐	☐
7	King's School Ofsted Rating: Not Rated Pupils: 298 Distance:0.63	☐	☒	☐	☐	☐
8	Salisbury Road Primary School Ofsted Rating: Good Pupils: 381 Distance:0.66	☐	☒	☐	☐	☐

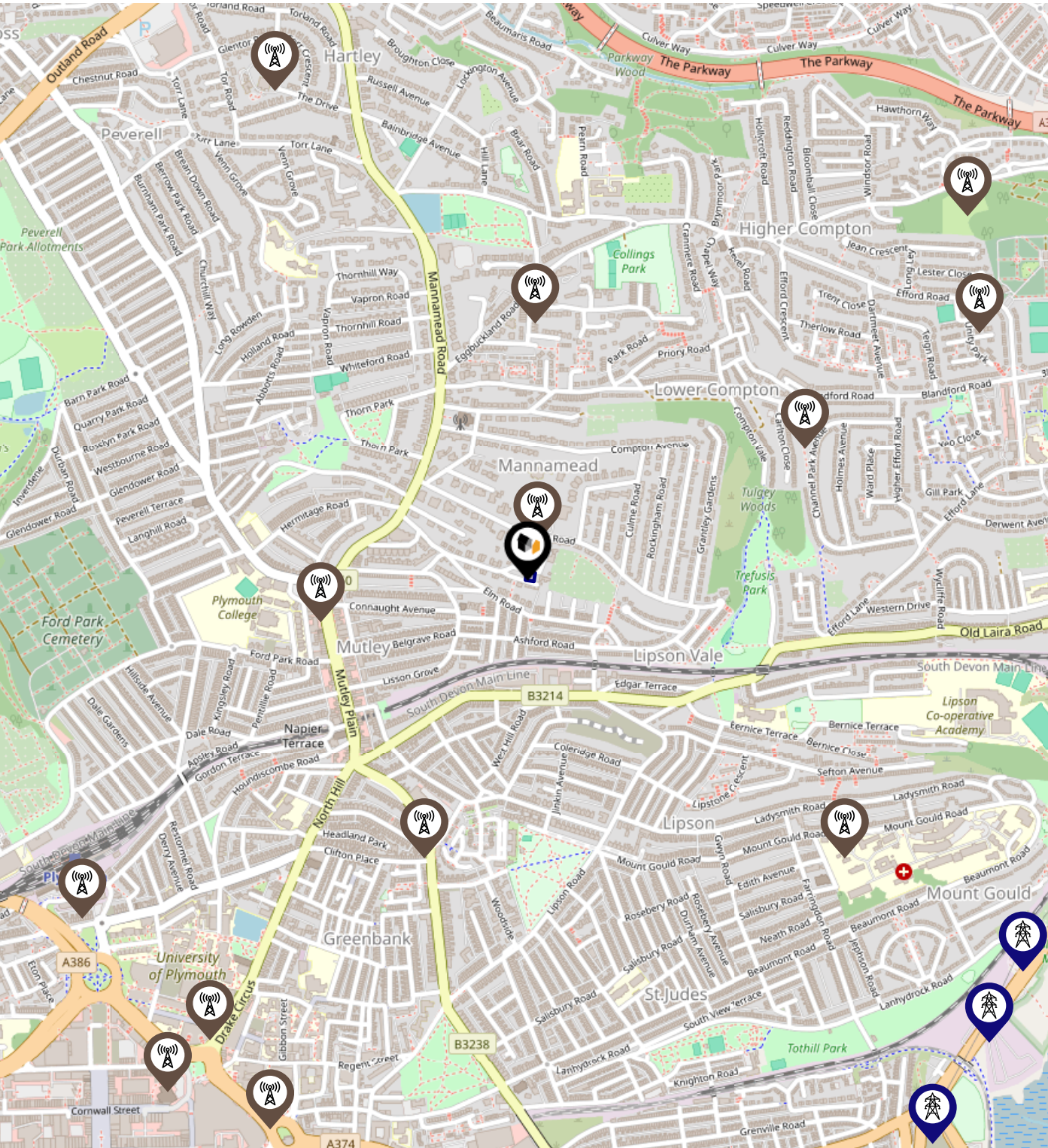
Area Schools



		Nursery	Primary	Secondary	College	Private
9	Mount Street Primary School Ofsted Rating: Good Pupils: 258 Distance:0.7	☐	☒	☐	☐	☐
10	Fletewood School at Derry Villas Ofsted Rating: Good Pupils: 58 Distance:0.75	☐	☒	☐	☐	☐
11	Lipson Co-operative Academy Ofsted Rating: Good Pupils: 1102 Distance:0.76	☐	☐	☒	☐	☐
12	High View School Ofsted Rating: Outstanding Pupils: 356 Distance:0.83	☐	☒	☐	☐	☐
13	Laira Green Primary School Ofsted Rating: Good Pupils: 230 Distance:0.84	☐	☒	☐	☐	☐
14	Arts University Plymouth Ofsted Rating: Good Pupils:0 Distance:0.89	☐	☐	☒	☐	☐
15	Holy Cross Catholic Primary School Ofsted Rating: Good Pupils: 306 Distance:0.91	☐	☒	☐	☐	☐
16	Eggbuckland Community College Ofsted Rating: Requires improvement Pupils: 1040 Distance:0.93	☐	☐	☒	☐	☐

Local Area

Masts & Pylons



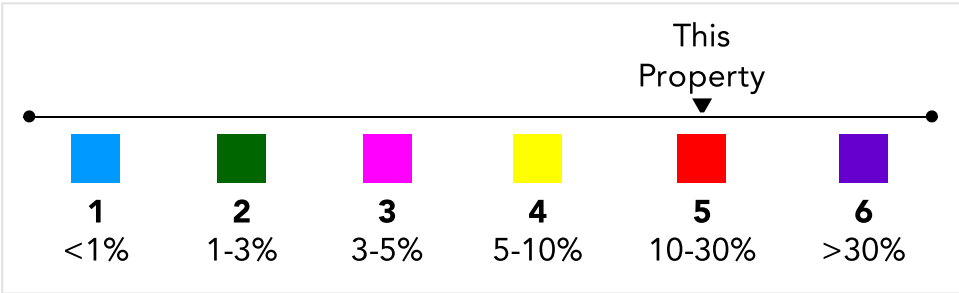
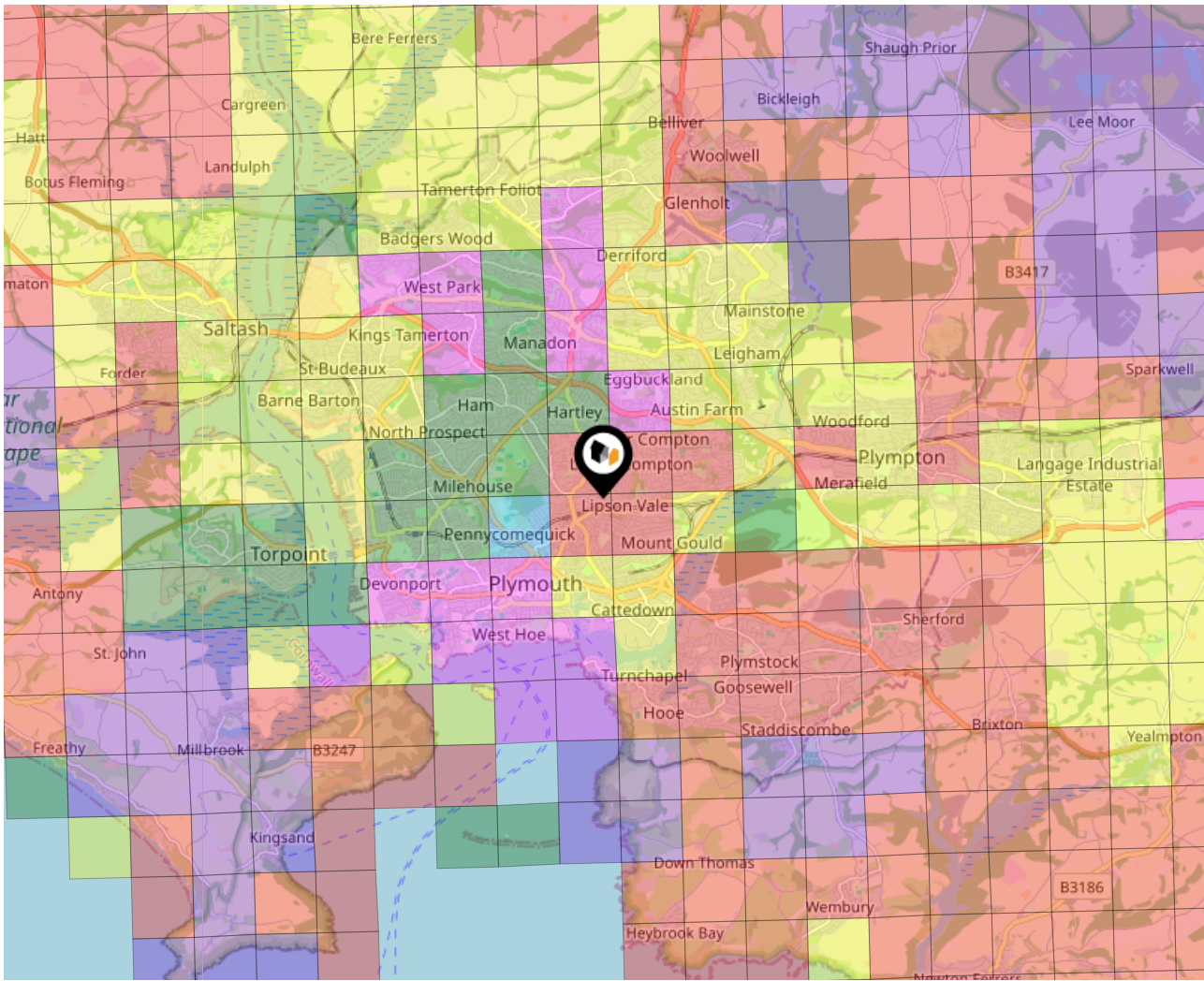
- Key:**
-  Power Pylons
 -  Communication Masts

Environment

Radon Gas

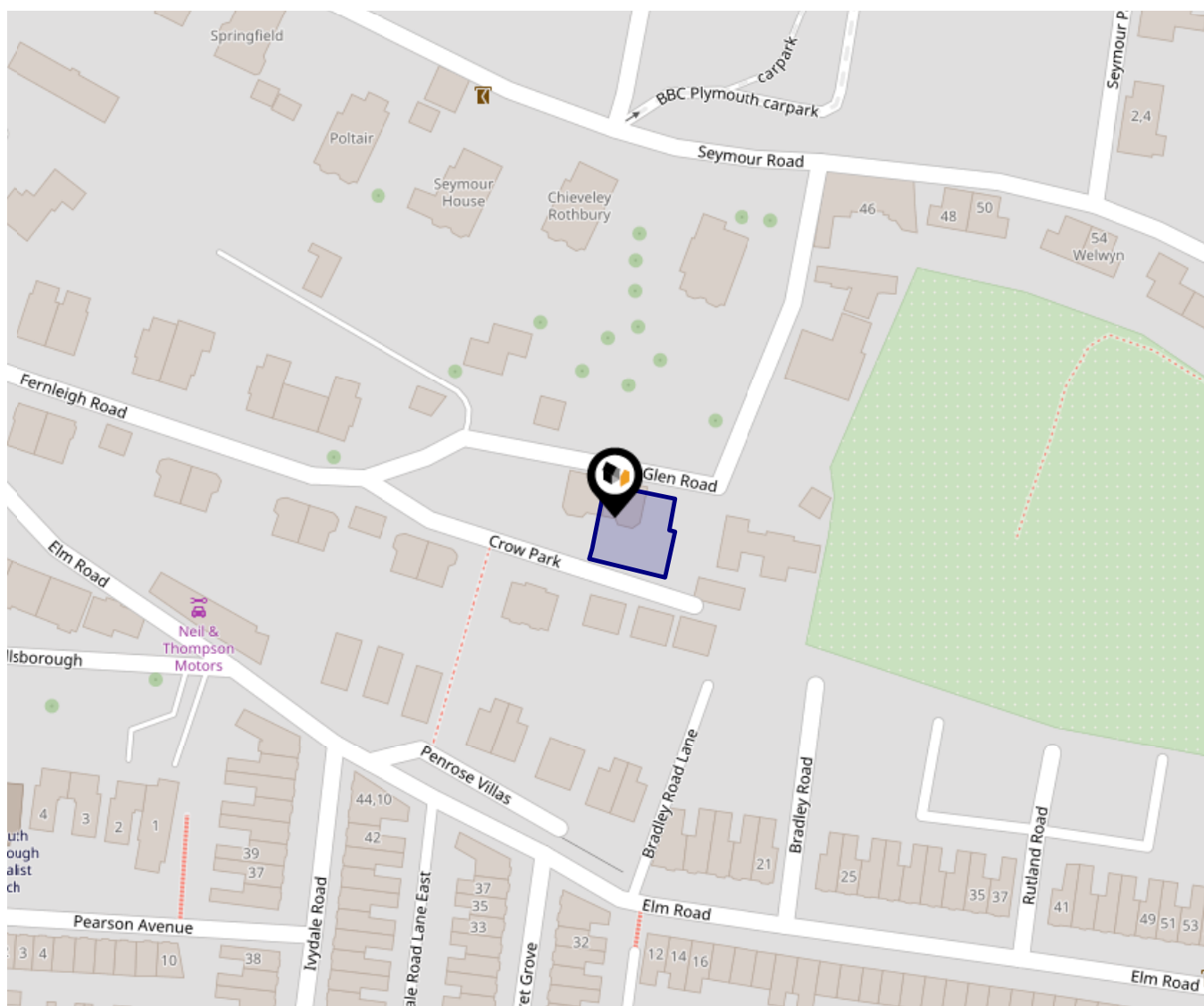
What is Radon?

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:

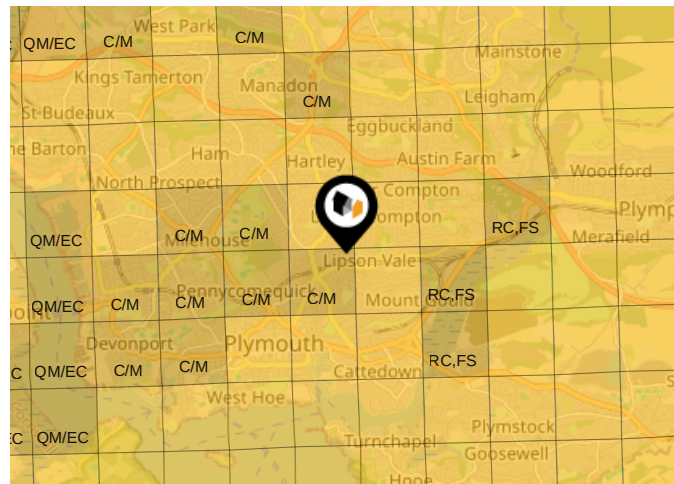
- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

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		

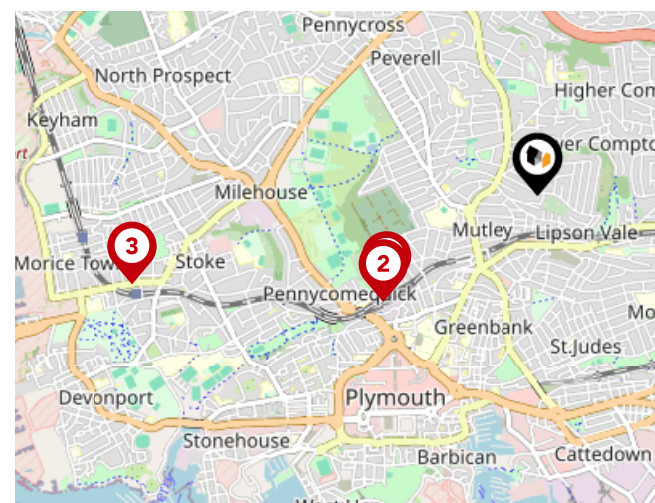


Primary Classifications (Most Common Clay Types)

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

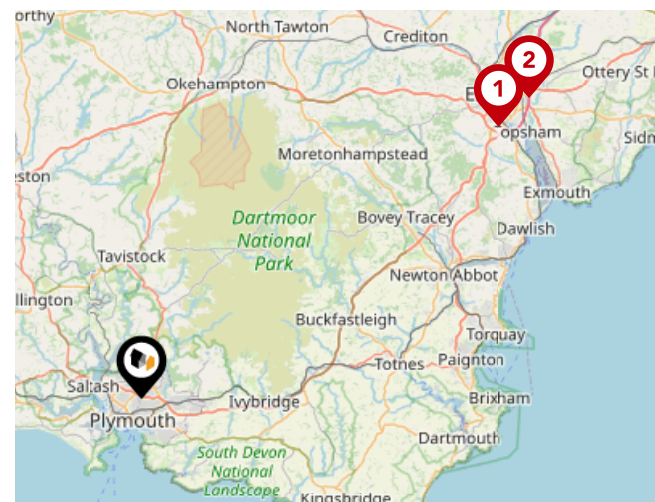
Area

Transport (National)



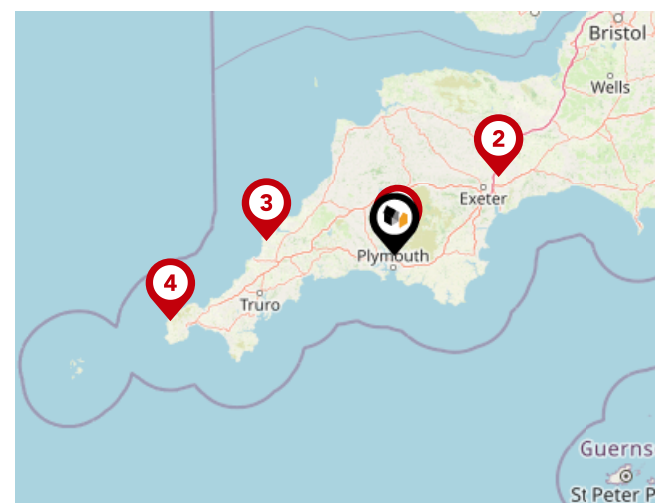
National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	0.85 miles
2	Plymouth Rail Station	0.88 miles
3	Devonport Rail Station	1.96 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	33.79 miles
2	M5 J30	36.94 miles

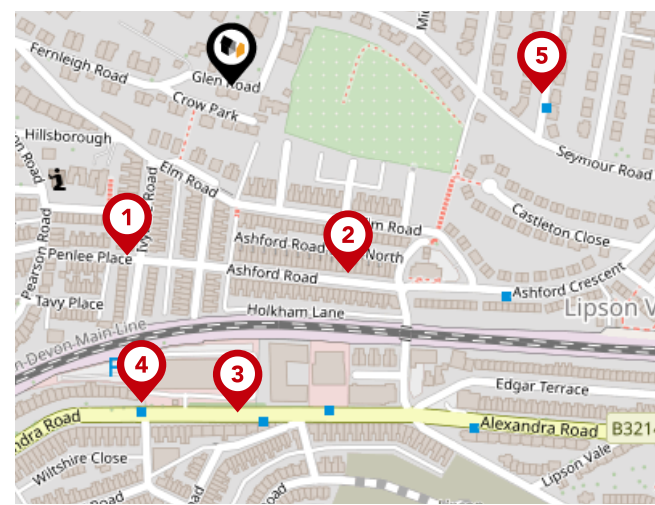


Airports/Helipads

Pin	Name	Distance
1	Glenholt	2.73 miles
2	Exeter Airport	39.37 miles
3	St Mawgan	38.94 miles
4	Joppa	70.88 miles

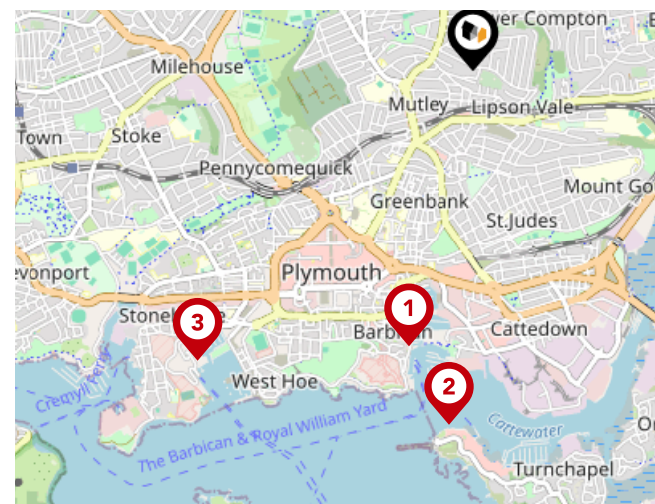
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Penlee Place West	0.12 miles
2	Ashford Road	0.13 miles
3	West Hill Road	0.19 miles
4	Crozier Road	0.19 miles
5	Rockingham Road Bottom	0.18 miles



Ferry Terminals

Pin	Name	Distance
1	Plymouth (Barbican) Landing Stage	1.34 miles
2	Plymouth Mount Batten Ferry Landing	1.68 miles
3	Plymouth Ferry Terminal	1.89 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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