

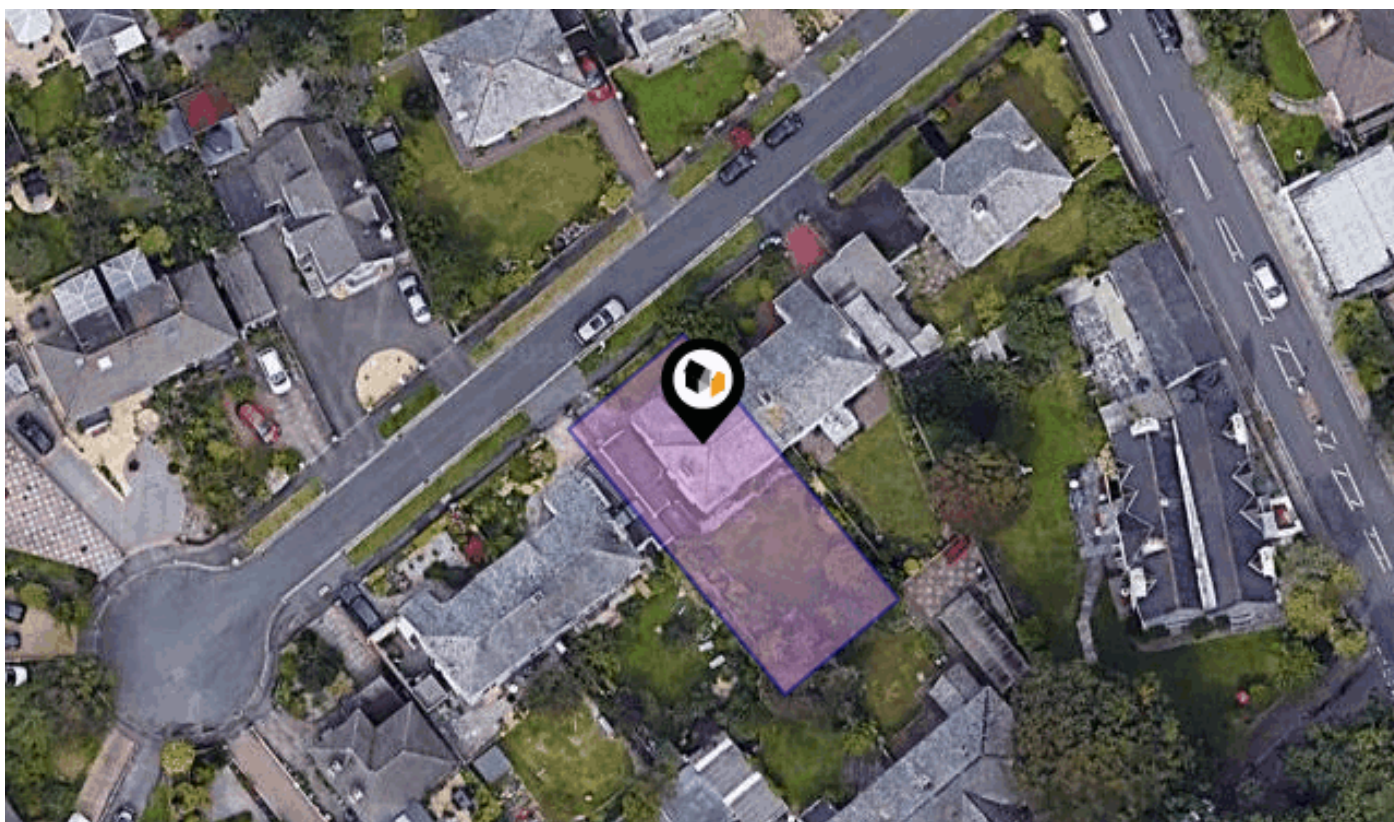


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 05th August 2025



THE GROVE, STOKE, PLYMOUTH, PL3

Lang Town & Country

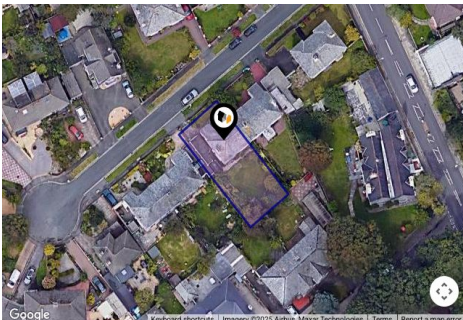
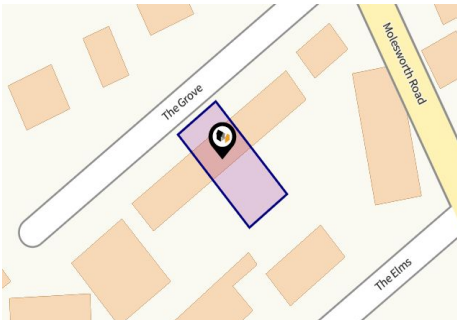
6 The Broadway Plymstock Plymouth PL9 7AU

01752 456000

Natalie@langtownandcountry.com

www.langtownandcountry.com





Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	1,377 ft ² / 128 m ²
Plot Area:	0.1 acres
Council Tax :	Band E
Annual Estimate:	£2,842
Title Number:	DN98611

Tenure: Freehold

Local Area

Local Authority:	City of plymouth
Conservation Area:	Stoke
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

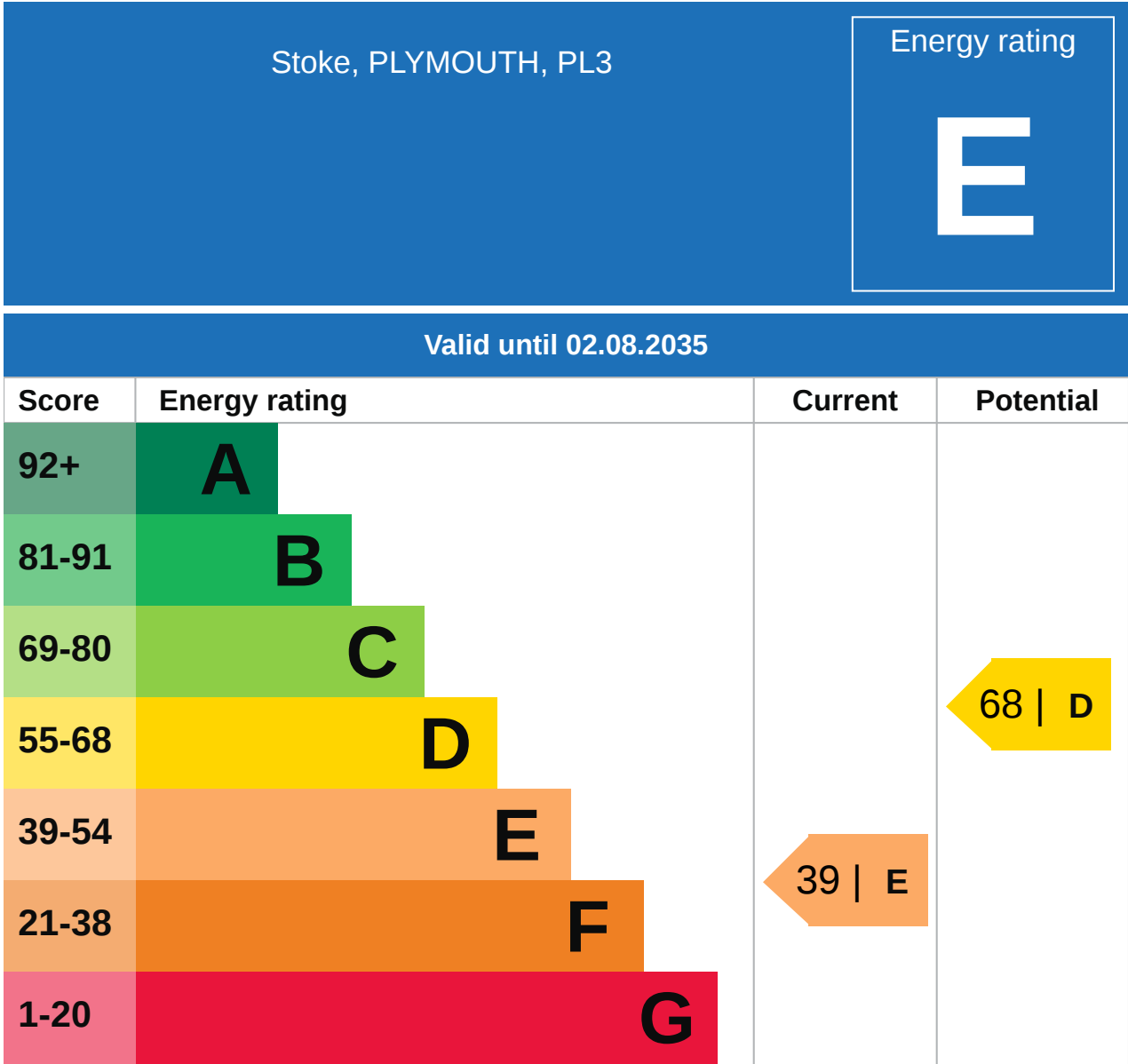
18	78	1800
mb/s	mb/s	mb/s
		

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:





Additional EPC Data

Property Type:	Semi-detached house
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very good
Window:	Mostly double glazing
Window Energy:	Poor
Main Heating:	Electric storage heaters
Main Heating Energy:	Average
Main Heating Controls:	Manual charge control
Main Heating Controls Energy:	Poor
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Average
Lighting:	Excellent lighting efficiency
Lighting Energy:	Very good
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	Portable electric heaters (assumed)
Air Tightness:	(not tested)
Total Floor Area:	128 m ²

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

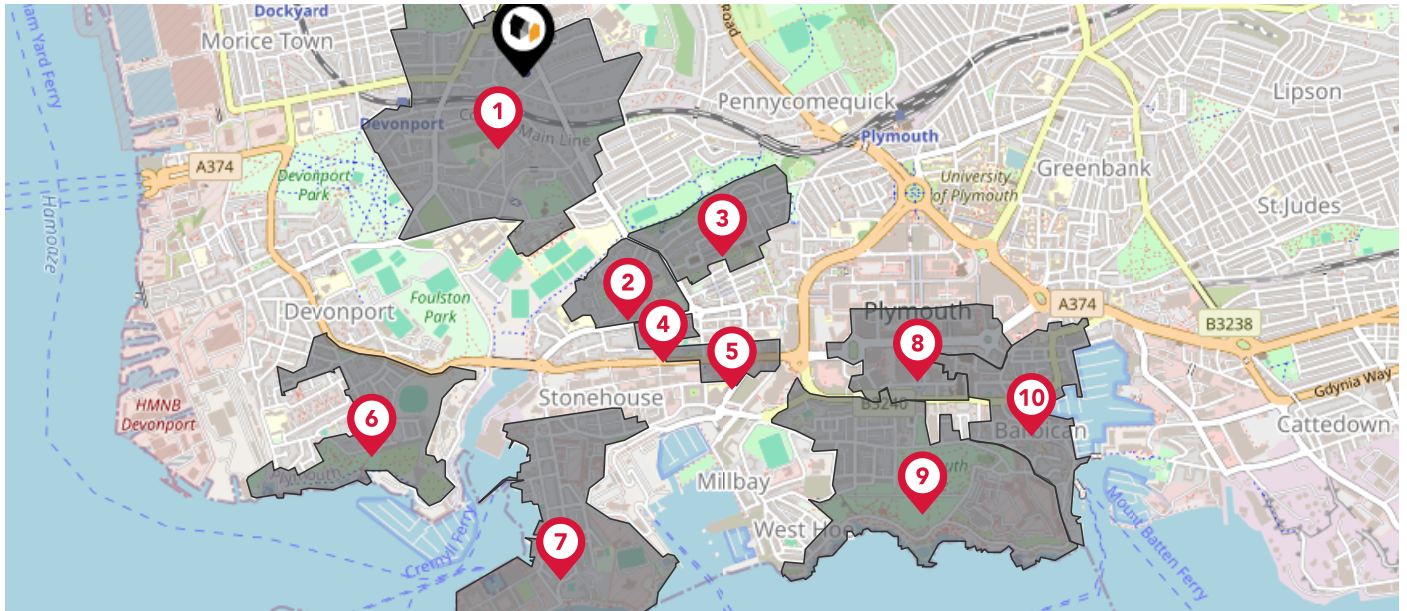
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

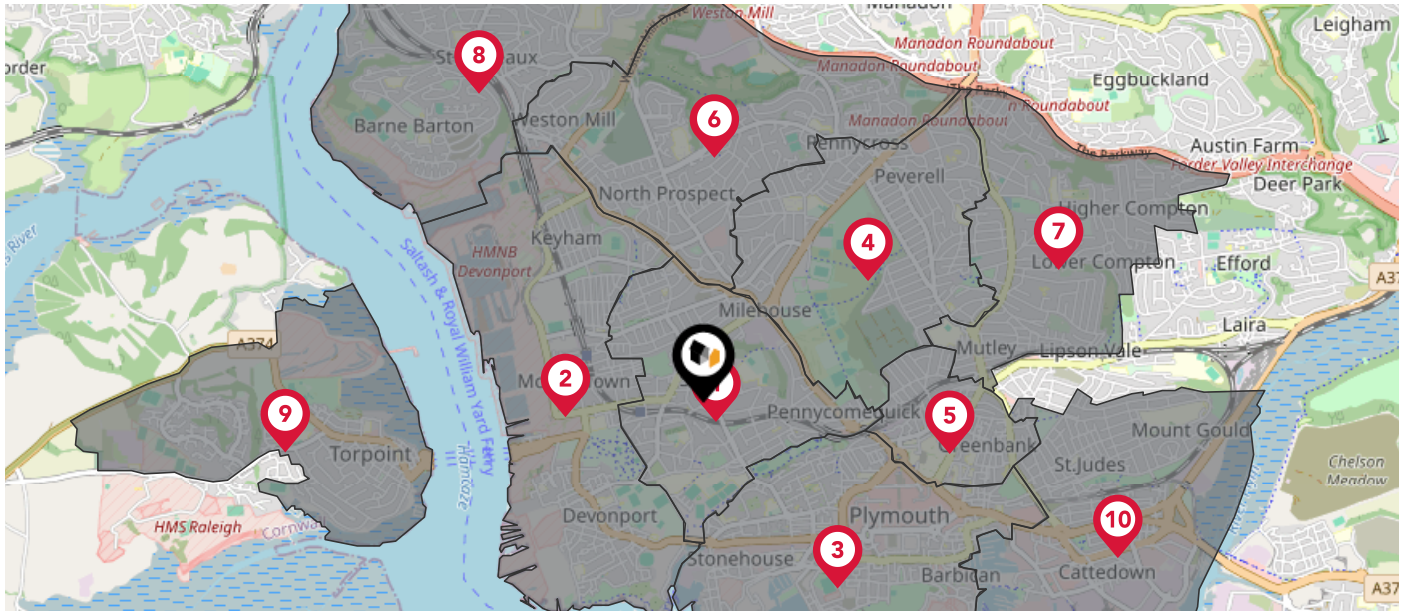
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

- | | |
|----|--------------------------------|
| 1 | Stoke |
| 2 | Royal Naval Hospital |
| 3 | North Stonehouse |
| 4 | Adelaide Street/Clarence Place |
| 5 | Union Street |
| 6 | Devonport |
| 7 | Stonehouse Peninsula |
| 8 | City Centre |
| 9 | The Hoe |
| 10 | Barbican |

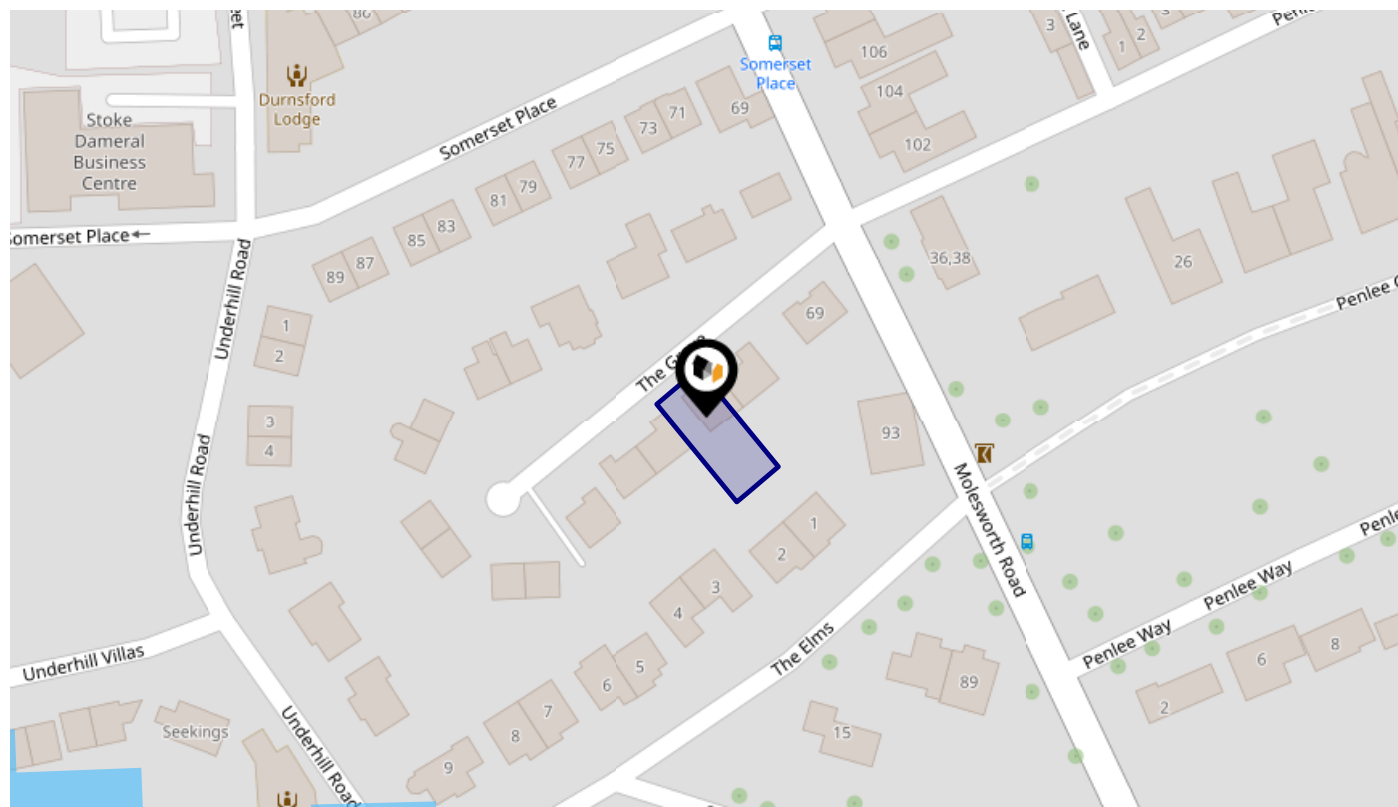
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

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

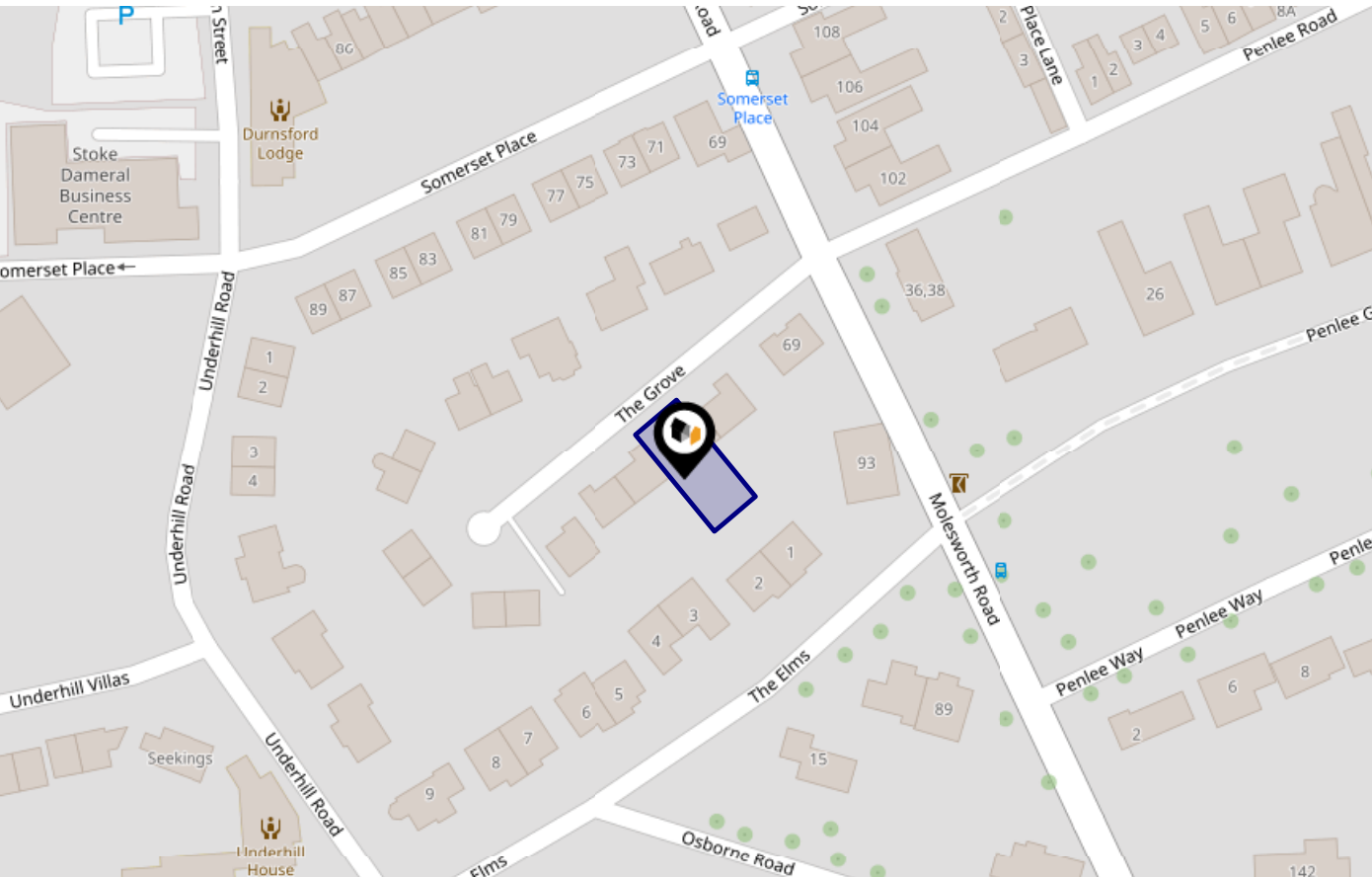
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

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.

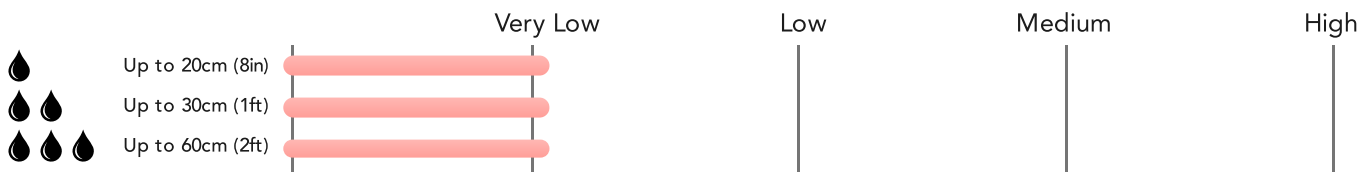


Risk Rating: Very low

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:

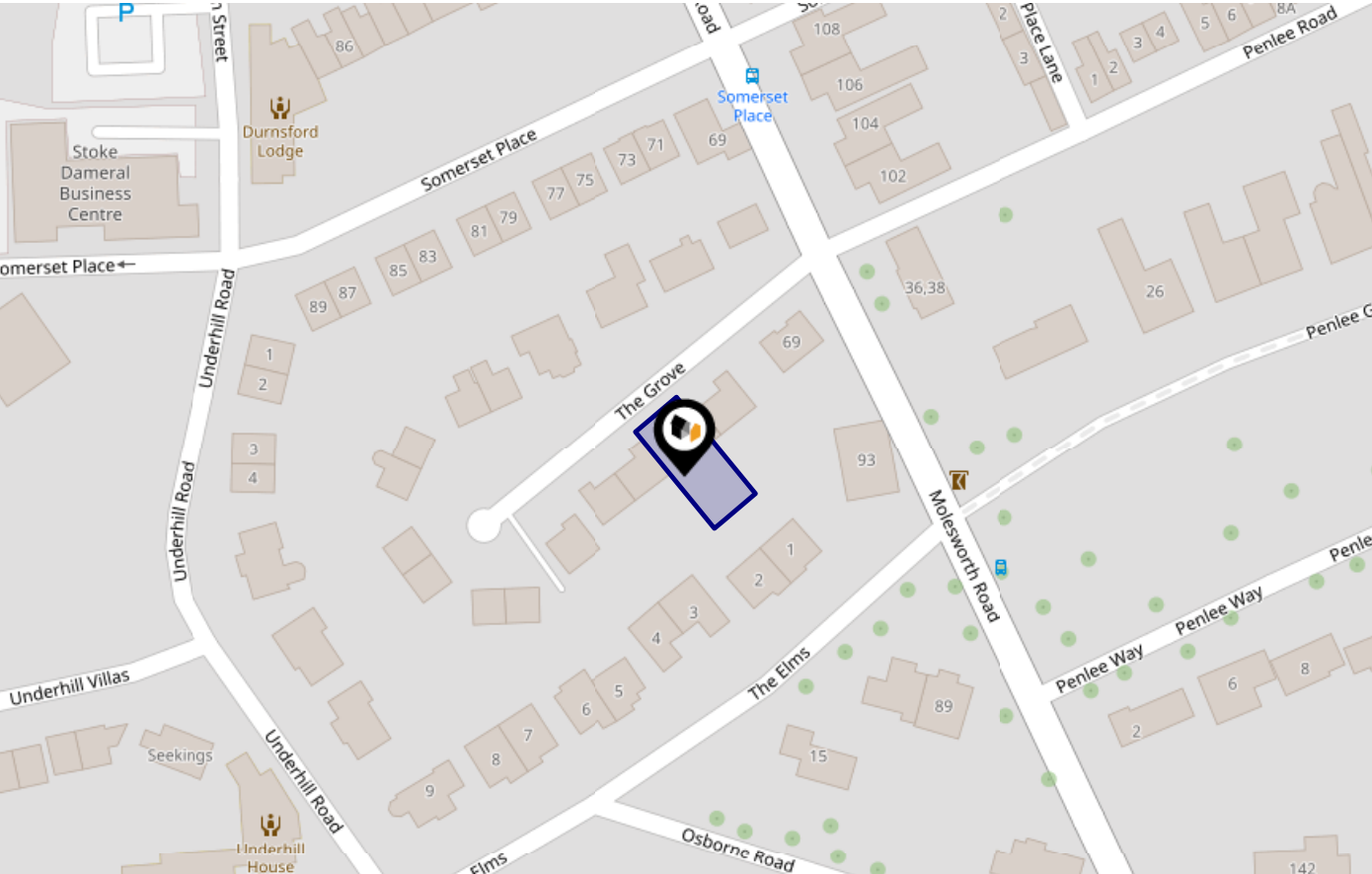


Flood Risk

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.

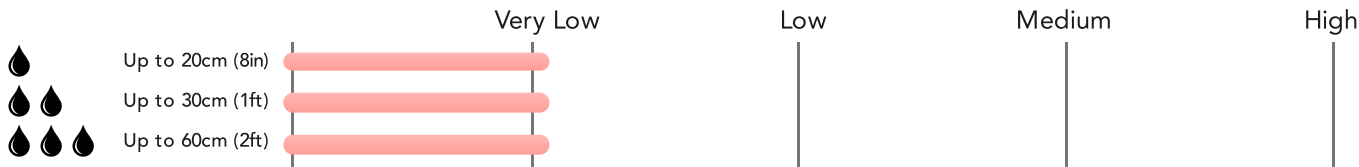


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Chance of flooding to the following depths at this property:

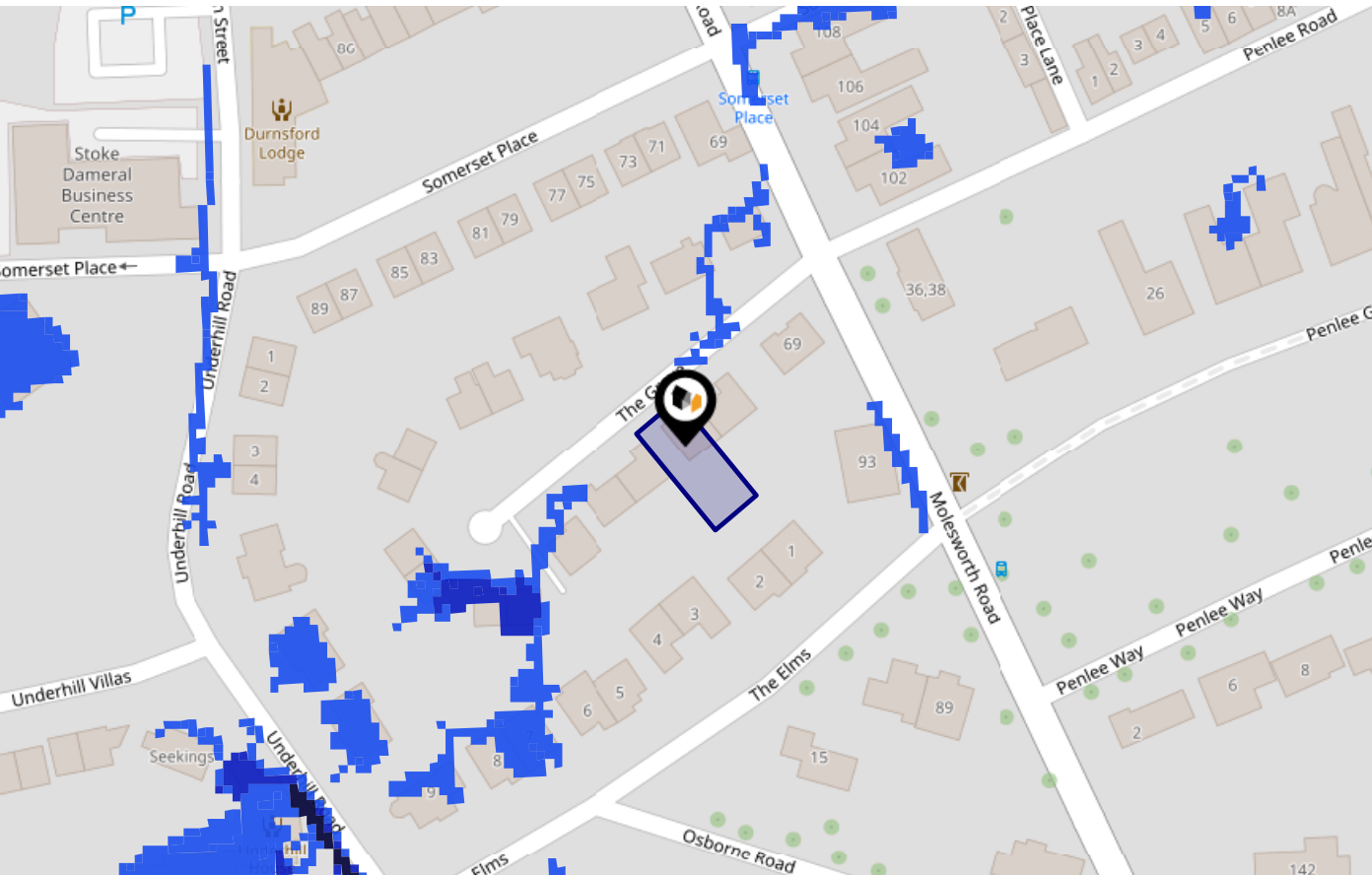


Flood Risk

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.

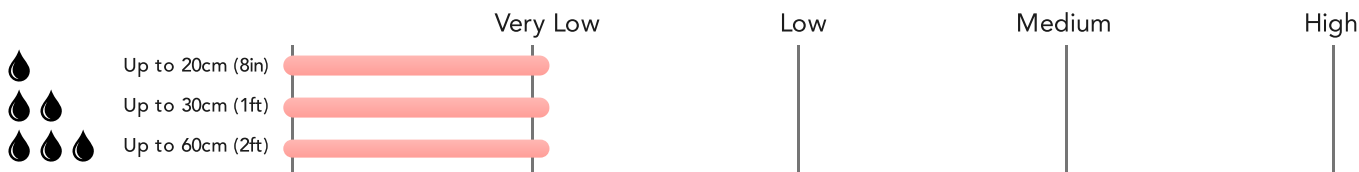


Risk Rating: Very low

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.

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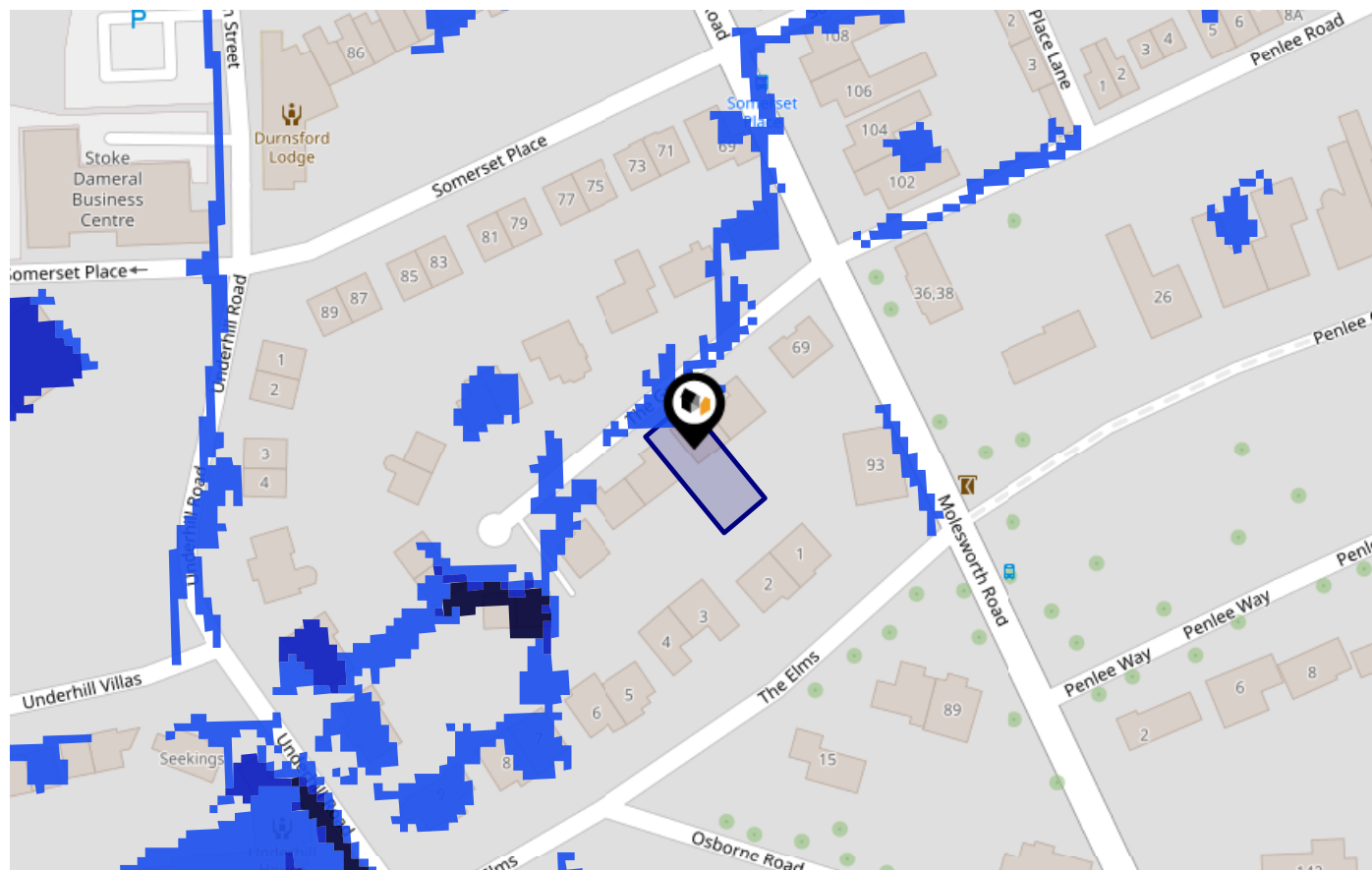
Chance of flooding to the following depths at this property:



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

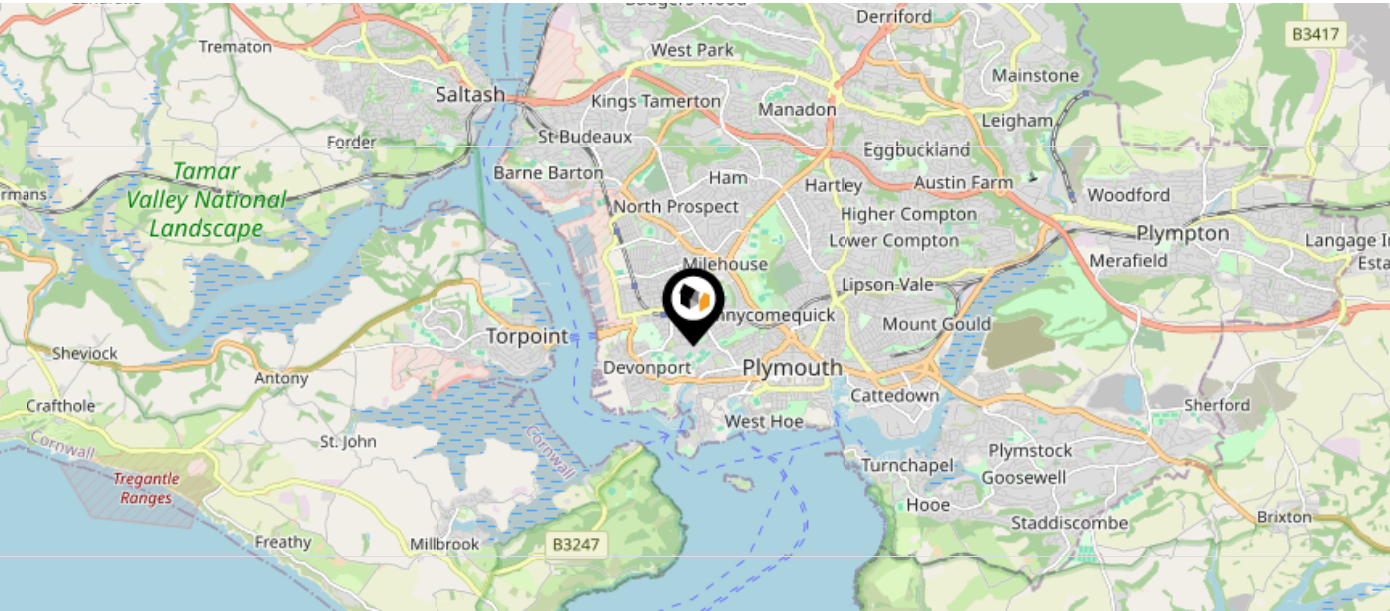
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Chance of flooding to the following depths at this property:



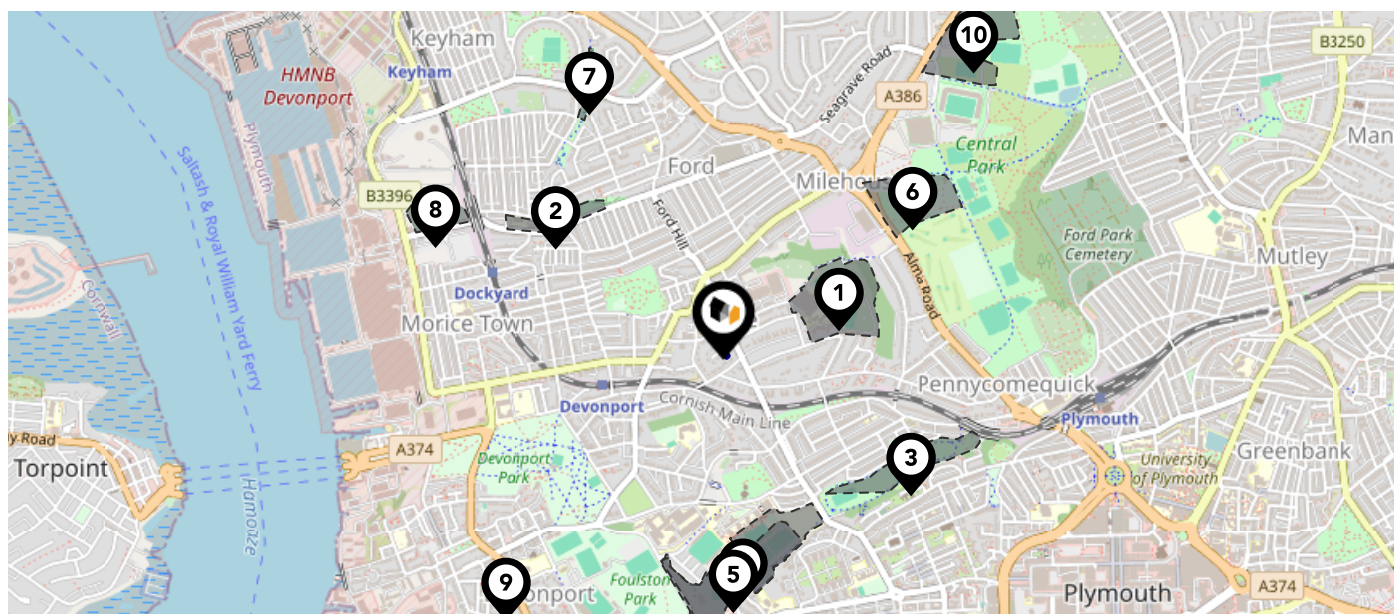
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

No data available.

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.



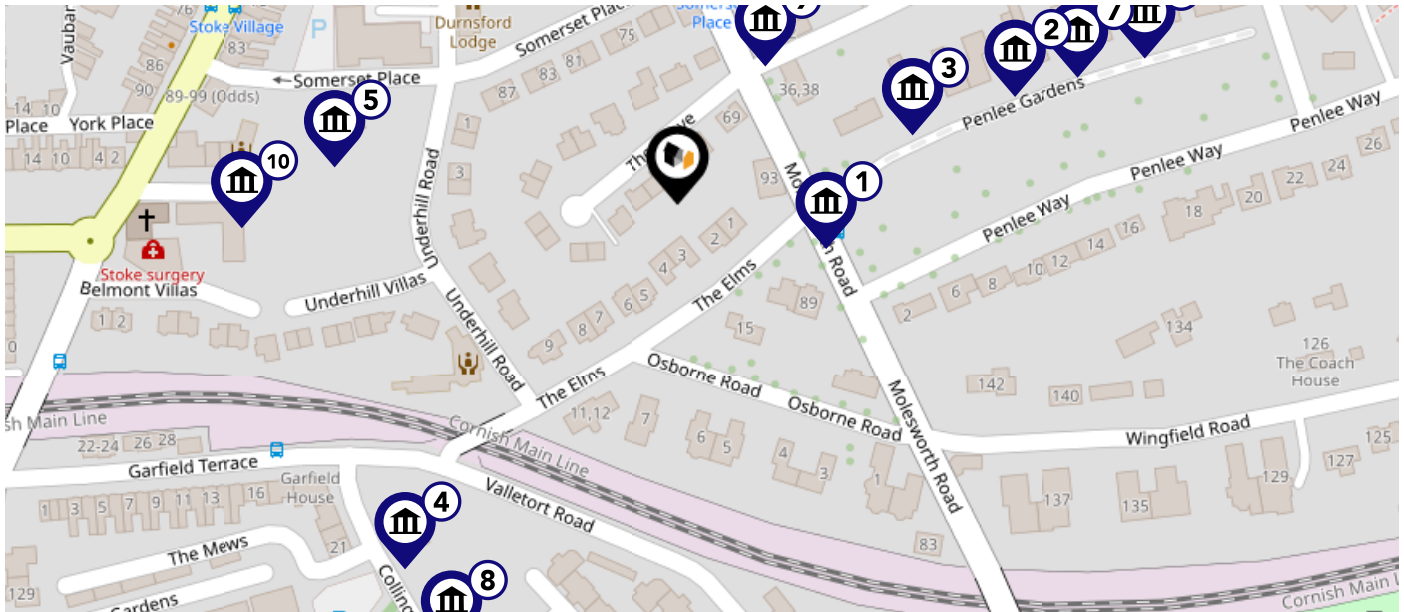
Nearby Landfill Sites

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

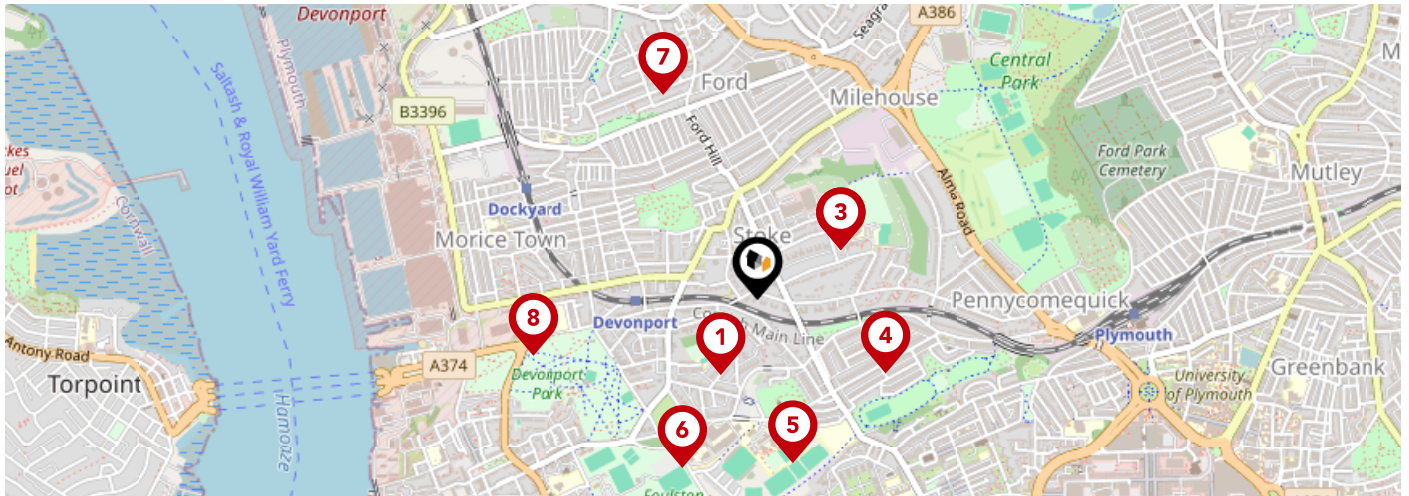
Maps

Listed Buildings

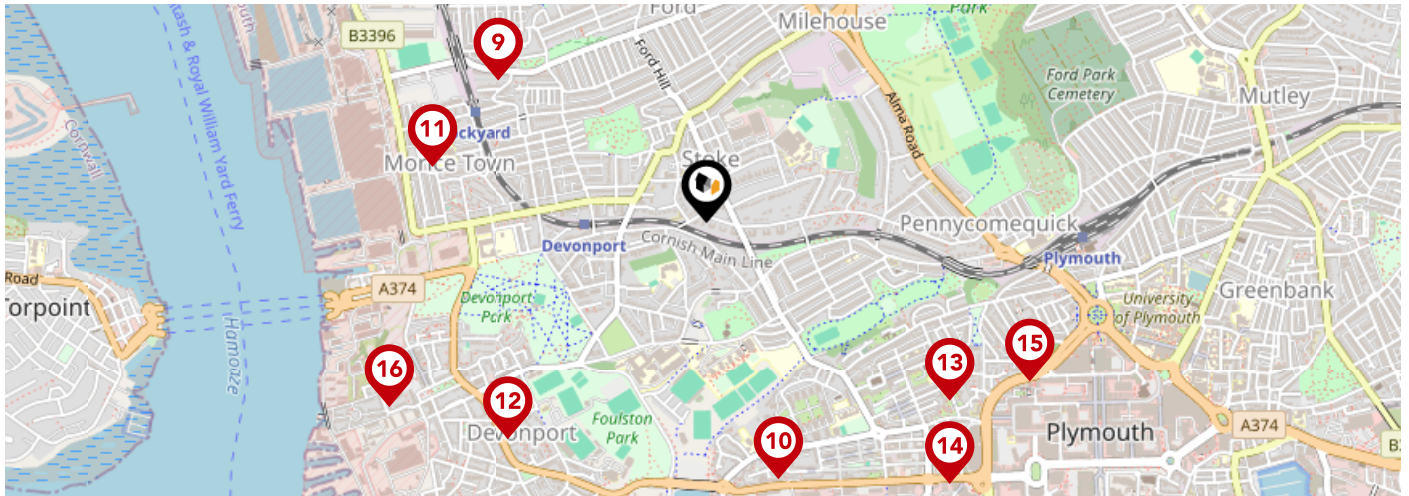
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1386328 - Lodge And Gates At Entrance Including Flanking Wall	Grade II	0.0 miles
	1386320 - 6 And 7, Penlee Gardens	Grade II	0.1 miles
	1386318 - 3, Penlee Gardens	Grade II	0.1 miles
	1330555 - Numbers 1 And 2 And Attached Front Walls And Gate Piers	Grade II	0.1 miles
	1130060 - Belmont House (youth Hostel) Belmont Place	Grade II	0.1 miles
	1386323 - 10 And 11, Penlee Gardens	Grade II	0.1 miles
	1386322 - 8 And 9, Penlee Gardens	Grade II	0.1 miles
	1330556 - Numbers 3 And 4 And Attached Front Walls And Gate Piers	Grade II	0.1 miles
	1386250 - 102 And 104, Molesworth Road	Grade II	0.1 miles
	1319608 - Gate Piers South West Of Belmont House	Grade II	0.1 miles

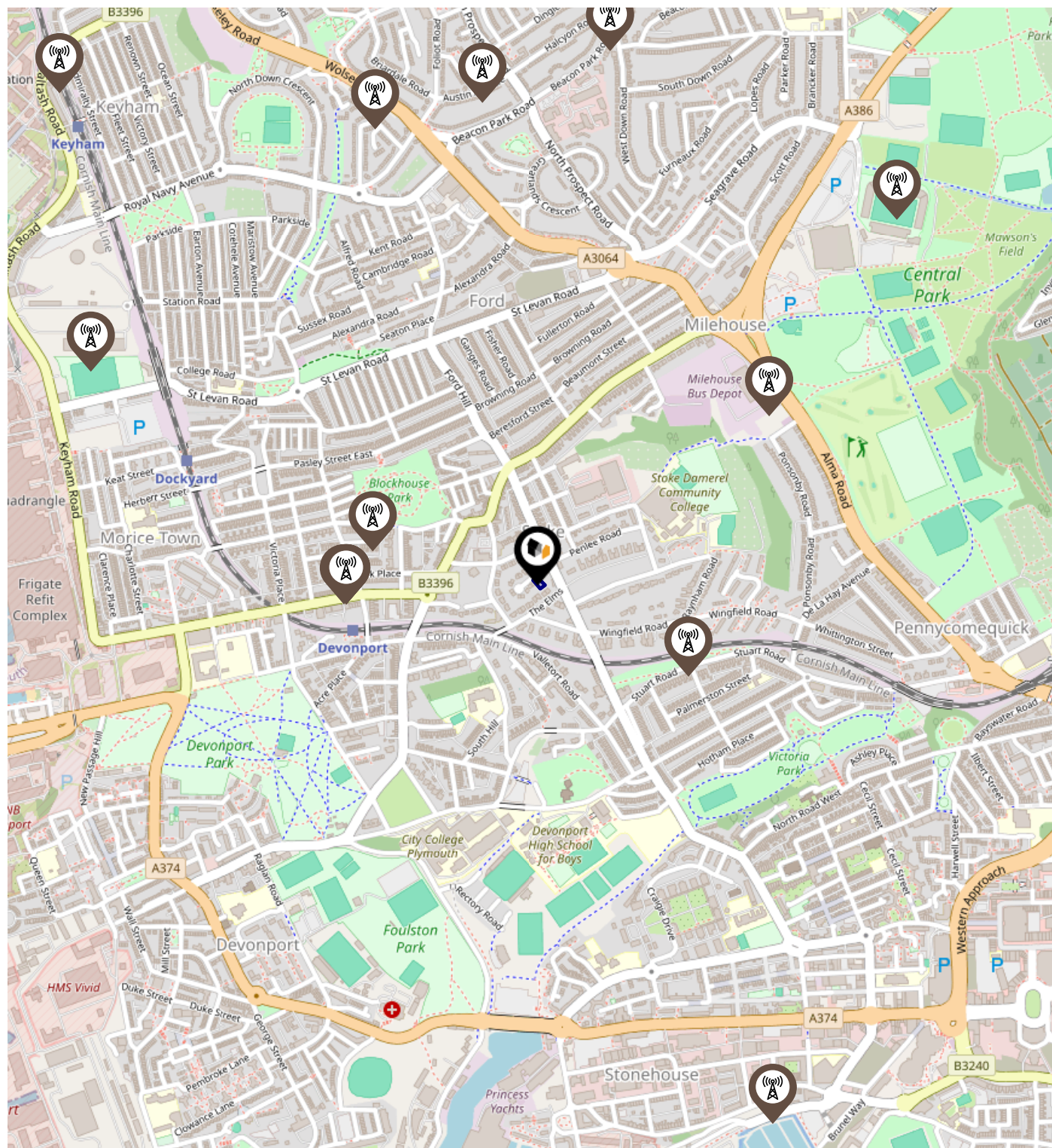


		Nursery	Primary	Secondary	College	Private
1	Stoke Damerel Primary Academy Ofsted Rating: Good Pupils: 400 Distance:0.2	☐	☒	☐	☐	☐
2	Scott Medical and Healthcare College Ofsted Rating: Good Pupils: 233 Distance:0.23	☐	☐	☒	☐	☐
3	Stoke Damerel Community College Ofsted Rating: Good Pupils: 1301 Distance:0.23	☐	☐	☒	☐	☐
4	Stuart Road Primary Academy Ofsted Rating: Good Pupils: 189 Distance:0.35	☐	☒	☐	☐	☐
5	Devonport High School for Boys Ofsted Rating: Good Pupils: 1231 Distance:0.4	☐	☐	☒	☐	☐
6	City College Plymouth Ofsted Rating: Good Pupils:0 Distance:0.44	☐	☐	☒	☐	☐
7	Ford Primary School Ofsted Rating: Requires improvement Pupils: 214 Distance:0.53	☐	☒	☐	☐	☐
8	UTC Plymouth Ofsted Rating: Good Pupils: 551 Distance:0.55	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
9	College Road Primary School Ofsted Rating: Good Pupils: 204 Distance:0.6	☐	☒	☐	☐	☐
10	High Street Primary Academy Ofsted Rating: Good Pupils: 140 Distance:0.63	☐	☒	☐	☐	☐
11	Morice Town Primary Academy Ofsted Rating: Good Pupils: 185 Distance:0.66	☐	☒	☐	☐	☐
12	St Joseph's Catholic Primary School Ofsted Rating: Good Pupils: 206 Distance:0.7	☐	☒	☐	☐	☐
13	The Cathedral School of St Mary Ofsted Rating: Requires improvement Pupils: 109 Distance:0.71	☐	☒	☐	☐	☐
14	St Peter's CofE Primary School Ofsted Rating: Good Pupils: 154 Distance:0.84	☐	☒	☐	☐	☐
15	Pilgrim Primary Academy Ofsted Rating: Outstanding Pupils: 390 Distance:0.85	☐	☒	☐	☐	☐
16	Marlborough Primary Academy Ofsted Rating: Good Pupils: 111 Distance:0.87	☐	☒	☐	☐	☐

Local Area Masts & Pylons

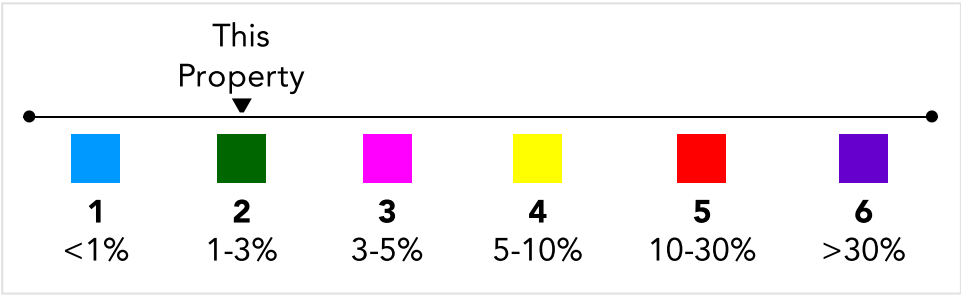
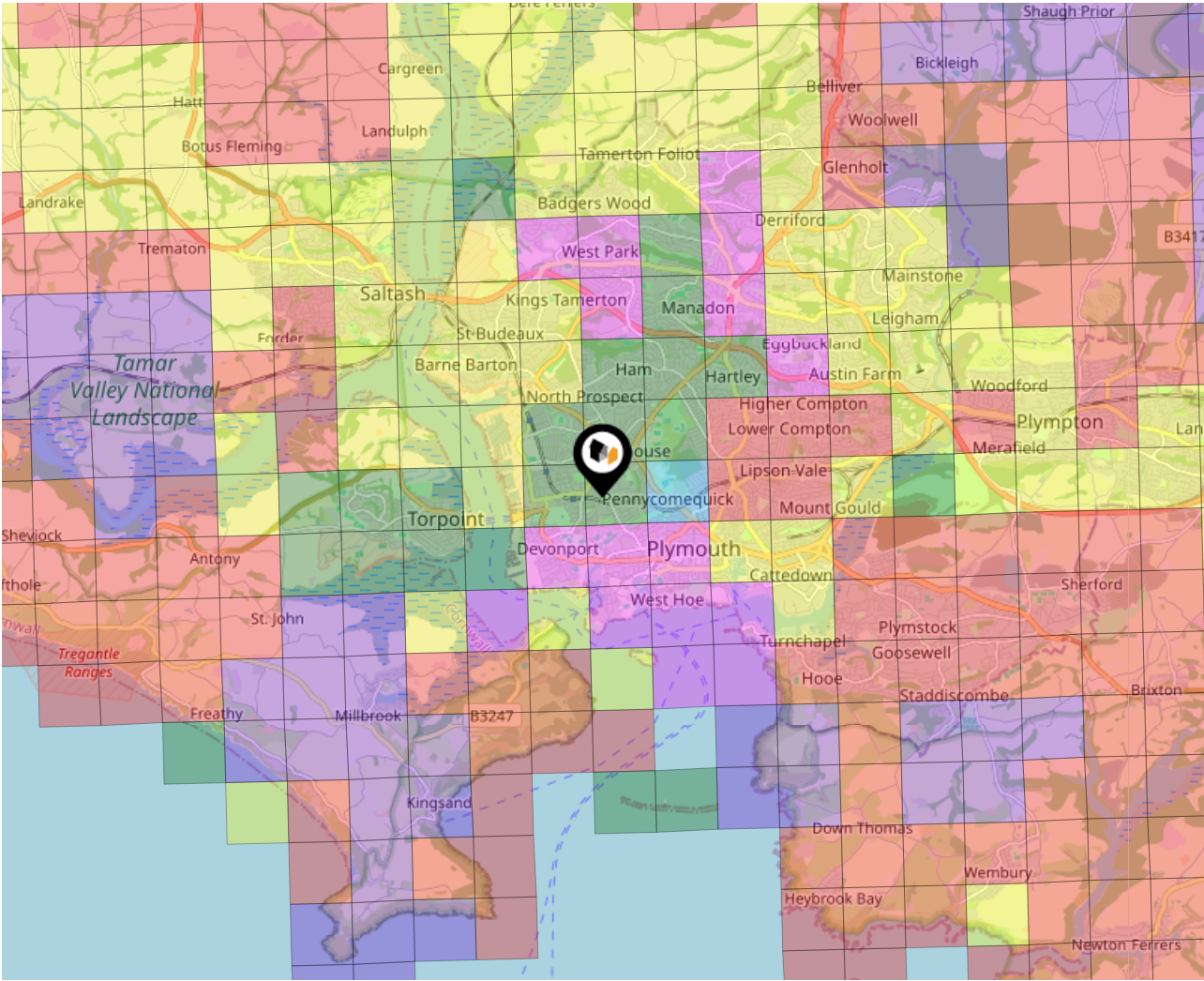


Key:

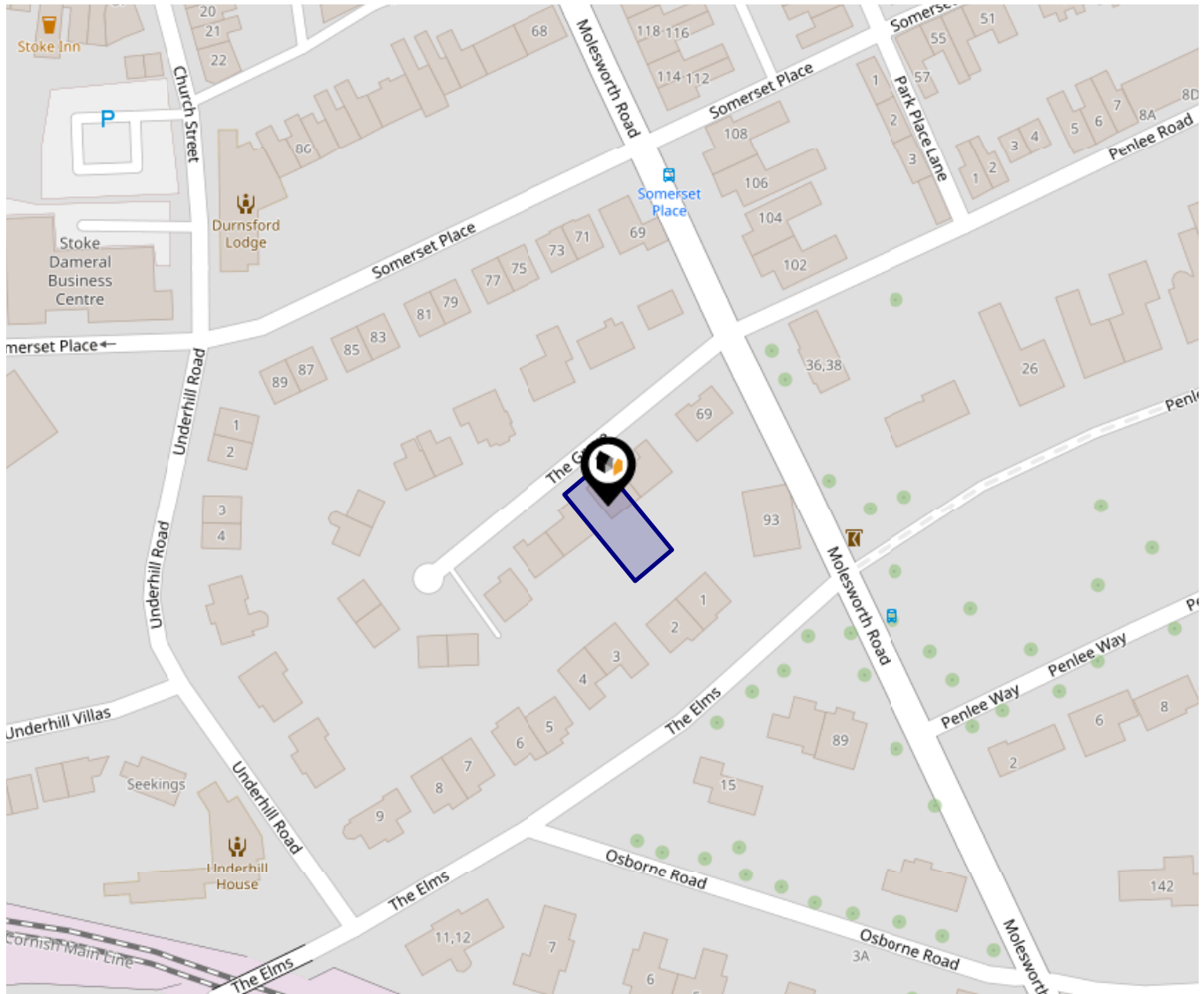
-  Power Pylons
-  Communication Masts

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



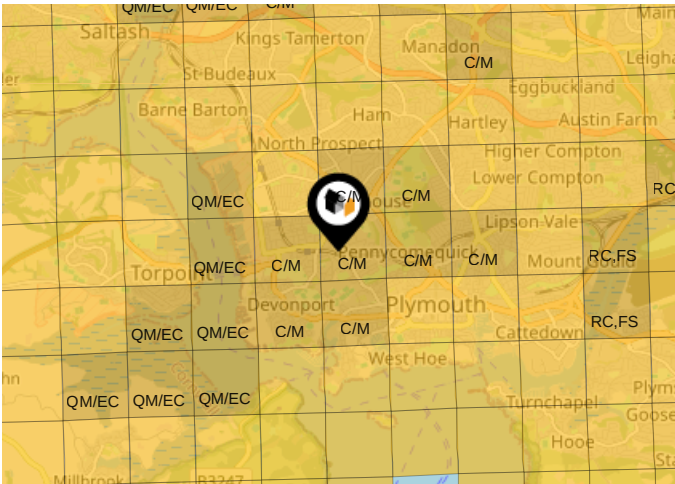
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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

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

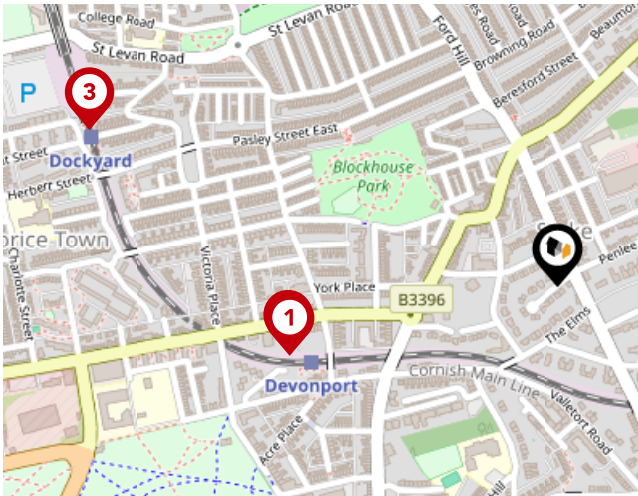
Carbon Content:	NONE	Soil Texture:	SILTY LOAM
Parent Material Grain:	ARGILLACEOUS	Soil Depth:	INTERMEDIATE-SHALLOW
Soil Group:	MEDIUM(SILTY)		



Primary Classifications (Most Common Clay Types)

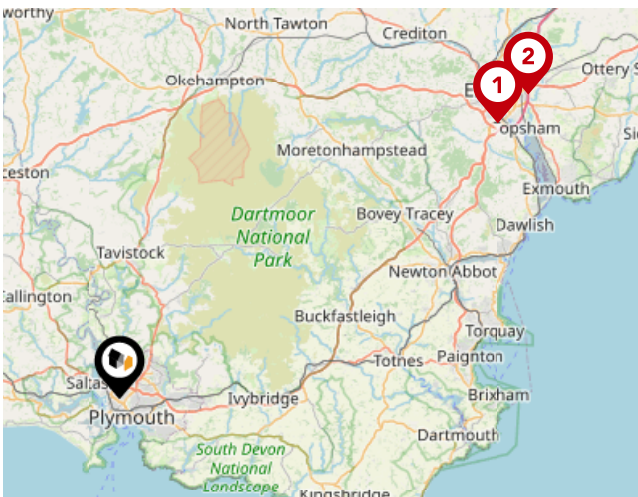
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & 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)



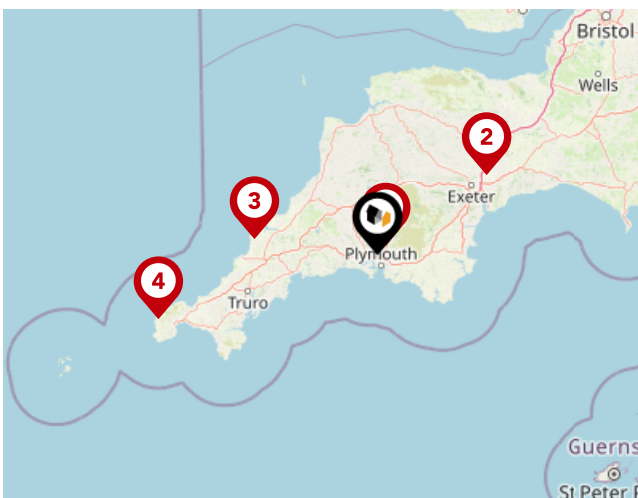
National Rail Stations

Pin	Name	Distance
1	Devonport Rail Station	0.33 miles
2	Devonport Rail Station	0.33 miles
3	Dockyard (Plymouth) Rail Station	0.58 miles



Trunk Roads/Motorways

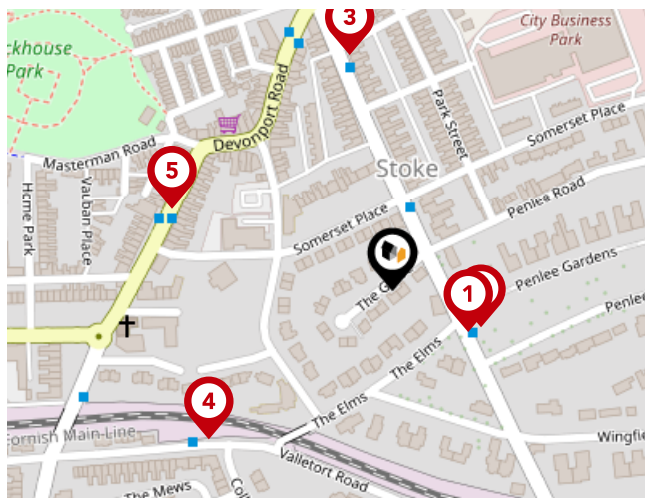
Pin	Name	Distance
1	M5 J31	35.28 miles
2	M5 J30	38.41 miles



Airports/Helipads

Pin	Name	Distance
1	Glenholt	3.78 miles
2	Exeter Airport	40.84 miles
3	St Mawgan	37.4 miles
4	Joppa	69.25 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	The Elms	0.05 miles
2	The Elms	0.06 miles
3	Molesworth Road	0.14 miles
4	Colingwood Road	0.14 miles
5	Stoke Village	0.14 miles



Ferry Terminals

Pin	Name	Distance
1	Plymouth Stonehouse Ferry Terminal	0.97 miles
2	Plymouth Ferry Terminal	1.07 miles
3	Devonport Ferry Terminal	0.94 miles

Important - Please Read

These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of Lang Town & Country or the seller.

They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

Please note that all appliances and heating systems are not tested by Lang Town & Country and therefore no warranties can be given as to their good working order.

Lang Town & Country 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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Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



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