

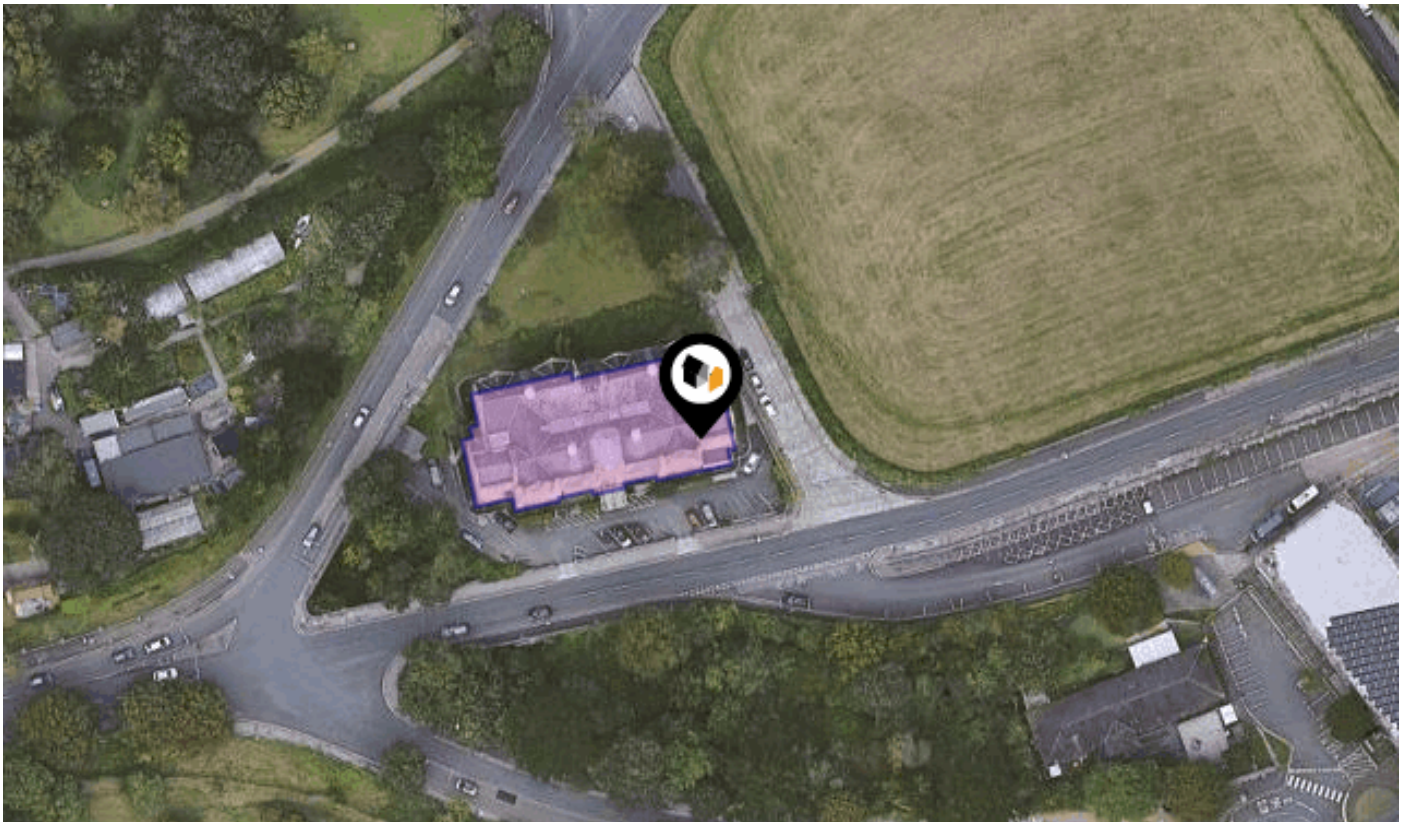


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 05th August 2025



FLAT Q, 80, PARADISE ROAD, PLYMOUTH, PL1 5QR

6 Mannamead Road Plymouth Devon PL4 7AA

01752 256000

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www.langtownandcountry.com

Property Overview



Property

Type:	Flat / Maisonette	Last Sold Date:	08/09/2021
Bedrooms:	1	Last Sold Price:	£137,000
Plot Area:	0.22 acres	Last Sold £/ft²:	£181
Year Built :	2003-2006	Tenure:	Leasehold
Council Tax :	Band B	Start Date:	09/12/2003
Annual Estimate:	£1,809	End Date:	01/08/2227
Title Number:	DN492911	Lease Term:	225 years from 1 August 2002
UPRN:	10000796459	Term Remaining:	202 years

Local Area

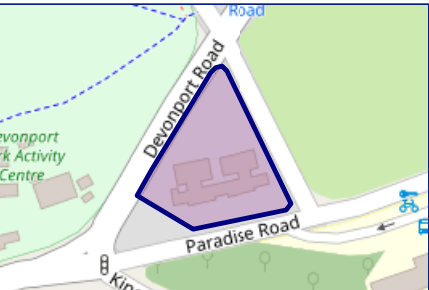
Local Authority:	City of plymouth	Estimated Broadband Speeds	
Conservation Area:	Stoke	(Standard - Superfast - Ultrafast)	
Flood Risk:			
• Rivers & Seas	Very low	27	1000
• Surface Water	Low	mb/s	mb/s

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

Property

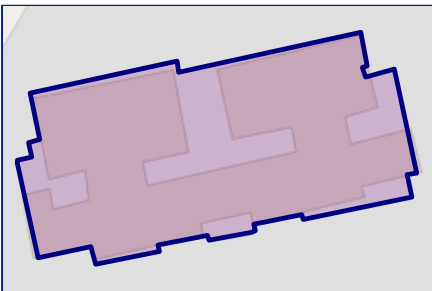
Multiple Title Plans

Freehold Title Plan



DN452055

Leasehold Title Plan



DN492911

Start Date:	09/12/2003
End Date:	01/08/2227
Lease Term:	225 years from 1 August 2002
Term Remaining:	202 years

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

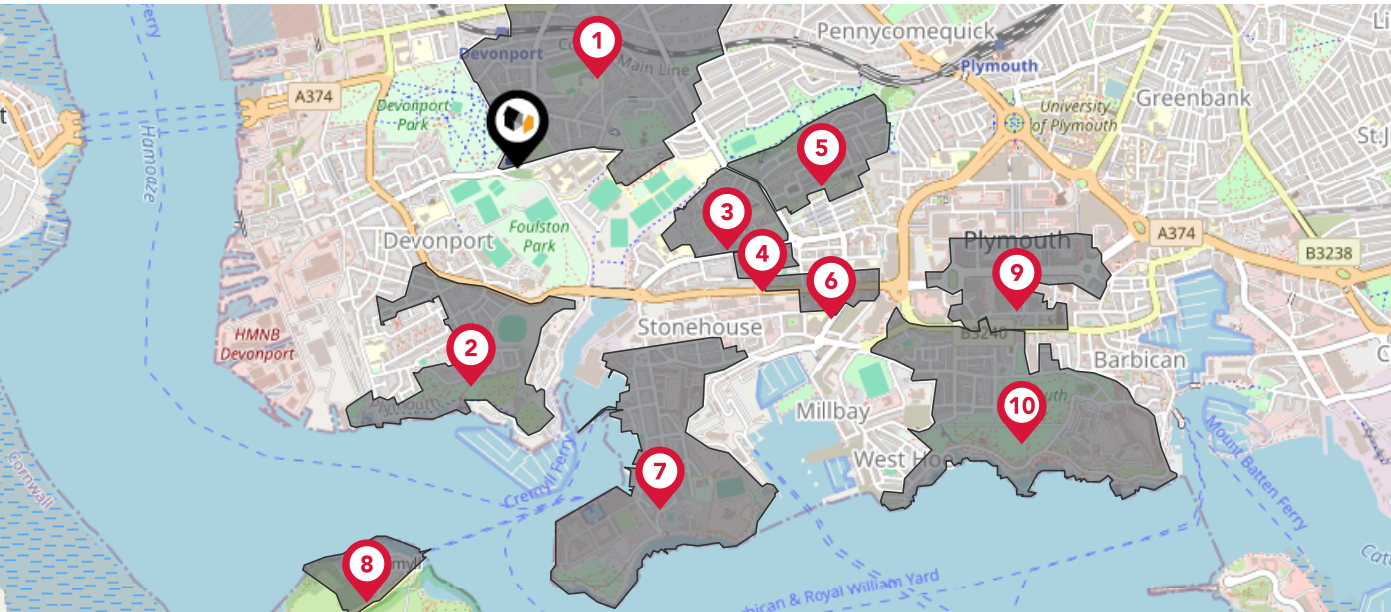
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.

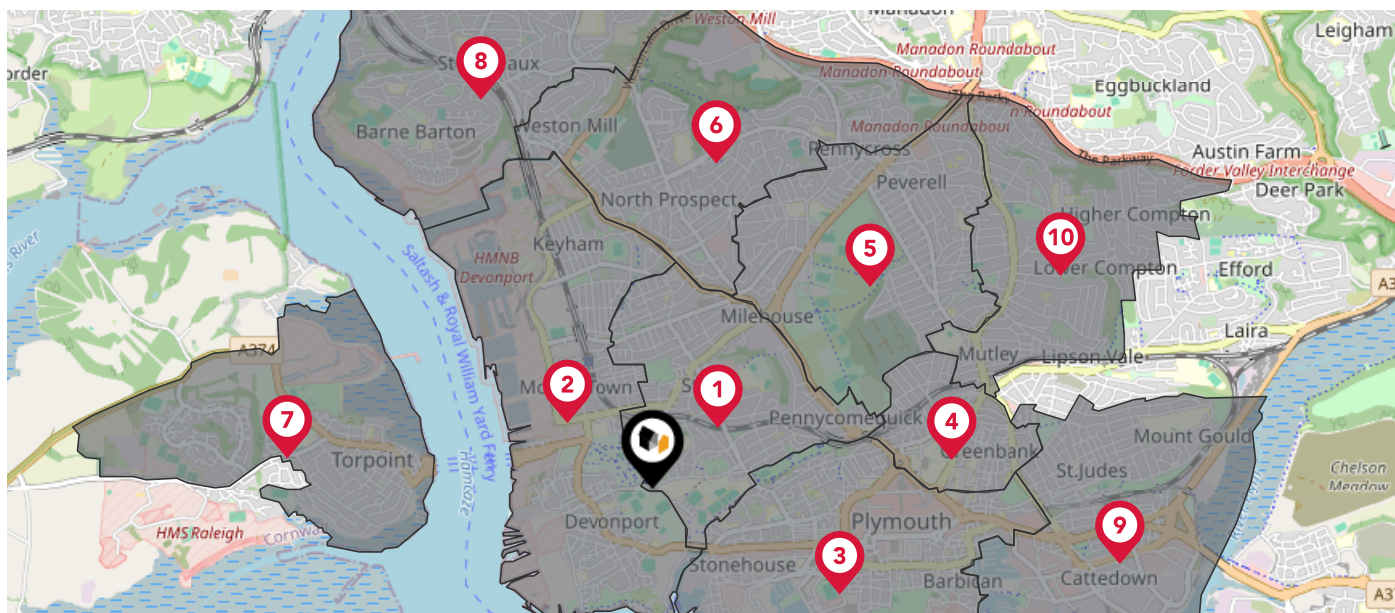


Nearby Conservation Areas	
1	Stoke
2	Devonport
3	Royal Naval Hospital
4	Adelaide Street/Clarence Place
5	North Stonehouse
6	Union Street
7	Stonehouse Peninsula
8	Cremyll
9	City Centre
10	The Hoe

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



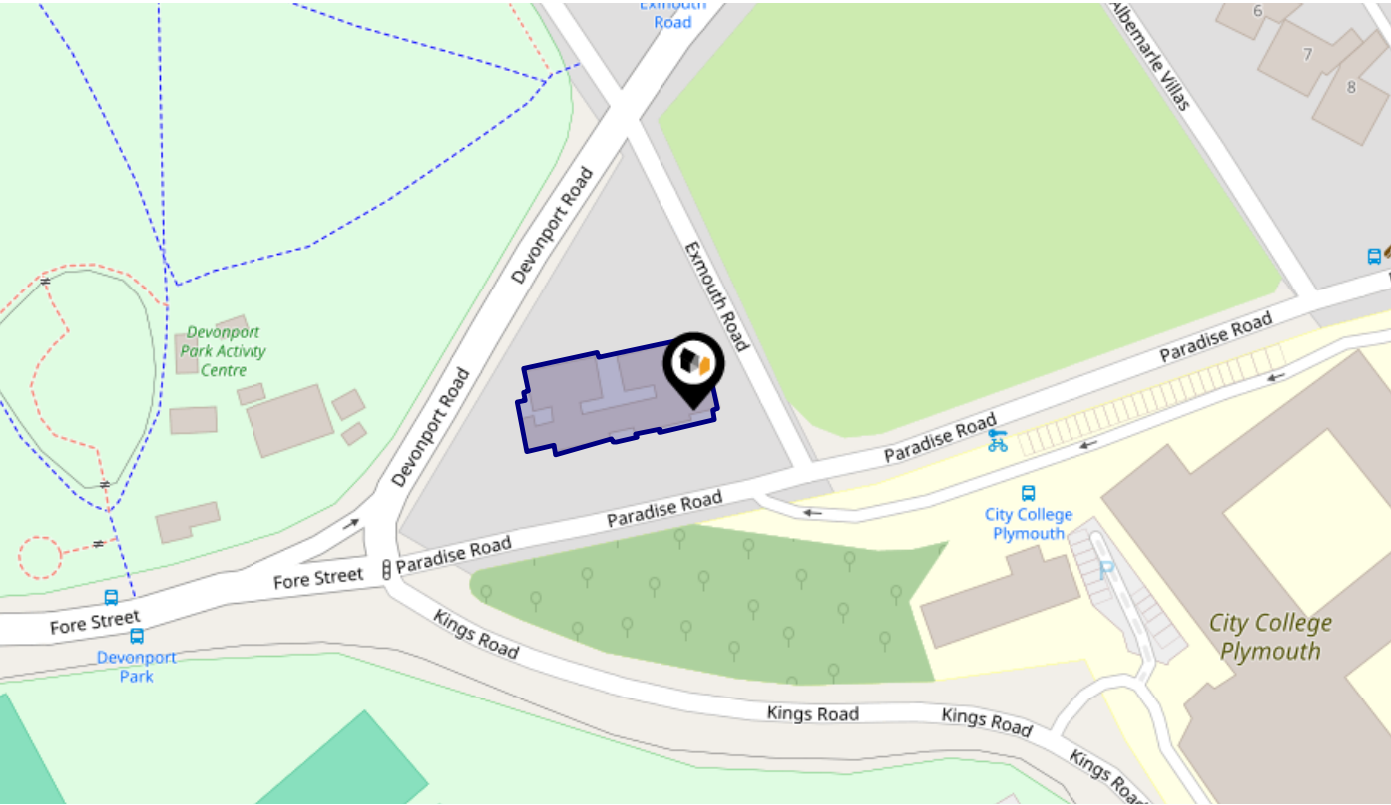
Nearby Council Wards

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

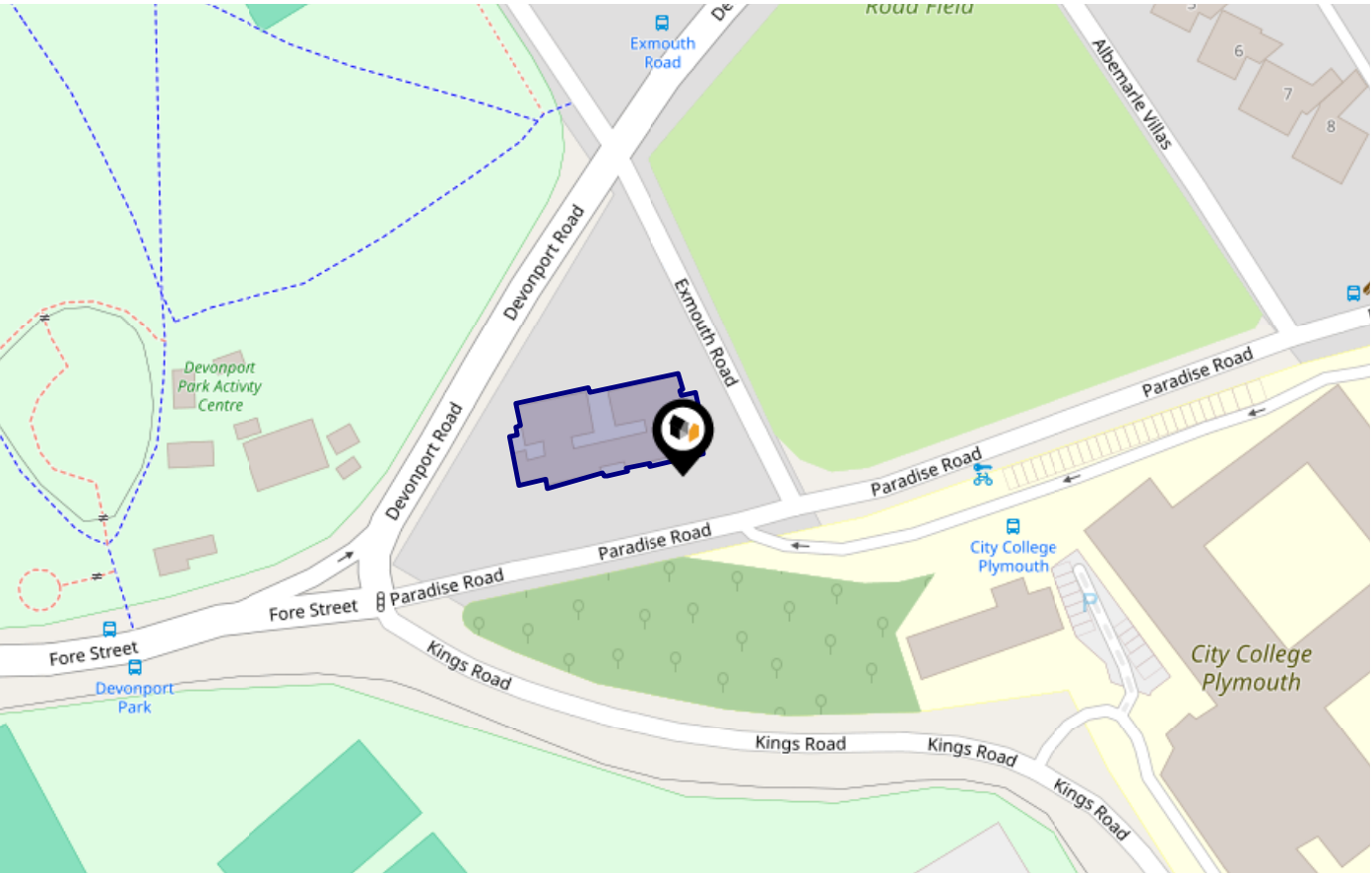
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

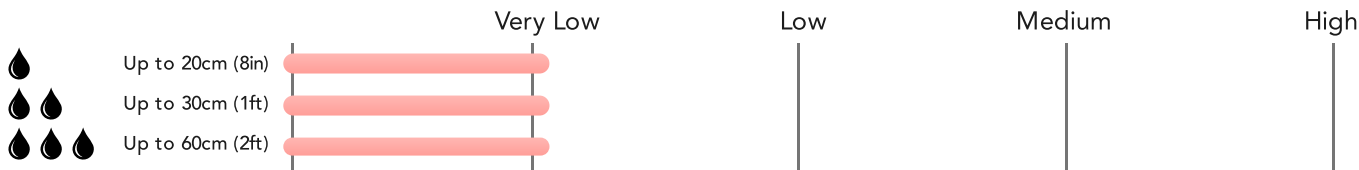


Risk Rating: Very low

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.

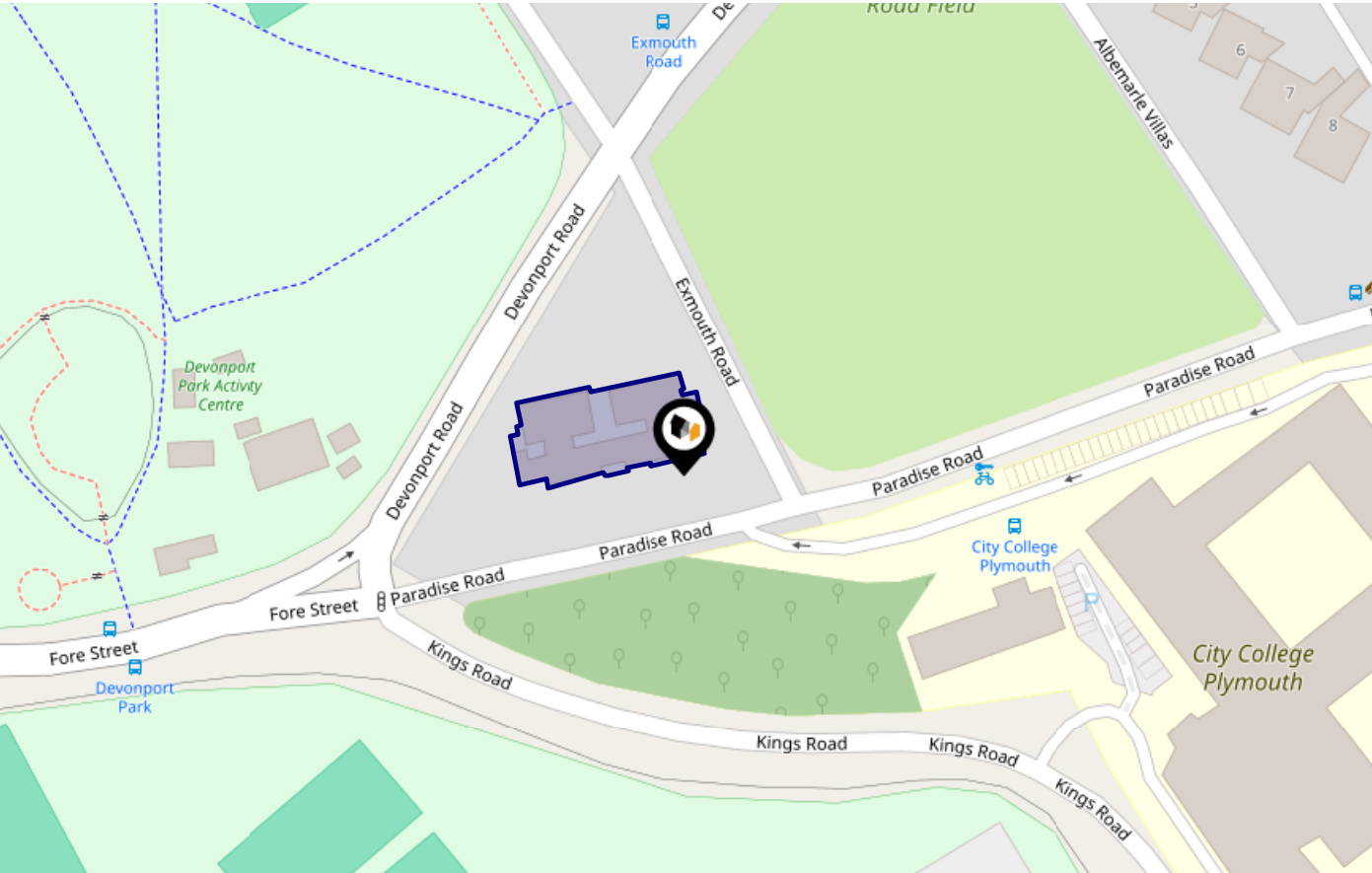
Chance of flooding to the following depths at this property:



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.

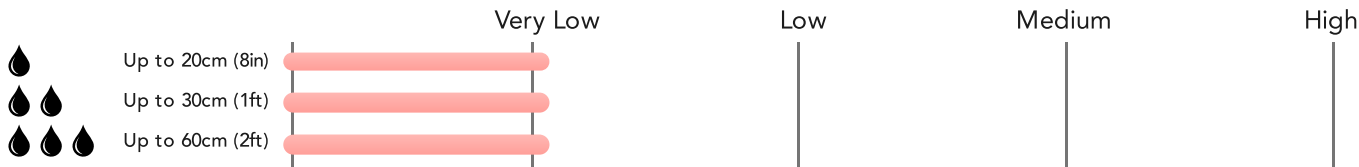


Risk Rating: Very low

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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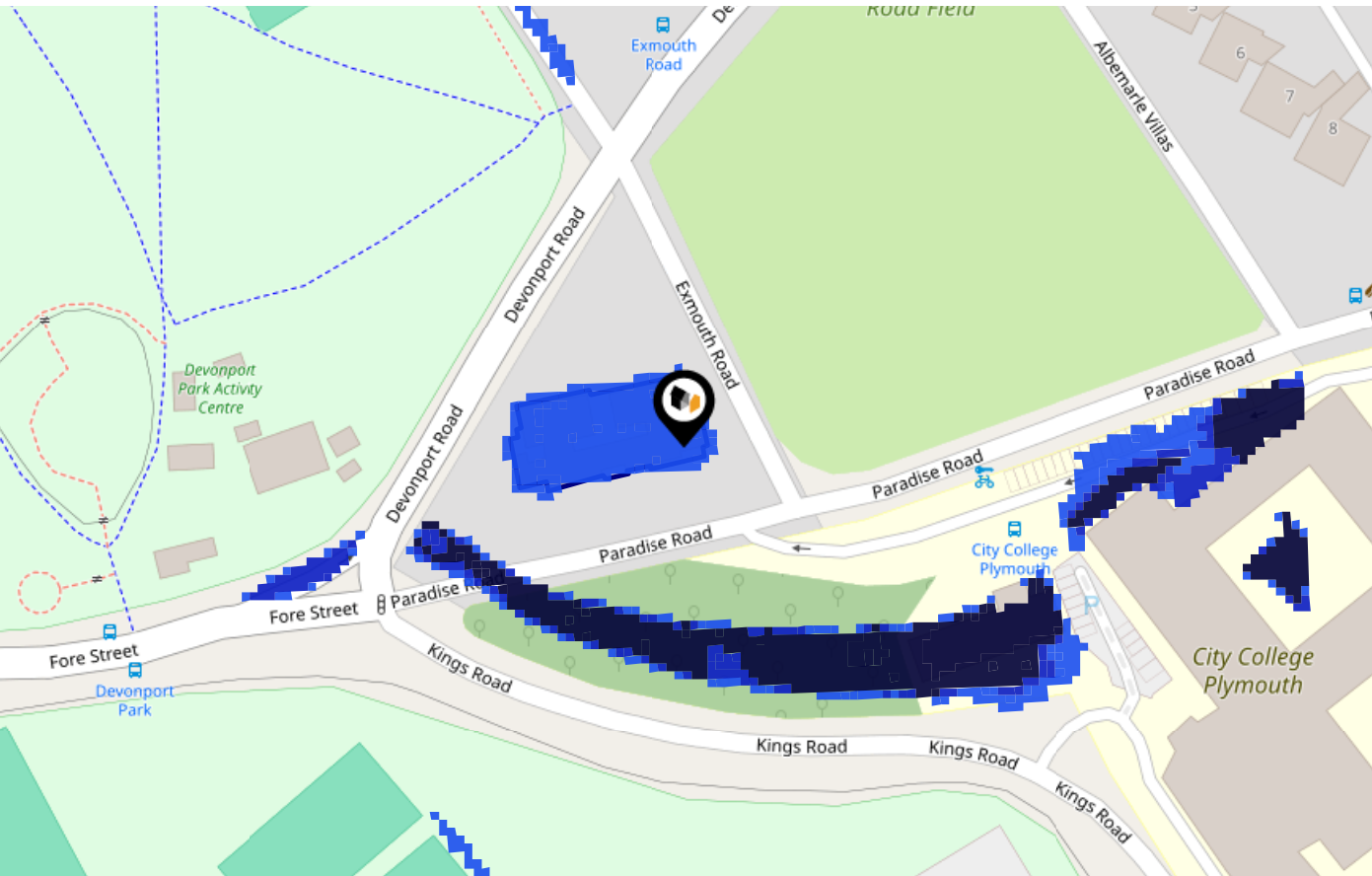
Chance of flooding to the following depths at this property:



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: 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.

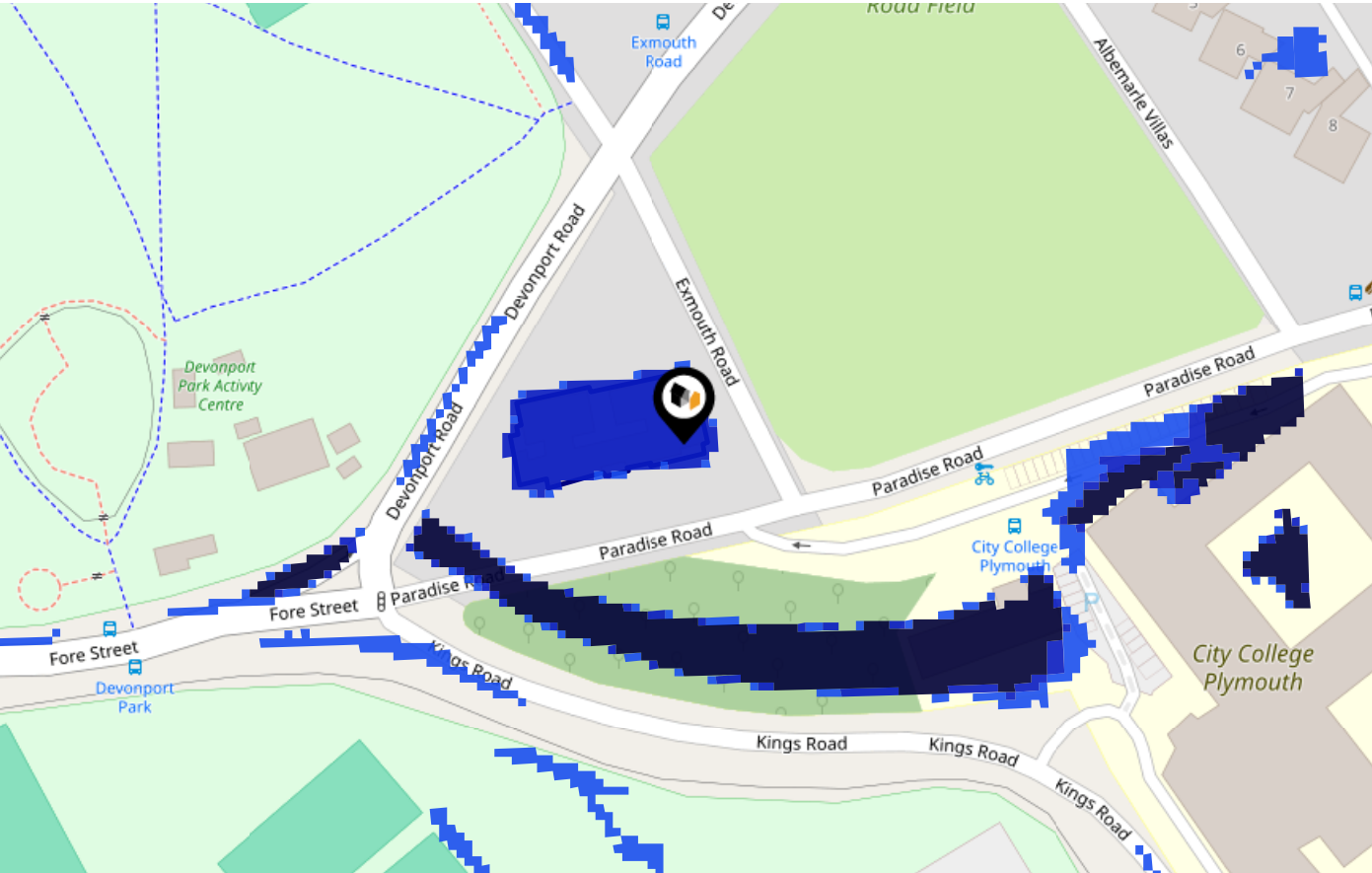
Chance of flooding to the following depths at this property:



Flood Risk

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: Medium

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.

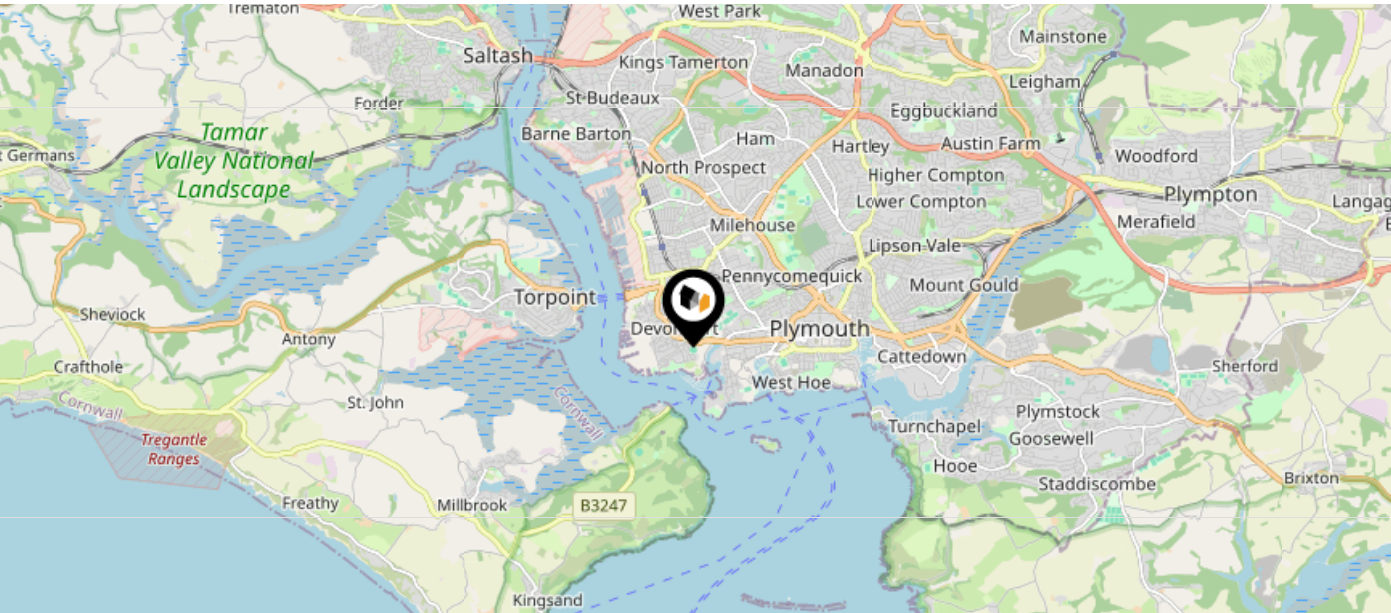
Chance of flooding to the following depths at this property:



Maps

Green Belt

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



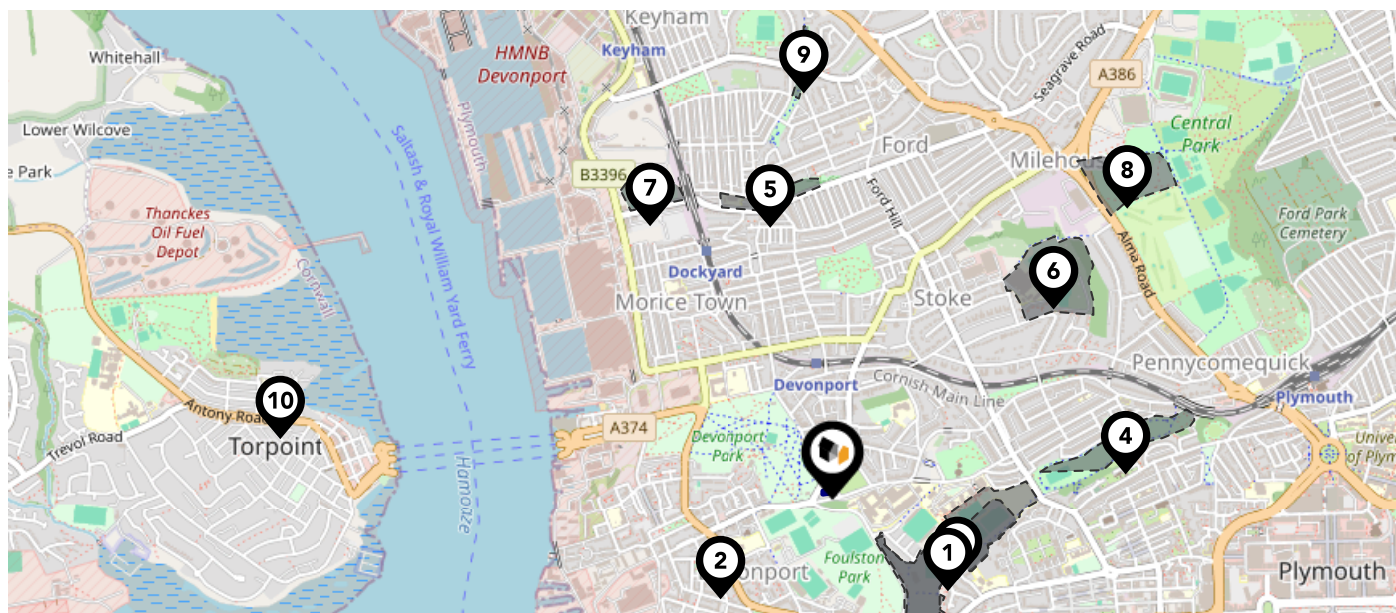
Nearby Green Belt Land

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.



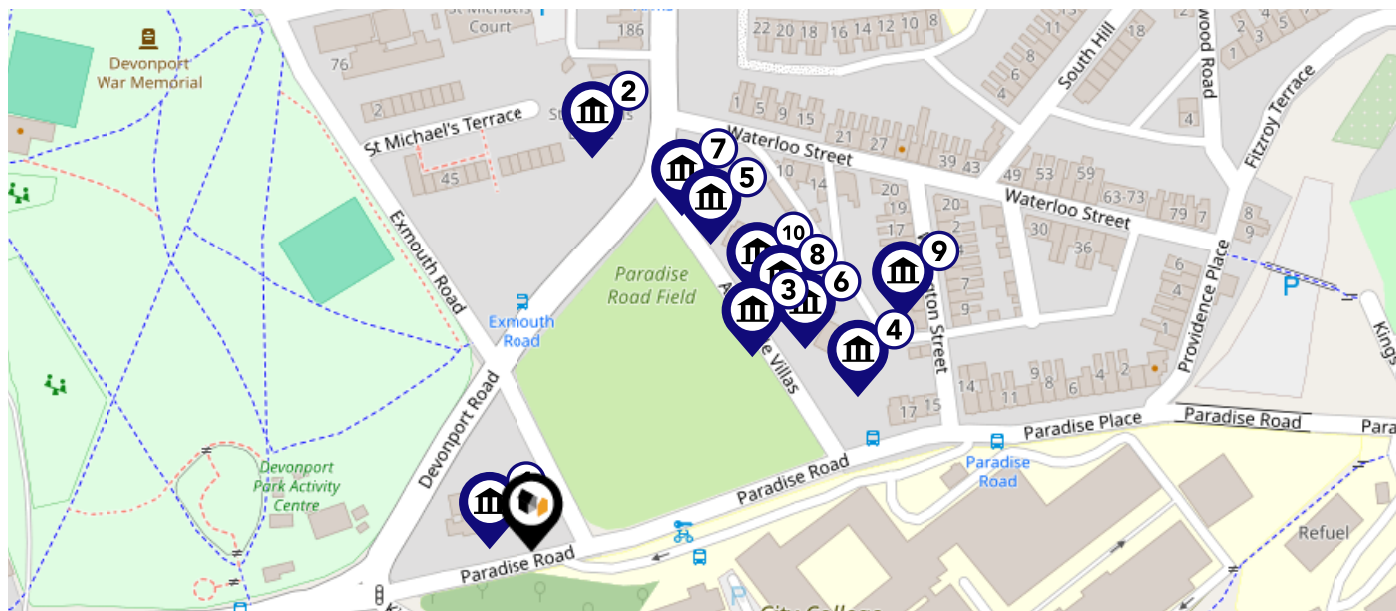
Nearby Landfill Sites

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

Maps

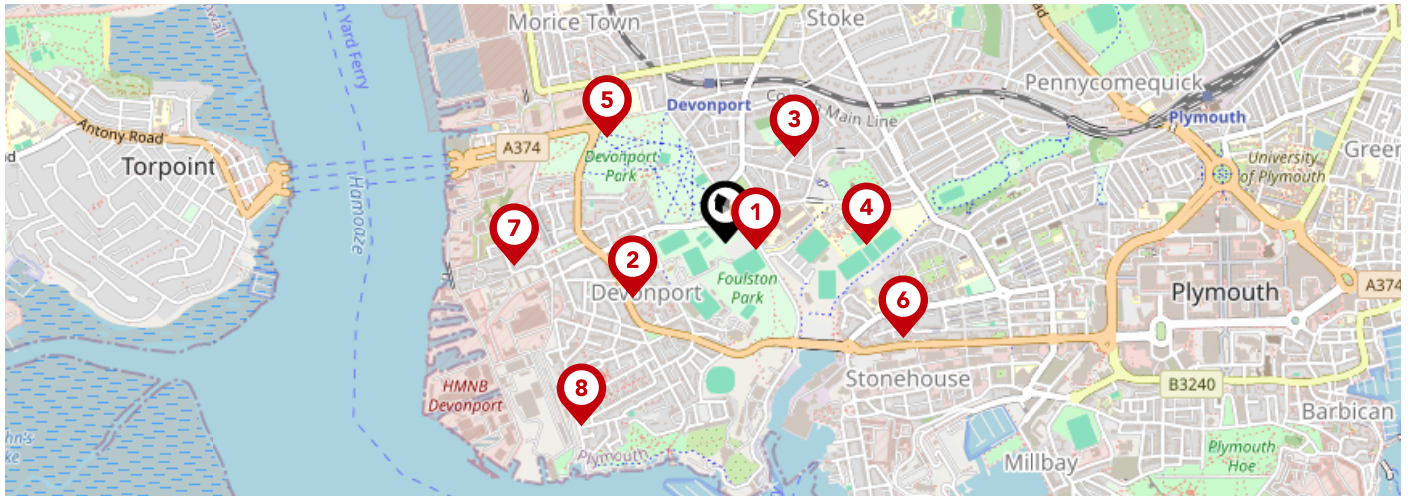
Listed Buildings

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



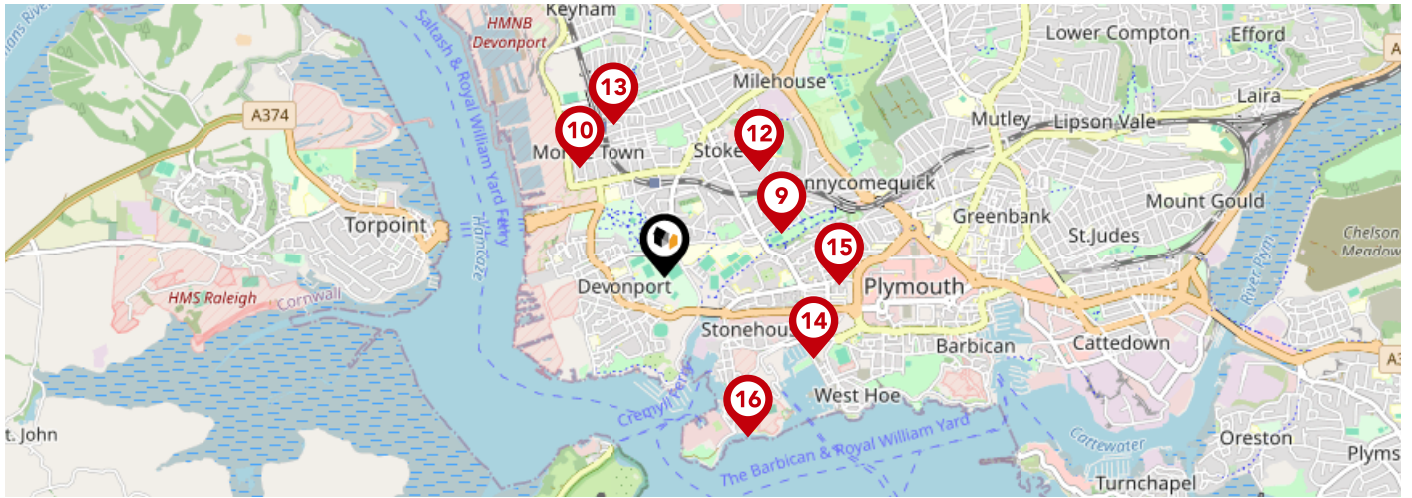
Listed Buildings in the local district		Grade	Distance
	1386312 - Plymouth College Of Further Education (devonport Annexe)	Grade II	0.0 miles
	1130059 - St Michaels Lodge And Rear Basement Court Railings	Grade II	0.1 miles
	1129979 - Iron Railings, Walls And Gates To Road Frontage Of Albemarle Villas	Grade II	0.1 miles
	1129978 - 8, Albemarle Villas	Grade II	0.1 miles
	1129967 - 2, Albemarle Villas	Grade II	0.1 miles
	1129976 - 6, Albemarle Villas	Grade II	0.1 miles
	1129964 - 1, Albemarle Villas	Grade II	0.1 miles
	1129975 - 5, Albemarle Villas	Grade II	0.1 miles
	1386493 - 13, Wellington Street	Grade II	0.1 miles
	1129974 - 4, Albemarle Villas	Grade II	0.1 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1	City College Plymouth Ofsted Rating: Good Pupils:0 Distance:0.07	☐	☐	☒	☐	☐
2	St Joseph's Catholic Primary School Ofsted Rating: Good Pupils: 206 Distance:0.26	☐	☒	☐	☐	☐
3	Stoke Damerel Primary Academy Ofsted Rating: Good Pupils: 400 Distance:0.26	☐	☒	☐	☐	☐
4	Devonport High School for Boys Ofsted Rating: Good Pupils: 1231 Distance:0.33	☐	☐	☒	☐	☐
5	UTC Plymouth Ofsted Rating: Good Pupils: 551 Distance:0.37	☐	☐	☒	☐	☐
6	High Street Primary Academy Ofsted Rating: Good Pupils: 140 Distance:0.48	☐	☒	☐	☐	☐
7	Marlborough Primary Academy Ofsted Rating: Good Pupils: 111 Distance:0.5	☐	☒	☐	☐	☐
8	Mount Wise Community Primary School Ofsted Rating: Good Pupils: 268 Distance:0.55	☐	☒	☐	☐	☐

Area Schools



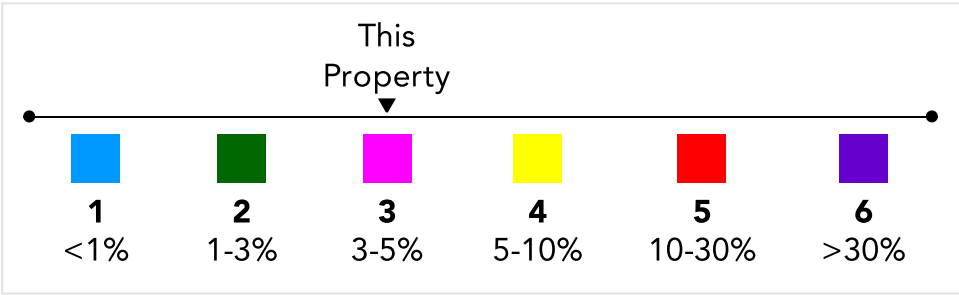
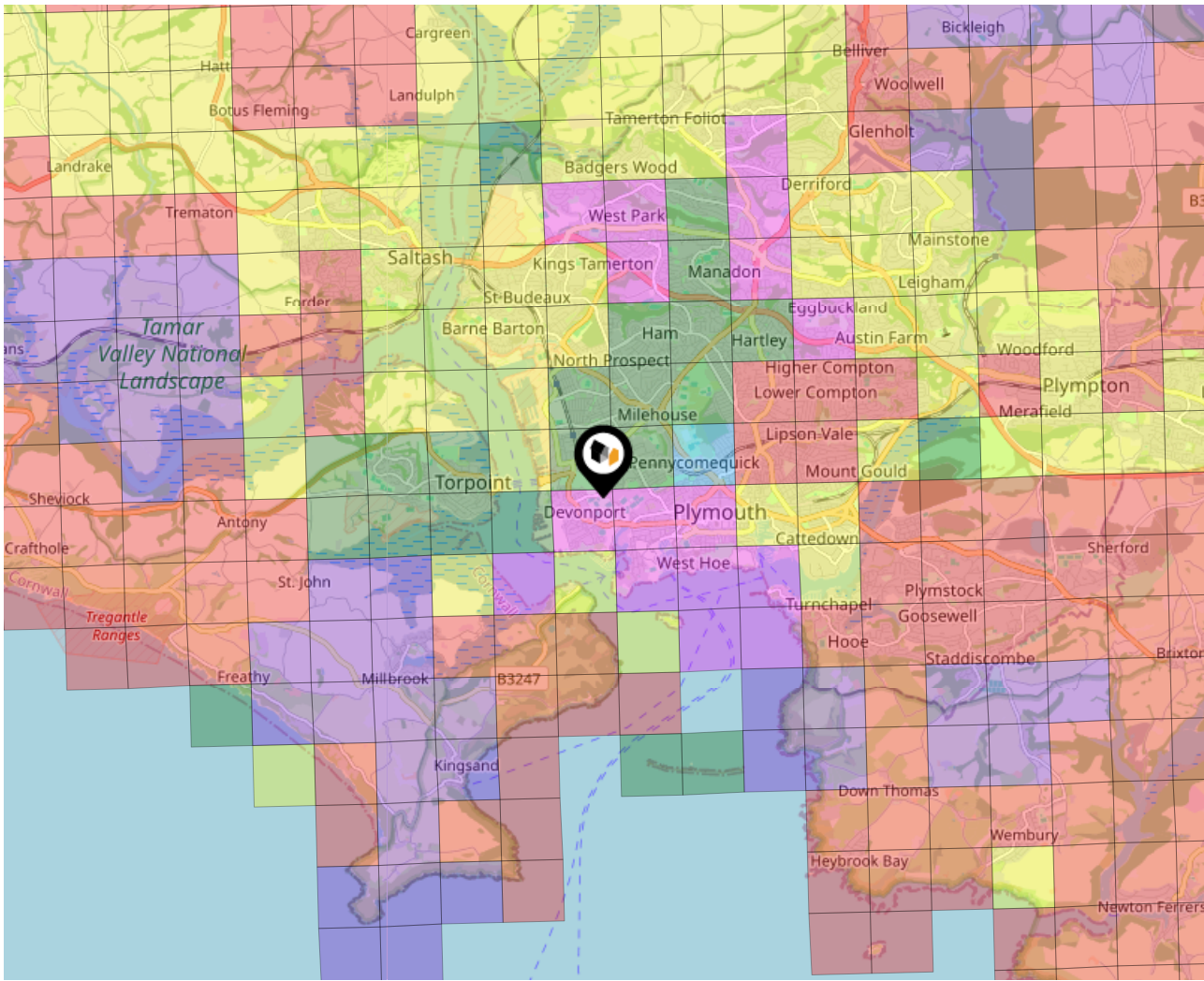
		Nursery	Primary	Secondary	College	Private
9	Stuart Road Primary Academy Ofsted Rating: Good Pupils: 189 Distance:0.59	☐	☒	☐	☐	☐
10	Morice Town Primary Academy Ofsted Rating: Good Pupils: 185 Distance:0.65	☐	☒	☐	☐	☐
11	Scott Medical and Healthcare College Ofsted Rating: Good Pupils: 233 Distance:0.67	☐	☐	☒	☐	☐
12	Stoke Damerel Community College Ofsted Rating: Good Pupils: 1301 Distance:0.67	☐	☐	☒	☐	☐
13	College Road Primary School Ofsted Rating: Good Pupils: 204 Distance:0.76	☐	☒	☐	☐	☐
14	Millbay Academy Ofsted Rating: Good Pupils: 545 Distance:0.8	☐	☒	☒	☐	☐
15	The Cathedral School of St Mary Ofsted Rating: Requires improvement Pupils: 109 Distance:0.83	☐	☒	☐	☐	☐
16	St George's CofE Primary Academy Ofsted Rating: Good Pupils: 90 Distance:0.86	☐	☒	☐	☐	☐

Environment

Radon Gas

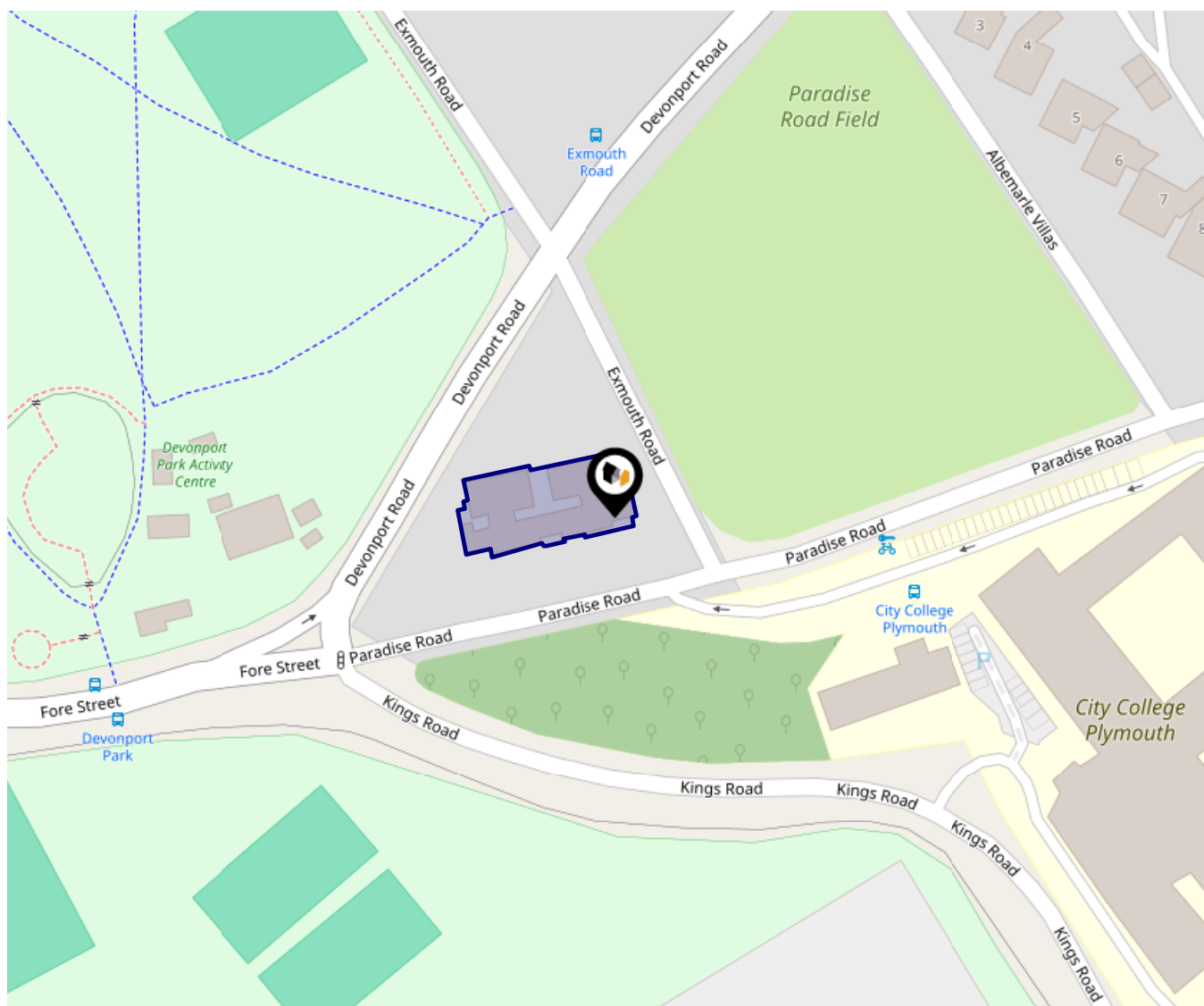
What is Radon?

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



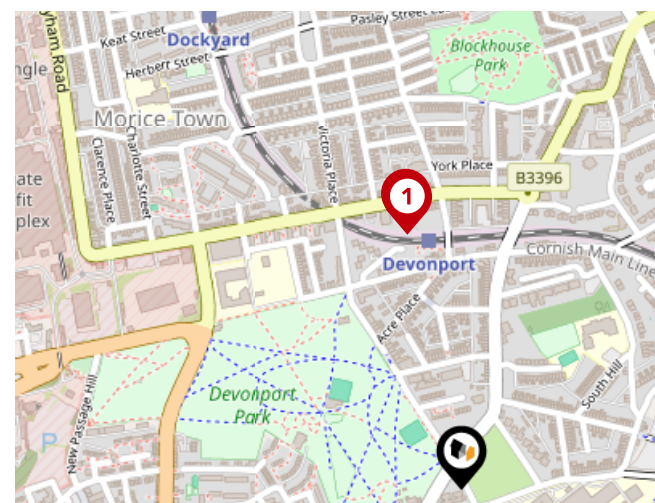
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

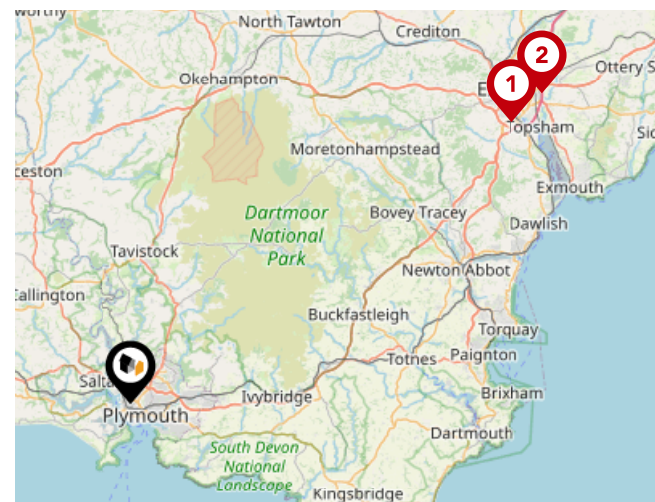
Area

Transport (National)



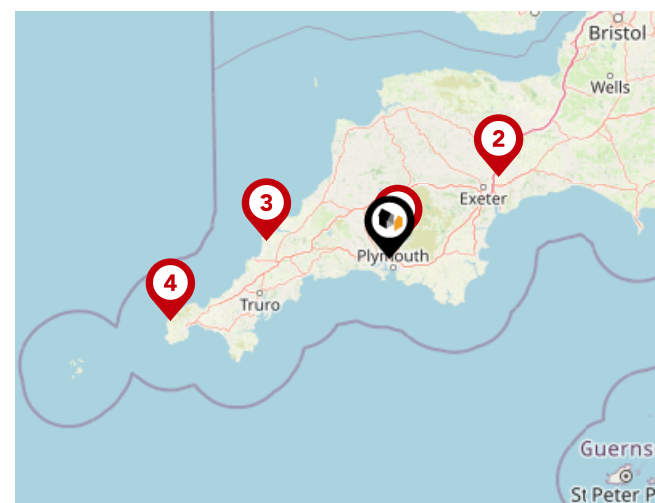
National Rail Stations

Pin	Name	Distance
1	Devonport Rail Station	0.31 miles
2	Devonport Rail Station	0.31 miles
3	Dockyard (Plymouth) Rail Station	0.64 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	35.71 miles
2	M5 J30	38.84 miles

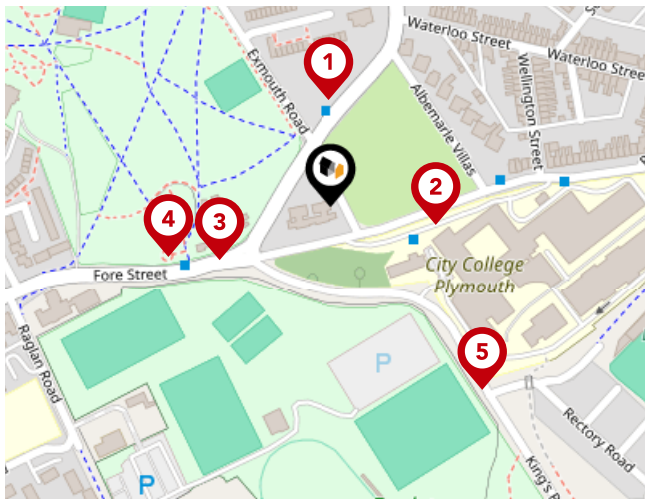


Airports/Helipads

Pin	Name	Distance
1	Glenholt	4.24 miles
2	Exeter Airport	41.27 miles
3	St Mawgan	37.2 miles
4	Joppa	68.9 miles

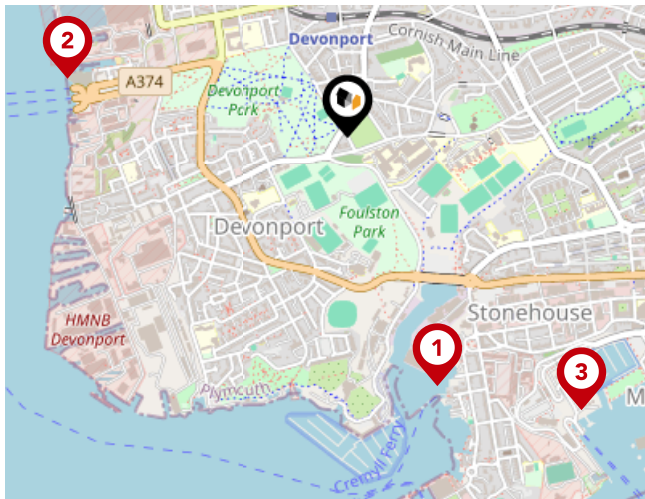
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Exmouth Road	0.06 miles
2	City College Plymouth	0.06 miles
3	Devonport Park	0.07 miles
4	Devonport Park	0.1 miles
5	Kings Road	0.14 miles



Ferry Terminals

Pin	Name	Distance
1	Plymouth Stonehouse Ferry Terminal	0.63 miles
2	Devonport Ferry Terminal	0.68 miles
3	Plymouth Ferry Terminal	0.85 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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