

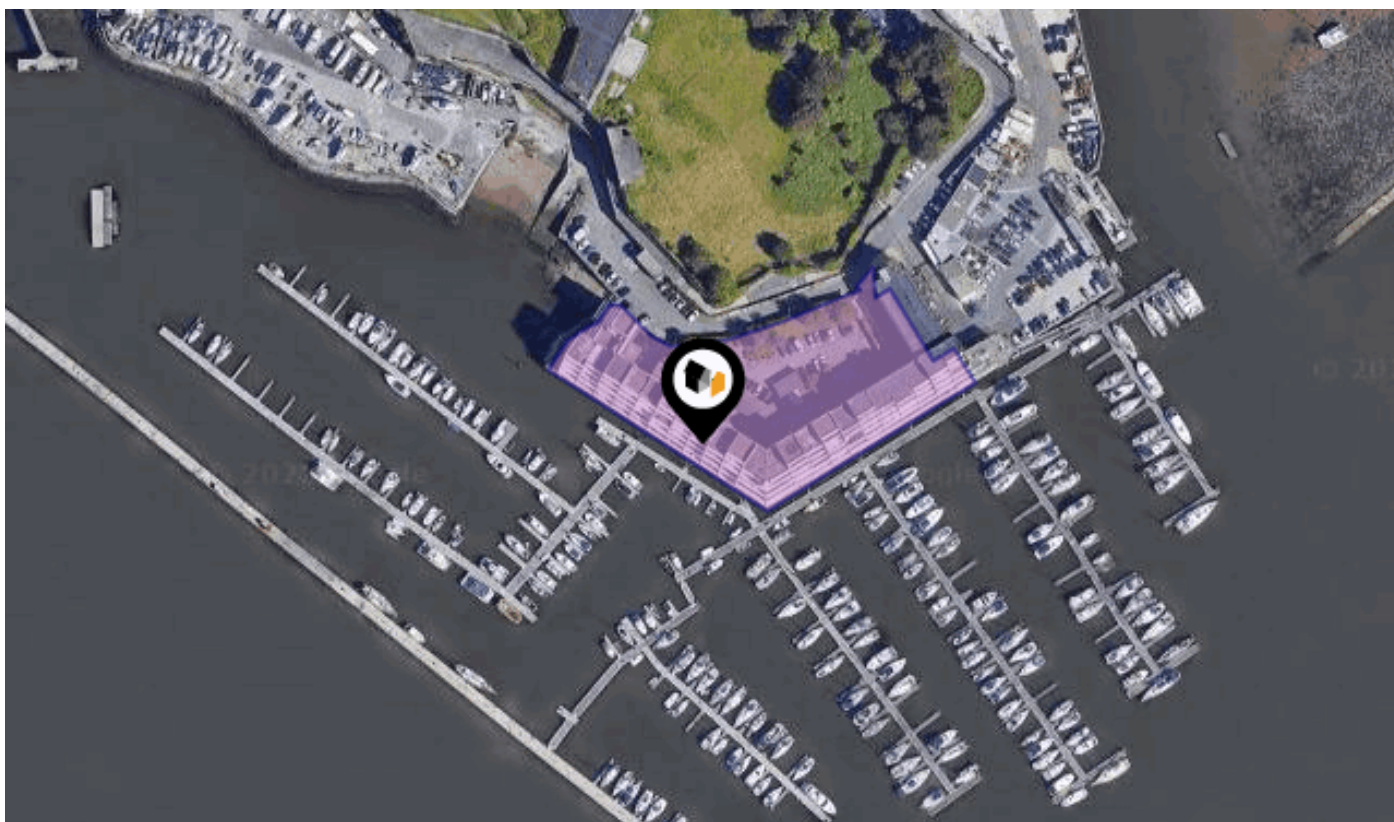


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 22nd August 2025



OCEAN COURT, RICHMOND WALK, PLYMOUTH, PL1

Lang Town & Country

6 The Broadway Plymstock Plymouth PL9 7AU

01752 456000

Natalie@langtownandcountry.com

www.langtownandcountry.com





NO STREETVIEW
IMAGE
AVAILABLE
FOR THIS
ADDRESS



Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	2	Start Date:	06/07/1995
Floor Area:	570 ft ² / 53 m ²	End Date:	11/11/2993
Plot Area:	1.5 acres	Lease Term:	999 years from 11 November 1994
Year Built :	1967-1975	Term Remaining:	968 years
Council Tax :	Band C		
Annual Estimate:	£2,067		
Title Number:	DN363890		

Local Area

Local Authority:	City of plymouth
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	High
• Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

5 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Freehold Title Plan



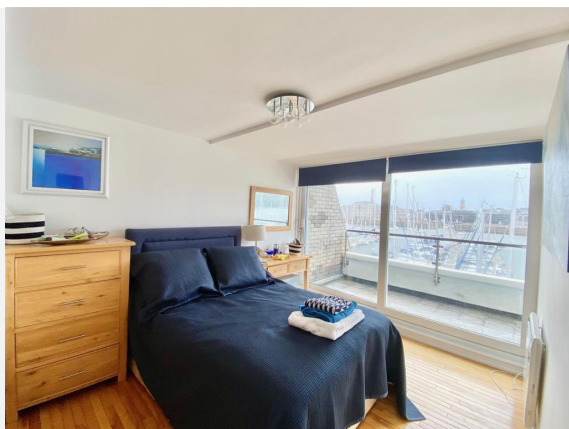
DN349708

Leasehold Title Plan

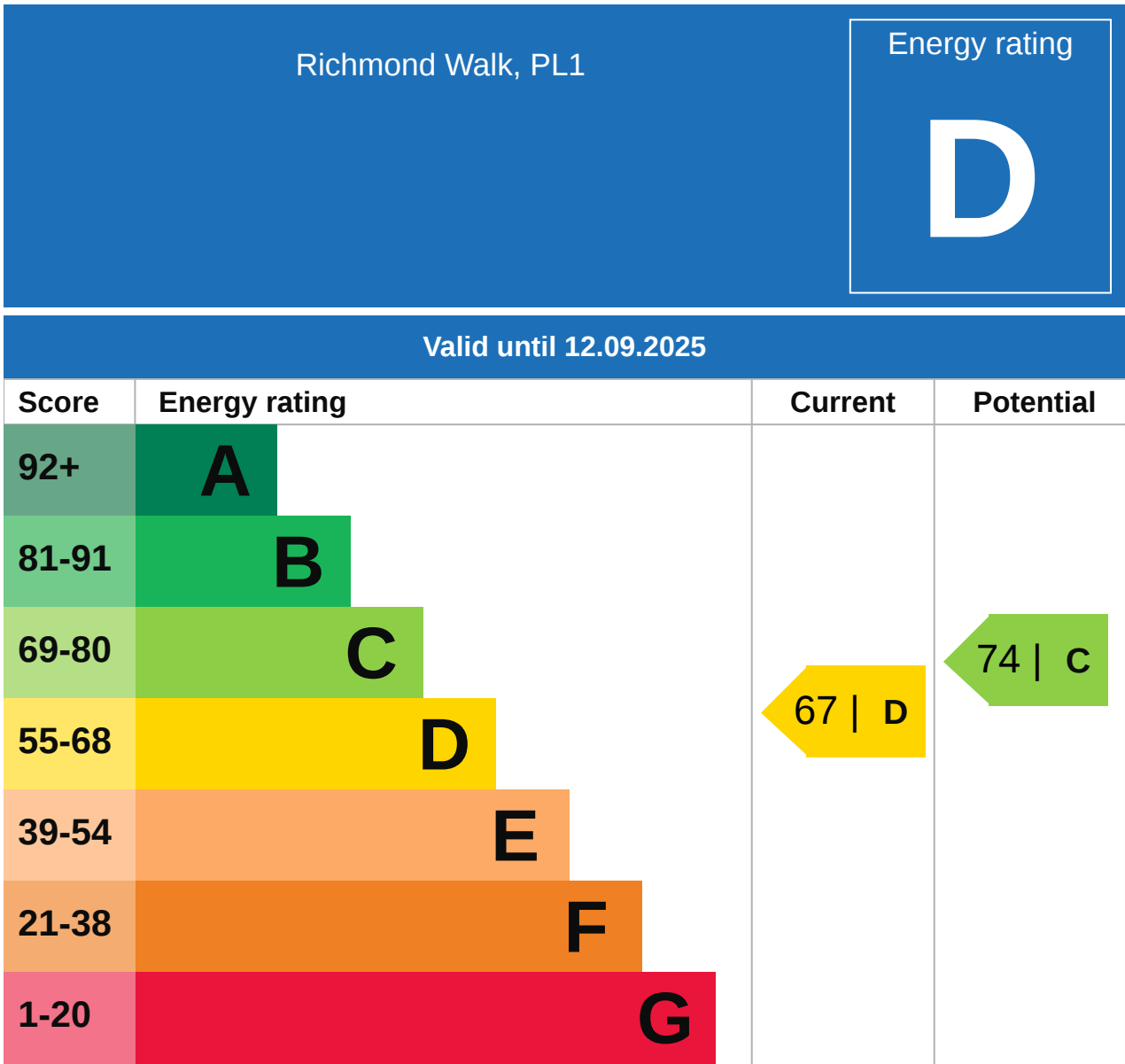


DN363890

Start Date: 06/07/1995
End Date: 11/11/2993
Lease Term: 999 years from 11 November 1994
Term Remaining: 968 years



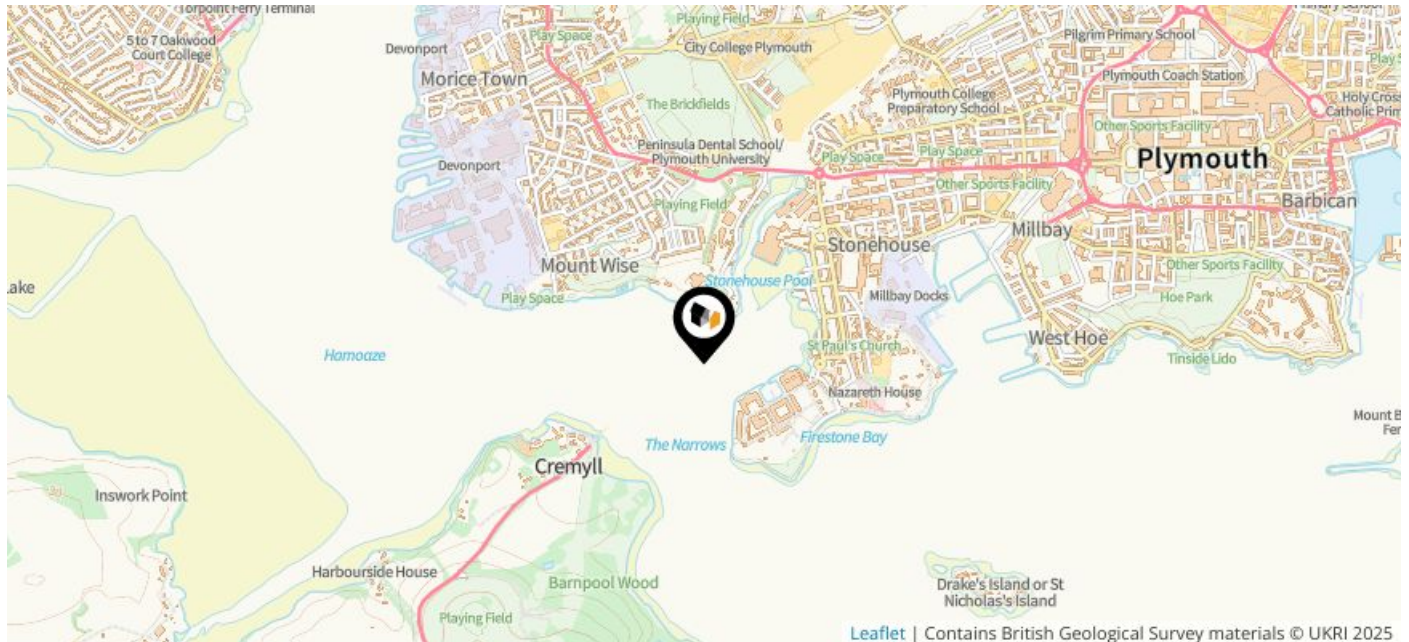




Additional EPC Data

Property Type:	Flat
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	1st
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	System built, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	(another dwelling above)
Main Heating:	Electric storage heaters
Main Heating Controls:	Automatic charge control
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Average
Lighting:	No low energy lighting
Floors:	(another dwelling below)
Total Floor Area:	53 m ²

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

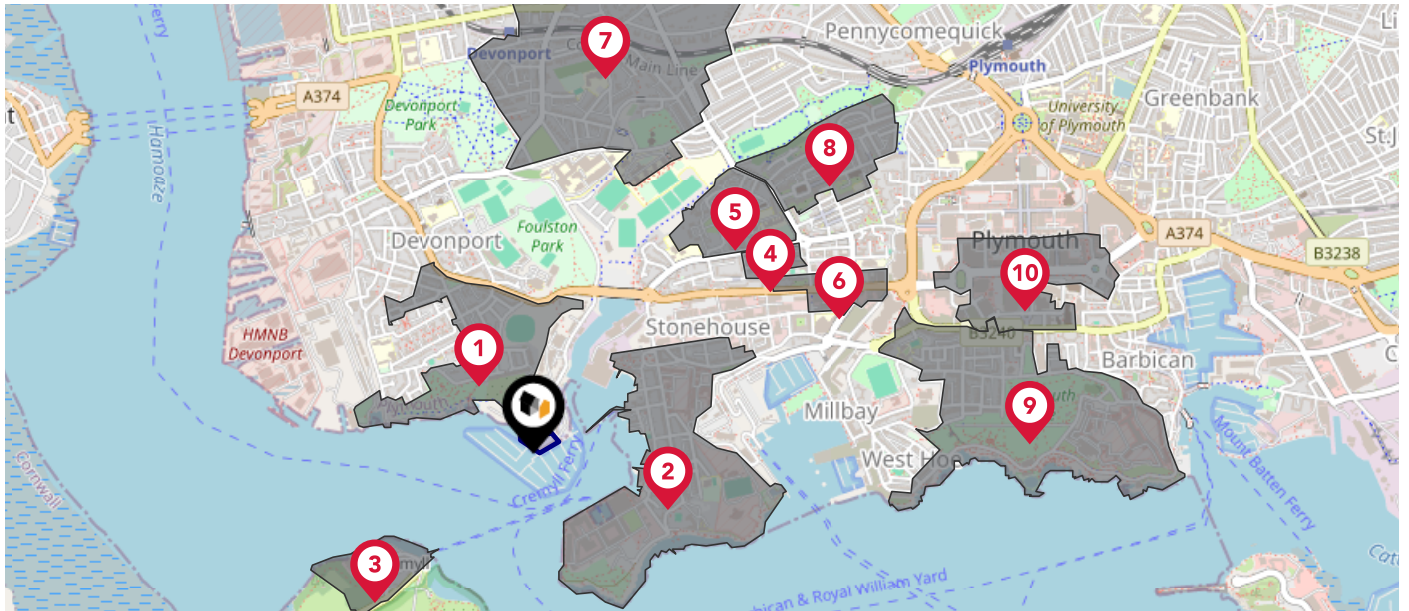
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

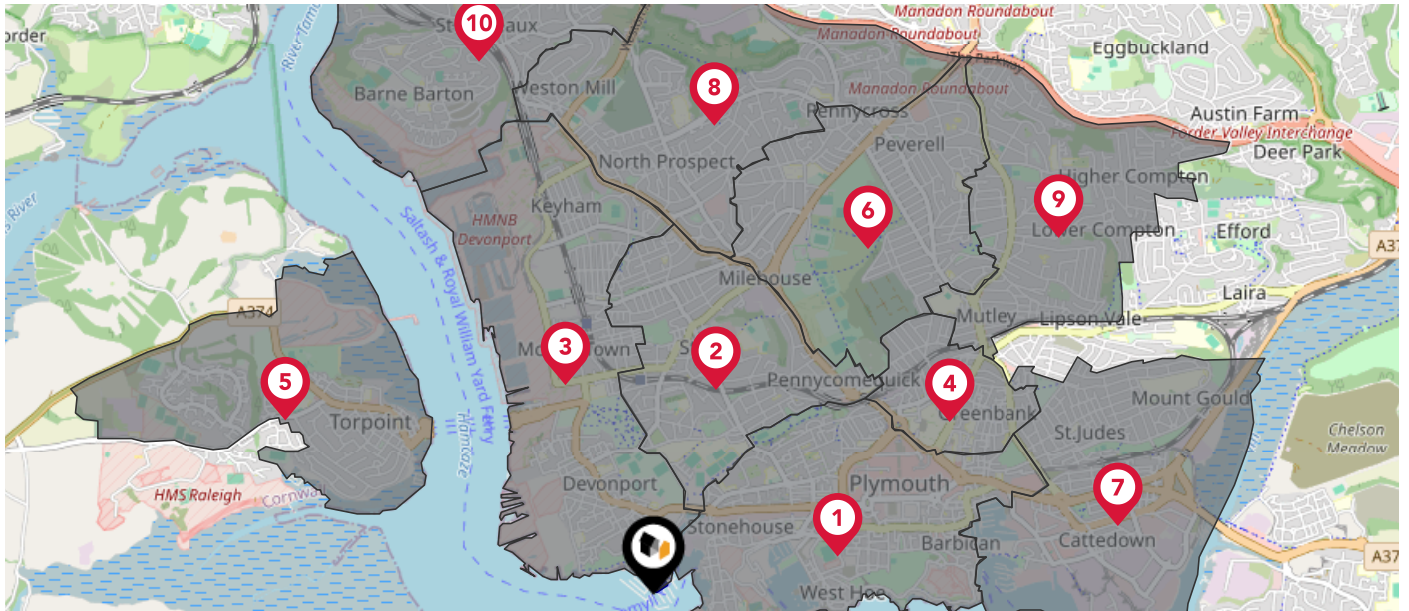
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

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

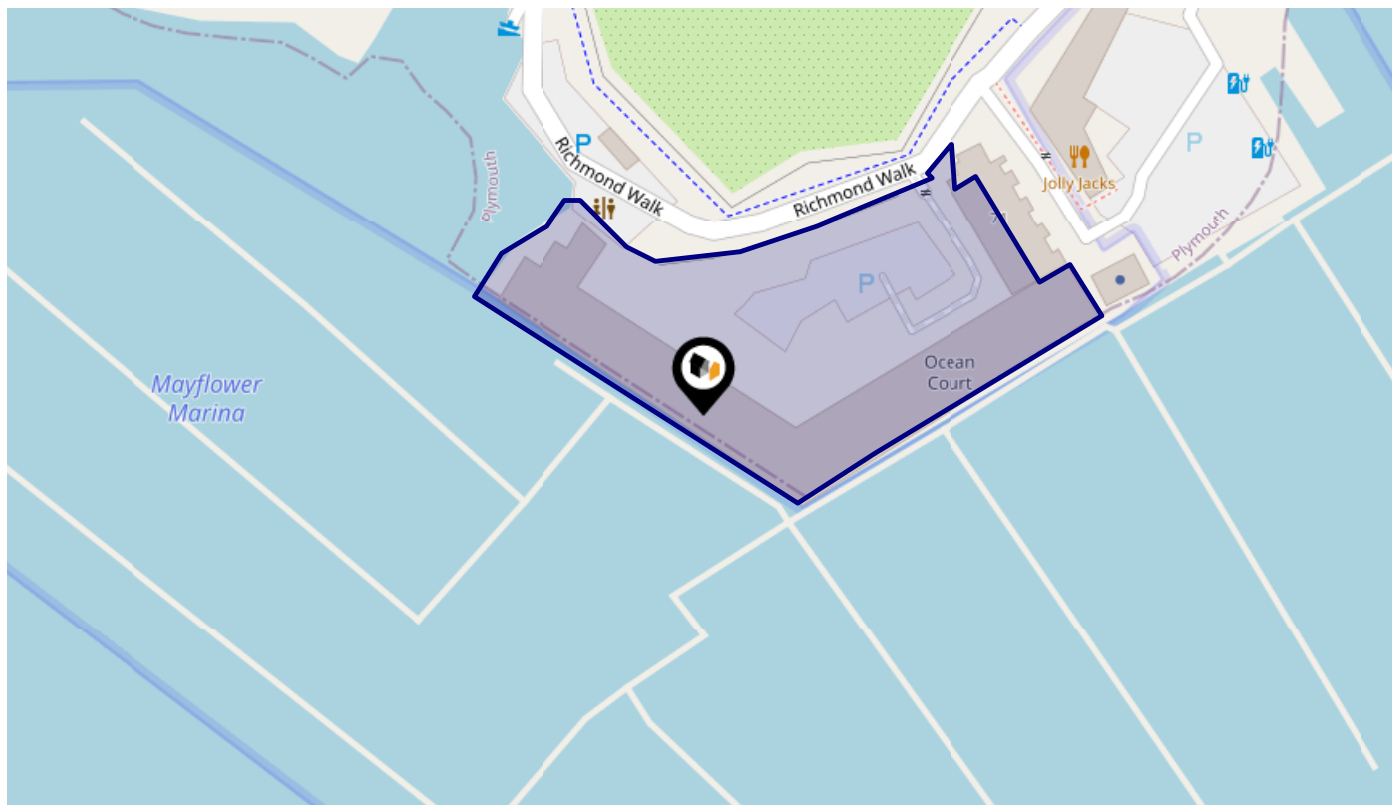
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



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 Sutton and Mount Gould Ward
- 8 Ham Ward
- 9 Compton Ward
- 10 St. Budeaux 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.

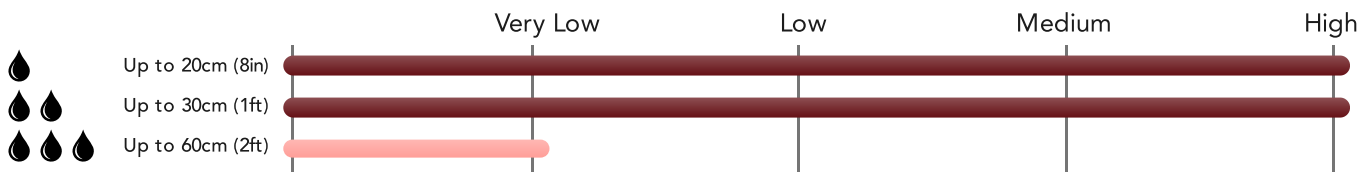


Risk Rating: High

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:

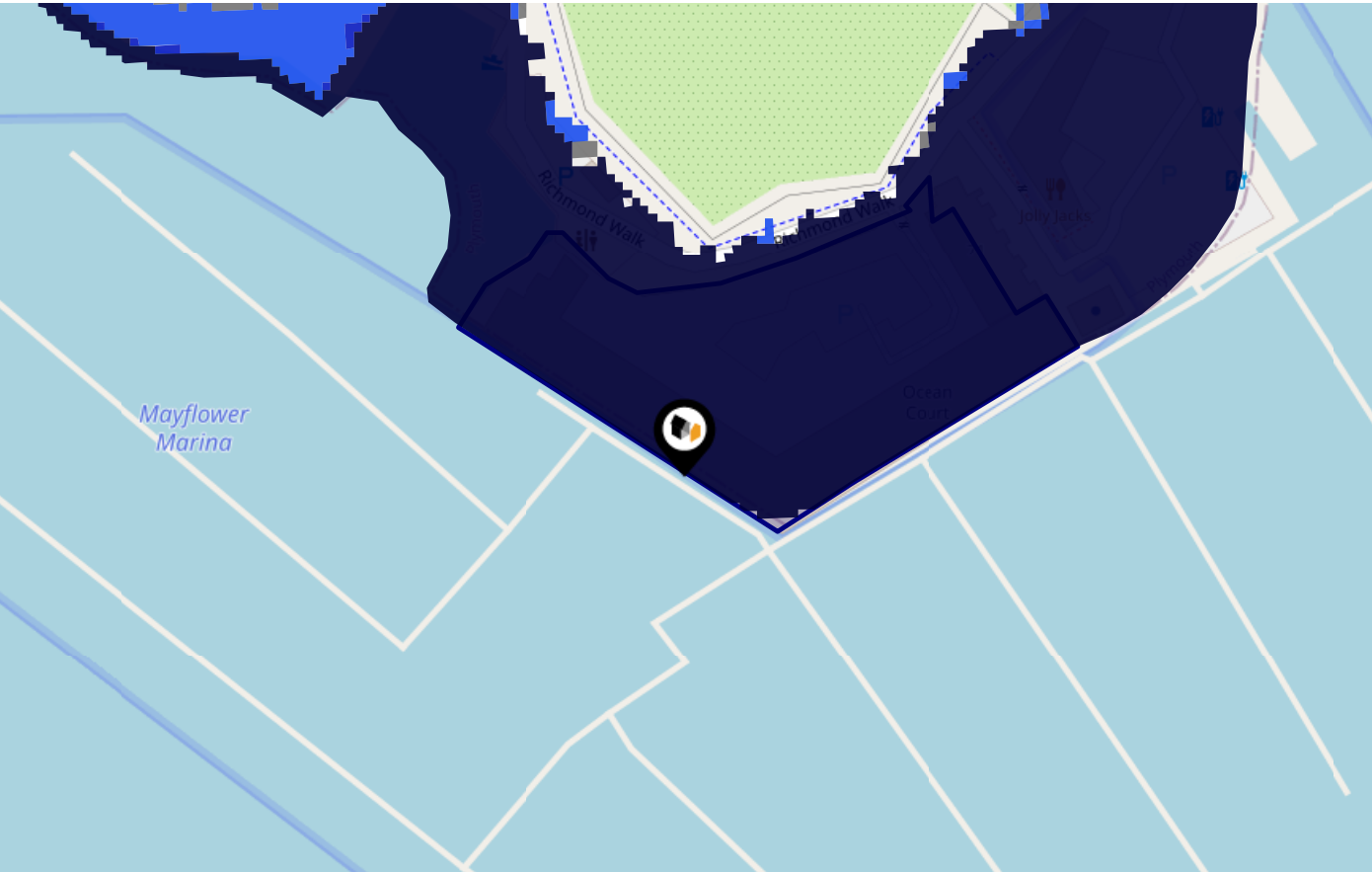


Flood Risk

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.

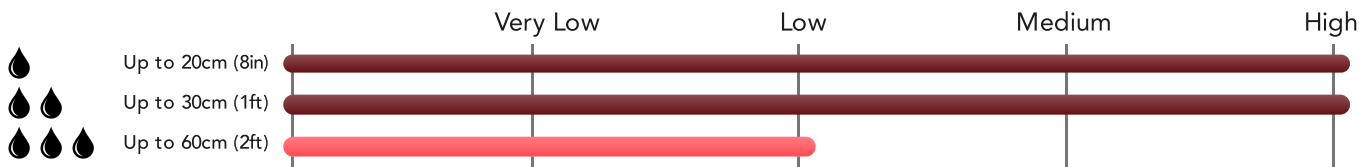


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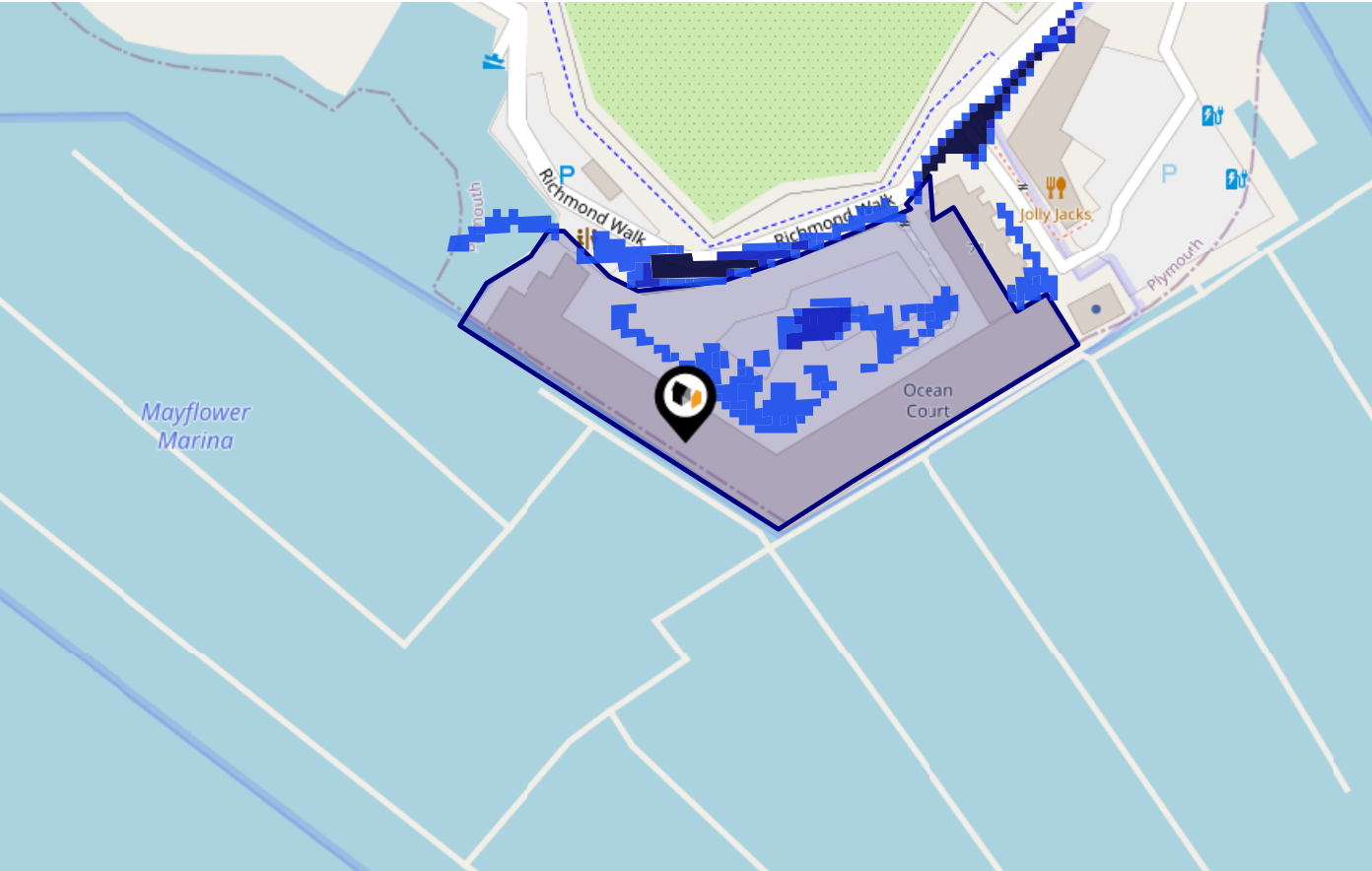


Flood Risk

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.

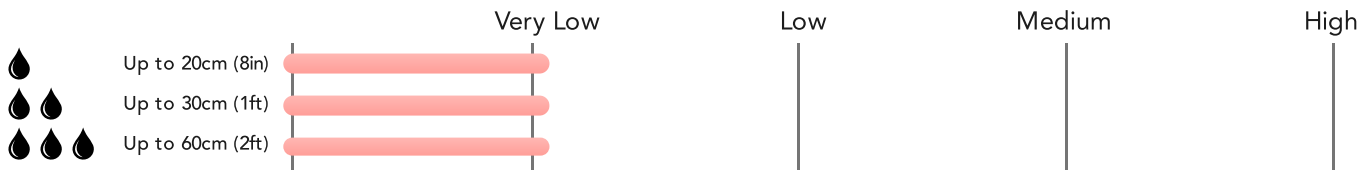


Risk Rating: Very low

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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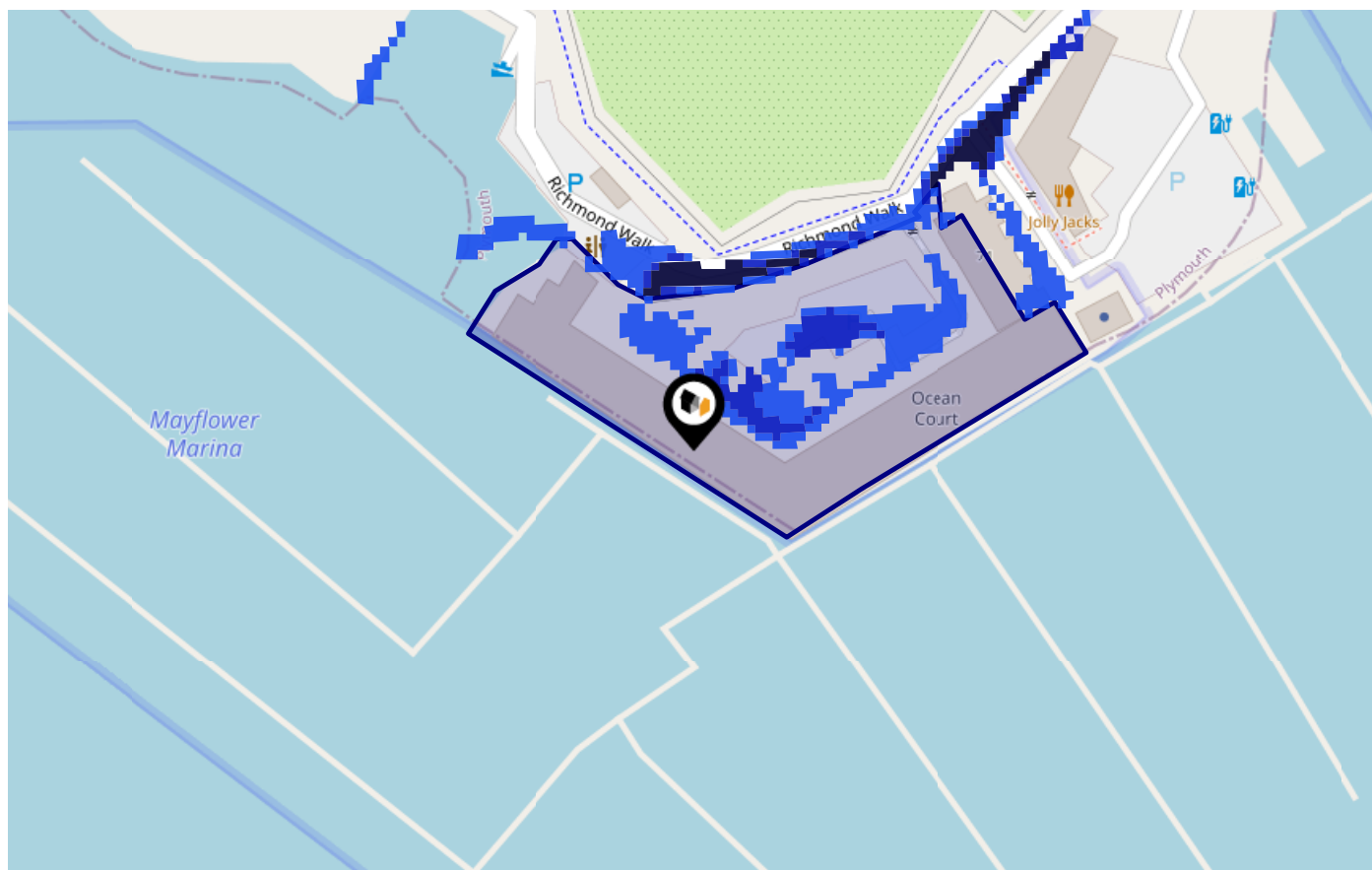
Chance of flooding to the following depths at this property:



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

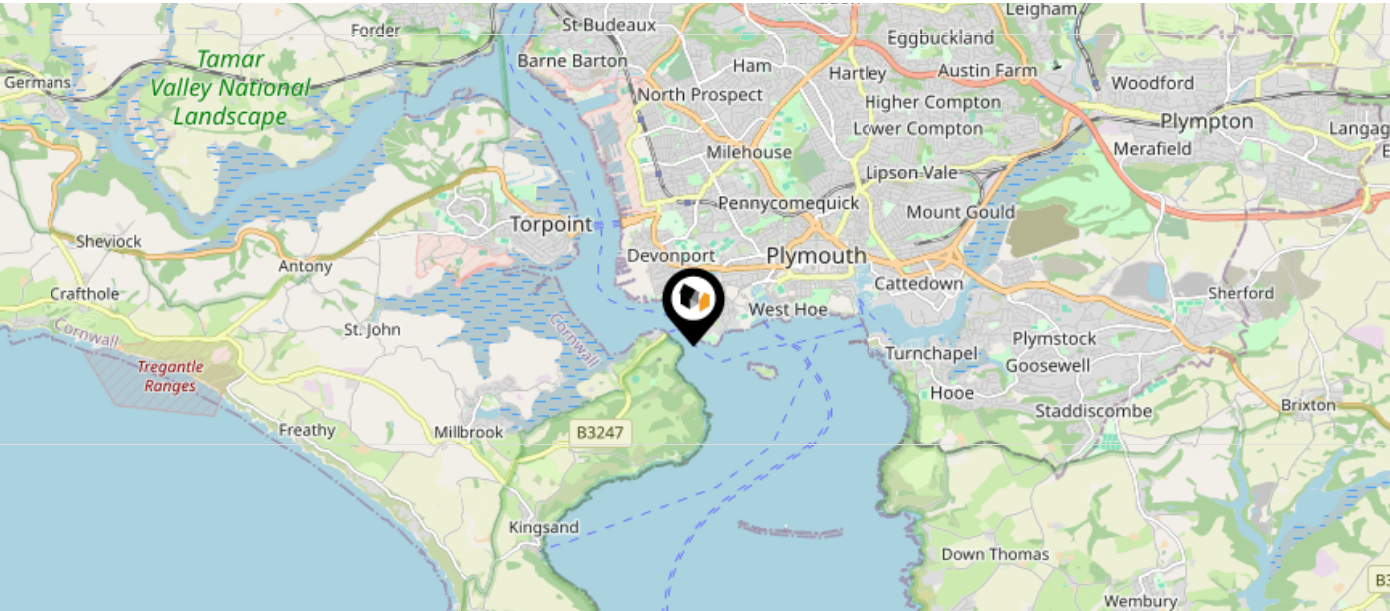
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Chance of flooding to the following depths at this property:



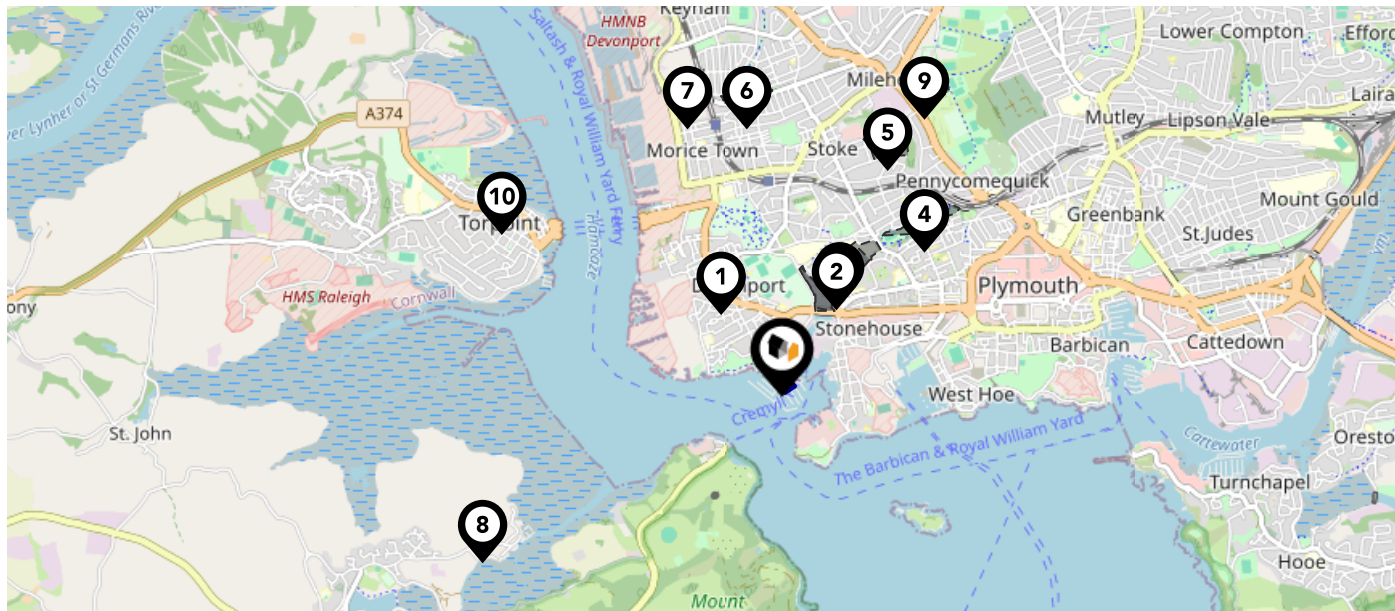
This map displays nearby areas that have been designated as Green Belt...



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.



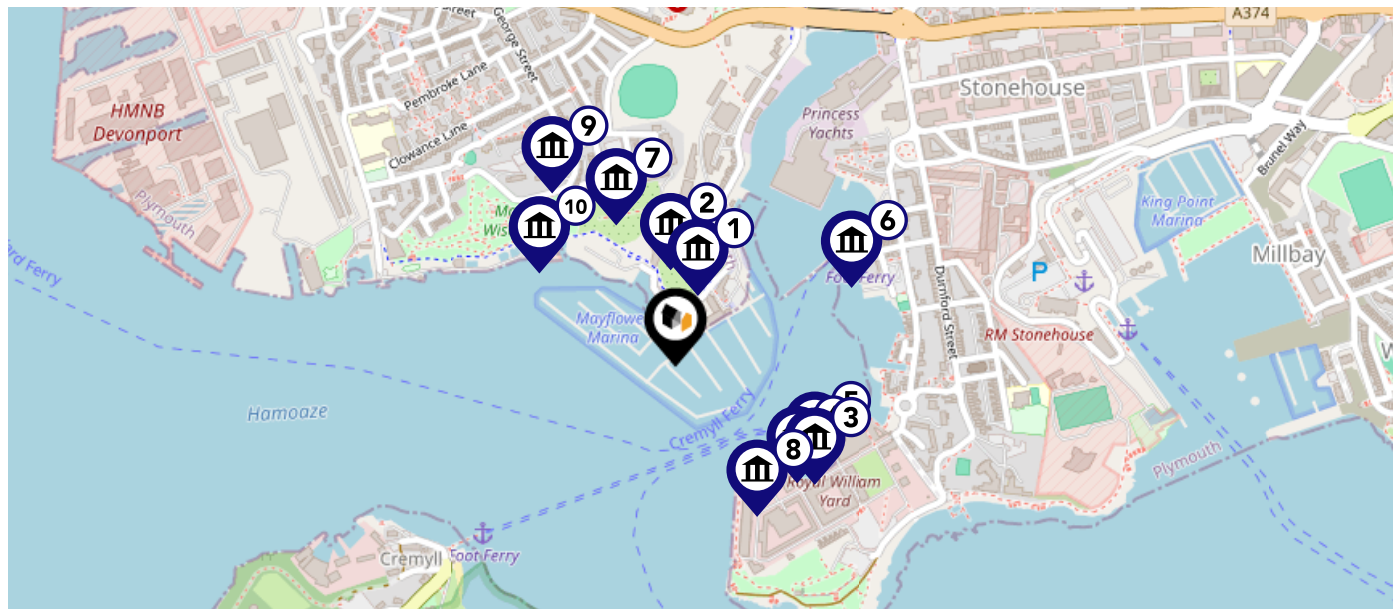
Nearby Landfill Sites

1	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	Southdown Quarry-Southdown Road, Millbrook, Torpoint, Cornwall	Historic Landfill	☐
9	Central Park Milehouse-Central Park (Milehouse), Plymouth	Historic Landfill	☐
10	Antony Road Car Park-Antony Road Car Park, Torpoint	Historic Landfill	☐

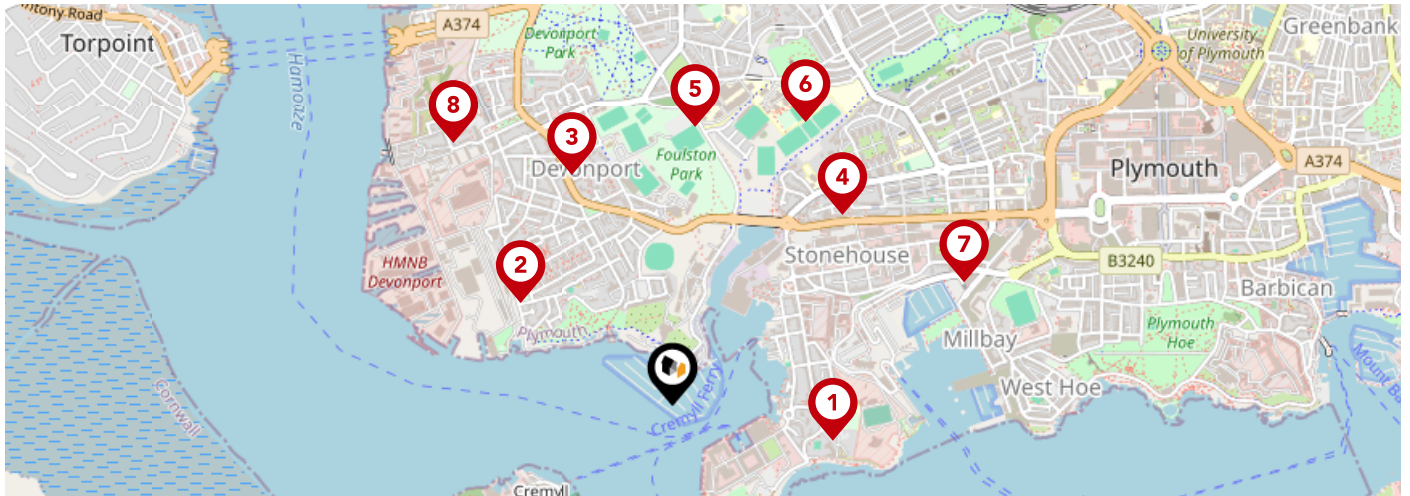
Maps

Listed Buildings

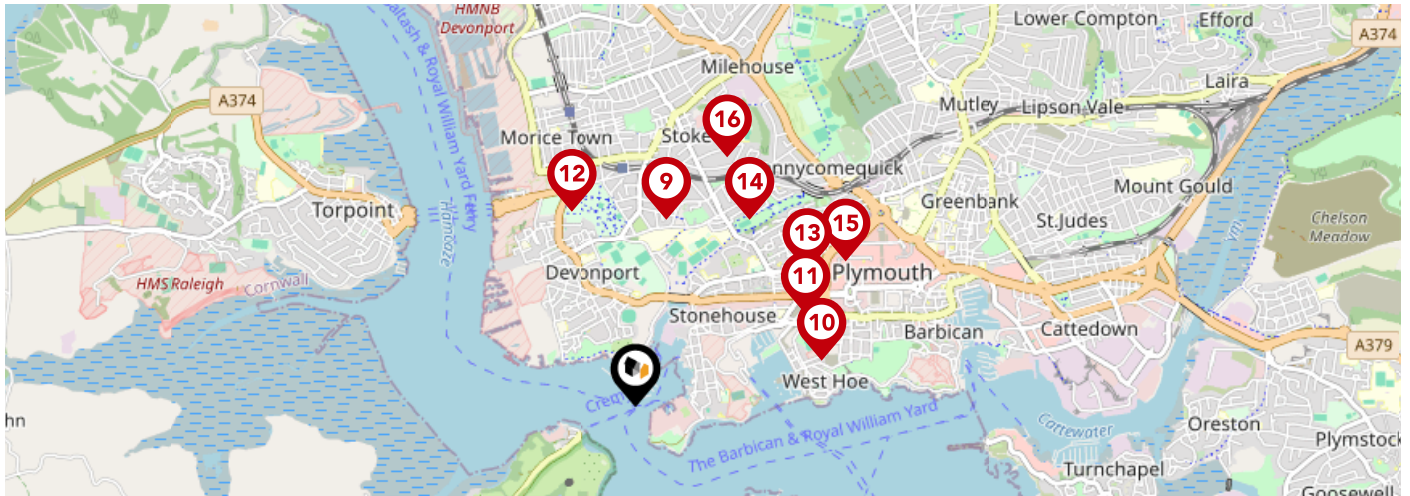
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1430125 - Old Gun Wharf Wall	Grade II	0.1 miles
	1430124 - New Bastion, Including Part Of The Counterscarp Wall	Grade II	0.1 miles
	1378529 - Dock Basin Walls And 6 Associated Bollards, Royal William Victualling Yard	Grade I	0.2 miles
	1378540 - Swing Bridge, Royal William Victualling Yard	Grade II	0.2 miles
	1378533 - North East Quay Wall And 2 Bollards Royal William Victualling Yard	Grade I	0.2 miles
	1129959 - Bryon Villa Including Area Railings And Wall In Front	Grade II	0.2 miles
	1386256 - Admiralty House	Grade II	0.2 miles
	1378528 - Brewhouse, Royal William Victualling Yard	Grade I	0.2 miles
	1386257 - Hamoaze House And Attached Forecourt Railings	Grade II	0.2 miles
	1386258 - Landing Steps From Mount Wise Ward	Grade II	0.2 miles



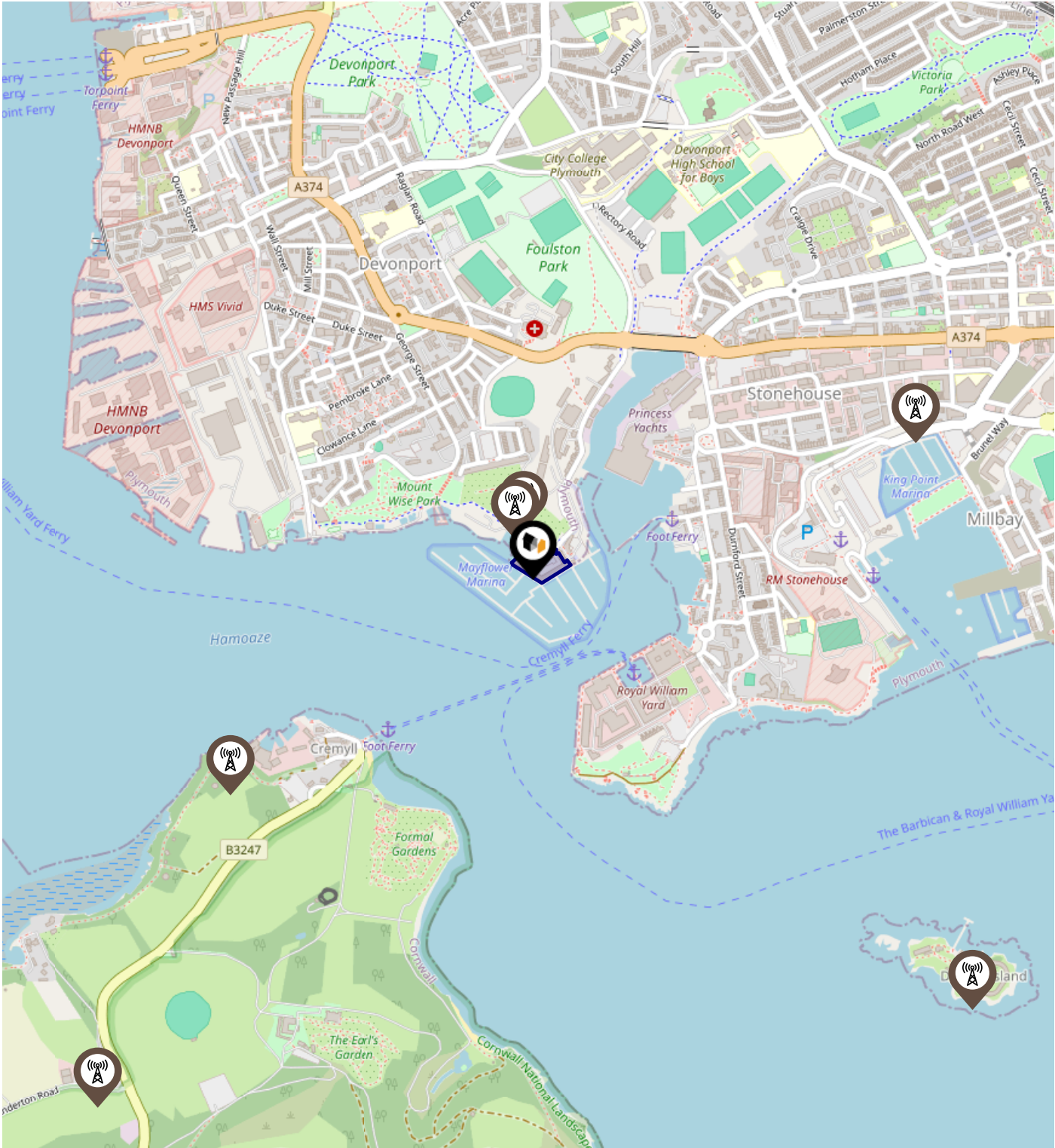
		Nursery	Primary	Secondary	College	Private
1	St George's CofE Primary Academy Ofsted Rating: Good Pupils: 90 Distance:0.39	☐	☒	☐	☐	☐
2	Mount Wise Community Primary School Ofsted Rating: Good Pupils: 268 Distance:0.44	☐	☒	☐	☐	☐
3	St Joseph's Catholic Primary School Ofsted Rating: Good Pupils: 206 Distance:0.6	☐	☒	☐	☐	☐
4	High Street Primary Academy Ofsted Rating: Good Pupils: 140 Distance:0.61	☐	☒	☐	☐	☐
5	City College Plymouth Ofsted Rating: Good Pupils:0 Distance:0.66	☐	☐	☒	☐	☐
6	Devonport High School for Boys Ofsted Rating: Good Pupils: 1231 Distance:0.74	☐	☐	☒	☐	☐
7	Millbay Academy Ofsted Rating: Good Pupils: 545 Distance:0.75	☐	☒	☒	☐	☐
8	Marlborough Primary Academy Ofsted Rating: Good Pupils: 111 Distance:0.81	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
9	Stoke Damerel Primary Academy Ofsted Rating: Good Pupils: 400 Distance:0.89	☐	☒	☐	☐	☐
10	St Andrew's Cof E VA Primary School Ofsted Rating: Good Pupils: 208 Distance:0.91	☐	☒	☐	☐	☐
11	St Peter's CofE Primary School Ofsted Rating: Good Pupils: 154 Distance:0.92	☐	☒	☐	☐	☐
12	UTC Plymouth Ofsted Rating: Good Pupils: 551 Distance:0.97	☐	☐	☒	☐	☐
13	The Cathedral School of St Mary Ofsted Rating: Requires improvement Pupils: 109 Distance:1.03	☐	☒	☐	☐	☐
14	Stuart Road Primary Academy Ofsted Rating: Good Pupils: 189 Distance:1.03	☐	☒	☐	☐	☐
15	Pilgrim Primary Academy Ofsted Rating: Outstanding Pupils: 390 Distance:1.21	☐	☒	☐	☐	☐
16	Scott Medical and Healthcare College Ofsted Rating: Good Pupils: 233 Distance:1.25	☐	☐	☒	☐	☐

Local Area

Masts & Pylons

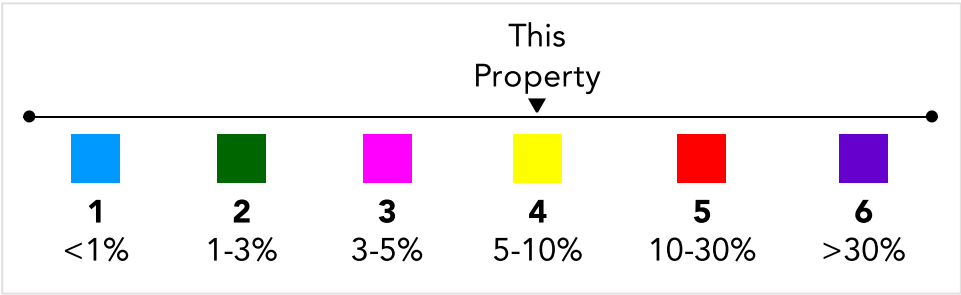
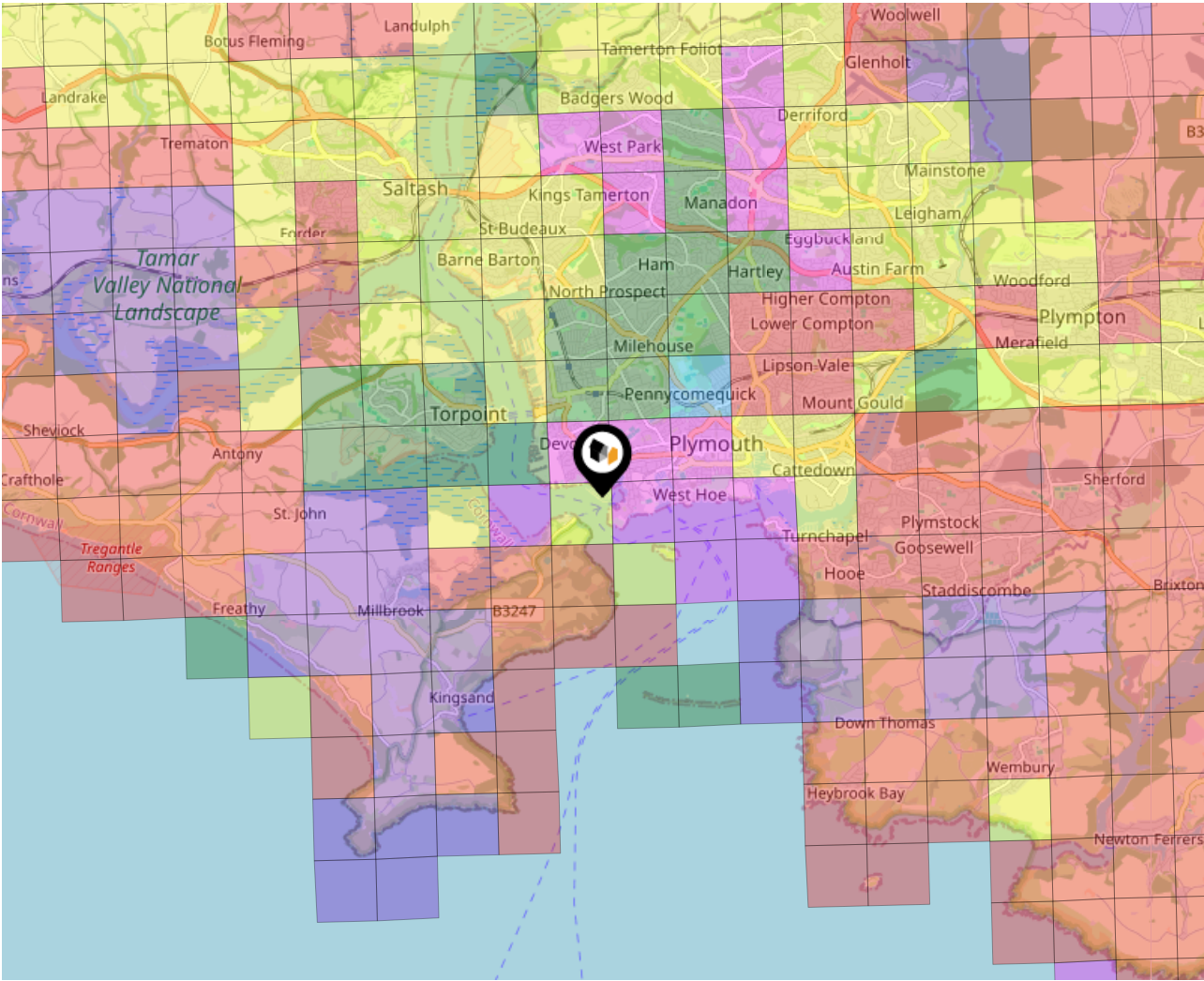


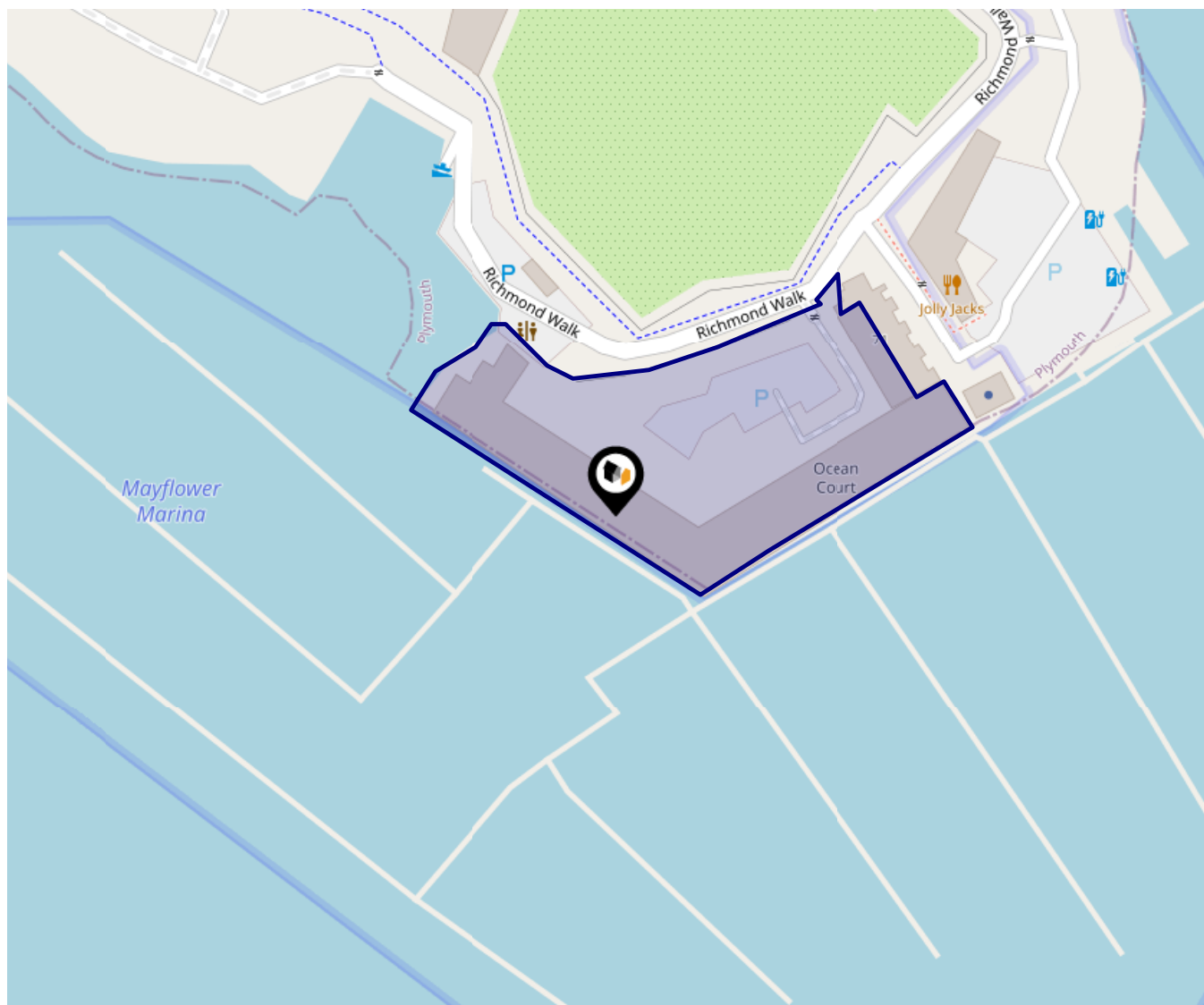
Key:

-  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).





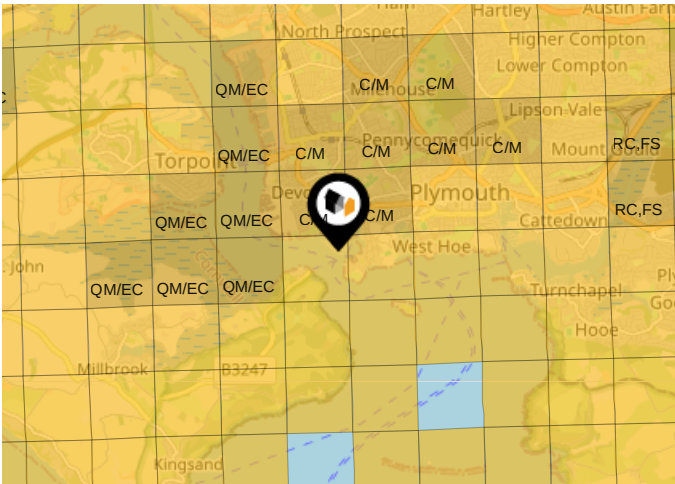
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

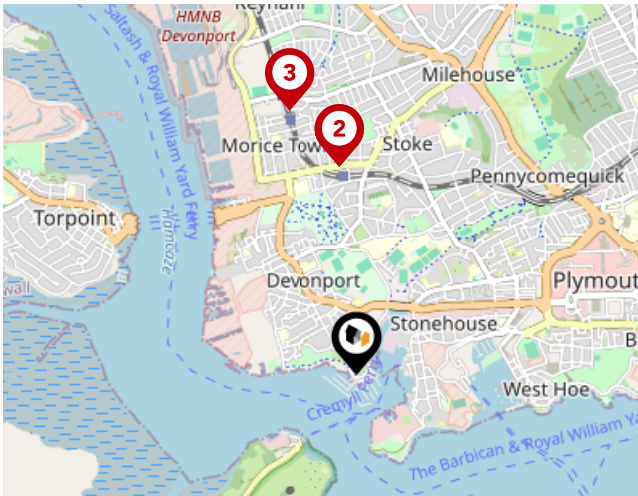
Carbon Content:	NONE	Soil Texture:	LOAM TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	SHALLOW
Soil Group:	LIGHT TO MEDIUM		



Primary Classifications (Most Common Clay Types)

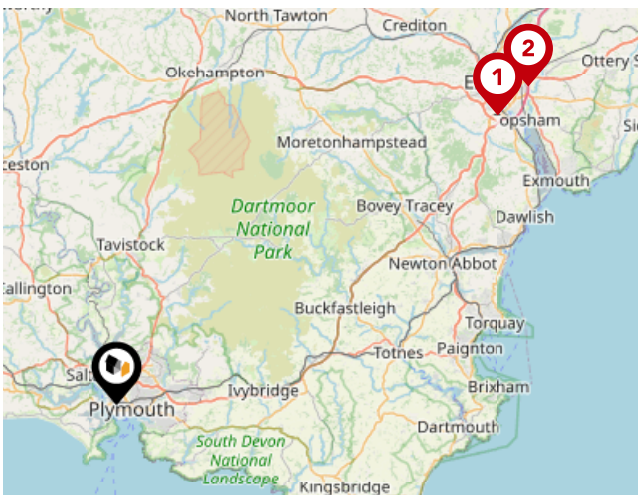
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay &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



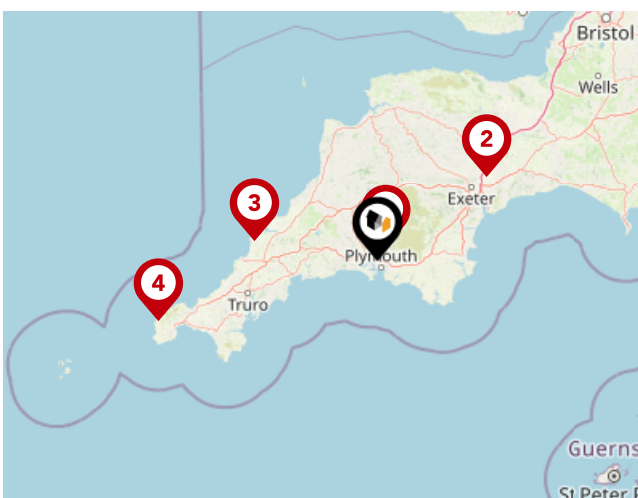
National Rail Stations

Pin	Name	Distance
1	Devonport Rail Station	0.98 miles
2	Devonport Rail Station	0.99 miles
3	Dockyard (Plymouth) Rail Station	1.29 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	36.1 miles
2	M5 J30	39.24 miles

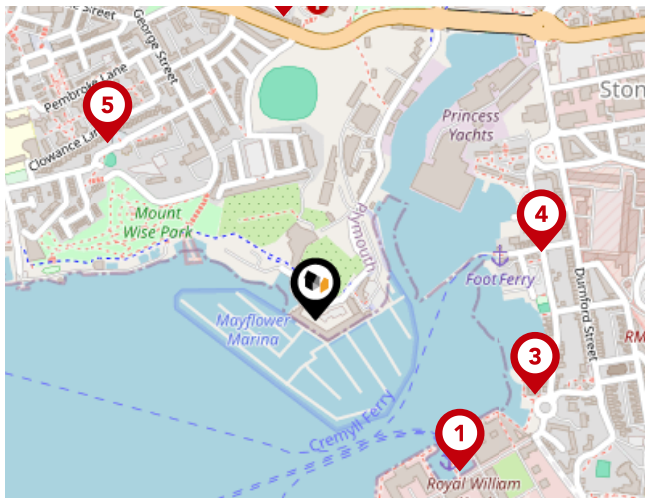


Airports/Helipads

Pin	Name	Distance
1	Glenholt	4.78 miles
2	Exeter Airport	41.67 miles
3	St Mawgan	37.32 miles
4	Joppa	68.75 miles

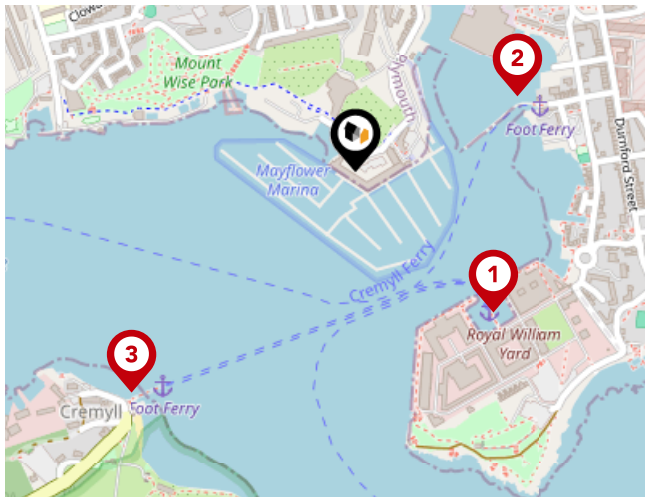
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Inside Royal William Yard	0.25 miles
2	Cumberland Centre	0.36 miles
3	Royal William Yard	0.27 miles
4	Cremyll Street	0.28 miles
5	Clowance Street	0.32 miles



Ferry Terminals

Pin	Name	Distance
1	Royal William Yard Ferry Landing	0.23 miles
2	Plymouth Stonehouse Ferry Terminal	0.21 miles
3	Cremyll Mount Edgcombe Ferry Landing	0.37 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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