

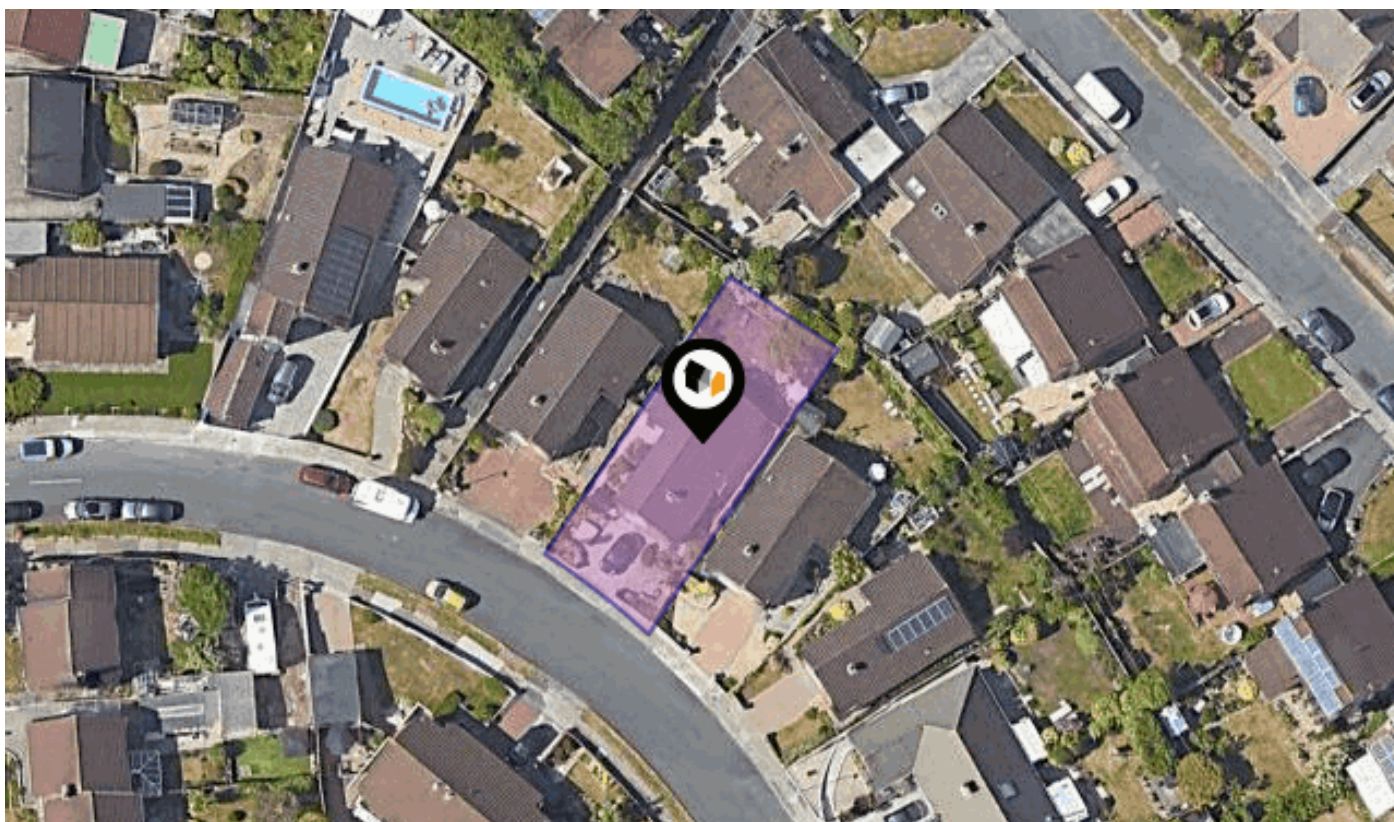


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 26th August 2025



FORT AUSTIN AVENUE, PLYMOUTH, PL6

Lang Town & Country

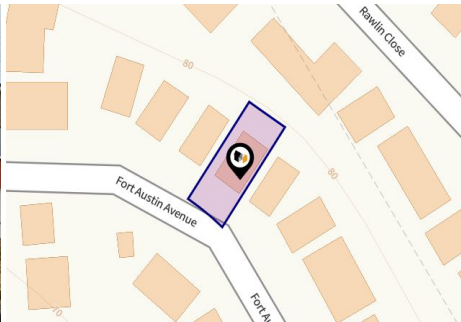
6 The Broadway Plymstock Plymouth PL9 7AU

01752 456000

Natalie@langtownandcountry.com

www.langtownandcountry.com





Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,001 ft ² / 93 m ²		
Plot Area:	0.08 acres		
Year Built :	1976-1982		
Council Tax :	Band D		
Annual Estimate:	£2,325		
Title Number:	DN484086		

Local Area

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

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

4	49	1000
mb/s	mb/s	mb/s

Mobile Coverage:

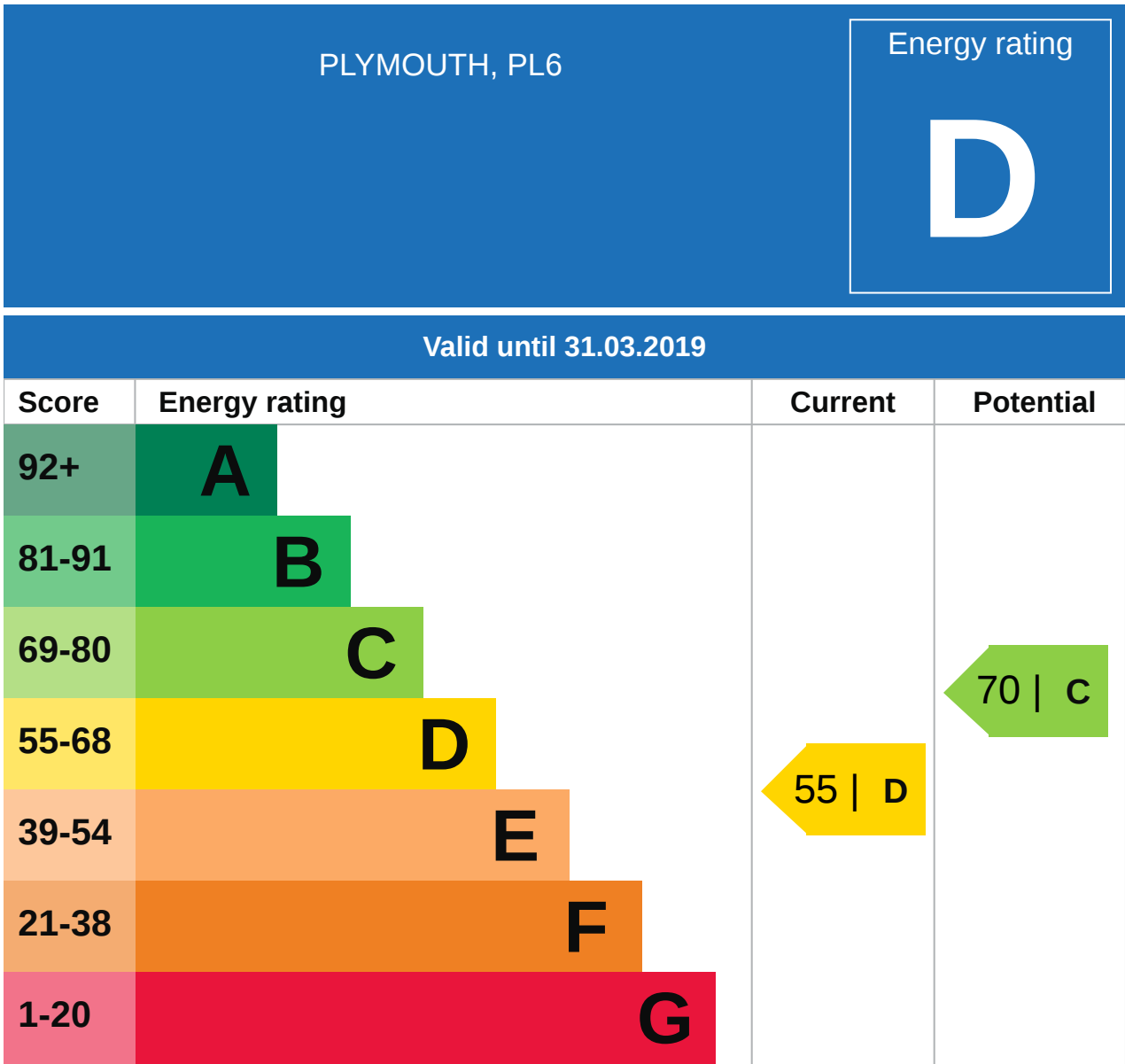
(based on calls indoors)



Satellite/Fibre TV Availability:



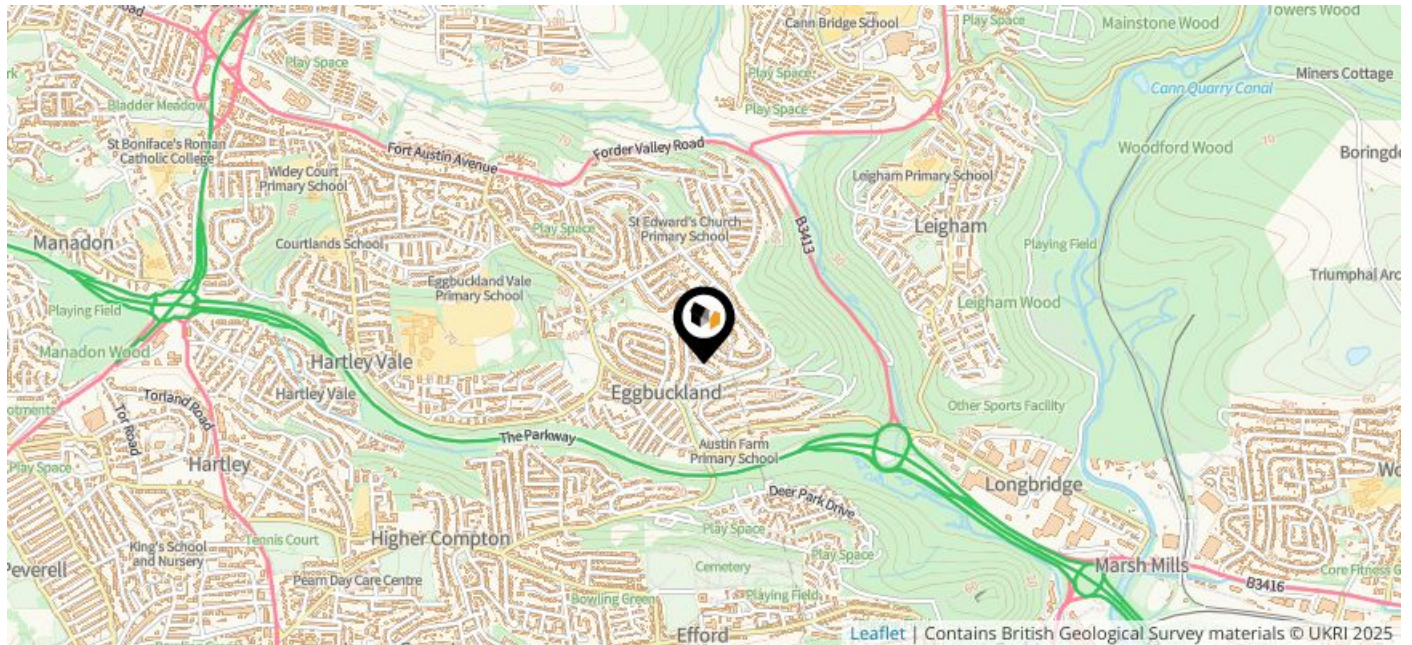




Additional EPC Data

Walls:	Cavity wall, as built, partial insulation (assumed)
Walls Energy:	Average
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, TRVs and bypass
Main Heating Controls Energy:	Poor
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 25% of fixed outlets
Lighting Energy:	Average
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	Room heaters, mains gas
Total Floor Area:	93 m ²

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

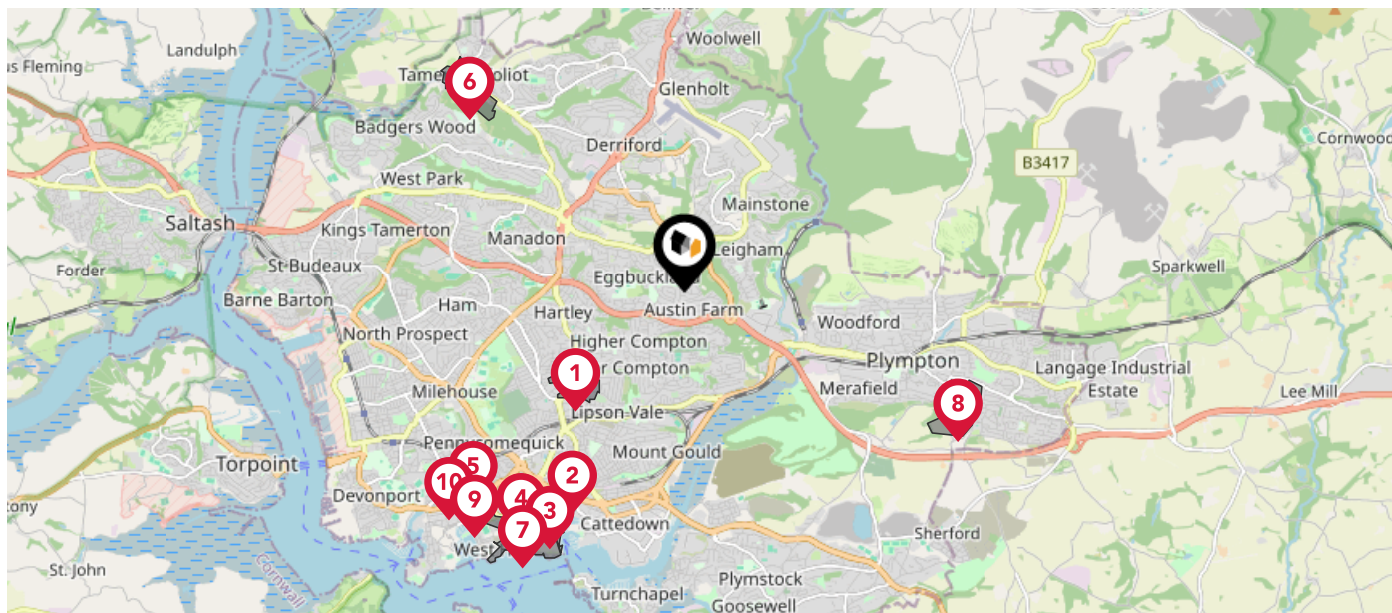
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

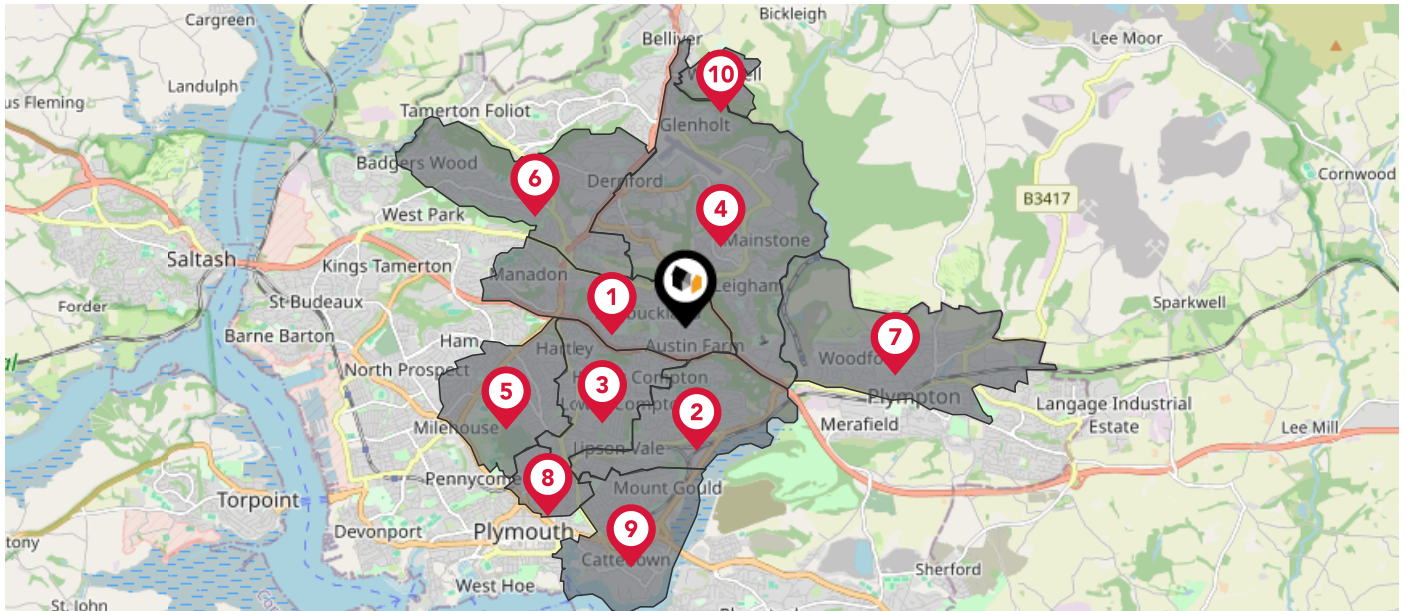
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

- 1 Mannamead
- 2 Ebrington Street
- 3 Barbican
- 4 City Centre
- 5 North Stonehouse
- 6 Tamerton Foliot
- 7 The Hoe
- 8 Plympton St Maurice
- 9 Union Street
- 10 Royal Naval Hospital

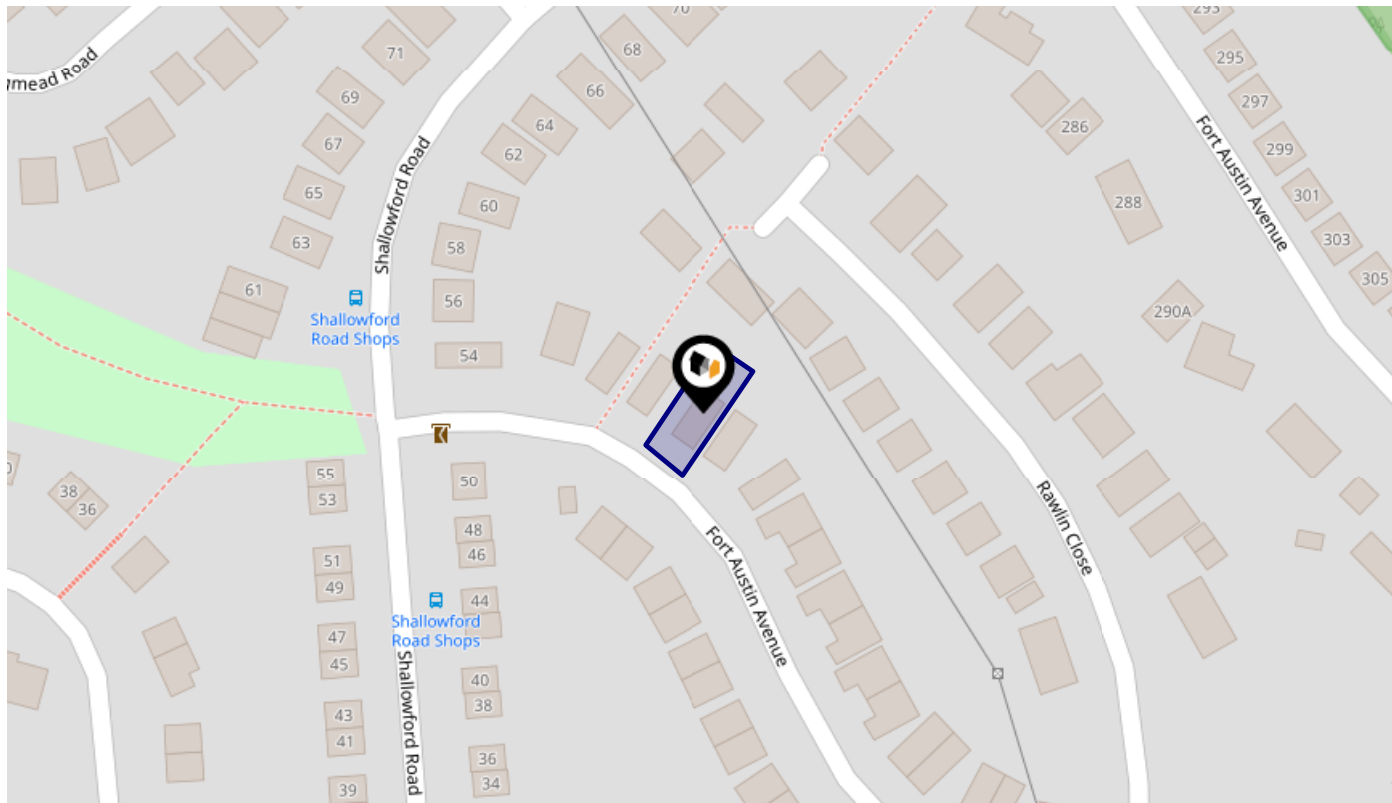
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

- 1 Egguckland Ward
- 2 Efford and Lipson Ward
- 3 Compton Ward
- 4 Moor View Ward
- 5 Peverell Ward
- 6 Budshead Ward
- 7 Plympton St. Mary Ward
- 8 Drake Ward
- 9 Sutton and Mount Gould Ward
- 10 Woolwell 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:

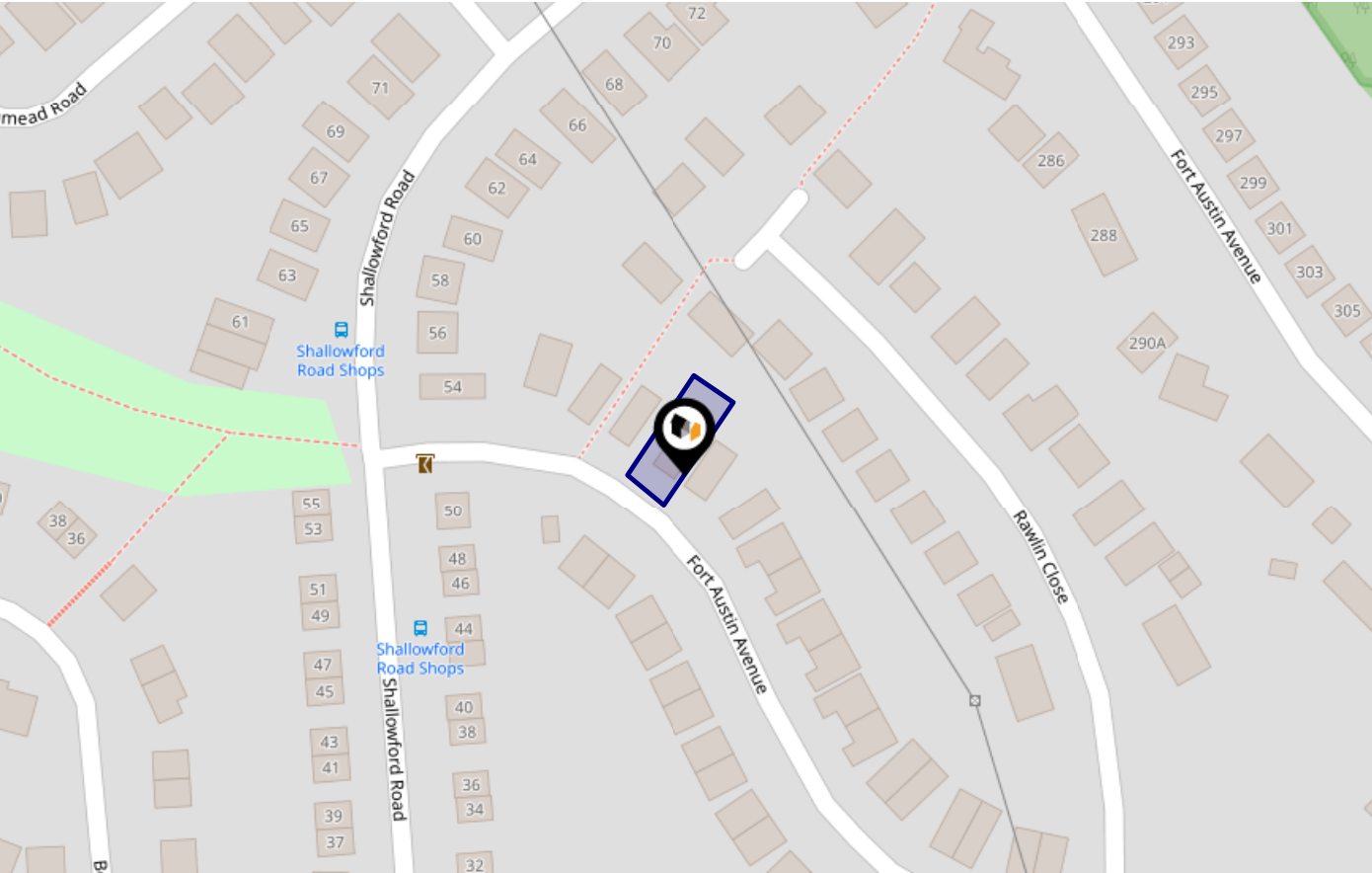
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

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.

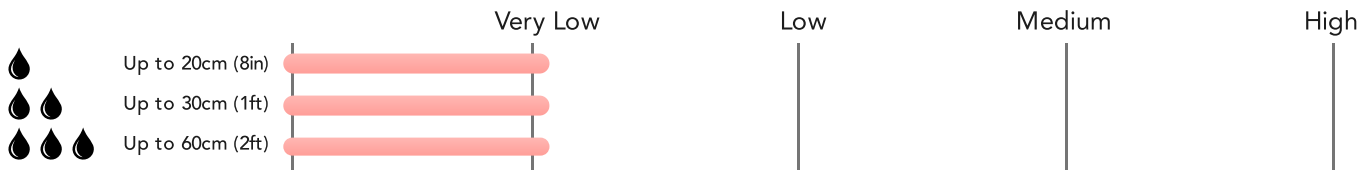


Risk Rating: Very low

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:

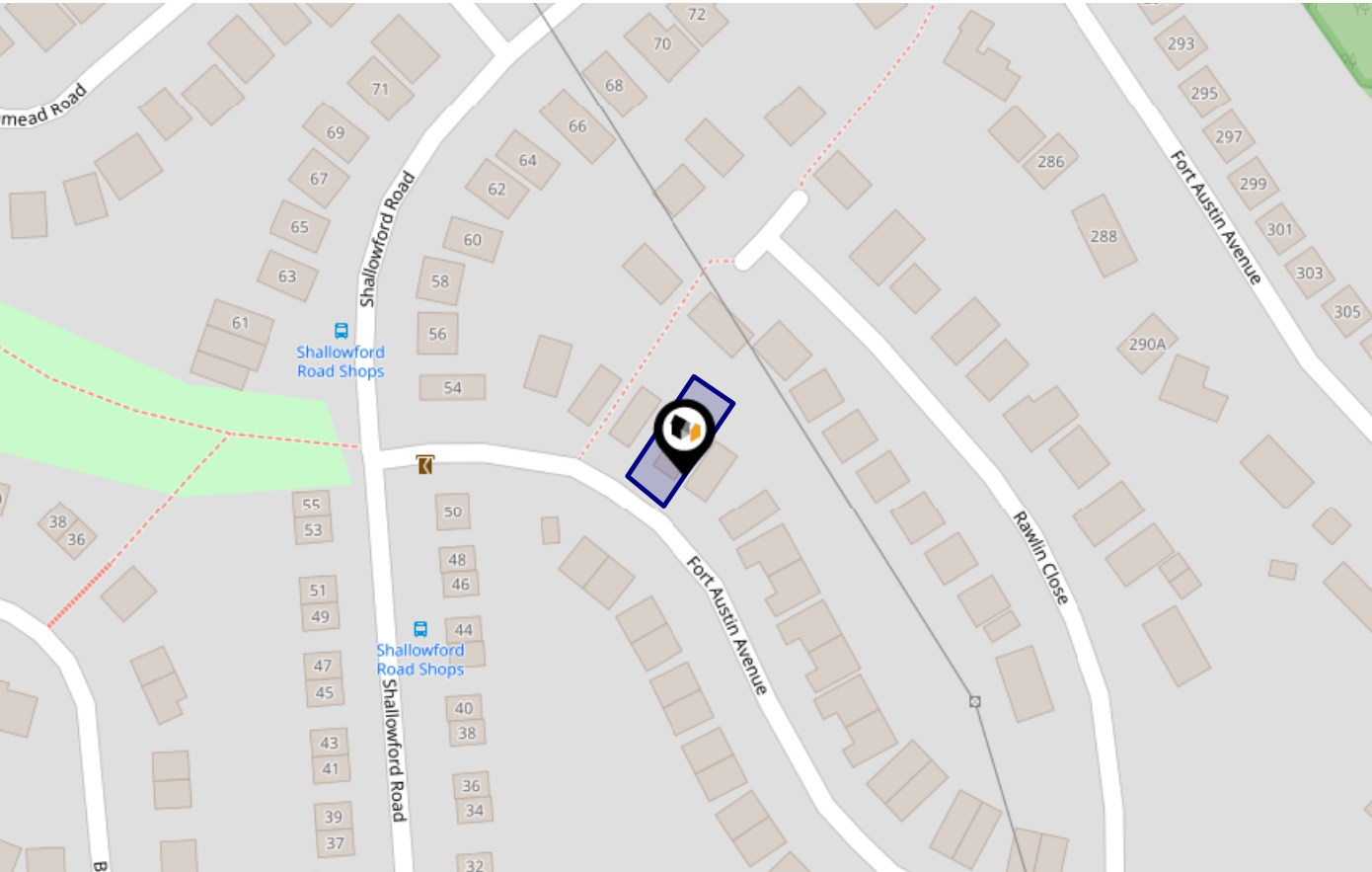


Flood Risk

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.

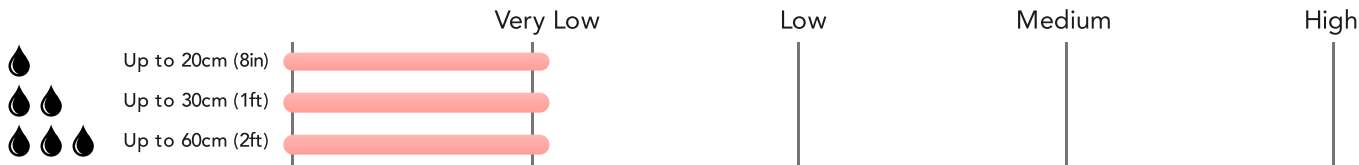


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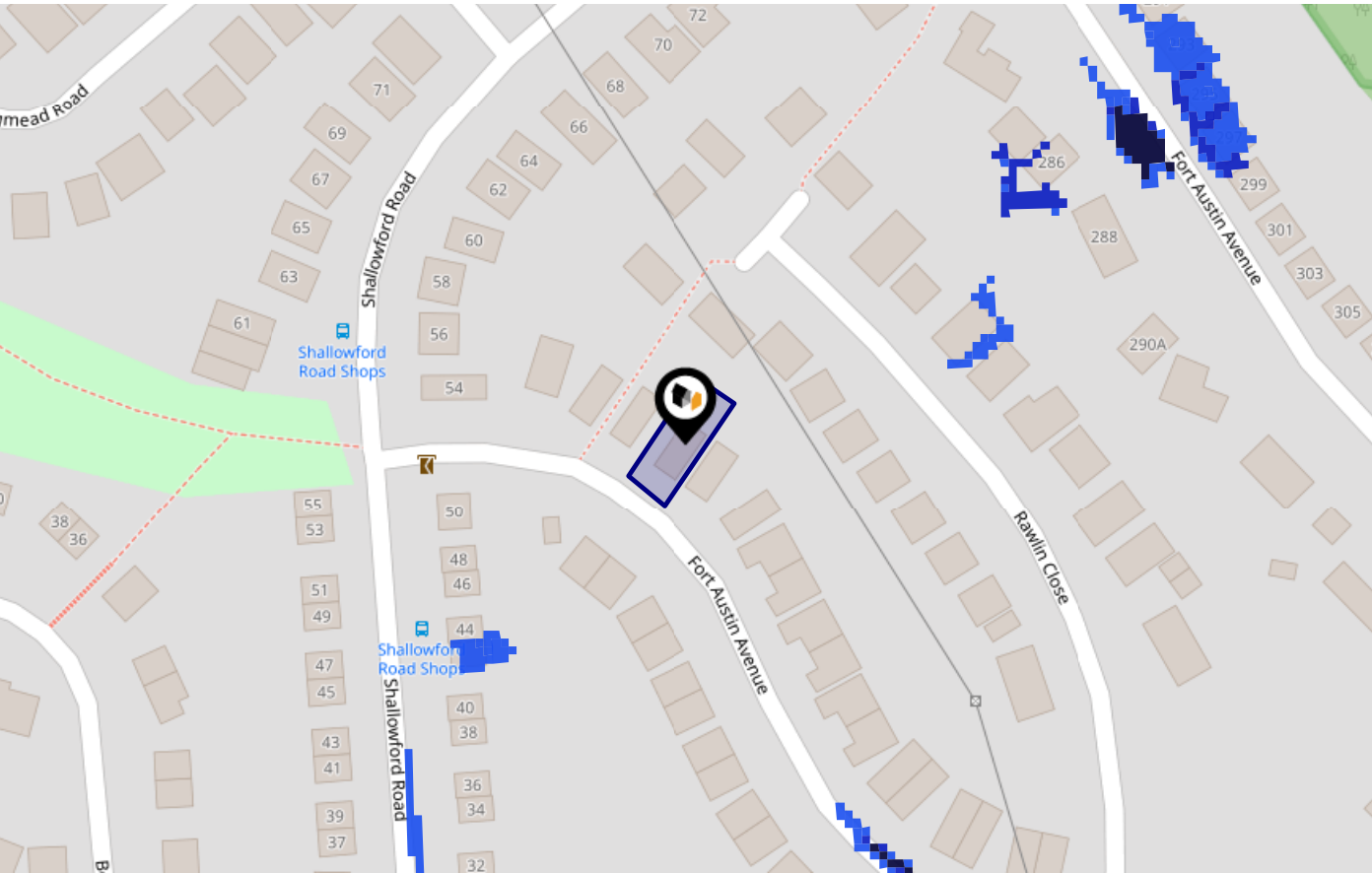


Flood Risk

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.

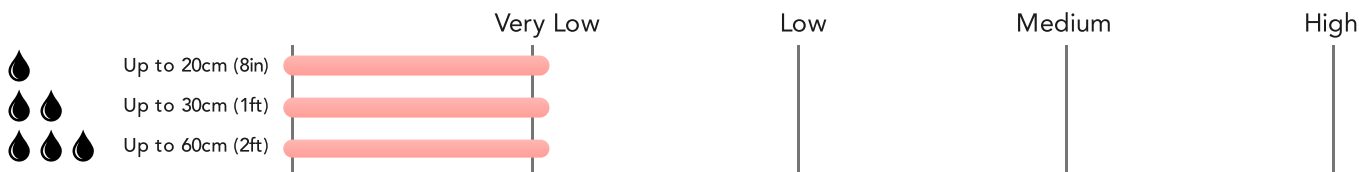


Risk Rating: Very low

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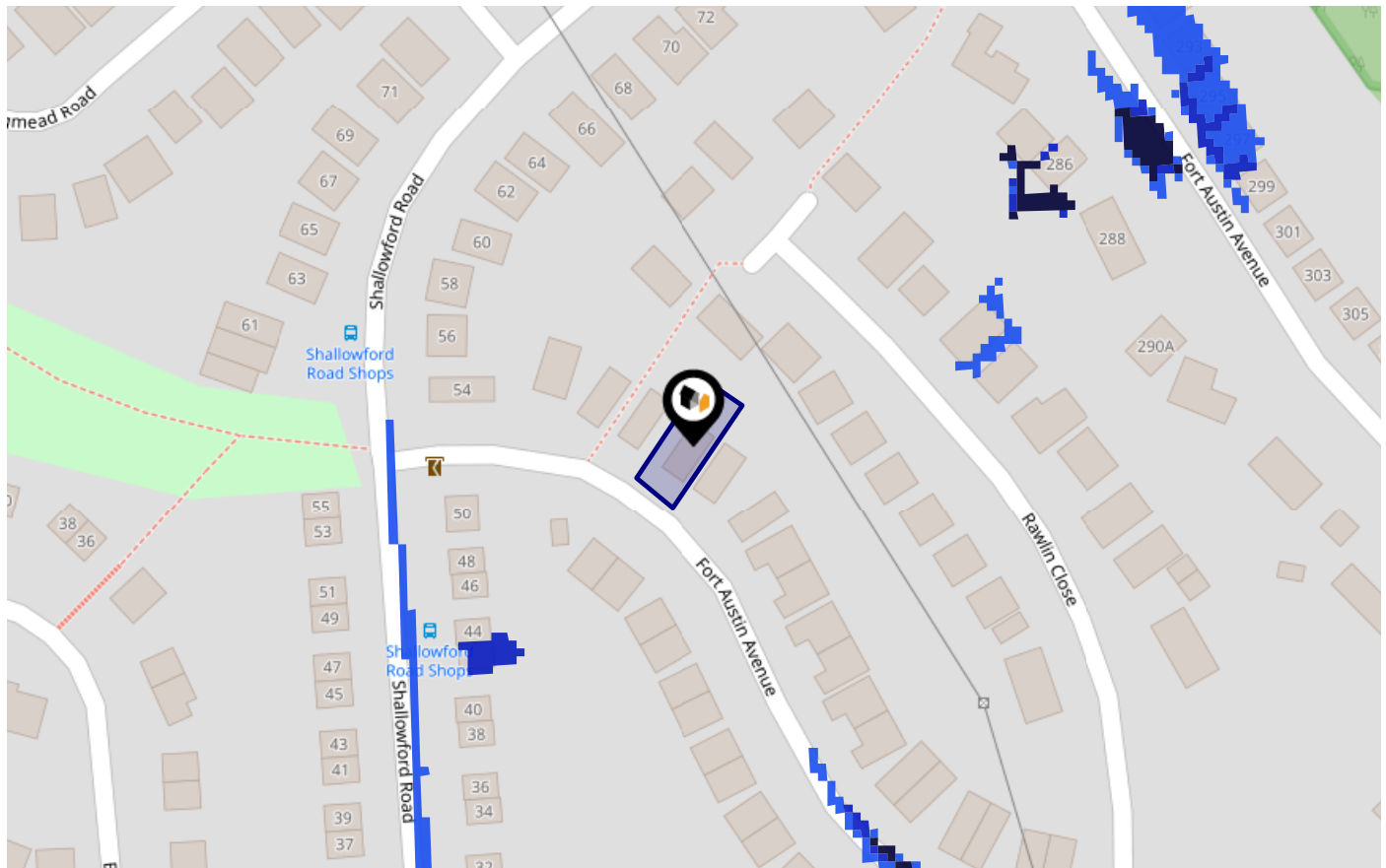
Chance of flooding to the following depths at this property:



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

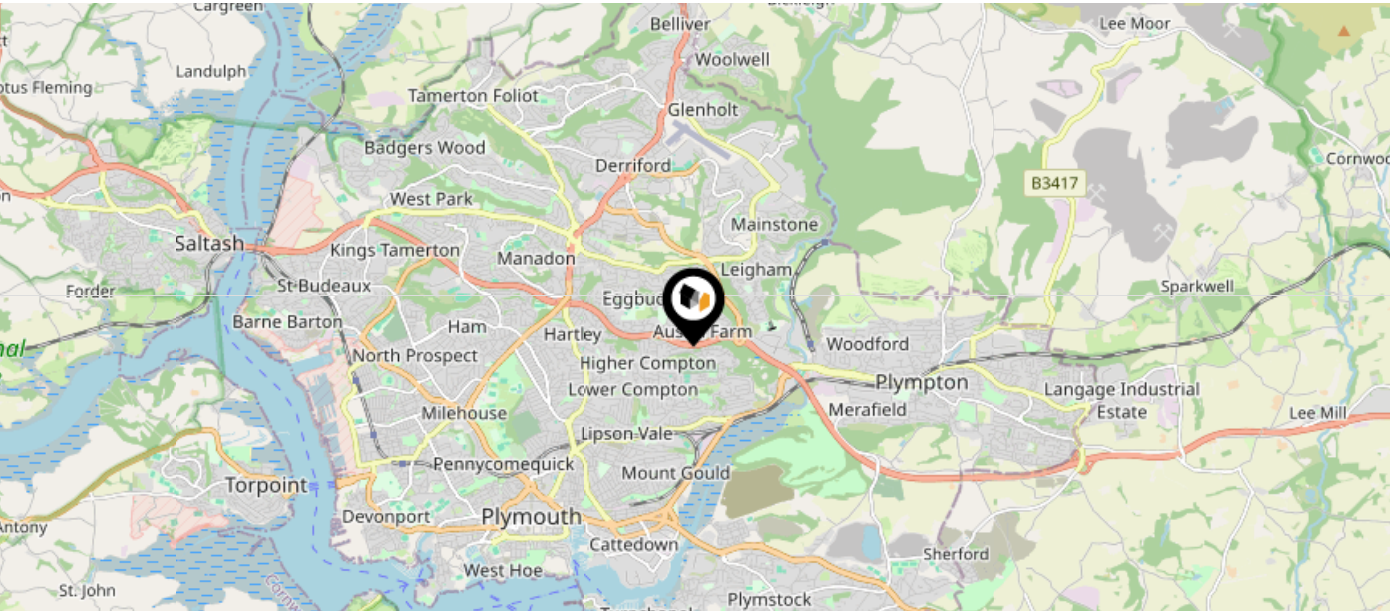
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Chance of flooding to the following depths at this property:



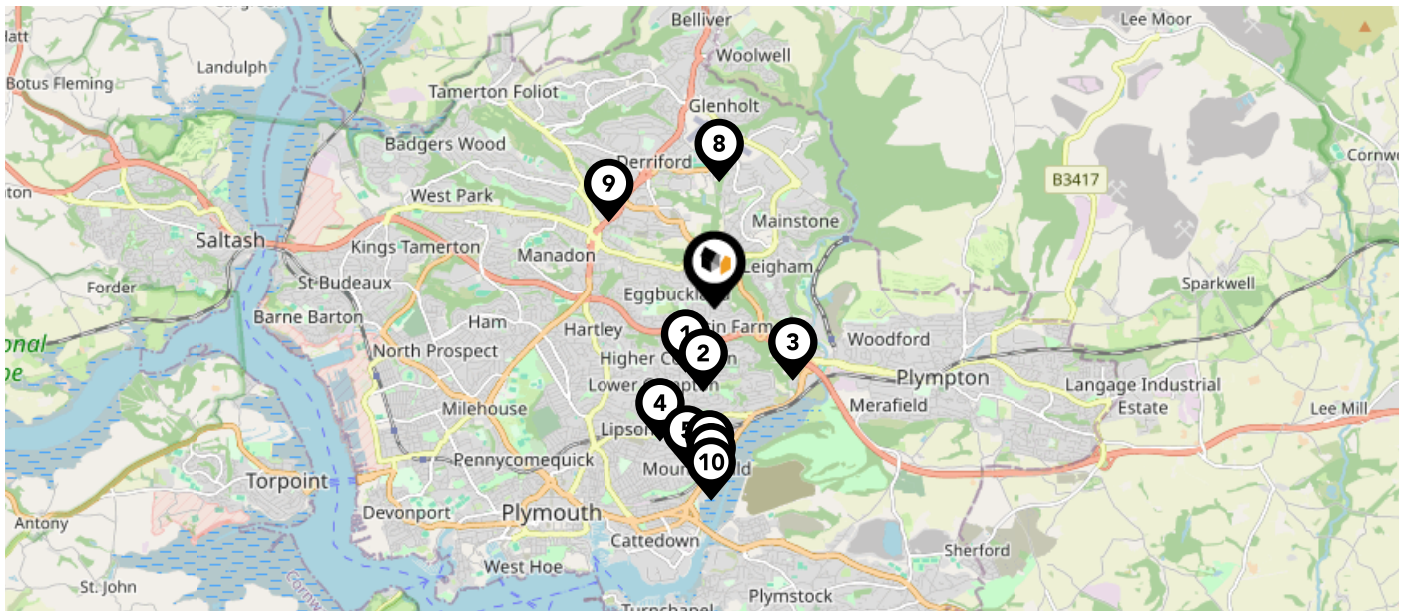
This map displays nearby areas that have been designated as Green Belt...



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.



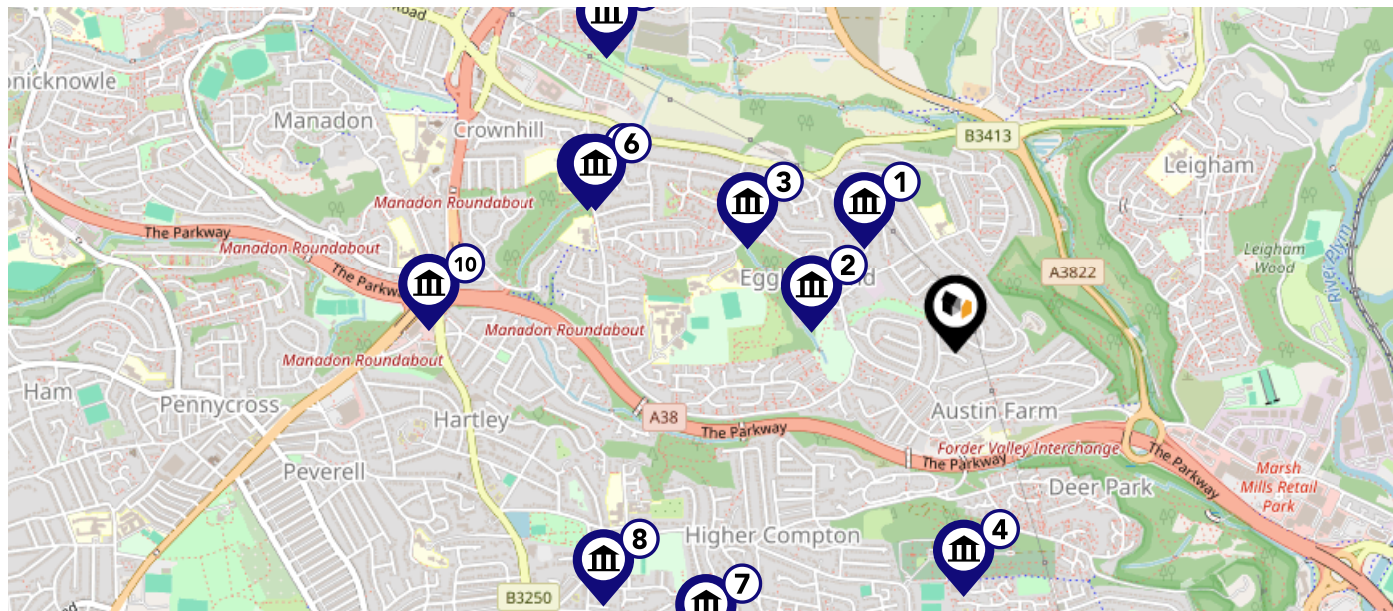
Nearby Landfill Sites

1	Valley View Close-Valley View Close, Plymouth	Historic Landfill	
2	Eggbuckland Road Efford Adj Cemetery-Eggbuckland Road, Efford, Plymouth	Historic Landfill	
3	Tecalamet Marsh Mills-Off Longbridge Road, Plymouth	Historic Landfill	
4	Lower Compton-Lipson Vale, Plymouth	Historic Landfill	
5	Laira Lipson College-Laira, Plymouth	Historic Landfill	
6	School Playing Field Laira-School Playing Field Laira, Plymouth	Historic Landfill	
7	Laira-Laira, Plymouth	Historic Landfill	
8	Derriford-Derriford, Plymouth	Historic Landfill	
9	Crownhill Sewage Works-Crownhill Sewage Works, Plymouth	Historic Landfill	
10	Allotments Embankment Road-Laira, Plymouth	Historic Landfill	

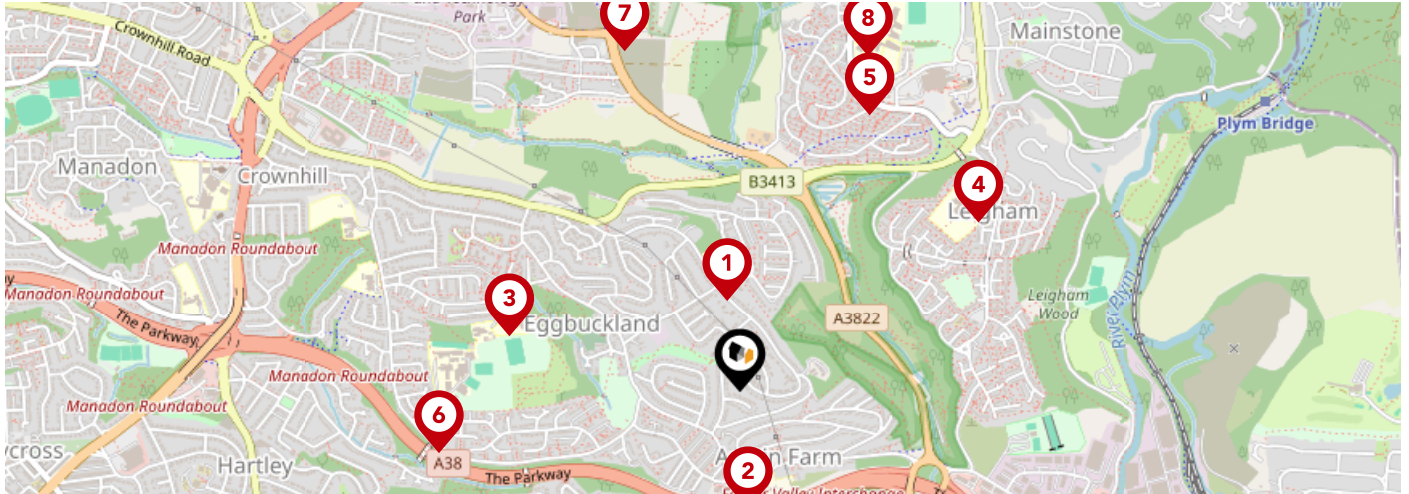
Maps

Listed Buildings

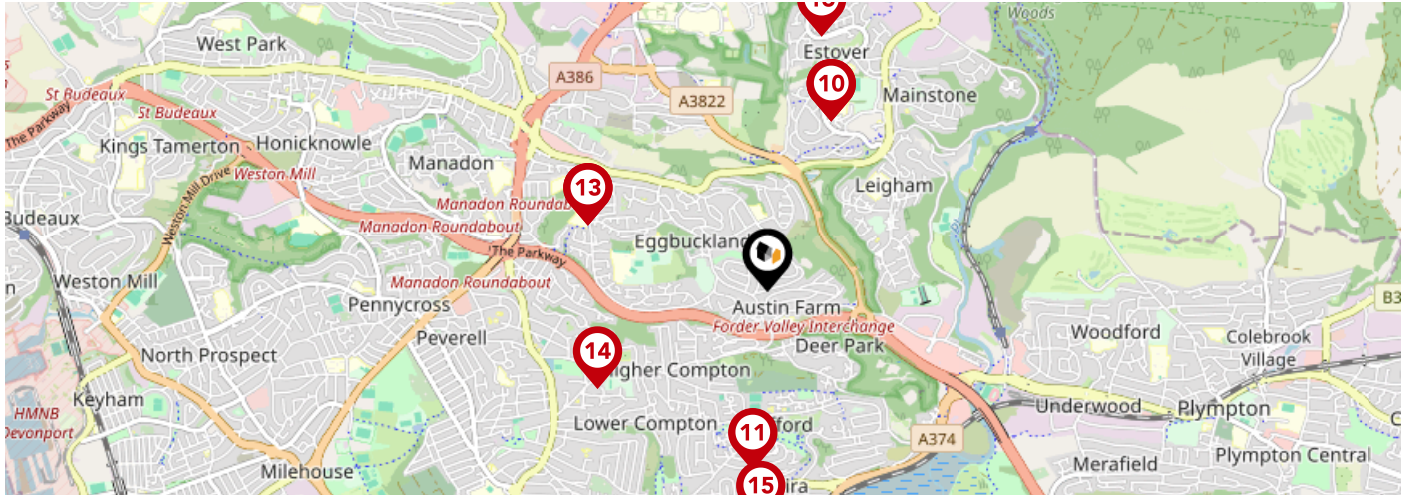
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1390897 - Egguckland Keep	Grade II	0.3 miles
	1130025 - Church Of St Edward King Of The West Saxons	Grade II	0.3 miles
	1130024 - Bowden Farm	Grade II	0.5 miles
	1413761 - Plymouth Second World War Memorial To The Civilian Dead	Grade II	0.6 miles
	1386499 - Gate Piers To West Of Widey Grange	Grade II	0.9 miles
	1386498 - Widey Grange	Grade II	0.9 miles
	1386342 - Priory Cottage	Grade II	0.9 miles
	1244647 - Pearn Convalescent Home	Grade II	1.0 miles
	1386392 - Smallack House	Grade II	1.1 miles
	1386314 - Widey Lodge Gate Piers Relocated On Pedestrian Bridge At Manadon Flyover	Grade II	1.2 miles

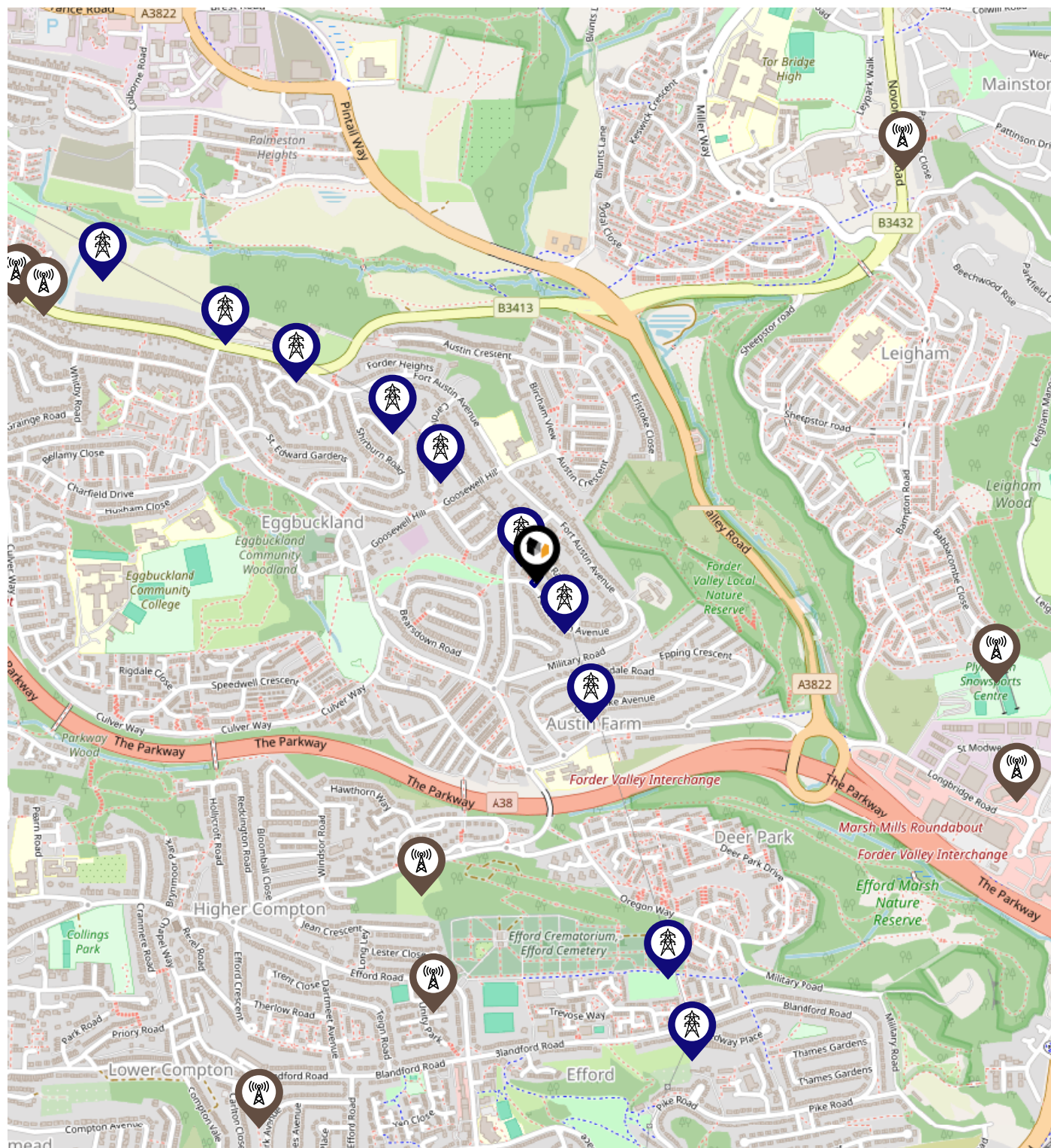


		Nursery	Primary	Secondary	College	Private
1	St Edward's CofE Primary School Ofsted Rating: Good Pupils: 219 Distance:0.22	☐	☒	☐	☐	☐
2	Austin Farm Academy Ofsted Rating: Good Pupils: 125 Distance:0.28	☐	☒	☐	☐	☐
3	Egguckland Vale Primary School Ofsted Rating: Good Pupils: 396 Distance:0.56	☐	☒	☐	☐	☐
4	Leigham Primary School Ofsted Rating: Good Pupils: 399 Distance:0.69	☐	☒	☐	☐	☐
5	Tor Bridge Primary School Ofsted Rating: Outstanding Pupils: 184 Distance:0.72	☐	☒	☐	☐	☐
6	Egguckland Community College Ofsted Rating: Requires improvement Pupils: 1040 Distance:0.73	☐	☐	☒	☐	☐
7	St Matthew's Church of England Primary and Nursery Academy Ofsted Rating: Good Pupils: 484 Distance:0.85	☐	☒	☐	☐	☐
8	Plym Bridge Nursery School and Day Care Ofsted Rating: Good Pupils: 54 Distance:0.85	☒	☐	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
9	Tor Bridge High Ofsted Rating: Good Pupils: 1171 Distance:0.85	☐	☐	☒	☐	☐
10	Cann Bridge School Ofsted Rating: Good Pupils: 95 Distance:0.85	☐	☐	☒	☐	☐
11	High View School Ofsted Rating: Outstanding Pupils: 356 Distance:0.85	☐	☒	☐	☐	☐
12	Widey Court Primary School Ofsted Rating: Good Pupils: 602 Distance:0.9	☐	☒	☐	☐	☐
13	Courtlands School Ofsted Rating: Good Pupils: 107 Distance:0.9	☐	☒	☐	☐	☐
14	Compton CofE Primary School Ofsted Rating: Good Pupils: 431 Distance:0.93	☐	☒	☐	☐	☐
15	Laira Green Primary School Ofsted Rating: Good Pupils: 230 Distance:1.1	☐	☒	☐	☐	☐
16	Thornbury Primary School Ofsted Rating: Good Pupils: 285 Distance:1.23	☐	☒	☐	☐	☐

Local Area Masts & Pylons

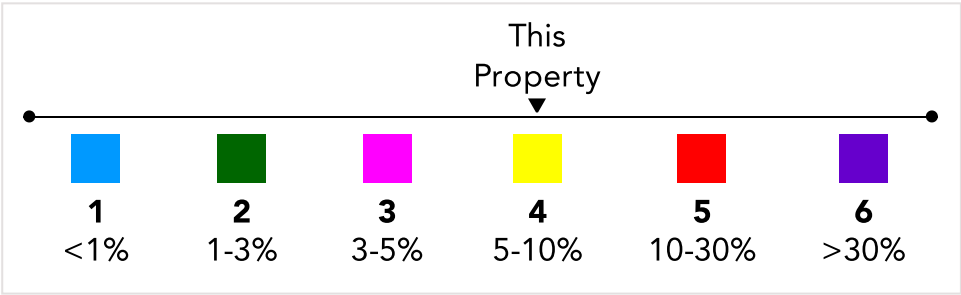
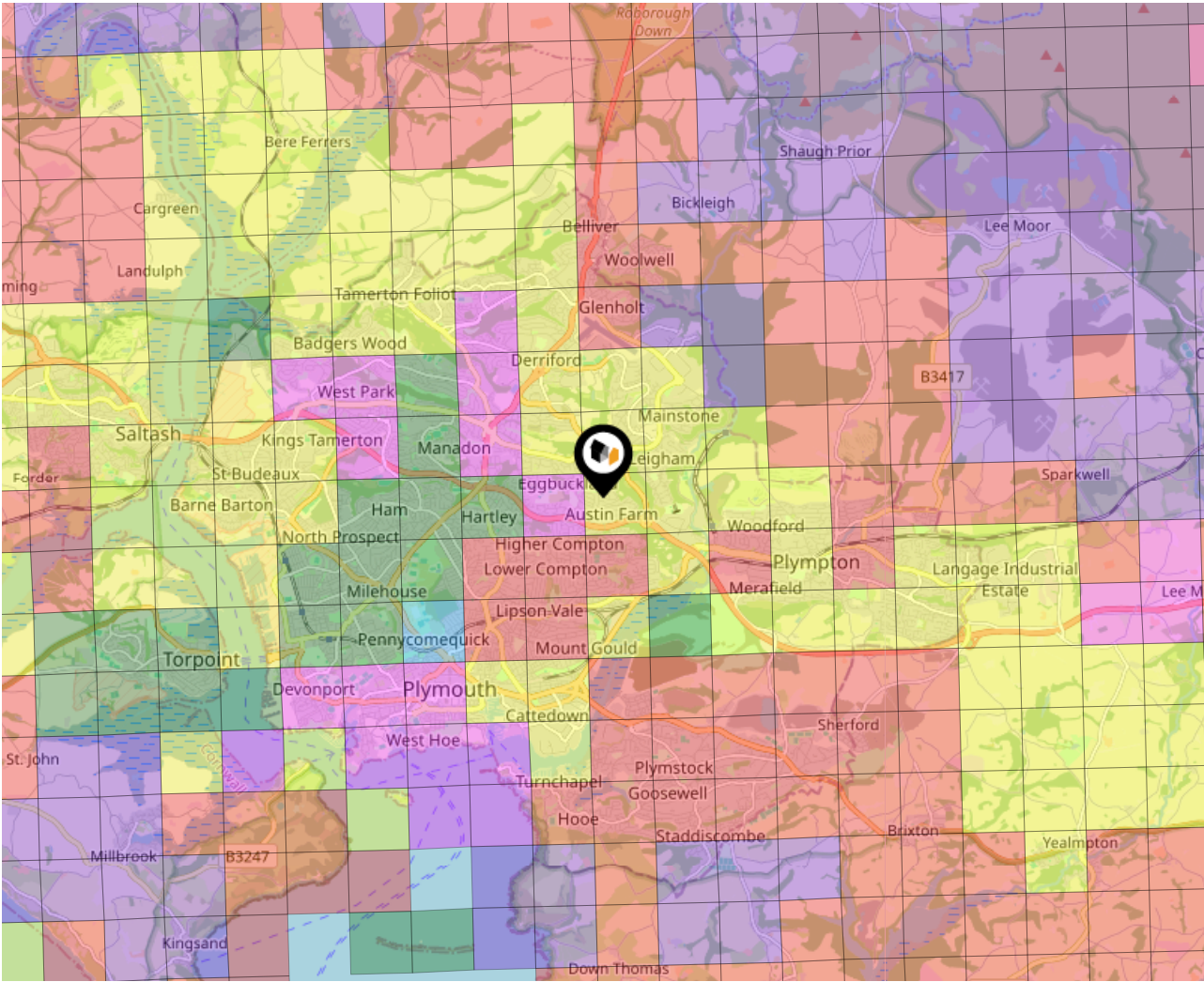


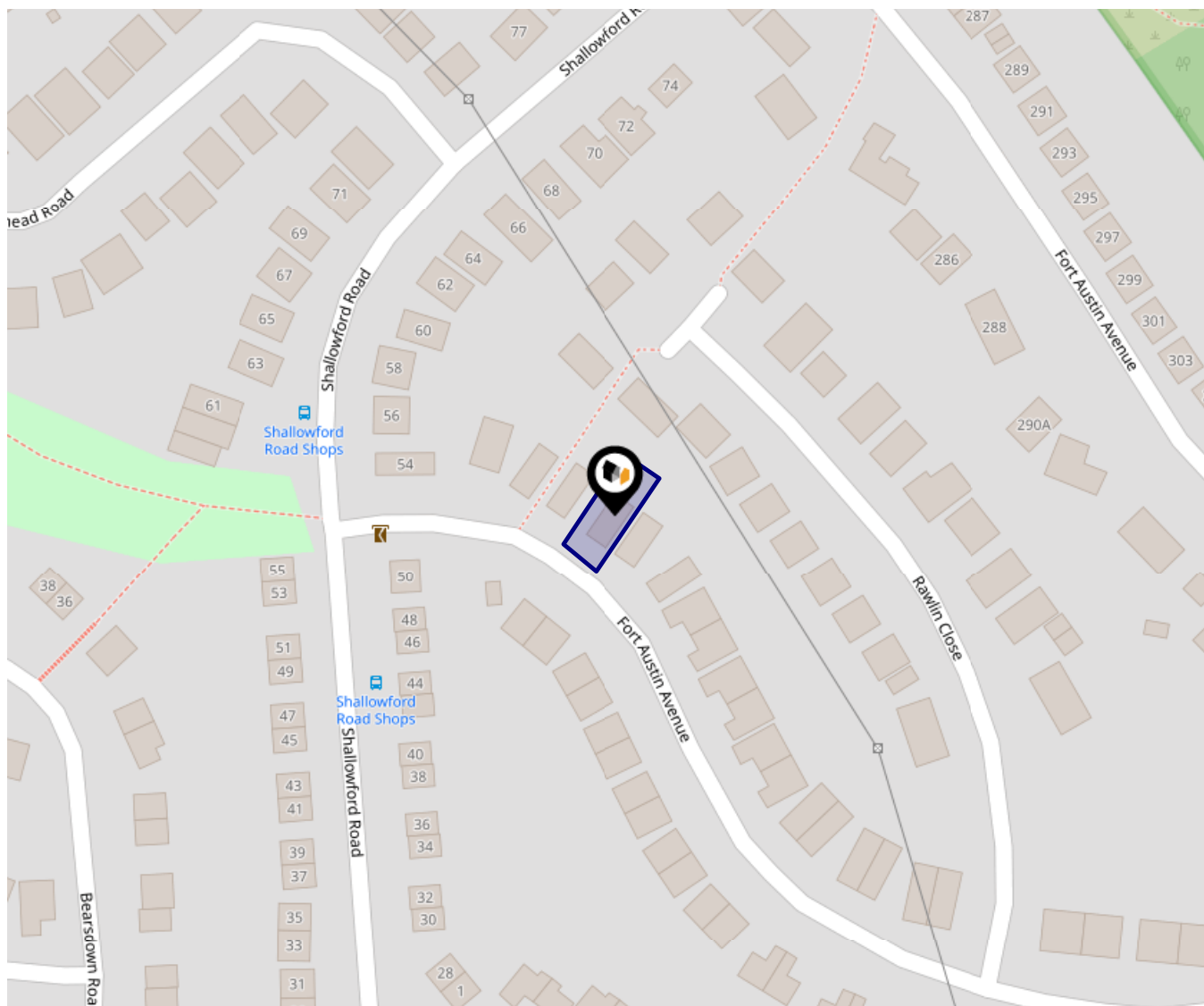
Key:

-  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).





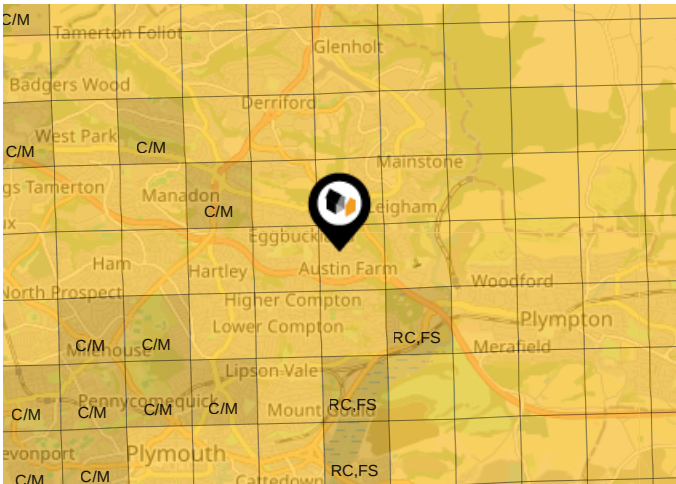
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

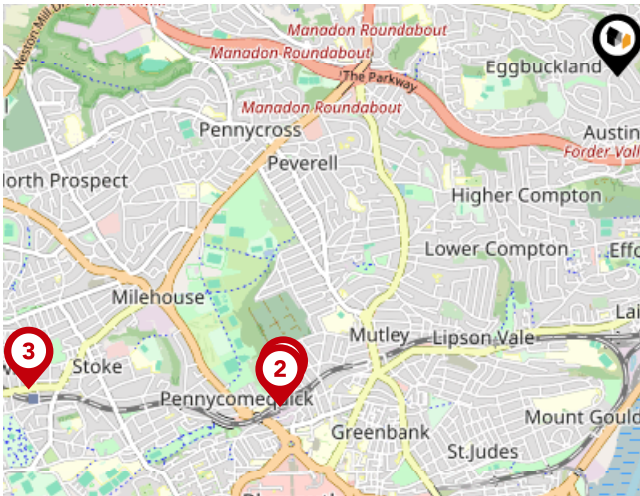
Carbon Content:	NONE	Soil Texture:	LOAM TO SILTY LOAM
Parent Material Grain:	ARGILLACEOUS	Soil Depth:	INTERMEDIATE-SHALLOW
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		



Primary Classifications (Most Common Clay Types)

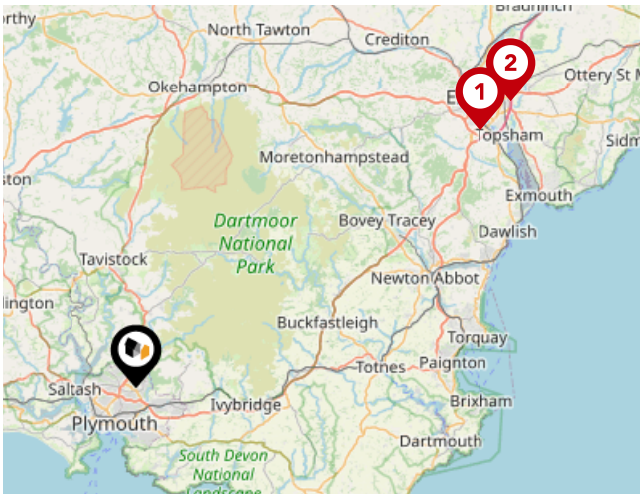
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay &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



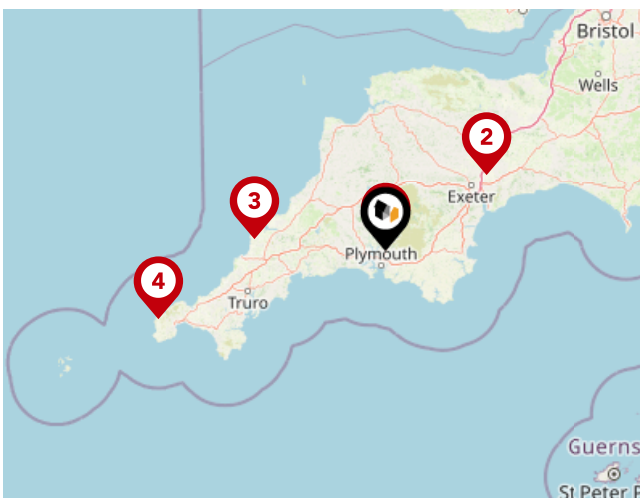
National Rail Stations

Pin	Name	Distance
	Plymouth Rail Station	2.2 miles
	Plymouth Rail Station	2.23 miles
	Devonport Rail Station	3.16 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M5 J31	32.46 miles
	M5 J30	35.6 miles

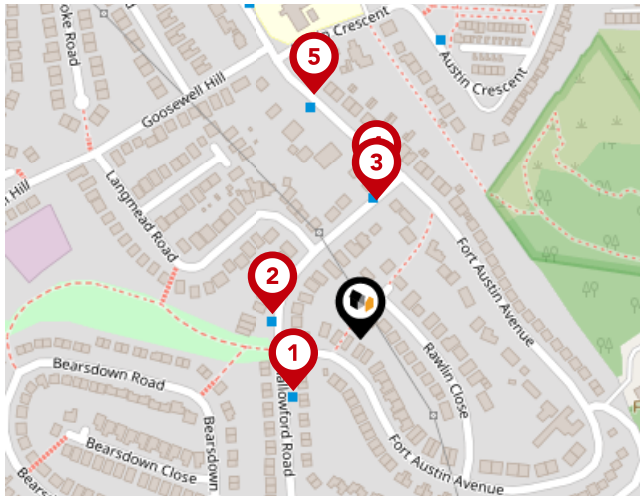


Airports/Helipads

Pin	Name	Distance
	Glenholt	1.56 miles
	Exeter Airport	38.03 miles
	St Mawgan	39.7 miles
	Joppa	72.01 miles

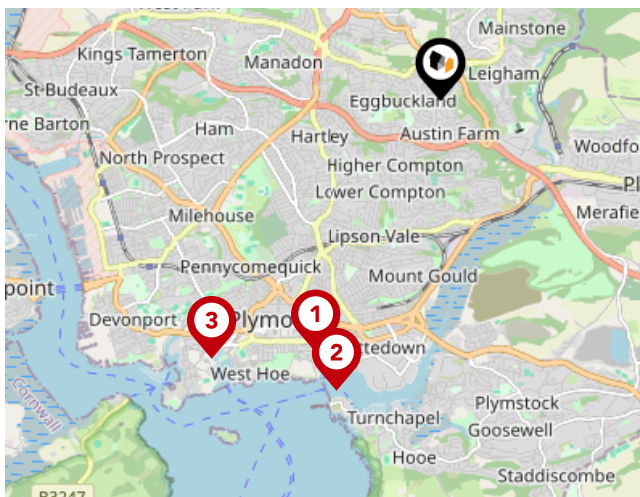
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Shallowford Road Shops	0.05 miles
2	Shallowford Road Shops	0.05 miles
3	Shallowford Road Top	0.08 miles
4	Shallowford Road Top	0.09 miles
5	Fort Austin Shops	0.15 miles



Ferry Terminals

Pin	Name	Distance
1	Plymouth (Barbican) Landing Stage	2.64 miles
2	Plymouth Mount Batten Ferry Landing	2.91 miles
3	Plymouth Ferry Terminal	3.26 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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