

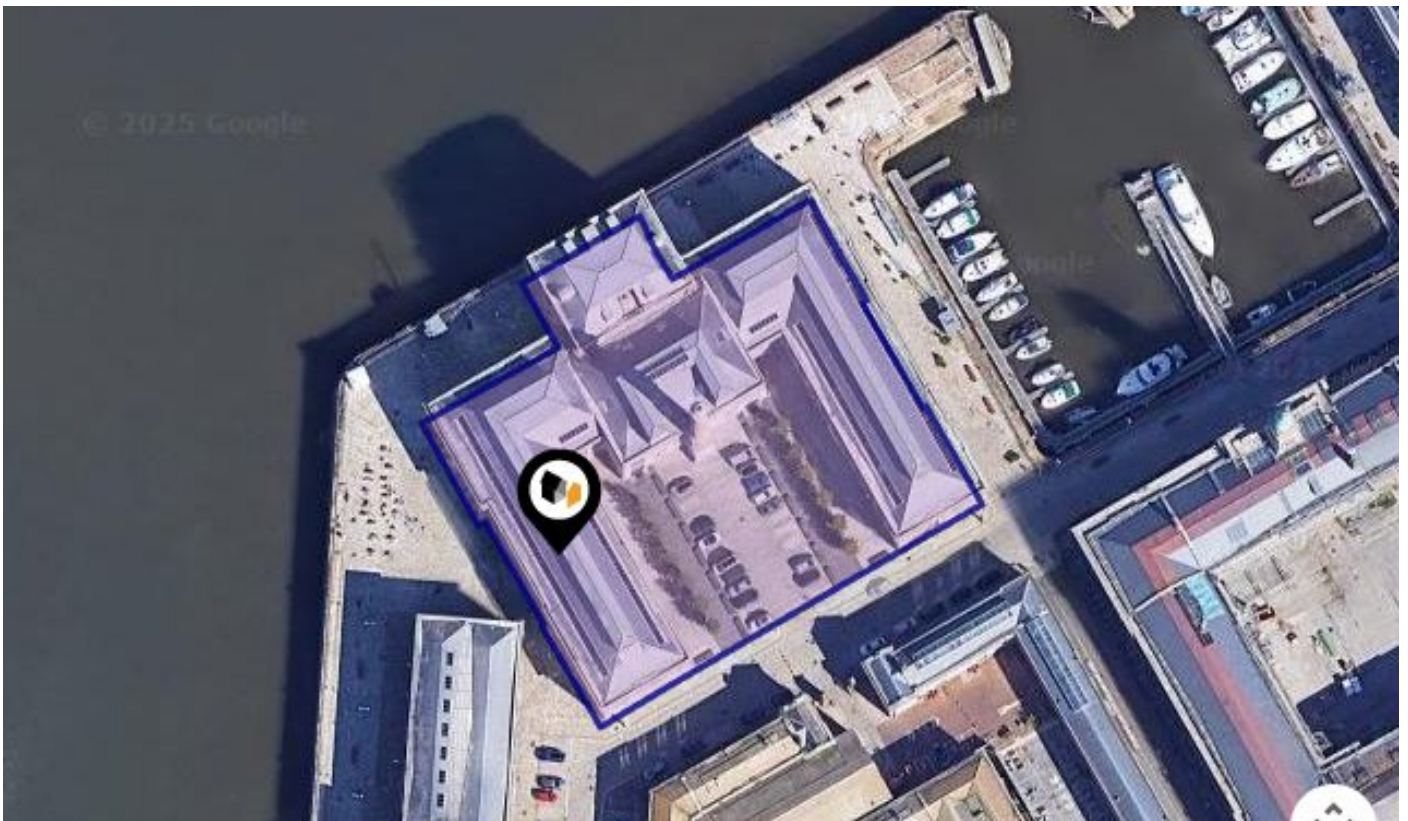


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 26th September 2025



FLAT 76, 8, ROYAL WILLIAM YARD, PLYMOUTH, PL1 3QQ

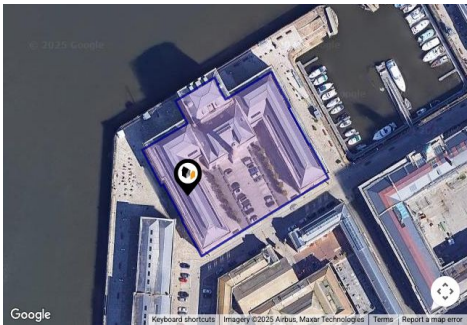
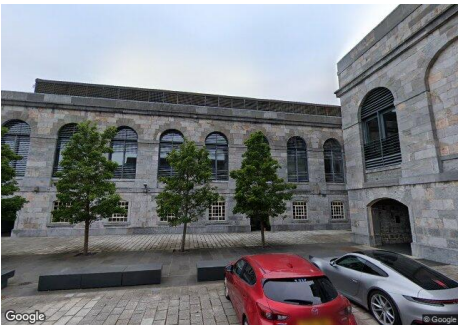
6 Mannamead Road Plymouth Devon PL4 7AA

01752 256000

property@langtownandcountry.com

www.langtownandcountry.com

Property Overview



Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	3	Start Date:	28/05/2008
Floor Area:	4,413 ft ² / 410 m ²	End Date:	24/06/2126
Plot Area:	1.23 acres	Lease Term:	125 years (less 10 days) from 24 June 2001
Year Built :	After 2007	Term Remaining:	100 years
Council Tax :	Band G		
Annual Estimate:	£3,876		
Title Number:	DN573416		
UPRN:	10012058943		

Local Area

Local Authority:

City of plymouth

Conservation Area:

Stonehouse Peninsula

Flood Risk:

Rivers & Seas

Medium

Surface Water

Very low

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

4

80

-

mb/s

mb/s

mb/s

Mobile Coverage:

(based on calls indoors)

O₂

EE

3

Satellite/Fibre TV Availability:

Property

Multiple Title Plans

Freehold Title Plan



DN386955

Leasehold Title Plan



DN573416

Start Date:	28/05/2008
End Date:	24/06/2126
Lease Term:	125 years (less 10 days) from 24 June 2001
Term Remaining:	100 years

Property

EPC - Certificate

Flat 76, 8, Royal William Yard, PL1 3QQ

Energy rating

C

Valid until 08.03.2030

Score	Energy rating	Current	Potential
92+	A	78 c	79 c
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

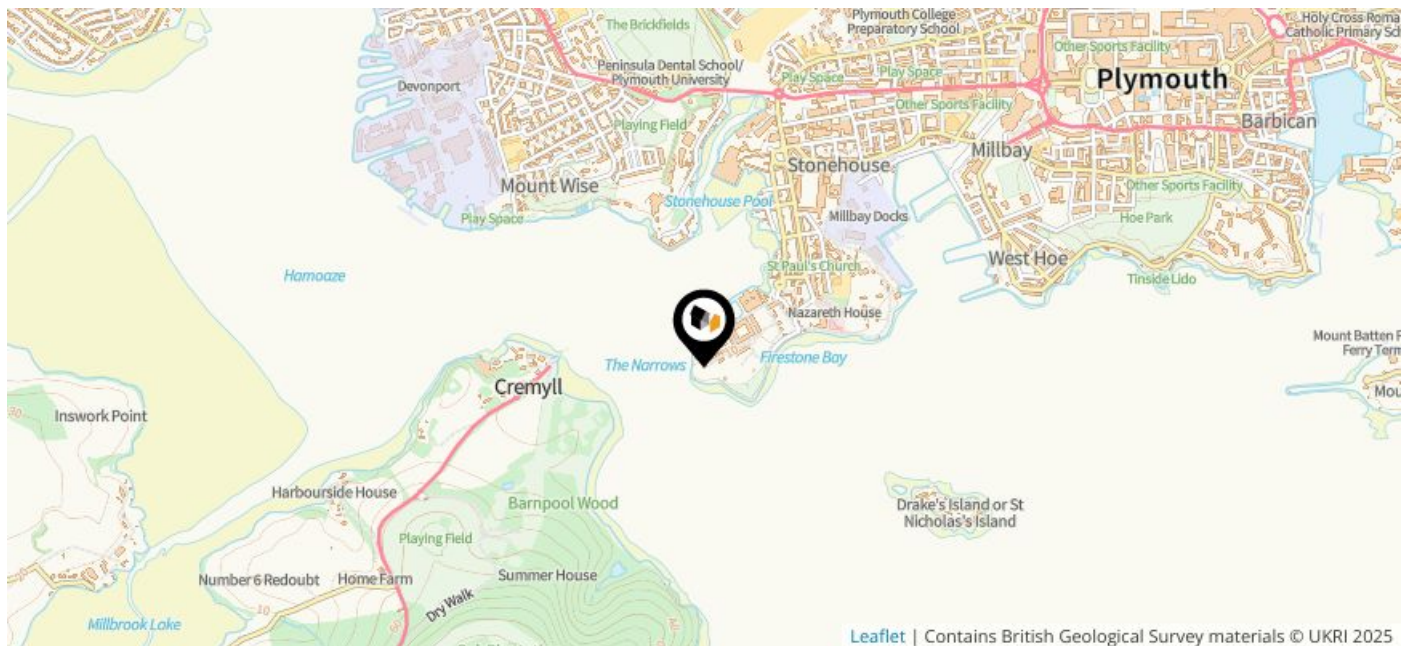
Additional EPC Data

Property Type:	Maisonette
Build Form:	Detached
Transaction Type:	Rental (private)
Energy Tariff:	Unknown
Main Fuel:	Mains gas (community)
Main Gas:	No
Floor Level:	2nd
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Granite or whinstone, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Roof room(s), insulated (assumed)
Roof Energy:	Good
Main Heating:	Community scheme
Main Heating Controls:	Charging system linked to use of community heating, TRVs
Hot Water System:	Community scheme
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 35% of fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	410 m ²

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

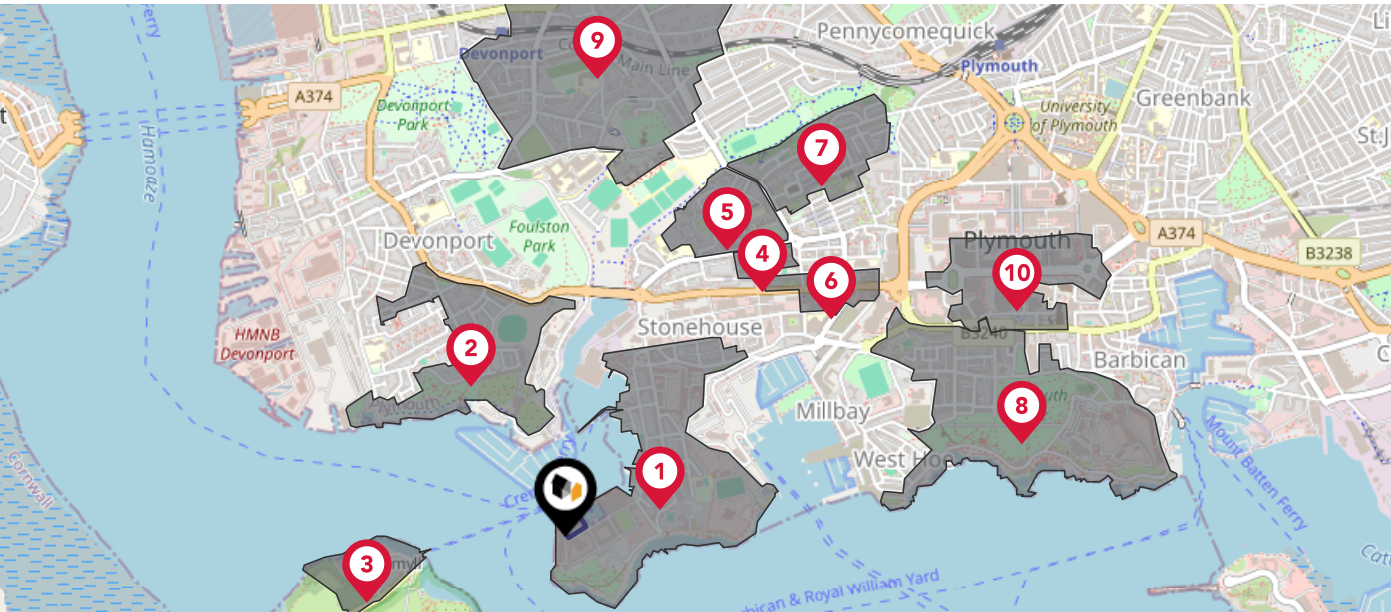
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.

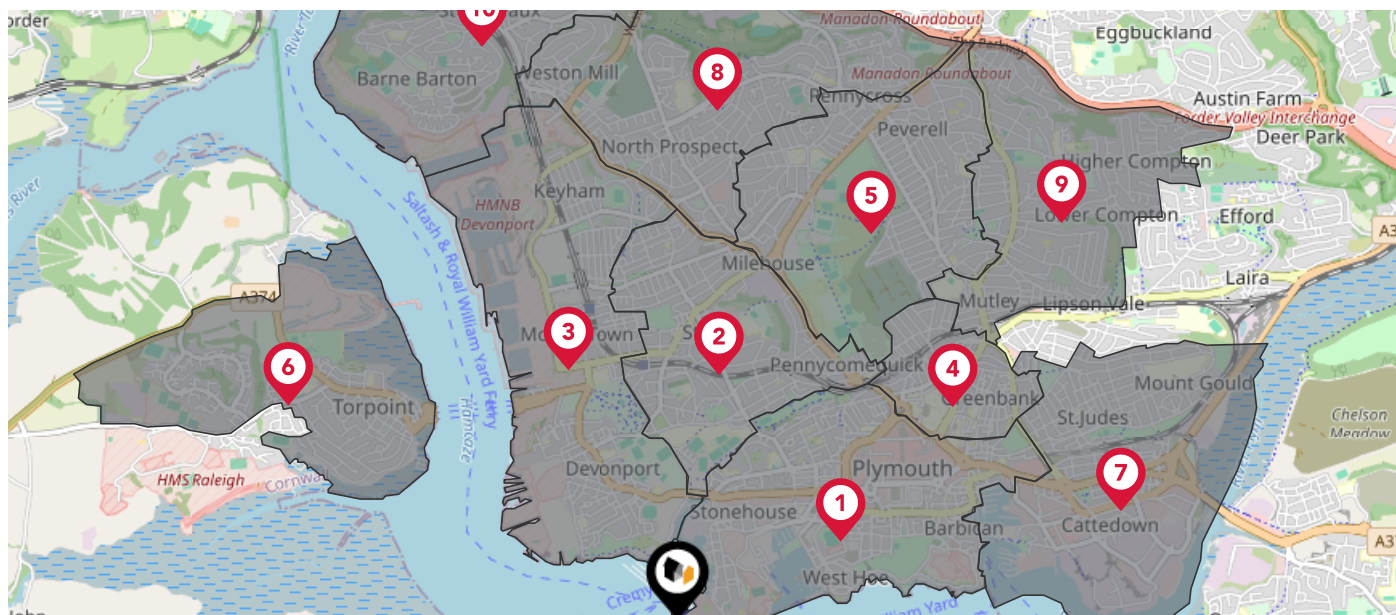


Nearby Conservation Areas	
1	Stonehouse Peninsula
2	Devonport
3	Cremyll
4	Adelaide Street/Clarence Place
5	Royal Naval Hospital
6	Union Street
7	North Stonehouse
8	The Hoe
9	Stoke
10	City Centre

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

St. Peter and the Waterfront Ward

2

Stoke Ward

3

Devonport Ward

4

Drake Ward

5

Peverell Ward

6

Torpoint ED

7

Sutton and Mount Gould Ward

8

Ham Ward

9

Compton Ward

10

St. Budeaux 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.

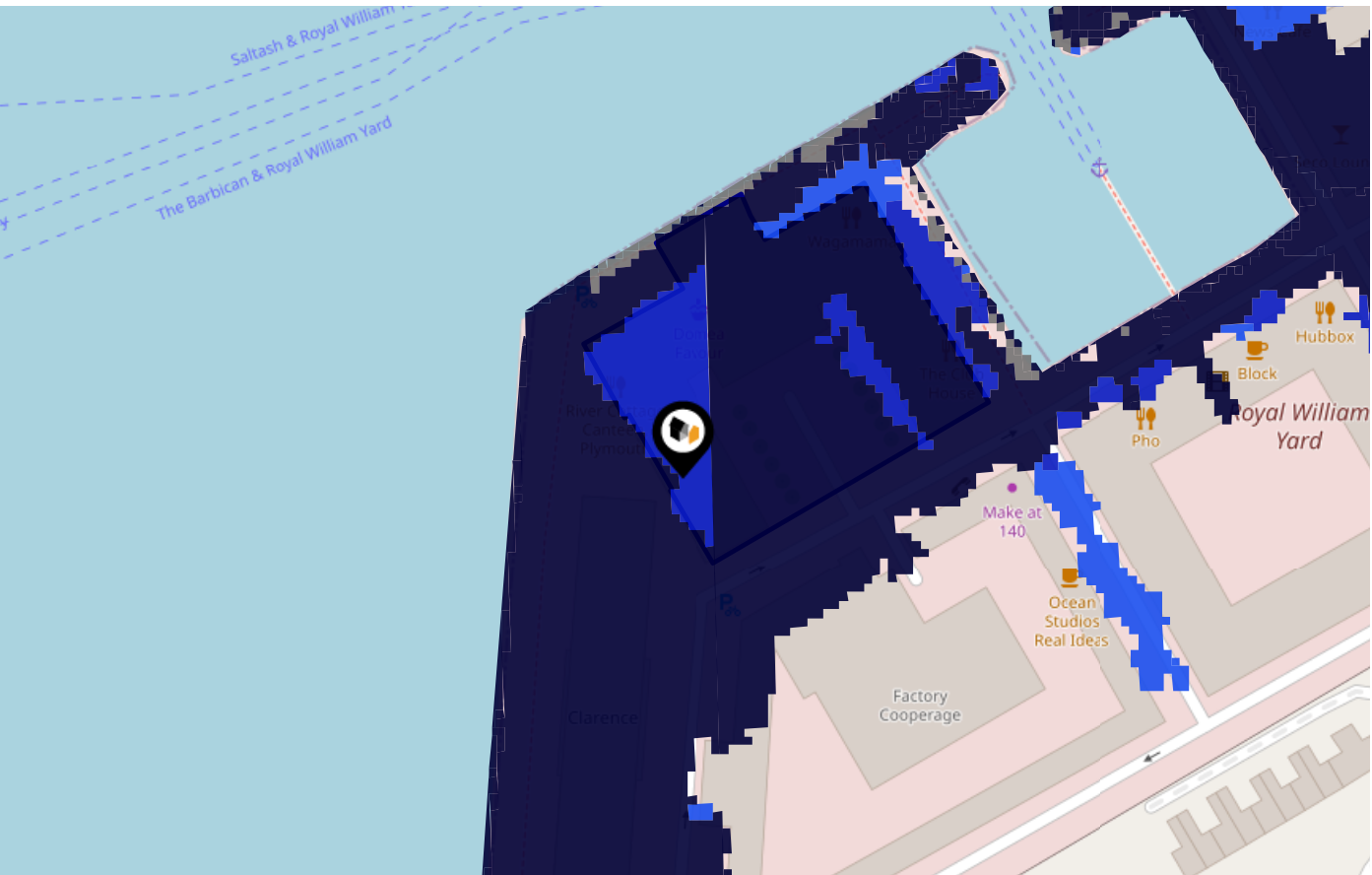
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

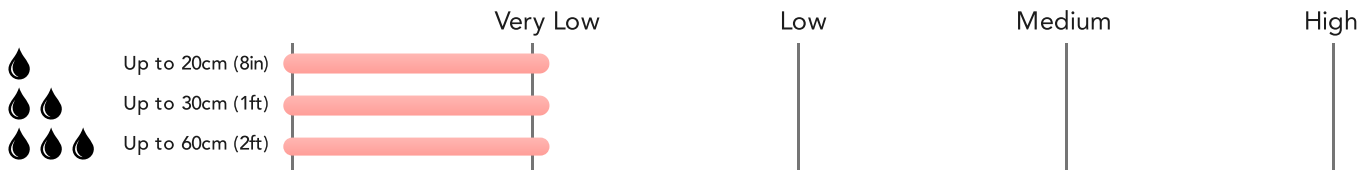


Risk Rating: Medium

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.

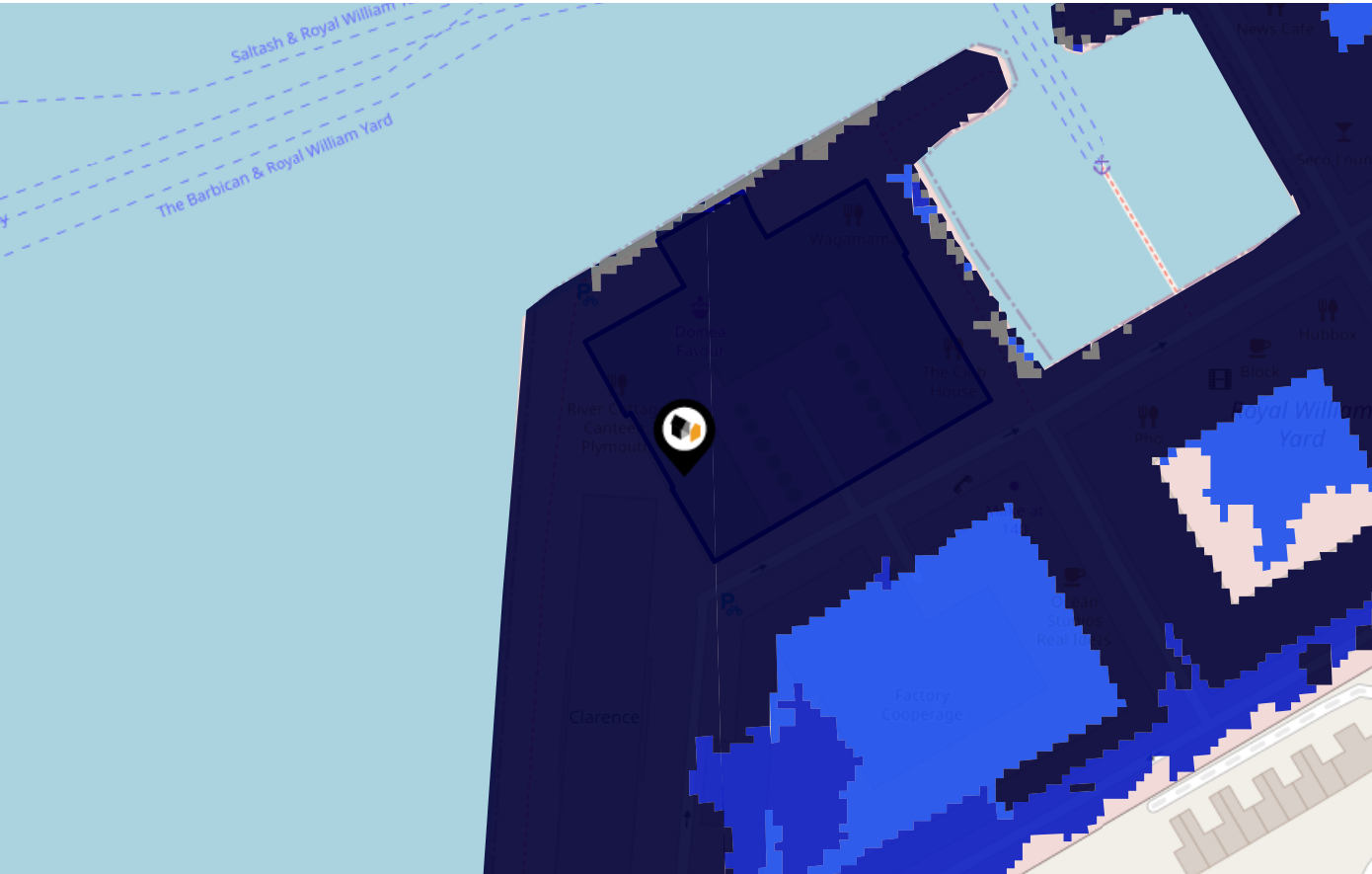
Chance of flooding to the following depths at this property:



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: 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.

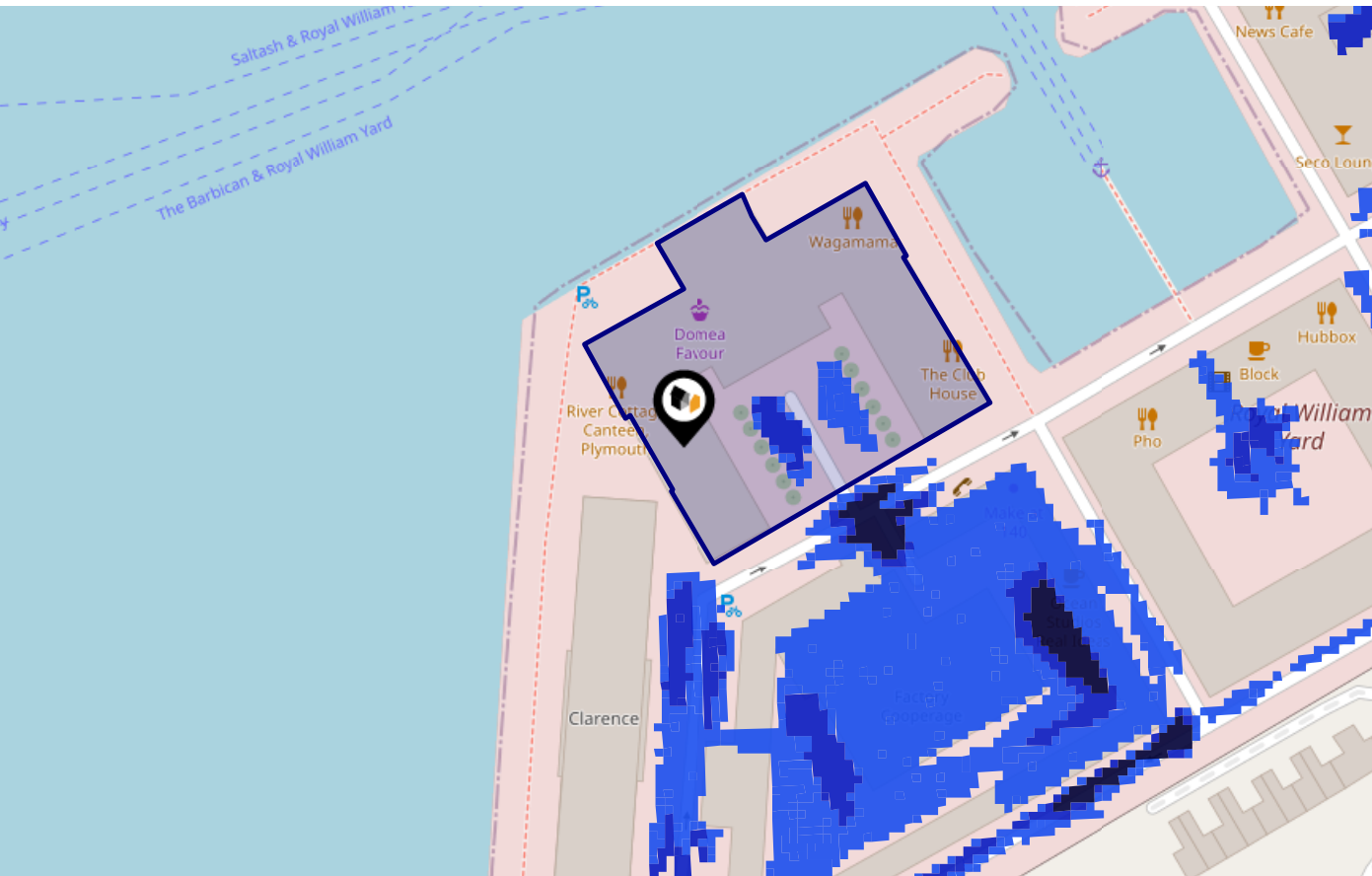
Chance of flooding to the following depths at this property:



Flood Risk

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.

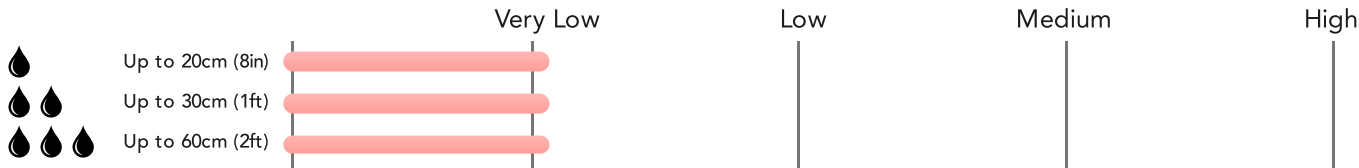


Risk Rating: Very low

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.

-  **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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-  **Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

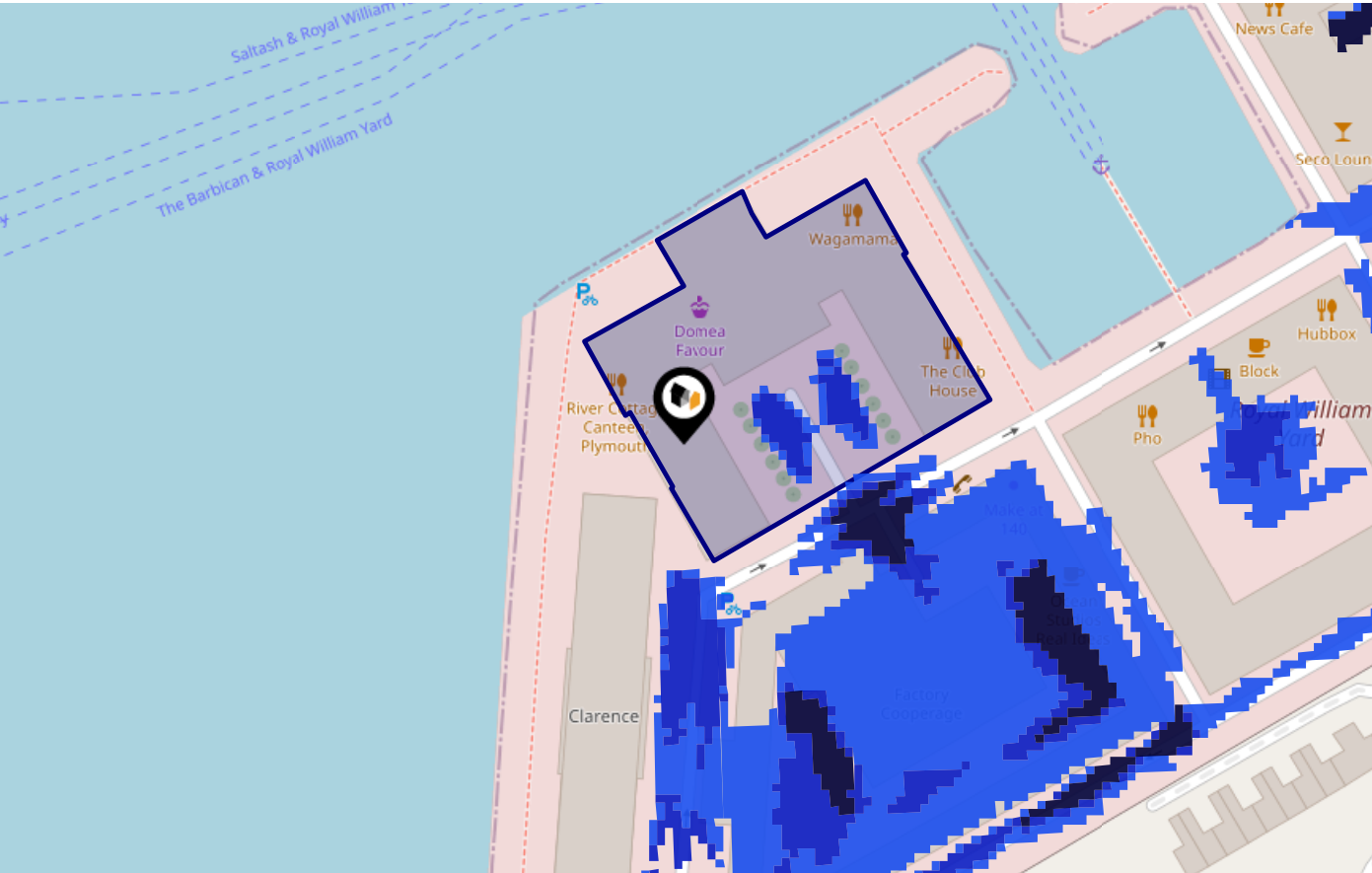
Chance of flooding to the following depths at this property:



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.

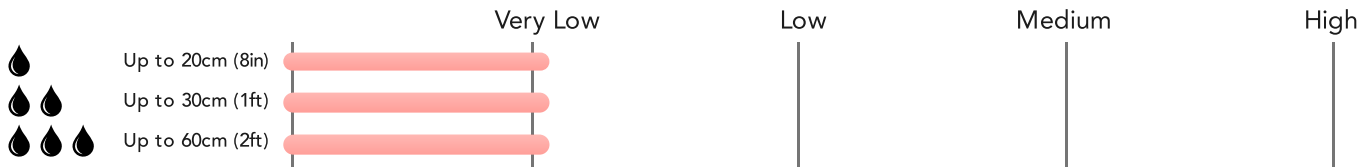


Risk Rating: **Very low**

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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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

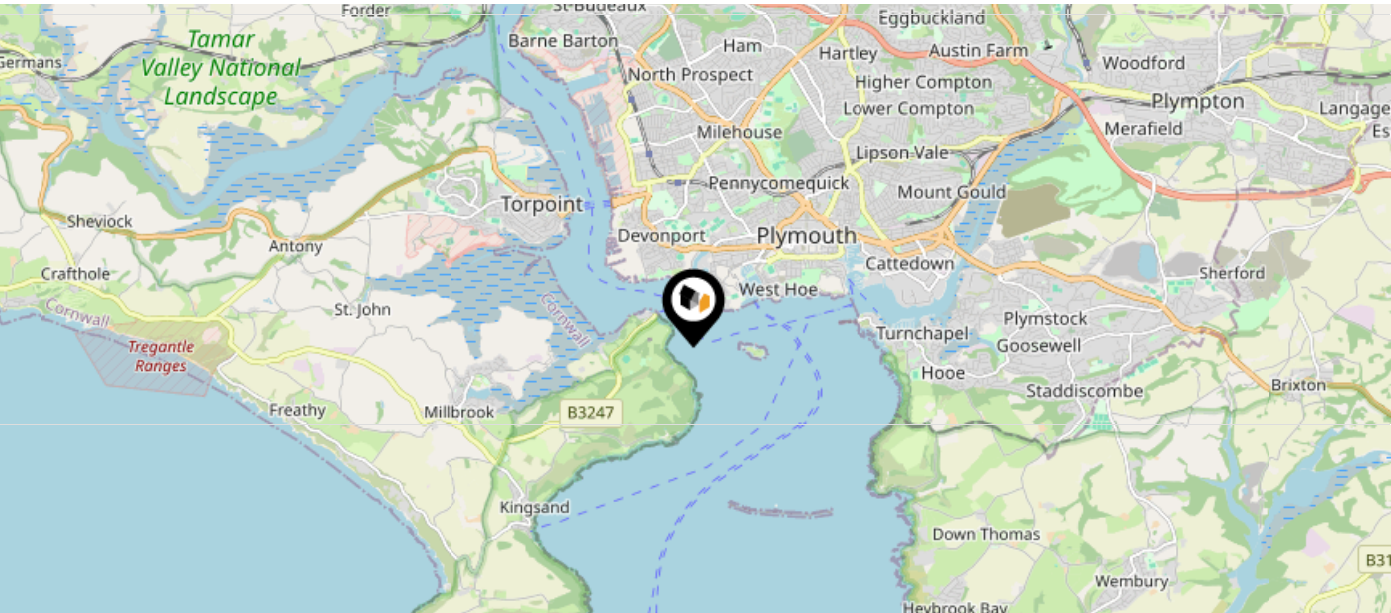
Chance of flooding to the following depths at this property:



Maps

Green Belt

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



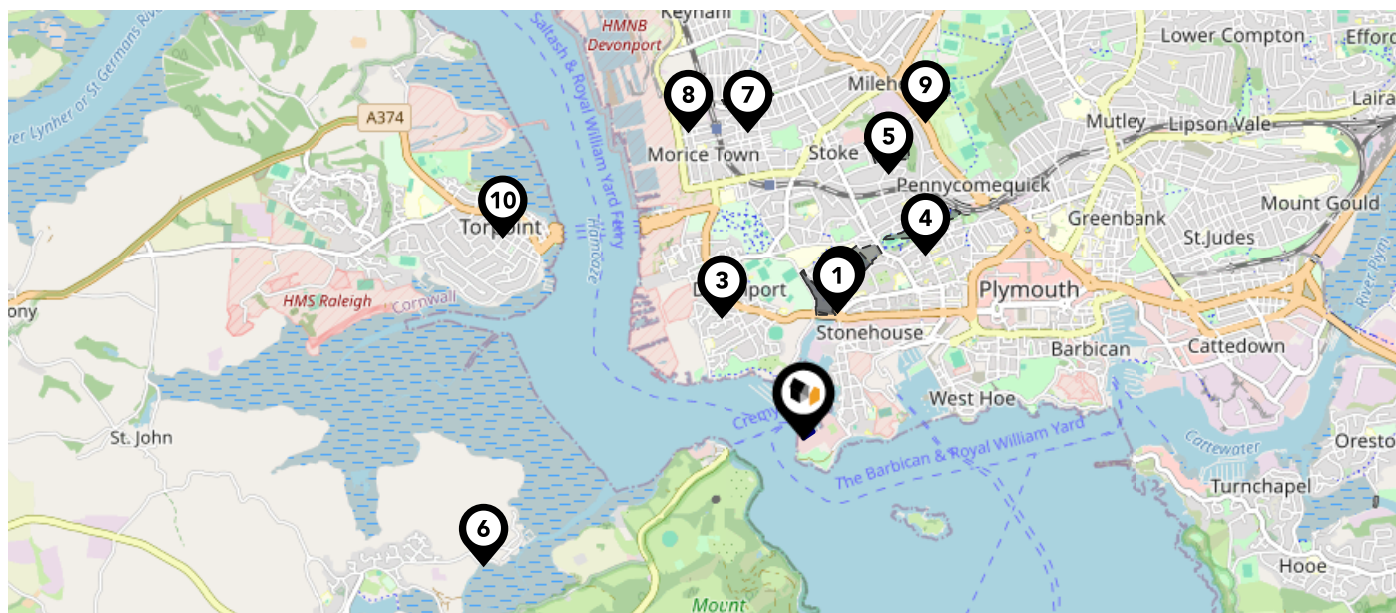
Nearby Green Belt Land

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	Stonehouse Lake-Plymouth, Devon	Historic Landfill	
3	Hazardous Stores Return Centre-H M Naval Base, Devonport, 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	Southdown Quarry-Southdown Road, Millbrook, Torpoint, Cornwall	Historic Landfill	
7	Recreation Ground St Levan Ground And Alexandra Road-Recreation Ground, St Levan Road, Plymouth	Historic Landfill	
8	St Levan Road Recreation Ground-St Levan Road Recreation Ground, Devonport, Plymouth	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

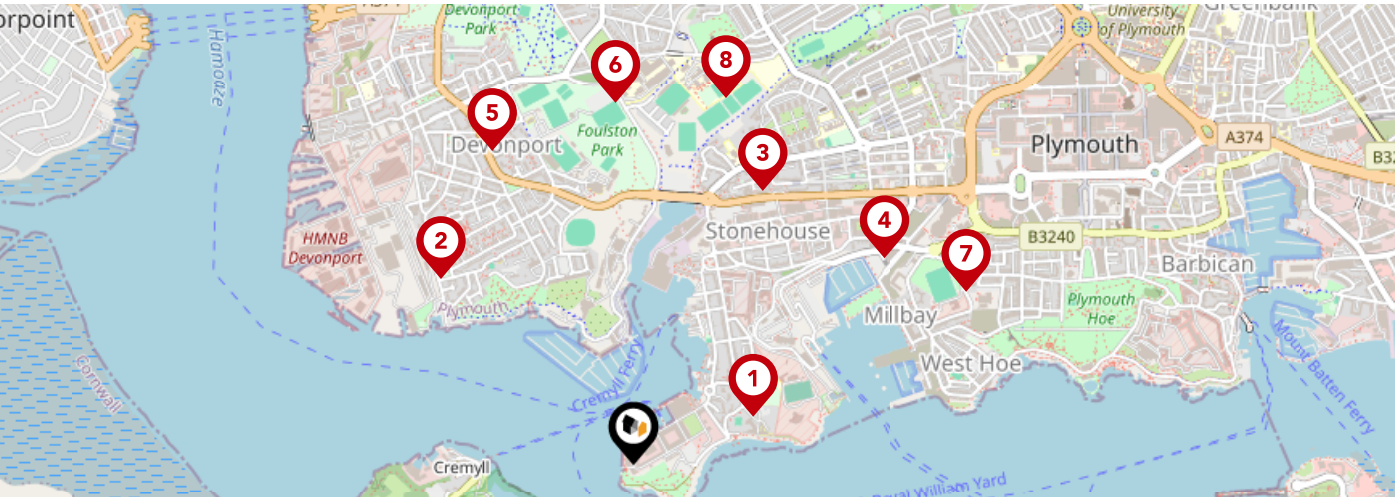
Listed Buildings

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



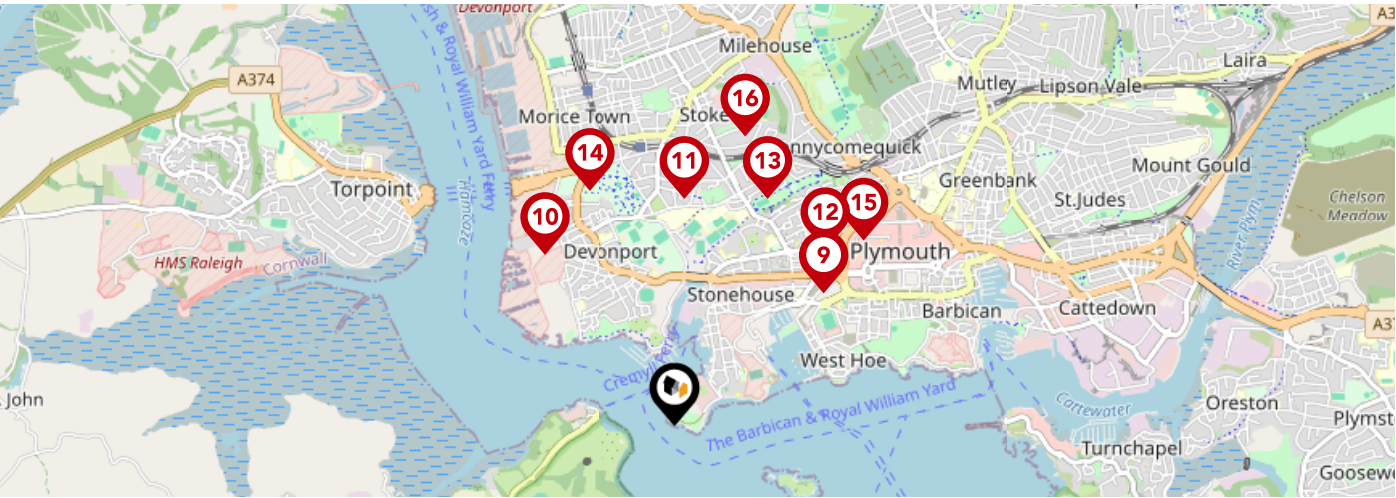
Listed Buildings in the local district		Grade	Distance
	1378527 - Clarence Store, Royal William Victualling Yard	Grade I	0.0 miles
	1378528 - Brewhouse, Royal William Victualling Yard	Grade I	0.0 miles
	1378536 - Old Cooperage, Royal William Victualling Yard	Grade I	0.0 miles
	1378542 - Street Lamp At North Corner Of The Clarence Steps, Royal William Victualling Yard	Grade II	0.1 miles
	1378529 - Dock Basin Walls And 6 Associated Bollards, Royal William Victualling Yard	Grade I	0.1 miles
	1378540 - Swing Bridge, Royal William Victualling Yard	Grade II	0.1 miles
	1378543 - New Cooperage, Royal William Victualling Yard	Grade II	0.1 miles
	1378531 - Melville, Royal William Victualling Yard	Grade I	0.1 miles
	1378526 - Clarence Steps, South West Quay Wall And 2 Bollards, Royal William Victualling Yard	Grade I	0.1 miles
	1378533 - North East Quay Wall And 2 Bollards Royal William Victualling Yard	Grade I	0.1 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1 St George's CofE Primary Academy Ofsted Rating: Good Pupils: 90 Distance:0.3		☐	☒	☐	☐	☐
2 Mount Wise Community Primary School Ofsted Rating: Good Pupils: 268 Distance:0.63		☐	☒	☐	☐	☐
3 High Street Primary Academy Ofsted Rating: Good Pupils: 140 Distance:0.72		☐	☒	☐	☐	☐
4 Millbay Academy Ofsted Rating: Good Pupils: 545 Distance:0.77		☐	☒	☒	☐	☐
5 St Joseph's Catholic Primary School Ofsted Rating: Good Pupils: 206 Distance:0.81		☐	☒	☐	☐	☐
6 City College Plymouth Ofsted Rating: Good Pupils:0 Distance:0.86		☐	☐	☒	☐	☐
7 St Andrew's Cof E VA Primary School Ofsted Rating: Good Pupils: 208 Distance:0.89		☐	☒	☐	☐	☐
8 Devonport High School for Boys Ofsted Rating: Good Pupils: 1231 Distance:0.89		☐	☐	☒	☐	☐

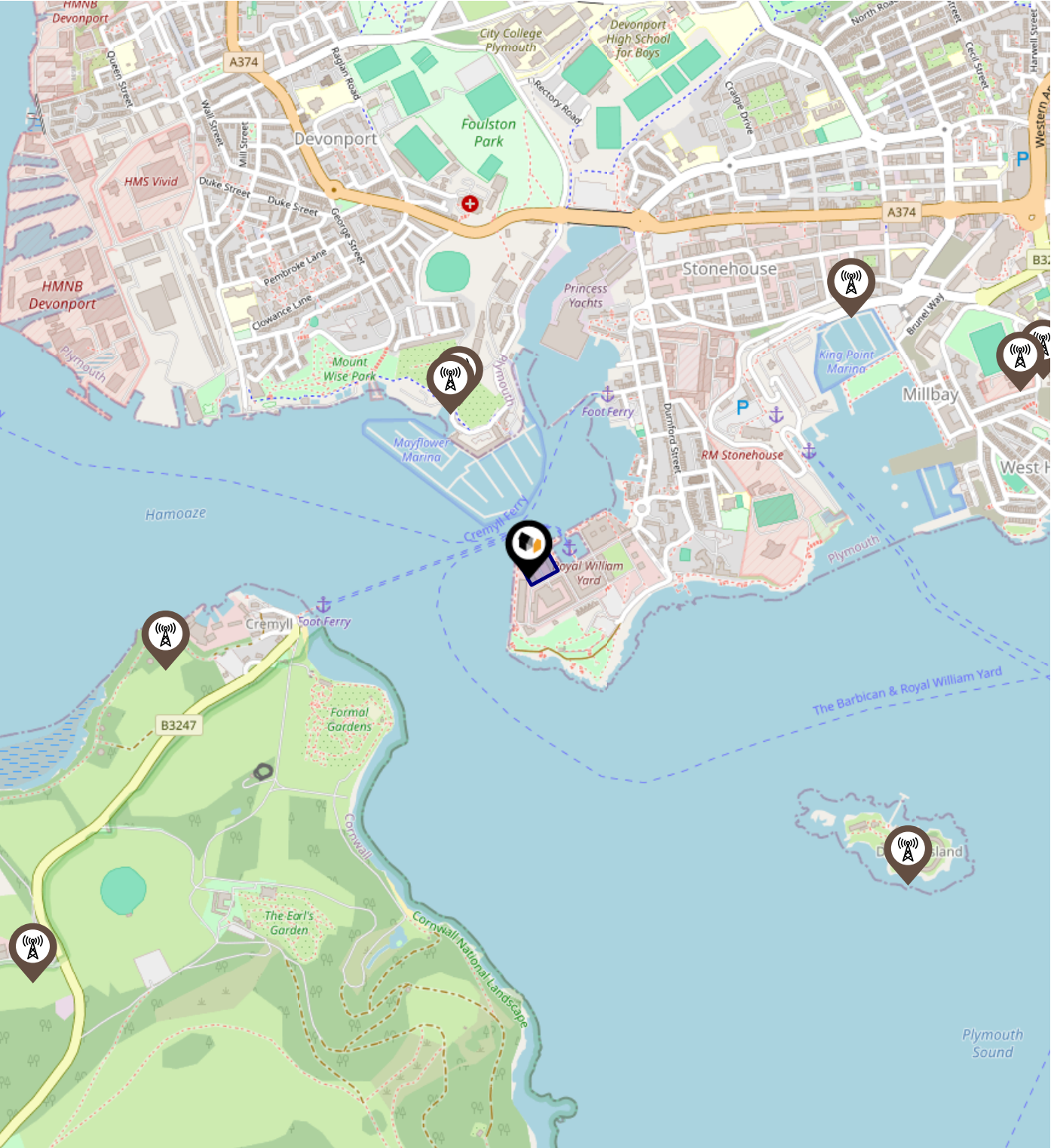
Area Schools



		Nursery	Primary	Secondary	College	Private
9 St Peter's CofE Primary School Ofsted Rating: Good Pupils: 154 Distance:0.95		☐	☒	☐	☐	☐
10 Marlborough Primary Academy Ofsted Rating: Good Pupils: 111 Distance:1.02		☐	☒	☐	☐	☐
11 Stoke Damerel Primary Academy Ofsted Rating: Good Pupils: 400 Distance:1.08		☐	☒	☐	☐	☐
12 The Cathedral School of St Mary Ofsted Rating: Requires improvement Pupils: 109 Distance:1.09		☐	☒	☐	☐	☐
13 Stuart Road Primary Academy Ofsted Rating: Good Pupils: 189 Distance:1.17		☐	☒	☐	☐	☐
14 UTC Plymouth Ofsted Rating: Good Pupils: 551 Distance:1.19		☐	☐	☒	☐	☐
15 Pilgrim Primary Academy Ofsted Rating: Outstanding Pupils: 390 Distance:1.26		☐	☒	☐	☐	☐
16 Scott Medical and Healthcare College Ofsted Rating: Good Pupils: 233 Distance:1.41		☐	☐	☒	☐	☐

Local Area

Masts & Pylons



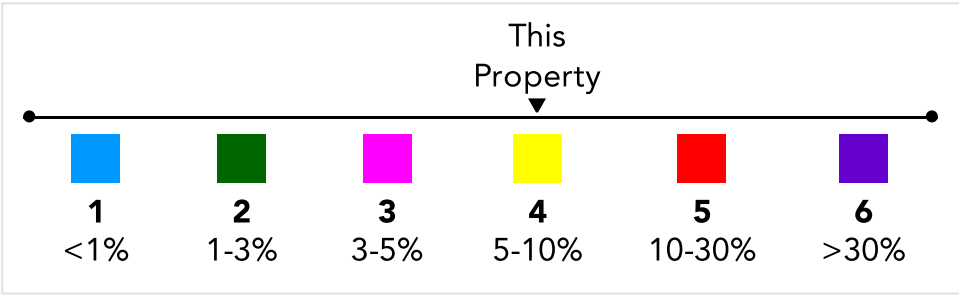
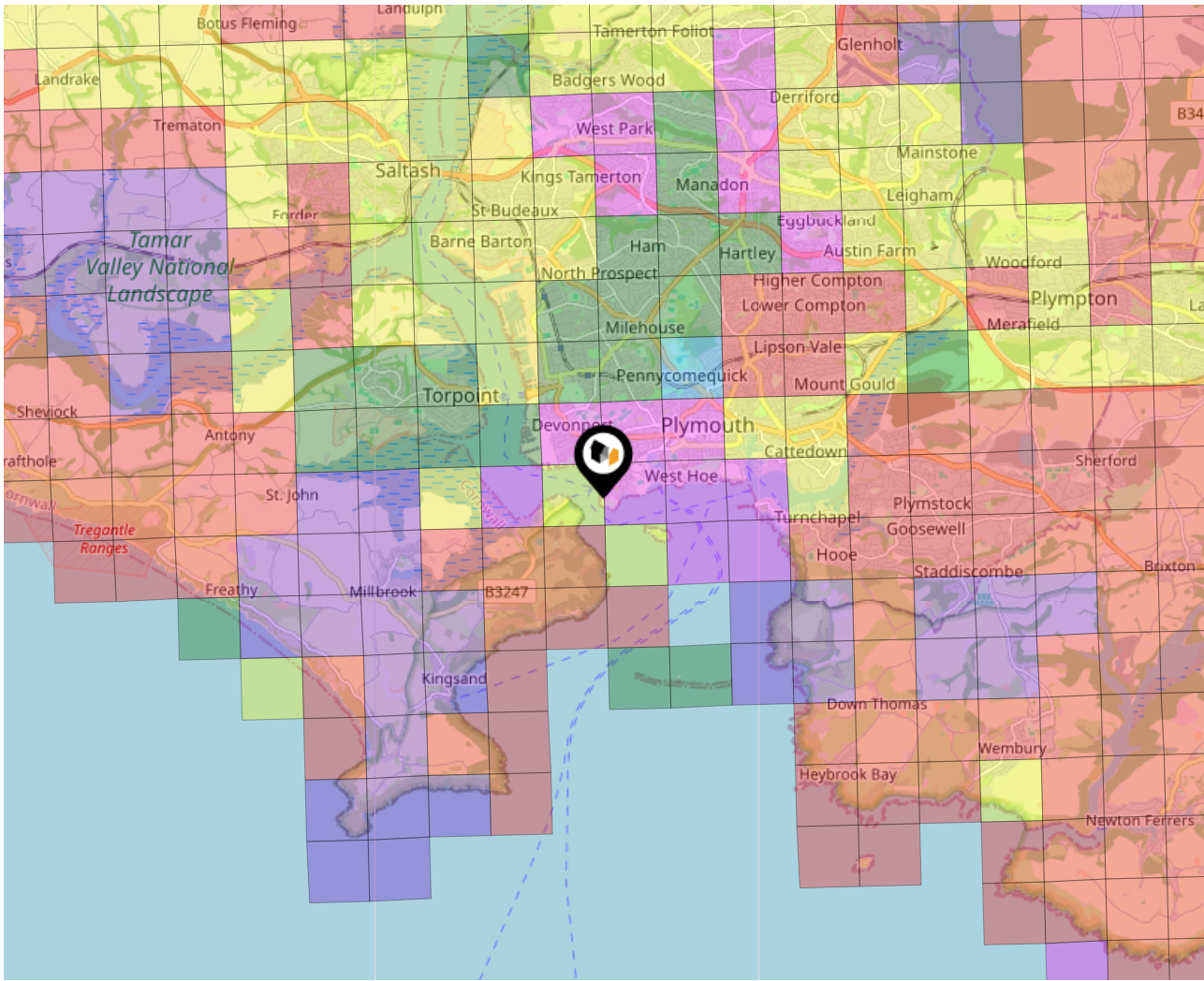
- Key:**
-  Power Pylons
 -  Communication Masts

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:

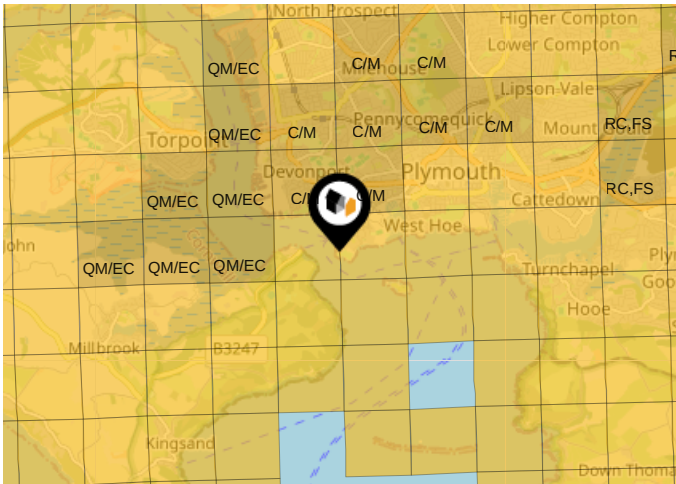
- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Environment

Soils & Clay

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

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

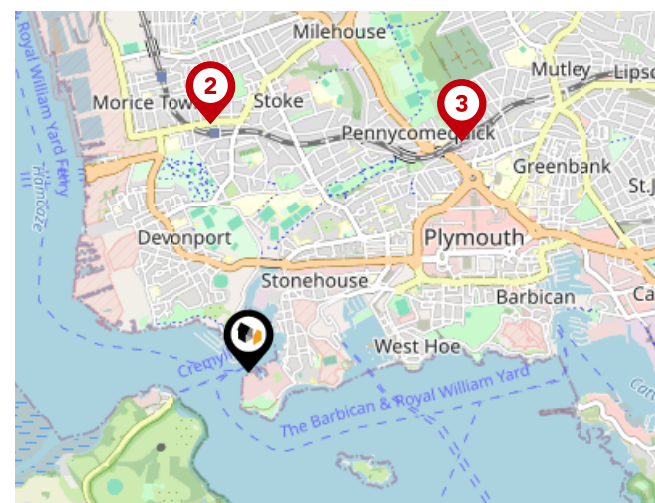


Primary Classifications (Most Common Clay Types)

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

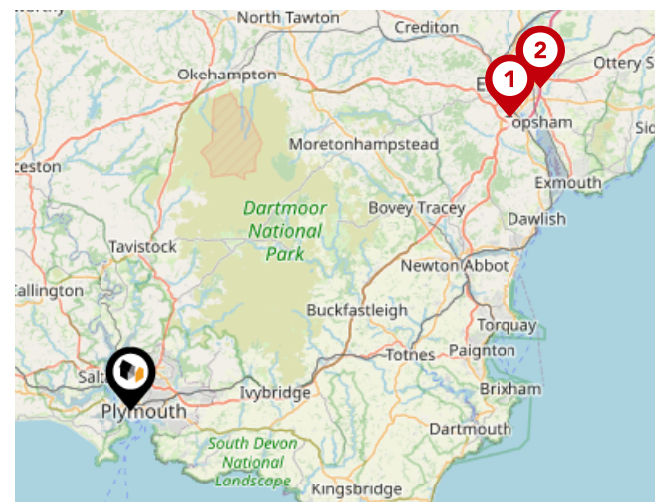
Area

Transport (National)



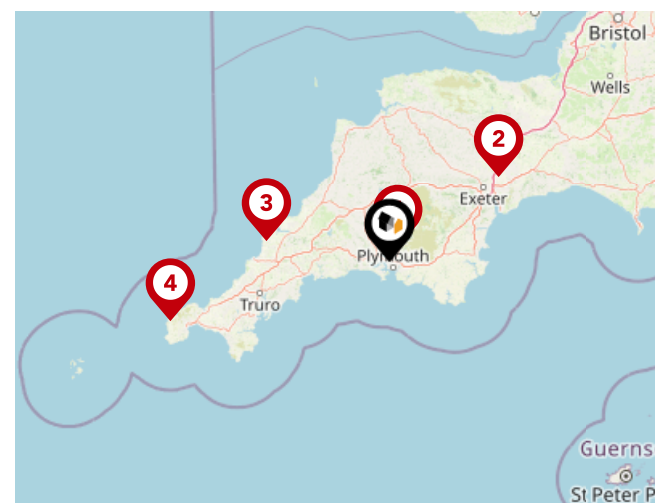
National Rail Stations

Pin	Name	Distance
1	Devonport Rail Station	1.19 miles
2	Devonport Rail Station	1.19 miles
3	Plymouth Rail Station	1.49 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	36.14 miles
2	M5 J30	39.29 miles

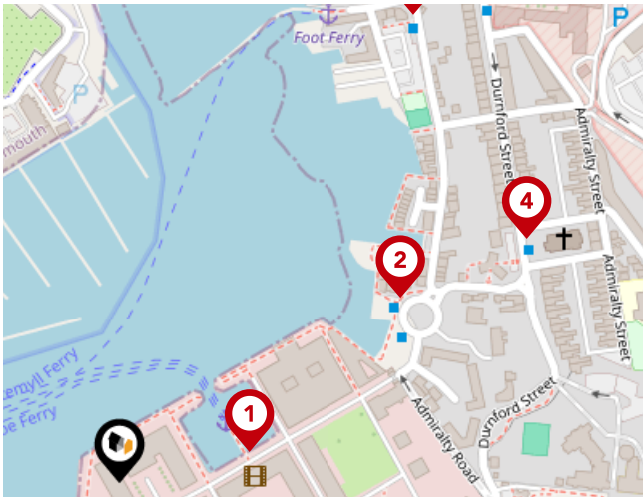


Airports/Helipads

Pin	Name	Distance
1	Glenholt	4.9 miles
2	Exeter Airport	41.72 miles
3	St Mawgan	37.45 miles
4	Joppa	68.79 miles

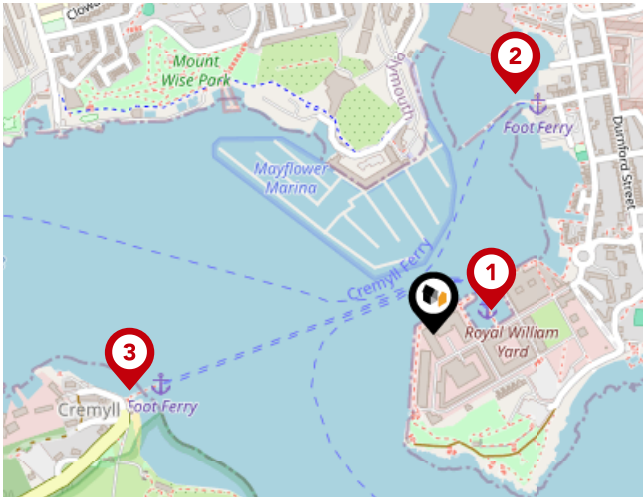
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Inside Royal William Yard	0.08 miles
2	Royal William Yard	0.2 miles
3	Cremyll Street	0.33 miles
4	St Paul's Church	0.28 miles
5	Admiralty Street	0.36 miles



Ferry Terminals

Pin	Name	Distance
1	Royal William Yard Ferry Landing	0.07 miles
2	Plymouth Stonehouse Ferry Terminal	0.3 miles
3	Cremyll Mount Edgcumbe Ferry Landing	0.36 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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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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