

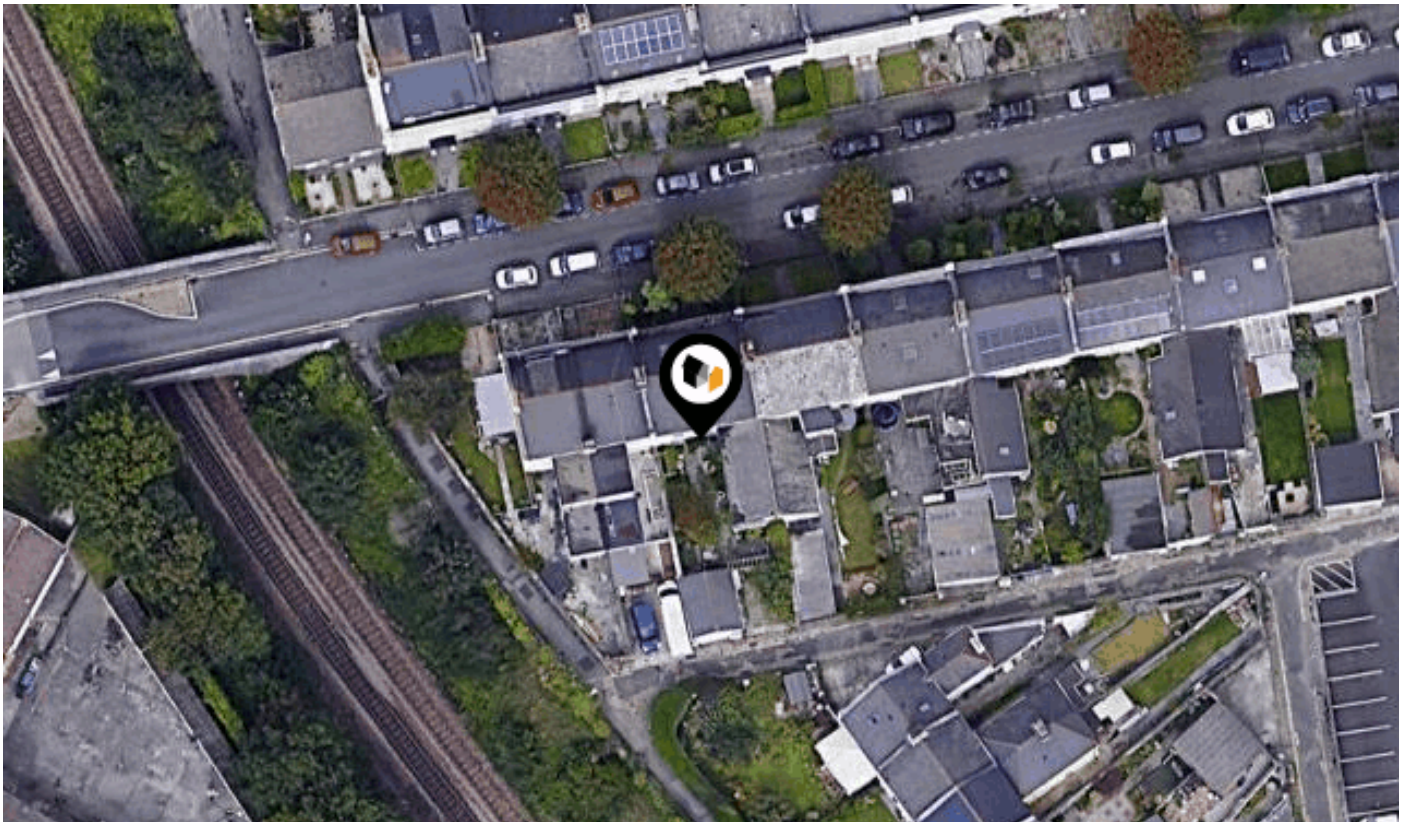


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 15th October 2025



FLAT 2, 24, HADDINGTON ROAD, PLYMOUTH, PL2 1RR

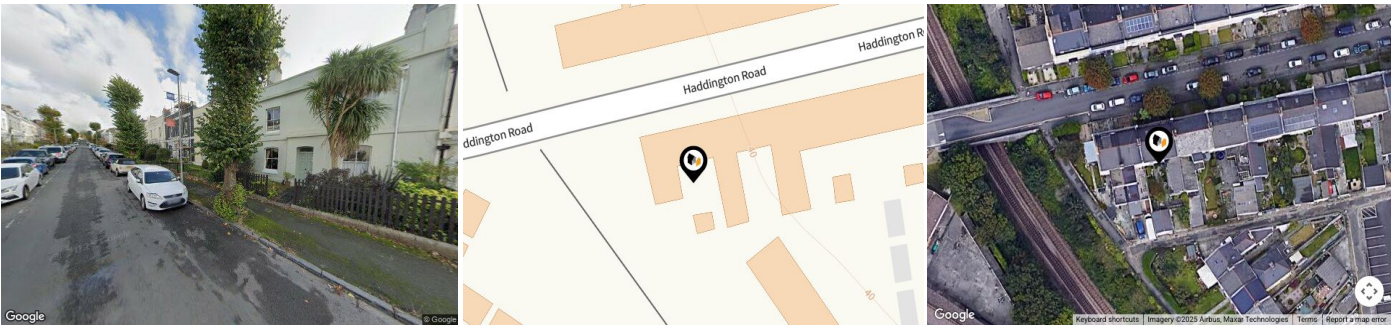
6 Mannamead Road Plymouth Devon PL4 7AA

01752 256000

property@langtownandcountry.com

www.langtownandcountry.com

Property Overview



Property

Type:	Flat / Maisonette	Last Sold Date:	01/06/2016
Bedrooms:	1	Last Sold Price:	£40,000
Floor Area:	301 ft ² / 28 m ²	Last Sold £/ft ² :	£132
Year Built :	Before 1900		
Council Tax :	Band Deleted		
UPRN:	100040446064		

Local Area

Local Authority:	City of plymouth	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:		14	80	1800
• Rivers & Seas	Very low	mb/s	mb/s	mb/s
• Surface Water	Very low			
Mobile Coverage:		Satellite/Fibre TV Availability:		
(based on calls indoors)				
				
O ₂	EE	3	O	sky
				

Property

EPC - Certificate

Flat 2, 24 Haddington Road, PL2 1RR

Energy rating

E

Valid until 10.04.2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E	49 E	
21-38	F		
1-20	G		

Property

EPC - Additional Data

Additional EPC Data

Property Type:	Flat
Build Form:	Mid-Terrace
Transaction Type:	Non marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (community)
Main Gas:	No
Floor Level:	Ground
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Not defined
Previous Extension:	0
Open Fireplace:	1
Ventilation:	Natural
Walls:	Granite or whinstone, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	(another dwelling above)
Main Heating:	Community scheme
Main Heating Controls:	Flat rate charging, TRVs
Hot Water System:	Electric immersion, standard tariff
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in 17% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	28 m ²

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

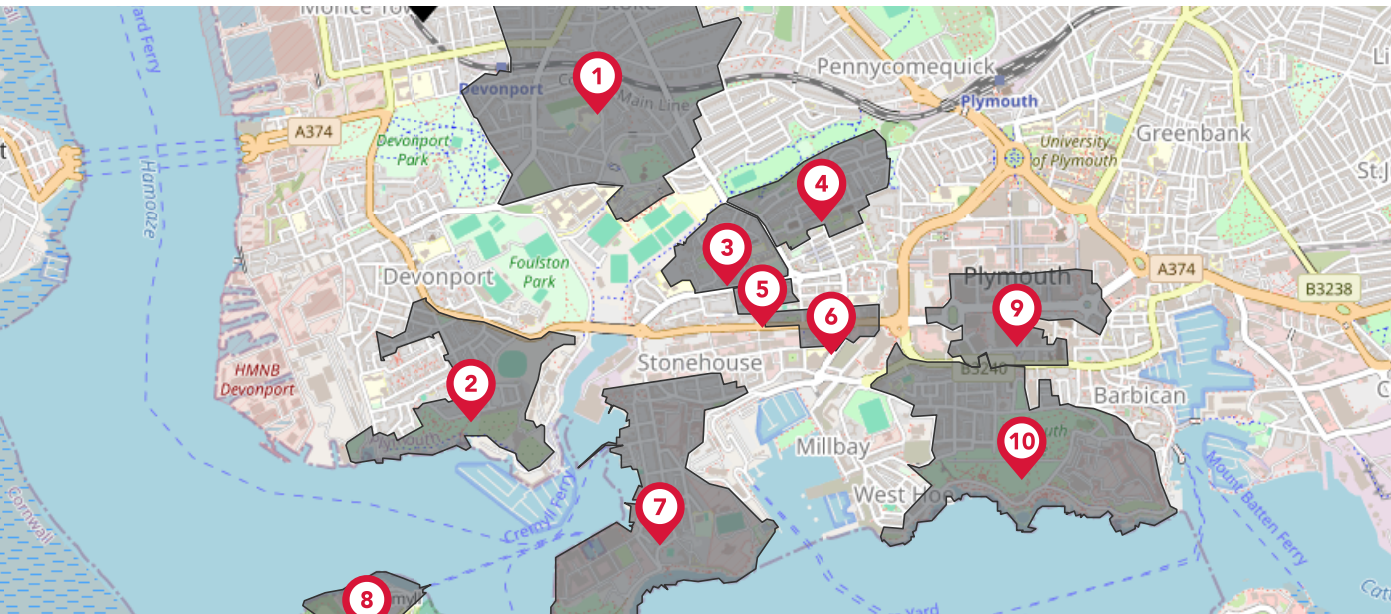
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.

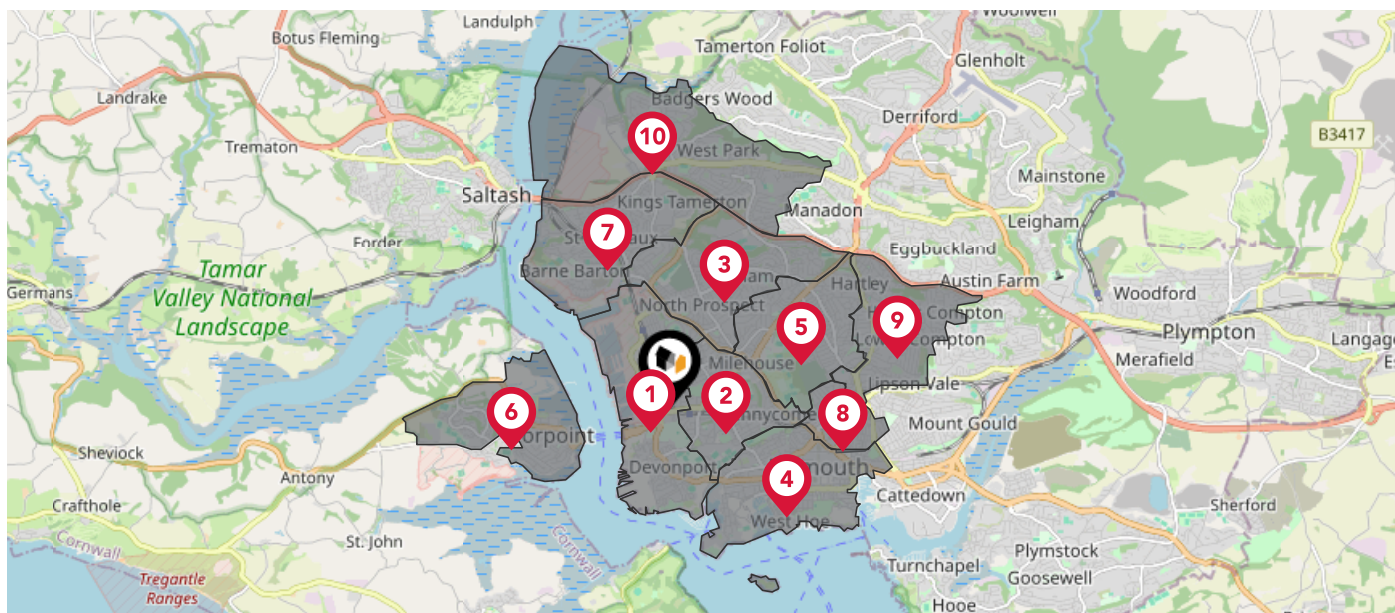


Nearby Conservation Areas	
1	Stoke
2	Devonport
3	Royal Naval Hospital
4	North Stonehouse
5	Adelaide Street/Clarence Place
6	Union Street
7	Stonehouse Peninsula
8	Cremyll
9	City Centre
10	The Hoe

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

Devonport Ward

2

Stoke Ward

3

Ham Ward

4

St. Peter and the Waterfront Ward

5

Peverell Ward

6

Torpoint ED

7

St. Budeaux Ward

8

Drake Ward

9

Compton Ward

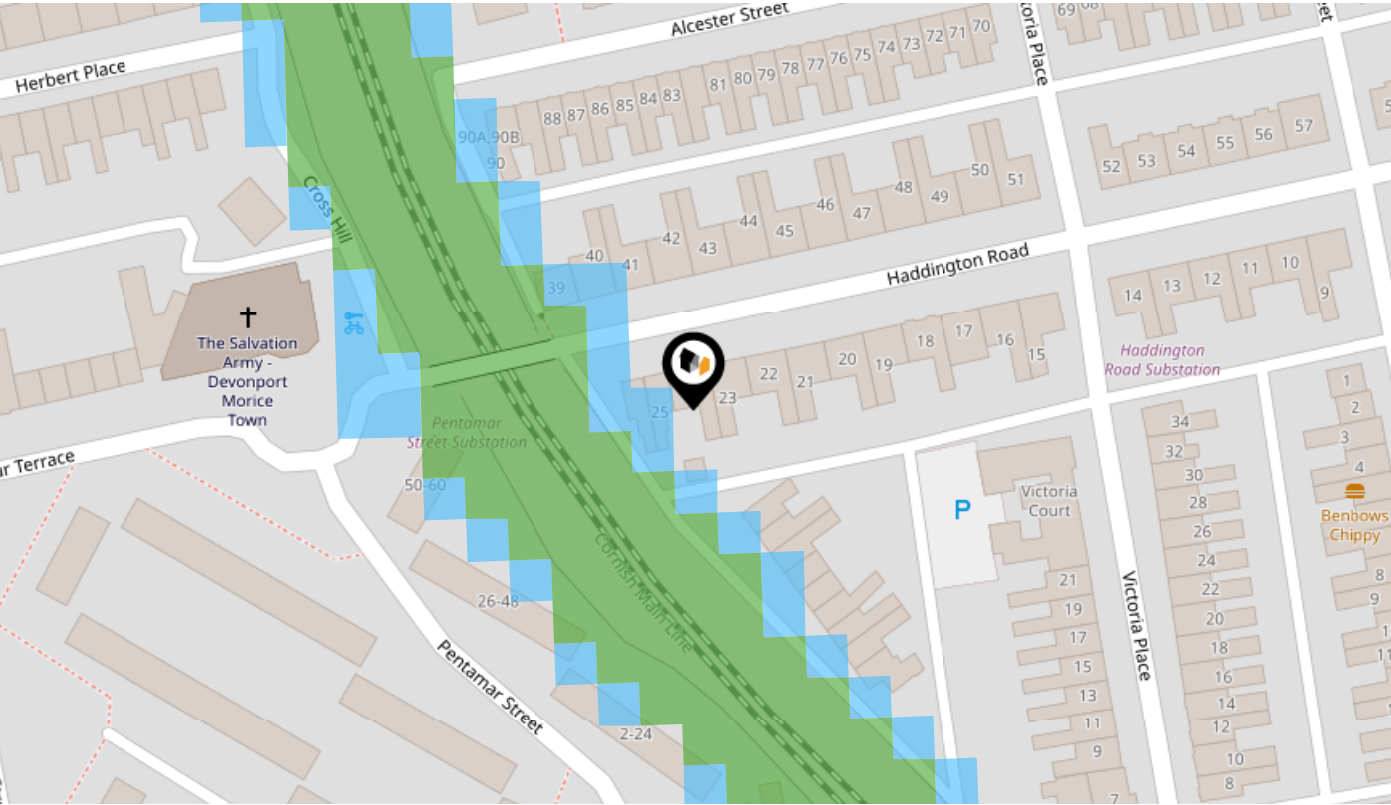
10

Honicknowle 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.

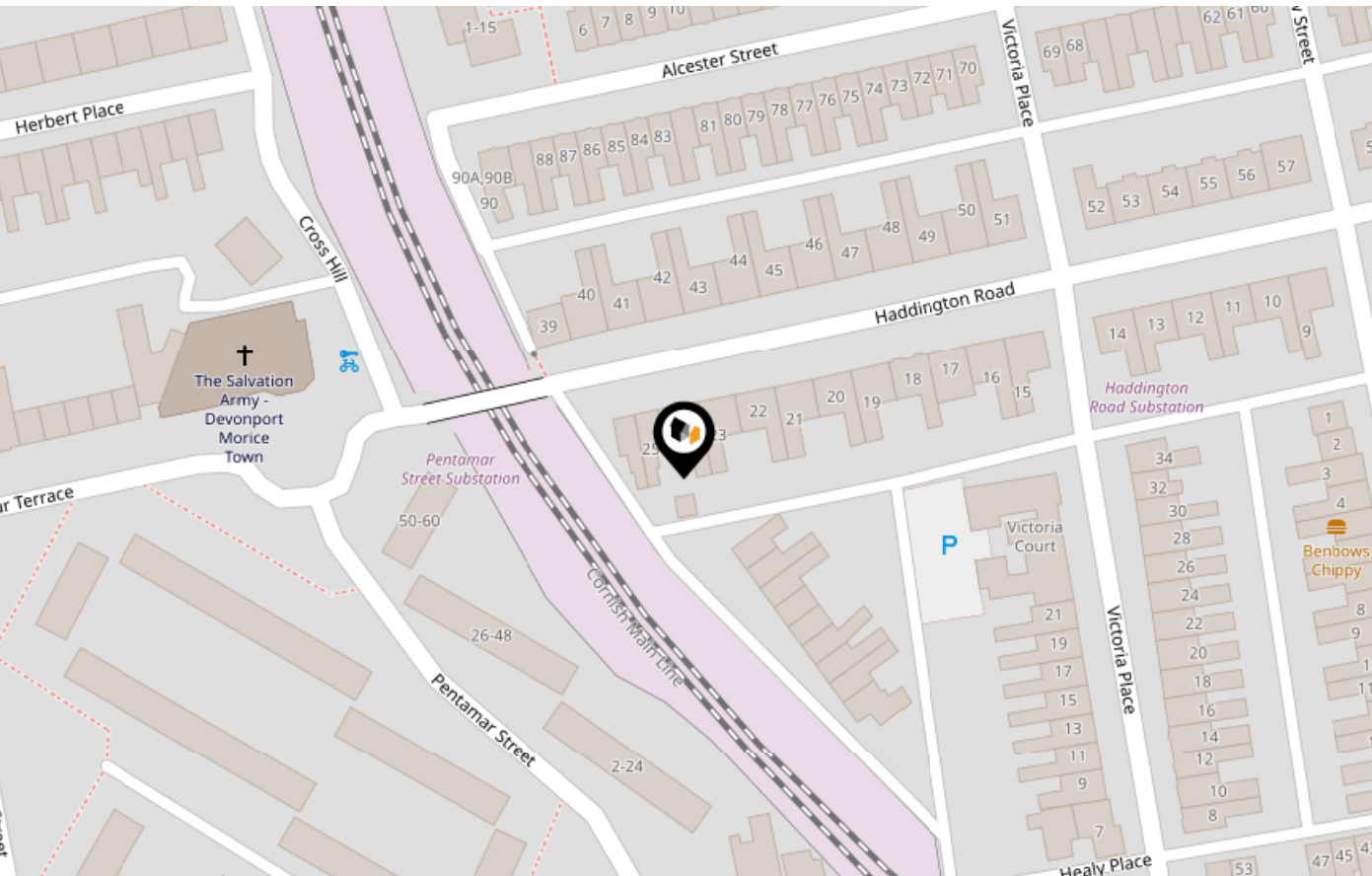
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

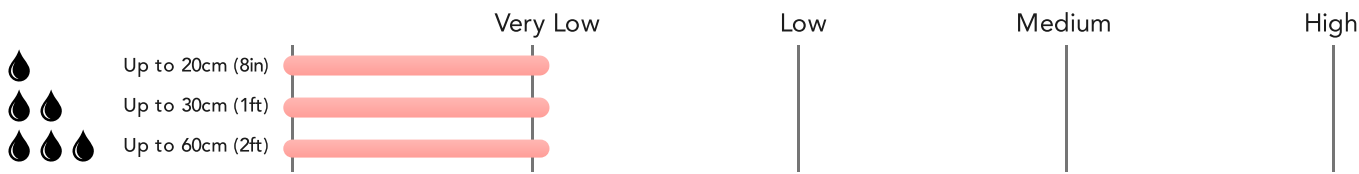


Risk Rating: Very low

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.

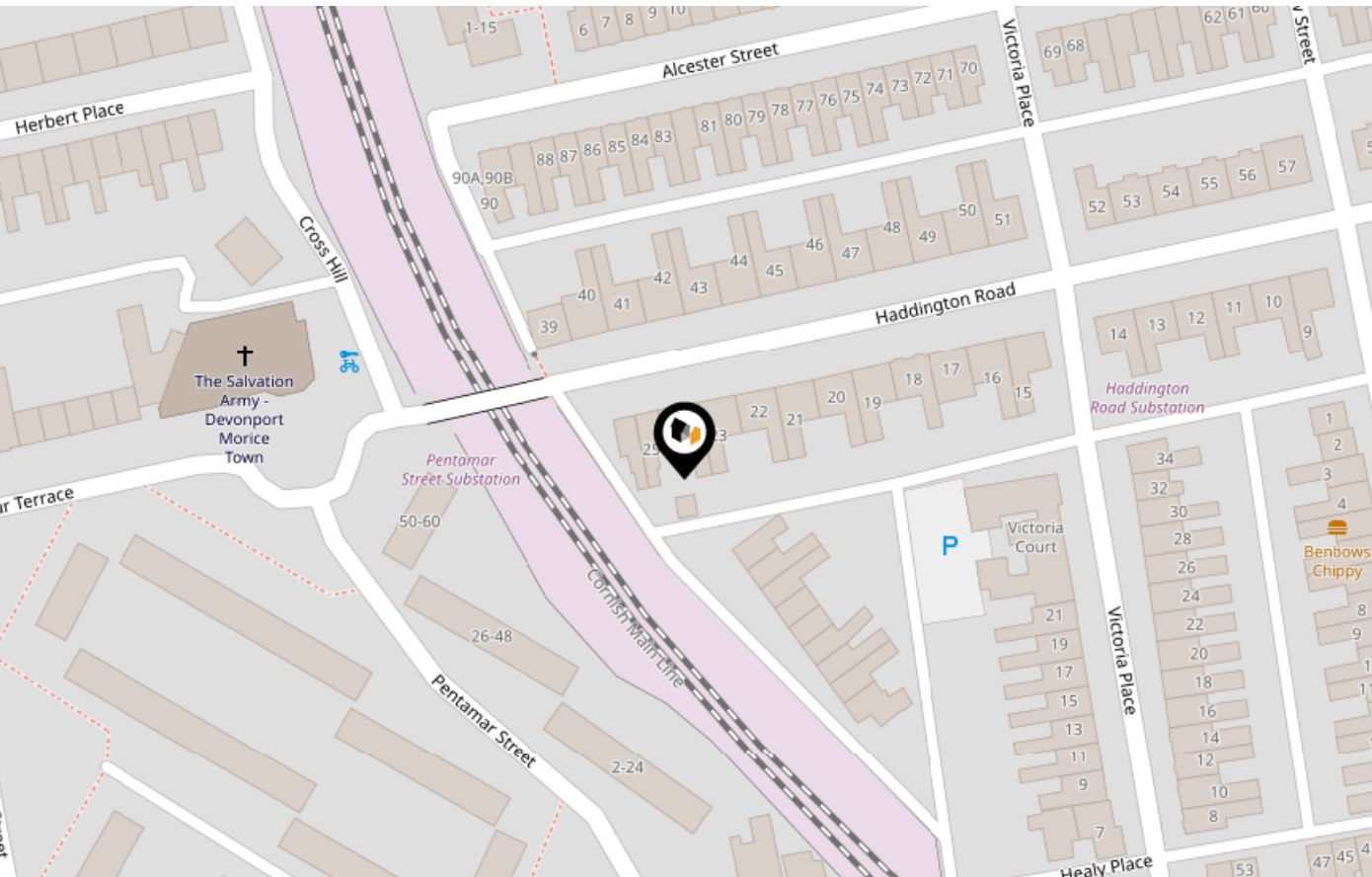
Chance of flooding to the following depths at this property:



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.

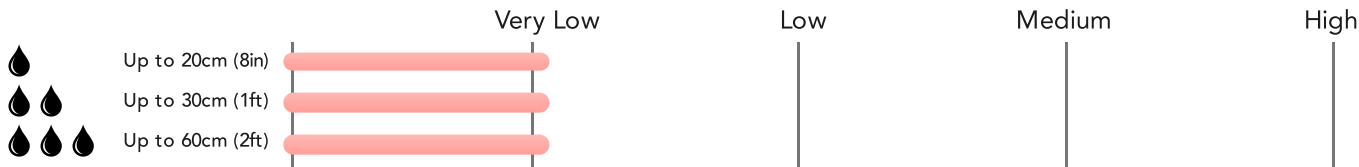


Risk Rating: Very low

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.
- 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.

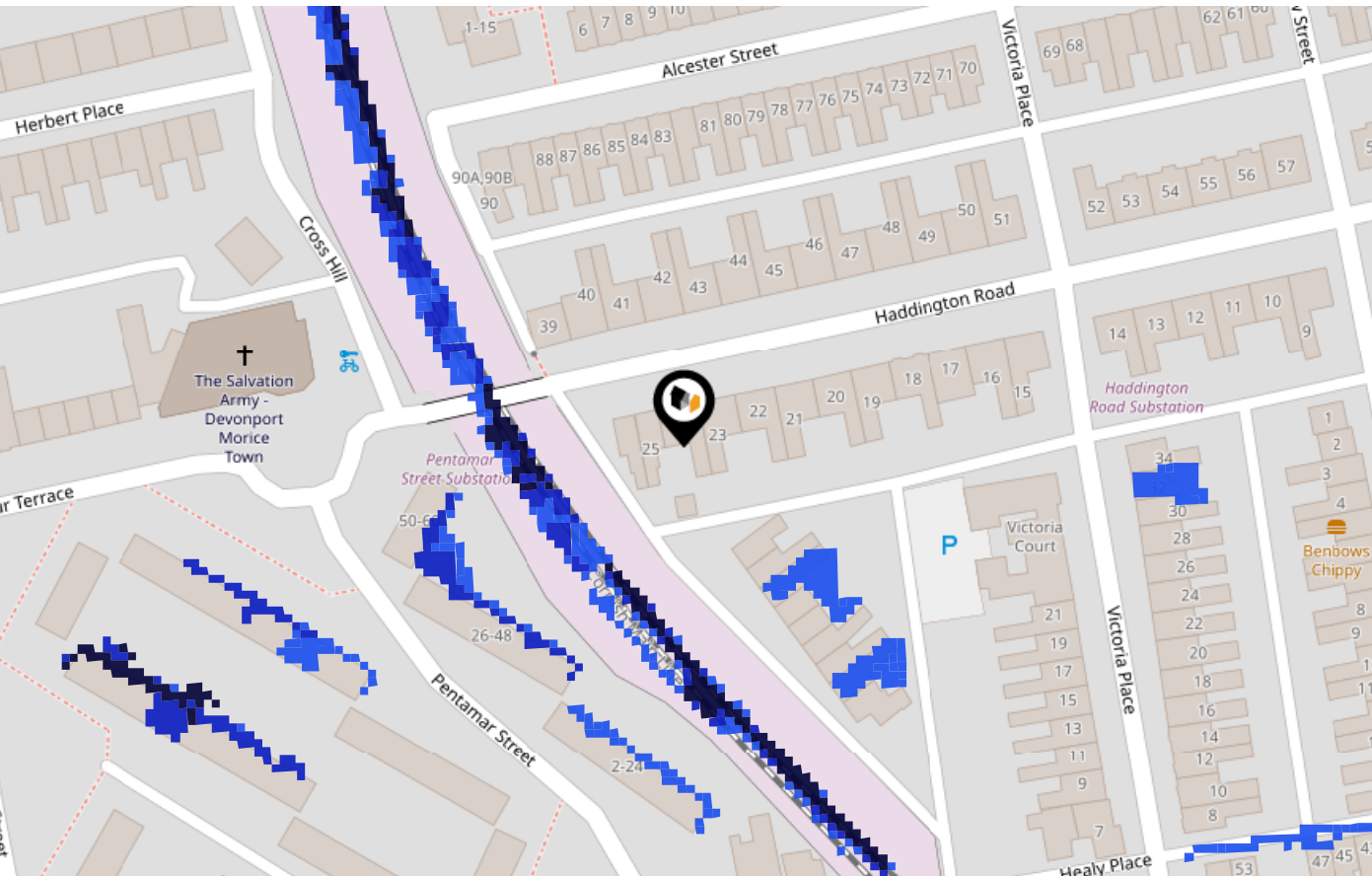
Chance of flooding to the following depths at this property:



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.

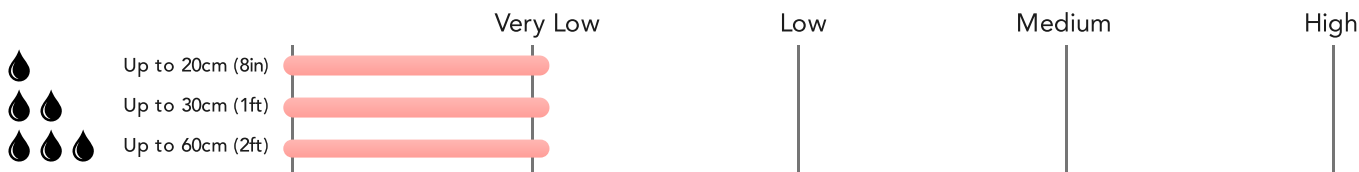


Risk Rating: **Very low**

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.
- 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.

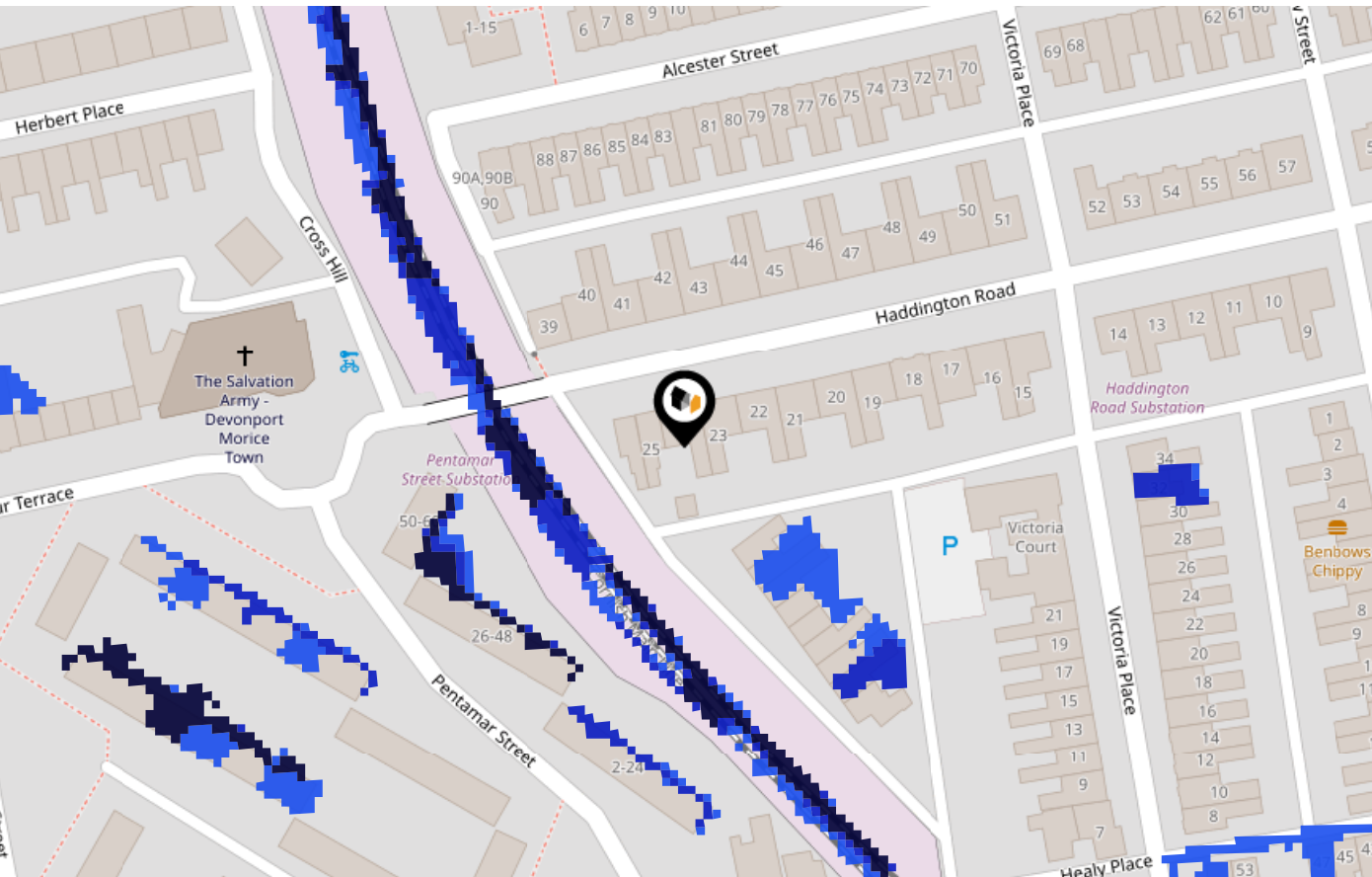
Chance of flooding to the following depths at this property:



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.

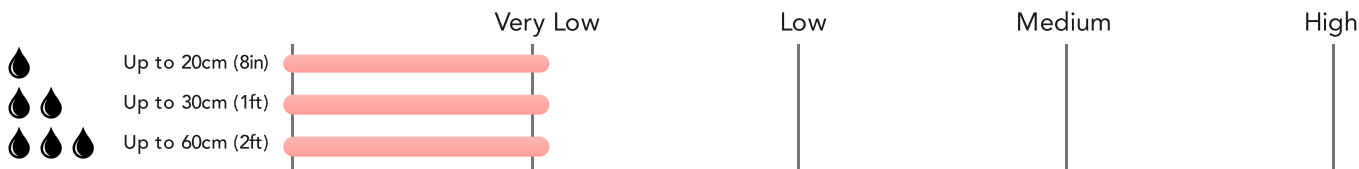


Risk Rating: Very low

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.

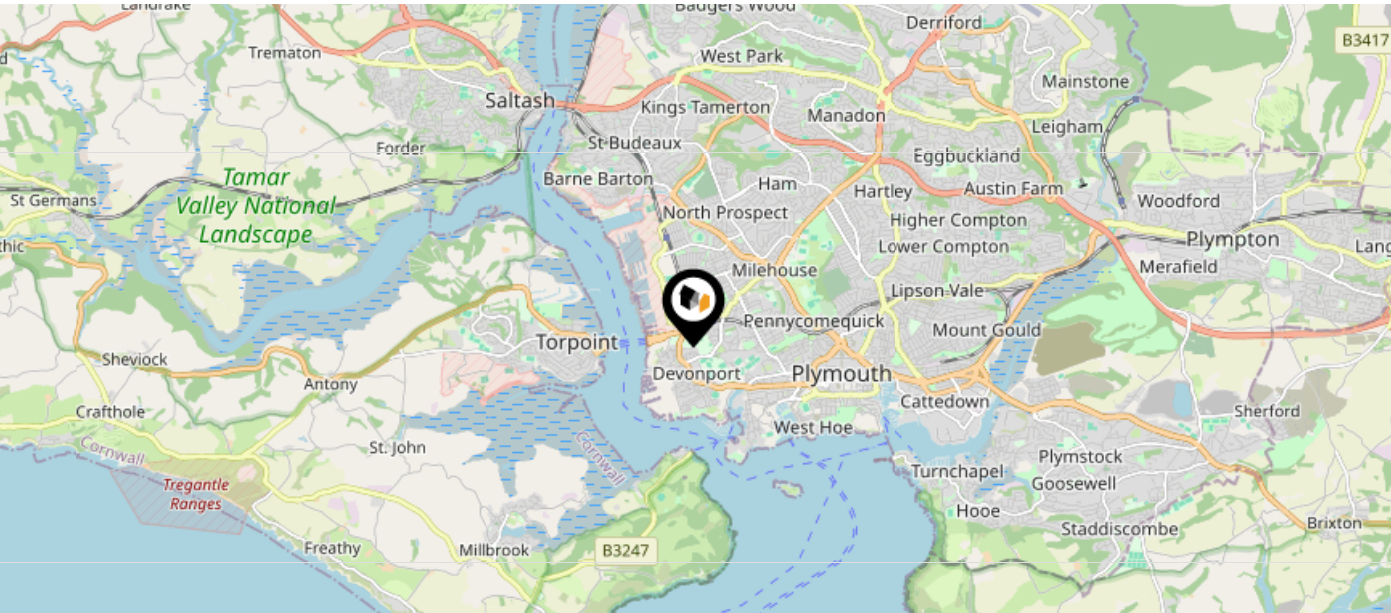
Chance of flooding to the following depths at this property:



Maps

Green Belt

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



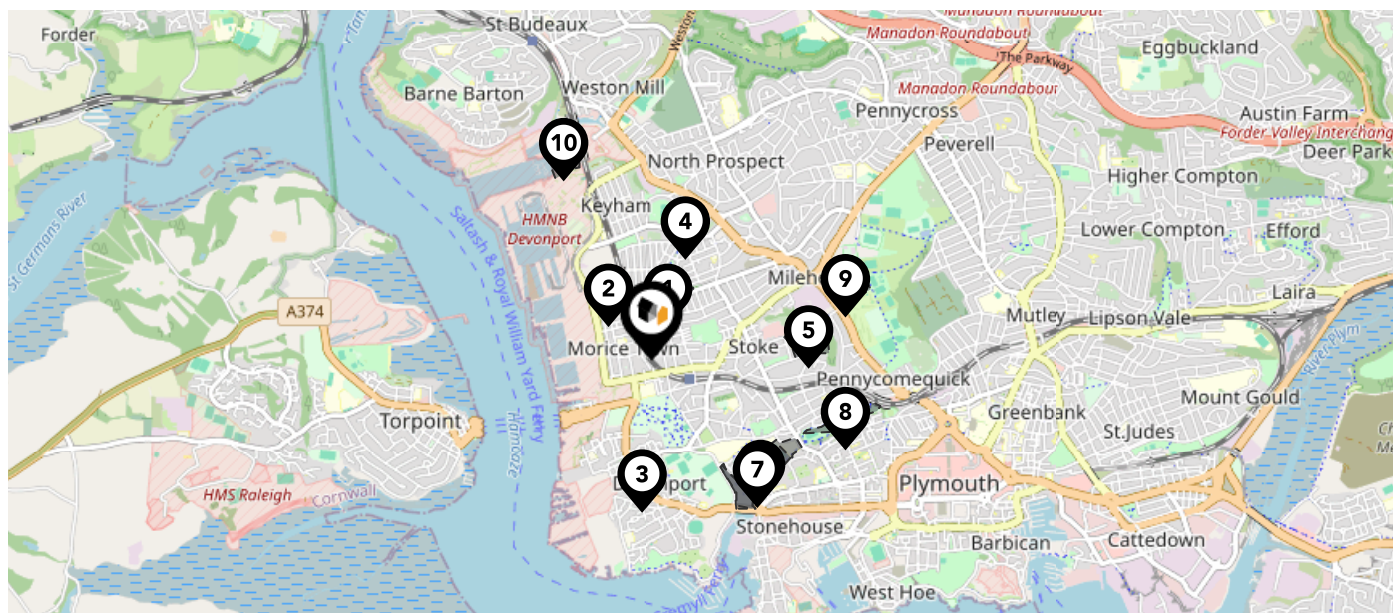
Nearby Green Belt Land

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.



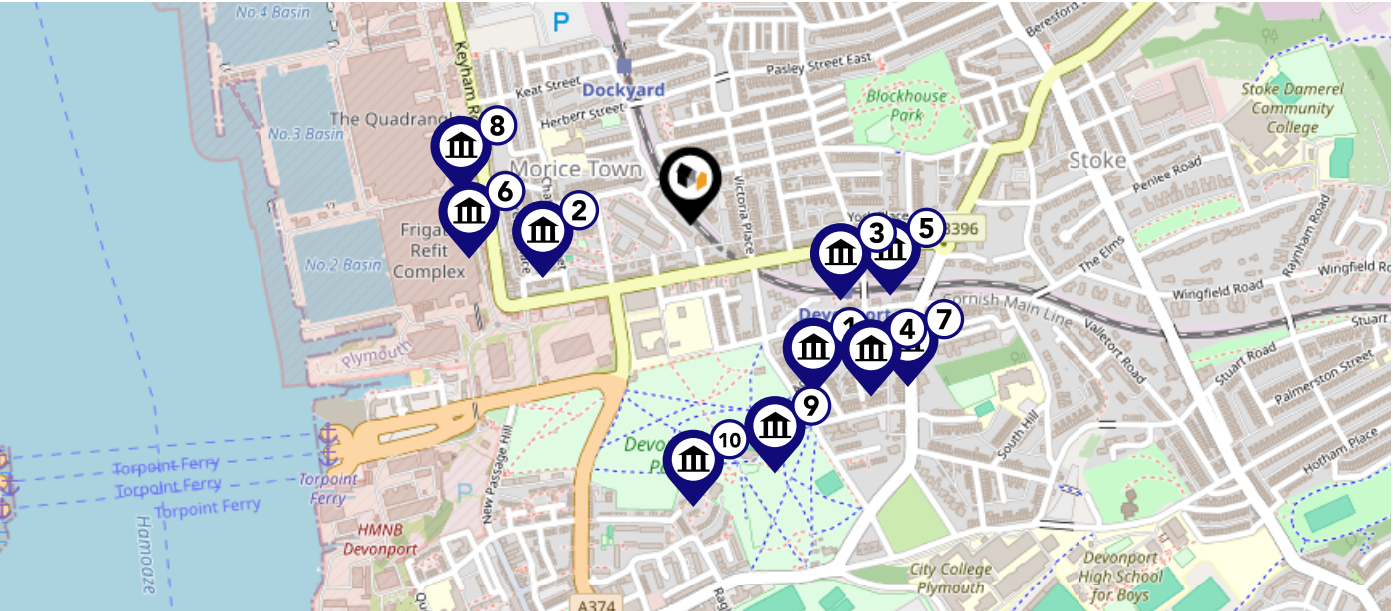
Nearby Landfill Sites

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

Maps

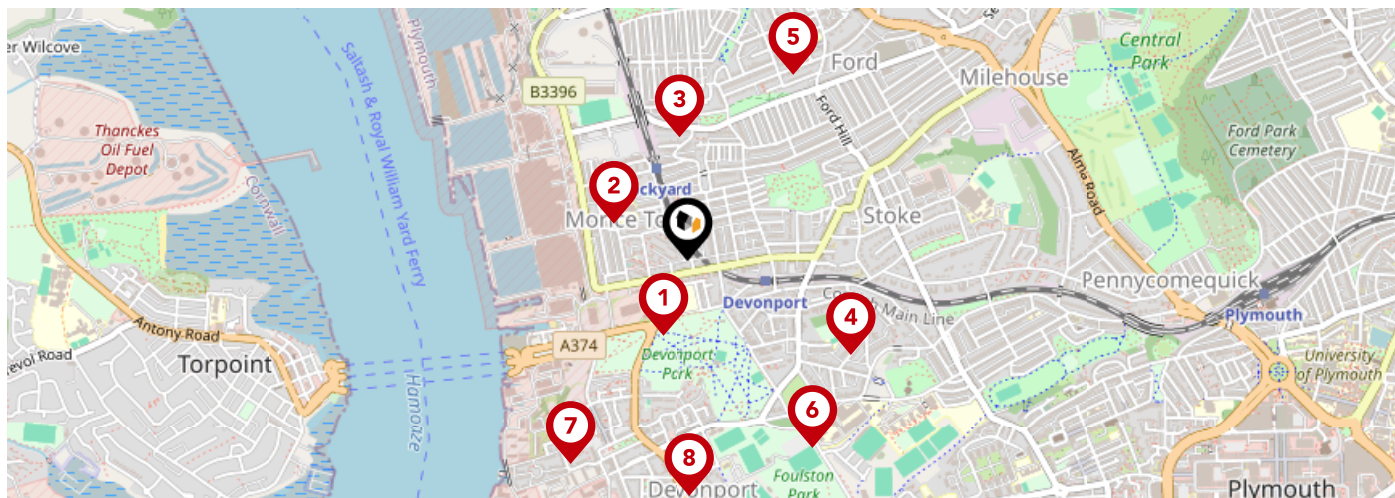
Listed Buildings

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



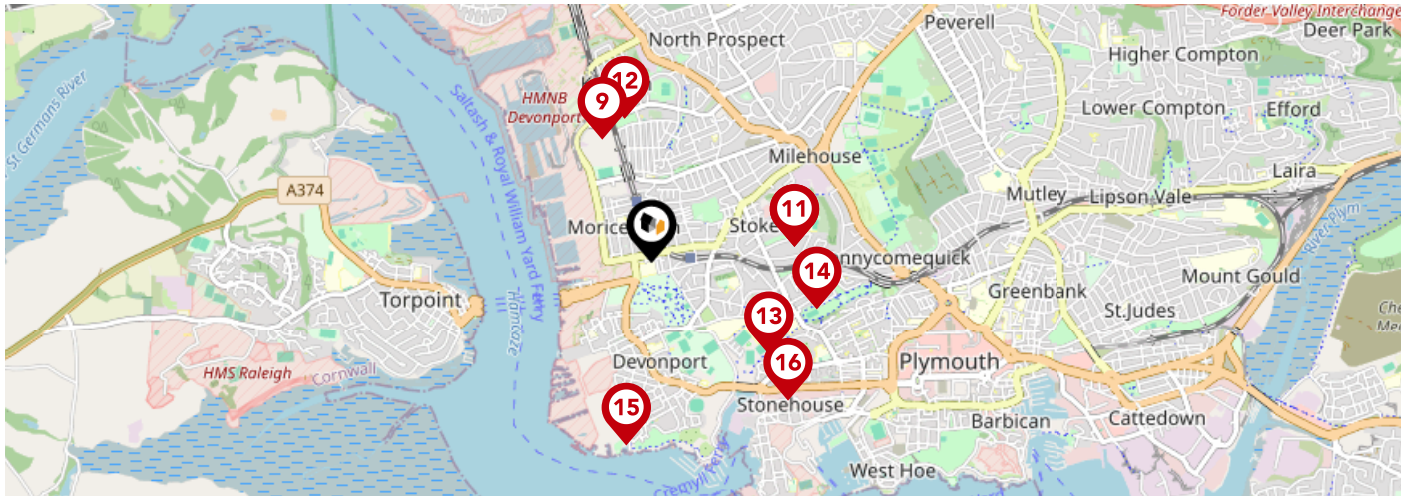
Listed Buildings in the local district		Grade	Distance
	1067153 - 18-23, Acre Place	Grade II	0.2 miles
	1130023 - 17, 18 And 19, Charlotte Street	Grade II	0.2 miles
	1129982 - Outram Terrace	Grade II	0.2 miles
	1330568 - 6-10, Beyrout Place	Grade II	0.3 miles
	1129981 - Number 1 And 3 And Attached Forecourt Railings	Grade II	0.3 miles
	1378574 - North Yard Offices (n 215) And Attached Front Walls	Grade II	0.3 miles
	1386267 - Entrance Walls And Gate Piers To Nelson Gardens	Grade II	0.3 miles
	1378578 - Revetment Wall To East Of The Quadrangle	Grade II	0.3 miles
	1130058 - War Memorial	Grade II	0.3 miles
	1390062 - Hms Doris Memorial Gun	Grade II	0.3 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1	UTC Plymouth Ofsted Rating: Good Pupils: 551 Distance:0.19	☐	☐	☒	☐	☐
2	Morice Town Primary Academy Ofsted Rating: Good Pupils: 185 Distance:0.2	☐	☒	☐	☐	☐
3	College Road Primary School Ofsted Rating: Good Pupils: 204 Distance:0.29	☐	☒	☐	☐	☐
4	Stoke Damerel Primary Academy Ofsted Rating: Good Pupils: 400 Distance:0.45	☐	☒	☐	☐	☐
5	Ford Primary School Ofsted Rating: Requires improvement Pupils: 214 Distance:0.5	☐	☒	☐	☐	☐
6	City College Plymouth Ofsted Rating: Good Pupils:0 Distance:0.53	☐	☐	☒	☐	☐
7	Marlborough Primary Academy Ofsted Rating: Good Pupils: 111 Distance:0.56	☐	☒	☐	☐	☐
8	St Joseph's Catholic Primary School Ofsted Rating: Good Pupils: 206 Distance:0.56	☐	☒	☐	☐	☐

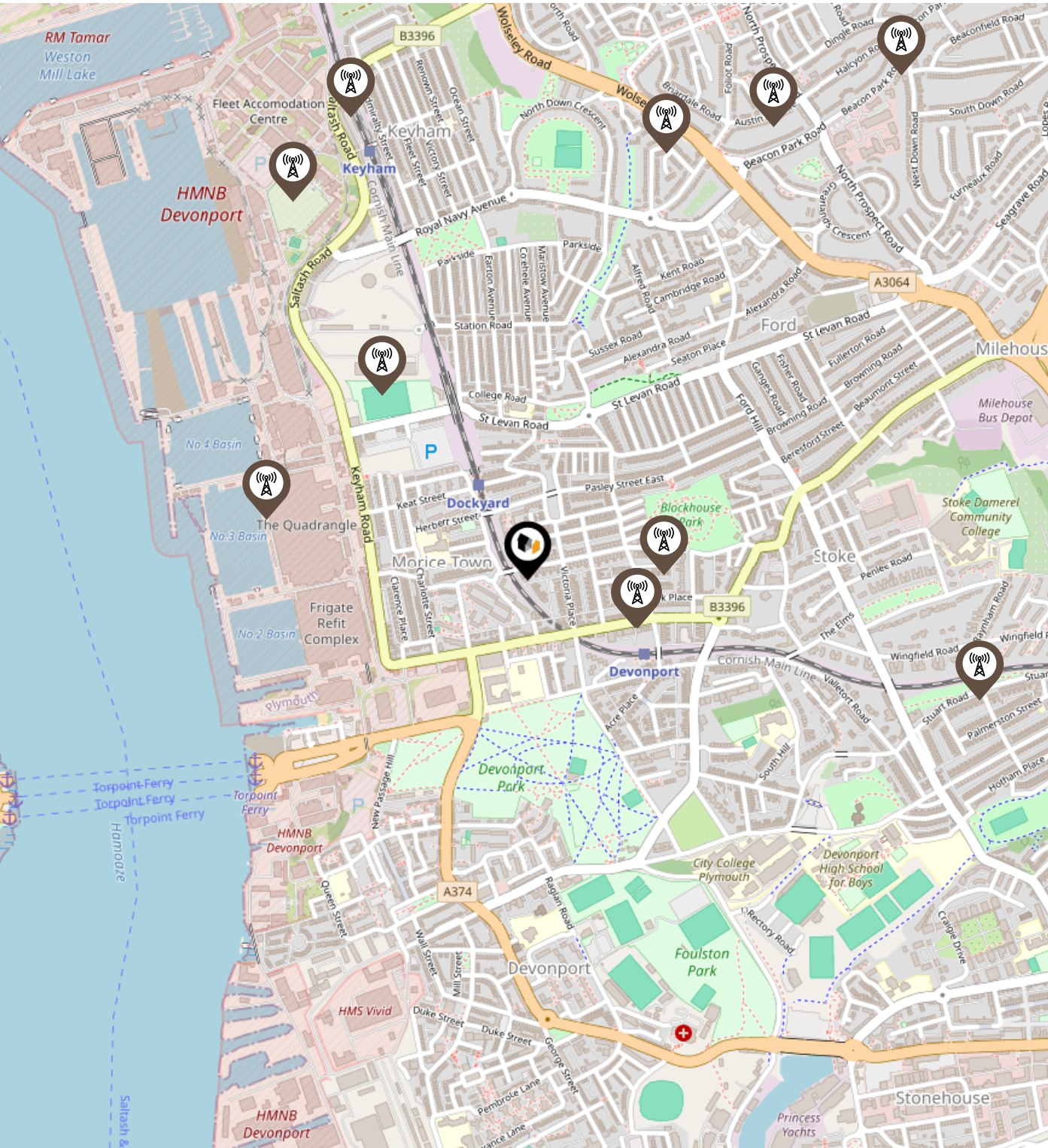
Area Schools



		Nursery	Primary	Secondary	College	Private
9	Drake Primary Academy Ofsted Rating: Good Pupils: 173 Distance:0.63	☐	☒	☐	☐	☐
10	Scott Medical and Healthcare College Ofsted Rating: Good Pupils: 233 Distance:0.67	☐	☐	☒	☐	☐
11	Stoke Damerel Community College Ofsted Rating: Good Pupils: 1301 Distance:0.67	☐	☐	☒	☐	☐
12	Keyham Barton Catholic Primary School Ofsted Rating: Good Pupils: 146 Distance:0.69	☐	☒	☐	☐	☐
13	Devonport High School for Boys Ofsted Rating: Good Pupils: 1231 Distance:0.7	☐	☐	☒	☐	☐
14	Stuart Road Primary Academy Ofsted Rating: Good Pupils: 189 Distance:0.81	☐	☒	☐	☐	☐
15	Mount Wise Community Primary School Ofsted Rating: Good Pupils: 268 Distance:0.87	☐	☒	☐	☐	☐
16	High Street Primary Academy Ofsted Rating: Good Pupils: 140 Distance:0.92	☐	☒	☐	☐	☐

Local Area

Masts & Pylons



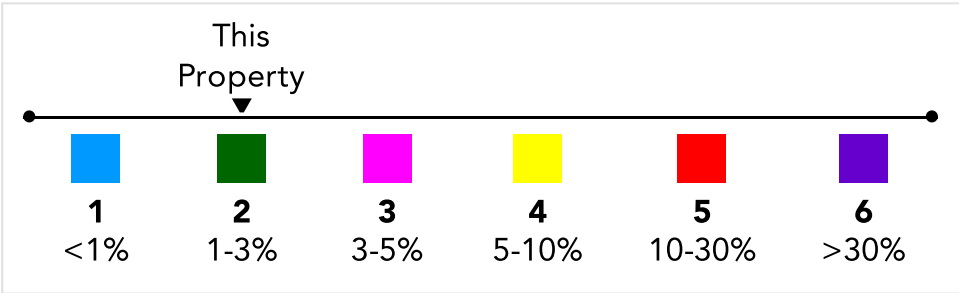
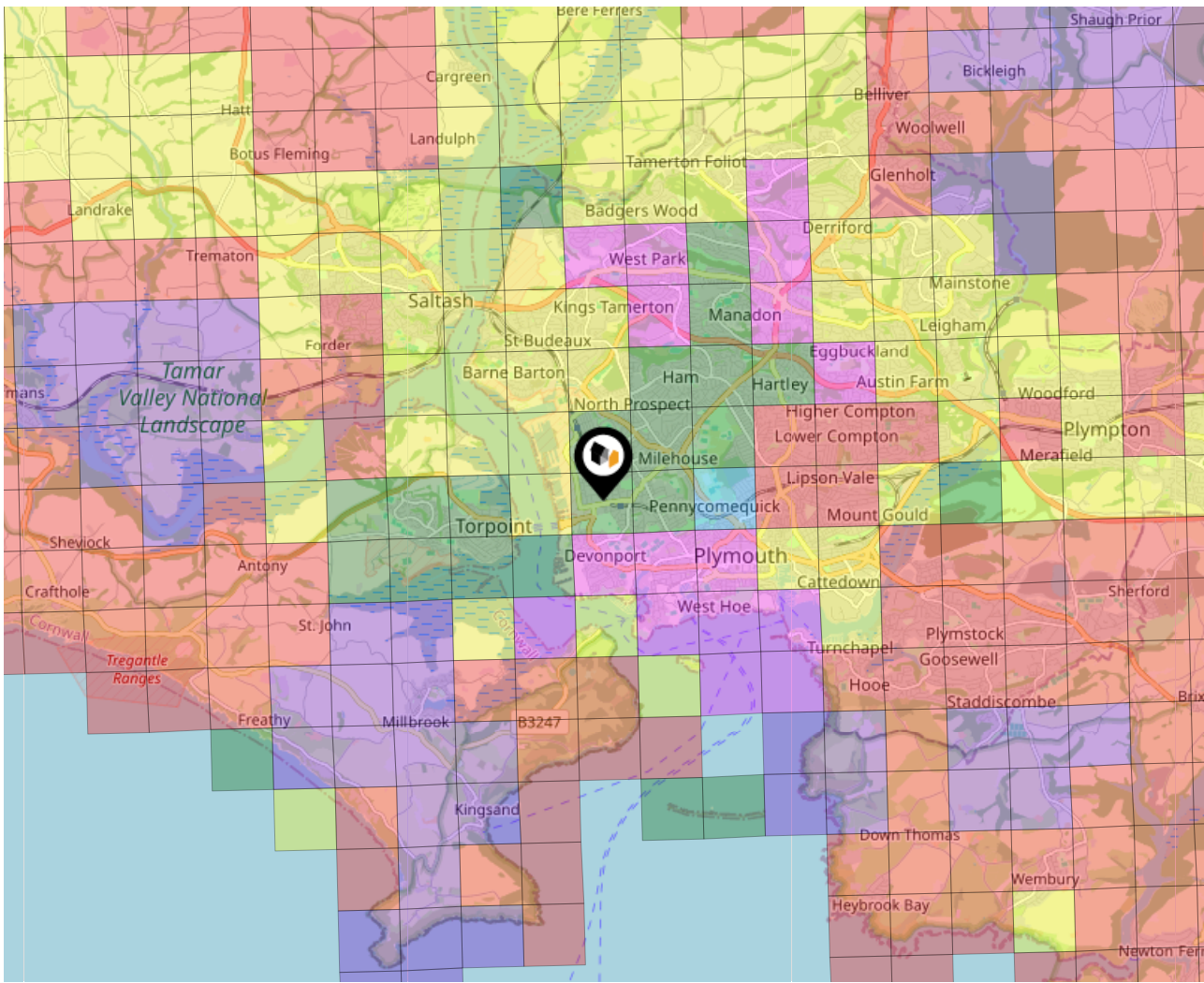
- Key:**
-  Power Pylons
 -  Communication Masts

Environment

Radon Gas

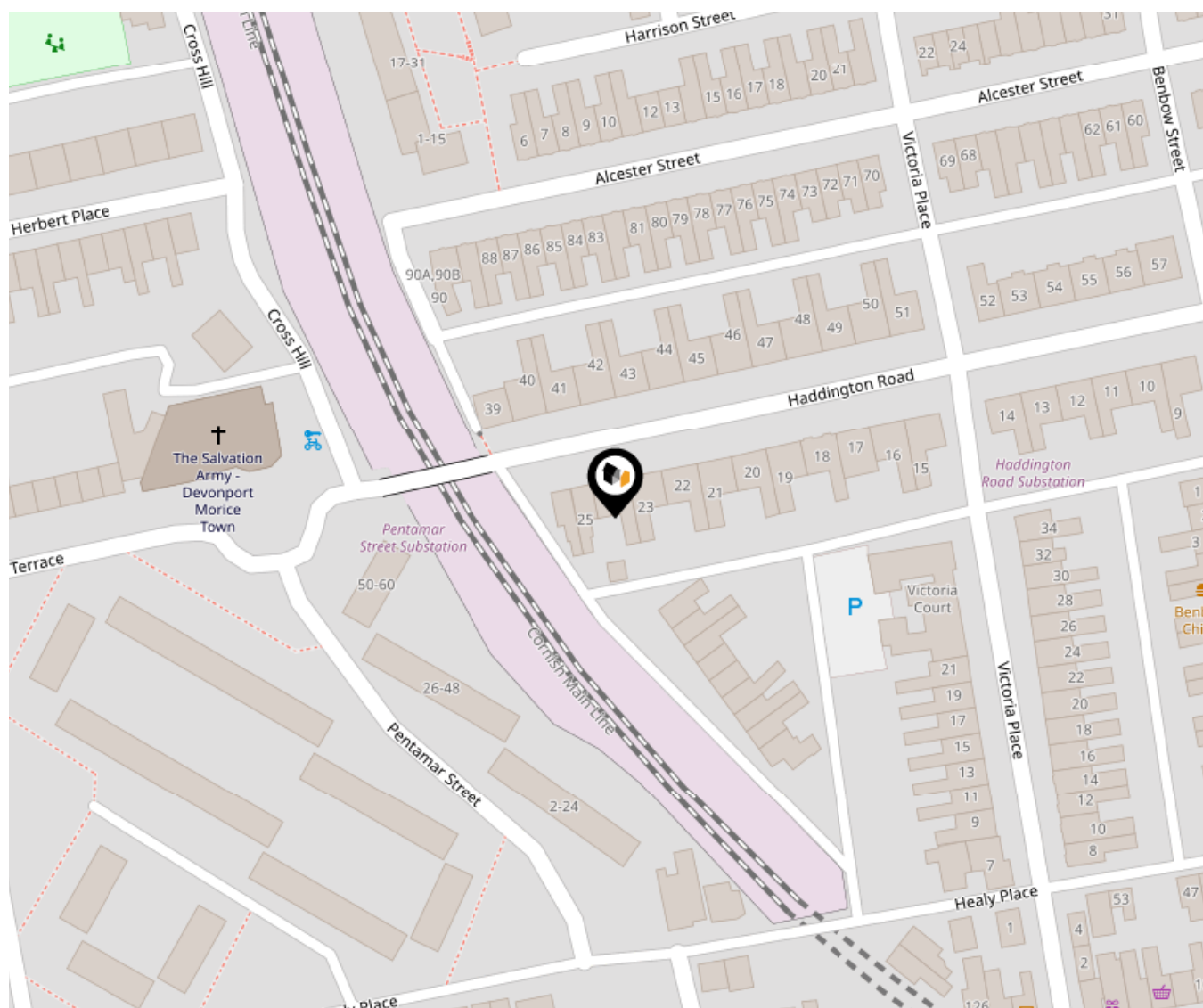
What is Radon?

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:

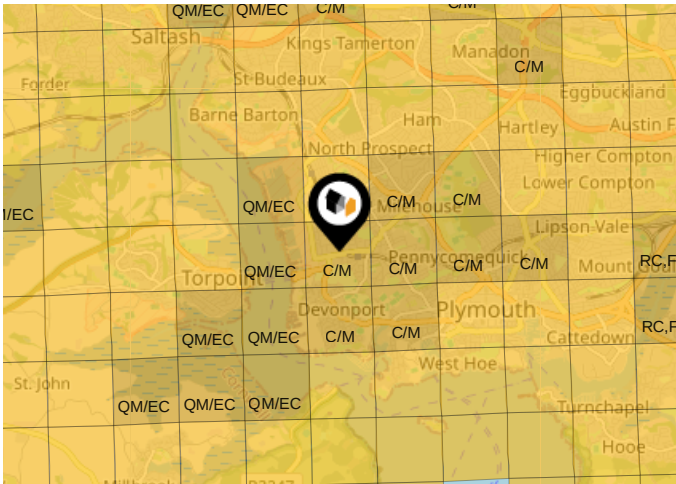
- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Environment

Soils & Clay

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

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

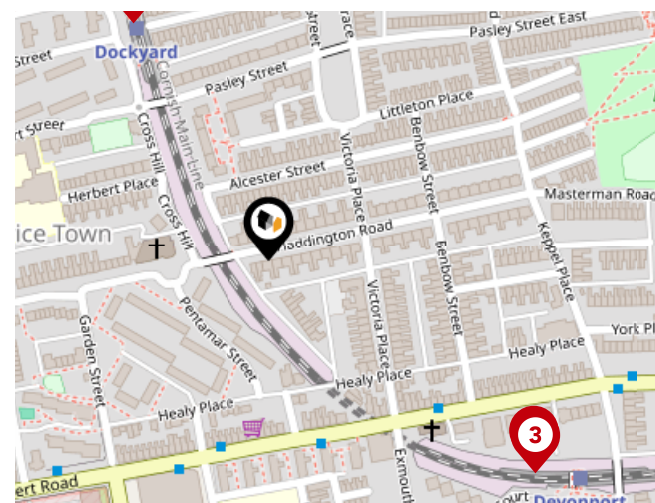


Primary Classifications (Most Common Clay Types)

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

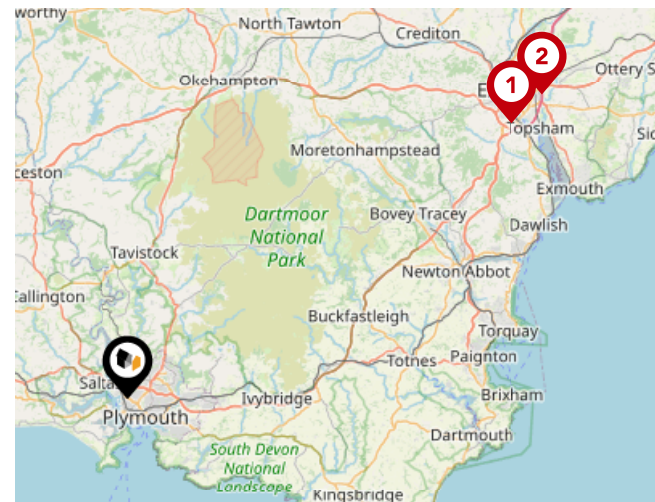
Area

Transport (National)



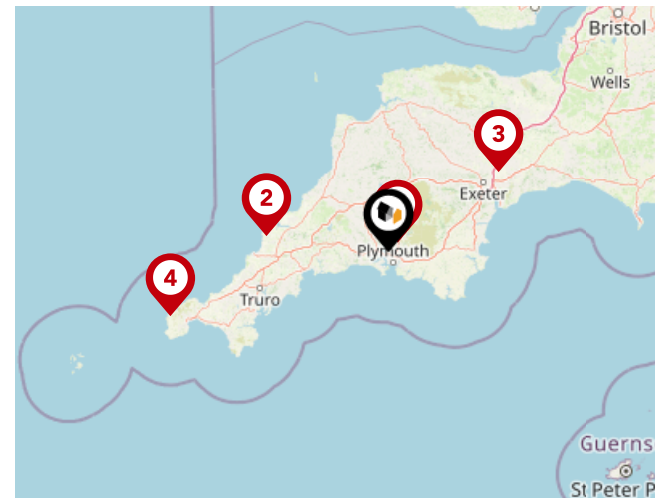
National Rail Stations

Pin	Name	Distance
1	Dockyard (Plymouth) Rail Station	0.16 miles
2	Devonport Rail Station	0.2 miles
3	Devonport Rail Station	0.2 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	35.63 miles
2	M5 J30	38.76 miles

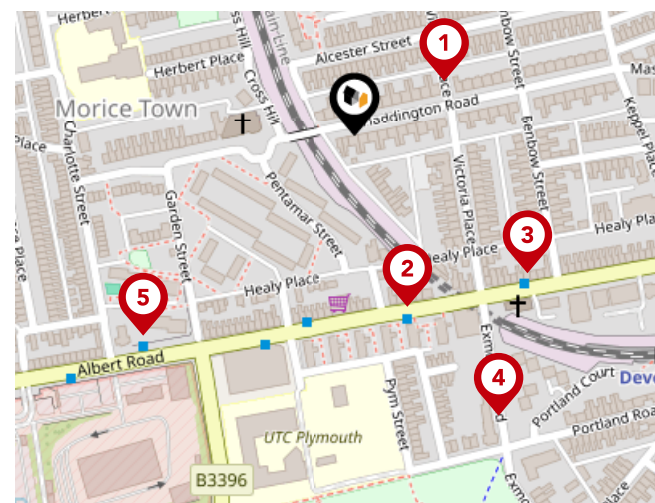


Airports/Helipads

Pin	Name	Distance
1	Glenholt	4.06 miles
2	St Mawgan	36.92 miles
3	Exeter Airport	41.2 miles
4	Joppa	68.8 miles

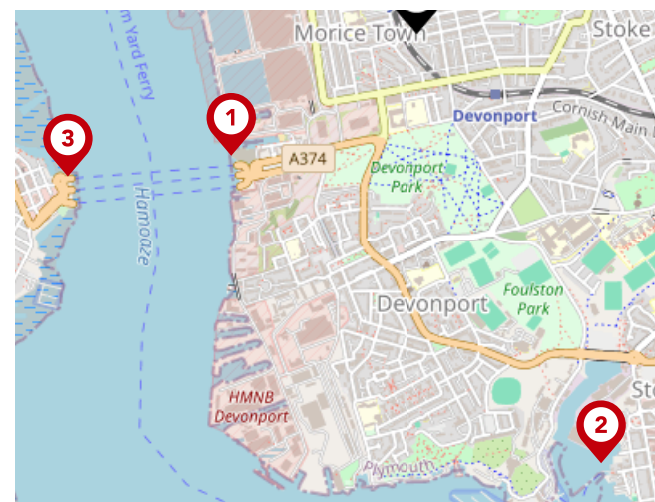
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Haddington Road	0.06 miles
2	Exmouth Road	0.11 miles
3	Victoria Place	0.13 miles
4	Victoria Place	0.19 miles
5	Albert Gate	0.17 miles



Ferry Terminals

Pin	Name	Distance
1	Devonport Ferry Terminal	0.53 miles
2	Plymouth Stonehouse Ferry Terminal	1.11 miles
3	Torpoint Ferry Terminal	0.89 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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

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.

6 Mannamead Road Plymouth Devon PL4
7AA
01752 256000
property@langtownandcountry.com
www.langtownandcountry.com

