

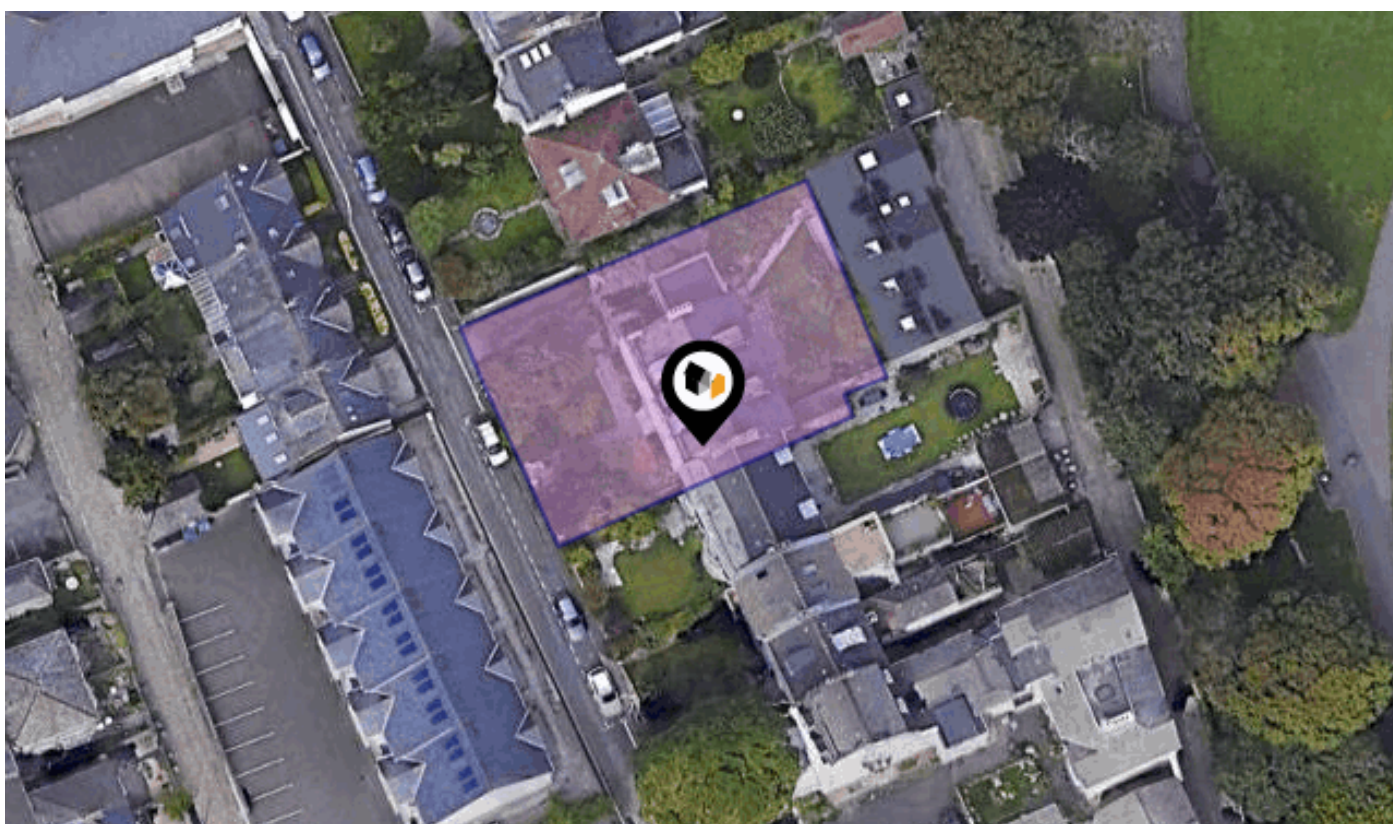


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 16th October 2025



8, WOODSIDE, PLYMOUTH, PL4

6 The Broadway Plymstock Plymouth PL9 7AU

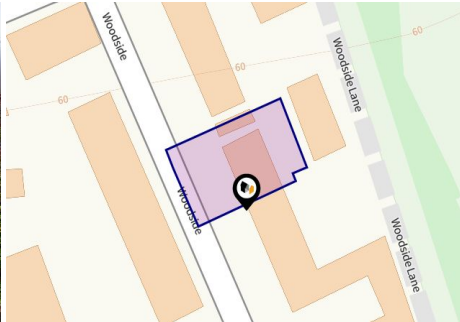
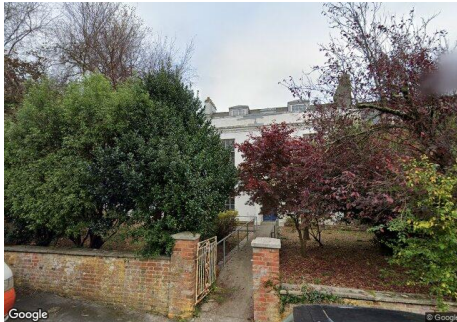
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Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	6		
Plot Area:	0.16 acres		
Title Number:	DN368301		

Local Area

Local Authority:	City of plymouth	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	14 mb/s	74 mb/s	1800 mb/s
• Surface Water	Very low			

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

Planning records for: **8, Woodside, Plymouth, PL4**

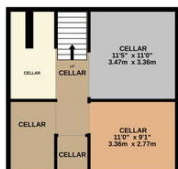
Reference - 22/02107/FUL	
Decision:	Decided
Date:	21st December 2022
Description:	Change of use from non-residential institution to dwellinghouse with associated works external alterations inc. demolition of 2no. outbuildings

Reference - 22/02108/LBC	
Decision:	Decided
Date:	21st December 2022
Description:	Change of use from non-residential institution to dwellinghouse with associated works external alterations inc. demolition of 2no. outbuildings

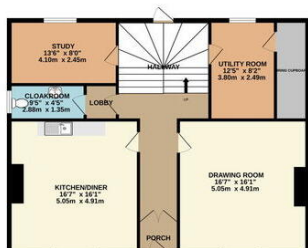
Reference - 24/00906/MOR	
Decision:	Decided
Date:	16th July 2024
Description:	Pre-application for change of use to HMO

8, WOODSIDE, PLYMOUTH, PL4

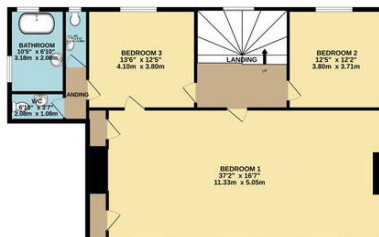
BASEMENT
627 sq.ft. (58.1 sq.m.) approx.



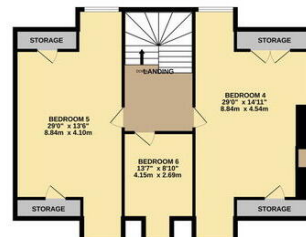
GROUND FLOOR
1090 sq.ft. (100.9 sq.m.) approx.



1ST FLOOR
1338 sq.ft. (124.2 sq.m.) approx.



2ND FLOOR
1051 sq.ft. (97.4 sq.m.) approx.



TOTAL FLOOR AREA: 3638 sq.ft. (338.0 sq.m.) approx.

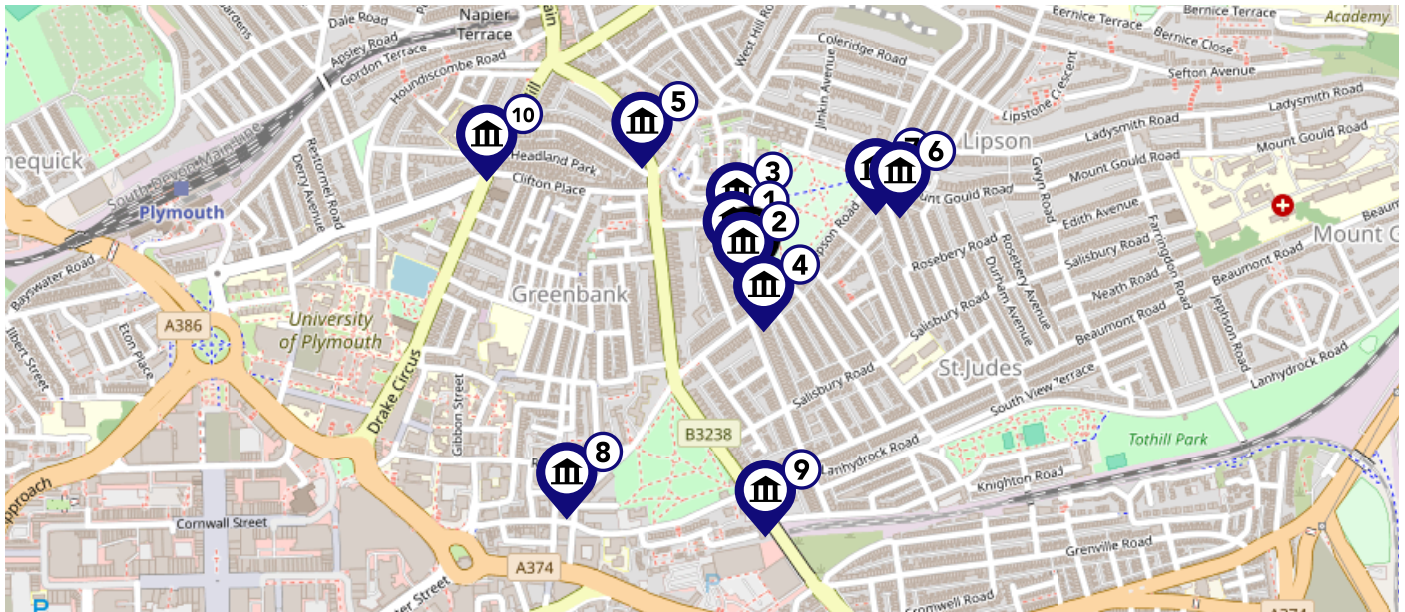
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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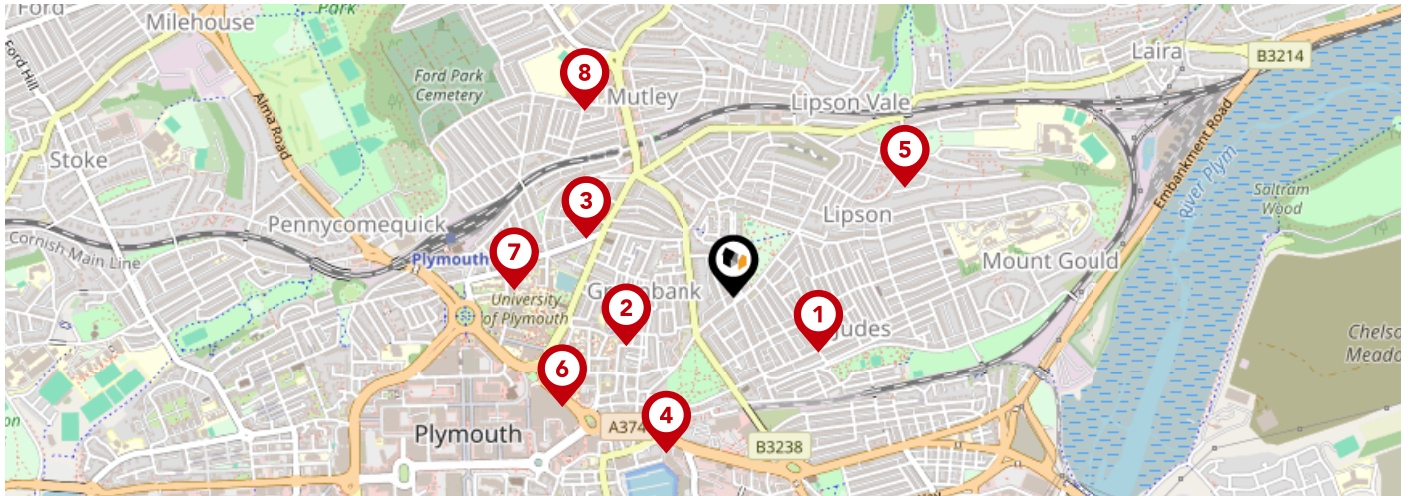
Maps

Listed Buildings

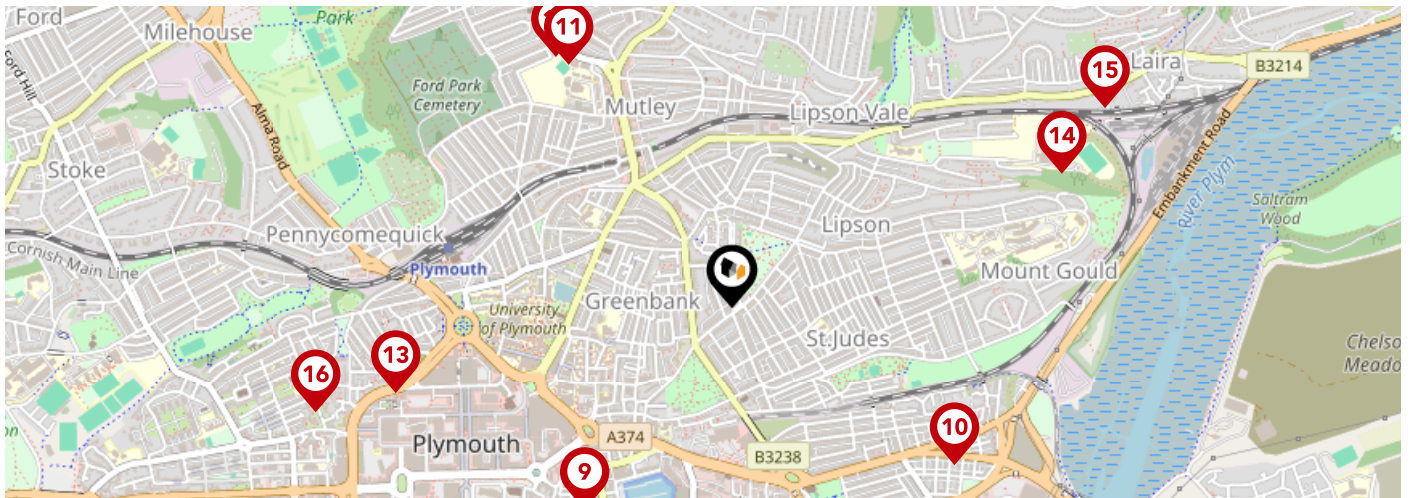
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1386502 - 10, Woodside	Grade II	0.0 miles
	1386501 - 8, Woodside	Grade II	0.0 miles
	1113279 - Freedom House	Grade II	0.1 miles
	1386500 - Woodside Cottage	Grade II	0.1 miles
	1392324 - Central Block Of Greenbank Prison (formerly Longfield House)	Grade II	0.2 miles
	1386254 - 1-7, Lipson Terrace	Grade II	0.2 miles
	1386255 - Lodges At Lipson Terrace	Grade II	0.2 miles
	1390890 - 4 Gascoyne Place Including Statuary Friezes In Rear Courtyard	Grade II	0.3 miles
	1330561 - Church Of St Jude	Grade II	0.3 miles
	1386294 - Plymouth High School For Girls (part) South Devon And Cornwall Institute For Blind	Grade II	0.3 miles



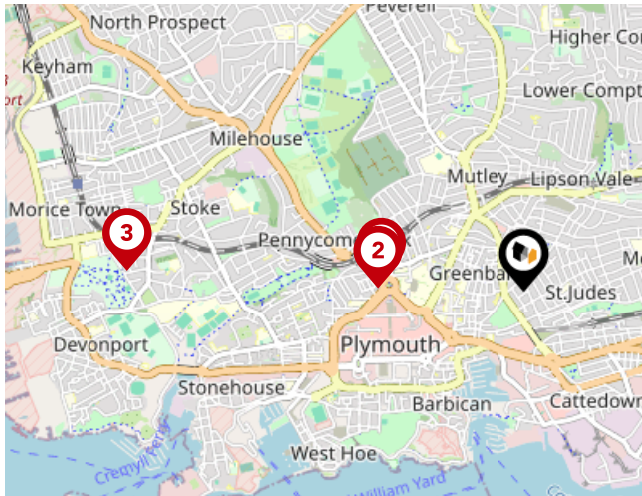
		Nursery	Primary	Secondary	College	Private
1	Salisbury Road Primary School Ofsted Rating: Good Pupils: 381 Distance:0.24	☐	☒	☐	☐	☐
2	Mount Street Primary School Ofsted Rating: Good Pupils: 258 Distance:0.28	☐	☒	☐	☐	☐
3	Plymouth High School for Girls Ofsted Rating: Good Pupils: 816 Distance:0.38	☐	☐	☒	☐	☐
4	Holy Cross Catholic Primary School Ofsted Rating: Good Pupils: 306 Distance:0.4	☐	☒	☐	☐	☐
5	Lipson Vale Primary School Ofsted Rating: Good Pupils: 405 Distance:0.48	☐	☒	☐	☐	☐
6	Arts University Plymouth Ofsted Rating: Good Pupils:0 Distance:0.48	☐	☐	☒	☐	☐
7	Fletewood School at Derry Villas Ofsted Rating: Good Pupils: 58 Distance:0.52	☐	☒	☐	☐	☐
8	Plymouth College Ofsted Rating: Not Rated Pupils: 513 Distance:0.57	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
9	ACE Schools Plymouth Ofsted Rating: Good Pupils: 233 Distance:0.59	☐	☐	☒	☐	☐
10	Prince Rock Primary School Ofsted Rating: Outstanding Pupils: 408 Distance:0.64	☐	☒	☐	☐	☐
11	Hyde Park Infants' School Ofsted Rating: Not Rated Pupils: 243 Distance:0.69	☐	☒	☐	☐	☐
12	Hyde Park Junior School Ofsted Rating: Good Pupils: 355 Distance:0.73	☐	☒	☐	☐	☐
13	Pilgrim Primary Academy Ofsted Rating: Outstanding Pupils: 390 Distance:0.82	☐	☒	☐	☐	☐
14	Lipson Co-operative Academy Ofsted Rating: Good Pupils: 1102 Distance:0.84	☐	☐	☒	☐	☐
15	Laira Green Primary School Ofsted Rating: Good Pupils: 230 Distance:1	☐	☒	☐	☐	☐
16	The Cathedral School of St Mary Ofsted Rating: Requires improvement Pupils: 109 Distance:1.02	☐	☒	☐	☐	☐

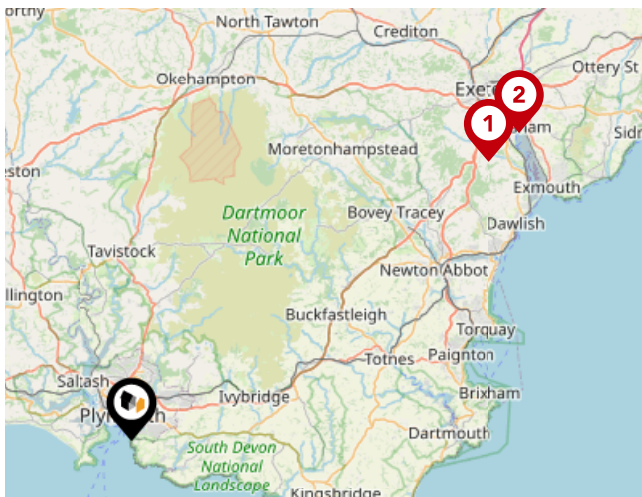
Area

Transport (National)



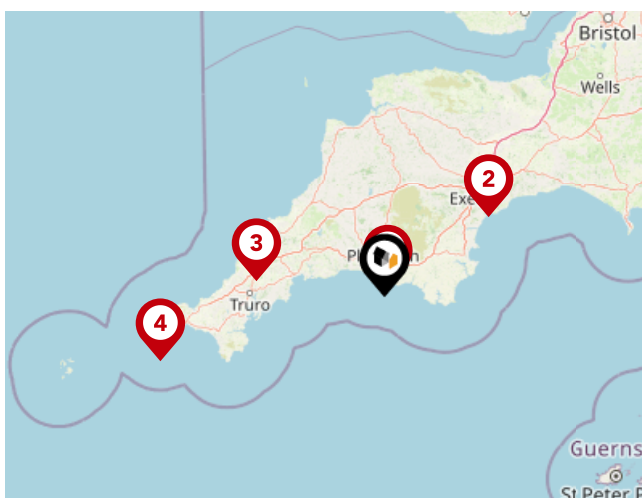
National Rail Stations

Pin	Name	Distance
	Plymouth Rail Station	0.67 miles
	Plymouth Rail Station	0.69 miles
	Devonport Rail Station	1.88 miles



Trunk Roads/Motorways

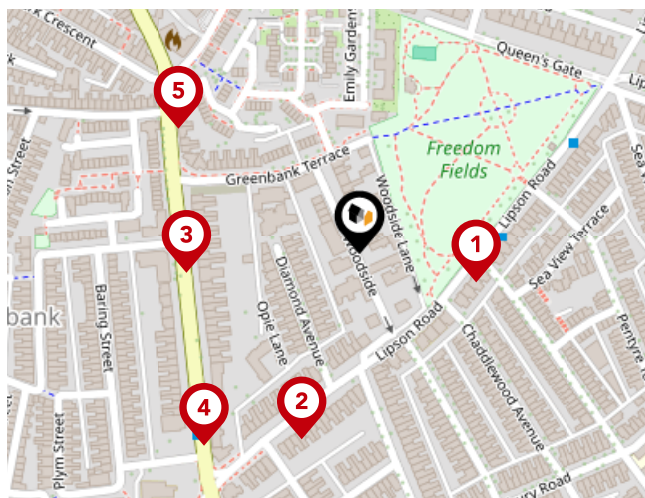
Pin	Name	Distance
	M5 J31	34.14 miles
	M5 J30	37.29 miles



Airports/Helipads

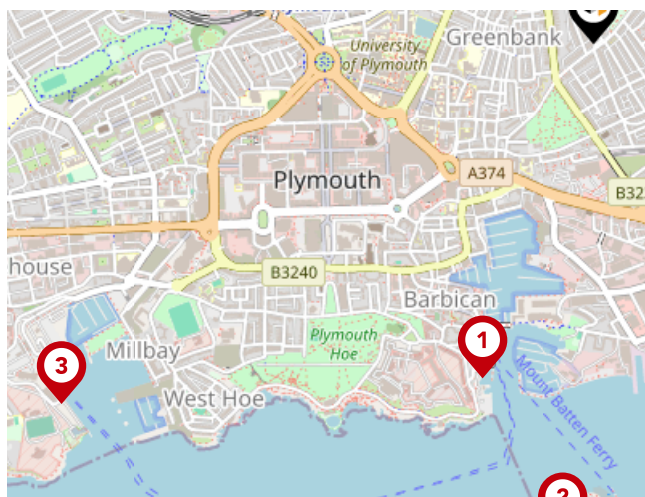
Pin	Name	Distance
	Glenholt	3.23 miles
	Exeter Airport	39.71 miles
	St Mawgan	38.97 miles
	Joppa	70.71 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Freedom Park	0.07 miles
2	Diamond Avenue	0.11 miles
3	Hospital Road	0.1 miles
4	Lipson Court	0.15 miles
5	Greenbank Road	0.13 miles



Ferry Terminals

Pin	Name	Distance
1	Plymouth (Barbican) Landing Stage	0.83 miles
2	Plymouth Mount Batten Ferry Landing	1.17 miles
3	Plymouth Ferry Terminal	1.52 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 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 and therefore no warranties can be given as to their good working order.

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