

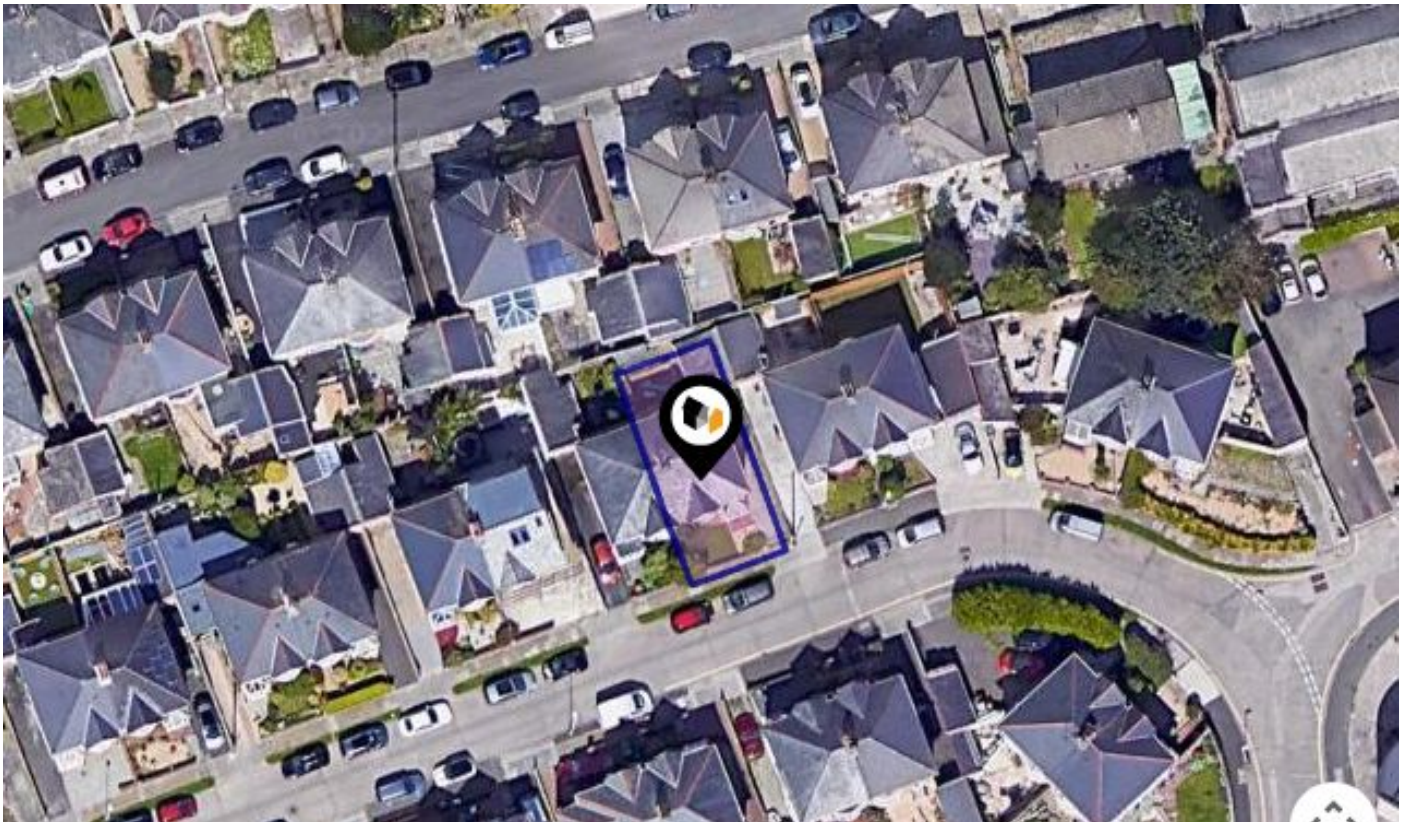


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 22nd October 2025



12, LANGHILL ROAD, PLYMOUTH, PL3 4JH

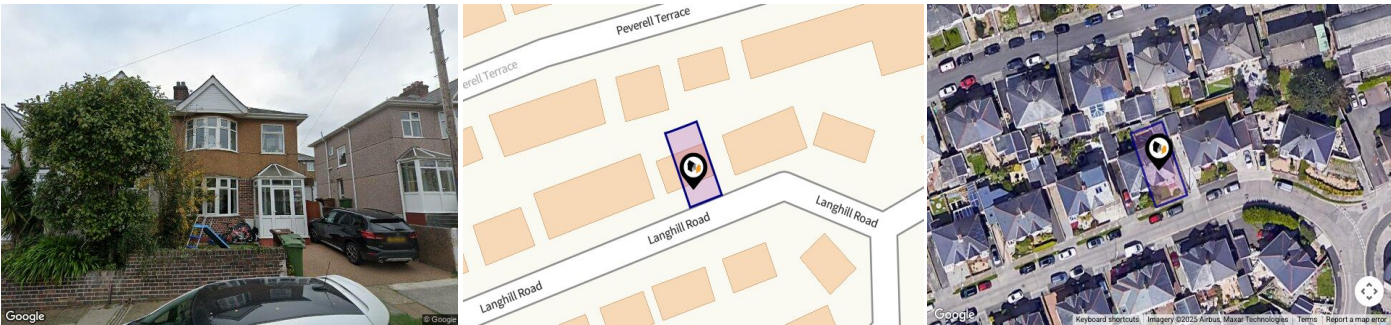
6 Mannamead Road Plymouth Devon PL4 7AA

01752 256000

property@langtownandcountry.com

www.langtownandcountry.com

Property Overview



Property

Type:	Semi-Detached	Last Sold Date:	16/06/2017
Bedrooms:	3	Last Sold Price:	£245,000
Floor Area:	1,022 ft ² / 95 m ²	Last Sold £/ft ² :	£239
Plot Area:	0.04 acres	Tenure:	Freehold
Year Built :	1930-1949		
Council Tax :	Band C		
Annual Estimate:	£2,067		
Title Number:	DN31513		
UPRN:	100040458205		

Local Area

Local Authority:	City of plymouth	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:		6	80	1800
• Rivers & Seas	Very low	mb/s	mb/s	mb/s
• Surface Water	Very low			

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Property

EPC - Certificate

12, Langhill Road, PL3 4JH

Energy rating

F

Valid until 04.04.2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	37 F	
1-20	G		

Property

EPC - Additional Data

Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 50 mm loft insulation
Roof Energy:	Poor
Main Heating:	Electric storage heaters
Main Heating Controls:	Manual charge control
Hot Water System:	Electric instantaneous at point of use
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in 11% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	95 m ²

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

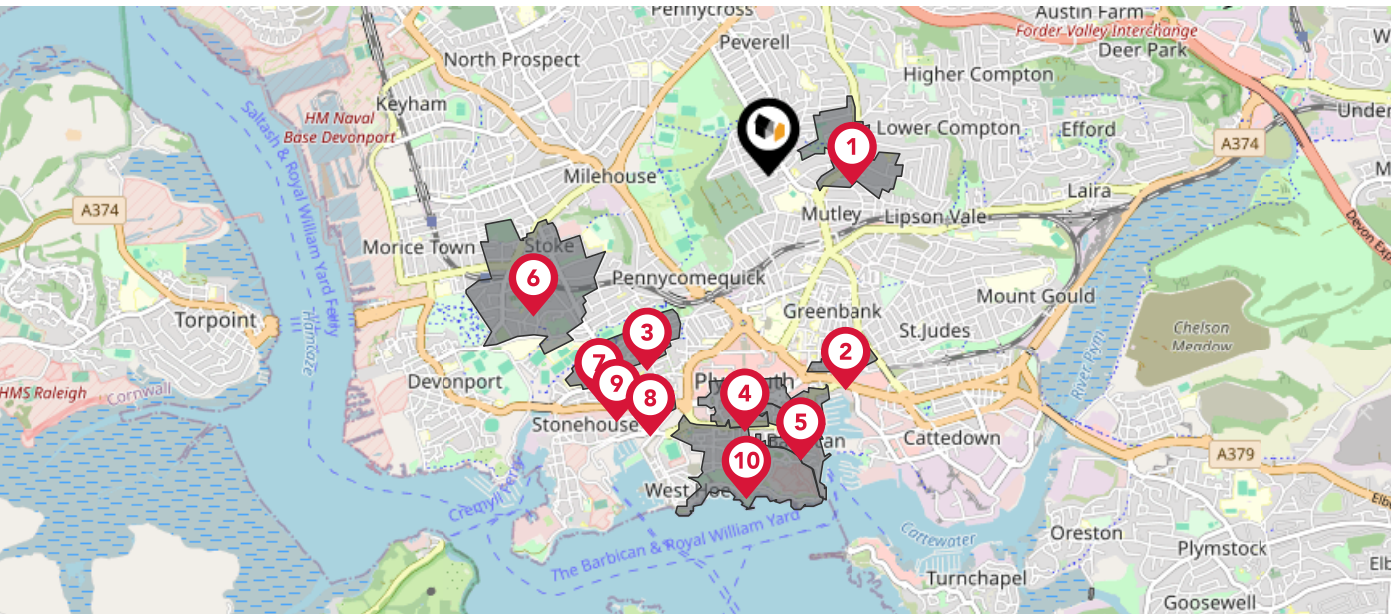
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.

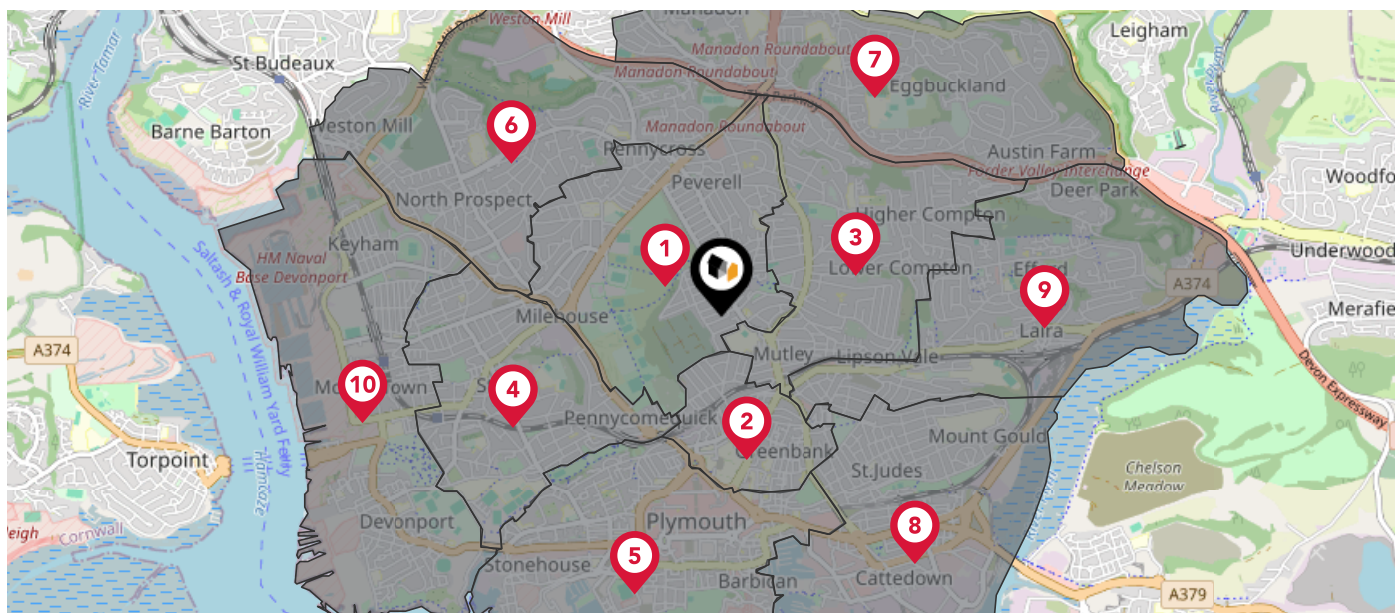


Nearby Conservation Areas	
1	Mannamead
2	Ebrington Street
3	North Stonehouse
4	City Centre
5	Barbican
6	Stoke
7	Royal Naval Hospital
8	Union Street
9	Adelaide Street/Clarence Place
10	The Hoe

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

Peverell Ward

2

Drake Ward

3

Compton Ward

4

Stoke Ward

5

St. Peter and the Waterfront Ward

6

Ham Ward

7

Eggbuckland Ward

8

Sutton and Mount Gould Ward

9

Efford and Lipson Ward

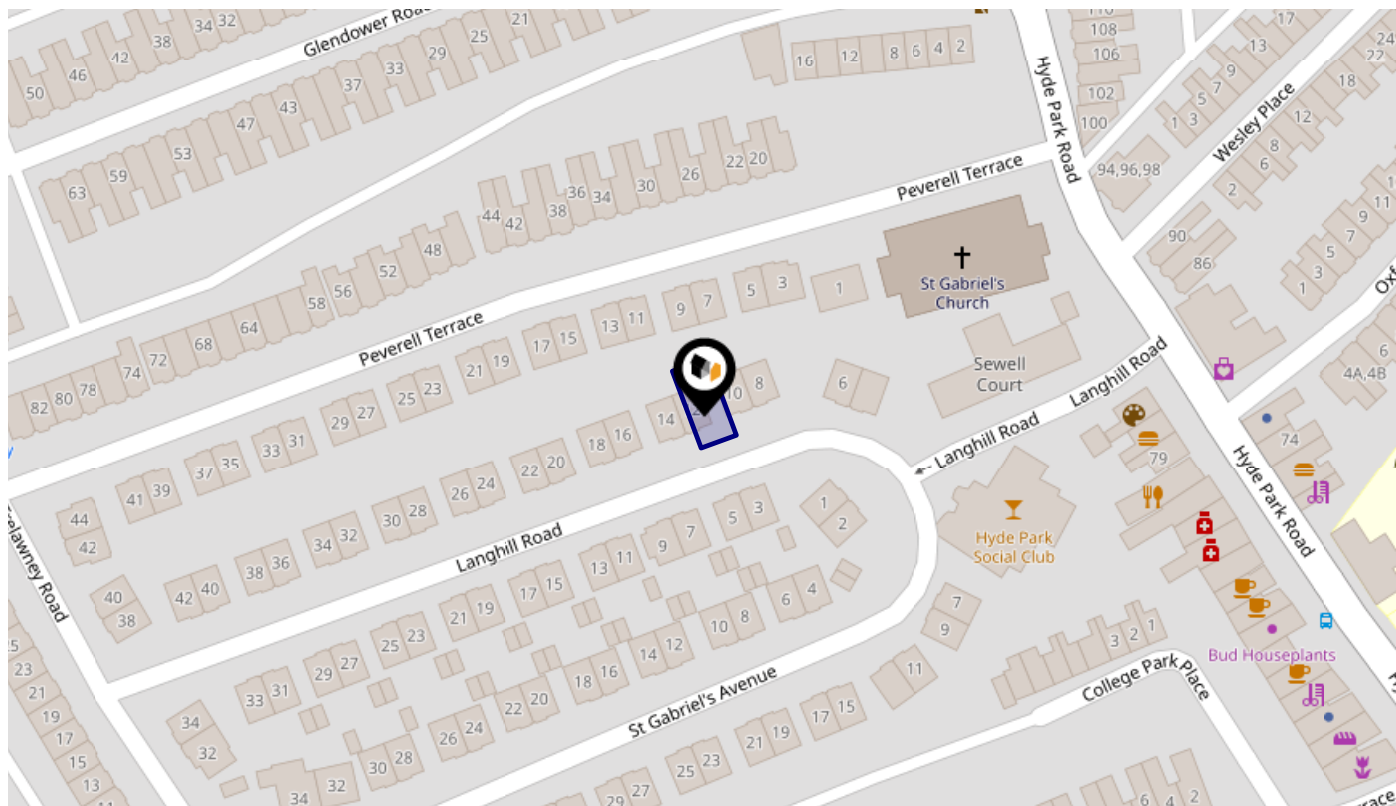
10

Devonport 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.

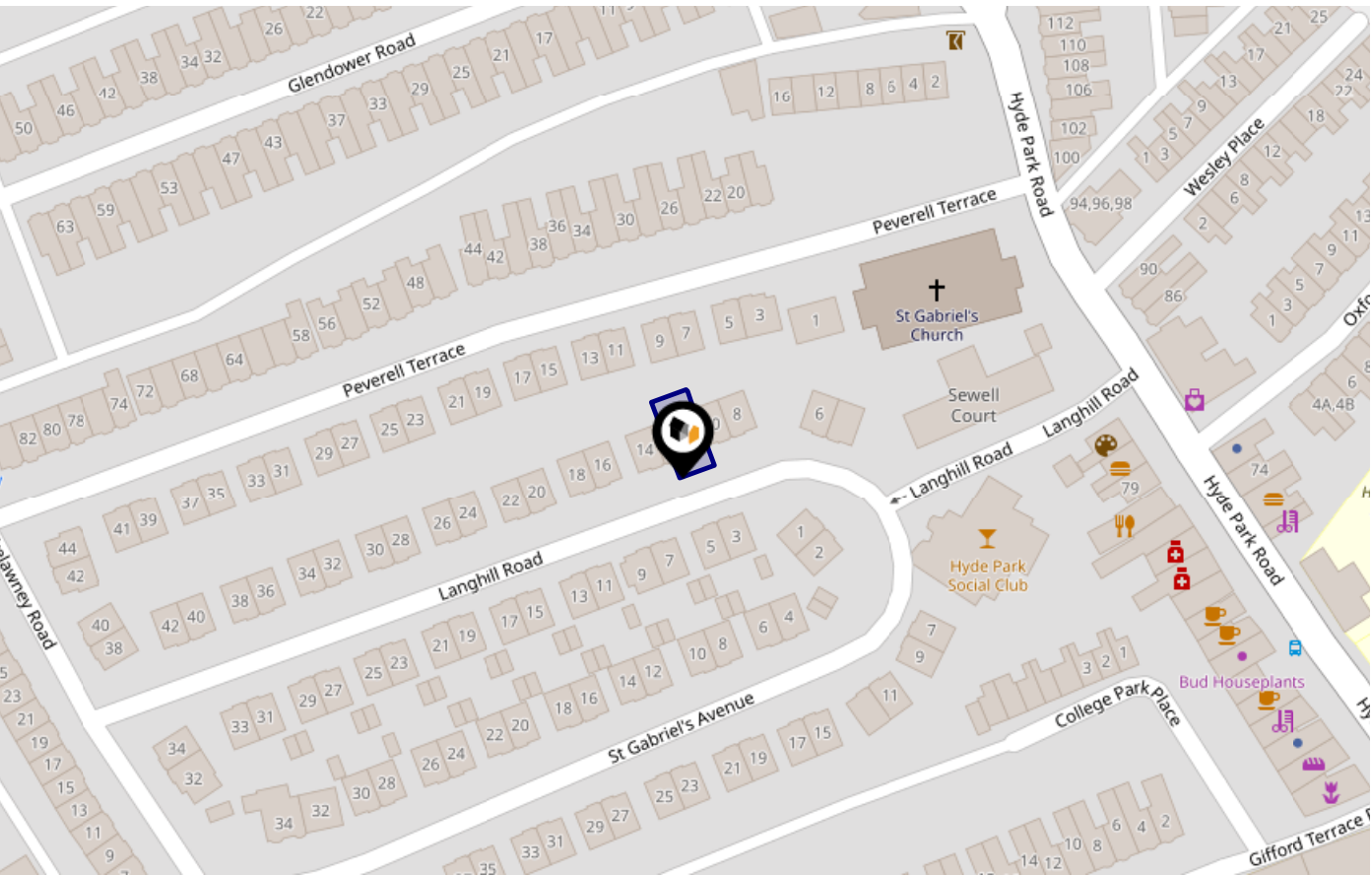
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

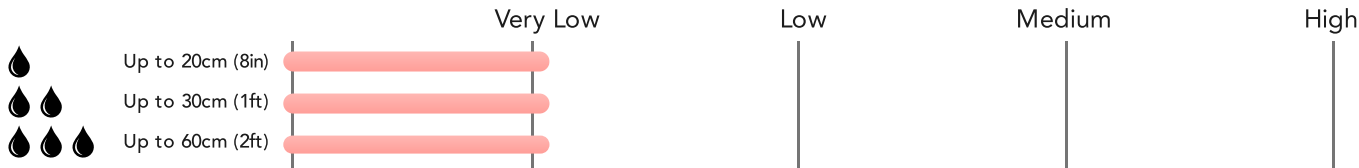


Risk Rating: **Very low**

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.

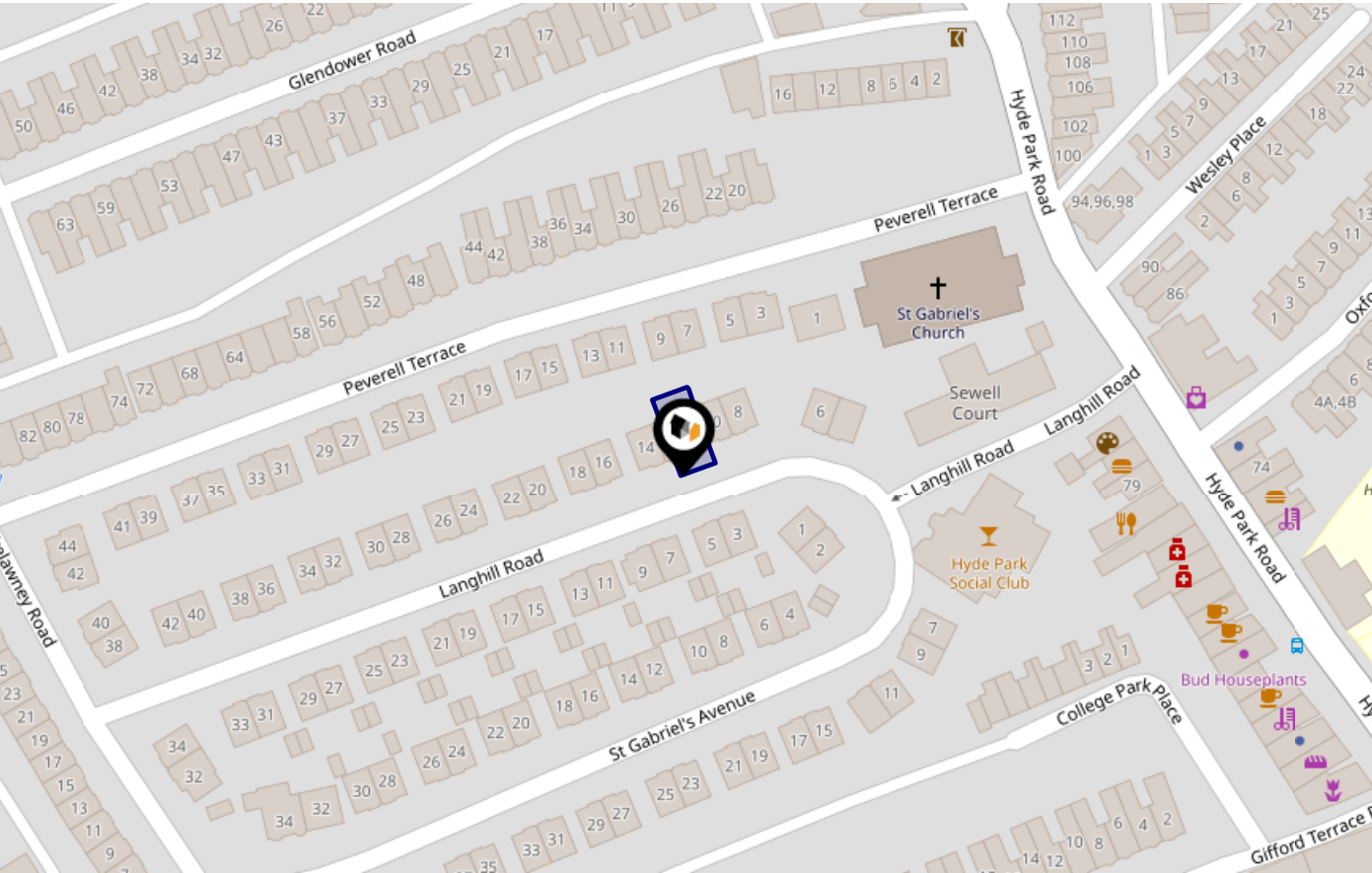
Chance of flooding to the following depths at this property:



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.

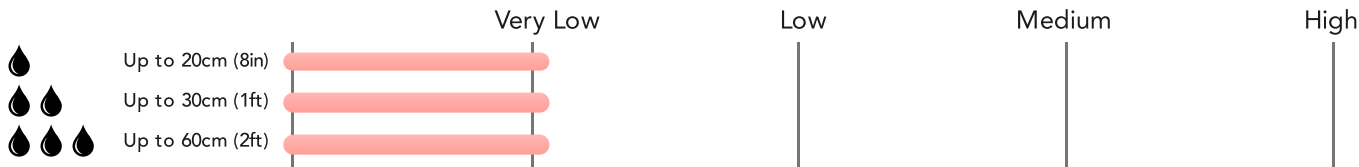


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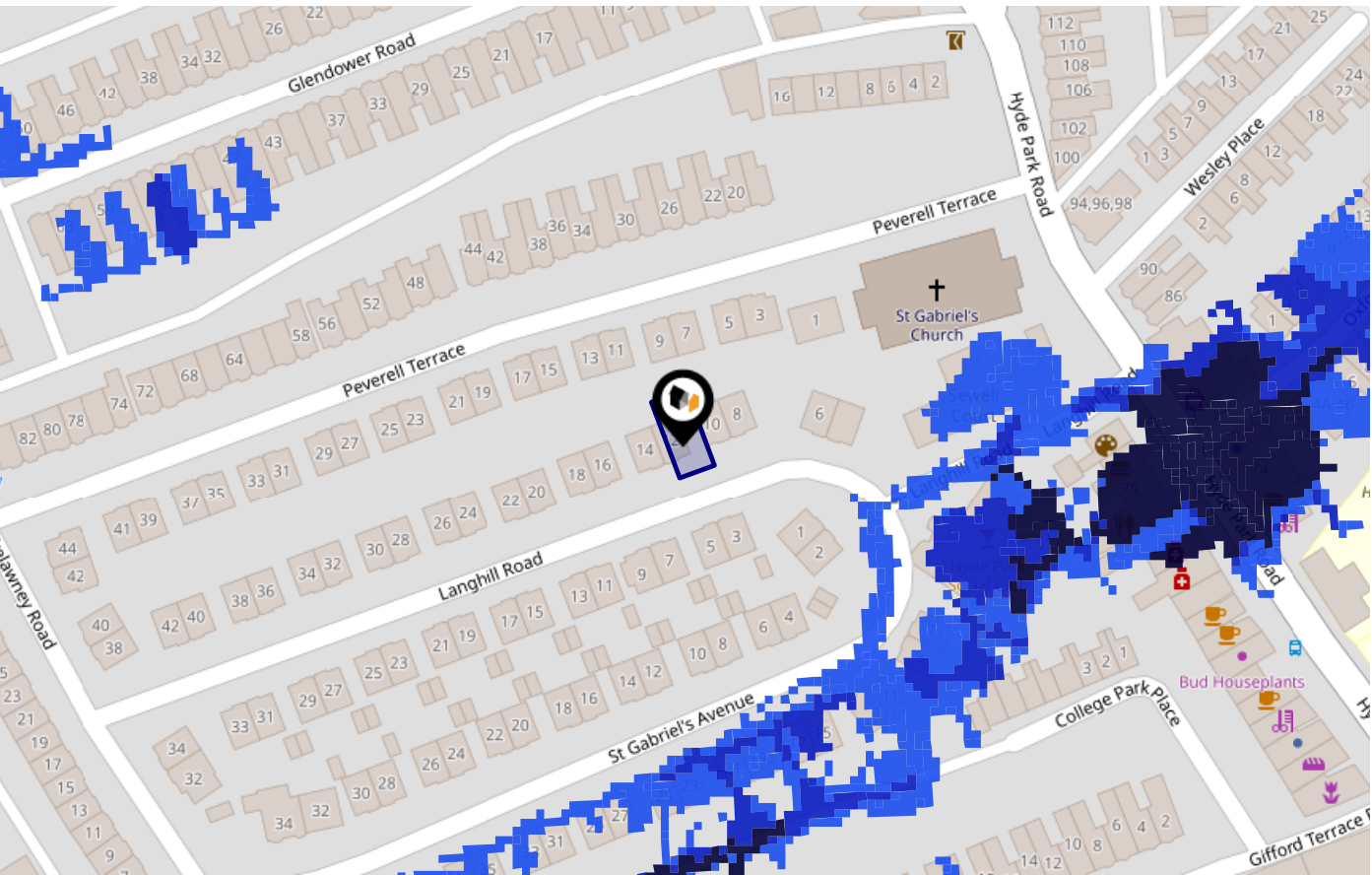
Chance of flooding to the following depths at this property:



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.

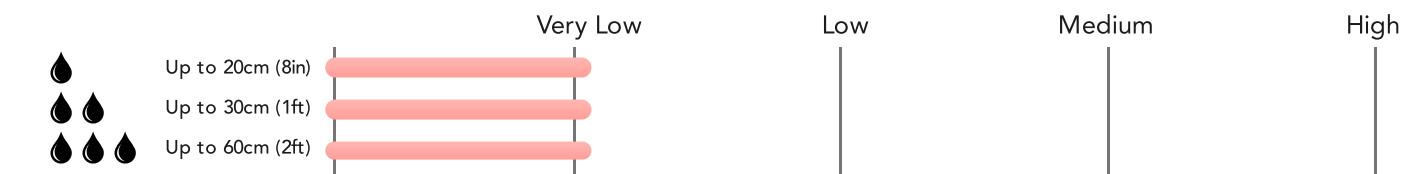


Risk Rating: **Very low**

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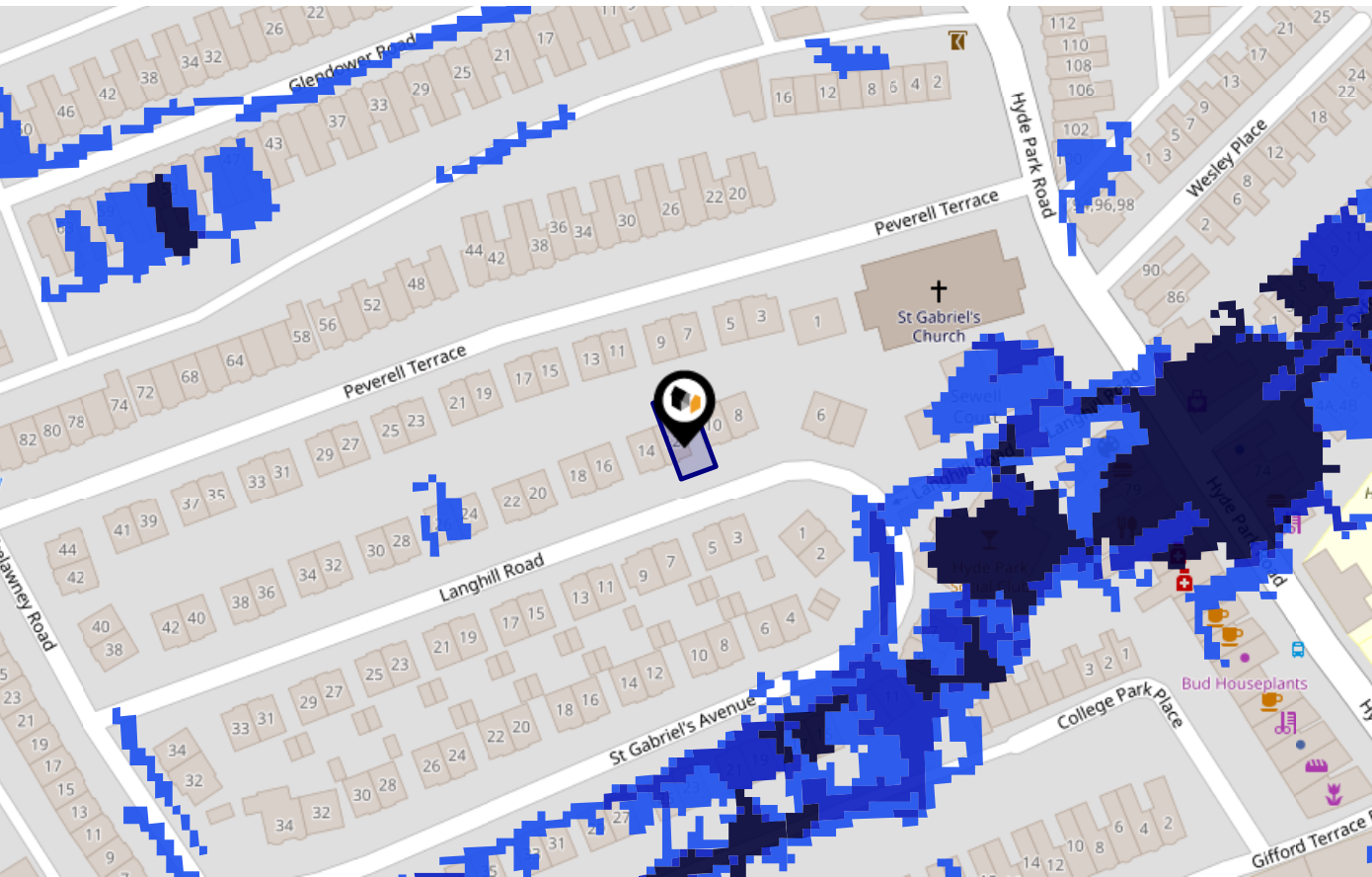
Chance of flooding to the following depths at this property:



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.

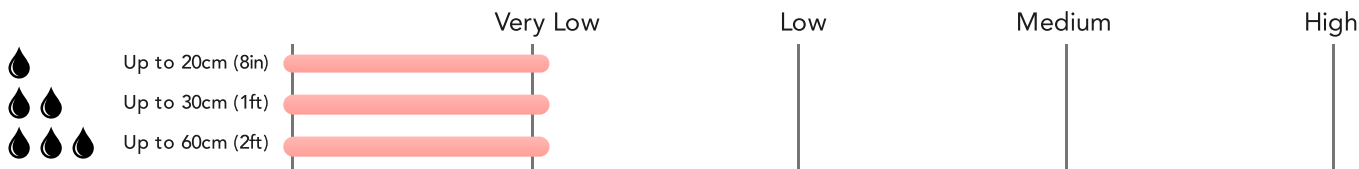


Risk Rating: Very low

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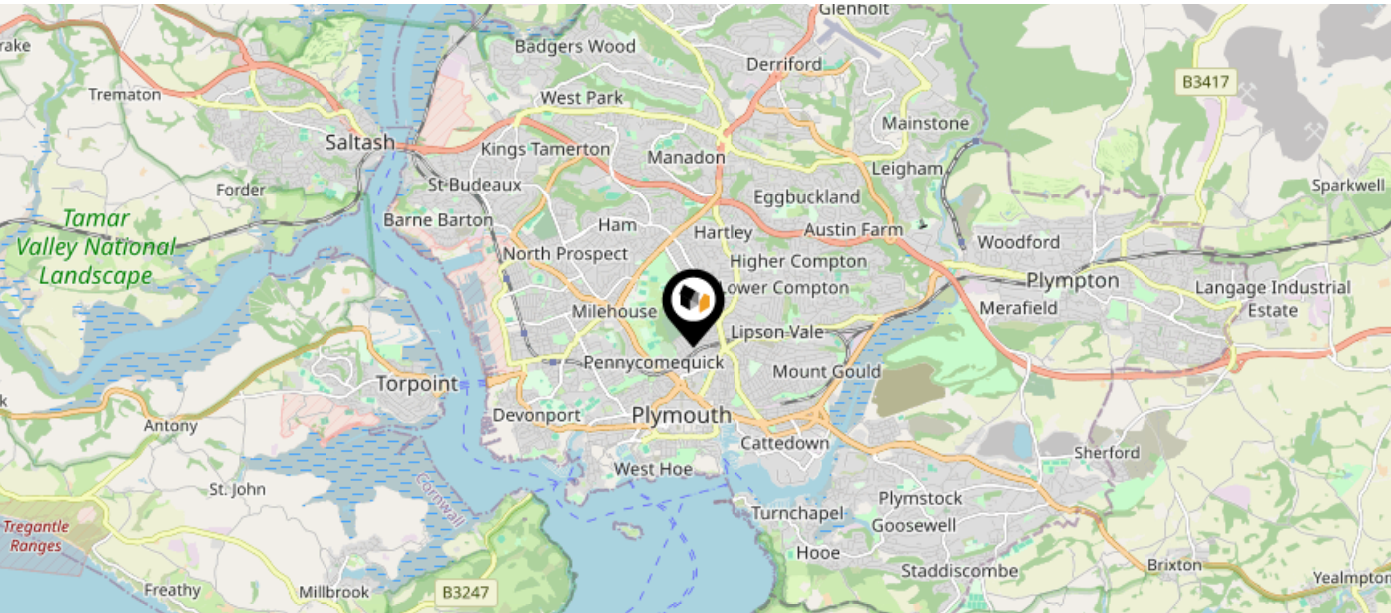
Chance of flooding to the following depths at this property:



Maps

Green Belt

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



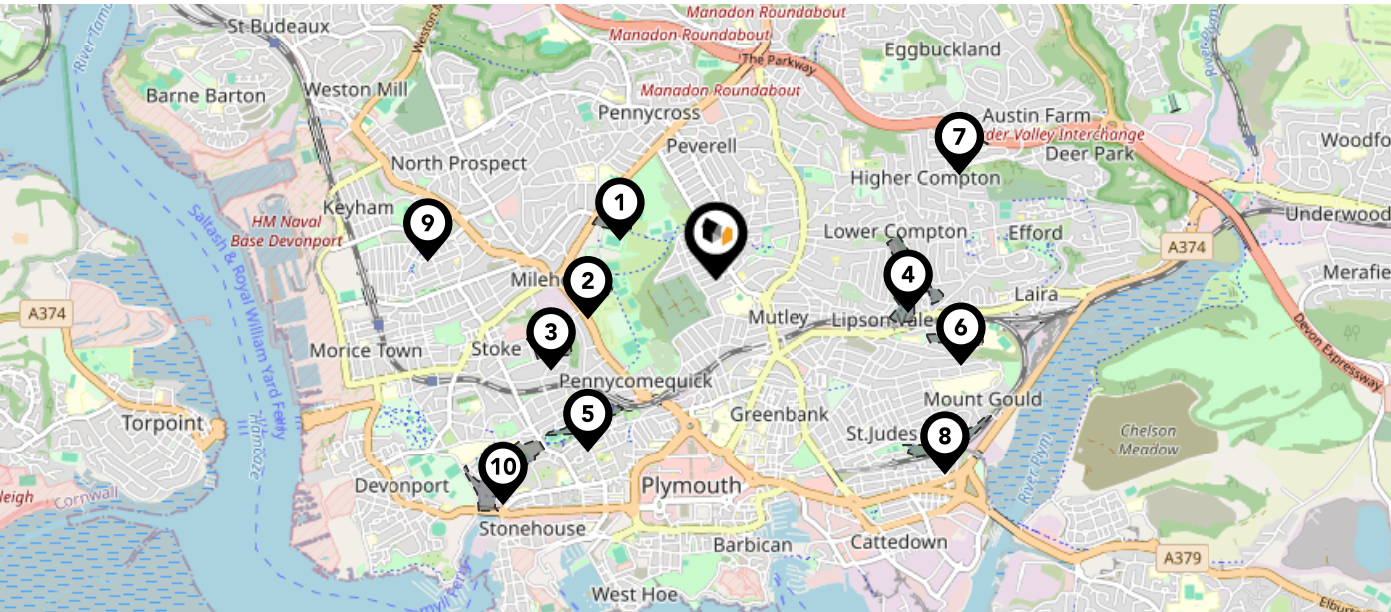
Nearby Green Belt Land

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.

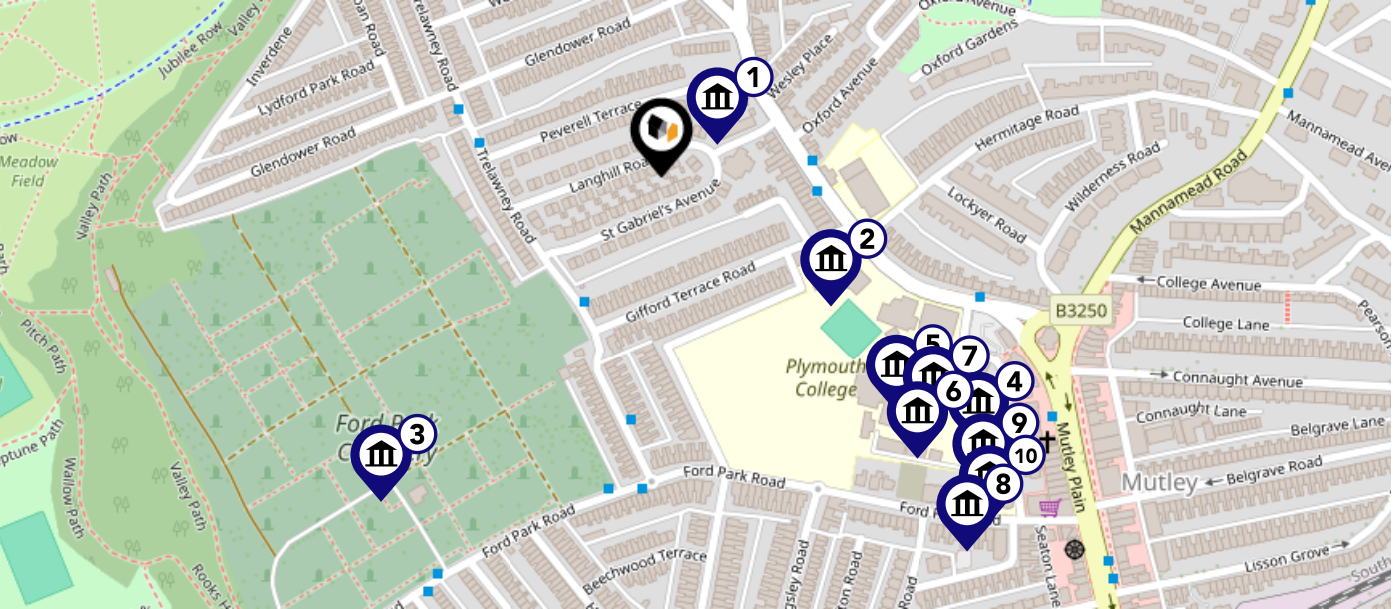


Nearby Landfill Sites		
1	Peverell Cricket Ground-Peverell Cricket Ground, Plymouth	Historic Landfill
2	Central Park Milehouse-Central Park (Milehouse), Plymouth	Historic Landfill
3	Stoke School Playing Field And Allotments-Stoke School Playing Field And Allotments, Plymouth	Historic Landfill
4	Lower Compton-Lipson Vale, Plymouth	Historic Landfill
5	Victoria Park-Victoria Park, Plymouth	Historic Landfill
6	Laira Lipson College-Laira, Plymouth	Historic Landfill
7	Valley View Close-Valley View Close, Plymouth	Historic Landfill
8	Tothill Park Recreation Ground-Tothill Park Recreation Ground Mount Gold/Laira, Plymouth	Historic Landfill
9	Disused Railway Cutting-North Down, Devonport, Plymouth	Historic Landfill
10	Stonehouse Lake-Plymouth, Devon	Historic Landfill

Maps

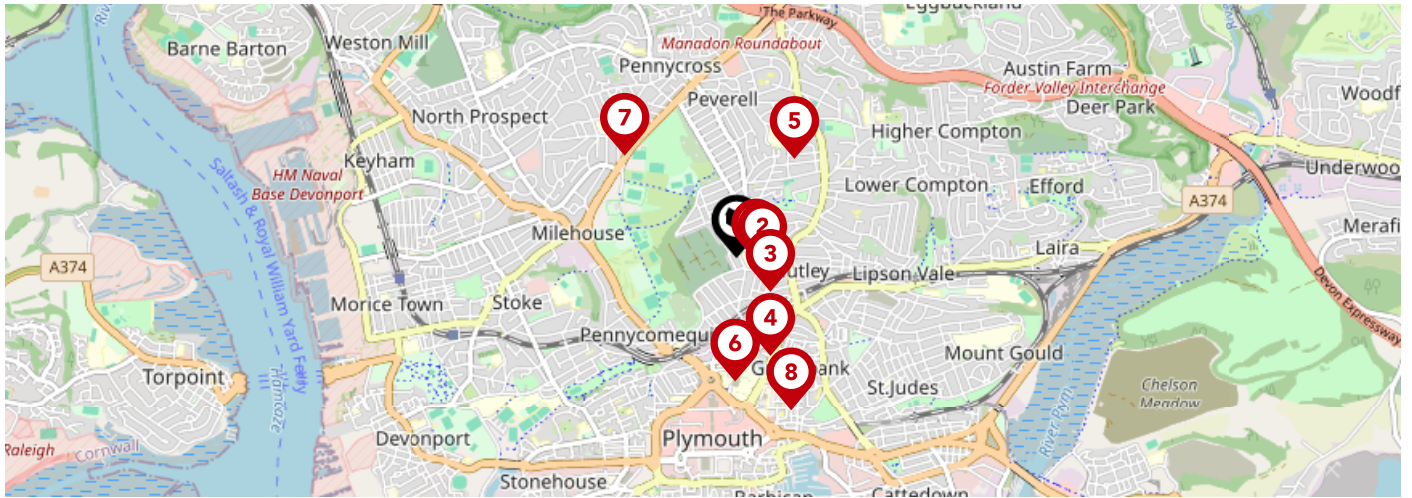
Listed Buildings

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



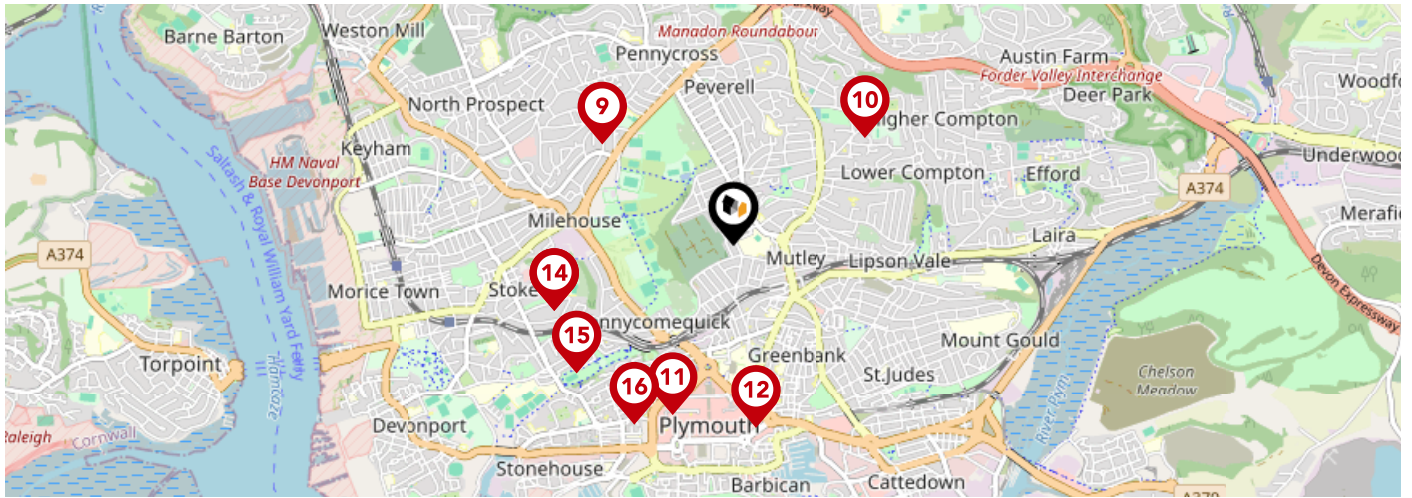
Listed Buildings in the local district		Grade	Distance
	1322003 - Church Of St Gabriel	Grade II	0.0 miles
	1322004 - Plymouth College	Grade II	0.1 miles
	1407641 - Church Of England Chapel At Ford Park Cemetery	Grade II	0.2 miles
	1244524 - 12 And 14, Ford Park	Grade II	0.2 miles
	1244525 - 1 And 2, Shaftesbury Villas	Grade II	0.2 miles
	1244526 - The Headmaster's House	Grade II	0.2 miles
	1244527 - 2 And 3, Wedgwood Villas	Grade II	0.2 miles
	1244528 - Gate Piers And Flanking Walls To South East Entrance	Grade II	0.3 miles
	1244523 - 6, 8 (college House) And 10, Ford Park	Grade II	0.3 miles
	1244522 - 2 And 4, Ford Park	Grade II	0.3 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Hyde Park Junior School Ofsted Rating: Good Pupils: 355 Distance:0.1	☐	☒	☐	☐	☐
2	Hyde Park Infants' School Ofsted Rating: Not Rated Pupils: 243 Distance:0.13	☐	☒	☐	☐	☐
3	Plymouth College Ofsted Rating: Not Rated Pupils: 513 Distance:0.23	☐	☐	☒	☐	☐
4	Plymouth High School for Girls Ofsted Rating: Good Pupils: 816 Distance:0.49	☐	☐	☒	☐	☐
5	King's School Ofsted Rating: Not Rated Pupils: 298 Distance:0.54	☐	☒	☐	☐	☐
6	Fletewood School at Derry Villas Ofsted Rating: Good Pupils: 58 Distance:0.59	☐	☒	☐	☐	☐
7	Devonport High School for Girls Ofsted Rating: Good Pupils: 860 Distance:0.72	☐	☐	☒	☐	☐
8	Mount Street Primary School Ofsted Rating: Good Pupils: 258 Distance:0.77	☐	☒	☐	☐	☐

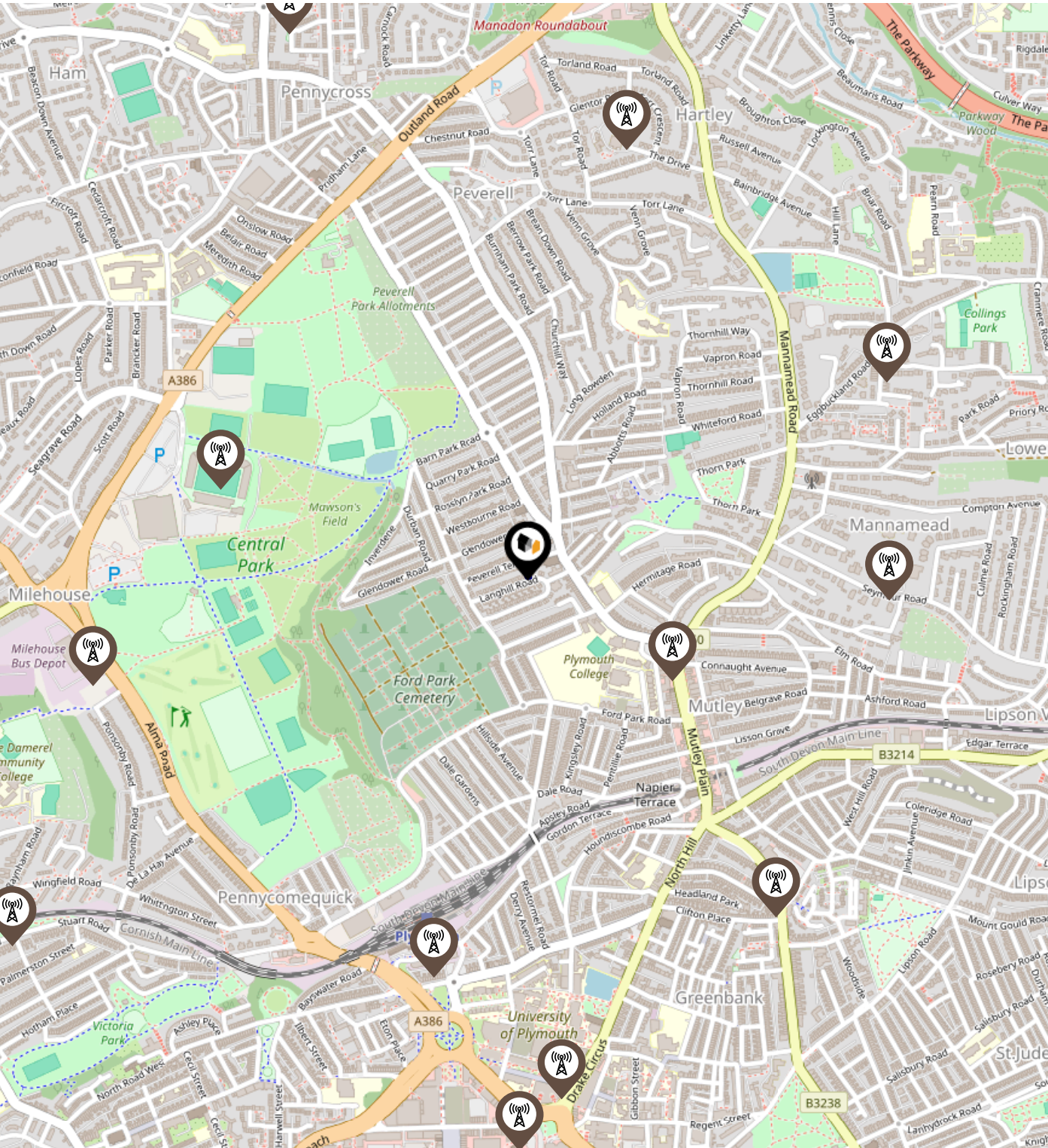
Area Schools



		Nursery	Primary	Secondary	College	Private
9	Montpelier Primary School Ofsted Rating: Good Pupils: 652 Distance:0.78	☐	☒	☐	☐	☐
10	Compton CofE Primary School Ofsted Rating: Good Pupils: 431 Distance:0.8	☐	☒	☐	☐	☐
11	Pilgrim Primary Academy Ofsted Rating: Outstanding Pupils: 390 Distance:0.86	☐	☒	☐	☐	☐
12	Arts University Plymouth Ofsted Rating: Good Pupils:0 Distance:0.87	☐	☐	☒	☐	☐
13	Scott Medical and Healthcare College Ofsted Rating: Good Pupils: 233 Distance:0.91	☐	☐	☒	☐	☐
14	Stoke Damerel Community College Ofsted Rating: Good Pupils: 1301 Distance:0.91	☐	☐	☒	☐	☐
15	Stuart Road Primary Academy Ofsted Rating: Good Pupils: 189 Distance:0.96	☐	☒	☐	☐	☐
16	The Cathedral School of St Mary Ofsted Rating: Requires improvement Pupils: 109 Distance:0.97	☐	☒	☐	☐	☐

Local Area

Masts & Pylons



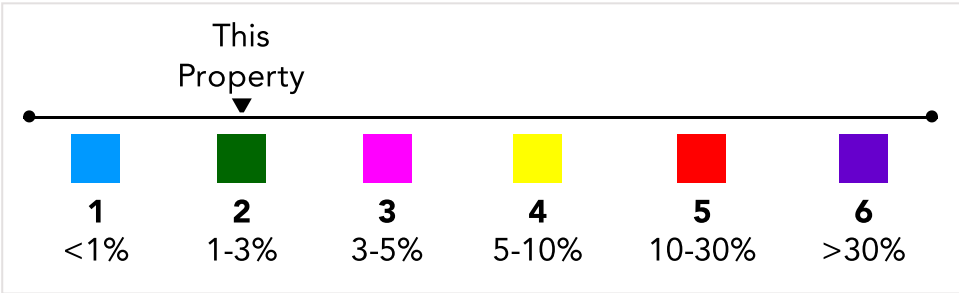
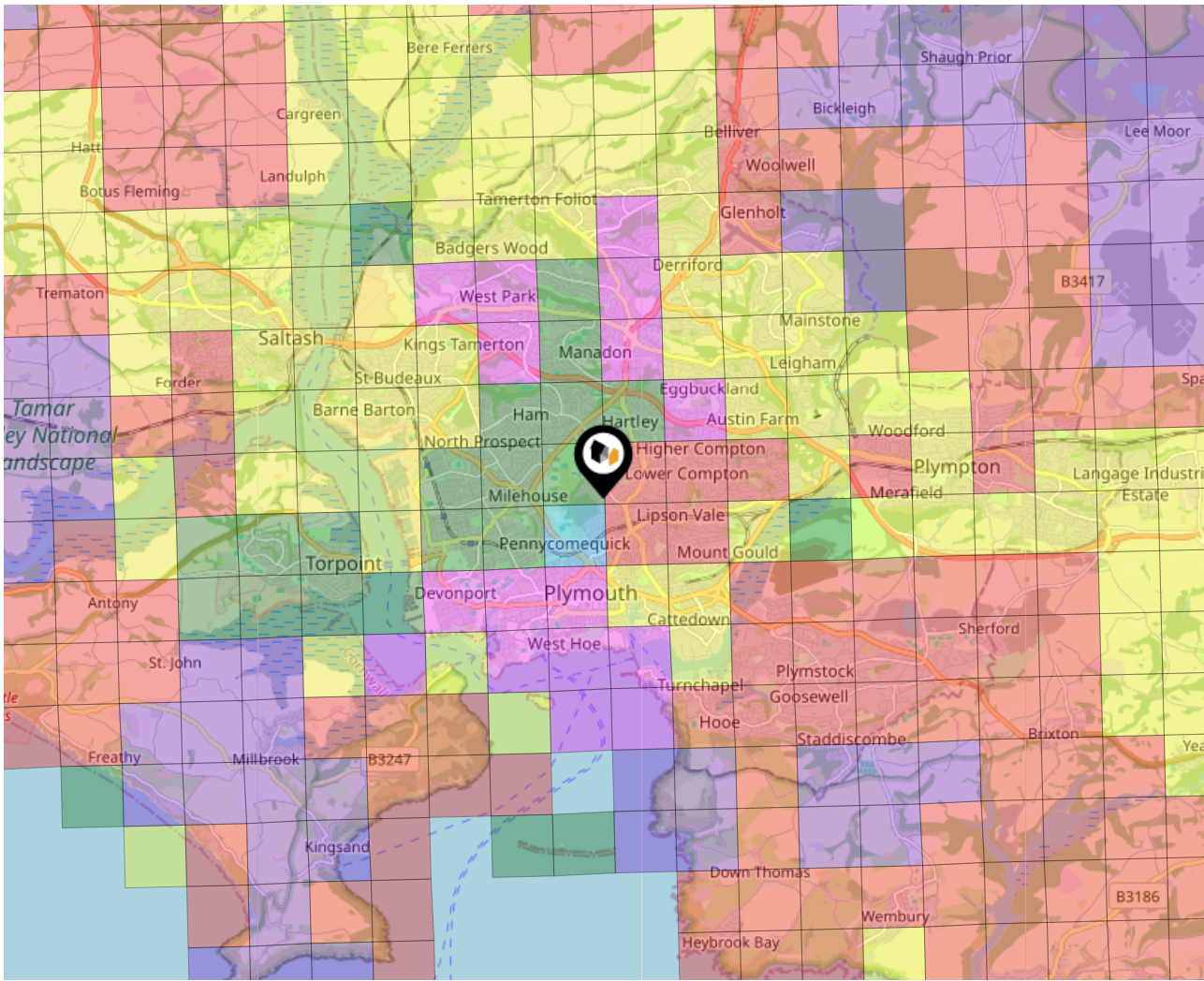
- Key:**
-  Power Pylons
 -  Communication Masts

Environment

Radon Gas

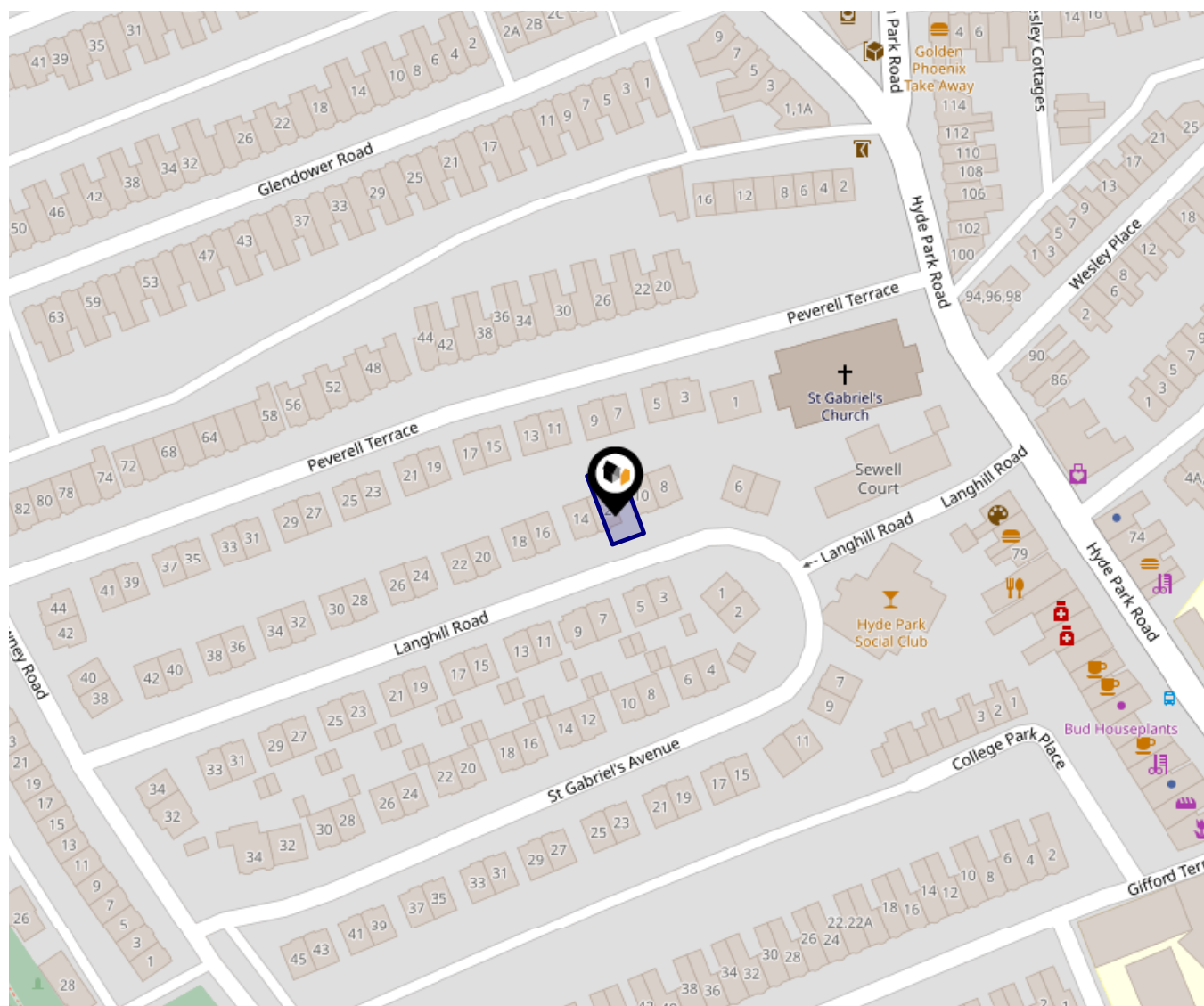
What is Radon?

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:

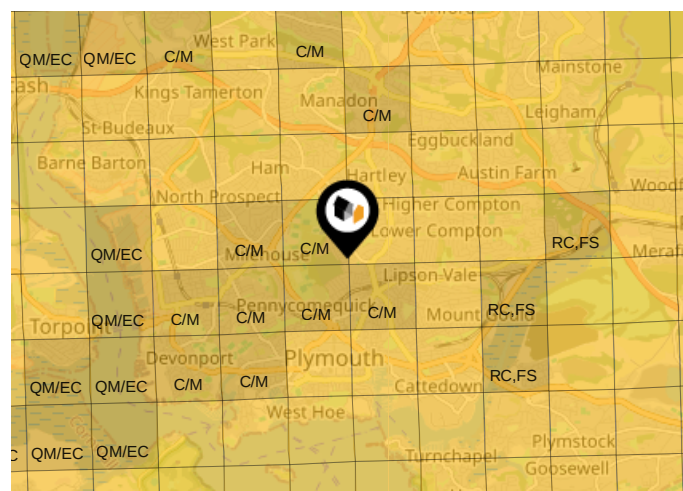
- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Environment

Soils & Clay

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

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

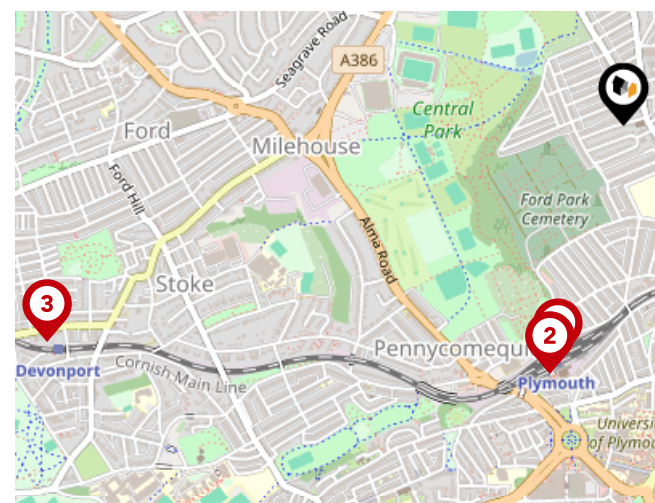


Primary Classifications (Most Common Clay Types)

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

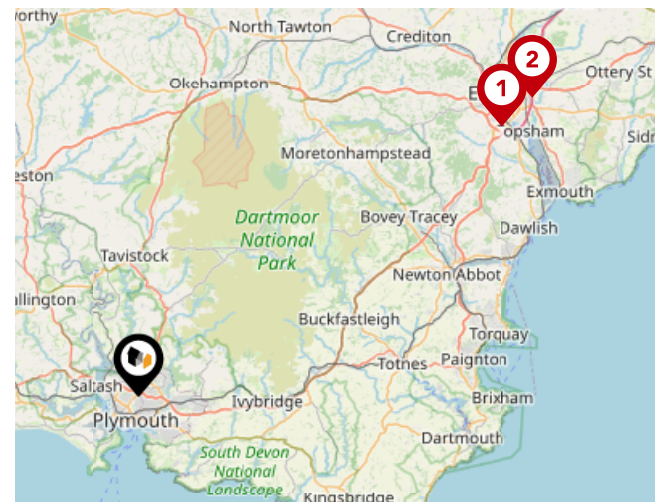
Area

Transport (National)



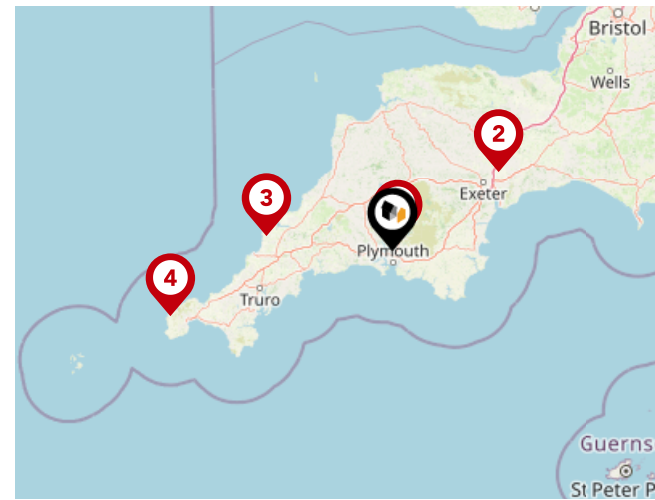
National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	0.58 miles
2	Plymouth Rail Station	0.61 miles
3	Devonport Rail Station	1.45 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	34.18 miles
2	M5 J30	37.32 miles

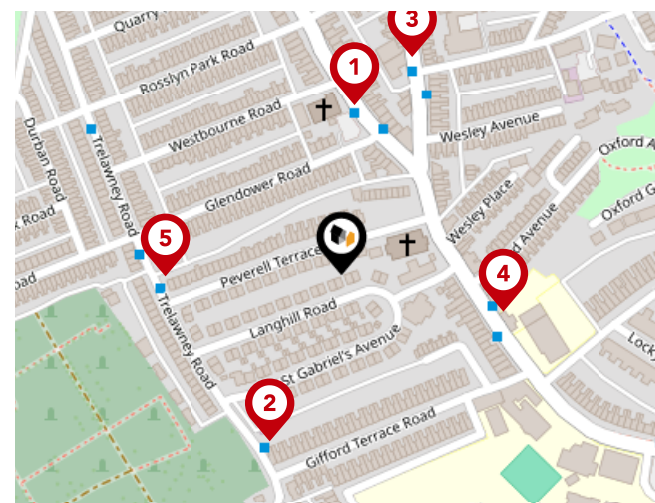


Airports/Helipads

Pin	Name	Distance
1	Glenholt	2.85 miles
2	Exeter Airport	39.75 miles
3	St Mawgan	38.38 miles
4	Joppa	70.37 miles

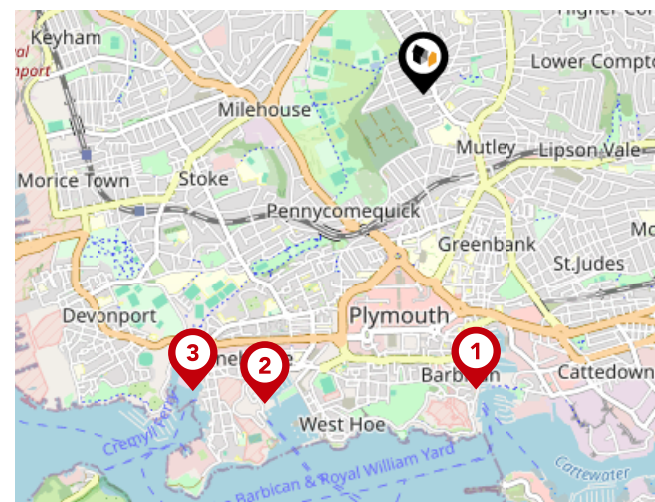
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Beacon Park Baptist Church	0.1 miles
2	Gifford Terrace	0.11 miles
3	Hyde Park Cars	0.13 miles
4	Hyde Park Primary School	0.1 miles
5	Trelawney Road	0.1 miles



Ferry Terminals

Pin	Name	Distance
1	Plymouth (Barbican) Landing Stage	1.42 miles
2	Plymouth Ferry Terminal	1.64 miles
3	Plymouth Stonehouse Ferry Terminal	1.77 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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