

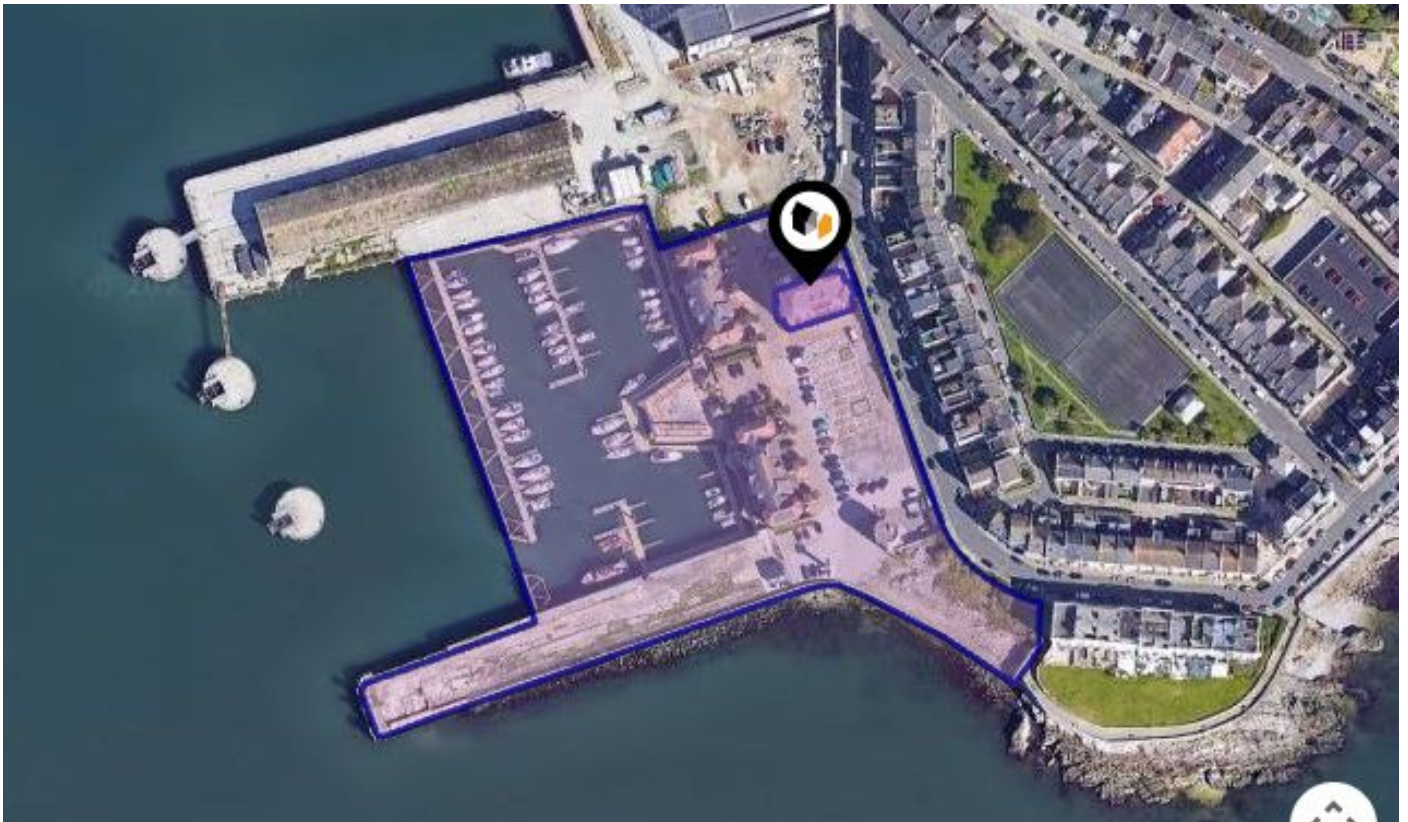


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 29th October 2025



FLAT 15, THE BRIDGE, CUSTOM HOUSE LANE, PLYMOUTH, PL1 3TB

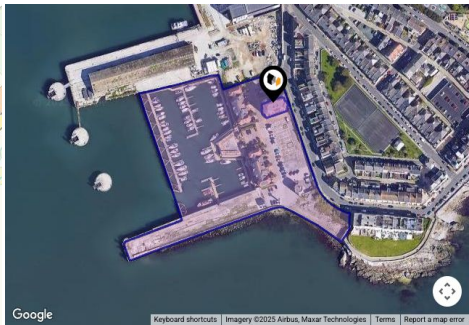
6 Mannamead Road Plymouth Devon PL4 7AA

01752 256000

property@langtownandcountry.com

www.langtownandcountry.com

Property Overview



Property

Type:	Flat / Maisonette	Last Sold Date:	29/07/2022
Bedrooms:	1	Last Sold Price:	£230,000
Floor Area:	495 ft ² / 46 m ²	Last Sold £/ft ² :	£464
Plot Area:	5.85 acres	Tenure:	Leasehold
Year Built :	1983-1990	Start Date:	20/06/1993
Council Tax :	Band C	End Date:	18/03/2987
Annual Estimate:	£2,067	Lease Term:	999 years from 18 March 1988
Title Number:	DN282159	Term Remaining:	962 years
UPRN:	100040429443		

Local Area

Local Authority:	Plymouth	Estimated Broadband Speeds	
Conservation Area:	No	(Standard - Superfast - Ultrafast)	
Flood Risk:			
• Rivers & Seas	Very Low	12	1000
• Surface Water	Very low	mb/s	mb/s

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

Property

Multiple Title Plans

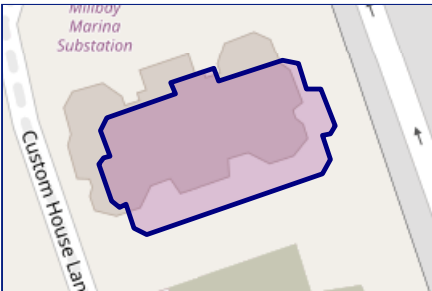
There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.

Freehold Title Plan



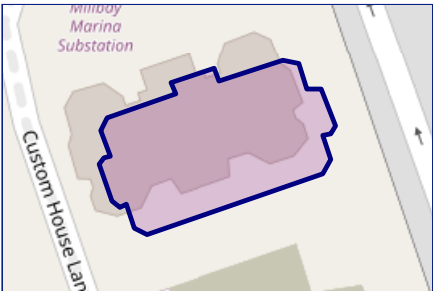
DN237391

Leasehold Title Plans



DN282159

Start Date: 29/03/1990
End Date: 18/03/2987
Lease Term: 999 years (less 12 days) from 18 March 1988
Term Remaining: 962 years



DN284343

Start Date: 28/03/1990
End Date: 18/03/2987
Lease Term: 999 years (less 10 days) from 18 March 1988
Term Remaining: 962 years



DN331179

Start Date: 20/06/1993
End Date: 18/03/2987
Lease Term: 999 years from 18 March 1988
Term Remaining: 962 years

Gallery Photos

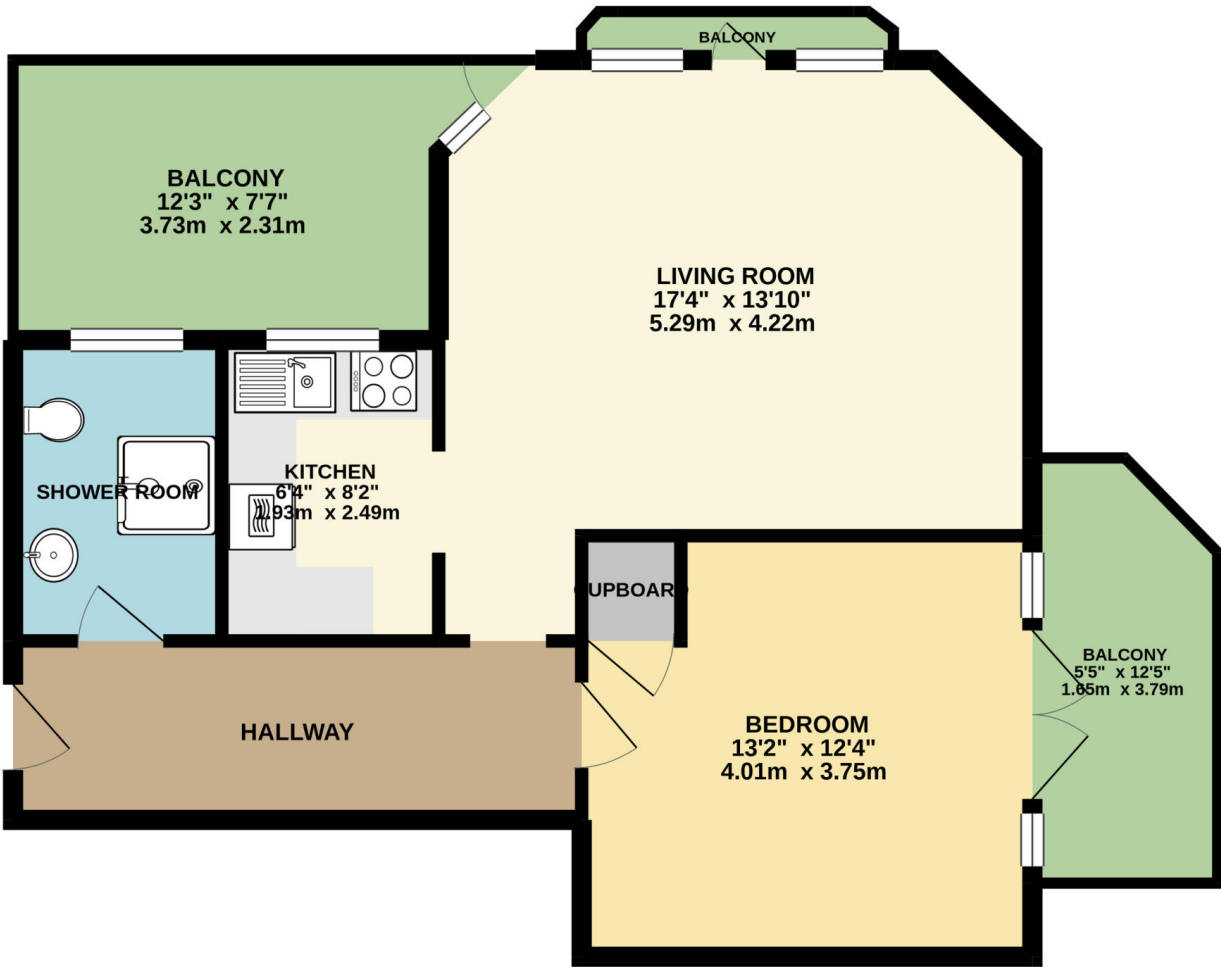


Gallery Photos



FLAT 15, THE BRIDGE, CUSTOM HOUSE LANE,
PLYMOUTH, PL1 3TB

FIFTH FLOOR
604 sq.ft. (56.1 sq.m.) approx.



TOTAL FLOOR AREA : 604 sq.ft. (56.1 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.
Made with Metropix ©2021

Property

EPC - Certificate

Flat 15 The Bridge, Custom House Lane, PL1 3TB

Energy rating

C

Valid until 15.08.2029

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 c	79 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

Additional EPC Data

Property Type:	Flat
Build Form:	Mid-Terrace
Transaction Type:	Rental (private)
Energy Tariff:	Single
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	5th
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Timber frame, as built, insulated (assumed)
Walls Energy:	Good
Roof:	(another dwelling above)
Main Heating:	Room heaters, electric
Main Heating Controls:	Appliance thermostats
Hot Water System:	Electric instantaneous at point of use
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	46 m ²

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

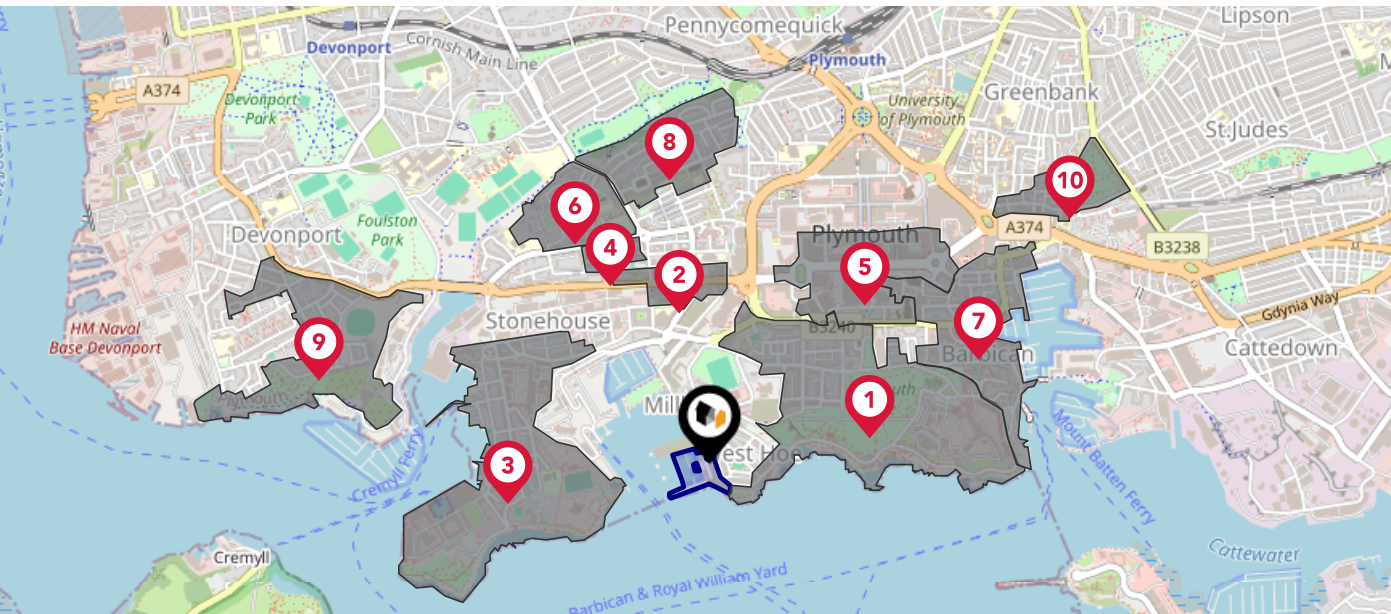
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.

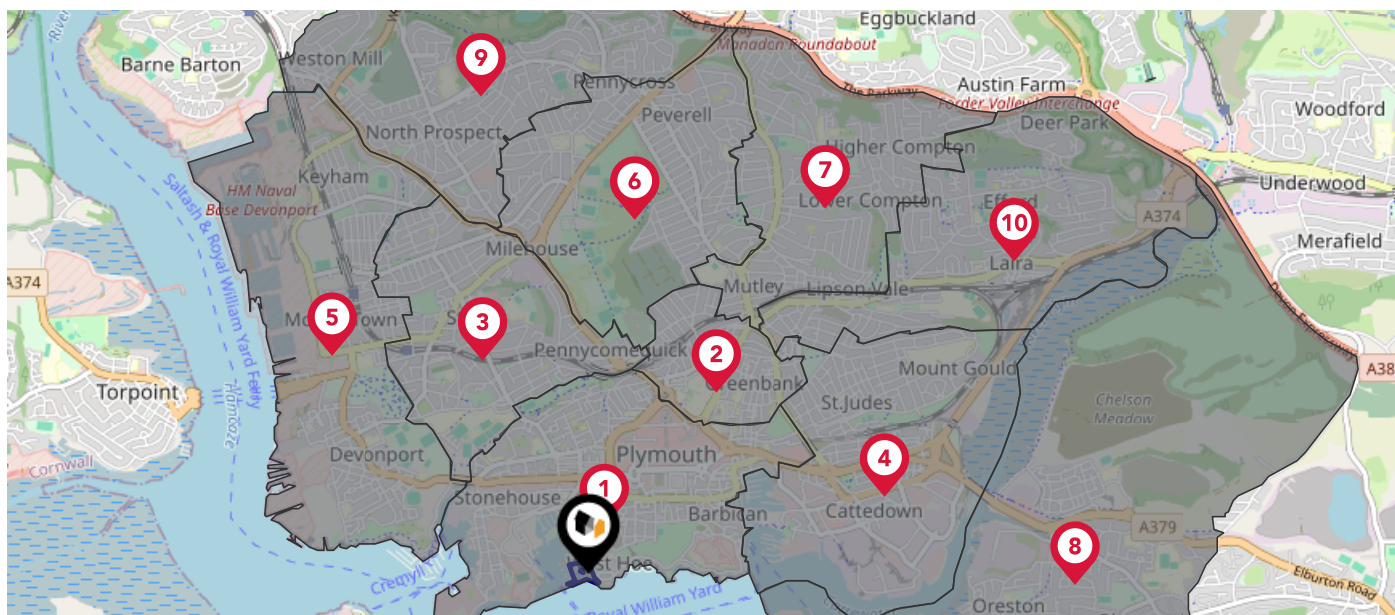


Nearby Conservation Areas	
1	The Hoe
2	Union Street
3	Stonehouse Peninsula
4	Adelaide Street/Clarence Place
5	City Centre
6	Royal Naval Hospital
7	Barbican
8	North Stonehouse
9	Devonport
10	Ebrington Street

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



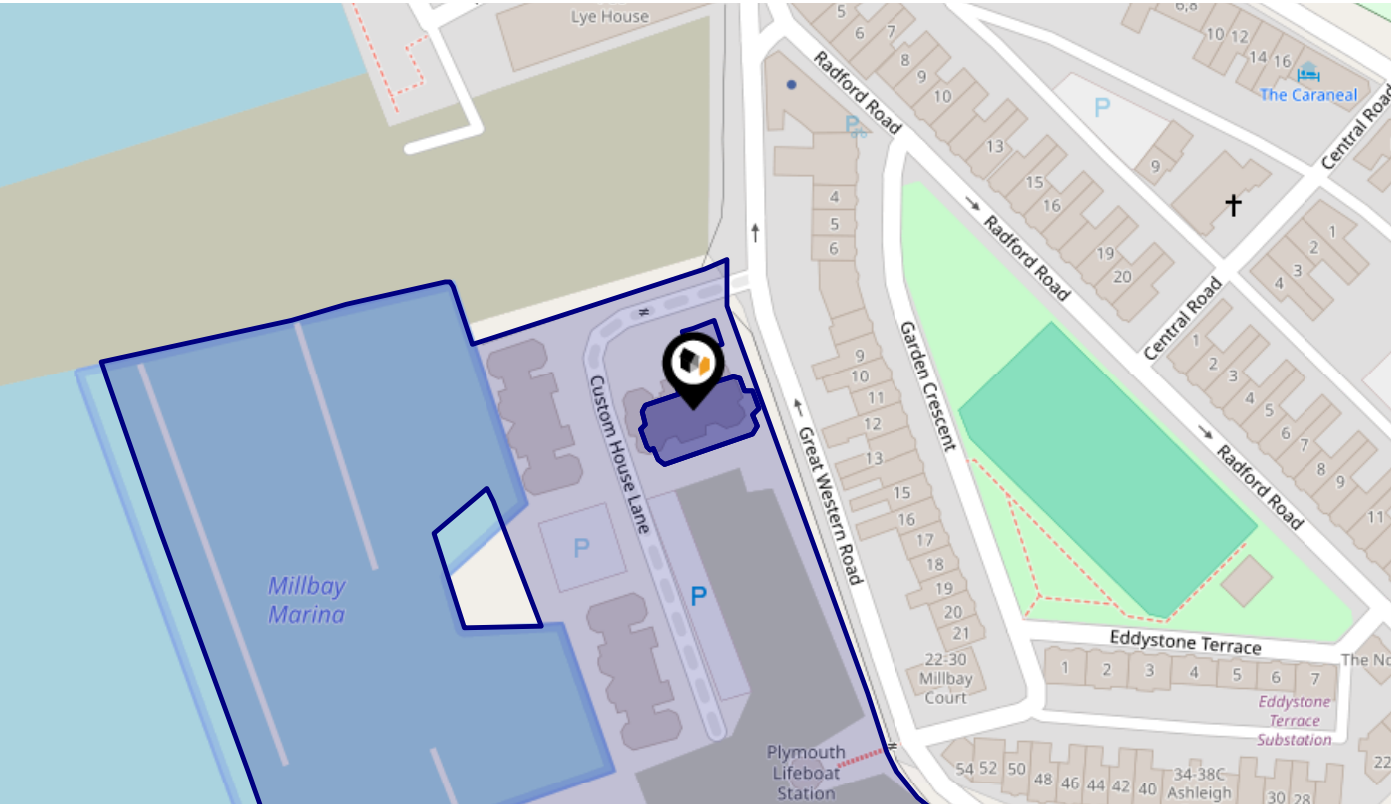
Nearby Council Wards

- 1 St. Peter and the Waterfront Ward
- 2 Drake Ward
- 3 Stoke Ward
- 4 Sutton and Mount Gould Ward
- 5 Devonport Ward
- 6 Peverell Ward
- 7 Compton Ward
- 8 Plymstock Radford Ward
- 9 Ham Ward
- 10 Efford and Lipson 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.

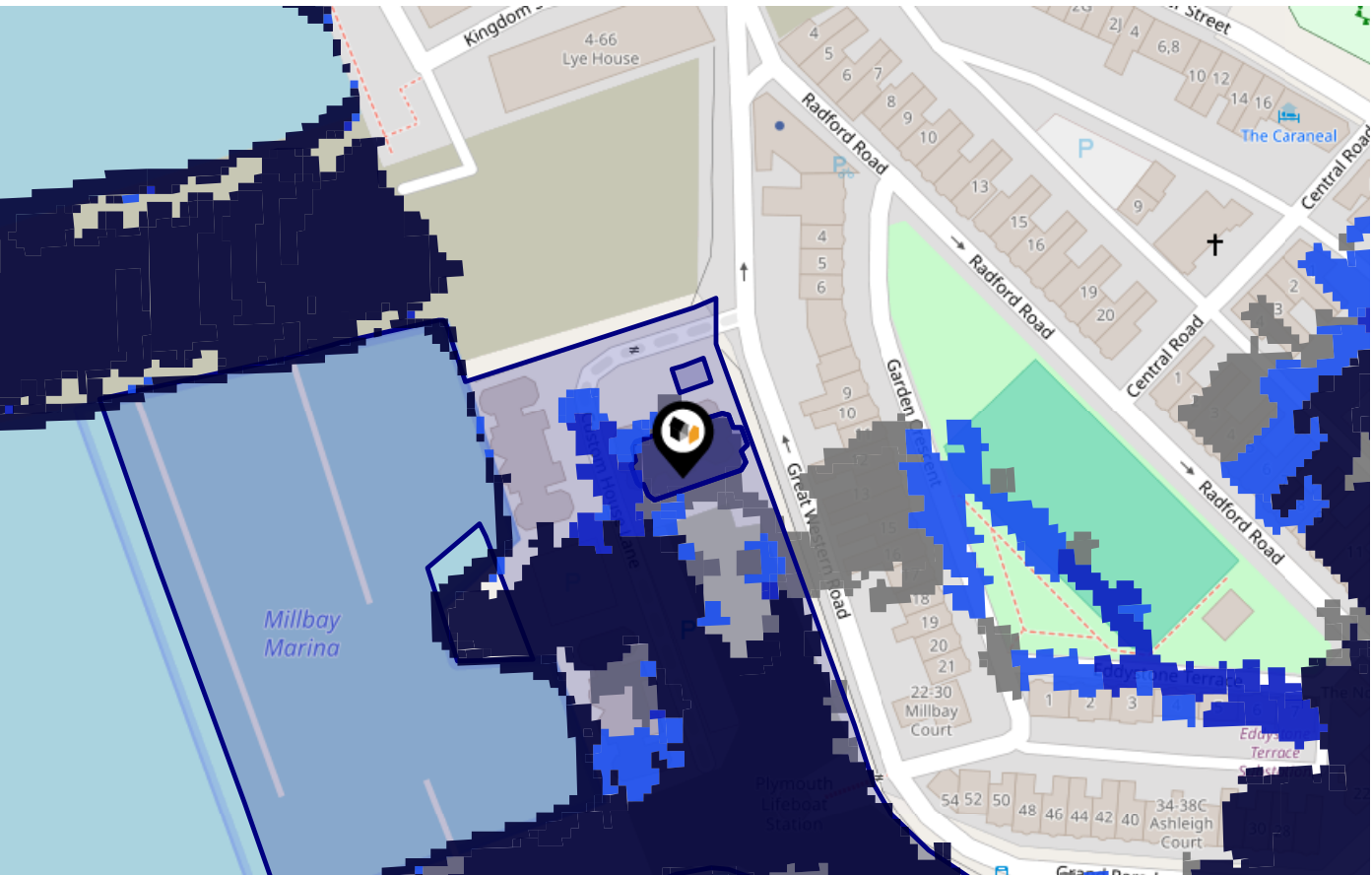
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

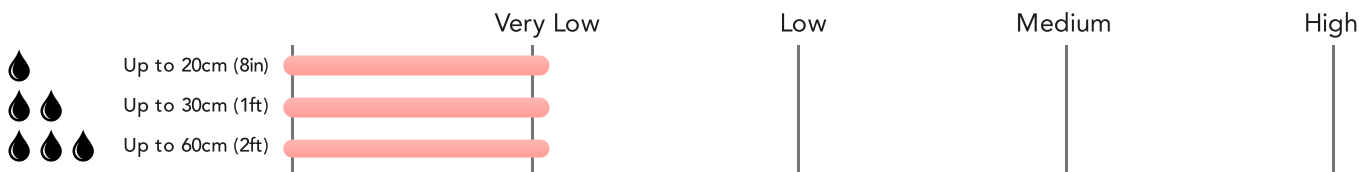


Risk Rating: Very Low

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.

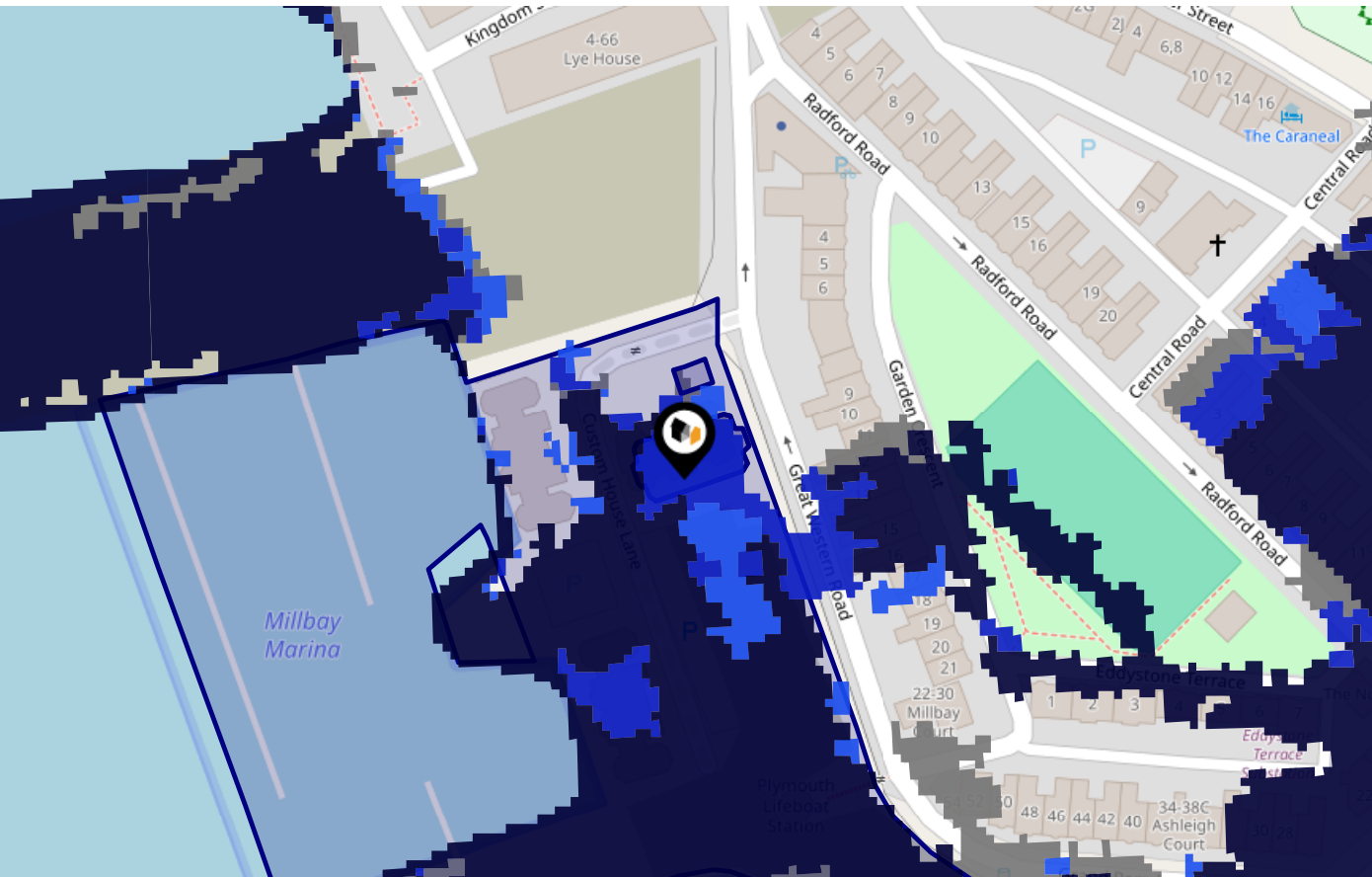
Chance of flooding to the following depths at this property:



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.

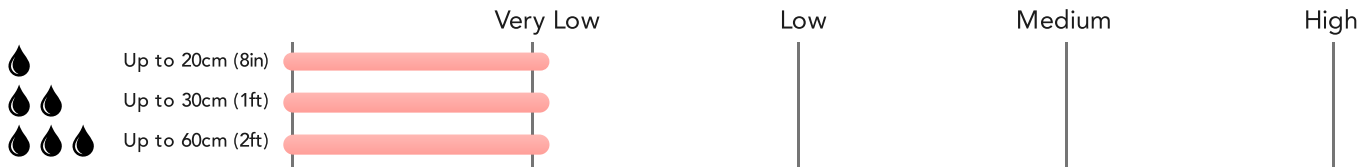


Risk Rating: Medium

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.

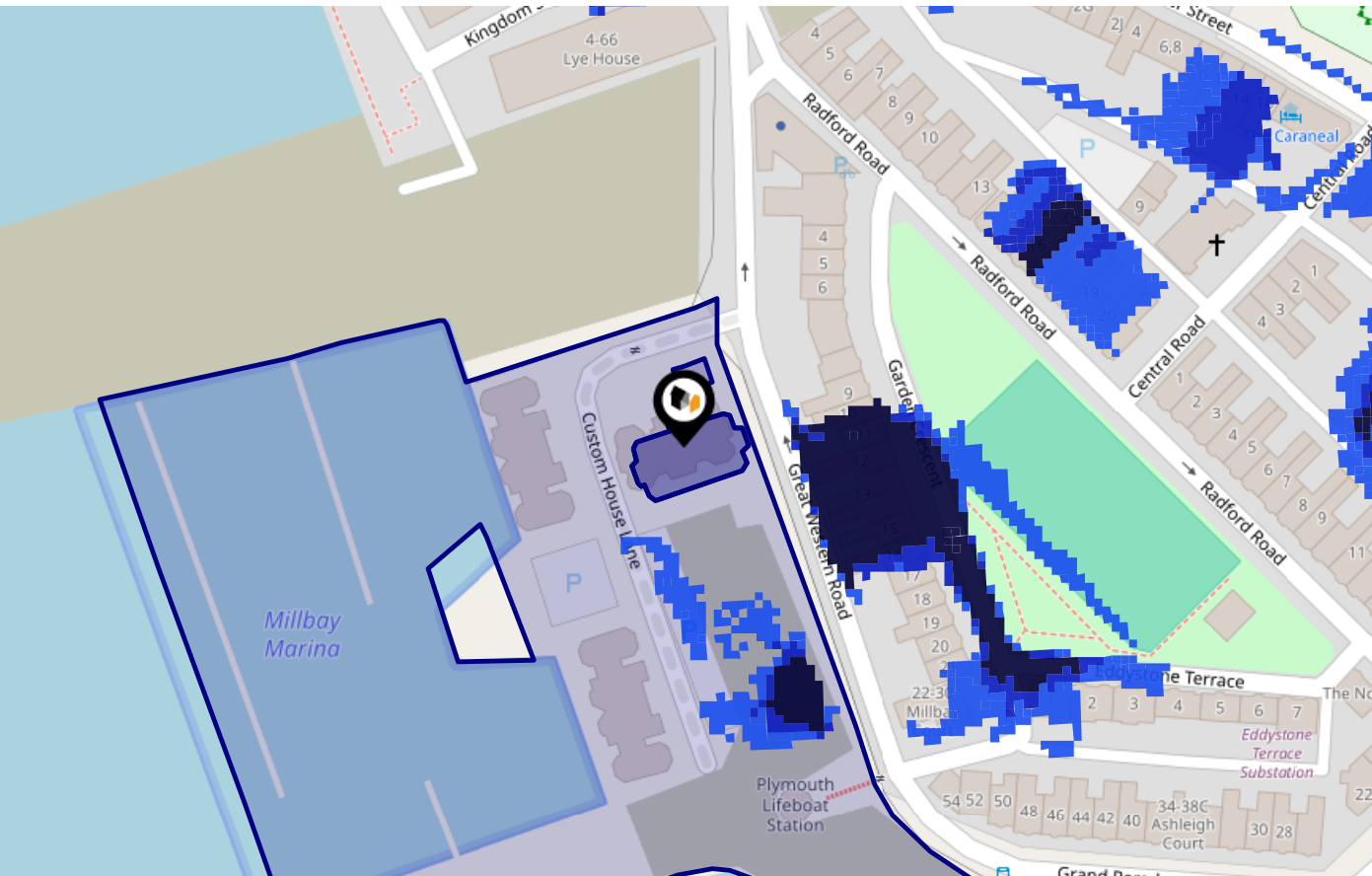
Chance of flooding to the following depths at this property:



Flood Risk

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.

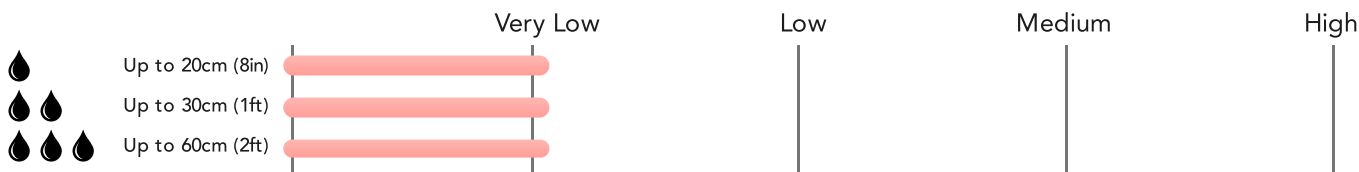


Risk Rating: **Very low**

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.

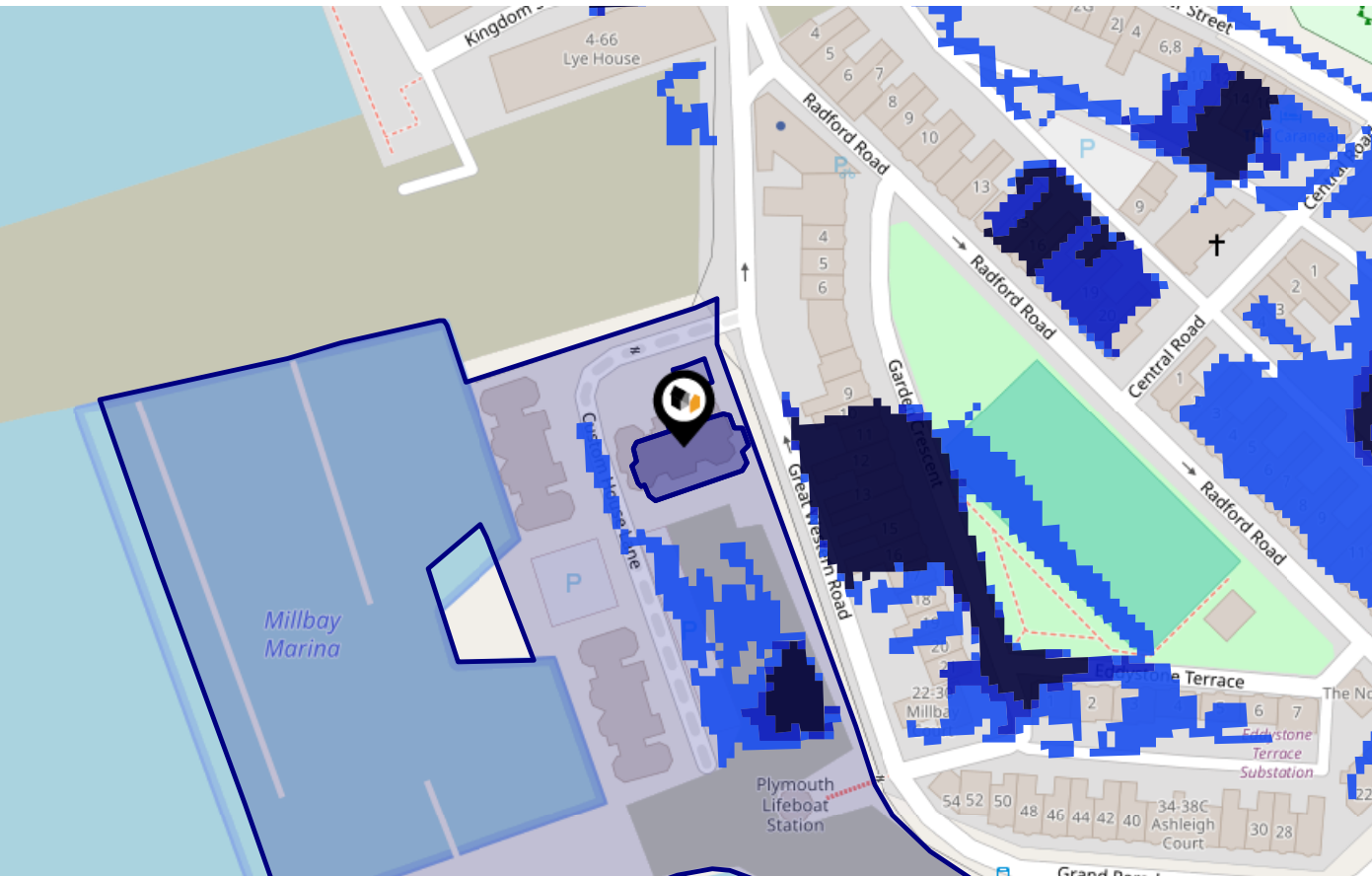
Chance of flooding to the following depths at this property:



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.

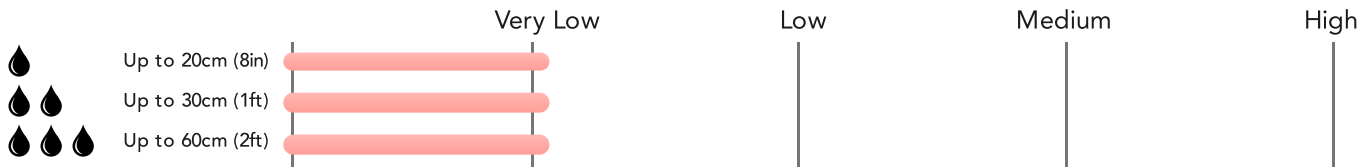


Risk Rating: **Very low**

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.
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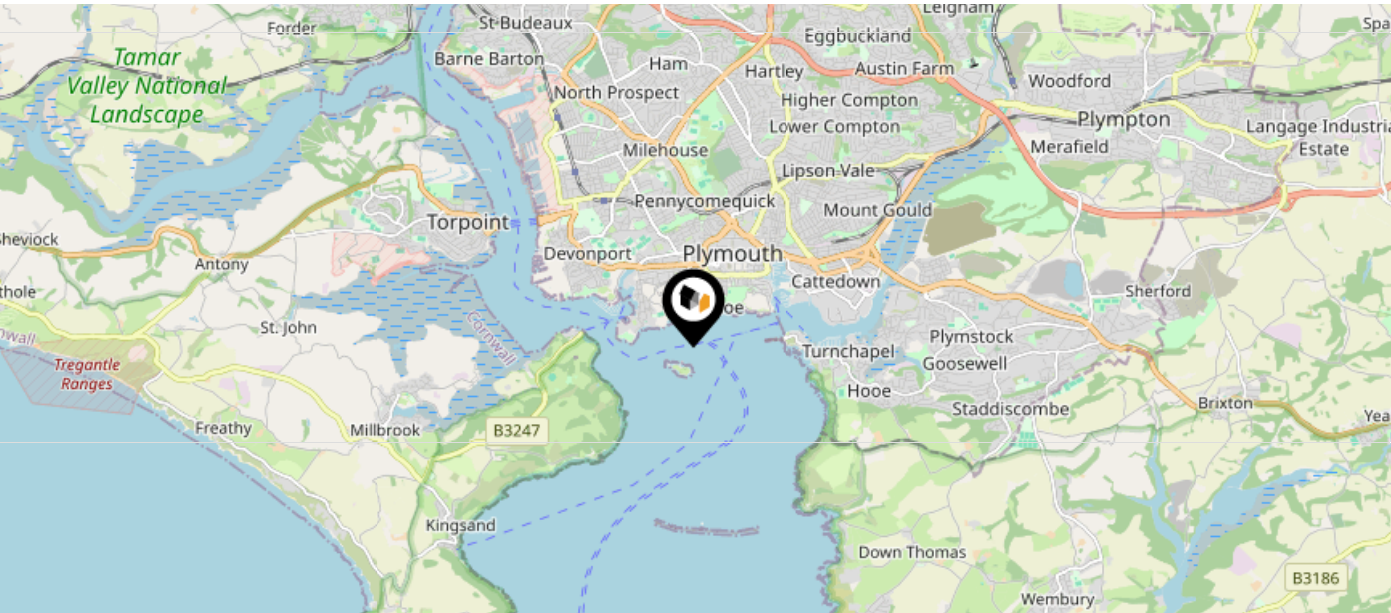
Chance of flooding to the following depths at this property:



Maps

Green Belt

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



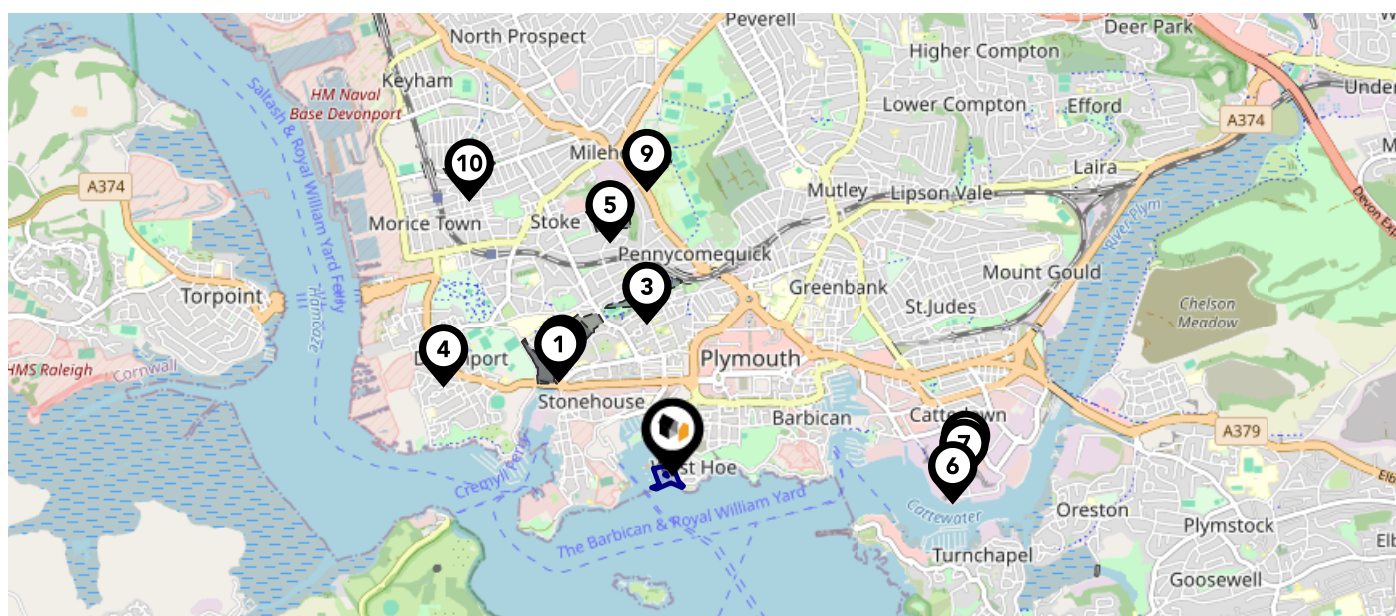
Nearby Green Belt Land

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.



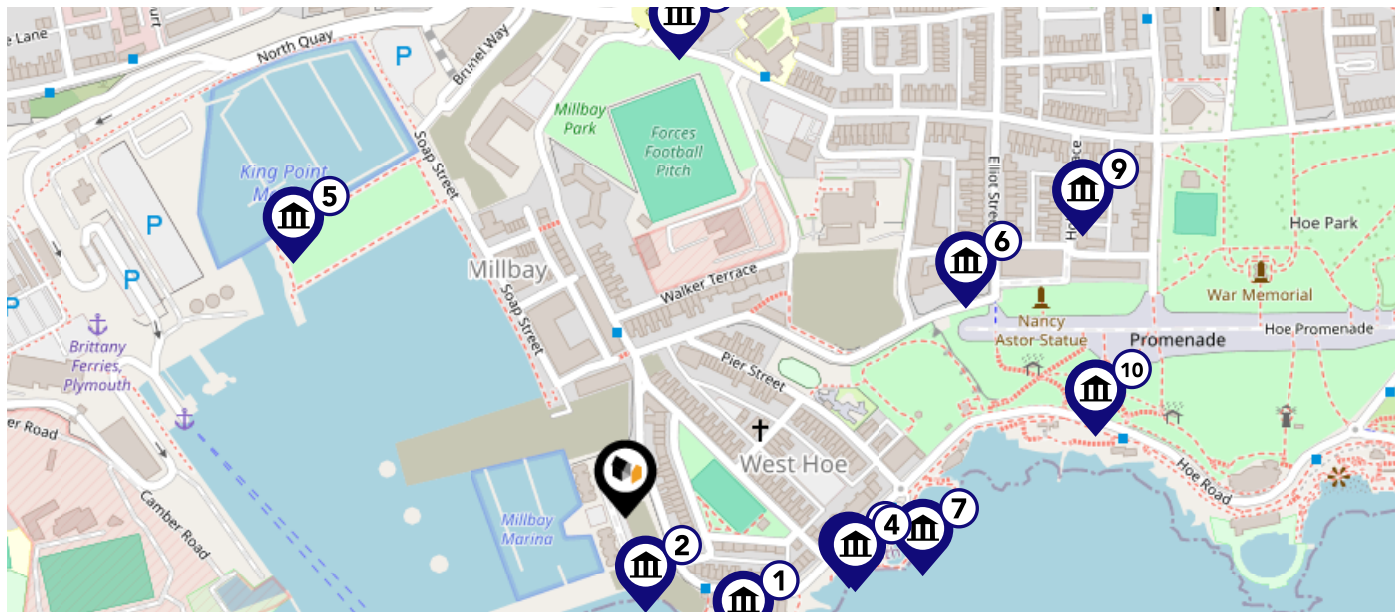
Nearby Landfill Sites

1	Stonehouse Playing Fields-Stonehouse Playing Fields, Stonehouse, Plymouth, Devon	Historic Landfill	
2	Stonehouse Lake-Plymouth, Devon	Historic Landfill	
3	Victoria Park-Victoria Park, Plymouth	Historic Landfill	
4	Hazardous Stores Return Centre-H M Naval Base, Devonport, Plymouth, Devon	Historic Landfill	
5	Stoke School Playing Field And Allotments-Stoke School Playing Field And Allotments, Plymouth	Historic Landfill	
6	Sevenside Waste Paper-Wallsend Industrial Estate, Cattedown, Plymouth, Devon	Historic Landfill	
7	Cattledown Road-Cattledown, Plymouth	Historic Landfill	
8	MacAdam Road-Cattledown, Plymouth	Historic Landfill	
9	Central Park Milehouse-Central Park (Milehouse), Plymouth	Historic Landfill	
10	Recreation Ground St Levan Ground And Alexandra Road-Recreation Ground, St Levan Road, Plymouth	Historic Landfill	

Maps

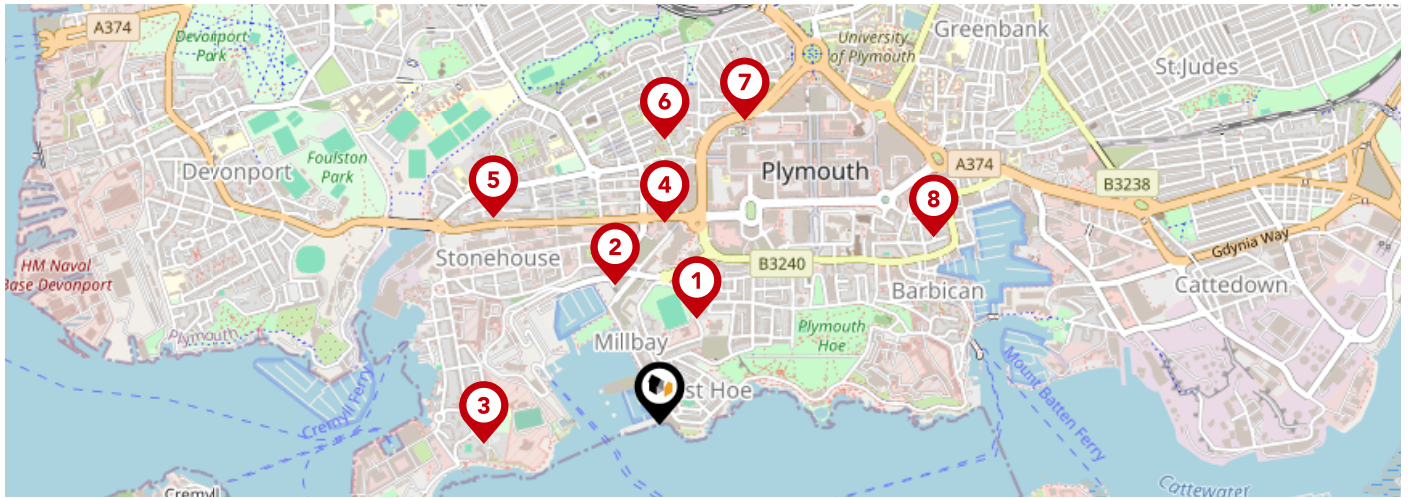
Listed Buildings

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



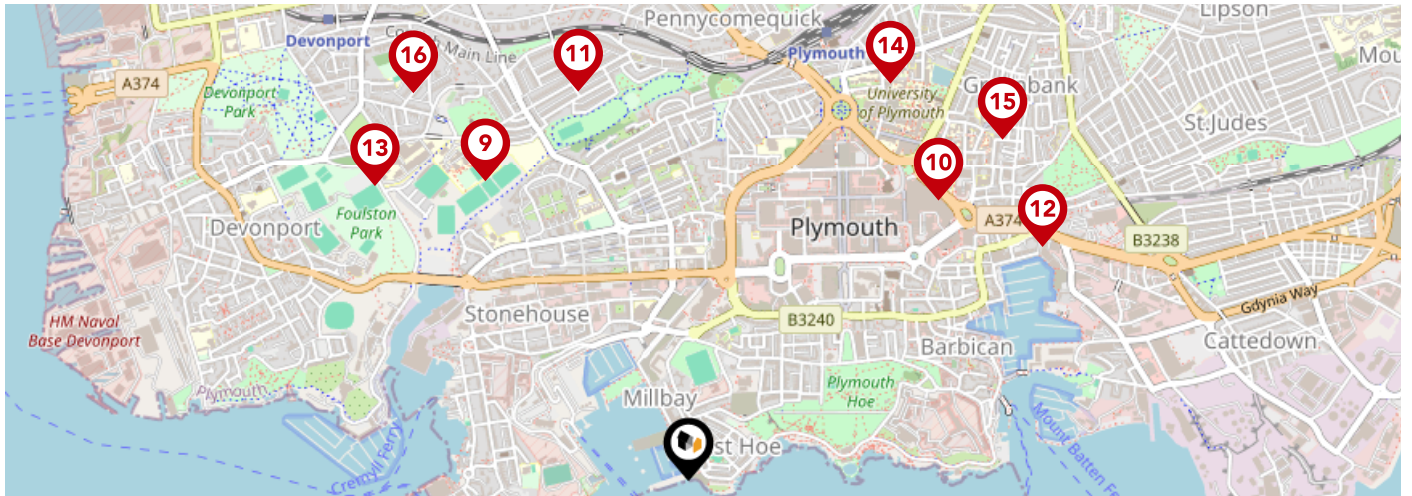
Listed Buildings in the local district		Grade	Distance
	1113297 - Numbers 23 To 39 And Attached Forecourt Walls And Railings	Grade II	0.1 miles
	1113301 - Former Dock Police Station And Custom Office At South East Entrance To Millbay Docks	Grade II	0.1 miles
	1113300 - Walls And Railings To Road Frontage By West Hoe Pier	Grade II	0.1 miles
	1113298 - The Waterfront	Grade II	0.1 miles
	1391484 - Millbay Docks, Inner Basin	Grade II	0.2 miles
	1386469 - The Grand Hotel	Grade II	0.2 miles
	1113299 - West Hoe Pier	Grade II	0.2 miles
	1386245 - Duke Of Cornwall Hotel And Attached Forecourt Walls And Railings	Grade II	0.3 miles
	1113331 - Numbers 5 And 7 And Attached Forecourt Walls And Railings	Grade II	0.3 miles
	1113330 - Belvedere	Grade II	0.3 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1	St Andrew's Cof E VA Primary School Ofsted Rating: Good Pupils: 208 Distance:0.26	☐	☒	☐	☐	☐
2	Millbay Academy Ofsted Rating: Good Pupils: 545 Distance:0.35	☐	☒	☒	☐	☐
3	St George's CofE Primary Academy Ofsted Rating: Good Pupils: 90 Distance:0.42	☐	☒	☐	☐	☐
4	St Peter's CofE Primary School Ofsted Rating: Good Pupils: 154 Distance:0.48	☐	☒	☐	☐	☐
5	High Street Primary Academy Ofsted Rating: Good Pupils: 140 Distance:0.63	☐	☒	☐	☐	☐
6	The Cathedral School of St Mary Ofsted Rating: Requires improvement Pupils: 109 Distance:0.67	☐	☒	☐	☐	☐
7	Pilgrim Primary Academy Ofsted Rating: Outstanding Pupils: 390 Distance:0.75	☐	☒	☐	☐	☐
8	ACE Schools Plymouth Ofsted Rating: Good Pupils: 233 Distance:0.78	☐	☐	☒	☐	☐

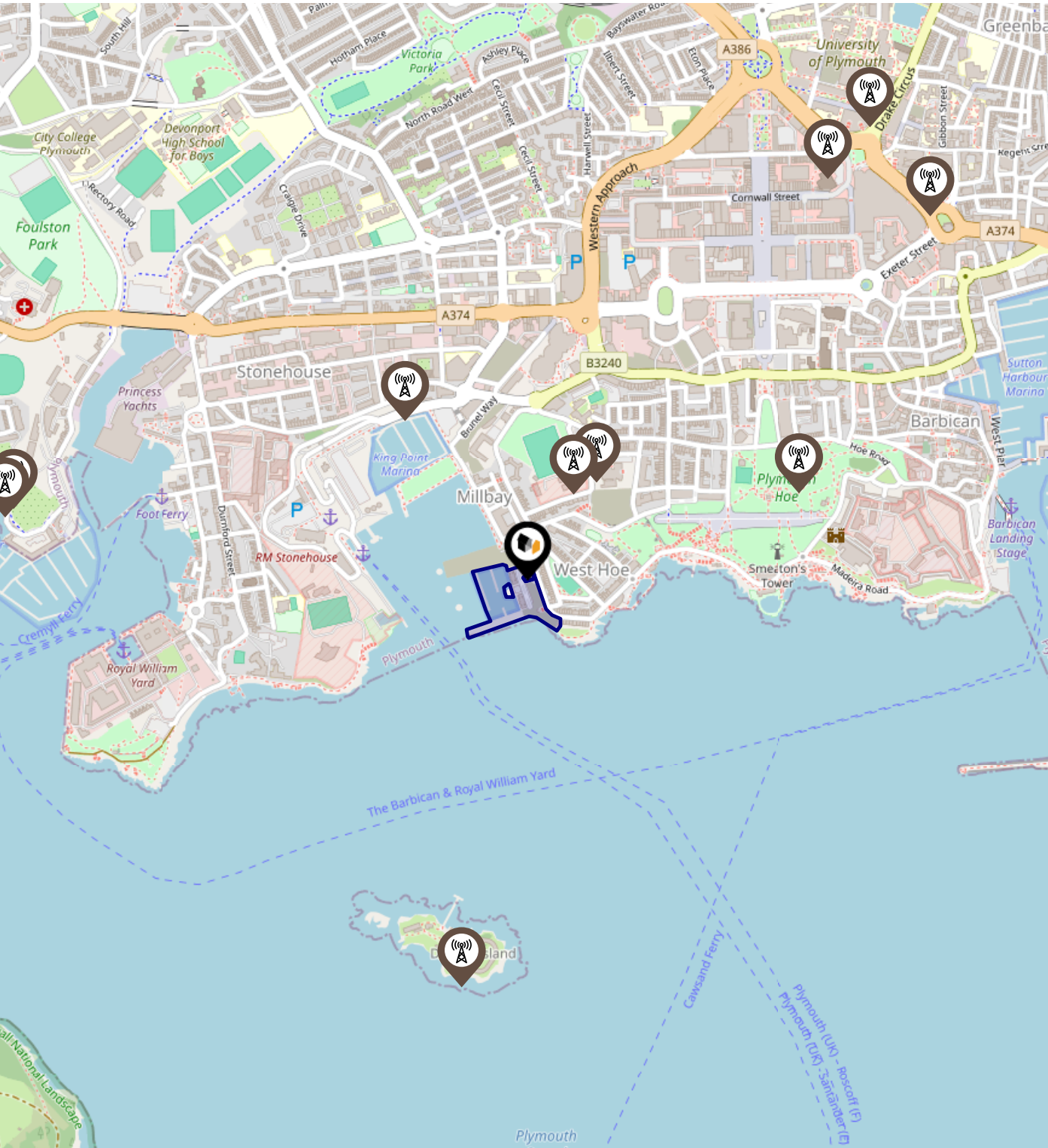
Area Schools



		Nursery	Primary	Secondary	College	Private
9	Devonport High School for Boys Ofsted Rating: Good Pupils: 1231 Distance:0.86	☐	☐	☒	☐	☐
10	Arts University Plymouth Ofsted Rating: Good Pupils:0 Distance:0.89	☐	☐	☒	☐	☐
11	Stuart Road Primary Academy Ofsted Rating: Good Pupils: 189 Distance:0.96	☐	☒	☐	☐	☐
12	Holy Cross Catholic Primary School Ofsted Rating: Good Pupils: 306 Distance:1	☐	☒	☐	☐	☐
13	City College Plymouth Ofsted Rating: Good Pupils:0 Distance:1.02	☐	☐	☒	☐	☐
14	Fletewood School at Derry Villas Ofsted Rating: Good Pupils: 58 Distance:1.05	☐	☒	☐	☐	☐
15	Mount Street Primary School Ofsted Rating: Good Pupils: 258 Distance:1.09	☐	☒	☐	☐	☐
16	Stoke Damerel Primary Academy Ofsted Rating: Good Pupils: 400 Distance:1.13	☐	☒	☐	☐	☐

Local Area

Masts & Pylons



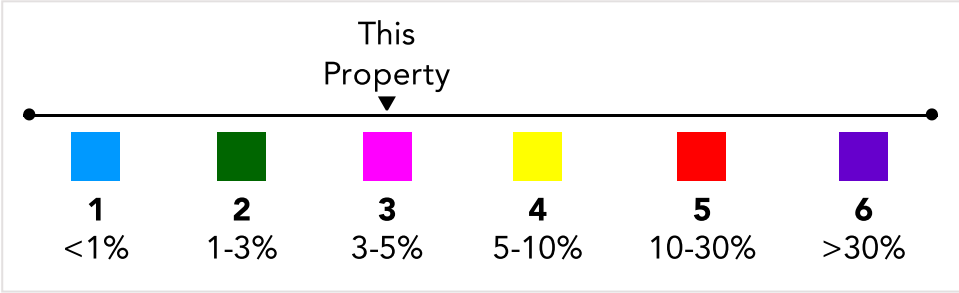
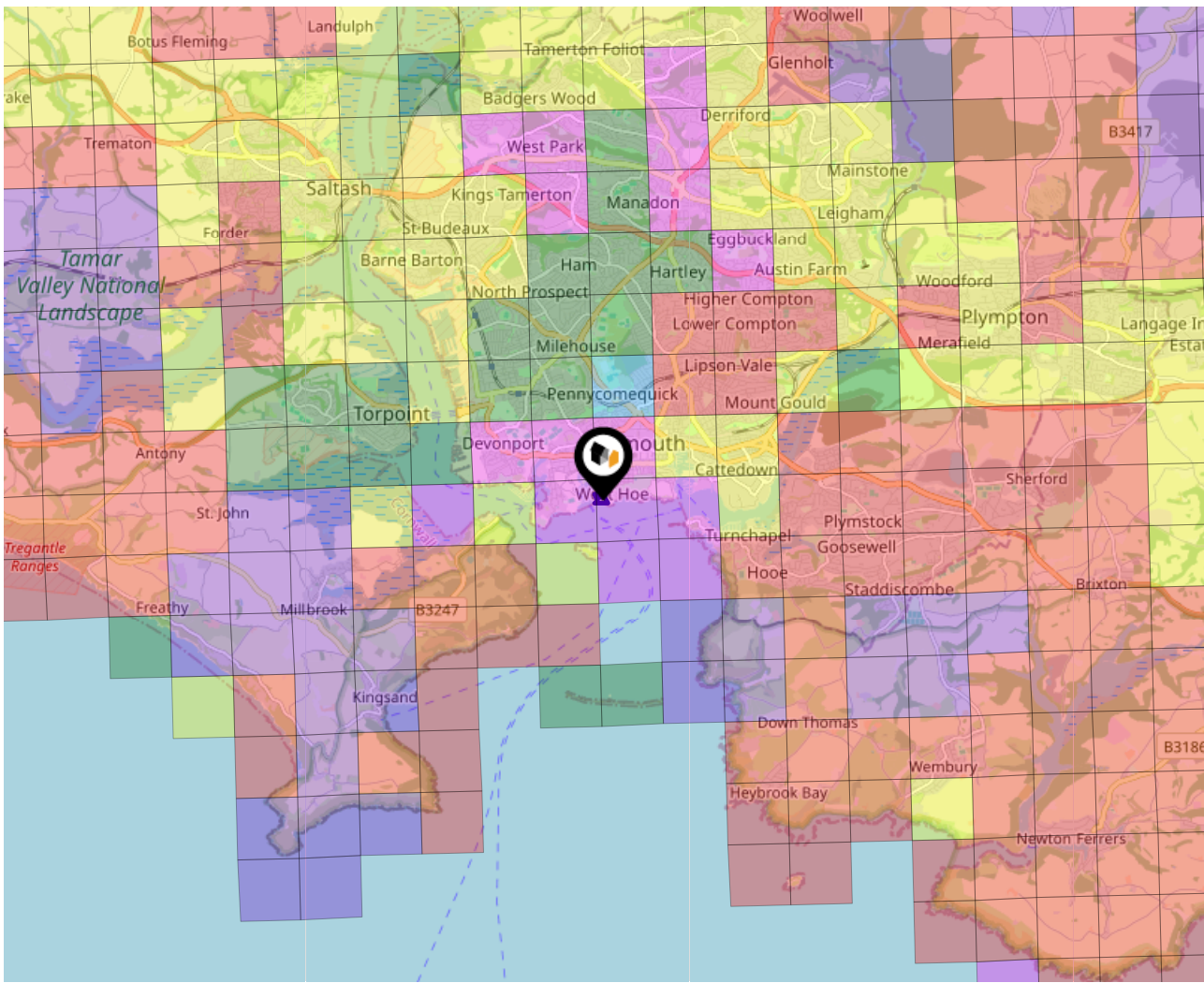
- Key:**
-  Power Pylons
 -  Communication Masts

Environment

Radon Gas

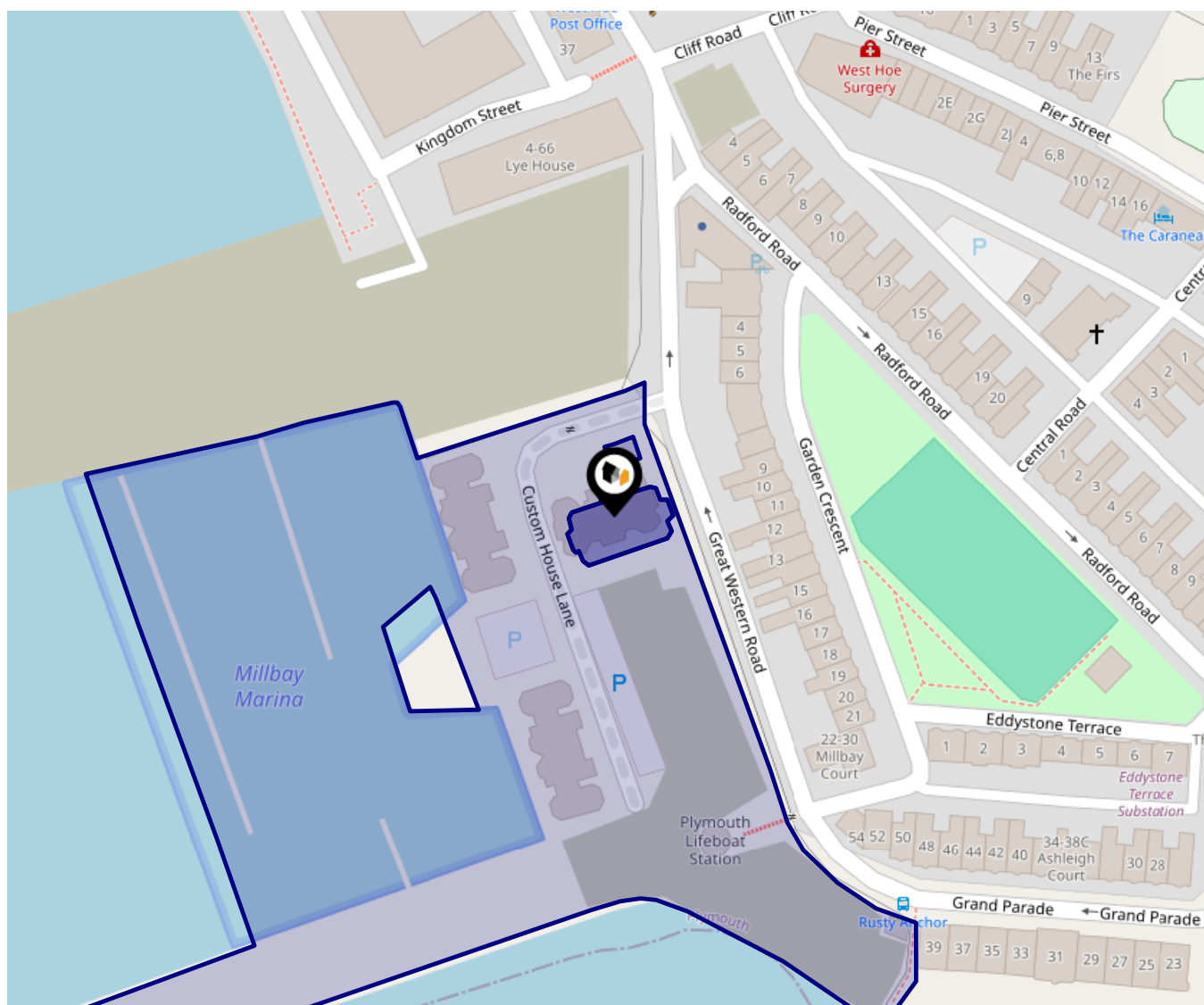
What is Radon?

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:

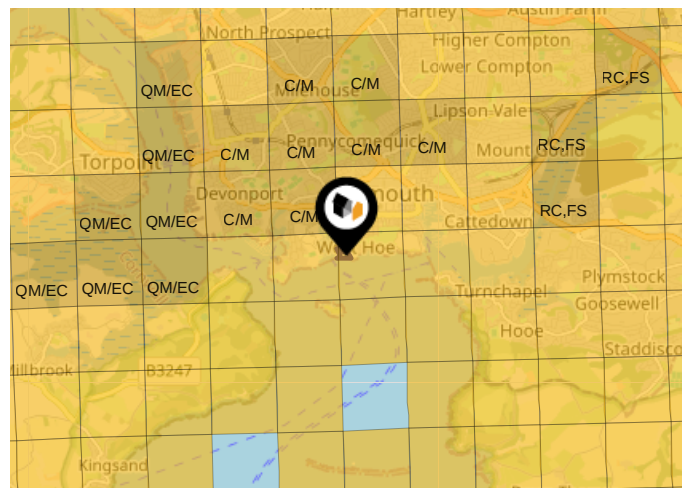
- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

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		

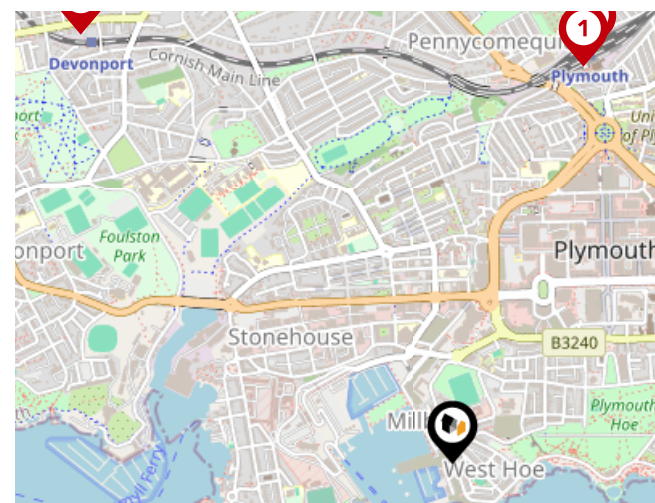


Primary Classifications (Most Common Clay Types)

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

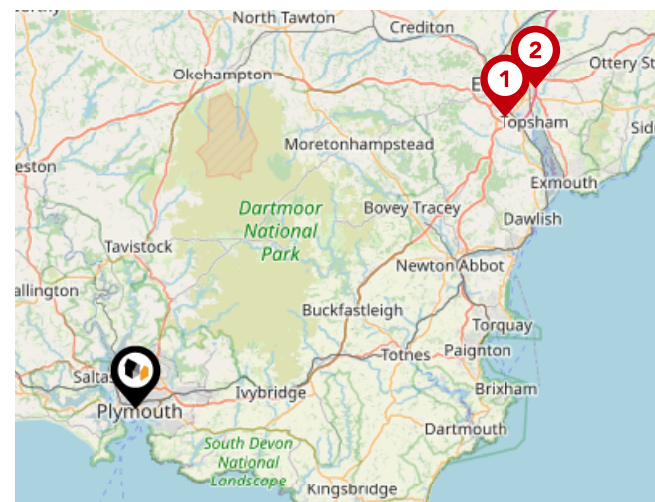
Area

Transport (National)



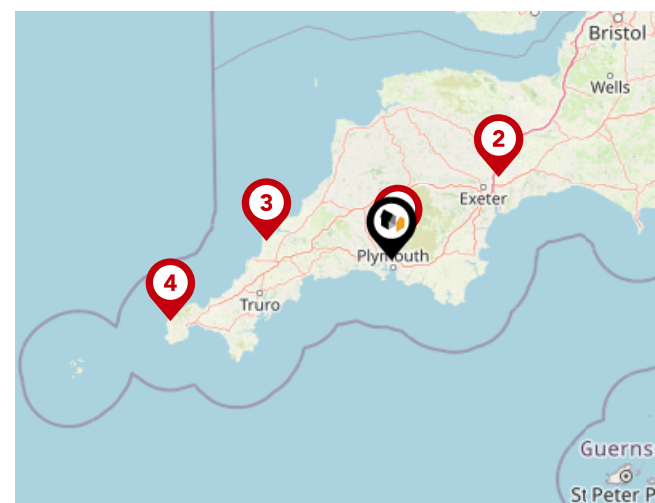
National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	0.99 miles
2	Plymouth Rail Station	1.02 miles
3	Devonport Rail Station	1.34 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	35.5 miles
2	M5 J30	38.64 miles

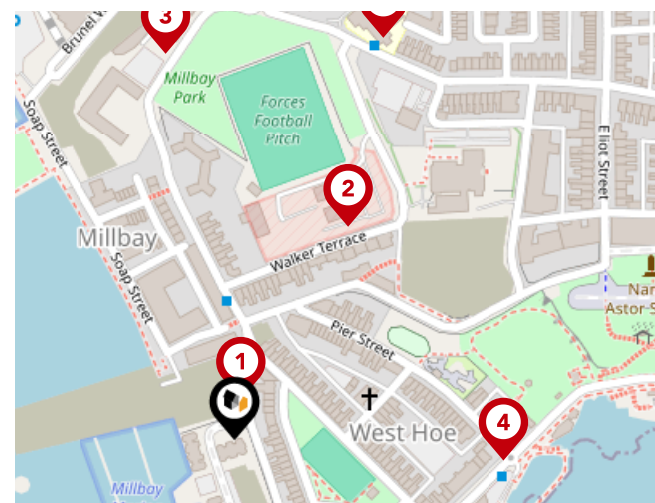


Airports/Helipads

Pin	Name	Distance
1	Glenholt	4.44 miles
2	Exeter Airport	41.07 miles
3	St Mawgan	38.11 miles
4	Joppa	69.51 miles

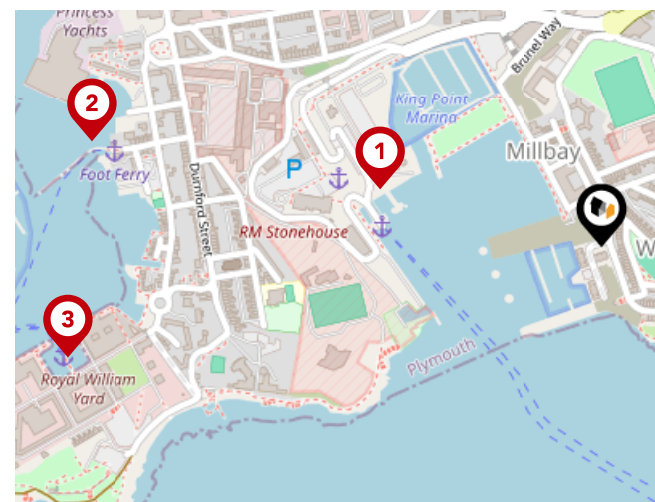
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Rusty Anchor	0.02 miles
2	Walker Terrace	0.14 miles
3	Telecom House	0.23 miles
4	West Hoe Park	0.16 miles
5	St Andrews School	0.25 miles



Ferry Terminals

Pin	Name	Distance
1	Plymouth Ferry Terminal	0.27 miles
2	Plymouth Stonehouse Ferry Terminal	0.62 miles
3	Royal William Yard Ferry Landing	0.64 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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