

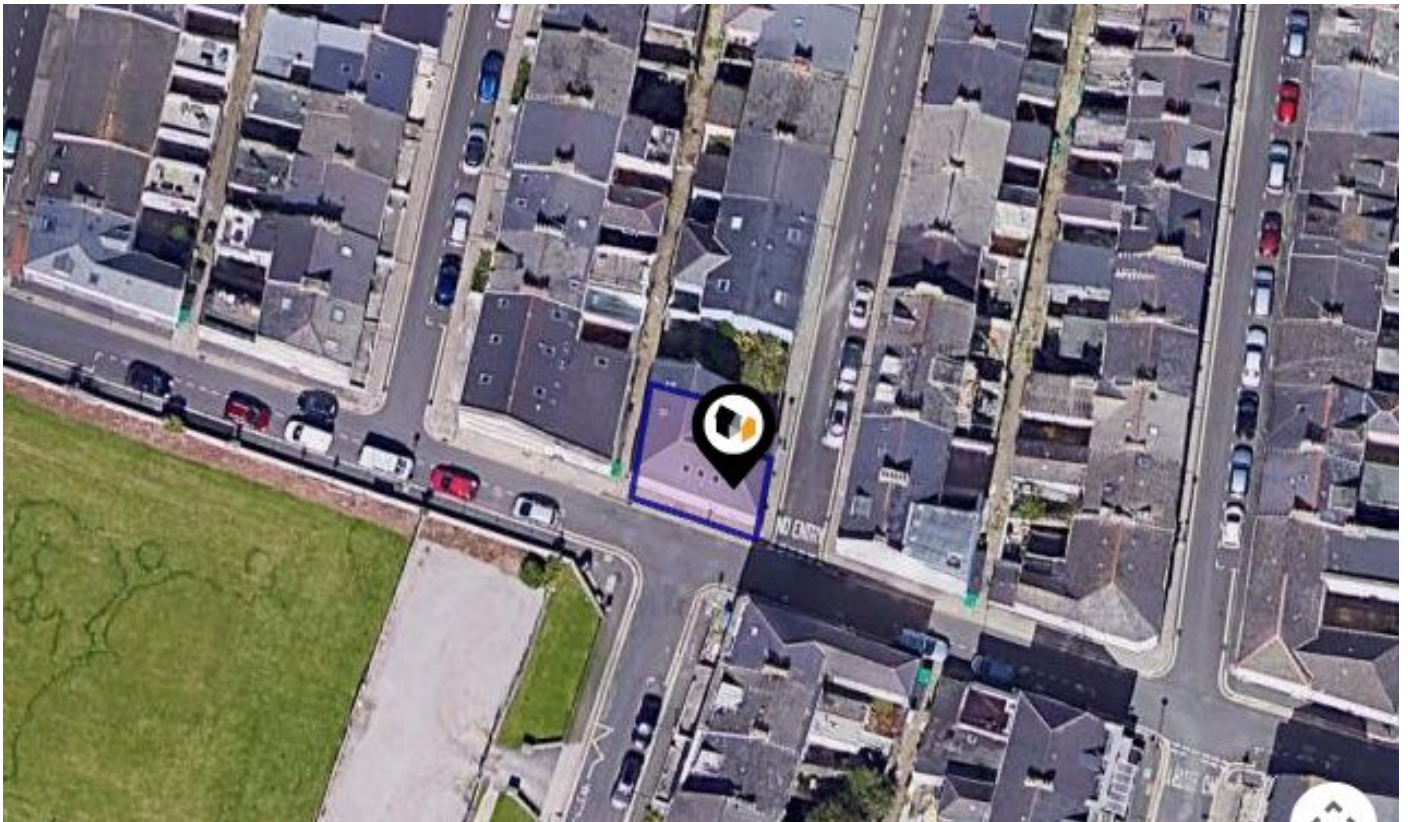


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 16th October 2025



1, WELLINGTON STREET, PLYMOUTH, PL4 8NB

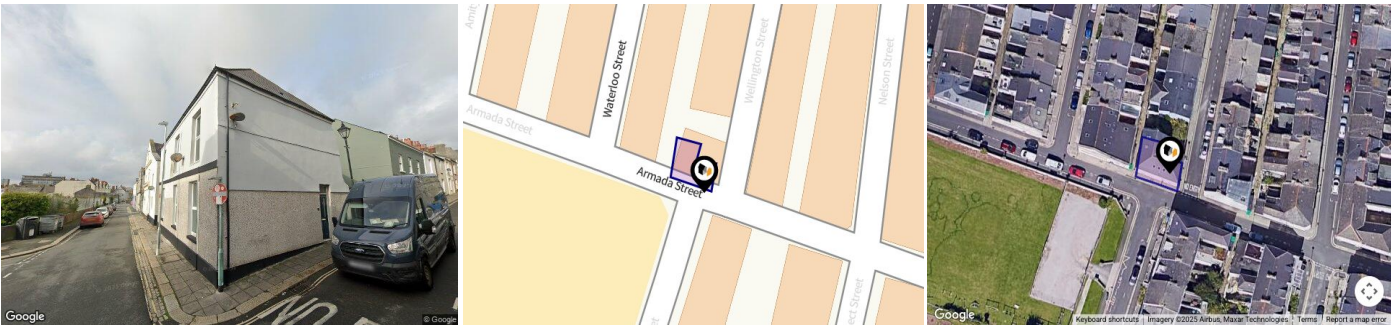
6 Mannamead Road Plymouth Devon PL4 7AA

01752 256000

property@langtownandcountry.com

www.langtownandcountry.com

Property Overview



Property

Type:	Flat / Maisonette	Last Sold Date:	05/11/2001
Bedrooms:	6	Last Sold Price:	£40,000
Floor Area:	1,614 ft ² / 150 m ²	Last Sold £/ft ² :	£23
Plot Area:	0.02 acres	Tenure:	Leasehold
Year Built :	Before 1900	Start Date:	25/08/1988
Council Tax :	Band Deleted	End Date:	25/03/2986
Title Number:	DN252576	Lease Term:	999 years from 25 March 1987
UPRN:	100040501838	Term Remaining:	961 years

Local Area

Local Authority:	City of plymouth	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:		15	80	1800
• Rivers & Seas	Very low	mb/s	mb/s	mb/s
• Surface Water	Low			

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

Planning History

This Address

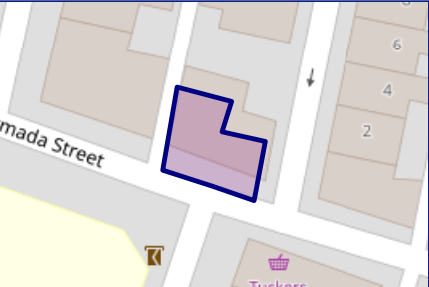
Planning records for: *1, Wellington Street, Plymouth, PL4 8NB*

Reference - 23/00384/MOR	
Decision:	Decided
Date:	14th March 2023
Description:	Pre-application for erection of 8no. flats (Class C3)

Property

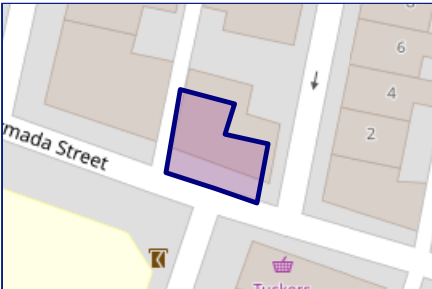
Multiple Title Plans

Freehold Title Plan



DN286688

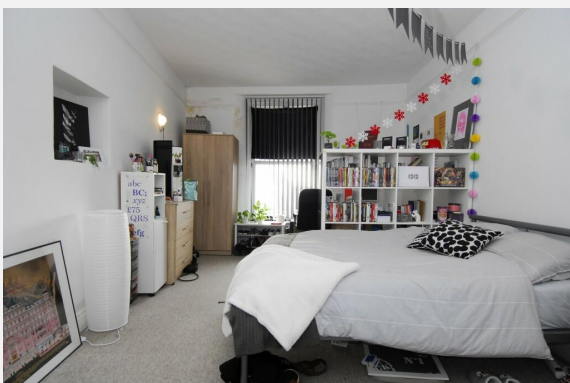
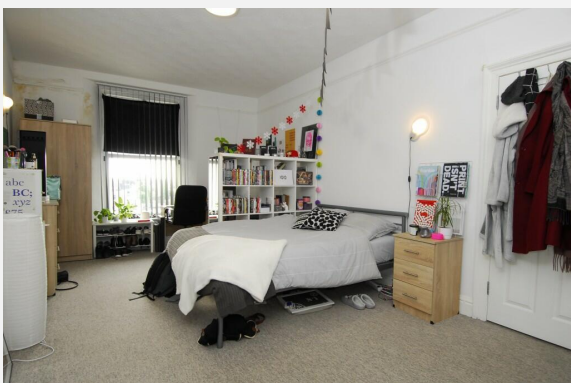
Leasehold Title Plan



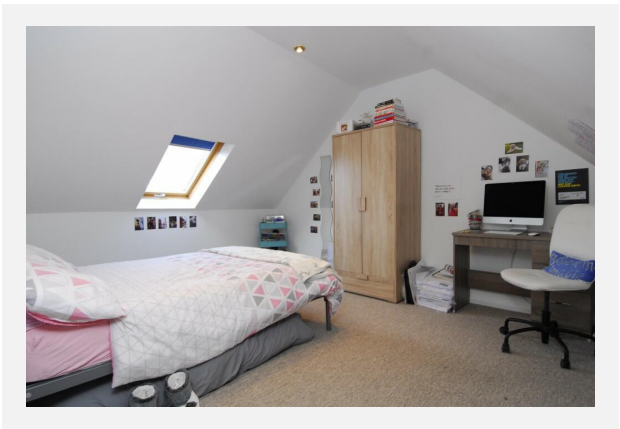
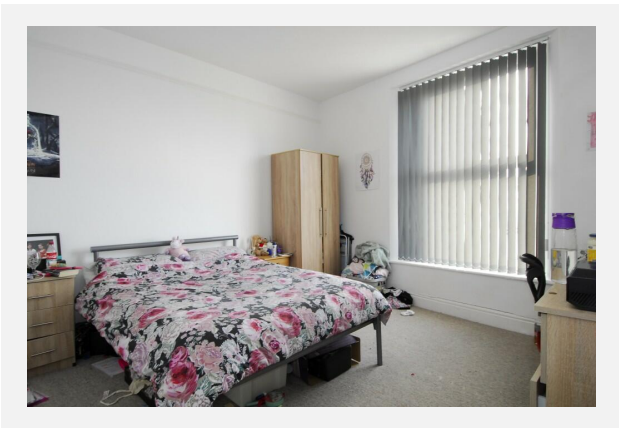
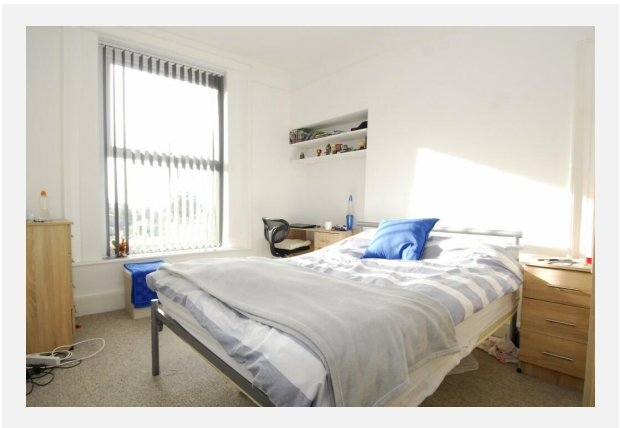
DN252576

Start Date:	25/08/1988
End Date:	25/03/2986
Lease Term:	999 years from 25 March 1987
Term Remaining:	961 years

Gallery Photos



Gallery Photos



Property

EPC - Certificate

1 Wellington Street, PL4 8NB

Energy rating

C

Valid until 06.02.2034

Score	Energy rating	Current	Potential
92+	A	76 C	81 B
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

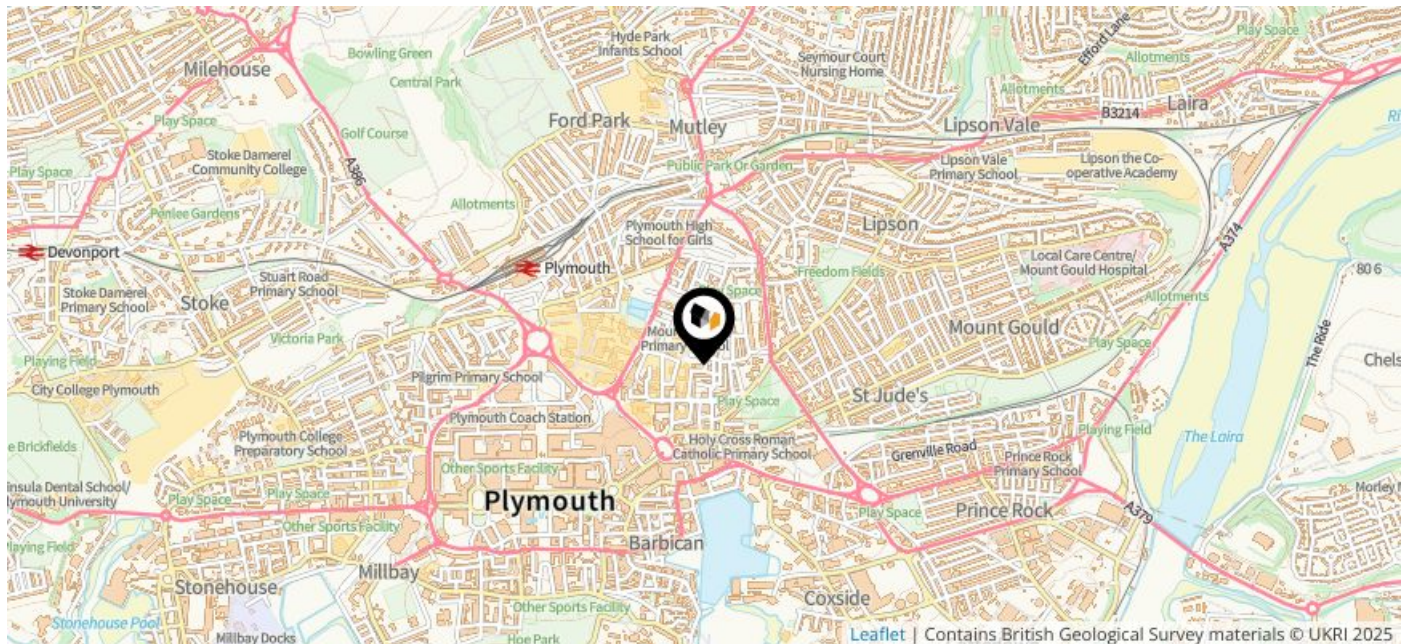
Additional EPC Data

Property Type:	Maisonette
Build Form:	Detached
Transaction Type:	Rental
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	01
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, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	150 m ²

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

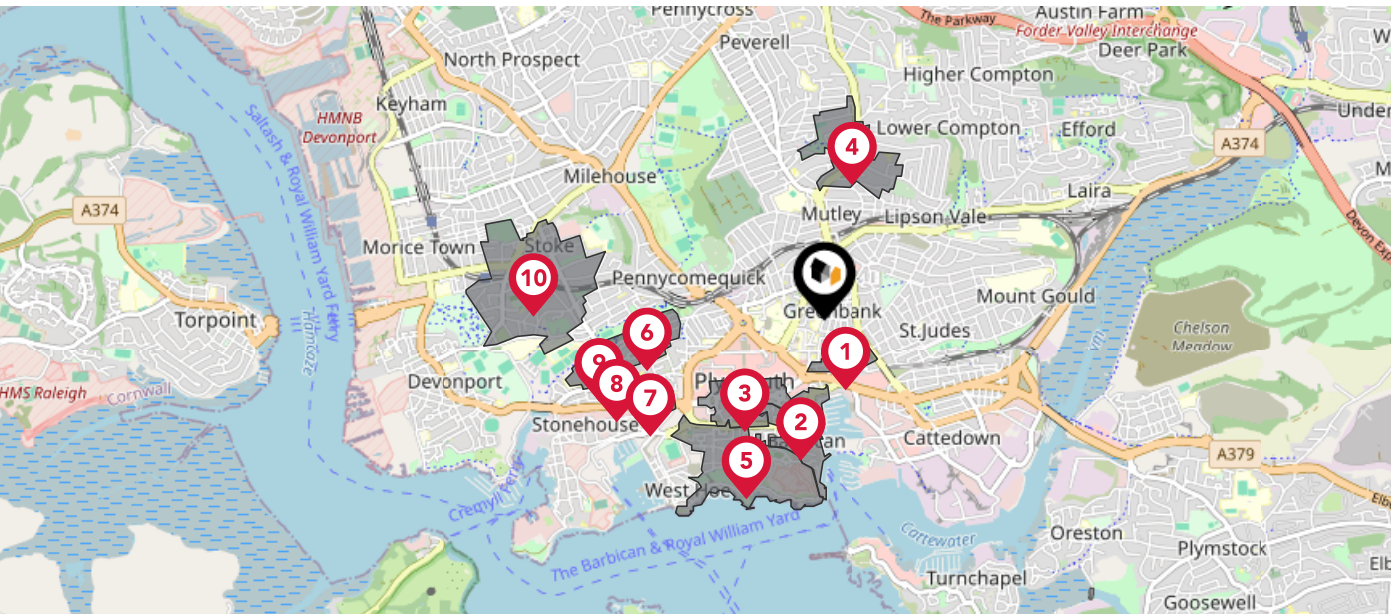
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.

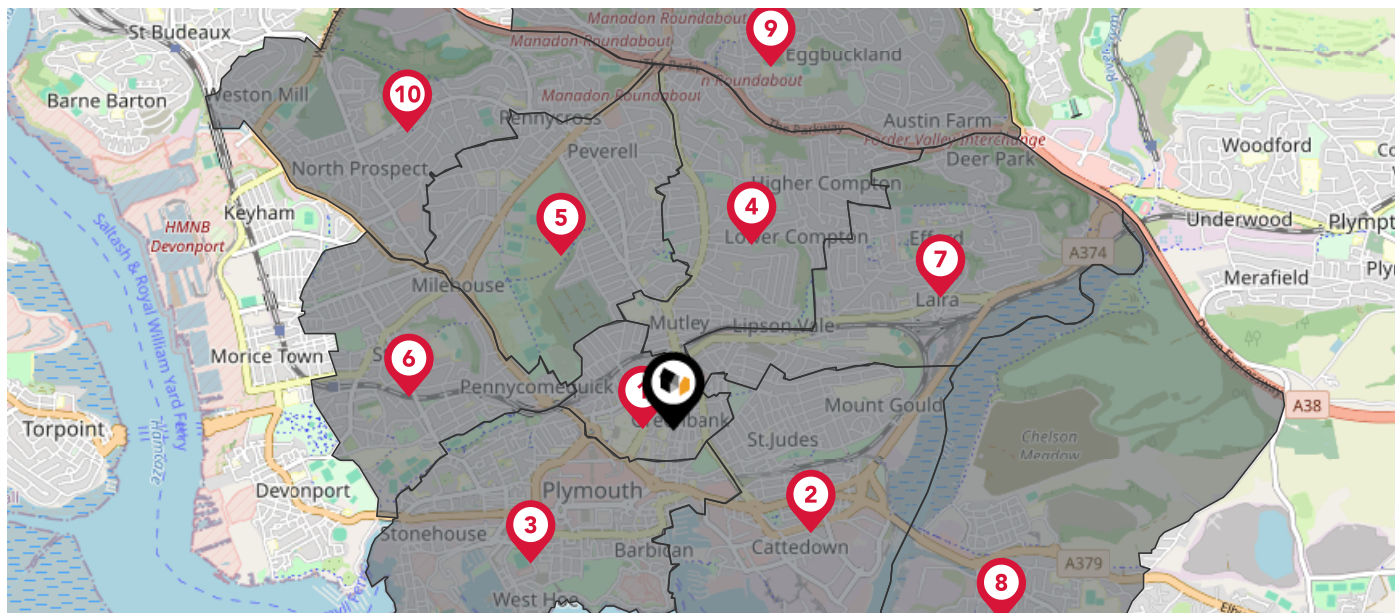


Nearby Conservation Areas	
1	Ebrington Street
2	Barbican
3	City Centre
4	Mannamead
5	The Hoe
6	North Stonehouse
7	Union Street
8	Adelaide Street/Clarence Place
9	Royal Naval Hospital
10	Stoke

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

Drake Ward

2

Sutton and Mount Gould Ward

3

St. Peter and the Waterfront Ward

4

Compton Ward

5

Peverell Ward

6

Stoke Ward

7

Efford and Lipson Ward

8

Plymstock Radford Ward

9

Egguckland Ward

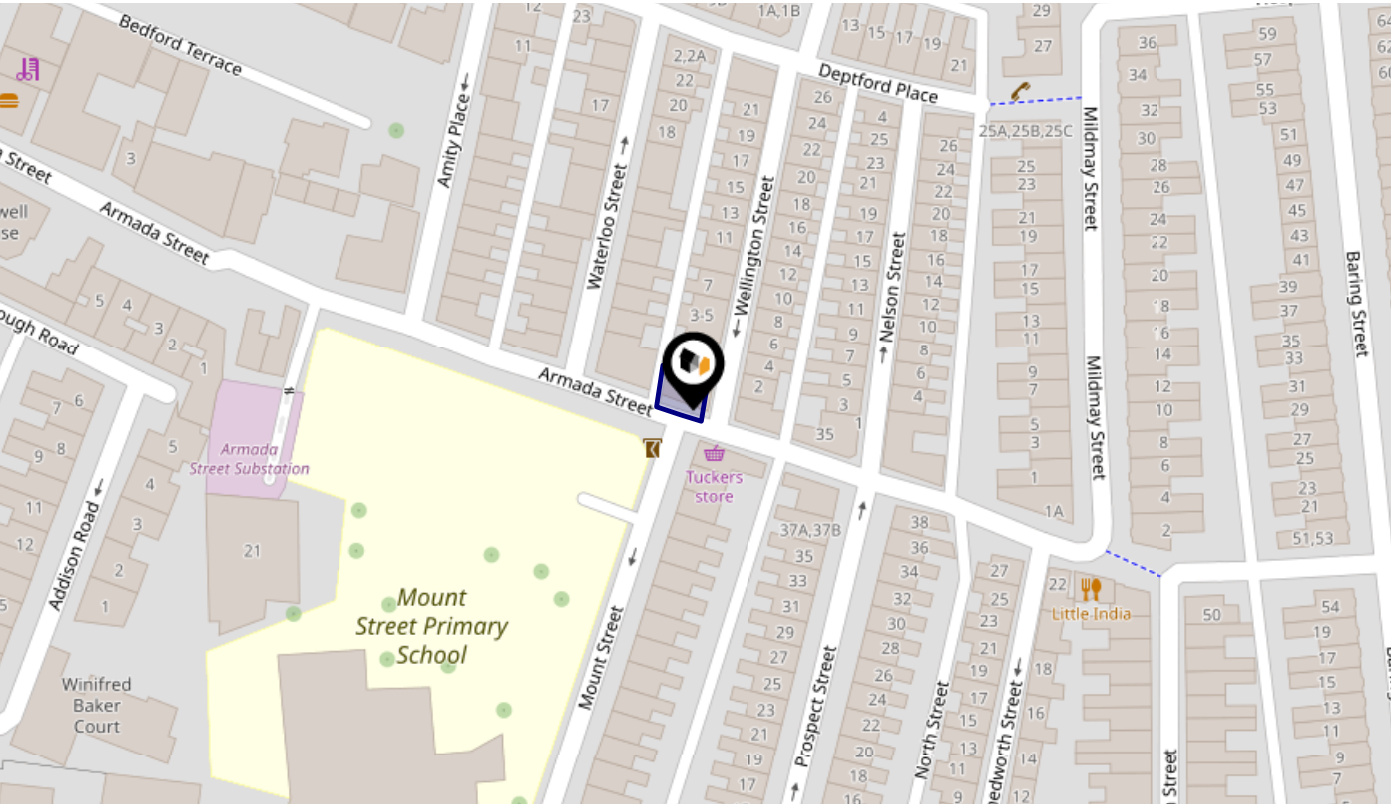
10

Ham 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.

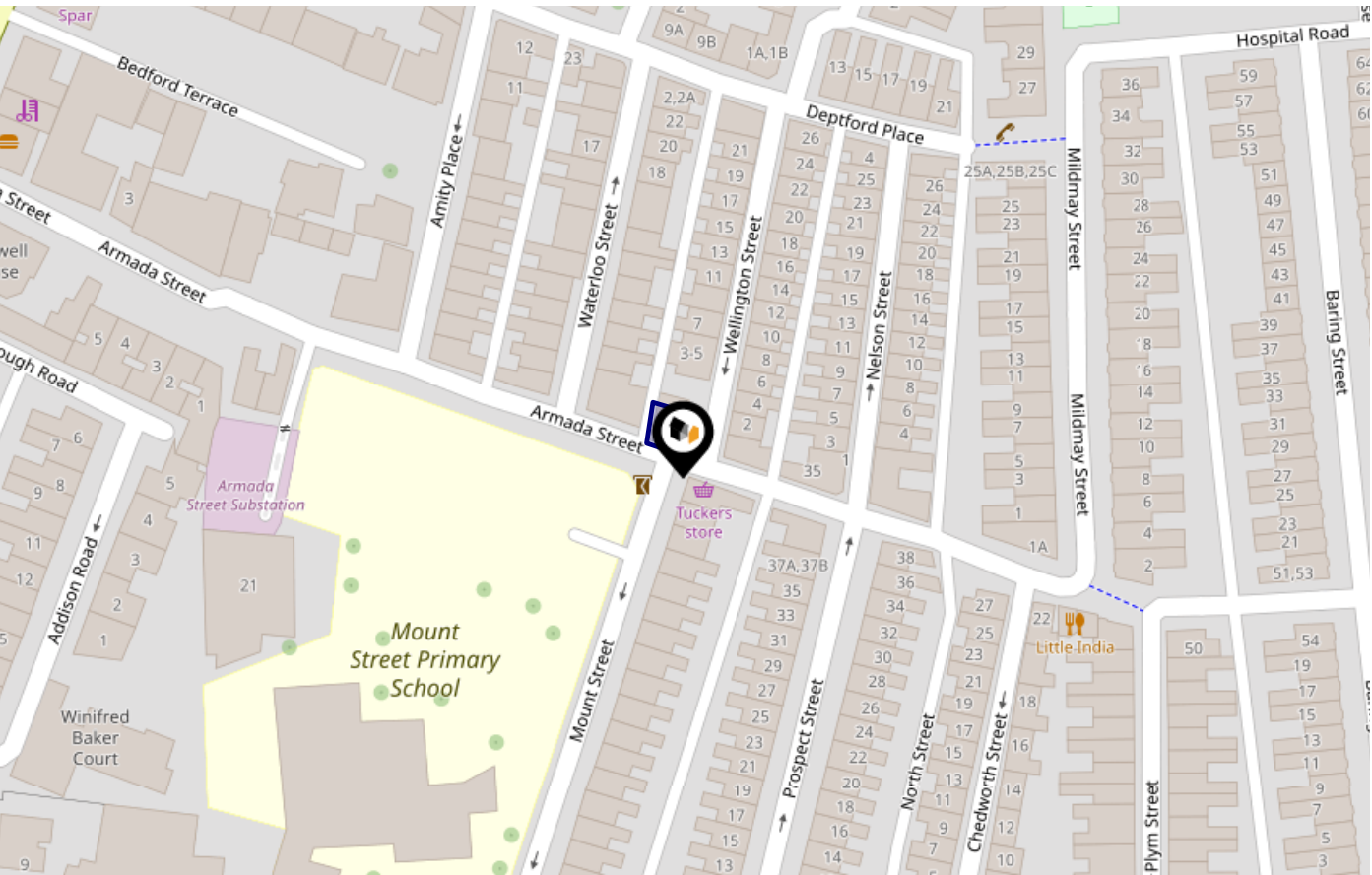
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

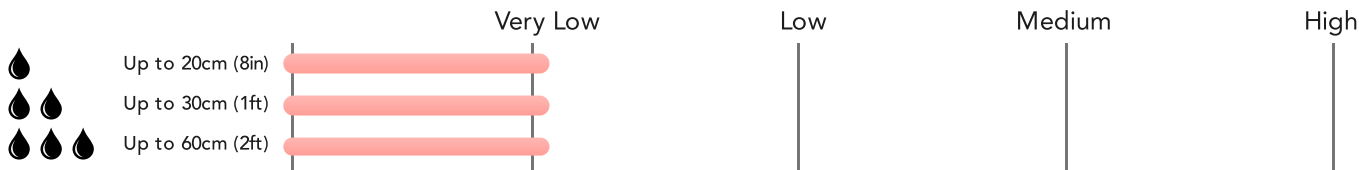


Risk Rating: Very low

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.

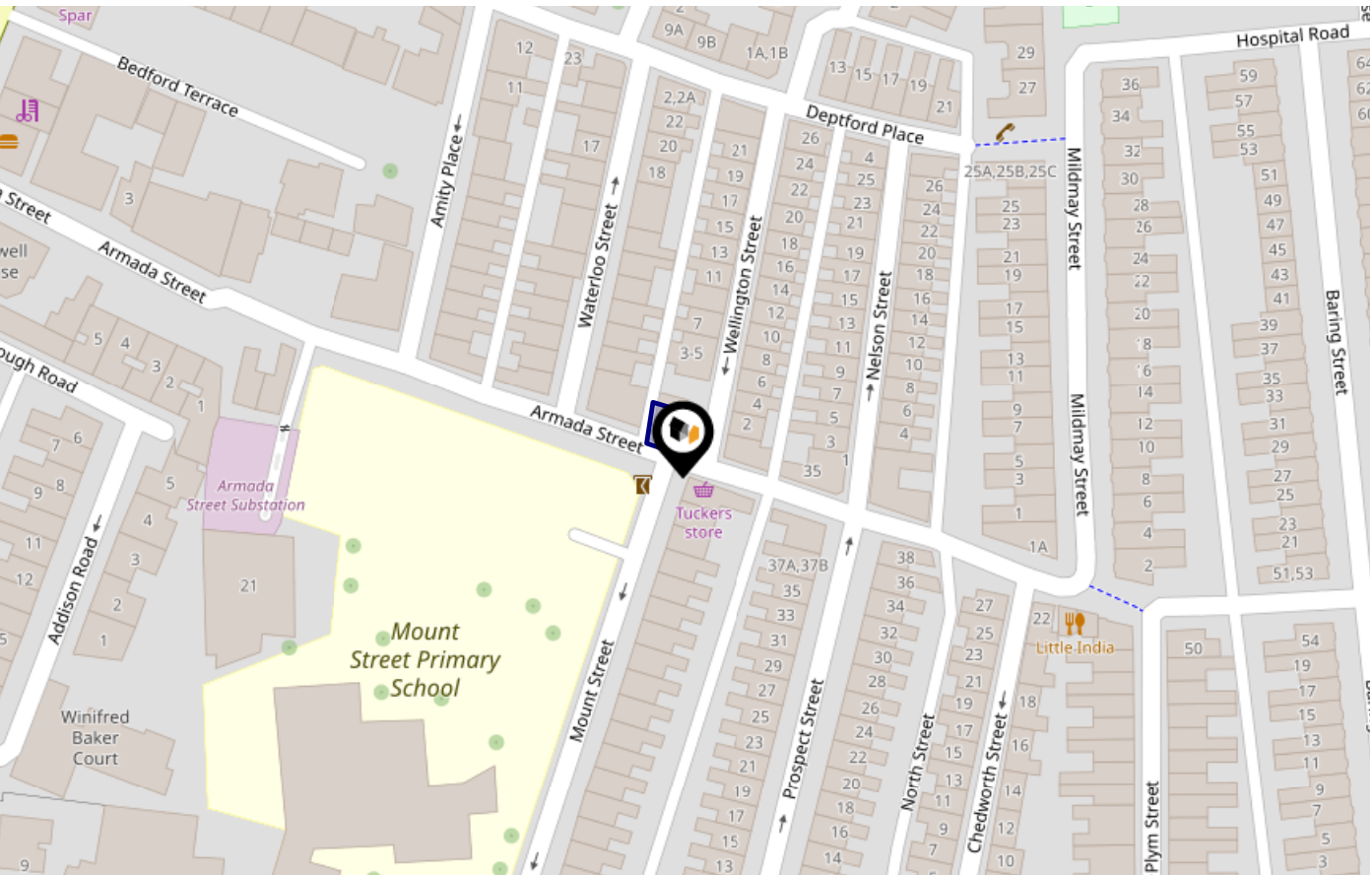
Chance of flooding to the following depths at this property:



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.

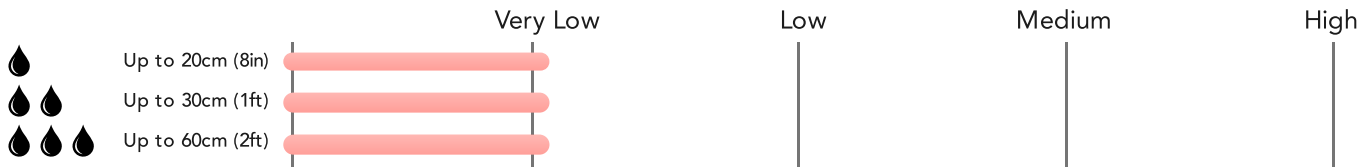


Risk Rating: Very low

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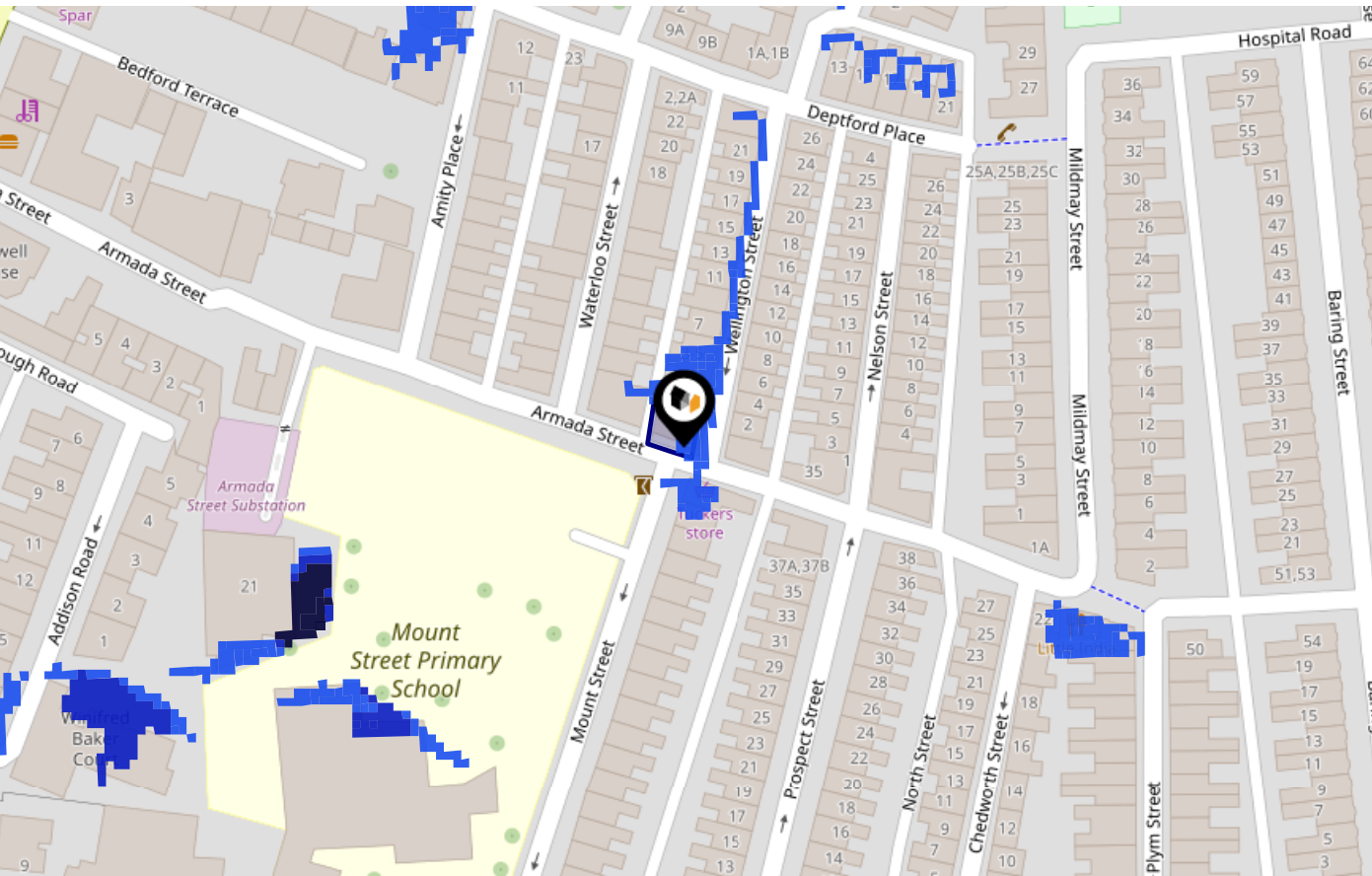
Chance of flooding to the following depths at this property:



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.

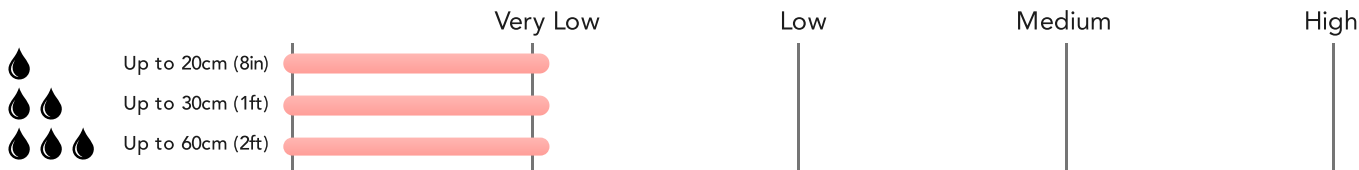


Risk Rating: Low

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.

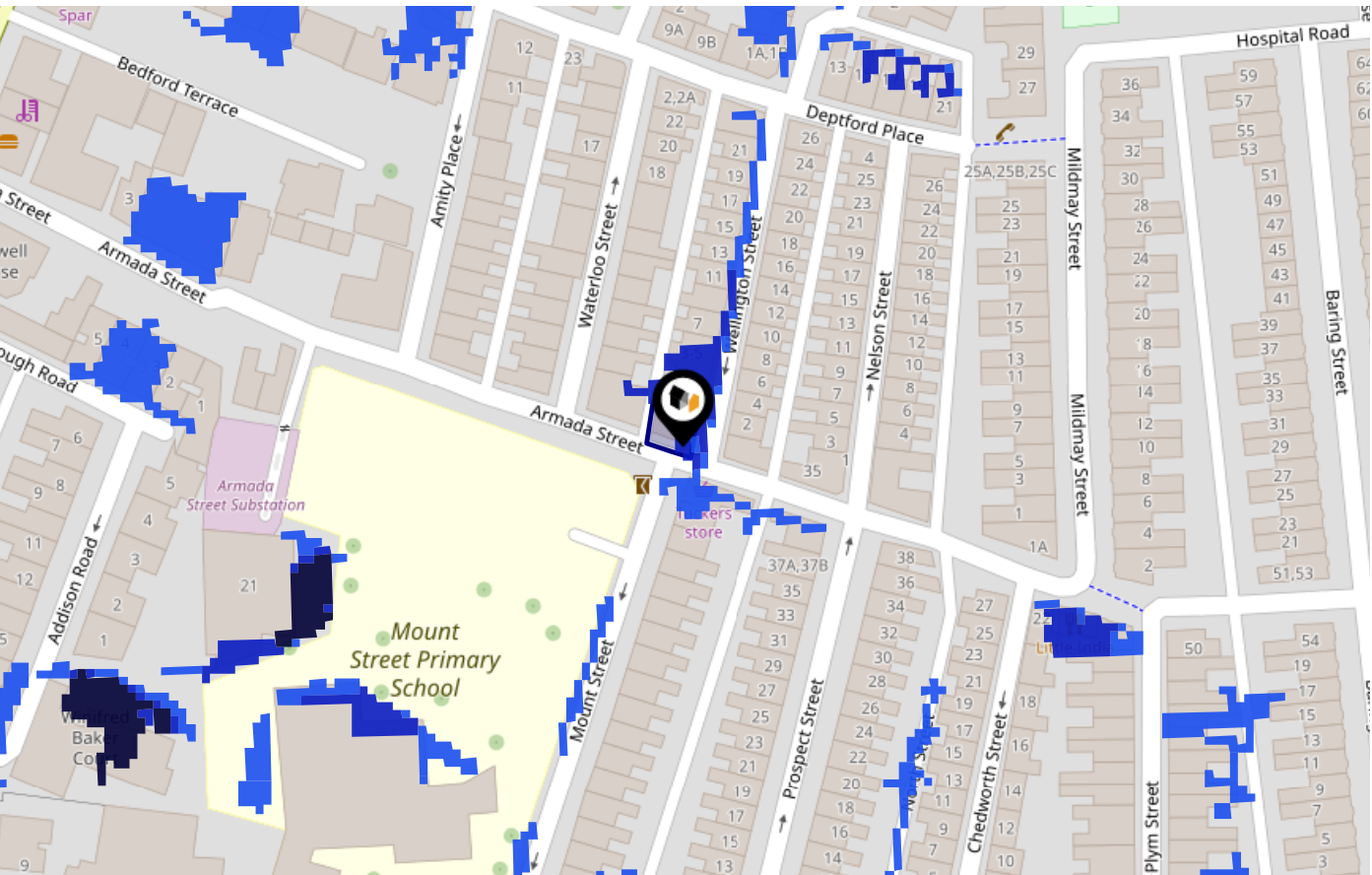
Chance of flooding to the following depths at this property:



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.

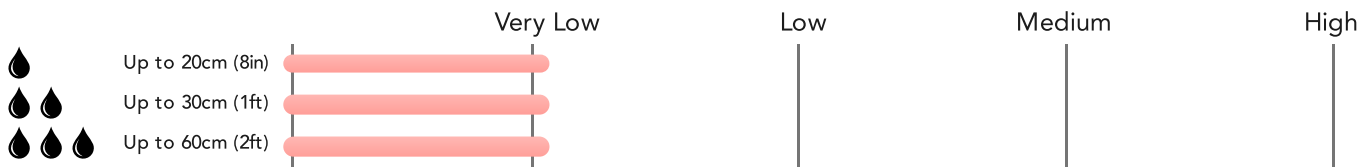


Risk Rating: Medium

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.

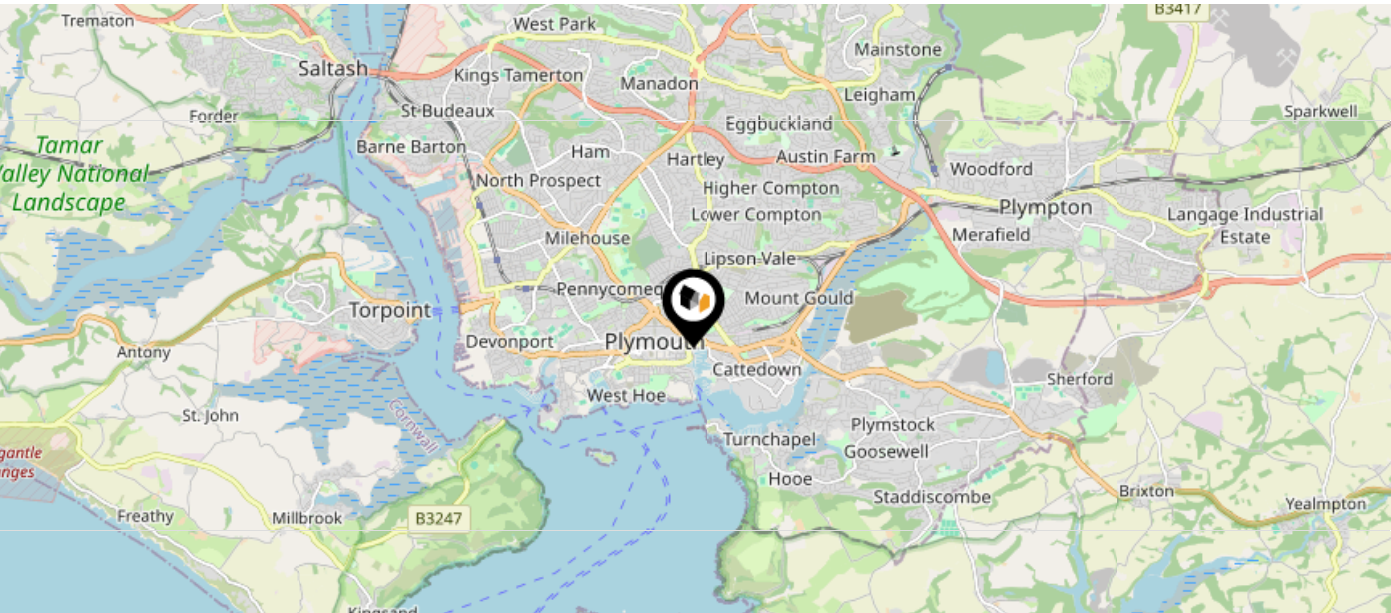
Chance of flooding to the following depths at this property:



Maps

Green Belt

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



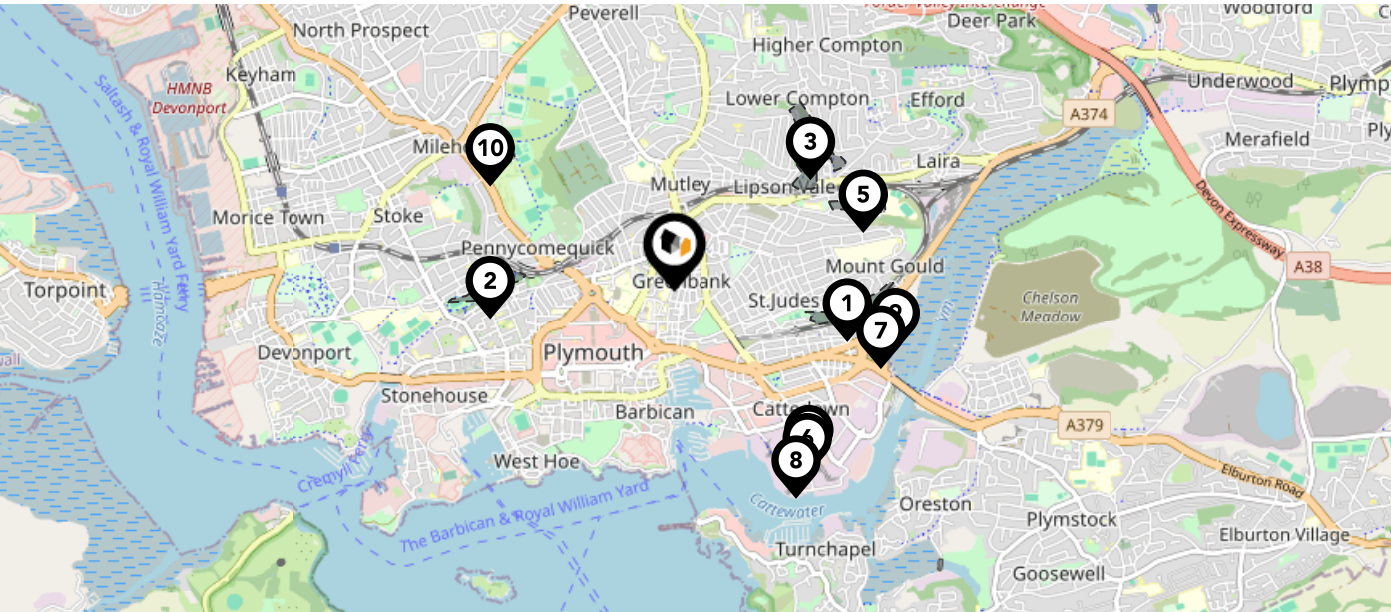
Nearby Green Belt Land

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.

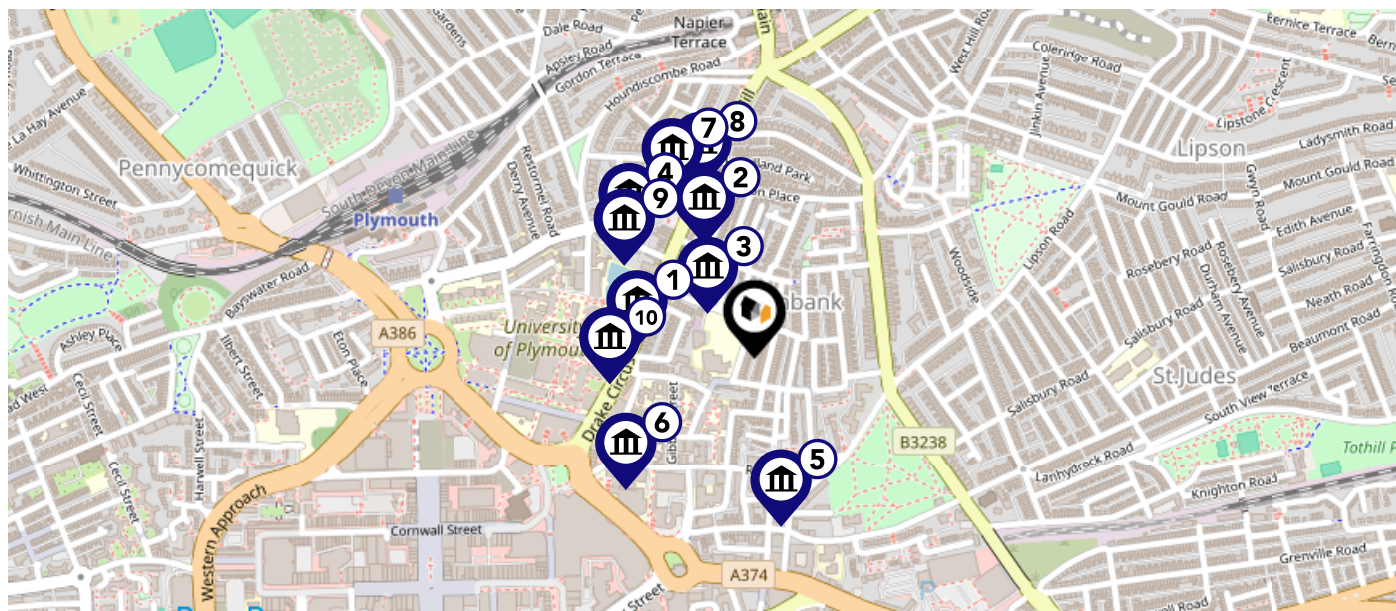


Nearby Landfill Sites		
1	Tothill Park Recreation Ground-Tothill Park Recreation Ground Mount Gold/Laira, Plymouth	Historic Landfill ☐
2	Victoria Park-Victoria Park, Plymouth	Historic Landfill ☐
3	Lower Compton-Lipson Vale, Plymouth	Historic Landfill ☐
4	MacAdam Road-Cattledown, Plymouth	Historic Landfill ☐
5	Laira Lipson College-Laira, Plymouth	Historic Landfill ☐
6	Cattledown Road-Cattledown, Plymouth	Historic Landfill ☐
7	Cattledown Junction Playing Field-Embankment Road, Plymouth	Historic Landfill ☐
8	Sevenside Waste Paper-Wallsend Industrial Estate, Cattledown, Plymouth, Devon	Historic Landfill ☐
9	Blagdons Shipyard-Embankment Road Lane, Laira, Plymouth	Historic Landfill ☐
10	Central Park Milehouse-Central Park (Milehouse), Plymouth	Historic Landfill ☐

Maps

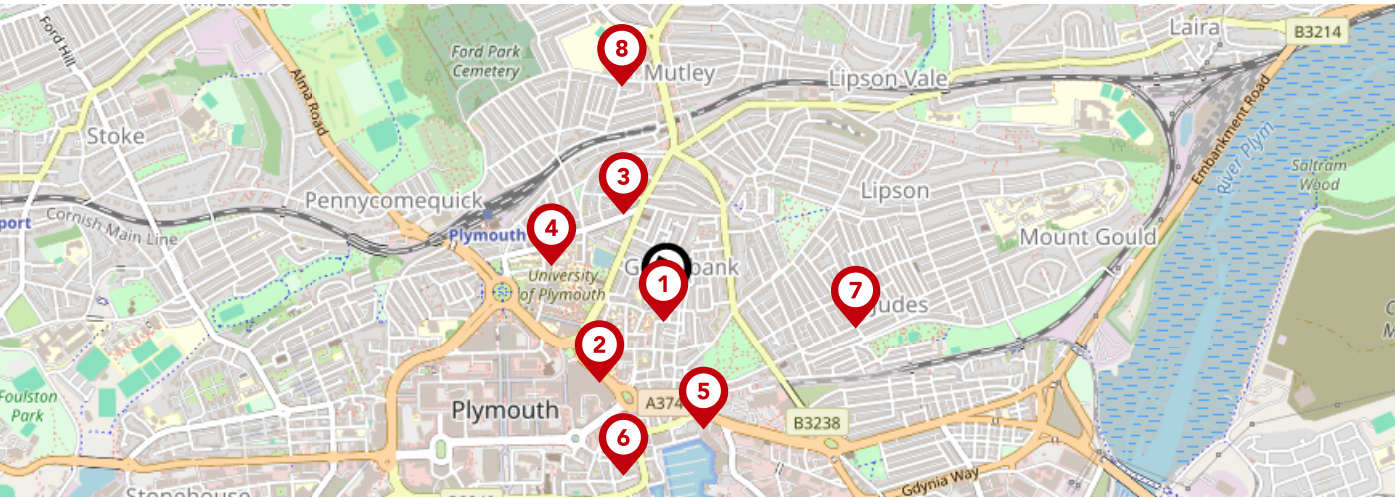
Listed Buildings

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



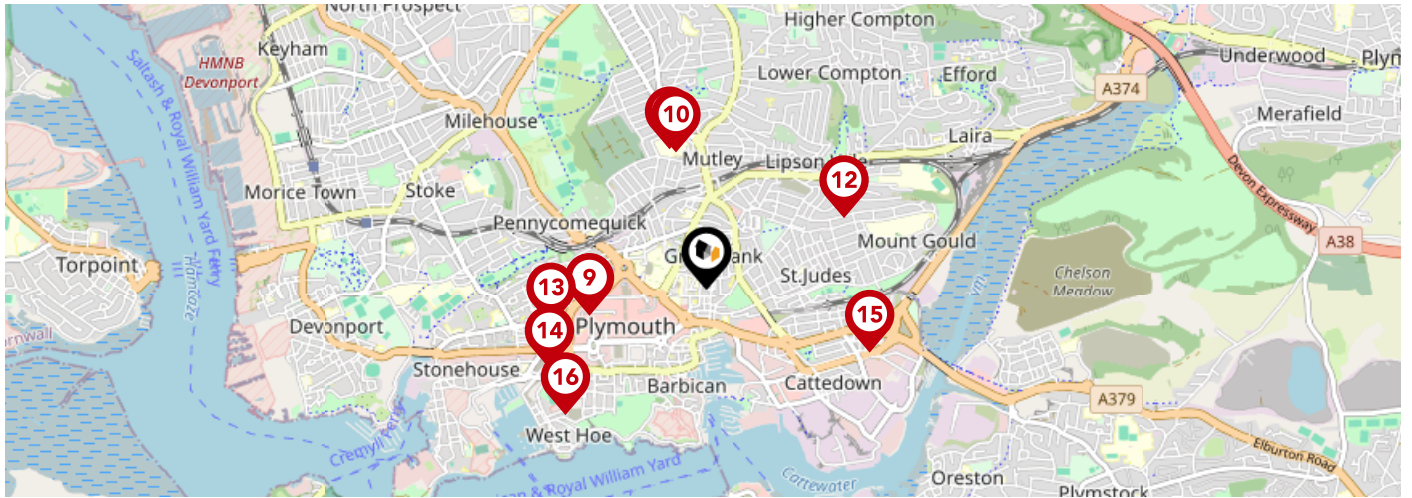
Listed Buildings in the local district		Grade	Distance
	1386292 - Drakes Place Road Frontage Walls And Railings	Grade II	0.1 miles
	1386290 - Church Of St Matthias And Attached Forecourt Walls	Grade II	0.1 miles
	1330562 - 9, Bedford Terrace	Grade II	0.1 miles
	1386298 - 34-42, North Road East	Grade II	0.2 miles
	1390890 - 4 Gascoyne Place Including Statuary Friezes In Rear Courtyard	Grade II	0.2 miles
	1386433 - Church Of St Luke City Library Annexe	Grade II	0.2 miles
	1386363 - Plymouth High School For Girls (part)	Grade II	0.2 miles
	1386294 - Plymouth High School For Girls (part) South Devon And Cornwall Institute For Blind	Grade II	0.2 miles
	1386297 - 15-39, North Road East	Grade II	0.2 miles
	1386295 - Sherwell Church And Associated Buildings Including Shelly Hall	Grade II	0.2 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1 Mount Street Primary School Ofsted Rating: Good Pupils: 258 Distance:0.04		☐	☒	☐	☐	☐
2 Arts University Plymouth Ofsted Rating: Good Pupils:0 Distance:0.24		☐	☐	☒	☐	☐
3 Plymouth High School for Girls Ofsted Rating: Good Pupils: 816 Distance:0.24		☐	☐	☒	☐	☐
4 Fletewood School at Derry Villas Ofsted Rating: Good Pupils: 58 Distance:0.29		☐	☒	☐	☐	☐
5 Holy Cross Catholic Primary School Ofsted Rating: Good Pupils: 306 Distance:0.3		☐	☒	☐	☐	☐
6 ACE Schools Plymouth Ofsted Rating: Good Pupils: 233 Distance:0.41		☐	☐	☒	☐	☐
7 Salisbury Road Primary School Ofsted Rating: Good Pupils: 381 Distance:0.45		☐	☒	☐	☐	☐
8 Plymouth College Ofsted Rating: Not Rated Pupils: 513 Distance:0.53		☐	☐	☒	☐	☐

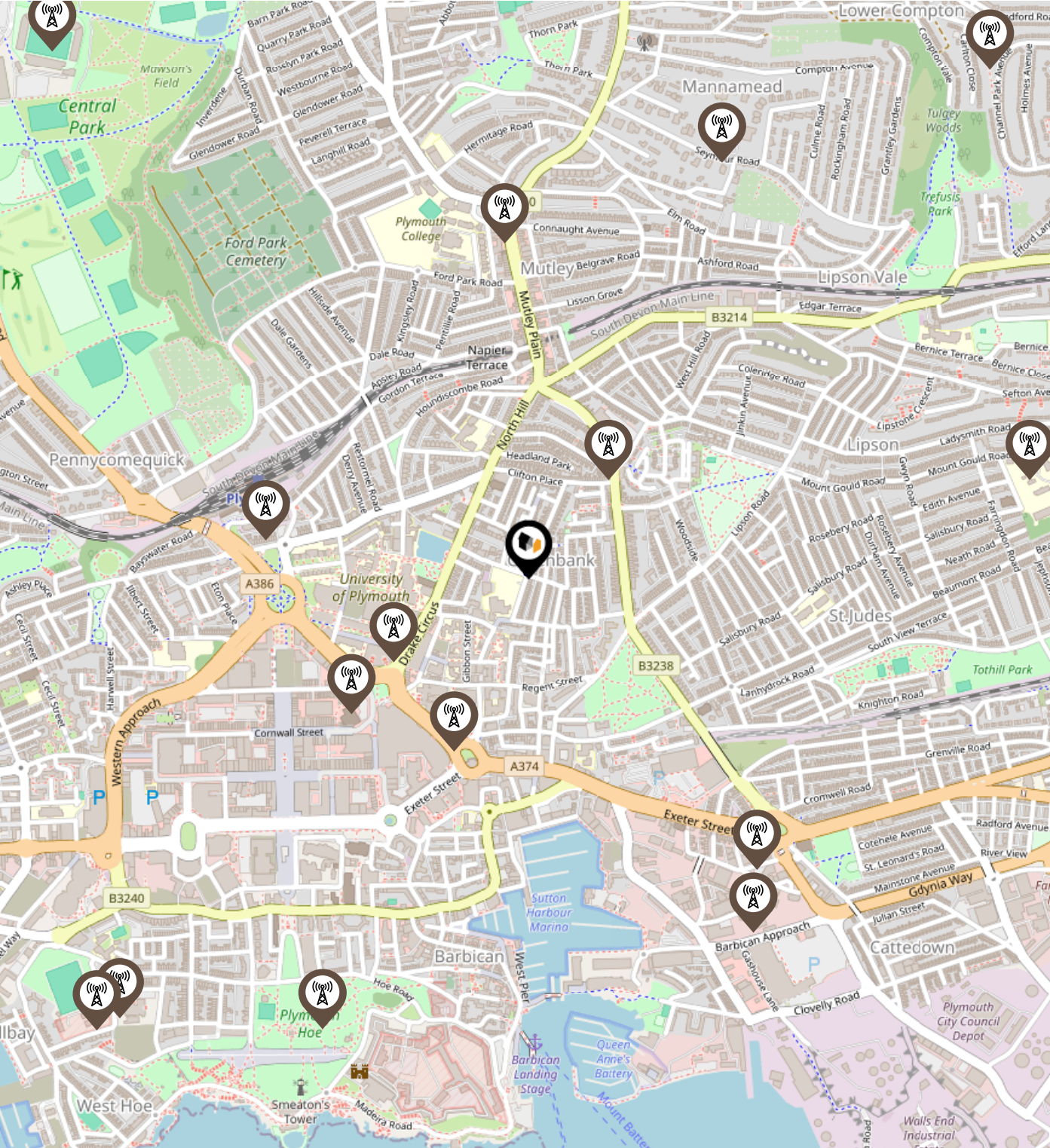
Area Schools



		Nursery	Primary	Secondary	College	Private
9	Pilgrim Primary Academy Ofsted Rating: Outstanding Pupils: 390 Distance:0.56	☐	☒	☐	☐	☐
10	Hyde Park Infants' School Ofsted Rating: Not Rated Pupils: 243 Distance:0.67	☐	☒	☐	☐	☐
11	Hyde Park Junior School Ofsted Rating: Good Pupils: 355 Distance:0.69	☐	☒	☐	☐	☐
12	Lipson Vale Primary School Ofsted Rating: Good Pupils: 405 Distance:0.73	☐	☒	☐	☐	☐
13	The Cathedral School of St Mary Ofsted Rating: Requires improvement Pupils: 109 Distance:0.76	☐	☒	☐	☐	☐
14	St Peter's CofE Primary School Ofsted Rating: Good Pupils: 154 Distance:0.83	☐	☒	☐	☐	☐
15	Prince Rock Primary School Ofsted Rating: Outstanding Pupils: 408 Distance:0.83	☐	☒	☐	☐	☐
16	St Andrew's Cof E VA Primary School Ofsted Rating: Good Pupils: 208 Distance:0.89	☐	☒	☐	☐	☐

Local Area

Masts & Pylons



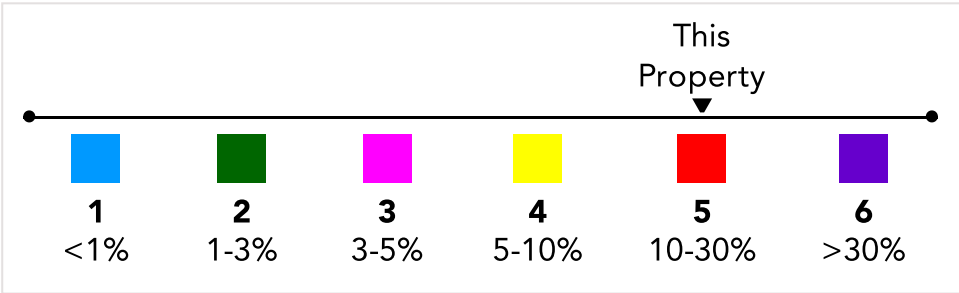
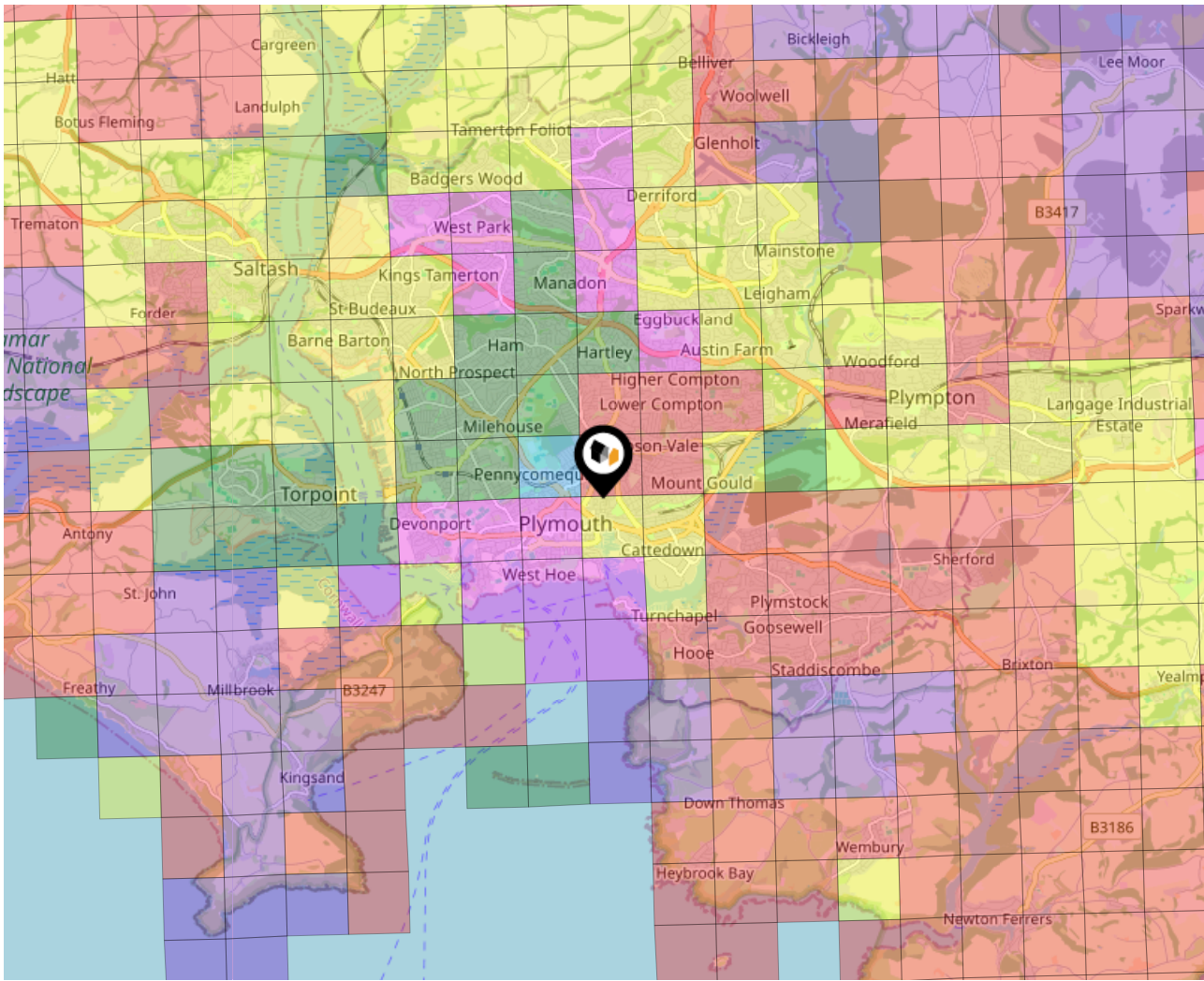
- Key:**
-  Power Pylons
 -  Communication Masts

Environment

Radon Gas

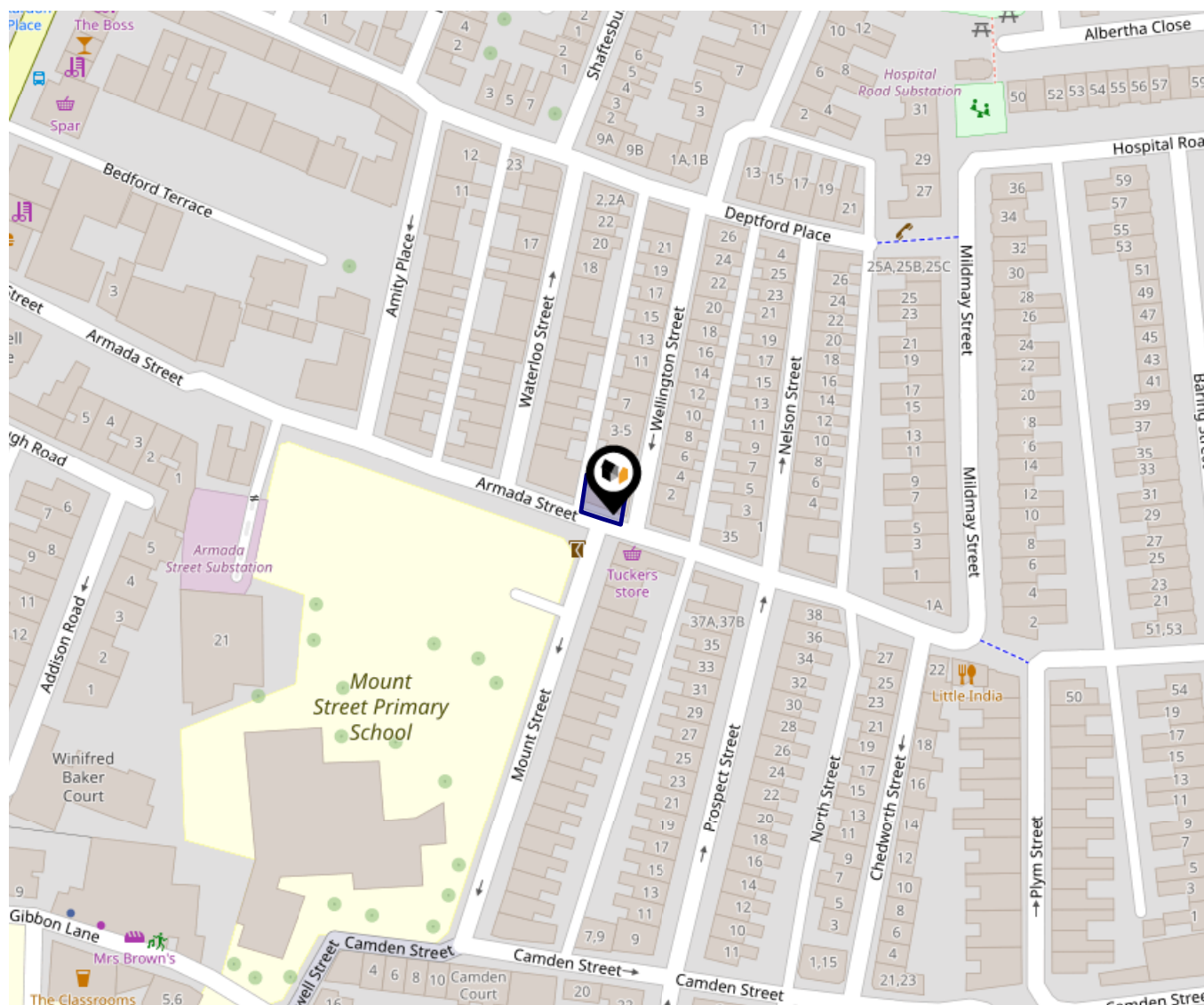
What is Radon?

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:

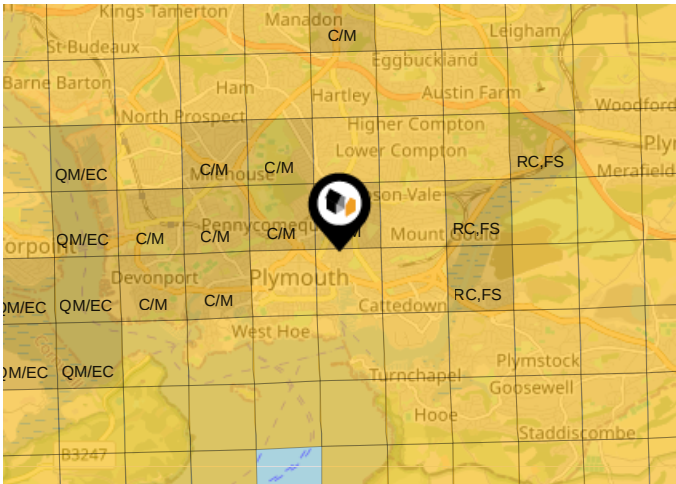
- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

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		

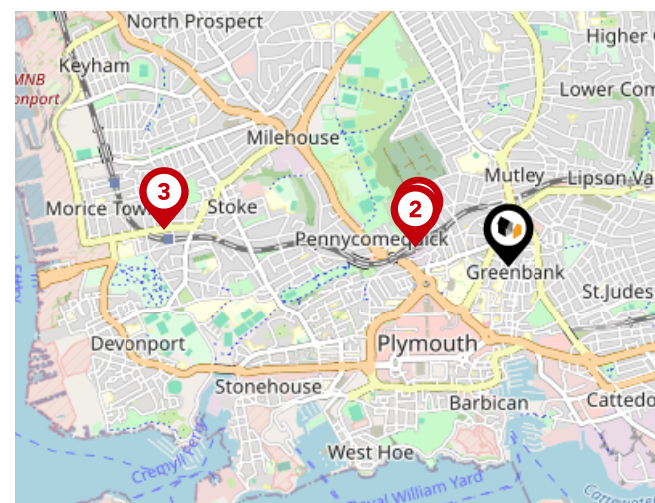


Primary Classifications (Most Common Clay Types)

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

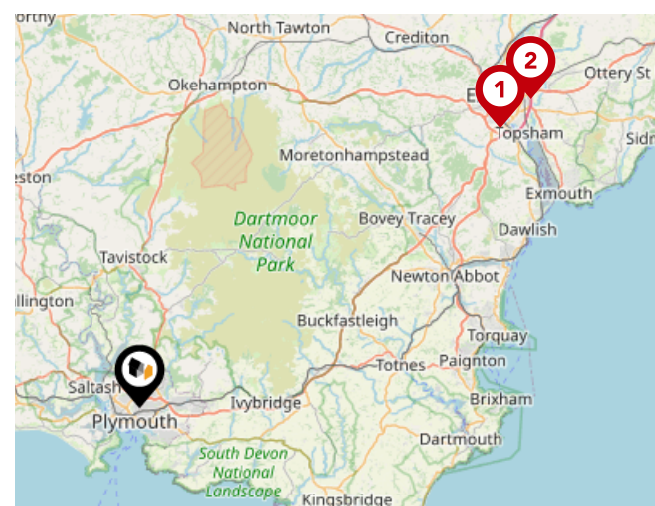
Area

Transport (National)



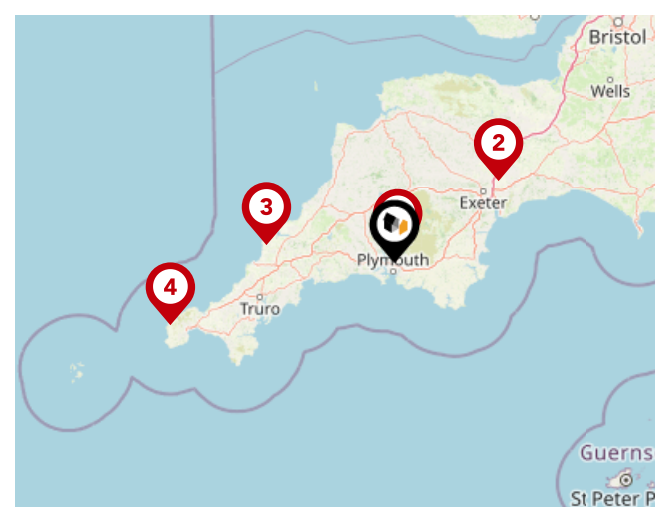
National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	0.44 miles
2	Plymouth Rail Station	0.45 miles
3	Devonport Rail Station	1.64 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	34.39 miles
2	M5 J30	37.53 miles

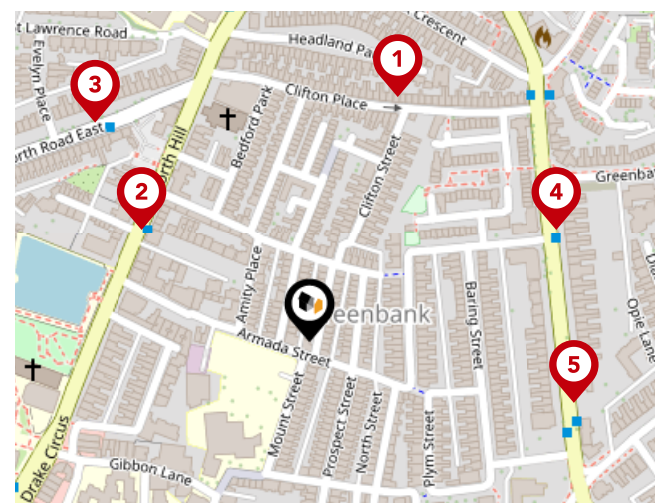


Airports/Helipads

Pin	Name	Distance
1	Glenholt	3.38 miles
2	Exeter Airport	39.96 miles
3	St Mawgan	38.73 miles
4	Joppa	70.44 miles

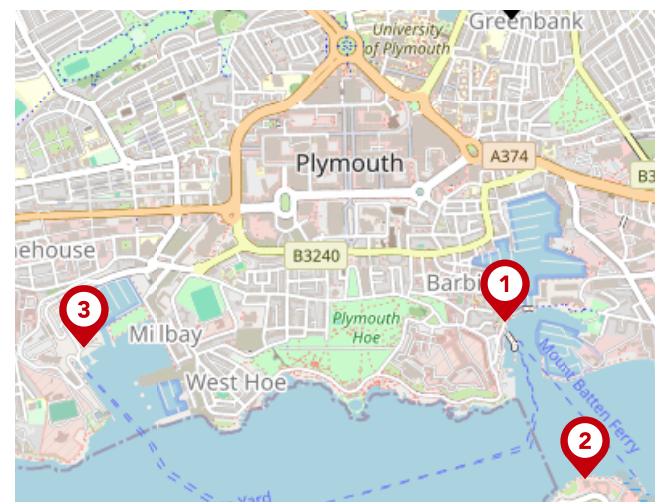
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Clifton Street	0.15 miles
2	Bedford Terrace	0.12 miles
3	Evelyn Place	0.18 miles
4	Hospital Road	0.16 miles
5	Lipson Court	0.16 miles



Ferry Terminals

Pin	Name	Distance
1	Plymouth (Barbican) Landing Stage	0.71 miles
2	Plymouth Mount Batten Ferry Landing	1.1 miles
3	Plymouth Ferry Terminal	1.27 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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