



KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 07th November 2025



FIN STREET, PLYMOUTH, PL1

6 The Broadway Plymstock Plymouth PL9 7AU

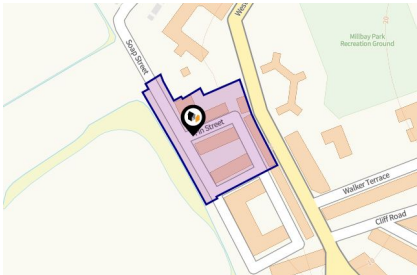
01752 456000

plymstock@langtownandcountry.com

www.langtownandcountry.com



street-view-image



Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	2	Lease Term:	250 years and 5 days from and including 22 December 2006
Plot Area:	2.09 acres	Term	-
Year Built :	2015	Remaining:	
Council Tax :	Band D		
Annual Estimate:	£2,325		
Title Number:	DN687070		

Local Area

Local Authority:	City of plymouth	Estimated Broadband Speeds	
Conservation Area:	No	(Standard - Superfast - Ultrafast)	
Flood Risk:			
• Rivers & Seas	Very low	12 mb/s	1000 mb/s
• Surface Water	Very low		
Mobile Coverage:		Satellite/Fibre TV Availability:	
(based on calls indoors)			
 O ₂	 EE		
 3	 O ₂		

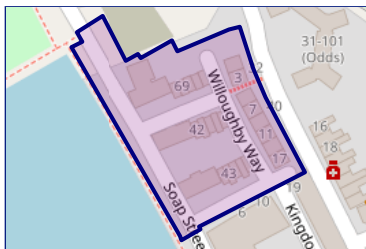
There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.

Freehold Title Plan



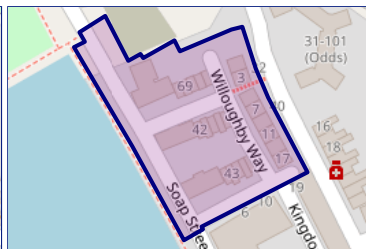
DN368173

Leasehold Title Plans



DN687070

Start Date: 16/12/2002
End Date: 17/12/3001
Lease Term: 999 years
from 17
December
2002
Term Remaining: 976 years



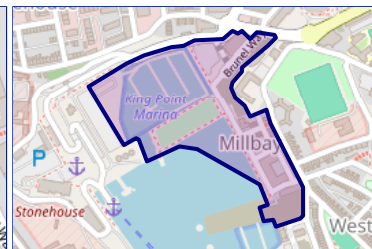
DN633644

Start Date: 27/03/2013
End Date: 22/12/2256
Lease Term: 250 years
from and
including 22
December
2006
Term Remaining: 231 years



DN668327

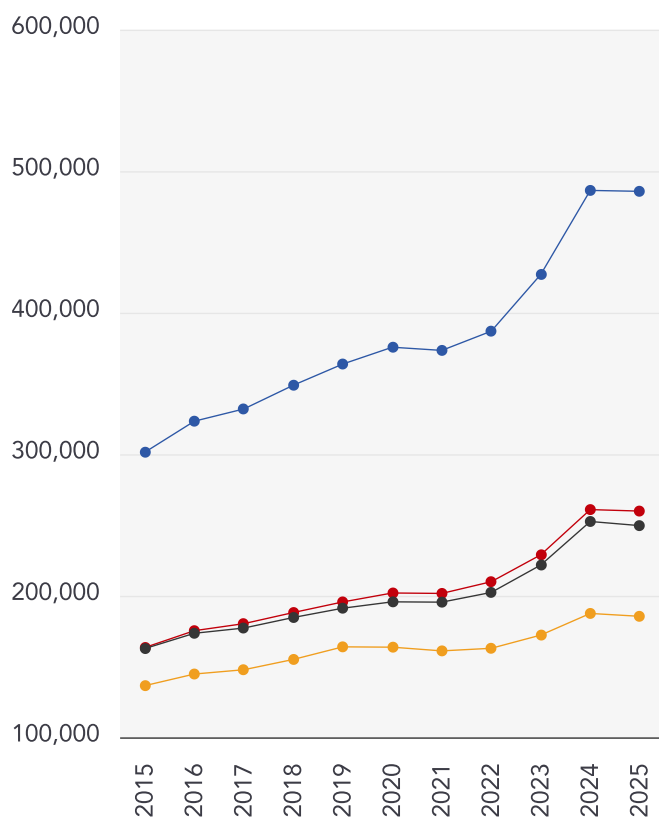
Start Date: 10/12/2015
End Date: 22/12/2256
Lease Term: 250 years less
3 days from
22 December
2006
Term Remaining: 231 years



DN475212

Start Date: -
End Date: -
Lease Term: 250 years and
5 days from
and including
22 December
2006
Term Remaining: -

10 Year History of Average House Prices by Property Type in PL1



Detached

+61.14%

Semi-Detached

+58.94%

Terraced

+53.36%

Flat

+35.87%

This map displays nearby coal mine entrances and their classifications.



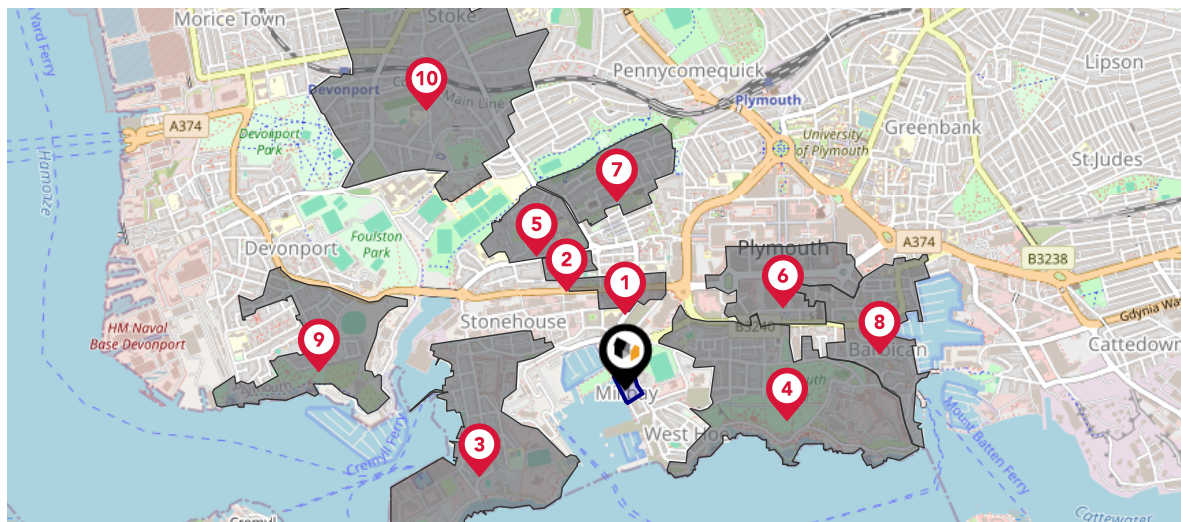
Mine Entry

- ✕ 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.

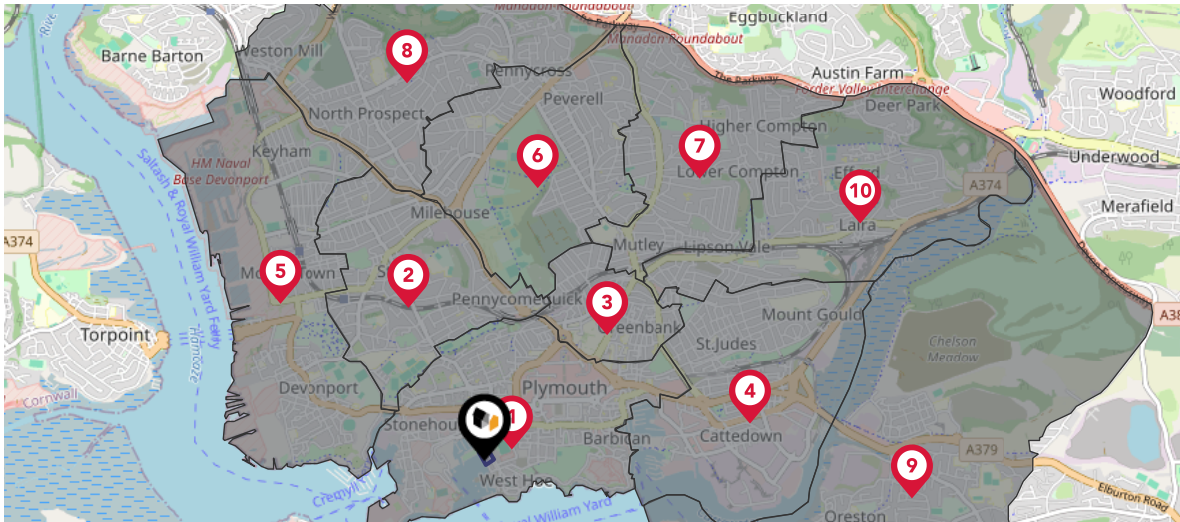
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

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

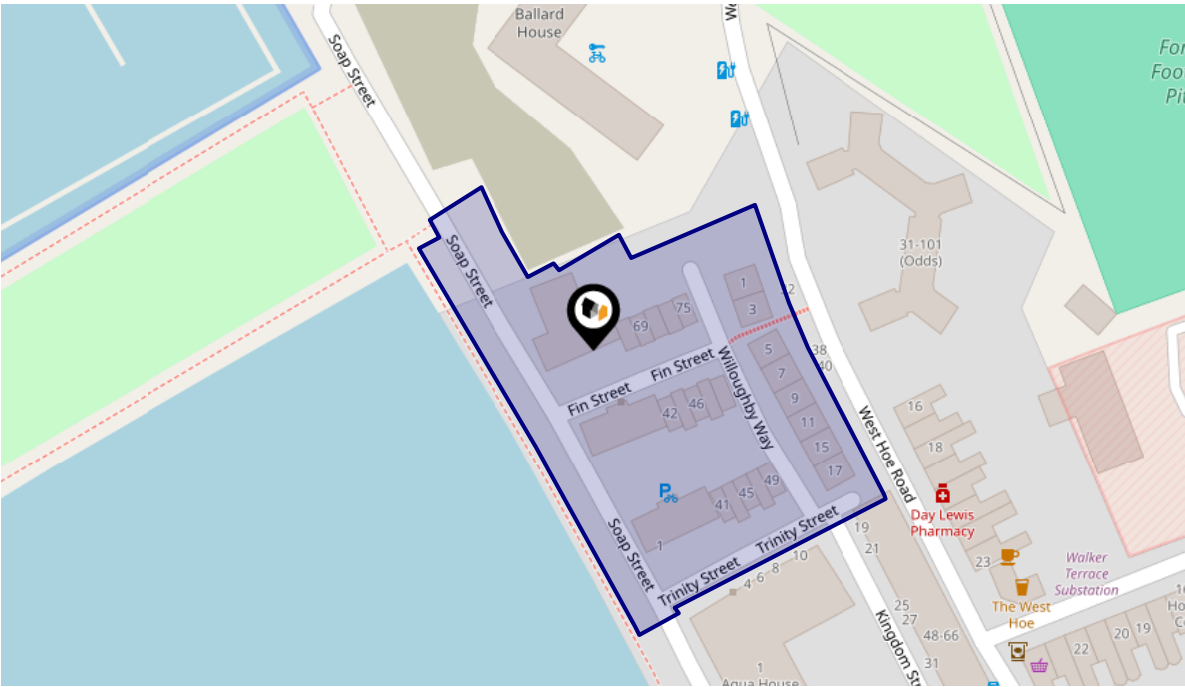
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

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

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:

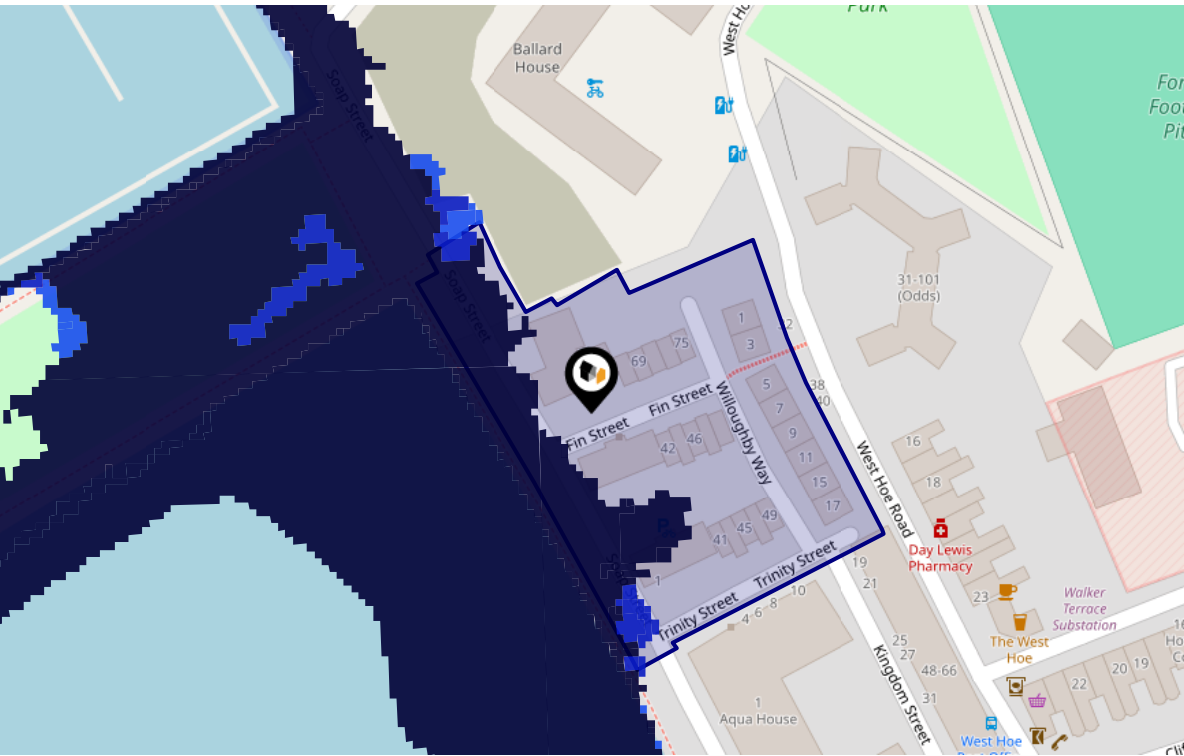
- 5 | 75.0+ dB
- 4 | 70.0-74.9 dB
- 3 | 65.0-69.9 dB
- 2 | 60.0-64.9 dB
- 1 | 55.0-59.9 dB

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:



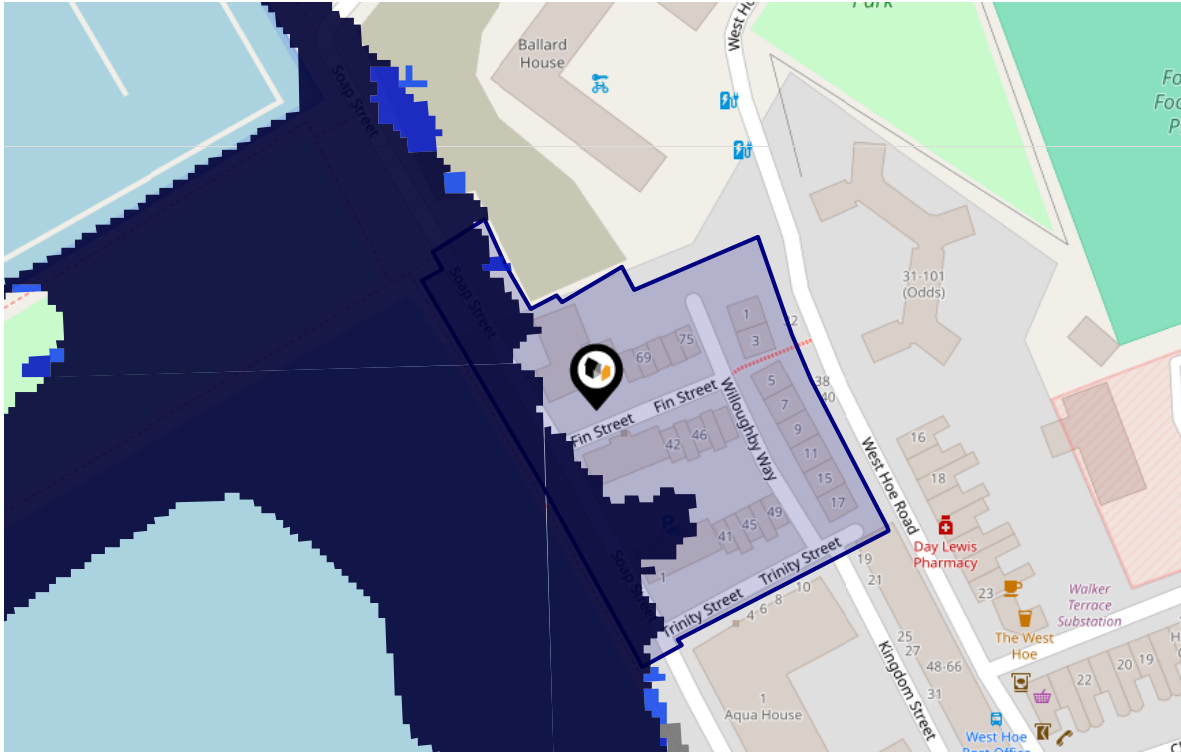
KFB - Key Facts For Buyers



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.

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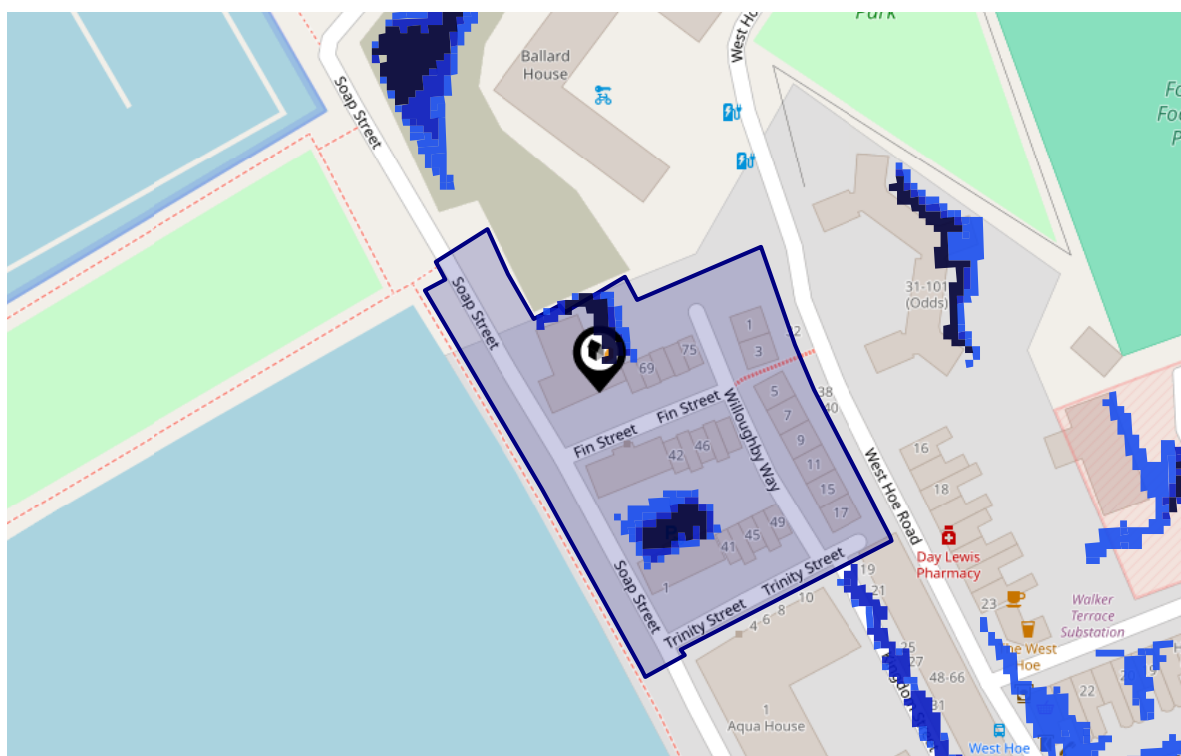


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Flood Risk

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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- 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:

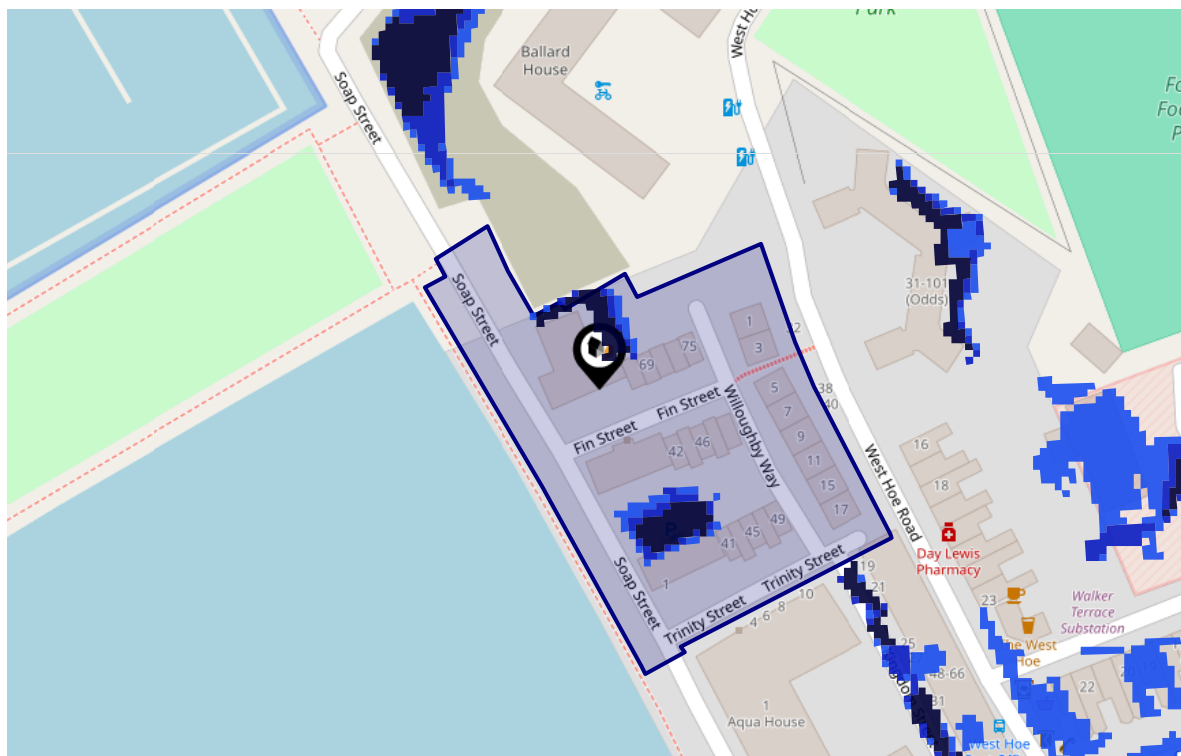


KFB - Key Facts For Buyers

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.

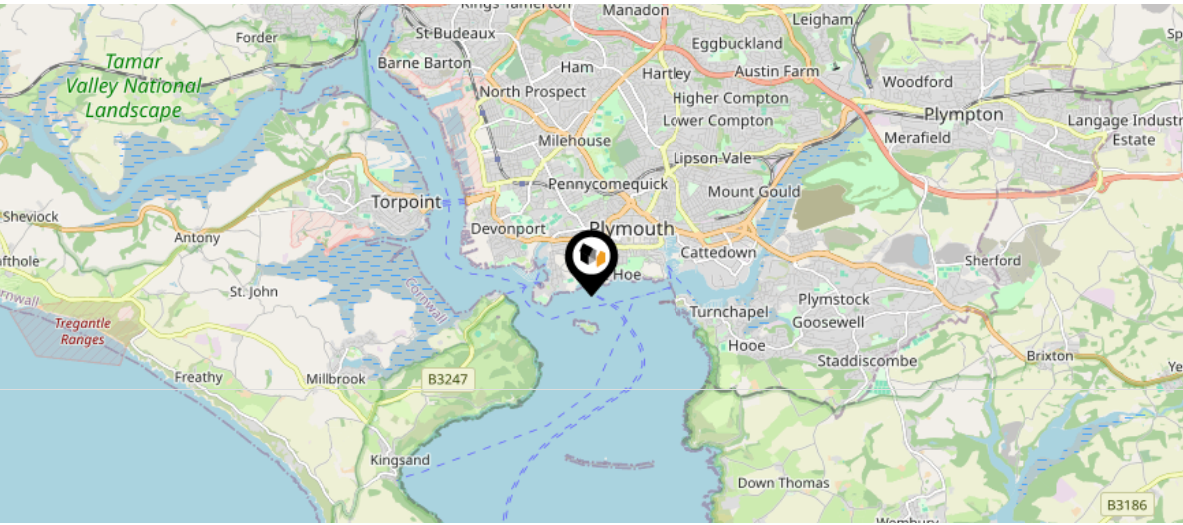
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Chance of flooding to the following depths at this property:



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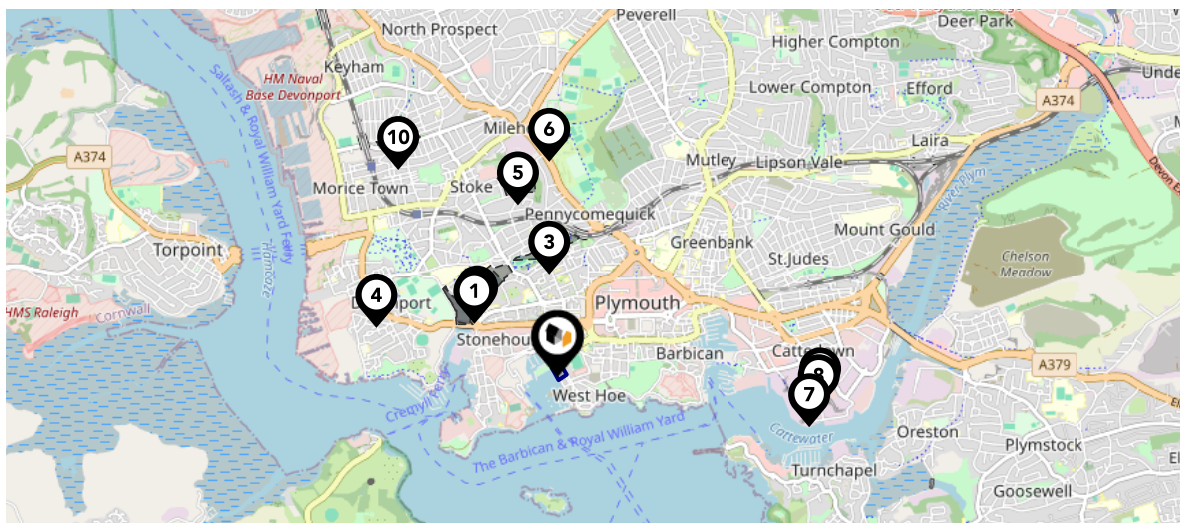
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

No data available.

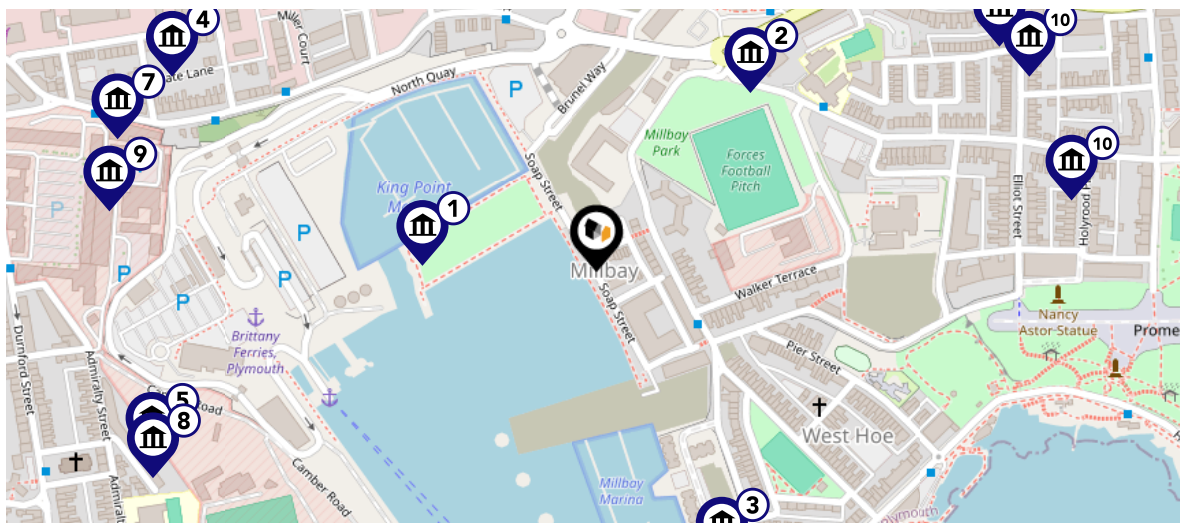
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



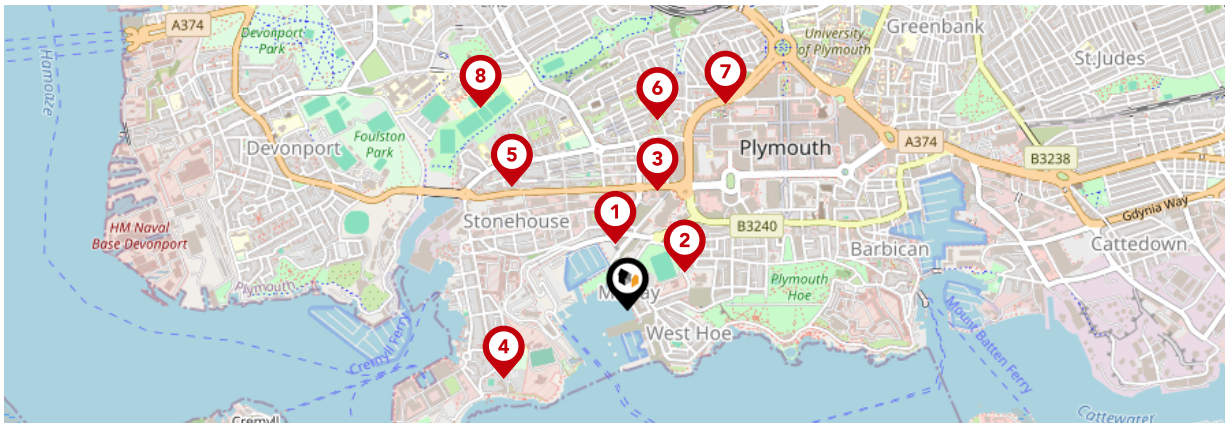
Nearby Landfill Sites

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	Central Park Milehouse-Central Park (Milehouse), Plymouth	Historic Landfill	
7	Sevenside Waste Paper-Wallsend Industrial Estate, Cattedown, Plymouth, Devon	Historic Landfill	
8	Cattledown Road-Cattledown, Plymouth	Historic Landfill	
9	MacAdam Road-Cattledown, Plymouth	Historic Landfill	
10	Recreation Ground St Levan Ground And Alexandra Road-Recreation Ground, St Levan Road, Plymouth	Historic Landfill	

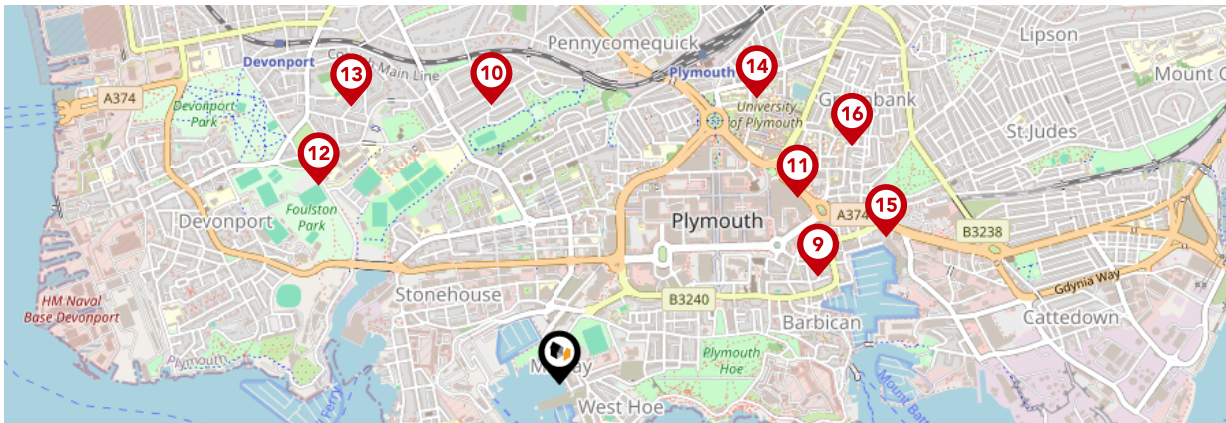
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1391484 - Millbay Docks, Inner Basin	Grade II	0.1 miles
 1386245 - Duke Of Cornwall Hotel And Attached Forecourt Walls And Railings	Grade II	0.2 miles
 1113301 - Former Dock Police Station And Custom Office At South East Entrance To Millbay Docks	Grade II	0.2 miles
 1244516 - Numbers 39 To 48 And Forecourt Railings To Number 39 And Numbers 43 To 47	Grade II	0.3 miles
 1244646 - Royal Marine Barracks The Longroom	Grade II	0.3 miles
 1386444 - Number 1 And Attached Forecourt Wall And Railings	Grade II	0.3 miles
 1130010 - 5-9, Caroline Place	Grade II	0.3 miles
 1117107 - Royal Marine Barracks, Emmas Cottage, Building Number 9 And Attached Walls	Grade II	0.3 miles
 1244645 - Royal Marine Barracks The Globe Theatre	Grade II	0.3 miles
 1330547 - Lima And Attached Forecourt Walls And Railings	Grade II	0.3 miles
 1129990 - Numbers 15 To 19 And Attached Forecourt Walls And Railings To Number 19	Grade II	0.3 miles



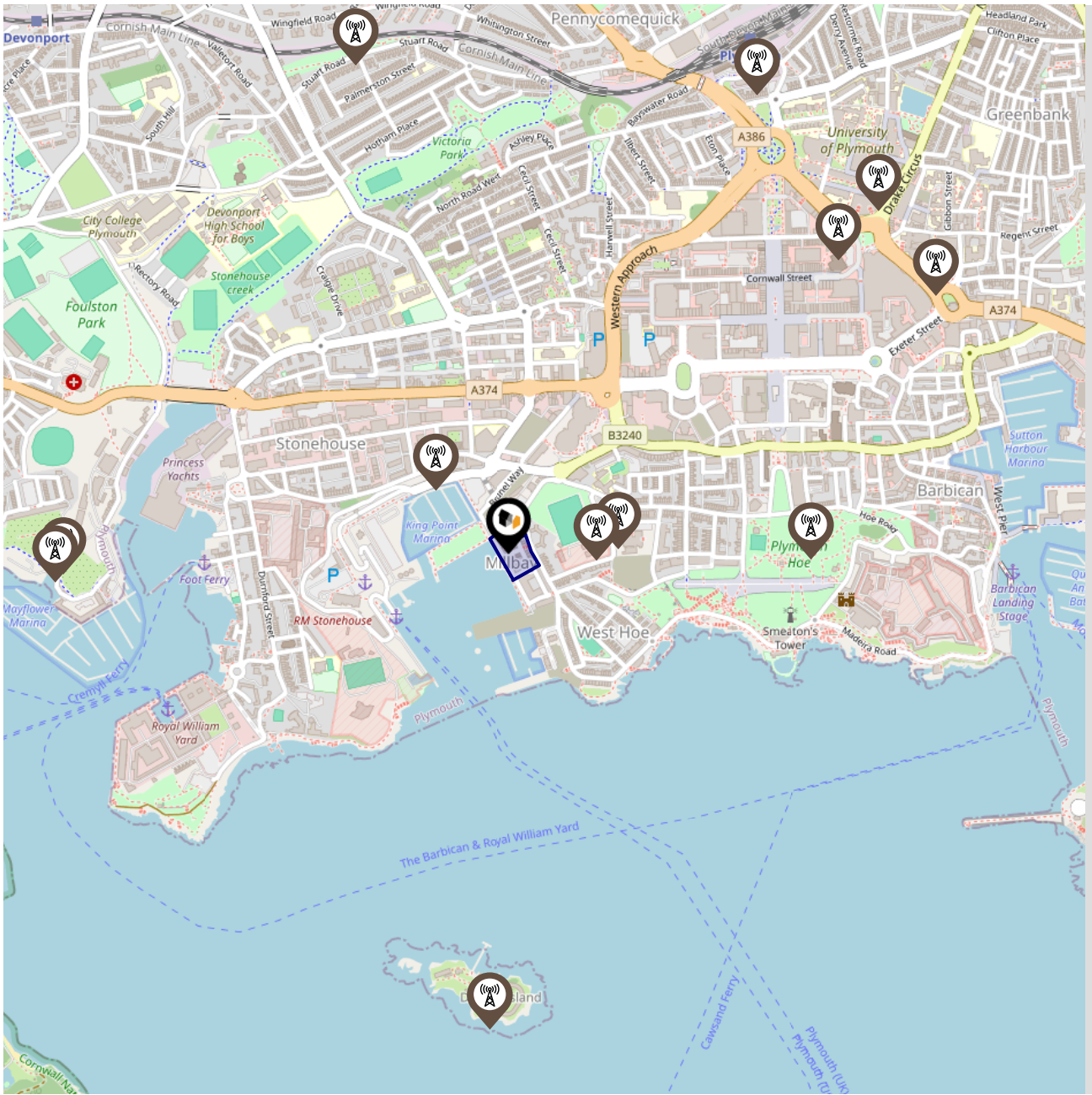
		Nursery	Primary	Secondary	College	Private
1	Millbay Academy Ofsted Rating: Good Pupils: 545 Distance:0.19	☐	☒	☒	☐	☐
2	St Andrew's Cof E VA Primary School Ofsted Rating: Good Pupils: 208 Distance:0.19	☐	☒	☐	☐	☐
3	St Peter's CofE Primary School Ofsted Rating: Good Pupils: 154 Distance:0.34	☐	☒	☐	☐	☐
4	St George's CofE Primary Academy Ofsted Rating: Good Pupils: 90 Distance:0.39	☐	☒	☐	☐	☐
5	High Street Primary Academy Ofsted Rating: Good Pupils: 140 Distance:0.47	☐	☒	☐	☐	☐
6	The Cathedral School of St Mary Ofsted Rating: Requires improvement Pupils: 109 Distance:0.54	☐	☒	☐	☐	☐
7	Pilgrim Primary Academy Ofsted Rating: Outstanding Pupils: 390 Distance:0.64	☐	☒	☐	☐	☐
8	Devonport High School for Boys Ofsted Rating: Good Pupils: 1231 Distance:0.69	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
9	ACE Schools Plymouth Ofsted Rating: Good Pupils: 233 Distance:0.78	☐	☐	☒	☐	☐
10	Stuart Road Primary Academy Ofsted Rating: Good Pupils: 189 Distance:0.8	☐	☒	☐	☐	☐
11	Arts University Plymouth Ofsted Rating: Good Pupils:0 Distance:0.84	☐	☐	☒	☐	☐
12	City College Plymouth Ofsted Rating: Good Pupils:0 Distance:0.86	☐	☐	☒	☐	☐
13	Stoke Damerel Primary Academy Ofsted Rating: Good Pupils: 400 Distance:0.96	☐	☒	☐	☐	☐
14	Fletewood School at Derry Villas Ofsted Rating: Good Pupils: 58 Distance:0.96	☐	☒	☐	☐	☐
15	Holy Cross Catholic Primary School Ofsted Rating: Good Pupils: 306 Distance:1	☐	☒	☐	☐	☐
16	Mount Street Primary School Ofsted Rating: Good Pupils: 258 Distance:1.05	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

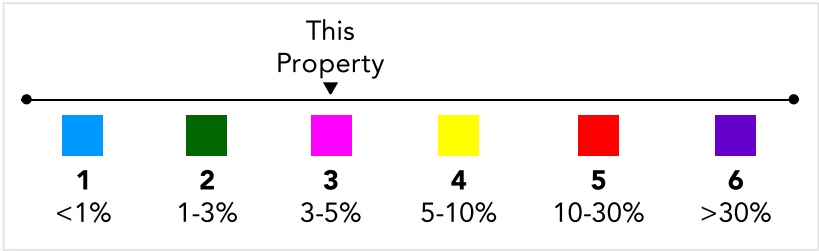
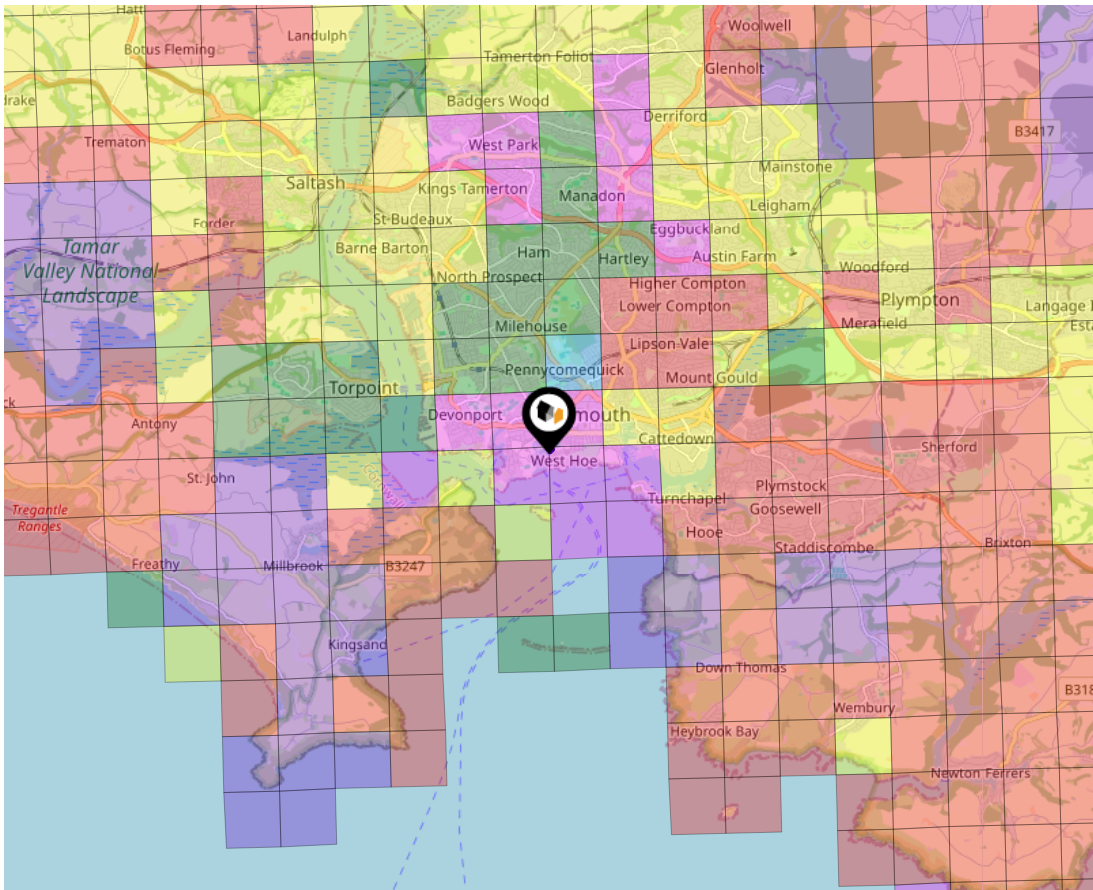


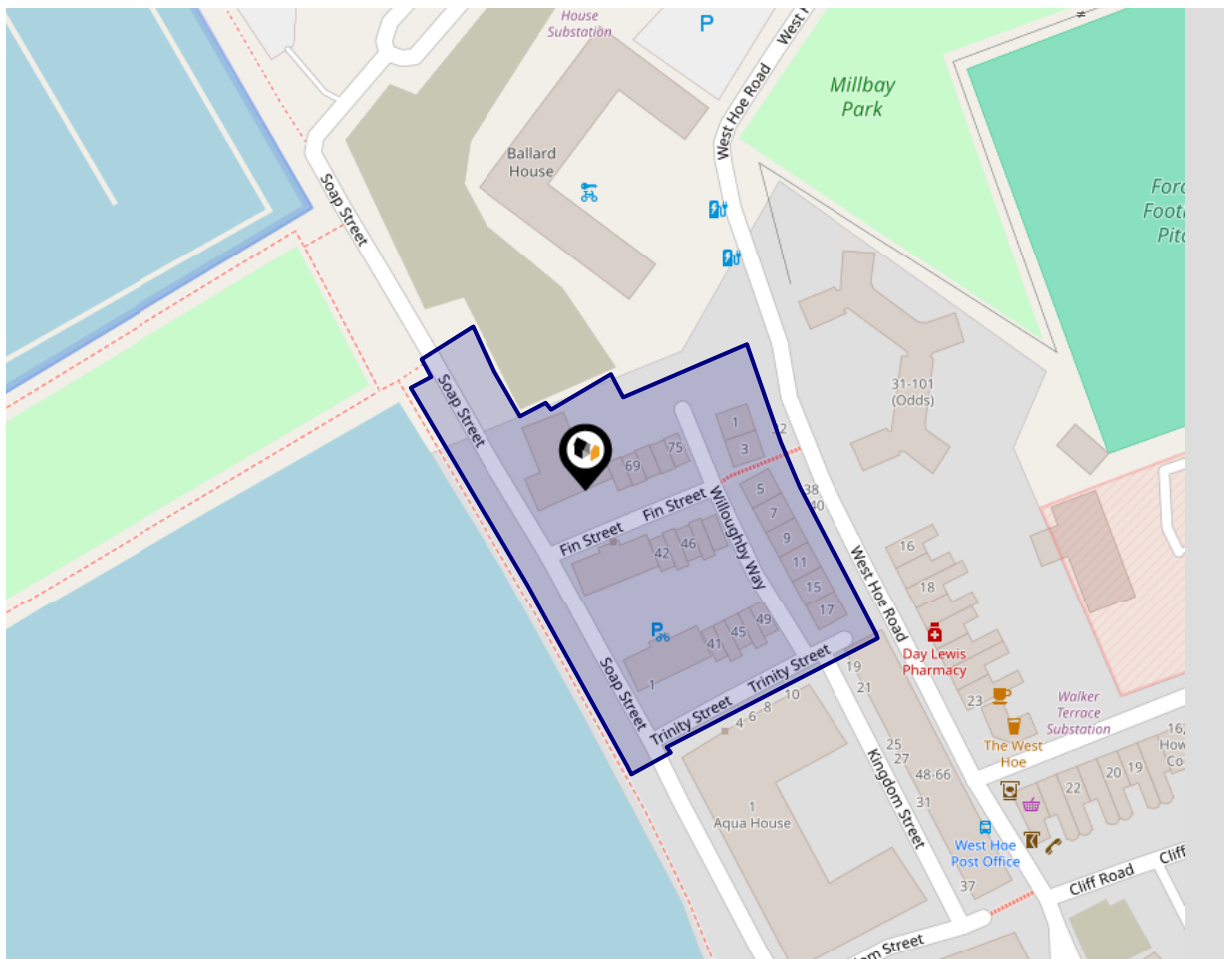
- Key:**
-  Power Pylons
 -  Communication Masts

KFB - Key Facts For Buyers

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).





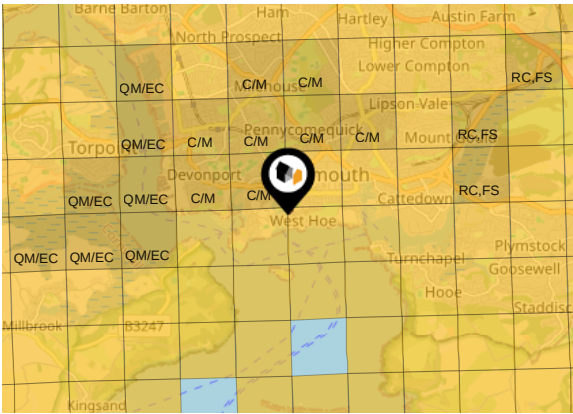
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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

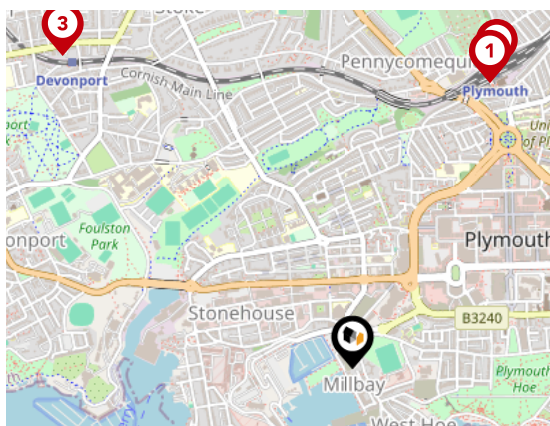
Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	NONE	Soil Texture:	LOAM TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	SHALLOW
Soil Group:	LIGHT TO MEDIUM		



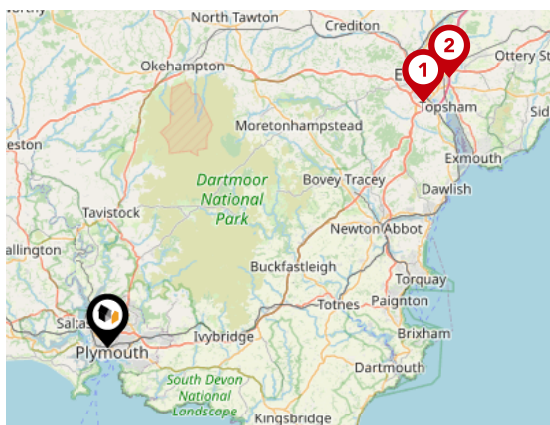
Primary Classifications (Most Common Clay Types)

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



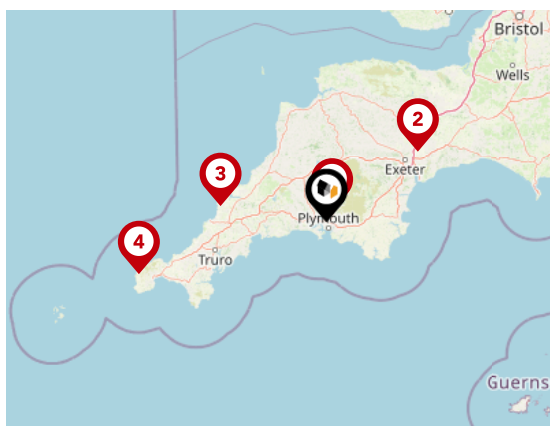
National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	0.88 miles
2	Plymouth Rail Station	0.92 miles
3	Devonport Rail Station	1.18 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	35.46 miles
2	M5 J30	38.61 miles



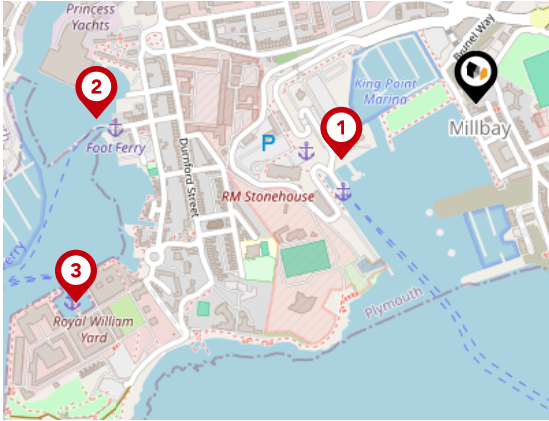
Airports/Helipads

Pin	Name	Distance
1	Glenholt	4.33 miles
2	Exeter Airport	41.04 miles
3	St Mawgan	38.01 miles
4	Joppa	69.47 miles



Bus Stops/Stations

Pin	Name	Distance
1	Telecom House	0.09 miles
2	Bounds place	0.14 miles
3	Rusty Anchor	0.15 miles
4	Phoenix Street	0.17 miles
5	Walker Terrace	0.14 miles



Ferry Terminals

Pin	Name	Distance
1	Plymouth Ferry Terminal	0.2 miles
2	Plymouth Stonehouse Ferry Terminal	0.53 miles
3	Royal William Yard Ferry Landing	0.62 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.

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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