

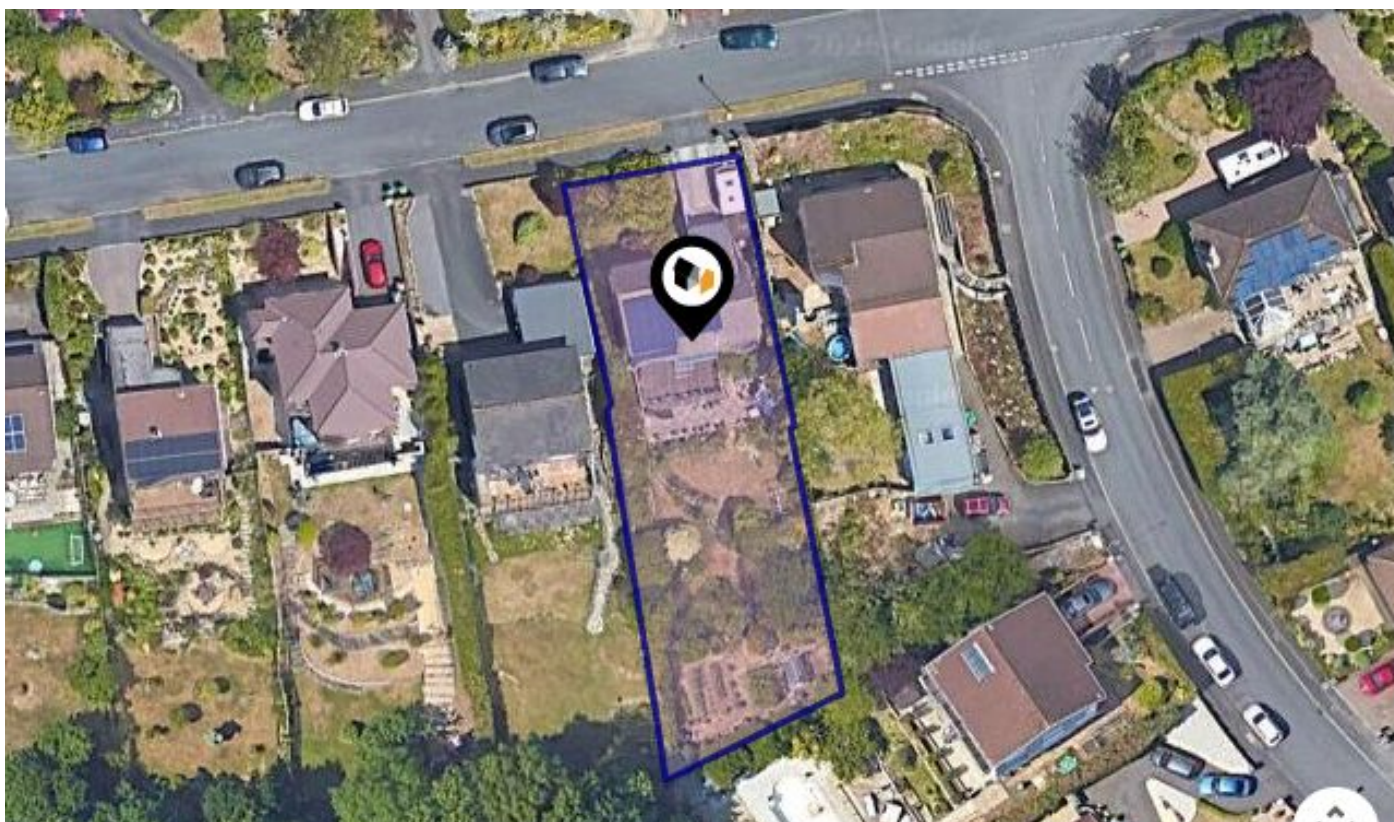


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 21st November 2025



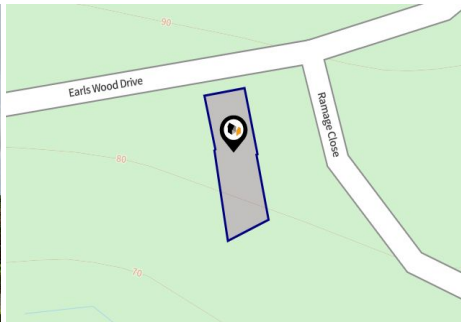
EARLS WOOD DRIVE, PLYMOUTH, PL6

6 The Broadway Plymstock Plymouth PL9 7AU

01752 456000

plymstock@langtownandcountry.com

www.langtownandcountry.com



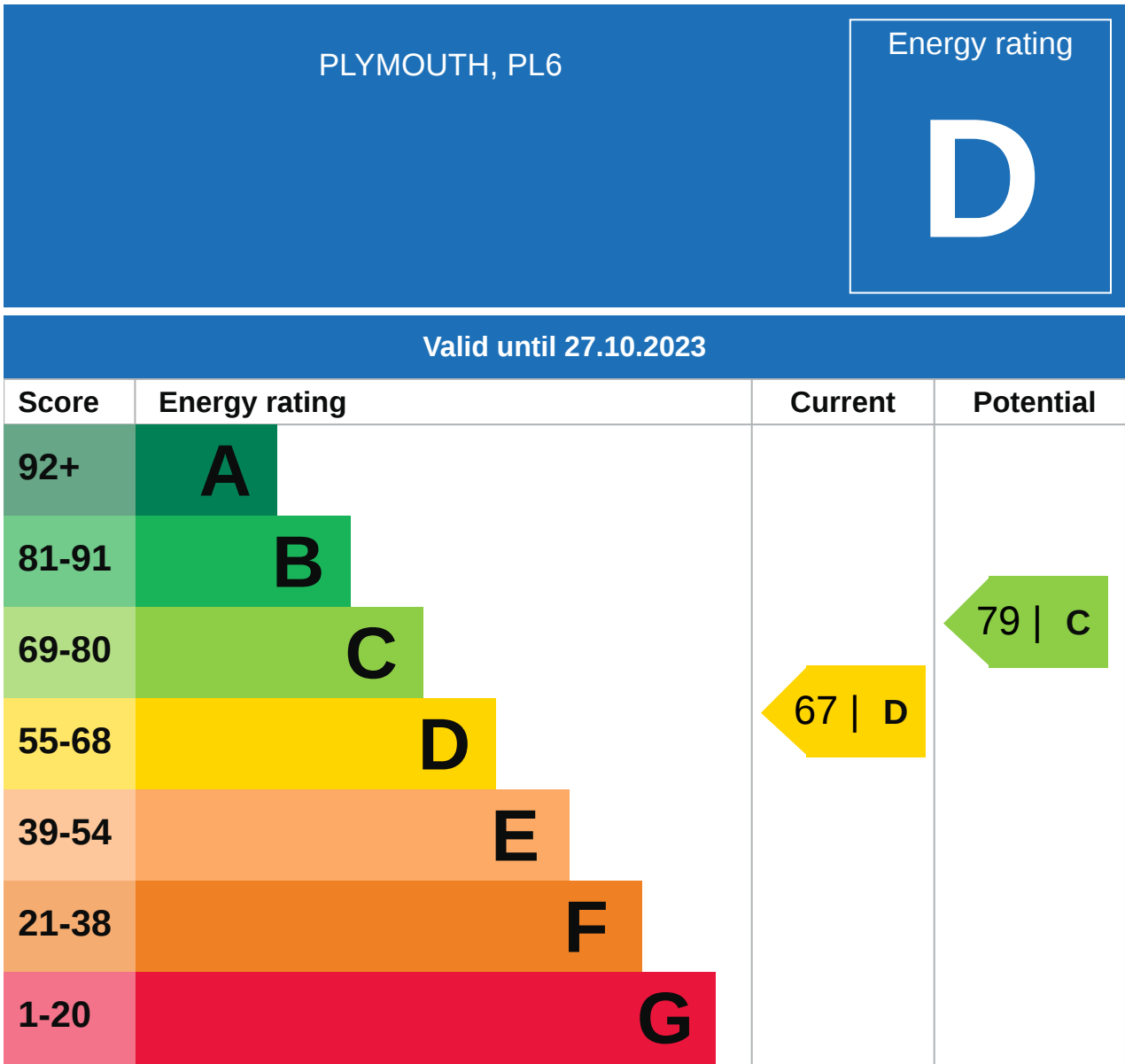
Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,410 ft ² / 131 m ²		
Plot Area:	0.19 acres		
Year Built :	1950-1966		
Council Tax :	Band E		
Annual Estimate:	£2,842		
Title Number:	DN49539		

Local Area

Local Authority:	City of plymouth	Estimated Broadband Speeds	
Conservation Area:	No	(Standard - Superfast - Ultrafast)	
Flood Risk:			
• Rivers & Seas	Very low	5	1000
• Surface Water	Very low	mb/s	mb/s
			

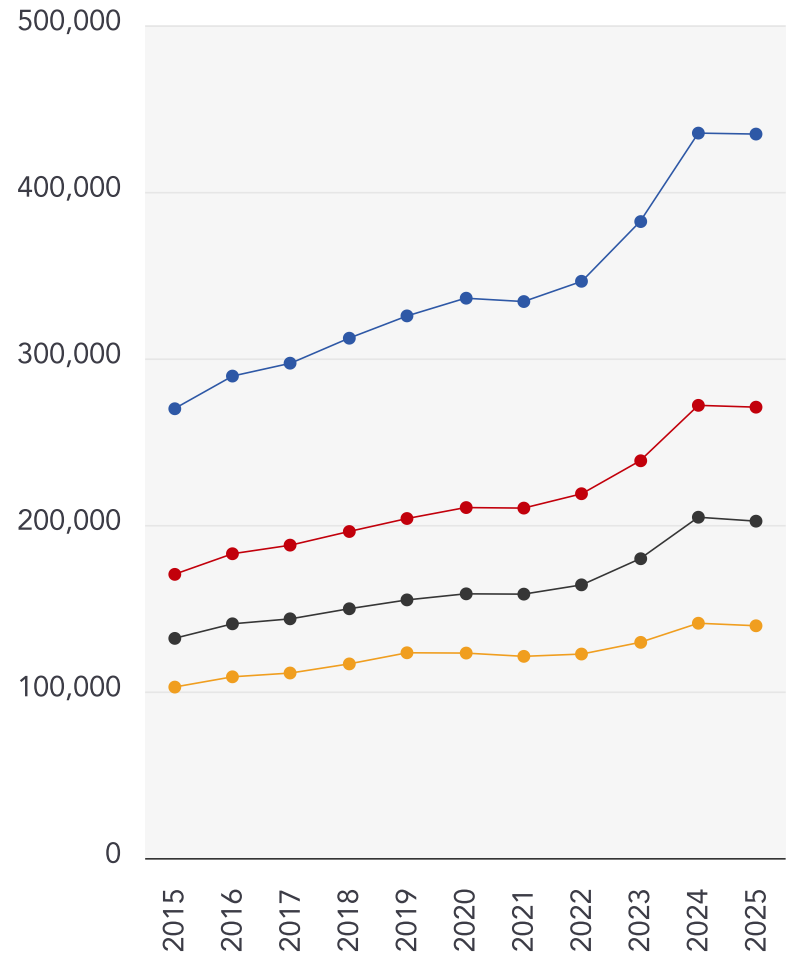
Mobile Coverage:	Satellite/Fibre TV Availability:
(based on calls indoors)	
	
	
	
	
	
	
	



Additional EPC Data

Property Type:	Detached house
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 83% of fixed outlets
Lighting Energy:	Very good
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	Room heaters, electric
Total Floor Area:	131 m ²

10 Year History of Average House Prices by Property Type in PL6



Detached

+61.14%

Semi-Detached

+58.94%

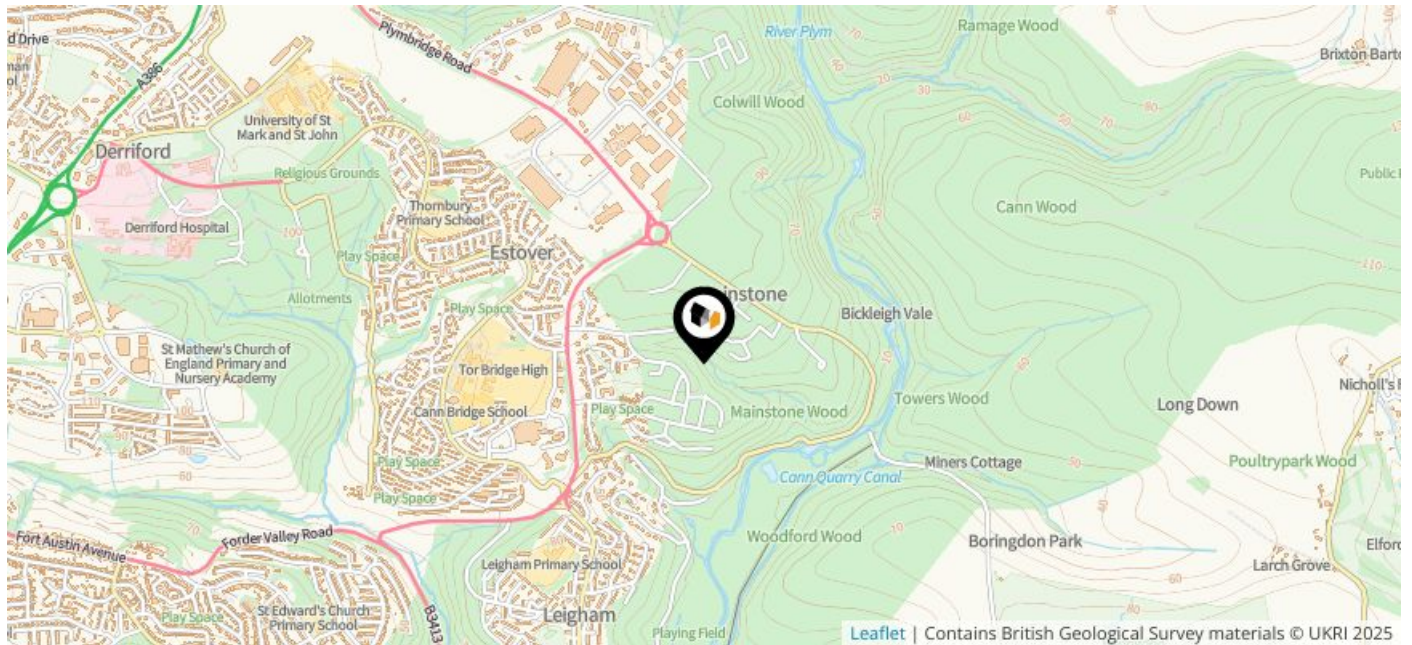
Terraced

+53.36%

Flat

+35.87%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

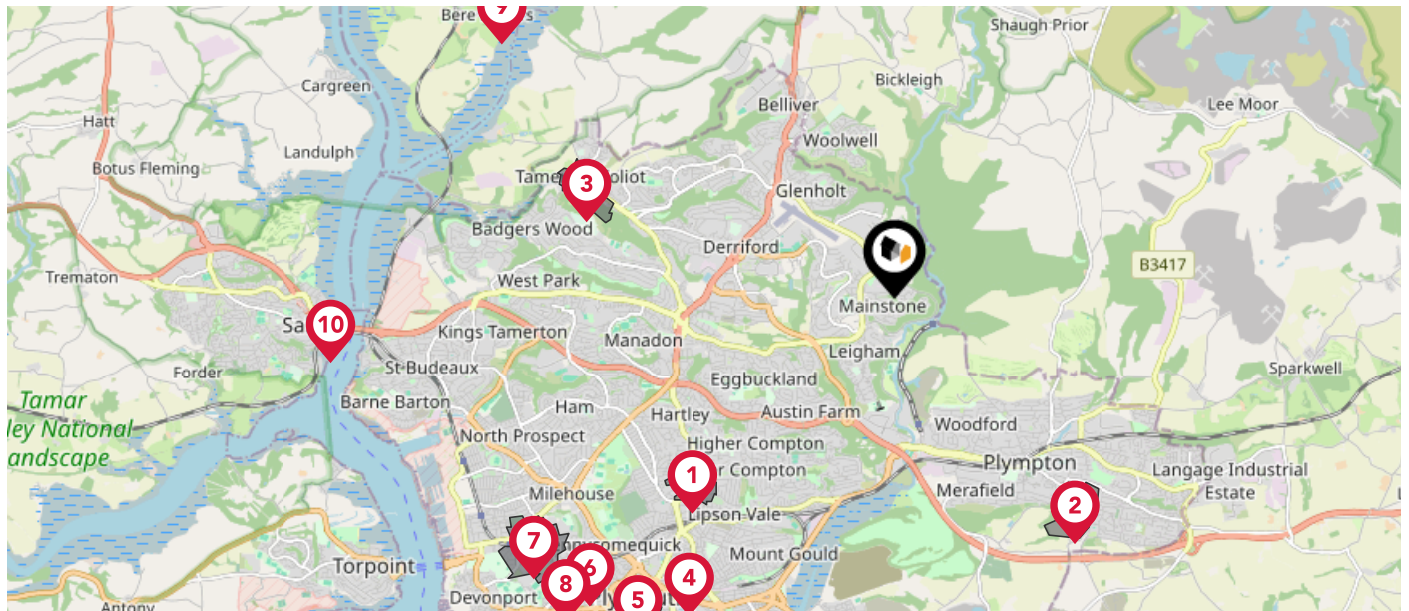
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.

Maps

Conservation Areas

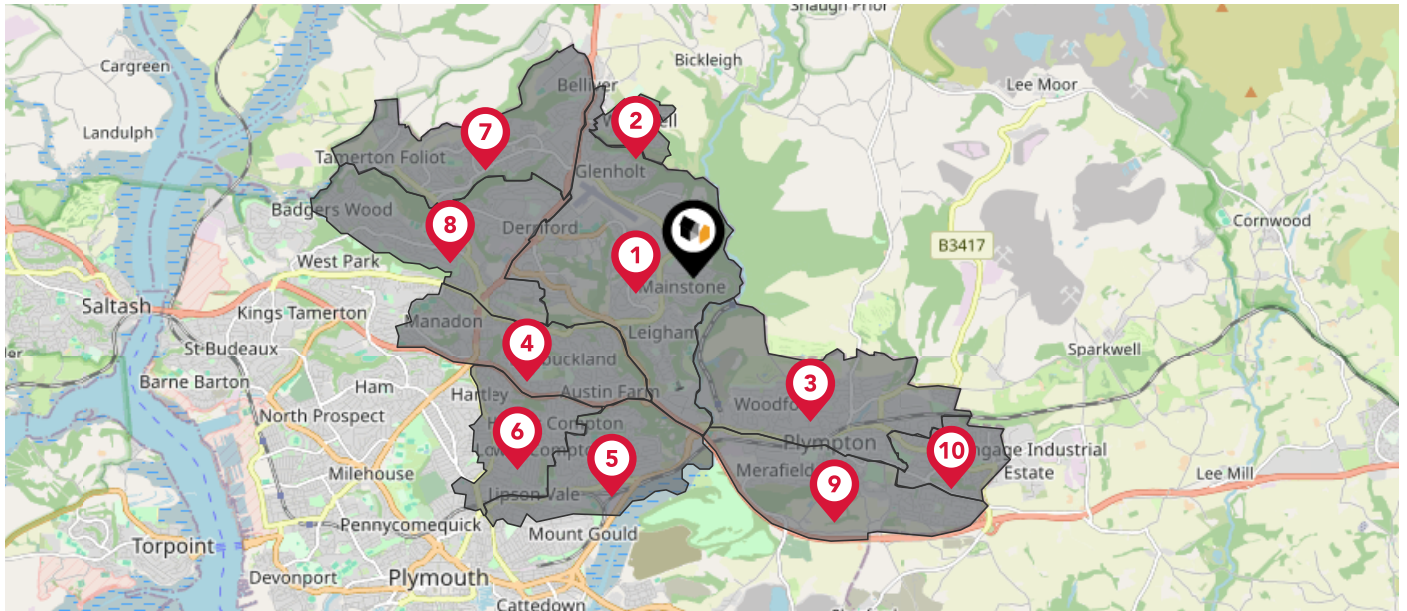
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

- 1 Mannamead
- 2 Plympton St Maurice
- 3 Tamerton Foliot
- 4 Ebrington Street
- 5 City Centre
- 6 North Stonehouse
- 7 Stoke
- 8 Royal Naval Hospital
- 9 Bere Ferrers
- 10 Lower Fore Street, Saltash

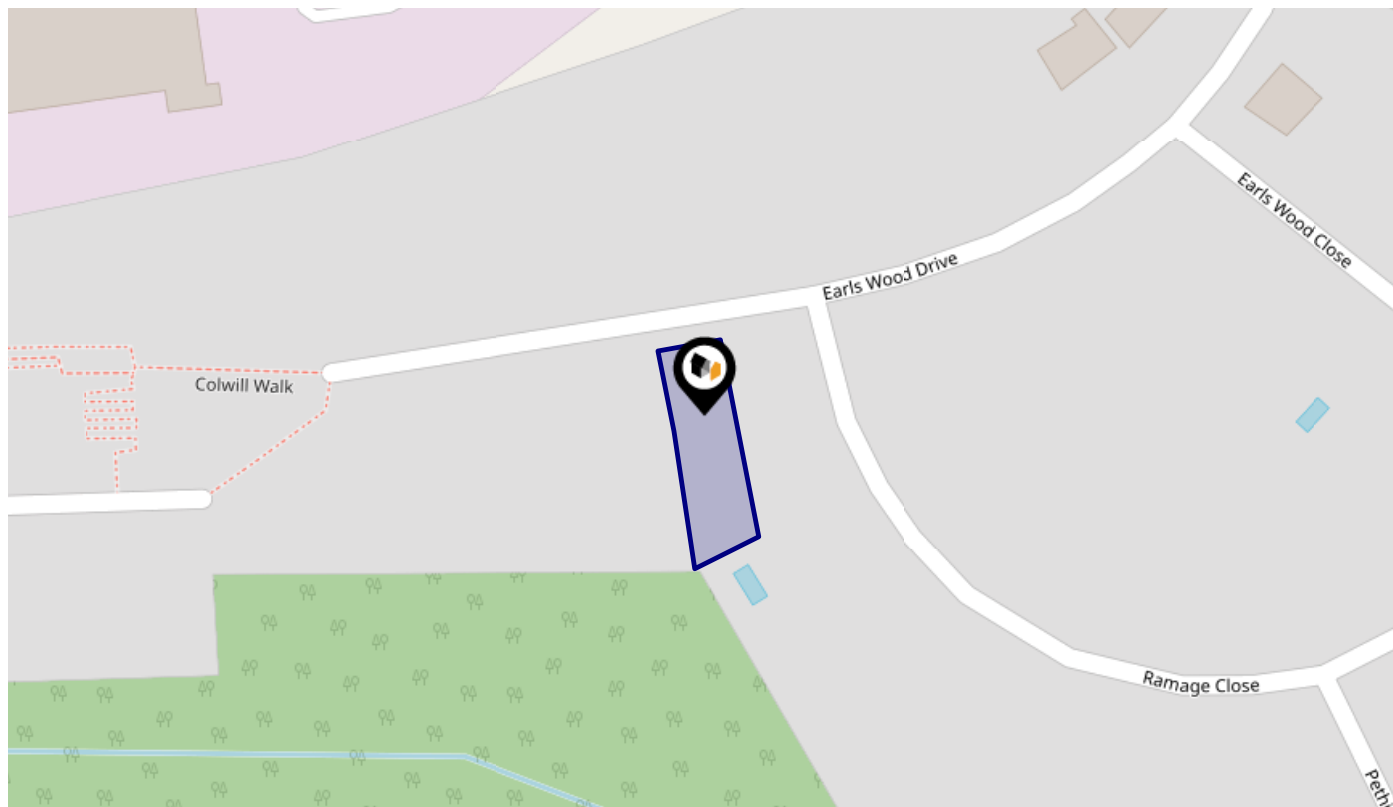
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

- 1 Moor View Ward
- 2 Woolwell Ward
- 3 Plympton St. Mary Ward
- 4 Eggbuckland Ward
- 5 Efford and Lipson Ward
- 6 Compton Ward
- 7 Southway Ward
- 8 Budshead Ward
- 9 Plympton Erle Ward
- 10 Plympton Chaddlewood 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:

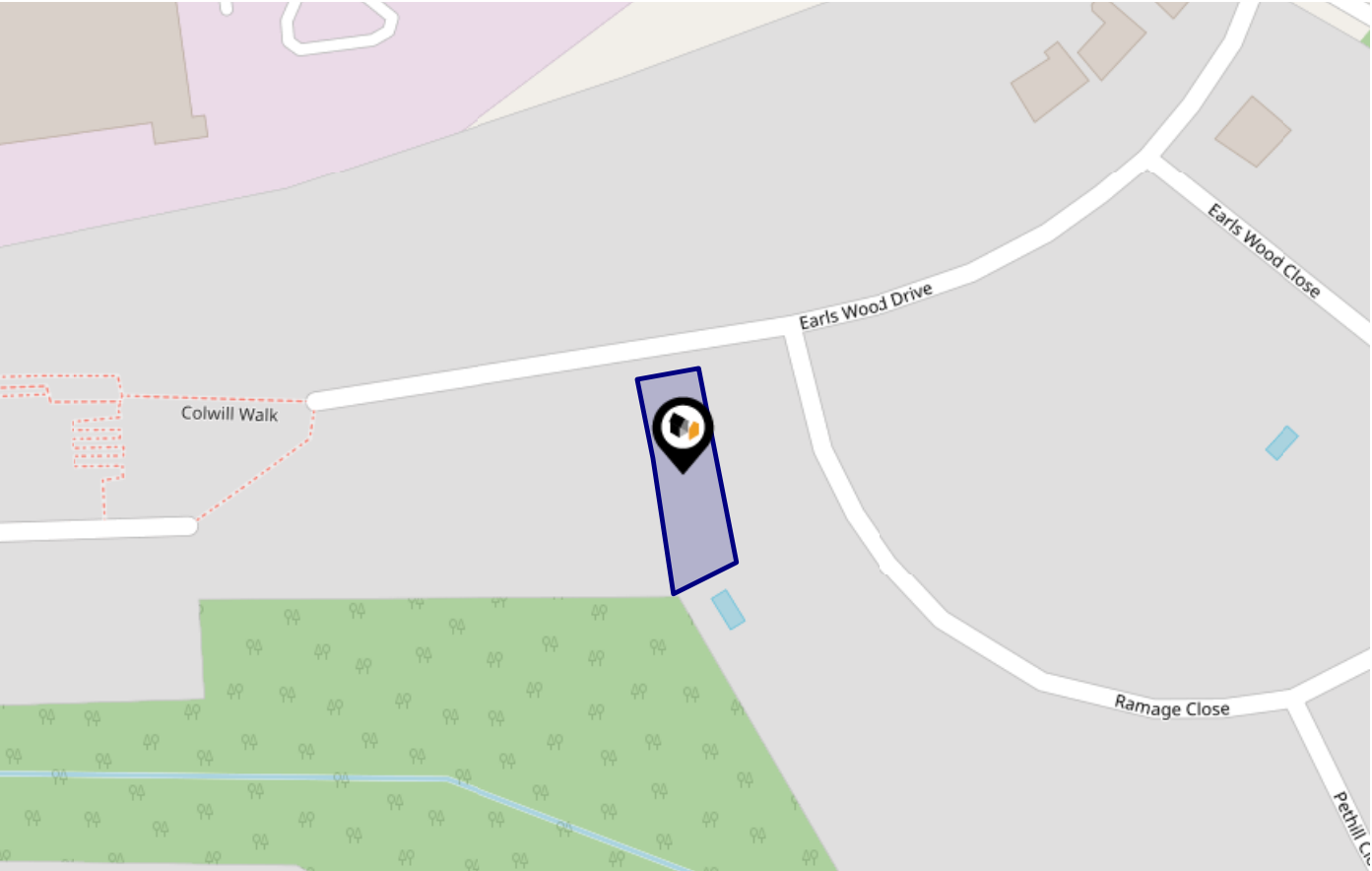
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

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.

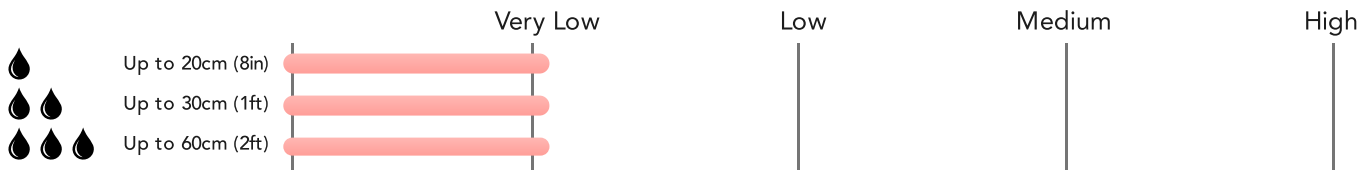


Risk Rating: Very low

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:

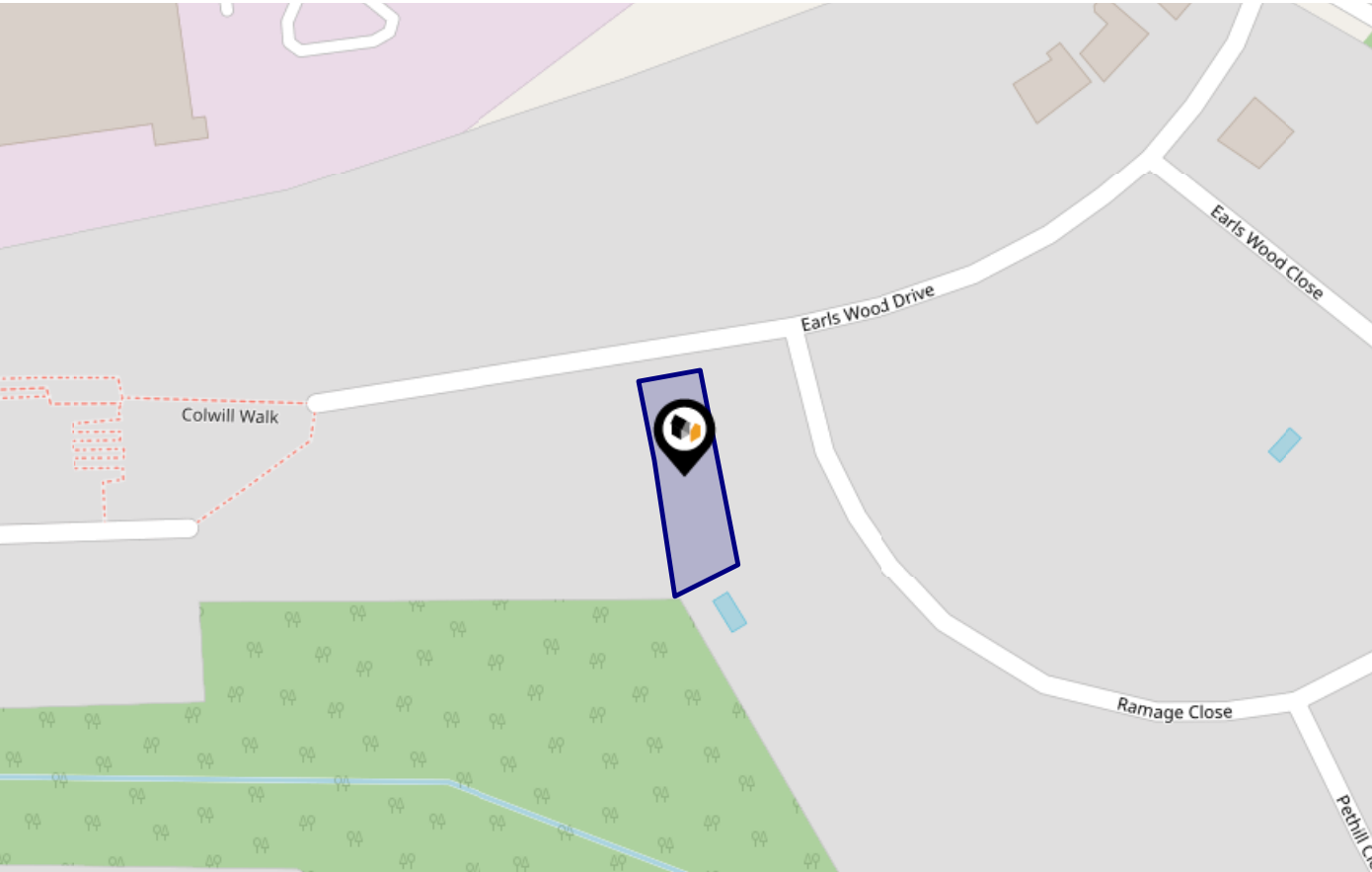


Flood Risk

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.

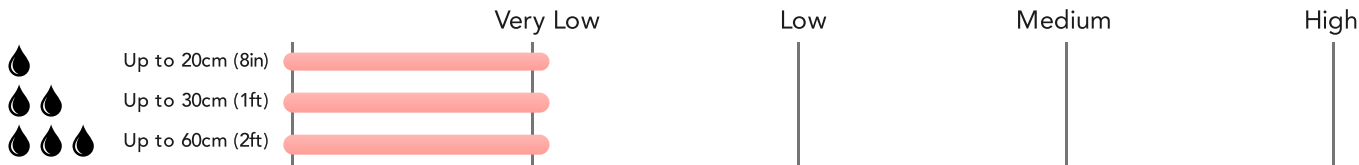


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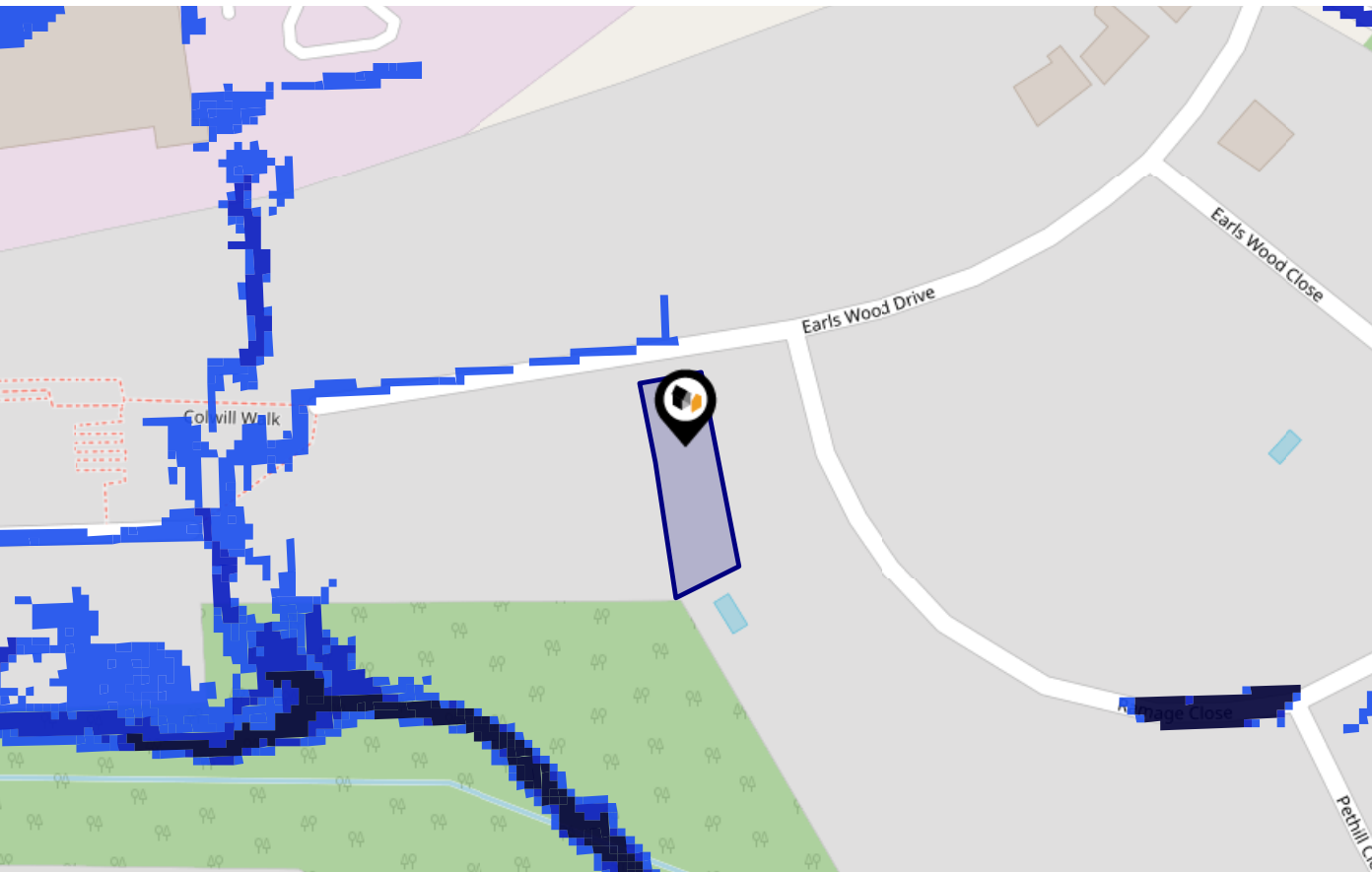


Flood Risk

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.

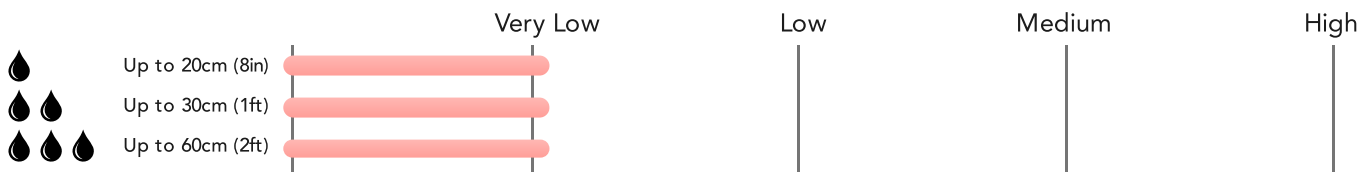


Risk Rating: Very low

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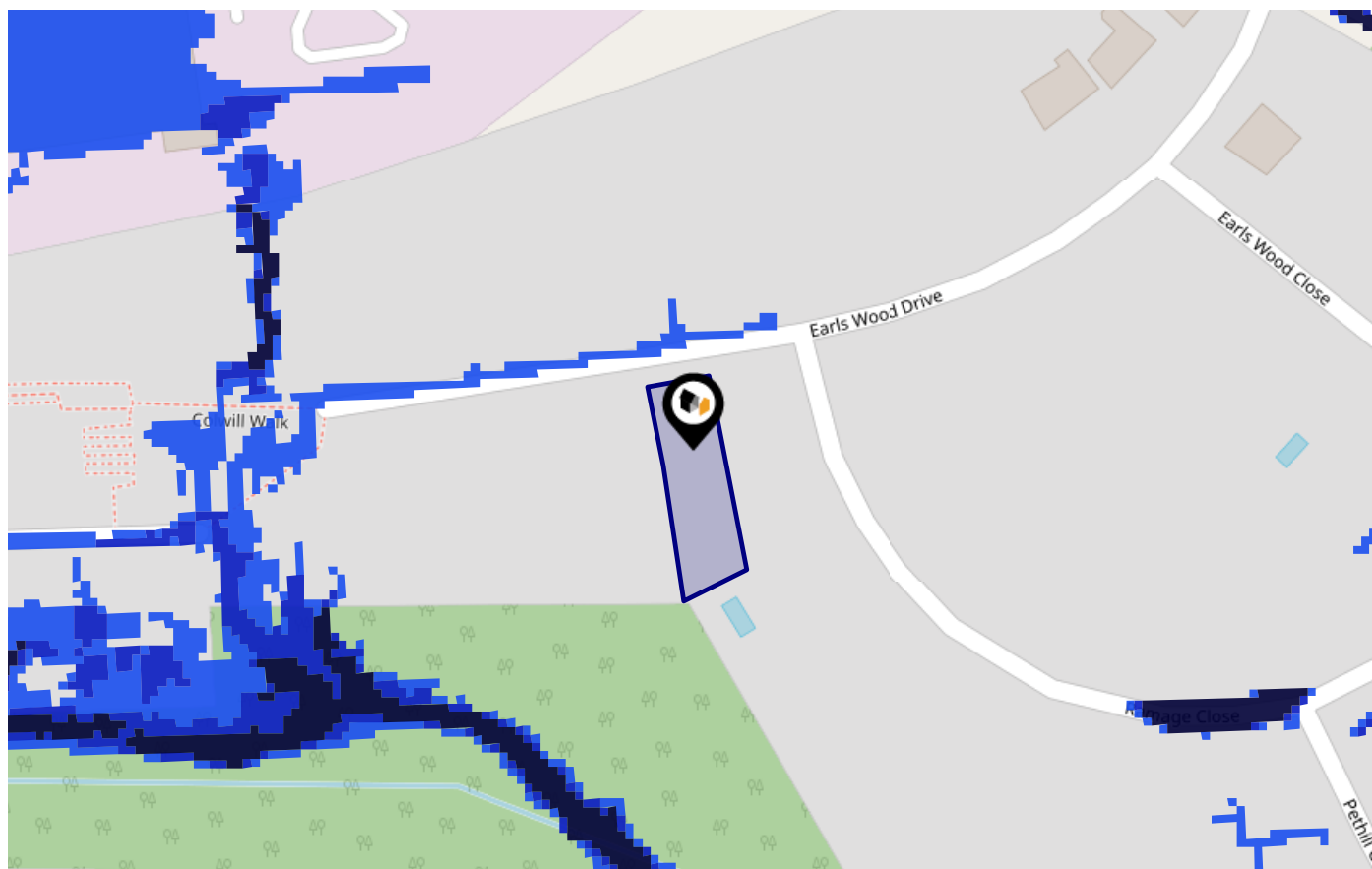
Chance of flooding to the following depths at this property:



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

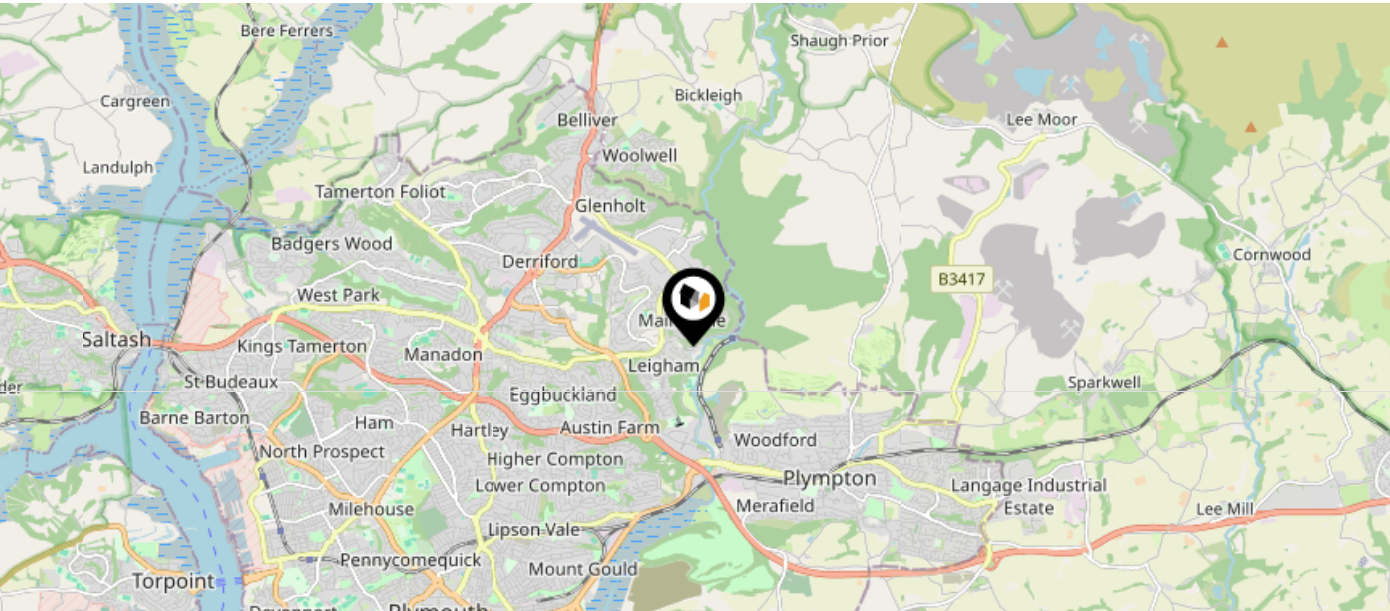
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Chance of flooding to the following depths at this property:



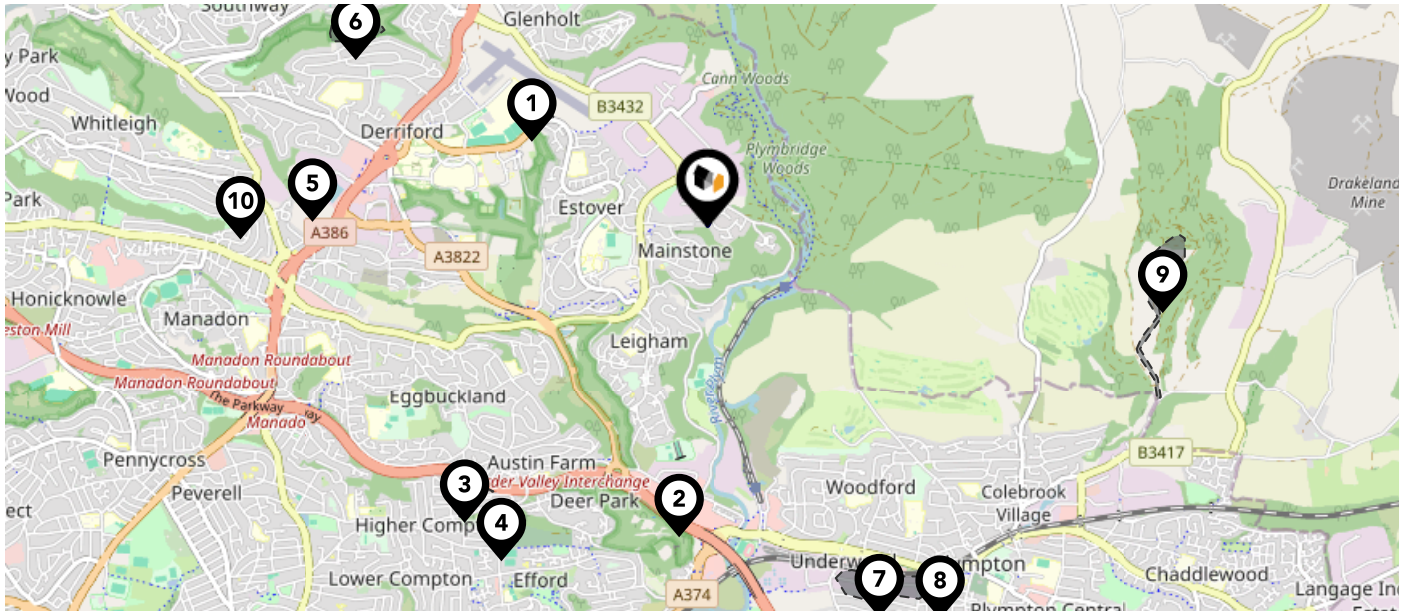
This map displays nearby areas that have been designated as Green Belt...



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.



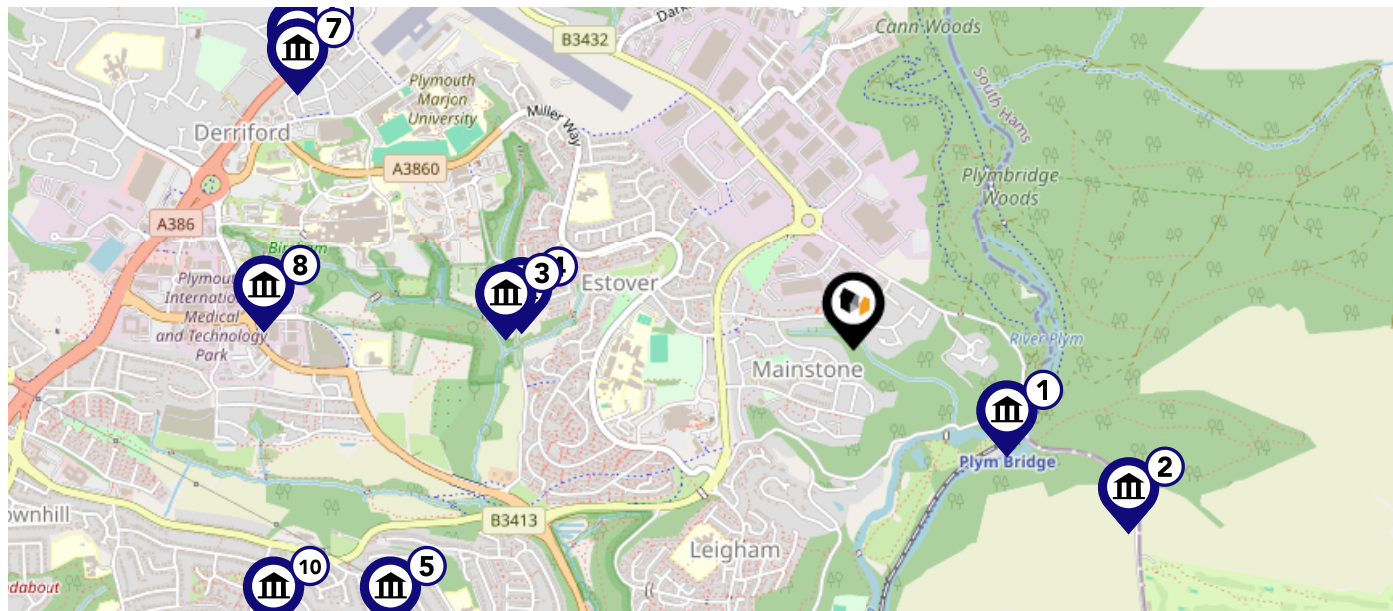
Nearby Landfill Sites

1	Derriford-Derriford, Plymouth	Historic Landfill	
2	Tecalamet Marsh Mills-Off Longbridge Road, Plymouth	Historic Landfill	
3	Valley View Close-Valley View Close, Plymouth	Historic Landfill	
4	Eggbuckland Road Efford Adj Cemetery-Eggbuckland Road, Efford, Plymouth	Historic Landfill	
5	Crownhill Sewage Works-Crownhill Sewage Works, Plymouth	Historic Landfill	
6	Off Pendeen Crescent Southway-Off Pendeen Crescent Southway	Historic Landfill	
7	Valley Road Plympton-Valley Road, Plympton, Plymouth	Historic Landfill	
8	Recreation Ground Linketty Road Plympt-Recreation Ground Linketty Road Plympton, Plymouth	Historic Landfill	
9	Newnham Park-Newnham Park, Plympton, Plymouth, Devon	Historic Landfill	
10	Crownhill-Crownhill, Plymouth	Historic Landfill	

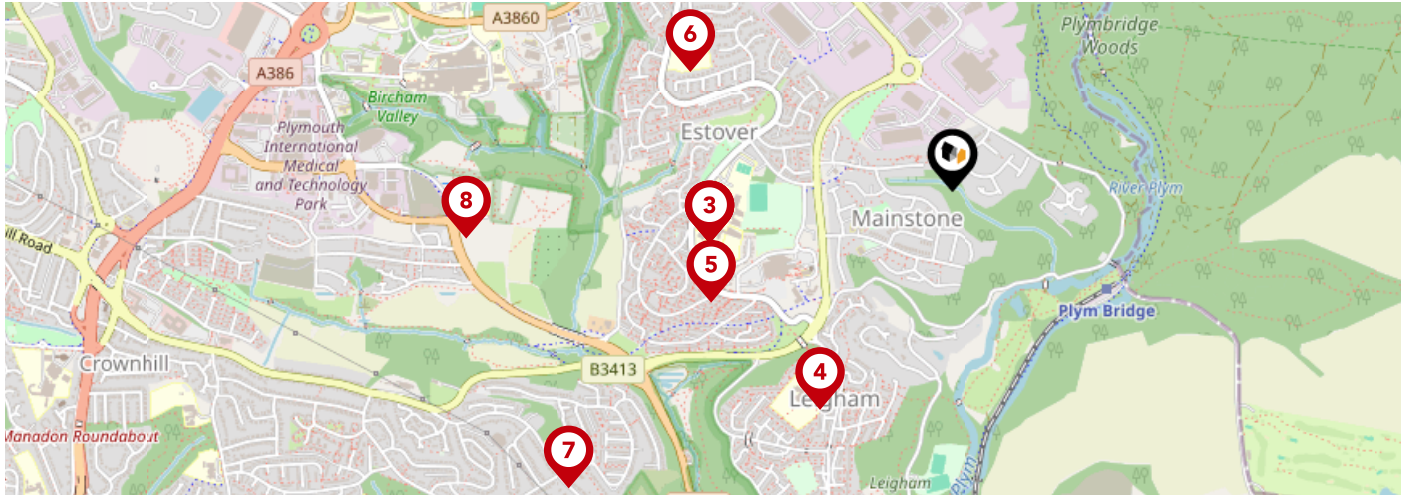
Maps

Listed Buildings

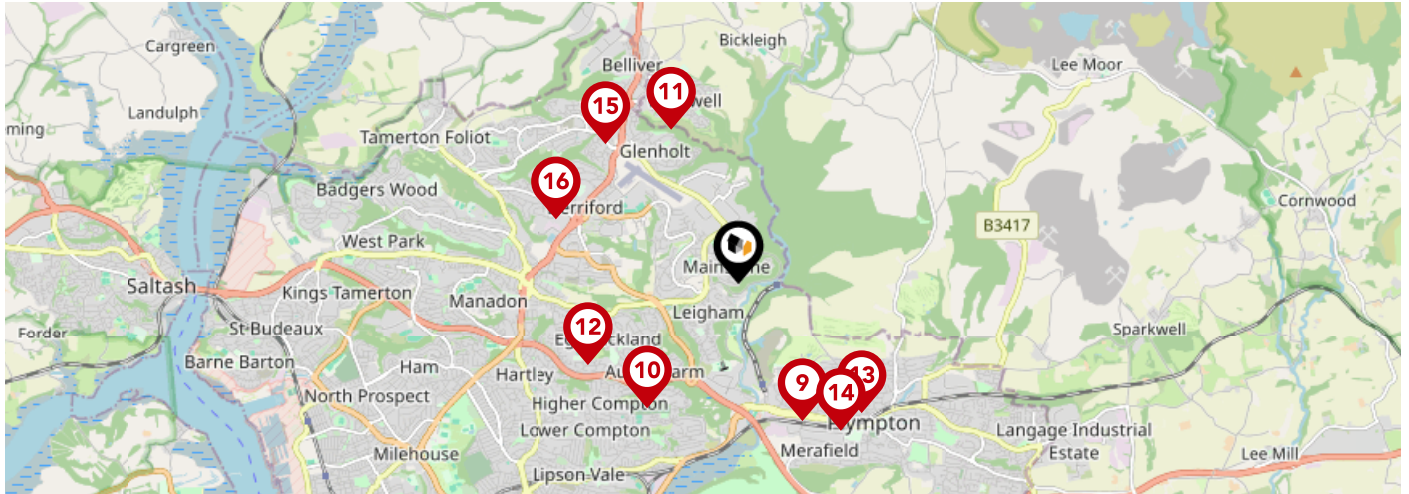
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1162902 - Plym Bridge	Grade II	0.5 miles
	1245698 - Gate Piers Approximately 1300 Metres North West Of Boringdon Hall	Grade II	0.8 miles
	1330573 - Fursdon Farmhouse	Grade II	0.8 miles
	1330572 - Fursdon Barn	Grade II	0.8 miles
	1390897 - Egguckland Keep	Grade II	1.3 miles
	1386434 - Powisland House	Grade II	1.4 miles
	1386435 - Gate Piers And Flanking Walls At Former Entrance To Powisland House	Grade II	1.4 miles
	1425964 - Western Morning News	Grade II	1.4 miles
	1386356 - 2 And 2a, Roborough Close	Grade II	1.5 miles
	1130024 - Bowden Farm	Grade II	1.5 miles



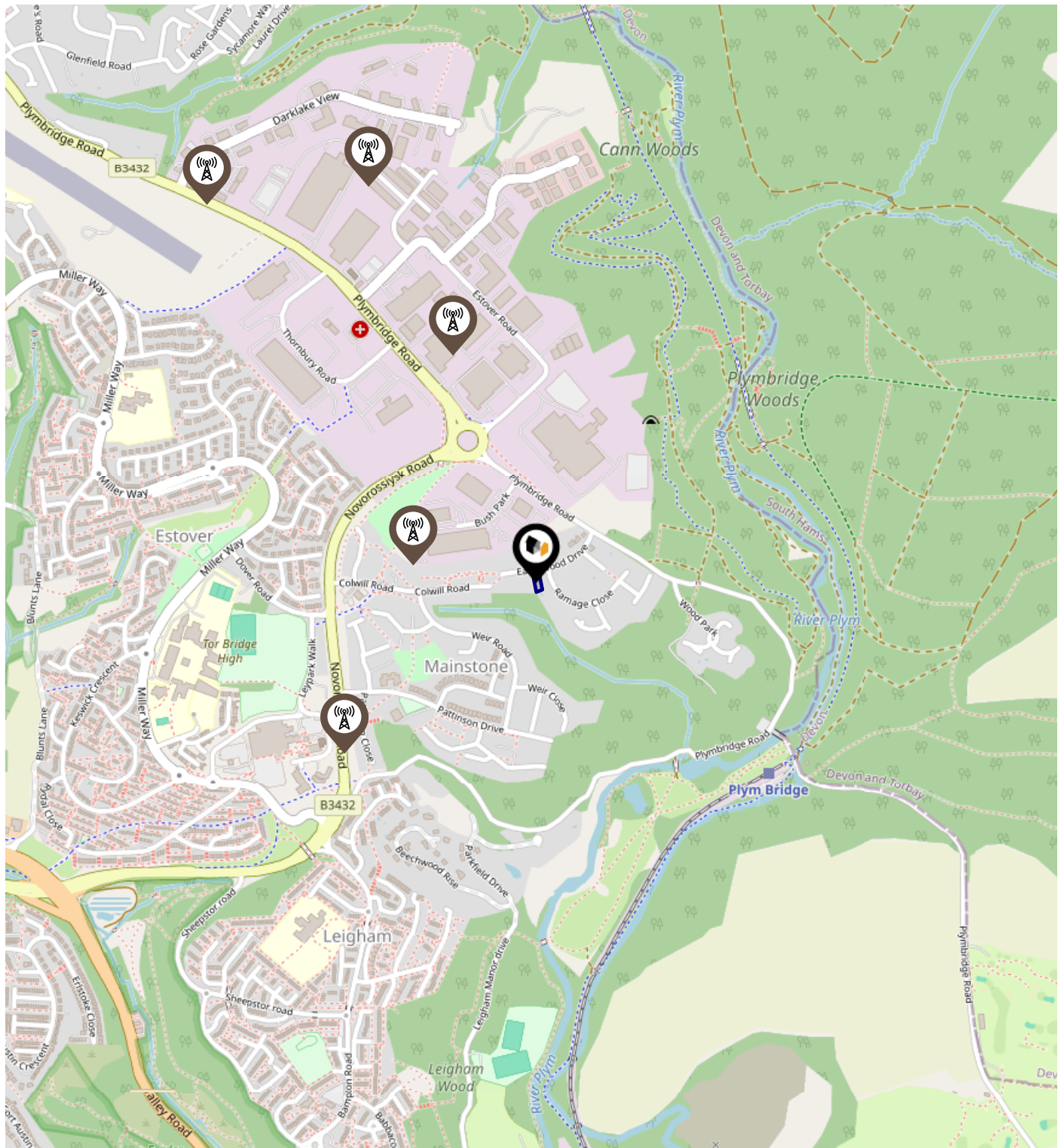
		Nursery	Primary	Secondary	College	Private
1	Plym Bridge Nursery School and Day Care Ofsted Rating: Good Pupils: 54 Distance:0.59	☒	☐	☐	☐	☐
2	Tor Bridge High Ofsted Rating: Good Pupils: 1171 Distance:0.59	☐	☐	☒	☐	☐
3	Cann Bridge School Ofsted Rating: Good Pupils: 95 Distance:0.59	☐	☐	☒	☐	☐
4	Leigham Primary School Ofsted Rating: Good Pupils: 399 Distance:0.6	☐	☒	☐	☐	☐
5	Tor Bridge Primary School Ofsted Rating: Outstanding Pupils: 184 Distance:0.63	☐	☒	☐	☐	☐
6	Thornbury Primary School Ofsted Rating: Good Pupils: 285 Distance:0.68	☐	☒	☐	☐	☐
7	St Edward's CofE Primary School Ofsted Rating: Good Pupils: 219 Distance:1.15	☐	☒	☐	☐	☐
8	St Matthew's Church of England Primary and Nursery Academy Ofsted Rating: Good Pupils: 484 Distance:1.16	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
9	Woodford Primary School Ofsted Rating: Good Pupils: 402 Distance: 1.44	☐	☒	☐	☐	☐
10	Austin Farm Academy Ofsted Rating: Good Pupils: 125 Distance: 1.47	☐	☒	☐	☐	☐
11	Bickleigh Down Church of England Primary School Ofsted Rating: Good Pupils: 416 Distance: 1.58	☐	☒	☐	☐	☐
12	Eggbuckland Vale Primary School Ofsted Rating: Good Pupils: 396 Distance: 1.62	☐	☒	☐	☐	☐
13	Boringdon Primary School Ofsted Rating: Good Pupils: 394 Distance: 1.69	☐	☒	☐	☐	☐
14	Hele's School Ofsted Rating: Good Pupils: 1386 Distance: 1.71	☐	☐	☒	☐	☐
15	Widewell Primary Academy Ofsted Rating: Good Pupils: 219 Distance: 1.82	☐	☒	☐	☐	☐
16	Notre Dame RC School Ofsted Rating: Good Pupils: 765 Distance: 1.82	☐	☐	☒	☐	☐

Local Area

Masts & Pylons

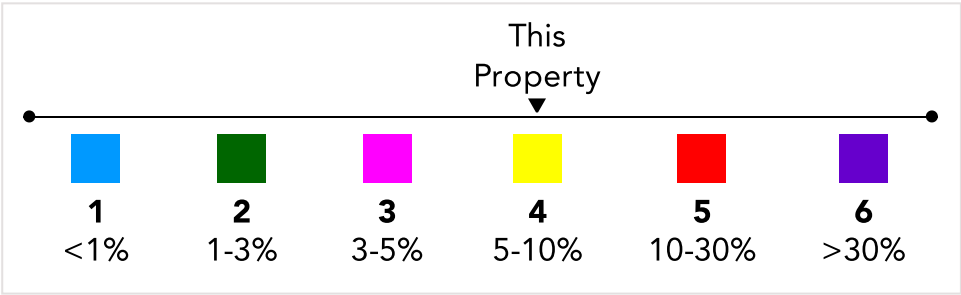
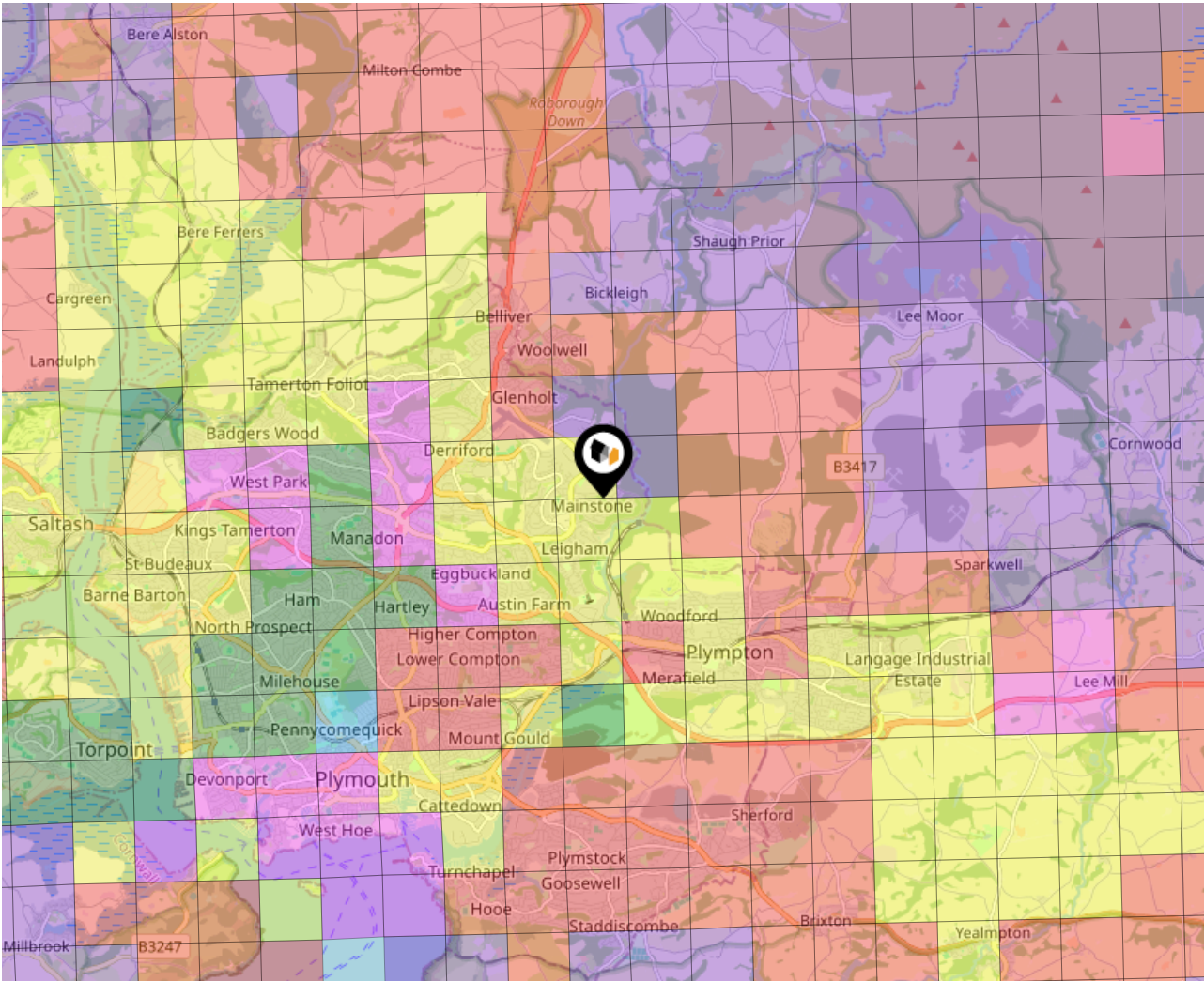


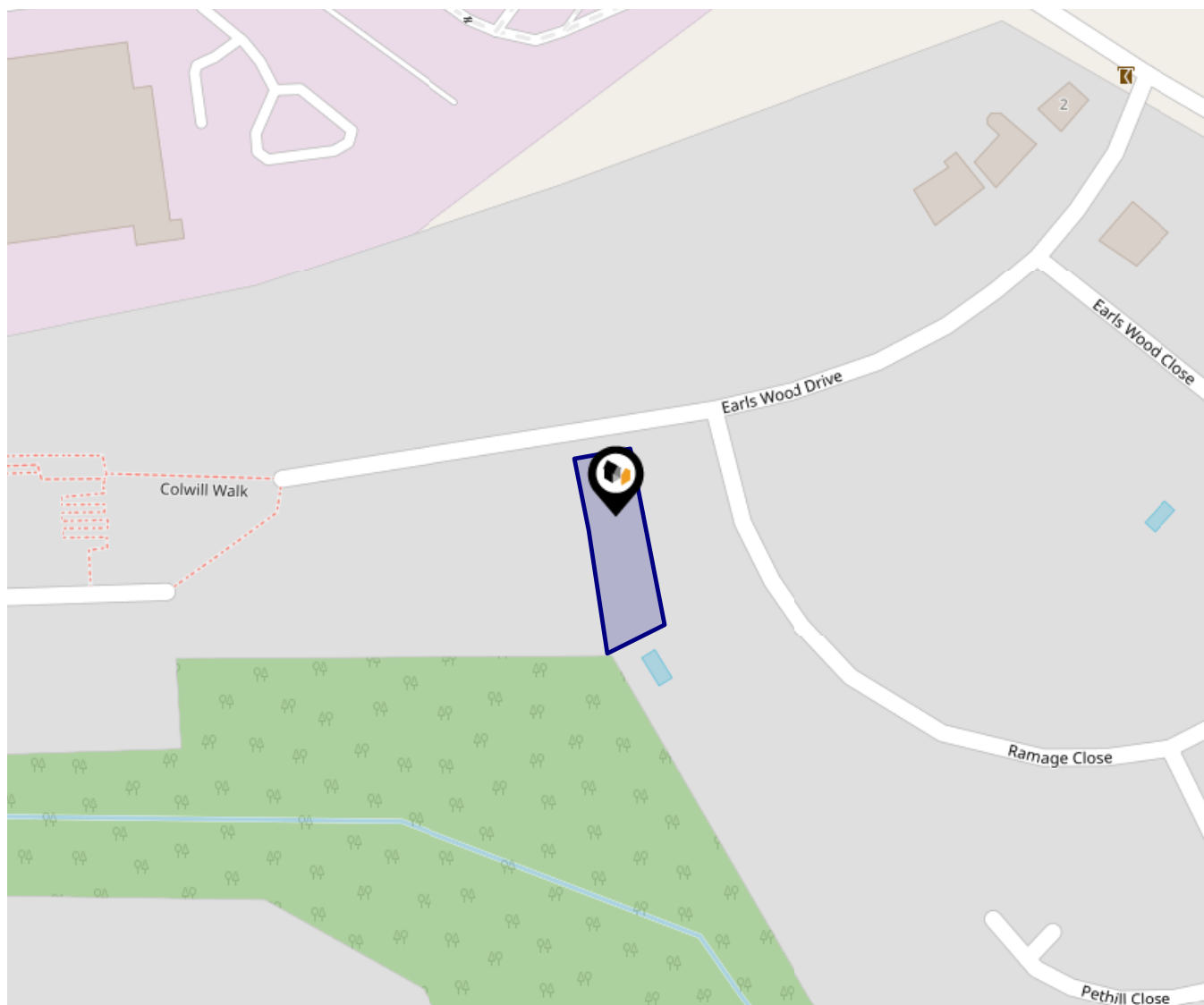
Key:

-  Power Pylons
-  Communication Masts

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).





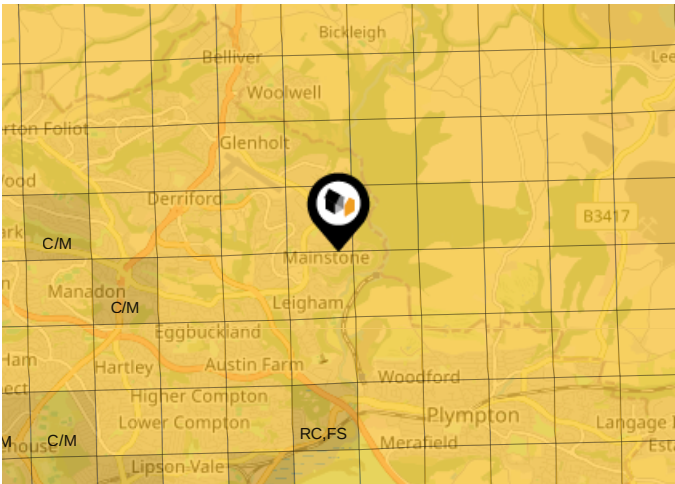
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

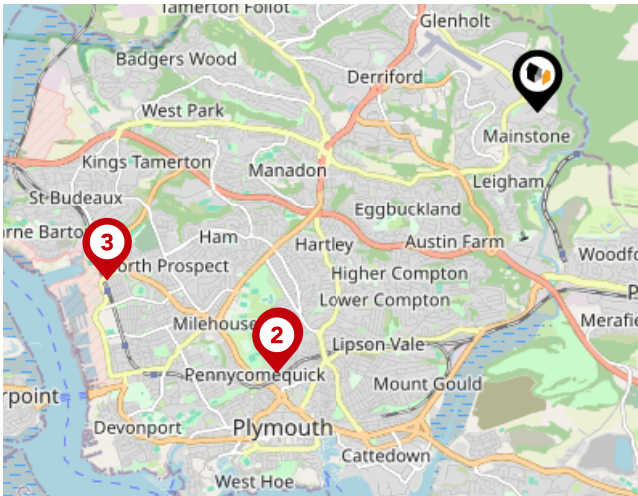
Carbon Content:	NONE	Soil Texture:	LOAM TO SILTY LOAM
Parent Material Grain:	ARGILLACEOUS	Soil Depth:	INTERMEDIATE-SHALLOW
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		



Primary Classifications (Most Common Clay Types)

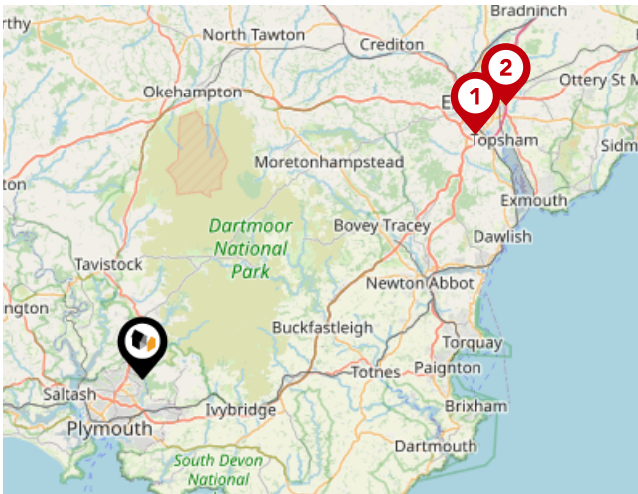
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & 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)



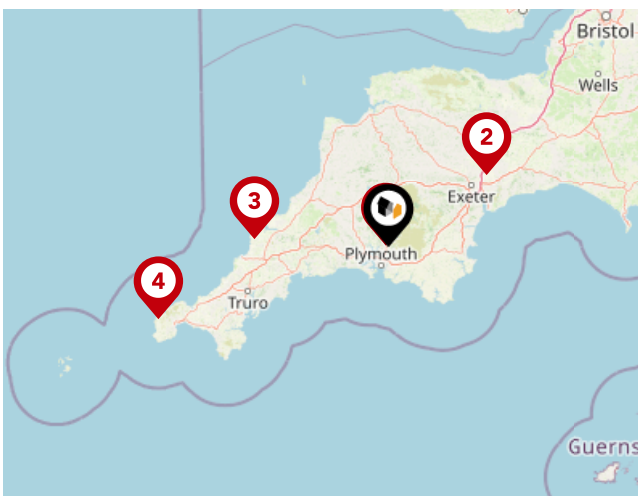
National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	3.47 miles
2	Plymouth Rail Station	3.5 miles
3	Keyham Rail Station	4.37 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	31.21 miles
2	M5 J30	34.34 miles

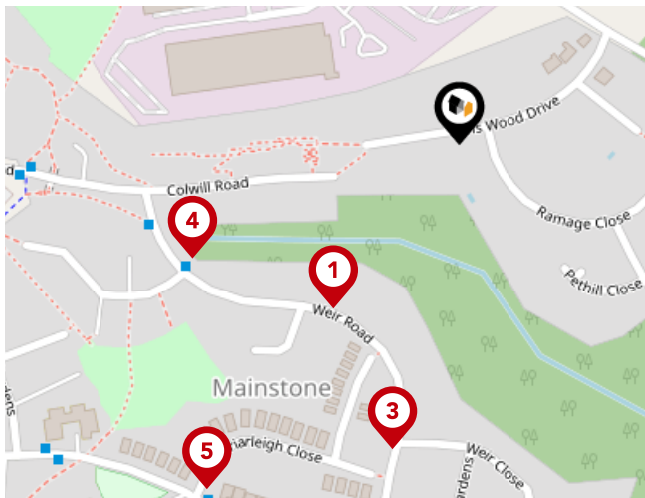


Airports/Helipads

Pin	Name	Distance
1	Glenholt	1.18 miles
2	Exeter Airport	36.77 miles
3	St Mawgan	40.5 miles
4	Joppa	73.1 miles

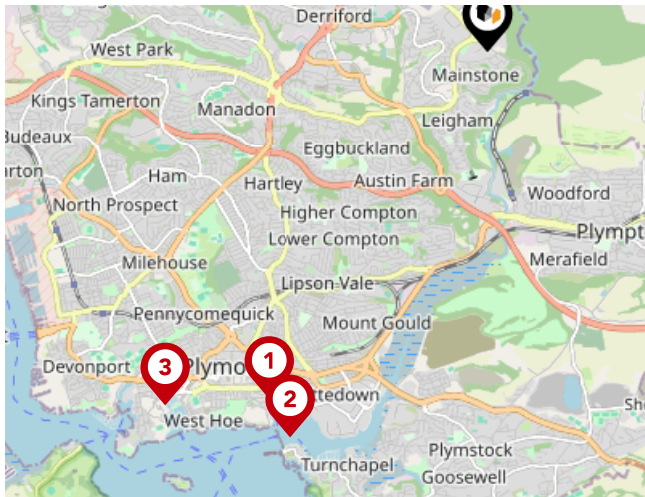
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Towers Close	0.12 miles
2	Bush Park	0.13 miles
3	Weir Close	0.18 miles
4	Chelson Gardens	0.17 miles
5	Briarleigh Close	0.25 miles



Ferry Terminals

Pin	Name	Distance
1	Plymouth (Barbican) Landing Stage	3.87 miles
2	Plymouth Mount Batten Ferry Landing	4.1 miles
3	Plymouth Ferry Terminal	4.53 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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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.



6 The Broadway Plymstock Plymouth PL9
7AU

01752 456000

plymstock@langtownandcountry.com

www.langtownandcountry.com

