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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 21st November 2025



42, CORNWALL STREET, DEVONPORT, PLYMOUTH, PL1 4NY

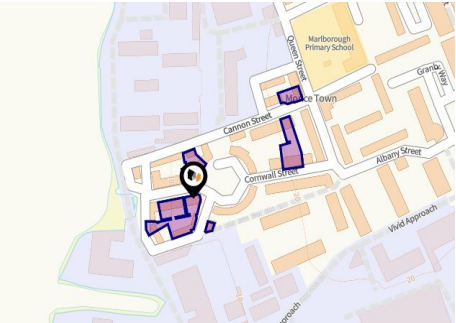
6 Mannamead Road Plymouth Devon PL4 7AA

01752 256000

property@langtownandcountry.com

www.langtownandcountry.com



Property Overview














Property

| | | | |
|------------------|--|-------------------------------|------------|
| Type: | Terraced | Last Sold Date: | 25/07/2005 |
| Bedrooms: | 4 | Last Sold Price: | £159,000 |
| Floor Area: | 1,076 ft ² / 100 m ² | Last Sold £/ft ² : | £126 |
| Plot Area: | 1.7 acres | Tenure: | Freehold |
| Year Built : | 2005 | | |
| Council Tax : | Band C | | |
| Annual Estimate: | £2,067 | | |
| Title Number: | DN506575 | | |
| UPRN: | 10012058793 | | |

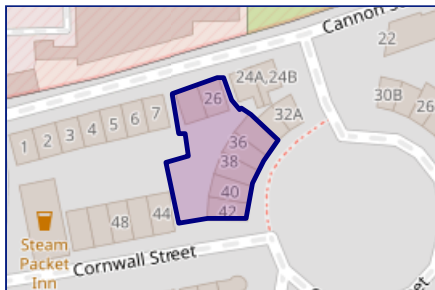
Local Area

| | | | |
|--------------------|------------------|---|---|
| Local Authority: | City of plymouth | Estimated Broadband Speeds | |
| Conservation Area: | No | (Standard - Superfast - Ultrafast) | |
| Flood Risk: | | 9 | 1000 |
| • Rivers & Seas | Very low | mb/s | mb/s |
| • Surface Water | Very low |  |  |

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

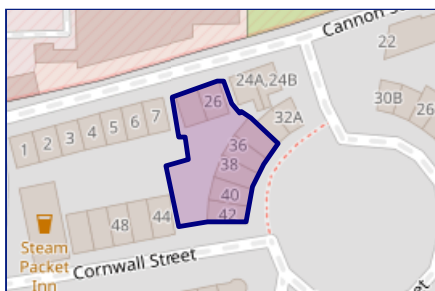
Property Multiple Title Plans

Multiple Freehold Title Plans Detected



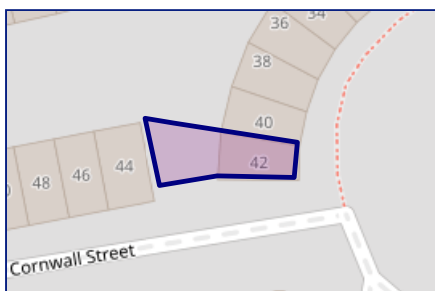
DN506575

Multiple Freehold Title Plans Detected



DN509404

Multiple Freehold Title Plans Detected

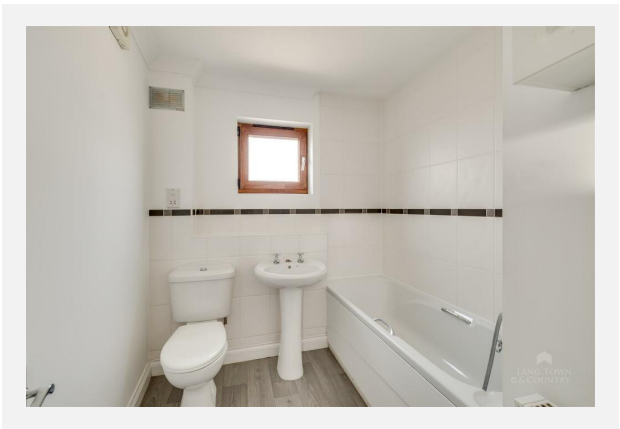
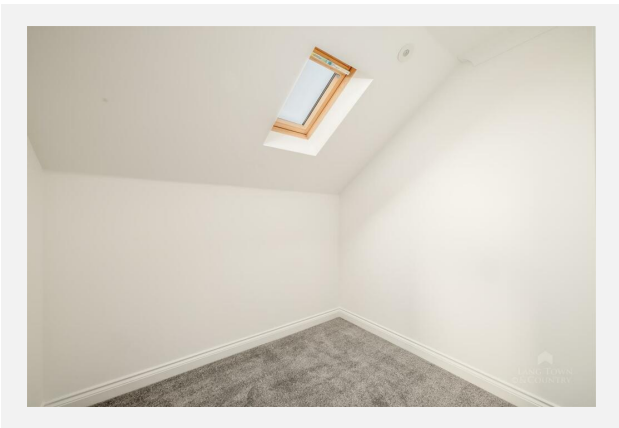
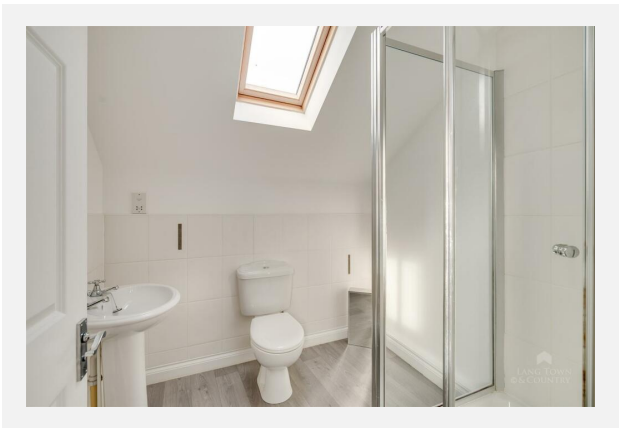


DN518474

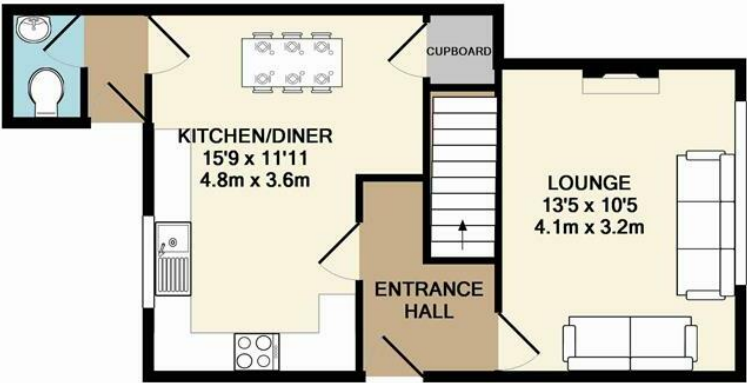
Gallery
Photos



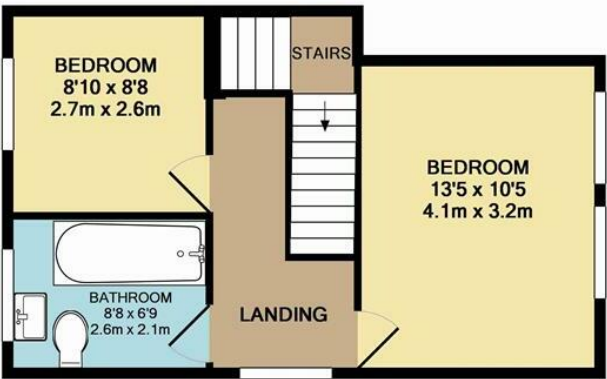
Gallery Photos



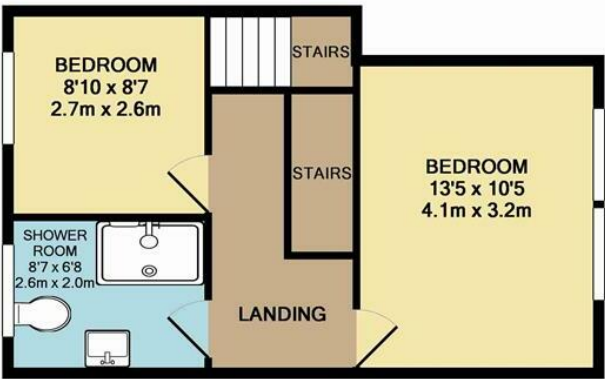
42, CORNWALL STREET, DEVONPORT, PLYMOUTH, PL1
4NY



GROUND FLOOR
APPROX. FLOOR
AREA 406 SQ.FT.
(37.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 372 SQ.FT.
(34.5 SQ.M.)



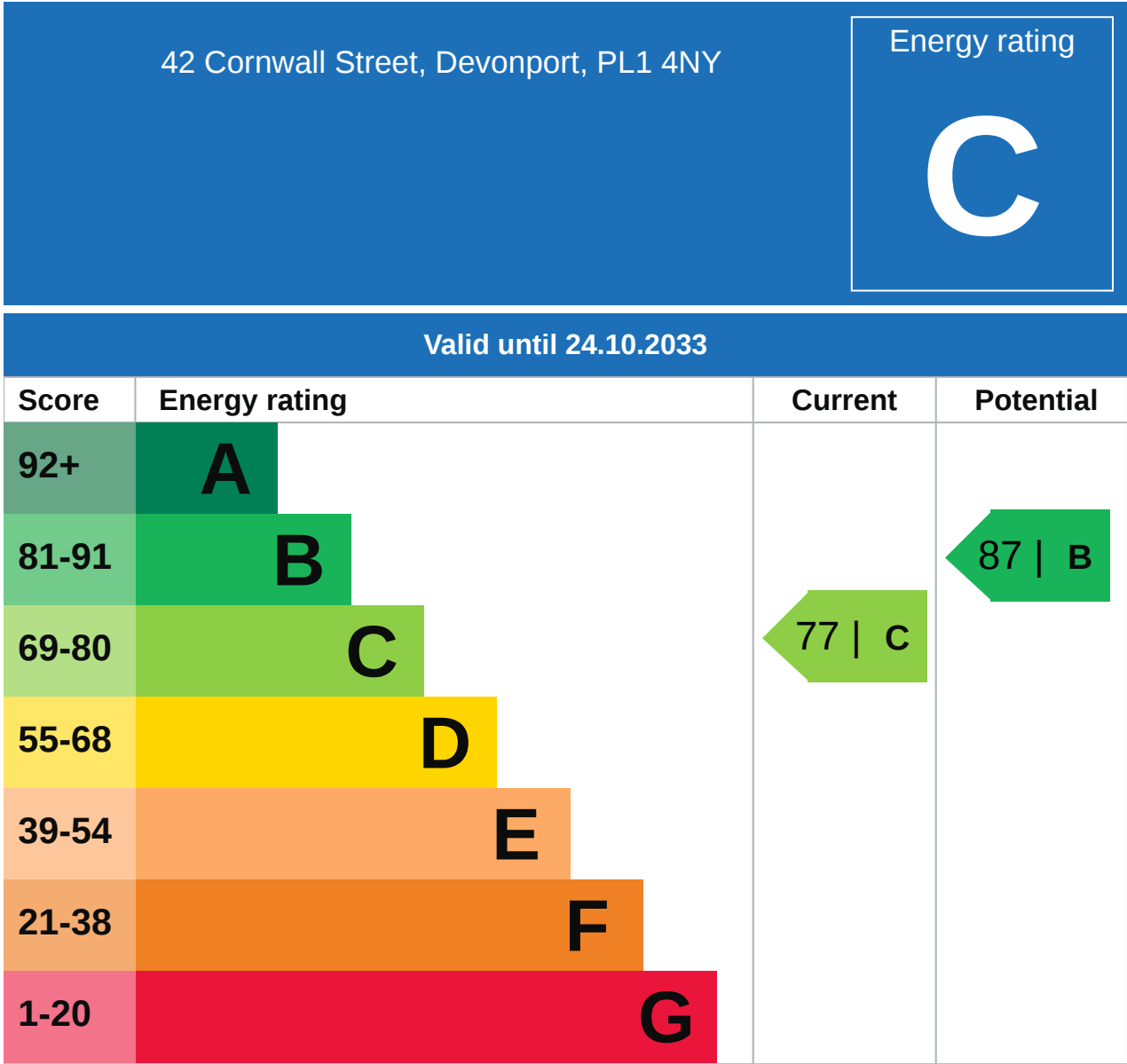
2ND FLOOR
APPROX. FLOOR
AREA 372 SQ.FT.
(34.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1149 SQ.FT. (106.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 ©2015

Property

EPC - Certificate



Property

EPC - Additional Data

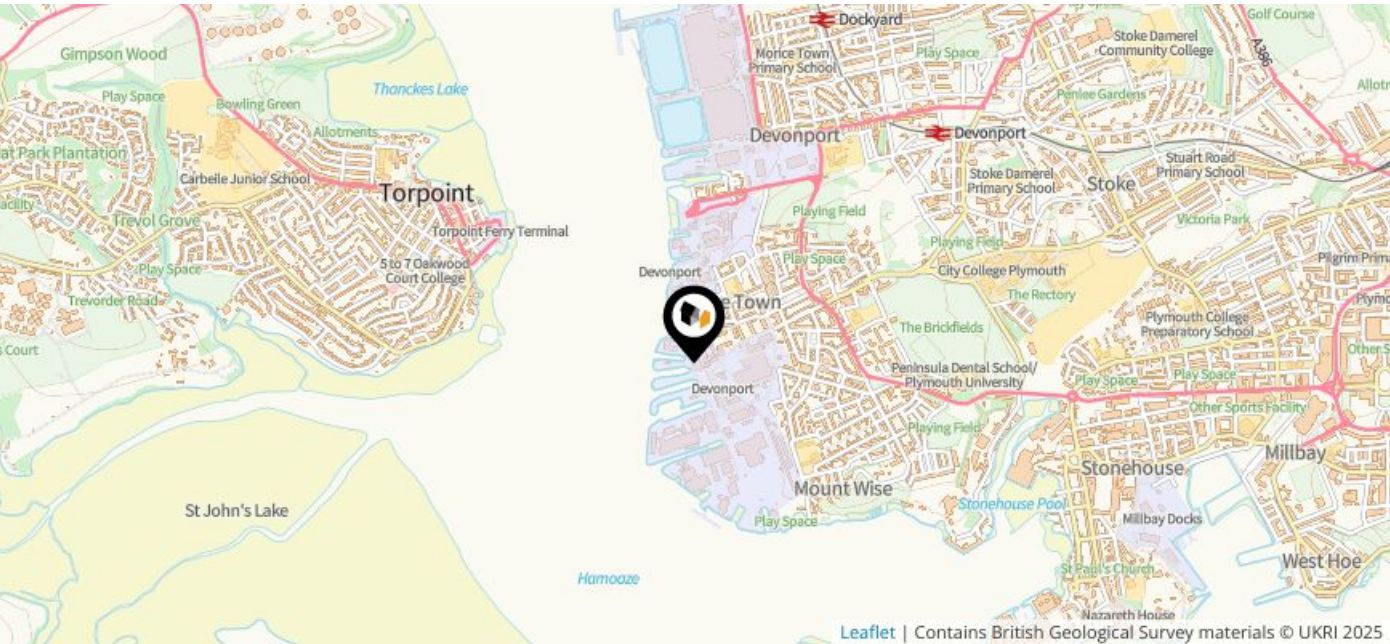
Additional EPC Data

| | |
|-------------------------------------|---|
| Property Type: | House |
| Build Form: | End-Terrace |
| Transaction Type: | Marketed sale |
| Energy Tariff: | Single |
| Main Fuel: | Mains gas (not community) |
| Main Gas: | Yes |
| Flat Top Storey: | No |
| Top Storey: | 0 |
| Glazing Type: | Double glazing installed during or after 2002 |
| Previous Extension: | 1 |
| Open Fireplace: | 0 |
| Ventilation: | Natural |
| Walls: | Cavity wall, as built, insulated (assumed) |
| Walls Energy: | Good |
| Roof: | Pitched, 250 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: | Suspended, insulated (assumed) |
| Total Floor Area: | 100 m ² |

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

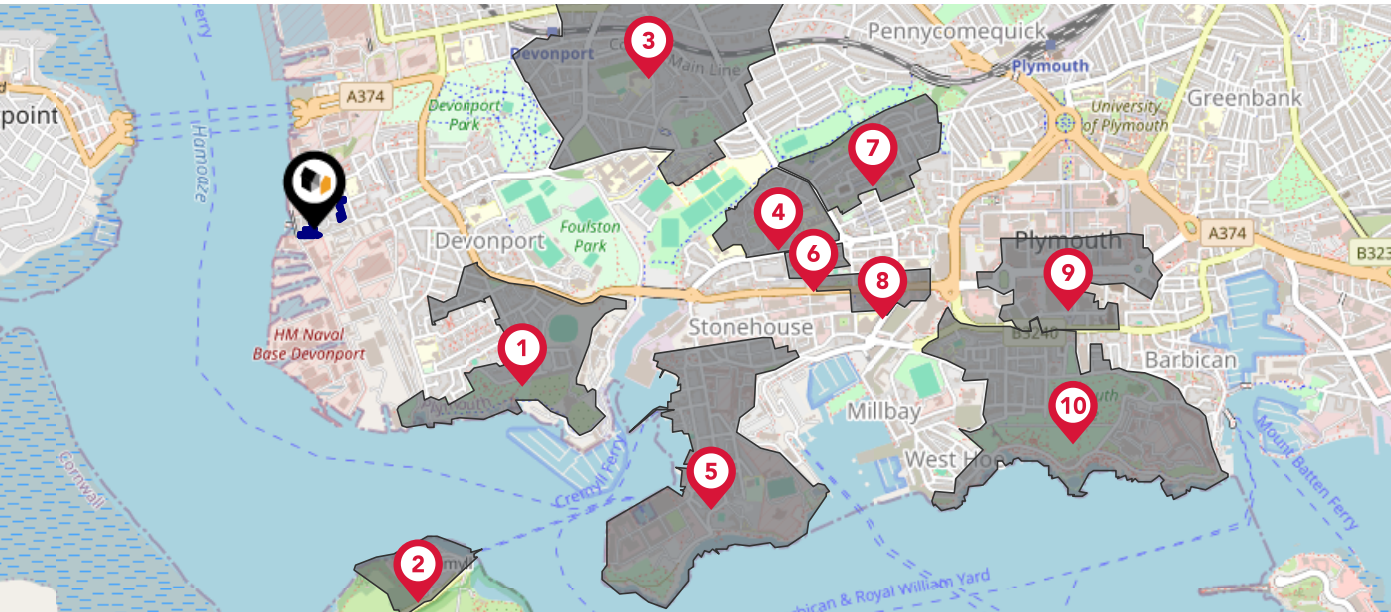
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.

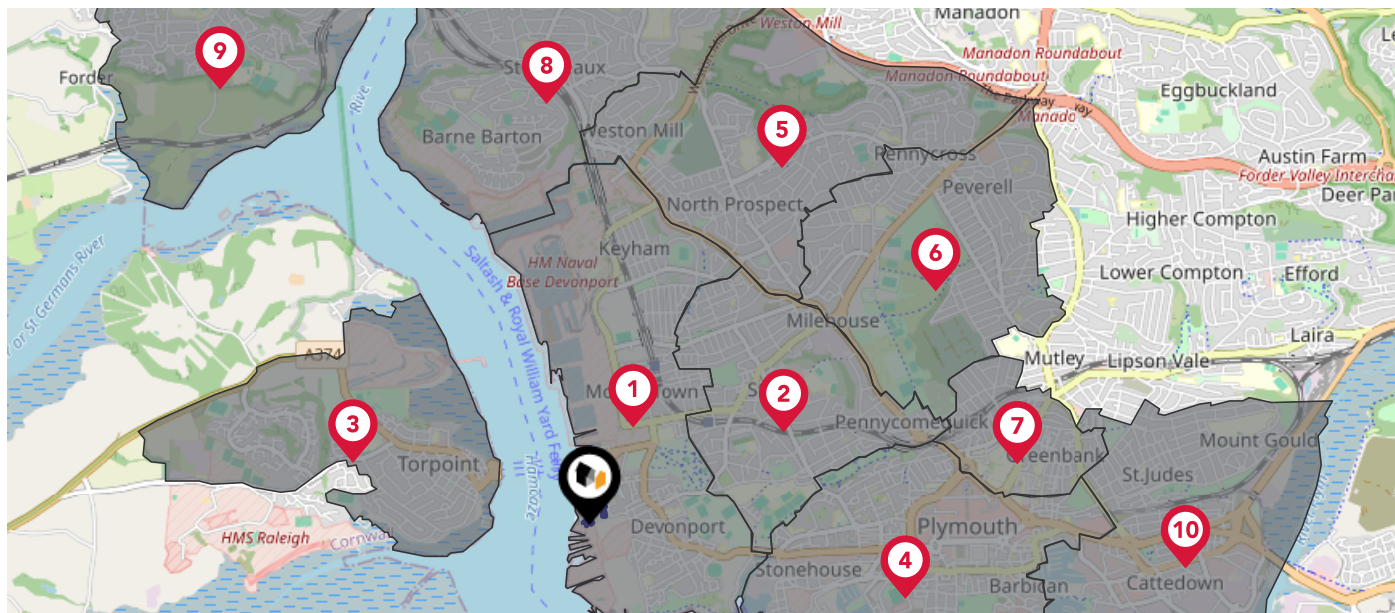


| Nearby Conservation Areas | |
|---------------------------|--------------------------------|
| 1 | Devonport |
| 2 | Cremyll |
| 3 | Stoke |
| 4 | Royal Naval Hospital |
| 5 | Stonehouse Peninsula |
| 6 | Adelaide Street/Clarence Place |
| 7 | North Stonehouse |
| 8 | Union Street |
| 9 | City Centre |
| 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



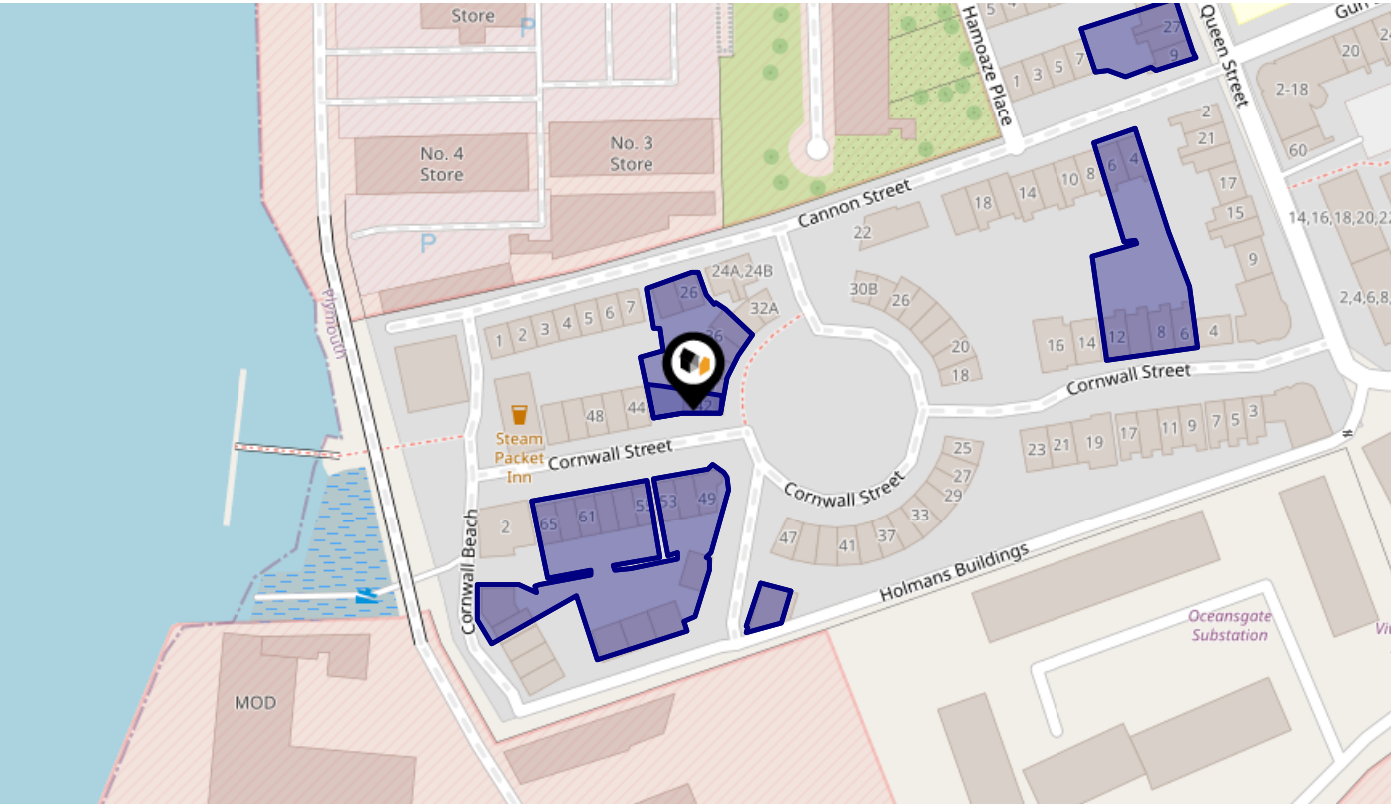
Nearby Council Wards

- | | |
|----|-----------------------------------|
| 1 | Devonport Ward |
| 2 | Stoke Ward |
| 3 | Torpoint ED |
| 4 | St. Peter and the Waterfront Ward |
| 5 | Ham Ward |
| 6 | Peverell Ward |
| 7 | Drake Ward |
| 8 | St. Budeaux Ward |
| 9 | Saltash Essa ED |
| 10 | Sutton and Mount Gould 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.

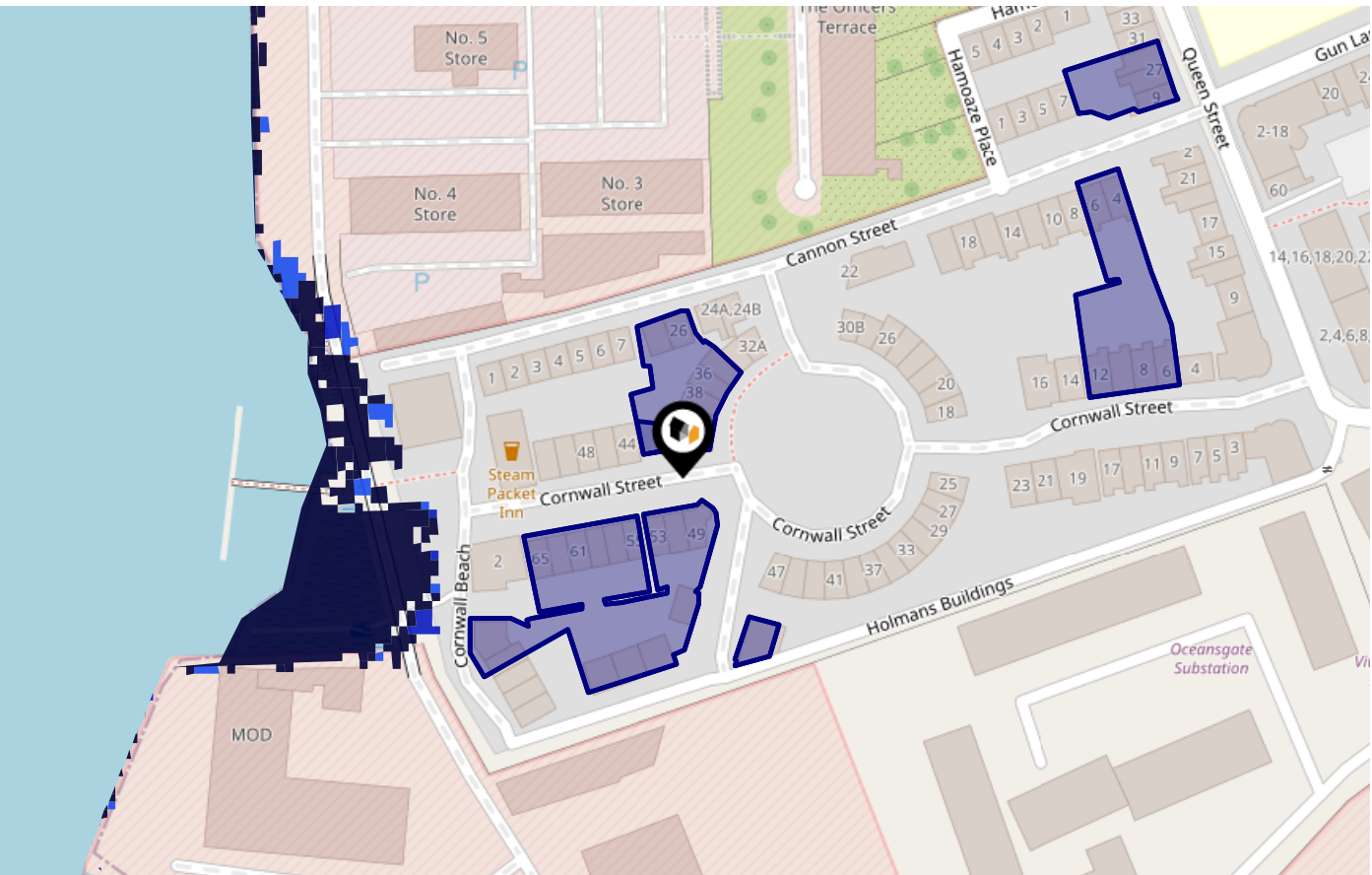
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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

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.

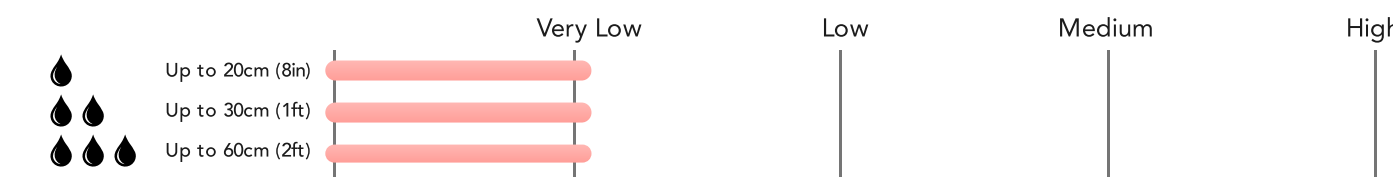


Risk Rating: Very low

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.

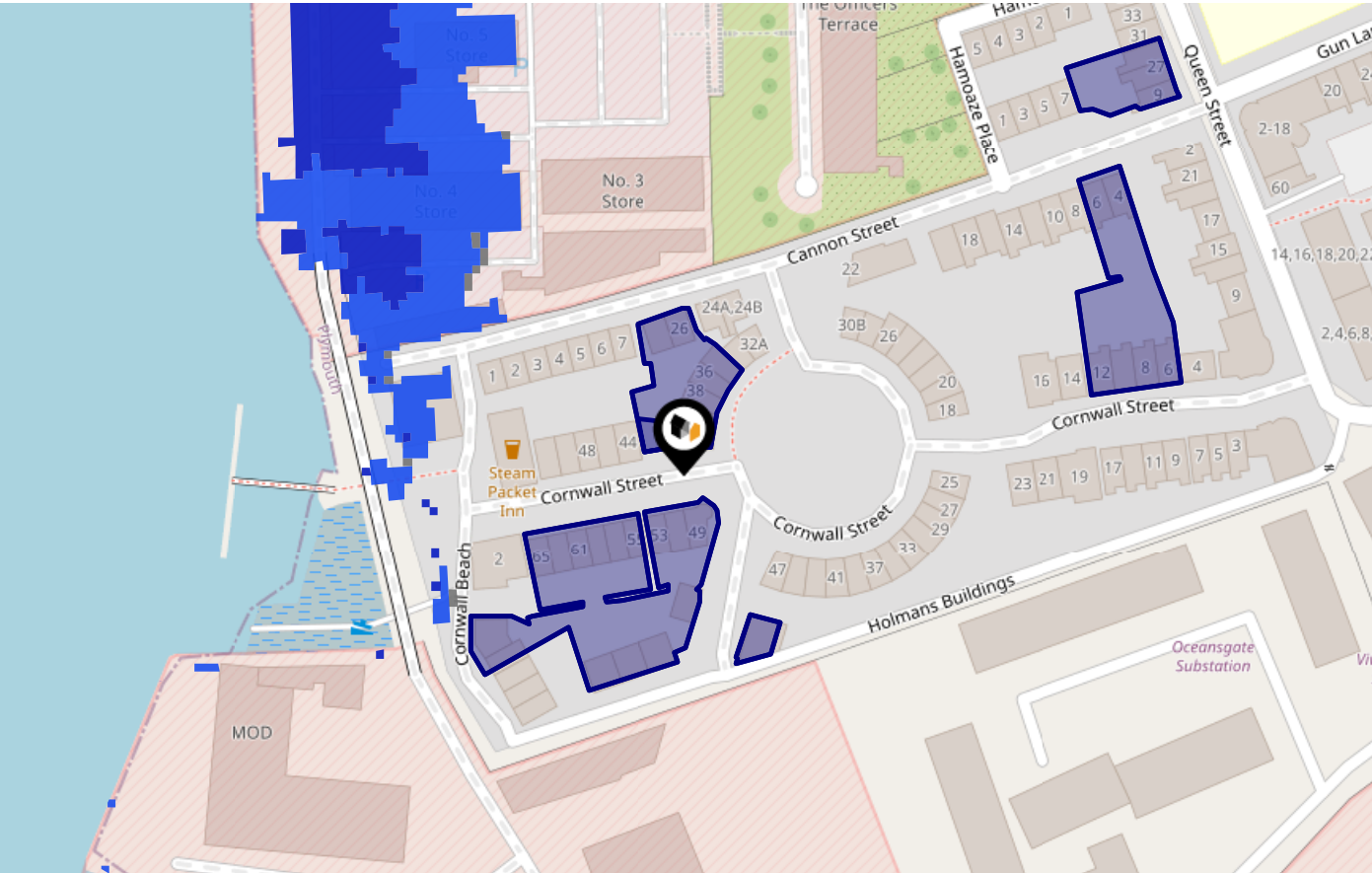
Chance of flooding to the following depths at this property:



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.

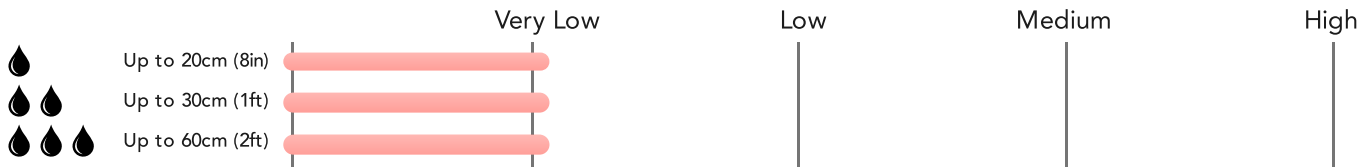


Risk Rating: **Very low**

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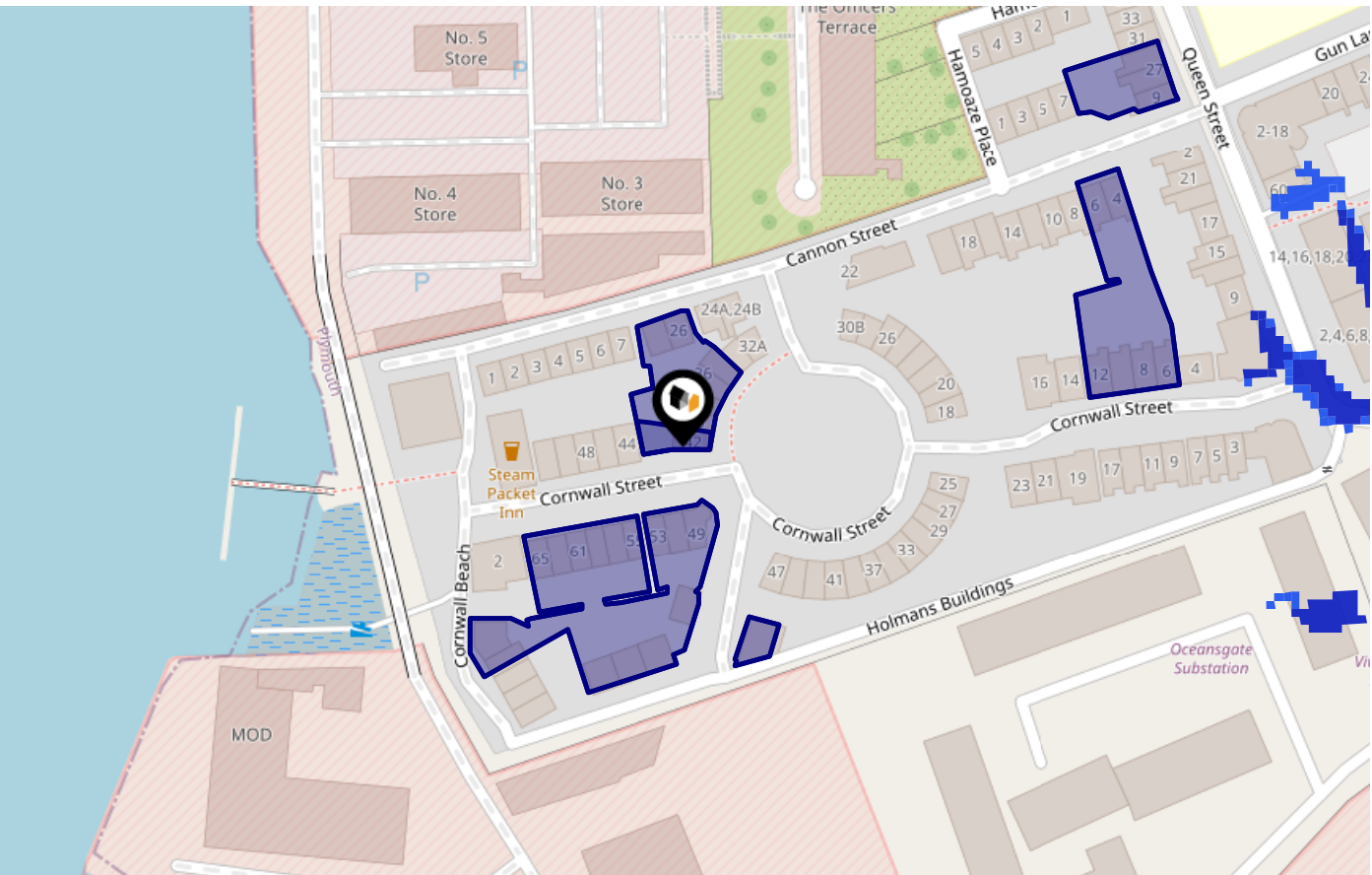
Chance of flooding to the following depths at this property:



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.

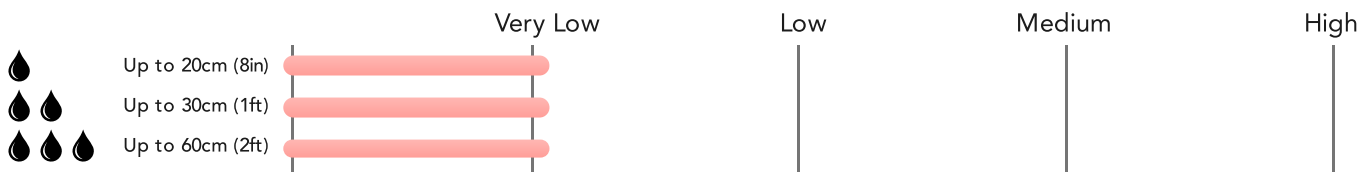


Risk Rating: **Very low**

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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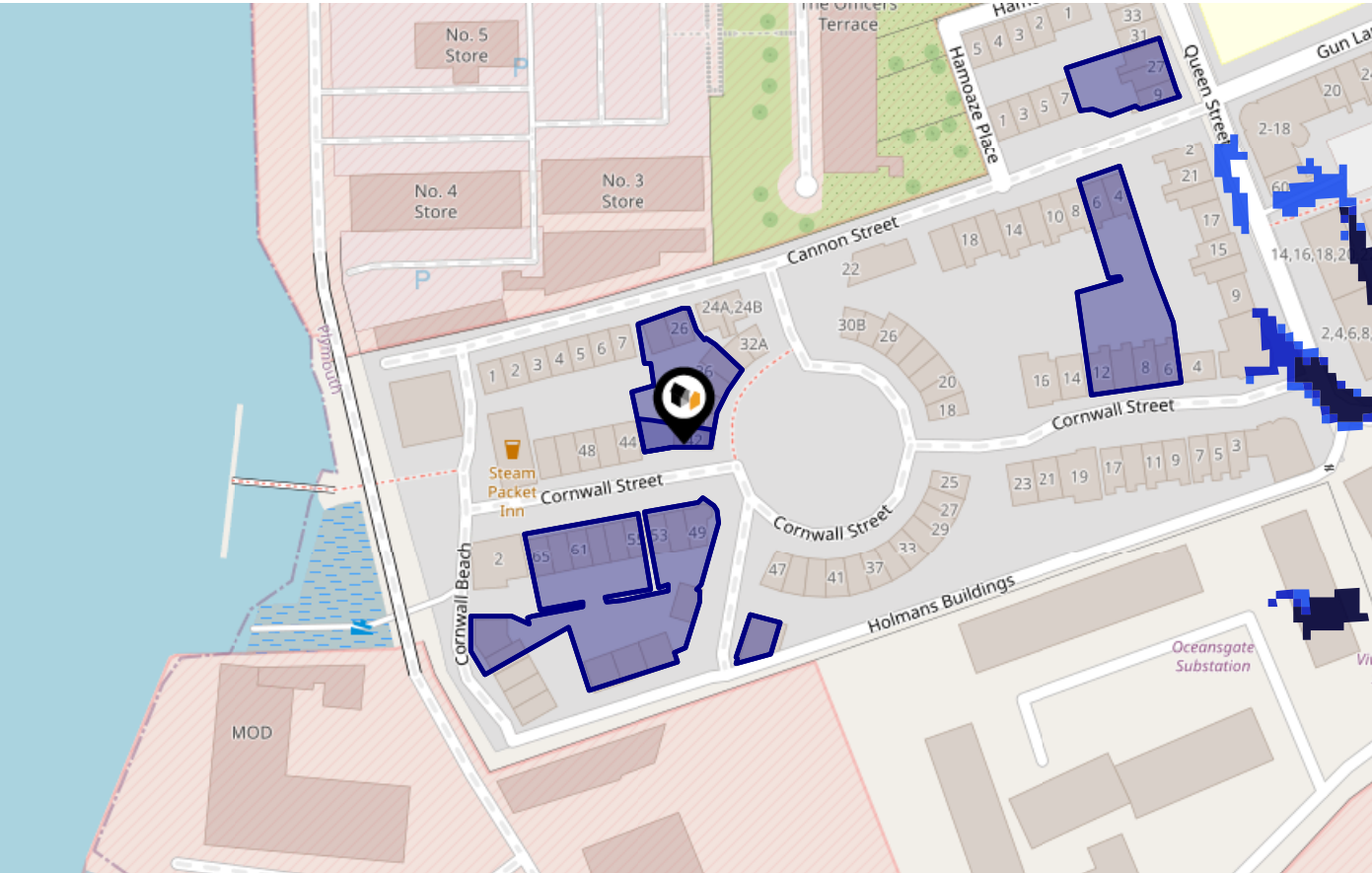
Chance of flooding to the following depths at this property:



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.

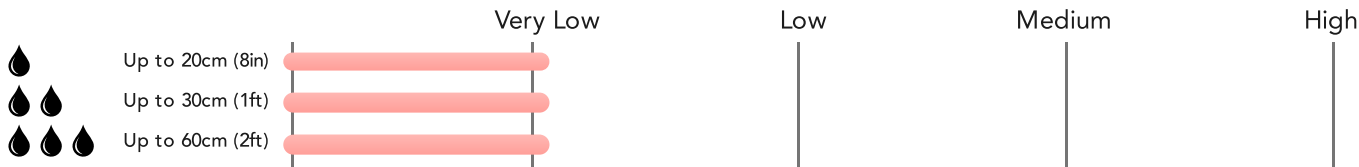


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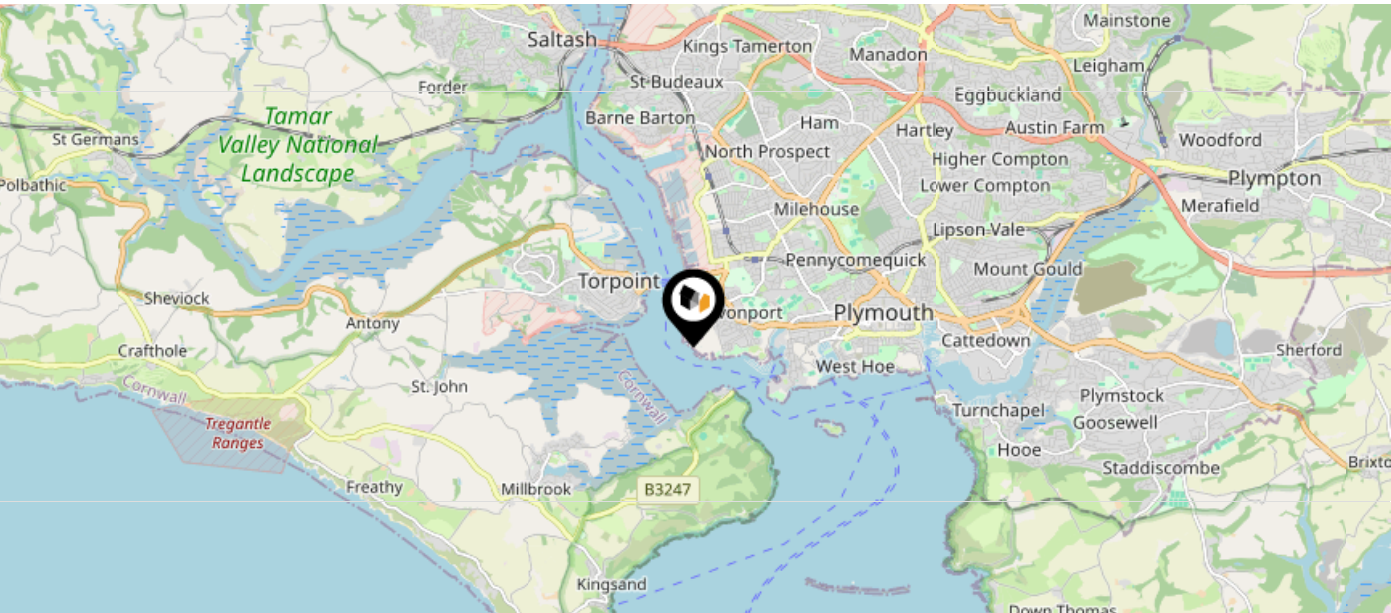
Chance of flooding to the following depths at this property:



Maps

Green Belt

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



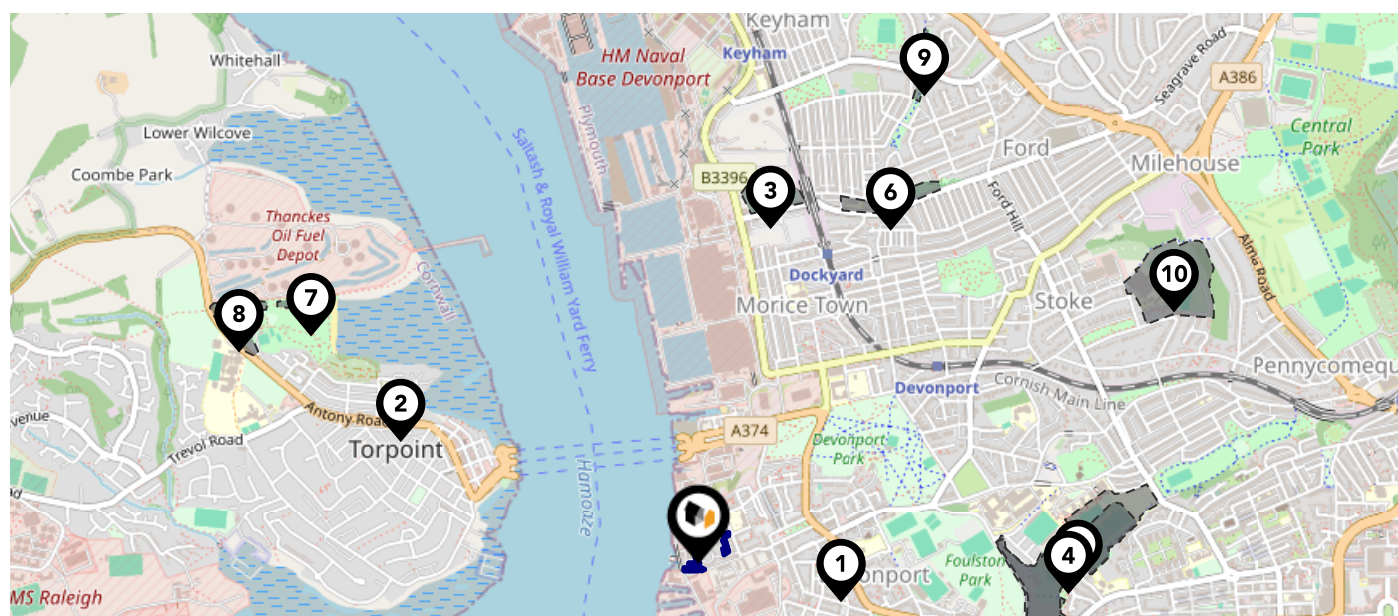
Nearby Green Belt Land

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.



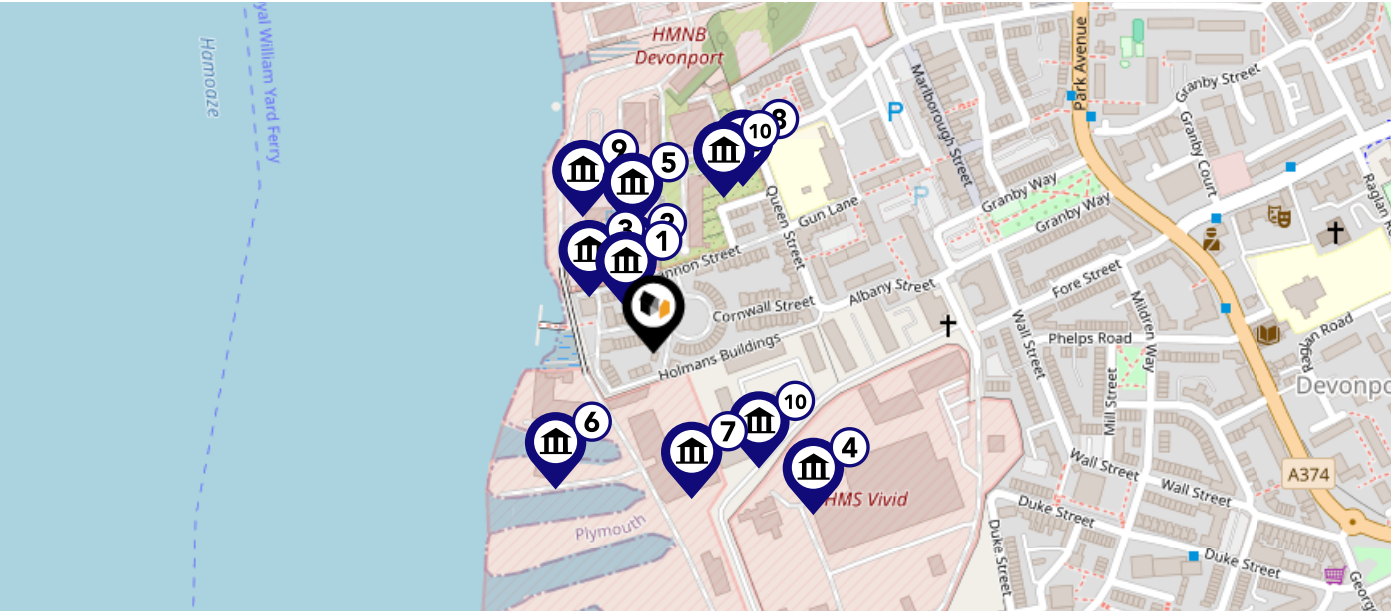
Nearby Landfill Sites

| | | | |
|----|---|-------------------|--|
| 1 | Hazardous Stores Return Centre-H M Naval Base, Devonport, Plymouth, Devon | Historic Landfill | |
| 2 | Antony Road Car Park-Antony Road Car Park, Torpoint | Historic Landfill | |
| 3 | St Levan Road Recreation Ground-St Levan Road Recreation Ground, Devonport, Plymouth | Historic Landfill | |
| 4 | Stonehouse Playing Fields-Stonehouse Playing Fields, Stonehouse, Plymouth, Devon | Historic Landfill | |
| 5 | Stonehouse Lake-Plymouth, Devon | Historic Landfill | |
| 6 | Recreation Ground St Levan Ground And Alexandra Road-Recreation Ground, St Levan Road, Plymouth | Historic Landfill | |
| 7 | Thanckes Park Tip No.2-Torpoint, Cornwall | Historic Landfill | |
| 8 | Thanckes Park-Thanckes Park, Torpoint | Historic Landfill | |
| 9 | Disused Railway Cutting-North Down, Devonport, Plymouth | Historic Landfill | |
| 10 | Stoke School Playing Field And Allotments-Stoke School Playing Field And Allotments, Plymouth | Historic Landfill | |

Maps

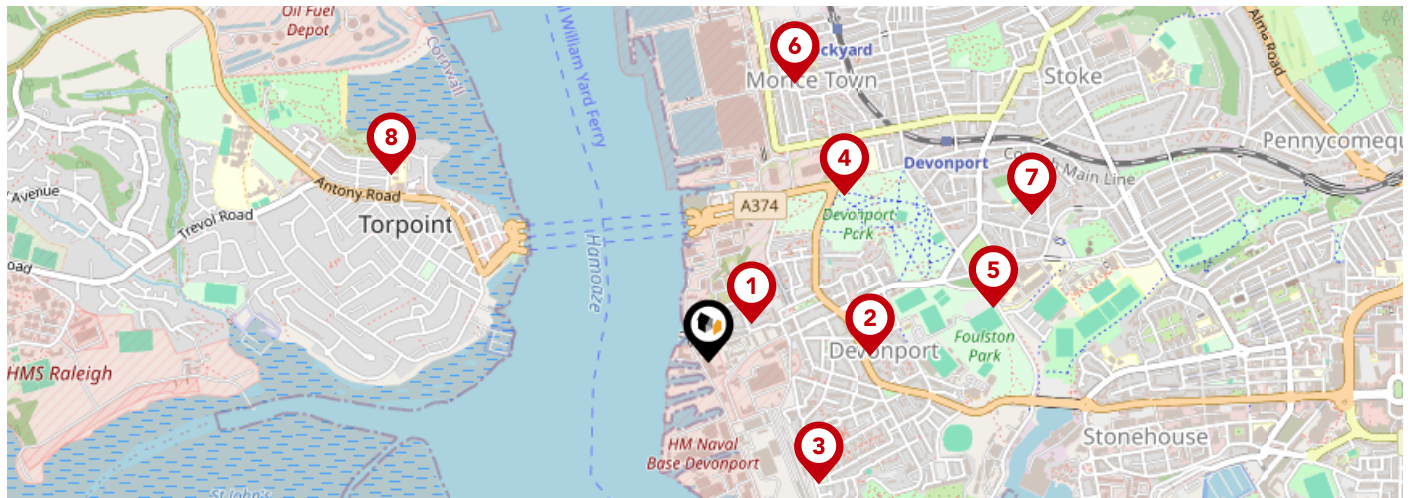
Listed Buildings

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 |
|---|--|----------|-----------|
|  | 1378550 - Number 2 Store And Former Furbishers Shop (mo 68) | Grade II | 0.0 miles |
|  | 1378559 - Number 3 Store (mo 66) | Grade II | 0.0 miles |
|  | 1378551 - Number 4 Store (mo 70) | Grade II | 0.0 miles |
|  | 1378510 - Walls And Railings Around Reservoir | Grade II | 0.1 miles |
|  | 1378562 - Number 6 Sail Loft (mo 61) | Grade II | 0.1 miles |
|  | 1432211 - No 4 Dock, Including Bollards And Capstans | Grade II | 0.1 miles |
|  | 1378507 - Heavy Lifting Store (so 33) | Grade II | 0.1 miles |
|  | 1378549 - Morice Gate, Two Gatehouses (mo 39 And 65) And Attached Dockyard Walls | Grade II | 0.1 miles |
|  | 1378558 - Number 8 Store (mo 55) | Grade II | 0.1 miles |
|  | 1378563 - Muster Bell | Grade II | 0.1 miles |
|  | 1388408 - Dockyard Museum, Former Office (so 32) | Grade II | 0.1 miles |

Area Schools



| | | Nursery | Primary | Secondary | College | Private |
|----------|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | Marlborough Primary Academy Ofsted Rating: Good Pupils: 111 Distance:0.14 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | St Joseph's Catholic Primary School Ofsted Rating: Good Pupils: 206 Distance:0.38 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | Mount Wise Community Primary School Ofsted Rating: Good Pupils: 268 Distance:0.39 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | UTC Plymouth Ofsted Rating: Good Pupils: 551 Distance:0.51 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | City College Plymouth Ofsted Rating: Good Pupils:0 Distance:0.69 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | Morice Town Primary Academy Ofsted Rating: Good Pupils: 185 Distance:0.69 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | Stoke Damerel Primary Academy Ofsted Rating: Good Pupils: 400 Distance:0.84 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | Torpoint Nursery and Infant School Ofsted Rating: Outstanding Pupils: 233 Distance:0.87 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

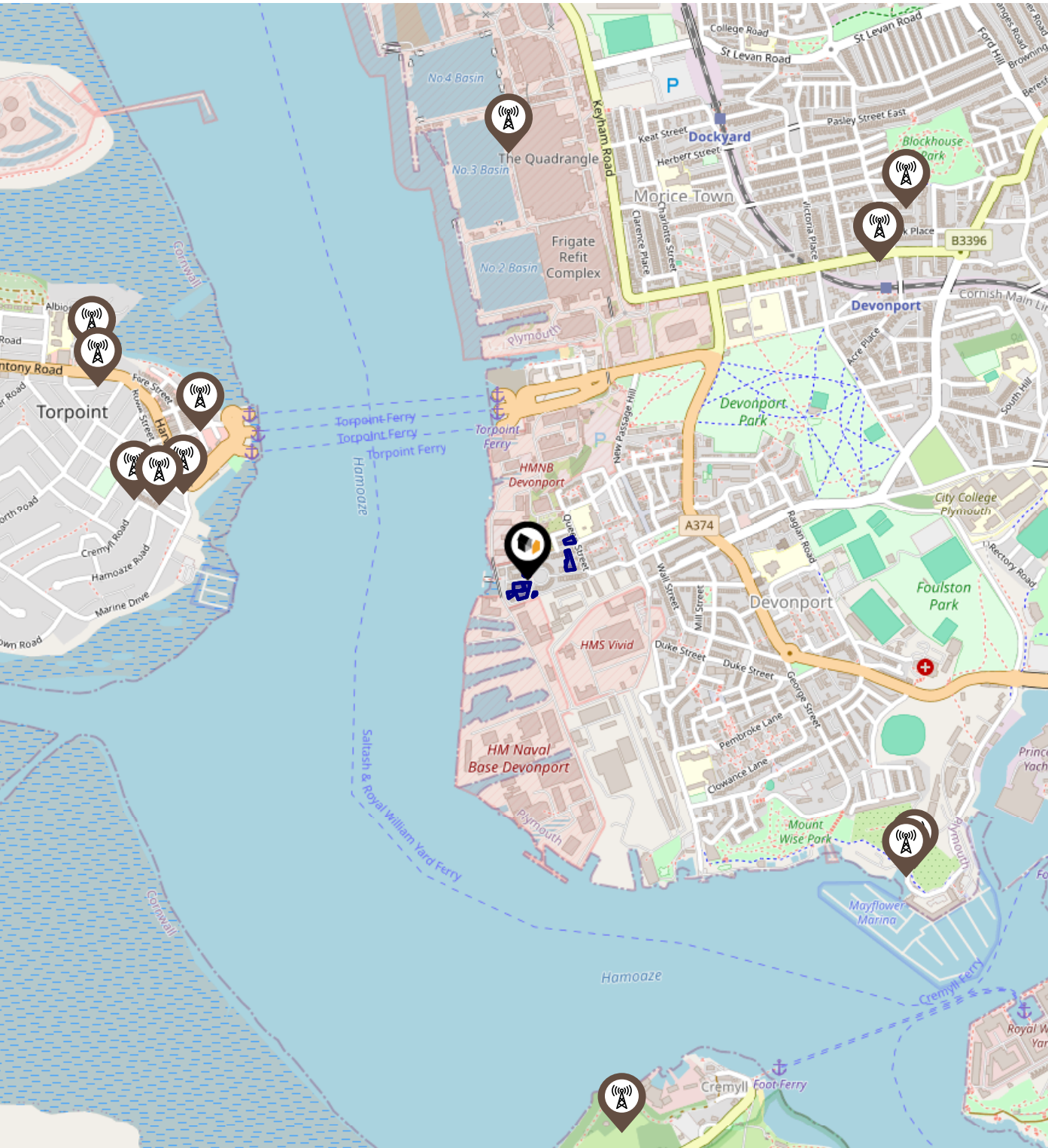
Area Schools



| | | Nursery | Primary | Secondary | College | Private |
|-----------|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 9 | College Road Primary School Ofsted Rating: Good Pupils: 204 Distance:0.94 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 10 | Devonport High School for Boys Ofsted Rating: Good Pupils: 1231 Distance:0.95 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 11 | High Street Primary Academy Ofsted Rating: Good Pupils: 140 Distance:1.03 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 12 | Carbeile Junior School Ofsted Rating: Good Pupils: 334 Distance:1.05 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 13 | Torpoint Community College Ofsted Rating: Good Pupils: 748 Distance:1.05 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 14 | Drake Primary Academy Ofsted Rating: Good Pupils: 173 Distance:1.16 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 15 | St George's CofE Primary Academy Ofsted Rating: Good Pupils: 90 Distance:1.17 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 16 | Ford Primary School Ofsted Rating: Requires improvement Pupils: 214 Distance:1.19 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Local Area

Masts & Pylons

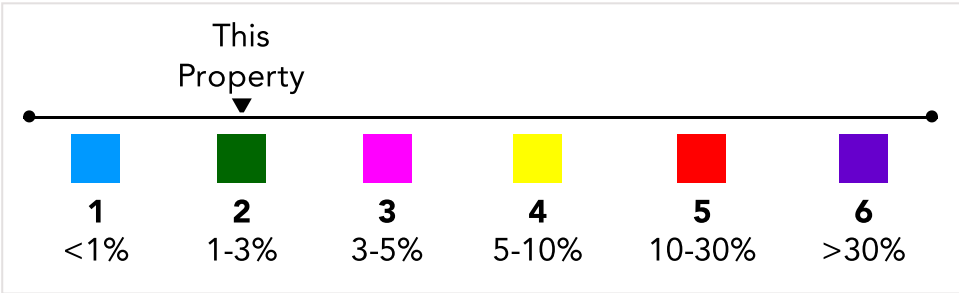
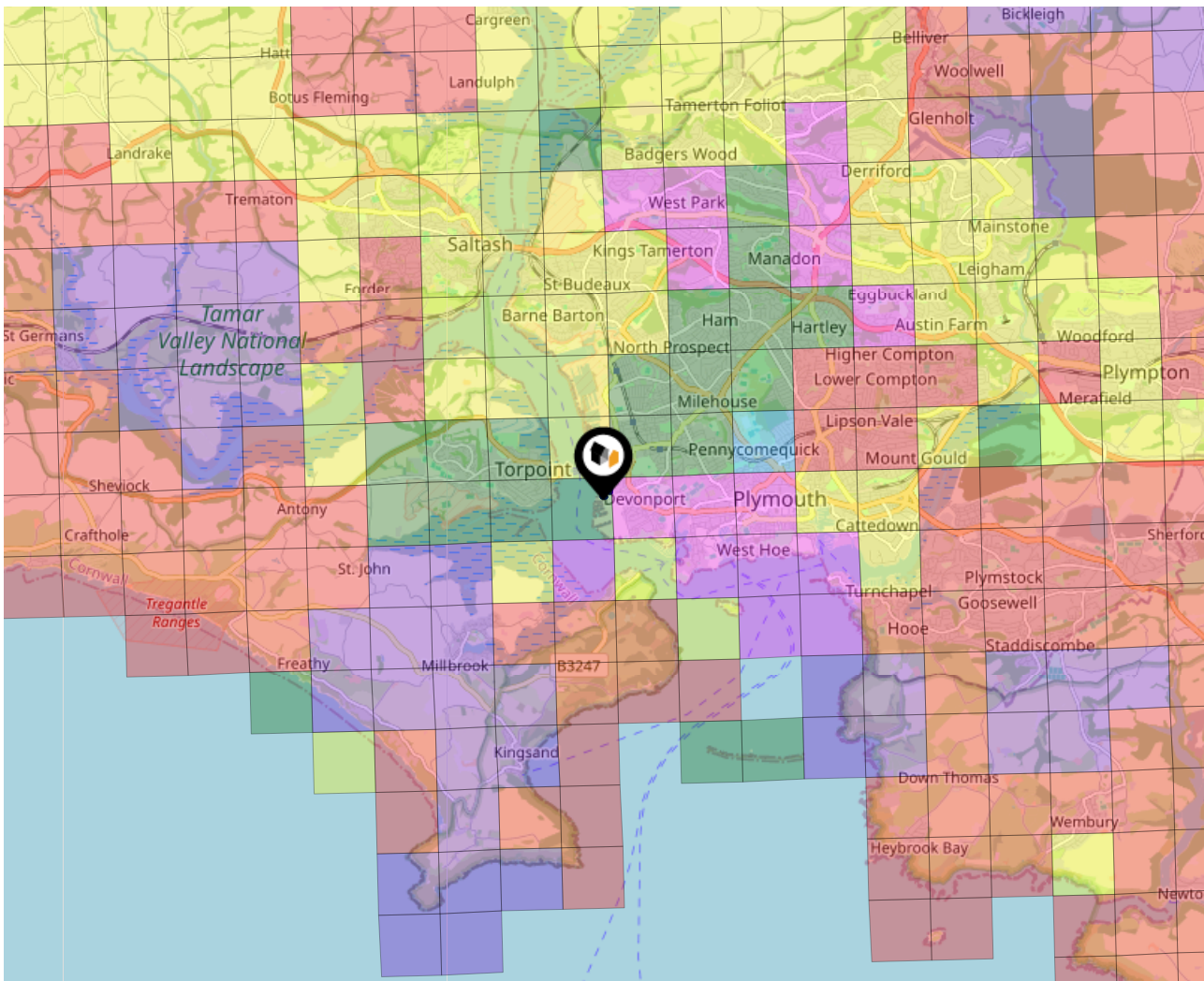


Environment

Radon Gas

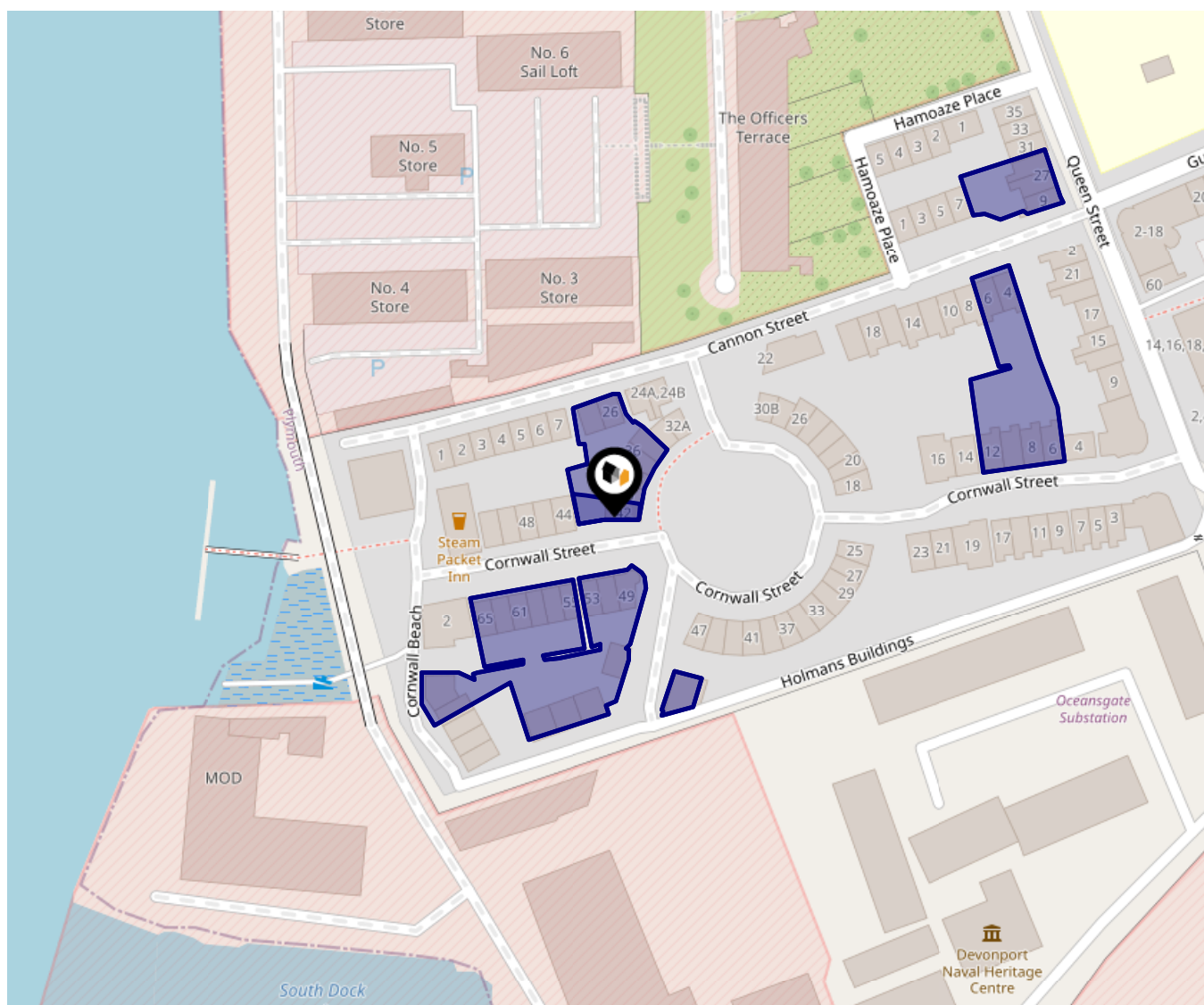
What is Radon?

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.

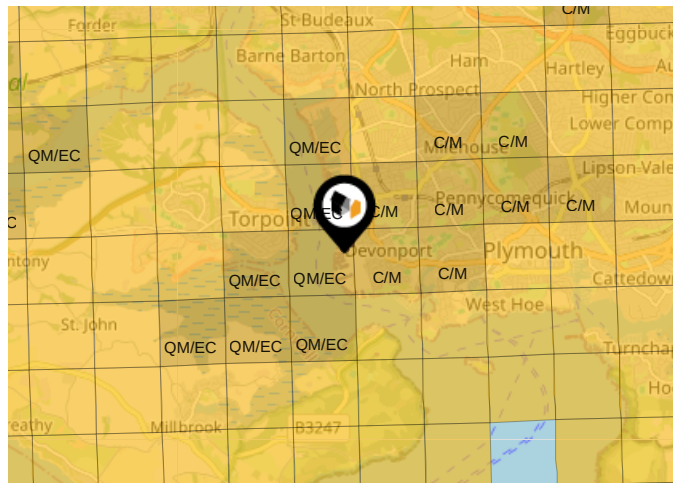
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 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: | SILTY LOAM |
| Parent Material Grain: | ARGILLACEOUS | Soil Depth: | INTERMEDIATE-SHALLOW |
| Soil Group: | MEDIUM(SILTY) | | |

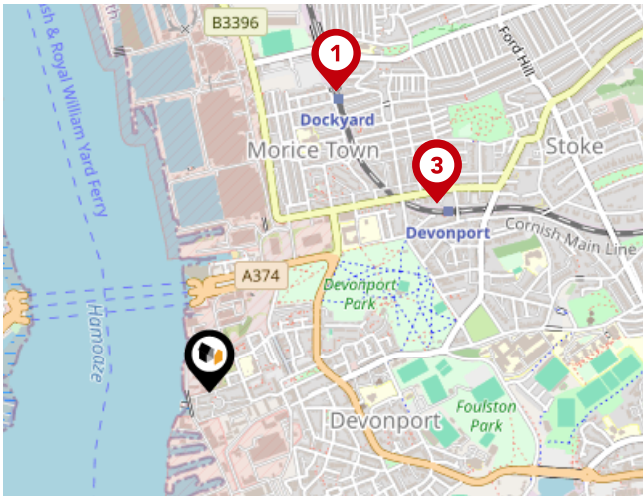


Primary Classifications (Most Common Clay Types)

| | |
|---------------|--|
| 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 |

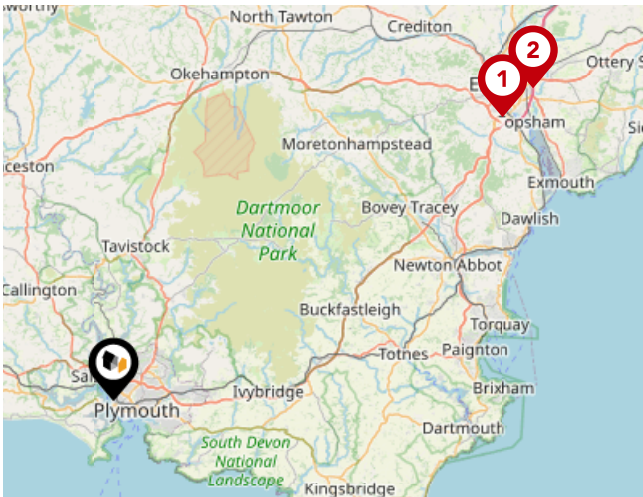
Area

Transport (National)



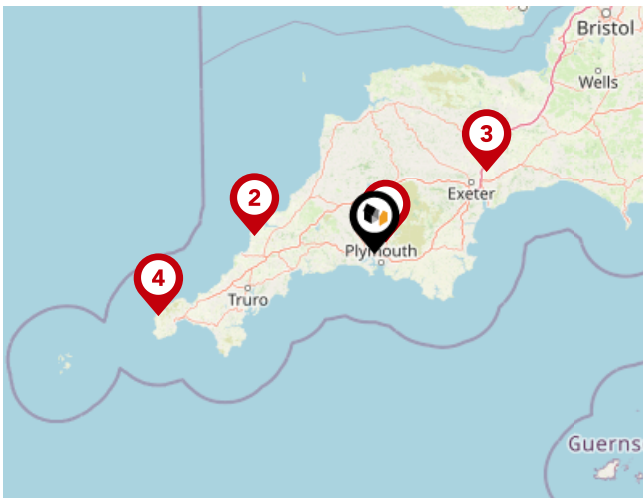
National Rail Stations

| Pin | Name | Distance |
|-----|----------------------------------|------------|
| 1 | Dockyard (Plymouth) Rail Station | 0.78 miles |
| 2 | Devonport Rail Station | 0.7 miles |
| 3 | Devonport Rail Station | 0.7 miles |



Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|--------|-------------|
| 1 | M5 J31 | 36.28 miles |
| 2 | M5 J30 | 39.41 miles |

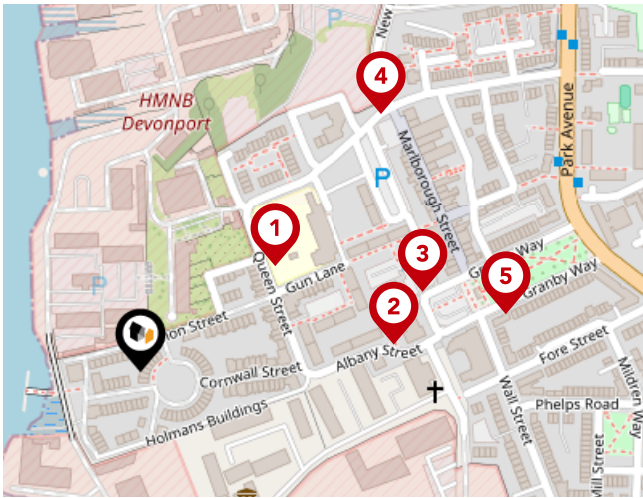


Airports/Helipads

| Pin | Name | Distance |
|-----|----------------|-------------|
| 1 | Glenholt | 4.74 miles |
| 2 | St Mawgan | 36.62 miles |
| 3 | Exeter Airport | 41.85 miles |
| 4 | Joppa | 68.28 miles |

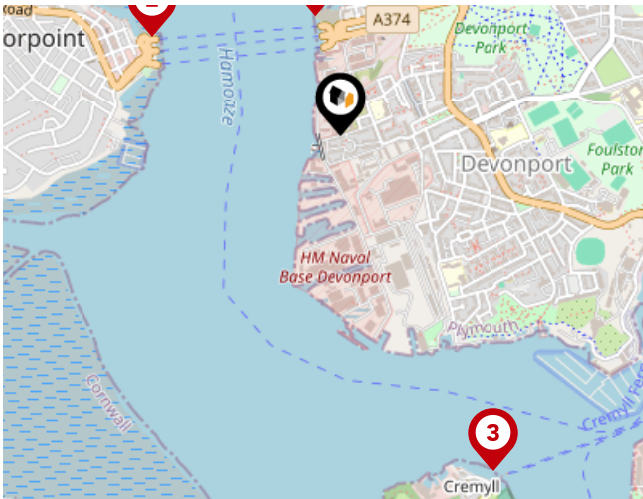
Area

Transport (Local)



Bus Stops/Stations

| Pin | Name | Distance |
|-----|--------------------|------------|
| 1 | Queen Street | 0.1 miles |
| 2 | Albany Street | 0.15 miles |
| 3 | Oceansgate College | 0.17 miles |
| 4 | Royal Fleet Hotel | 0.21 miles |
| 5 | Granby Gate | 0.22 miles |



Ferry Terminals

| Pin | Name | Distance |
|-----|--------------------------------------|------------|
| 1 | Devonport Ferry Terminal | 0.29 miles |
| 2 | Torpoint Ferry Terminal | 0.5 miles |
| 3 | Cremyll Mount Edgcumbe Ferry Landing | 0.87 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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