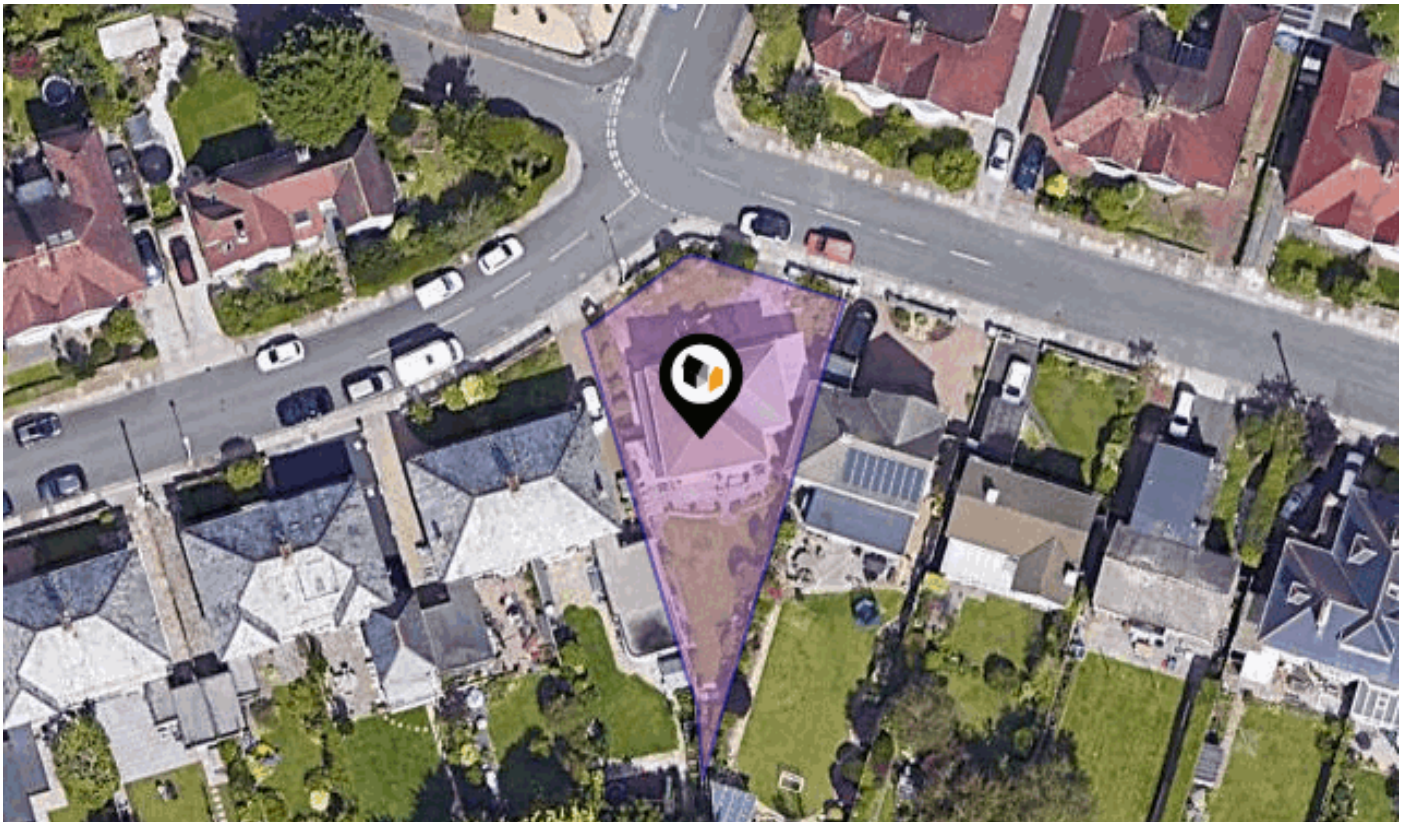# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 04th December 2025

15, THE DRIVE, PLYMOUTH, PL3 5SU

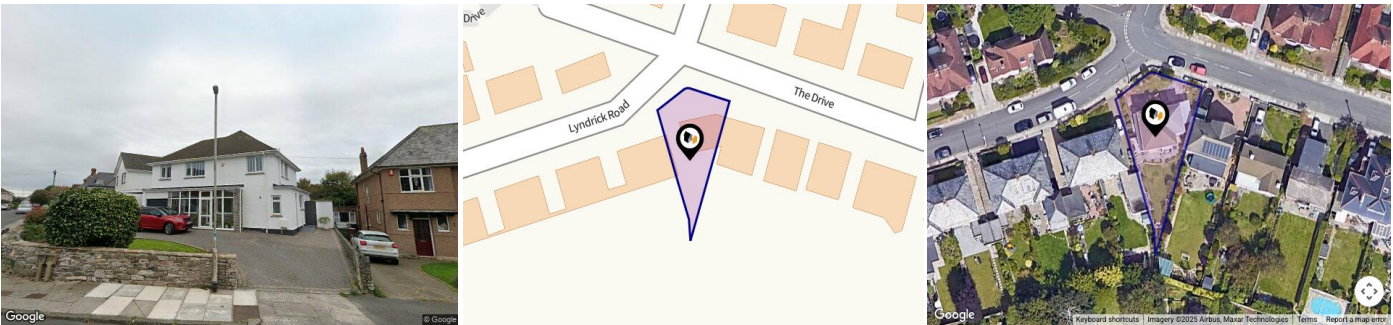arla | propertymark
PROTECTED

naea | propertymark
PROTECTED

The Property Ombudsman

Powered by
prift
Know any property instantly

Property
Overview

Property

Type:	Detached	**Last Sold Date:**	26/09/2013
Bedrooms:	4	**Last Sold Price:**	£300,000
Floor Area:	1,506 ft^2 / 140 m^2	**Last Sold £/ft^2:**	£199
Plot Area:	0.12 acres	**Tenure:**	Freehold
Year Built :	1950-1966		
Council Tax :	Band F		
Annual Estimate:	£3,359		
Title Number:	DN638664		
UPRN:	100040494328		

Local Area

Local Authority:	City of plymouth
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

20 mb/s   **1800** mb/s

Mobile Coverage:
(based on calls indoors)

O2   EE   3   Vodafone

Satellite/Fibre TV Availability:

✔ BT   ✔ sky   ✔ Virgin media

Gallery
Photos

15, THE DRIVE, PLYMOUTH, PL3 5SU

OIL STORAGE TANK

BC

PORCH/ UTILITY

DINING ROOM

LOUNGE

KITCHEN/ BREAKFAST ROOM

C

CARPORT

GARAGE

RECEPTION HALL

CLOAKROOM

WC

GROUND FLOOR

BEDROOM 1

BEDROOM 3

AC

W   W   W

BATHROOM

WC

STORE

BEDROOM 2

1ST FLOOR

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 ©2013

Property
EPC - Certificate

15 THE DRIVE, PLYMOUTH, PL3 5SU

Energy rating
E

Valid until 01.05.2023

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 | C
55-68	D		
39-54	E	48 | E	
21-38	F		
1-20	G		
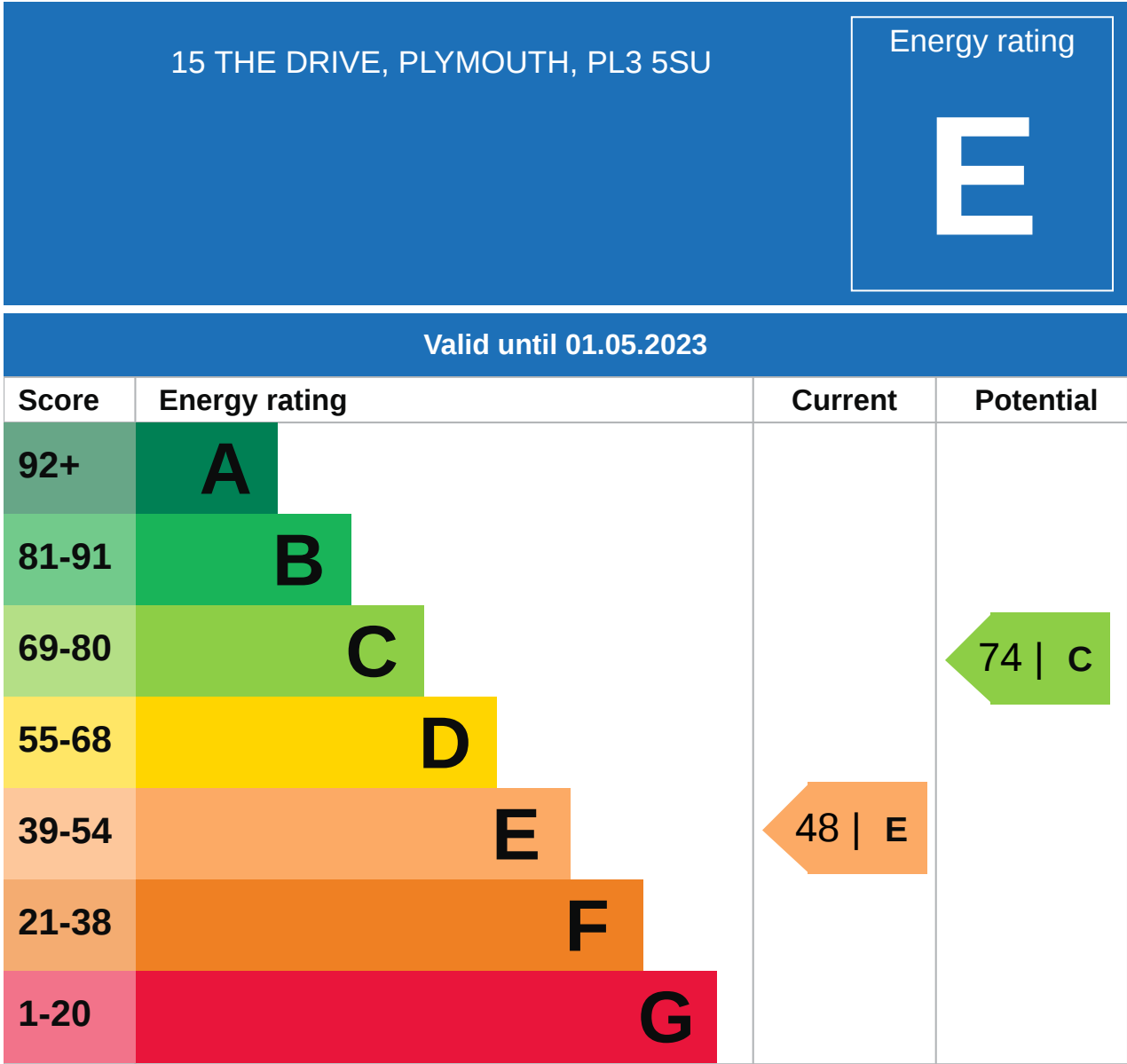
Additional EPC Data

Property Type:	Detached house
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, no room thermostat
Main Heating Controls Energy:	Very poor
Hot Water System:	From main system, no cylinder thermostat
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in 41% of fixed outlets
Lighting Energy:	Average
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	Room heaters, electric
Total Floor Area:	140 m^2

Maps
Coal Mining

This map displays nearby coal mine entrances and their classifications.
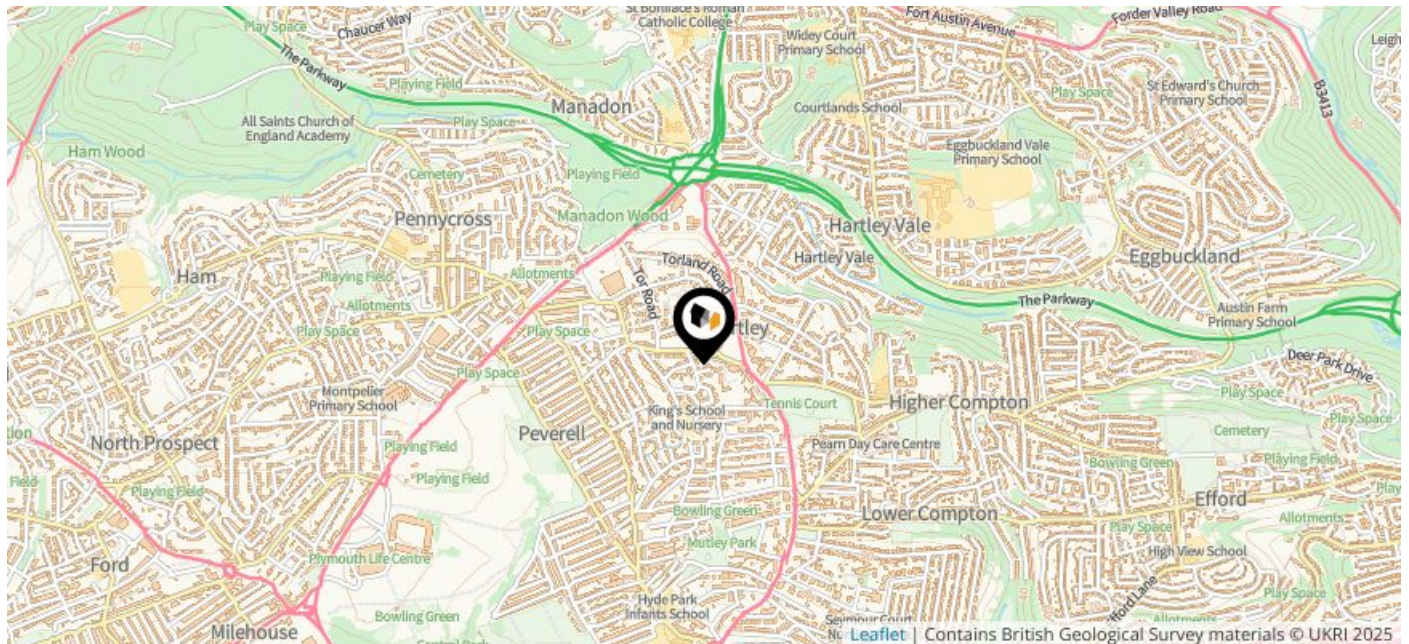
Mine Entry

✕   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.

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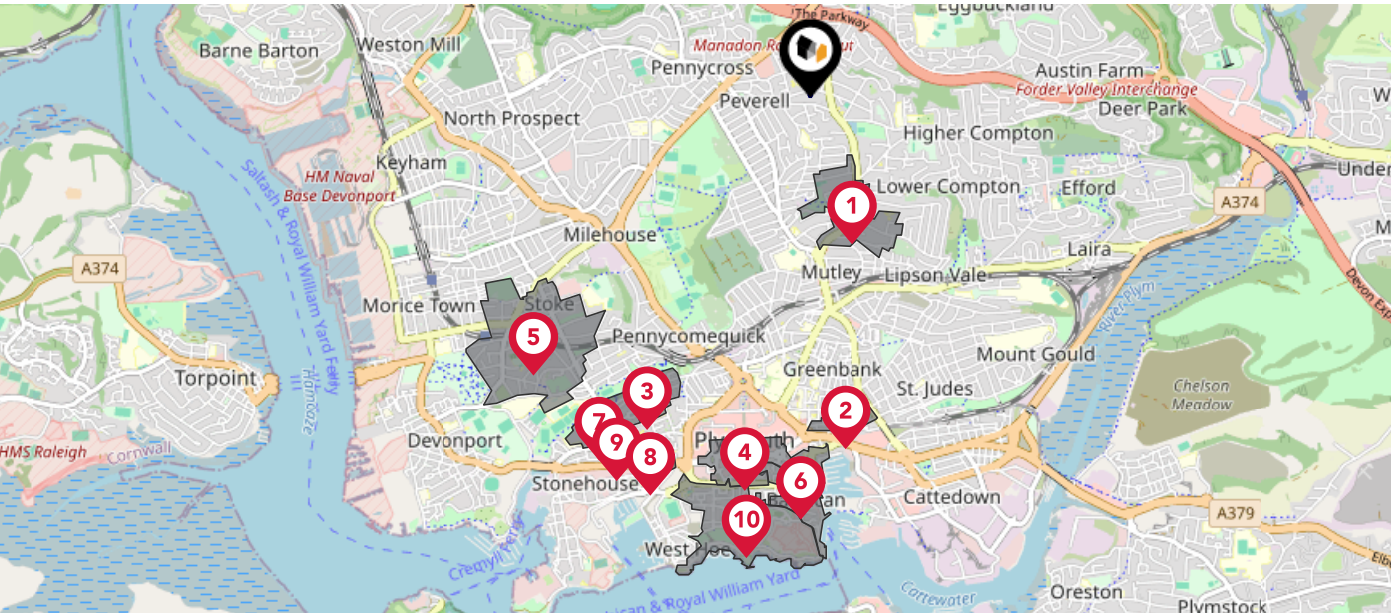
Nearby Conservation Areas
1   Mannamead
2   Ebrington Street
3   North Stonehouse
4   City Centre
5   Stoke
6   Barbican
7   Royal Naval Hospital
8   Union Street
9   Adelaide Street/Clarence Place
10   The Hoe

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
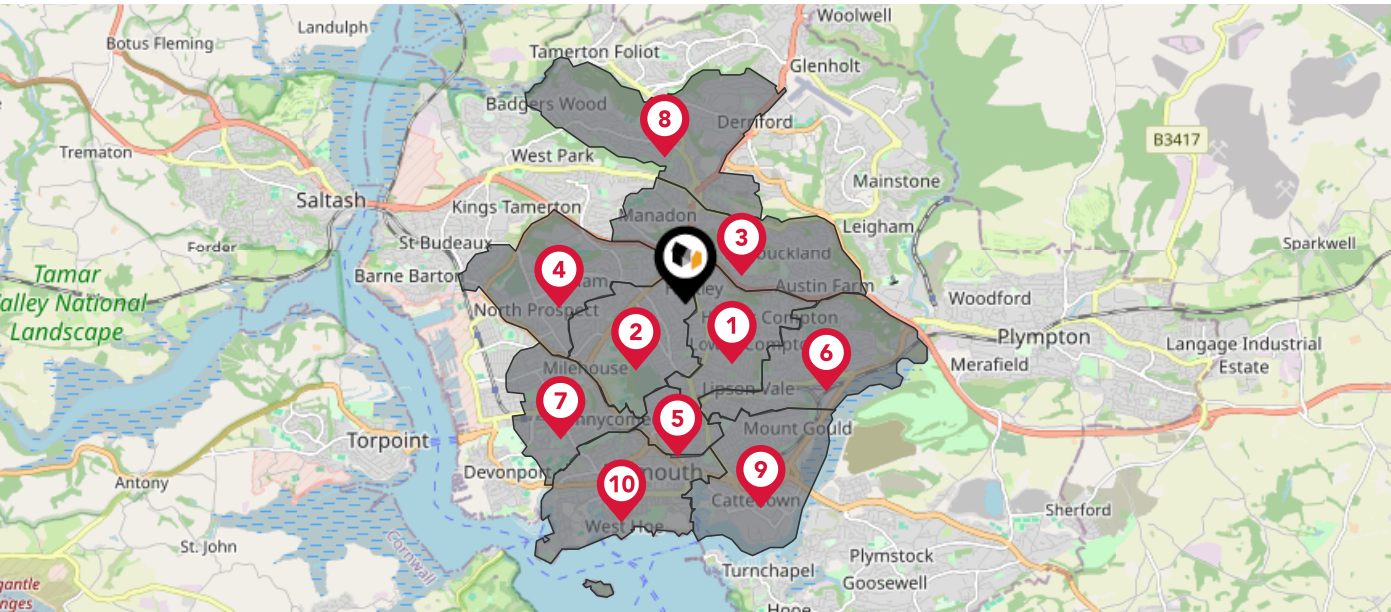
Nearby Council Wards	
1	Compton Ward
2	Peverell Ward
3	Eggbuckland Ward
4	Ham Ward
5	Drake Ward
6	Efford and Lipson Ward
7	Stoke Ward
8	Budshead Ward
9	Sutton and Mount Gould Ward
10	St. Peter and the Waterfront Ward

Maps
Rail Noise

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...
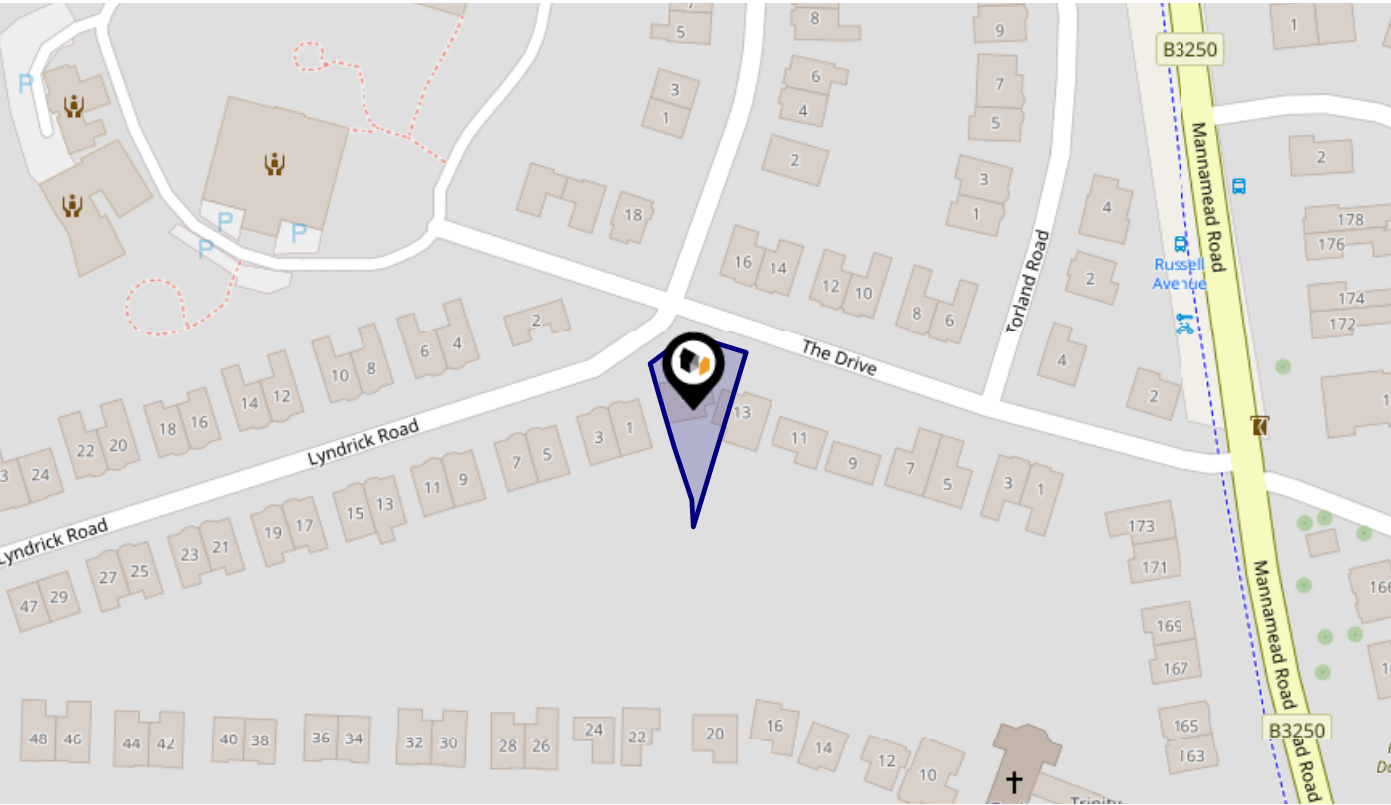
Rail Noise Data

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:

	Very Low	Low	Medium	High
Up to 20cm (8in)				
Up to 30cm (1ft)				
Up to 60cm (2ft)				

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.
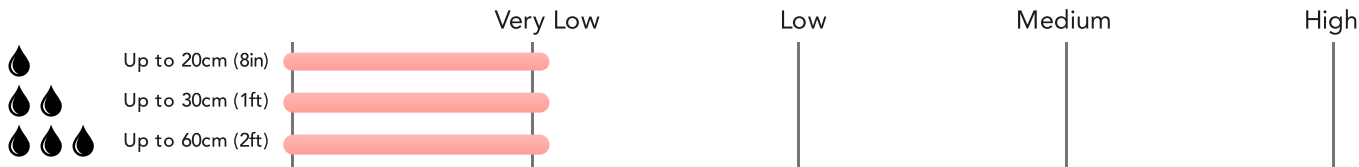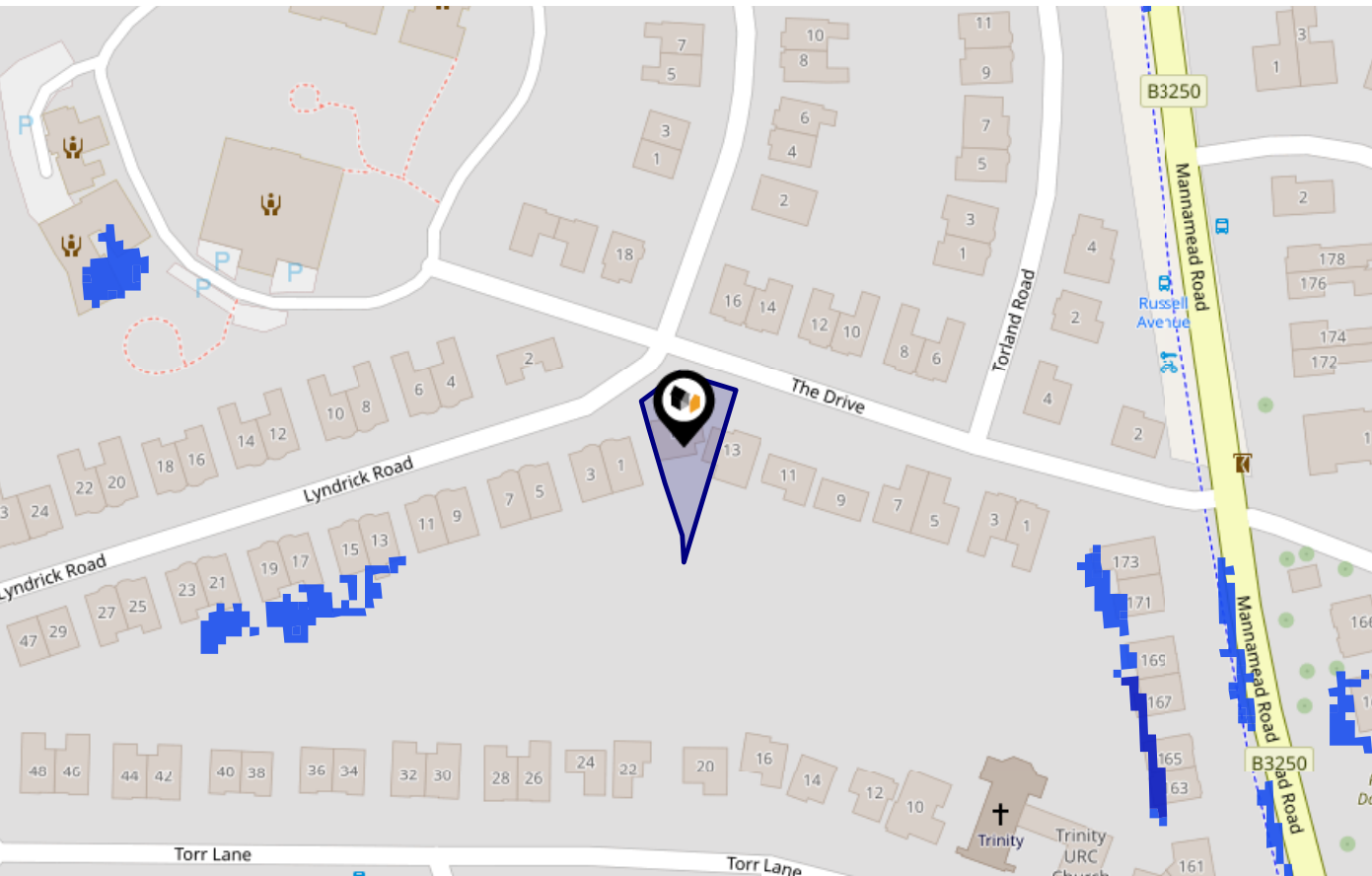

Risk Rating: Very low

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.

- **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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- **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:

	Very Low	Low	Medium	High
Up to 20cm (8in)				
Up to 30cm (1ft)				
Up to 60cm (2ft)				

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.
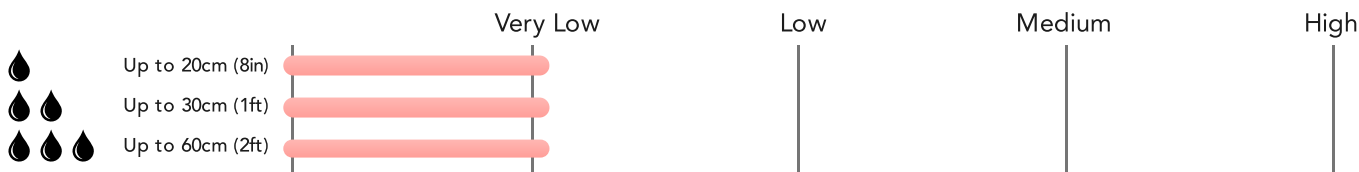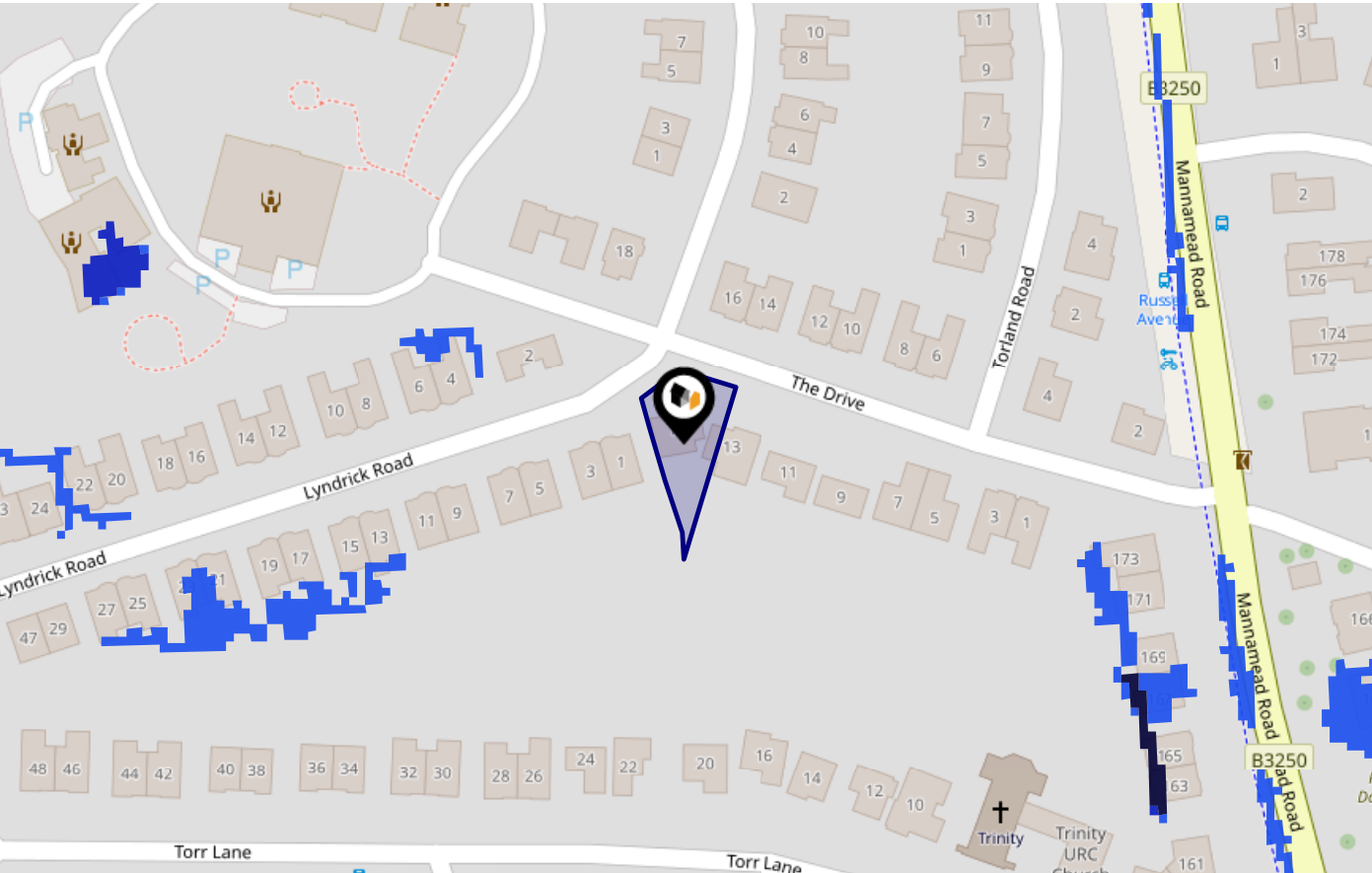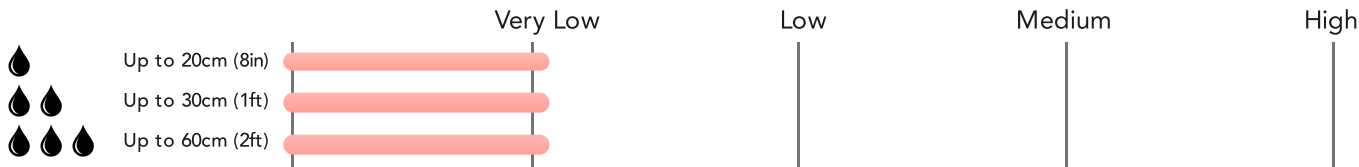

Risk Rating: Very low

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:

		Very Low	Low	Medium	High
●	Up to 20cm (8in)	▬▬▬▬			
●●	Up to 30cm (1ft)	▬▬▬▬			
●●●	Up to 60cm (2ft)	▬▬▬▬			

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.
- **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:

		Very Low	Low	Medium	High
🌢	Up to 20cm (8in)				
🌢🌢	Up to 30cm (1ft)				
🌢🌢🌢	Up to 60cm (2ft)				

KFB - Key Facts For Buyers

Maps
Green Belt

This map displays nearby areas that have been designated as Green Belt...
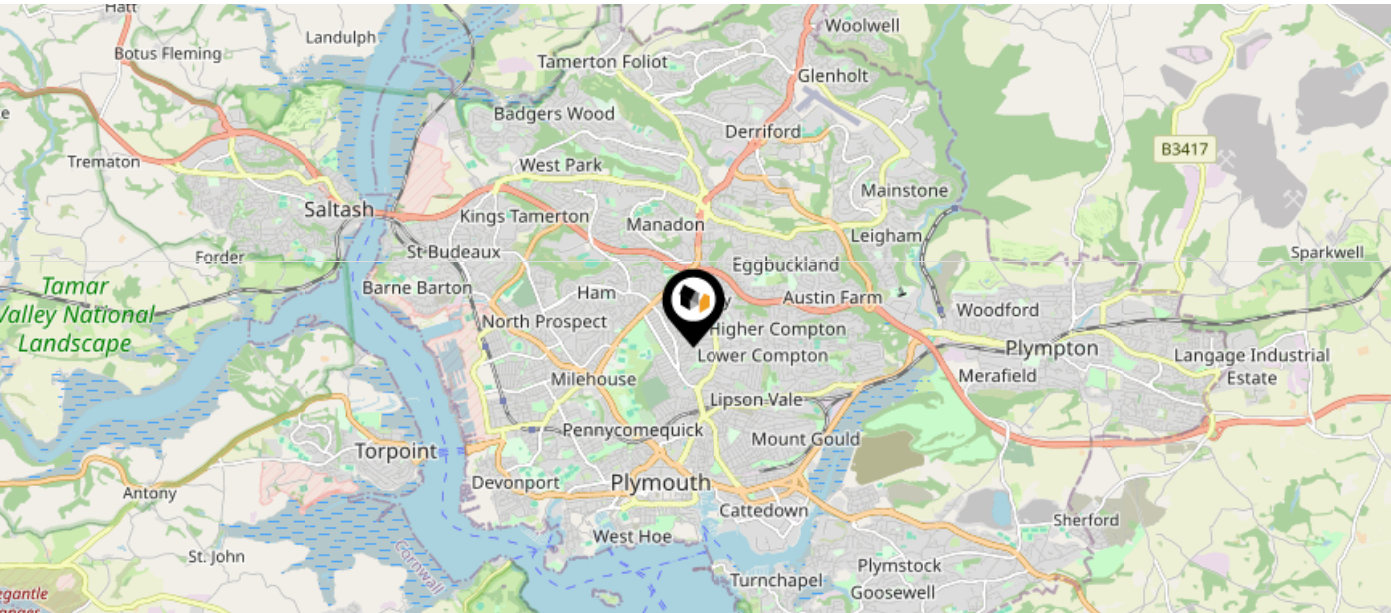
Nearby Green Belt Land
No data available.

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.
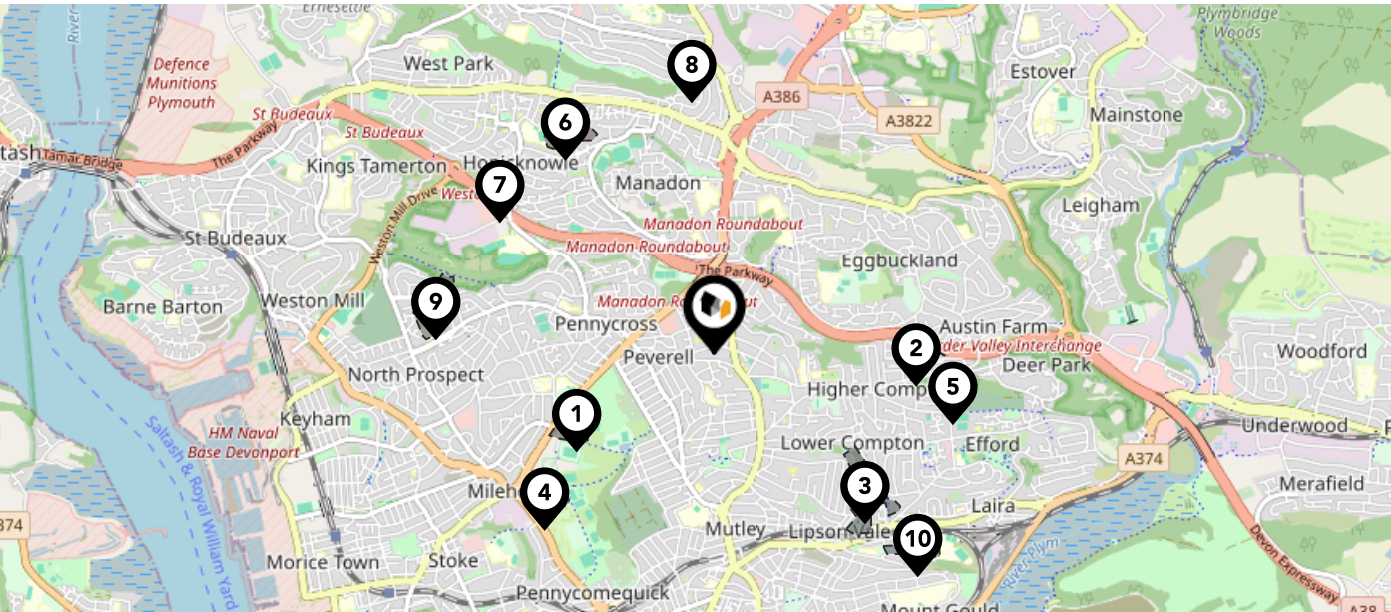
| **Nearby Landfill Sites**		
1 Peverell Cricket Ground-Peverell Cricket Ground, Plymouth	Historic Landfill	
2 Valley View Close-Valley View Close, Plymouth	Historic Landfill	
3 Lower Compton-Lipson Vale, Plymouth	Historic Landfill	
4 Central Park Milehouse-Central Park (Milehouse), Plymouth	Historic Landfill	
5 Eggbuckland Road Efford Adj Cemetery-Eggbuckland Road, Efford, Plymouth	Historic Landfill	
6 Honicknowle Brickworks-Plymouth, Devon	Historic Landfill	
7 Honicknowle To March Mill-Honicknowle To March Mill, Plymouth	Historic Landfill	
8 Crownhill-Crownhill, Plymouth	Historic Landfill	
9 Ham-Ham, Plymouth	Historic Landfill	
10 Laira Lipson College-Laira, Plymouth	Historic Landfill	

Listed Buildings

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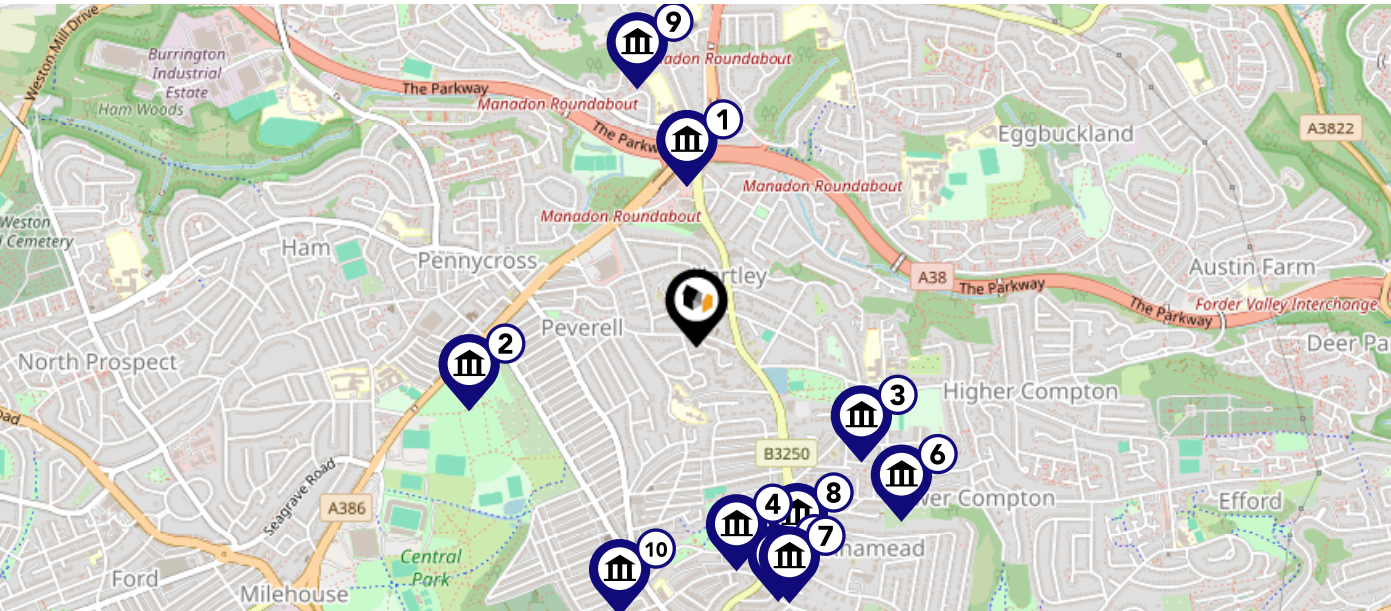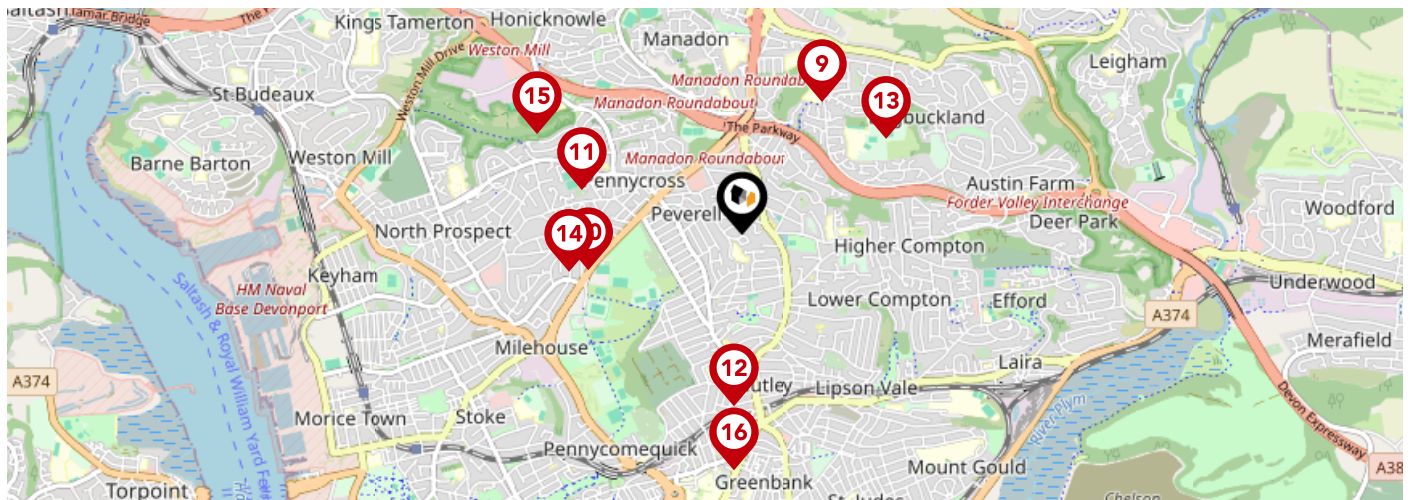

Listed Buildings in the local district	Grade	Distance
① 1386314 - Widey Lodge Gate Piers Relocated On Pedestrian Bridge At Manadon Flyover	Grade II	0.4 miles
② 1386304 - Pounds House	Grade II	0.5 miles
③ 1244647 - Pearn Convalescent Home	Grade II	0.5 miles
④ 1386475 - Urinal	Grade II	0.5 miles
⑤ 1386388 - The Ferns	Grade II	0.6 miles
⑥ 1386341 - 9, Priory Road	Grade II	0.6 miles
⑦ 1386385 - Kingston Lodge	Grade II	0.6 miles
⑧ 1386221 - Church Of Emmanuel	Grade II	0.6 miles
⑨ 1386219 - Gate Piers Approximately 275 Metres South East Of Manadon House	Grade II	0.6 miles
⑩ 1322003 - Church Of St Gabriel	Grade II	0.6 miles

Area
Schools
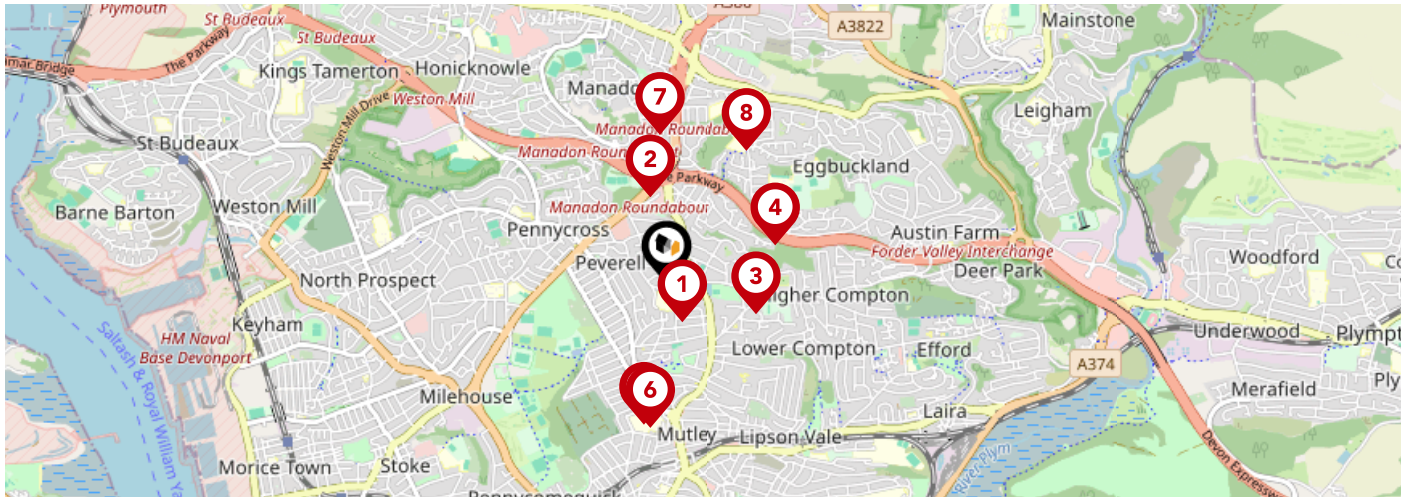
	Nursery	Primary	Secondary	College	Private
1 King's School Ofsted Rating: Not Rated | Pupils: 298 | Distance:0.19	☐	☑	☐	☐	☐
2 Manadon Vale Primary School Ofsted Rating: Good | Pupils: 416 | Distance:0.42	☐	☑	☐	☐	☐
3 Compton CofE Primary School Ofsted Rating: Good | Pupils: 431 | Distance:0.45	☐	☑	☐	☐	☐
4 Eggbuckland Community College Ofsted Rating: Requires improvement | Pupils: 1040 | Distance:0.54	☐	☐	☑	☐	☐
5 Hyde Park Junior School Ofsted Rating: Good | Pupils: 355 | Distance:0.67	☐	☑	☐	☐	☐
6 Hyde Park Infants' School Ofsted Rating: Not Rated | Pupils: 243 | Distance:0.68	☐	☑	☐	☐	☐
7 St Boniface's RC College Ofsted Rating: Requires improvement | Pupils: 374 | Distance:0.71	☐	☐	☑	☐	☐
8 Widey Court Primary School Ofsted Rating: Good | Pupils: 602 | Distance:0.74	☐	☑	☐	☐	☐

Area
Schools

	Nursery	Primary	Secondary	College	Private
9 Courtlands School Ofsted Rating: Good	Pupils: 107	Distance:0.74	☐	☑	☐	☐	☐
10 Devonport High School for Girls Ofsted Rating: Good	Pupils: 860	Distance:0.75	☐	☐	☑	☐	☐
11 Pennycross Primary School Ofsted Rating: Good	Pupils: 403	Distance:0.79	☐	☑	☐	☐	☐
12 Plymouth College Ofsted Rating: Not Rated	Pupils: 513	Distance:0.81	☐	☐	☑	☐	☐
13 Eggbuckland Vale Primary School Ofsted Rating: Good	Pupils: 396	Distance:0.82	☐	☑	☐	☐	☐
14 Montpelier Primary School Ofsted Rating: Good	Pupils: 652	Distance:0.84	☐	☑	☐	☐	☐
15 All Saints Church of England Academy Ofsted Rating: Good	Pupils: 616	Distance:1.08	☐	☐	☑	☐	☐
16 Plymouth High School for Girls Ofsted Rating: Good	Pupils: 816	Distance:1.11	☐	☐	☑	☐	☐

Local Area
Masts & Pylons
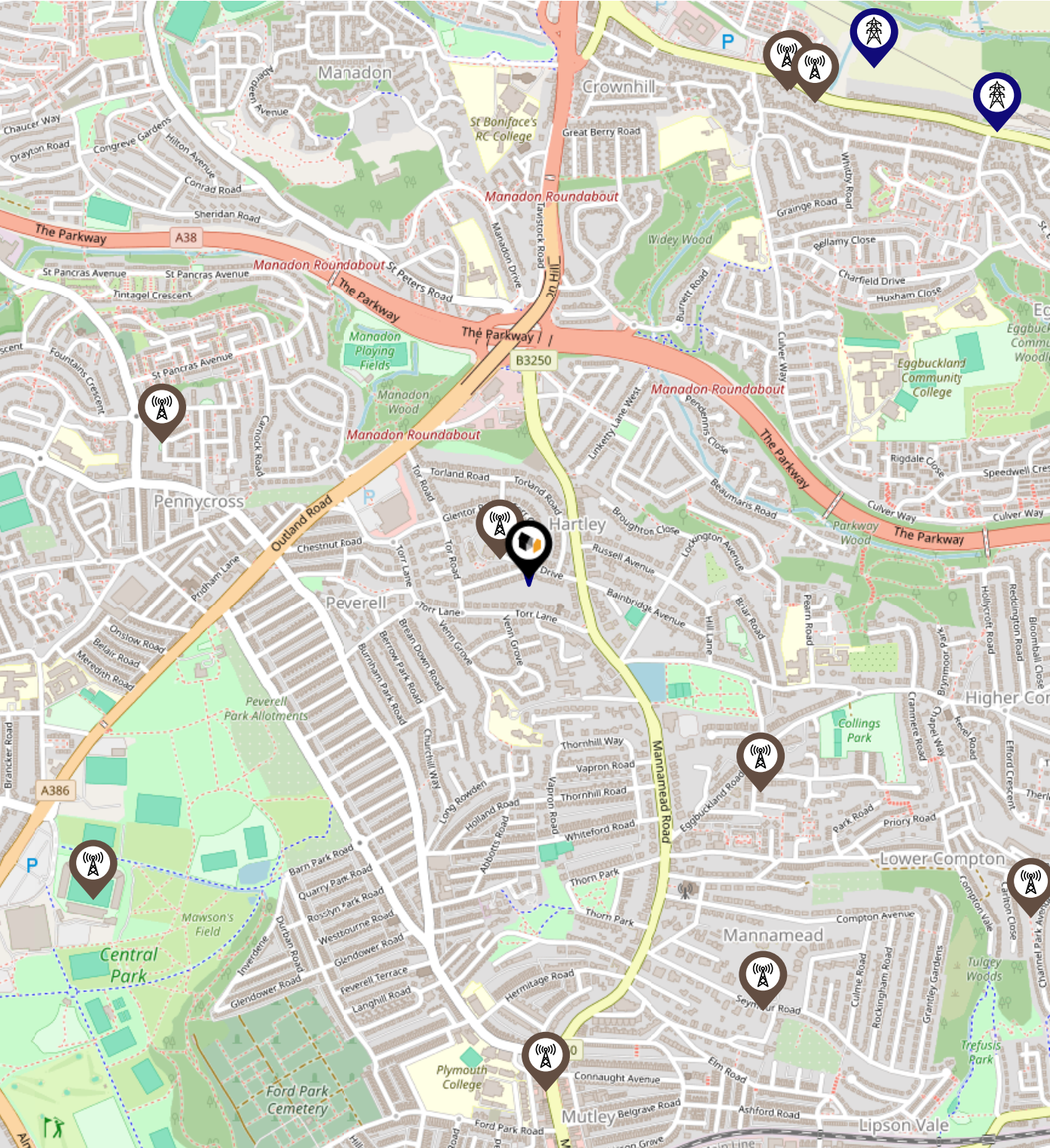

Key:

🚩 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).
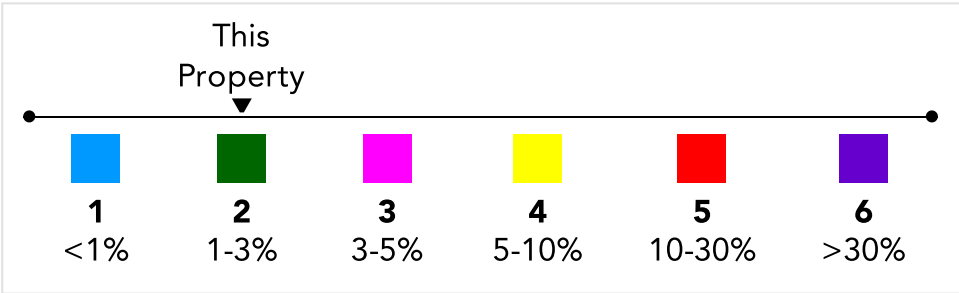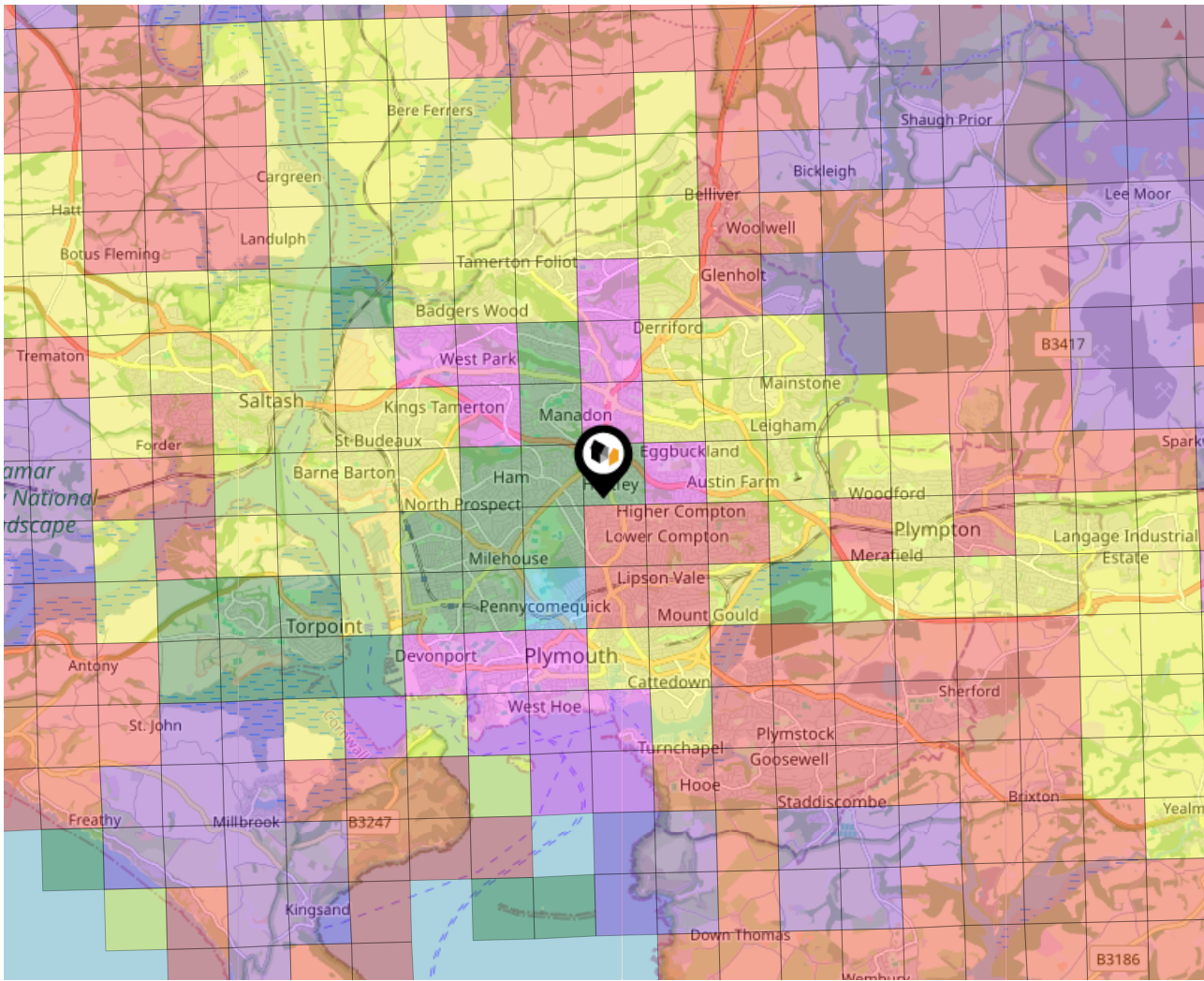
This Property ▼					
1	2	3	4	5	6
<1%	1-3%	3-5%	5-10%	10-30%	>30%
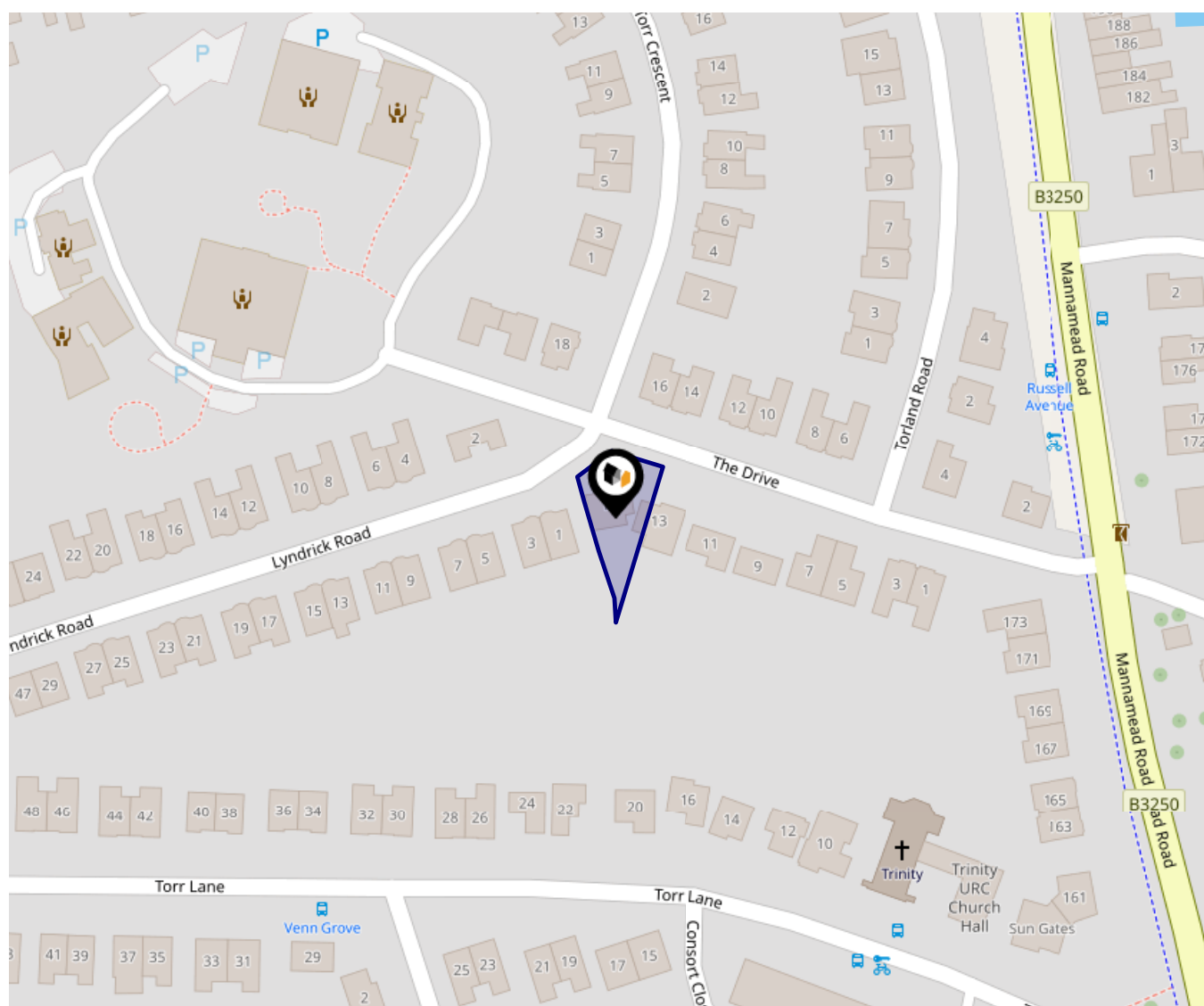
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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:
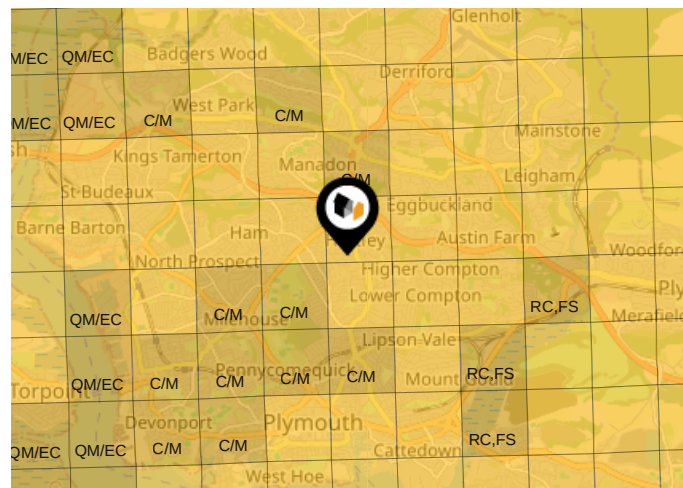
■ 75.0+ dB

■ 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
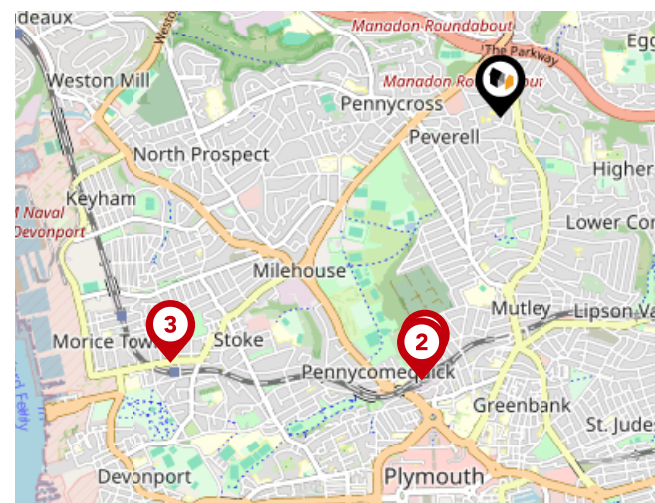
National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	1.26 miles
2	Plymouth Rail Station	1.29 miles
3	Devonport Rail Station	1.94 miles
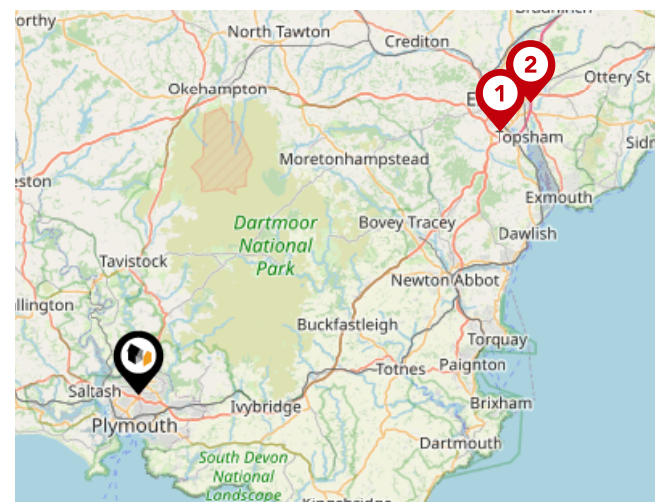
Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	33.63 miles
2	M5 J30	36.77 miles
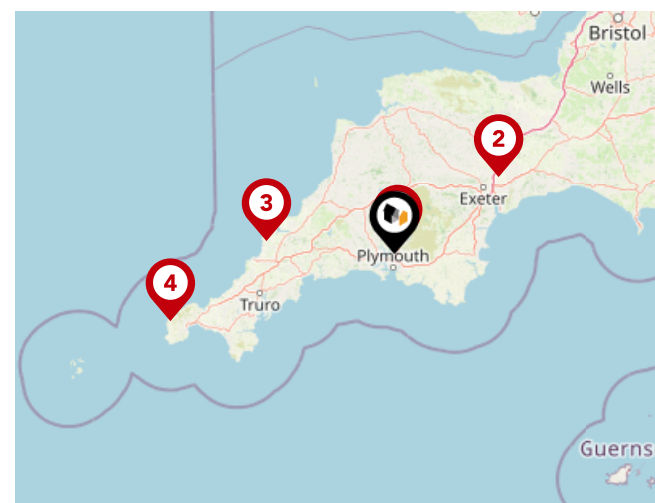
Airports/Helipads

Pin	Name	Distance
1	Glenholt	2.19 miles
2	Exeter Airport	39.2 miles
3	St Mawgan	38.51 miles
4	Joppa	70.74 miles

Area
Transport (Local)
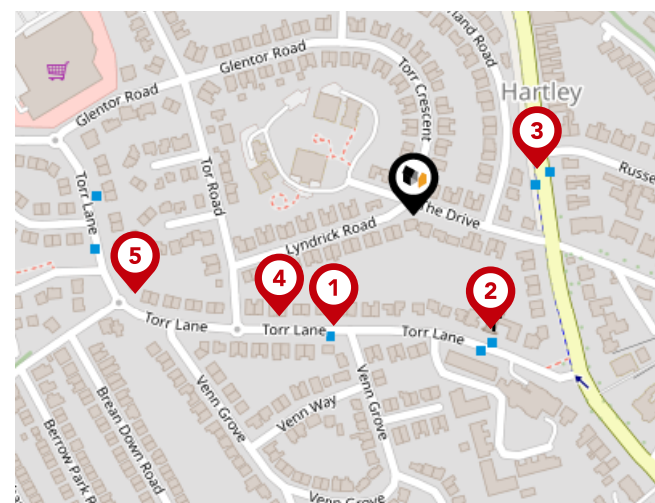
Bus Stops/Stations

Pin	Name	Distance
1	Venn Grove	0.08 miles
2	Trinity Church	0.08 miles
3	Russell Avenue	0.08 miles
4	Venn Grove	0.1 miles
5	Burleigh Manor	0.17 miles
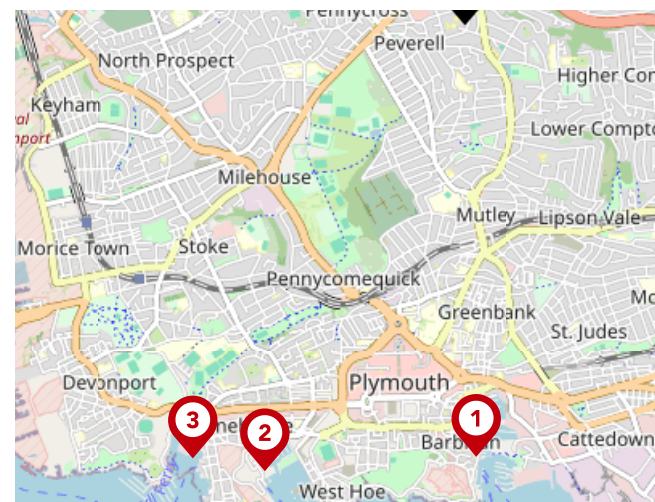
Ferry Terminals

Pin	Name	Distance
1	Plymouth (Barbican) Landing Stage	2.04 miles
2	Plymouth Ferry Terminal	2.31 miles
3	Plymouth Stonehouse Ferry Terminal	2.42 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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