

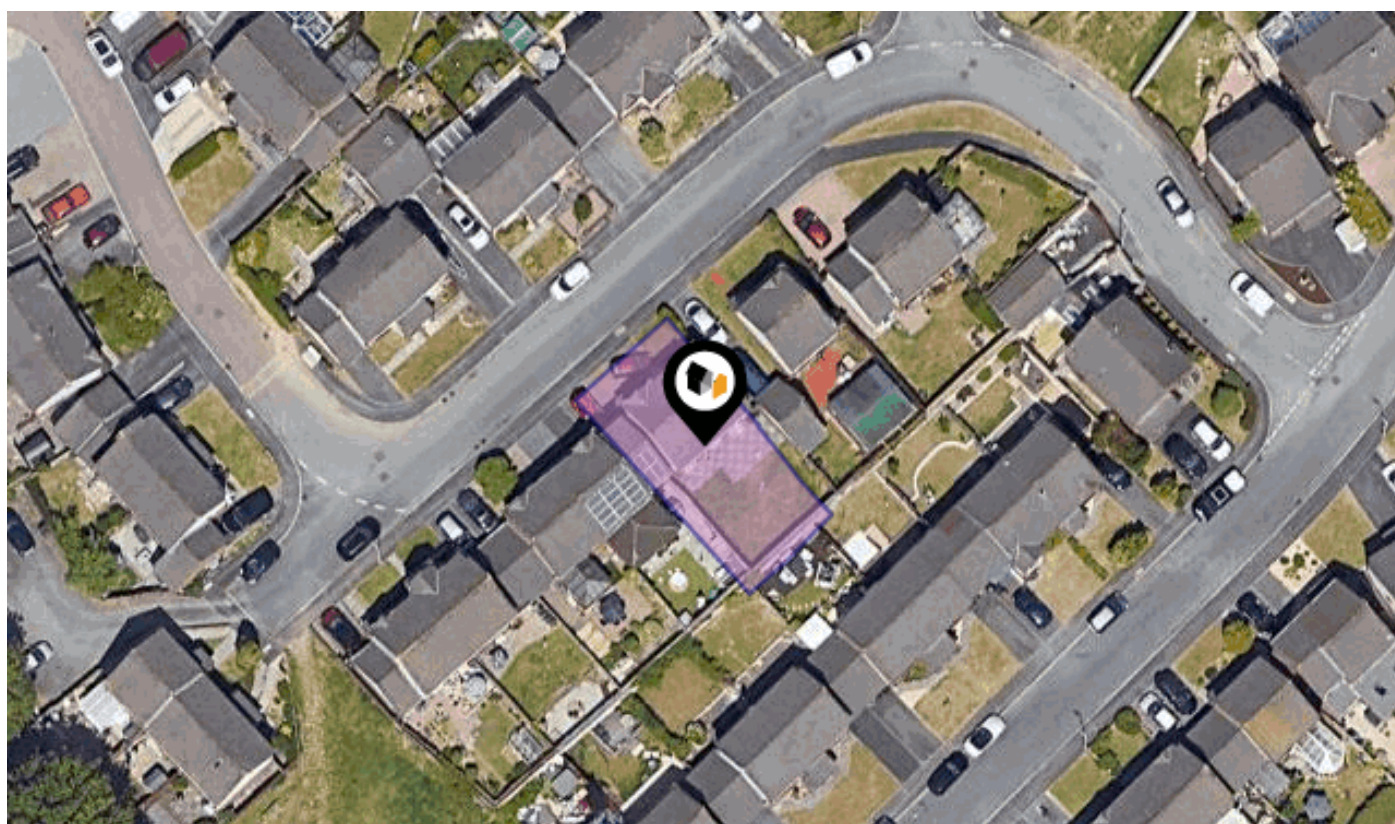


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 30th December 2025



REDWING DRIVE, PLYMOUTH, PL6

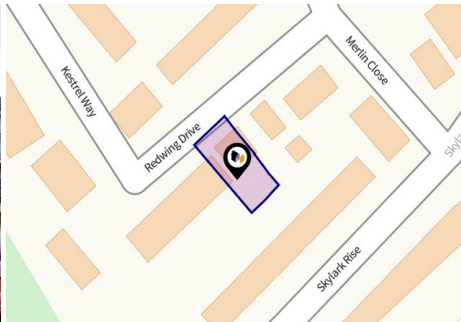
6 The Broadway Plymstock Plymouth PL9 7AU

01752 456000

plymstock@langtownandcountry.com

www.langtownandcountry.com





Property

Type:	Detached
Bedrooms:	4
Floor Area:	699 ft ² / 65 m ²
Plot Area:	0.06 acres
Year Built :	1983-1990
Council Tax :	Band D
Annual Estimate:	£2,492
Title Number:	DN273788

Tenure: Freehold

Local Area

Local Authority:	Devon
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

11
mb/s



80
mb/s



1000
mb/s



Mobile Coverage:
(based on calls indoors)



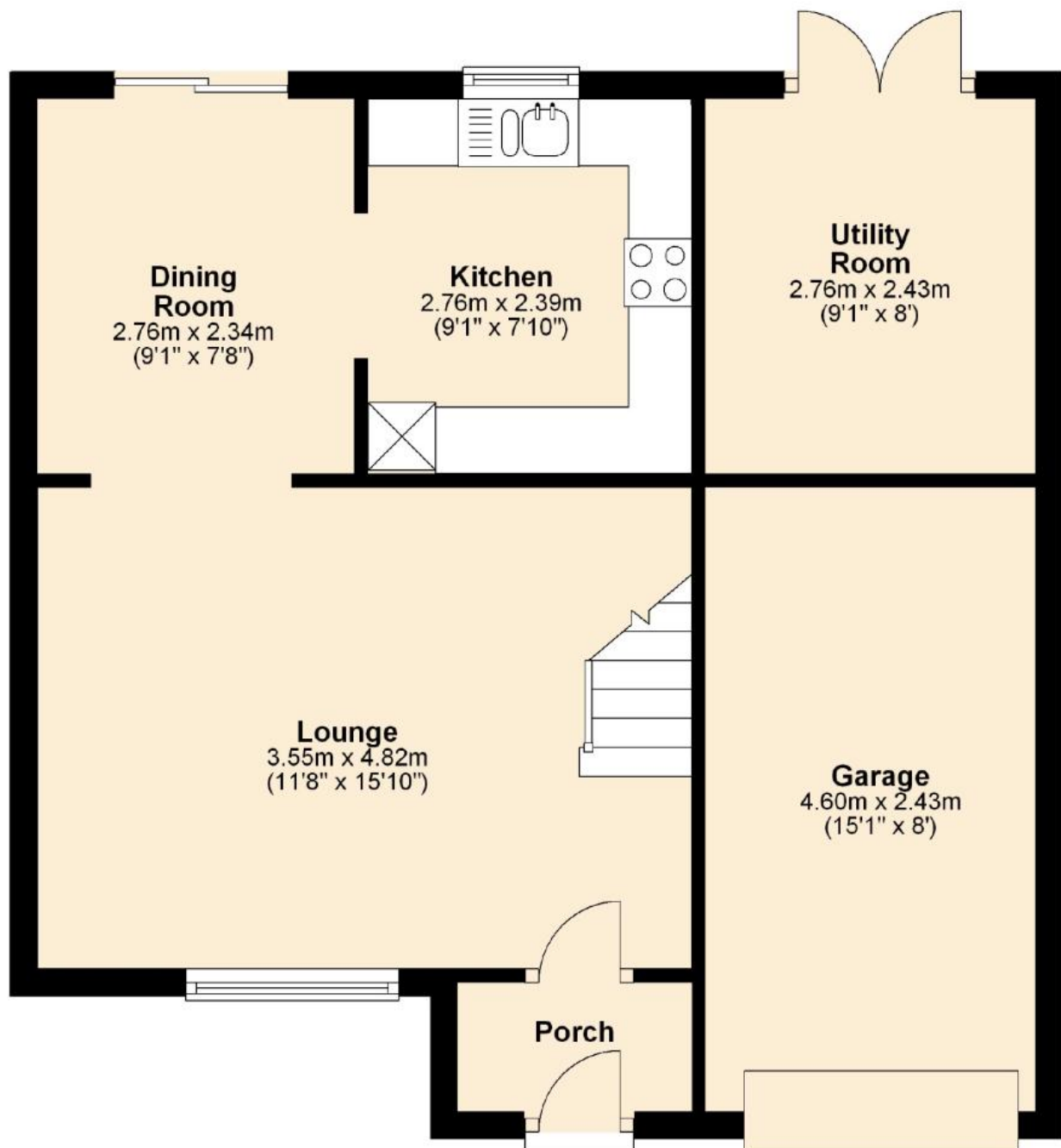
Satellite/Fibre TV Availability:



REDWING DRIVE, PLYMOUTH, PL6

Ground Floor

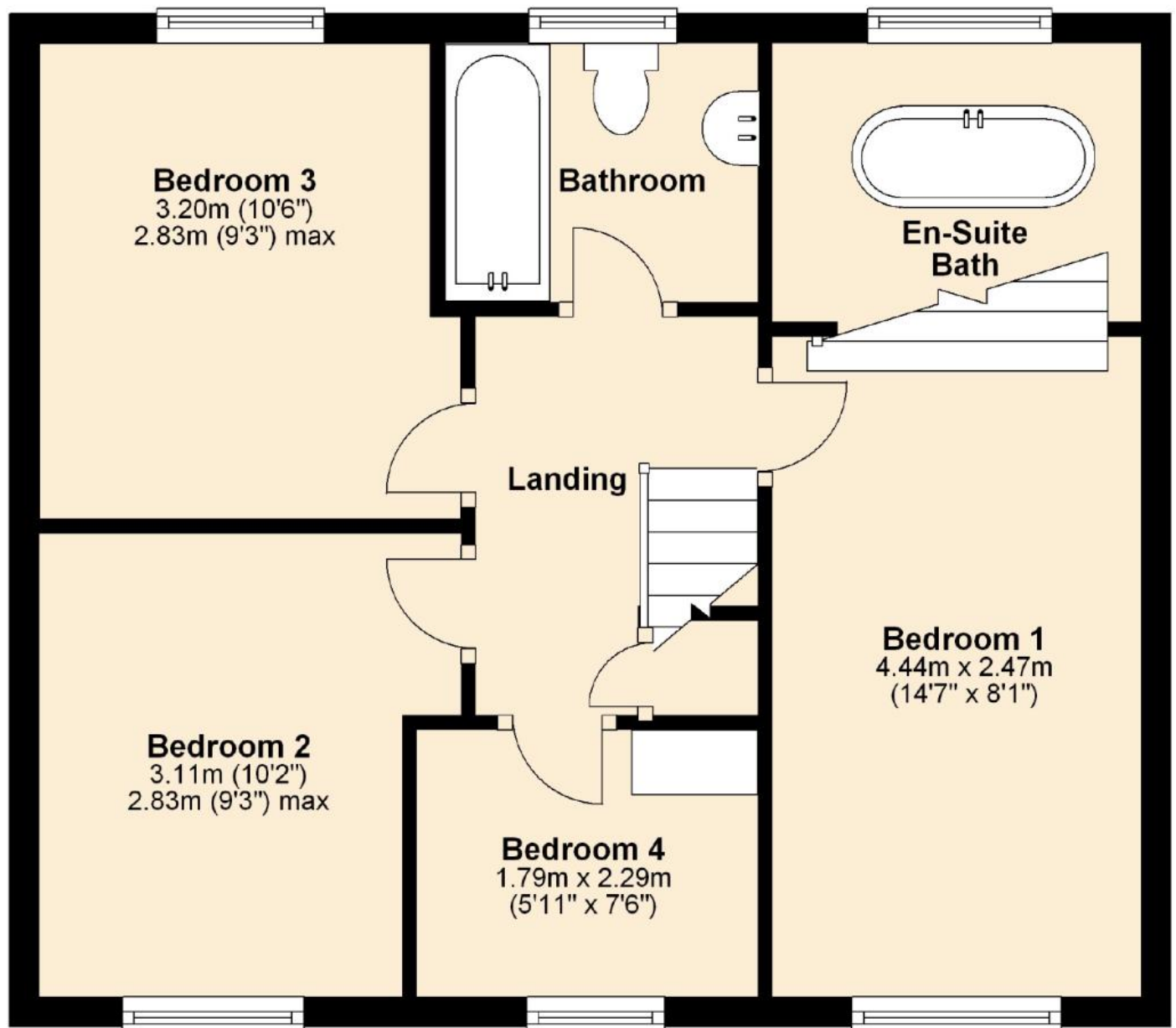
Approx. 49.6 sq. metres (534.1 sq. feet)

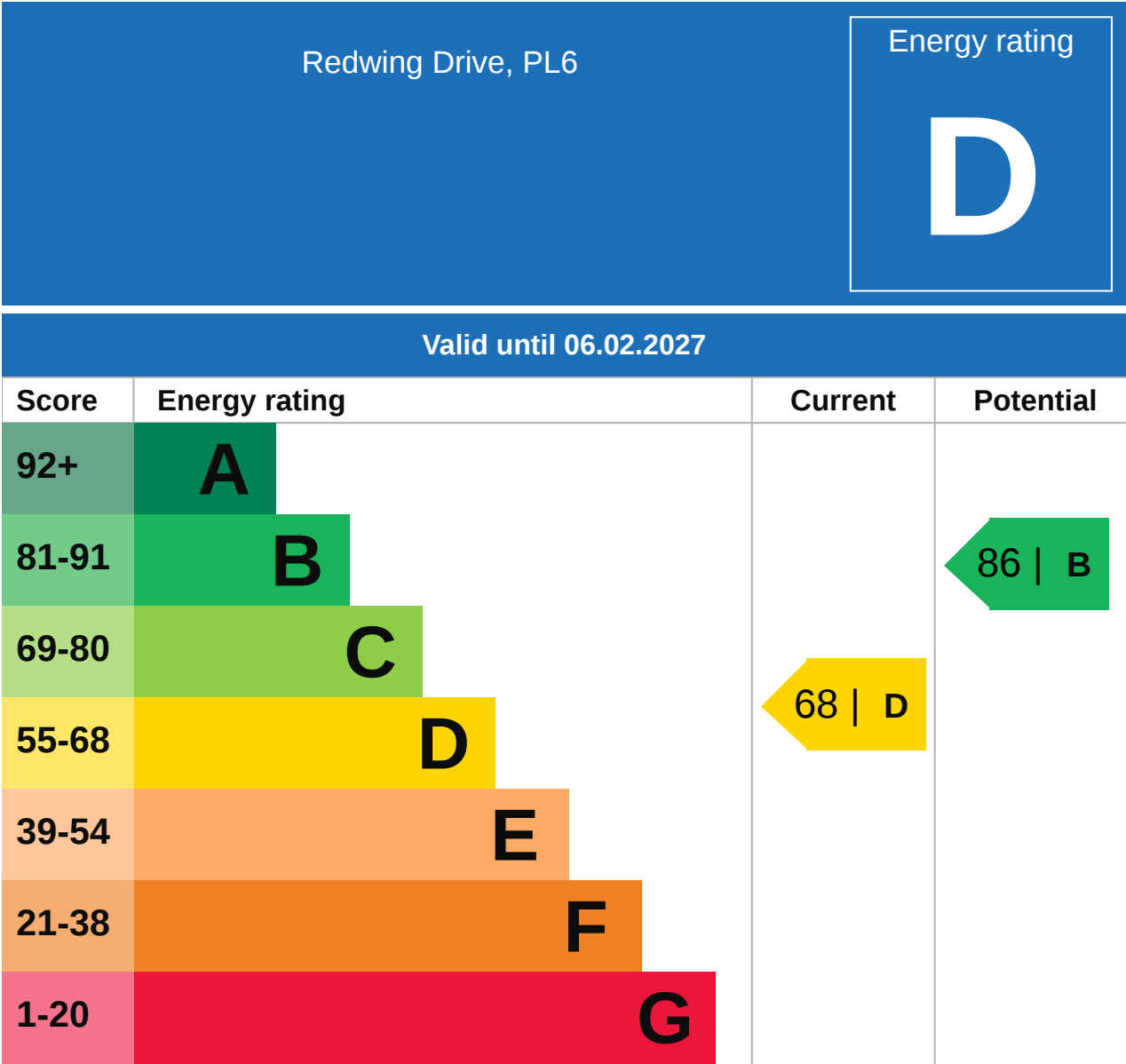


REDWING DRIVE, PLYMOUTH, PL6

First Floor

Approx. 45.0 sq. metres (483.9 sq. feet)

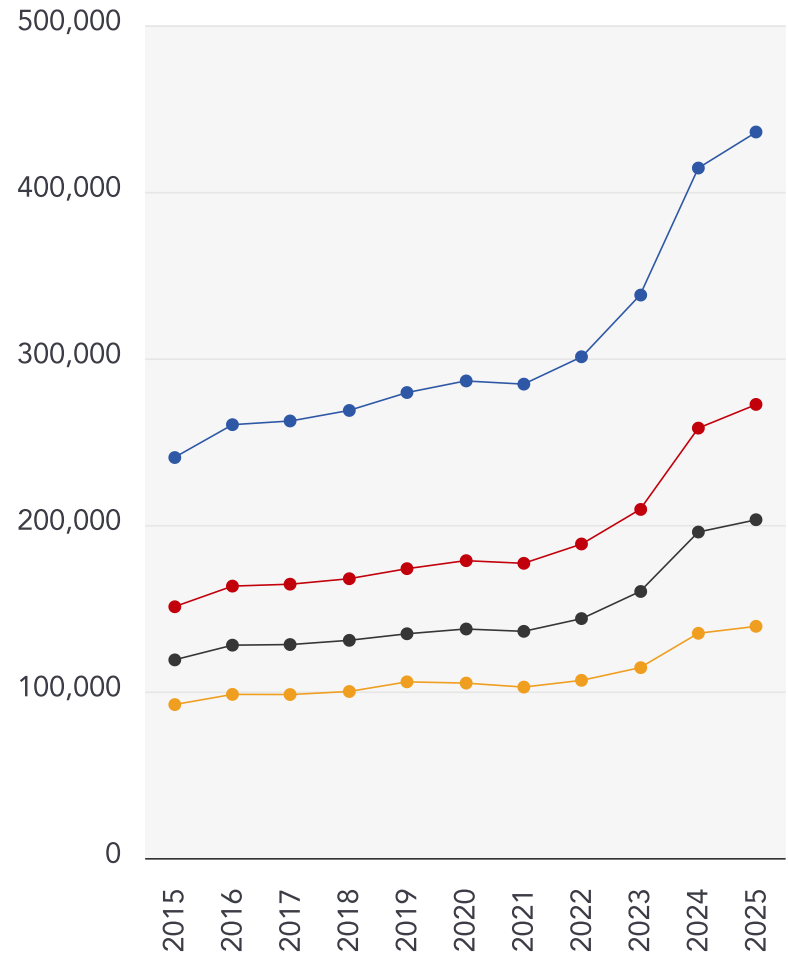




Additional EPC Data

Property Type:	House
Build Form:	Detached
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 before 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Timber frame, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 29% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	65 m ²

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



Detached

+81.29%

Semi-Detached

+80.53%

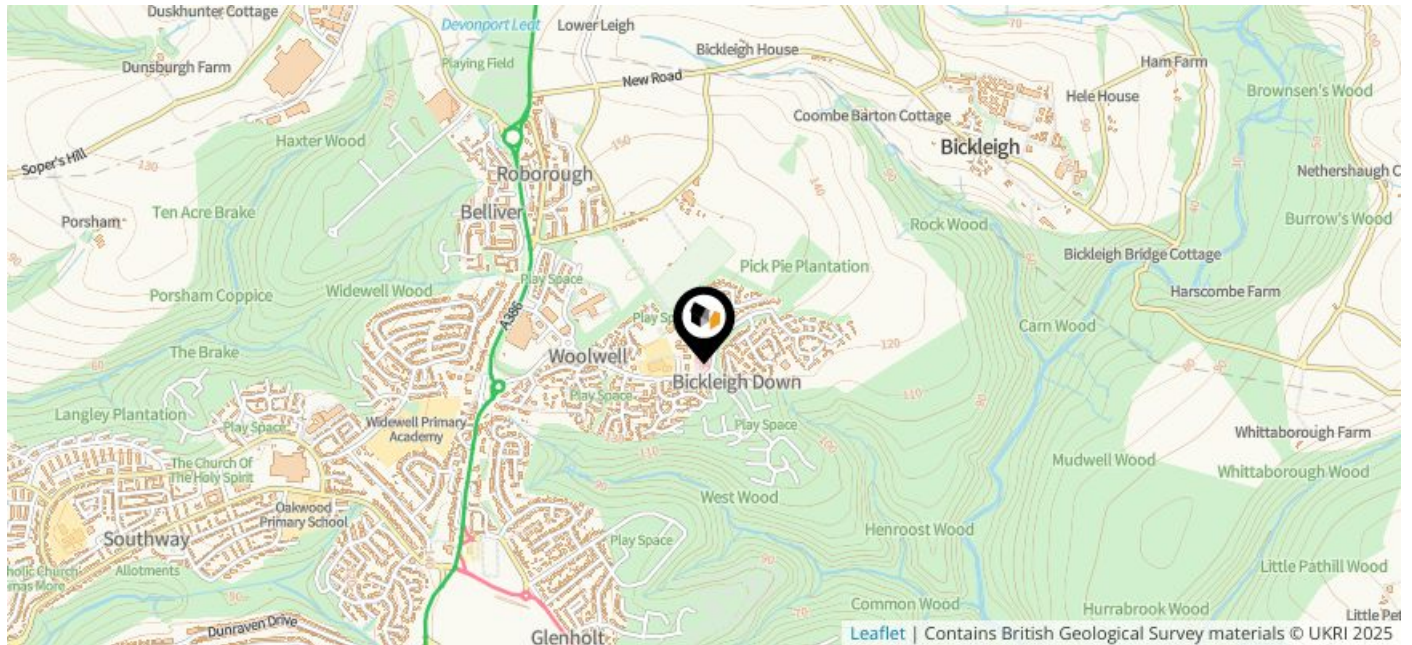
Terraced

+70.75%

Flat

+51.03%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✗ Adit
- ✗ Gutter Pit
- ✗ Shaft

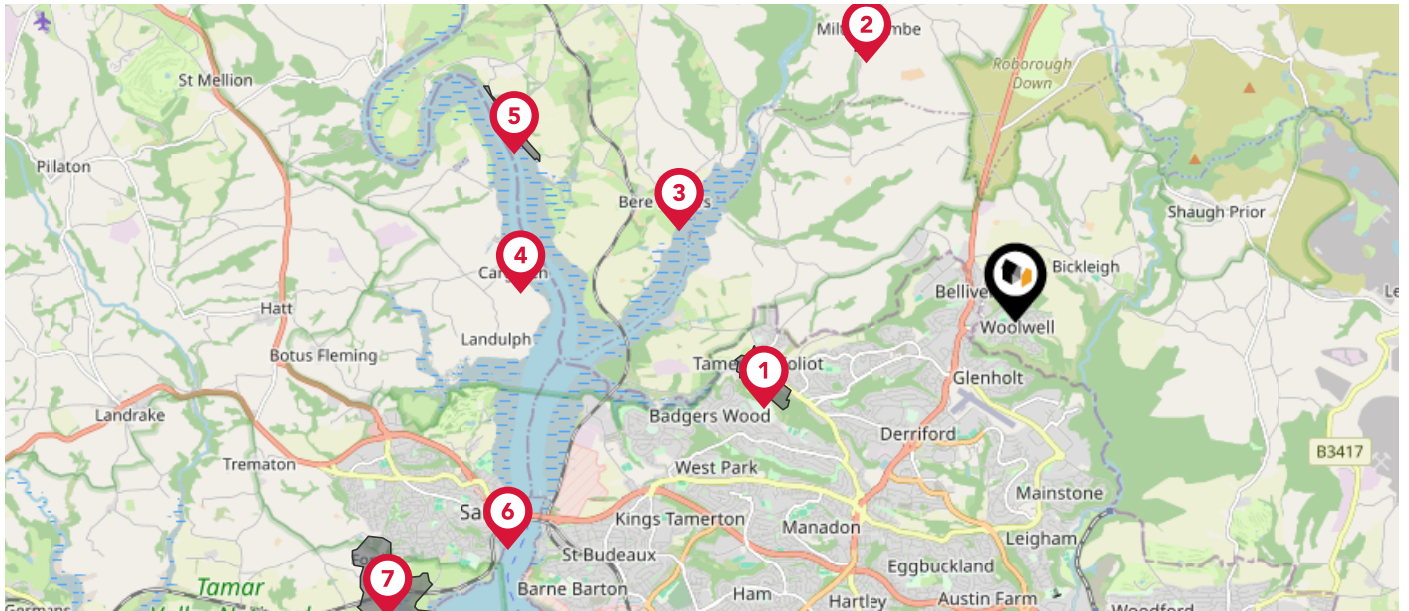
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

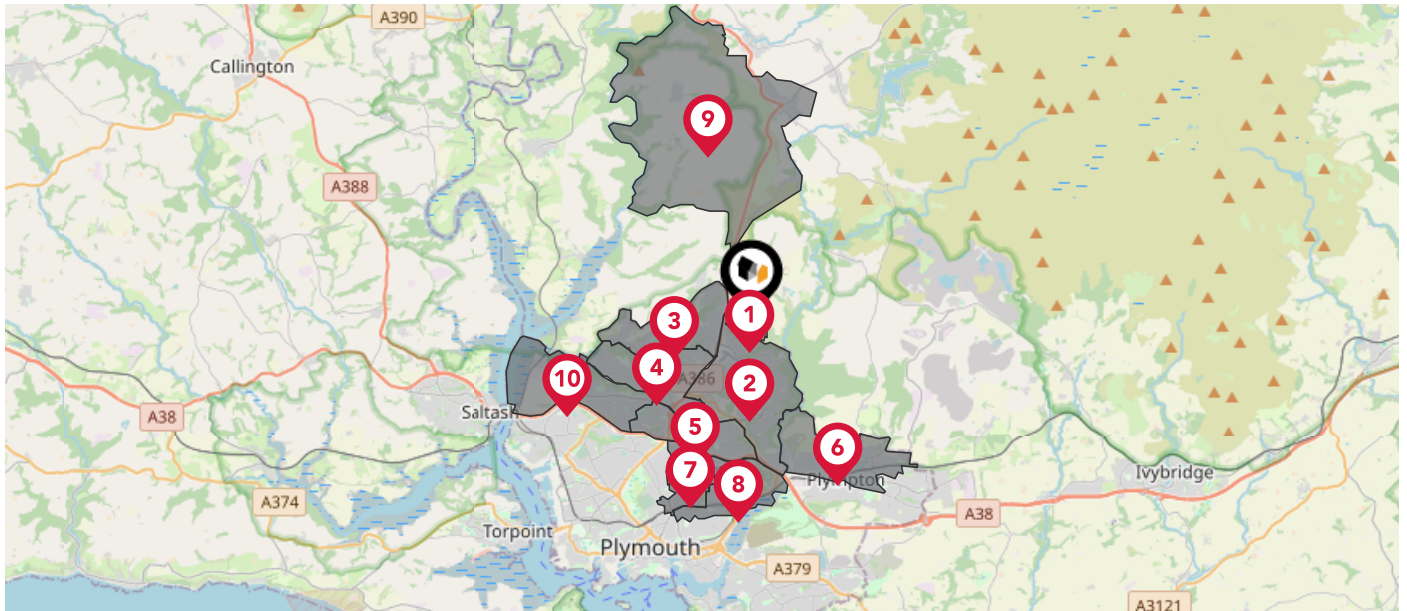
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.













Nearby Conservation Areas

-  Tamerton Foliot
-  Milton Combe
-  Bere Ferrers
-  Cargreen
-  Weir Quay
-  Lower Fore Street, Saltash
-  Forder and Antony Passage

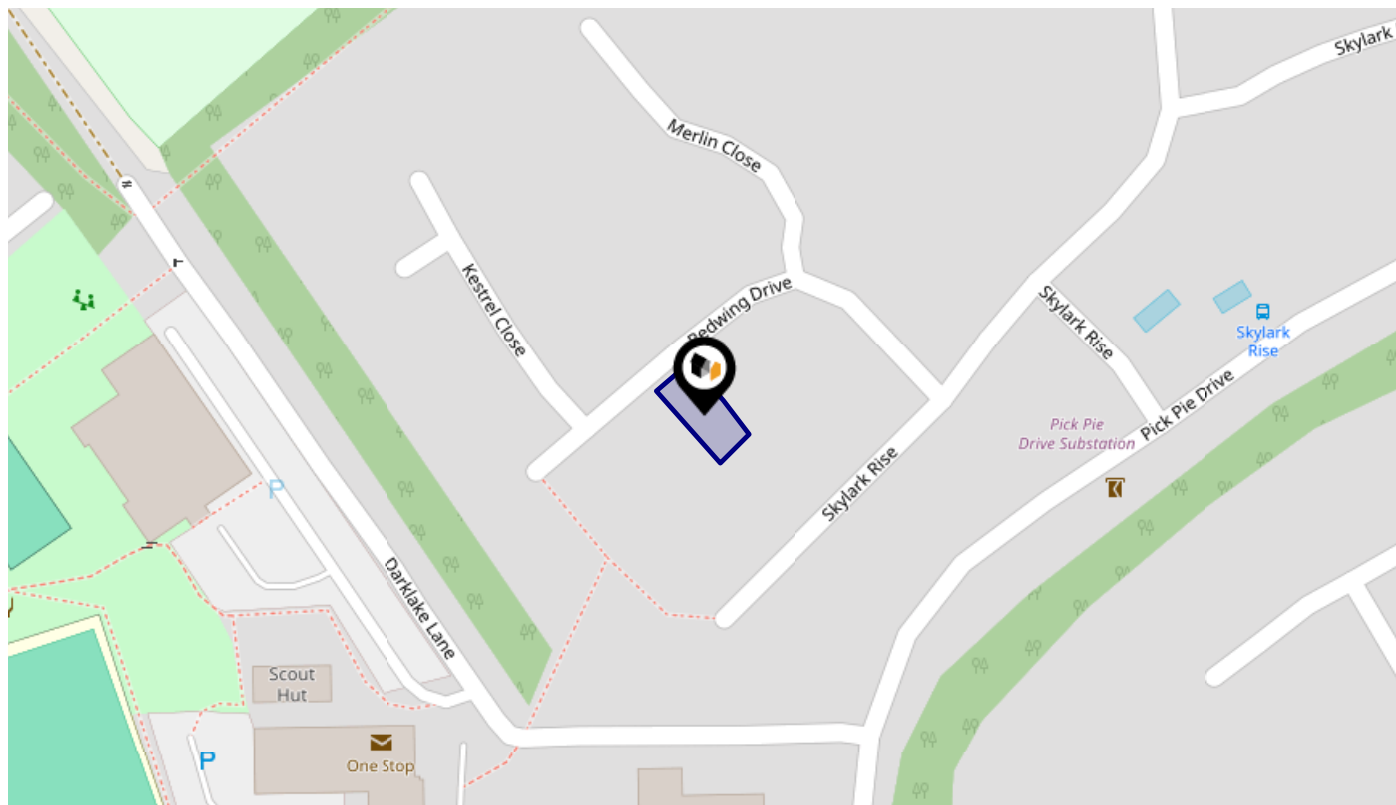
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

-  Woolwell Ward
-  Moor View Ward
-  Southway Ward
-  Budshead Ward
-  Egguckland Ward
-  Plympton St. Mary Ward
-  Compton Ward
-  Efford and Lipson Ward
-  Buckland Monachorum Ward
-  Honicknowle 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:

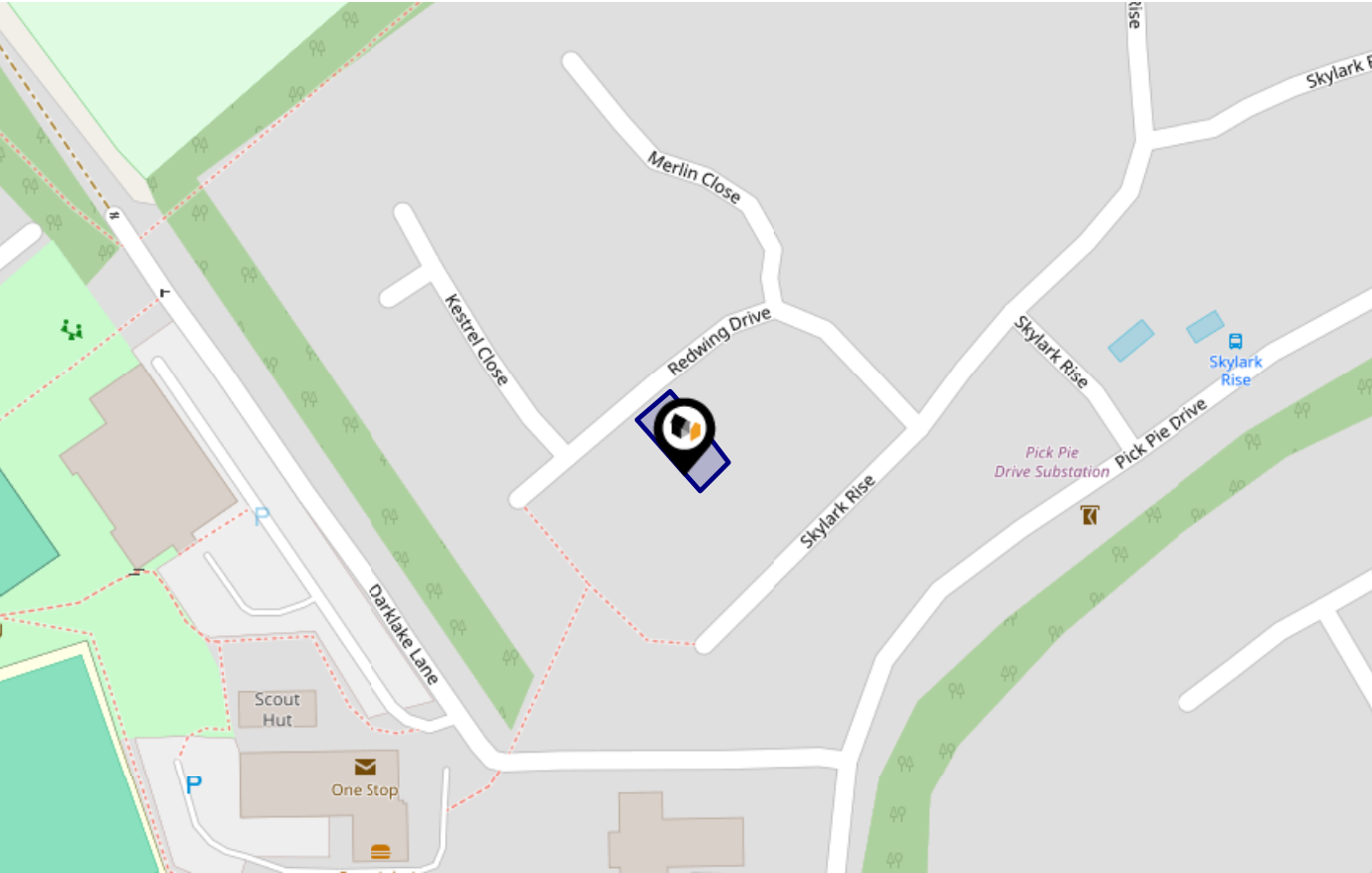
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

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.

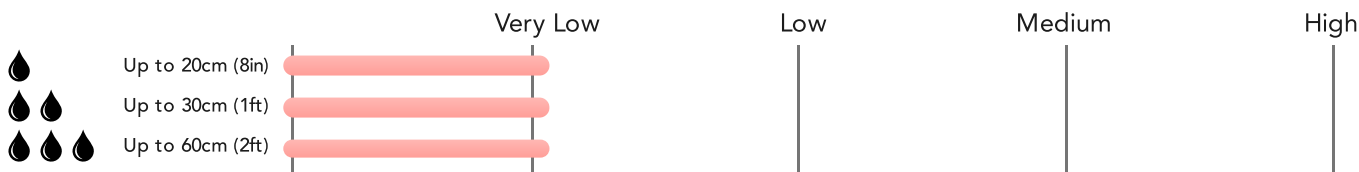


Risk Rating: Very low

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:

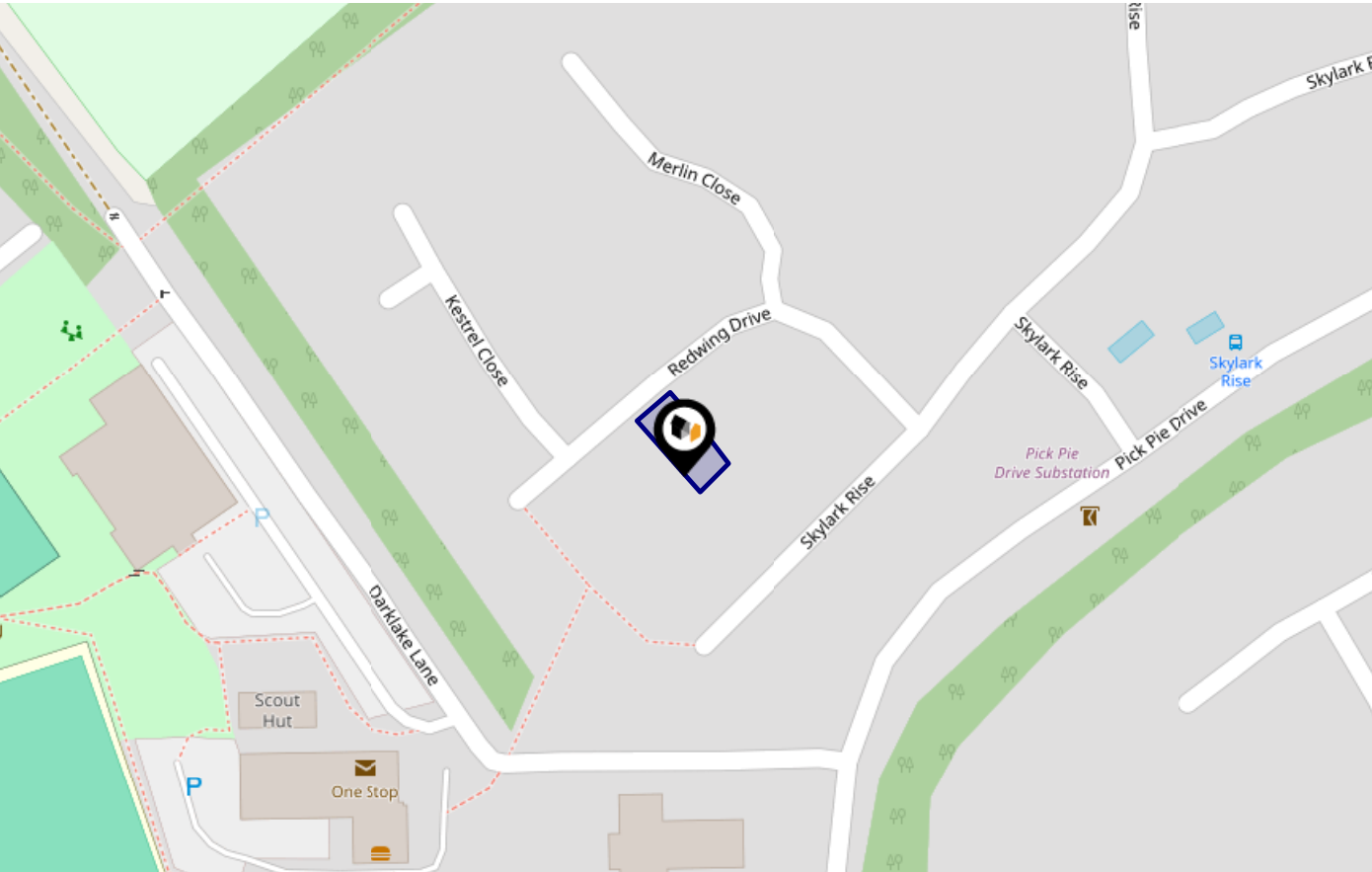


Flood Risk

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.

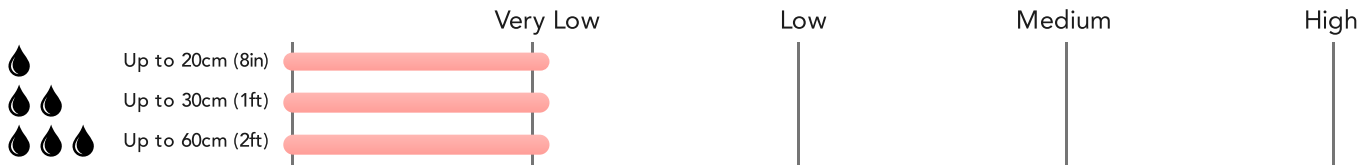


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

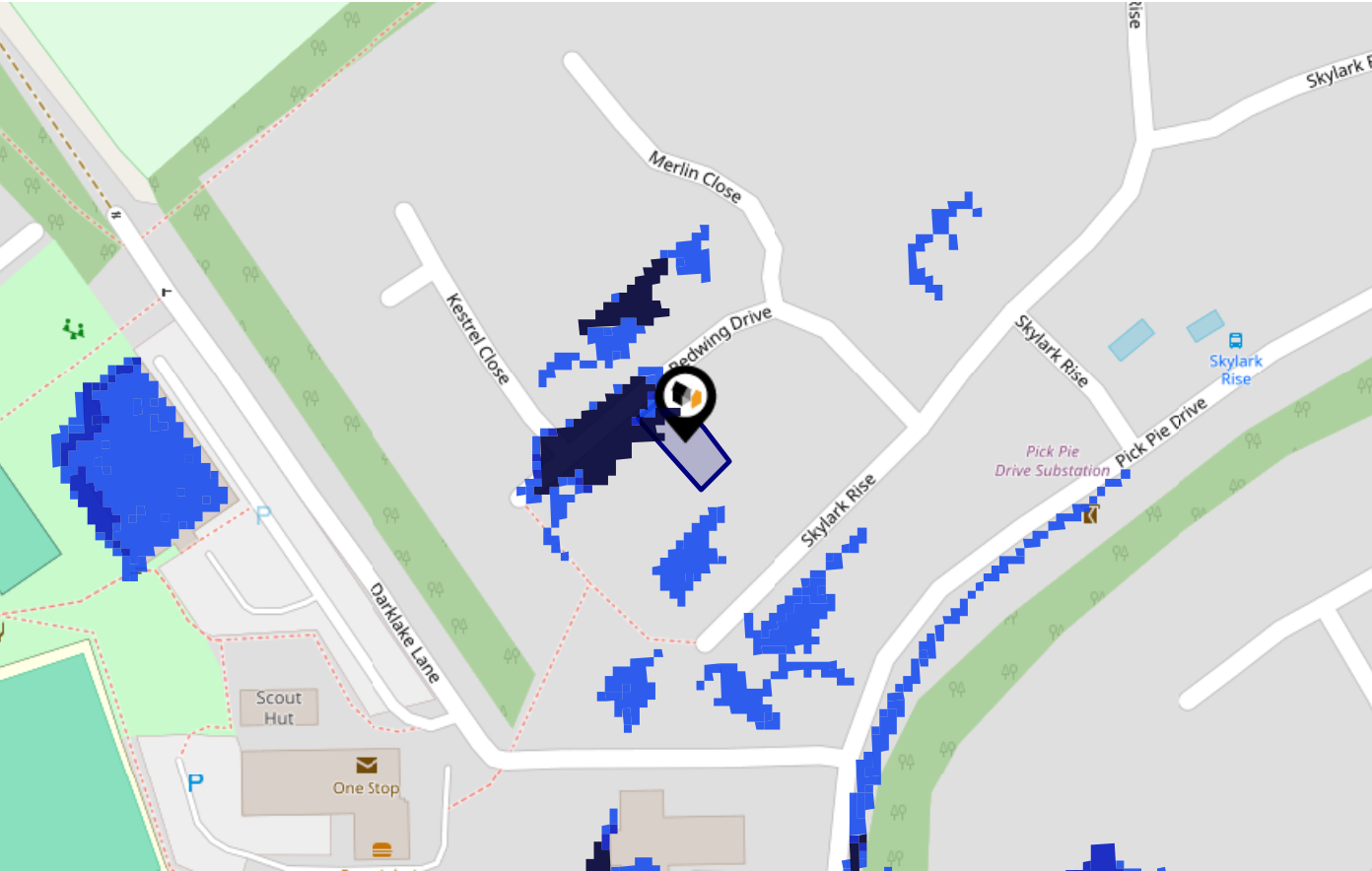


Flood Risk

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.

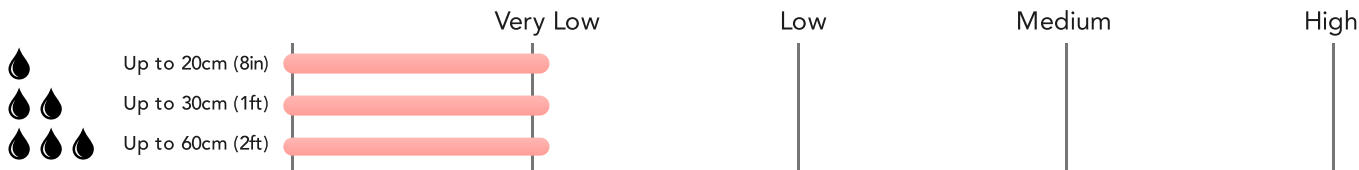


Risk Rating: Very low

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:

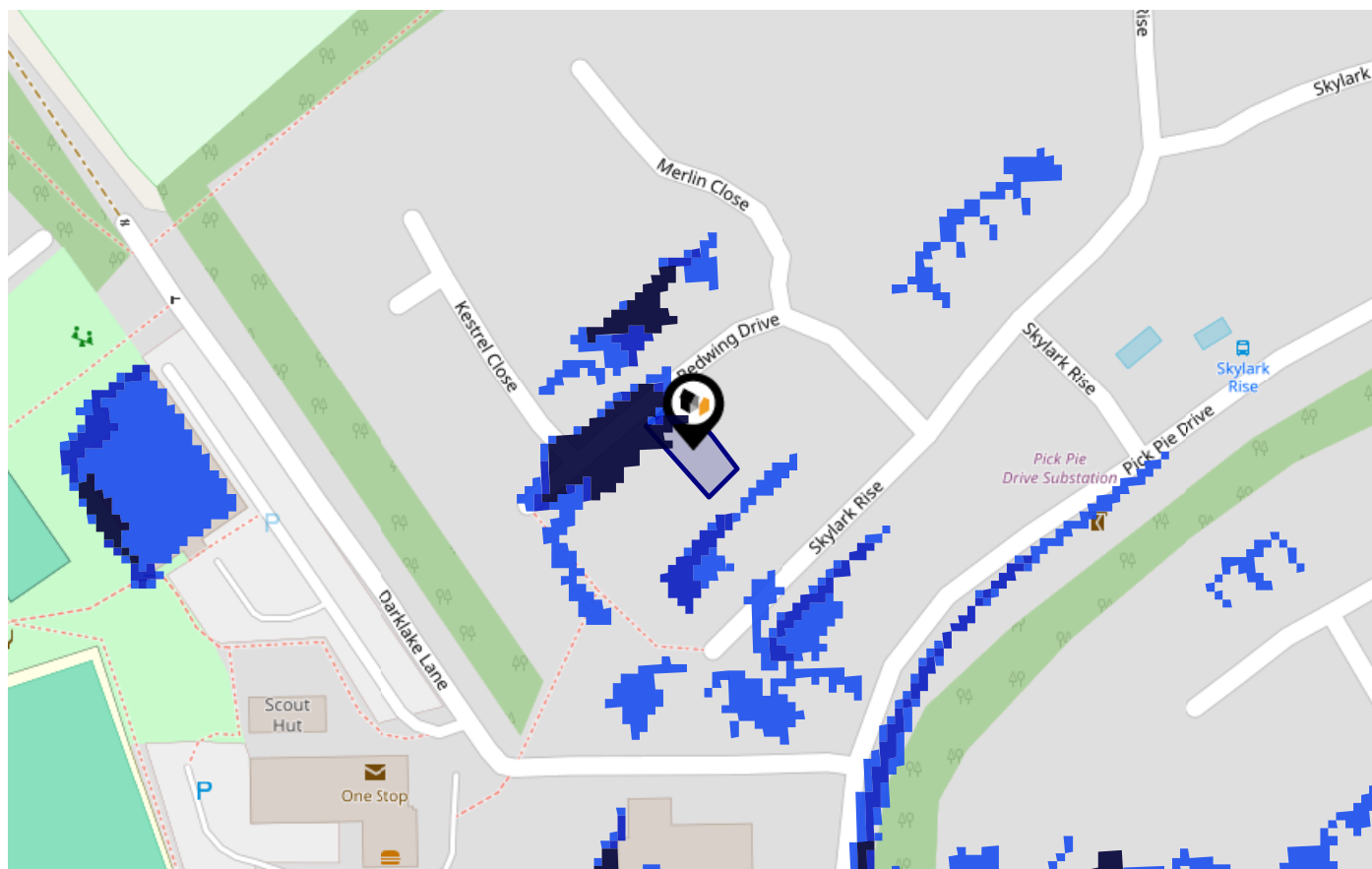


Flood Risk

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.



Risk Rating: Very low

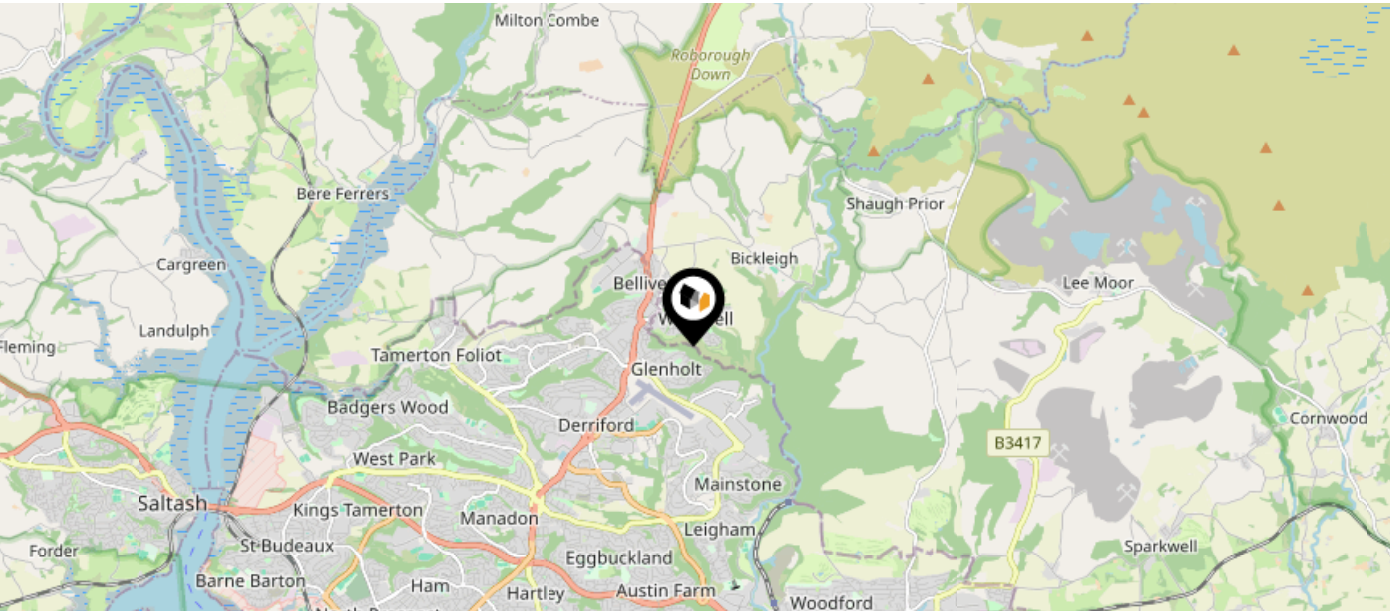
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Chance of flooding to the following depths at this property:



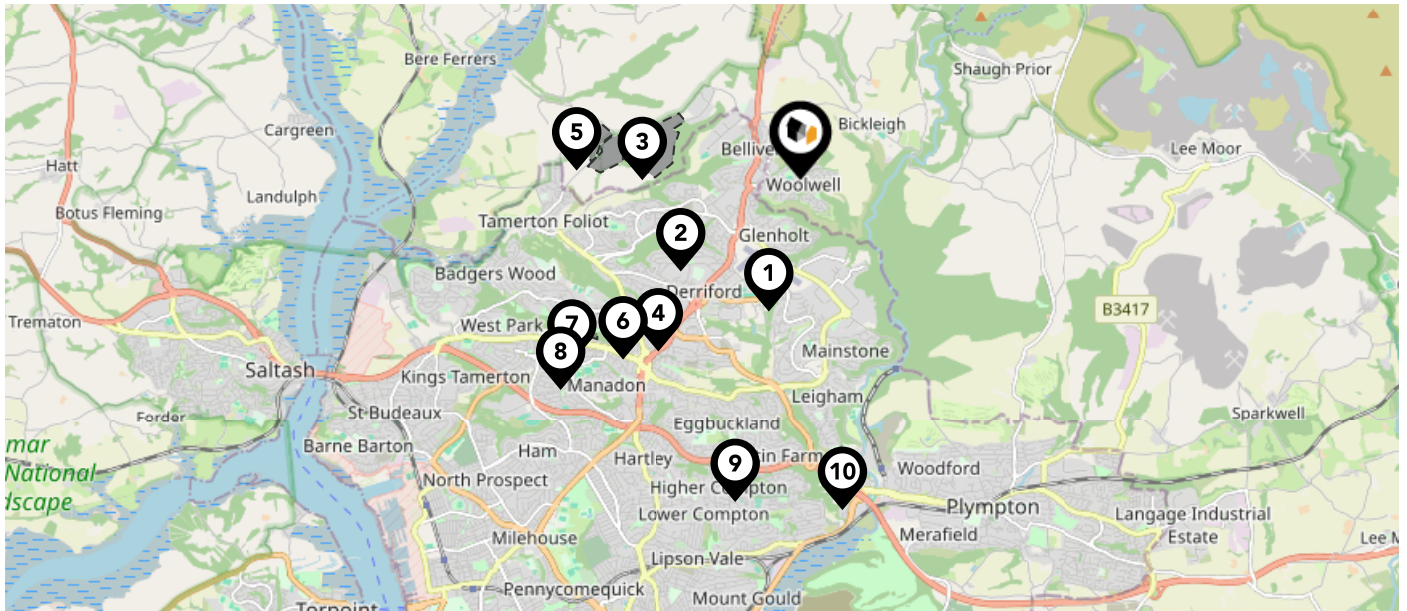
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

No data available.

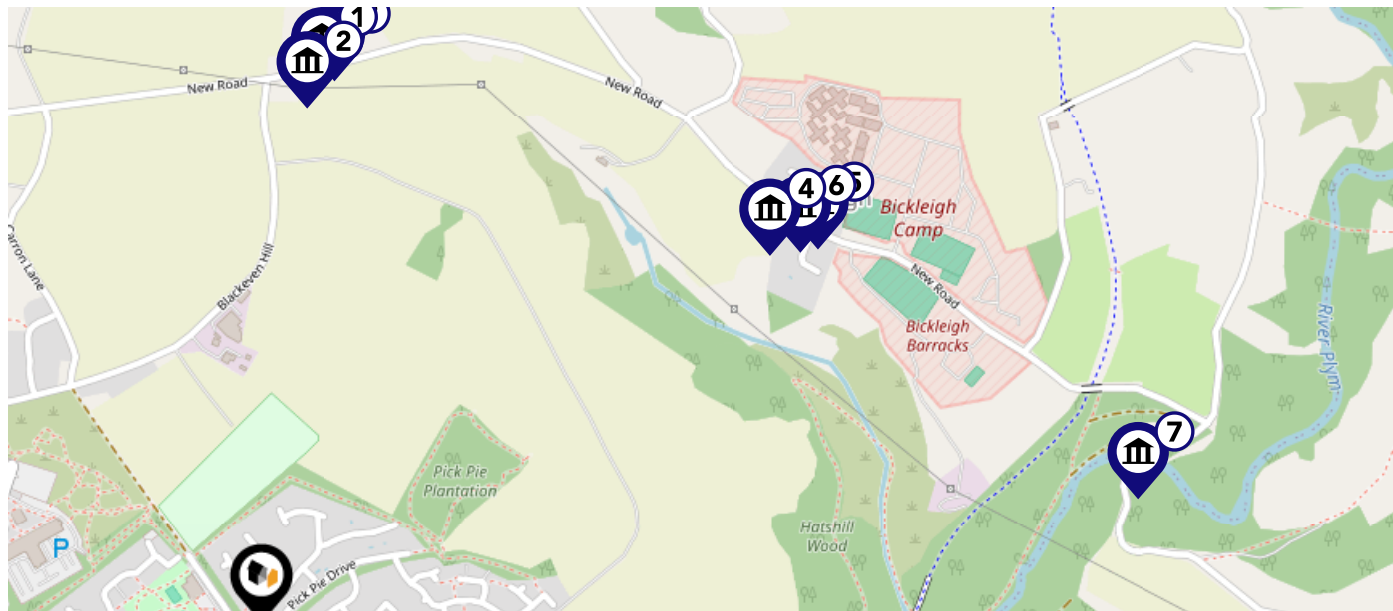
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.










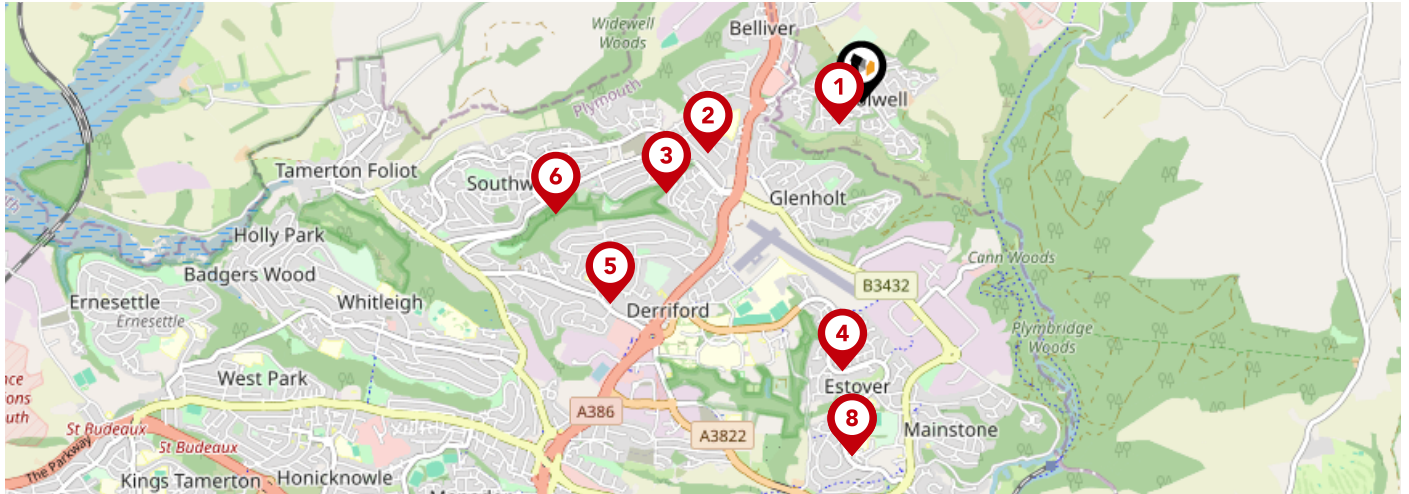
Nearby Landfill Sites

1	Derriford-Derriford, Plymouth	Historic Landfill
2	Off Pendeen Crescent Southway-Off Pendeen Crescent Southway	Historic Landfill
3	Great Trehills Farm-Great Trehills Farm, Tamerton Foliot, Plymouth, Devon	Historic Landfill
4	Crownhill Sewage Works-Crownhill Sewage Works, Plymouth	Historic Landfill
5	Allern Farm-Allern Farm, Tamerton Foliot, Bickleigh, Devon	Historic Landfill
6	Crownhill-Crownhill, Plymouth	Historic Landfill
7	Woodlands Fort Cricket Pitch Honickn-Woodlands Fort Cricket Pitch Honicknowle, Plymouth	Historic Landfill
8	Honicknowle Brickworks-Plymouth, Devon	Historic Landfill
9	Valley View Close-Valley View Close, Plymouth	Historic Landfill
10	Tecalamet Marsh Mills-Off Longbridge Road, Plymouth	Historic Landfill

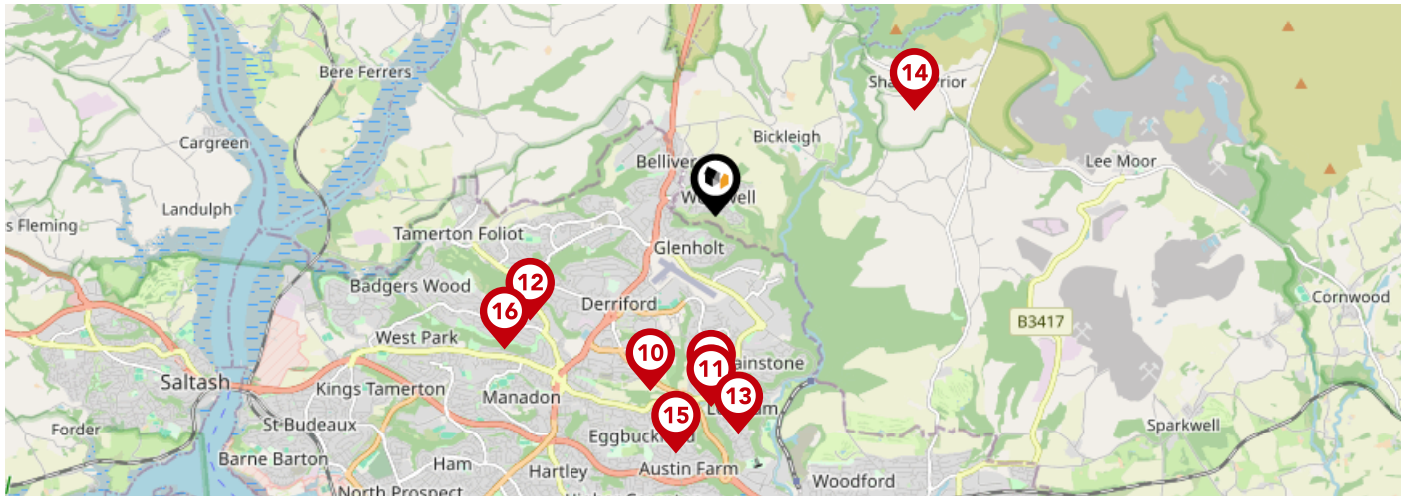
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1107479 - Gatepiers Immediately South West Of Bickleigh House	Grade II	0.6 miles
	1162247 - Gatepiers Approximately 60 Metres South West Of Bickleigh House	Grade II	0.6 miles
	1309743 - Bickleigh House	Grade II	0.7 miles
	1107475 - Hatshill House	Grade II	0.8 miles
	1107473 - Church Of St Mary	Grade I	0.8 miles
	1107474 - Village Cross	Grade II	0.8 miles
	1325403 - Bickleigh Bridge	Grade II	1.1 miles

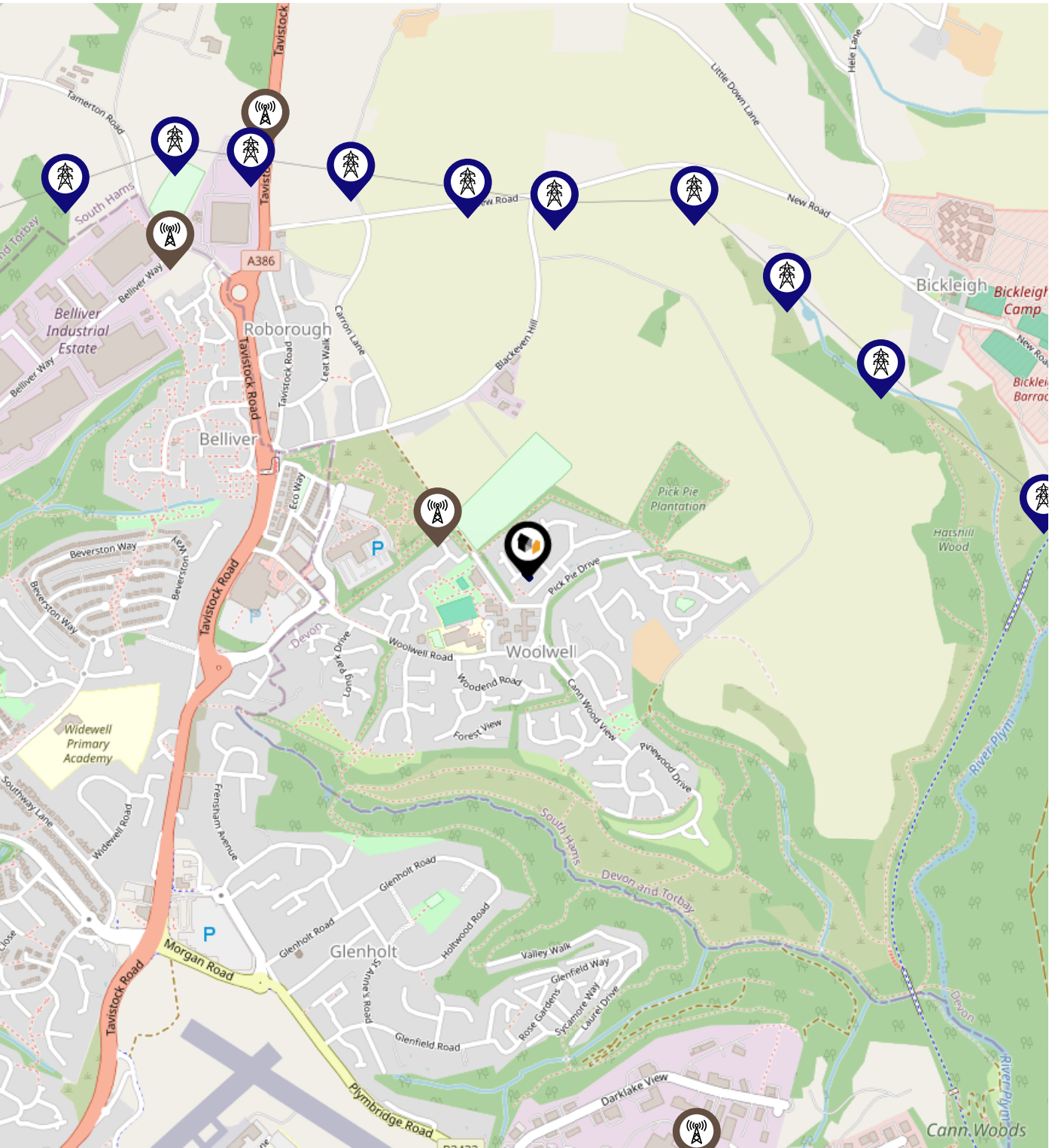


		Nursery	Primary	Secondary	College	Private
1	Bickleigh Down Church of England Primary School Ofsted Rating: Good Pupils: 416 Distance:0.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Widewell Primary Academy Ofsted Rating: Good Pupils: 219 Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Oakwood Primary Academy Ofsted Rating: Good Pupils: 311 Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Thornbury Primary School Ofsted Rating: Good Pupils: 285 Distance:1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Notre Dame RC School Ofsted Rating: Good Pupils: 765 Distance:1.52	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Beechwood Primary Academy Ofsted Rating: Good Pupils: 308 Distance:1.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Plym Bridge Nursery School and Day Care Ofsted Rating: Good Pupils: 54 Distance:1.67	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Tor Bridge High Ofsted Rating: Good Pupils: 1171 Distance:1.67	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
9	Cann Bridge School Ofsted Rating: Good Pupils: 95 Distance:1.67	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	St Matthew's Church of England Primary and Nursery Academy Ofsted Rating: Good Pupils: 484 Distance:1.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Tor Bridge Primary School Ofsted Rating: Outstanding Pupils: 184 Distance:1.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Woodlands School Ofsted Rating: Good Pupils: 85 Distance:2.01	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Leigham Primary School Ofsted Rating: Good Pupils: 399 Distance:2.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Shaugh Prior Primary School Ofsted Rating: Requires improvement Pupils: 26 Distance:2.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	St Edward's CofE Primary School Ofsted Rating: Good Pupils: 219 Distance:2.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Whitleigh Community Primary School Ofsted Rating: Good Pupils: 365 Distance:2.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons

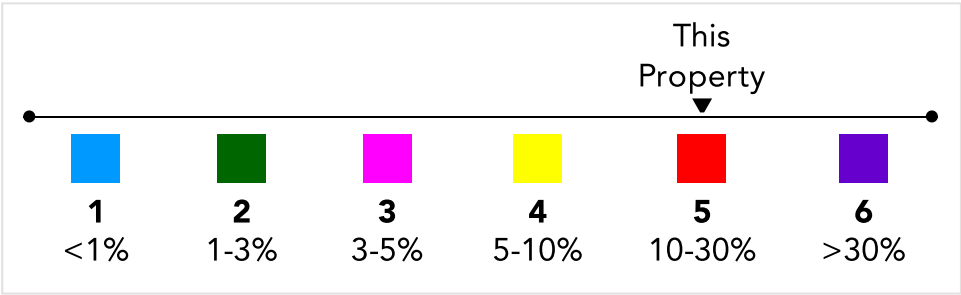
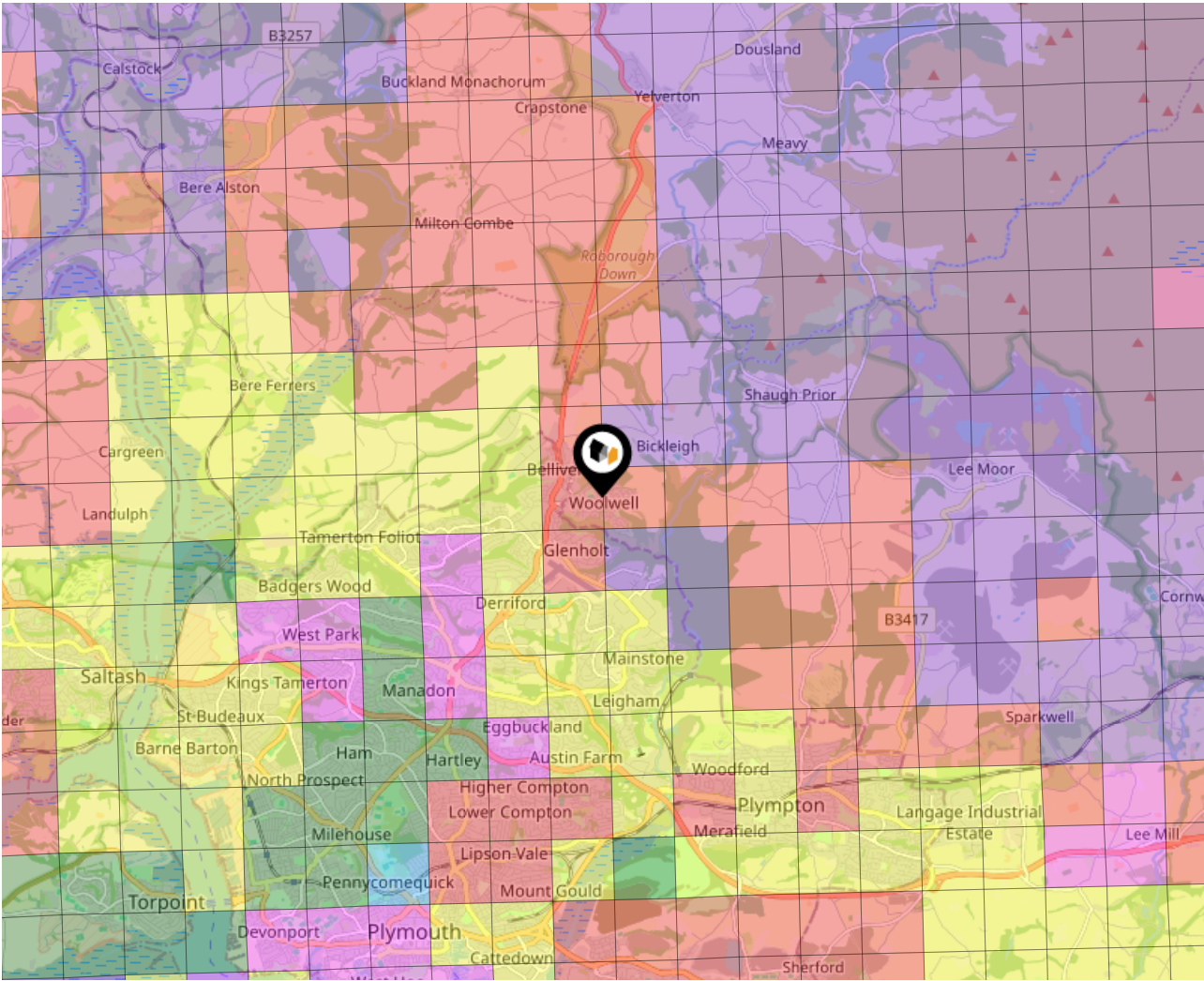


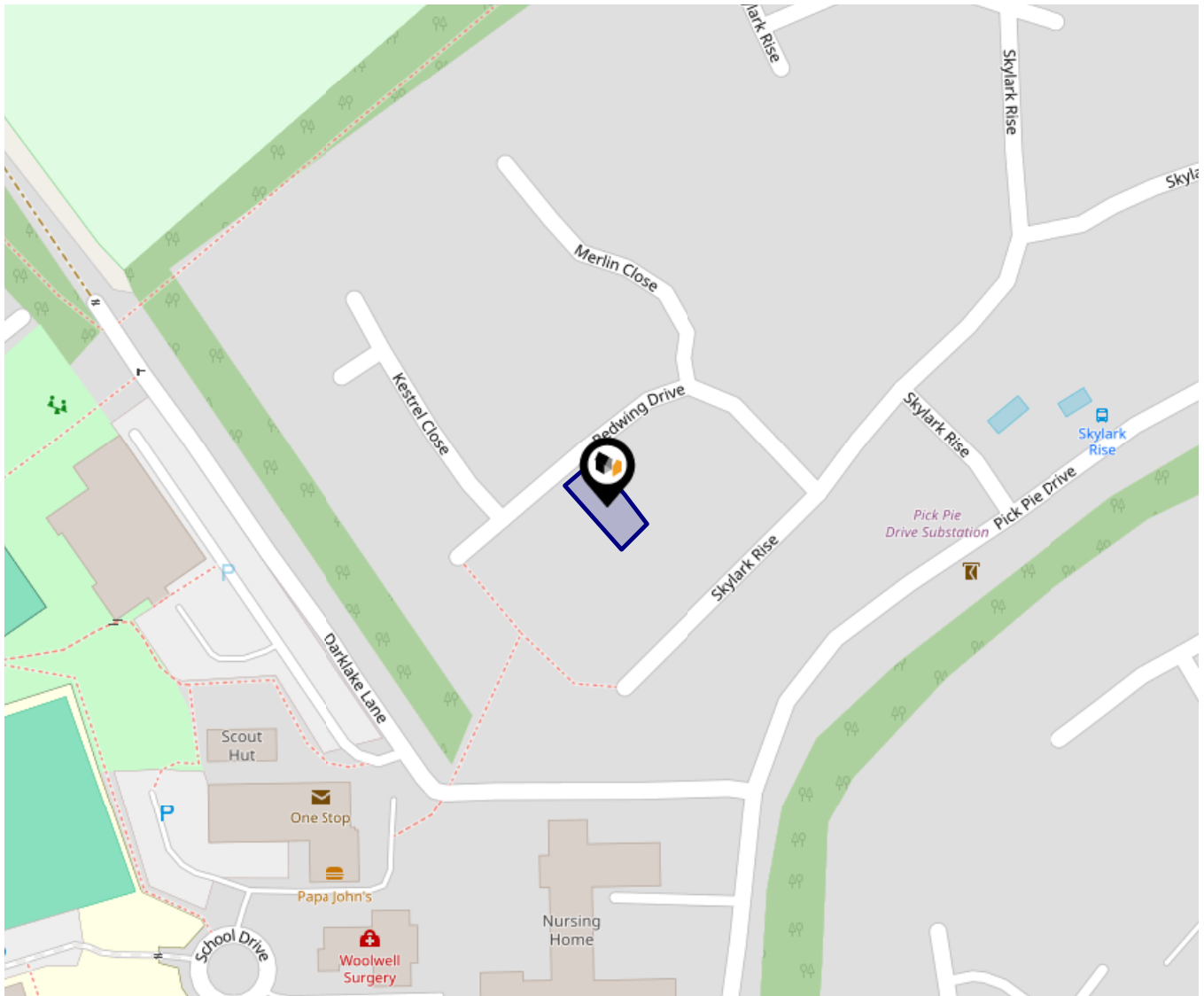
Key:

-  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).





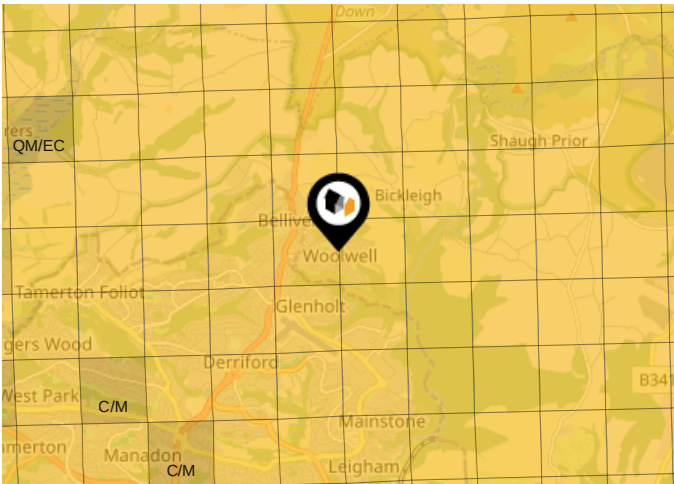
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

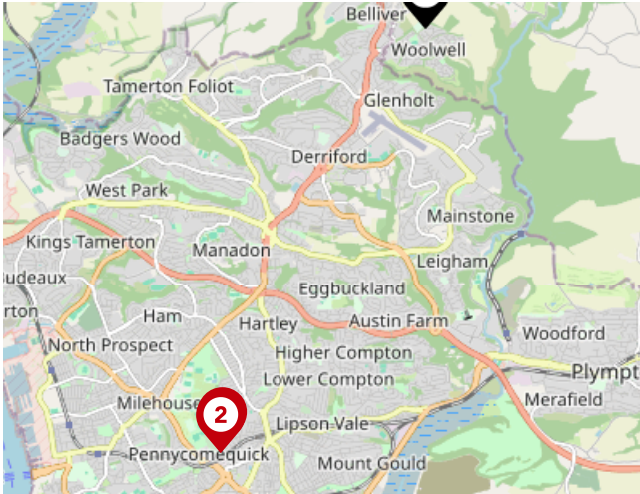
Carbon Content:	NONE	Soil Texture:	LOAM TO SILTY LOAM
Parent Material Grain:	ARGILLACEOUS	Soil Depth:	INTERMEDIATE-SHALLOW
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		



Primary Classifications (Most Common Clay Types)

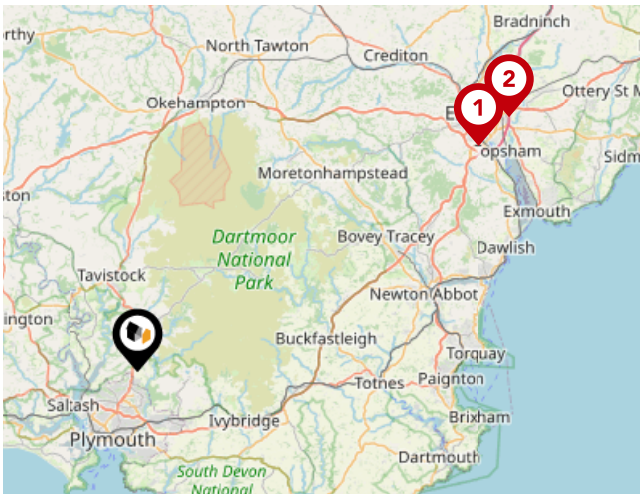
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay &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



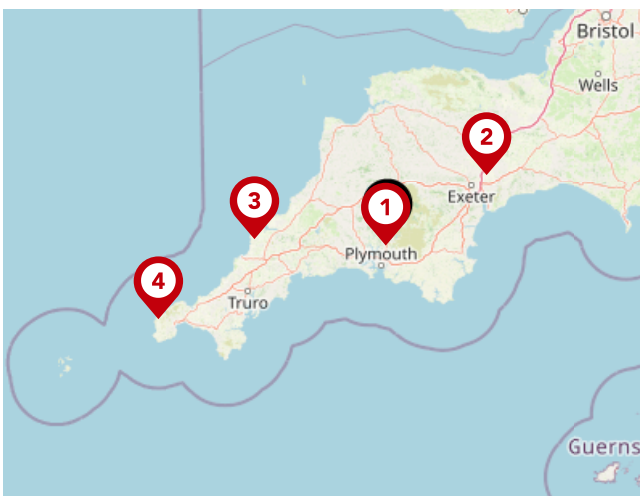
National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	4.43 miles
2	Plymouth Rail Station	4.47 miles
3	Bere Ferrers Rail Station	3.76 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	30.75 miles
2	M5 J30	33.86 miles

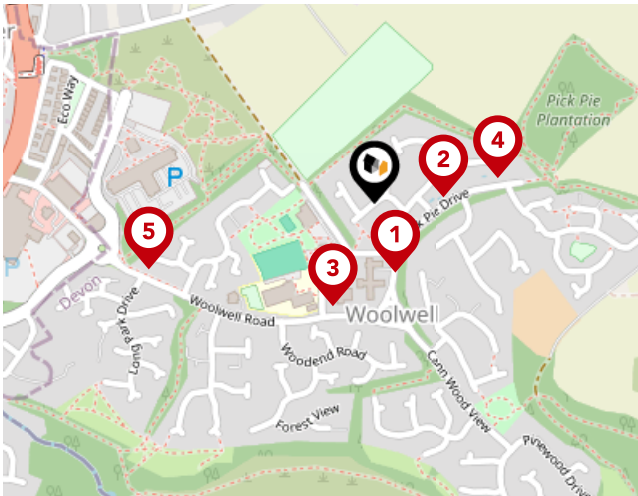


Airports/Helipads

Pin	Name	Distance
1	Glenholt	1.01 miles
2	Exeter Airport	36.3 miles
3	St Mawgan	39.91 miles
4	Joppa	73.06 miles

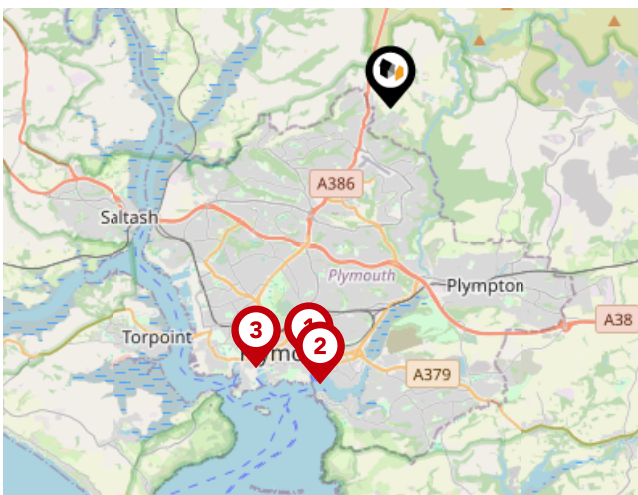
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Pick Pie Drive	0.08 miles
2	Skylark Rise	0.08 miles
3	School Drive	0.13 miles
4	Church Park Road	0.15 miles
5	Long Park Drive	0.28 miles



Ferry Terminals

Pin	Name	Distance
1	Plymouth (Barbican) Landing Stage	5.06 miles
2	Plymouth Mount Batten Ferry Landing	5.37 miles
3	Plymouth Ferry Terminal	5.5 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.



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