



LANG TOWN
& COUNTRY

SALES

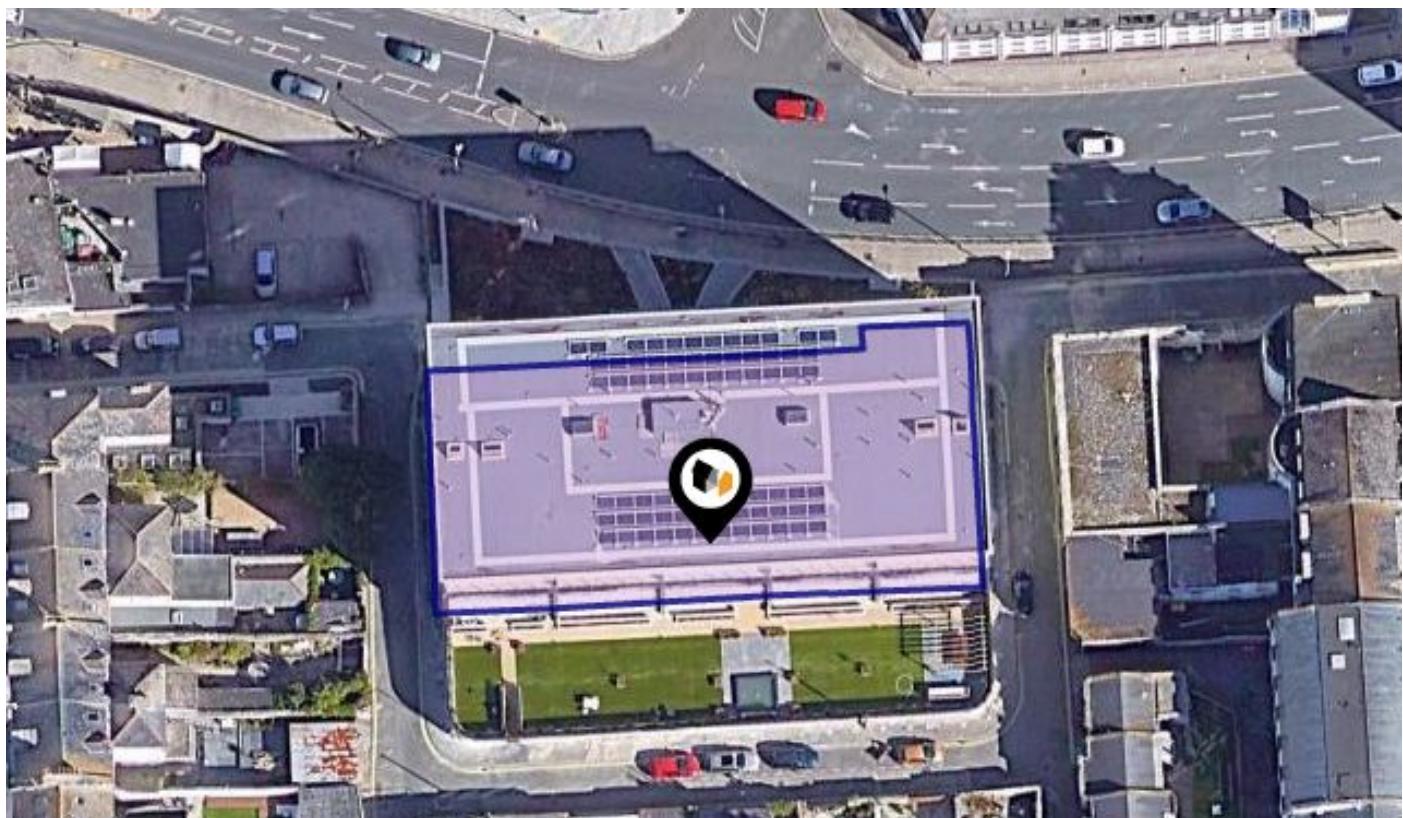


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 22nd January 2026



175, NOTTE STREET, PLYMOUTH, PL1

6 The Broadway Plymstock Plymouth PL9 7AU

01752 456000

plymstock@langtownandcountry.com

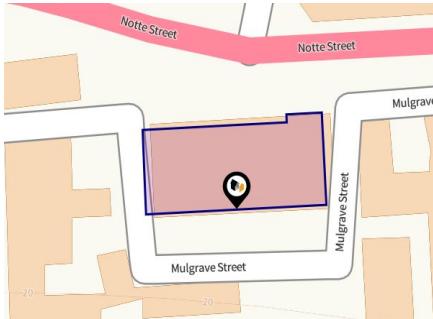
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Property Overview



Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	2	Start Date:	06/12/2020
Plot Area:	0.25 acres	End Date:	07/12/2270
Council Tax :	Band C	Lease Term:	250 years from and including 7 December 2020
Annual Estimate:	£2,067	Term	245 years
Title Number:	DN763996	Remaining:	

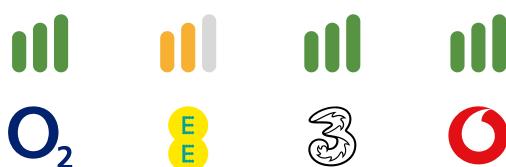
Local Area

Local Authority:	City of Plymouth
Conservation Area:	The Hoe
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Property Multiple Title Plans

Freehold Title Plan



DN684291

Leasehold Title Plan



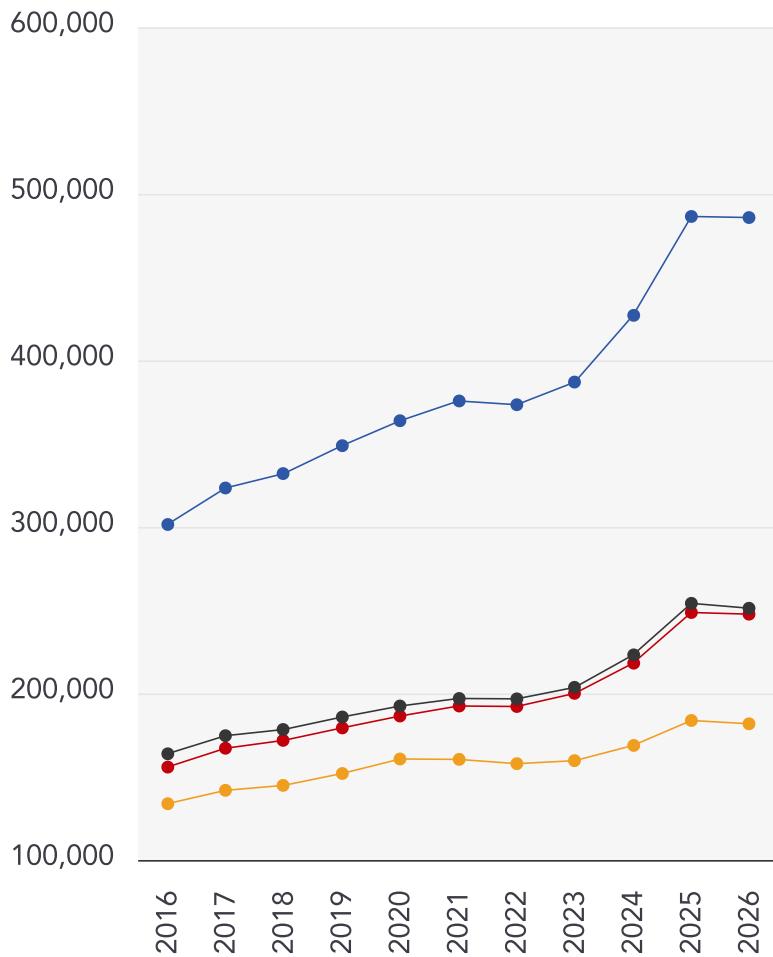
DN763996

Start Date: 06/12/2020
End Date: 07/12/2270
Lease Term: 250 years from and including 7 December 2020
Term Remaining: 245 years

Market House Price Statistics



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



Detached

+61.14%

Terraced

+53.36%

Semi-Detached

+58.94%

Flat

+35.87%

Maps Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✖ Adit
- ✖ Gutter Pit
- ✖ Shaft

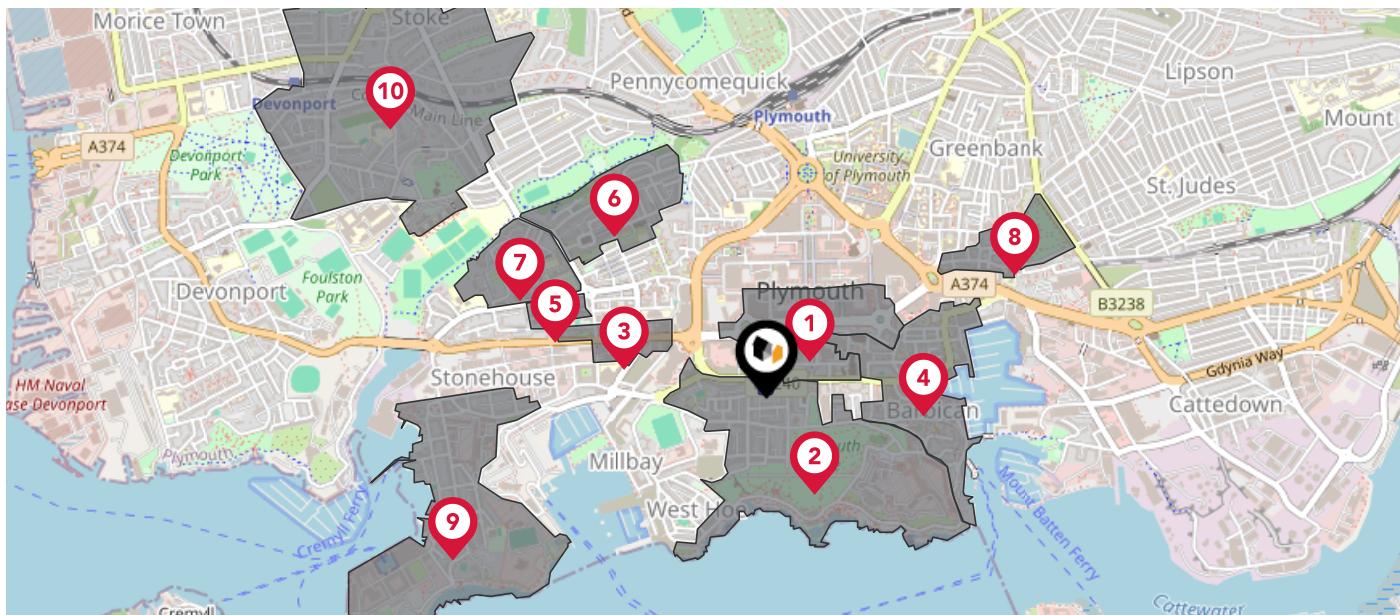
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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 City Centre



2 The Hoe



3 Union Street



4 Barbican



5 Adelaide Street/Clarence Place



6 North Stonehouse



7 Royal Naval Hospital



8 Ebrington Street



9 Stonehouse Peninsula

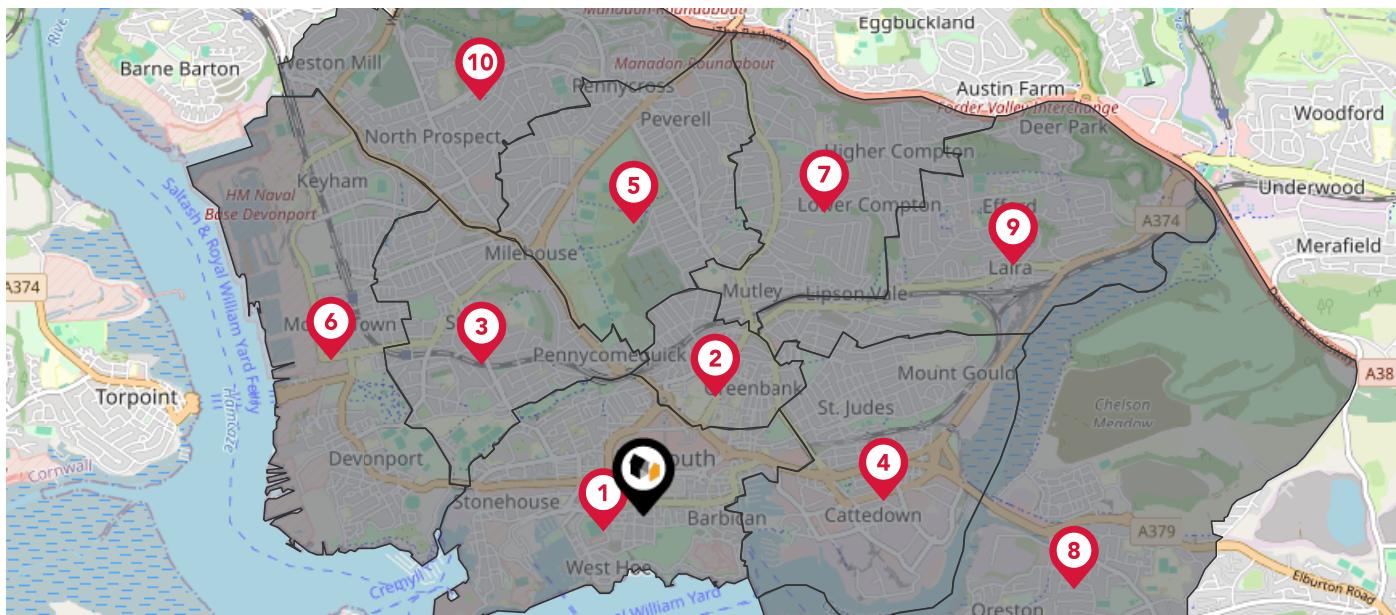


10 Stoke

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



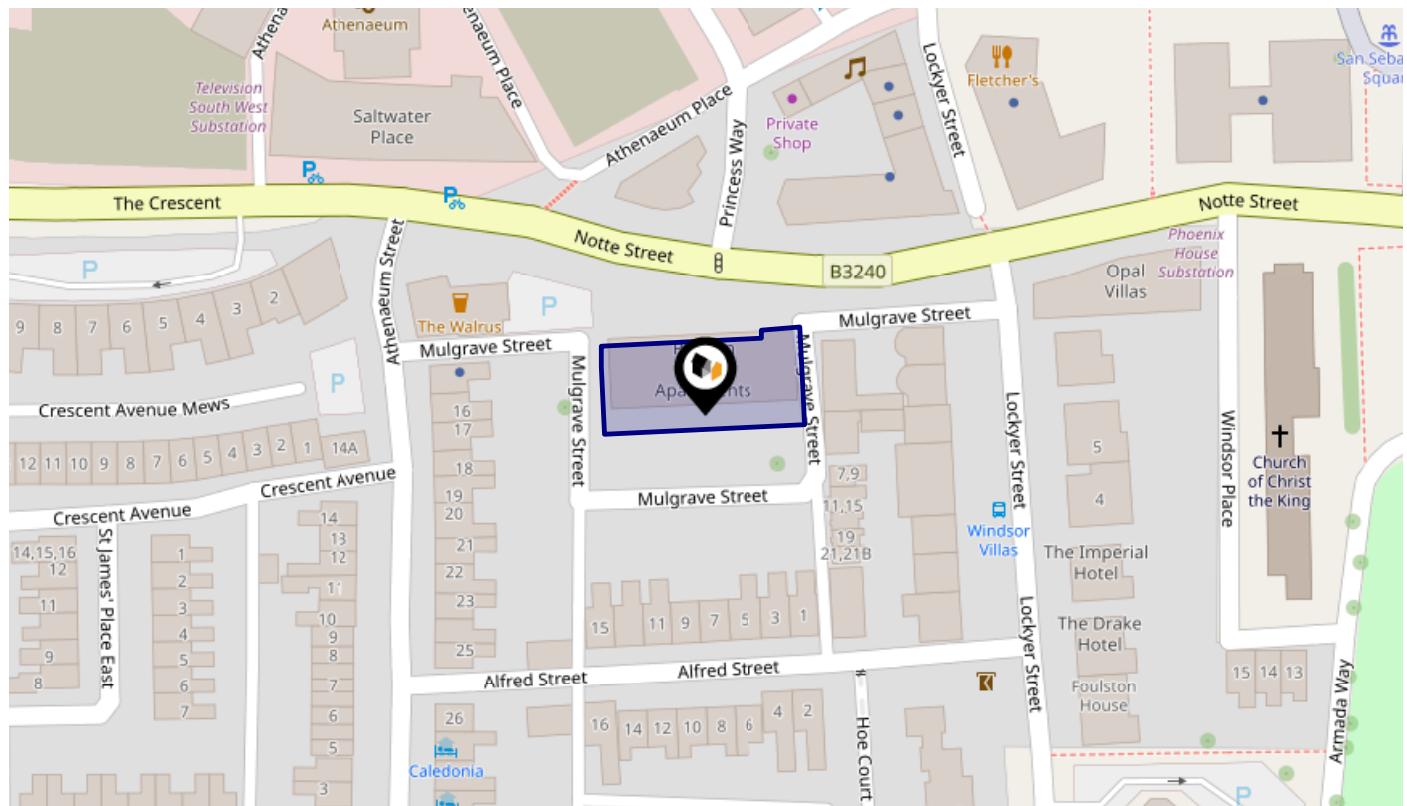
Nearby Council Wards

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

Maps

Rail Noise

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

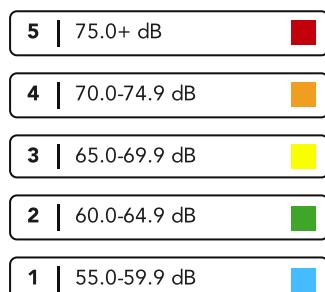


Rail Noise Data

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.

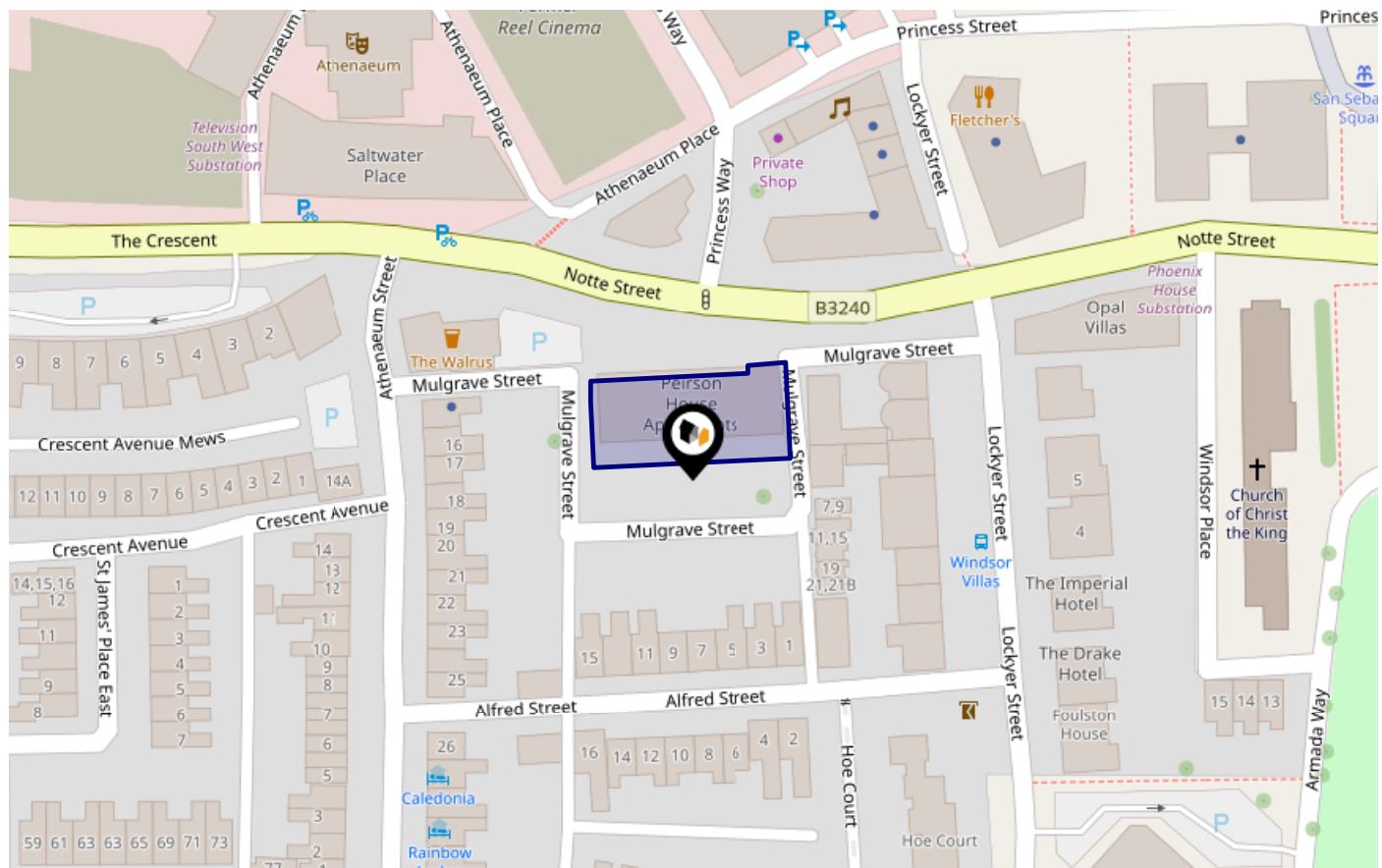
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:



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.

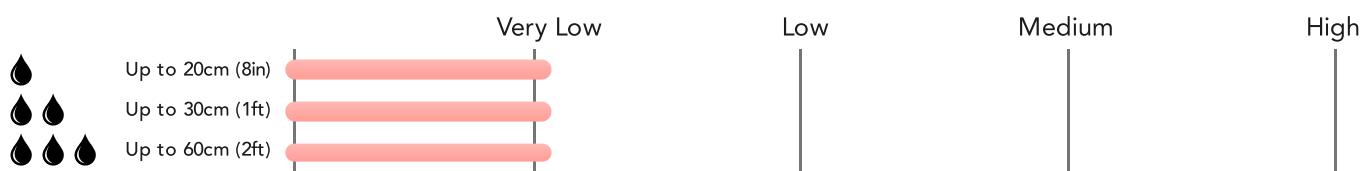


Risk Rating: Very low

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.

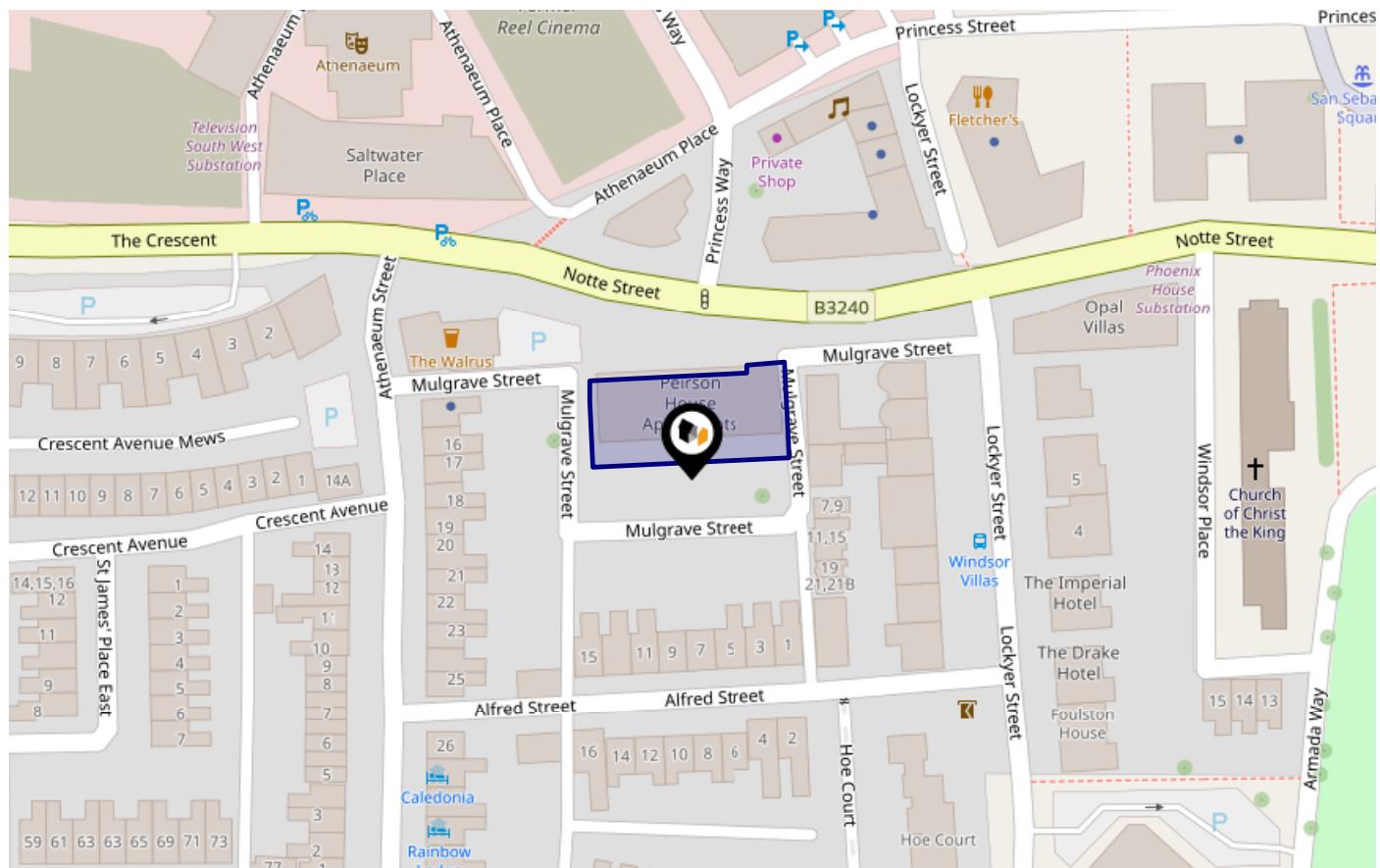
- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any 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.

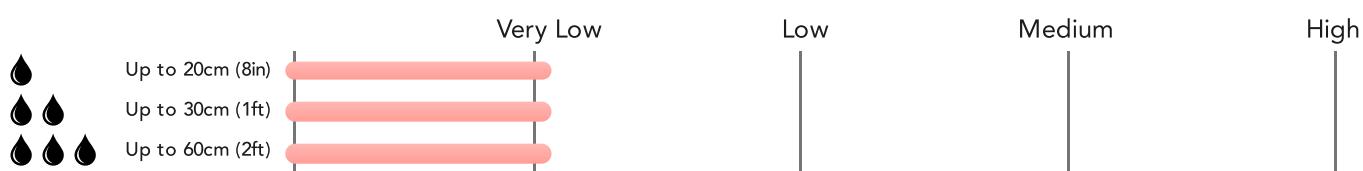


Risk Rating: Very low

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- **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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- **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.

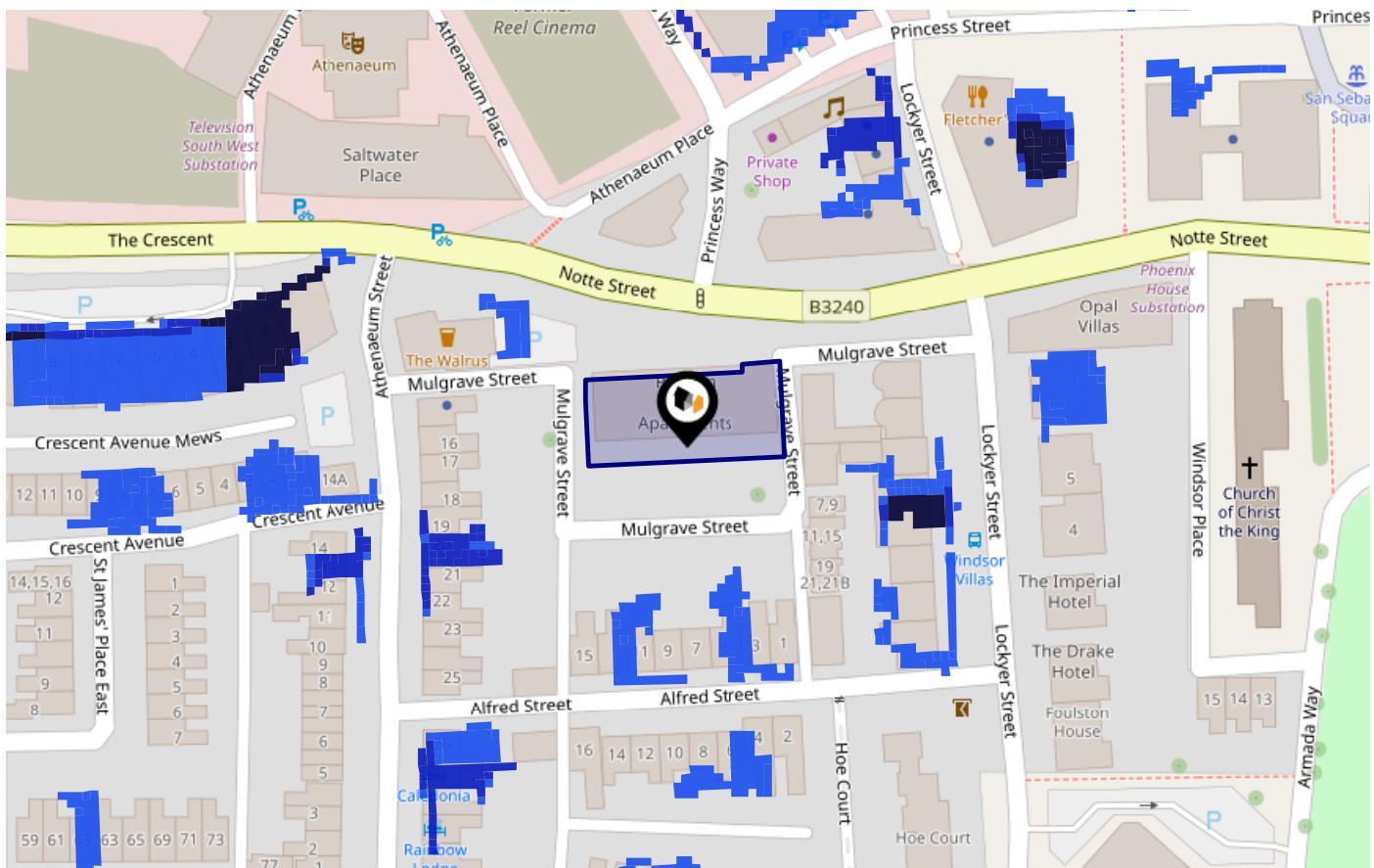
Chance of flooding to the following depths at this property:



Flood Risk

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.

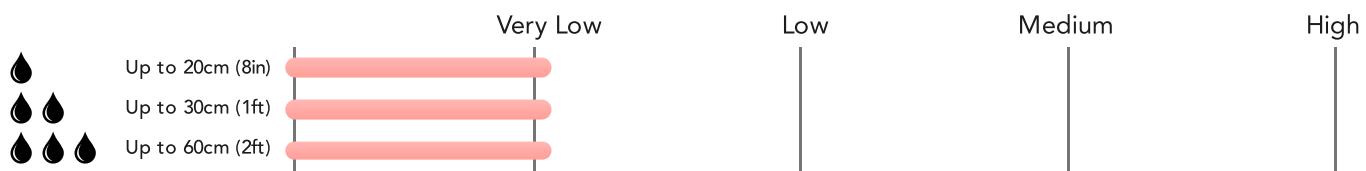


Risk Rating: Very low

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.

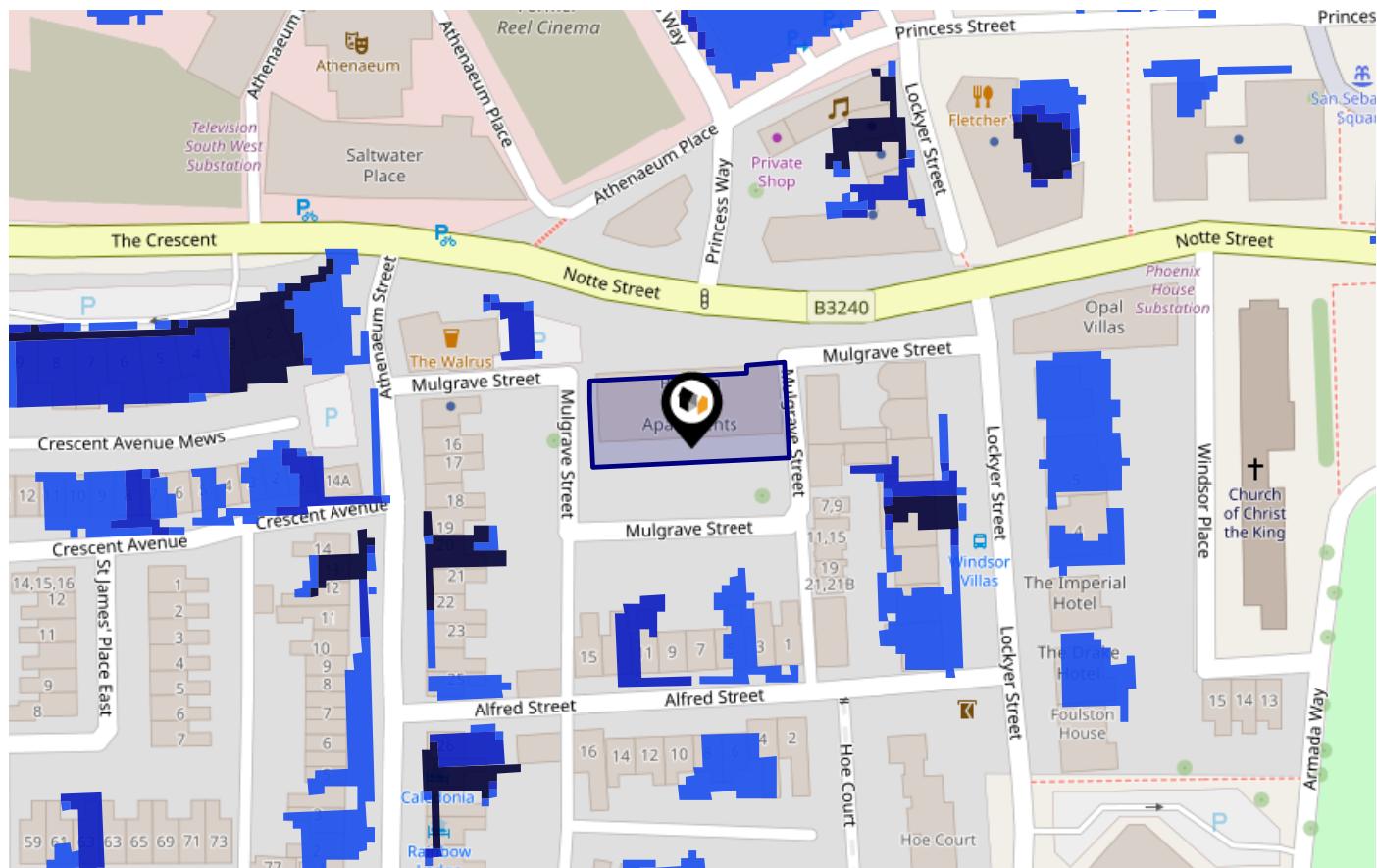
- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any 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:



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.

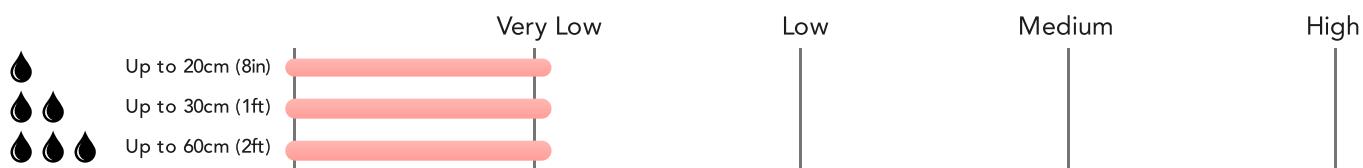


Risk Rating: Very low

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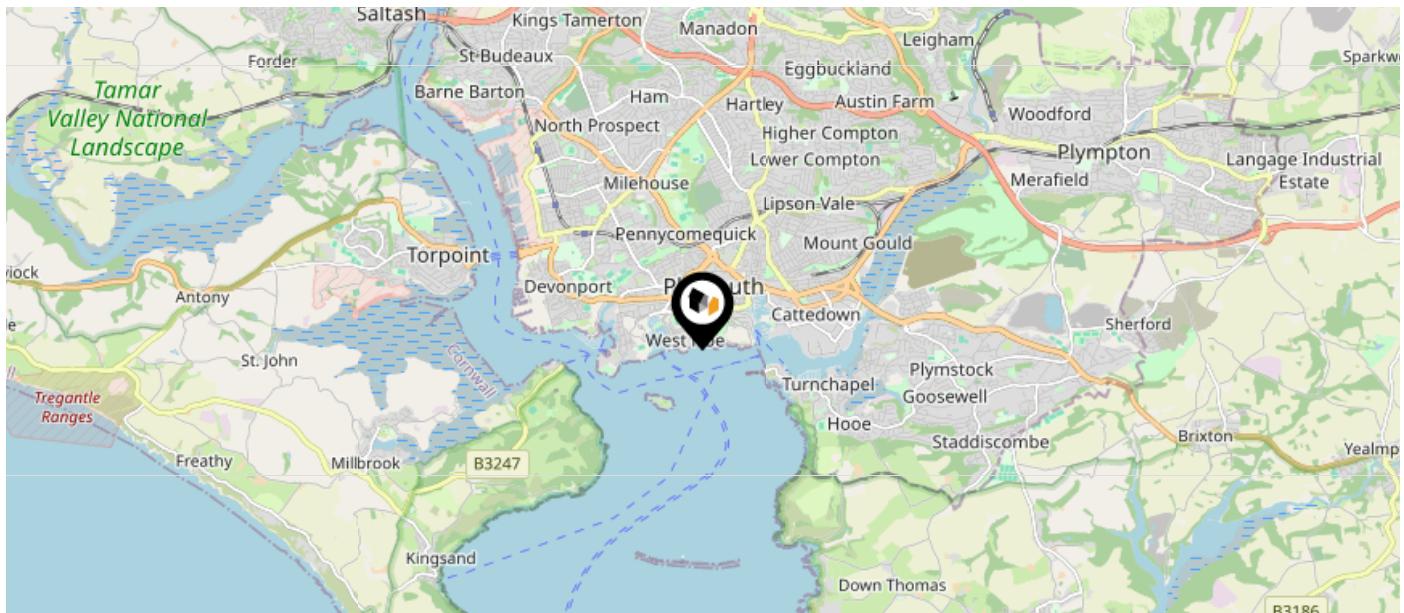
Chance of flooding to the following depths at this property:



Maps

Green Belt

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



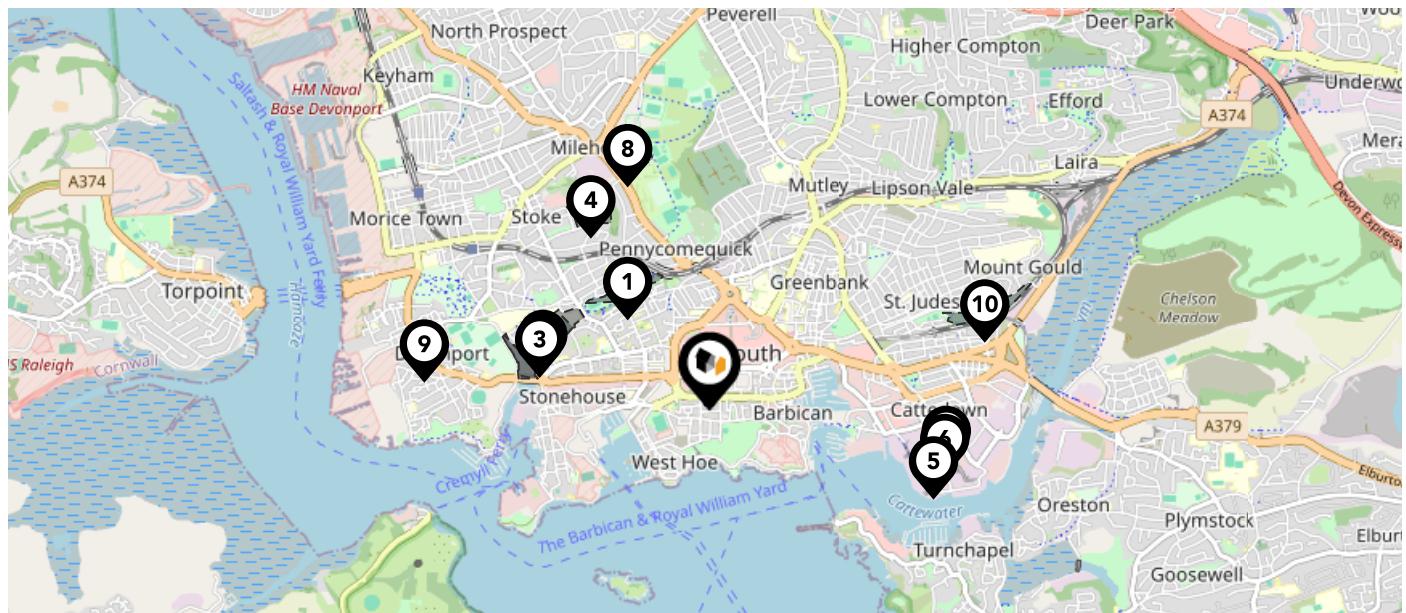
Nearby Green Belt Land

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.



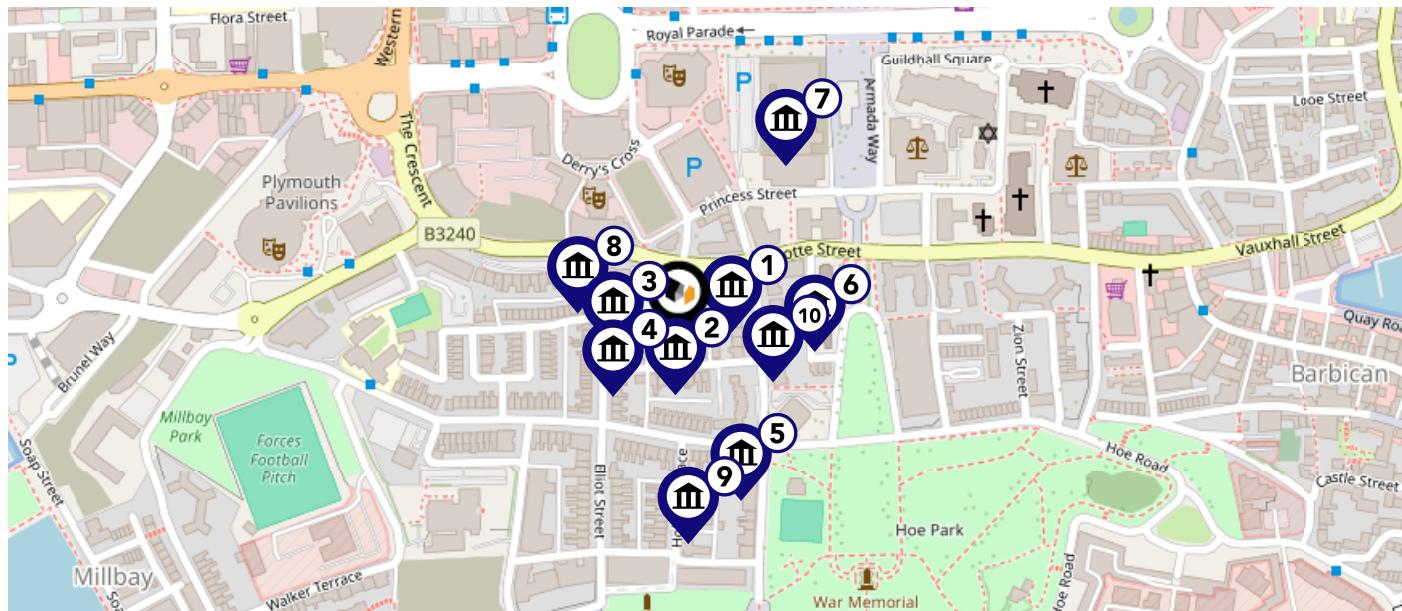
Nearby Landfill Sites

1	Victoria Park-Victoria Park, Plymouth	Historic Landfill	<input type="checkbox"/>
2	Stonehouse Lake-Plymouth, Devon	Historic Landfill	<input type="checkbox"/>
3	Stonehouse Playing Fields-Stonehouse Playing Fields, Stonehouse, Plymouth, Devon	Historic Landfill	<input type="checkbox"/>
4	Stoke School Playing Field And Allotments-Stoke School Playing Field And Allotments, Plymouth	Historic Landfill	<input type="checkbox"/>
5	Severnside Waste Paper-Wallsend Industrial Estate, Cattedown, Plymouth, Devon	Historic Landfill	<input type="checkbox"/>
6	Cattedown Road-Cattedown, Plymouth	Historic Landfill	<input type="checkbox"/>
7	MacAdam Road-Cattedown, Plymouth	Historic Landfill	<input type="checkbox"/>
8	Central Park Milehouse-Central Park (Milehouse), Plymouth	Historic Landfill	<input type="checkbox"/>
9	Hazardous Stores Return Centre-H M Naval Base, Devonport, Plymouth, Devon	Historic Landfill	<input type="checkbox"/>
10	Tothill Park Recreation Ground-Tothill Park Recreation Ground Mount Gold/Laira, Plymouth	Historic Landfill	<input type="checkbox"/>

Maps

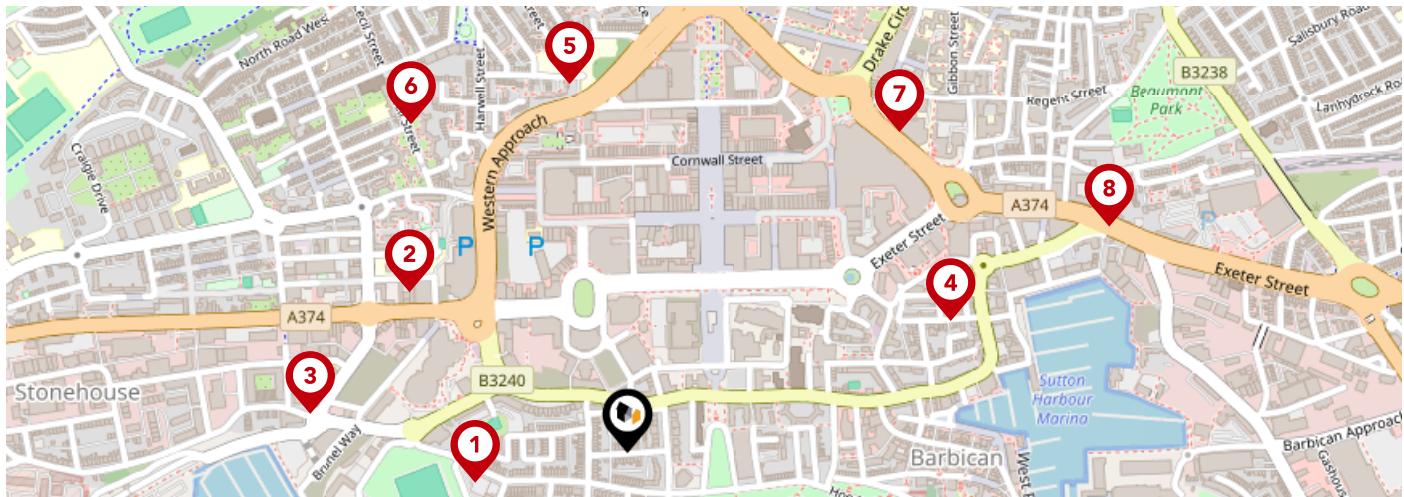
Listed Buildings

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
 1113342 - Lockyer Court	Grade II	0.0 miles
 1129983 - Numbers 1 To 15 And Attached Road Frontage Walls And Railings	Grade II	0.0 miles
 1129990 - Numbers 15 To 19 And Attached Forecourt Walls And Railings To Number 19	Grade II	0.0 miles
 1129991 - Numbers 22-29 And Attached Forecourt Walls And Railings	Grade II	0.0 miles
 1113345 - Invicta Hotel	Grade II	0.1 miles
 1393246 - The Roman Catholic Church Of Christ The King	Grade II	0.1 miles
 1392038 - Council House And Former Civic Centre	Grade II	0.1 miles
 1386444 - Number 1 And Attached Forecourt Wall And Railings	Grade II	0.1 miles
 1113331 - Numbers 5 And 7 And Attached Forecourt Walls And Railings	Grade II	0.1 miles
 1113349 - 3, Windsor Villas	Grade II	0.1 miles

Area Schools



Nursery Primary Secondary College Private



St Andrew's Cof E VA Primary School

Ofsted Rating: Good | Pupils: 208 | Distance:0.18



St Peter's CofE Primary School

Ofsted Rating: Good | Pupils: 154 | Distance:0.32



Millbay Academy

Ofsted Rating: Good | Pupils: 545 | Distance:0.38



ACE Schools Plymouth

Ofsted Rating: Good | Pupils: 233 | Distance:0.41



Pilgrim Primary Academy

Ofsted Rating: Outstanding | Pupils: 390 | Distance:0.44



The Cathedral School of St Mary

Ofsted Rating: Requires improvement | Pupils: 109 | Distance:0.46



Arts University Plymouth

Ofsted Rating: Good | Pupils: 0 | Distance:0.5

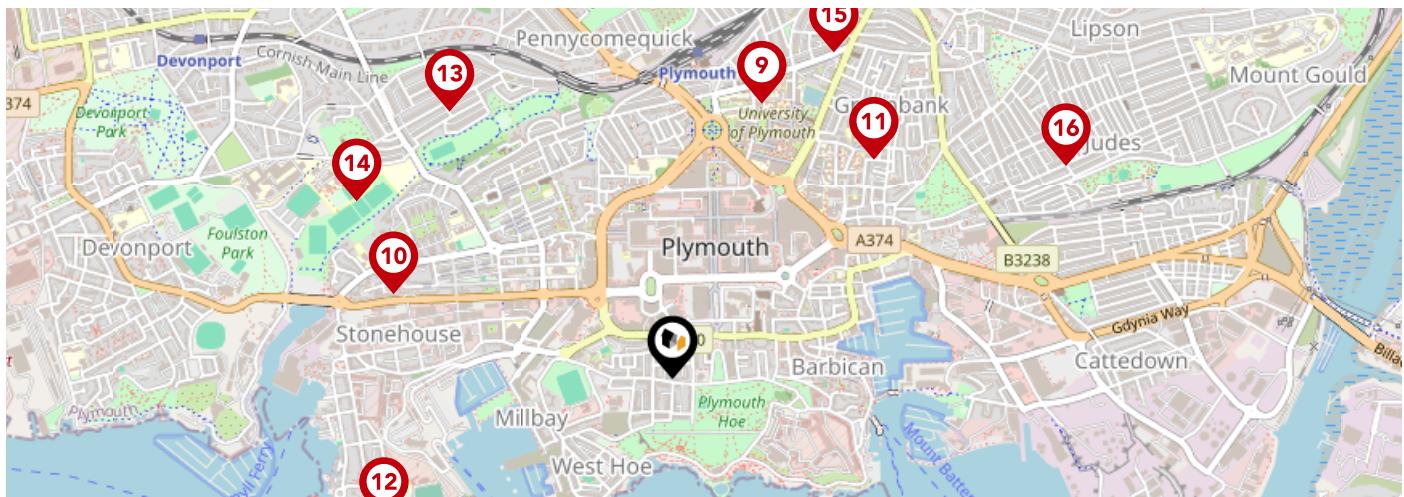


Holy Cross Catholic Primary School

Ofsted Rating: Good | Pupils: 306 | Distance:0.63



Area Schools



Nursery Primary Secondary College Private



Fletewood School at Derry Villas

Ofsted Rating: Good | Pupils: 58 | Distance: 0.69



High Street Primary Academy

Ofsted Rating: Good | Pupils: 140 | Distance: 0.69



Mount Street Primary School

Ofsted Rating: Good | Pupils: 258 | Distance: 0.7



St George's CofE Primary Academy

Ofsted Rating: Good | Pupils: 90 | Distance: 0.76



Stuart Road Primary Academy

Ofsted Rating: Good | Pupils: 189 | Distance: 0.82



Devonport High School for Boys

Ofsted Rating: Good | Pupils: 1231 | Distance: 0.86



Plymouth High School for Girls

Ofsted Rating: Good | Pupils: 816 | Distance: 0.86

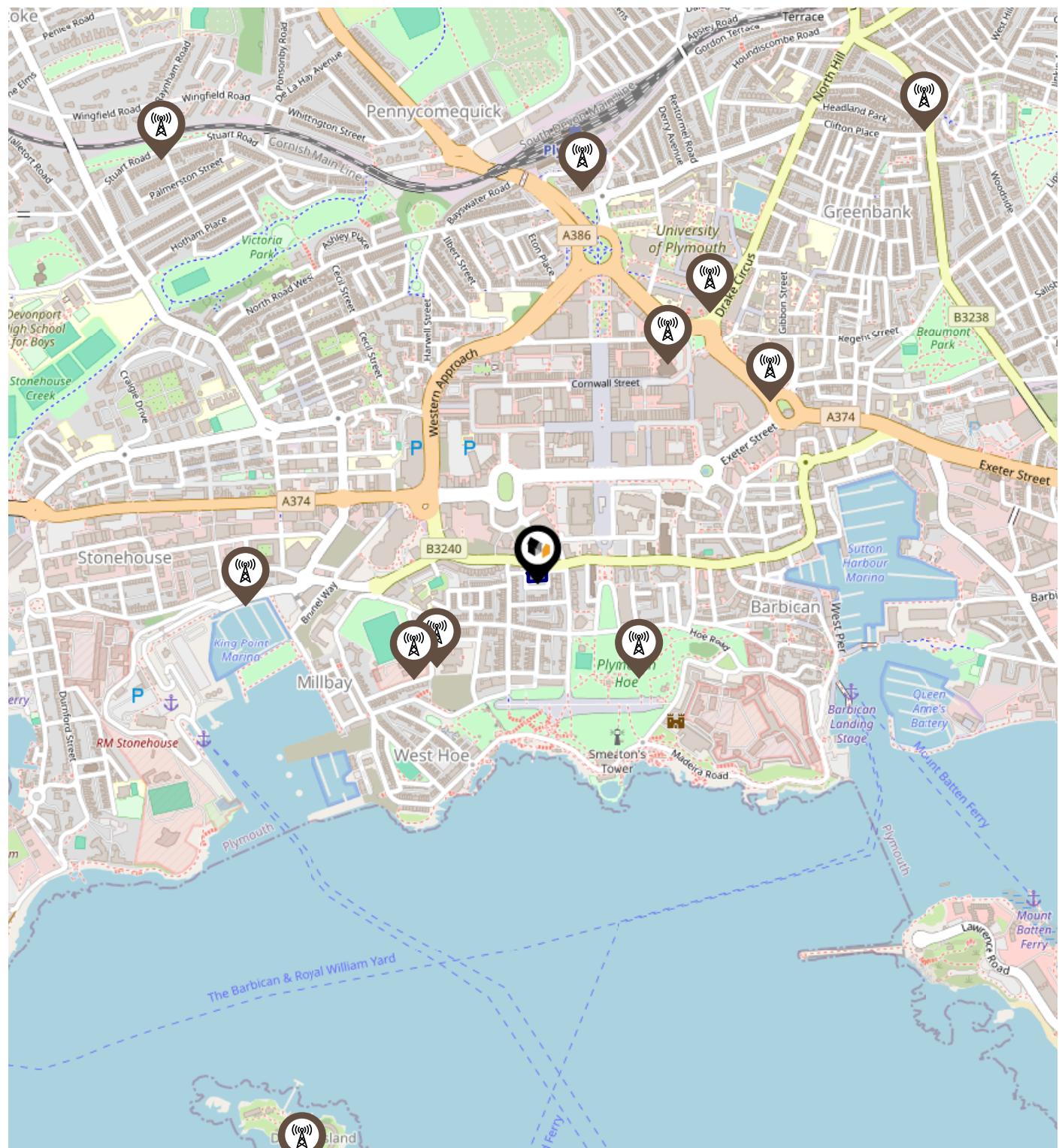


Salisbury Road Primary School

Ofsted Rating: Good | Pupils: 381 | Distance: 1.06



Local Area Masts & Pylons



Key:

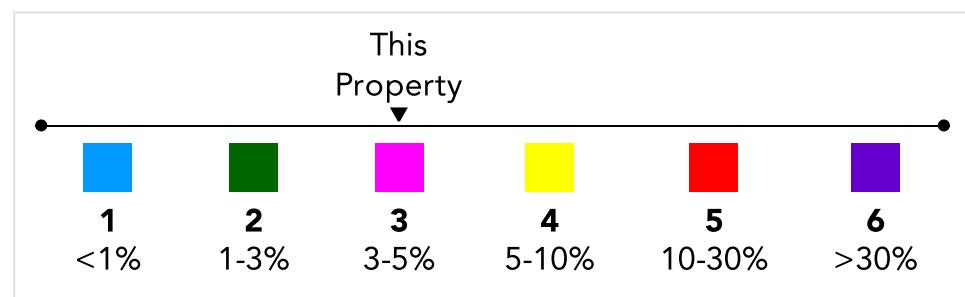
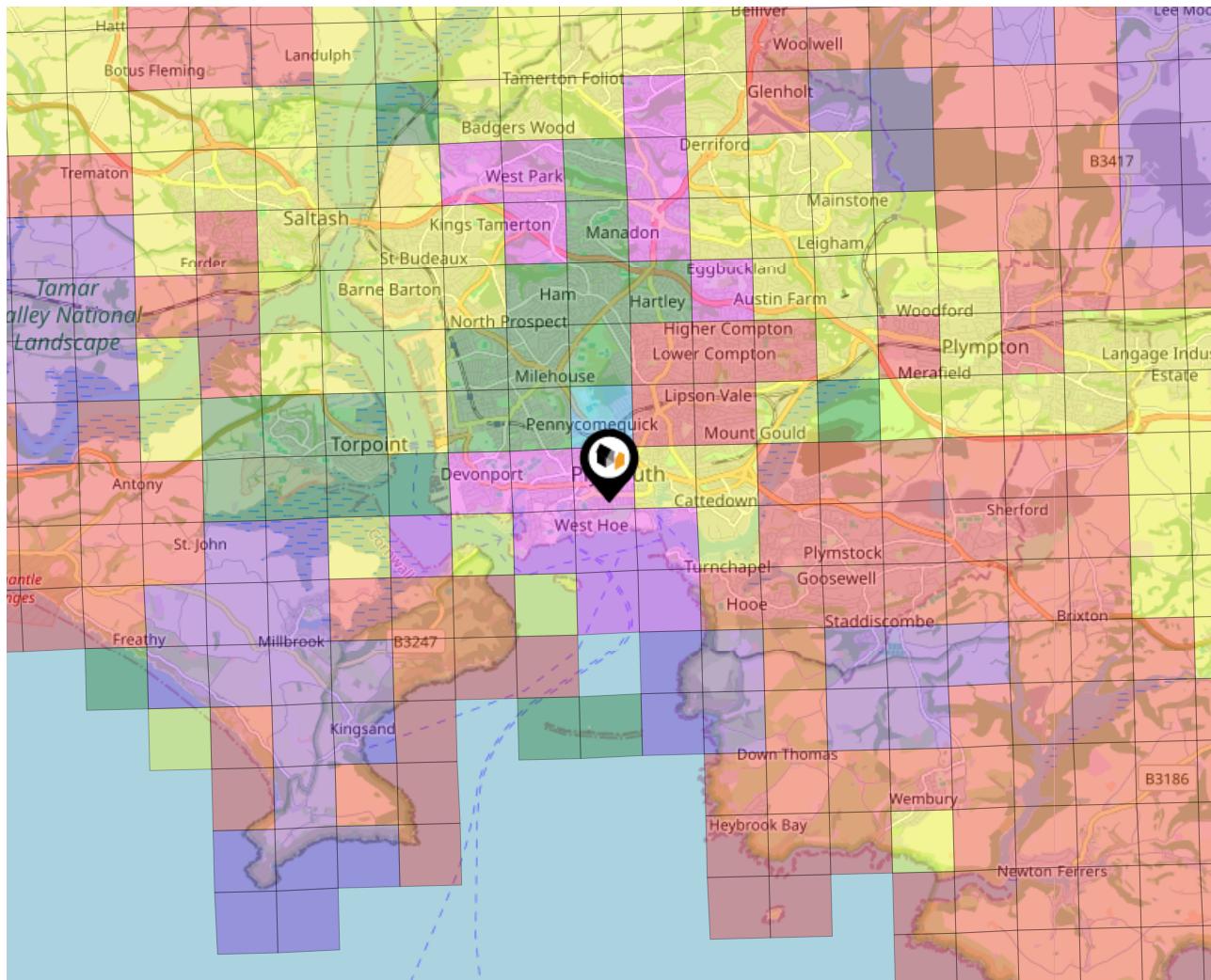
-  Power Pylons
-  Communication Masts

Environment

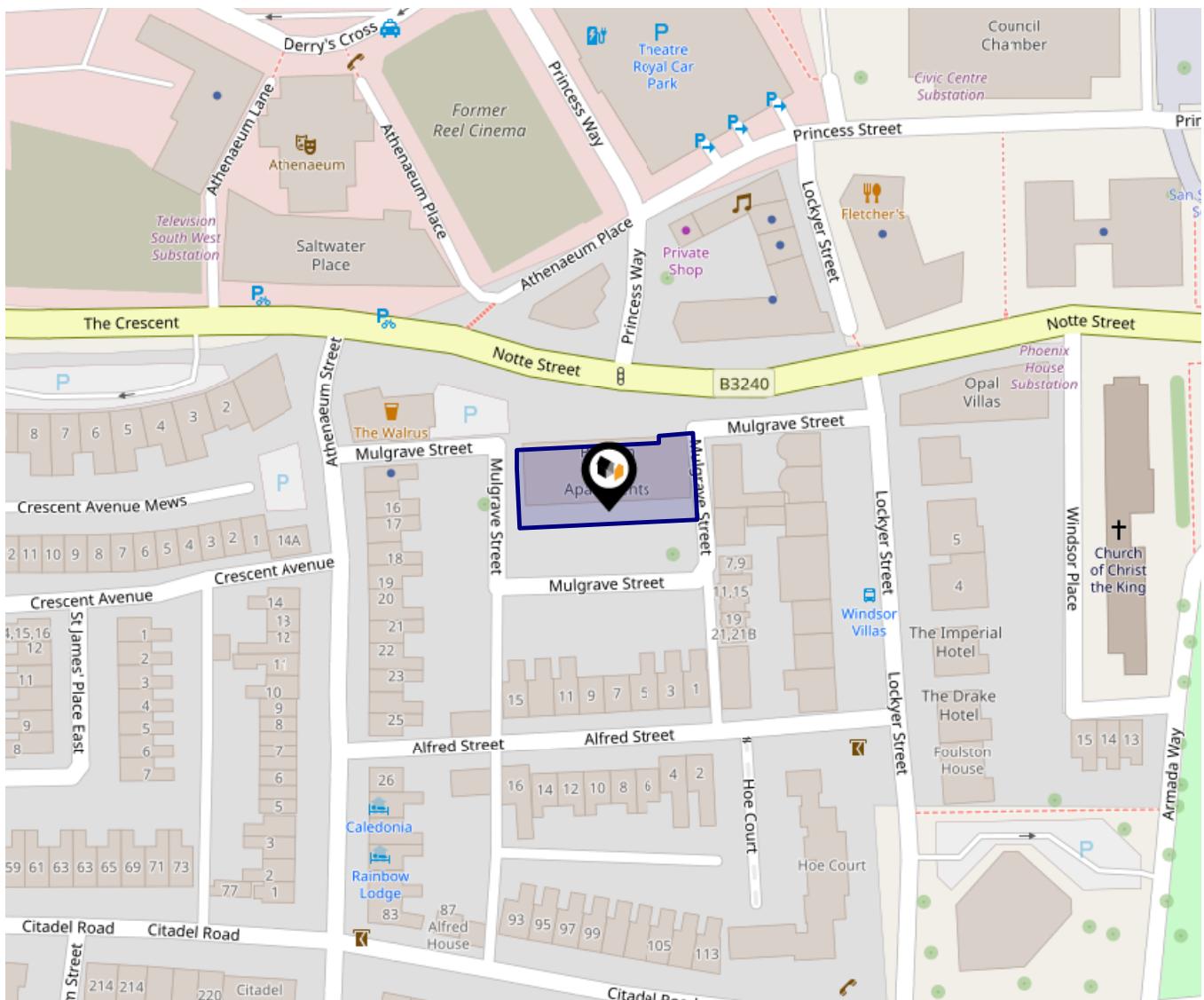
Radon Gas

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).



Local Area Road Noise



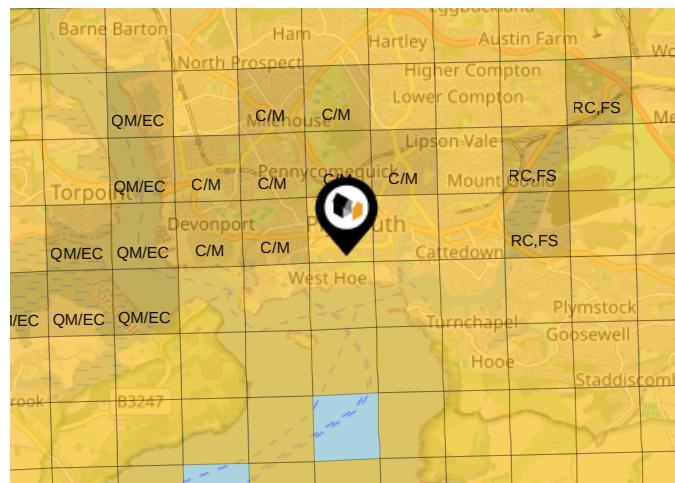
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

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

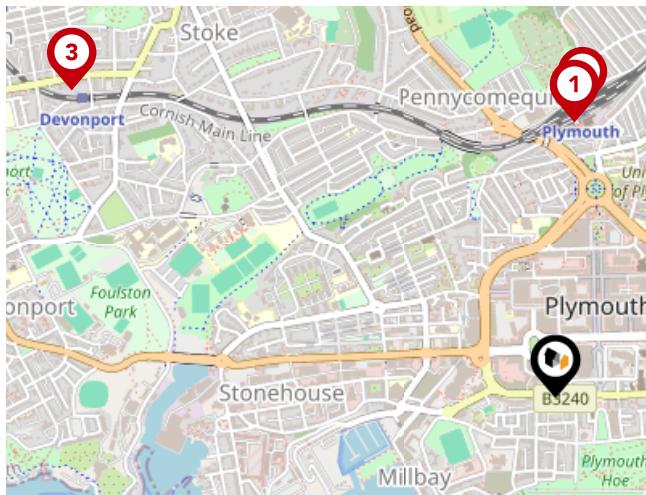
Carbon Content: NONE **Soil Texture:** LOAM TO SANDY LOAM
Parent Material Grain: ARENACEOUS - **Soil Depth:** SHALLOW
 RUDACEOUS
Soil Group: LIGHT TO MEDIUM



Primary Classifications (Most Common Clay Types)

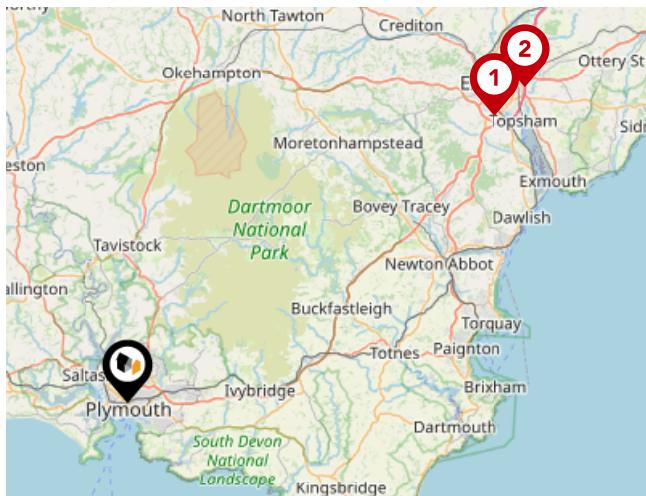
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay &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

Area Transport (National)



National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	0.65 miles
2	Plymouth Rail Station	0.69 miles
3	Devonport Rail Station	1.36 miles



Trunk Roads/Motorways

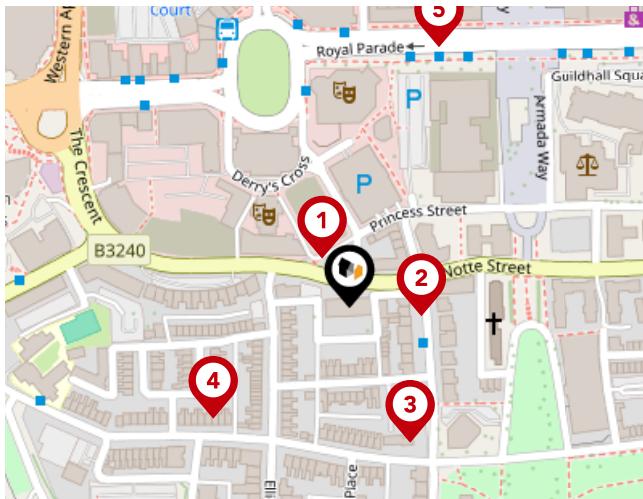
Pin	Name	Distance
1	M5 J31	35.11 miles
2	M5 J30	38.26 miles



Airports/Helipads

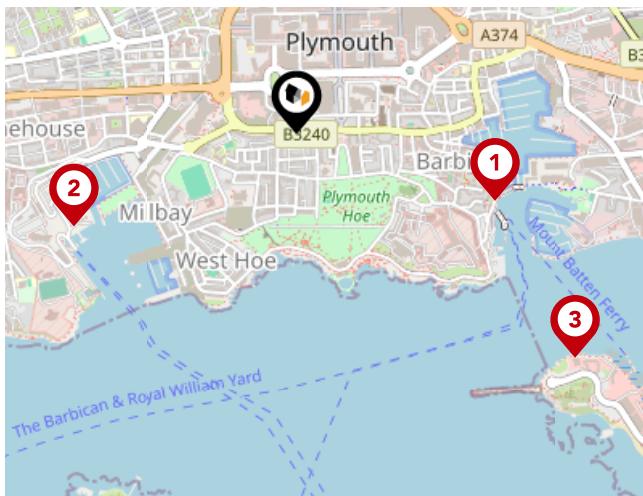
Pin	Name	Distance
1	Glenholt	4.07 miles
2	Exeter Airport	40.68 miles
3	St Mawgan	38.33 miles
4	Joppa	69.84 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Athenaeum Place	0.03 miles
2	Windsor Villas	0.04 miles
3	Hoe Court	0.09 miles
4	Leigham Street	0.1 miles
5	Royal Parade	0.16 miles



Ferry Terminals

Pin	Name	Distance
1	Plymouth (Barbican) Landing Stage	0.49 miles
2	Plymouth Ferry Terminal	0.57 miles
3	Plymouth Mount Batten Ferry Landing	0.84 miles

Agent Disclaimer



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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Land Registry

