

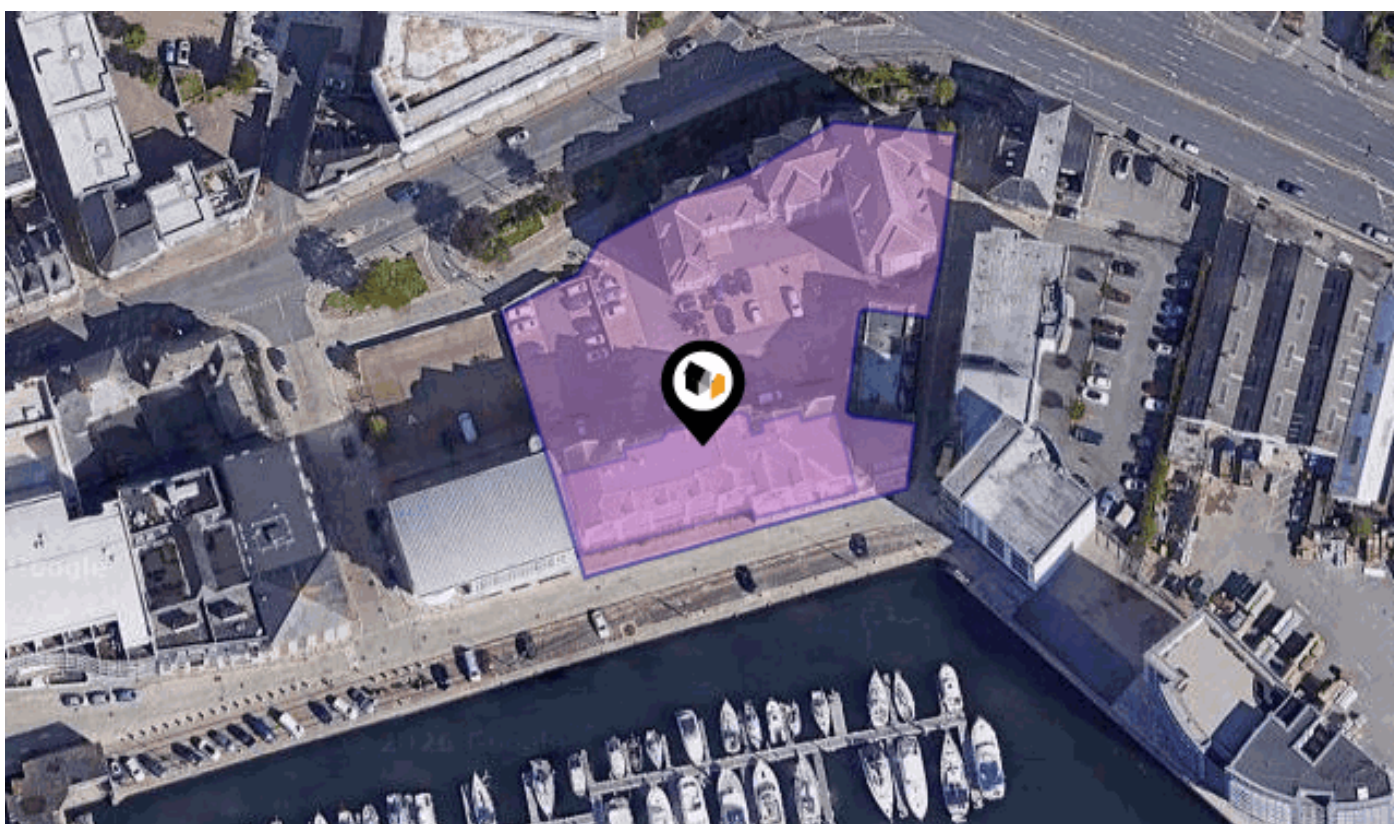


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 28th January 2026



BEAUFORT HOUSE, LOWER STREET, PLYMOUTH, PL4

6 The Broadway Plymstock Plymouth PL9 7AU

01752 456000

plymstock@langtownandcountry.com

www.langtownandcountry.com





Property



| | | | |
|------------------|---|-----------------|------------------------------|
| Type: | Flat / Maisonette | Tenure: | Leasehold |
| Bedrooms: | 2 | Start Date: | 17/11/1991 |
| Floor Area: | 925 ft ² / 86 m ² | End Date: | 25/03/2199 |
| Plot Area: | 1.16 acres | Lease Term: | 210 years from 25 March 1989 |
| Year Built : | 1976-1982 | Term Remaining: | 173 years |
| Council Tax : | Band E | | |
| Annual Estimate: | £2,842 | | |
| Title Number: | DN307946 | | |

Local Area

| | |
|--------------------|----------|
| Local Authority: | Plymouth |
| Conservation Area: | No |
| Flood Risk: | |
| • Rivers & Seas | Very Low |
| • Surface Water | Very low |

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

| | |
|---|---|
| 20 | 1000 |
| mb/s | mb/s |
|  |  |

Mobile Coverage:

(based on calls indoors)



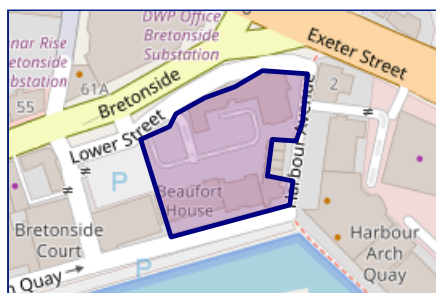
Satellite/Fibre TV Availability:



Property Multiple Title Plans

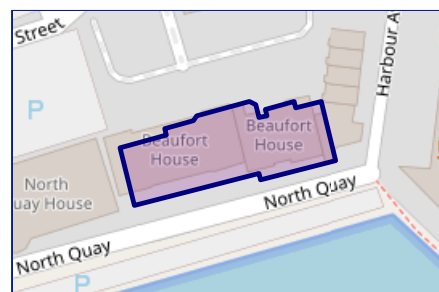
There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.

Freehold Title Plan



DN223711

Leasehold Title Plans



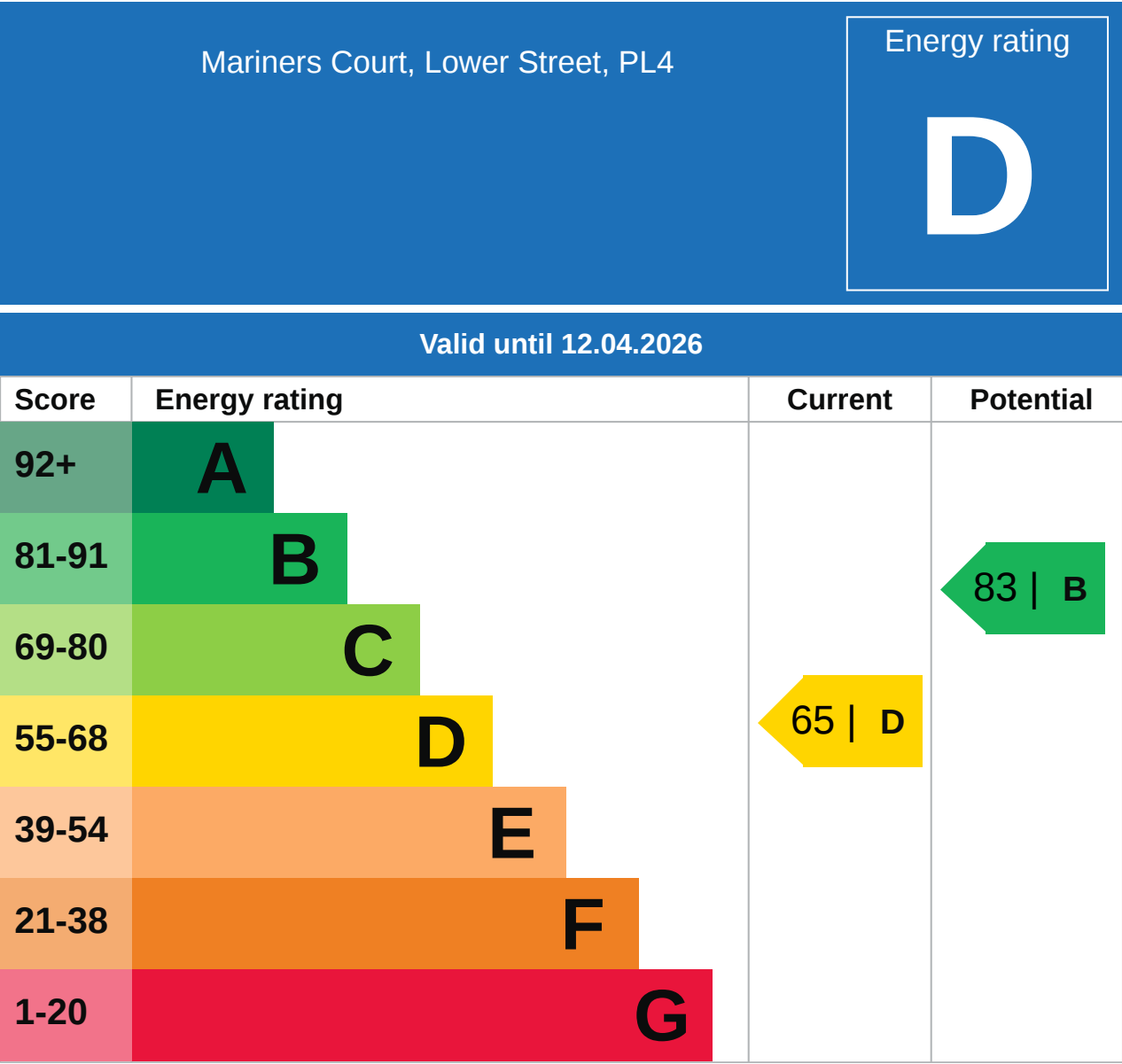
DN307946

Start Date: 17/11/1991
End Date: 25/03/2199
Lease Term: 210 years from 25 March 1989
Term Remaining: 173 years



DN494012

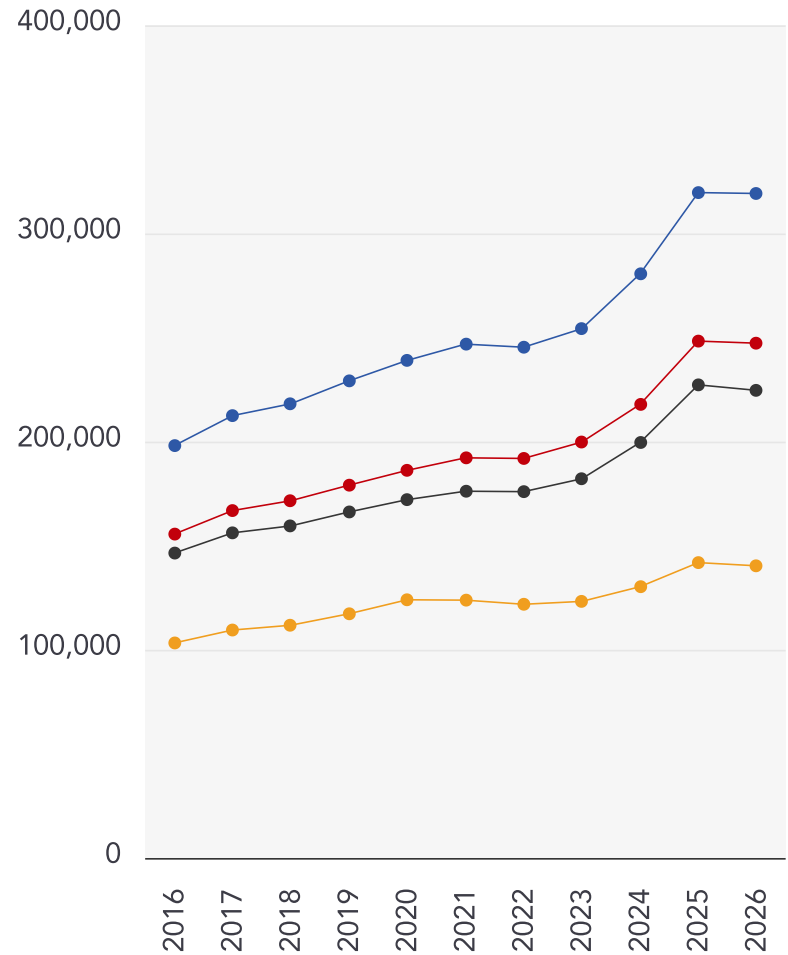
Start Date: 03/04/1990
End Date: 25/03/2199
Lease Term: 210 years from 25 March 1989
Term Remaining: 173 years



Additional EPC Data

| | |
|-------------------------------------|---|
| Property Type: | Flat |
| Build Form: | End-Terrace |
| Transaction Type: | Marketed sale |
| Energy Tariff: | Dual |
| Main Fuel: | Electricity (not community) |
| Main Gas: | No |
| Floor Level: | 2nd |
| Flat Top Storey: | No |
| Glazing Type: | Double glazing installed before 2002 |
| Previous Extension: | 0 |
| Open Fireplace: | 0 |
| Ventilation: | Natural |
| Walls: | Cavity wall, as built, partial insulation (assumed) |
| Walls Energy: | Average |
| Roof: | (another dwelling above) |
| Main Heating: | Electric storage heaters |
| Main Heating Controls: | Manual charge control |
| Hot Water System: | Electric immersion, off-peak |
| Hot Water Energy Efficiency: | Very Poor |
| Lighting: | Low energy lighting in 40% of fixed outlets |
| Floors: | (another dwelling below) |
| Total Floor Area: | 86 m ² |

10 Year History of Average House Prices by Property Type in PL4



Detached

+61.14%

Semi-Detached

+58.94%

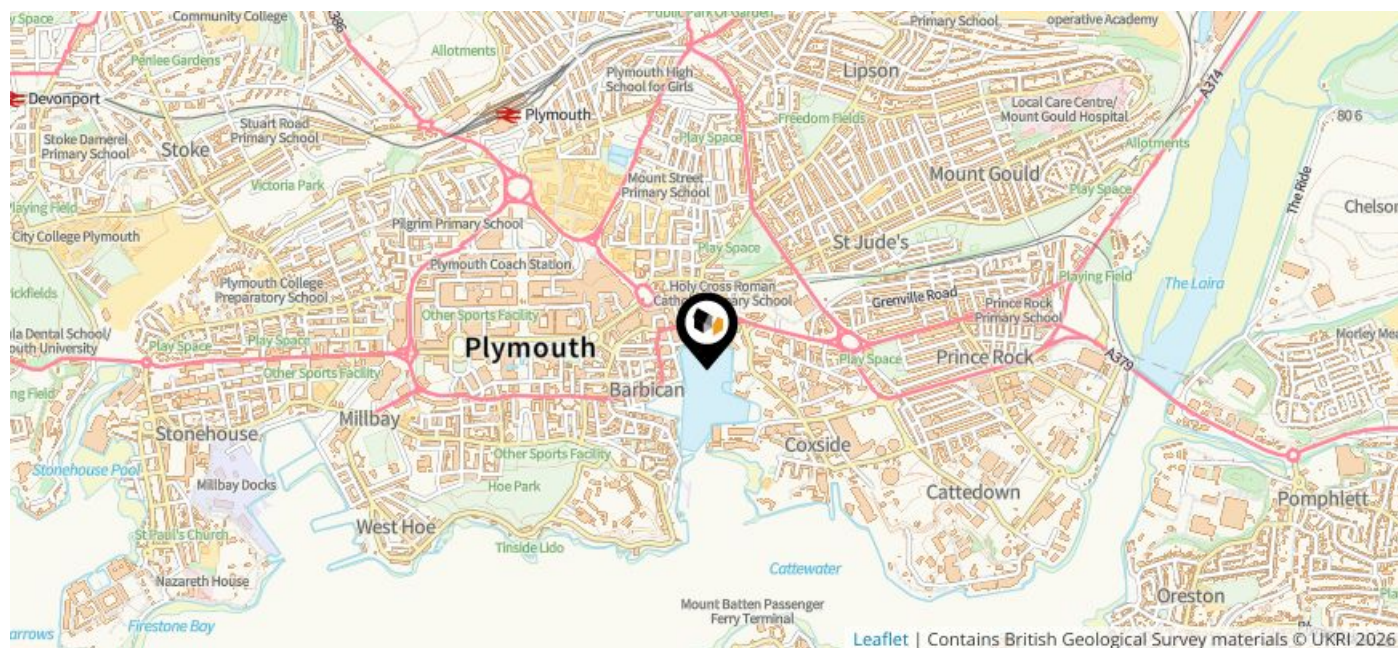
Terraced

+53.36%

Flat

+35.87%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✗ Adit
- ✗ Gutter Pit
- ✗ Shaft

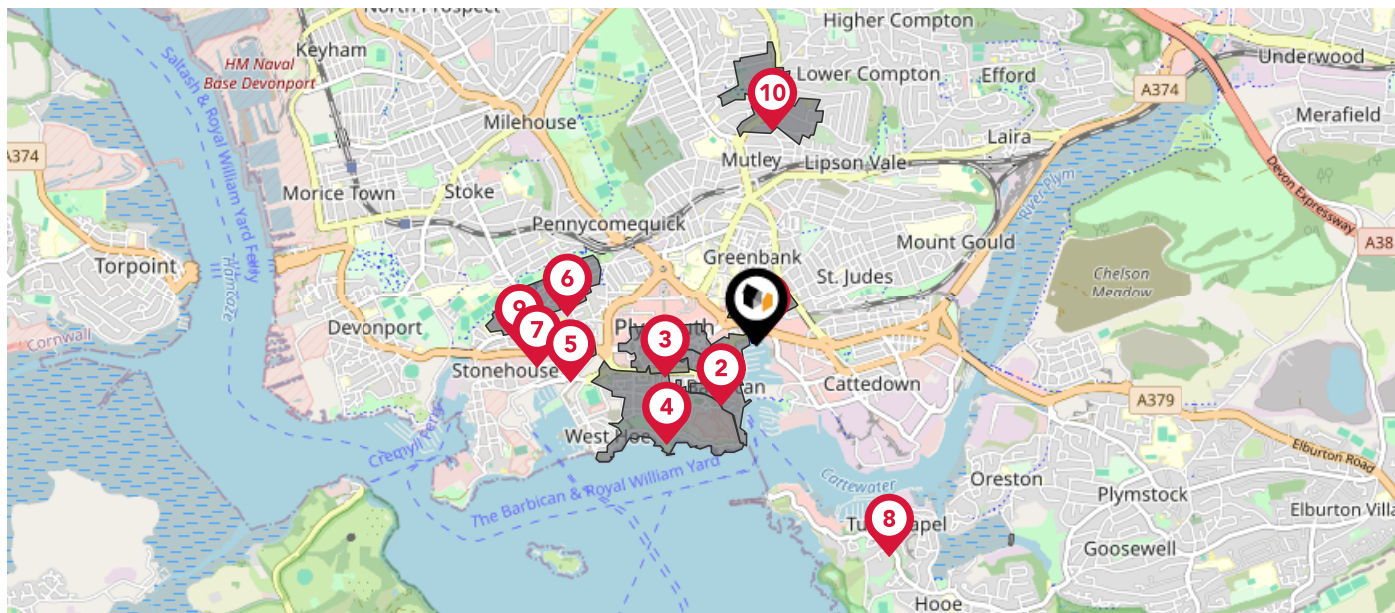
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

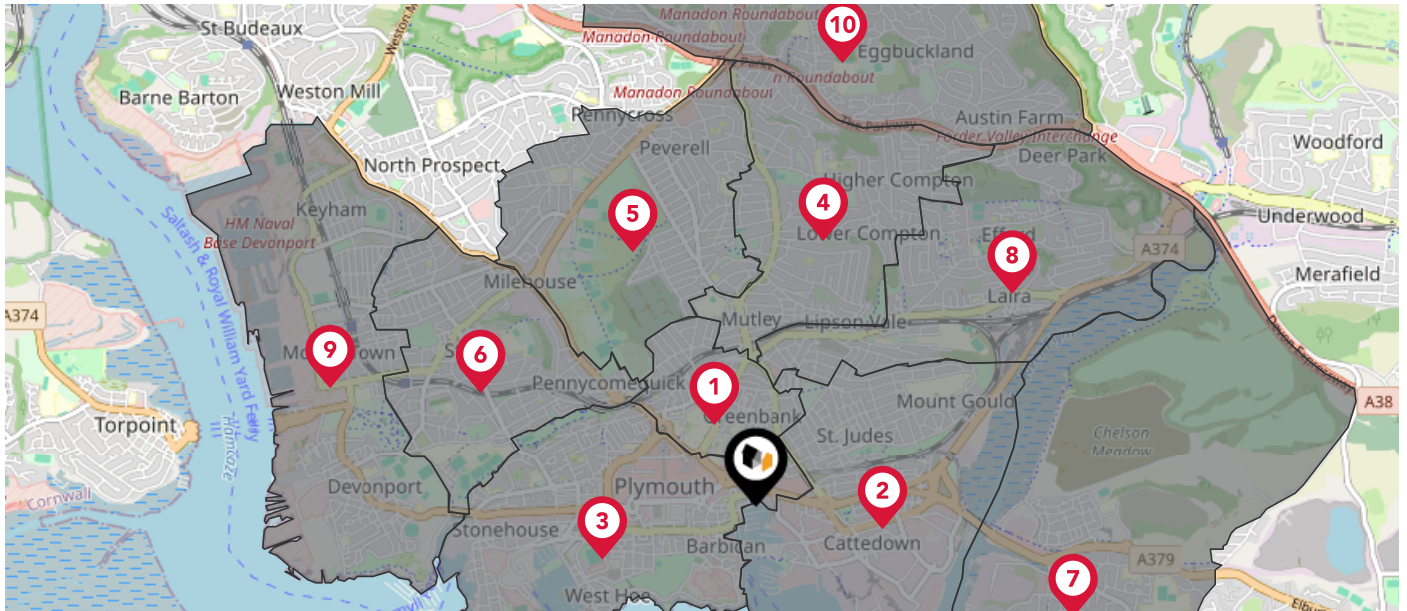
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

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

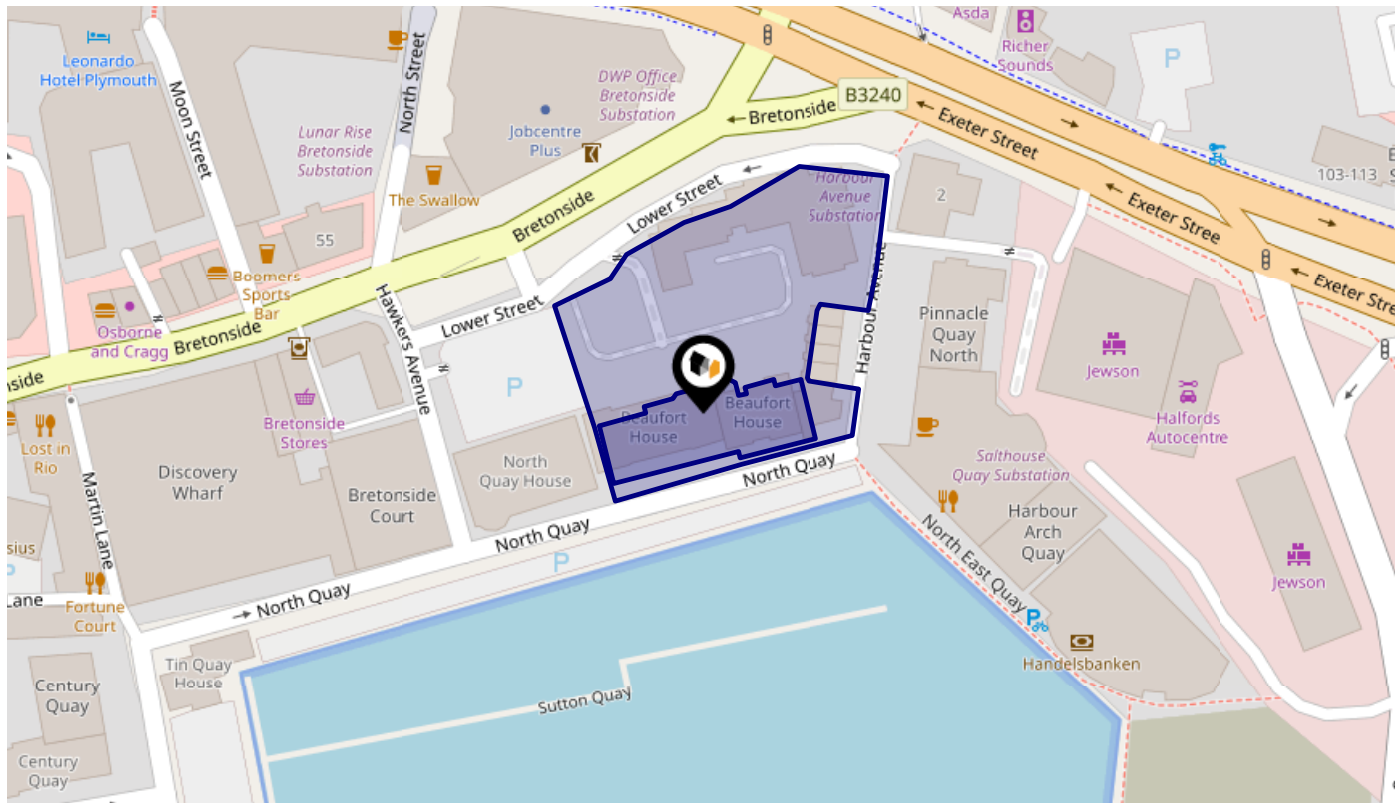
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

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

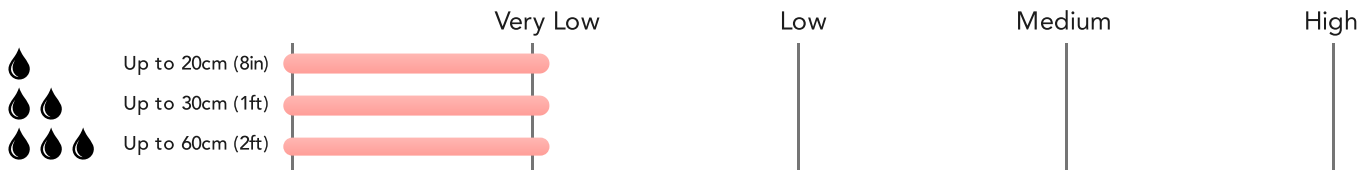


Risk Rating: Very Low

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:

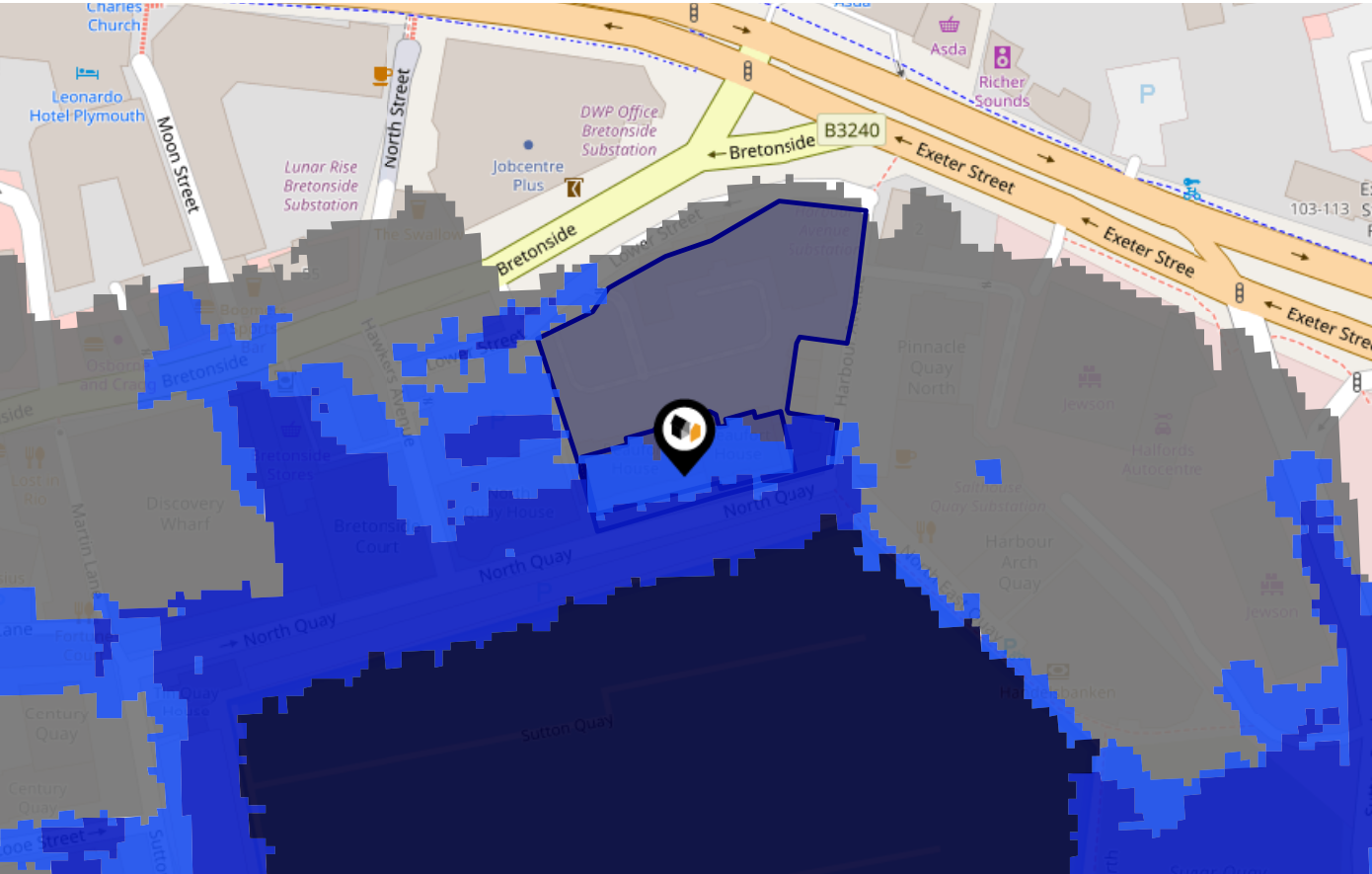


Flood Risk

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.

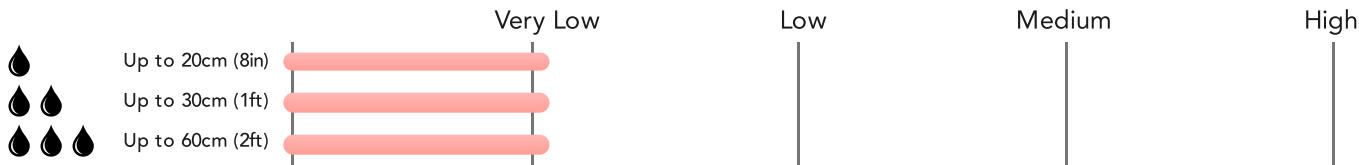


Risk Rating: Low

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:

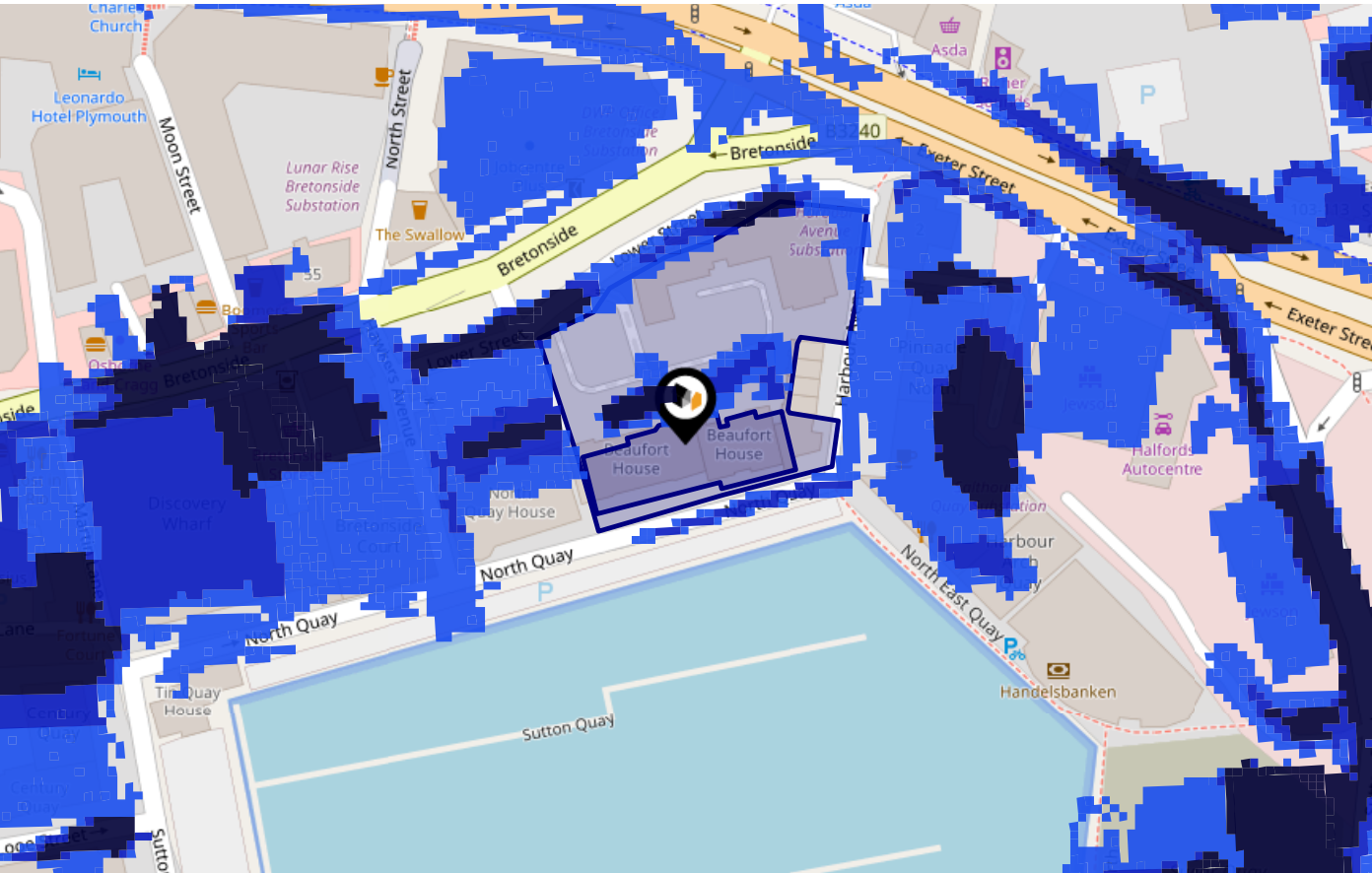


Flood Risk

Surface Water - 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.

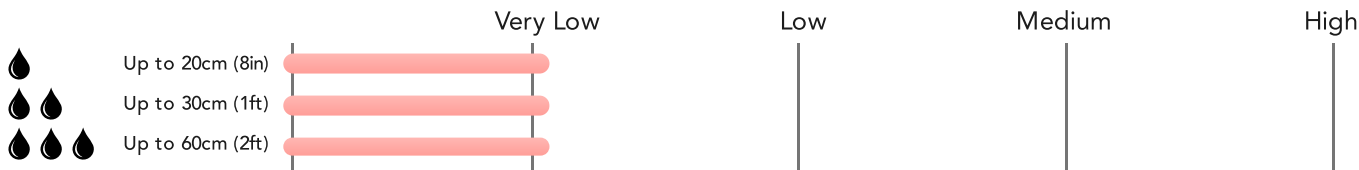


Risk Rating: Very low

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.

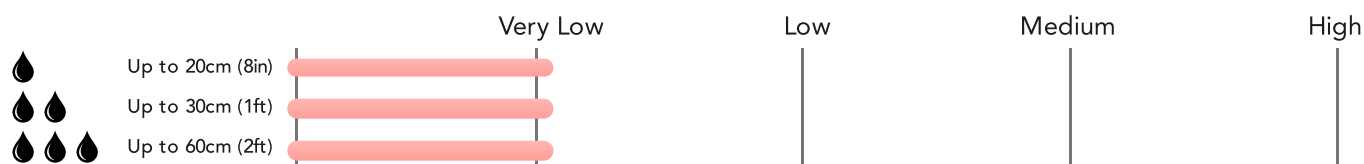


Risk Rating: Very low

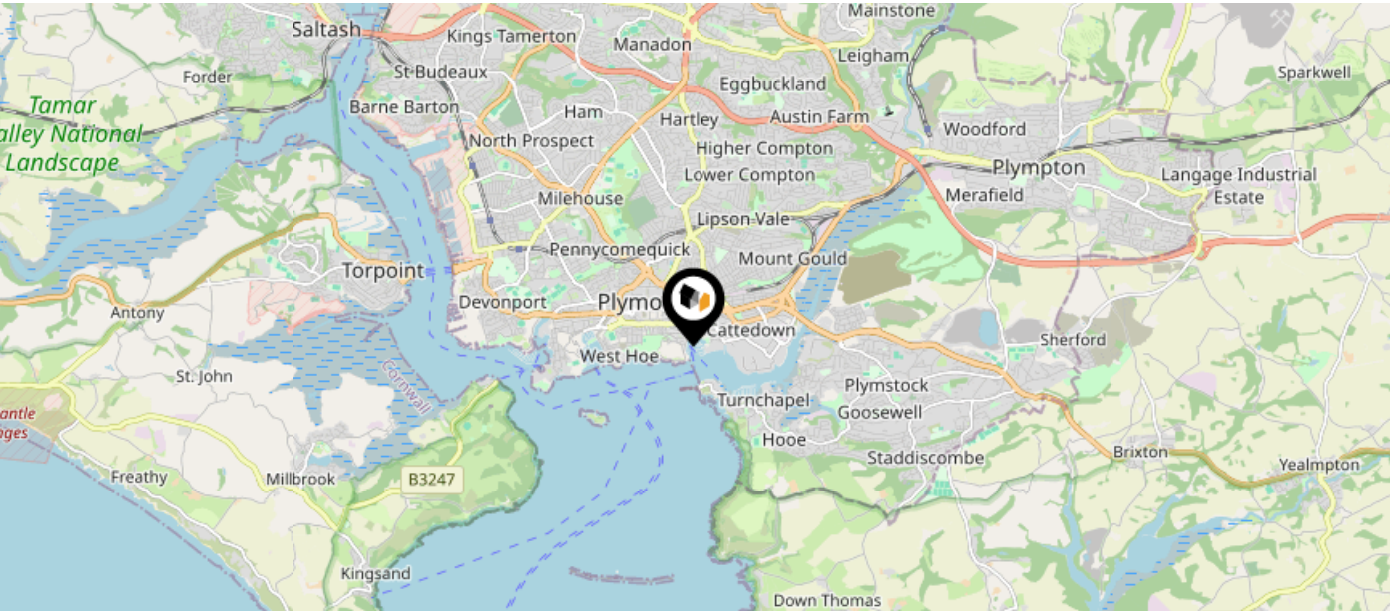
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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Chance of flooding to the following depths at this property:



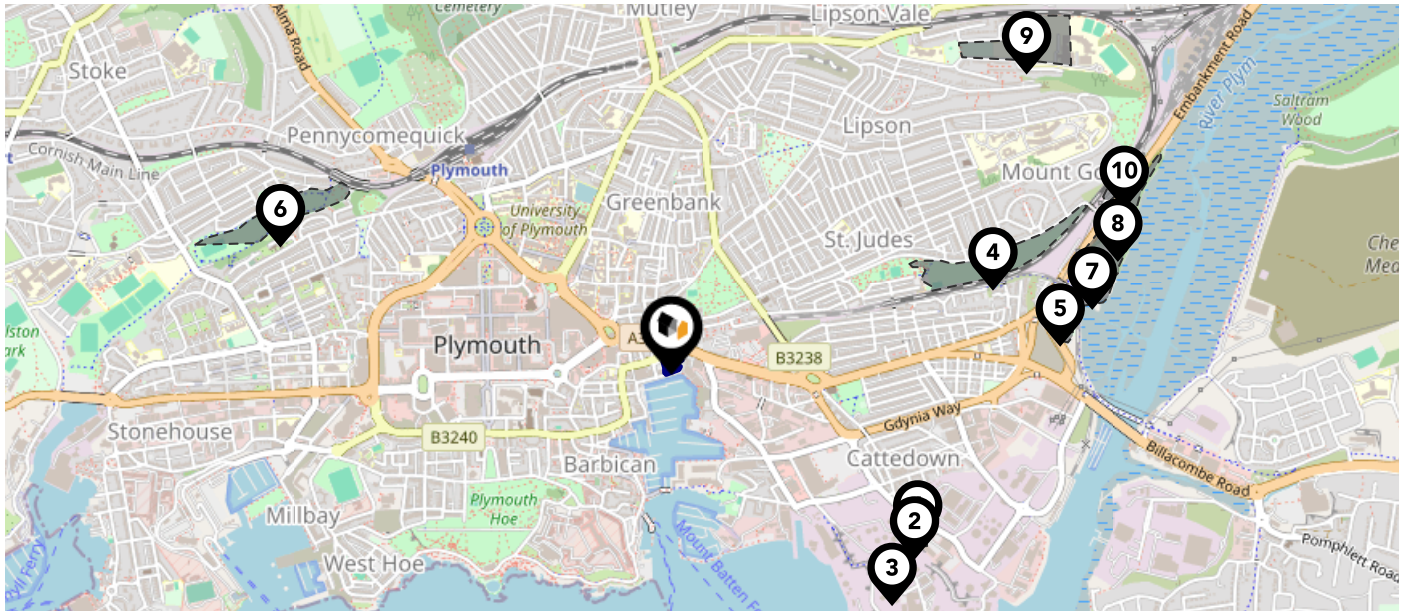
This map displays nearby areas that have been designated as Green Belt...



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 | MacAdam Road-Cattledown, Plymouth | Historic Landfill | <input type="checkbox"/> |
| 2 | Cattledown Road-Cattledown, Plymouth | Historic Landfill | <input type="checkbox"/> |
| 3 | Sevenside Waste Paper-Wallsend Industrial Estate, Cattledown, Plymouth, Devon | Historic Landfill | <input type="checkbox"/> |
| 4 | Tothill Park Recreation Ground-Tothill Park Recreation Ground Mount Gold/Laira, Plymouth | Historic Landfill | <input type="checkbox"/> |
| 5 | Cattledown Junction Playing Field-Embankment Road, Plymouth | Historic Landfill | <input type="checkbox"/> |
| 6 | Victoria Park-Victoria Park, Plymouth | Historic Landfill | <input type="checkbox"/> |
| 7 | Blagdons Shipyard-Embankment Road Lane, Laira, Plymouth | Historic Landfill | <input type="checkbox"/> |
| 8 | Embankment Road-Laira, Plymouth | Historic Landfill | <input type="checkbox"/> |
| 9 | Laira Lipson College-Laira, Plymouth | Historic Landfill | <input type="checkbox"/> |
| 10 | Allotments Embankment Road-Laira, Plymouth | Historic Landfill | <input type="checkbox"/> |

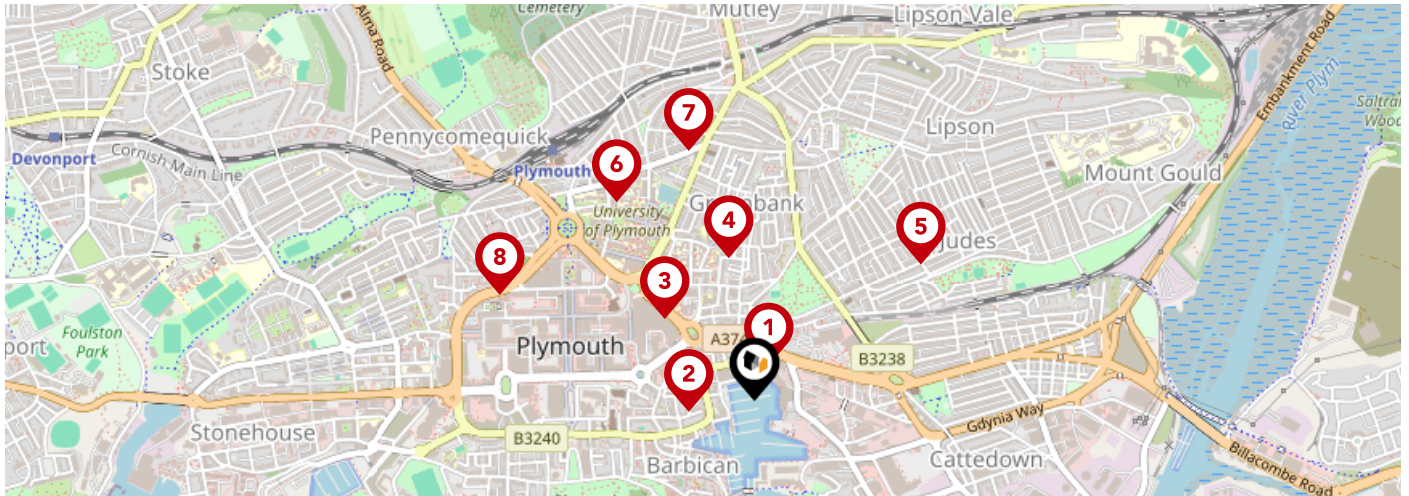
Maps

Listed Buildings

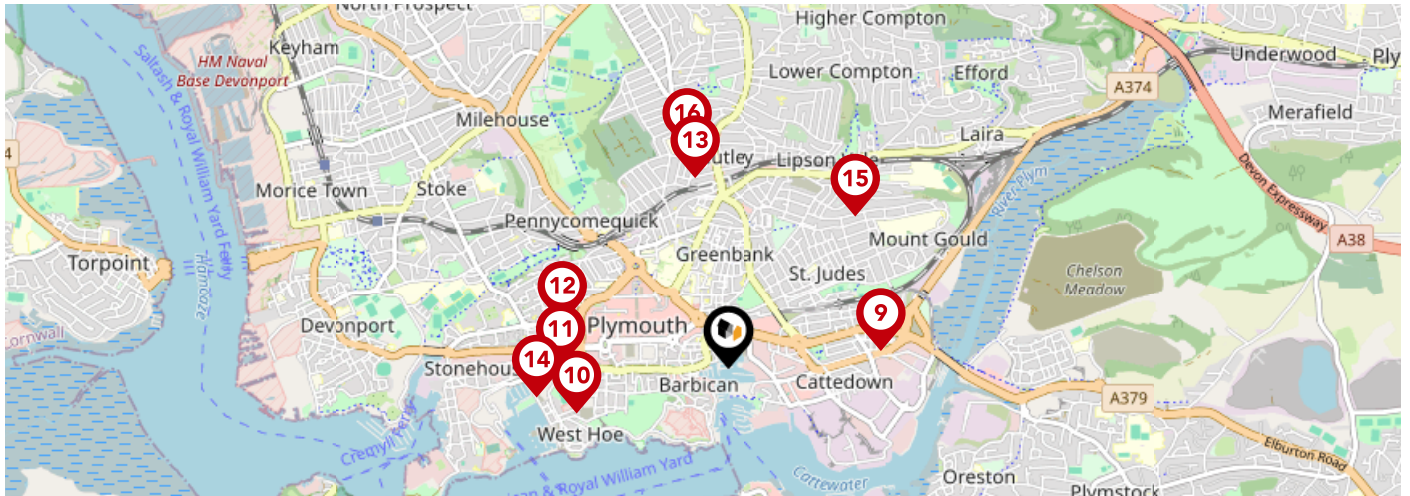
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



| Listed Buildings in the local district | | Grade | Distance |
|---|---|----------|-----------|
|  | 1130005 - Arches At St Martins Gate School | Grade II | 0.1 miles |
|  | 1386490 - 115-131, Vauxhall Street | Grade II | 0.1 miles |
|  | 1330582 - Mayflower House | Grade II | 0.1 miles |
|  | 1386485 - Store Occupied By Ac Stidwill Limited | Grade II | 0.1 miles |
|  | 1386424 - 5, Sutton Wharf | Grade II | 0.1 miles |
|  | 1386484 - Monsens Warehouse (breton House) | Grade II | 0.1 miles |
|  | 1330581 - Kings Head Public House | Grade II | 0.1 miles |
|  | 1386491 - 140, Vauxhall Street | Grade II | 0.1 miles |
|  | 1386425 - Former Warehouse, Now Marina Snooker | Grade II | 0.1 miles |
|  | 1386423 - The China House | Grade II | 0.1 miles |



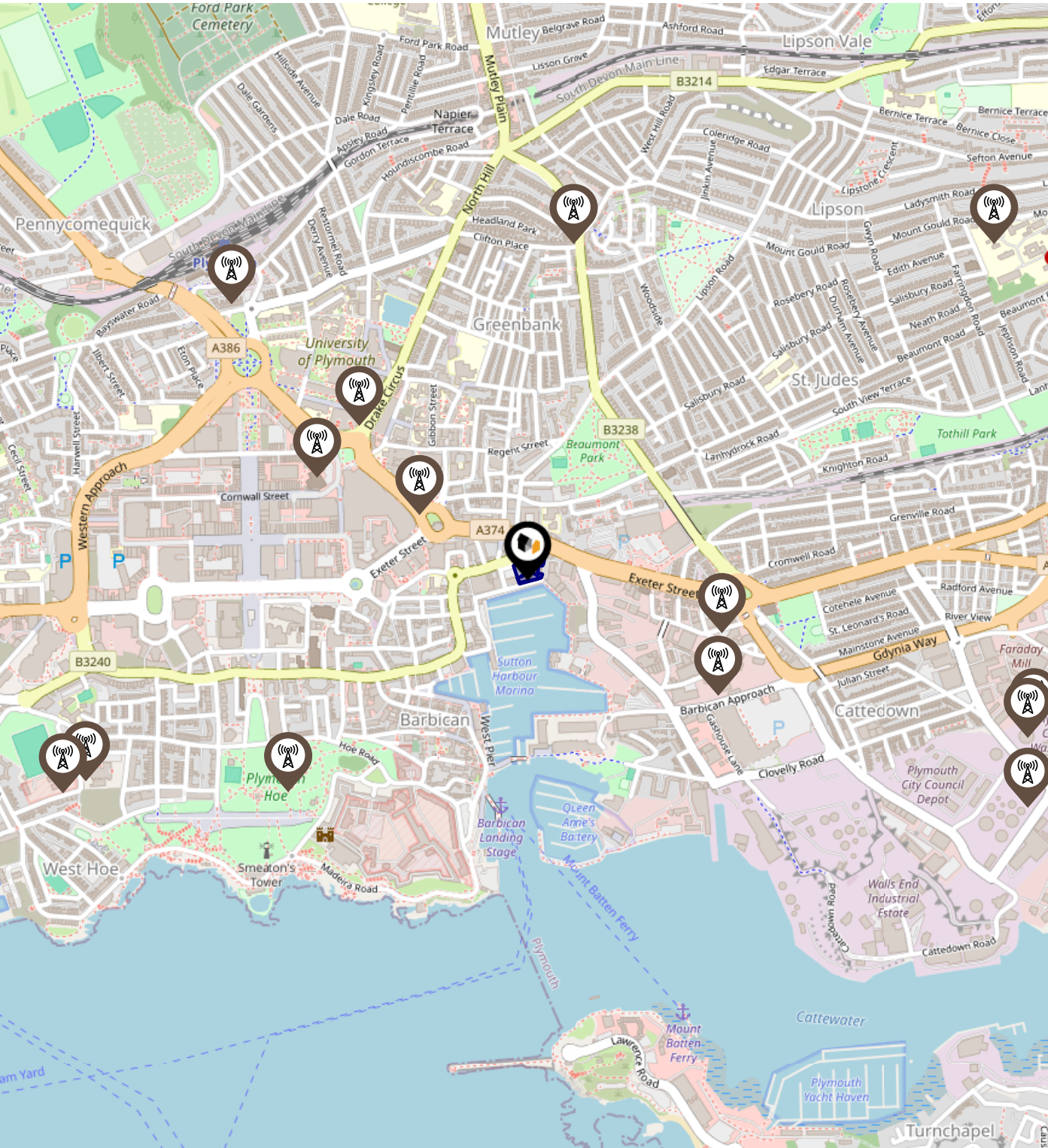
| | | Nursery | Primary | Secondary | College | Private |
|----------|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | Holy Cross Catholic Primary School Ofsted Rating: Good Pupils: 306 Distance:0.09 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | ACE Schools Plymouth Ofsted Rating: Good Pupils: 233 Distance:0.16 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | Arts University Plymouth Ofsted Rating: Good Pupils:0 Distance:0.29 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | Mount Street Primary School Ofsted Rating: Good Pupils: 258 Distance:0.34 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | Salisbury Road Primary School Ofsted Rating: Good Pupils: 381 Distance:0.51 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | Fletewood School at Derry Villas Ofsted Rating: Good Pupils: 58 Distance:0.57 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | Plymouth High School for Girls Ofsted Rating: Good Pupils: 816 Distance:0.61 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | Pilgrim Primary Academy Ofsted Rating: Outstanding Pupils: 390 Distance:0.65 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |





| | | Nursery | Primary | Secondary | College | Private |
|-----------|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 9 | Prince Rock Primary School Ofsted Rating: Outstanding Pupils: 408 Distance:0.73 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 10 | St Andrew's Cof E VA Primary School Ofsted Rating: Good Pupils: 208 Distance:0.75 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 11 | St Peter's CofE Primary School Ofsted Rating: Good Pupils: 154 Distance:0.79 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 12 | The Cathedral School of St Mary Ofsted Rating: Requires improvement Pupils: 109 Distance:0.82 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 13 | Plymouth College Ofsted Rating: Not Rated Pupils: 513 Distance:0.91 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 14 | Millbay Academy Ofsted Rating: Good Pupils: 545 Distance:0.92 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 15 | Lipson Vale Primary School Ofsted Rating: Good Pupils: 405 Distance:0.93 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 16 | Hyde Park Infants' School Ofsted Rating: Not Rated Pupils: 243 Distance:1.04 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Local Area

Masts & Pylons

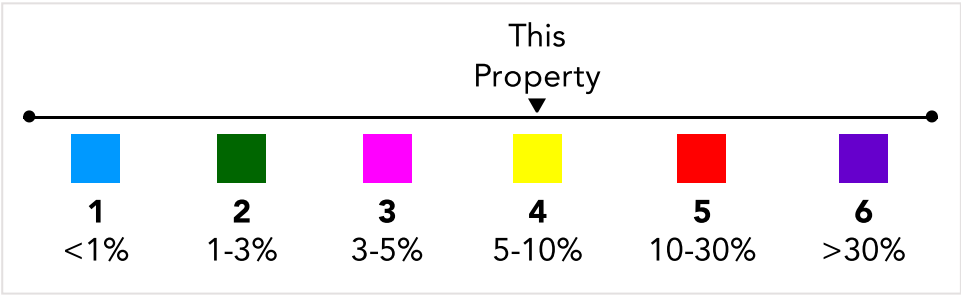
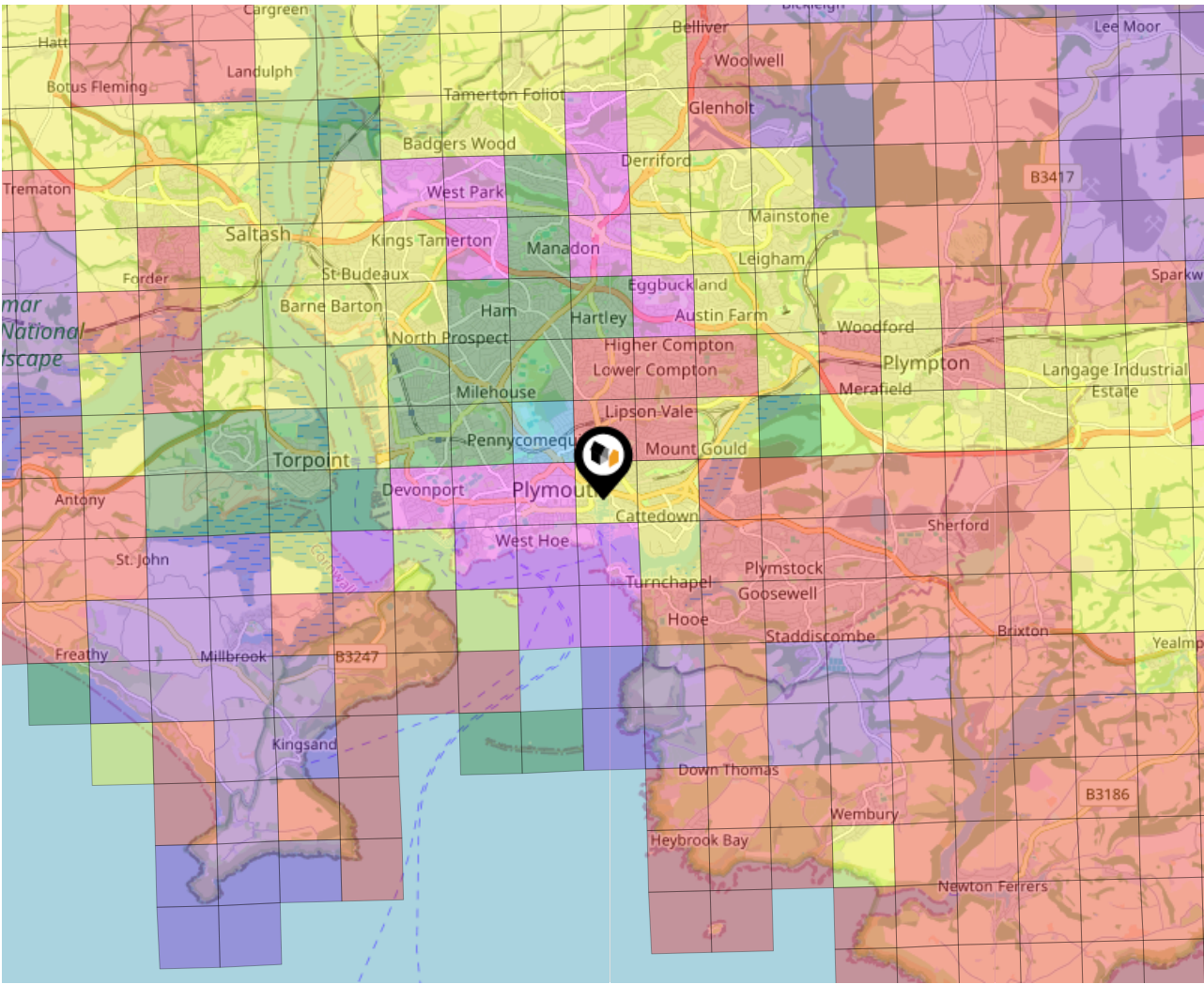


Key:

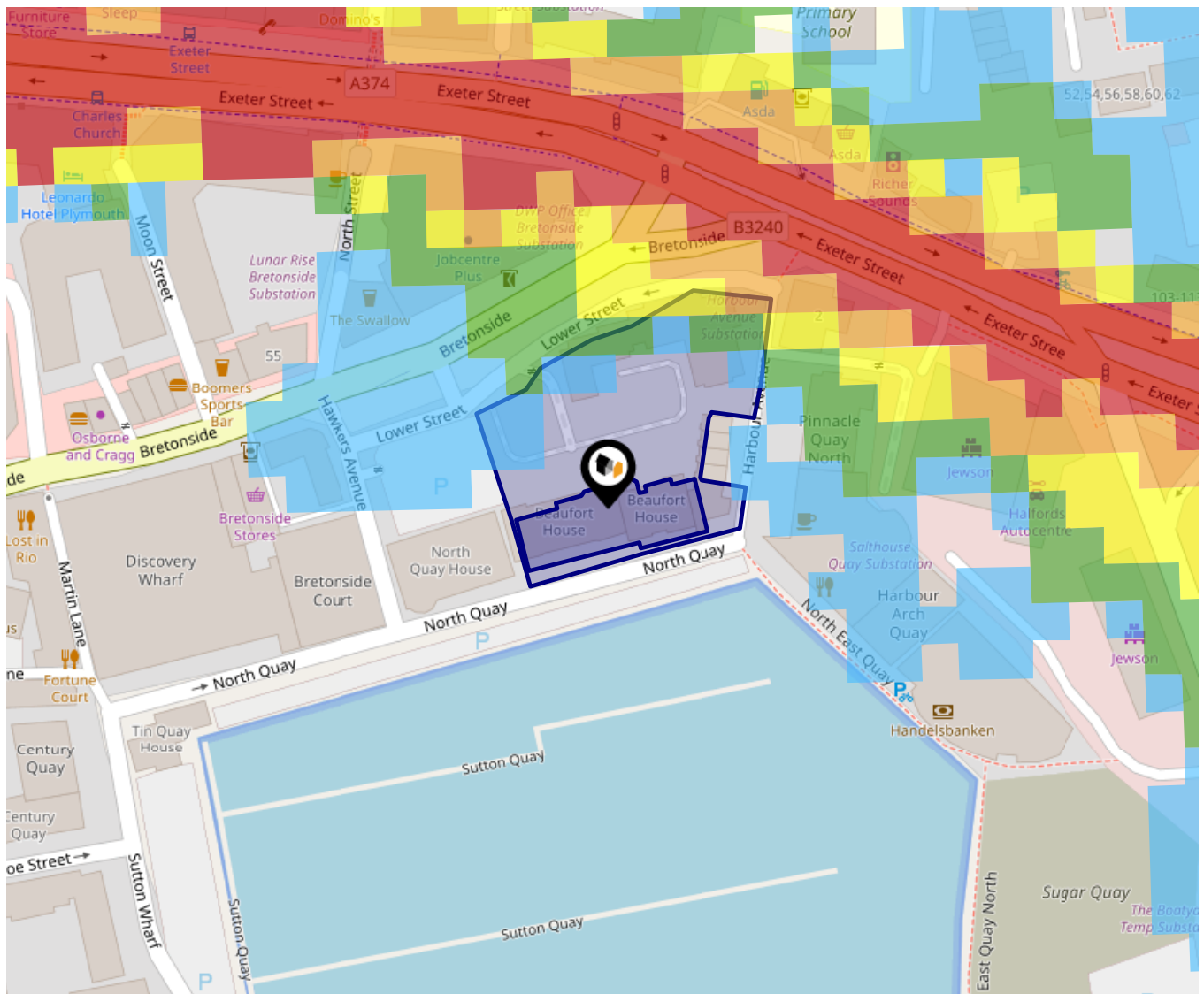
-  Power Pylons
-  Communication Masts

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).



Local Area Road Noise



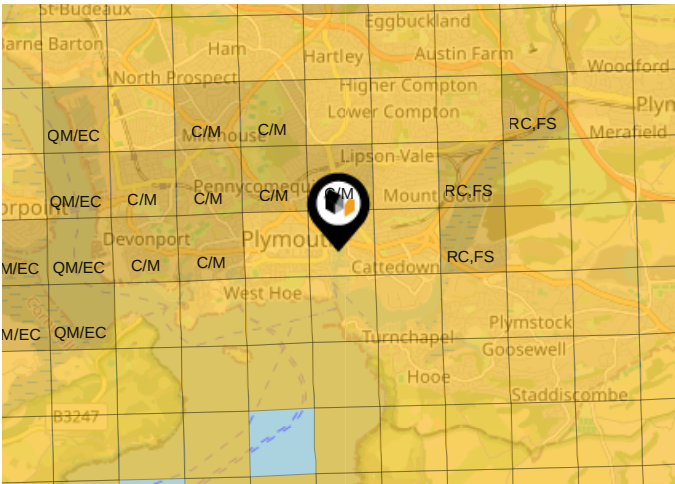
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

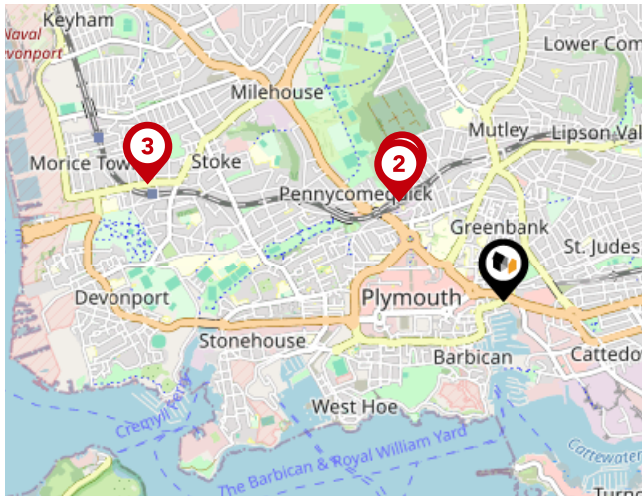
| | | | |
|-------------------------------|---------------------------|----------------------|--------------------|
| Carbon Content: | NONE | Soil Texture: | LOAM TO SANDY LOAM |
| Parent Material Grain: | ARENACEOUS - RUDACEOUS | Soil Depth: | SHALLOW |
| Soil Group: | LIGHT TO MEDIUM | | |






Primary Classifications (Most Common Clay Types)

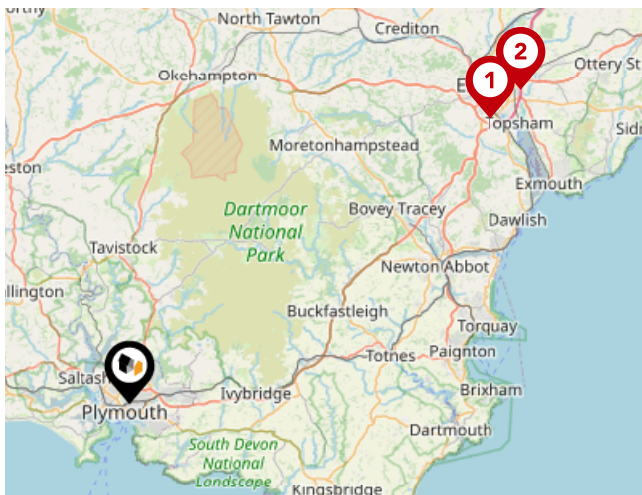
| | |
|---------------|--|
| C/M | Claystone / Mudstone |
| FPC,S | Floodplain Clay, Sand / Gravel |
| FC,S | Fluvial Clays & Silts |
| FC,S,G | Fluvial Clays, Silts, Sands & Gravel |
| PM/EC | Prequaternary Marine / Estuarine Clay / Silt |
| QM/EC | Quaternary Marine / Estuarine Clay / Silt |
| RC |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





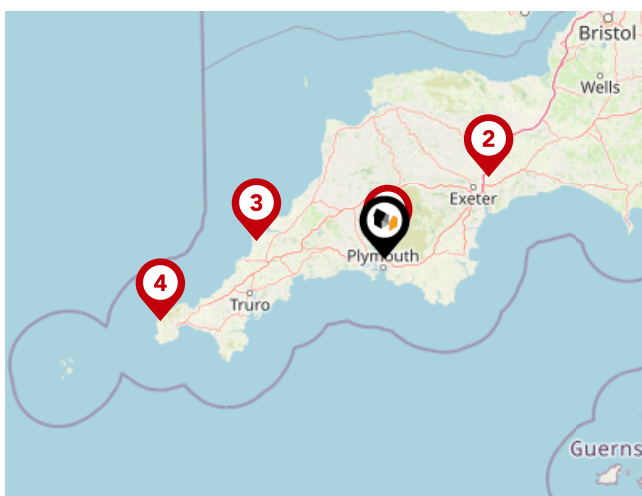
National Rail Stations

| Pin | Name | Distance |
|---|------------------------|------------|
|  | Plymouth Rail Station | 0.69 miles |
|  | Plymouth Rail Station | 0.68 miles |
|  | Devonport Rail Station | 1.77 miles |







Trunk Roads/Motorways

| Pin | Name | Distance |
|---|--------|-------------|
|  | M5 J31 | 34.58 miles |
|  | M5 J30 | 37.72 miles |

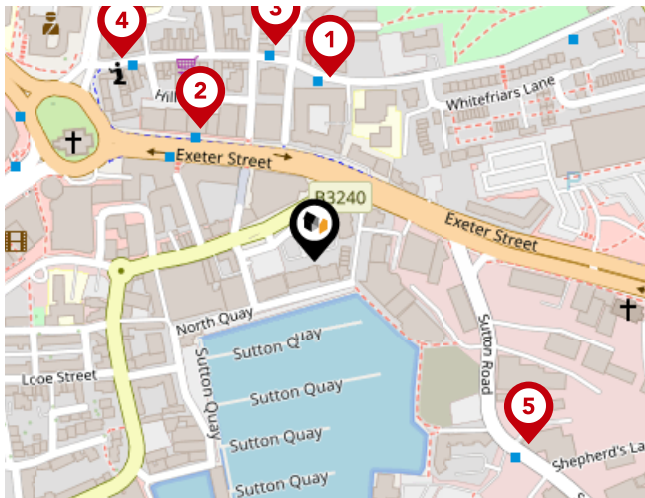


Airports/Helipads

| Pin | Name | Distance |
|---|----------------|-------------|
|  | Glenholt | 3.72 miles |
|  | Exeter Airport | 40.15 miles |
|  | St Mawgan | 38.83 miles |
|  | Joppa | 70.4 miles |

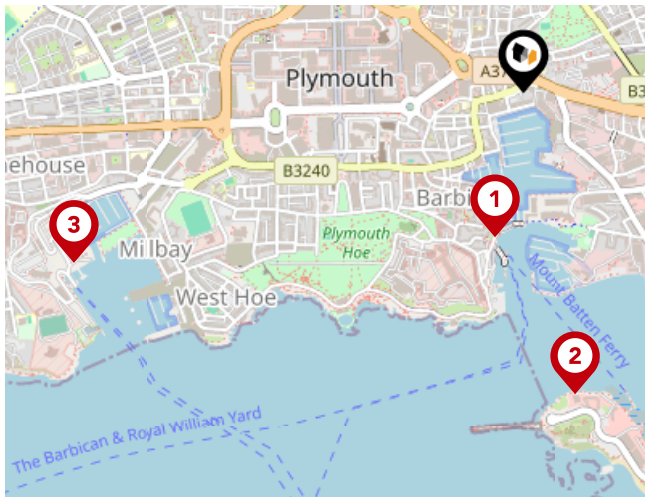
Area

Transport (Local)



Bus Stops/Stations

| Pin | Name | Distance |
|-----|-------------------|------------|
| 1 | St Therasas Court | 0.11 miles |
| 2 | Exeter Street | 0.1 miles |
| 3 | Gasking Street | 0.13 miles |
| 4 | Lanyon House | 0.17 miles |
| 5 | China House | 0.17 miles |



Ferry Terminals

| Pin | Name | Distance |
|-----|-------------------------------------|------------|
| 1 | Plymouth (Barbican) Landing Stage | 0.35 miles |
| 2 | Plymouth Mount Batten Ferry Landing | 0.72 miles |
| 3 | Plymouth Ferry Terminal | 1.14 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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