



LANG TOWN
& COUNTRY

SALES

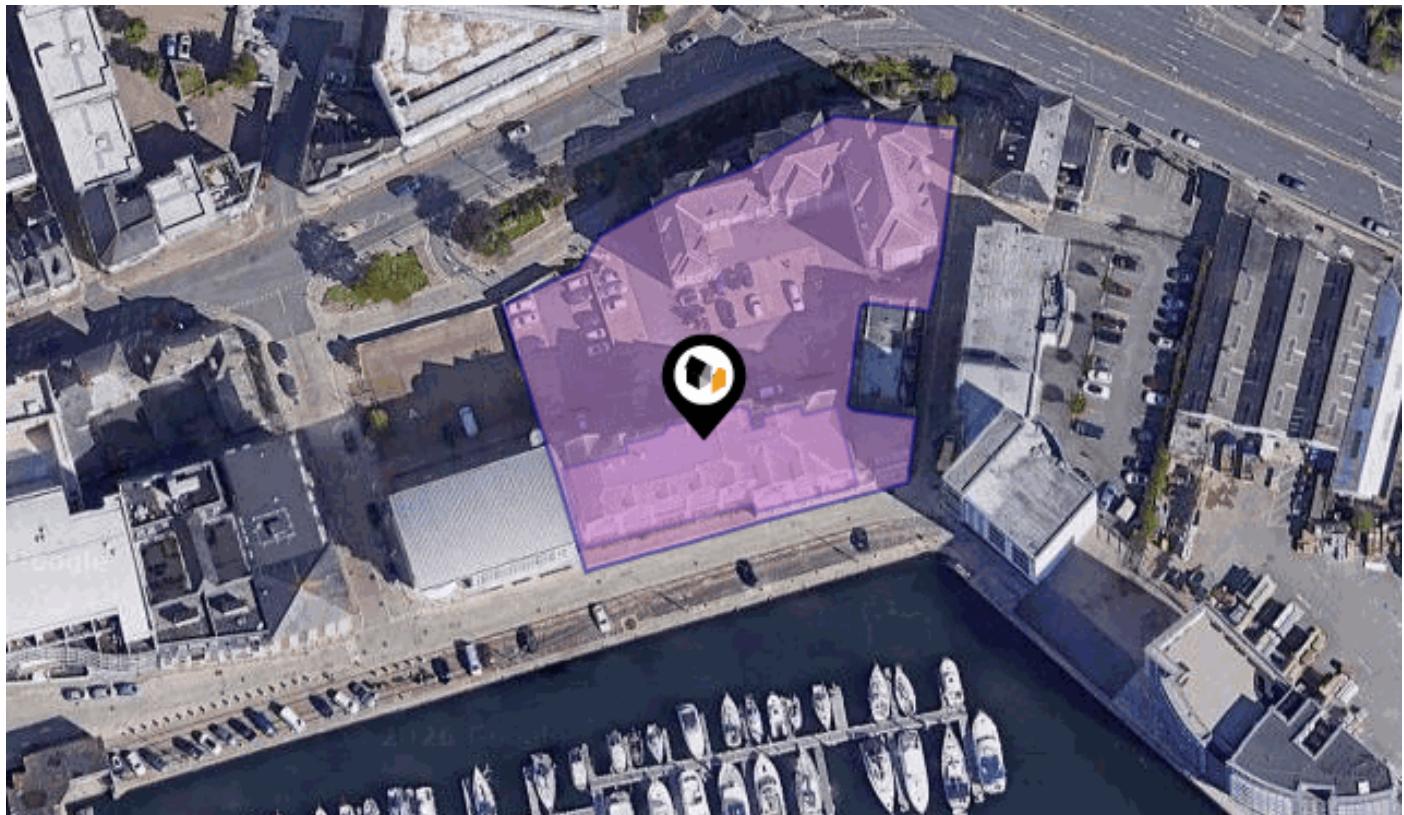


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KFB: Key Facts For Buyers

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



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Property Overview



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

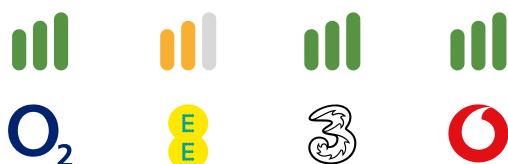
Local Authority:	Plymouth
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Very Low
● Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

20
mb/s **1000**
mb/s



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Property Multiple Title Plans

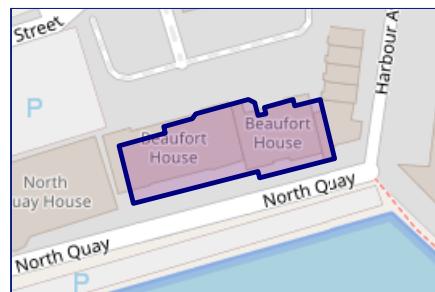
There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.

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**

Property EPC - Certificate



Mariners Court, Lower Street, PL4

Energy rating

D

Valid until 12.04.2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Property EPC - Additional Data



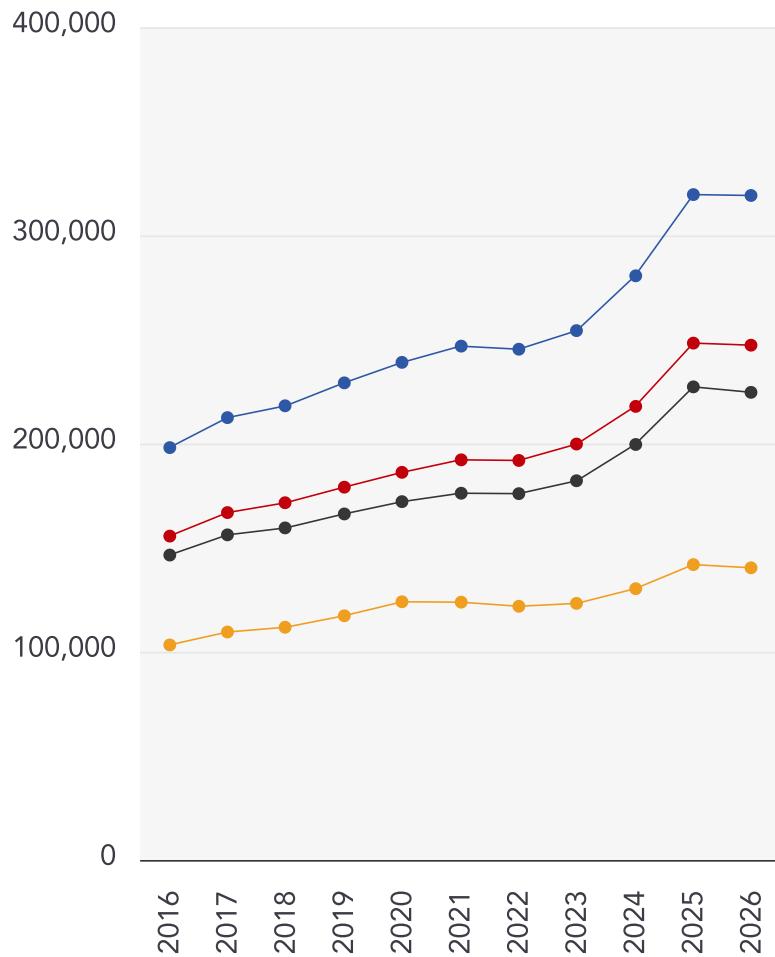
Additional EPC Data

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

Market House Price Statistics



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%

Maps Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✖ Adit
- ✖ Gutter Pit
- ✖ Shaft

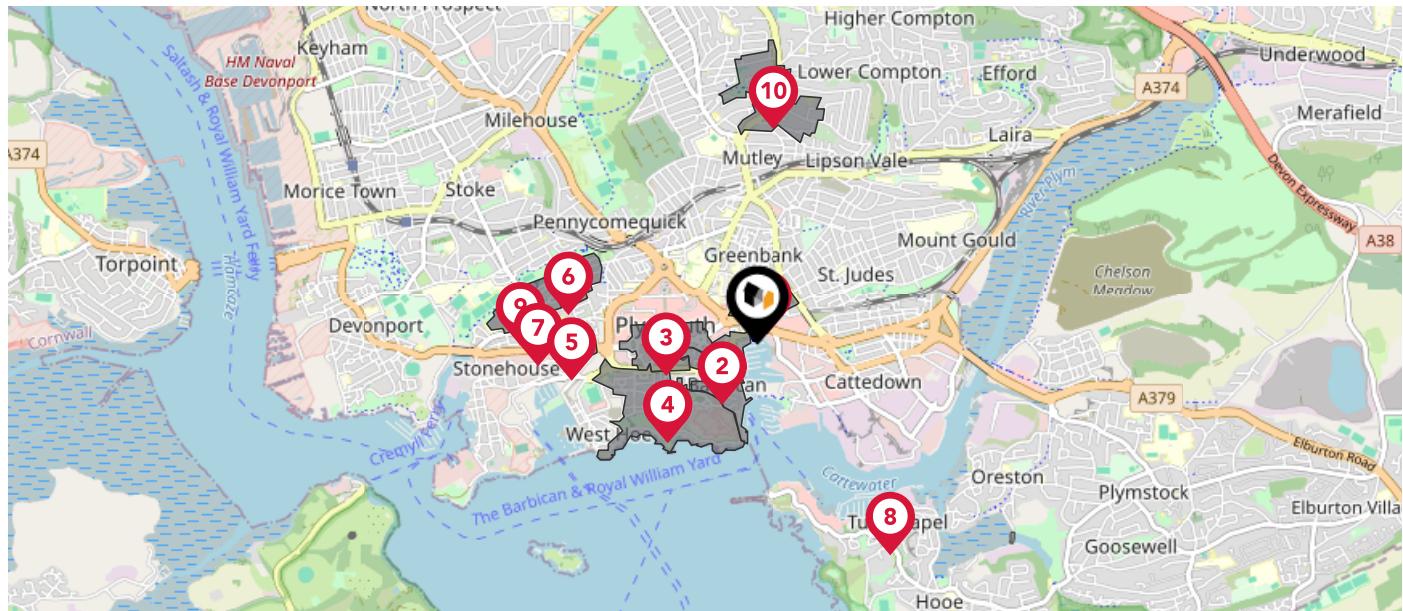
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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 Ebrington Street

2 Barbican

3 City Centre

4 The Hoe

5 Union Street

6 North Stonehouse

7 Adelaide Street/Clarence Place

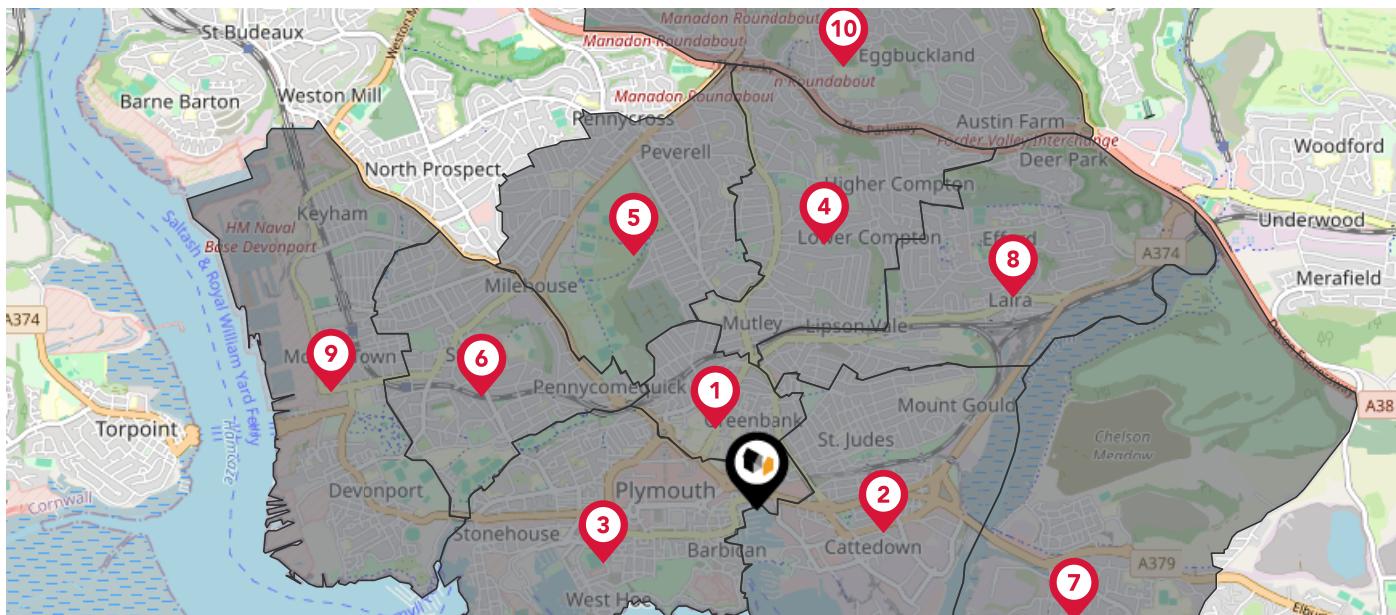
8 Turnchapel

9 Royal Naval Hospital

10 Mannamead

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 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

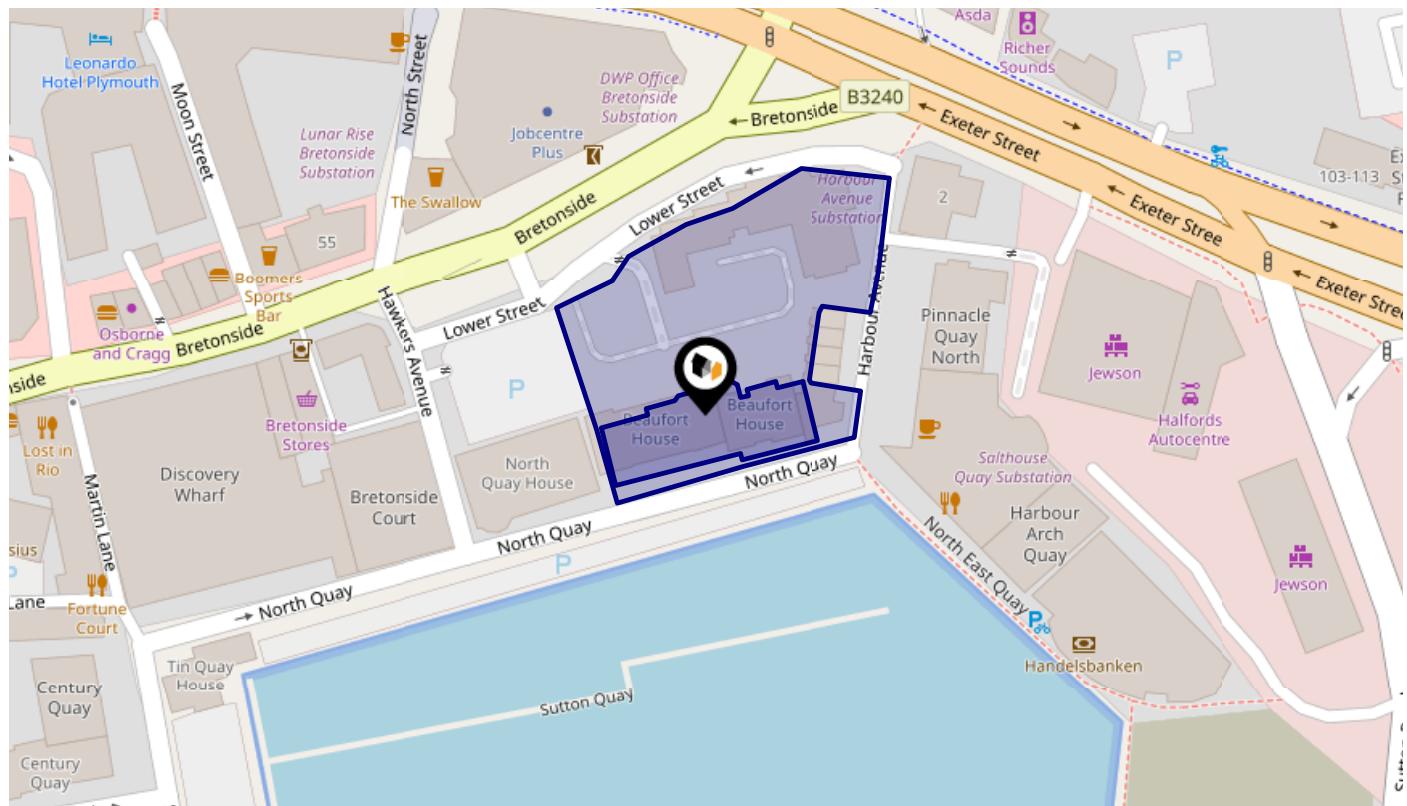


10 Eggbuckland Ward

Maps

Rail Noise

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

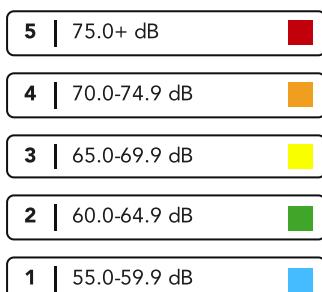


Rail Noise Data

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.

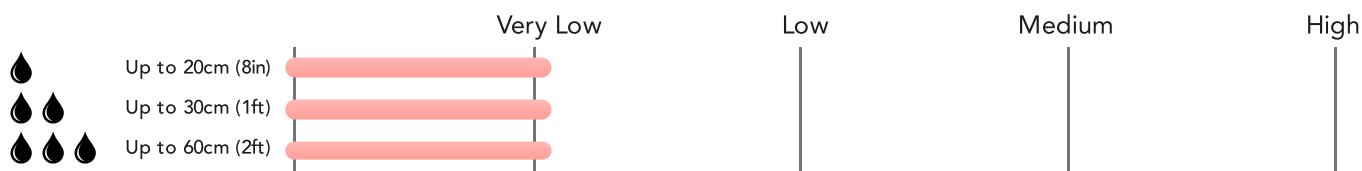


Risk Rating: Very Low

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: 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.
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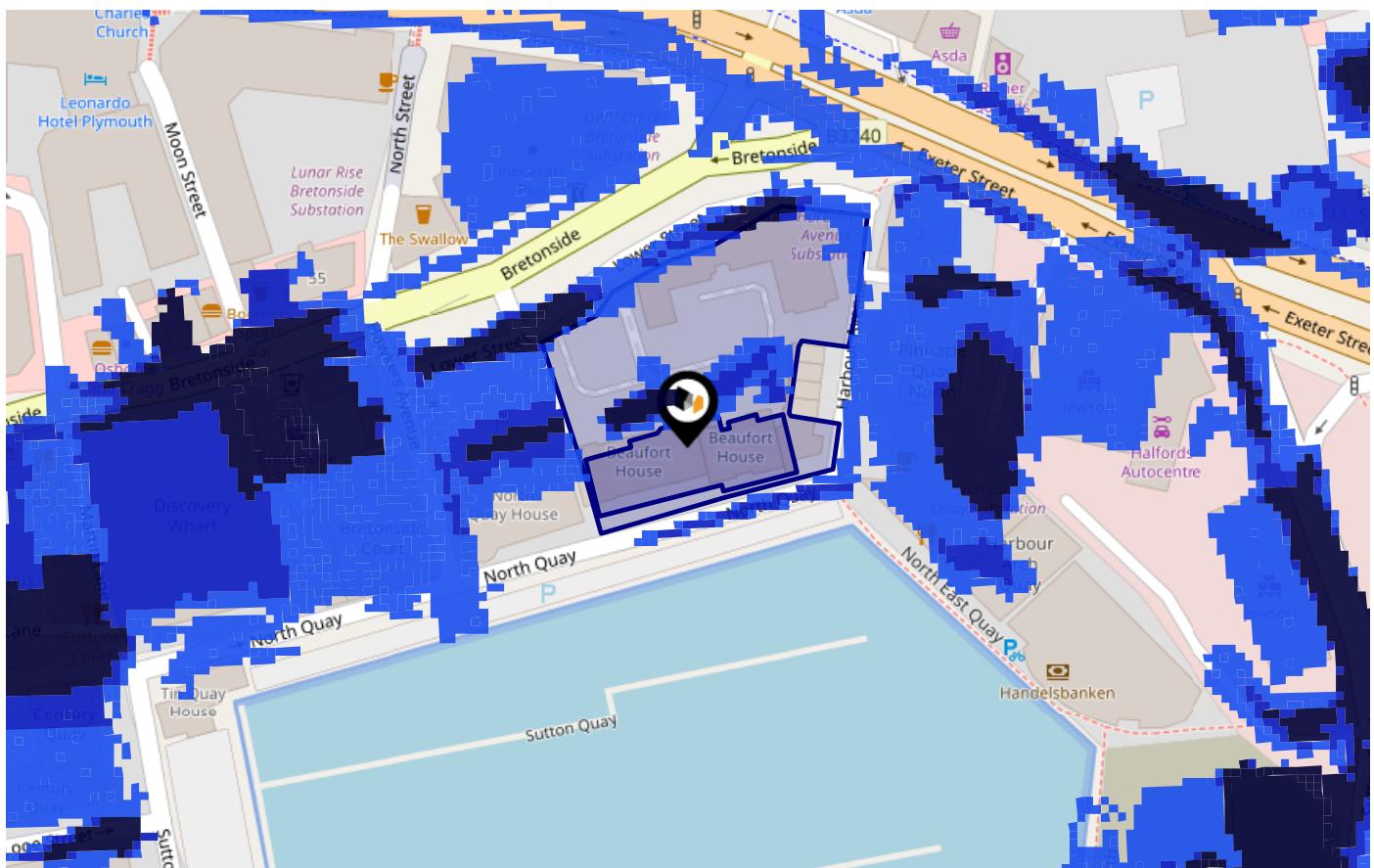
Chance of flooding to the following depths at this property:



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.

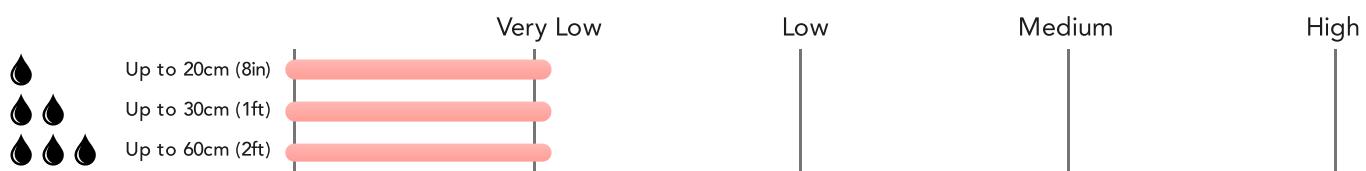


Risk Rating: Very low

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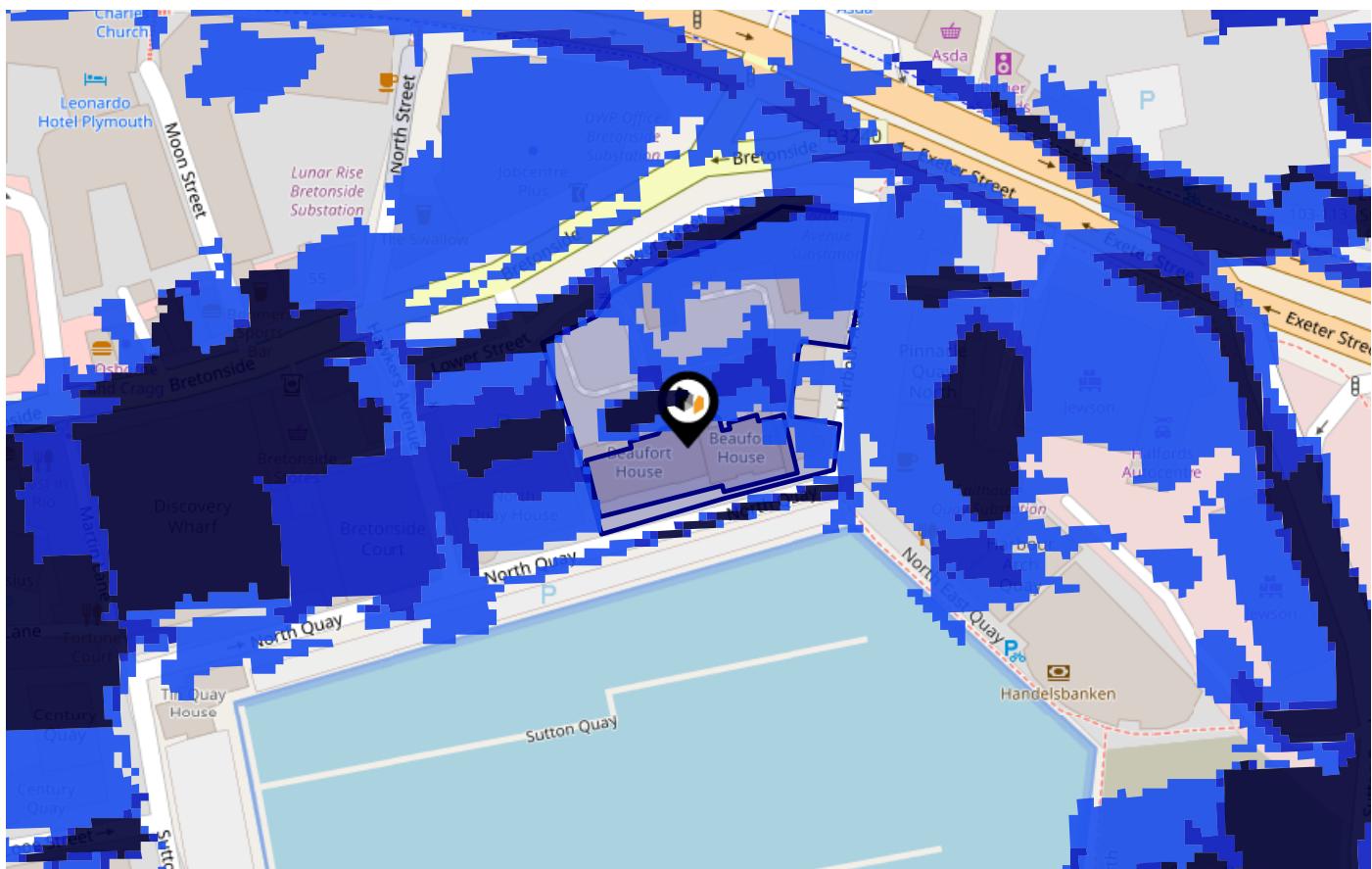
Chance of flooding to the following depths at this property:



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.

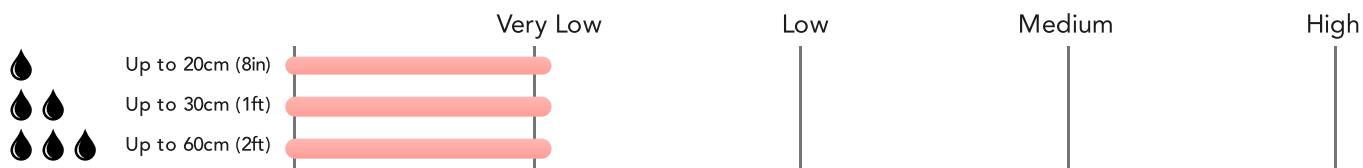


Risk Rating: Very low

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.
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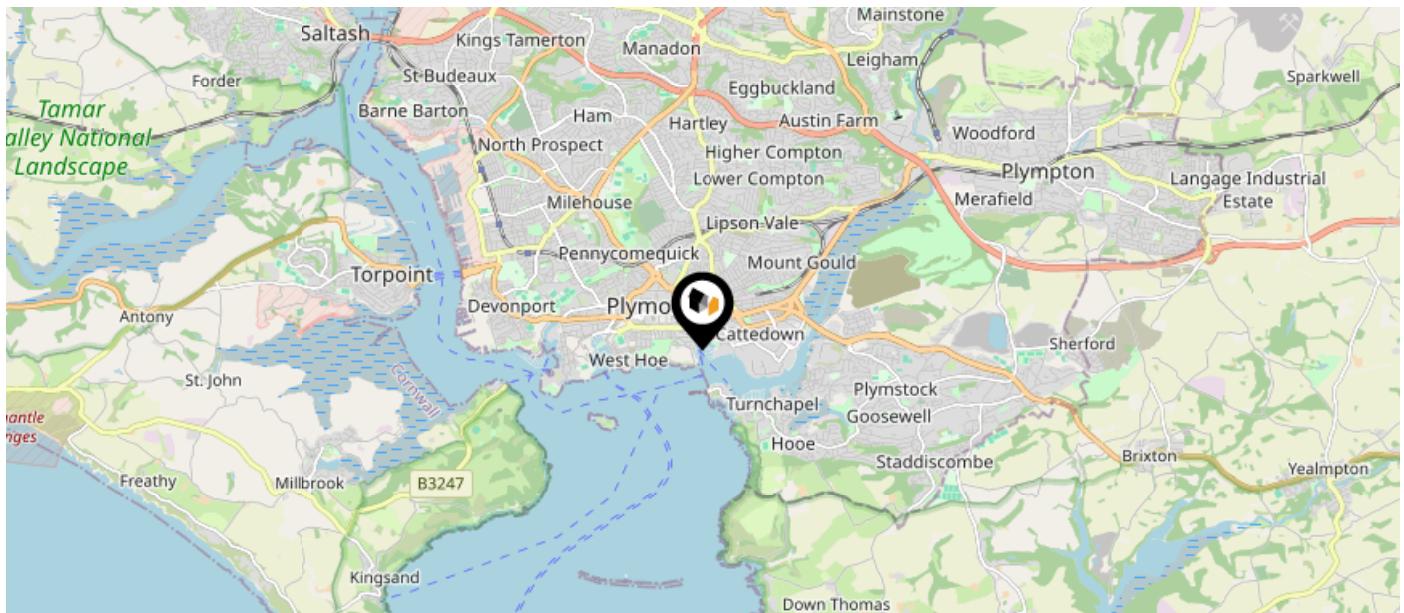
Chance of flooding to the following depths at this property:



Maps

Green Belt

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



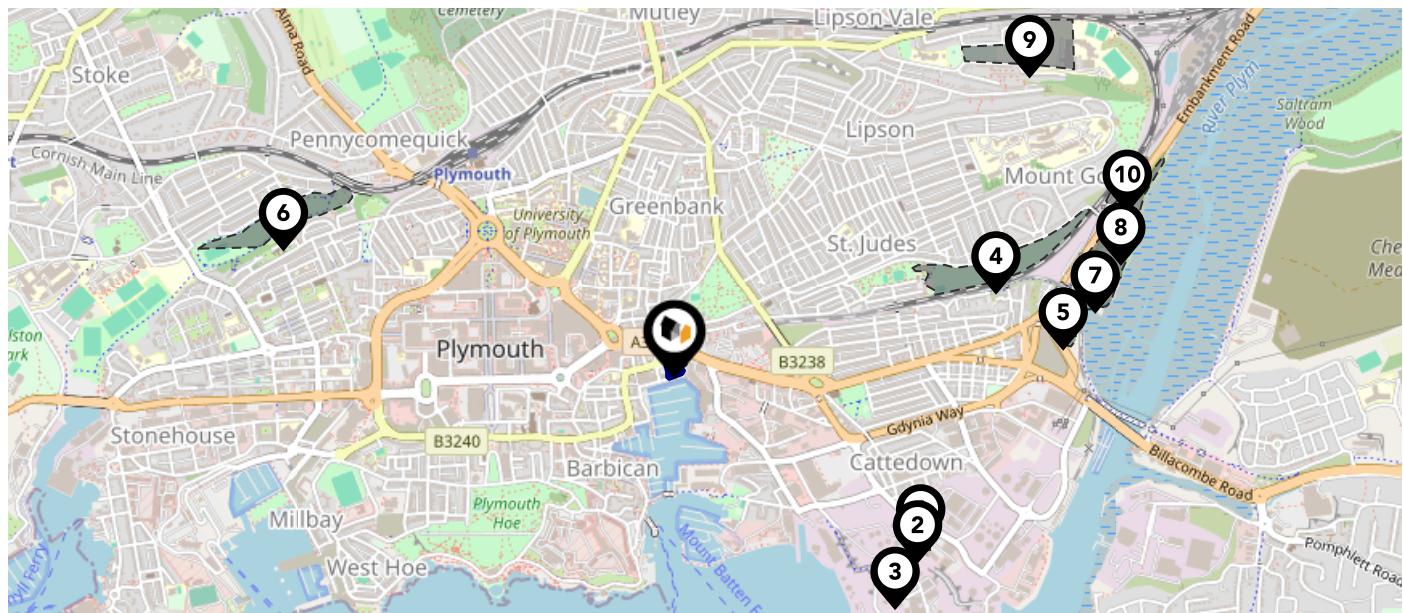
Nearby Green Belt Land

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.



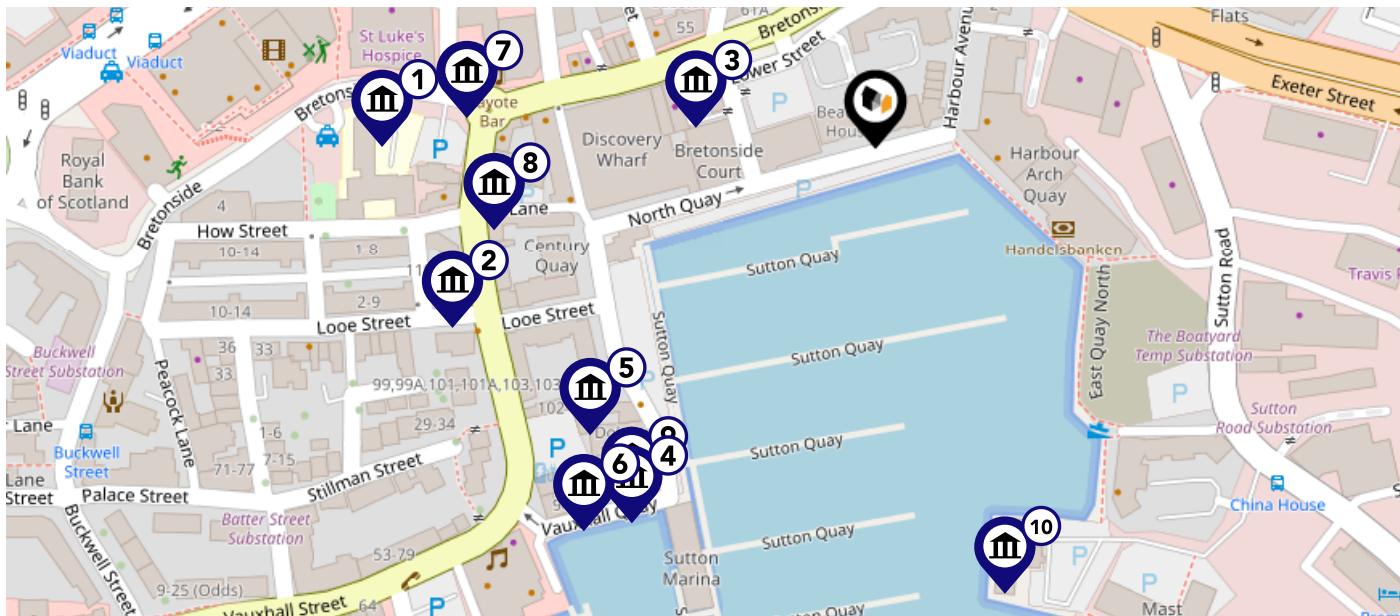
Nearby Landfill Sites

1	MacAdam Road-Cattedown, Plymouth	Historic Landfill	<input type="checkbox"/>
2	Cattedown Road-Cattedown, Plymouth	Historic Landfill	<input type="checkbox"/>
3	Severnside Waste Paper-Wallsend Industrial Estate, Cattedown, 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	Cattedown 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

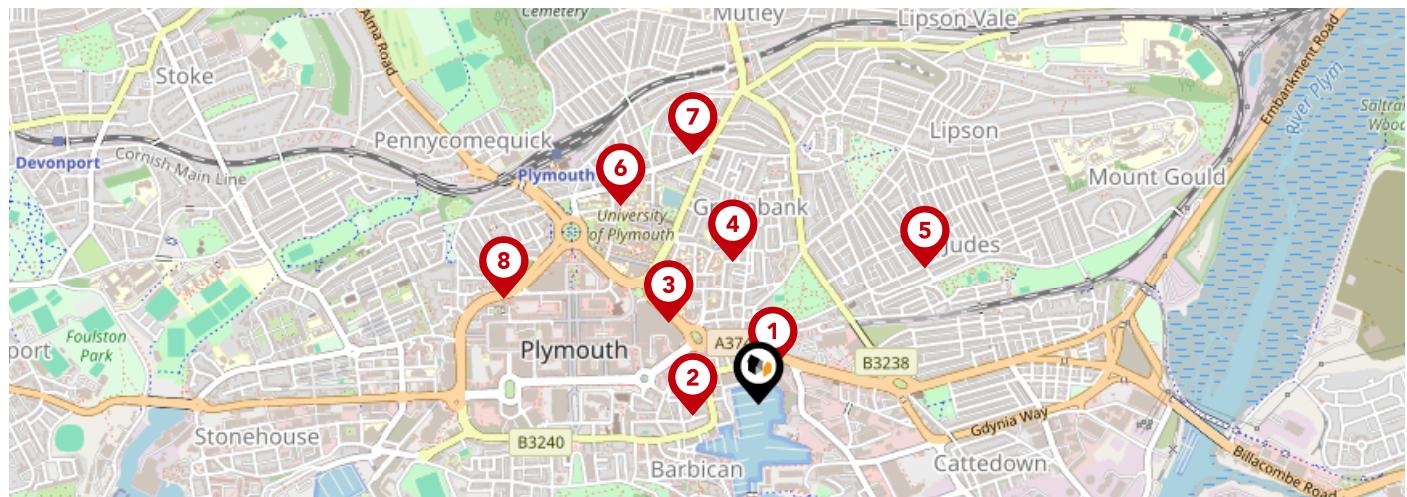
Listed Buildings

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

Area Schools



Nursery Primary Secondary College Private

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

Area Schools



Nursery Primary Secondary College Private



Prince Rock Primary School

Ofsted Rating: Outstanding | Pupils: 408 | Distance: 0.73



St Andrew's Cof E VA Primary School

Ofsted Rating: Good | Pupils: 208 | Distance: 0.75



St Peter's CofE Primary School

Ofsted Rating: Good | Pupils: 154 | Distance: 0.79



The Cathedral School of St Mary

Ofsted Rating: Requires improvement | Pupils: 109 | Distance: 0.82



Plymouth College

Ofsted Rating: Not Rated | Pupils: 513 | Distance: 0.91



Millbay Academy

Ofsted Rating: Good | Pupils: 545 | Distance: 0.92



Lipson Vale Primary School

Ofsted Rating: Good | Pupils: 405 | Distance: 0.93

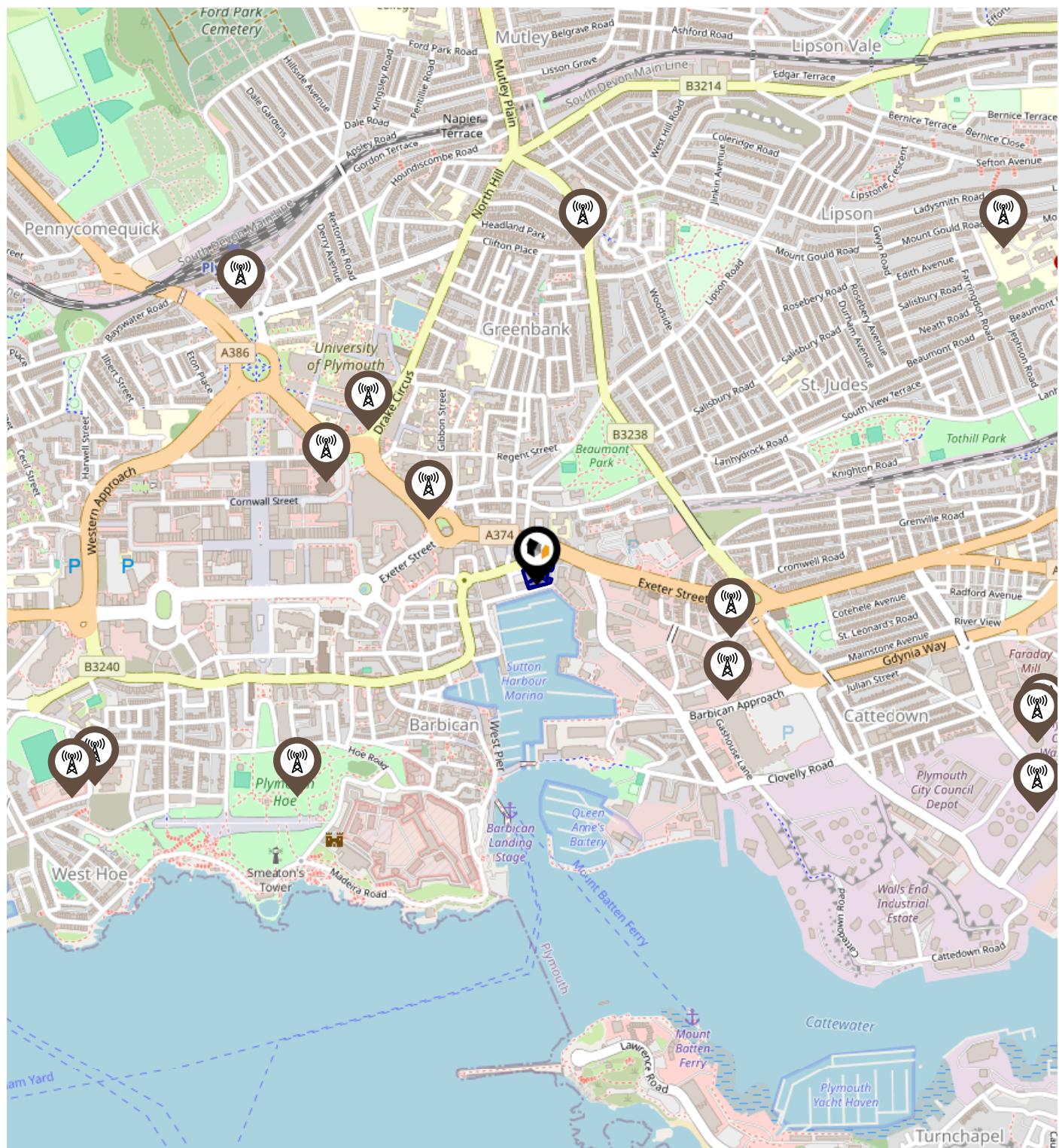


Hyde Park Infants' School

Ofsted Rating: Not Rated | Pupils: 243 | Distance: 1.04



Local Area Masts & Pylons

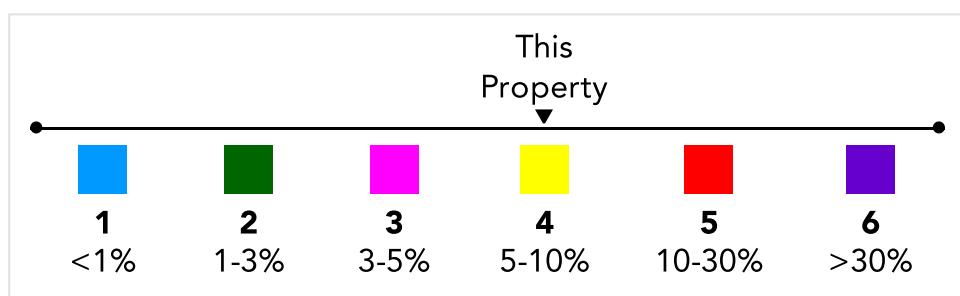
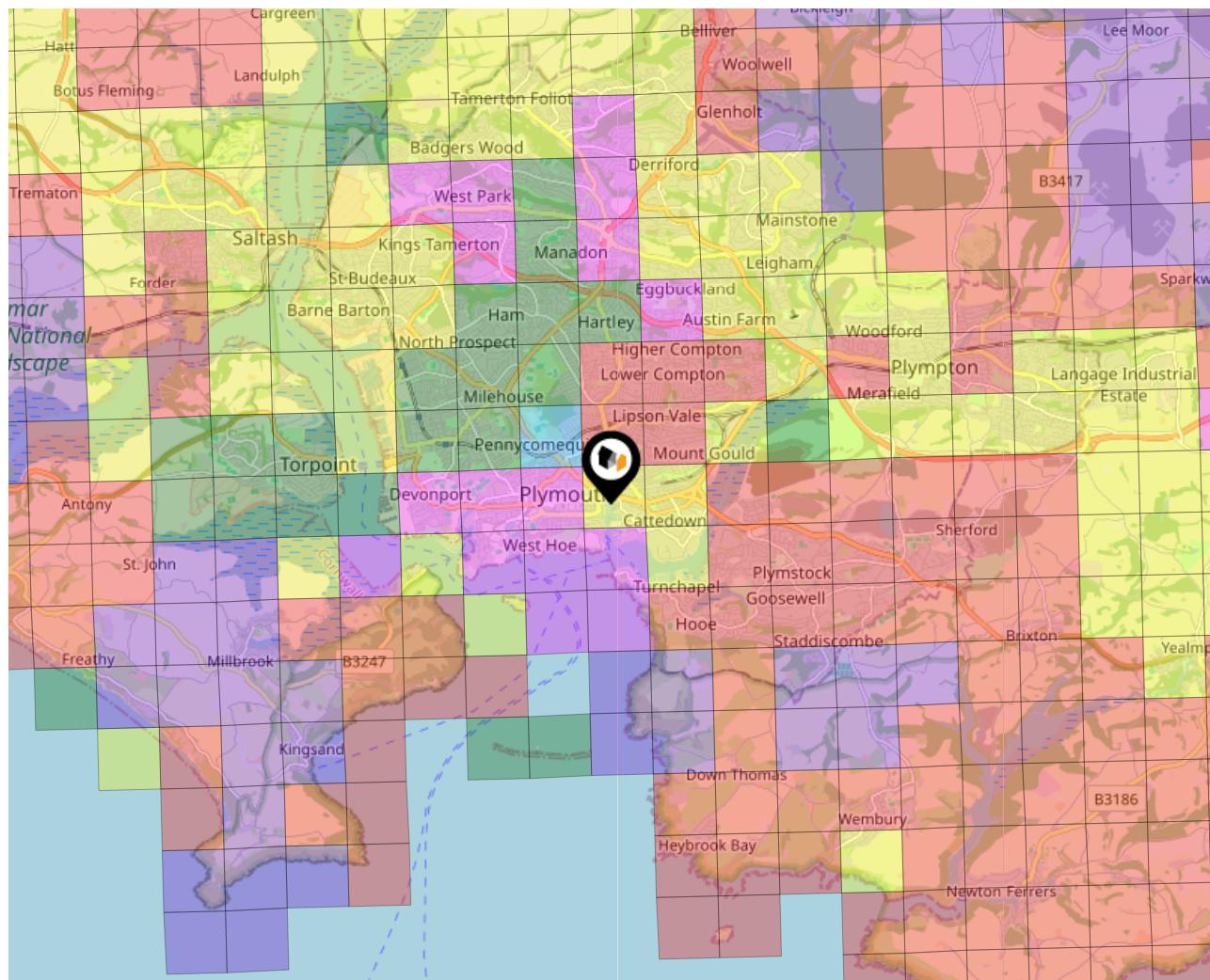


Key:

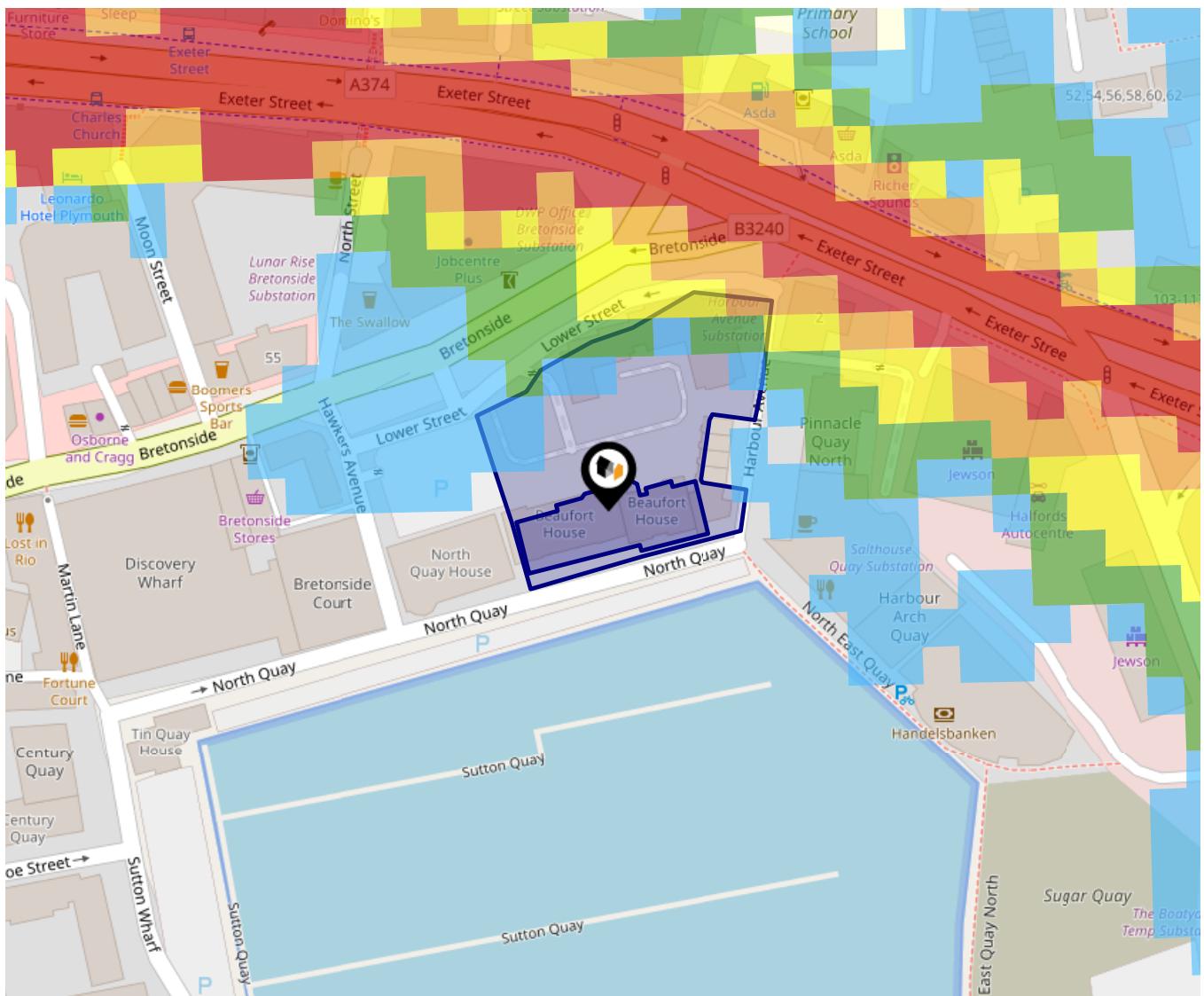
- Power Pylons
- Communication Masts

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 - **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	0.69 miles
2	Plymouth Rail Station	0.68 miles
3	Devonport Rail Station	1.77 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	34.58 miles
2	M5 J30	37.72 miles



Airports/Helipads

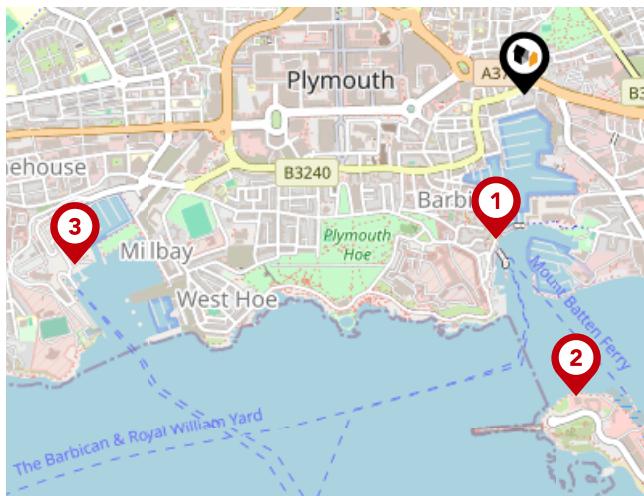
Pin	Name	Distance
1	Glenholt	3.72 miles
2	Exeter Airport	40.15 miles
3	St Mawgan	38.83 miles
4	Joppa	70.4 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	St Theresas 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

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

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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.



6 The Broadway Plymstock Plymouth PL9

7AU

01752 456000

plymstock@langtownandcountry.com

www.langtownandcountry.com



Land Registry

