

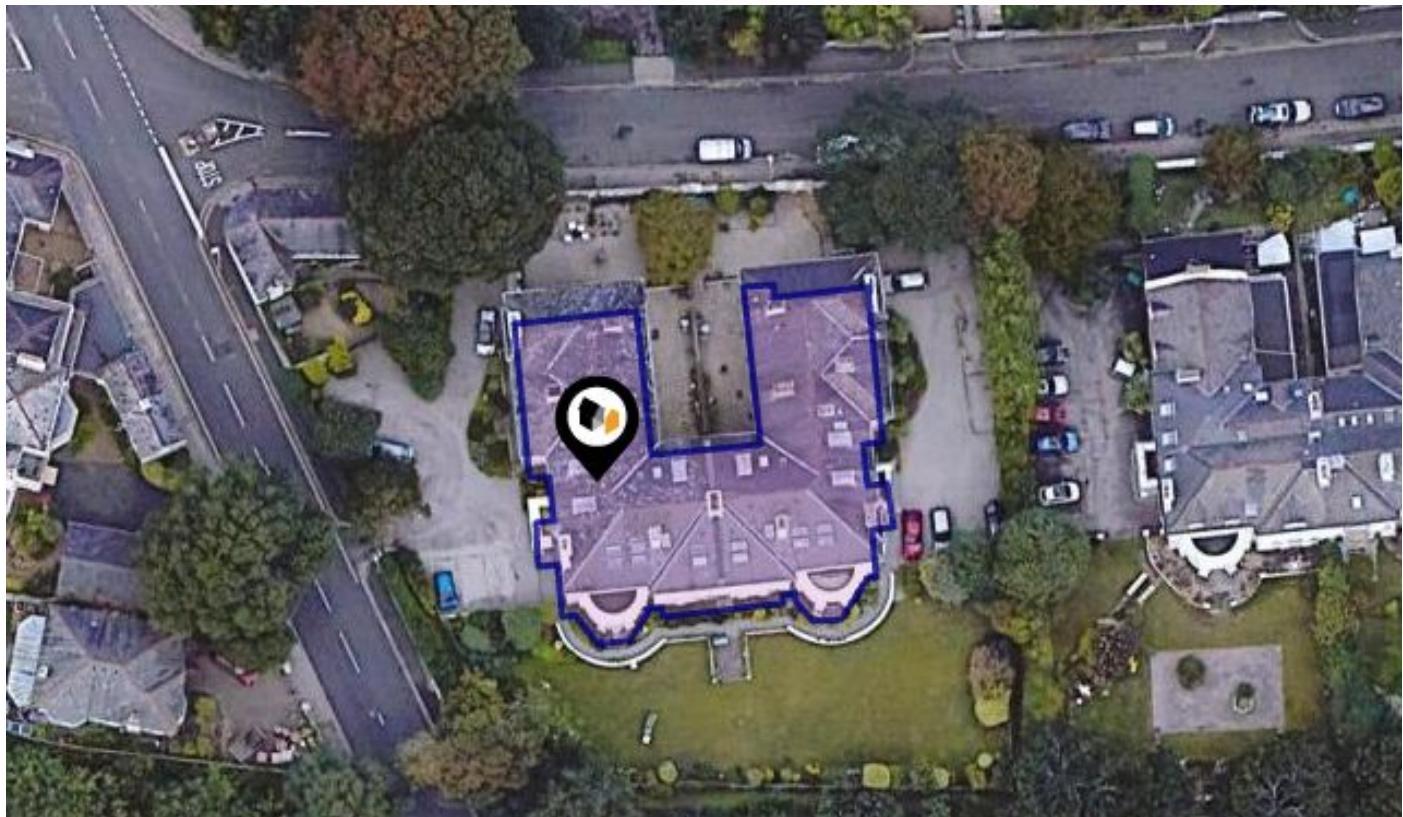


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 02nd February 2026



FLAT 14, WINGFIELD MANSIONS, 82, MOLESWORTH ROAD, PLYMOUTH, PL3 4DZ

6 Mannamead Road Plymouth Devon PL4 7AA

01752 256000

property@langtownandcountry.com

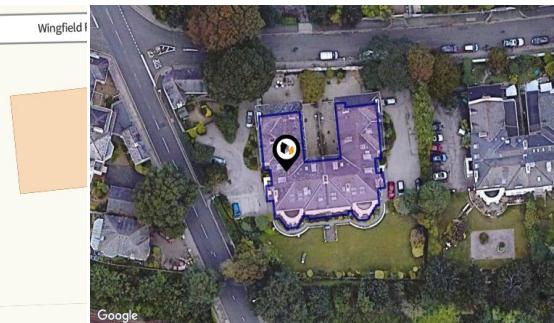
www.langtownandcountry.com



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Property Overview



Property

| | | | |
|------------------|--|-------------------------------|-------------------------------|
| Type: | Flat / Maisonette | Last Sold Date: | 03/12/2021 |
| Bedrooms: | 3 | Last Sold Price: | £193,000 |
| Floor Area: | 1,119 ft ² / 104 m ² | Last Sold £/ft ² : | £164 |
| Plot Area: | 0.17 acres | Tenure: | Leasehold |
| Year Built : | 1996 | Start Date: | 22/01/1996 |
| Council Tax : | Band C | End Date: | 01/01/2193 |
| Annual Estimate: | £2,067 | Lease Term: | 199 years from 1 January 1994 |
| Title Number: | DN366108 | Term Remaining: | 167 years |
| UPRN: | 100041162185 | | |

Local Area

| | |
|--------------------|------------------|
| Local Authority: | City of Plymouth |
| Conservation Area: | Stoke |
| Flood Risk: | |
| • Rivers & Seas | Very low |
| • Surface Water | Very low |

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

17
mb/s **80**
mb/s **1800**
mb/s



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



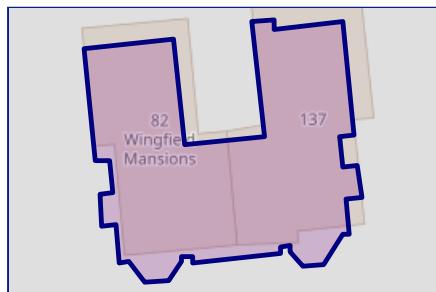
Property Multiple Title Plans

Freehold Title Plan



DN102890

Leasehold Title Plan



DN366108

Start Date: 22/01/1996
End Date: 01/01/2193
Lease Term: 199 years from 1 January 1994
Term Remaining: 167 years

Property EPC - Certificate

Flat 14 Wingfield Mansions 82 Molesworth Road
PLYMOUTH PL3 4DZ

Energy rating

C

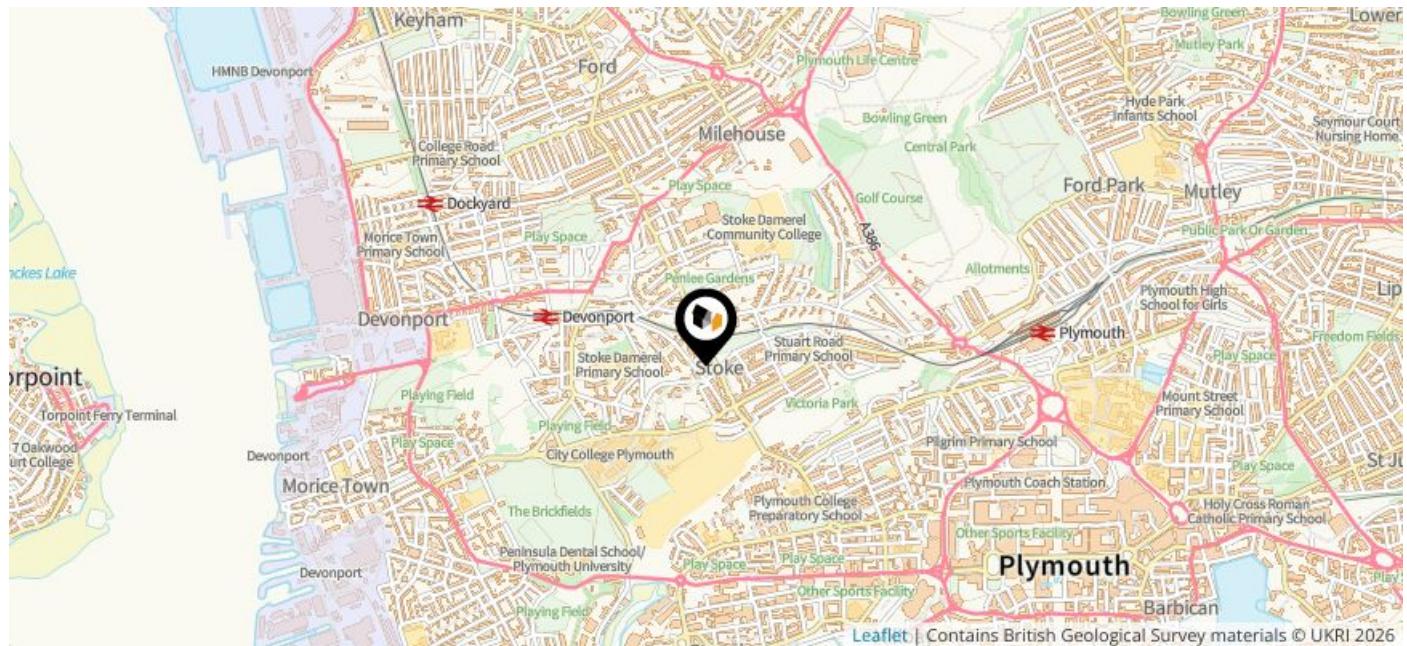
Valid until 11.01.2036

Certificate number
00364929750004727296

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

Maps Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✖ Adit
- ✖ Gutter Pit
- ✖ Shaft

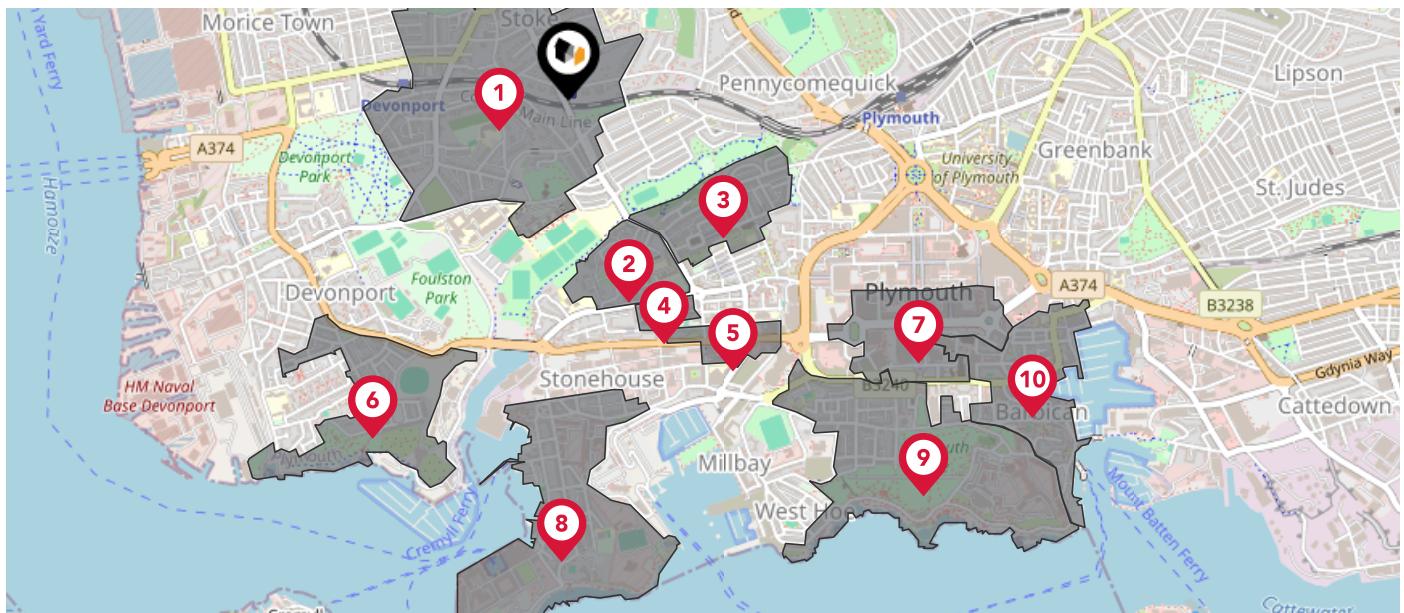
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



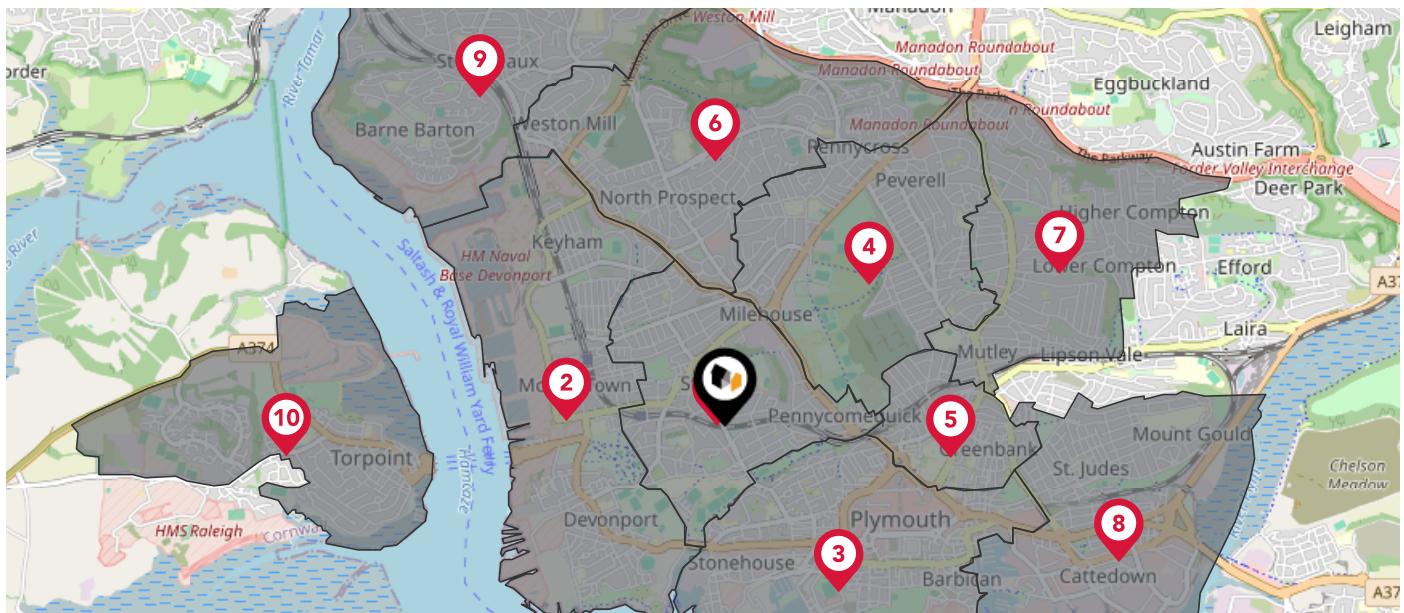
Nearby Conservation Areas

| | |
|----|--------------------------------|
| 1 | Stoke |
| 2 | Royal Naval Hospital |
| 3 | North Stonehouse |
| 4 | Adelaide Street/Clarence Place |
| 5 | Union Street |
| 6 | Devonport |
| 7 | City Centre |
| 8 | Stonehouse Peninsula |
| 9 | The Hoe |
| 10 | Barbican |

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



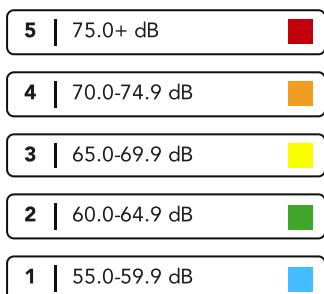
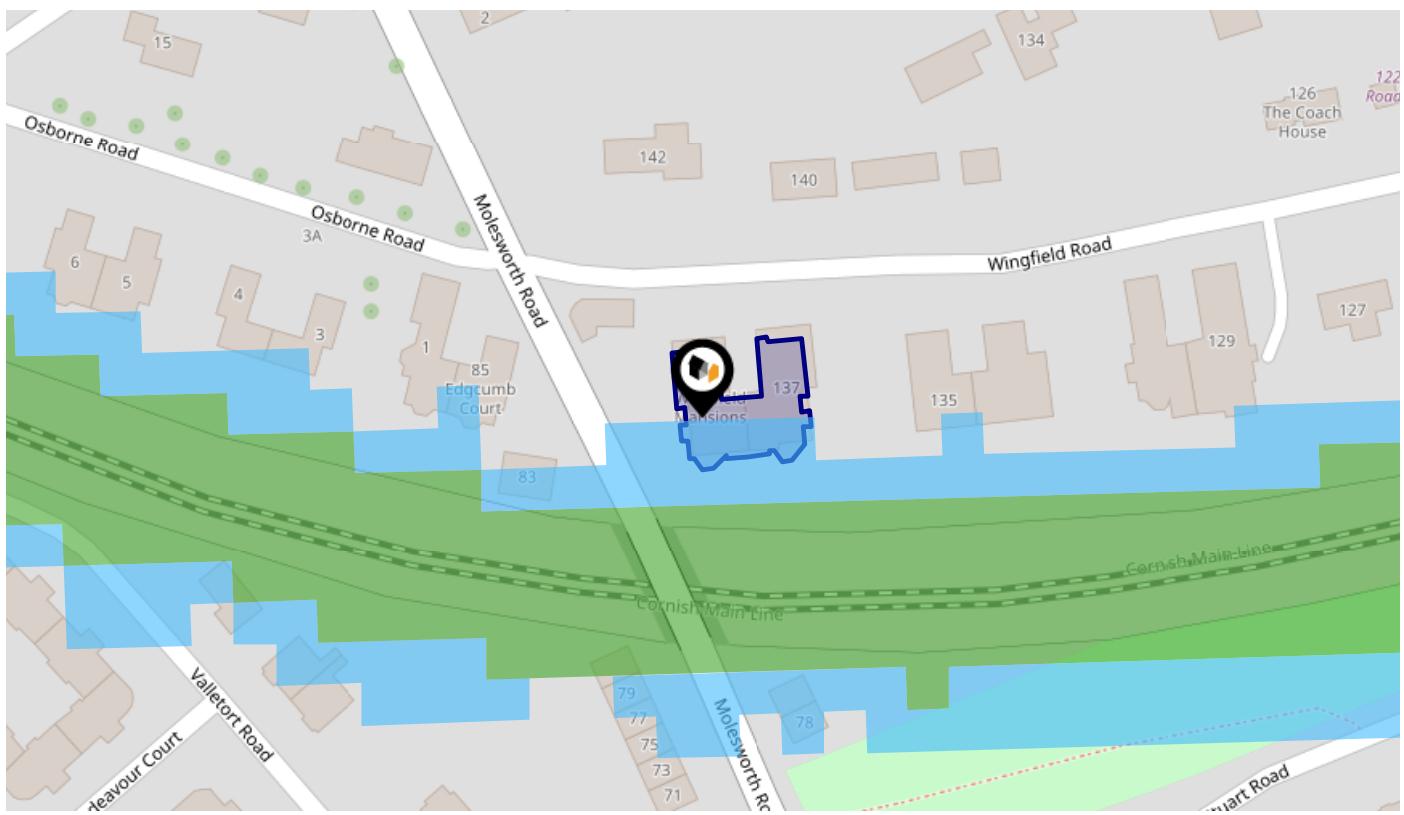
Nearby Council Wards

| | |
|----|-----------------------------------|
| 1 | Stoke Ward |
| 2 | Devonport Ward |
| 3 | St. Peter and the Waterfront Ward |
| 4 | Peverell Ward |
| 5 | Drake Ward |
| 6 | Ham Ward |
| 7 | Compton Ward |
| 8 | Sutton and Mount Gould Ward |
| 9 | St. Budeaux Ward |
| 10 | Torpoint ED |

Maps

Rail Noise

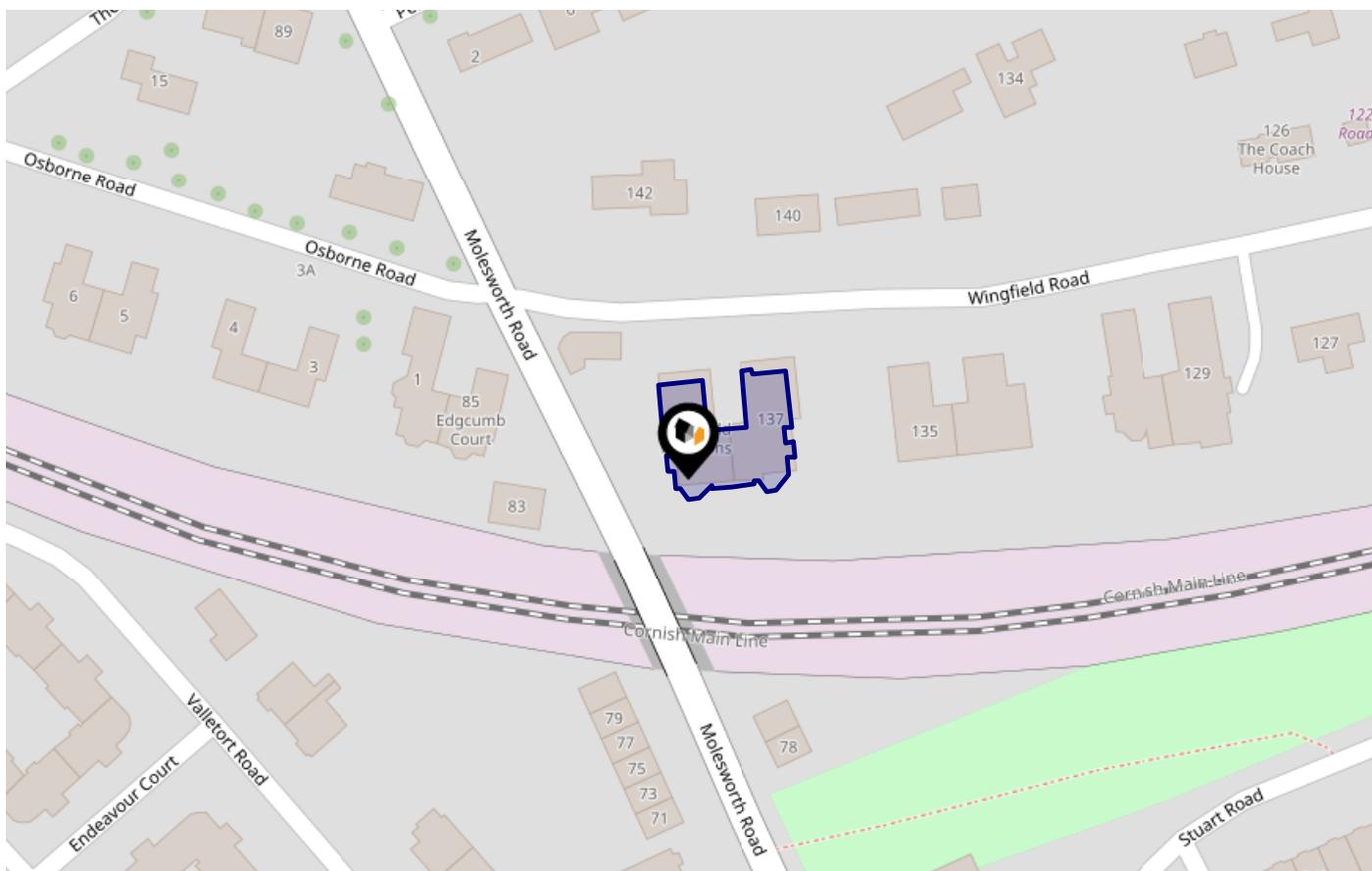
This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...



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.

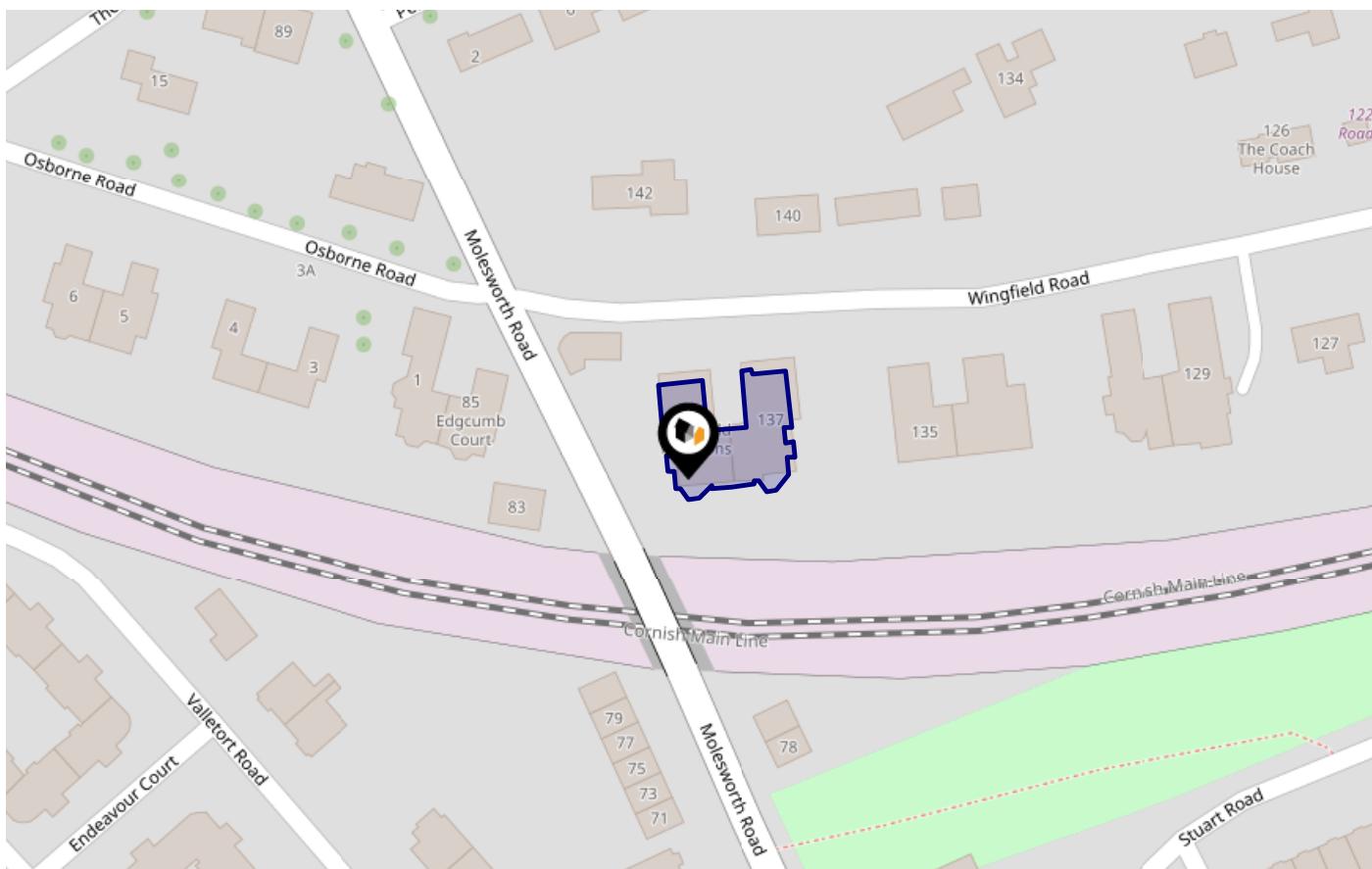
- High Risk** - an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than **1 in 100 (1.0%)** in any one year.
- Low Risk** - an area which has a chance of flooding of greater than **1 in 1000 (0.1%)**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

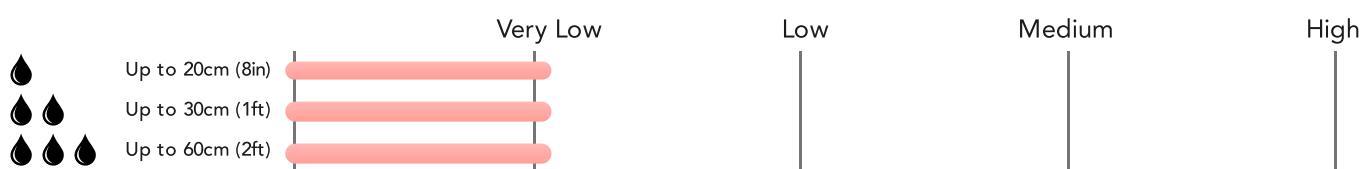


Risk Rating: Very low

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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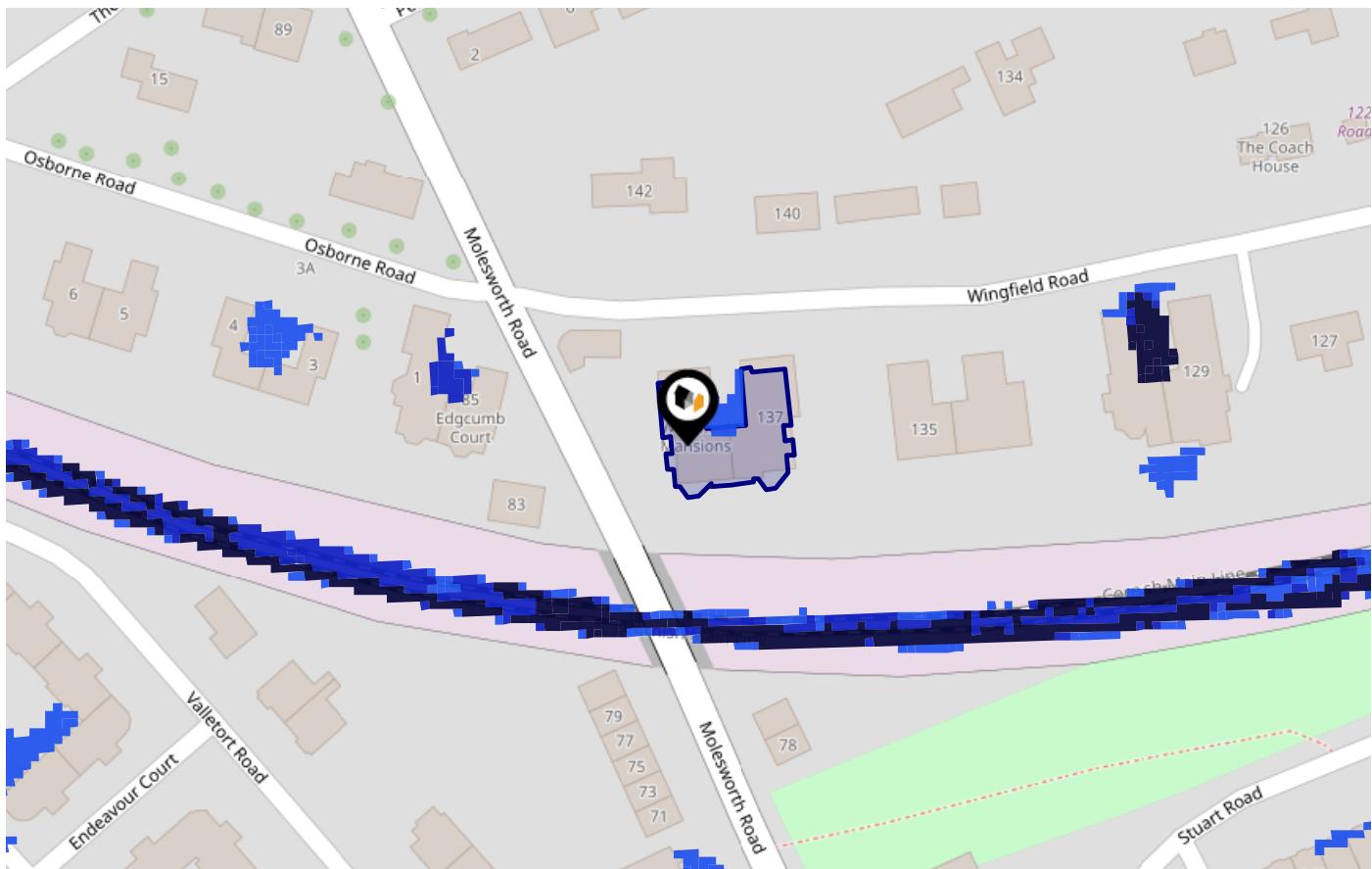
Chance of flooding to the following depths at this property:



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.

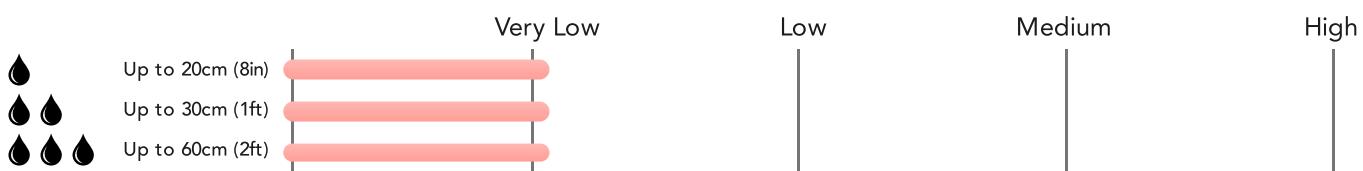


Risk Rating: Very low

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.

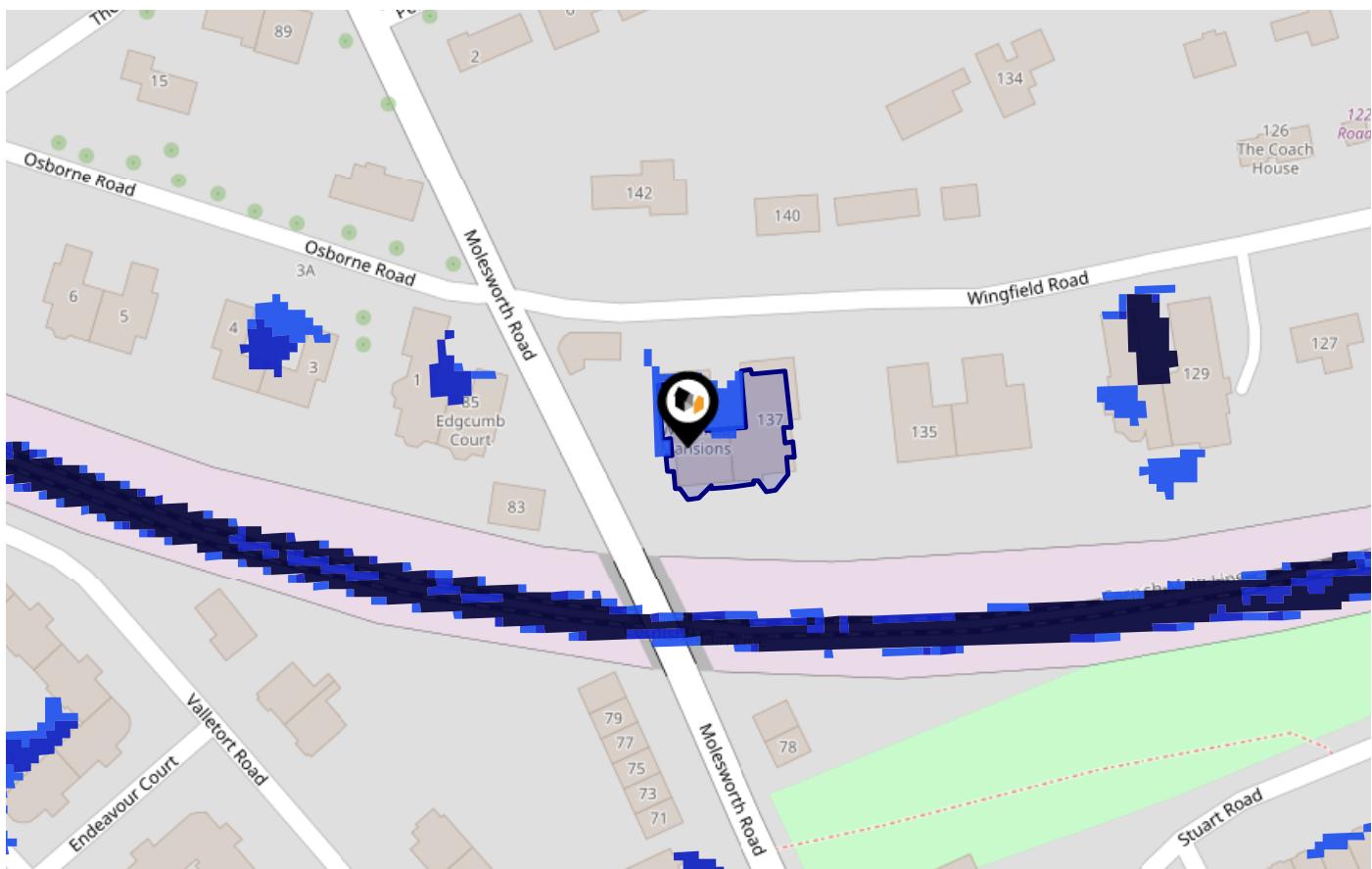
Chance of flooding to the following depths at this property:



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.

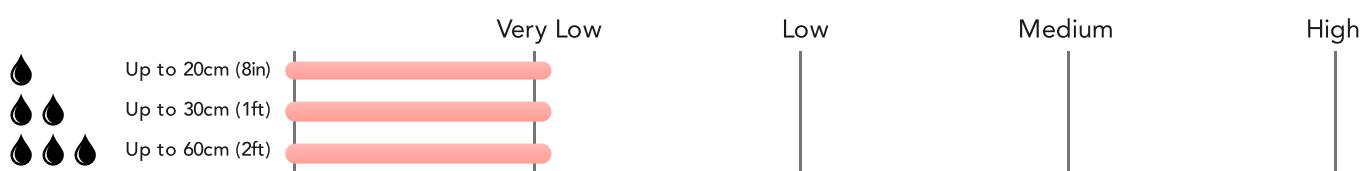


Risk Rating: **Very low**

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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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

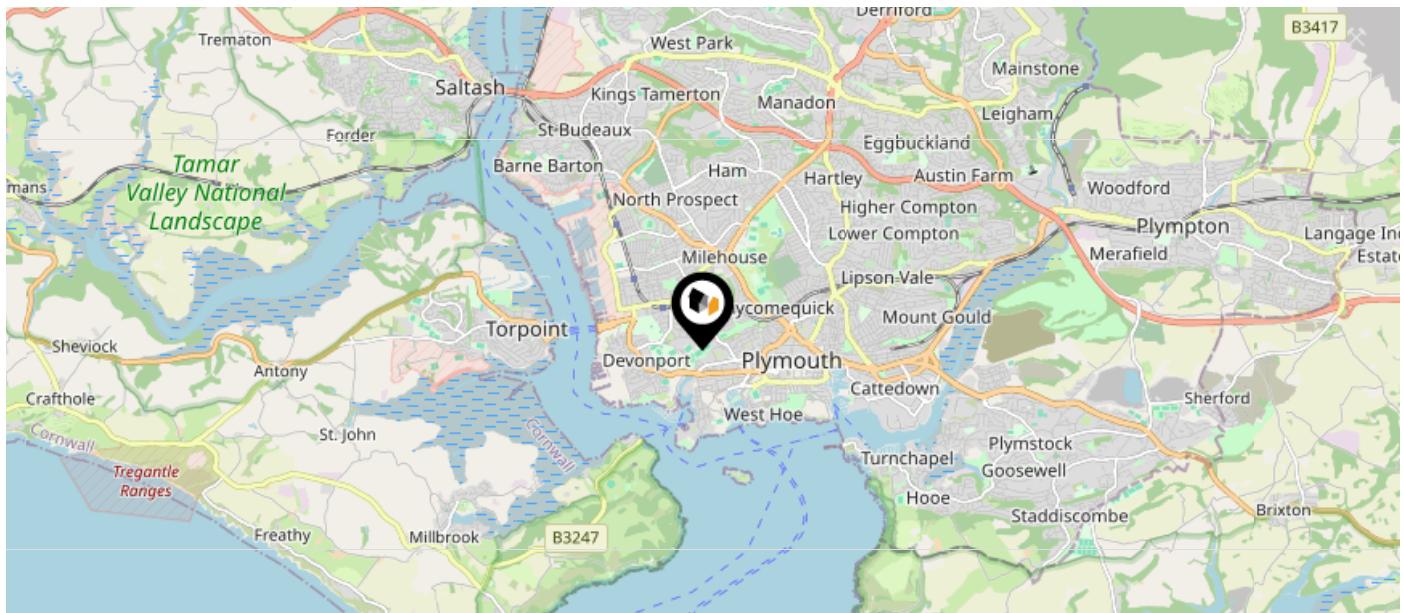
Chance of flooding to the following depths at this property:



Maps

Green Belt

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



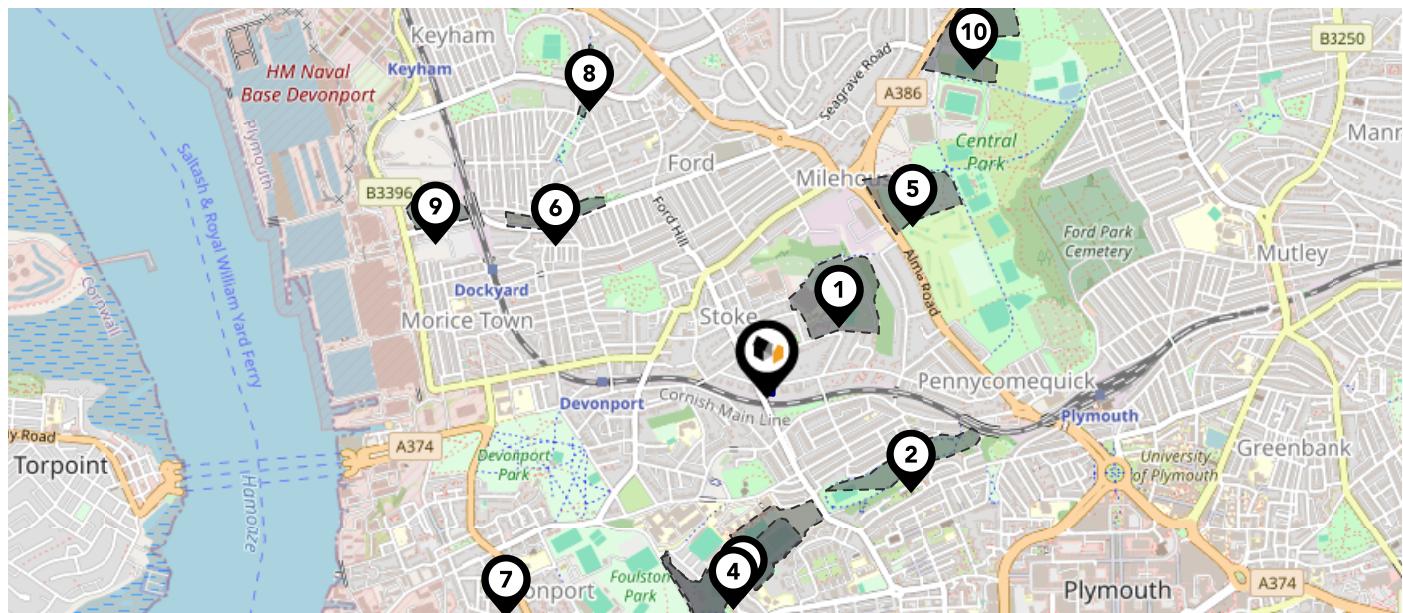
Nearby Green Belt Land

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.



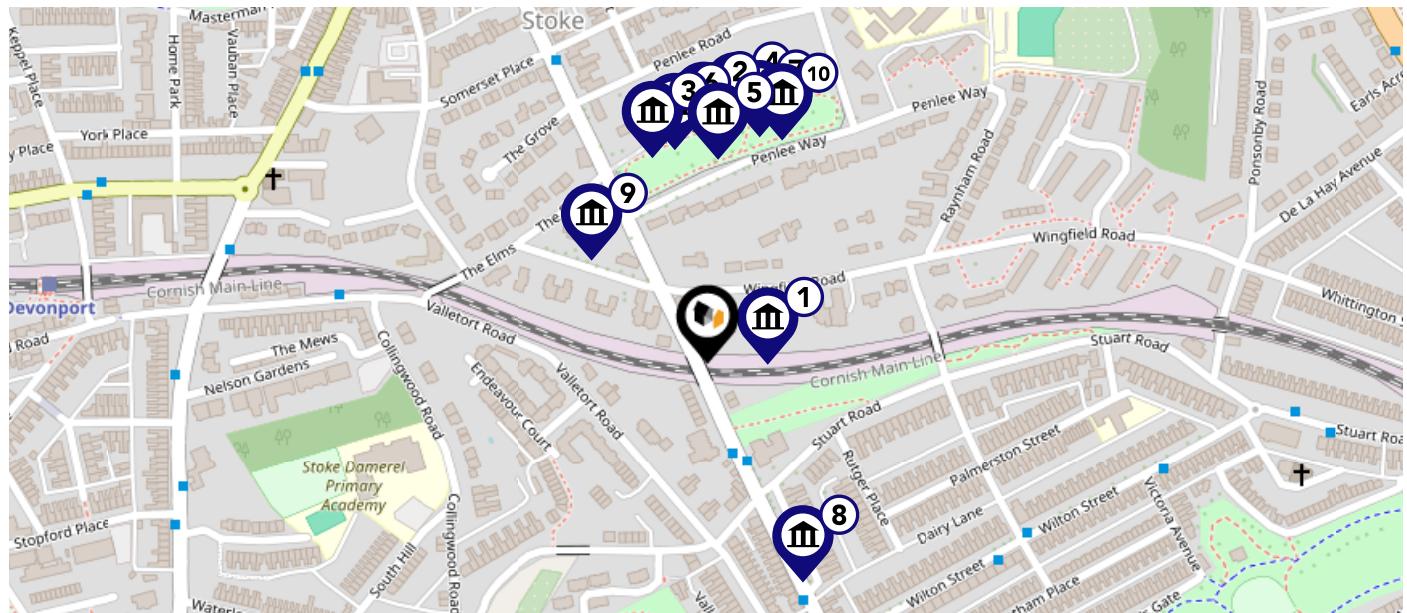
Nearby Landfill Sites

| | | | |
|----|---|-------------------|--------------------------|
| 1 | Stoke School Playing Field And Allotments-Stoke School Playing Field And Allotments, Plymouth | Historic Landfill | <input type="checkbox"/> |
| 2 | Victoria Park-Victoria Park, Plymouth | Historic Landfill | <input type="checkbox"/> |
| 3 | Stonehouse Lake-Plymouth, Devon | Historic Landfill | <input type="checkbox"/> |
| 4 | Stonehouse Playing Fields-Stonehouse Playing Fields, Stonehouse, Plymouth, Devon | Historic Landfill | <input type="checkbox"/> |
| 5 | Central Park Milehouse-Central Park (Milehouse), Plymouth | Historic Landfill | <input type="checkbox"/> |
| 6 | Recreation Ground St Levan Ground And Alexandra Road-Recreation Ground, St Levan Road, Plymouth | Historic Landfill | <input type="checkbox"/> |
| 7 | Hazardous Stores Return Centre-H M Naval Base, Devonport, Plymouth, Devon | Historic Landfill | <input type="checkbox"/> |
| 8 | Disused Railway Cutting-North Down, Devonport, Plymouth | Historic Landfill | <input type="checkbox"/> |
| 9 | St Levan Road Recreation Ground-St Levan Road Recreation Ground, Devonport, Plymouth | Historic Landfill | <input type="checkbox"/> |
| 10 | Peverell Cricket Ground-Peverell Cricket Ground, Plymouth | Historic Landfill | <input type="checkbox"/> |

Maps

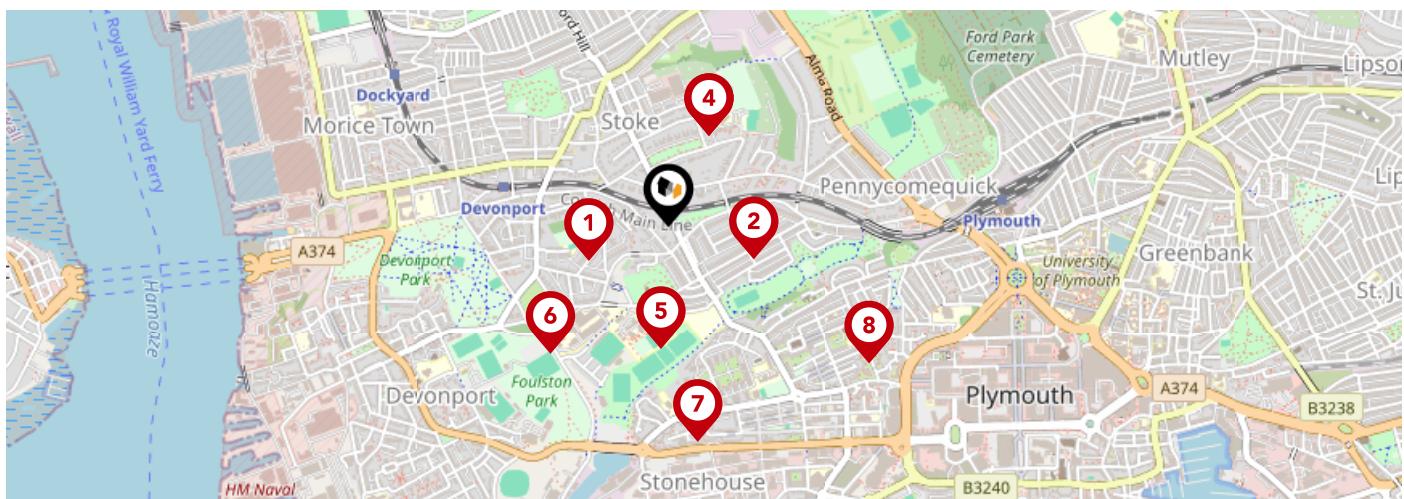
Listed Buildings

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 |
|---|--|----------|-----------|
|  | 1245451 - 133 And 135 Wingfield Road And Road-frontage Walls | Grade II | 0.0 miles |
|  | 1386320 - 6 And 7, Penlee Gardens | Grade II | 0.1 miles |
|  | 1386318 - 3, Penlee Gardens | Grade II | 0.1 miles |
|  | 1386322 - 8 And 9, Penlee Gardens | Grade II | 0.1 miles |
|  | 1386321 - Lamp Standard Opposite Number 7 | Grade II | 0.1 miles |
|  | 1386319 - 4 And 5, Penlee Gardens | Grade II | 0.1 miles |
|  | 1386324 - Lamp Standard In Front Of Number 10 | Grade II | 0.1 miles |
|  | 1386247 - 44-70, Molesworth Road | Grade II | 0.1 miles |
|  | 1386249 - Penlee House And Netherton | Grade II | 0.1 miles |
|  | 1386325 - Lamp Standard Opposite Number 11 | Grade II | 0.1 miles |

Area Schools



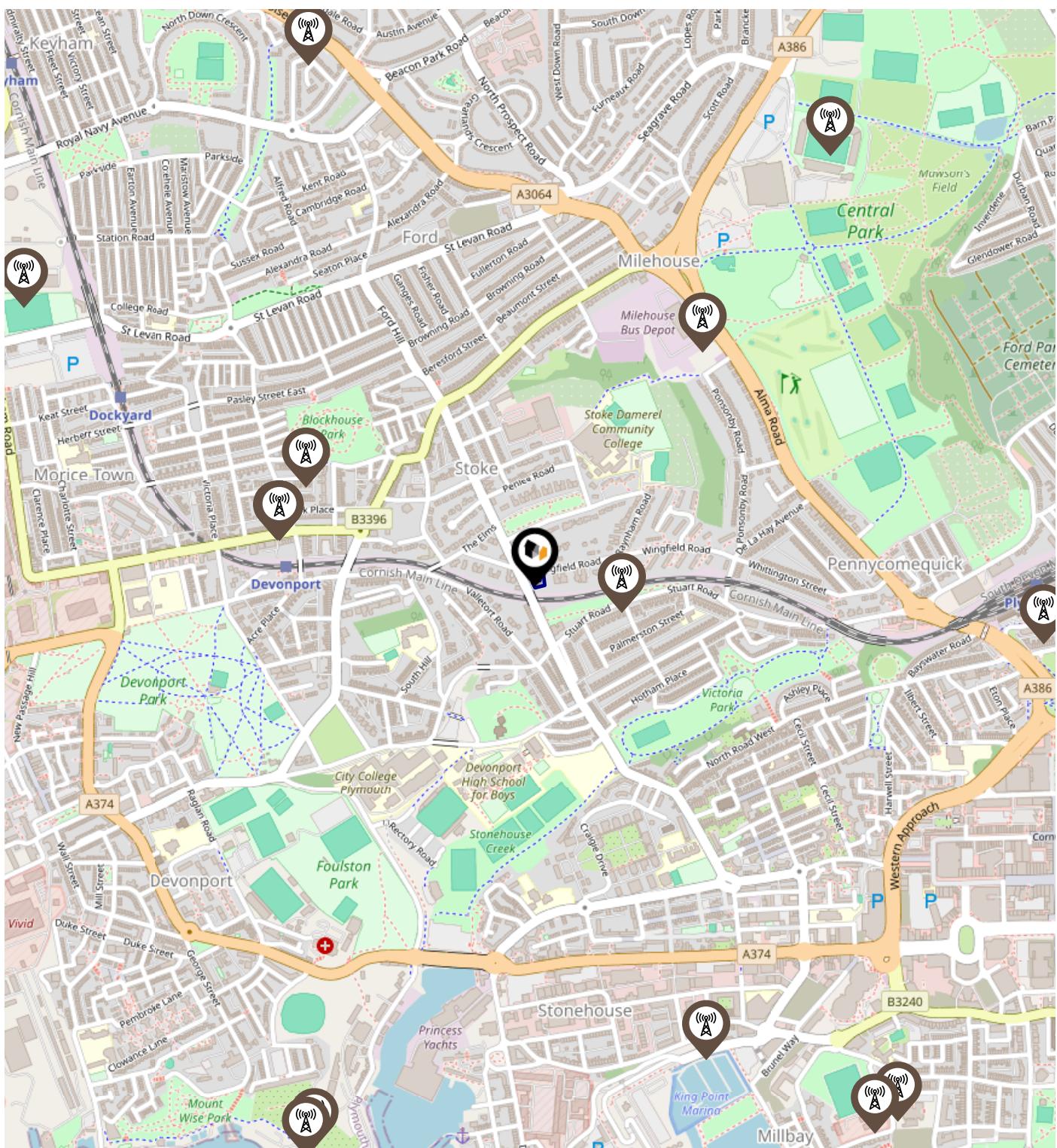
| | | Nursery | Primary | Secondary | College | Private |
|----------|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | Stoke Damerel Primary Academy | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Ofsted Rating: Good Pupils: 400 Distance:0.2 | | | | | |
| 2 | Stuart Road Primary Academy | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Ofsted Rating: Good Pupils: 189 Distance:0.21 | | | | | |
| 3 | Scott Medical and Healthcare College | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Ofsted Rating: Good Pupils: 233 Distance:0.24 | | | | | |
| 4 | Stoke Damerel Community College | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Ofsted Rating: Good Pupils: 1301 Distance:0.24 | | | | | |
| 5 | Devonport High School for Boys | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Ofsted Rating: Good Pupils: 1231 Distance:0.29 | | | | | |
| 6 | City College Plymouth | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Ofsted Rating: Good Pupils: 0 Distance:0.41 | | | | | |
| 7 | High Street Primary Academy | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Ofsted Rating: Good Pupils: 140 Distance:0.51 | | | | | |
| 8 | The Cathedral School of St Mary | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Ofsted Rating: Requires improvement Pupils: 109 Distance:0.57 | | | | | |

Area Schools



| | | Nursery | Primary | Secondary | College | Private |
|----|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 9 | UTC Plymouth Ofsted Rating: Good Pupils: 551 Distance:0.63 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 10 | Ford Primary School Ofsted Rating: Requires improvement Pupils: 214 Distance:0.67 | <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:0.7 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 12 | St Joseph's Catholic Primary School Ofsted Rating: Good Pupils: 206 Distance:0.7 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 13 | Pilgrim Primary Academy Ofsted Rating: Outstanding Pupils: 390 Distance:0.72 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 14 | College Road Primary School Ofsted Rating: Good Pupils: 204 Distance:0.74 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 15 | Millbay Academy Ofsted Rating: Good Pupils: 545 Distance:0.75 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 16 | Morice Town Primary Academy Ofsted Rating: Good Pupils: 185 Distance:0.79 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Local Area Masts & Pylons



Key:

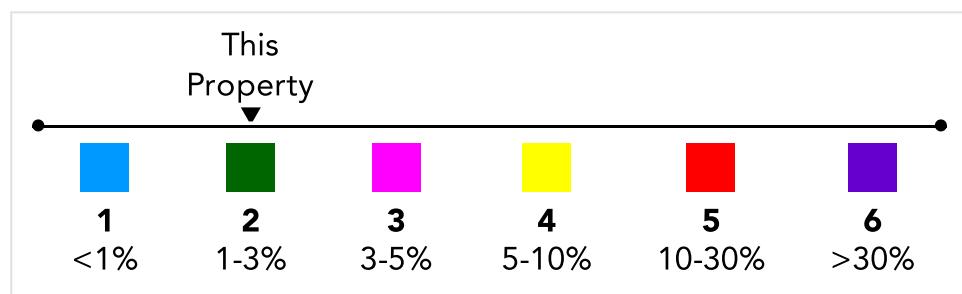
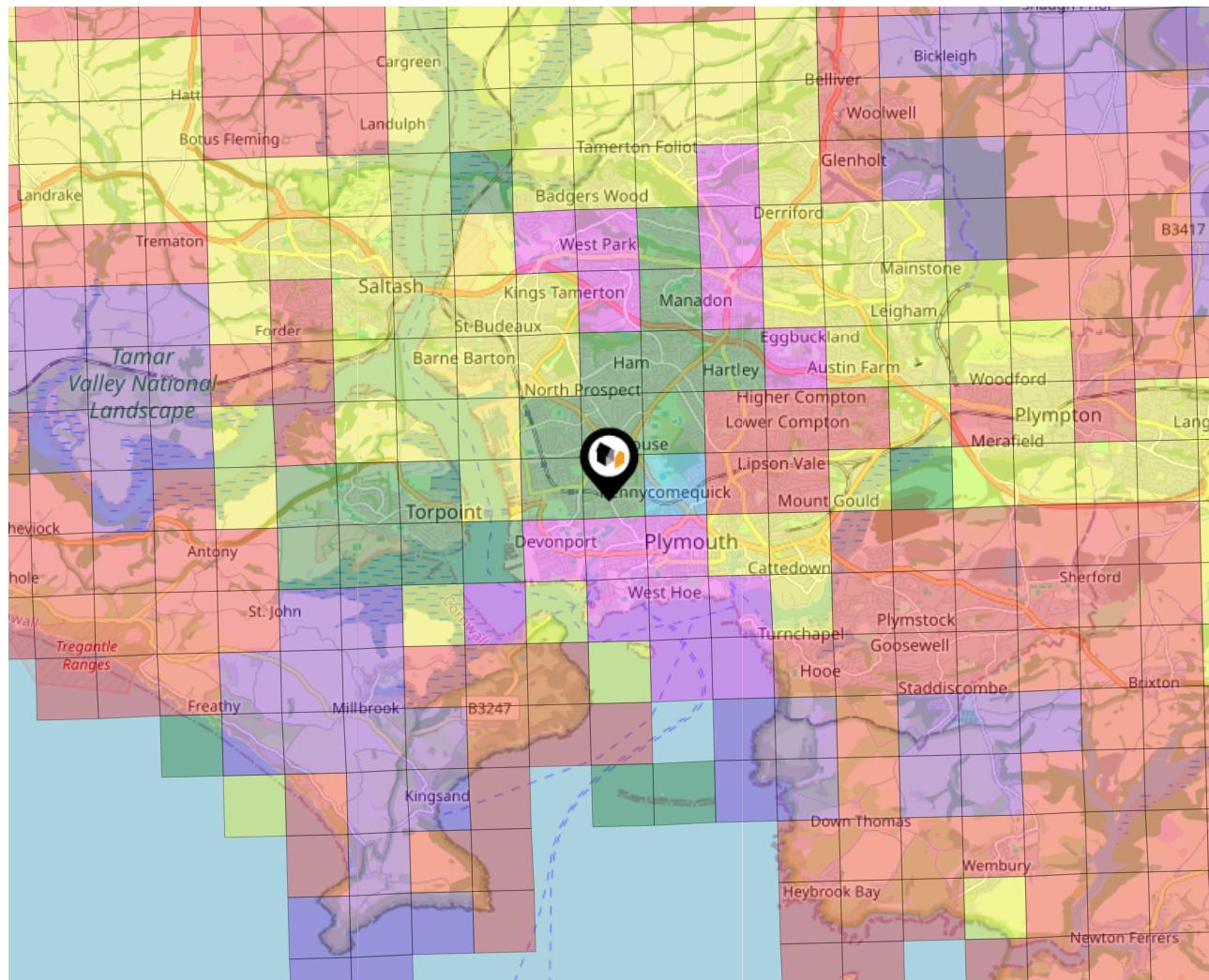
- Power Pylons
- Communication Masts

Environment

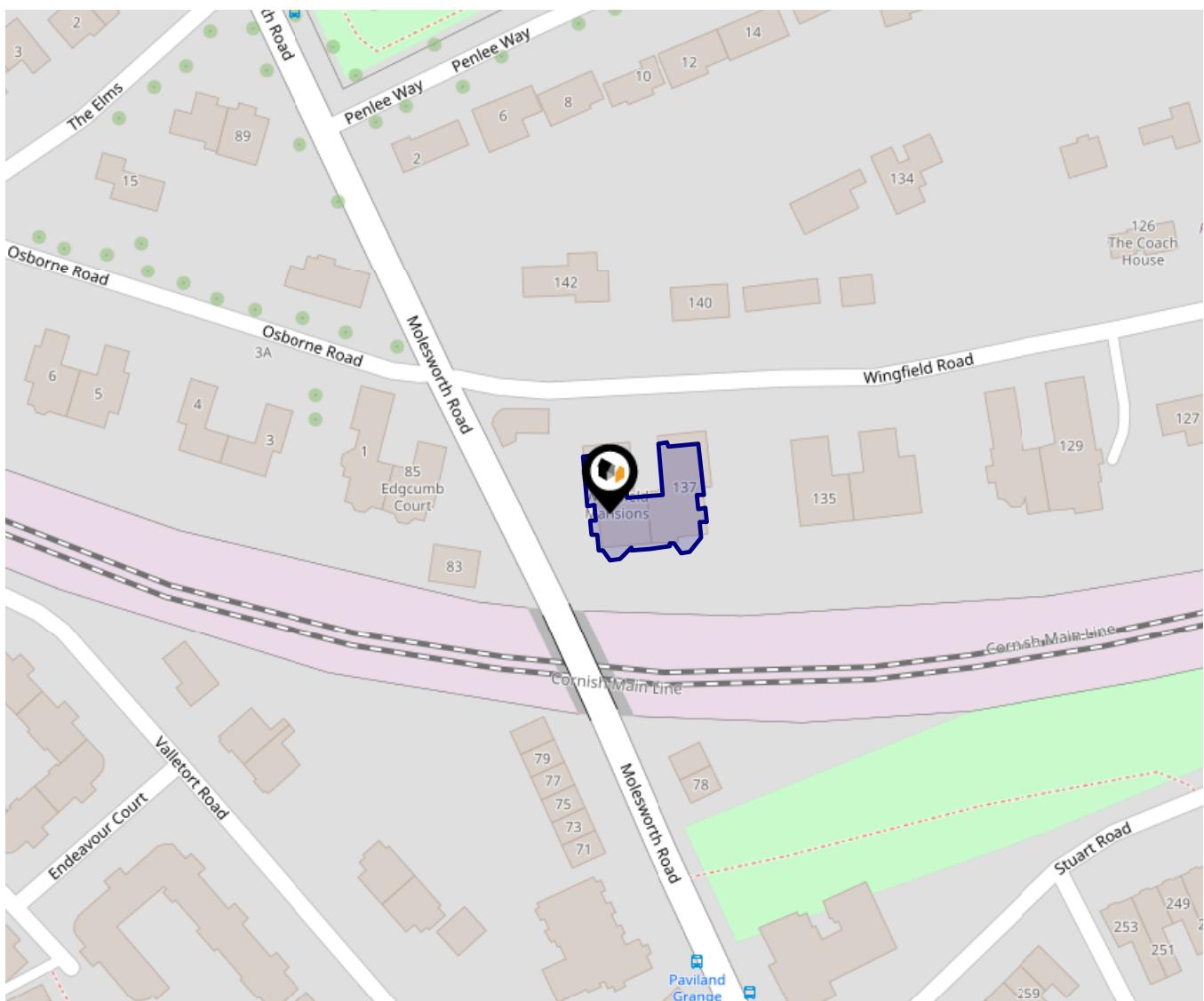
Radon Gas

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

Environment Soils & Clay

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

Carbon Content: NONE

Parent Material Grain: ARGILLACEOUS

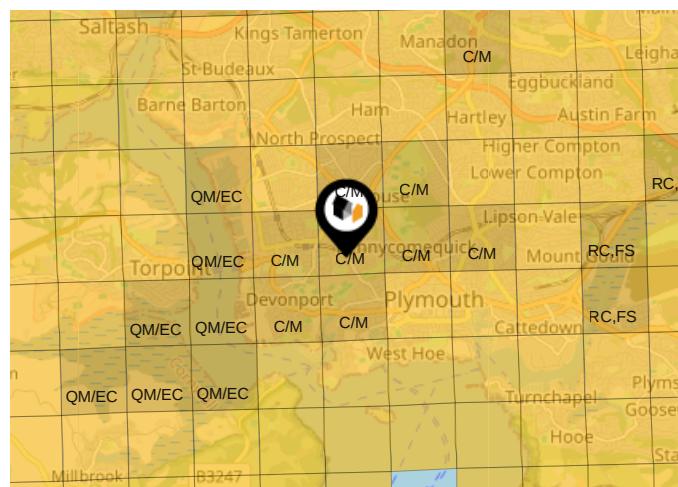
Soil Group: MEDIUM(SILTY)

Soil Texture:

SILTY LOAM

Soil Depth:

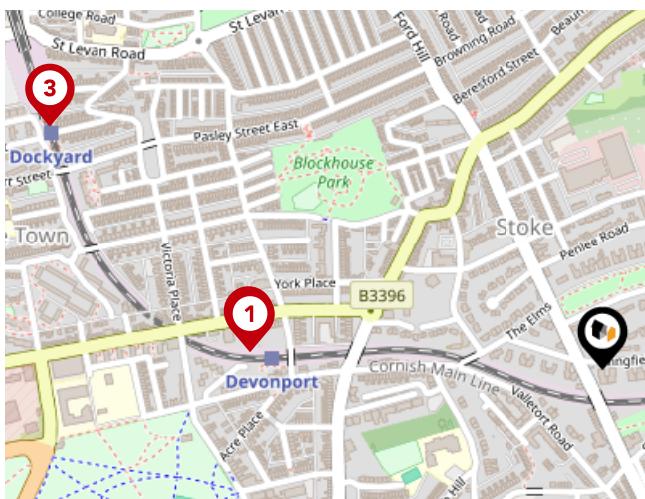
INTERMEDIATE-SHALLOW



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 | Devonport Rail Station | 0.42 miles |
| 2 | Devonport Rail Station | 0.42 miles |
| 3 | Dockyard (Plymouth) Rail Station | 0.71 miles |



Trunk Roads/Motorways

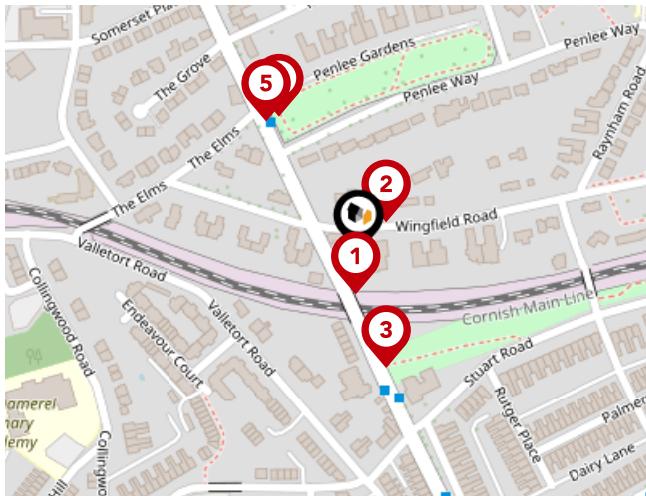
| Pin | Name | Distance |
|-----|--------|-------------|
| 1 | M5 J31 | 35.26 miles |
| 2 | M5 J30 | 38.4 miles |



Airports/Helpads

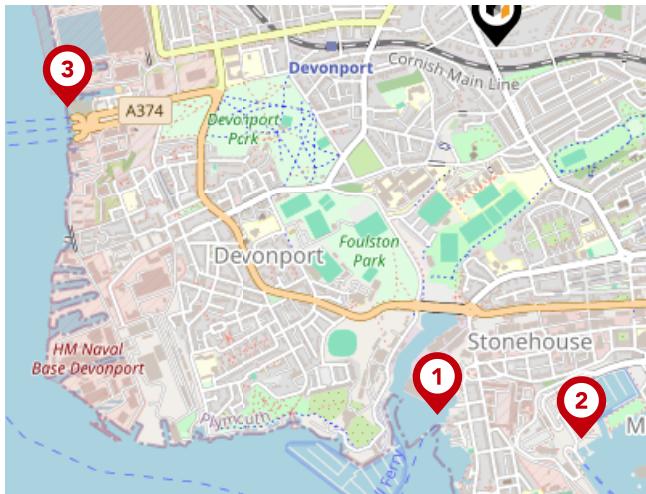
| Pin | Name | Distance |
|-----|----------------|-------------|
| 1 | Glenholt | 3.8 miles |
| 2 | Exeter Airport | 40.83 miles |
| 3 | St Mawgan | 37.51 miles |
| 4 | Joppa | 69.32 miles |

Area Transport (Local)



Bus Stops/Stations

| Pin | Name | Distance |
|-----|---------------------|------------|
| 1 | Wingfield Mansions | 0.02 miles |
| 2 | Wingfield Road West | 0.02 miles |
| 3 | Stuart Road | 0.07 miles |
| 4 | The Elms | 0.09 miles |
| 5 | The Elms | 0.1 miles |



Ferry Terminals

| Pin | Name | Distance |
|-----|------------------------------------|------------|
| 1 | Plymouth Stonehouse Ferry Terminal | 0.88 miles |
| 2 | Plymouth Ferry Terminal | 0.95 miles |
| 3 | Devonport Ferry Terminal | 1.02 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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