

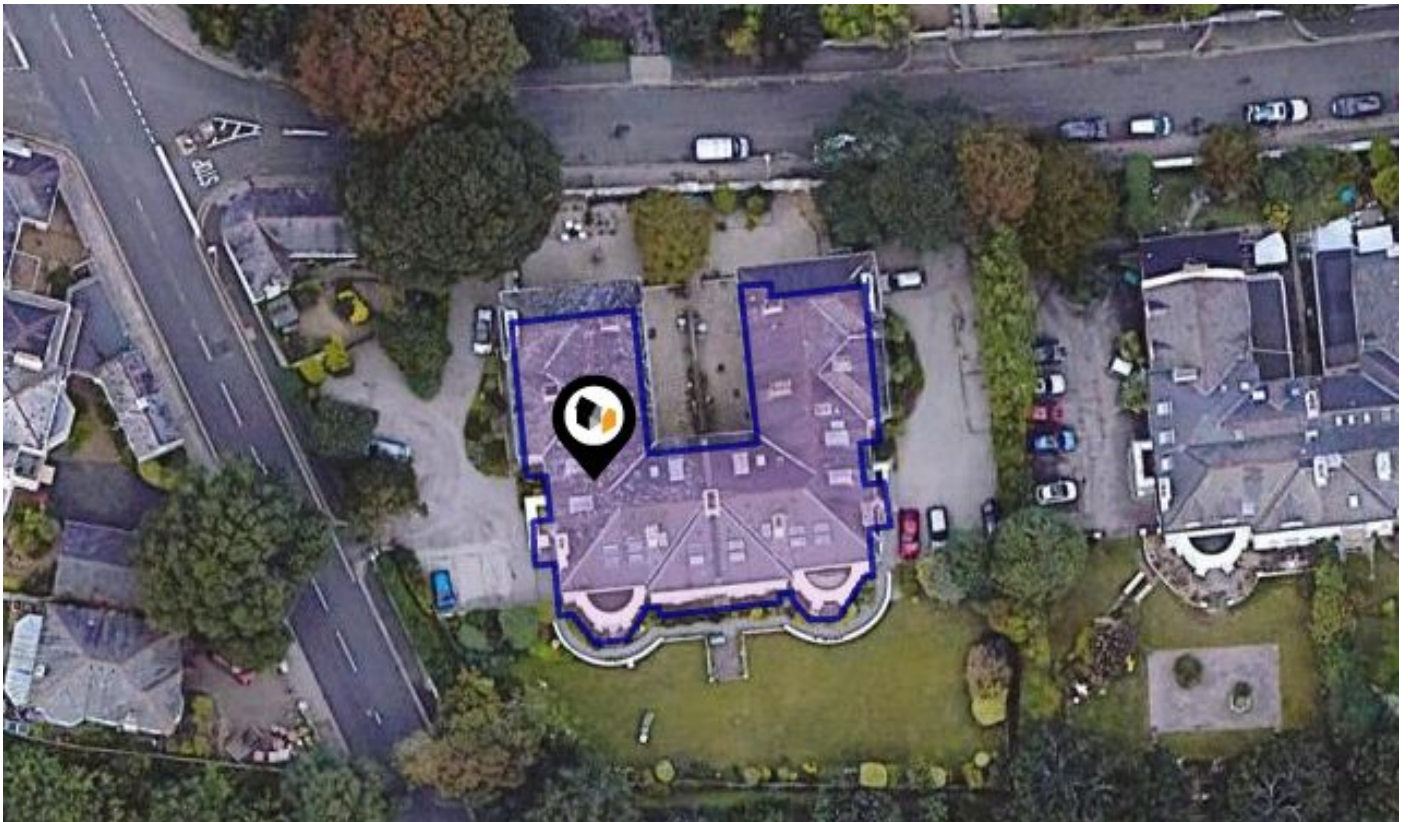


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Monday 02<sup>nd</sup> 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

# Property Overview



## Property

Type:	Flat / Maisonette	Last Sold Date:	03/12/2021
Bedrooms:	3	Last Sold Price:	£193,000
Floor Area:	1,119 ft <sup>2</sup> / 104 m <sup>2</sup>	Last Sold £/ft <sup>2</sup> :	£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	Estimated Broadband Speeds		
Conservation Area:	Stoke	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	Very low	17	80	1800
• Surface Water	Very low	mb/s	mb/s	mb/s

Mobile Coverage:	Satellite/Fibre TV Availability:		
(based on calls indoors)			

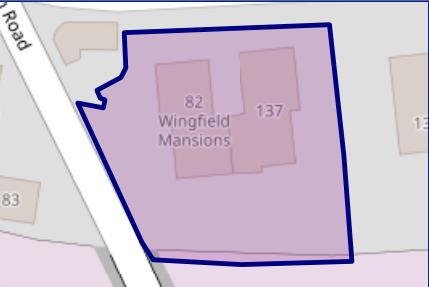
# Property

## Multiple Title Plans

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### Freehold Title Plan

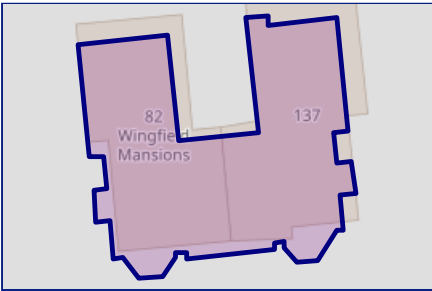
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**DN102890**

### 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

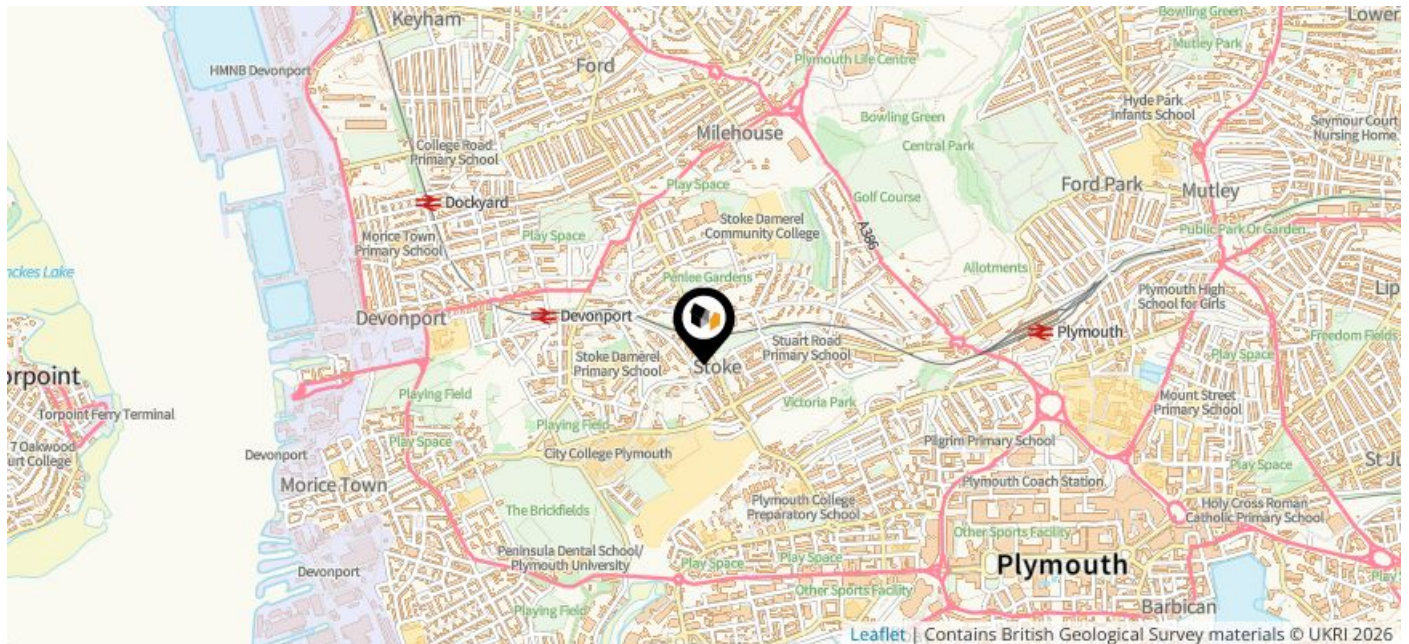
Flat 14 Wingfield Mansions 82 Molesworth Road PLYMOUTH PL3 4DZ		Energy rating  C	
Valid until 11.01.2036		Certificate number 00364929750004727296	
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74   c	74   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



# Maps

## Coal Mining

This map displays nearby coal mine entrances and their classifications.



### Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

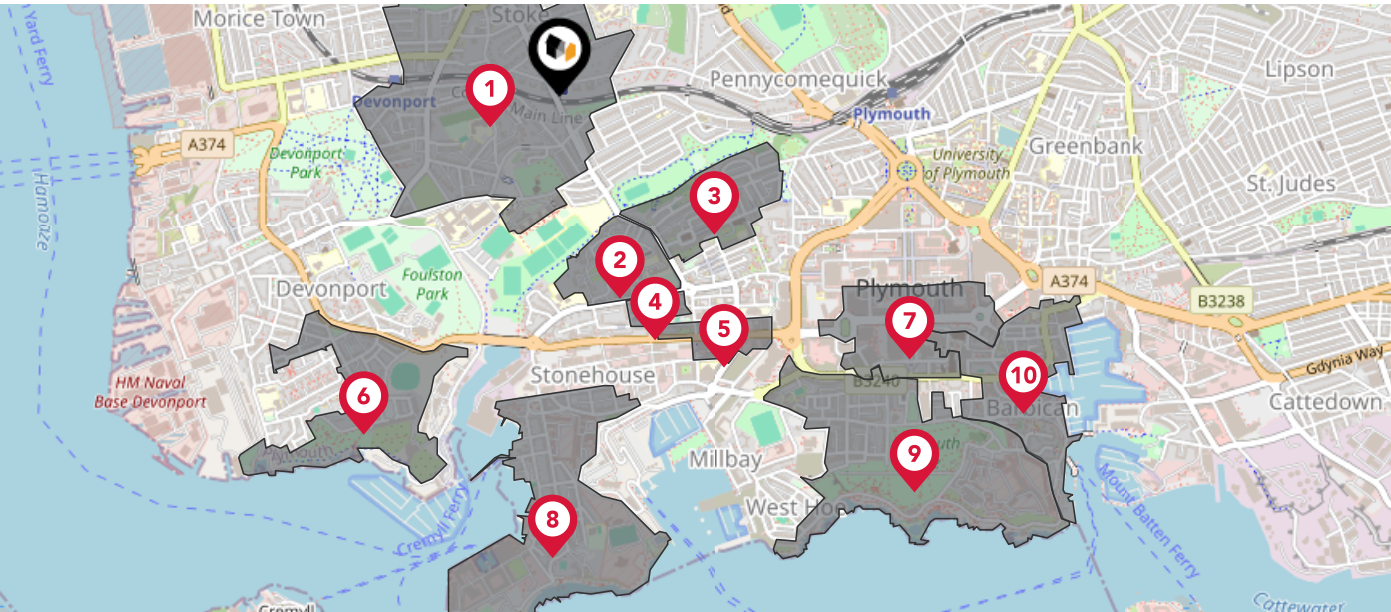
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.

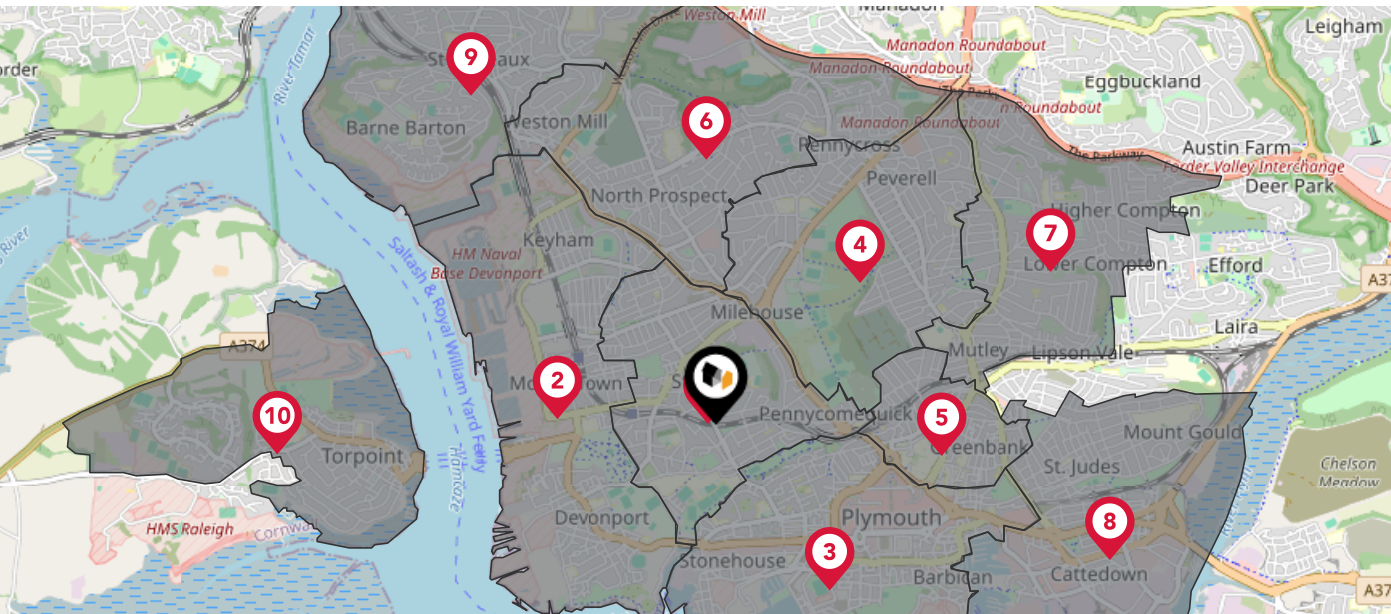


Nearby Conservation Areas	
1	Stoke
2	Royal Naval Hospital
3	North Stonehouse
4	Adelaide Street/Clarence Place
5	Union Street
6	Devonport
7	City Centre
8	Stonehouse Peninsula
9	The Hoe
10	Barbican

# 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



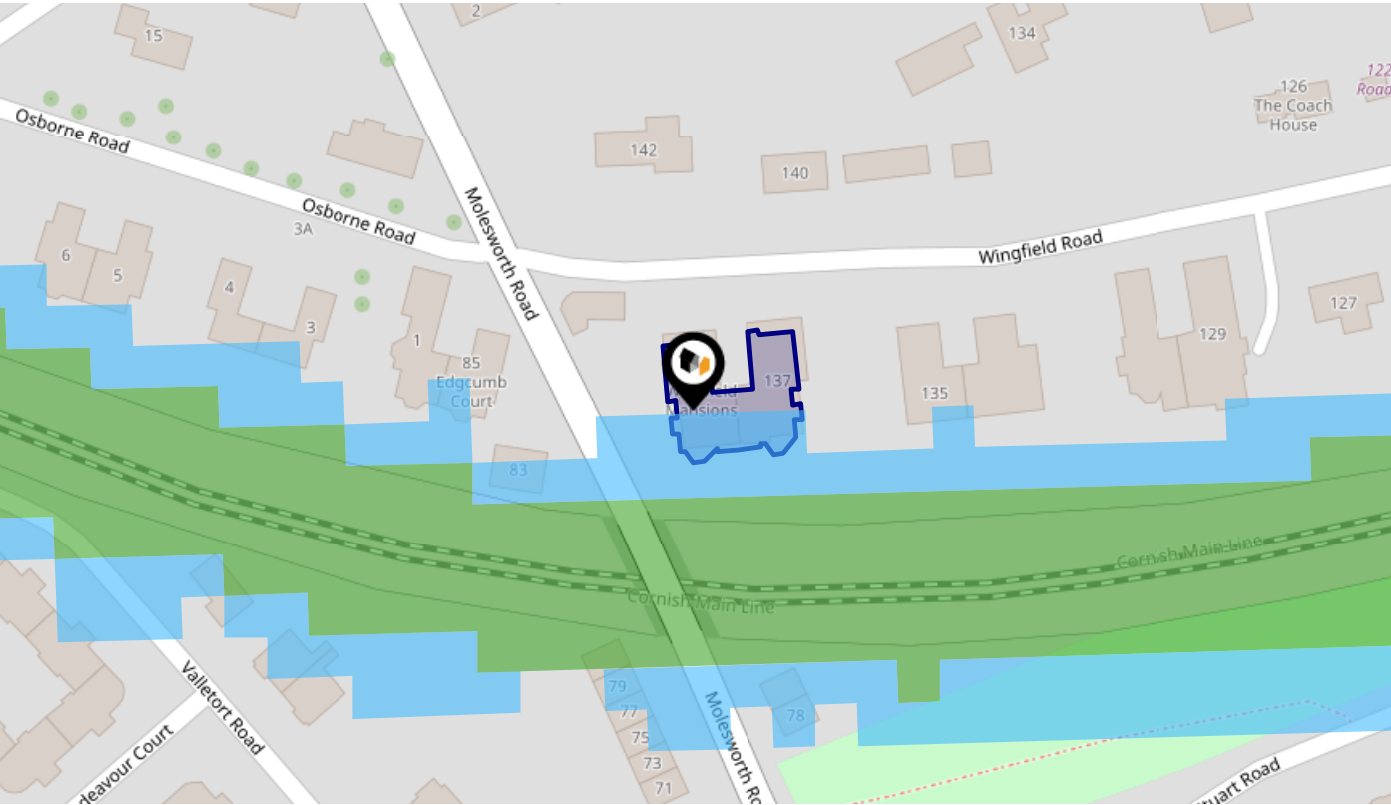
Nearby Council Wards	
1	Stoke Ward
2	Devonport Ward
3	St. Peter and the Waterfront Ward
4	Peverell Ward
5	Drake Ward
6	Ham Ward
7	Compton Ward
8	Sutton and Mount Gould Ward
9	St. Budeaux Ward
10	Torpoint ED



# Maps

## Rail Noise

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



### 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:

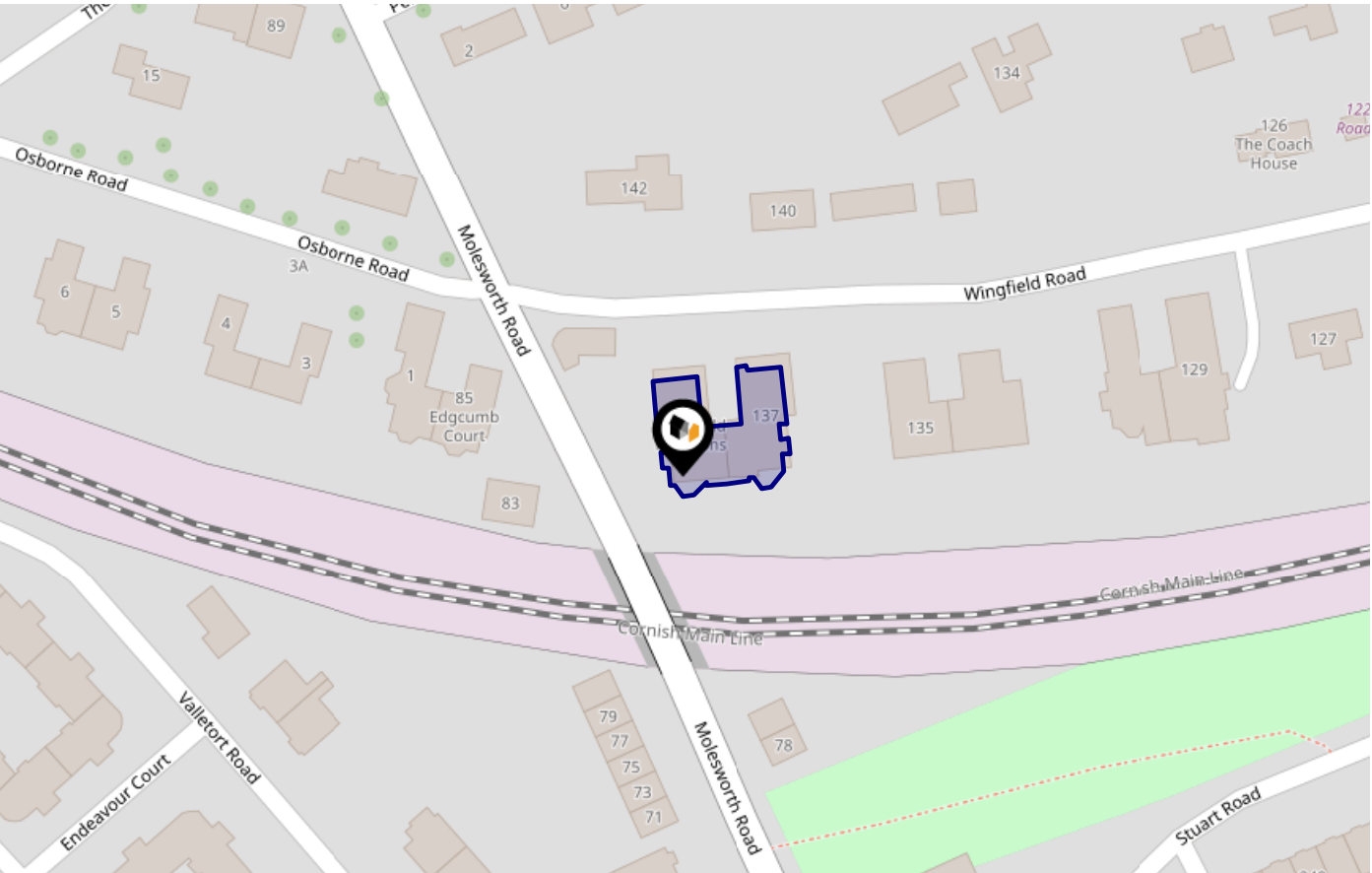
5		75.0+ dB	<div></div>
4		70.0-74.9 dB	<div></div>
3		65.0-69.9 dB	<div></div>
2		60.0-64.9 dB	<div></div>
1		55.0-59.9 dB	<div></div>



# Flood Risk

## Rivers & Seas - Flood Risk

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

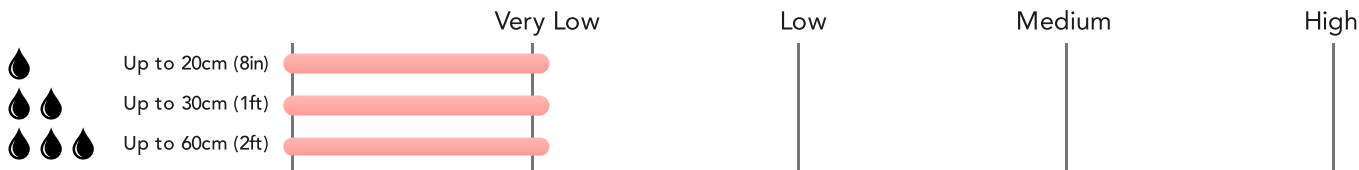


**Risk Rating:** Very low

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

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

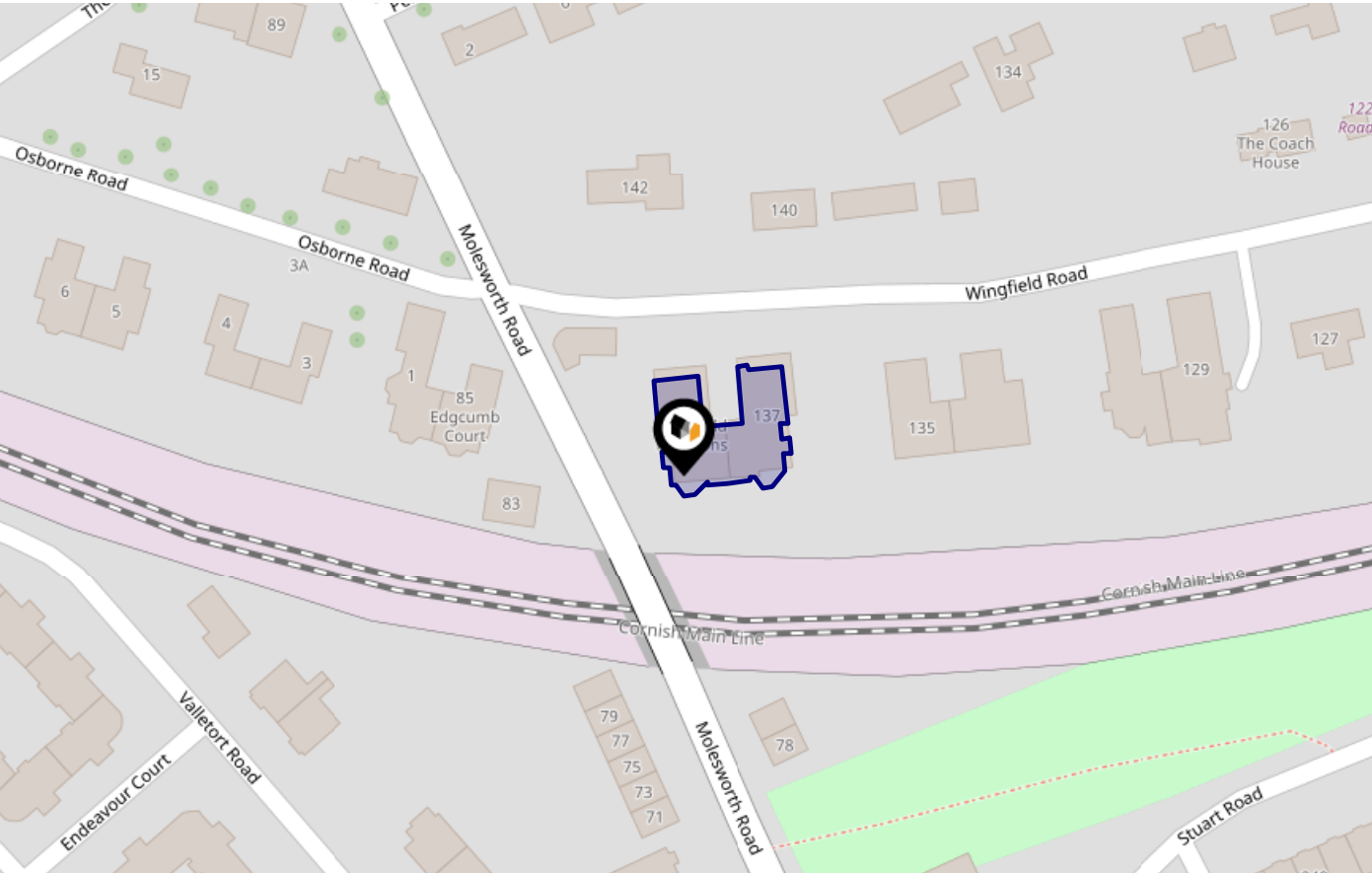
Chance of flooding to the following depths at this property:



# Flood Risk

## Rivers & Seas - Climate Change

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

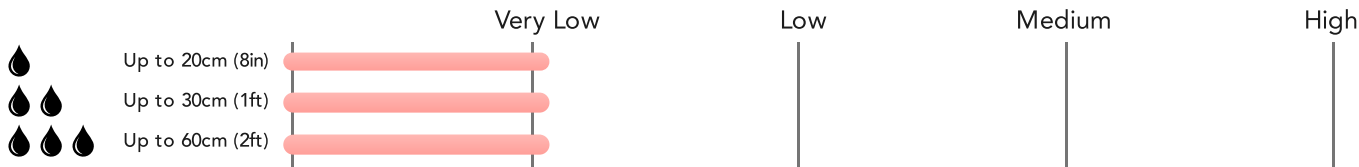


Risk Rating: Very low

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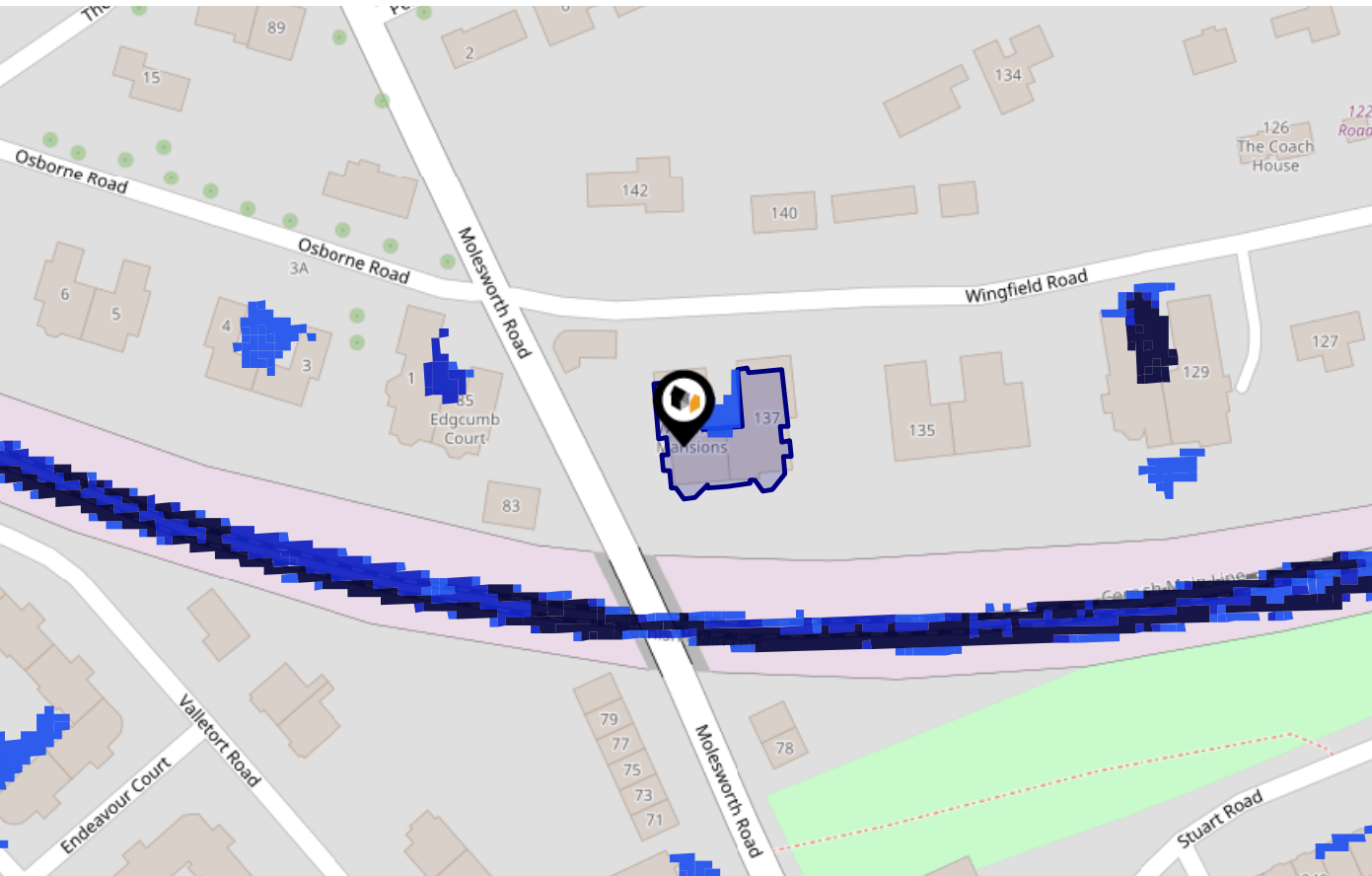
Chance of flooding to the following depths at this property:



# Flood Risk





## Surface Water - Flood Risk

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

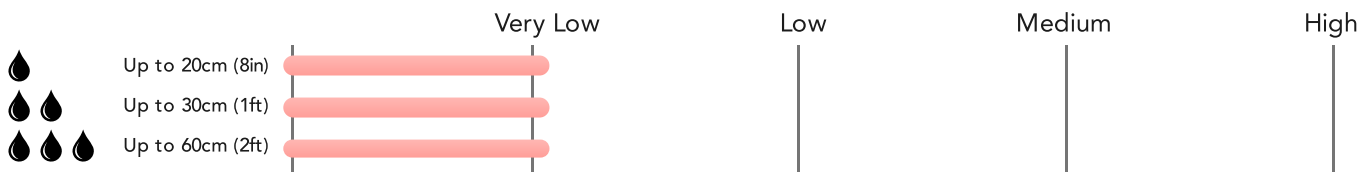


Risk Rating: **Very low**

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

-  **High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
-  **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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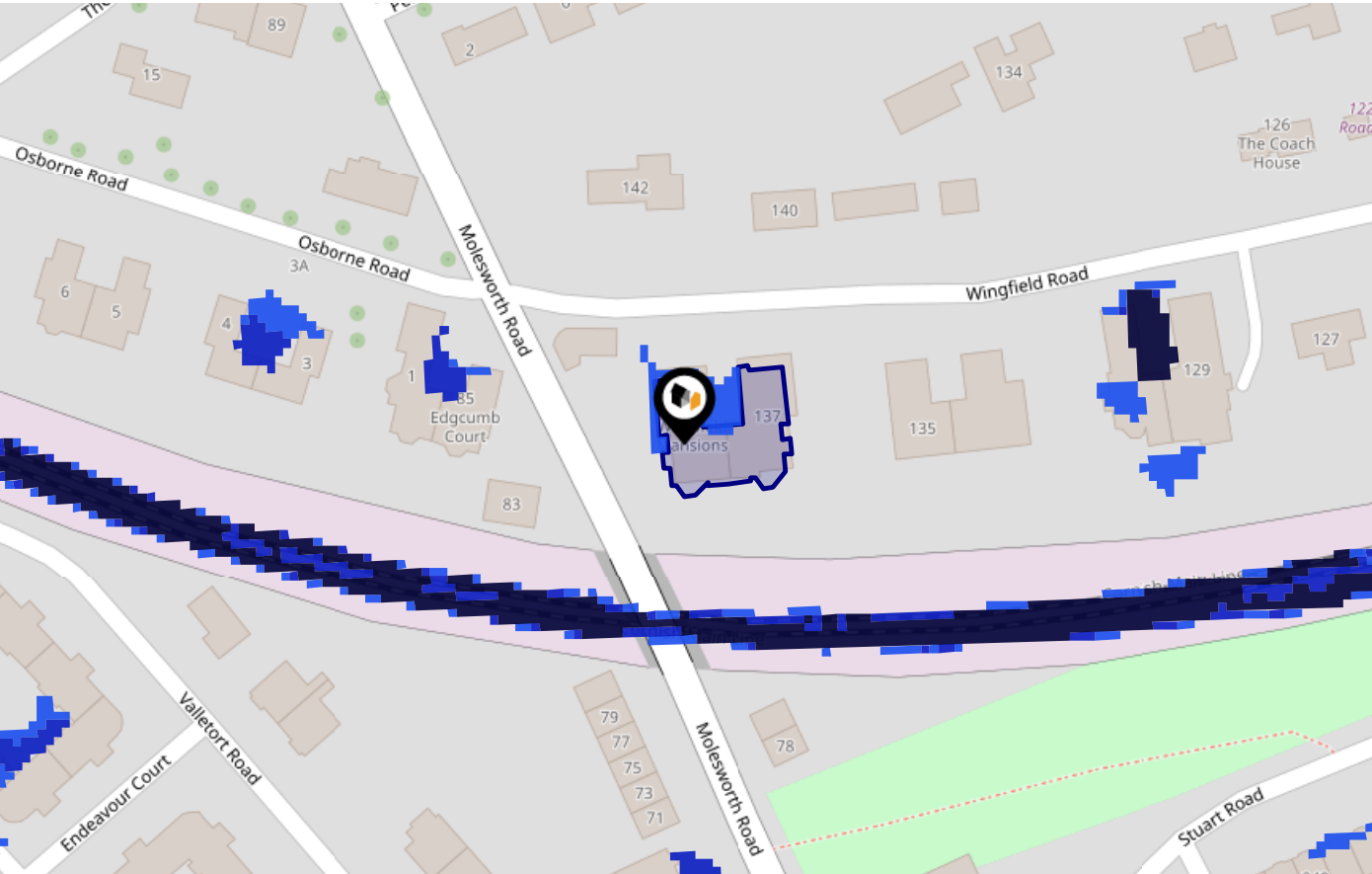
Chance of flooding to the following depths at this property:



# 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.

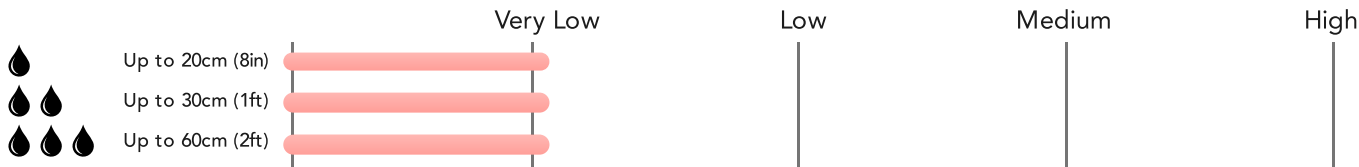


Risk Rating: **Very low**

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:

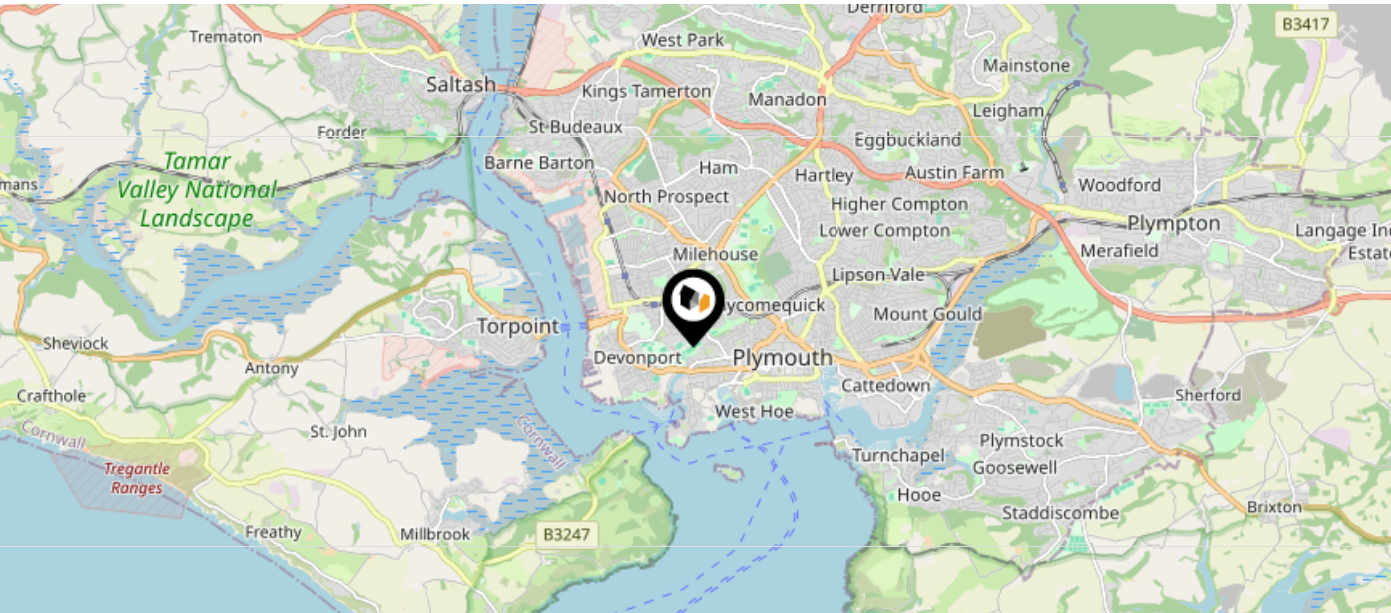




# Maps

## Green Belt

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



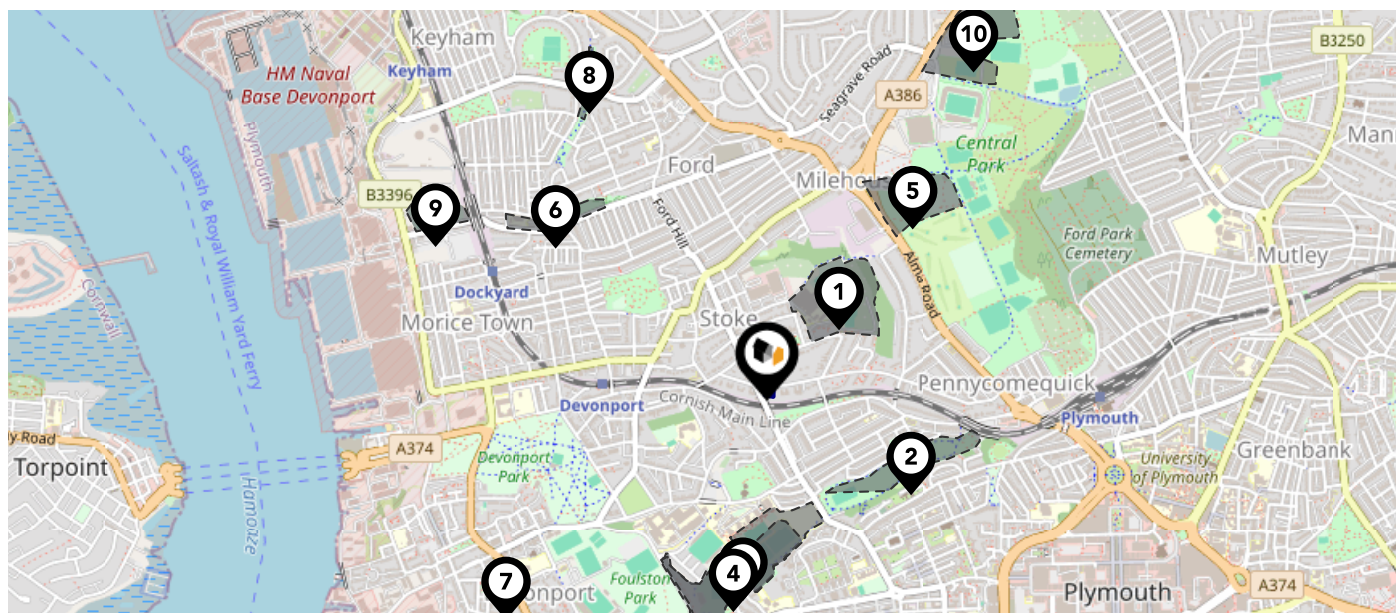
Nearby Green Belt Land

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.



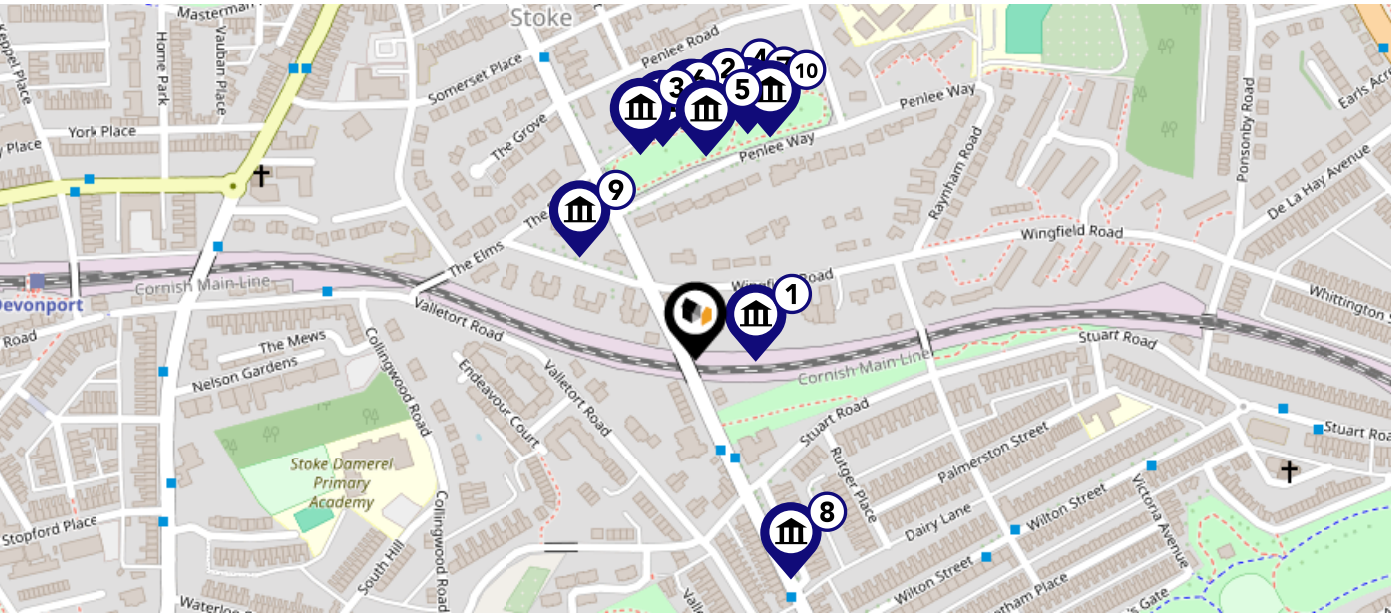
### Nearby Landfill Sites











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

# Maps

## Listed Buildings

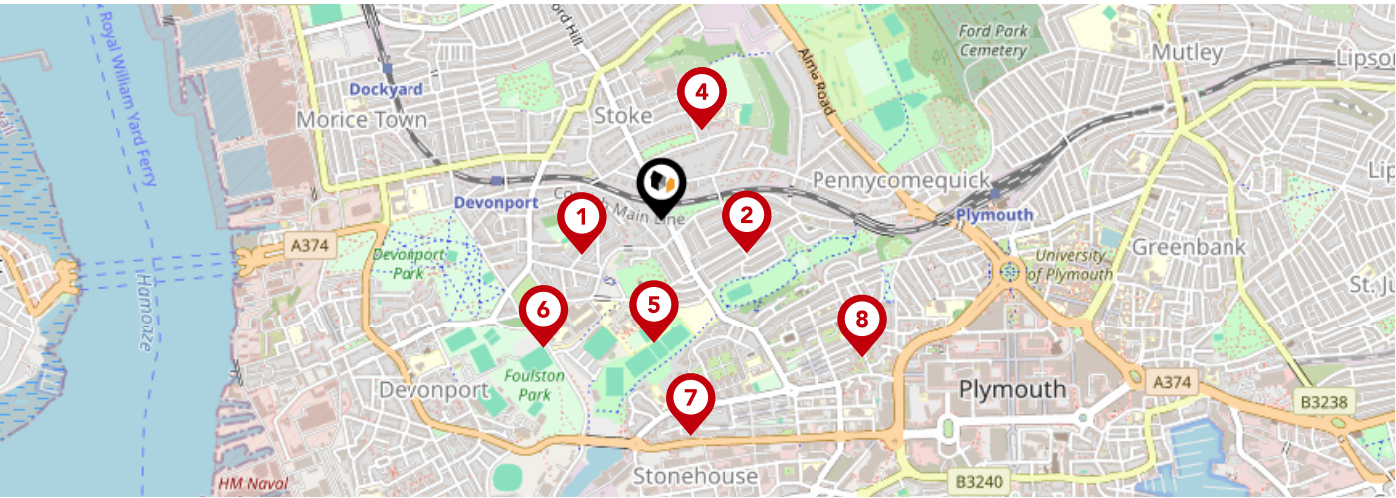
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



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



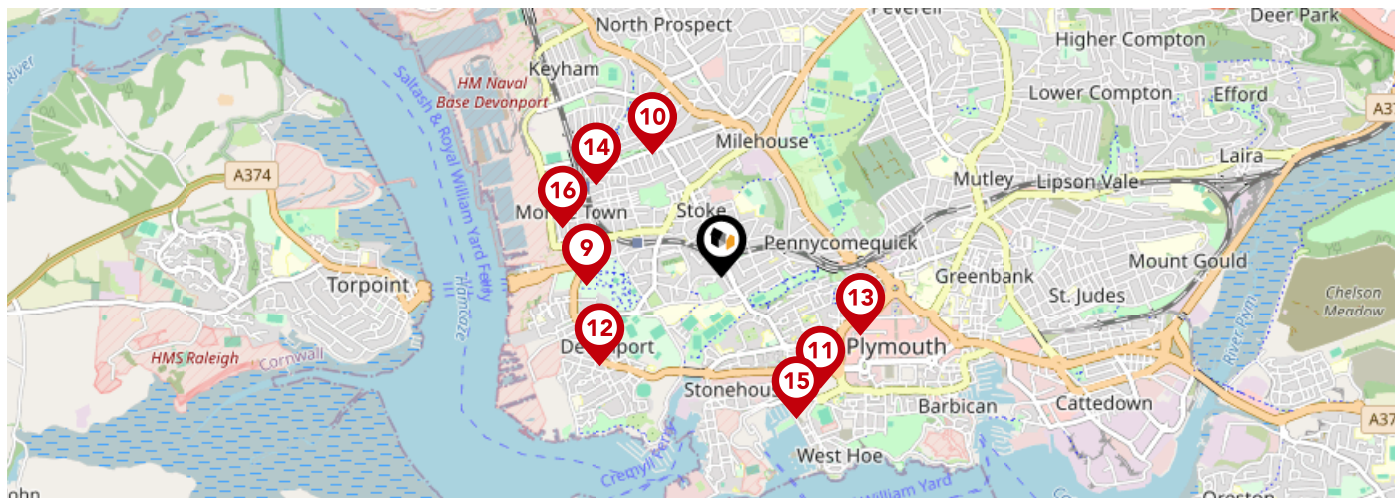
# Area Schools



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



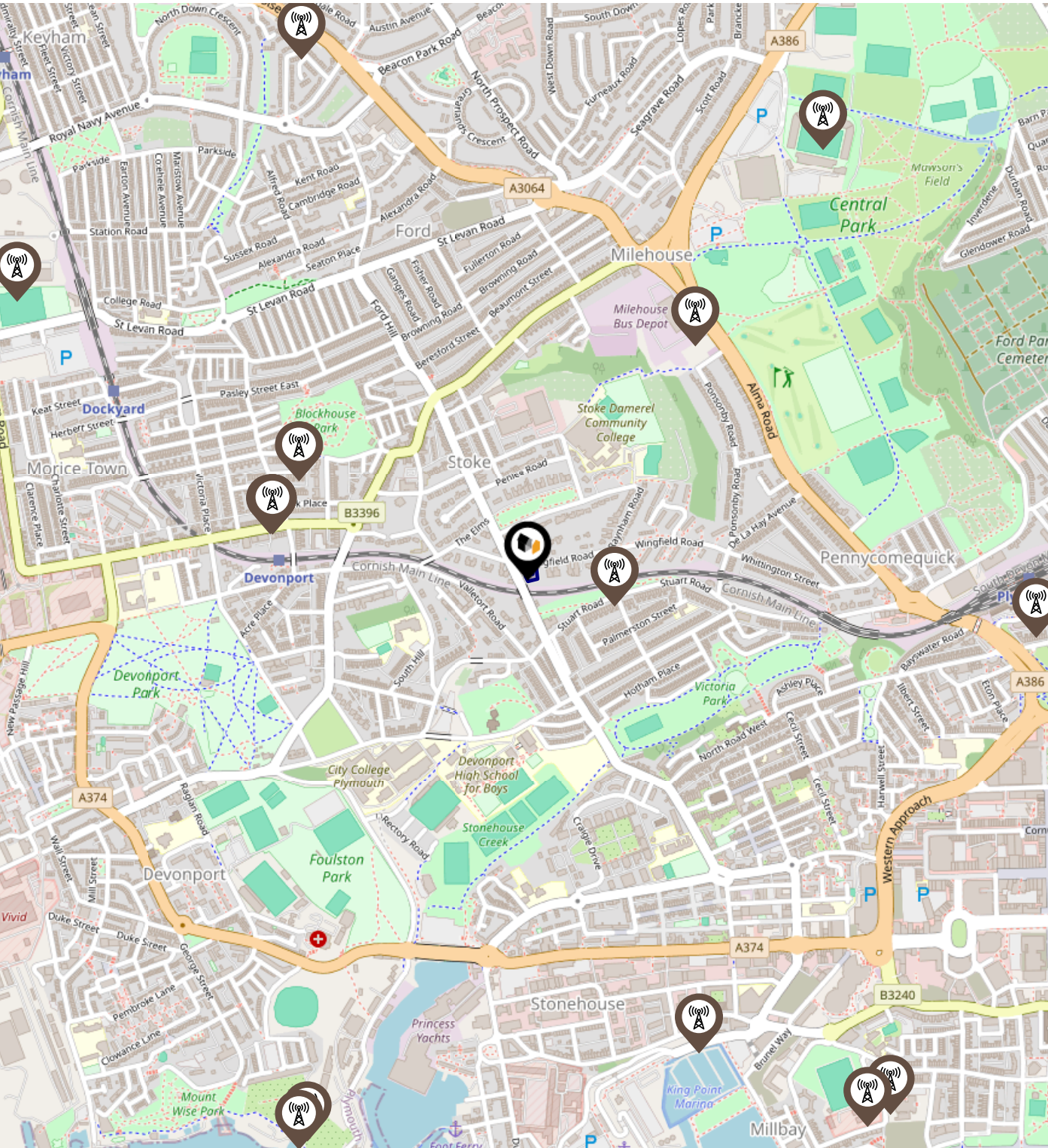
# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>9</b>	<b>UTC Plymouth</b> Ofsted Rating: Good   Pupils: 551   Distance:0.63	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>Ford Primary School</b> 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"/>
<b>11</b>	<b>St Peter's CofE Primary School</b> Ofsted Rating: Good   Pupils: 154   Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>St Joseph's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 206   Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>Pilgrim Primary Academy</b> Ofsted Rating: Outstanding   Pupils: 390   Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>College Road Primary School</b> Ofsted Rating: Good   Pupils: 204   Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>Millbay Academy</b> 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"/>
<b>16</b>	<b>Morice Town Primary Academy</b> 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

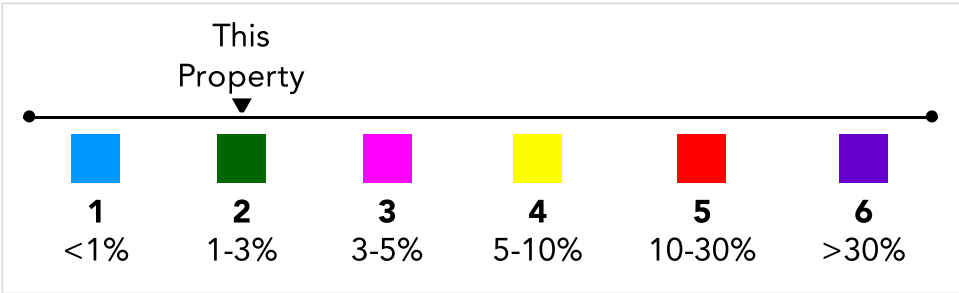
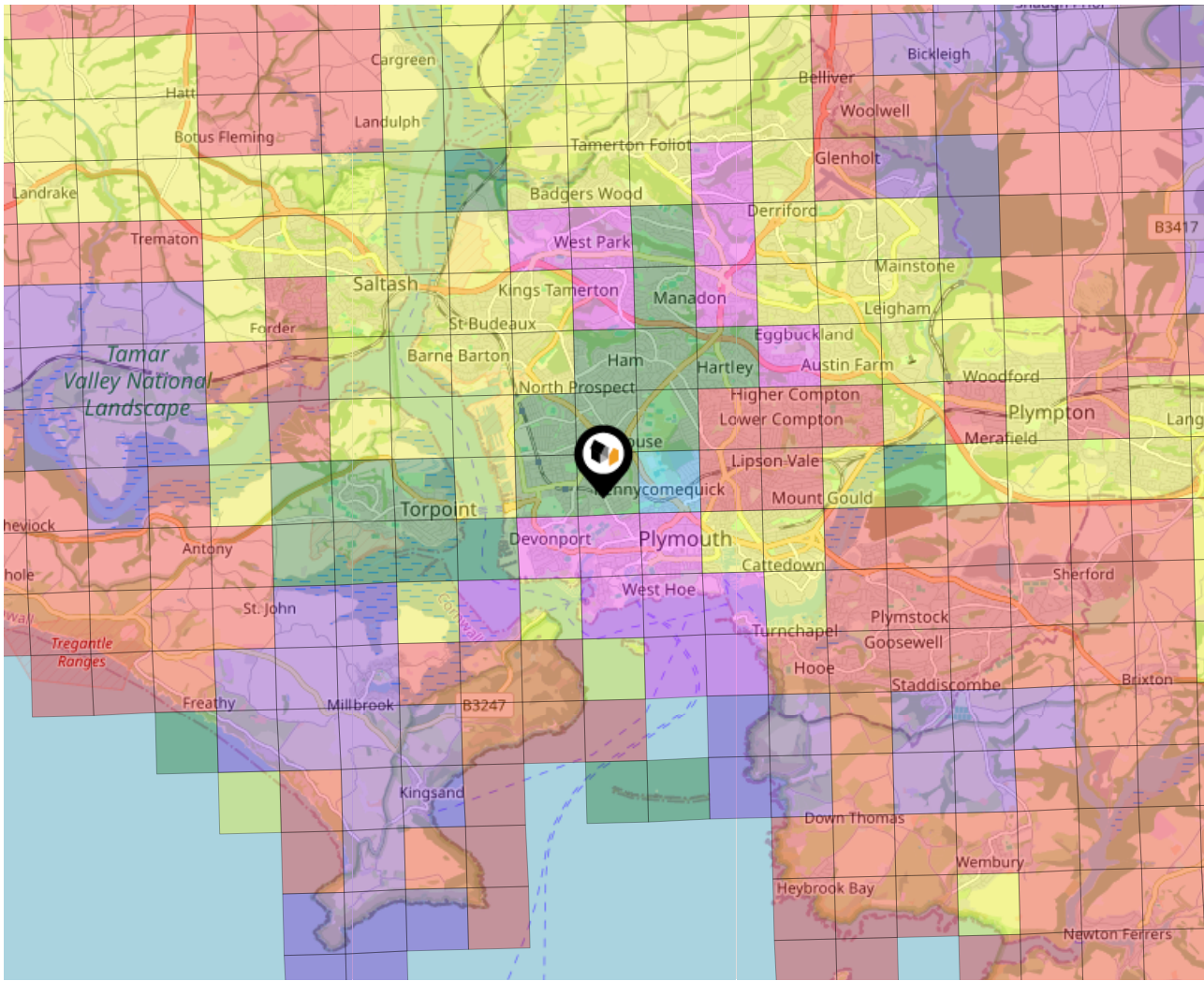


# Environment

## Radon Gas

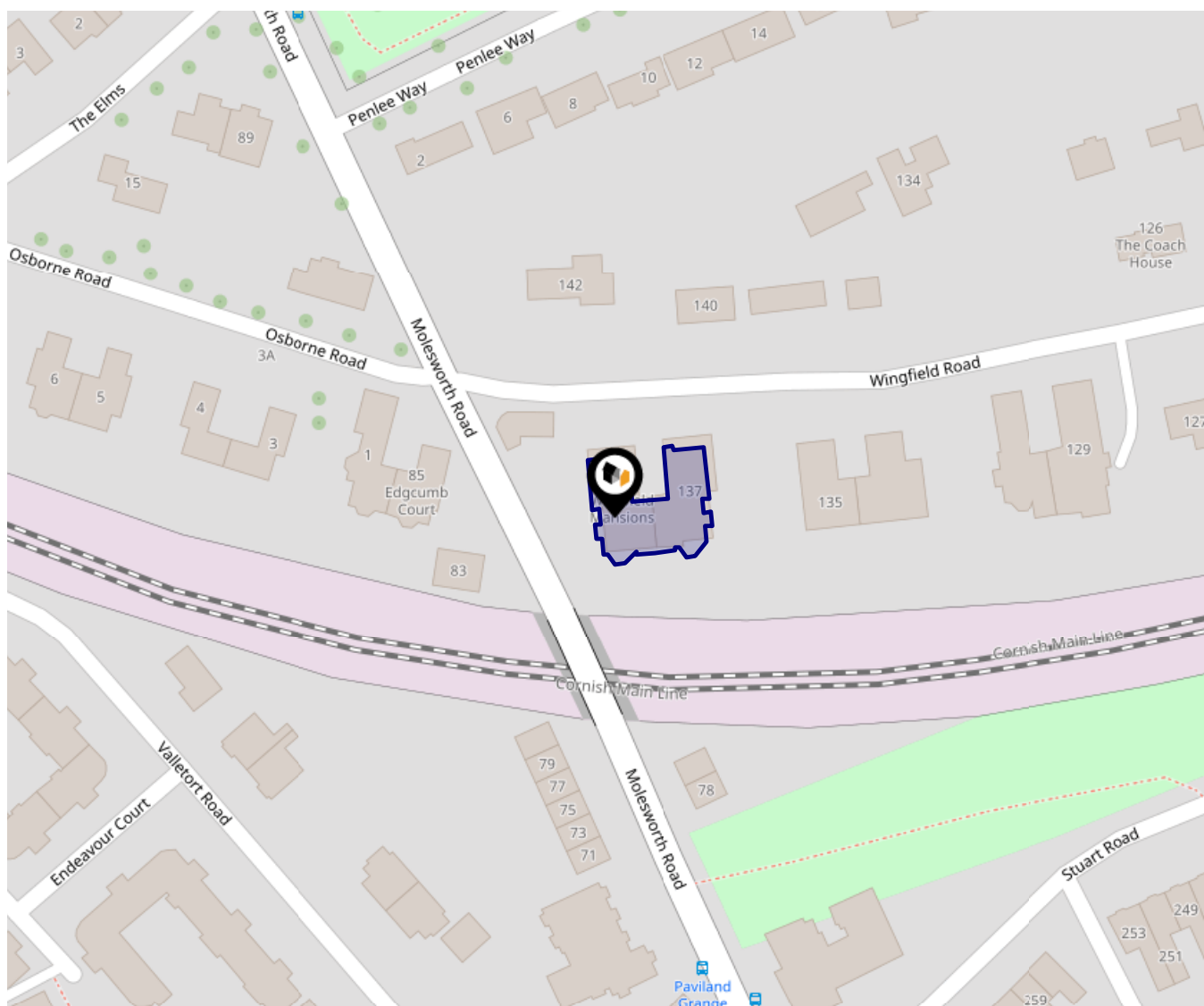
### What is Radon?

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

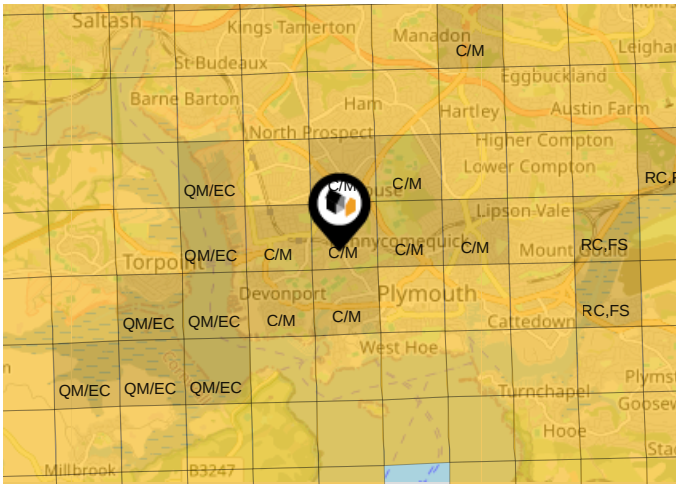


# Environment

## Soils & Clay

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

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

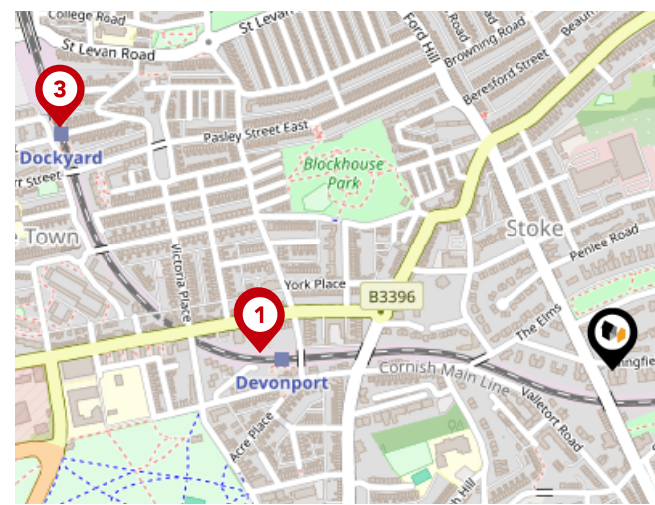


### Primary Classifications (Most Common Clay Types)

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

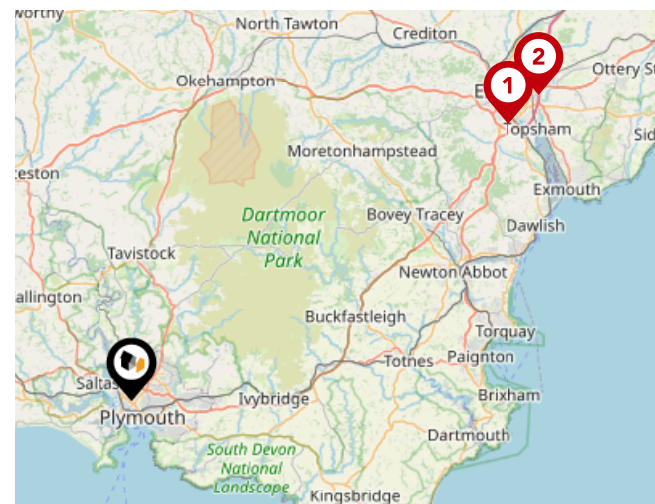
# Area

## Transport (National)



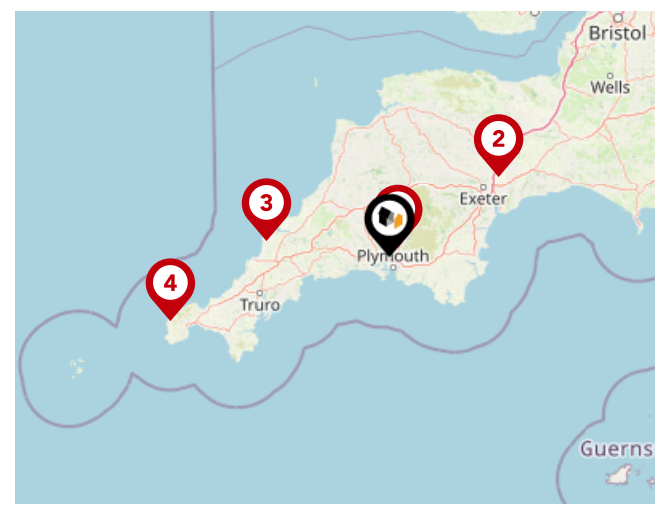
### National Rail Stations

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

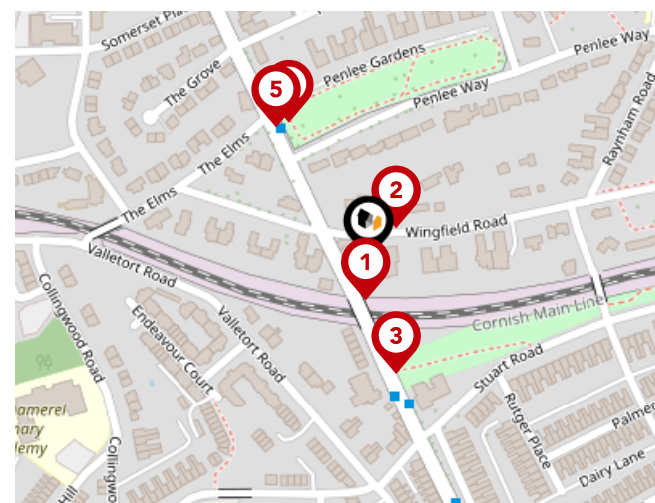


### Airports/Helipads

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

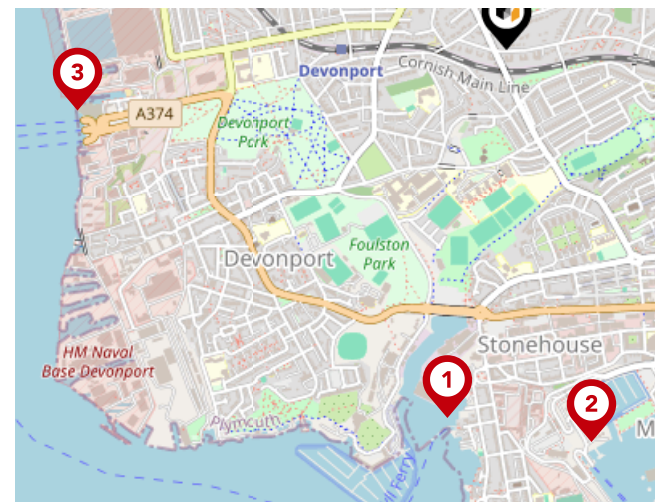
# Area

## 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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