

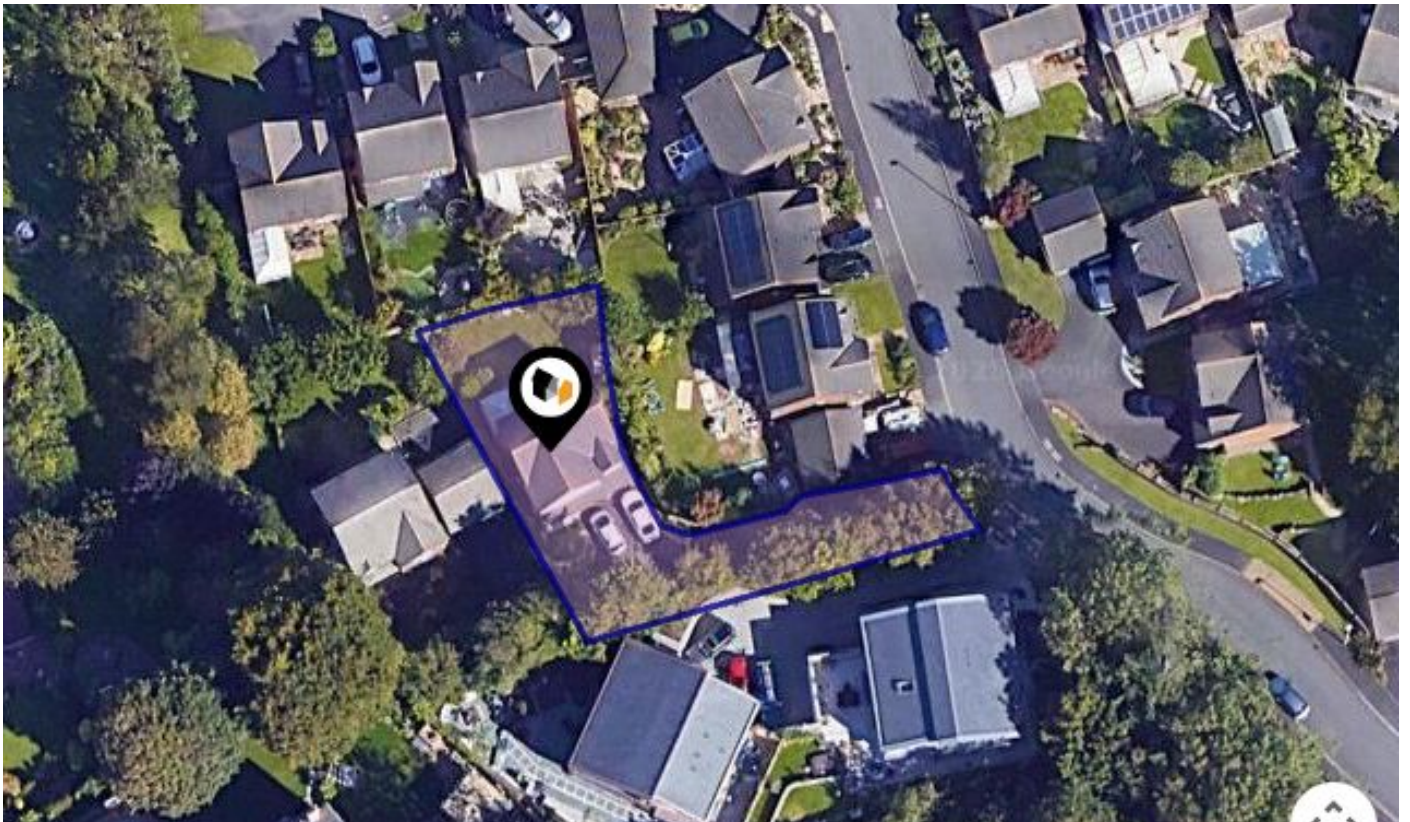


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 17th April 2025



21, CANDISH DRIVE, PLYMOUTH, PL9 8DB

6 Mannamead Road Plymouth Devon PL4 7AA

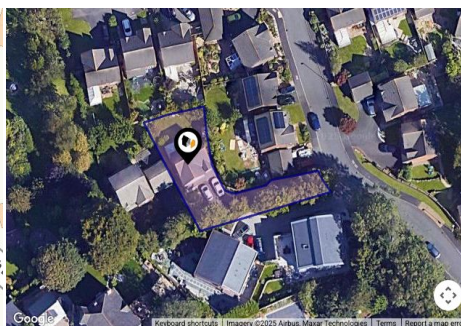
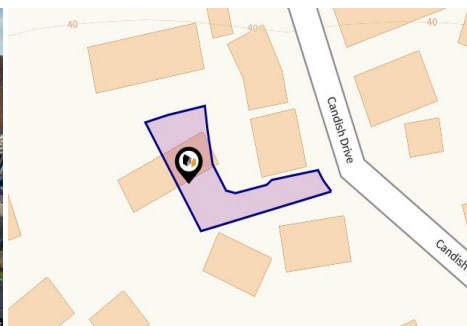
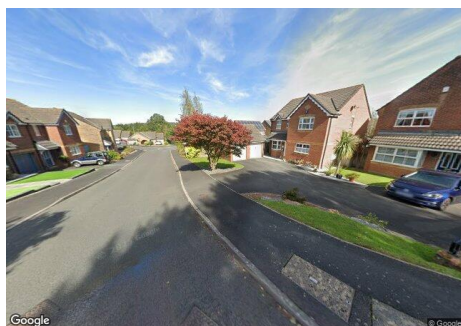
01752 256000

property@langtownandcountry.com

www.langtownandcountry.com



Property Overview



Property

Type: Detached
Bedrooms: 4
Plot Area: 0.13 acres
Year Built : 2000
Council Tax : Band E
Annual Estimate: £2,842
Title Number: DN427793
UPRN: 10000103133



Last Sold Date: 29/02/2000
Last Sold Price: £135,000
Last Sold £/ft²: £94
Tenure: Freehold

Local Area

Local Authority: City of plymouth
Conservation Area: No
Flood Risk:

- Rivers & Seas Very low
- Surface Water Very low

Estimated Broadband Speeds
 (Standard - Superfast - Ultrafast)

6	68	1000
mb/s	mb/s	mb/s
		

Mobile Coverage:
 (based on calls indoors)



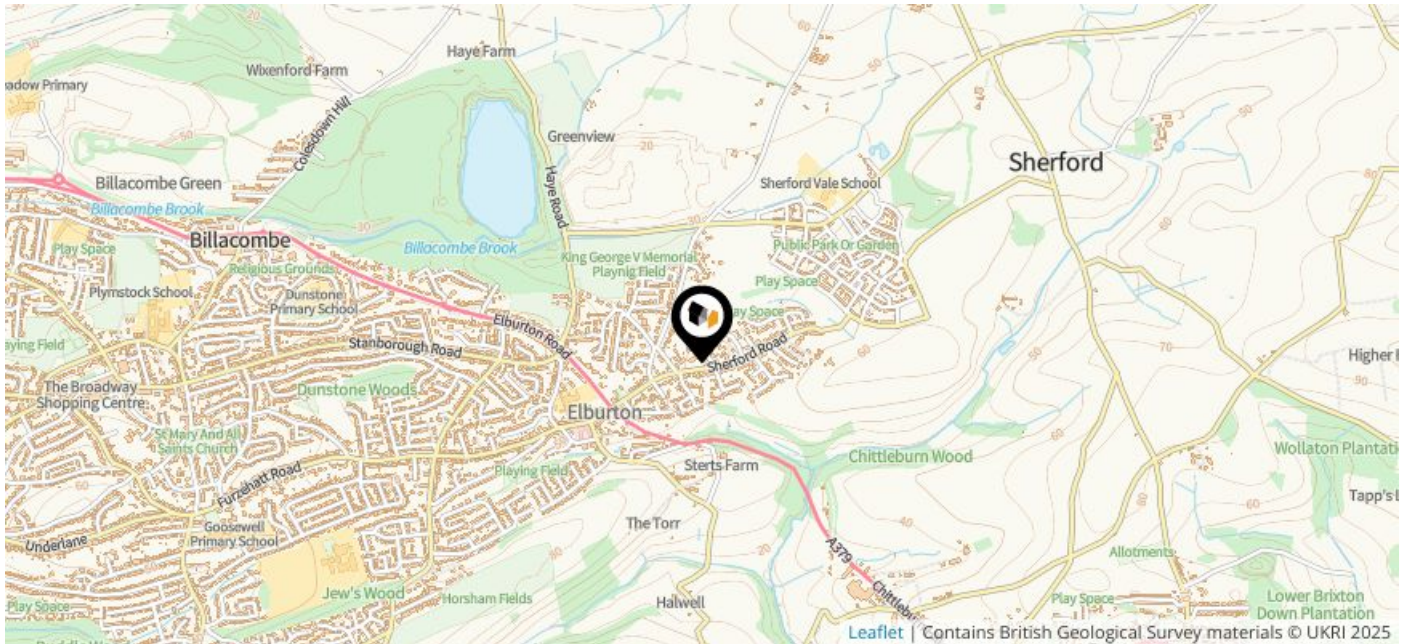
Satellite/Fibre TV Availability:



Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

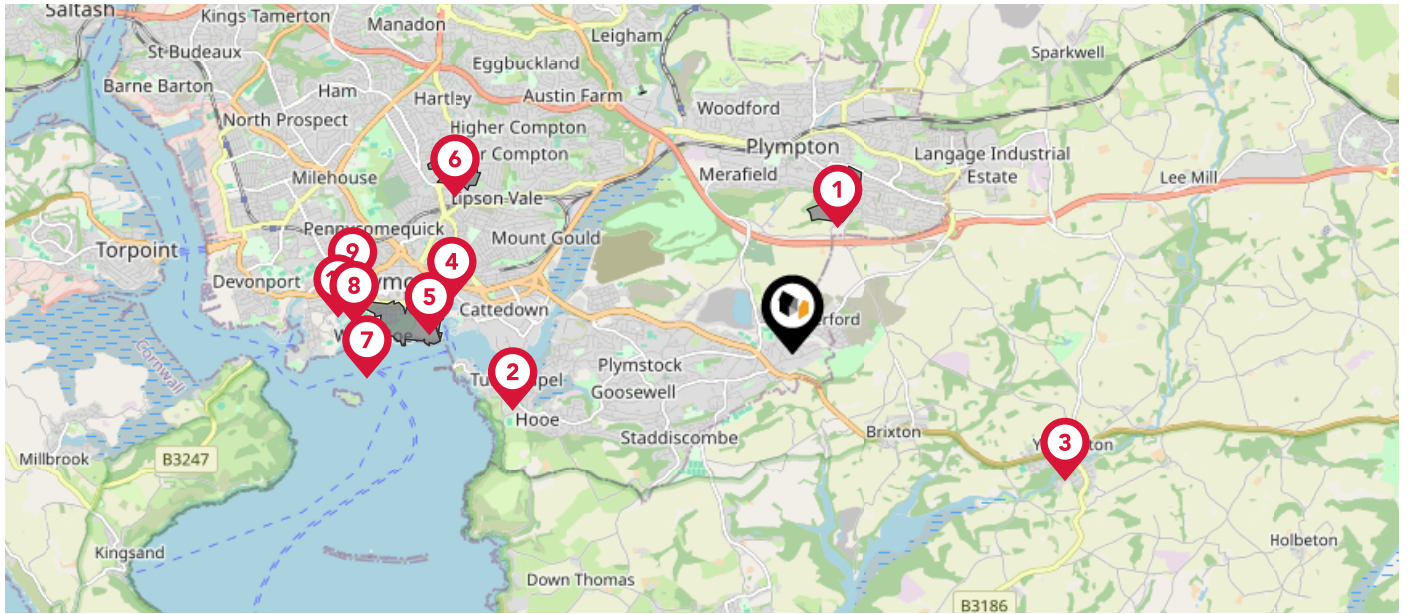
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



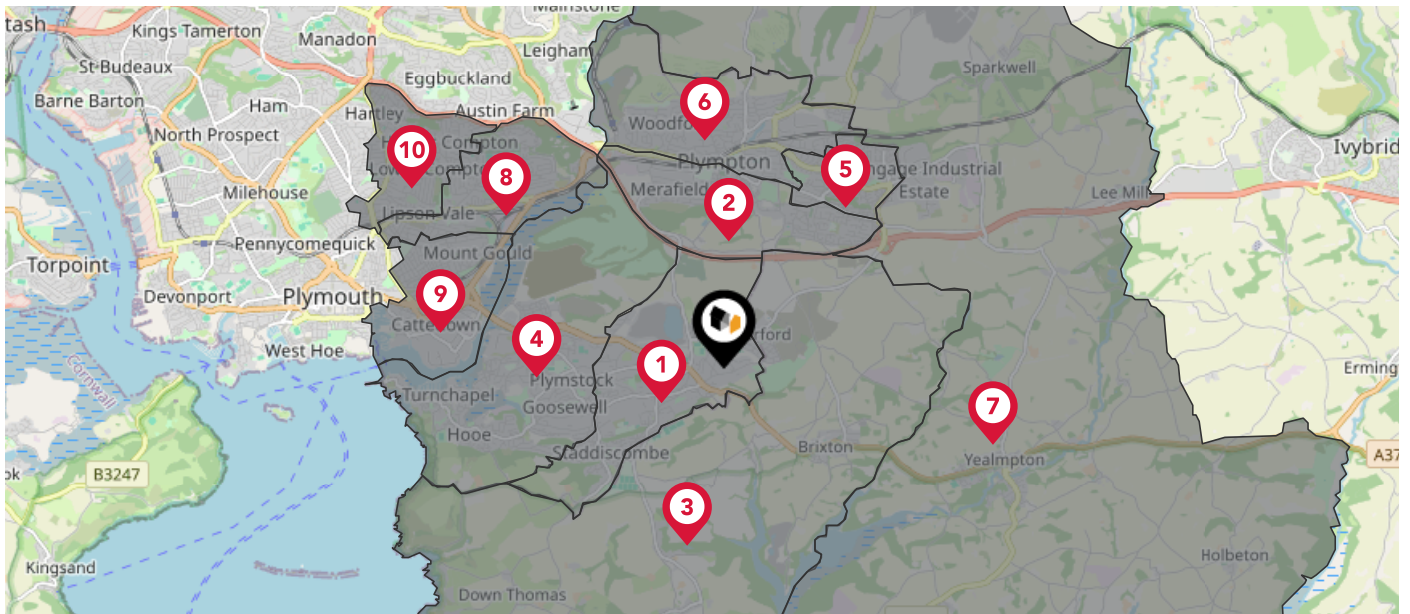
Nearby Conservation Areas

- 1 Plympton St Maurice
- 2 Turnchapel
- 3 Yealmp-ton
- 4 Ebrington Street
- 5 Barbican (Plymouth, City of (Ua))
- 6 MANNAMEAD
- 7 The Hoe
- 8 Union Street (Plymouth, City of (Ua))
- 9 North Stonehouse
- 10 Adelaide Street / Clarence Place

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



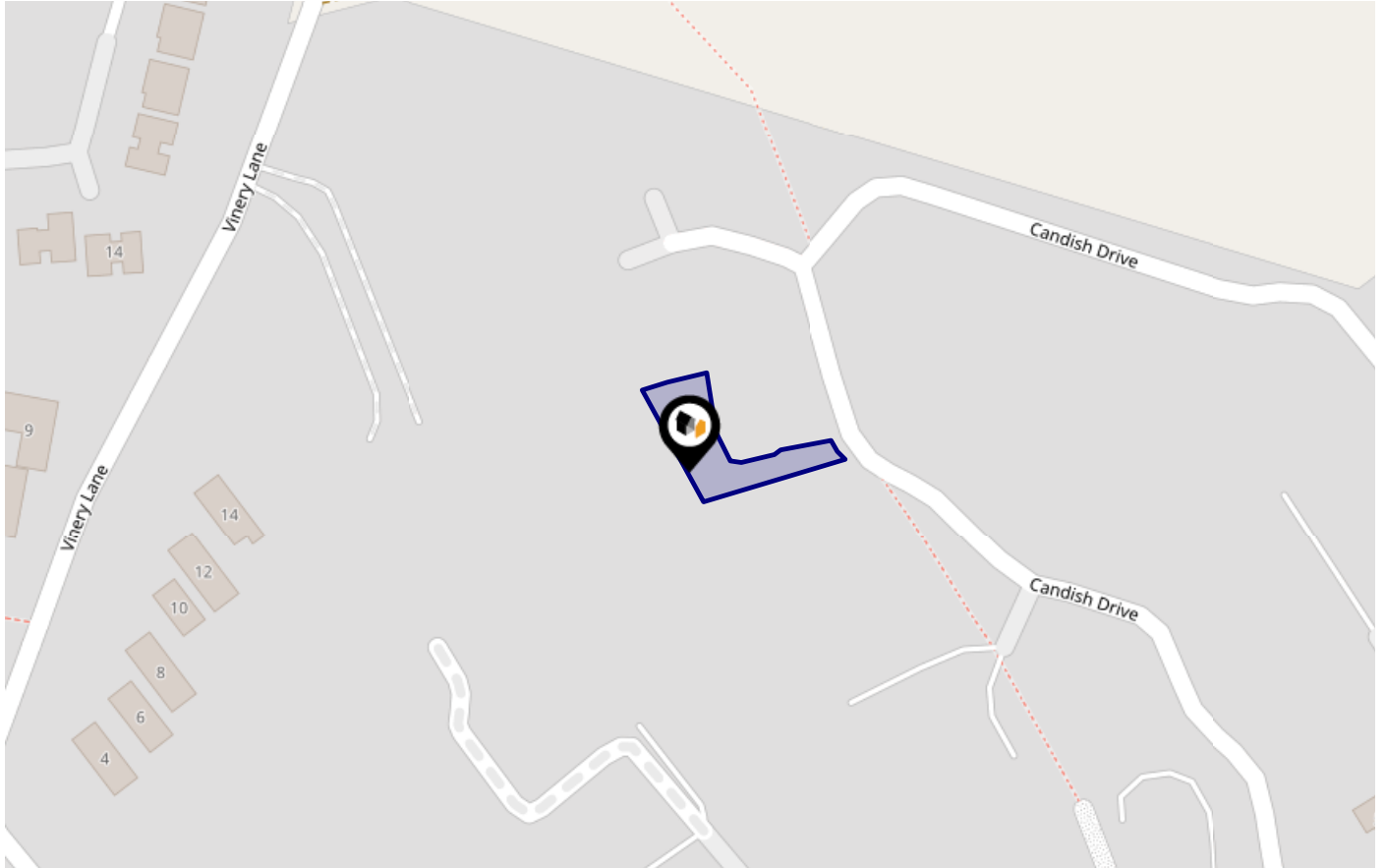
Nearby Council Wards

- 1 Plymstock Dunstone Ward
- 2 Plympton Erle Ward
- 3 Wembury & Brixton Ward
- 4 Plymstock Radford Ward
- 5 Plympton Chaddlewood Ward
- 6 Plympton St. Mary Ward
- 7 Newton & Yealmpton Ward
- 8 Efford and Lipson Ward
- 9 Sutton and Mount Gould Ward
- 10 Compton Ward

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 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

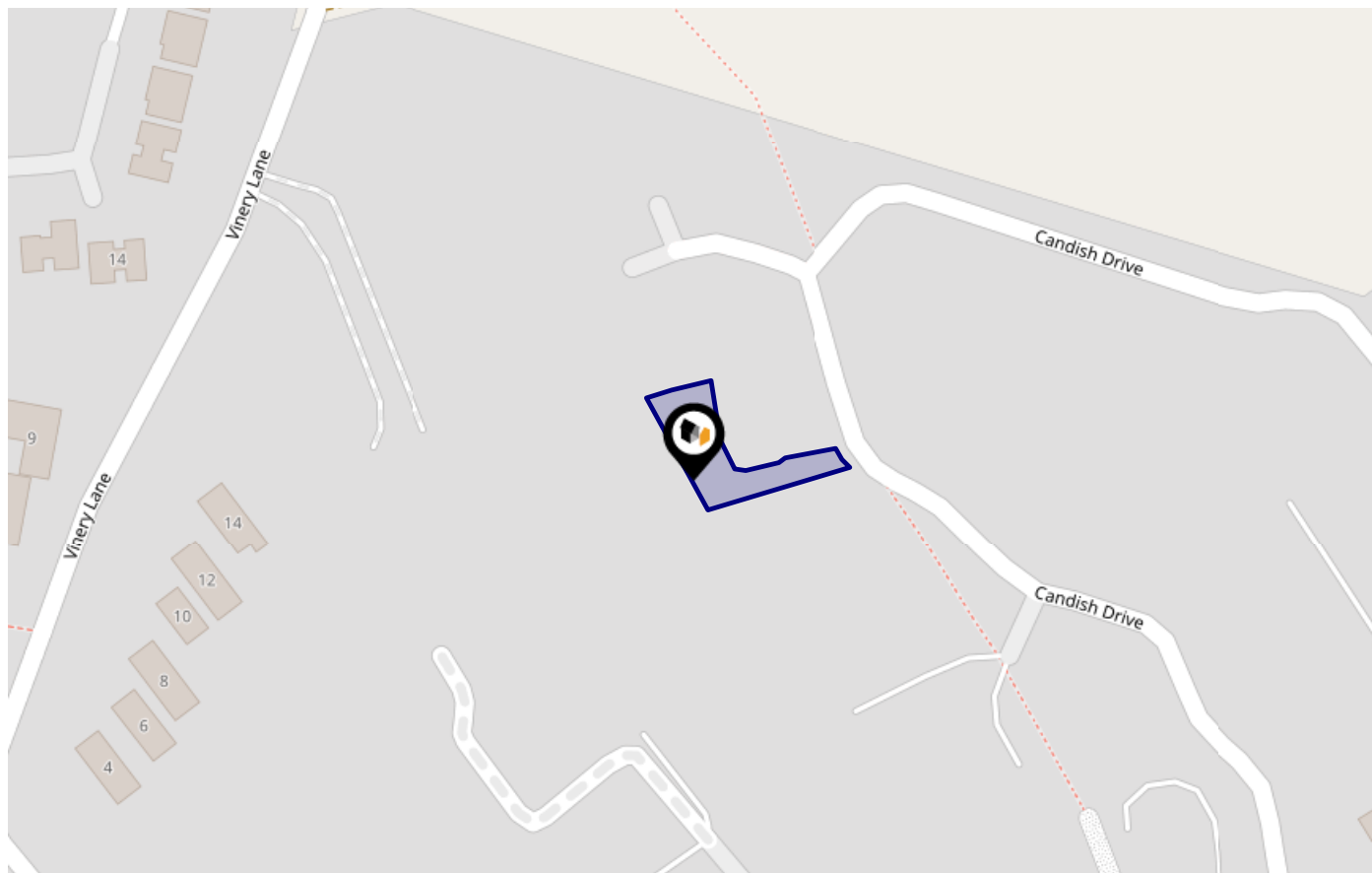
Chance of flooding to the following depths at this property:



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.

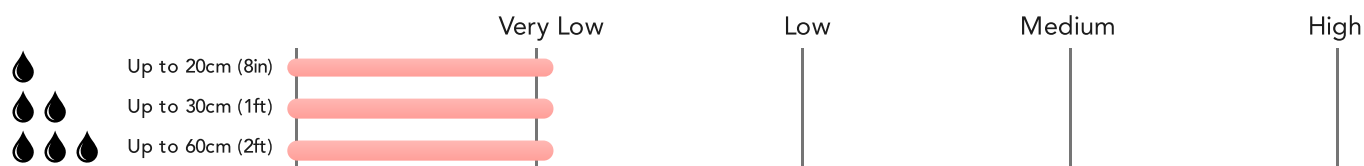


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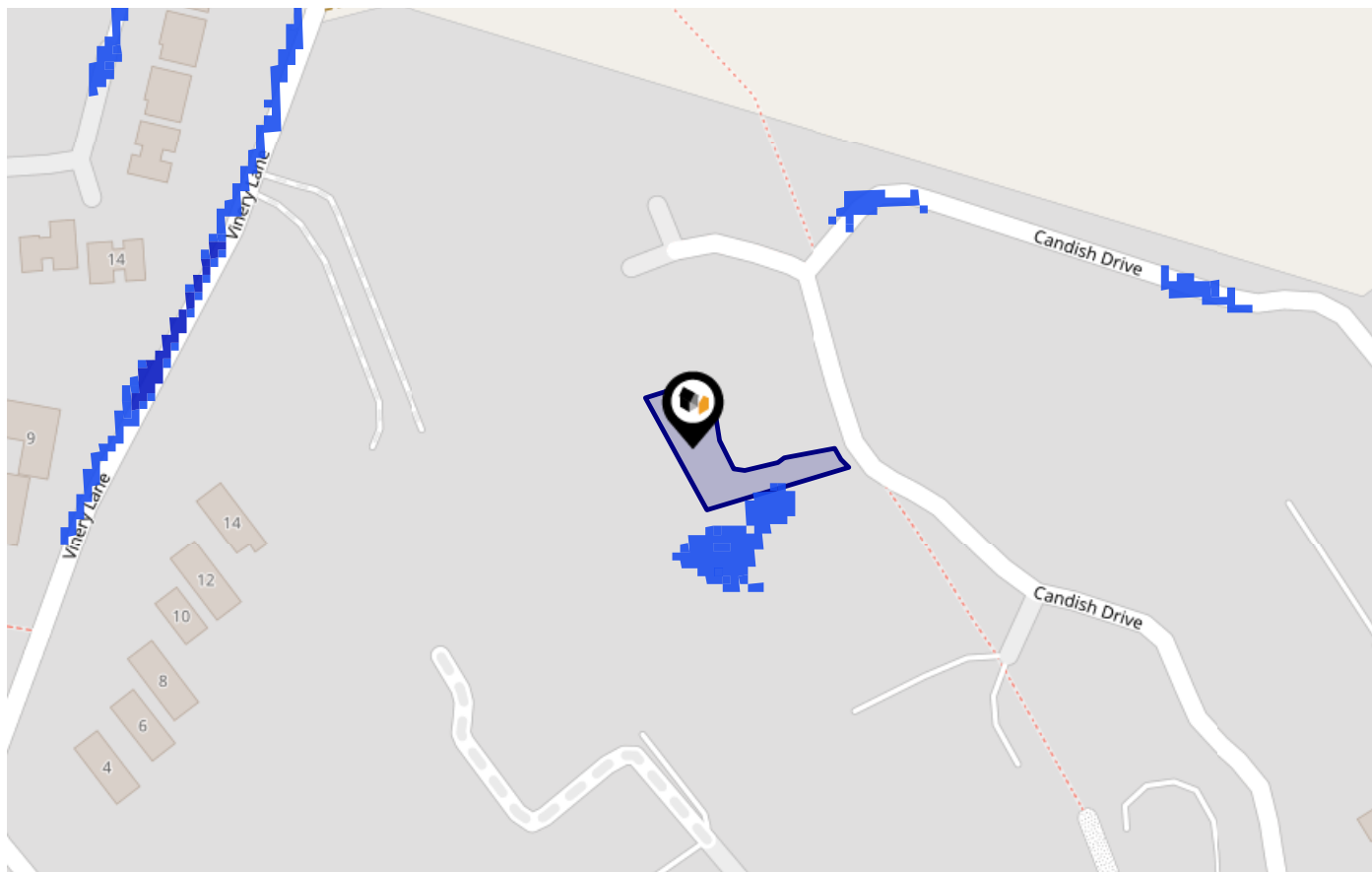
Chance of flooding to the following depths at this property:



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.

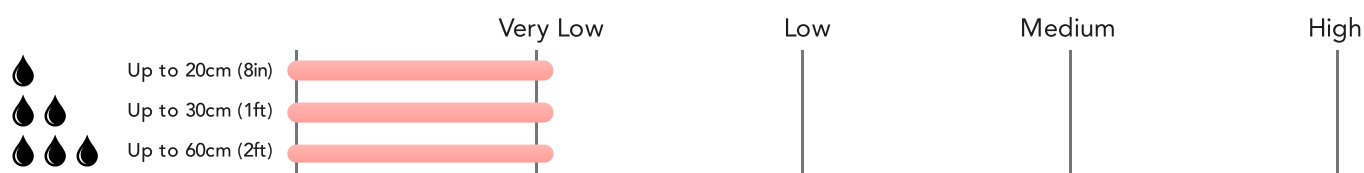


Risk Rating: Very low

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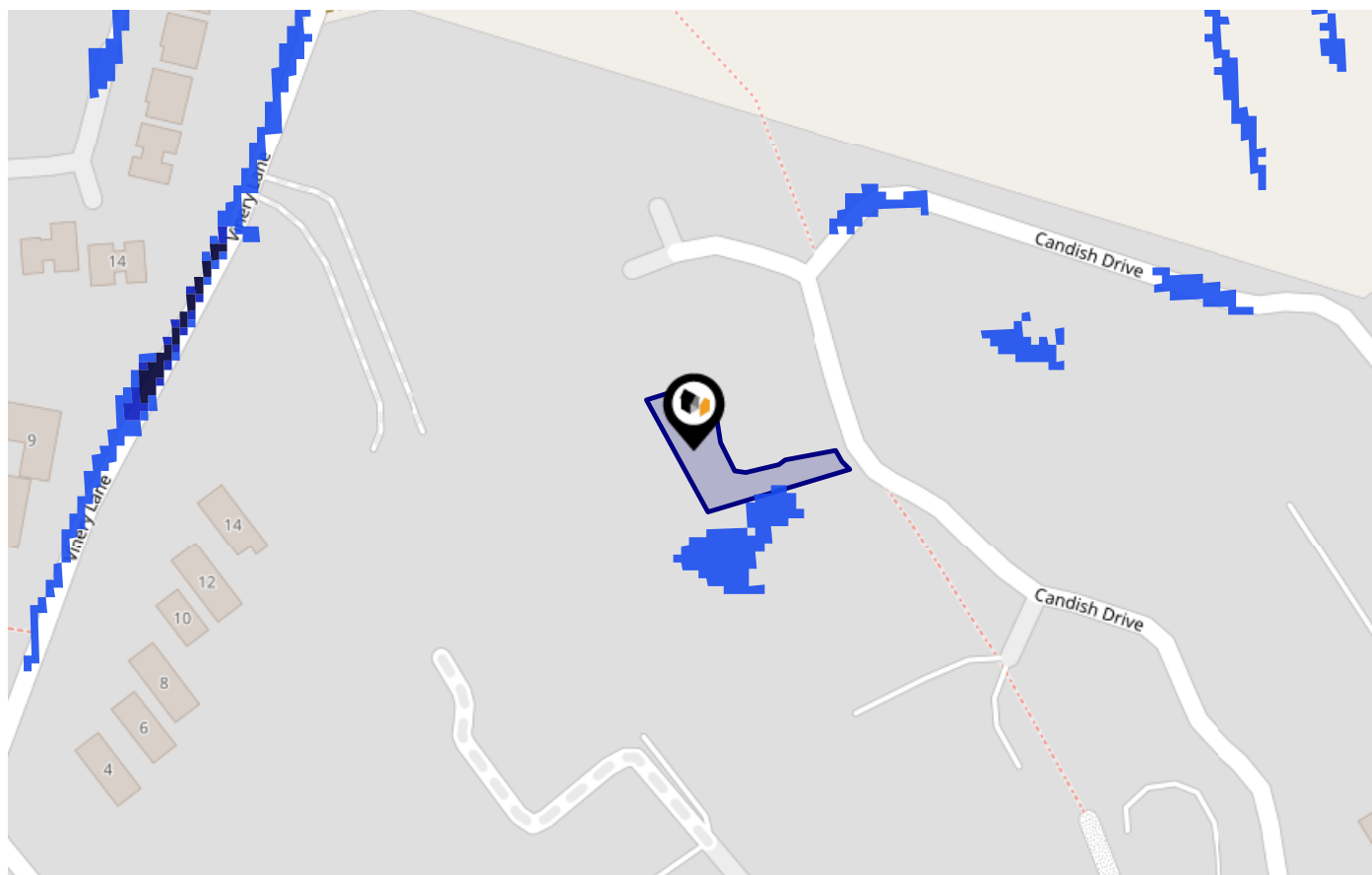
Chance of flooding to the following depths at this property:



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.

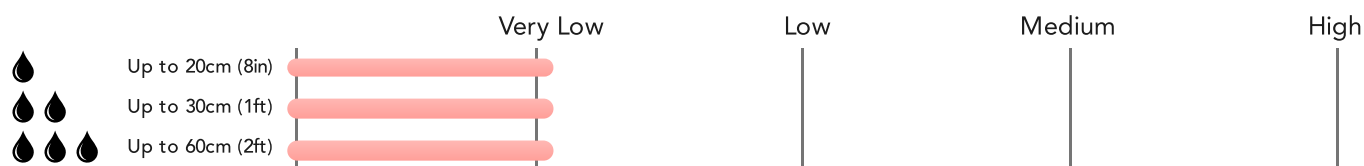


Risk Rating: Very low

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.

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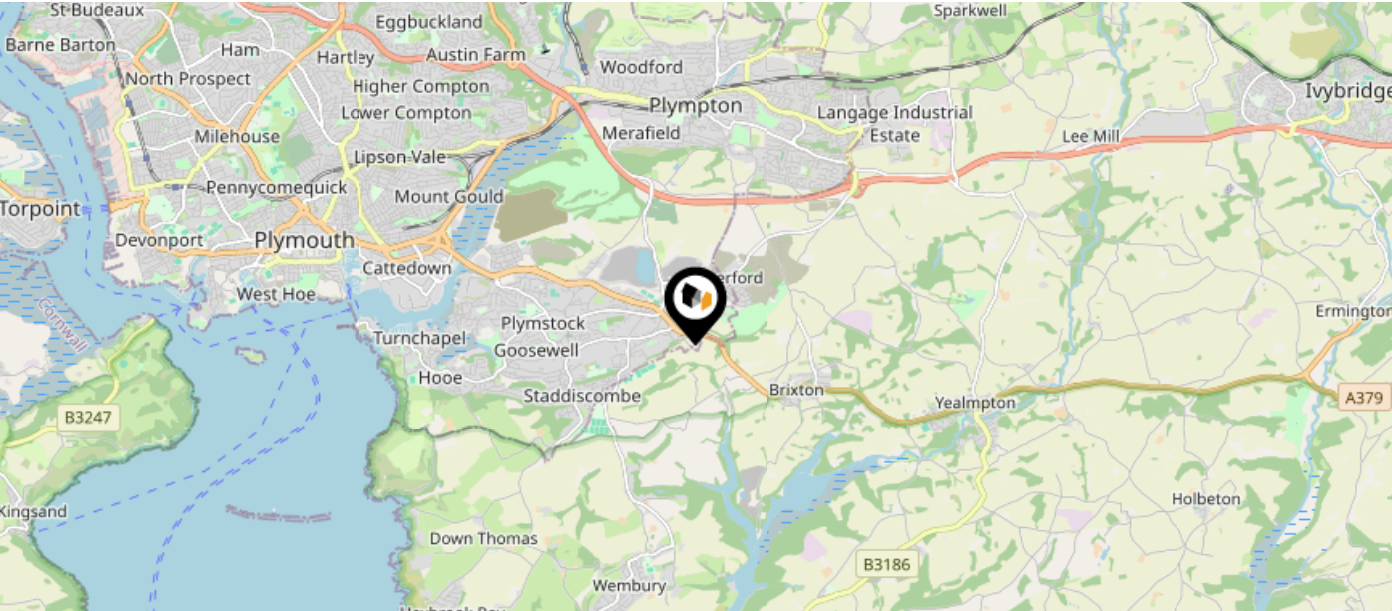
Chance of flooding to the following depths at this property:



Maps

Green Belt

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



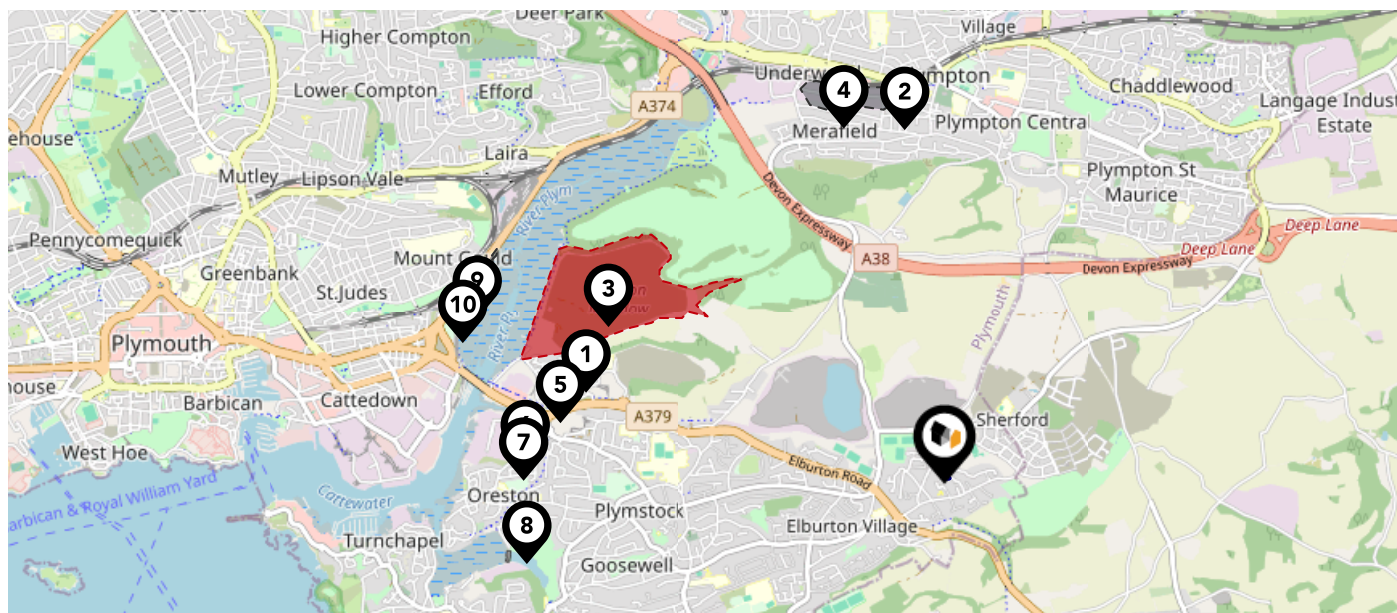
Nearby Green Belt Land

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.



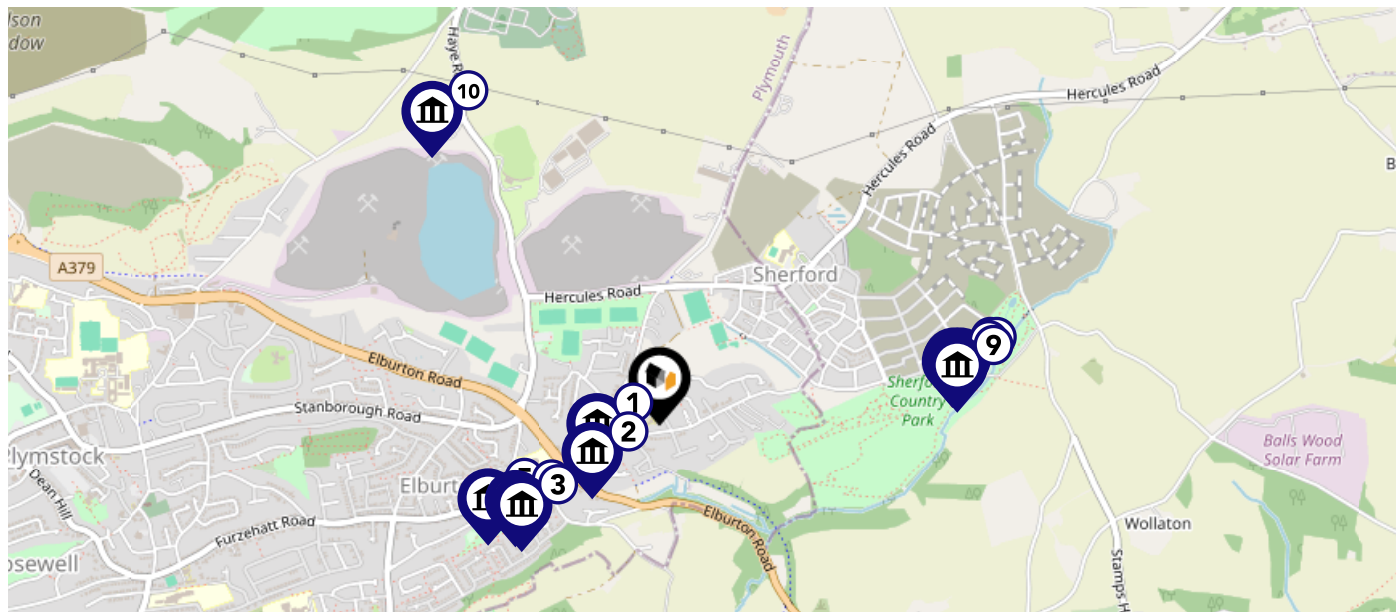
Nearby Landfill Sites











1	Plymstock Works-Plymstock Works, Plymstock, Plymouth, Devon	Historic Landfill	<input type="checkbox"/>
2	Recreation Ground Linketty Road Plympt-Recreation Ground Linketty Road Plympton, Plymouth	Historic Landfill	<input type="checkbox"/>
3	EA/EPR/EP3096HZ/V002	Active Landfill	<input checked="" type="checkbox"/>
4	Valley Road Plympton-Valley Road, Plympton, Plymouth	Historic Landfill	<input type="checkbox"/>
5	Former Warkham Quarry-Pomphlett, Plymouth	Historic Landfill	<input type="checkbox"/>
6	Bedford Quarry Oreston A-Oreston, Plymouth	Historic Landfill	<input type="checkbox"/>
7	Bedford Quarry Oreston B-Oreston, Plymouth	Historic Landfill	<input type="checkbox"/>
8	Radford Quarry Oreston-Radford Quarry Oreston, Plymouth	Historic Landfill	<input type="checkbox"/>
9	Embankment Road-Laira, Plymouth	Historic Landfill	<input type="checkbox"/>
10	Blagdons Shipyard-Embankment Road Lane, Laira, Plymouth	Historic Landfill	<input type="checkbox"/>

Maps

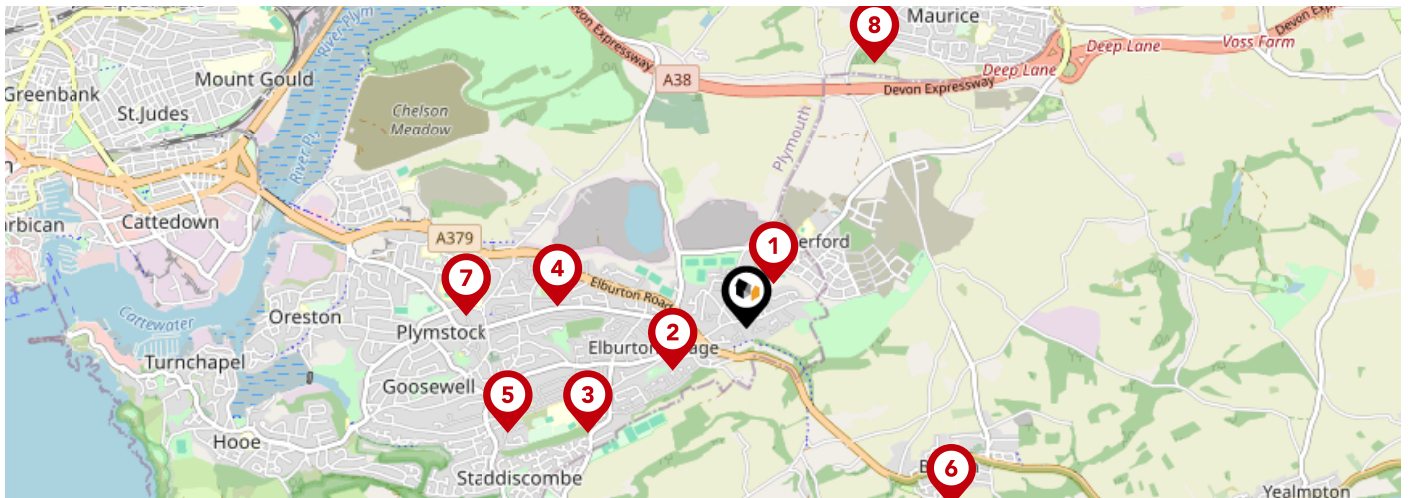
Listed Buildings

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



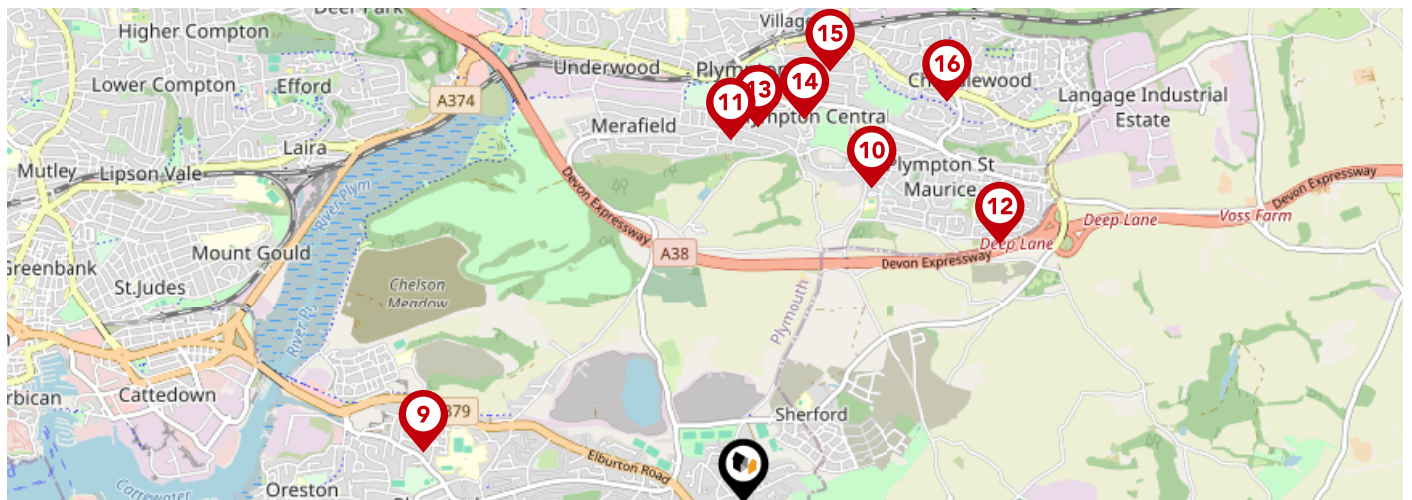
Listed Buildings in the local district	Grade	Distance
 1386415 - Minses Farmhouse	Grade II	0.2 miles
 1386391 - Sterts Farmhouse	Grade II	0.2 miles
 1129986 - 1, 2 And 3, Hendys Cottages	Grade II	0.4 miles
 1129985 - Battershill House	Grade II	0.4 miles
 1386411 - Elburton Cross	Grade II	0.5 miles
 1147788 - Barn Approximately 25 Metres West South West Of West Sherford Farmhouse	Grade II	0.7 miles
 1107831 - Stables Approximately 15 Metres West Of West Sherford Farmhouse	Grade II	0.7 miles
 1107829 - West Sherford Farm House Including Outbuilding Adjoining On North East	Grade II	0.7 miles
 1107830 - Shippen Approximately 30 Metres South West Of West Sherford Farmhouse	Grade II	0.7 miles
 1113282 - Haye Farmhouse	Grade II	0.8 miles

Area Schools



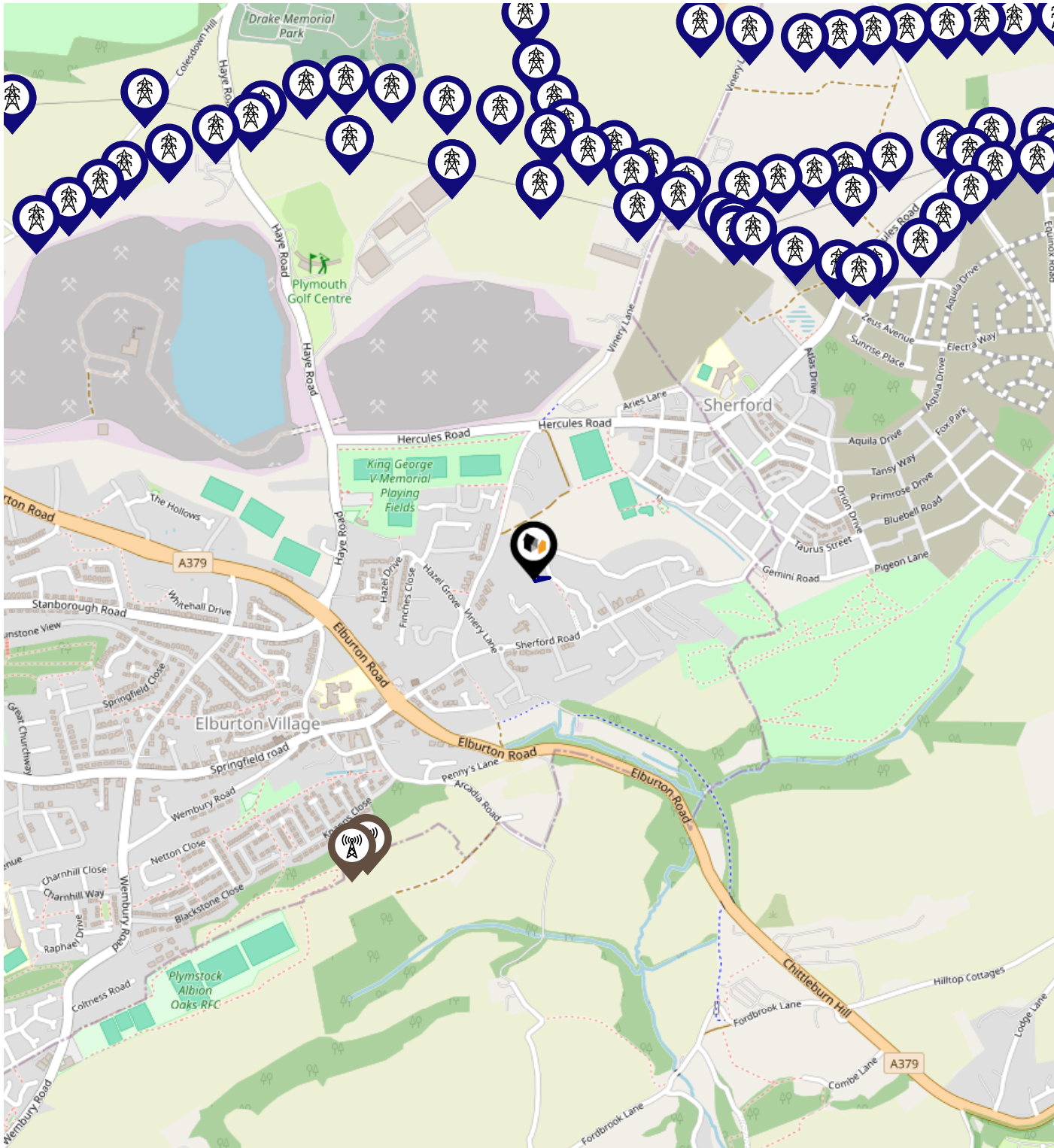
	Nursery	Primary	Secondary	College	Private
1 Sherford Vale School & Nursery Ofsted Rating: Good Pupils: 258 Distance:0.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Elburton Primary School Ofsted Rating: Outstanding Pupils: 465 Distance:0.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Coombe Dean School Ofsted Rating: Good Pupils: 995 Distance:0.9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Morley Meadow Primary School Ofsted Rating: Good Pupils: 224 Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Goosewell Primary Academy Ofsted Rating: Good Pupils: 419 Distance:1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 St Mary's Church of England Primary School Ofsted Rating: Outstanding Pupils: 102 Distance:1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Plymstock School Ofsted Rating: Good Pupils: 1671 Distance:1.32	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Plympton St Maurice Primary School Ofsted Rating: Good Pupils: 187 Distance:1.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools





		Nursery	Primary	Secondary	College	Private
9	Pomphlett Primary School Ofsted Rating: Good Pupils: 424 Distance: 1.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Longcause Community Special School Ofsted Rating: Good Pupils: 110 Distance: 1.6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Plympton St Mary's CofE Infant School Ofsted Rating: Good Pupils: 100 Distance: 1.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Yealmpstone Farm Primary School Ofsted Rating: Good Pupils: 216 Distance: 1.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Old Priory Junior Academy Ofsted Rating: Good Pupils: 192 Distance: 1.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Plympton Academy Ofsted Rating: Requires improvement Pupils: 1145 Distance: 1.83	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Glen Park Primary School Ofsted Rating: Outstanding Pupils: 407 Distance: 2.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Chaddlewood Primary School Ofsted Rating: Good Pupils: 372 Distance: 2.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons



Key:

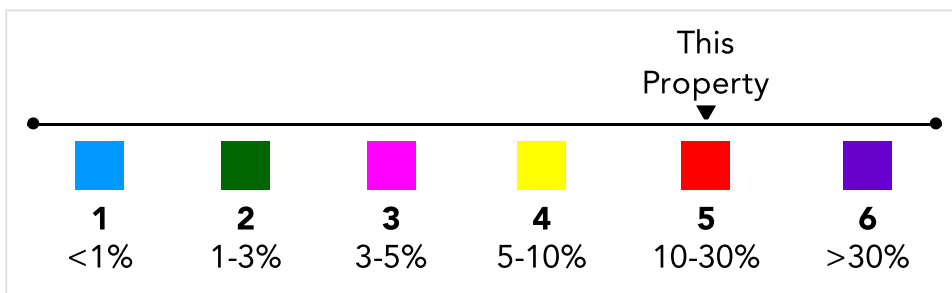
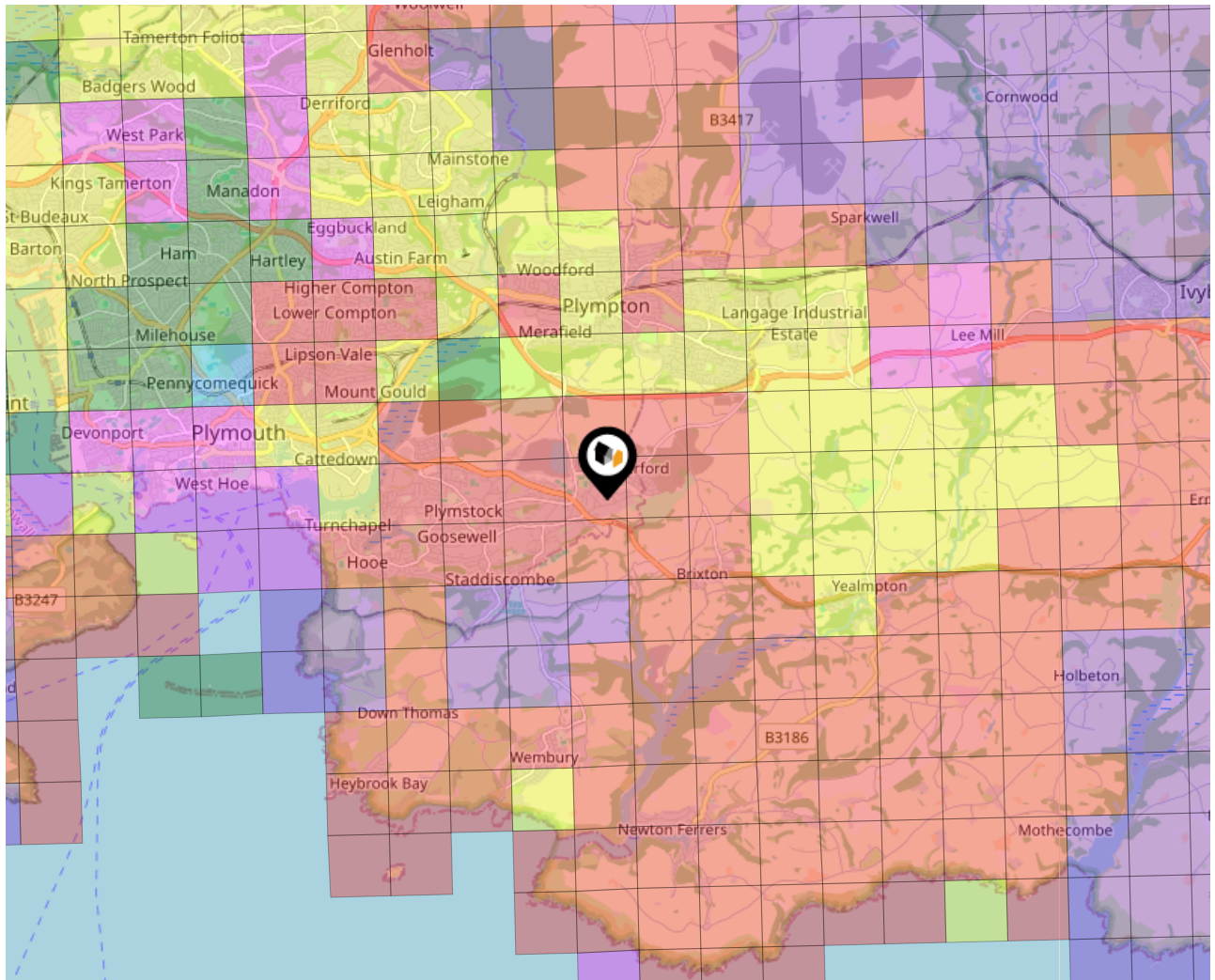
-  Power Pylons
-  Communication Masts

Environment

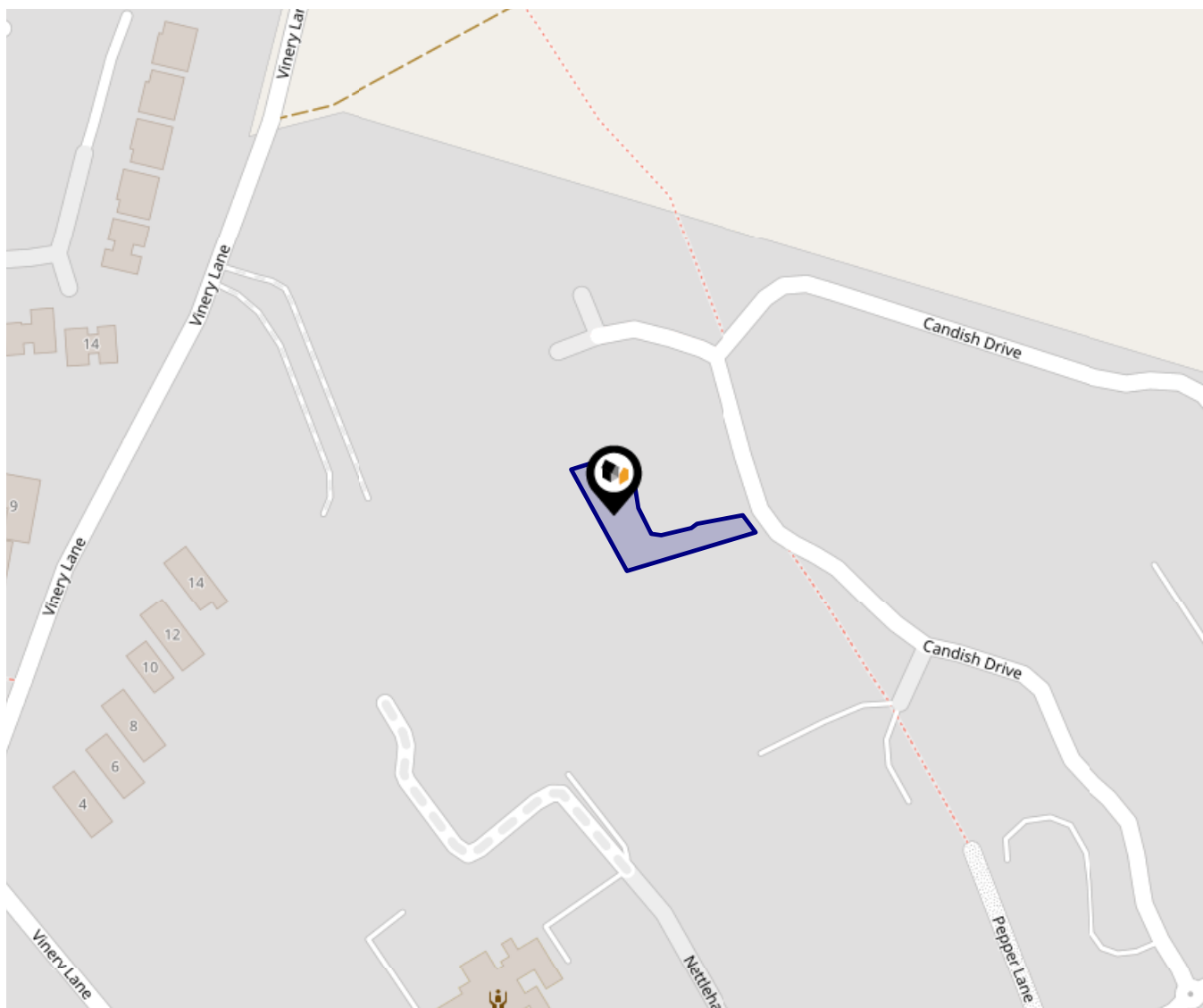
Radon Gas

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:

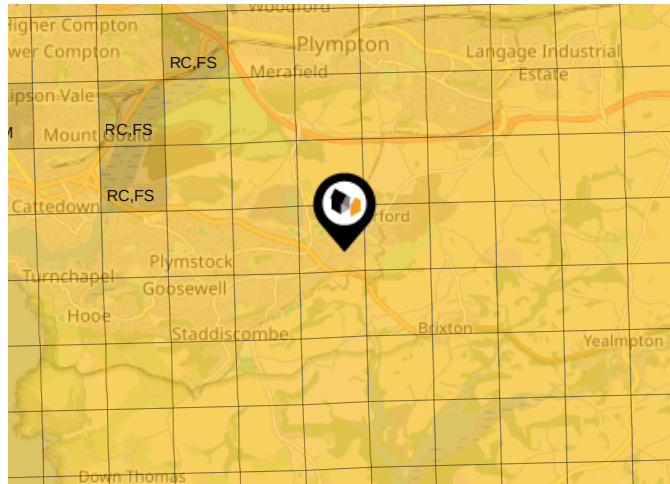
- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Environment

Soils & Clay

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

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

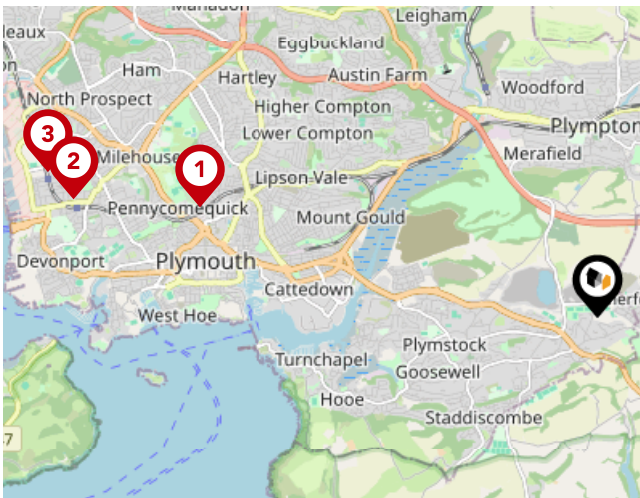


Primary Classifications (Most Common Clay Types)

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

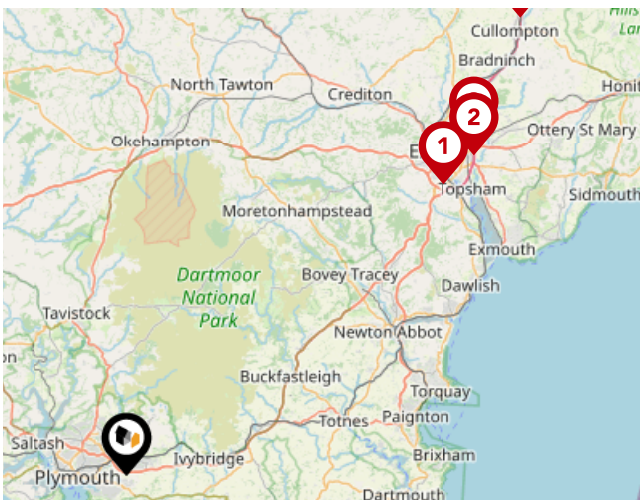
Area

Transport (National)



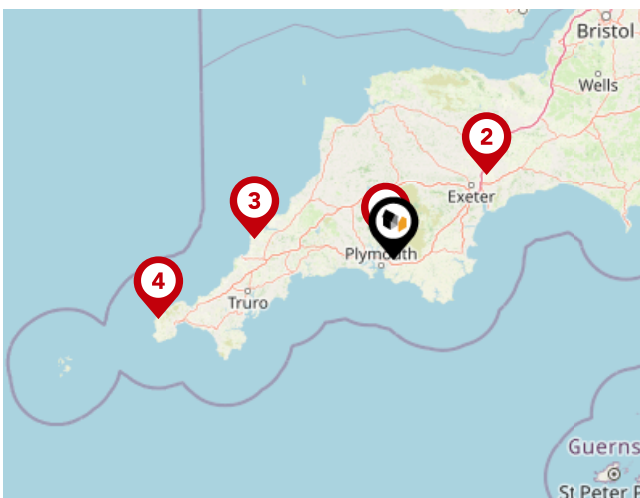
National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	3.9 miles
2	Devonport Rail Station	5.07 miles
3	Dockyard (Plymouth) Rail Station	5.37 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	32.47 miles
2	M5 J30	35.63 miles
3	M5 J29	36.48 miles
4	M5 J28	45.46 miles

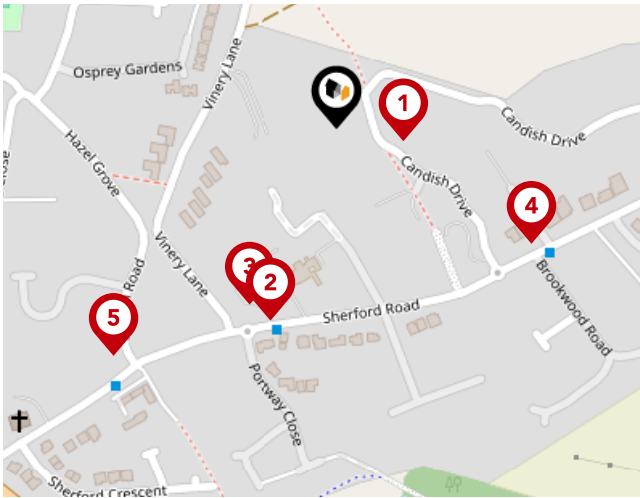


Airports/Helipads

Pin	Name	Distance
1	Glenholt	4.74 miles
2	Exeter Airport	38.03 miles
3	St Mawgan	42.15 miles
4	Joppa	73.43 miles

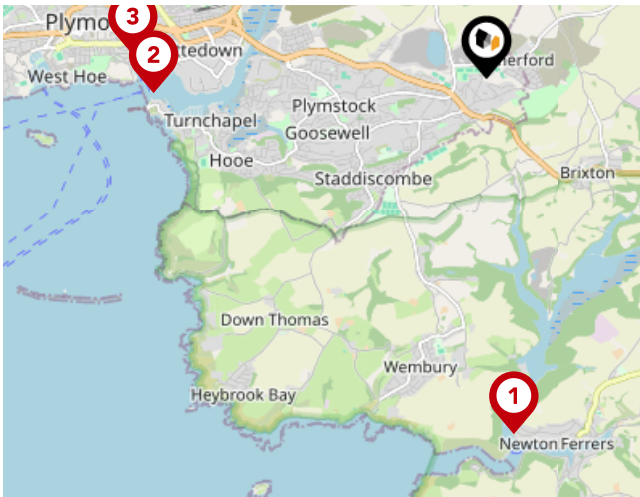
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Candish Drive West	0.04 miles
2	Portway Close	0.12 miles
3	Vinery Lane	0.12 miles
4	Brookwood Road	0.13 miles
5	Station Road	0.19 miles



Ferry Terminals

Pin	Name	Distance
1	Newton Ferrers Ferry Landing	3.37 miles
2	Plymouth Mount Batten Ferry Landing	3.15 miles
3	Plymouth (Barbican) Landing Stage	3.35 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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