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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 22<sup>nd</sup> April 2025



**SOUTHLAND PARK ROAD, WEMBURY, PLYMOUTH, PL9**

## Lang Town & Country

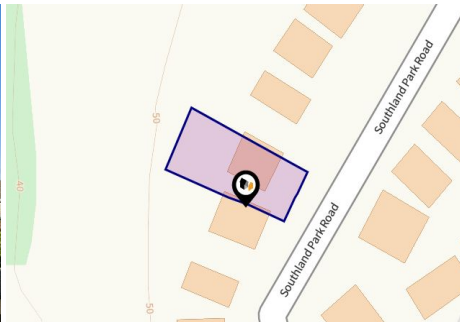
6 The Broadway Plymstock Plymouth PL9 7AU

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## Property

Type:	Detached
Bedrooms:	3
Floor Area:	871 ft <sup>2</sup> / 81 m <sup>2</sup>
Plot Area:	0.13 acres
Year Built :	1950-1966
Council Tax :	Band D
Annual Estimate:	£2,492
Title Number:	DN92928

Tenure: Freehold

## Local Area

Local Authority:	Devon
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds  
(Standard - Superfast - Ultrafast)

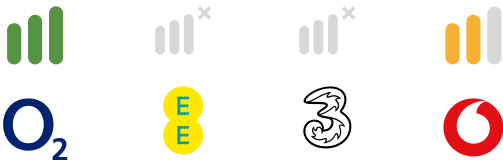
24  
mb/s



-  
mb/s



Mobile Coverage:  
(based on calls indoors)



Satellite/Fibre TV Availability:

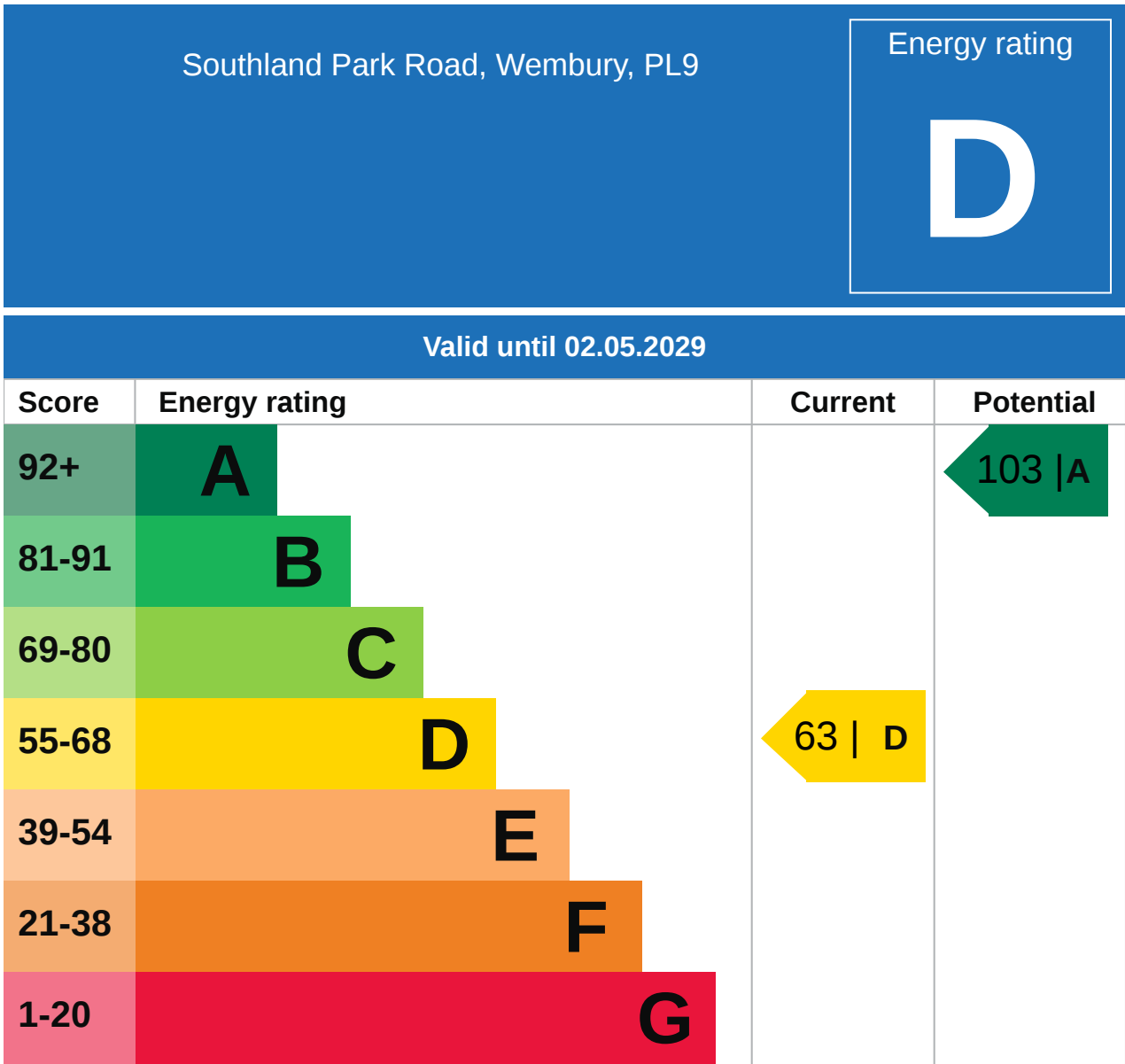


# Planning History

## This Address

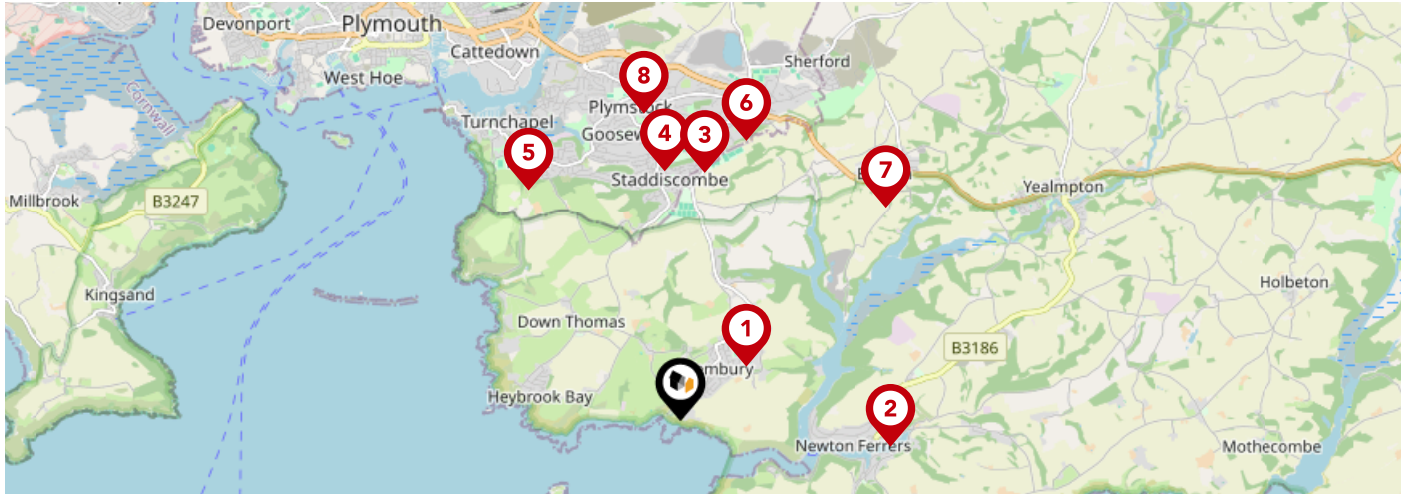
Planning records for: *Southland Park Road, Wembury, Plymouth, PL9*

Reference - 3843/19/HHO	
Decision:	Approved
Date:	26th November 2019
Description:	Householder application for rear extension and terrace



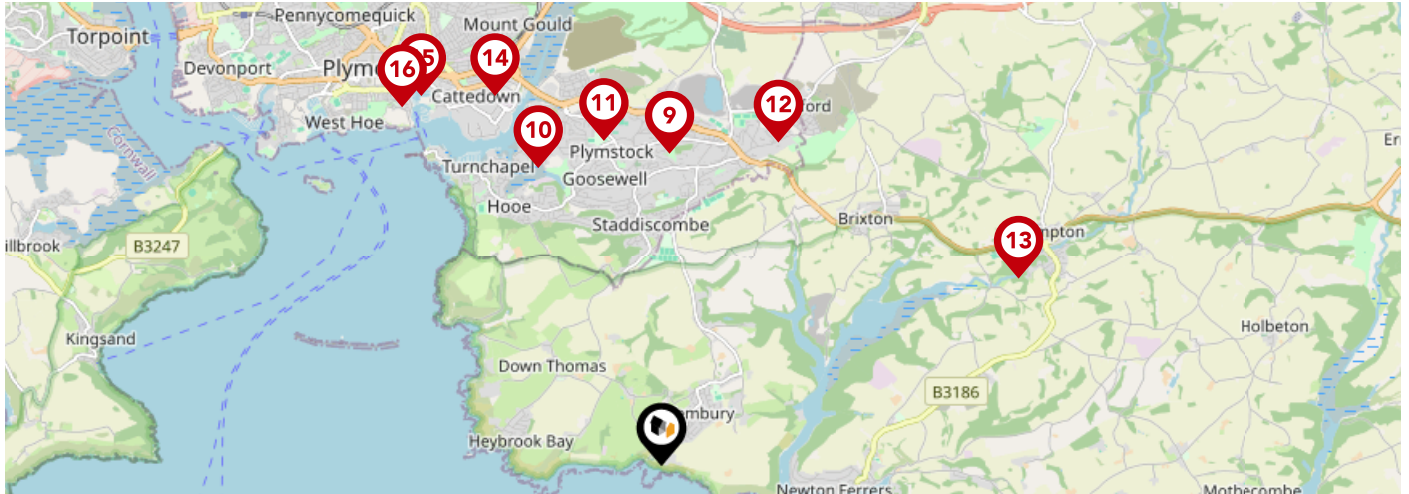
## Additional EPC Data

<b>Property Type:</b>	Bungalow
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Average
<b>Roof:</b>	Pitched, 100 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 44% of fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	81 m <sup>2</sup>



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Wembury Primary School</b> Ofsted Rating: Good   Pupils: 184   Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Newton Ferrers Church of England Primary School</b> Ofsted Rating: Good   Pupils: 125   Distance:2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Coombe Dean School</b> Ofsted Rating: Good   Pupils: 995   Distance:2.36	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Goosewell Primary Academy</b> Ofsted Rating: Good   Pupils: 419   Distance:2.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Hoe Primary Academy</b> Ofsted Rating: Good   Pupils: 212   Distance:2.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Elburton Primary School</b> Ofsted Rating: Outstanding   Pupils: 465   Distance:2.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>St Mary's Church of England Primary School</b> Ofsted Rating: Outstanding   Pupils: 102   Distance:2.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Plymstock School</b> Ofsted Rating: Good   Pupils: 1671   Distance:2.92	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

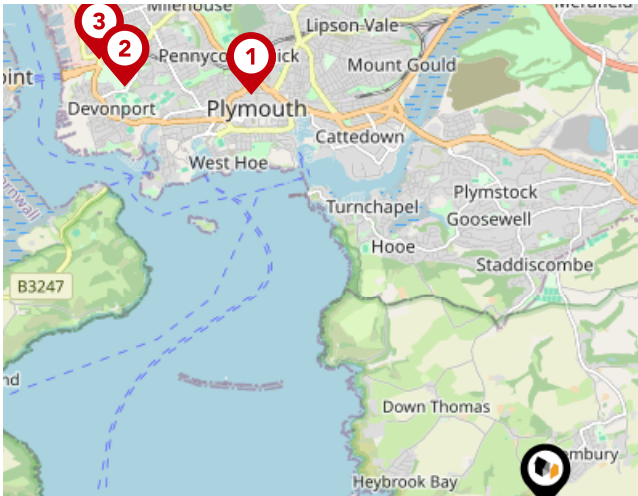




		Nursery	Primary	Secondary	College	Private
<b>9</b>	<b>Morley Meadow Primary School</b> Ofsted Rating: Good   Pupils: 224   Distance:2.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>Oreston Community Academy</b> Ofsted Rating: Good   Pupils: 419   Distance:3.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>Pomphlett Primary School</b> Ofsted Rating: Good   Pupils: 424   Distance:3.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>Sherford Vale School &amp; Nursery</b> Ofsted Rating: Good   Pupils: 258   Distance:3.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>Yealmpton Primary School</b> Ofsted Rating: Good   Pupils: 180   Distance:3.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>Prince Rock Primary School</b> Ofsted Rating: Outstanding   Pupils: 408   Distance:3.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>Holy Cross Catholic Primary School</b> Ofsted Rating: Good   Pupils: 306   Distance:4.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>ACE Schools Plymouth</b> Ofsted Rating: Good   Pupils: 233   Distance:4.18	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

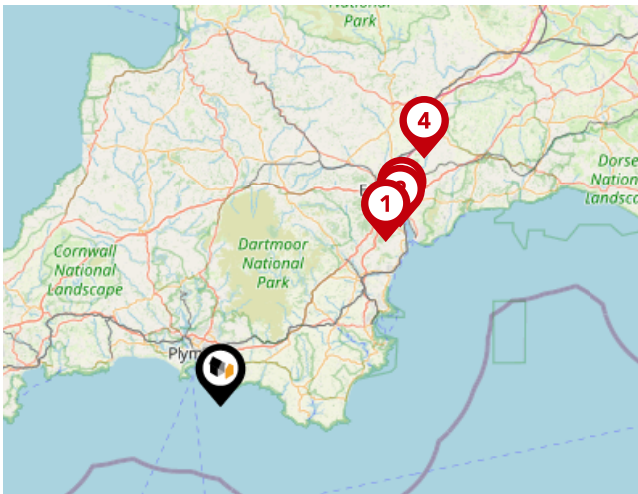
# Area

## Transport (National)



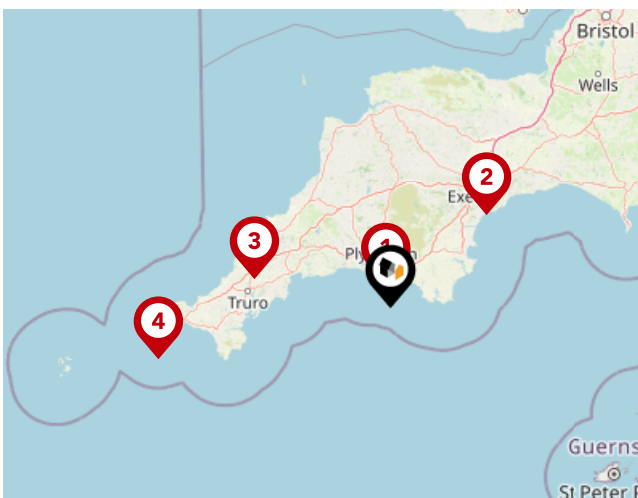
### National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	4.79 miles
2	Devonport Rail Station	5.62 miles
3	Dockyard (Plymouth) Rail Station	5.98 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	35.14 miles
2	M5 J30	38.31 miles
3	M5 J29	39.18 miles
4	M5 J28	48.26 miles



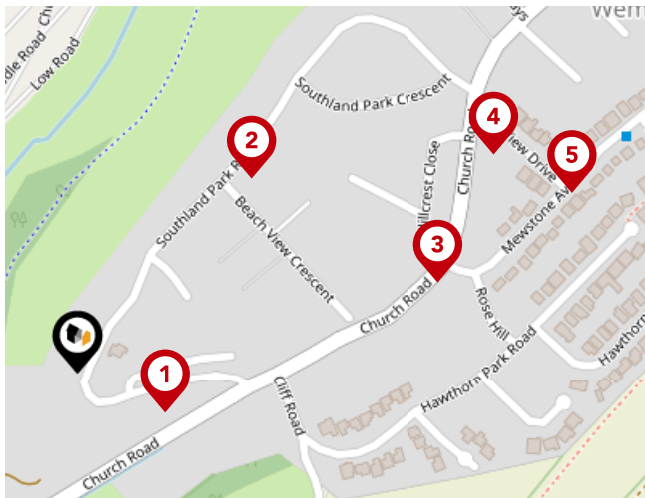
### Airports/Helipads

Pin	Name	Distance
1	Glenholt	7.12 miles
2	Exeter Airport	40.69 miles
3	St Mawgan	41.71 miles
4	Joppa	71.87 miles



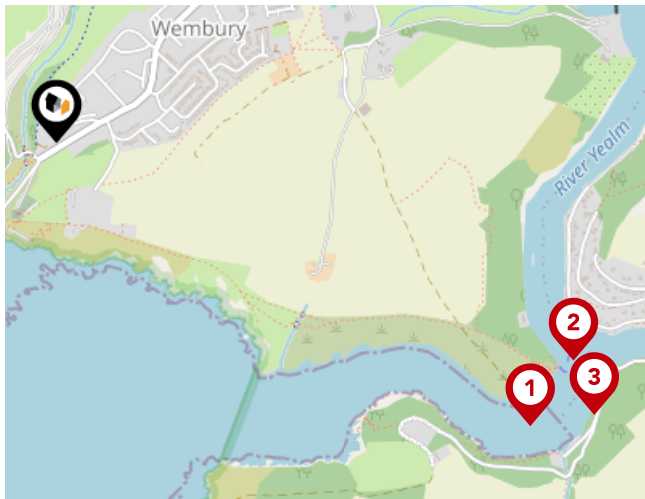
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Southland Park Terminus	0.06 miles
2	Southland Park Road	0.16 miles
3	Mewstone Avenue Bottom	0.22 miles
4	Sea View Drive	0.28 miles
5	Hawthorn Drive	0.31 miles



### Ferry Terminals

Pin	Name	Distance
1	Warren Point Ferry Landing	1.3 miles
2	Newton Ferrers Ferry Landing	1.33 miles
3	Noss Mayo Ferry Landing	1.43 miles

## Important - Please Read

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# Lang Town & Country

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