

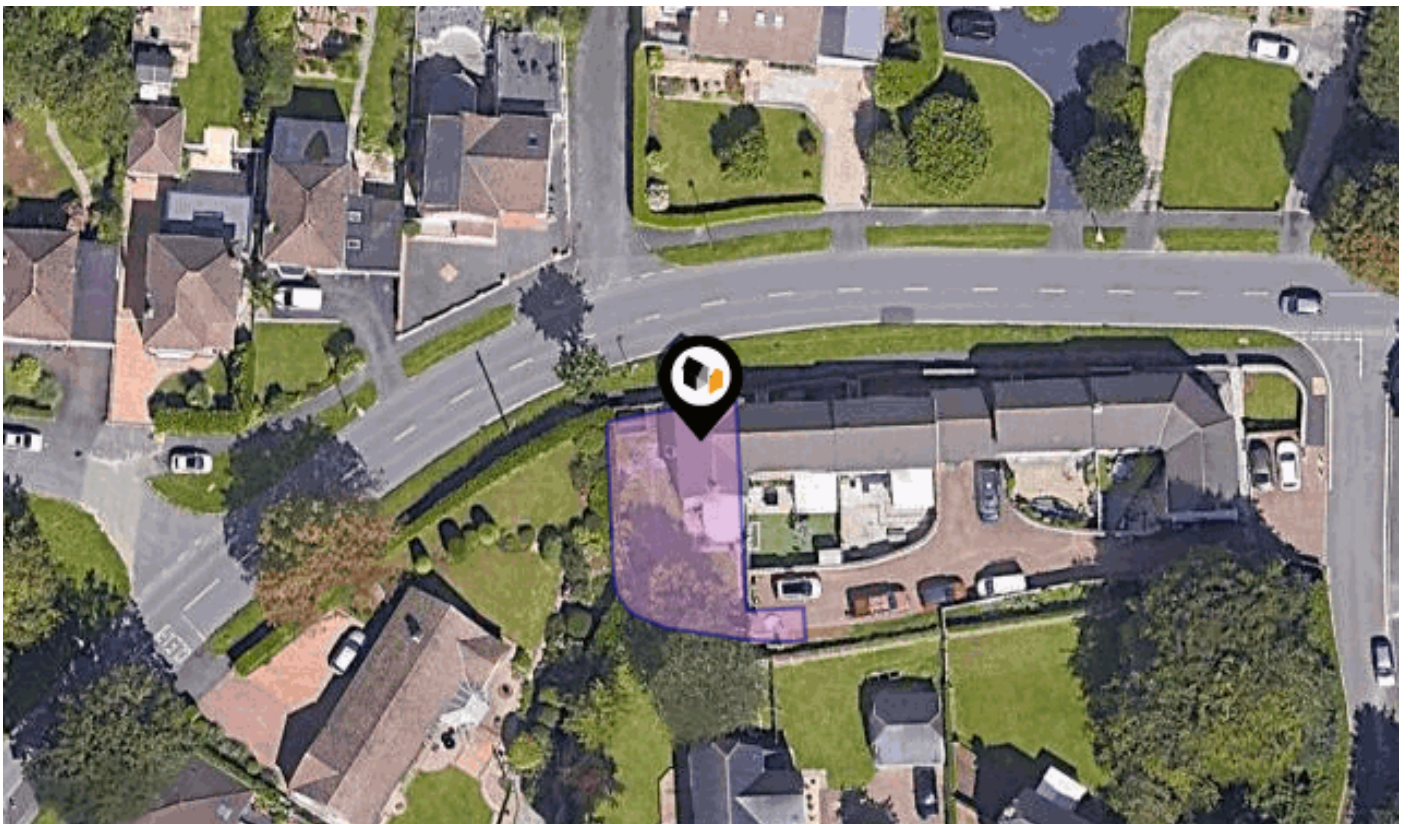


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 28th April 2025



66, LARKHAM LANE, PLYMOUTH, PL7 4PN

6 Mannamead Road Plymouth Devon PL4 7AA

01752 256000

property@langtownandcountry.com

www.langtownandcountry.com

Property Overview



Property

Type:	Terraced	Last Sold Date:	07/12/2018
Bedrooms:	3	Last Sold Price:	£197,500
Floor Area:	839 ft ² / 78 m ²	Last Sold £/ft ² :	£235
Plot Area:	0.06 acres	Tenure:	Freehold
Year Built :	2006		
Council Tax :	Band C		
Annual Estimate:	£2,067		
Title Number:	DN535443		
UPRN:	10012062709		

Local Area

Local Authority:	City of plymouth	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	Very low	7	71	1800
• Surface Water	Very low	mb/s	mb/s	mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:



Property

EPC - Certificate

66, Larkham Lane, PL7 4PN

Energy rating

C

Valid until 22.04.2028

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

Property

EPC - Additional Data

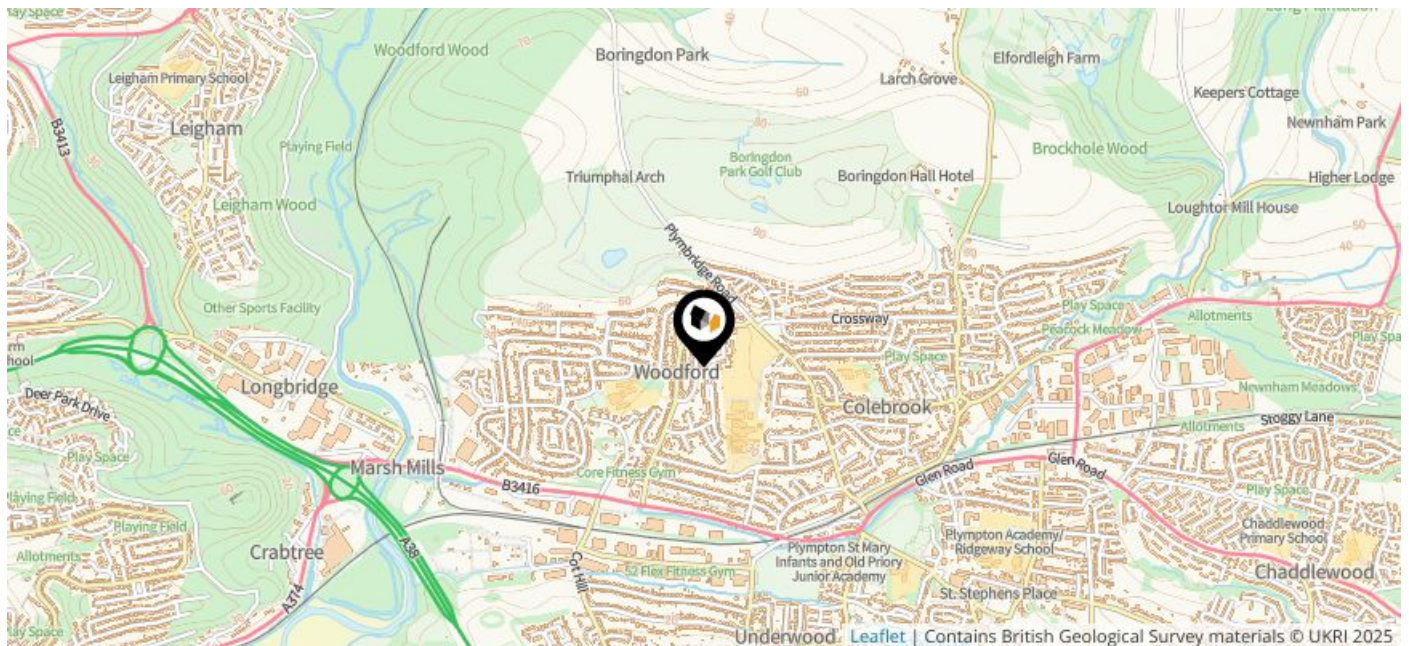
Additional EPC Data

Property Type:	House
Build Form:	End-Terrace
Transaction Type:	Rental (private)
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 270 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	78 m ²

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

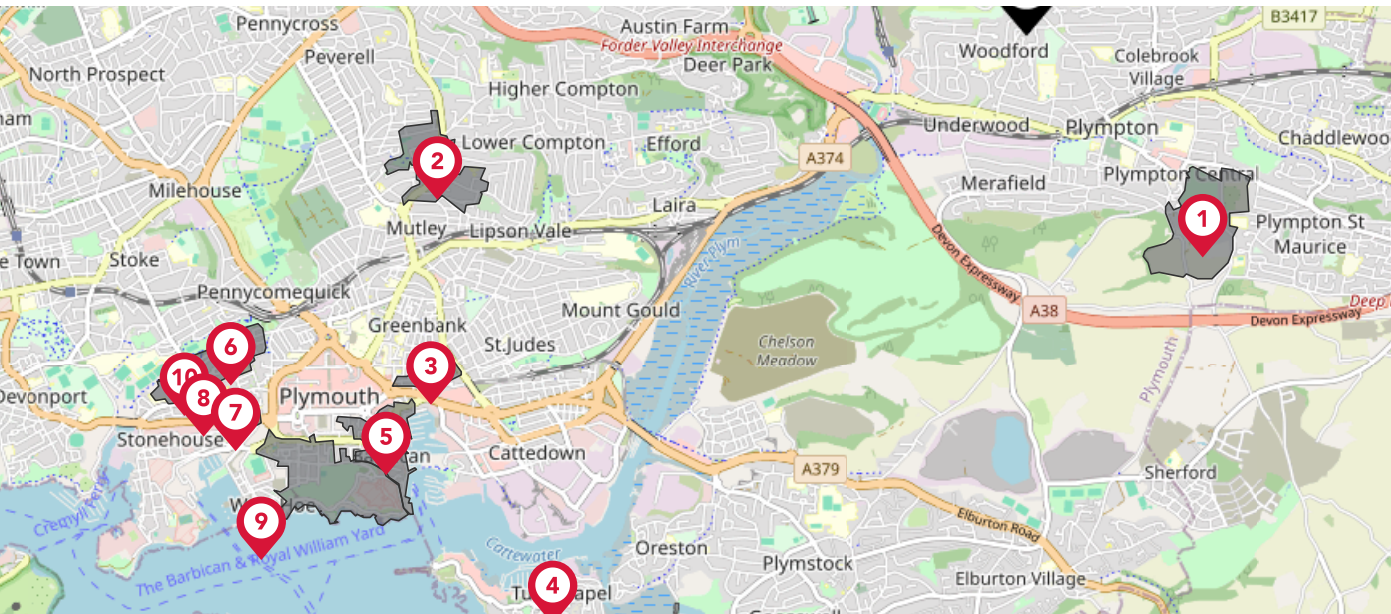
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.

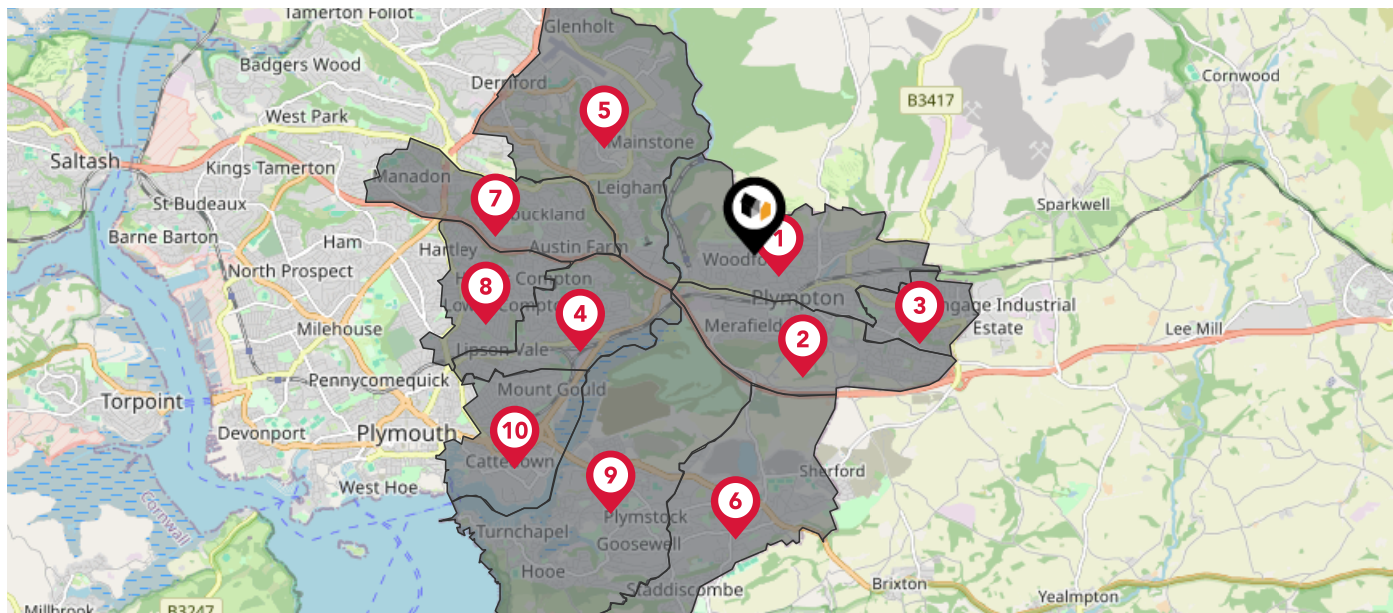


Nearby Conservation Areas	
1	Plympton St Maurice
2	MANNAMEAD
3	Ebrington Street
4	Turnchapel
5	Barbican (Plymouth, City of (Ua))
6	North Stonehouse
7	Union Street (Plymouth, City of (Ua))
8	Adelaide Street / Clarence Place
9	The Hoe
10	Royal Naval Hospital

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



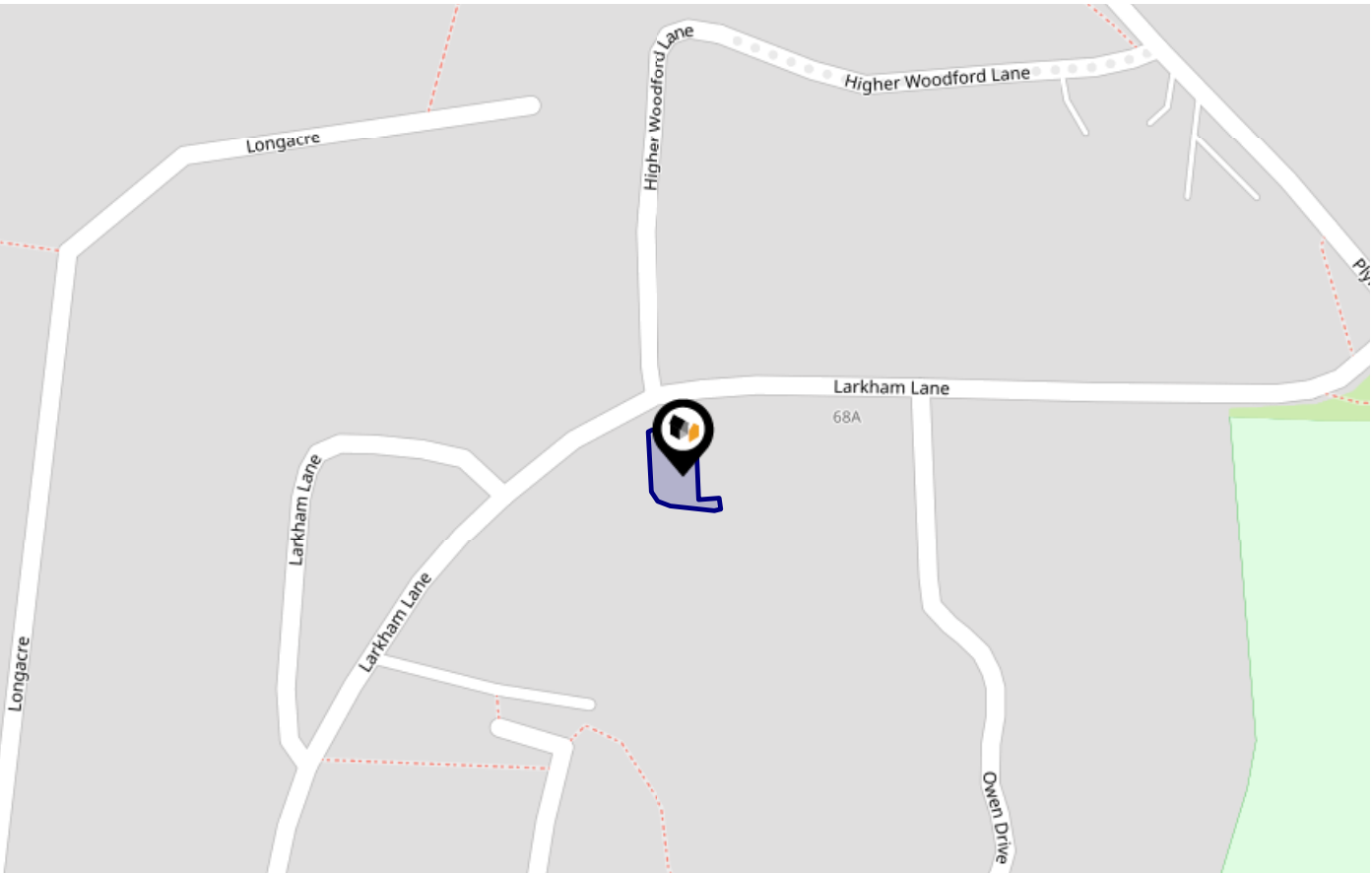
Nearby Council Wards

- 1 Plympton St. Mary Ward
- 2 Plympton Erle Ward
- 3 Plympton Chaddlewood Ward
- 4 Efford and Lipson Ward
- 5 Moor View Ward
- 6 Plymstock Dunstone Ward
- 7 Eggbuckland Ward
- 8 Compton Ward
- 9 Plymstock Radford Ward
- 10 Sutton and Mount Gould 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.

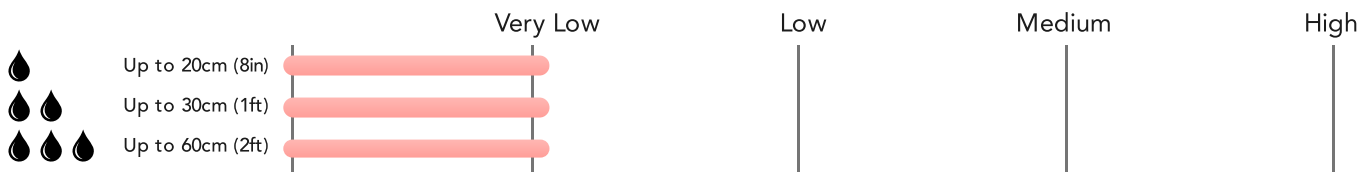


Risk Rating: **Very low**

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.

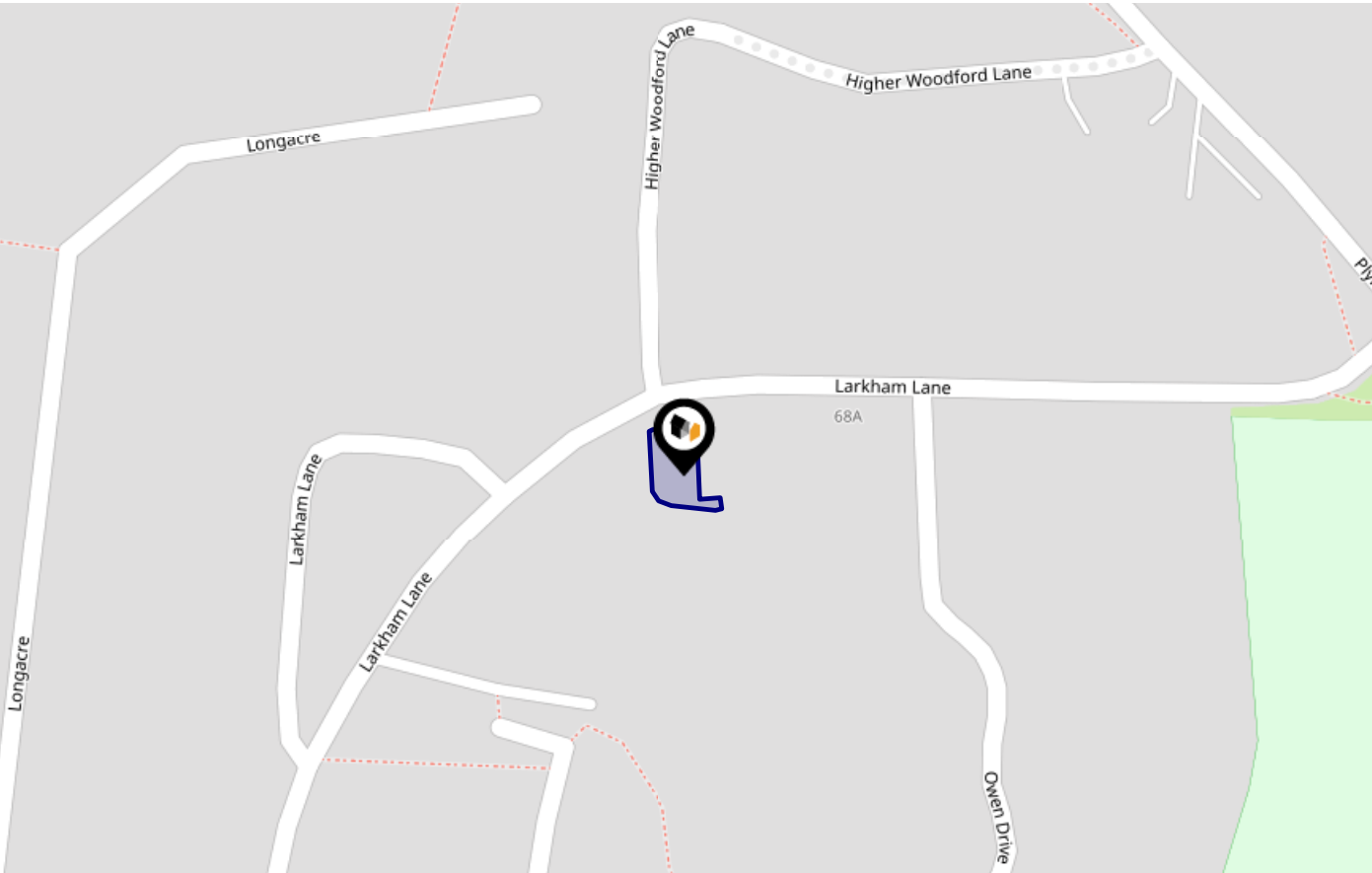
Chance of flooding to the following depths at this property:



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.

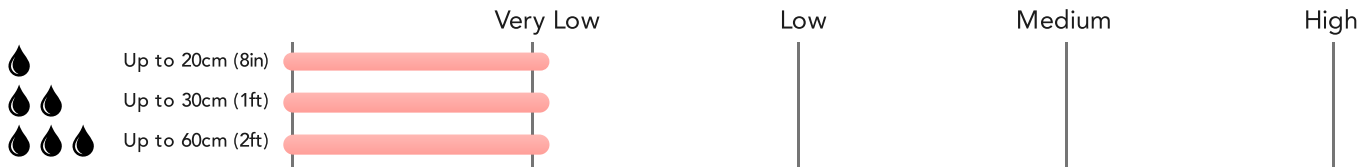


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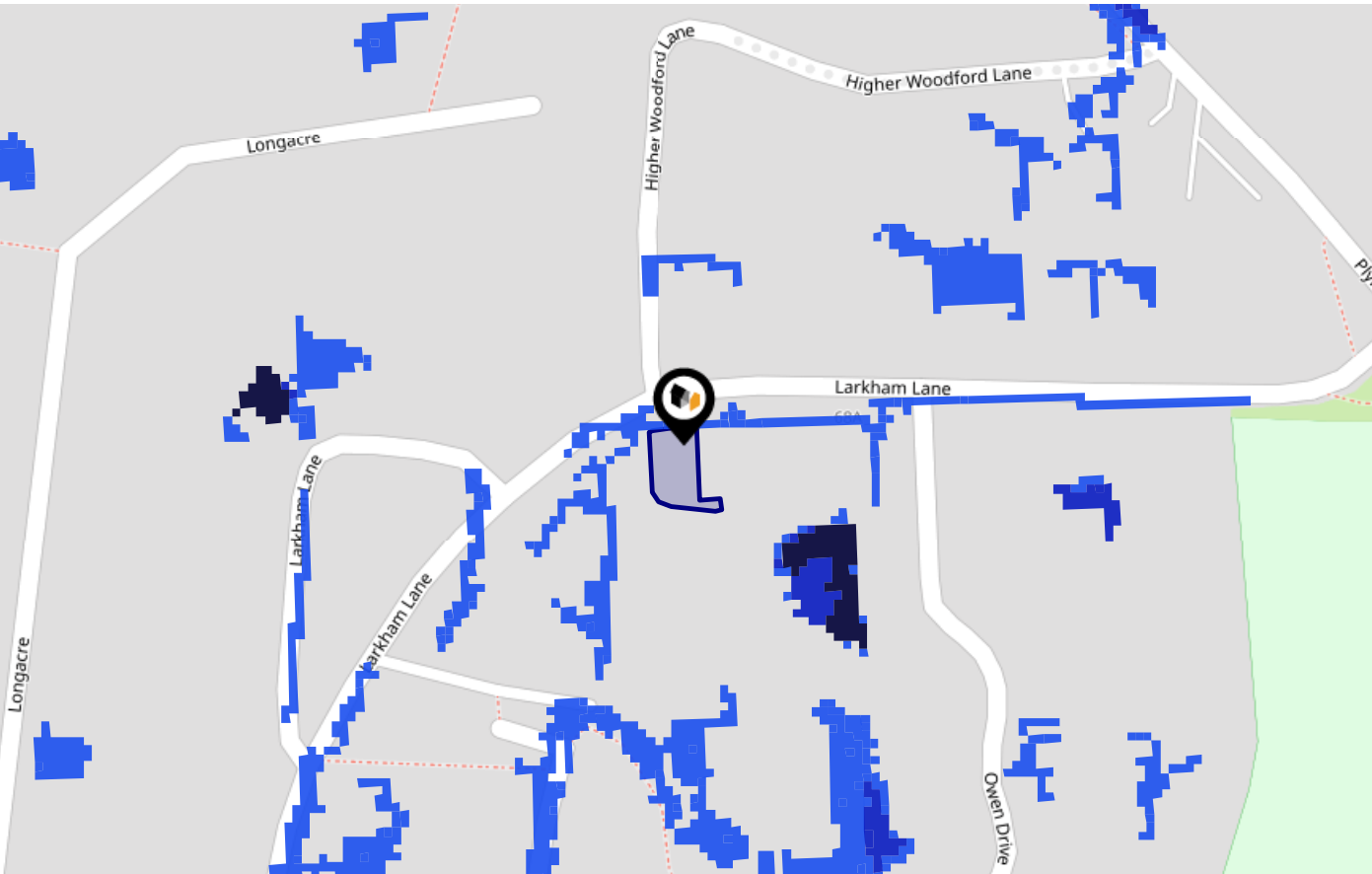
Chance of flooding to the following depths at this property:



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.

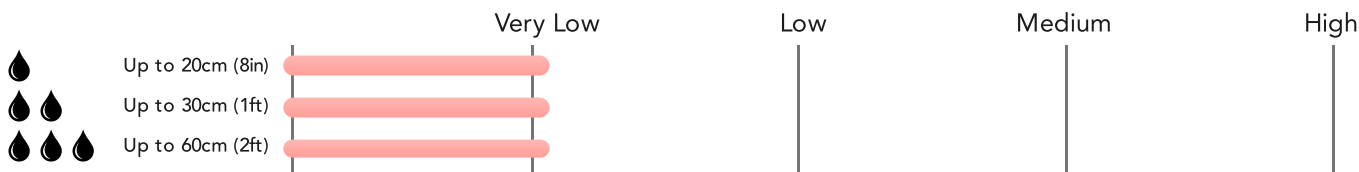


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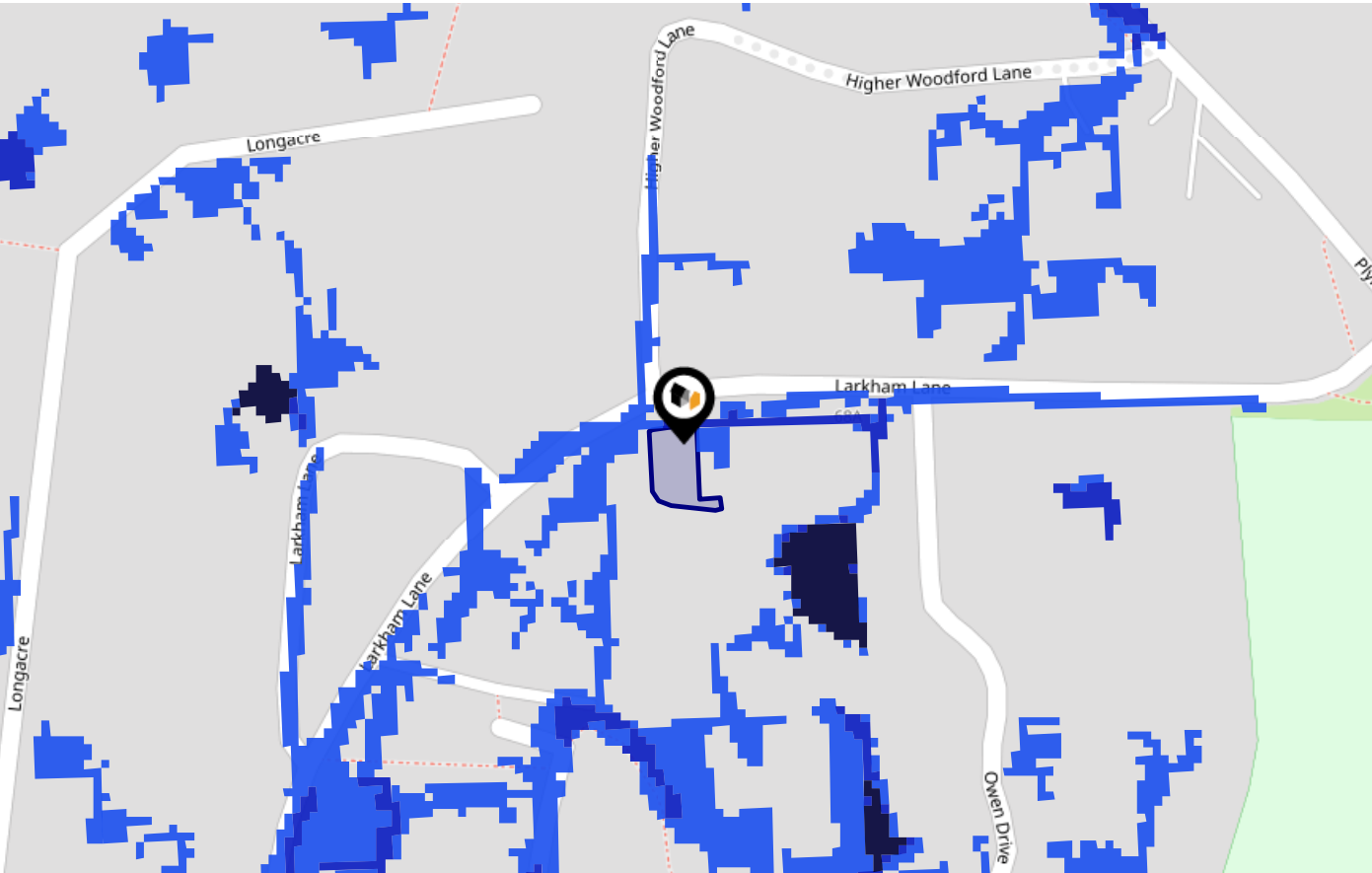
Chance of flooding to the following depths at this property:



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.

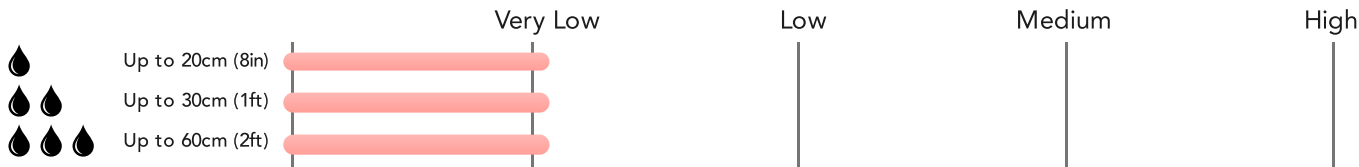


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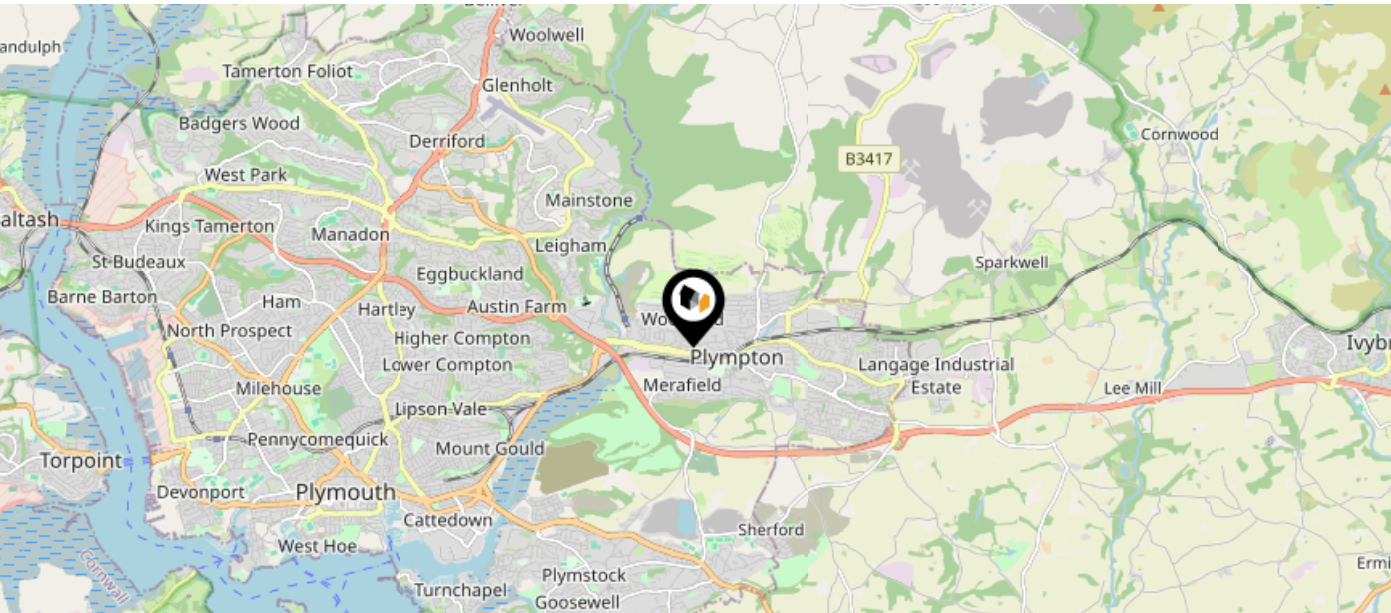
Chance of flooding to the following depths at this property:



Maps

Green Belt

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



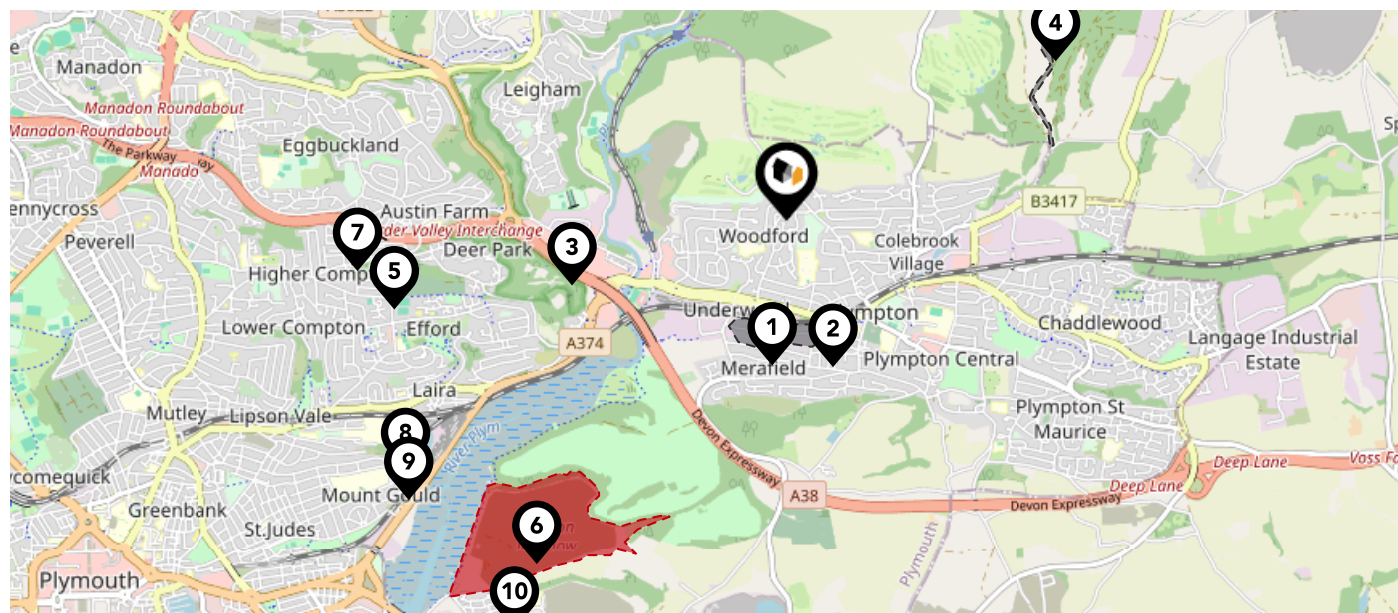
Nearby Green Belt Land

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	Valley Road Plympton-Valley Road, Plympton, Plymouth	Historic Landfill	
2	Recreation Ground Linketty Road Plympt-Recreation Ground Linketty Road Plympton, Plymouth	Historic Landfill	
3	Tecalamet Marsh Mills-Off Longbridge Road, Plymouth	Historic Landfill	
4	Newnham Park-Newnham Park, Plympton, Plymouth, Devon	Historic Landfill	
5	Eggbuckland Road Efford Adj Cemetery-Eggbuckland Road, Efford, Plymouth	Historic Landfill	
6	EA/EPR/EP3096HZ/V002	Active Landfill	
7	Valley View Close-Valley View Close, Plymouth	Historic Landfill	
8	School Playing Field Laira-School Playing Field Laira, Plymouth	Historic Landfill	
9	Laira-Laira, Plymouth	Historic Landfill	
10	Plymstock Works-Plymstock Works, Plymstock, Plymouth, Devon	Historic Landfill	

Maps

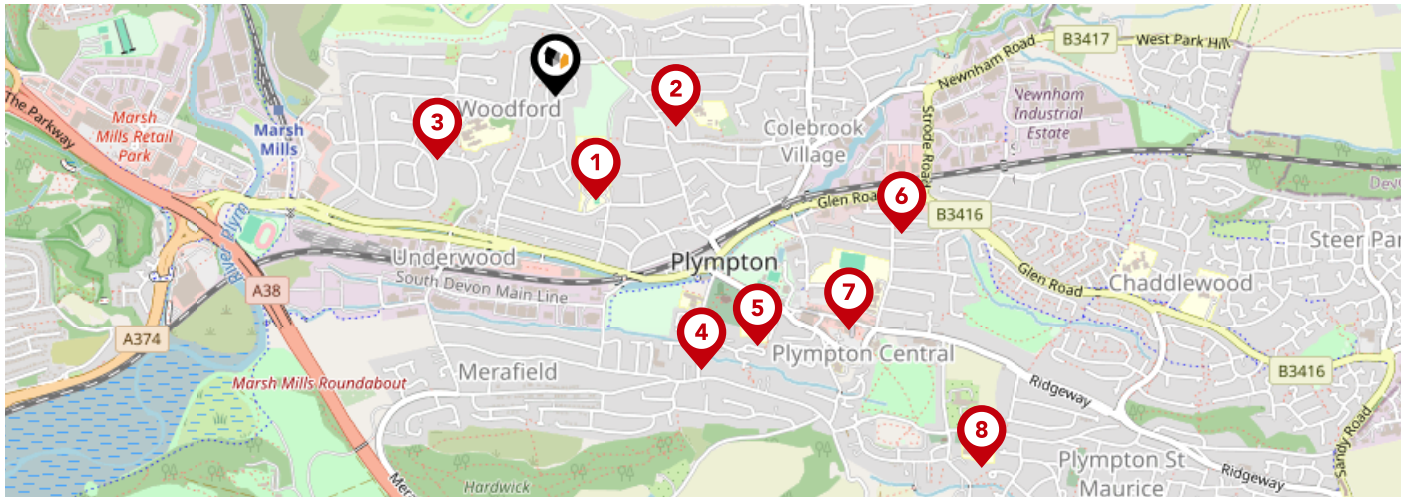
Listed Buildings

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



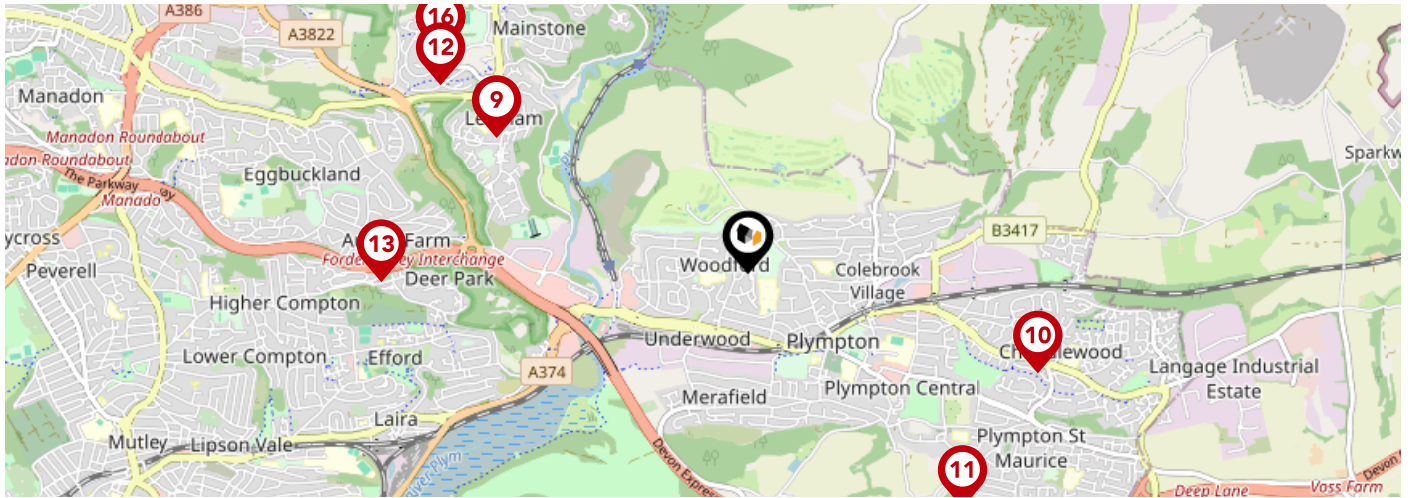
Listed Buildings in the local district		Grade	Distance
	1322015 - Little Woodford Farmhouse	Grade II	0.0 miles
	1322016 - Barn South East Of Little Woodford Farmhouse	Grade II	0.1 miles
	1386331 - Great Woodford Farmhouse	Grade II	0.3 miles
	1386330 - Boringdon Arch (triumphal Arch) And Triumphal Arch Cottage And Outbuilding	Grade II	0.4 miles
	1330575 - Boringdon House	Grade I	0.6 miles
	1449716 - Plymbridge Road Bridge	Grade II	0.6 miles
	1330574 - Muttram Cottage	Grade II	0.6 miles
	1330577 - Pair Of Gate Piers At Entrance To Boringdon Hall	Grade II	0.6 miles
	1330576 - Outbuildings North East Of Boringdon Hall	Grade II	0.6 miles
	1386222 - Church Of St Mary Blessed Virgin	Grade II	0.7 miles









Area Schools



		Nursery	Primary	Secondary	College	Private
1	Hele's School Ofsted Rating: Good Pupils: 1386 Distance:0.26	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Boringdon Primary School Ofsted Rating: Good Pupils: 394 Distance:0.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Woodford Primary School Ofsted Rating: Good Pupils: 402 Distance:0.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Plympton St Mary's CofE Infant School Ofsted Rating: Good Pupils: 100 Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Old Priory Junior Academy Ofsted Rating: Good Pupils: 192 Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Glen Park Primary School Ofsted Rating: Outstanding Pupils: 407 Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Plympton Academy Ofsted Rating: Requires improvement Pupils: 1145 Distance:0.88	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Longcause Community Special School Ofsted Rating: Good Pupils: 110 Distance:1.34	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

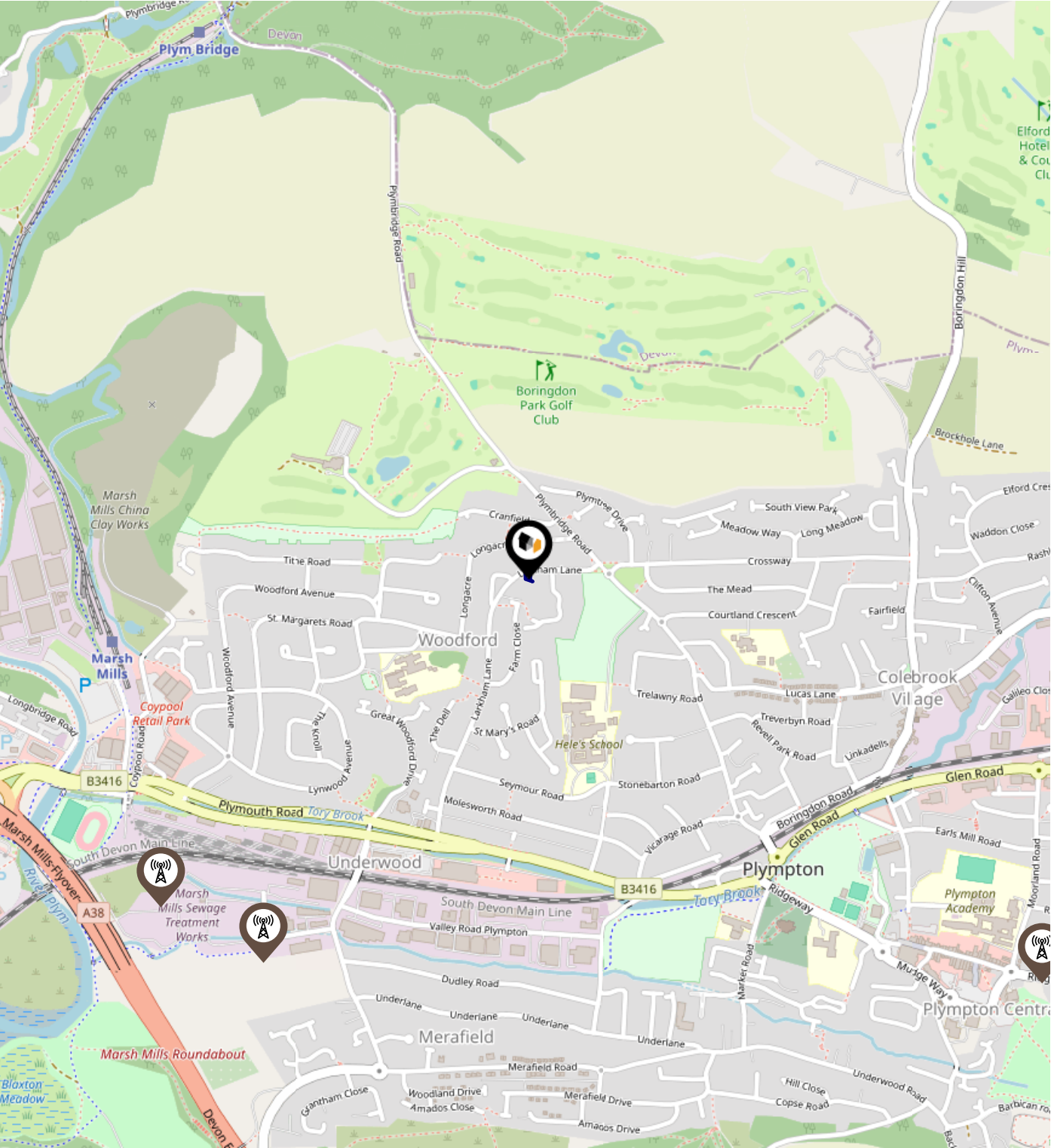
Area Schools





		Nursery	Primary	Secondary	College	Private
	Leigham Primary School Ofsted Rating: Good Pupils: 399 Distance: 1.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Chaddlewood Primary School Ofsted Rating: Good Pupils: 372 Distance: 1.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Plympton St Maurice Primary School Ofsted Rating: Good Pupils: 187 Distance: 1.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Tor Bridge Primary School Ofsted Rating: Outstanding Pupils: 184 Distance: 1.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Austin Farm Academy Ofsted Rating: Good Pupils: 125 Distance: 1.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Plym Bridge Nursery School and Day Care Ofsted Rating: Good Pupils: 54 Distance: 1.79	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Tor Bridge High Ofsted Rating: Good Pupils: 1171 Distance: 1.79	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cann Bridge School Ofsted Rating: Good Pupils: 95 Distance: 1.79	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

Masts & Pylons



Key:

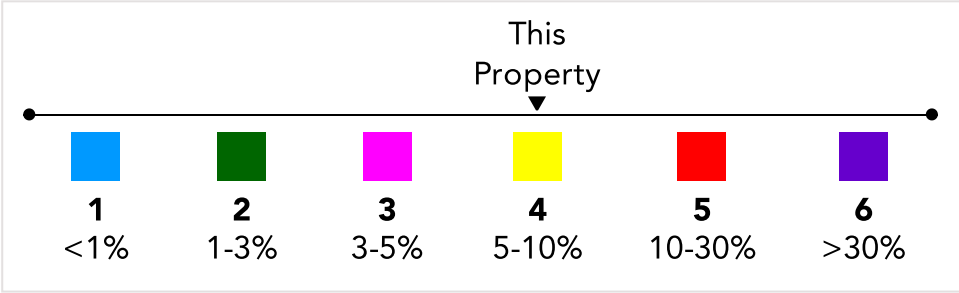
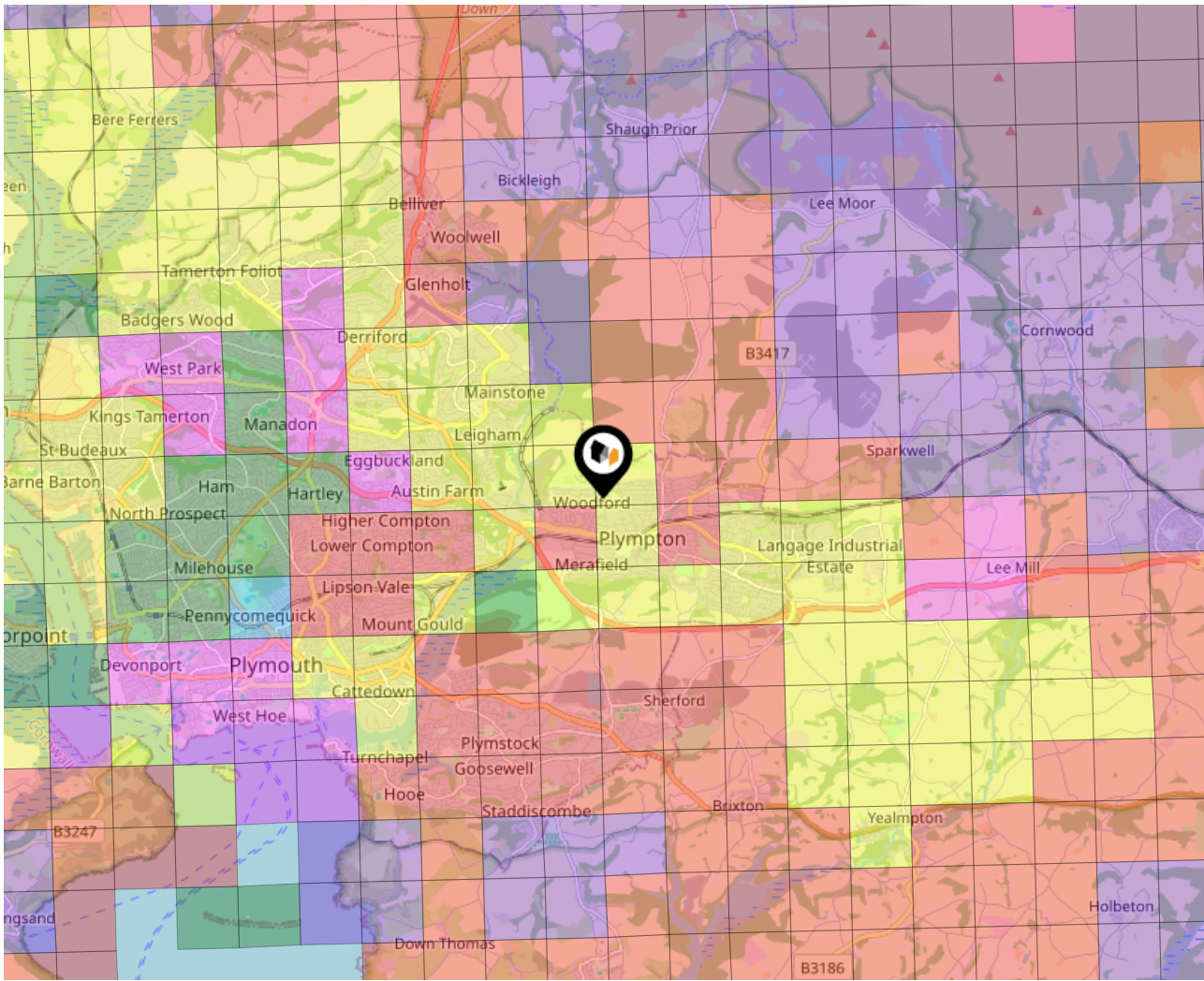
-  Power Pylons
-  Communication Masts

Environment

Radon Gas

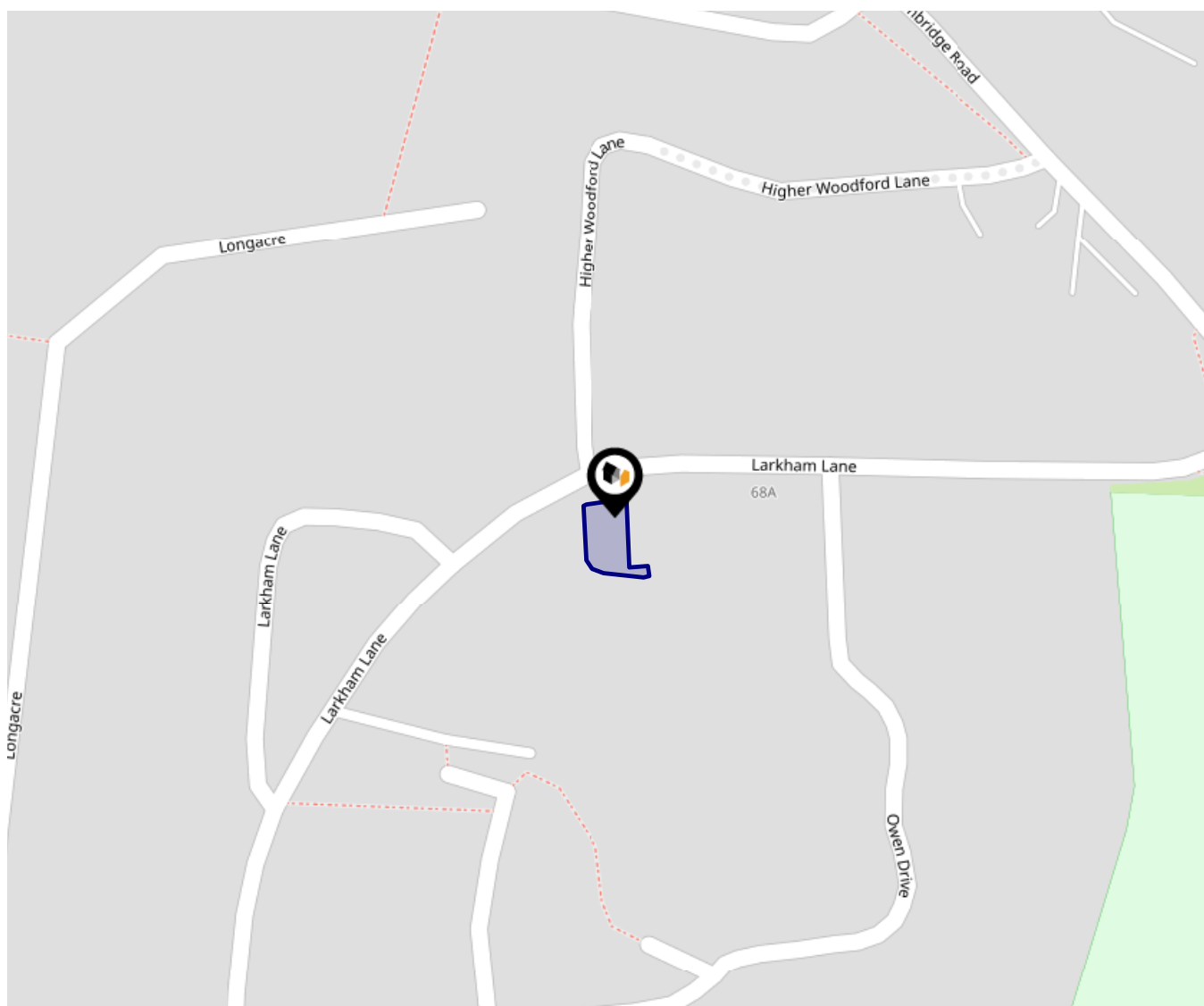
What is Radon?

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:

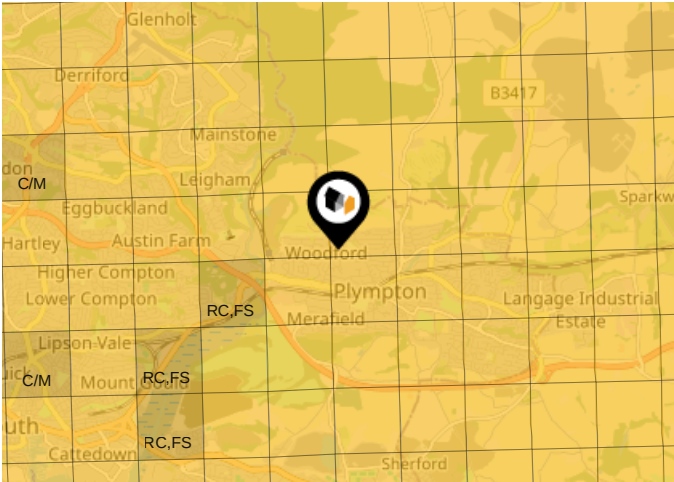
- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

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		

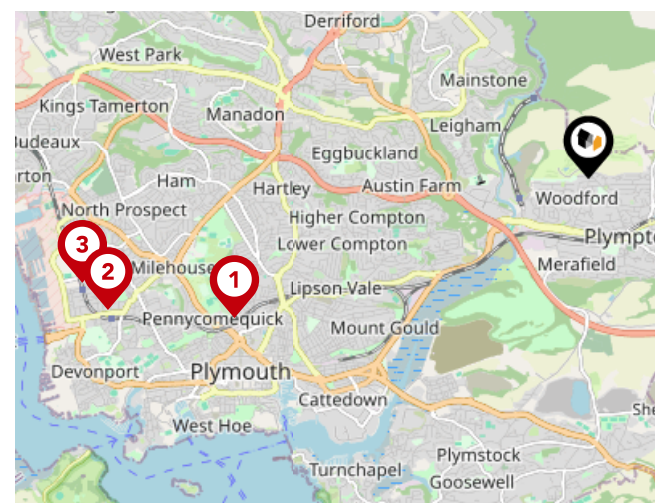


Primary Classifications (Most Common Clay Types)

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

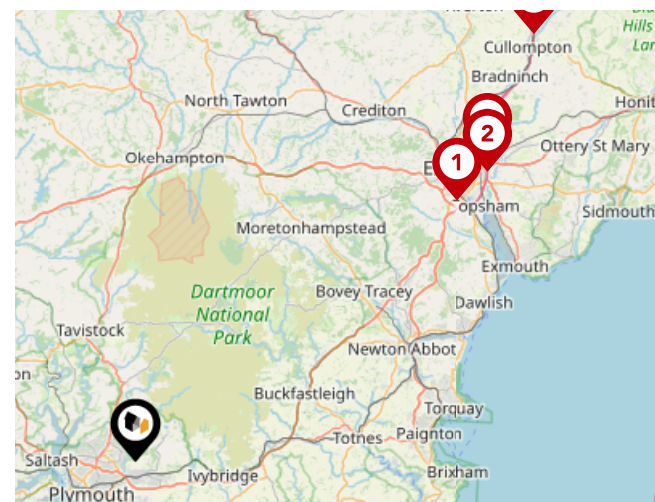
Area

Transport (National)



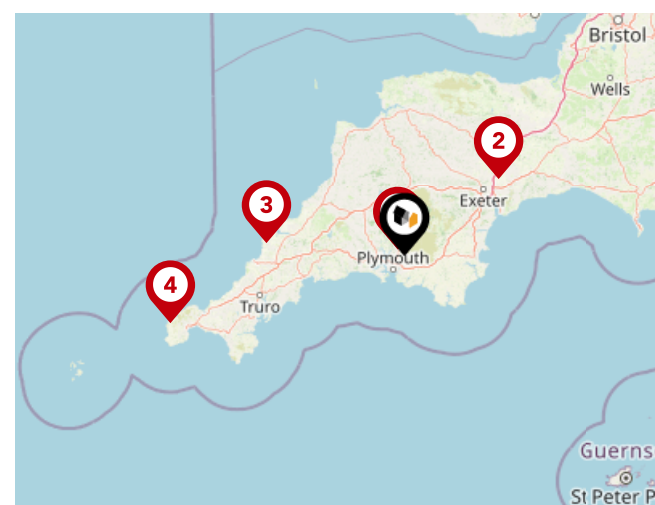
National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	3.61 miles
2	Devonport Rail Station	4.71 miles
3	Dockyard (Plymouth) Rail Station	4.88 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	31.22 miles
2	M5 J30	34.37 miles
3	M5 J29	35.17 miles
4	M5 J28	43.96 miles

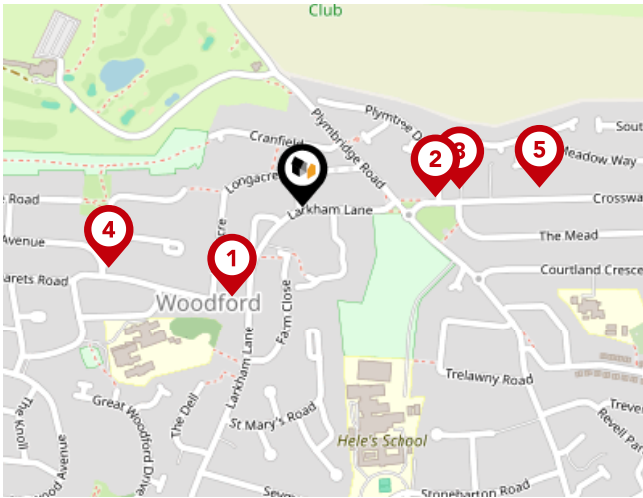


Airports/Helipads

Pin	Name	Distance
1	Glenholt	2.59 miles
2	Exeter Airport	36.79 miles
3	St Mawgan	41.47 miles
4	Joppa	73.63 miles

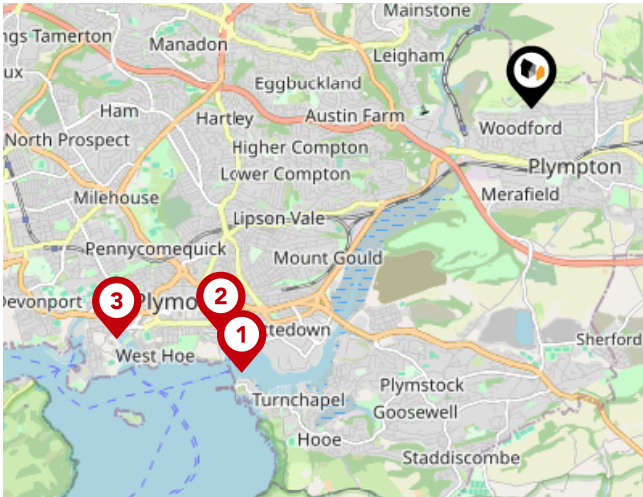
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Larkham Lane	0.14 miles
2	Crossway Green	0.16 miles
3	The Mead	0.19 miles
4	Litchaton Crescent	0.24 miles
5	Crossway	0.28 miles



Ferry Terminals

Pin	Name	Distance
1	Plymouth Mount Batten Ferry Landing	3.71 miles
2	Plymouth (Barbican) Landing Stage	3.63 miles
3	Plymouth Ferry Terminal	4.5 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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