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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 27th May 2025



8, YEO PARK, YEALMPTON, PLYMOUTH, PL8 2LP

6 Mannamead Road Plymouth Devon PL4 7AA

01752 256000

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www.langtownandcountry.com



Property Overview



Property

Type:	Semi-Detached	Last Sold Date:	12/08/2020
Bedrooms:	3	Last Sold Price:	£210,000
Floor Area:	839 ft ² / 78 m ²	Last Sold £/ft ² :	£250
Plot Area:	0.1 acres	Tenure:	Freehold
Year Built :	1950-1966		
Council Tax :	Band B		
Annual Estimate:	£1,938		
Title Number:	DN450834		
UPRN:	100040295284		

Local Area

Local Authority:	Devon	Estimated Broadband Speeds	
Conservation Area:	No	(Standard - Superfast - Ultrafast)	
Flood Risk:		18	1000
• Rivers & Seas	Very low	mb/s	mb/s
• Surface Water	Very low		

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Property

EPC - Certificate

8, Yeo Park, Yealmpton, PL8 2LP

Energy rating

D

Valid until 11.06.2029

Score	Energy rating	Current	Potential
92+	A		<div>82 B</div>
81-91	B		
69-80	C		
55-68	D		<div>55 D</div>
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

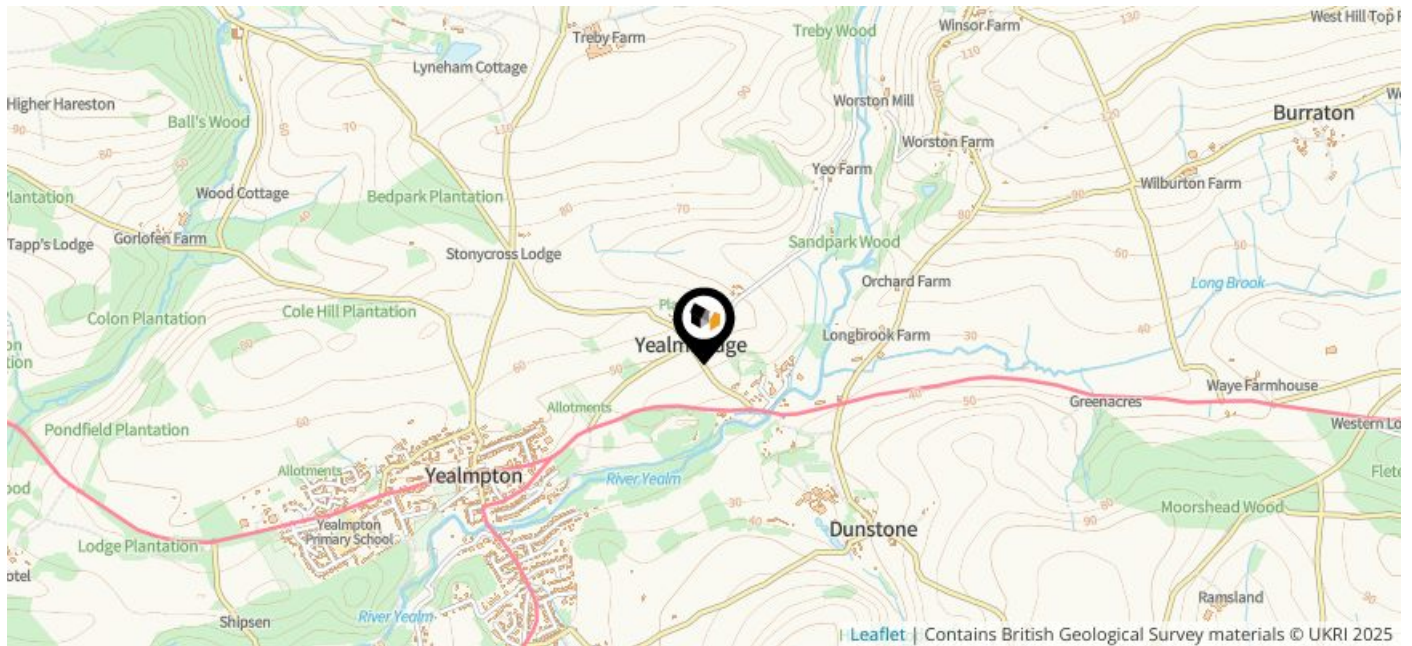
Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Rental
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, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 60% of 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

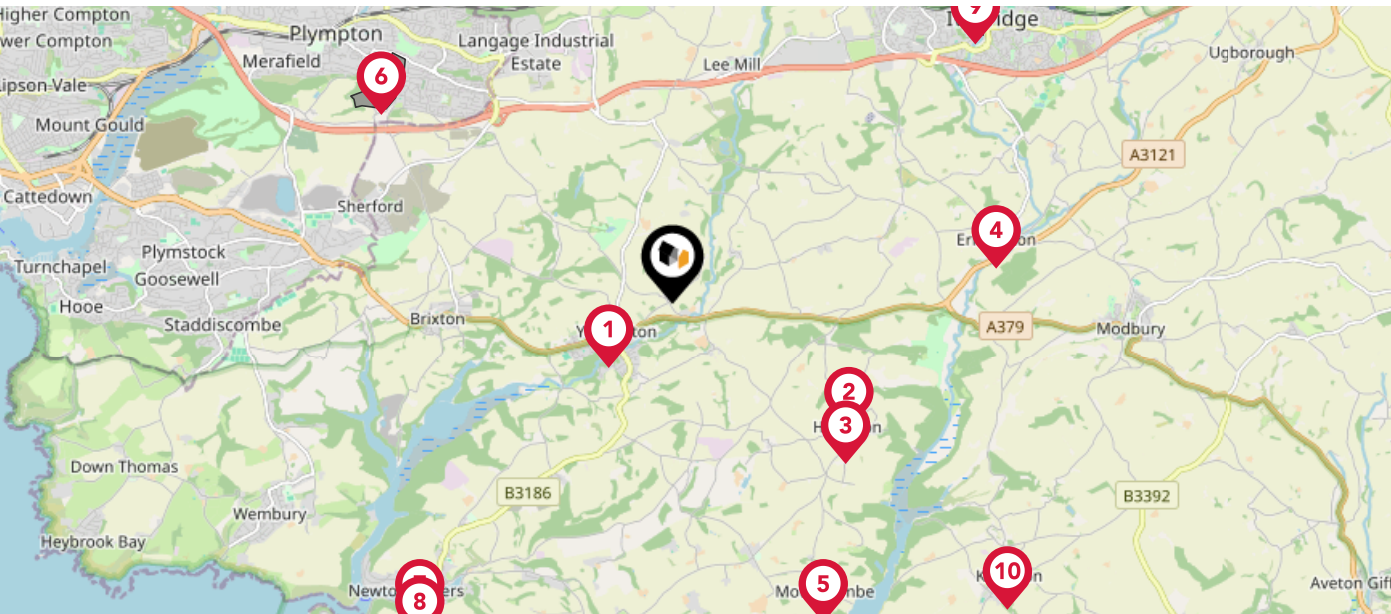
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.

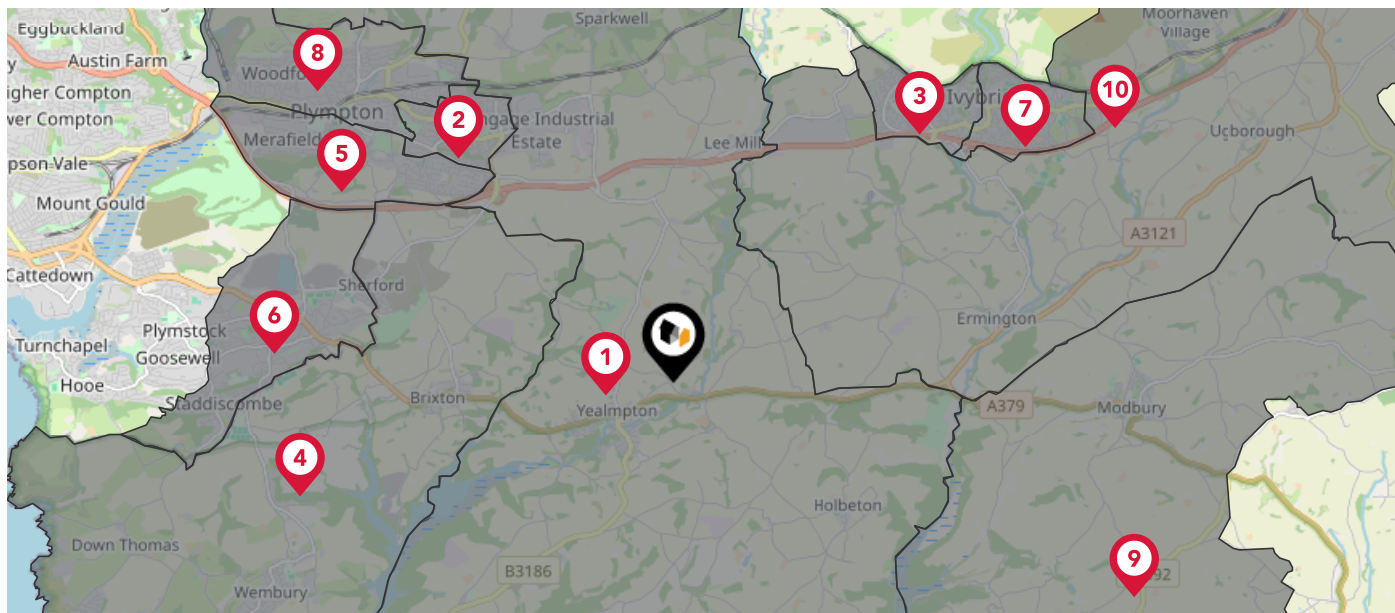


Nearby Conservation Areas	
1	Yealmpton
2	Ford (Holbeton)
3	Holbeton
4	Ermington
5	Mothecombe
6	Plympton St Maurice
7	Newton Ferrers
8	Noss Mayo
9	Ivybridge
10	Kingston (South Hams)

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



Newton & Yealmpton Ward



Plympton Chaddlewood Ward



Ivybridge West Ward



Wembury & Brixton Ward



Plympton Erle Ward



Plymstock Dunstone Ward



Ivybridge East Ward



Plympton St. Mary Ward



Charterlands Ward

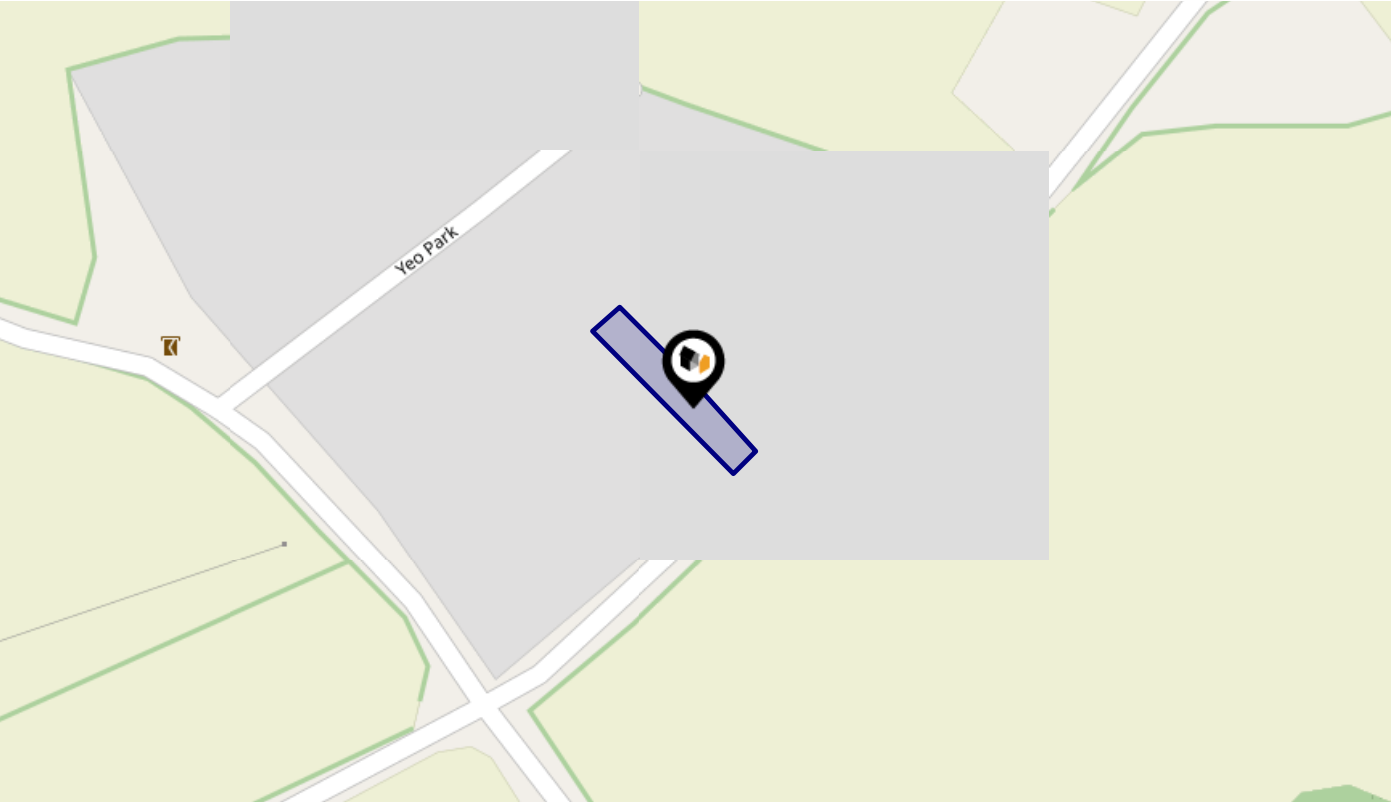


Ermington & Ugborough Ward

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.

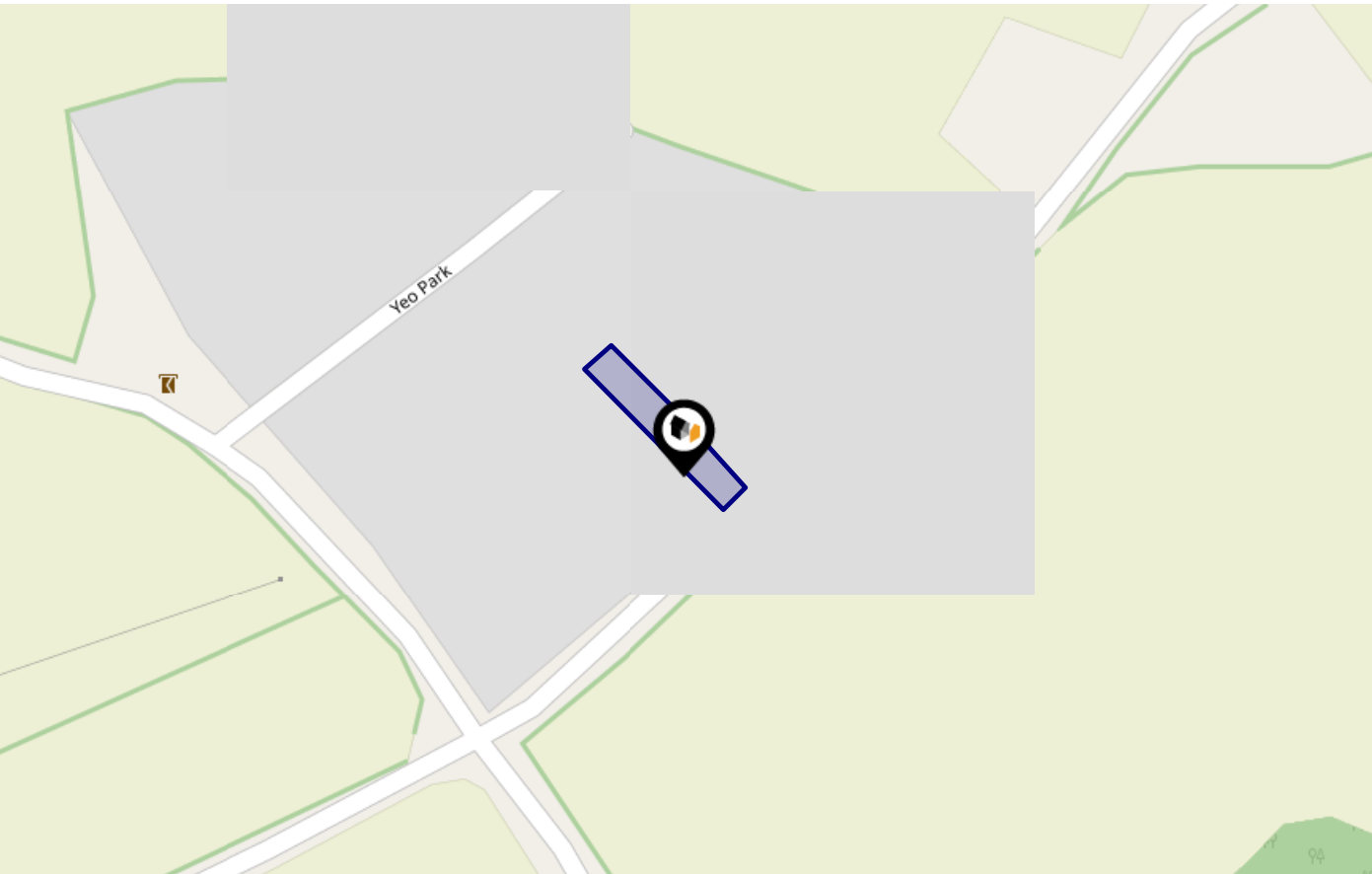
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

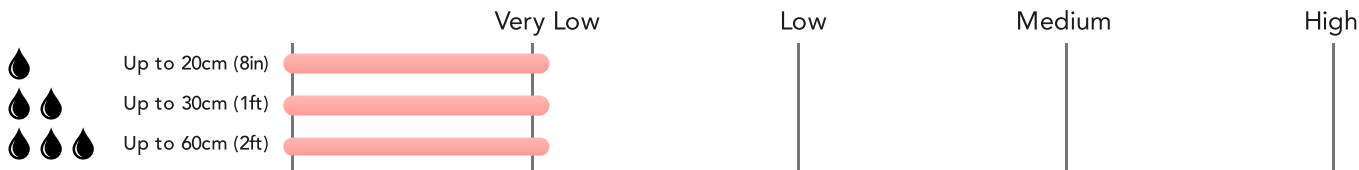


Risk Rating: **Very low**

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

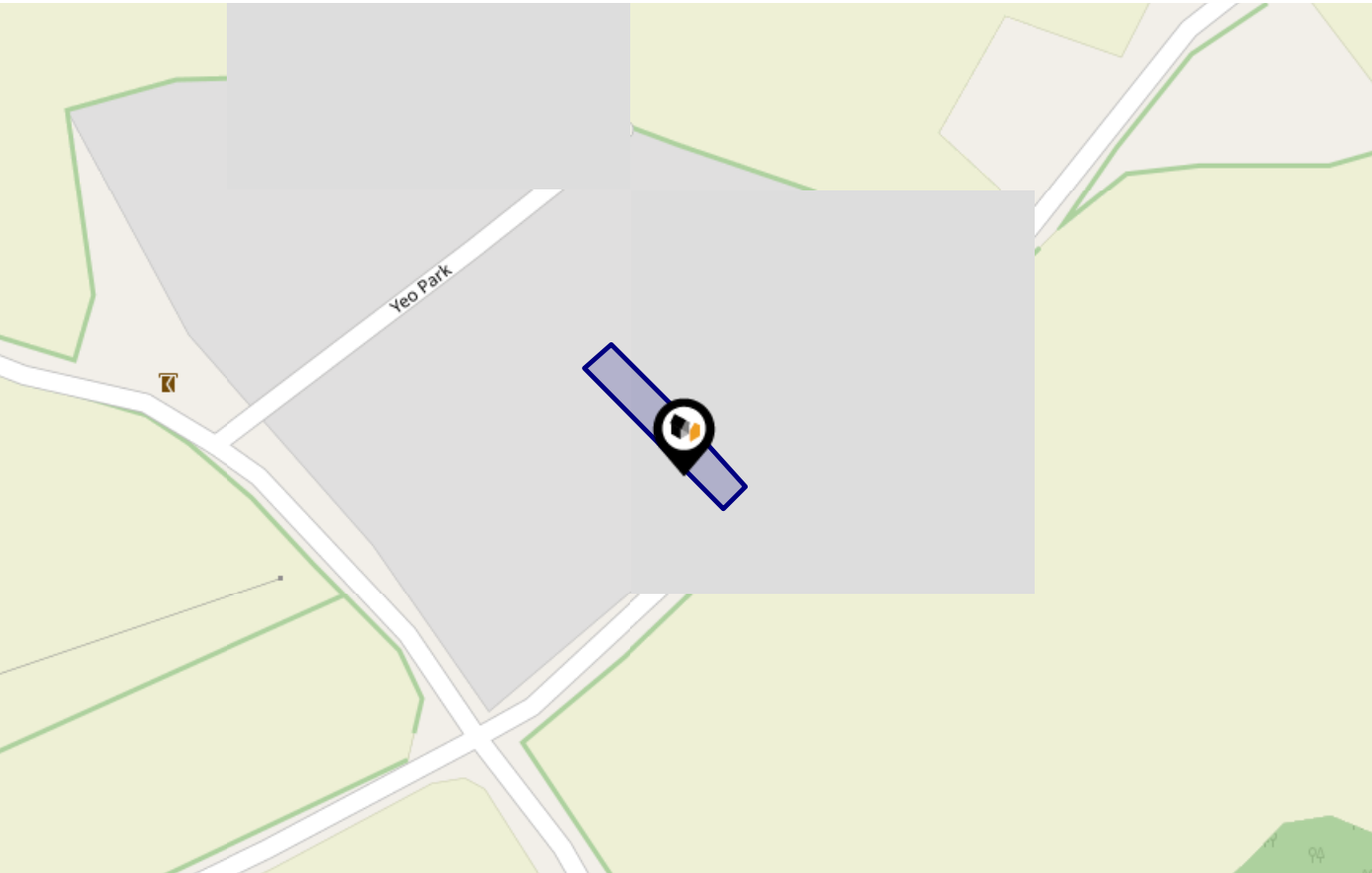
Chance of flooding to the following depths at this property:



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.

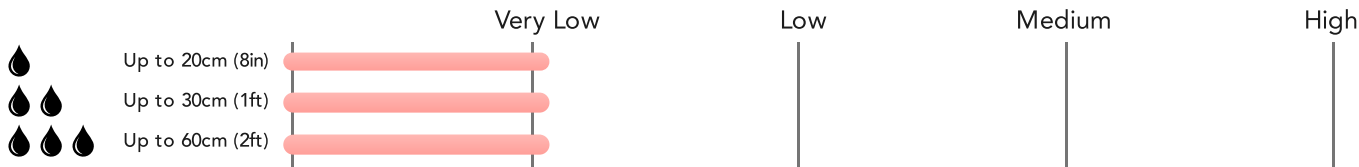


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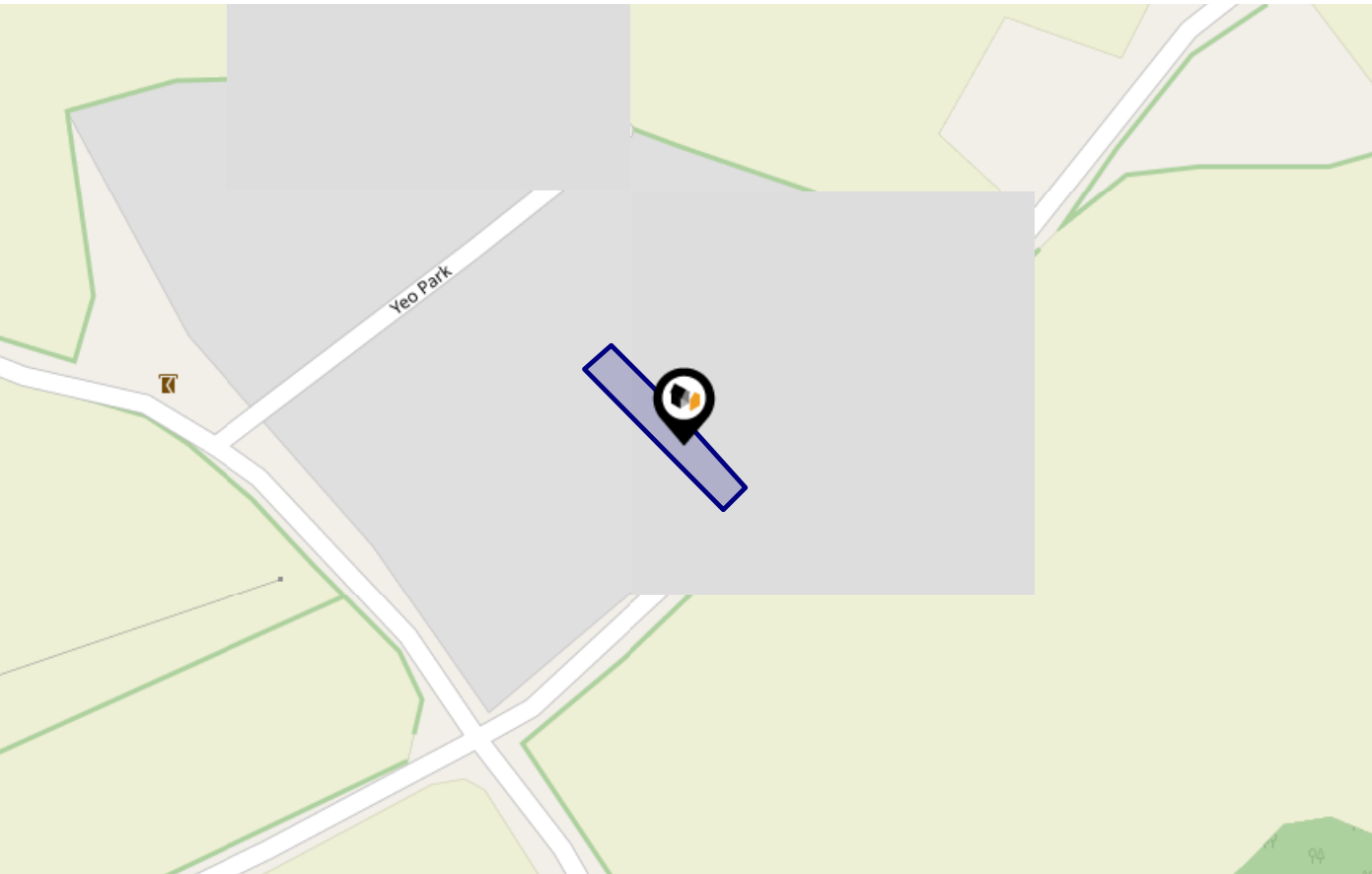
Chance of flooding to the following depths at this property:



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.

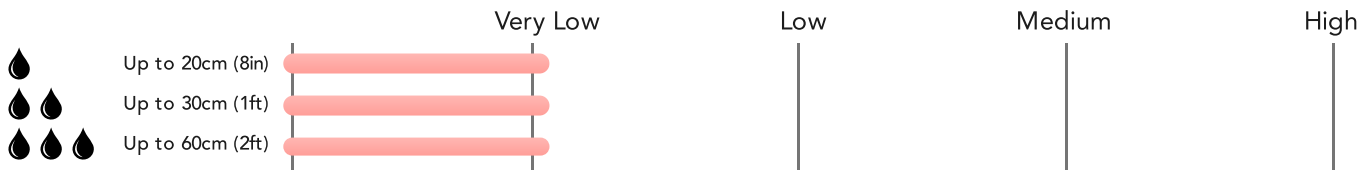


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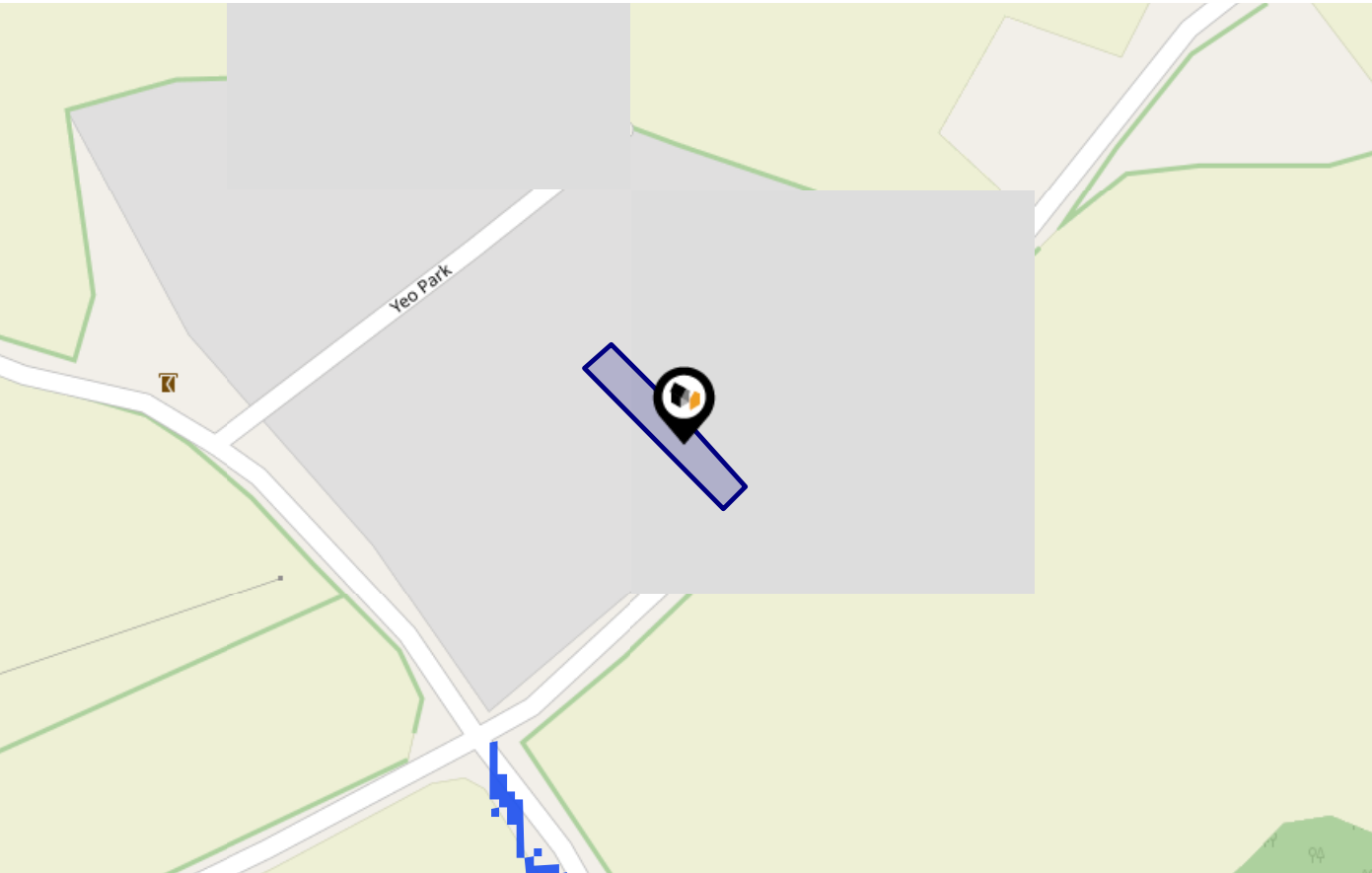
Chance of flooding to the following depths at this property:



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.

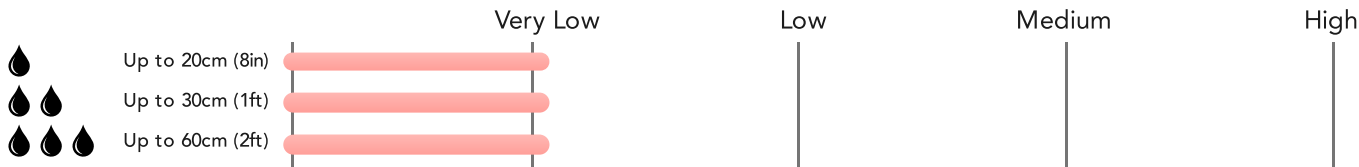


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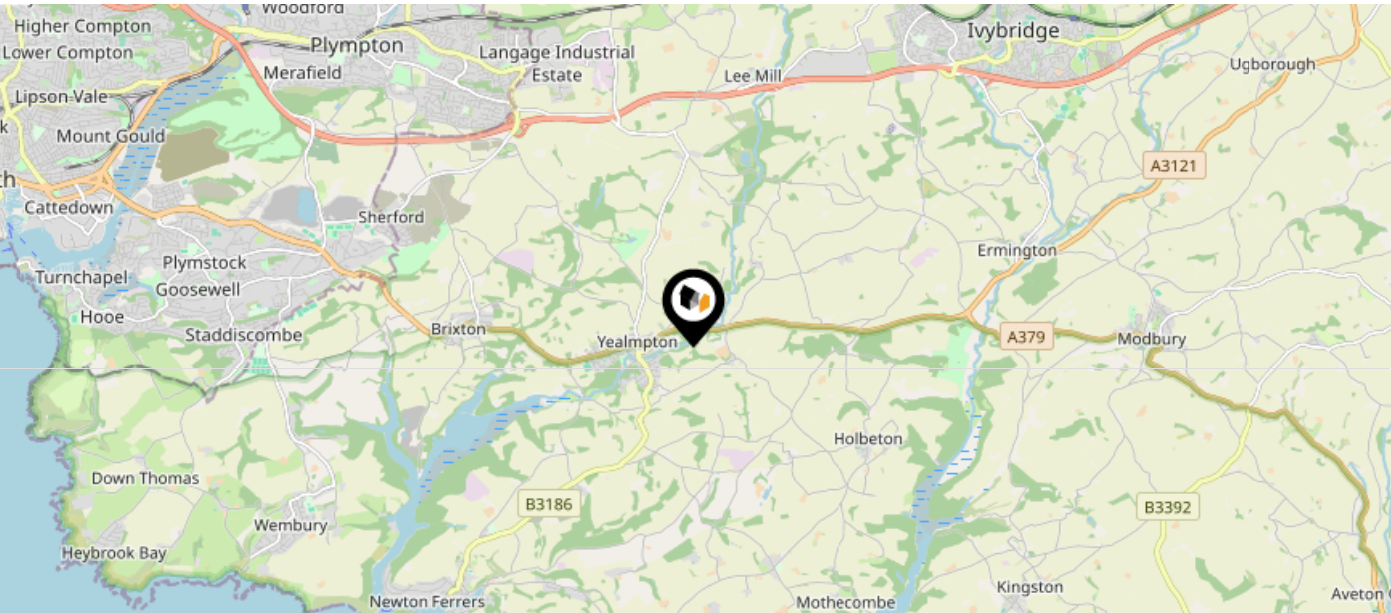
Chance of flooding to the following depths at this property:



Maps

Green Belt

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



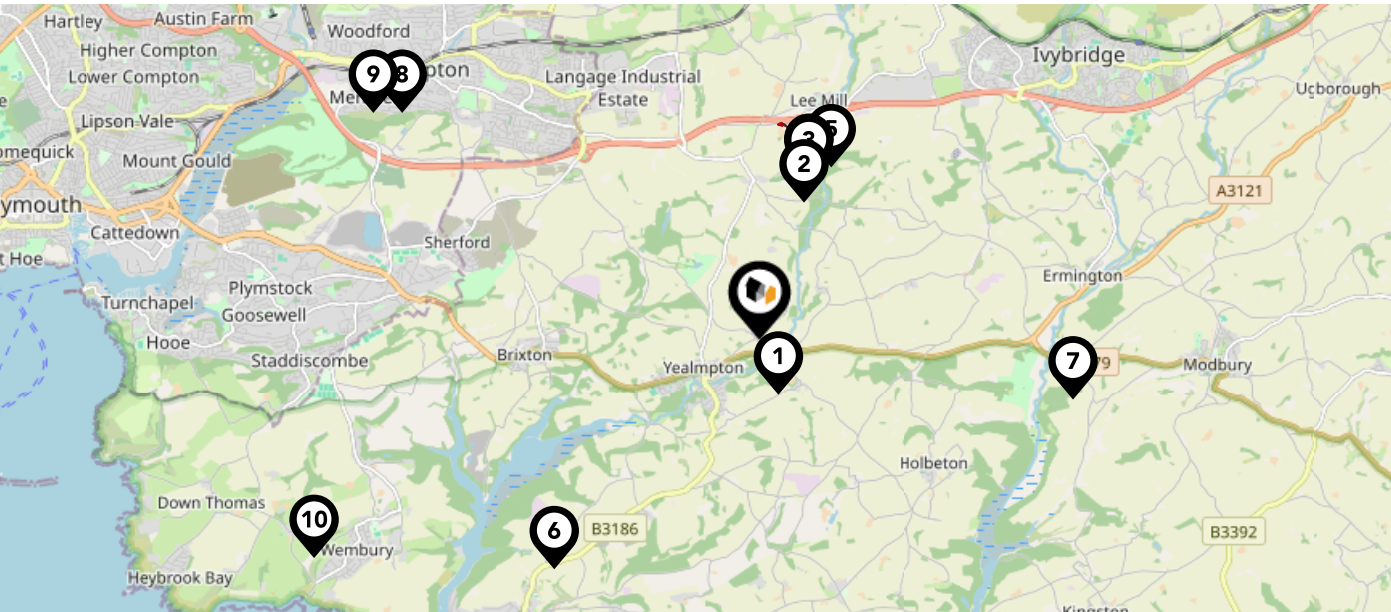
Nearby Green Belt Land

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	Devon County Council Depot-Yealmbridge, Cornwall	Historic Landfill
2	New England Quarry-Plympton, Plymouth, Devon	Historic Landfill
3	EA/EPR/EP3496HY/A001	Active Landfill
4	Challonsleigh Farm-Plympton, Plymouth	Historic Landfill
5	EA/EPR/DB3100LW/T001	Active Landfill
6	EA/EPR/EP3596HQ/A001	Active Landfill
7	EA/EPR/AP3291HL/A001	Active Landfill
8	Recreation Ground Linketty Road Plympt-Recreation Ground Linketty Road Plympton, Plymouth	Historic Landfill
9	Valley Road Plympton-Valley Road, Plympton, Plymouth	Historic Landfill
10	Churchwood valley-Wembury, Cornwall	Historic Landfill

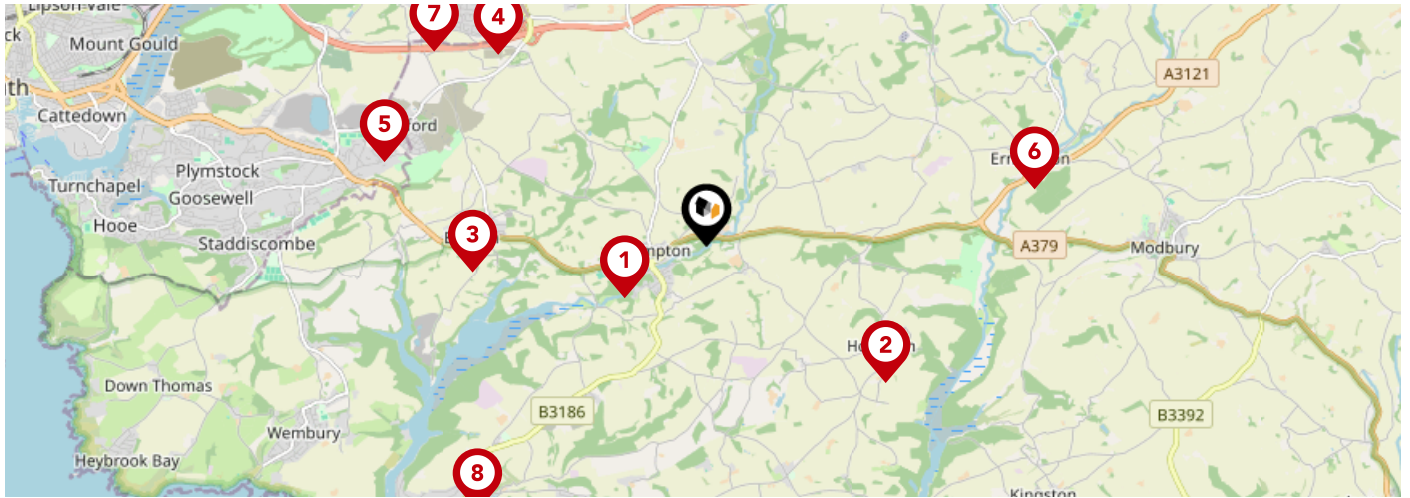
Maps

Listed Buildings

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

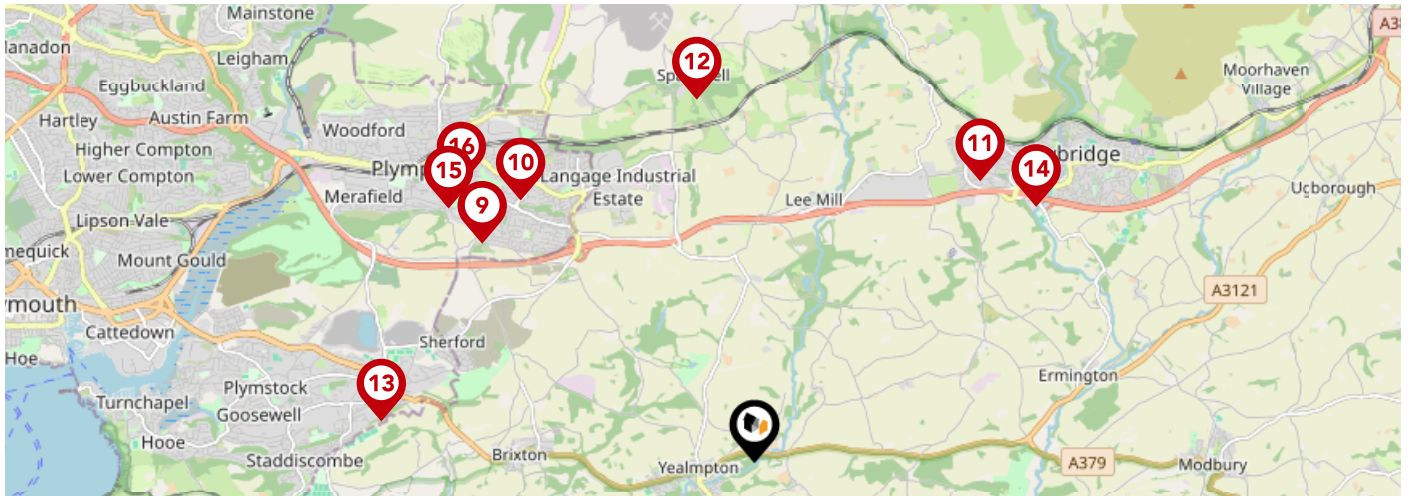
Listed Buildings in the local district	Grade	Distance
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Area Schools



		Nursery	Primary	Secondary	College	Private
1	Yealmpton Primary School Ofsted Rating: Good Pupils: 180 Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Holbeton Primary School Ofsted Rating: Good Pupils: 76 Distance:2.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St Mary's Church of England Primary School Ofsted Rating: Outstanding Pupils: 102 Distance:2.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Yealmpstone Farm Primary School Ofsted Rating: Good Pupils: 216 Distance:2.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Sherford Vale School & Nursery Ofsted Rating: Good Pupils: 258 Distance:3.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Ermington Primary School Ofsted Rating: Outstanding Pupils: 113 Distance:3.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Plympton St Maurice Primary School Ofsted Rating: Good Pupils: 187 Distance:3.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Newton Ferrers Church of England Primary School Ofsted Rating: Good Pupils: 125 Distance:3.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

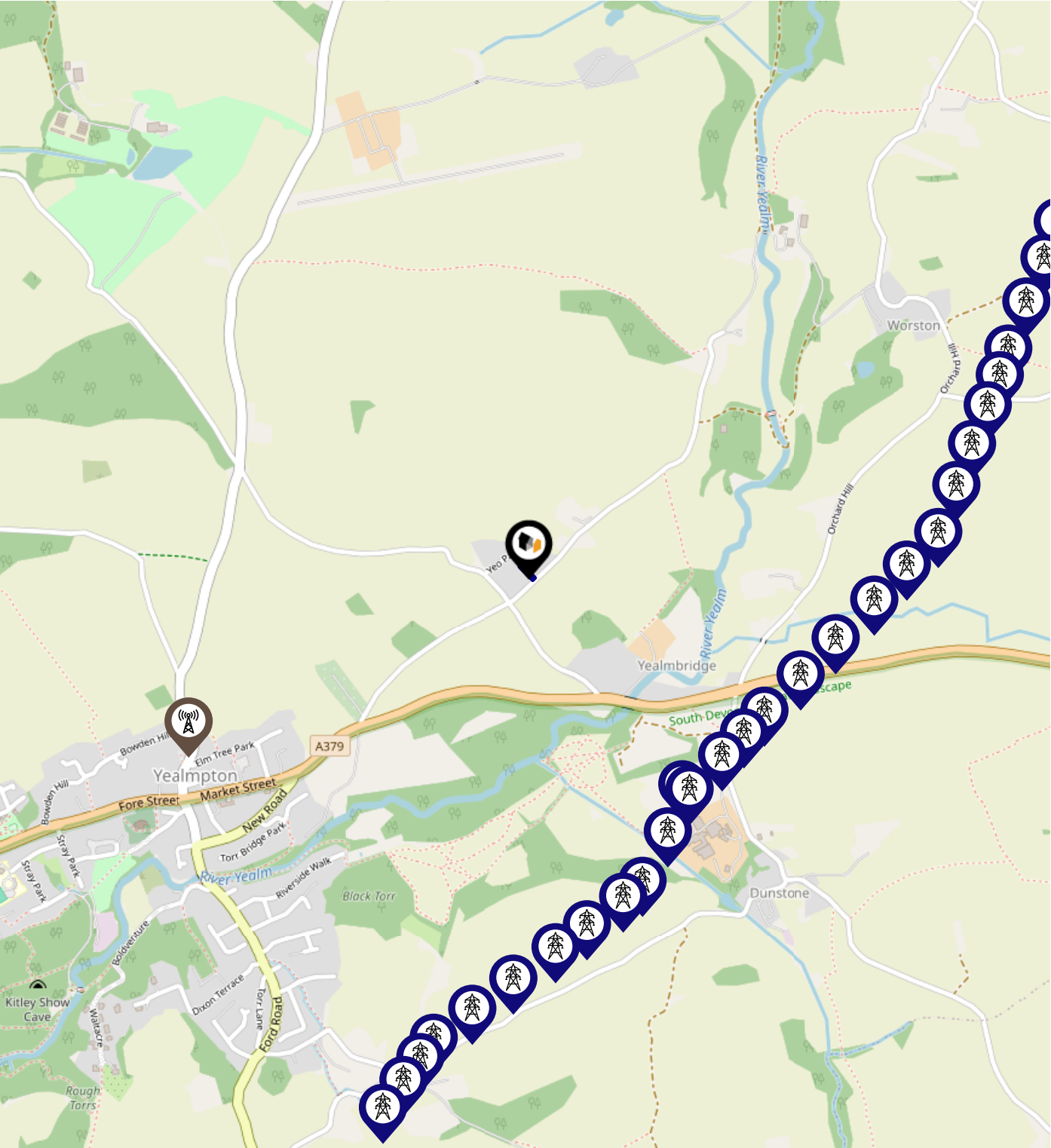
Area Schools



		Nursery	Primary	Secondary	College	Private
9	Longcause Community Special School Ofsted Rating: Good Pupils: 110 Distance:3.31	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Chaddlewood Primary School Ofsted Rating: Good Pupils: 372 Distance:3.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Woodlands Park Primary School Ofsted Rating: Outstanding Pupils: 357 Distance:3.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Sparkwell All Saints Primary School Ofsted Rating: Good Pupils: 92 Distance:3.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Elburton Primary School Ofsted Rating: Outstanding Pupils: 465 Distance:3.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Manor Primary School, Ivybridge Ofsted Rating: Outstanding Pupils: 229 Distance:3.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Plympton Academy Ofsted Rating: Requires improvement Pupils: 1145 Distance:3.76	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Glen Park Primary School Ofsted Rating: Outstanding Pupils: 407 Distance:3.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

Masts & Pylons



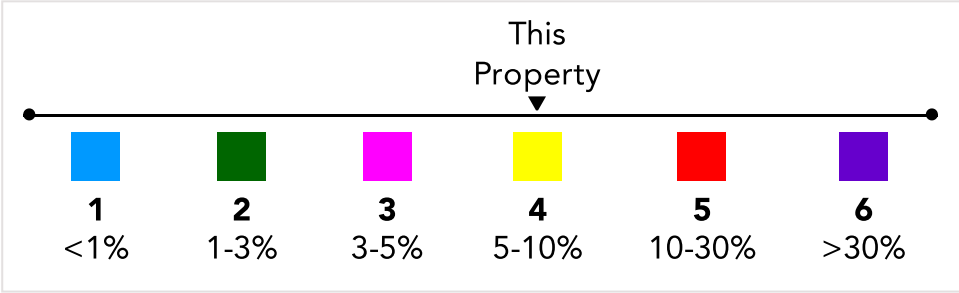
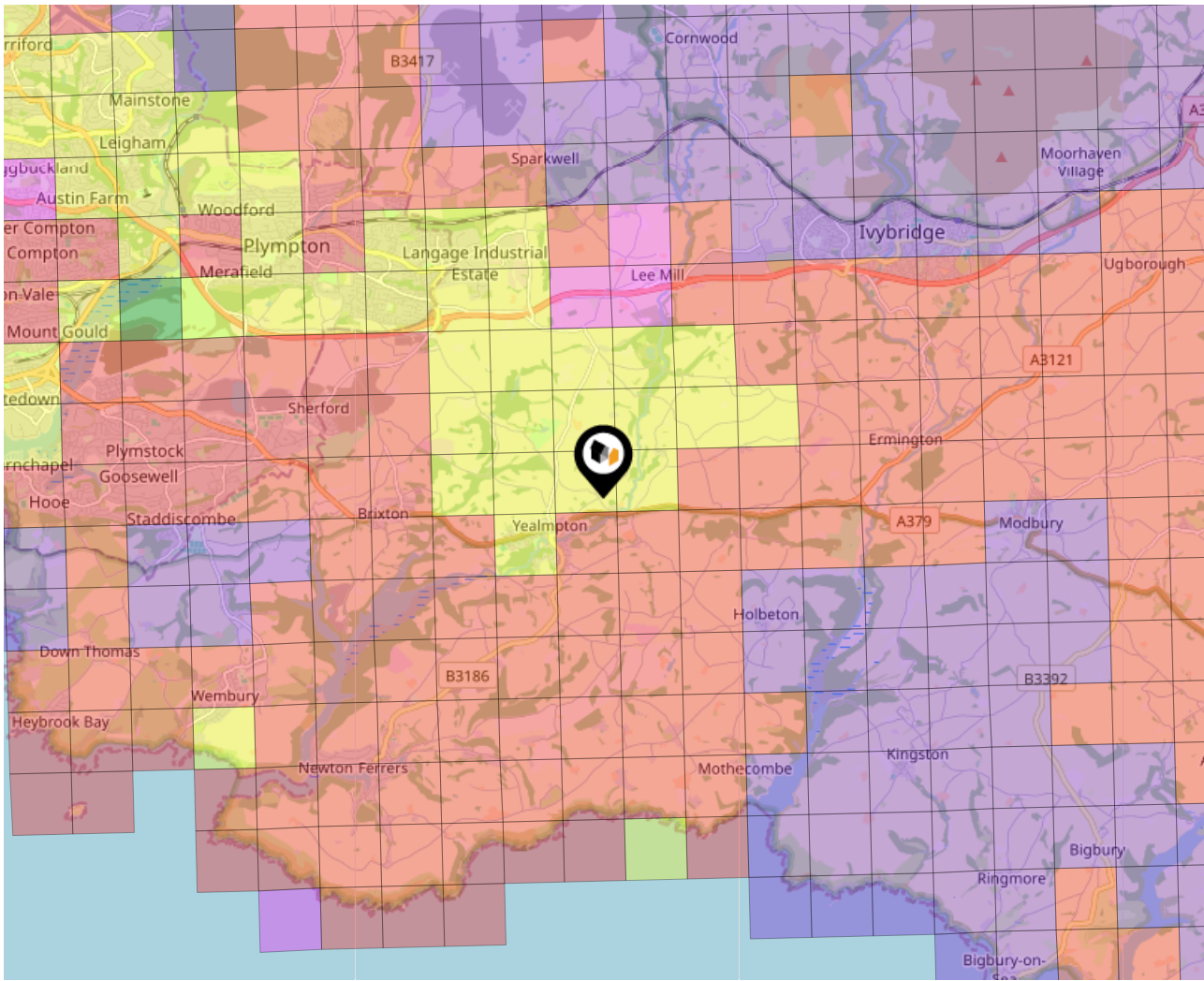
- Key:**
-  Power Pylons
 -  Communication Masts

Environment

Radon Gas

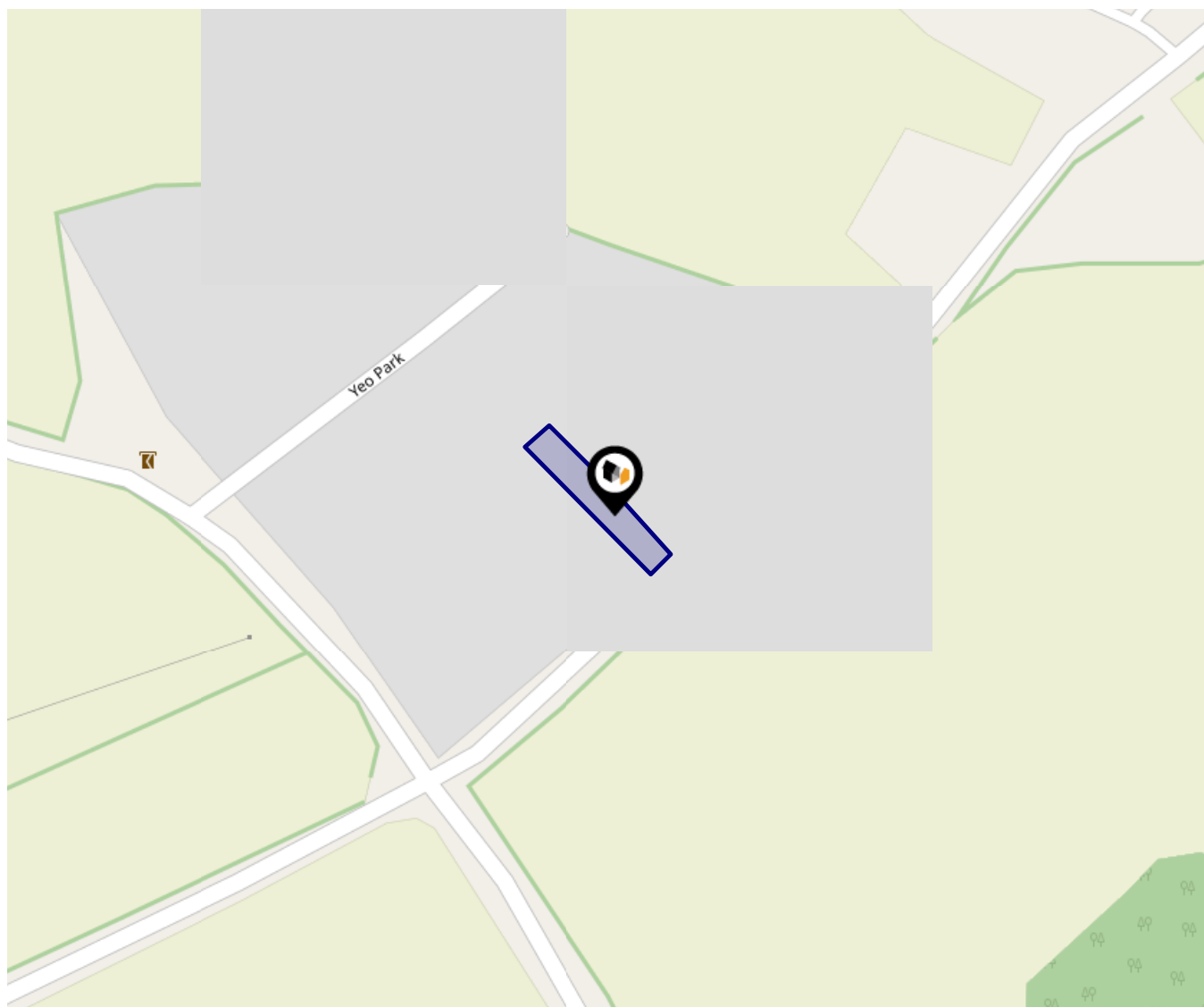
What is Radon?

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:

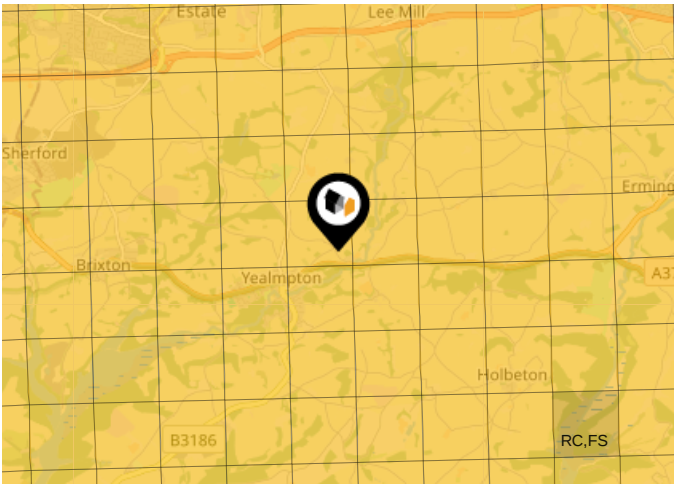
- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Environment

Soils & Clay

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

Carbon Content:	VARIABLE	Soil Texture:	LOAM TO SILTY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	INTERMEDIATE-SHALLOW
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		

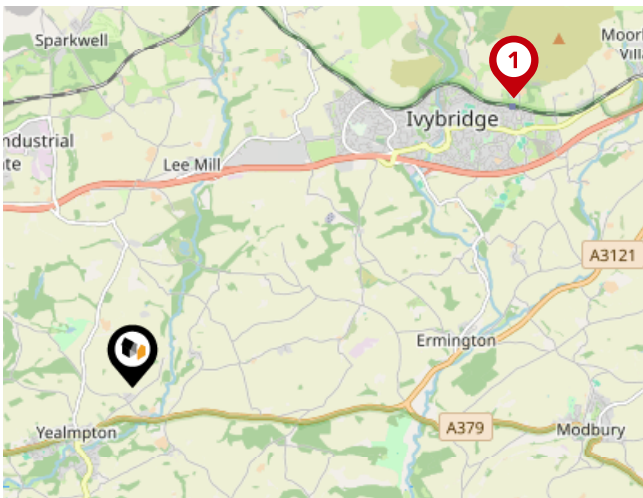


Primary Classifications (Most Common Clay Types)

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)



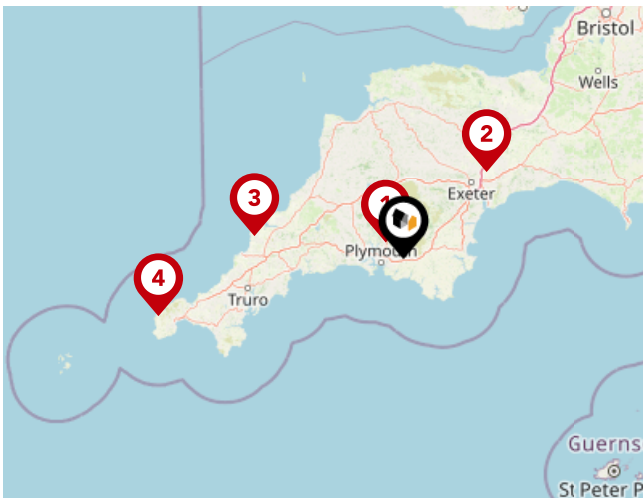
National Rail Stations

Pin	Name	Distance
1	Ivybridge Rail Station	4.54 miles
2	Plymouth Rail Station	7.13 miles
3	Devonport Rail Station	8.31 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	30.66 miles
2	M5 J30	33.82 miles
3	M5 J29	34.72 miles
4	M5 J28	43.94 miles
5	M5 J27	47.86 miles

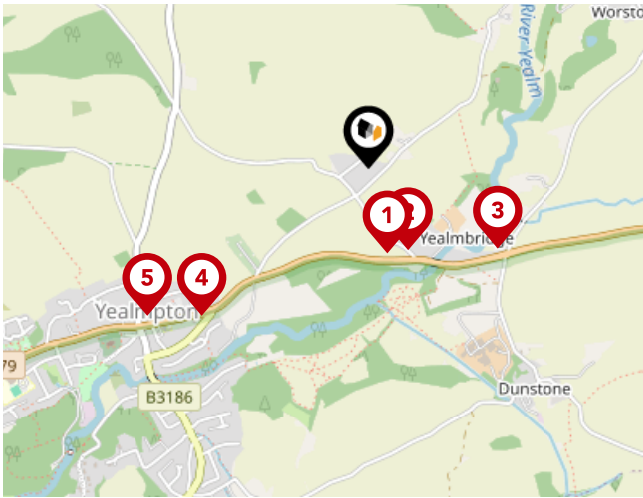


Airports/Helipads

Pin	Name	Distance
1	Glenholt	7.23 miles
2	Exeter Airport	36.18 miles
3	St Mawgan	45.38 miles
4	Joppa	76.39 miles

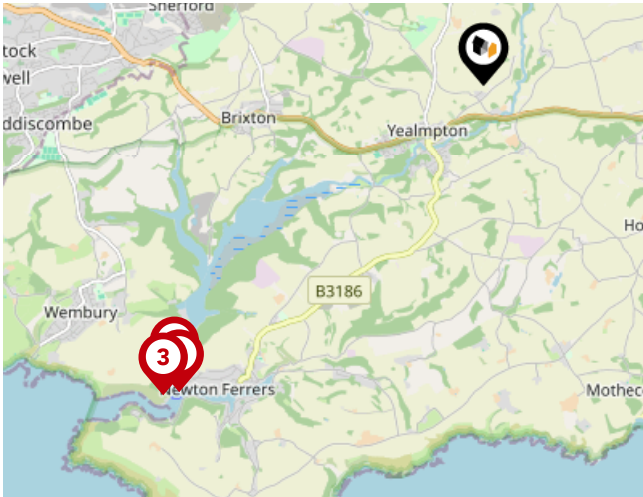
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	The Old Smithy	0.21 miles
2	The Old Smithy	0.22 miles
3	Dunstone Cross	0.36 miles
4	New Road	0.53 miles
5	Post Office	0.63 miles



Ferry Terminals

Pin	Name	Distance
1	Newton Ferrers Ferry Landing	4.02 miles
2	Noss Mayo Ferry Landing	4.07 miles
3	Warren Point Ferry Landing	4.2 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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