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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 18th June 2025

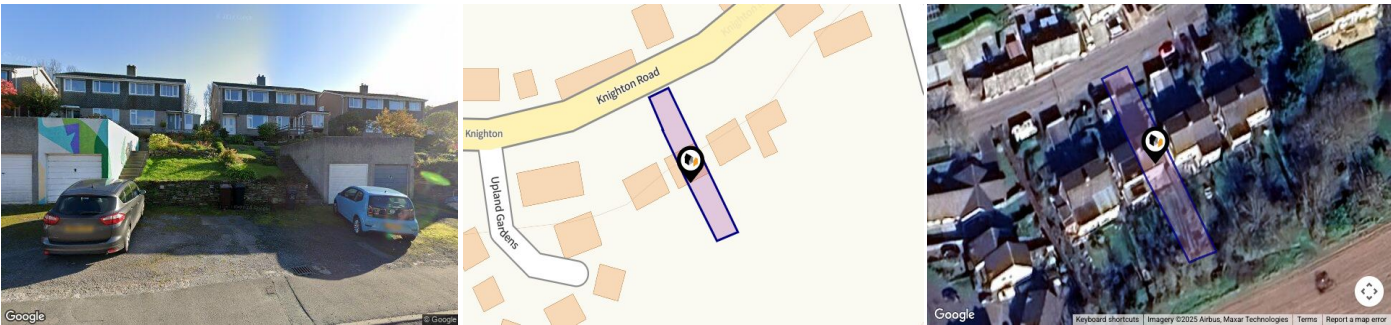# 32, KNIGHTON ROAD, WEMBURY, PLYMOUTH, PL9 0EB

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Property

Type:	Semi-Detached	**Last Sold Date:**	17/02/2006
Bedrooms:	3	**Last Sold Price:**	£195,000
Plot Area:	0.1 acres	**Last Sold £/ft^2:**	£229
Year Built :	1967-1975	**Tenure:**	Freehold
Council Tax :	Band C		
Annual Estimate:	£2,215		
Title Number:	DN112006		
UPRN:	100040292870		

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

15 mb/s	**78** mb/s	**-** mb/s

Mobile Coverage:
(based on calls indoors)

O2   EE   3   Vodafone

Satellite/Fibre TV Availability:

✔ BT   ✔ sky   ✘ Virgin media

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.
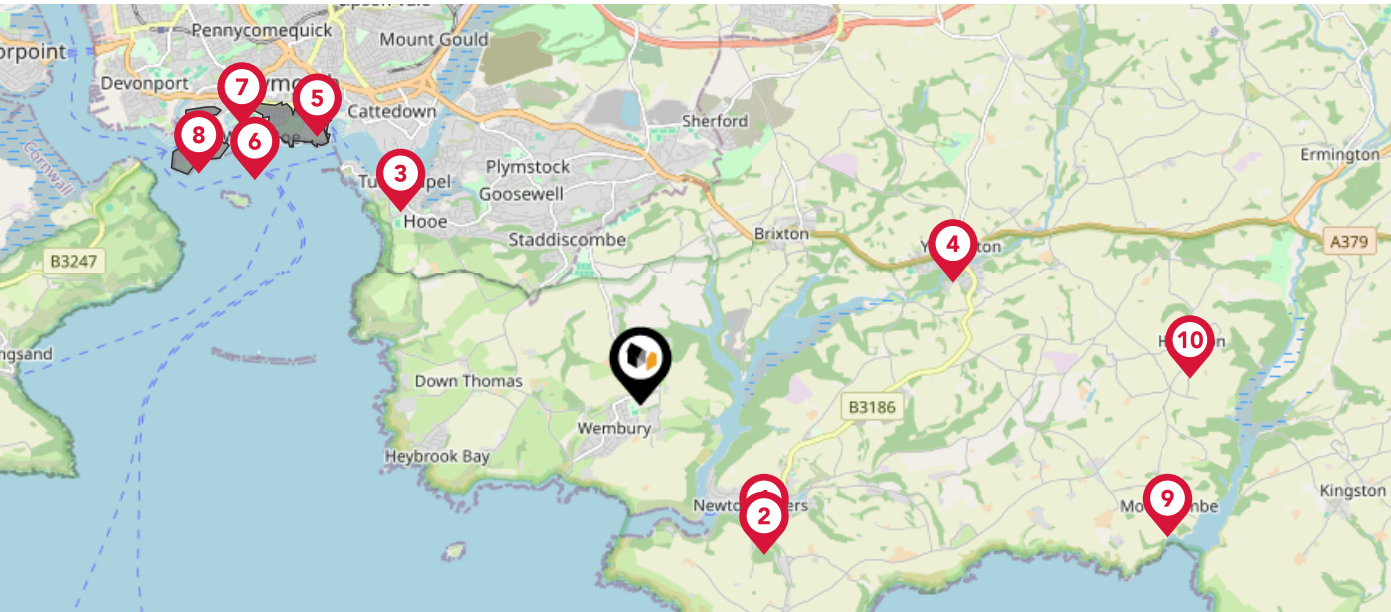

Nearby Conservation Areas	
1	Newton Ferrers
2	Noss Mayo
3	Turnchapel
4	Yealmpton
5	Barbican (Plymouth, City of (Ua))
6	The Hoe
7	Union Street (Plymouth, City of (Ua))
8	Stonehouse Peninsula
9	Mothecombe
10	Holbeton

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
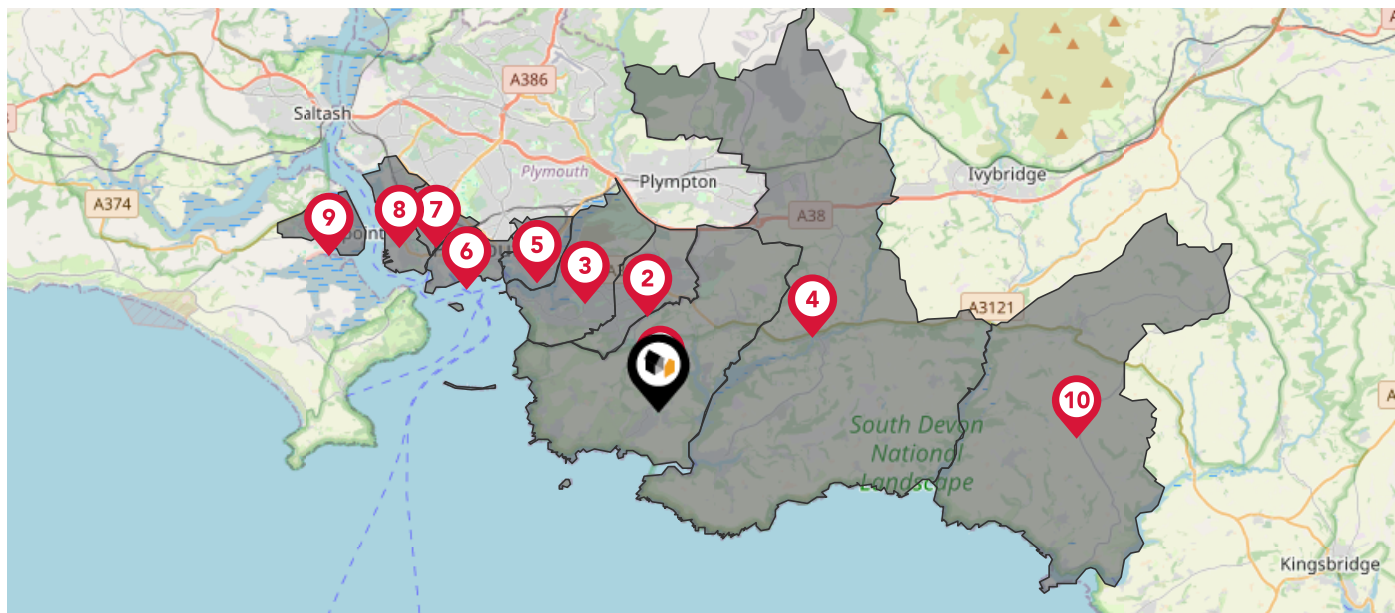
Nearby Council Wards	
1	Wembury & Brixton Ward
2	Plymstock Dunstone Ward
3	Plymstock Radford Ward
4	Newton & Yealmpton Ward
5	Sutton and Mount Gould Ward
6	St. Peter and the Waterfront Ward
7	Stoke Ward
8	Devonport Ward
9	Torpoint ED
10	Charterlands Ward

Maps
Rail Noise

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...
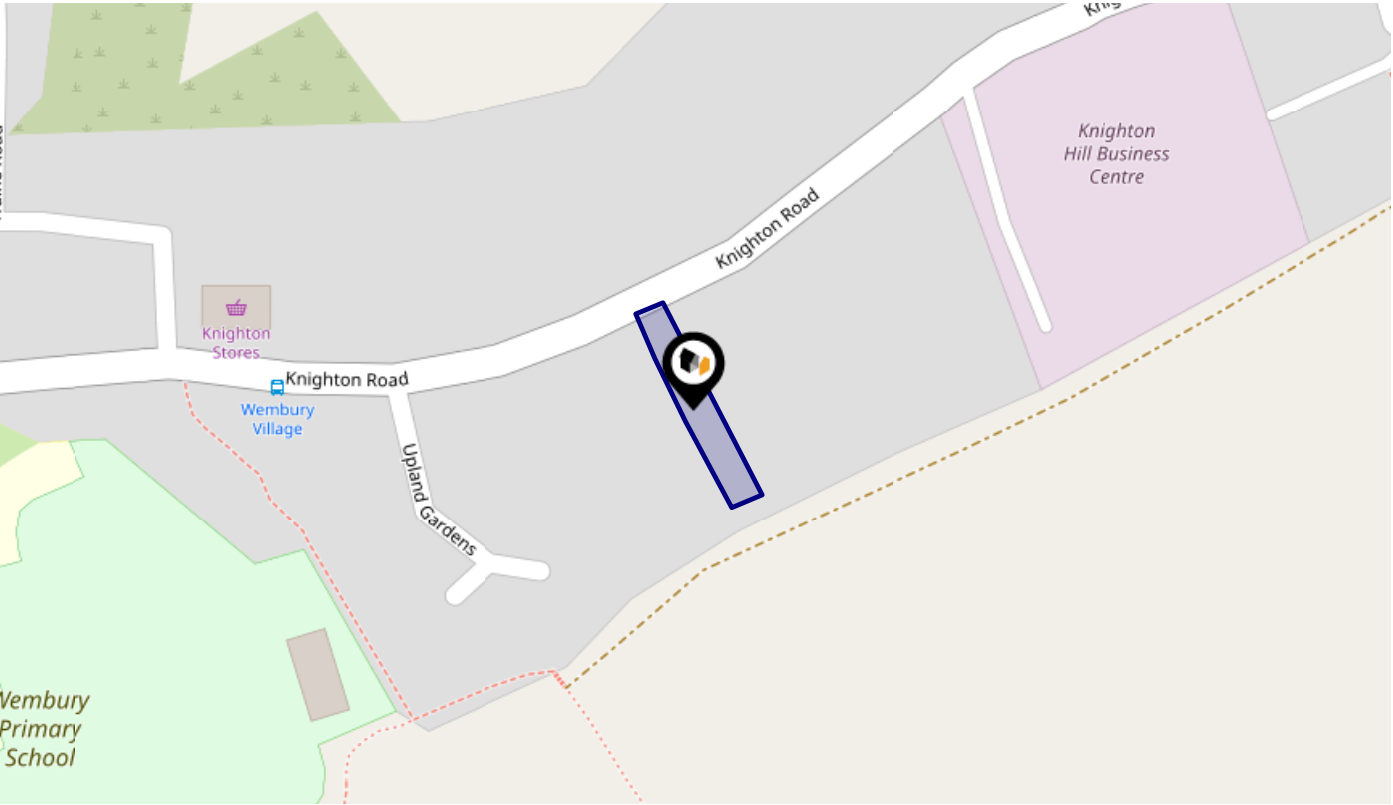
This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

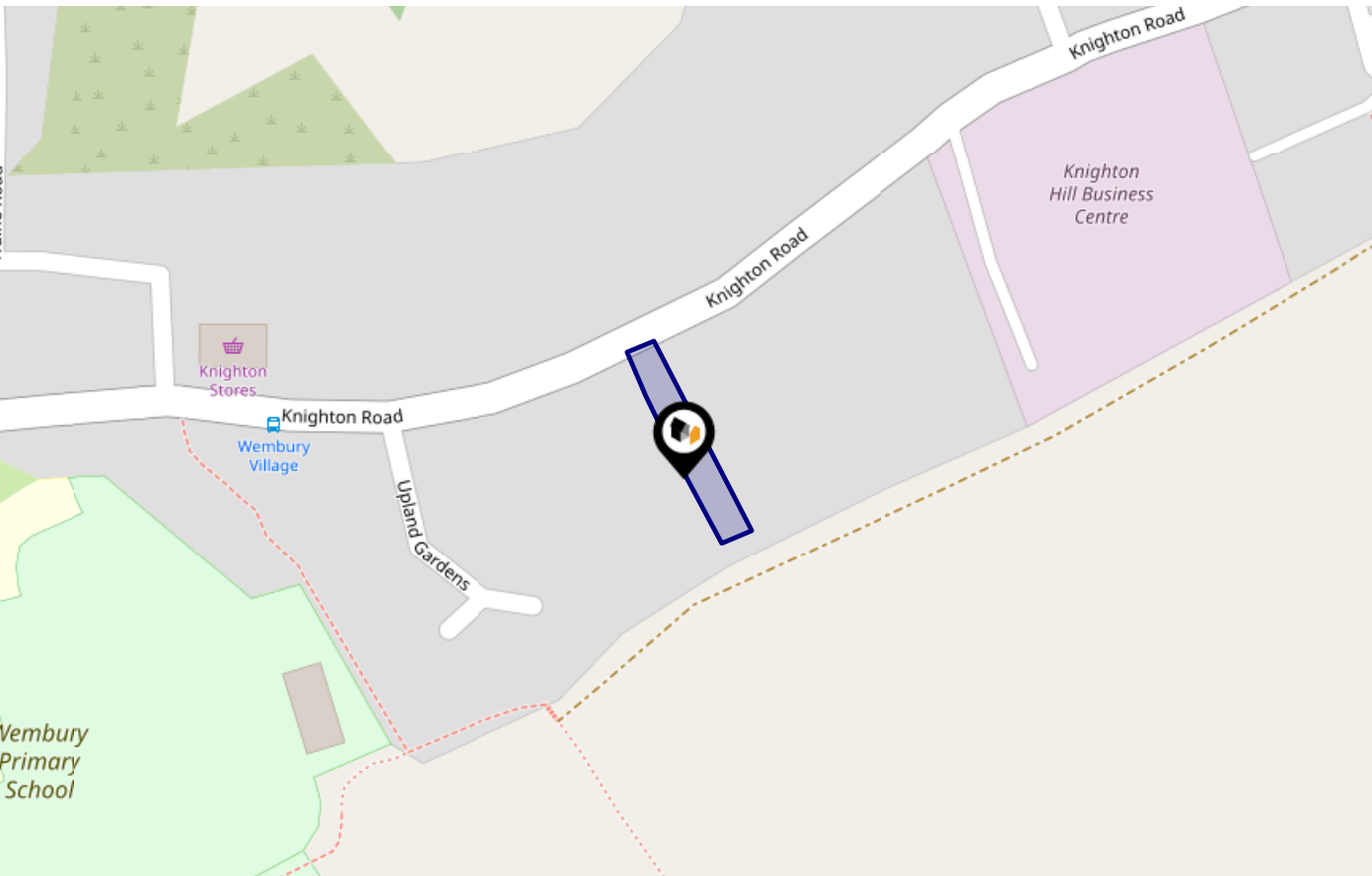The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

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	🟥
4	70.0-74.9 dB	🟧
3	65.0-69.9 dB	🟨
2	60.0-64.9 dB	🟩
1	55.0-59.9 dB	🟦

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.
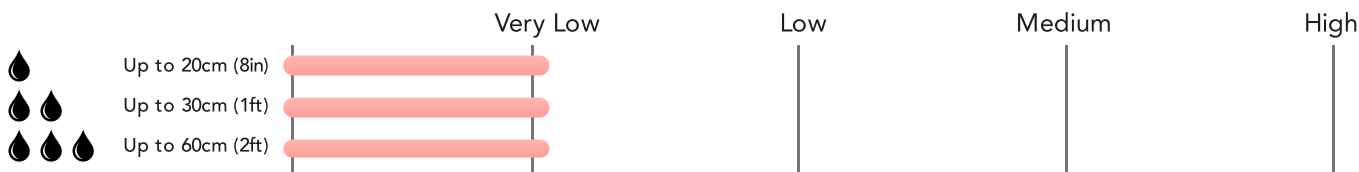

Risk Rating: Very low

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.

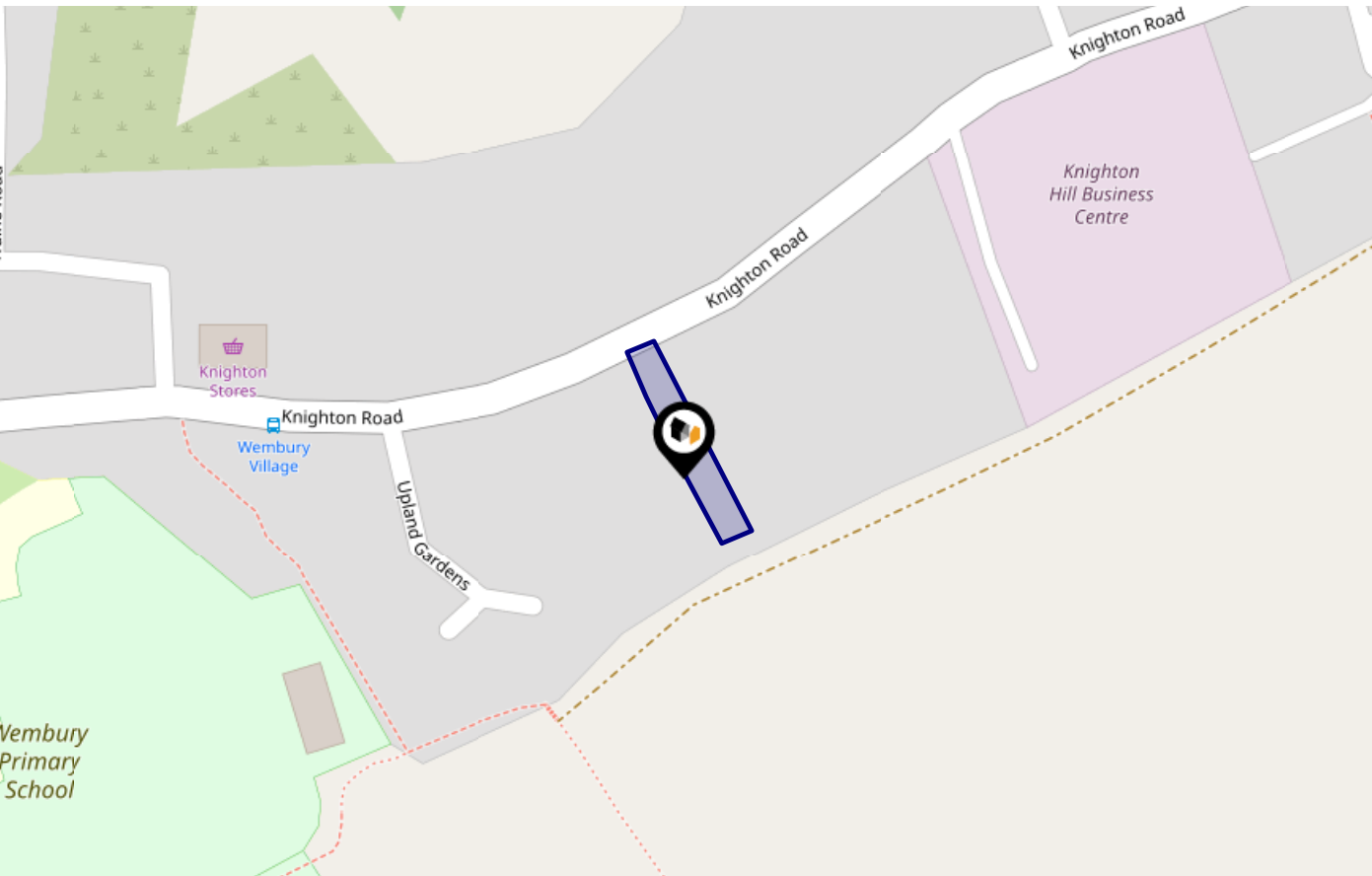- **Very Low Risk -** an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

Chance of flooding to the following depths at this property:

	Very Low	Low	Medium	High
Up to 20cm (8in)				
Up to 30cm (1ft)				
Up to 60cm (2ft)				

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.
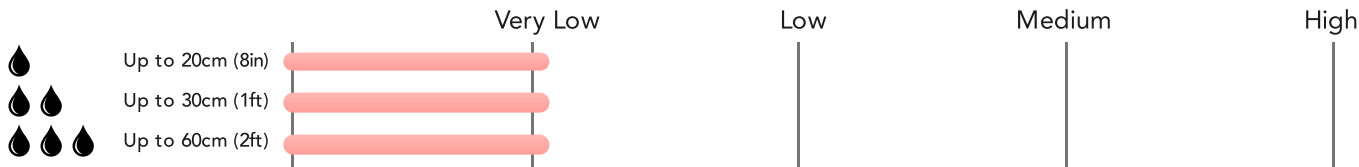

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Very Low Risk - an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

Chance of flooding to the following depths at this property:

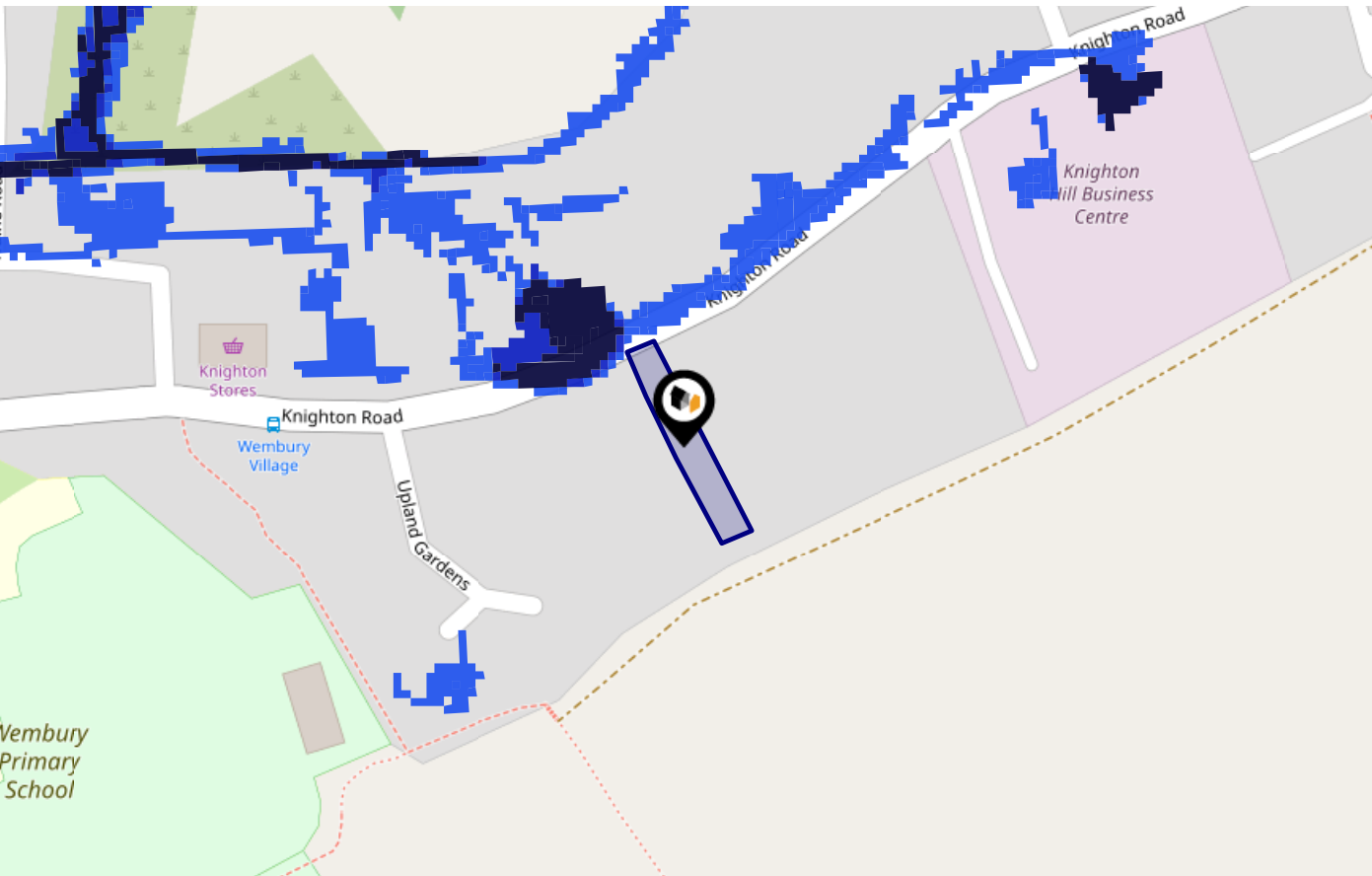|		Very Low	Low	Medium	High
🌢	Up to 20cm (8in)				
🌢🌢	Up to 30cm (1ft)				
🌢🌢🌢	Up to 60cm (2ft)				

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.
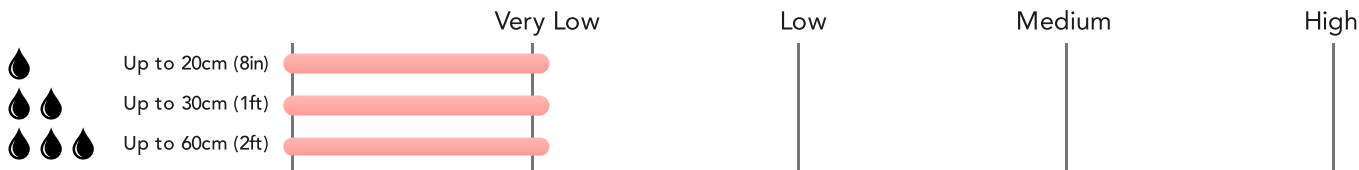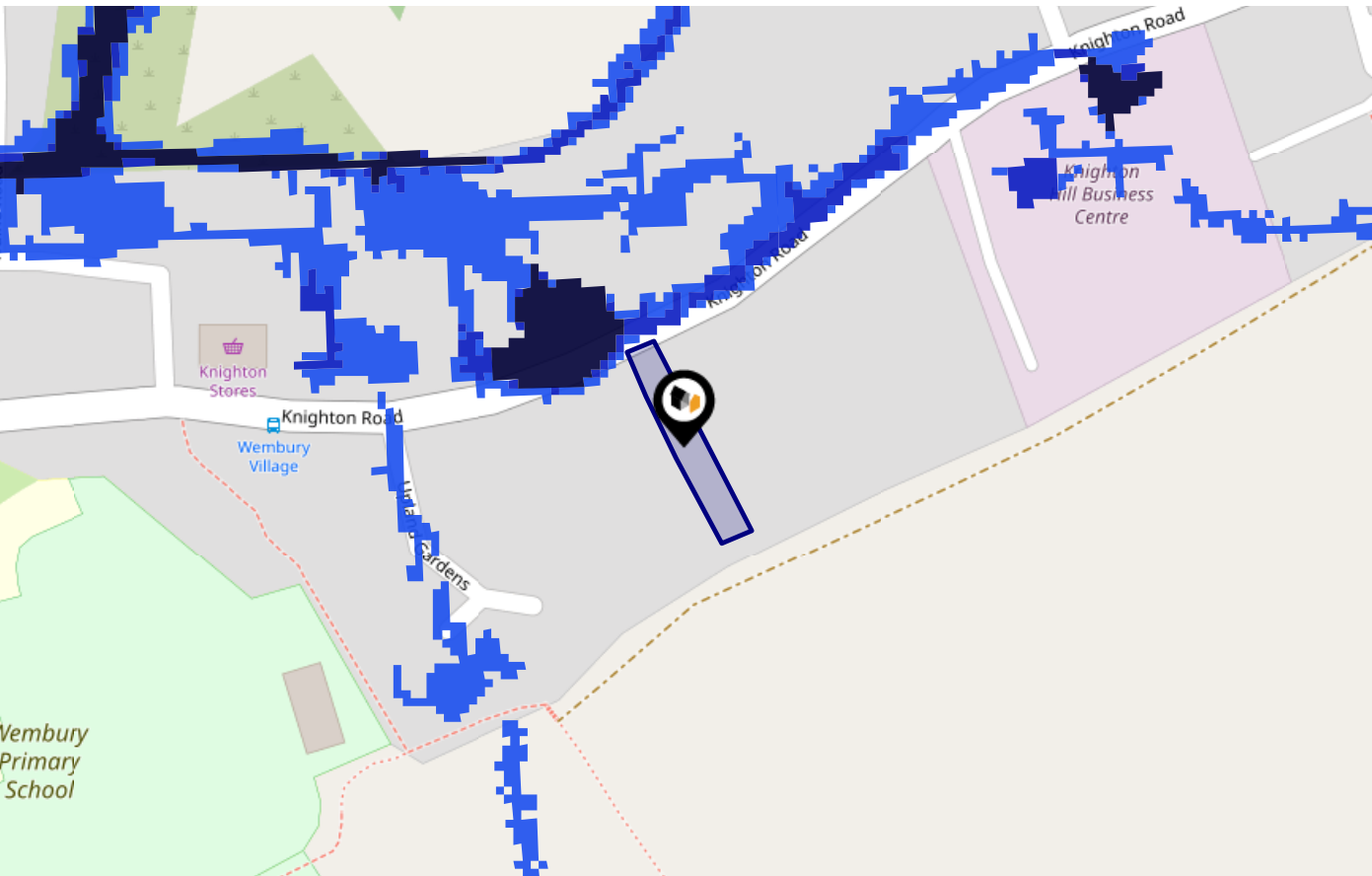

Risk Rating: Very low

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.
- ■ **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:

	Very Low	Low	Medium	High
Up to 20cm (8in)				
Up to 30cm (1ft)				
Up to 60cm (2ft)				

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.
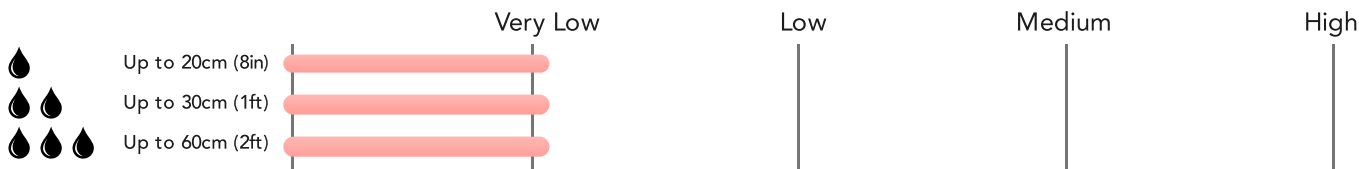

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Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
●	Up to 20cm (8in)				
●●	Up to 30cm (1ft)				
●●●	Up to 60cm (2ft)				

Maps
Green Belt

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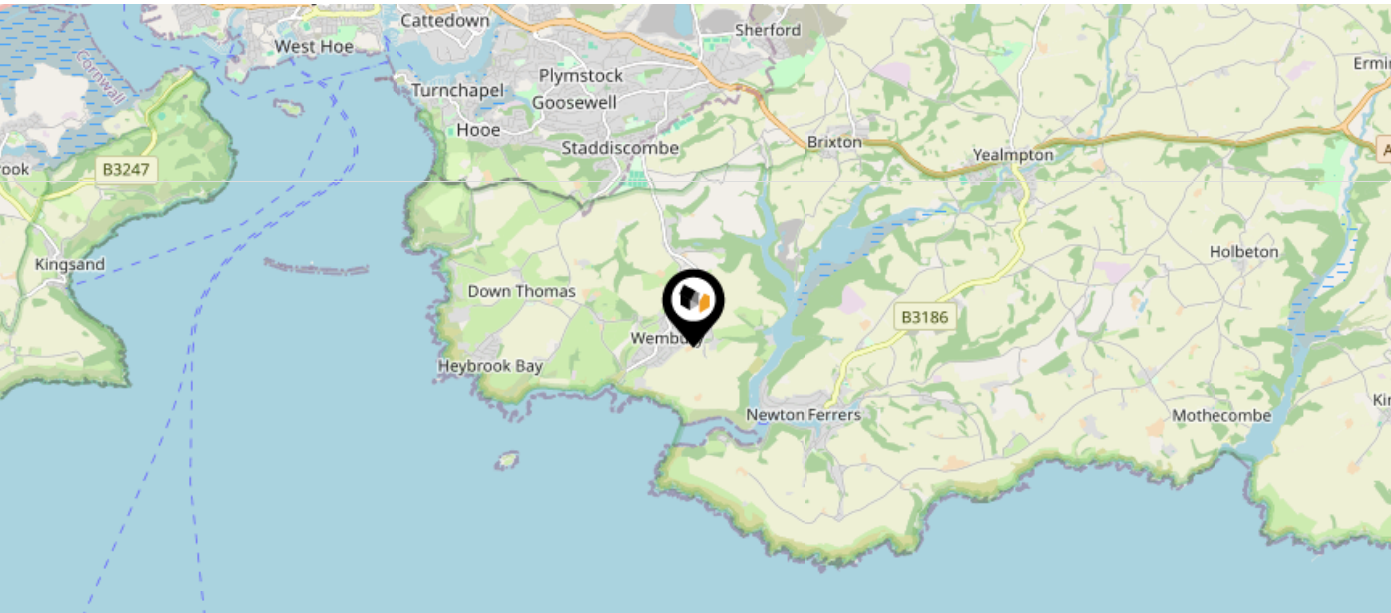
Nearby Green Belt Land

No data available.

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.
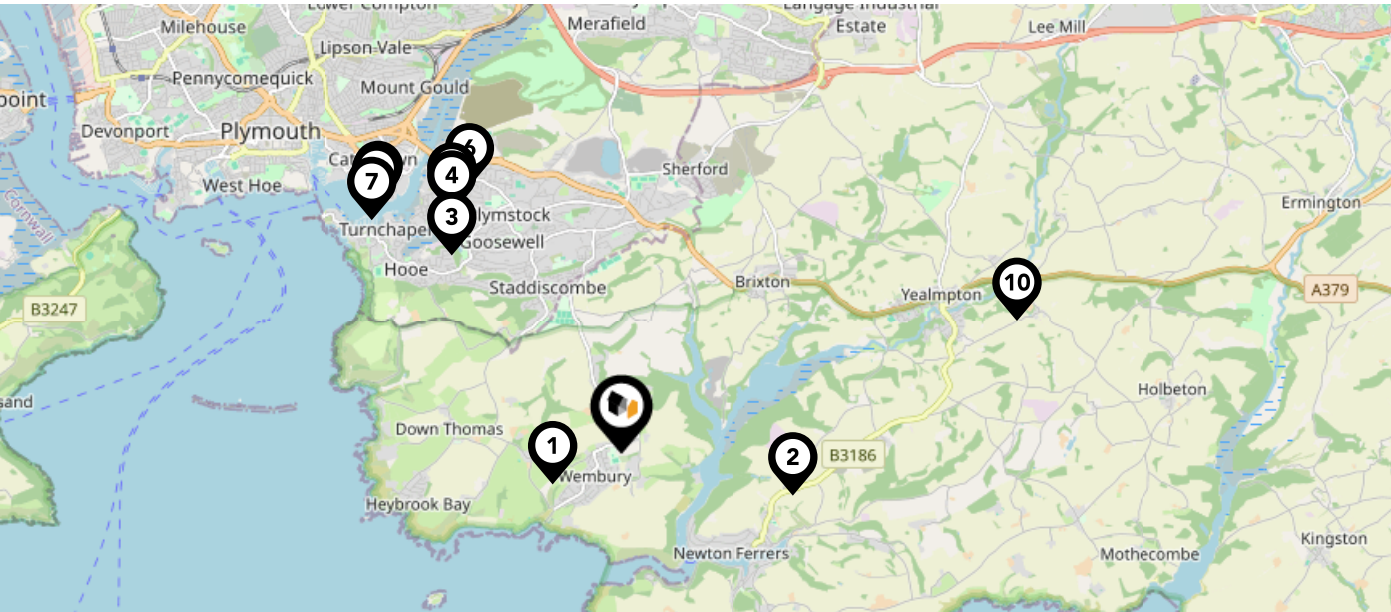

Nearby Landfill Sites

#	Site	Type	
1	Churchwood valley-Wembury, Cornwall	Historic Landfill	
2	EA/EPR/EP3596HQ/A001	Active Landfill	
3	Radford Quarry Oreston-Radford Quarry Oreston, Plymouth	Historic Landfill	
4	Bedford Quarry Oreston B-Oreston, Plymouth	Historic Landfill	
5	Bedford Quarry Oreston A-Oreston, Plymouth	Historic Landfill	
6	Former Warkham Quarry-Pomphlett, Plymouth	Historic Landfill	
7	Severnside Waste Paper-Wallsend Industrial Estate, Cattedown, Plymouth, Devon	Historic Landfill	
8	Cattledown Road-Cattledown, Plymouth	Historic Landfill	
9	MacAdam Road-Cattledown, Plymouth	Historic Landfill	
10	Devon County Council Depot-Yealmbridge, 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...
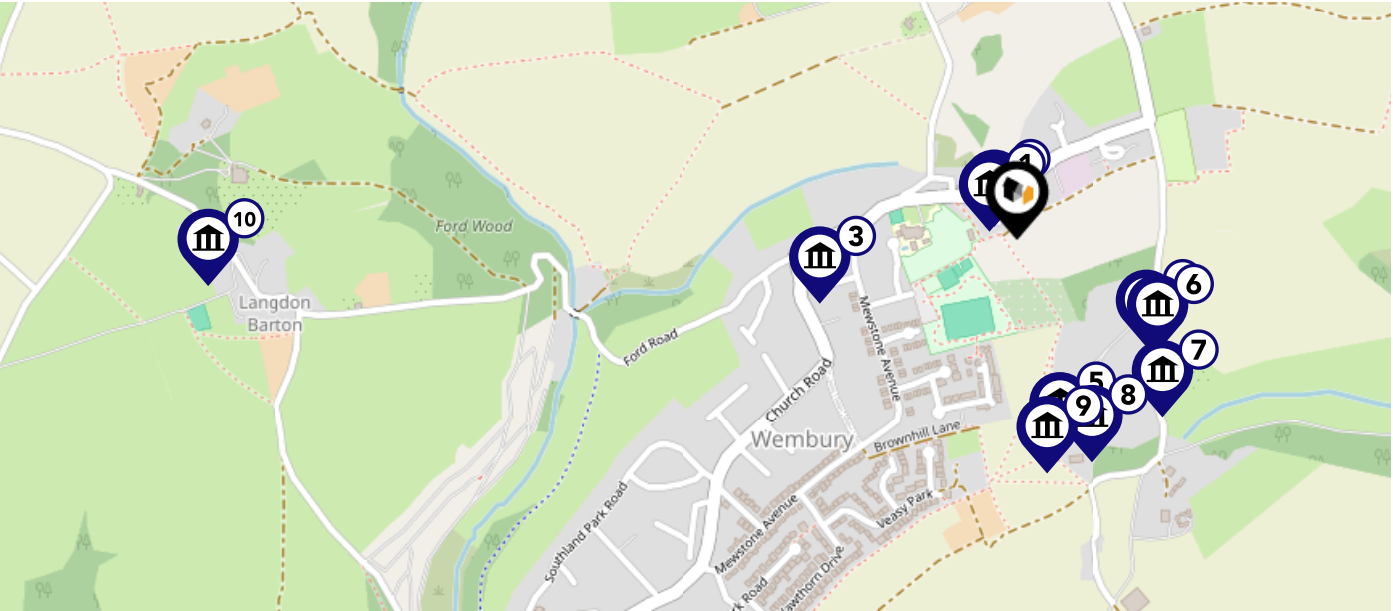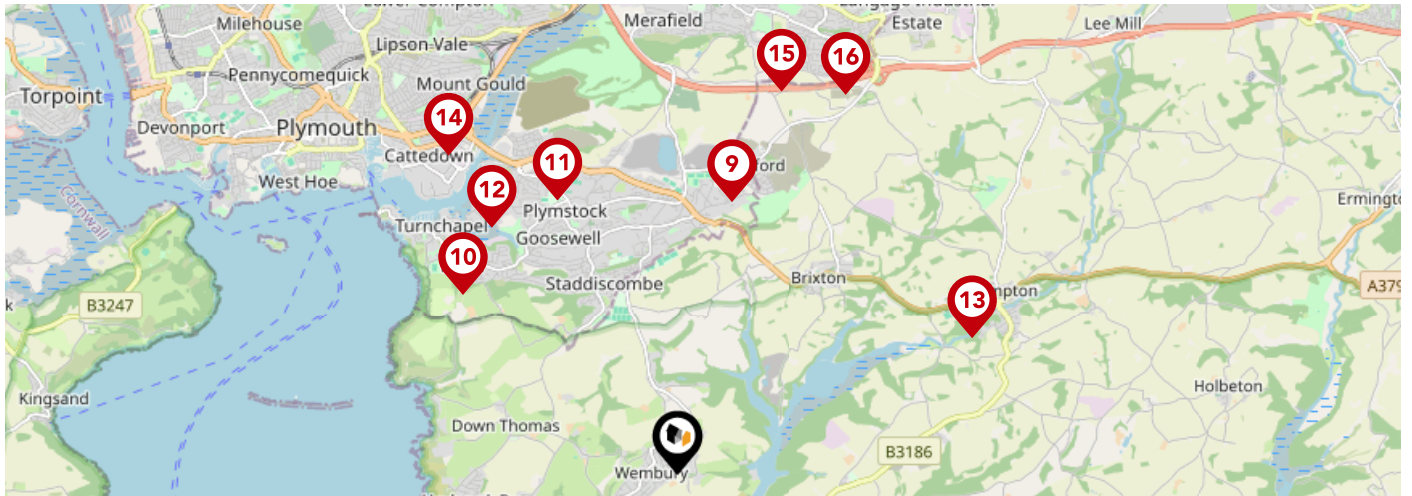

Listed Buildings in the local district	Grade	Distance
① 1387283 - Blacksmiths Shop Immediately West South West Of Number 27	Grade II	0.0 miles
② 1108584 - 27, Knighton Road	Grade II	0.0 miles
③ 1108589 - West Wembury House	Grade II	0.2 miles
④ 1169193 - Two Pairs Of Gate Piers And Link Walls Approximately 230 Metres North North East Of Wembury House	Grade II	0.2 miles
⑤ 1108591 - Garden Walls And Two Pairs Of Gate Piers Immediately North West And South East Of Wembury House	Grade II	0.2 miles
⑥ 1306680 - Hele Almshouses	Grade II	0.2 miles
⑦ 1108592 - Kitchen Garden Walls And Gate Piers Approximately 120 Metres North East Of Wembury House	Grade II	0.3 miles
⑧ 1108590 - Wembury House	Grade II	0.3 miles
⑨ 1169185 - Wall Approximately 90 Metres West Of Wembury House	Grade II	0.3 miles
⑩ 1108586 - The Tithe Barn	Grade II	0.9 miles

Area
Schools
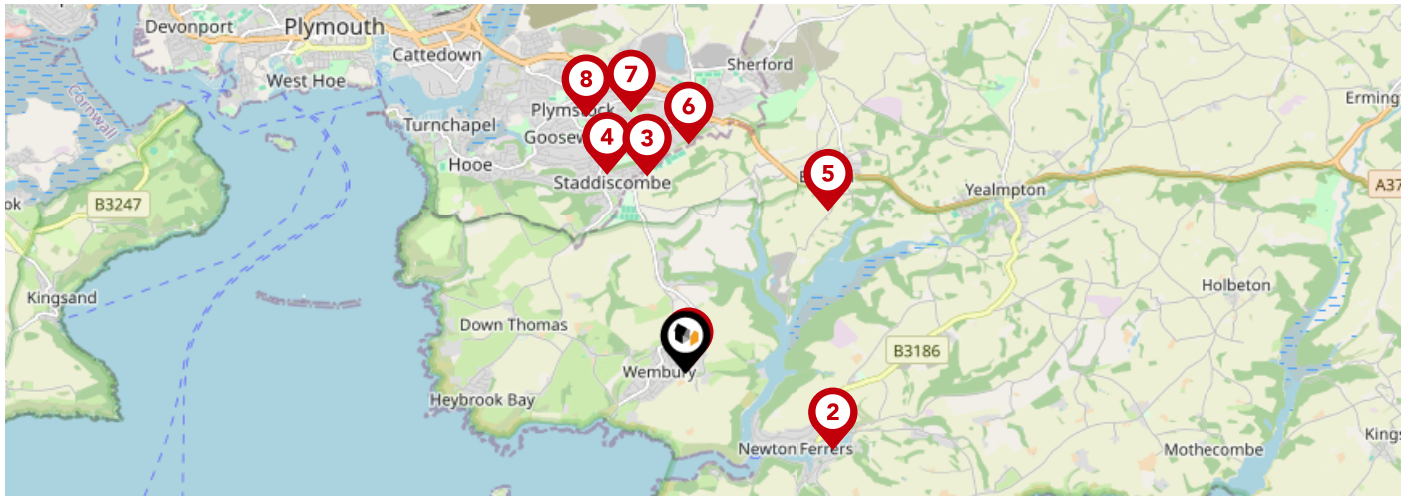
		Nursery	Primary	Secondary	College	Private
1	**Wembury Primary School** Ofsted Rating: Good | Pupils: 184 | Distance:0.04	☐	☑	☐	☐	☐
2	**Newton Ferrers Church of England Primary School** Ofsted Rating: Good | Pupils: 125 | Distance:1.57	☐	☑	☐	☐	☐
3	**Coombe Dean School** Ofsted Rating: Good | Pupils: 995 | Distance:1.9	☐	☐	☑	☐	☐
4	**Goosewell Primary Academy** Ofsted Rating: Good | Pupils: 419 | Distance:2.02	☐	☑	☐	☐	☐
5	**St Mary's Church of England Primary School** Ofsted Rating: Outstanding | Pupils: 102 | Distance:2.04	☐	☑	☐	☐	☐
6	**Elburton Primary School** Ofsted Rating: Outstanding | Pupils: 465 | Distance:2.17	☐	☑	☐	☐	☐
7	**Morley Meadow Primary School** Ofsted Rating: Good | Pupils: 224 | Distance:2.52	☐	☑	☐	☐	☐
8	**Plymstock School** Ofsted Rating: Good | Pupils: 1671 | Distance:2.6	☐	☐	☑	☐	☐

Area
Schools

		Nursery	Primary	Secondary	College	Private
9	**Sherford Vale School & Nursery** Ofsted Rating: Good	Pupils: 258	Distance:2.63	☐	☑	☐	☐	☐
10	**Hooe Primary Academy** Ofsted Rating: Good	Pupils: 212	Distance:2.65	☐	☑	☐	☐	☐
11	**Pomphlett Primary School** Ofsted Rating: Good	Pupils: 424	Distance:2.83	☐	☑	☐	☐	☐
12	**Oreston Community Academy** Ofsted Rating: Good	Pupils: 419	Distance:2.92	☐	☑	☐	☐	☐
13	**Yealmpton Primary School** Ofsted Rating: Good	Pupils: 180	Distance:3.07	☐	☑	☐	☐	☐
14	**Prince Rock Primary School** Ofsted Rating: Outstanding	Pupils: 408	Distance:3.72	☐	☑	☐	☐	☐
15	**Plympton St Maurice Primary School** Ofsted Rating: Good	Pupils: 187	Distance:3.75	☐	☑	☐	☐	☐
16	**Yealmpstone Farm Primary School** Ofsted Rating: Good	Pupils: 216	Distance:3.92	☐	☑	☐	☐	☐

Local Area
Masts & Pylons
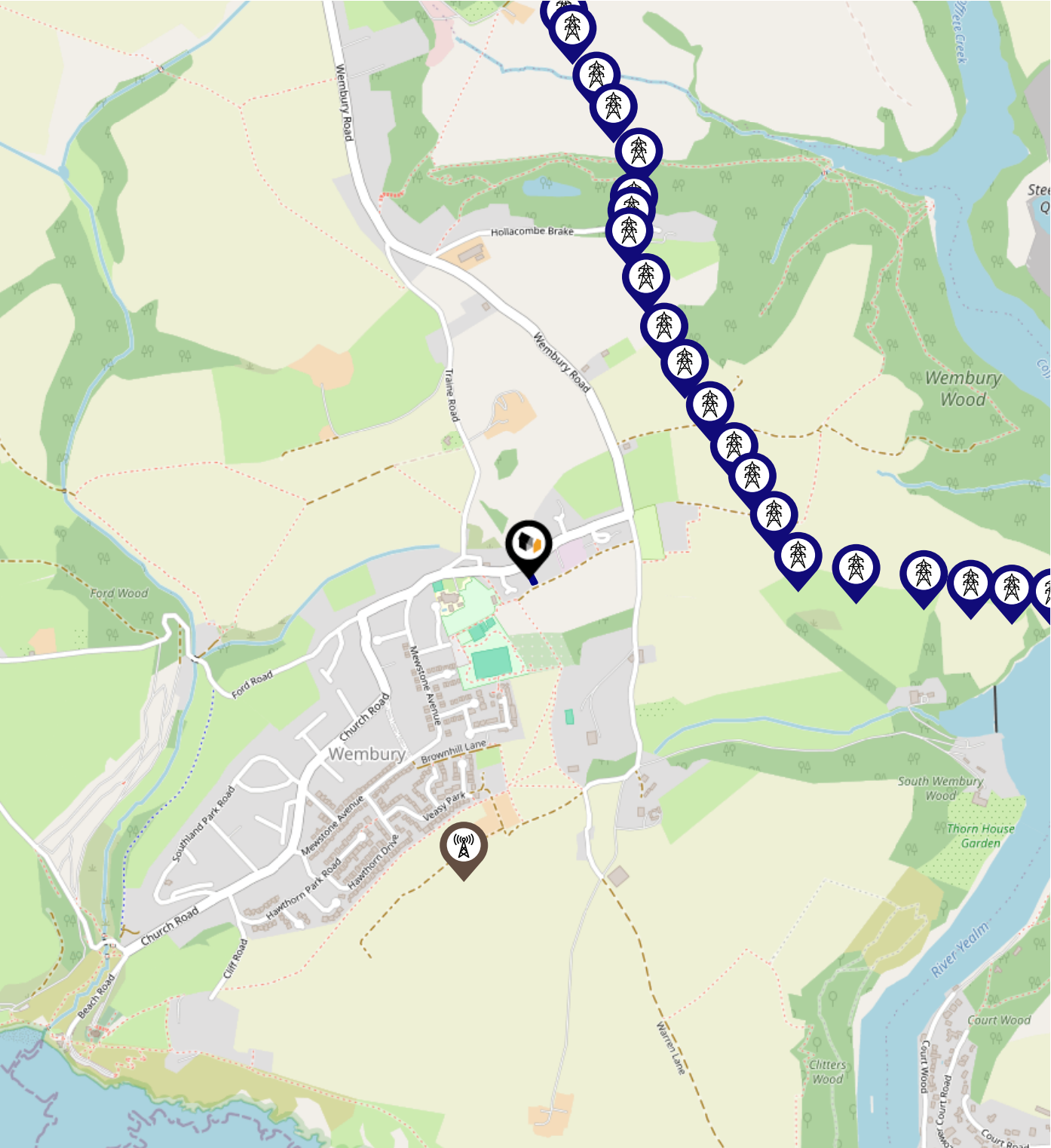
Key:

 Power Pylons

 Communication Masts

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).

This
Property
▼

1	2	3	4	5	6
<1%	1-3%	3-5%	5-10%	10-30%	>30%
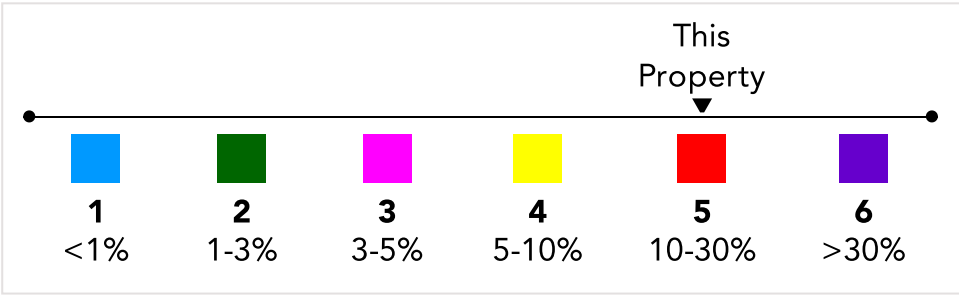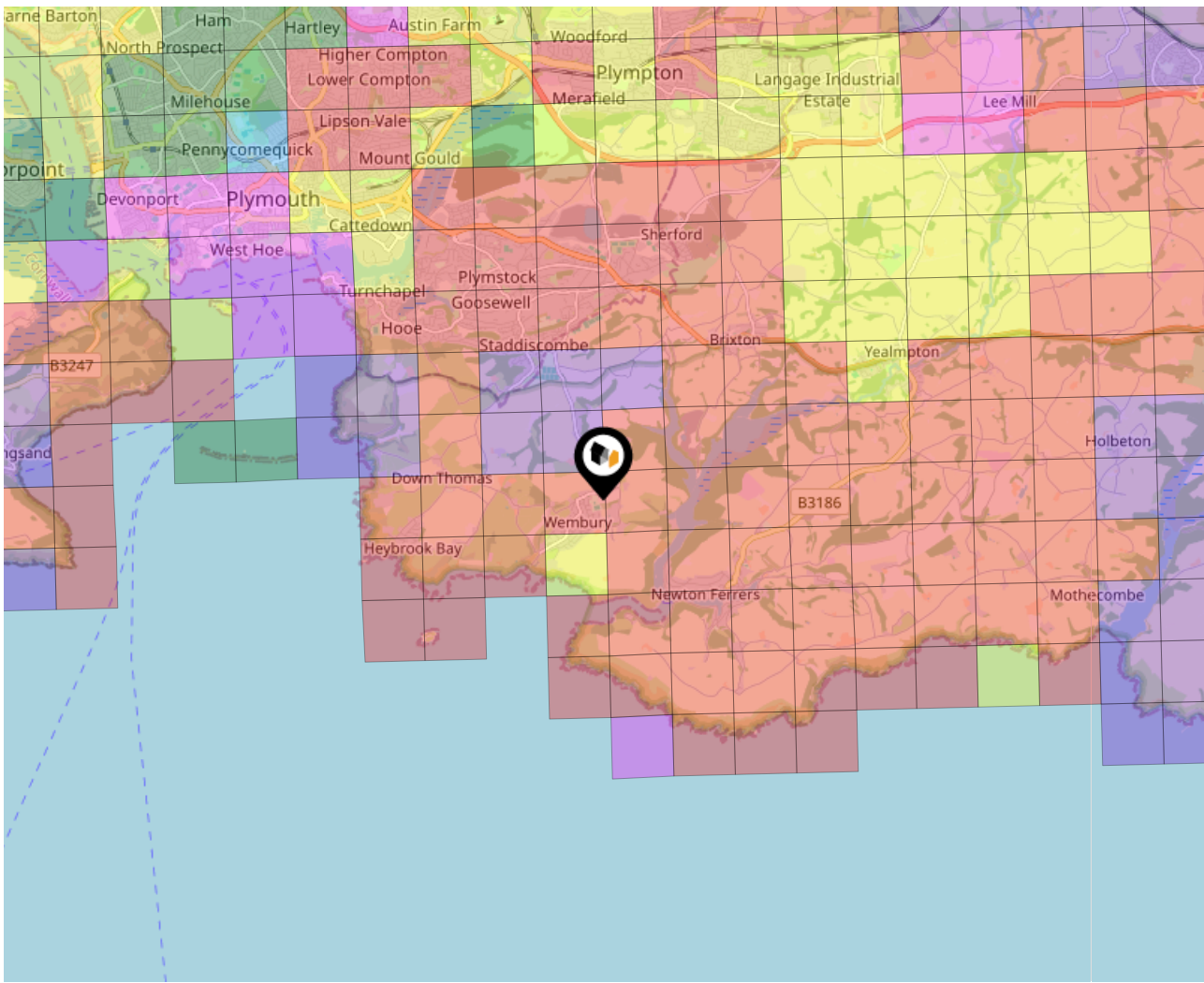
Local Area
Road Noise
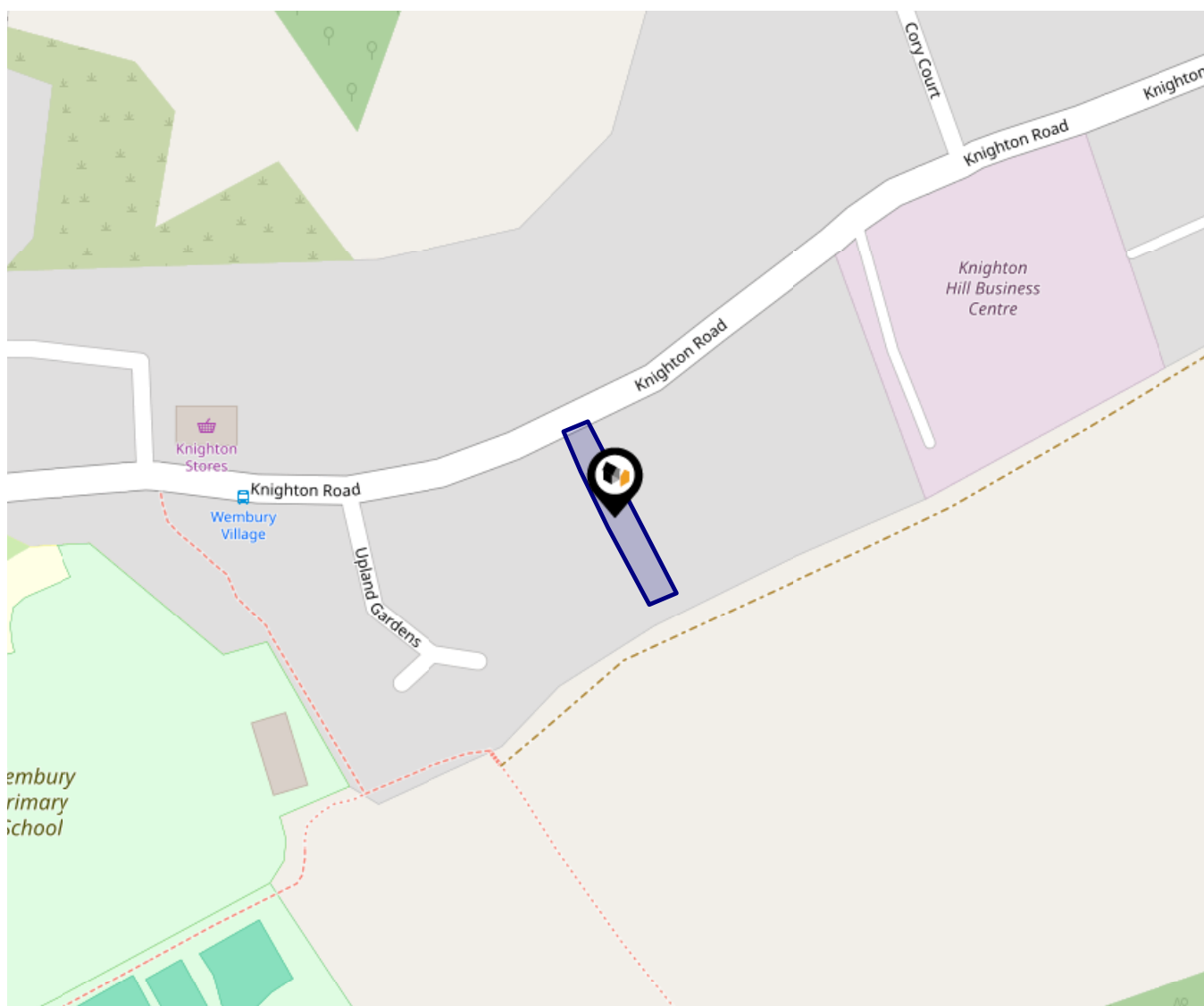
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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:
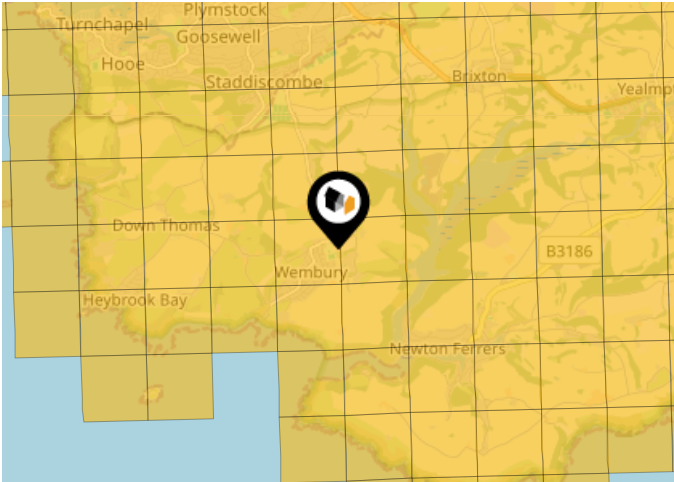
- ■ 75.0+ dB
- ■ 70.0-74.9 dB
- ■ 65.0-69.9 dB
- ■ 60.0-64.9 dB
- ■ 55.0-59.9 dB

Environment
Soils & Clay

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

Carbon Content:	NONE	**Soil Texture:**	SILTY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	**Soil Depth:**	INTERMEDIATE
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
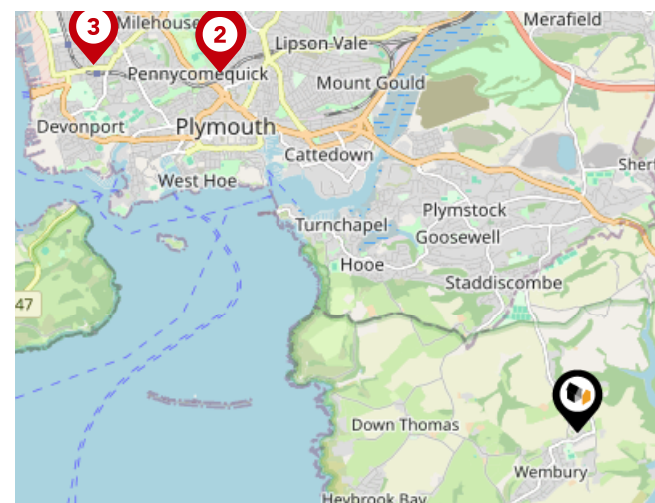
National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	4.81 miles
2	Plymouth Rail Station	4.8 miles
3	Devonport Rail Station	5.75 miles
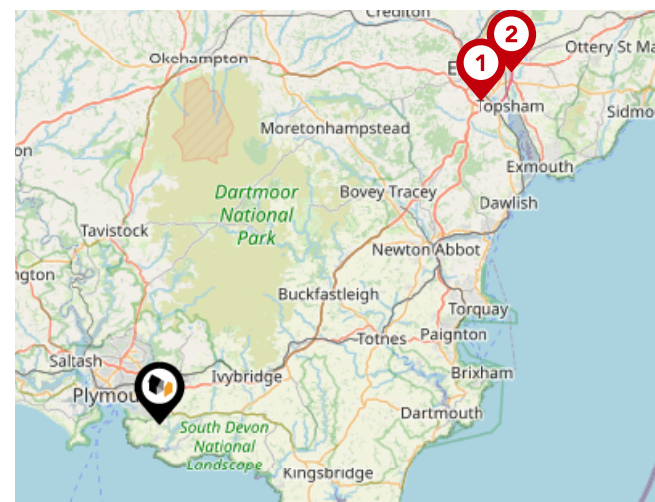
Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	34.38 miles
2	M5 J30	37.55 miles
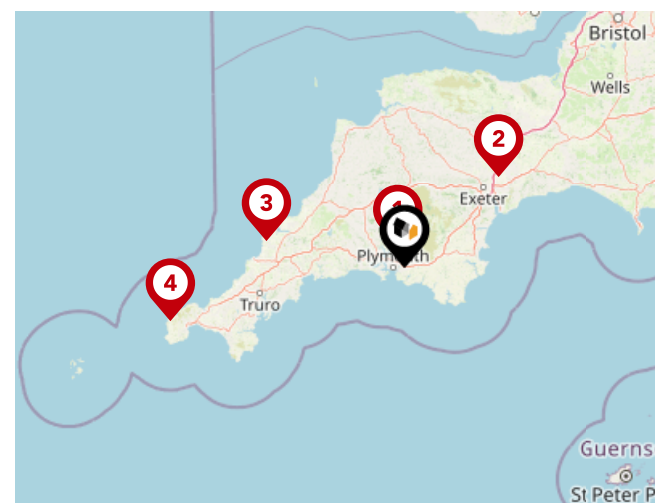
Airports/Helipads

Pin	Name	Distance
1	Glenholt	6.79 miles
2	Exeter Airport	39.93 miles
3	St Mawgan	42.19 miles
4	Joppa	72.54 miles

Area
Transport (Local)
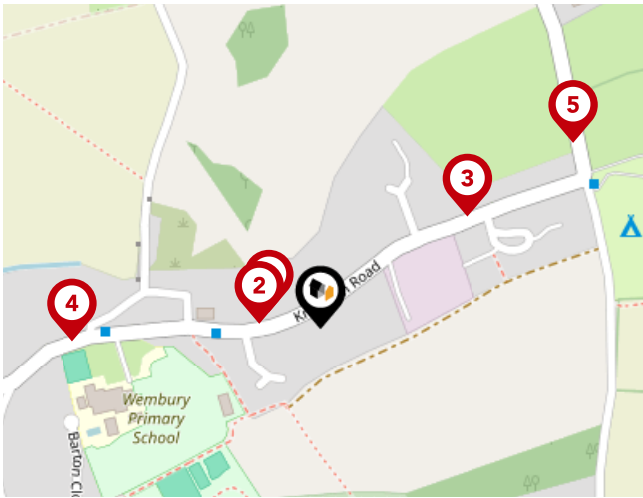
Bus Stops/Stations

Pin	Name	Distance
1	Londis Shop	0.03 miles
2	Wembury Village	0.04 miles
3	Knighton Road	0.11 miles
4	The Odd Wheel	0.15 miles
5	Wembury Road	0.19 miles

Ferry Terminals

Pin	Name	Distance
1	Newton Ferrers Ferry Landing	1.18 miles
2	Warren Point Ferry Landing	1.27 miles
3	Noss Mayo Ferry Landing	1.32 miles

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Ofcom

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