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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 31st July 2025



HEYBROOK DRIVE, HEYBROOK BAY, PLYMOUTH, PL9

Lang Town & Country

6 The Broadway Plymstock Plymouth PL9 7AU

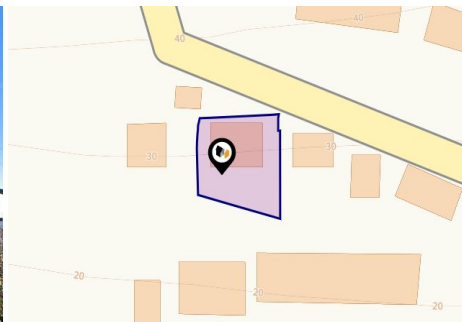
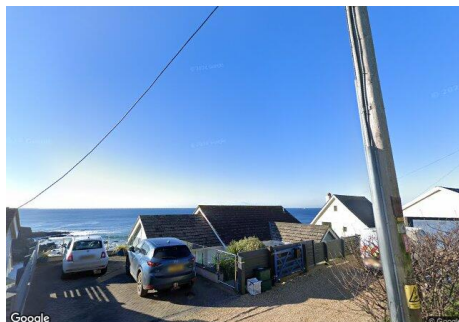
01752 456000

Natalie@langtownandcountry.com

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Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,819 ft ² / 169 m ²		
Plot Area:	0.12 acres		
Year Built :	1976-1982		
Council Tax :	Band E		
Annual Estimate:	£3,045		
Title Number:	DN491197		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

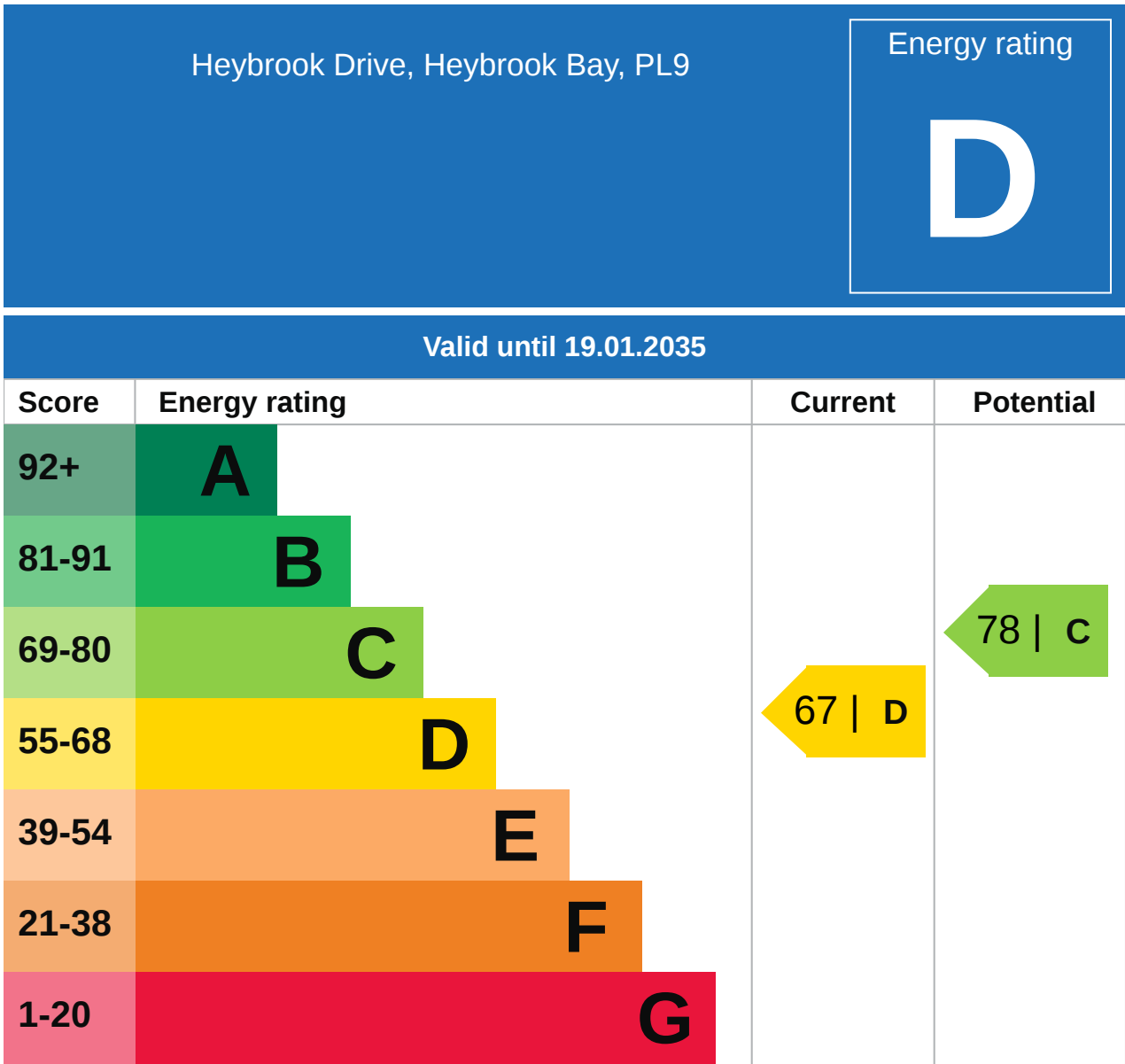
6 mb/s	77 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

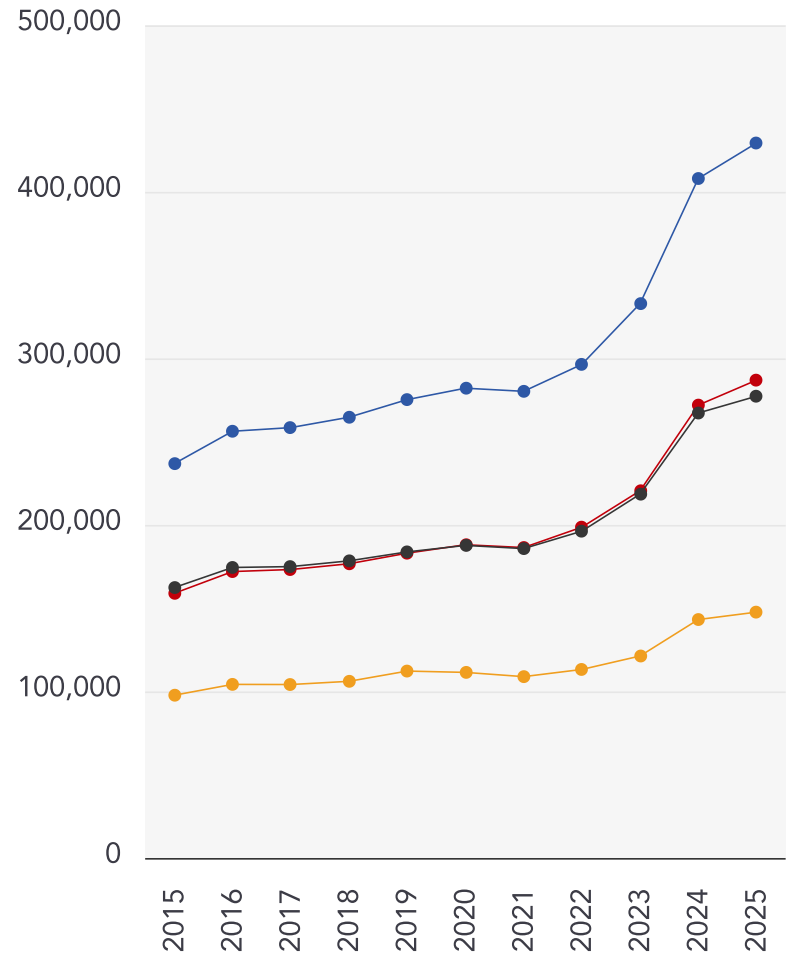




Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very 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:	169 m ²

10 Year History of Average House Prices by Property Type in PL9



Detached

+81.29%

Semi-Detached

+80.53%

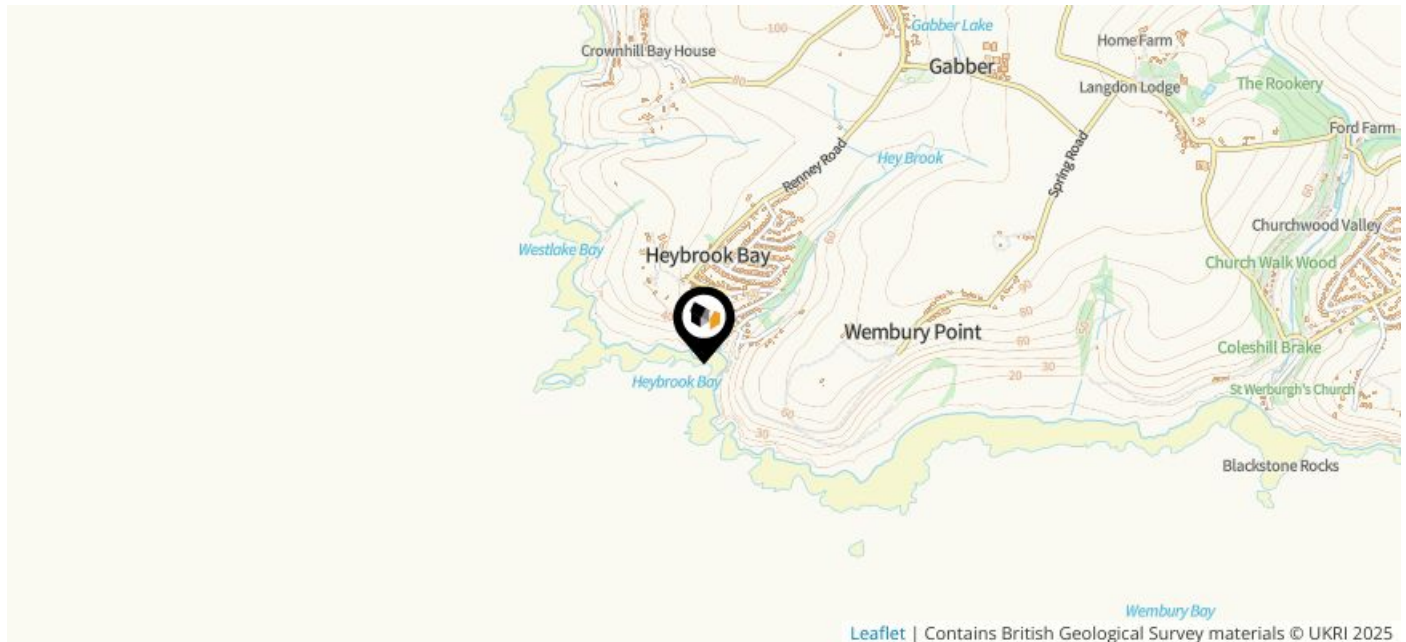
Terraced

+70.75%

Flat

+51.03%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

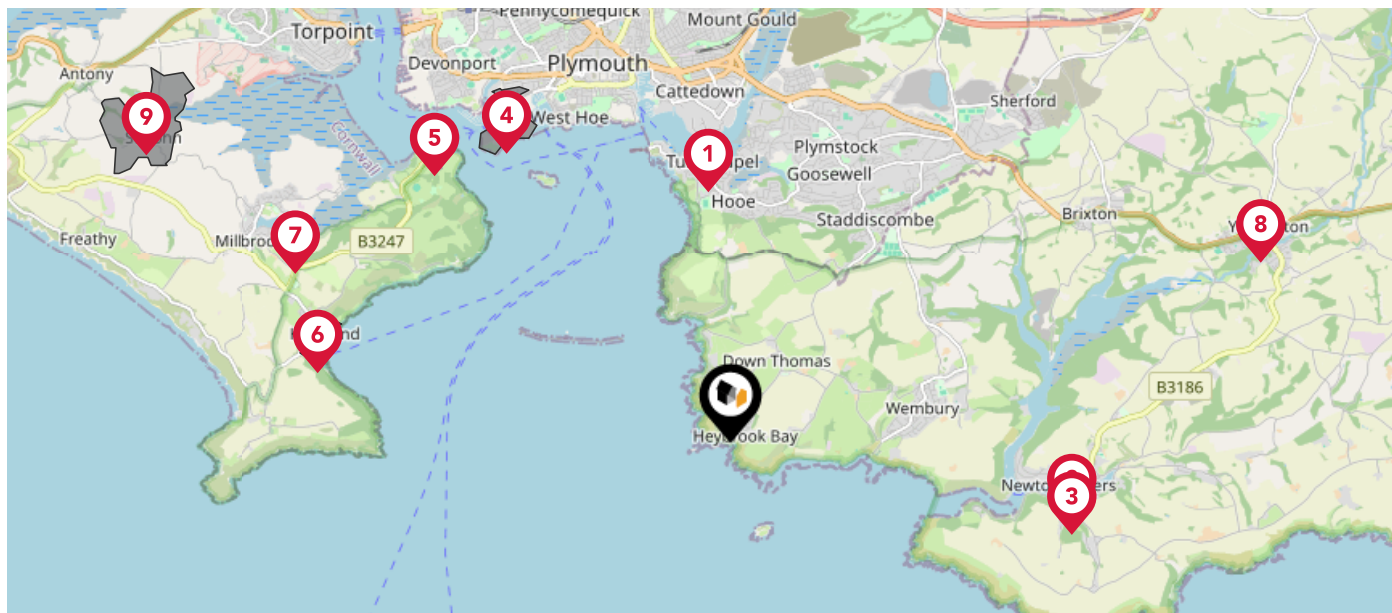
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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



Turnchapel



Newton Ferrers



Noss Mayo



Stonehouse Peninsula



Cremyll



Kingsand and Cawsand



Anderton

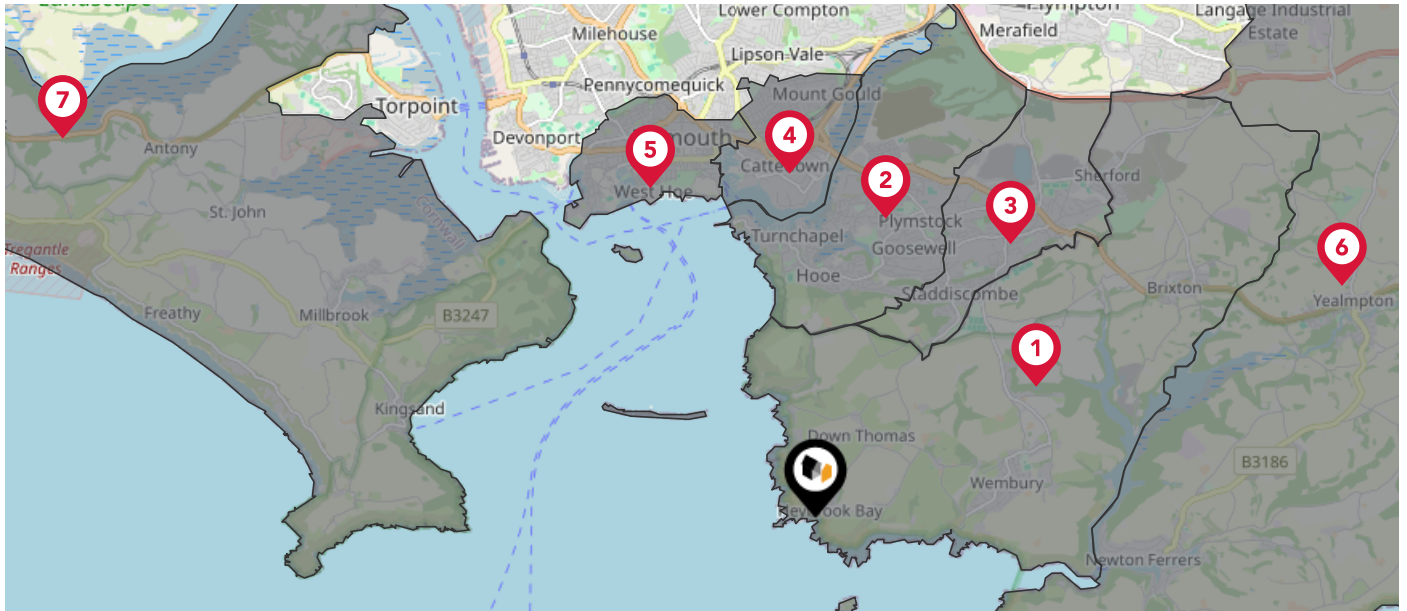


Yealmpton



St John

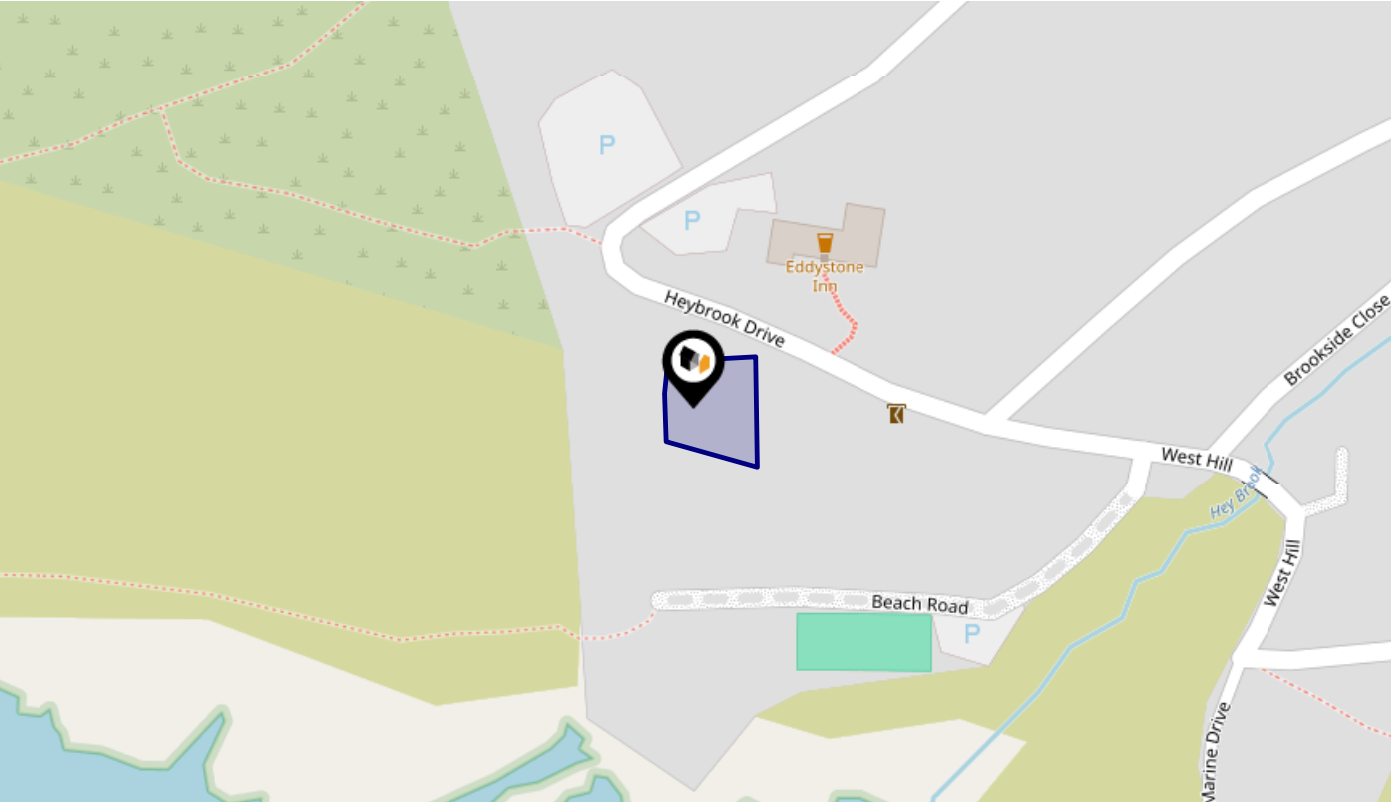
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

-  Wembury & Brixton Ward
-  Plymstock Radford Ward
-  Plymstock Dunstone Ward
-  Sutton and Mount Gould Ward
-  St. Peter and the Waterfront Ward
-  Newton & Yealmpton Ward
-  Rame Peninsula & St. Germans ED

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:

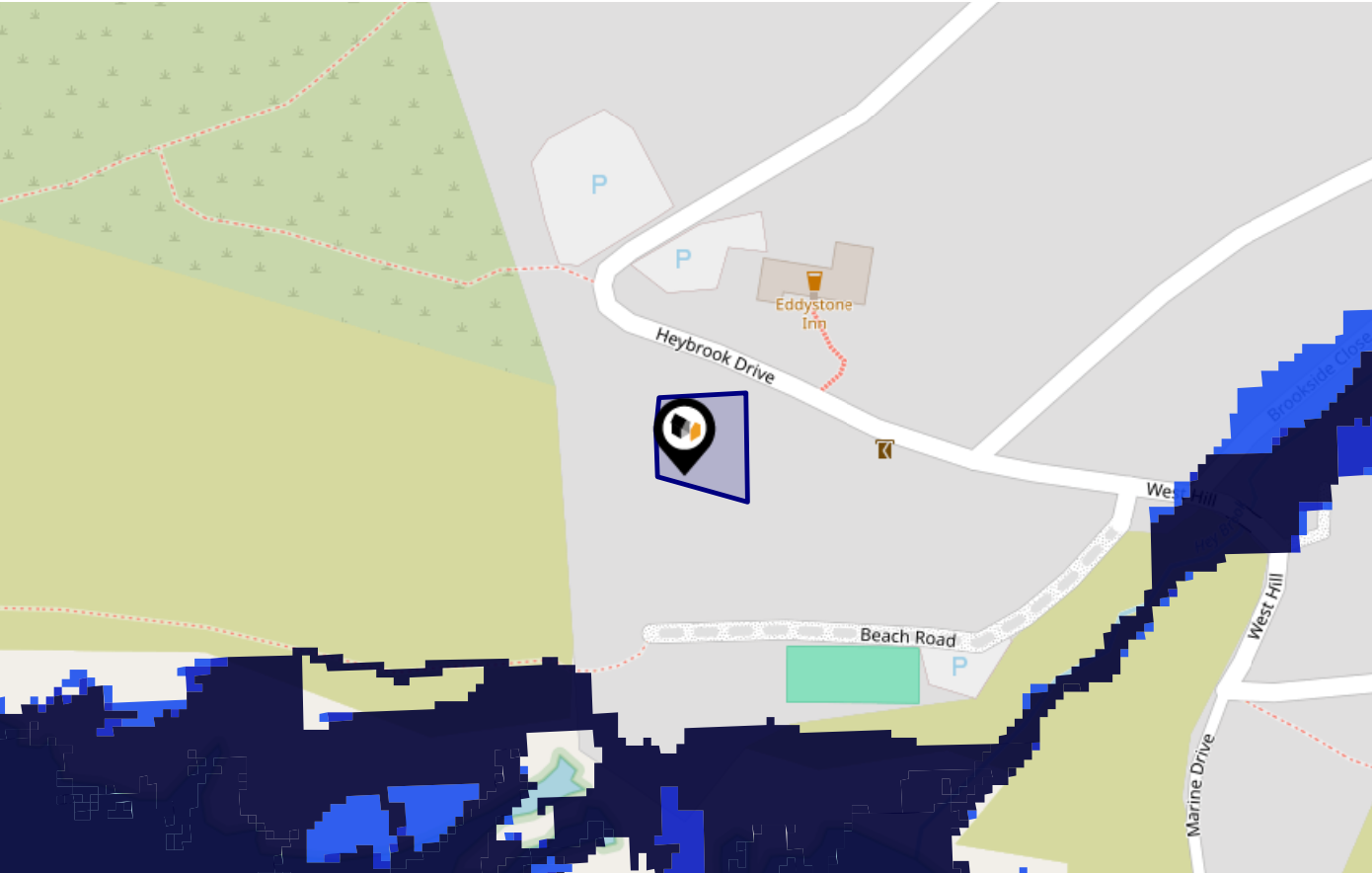
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

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.

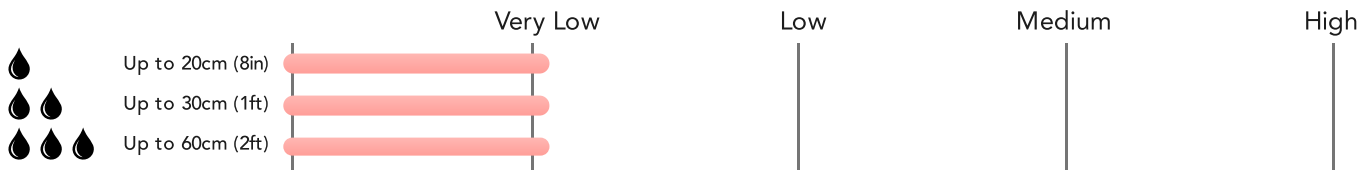


Risk Rating: Very low

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:

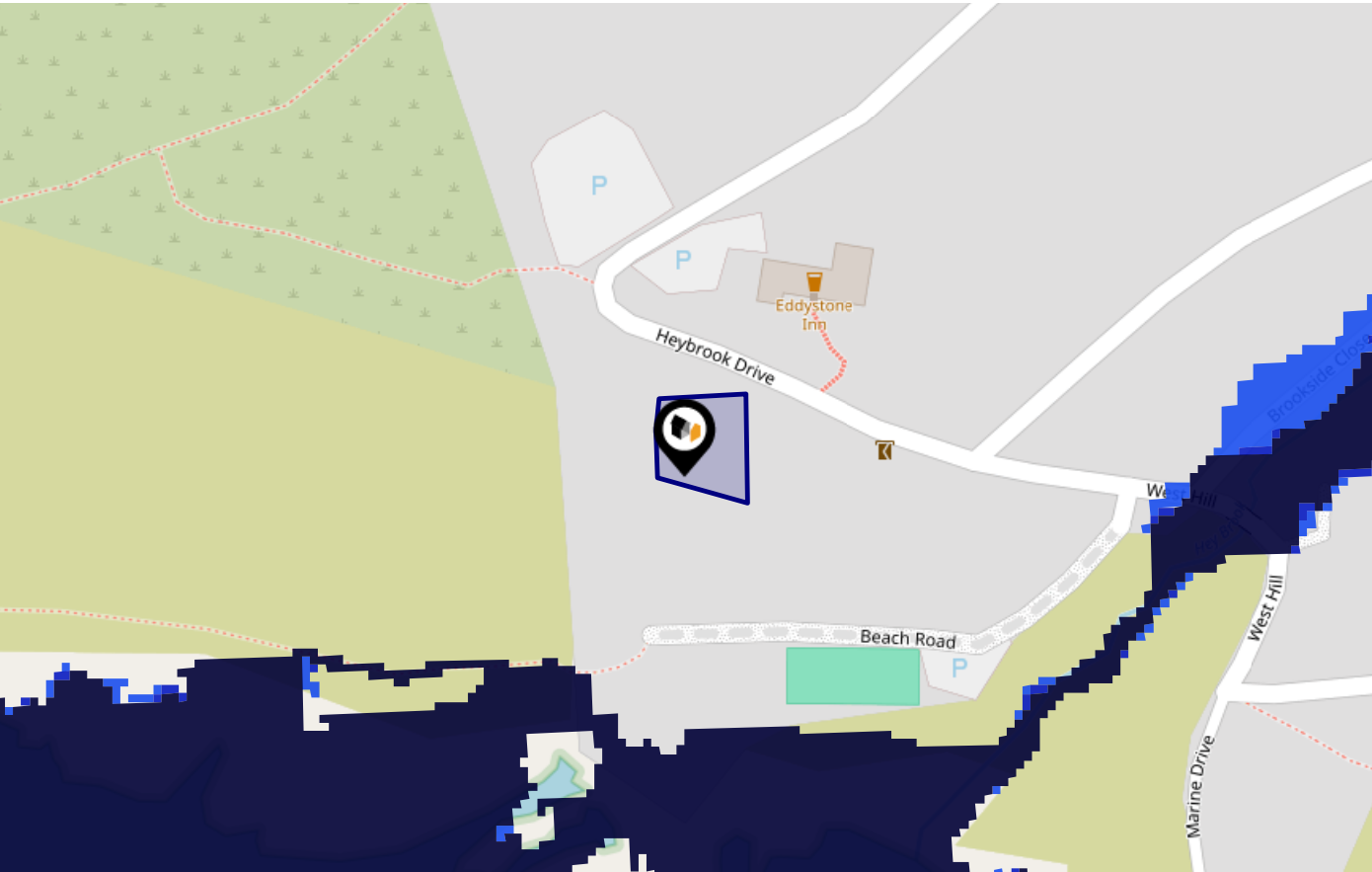


Flood Risk

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.

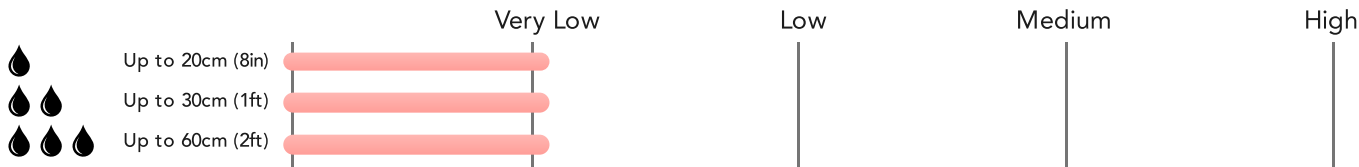


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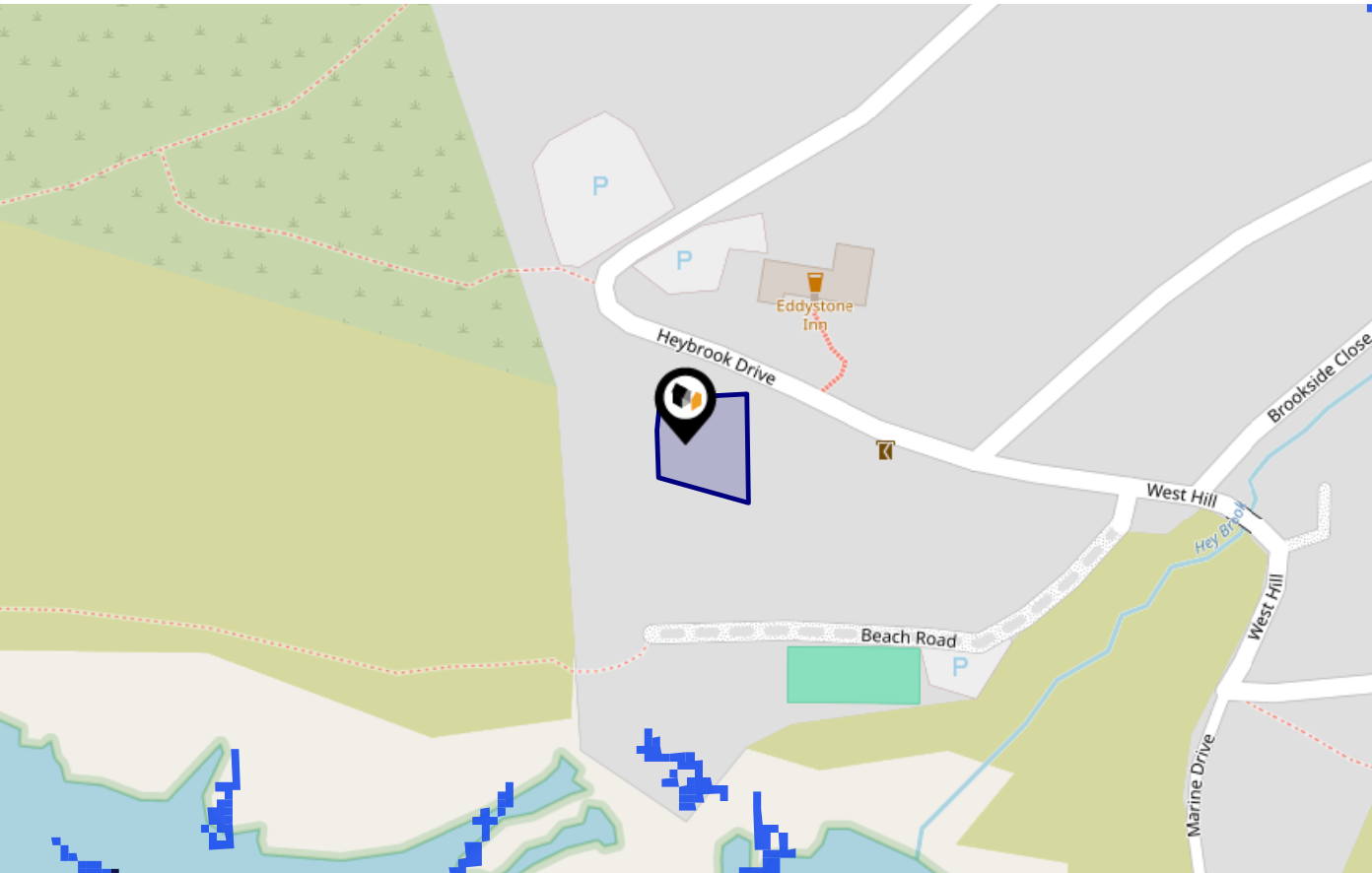


Flood Risk

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.

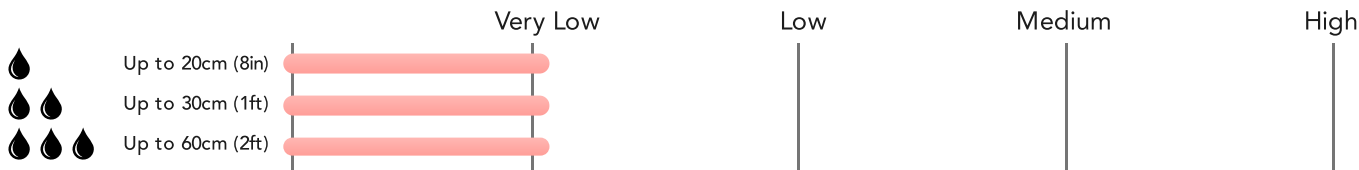


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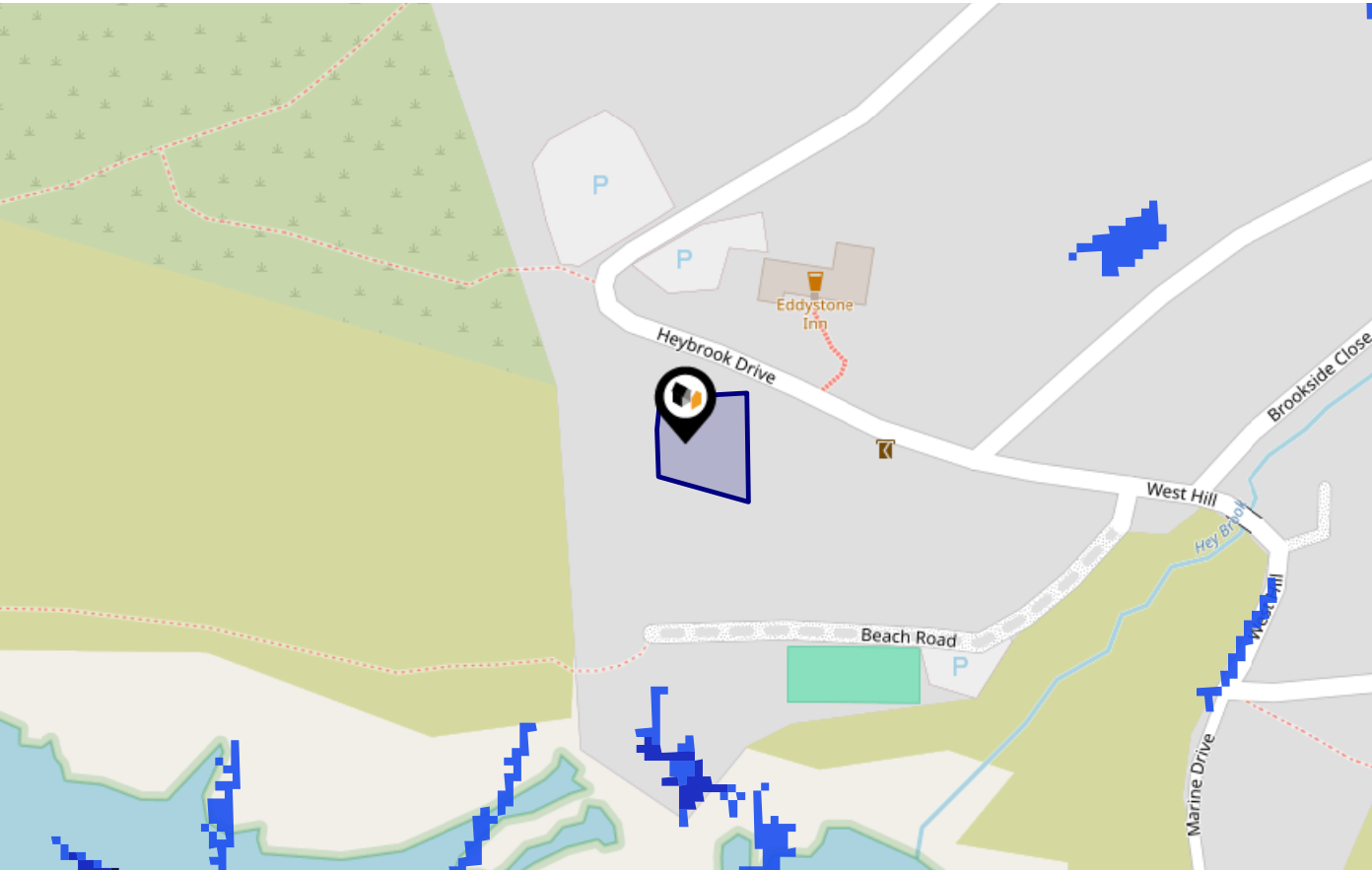


Flood Risk

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.

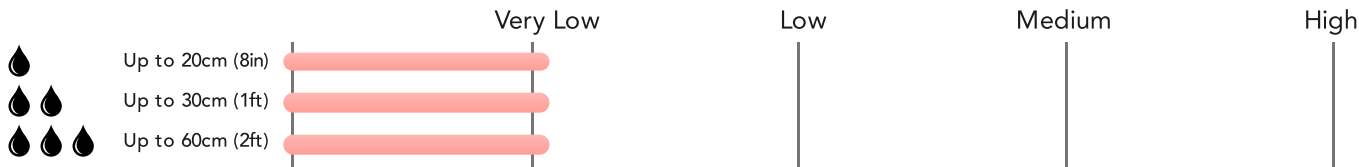


Risk Rating: Very low

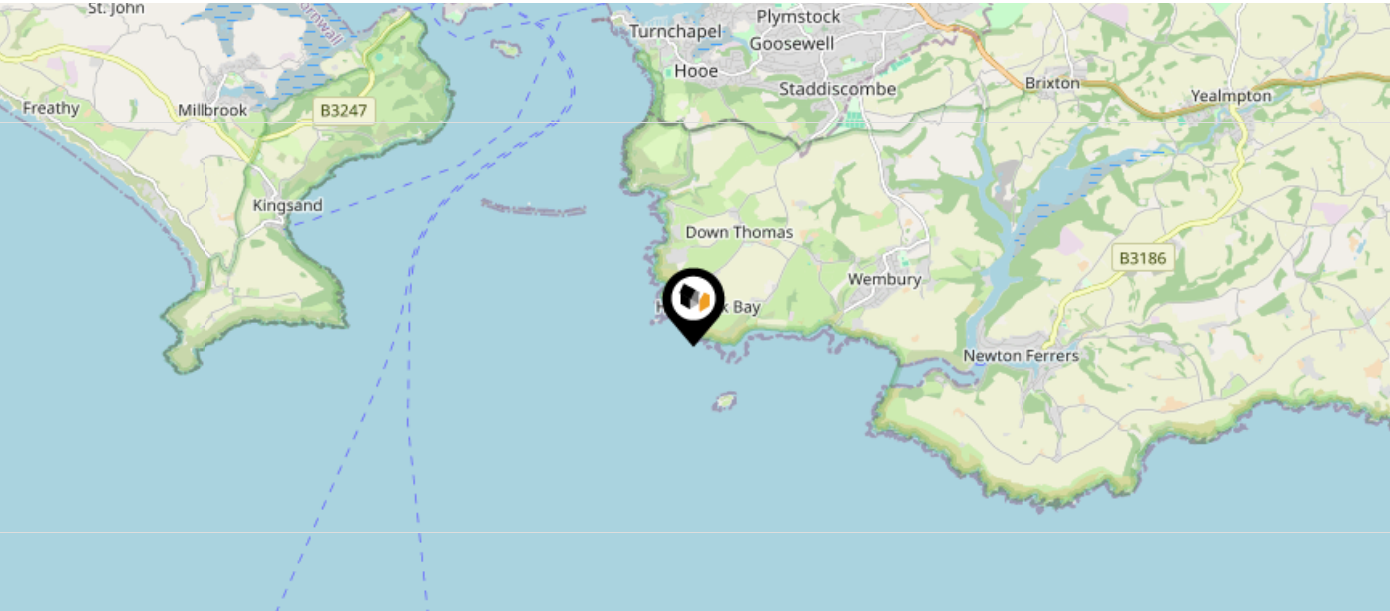
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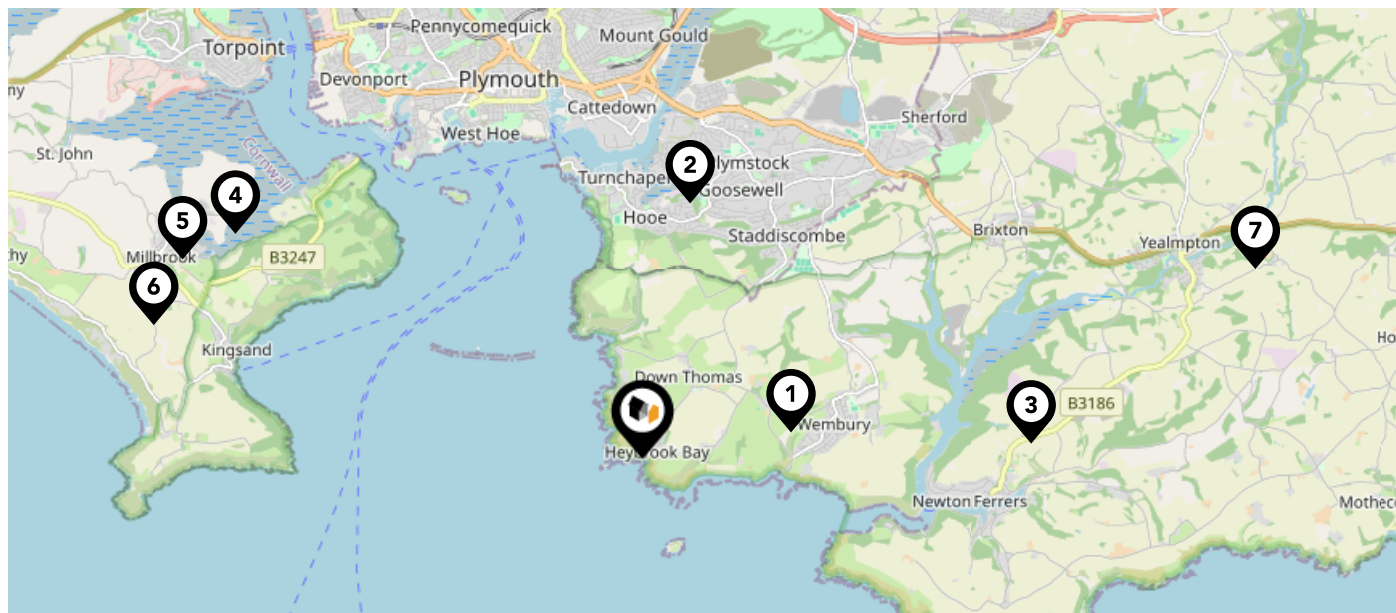
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

No data available.

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.



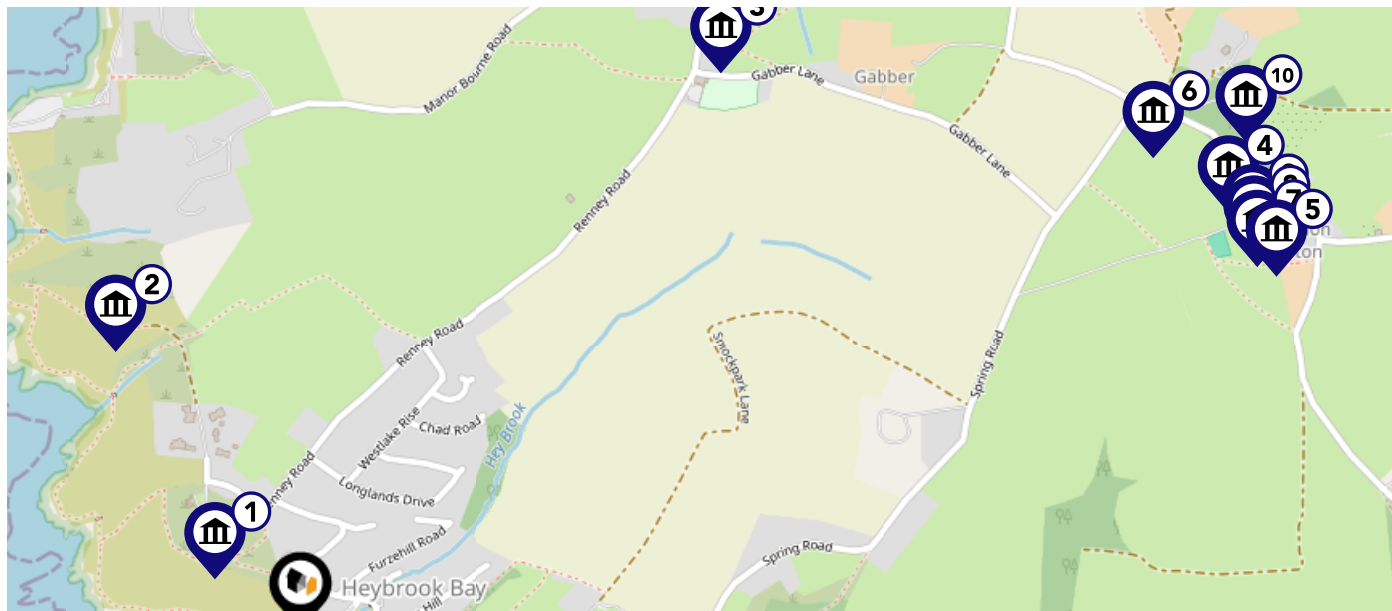
Nearby Landfill Sites

	Churchwood valley-Wembury, Cornwall	Historic Landfill 
	Radford Quarry Oreston-Radford Quarry Oreston, Plymouth	Historic Landfill 
	EA/EPR/EP3596HQ/A001	Active Landfill 
	Southdown Quarry-Southdown Road, Millbrook, Torpoint, Cornwall	Historic Landfill 
	Millpool-Millpool, Millbrook, Torpoint	Historic Landfill 
	Dadbrook Farm-Millbrook, Cornwall	Historic Landfill 
	Devon County Council Depot-Yealmbridge, Cornwall	Historic Landfill 

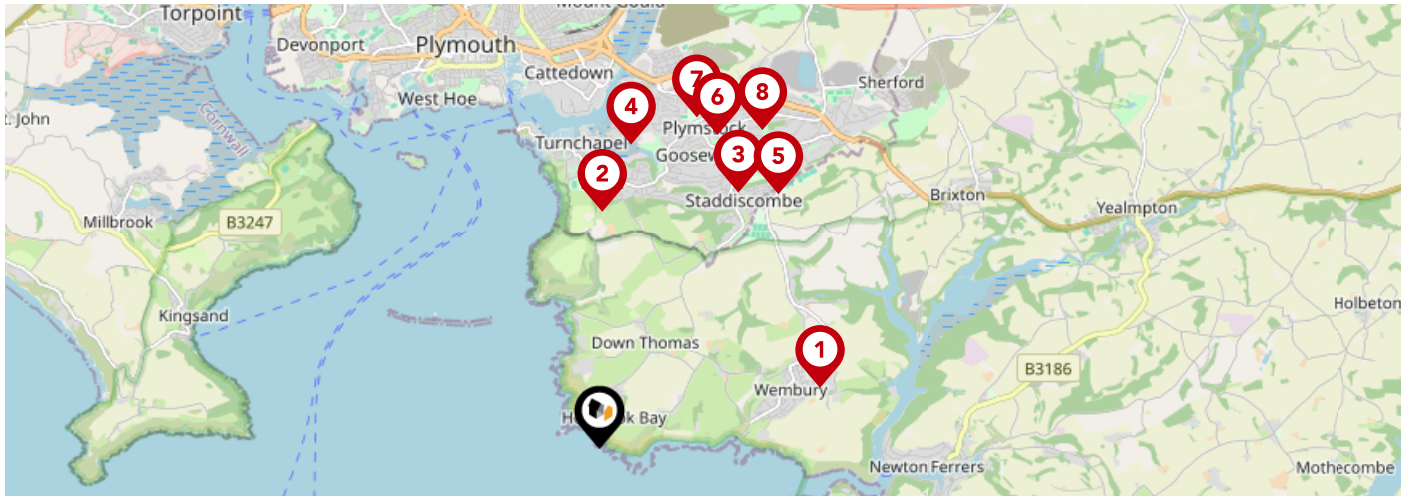
Maps

Listed Buildings

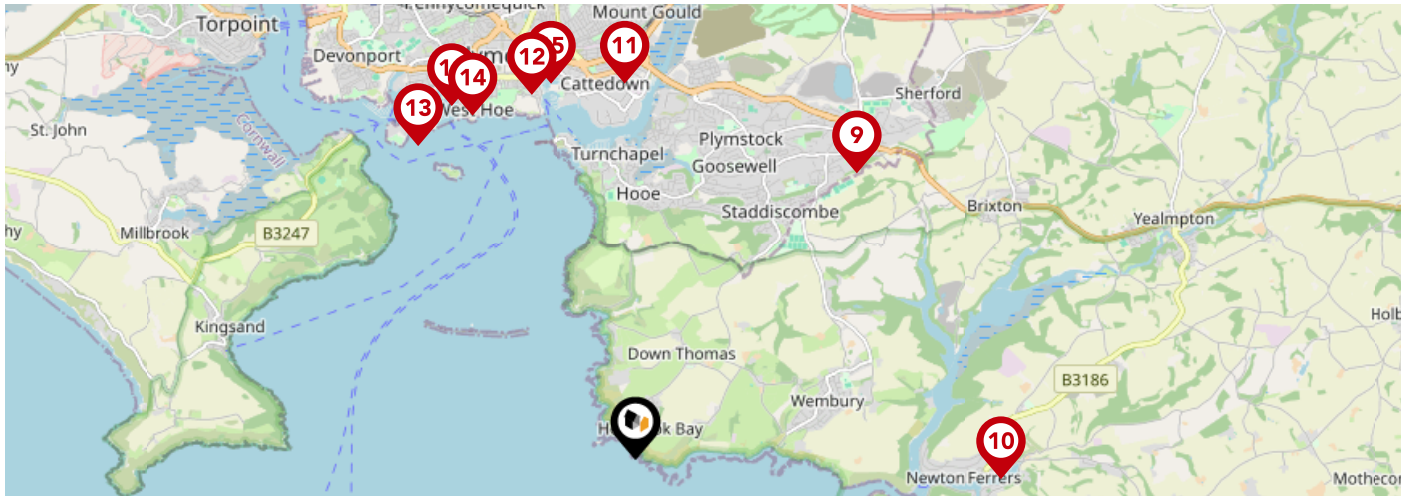
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1270701 - Battery	Grade II	0.1 miles
	1108570 - Battery	Grade II	0.4 miles
	1169095 - Princes Farm House	Grade II	0.8 miles
	1108586 - The Tithe Barn	Grade II	1.2 miles
	1306688 - Langdon Barton Farmhouse	Grade II	1.2 miles
	1306693 - Langdon Lodge	Grade II	1.2 miles
	1108585 - Shippen Approximately 20 Metres North West Of Langdon Barton Farmhouse	Grade II	1.2 miles
	1169109 - White Dove Cottage	Grade II	1.2 miles
	1324840 - Cartshed Approximately 75 Metres North North West Of Langdon Barton Farmhouse	Grade II	1.2 miles
	1324841 - Langdon Court Hotel	Grade II	1.3 miles



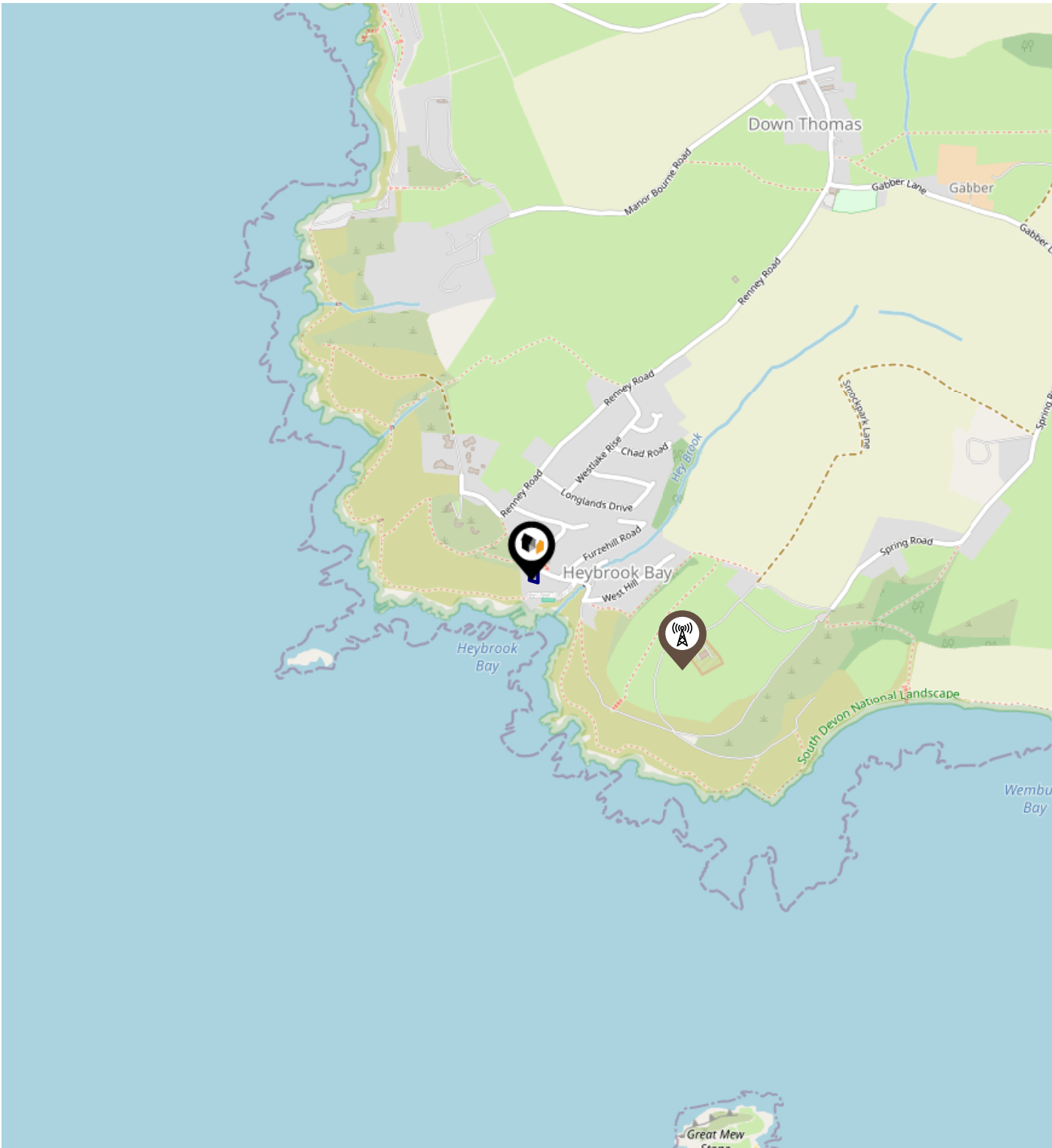
		Nursery	Primary	Secondary	College	Private
1	Wembury Primary School Ofsted Rating: Good Pupils: 184 Distance:2.17	☐	☒	☐	☐	☐
2	Hooe Primary Academy Ofsted Rating: Good Pupils: 212 Distance:2.25	☐	☒	☐	☐	☐
3	Goosewell Primary Academy Ofsted Rating: Good Pupils: 419 Distance:2.75	☐	☒	☐	☐	☐
4	Oreston Community Academy Ofsted Rating: Good Pupils: 419 Distance:2.9	☐	☒	☐	☐	☐
5	Coombe Dean School Ofsted Rating: Good Pupils: 995 Distance:2.95	☐	☐	☒	☐	☐
6	Plymstock School Ofsted Rating: Good Pupils: 1671 Distance:3.17	☐	☐	☒	☐	☐
7	Pomphlett Primary School Ofsted Rating: Good Pupils: 424 Distance:3.28	☐	☒	☐	☐	☐
8	Morley Meadow Primary School Ofsted Rating: Good Pupils: 224 Distance:3.39	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Elburton Primary School Ofsted Rating: Outstanding Pupils: 465 Distance:3.42	☐	☒	☐	☐	☐
	Newton Ferrers Church of England Primary School Ofsted Rating: Good Pupils: 125 Distance:3.45	☐	☒	☐	☐	☐
	Prince Rock Primary School Ofsted Rating: Outstanding Pupils: 408 Distance:3.56	☐	☒	☐	☐	☐
	ACE Schools Plymouth Ofsted Rating: Good Pupils: 233 Distance:3.6	☐	☐	☒	☐	☐
	St George's CofE Primary Academy Ofsted Rating: Good Pupils: 90 Distance:3.61	☐	☒	☐	☐	☐
	St Andrew's Cof E VA Primary School Ofsted Rating: Good Pupils: 208 Distance:3.62	☐	☒	☐	☐	☐
	Holy Cross Catholic Primary School Ofsted Rating: Good Pupils: 306 Distance:3.66	☐	☒	☐	☐	☐
	Millbay Academy Ofsted Rating: Good Pupils: 545 Distance:3.78	☐	☒	☒	☐	☐

Local Area

Masts & Pylons

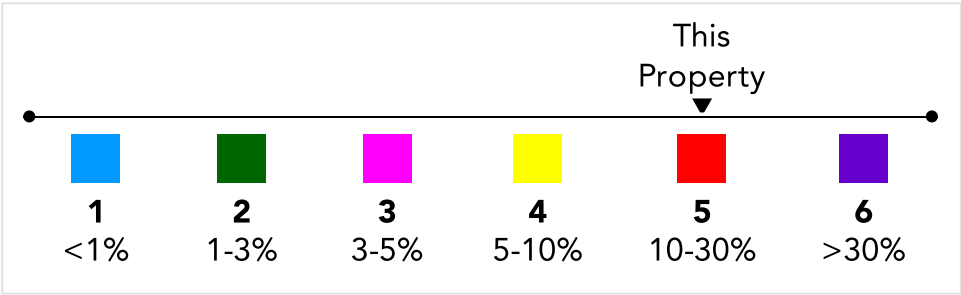
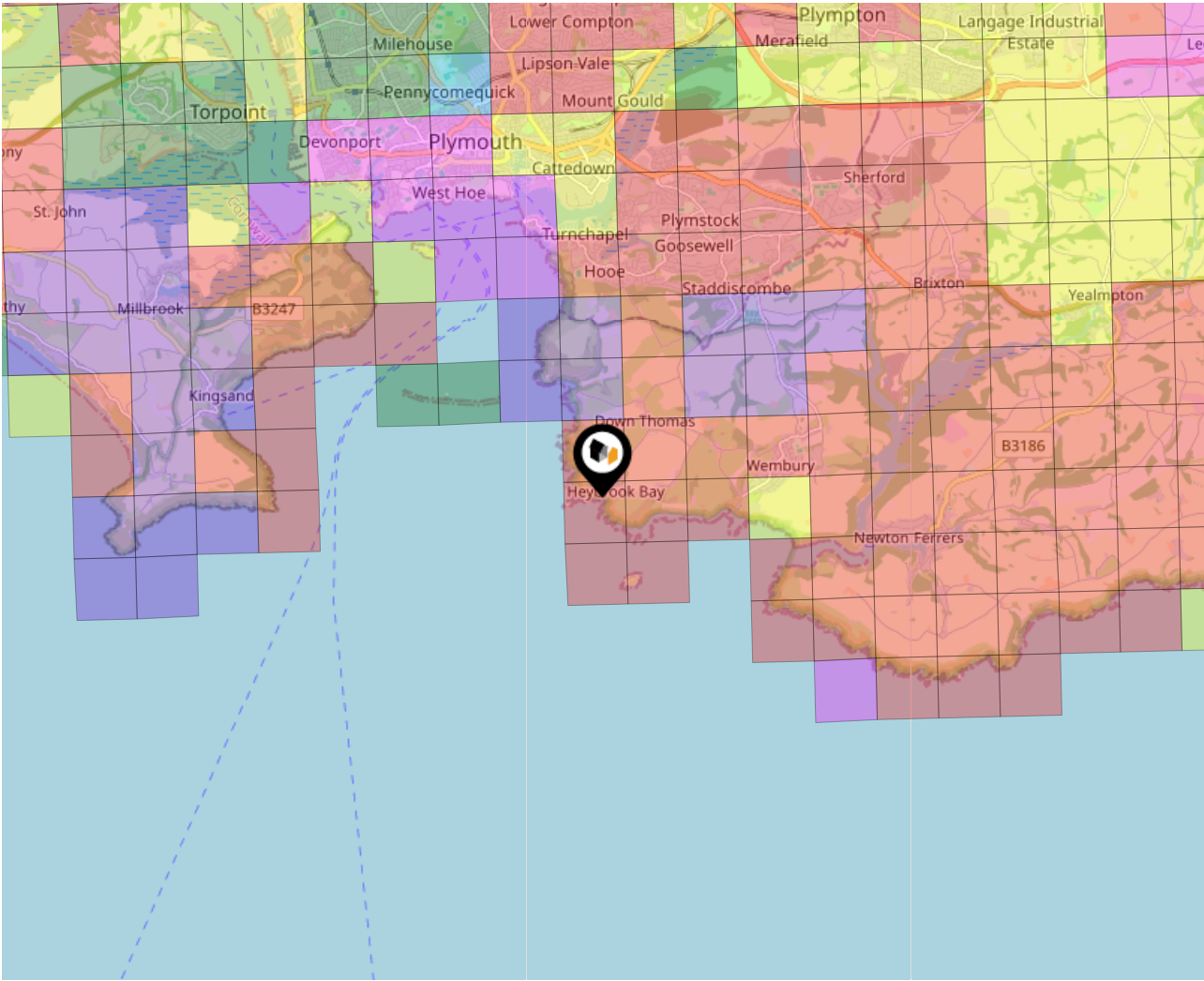


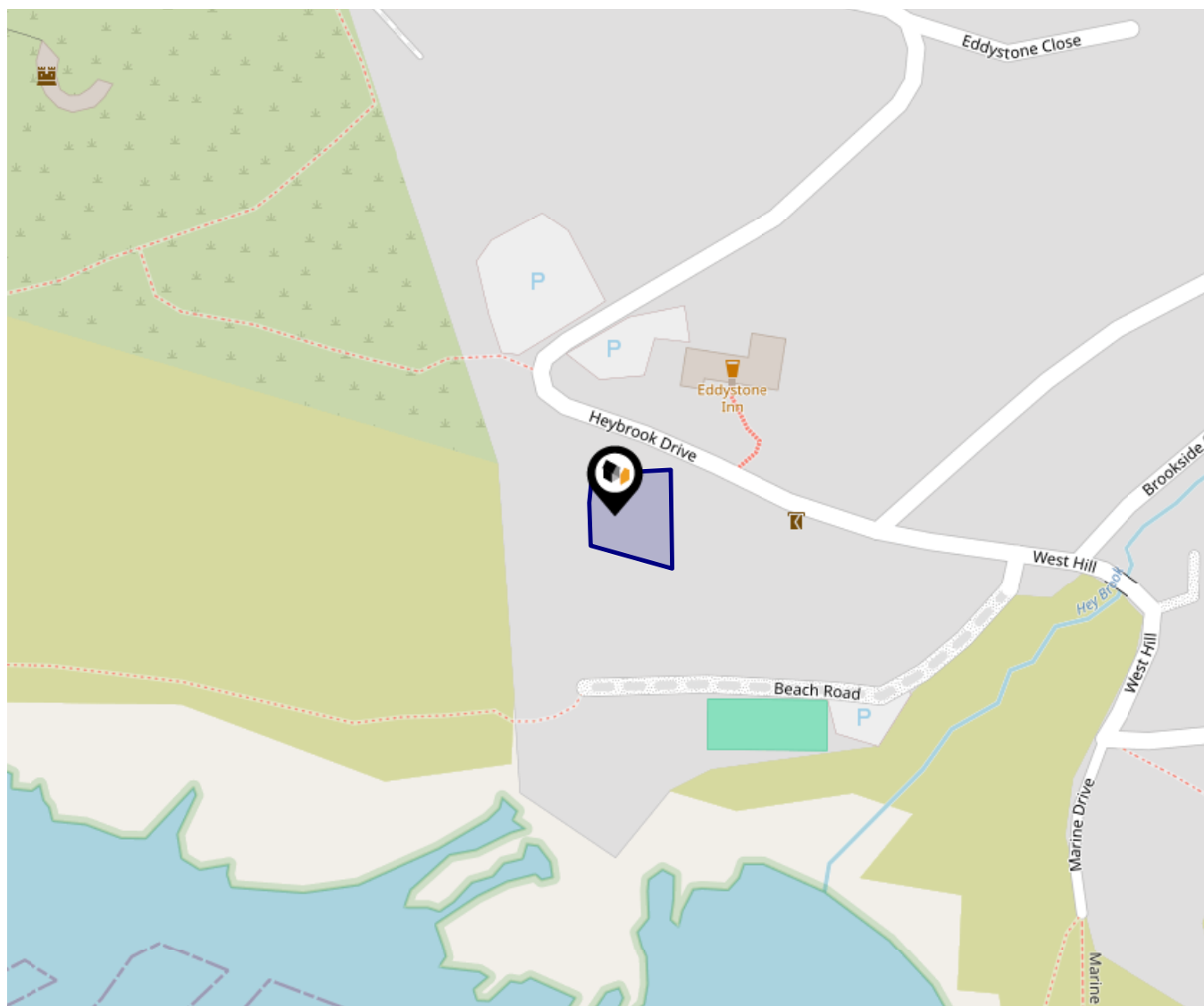
Key:

-  Power Pylons
-  Communication Masts

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).





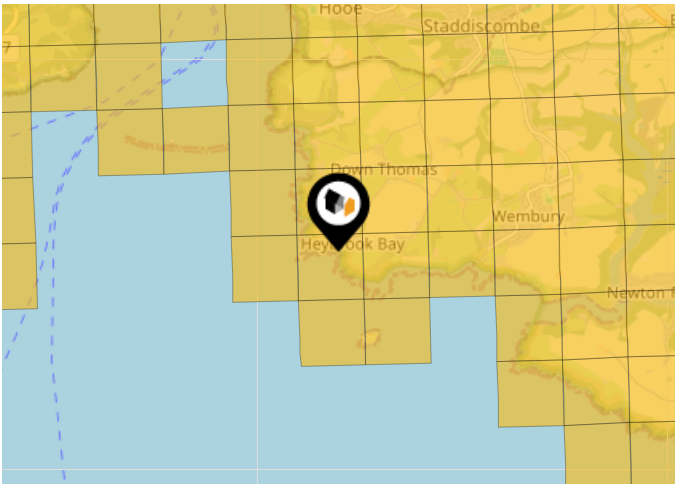
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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

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

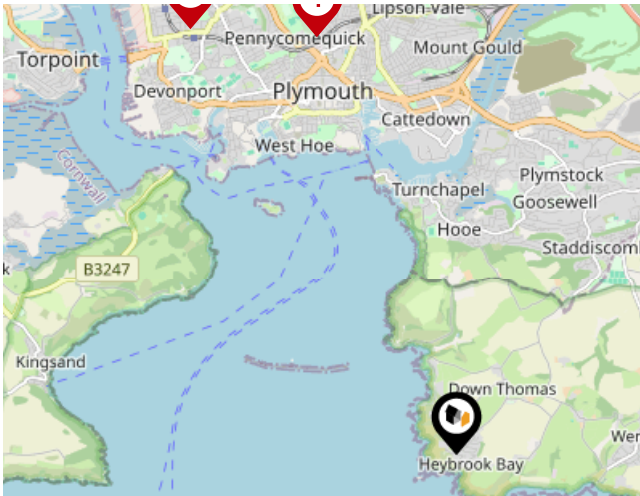
Carbon Content:	NONE	Soil Texture:	SILTY LOAM
Parent Material Grain:	MIXED (ARGILLIC-RUDACEOUS)	Soil Depth:	INTERMEDIATE
Soil Group:	MEDIUM(SILTY)		



Primary Classifications (Most Common Clay Types)

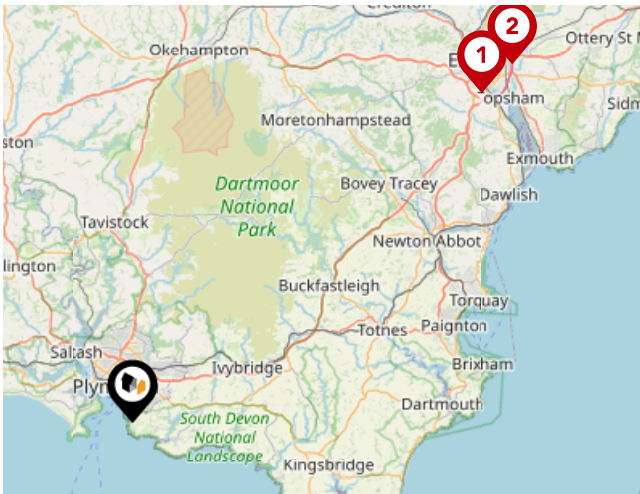
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & 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

Area Transport (National)



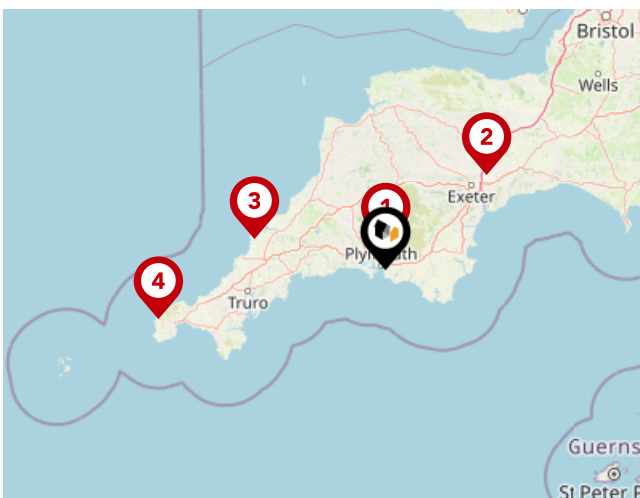
National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	4.17 miles
2	Plymouth Rail Station	4.2 miles
3	Devonport Rail Station	4.75 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	36.24 miles
2	M5 J30	39.4 miles

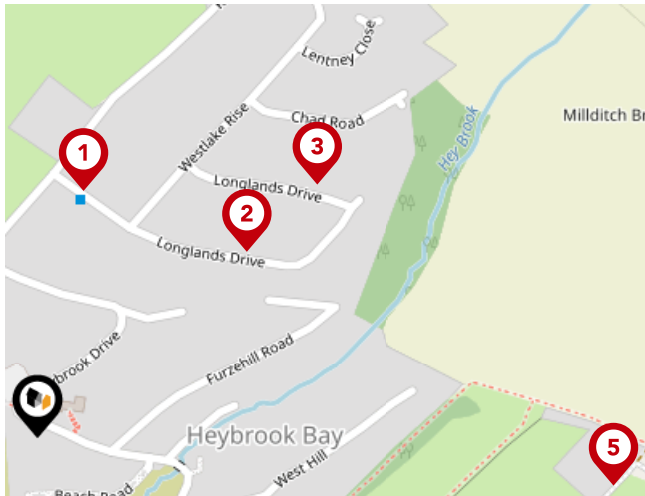


Airports/Helipads

Pin	Name	Distance
1	Glenholt	7.07 miles
2	Exeter Airport	41.8 miles
3	St Mawgan	40.3 miles
4	Joppa	70.42 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Longlands Drive Terminus	0.15 miles
2	Westlake Rise	0.17 miles
3	Westlake Rise	0.22 miles
4	Westlake Rise	0.31 miles
5	Wembury Point	0.34 miles



Ferry Terminals

Pin	Name	Distance
1	Warren Point Ferry Landing	2.65 miles
2	Newton Ferrers Ferry Landing	2.73 miles
3	Noss Mayo Ferry Landing	2.8 miles

Important - Please Read

These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of Lang Town & Country or the seller.

They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

Please note that all appliances and heating systems are not tested by Lang Town & Country and therefore no warranties can be given as to their good working order.

Lang Town & Country

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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Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



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