

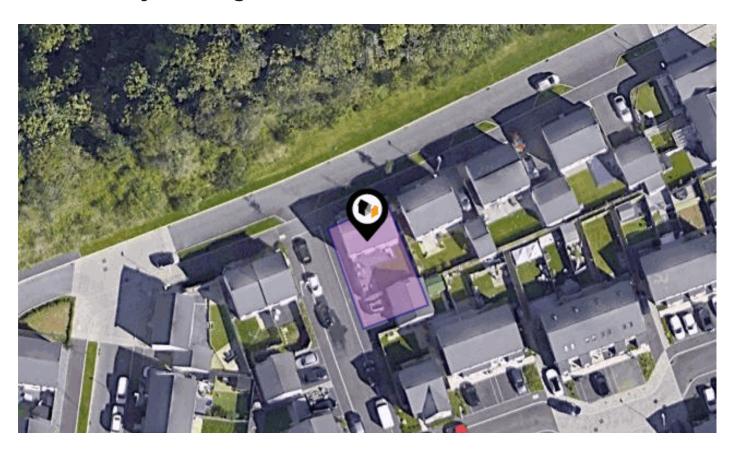


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 06th August 2025



CHARLBURY DRIVE, PLYMOUTH, PL9

Lang Town & Country

6 The Broadway Plymstock Plymouth PL9 7AU 01752 456000

Natalie@langtownandcountry.com www.langtownandcountry.com









Property **Overview**





Tenure:

Property

Detached Type:

Bedrooms:

Floor Area: 979 ft² / 91 m²

Plot Area: 0.05 acres Year Built: 2018 **Council Tax:** Band D **Annual Estimate:** £2,325 **Title Number:** DN695187

Local Area

Local Authority: Plymouth **Conservation Area:** No

Flood Risk:

Rivers & Seas Very low Very low

Surface Water

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

40 **13** 1800

mb/s mb/s

Freehold

Satellite/Fibre TV Availability:

Mobile Coverage:

(based on calls indoors)

















mb/s









Property **EPC - Certificate**



		PL9	Ene	ergy rating
		Valid until 23.06.2031		
Score	Energy rating		Current	Potential
92+	A			92 A
81-91	В		81 B	32 A
69-80	C		01 P	
55-68		D		
39-54		E		
21-38		F		
1-20		G		

Property

EPC - Additional Data



Additional EPC Data

Property Type: House

Build Form: Detached

Transaction Type: New dwelling

Energy Tariff: Standard tariff

Main Fuel: Gas: mains gas

Flat Top Storey: No

Top Storey: 0

Previous Extension: 0

Open Fireplace: 0

Walls: Average thermal transmittance 0.29 W/m-¦K

Walls Energy: Very Good

Roof: Average thermal transmittance 0.11 W/m-¦K

Roof Energy: Very Good

Main Heating: Boiler and radiators, mains gas

Main Heating Controls:

Programmer and at least two room thermostats

Hot Water System: From main system

Hot Water Energy

Efficiency:

Good

Lighting: Low energy lighting in all fixed outlets

Floors: Average thermal transmittance 0.21 W/m-¦K

Total Floor Area: 91 m²

Maps Coal Mining



This map displays nearby coal mine entrances and their classifications.



Mine Entry

- × Adit
- X Gutter Pit
- X 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.

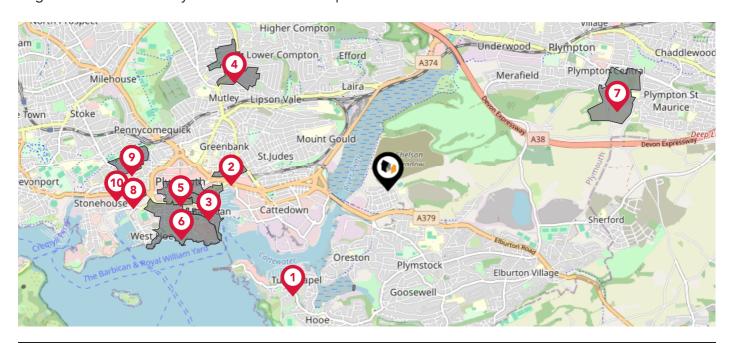


Maps

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 Cons	servation Areas
①	Turnchapel
2	Ebrington Street
3	Barbican
4	Mannamead
5	City Centre
6	The Hoe
7	Plympton St Maurice
8	Union Street
9	North Stonehouse
10	Adelaide Street/Clarence Place

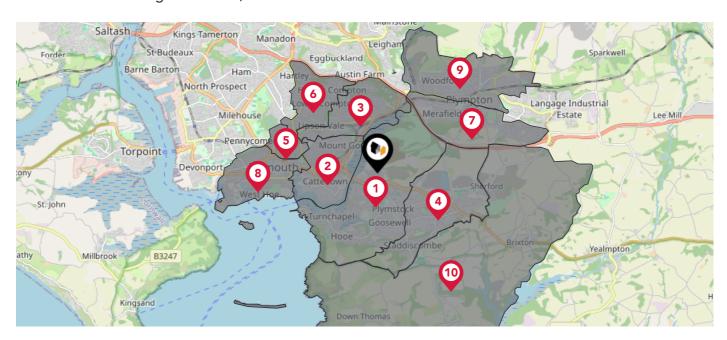


Maps

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

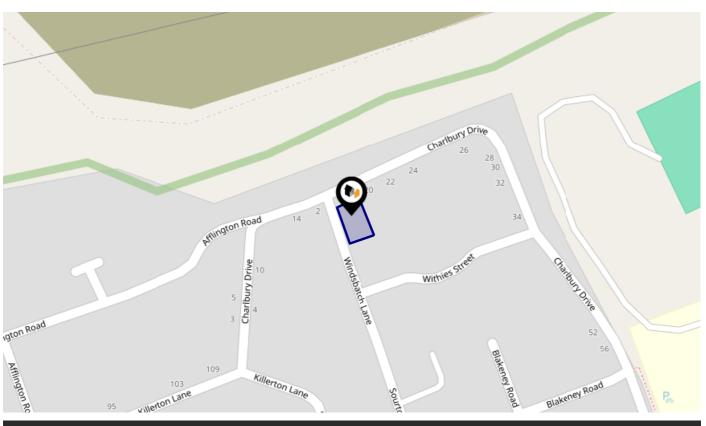


Nearby Coun	cil Wards
1	Plymstock Radford Ward
2	Sutton and Mount Gould Ward
3	Efford and Lipson Ward
4	Plymstock Dunstone Ward
5	Drake Ward
6	Compton Ward
7	Plympton Erle Ward
8	St. Peter and the Waterfront Ward
9	Plympton St. Mary Ward
10	Wembury & Brixton Ward

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.

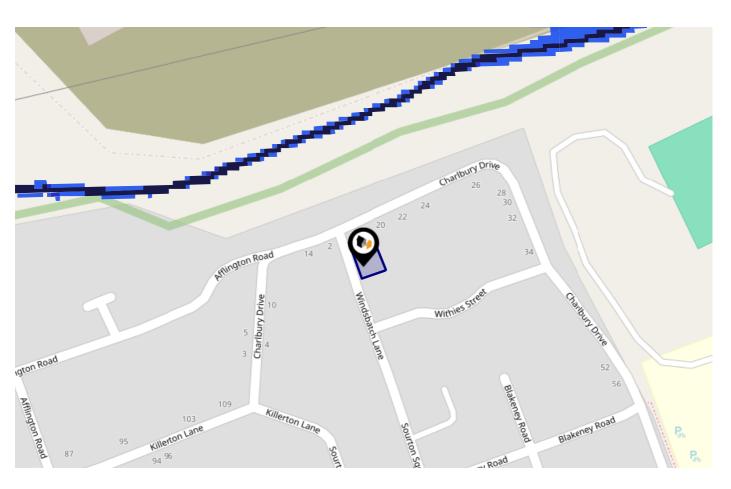
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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

Rivers & Seas - Flood Risk



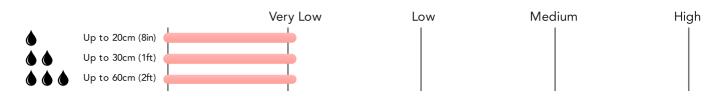
This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.



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.

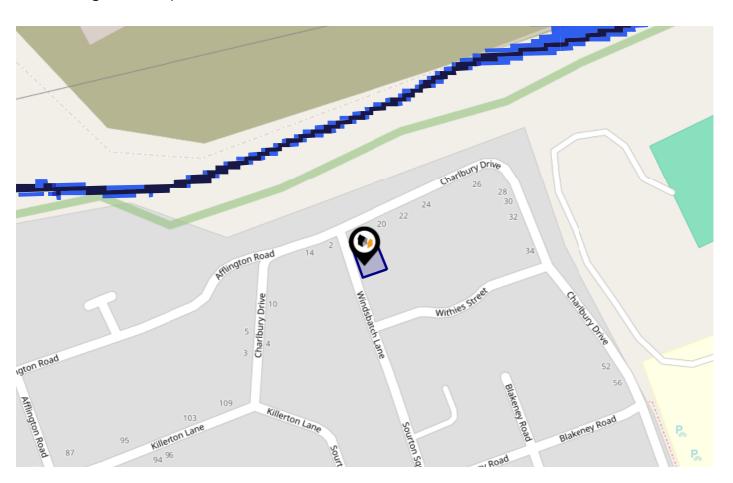




Rivers & Seas - Climate Change



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.



Risk Rating: Very low

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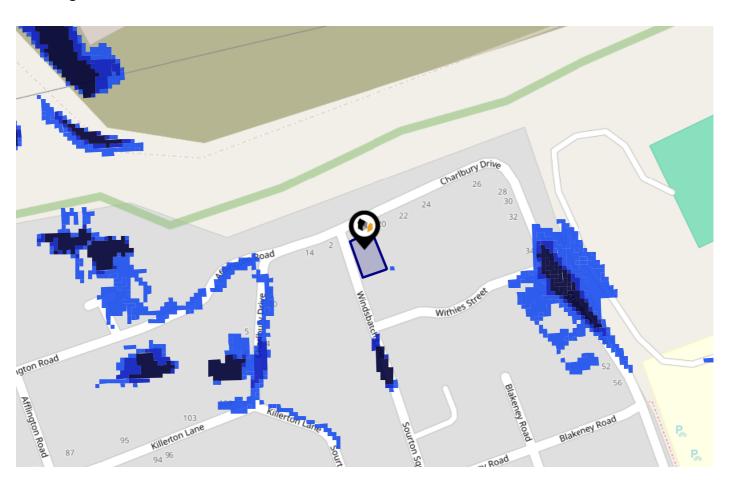
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Surface Water - Flood Risk



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

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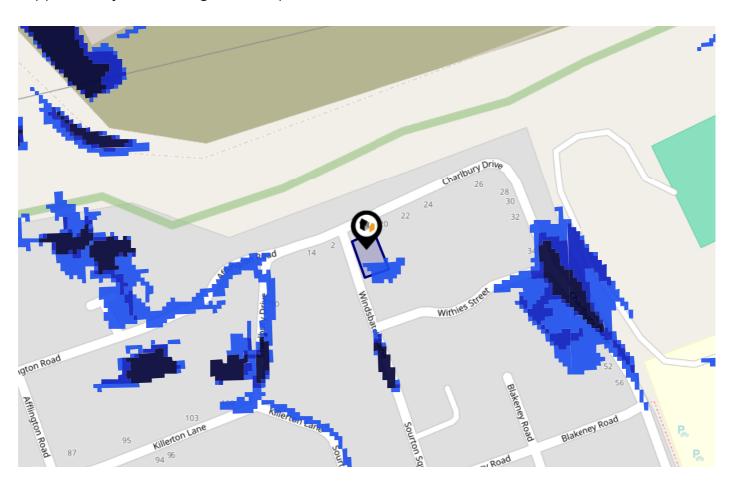




Surface Water - Climate Change



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

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.

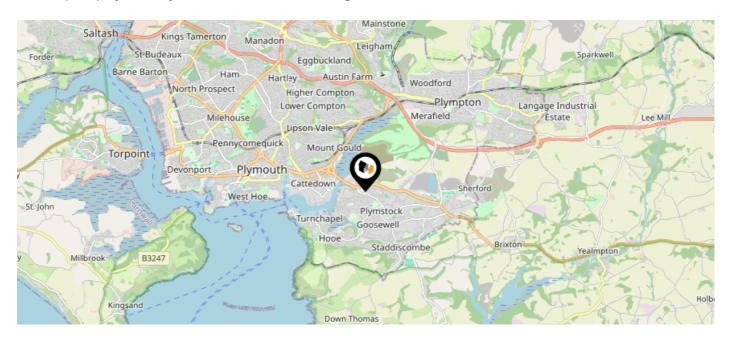
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Maps **Green Belt**



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	Plymstock Works-Plymstock Works, Plymstock, Plymouth, Devon	Historic Landfill	
2	Former Warkham Quarry-Pomphlett, Plymouth	Historic Landfill	
3	EA/EPR/EP3096HZ/V002	Active Landfill	
4	Bedford Quarry Oreston A-Oreston, Plymouth	Historic Landfill	
5	Bedford Quarry Oreston B-Oreston, Plymouth	Historic Landfill	
6	Embankment Road-Laira, Plymouth	Historic Landfill	
7	Blagdons Shipyard-Embankment Road Lane, Laira, Plymouth	Historic Landfill	
3	Cattledown Junction Playing Field-Embankment Road, Plymouth	Historic Landfill	
9	Allotments Embankment Road-Laira, Plymouth	Historic Landfill	
10	Laira-Laira, Plymouth	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 B	uildings in the local district	Grade	Distance
(m)	1322011 - The Morley Arms Public House	Grade II	0.4 miles
(m) ⁽²⁾	1386380 - Point Cottage	Grade II	0.6 miles
m 3	1386381 - Quay Walls In Front Of Point Cottage	Grade II	0.6 miles
(n)	1244648 - 3 Arnolds Point, Embankment Road	Grade II	0.7 miles
m 5	1130041 - Burrow Lodge	Grade II	0.7 miles
6	1386417 - Stentaway House	Grade II	0.8 miles
(m)(7)	1386332 - 160 And 162, Plymstock Road	Grade II	0.8 miles
(m) (8)	1330553 - Outbuilding Adjoining North East Of Wixenford Farmhouse	Grade II	0.8 miles
(m)(9)	1330552 - Wixenford Farmhouse	Grade II	0.8 miles
(n)	1130042 - Elmleigh	Grade II	0.9 miles



Area **Schools**

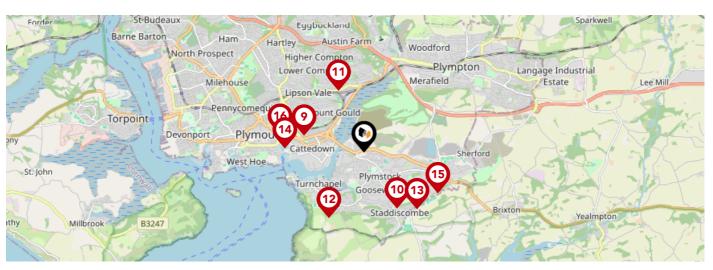




		Nursery	Primary	Secondary	College	Private
1	Pomphlett Primary School Ofsted Rating: Good Pupils: 424 Distance:0.41		✓			
2	Plymstock School Ofsted Rating: Good Pupils: 1671 Distance: 0.66			V		
3	Oreston Community Academy Ofsted Rating: Good Pupils: 419 Distance:0.72		\checkmark			
4	Prince Rock Primary School Ofsted Rating: Outstanding Pupils: 408 Distance:0.81		\checkmark			
5	Lipson Co-operative Academy Ofsted Rating: Good Pupils: 1102 Distance: 0.95			V		
6	Morley Meadow Primary School Ofsted Rating: Good Pupils: 224 Distance:0.97		\checkmark			
7	Laira Green Primary School Ofsted Rating: Good Pupils: 230 Distance: 1.03		\checkmark			
8	Lipson Vale Primary School Ofsted Rating: Good Pupils: 405 Distance:1.17		\checkmark			

Area **Schools**





		Nursery	Primary	Secondary	College	Private
9	Salisbury Road Primary School		\checkmark			
	Ofsted Rating: Good Pupils: 381 Distance:1.18					
10	Goosewell Primary Academy					
<u> </u>	Ofsted Rating: Good Pupils: 419 Distance:1.23					
<u> </u>	High View School					
V	Ofsted Rating: Outstanding Pupils: 356 Distance:1.27		<u> </u>			
6 2	Hooe Primary Academy					
4	Ofsted Rating: Good Pupils: 212 Distance:1.4		✓			
<u>(13)</u>	Coombe Dean School					
•	Ofsted Rating: Good Pupils: 995 Distance:1.46			✓		
a	Holy Cross Catholic Primary School					
	Ofsted Rating: Good Pupils: 306 Distance:1.49		✓			
6	Elburton Primary School					
(15)	Ofsted Rating: Outstanding Pupils: 465 Distance: 1.59		✓			
a	Mount Street Primary School					
1 0	Ofsted Rating: Good Pupils: 258 Distance:1.62		\checkmark			

Local Area

Masts & Pylons





Key:

Power Pylons

Communication Masts



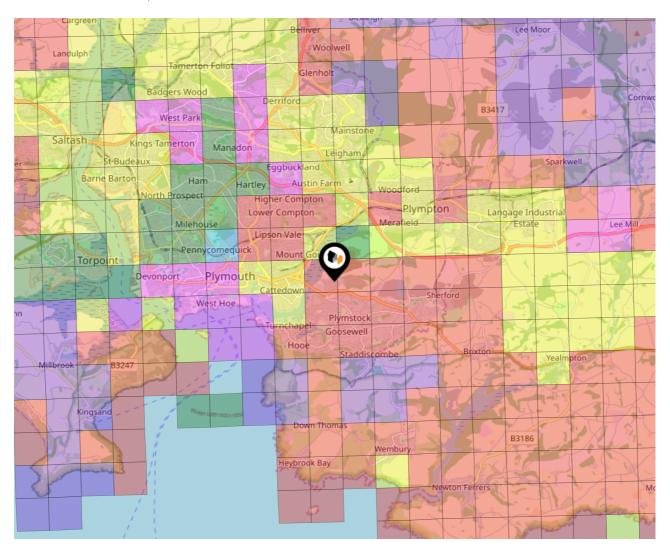
Environment

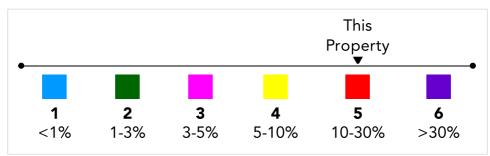
Radon Gas



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).

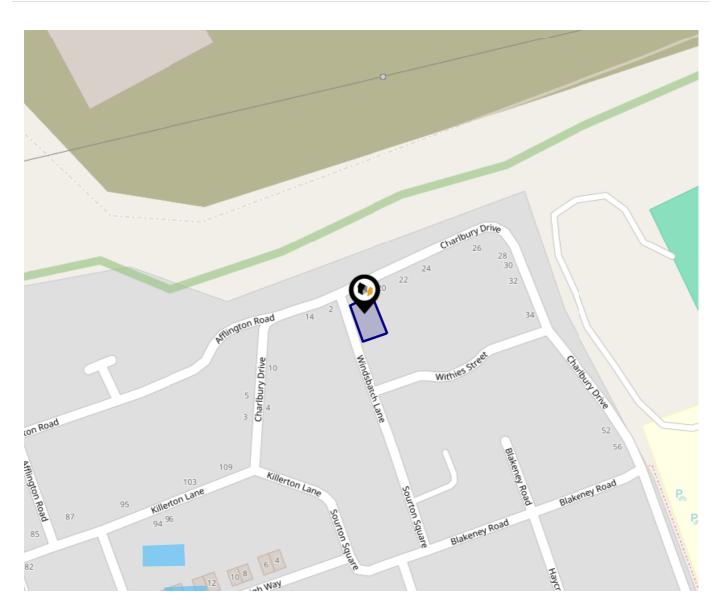






Local Area Road Noise





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:NONESoil Texture:LOAM TO SILTY LOAMParent Material Grain:ARGILLACEOUSSoil 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

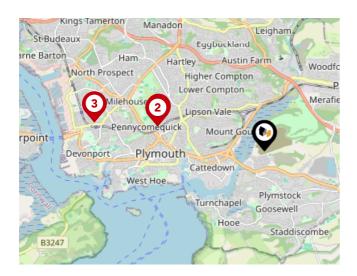
TC Terrace Clay

TC/LL Terrace Clay & Loamy Loess

Area

Transport (National)





National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	2.06 miles
2	Plymouth Rail Station	2.07 miles
3	Devonport Rail Station	3.25 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	33.39 miles
2	M5 J30	36.55 miles



Airports/Helipads

Pin	Name	Distance
1	Glenholt	3.63 miles
2	Exeter Airport	38.97 miles
3	St Mawgan	40.35 miles
4	Joppa	71.88 miles



Area

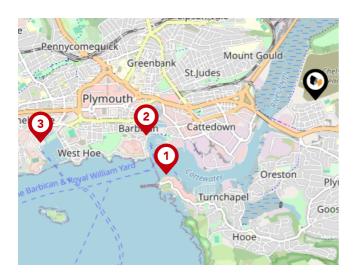
Transport (Local)





Bus Stops/Stations

Pin	Name	Distance
1	Broxton Drive	0.17 miles
2	Halecombe Road	0.2 miles
3	Rock Gardens	0.27 miles
4	The Ride	0.21 miles
5	The Ride	0.22 miles



Ferry Terminals

Pin	Name	Distance
1	Plymouth Mount Batten Ferry Landing	1.57 miles
2	Plymouth (Barbican) Landing Stage	1.63 miles
3	Plymouth Ferry Terminal	2.62 miles



Agent **Disclaimer**



Important - Please Read

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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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