



LANG TOWN
& COUNTRY

SALES

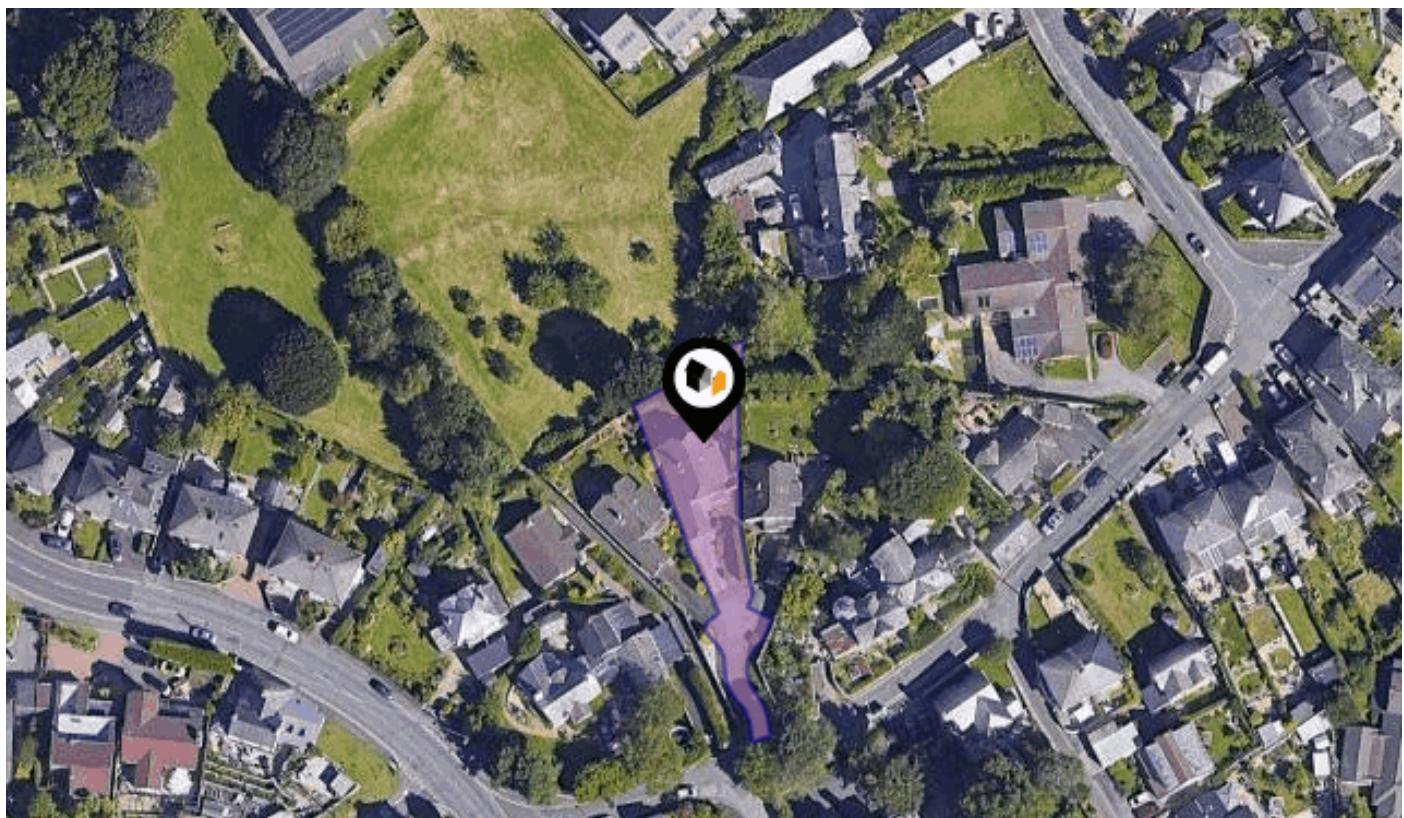


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 01st August 2025



DOWNHORNE PARK, PLYMOUTH, PL9

Lang Town & Country

6 The Broadway Plymstock Plymouth PL9 7AU

01752 456000

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www.langtownandcountry.com



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Property

Type:	Detached
Bedrooms:	4
Plot Area:	0.16 acres
Council Tax :	Band E
Annual Estimate:	£2,842
Title Number:	DN83150

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

18
mb/s **61**
mb/s **1800**
mb/s



Mobile Coverage:
(based on calls indoors)



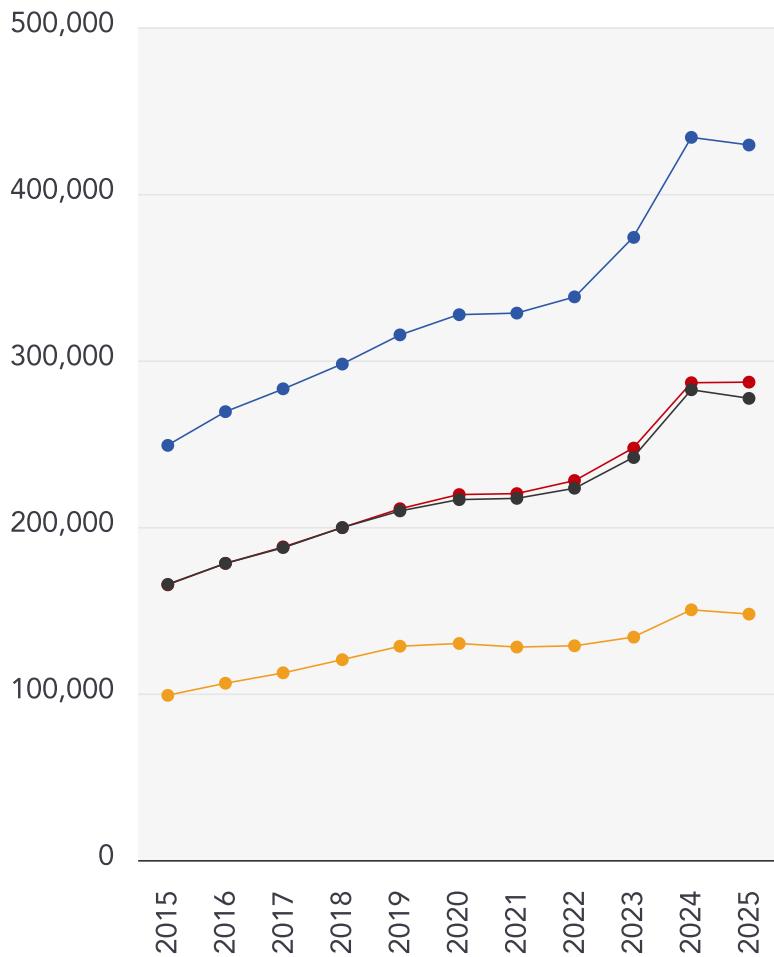
Satellite/Fibre TV Availability:



Market House Price Statistics



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



Detached

+72.44%

Semi-Detached

+73.65%

Terraced

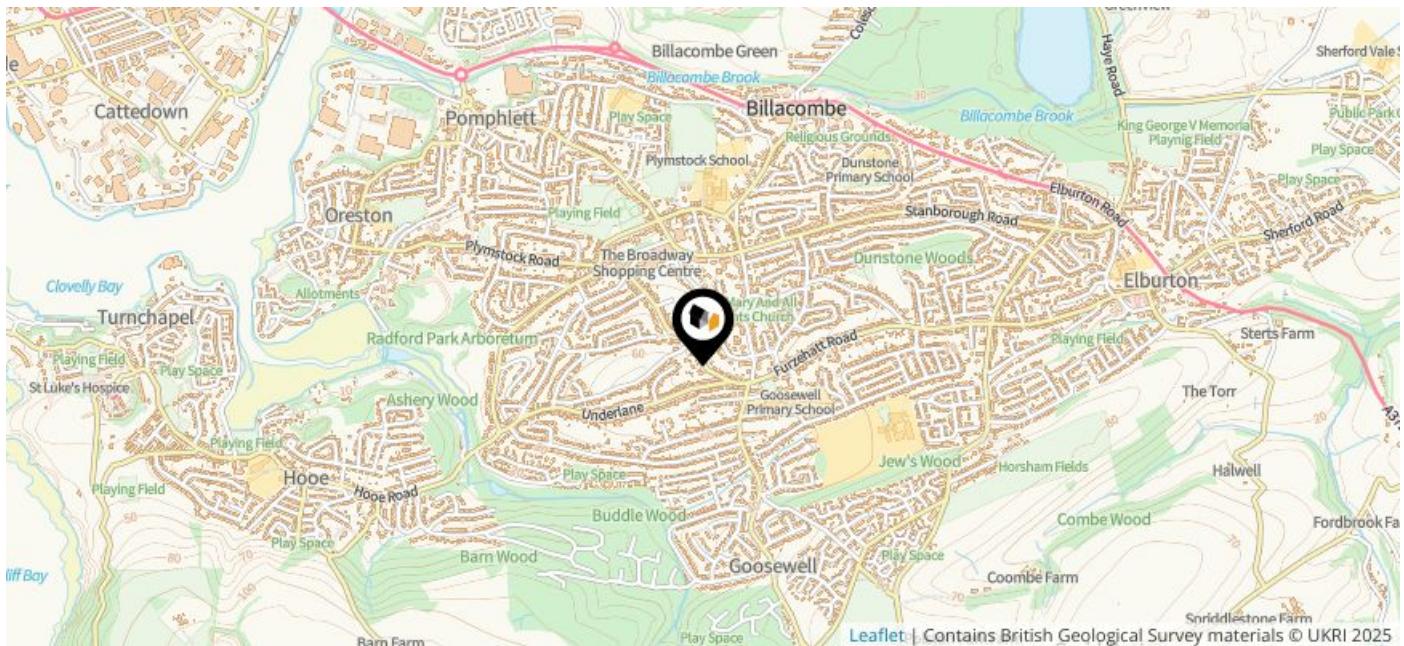
+67.5%

Flat

+49.31%

Maps Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✖ Adit
- ✖ Gutter Pit
- ✖ Shaft

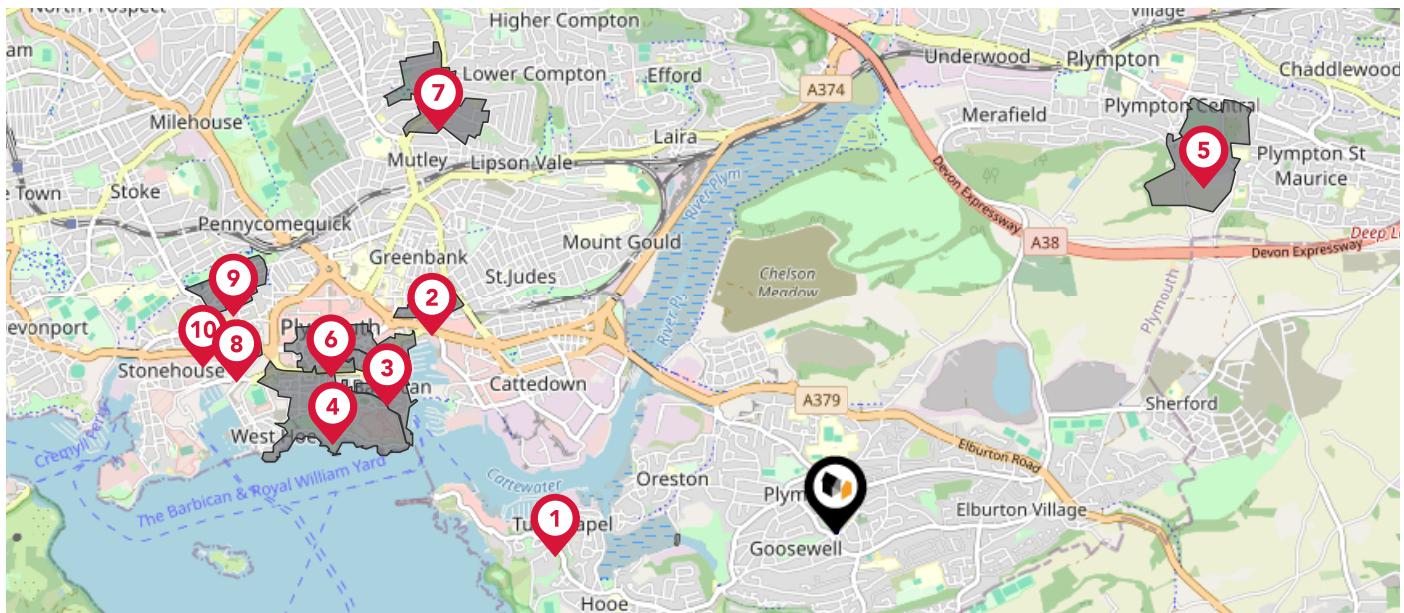
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.

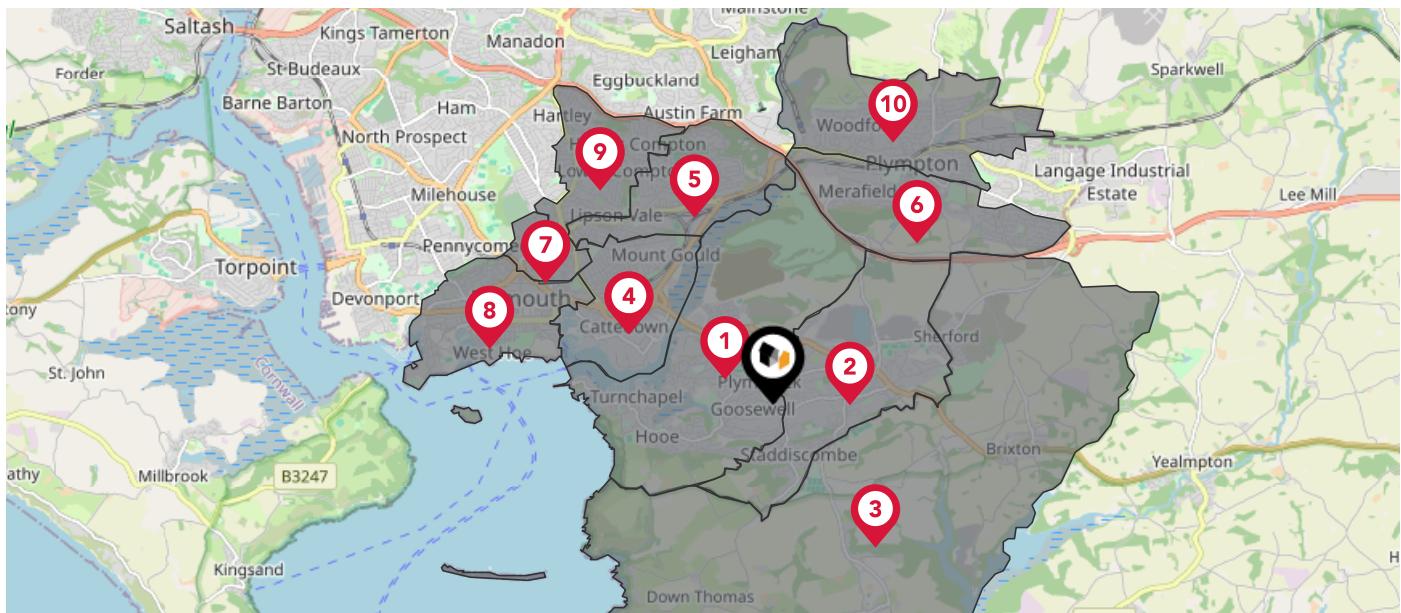


Nearby Conservation Areas

-  1 Turnchapel
-  2 Ebrington Street
-  3 Barbican
-  4 The Hoe
-  5 Plympton St Maurice
-  6 City Centre
-  7 Mannamead
-  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 Council Wards

1 Plymstock Radford Ward

2 Plymstock Dunstone Ward

3 Wembury & Brixton Ward

4 Sutton and Mount Gould Ward

5 Efford and Lipson Ward

6 Plympton Erle Ward

7 Drake Ward

8 St. Peter and the Waterfront Ward

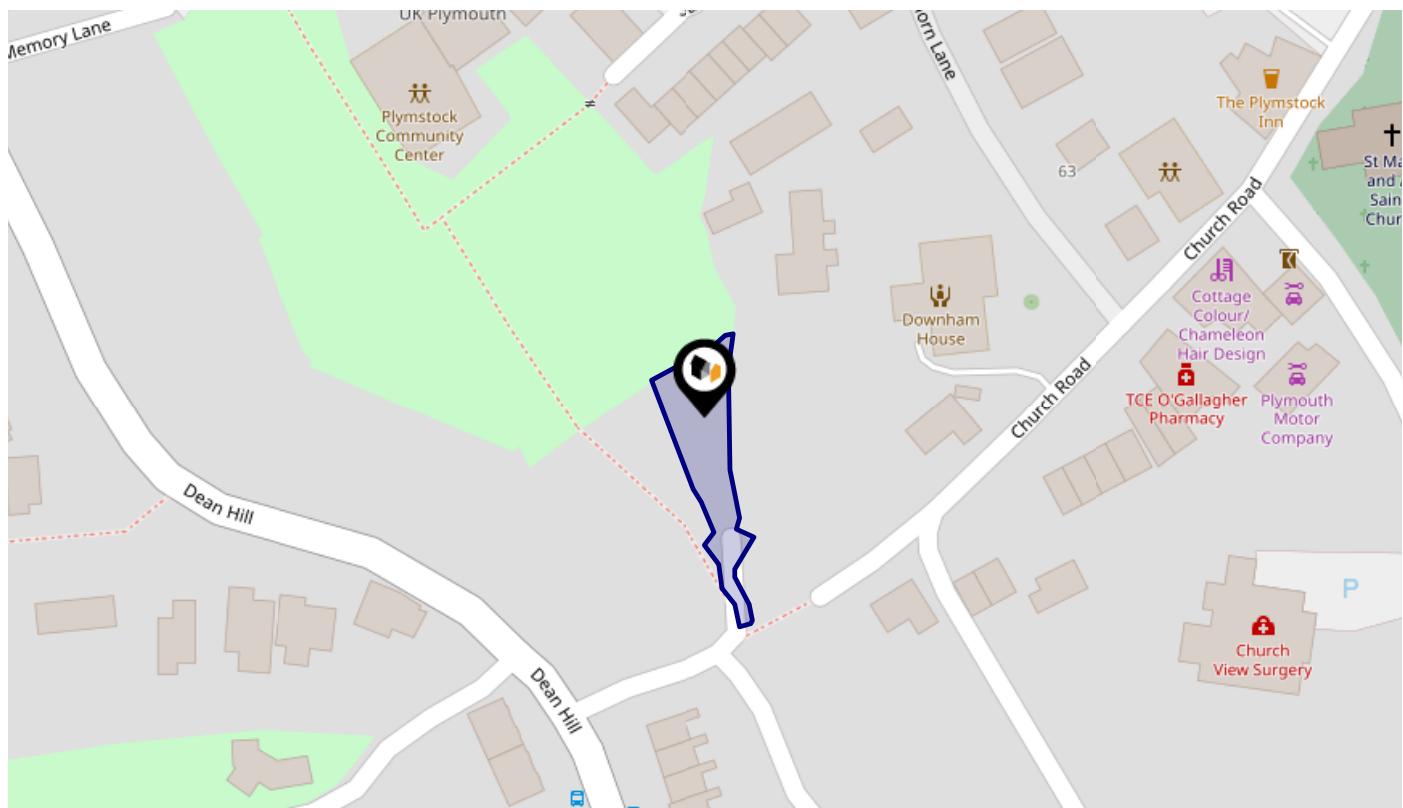
9 Compton Ward

10 Plympton St. Mary Ward

Maps

Rail Noise

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...

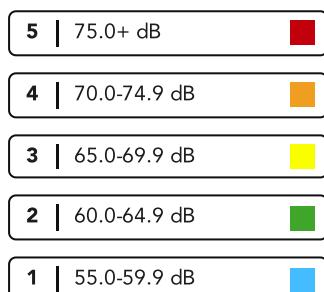


Rail Noise Data

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.

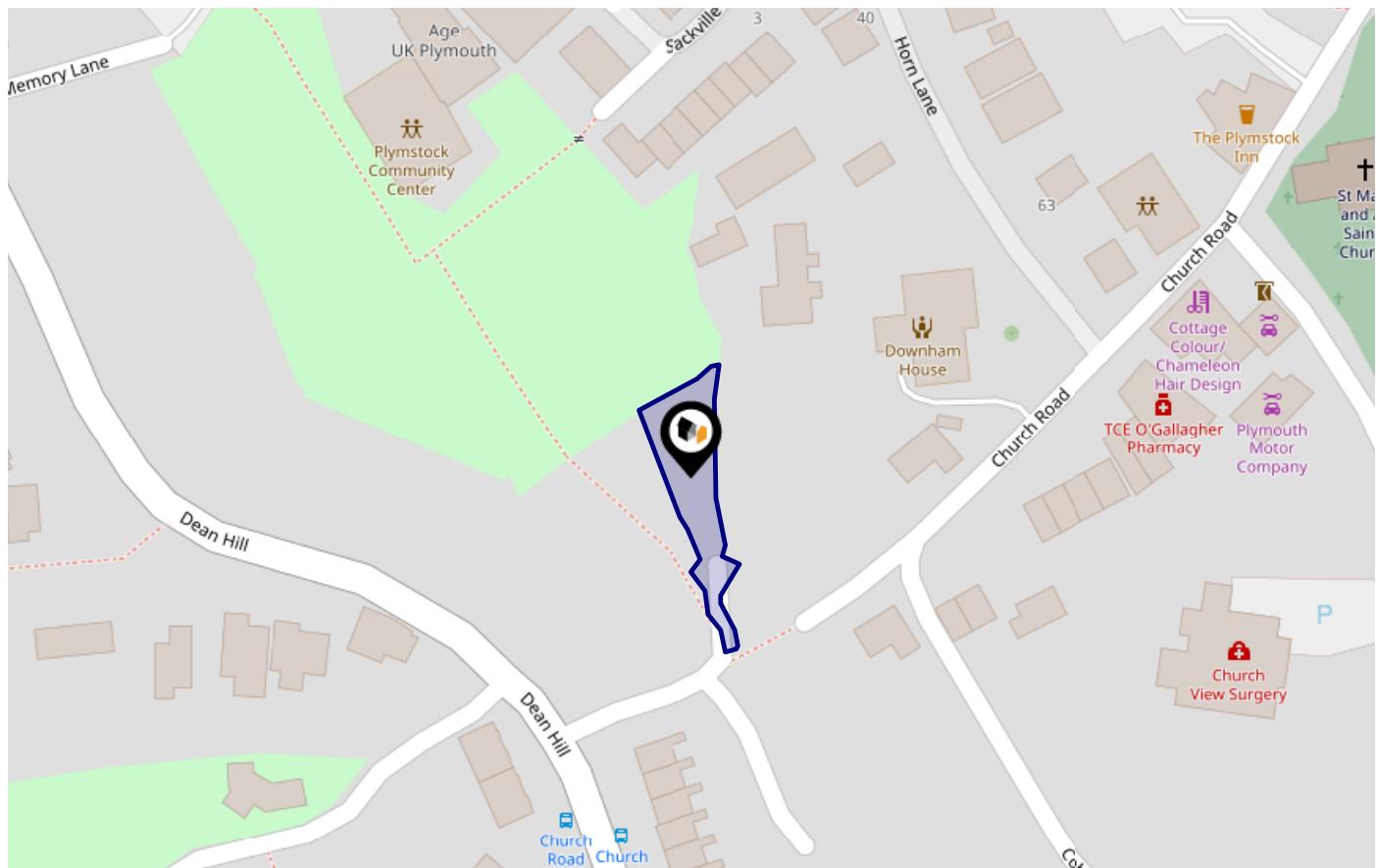
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:



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.

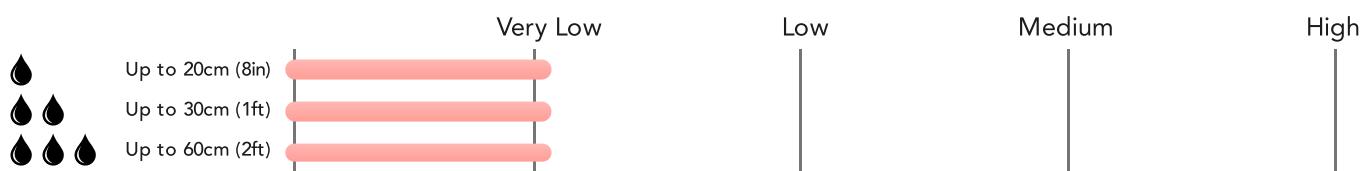


Risk Rating: Very low

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.

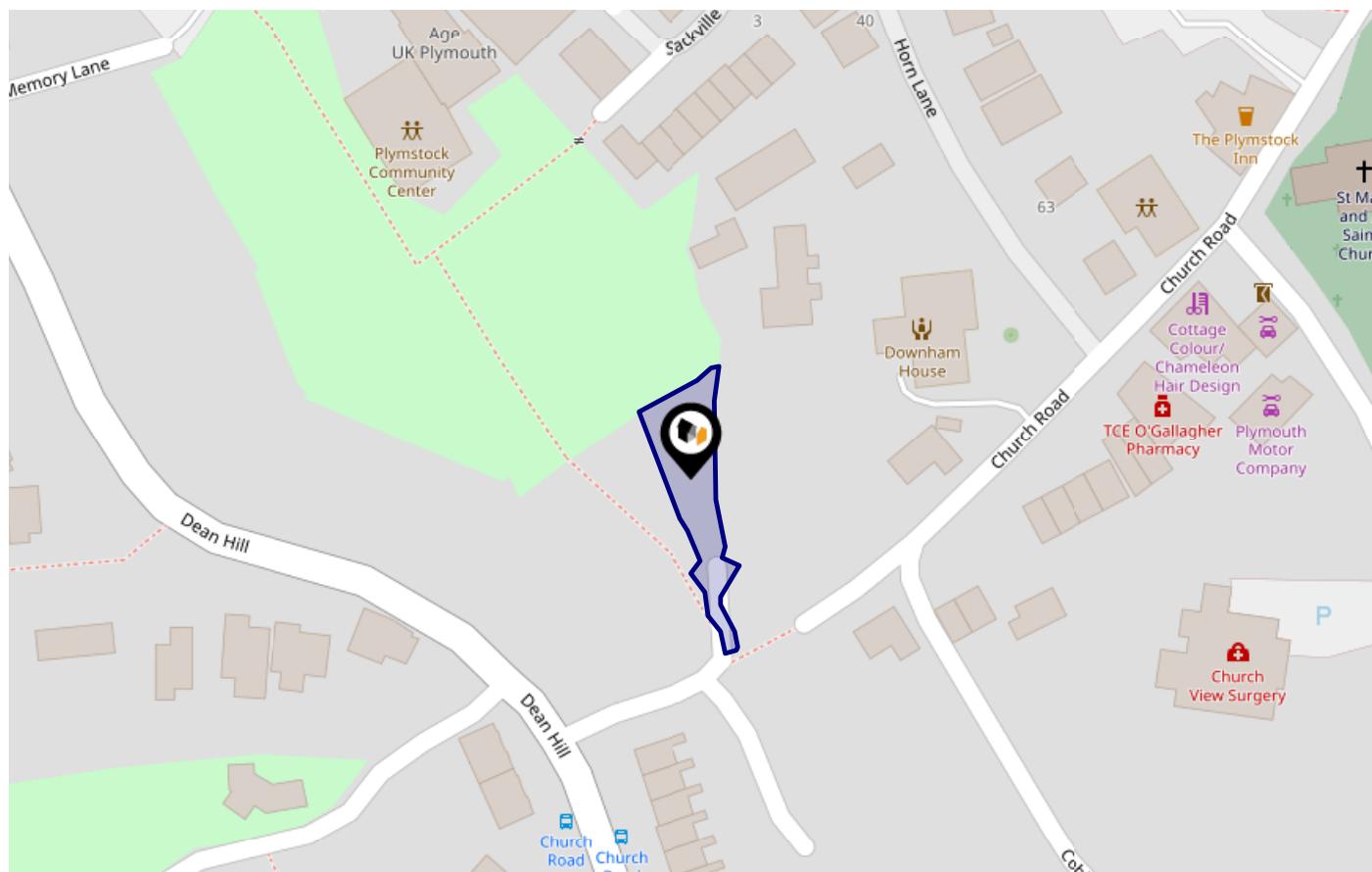
- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any 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.

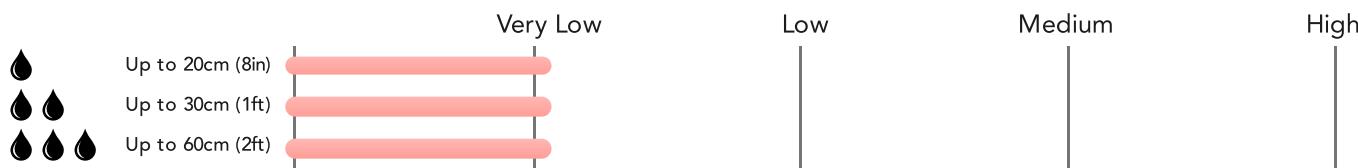


Risk Rating: Very low

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- High Risk** - an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.
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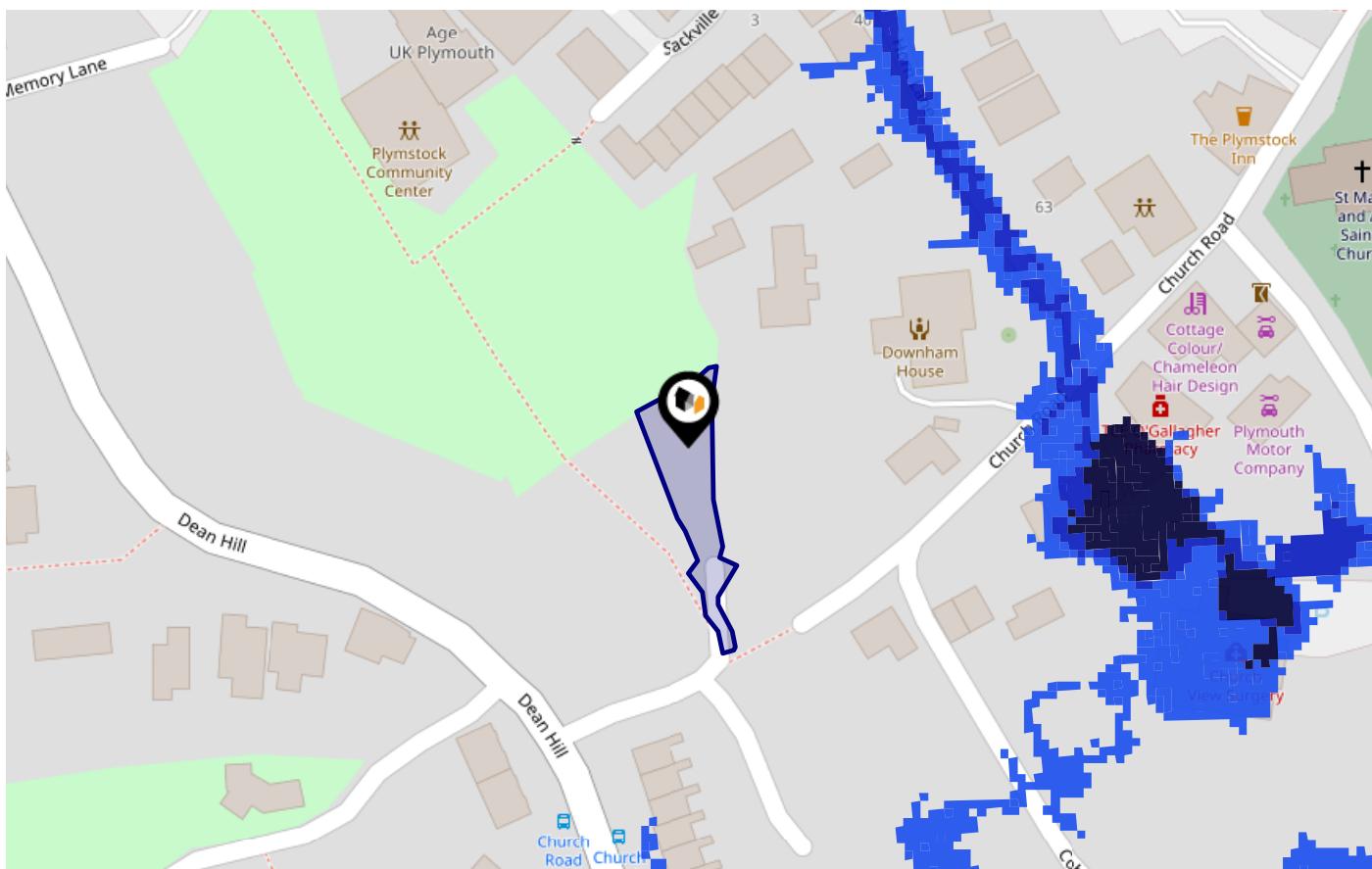
Chance of flooding to the following depths at this property:



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.

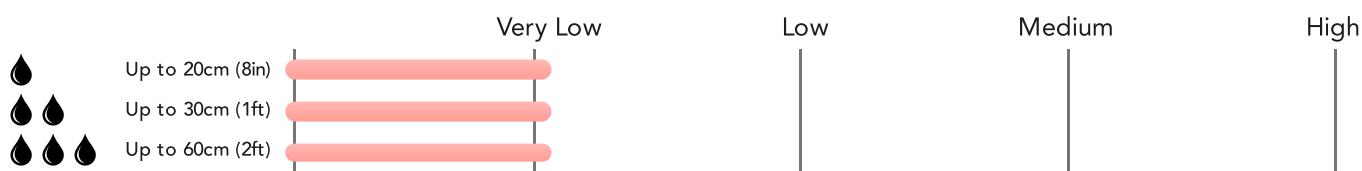


Risk Rating: Very low

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.

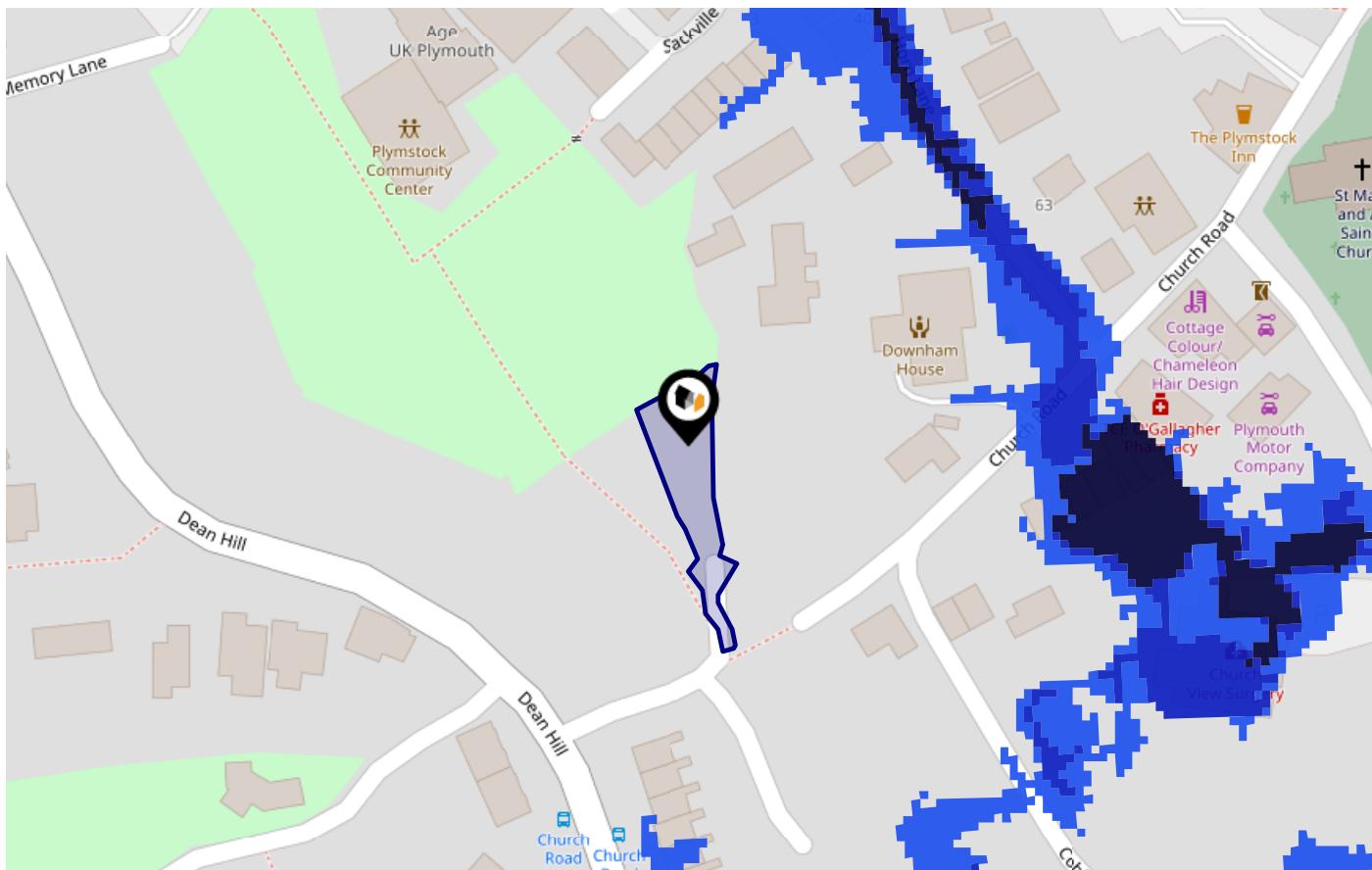
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- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:



Flood Risk 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.

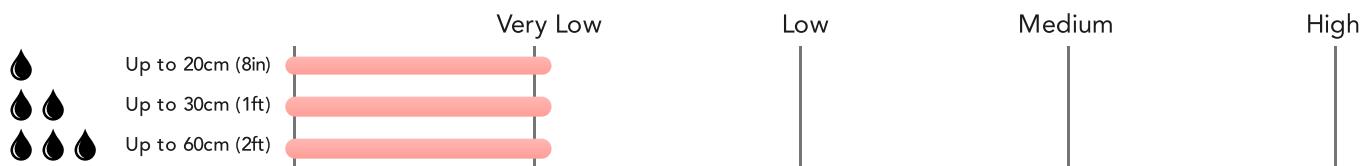


Risk Rating: Very low

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.

- High Risk** - an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.
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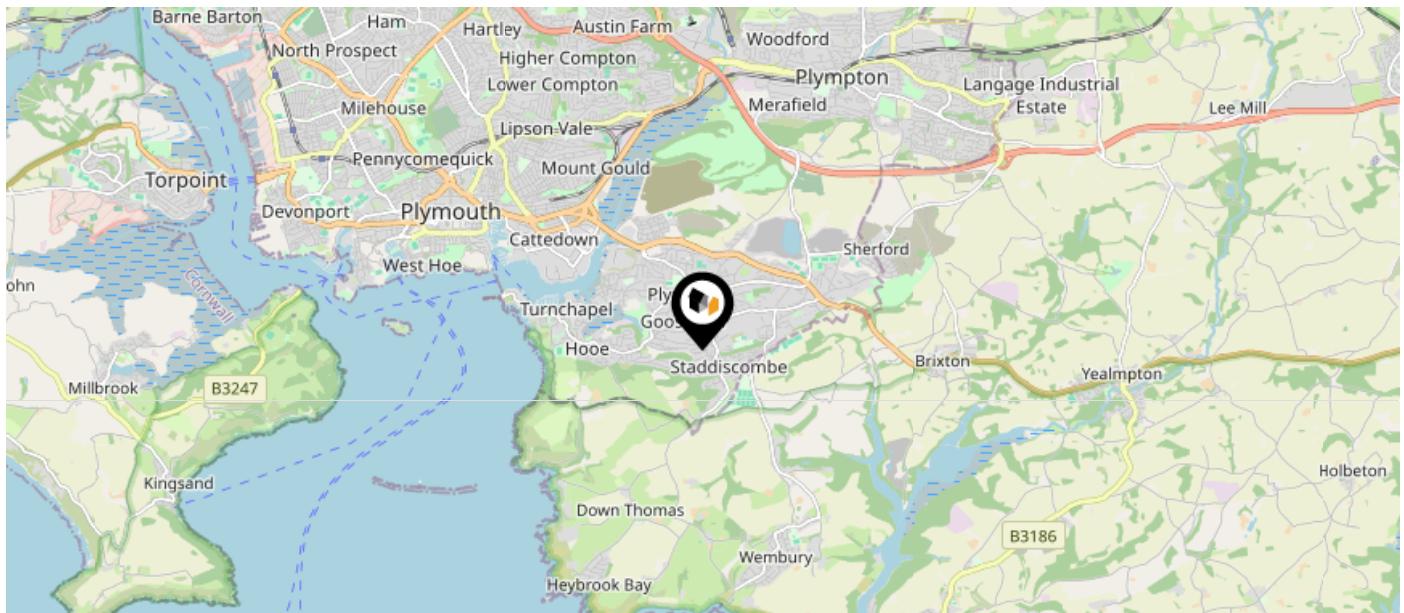
Chance of flooding to the following depths at this property:



Maps

Green Belt

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



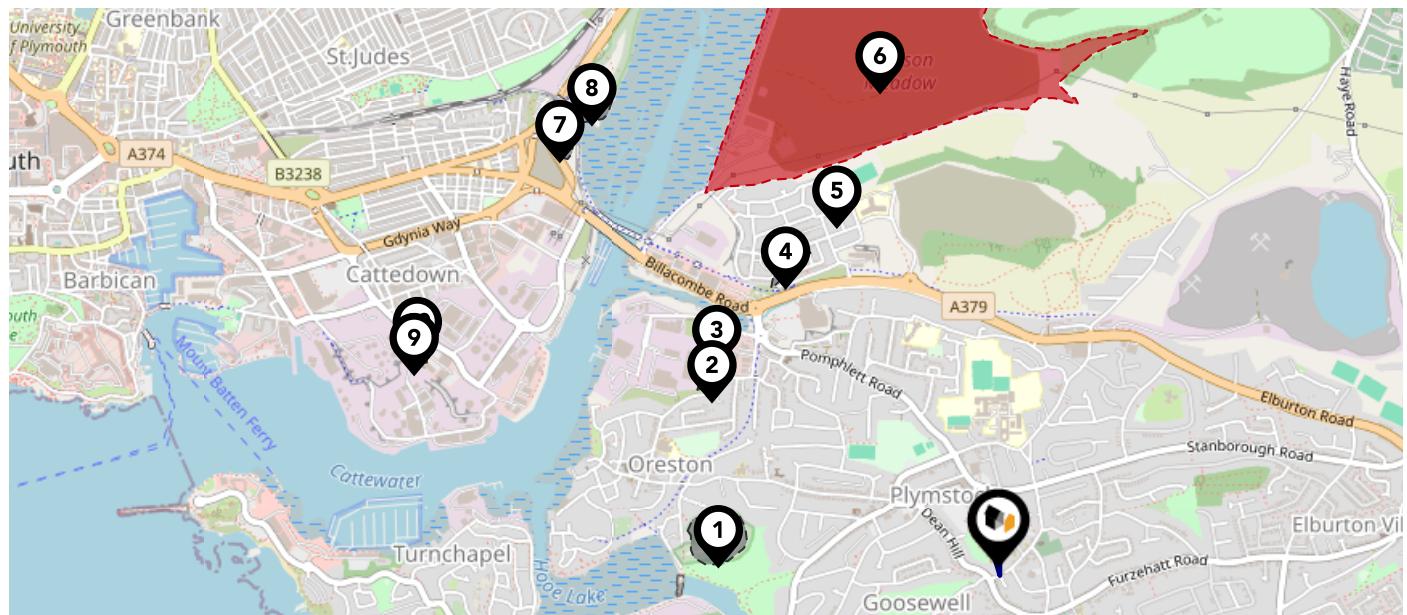
Nearby Green Belt Land

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.



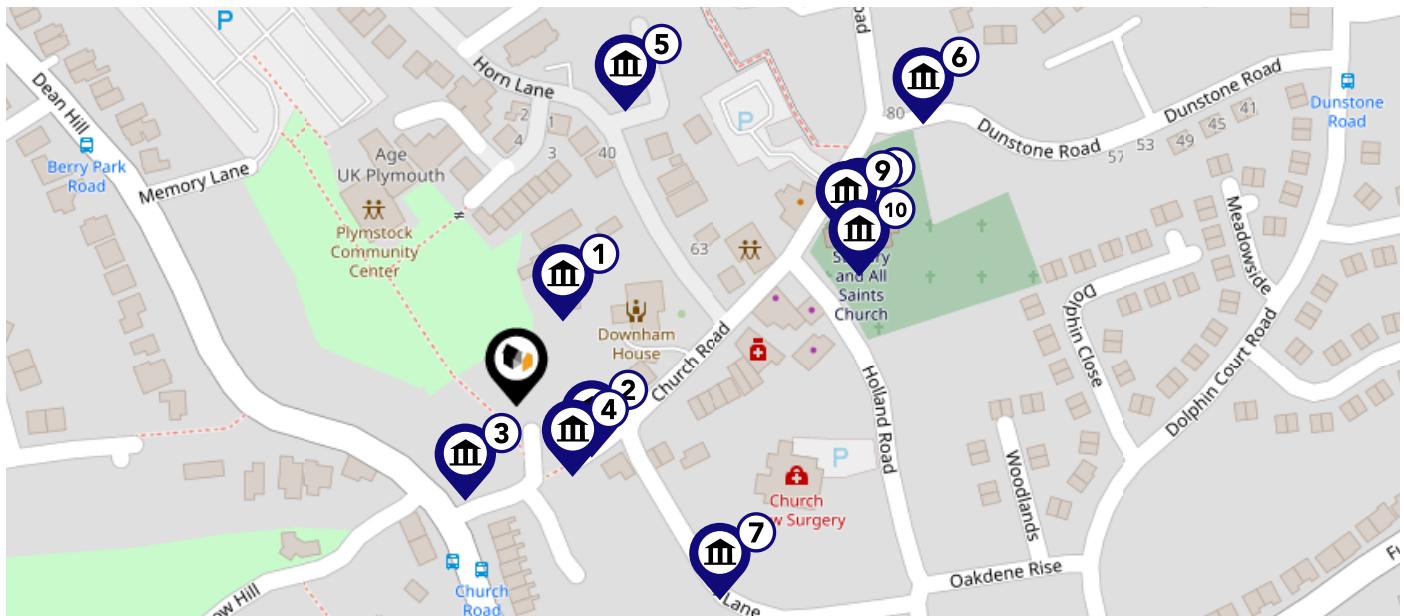
Nearby Landfill Sites

1	Radford Quarry Oreston-Radford Quarry Oreston, Plymouth	Historic Landfill	<input type="checkbox"/>
2	Bedford Quarry Oreston B-Oreston, Plymouth	Historic Landfill	<input type="checkbox"/>
3	Bedford Quarry Oreston A-Oreston, Plymouth	Historic Landfill	<input type="checkbox"/>
4	Former Warkham Quarry-Pomphlett, Plymouth	Historic Landfill	<input type="checkbox"/>
5	Plymstock Works-Plymstock Works, Plymstock, Plymouth, Devon	Historic Landfill	<input type="checkbox"/>
6	EA/EPR/EP3096HZ/V002	Active Landfill	<input checked="" type="checkbox"/>
7	Cattledown Junction Playing Field-Embankment Road, Plymouth	Historic Landfill	<input type="checkbox"/>
8	Blagdon Shipyard-Embankment Road Lane, Laira, Plymouth	Historic Landfill	<input type="checkbox"/>
9	Cattledown Road-Cattledown, Plymouth	Historic Landfill	<input type="checkbox"/>
10	MacAdam Road-Cattledown, Plymouth	Historic Landfill	<input type="checkbox"/>

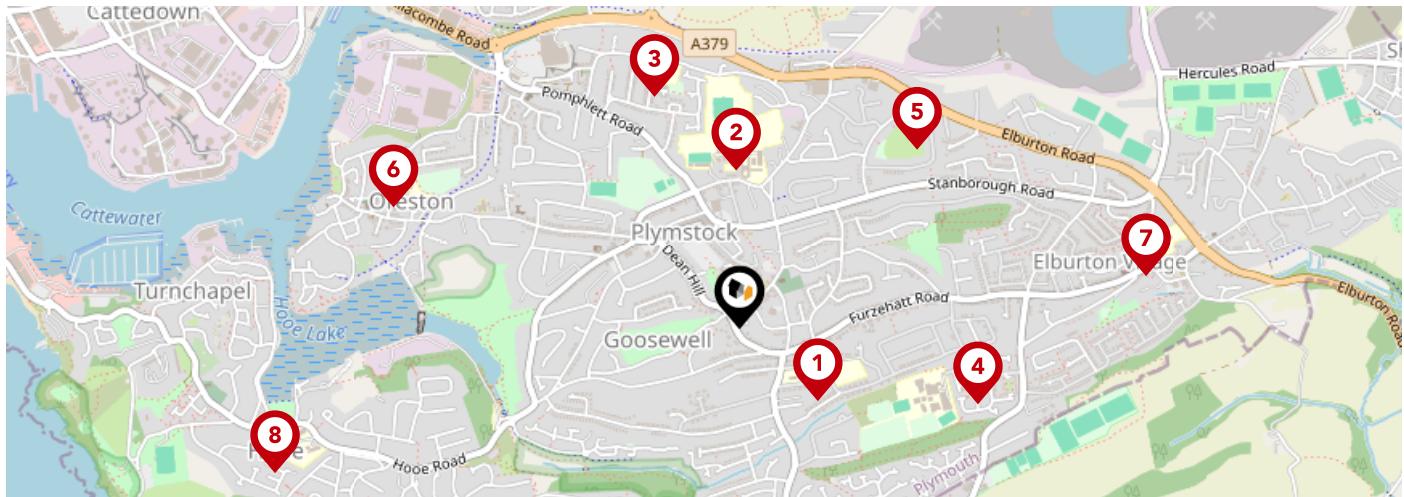
Maps

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 1321997 - Downhorn Farmhouse	Grade II	0.0 miles
 2 1130044 - Merchant House	Grade II	0.0 miles
 3 1330540 - Burrow Farm (including Kitchen Wing)	Grade II	0.0 miles
 4 1330539 - Louville	Grade II	0.0 miles
 5 1321998 - Glendene And Eventide	Grade II	0.1 miles
 6 1319616 - 74, Dunstone Road	Grade II	0.1 miles
 7 1330551 - 1, 2 And 3, Oak Cottages	Grade II	0.1 miles
 8 1330543 - Treeby Tomb 8 Metres North Of Church Of St Mary And All Saints	Grade II	0.1 miles
 9 1330542 - Simon Tomb 8 Metres North Of Church Of St Mary And All Saints	Grade II	0.1 miles
 10 1330541 - Church Of St Mary And All Saints	Grade II	0.1 miles



Nursery Primary Secondary College Private



Goosewell Primary Academy

Ofsted Rating: Good | Pupils: 419 | Distance:0.25



Plymstock School

Ofsted Rating: Good | Pupils: 1671 | Distance:0.38



Pomphlett Primary School

Ofsted Rating: Good | Pupils: 424 | Distance:0.59



Coombe Dean School

Ofsted Rating: Good | Pupils: 995 | Distance:0.59



Morley Meadow Primary School

Ofsted Rating: Good | Pupils: 224 | Distance:0.6



Oreston Community Academy

Ofsted Rating: Good | Pupils: 419 | Distance:0.87



Elburton Primary School

Ofsted Rating: Outstanding | Pupils: 465 | Distance:0.97

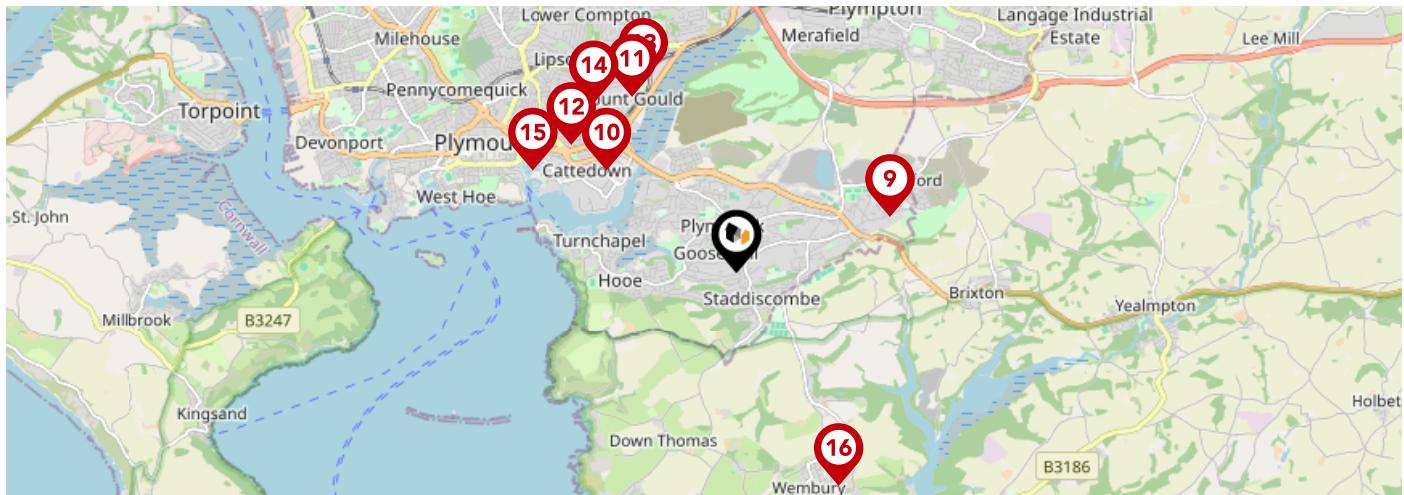


Hooe Primary Academy

Ofsted Rating: Good | Pupils: 212 | Distance:1.15



Area Schools



Nursery Primary Secondary College Private



Sherford Vale School & Nursery

Ofsted Rating: Good | Pupils: 258 | Distance: 1.54



Prince Rock Primary School

Ofsted Rating: Outstanding | Pupils: 408 | Distance: 1.57



Lipson Co-operative Academy

Ofsted Rating: Good | Pupils: 1102 | Distance: 1.93



Salisbury Road Primary School

Ofsted Rating: Good | Pupils: 381 | Distance: 1.98



Laira Green Primary School

Ofsted Rating: Good | Pupils: 230 | Distance: 2.02



Lipson Vale Primary School

Ofsted Rating: Good | Pupils: 405 | Distance: 2.1



Holy Cross Catholic Primary School

Ofsted Rating: Good | Pupils: 306 | Distance: 2.15

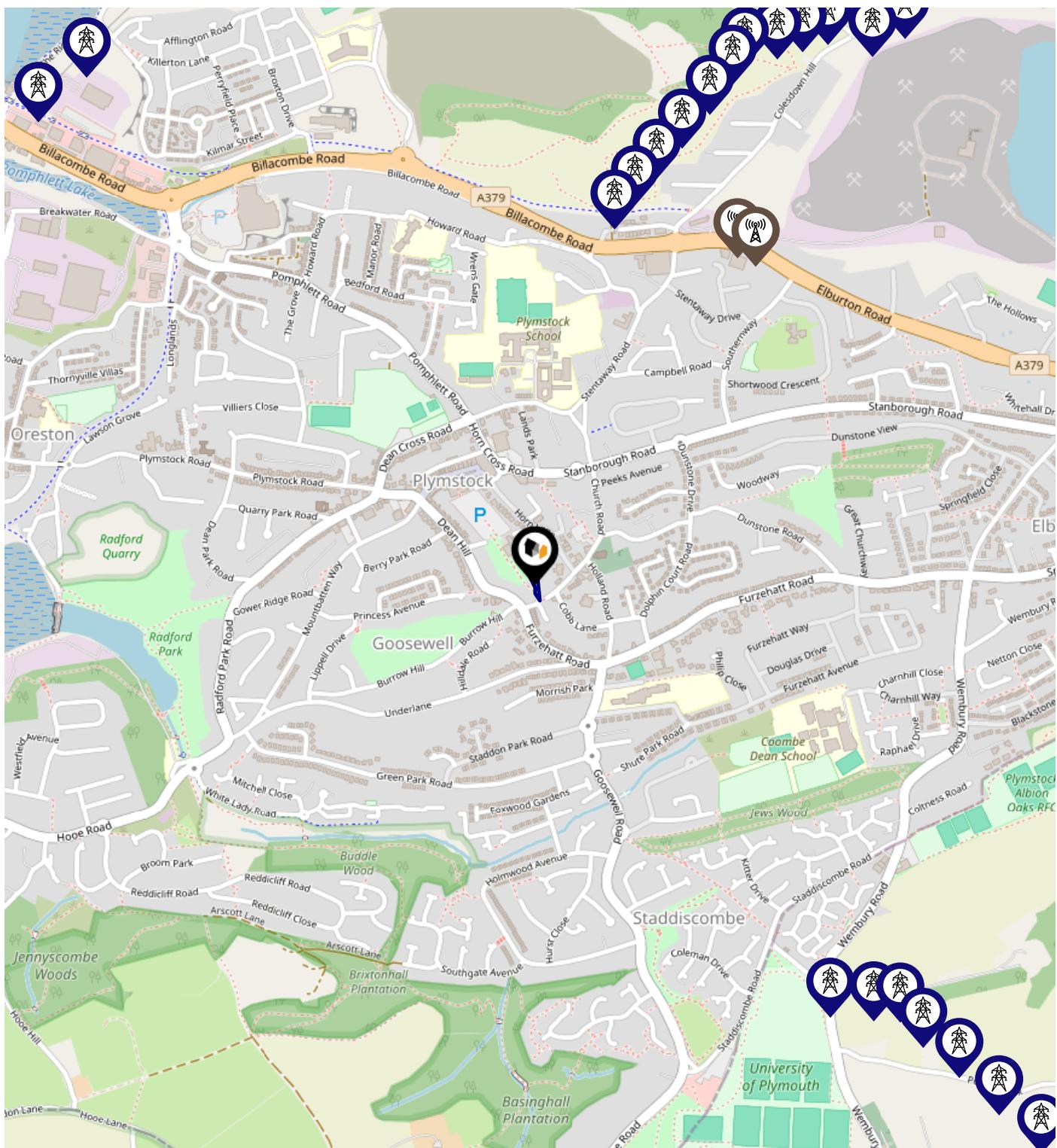


Wembury Primary School

Ofsted Rating: Good | Pupils: 184 | Distance: 2.24



Local Area Masts & Pylons

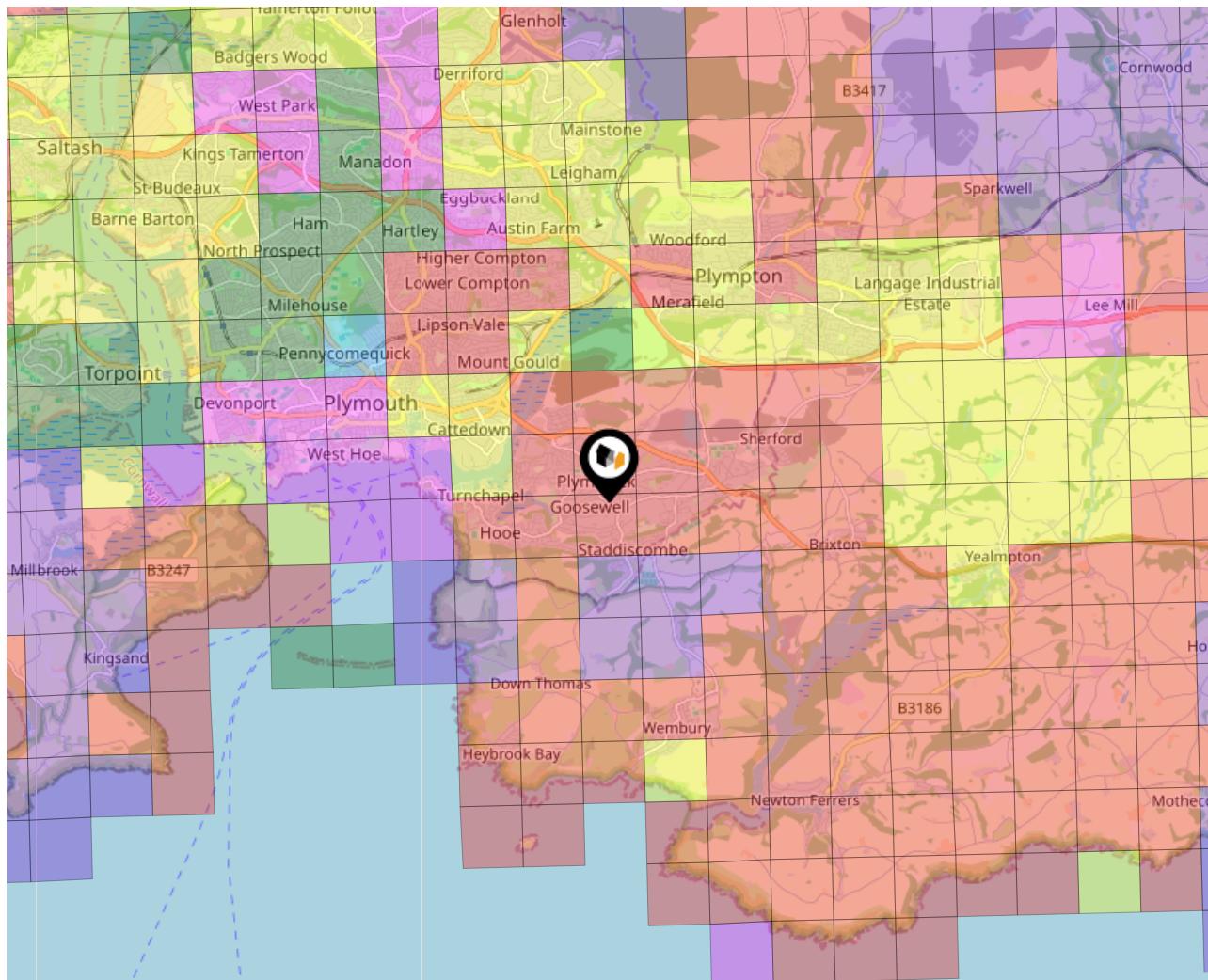


Key:

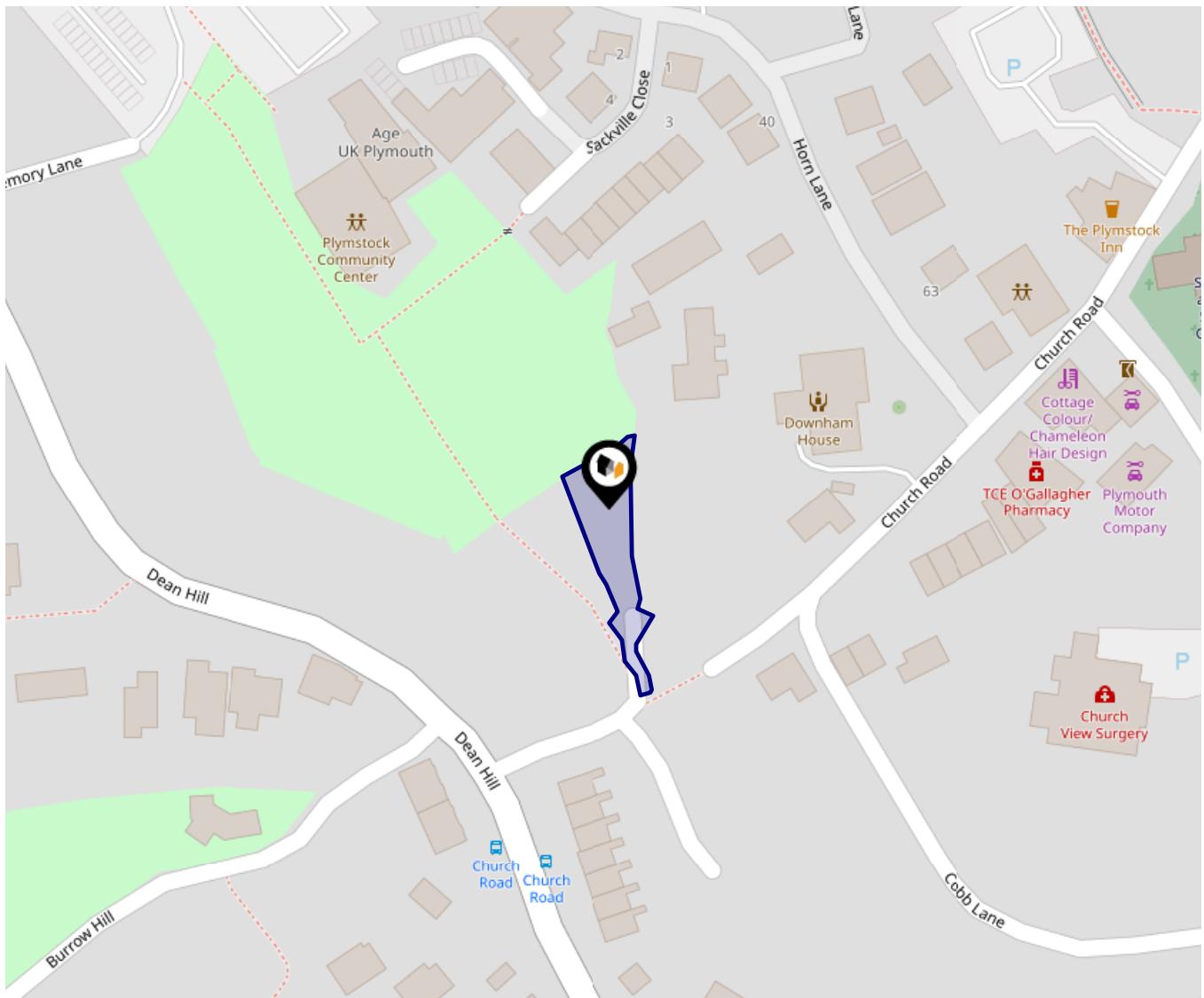
-  Power Pylons
-  Communication Masts

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).



Local Area Road Noise



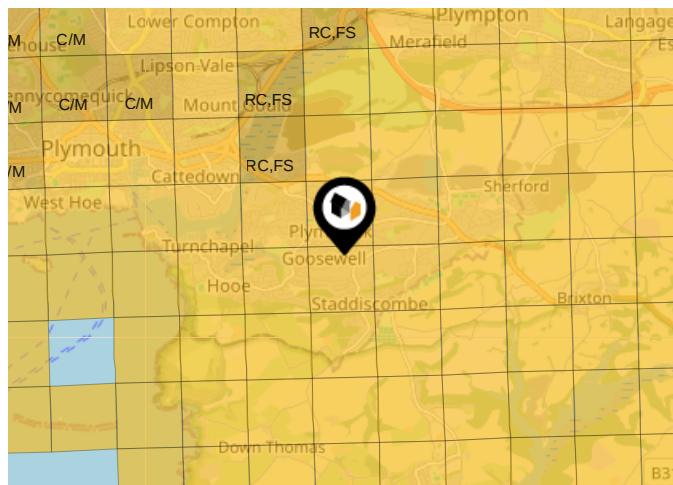
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

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

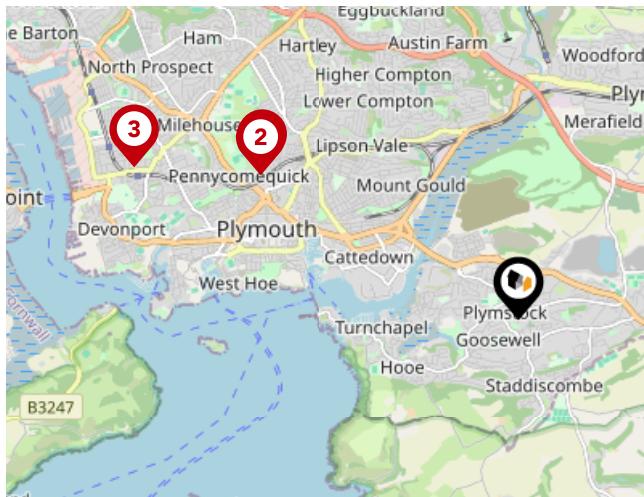
Carbon Content: NONE **Soil Texture:** CLAY TO SANDY LOAM
Parent Material Grain: ARGILLIC - **Soil Depth:** DEEP
ARENACEOUS
Soil Group: ALL



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	2.8 miles
2	Plymouth Rail Station	2.8 miles
3	Devonport Rail Station	3.91 miles



Trunk Roads/Motorways

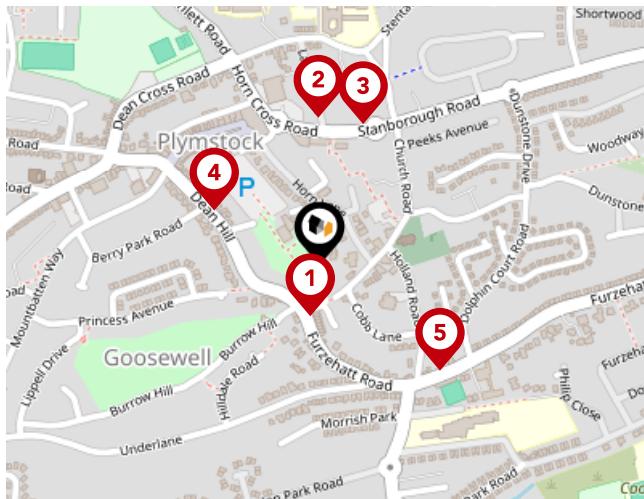
Pin	Name	Distance
1	M5 J31	33.65 miles
2	M5 J30	36.82 miles



Airports/Helipads

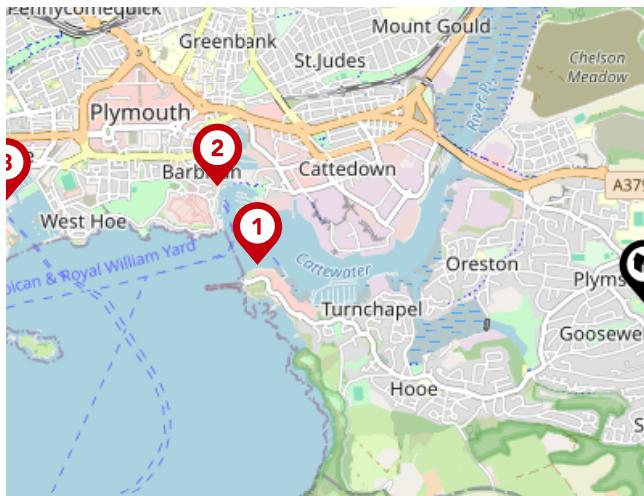
Pin	Name	Distance
1	Glenholt	4.58 miles
2	Exeter Airport	39.22 miles
3	St Mawgan	40.9 miles
4	Joppa	72.08 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Church Road	0.06 miles
2	Plymstock Library	0.17 miles
3	Maple Court	0.17 miles
4	Berry Park Road	0.14 miles
5	Plymstock Bowling Club	0.19 miles



Ferry Terminals

Pin	Name	Distance
1	Plymouth Mount Batten Ferry Landing	1.84 miles
2	Plymouth (Barbican) Landing Stage	2.1 miles
3	Plymouth Ferry Terminal	3.06 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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