

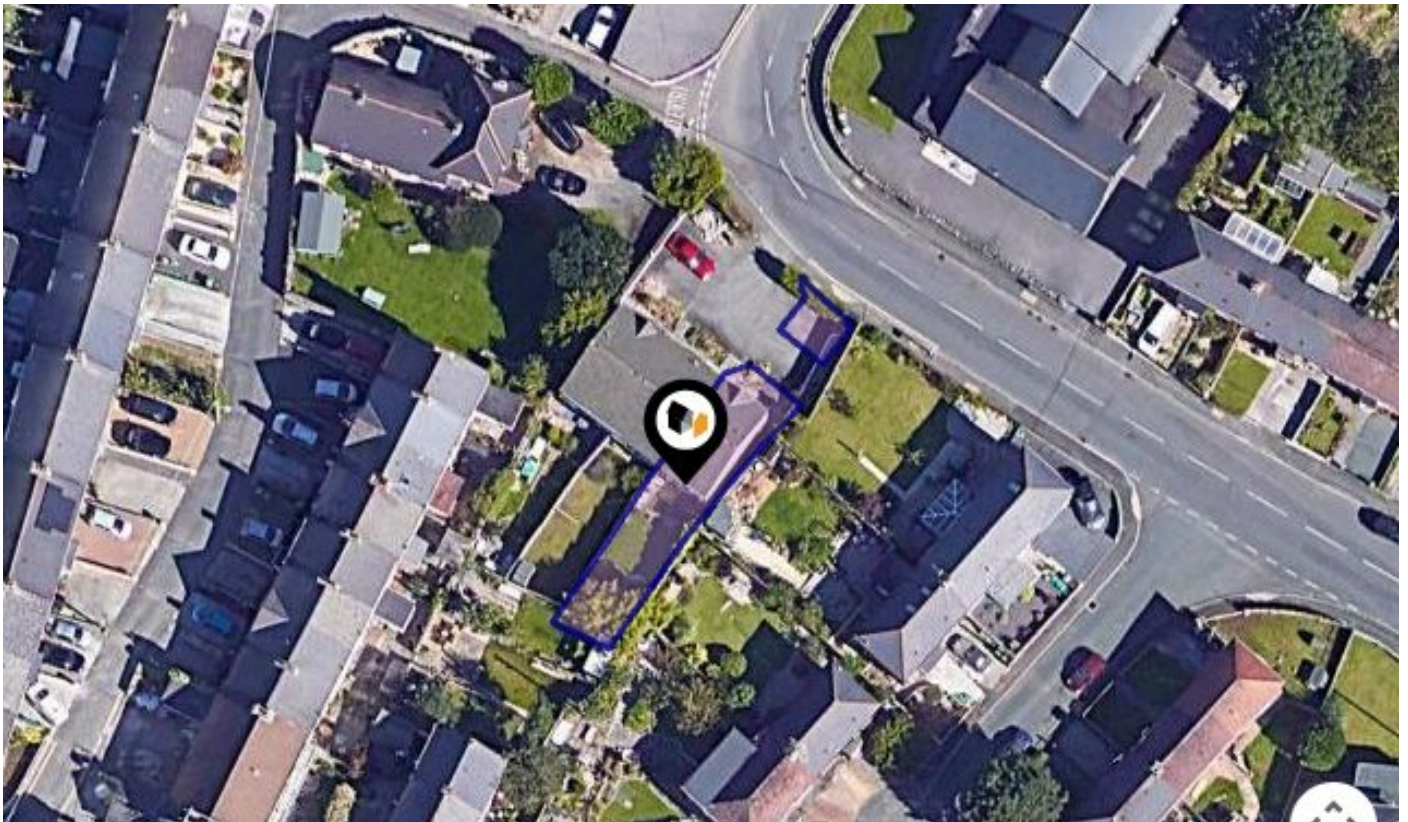


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 02<sup>nd</sup> October 2025



**25, POMPHLETT GARDENS, PLYMOUTH, PL9 7QX**

6 Mannamead Road Plymouth Devon PL4 7AA

01752 256000

property@langtownandcountry.com

www.langtownandcountry.com










# Property Overview



## Property

Type:	Terraced	Last Sold Date:	15/03/2024
Bedrooms:	3	Last Sold Price:	£200,000
Floor Area:	882 ft <sup>2</sup> / 82 m <sup>2</sup>	Last Sold £/ft <sup>2</sup> :	£226
Plot Area:	0.05 acres	Tenure:	Freehold
Year Built :	1983-1990		
Council Tax :	Band C		
Annual Estimate:	£2,067		
Title Number:	DN254073		
UPRN:	100040476454		

## Local Area

Local Authority:	City of plymouth	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:		23	62	1800
• Rivers & Seas	Very low	mb/s	mb/s	mb/s
• Surface Water	Very low			
Mobile Coverage:		Satellite/Fibre TV Availability:		
(based on calls indoors)				
				
O <sub>2</sub>	EE	3	O <sub>2</sub>	sky
				



Gallery  
Photos



Gallery

**Photos**

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Property

# EPC - Certificate

25 Pomphlett Gardens, PL9 7QX		<div>Energy rating</div> <div>C</div>	
Valid until 12.03.2034			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C	70   c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# Property

## EPC - Additional Data

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### Additional EPC Data

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<b>Property Type:</b>	House
<b>Build Form:</b>	End-Terrace
<b>Transaction Type:</b>	Rental
<b>Energy Tariff:</b>	Unknown
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Mechanical, extract only
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 100 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 82% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	82 m <sup>2</sup>



# Maps

## Coal Mining

This map displays nearby coal mine entrances and their classifications.



### Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

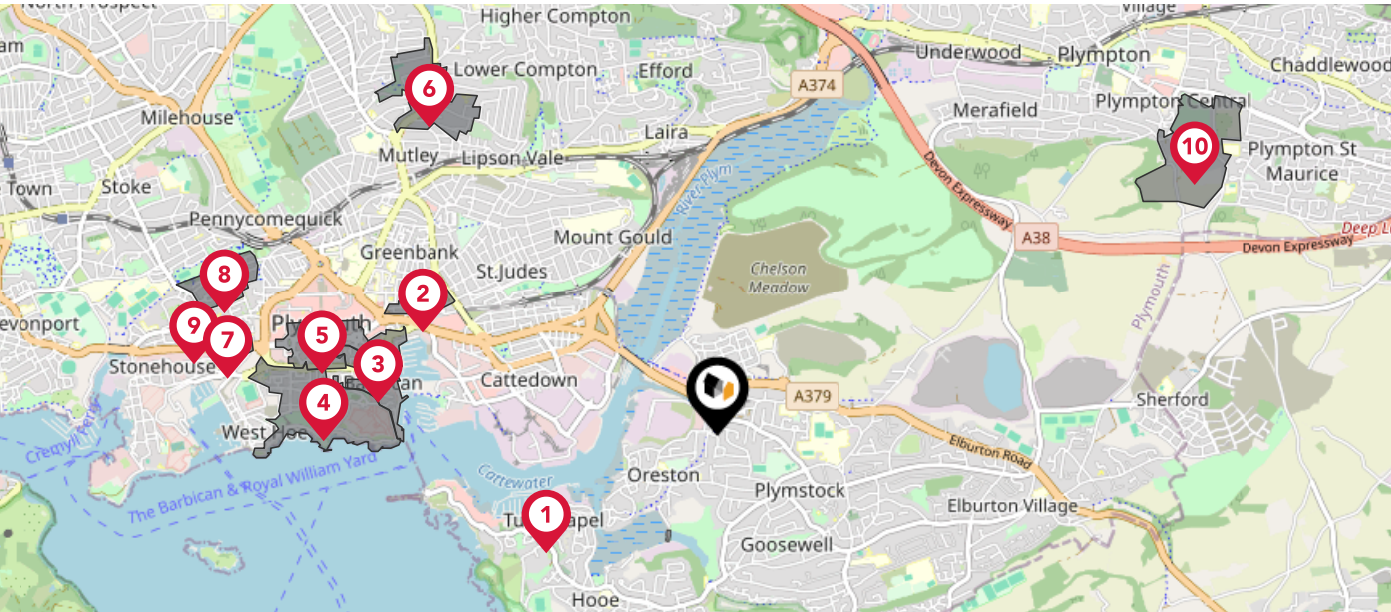
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



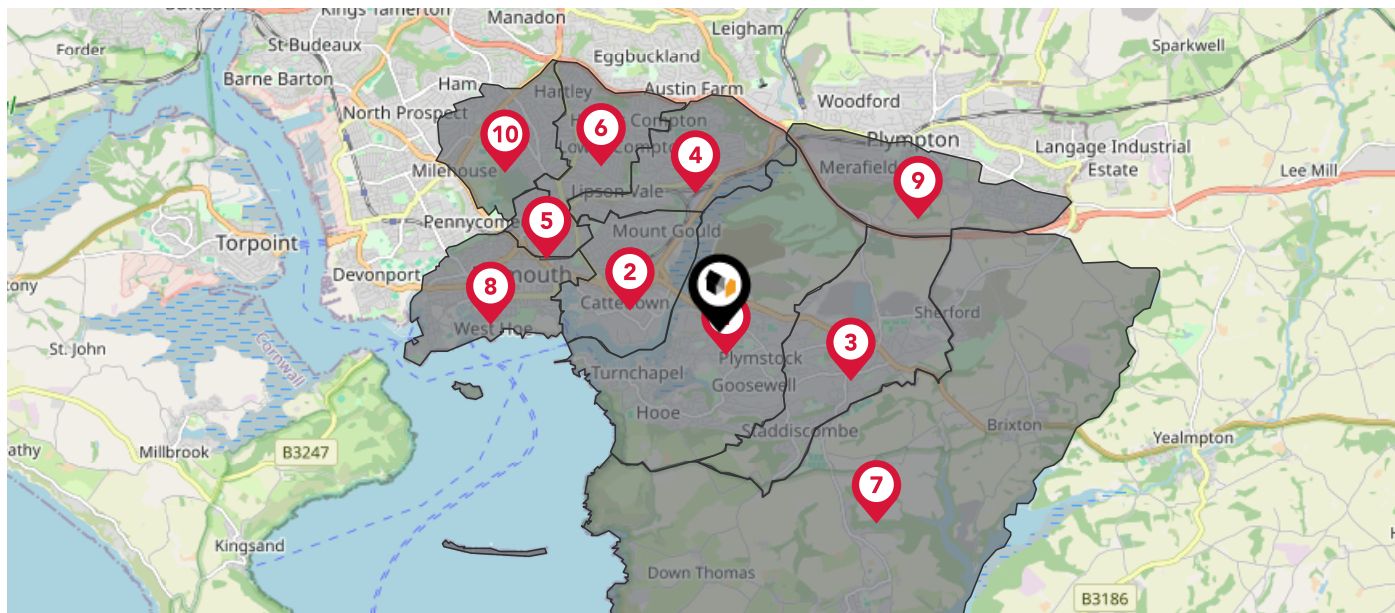
Nearby Conservation Areas	
1	Turnchapel
2	Ebrington Street
3	Barbican
4	The Hoe
5	City Centre
6	Mannamead
7	Union Street
8	North Stonehouse
9	Adelaide Street/Clarence Place
10	Plympton St Maurice



# 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



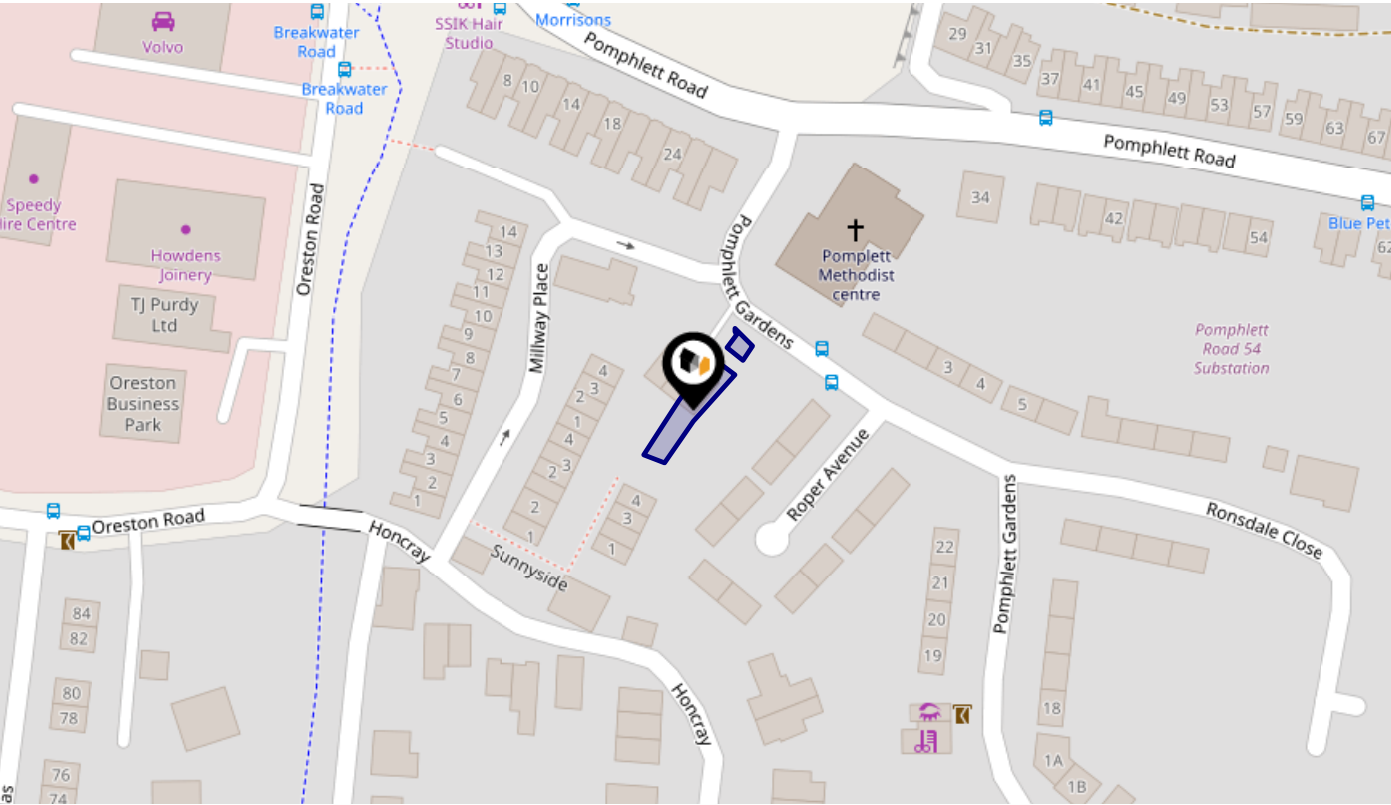
### Nearby Council Wards

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

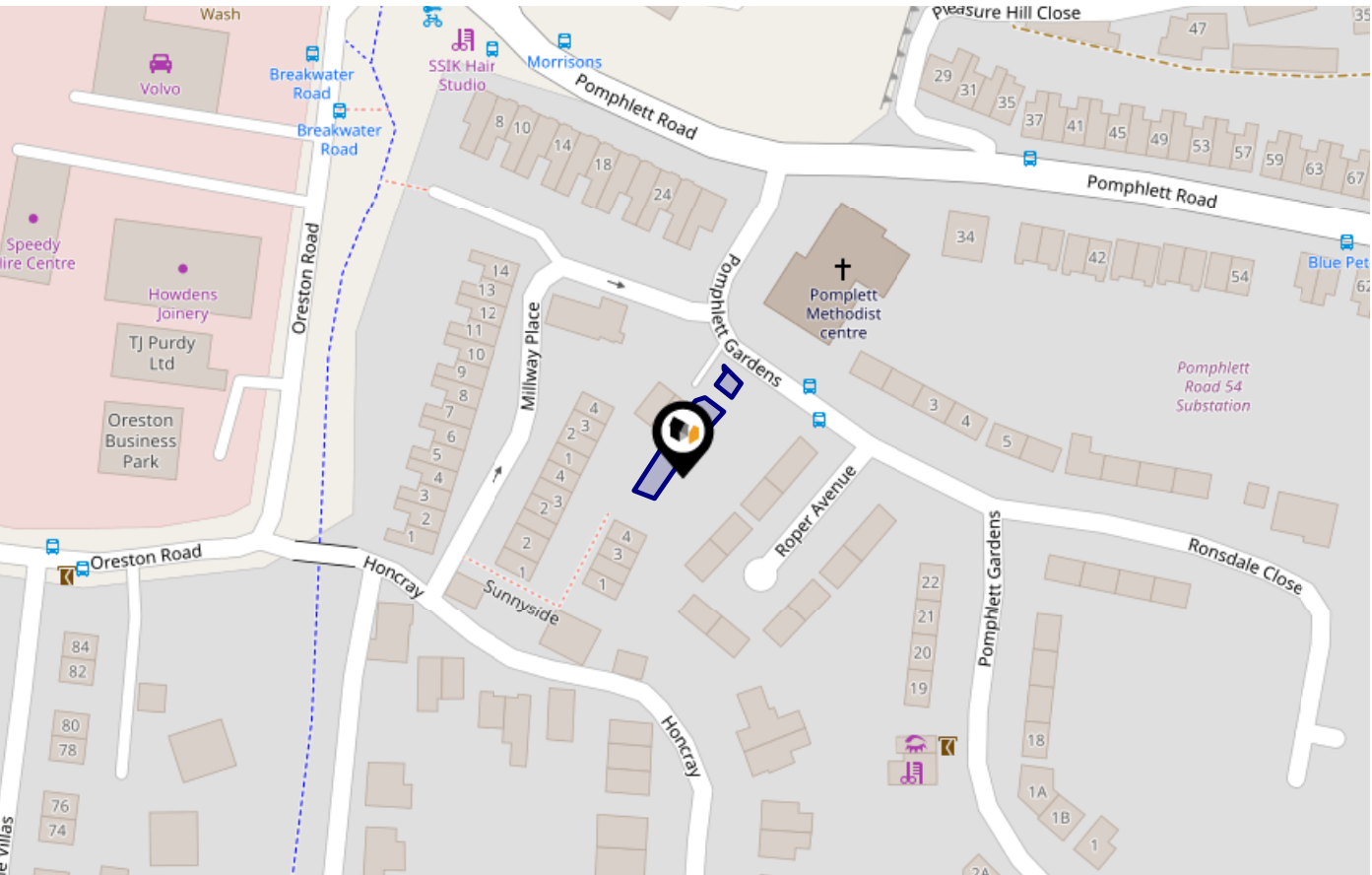
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

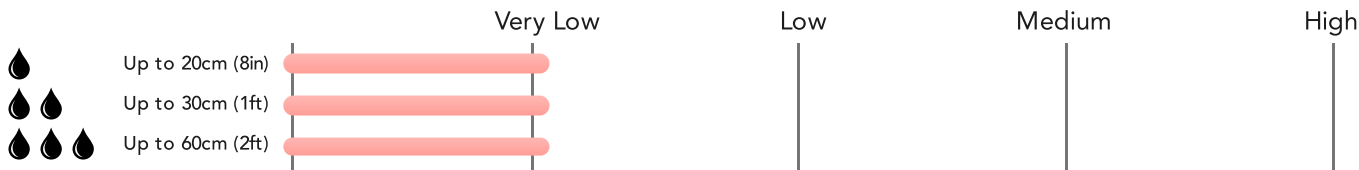


Risk Rating: **Very low**

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 (0.1%) 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:

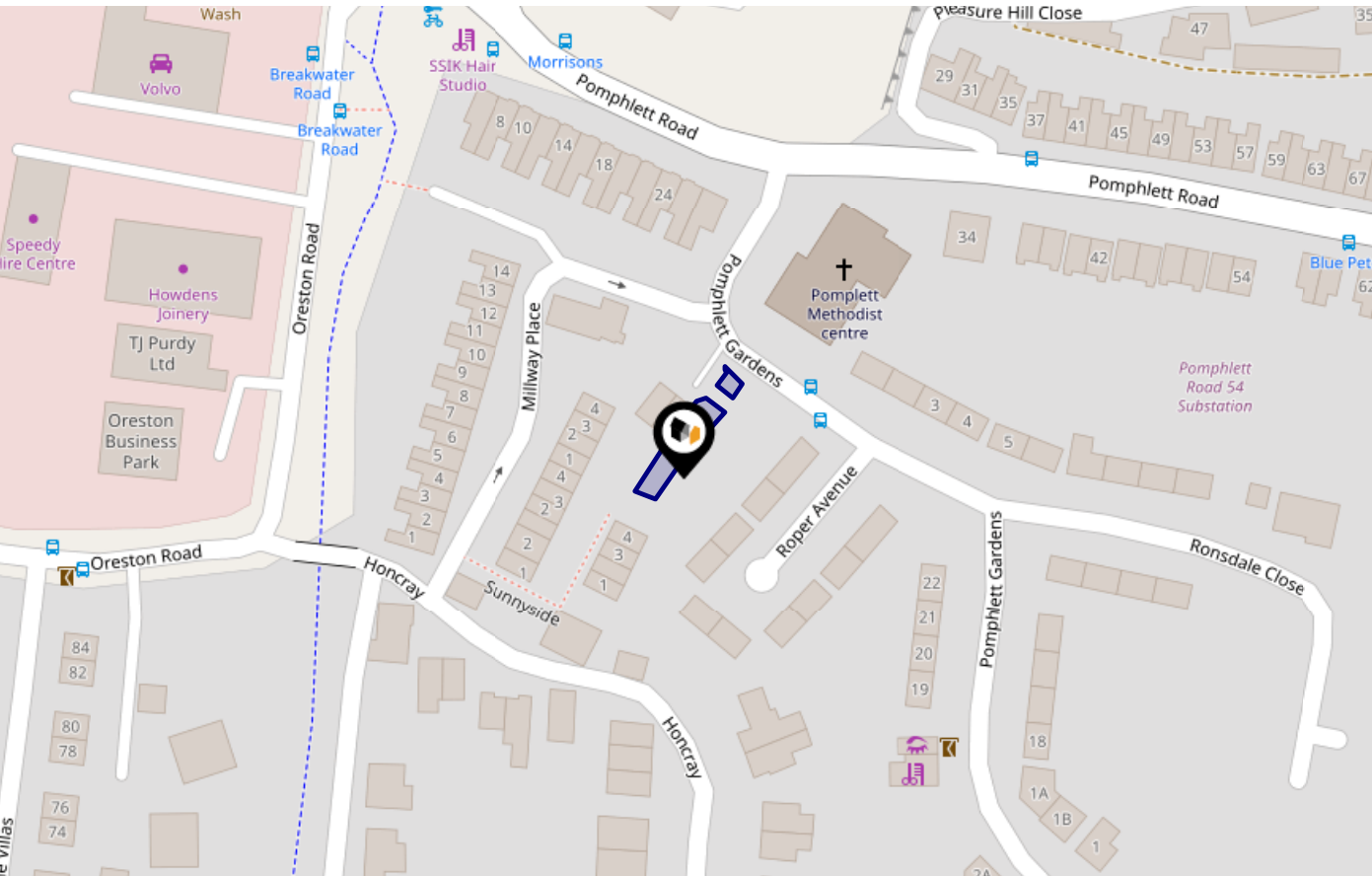




# Flood Risk

## 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.

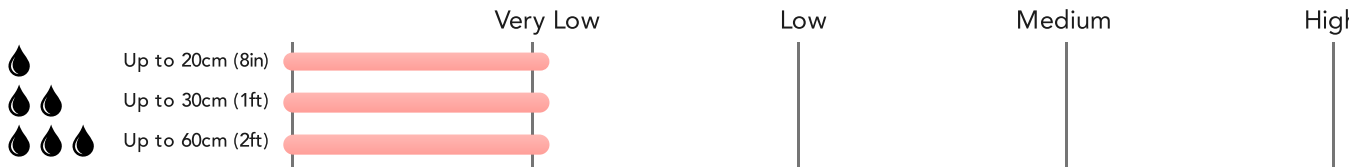


**Risk Rating:** Very low

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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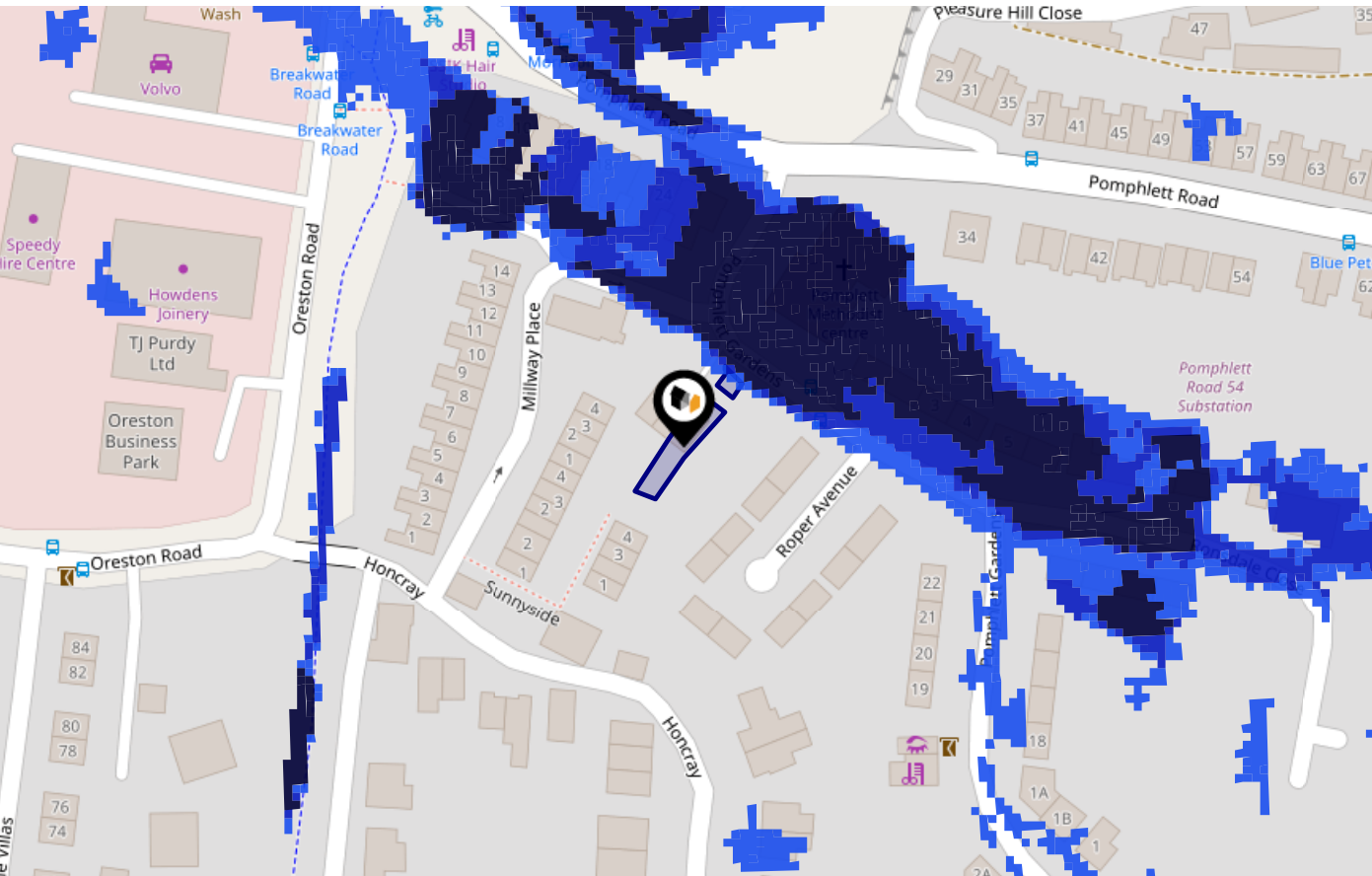
Chance of flooding to the following depths at this property:



# 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.

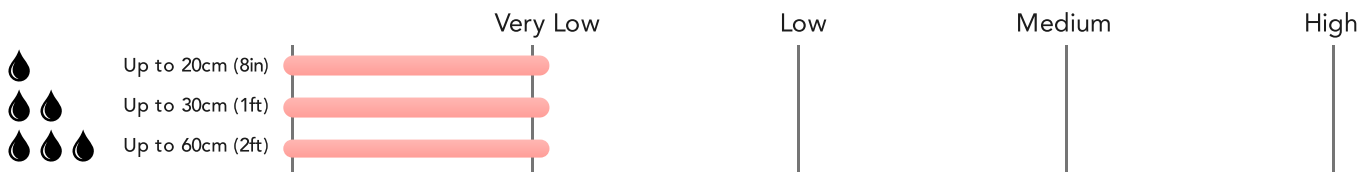


Risk Rating: **Very low**

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

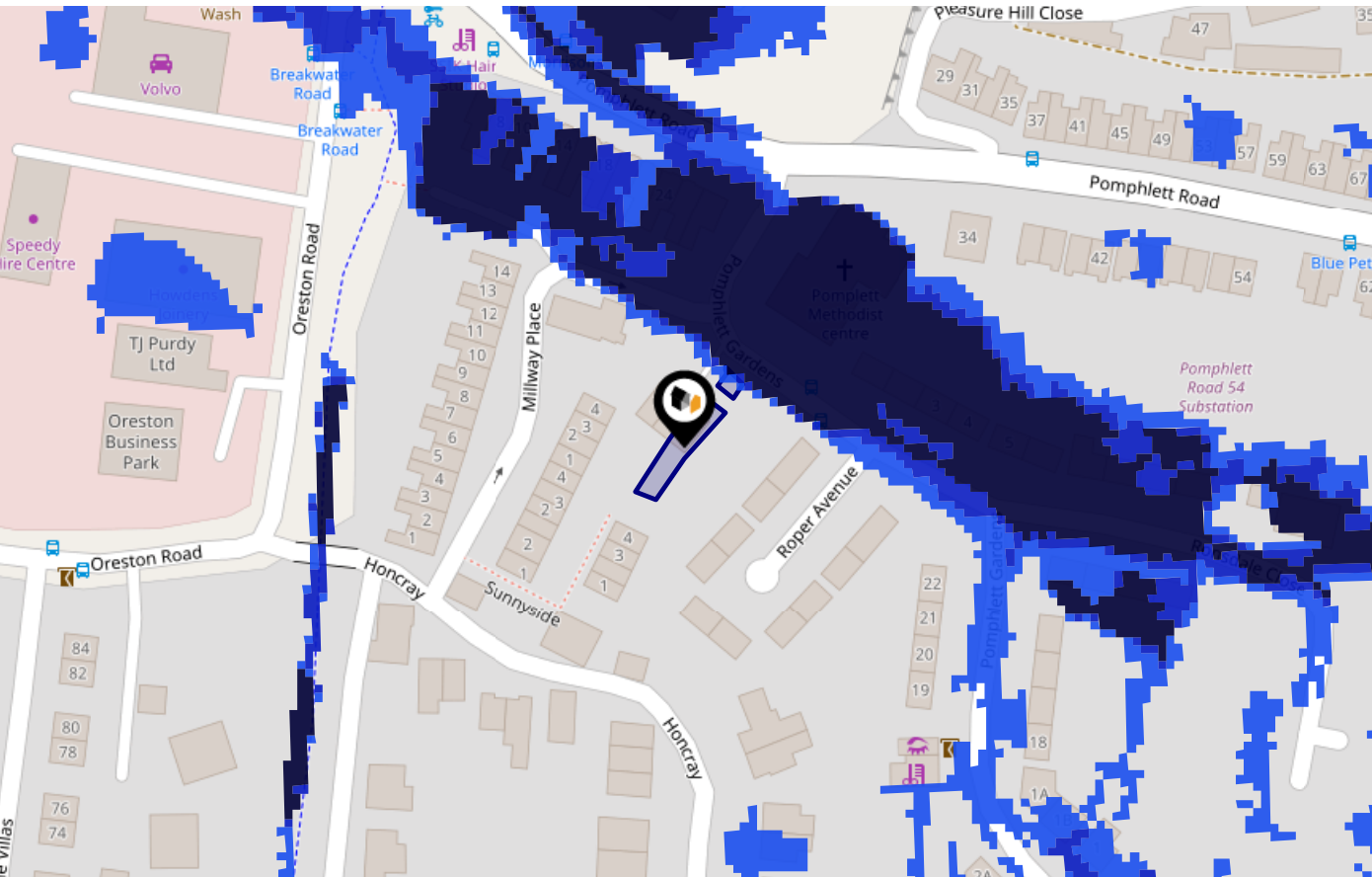
Chance of flooding to the following depths at this property:



# 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.

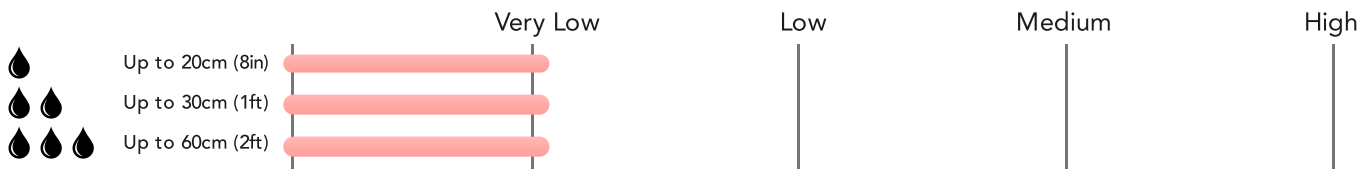


Risk Rating: Very low

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.

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Chance of flooding to the following depths at this property:

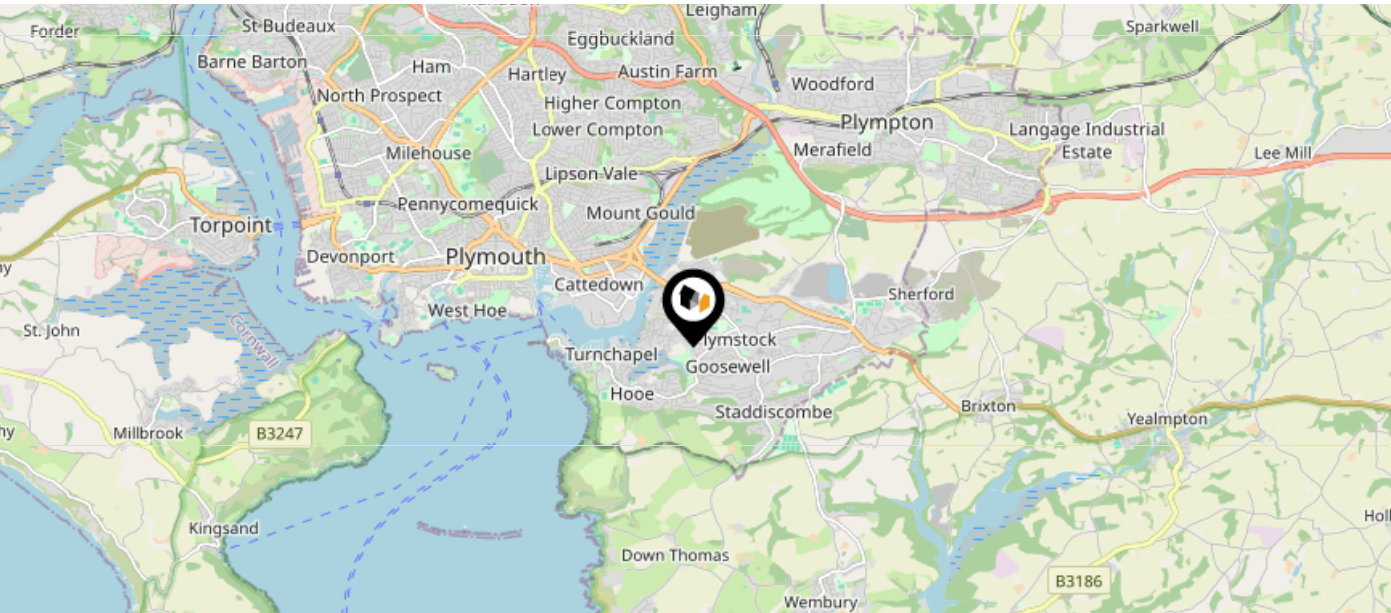




# Maps

## Green Belt

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



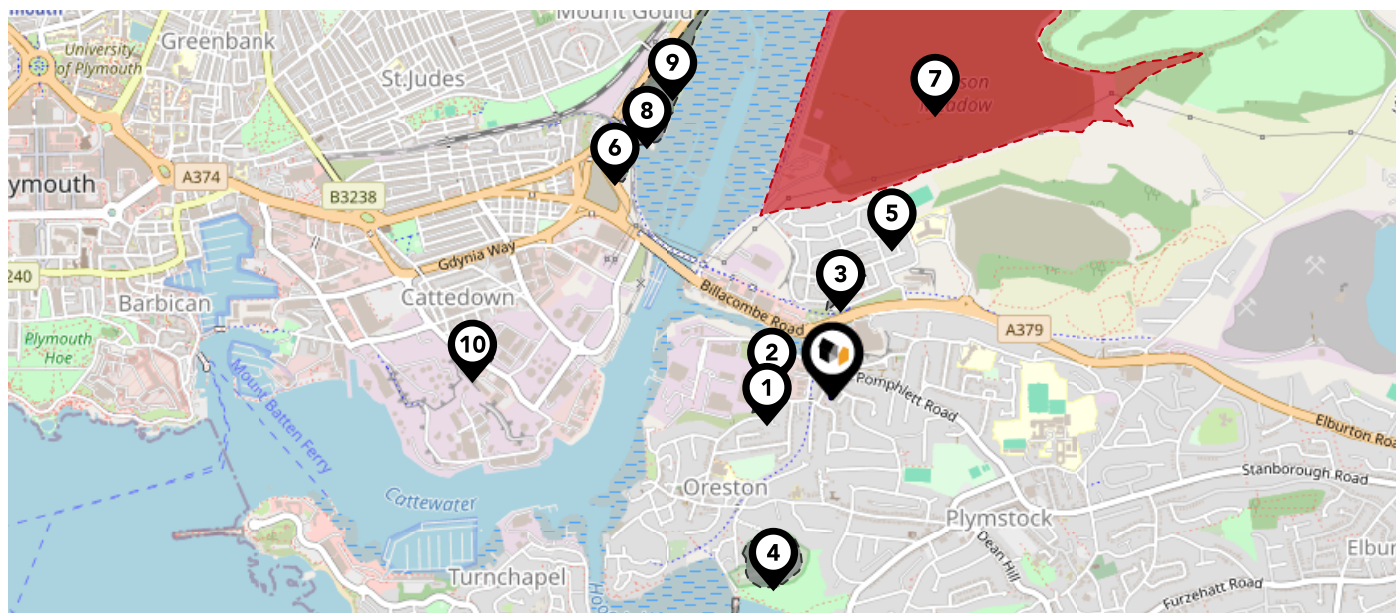
Nearby Green Belt Land

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.



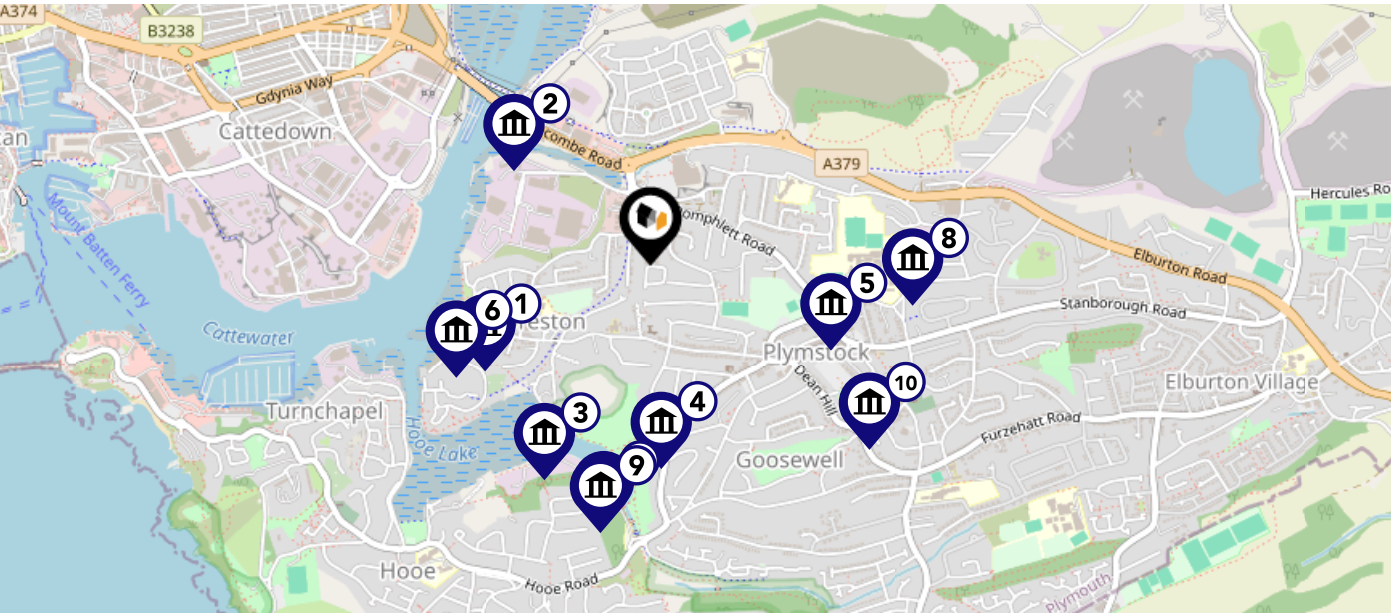
### Nearby Landfill Sites











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

# Maps

## Listed Buildings

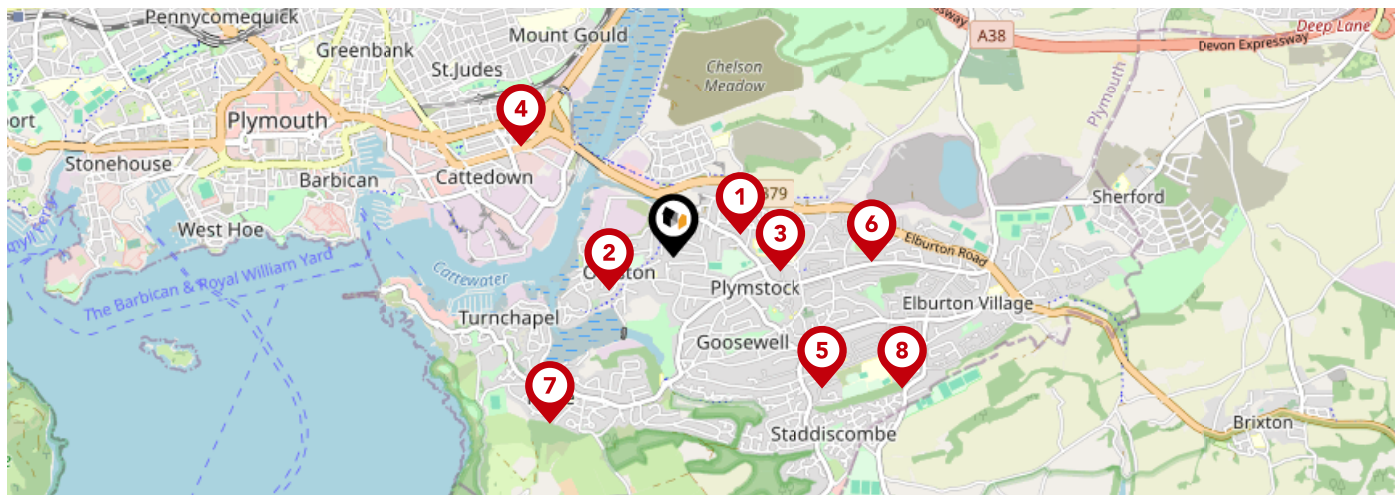
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1386332 - 160 And 162, Plymstock Road	Grade II	0.4 miles
	1322011 - The Morley Arms Public House	Grade II	0.4 miles
	1386347 - Radford Bridge And Castle	Grade II	0.5 miles
	1386349 - Radford Lodge And Gate Piers	Grade II	0.5 miles
	1130041 - Burrow Lodge	Grade II	0.5 miles
	1386313 - Park Cottage	Grade II	0.5 miles
	1386348 - Boathouse, Armoury And St Kevernes Cottages	Grade II	0.6 miles
	1386417 - Stentaway House	Grade II	0.6 miles
	1386346 - Lime Kiln Immediately West Of St Kevernes Quay	Grade II	0.6 miles
	1321997 - Downhorn Farmhouse	Grade II	0.7 miles

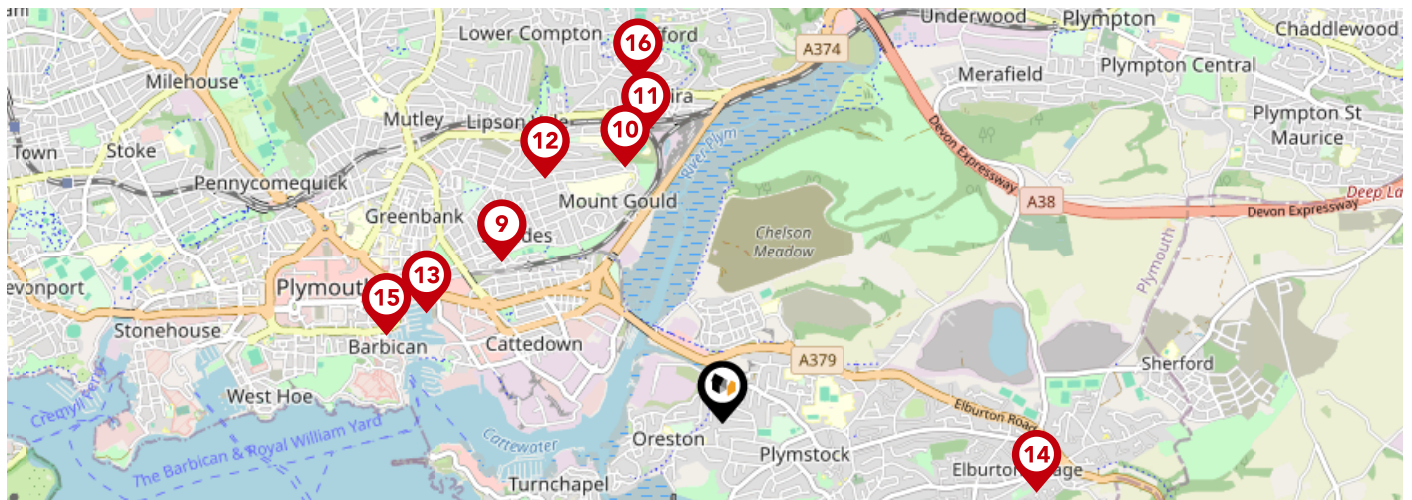


# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Pomphlett Primary School</b> Ofsted Rating: Good   Pupils: 424   Distance:0.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Oreston Community Academy</b> Ofsted Rating: Good   Pupils: 419   Distance:0.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Plymstock School</b> Ofsted Rating: Good   Pupils: 1671   Distance:0.52	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Prince Rock Primary School</b> Ofsted Rating: Outstanding   Pupils: 408   Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Goosewell Primary Academy</b> Ofsted Rating: Good   Pupils: 419   Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Morley Meadow Primary School</b> Ofsted Rating: Good   Pupils: 224   Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Hooe Primary Academy</b> Ofsted Rating: Good   Pupils: 212   Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Coombe Dean School</b> Ofsted Rating: Good   Pupils: 995   Distance:1.25	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>9</b>	<b>Salisbury Road Primary School</b> Ofsted Rating: Good   Pupils: 381   Distance:1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>Lipson Co-operative Academy</b> Ofsted Rating: Good   Pupils: 1102   Distance:1.3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>Laira Green Primary School</b> Ofsted Rating: Good   Pupils: 230   Distance:1.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>Lipson Vale Primary School</b> Ofsted Rating: Good   Pupils: 405   Distance:1.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>Holy Cross Catholic Primary School</b> Ofsted Rating: Good   Pupils: 306   Distance:1.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>Elburton Primary School</b> Ofsted Rating: Outstanding   Pupils: 465   Distance:1.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>ACE Schools Plymouth</b> Ofsted Rating: Good   Pupils: 233   Distance:1.64	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>High View School</b> Ofsted Rating: Outstanding   Pupils: 356   Distance:1.66	<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

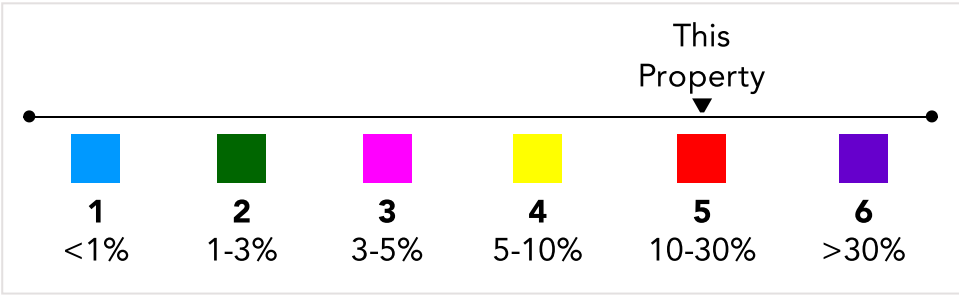
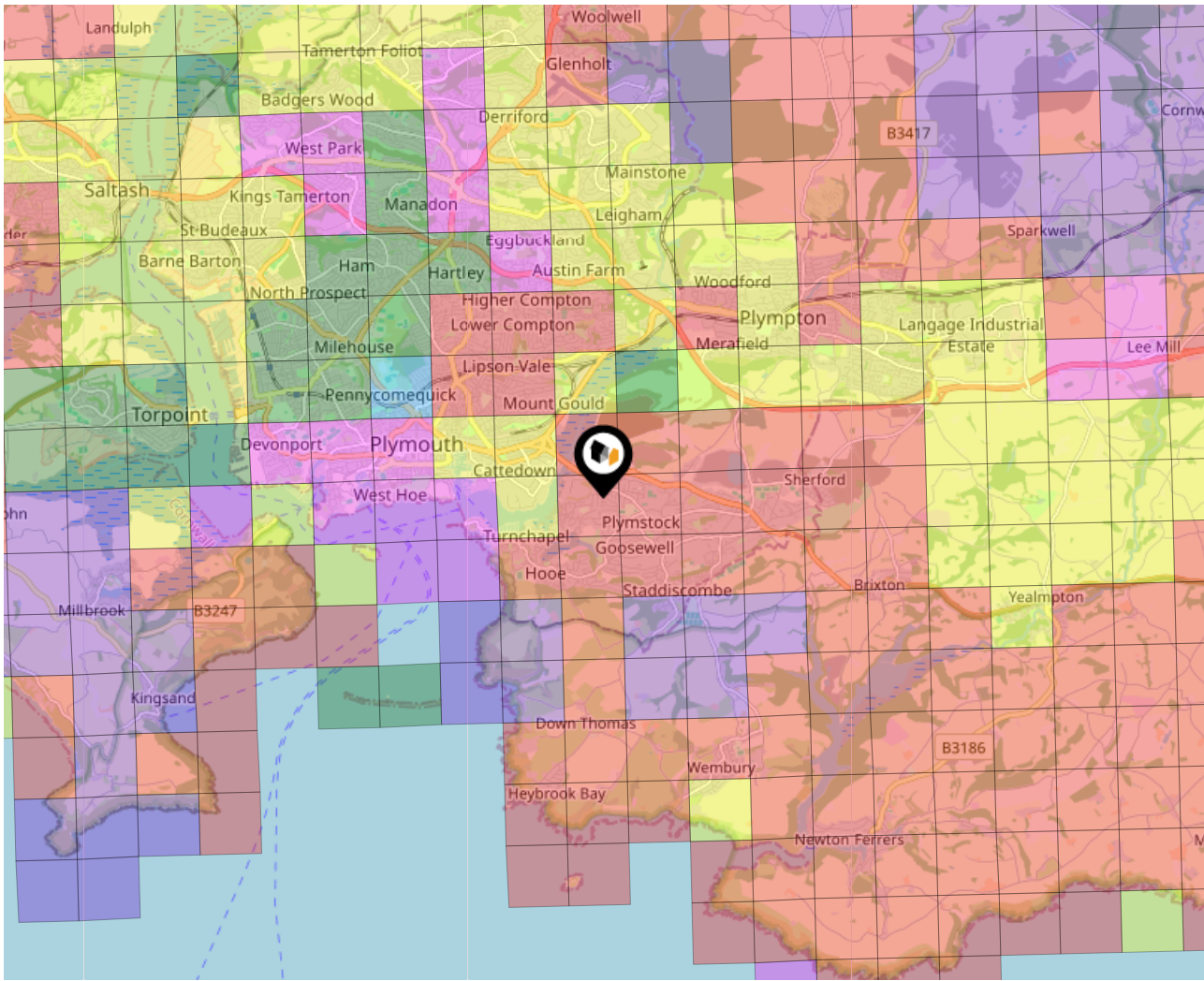


# Environment

## Radon Gas

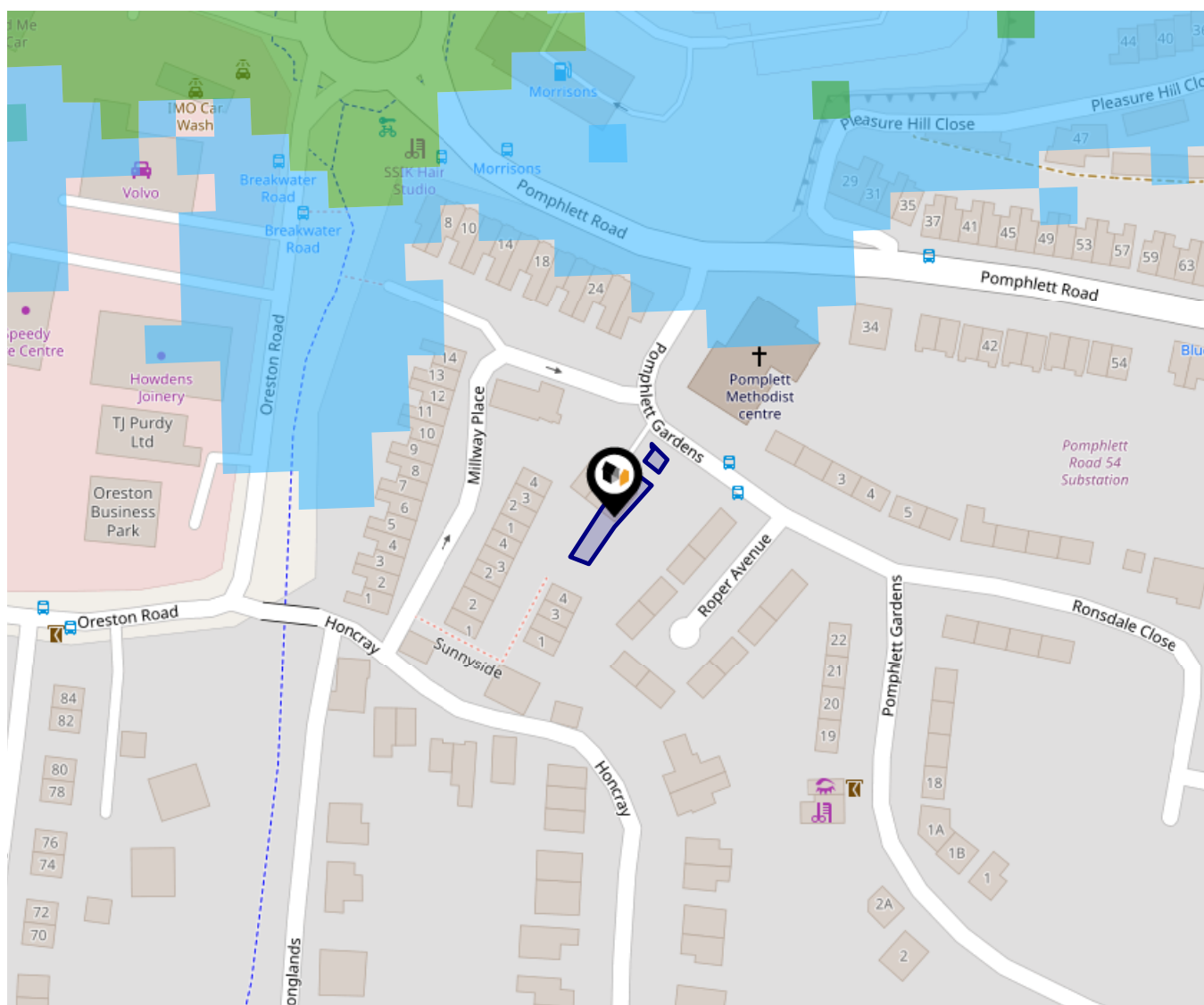
### What is Radon?

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:

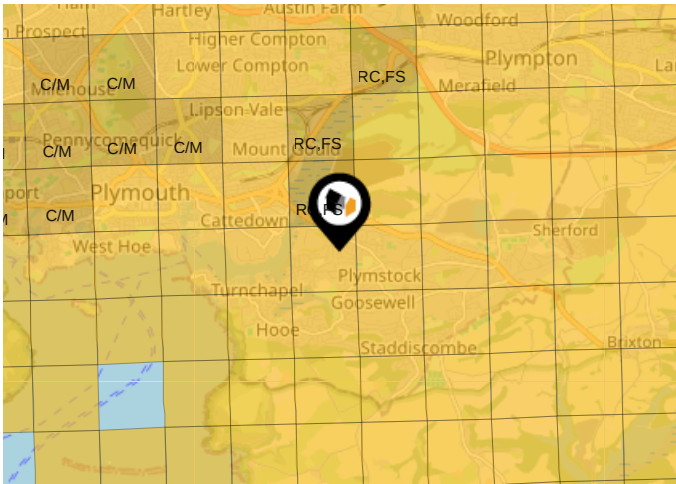
- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

# Environment

## Soils & Clay

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

Carbon Content:	NONE	Soil Texture:	LOAM TO SILTY LOAM
Parent Material Grain:	ARGILLACEOUS	Soil Depth:	INTERMEDIATE-SHALLOW
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		

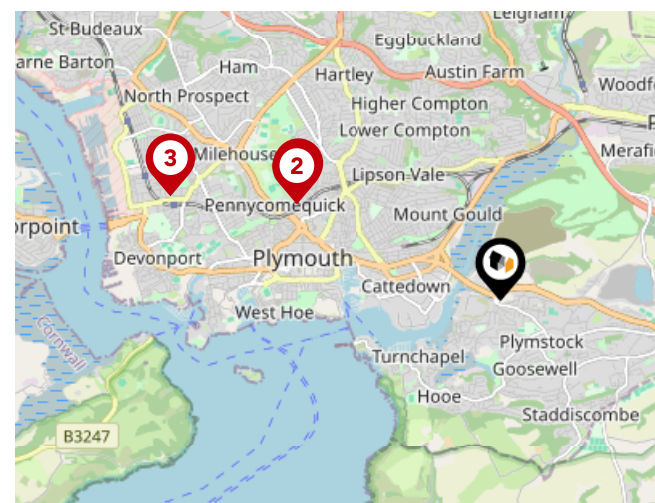


### Primary Classifications (Most Common Clay Types)

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

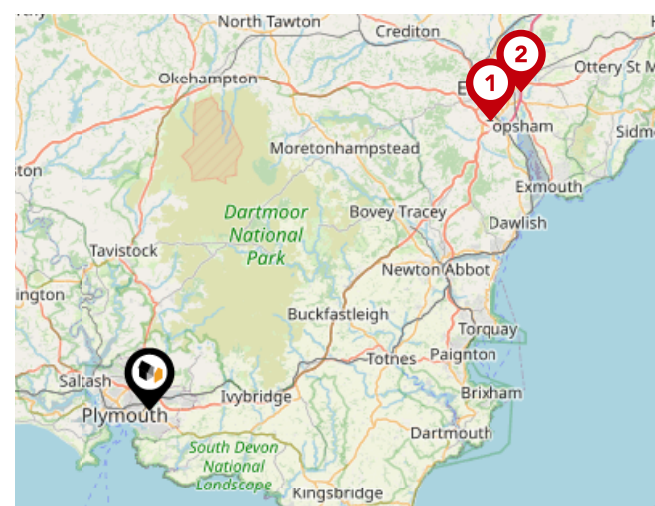
# Area

## Transport (National)



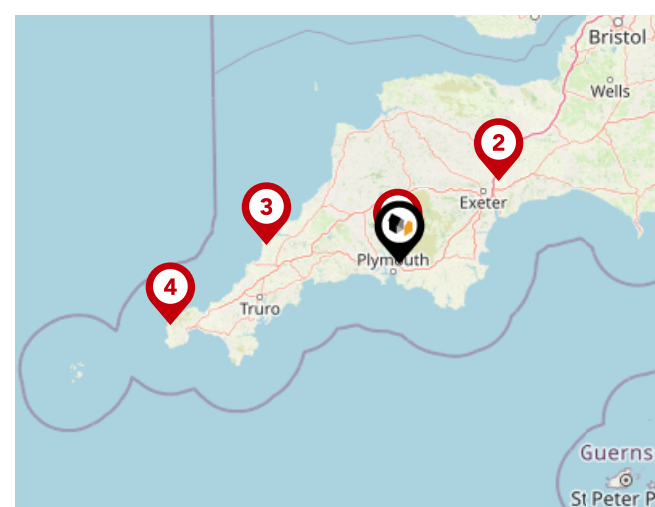
### National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	2.13 miles
2	Plymouth Rail Station	2.13 miles
3	Devonport Rail Station	3.27 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	33.75 miles
2	M5 J30	36.91 miles



### Airports/Helipads

Pin	Name	Distance
1	Glenholt	4.05 miles
2	Exeter Airport	39.32 miles
3	St Mawgan	40.32 miles
4	Joppa	71.68 miles



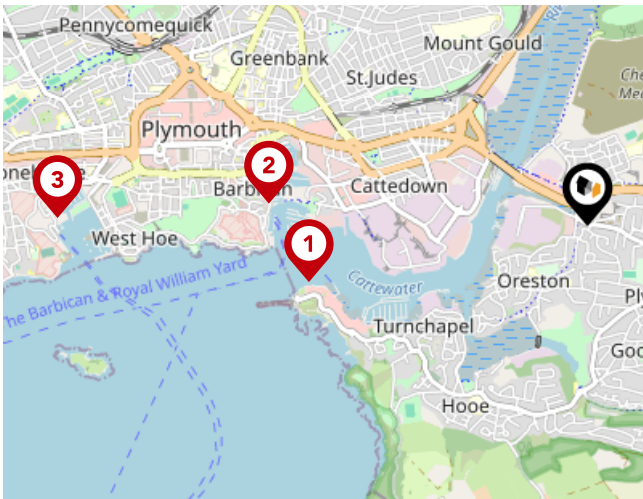
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Pomphlett Methodist Church	0.03 miles
2	Pomphlett Roundabout	0.07 miles
3	Thornyville Villas	0.09 miles
4	Blue Peter	0.11 miles
5	Pomphlett Close	0.16 miles



### Ferry Terminals

Pin	Name	Distance
1	Plymouth Mount Batten Ferry Landing	1.34 miles
2	Plymouth (Barbican) Landing Stage	1.51 miles
3	Plymouth Ferry Terminal	2.5 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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