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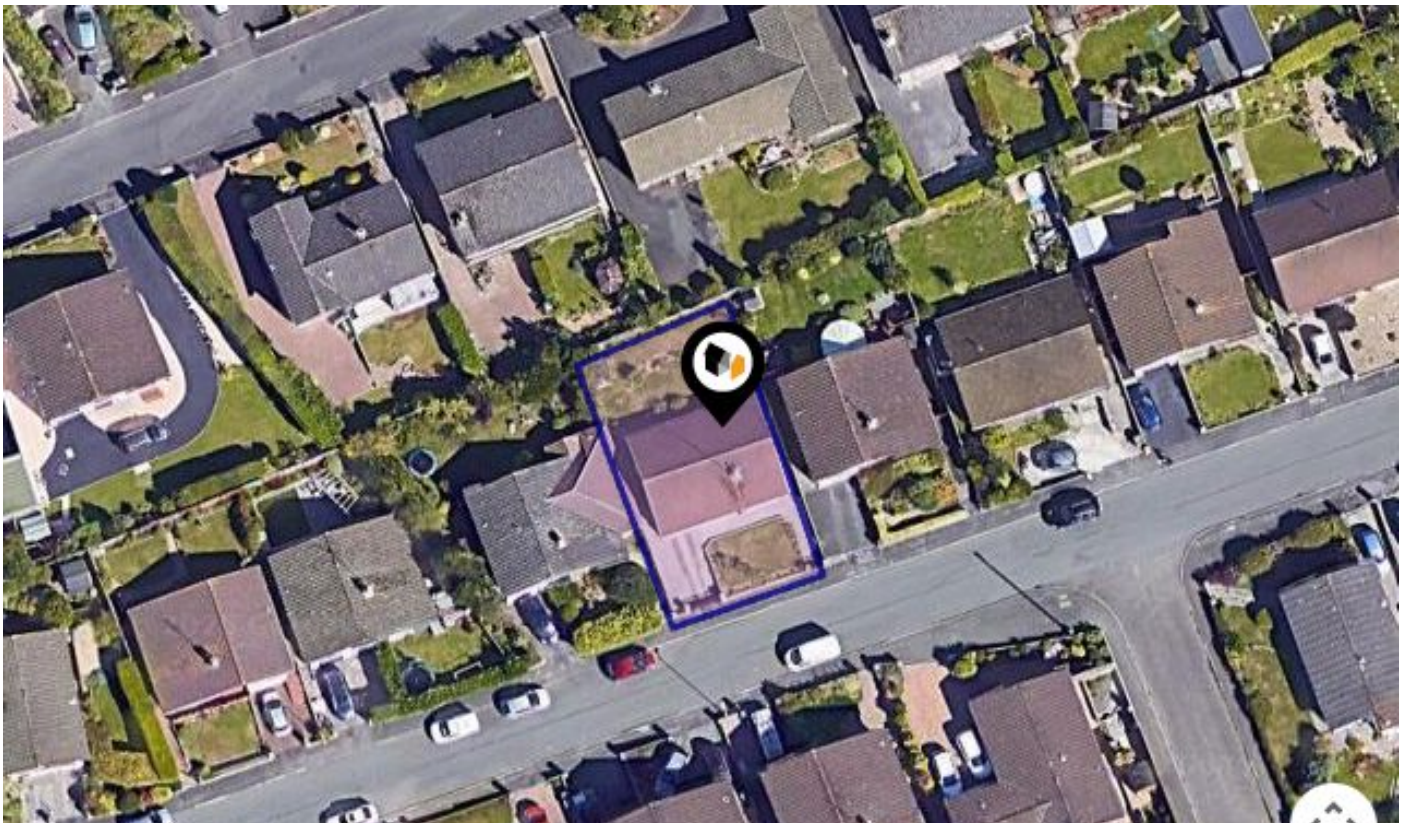
KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 24th September 2025



16, FURZEHATT AVENUE, PLYMOUTH, PL9 8LN

6 Mannamead Road Plymouth Devon PL4 7AA

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www.langtownandcountry.com

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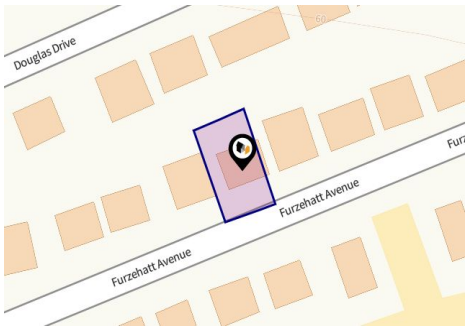
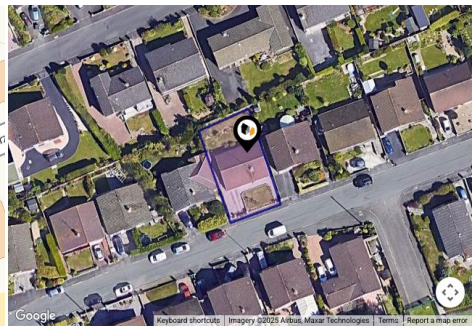
Property
Overview





Property

Type:	Detached	**Tenure:**	Freehold
Bedrooms:	2		
Floor Area:	796 ft^2 / 74 m^2		
Plot Area:	0.09 acres		
Year Built :	1967-1975		
Council Tax :	Band D		
Annual Estimate:	£2,325		
Title Number:	DN10487		
UPRN:	100040441659		

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)

15 mb/s **59** mb/s **1000** mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

BT sky Virgin media

Property

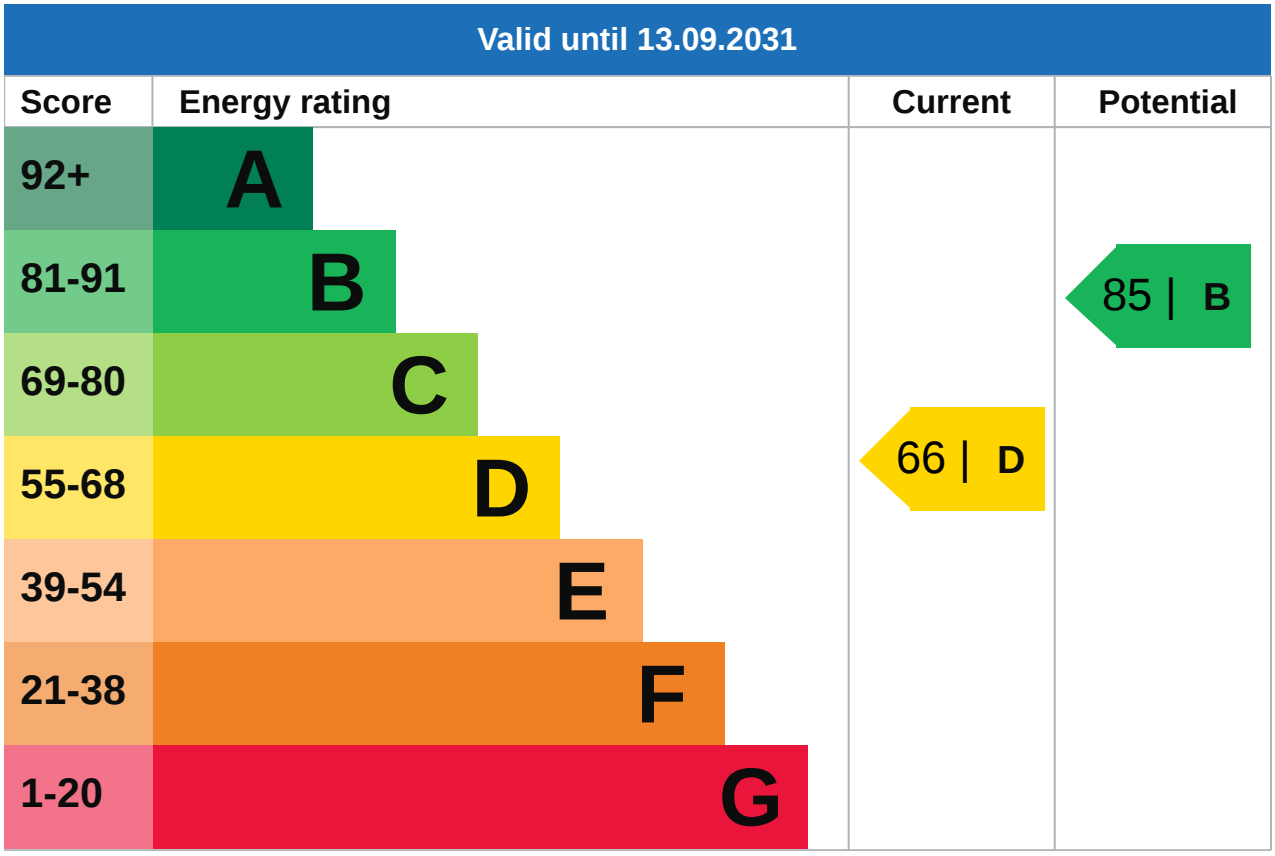
EPC - Certificate

16 Furzehatt Avenue, PL9 8LN

Energy rating

D

Valid until 13.09.2031



Property

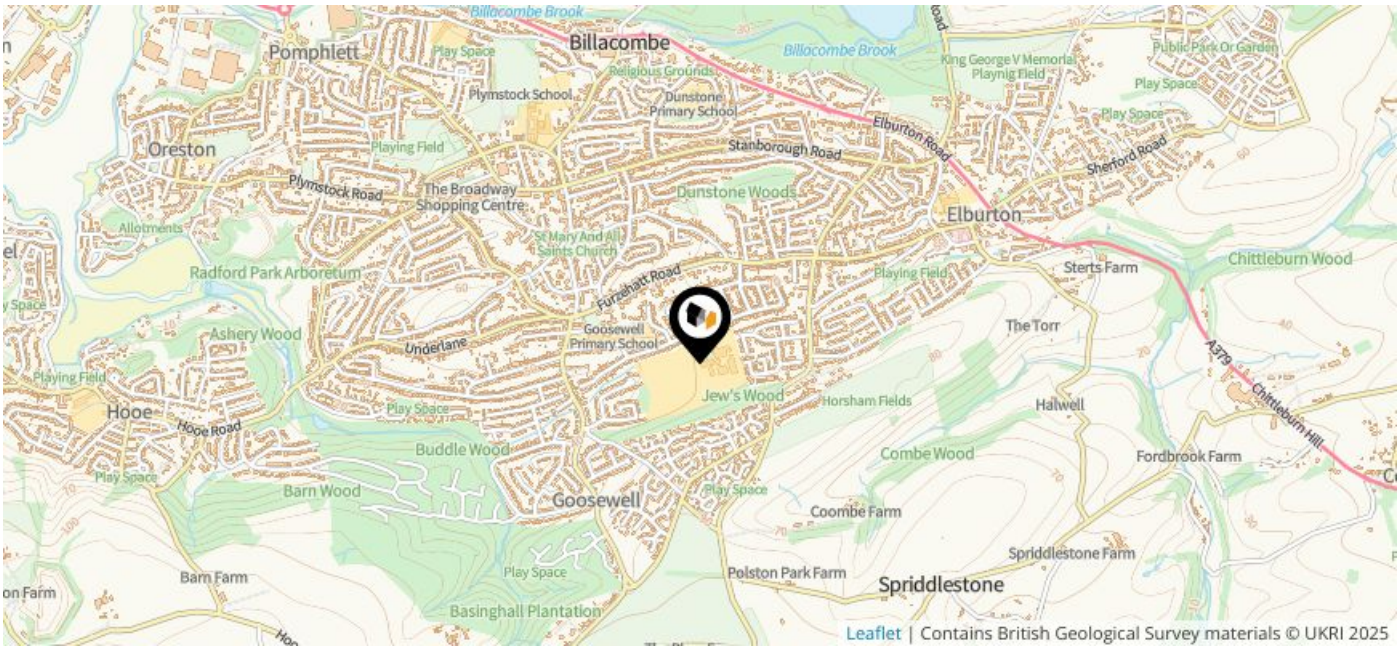
EPC - Additional Data

Additional EPC Data

Property Type:	Bungalow
Build Form:	Detached
Transaction Type:	Non marketed sale
Energy Tariff:	Single
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:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 86% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	74 m^2

Maps
Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

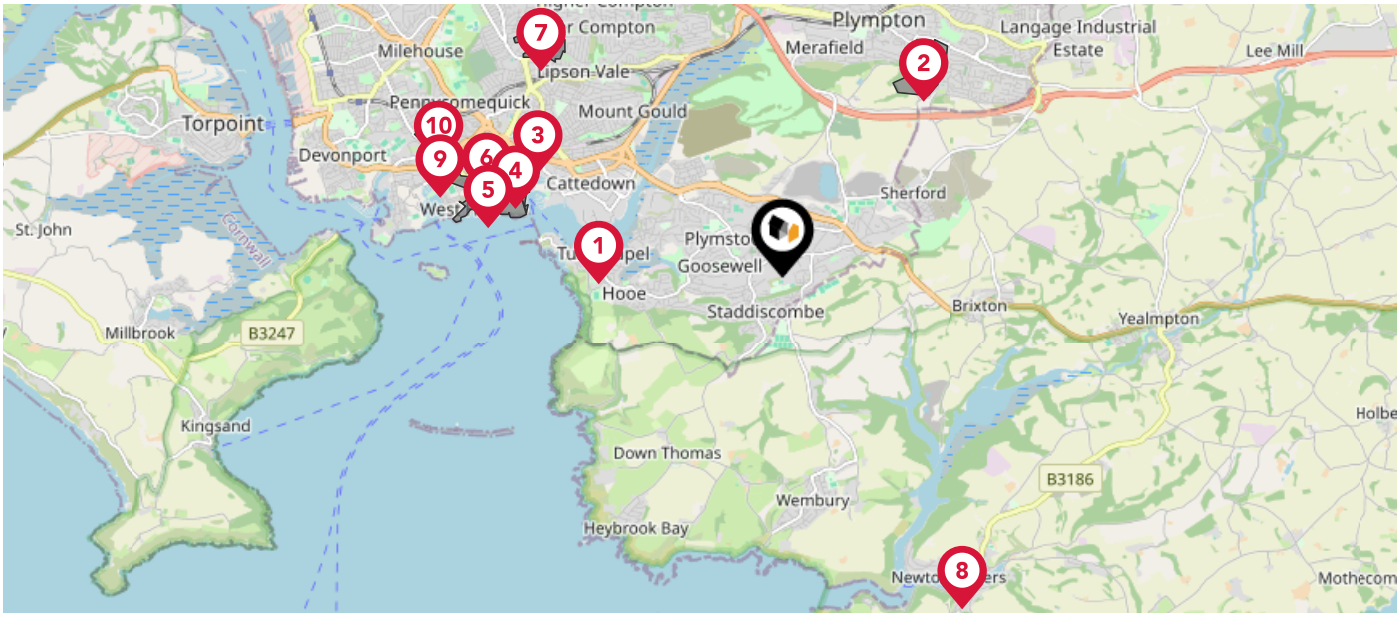
- Adit
- Gutter Pit
- Shaft

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

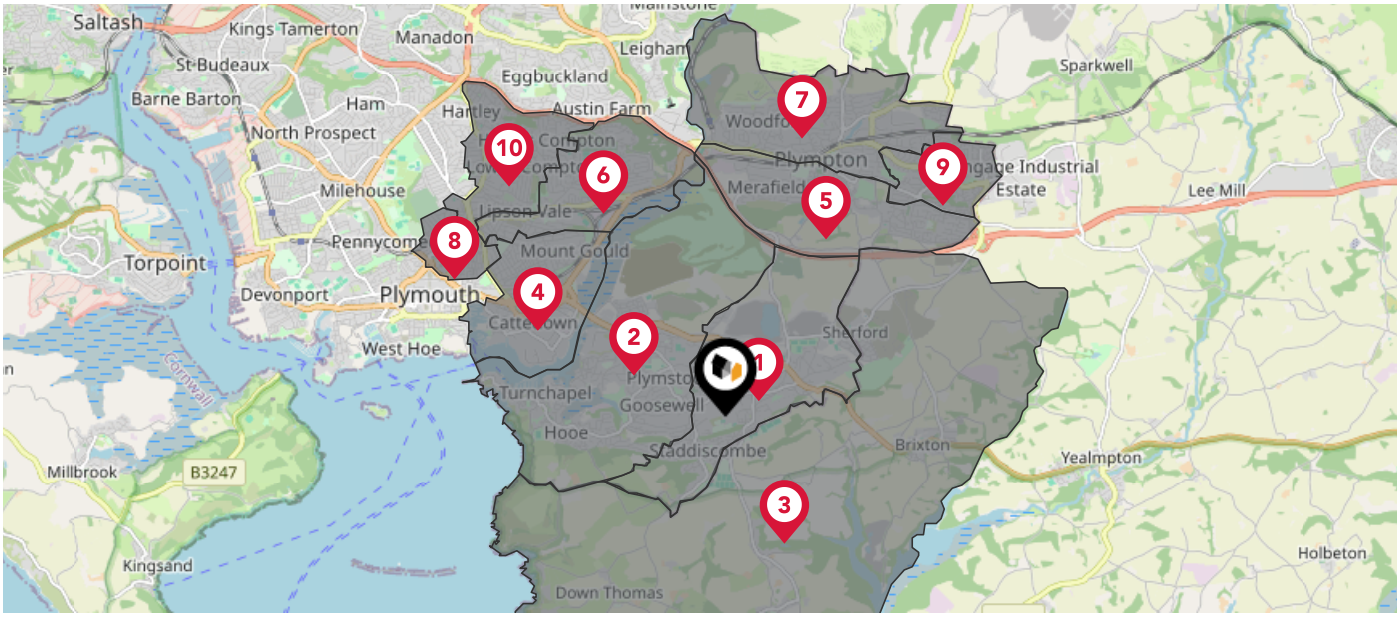
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



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

Maps
Council Wards

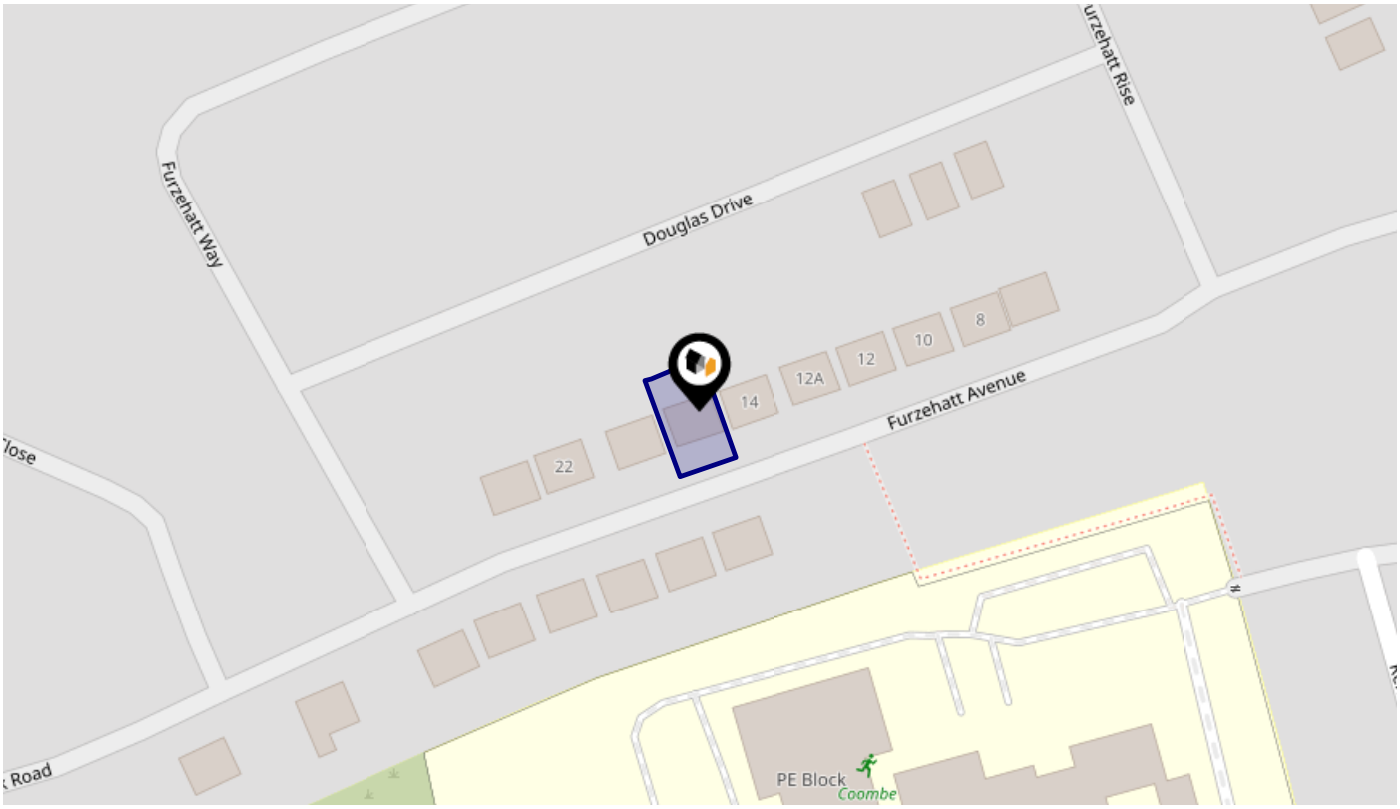
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



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

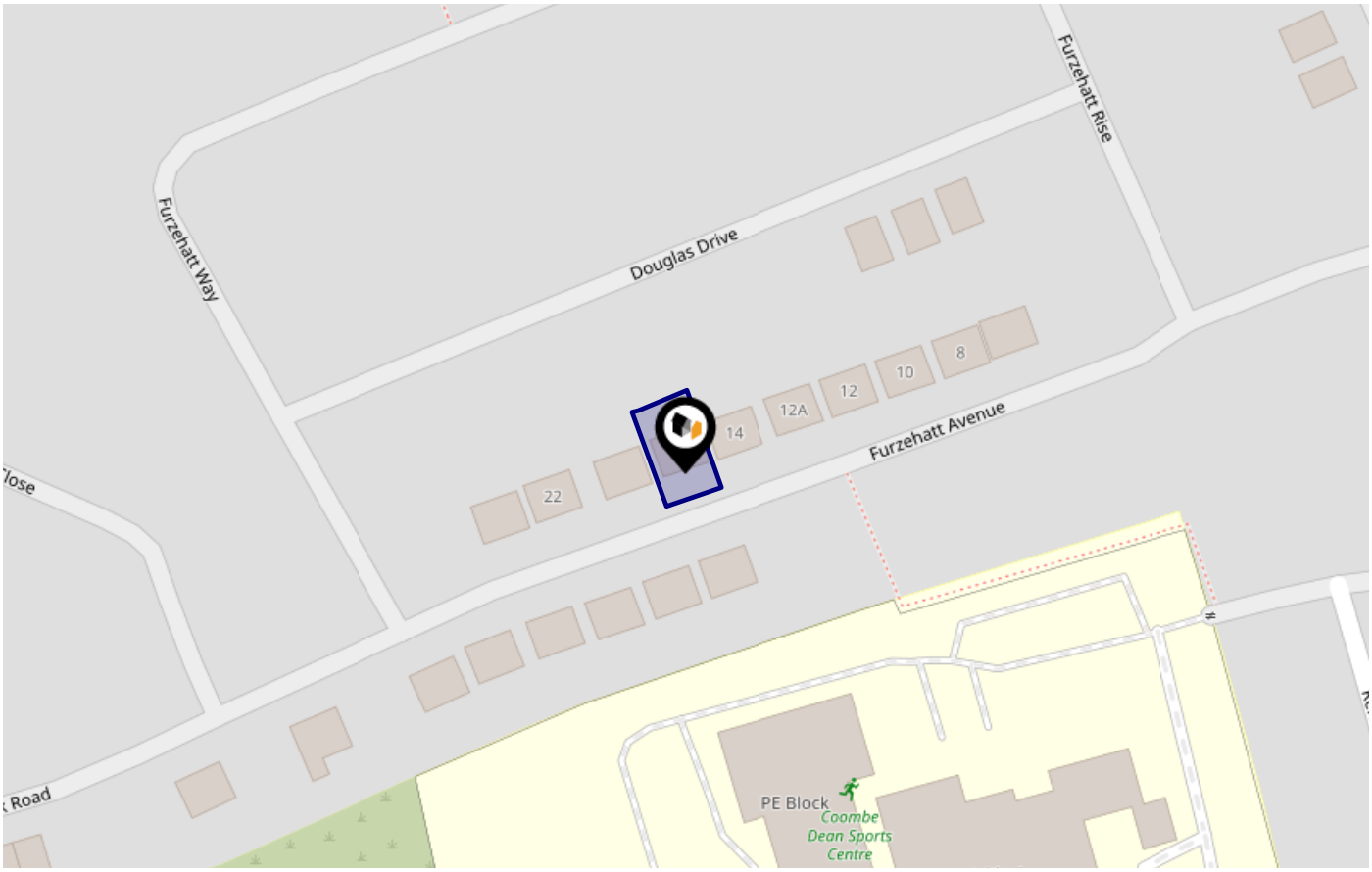
The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

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

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.

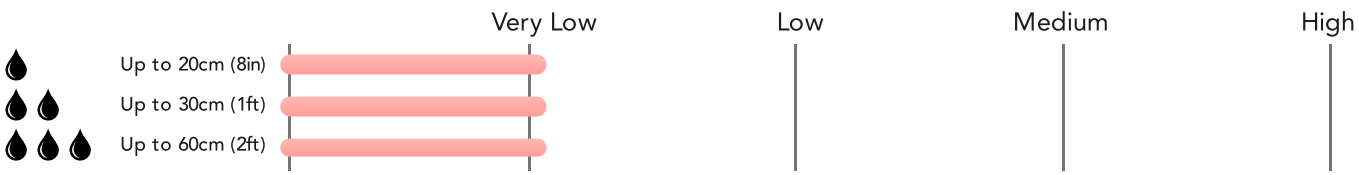


Risk Rating: Very low

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.

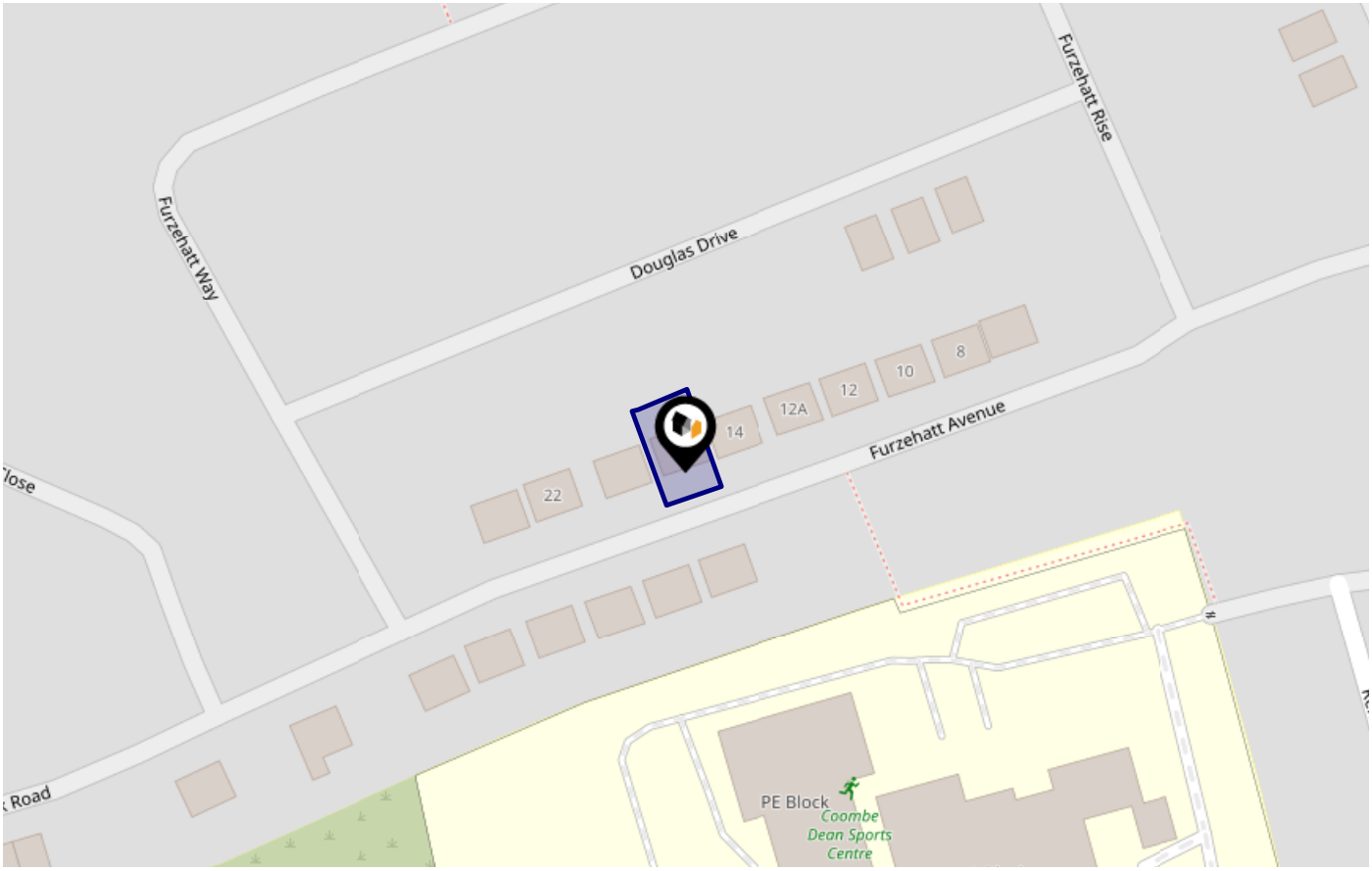
- **High Risk -** an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.
- **Medium Risk -** an area which has a chance of flooding of greater than **1 in 100 (1.0%)** in any one year.
- **Low Risk -** an area which has a chance of flooding of greater than **1 in 1000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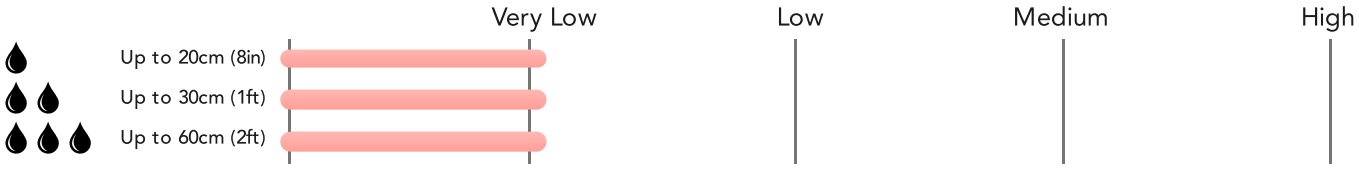
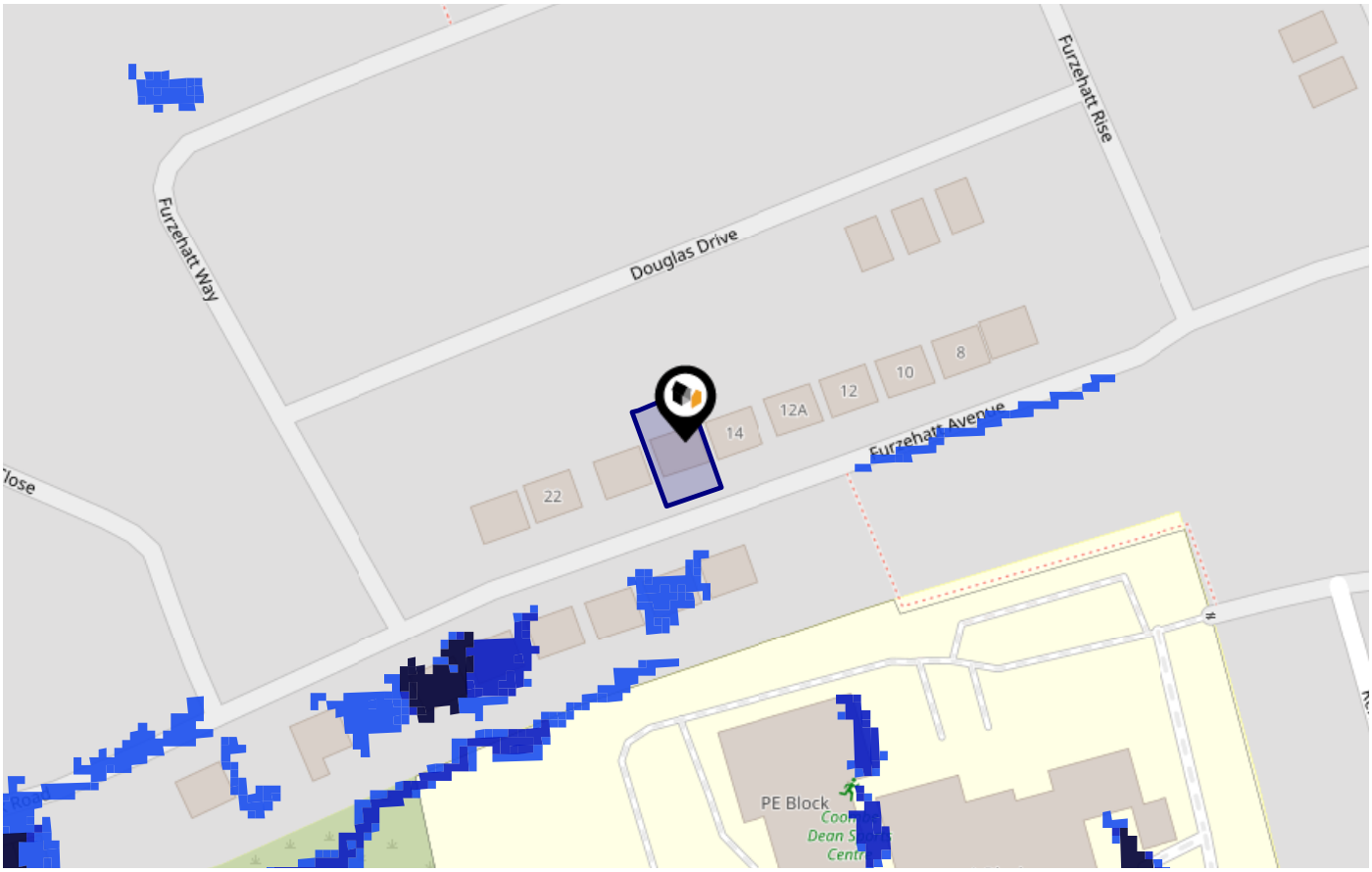


Flood Risk
Surface Water - Flood Risk

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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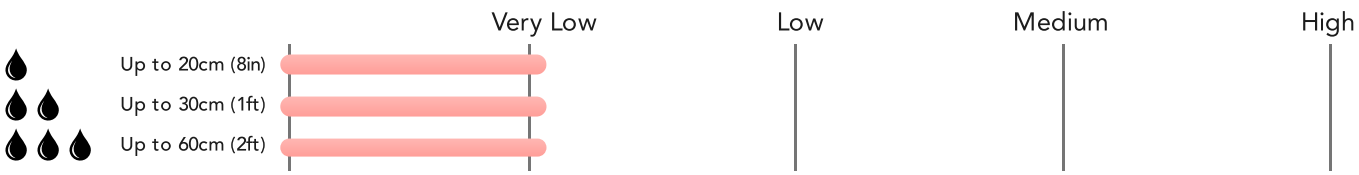
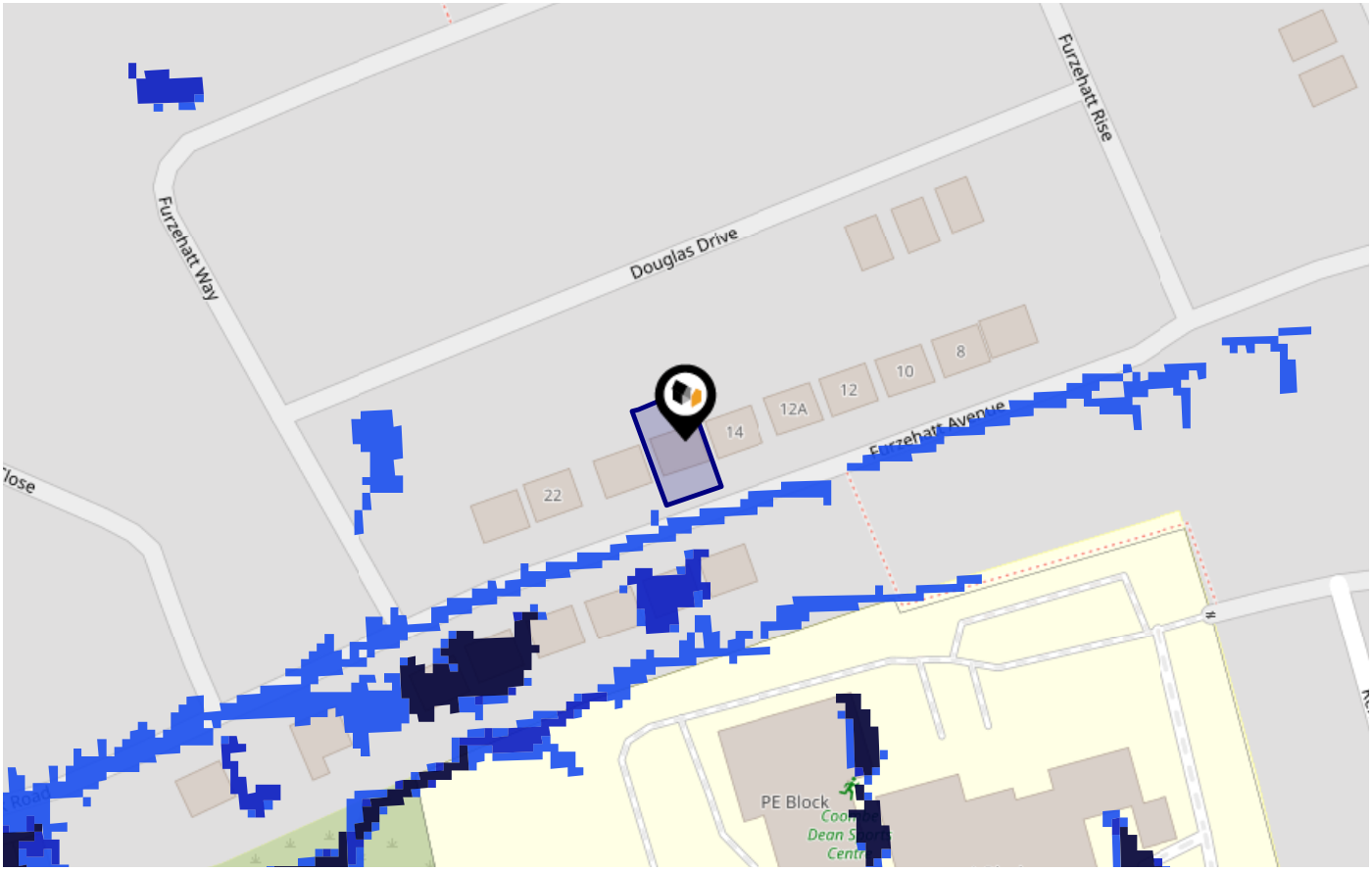


Flood Risk
Surface Water - Climate Change

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.



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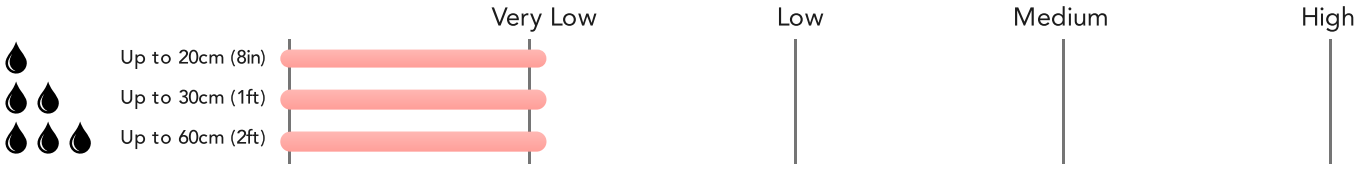
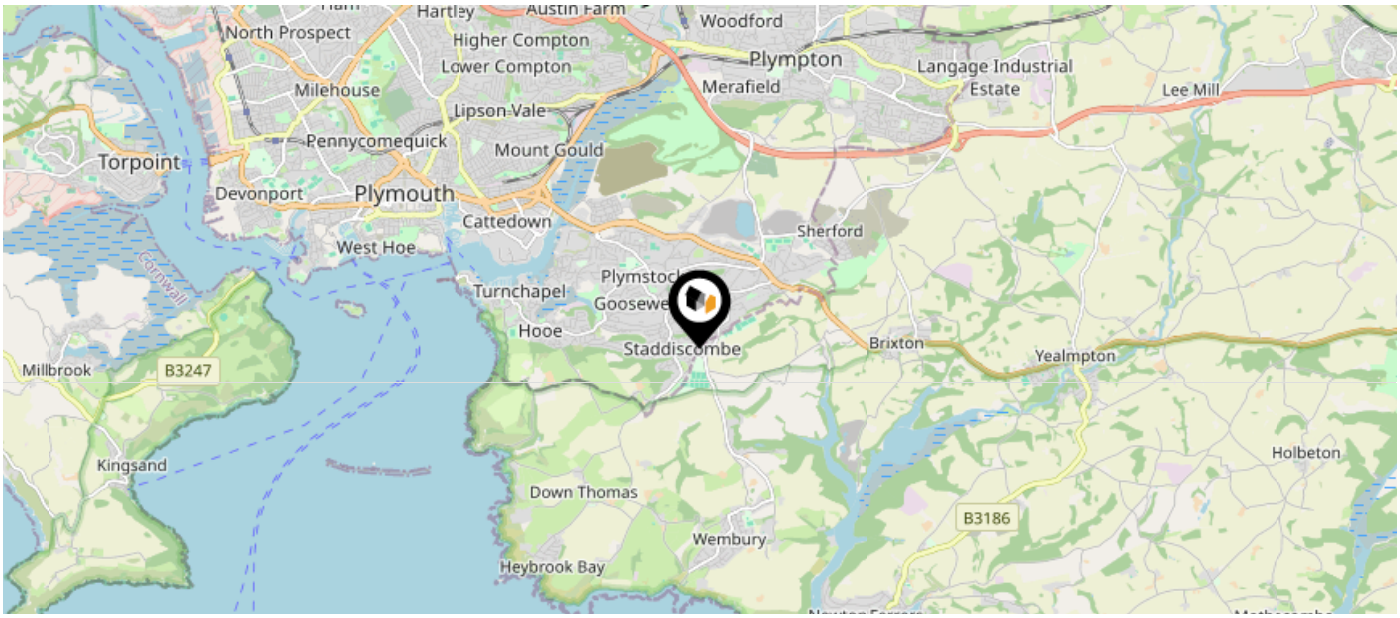


Maps
Green Belt

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

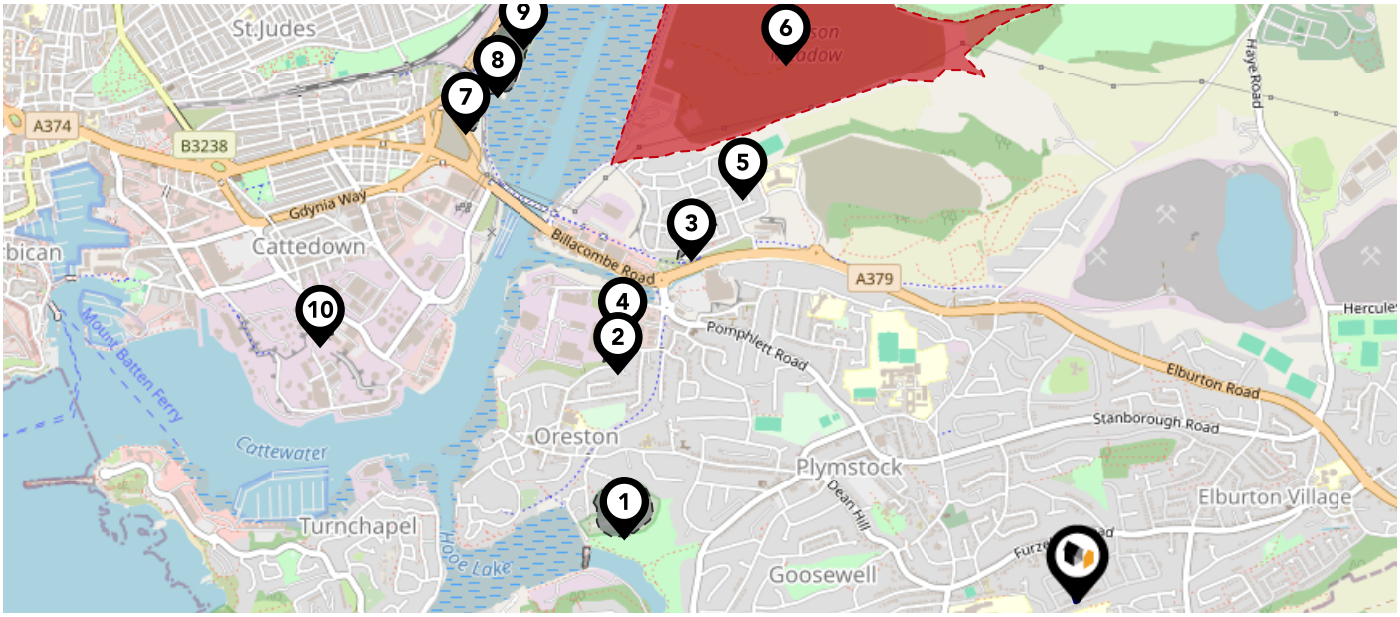


Nearby Green Belt Land

No data available.

Maps
Landfill Sites

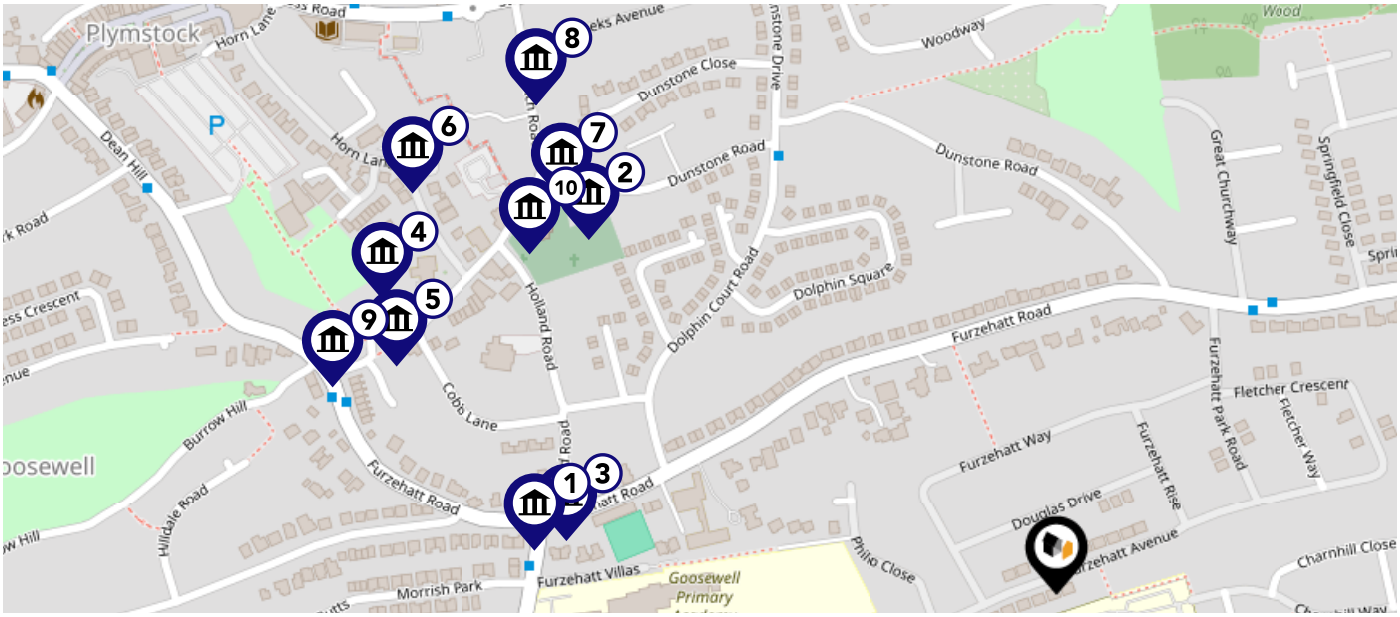
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



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

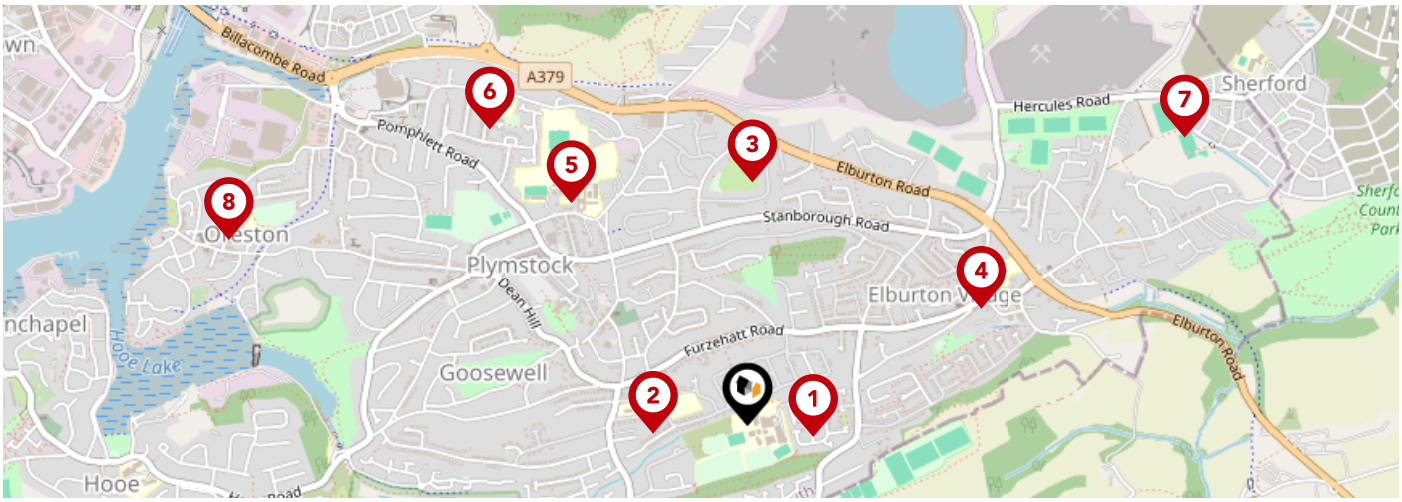
Maps
Listed Buildings

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



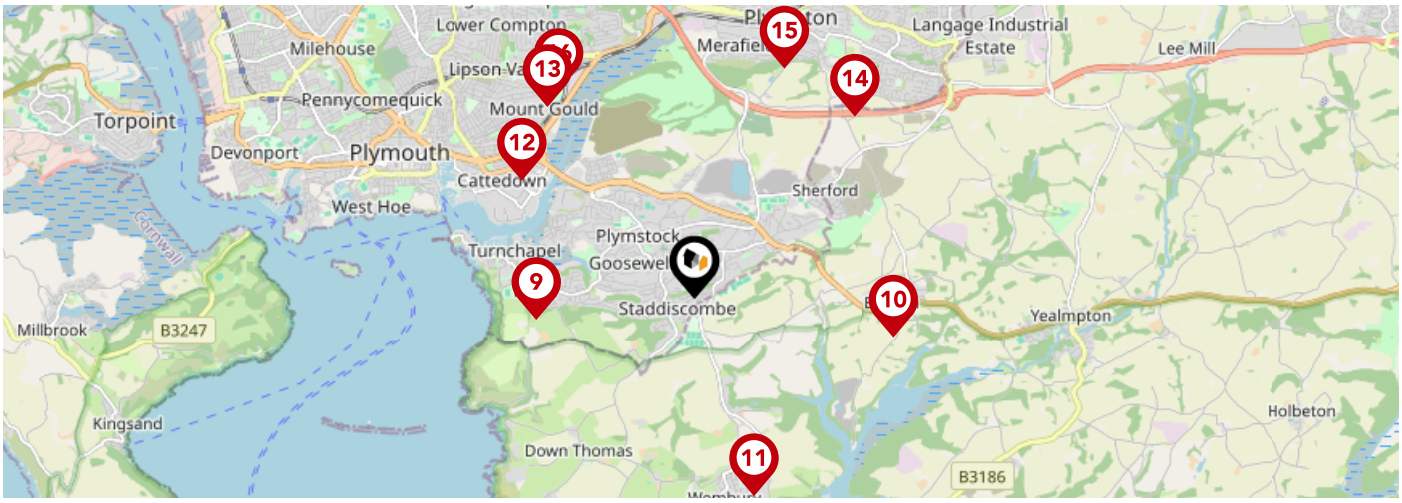
Listed Buildings in the local district		Grade	Distance
1	1322033 - Furzehatt House	Grade II	0.3 miles
2	1319615 - Olde Corte House (no. 67) And Former Barn (no. 69)	Grade II	0.3 miles
3	1322032 - Benhay	Grade II	0.3 miles
4	1321997 - Downhorn Farmhouse	Grade II	0.4 miles
5	1130044 - Marchant House	Grade II	0.4 miles
6	1321998 - Glendene And Eventide	Grade II	0.4 miles
7	1319616 - 74, Dunstone Road	Grade II	0.4 miles
8	1130043 - Peeks	Grade II	0.4 miles
9	1330540 - Burrow Farm (including Kitchen Wing)	Grade II	0.4 miles
10	1330543 - Treeby Tomb 8 Metres North Of Church Of St Mary And All Saints	Grade II	0.4 miles

Area
Schools



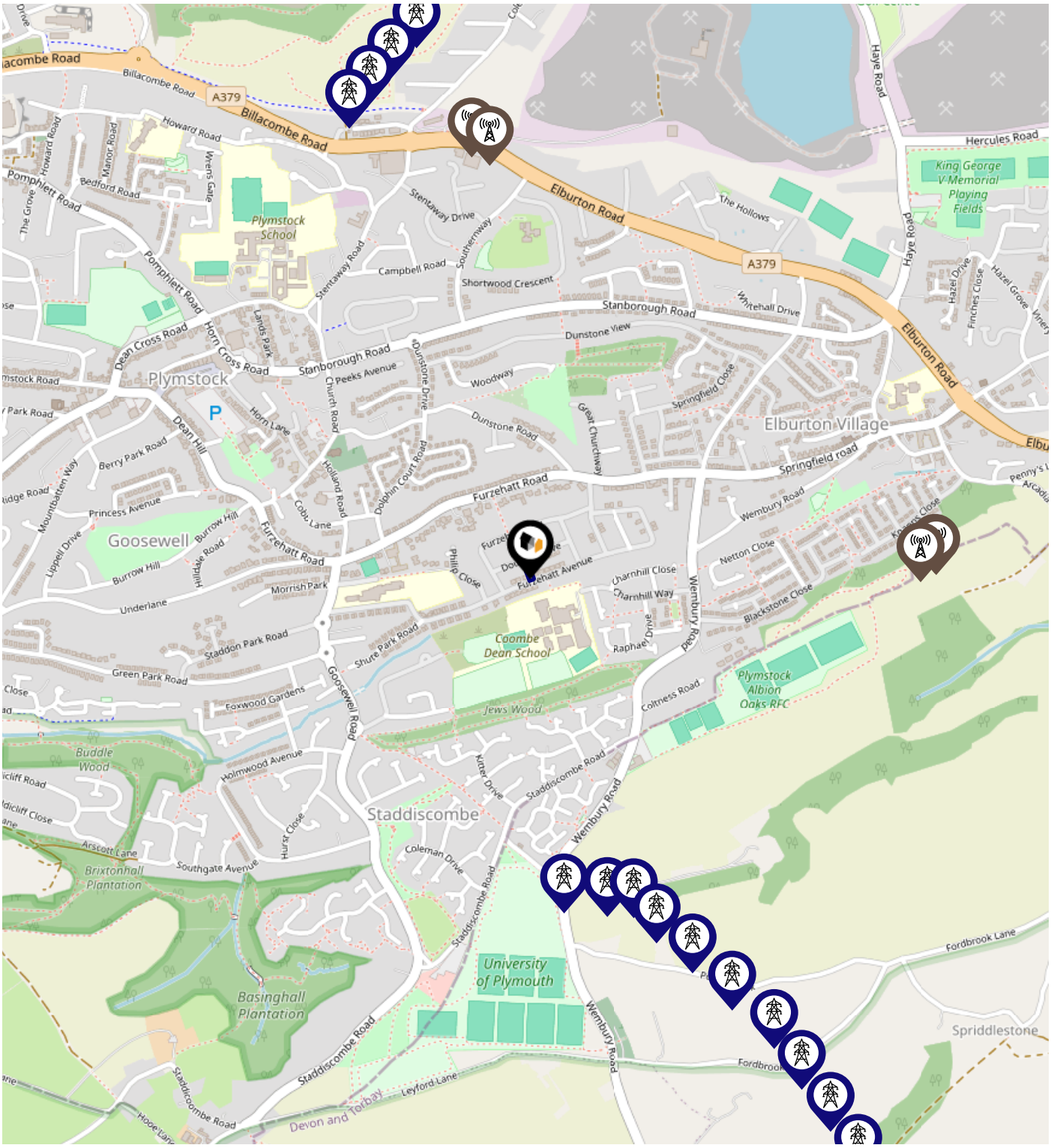
		Nursery	Primary	Secondary	College	Private
1	**Coombe Dean School** Ofsted Rating: Good | Pupils: 995 | Distance:0.16	☐	☐	☑	☐	☐
2	**Goosewell Primary Academy** Ofsted Rating: Good | Pupils: 419 | Distance:0.22	☐	☑	☐	☐	☐
3	**Morley Meadow Primary School** Ofsted Rating: Good | Pupils: 224 | Distance:0.58	☐	☑	☐	☐	☐
4	**Elburton Primary School** Ofsted Rating: Outstanding | Pupils: 465 | Distance:0.62	☐	☑	☐	☐	☐
5	**Plymstock School** Ofsted Rating: Good | Pupils: 1671 | Distance:0.67	☐	☐	☑	☐	☐
6	**Pomphlett Primary School** Ofsted Rating: Good | Pupils: 424 | Distance:0.93	☐	☑	☐	☐	☐
7	**Sherford Vale School & Nursery** Ofsted Rating: Good | Pupils: 258 | Distance:1.24	☐	☑	☐	☐	☐
8	**Oreston Community Academy** Ofsted Rating: Good | Pupils: 419 | Distance:1.3	☐	☑	☐	☐	☐

Area
Schools



		Nursery	Primary	Secondary	College	Private
9	**Hooe Primary Academy** Ofsted Rating: Good | Pupils: 212 | Distance:1.52	☐	☑	☐	☐	☐
10	**St Mary's Church of England Primary School** Ofsted Rating: Outstanding | Pupils: 102 | Distance:1.91	☐	☑	☐	☐	☐
11	**Wembury Primary School** Ofsted Rating: Good | Pupils: 184 | Distance:1.95	☐	☑	☐	☐	☐
12	**Prince Rock Primary School** Ofsted Rating: Outstanding | Pupils: 408 | Distance:1.99	☐	☑	☐	☐	☐
13	**Lipson Co-operative Academy** Ofsted Rating: Good | Pupils: 1102 | Distance:2.28	☐	☐	☑	☐	☐
14	**Plympton St Maurice Primary School** Ofsted Rating: Good | Pupils: 187 | Distance:2.3	☐	☑	☐	☐	☐
15	**Plympton St Mary's CofE Infant School** Ofsted Rating: Good | Pupils: 100 | Distance:2.34	☐	☑	☐	☐	☐
16	**Laira Green Primary School** Ofsted Rating: Good | Pupils: 230 | Distance:2.35	☐	☑	☐	☐	☐

Local Area
Masts & Pylons



Key:

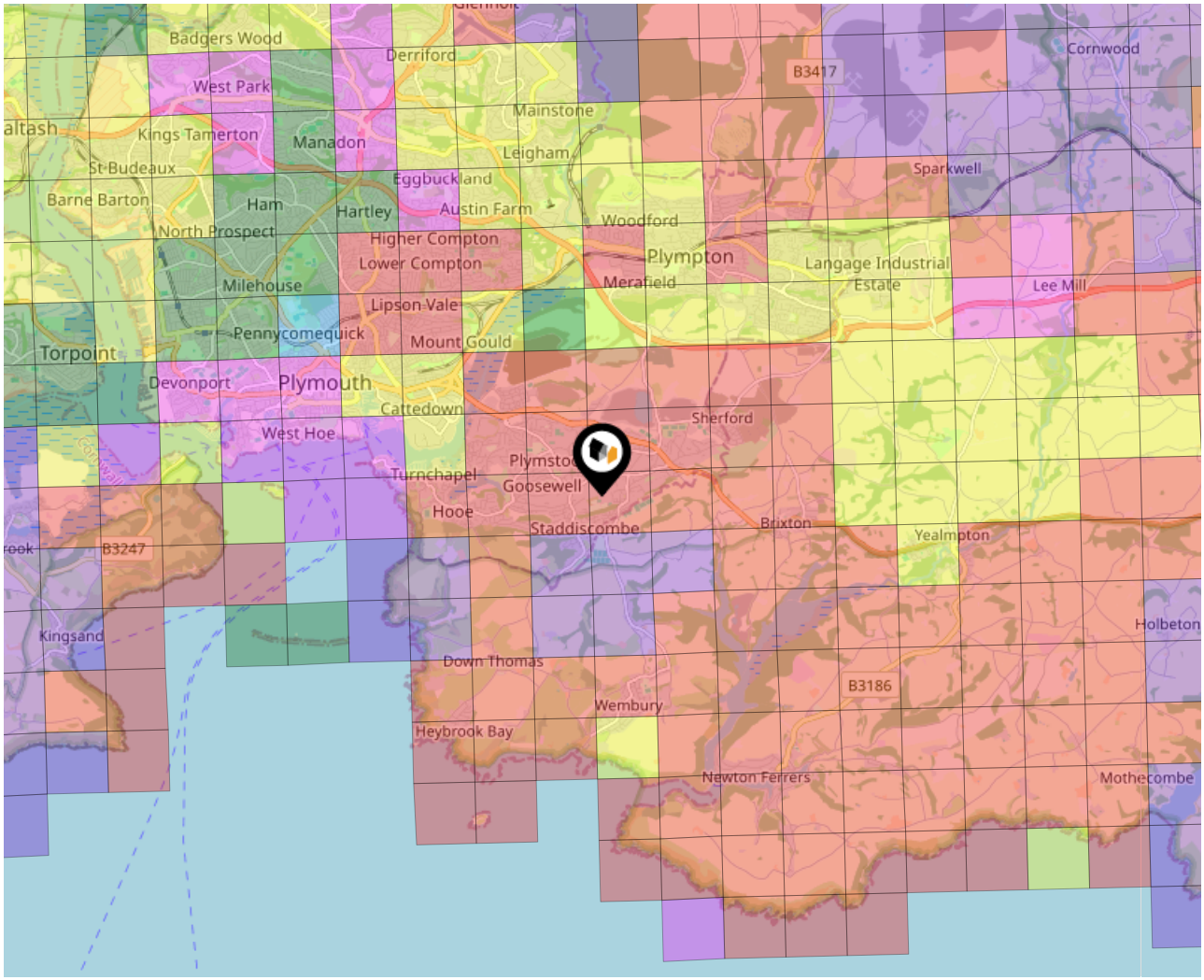
Power Pylons

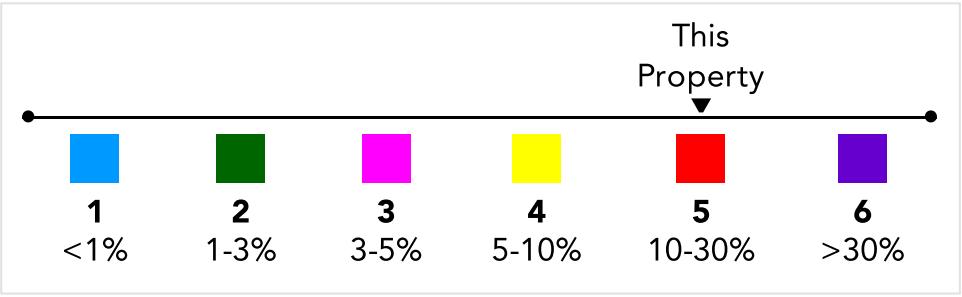
Communication Masts

Environment
Radon Gas

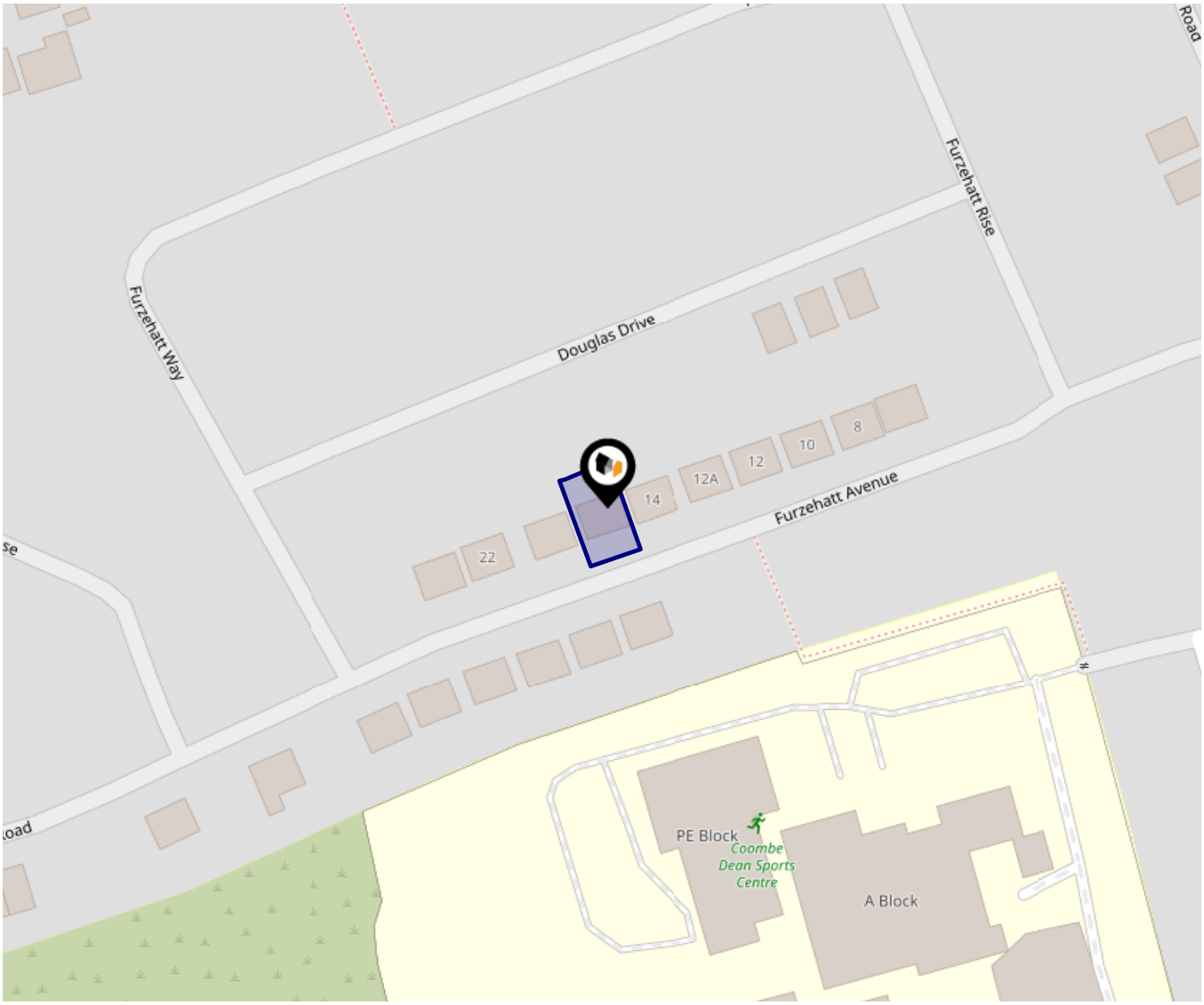
What is Radon?

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.

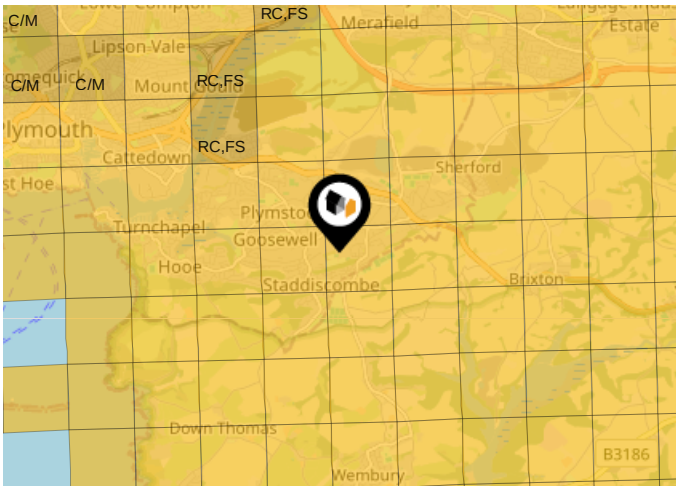
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 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)

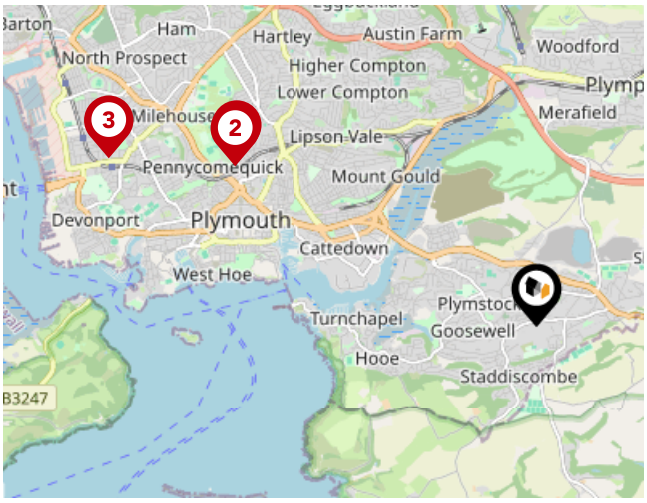
Carbon Content:	VARIABLE	**Soil Texture:**	LOAM TO SILTY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	**Soil Depth:**	INTERMEDIATE-SHALLOW
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		



Primary Classifications (Most Common Clay Types)

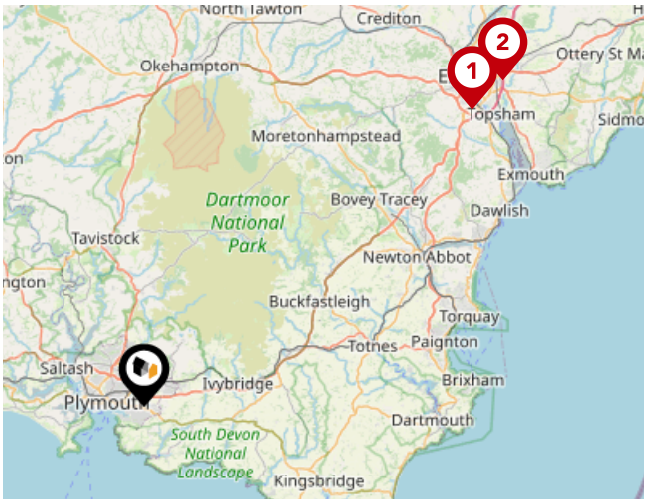
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay &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



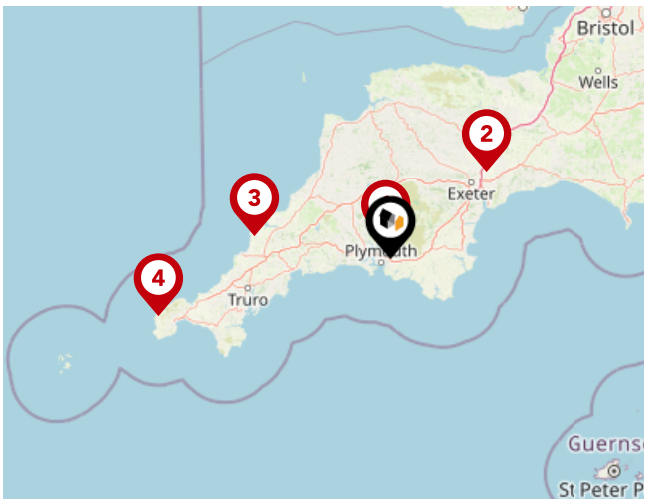
National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	3.23 miles
2	Plymouth Rail Station	3.23 miles
3	Devonport Rail Station	4.35 miles



Trunk Roads/Motorways

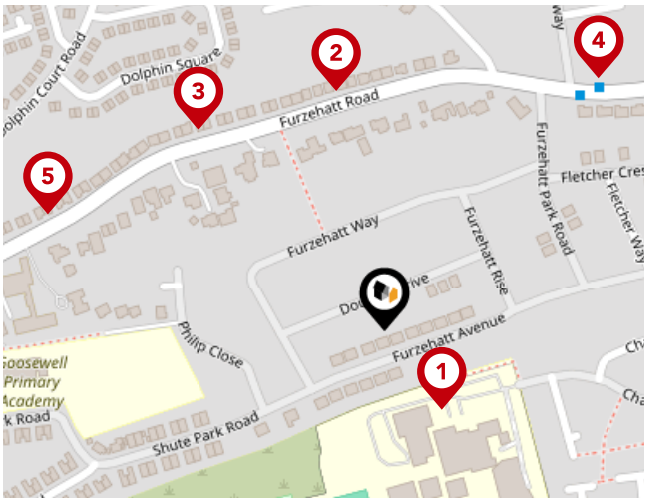
Pin	Name	Distance
1	M5 J31	33.45 miles
2	M5 J30	36.61 miles



Airports/Helipads

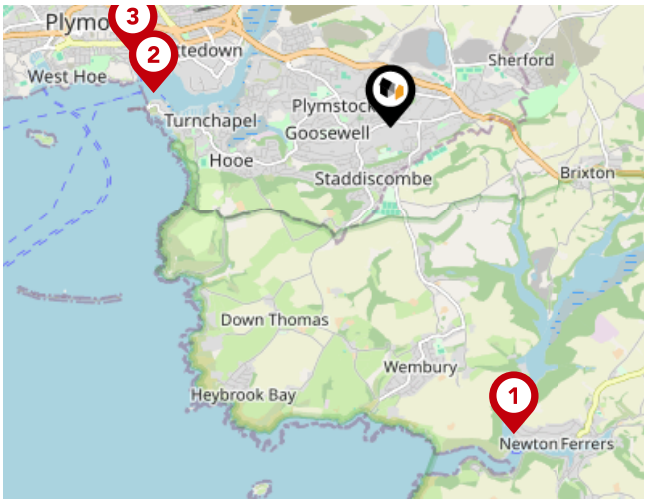
Pin	Name	Distance
1	Glenholt	4.83 miles
2	Exeter Airport	39.02 miles
3	St Mawgan	41.33 miles
4	Joppa	72.44 miles

Area
Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Coombe Dean School	0.06 miles
2	Furzehatt Road Middle	0.14 miles
3	Furzehatt Road	0.16 miles
4	Great Churchway	0.2 miles
5	Dolphin Court Road	0.21 miles



Ferry Terminals

Pin	Name	Distance
1	Newton Ferrers Ferry Landing	3.11 miles
2	Plymouth Mount Batten Ferry Landing	2.27 miles
3	Plymouth (Barbican) Landing Stage	2.54 miles

Data Quality

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