

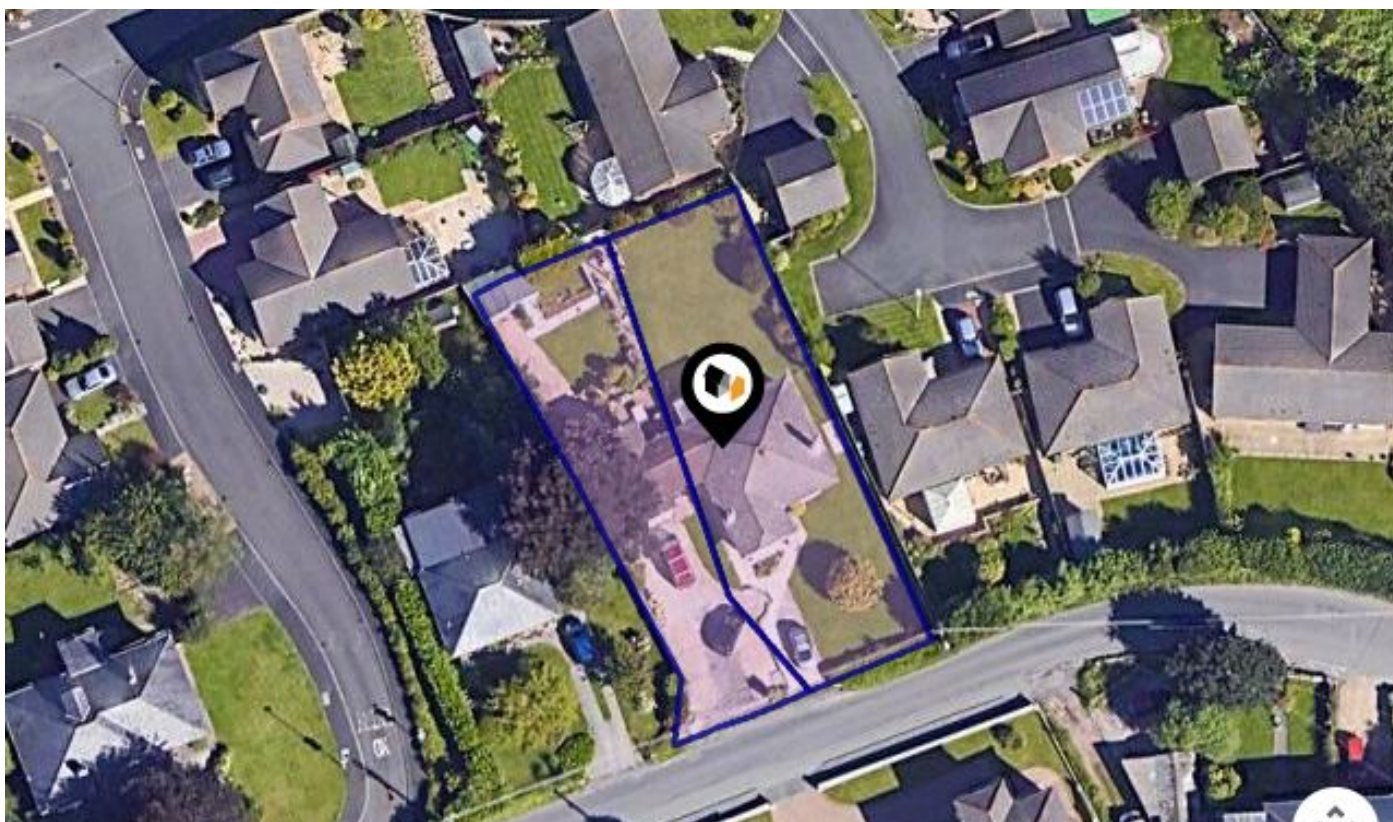


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 27th October 2025



SHERFORD ROAD, PLYMOUTH, PL9

Lang Town & Country

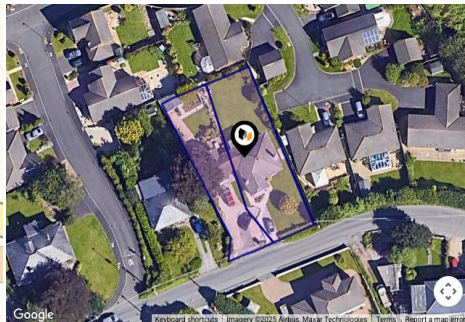
6 The Broadway Plymstock Plymouth PL9 7AU

01752 456000

paul@langtownandcountry.com

www.langtownandcountry.com





Property

Type:	Detached
Bedrooms:	4
Plot Area:	0.24 acres
Council Tax :	Band E
Annual Estimate:	£2,842
Title Number:	DN191240

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)

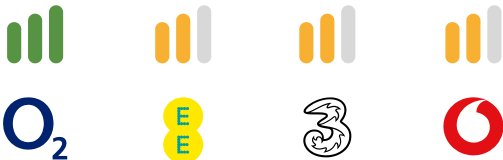
25
mb/s



1000
mb/s



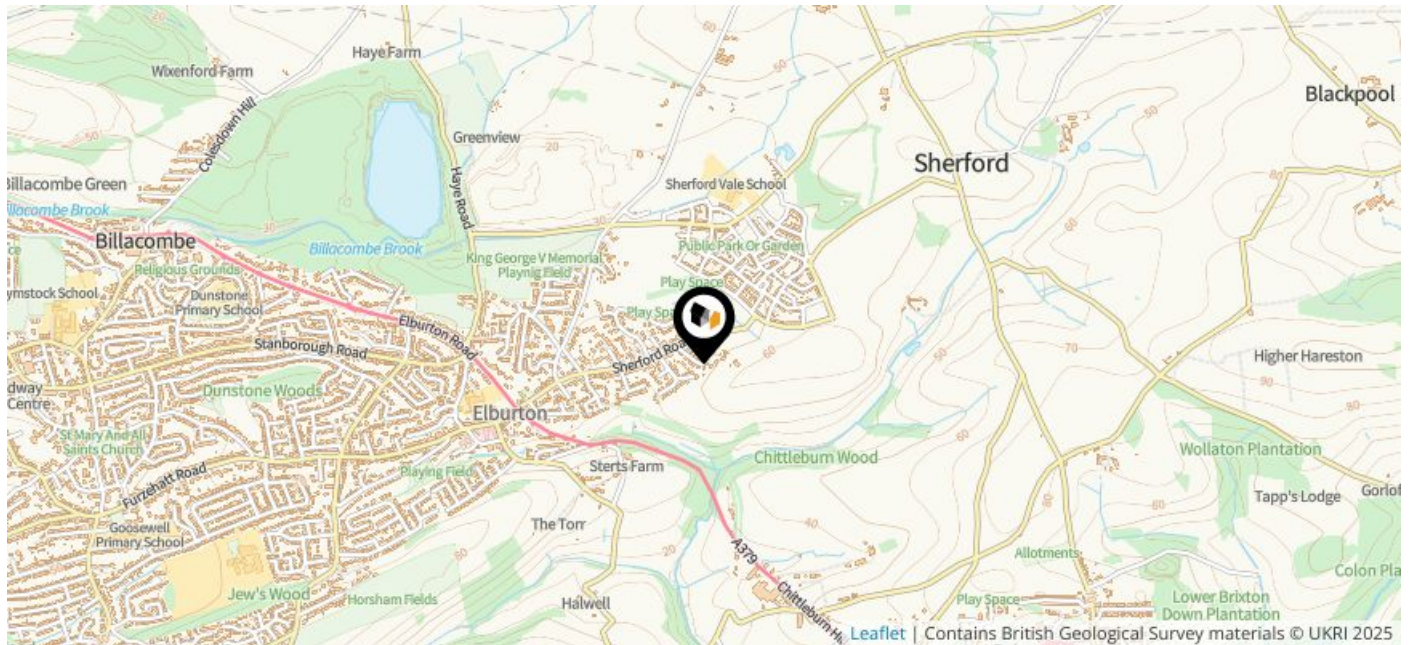
Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

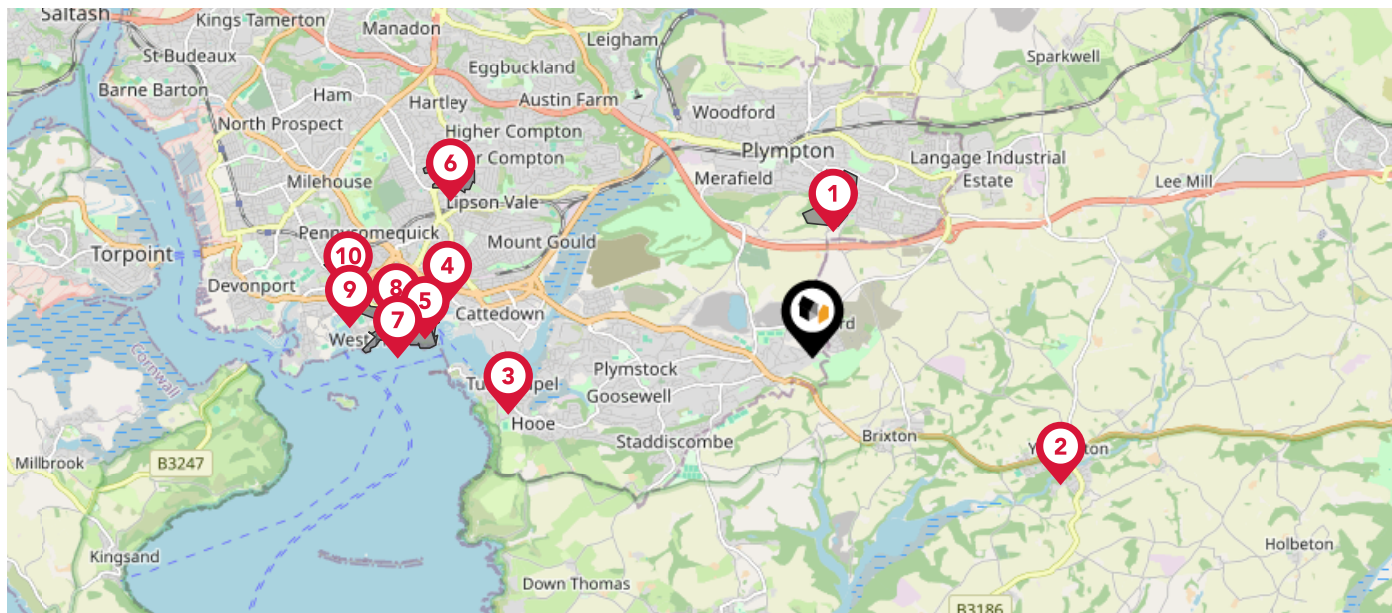
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

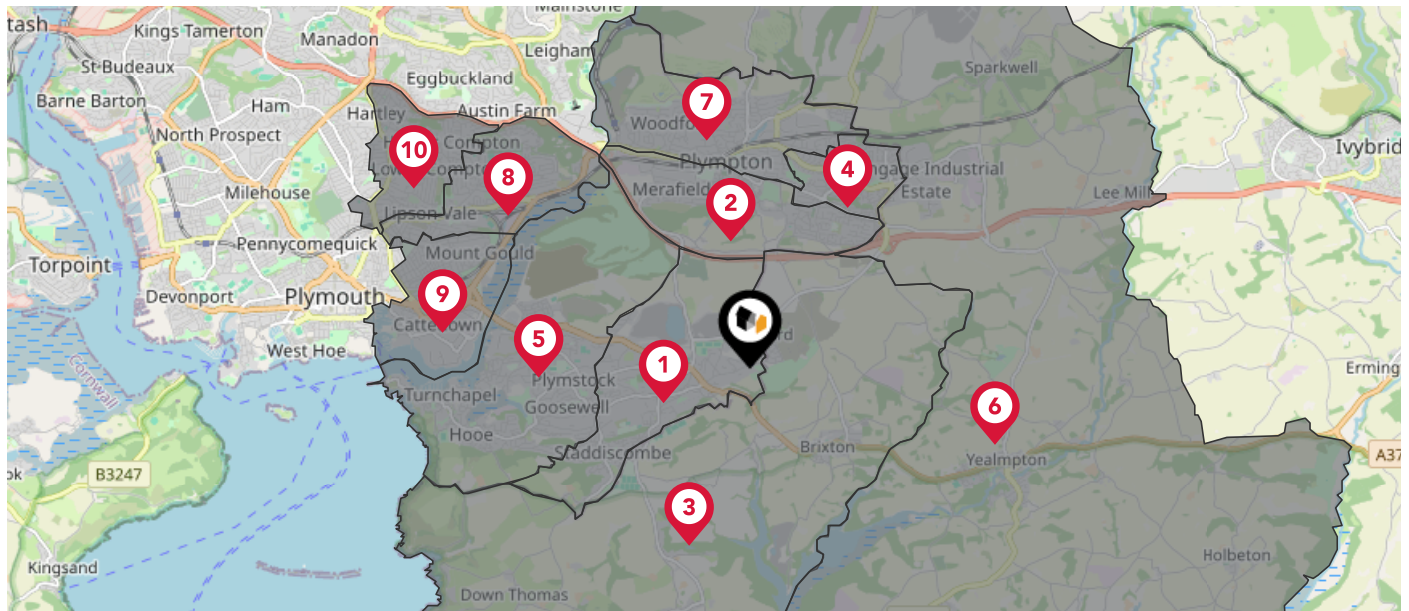
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

- 1 Plympton St Maurice
- 2 Yealmpton
- 3 Turnchapel
- 4 Ebrington Street
- 5 Barbican
- 6 Mannamead
- 7 The Hoe
- 8 City Centre
- 9 Union Street
- 10 North Stonehouse

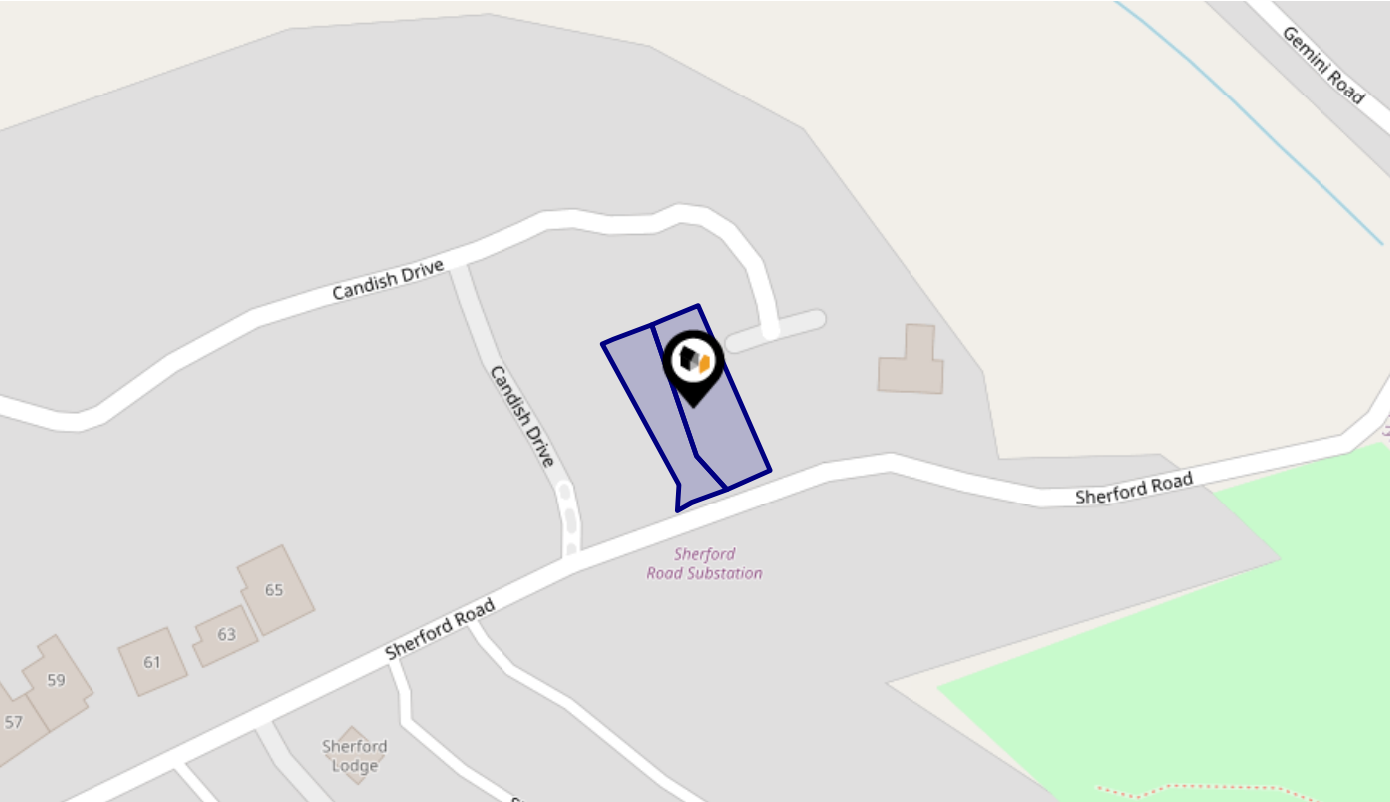
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

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

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:

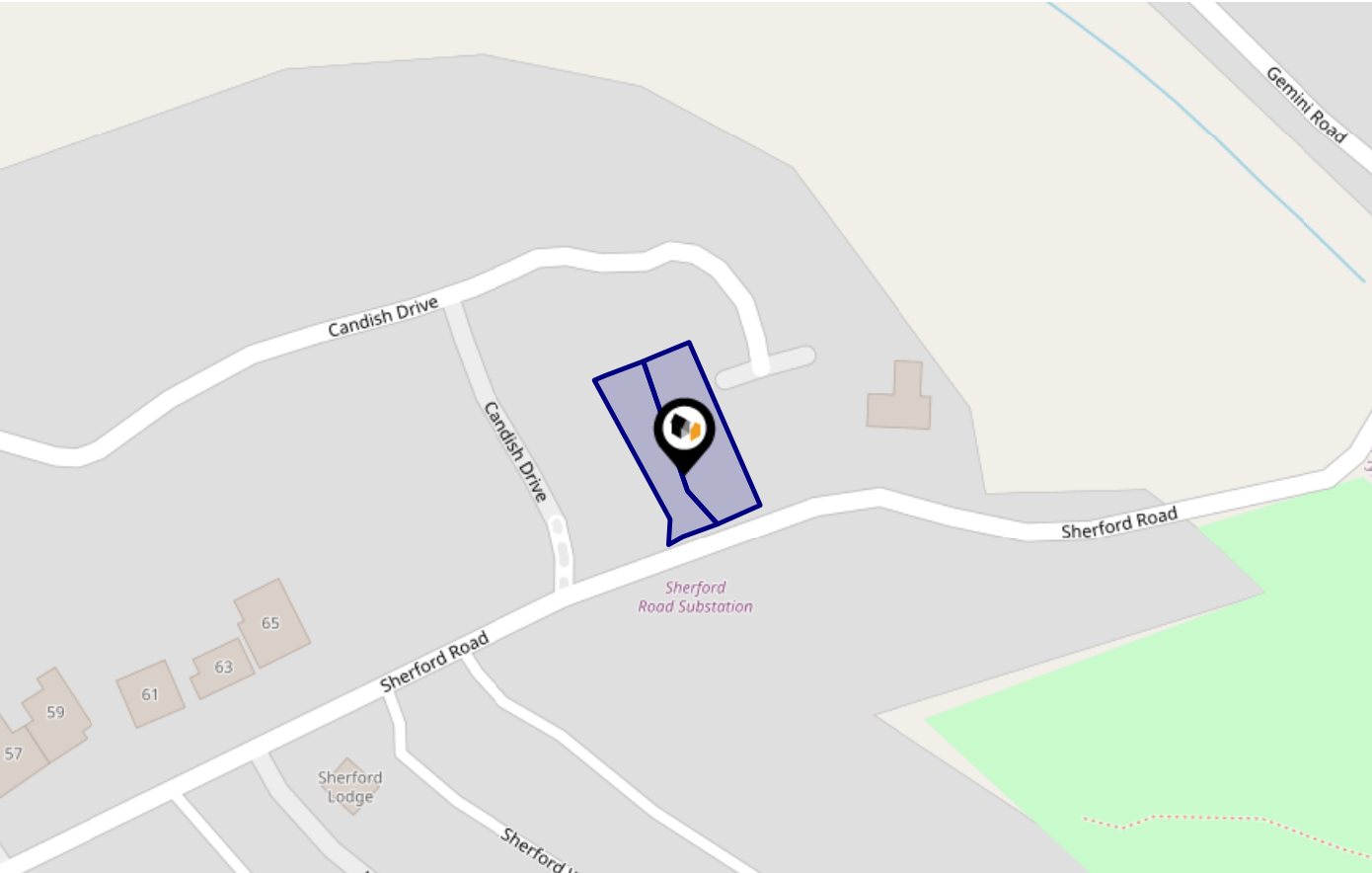
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

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.

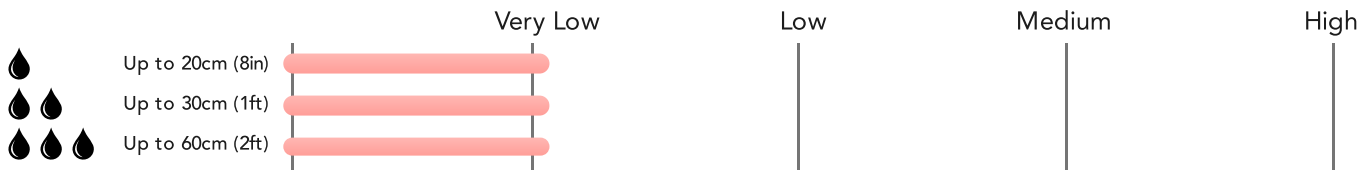


Risk Rating: Very low

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:

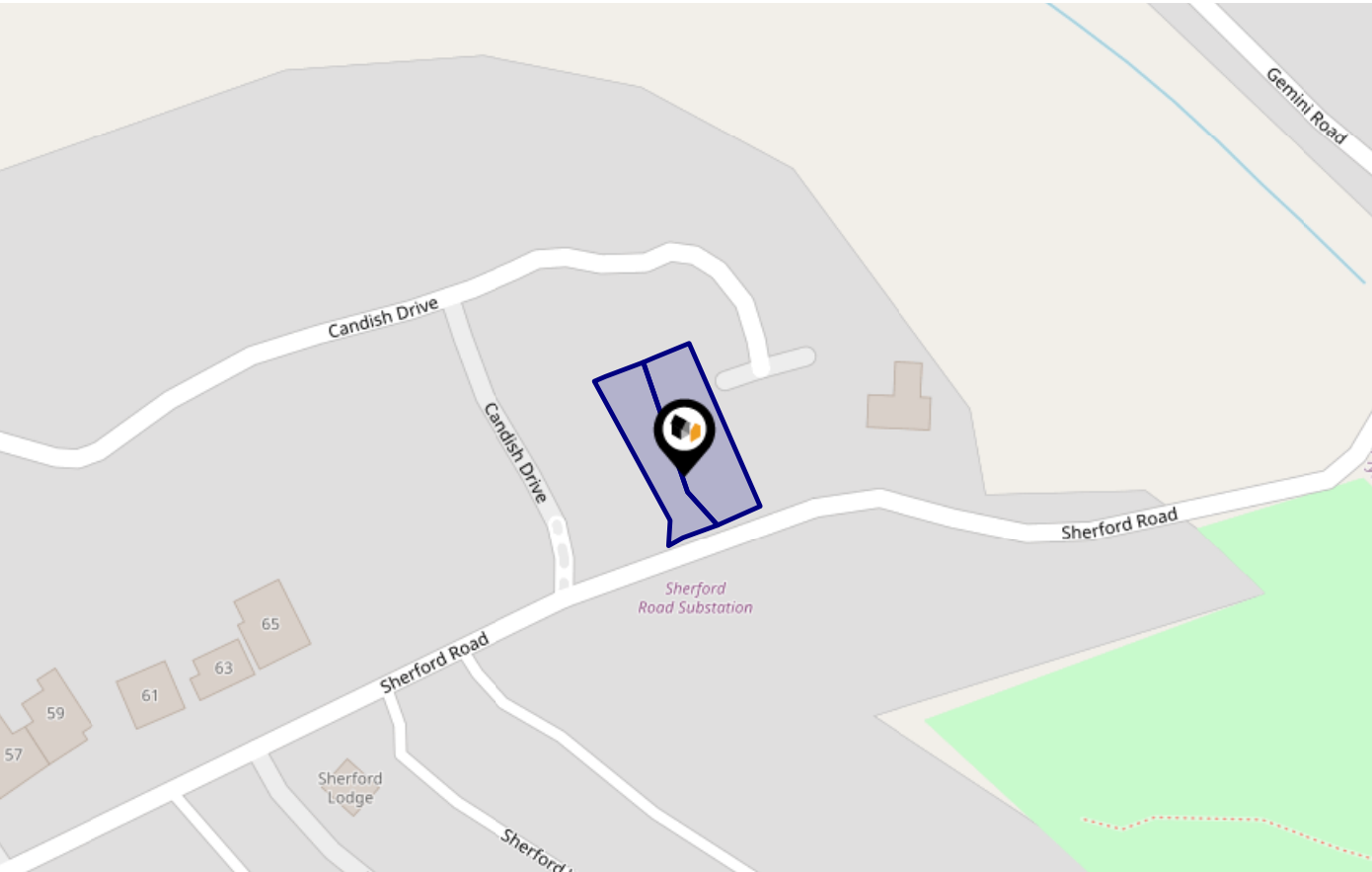


Flood Risk

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.

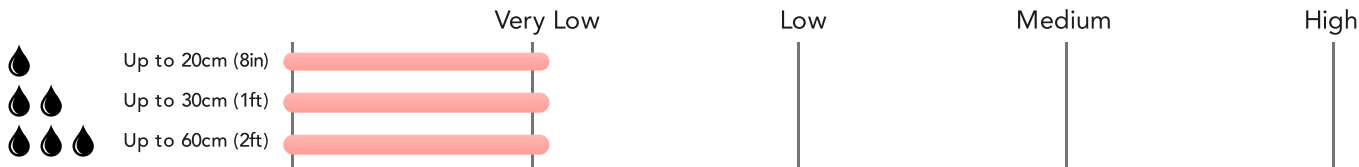


Risk Rating: **Very low**

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:

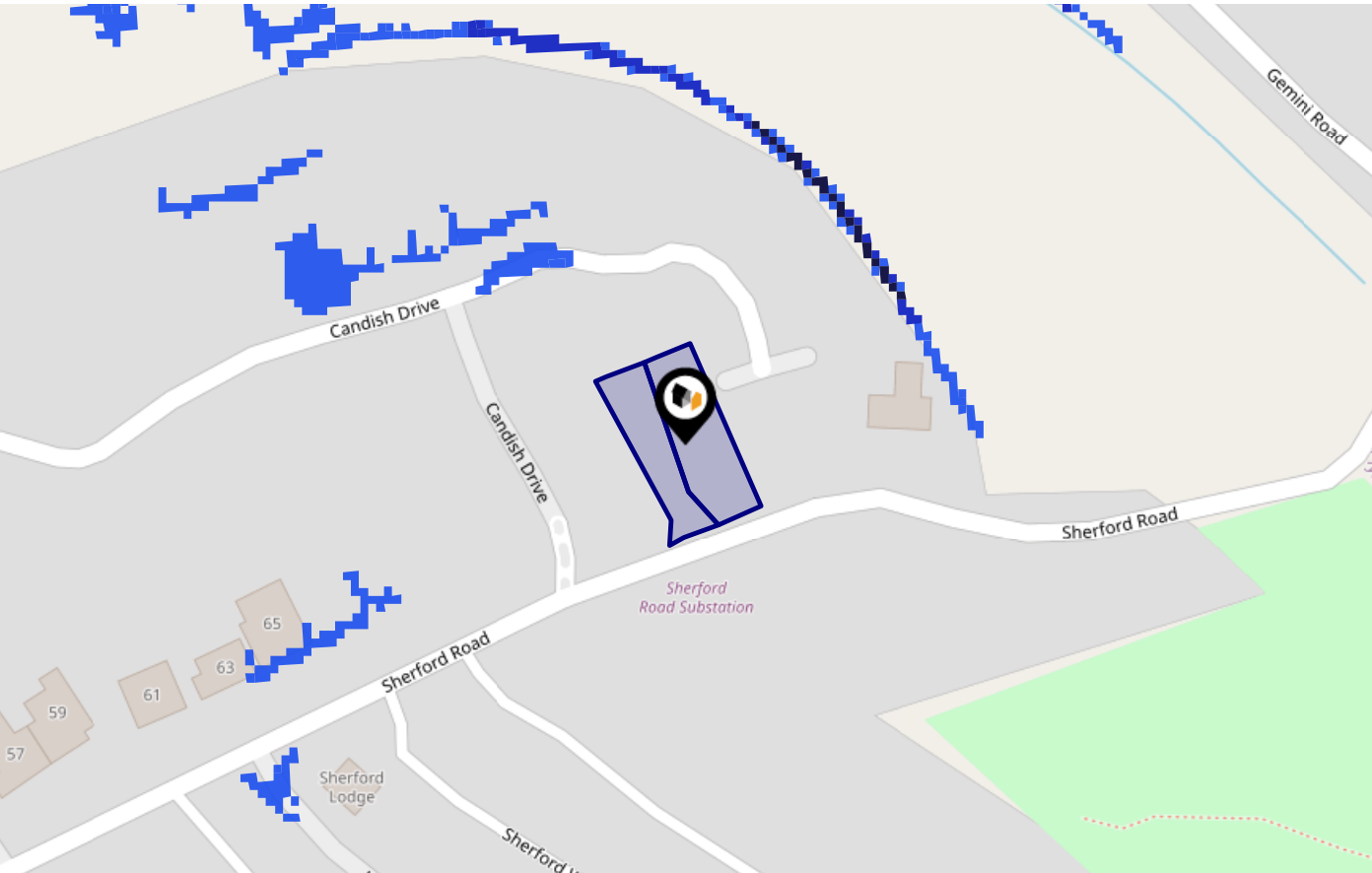


Flood Risk

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.

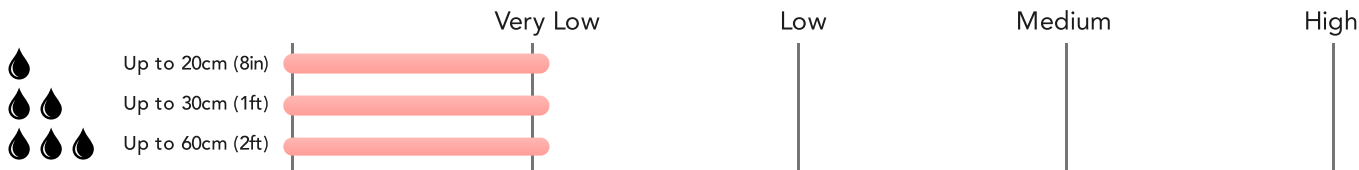


Risk Rating: Very low

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.
- 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:

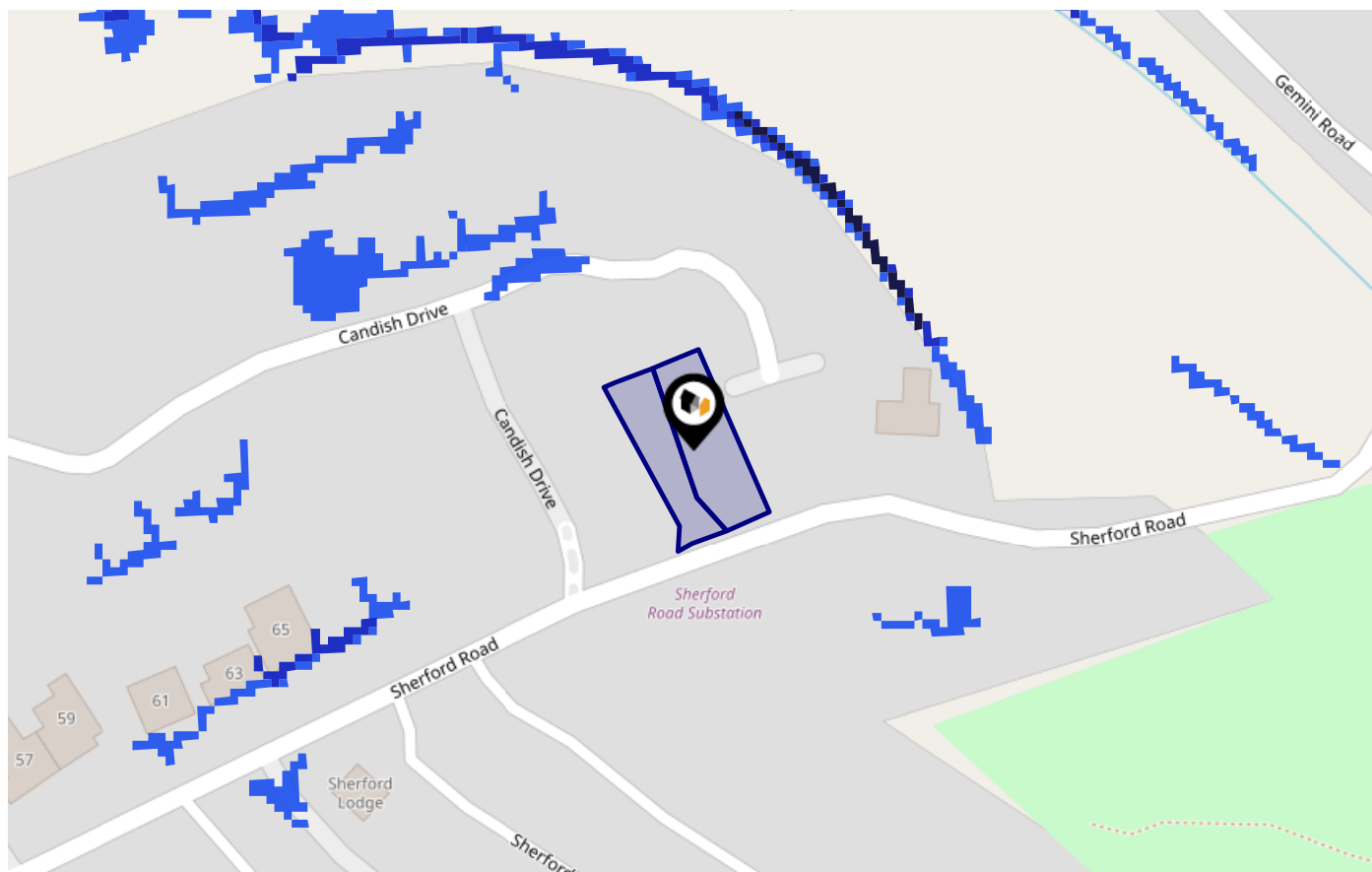


Flood Risk

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

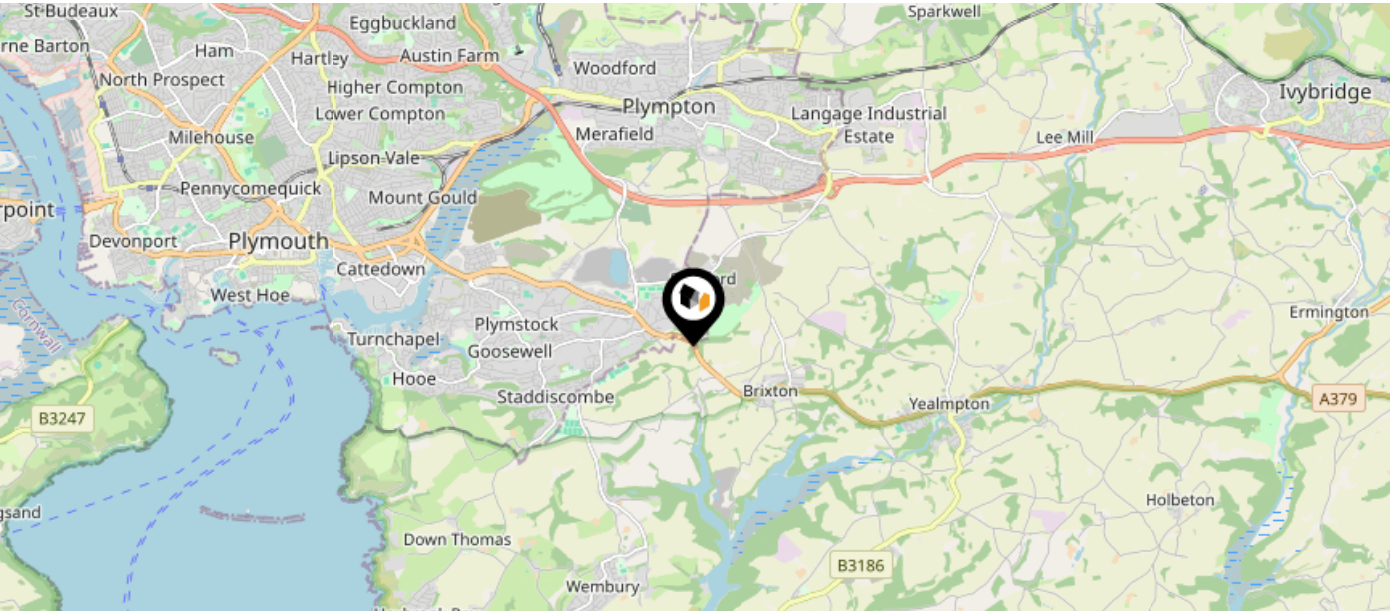
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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



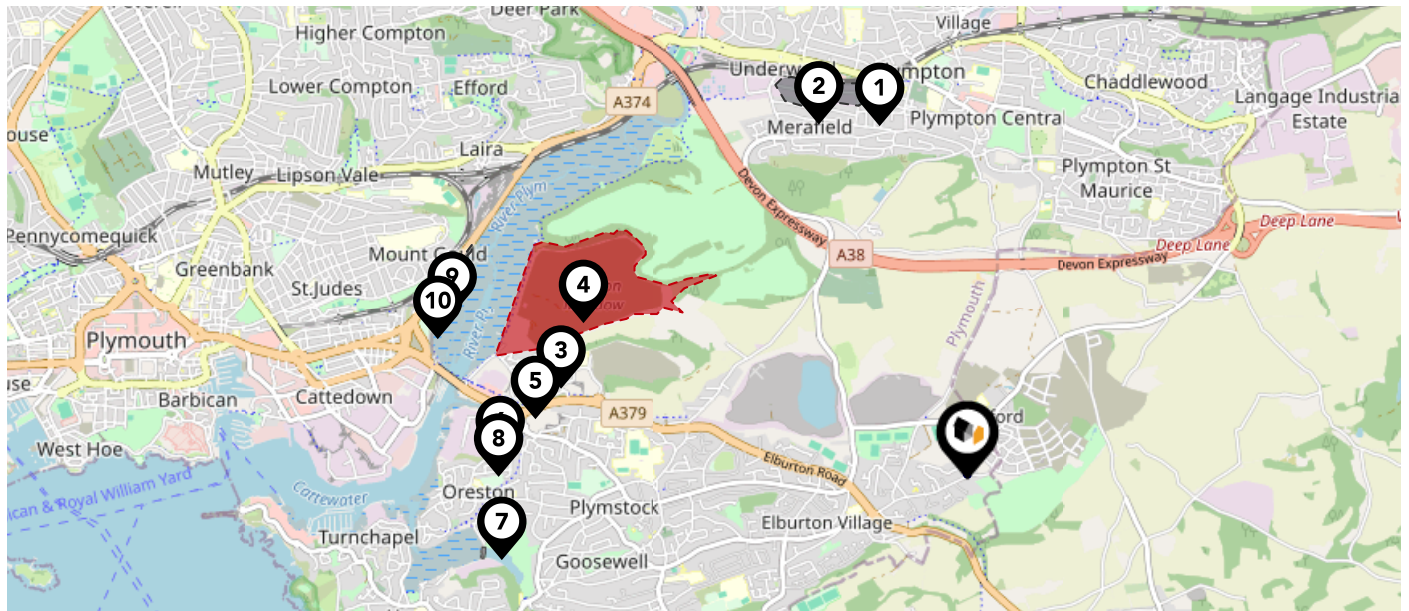
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

No data available.

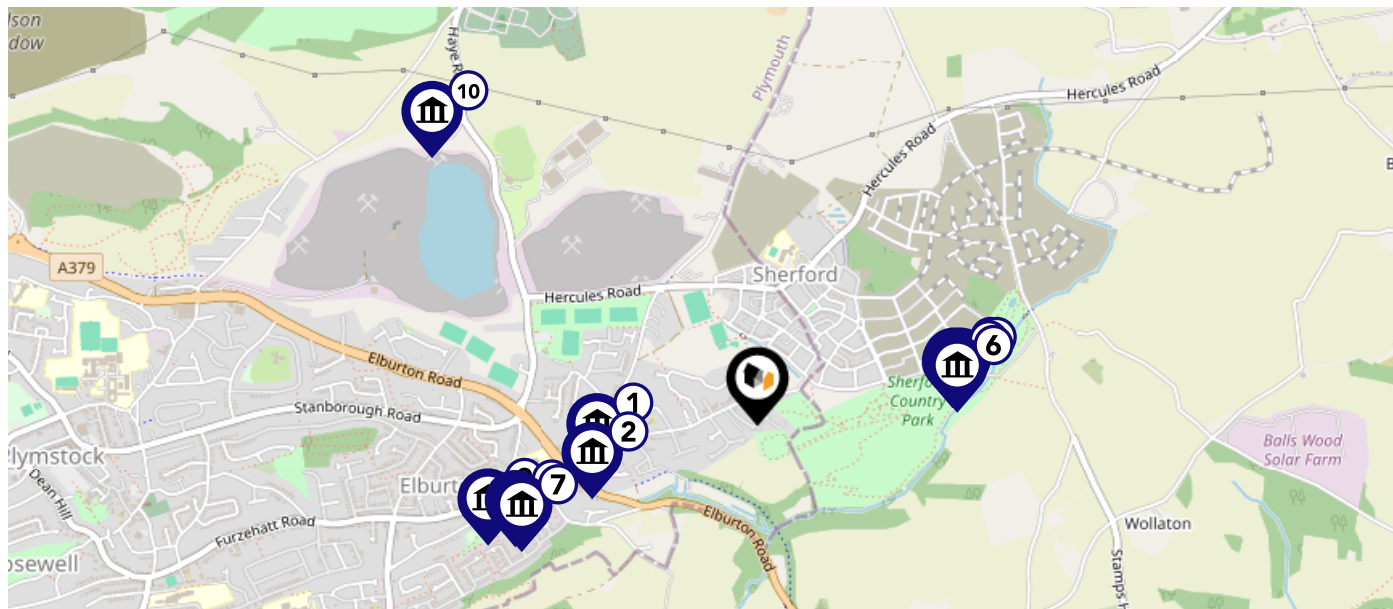
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



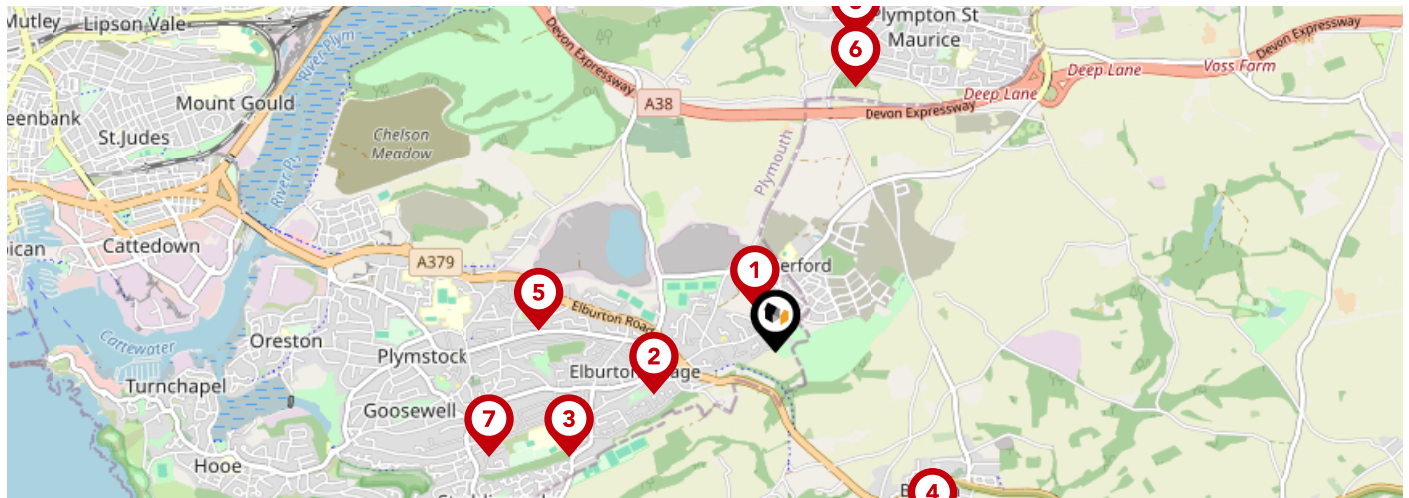
Nearby Landfill Sites

1	Recreation Ground Linketty Road Plympt-Recreation Ground Linketty Road Plympton, Plymouth	Historic Landfill	
2	Valley Road Plympton-Valley Road, Plympton, Plymouth	Historic Landfill	
3	Plymstock Works-Plymstock Works, Plymstock, Plymouth, Devon	Historic Landfill	
4	EA/EPR/EP3096HZ/V002	Active Landfill	
5	Former Warkham Quarry-Pomphlett, Plymouth	Historic Landfill	
6	Bedford Quarry Oreston A-Oreston, Plymouth	Historic Landfill	
7	Radford Quarry Oreston-Radford Quarry Oreston, Plymouth	Historic Landfill	
8	Bedford Quarry Oreston B-Oreston, Plymouth	Historic Landfill	
9	Embankment Road-Laira, Plymouth	Historic Landfill	
10	Blagdons Shipyard-Embankment Road Lane, Laira, Plymouth	Historic Landfill	

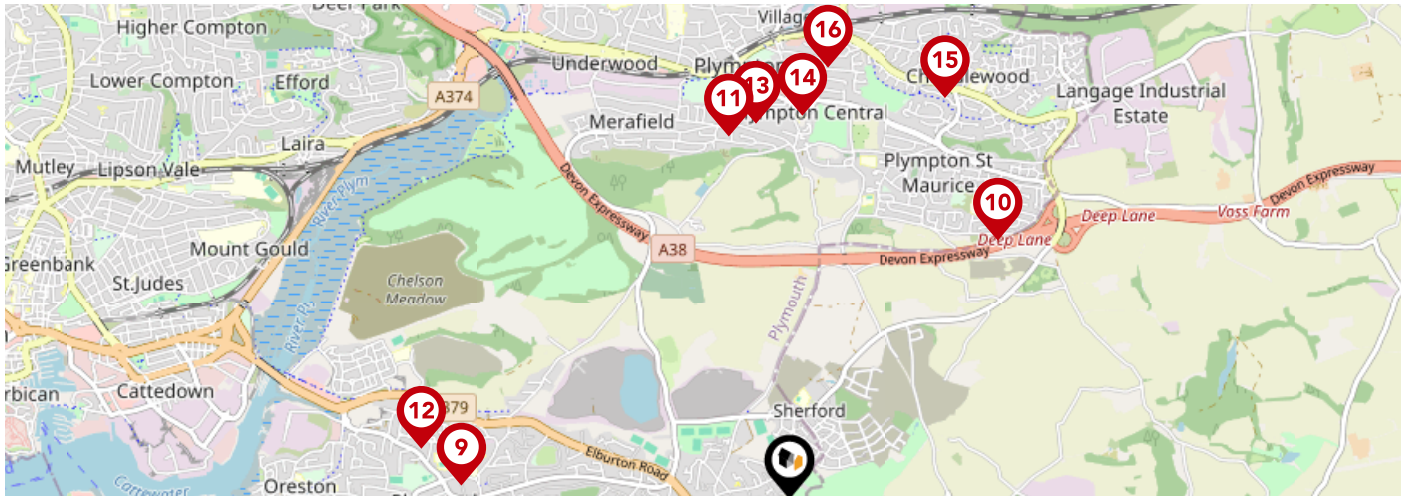
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1386415 - Minses Farmhouse	Grade II	0.4 miles
	1386391 - Sterts Farmhouse	Grade II	0.4 miles
	1147788 - Barn Approximately 25 Metres West South West Of West Sherford Farmhouse	Grade II	0.5 miles
	1107831 - Stables Approximately 15 Metres West Of West Sherford Farmhouse	Grade II	0.5 miles
	1107829 - West Sherford Farm House Including Outbuilding Adjoining On North East	Grade II	0.5 miles
	1107830 - Shippen Approximately 30 Metres South West Of West Sherford Farmhouse	Grade II	0.5 miles
	1129986 - 1, 2 And 3, Hendys Cottages	Grade II	0.6 miles
	1129985 - Battershill House	Grade II	0.6 miles
	1386411 - Elburton Cross	Grade II	0.7 miles
	1113282 - Haye Farmhouse	Grade II	1.0 miles

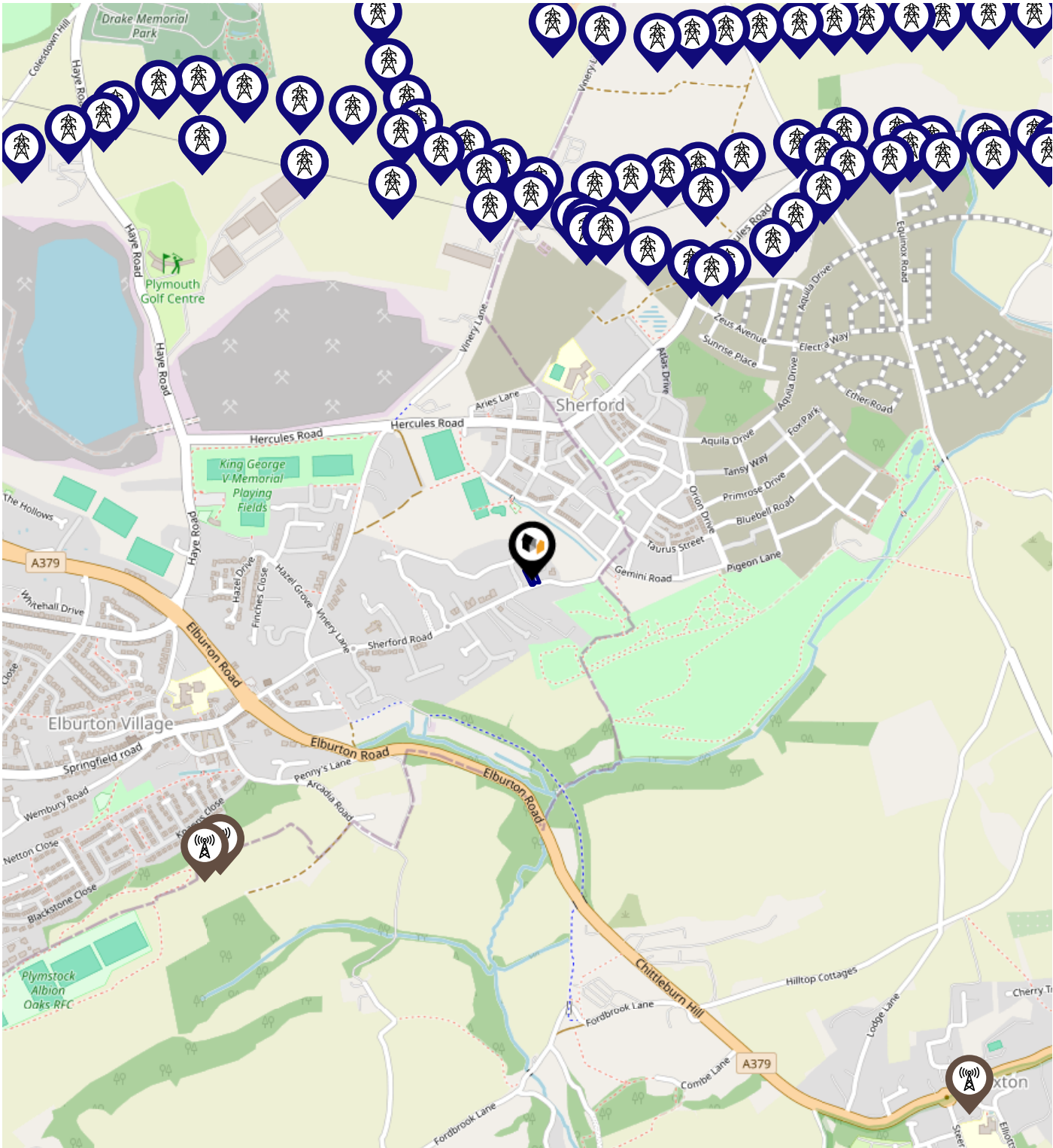


		Nursery	Primary	Secondary	College	Private
1	Sherford Vale School & Nursery Ofsted Rating: Good Pupils: 258 Distance:0.23	☐	☒	☐	☐	☐
2	Elburton Primary School Ofsted Rating: Outstanding Pupils: 465 Distance:0.61	☐	☒	☐	☐	☐
3	Coombe Dean School Ofsted Rating: Good Pupils: 995 Distance:1.09	☐	☐	☒	☐	☐
4	St Mary's Church of England Primary School Ofsted Rating: Outstanding Pupils: 102 Distance:1.12	☐	☒	☐	☐	☐
5	Morley Meadow Primary School Ofsted Rating: Good Pupils: 224 Distance:1.12	☐	☒	☐	☐	☐
6	Plympton St Maurice Primary School Ofsted Rating: Good Pupils: 187 Distance:1.32	☐	☒	☐	☐	☐
7	Goosewell Primary Academy Ofsted Rating: Good Pupils: 419 Distance:1.44	☐	☒	☐	☐	☐
8	Longcause Community Special School Ofsted Rating: Good Pupils: 110 Distance:1.53	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
9	Plymstock School Ofsted Rating: Good Pupils: 1671 Distance:1.55	☐	☐	☒	☐	☐
10	Yealmpstone Farm Primary School Ofsted Rating: Good Pupils: 216 Distance:1.57	☐	☒	☐	☐	☐
11	Plympton St Mary's CofE Infant School Ofsted Rating: Good Pupils: 100 Distance:1.74	☐	☒	☐	☐	☐
12	Pomphlett Primary School Ofsted Rating: Good Pupils: 424 Distance:1.75	☐	☒	☐	☐	☐
13	Old Priory Junior Academy Ofsted Rating: Good Pupils: 192 Distance:1.78	☐	☒	☐	☐	☐
14	Plympton Academy Ofsted Rating: Requires improvement Pupils: 1145 Distance:1.81	☐	☐	☒	☐	☐
15	Chaddlewood Primary School Ofsted Rating: Good Pupils: 372 Distance:2.04	☐	☒	☐	☐	☐
16	Glen Park Primary School Ofsted Rating: Outstanding Pupils: 407 Distance:2.05	☐	☒	☐	☐	☐

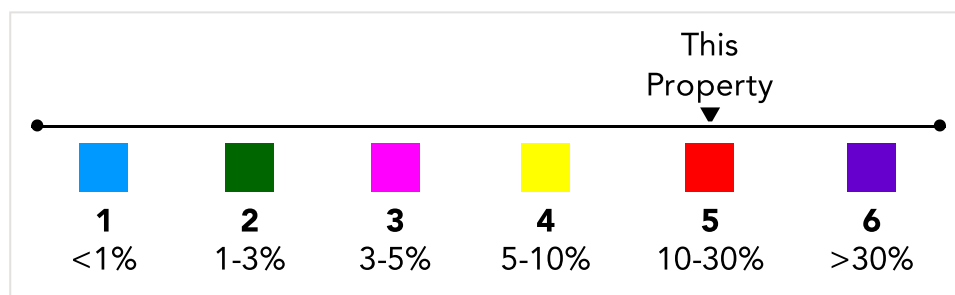
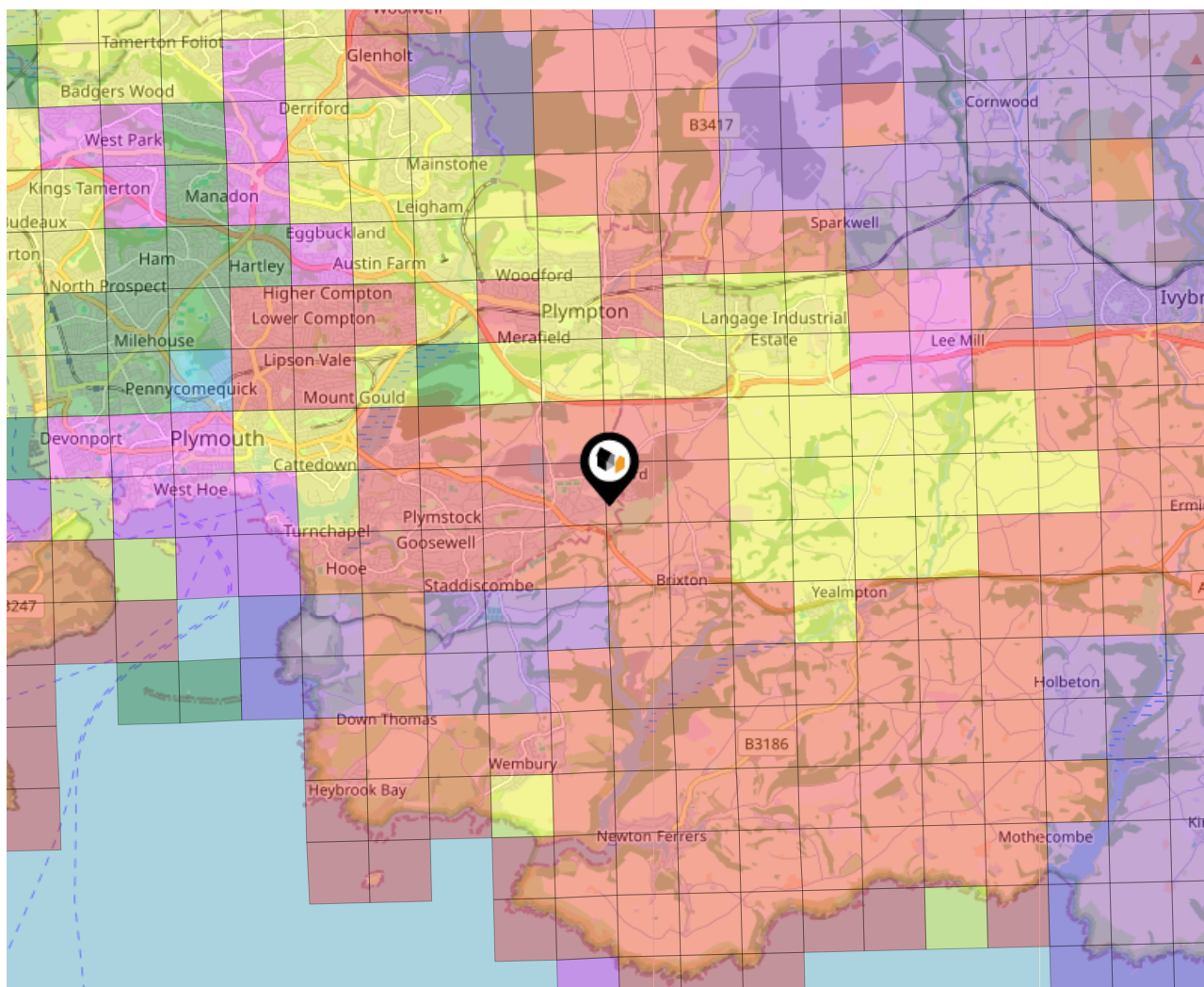
Local Area Masts & Pylons

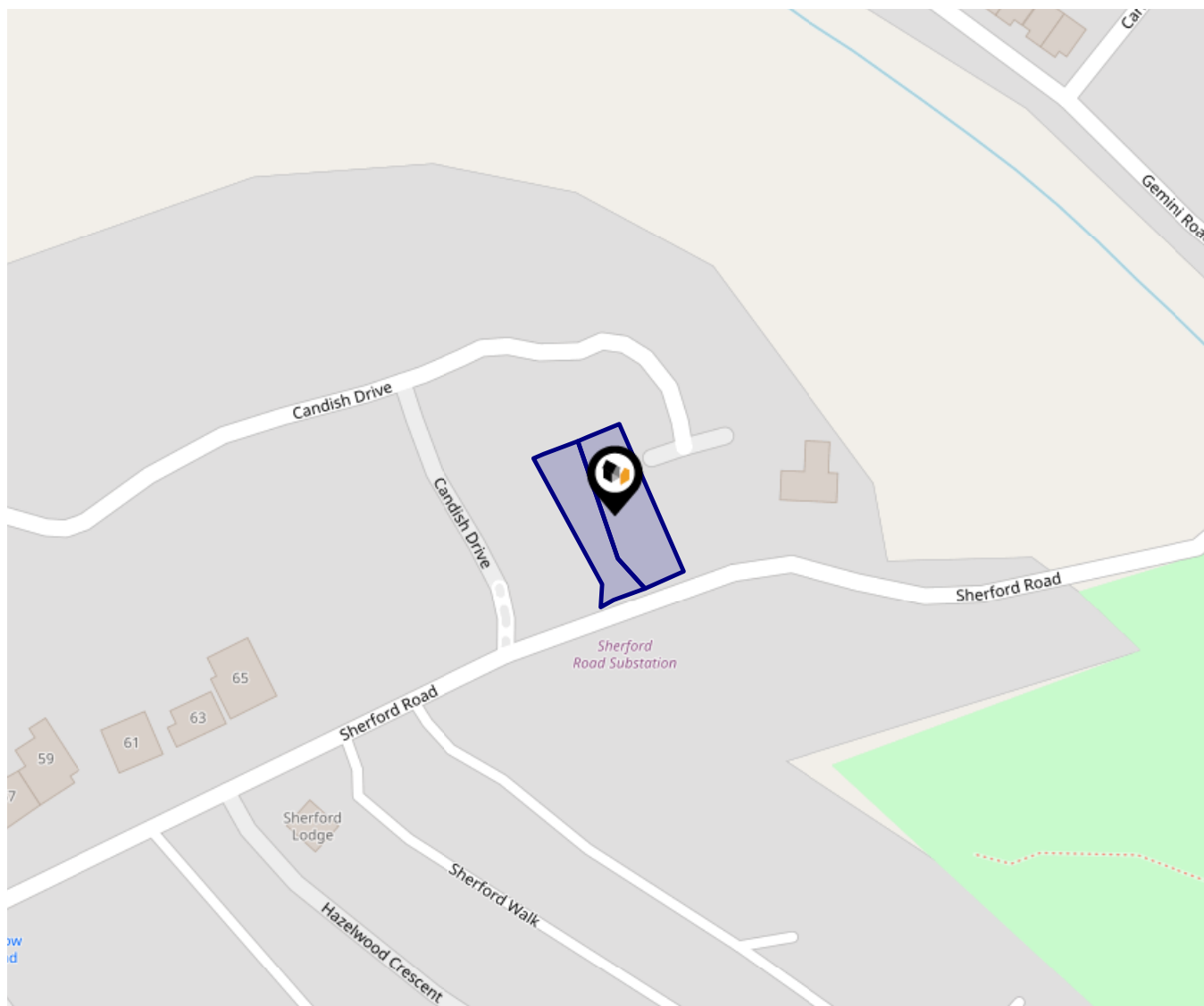


Key:

-  Power Pylons
-  Communication Masts

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).





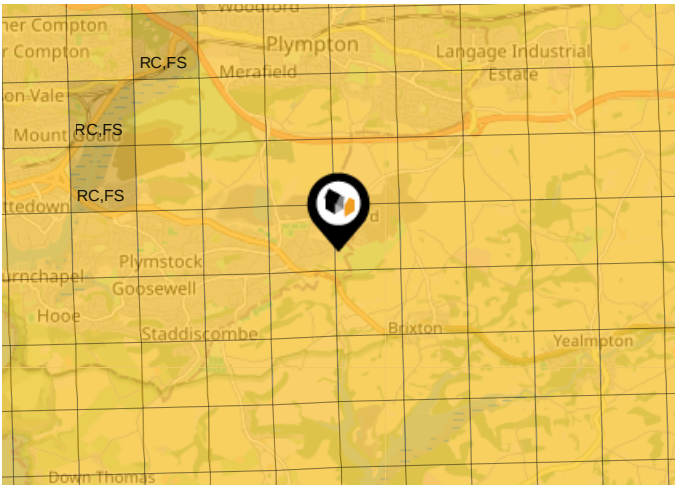
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

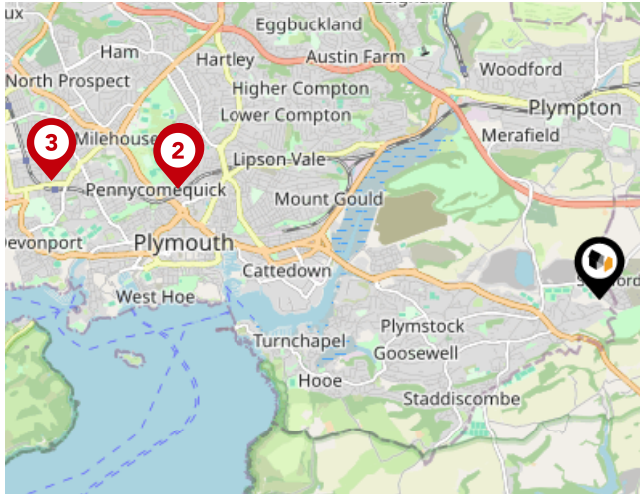
Carbon Content:	VARIABLE	Soil Texture:	LOAM TO SILTY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	INTERMEDIATE-SHALLOW
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		



Primary Classifications (Most Common Clay Types)

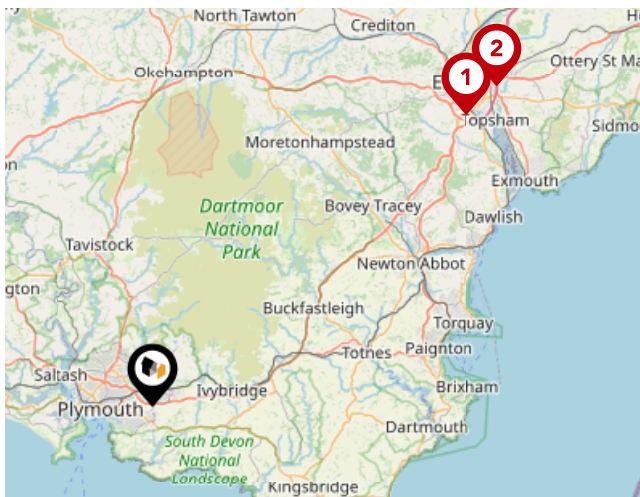
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay &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



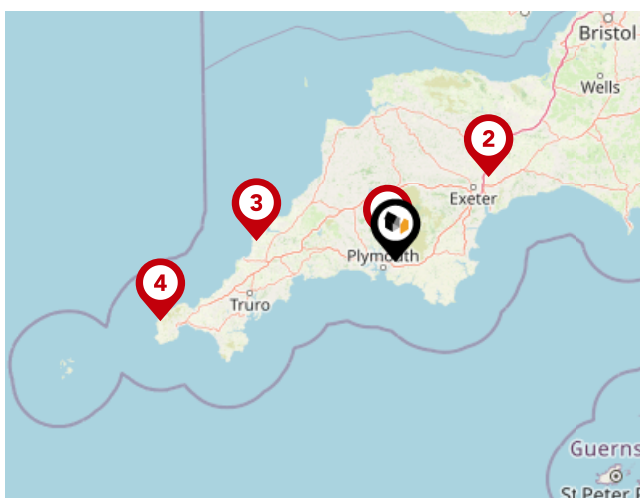
National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	4.11 miles
2	Plymouth Rail Station	4.12 miles
3	Devonport Rail Station	5.3 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	32.3 miles
2	M5 J30	35.47 miles



Airports/Helipads

Pin	Name	Distance
1	Glenholt	4.85 miles
2	Exeter Airport	37.87 miles
3	St Mawgan	42.38 miles
4	Joppa	73.65 miles

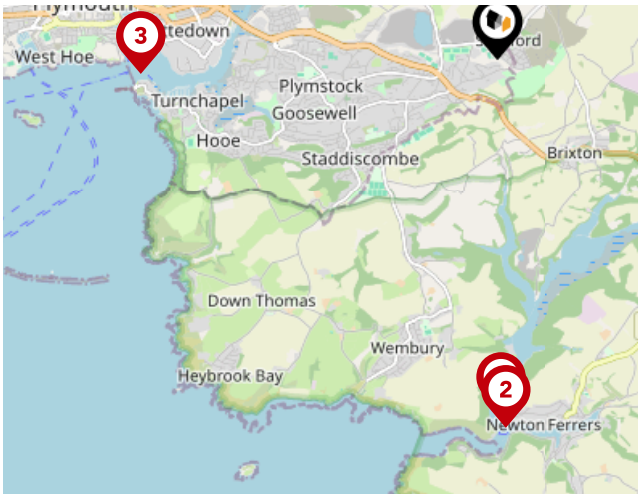
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Candish Drive East	0.03 miles
2	Brookwood Road	0.14 miles
3	Brookwood Road	0.13 miles
4	Hercules Road West	0.26 miles
5	Candish Drive West	0.19 miles



Ferry Terminals

Pin	Name	Distance
1	Newton Ferrers Ferry Landing	3.36 miles
2	Noss Mayo Ferry Landing	3.49 miles
3	Plymouth Mount Batten Ferry Landing	3.38 miles



Lang Town & Country

Lang & Co was founded in 1993 and Town & Country Lettings in 1997 both quickly built up a trusted reputation for giving honest and professional advice.

The business is headed up by a team of Directors who specialise in their own chosen fields. This unique attribute sets us apart from the competition and offers clients a chance to deal with leading, local property experts. This ensures that you receive the best possible advice whether you are selling, letting or buying.

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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

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.



Lang Town & Country

6 The Broadway Plymstock Plymouth PL9

7AU

01752 456000

paul@langtownandcountry.com

www.langtownandcountry.com

