



LANG TOWN  
& COUNTRY

SALES

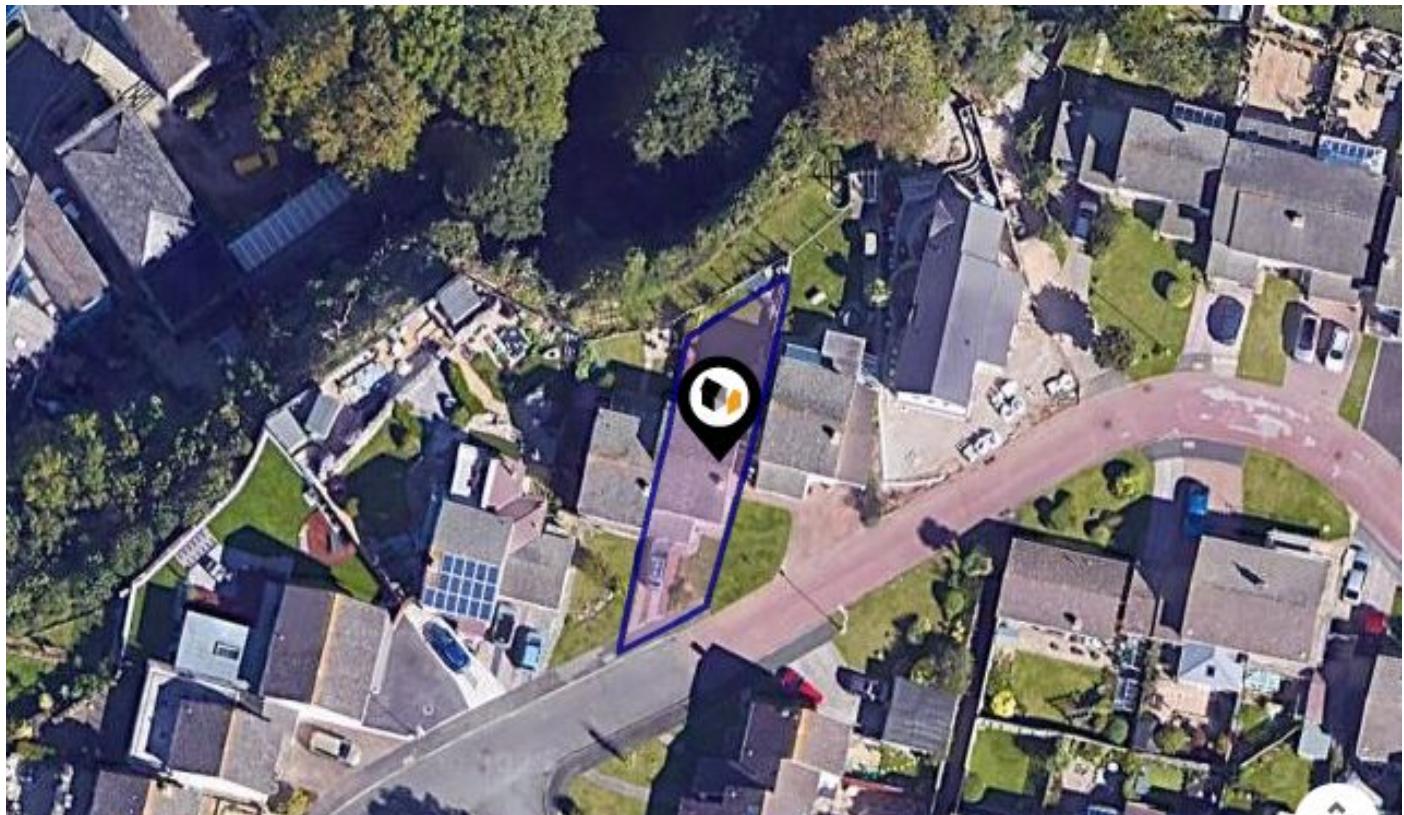


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Thursday 11<sup>th</sup> December 2025**



## TAPSON DRIVE, PLYMOUTH, PL9

6 The Broadway Plymstock Plymouth PL9 7AU

01752 456000

plymstock@langtownandcountry.com

[www.langtownandcountry.com](http://www.langtownandcountry.com)



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# Property Overview



## Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	936 ft <sup>2</sup> / 87 m <sup>2</sup>
Plot Area:	0.05 acres
Year Built :	1983-1990
Council Tax :	Band C
Annual Estimate:	£2,067
Title Number:	DN168479

### Tenure:

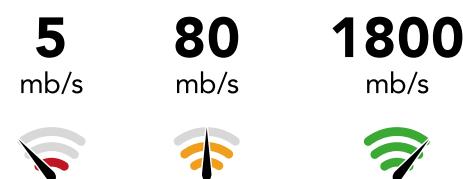
Freehold

## Local Area

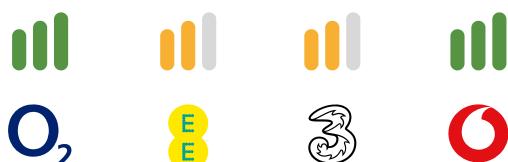
Local Authority:	City of Plymouth
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

### Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)



**Mobile Coverage:**  
(based on calls indoors)



**Satellite/Fibre TV Availability:**



# Property EPC - Certificate



Tapson Drive, PL9

Energy rating

**D**

Valid until 08.08.2027

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		83   B
69-80	<b>C</b>		
55-68	<b>D</b>	61   D	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

# Property EPC - Additional Data



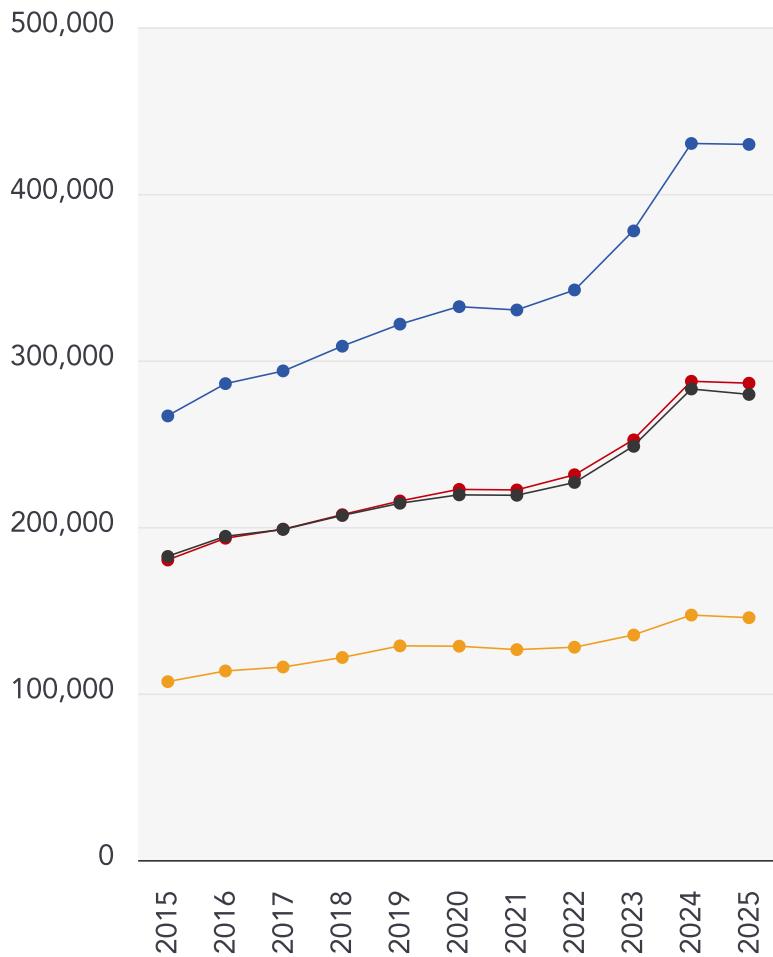
## Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Rental (private)
<b>Energy Tariff:</b>	Single
<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 installed before 2002
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 250 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, TRVs and bypass
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 18% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	87 m <sup>2</sup>

# Market House Price Statistics



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



Detached

**+61.14%**

Semi-Detached

**+58.94%**

Terraced

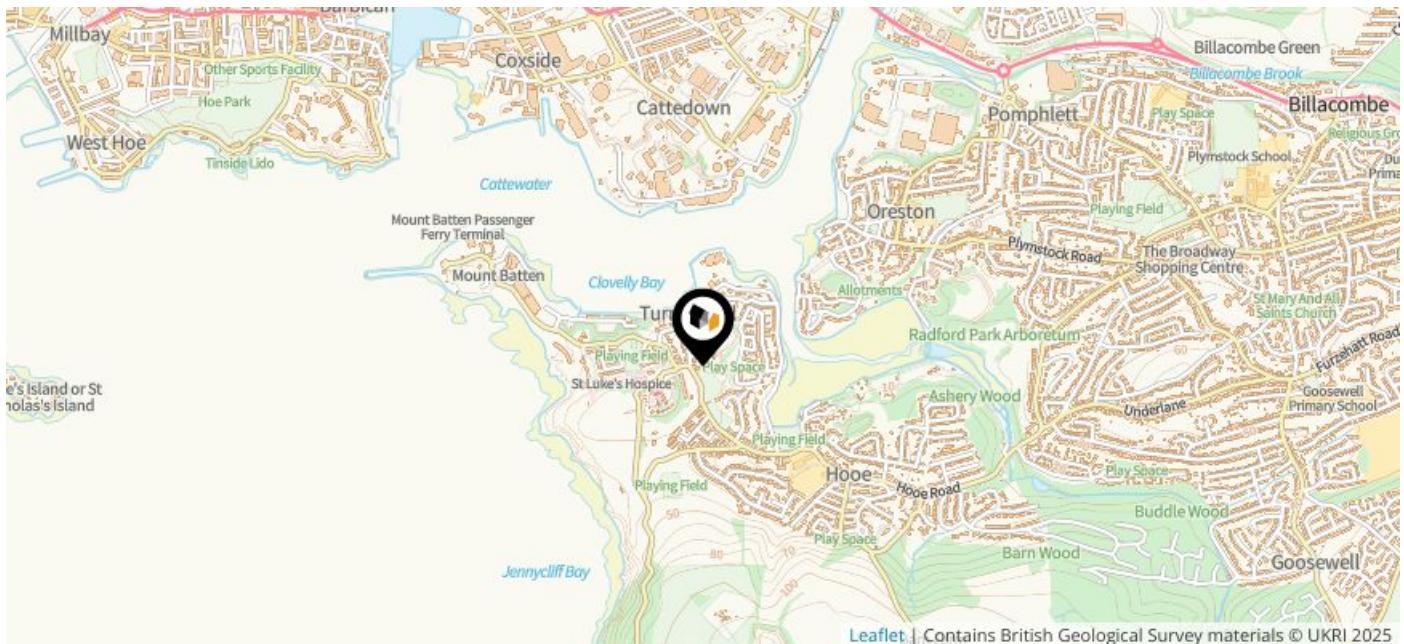
**+53.36%**

Flat

**+35.87%**

# Maps Coal Mining

This map displays nearby coal mine entrances and their classifications.



## Mine Entry

- ✖ Adit
- ✖ Gutter Pit
- ✖ Shaft

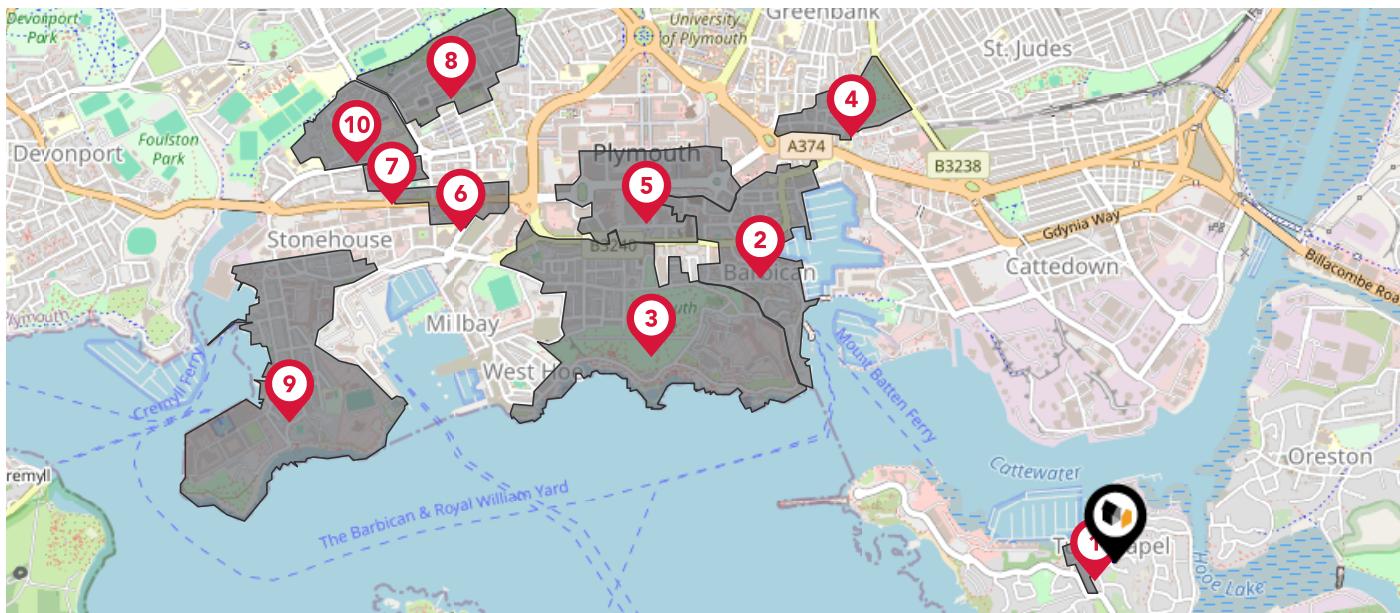
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



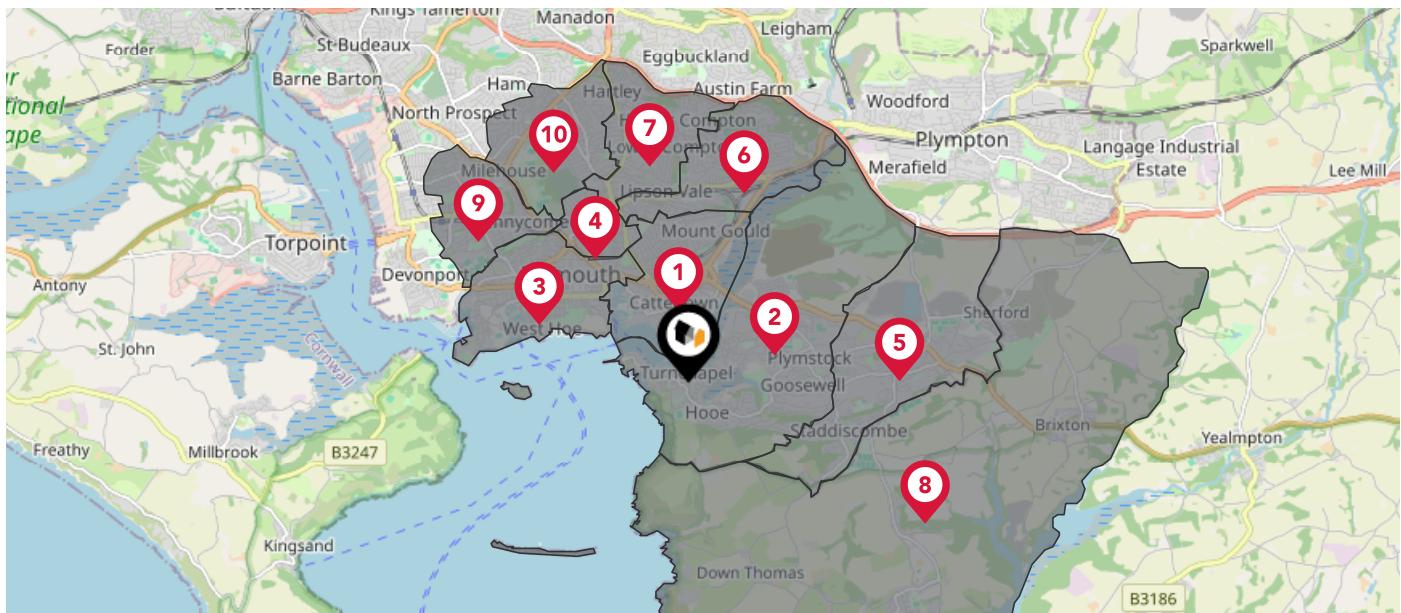
### Nearby Conservation Areas

-  1 Turnchapel
-  2 Barbican
-  3 The Hoe
-  4 Ebrington Street
-  5 City Centre
-  6 Union Street
-  7 Adelaide Street/Clarence Place
-  8 North Stonehouse
-  9 Stonehouse Peninsula
-  10 Royal Naval Hospital

# 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



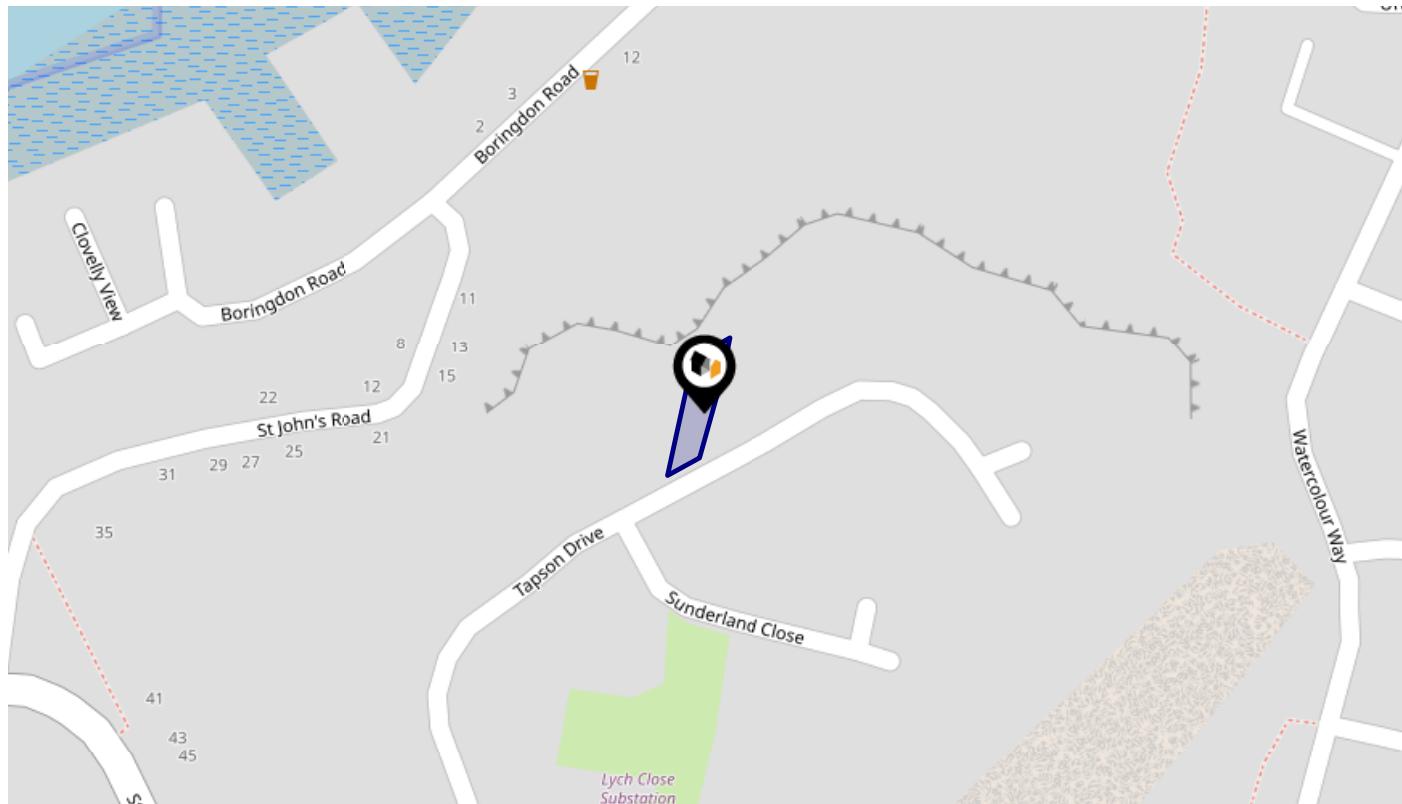
### Nearby Council Wards

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

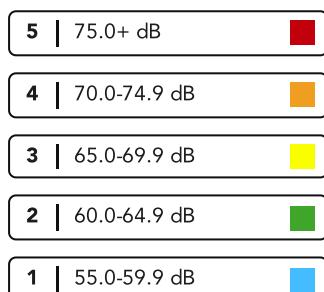


### Rail Noise Data

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.

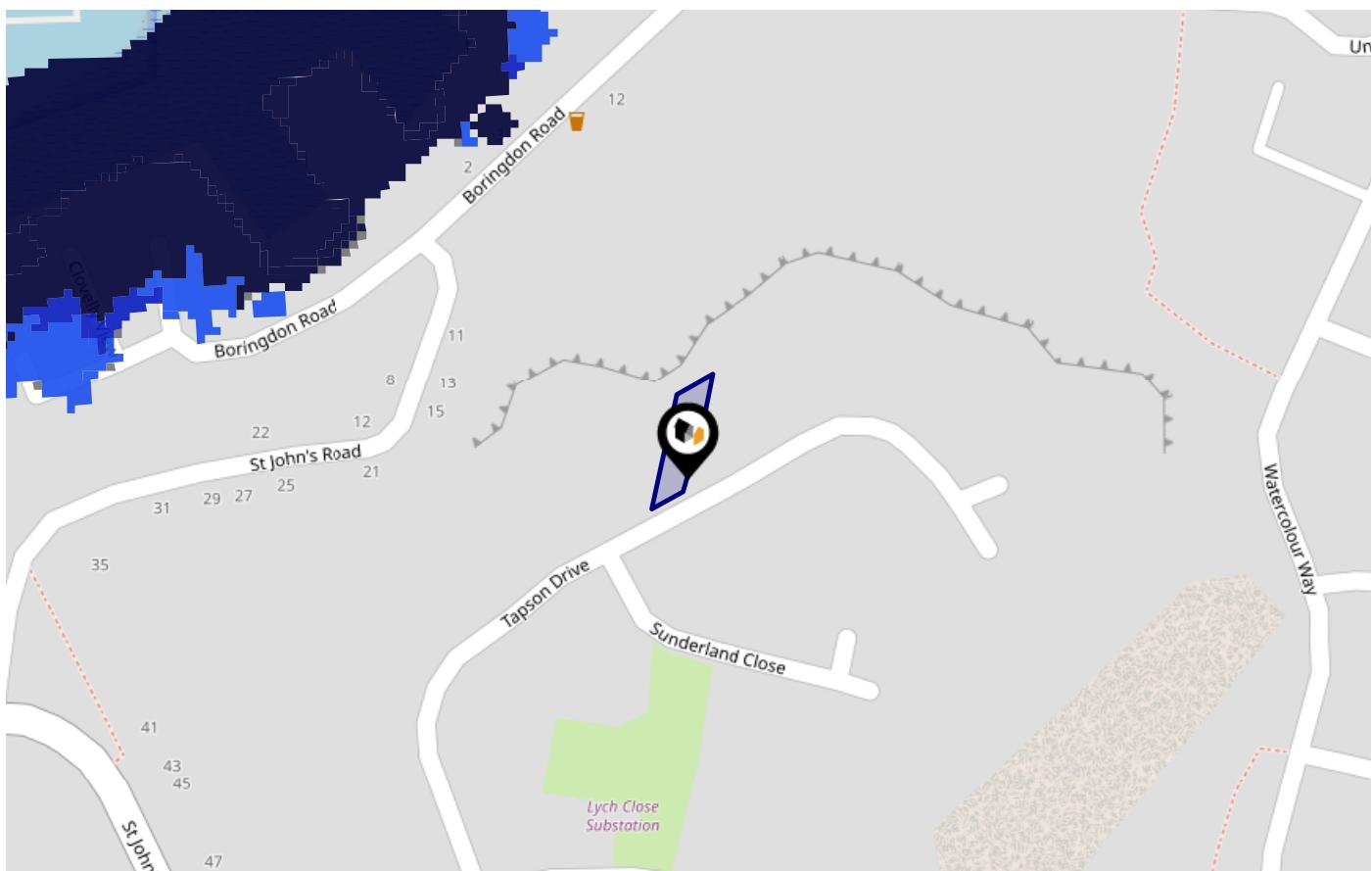
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:



# 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.

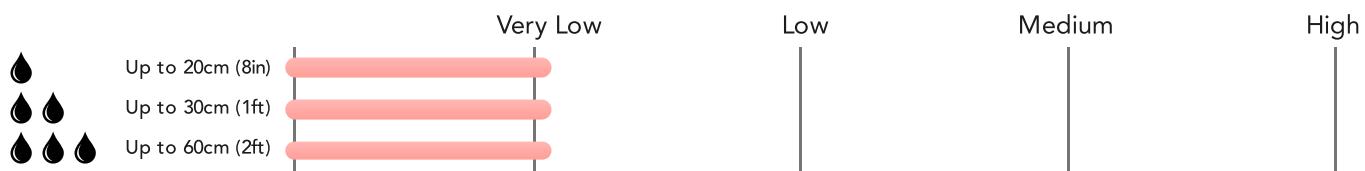


### Risk Rating: Very low

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.

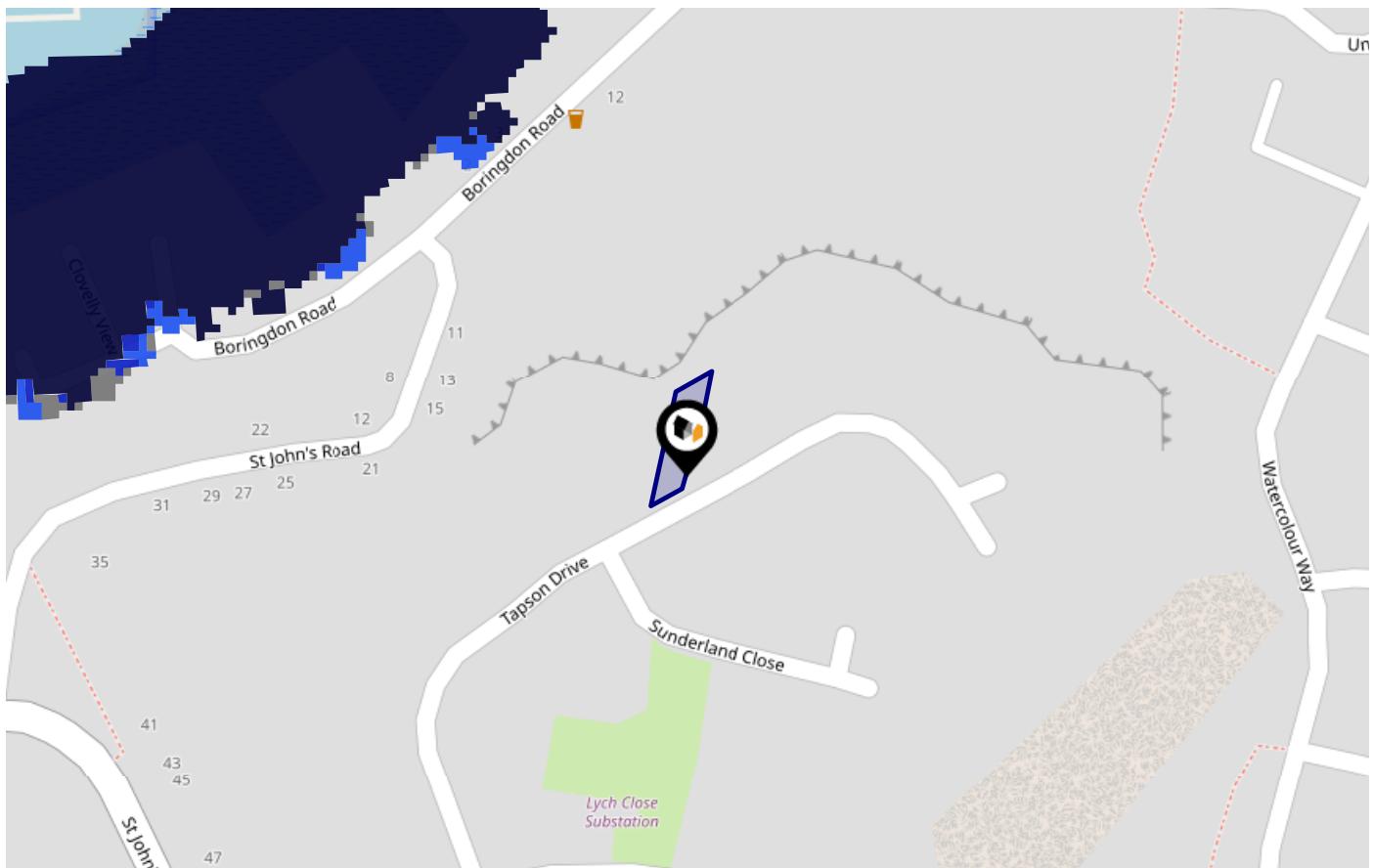
- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any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

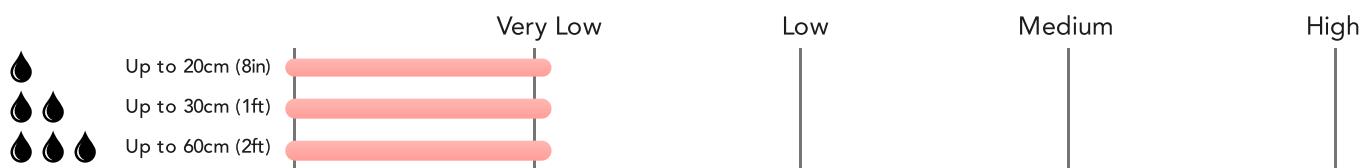


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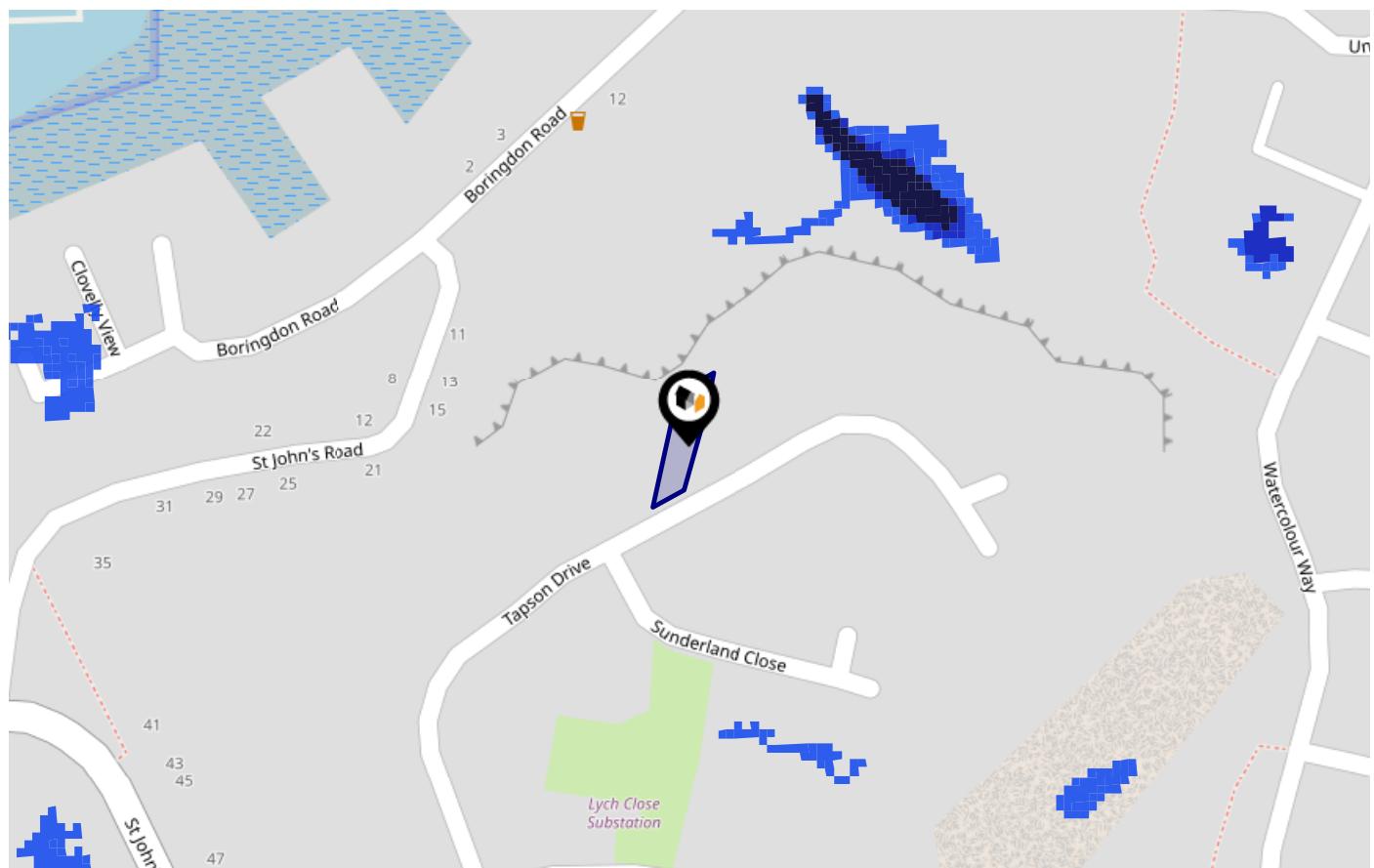
Chance of flooding to the following depths at this property:



# 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.

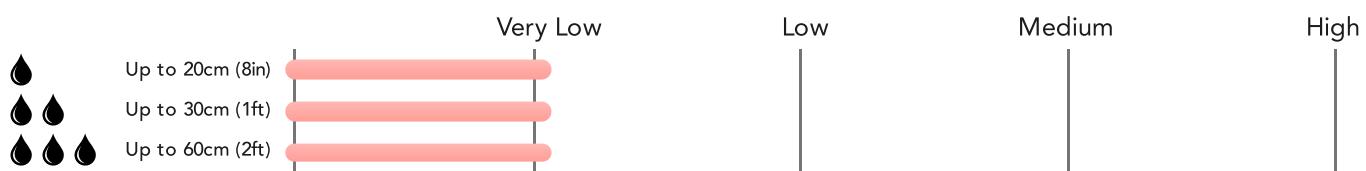


### Risk Rating: Very low

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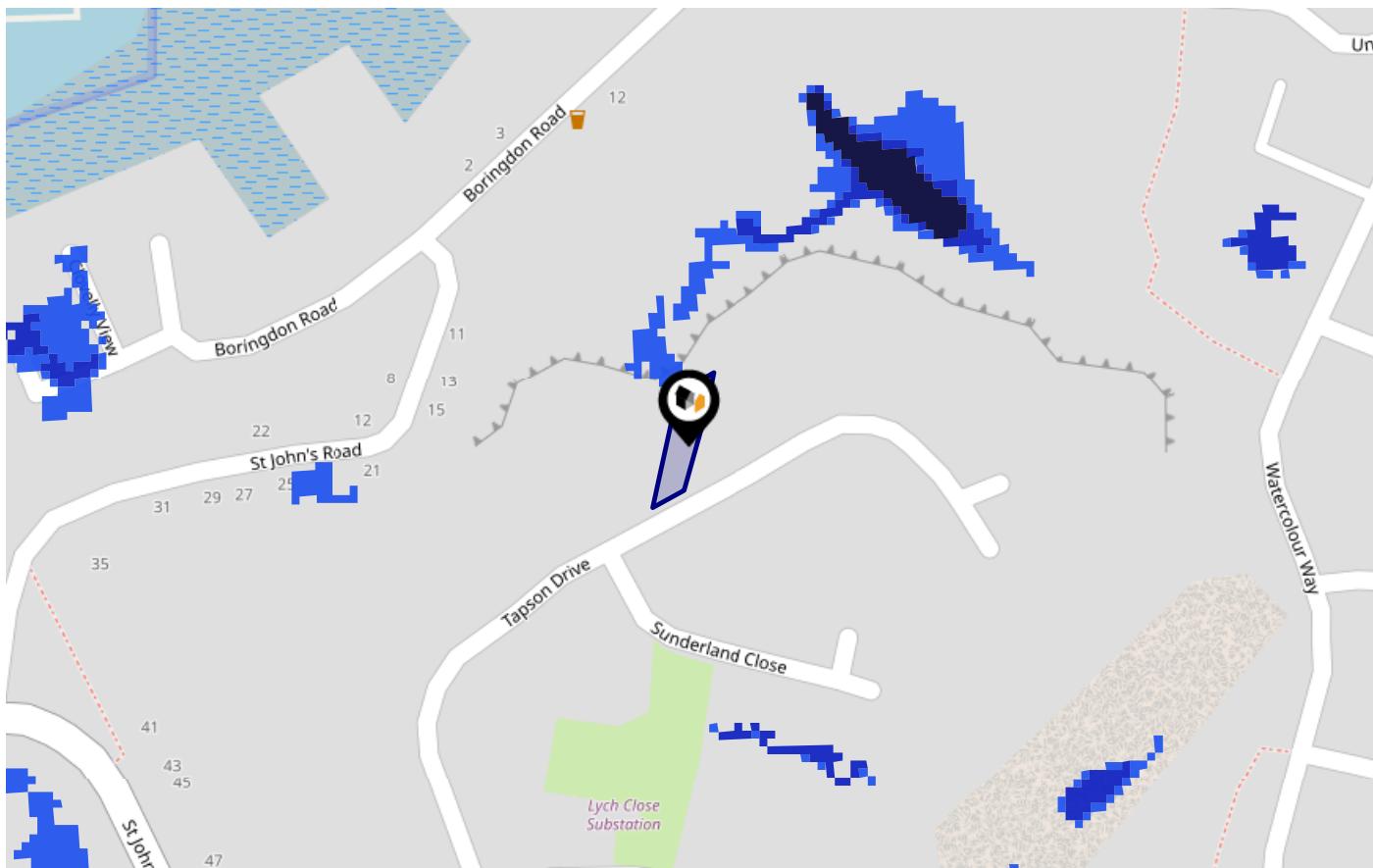
Chance of flooding to the following depths at this property:



# 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.

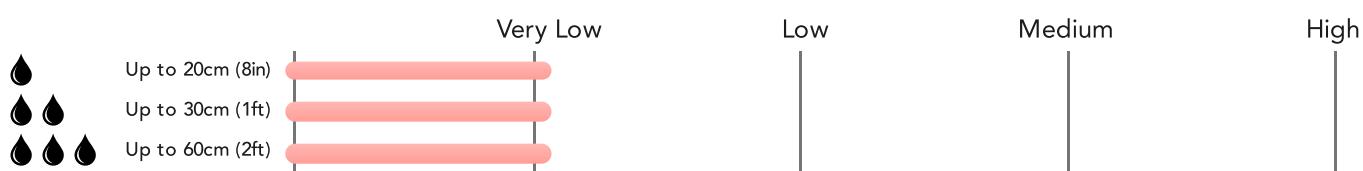


**Risk Rating: Very low**

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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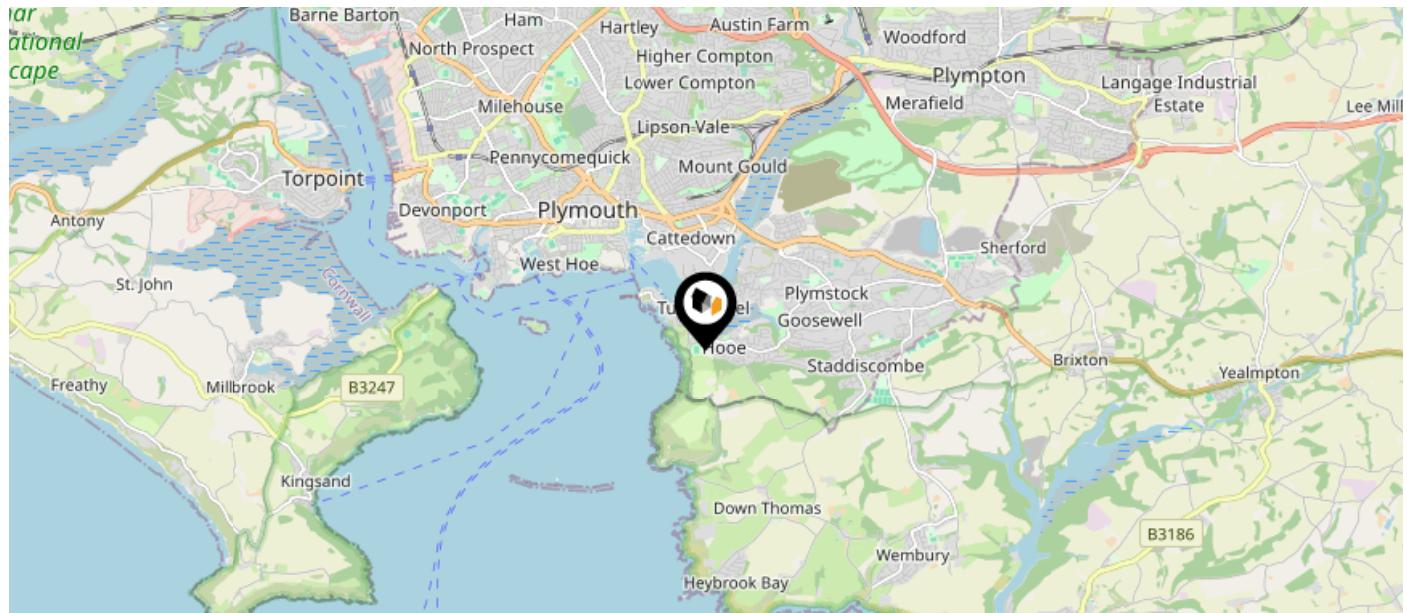
Chance of flooding to the following depths at this property:



# Maps

## Green Belt

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



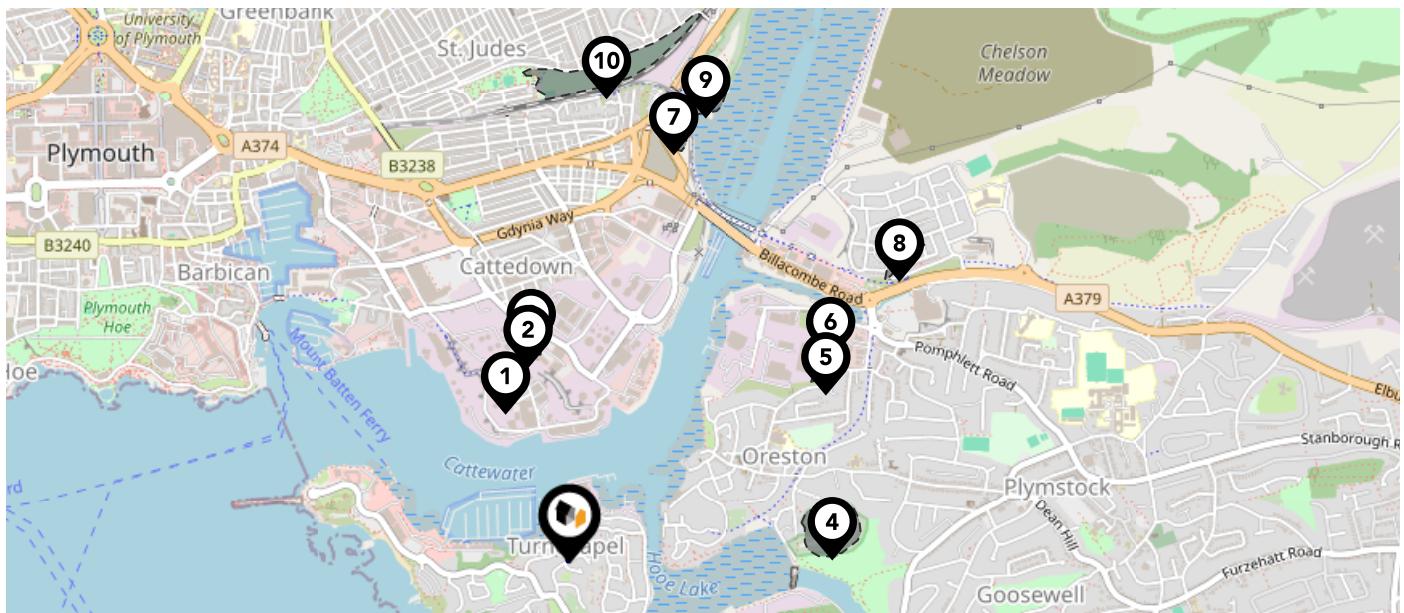
### Nearby Green Belt Land

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.



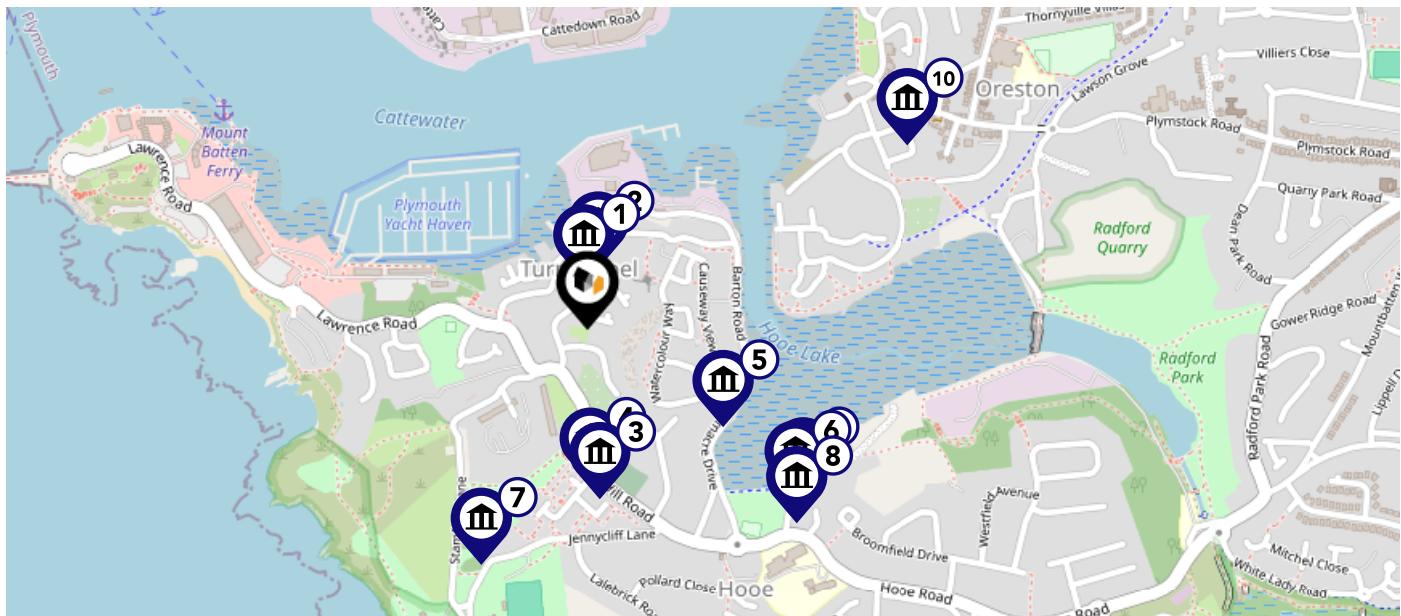
### Nearby Landfill Sites

1	Severnside Waste Paper-Wallsend Industrial Estate, Cattedown, Plymouth, Devon	Historic Landfill	<input type="checkbox"/>
2	Cattedown Road-Cattedown, Plymouth	Historic Landfill	<input type="checkbox"/>
3	MacAdam Road-Cattedown, Plymouth	Historic Landfill	<input type="checkbox"/>
4	Radford Quarry Oreston-Radford Quarry Oreston, Plymouth	Historic Landfill	<input type="checkbox"/>
5	Bedford Quarry Oreston B-Oreston, Plymouth	Historic Landfill	<input type="checkbox"/>
6	Bedford Quarry Oreston A-Oreston, Plymouth	Historic Landfill	<input type="checkbox"/>
7	Cattedown Junction Playing Field-Embankment Road, Plymouth	Historic Landfill	<input type="checkbox"/>
8	Former Warkham Quarry-Pomphlett, Plymouth	Historic Landfill	<input type="checkbox"/>
9	Blagdons Shipyard-Embankment Road Lane, Laira, Plymouth	Historic Landfill	<input type="checkbox"/>
10	Tothill Park Recreation Ground-Tothill Park Recreation Ground Mount Gold/Laira, Plymouth	Historic Landfill	<input type="checkbox"/>

# Maps

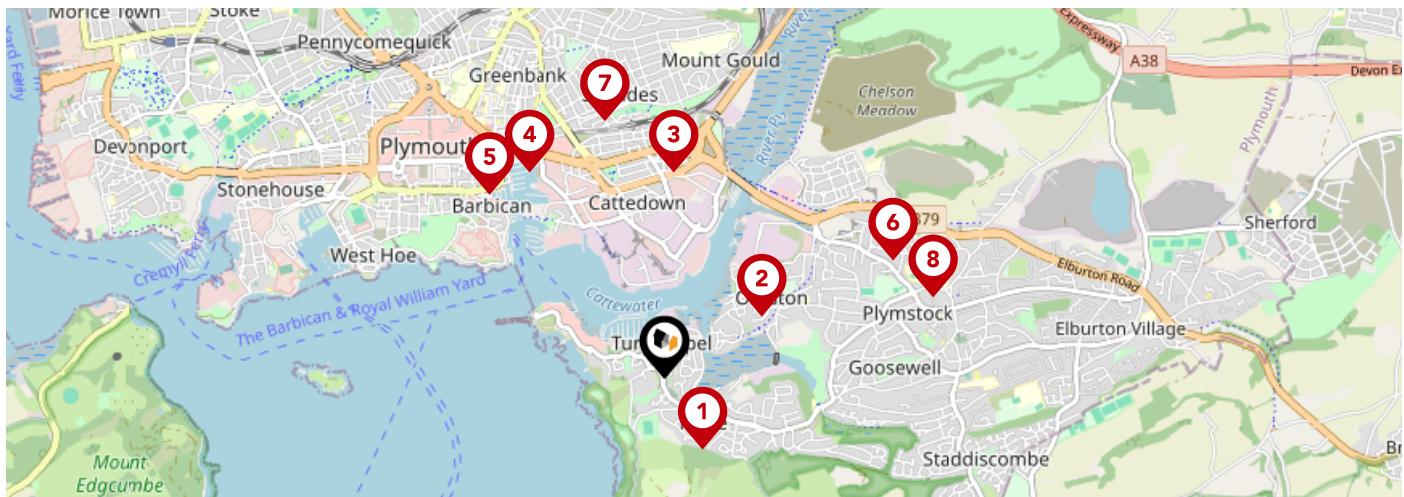
## Listed Buildings

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



Grade	Distance	Listed Buildings in the local district
Grade II	0.1 miles	 1330580 - 2-12 Boringdon Terrace
Grade II	0.1 miles	 1330578 - (mansion House) Boringdon Terrace
Grade II	0.2 miles	 1130026 - Church Of St John
Grade II	0.2 miles	 1130027 - St Johns Church Hall
Grade II	0.2 miles	 1129996 - Pair Of Lime Kilns Approximately 260 Metres North East Of Church Of St John, Church Hill Road
Grade II	0.3 miles	 1386511 - Clover Cottage
Grade II	0.3 miles	 1390980 - St Anne's House
Grade II	0.3 miles	 1113285 - Brakeview
Grade II	0.3 miles	 1386512 - Powederham
Grade II	0.4 miles	 1386332 - 160 And 162, Plymstock Road

# Area Schools



Nursery Primary Secondary College Private



## Hooe Primary Academy

Ofsted Rating: Good | Pupils: 212 | Distance: 0.38



## Oreston Community Academy

Ofsted Rating: Good | Pupils: 419 | Distance: 0.55



## Prince Rock Primary School

Ofsted Rating: Outstanding | Pupils: 408 | Distance: 0.98



## Holy Cross Catholic Primary School

Ofsted Rating: Good | Pupils: 306 | Distance: 1.17



## ACE Schools Plymouth

Ofsted Rating: Good | Pupils: 233 | Distance: 1.2



## Pomphlett Primary School

Ofsted Rating: Good | Pupils: 424 | Distance: 1.22



## Salisbury Road Primary School

Ofsted Rating: Good | Pupils: 381 | Distance: 1.25

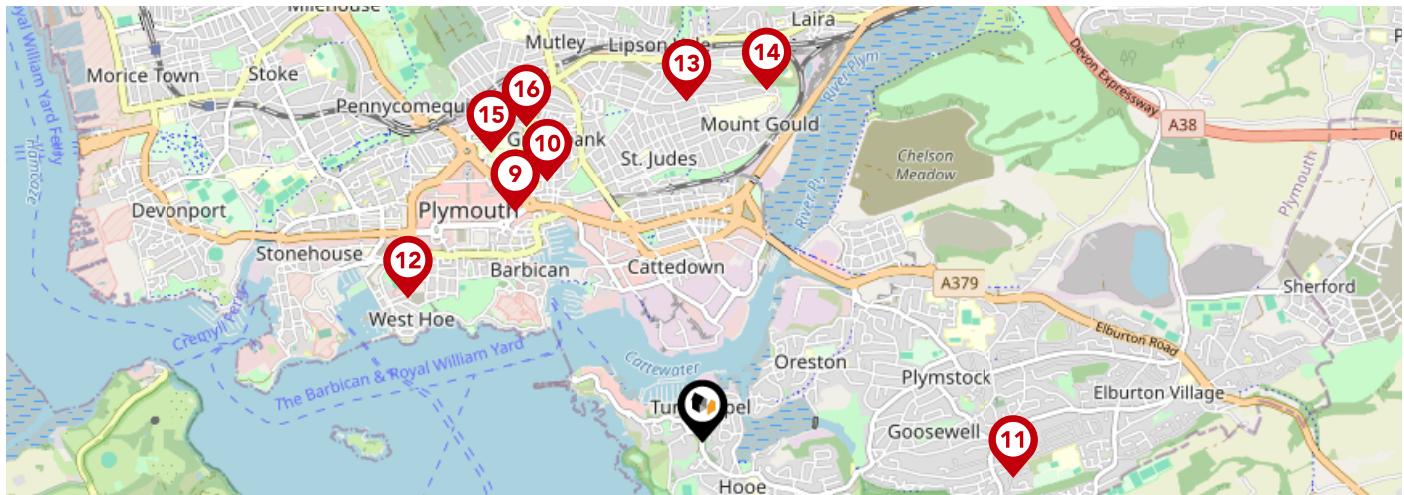


## Plymstock School

Ofsted Rating: Good | Pupils: 1671 | Distance: 1.33



# Area Schools



Nursery Primary Secondary College Private



## Arts University Plymouth

Ofsted Rating: Good | Pupils: 0 | Distance: 1.41



## Mount Street Primary School

Ofsted Rating: Good | Pupils: 258 | Distance: 1.44



## Goosewell Primary Academy

Ofsted Rating: Good | Pupils: 419 | Distance: 1.48



## St Andrew's Cof E VA Primary School

Ofsted Rating: Good | Pupils: 208 | Distance: 1.55



## Lipson Vale Primary School

Ofsted Rating: Good | Pupils: 405 | Distance: 1.61



## Lipson Co-operative Academy

Ofsted Rating: Good | Pupils: 1102 | Distance: 1.7



## Fletewood School at Derry Villas

Ofsted Rating: Good | Pupils: 58 | Distance: 1.7

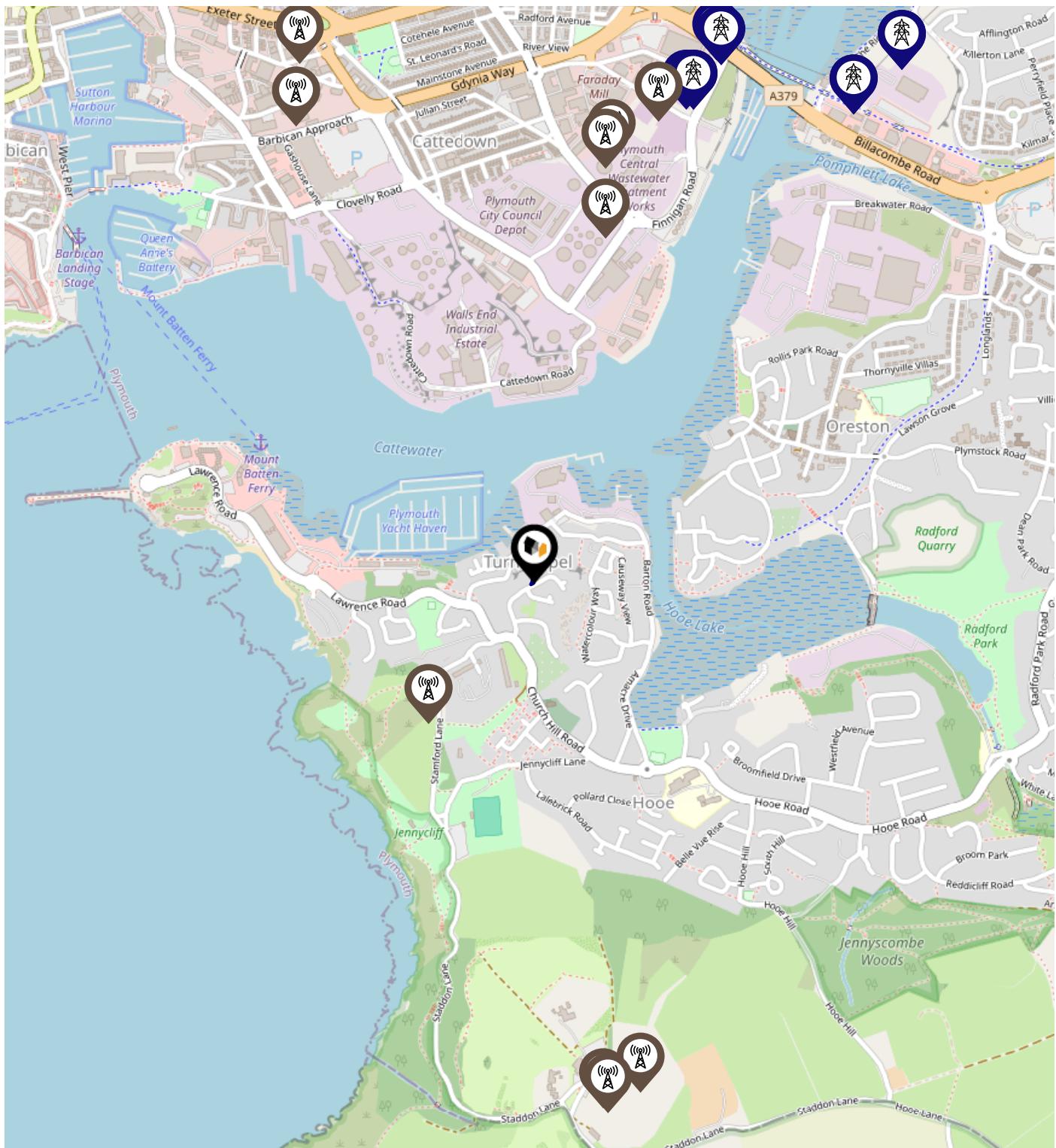


## Plymouth High School for Girls

Ofsted Rating: Good | Pupils: 816 | Distance: 1.71



# Local Area Masts & Pylons



## Key:

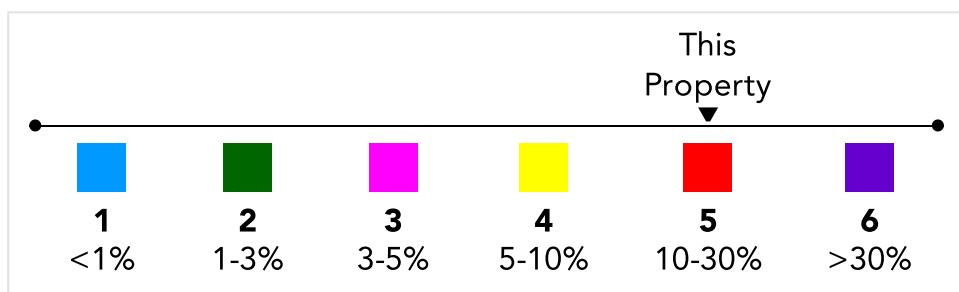
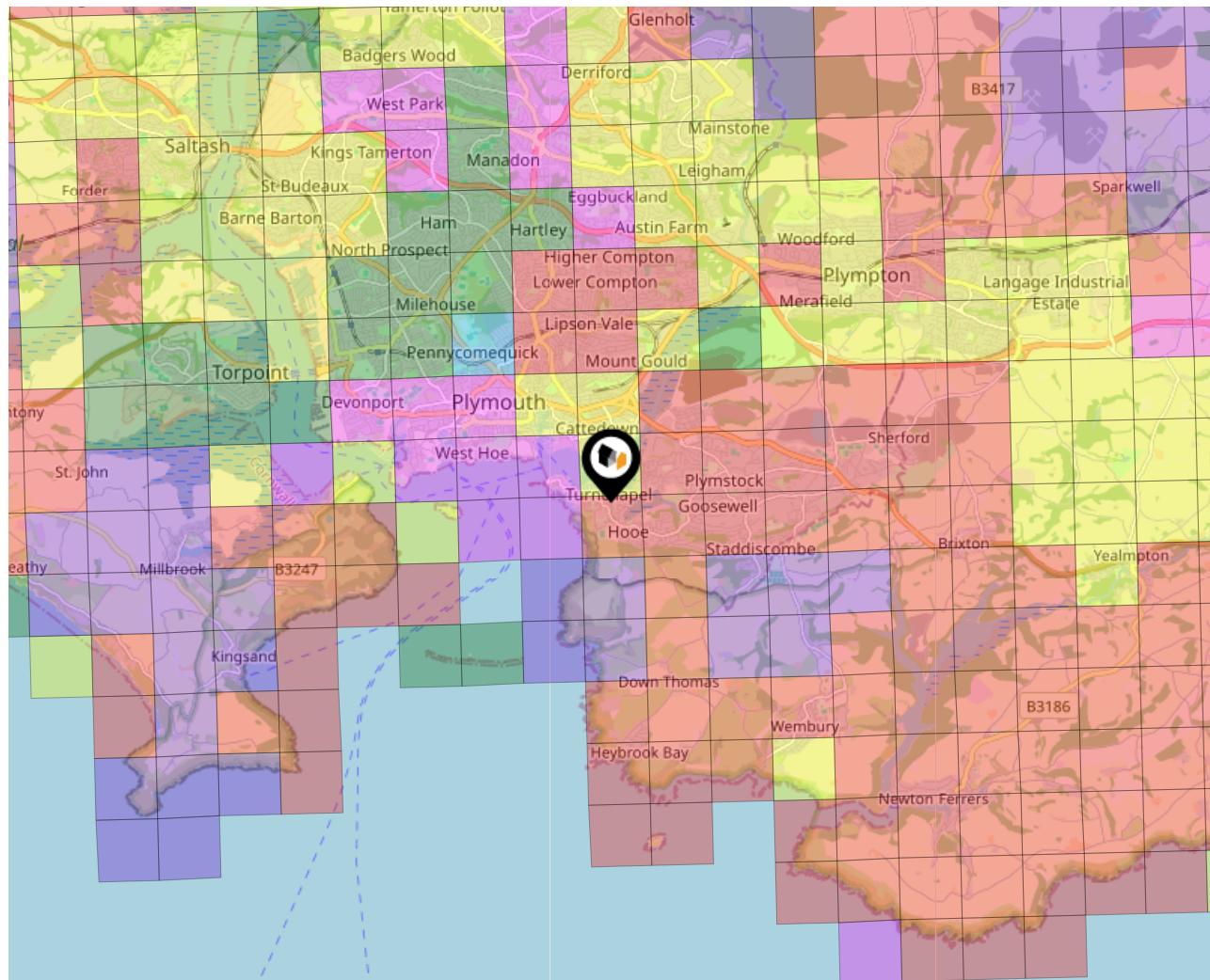
-  Power Pylons
-  Communication Masts

# Environment

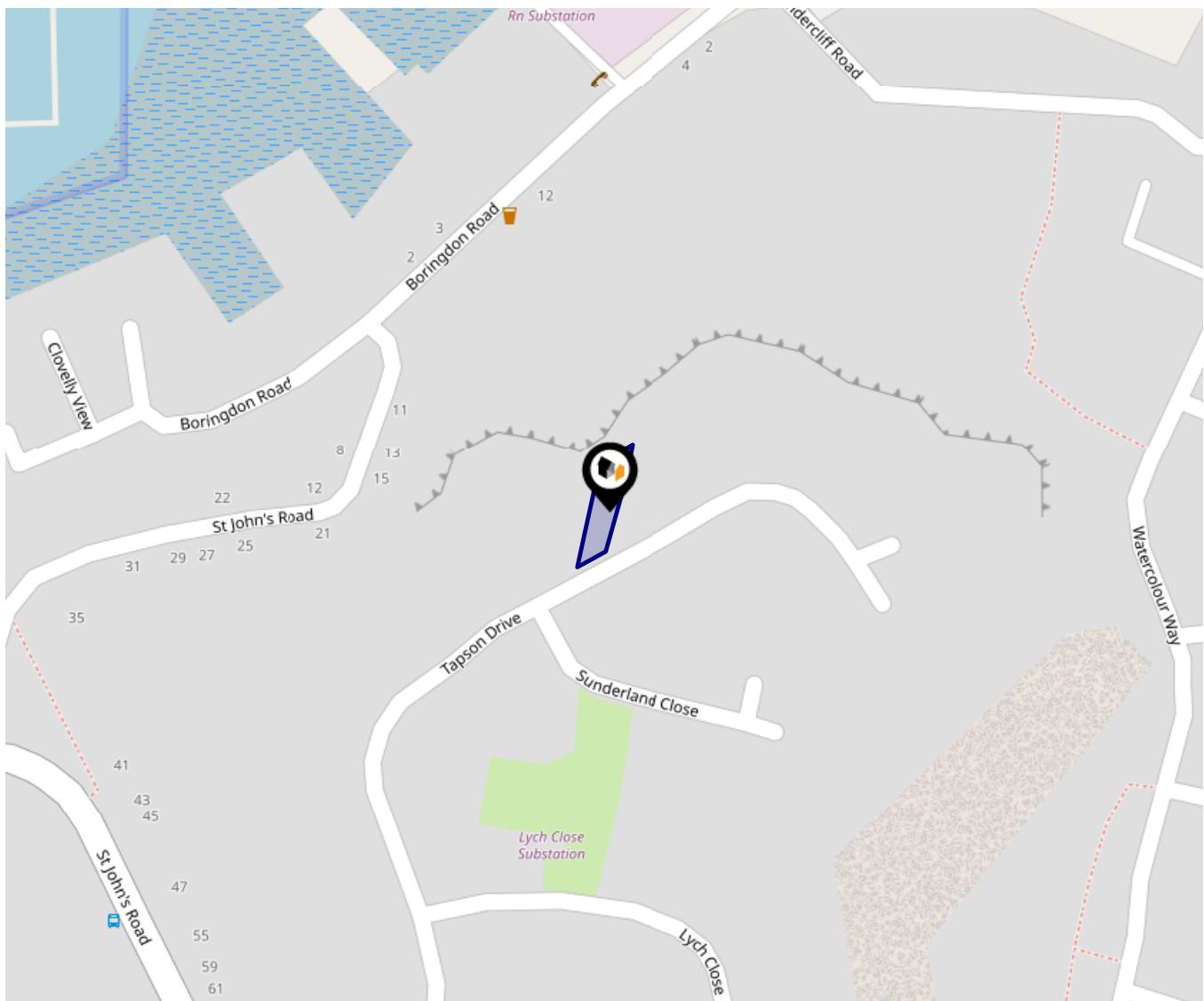
## Radon Gas

### 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/m<sup>3</sup>).



# Local Area Road Noise



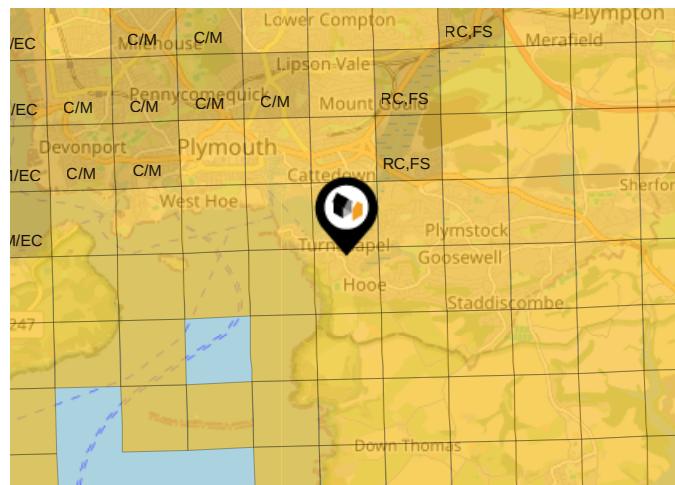
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

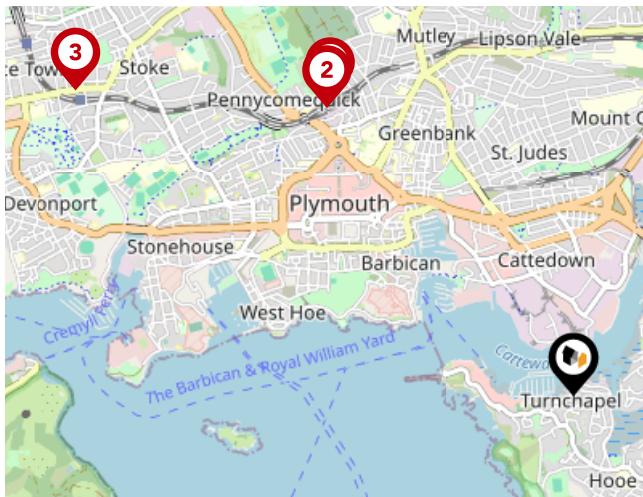
**Carbon Content:** NONE      **Soil Texture:** LOAM TO SANDY LOAM  
**Parent Material Grain:** ARENACEOUS -      **Soil Depth:** SHALLOW  
RUDACEOUS  
**Soil Group:** LIGHT TO MEDIUM



## Primary Classifications (Most Common Clay Types)

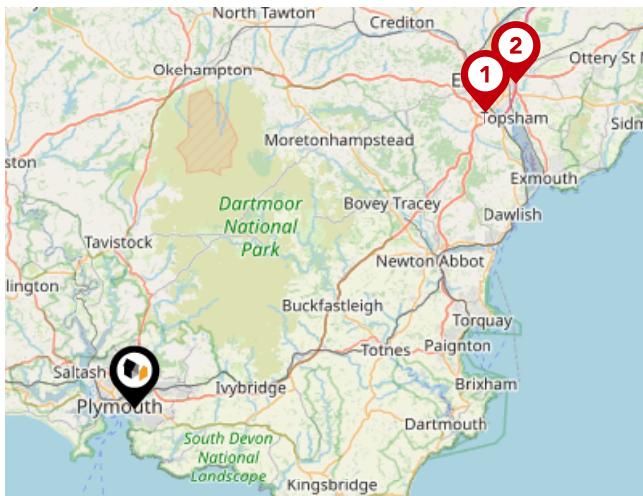
<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</b>	Residual Clay & Loamy Loess
<b>RC,S</b>	River Clay & Silt
<b>RC,FS</b>	Riverine Clay & Floodplain Sands and Gravel
<b>RC,FL</b>	Riverine Clay & Fluvial Sands and Gravel
<b>TC</b>	Terrace Clay
<b>TC/LL</b>	Terrace Clay & Loamy Loess

# Area Transport (National)



## National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	1.81 miles
2	Plymouth Rail Station	1.8 miles
3	Devonport Rail Station	2.76 miles



## Trunk Roads/Motorways

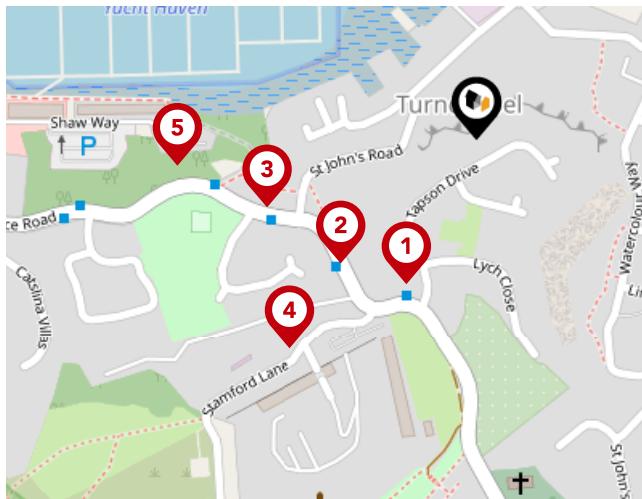
Pin	Name	Distance
1	M5 J31	34.63 miles
2	M5 J30	37.78 miles



## Airports/Helipads

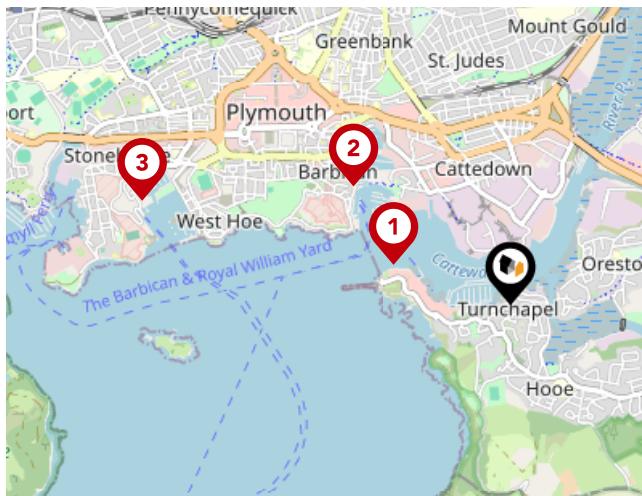
Pin	Name	Distance
1	Glenholt	4.5 miles
2	Exeter Airport	40.2 miles
3	St Mawgan	39.64 miles
4	Joppa	70.83 miles

# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Tapson Drive	0.1 miles
2	St. John's Road	0.11 miles
3	Cunliffe Avenue	0.13 miles
4	Fort Stamford	0.17 miles
5	Cunliffe Avenue	0.18 miles



## Ferry Terminals

Pin	Name	Distance
1	Plymouth Mount Batten Ferry Landing	0.58 miles
2	Plymouth (Barbican) Landing Stage	0.93 miles
3	Plymouth Ferry Terminal	1.81 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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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.



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Land Registry

