

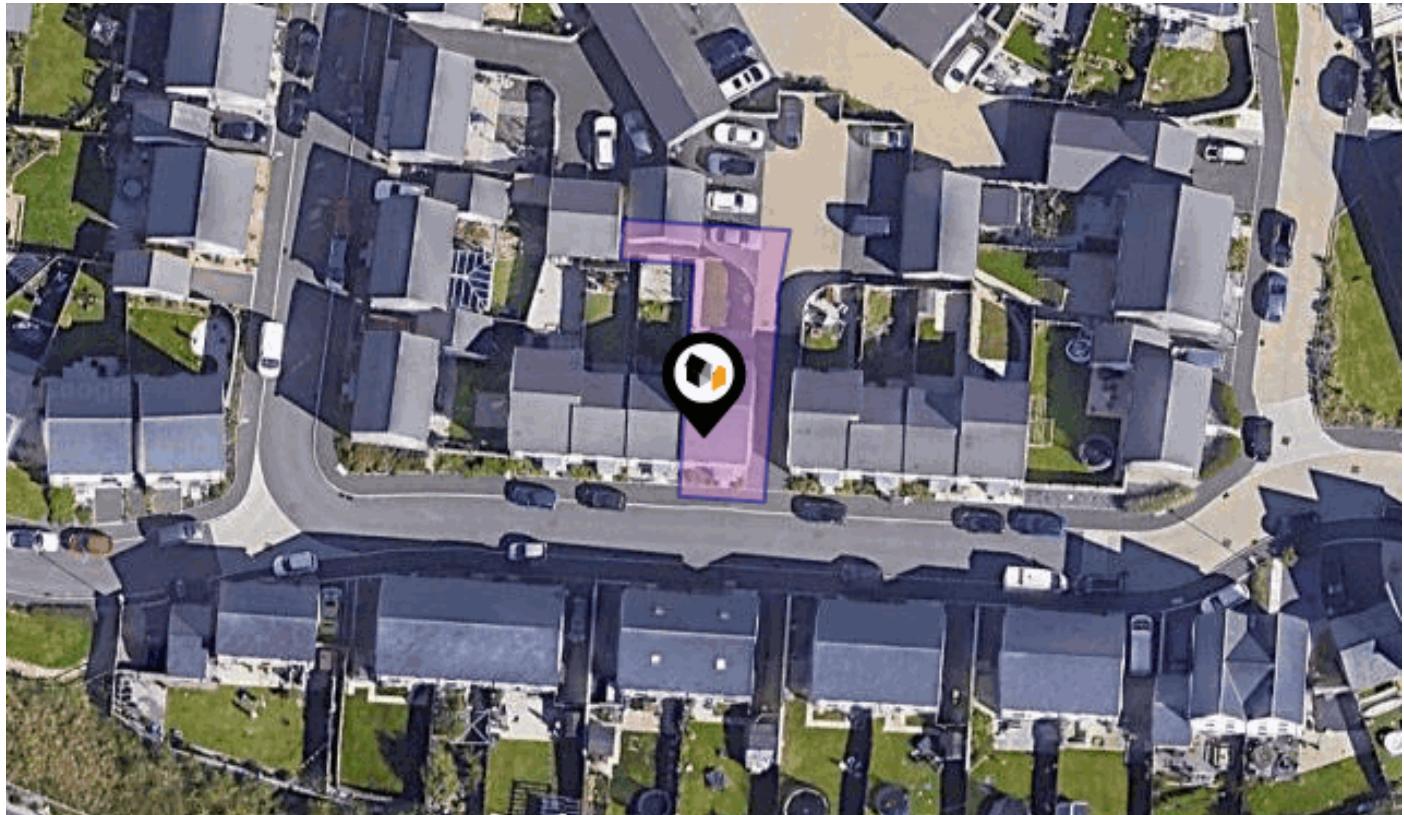


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 22nd January 2026



58, KILMAR STREET, PLYMOUTH, PL9 7FJ

6 Mannamead Road Plymouth Devon PL4 7AA

01752 256000

property@langtownandcountry.com

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Property Overview



Property

Type:	Terraced	Last Sold Date:	11/12/2020
Bedrooms:	3	Last Sold Price:	£217,500
Floor Area:	861 ft ² / 80 m ²	Last Sold £/ft ² :	£252
Plot Area:	0.05 acres	Tenure:	Leasehold
Council Tax :	Band C	Start Date:	15/05/2017
Annual Estimate:	£2,067	End Date:	01/01/2014
Title Number:	DN684867	Lease Term:	999 years from 1 January 2015
UPRN:	10091561650	Term Remaining:	988 years

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)

14
mb/s



80
mb/s



1800
mb/s



Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:



Property Multiple Title Plans

Freehold Title Plan



DN441788

Leasehold Title Plan

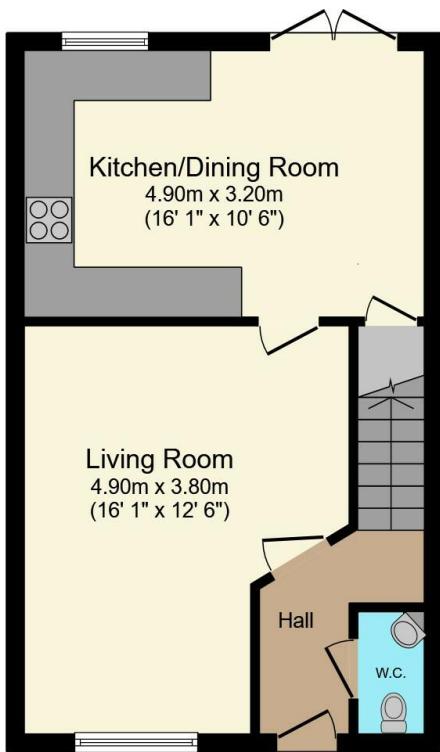


DN684867

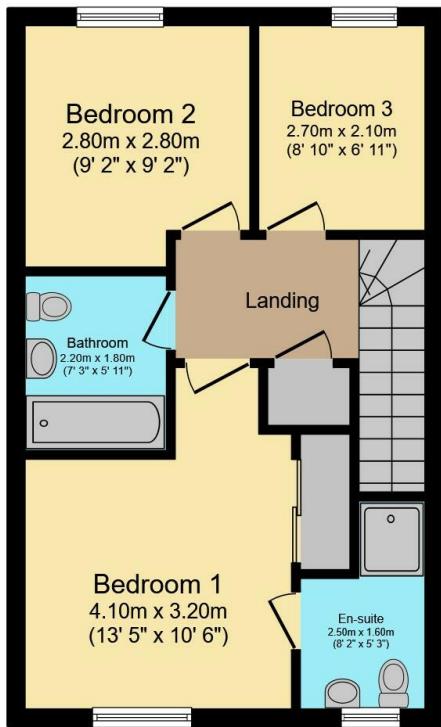
Start Date: 15/05/2017
End Date: 01/01/2014
Lease Term: 999 years from 1 January 2015
Term Remaining: 988 years

Gallery Floorplan

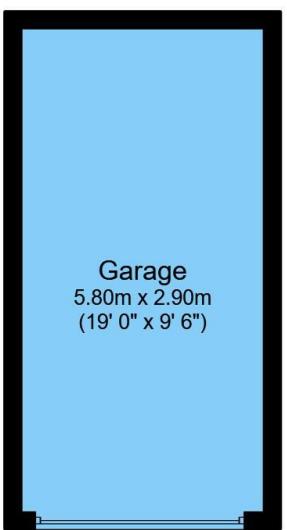
58, KILMAR STREET, PLYMOUTH, PL9 7FJ



Ground Floor



First Floor



Garage

Total floor area 95.5 sq.m. (1,028 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.focalagent.com

Property EPC - Certificate

58, Kilmar Street, PL9 7FJ

Energy rating

B

Valid until 12.11.2028

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

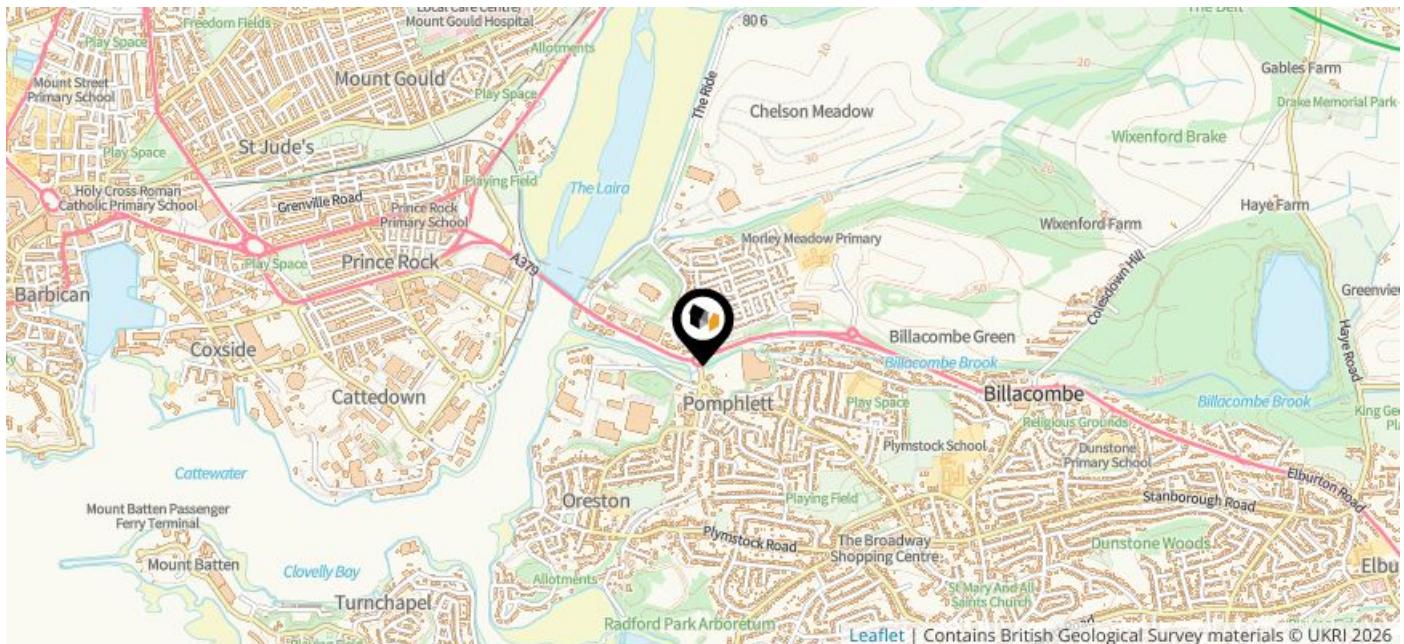
Property EPC - Additional Data

Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.29 W/m-°K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.15 W/m-°K
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 25% of fixed outlets
Floors:	Average thermal transmittance 0.19 W/m-°K
Total Floor Area:	80 m ²

Maps Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✖ Adit
- ✖ Gutter Pit
- ✖ Shaft

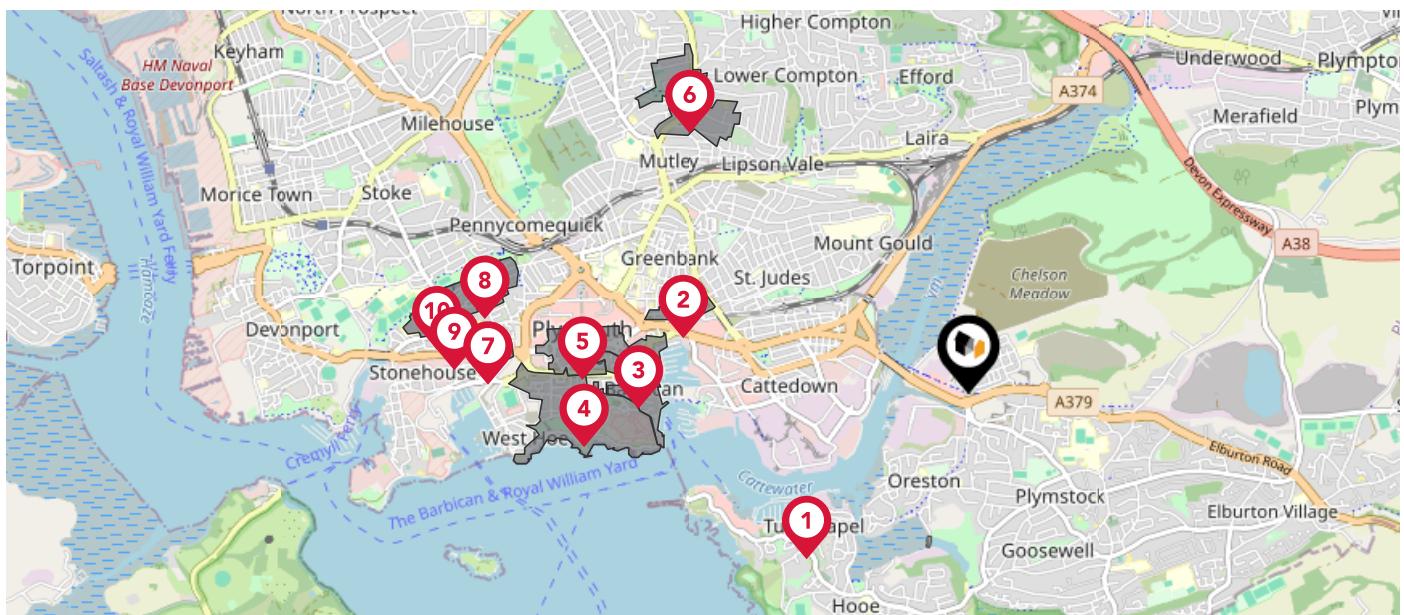
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



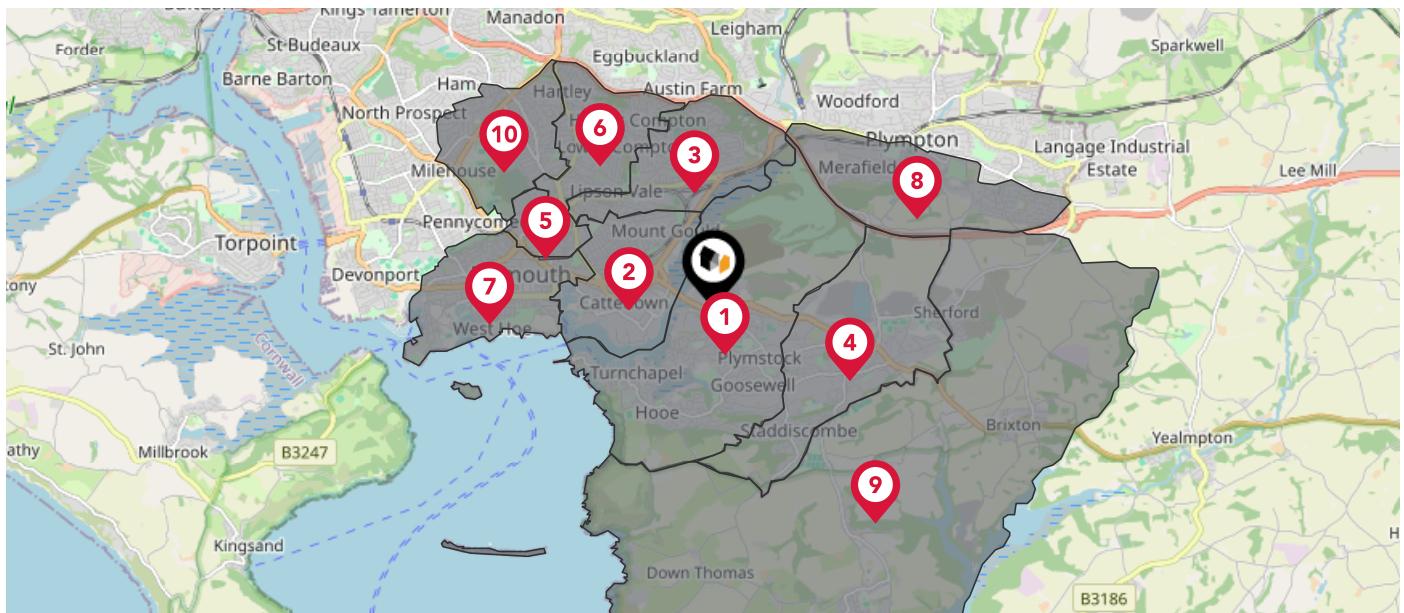
Nearby Conservation Areas

1	Turnchapel
2	Ebrington Street
3	Barbican
4	The Hoe
5	City Centre
6	Mannamead
7	Union Street
8	North Stonehouse
9	Adelaide Street/Clarence Place
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



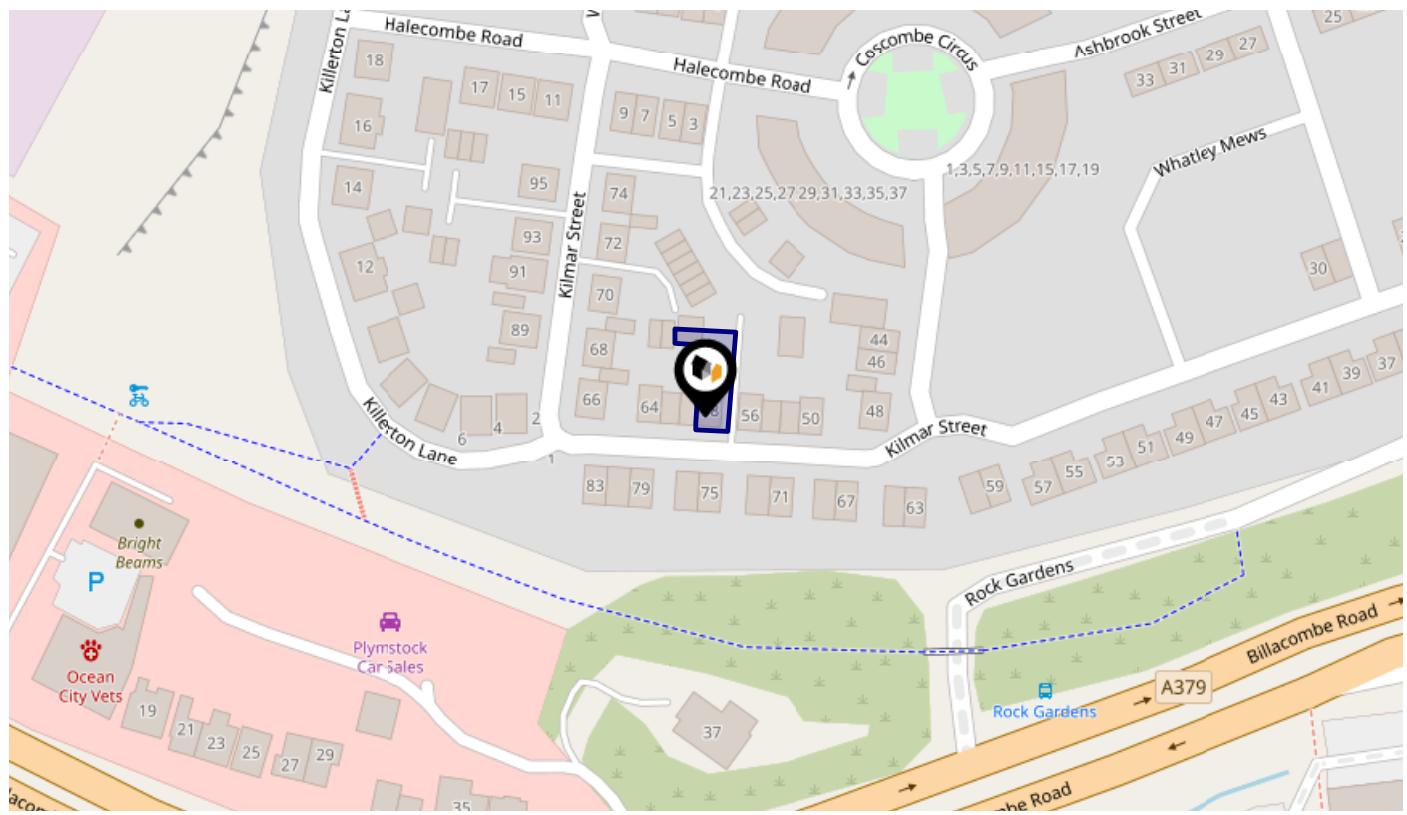
Nearby Council Wards

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

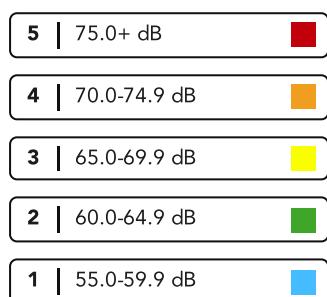


Rail Noise Data

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.

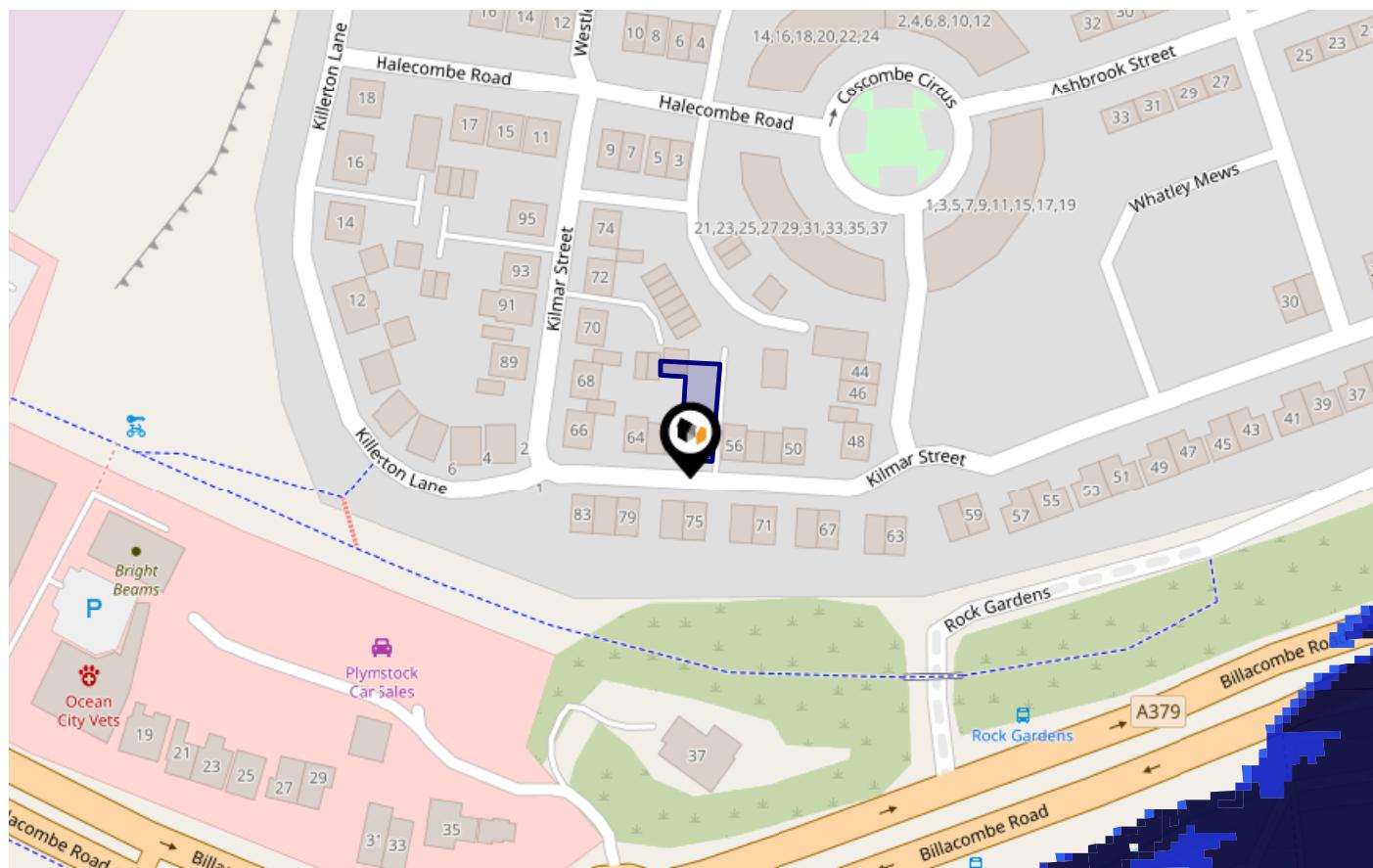
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:



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.

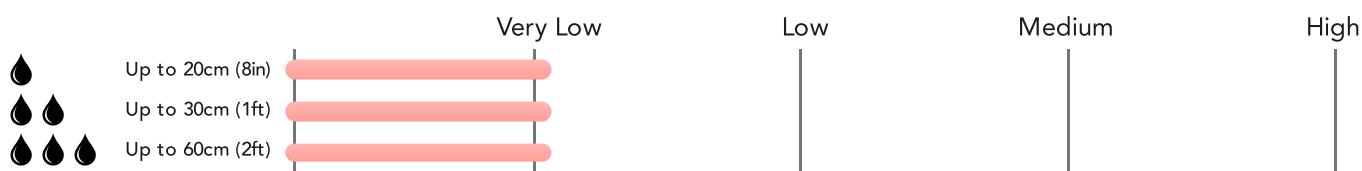


Risk Rating: Very low

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.

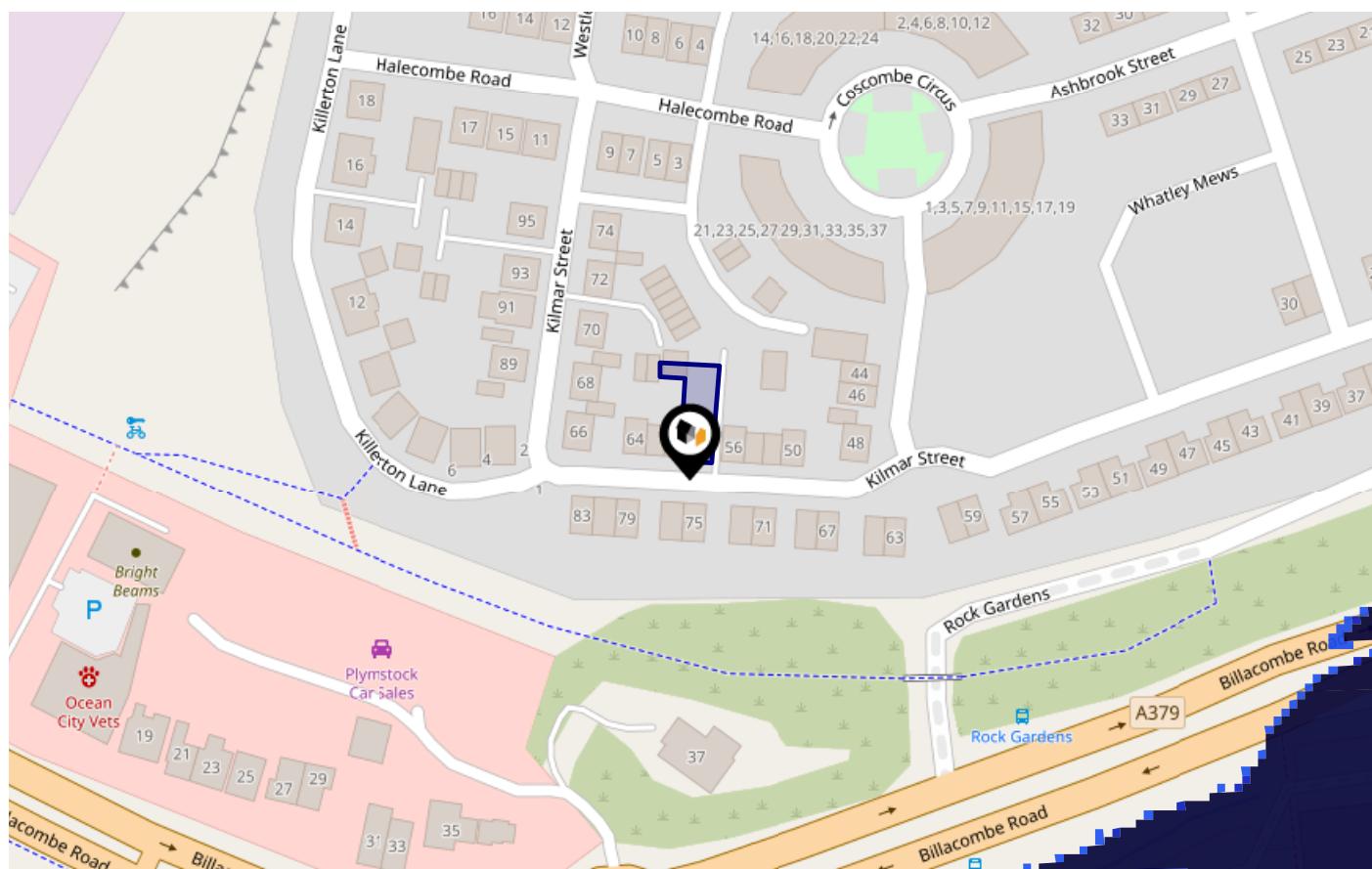
- High Risk** - an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than **1 in 100 (1.0%)** in any one year.
- Low Risk** - an area which has a chance of flooding of greater than **1 in 1000 (0.1%)**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

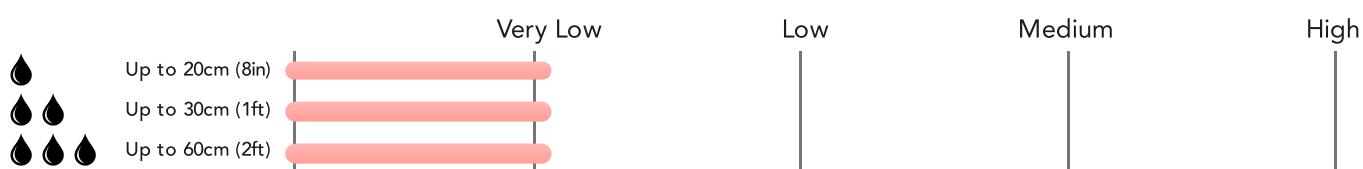


Risk Rating: Very low

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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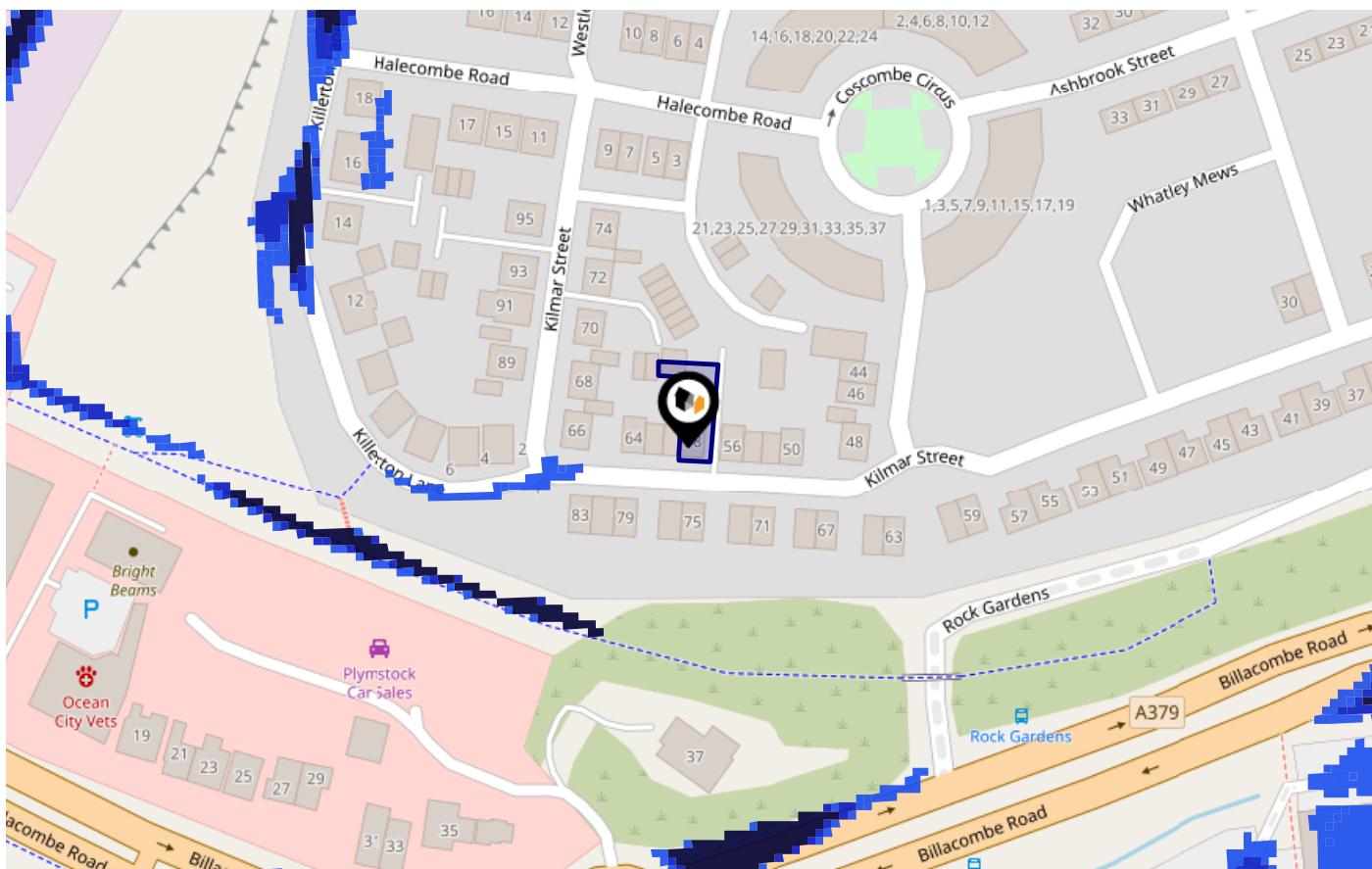
Chance of flooding to the following depths at this property:



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.

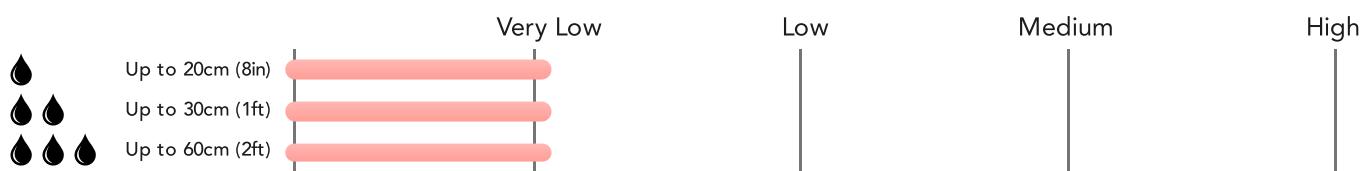


Risk Rating: Very low

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.
- 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.

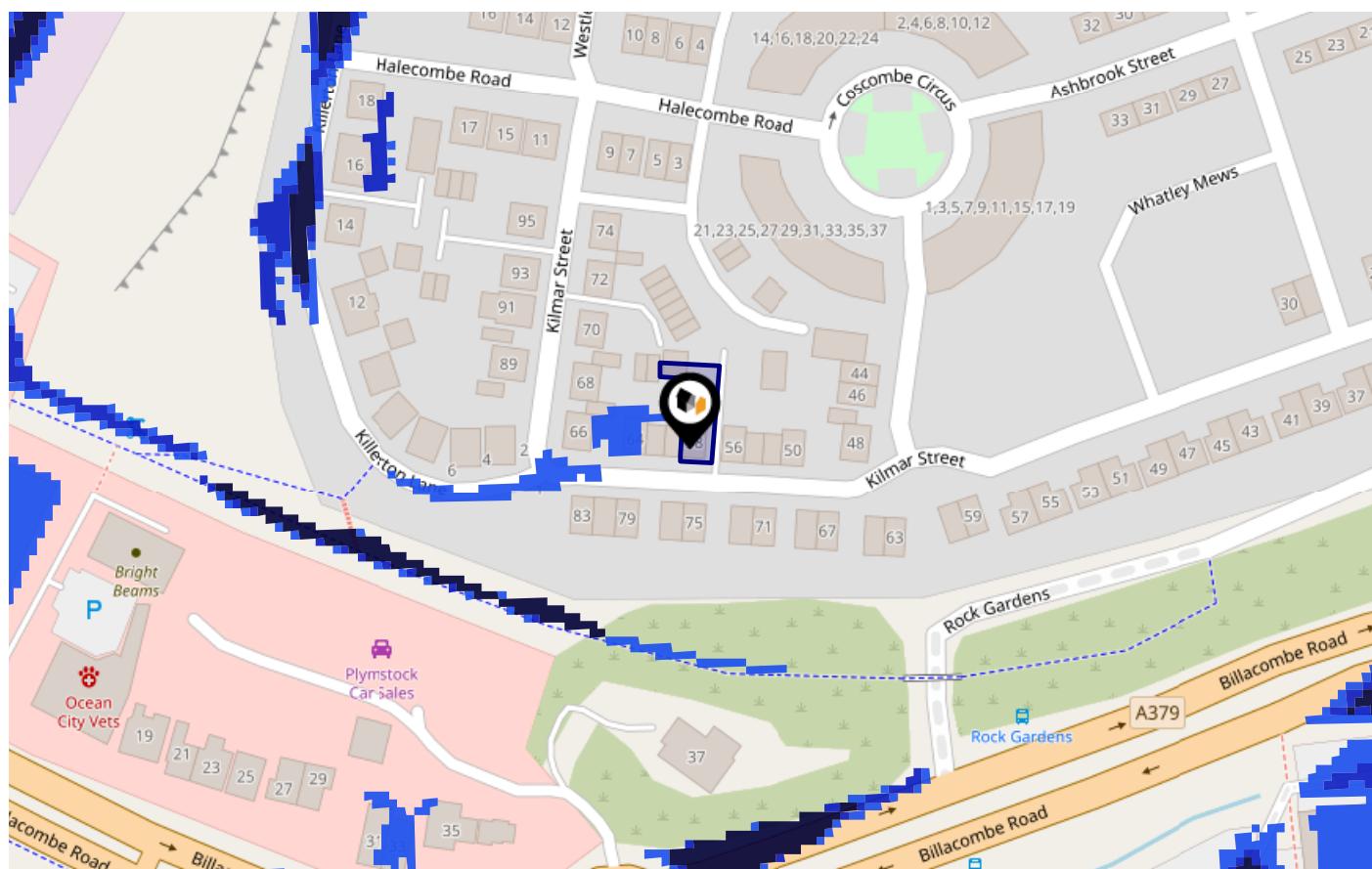
Chance of flooding to the following depths at this property:



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.

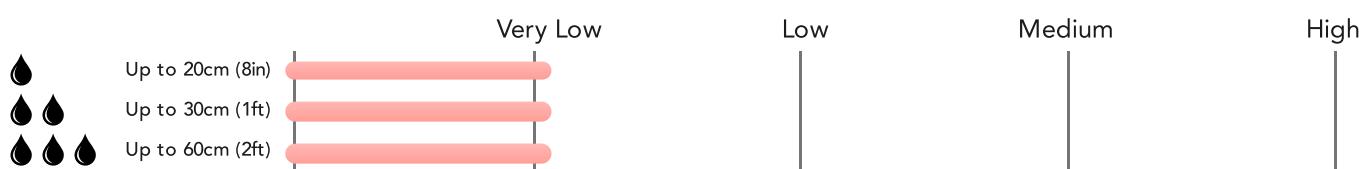


Risk Rating: Very low

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.

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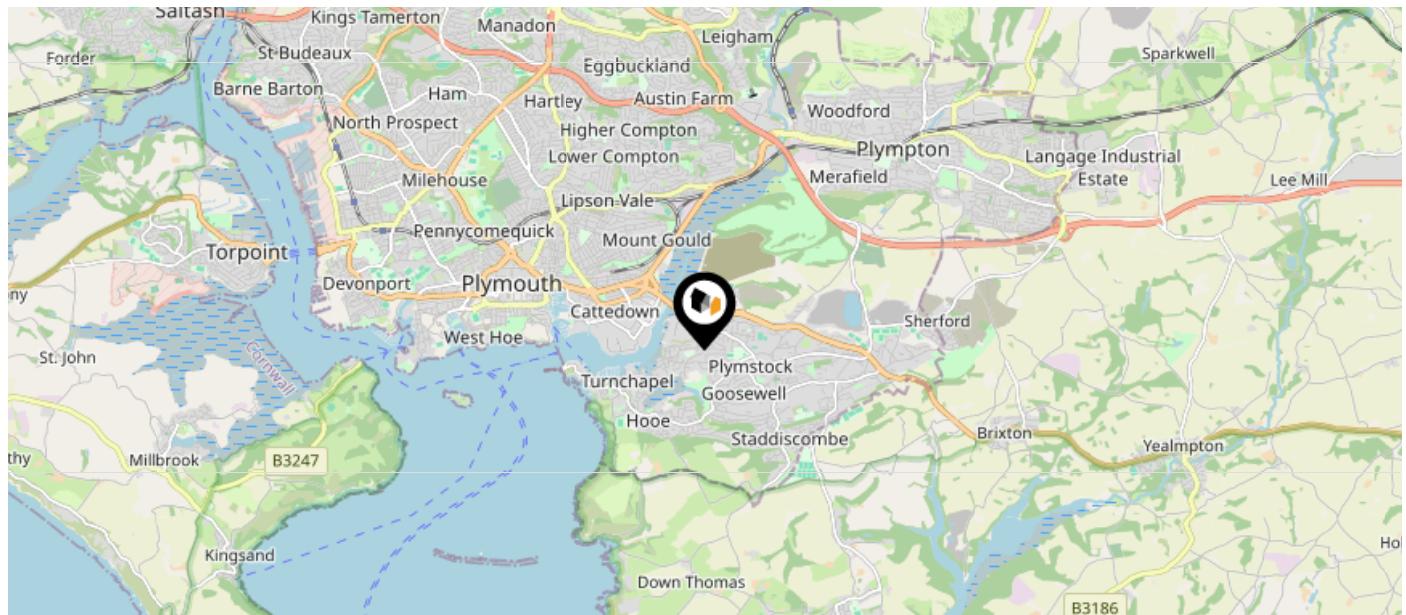
Chance of flooding to the following depths at this property:



Maps

Green Belt

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



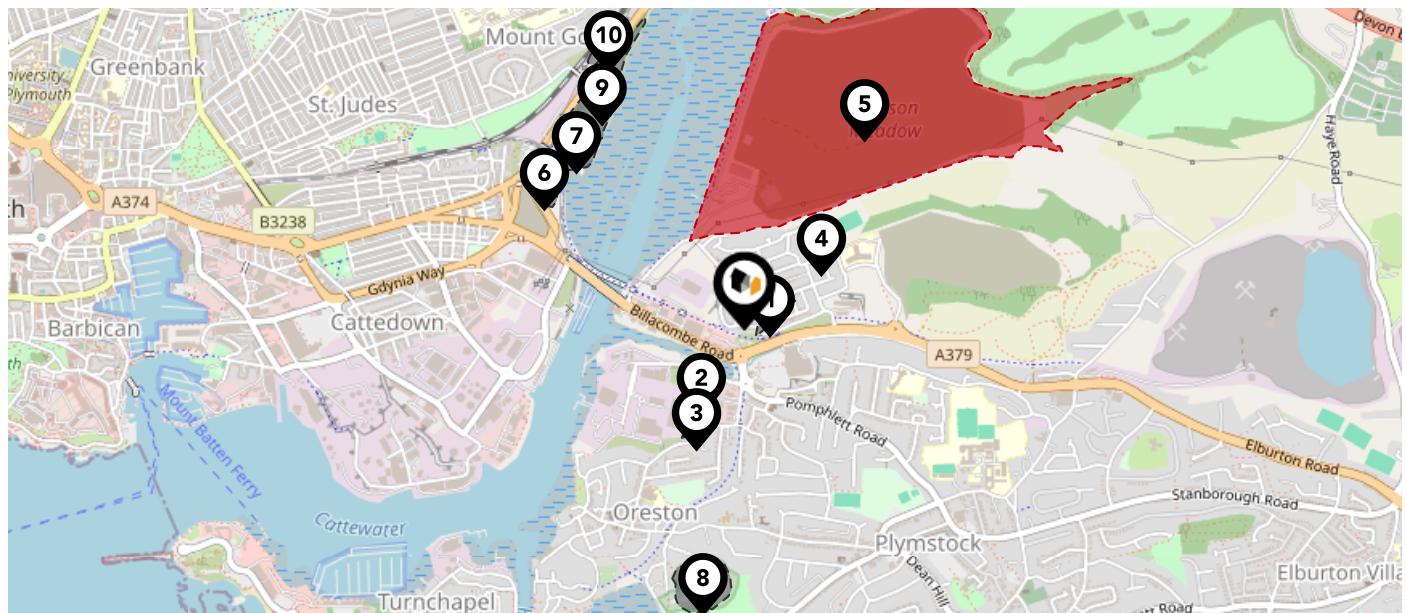
Nearby Green Belt Land

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.



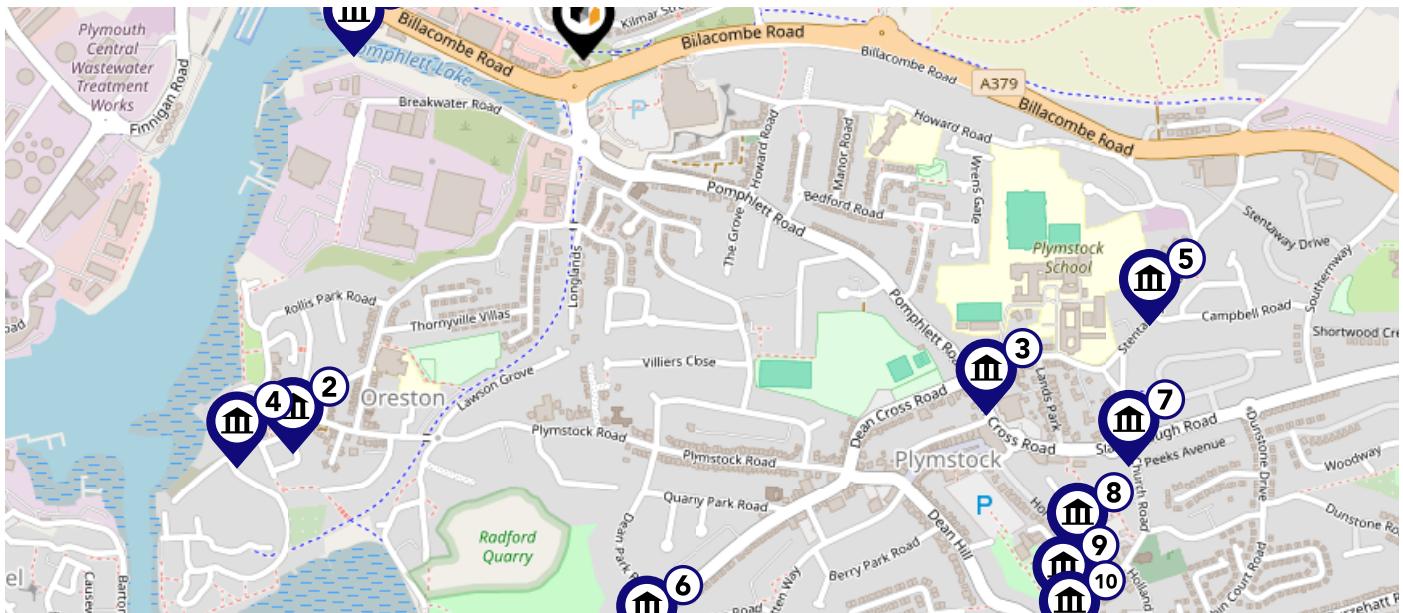
Nearby Landfill Sites

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

Maps

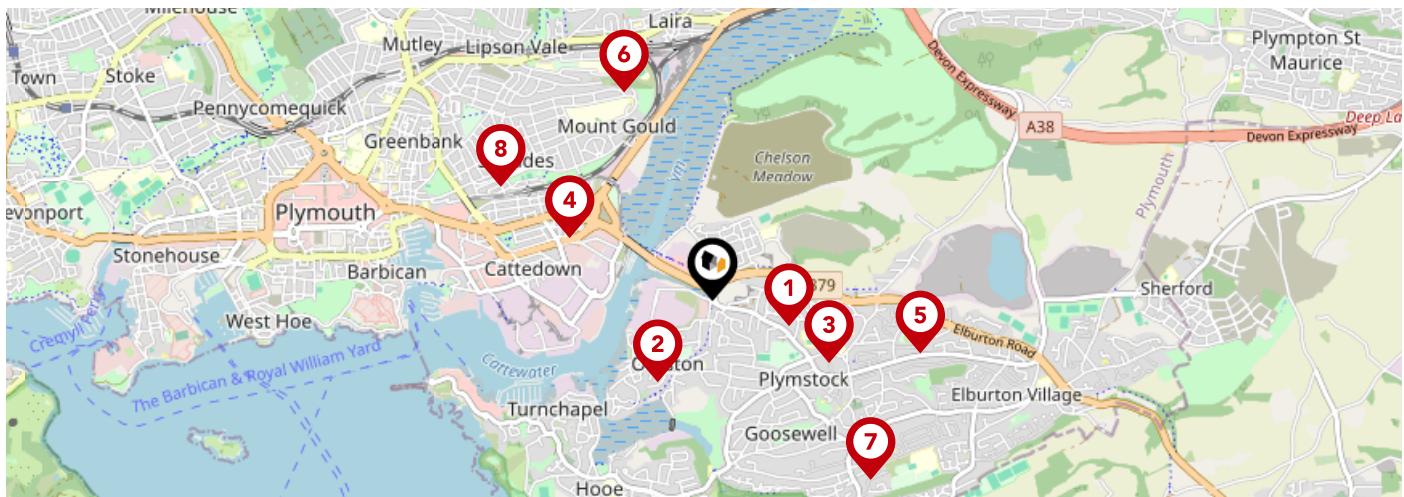
Listed Buildings

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



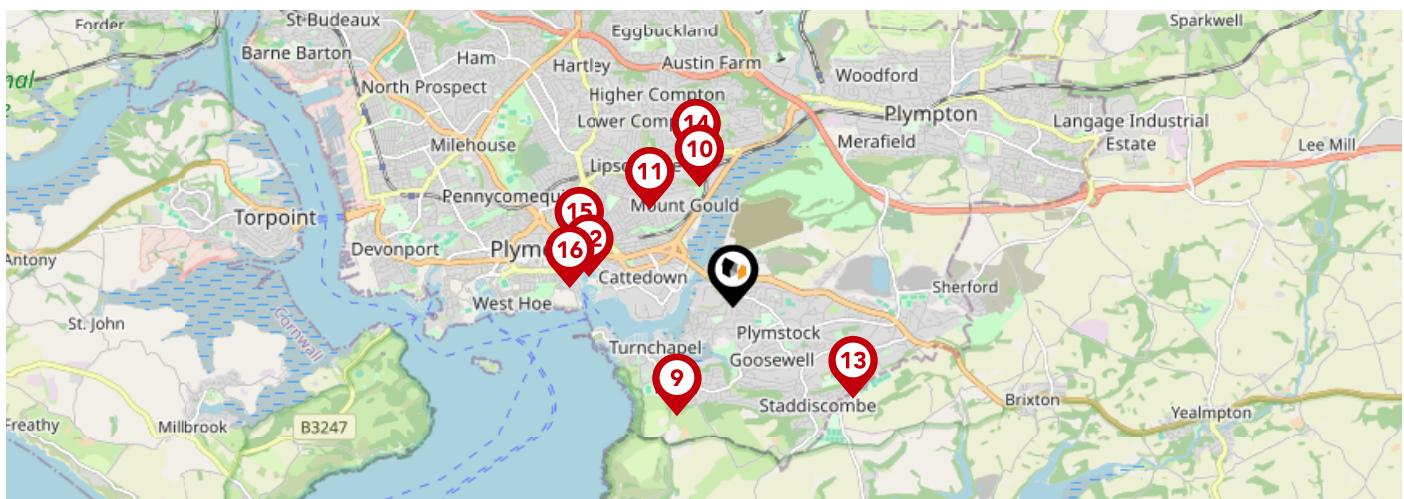
Listed Buildings in the local district	Grade	Distance
① 1322011 - The Morley Arms Public House	Grade II	0.3 miles
② 1386332 - 160 And 162, Plymstock Road	Grade II	0.6 miles
③ 1130041 - Burrow Lodge	Grade II	0.6 miles
④ 1386313 - Park Cottage	Grade II	0.6 miles
⑤ 1386417 - Stentaway House	Grade II	0.7 miles
⑥ 1386349 - Radford Lodge And Gate Piers	Grade II	0.7 miles
⑦ 1130042 - Elmleigh	Grade II	0.8 miles
⑧ 1321998 - Glendene And Eventide	Grade II	0.8 miles
⑨ 1321997 - Downhorn Farmhouse	Grade II	0.9 miles
⑩ 1130044 - Merchant House	Grade II	0.9 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Pomphlett Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 424 Distance:0.38					
2	Oreston Community Academy	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 419 Distance:0.46					
3	Plymstock School	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 1671 Distance:0.63					
4	Prince Rock Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Outstanding Pupils: 408 Distance:0.74					
5	Morley Meadow Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 224 Distance:1.01					
6	Lipson Co-operative Academy	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 1102 Distance:1.07					
7	Goosewell Primary Academy	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 419 Distance:1.13					
8	Salisbury Road Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 381 Distance:1.14					

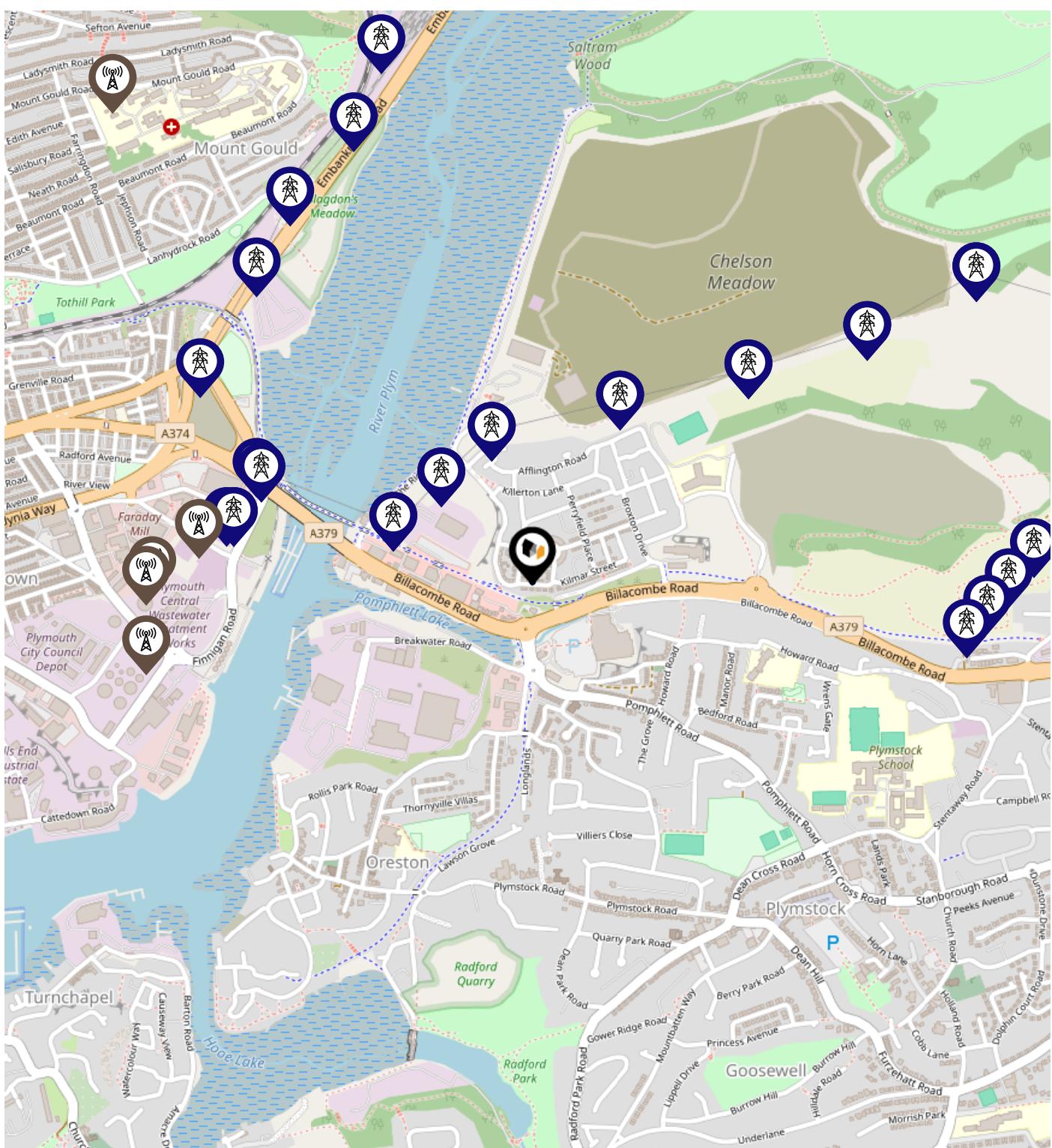
Area Schools



Nursery Primary Secondary College Private

		Nursery	Primary	Secondary	College	Private
9	Hooe Primary Academy	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 212 Distance:1.15					
10	Laira Green Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 230 Distance:1.18					
11	Lipson Vale Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 405 Distance:1.22					
12	Holy Cross Catholic Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 306 Distance:1.39					
13	Coombe Dean School	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 995 Distance:1.41					
14	High View School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Outstanding Pupils: 356 Distance:1.44					
15	Mount Street Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 258 Distance:1.56					
16	ACE Schools Plymouth	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 233 Distance:1.56					

Local Area Masts & Pylons



Key:

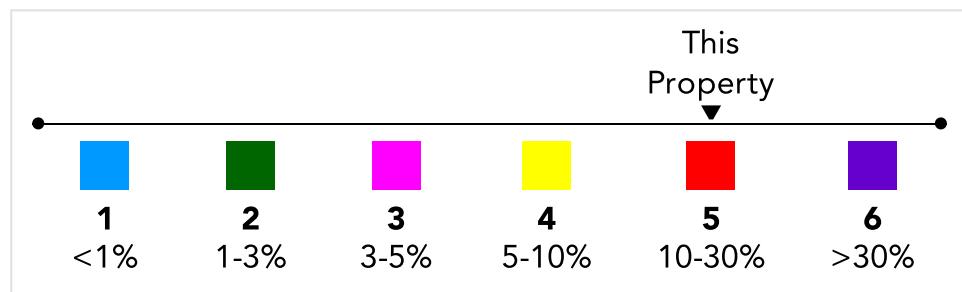
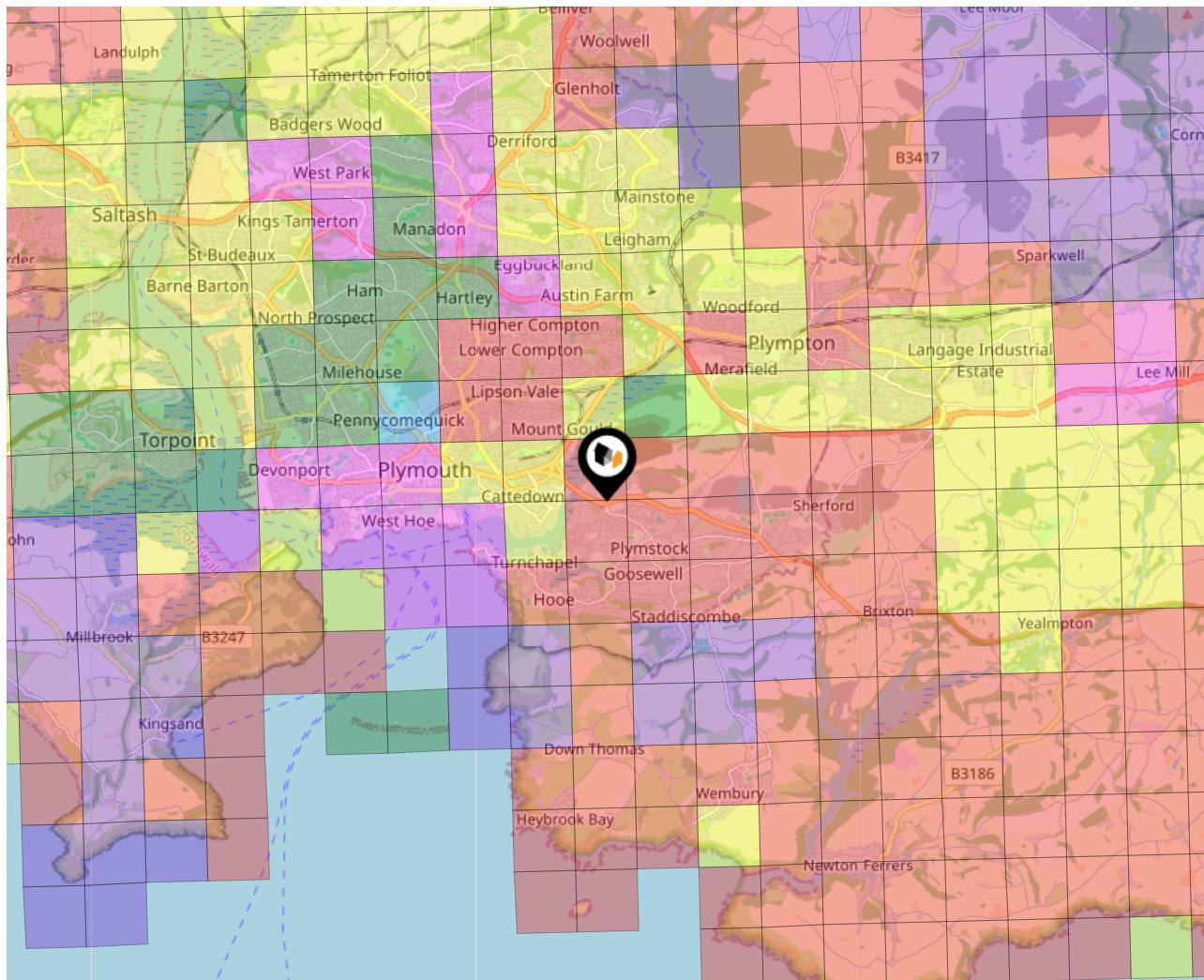
- Power Pylons
- Communication Masts

Environment

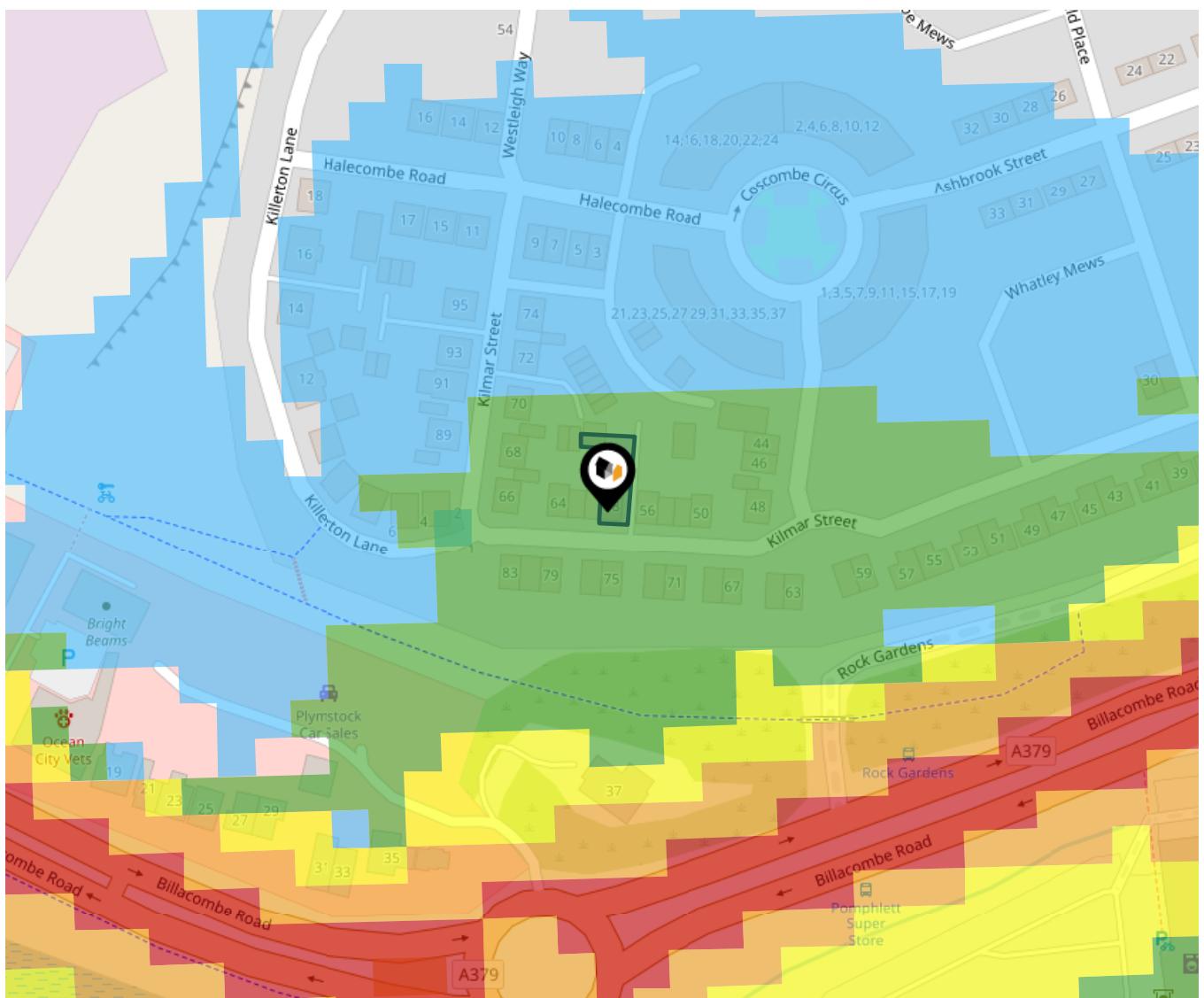
Radon Gas

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.

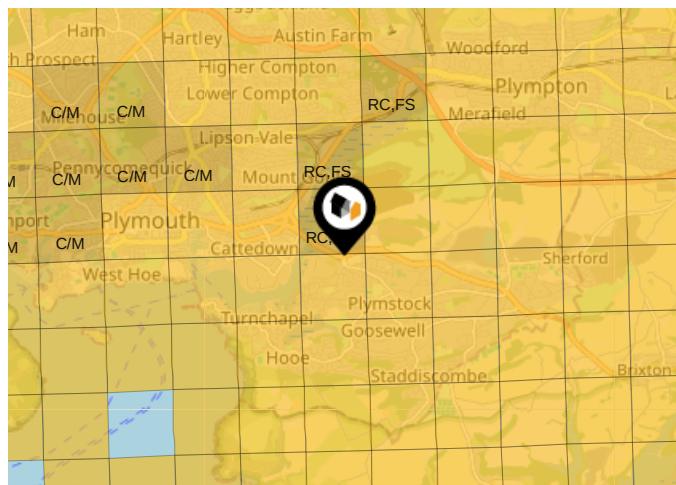
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 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)

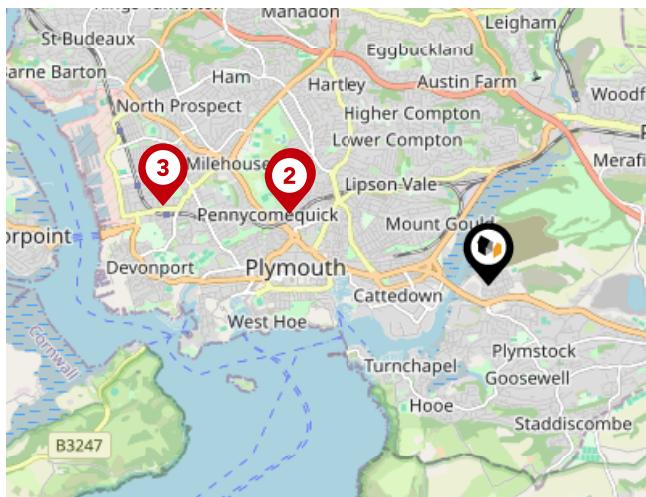
Carbon Content:	NONE	Soil Texture:	LOAM TO SILTY LOAM
Parent Material Grain:	ARGILLACEOUS	Soil Depth:	INTERMEDIATE-SHALLOW
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		



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 miles
2	Plymouth Rail Station	2.01 miles
3	Devonport Rail Station	3.17 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	33.63 miles
2	M5 J30	36.79 miles



Airports/Helipads

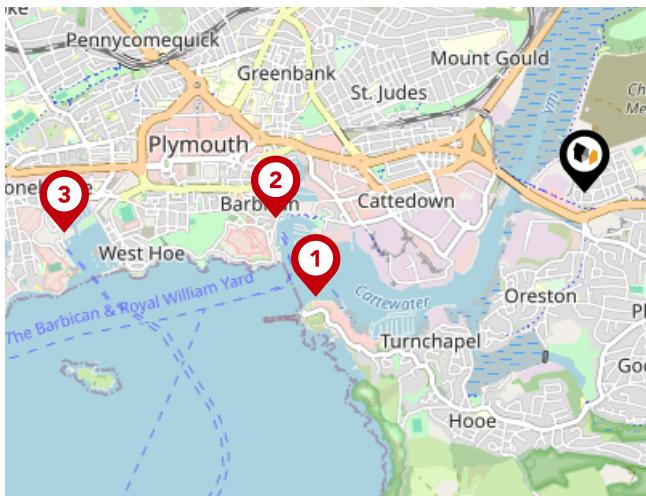
Pin	Name	Distance
1	Glenholt	3.82 miles
2	Exeter Airport	39.21 miles
3	St Mawgan	40.25 miles
4	Joppa	71.7 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Halecombe Road	0.05 miles
2	Rock Gardens	0.07 miles
3	Pomphlett Superstore	0.08 miles
4	Pomphlett Roundabout	0.16 miles
5	The Ride	0.16 miles



Ferry Terminals

Pin	Name	Distance
1	Plymouth Mount Batten Ferry Landing	1.37 miles
2	Plymouth (Barbican) Landing Stage	1.47 miles
3	Plymouth Ferry Terminal	2.47 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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