

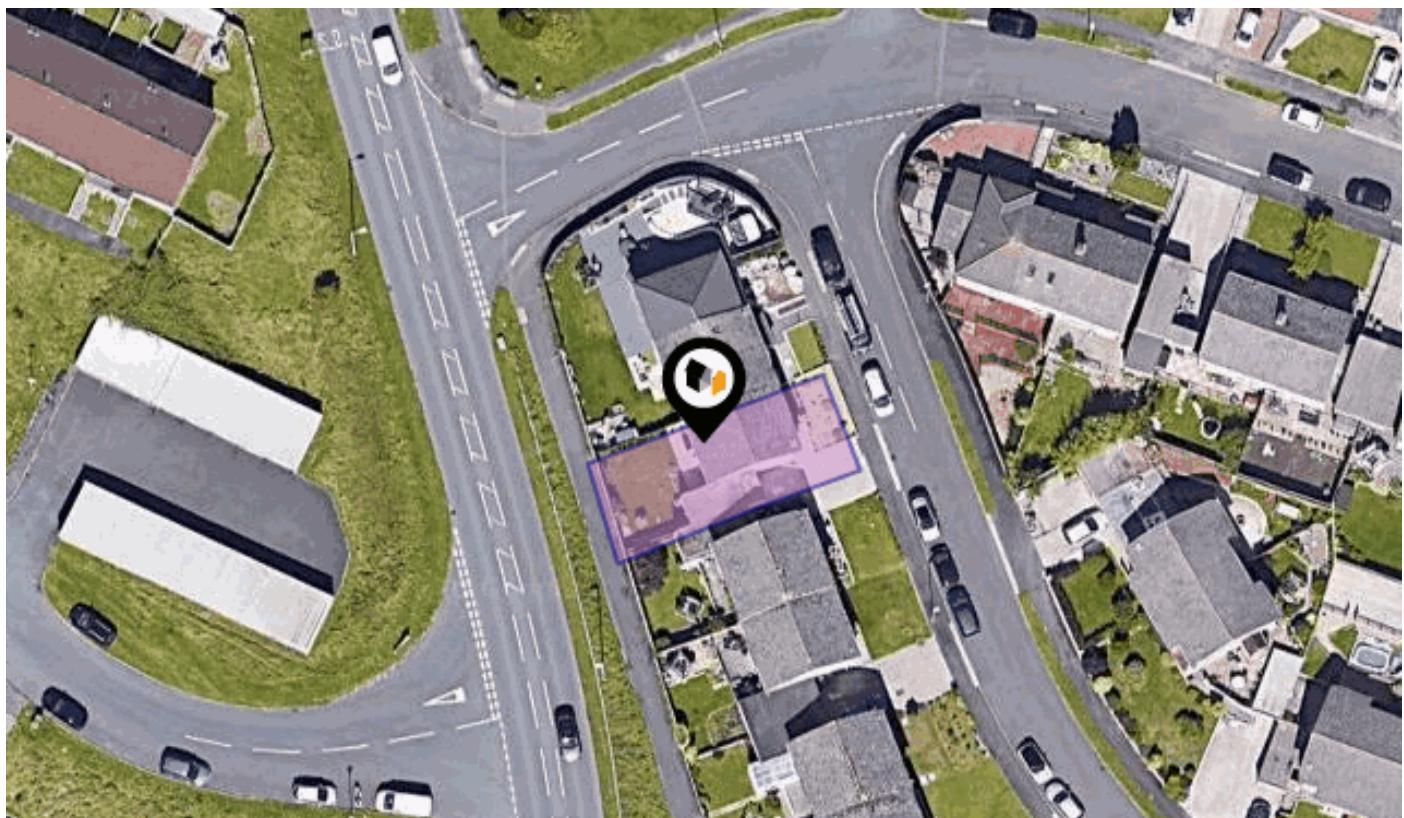


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 29th January 2026



WOLRIGE WAY, PLYMOUTH, PL7

6 The Broadway Plymstock Plymouth PL9 7AU

01752 456000

plymstock@langtownandcountry.com

www.langtownandcountry.com



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Property Overview



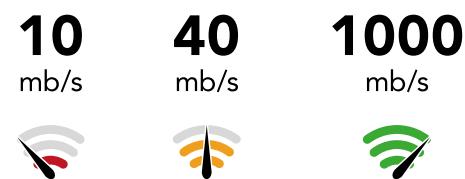
Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	968 ft ² / 90 m ²		
Plot Area:	0.05 acres		
Council Tax :	Band C		
Annual Estimate:	£2,067		
Title Number:	DN39012		

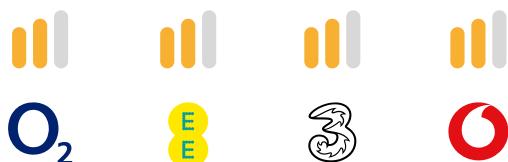
Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)



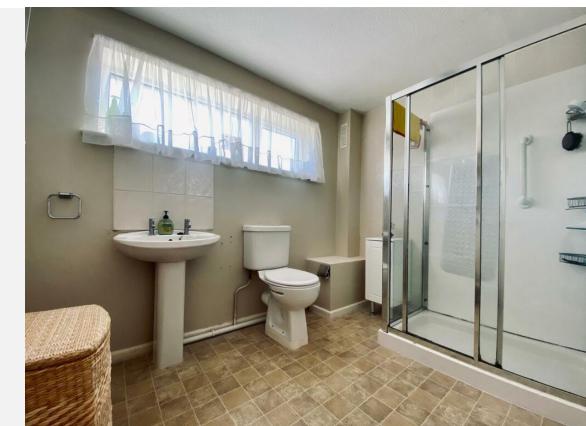
Mobile Coverage:
(based on calls indoors)



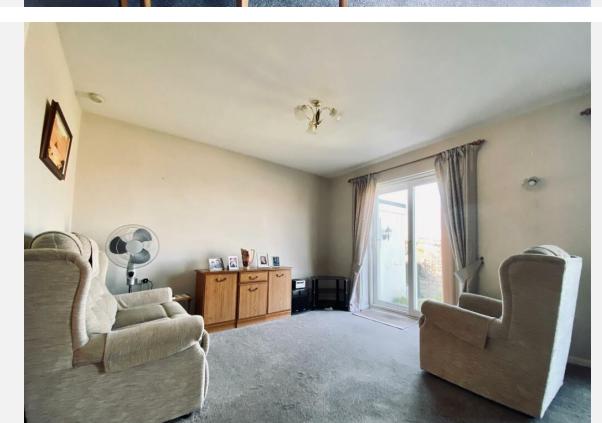
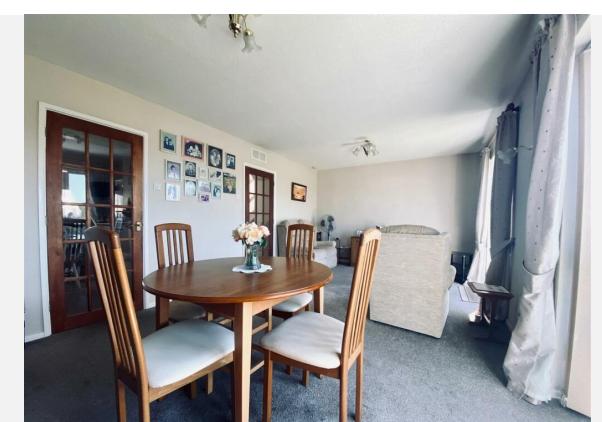
Satellite/Fibre TV Availability:



Gallery Photos

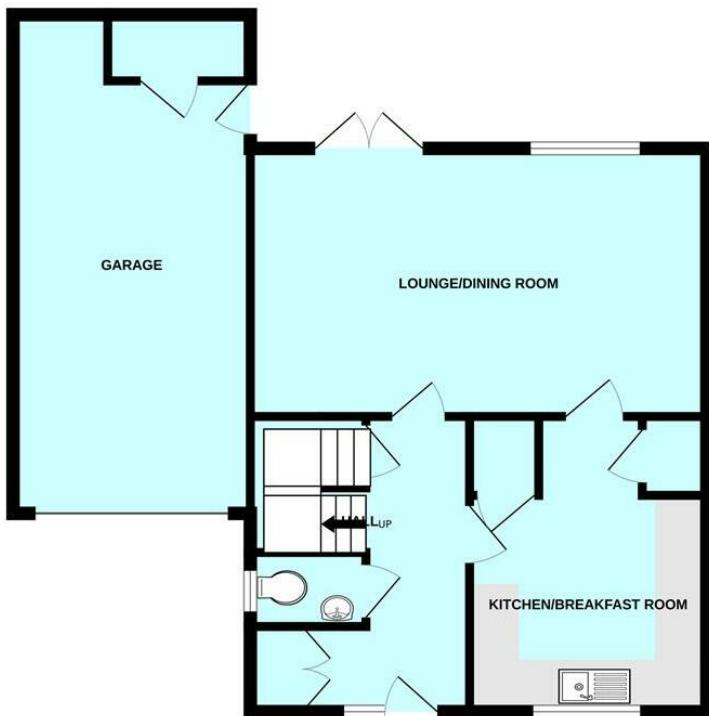


Gallery Photos

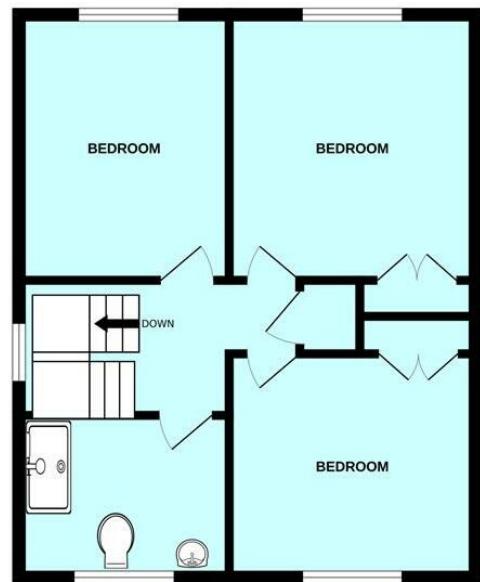


WOLRIGE WAY, PLYMOUTH, PL7

GROUND FLOOR



1ST FLOOR

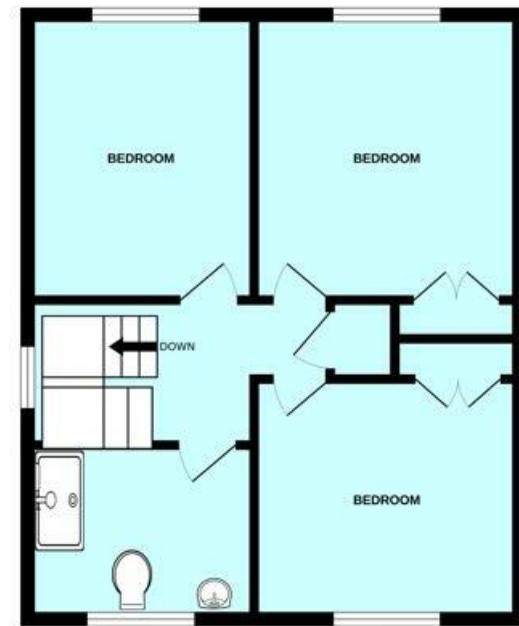


MEASUREMENTS INCLUDE GARAGE

Made with Metropix ©2023

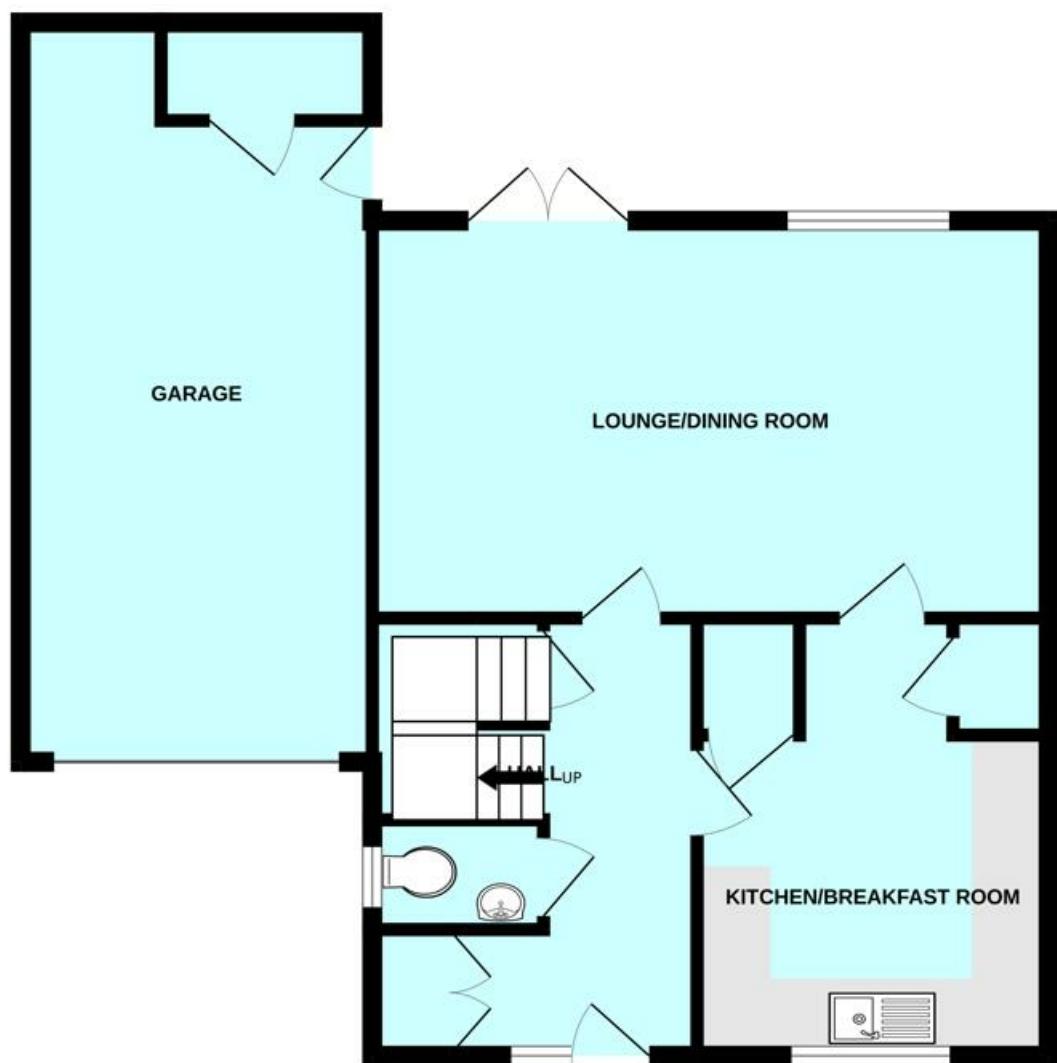
WOLRIGE WAY, PLYMOUTH, PL7

1ST FLOOR



WOLRIGE WAY, PLYMOUTH, PL7

GROUND FLOOR



Property EPC - Certificate

PL7

Energy rating

F

Valid until 20.04.2033

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		50 E
21-38	F	25 F	
1-20	G		

Property EPC - Additional Data



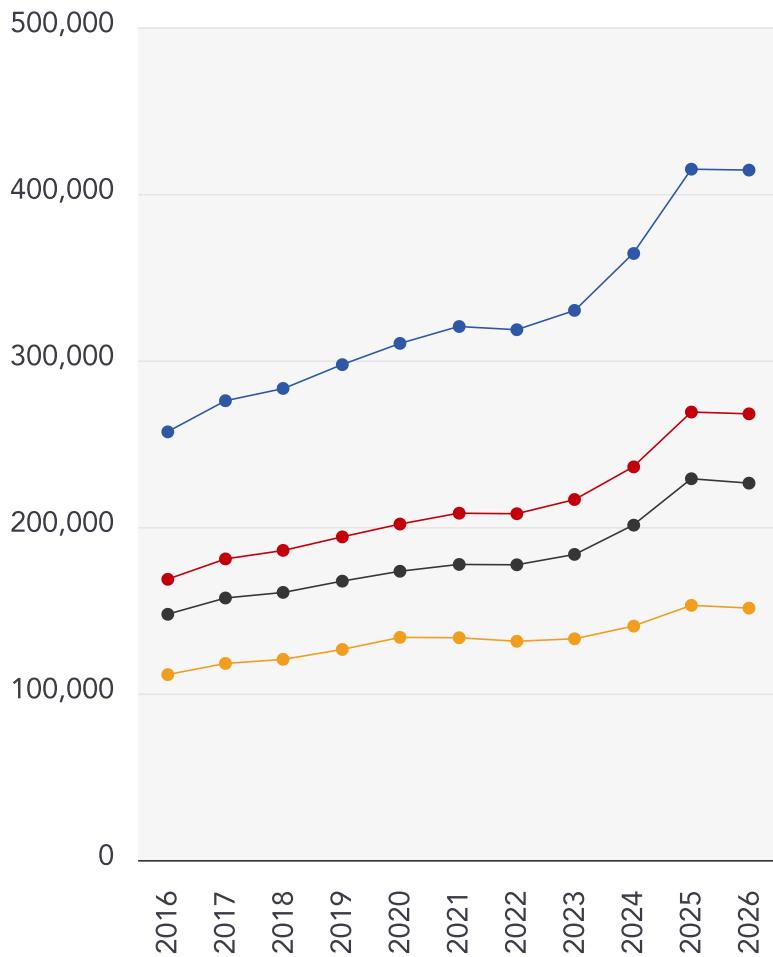
Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Electricity (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
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:	Warm air, Electricaire
Main Heating Controls:	Room thermostat only
Hot Water System:	Electric immersion, standard tariff
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in 88% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	90 m ²

Market House Price Statistics



10 Year History of Average House Prices by Property Type in PL7



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

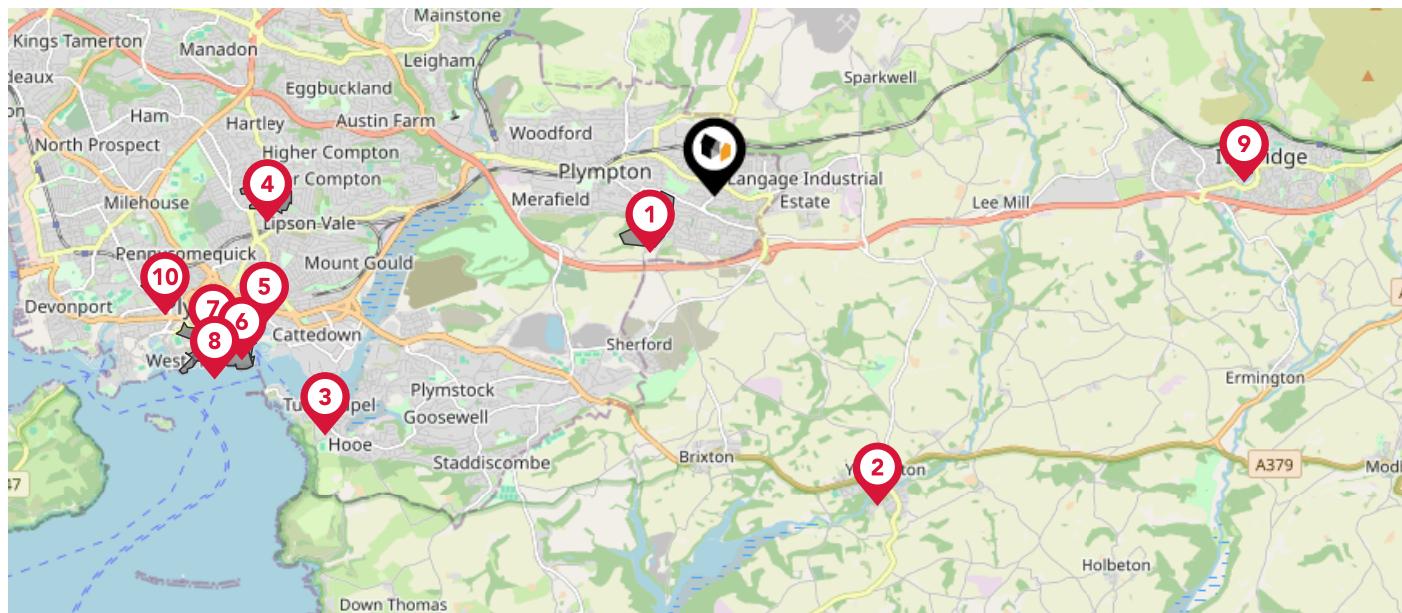
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



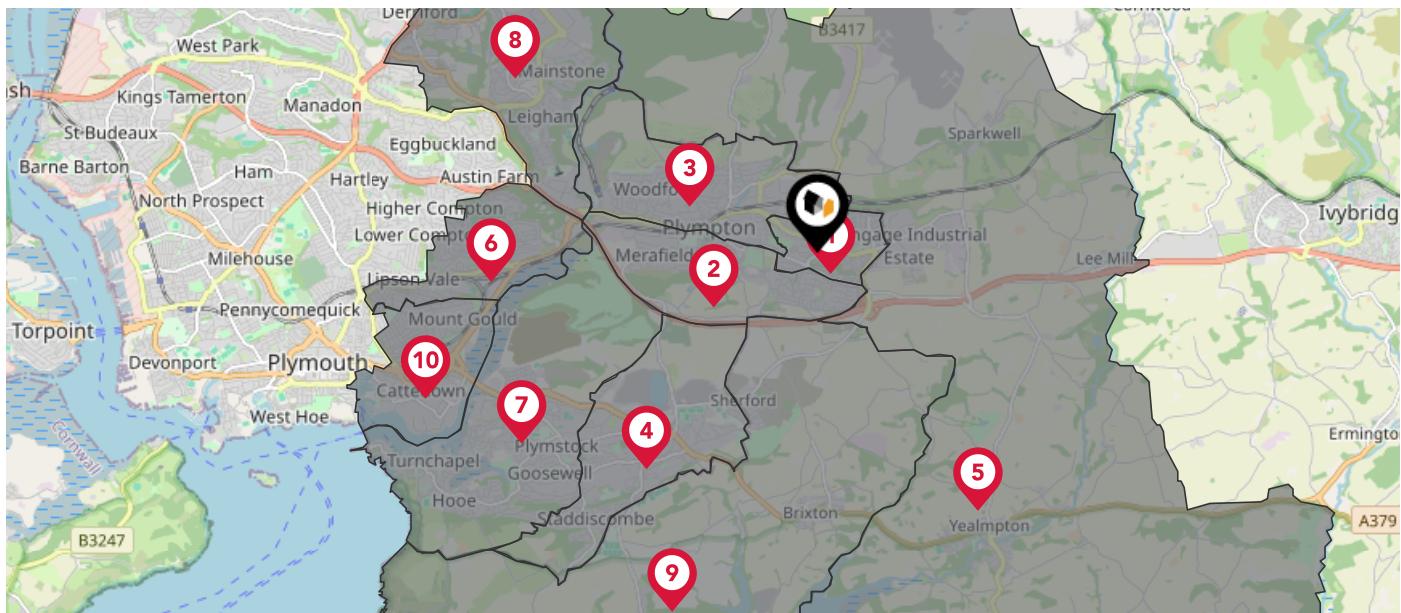
Nearby Conservation Areas

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



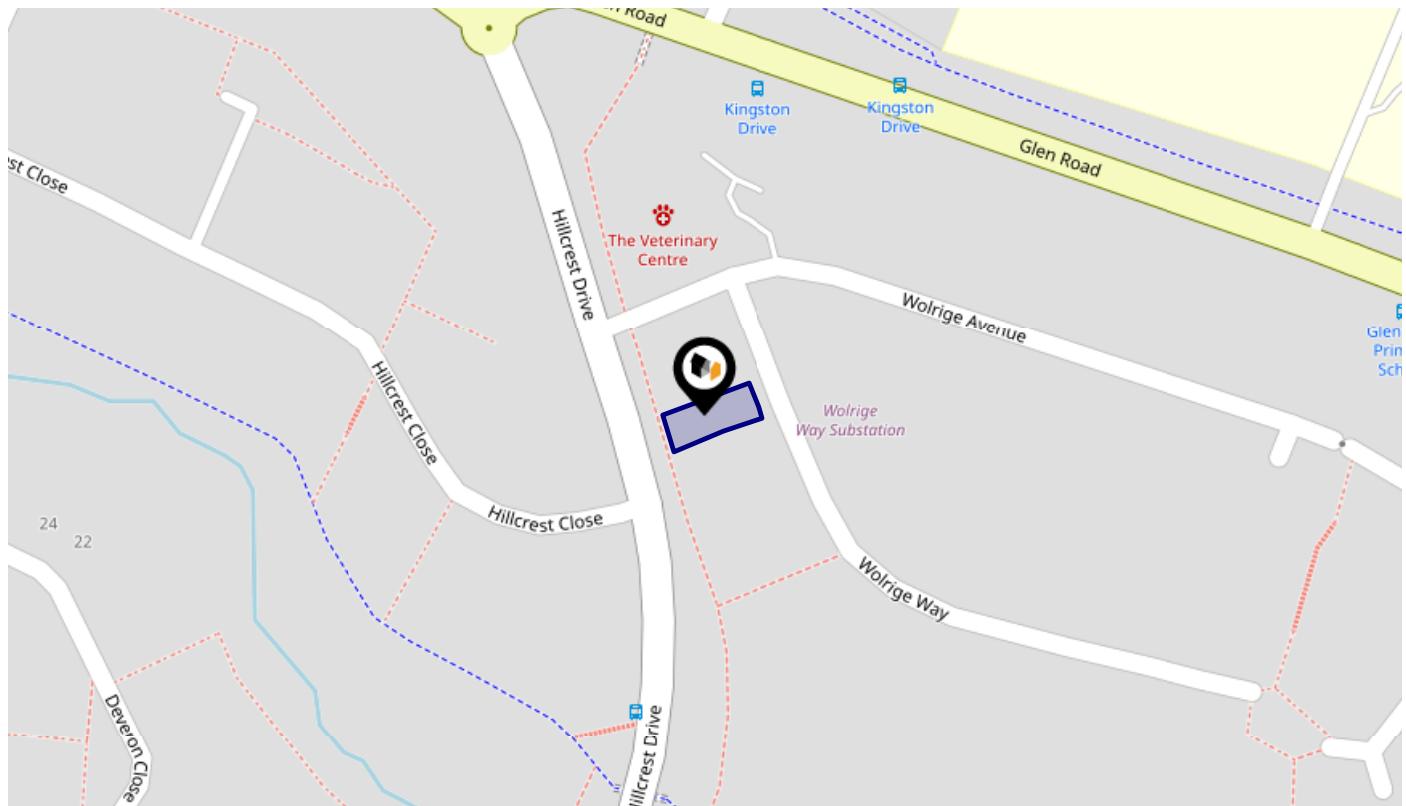
Nearby Council Wards

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

Maps

Rail Noise

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...

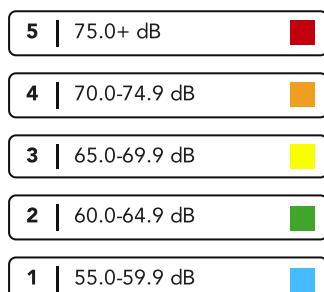


Rail Noise Data

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.

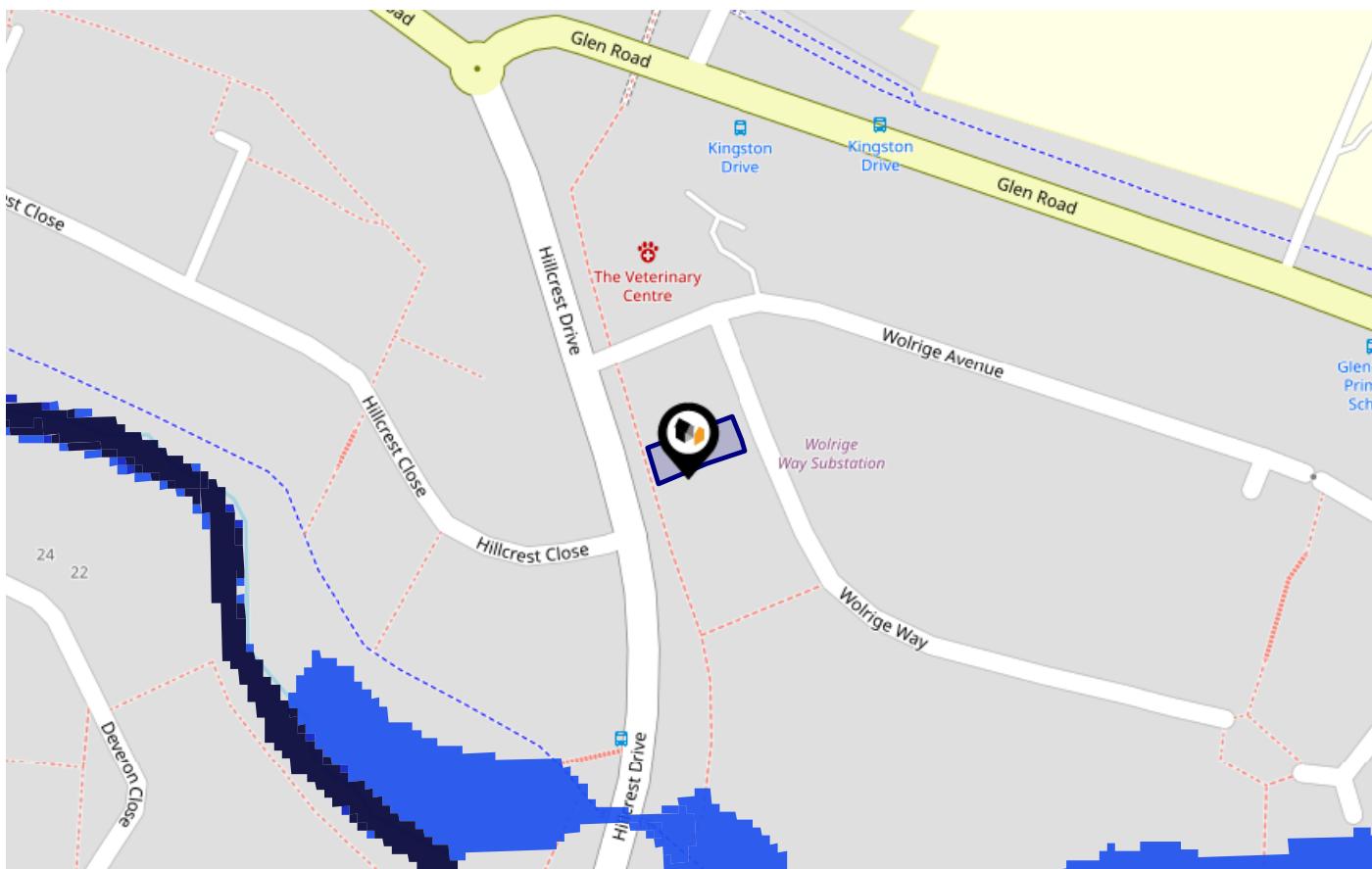
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:



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.

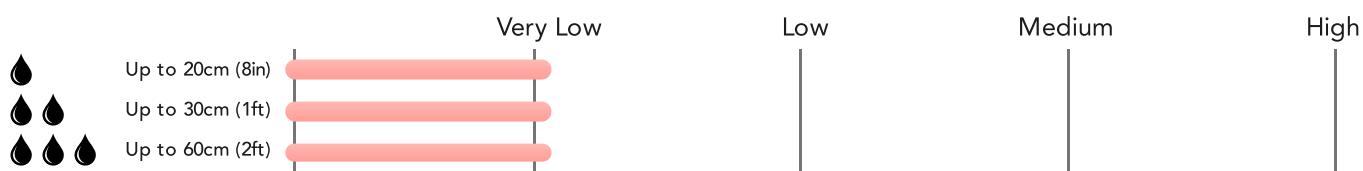


Risk Rating: Very low

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.

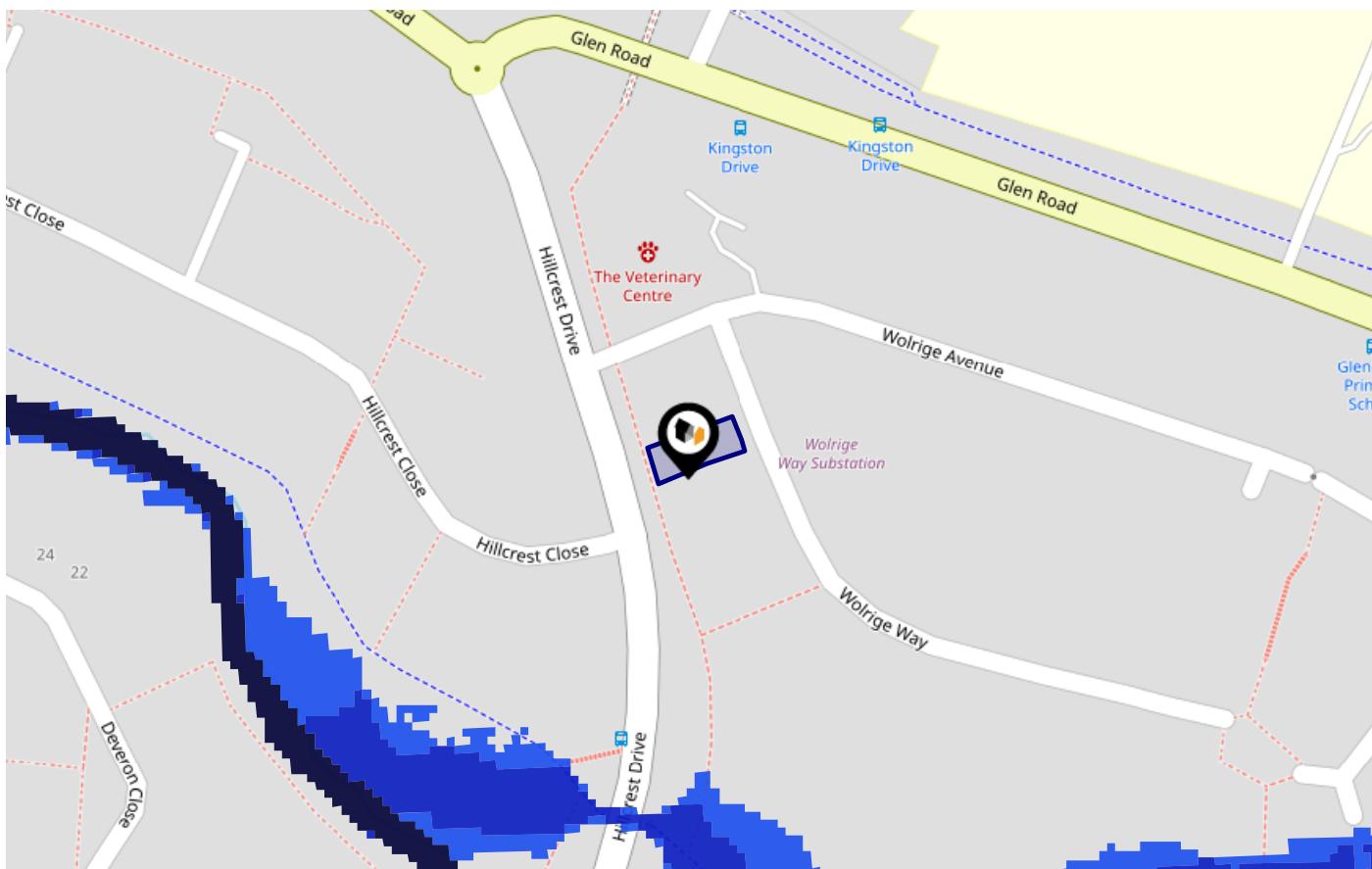
- **High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- **Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- **Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%)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

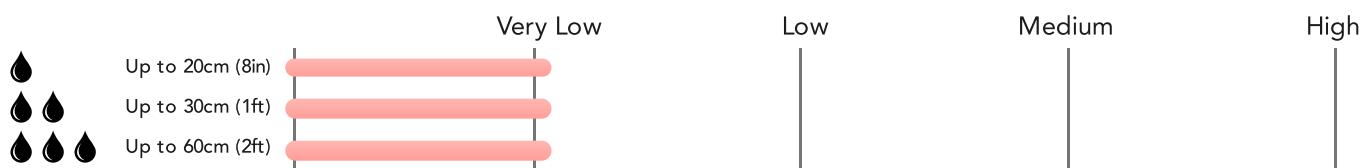


Risk Rating: Very low

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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- 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.

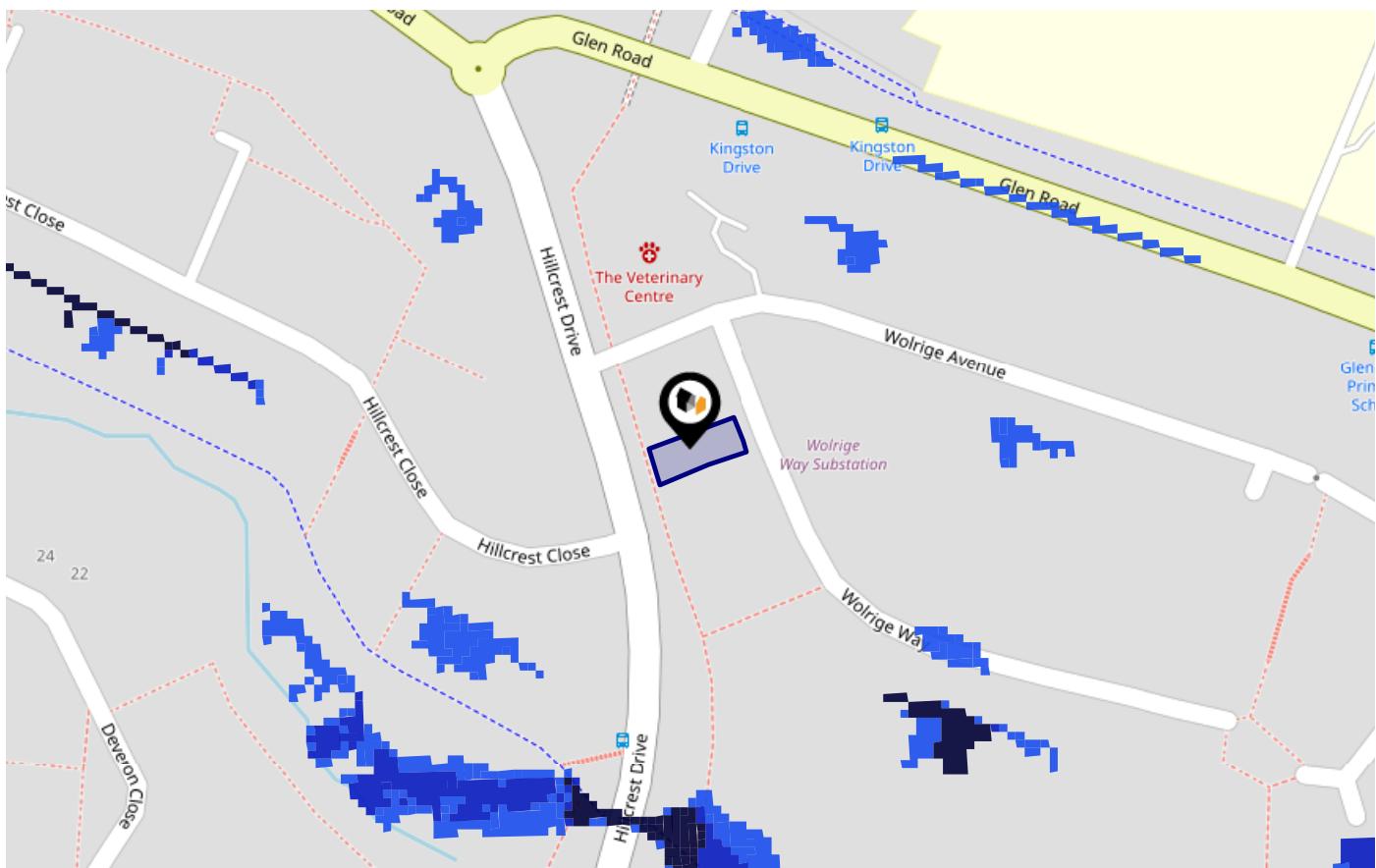
Chance of flooding to the following depths at this property:



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.

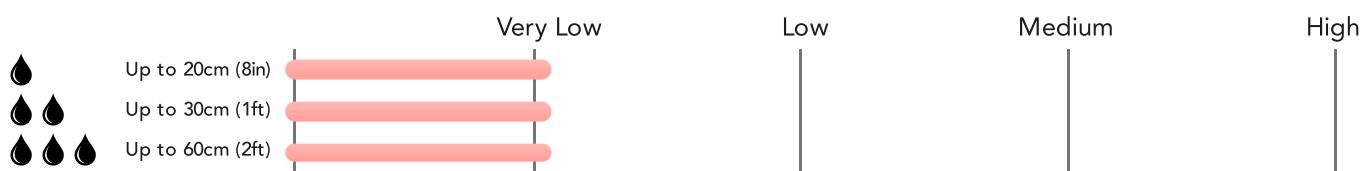


Risk Rating: Very low

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.

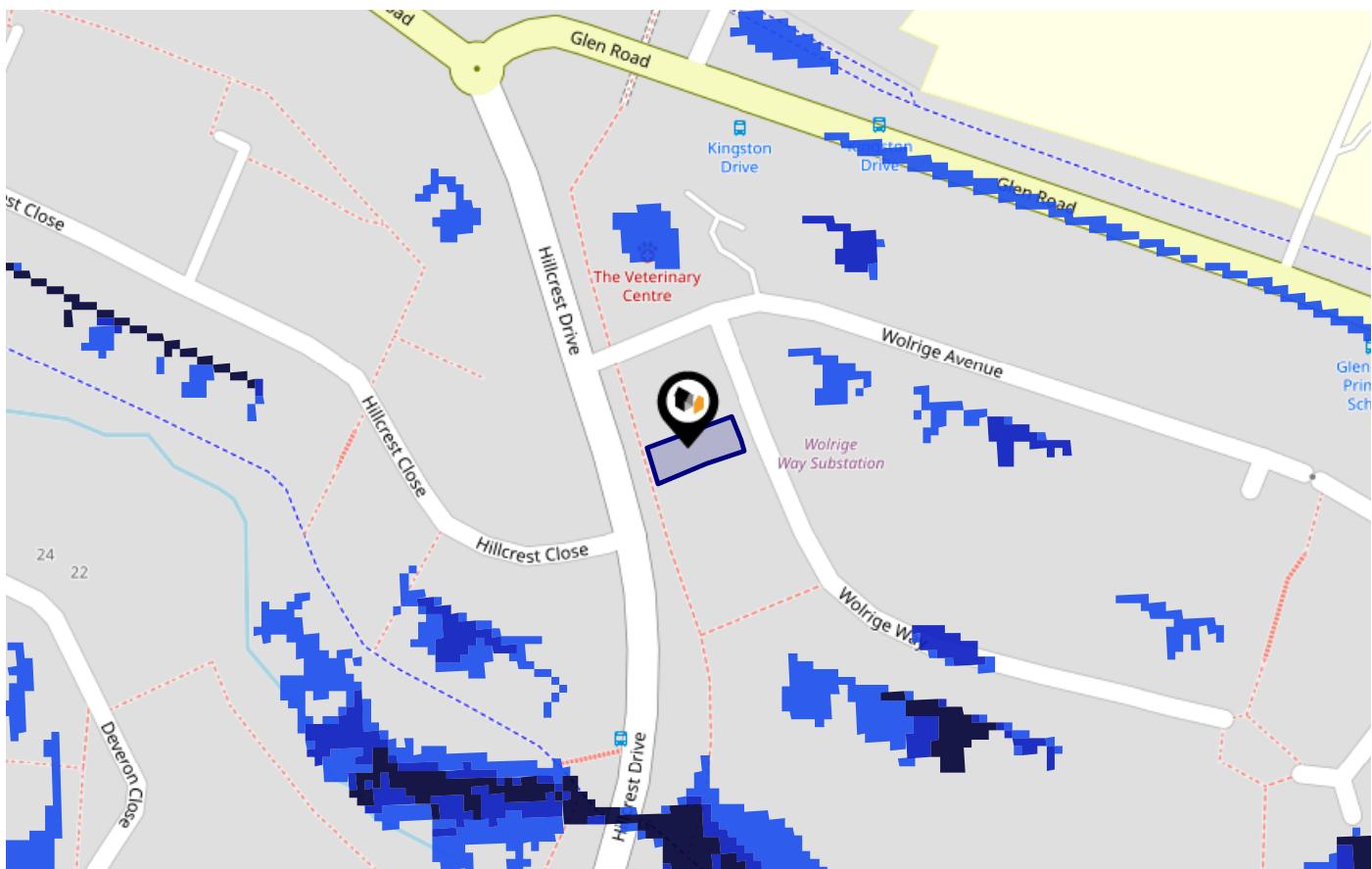
- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any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

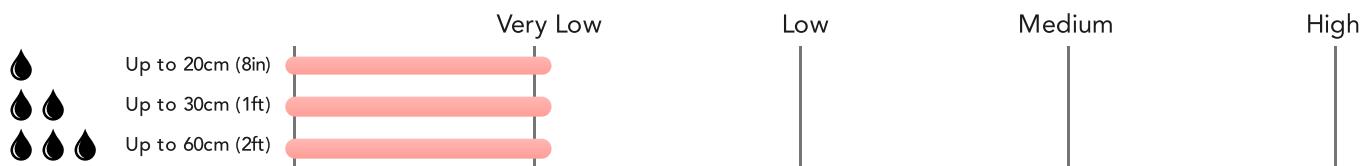


Risk Rating: Very low

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.

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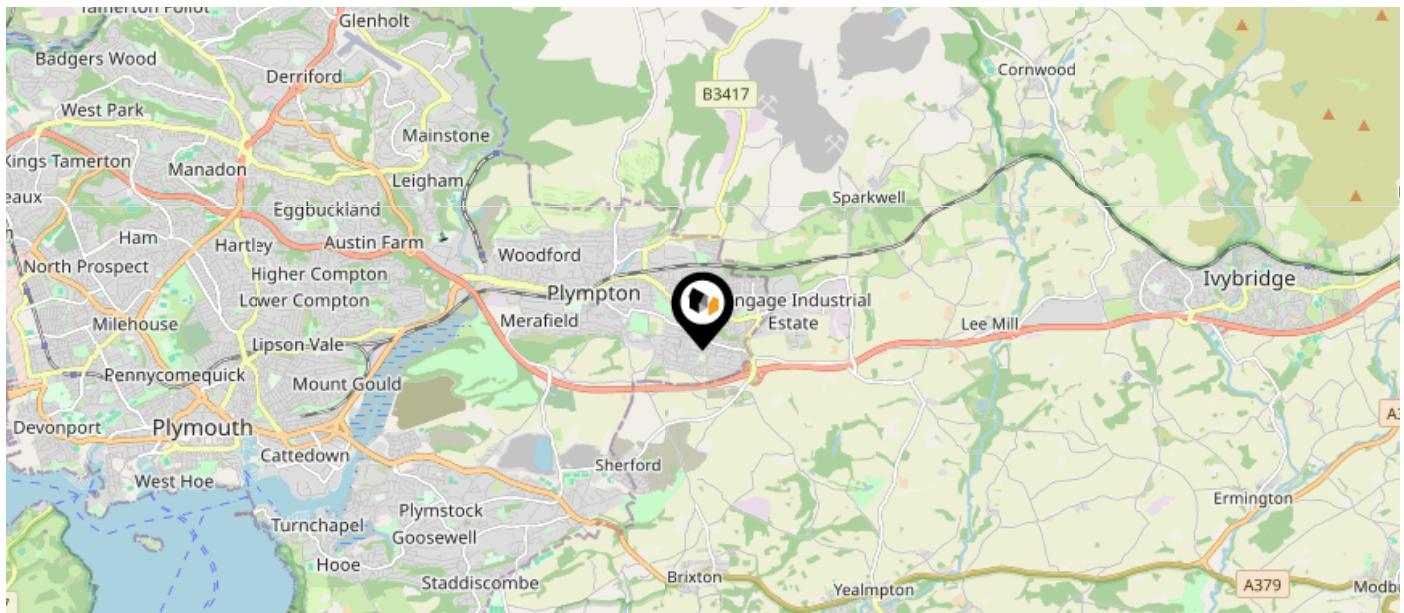
Chance of flooding to the following depths at this property:



Maps

Green Belt

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



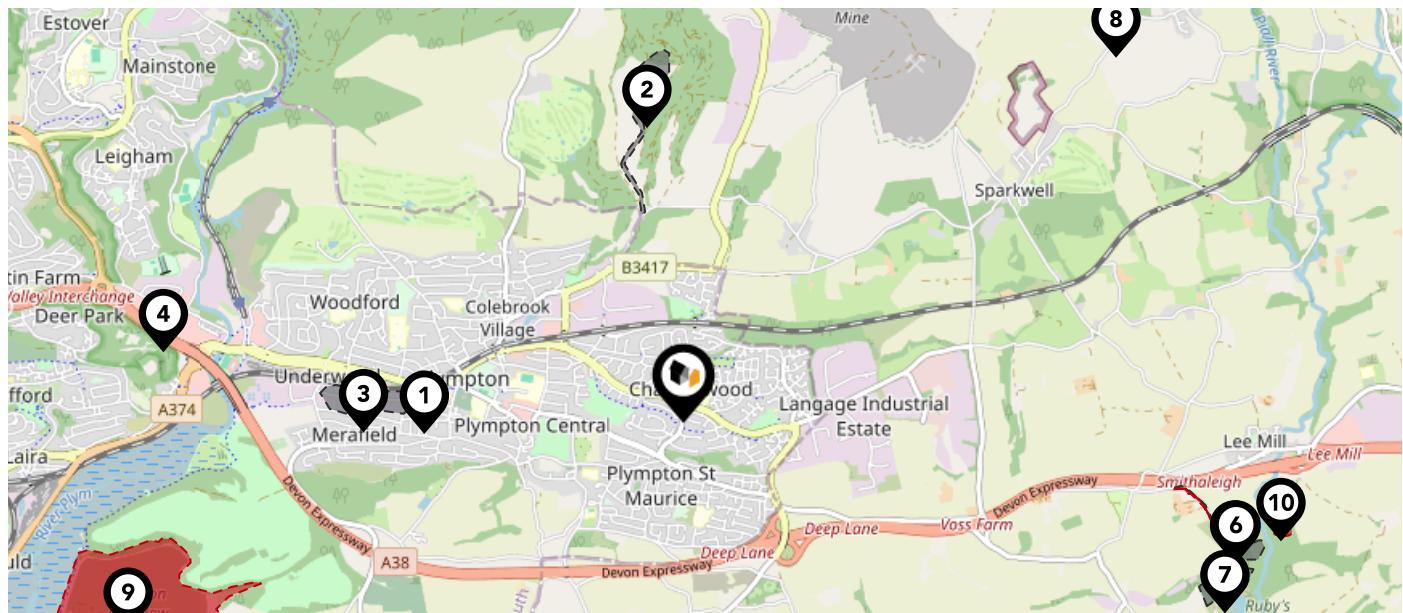
Nearby Green Belt Land

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.



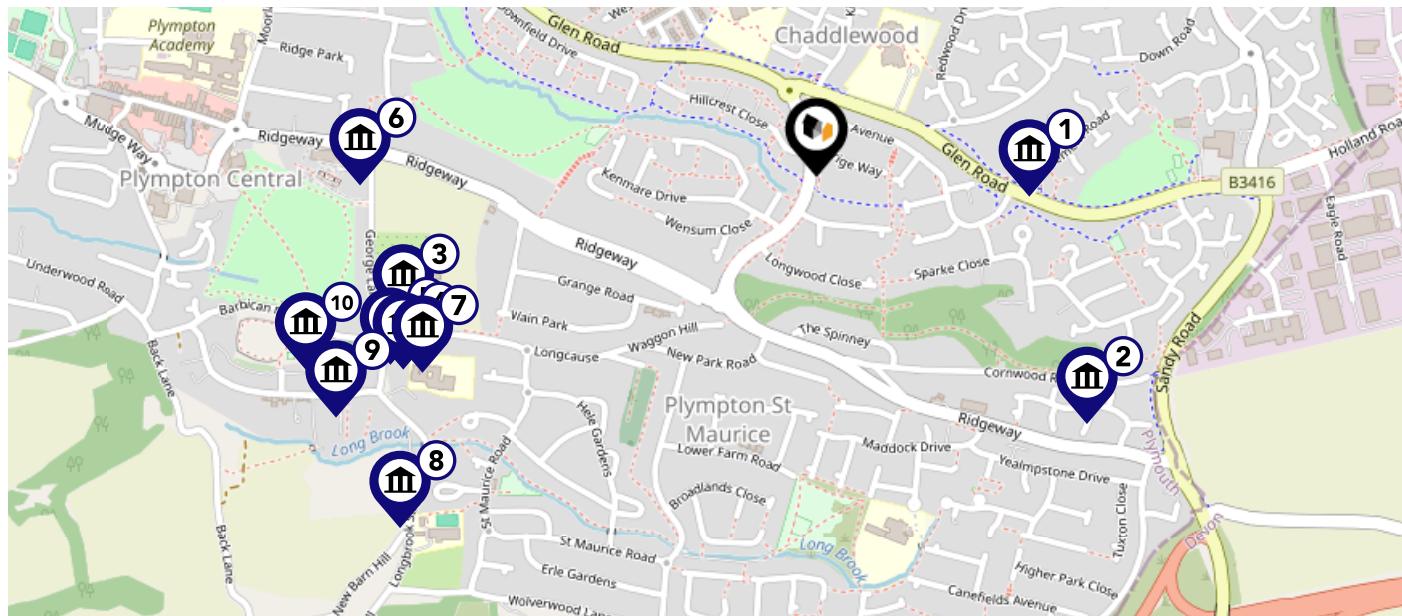
Nearby Landfill Sites

1	Recreation Ground Linketty Road Plympt-Recreation Ground Linketty Road Plympton, Plymouth	Historic Landfill	<input type="checkbox"/>
2	Newnham Park-Newnham Park, Plympton, Plymouth, Devon	Historic Landfill	<input type="checkbox"/>
3	Valley Road Plympton-Valley Road, Plympton, Plymouth	Historic Landfill	<input type="checkbox"/>
4	Tecalamet Marsh Mills-Off Longbridge Road, Plymouth	Historic Landfill	<input type="checkbox"/>
5	EA/EPR/EP3496HY/A001	Active Landfill	<input checked="" type="checkbox"/>
6	Challonsleigh Farm-Plympton, Plymouth	Historic Landfill	<input type="checkbox"/>
7	New England Quarry-Plympton, Plymouth, Devon	Historic Landfill	<input type="checkbox"/>
8	Houndall Reservoir Treatment Works-Ivybridge, Devon	Historic Landfill	<input type="checkbox"/>
9	EA/EPR/EP3096HZ/V002	Active Landfill	<input checked="" type="checkbox"/>
10	EA/EPR/DB3100LW/T001	Active Landfill	<input checked="" type="checkbox"/>

Maps

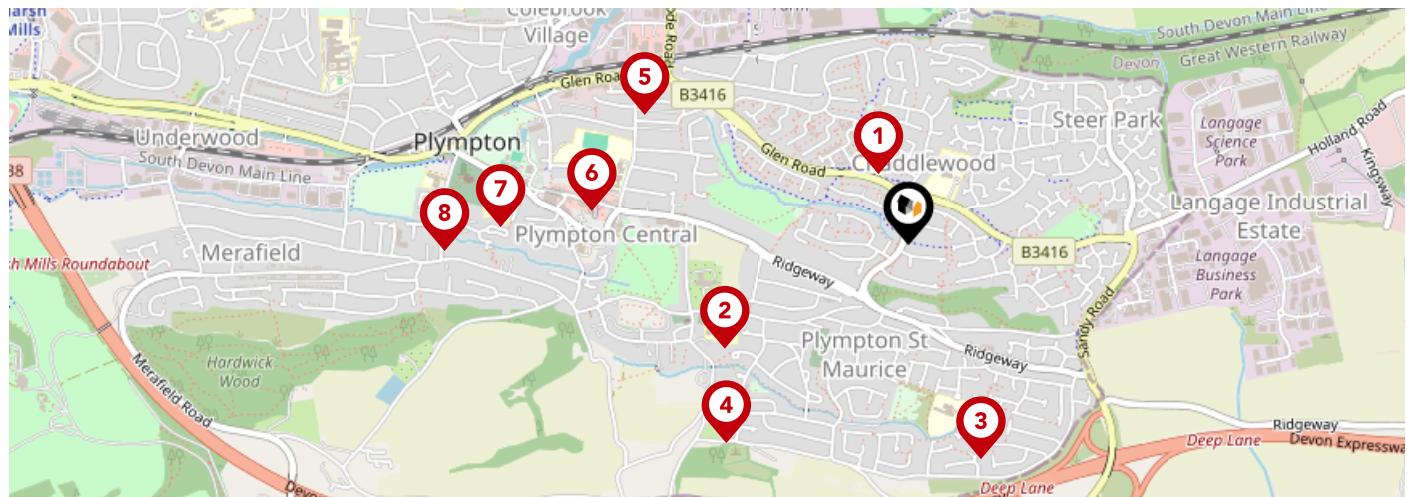
Listed Buildings

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
 1322041 - Chaddlewood House	Grade II	0.3 miles
 1130046 - Triangular Folly	Grade II	0.4 miles
 1113363 - Plympton House (st Peters Convent)	Grade I	0.5 miles
 1113366 - Two Pairs Of Gate Piers And Walls To Plympton House	Grade II	0.5 miles
 1113364 - Kitchen Garden Wall South West Of Plympton House	Grade II	0.5 miles
 1386354 - The George Hotel And Attached Wall, Staircase And Railings	Grade II	0.5 miles
 1113365 - South Boundary Walls To Plympton House Along Longcause	Grade II	0.5 miles
 1113362 - St Elizabeths House Of Rest	Grade II	0.6 miles
 1130039 - K6 Telephone Kiosk	Grade II	0.6 miles
 1439366 - Plympton War Memorial	Grade II	0.6 miles

Area Schools



Nursery Primary Secondary College Private



Chaddlewood Primary School

Ofsted Rating: Good | Pupils: 372 | Distance: 0.18



Longcause Community Special School

Ofsted Rating: Good | Pupils: 110 | Distance: 0.5



Yealmpton Farm Primary School

Ofsted Rating: Good | Pupils: 216 | Distance: 0.54



Plympton St Maurice Primary School

Ofsted Rating: Good | Pupils: 187 | Distance: 0.64



Glen Park Primary School

Ofsted Rating: Outstanding | Pupils: 407 | Distance: 0.7



Plympton Academy

Ofsted Rating: Requires improvement | Pupils: 1145 | Distance: 0.76



Old Priory Junior Academy

Ofsted Rating: Good | Pupils: 192 | Distance: 0.97

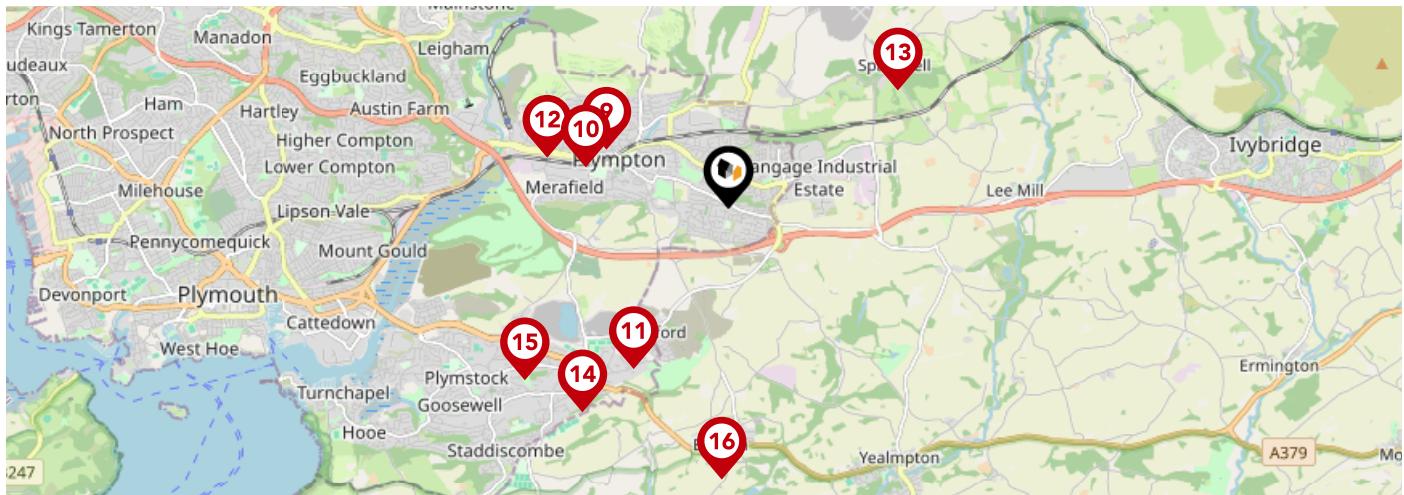


Plympton St Mary's CofE Infant School

Ofsted Rating: Good | Pupils: 100 | Distance: 1.1



Area Schools



Nursery Primary Secondary College Private



Boringdon Primary School

Ofsted Rating: Good | Pupils: 394 | Distance: 1.29



Hele's School

Ofsted Rating: Good | Pupils: 1386 | Distance: 1.4



Sherford Vale School & Nursery

Ofsted Rating: Good | Pupils: 258 | Distance: 1.77



Woodford Primary School

Ofsted Rating: Good | Pupils: 402 | Distance: 1.79



Sparkwell All Saints Primary School

Ofsted Rating: Good | Pupils: 92 | Distance: 1.95



Elburton Primary School

Ofsted Rating: Outstanding | Pupils: 465 | Distance: 2.37



Morley Meadow Primary School

Ofsted Rating: Good | Pupils: 224 | Distance: 2.52

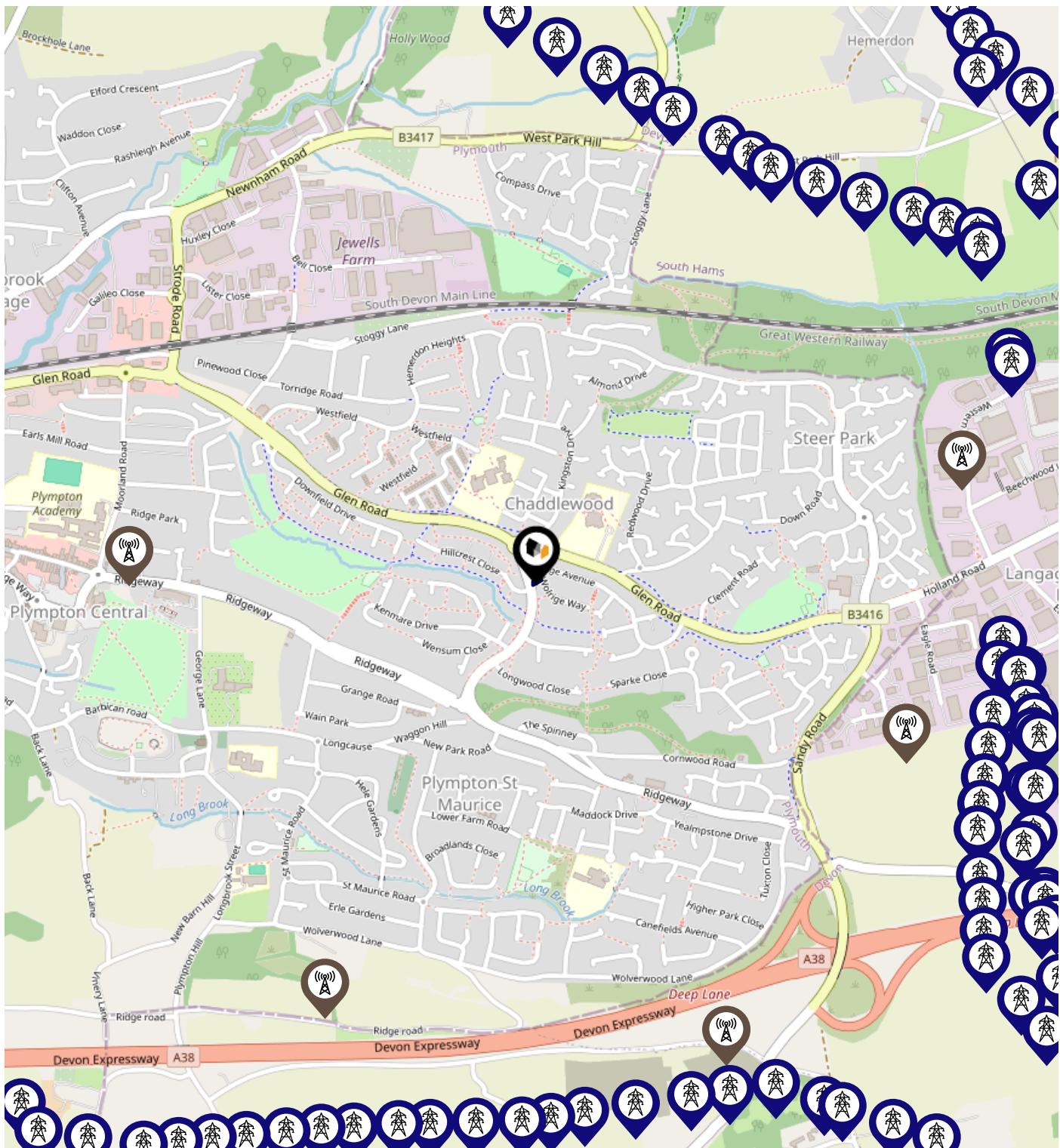


St Mary's Church of England Primary School

Ofsted Rating: Outstanding | Pupils: 102 | Distance: 2.57



Local Area Masts & Pylons



Key:

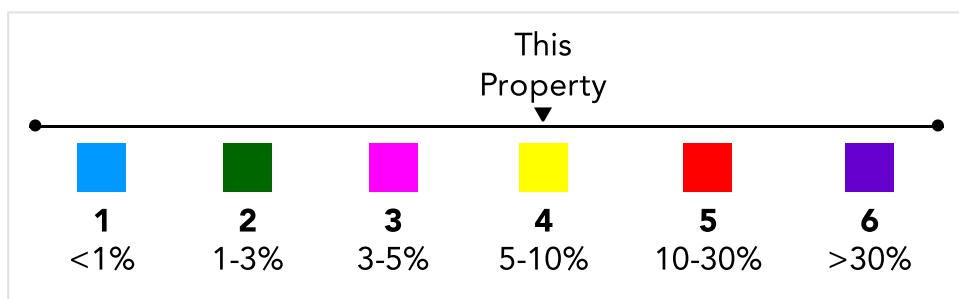
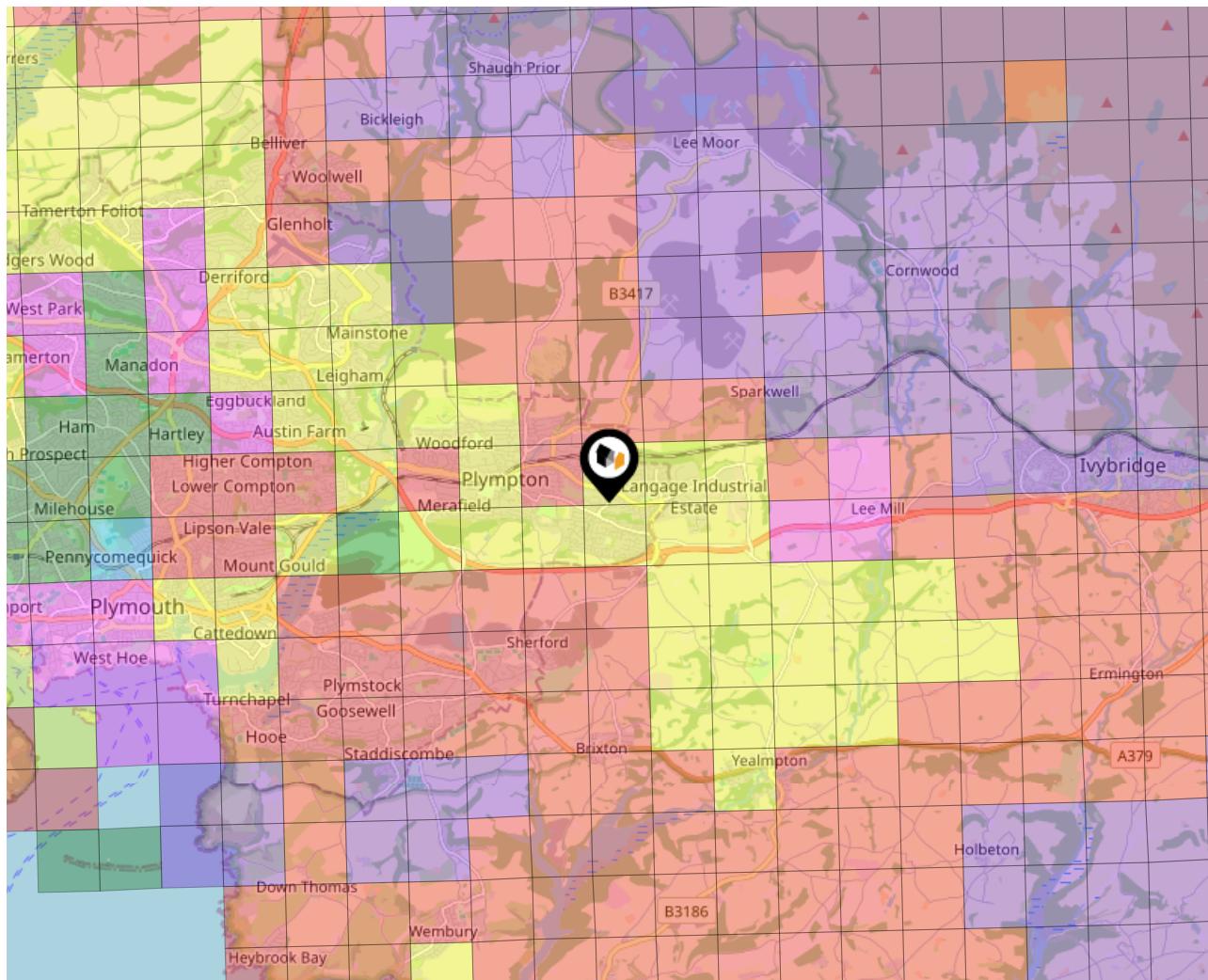
- Power Pylons
- Communication Masts

Environment

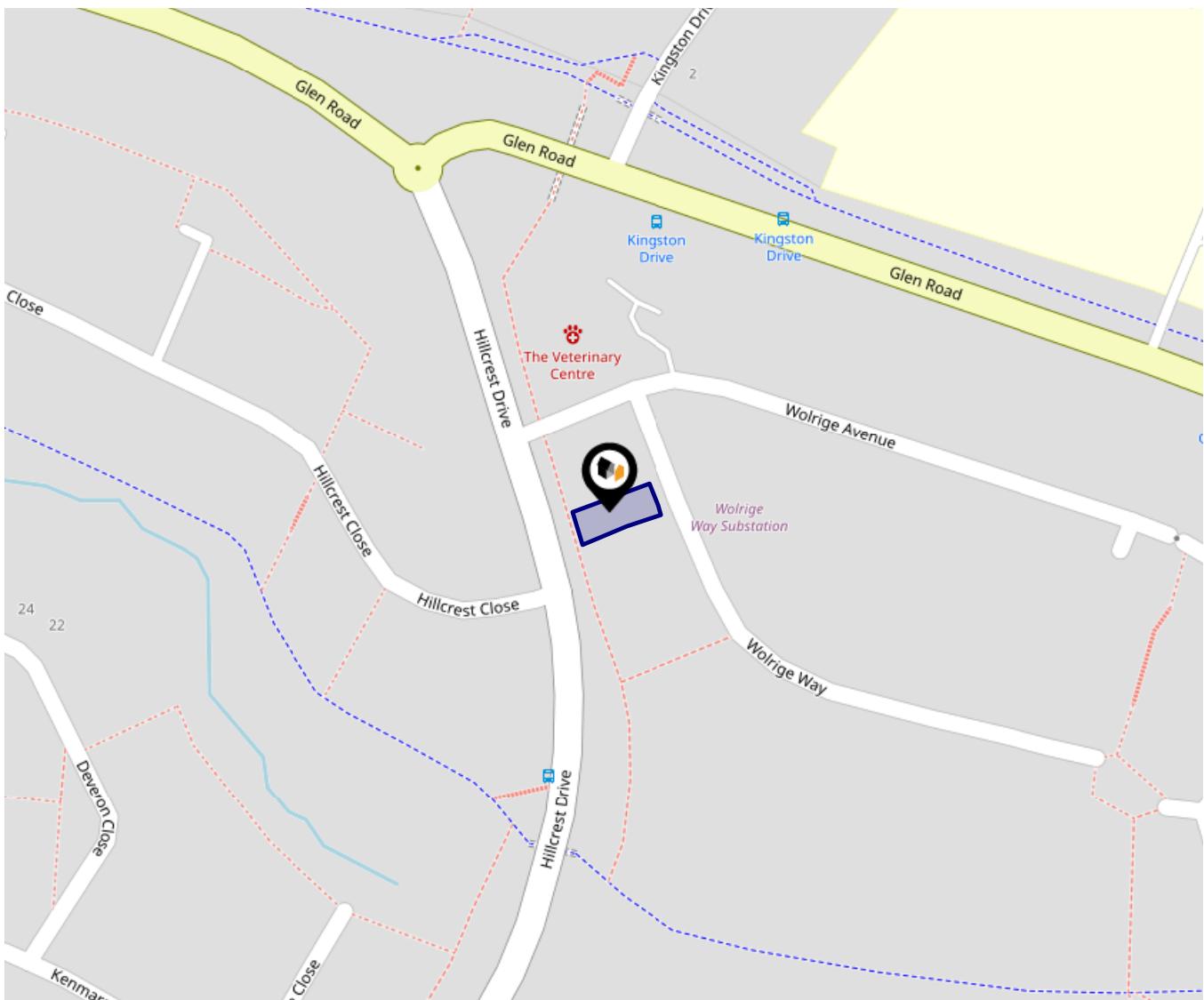
Radon Gas

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



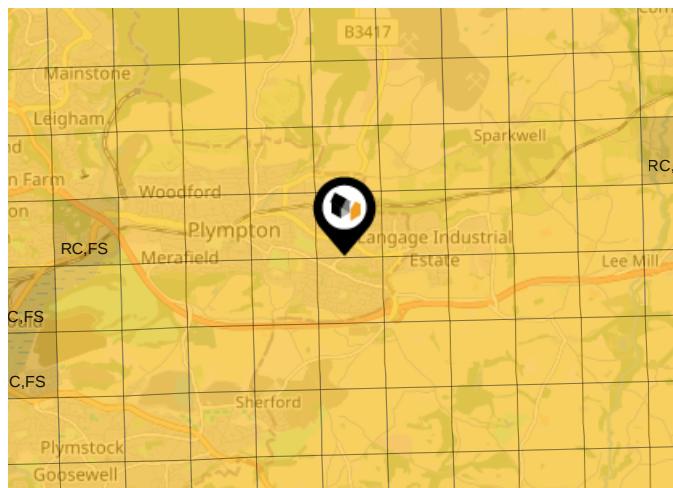
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

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

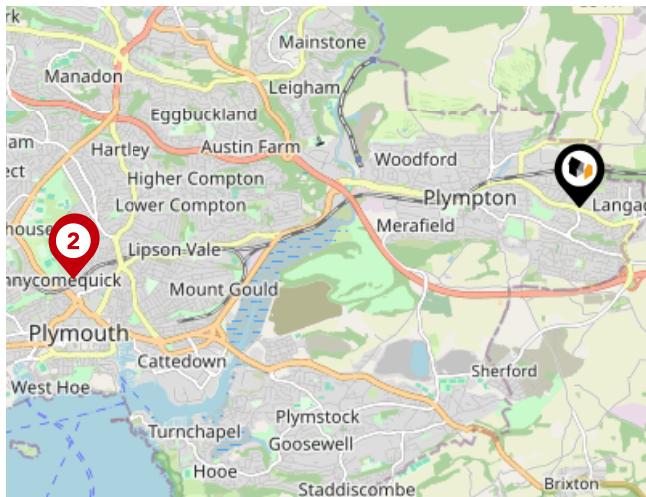
Carbon Content:	VARIABLE	Soil Texture:	LOAM TO SILTY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	INTERMEDIATE-SHALLOW
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		



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	4.83 miles
2	Plymouth Rail Station	4.85 miles
3	Ivybridge Rail Station	5.76 miles



Trunk Roads/Motorways

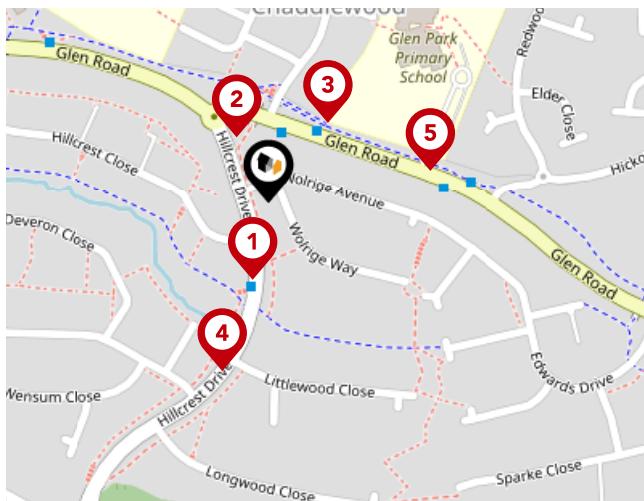
Pin	Name	Distance
1	M5 J31	30.53 miles
2	M5 J30	33.7 miles



Airports/Helipads

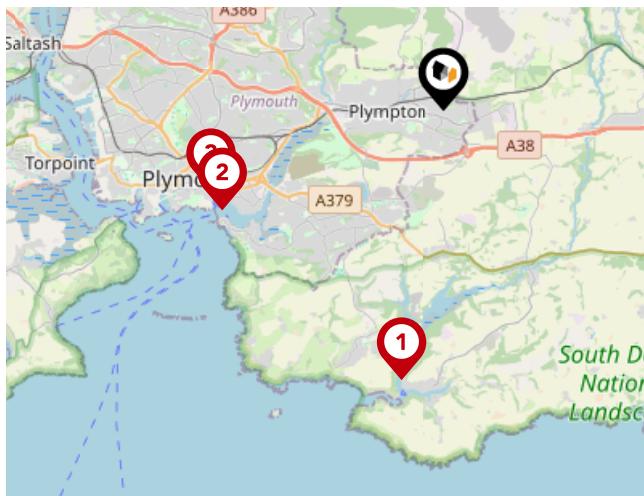
Pin	Name	Distance
1	Glenholt	4.11 miles
2	Exeter Airport	36.1 miles
3	St Mawgan	42.97 miles
4	Joppa	74.86 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Hillcrest Drive	0.05 miles
2	Wolrige Avenue	0.04 miles
3	Kingston Drive	0.06 miles
4	Littlewood Close	0.1 miles
5	Glen Park Primary School	0.1 miles



Ferry Terminals

Pin	Name	Distance
1	Newton Ferrers Ferry Landing	5.15 miles
2	Plymouth Mount Batten Ferry Landing	4.59 miles
3	Plymouth (Barbican) Landing Stage	4.63 miles

Agent Disclaimer



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 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 and therefore no warranties can be given as to their good working order.

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

