

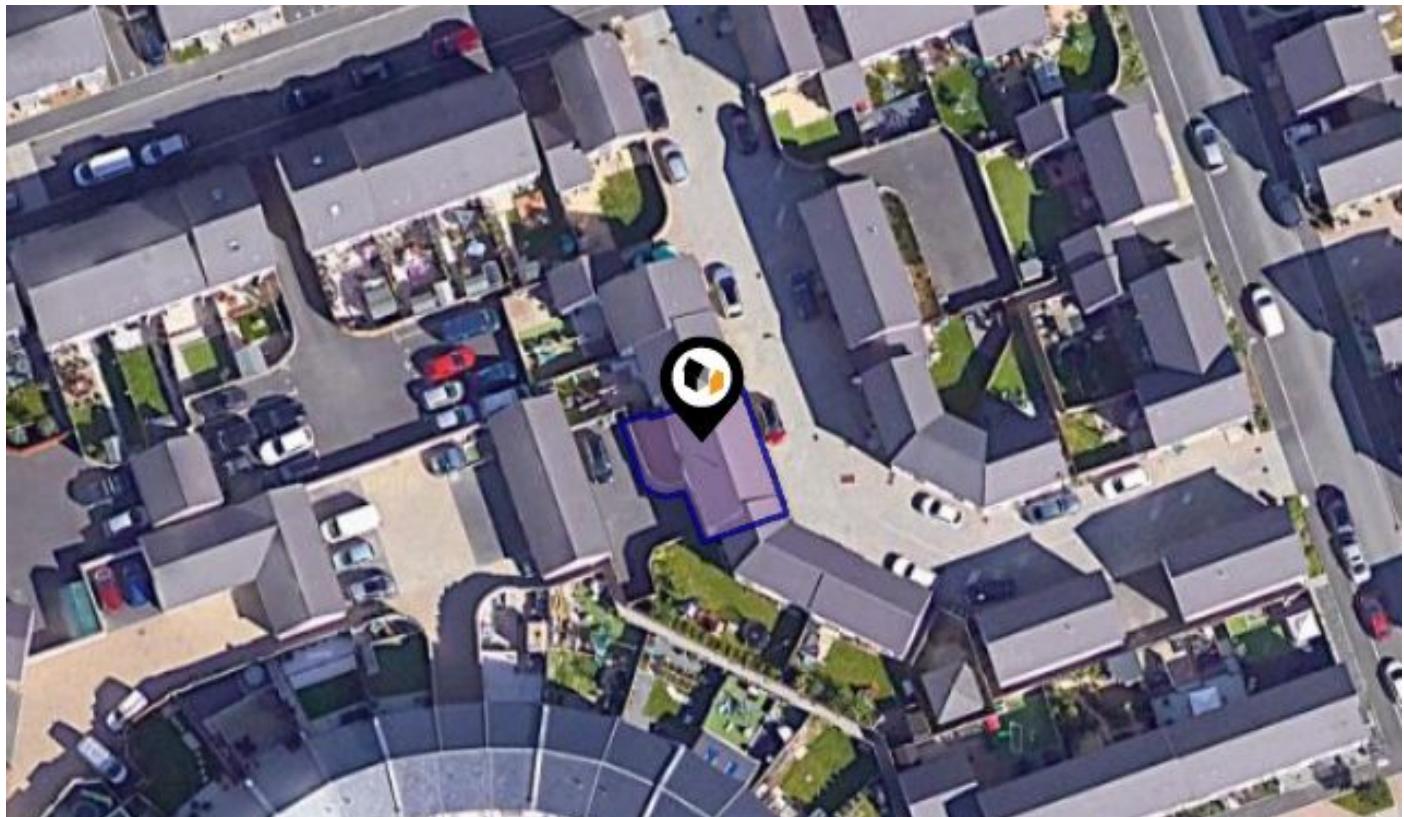


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 02nd February 2026



9, BRINCHCOMBE MEWS, PLYMOUTH, PL9 7FB

6 Mannamead Road Plymouth Devon PL4 7AA

01752 256000

property@langtownandcountry.com

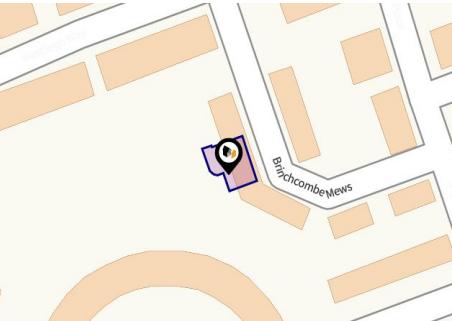
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Property Overview



Property

Type:	Terraced	Last Sold Date:	07/05/2021
Bedrooms:	2	Last Sold Price:	£155,000
Floor Area:	775 ft ² / 72 m ²	Last Sold £/ft ² :	£199
Plot Area:	0.03 acres	Tenure:	Freehold
Council Tax :	Band B		
Annual Estimate:	£1,809		
Title Number:	DN750376		
UPRN:	10091561750		

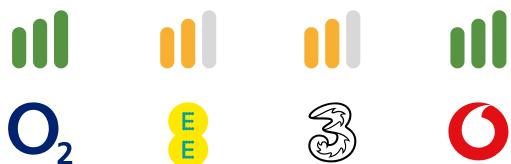
Local Area

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	60 mb/s	1800 mb/s

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:

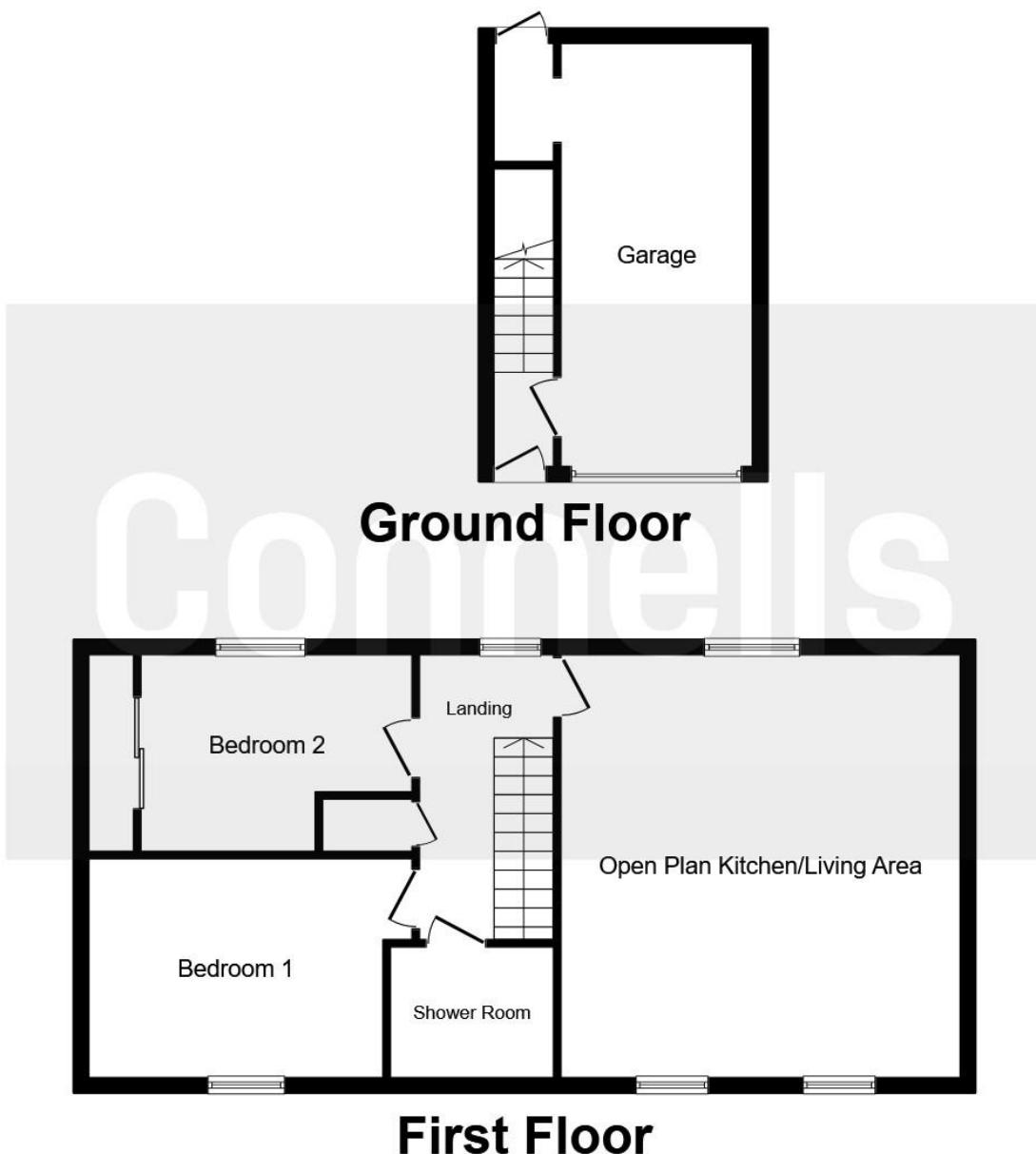


Gallery Photos



Gallery Floorplan

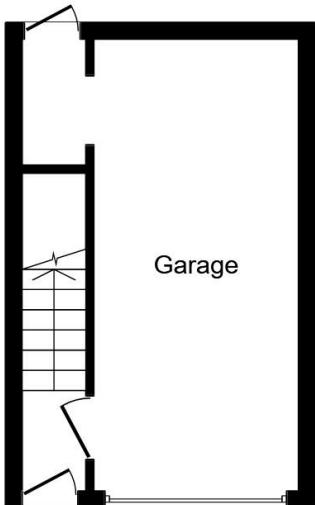
9, BRINCHCOMBE MEWS, PLYMOUTH, PL9 7FB



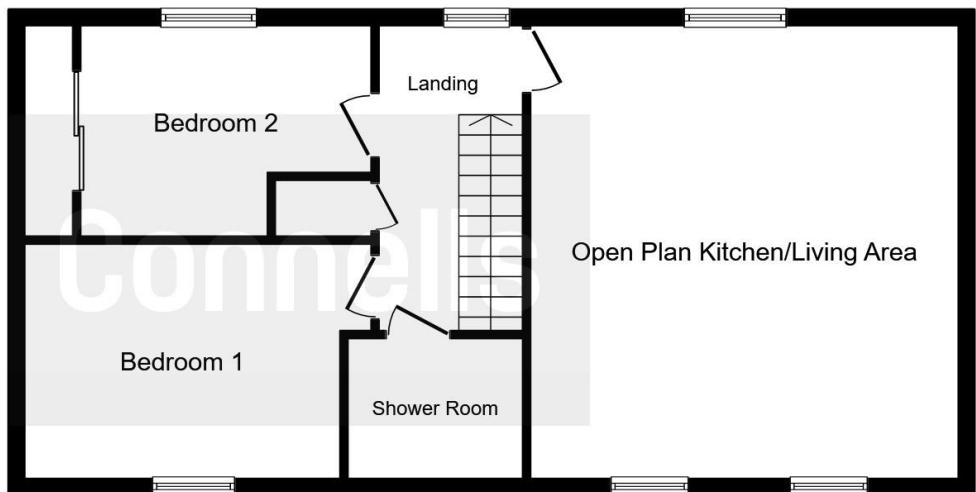
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

Gallery Floorplan

9, BRINCHCOMBE MEWS, PLYMOUTH, PL9 7FB



Ground Floor



First Floor

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 Connells. Powered by www.focalagent.com

Property EPC - Certificate

9, Brinchcombe Mews, PL9 7FB

Energy rating

C

Valid until 18.04.2026

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		79 C
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

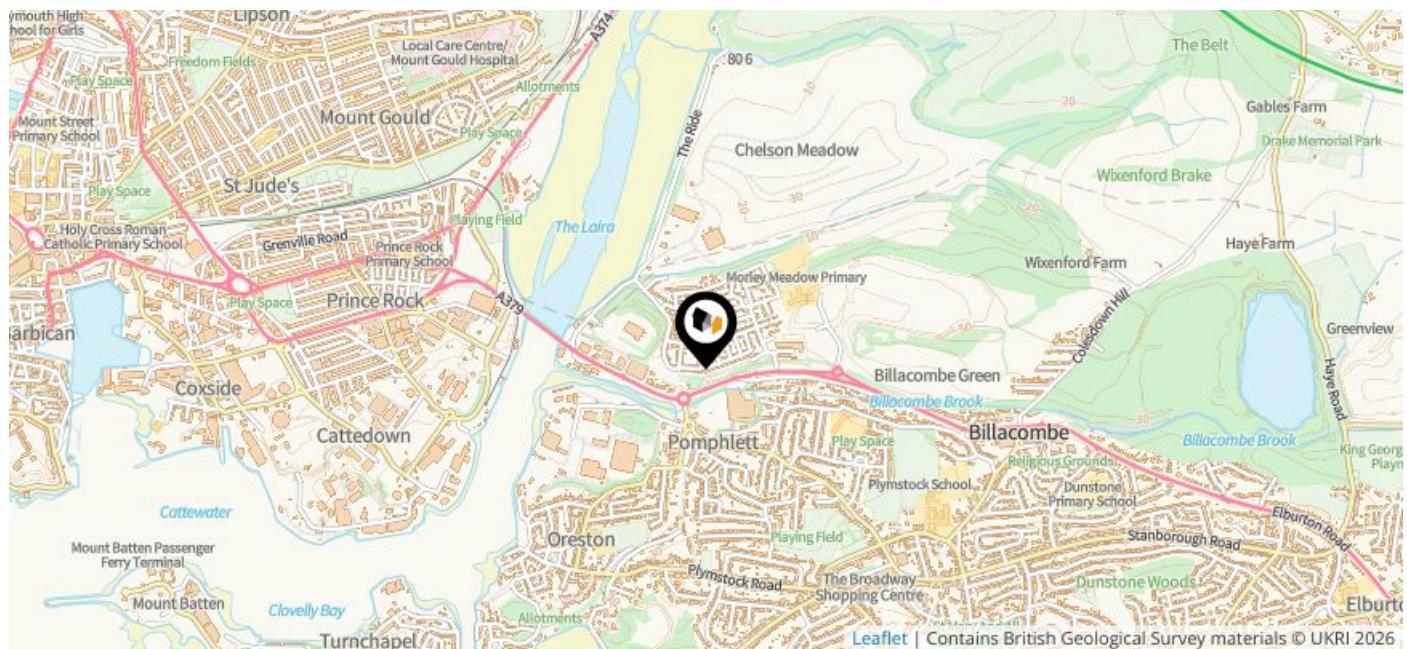
Property EPC - Additional Data

Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Flat Top Storey:	No
Top Storey:	0
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 0.20 W/m-°K
Total Floor Area:	72 m ²

Maps Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✖ Adit
- ✖ Gutter Pit
- ✖ Shaft

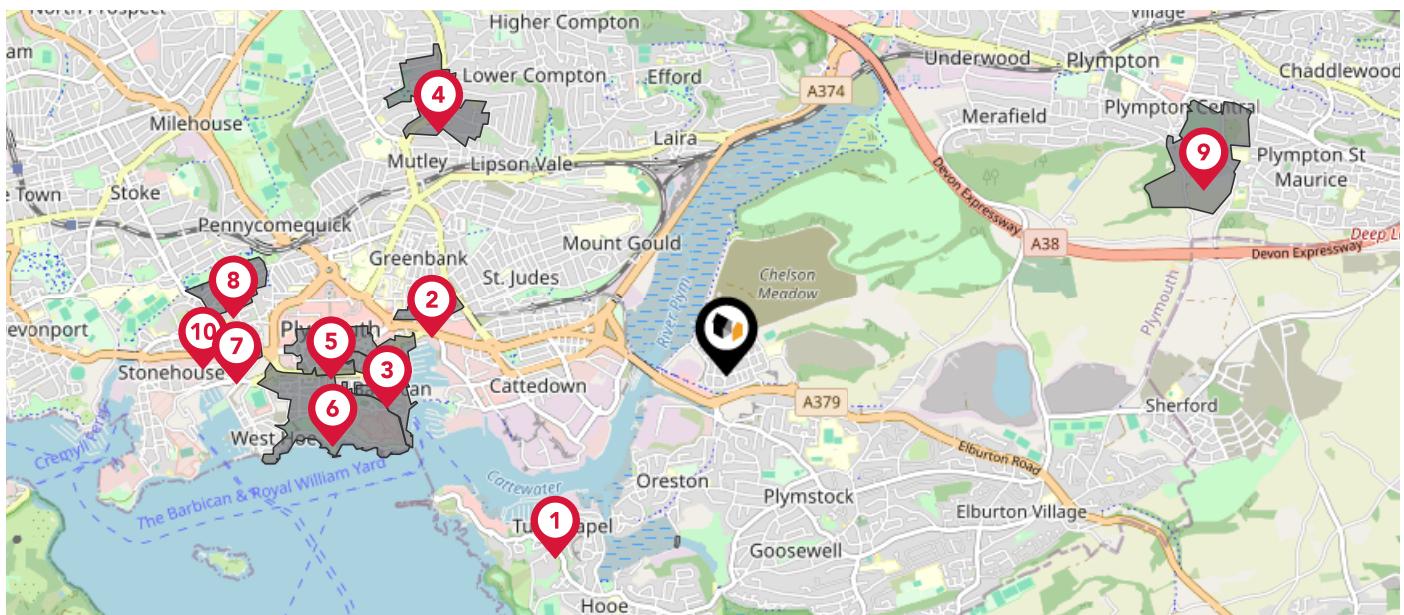
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



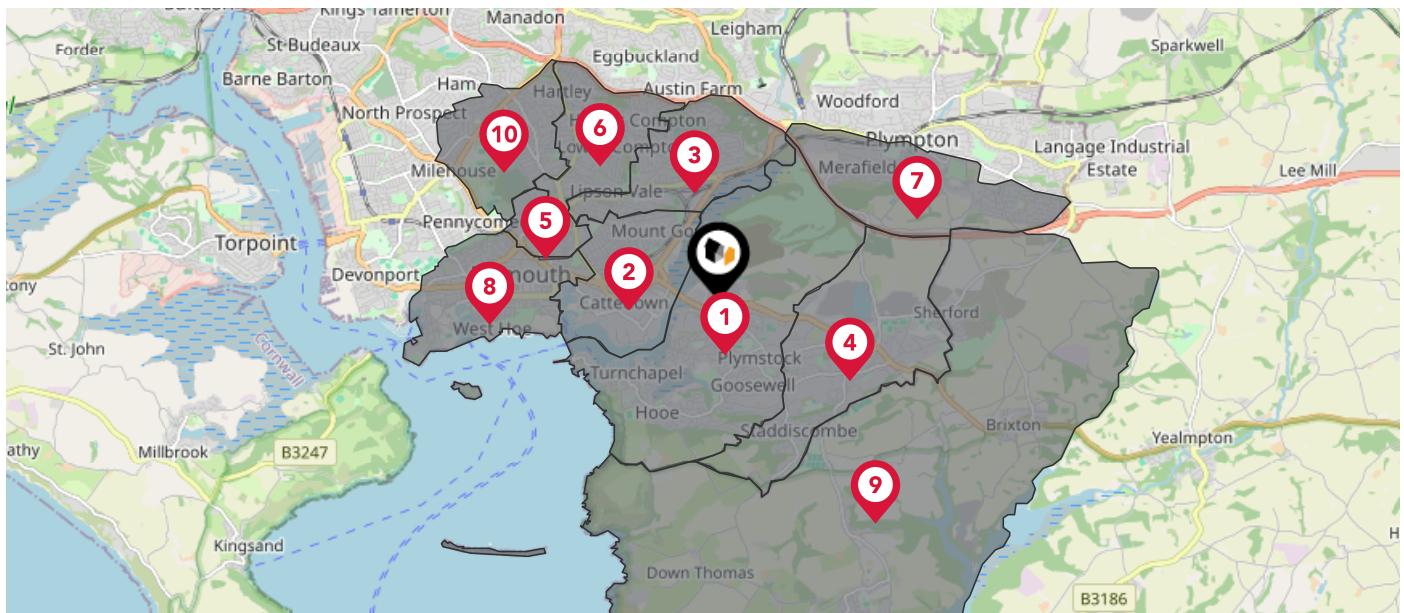
Nearby Conservation Areas

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

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



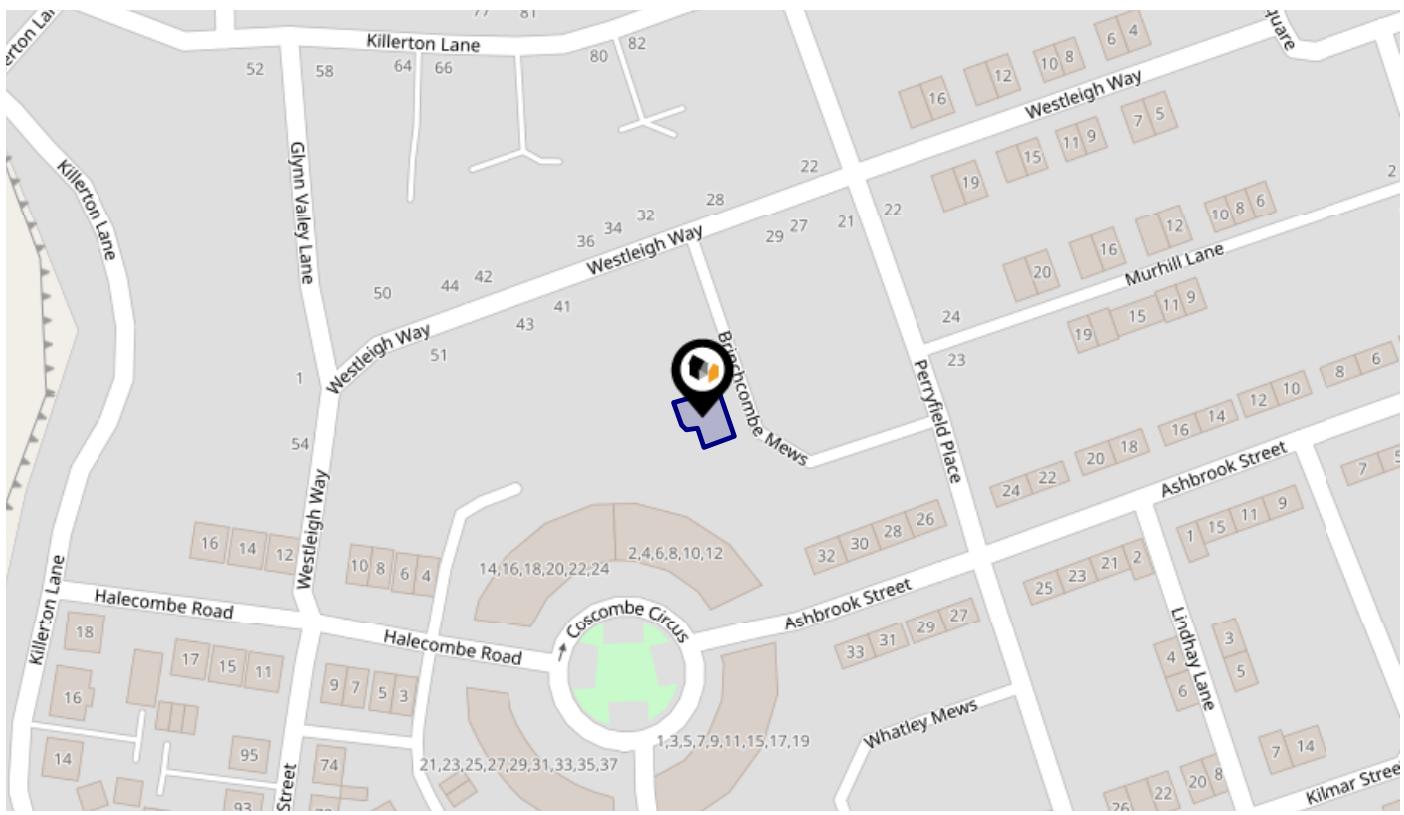
Nearby Council Wards

- 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 Plympton Erle Ward
- 8 St. Peter and the Waterfront 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...

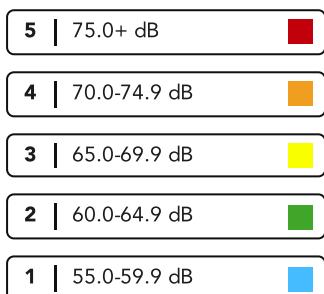


Rail Noise Data

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.

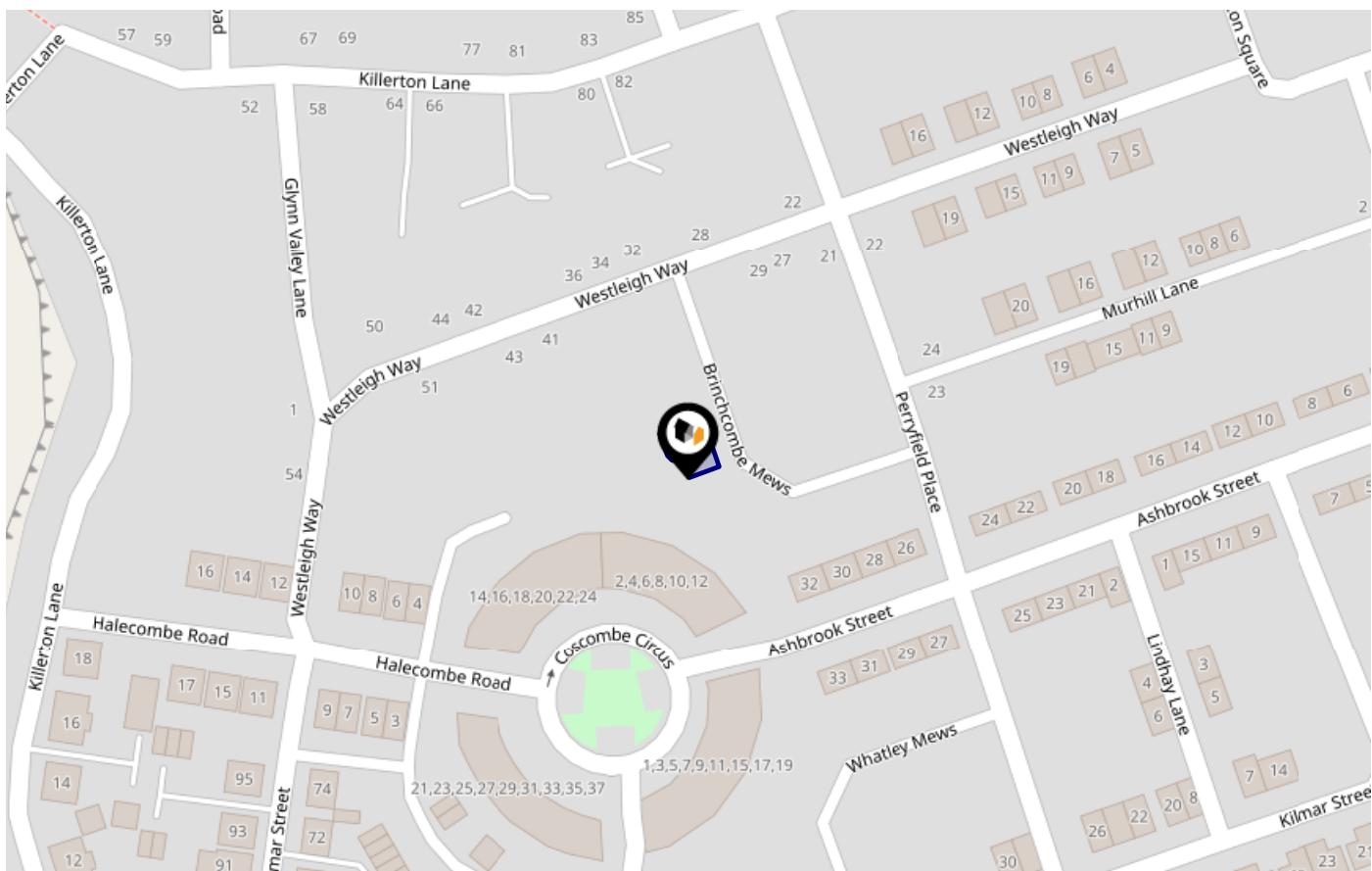
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:



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.

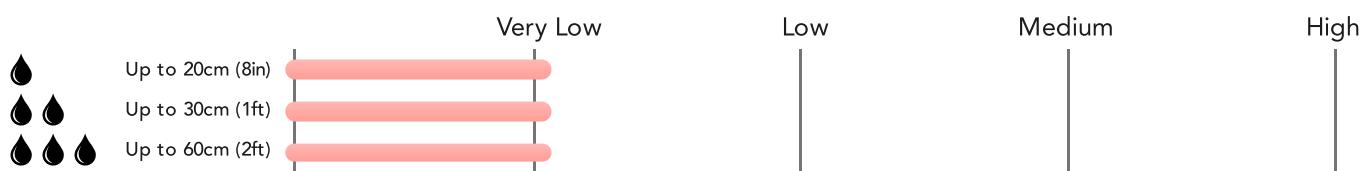


Risk Rating: Very low

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.

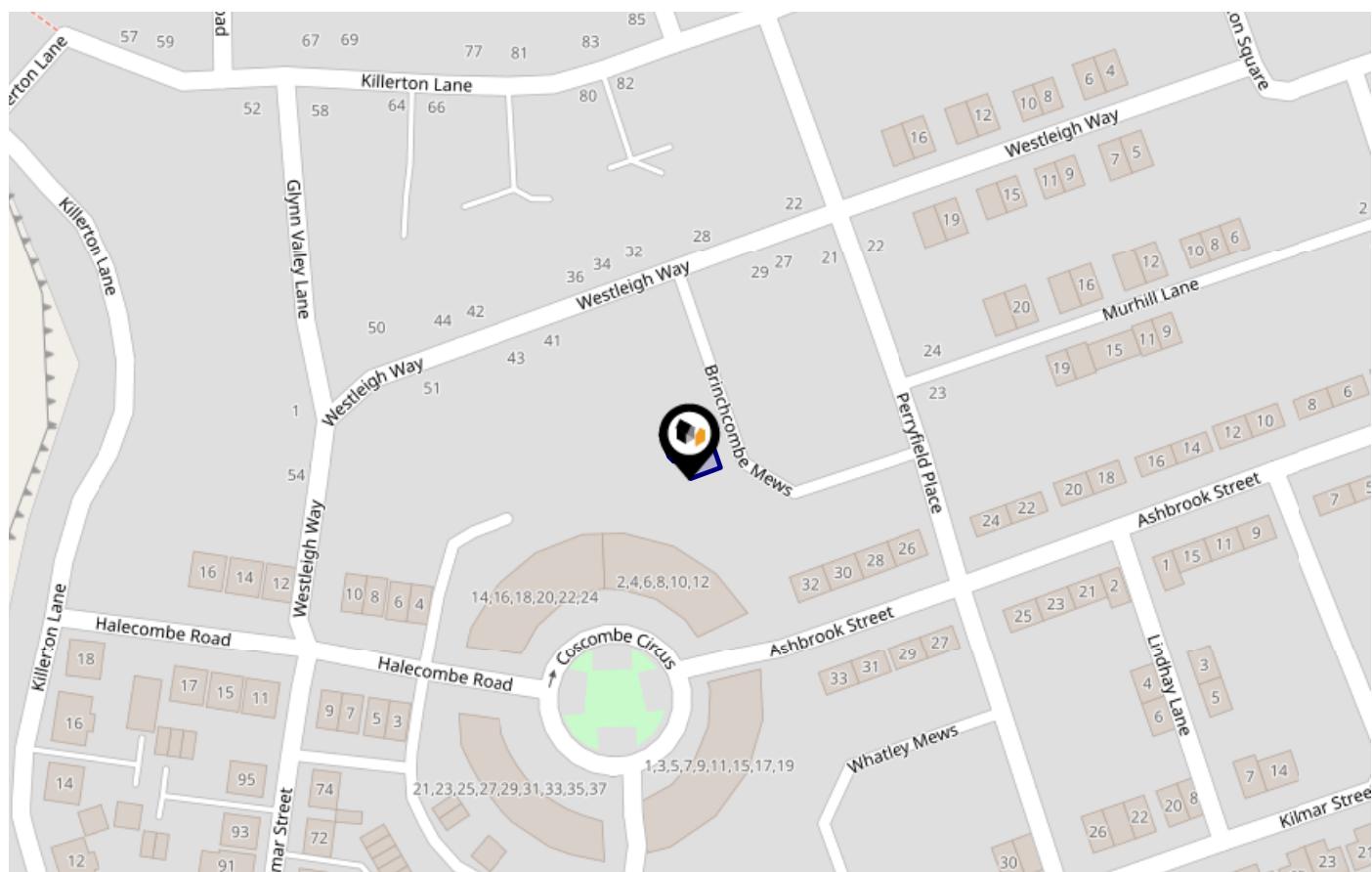
Chance of flooding to the following depths at this property:



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.

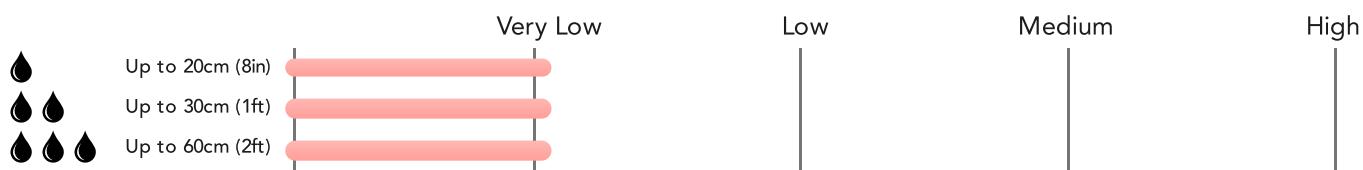


Risk Rating: Very low

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 - Very Low Risk** - an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

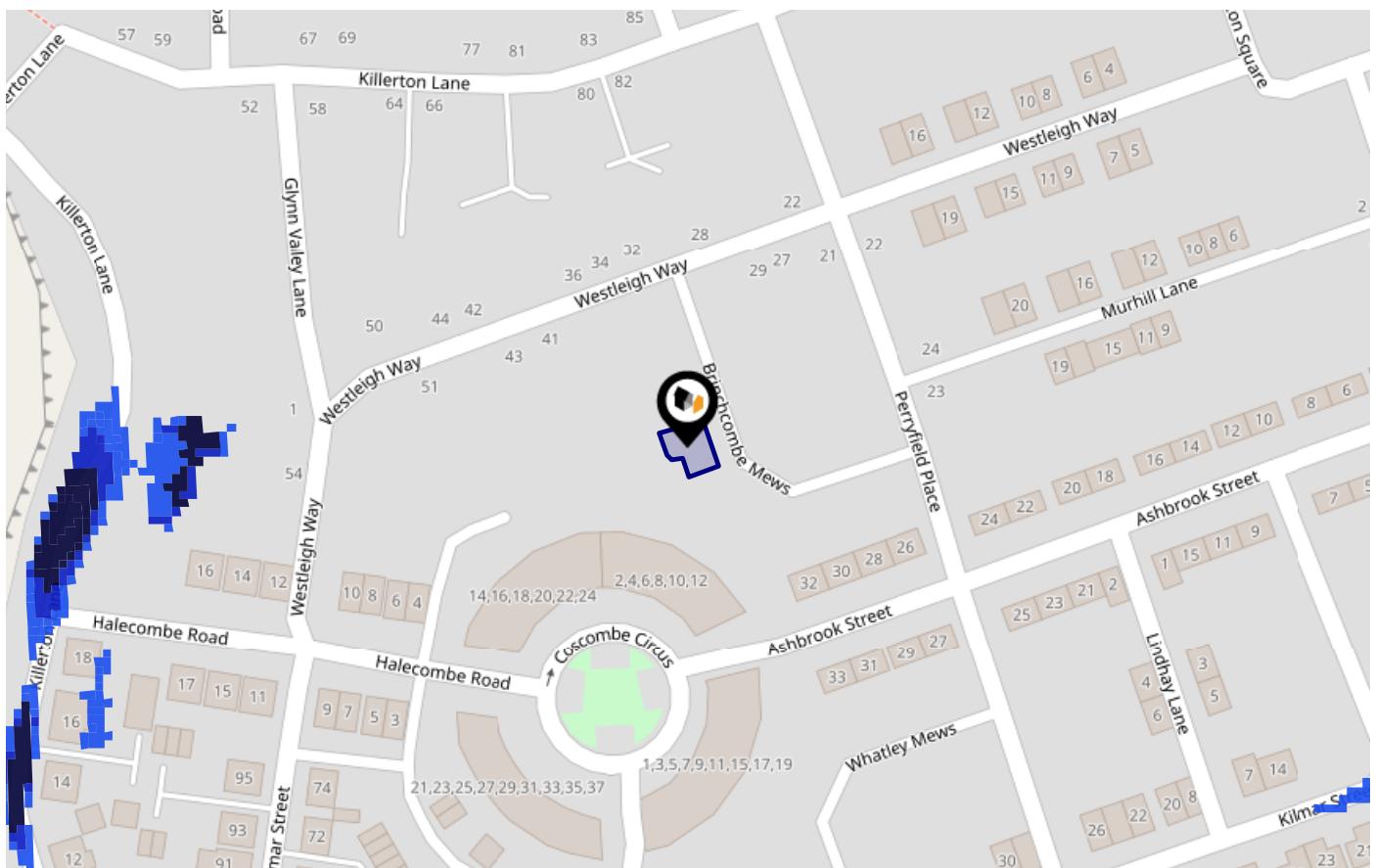
Chance of flooding to the following depths at this property:



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.

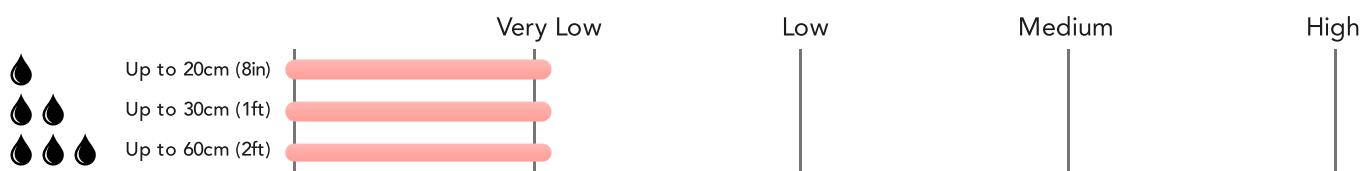


Risk Rating: Very low

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.

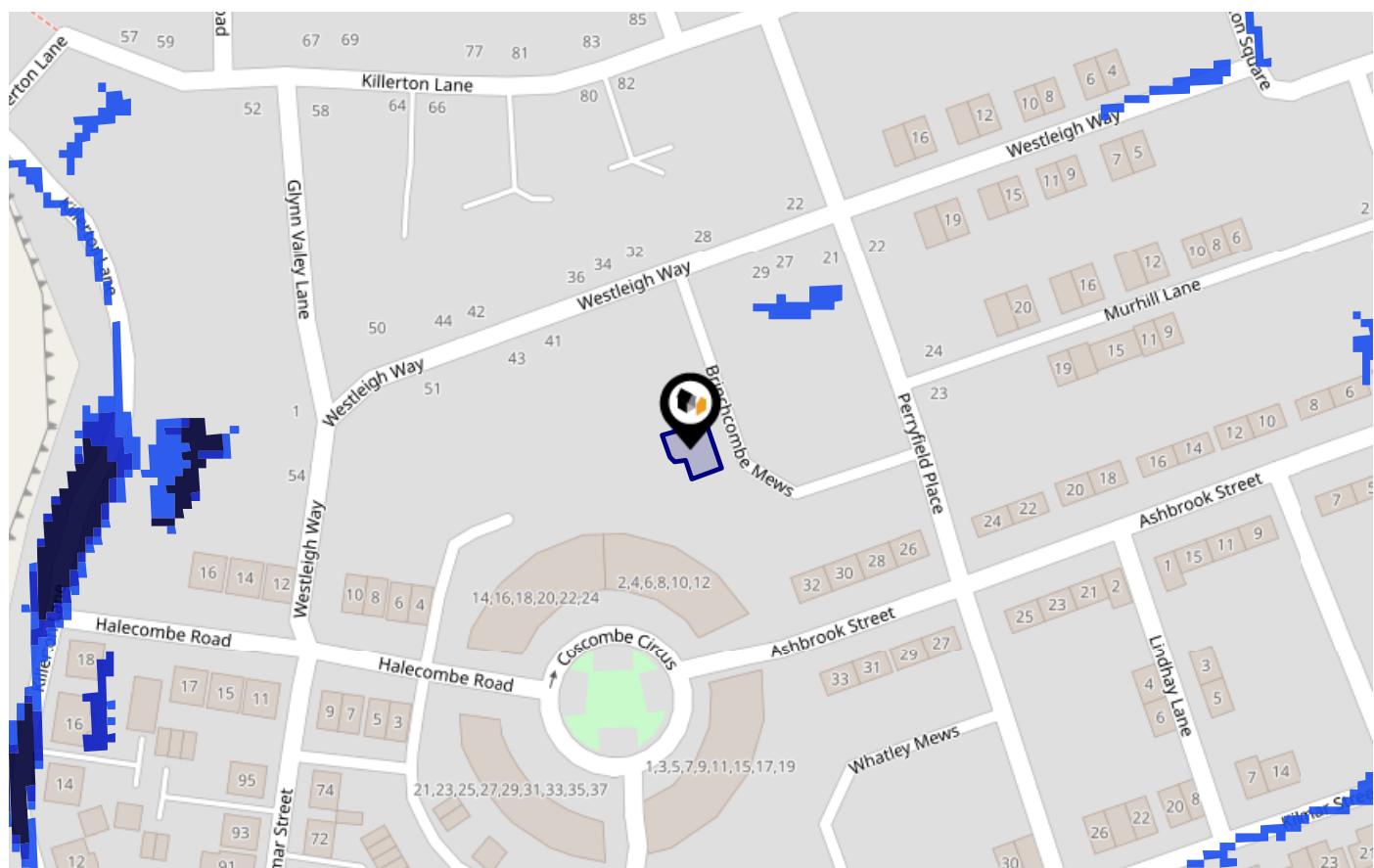
Chance of flooding to the following depths at this property:



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.

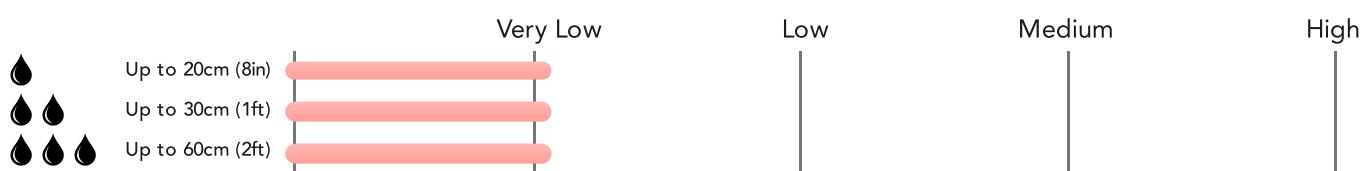


Risk Rating: **Very low**

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.
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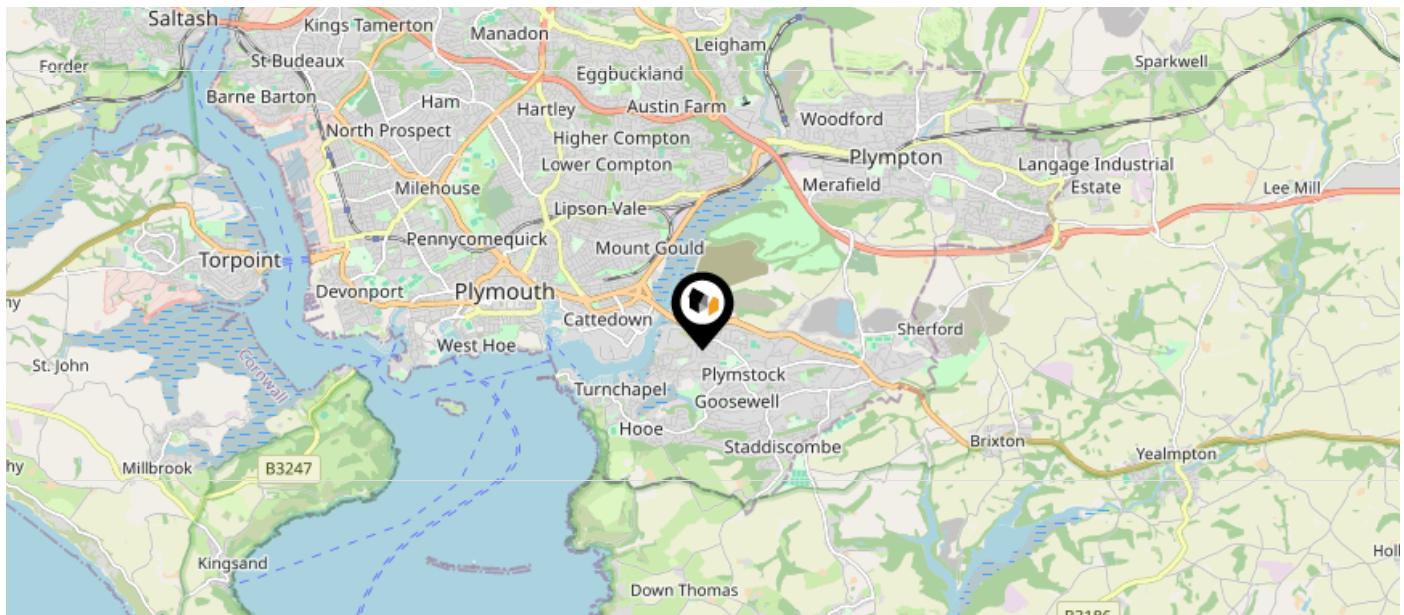
Chance of flooding to the following depths at this property:



Maps

Green Belt

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



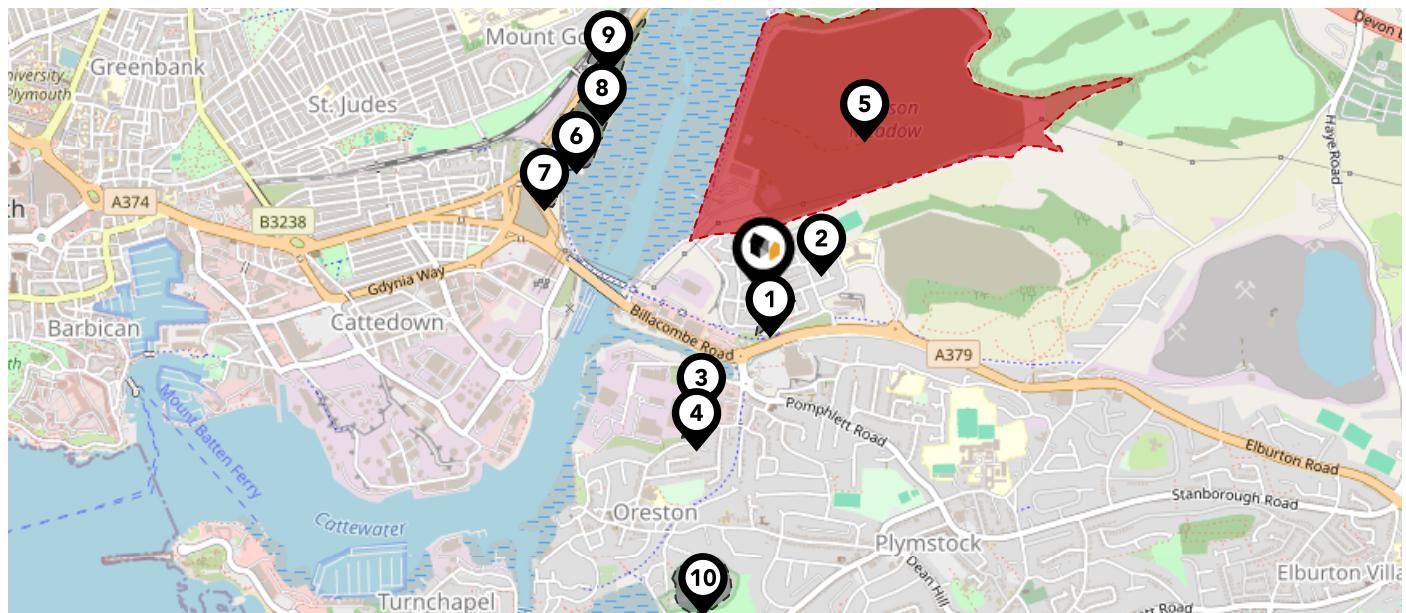
Nearby Green Belt Land

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.



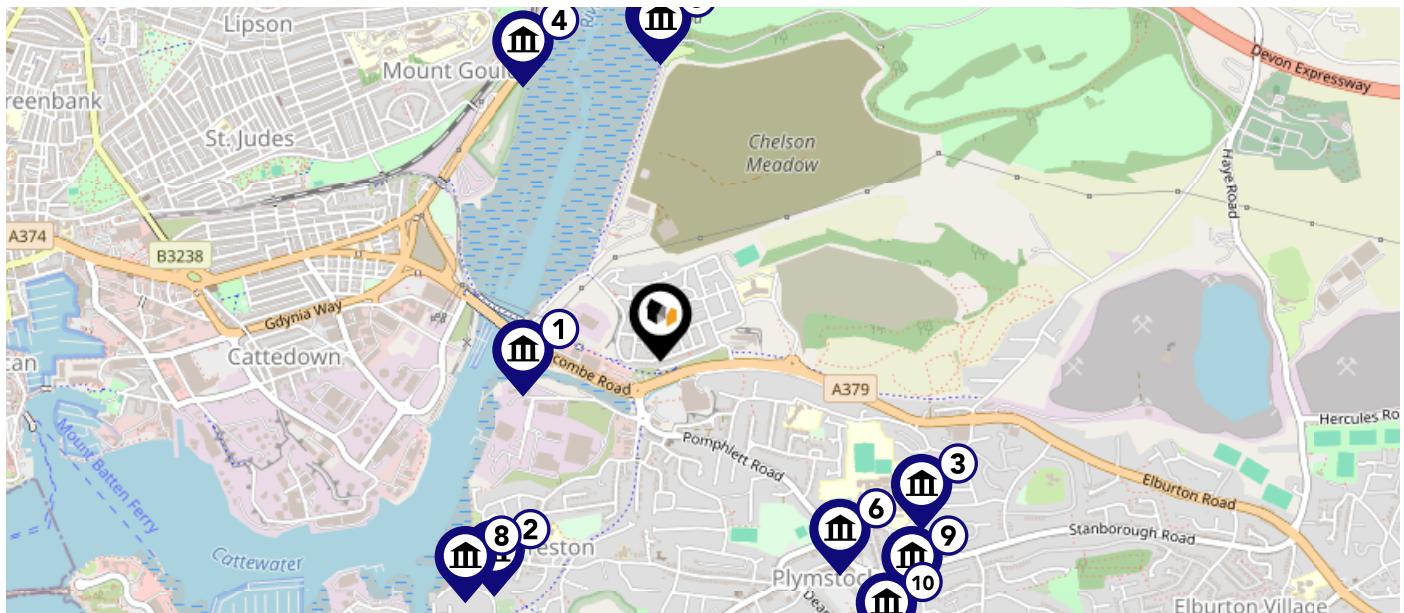
Nearby Landfill Sites

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

Maps

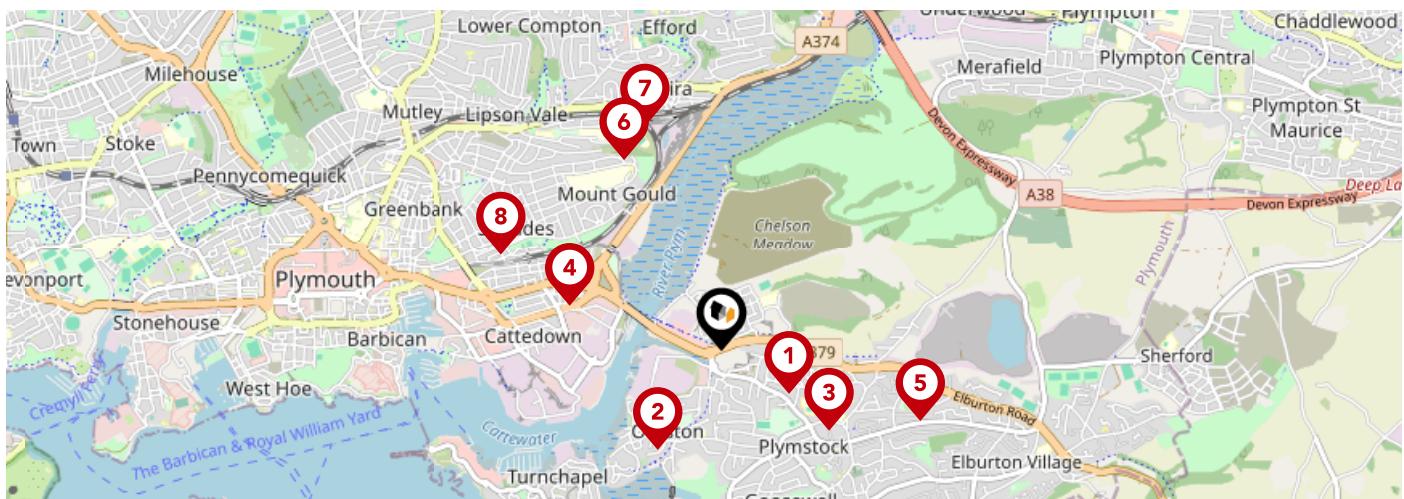
Listed Buildings

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
1322011 - The Morley Arms Public House	Grade II	0.3 miles
1386332 - 160 And 162, Plymstock Road	Grade II	0.7 miles
1386417 - Stentaway House	Grade II	0.7 miles
1244648 - 3 Arnolds Point, Embankment Road	Grade II	0.7 miles
1386380 - Point Cottage	Grade II	0.7 miles
1130041 - Burrow Lodge	Grade II	0.7 miles
1386381 - Quay Walls In Front Of Point Cottage	Grade II	0.7 miles
1386313 - Park Cottage	Grade II	0.7 miles
1130042 - Elmleigh	Grade II	0.8 miles
1321998 - Glendene And Eventide	Grade II	0.9 miles

Area Schools



Nursery Primary Secondary College Private



Pomphlett Primary School

Ofsted Rating: Good | Pupils: 424 | Distance:0.38



Oreston Community Academy

Ofsted Rating: Good | Pupils: 419 | Distance:0.56



Plymstock School

Ofsted Rating: Good | Pupils: 1671 | Distance:0.64



Prince Rock Primary School

Ofsted Rating: Outstanding | Pupils: 408 | Distance:0.75



Morley Meadow Primary School

Ofsted Rating: Good | Pupils: 224 | Distance:1



Lipson Co-operative Academy

Ofsted Rating: Good | Pupils: 1102 | Distance:1.01



Laira Green Primary School

Ofsted Rating: Good | Pupils: 230 | Distance:1.12

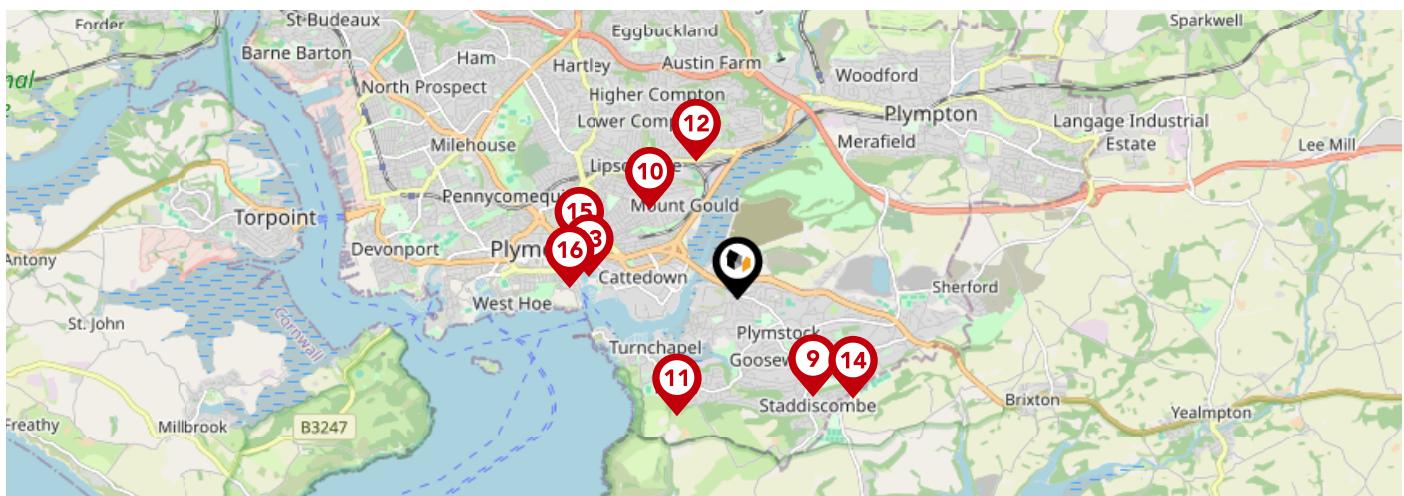


Salisbury Road Primary School

Ofsted Rating: Good | Pupils: 381 | Distance:1.14



Area Schools



Nursery Primary Secondary College Private

			Nursery	Primary	Secondary	College	Private
9	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:1.17						
10	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:1.19						
11	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:1.24						
12	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:1.37						
13	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:1.42						
14	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:1.43						
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:1.57						
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:1.6						

Local Area Masts & Pylons



Key:

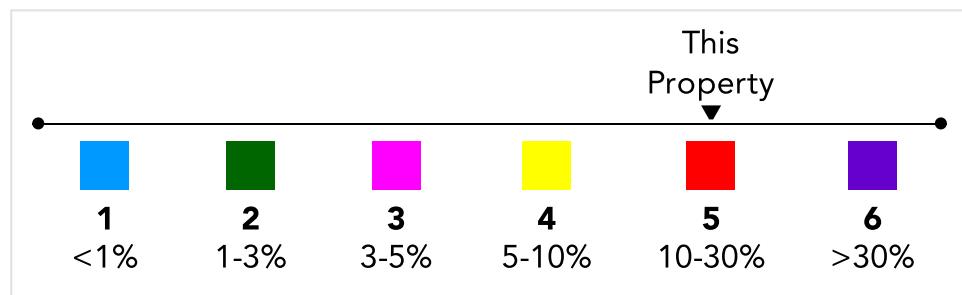
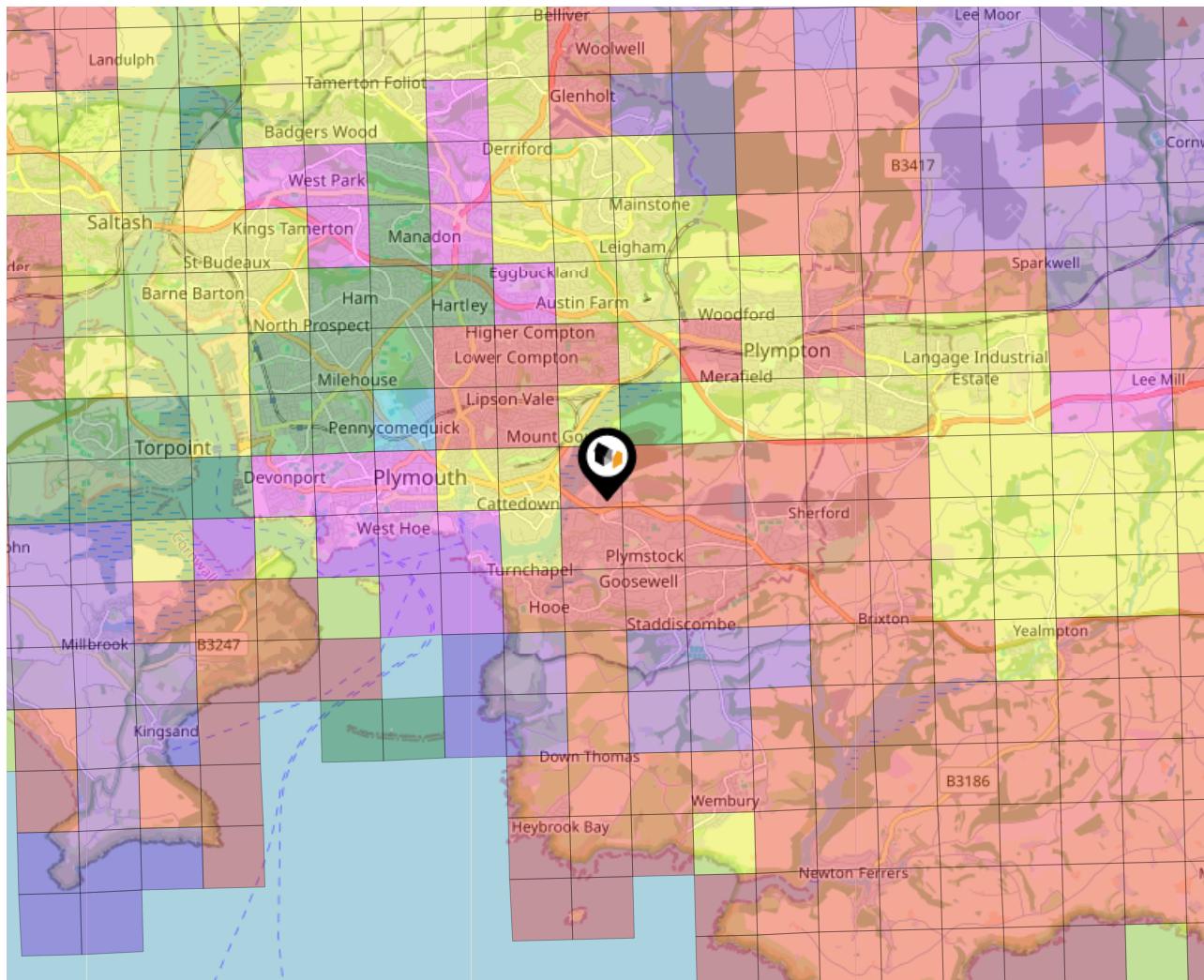
-  Power Pylons
-  Communication Masts

Environment

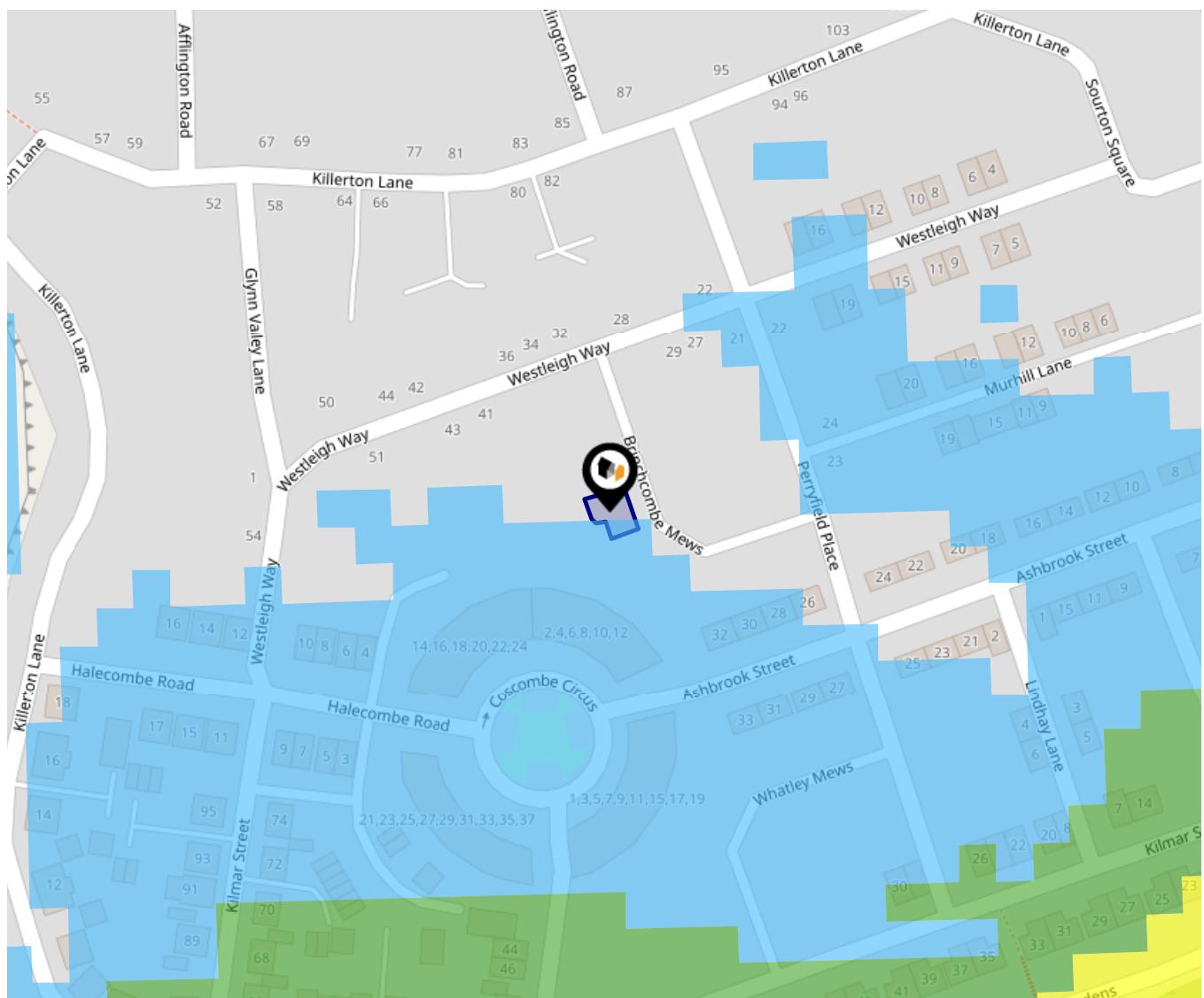
Radon Gas

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.

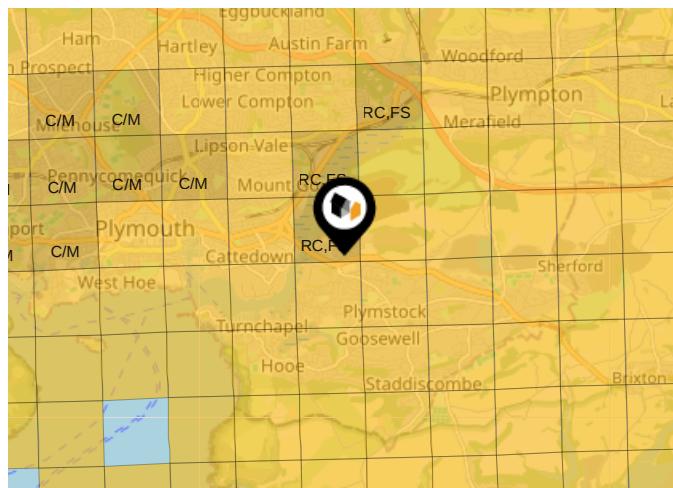
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 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)

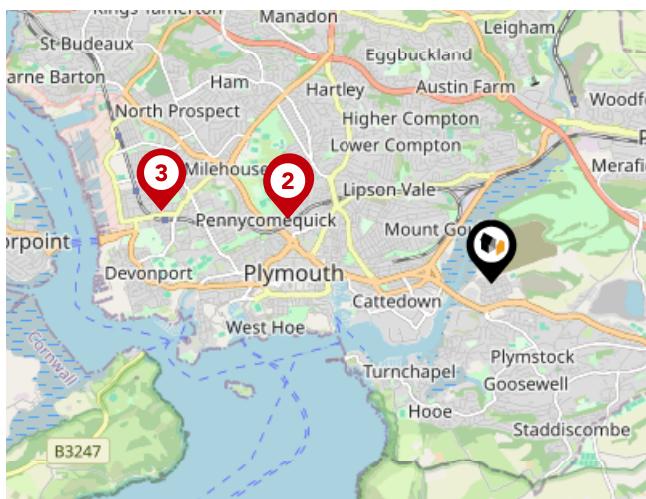
Carbon Content:	NONE	Soil Texture:	LOAM TO SILTY LOAM
Parent Material Grain:	ARGILLACEOUS	Soil Depth:	INTERMEDIATE-SHALLOW
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		



Primary Classifications (Most Common Clay Types)

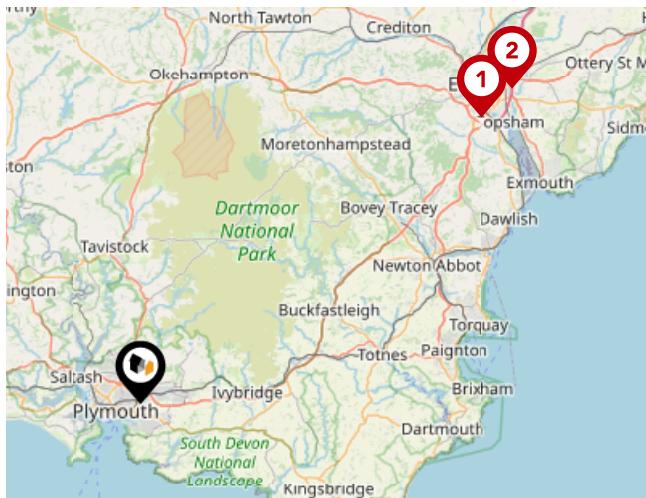
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & 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	2.01 miles
2	Plymouth Rail Station	2.02 miles
3	Devonport Rail Station	3.19 miles



Trunk Roads/Motorways

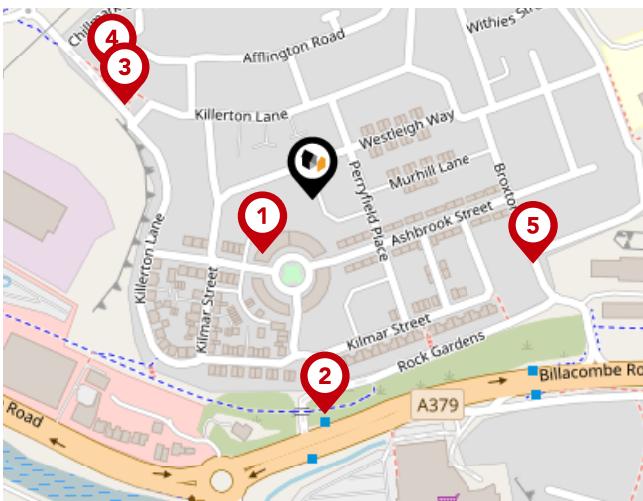
Pin	Name	Distance
1	M5 J31	33.55 miles
2	M5 J30	36.7 miles



Airports/Helipads

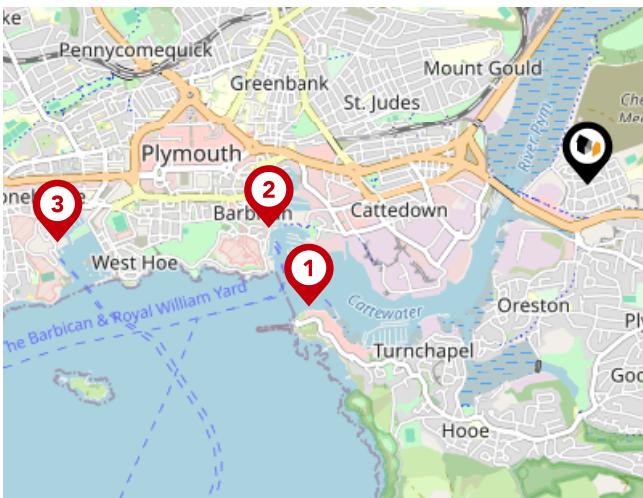
Pin	Name	Distance
1	Glenholt	3.74 miles
2	Exeter Airport	39.12 miles
3	St Mawgan	40.28 miles
4	Joppa	71.76 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Halecombe Road	0.04 miles
2	Rock Gardens	0.13 miles
3	The Ride	0.12 miles
4	The Ride	0.14 miles
5	Broxton Drive	0.14 miles



Ferry Terminals

Pin	Name	Distance
1	Plymouth Mount Batten Ferry Landing	1.44 miles
2	Plymouth (Barbican) Landing Stage	1.52 miles
3	Plymouth Ferry Terminal	2.52 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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