

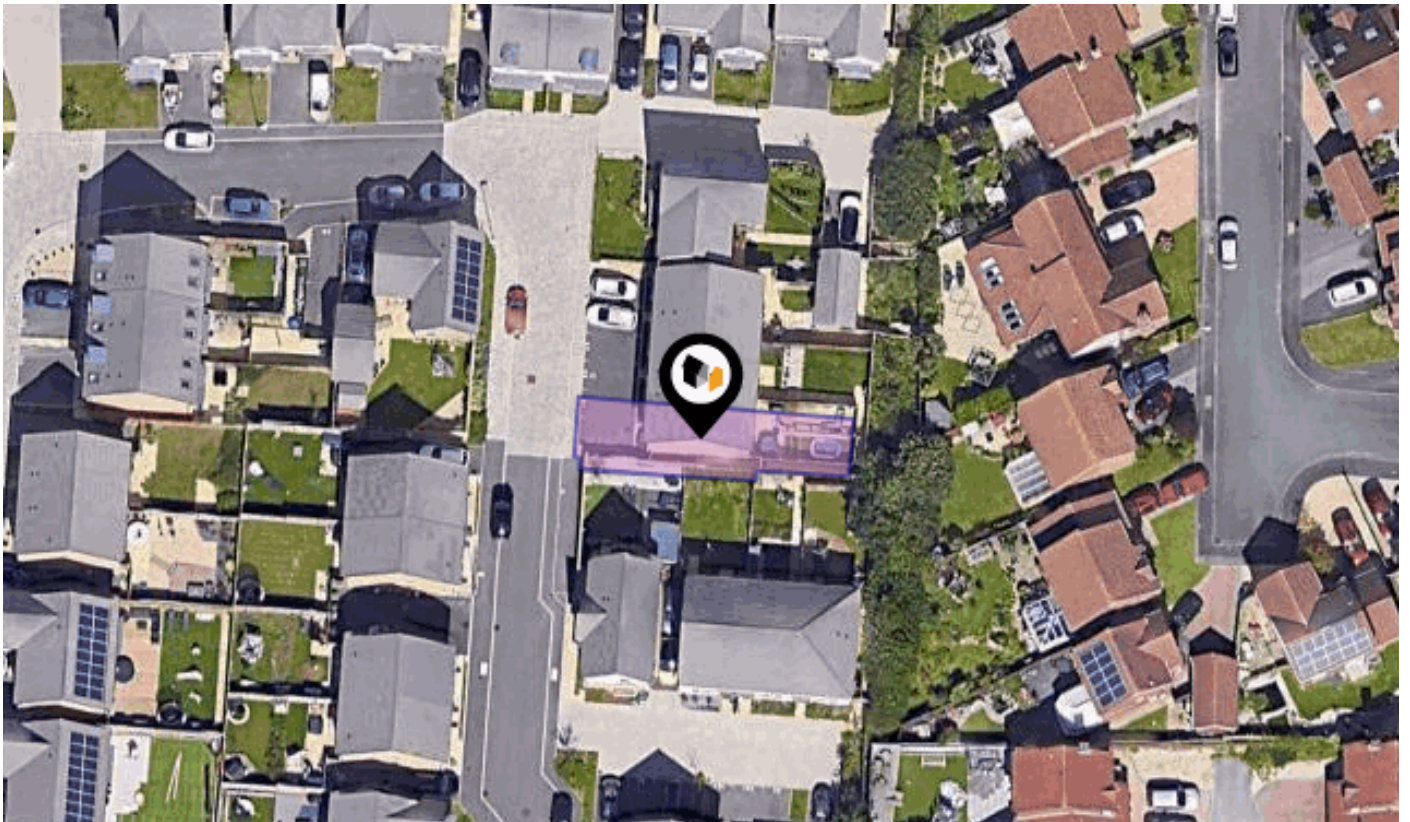


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 27th January 2026



91, SPINDLE CRESCENT, PLYMOUTH, PL7 2JG

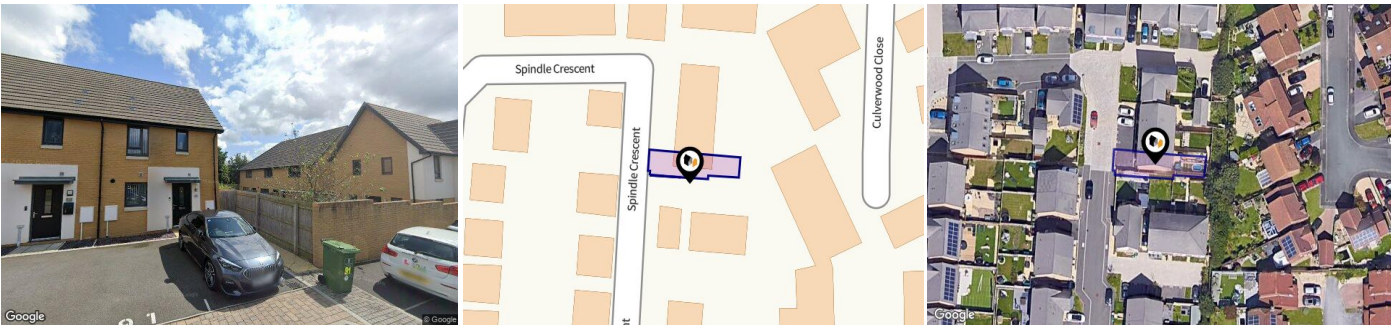
6 Mannamead Road Plymouth Devon PL4 7AA

01752 256000

property@langtownandcountry.com

www.langtownandcountry.com

Property Overview



Property

| | | | |
|------------------|---|-------------------------------|------------|
| Type: | Terraced | Last Sold Date: | 21/02/2019 |
| Bedrooms: | 3 | Last Sold Price: | £232,995 |
| Floor Area: | 828 ft ² / 77 m ² | Last Sold £/ft ² : | £281 |
| Plot Area: | 0.03 acres | Tenure: | Freehold |
| Year Built : | 2019 | | |
| Council Tax : | Band C | | |
| Annual Estimate: | £2,067 | | |
| Title Number: | DN710651 | | |
| UPRN: | 10093902393 | | |

Local Area

| | | | | |
|--------------------|------------------|------------------------------------|------|------|
| Local Authority: | City of plymouth | Estimated Broadband Speeds | | |
| Conservation Area: | No | (Standard - Superfast - Ultrafast) | | |
| Flood Risk: | | | | |
| • Rivers & Seas | Very low | 4 | 76 | 1800 |
| • Surface Water | Very low | mb/s | mb/s | mb/s |
| | | | | |

| | | | |
|--------------------------|----------------------------------|--|--|
| Mobile Coverage: | Satellite/Fibre TV Availability: | | |
| (based on calls indoors) | | | |
| | | | |
| | | | |

Gallery Photos



Gallery
Photos



Gallery Photos



Property

EPC - Certificate

| 91, Spindle Crescent, PL7 2JG | | | Energy rating |
|-------------------------------|---------------|---------|---------------|
| | | | B |
| Valid until 17.01.2029 | | | |
| Score | Energy rating | Current | Potential |
| 92+ | A | | 96 A |
| 81-91 | B | 84 B | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Property

EPC - Additional Data

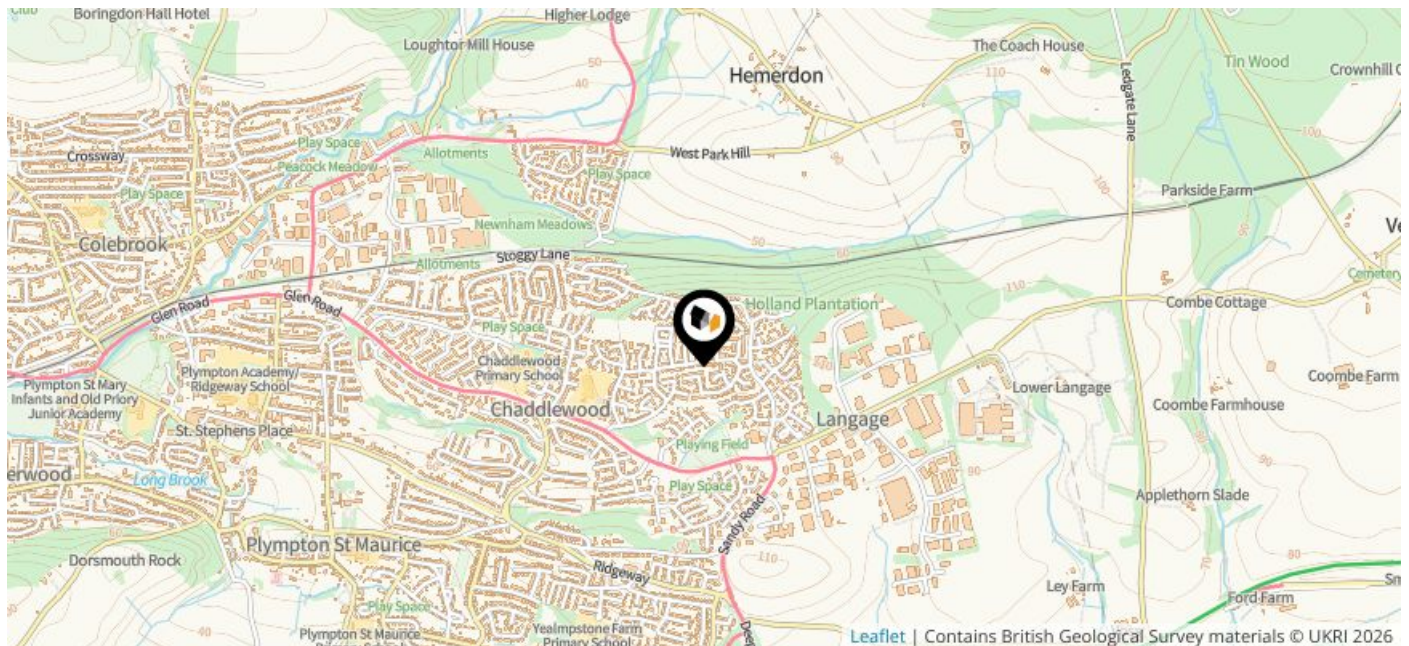
Additional EPC Data

| | |
|-------------------------------------|---|
| Property Type: | House |
| Build Form: | End-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 0.27 W/m-Â°K |
| Walls Energy: | Very Good |
| Roof: | Average thermal transmittance 0.11 W/m-Â°K |
| Roof Energy: | Very Good |
| Main Heating: | Boiler and radiators, mains gas |
| Main Heating Controls: | Time and temperature zone control |
| Hot Water System: | From main system |
| Hot Water Energy Efficiency: | Good |
| Lighting: | Low energy lighting in all fixed outlets |
| Floors: | Average thermal transmittance 0.15 W/m-Â°K |
| Total Floor Area: | 77 m ² |

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

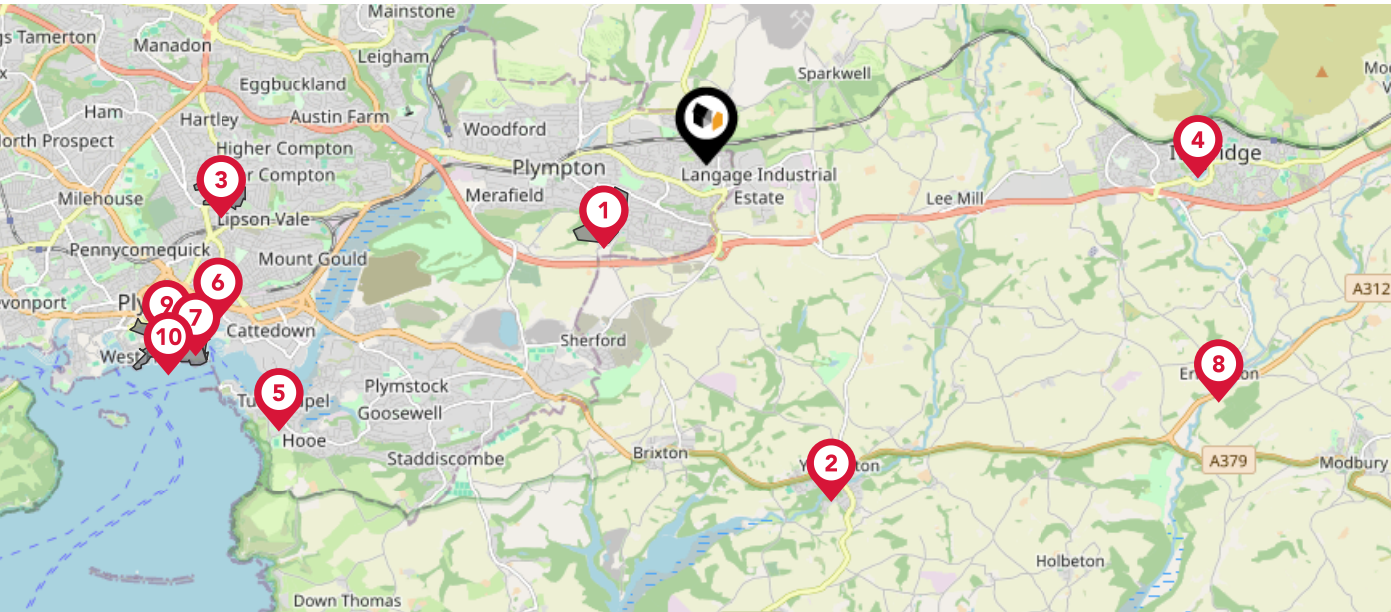
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.

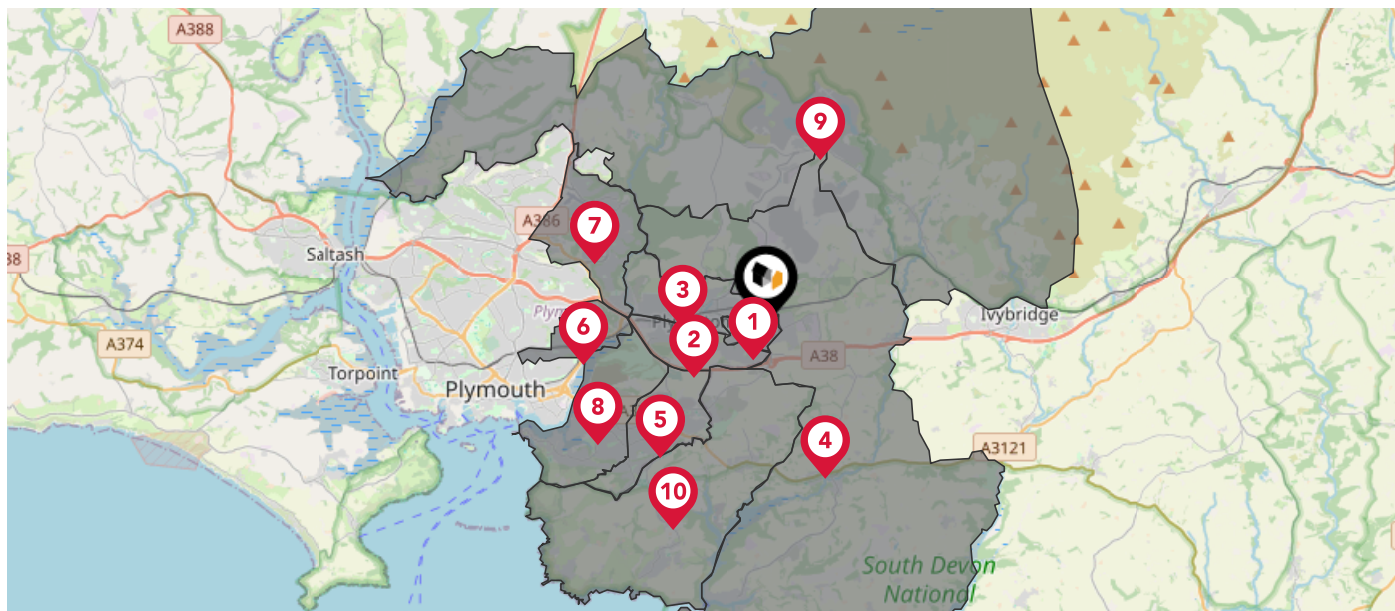


| Nearby Conservation Areas | |
|---------------------------|---------------------|
| 1 | Plympton St Maurice |
| 2 | Yealmpton |
| 3 | Mannamead |
| 4 | Ivybridge |
| 5 | Turnchapel |
| 6 | Ebrington Street |
| 7 | Barbican |
| 8 | Ermington |
| 9 | City Centre |
| 10 | The Hoe |

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

Newton & Yealmpton Ward

5

Plymstock Dunstone Ward

6

Efford and Lipson Ward

7

Moor View Ward

8

Plymstock Radford Ward

9

Bickleigh & Cornwood Ward

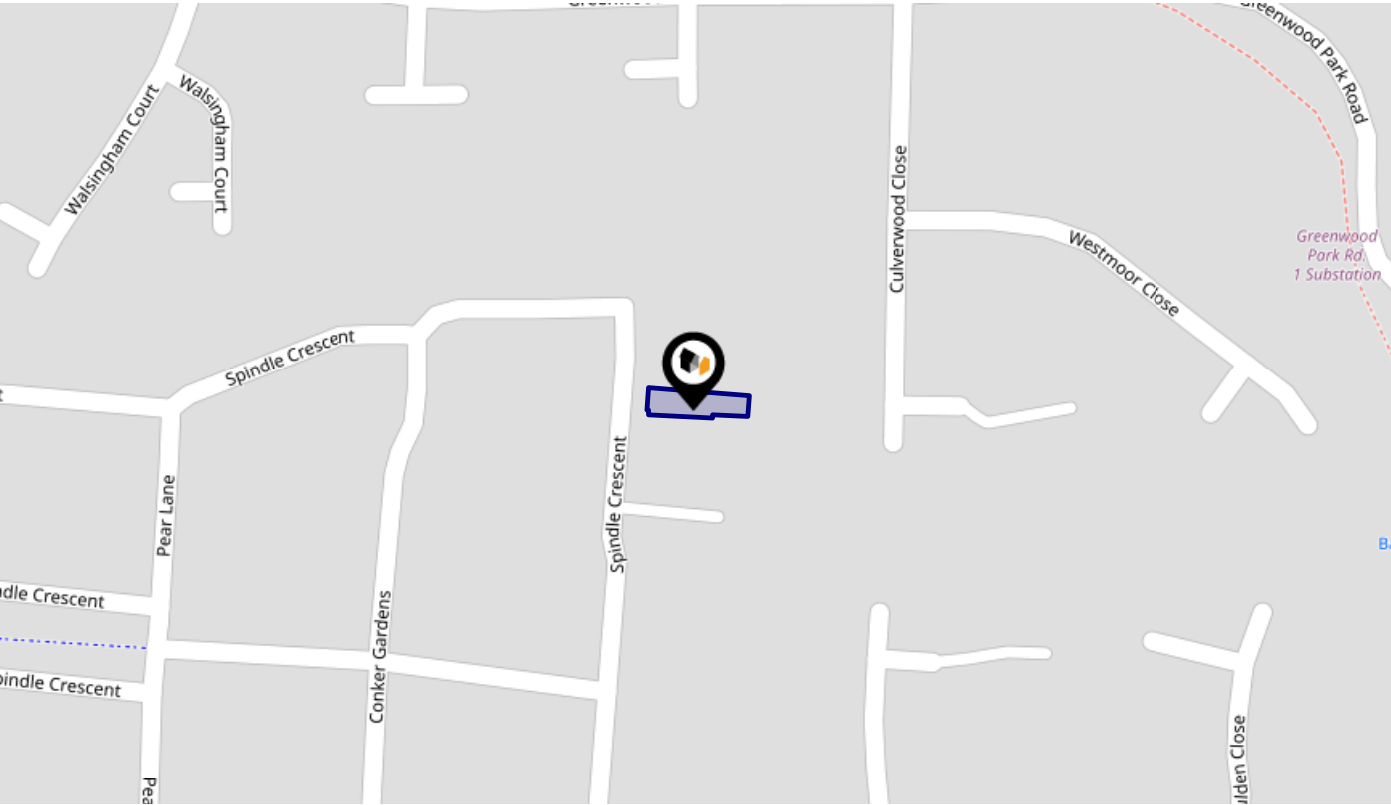
10

Wembury & Brixton 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.

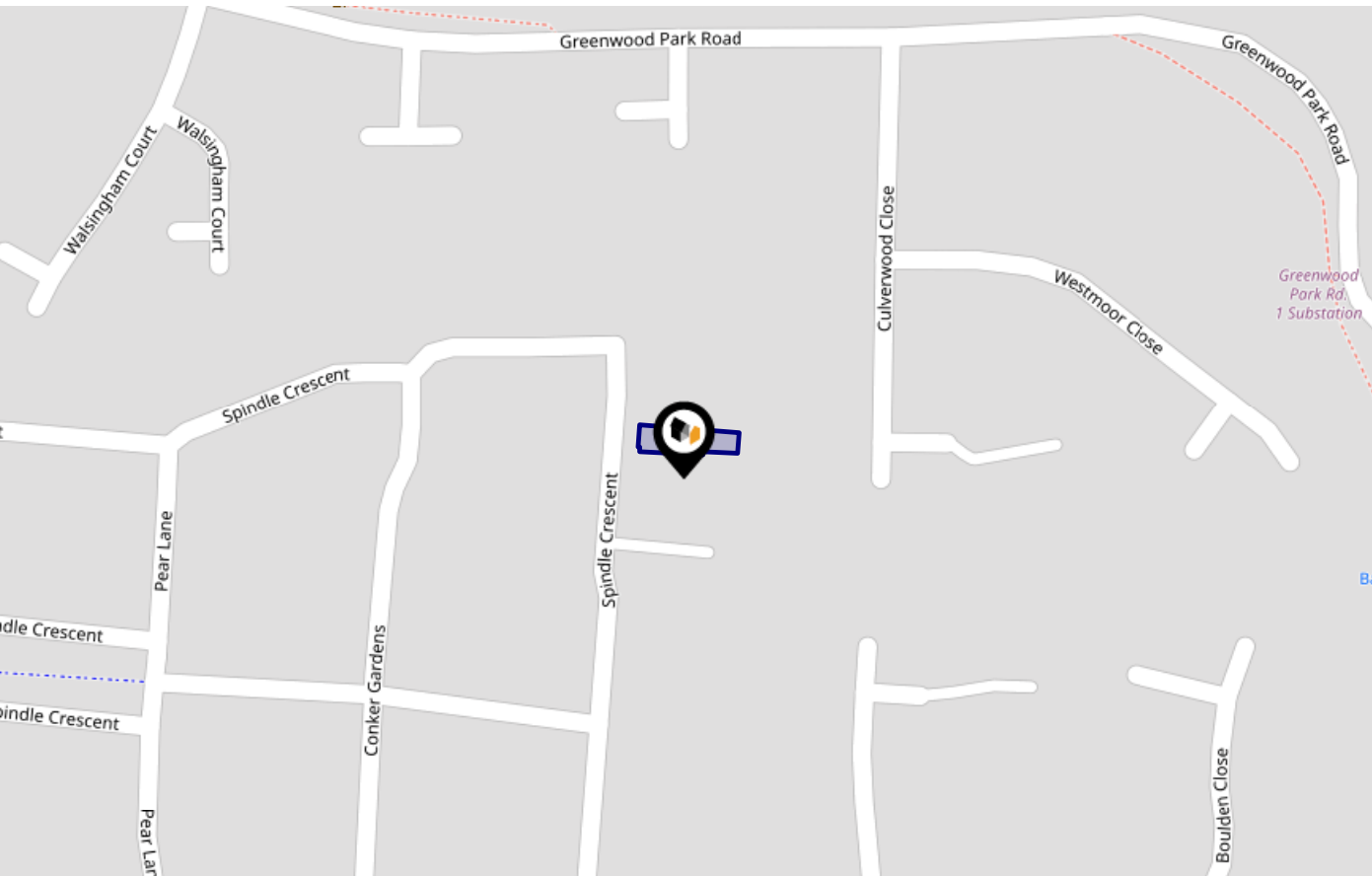
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

| | | | |
|---|--|--------------|-------------|
| 5 | | 75.0+ dB | <div></div> |
| 4 | | 70.0-74.9 dB | <div></div> |
| 3 | | 65.0-69.9 dB | <div></div> |
| 2 | | 60.0-64.9 dB | <div></div> |
| 1 | | 55.0-59.9 dB | <div></div> |

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.

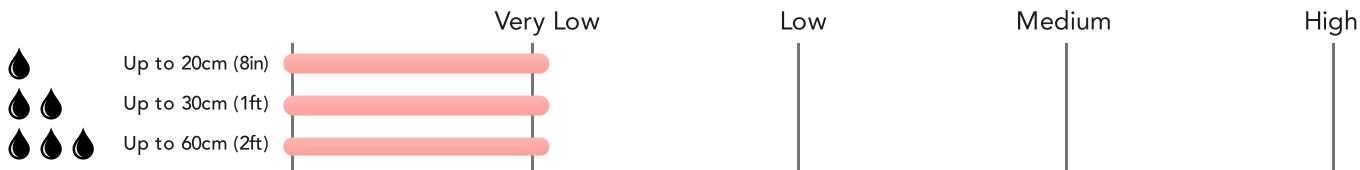


Risk Rating: Very low

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.

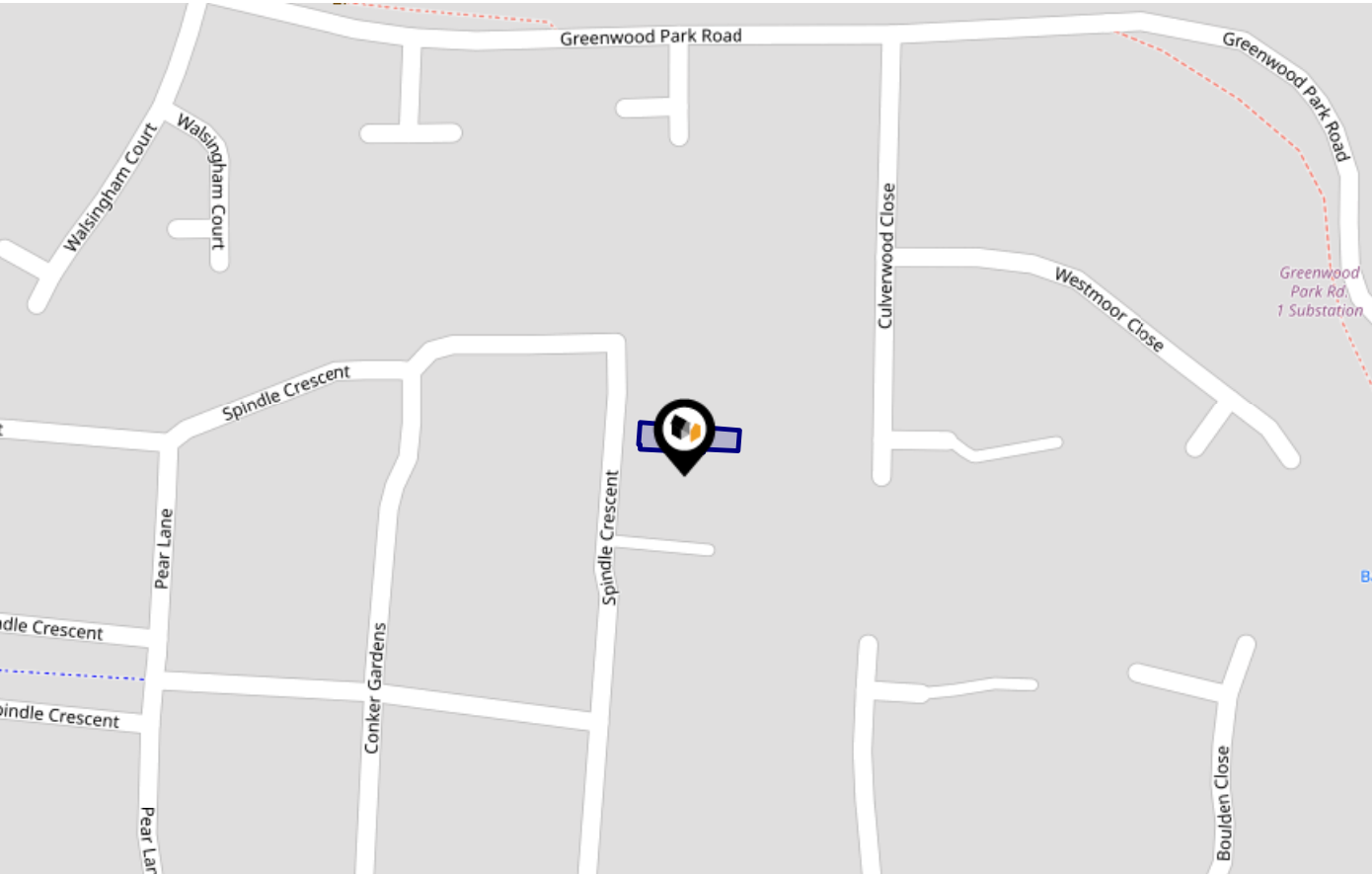
Chance of flooding to the following depths at this property:



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.

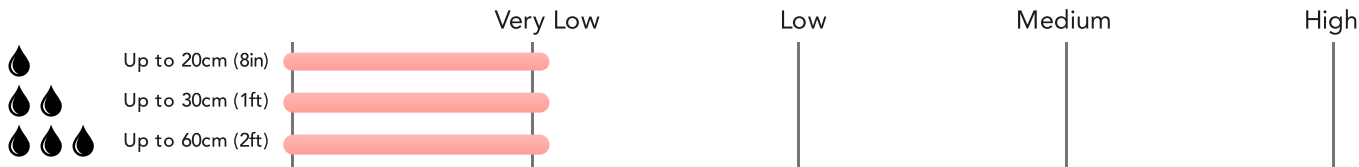


Risk Rating: Very low

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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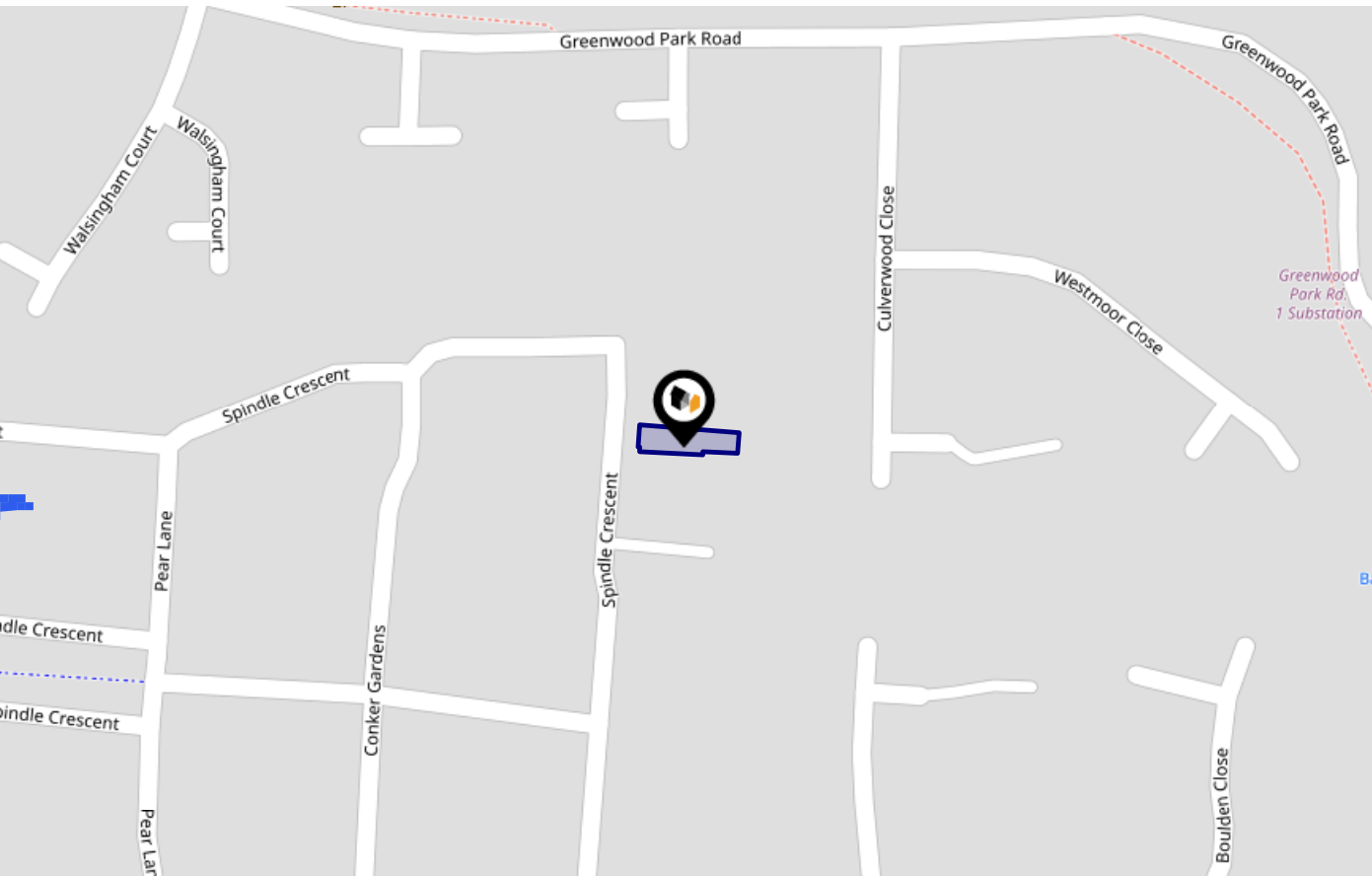
Chance of flooding to the following depths at this property:



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.

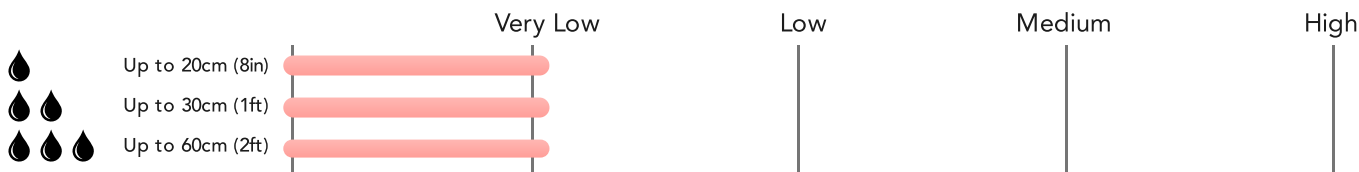


Risk Rating: Very low

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.

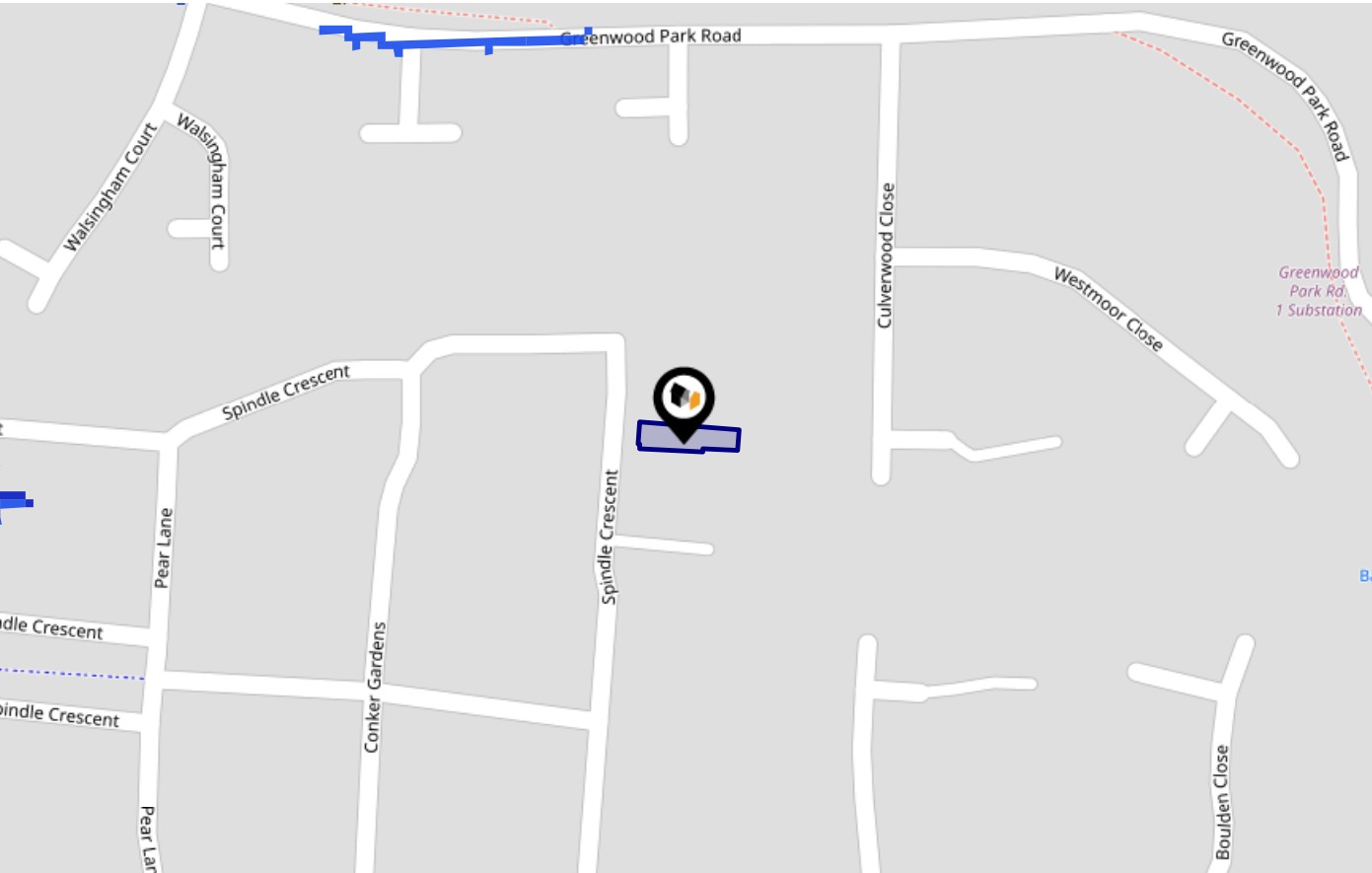
Chance of flooding to the following depths at this property:



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.

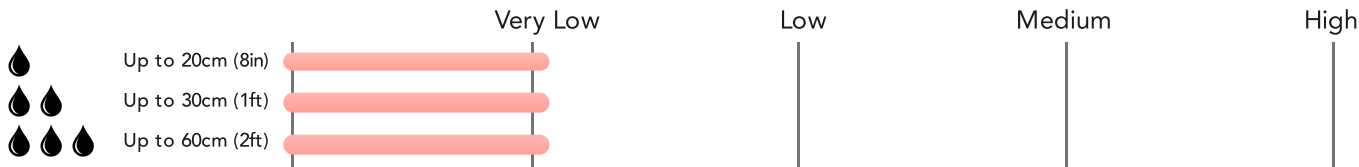


Risk Rating: **Very low**

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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- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

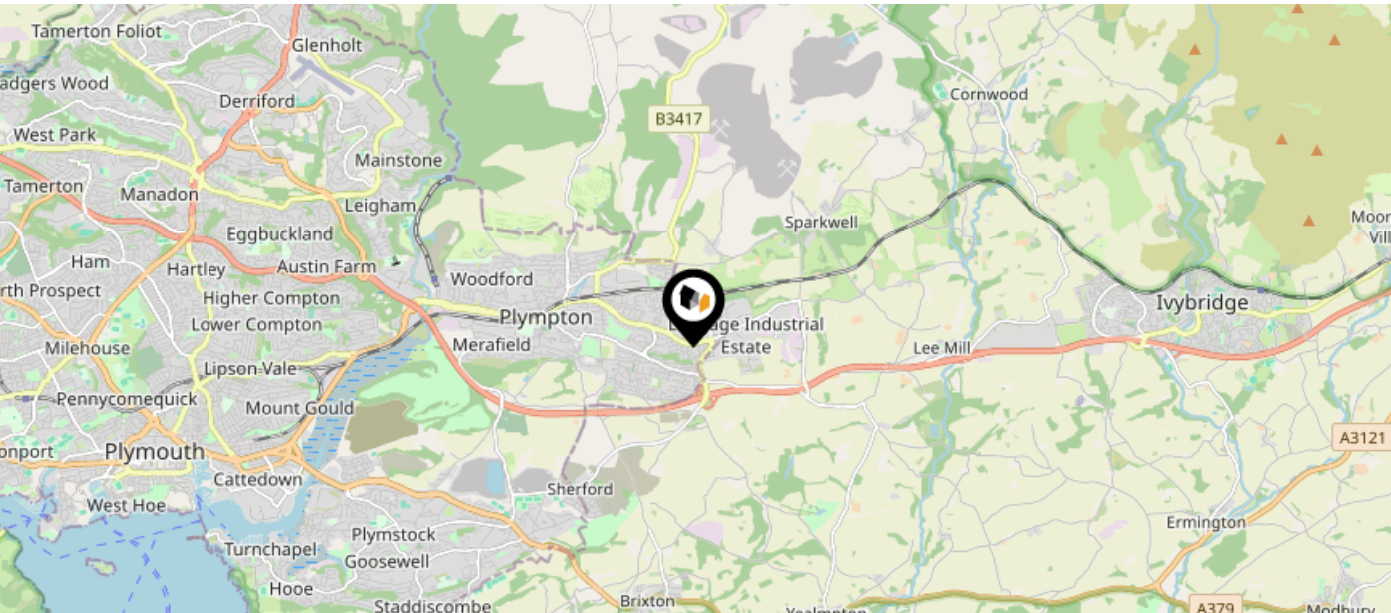
Chance of flooding to the following depths at this property:



Maps

Green Belt

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



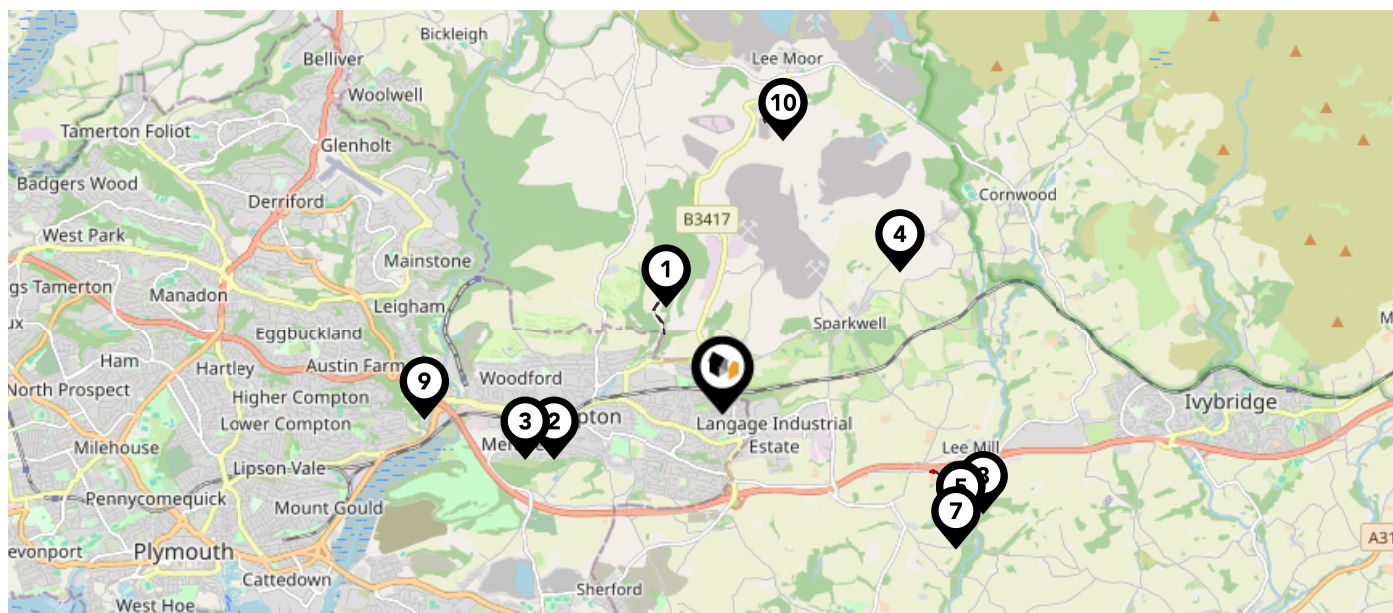
Nearby Green Belt Land

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.



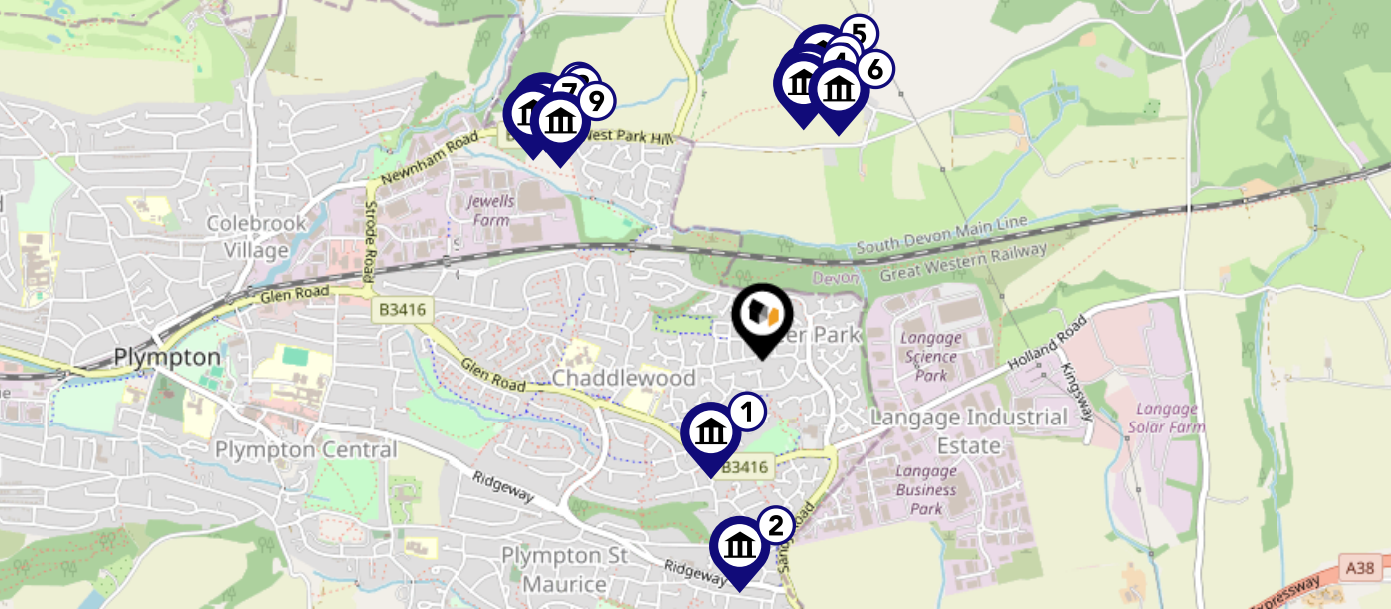
Nearby Landfill Sites











| | | | |
|-----------|---|-------------------|--|
| 1 | Newnham Park-Newnham Park, Plympton, Plymouth, Devon | Historic Landfill | |
| 2 | Recreation Ground Linketty Road Plympton-Recreation Ground Linketty Road Plympton, Plymouth | Historic Landfill | |
| 3 | Valley Road Plympton-Valley Road, Plympton, Plymouth | Historic Landfill | |
| 4 | Houndall Reservoir Treatment Works-Ivybridge, Devon | Historic Landfill | |
| 5 | EA/EPR/EP3496HY/A001 | Active Landfill | |
| 6 | Challonsleigh Farm-Plympton, Plymouth | Historic Landfill | |
| 7 | New England Quarry-Plympton, Plymouth, Devon | Historic Landfill | |
| 8 | EA/EPR/DB3100LW/T001 | Active Landfill | |
| 9 | Tecalamet Marsh Mills-Off Longbridge Road, Plymouth | Historic Landfill | |
| 10 | Torrycombe, Lee Moor-Torrycombe, Lee Moor, Plymouth | Historic Landfill | |

Maps

Listed Buildings

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



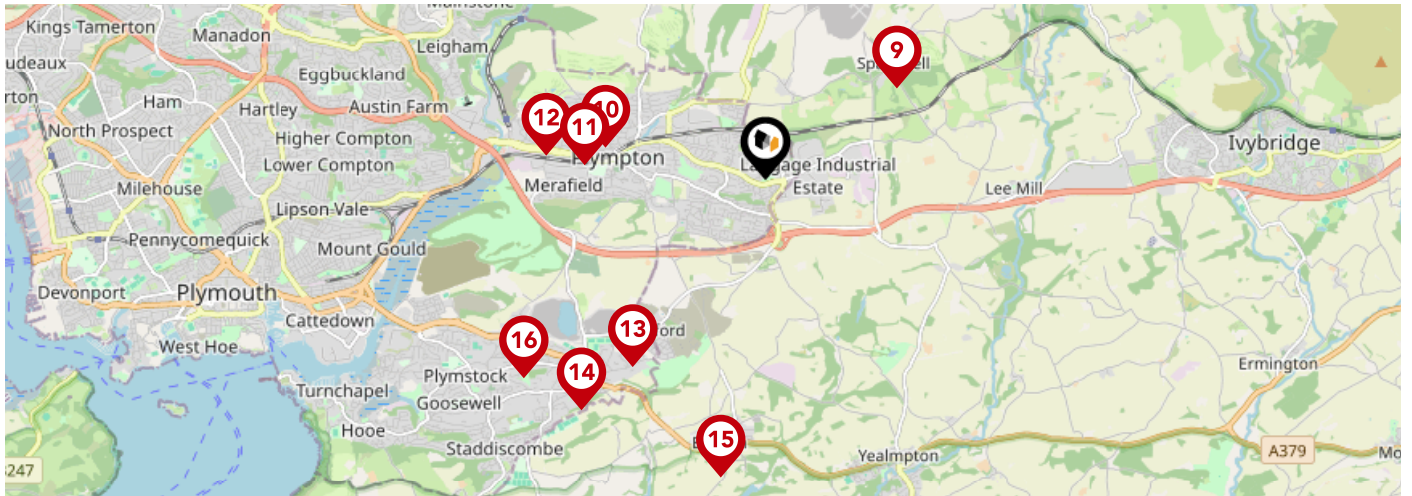
| Listed Buildings in the local district | | Grade | Distance |
|---|---|----------|-----------|
|  | 1322041 - Chaddlewood House | Grade II | 0.3 miles |
|  | 1130046 - Triangular Folly | Grade II | 0.5 miles |
|  | 1162831 - Cow House Approximately 15 Metres North North East Of Hemerdon Farm House | Grade II | 0.6 miles |
|  | 1107436 - Hemerdon Farm House | Grade II | 0.6 miles |
|  | 1107437 - Manor Cottage | Grade II | 0.6 miles |
|  | 1309440 - Miners Arms' Public House | Grade II | 0.6 miles |
|  | 1162879 - Old Newnham | Grade I | 0.7 miles |
|  | 1309421 - Granary And Adjoining Cart Shed And Stables Approximately 40 Metres South East Of Old Newnham | Grade II | 0.7 miles |
|  | 1107442 - Two Barns Approximately 120 Metres South East Of Old Newnham | Grade II | 0.7 miles |
|  | 1107440 - Cow House Immediately East Of Old Newnham | Grade II | 0.7 miles |

Area Schools



| | | Nursery | Primary | Secondary | College | Private |
|----------|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | Chaddlewood Primary School Ofsted Rating: Good Pupils: 372 Distance:0.44 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | Yealmpstone Farm Primary School Ofsted Rating: Good Pupils: 216 Distance:0.78 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | Longcause Community Special School Ofsted Rating: Good Pupils: 110 Distance:0.94 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | Glen Park Primary School Ofsted Rating: Outstanding Pupils: 407 Distance:0.99 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | Plympton St Maurice Primary School Ofsted Rating: Good Pupils: 187 Distance:1.07 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | Plympton Academy Ofsted Rating: Requires improvement Pupils: 1145 Distance:1.13 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | Old Priory Junior Academy Ofsted Rating: Good Pupils: 192 Distance:1.35 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | Plympton St Mary's CofE Infant School Ofsted Rating: Good Pupils: 100 Distance:1.48 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

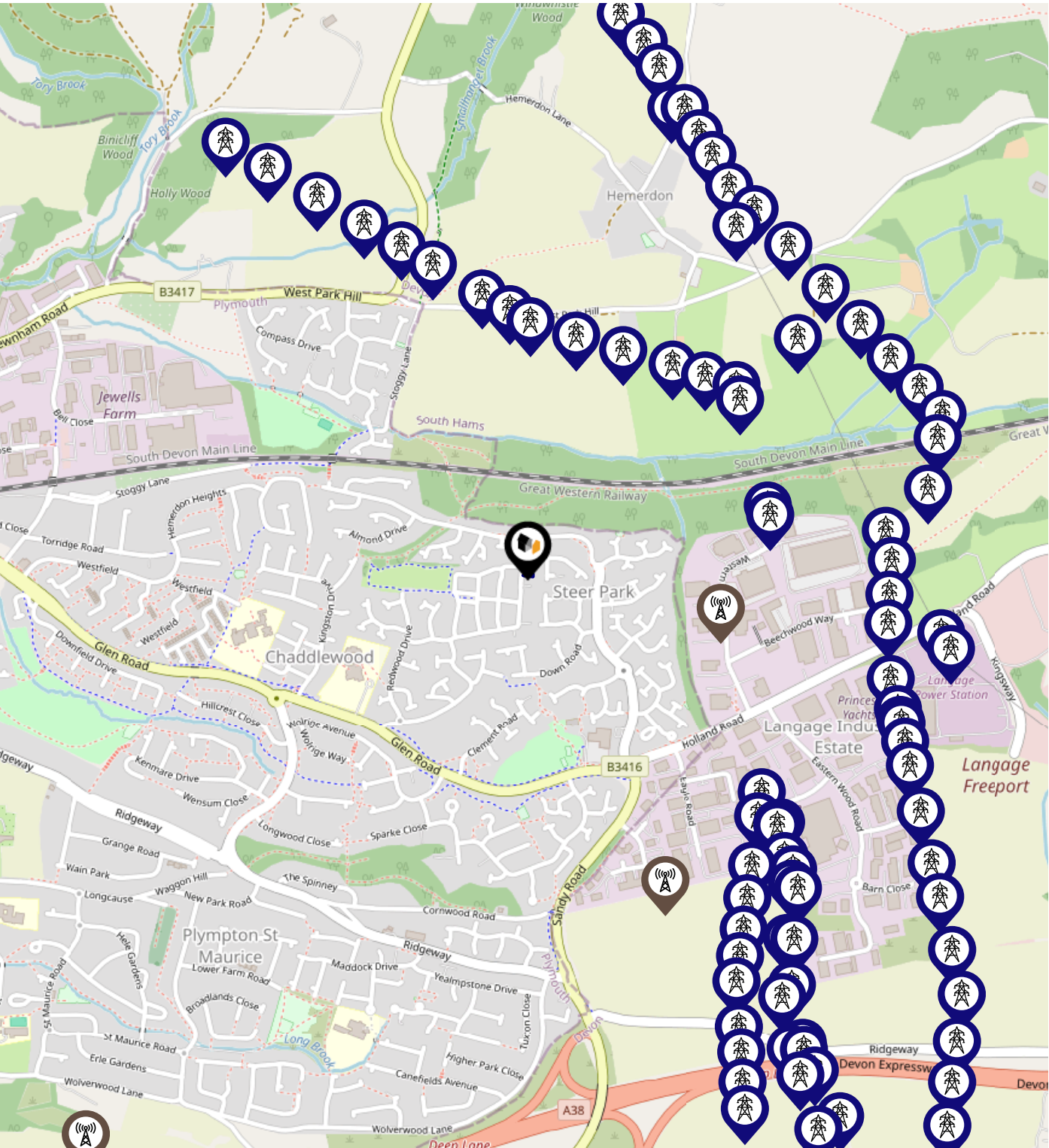
Area Schools



| | | Nursery | Primary | Secondary | College | Private |
|-----------|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 9 | Sparkwell All Saints Primary School Ofsted Rating: Good Pupils: 92 Distance:1.51 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 10 | Boringdon Primary School Ofsted Rating: Good Pupils: 394 Distance:1.55 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 11 | Hele's School Ofsted Rating: Good Pupils: 1386 Distance:1.72 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 12 | Woodford Primary School Ofsted Rating: Good Pupils: 402 Distance:2.1 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 13 | Sherford Vale School & Nursery Ofsted Rating: Good Pupils: 258 Distance:2.17 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 14 | Elburton Primary School Ofsted Rating: Outstanding Pupils: 465 Distance:2.79 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 15 | St Mary's Church of England Primary School Ofsted Rating: Outstanding Pupils: 102 Distance:2.85 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 16 | Morley Meadow Primary School Ofsted Rating: Good Pupils: 224 Distance:2.96 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Local Area

Masts & Pylons



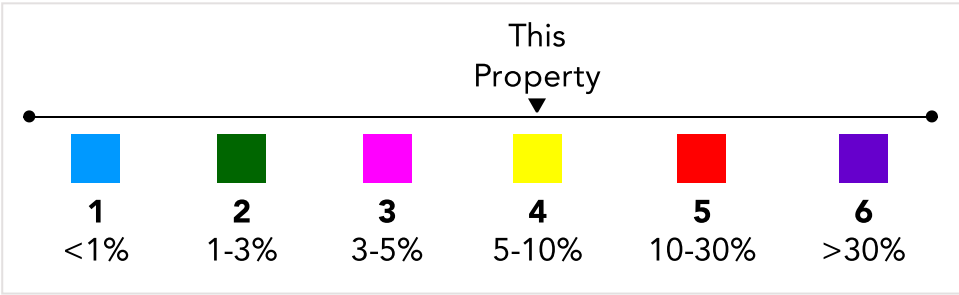
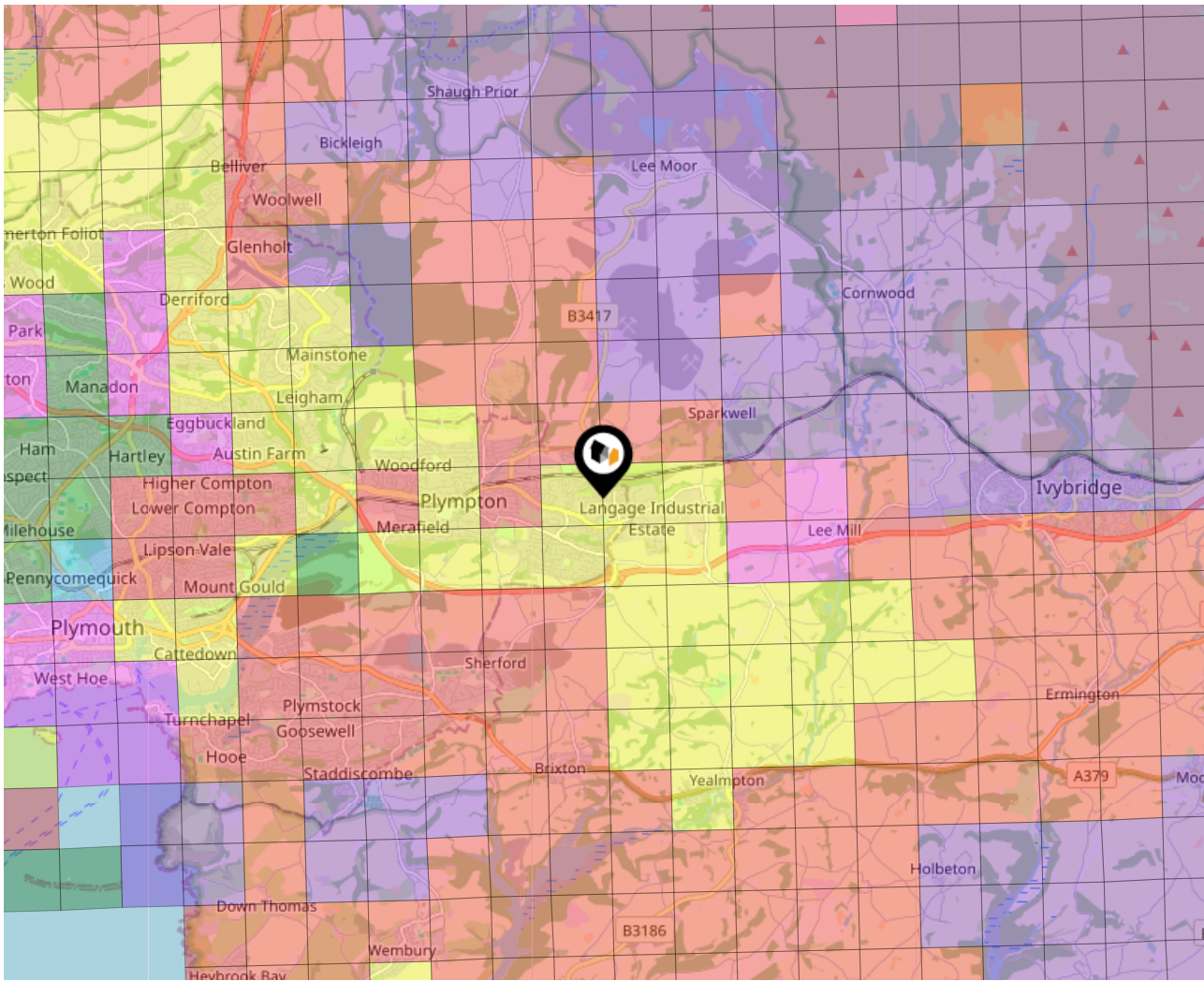
- Key:**
-  Power Pylons
 -  Communication Masts

Environment

Radon Gas

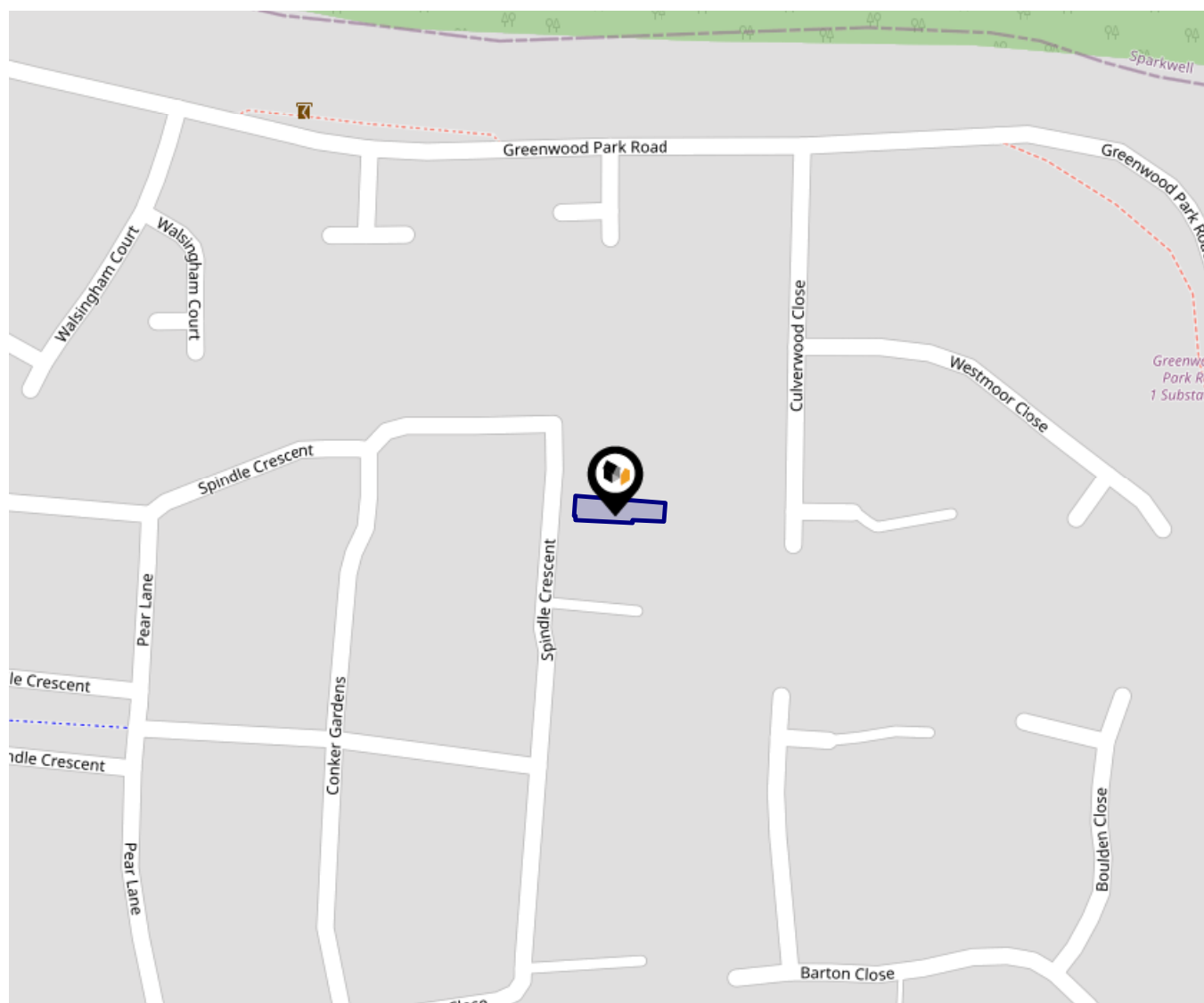
What is Radon?

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:

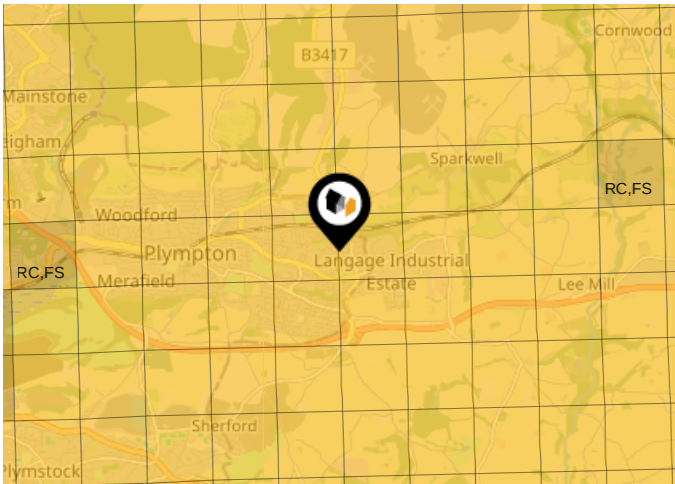
- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Environment

Soils & Clay

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

| | | | |
|------------------------|------------------------------------|---------------|----------------------|
| Carbon Content: | 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 |

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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