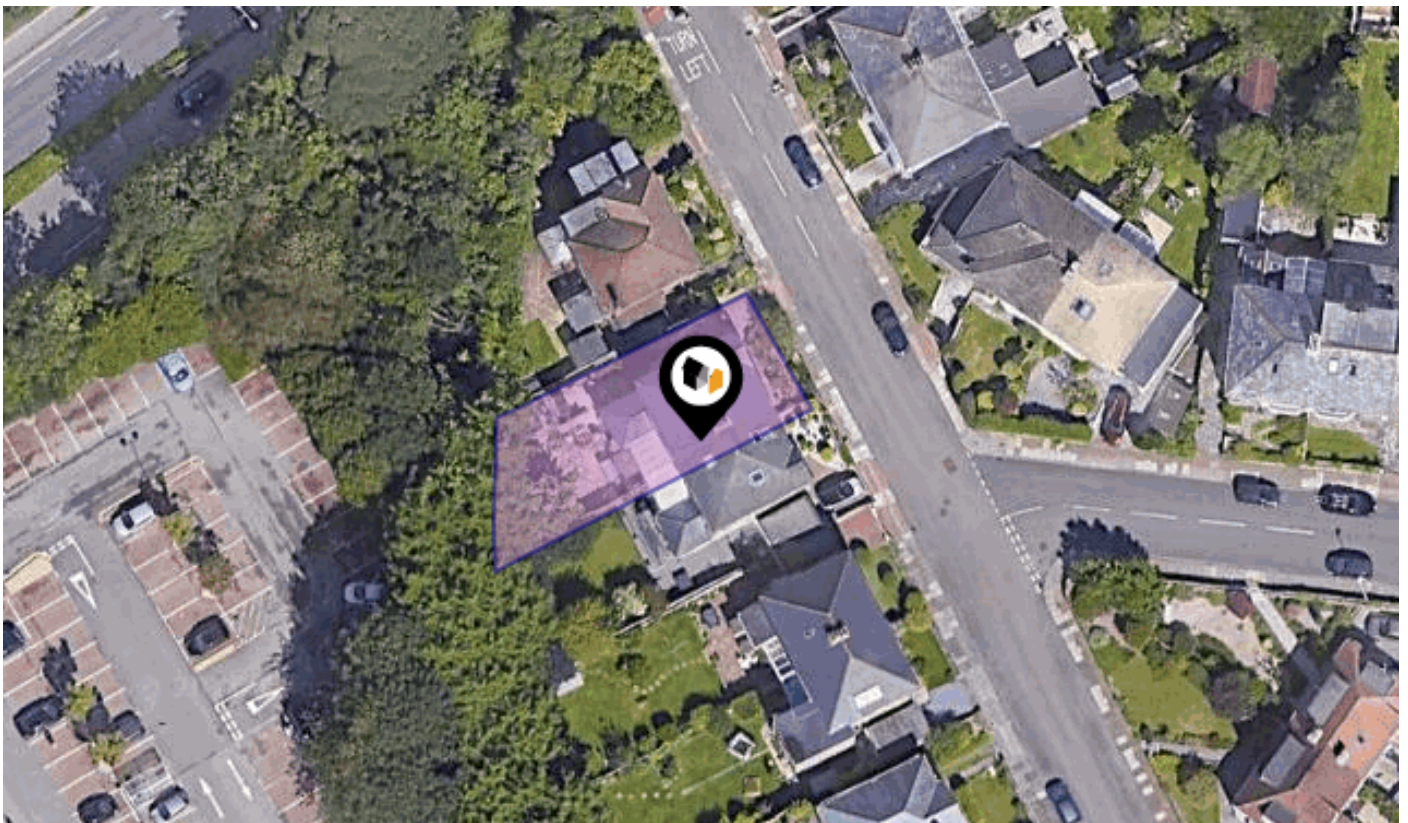




See More Online

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area  
**Thursday 23rd April 2026**



**4, TOR ROAD, PLYMOUTH, PL3 5TD**

## Lang Town & Country

6 Mannamead Road, Plymouth, PL4 7AA

01752 456000

carrie@langtownandcountry.com

www.langtownandcountry.com





## Property

<b>Type:</b>	Semi-Detached	<b>Last Sold Date:</b>	28/04/1997
<b>Bedrooms:</b>	3	<b>Last Sold Price:</b>	£81,500
<b>Floor Area:</b>	1,302 ft <sup>2</sup> / 121 m <sup>2</sup>	<b>Last Sold £/ft<sup>2</sup>:</b>	£62
<b>Plot Area:</b>	0.08 acres	<b>Tenure:</b>	Freehold
<b>Council Tax :</b>	Band D		
<b>Annual Estimate:</b>	£2,442		
<b>Title Number:</b>	DN357949		
<b>UPRN:</b>	100040495705		
<b>Restrictive Covenants:</b>	Yes		

## Local Area

<b>Local Authority:</b>	City of plymouth
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
● Rivers & Seas	Very low
● Surface Water	Very low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

**20** mb/s      **1800** mb/s



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

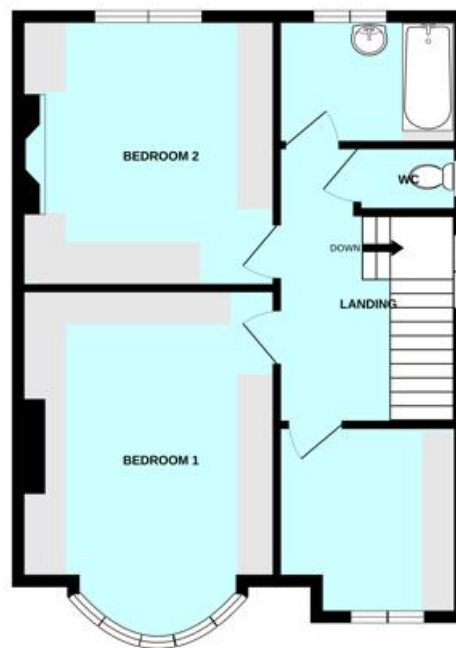


### Satellite/Fibre TV Availability:



## 4, TOR ROAD, PLYMOUTH, PL3 5TD

1ST FLOOR



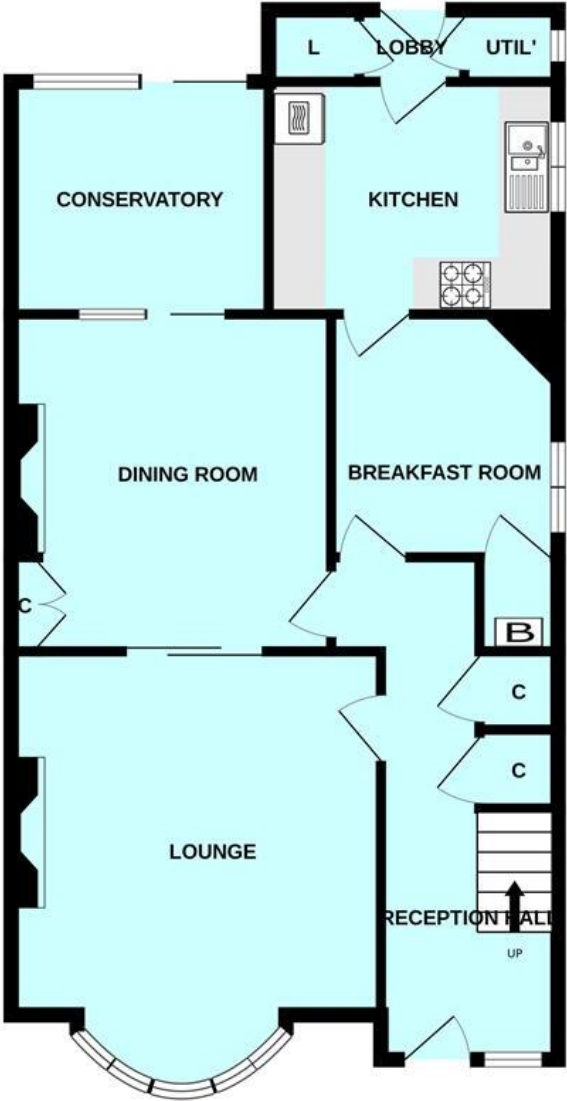
## 4, TOR ROAD, PLYMOUTH, PL3 5TD

GROUND FLOOR

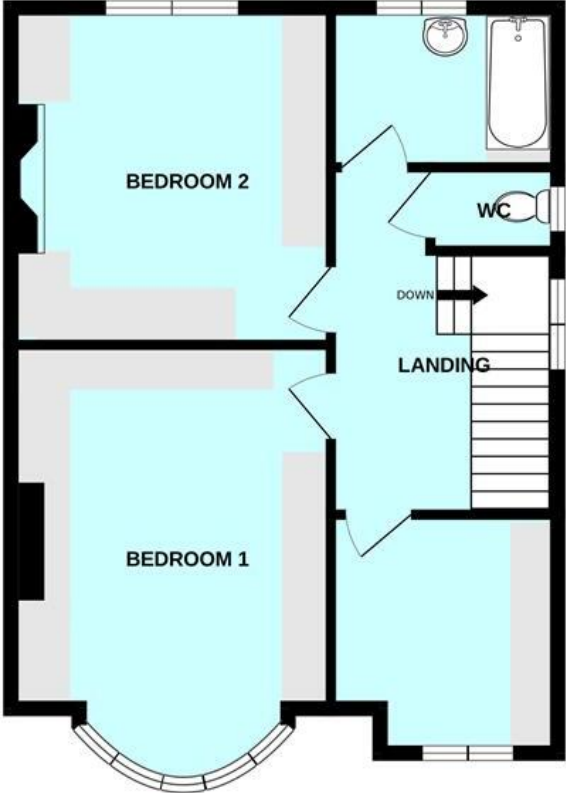


4, TOR ROAD, PLYMOUTH, PL3 5TD

GROUND FLOOR



1ST FLOOR



Made with Metropix ©2026

# Property EPC - Certificate



4 Tor Road, PL3 5TD

Energy rating

**C**

Valid until 14.01.2036

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	72   c	78   c
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

## Additional EPC Data

---

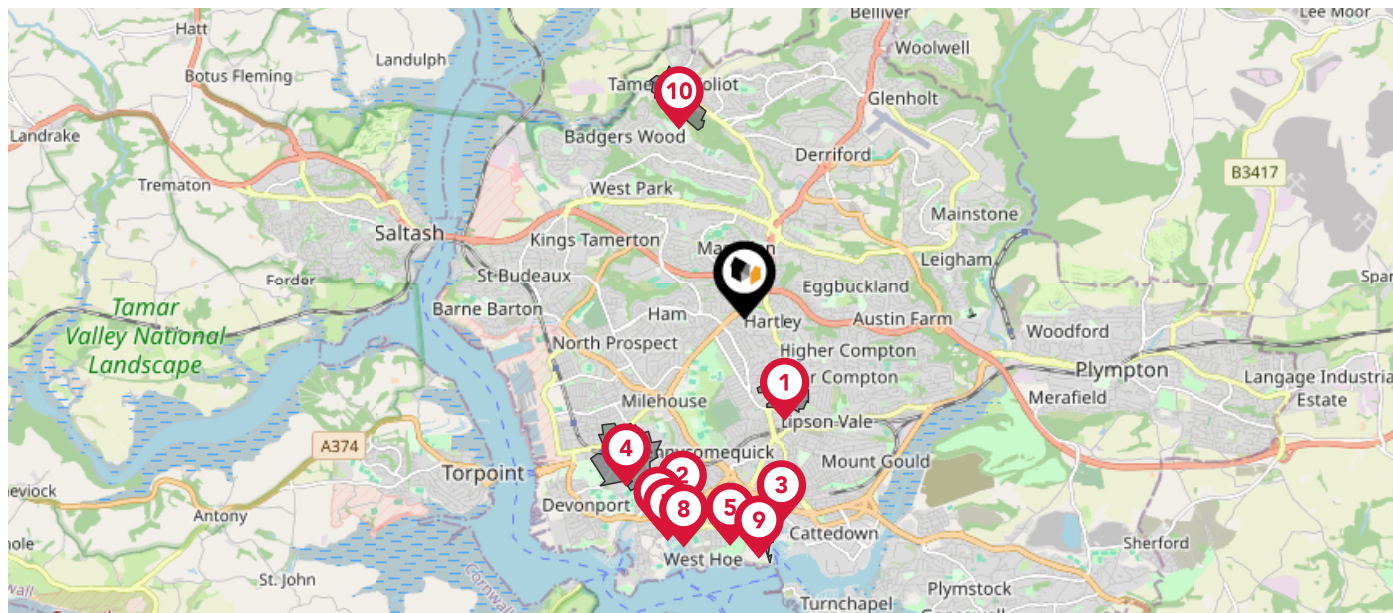
<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 270 mm loft insulation
<b>Roof Energy:</b>	Very Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Below average lighting efficiency
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	121 m <sup>2</sup>













# 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.



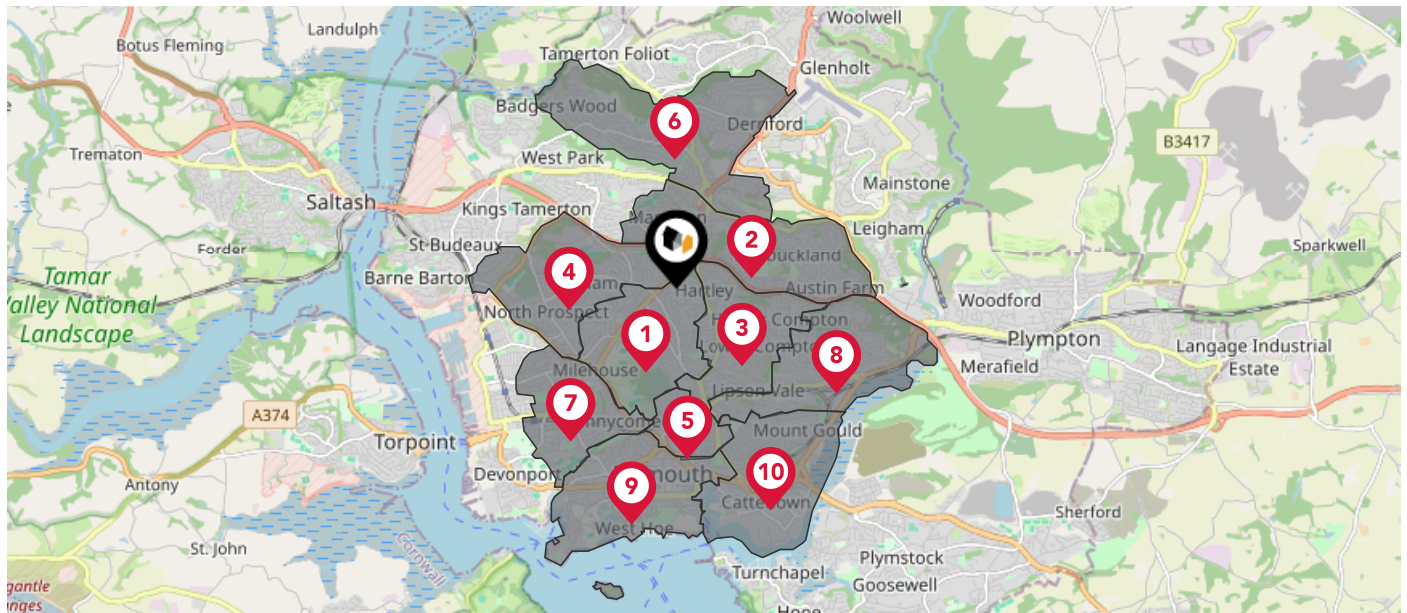
### Nearby Conservation Areas

-  1 Mannamead
-  2 North Stonehouse
-  3 Ebrington Street
-  4 Stoke
-  5 City Centre
-  6 Royal Naval Hospital
-  7 Adelaide Street/Clarence Place
-  8 Union Street
-  9 Barbican
-  10 Tamerton Foliot











# Maps

## Council Wards

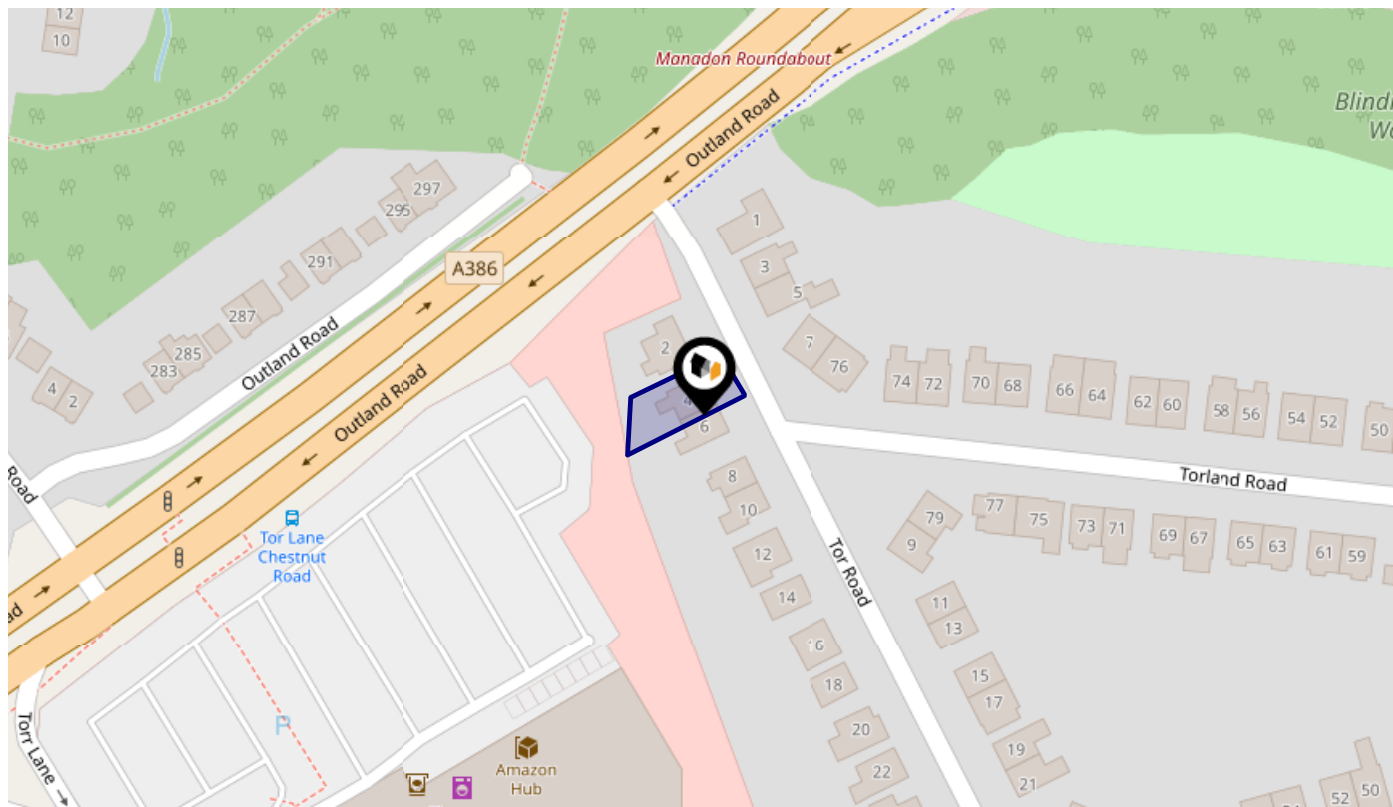
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



### Nearby Council Wards

-  Peverell Ward
-  Egguckland Ward
-  Compton Ward
-  Ham Ward
-  Drake Ward
-  Budshead Ward
-  Stoke Ward
-  Efford and Lipson Ward
-  St. Peter and the Waterfront Ward
-  Sutton and Mount Gould Ward

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

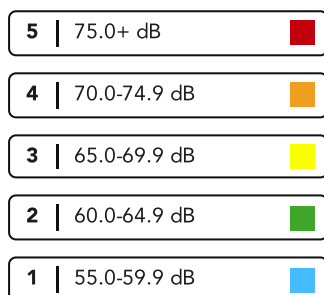


### Rail Noise Data

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:

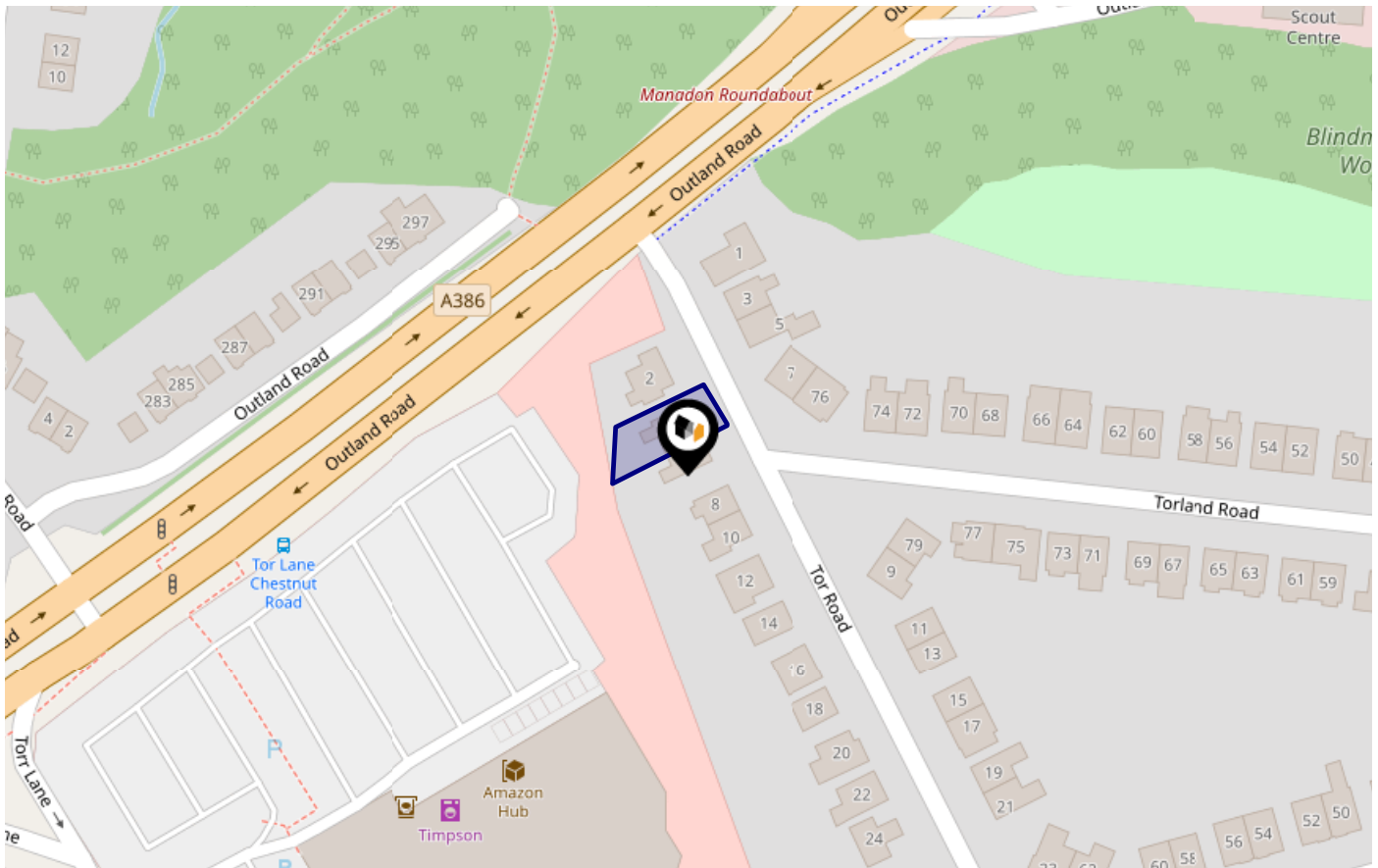


# Flood Risk

## 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.

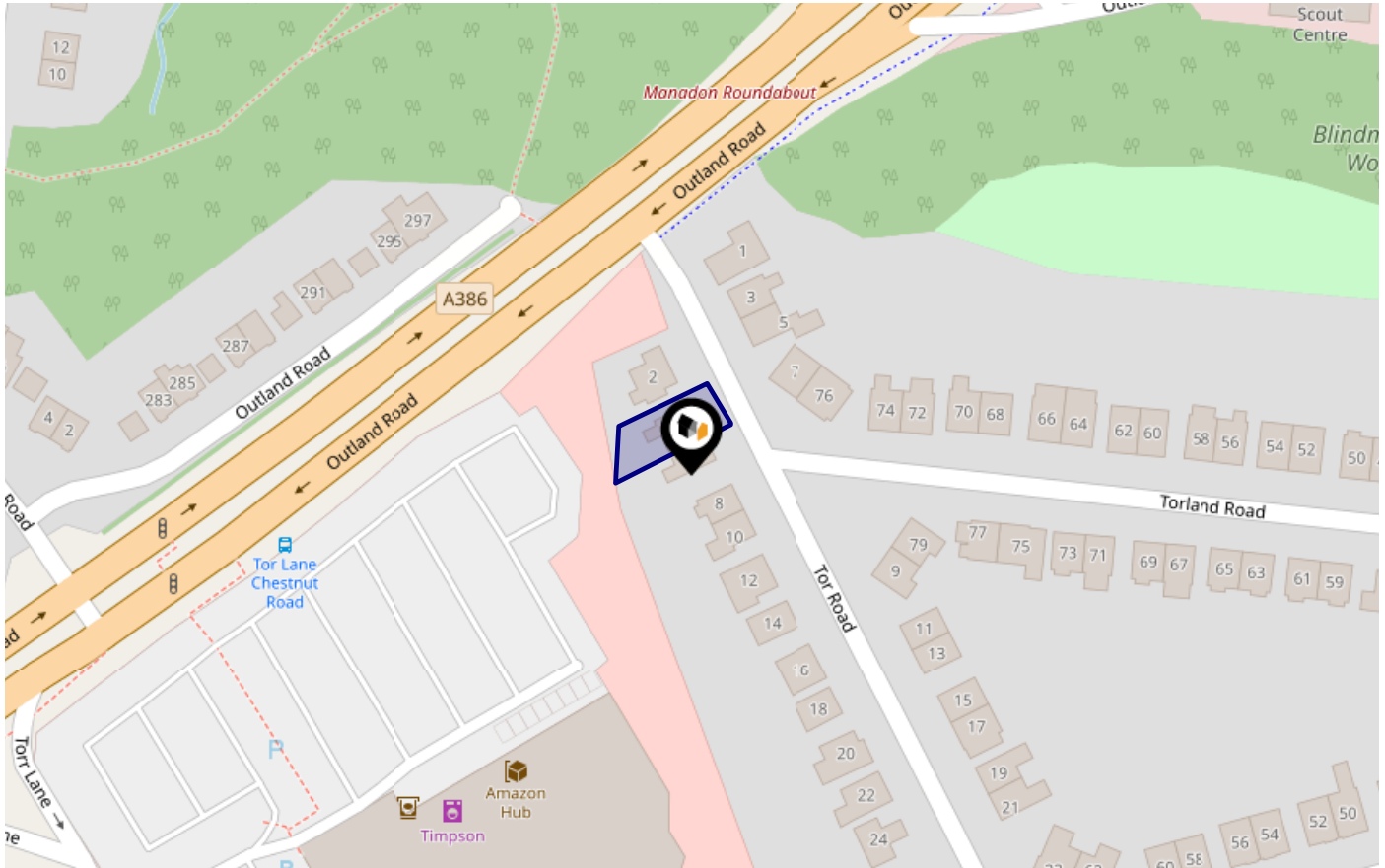
Chance of flooding to the following depths at this property:



# 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.
- **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:

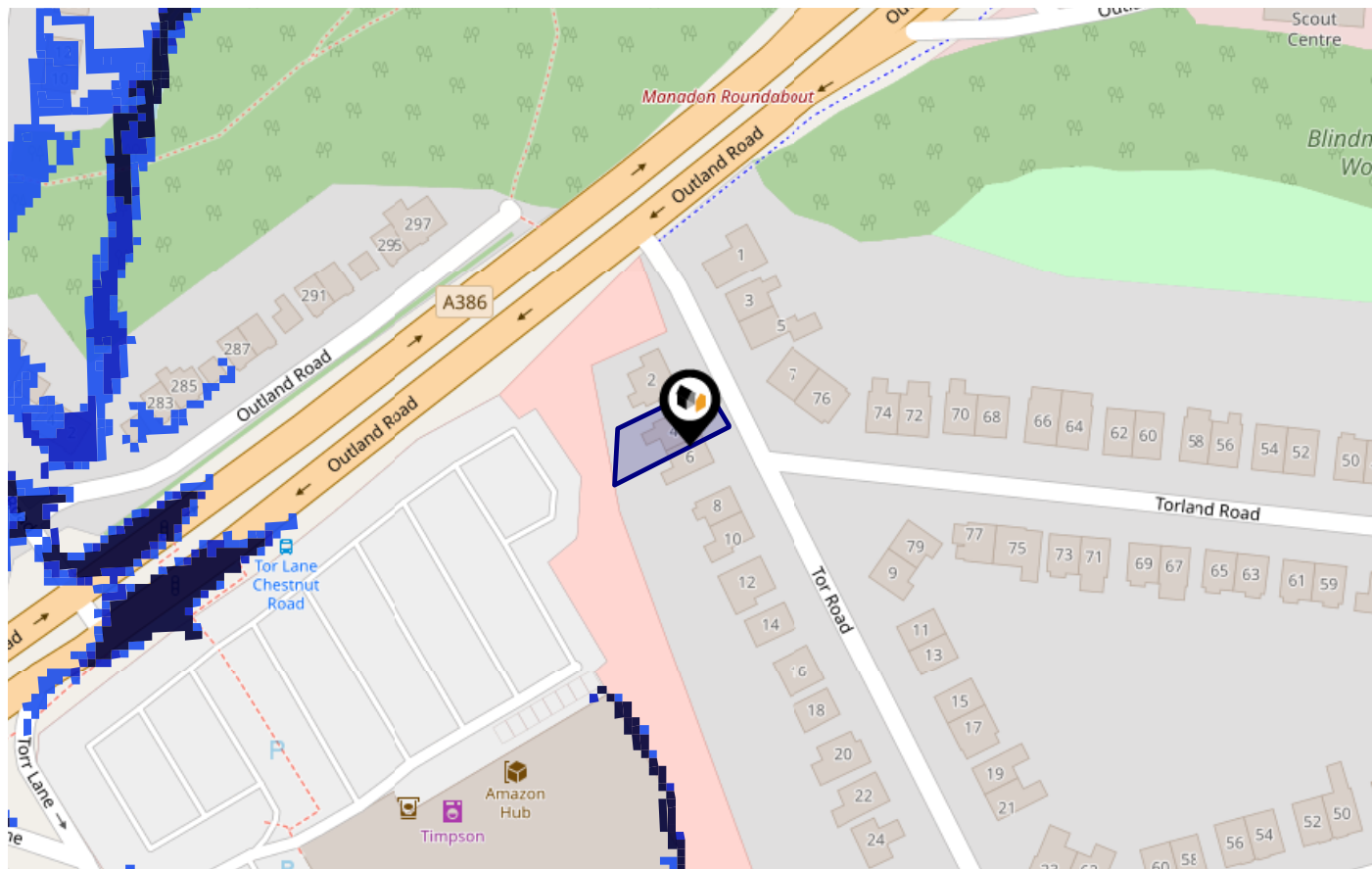


# Flood Risk

## Surface Water - 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.

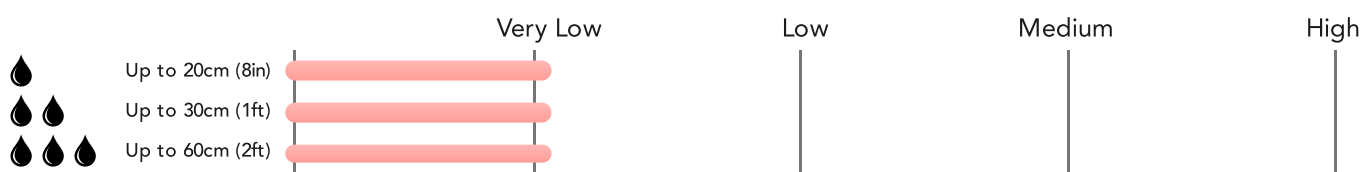


Risk Rating: Very low

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

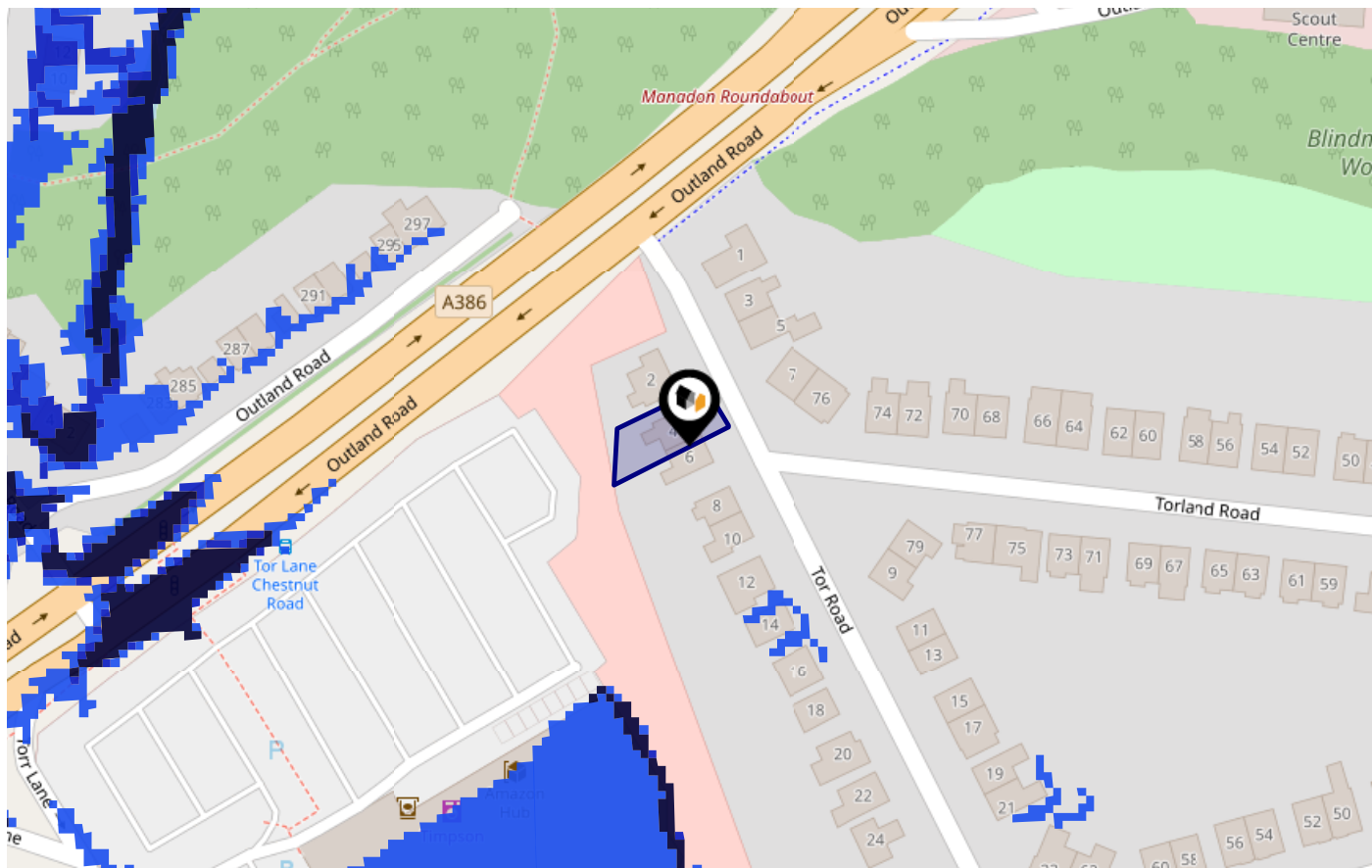


# Flood Risk

## Surface Water - Climate Change



This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

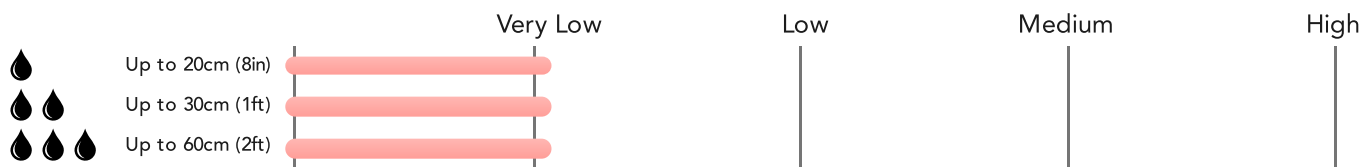


**Risk Rating: Very low**

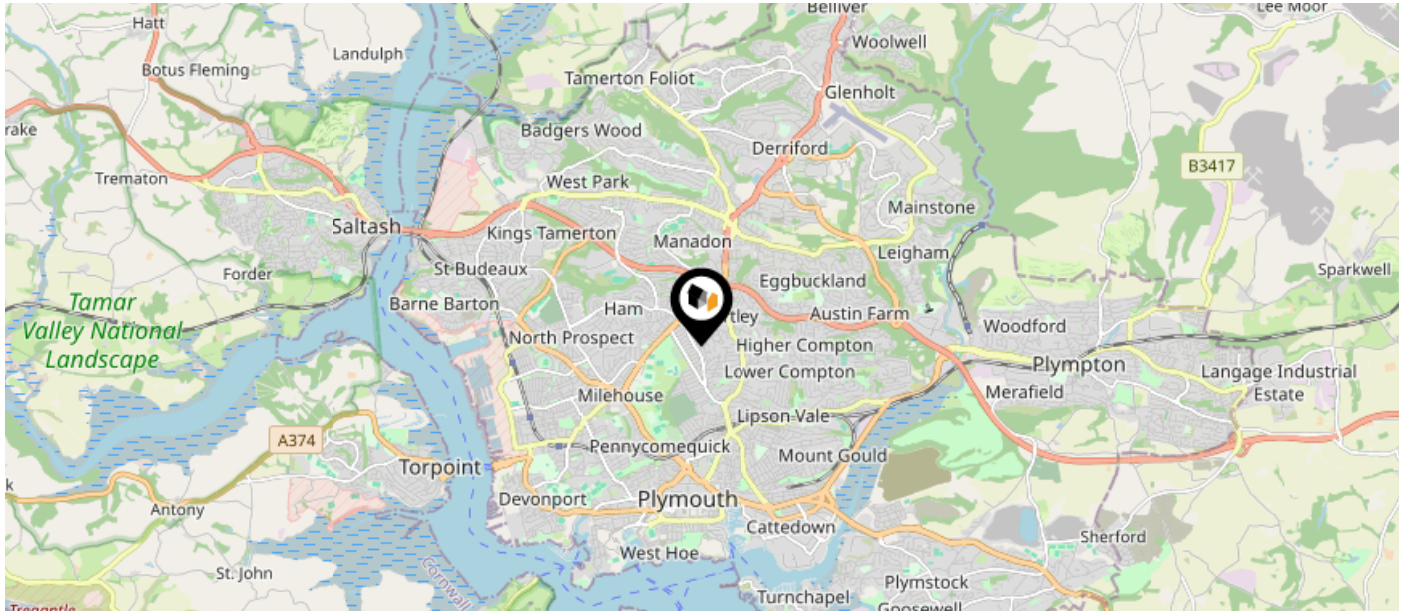
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



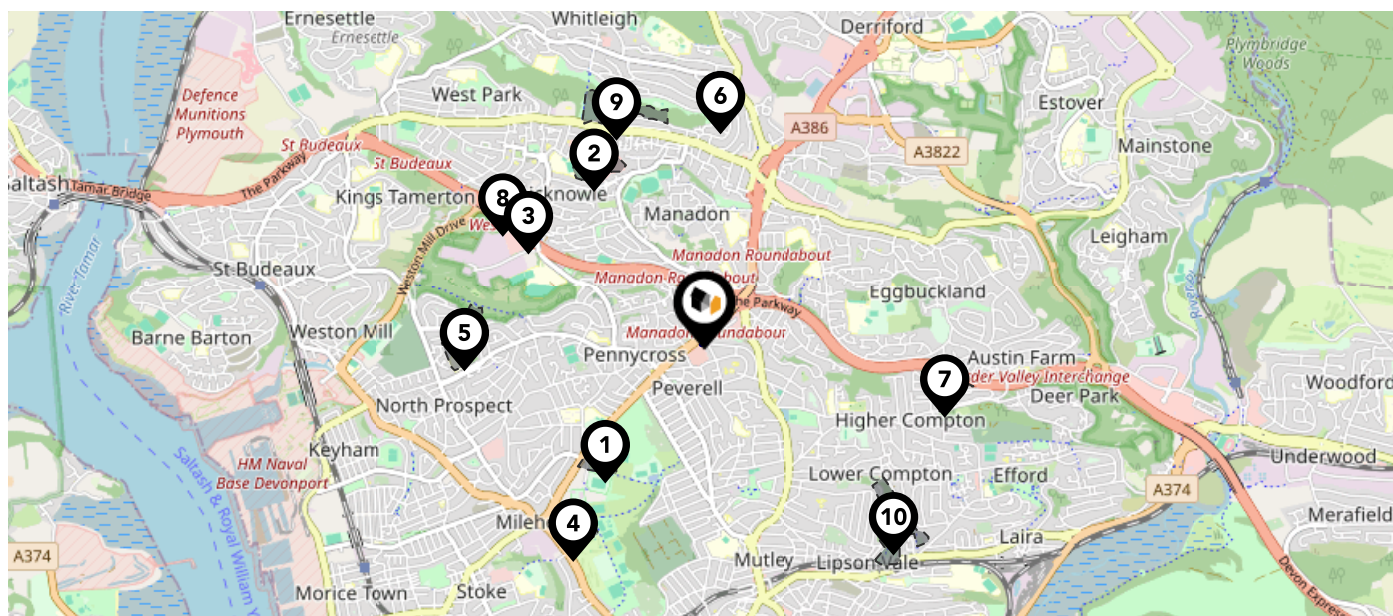
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

No data available.

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.



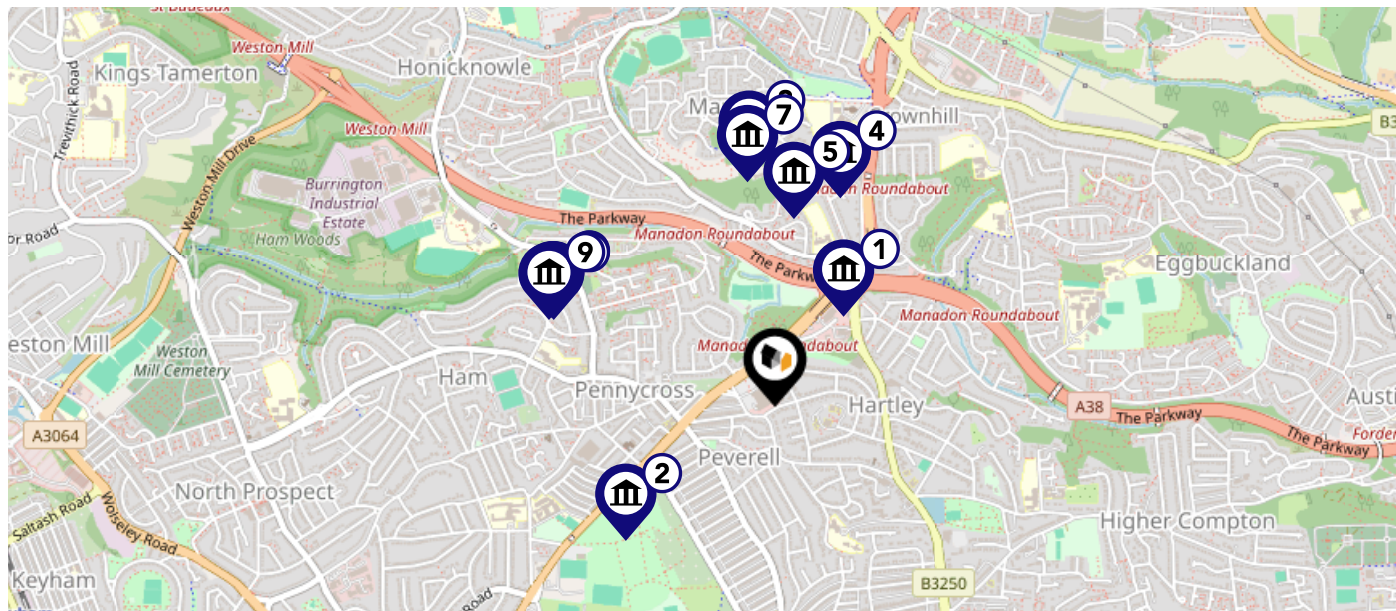
### Nearby Landfill Sites











<b>1</b>	Peverell Cricket Ground-Peverell Cricket Ground, Plymouth	Historic Landfill
<b>2</b>	Honicknowle Brickworks-Plymouth, Devon	Historic Landfill
<b>3</b>	Honicknowle To March Mill-Honicknowle To March Mill, Plymouth	Historic Landfill
<b>4</b>	Central Park Milehouse-Central Park (Milehouse), Plymouth	Historic Landfill
<b>5</b>	Ham-Ham, Plymouth	Historic Landfill
<b>6</b>	Crownhill-Crownhill, Plymouth	Historic Landfill
<b>7</b>	Valley View Close-Valley View Close, Plymouth	Historic Landfill
<b>8</b>	Honicknowle Lane-Honicknowle Lane, Plymouth	Historic Landfill
<b>9</b>	Woodlands Fort Cricket Pitch Honickn-Woodlands Fort Cricket Pitch Honicknowle, Plymouth	Historic Landfill
<b>10</b>	Lower Compton-Lipson Vale, Plymouth	Historic Landfill

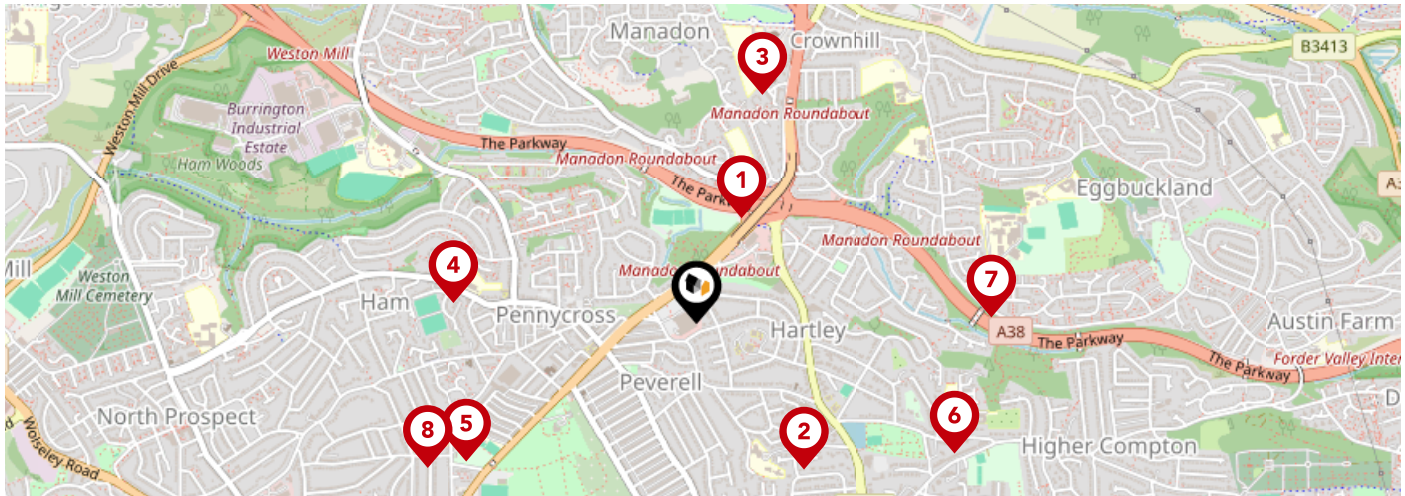
# Maps

## Listed Buildings

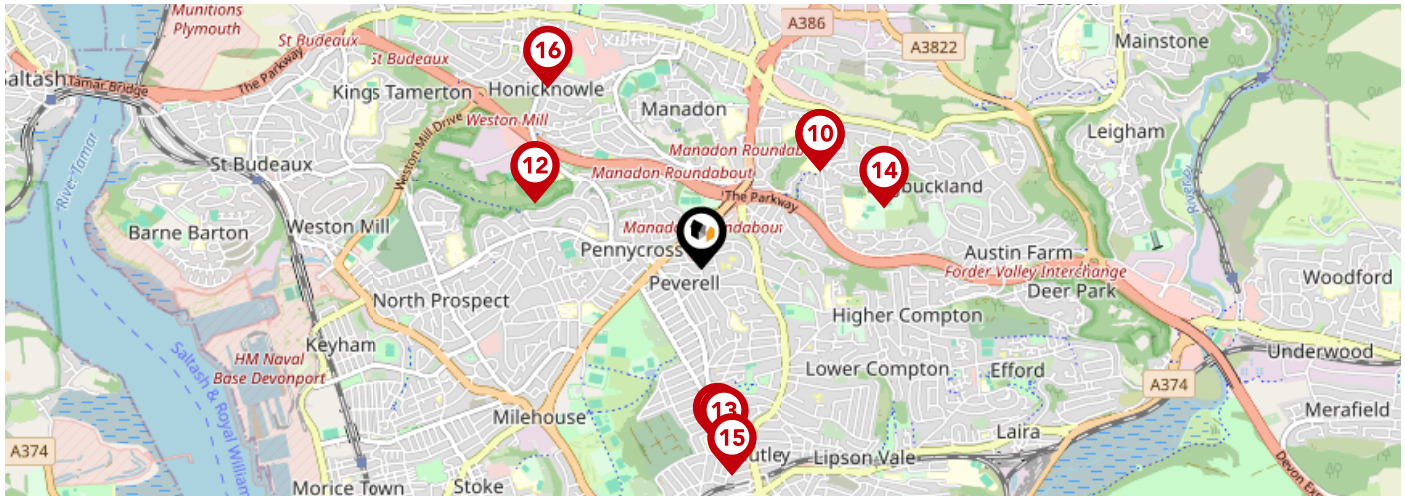
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1386314 - Widey Lodge Gate Piers Relocated On Pedestrian Bridge At Manadon Flyover	Grade II	0.3 miles
 1386304 - Pounds House	Grade II	0.5 miles
 1113334 - Haldene Tomb Approximately 6 Metres East Of Church Of St Pancras	Grade II	0.5 miles
 1386450 - Church Of The Ascension	Grade II	0.5 miles
 1386219 - Gate Piers Approximately 275 Metres South East Of Manadon House	Grade II	0.5 miles
 1113335 - Nelson Tombs Approximately 8 Metres East Of Church Of St Pancras	Grade II	0.5 miles
 1386217 - Manadon House	Grade II	0.5 miles
 1386218 - Chapel Immediately North Of Manadon House	Grade II	0.6 miles
 1113333 - Church Of St Pancras	Grade II	0.6 miles
 1113336 - Rundell Tomb Approximately 6 Metres North East Of Church Of St Pancras	Grade II	0.6 miles

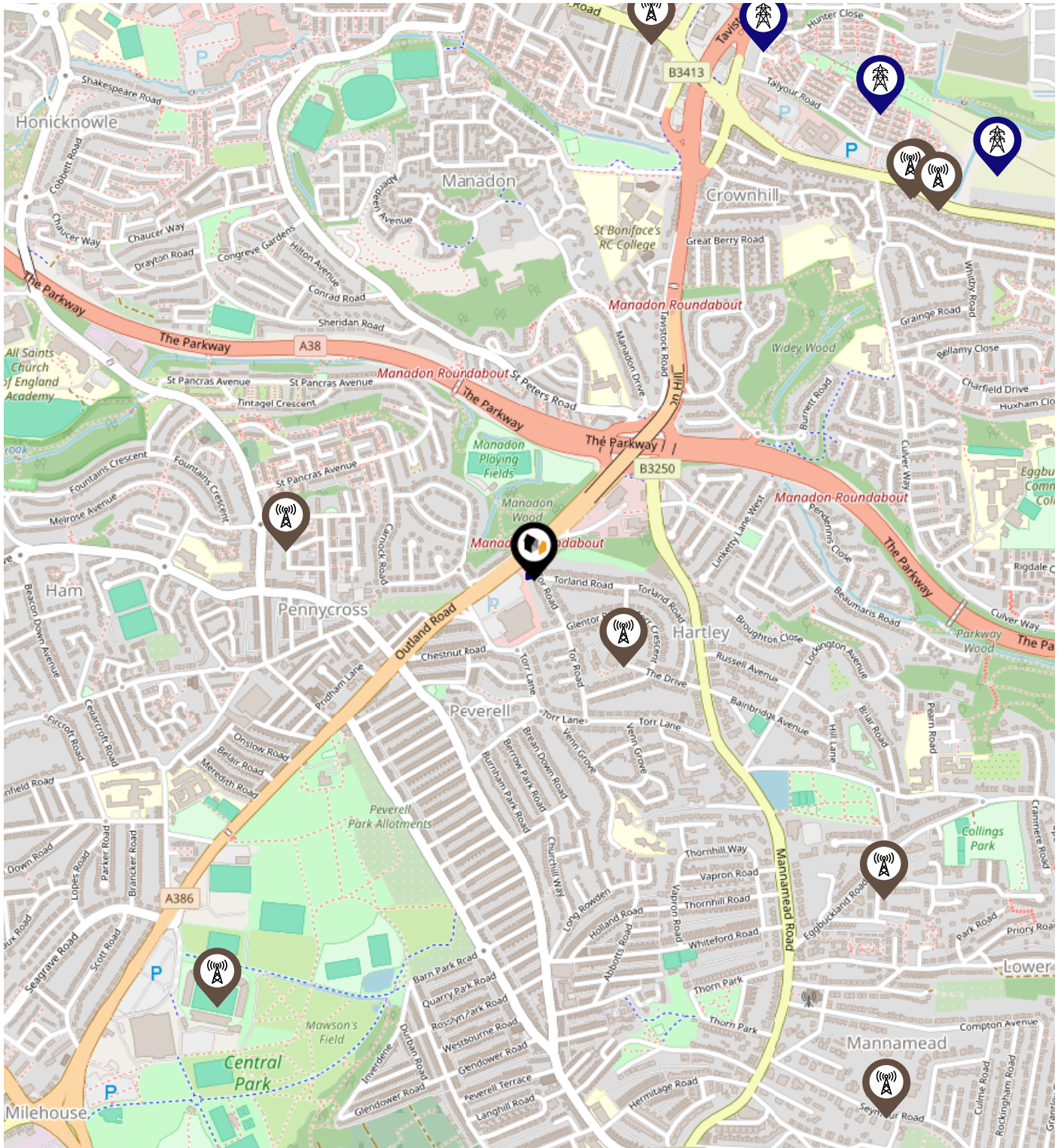


		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Manadon Vale Primary School</b> Ofsted Rating: Good   Pupils: 416   Distance:0.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>King's School</b> Ofsted Rating: Not Rated   Pupils: 298   Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>St Boniface's RC College</b> Ofsted Rating: Requires improvement   Pupils: 374   Distance:0.56	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Pennycross Primary School</b> Ofsted Rating: Good   Pupils: 403   Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Devonport High School for Girls</b> Ofsted Rating: Good   Pupils: 860   Distance:0.64	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Compton CofE Primary School</b> Ofsted Rating: Good   Pupils: 431   Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Egguckland Community College</b> Ofsted Rating: Requires improvement   Pupils: 1040   Distance:0.7	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Montpelier Primary School</b> Ofsted Rating: Good   Pupils: 652   Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





	Nursery	Primary	Secondary	College	Private
<p><b>9</b> <b>Widely Court Primary School</b> Ofsted Rating: Good   Pupils: 602   Distance:0.73</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>10</b> <b>Courtlands School</b> Ofsted Rating: Good   Pupils: 107   Distance:0.73</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>11</b> <b>Hyde Park Junior School</b> Ofsted Rating: Good   Pupils: 355   Distance:0.83</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>12</b> <b>All Saints Church of England Academy</b> Ofsted Rating: Good   Pupils: 616   Distance:0.84</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>13</b> <b>Hyde Park Infants' School</b> Ofsted Rating: Not Rated   Pupils: 243   Distance:0.85</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>14</b> <b>Egguckland Vale Primary School</b> Ofsted Rating: Good   Pupils: 396   Distance:0.91</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15</b> <b>Plymouth College</b> Ofsted Rating: Not Rated   Pupils: 513   Distance:0.99</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16</b> <b>Shakespeare Primary School</b> Ofsted Rating: Requires improvement   Pupils: 410   Distance:1.12</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Local Area Masts & Pylons

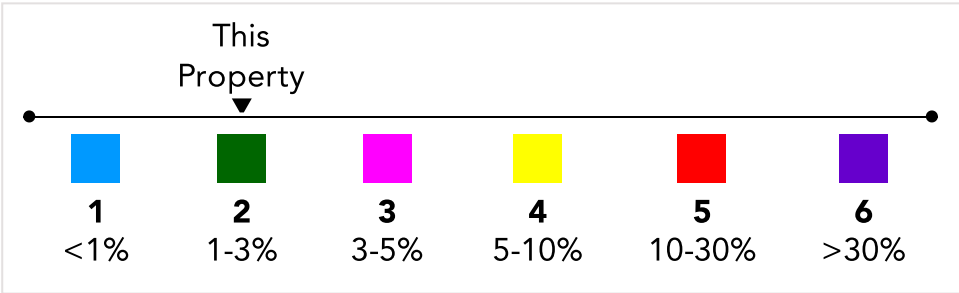
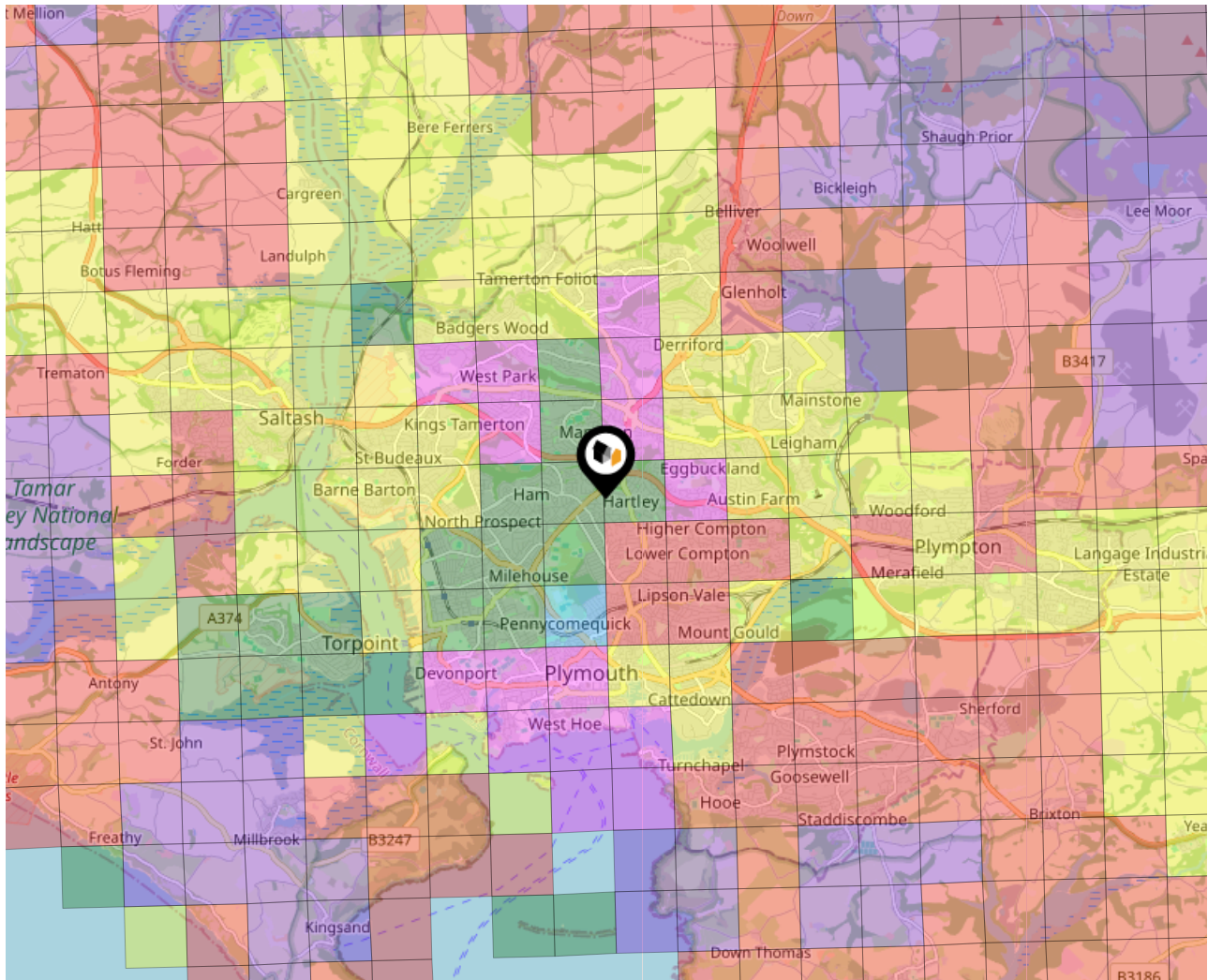


**Key:**

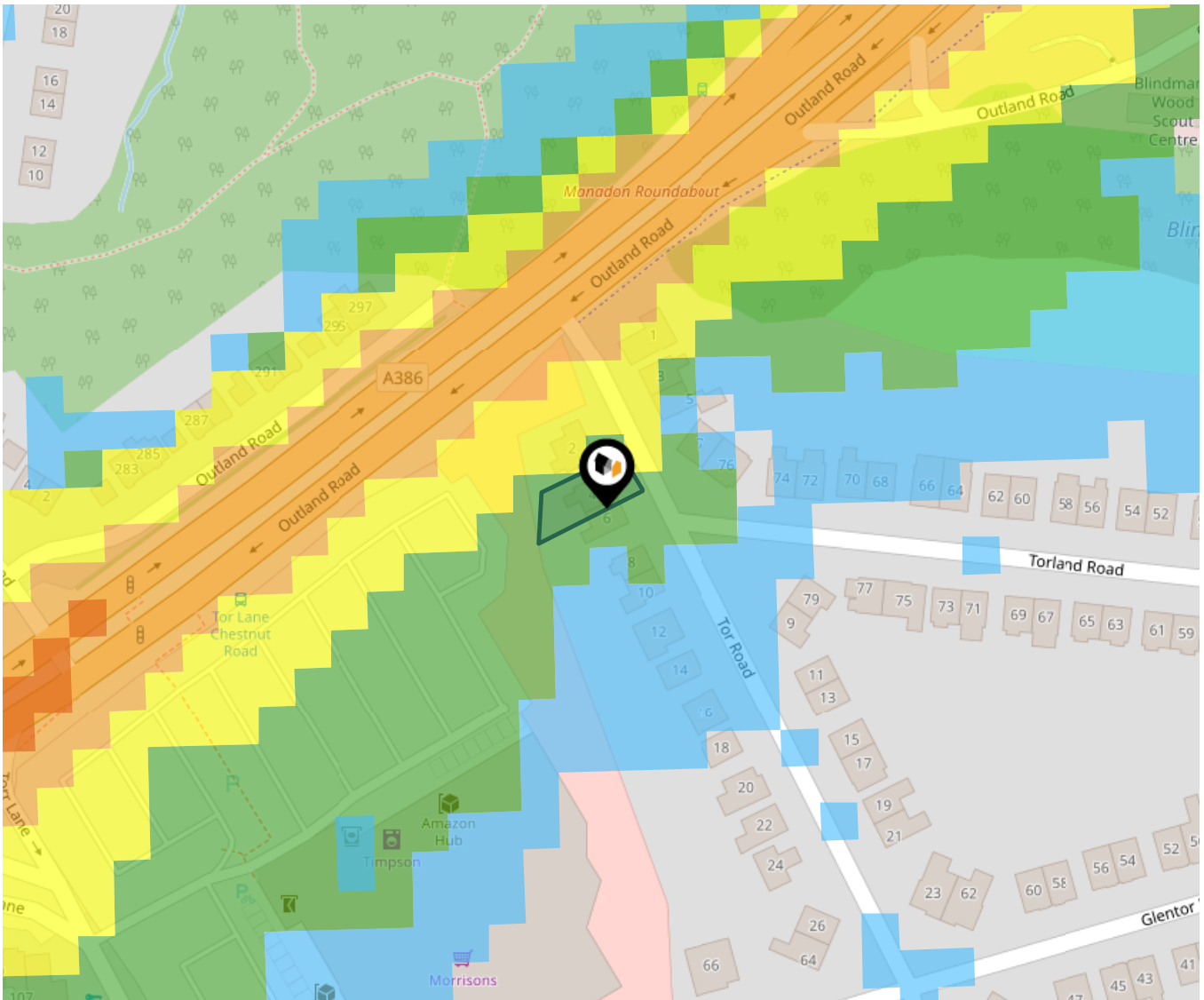
-  Power Pylons
-  Communication Masts

### What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m<sup>3</sup>).



# Local Area Road Noise

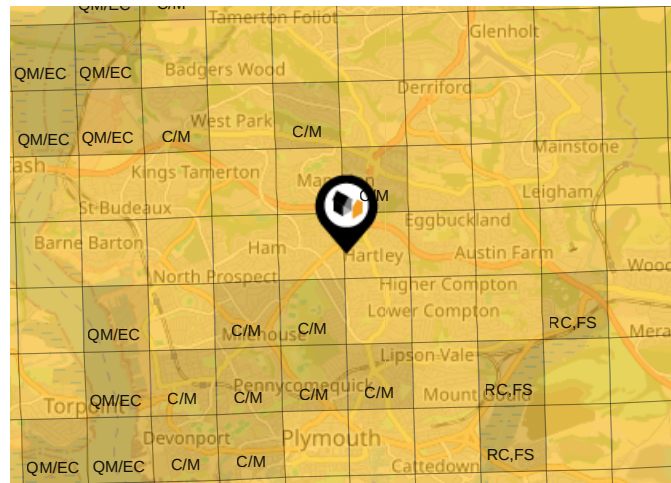


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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)

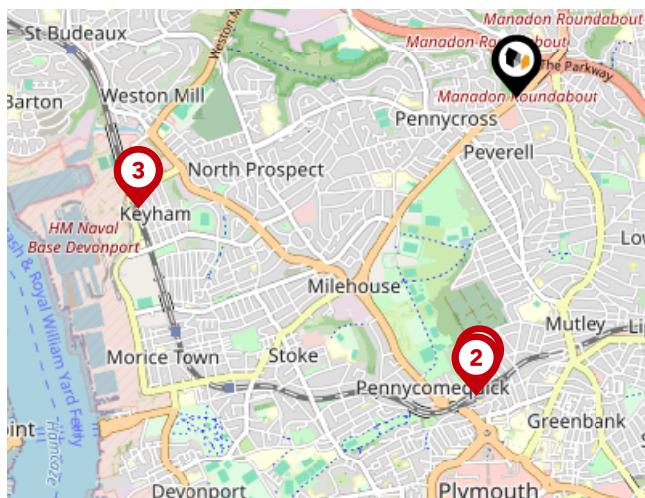
<b>Carbon Content:</b>	NONE	<b>Soil Texture:</b>	SILTY LOAM
<b>Parent Material Grain:</b>	ARGILLACEOUS	<b>Soil Depth:</b>	INTERMEDIATE-SHALLOW
<b>Soil Group:</b>	MEDIUM(SILTY)		



## Primary Classifications (Most Common Clay Types)

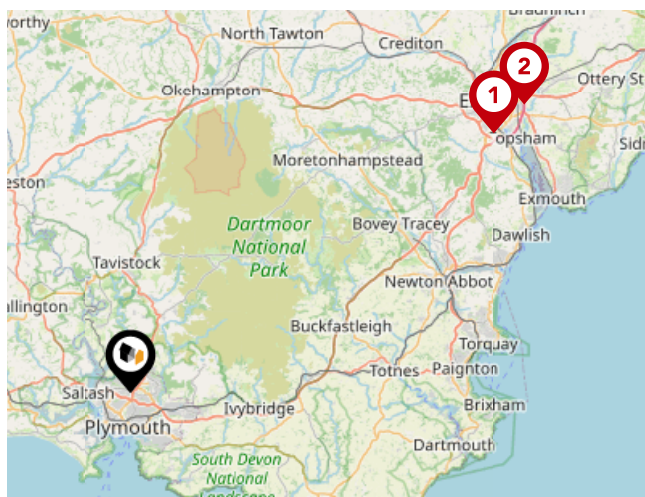
<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL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

# Area Transport (National)



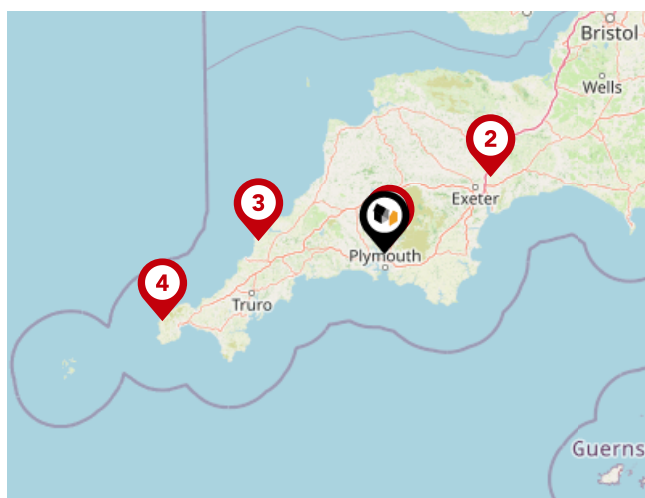
## National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	1.38 miles
2	Plymouth Rail Station	1.41 miles
3	Keyham Rail Station	1.86 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	33.69 miles
2	M5 J30	36.82 miles



## Airports/Helipads

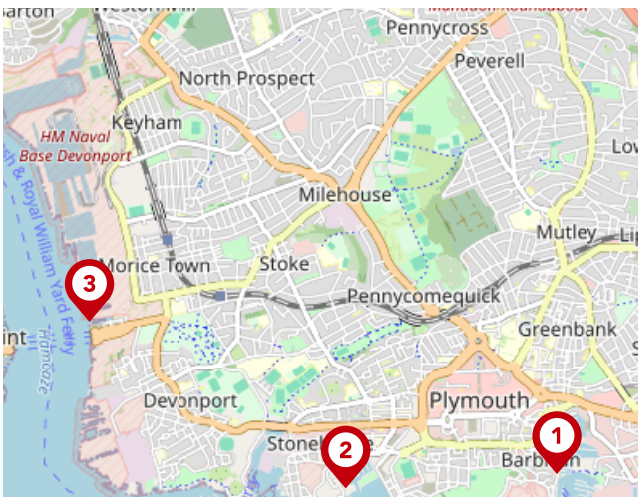
Pin	Name	Distance
1	Glenholt	2.15 miles
2	Exeter Airport	39.25 miles
3	St Mawgan	38.31 miles
4	Joppa	70.61 miles

# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Superstore	0.06 miles
2	Effingham Crescent	0.15 miles
3	Morrisons	0.12 miles
4	Manadon Wood	0.14 miles
5	St Erth Road	0.11 miles



## Ferry Terminals

Pin	Name	Distance
1	Plymouth (Barbican) Landing Stage	2.22 miles
2	Plymouth Ferry Terminal	2.4 miles
3	Devonport Ferry Terminal	2.47 miles

# Lang Town & Country 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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### Lang Town & Country

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