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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 18th November 2026



44, HOLLAND ROAD, PLYMSTOCK, PLYMOUTH, PL9 9BN

Lang Town & Country

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arla | propertymark PROTECTED

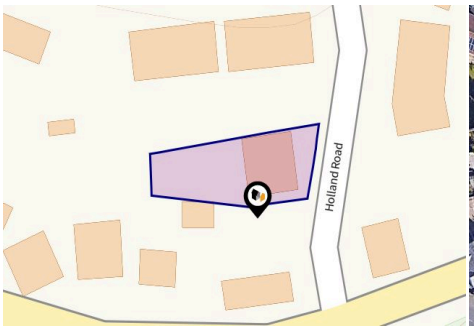
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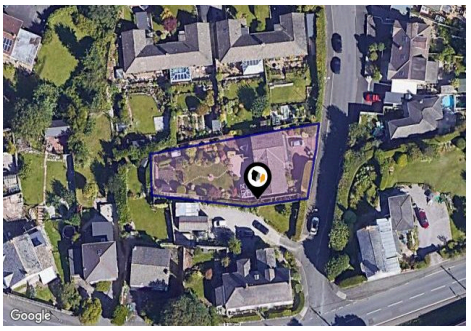
The Property Ombudsman

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Property
Overview







Property

Type:	Detached
Bedrooms:	3
Plot Area:	0.16 acres
Council Tax :	Band E
Annual Estimate:	£2,984
Title Number:	DN27222
UPRN:	100040450316
Restrictive Covenants:	No
Tenure:	Freehold
Latest FENSA Work:	16/09/2014 - 2 doors

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)

16 mb/s **80** mb/s **1800** mb/s

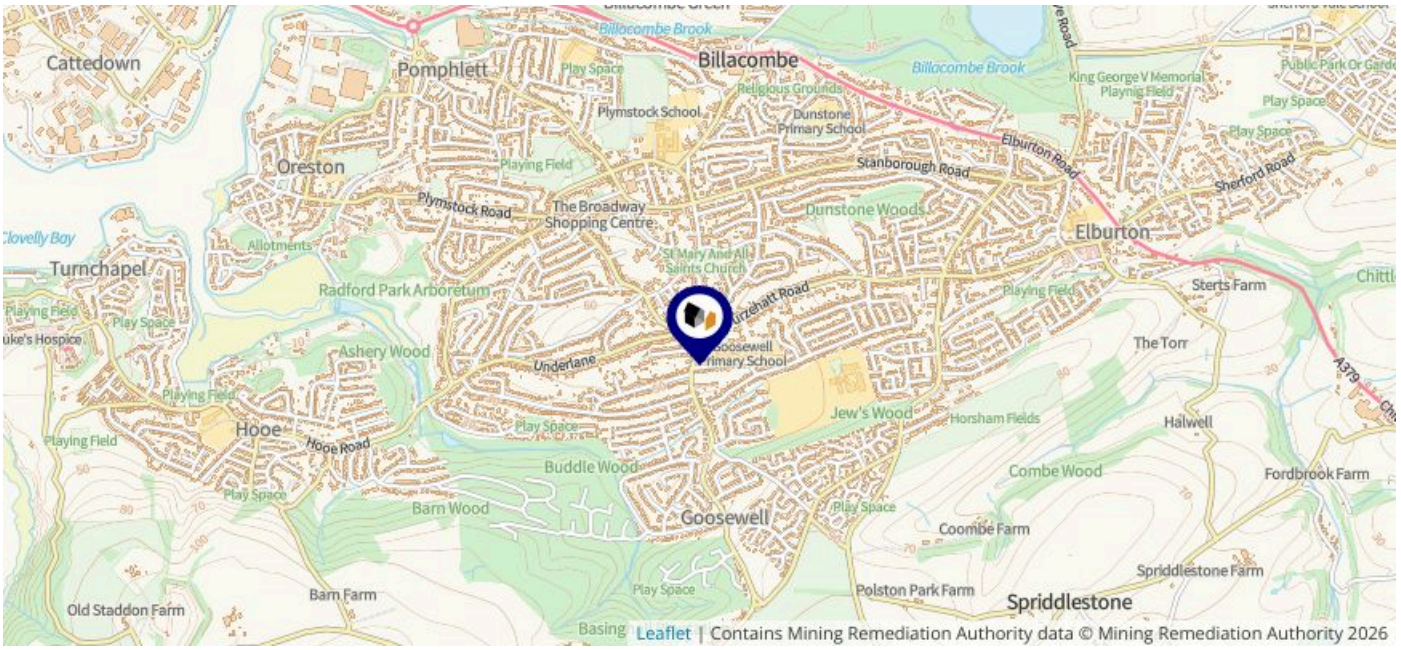
Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

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Maps
Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- Adit
- Gutter Pit
- Shaft

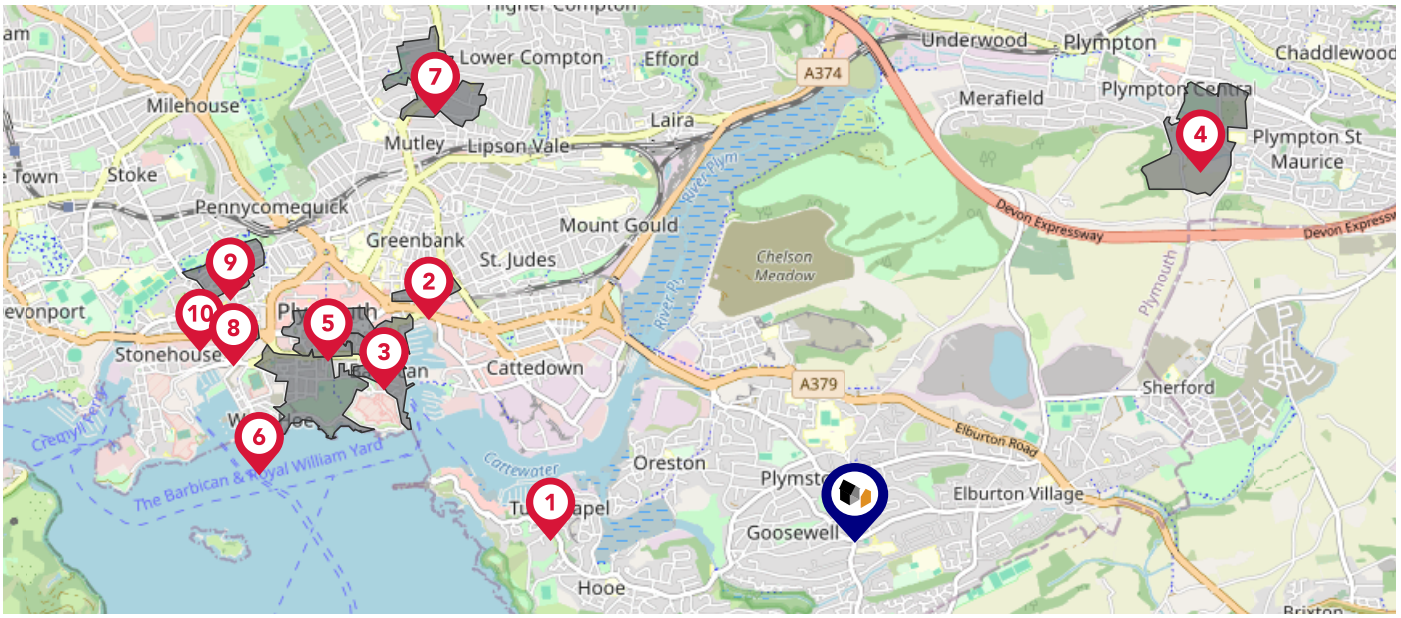
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.

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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.

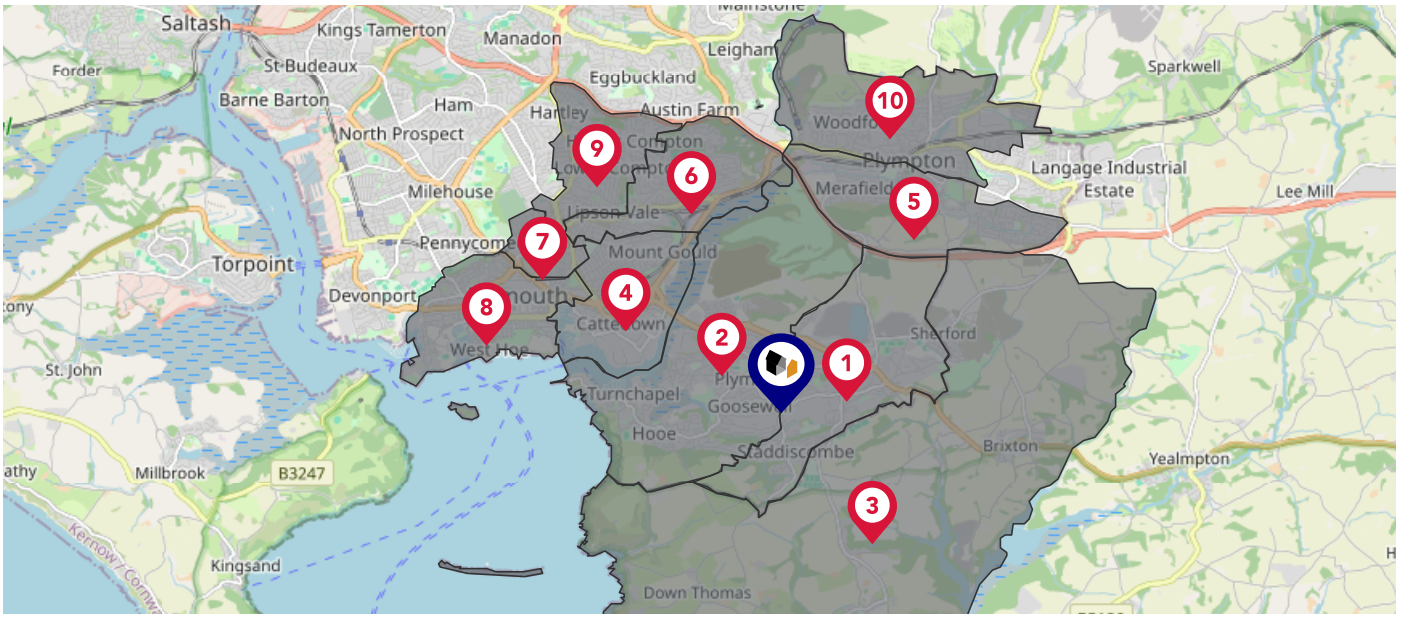


Nearby Conservation Areas	
1	Turnchapel
2	Ebrington Street
3	Barbican
4	Plymton St Maurice
5	City Centre
6	The Hoe
7	Mannamead
8	Union Street
9	North Stonehouse
10	Adelaide Street

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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



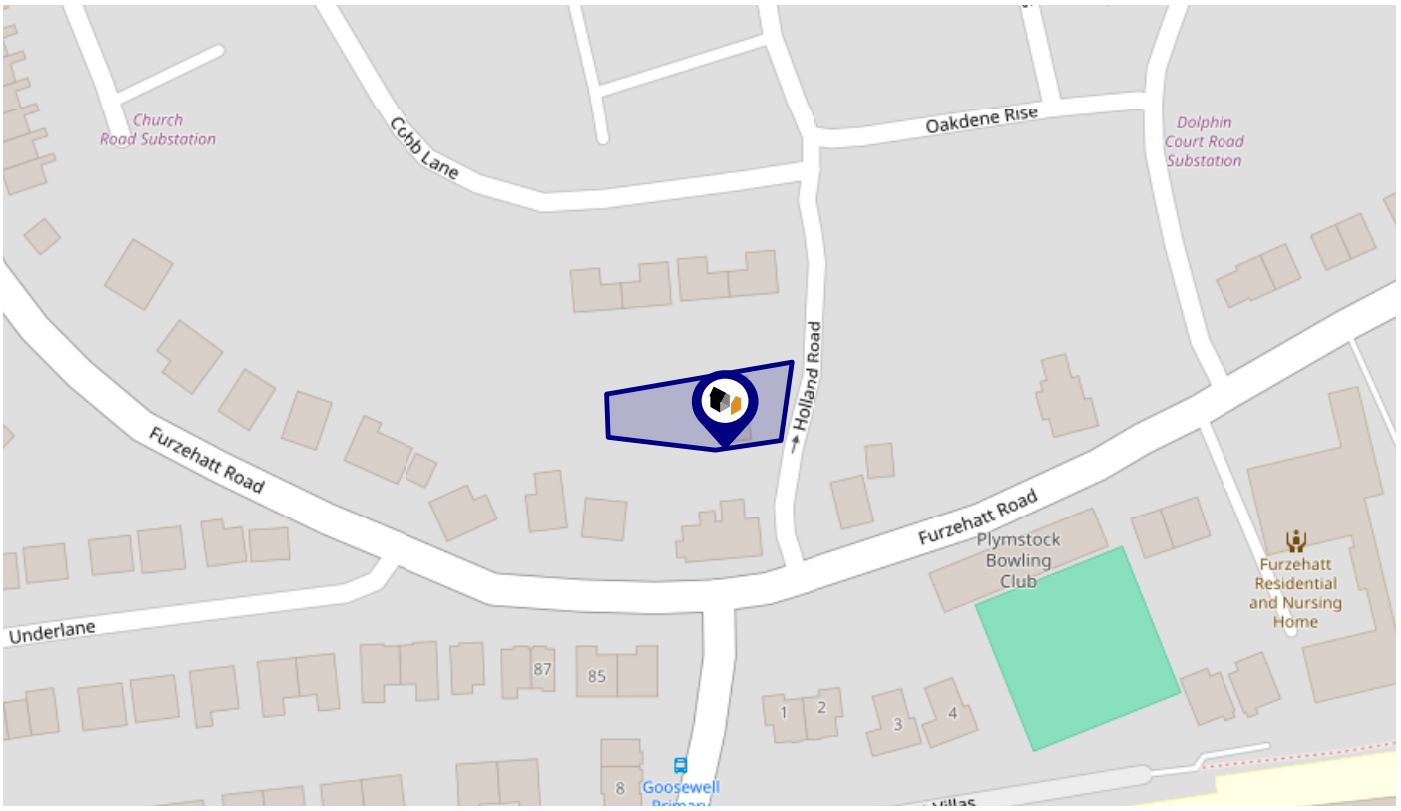
Nearby Council Wards

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

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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.

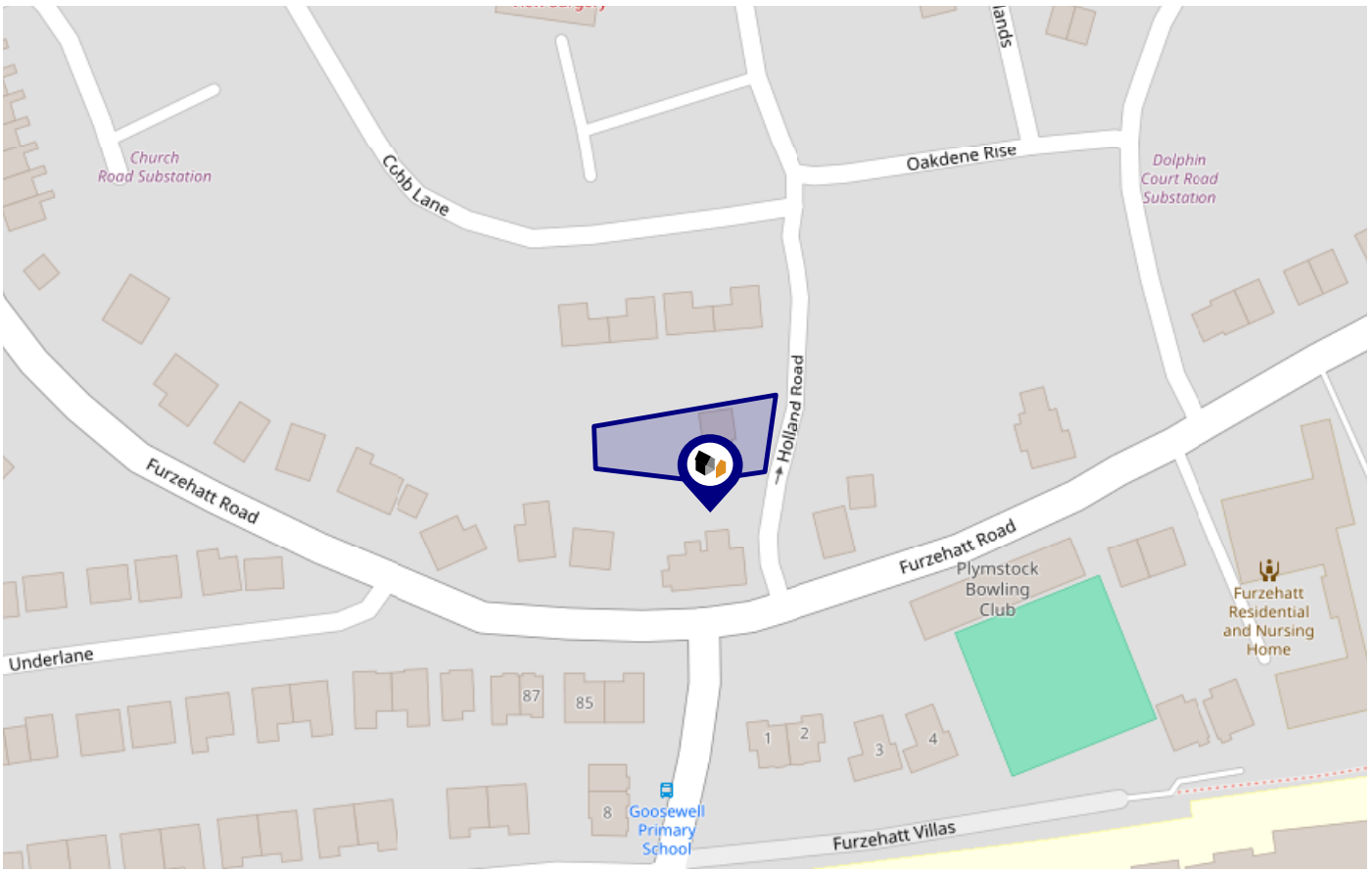
The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

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
4	70.0-74.9 dB
3	65.0-69.9 dB
2	60.0-64.9 dB
1	55.0-59.9 dB

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.

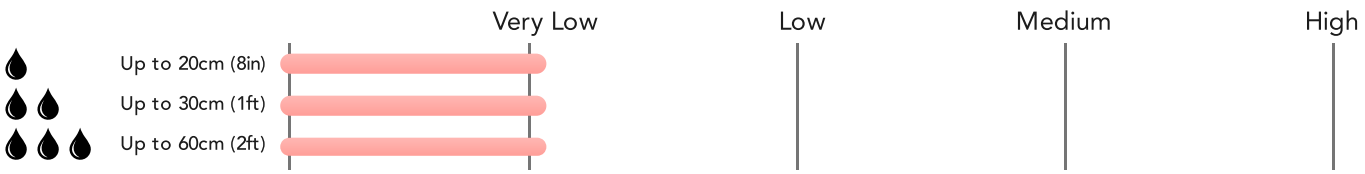


Risk Rating: Very low

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.

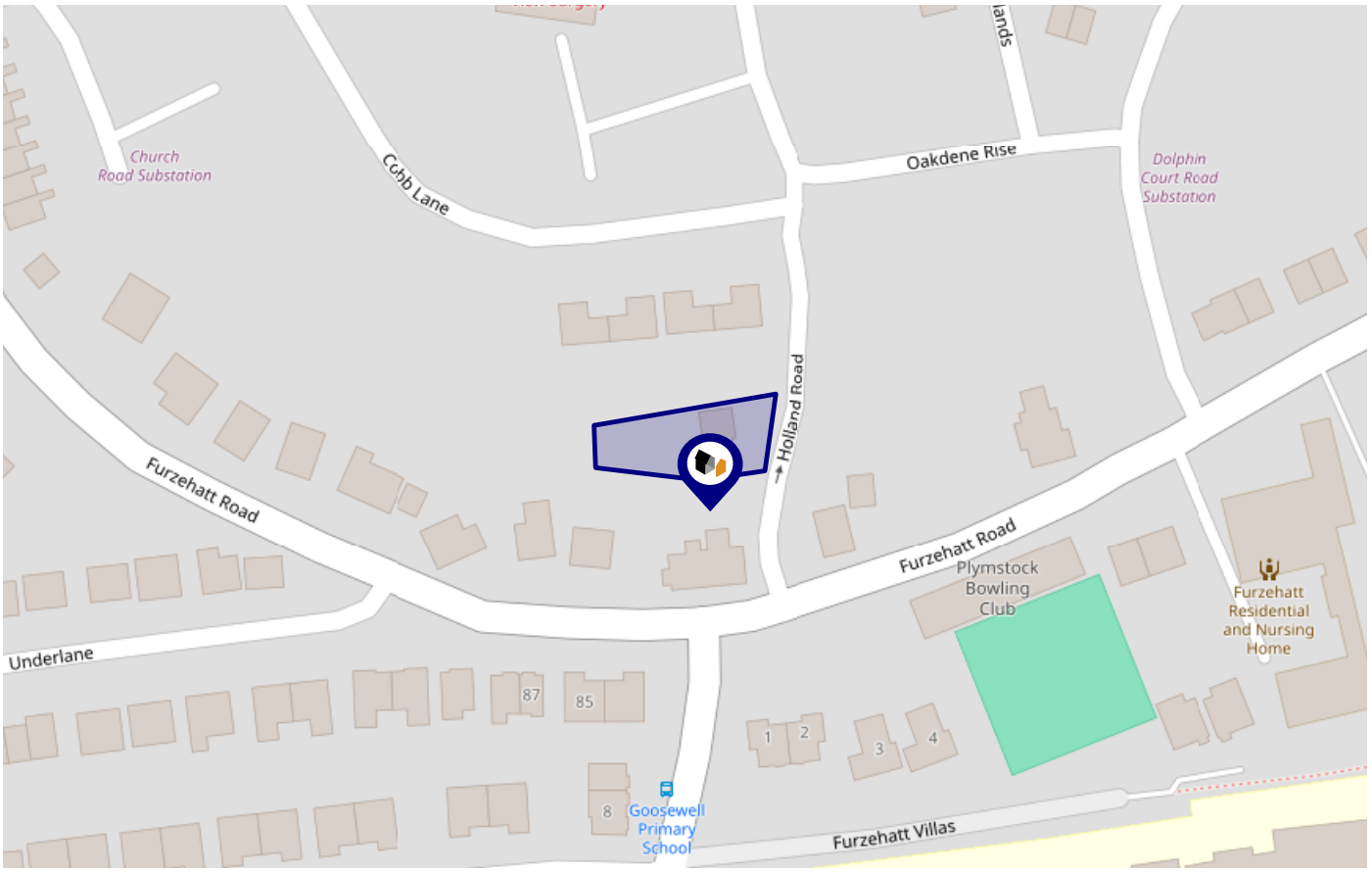
Chance of flooding to the following depths at this property:



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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.

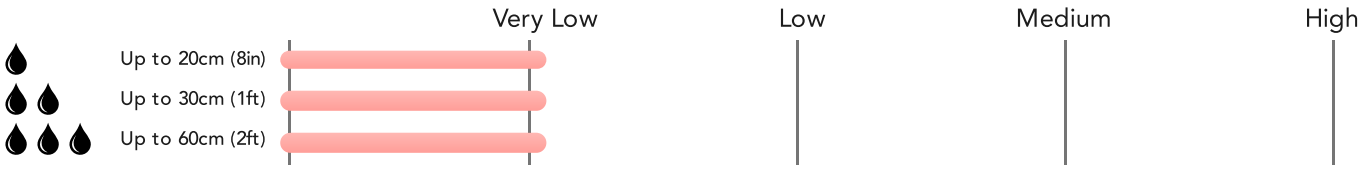


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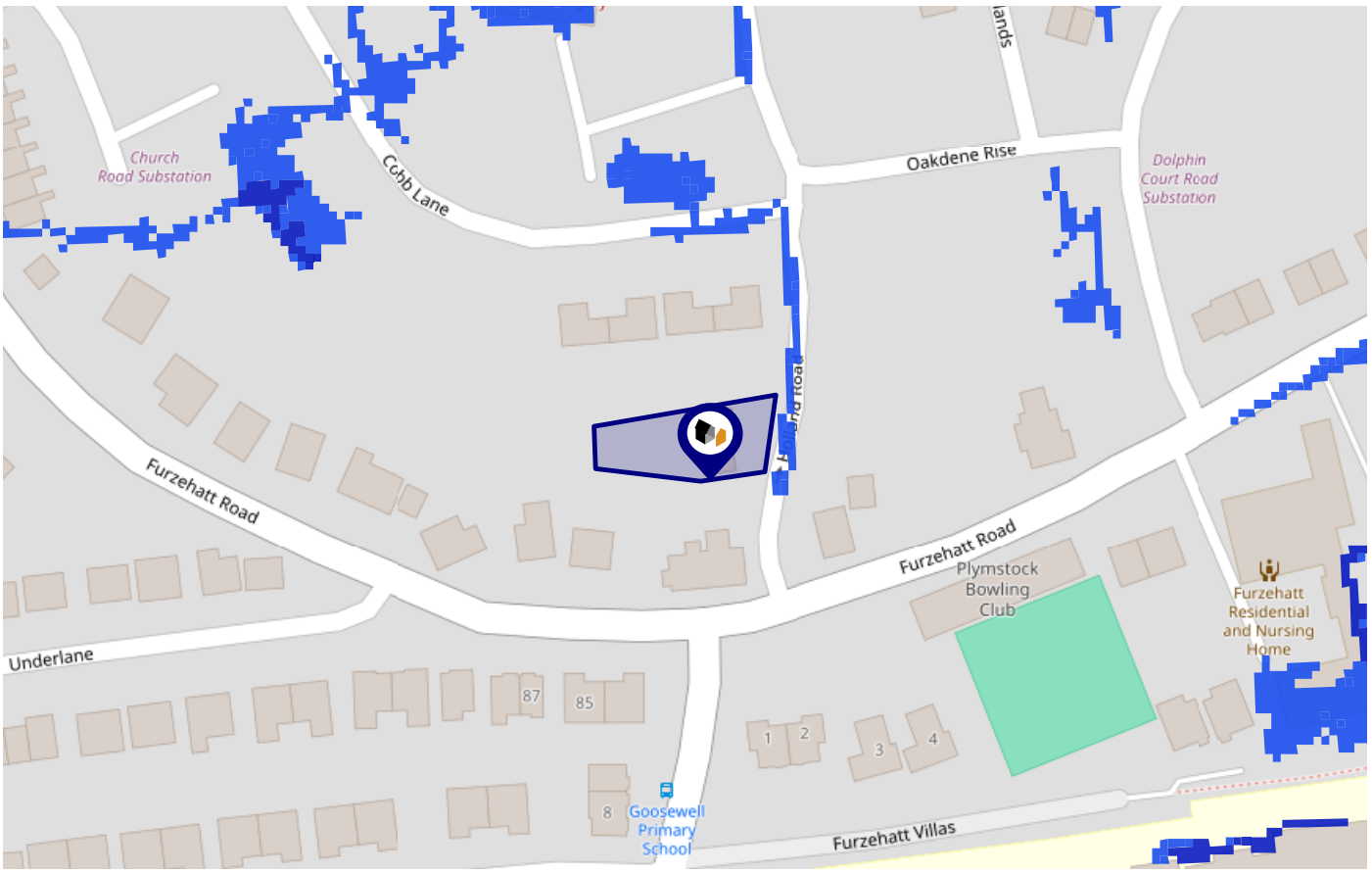
Chance of flooding to the following depths at this property:



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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.

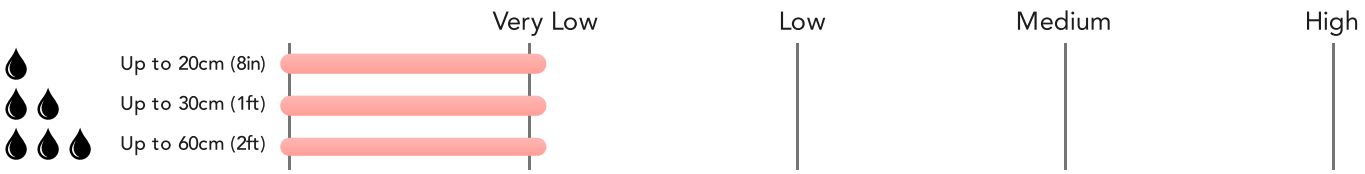


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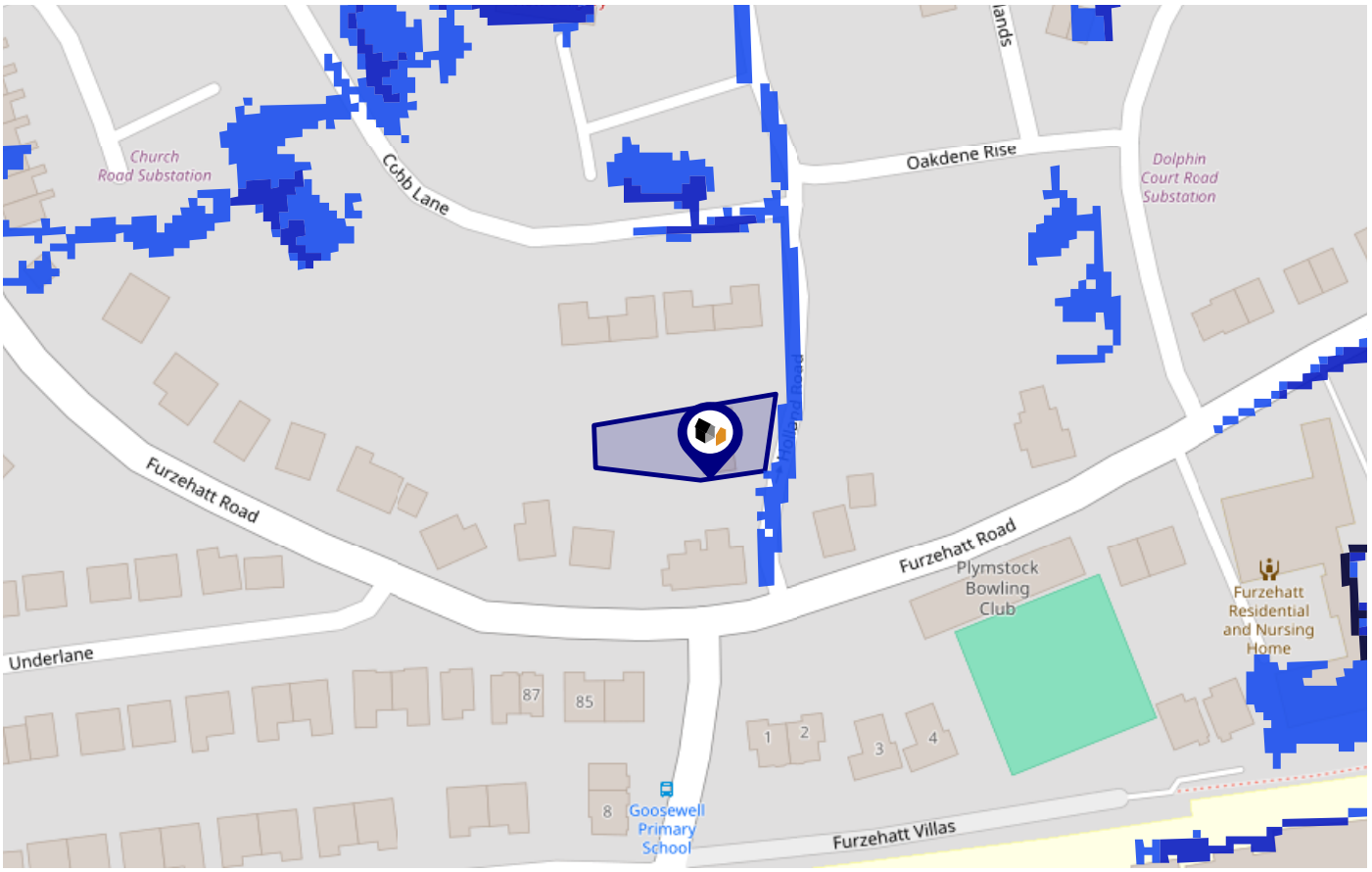
Chance of flooding to the following depths at this property:



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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.

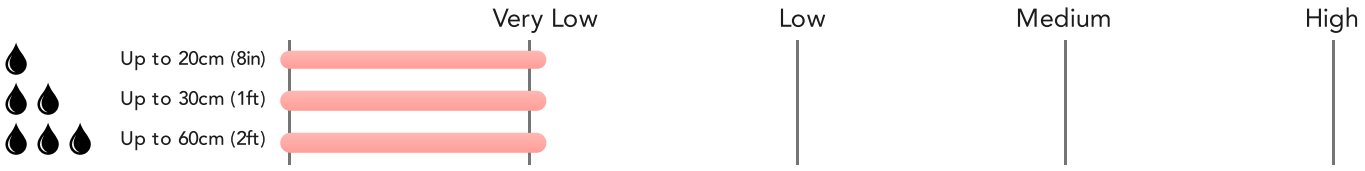


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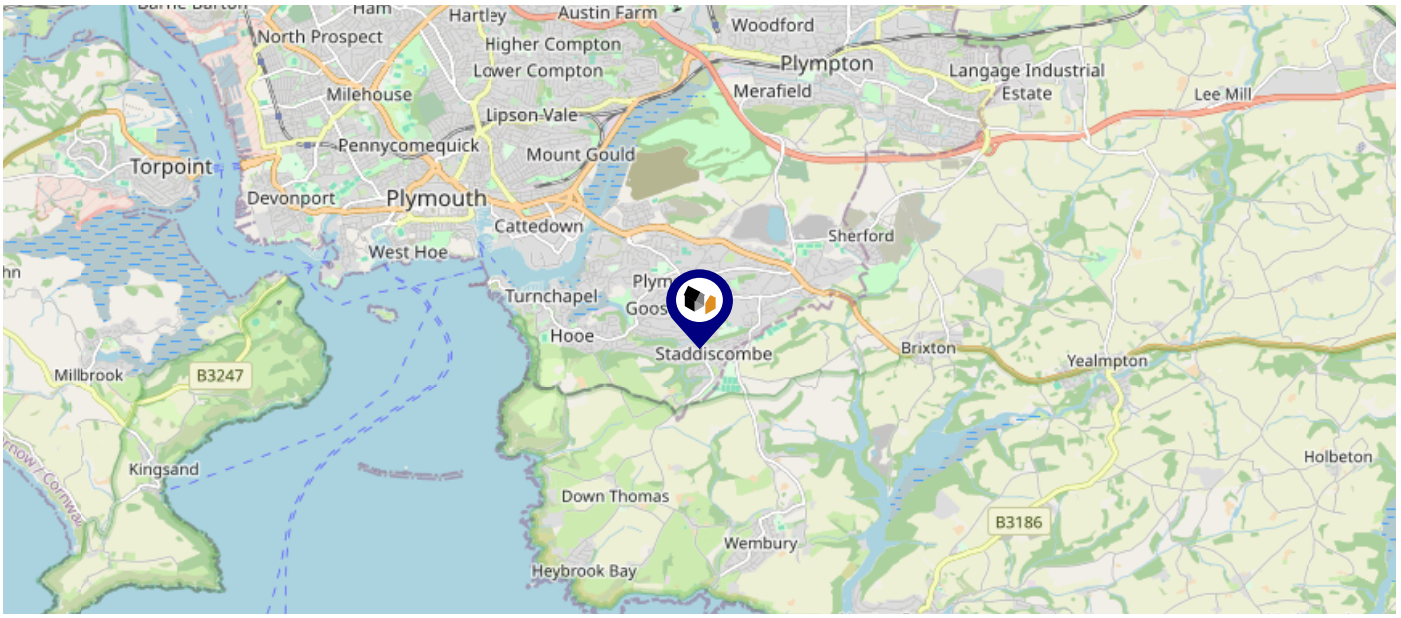
Chance of flooding to the following depths at this property:



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Maps
Green Belt

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



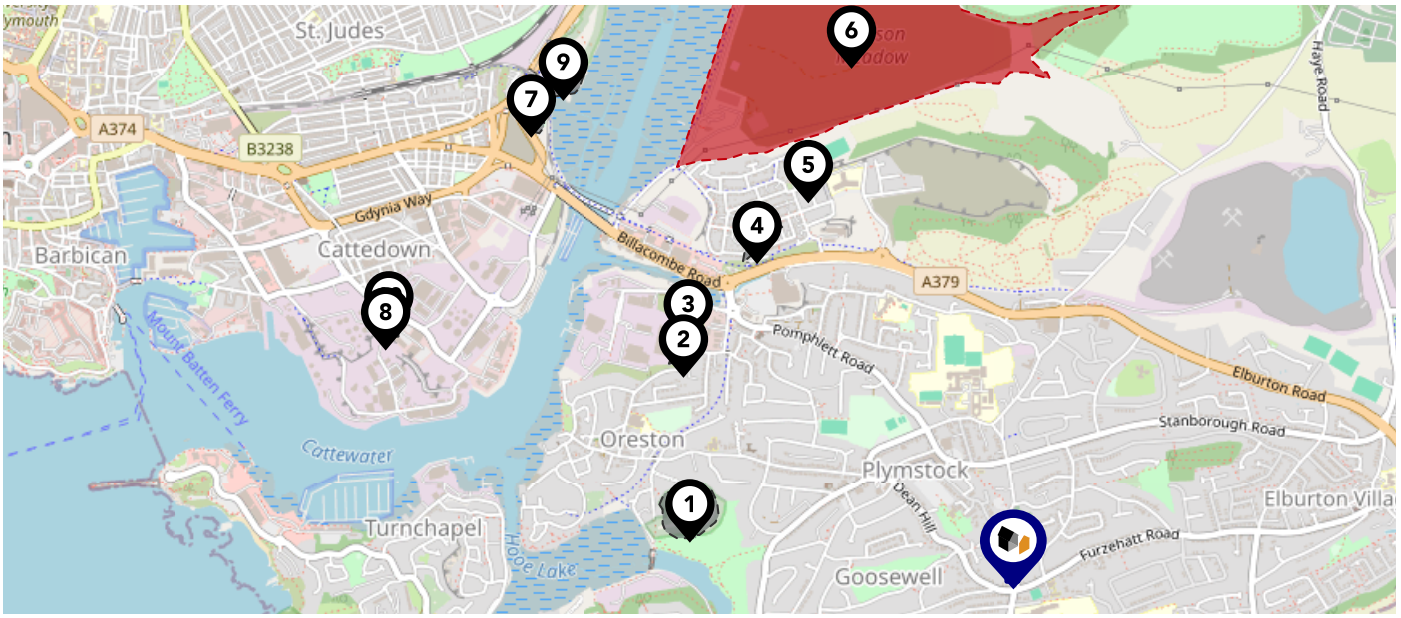
Nearby Green Belt Land

No data available.

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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.



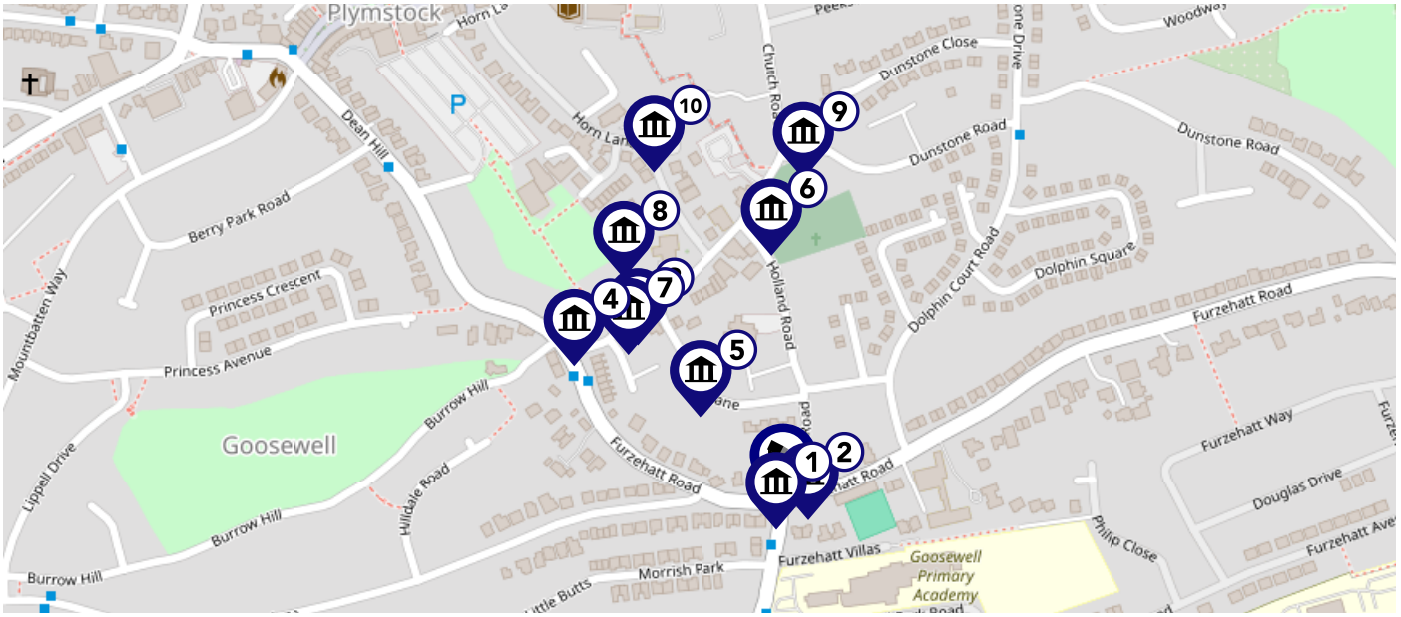
Nearby Landfill Sites

1	Radford Quarry Oreston-Radford Quarry Oreston, Plymouth	Historic Landfill
2	Bedford Quarry Oreston B-Oreston, Plymouth	Historic Landfill
3	Bedford Quarry Oreston A-Oreston, Plymouth	Historic Landfill
4	Former Warkham Quarry-Pomphlett, Plymouth	Historic Landfill
5	Plymstock Works-Plymstock Works, Plymstock, Plymouth, Devon	Historic Landfill
6	EA/EPR/EP3096HZ/V002	Active Landfill
7	Cattledown Junction Playing Field-Embankment Road, Plymouth	Historic Landfill
8	Cattledown Road-Cattledown, Plymouth	Historic Landfill
9	Blagdons Shipyard-Embankment Road Lane, Laira, Plymouth	Historic Landfill
10	MacAdam Road-Cattledown, Plymouth	Historic Landfill

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Maps
Listed Buildings

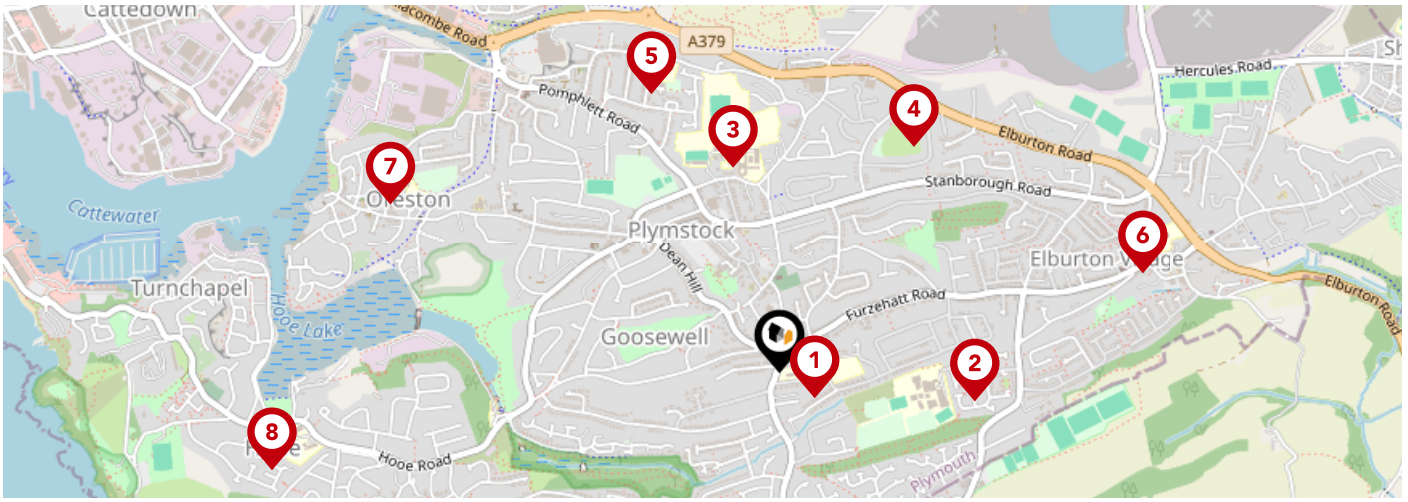
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
1	1322033 - Furzehatt House	Grade II	0.0 miles
2	1322032 - Benhay	Grade II	0.0 miles
3	1130044 - Marchant House	Grade II	0.1 miles
4	1330540 - Burrow Farm (including Kitchen Wing)	Grade II	0.1 miles
5	1330551 - 1, 2 And 3, Oak Cottages	Grade II	0.1 miles
6	1330541 - Church Of St Mary And All Saints	Grade II	0.1 miles
7	1330539 - Louville	Grade II	0.1 miles
8	1321997 - Downhorn Farmhouse	Grade II	0.2 miles
9	1319616 - 74, Dunstone Road	Grade II	0.2 miles
10	1321998 - Glendene And Eventide	Grade II	0.2 miles

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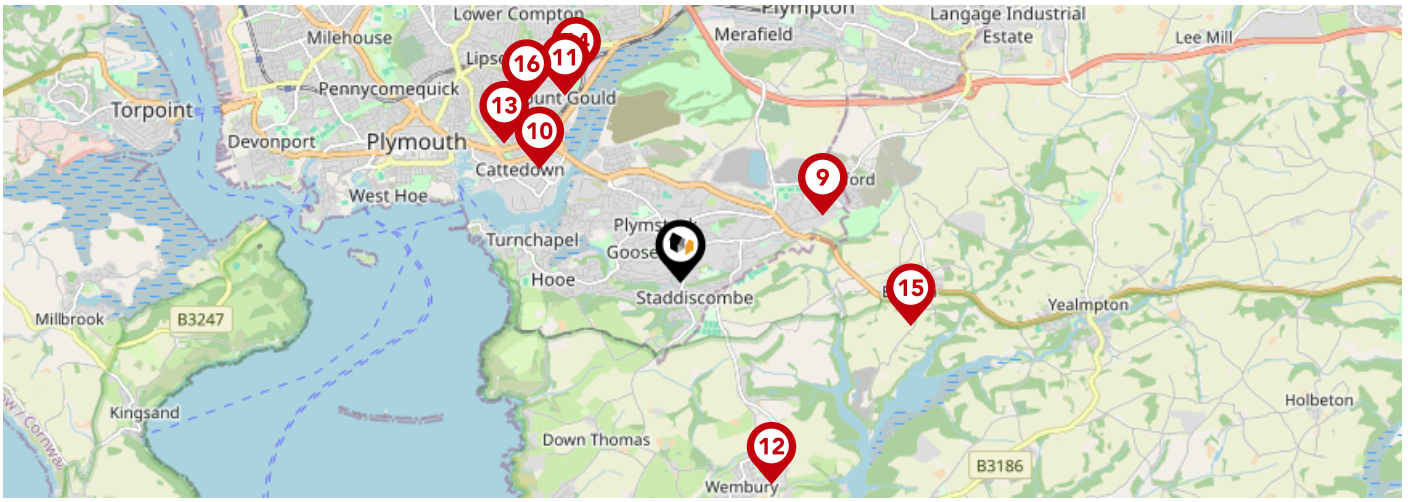
Area
Schools



	Nursery	Primary	Secondary	College	Private
1 Goosewell Primary Academy Ofsted Rating: Good | Pupils: 419 | Distance:0.1		✓			
2 Coombe Dean School Ofsted Rating: Good | Pupils: 995 | Distance:0.47			✓		
3 Plymstock School Ofsted Rating: Good | Pupils: 1671 | Distance:0.5			✓		
4 Morley Meadow Primary School Ofsted Rating: Good | Pupils: 224 | Distance:0.62		✓			
5 Pomphlett Primary School Ofsted Rating: Good | Pupils: 424 | Distance:0.73		✓			
6 Elburton Primary School Ofsted Rating: Outstanding | Pupils: 465 | Distance:0.89		✓			
7 Oreston Community Academy Ofsted Rating: Good | Pupils: 419 | Distance:1.01		✓			
8 Hooe Primary Academy Ofsted Rating: Good | Pupils: 212 | Distance:1.23		✓			

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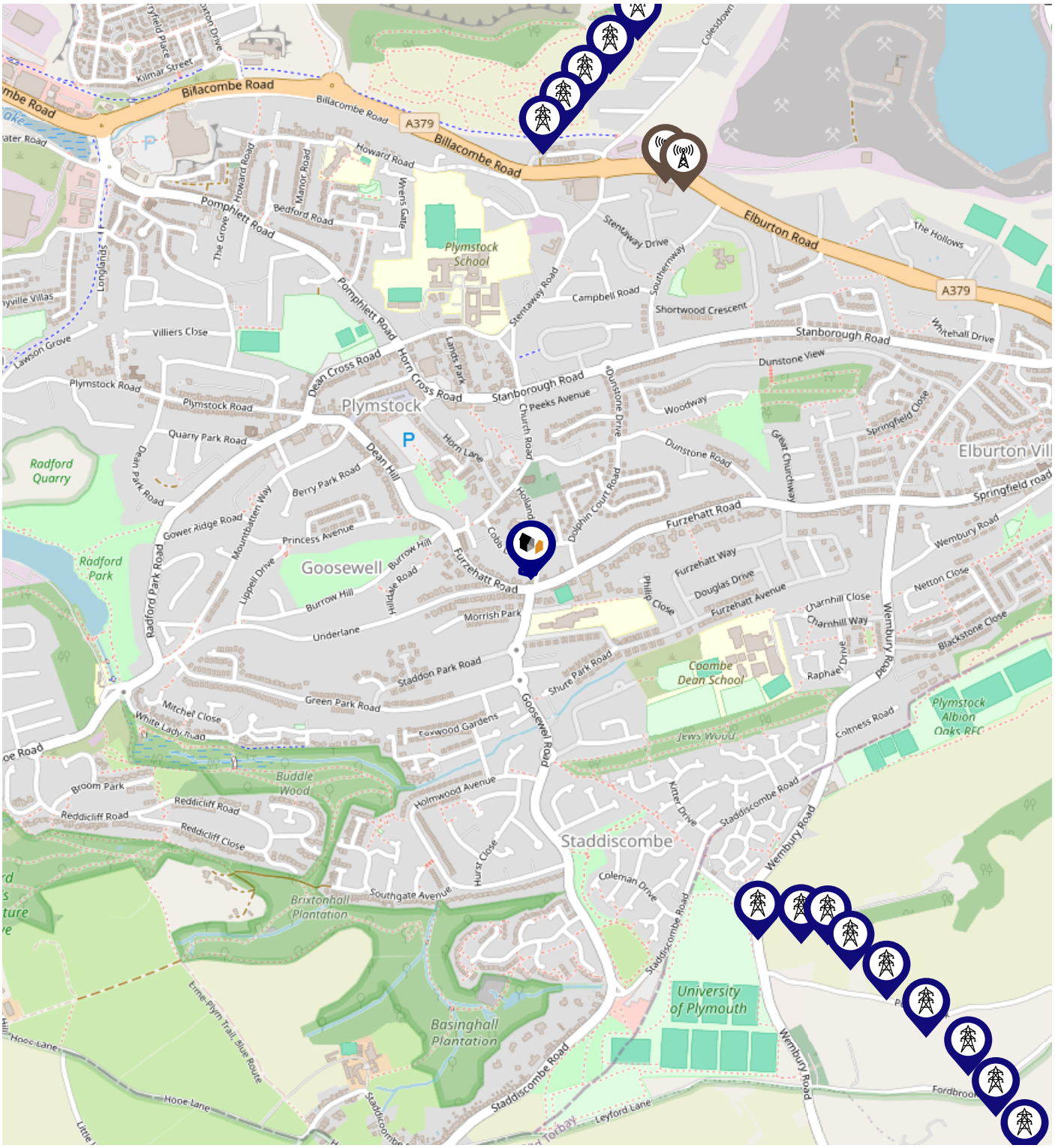
Area
Schools



	Nursery	Primary	Secondary	College	Private
9 Sherford Vale School & Nursery Ofsted Rating: Good | Pupils: 258 | Distance:1.49	☐	☑	☐	☐	☐
10 Prince Rock Primary School Ofsted Rating: Outstanding | Pupils: 408 | Distance:1.72	☐	☑	☐	☐	☐
11 Lipson Co-operative Academy Ofsted Rating: Good | Pupils: 1102 | Distance:2.08	☐	☐	☑	☐	☐
12 Wembury Primary School Ofsted Rating: Good | Pupils: 184 | Distance:2.1	☐	☑	☐	☐	☐
13 Salisbury Road Primary School Ofsted Rating: Good | Pupils: 381 | Distance:2.13	☐	☑	☐	☐	☐
14 Laira Green Primary School Ofsted Rating: Good | Pupils: 230 | Distance:2.16	☐	☑	☐	☐	☐
15 St Mary's Church of England Primary School Ofsted Rating: Outstanding | Pupils: 102 | Distance:2.22	☐	☑	☐	☐	☐
16 Lipson Vale Primary School Ofsted Rating: Good | Pupils: 405 | Distance:2.25	☐	☑	☐	☐	☐

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Local Area
Masts & Pylons



Key:

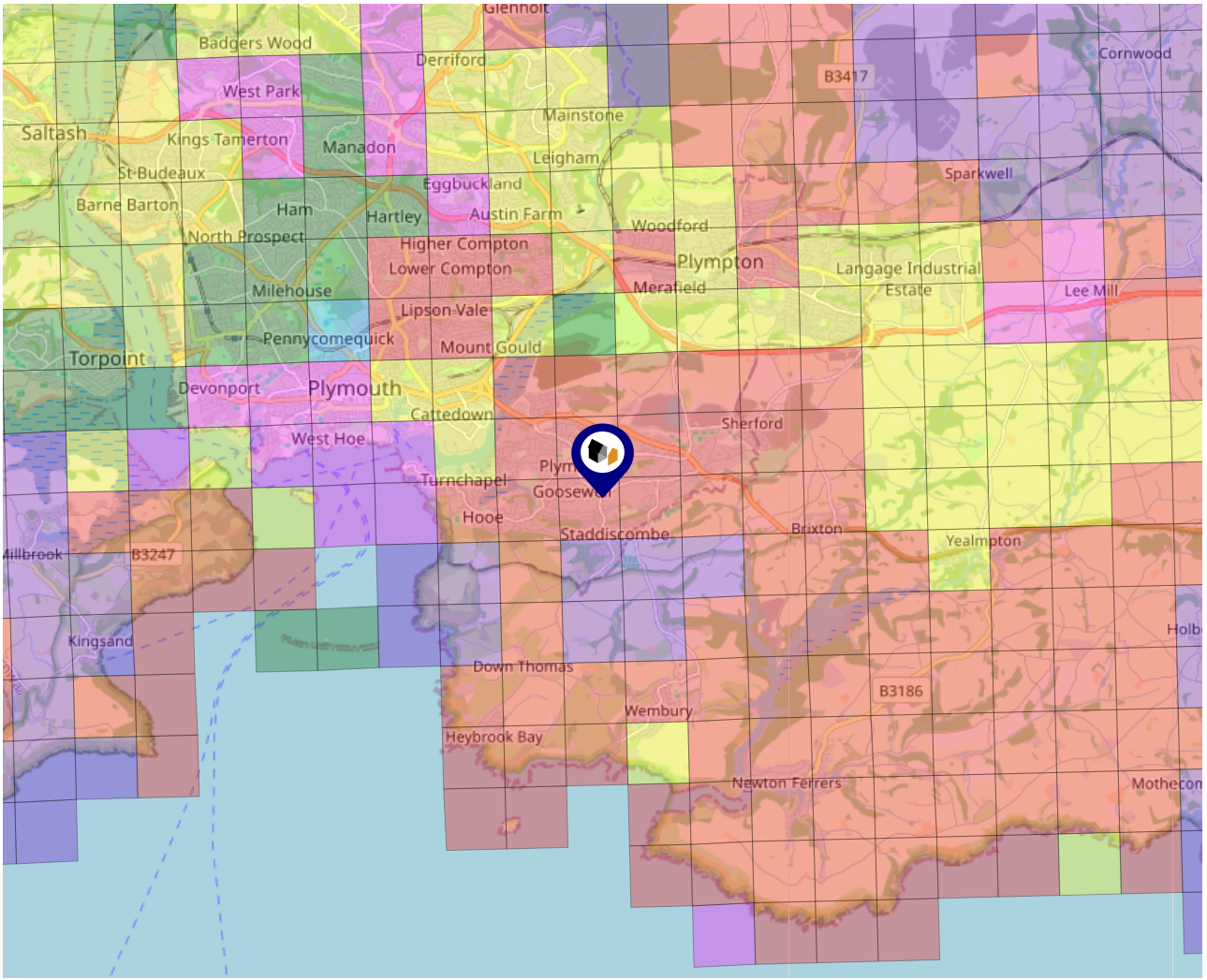
- Power Pylons
- Communication Masts

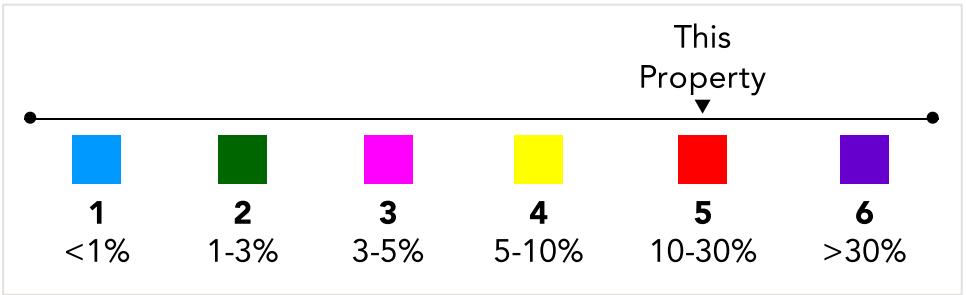
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Environment
Radon Gas

What is Radon?

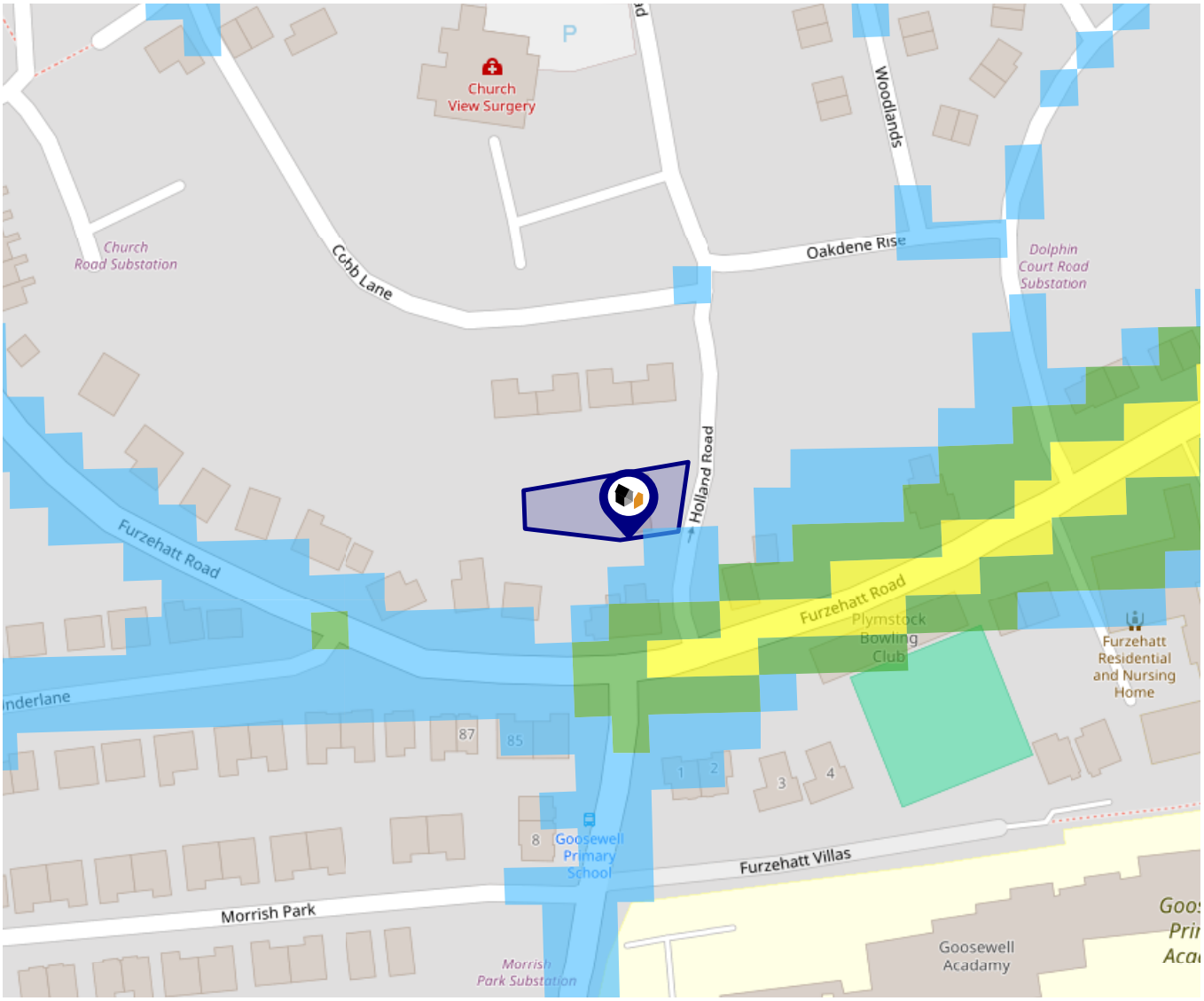
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m3).





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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.

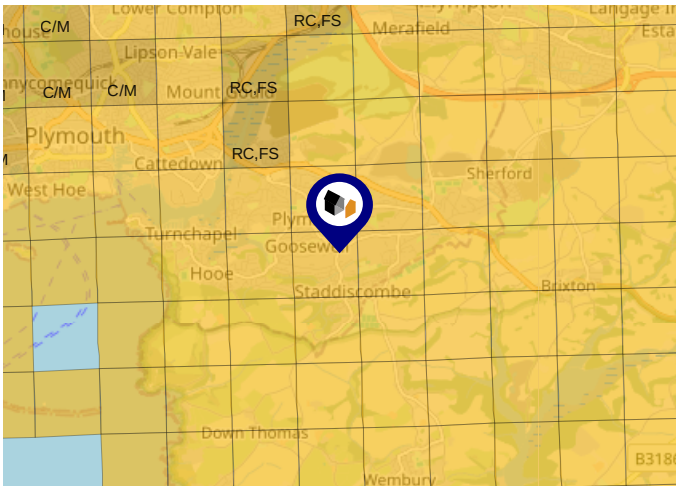
- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

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Environment
Soils & Clay

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

Carbon Content:	NONE	**Soil Texture:**	CLAY TO SANDY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	**Soil Depth:**	DEEP
Soil Group:	ALL		

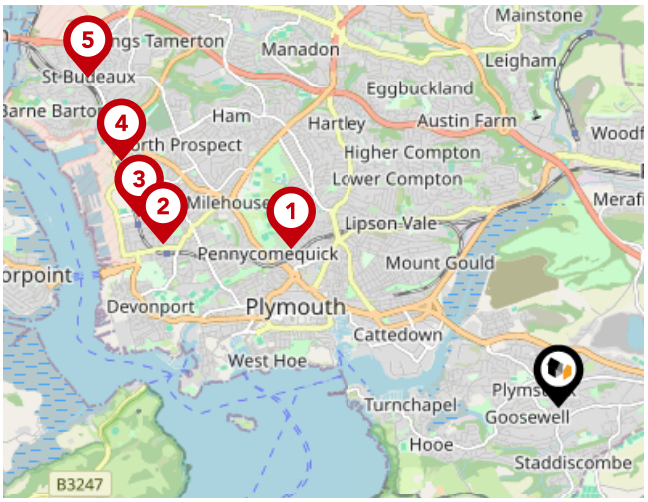


Primary Classifications (Most Common Clay Types)

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

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Area
Transport (National)

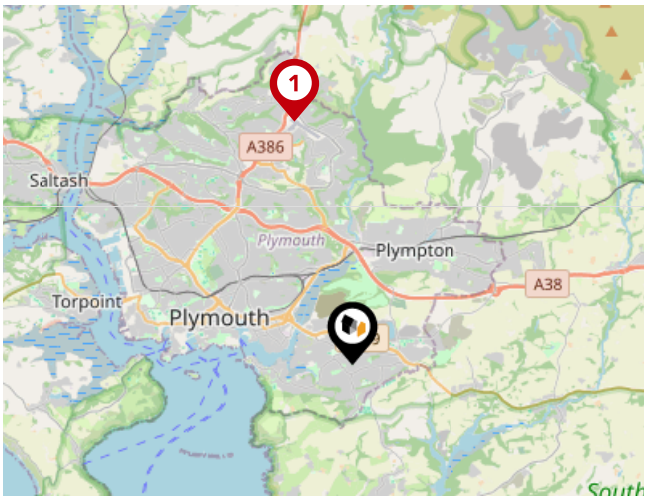


National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	2.94 miles
2	Devonport Rail Station	4.04 miles
3	Dockyard (Plymouth) Rail Station	4.35 miles
4	Keyham Rail Station	4.74 miles
5	St Budeaux Ferry Road Rail Station	5.43 miles

Trunk Roads/Motorways

No Trunk Roads/Motorways found within 50 km of this property.

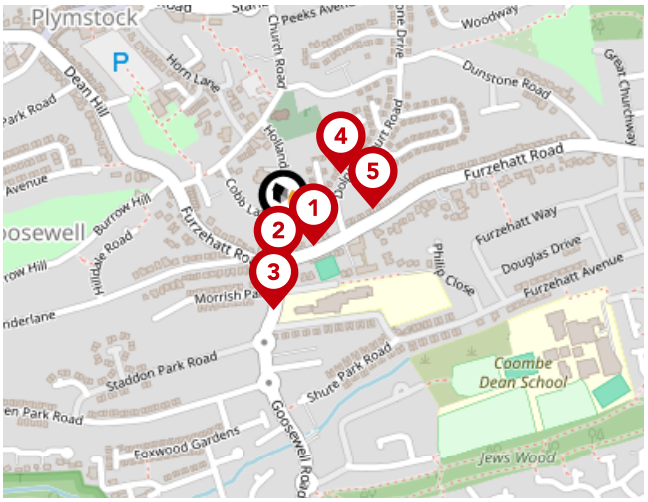


Airports/Helipads

Pin	Name	Distance
1	Plymouth City Airport	4.7 miles

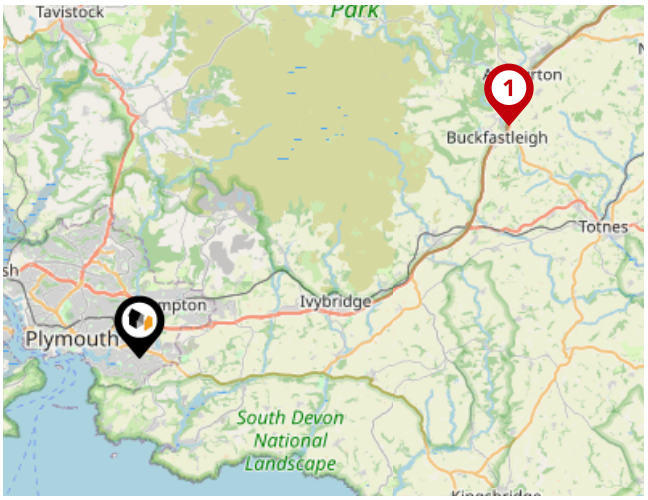
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Area
Transport (Local)



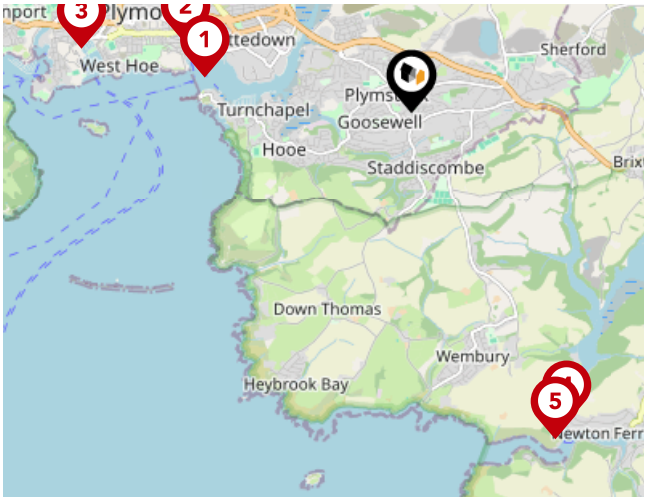
Bus Stops/Stations

Pin	Name	Distance
1	Plymstock Bowling Club	0.03 miles
2	Goosewell Primary School	0.04 miles
3	Goosewell Primary School	0.09 miles
4	Oakdene Rise	0.09 miles
5	Dolphin Court Road	0.1 miles



Local Connections

Pin	Name	Distance
1	Buckfastleigh (South Devon Railway)	16.47 miles



Ferry Terminals

Pin	Name	Distance
1	Plymouth Mount Batten Ferry Landing	1.98 miles
2	Plymouth (Barbican) Landing Stage	2.22 miles
3	Plymouth Ferry Terminal	3.18 miles
4	Newton Ferrers Ferry Landing	3.27 miles
5	Warren Point Ferry Landing	3.36 miles

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Market
Market summary

Local summary

Based on 1 mile radius

Summary of all properties within radius:

Property type	Flat	Terraced	Semi-Detached	Detached	Bungalow	Unspecified
OM / SSTC	(16/11) 69%	(24/35) 146%	(40/80) 200%	(84/58) 69%	(37/31) 84%	(3/4) 133%

Total on market: 167 **Total sold:** 188 **Average days on market:** 89

Similar properties within radius:

Description			Price Ranges			Supply and demand				
Match	Beds	Type	Highest £	Lowest £	Average £	No. on market	No. SSTC	Total	SSTC %	ADOM
Exact	3	Detached	£550,000	£200,000	£368,666	32	17	49	35%	90
+1 Type	—	—	—	—	—	—	—	—	—	—
+1 Beds	4	Detached	£775,000	£234,500	£489,885	21	18	39	46%	97
All considered			**£775,000**	**£200,000**	**£429,276**	**53**	**35**	**88**	**40%**	**94**

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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Know any property instantly

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Environment Agency

Historic England

Office for National Statistics

Ofcom

Royal Mail