

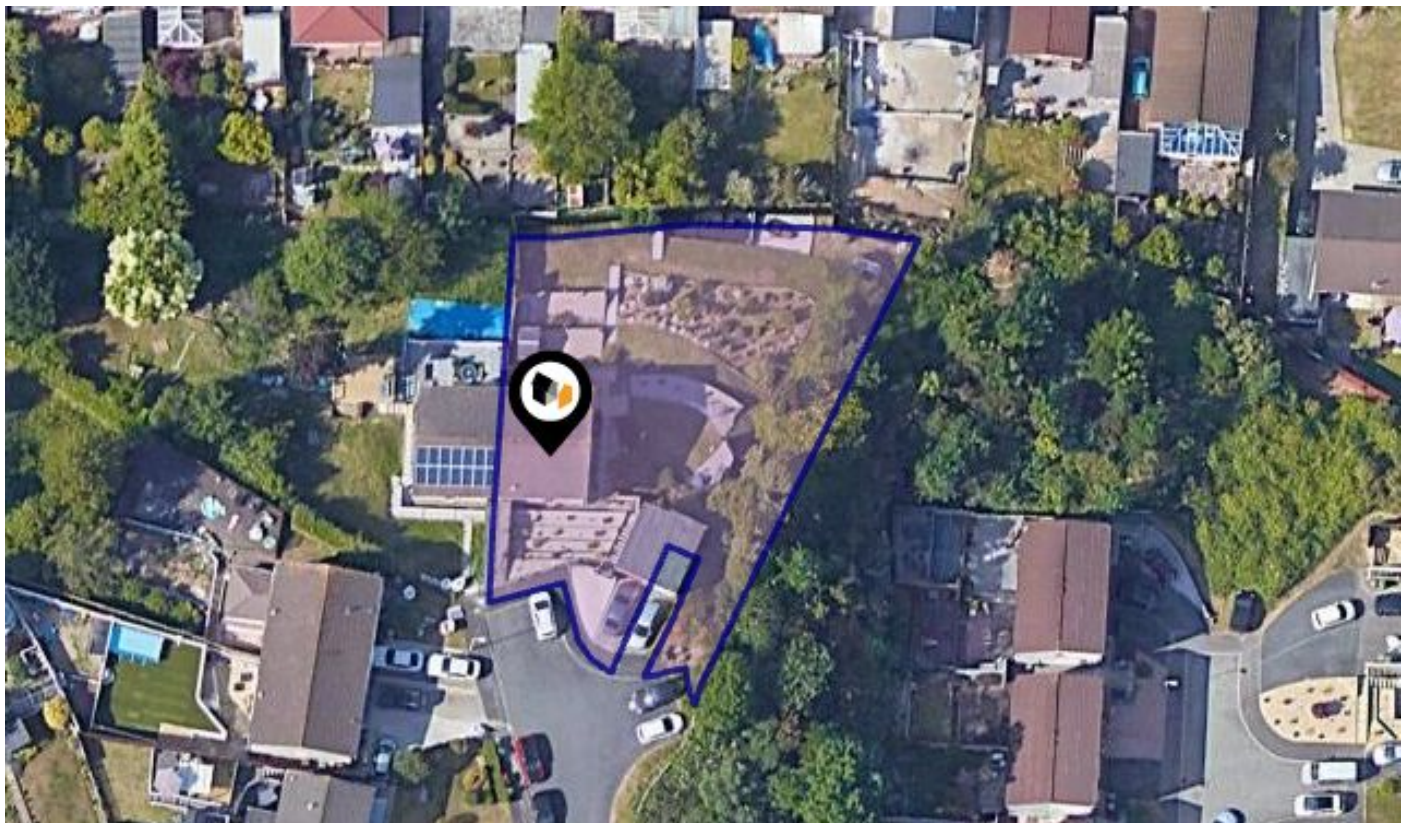


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 08th June 2026



151, YORK ROAD, PLYMOUTH, PL5 1AU

Price Estimate : £299,000

Lang Town & Country

6 Mannamead Road, Plymouth, PL4 7AA

01752 456000

carrie@langtownandcountry.com

www.langtownandcountry.com





Property

Type:	Semi-Detached	Last Sold Date:	07/01/2011
Bedrooms:	4	Last Sold Price:	£185,000
Floor Area:	1,227 ft ² / 114 m ²	Last Sold £/ft²:	£150
Plot Area:	0.24 acres	Price Estimate:	£299,000
Council Tax :	Band C	Tenure:	Freehold
Annual Estimate:	£2,171	Latest FENSA Work:	25/12/2022 - 1 window, 1 door
Title Number:	DN139072		
UPRN:	100040507795		
Restrictive Covenants:	Yes		

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)

22 mb/s **1000** mb/s



Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address



Planning records for: *151, York Road, Plymouth, PL5 1AU*

Reference - 21/00852/FUL	
Decision:	Decided
Date:	06th May 2021
Description:	Raised balcony to side elevation

151, York Road, PLYMOUTH, PL5 1AU

Energy rating

E

Valid until 02.03.2018

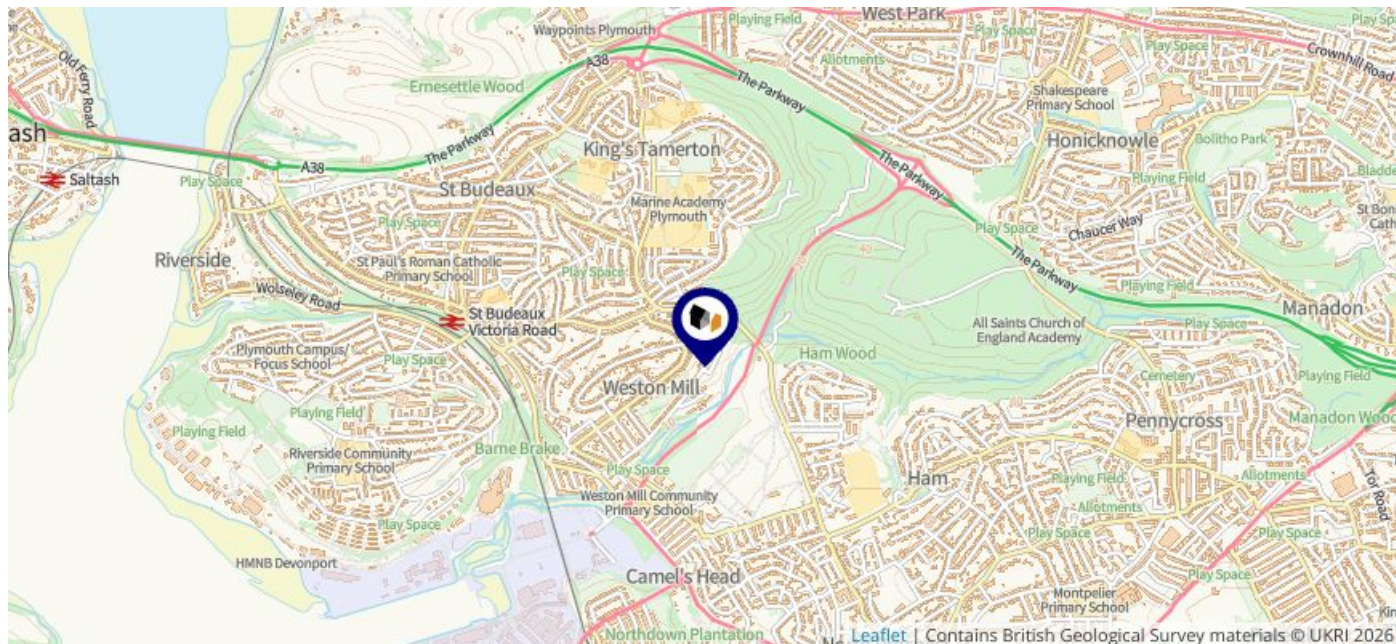
Certificate number
 8118-6327-4410-0557-7006

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

Additional EPC Data

Walls:	Cavity wall, as built, partial insulation (assumed)
Walls Energy:	Average
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Average
Main Heating Controls:	Programmer, no room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	No low energy lighting
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, electricity
Total Floor Area:	114 m ²

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

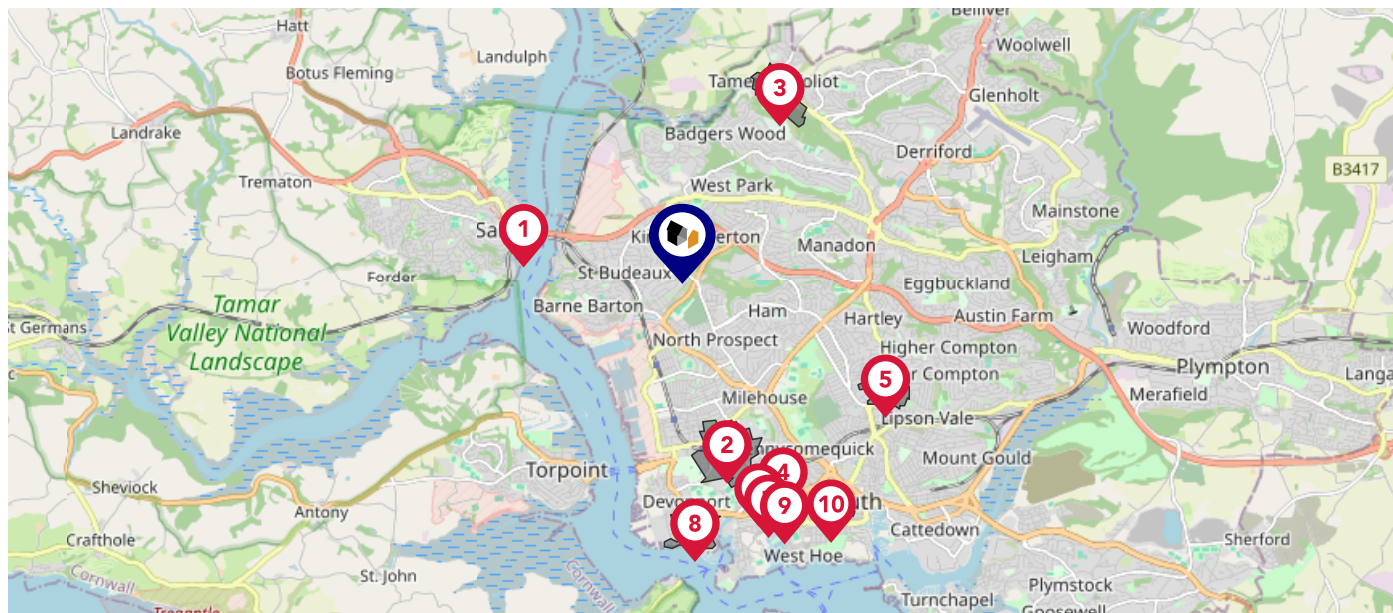
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



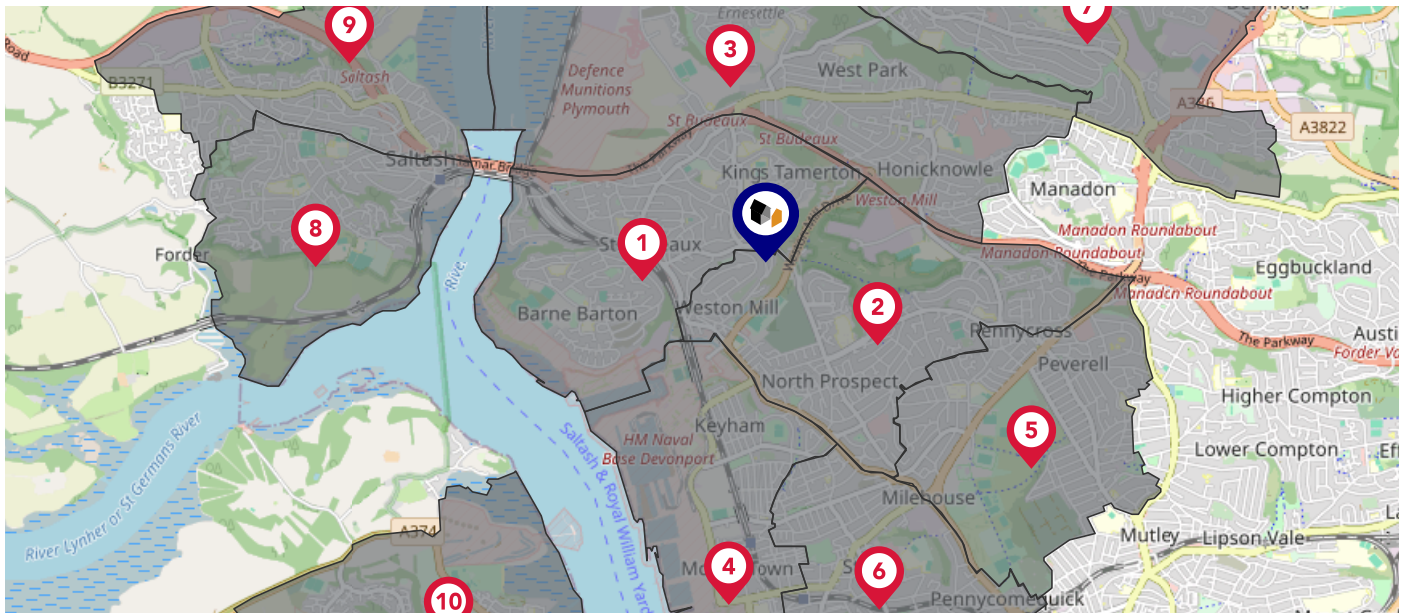
Nearby Conservation Areas

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

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 St. Budeaux Ward
- 2 Ham Ward
- 3 Honicknowle Ward
- 4 Devonport Ward
- 5 Peverell Ward
- 6 Stoke Ward
- 7 Budshead Ward
- 8 Saltash Essa ED
- 9 Saltash Tamar ED
- 10 Torpoint ED

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.

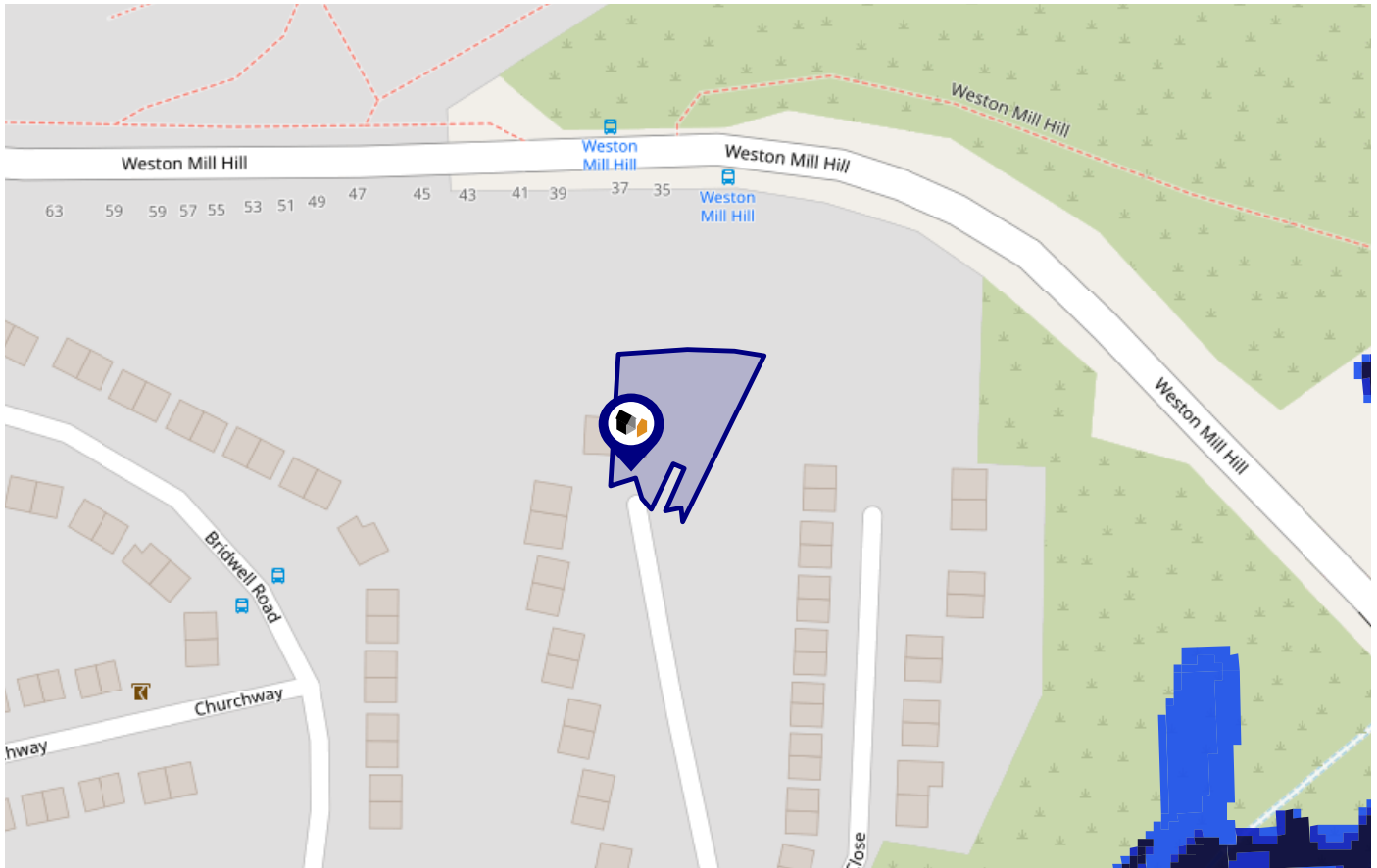
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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:

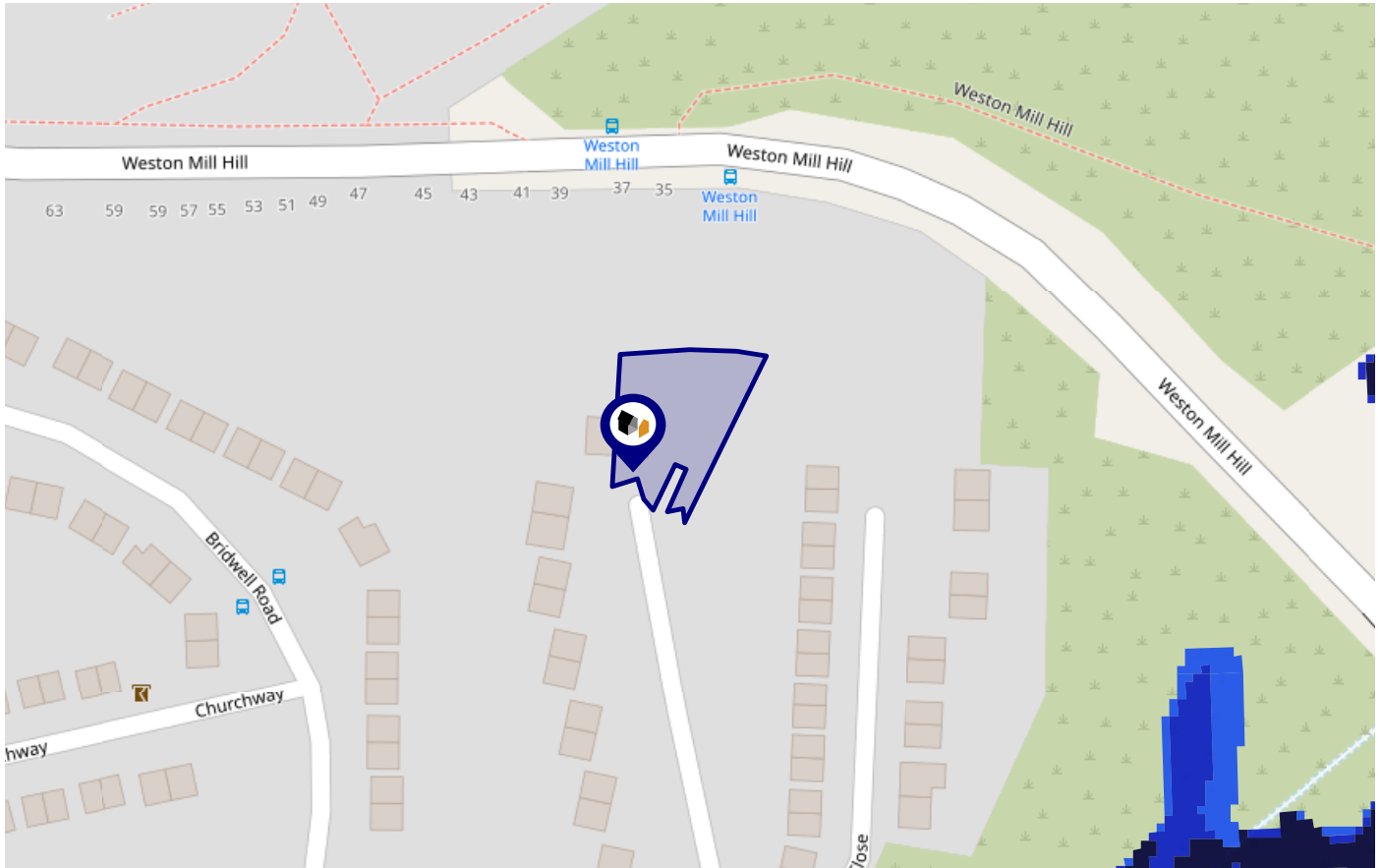


Flood Risk

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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Chance of flooding to the following depths at this property:

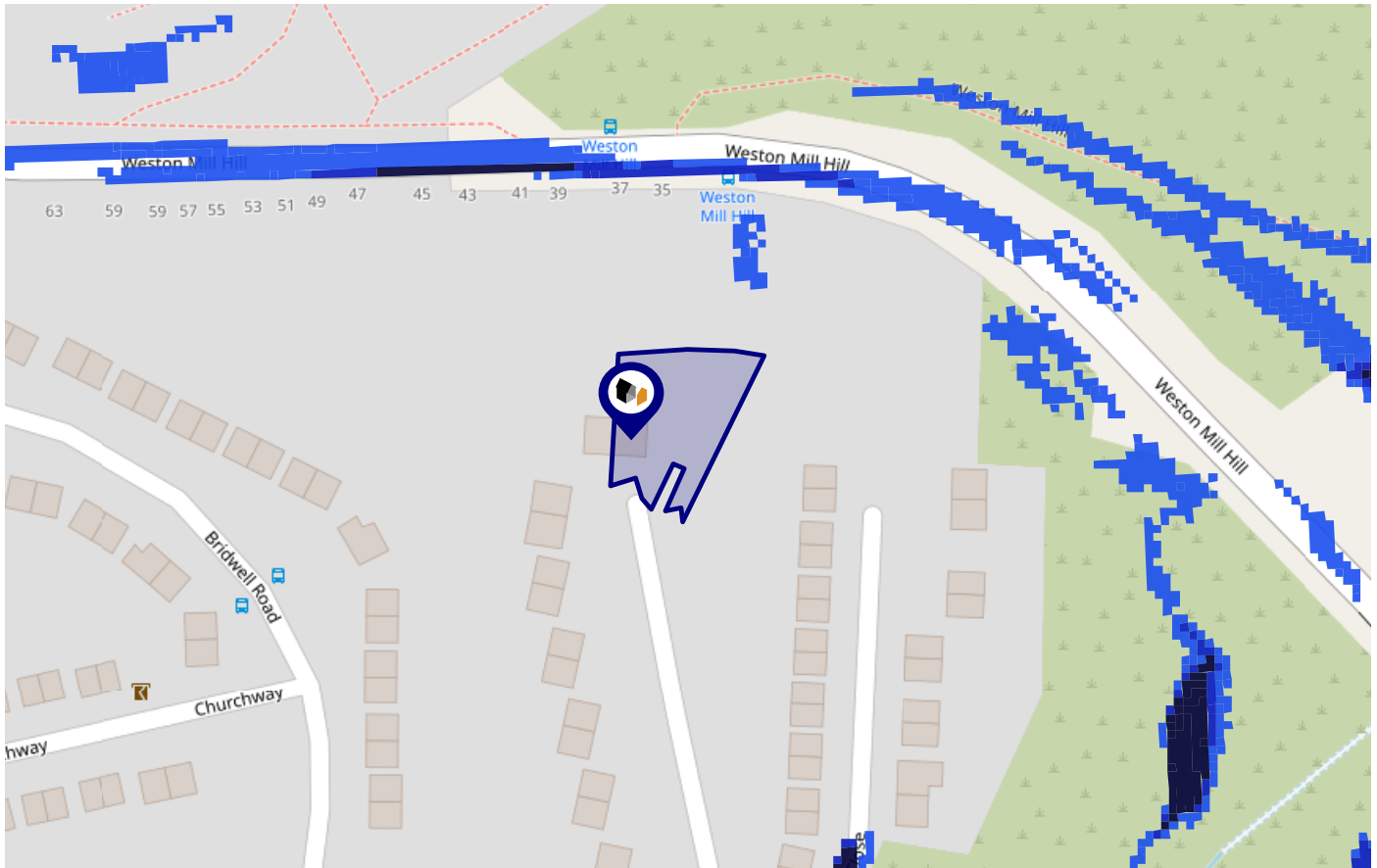


Flood Risk

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

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Chance of flooding to the following depths at this property:

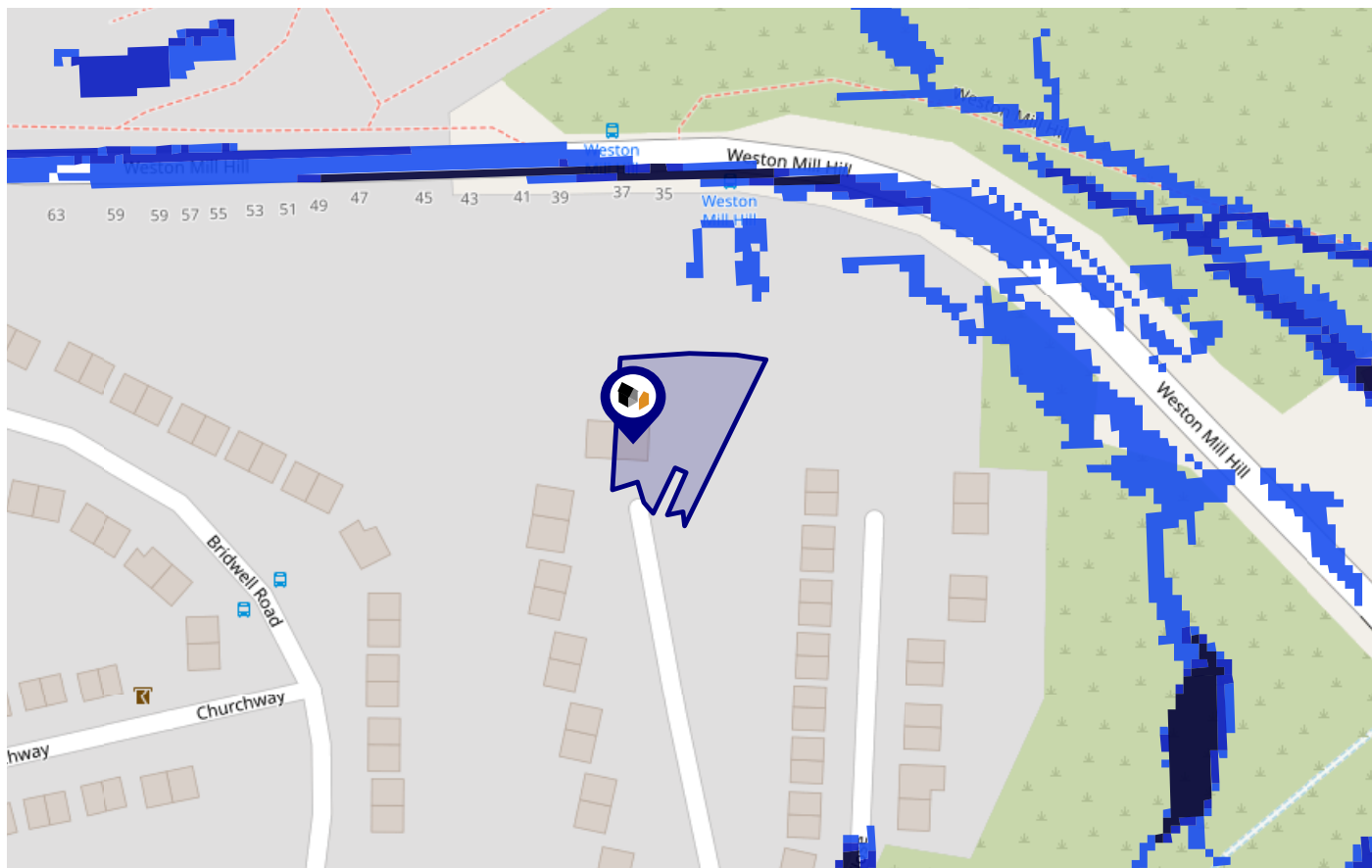


Flood Risk

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.

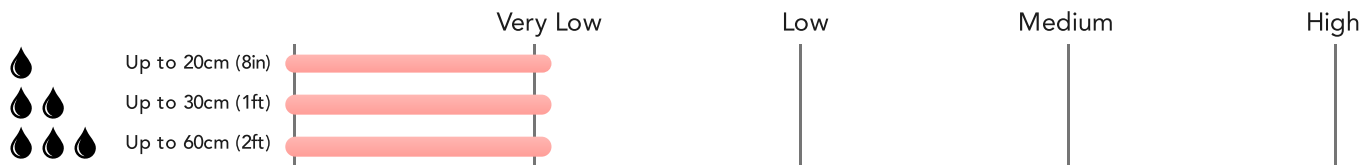


Risk Rating: Very low

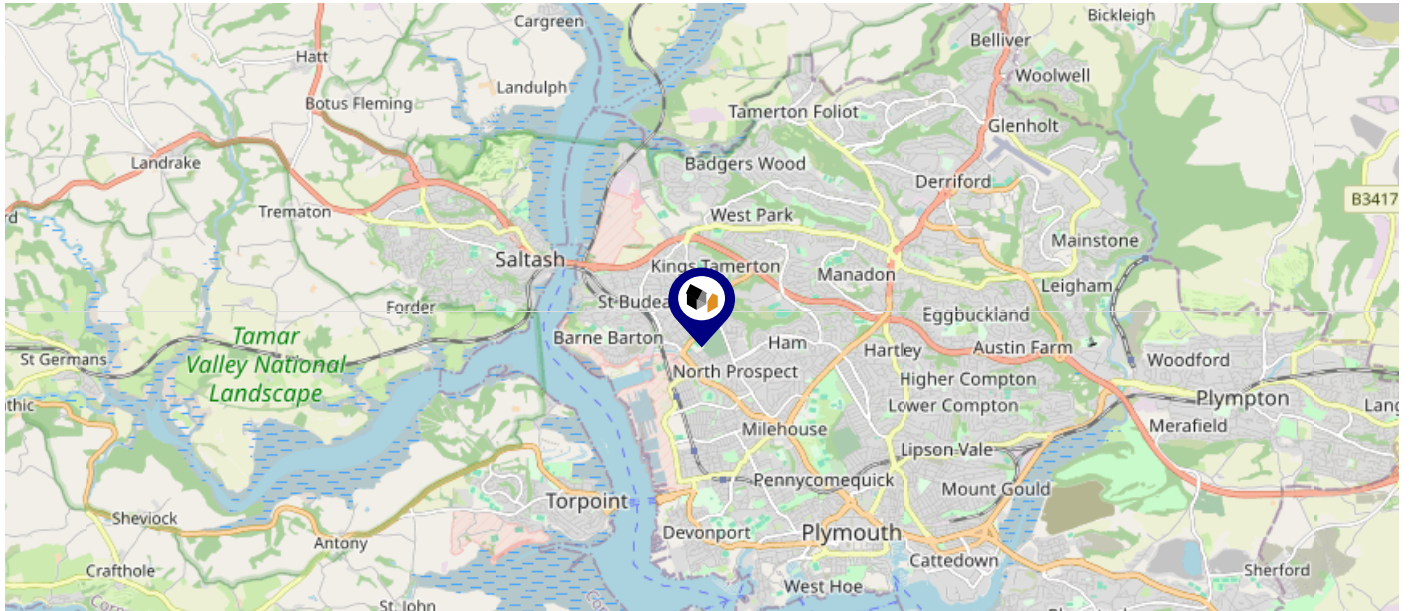
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Chance of flooding to the following depths at this property:



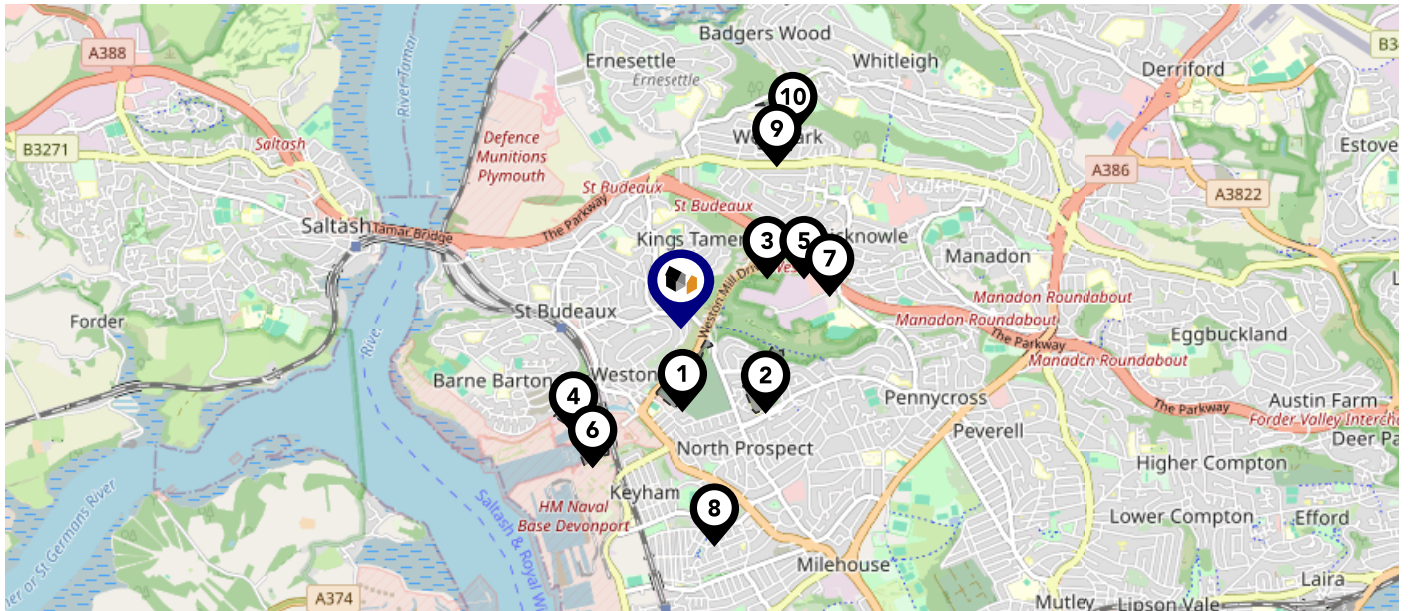
This map displays nearby areas that have been designated as Green Belt...



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

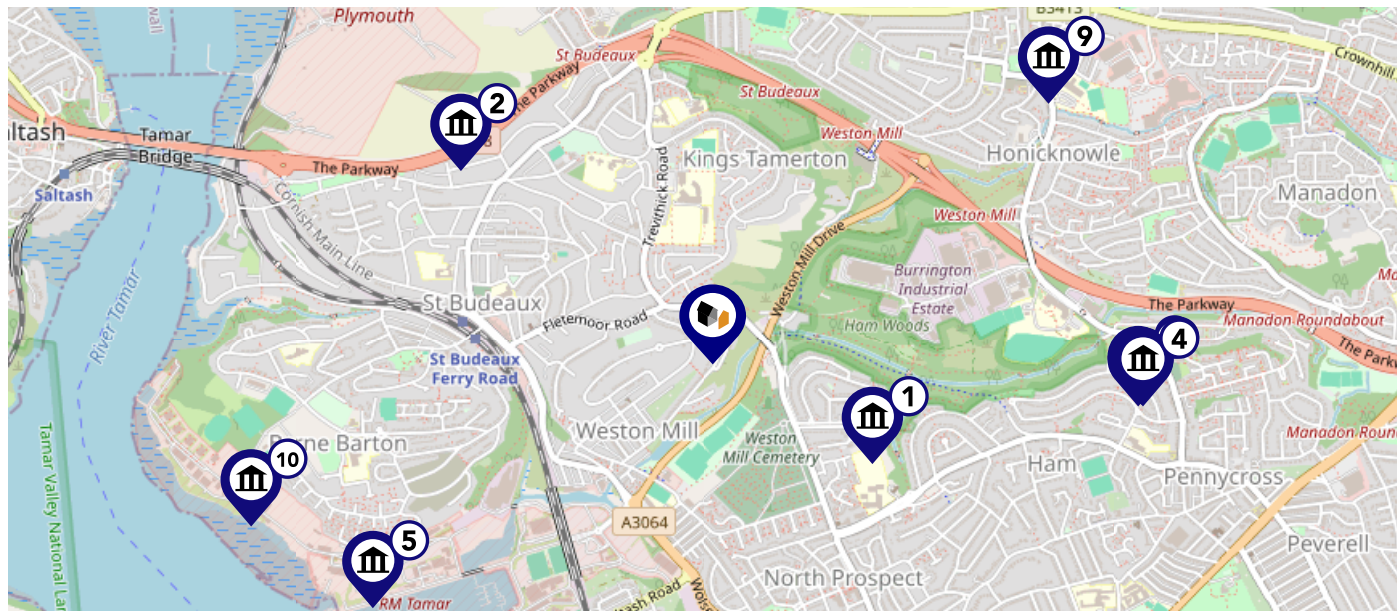
1	Weston Mill Playing Field-Weston Mill Playing Field, Plymouth	Historic Landfill	<input type="checkbox"/>
2	Ham-Ham, Plymouth	Historic Landfill	<input type="checkbox"/>
3	Coombe Farm-A38 Parkway - Weston Mill Drive, Honicknowle, Plymouth	Historic Landfill	<input type="checkbox"/>
4	Weston Mill Lake North-Weston Mill Lake North, Plymouth	Historic Landfill	<input type="checkbox"/>
5	Honicknowle Lane-Honicknowle Lane, Plymouth	Historic Landfill	<input type="checkbox"/>
6	HMS Drake Recreation Ground-Camels Head, Plymouth	Historic Landfill	<input type="checkbox"/>
7	Honicknowle To March Mill-Honicknowle To March Mill, Plymouth	Historic Landfill	<input type="checkbox"/>
8	Disused Railway Cutting-North Down, Devonport, Plymouth	Historic Landfill	<input type="checkbox"/>
9	West Park-West Park, Plymouth	Historic Landfill	<input type="checkbox"/>
10	West Park-West Park, Plymouth	Historic Landfill	<input type="checkbox"/>











Maps

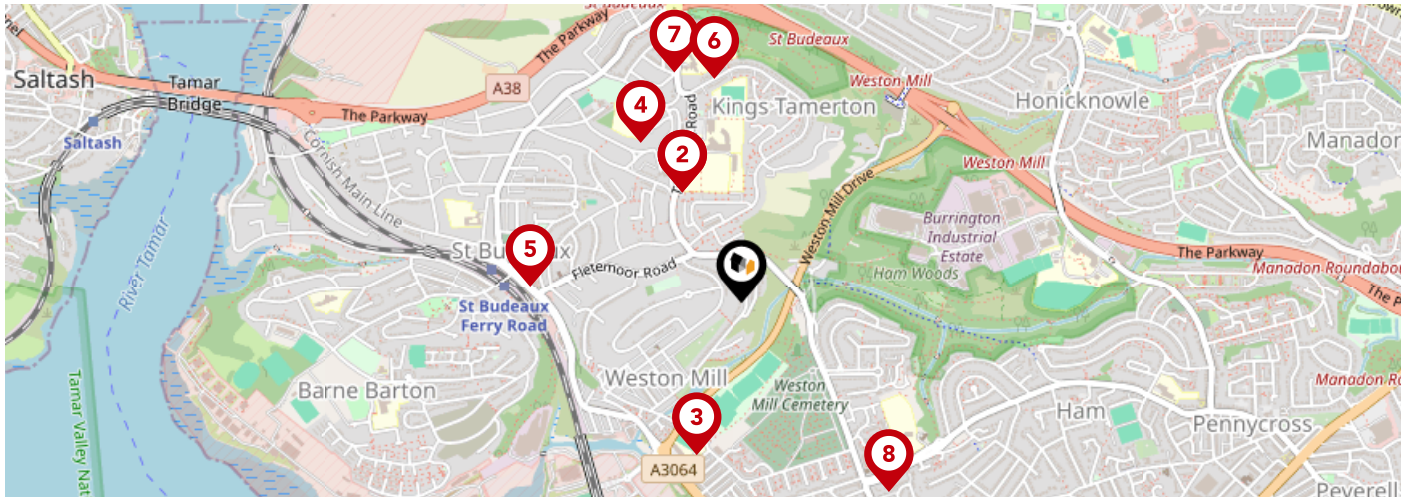
Listed Buildings



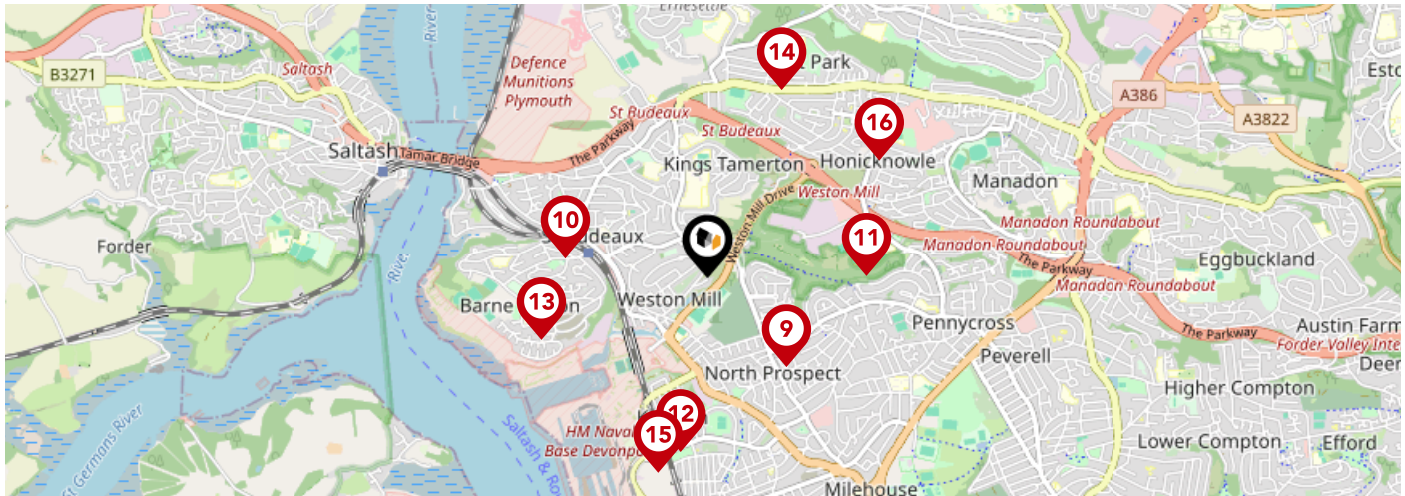
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1386436 - Ham House	Grade II	0.5 miles
 1330569 - Ernesettle House	Grade II	0.7 miles
 1113333 - Church Of St Pancras	Grade II	1.0 miles
 1113334 - Haldene Tomb Approximately 6 Metres East Of Church Of St Pancras	Grade II	1.0 miles
 1393318 - Building 124 (mixing House), Rnad Bull Point	Grade II	1.0 miles
 1113336 - Rundell Tomb Approximately 6 Metres North East Of Church Of St Pancras	Grade II	1.0 miles
 1113335 - Nelson Tombs Approximately 8 Metres East Of Church Of St Pancras	Grade II	1.0 miles
 1113337 - Two Chest Tombs Approximately 6 Metres North Of Church Of St Pancras	Grade II	1.0 miles
 1130009 - Warwick Park House Including Garden Wall And Piers	Grade II	1.0 miles
 1393254 - Building 60 (pattern And Class Room), Rnad Bull Point	Grade II	1.1 miles

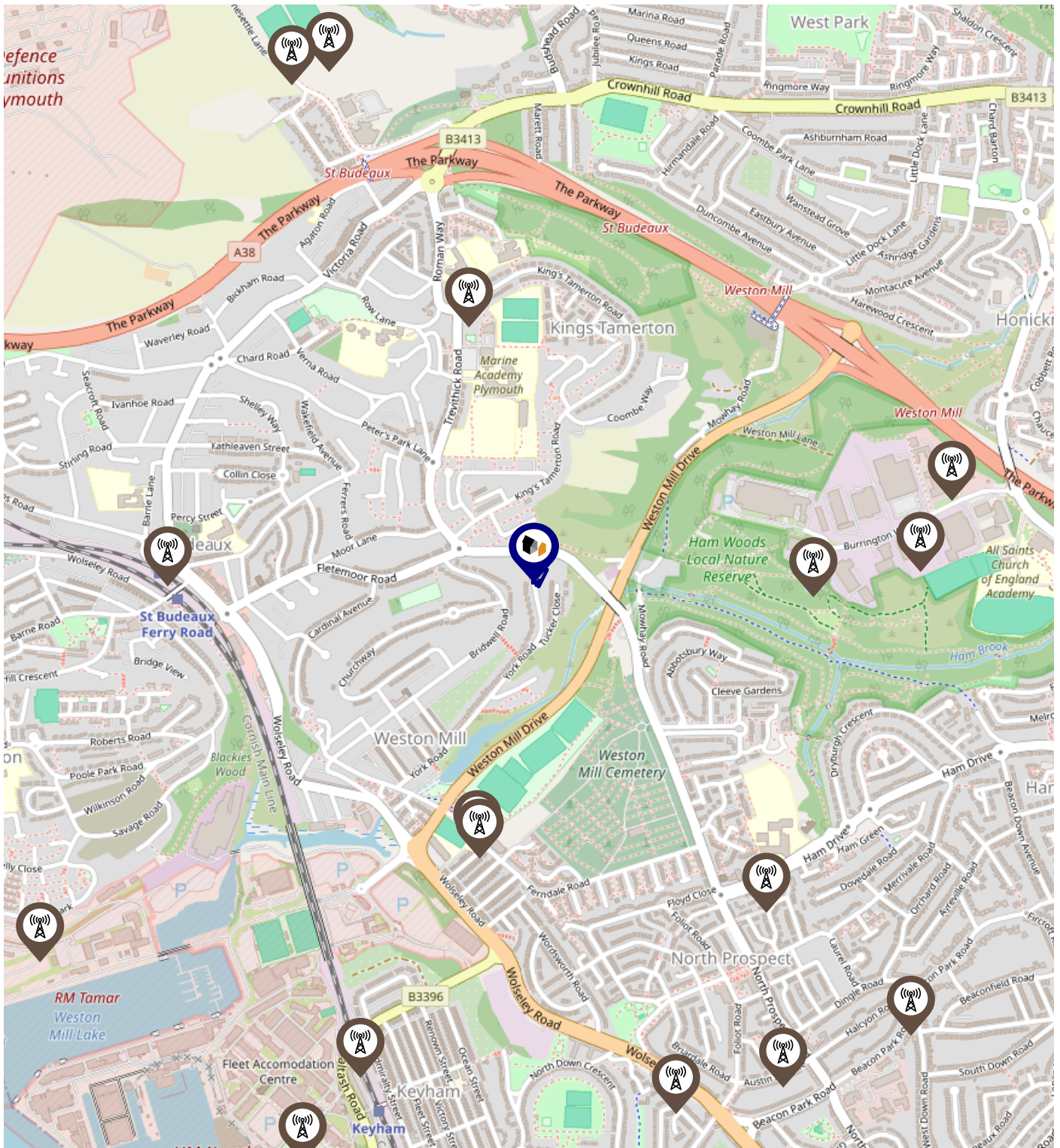


	Nursery	Primary	Secondary	College	Private
1 Marine Academy Primary Ofsted Rating: Outstanding Pupils: 507 Distance:0.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Marine Academy Plymouth Ofsted Rating: Good Pupils: 973 Distance:0.3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Weston Mill Community Primary Academy Ofsted Rating: Good Pupils: 211 Distance:0.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Mount Tamar School Ofsted Rating: Not Rated Pupils: 106 Distance:0.45	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Victoria Road Primary Ofsted Rating: Good Pupils: 212 Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 St Budeaux CoE Primary Academy Ofsted Rating: Good Pupils: 106 Distance:0.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Plaistow Hill Primary and Nursery School Ofsted Rating: Good Pupils: 130 Distance:0.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Mayflower Academy Ofsted Rating: Outstanding Pupils: 458 Distance:0.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





	Nursery	Primary	Secondary	College	Private
<p>9 Ham Drive Nursery School and Day Care Ofsted Rating: Good Pupils: 78 Distance:0.57</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 St Paul's Roman Catholic Primary School Ofsted Rating: Good Pupils: 158 Distance:0.68</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 All Saints Church of England Academy Ofsted Rating: Good Pupils: 616 Distance:0.75</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Keyham Barton Catholic Primary School Ofsted Rating: Good Pupils: 146 Distance:0.83</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Riverside Community Primary School Ofsted Rating: Good Pupils: 445 Distance:0.84</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Knowle Primary School Ofsted Rating: Good Pupils: 325 Distance:0.95</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Drake Primary Academy Ofsted Rating: Good Pupils: 173 Distance:0.96</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Shakespeare Primary School Ofsted Rating: Requires improvement Pupils: 410 Distance:0.98</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons

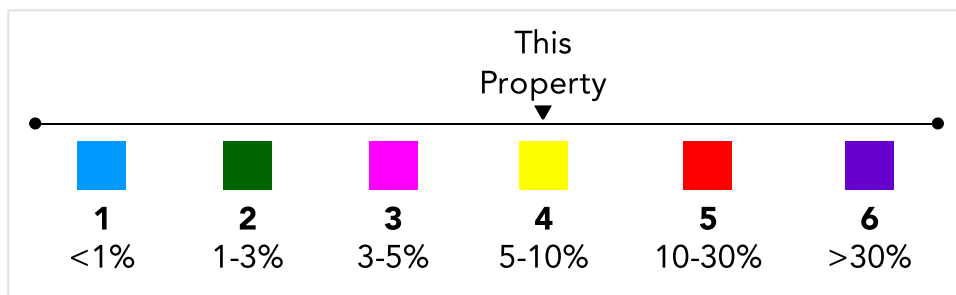
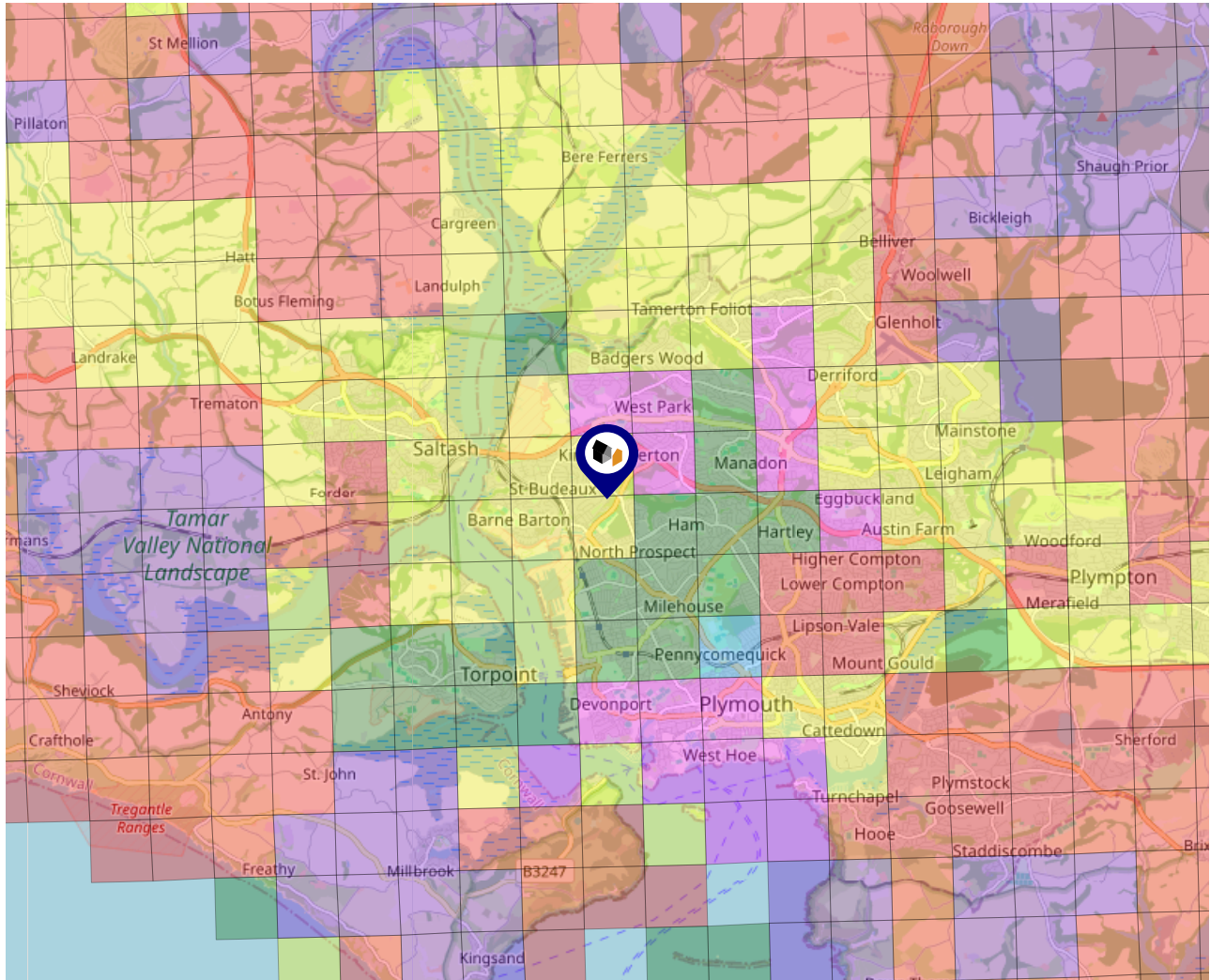


Key:

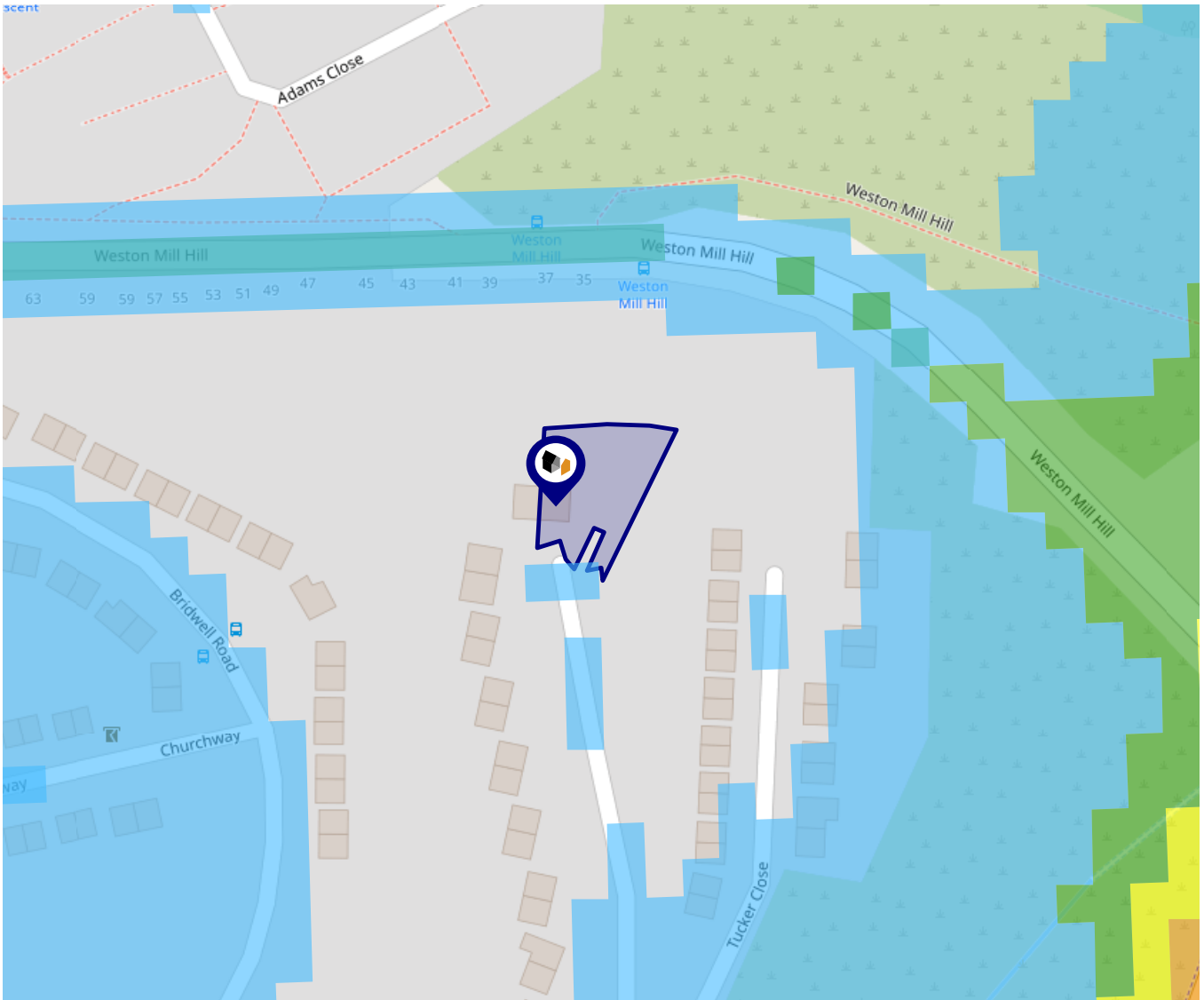
-  Power Pylons
-  Communication Masts

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/m³).



Local Area Road Noise

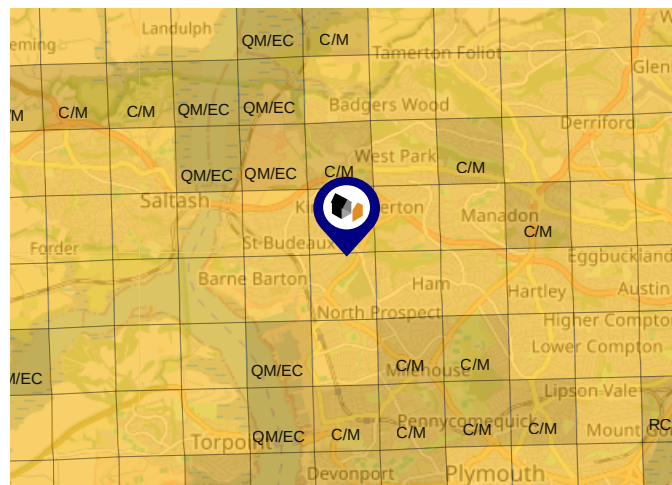


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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)

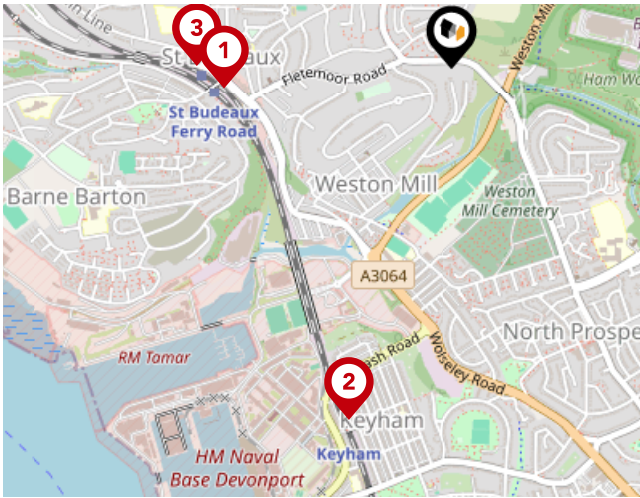
Carbon Content:	NONE	Soil Texture:	CLAY TO CLAYEY LOAM
Parent Material Grain:	ARGILLACEOUS	Soil Depth:	DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		



Primary Classifications (Most Common Clay Types)

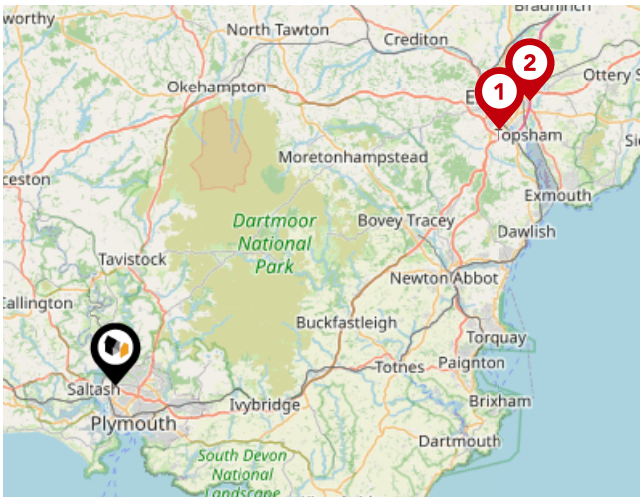
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & 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)



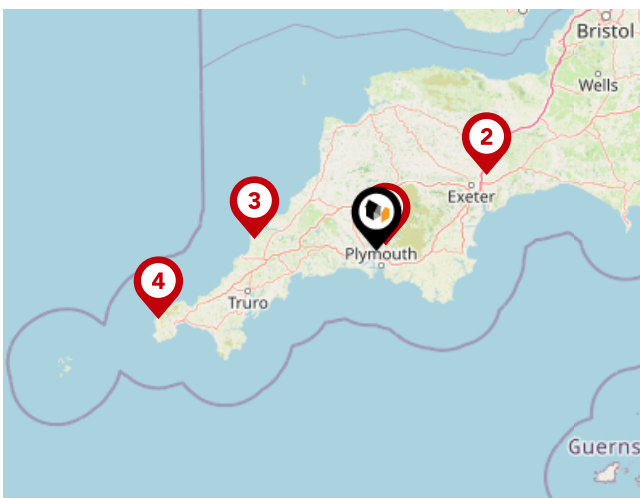
National Rail Stations

Pin	Name	Distance
1	St Budeaux Ferry Road Rail Station	0.54 miles
2	Keyham Rail Station	0.86 miles
3	St Budeaux Victoria Road Rail Station	0.6 miles



Trunk Roads/Motorways

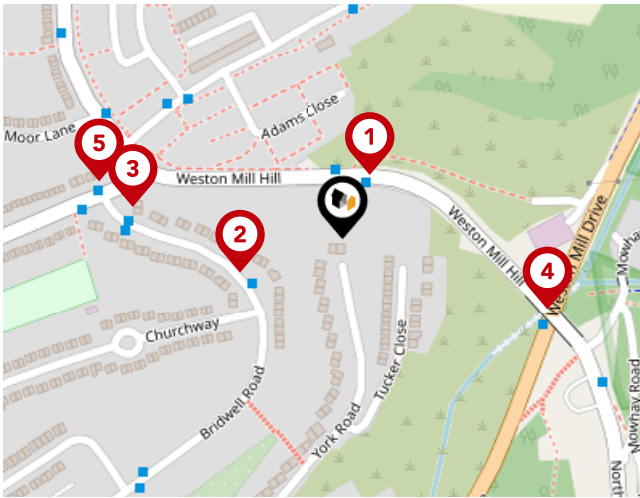
Pin	Name	Distance
1	M5 J31	34.78 miles
2	M5 J30	37.89 miles



Airports/Helipads

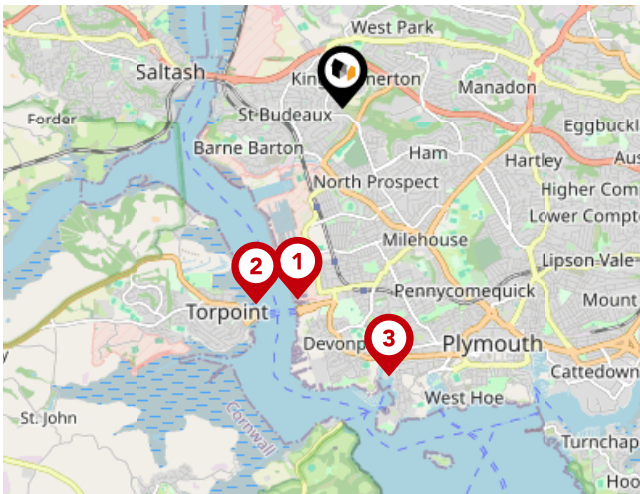
Pin	Name	Distance
1	Glenholt	3.17 miles
2	Exeter Airport	40.33 miles
3	St Mawgan	36.75 miles
4	Joppa	69.22 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Weston Mill Hill	0.04 miles
2	Church Way Top	0.06 miles
3	Bridwell Road Top	0.12 miles
4	Weston Mill Hill Flyover	0.13 miles
5	Fletemoor Road Top	0.15 miles



Ferry Terminals

Pin	Name	Distance
1	Devonport Ferry Terminal	1.85 miles
2	Torpoint Ferry Terminal	2.02 miles
3	Plymouth Stonehouse Ferry Terminal	2.56 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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