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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Thursday 05<sup>th</sup> February 2026**



## CAUSEWAY VIEW, PLYMOUTH, PL9

6 The Broadway Plymstock Plymouth PL9 7AU

01752 456000

plymstock@langtownandcountry.com

www.langtownandcountry.com







## Property

<b>Type:</b>	Flat / Maisonette	<b>Tenure:</b>	Leasehold
<b>Bedrooms:</b>	2	<b>Start Date:</b>	29/06/2017
<b>Floor Area:</b>	785 ft <sup>2</sup> / 73 m <sup>2</sup>	<b>End Date:</b>	01/04/2141
<b>Plot Area:</b>	0.09 acres	<b>Lease Term:</b>	125 years from 1 April 2016
<b>Council Tax :</b>	Band C	<b>Term Remaining:</b>	115 years
<b>Annual Estimate:</b>	£2,067		
<b>Title Number:</b>	DN687061		

## 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)

<b>5</b> mb/s	<b>80</b> mb/s	<b>1800</b> mb/s

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

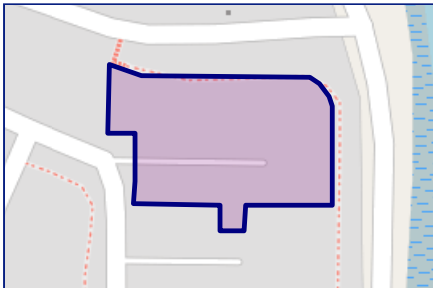


### Satellite/Fibre TV Availability:



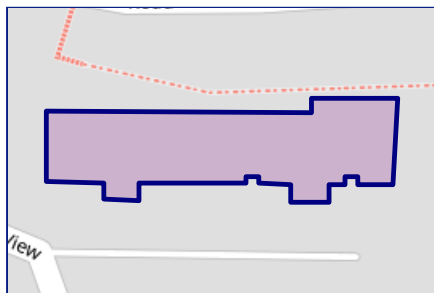


## Freehold Title Plan



**DN694905**

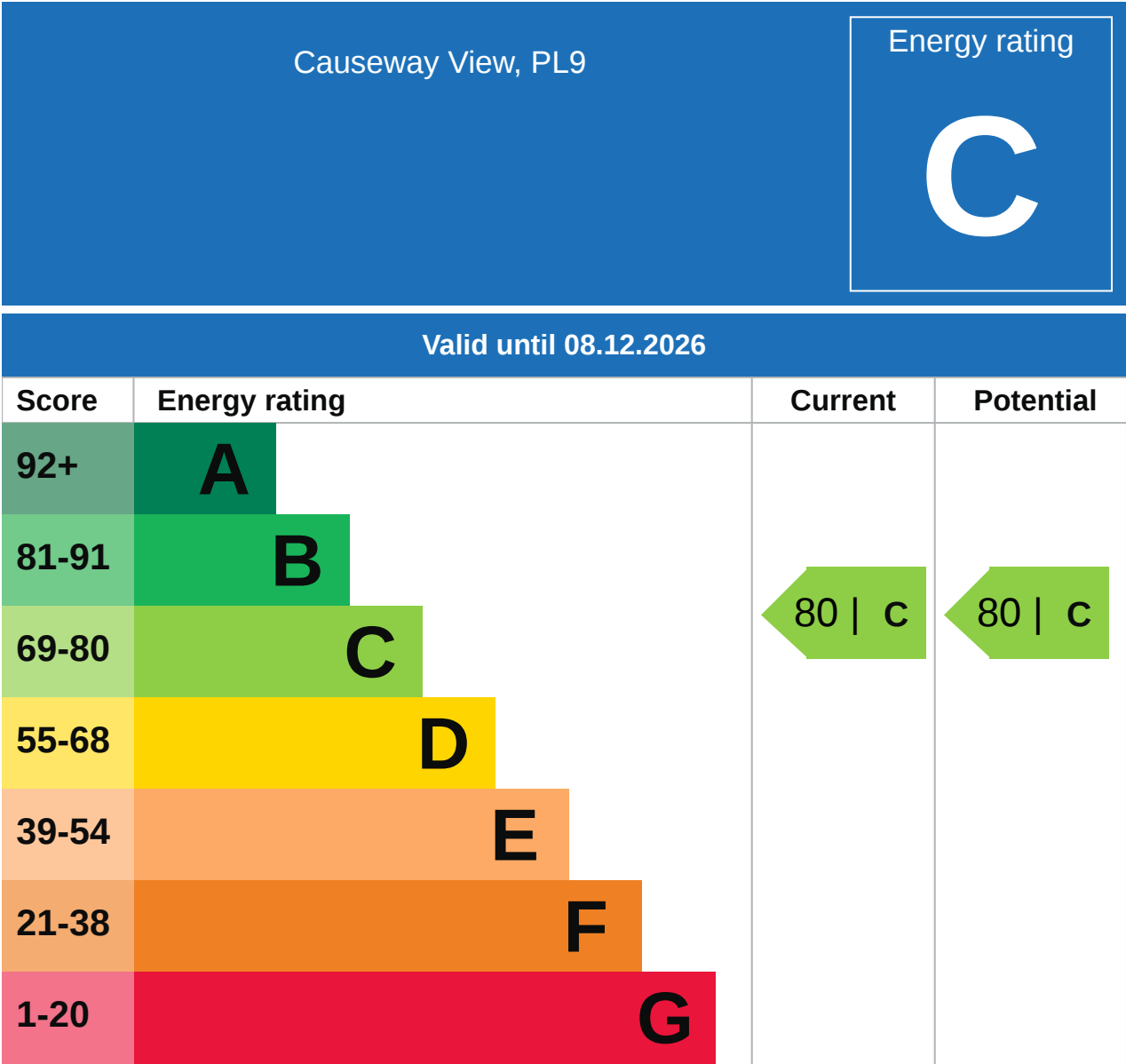
## Leasehold Title Plan



**DN687061**

Start Date: 29/06/2017  
End Date: 01/04/2141  
Lease Term: 125 years from 1 April 2016  
Term Remaining: 115 years





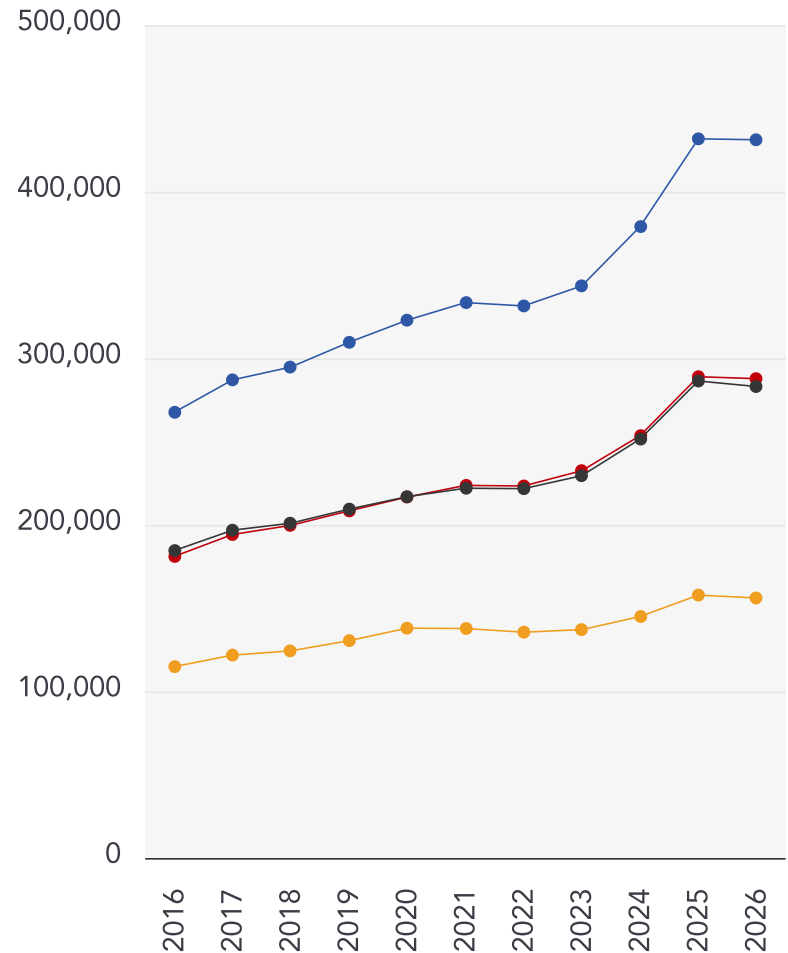


## Additional EPC Data

<b>Property Type:</b>	Flat
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	New dwelling
<b>Energy Tariff:</b>	Standard tariff
<b>Main Fuel:</b>	Mains gas - this is for backwards compatibility only and should not be used
<b>Floor Level:</b>	Top floor
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Average thermal transmittance 0.26 W/m-Â°K
<b>Walls Energy:</b>	Very Good
<b>Roof:</b>	Average thermal transmittance 0.11 W/m-Â°K
<b>Roof Energy:</b>	Very Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Time and temperature zone control
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	(other premises below)
<b>Total Floor Area:</b>	73 m <sup>2</sup>



## 10 Year History of Average House Prices by Property Type in PL9



Detached

**+61.14%**

Semi-Detached

**+58.94%**

Terraced

**+53.36%**

Flat

**+35.87%**



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.

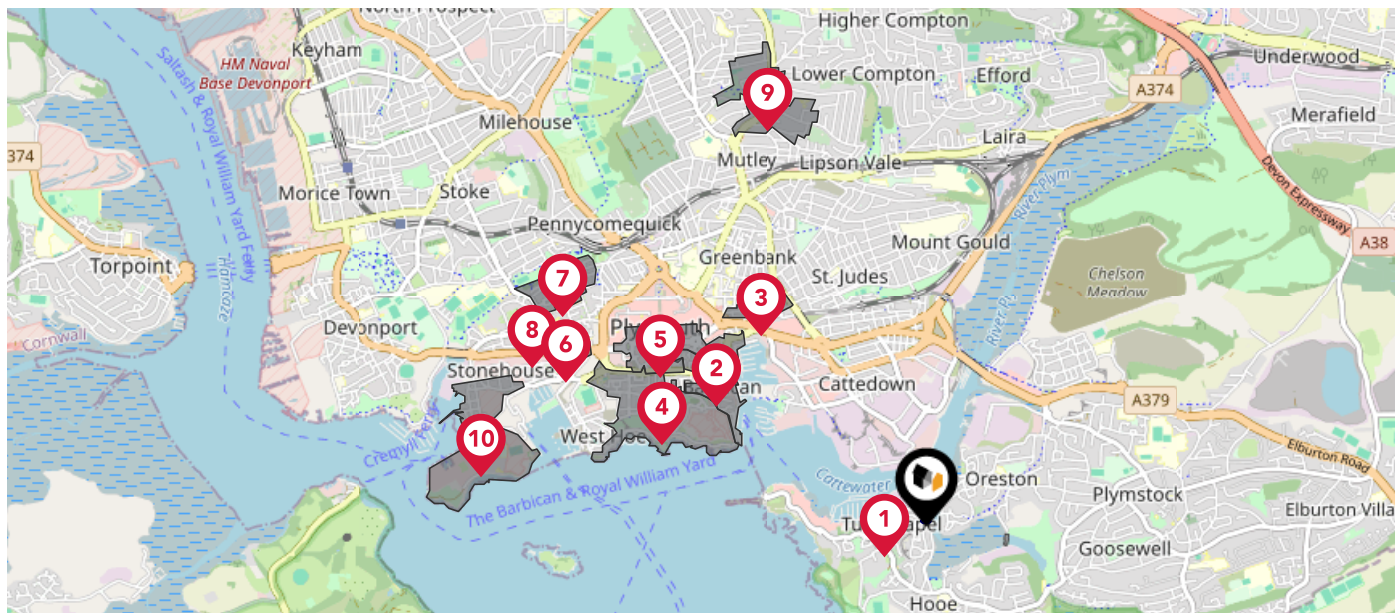
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear 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.

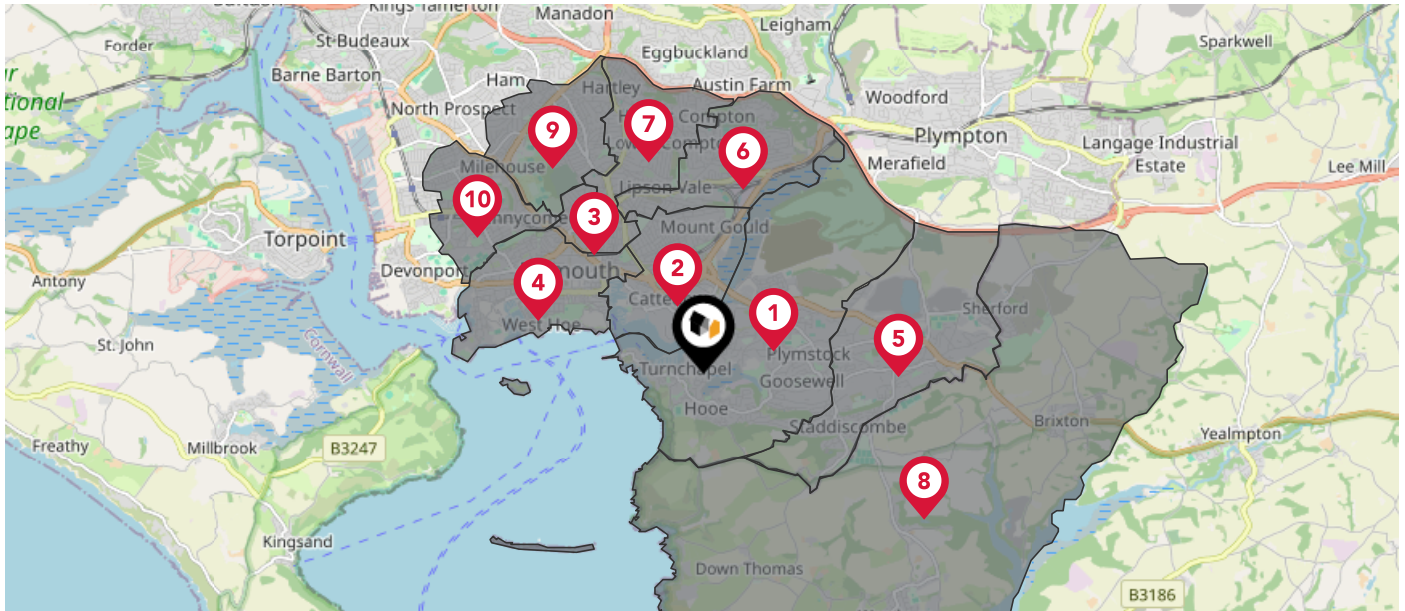


### Nearby Conservation Areas

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



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

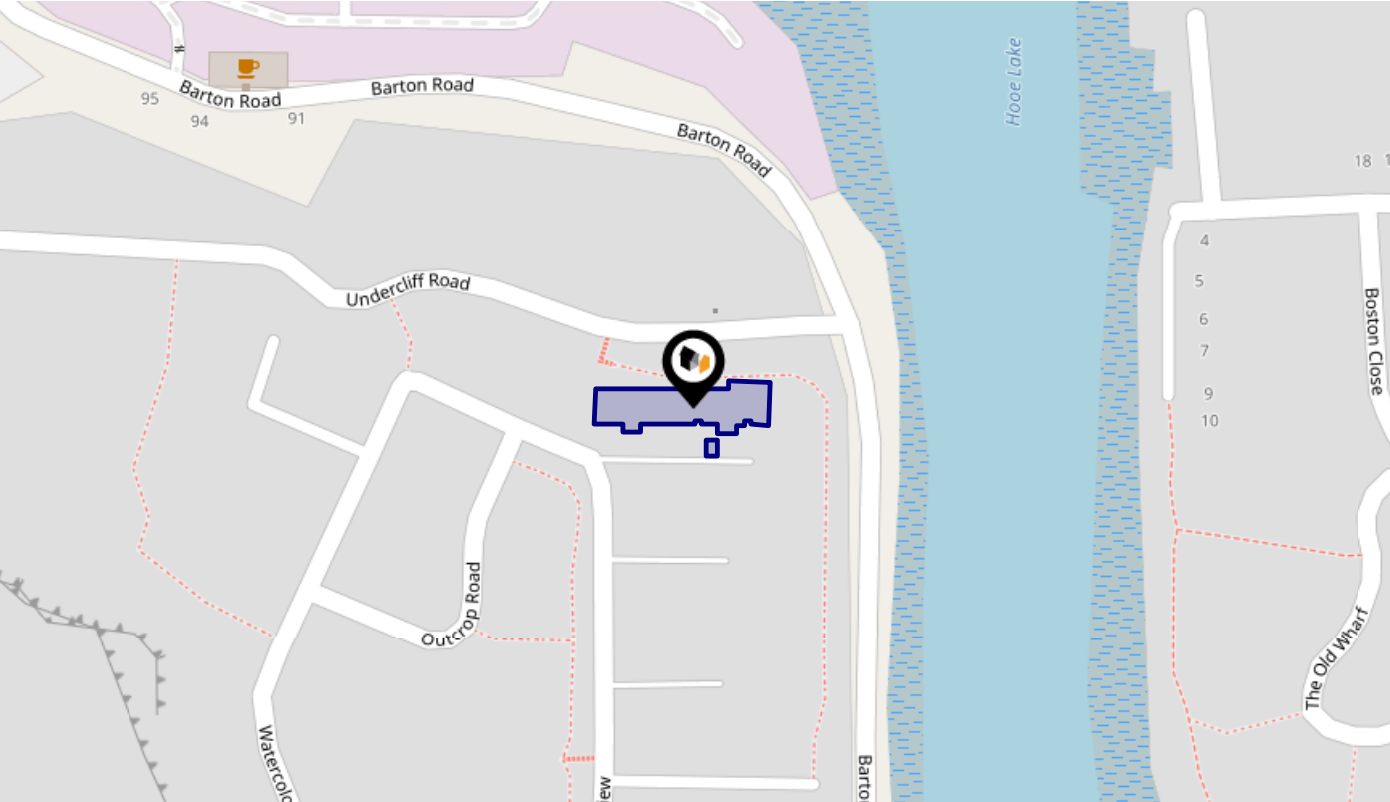


### Nearby Council Wards

- 1 Plymouth Radford Ward
- 2 Sutton and Mount Gould Ward
- 3 Drake Ward
- 4 St. Peter and the Waterfront Ward
- 5 Plymstock Dunstone Ward
- 6 Efford and Lipson Ward
- 7 Compton Ward
- 8 Wembury & Brixton Ward
- 9 Peverell Ward
- 10 Stoke 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:

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>

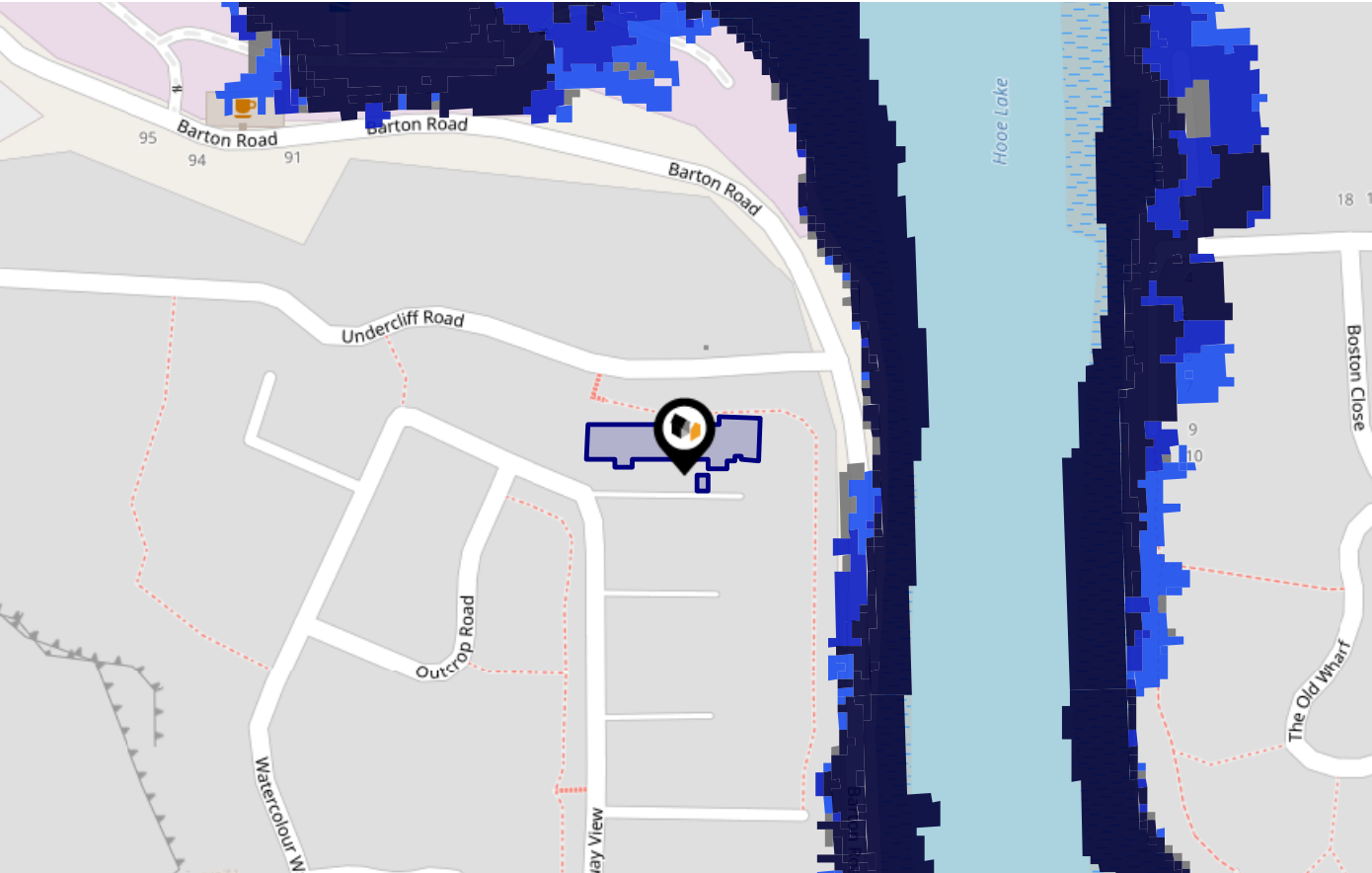


# Flood Risk

## 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.

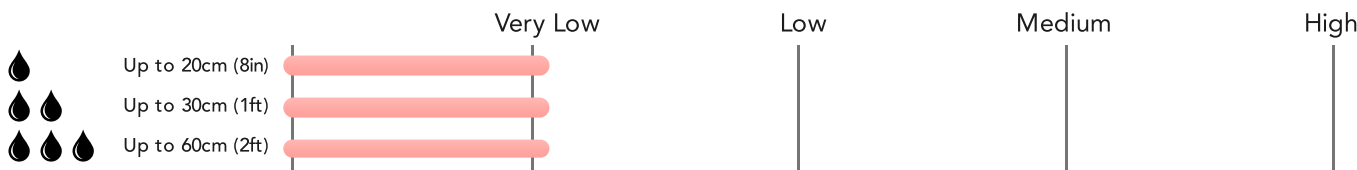


Risk Rating: Very low

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:

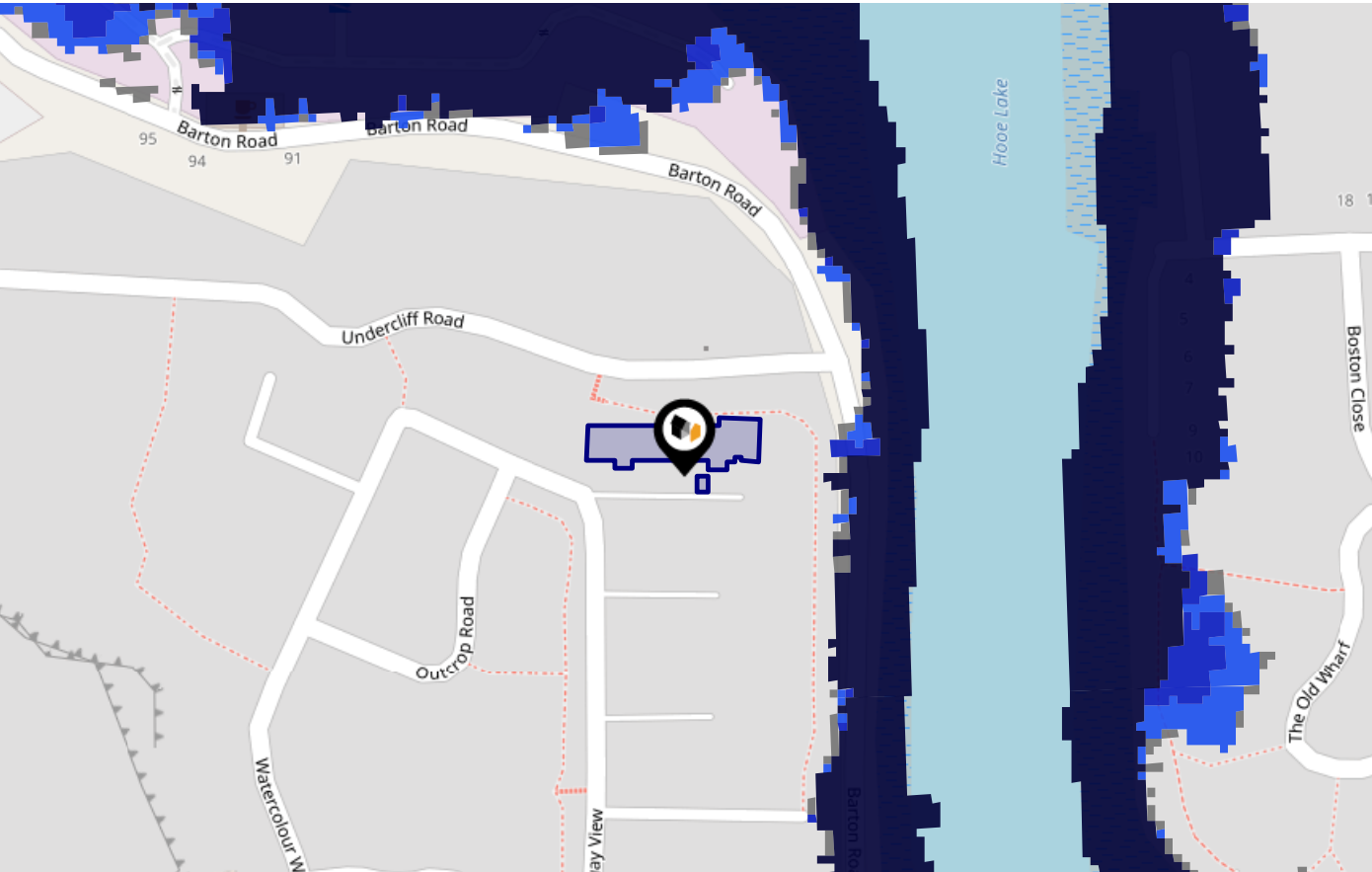




# Flood Risk

## 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.

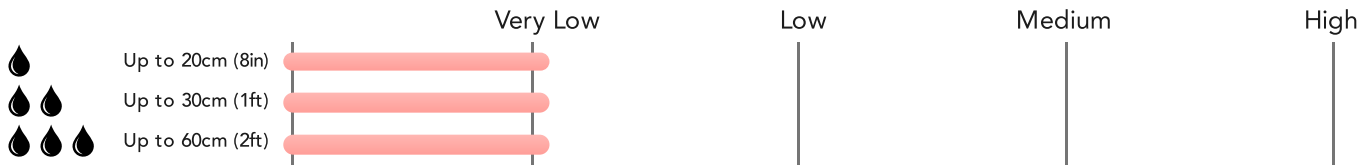


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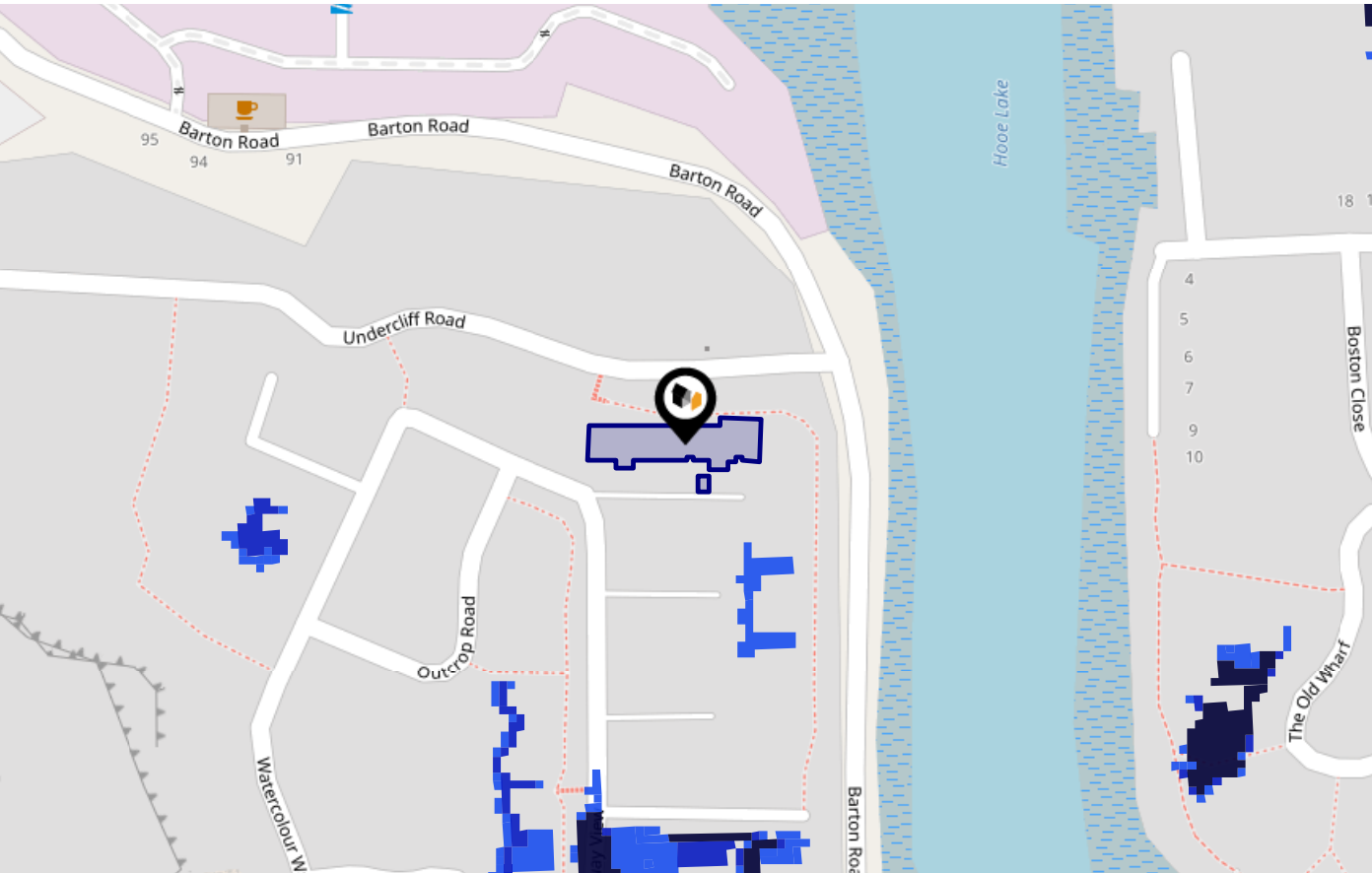


# Flood Risk

## 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.

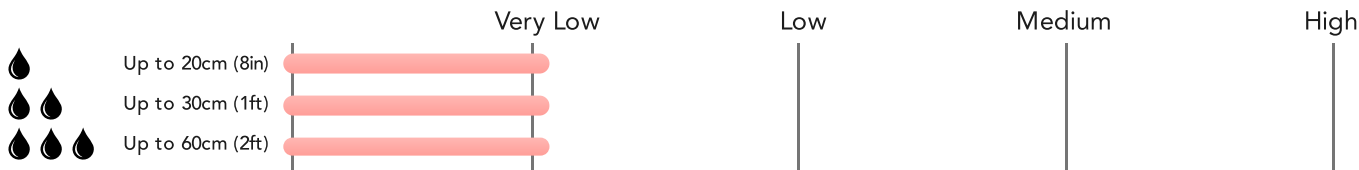


Risk Rating: Very low

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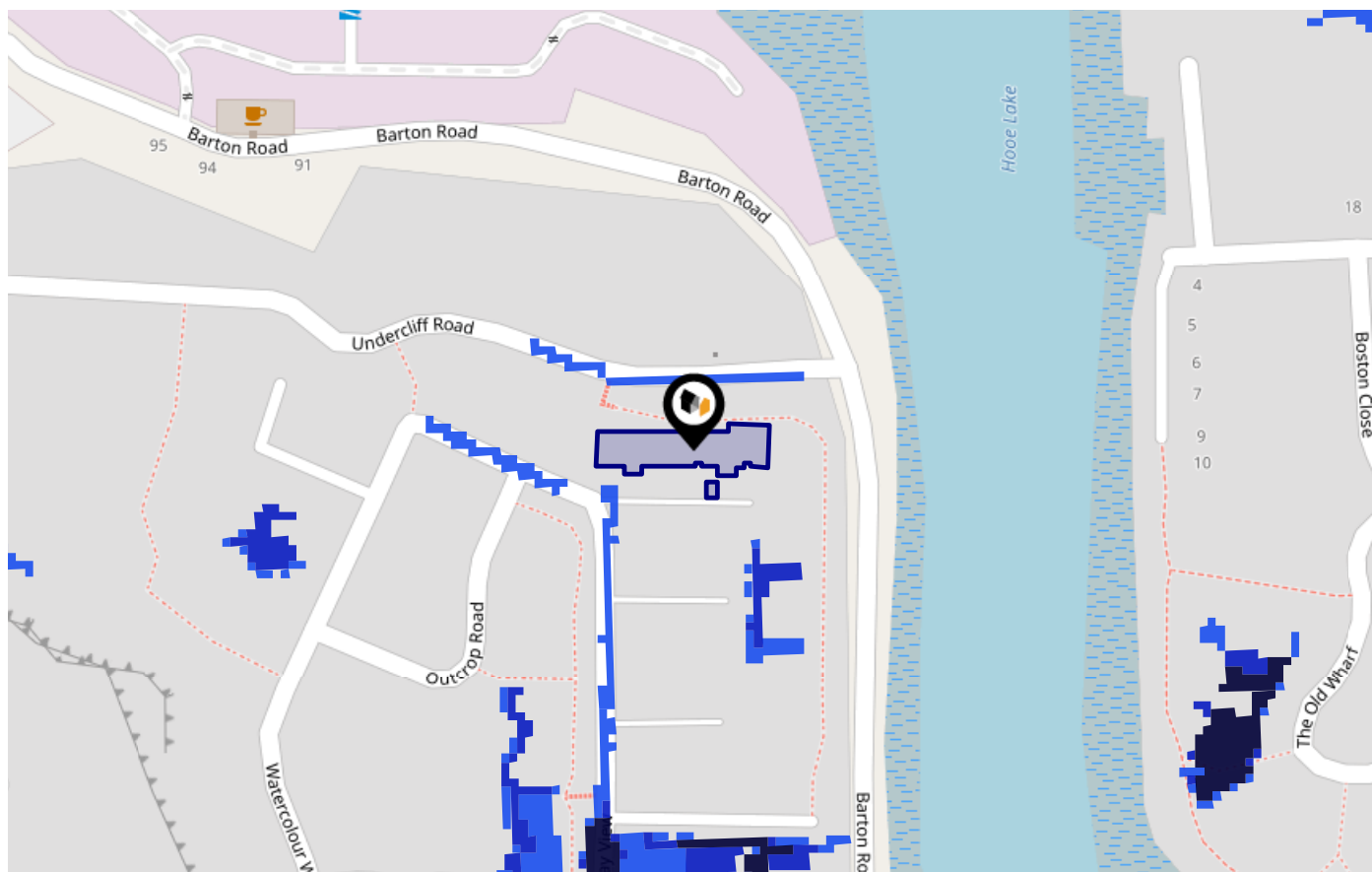




# Flood Risk

## 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.

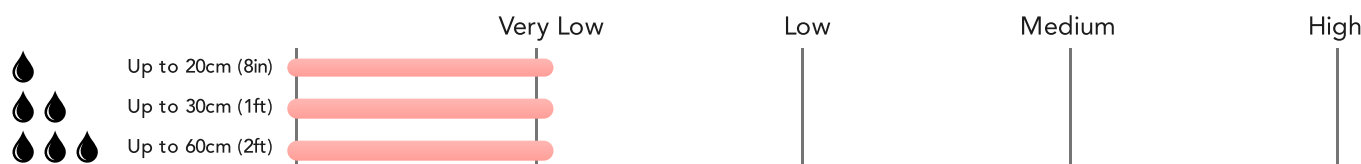


Risk Rating: Very low

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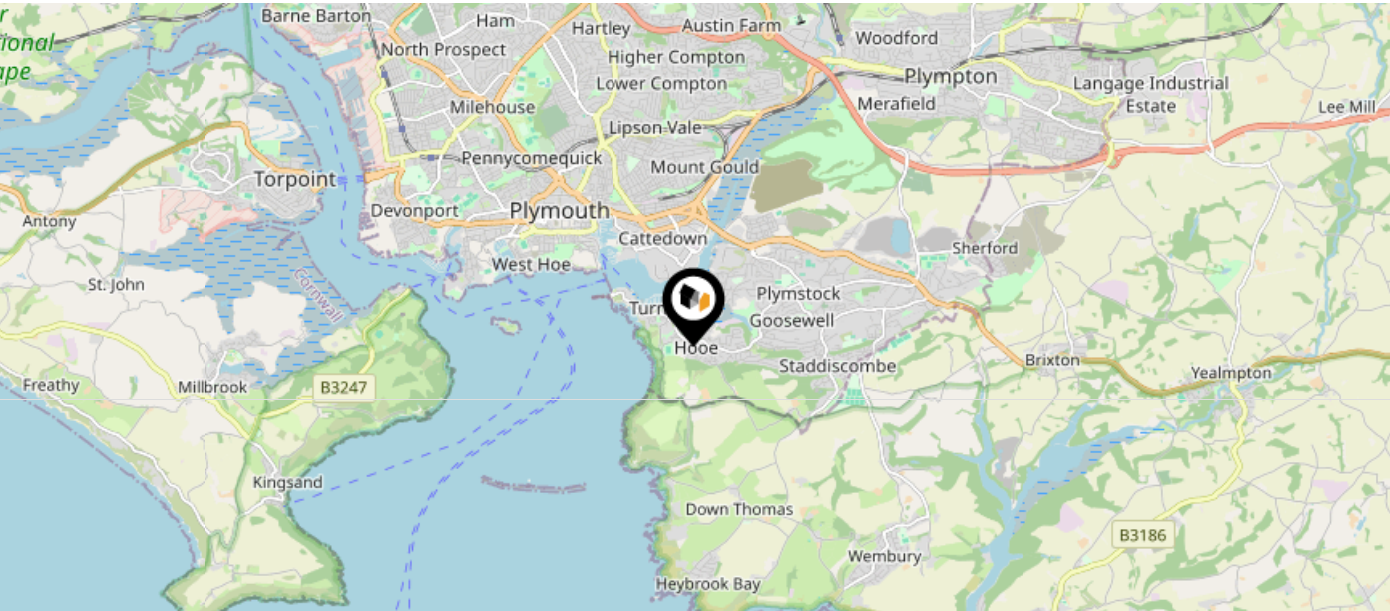
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Chance of flooding to the following depths at this property:





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

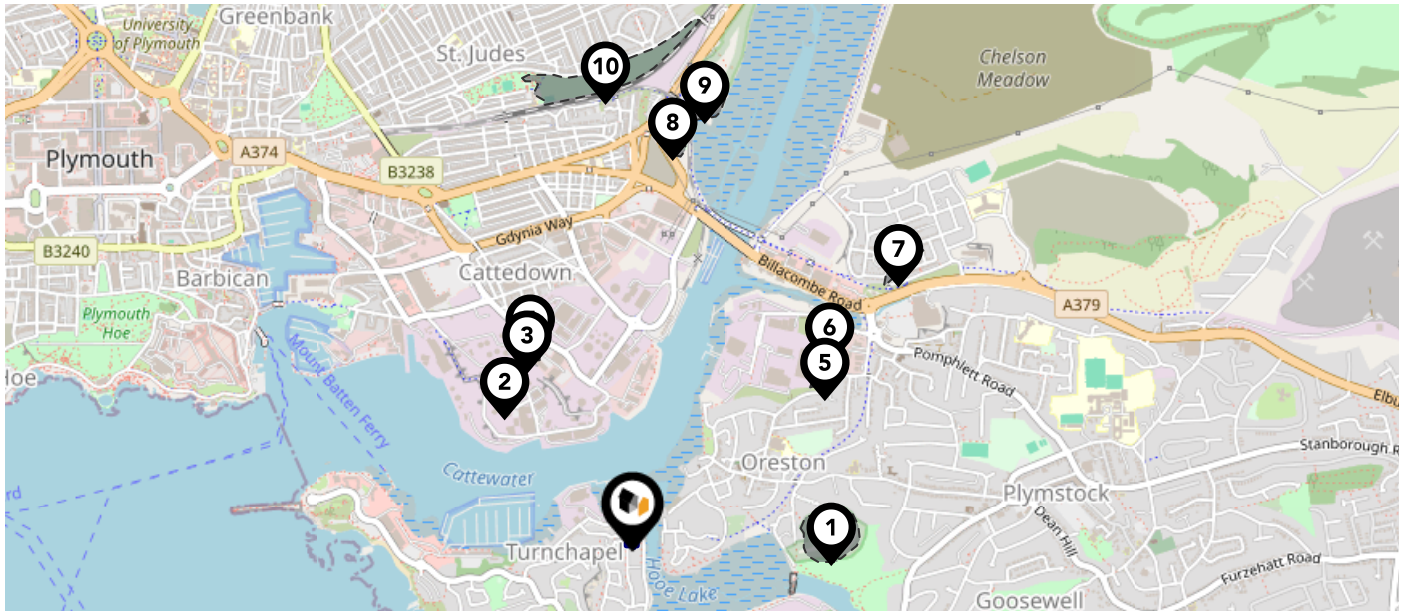


Nearby Green Belt Land

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.

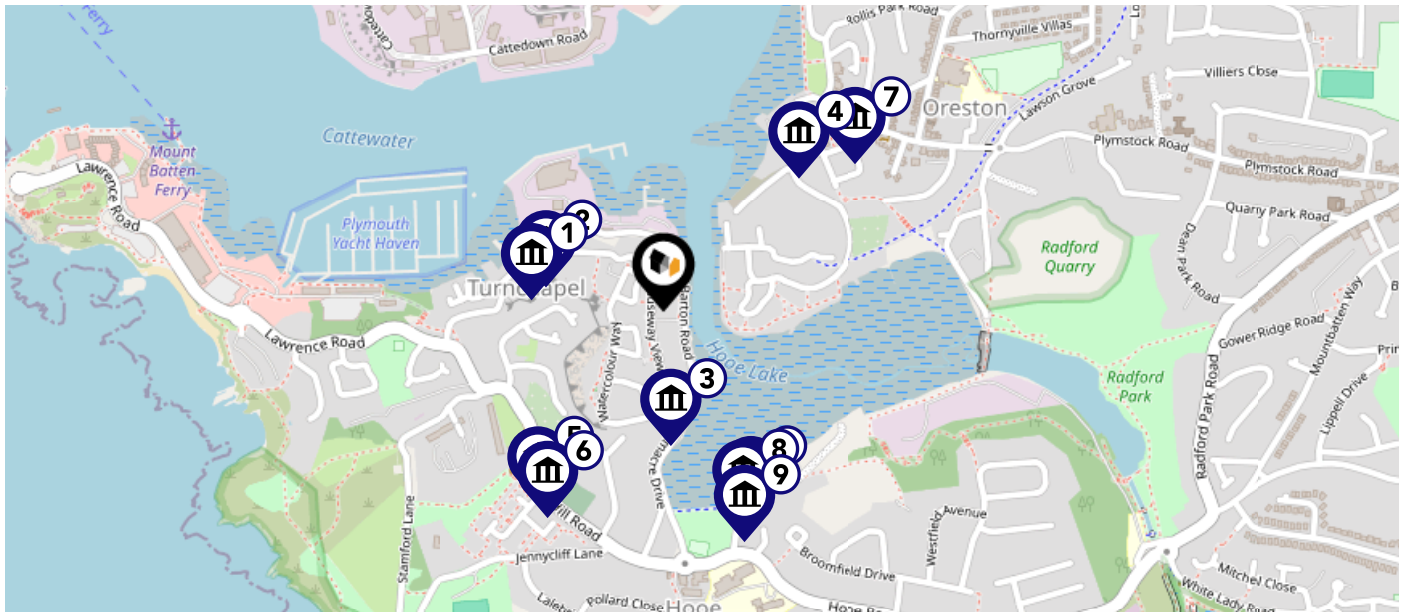


### Nearby Landfill Sites

<b>1</b>	Radford Quarry Oreston-Radford Quarry Oreston, Plymouth	Historic Landfill	<input type="checkbox"/>
<b>2</b>	Sevenside Waste Paper-Wallsend Industrial Estate, Cattledown, Plymouth, Devon	Historic Landfill	<input type="checkbox"/>
<b>3</b>	Cattledown Road-Cattledown, Plymouth	Historic Landfill	<input type="checkbox"/>
<b>4</b>	MacAdam Road-Cattledown, Plymouth	Historic Landfill	<input type="checkbox"/>
<b>5</b>	Bedford Quarry Oreston B-Oreston, Plymouth	Historic Landfill	<input type="checkbox"/>
<b>6</b>	Bedford Quarry Oreston A-Oreston, Plymouth	Historic Landfill	<input type="checkbox"/>
<b>7</b>	Former Warkham Quarry-Pomphlett, Plymouth	Historic Landfill	<input type="checkbox"/>
<b>8</b>	Cattledown Junction Playing Field-Embankment Road, Plymouth	Historic Landfill	<input type="checkbox"/>
<b>9</b>	Blagdons Shipyard-Embankment Road Lane, Laira, Plymouth	Historic Landfill	<input type="checkbox"/>
<b>10</b>	Tothill Park Recreation Ground-Tothill Park Recreation Ground Mount Gold/Laira, Plymouth	Historic Landfill	<input type="checkbox"/>

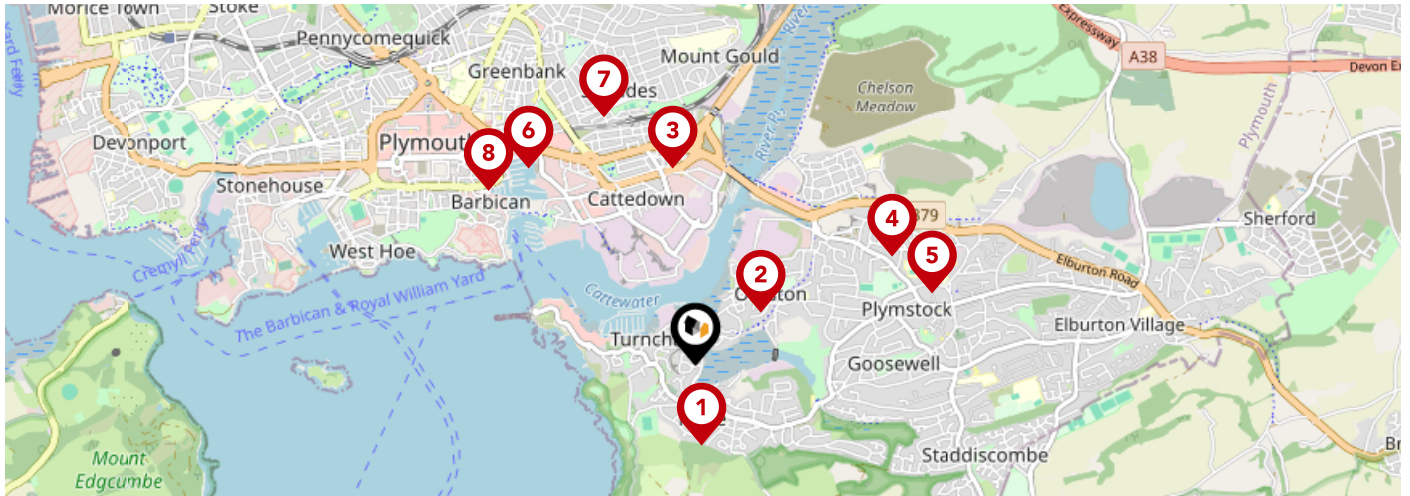


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



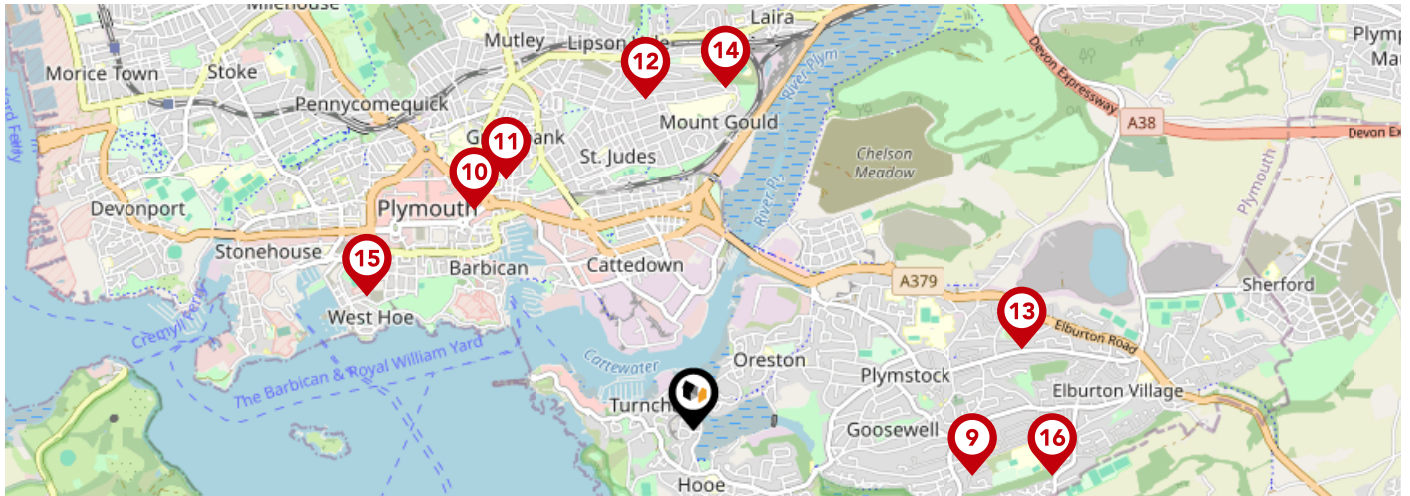
Listed Buildings in the local district		Grade	Distance
	1330580 - 2-12 Boringdon Terrace	Grade II	0.1 miles
	1330578 - (mansion House) Boringdon Terrace	Grade II	0.1 miles
	1129996 - Pair Of Lime Kilns Approximately 260 Metres North East Of Church Of St John, Church Hill Road	Grade II	0.2 miles
	1386313 - Park Cottage	Grade II	0.2 miles
	1130027 - St Johns Church Hall	Grade II	0.3 miles
	1130026 - Church Of St John	Grade II	0.3 miles
	1386332 - 160 And 162, Plymstock Road	Grade II	0.3 miles
	1386511 - Clover Cottage	Grade II	0.3 miles
	1113285 - Brakeview	Grade II	0.3 miles
	1386512 - Powderham	Grade II	0.3 miles





		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Hooe Primary Academy</b> Ofsted Rating: Good   Pupils: 212   Distance:0.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Oreston Community Academy</b> Ofsted Rating: Good   Pupils: 419   Distance:0.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Prince Rock Primary School</b> Ofsted Rating: Outstanding   Pupils: 408   Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Pomphlett Primary School</b> Ofsted Rating: Good   Pupils: 424   Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Plymstock School</b> Ofsted Rating: Good   Pupils: 1671   Distance:1.17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Holy Cross Catholic Primary School</b> Ofsted Rating: Good   Pupils: 306   Distance:1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Salisbury Road Primary School</b> Ofsted Rating: Good   Pupils: 381   Distance:1.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>ACE Schools Plymouth</b> Ofsted Rating: Good   Pupils: 233   Distance:1.28	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



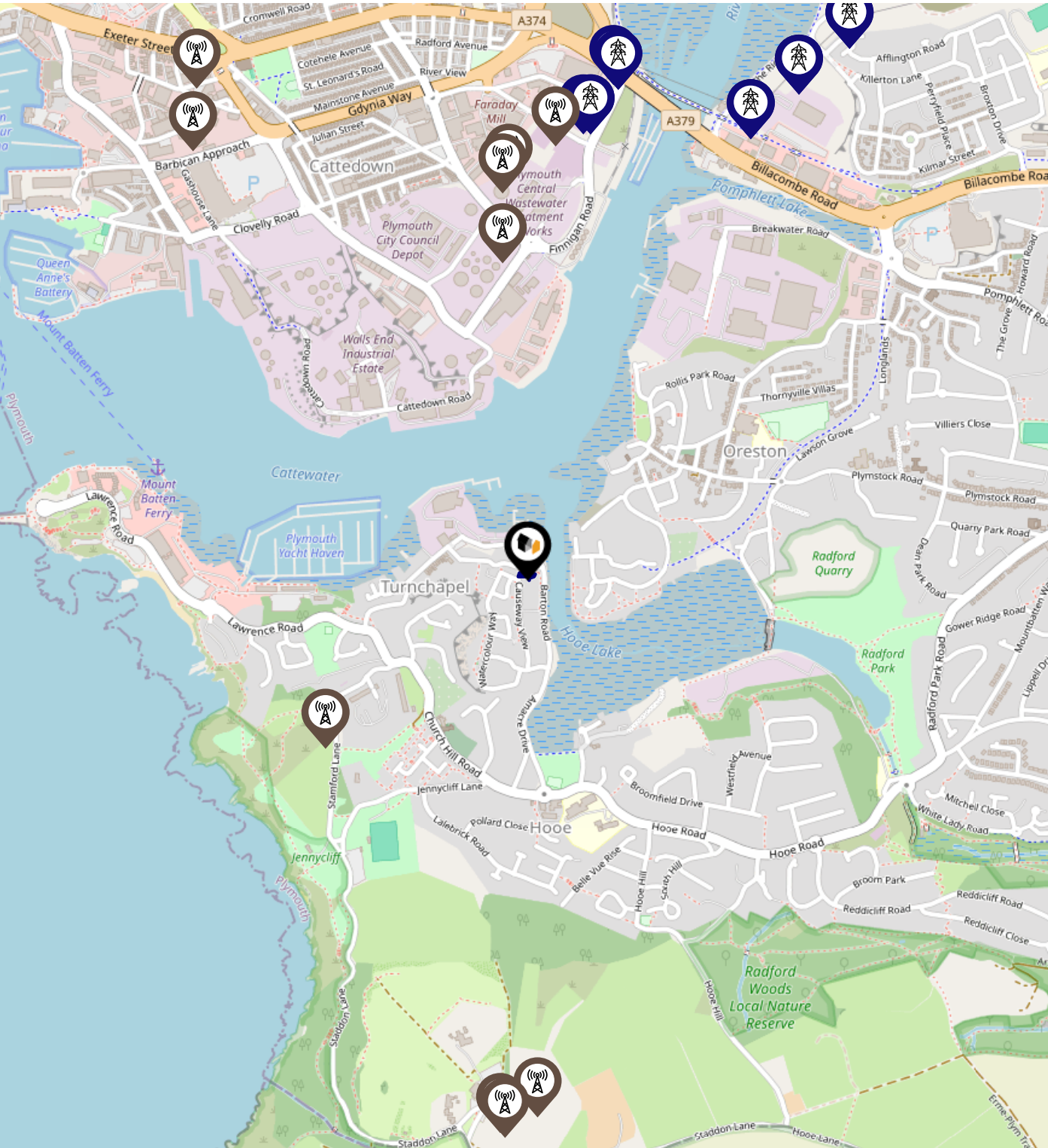


		Nursery	Primary	Secondary	College	Private
<b>9</b>	<b>Goosewell Primary Academy</b> Ofsted Rating: Good   Pupils: 419   Distance: 1.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>Arts University Plymouth</b> Ofsted Rating: Good   Pupils: 0   Distance: 1.48	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>Mount Street Primary School</b> Ofsted Rating: Good   Pupils: 258   Distance: 1.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>Lipson Vale Primary School</b> Ofsted Rating: Good   Pupils: 405   Distance: 1.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>Morley Meadow Primary School</b> Ofsted Rating: Good   Pupils: 224   Distance: 1.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>Lipson Co-operative Academy</b> Ofsted Rating: Good   Pupils: 1102   Distance: 1.63	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>St Andrew's Cof E VA Primary School</b> Ofsted Rating: Good   Pupils: 208   Distance: 1.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>Coombe Dean School</b> Ofsted Rating: Good   Pupils: 995   Distance: 1.71	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





# Local Area

## Masts & Pylons



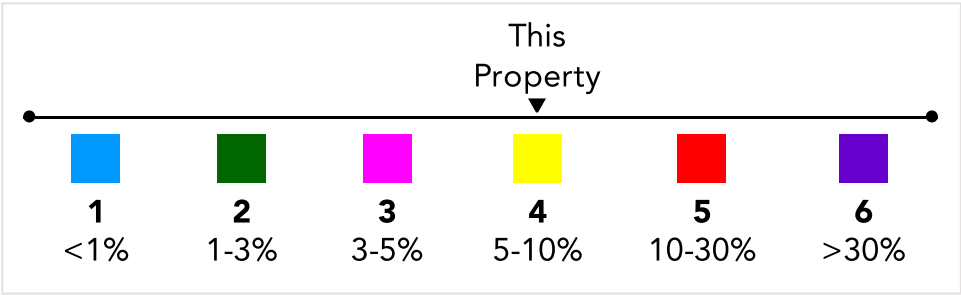
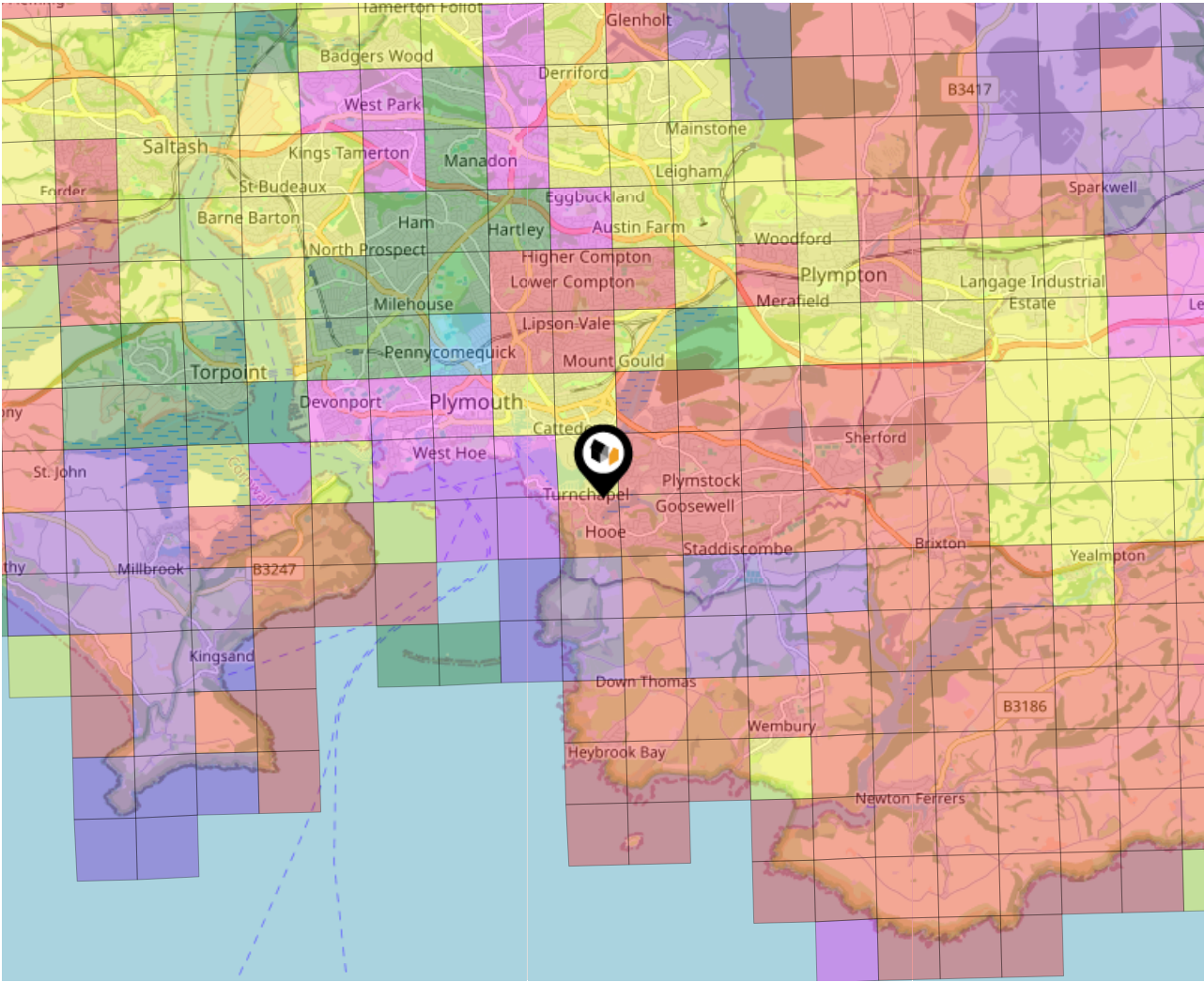
### Key:

-  Power Pylons
-  Communication Masts

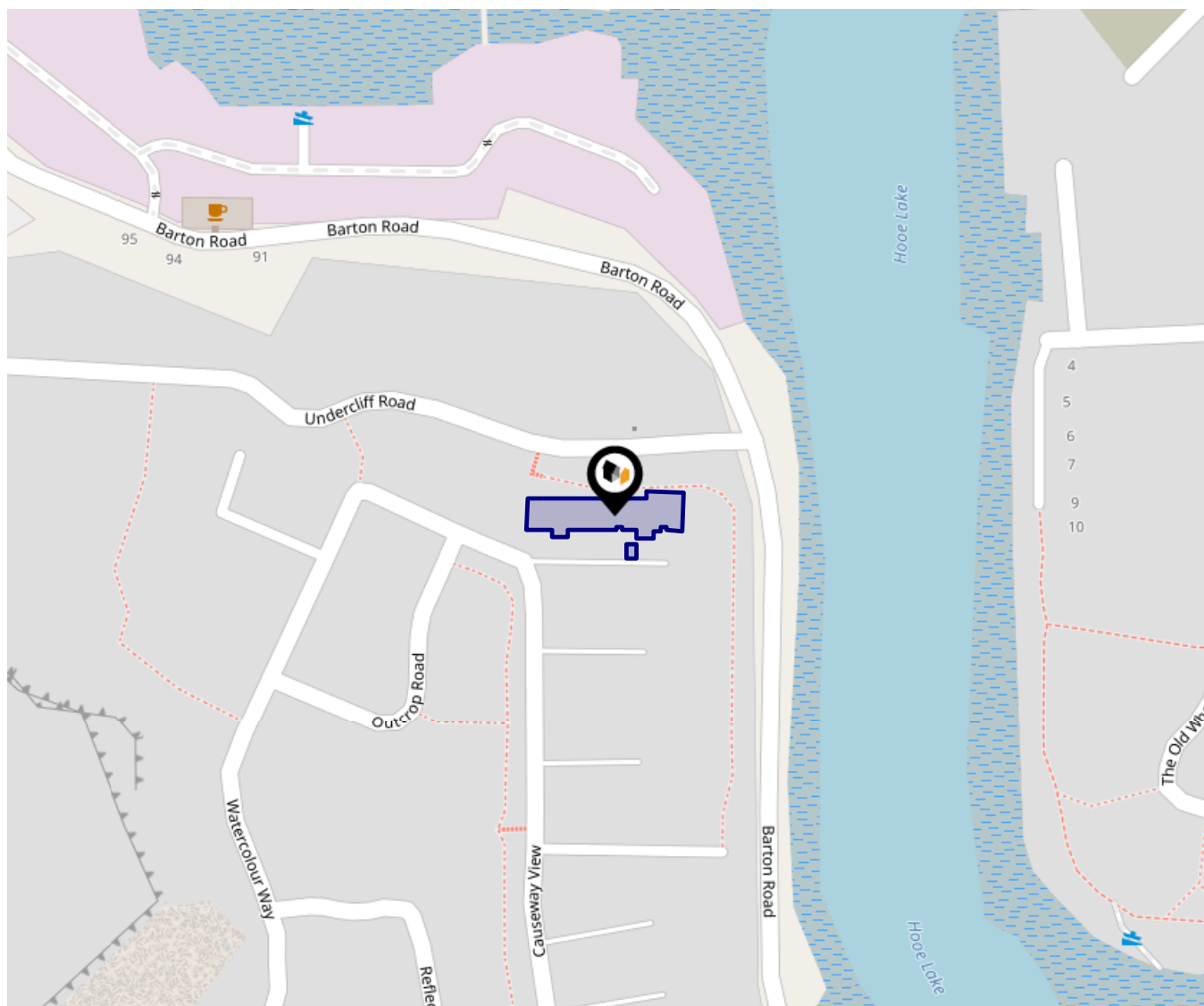


### What is Radon?

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>).







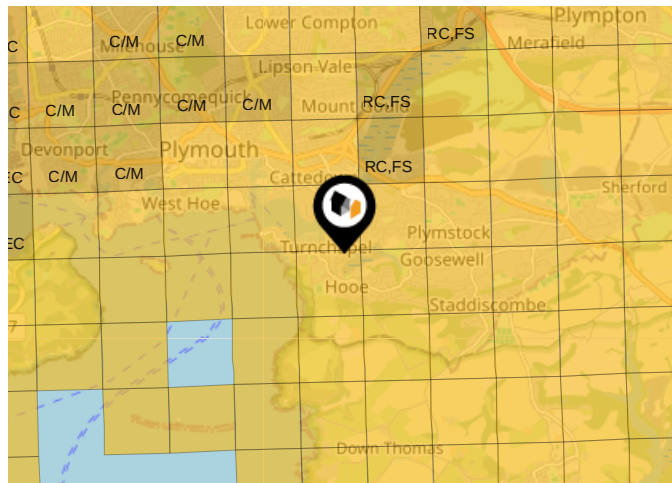
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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



<b>Carbon Content:</b>	NONE	<b>Soil Texture:</b>	LOAM TO SANDY LOAM
<b>Parent Material Grain:</b>	ARENACEOUS - RUDACEOUS	<b>Soil Depth:</b>	SHALLOW
<b>Soil Group:</b>	LIGHT TO MEDIUM		

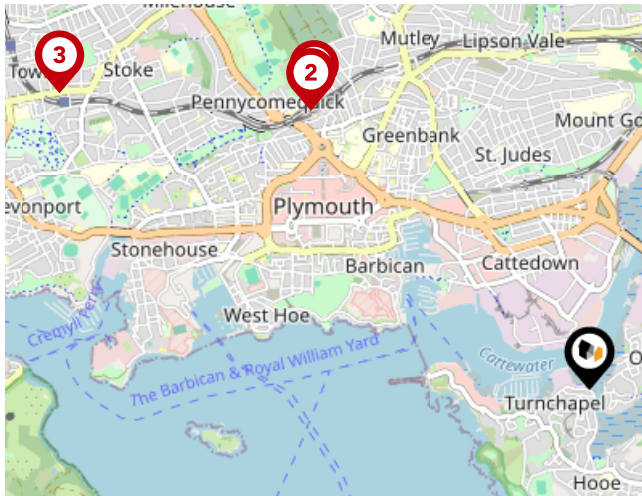


<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL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



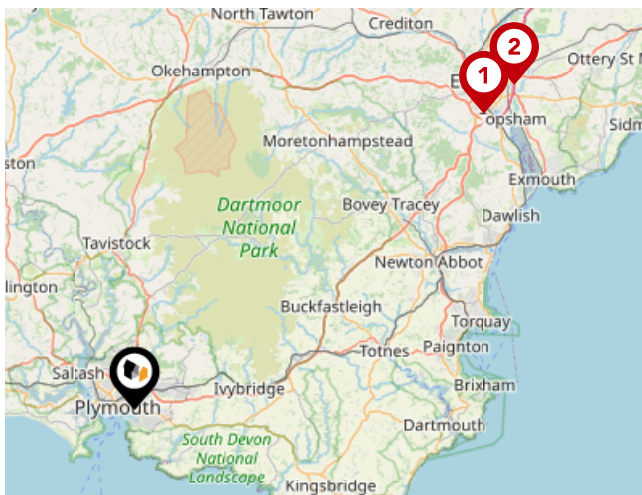
# Area

## Transport (National)



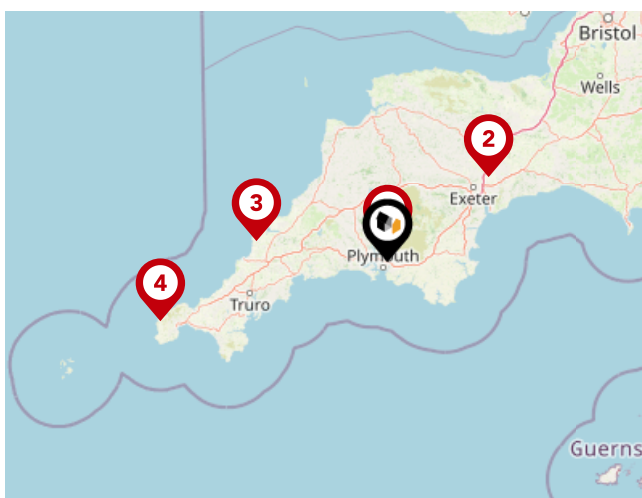
### National Rail Stations

Pin	Name	Distance
	Plymouth Rail Station	1.88 miles
	Plymouth Rail Station	1.87 miles
	Devonport Rail Station	2.87 miles



### Trunk Roads/Motorways

Pin	Name	Distance
	M5 J31	34.48 miles
	M5 J30	37.64 miles



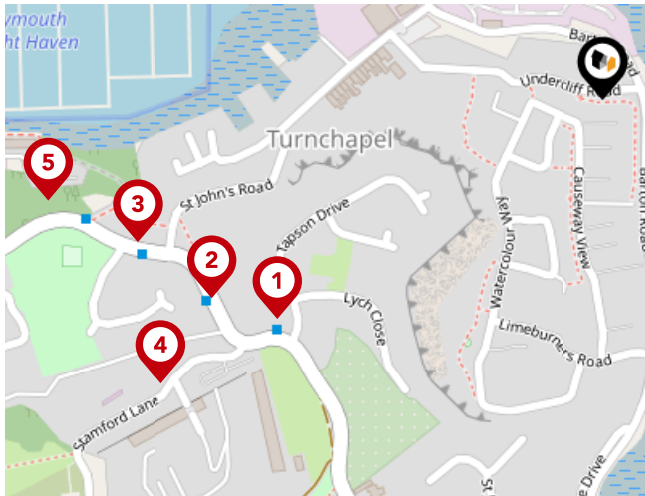
### Airports/Helipads

Pin	Name	Distance
	Glenholt	4.45 miles
	Exeter Airport	40.05 miles
	St Mawgan	39.78 miles
	Joppa	70.99 miles



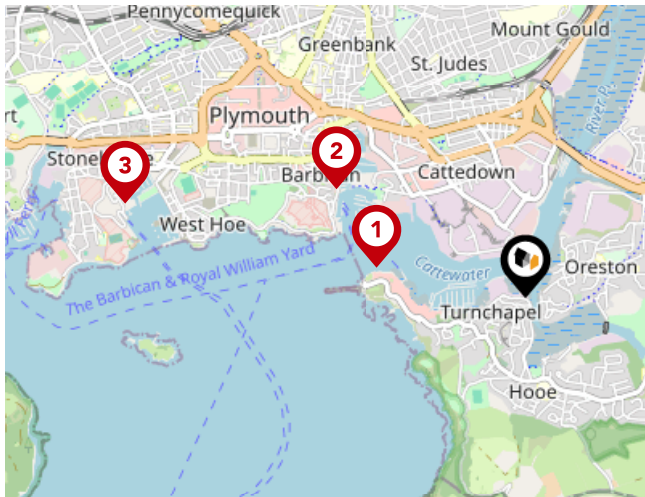
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Tapson Drive	0.23 miles
2	St. John's Road	0.26 miles
3	Cunliffe Avenue	0.29 miles
4	Fort Stamford	0.31 miles
5	Cunliffe Avenue	0.33 miles



### Ferry Terminals

Pin	Name	Distance
1	Plymouth Mount Batten Ferry Landing	0.72 miles
2	Plymouth (Barbican) Landing Stage	1.03 miles
3	Plymouth Ferry Terminal	1.94 miles



## Important - Please Read

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These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of or the seller.

They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

Please note that all appliances and heating systems are not tested by and therefore no warranties can be given as to their good working order.



# 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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6 The Broadway Plymstock Plymouth PL9  
7AU  
01752 456000  
plymstock@langtownandcountry.com  
www.langtownandcountry.com

