

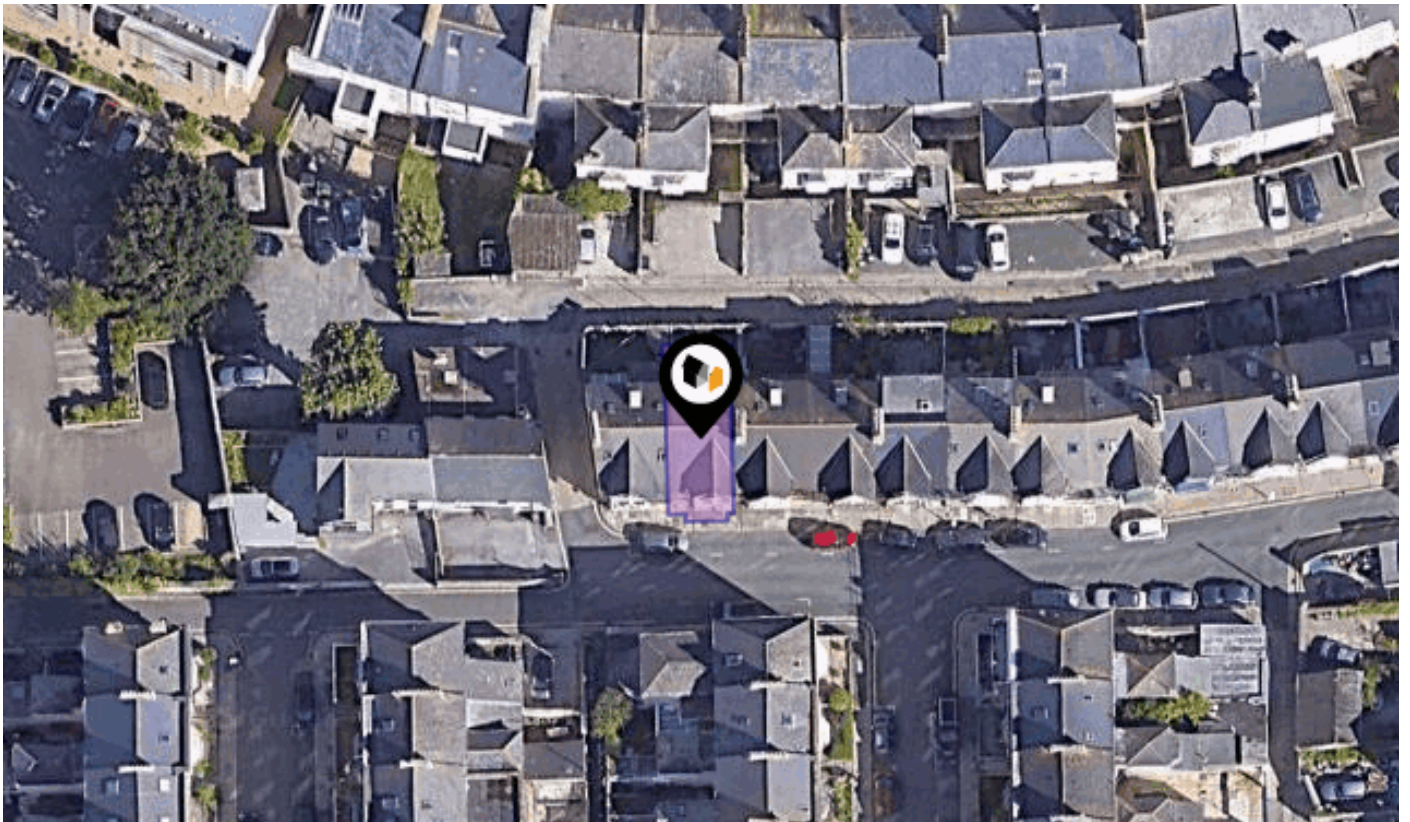


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 12th May 2025



12, CRESCENT AVENUE, PLYMOUTH, PL1 3AN

6 Mannamead Road Plymouth Devon PL4 7AA

01752 256000

property@langtownandcountry.com

www.langtownandcountry.com

Property Overview



Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	5		
Plot Area:	0.02 acres		
Council Tax :	Band C		
Annual Estimate:	£2,067		
Title Number:	DN19454		
UPRN:	100040428135		

Local Area

Local Authority:	City of plymouth	Estimated Broadband Speeds		
Conservation Area:	The Hoe	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	Very low	15	80	1000
• Surface Water	Very low	mb/s	mb/s	mb/s

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

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

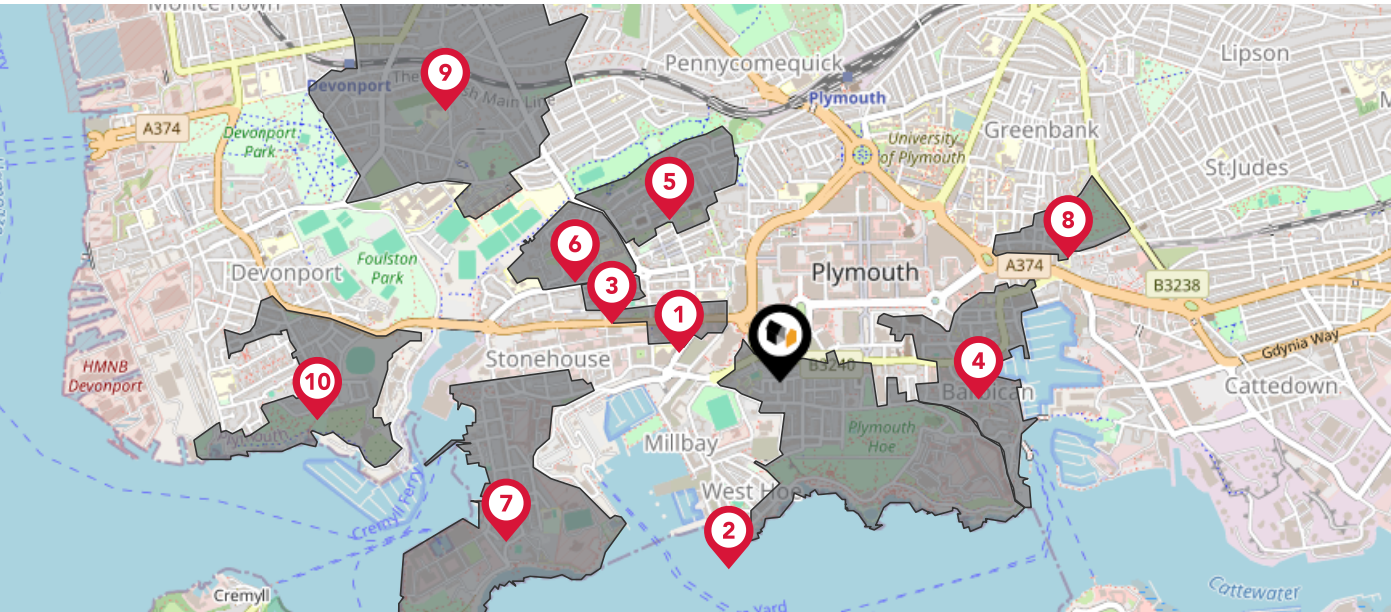
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.

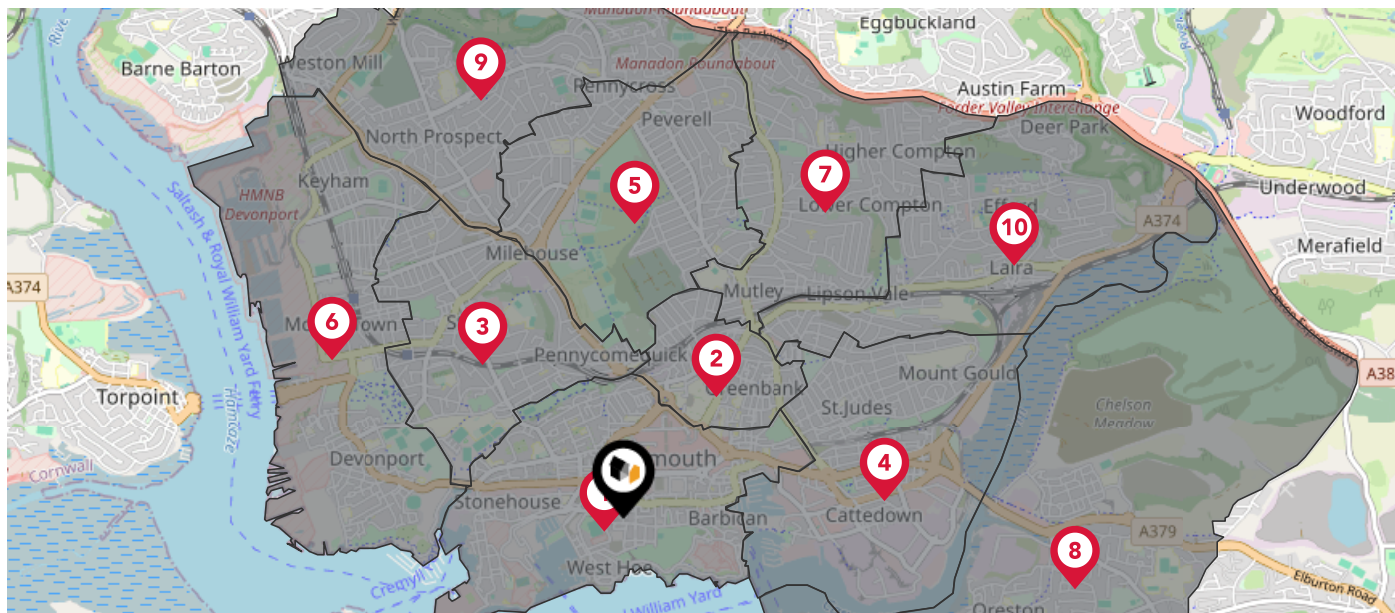


Nearby Conservation Areas	
1	Union Street (Plymouth, City of (Ua))
2	The Hoe
3	Adelaide Street / Clarence Place
4	Barbican (Plymouth, City of (Ua))
5	North Stonehouse
6	Royal Naval Hospital
7	Stonehouse Peninsula
8	Ebrington Street
9	STOKE
10	Devonport

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



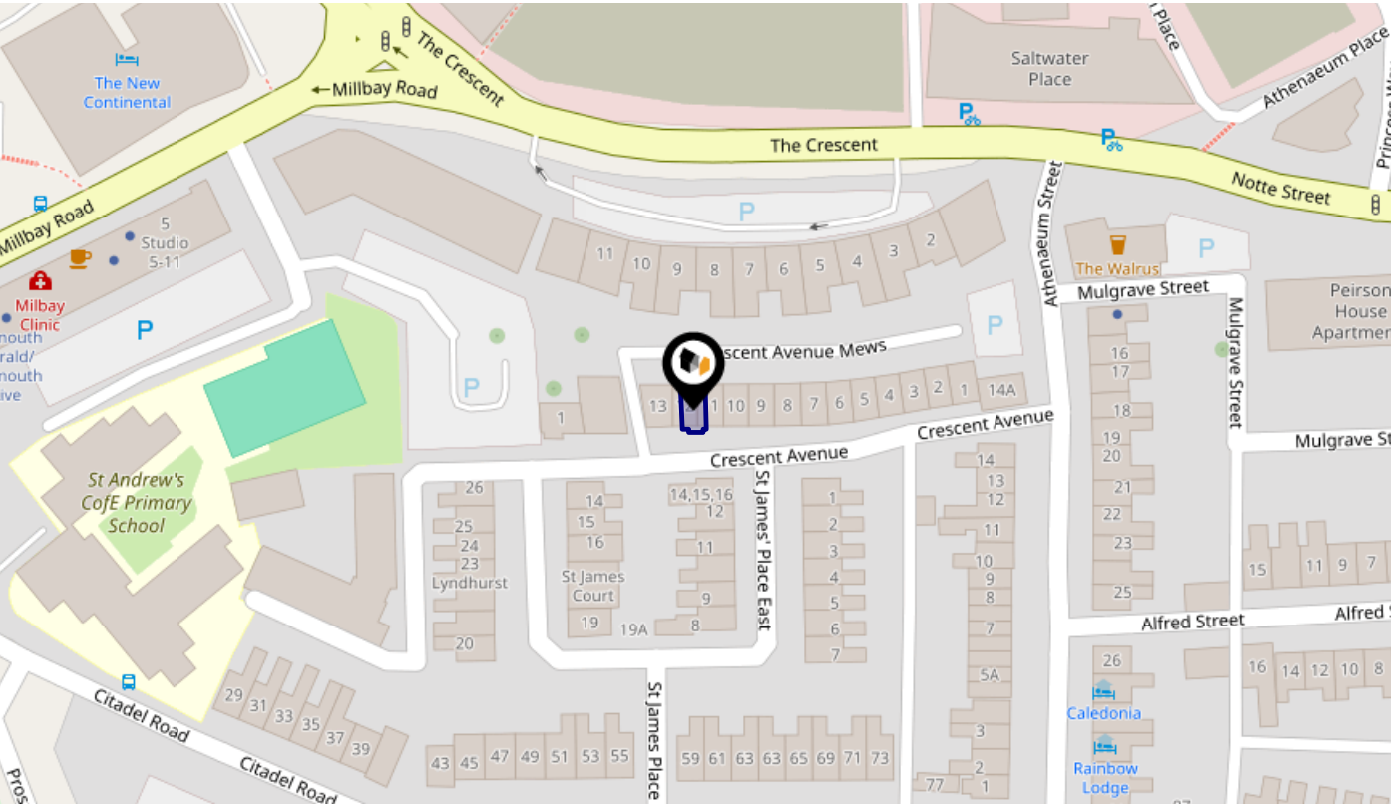
Nearby Council Wards

- | | |
|----|-----------------------------------|
| 1 | St. Peter and the Waterfront Ward |
| 2 | Drake Ward |
| 3 | Stoke Ward |
| 4 | Sutton and Mount Gould Ward |
| 5 | Peverell Ward |
| 6 | Devonport Ward |
| 7 | Compton Ward |
| 8 | Plymstock Radford Ward |
| 9 | Ham Ward |
| 10 | Efford and Lipson 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.

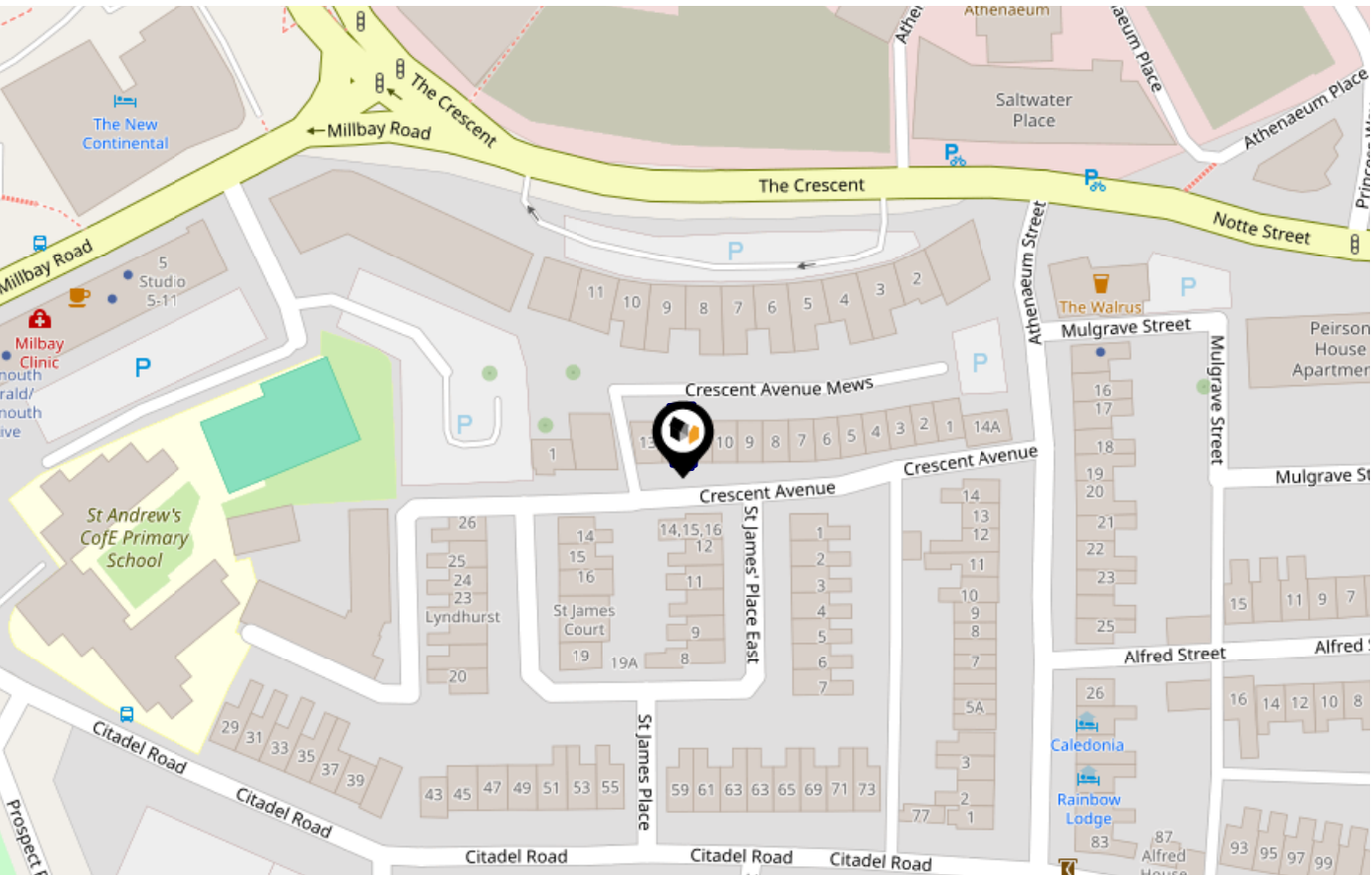
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

5	75.0+ dB	Red
4	70.0-74.9 dB	Orange
3	65.0-69.9 dB	Yellow
2	60.0-64.9 dB	Green
1	55.0-59.9 dB	Blue

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.

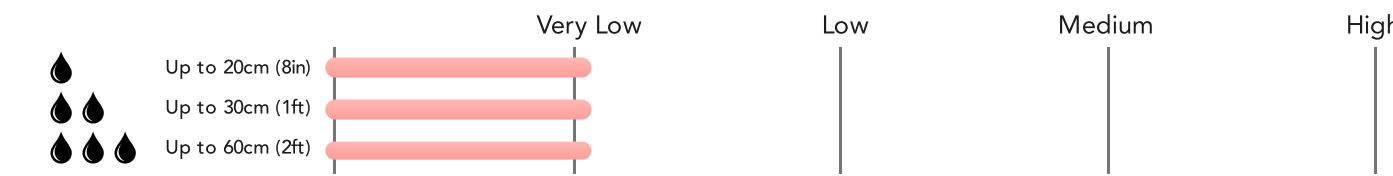


Risk Rating: Very low

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 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

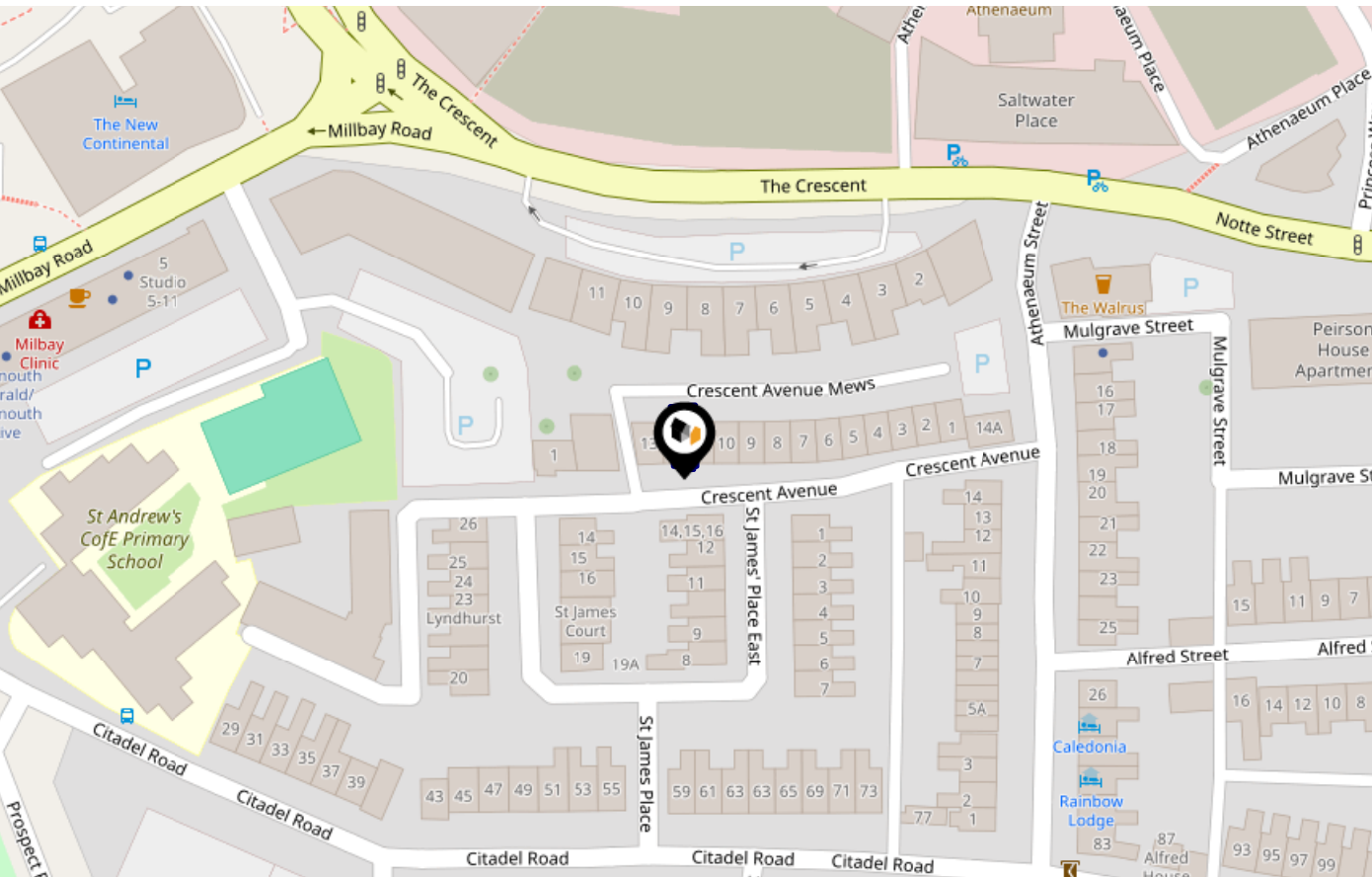
Chance of flooding to the following depths at this property:



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.

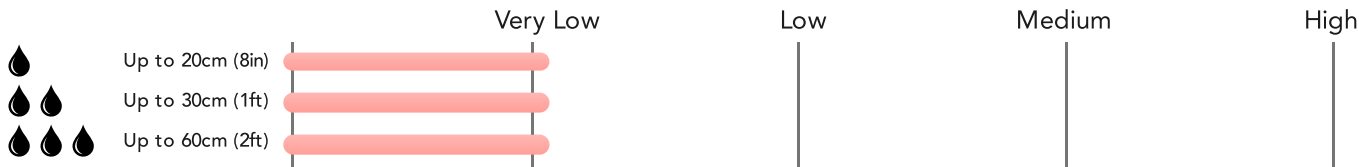


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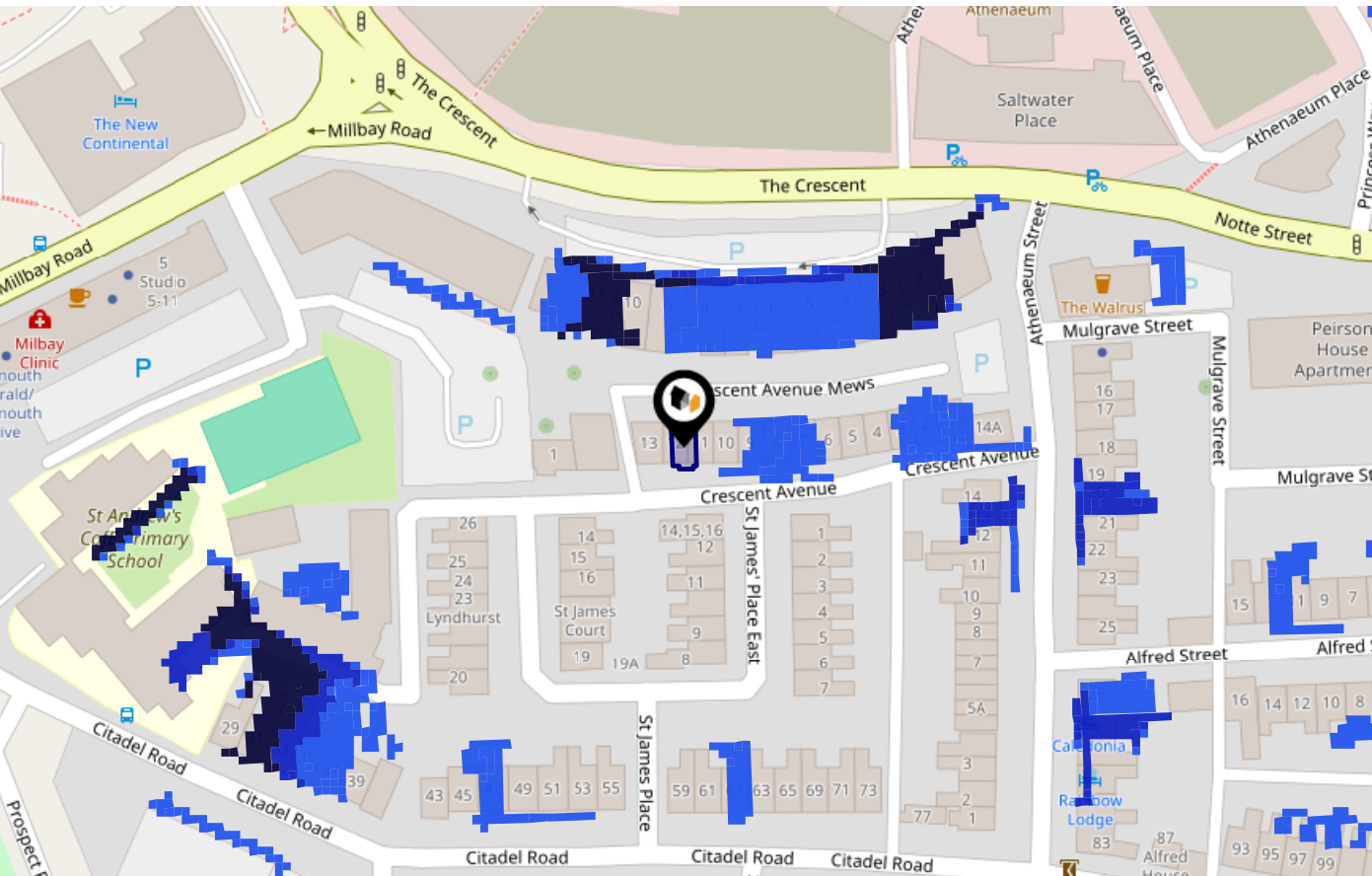
Chance of flooding to the following depths at this property:



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.

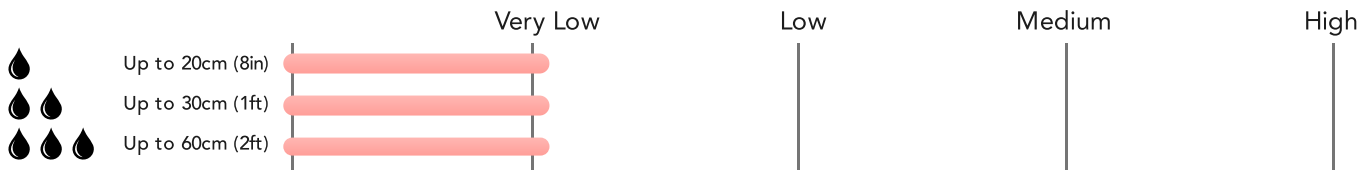


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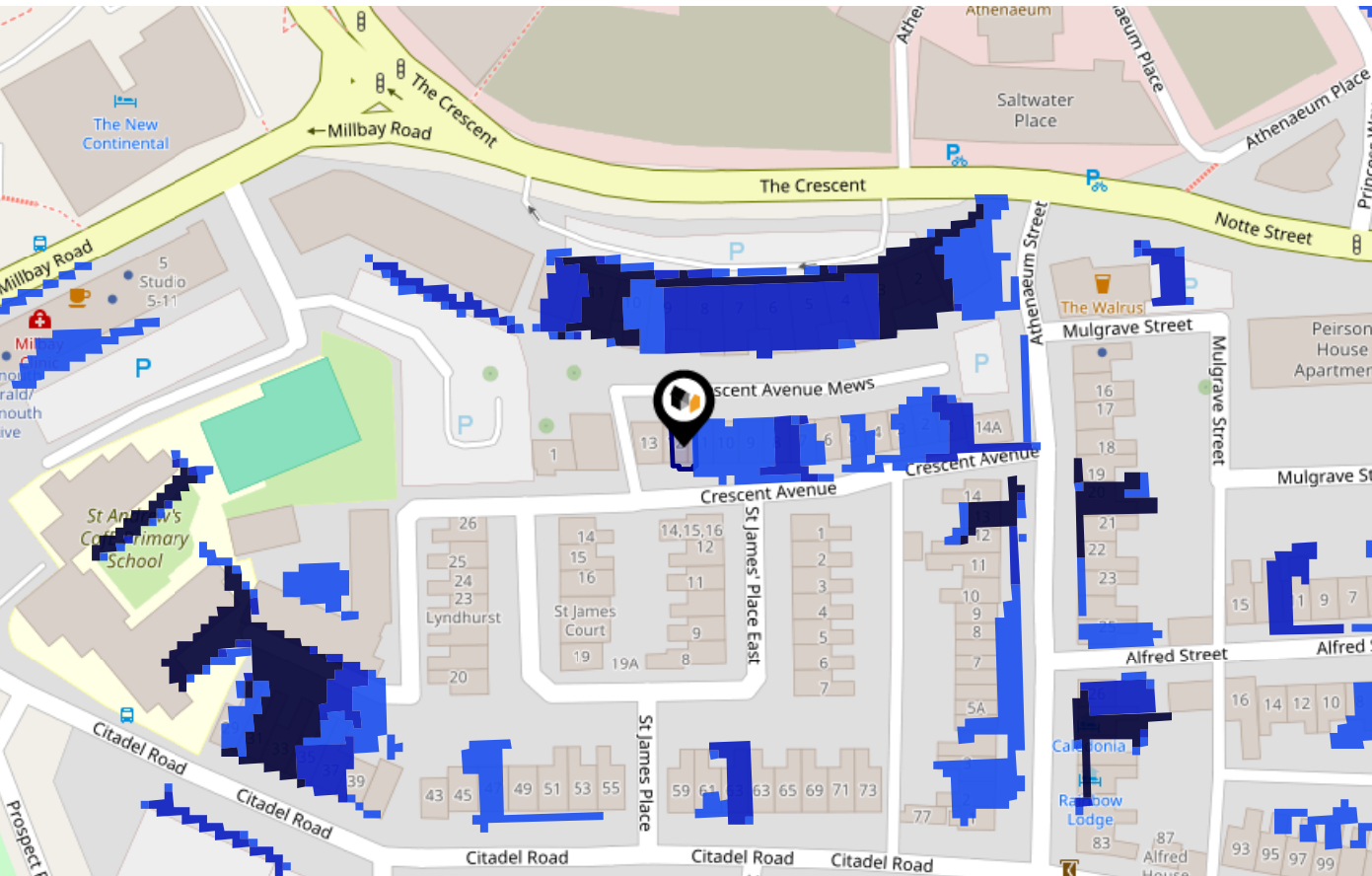
Chance of flooding to the following depths at this property:



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.

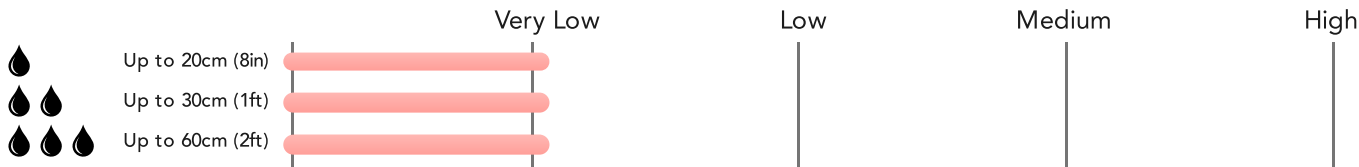


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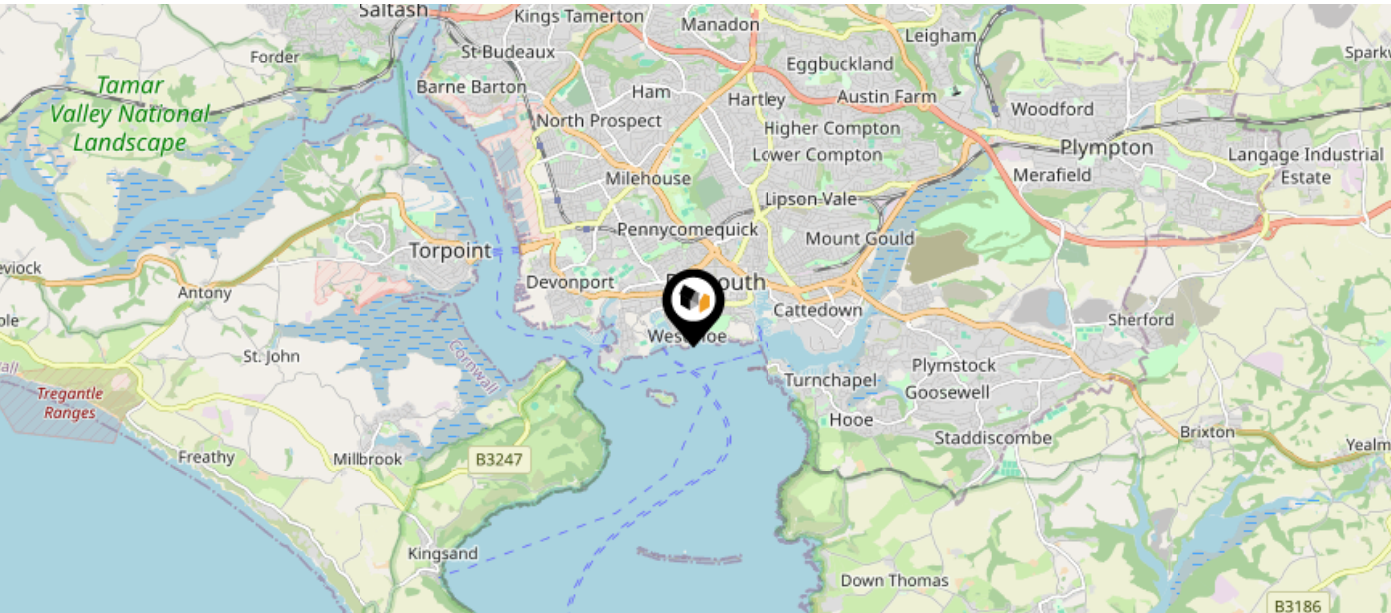
Chance of flooding to the following depths at this property:



Maps

Green Belt

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



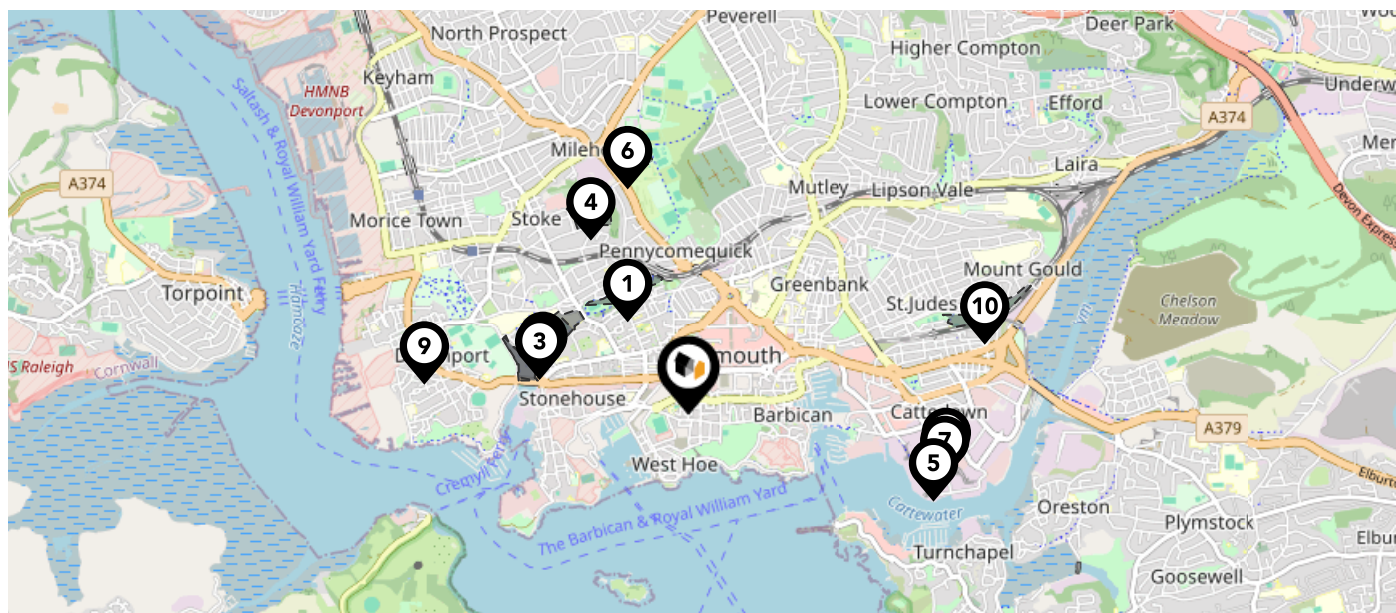
Nearby Green Belt Land

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.



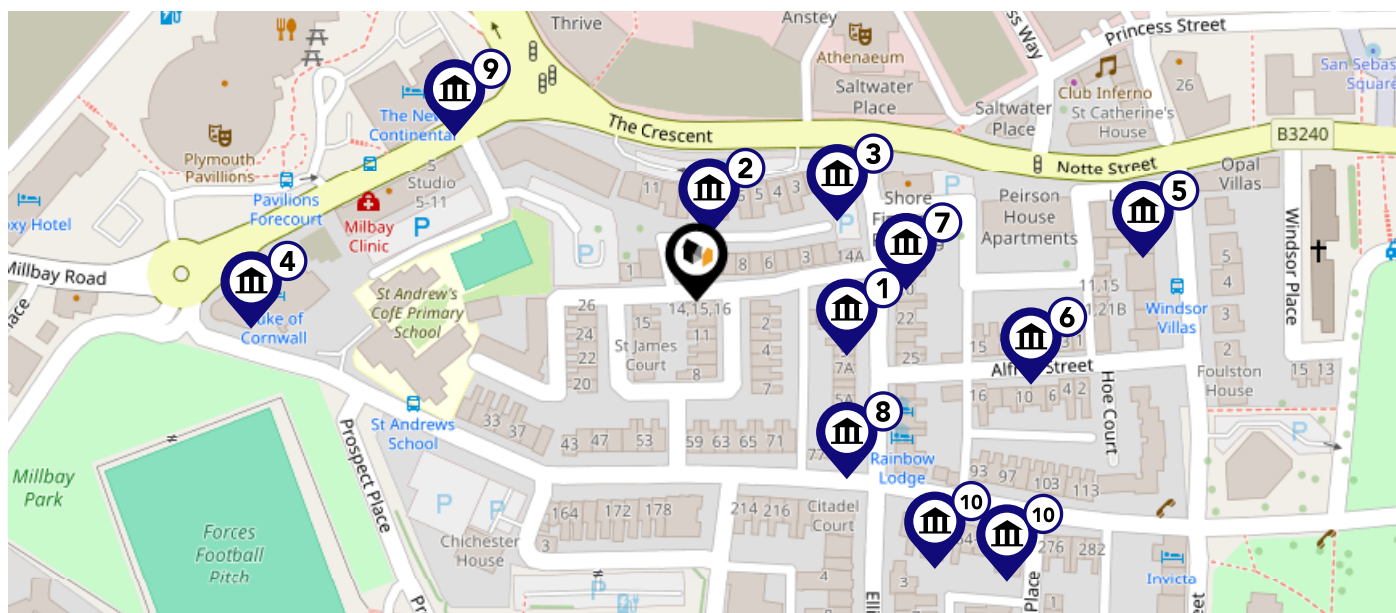
Nearby Landfill Sites

1	Victoria Park-Victoria Park, Plymouth	Historic Landfill	
2	Stonehouse Lake-Plymouth, Devon	Historic Landfill	
3	Stonehouse Playing Fields-Stonehouse Playing Fields, Stonehouse, Plymouth, Devon	Historic Landfill	
4	Stoke School Playing Field And Allotments-Stoke School Playing Field And Allotments, Plymouth	Historic Landfill	
5	Sevenside Waste Paper-Wallsend Industrial Estate, Cattedown, Plymouth, Devon	Historic Landfill	
6	Central Park Milehouse-Central Park (Milehouse), Plymouth	Historic Landfill	
7	Cattledown Road-Cattledown, Plymouth	Historic Landfill	
8	MacAdam Road-Cattledown, Plymouth	Historic Landfill	
9	Hazardous Stores Return Centre-H M Naval Base, Devonport, Plymouth, Devon	Historic Landfill	
10	Tothill Park Recreation Ground-Tothill Park Recreation Ground Mount Gold/Laira, 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...



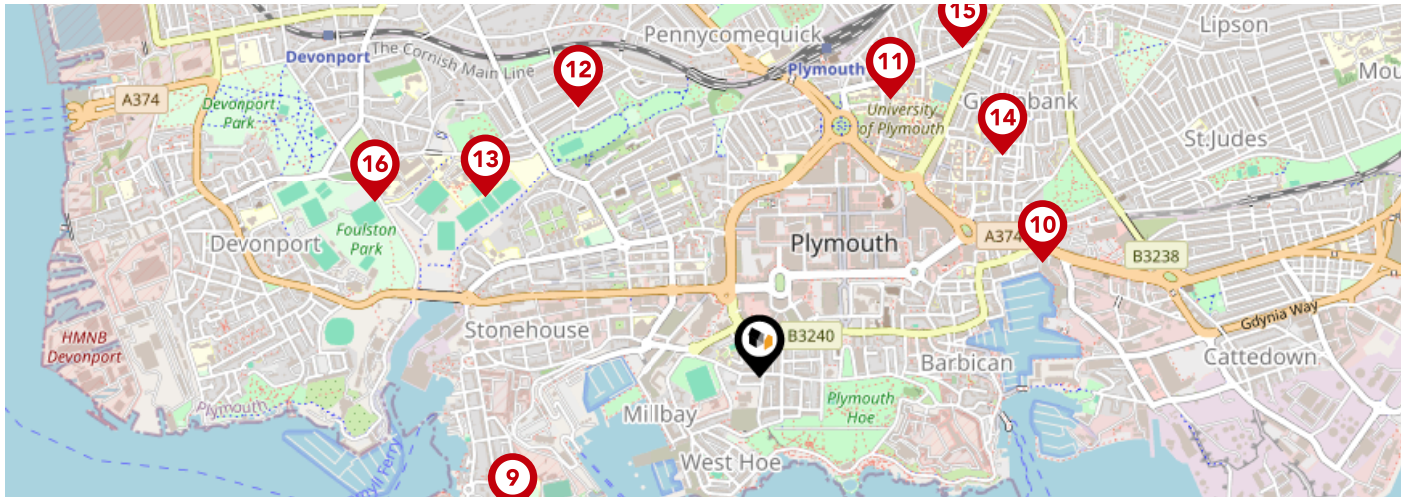
Listed Buildings in the local district		Grade	Distance
	1129989 - Numbers 10-14 And Attached Forecourt Walls And Railings	Grade II	0.0 miles
	1386445 - Numbers 2 To 12 And Attached Forecourt Walls And Railings	Grade II	0.0 miles
	1386444 - Number 1 And Attached Forecourt Wall And Railings	Grade II	0.1 miles
	1386245 - Duke Of Cornwall Hotel And Attached Forecourt Walls And Railings	Grade II	0.1 miles
	1113342 - Lockyer Court	Grade II	0.1 miles
	1129983 - Numbers 1 To 15 And Attached Road Frontage Walls And Railings	Grade II	0.1 miles
	1129990 - Numbers 15 To 19 And Attached Forecourt Walls And Railings To Number 19	Grade II	0.1 miles
	1129988 - Numbers 1 To 14 And Attached Forecourt Walls And Railings	Grade II	0.1 miles
	1386246 - New Continental Hotel And Attached Forecourt Walls And Railings	Grade II	0.1 miles
	1330547 - Lima And Attached Forecourt Walls And Railings	Grade II	0.1 miles
	1330546 - 256-262, Citadel Road And Forecourt Walls And Railings In Front Of Number 262	Grade II	0.1 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1	St Andrew's Cof E VA Primary School Ofsted Rating: Good Pupils: 208 Distance:0.09	☐	☒	☐	☐	☐
2	St Peter's CofE Primary School Ofsted Rating: Good Pupils: 154 Distance:0.25	☐	☒	☐	☐	☐
3	Millbay Academy Ofsted Rating: Good Pupils: 545 Distance:0.28	☐	☒	☒	☐	☐
4	The Cathedral School of St Mary Ofsted Rating: Requires improvement Pupils: 109 Distance:0.43	☐	☒	☐	☐	☐
5	Pilgrim Primary Academy Ofsted Rating: Outstanding Pupils: 390 Distance:0.44	☐	☒	☐	☐	☐
6	ACE Schools Plymouth Ofsted Rating: Good Pupils: 233 Distance:0.51	☐	☐	☒	☐	☐
7	Arts University Plymouth Ofsted Rating: Good Pupils:0 Distance:0.57	☐	☐	☒	☐	☐
8	High Street Primary Academy Ofsted Rating: Good Pupils: 140 Distance:0.6	☐	☒	☐	☐	☐

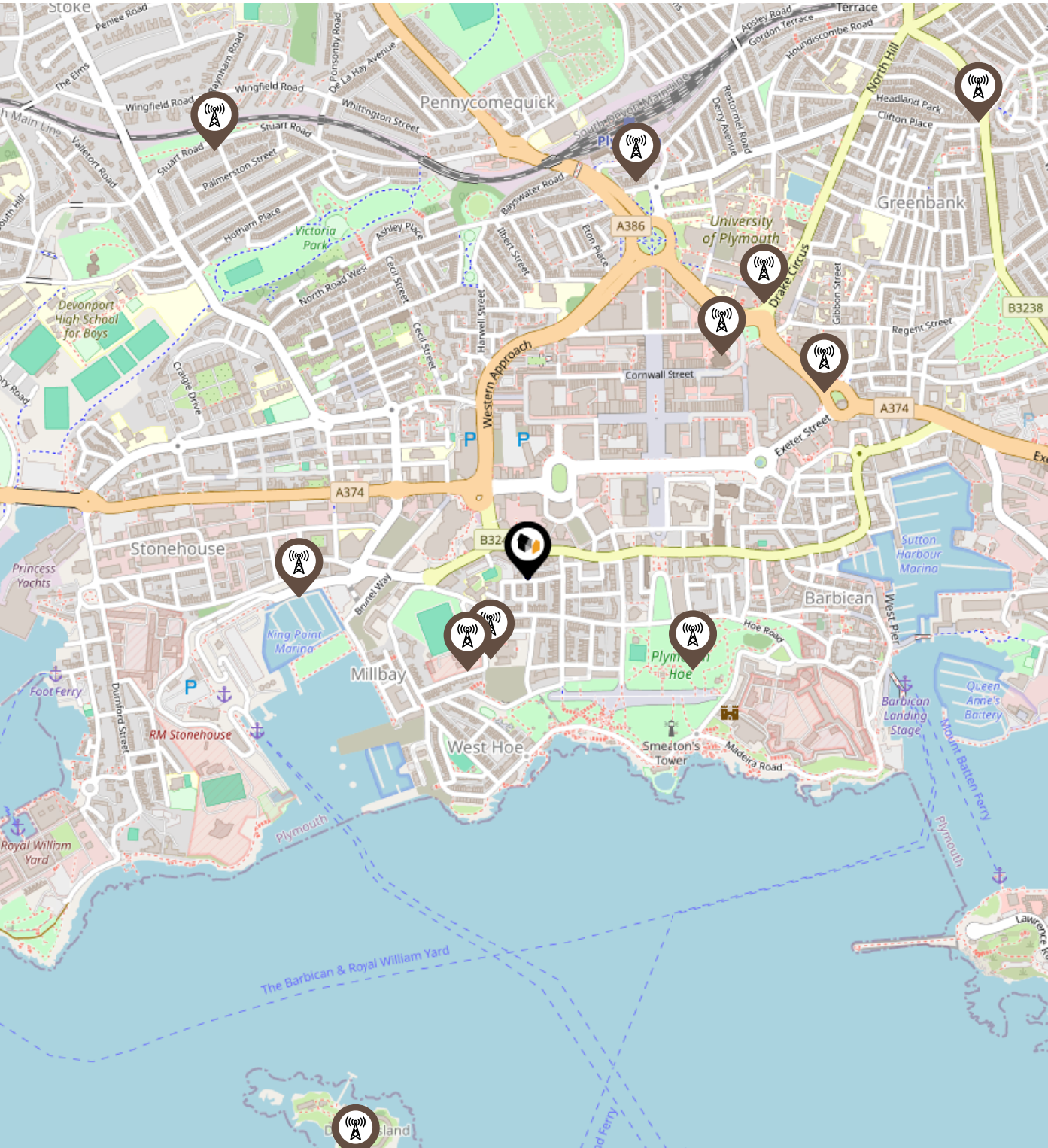
Area Schools



		Nursery	Primary	Secondary	College	Private
9	St George's CofE Primary Academy Ofsted Rating: Good Pupils: 90 Distance:0.67	☐	☒	☐	☐	☐
10	Holy Cross Catholic Primary School Ofsted Rating: Good Pupils: 306 Distance:0.72	☐	☒	☐	☐	☐
11	Fletewood School at Derry Villas Ofsted Rating: Good Pupils: 58 Distance:0.73	☐	☒	☐	☐	☐
12	Stuart Road Primary Academy Ofsted Rating: Good Pupils: 189 Distance:0.77	☐	☒	☐	☐	☐
13	Devonport High School for Boys Ofsted Rating: Good Pupils: 1231 Distance:0.78	☐	☐	☒	☐	☐
14	Mount Street Primary School Ofsted Rating: Good Pupils: 258 Distance:0.78	☐	☒	☐	☐	☐
15	Plymouth High School for Girls Ofsted Rating: Good Pupils: 816 Distance:0.92	☐	☐	☒	☐	☐
16	City College Plymouth Ofsted Rating: Good Pupils:0 Distance:1	☐	☐	☒	☐	☐

Local Area

Masts & Pylons



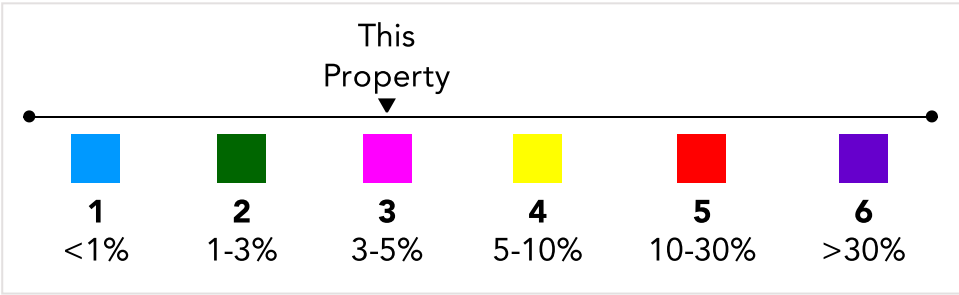
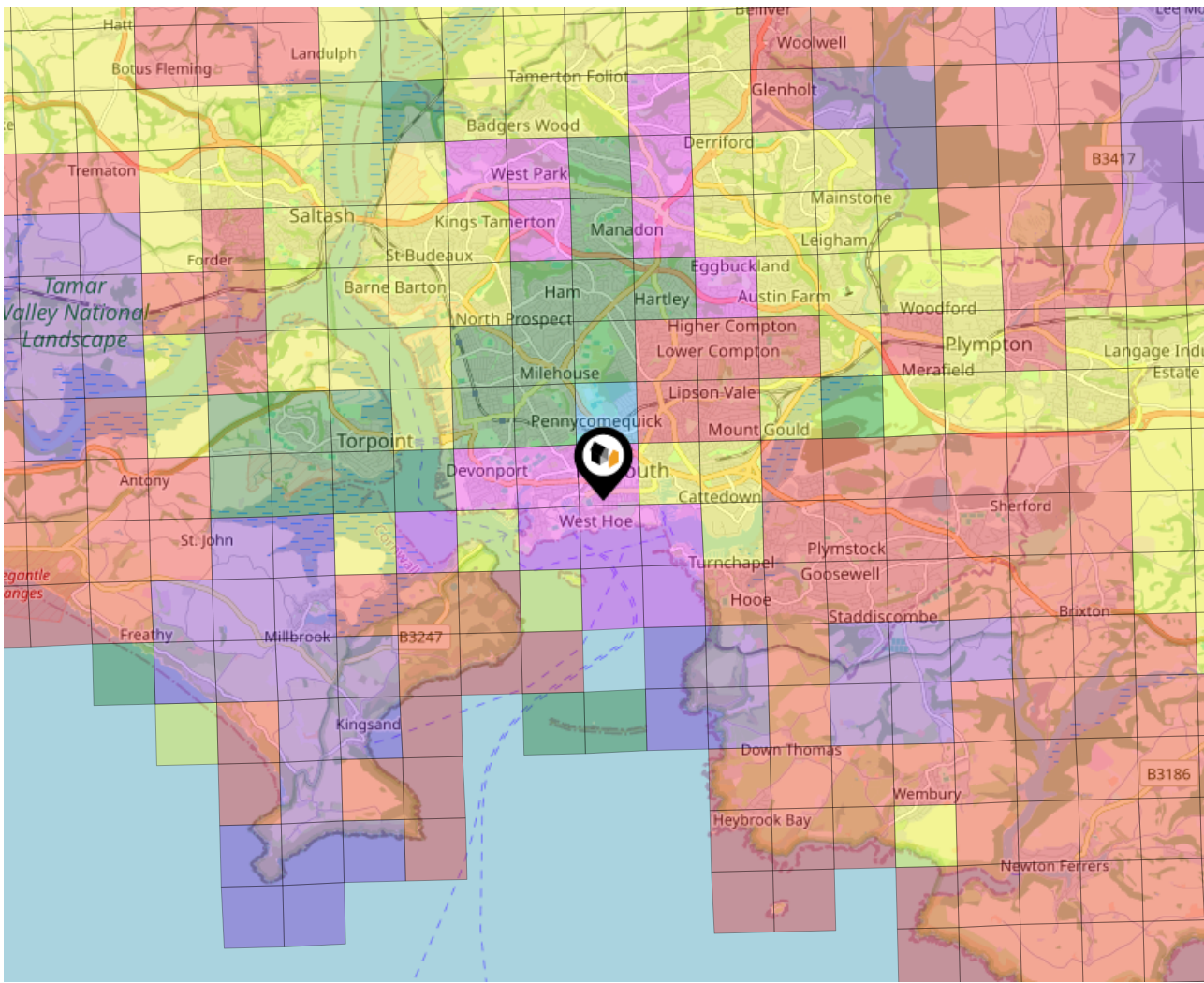
- Key:**
-  Power Pylons
 -  Communication Masts

Environment

Radon Gas

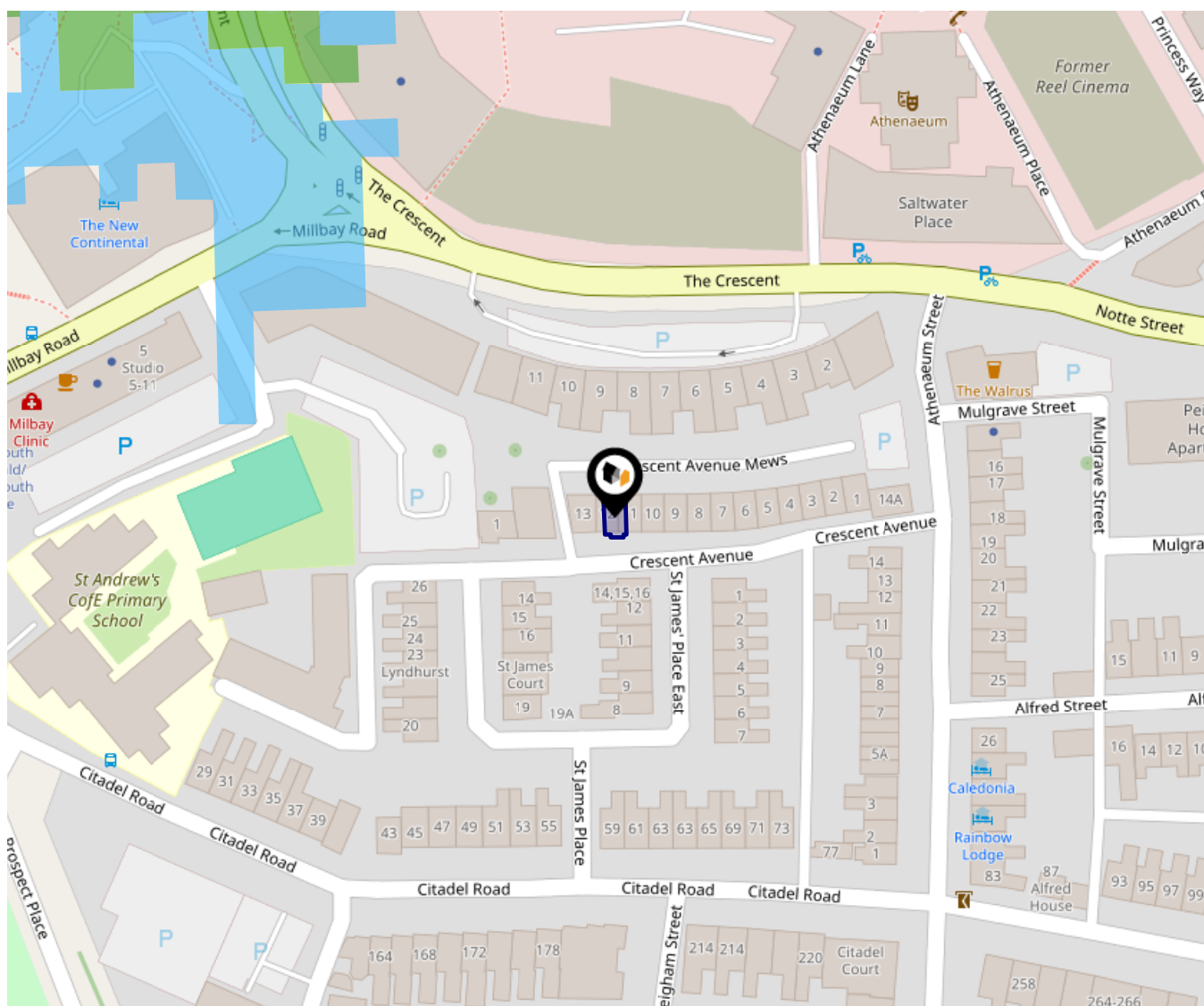
What is Radon?

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:

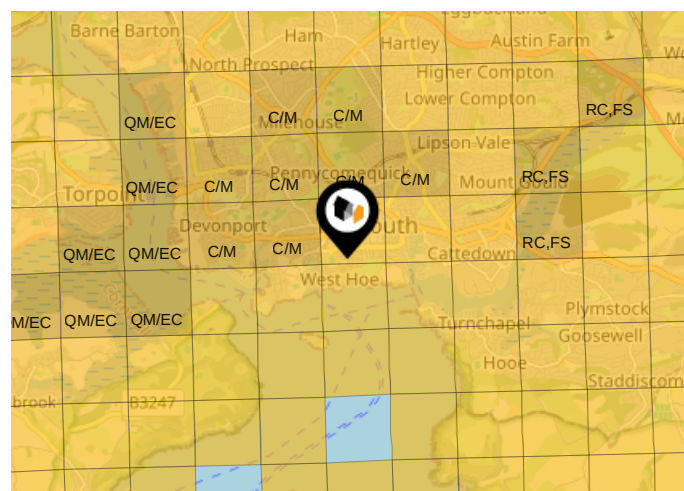
- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Environment

Soils & Clay

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

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

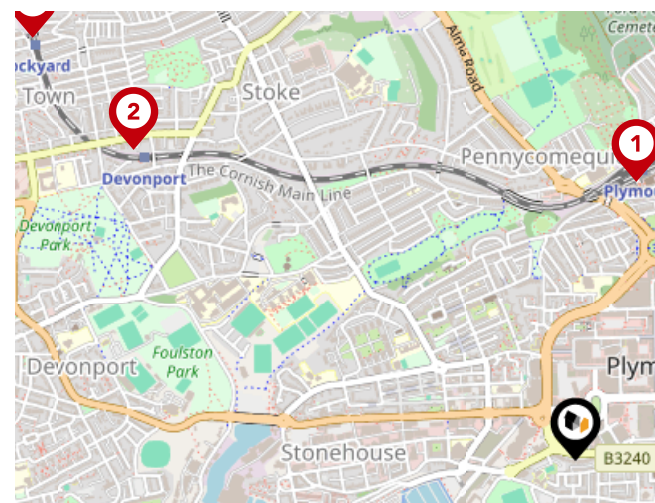


Primary Classifications (Most Common Clay Types)

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

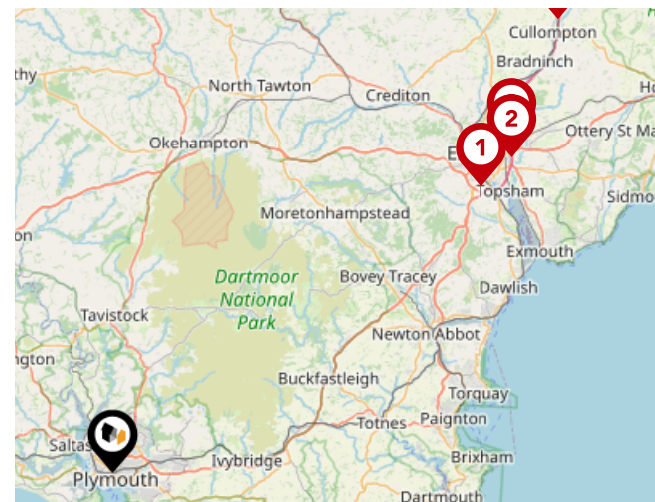
Area

Transport (National)



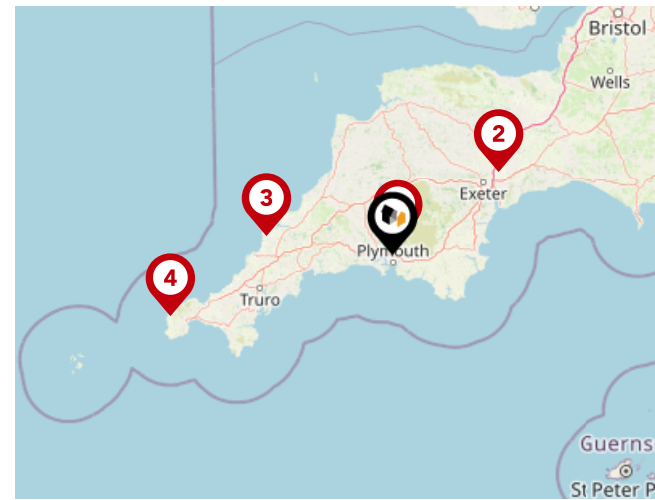
National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	0.68 miles
2	Devonport Rail Station	1.28 miles
3	Dockyard (Plymouth) Rail Station	1.63 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	35.19 miles
2	M5 J30	38.34 miles
3	M5 J29	39.12 miles
4	M5 J28	47.81 miles

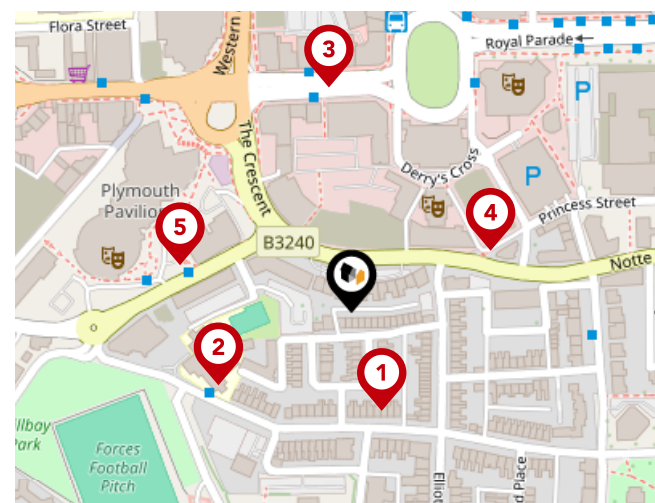


Airports/Helipads

Pin	Name	Distance
1	Glenholt	4.11 miles
2	Exeter Airport	40.76 miles
3	St Mawgan	38.23 miles
4	Joppa	69.74 miles

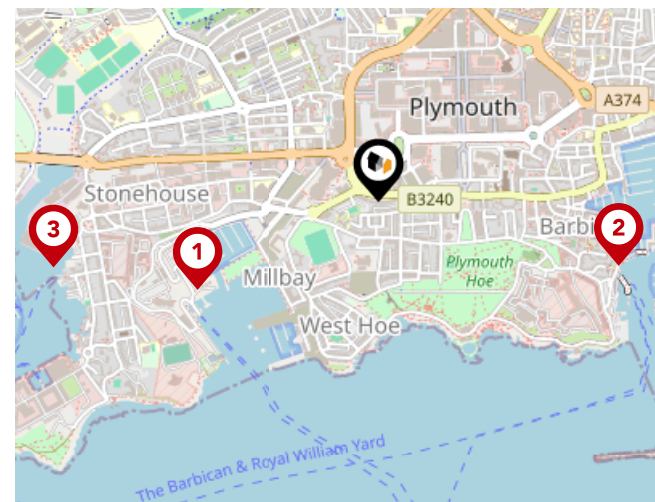
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Leigham Street	0.06 miles
2	St Andrews School	0.09 miles
3	Walkabout	0.13 miles
4	Athenaeum Place	0.09 miles
5	New Continental Hotel	0.1 miles



Ferry Terminals

Pin	Name	Distance
1	Plymouth Ferry Terminal	0.48 miles
2	Plymouth (Barbican) Landing Stage	0.59 miles
3	Plymouth Stonehouse Ferry Terminal	0.78 miles

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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