

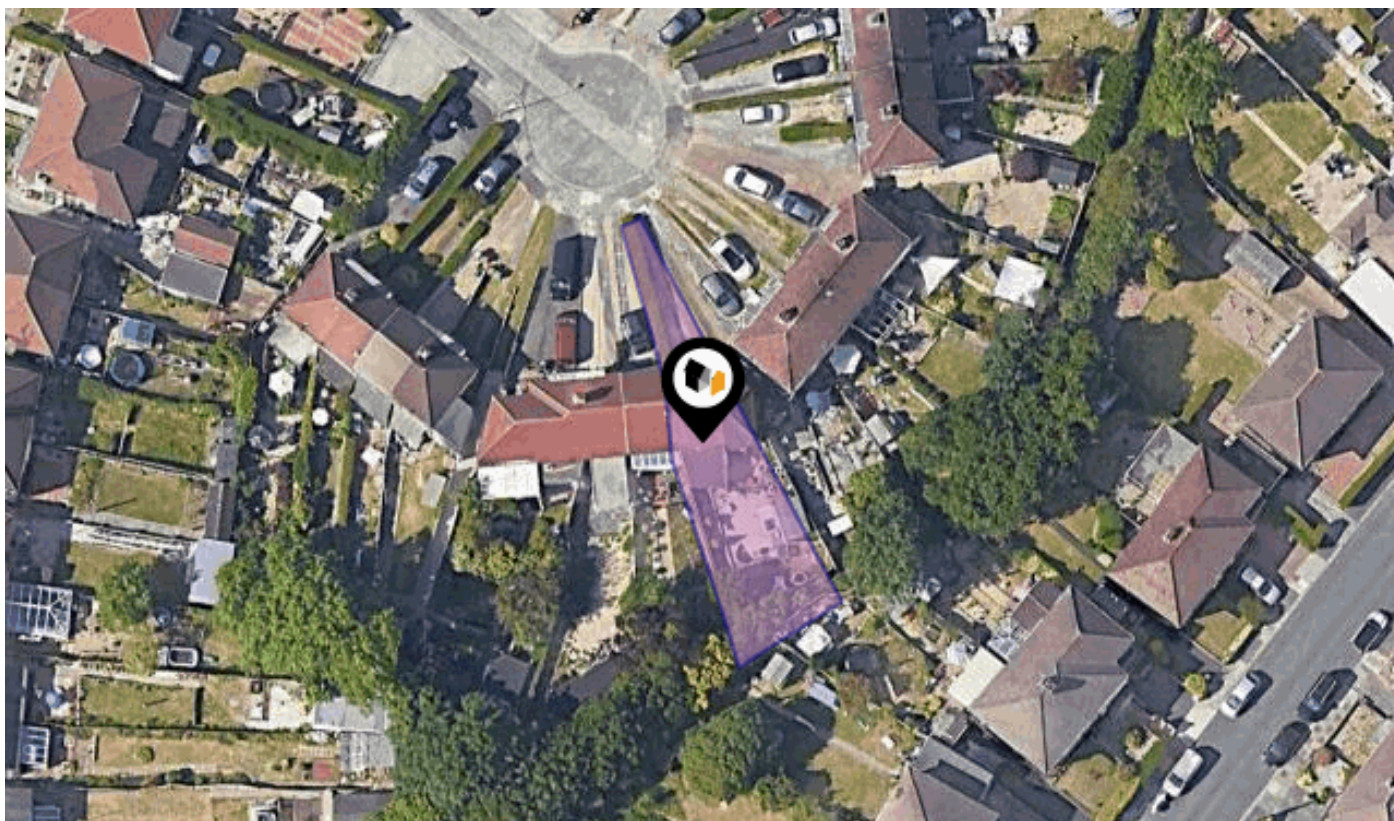


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 02nd April 2026



## 13, CORONATION PLACE, PLYMOUTH, PL5 1UP

### Lang Town & Country

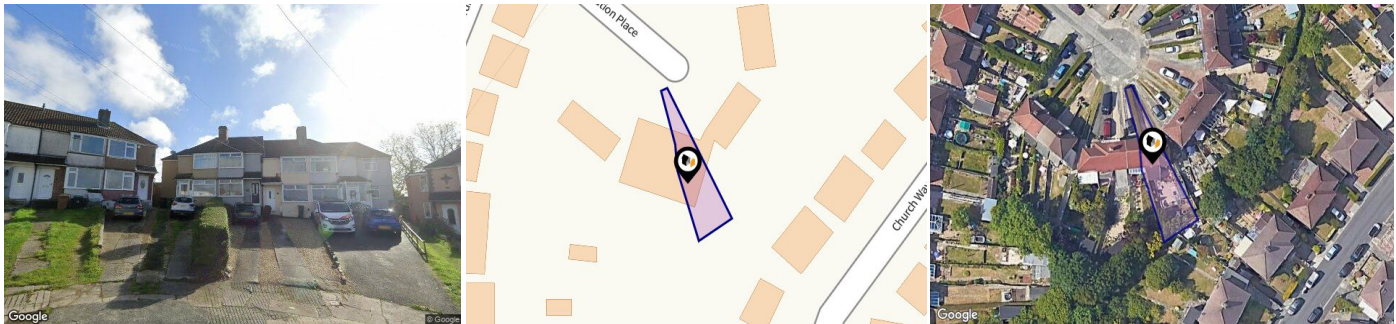
6 Mannamead Road, Plymouth, PL4 7AA

01752 456000

carrie@langtownandcountry.com

www.langtownandcountry.com








## Property

<b>Type:</b>	Terraced	<b>Last Sold Date:</b>	06/05/2022
<b>Bedrooms:</b>	3	<b>Last Sold Price:</b>	£182,000
<b>Floor Area:</b>	775 ft <sup>2</sup> / 72 m <sup>2</sup>	<b>Last Sold £/ft<sup>2</sup>:</b>	£260
<b>Plot Area:</b>	0.06 acres	<b>Tenure:</b>	Freehold
<b>Year Built :</b>	1950-1966	<b>Latest FENSA Work:</b>	01/05/2007 - 13 Coronation Place windows, PLYMOUTH doors
<b>Council Tax :</b>	Band A		
<b>Title Number:</b>	DN67995		
<b>UPRN:</b>	100040427155		
<b>Restrictive Covenants:</b>	Yes		01/05/2007 - 13 Coronation Place windows, PLYMOUTH doors

## 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>13</b> mb/s	<b>50</b> mb/s	<b>1800</b> mb/s
		

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



### Satellite/Fibre TV Availability:



13 Coronation Place, PL5 1UP

Energy rating

**D**

Valid until 28.02.2035

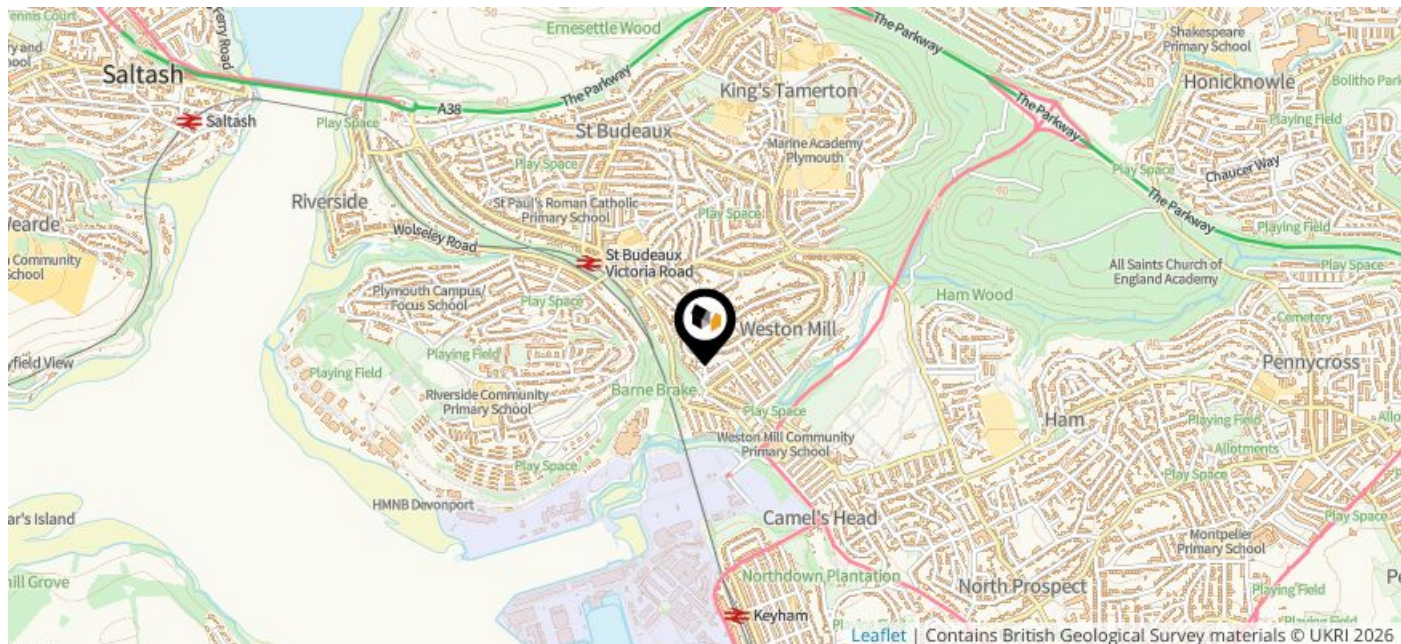
Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		87   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	68   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

## Additional EPC Data

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<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	ECO assessment
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Glazing Type:</b>	Not defined
<b>Previous Extension:</b>	2
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, no insulation (assumed)
<b>Walls Energy:</b>	Poor
<b>Roof:</b>	Pitched, 100 mm loft insulation
<b>Roof Energy:</b>	Average
<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>	Low energy lighting in 88% of fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	72 m <sup>2</sup>

This map displays nearby coal mine entrances and their classifications.



## Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

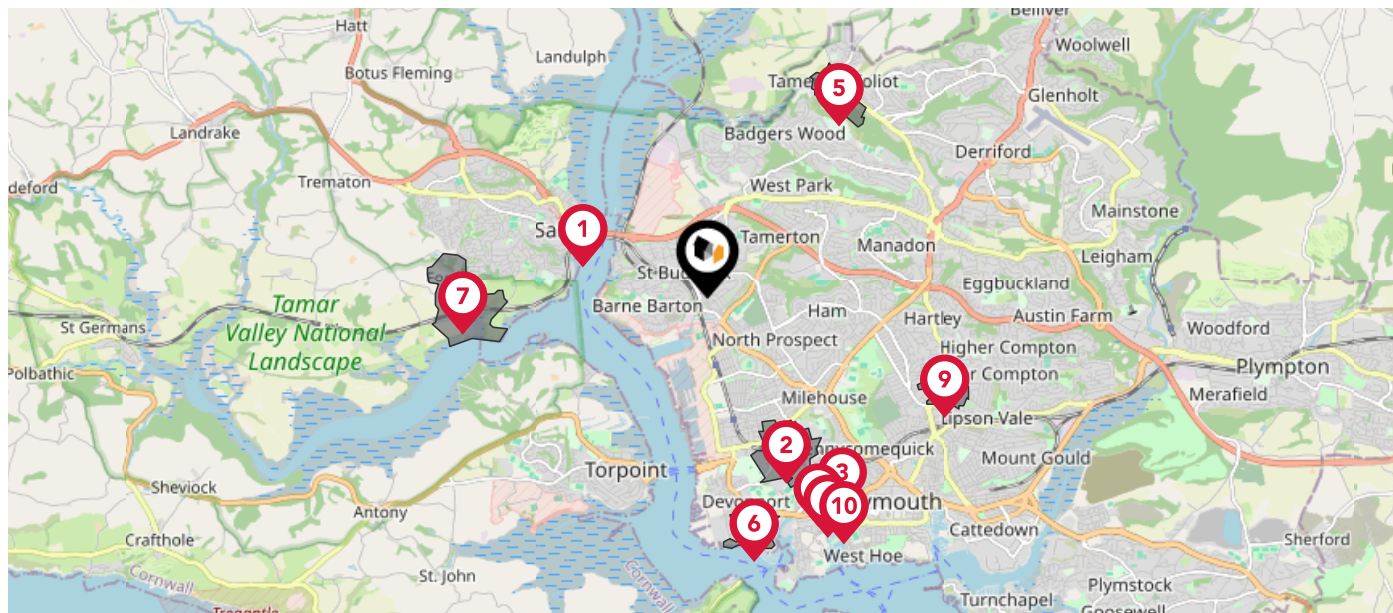
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



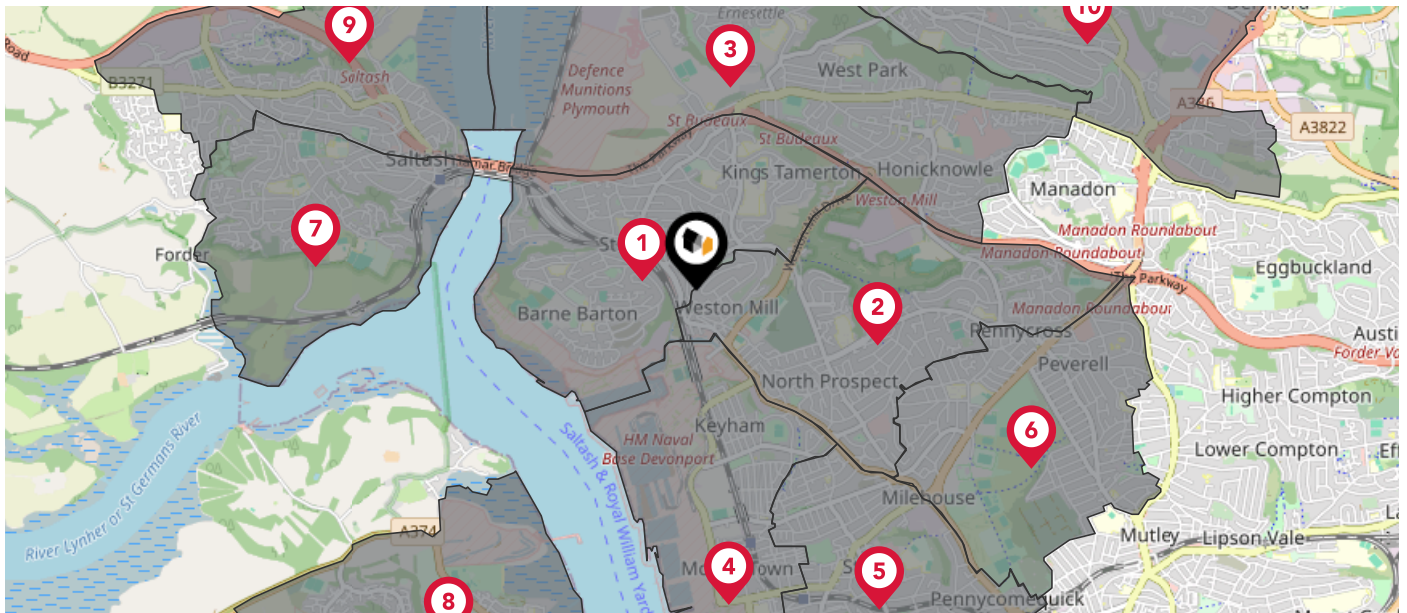
### Nearby Conservation Areas

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











# Maps

## Council Wards

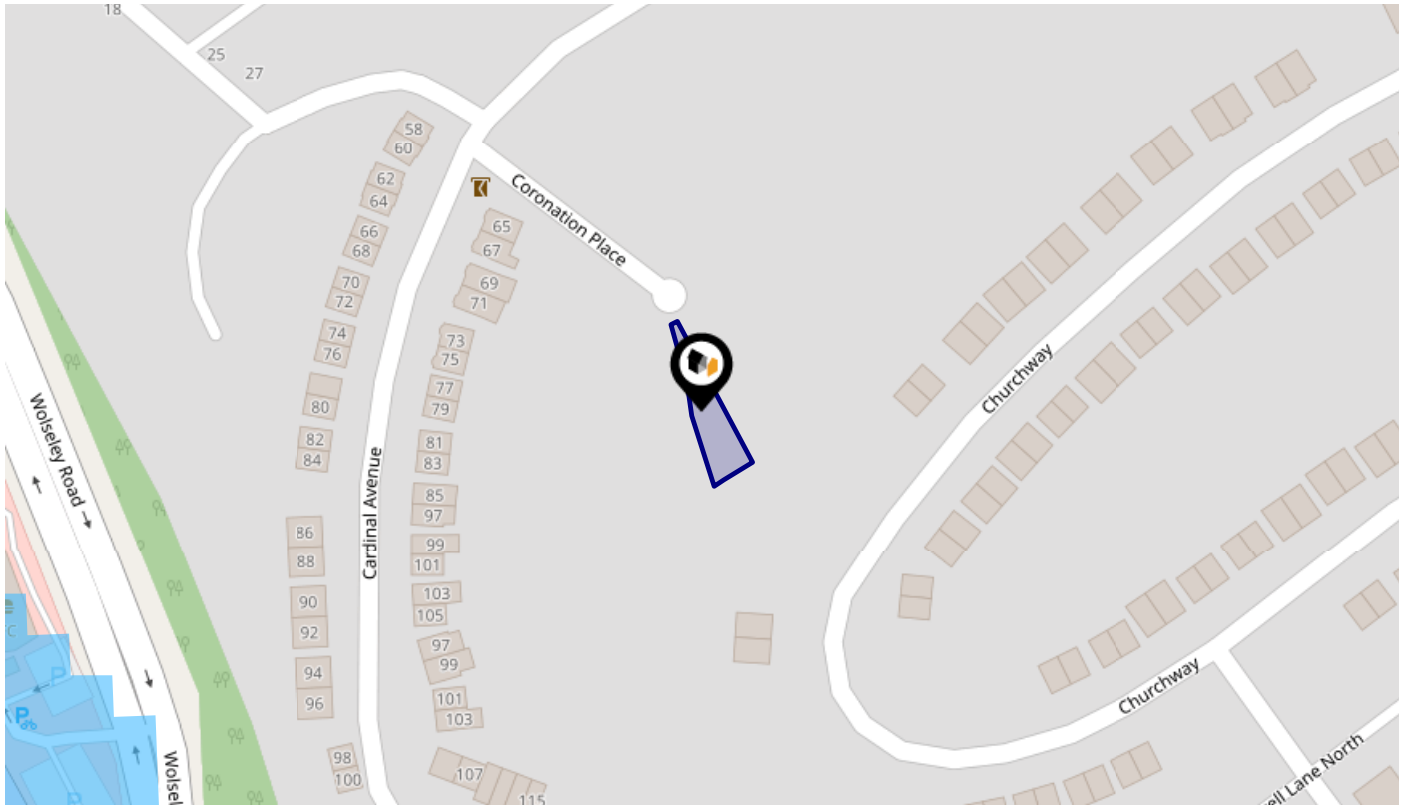
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



### Nearby Council Wards

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

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

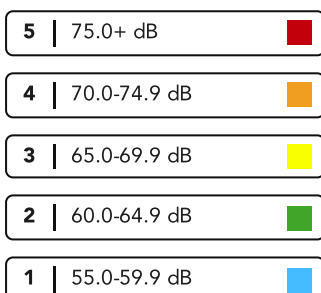


### Rail Noise Data

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:

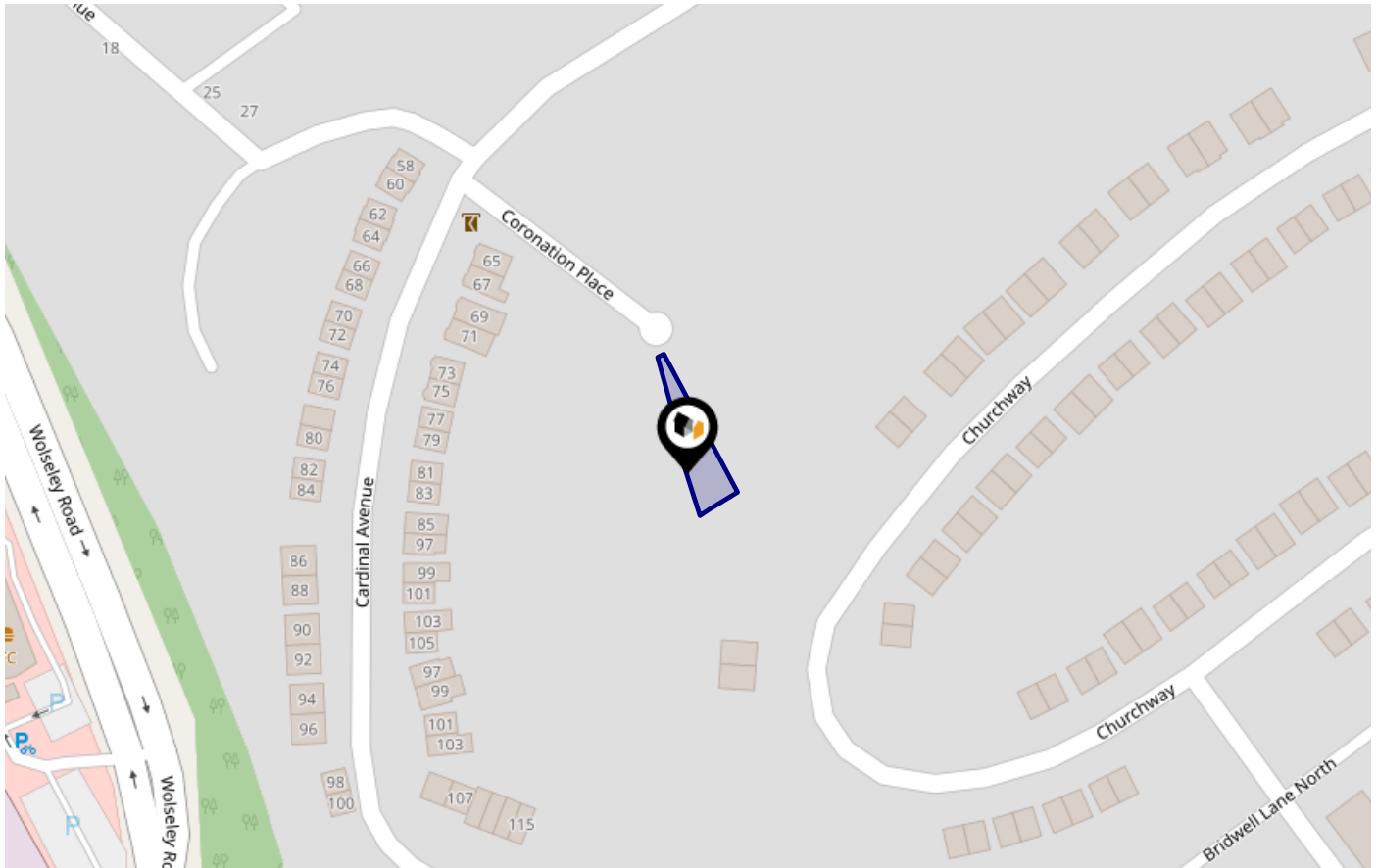


# Flood Risk

## 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.

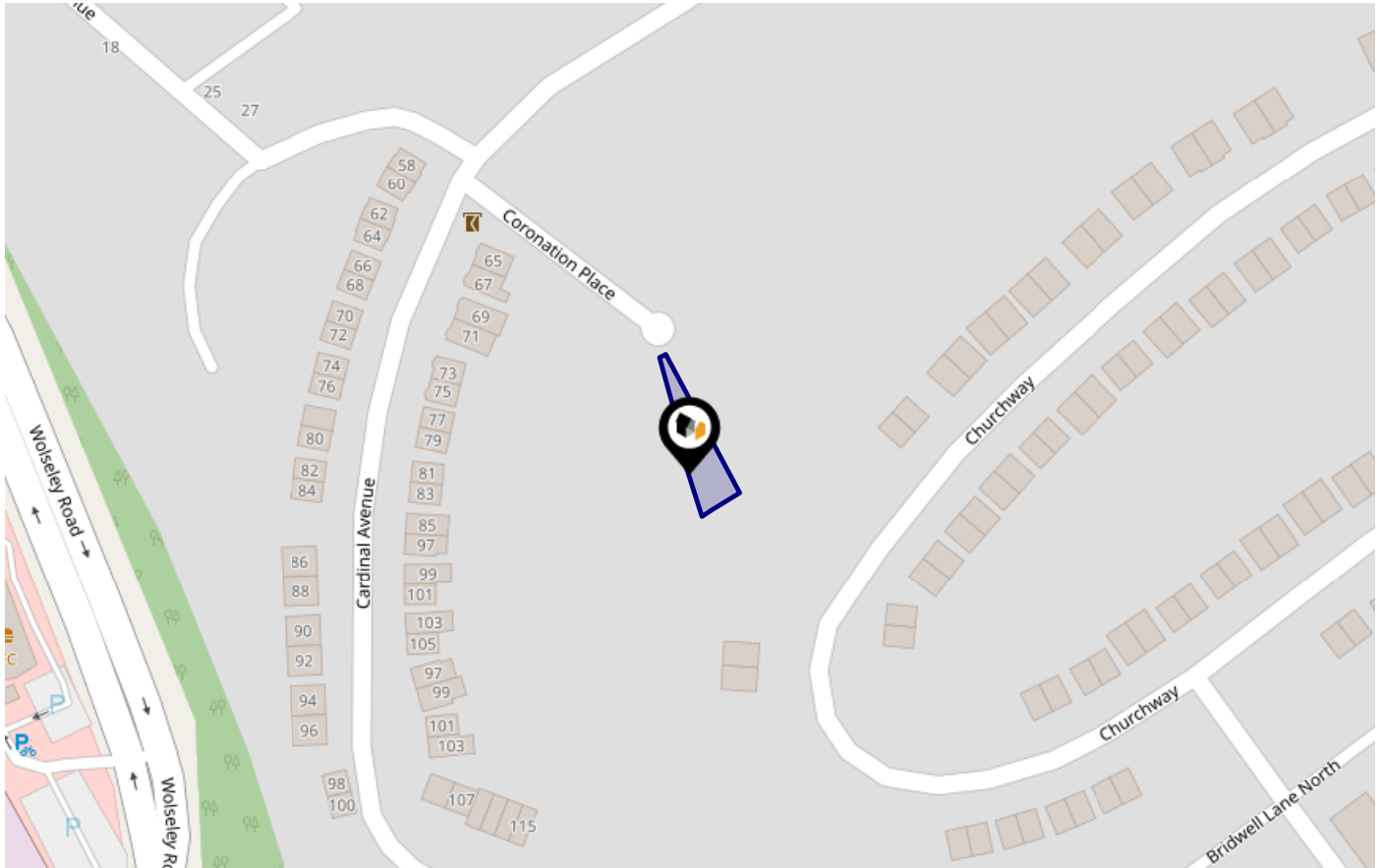
Chance of flooding to the following depths at this property:



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

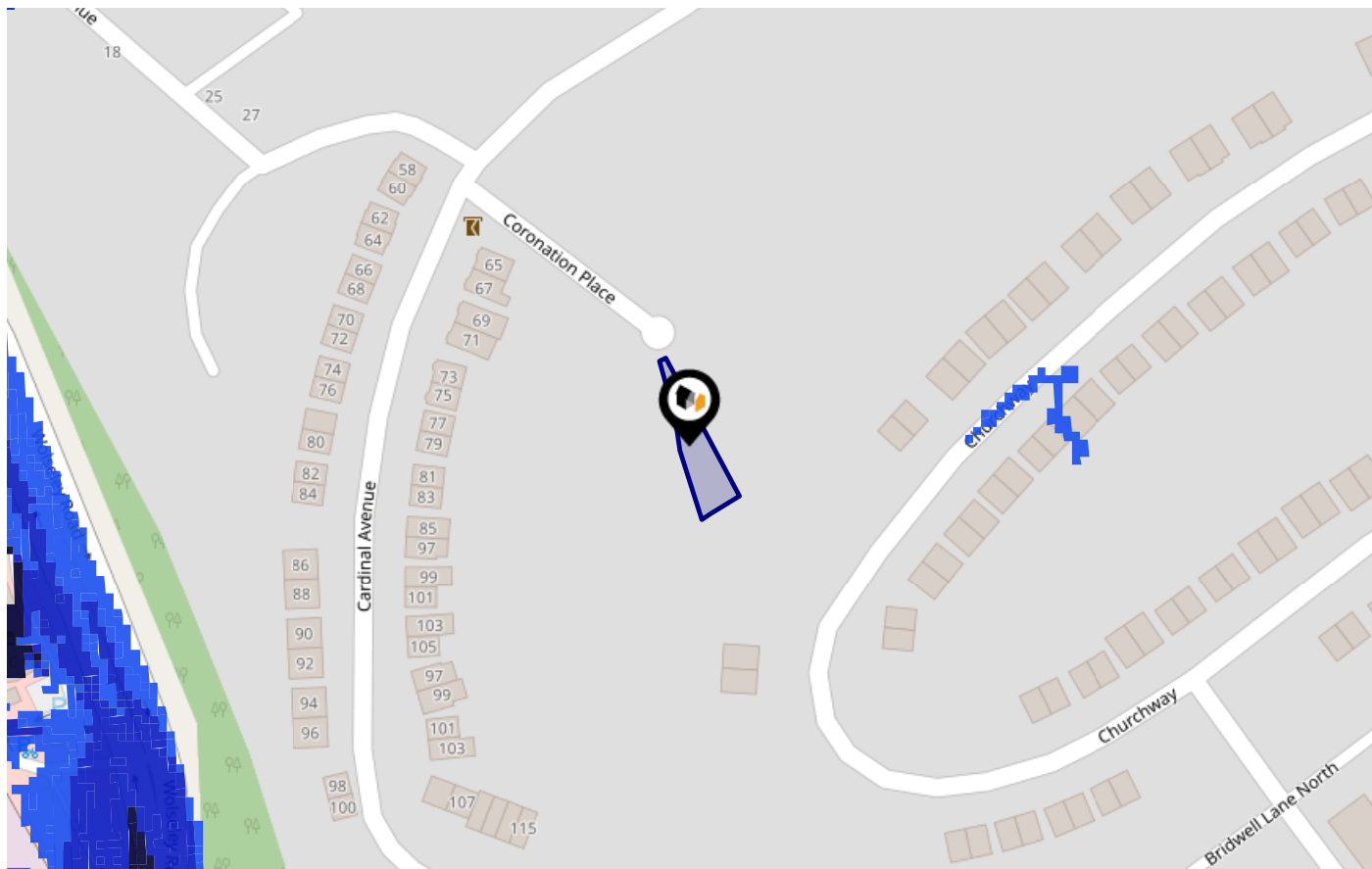


# Flood Risk

## 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.

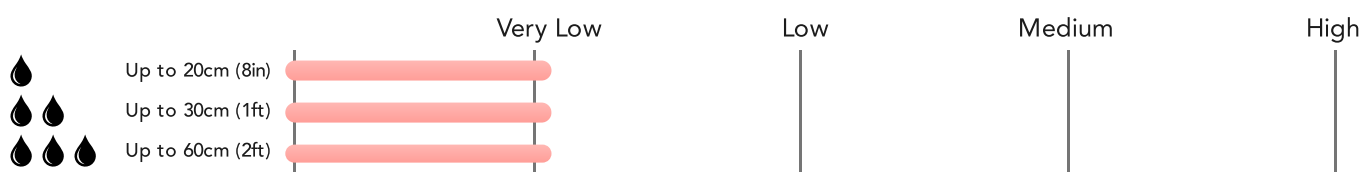


Risk Rating: Very low

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:

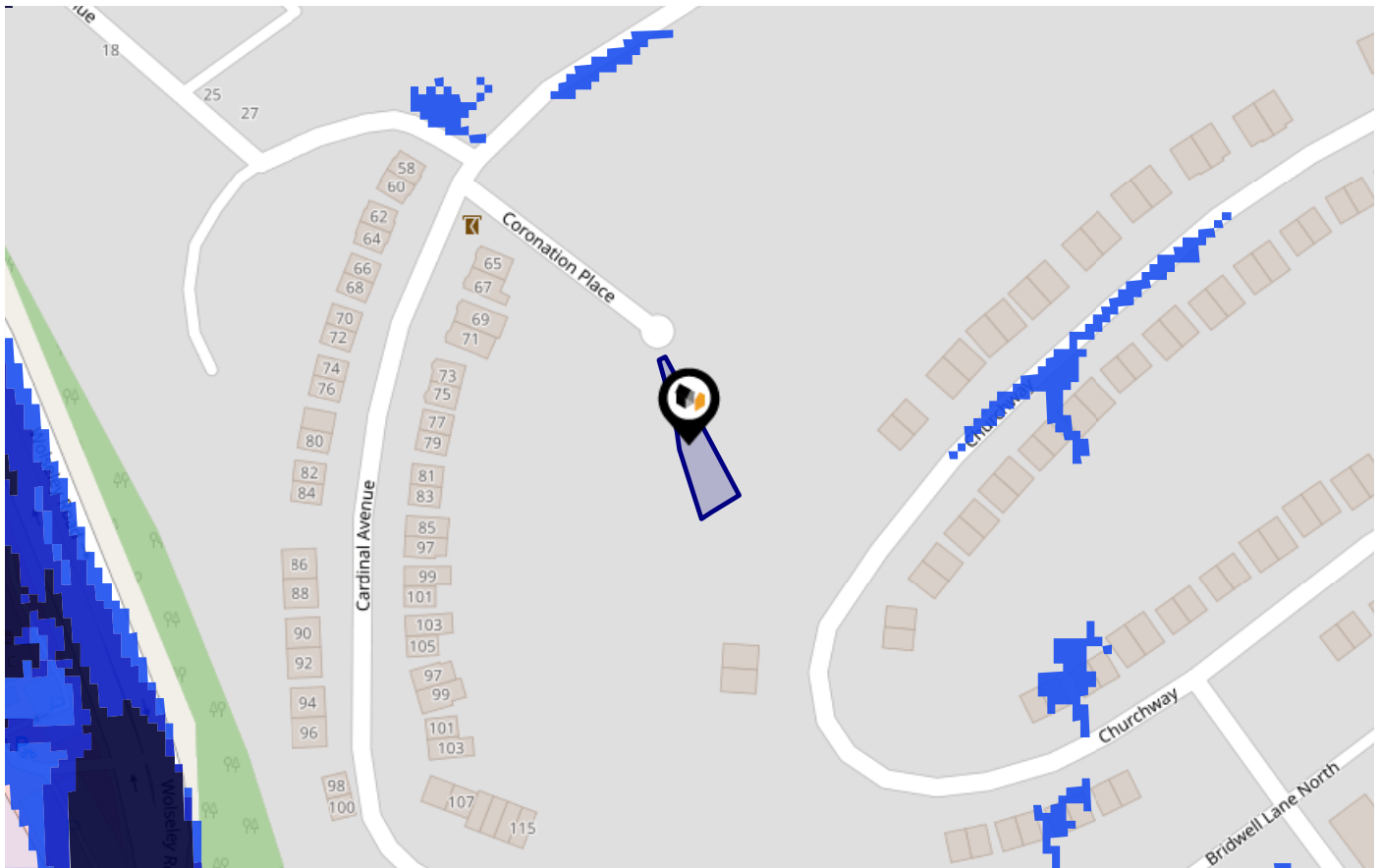


# Flood Risk

## 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

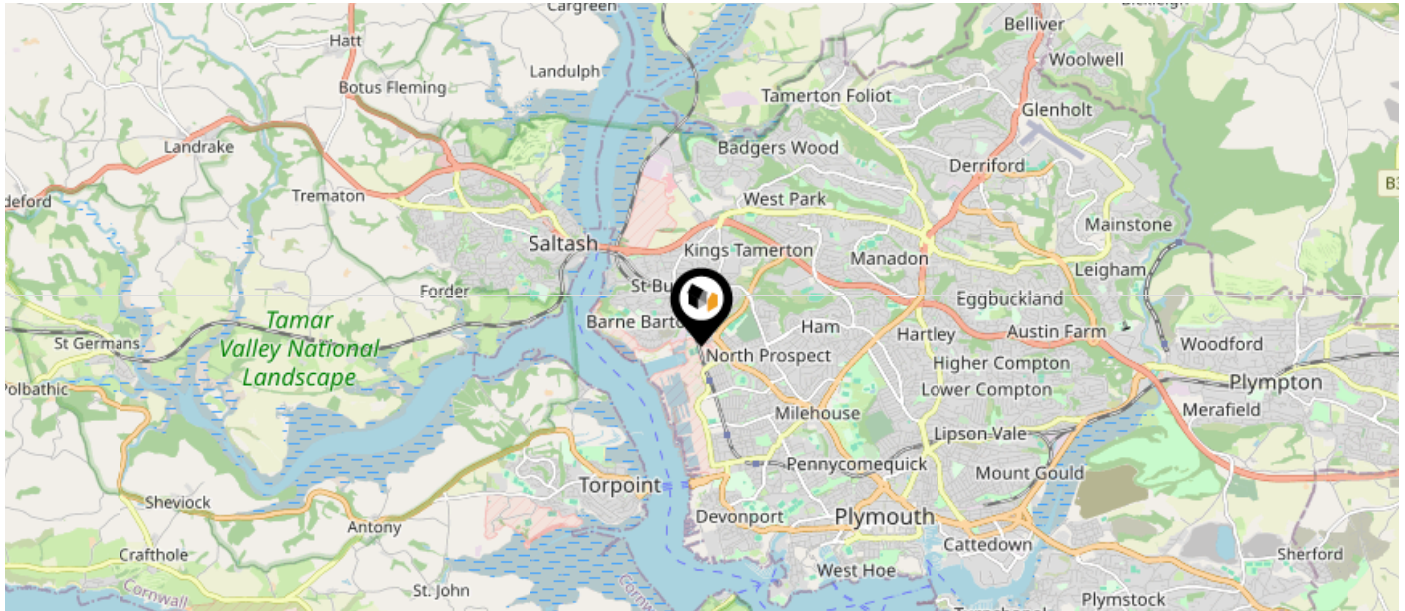
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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Chance of flooding to the following depths at this property:



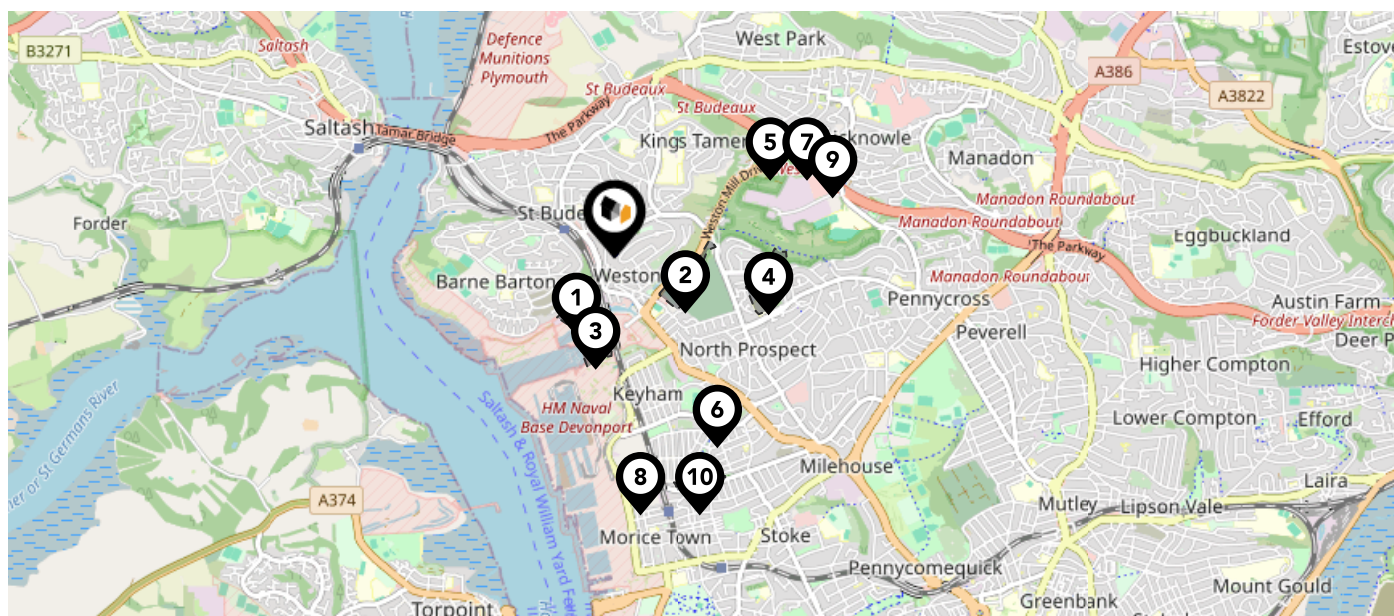
This map displays nearby areas that have been designated as Green Belt...



### 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.



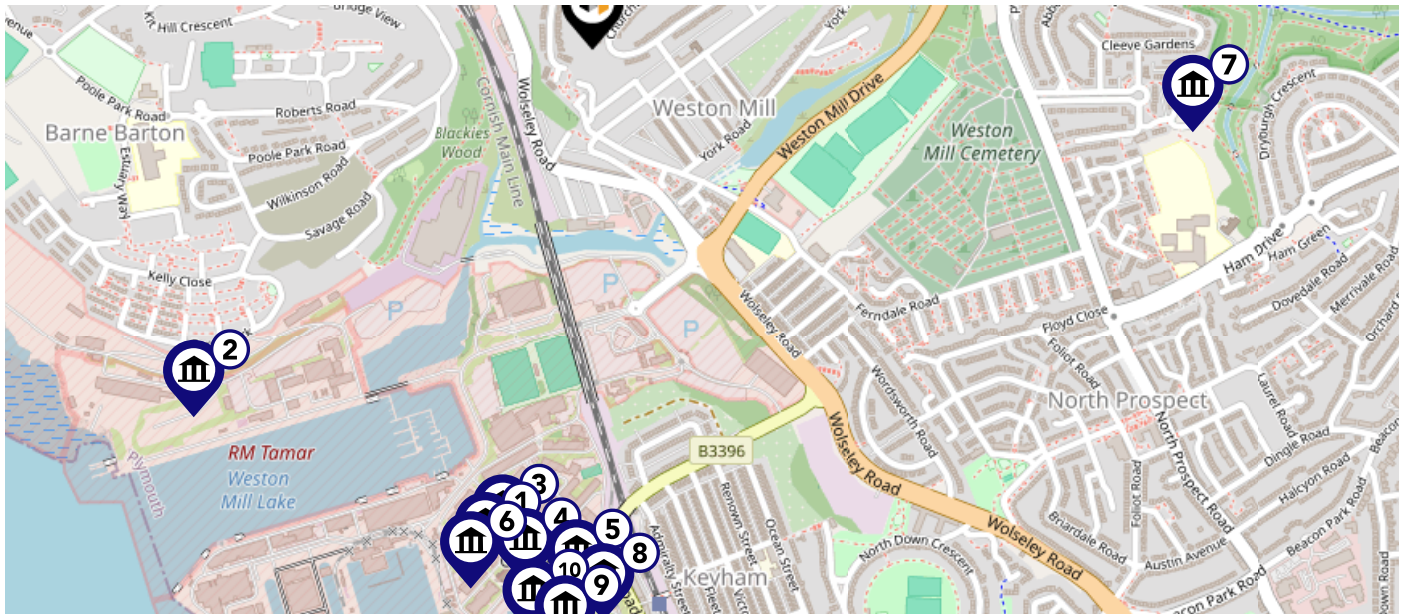
### Nearby Landfill Sites

	Weston Mill Lake North-Weston Mill Lake North, Plymouth	Historic Landfill <input type="checkbox"/>
	Weston Mill Playing Field-Weston Mill Playing Field, Plymouth	Historic Landfill <input type="checkbox"/>
	HMS Drake Recreation Ground-Camels Head, Plymouth	Historic Landfill <input type="checkbox"/>
	Ham-Ham, Plymouth	Historic Landfill <input type="checkbox"/>
	Coombe Farm-A38 Parkway - Weston Mill Drive, Honicknowle, Plymouth	Historic Landfill <input type="checkbox"/>
	Disused Railway Cutting-North Down, Devonport, Plymouth	Historic Landfill <input type="checkbox"/>
	Honicknowle Lane-Honicknowle Lane, Plymouth	Historic Landfill <input type="checkbox"/>
	St Levan Road Recreation Ground-St Levan Road Recreation Ground, Devonport, Plymouth	Historic Landfill <input type="checkbox"/>
	Honicknowle To March Mill-Honicknowle To March Mill, Plymouth	Historic Landfill <input type="checkbox"/>
	Recreation Ground St Levan Ground And Alexandra Road-Recreation Ground, St Levan Road, 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



1386373 - Hms Drake St Nicholas Road Grenville Block

Grade II

0.6 miles



1393318 - Building 124 (mixing House), Rnad Bull Point

Grade II

0.6 miles



1386372 - Hms Drake St Nicholas Road Exmouth Block

Grade II

0.6 miles



1386375 - Hms Drake St Andrews Church Hms Drake Theatre Complex

Grade II

0.6 miles



1386368 - Hms Drake Frobisher Block Right Of Main Entrance

Grade II

0.6 miles



1386374 - Hms Drake St Nicholas Road Raleigh Block

Grade II

0.6 miles



1386436 - Ham House

Grade II

0.7 miles



1386370 - Hms Drake Main Gateway With Gate Pier Arches, Gates, Flanking Walls And Railings

Grade II

0.7 miles



1386369 - Hms Drake Howard Building

Grade II

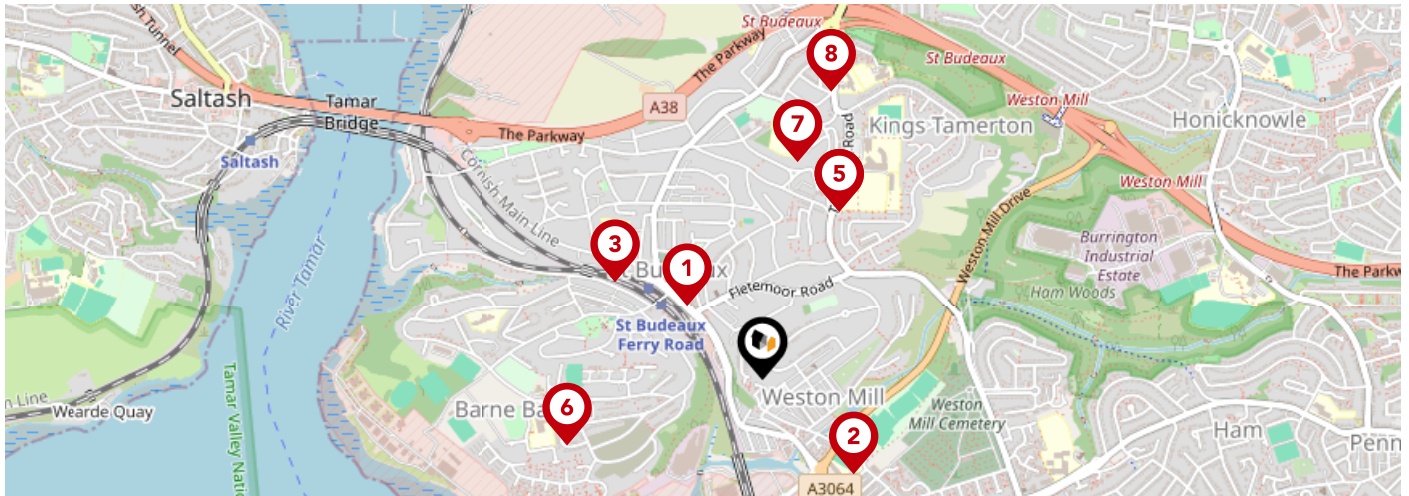
0.7 miles



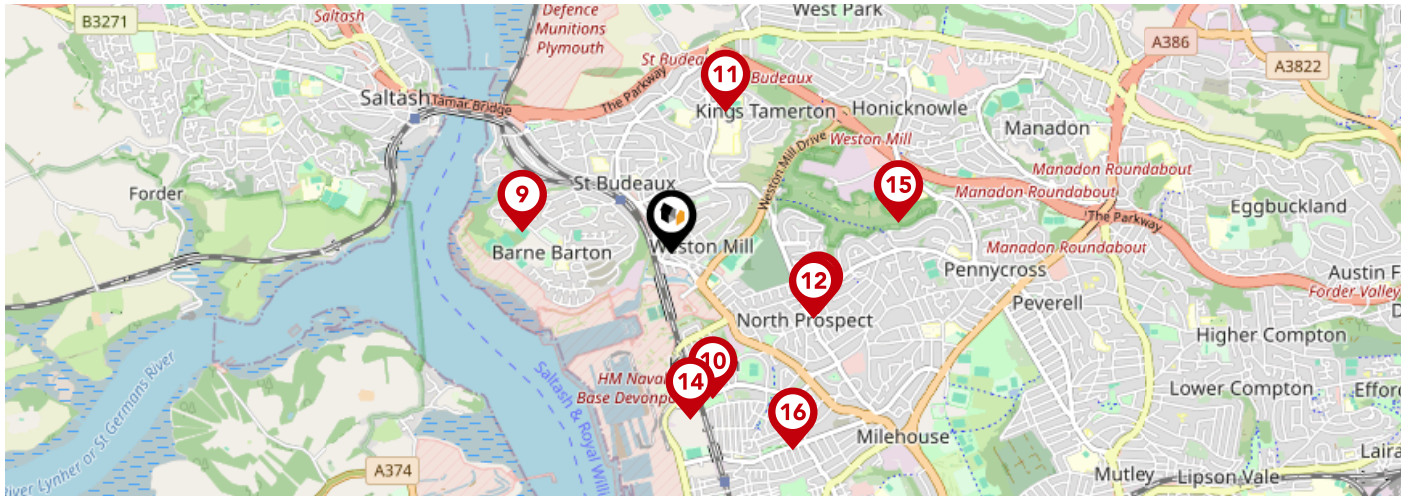
1386367 - Hms Drake Drill Shed

Grade II

0.7 miles



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Victoria Road Primary</b> Ofsted Rating: Good   Pupils: 212   Distance:0.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Weston Mill Community Primary Academy</b> Ofsted Rating: Good   Pupils: 211   Distance:0.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>St Paul's Roman Catholic Primary School</b> Ofsted Rating: Good   Pupils: 158   Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Marine Academy Primary</b> Ofsted Rating: Outstanding   Pupils: 507   Distance:0.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Marine Academy Plymouth</b> Ofsted Rating: Good   Pupils: 973   Distance:0.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Riverside Community Primary School</b> Ofsted Rating: Good   Pupils: 445   Distance:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Mount Tamar School</b> Ofsted Rating: Not Rated   Pupils: 106   Distance:0.52	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Plaistow Hill Primary and Nursery School</b> Ofsted Rating: Good   Pupils: 130   Distance:0.7	<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>Oneschool Global Uk Plymouth Campus</b> Ofsted Rating: Not Rated   Pupils: 75   Distance:0.71</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>10</b> <b>Keyham Barton Catholic Primary School</b> Ofsted Rating: Good   Pupils: 146   Distance:0.71</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>11</b> <b>St Budeaux CofE Primary Academy</b> Ofsted Rating: Good   Pupils: 106   Distance:0.71</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>12</b> <b>Mayflower Academy</b> Ofsted Rating: Outstanding   Pupils: 458   Distance:0.74</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>13</b> <b>Ham Drive Nursery School and Day Care</b> Ofsted Rating: Good   Pupils: 78   Distance:0.76</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>14</b> <b>Drake Primary Academy</b> Ofsted Rating: Good   Pupils: 173   Distance:0.79</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15</b> <b>All Saints Church of England Academy</b> Ofsted Rating: Good   Pupils: 616   Distance:1.09</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16</b> <b>Ford Primary School</b> Ofsted Rating: Requires improvement   Pupils: 214   Distance:1.09</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Local Area Masts & Pylons

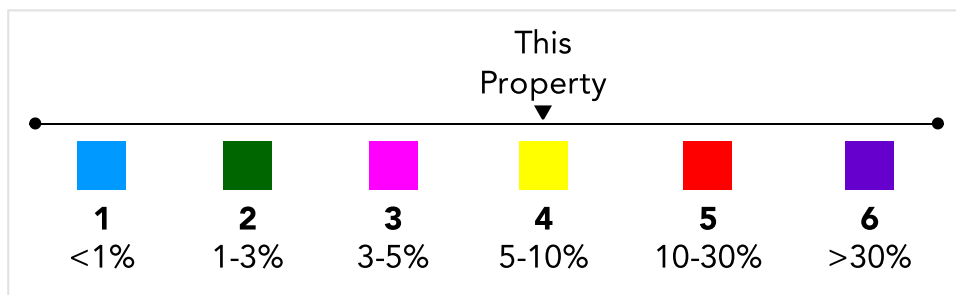
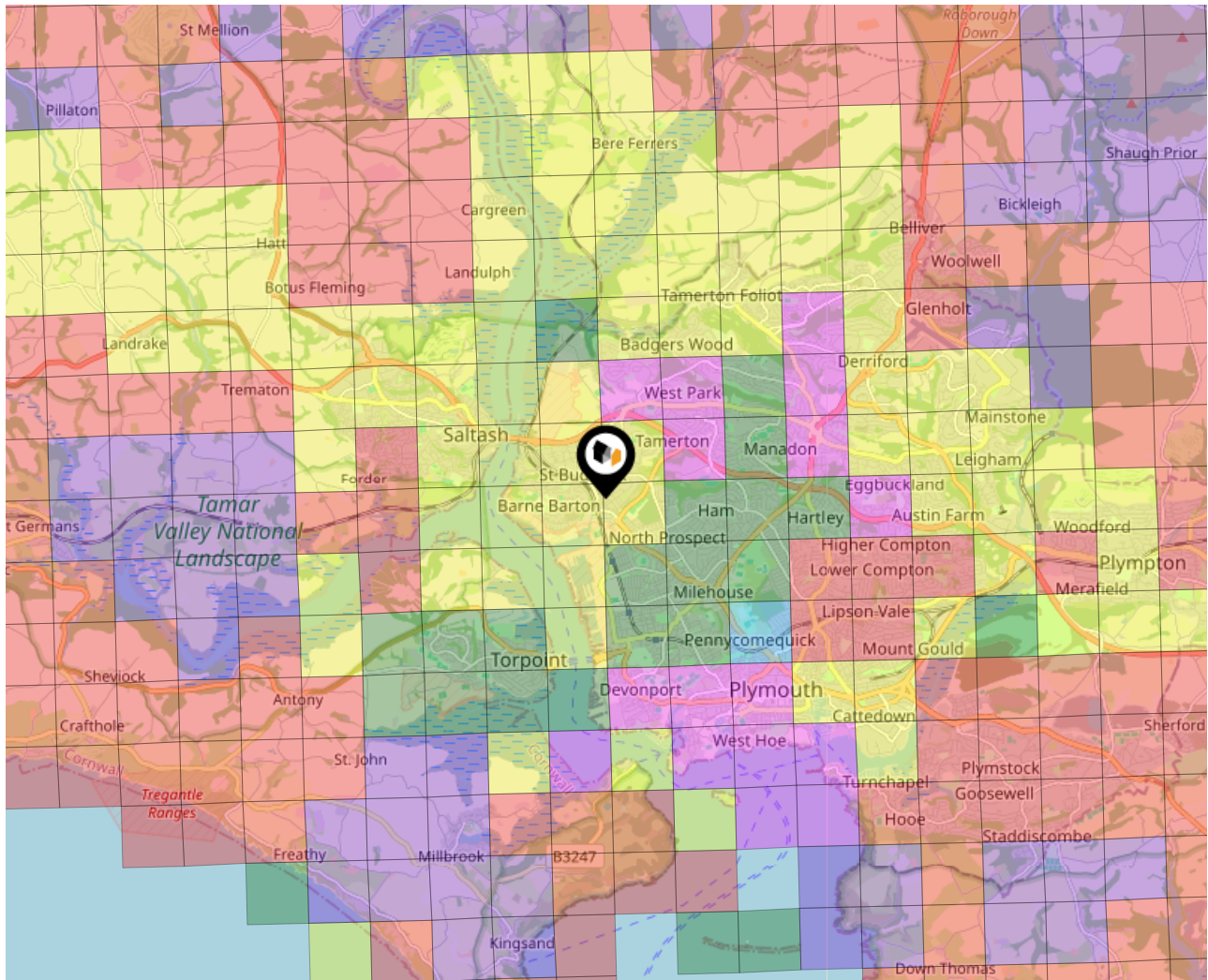


**Key:**

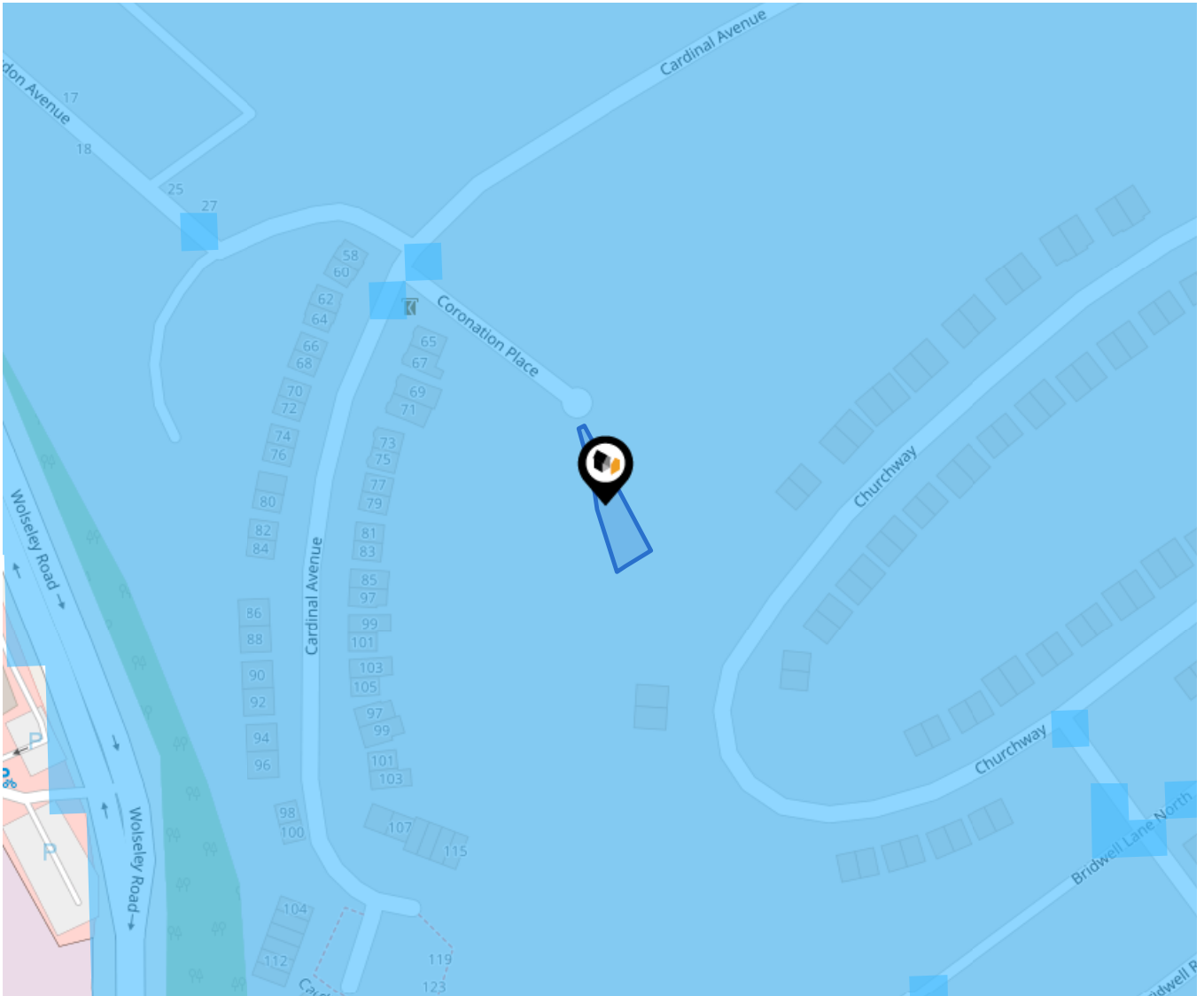
-  Power Pylons
-  Communication Masts

## 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)

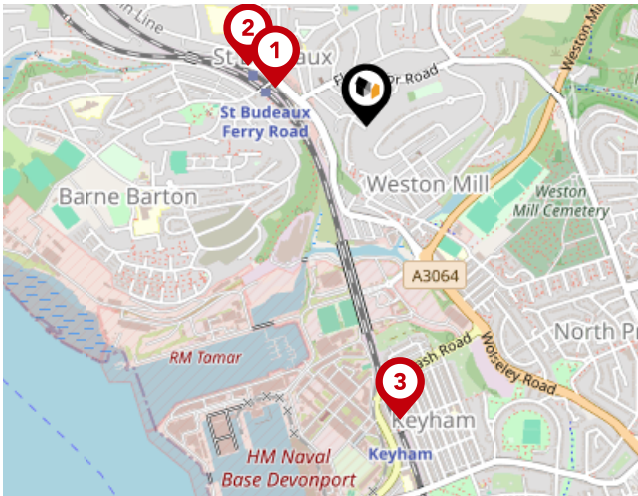
<b>Carbon Content:</b>	NONE	<b>Soil Texture:</b>	CLAY TO CLAYEY LOAM
<b>Parent Material Grain:</b>	ARGILLACEOUS	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	MEDIUM TO LIGHT(SILTY) TO HEAVY		



## Primary Classifications (Most Common Clay Types)

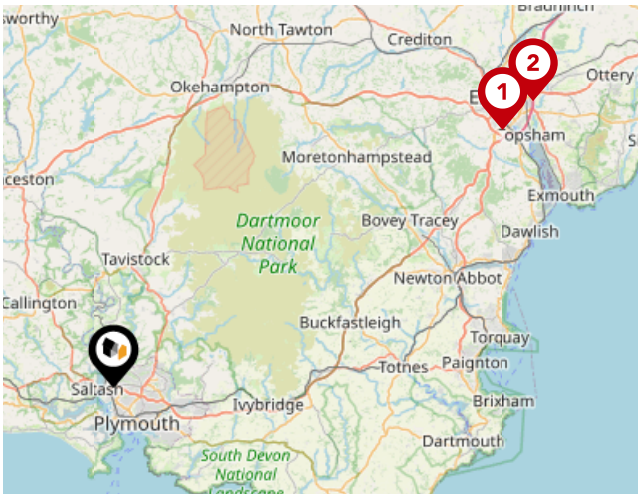
<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL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



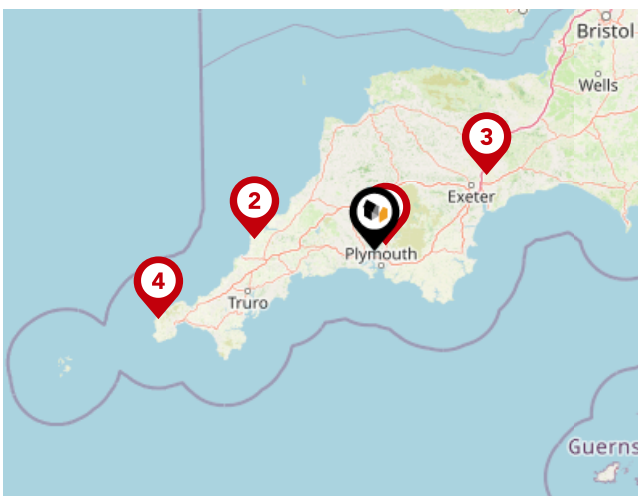
## National Rail Stations

Pin	Name	Distance
1	St Budeaux Ferry Road Rail Station	0.23 miles
2	St Budeaux Victoria Road Rail Station	0.32 miles
3	Keyham Rail Station	0.7 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	35.12 miles
2	M5 J30	38.23 miles

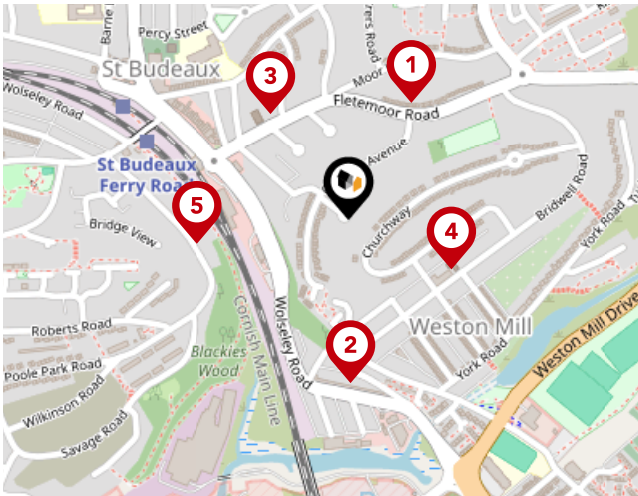


## Airports/Helipads

Pin	Name	Distance
1	Glenholt	3.52 miles
2	St Mawgan	36.44 miles
3	Exeter Airport	40.67 miles
4	Joppa	68.87 miles

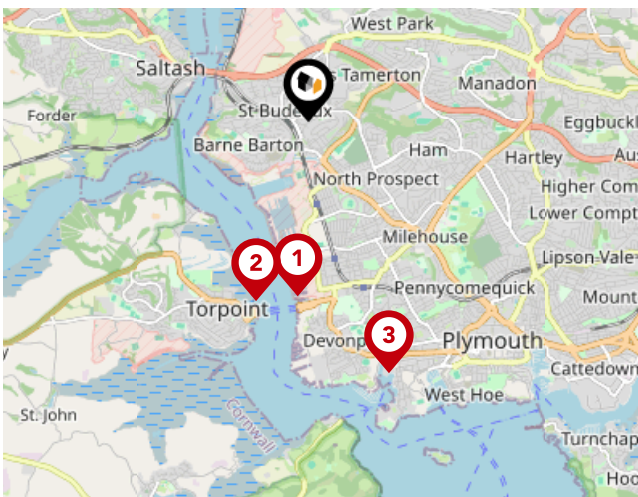
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Cardinal Avenue	0.16 miles
2	Harbour Avenue	0.19 miles
3	Tamerton Avenue	0.16 miles
4	St Phillips Church	0.13 miles
5	Poole Park Road	0.18 miles



### Ferry Terminals

Pin	Name	Distance
1	Devonport Ferry Terminal	1.66 miles
2	Torpoint Ferry Terminal	1.78 miles
3	Plymouth Stonehouse Ferry Terminal	2.5 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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