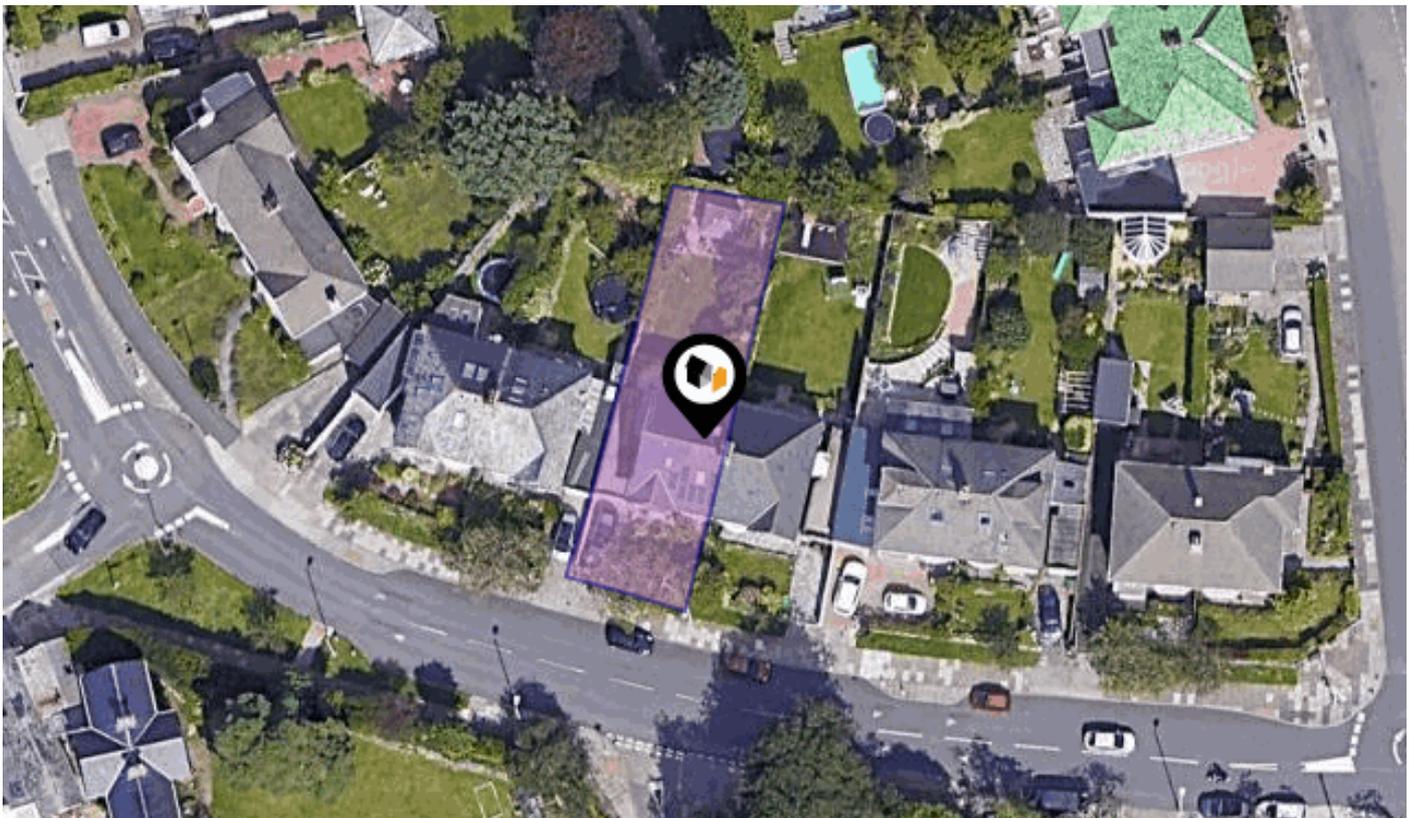# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Friday 06th March 2026

62, TORR LANE, PLYMOUTH, PL3 5PD

Lang Town & Country

6 Mannamead Road, Plymouth, PL4 7AA

01752 456000

carrie@langtownandcountry.com

www.langtownandcountry.com

Property

Type:	Terraced	**Last Sold Date:**	07/03/2007
Bedrooms:	4	**Last Sold Price:**	£250,000
Floor Area:	1,539 ft^2 / 143 m^2	**Last Sold £/ft^2:**	£162
Plot Area:	0.09 acres	**Tenure:**	Freehold
Council Tax :	Band D		
Annual Estimate:	£2,325		
Title Number:	DN43442		
UPRN:	100040495885		

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)

O₂   EE   3   Vodafone

Satellite/Fibre TV Availability:

✓ BT   ✓ sky   ✓ Virgin media

Energy rating

62 Torr Lane, PLYMOUTH, PL3 5PD

C

Valid until 03.03.2036	Certificate number 0740-3059-5207-2316-7200

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 | B
69-80	C	77 | C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Semi-detached house
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, insulated (assumed)
Roof Energy:	Average
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Excellent lighting efficiency
Lighting Energy:	Very good
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	Room heaters, wood logs
Air Tightness:	(not tested)
Total Floor Area:	143 m^2

This map displays nearby coal mine entrances and their classifications.

Leaflet | Contains British Geological Survey materials © UKRI 2026
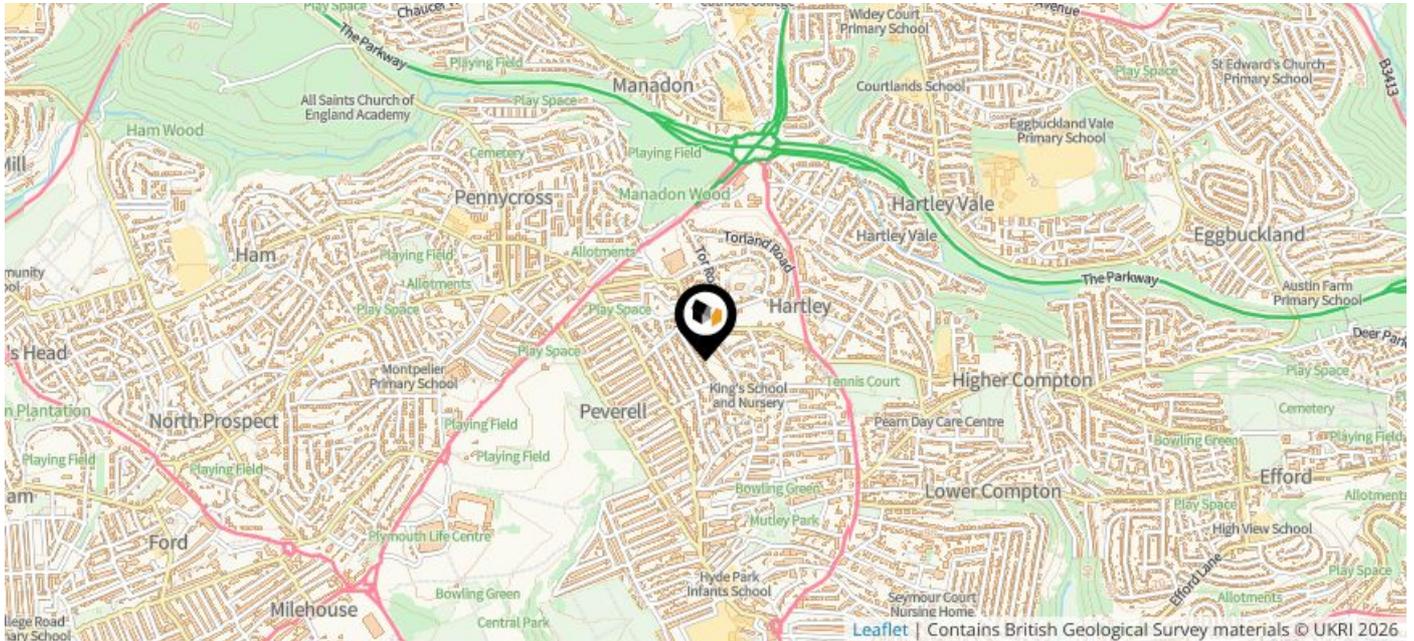
Mine Entry

✕ 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.

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.
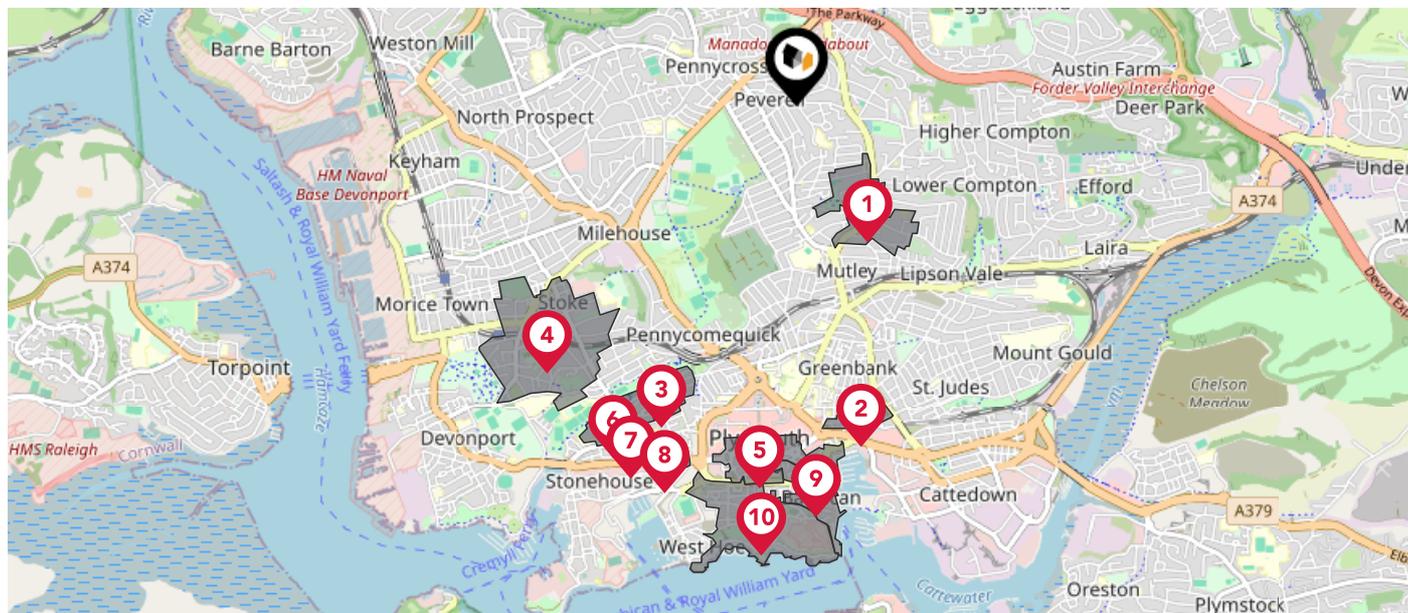

Nearby Conservation Areas

1	Mannamead
2	Ebrington Street
3	North Stonehouse
4	Stoke
5	City Centre
6	Royal Naval Hospital
7	Adelaide Street/Clarence Place
8	Union Street
9	Barbican
10	The Hoe

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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
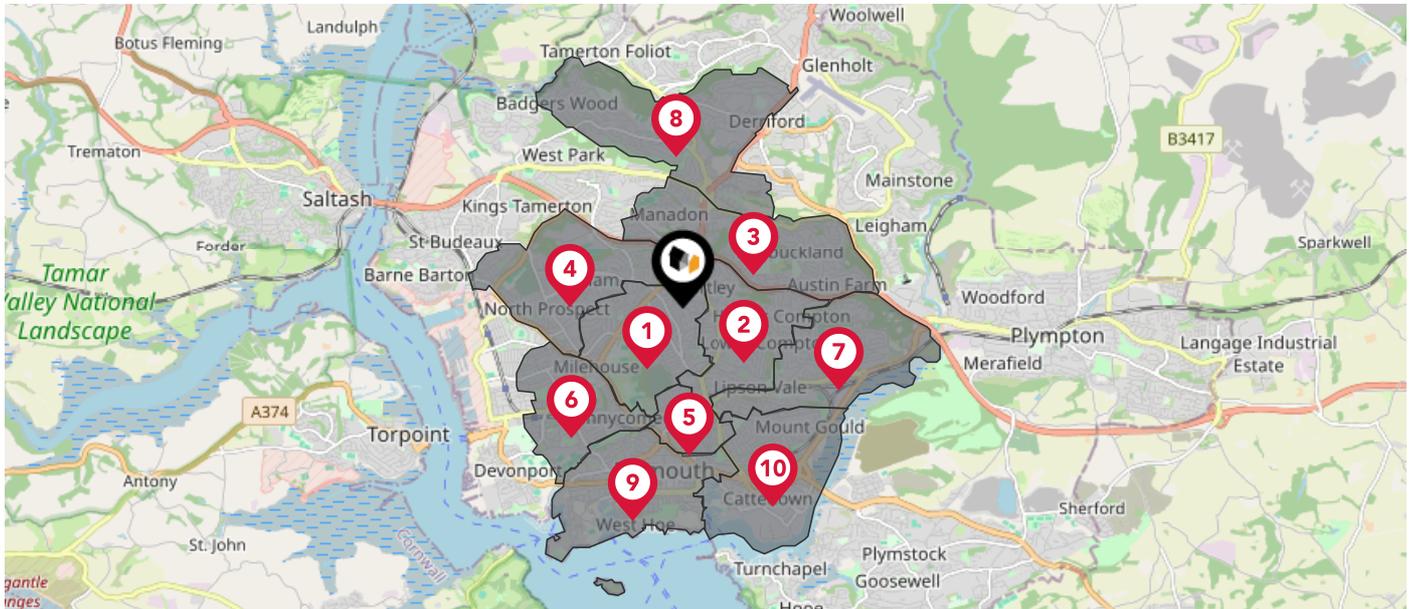
Nearby Council Wards

1	Peverell Ward
2	Compton Ward
3	Eggbuckland Ward
4	Ham Ward
5	Drake Ward
6	Stoke Ward
7	Efford and Lipson Ward
8	Budshead Ward
9	St. Peter and the Waterfront Ward
10	Sutton and Mount Gould Ward

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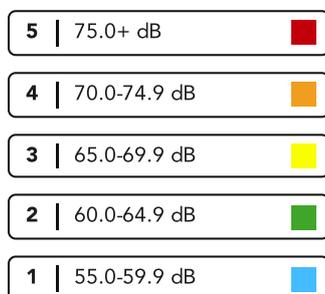This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...
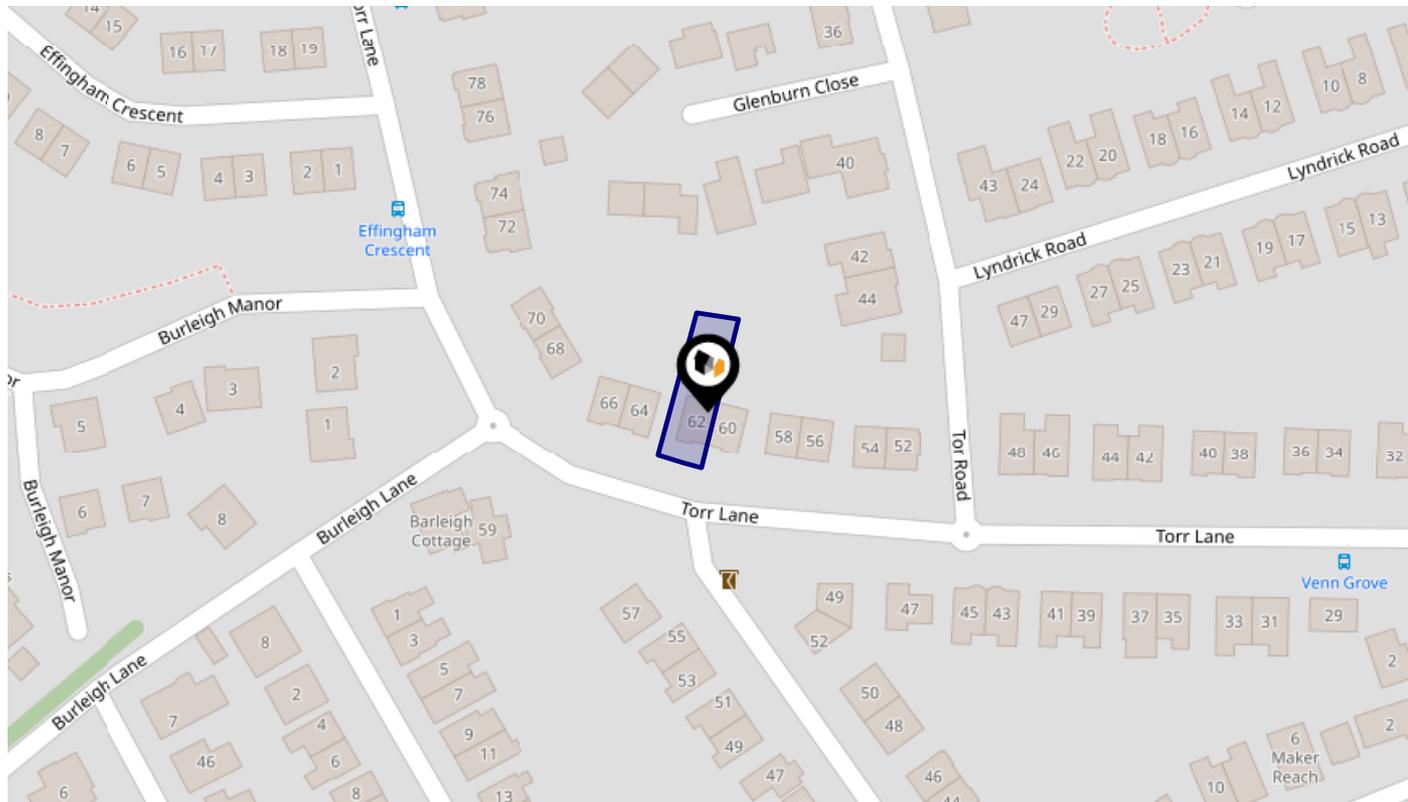
Rail Noise Data

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)

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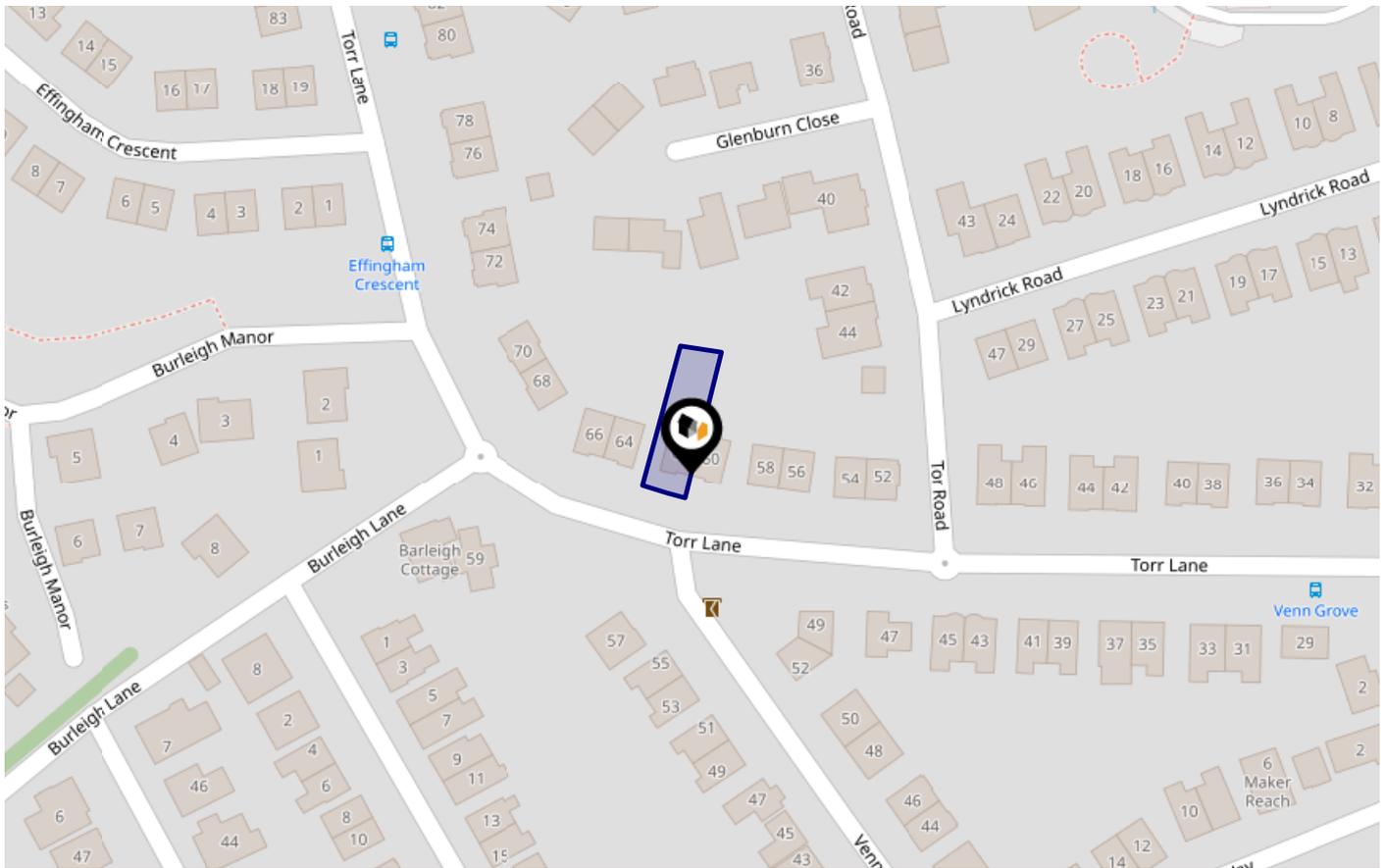Know any property instantly

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.

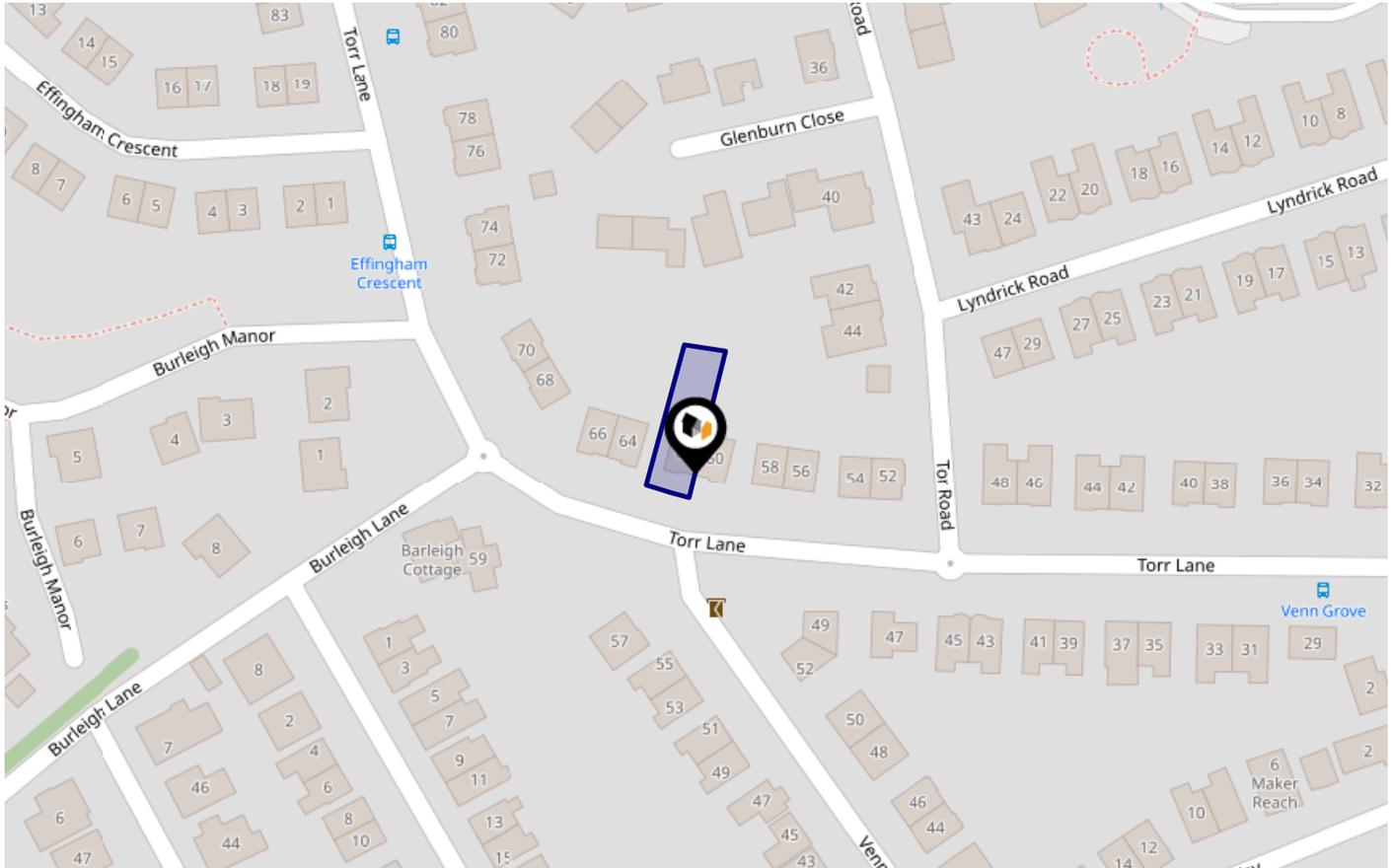**Very Low Risk -** an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
🌢	Up to 20cm (8in)				
🌢🌢	Up to 30cm (1ft)				
🌢🌢🌢	Up to 60cm (2ft)				

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.

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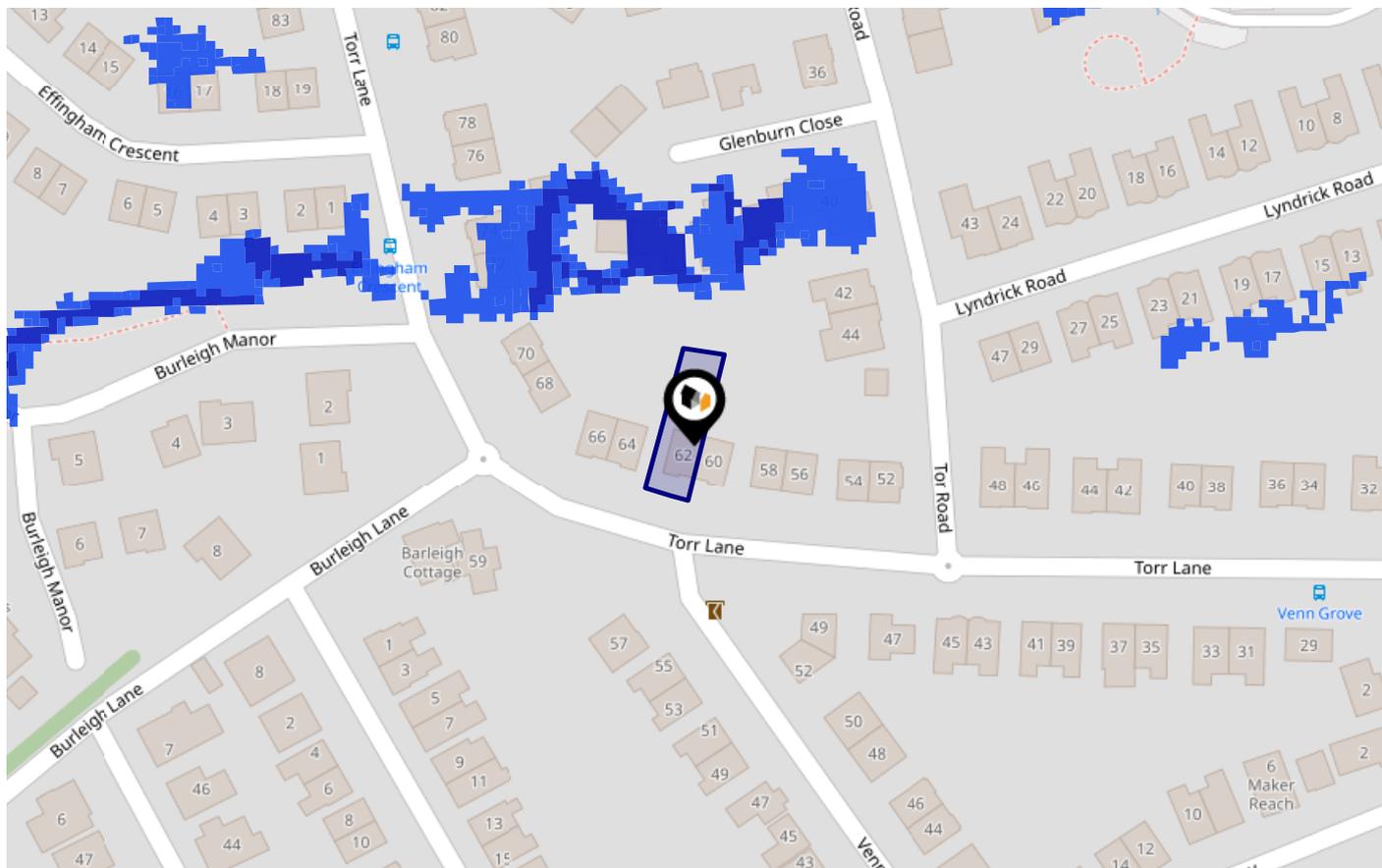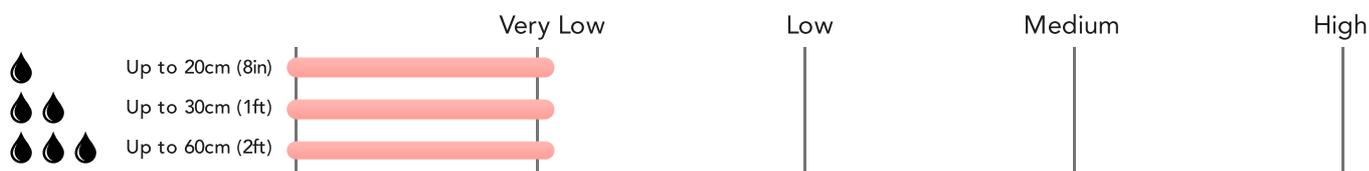
Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
💧	Up to 20cm (8in)				
💧💧	Up to 30cm (1ft)				
💧💧💧	Up to 60cm (2ft)				

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:

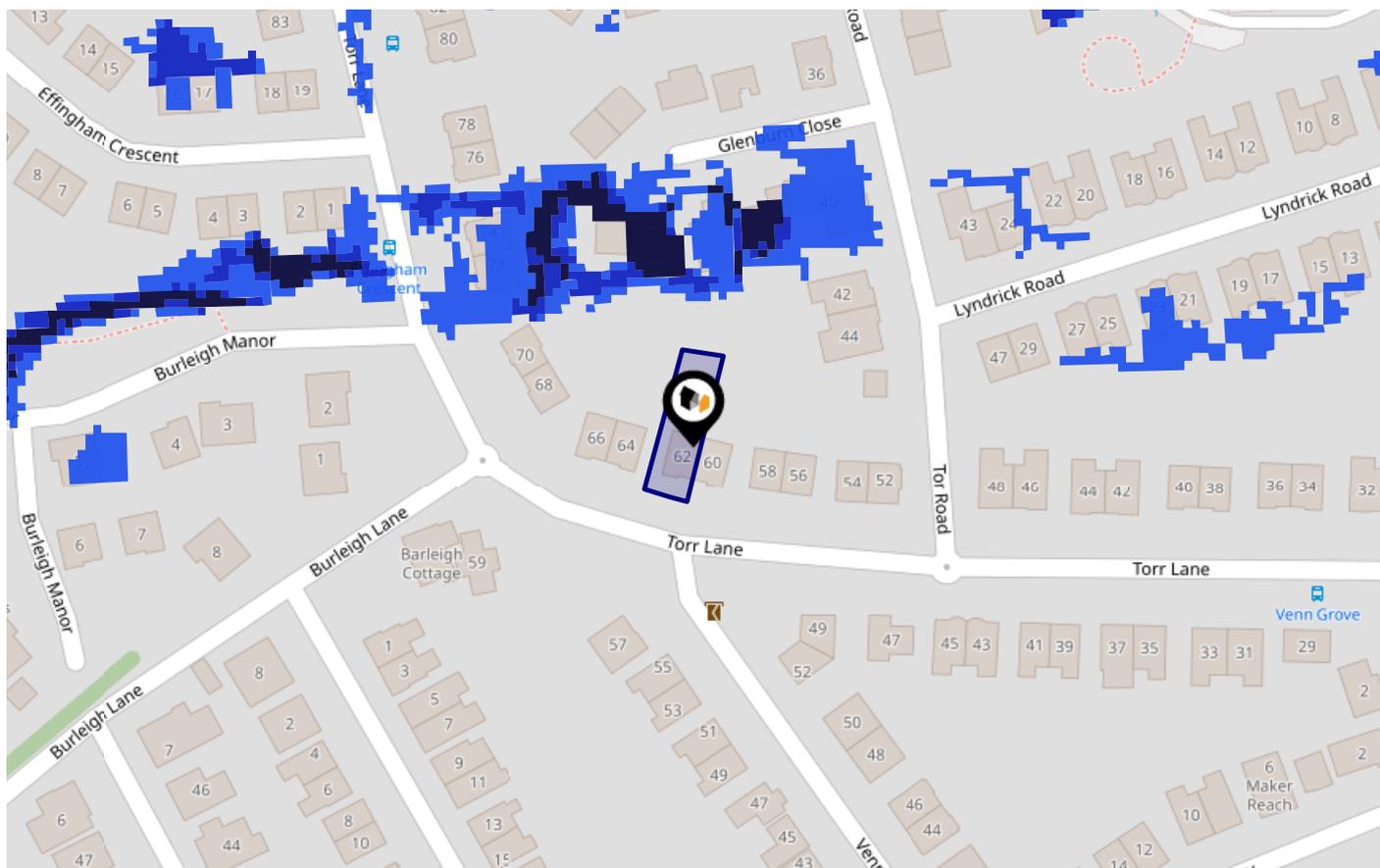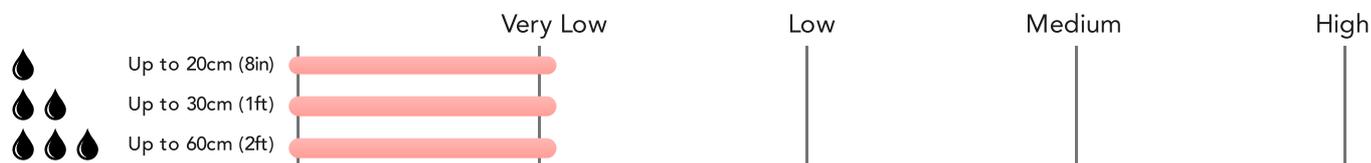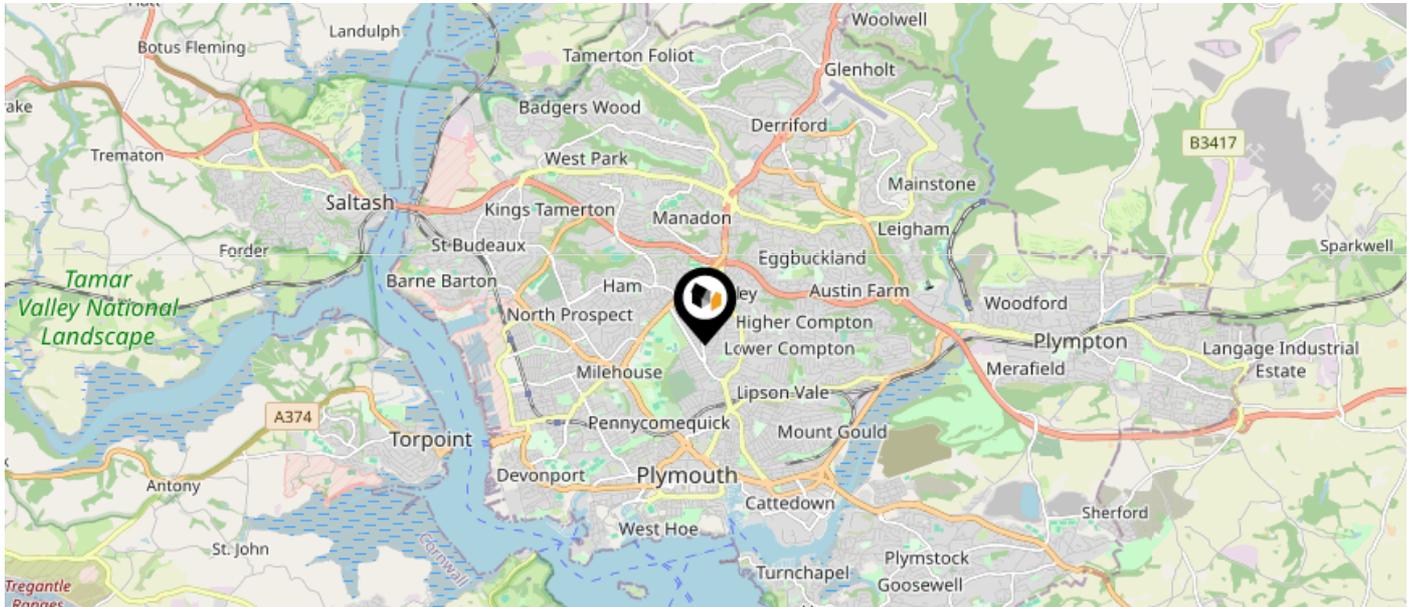|		Very Low	Low	Medium	High
🌢	Up to 20cm (8in)				
🌢🌢🌢	Up to 30cm (1ft)				
🌢🌢🌢	Up to 60cm (2ft)				

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.

■ **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:

		Very Low	Low	Medium	High
●	Up to 20cm (8in)				
●●	Up to 30cm (1ft)				
●●●	Up to 60cm (2ft)				

Maps
Green Belt

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.
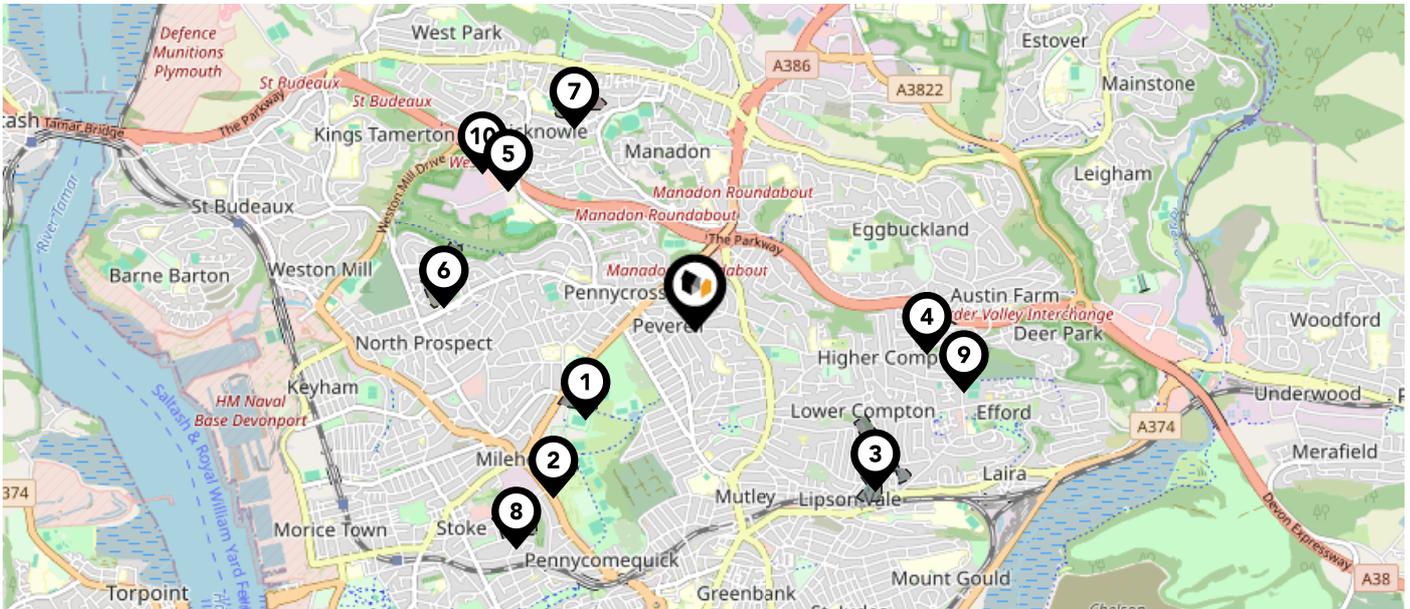

| Nearby Landfill Sites		
1	Peverell Cricket Ground-Peverell Cricket Ground, Plymouth	Historic Landfill
2	Central Park Milehouse-Central Park (Milehouse), Plymouth	Historic Landfill
3	Lower Compton-Lipson Vale, Plymouth	Historic Landfill
4	Valley View Close-Valley View Close, Plymouth	Historic Landfill
5	Honicknowle To March Mill-Honicknowle To March Mill, Plymouth	Historic Landfill
6	Ham-Ham, Plymouth	Historic Landfill
7	Honicknowle Brickworks-Plymouth, Devon	Historic Landfill
8	Stoke School Playing Field And Allotments-Stoke School Playing Field And Allotments, Plymouth	Historic Landfill
9	Eggbuckland Road Efford Adj Cemetery-Eggbuckland Road, Efford, Plymouth	Historic Landfill
10	Honicknowle Lane-Honicknowle Lane, Plymouth	Historic Landfill

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This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...
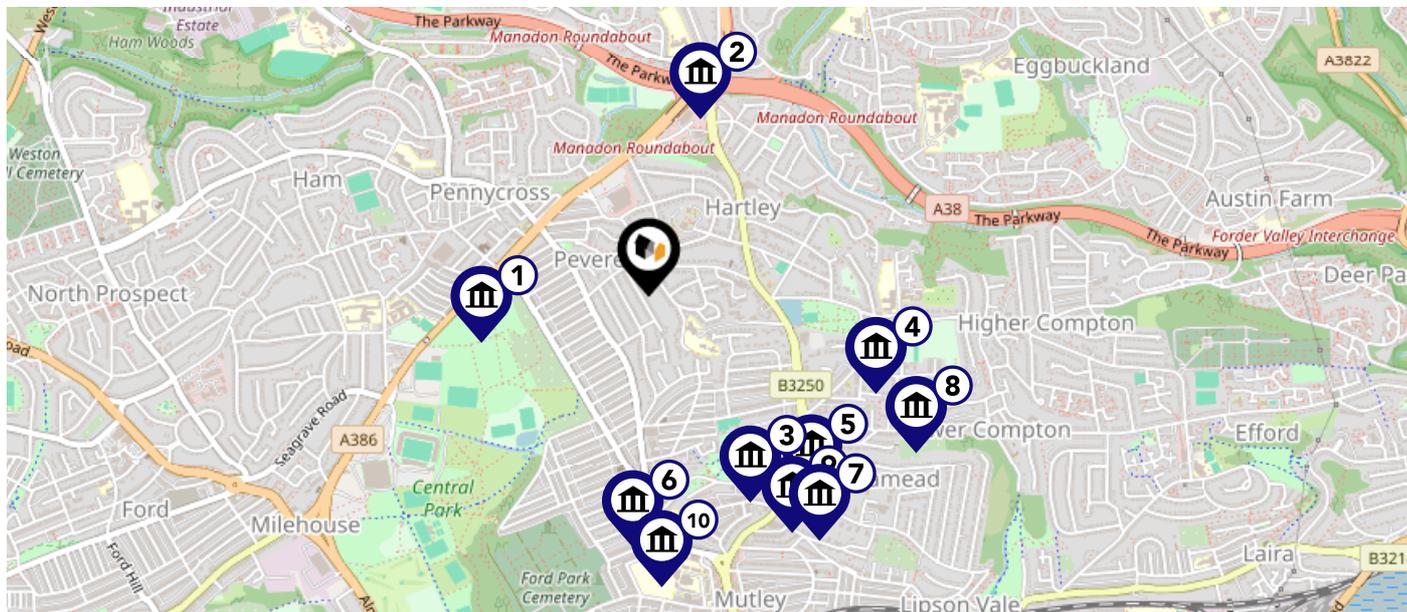
| Listed Buildings in the local district	Grade	Distance
1386304 - Pounds House	Grade II	0.4 miles
1386314 - Widey Lodge Gate Piers Relocated On Pedestrian Bridge At Manadon Flyover	Grade II	0.5 miles
1386475 - Urinal	Grade II	0.5 miles
1244647 - Pearn Convalescent Home	Grade II	0.6 miles
1386221 - Church Of Emmanuel	Grade II	0.6 miles
1322003 - Church Of St Gabriel	Grade II	0.6 miles
1386386 - Seymour Nursing Home	Grade II	0.7 miles
1386341 - 9, Priory Road	Grade II	0.7 miles
1386388 - The Ferns	Grade II	0.7 miles
1322004 - Plymouth College	Grade II	0.7 miles

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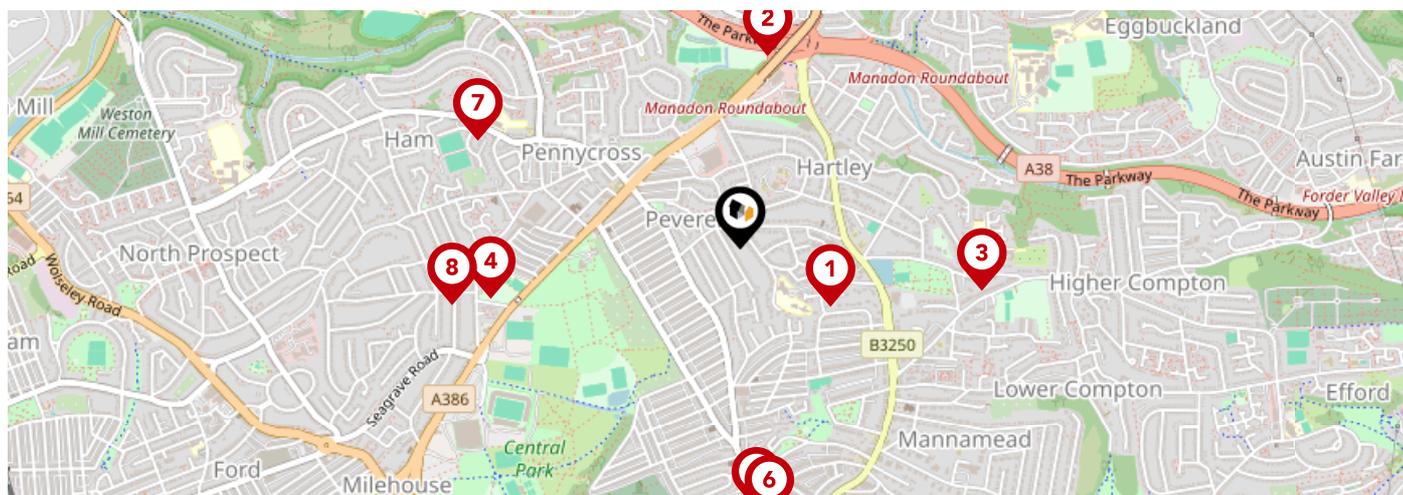
	Nursery	Primary	Secondary	College	Private
1 King's School Ofsted Rating: Not Rated	Pupils: 298	Distance:0.25	☐	☑	☐	☐	☐
2 Manadon Vale Primary School Ofsted Rating: Good	Pupils: 416	Distance:0.46	☐	☑	☐	☐	☐
3 Compton CofE Primary School Ofsted Rating: Good	Pupils: 431	Distance:0.57	☐	☑	☐	☐	☐
4 Devonport High School for Girls Ofsted Rating: Good	Pupils: 860	Distance:0.6	☐	☐	☑	☐	☐
5 Hyde Park Junior School Ofsted Rating: Good	Pupils: 355	Distance:0.62	☐	☑	☐	☐	☐
6 Hyde Park Infants' School Ofsted Rating: Not Rated	Pupils: 243	Distance:0.64	☐	☑	☐	☐	☐
7 Pennycross Primary School Ofsted Rating: Good	Pupils: 403	Distance:0.67	☐	☑	☐	☐	☐
8 Montpelier Primary School Ofsted Rating: Good	Pupils: 652	Distance:0.69	☐	☑	☐	☐	☐
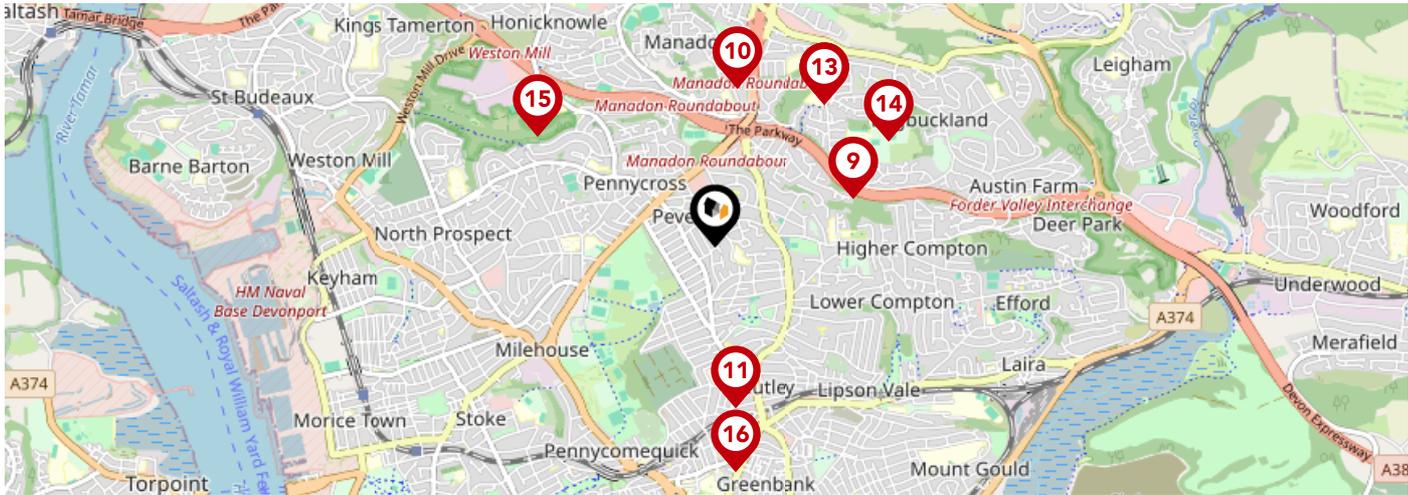
	Nursery	Primary	Secondary	College	Private
(9) Eggbuckland Community College Ofsted Rating: Requires improvement | Pupils: 1040 | Distance:0.69	☐	☐	☑	☐	☐
(10) St Boniface's RC College Ofsted Rating: Requires improvement | Pupils: 374 | Distance:0.76	☐	☐	☑	☐	☐
(11) Plymouth College Ofsted Rating: Not Rated | Pupils: 513 | Distance:0.77	☐	☐	☑	☐	☐
(12) Widey Court Primary School Ofsted Rating: Good | Pupils: 602 | Distance:0.85	☐	☑	☐	☐	☐
(13) Courtlands School Ofsted Rating: Good | Pupils: 107 | Distance:0.85	☐	☑	☐	☐	☐
(14) Eggbuckland Vale Primary School Ofsted Rating: Good | Pupils: 396 | Distance:0.96	☐	☑	☐	☐	☐
(15) All Saints Church of England Academy Ofsted Rating: Good | Pupils: 616 | Distance:0.98	☐	☐	☑	☐	☐
(16) Plymouth High School for Girls Ofsted Rating: Good | Pupils: 816 | Distance:1.07	☐	☐	☑	☐	☐

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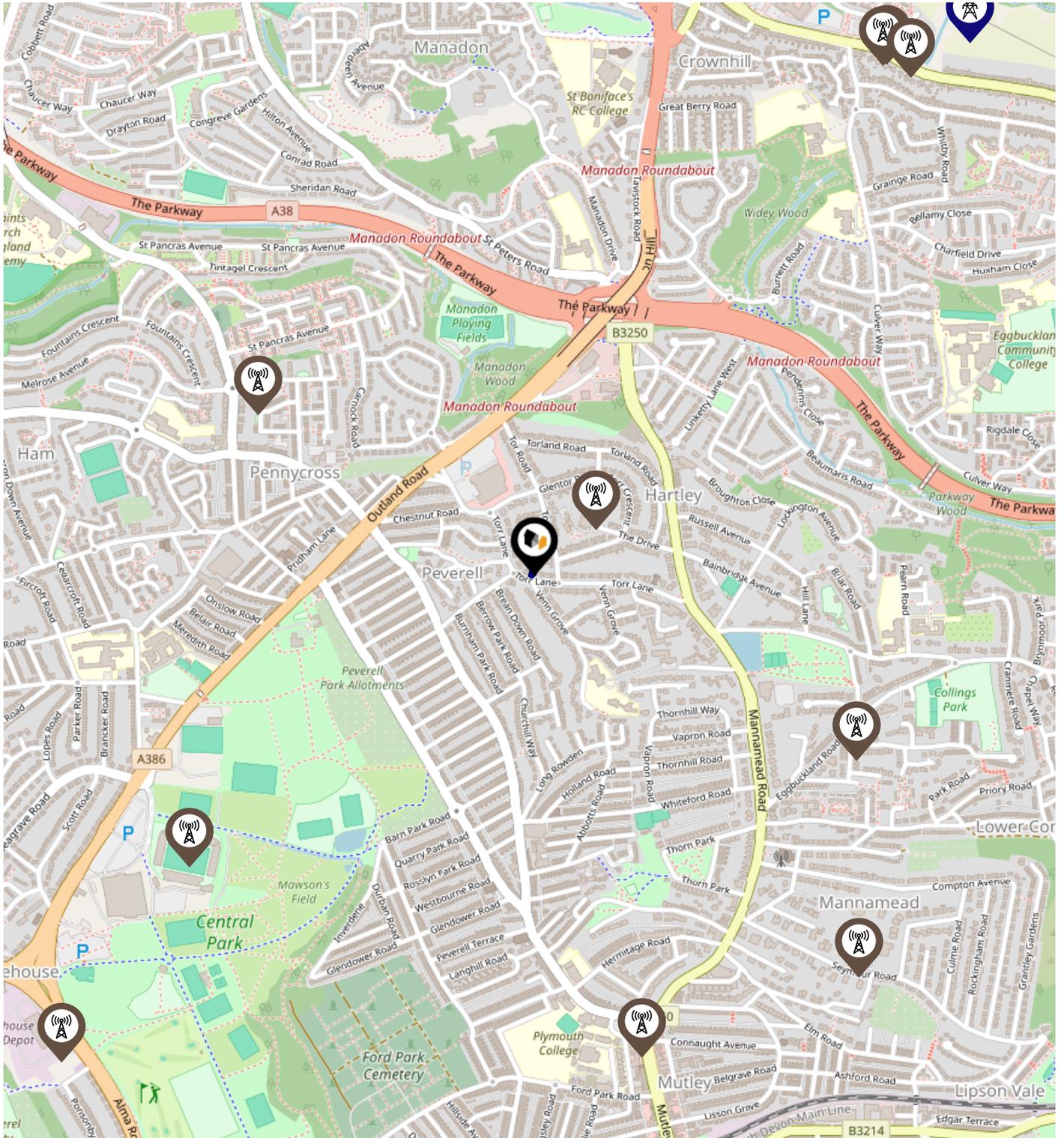
Key:

Power Pylons

Communication Masts

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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).

This
Property
▼

1	2	3	4	5	6
<1%	1-3%	3-5%	5-10%	10-30%	>30%
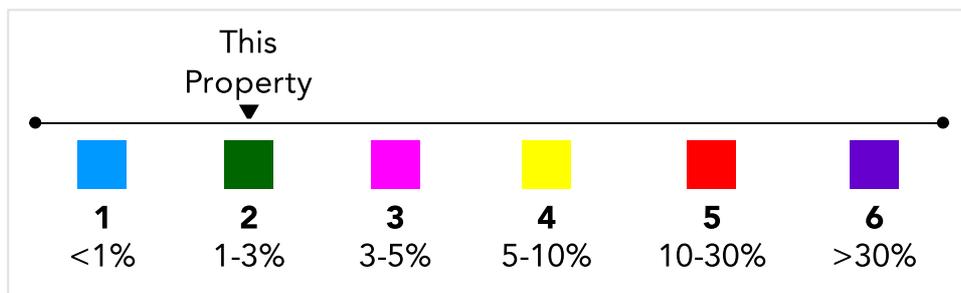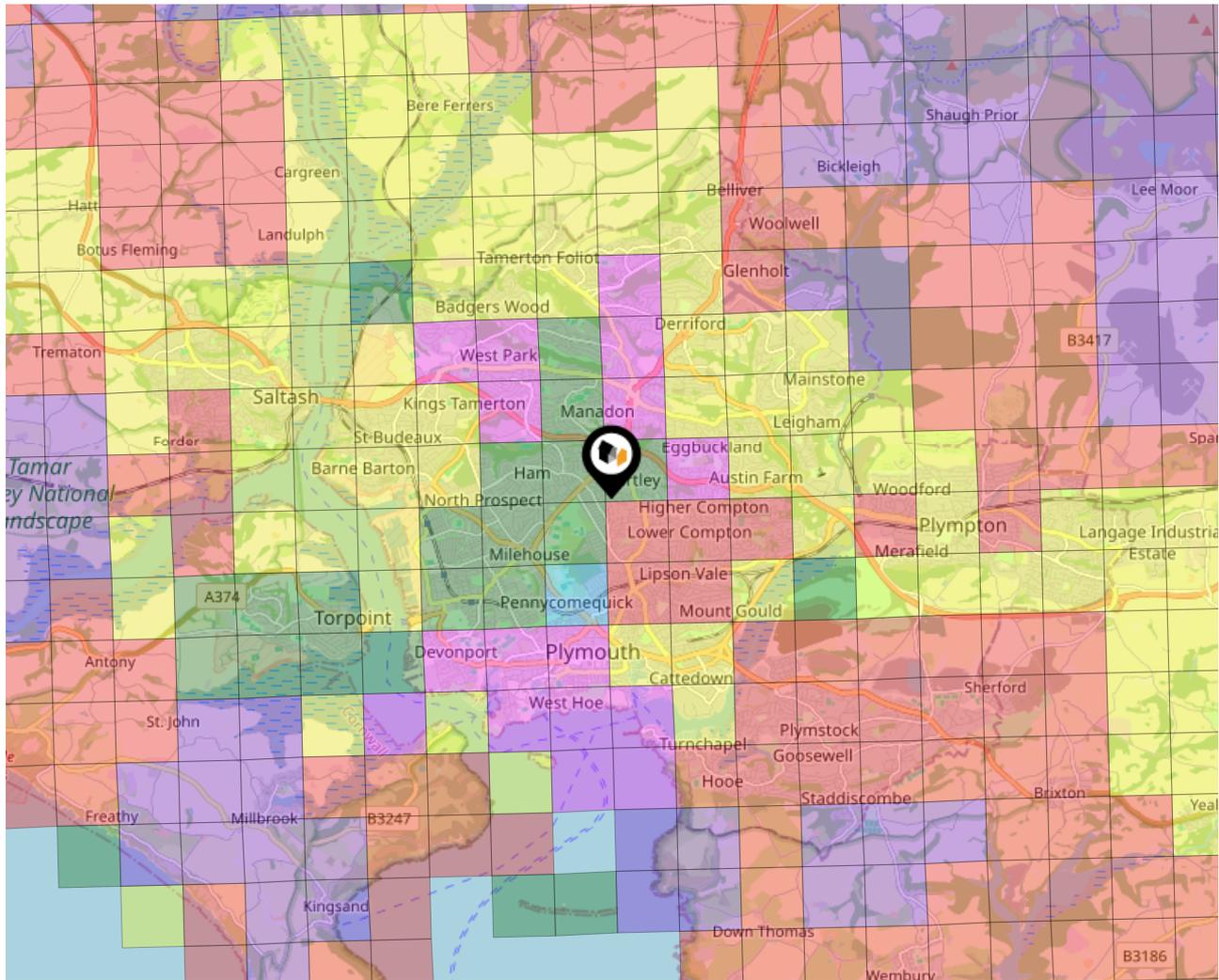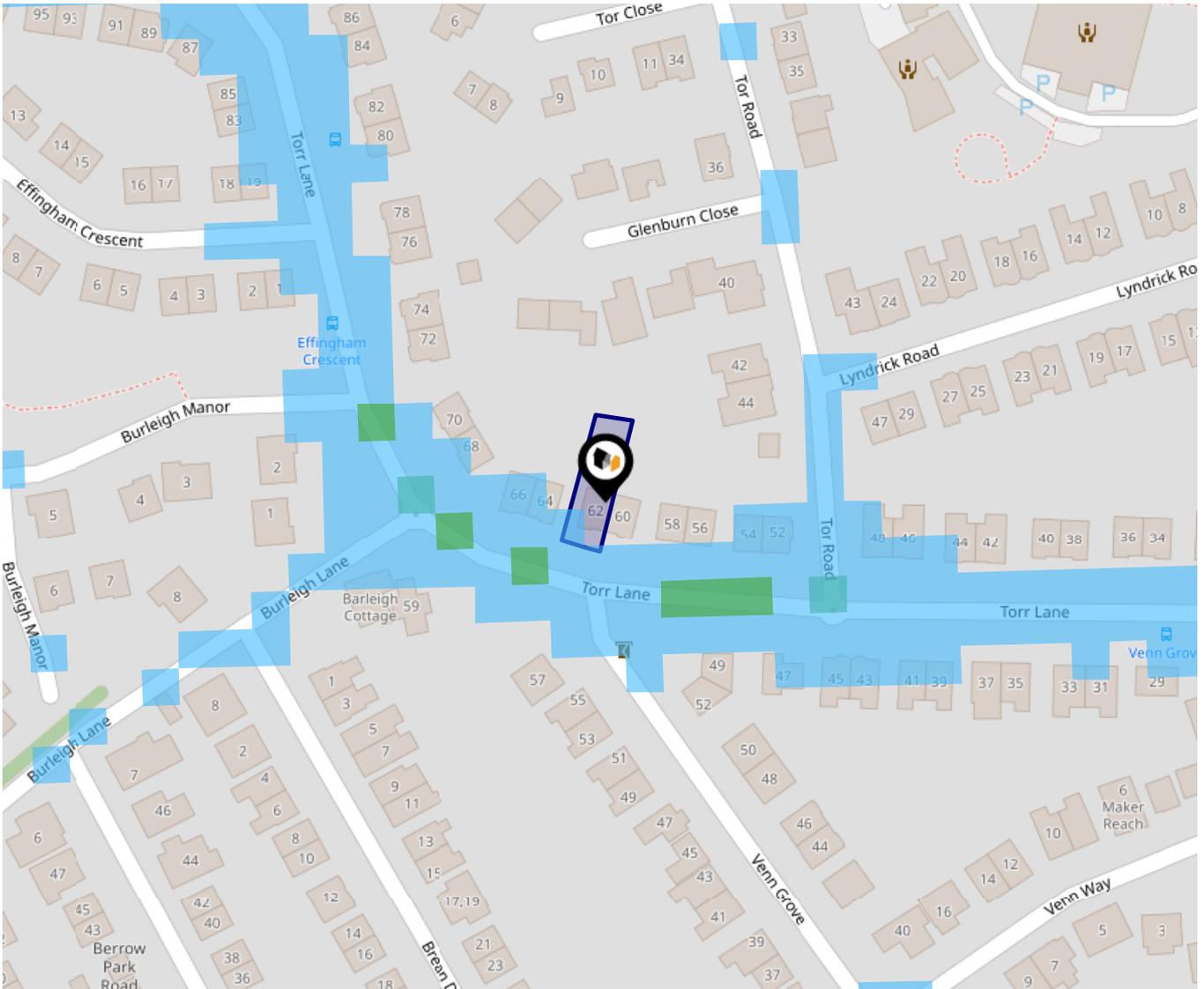
The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.
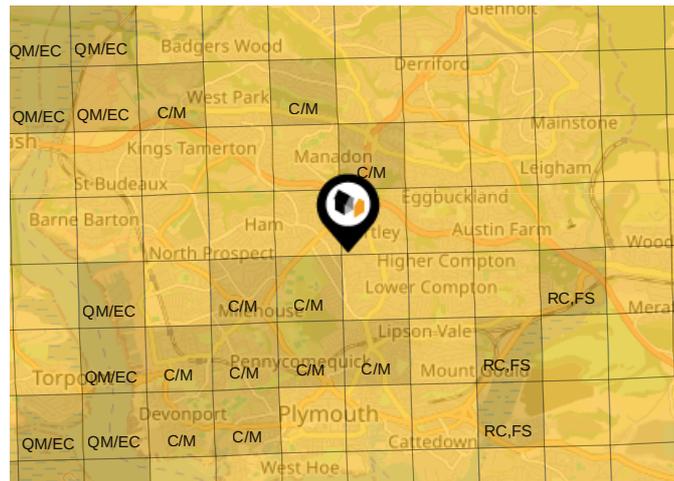
- 🟥 75.0+ dB
- 🟧 70.0-74.9 dB
- 🟨 65.0-69.9 dB
- 🟩 60.0-64.9 dB
- 🟦 55.0-59.9 dB

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Environment
Soils & Clay

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

Carbon Content:	NONE	**Soil Texture:**	SILTY LOAM
Parent Material Grain:	ARGILLACEOUS	**Soil Depth:**	INTERMEDIATE-SHALLOW
Soil Group:	MEDIUM(SILTY)		

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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National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	1.18 miles
2	Plymouth Rail Station	1.21 miles
3	Devonport Rail Station	1.81 miles
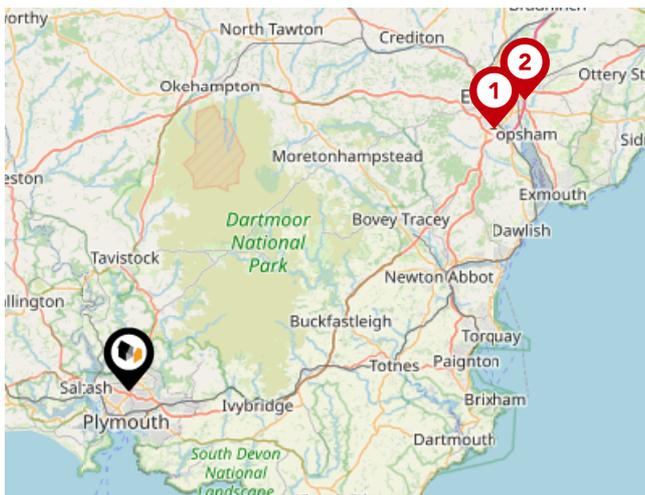
Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	33.77 miles
2	M5 J30	36.91 miles

Airports/Helipads

Pin	Name	Distance
1	Glenholt	2.3 miles
2	Exeter Airport	39.34 miles
3	St Mawgan	38.37 miles
4	Joppa	70.59 miles

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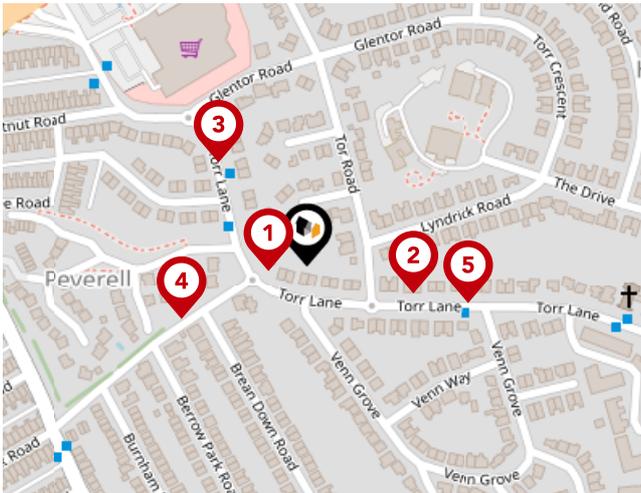
Bus Stops/Stations

Pin	Name	Distance
1	Burleigh Manor	0.02 miles
2	Venn Grove	0.07 miles
3	Effingham Crescent	0.08 miles
4	Burleigh Lane	0.08 miles
5	Venn Grove	0.1 miles
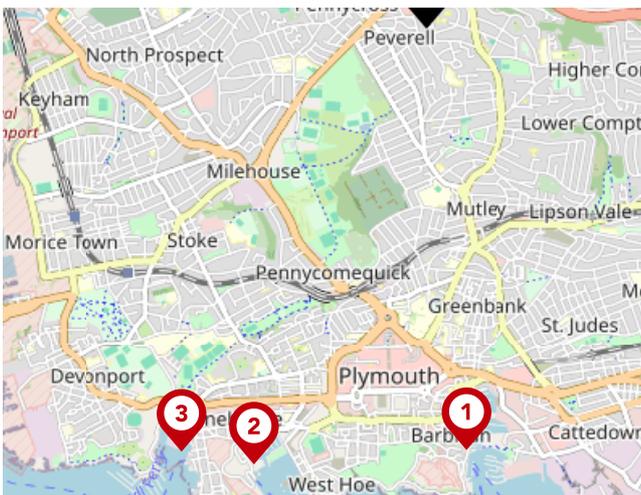
Ferry Terminals

Pin	Name	Distance
1	Plymouth (Barbican) Landing Stage	2.01 miles
2	Plymouth Ferry Terminal	2.21 miles
3	Plymouth Stonehouse Ferry Terminal	2.31 miles

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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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Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

Valuation Office Agency

Royal Mail