

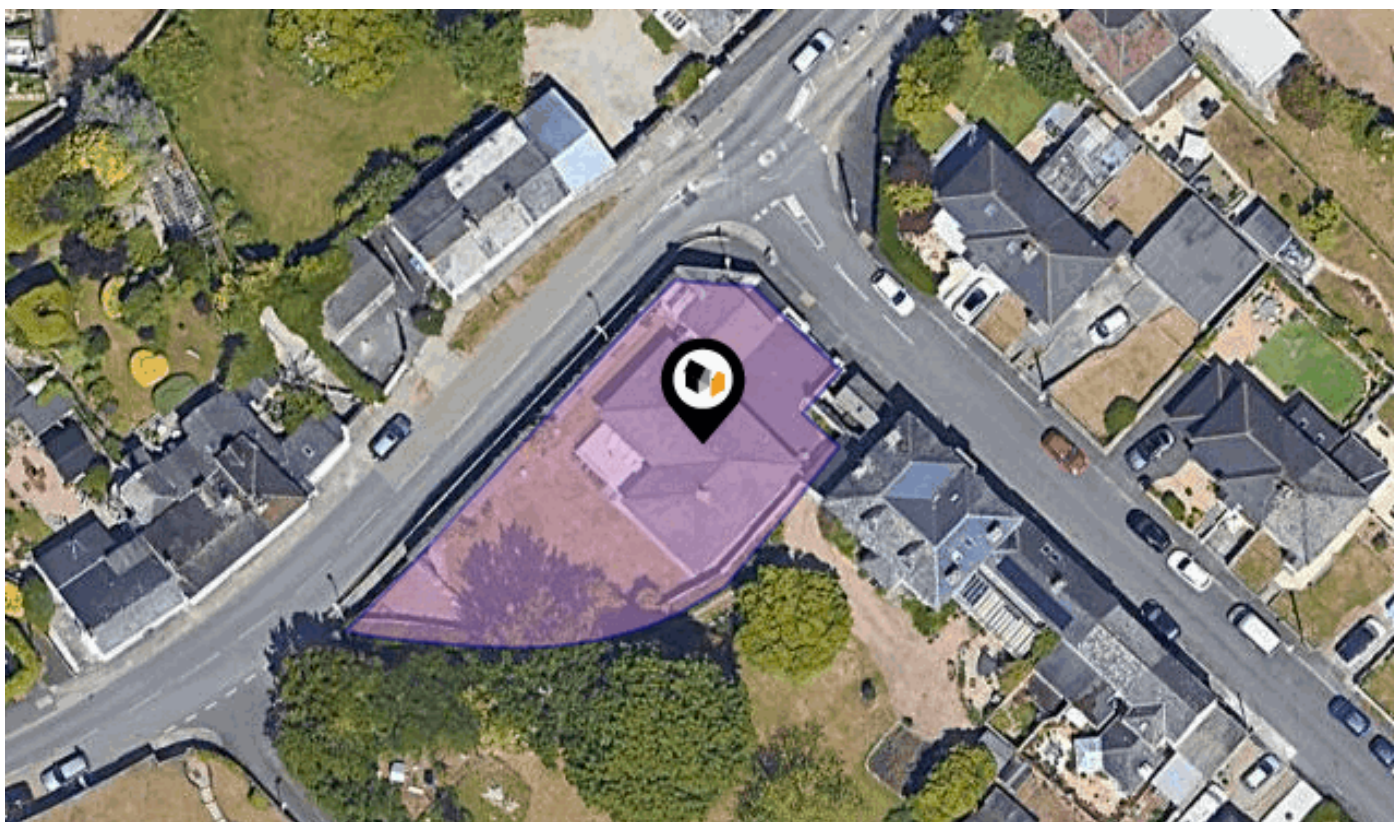


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 04th December 2025



HARWOOD AVENUE, TAMERTON FOLIOT, PLYMOUTH, PL5

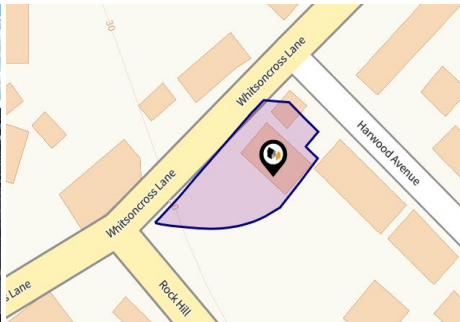
6 The Broadway Plymstock Plymouth PL9 7AU

01752 456000

plymstock@langtownandcountry.com

www.langtownandcountry.com





Property

Type:	Detached
Bedrooms:	4
Plot Area:	0.18 acres
Year Built :	2000
Council Tax :	Band E
Annual Estimate:	£2,842
Title Number:	DN164242

Tenure: Freehold

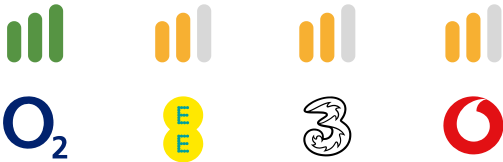
Local Area

Local Authority:	Plymouth
Conservation Area:	Tamerton Foliot
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

3	80	1800
mb/s	mb/s	mb/s

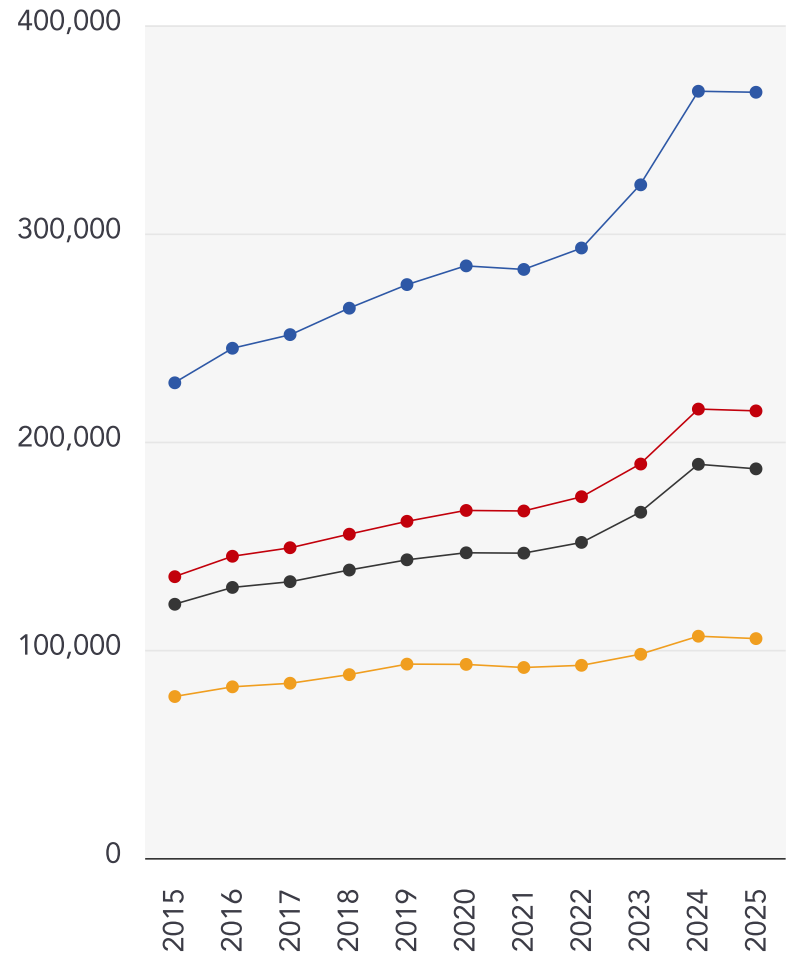
Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



10 Year History of Average House Prices by Property Type in PL5



Detached

+61.14%

Semi-Detached

+58.94%

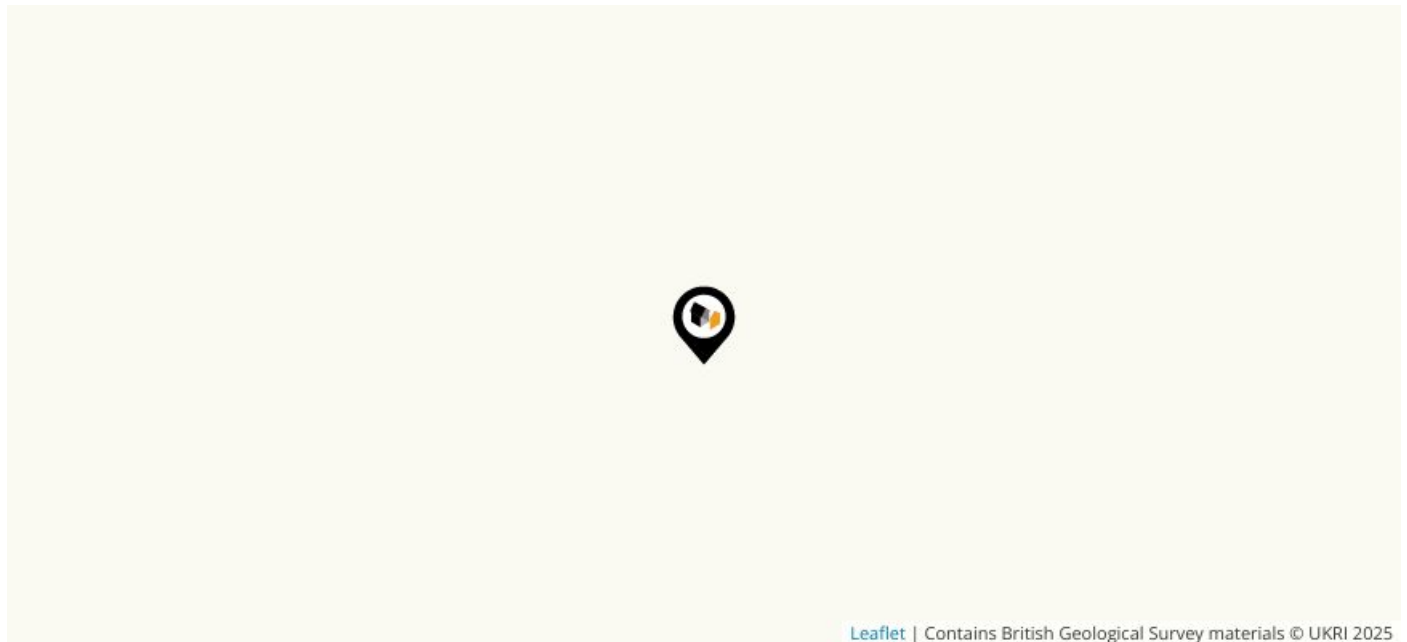
Terraced

+53.36%

Flat

+35.87%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

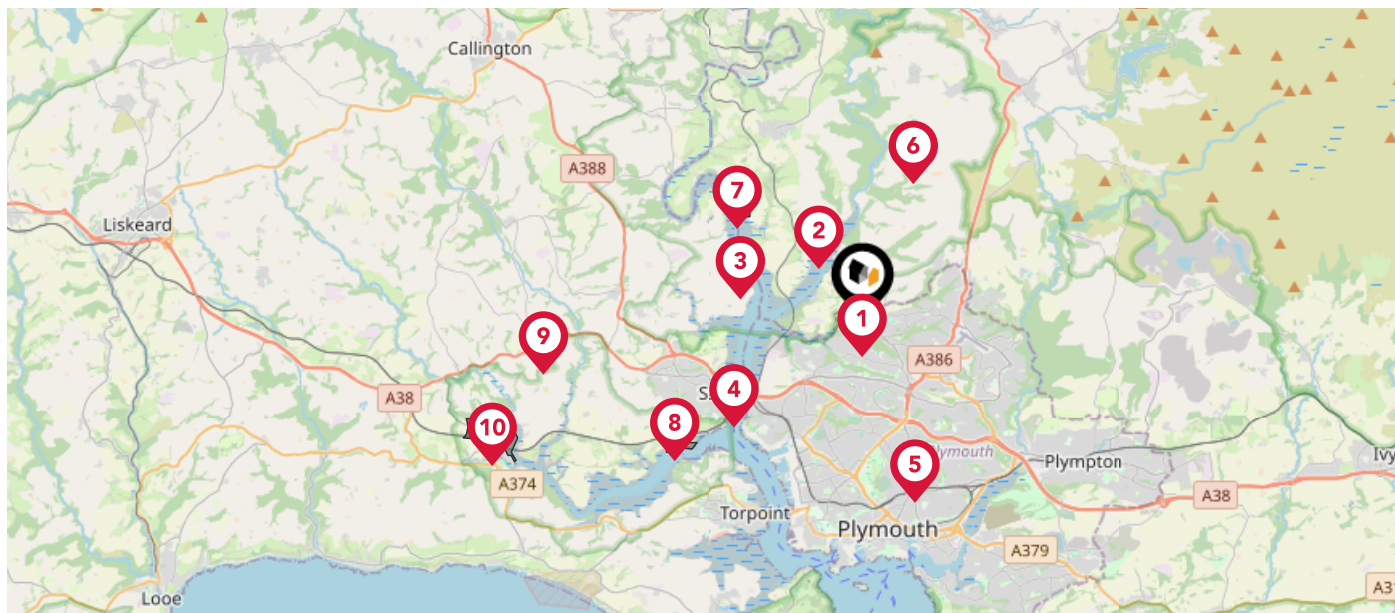
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

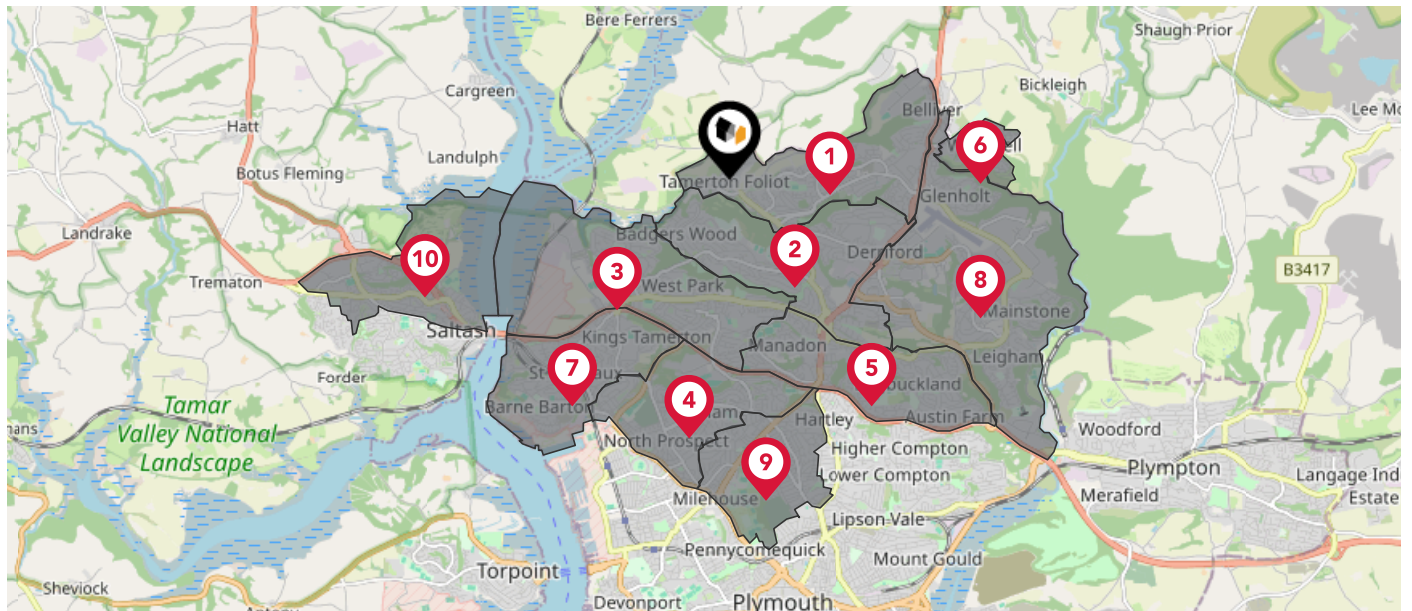
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

- 1 Tamerton Foliot
- 2 Bere Ferrers
- 3 Cargreen
- 4 Lower Fore Street, Saltash
- 5 Mannamead
- 6 Milton Combe
- 7 Weir Quay
- 8 Forder and Antony Passage
- 9 Landrake
- 10 St Germans

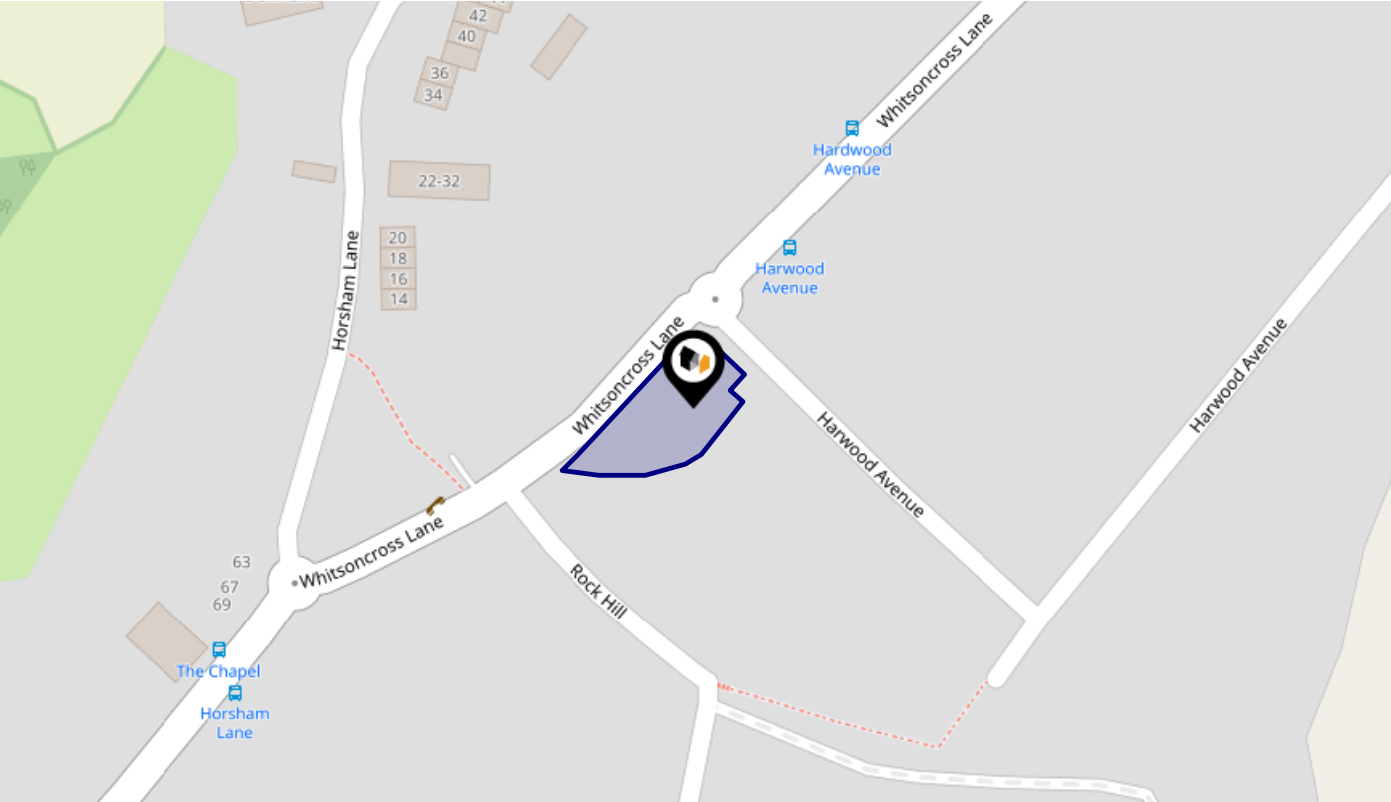
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

- 1 Southway Ward
- 2 Budshead Ward
- 3 Honicknowle Ward
- 4 Ham Ward
- 5 Egguckland Ward
- 6 Woolwell Ward
- 7 St. Budeaux Ward
- 8 Moor View Ward
- 9 Peverell Ward
- 10 Saltash Tamar 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:

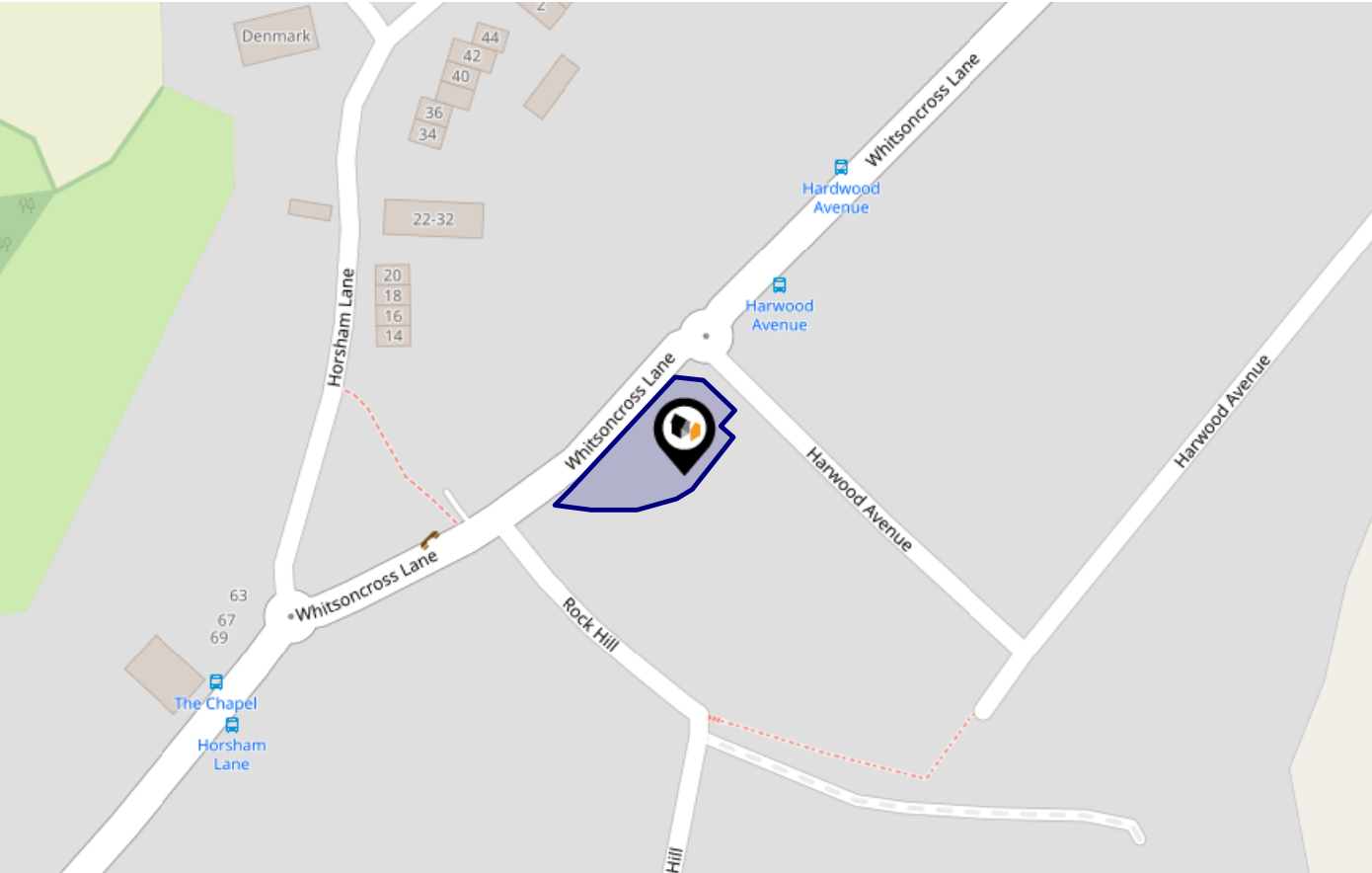
5		75.0+ dB	<div></div>
4		70.0-74.9 dB	<div></div>
3		65.0-69.9 dB	<div></div>
2		60.0-64.9 dB	<div></div>
1		55.0-59.9 dB	<div></div>

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.

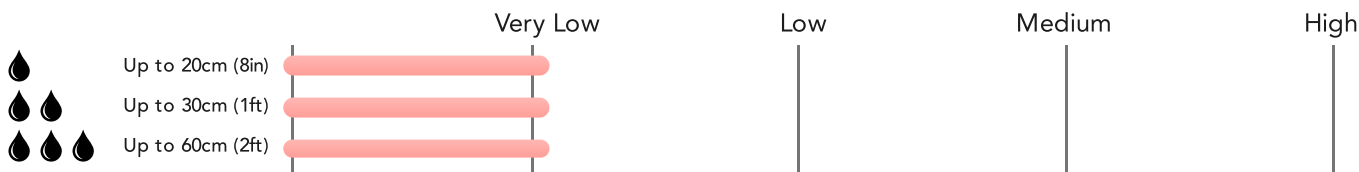


Risk Rating: Very low

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:

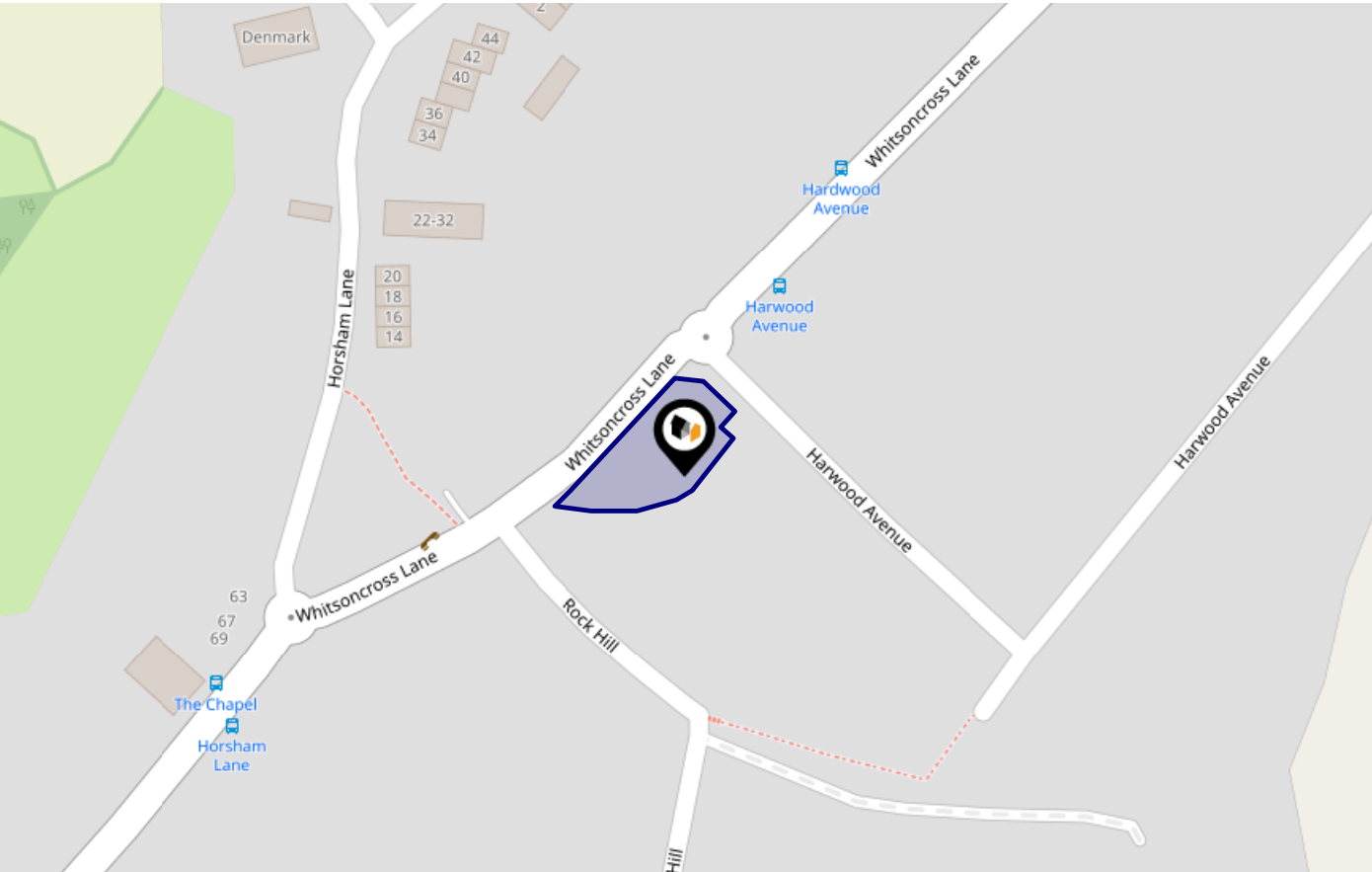


Flood Risk

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.

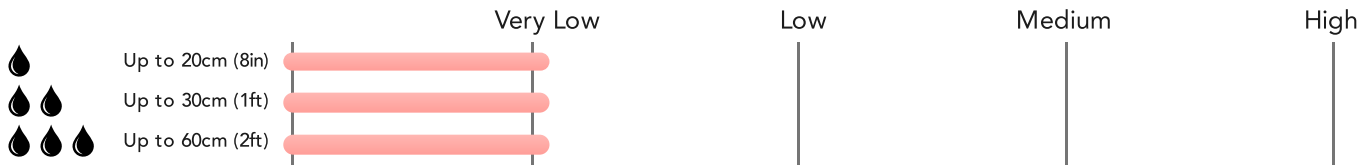


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Chance of flooding to the following depths at this property:

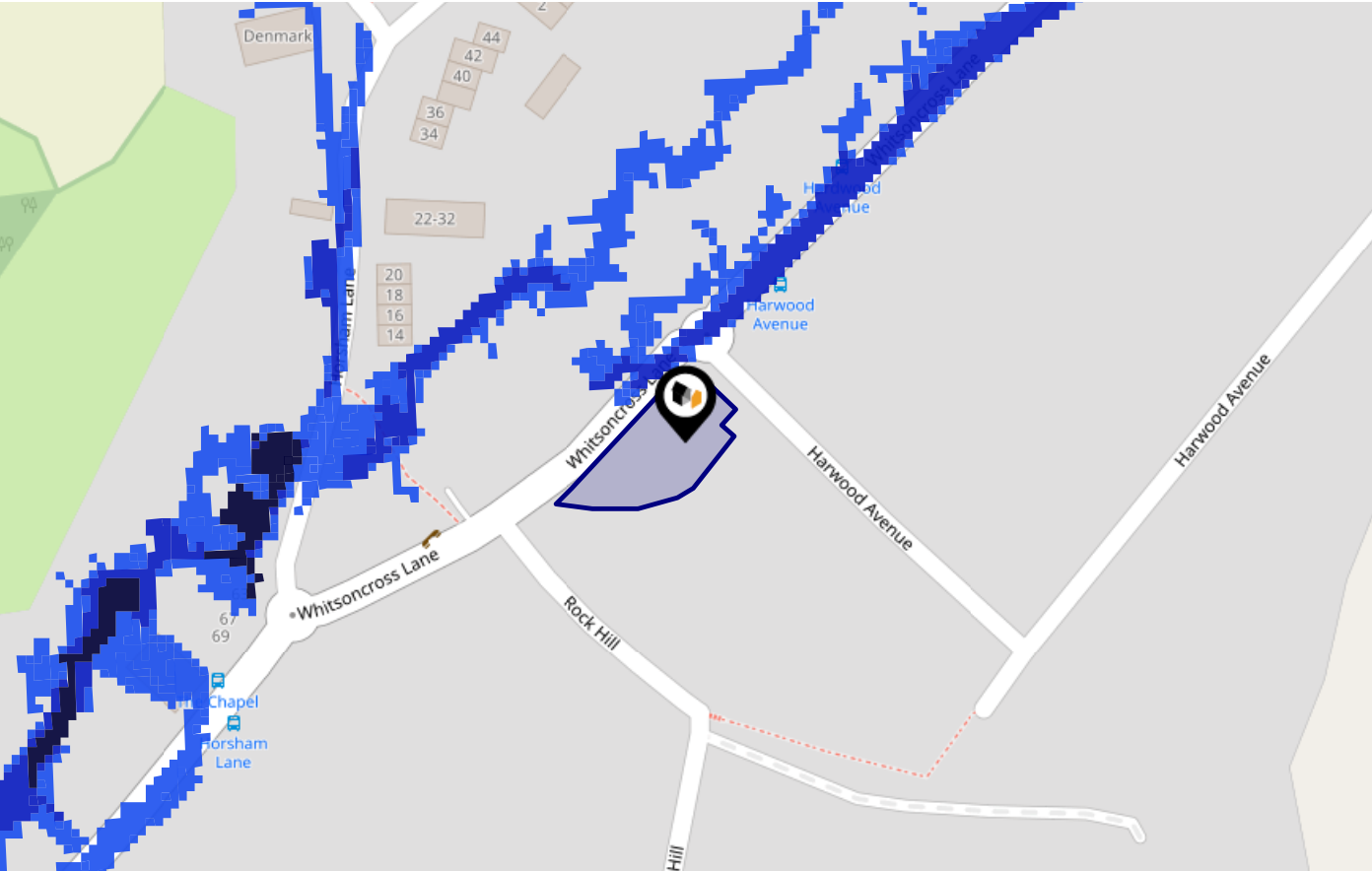


Flood Risk

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.

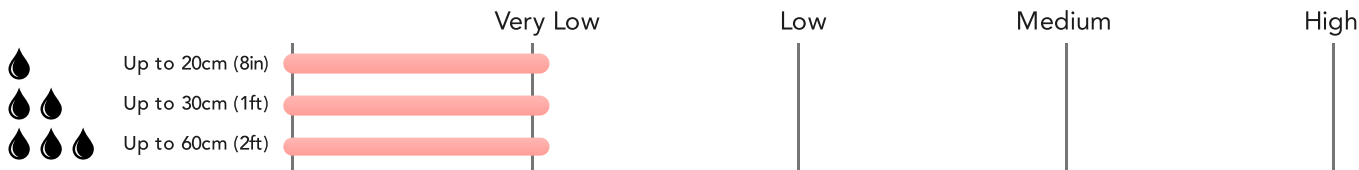


Risk Rating: Very low

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

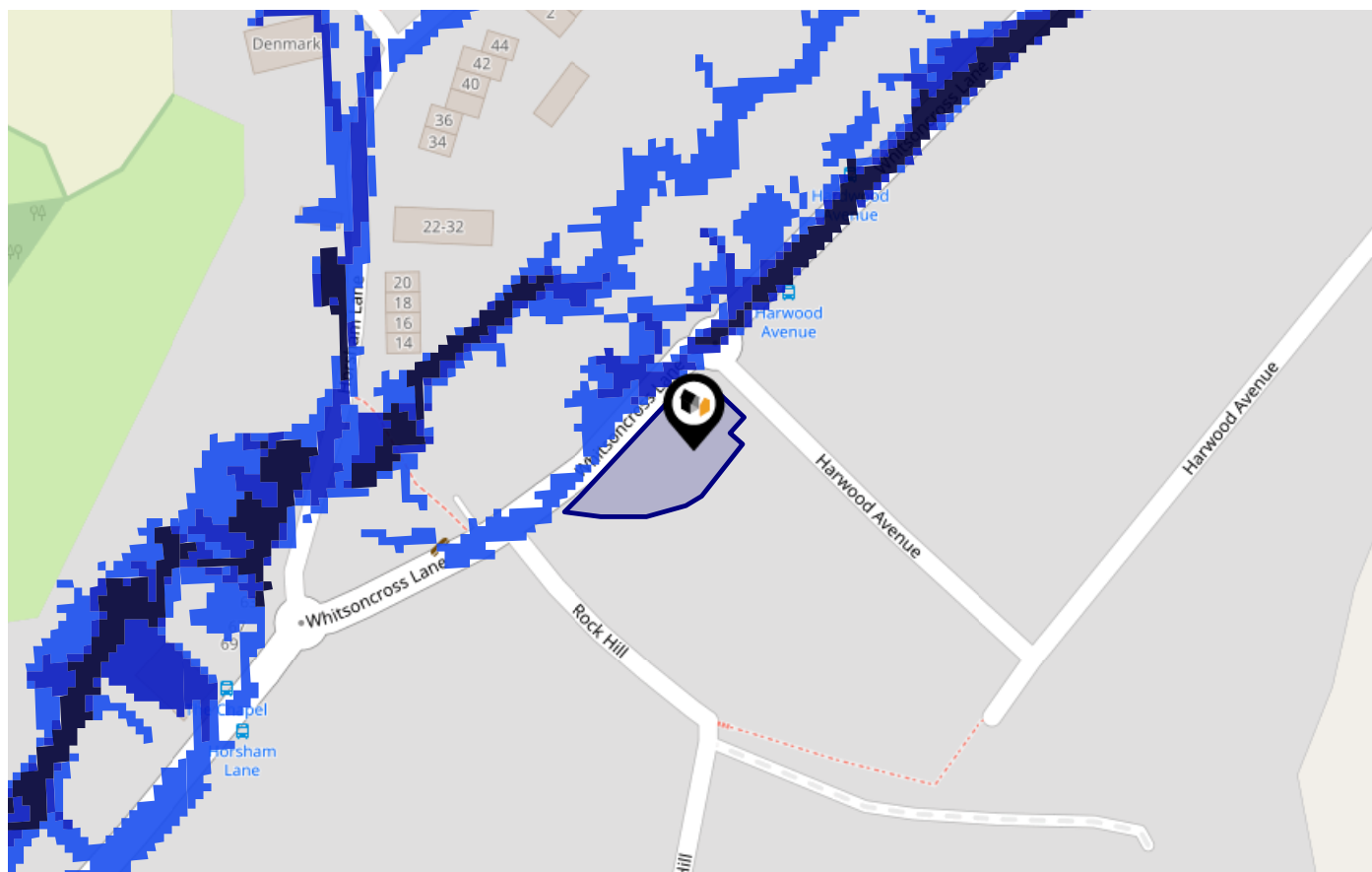
Chance of flooding to the following depths at this property:



Flood Risk

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.

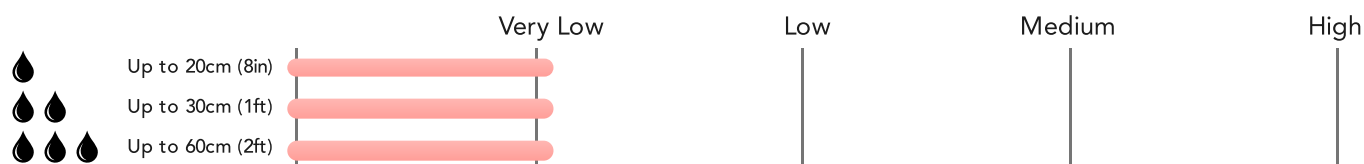


Risk Rating: Very low

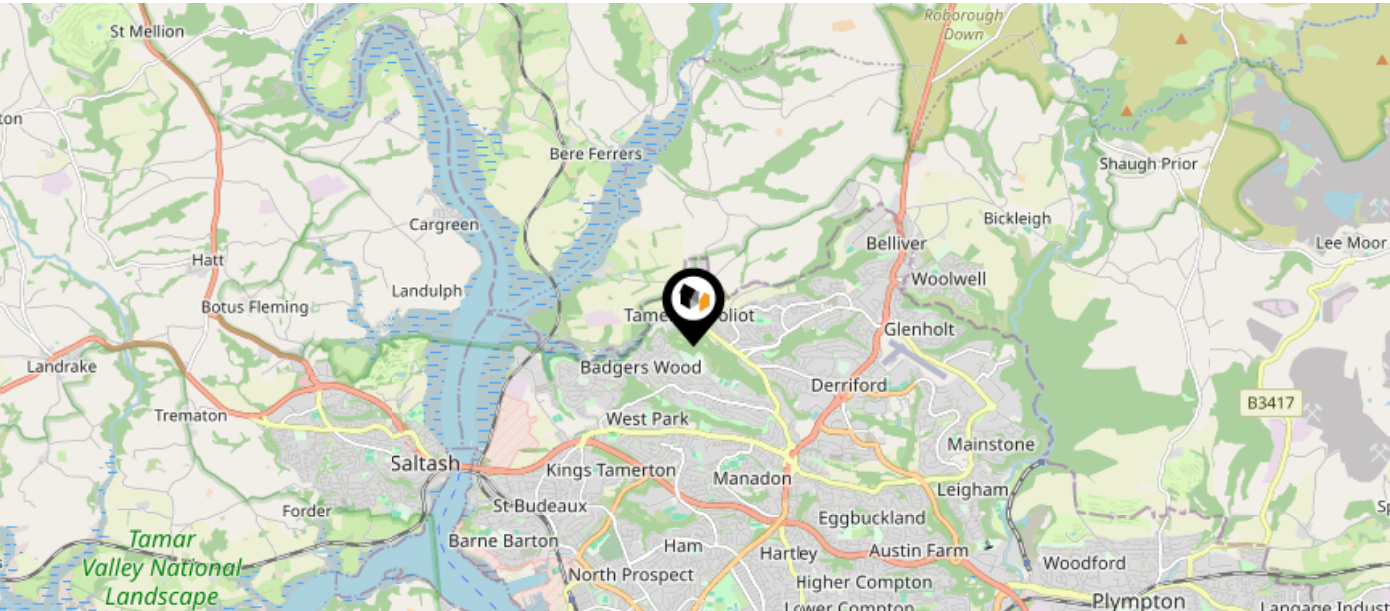
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Chance of flooding to the following depths at this property:



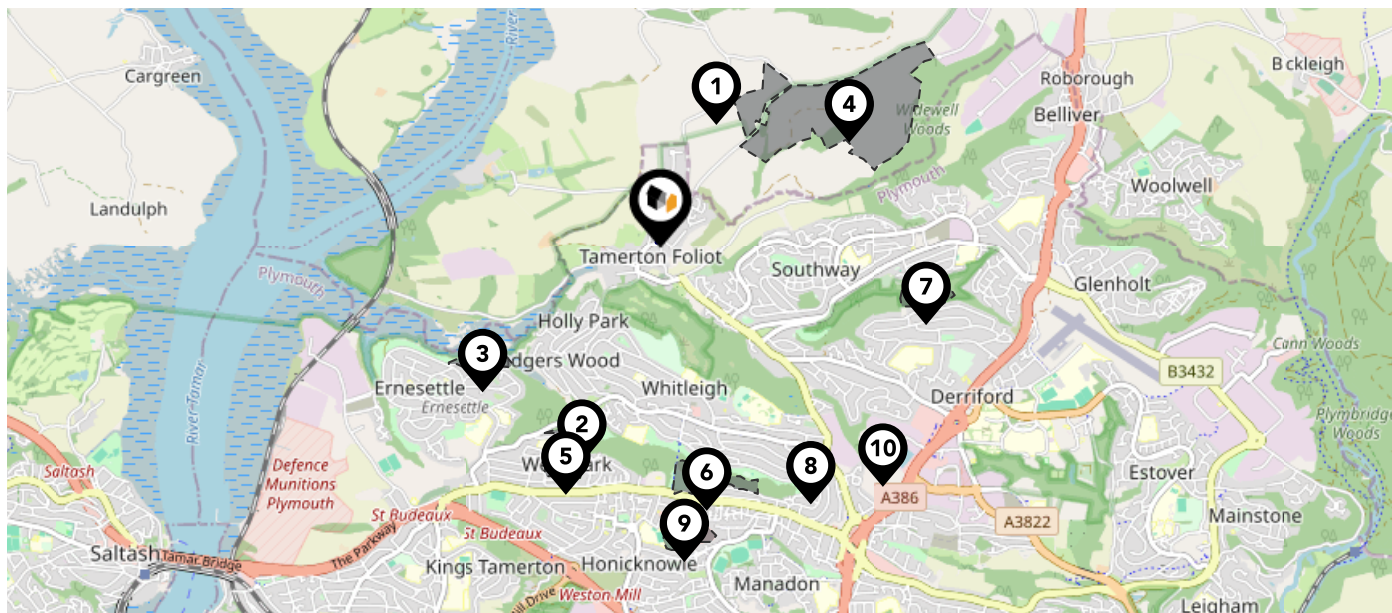
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

No data available.

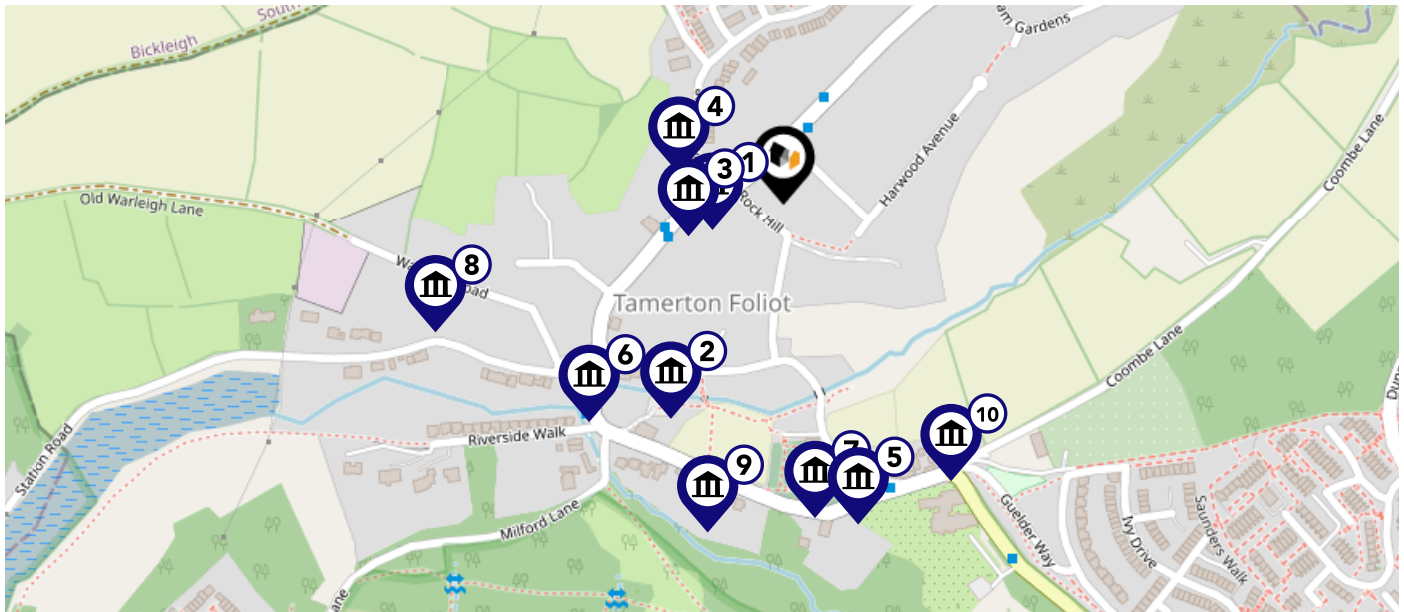
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.













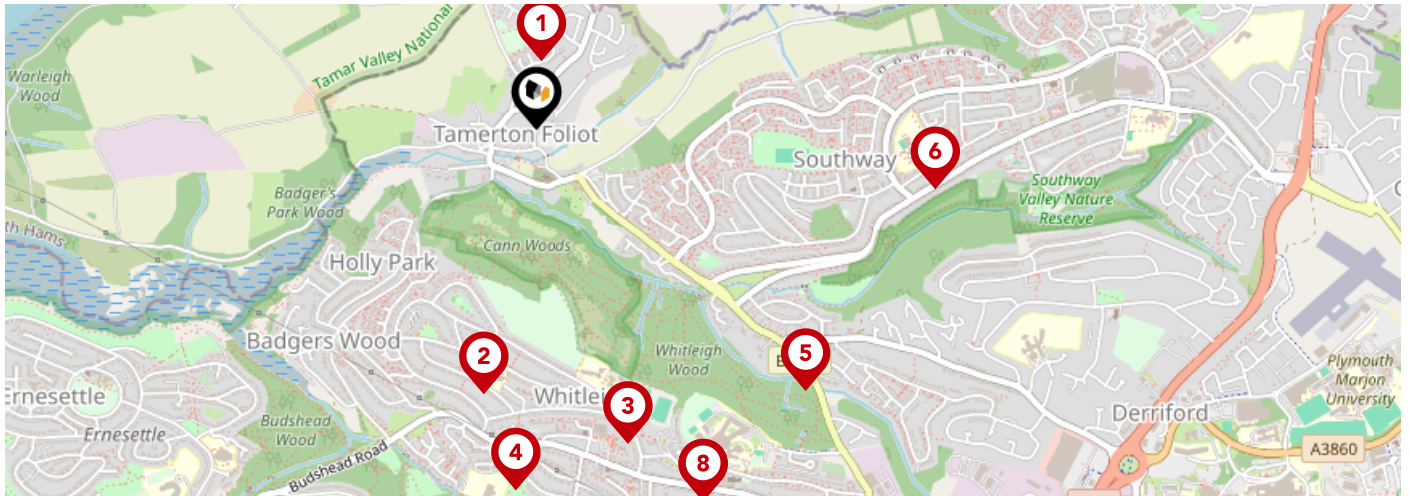
Nearby Landfill Sites

1	Allern Farm-Allern Farm, Tamerton Foliot, Bickleigh, Devon	Historic Landfill
2	West Park-West Park, Plymouth	Historic Landfill
3	Roachford Crescent - Tamerton Lake-West Park, Plymouth	Historic Landfill
4	Great Trehills Farm-Great Trehills Farm, Tamerton Foliot, Plymouth, Devon	Historic Landfill
5	West Park-West Park, Plymouth	Historic Landfill
6	Woodlands Fort Cricket Pitch Honickn-Woodlands Fort Cricket Pitch Honicknowle, Plymouth	Historic Landfill
7	Off Pendeen Crescent Southway-Off Pendeen Crescent Southway	Historic Landfill
8	Crownhill-Crownhill, Plymouth	Historic Landfill
9	Honicknowle Brickworks-Plymouth, Devon	Historic Landfill
10	Crownhill Sewage Works-Crownhill Sewage Works, Plymouth	Historic Landfill

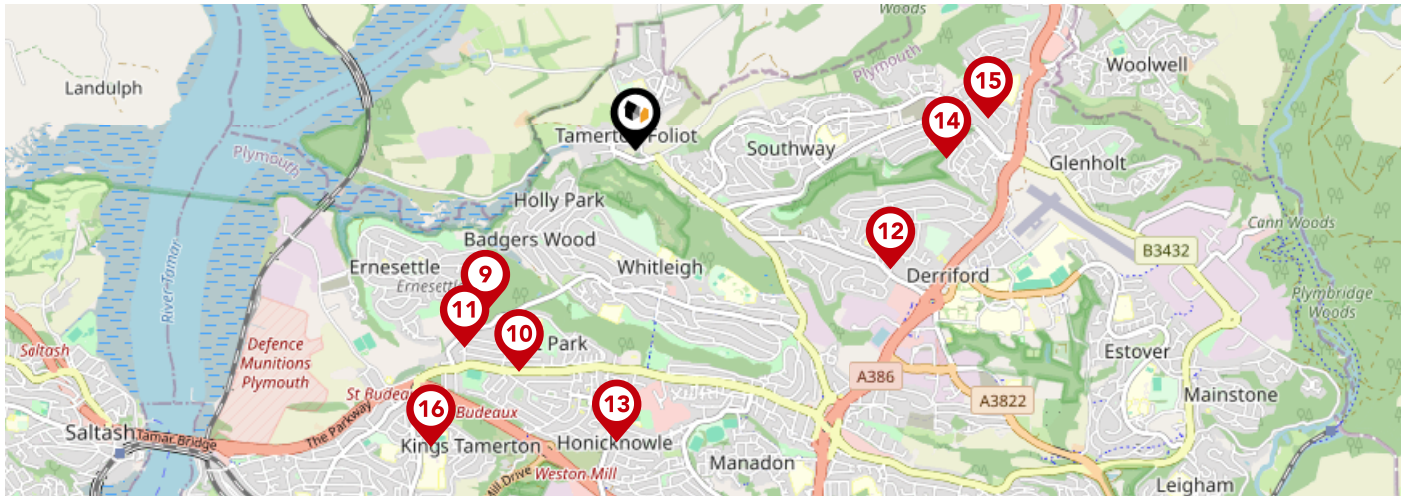
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1391364 - K6 Telephone Kiosk, Whitson Cross Lane	Grade II	0.0 miles
	1386382 - Seven Stars Public House	Grade II	0.1 miles
	1386496 - Cressy Cottage	Grade II	0.1 miles
	1321999 - Jessops	Grade II	0.1 miles
	1386427 - Gate Piers, Walls And Railings East Of Church Of St Mary	Grade II	0.2 miles
	1386497 - Milestone At The Junction Of Fore Street And Station Road	Grade II	0.2 miles
	1386426 - Church Of St Mary	Grade II	0.2 miles
	1386416 - Milford House And Attached Walls	Grade II	0.2 miles
	1386431 - Wadlands	Grade II	0.2 miles
	1393798 - 1 And 2 Cann Cottages	Grade II	0.2 miles



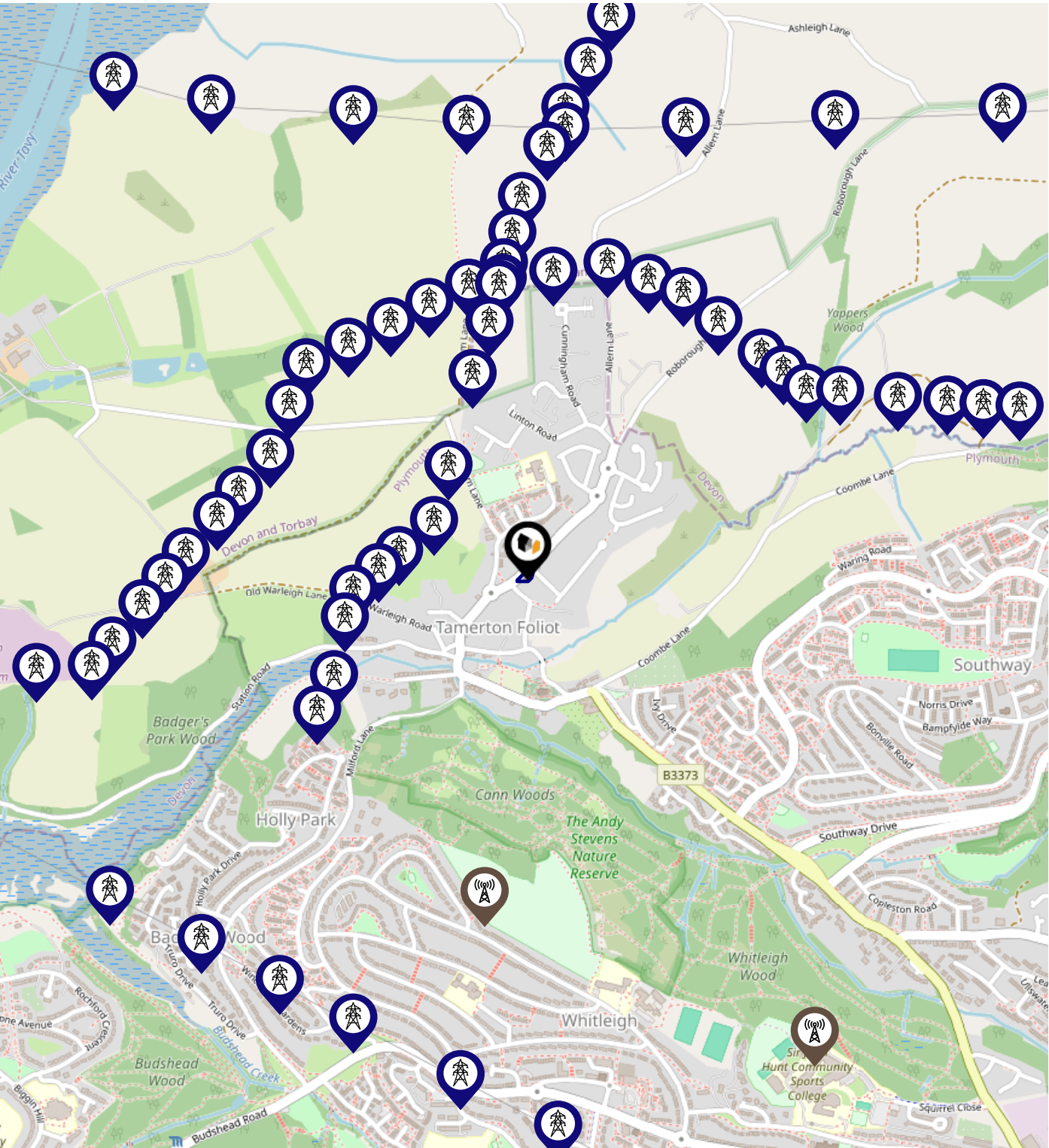
		Nursery	Primary	Secondary	College	Private
1	Mary Dean's CofE Primary School and Nursery Ofsted Rating: Good Pupils: 319 Distance:0.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Peter's RC Primary School Ofsted Rating: Good Pupils: 122 Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Woodfield Primary School Ofsted Rating: Good Pupils: 268 Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Brook Green Centre for Learning Ofsted Rating: Outstanding Pupils: 99 Distance:0.85	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Woodlands School Ofsted Rating: Good Pupils: 85 Distance:0.88	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Beechwood Primary Academy Ofsted Rating: Good Pupils: 308 Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Whitleigh Community Primary School Ofsted Rating: Good Pupils: 365 Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Sir John Hunt Community Sports College Ofsted Rating: Good Pupils: 761 Distance:0.96	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
9	Mill Ford School Ofsted Rating: Good Pupils: 121 Distance: 1.05	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Knowle Primary School Ofsted Rating: Good Pupils: 325 Distance: 1.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Ernesettle Community School Ofsted Rating: Outstanding Pupils: 557 Distance: 1.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Notre Dame RC School Ofsted Rating: Good Pupils: 765 Distance: 1.32	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Shakespeare Primary School Ofsted Rating: Requires improvement Pupils: 410 Distance: 1.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Oakwood Primary Academy Ofsted Rating: Good Pupils: 311 Distance: 1.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Widewell Primary Academy Ofsted Rating: Good Pupils: 219 Distance: 1.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	St Budeaux CofE Primary Academy Ofsted Rating: Good Pupils: 106 Distance: 1.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

Masts & Pylons

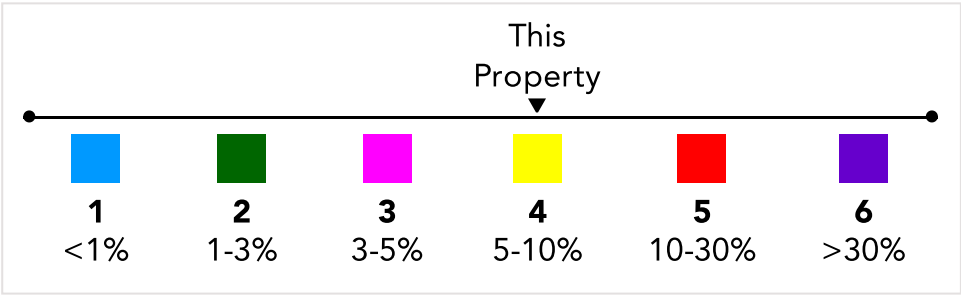
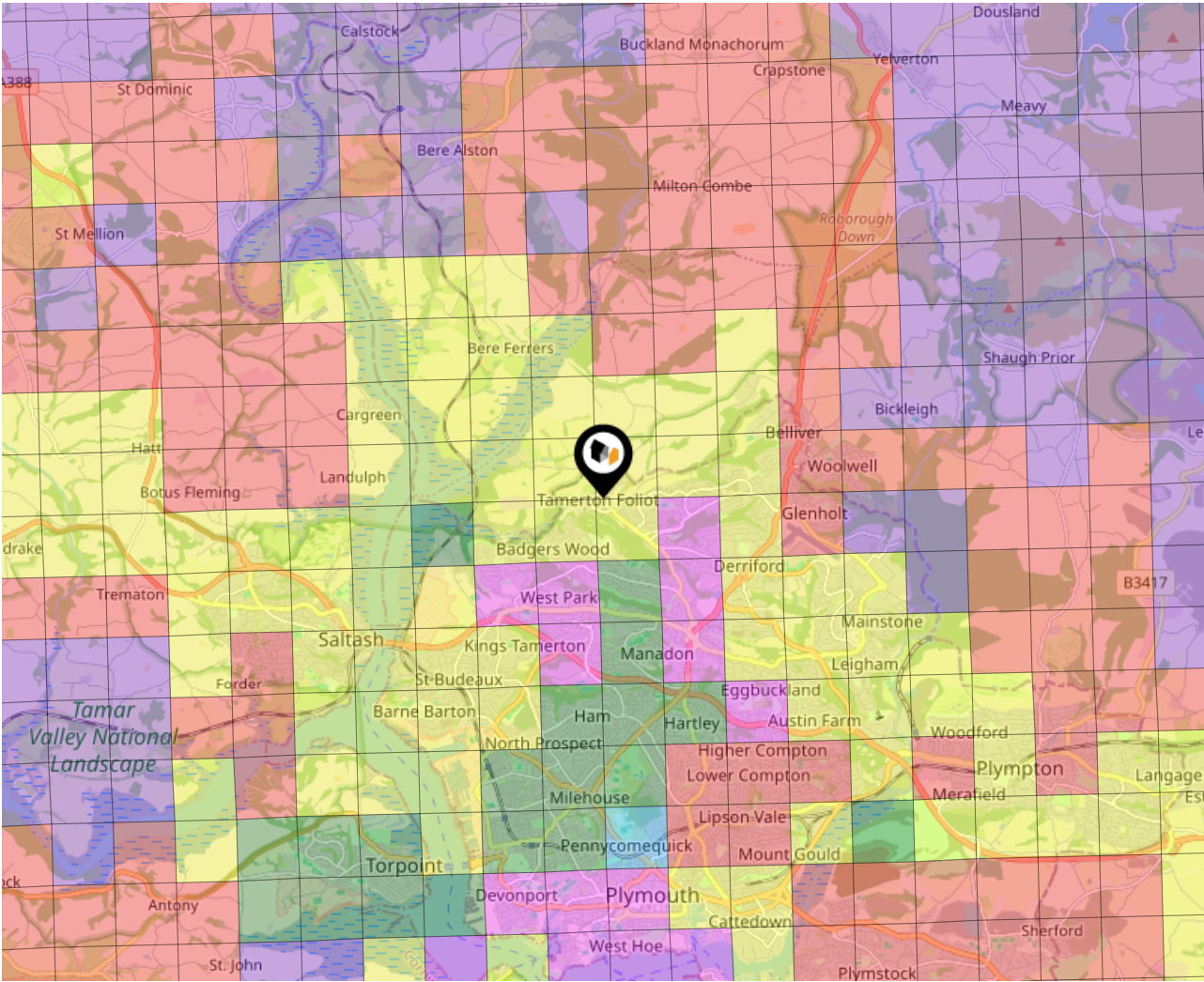


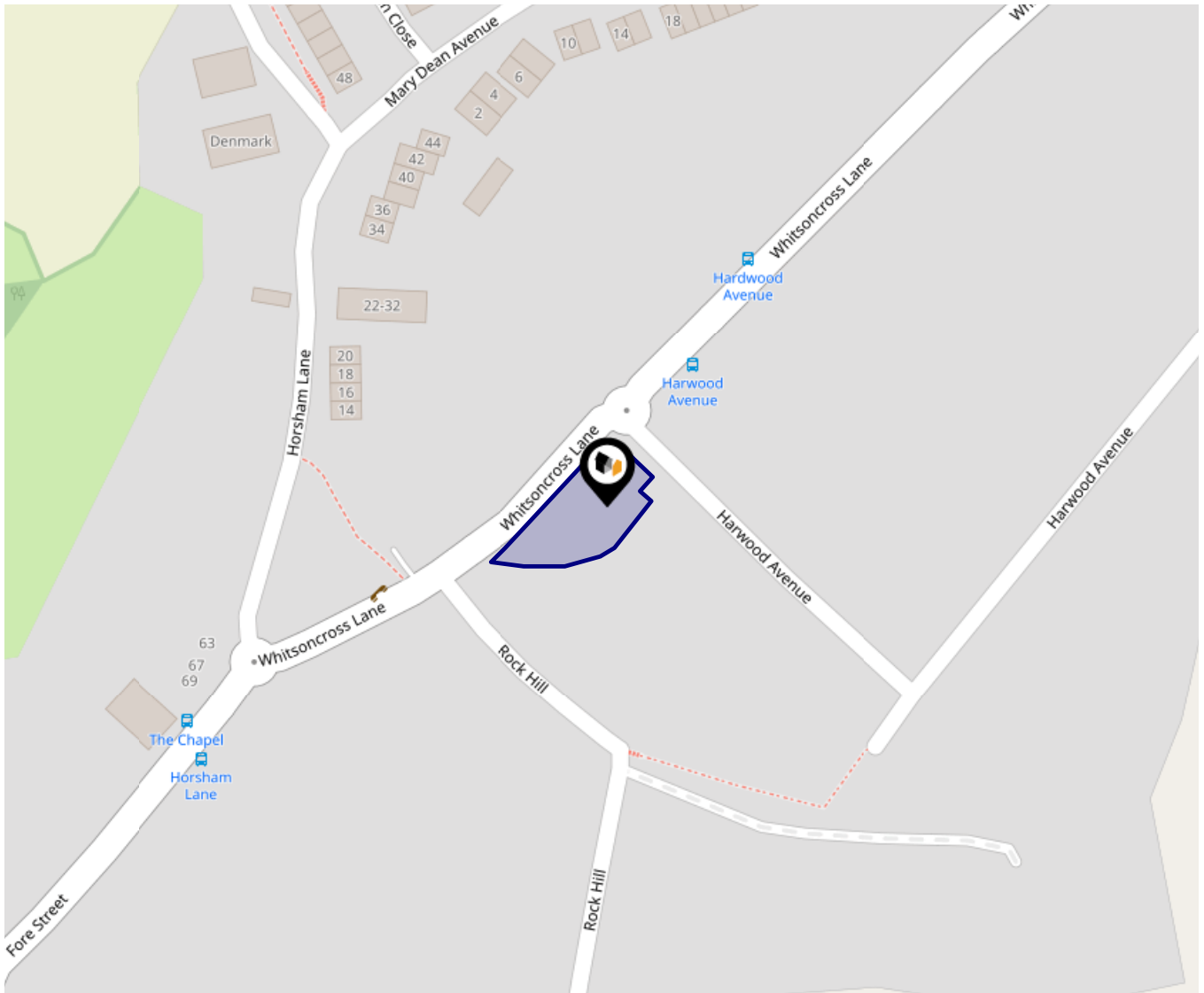
Key:

- 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).





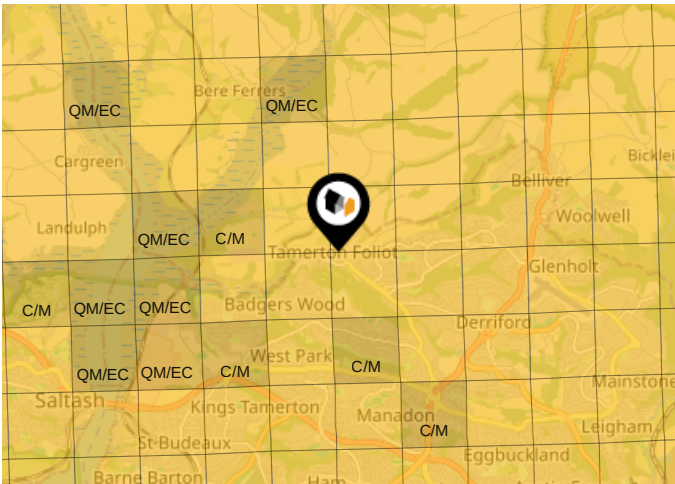
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

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

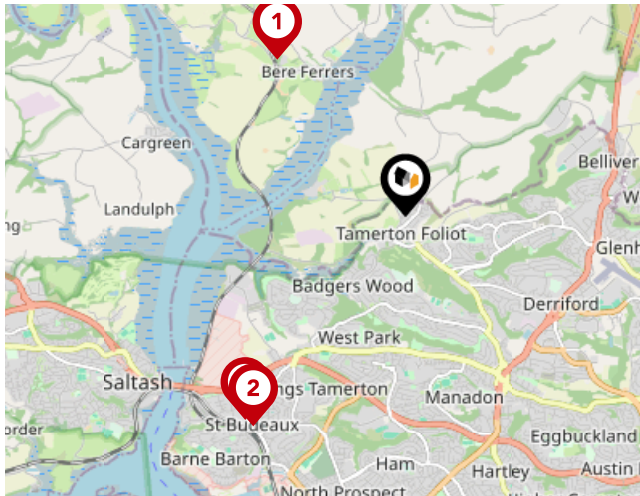
Carbon Content:	NONE	Soil Texture:	LOAM TO SILTY LOAM
Parent Material Grain:	ARGILLACEOUS	Soil Depth:	INTERMEDIATE-SHALLOW
Soil Group:	MEDIUM TO HEAVY		






Primary Classifications (Most Common Clay Types)

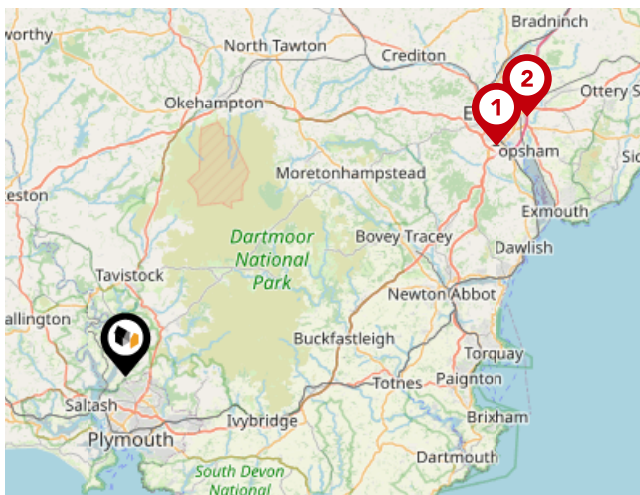
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay &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





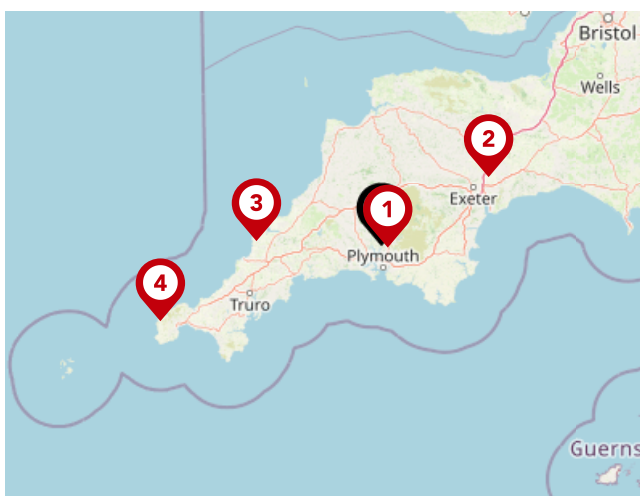
National Rail Stations

Pin	Name	Distance
	Bere Ferrers Rail Station	1.91 miles
	St Budeaux Ferry Road Rail Station	2.45 miles
	St Budeaux Victoria Road Rail Station	2.44 miles







Trunk Roads/Motorways

Pin	Name	Distance
	M5 J31	32.97 miles
	M5 J30	36.06 miles

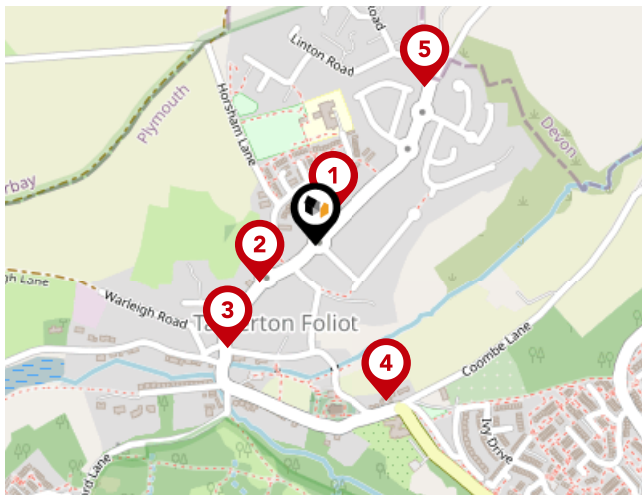


Airports/Helipads

Pin	Name	Distance
	Glenholt	2 miles
	Exeter Airport	38.5 miles
	St Mawgan	37.53 miles
	Joppa	70.67 miles

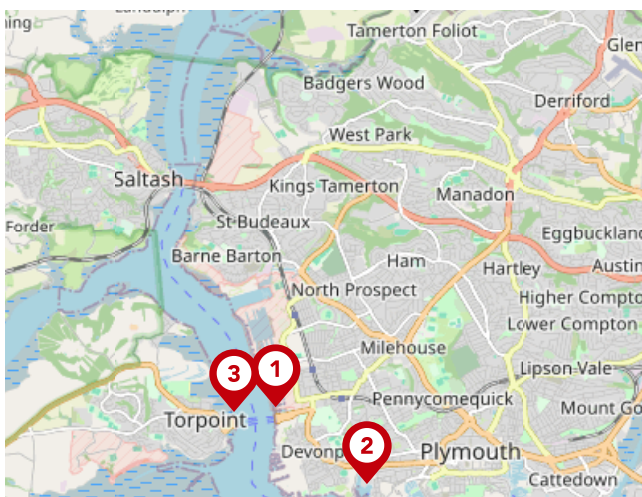
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Harwood Avenue	0.04 miles
2	Horsham Lane	0.08 miles
3	Queens Arms	0.16 miles
4	Church Row Lane	0.2 miles
5	Henley Drive	0.23 miles



Ferry Terminals

Pin	Name	Distance
1	Devonport Ferry Terminal	3.96 miles
2	Plymouth Stonehouse Ferry Terminal	4.48 miles
3	Torpoint Ferry Terminal	4.15 miles

Important - Please Read

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

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