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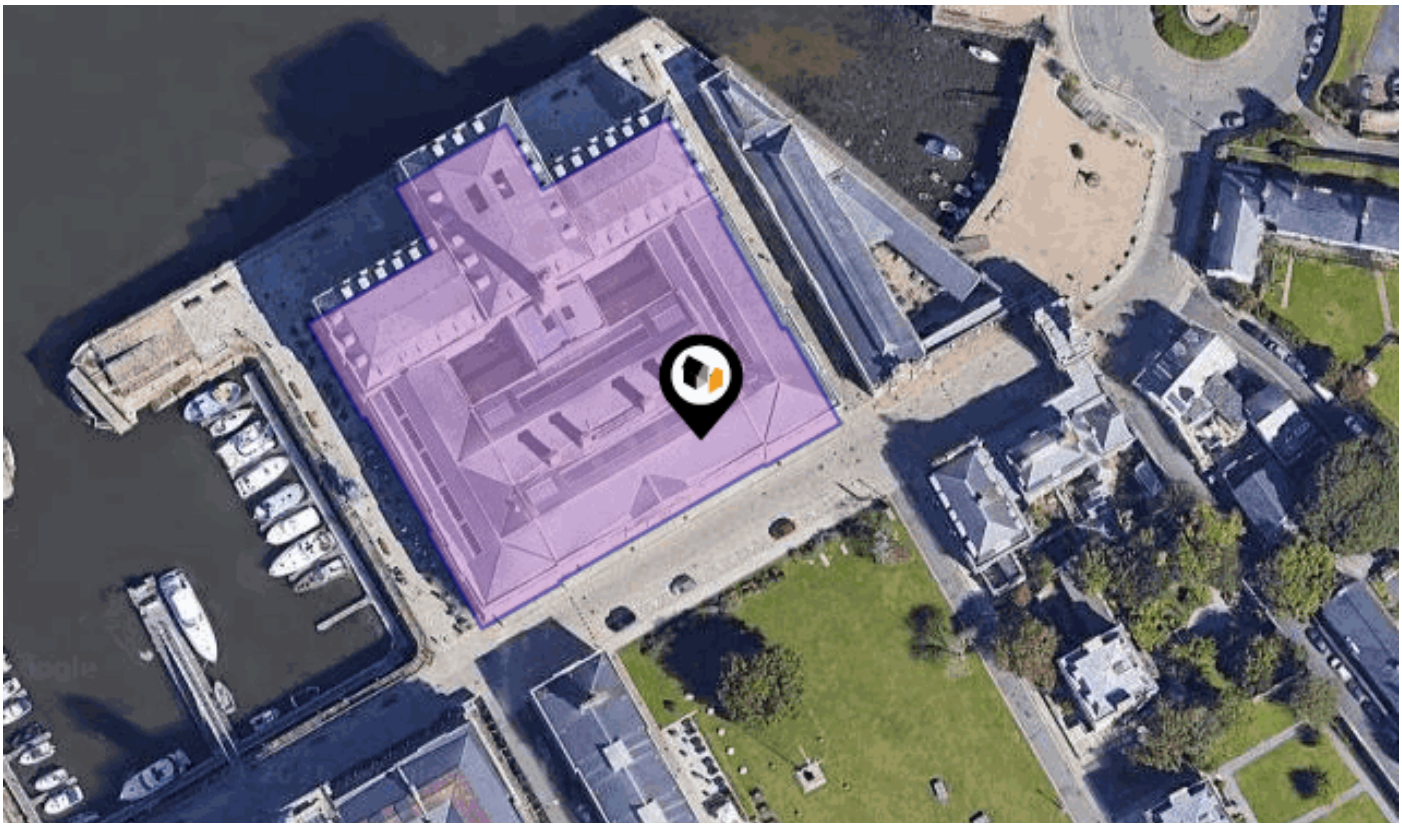
KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 12th February 2026



FLAT 47, 4, ROYAL WILLIAM YARD, PLYMOUTH, PL1 3GD

6 Mannamead Road Plymouth Devon PL4 7AA
01752 256000
property@langtownandcountry.com
www.langtownandcountry.com

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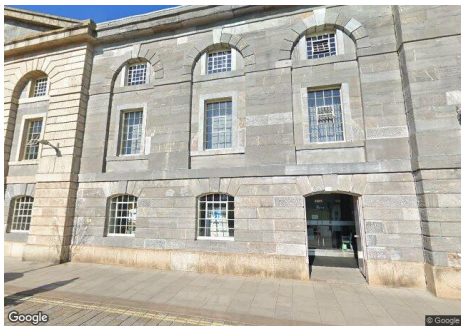
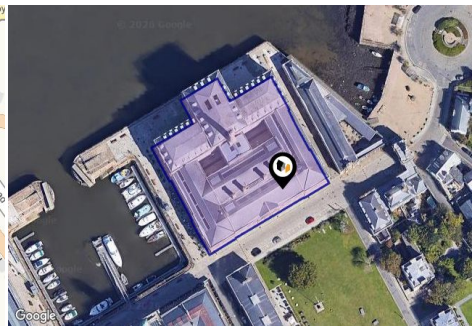
Property
Overview





Property

Type:	Flat / Maisonette	**Last Sold Date:**	30/04/2008
Bedrooms:	1	**Last Sold Price:**	£192,000
Plot Area:	1.15 acres	**Last Sold £/ft^2:**	£536
Year Built :	2008	**Tenure:**	Leasehold
Council Tax :	Band C	**Start Date:**	29/04/2008
Annual Estimate:	£2,067	**End Date:**	24/06/2126
Title Number:	DN569876	**Lease Term:**	125 years (less 10 days) from 24 June 2001
UPRN:	10070766297	**Term Remaining:**	100 years

Local Area

Local Authority:	City of plymouth
Conservation Area:	Stonehouse Peninsula
Flood Risk:	
• Rivers & Seas	High
• Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

4	80	-
mb/s	mb/s	mb/s

Mobile Coverage:
(based on calls indoors)

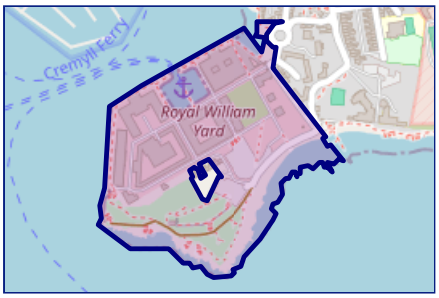
O2 | EE | 3 | Vodafone

Satellite/Fibre TV Availability:

BT ✓ | sky ✓ | Virgin media ✗

Property
Multiple Title Plans

Freehold Title Plan



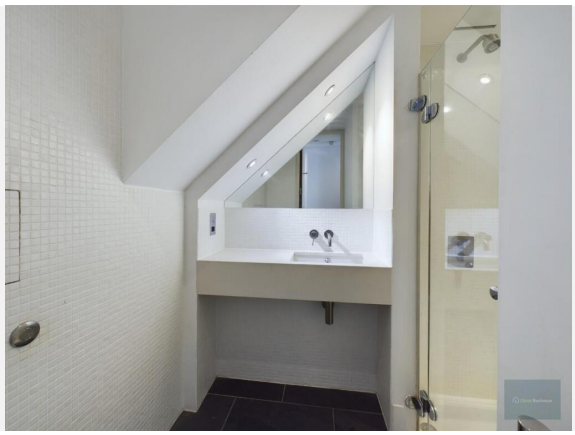
DN386955

Leasehold Title Plan

DN569876

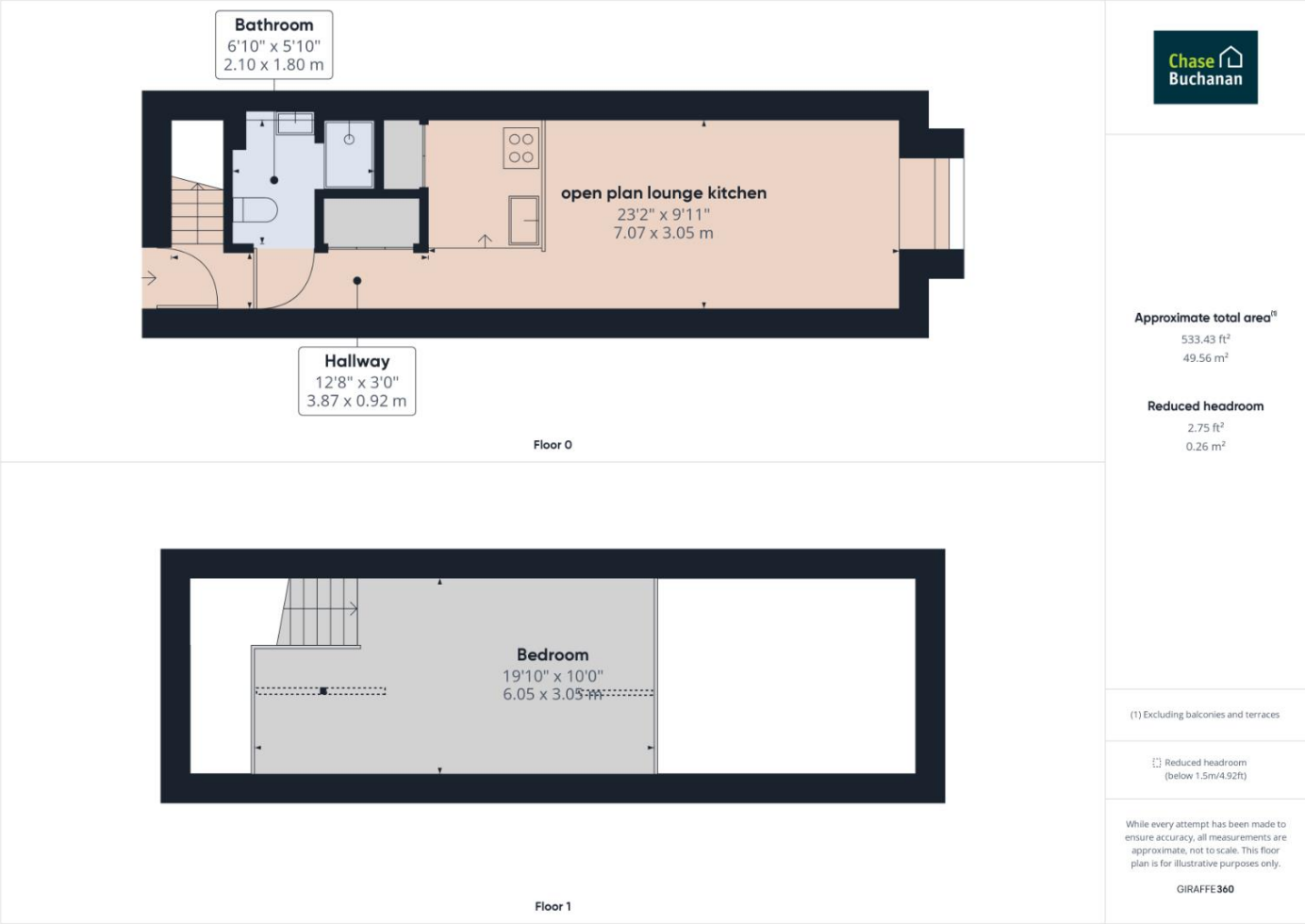
Start Date:	29/04/2008
End Date:	24/06/2126
Lease Term:	125 years (less 10 days) from 24 June 2001
Term Remaining:	100 years

Gallery
Photos



Gallery
Floorplan

FLAT 47, 4, ROYAL WILLIAM YARD, PLYMOUTH, PL1 3GD



Maps
Coal Mining

This map displays nearby coal mine entrances and their classifications.

Mine Entry

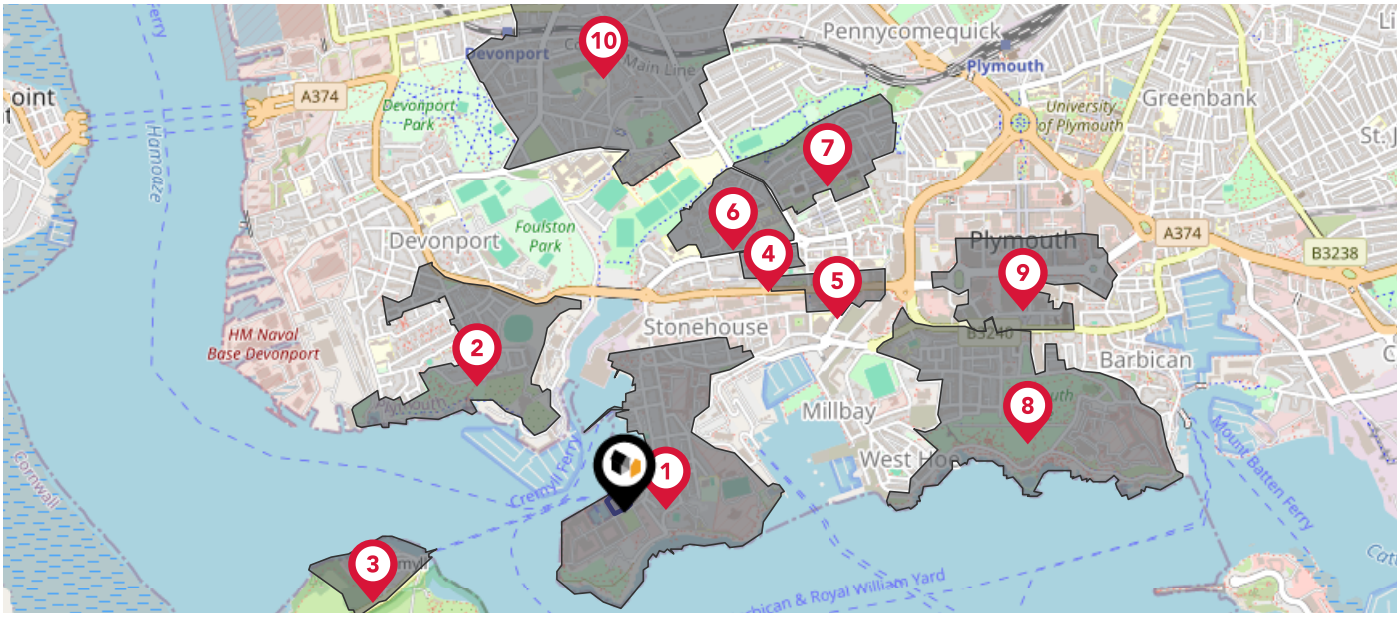
- Adit
- Gutter Pit
- Shaft

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

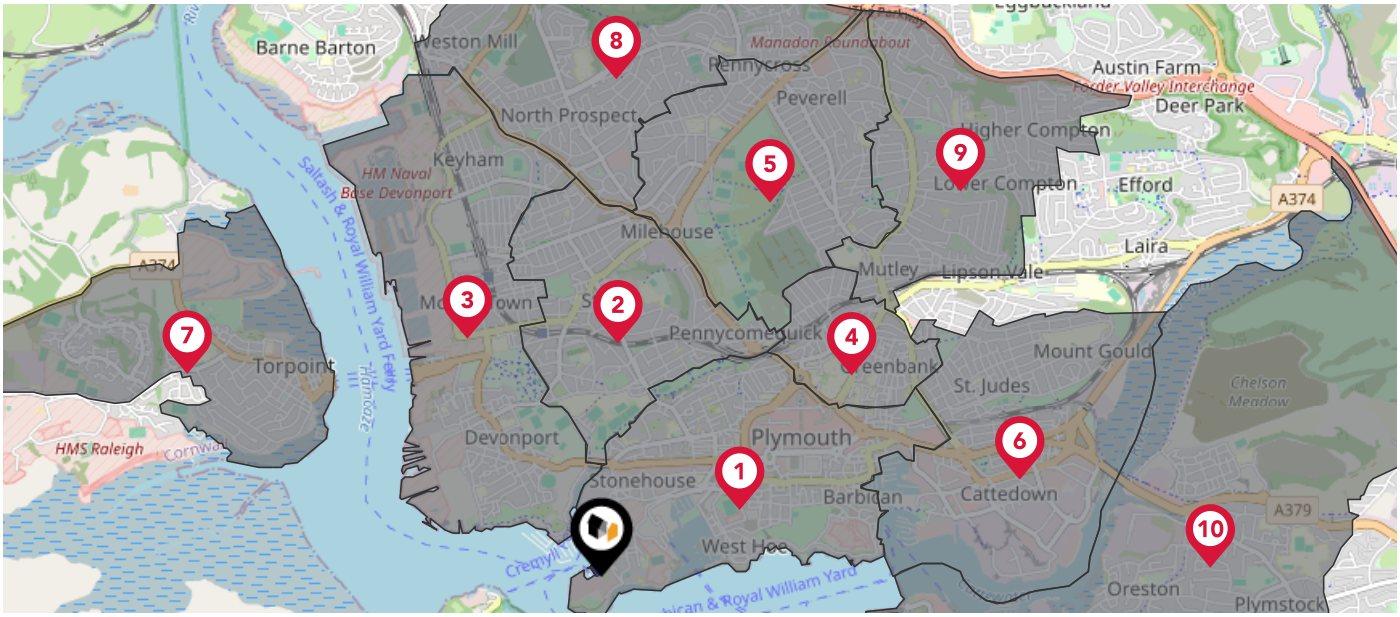
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas	
1	Stonehouse Peninsula
2	Devonport
3	Cremyll
4	Adelaide Street/Clarence Place
5	Union Street
6	Royal Naval Hospital
7	North Stonehouse
8	The Hoe
9	City Centre
10	Stoke

Maps
Council Wards

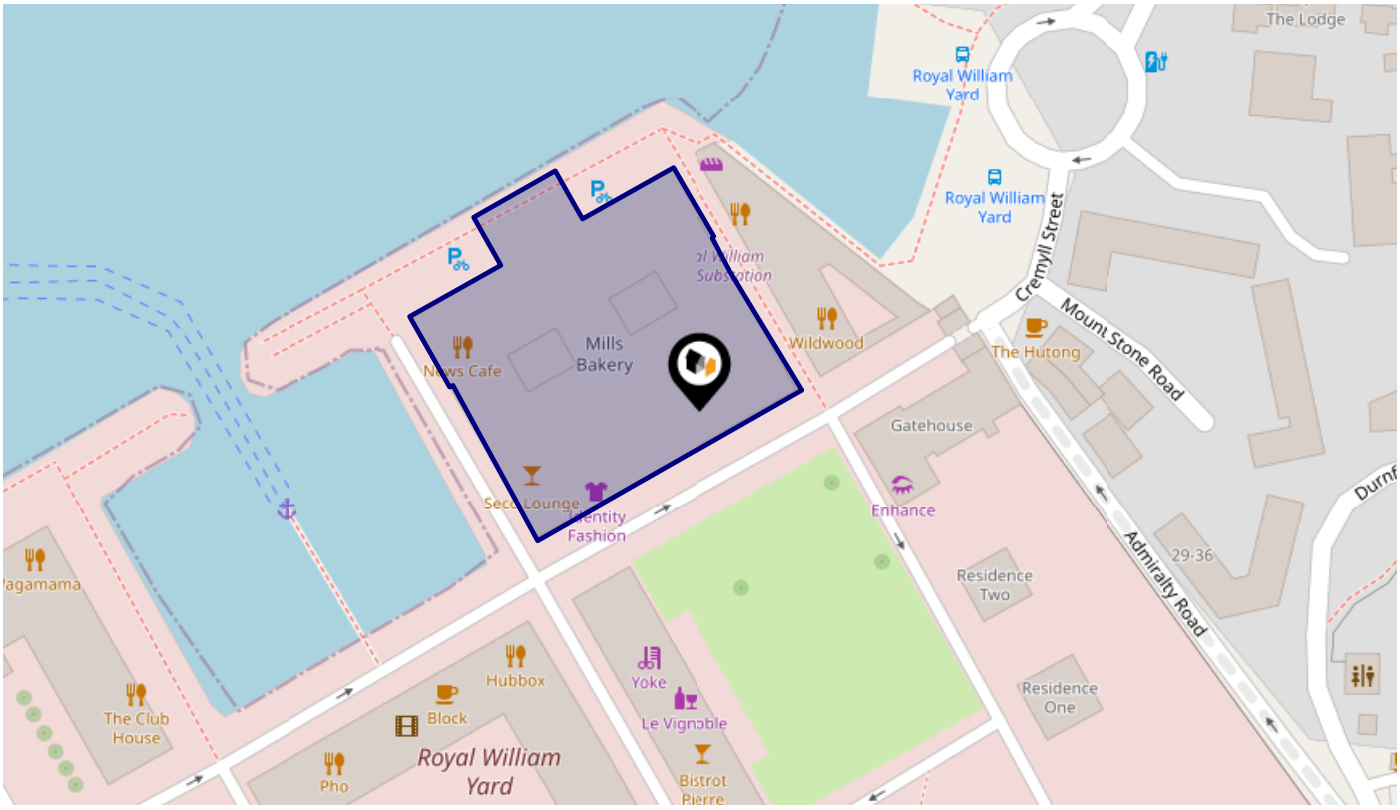
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards	
1	St. Peter and the Waterfront Ward
2	Stoke Ward
3	Devonport Ward
4	Drake Ward
5	Peverell Ward
6	Sutton and Mount Gould Ward
7	Torpoint ED
8	Ham Ward
9	Compton Ward
10	Plymstock Radford 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.

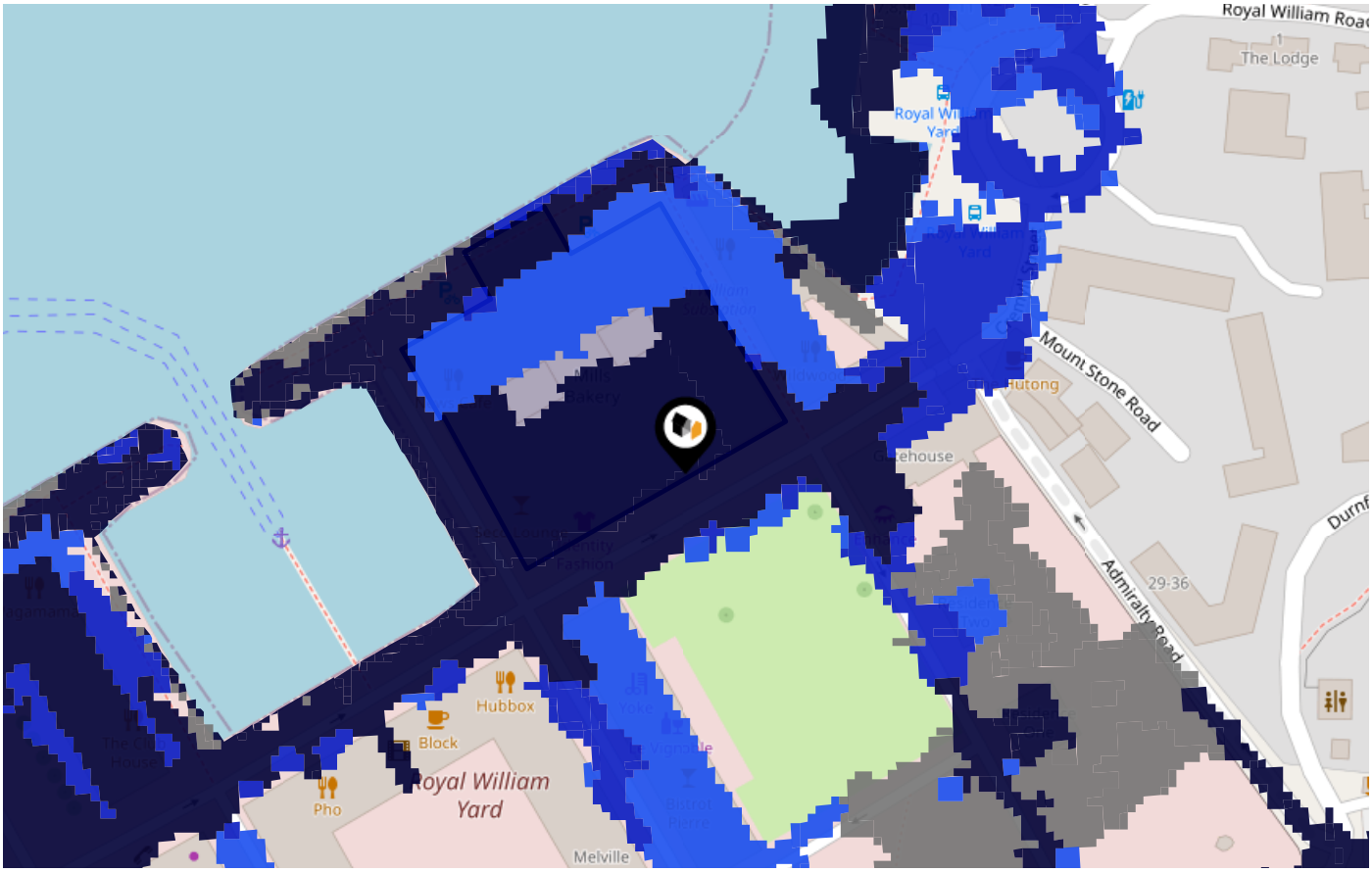
The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

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	
4	70.0-74.9 dB	
3	65.0-69.9 dB	
2	60.0-64.9 dB	
1	55.0-59.9 dB	

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.

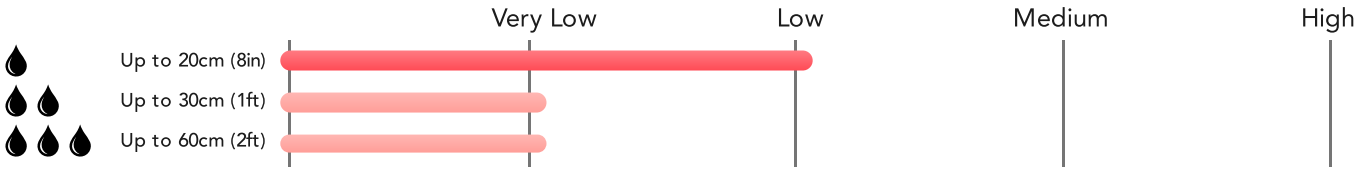


Risk Rating: High

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.

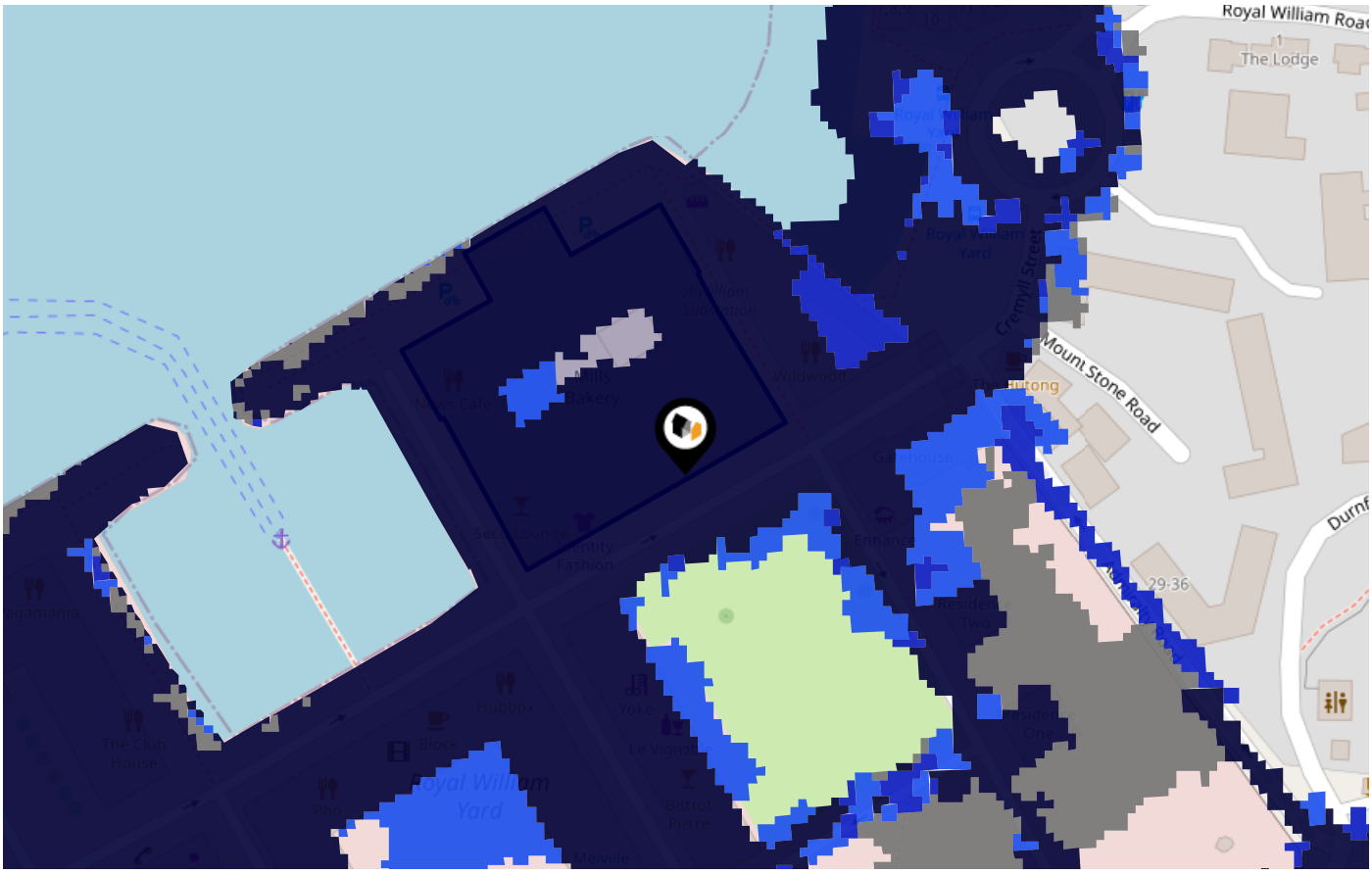
- **High Risk -** an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.
- **Medium Risk -** an area which has a chance of flooding of greater than **1 in 100 (1.0%)** in any one year.
- **Low Risk -** an area which has a chance of flooding of greater than **1 in 1000 (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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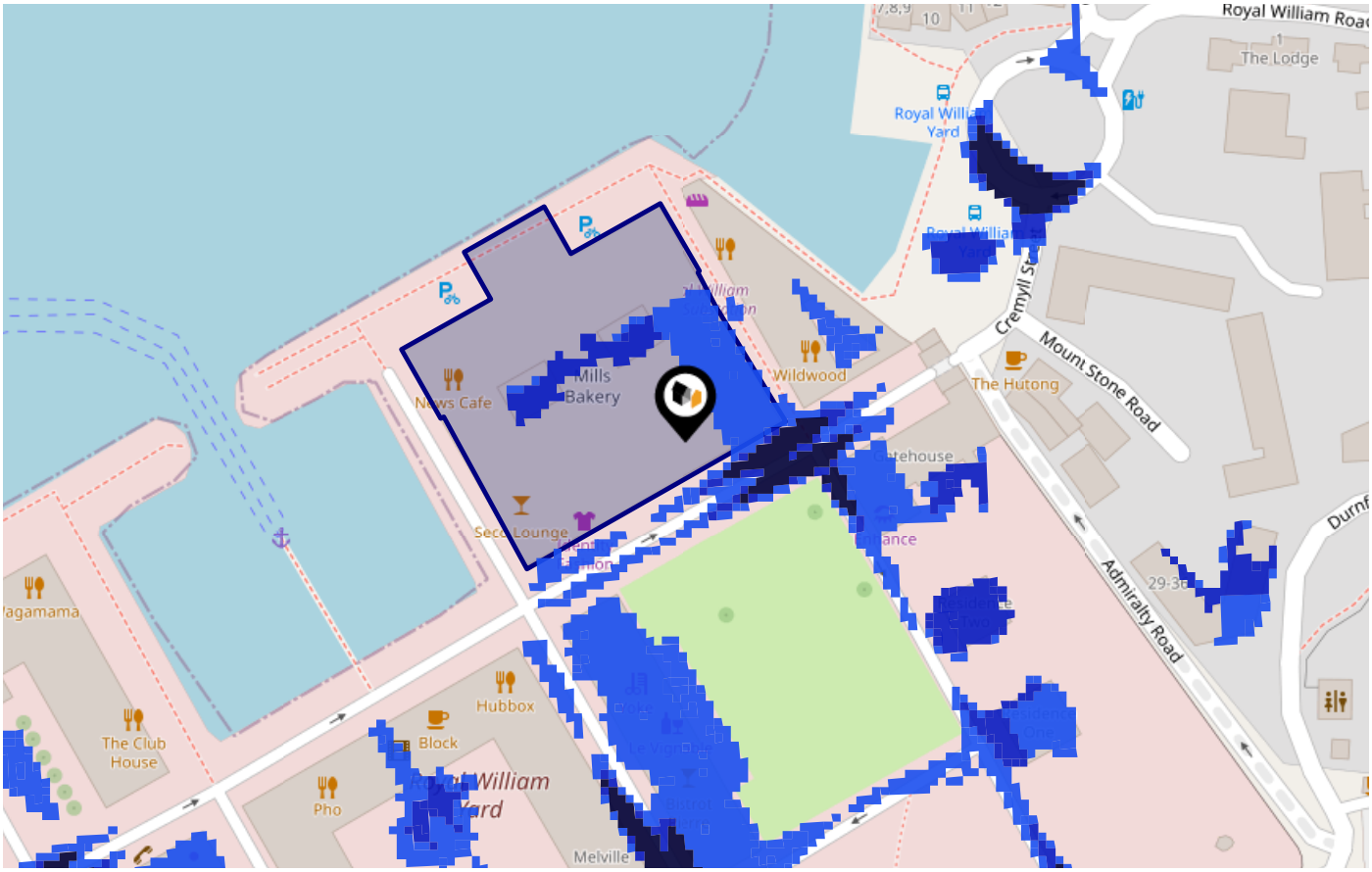
Chance of flooding to the following depths at this property:

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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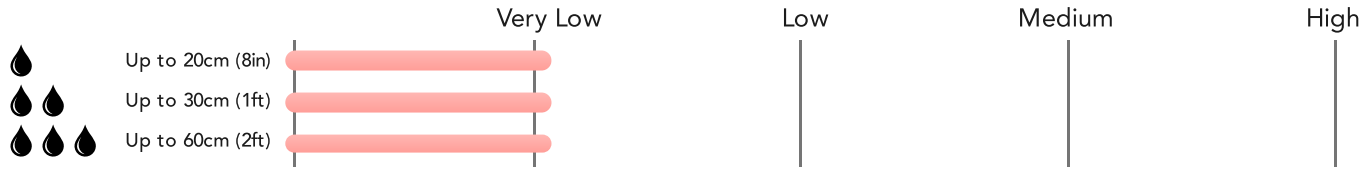
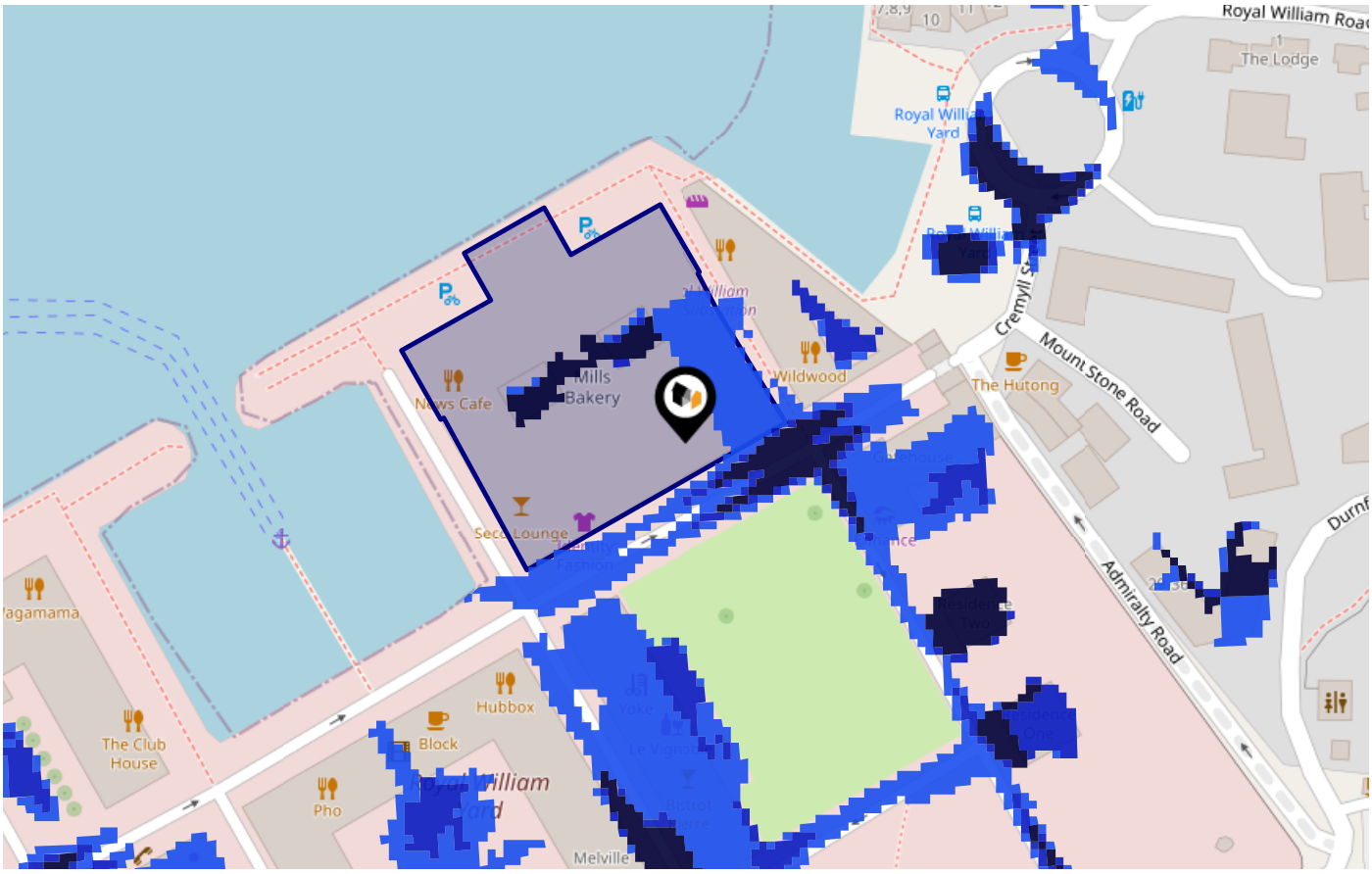


Flood Risk
Surface Water - Climate Change

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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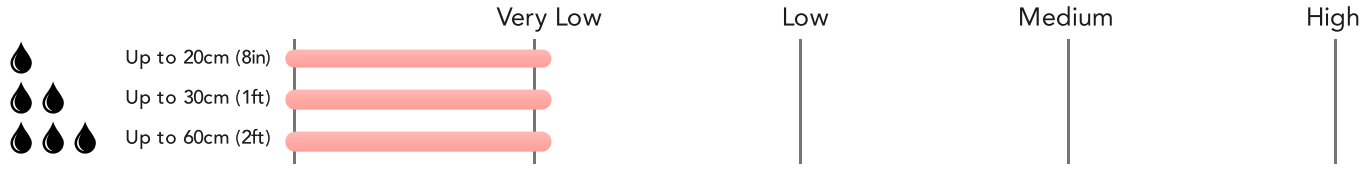
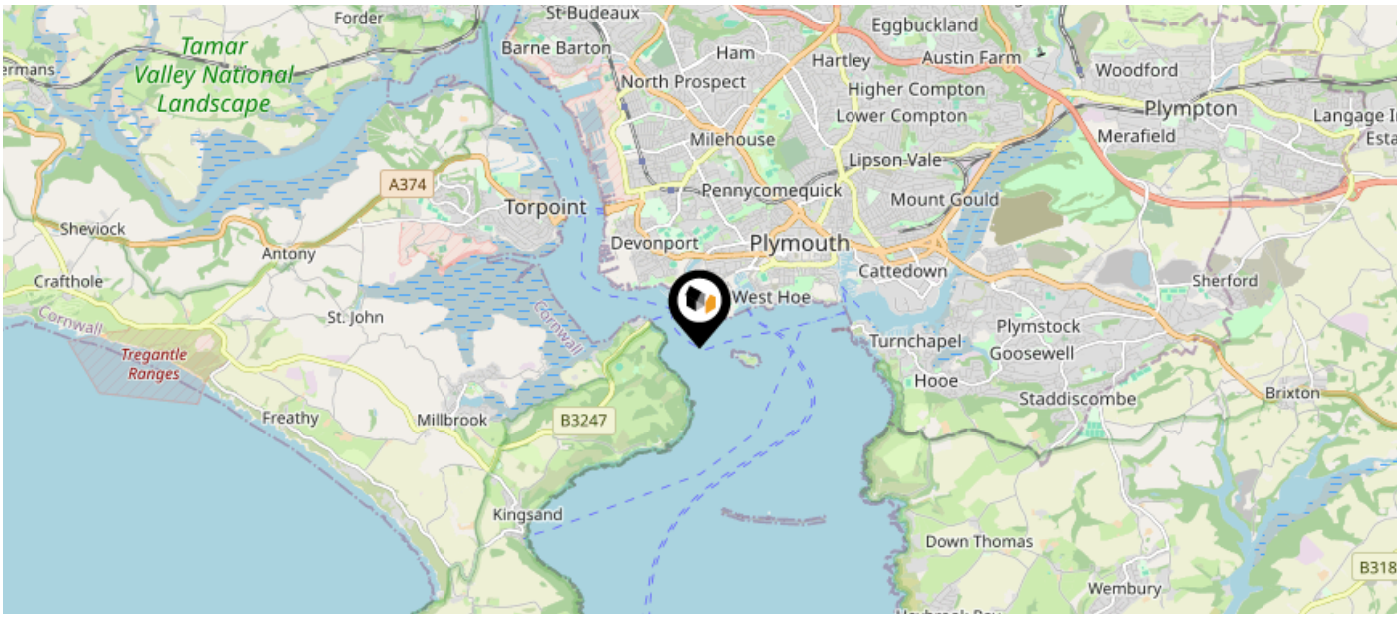


Maps
Green Belt

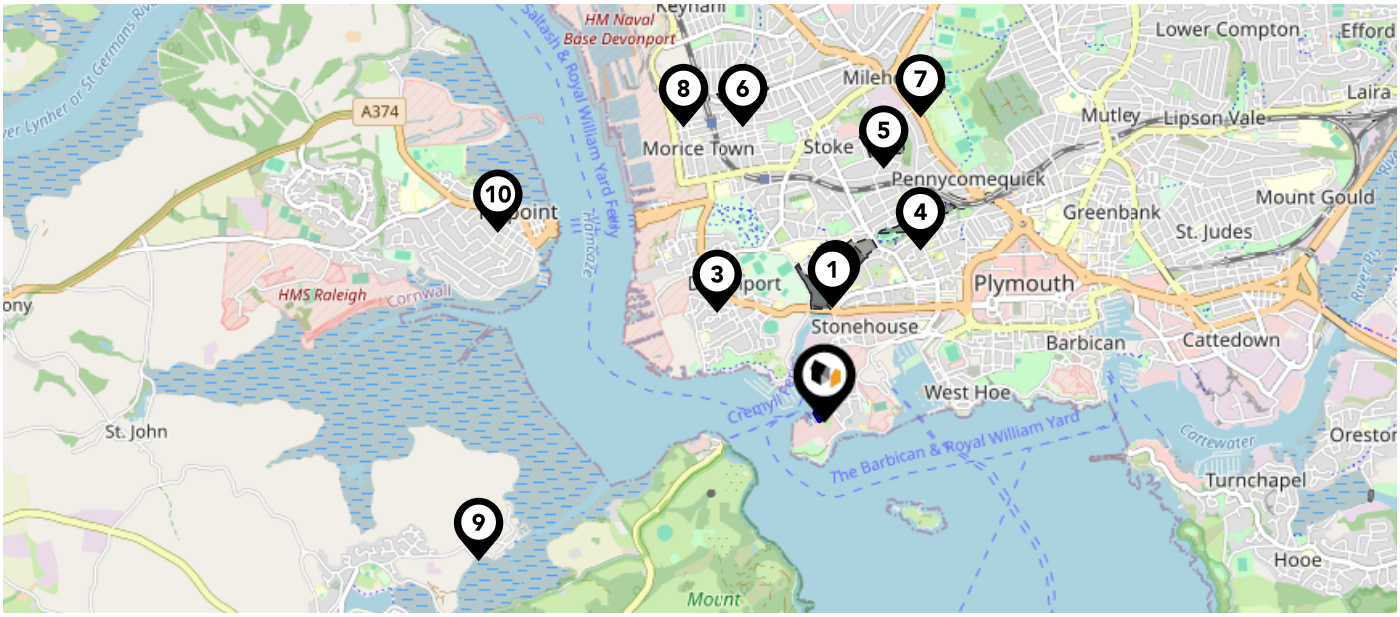
This map displays nearby areas that have been designated as Green Belt...



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.



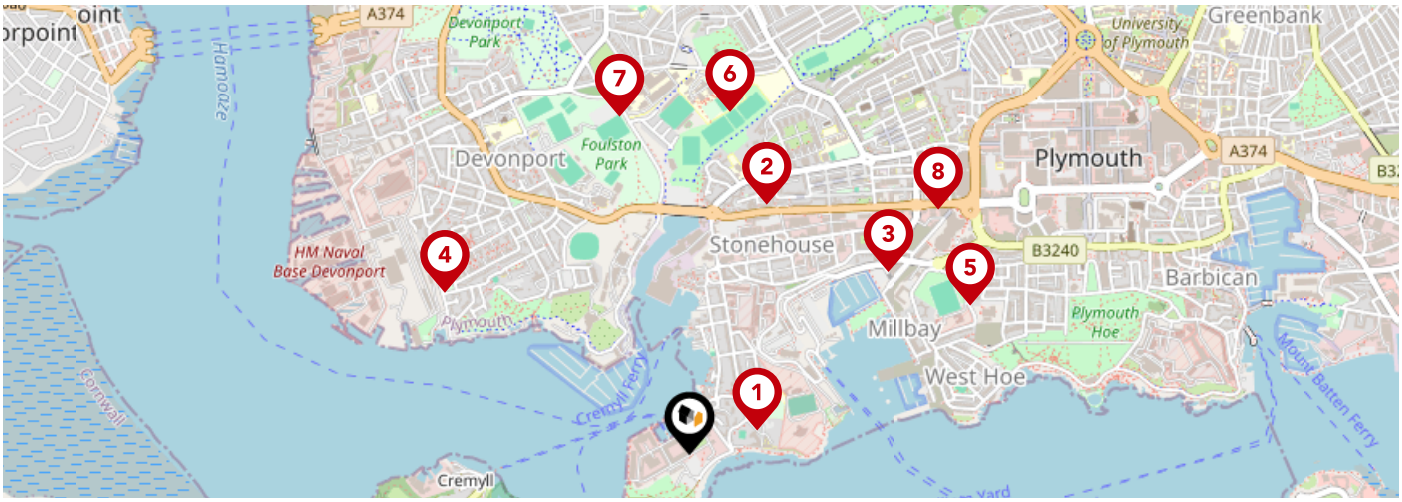
Nearby Landfill Sites		
1	Stonehouse Playing Fields-Stonehouse Playing Fields, Stonehouse, Plymouth, Devon	Historic Landfill
2	Stonehouse Lake-Plymouth, Devon	Historic Landfill
3	Hazardous Stores Return Centre-H M Naval Base, Devonport, Plymouth, Devon	Historic Landfill
4	Victoria Park-Victoria Park, Plymouth	Historic Landfill
5	Stoke School Playing Field And Allotments-Stoke School Playing Field And Allotments, Plymouth	Historic Landfill
6	Recreation Ground St Levan Ground And Alexandra Road-Recreation Ground, St Levan Road, Plymouth	Historic Landfill
7	Central Park Milehouse-Central Park (Milehouse), Plymouth	Historic Landfill
8	St Levan Road Recreation Ground-St Levan Road Recreation Ground,Devonport, Plymouth	Historic Landfill
9	Southdown Quarry-Southdown Road, Millbrook, Torpoint, Cornwall	Historic Landfill
10	Antony Road Car Park-Antony Road Car Park, Torpoint	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...

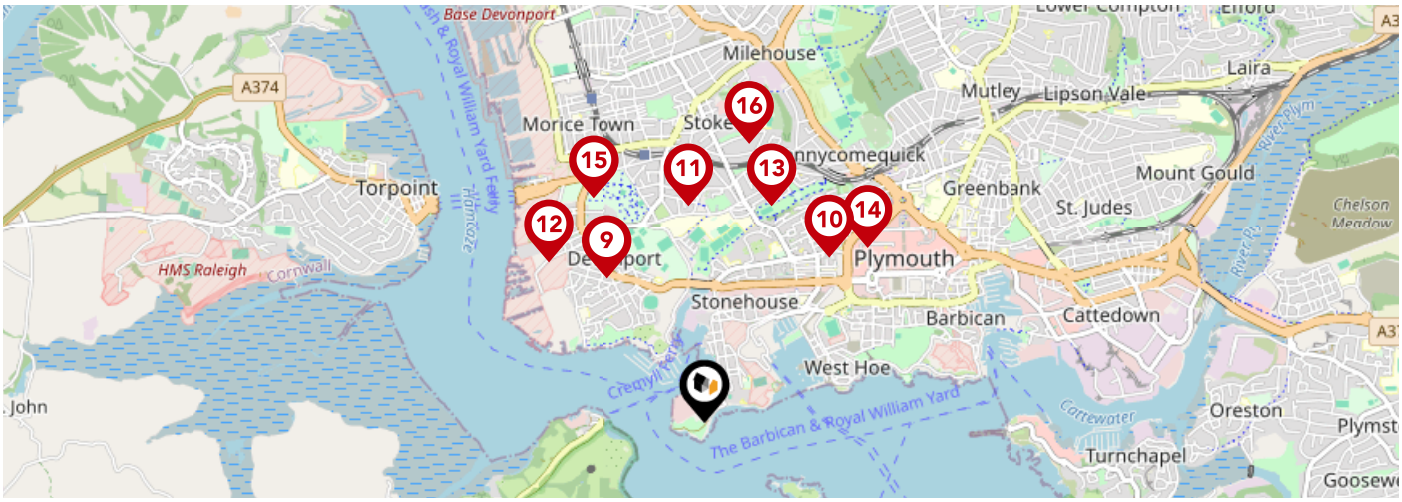
Listed Buildings in the local district	Grade	Distance
1 1378529 - Dock Basin Walls And 6 Associated Bollards, Royal William Victualling Yard	Grade I	0.0 miles
2 1378535 - Slaughterhouse And Attached Yard Wall, Royal William Victualling Yard	Grade I	0.0 miles
3 1378533 - North East Quay Wall And 2 Bollards Royal William Victualling Yard	Grade I	0.0 miles
4 1378543 - New Cooperage, Royal William Victualling Yard	Grade II	0.0 miles
5 1378530 - Main Gate, Royal William Victualling Yard	Grade I	0.0 miles
6 1378545 - Street Lamp Approximately 30 Metres South East Of The Mill And Bakery, Royal William Victualling Yard	Grade II	0.0 miles
7 1378534 - Police Buildings, Royal William Victualling Yard	Grade I	0.0 miles
8 1378532 - Mills And Bakery, Royal William Victualling Yard	Grade I	0.0 miles
9 1378540 - Swing Bridge, Royal William Victualling Yard	Grade II	0.1 miles
10 1378531 - Melville, Royal William Victualling Yard	Grade I	0.1 miles

Area
Schools



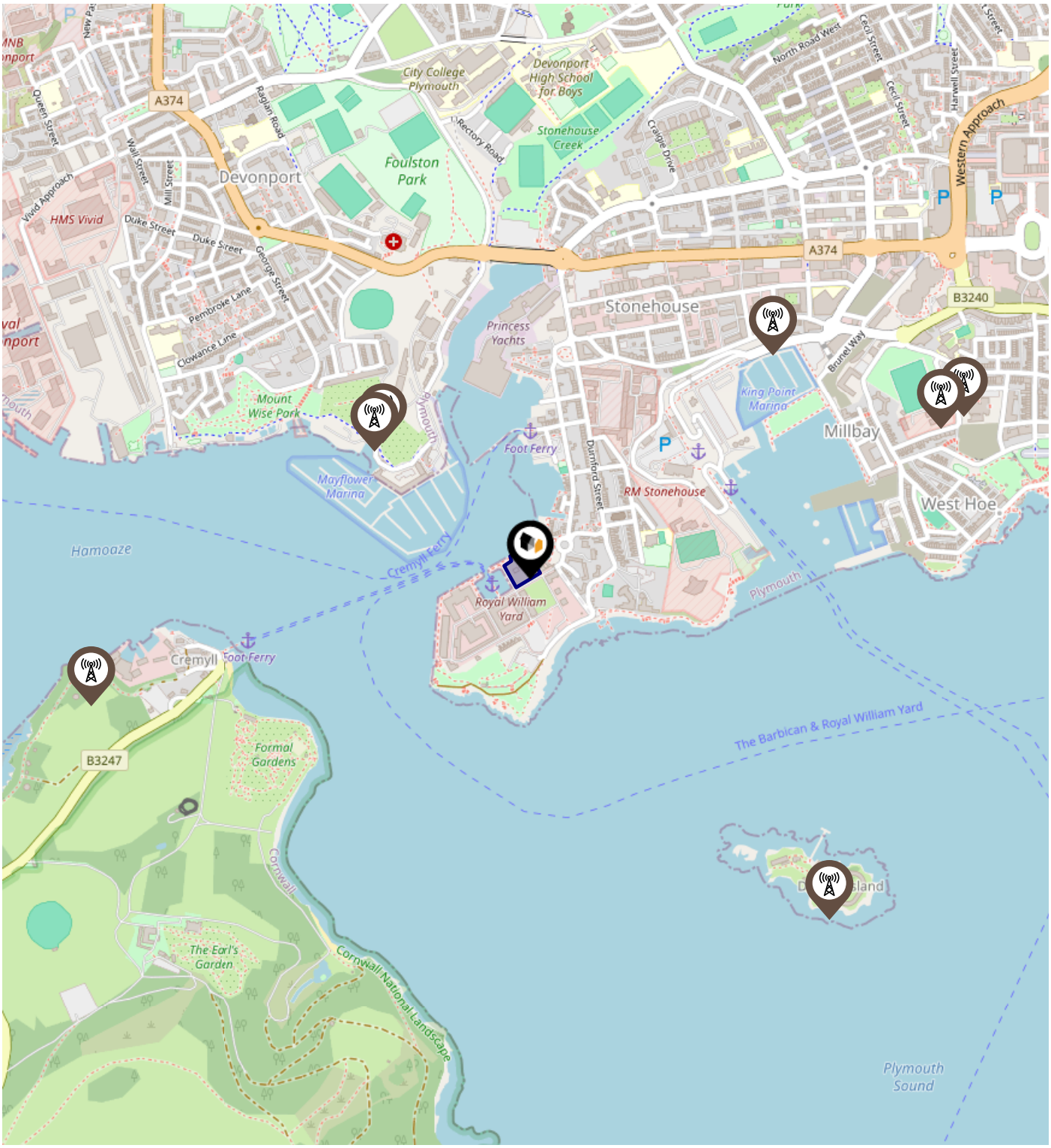
	Nursery	Primary	Secondary	College	Private
1 St George's CofE Primary Academy Ofsted Rating: Good | Pupils: 90 | Distance:0.17		✓			
2 High Street Primary Academy Ofsted Rating: Good | Pupils: 140 | Distance:0.62		✓			
3 Millbay Academy Ofsted Rating: Good | Pupils: 545 | Distance:0.64		✓	✓		
4 Mount Wise Community Primary School Ofsted Rating: Good | Pupils: 268 | Distance:0.7		✓			
5 St Andrew's Cof E VA Primary School Ofsted Rating: Good | Pupils: 208 | Distance:0.75		✓			
6 Devonport High School for Boys Ofsted Rating: Good | Pupils: 1231 | Distance:0.81			✓		
7 City College Plymouth Ofsted Rating: Good | Pupils:0 | Distance:0.82			✓		
8 St Peter's CofE Primary School Ofsted Rating: Good | Pupils: 154 | Distance:0.82		✓			

Area
Schools



	Nursery	Primary	Secondary	College	Private
9 St Joseph's Catholic Primary School Ofsted Rating: Good | Pupils: 206 | Distance:0.83		✓			
10 The Cathedral School of St Mary Ofsted Rating: Requires improvement | Pupils: 109 | Distance:0.97		✓			
11 Stoke Damerel Primary Academy Ofsted Rating: Good | Pupils: 400 | Distance:1.02		✓			
12 Marlborough Primary Academy Ofsted Rating: Good | Pupils: 111 | Distance:1.06		✓			
13 Stuart Road Primary Academy Ofsted Rating: Good | Pupils: 189 | Distance:1.07		✓			
14 Pilgrim Primary Academy Ofsted Rating: Outstanding | Pupils: 390 | Distance:1.13		✓			
15 UTC Plymouth Ofsted Rating: Good | Pupils: 551 | Distance:1.18			✓		
16 Scott Medical and Healthcare College Ofsted Rating: Good | Pupils: 233 | Distance:1.33			✓		

Local Area
Masts & Pylons



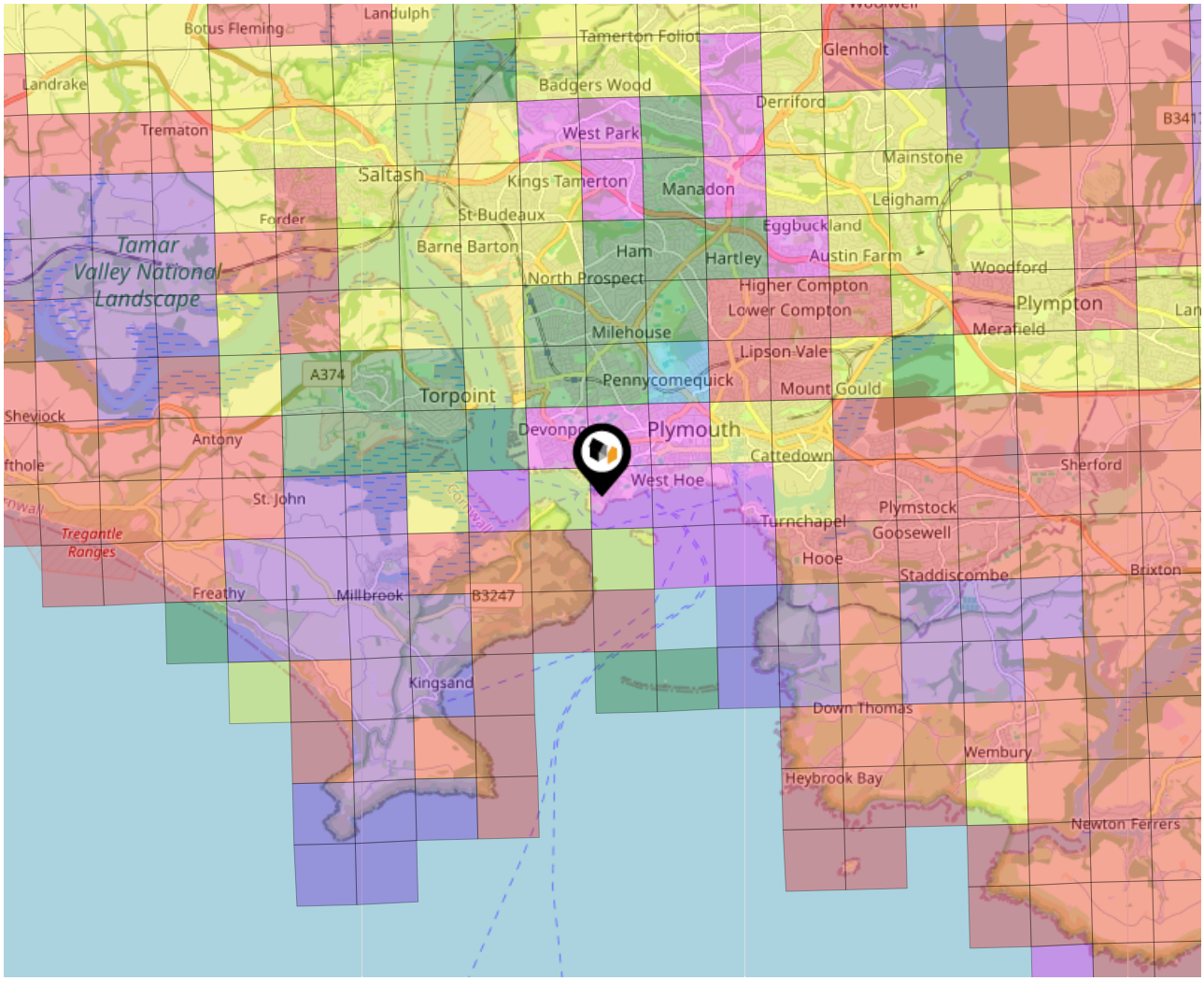
Key:

- 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).



This Property

1	2	3	4	5	6
<1%	1-3%	3-5%	5-10%	10-30%	>30%

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.

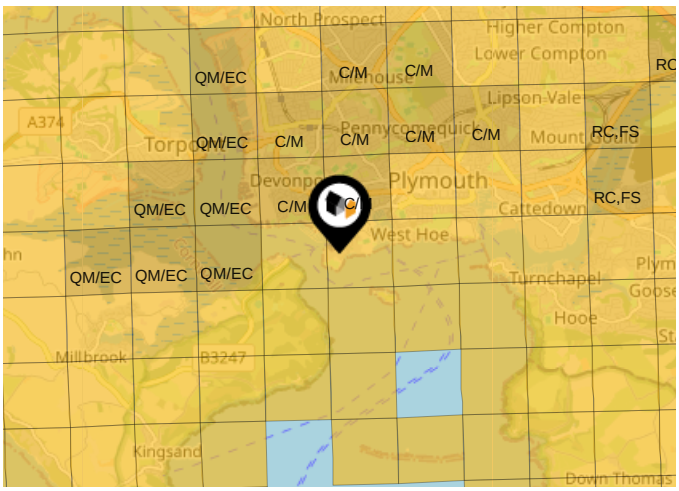
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 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)

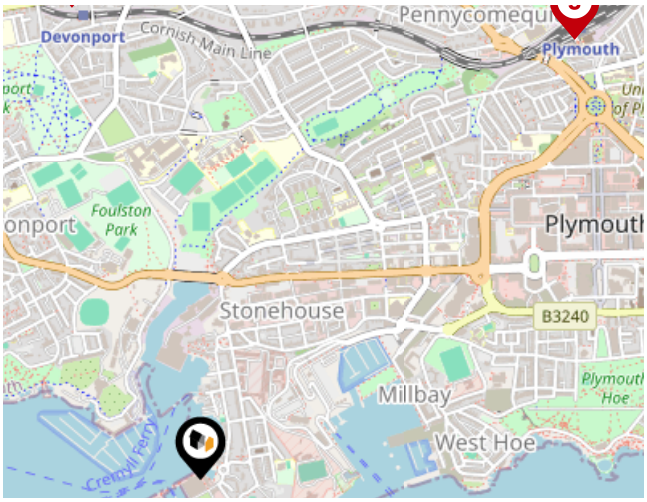
Carbon Content:	NONE	**Soil Texture:**	LOAM TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	**Soil Depth:**	SHALLOW
Soil Group:	LIGHT TO MEDIUM		



Primary Classifications (Most Common Clay Types)

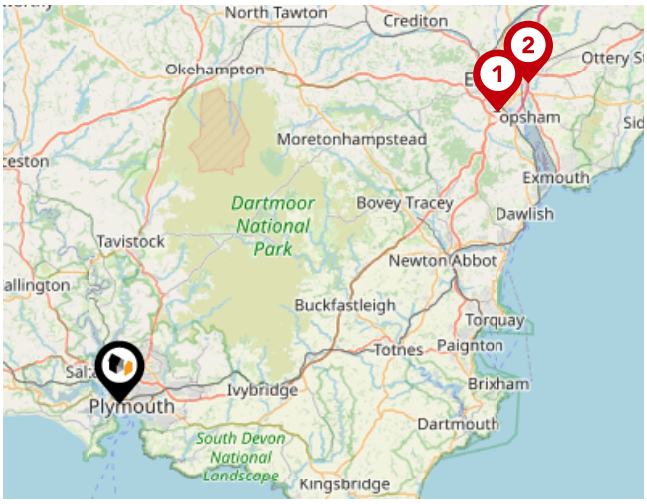
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay &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



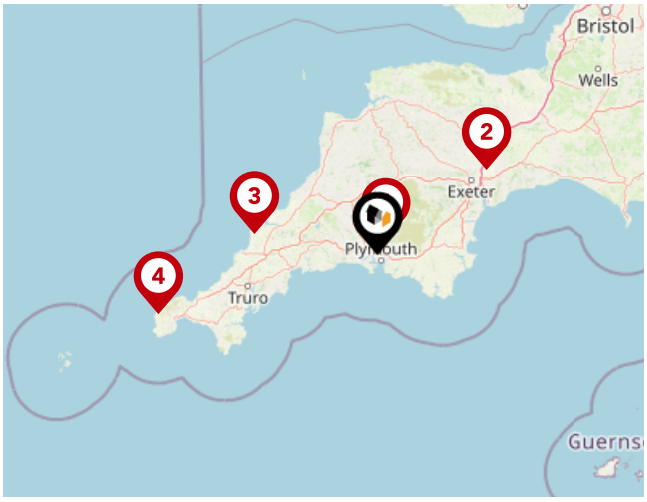
National Rail Stations

Pin	Name	Distance
1	Devonport Rail Station	1.16 miles
2	Devonport Rail Station	1.16 miles
3	Plymouth Rail Station	1.37 miles



Trunk Roads/Motorways

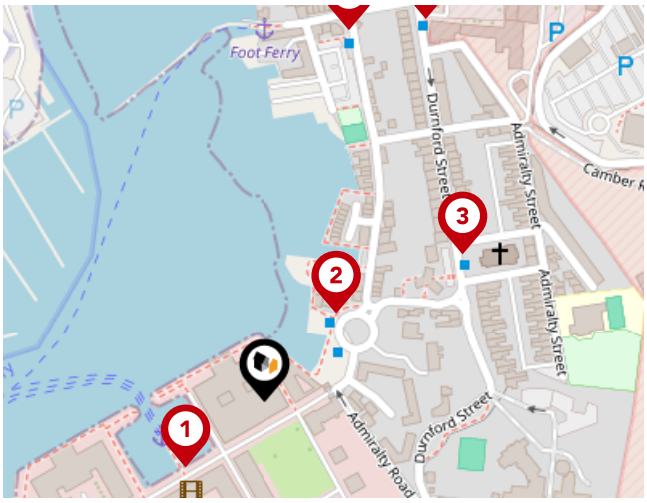
Pin	Name	Distance
1	M5 J31	36.01 miles
2	M5 J30	39.16 miles



Airports/Helipads

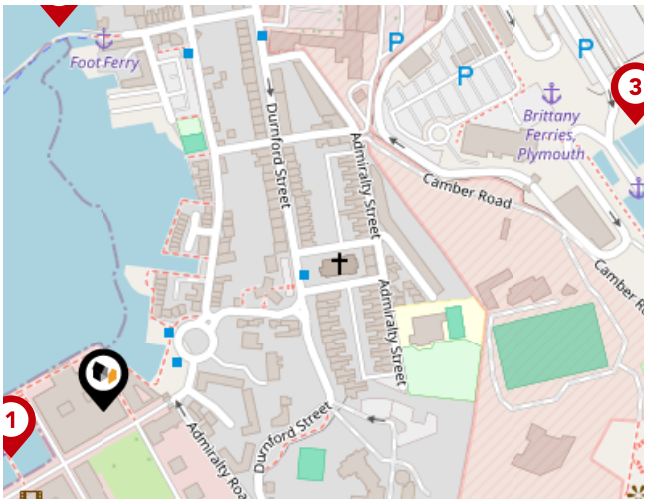
Pin	Name	Distance
1	Glenholt	4.79 miles
2	Exeter Airport	41.58 miles
3	St Mawgan	37.56 miles
4	Joppa	68.92 miles

Area
Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Inside Royal William Yard	0.06 miles
2	Royal William Yard	0.07 miles
3	St Paul's Church	0.15 miles
4	Cremyll Street	0.22 miles
5	Admiralty Street	0.25 miles



Ferry Terminals

Pin	Name	Distance
1	Royal William Yard Ferry Landing	0.06 miles
2	Plymouth Stonehouse Ferry Terminal	0.23 miles
3	Plymouth Ferry Terminal	0.36 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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6 Mannamead Road Plymouth Devon PL4 7AA
01752 256000
property@langtownandcountry.com
www.langtownandcountry.com

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