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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 10th September 2026



FLAT 5, 12, THE CRESCENT, PLYMOUTH, PL1 3AB

Lang Town & Country

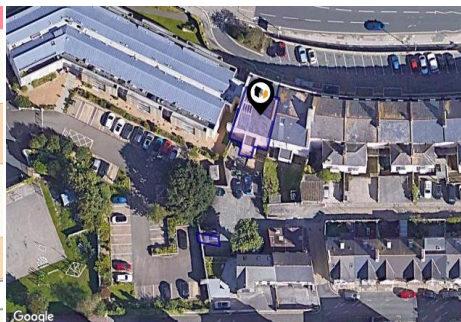
6 Mannamead Road, Plymouth, PL4 7AA

01752 456000

carrie@langtownandcountry.com

www.langtownandcountry.com





Property

Type:	Flat / Maisonette
Bedrooms:	1
Floor Area:	376 ft ² / 35 m ²
Plot Area:	0.03 acres
Year Built :	2018
Council Tax :	Band A
Annual Estimate:	£1,628
Title Number:	DN694987
UPRN:	10091564344
Restrictive Covenants:	Yes

Last Sold Date:	30/01/2018
Last Sold Price:	£127,500
Last Sold £/ft²:	£338
Tenure:	Leasehold

Local Area

Local Authority:	City of plymouth
Conservation Area:	The Hoe
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

15 mb/s	80 mb/s	1800 mb/s

Mobile Coverage: (based on calls indoors)

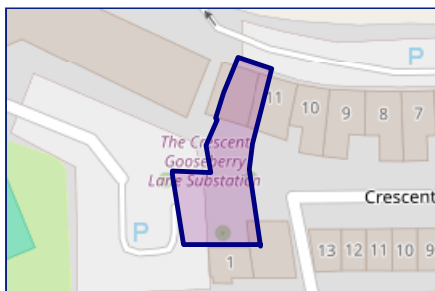


Satellite/Fibre TV Availability:



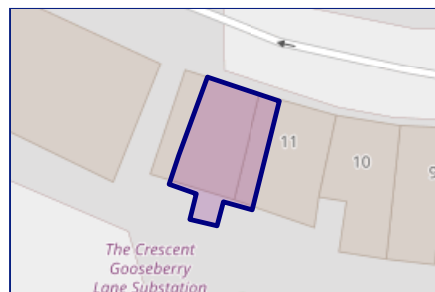
There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.

Freehold Title Plan



DN478654

Leasehold Title Plan

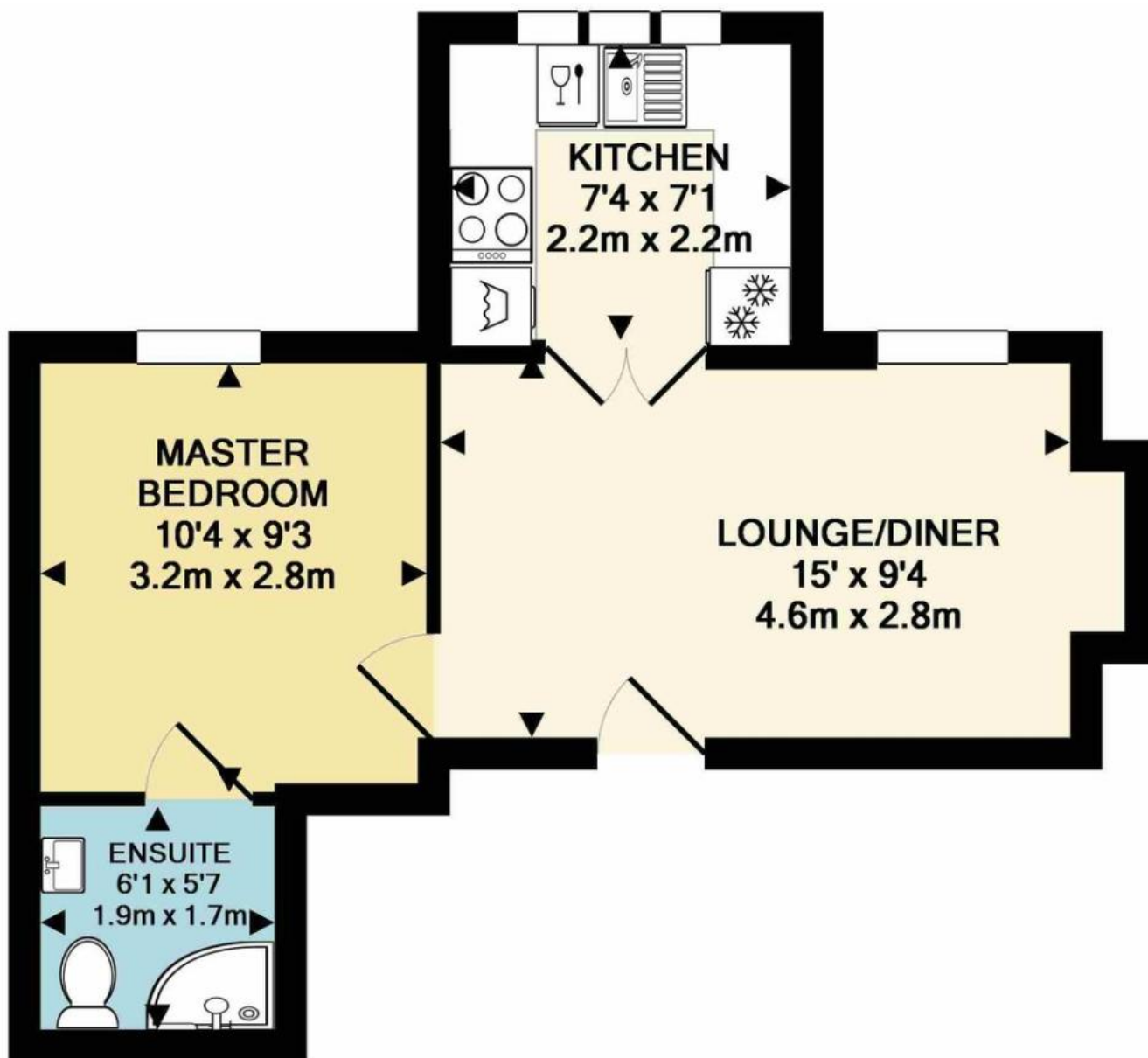


DN694987

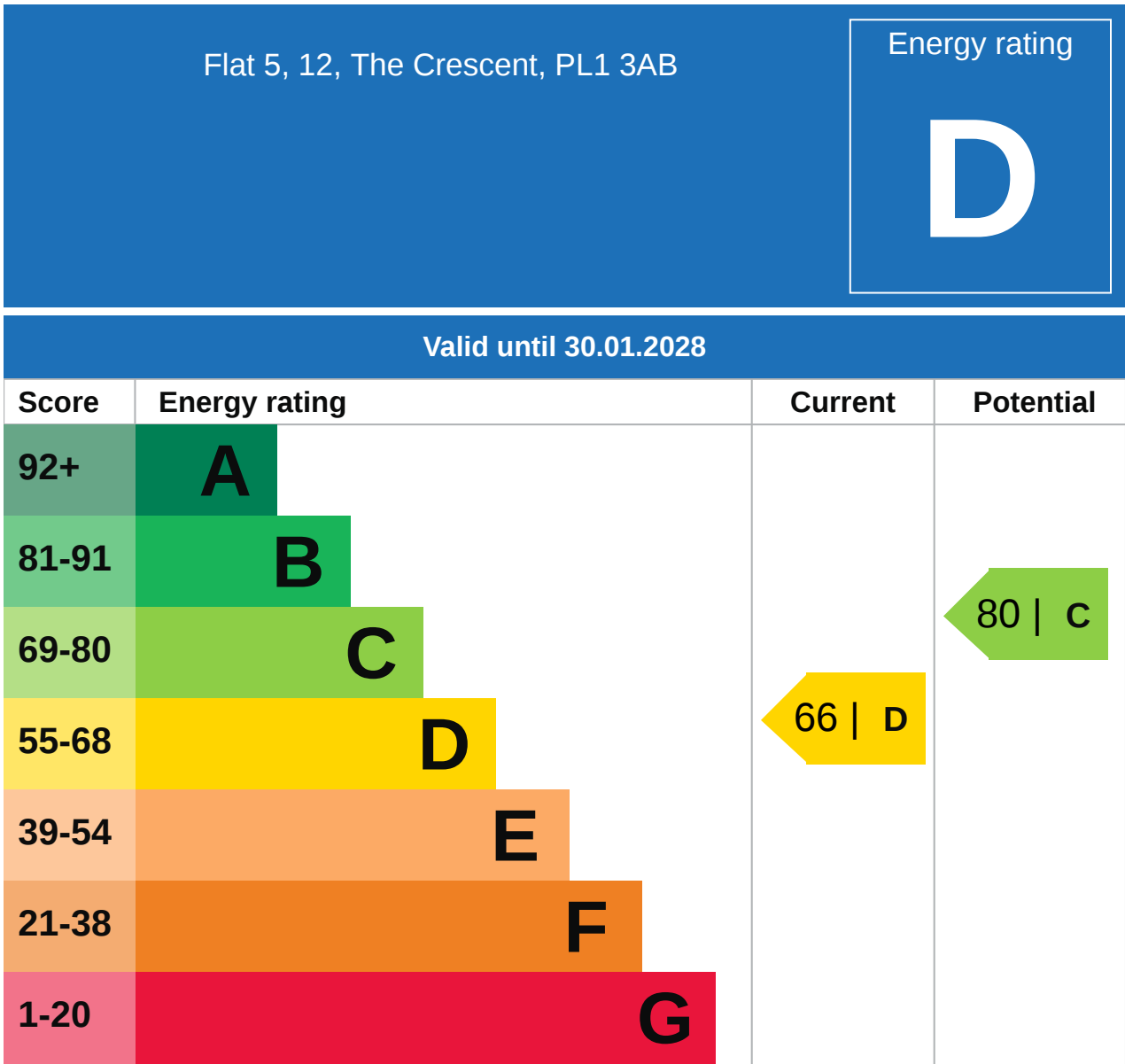
Start Date: 29/01/2018
End Date: 11/06/3015
Lease Term: 999 years from 11 June 2016
Term: 989 years
Remaining:

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End Date: 11/06/3015
Lease Term: 999 years from 11 June 2016
Term: 989 years
Remaining:

FLAT 5, 12, THE CRESCENT, PLYMOUTH, PL1 3AB



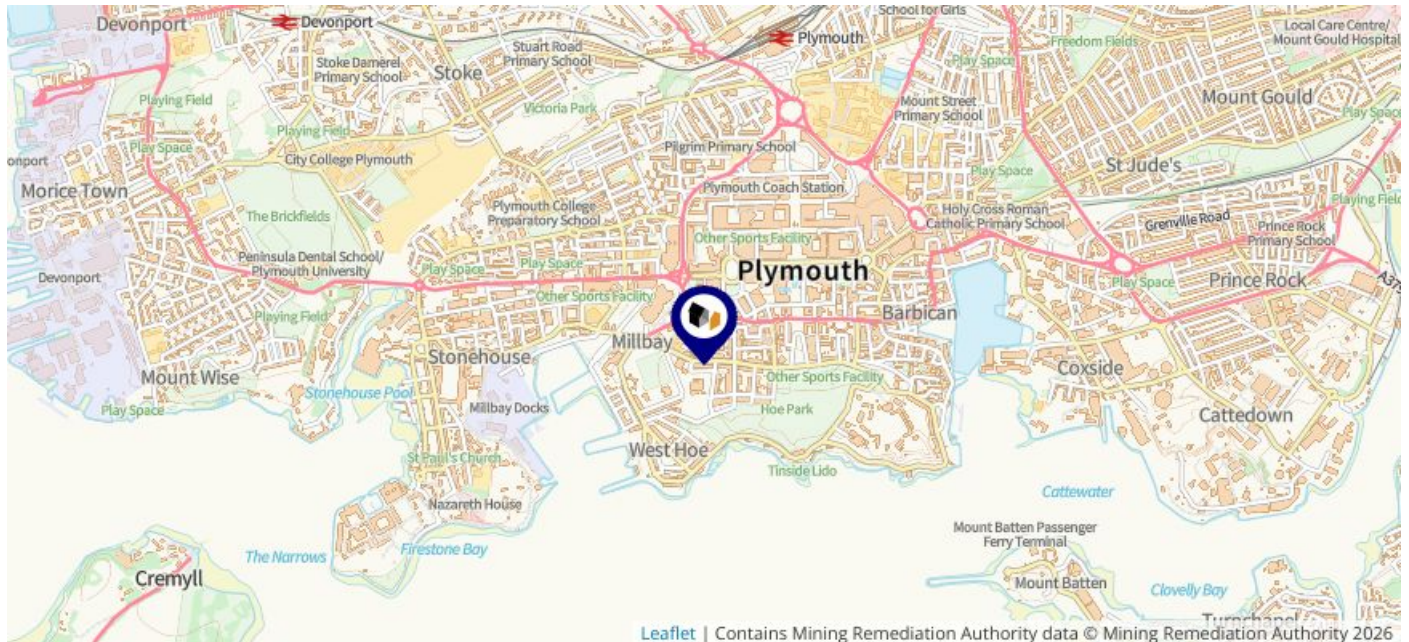
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2017



Additional EPC Data

Property Type:	Flat
Build Form:	Enclosed Mid-Terrace
Transaction Type:	Rental
Energy Tariff:	Unknown
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	2
Flat Top Storey:	No
Glazing Type:	Not defined
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Granite or whinstone, with internal insulation
Walls Energy:	Good
Roof:	(another dwelling above)
Main Heating:	Room heaters, electric
Main Heating Controls:	Programmer and appliance thermostats
Hot Water System:	Electric instantaneous at point of use
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	35 m ²

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

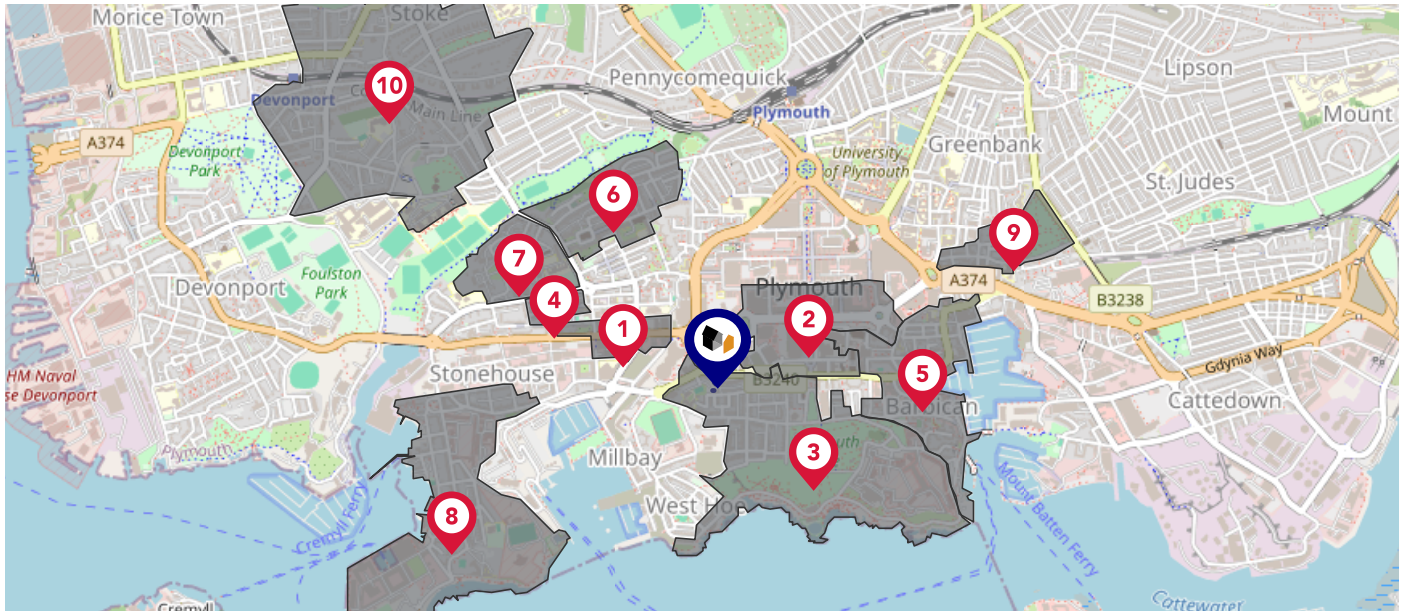
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

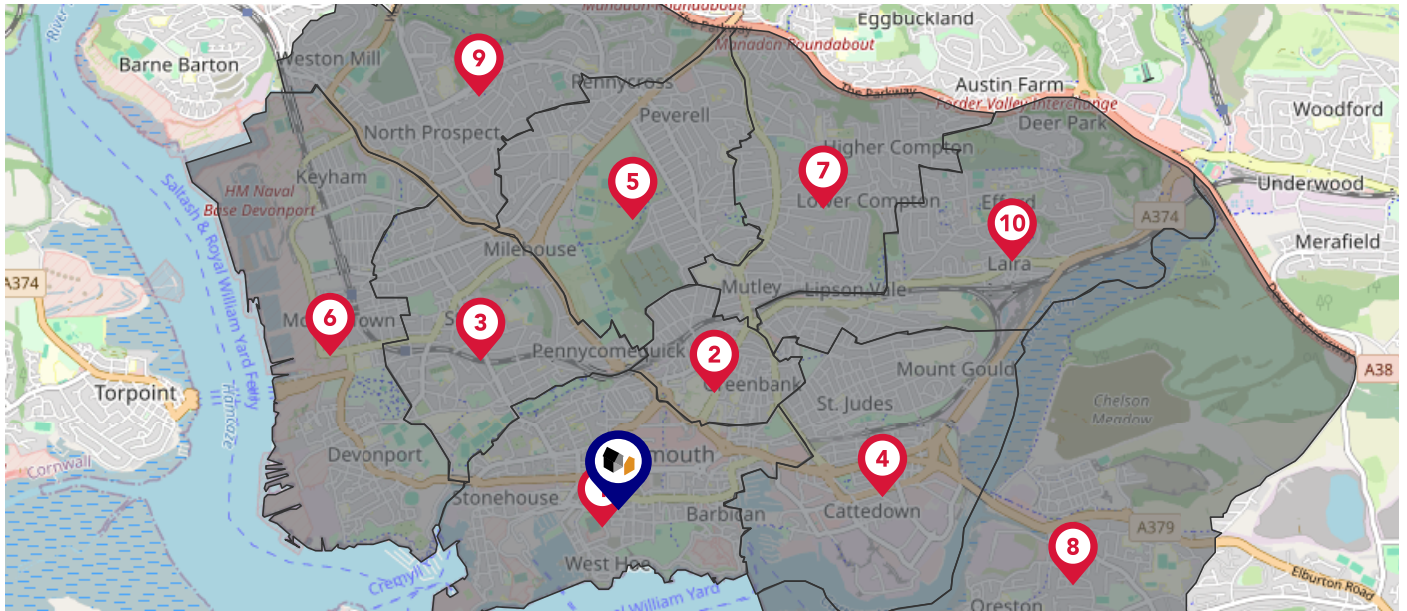
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

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

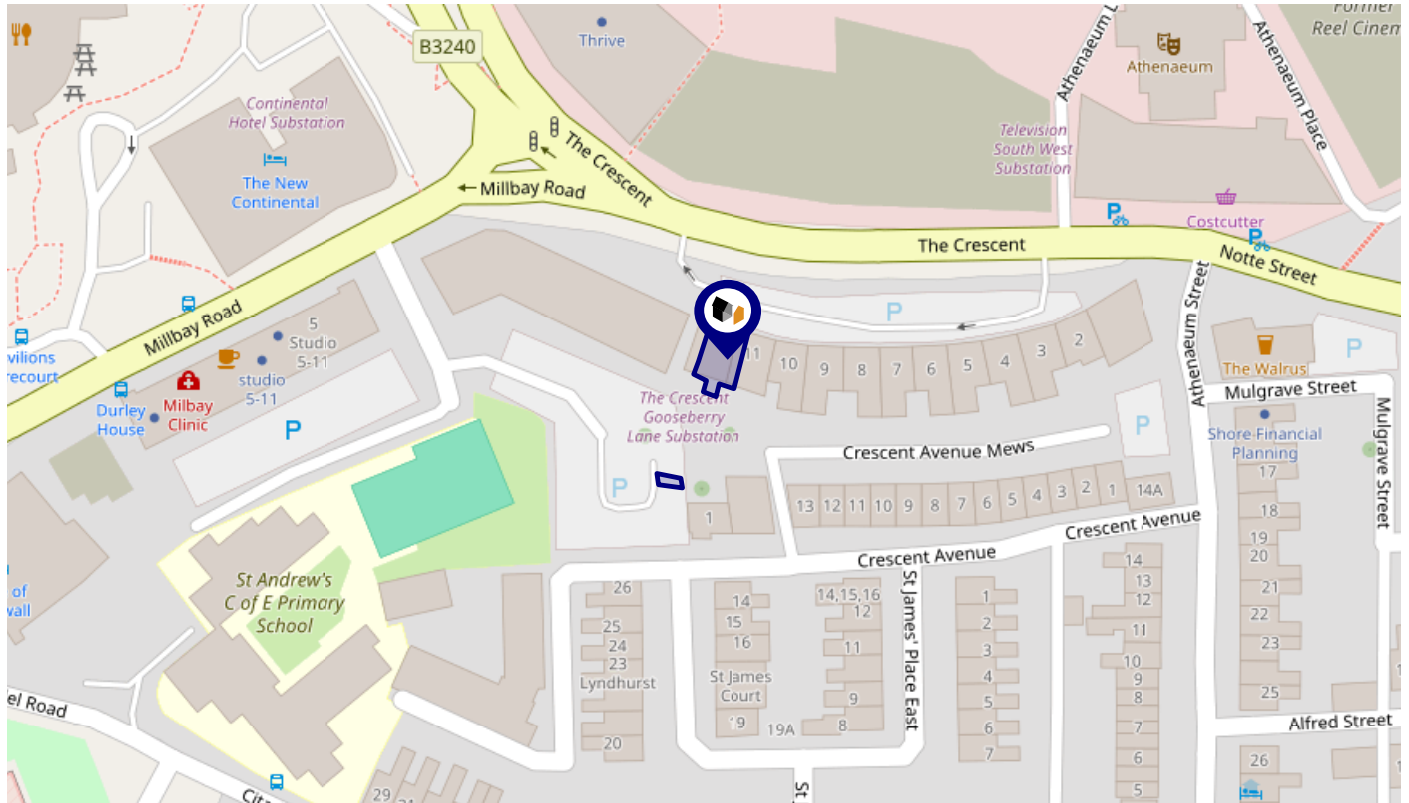
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



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

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.

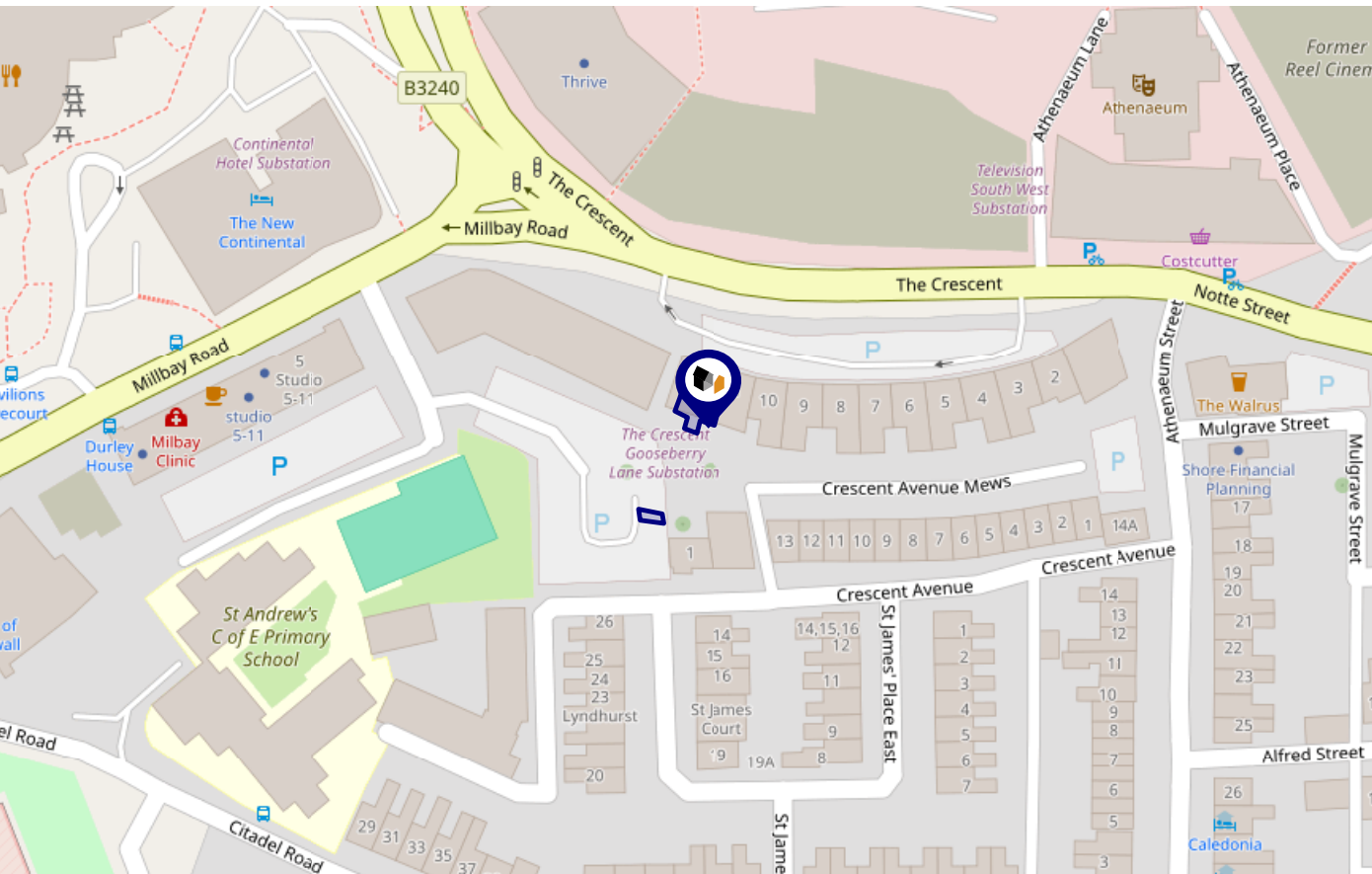
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

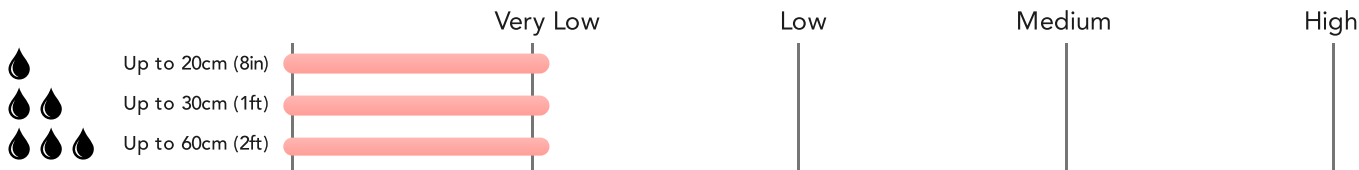


Risk Rating: Very low

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:

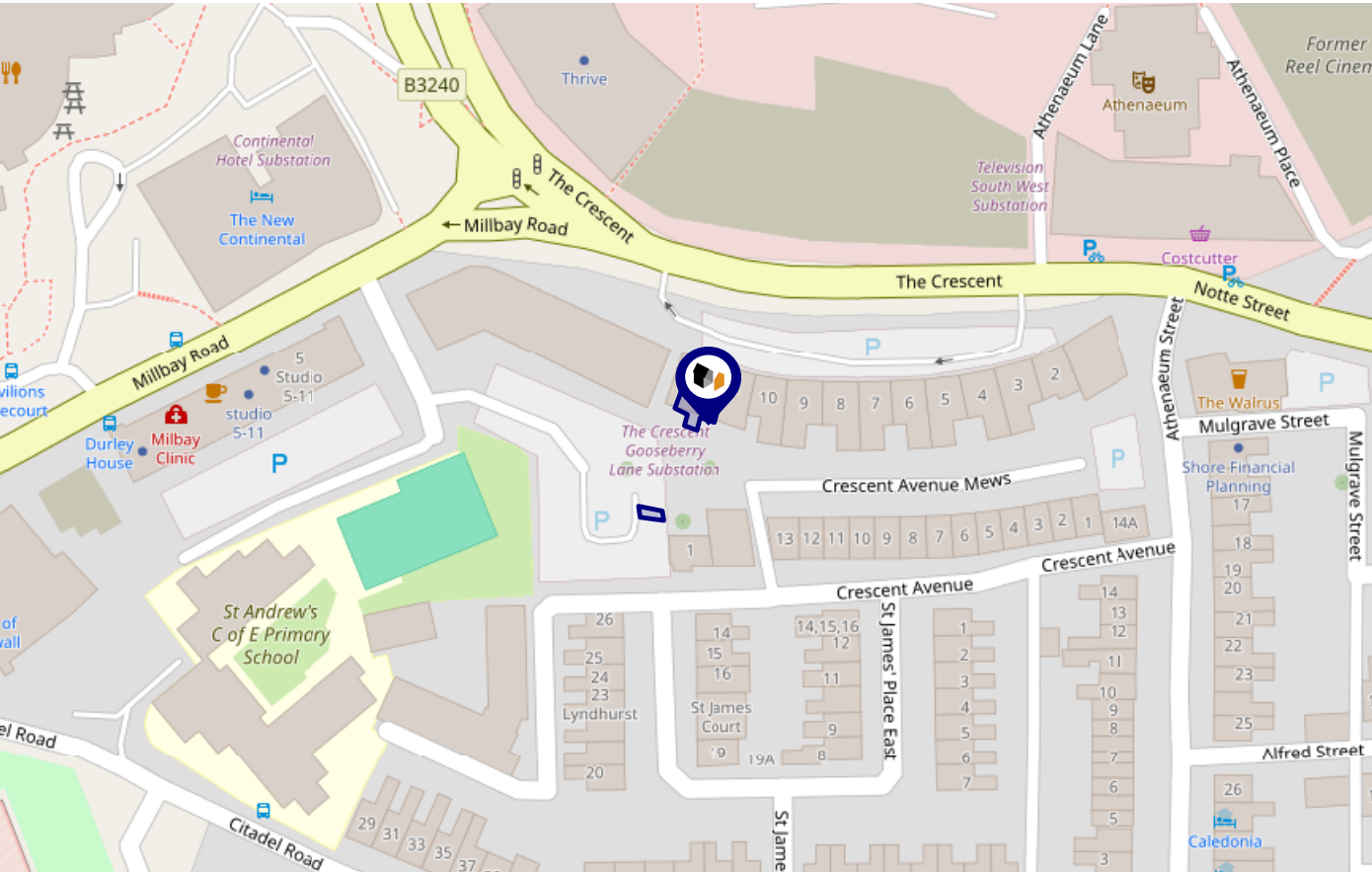


Flood Risk

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.

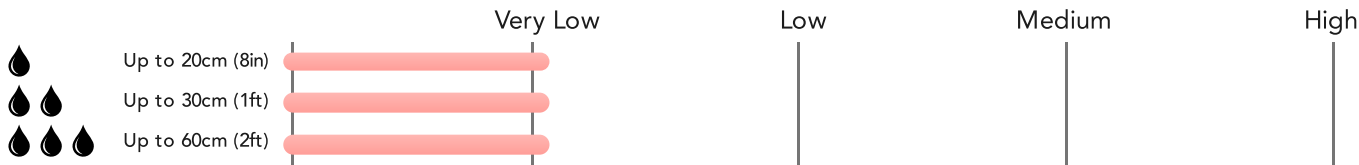


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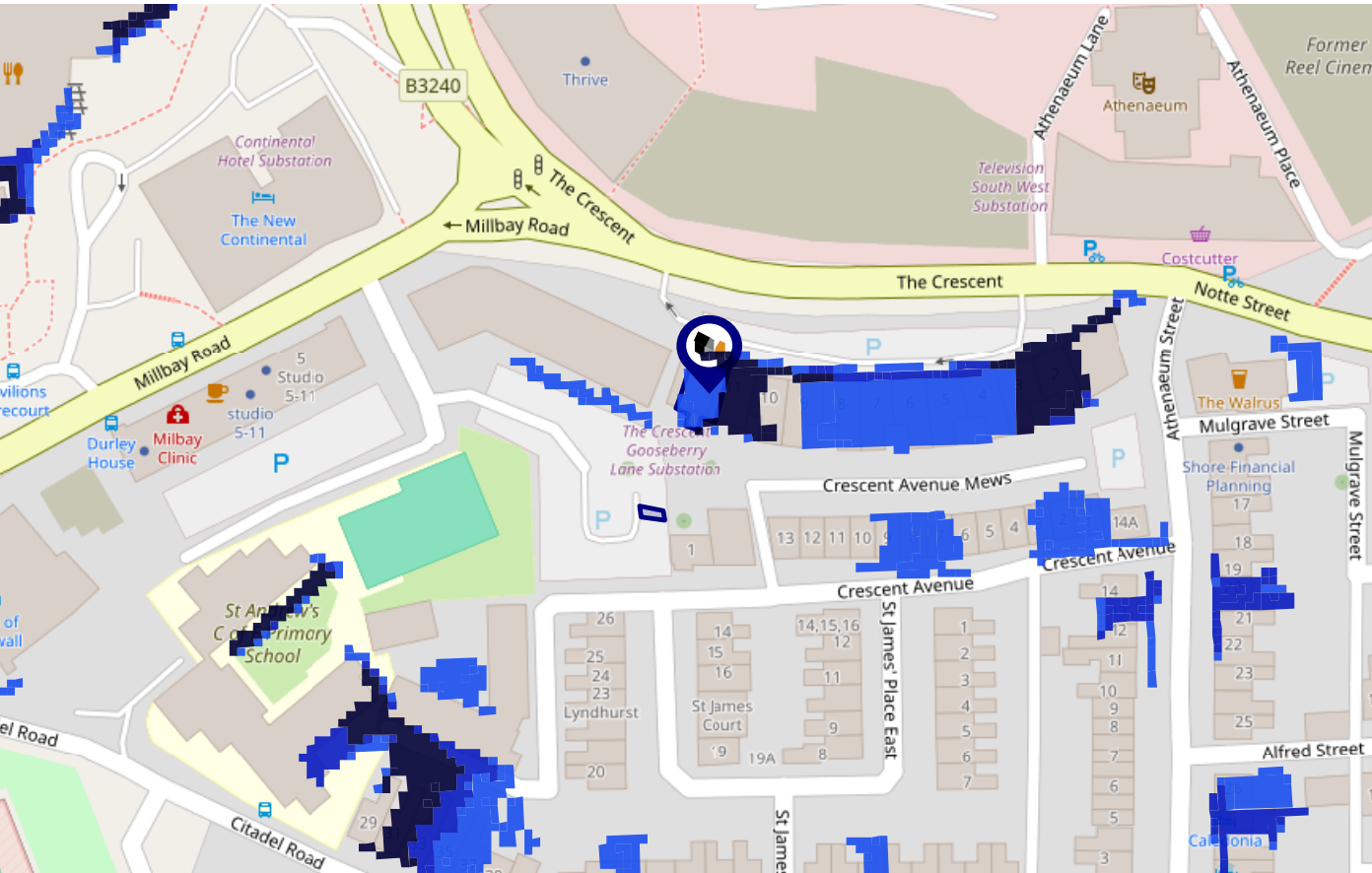


Flood Risk

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: Low

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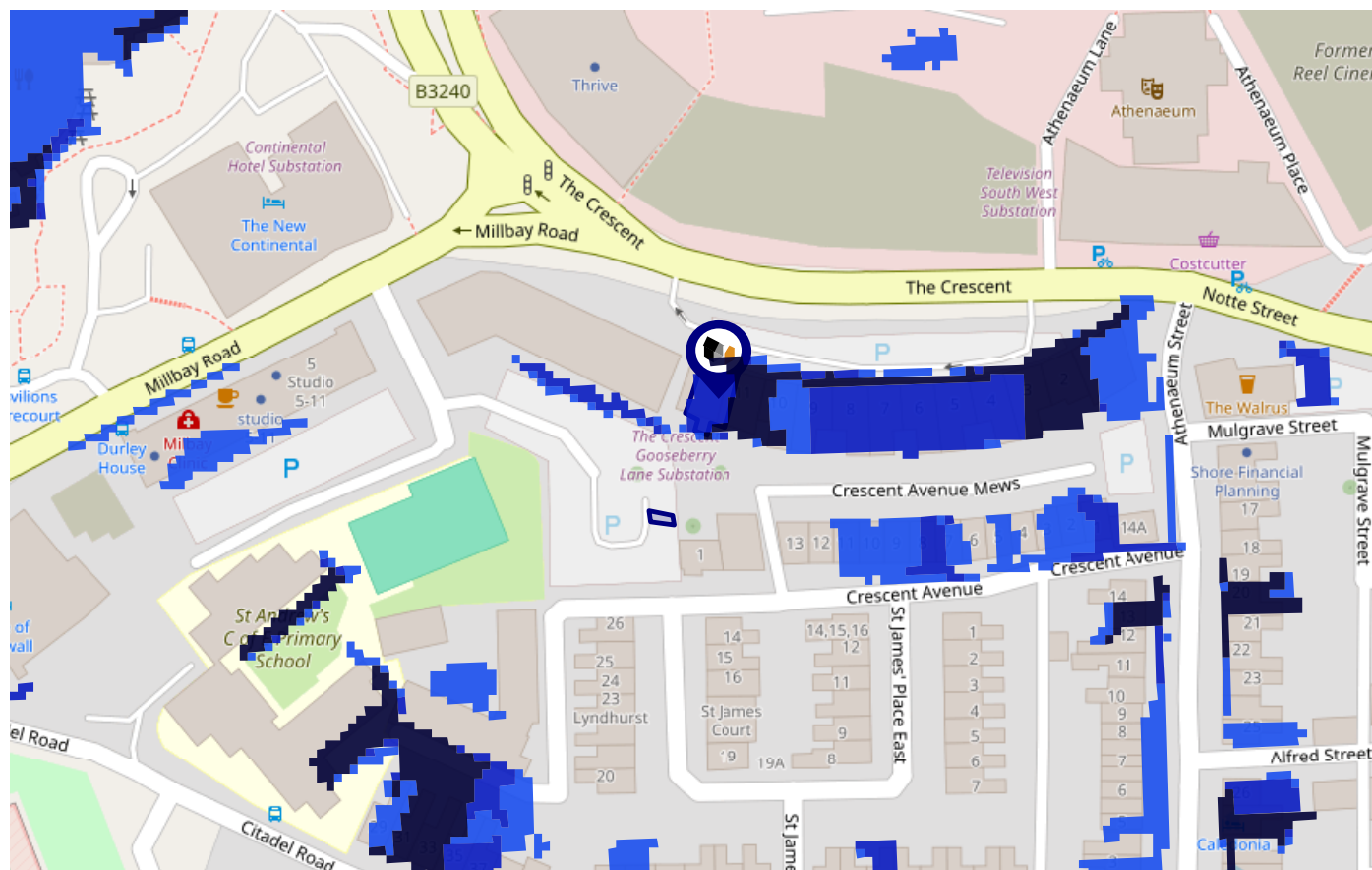
Chance of flooding to the following depths at this property:



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.

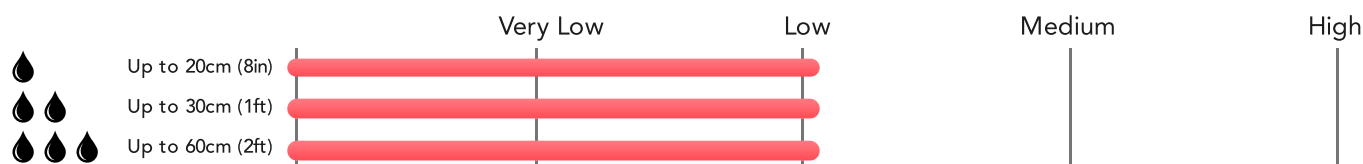


Risk Rating: Medium

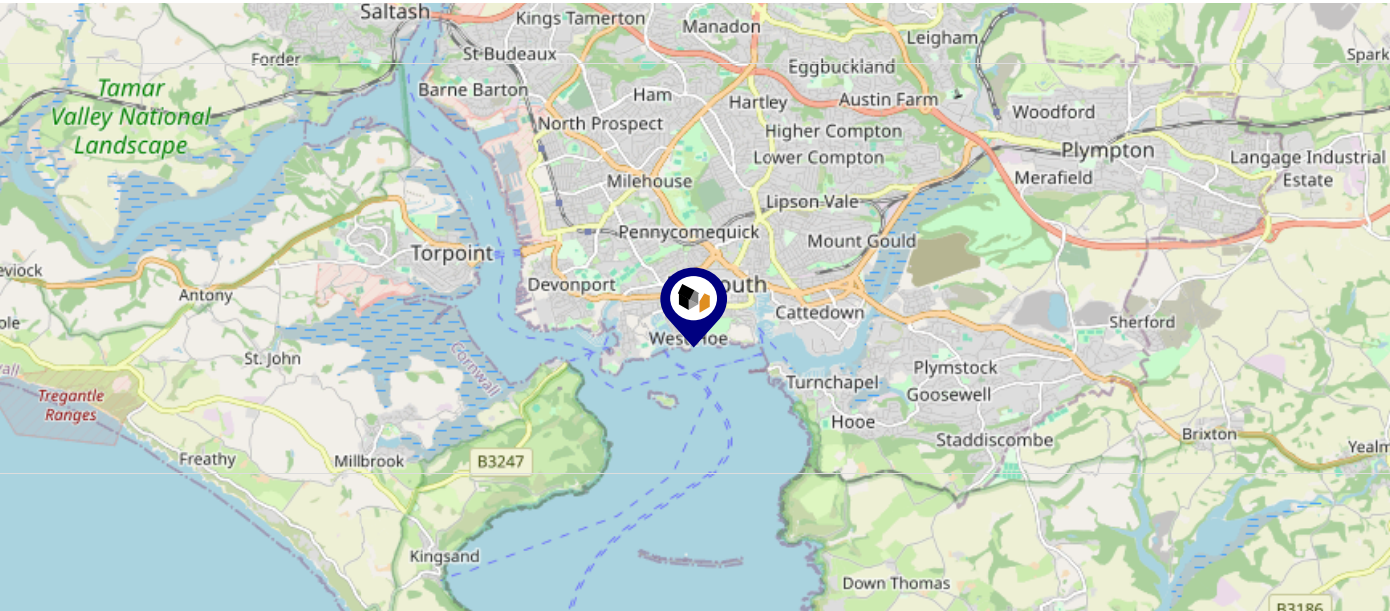
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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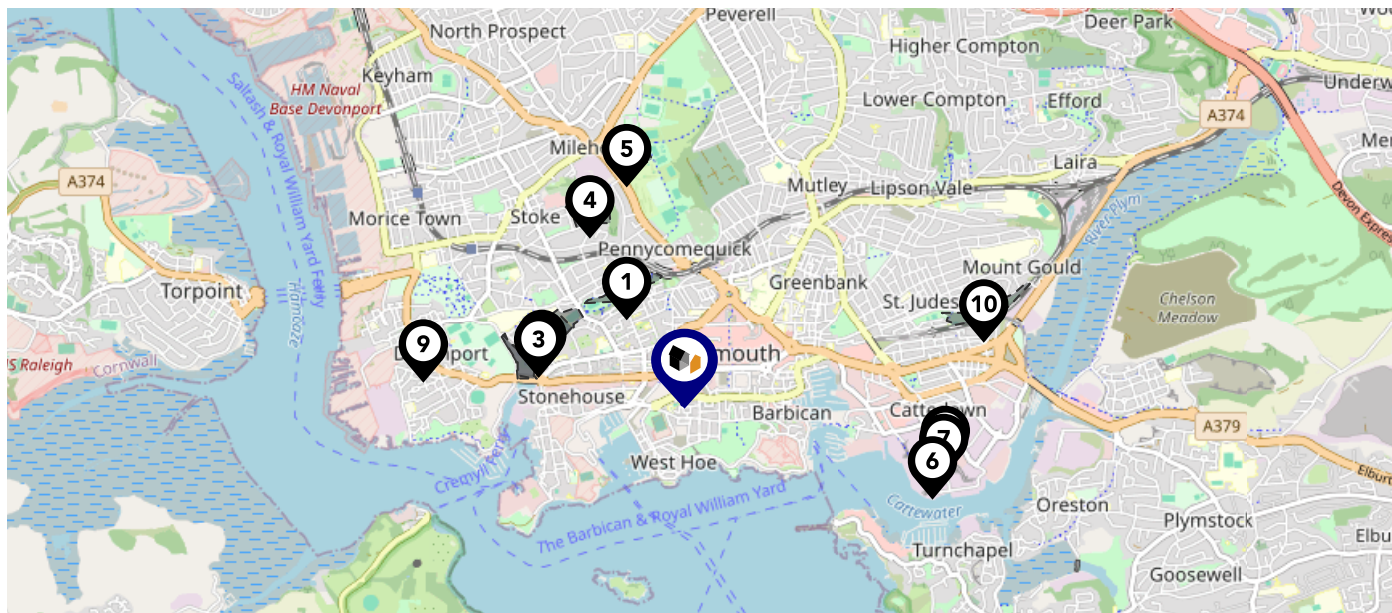
This map displays nearby areas that have been designated as Green Belt...



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.



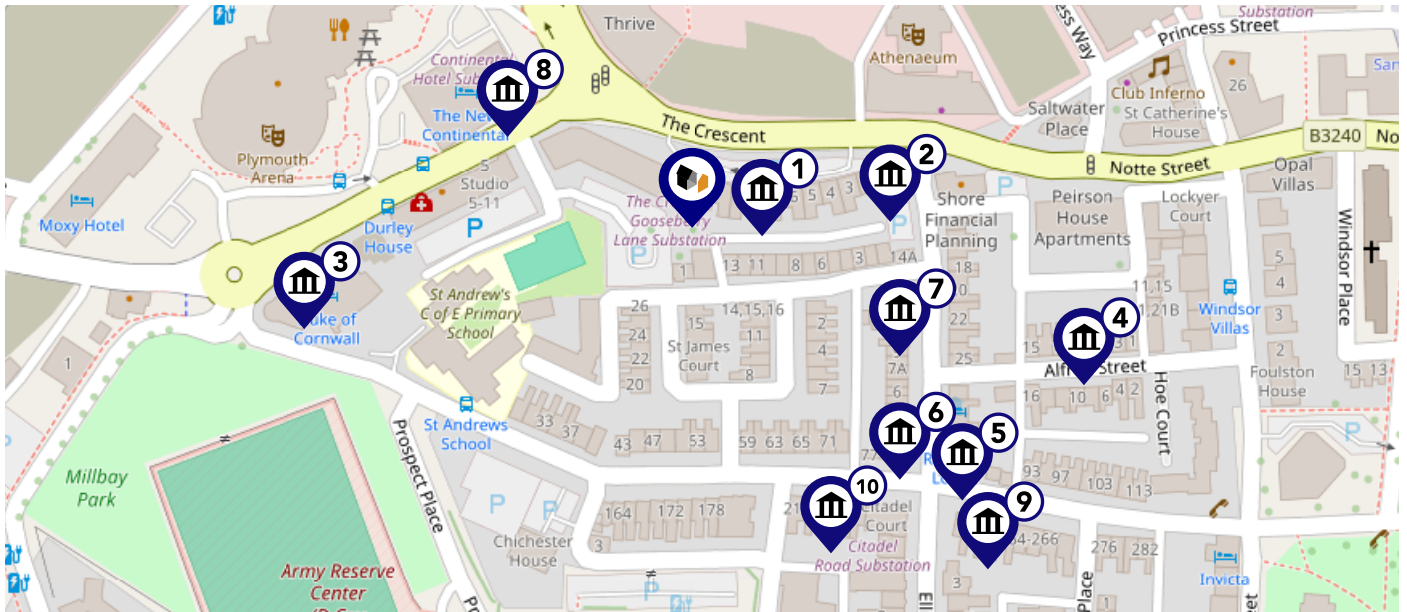
Nearby Landfill Sites

1	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	Central Park Milehouse-Central Park (Milehouse), Plymouth	Historic Landfill
6	Sevenside Waste Paper-Wallsend Industrial Estate, Cattedown, Plymouth, Devon	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

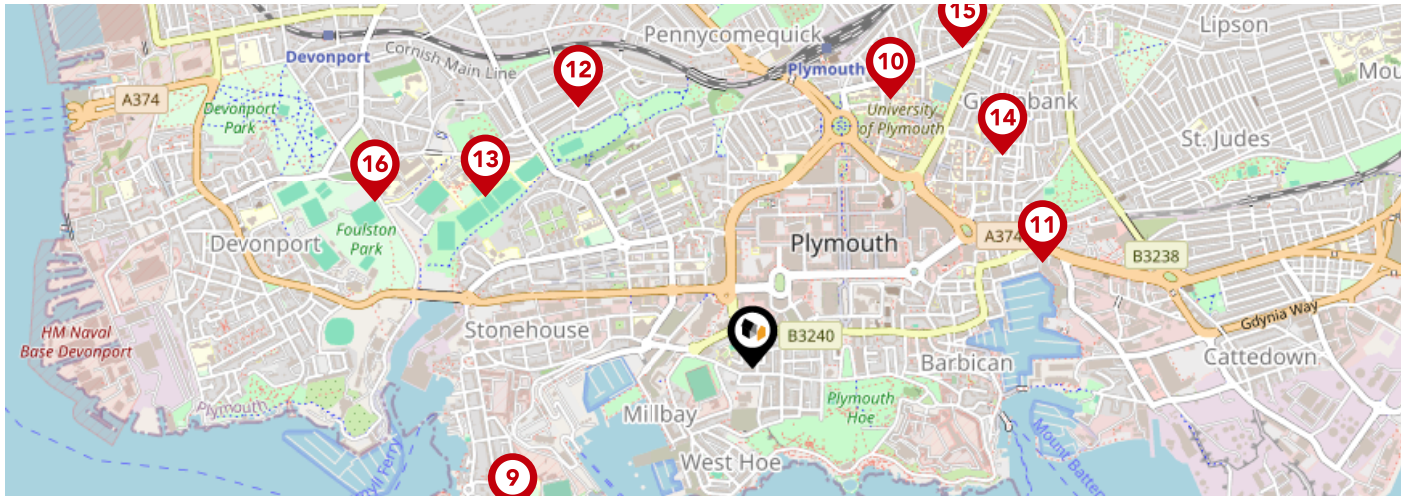
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	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
	1129983 - Numbers 1 To 15 And Attached Road Frontage Walls And Railings	Grade II	0.1 miles
	1129992 - Numbers 30 And 31 And Attached Forecourt Walls And Railings	Grade II	0.1 miles
	1129988 - Numbers 1 To 14 And Attached Forecourt Walls And Railings	Grade II	0.1 miles
	1129989 - Numbers 10-14 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
	1330546 - 256-262, Citadel Road And Forecourt Walls And Railings In Front Of Number 262	Grade II	0.1 miles
	1330545 - Numbers 214 To 220 And Attached Forecourt Walls	Grade II	0.1 miles



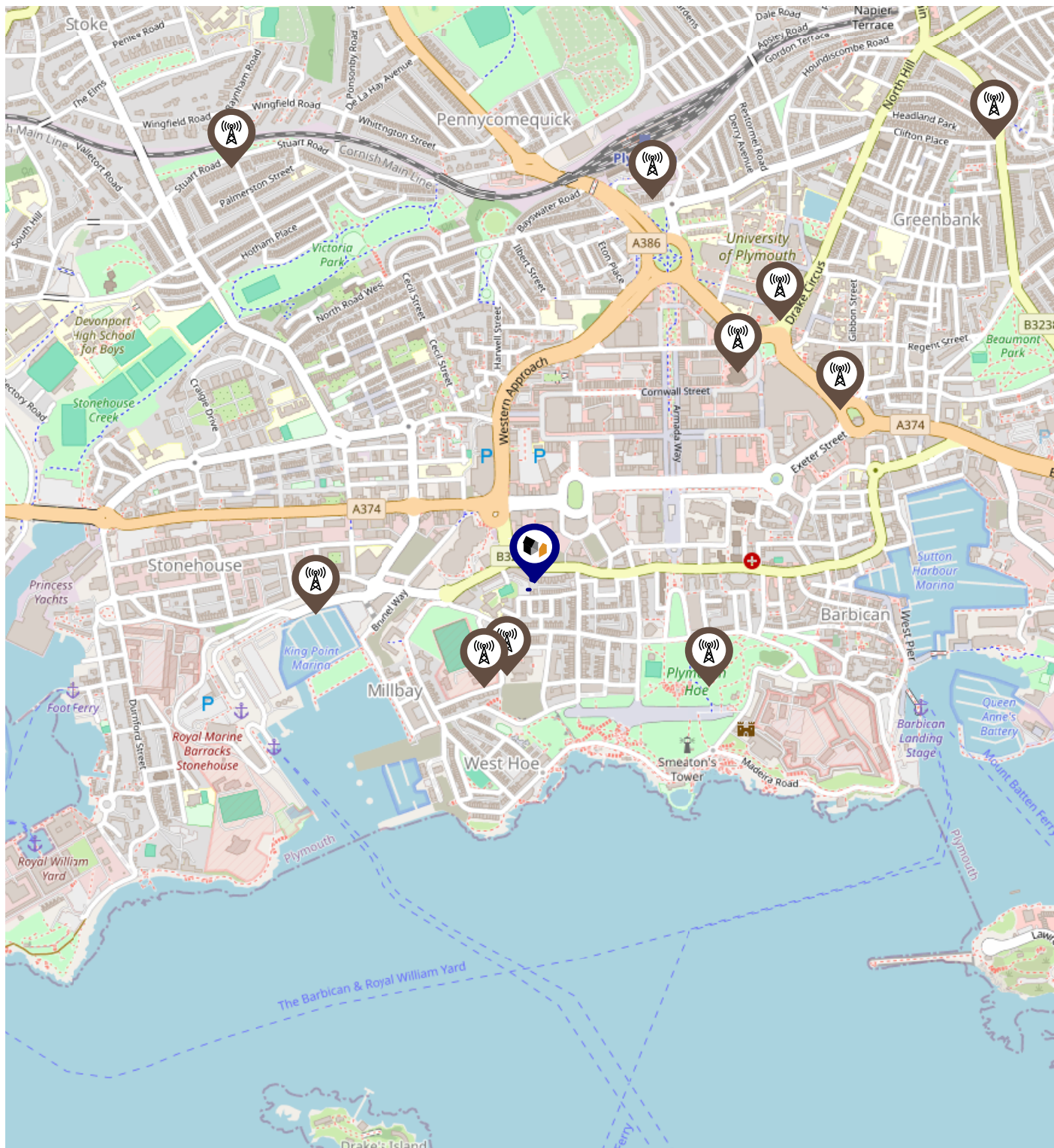
		Nursery	Primary	Secondary	College	Private
1	St Andrew's Cof E VA Primary School Ofsted Rating: Good Pupils: 208 Distance:0.08	☐	☒	☐	☐	☐
2	St Peter's CofE Primary School Ofsted Rating: Good Pupils: 154 Distance:0.22	☐	☒	☐	☐	☐
3	Millbay Academy Ofsted Rating: Good Pupils: 545 Distance:0.26	☐	☒	☒	☐	☐
4	The Cathedral School of St Mary Ofsted Rating: Requires improvement Pupils: 109 Distance:0.4	☐	☒	☐	☐	☐
5	Pilgrim Primary Academy Ofsted Rating: Outstanding Pupils: 390 Distance:0.42	☐	☒	☐	☐	☐
6	ACE Schools Plymouth Ofsted Rating: Good Pupils: 233 Distance:0.52	☐	☐	☒	☐	☐
7	Arts University Plymouth Ofsted Rating: Good Pupils:0 Distance:0.57	☐	☐	☒	☐	☐
8	High Street Primary Academy Ofsted Rating: Good Pupils: 140 Distance:0.57	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
9	St George's CofE Primary Academy Ofsted Rating: Good Pupils: 90 Distance:0.67	☐	☒	☐	☐	☐
10	Fletewood School at Derry Villas Ofsted Rating: Good Pupils: 58 Distance:0.72	☐	☒	☐	☐	☐
11	Holy Cross Catholic Primary School Ofsted Rating: Good Pupils: 306 Distance:0.73	☐	☒	☐	☐	☐
12	Stuart Road Primary Academy Ofsted Rating: Good Pupils: 189 Distance:0.74	☐	☒	☐	☐	☐
13	Devonport High School for Boys Ofsted Rating: Good Pupils: 1231 Distance:0.75	☐	☐	☒	☐	☐
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:0.91	☐	☐	☒	☐	☐
16	City College Plymouth Ofsted Rating: Good Pupils:0 Distance:0.97	☐	☐	☒	☐	☐

Local Area

Masts & Pylons

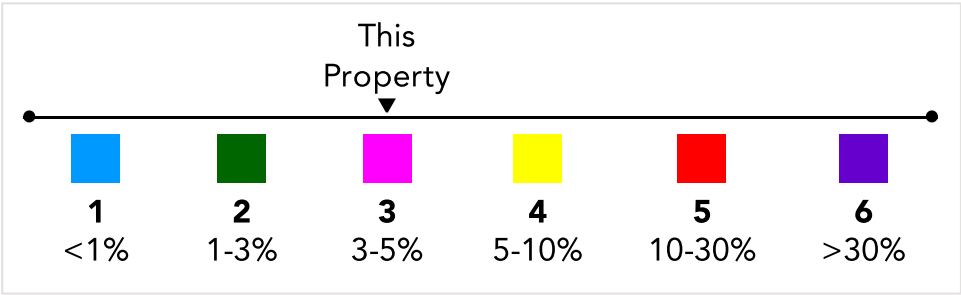
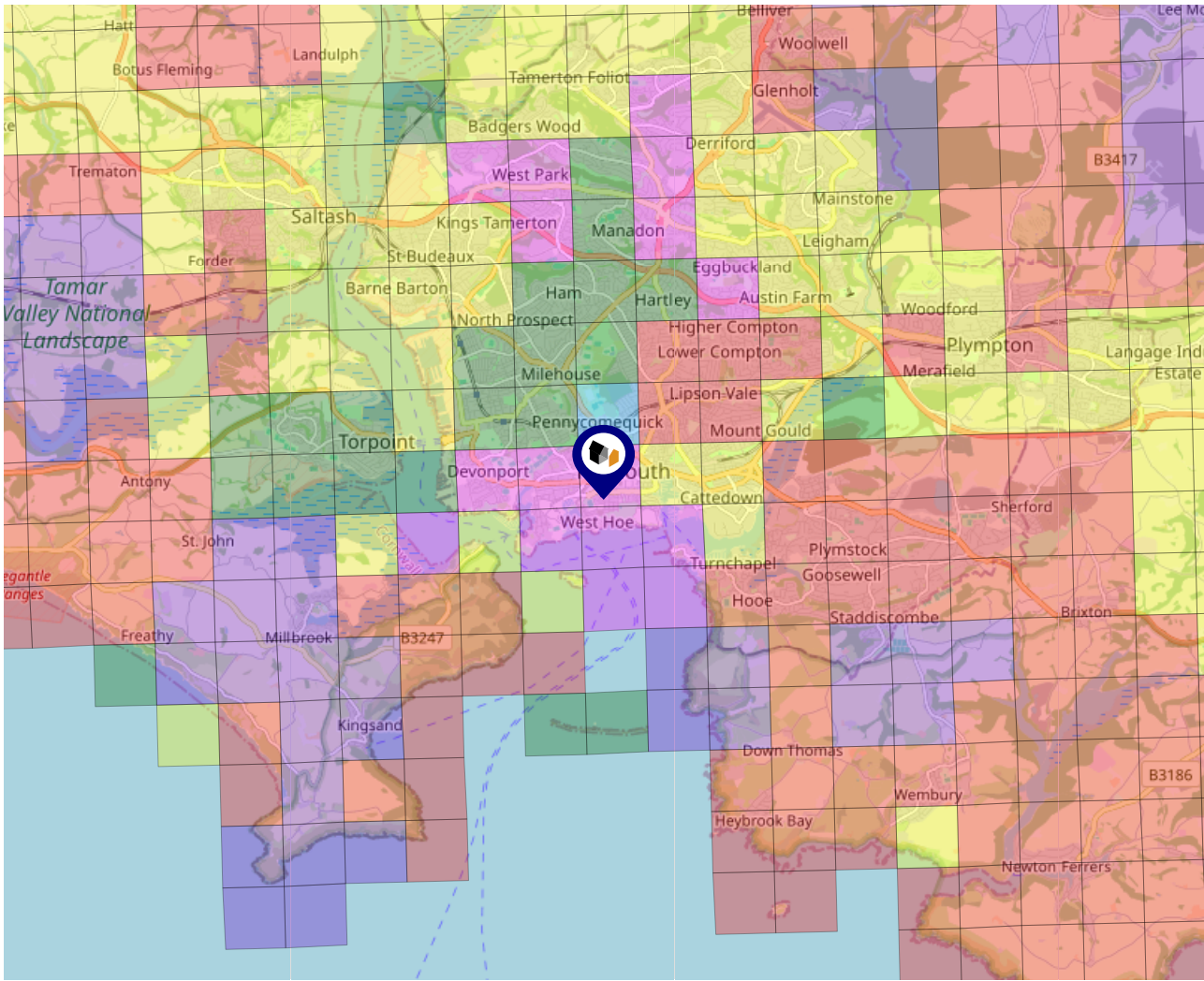


Key:

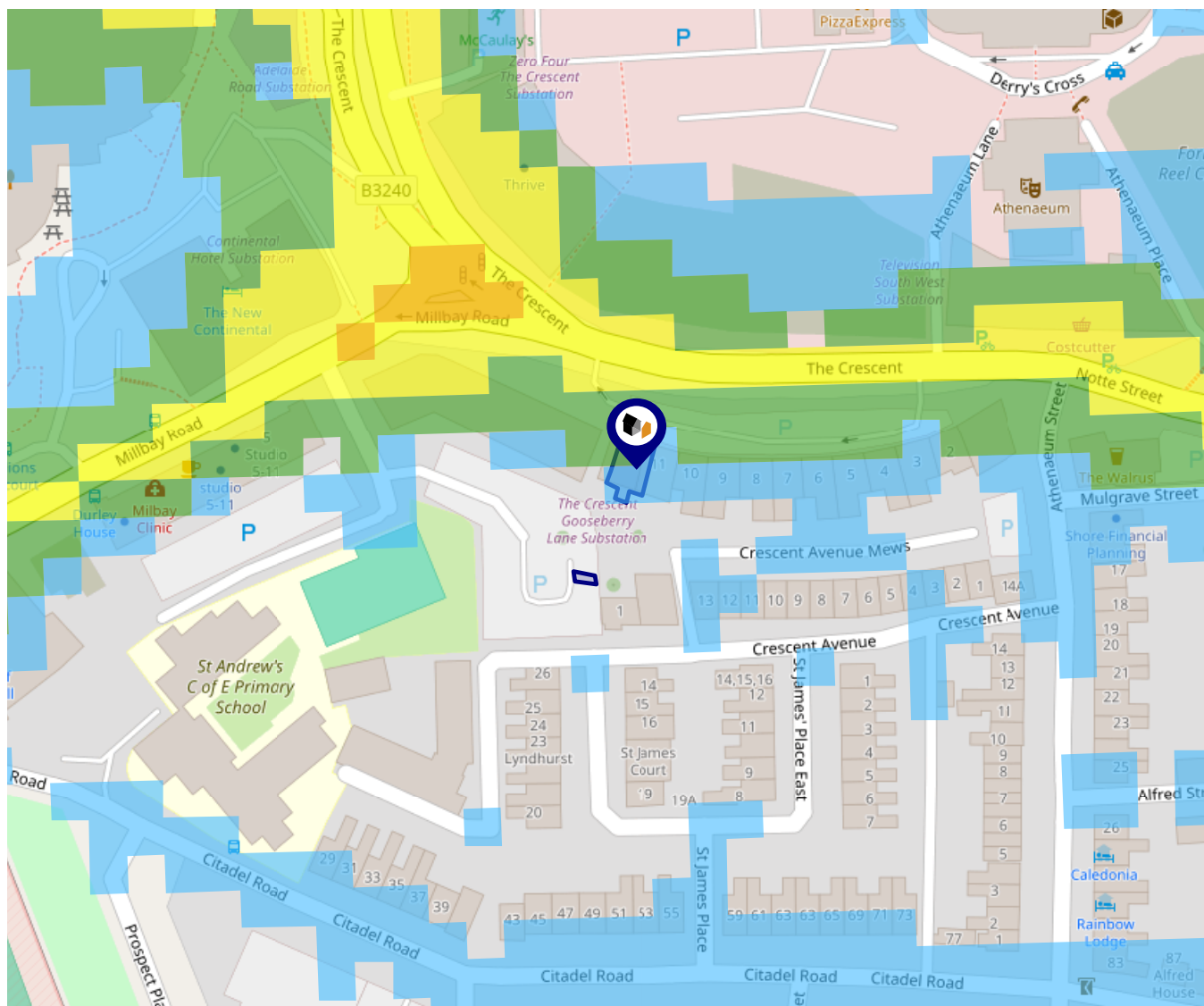
-  Power Pylons
-  Communication Masts

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).



Local Area Road Noise

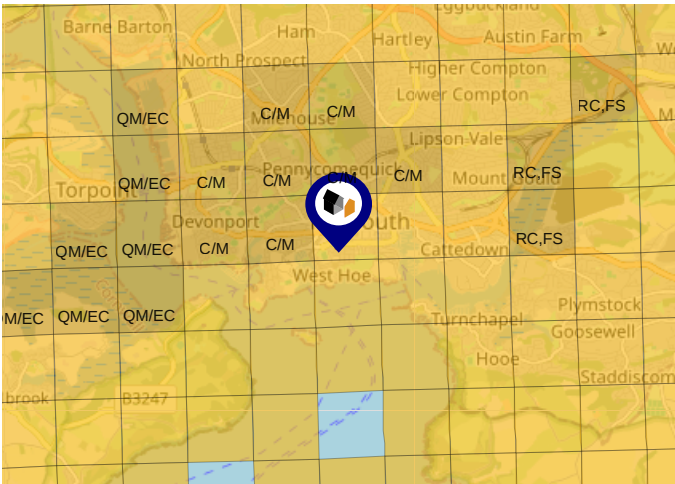


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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)

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

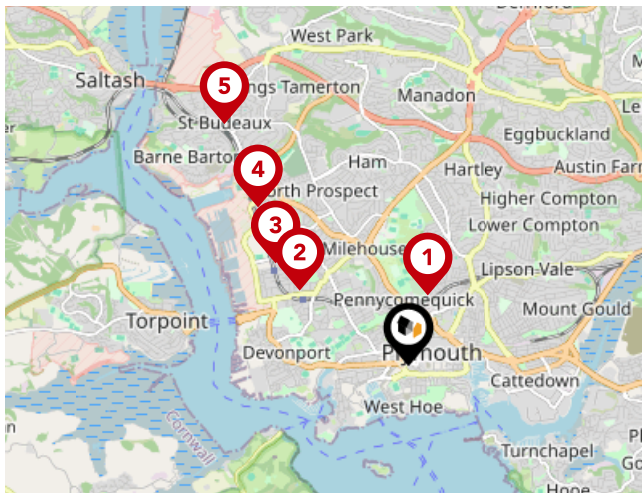


Primary Classifications (Most Common Clay Types)

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)

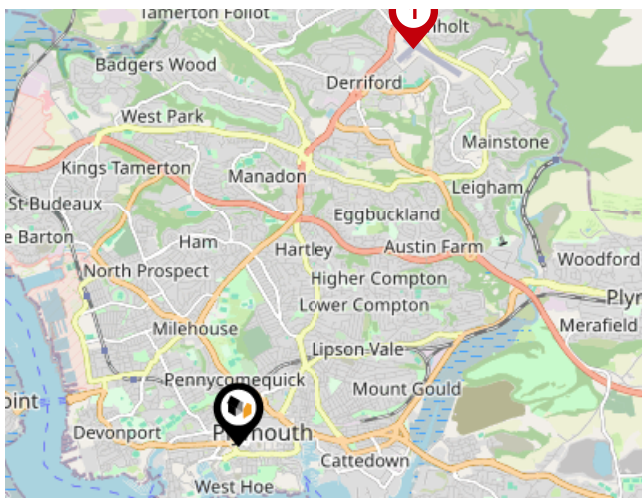


National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	0.69 miles
2	Devonport Rail Station	1.25 miles
3	Dockyard (Plymouth) Rail Station	1.58 miles
4	Keyham Rail Station	2.06 miles
5	St Budeaux Ferry Road Rail Station	2.87 miles

Trunk Roads/Motorways

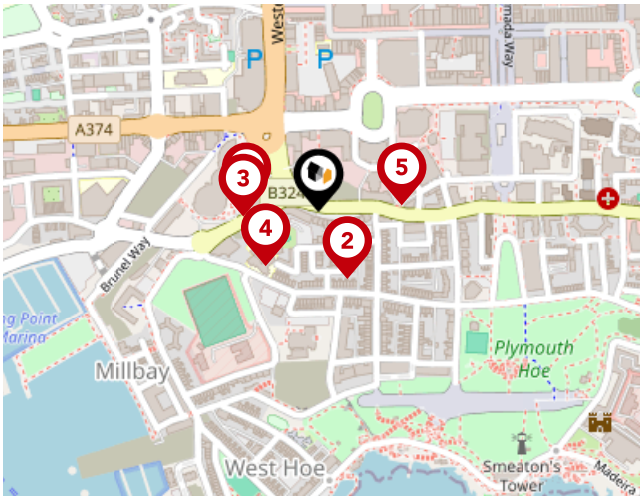
No Trunk Roads/Motorways found within 50 km of this property.



Airports/Helipads

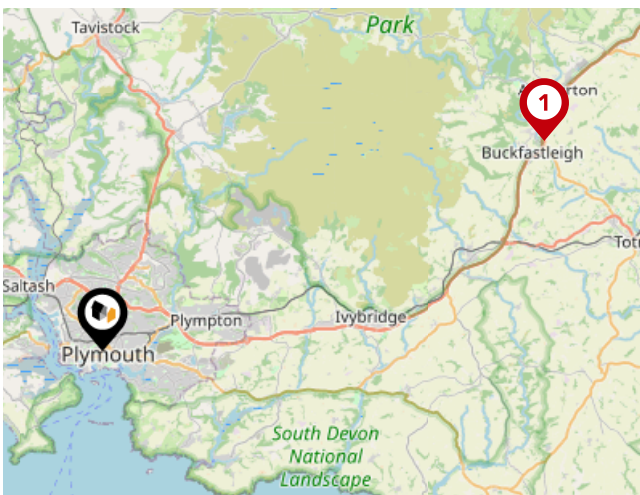
Pin	Name	Distance
1	Plymouth City Airport	4.09 miles

Area Transport (Local)



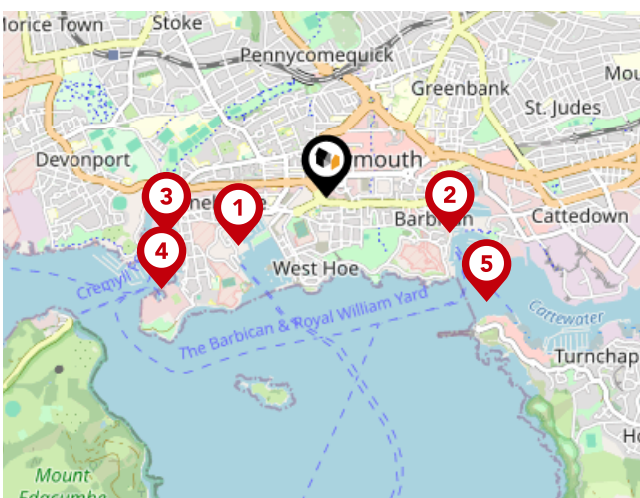
Bus Stops/Stations

Pin	Name	Distance
1	New Continental Hotel	0.08 miles
2	Leigham Street	0.08 miles
3	Durley House	0.08 miles
4	St Andrews School	0.08 miles
5	The Walrus	0.09 miles



Local Connections

Pin	Name	Distance
1	Buckfastleigh (South Devon Railway)	18.45 miles



Ferry Terminals

Pin	Name	Distance
1	Plymouth Ferry Terminal	0.47 miles
2	Plymouth (Barbican) Landing Stage	0.6 miles
3	Plymouth Stonehouse Ferry Terminal	0.77 miles
4	Royal William Yard Ferry Landing	0.89 miles
5	Plymouth Mount Batten Ferry Landing	0.9 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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