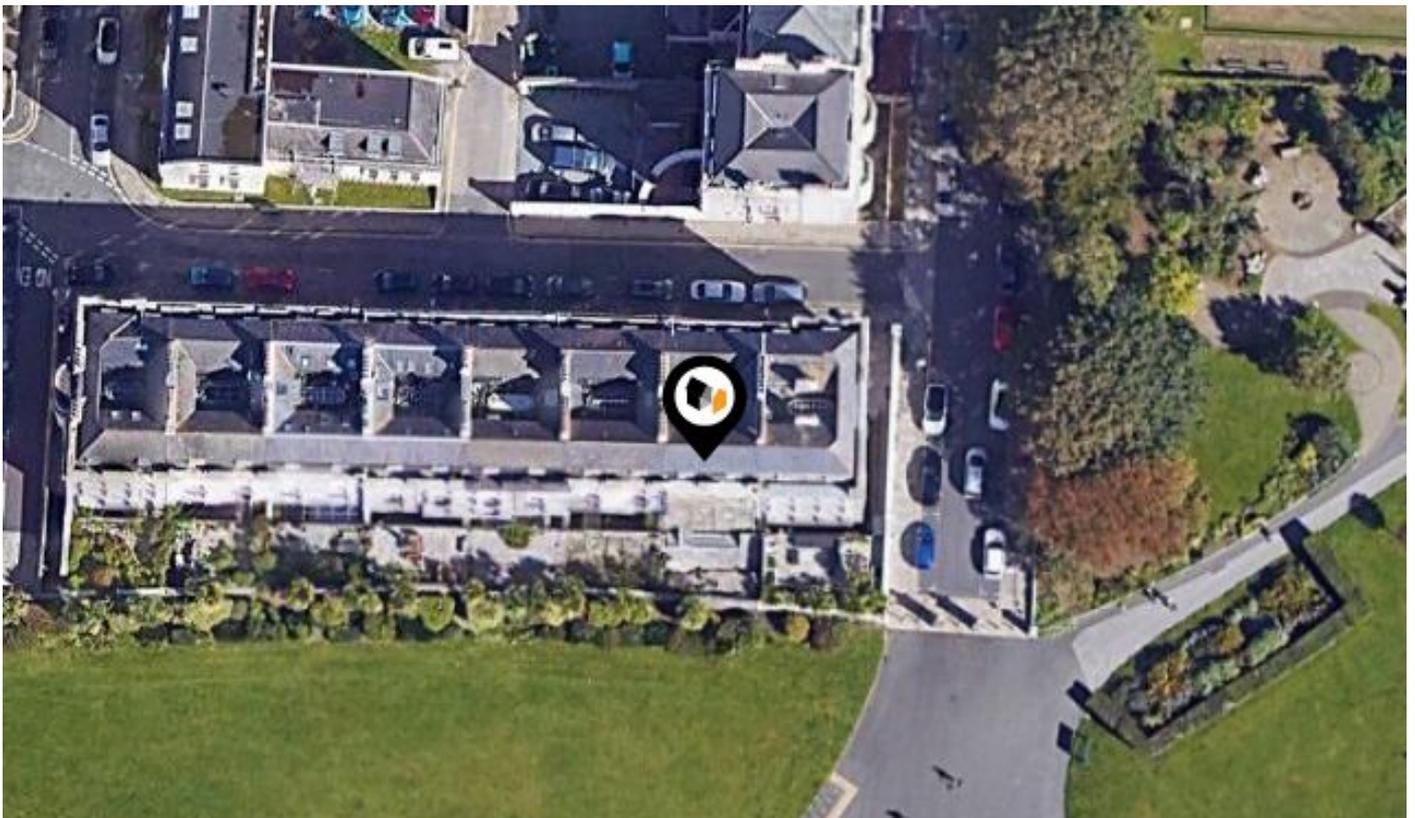




See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Thursday 26th February 2026



2, THE ESPLANADE, PLYMOUTH, PL1

Lang Town & Country

6 Mannamead Road, Plymouth, PL4 7AA

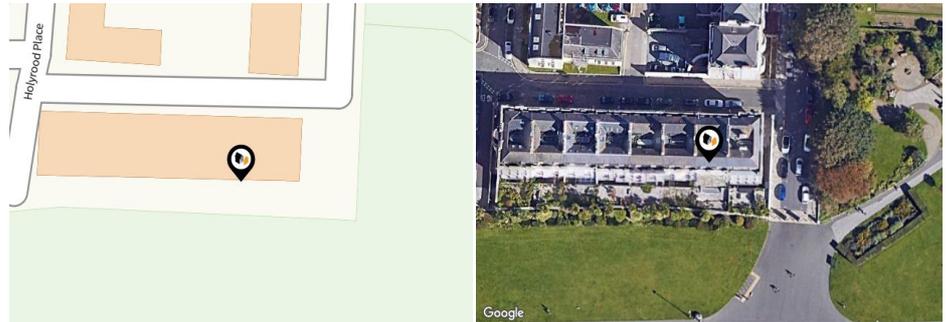
01752 456000

carrie@langtownandcountry.com

www.langtownandcountry.com



street-view-image



Property

Type:	Flat / Maisonette
Bedrooms:	2
Floor Area:	990 ft ² / 92 m ²
Council Tax :	Band C
Annual Estimate:	£2,067

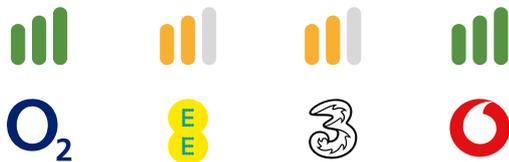
Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

7 mb/s	38 mb/s	1800 mb/s
		

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:





2 THE ESPLANADE, PLYMOUTH, PL1

Energy rating

C

Valid until 07.12.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 c	78 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

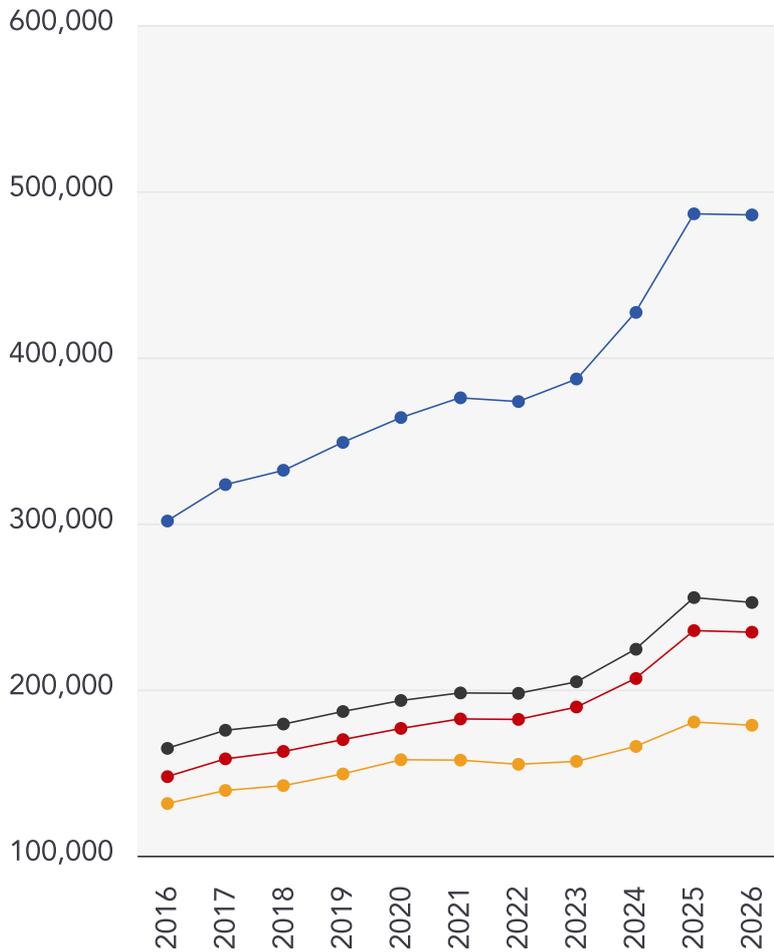
Additional EPC Data

Property Type:	Mid-floor flat
Walls:	Granite or whin, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	(another dwelling above)
Window:	Single glazed
Window Energy:	Very poor
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:	Good lighting efficiency
Lighting Energy:	Good
Floors:	(another dwelling below)
Secondary Heating:	None
Air Tightness:	(not tested)
Total Floor Area:	92 m ²

Market House Price Statistics



10 Year History of Average House Prices by Property Type in PL1



Detached

+61.14%

Terraced

+53.36%

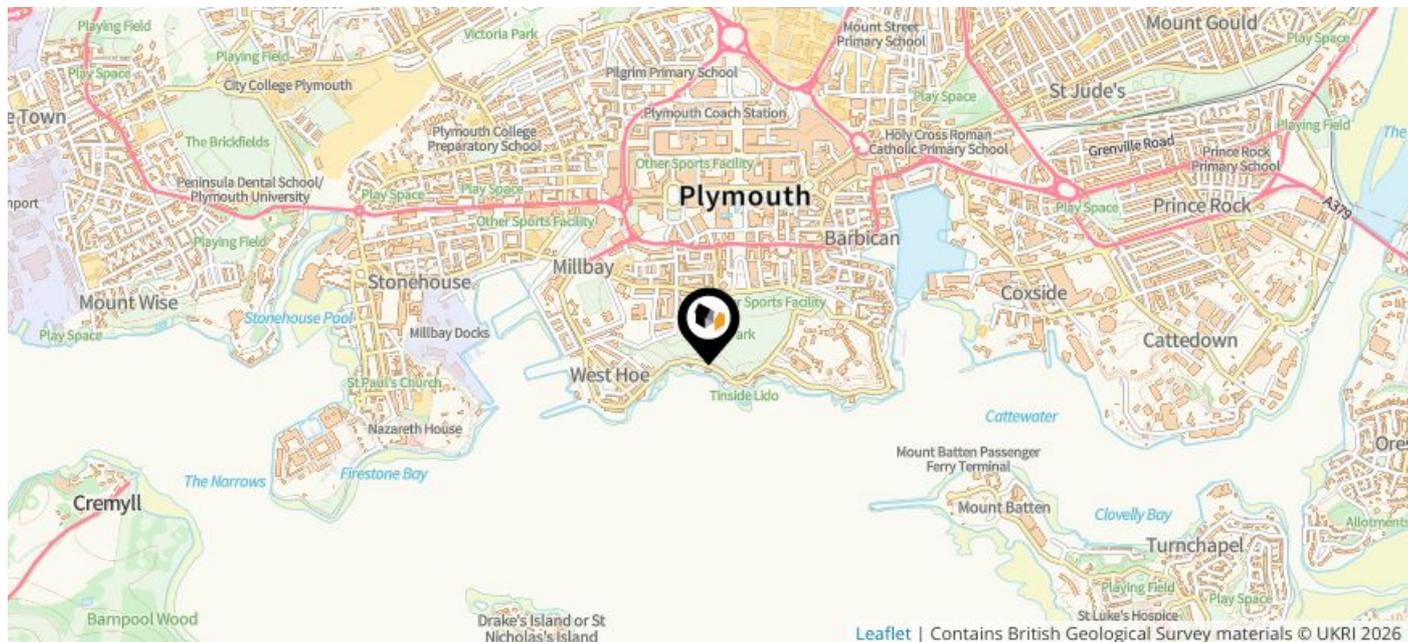
Semi-Detached

+58.94%

Flat

+35.87%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

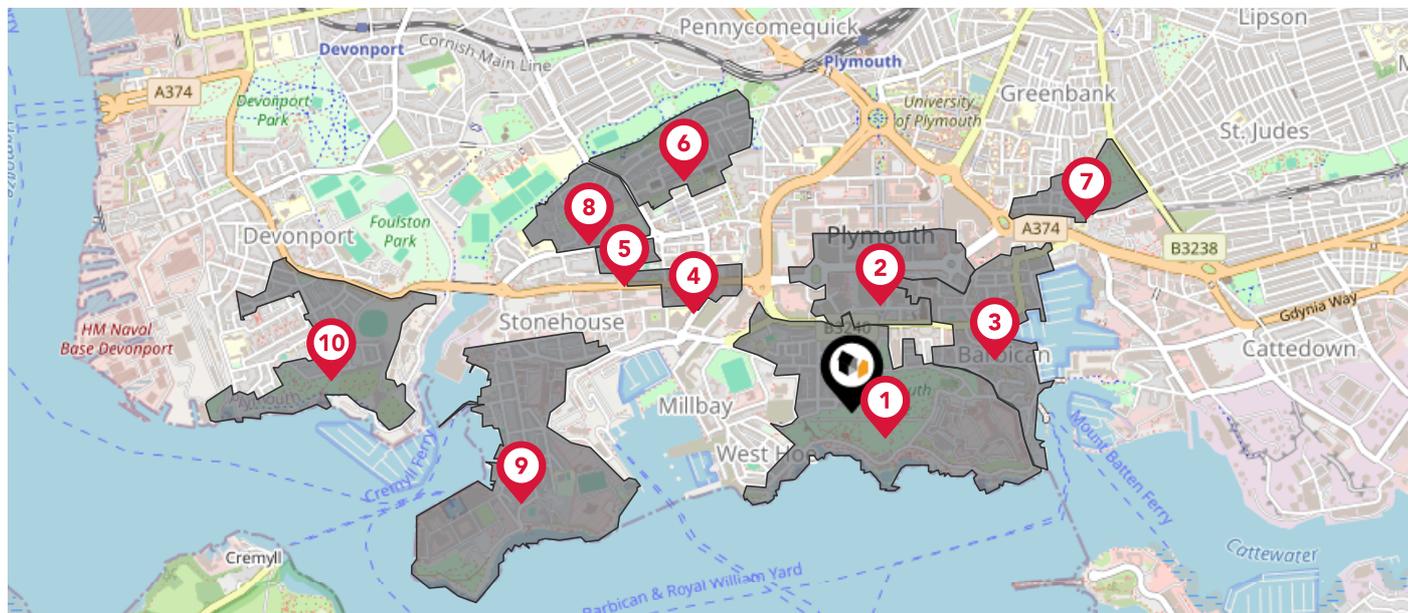
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



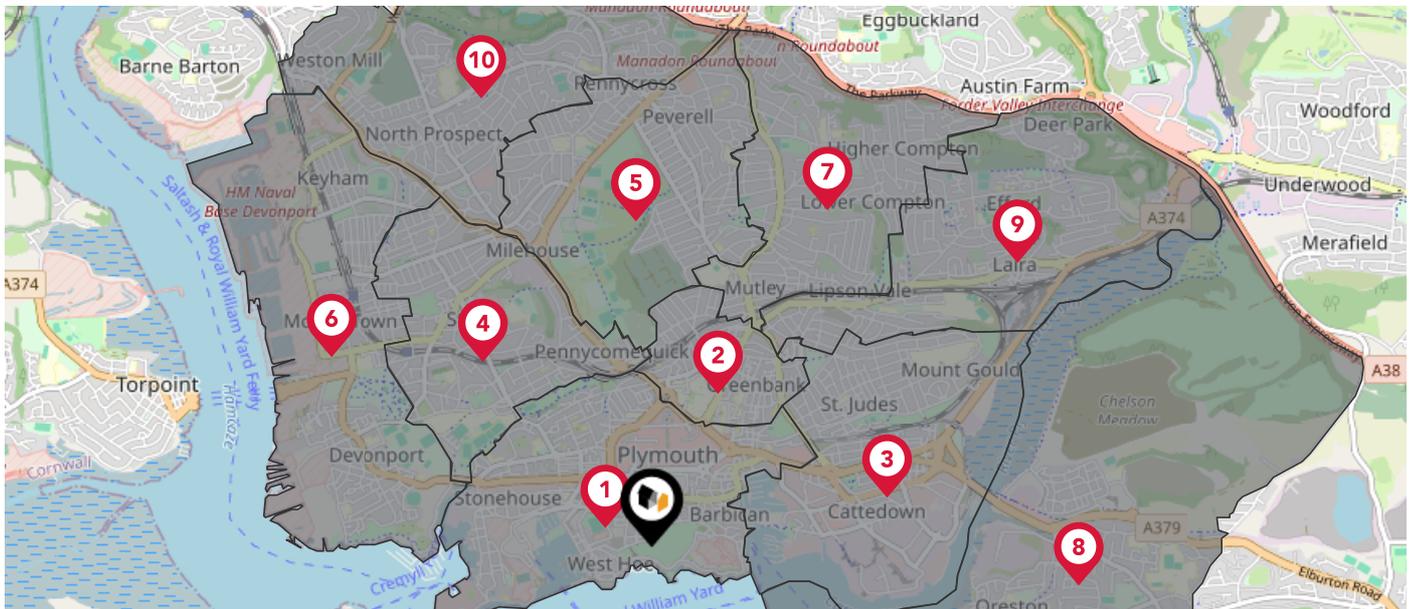
Nearby Conservation Areas

-  The Hoe
-  City Centre
-  Barbican
-  Union Street
-  Adelaide Street/Clarence Place
-  North Stonehouse
-  Ebrington Street
-  Royal Naval Hospital
-  Stonehouse Peninsula
-  Devonport

Maps

Council Wards

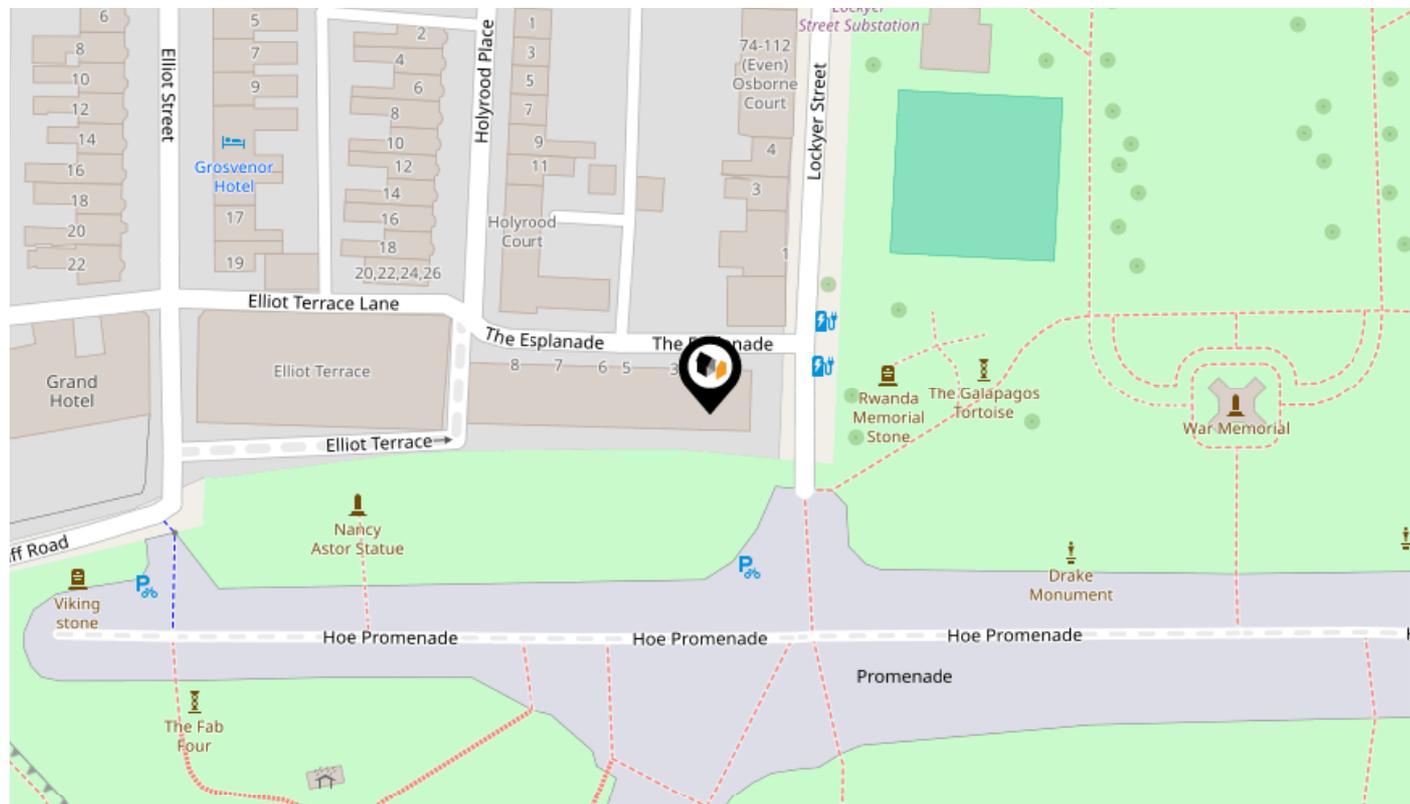
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

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

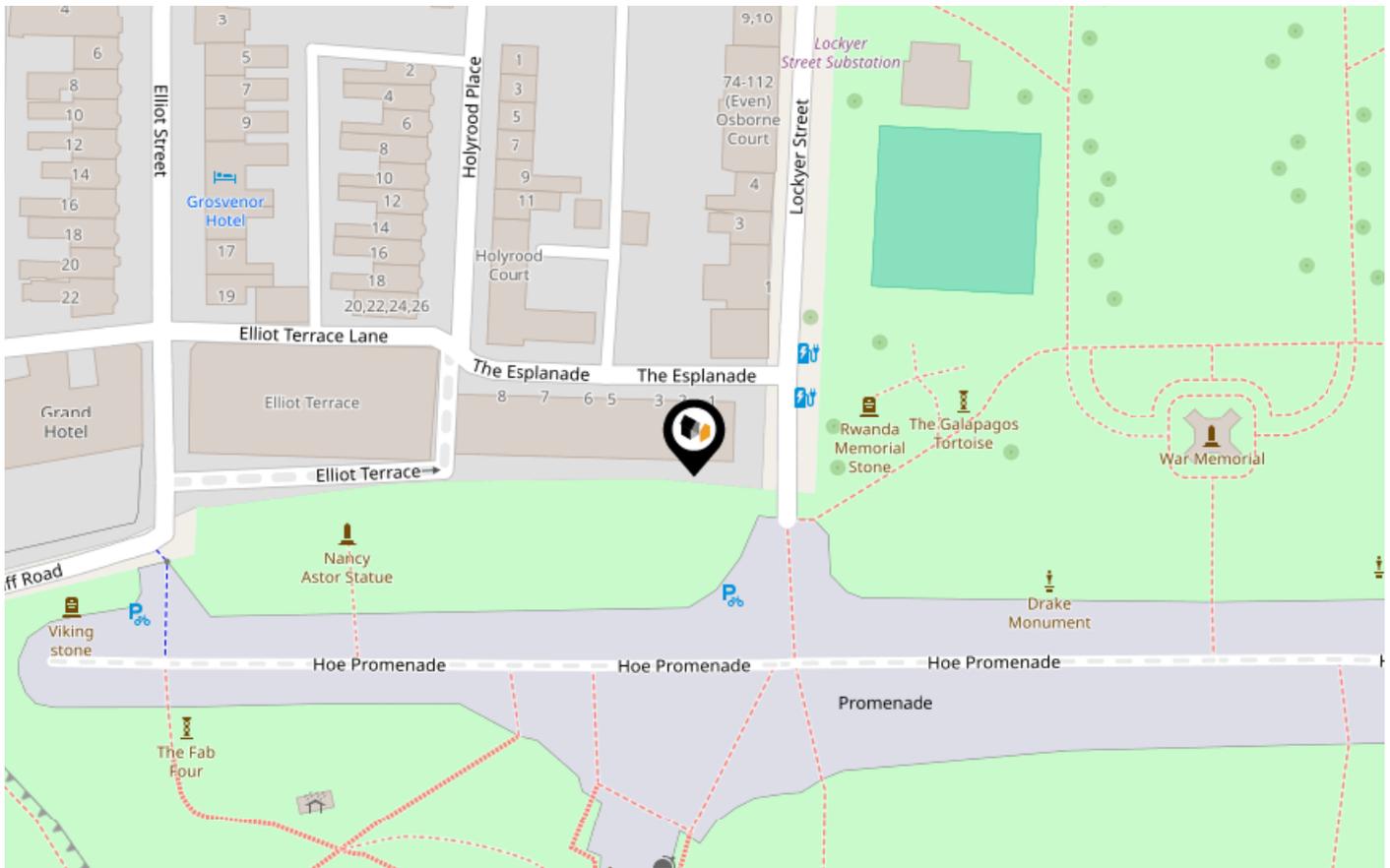
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:



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.

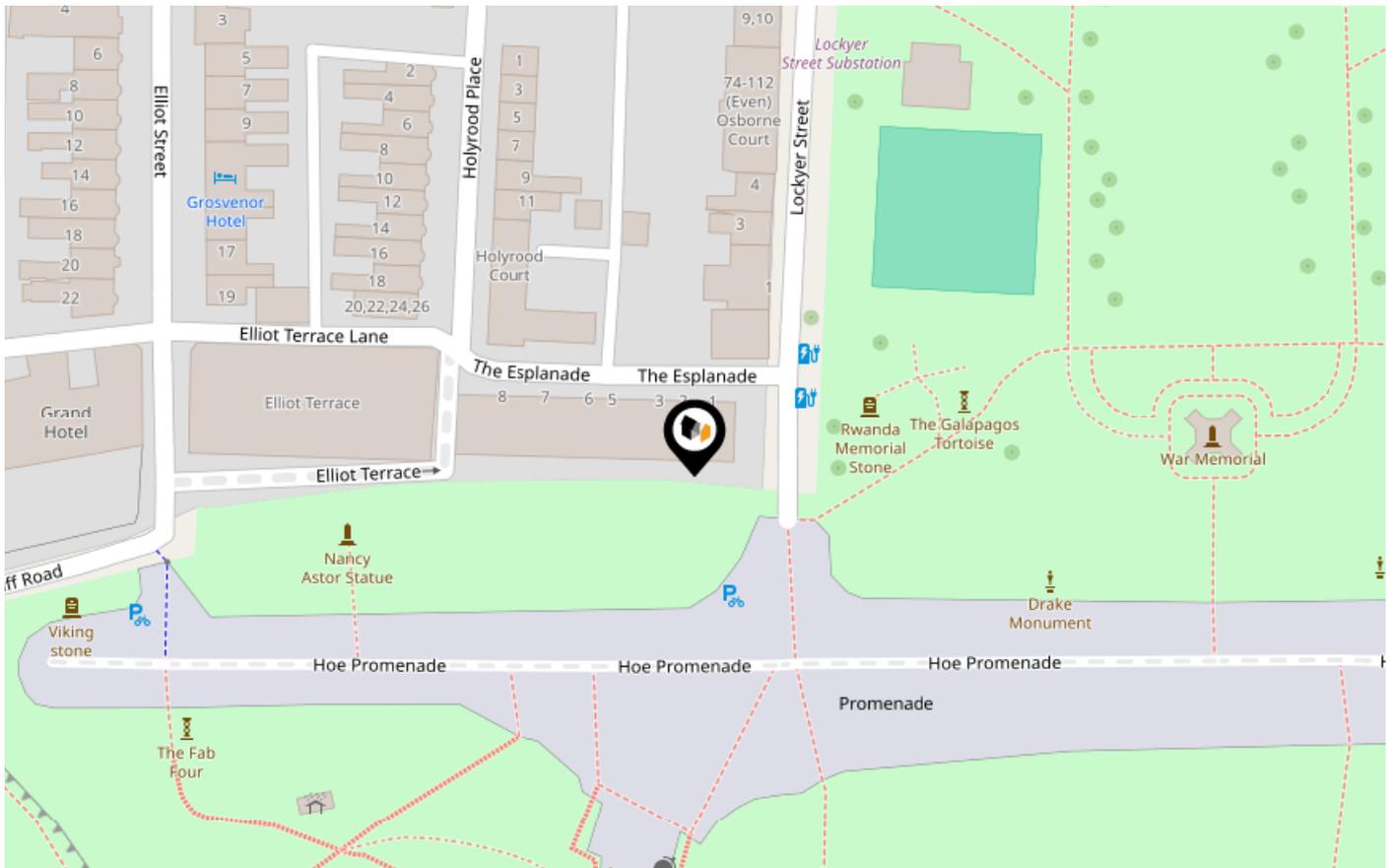
Chance of flooding to the following depths at this property:



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.
- **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.

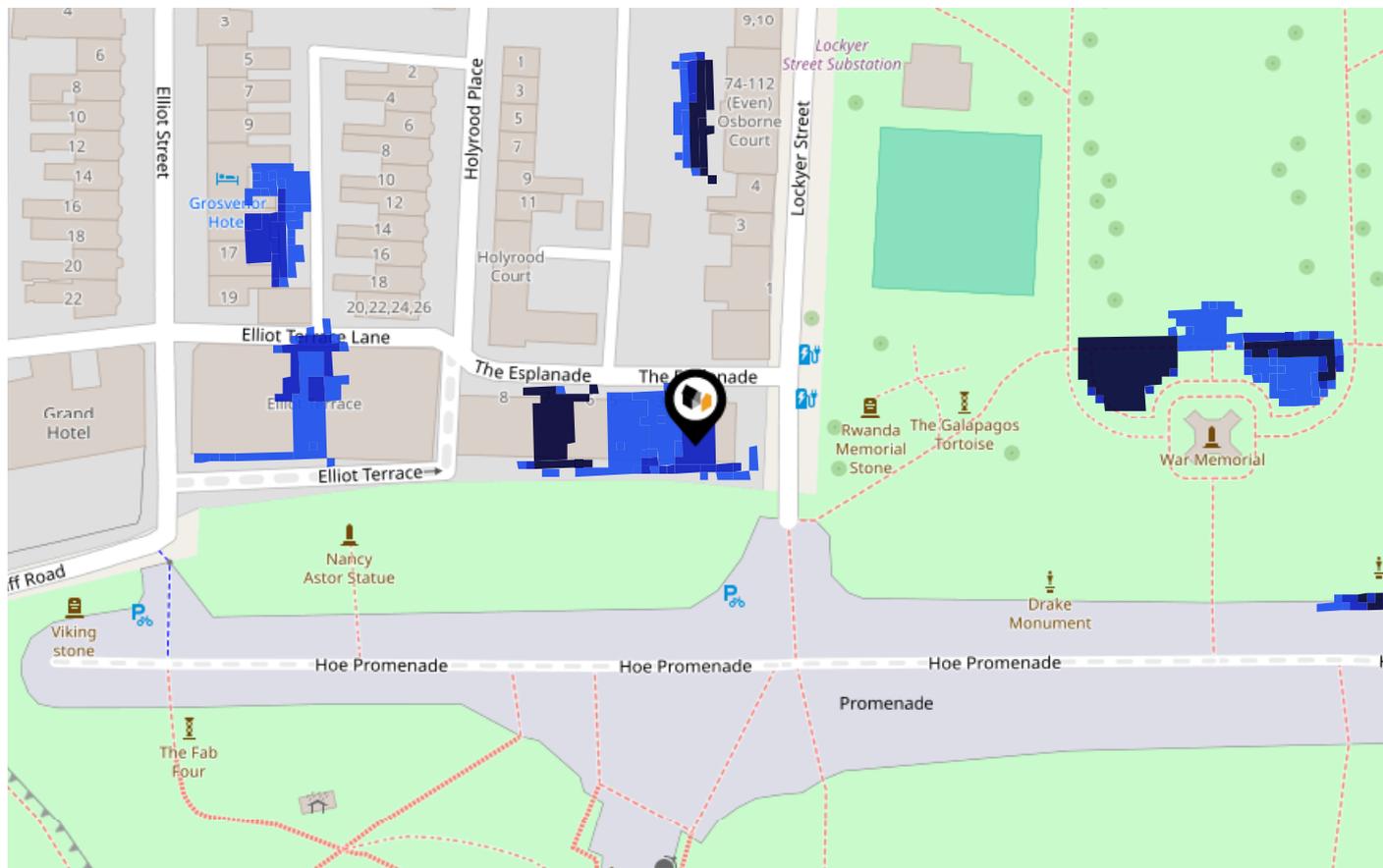
Chance of flooding to the following depths at this property:



Flood Risk

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.

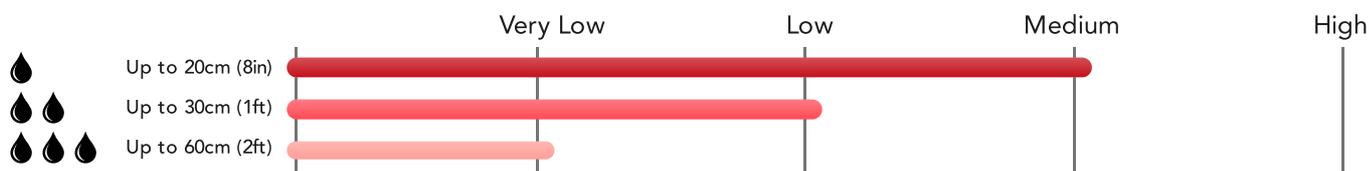


Risk Rating: Medium

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.
- 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:

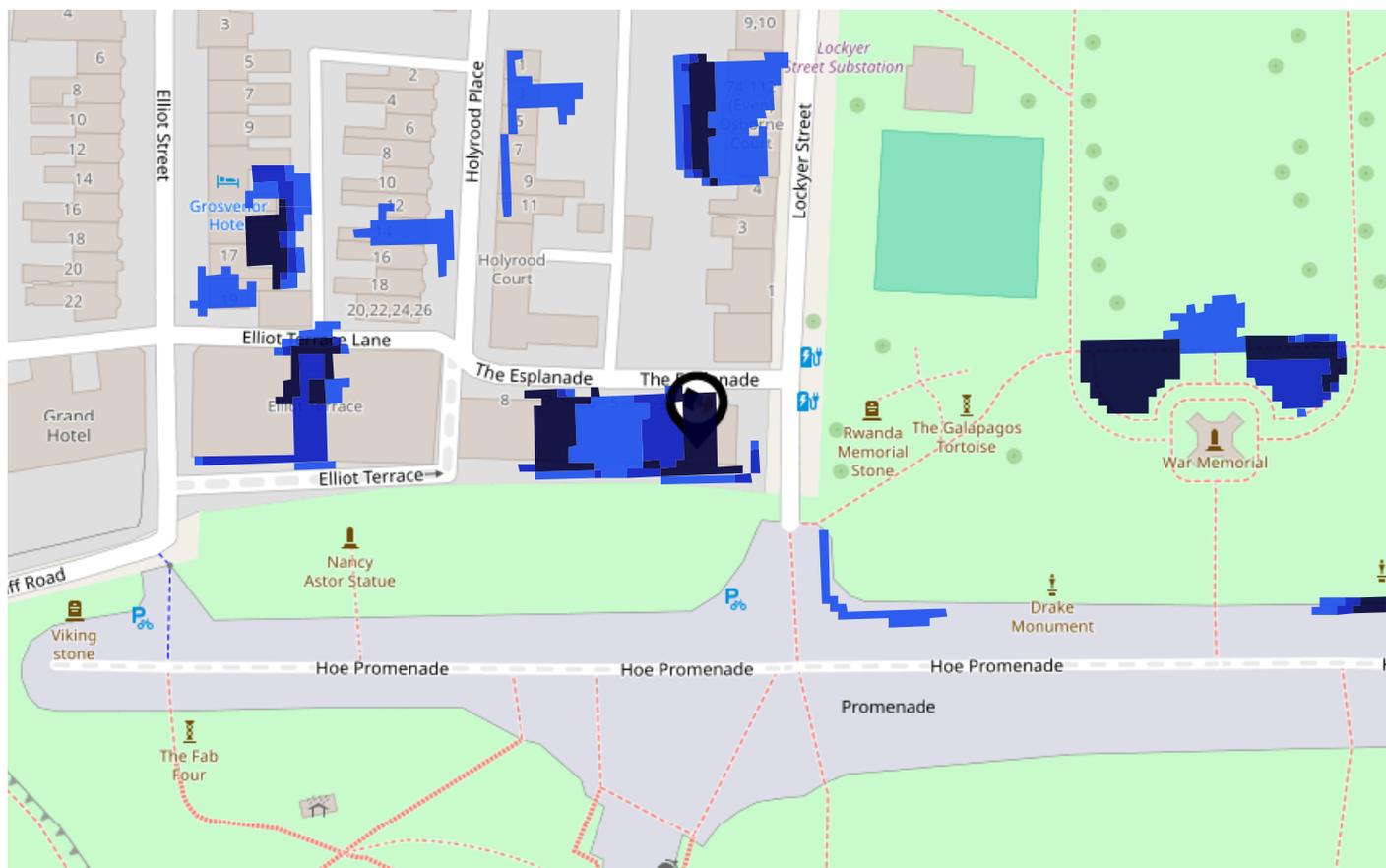


Flood Risk

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: High

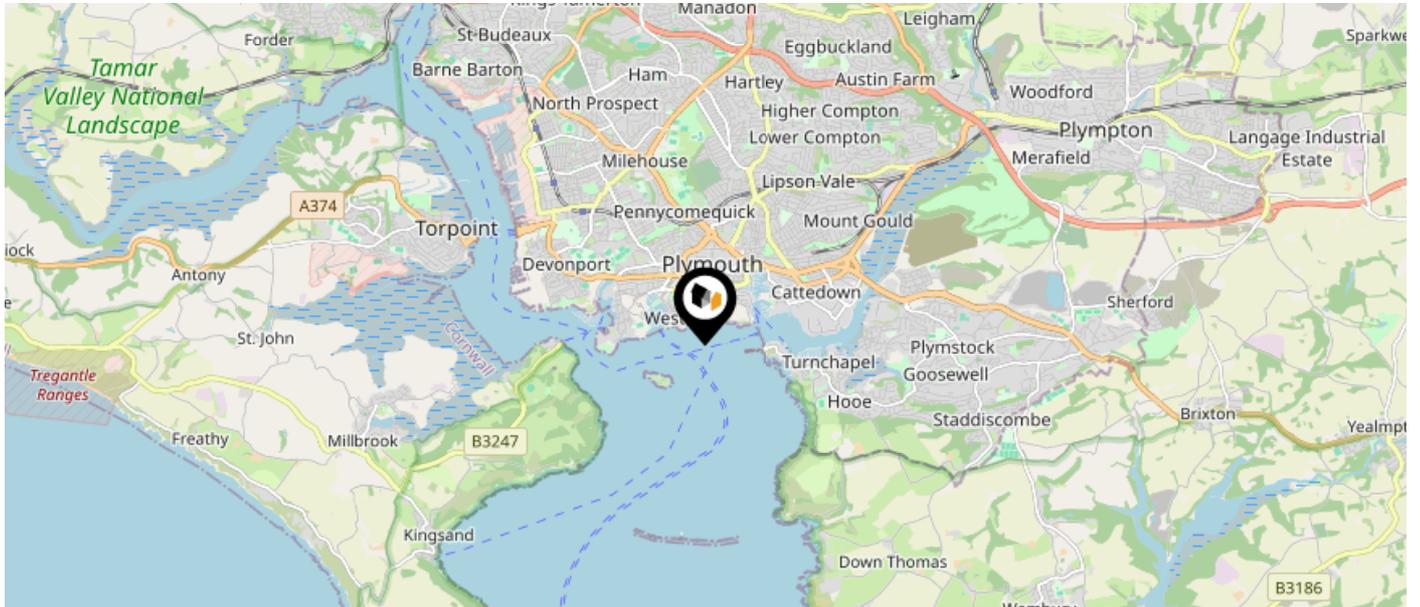
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



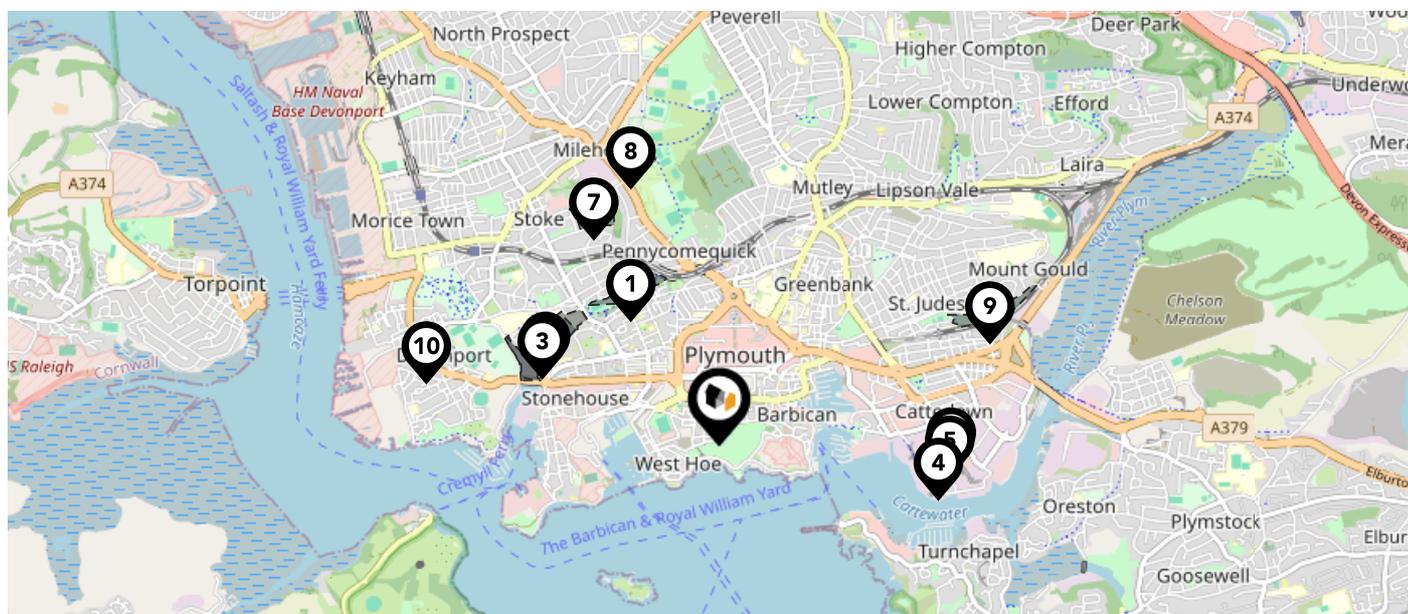
This map displays nearby areas that have been designated as Green Belt...



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.



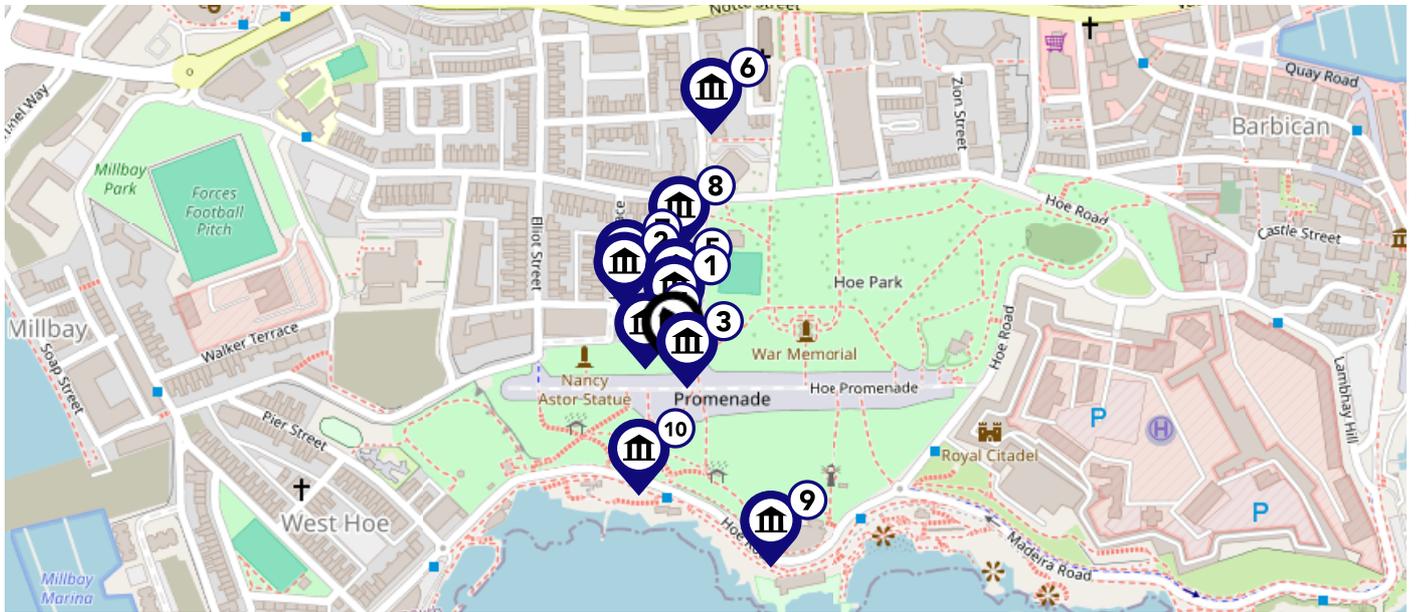
Nearby Landfill Sites

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	Sevenside Waste Paper-Wallsend Industrial Estate, Cattedown, Plymouth, Devon	Historic Landfill
5	Cattedown Road-Cattedown, Plymouth	Historic Landfill
6	MacAdam Road-Cattedown, Plymouth	Historic Landfill
7	Stoke School Playing Field And Allotments-Stoke School Playing Field And Allotments, Plymouth	Historic Landfill
8	Central Park Milehouse-Central Park (Milehouse), Plymouth	Historic Landfill
9	Tothill Park Recreation Ground-Tothill Park Recreation Ground Mount Gold/Laira, Plymouth	Historic Landfill
10	Hazardous Stores Return Centre-H M Naval Base, Devonport, Plymouth, Devon	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



1113339 - Plymouth Conservative Club And Attached Forecourt Railings

Grade II

0.0 miles



1113332 - Numbers 9 And 11 And Attached Forecourt Walls And Railings

Grade II

0.0 miles



1113344 - Gate Piers At South End Of Street

Grade II

0.0 miles



1386468 - The Esplanade Numbers 1 To 8 And Forecourt Walls And Railings

Grade II

0.0 miles



1113340 - Numbers 3 And 4 And Attached Forecourt Walls And Railings

Grade II

0.0 miles



1113349 - 3, Windsor Villas

Grade II

0.1 miles



1113331 - Numbers 5 And 7 And Attached Forecourt Walls And Railings

Grade II

0.1 miles



1113345 - Invicta Hotel

Grade II

0.1 miles



1386446 - Observation Tower By The Dome (dome Not Included)

Grade II

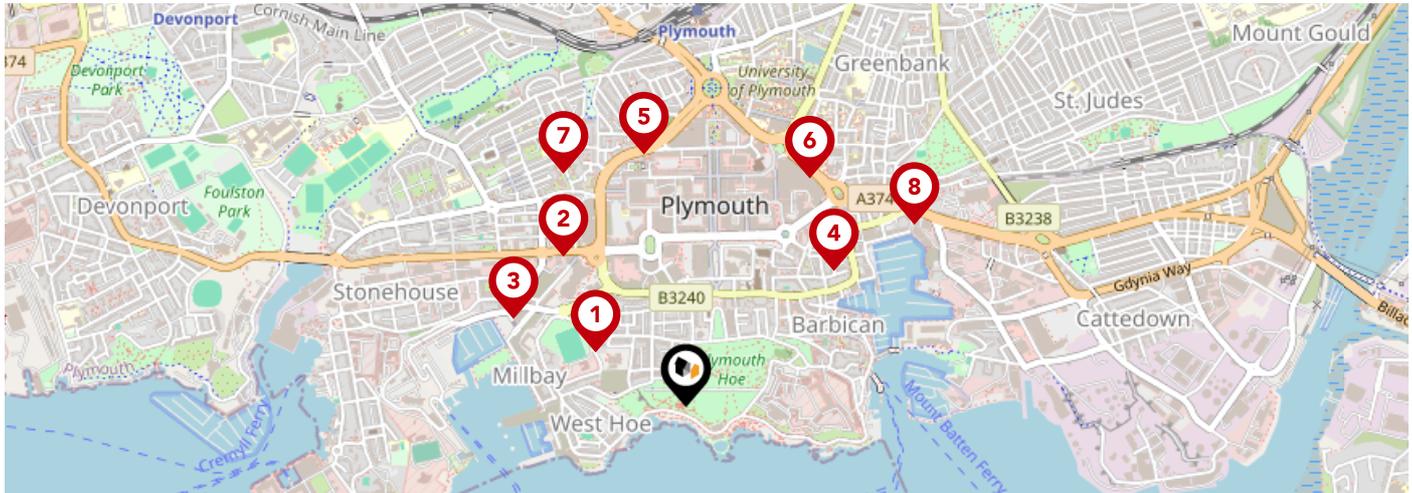
0.1 miles



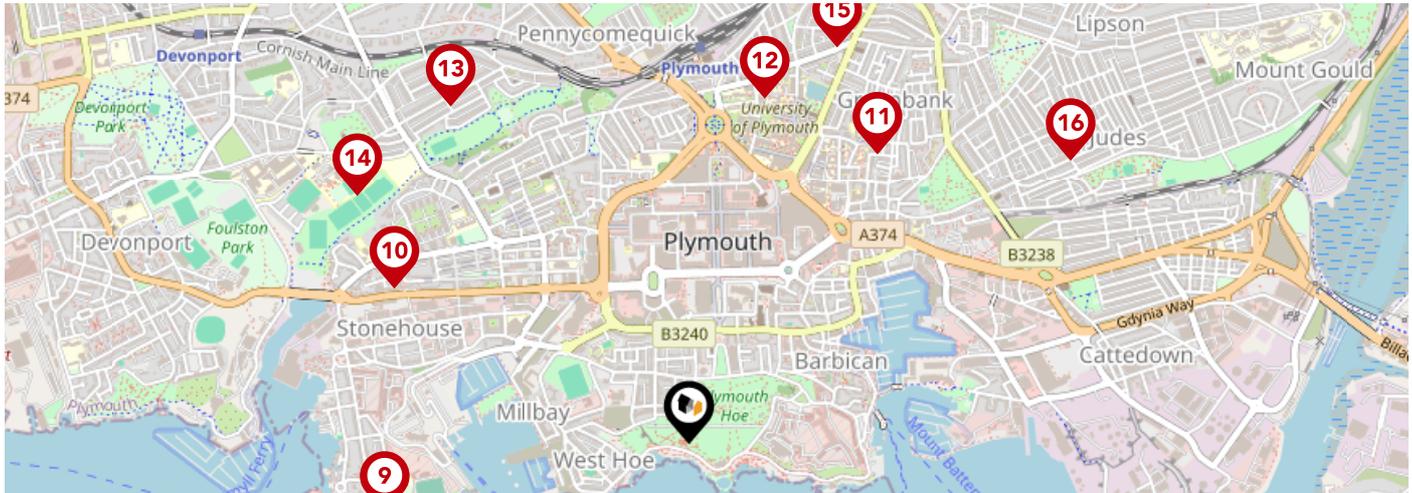
1113330 - Belvedere

Grade II

0.1 miles

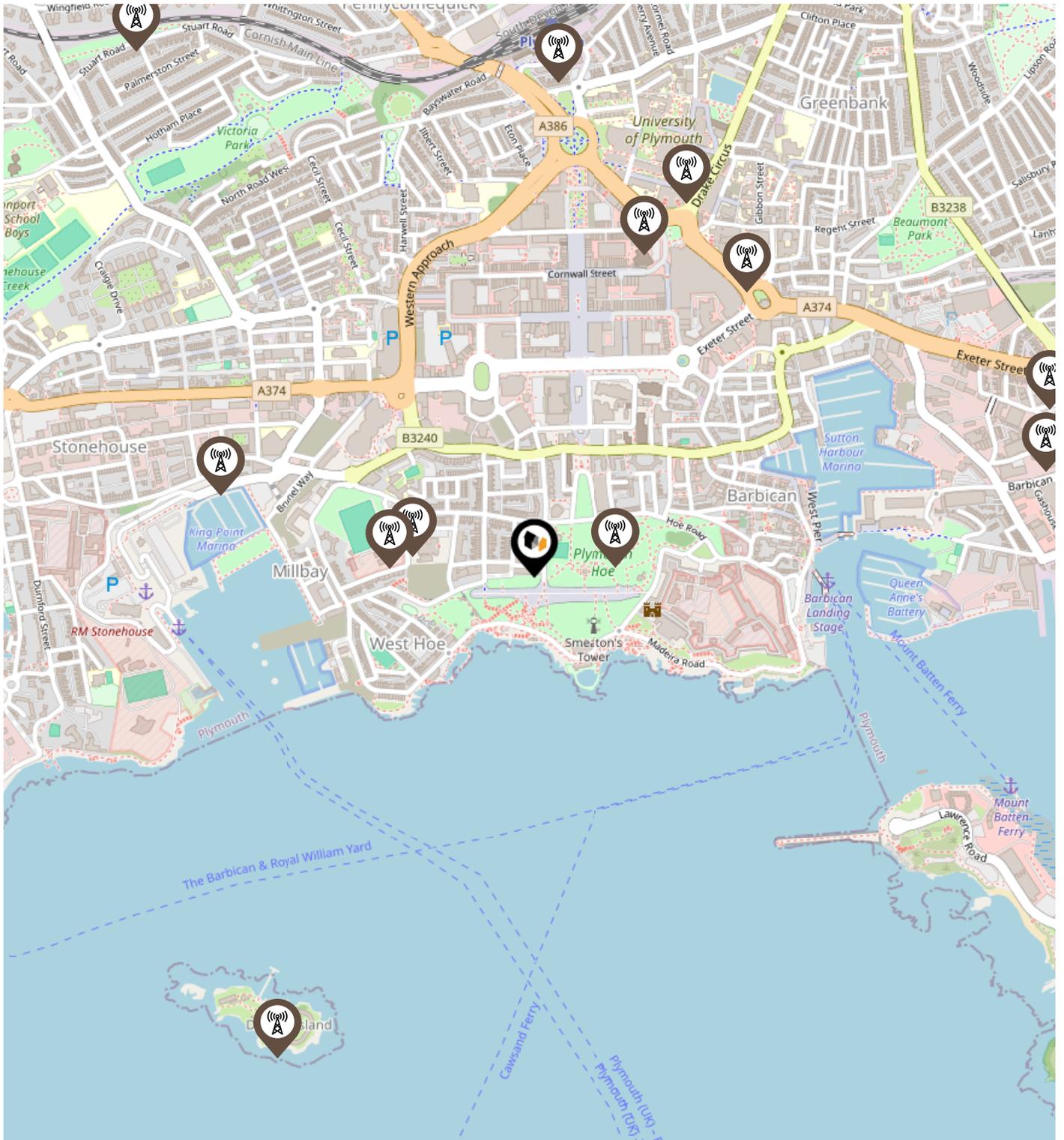


		Nursery	Primary	Secondary	College	Private
1	St Andrew's Cof E VA Primary School Ofsted Rating: Good Pupils: 208 Distance:0.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Peter's CofE Primary School Ofsted Rating: Good Pupils: 154 Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Millbay Academy Ofsted Rating: Good Pupils: 545 Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	ACE Schools Plymouth Ofsted Rating: Good Pupils: 233 Distance:0.47	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Pilgrim Primary Academy Ofsted Rating: Outstanding Pupils: 390 Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Arts University Plymouth Ofsted Rating: Good Pupils:0 Distance:0.62	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	The Cathedral School of St Mary Ofsted Rating: Requires improvement Pupils: 109 Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Holy Cross Catholic Primary School Ofsted Rating: Good Pupils: 306 Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	St George's CofE Primary Academy Ofsted Rating: Good Pupils: 90 Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	High Street Primary Academy Ofsted Rating: Good Pupils: 140 Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Mount Street Primary School Ofsted Rating: Good Pupils: 258 Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Fletewood School at Derry Villas Ofsted Rating: Good Pupils: 58 Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Stuart Road Primary Academy Ofsted Rating: Good Pupils: 189 Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Devonport High School for Boys Ofsted Rating: Good Pupils: 1231 Distance:0.98	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Plymouth High School for Girls Ofsted Rating: Good Pupils: 816 Distance:1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Salisbury Road Primary School Ofsted Rating: Good Pupils: 381 Distance:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons

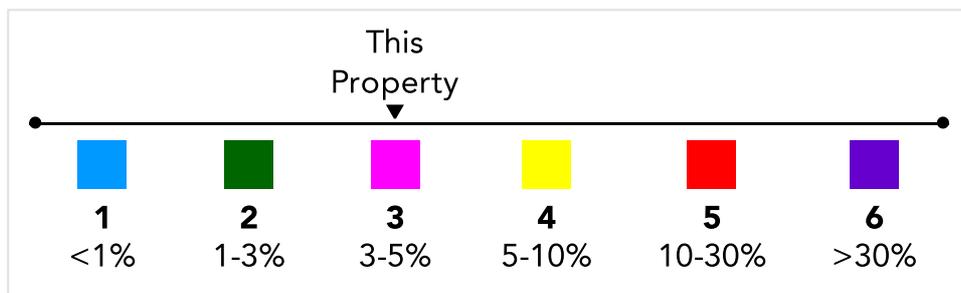
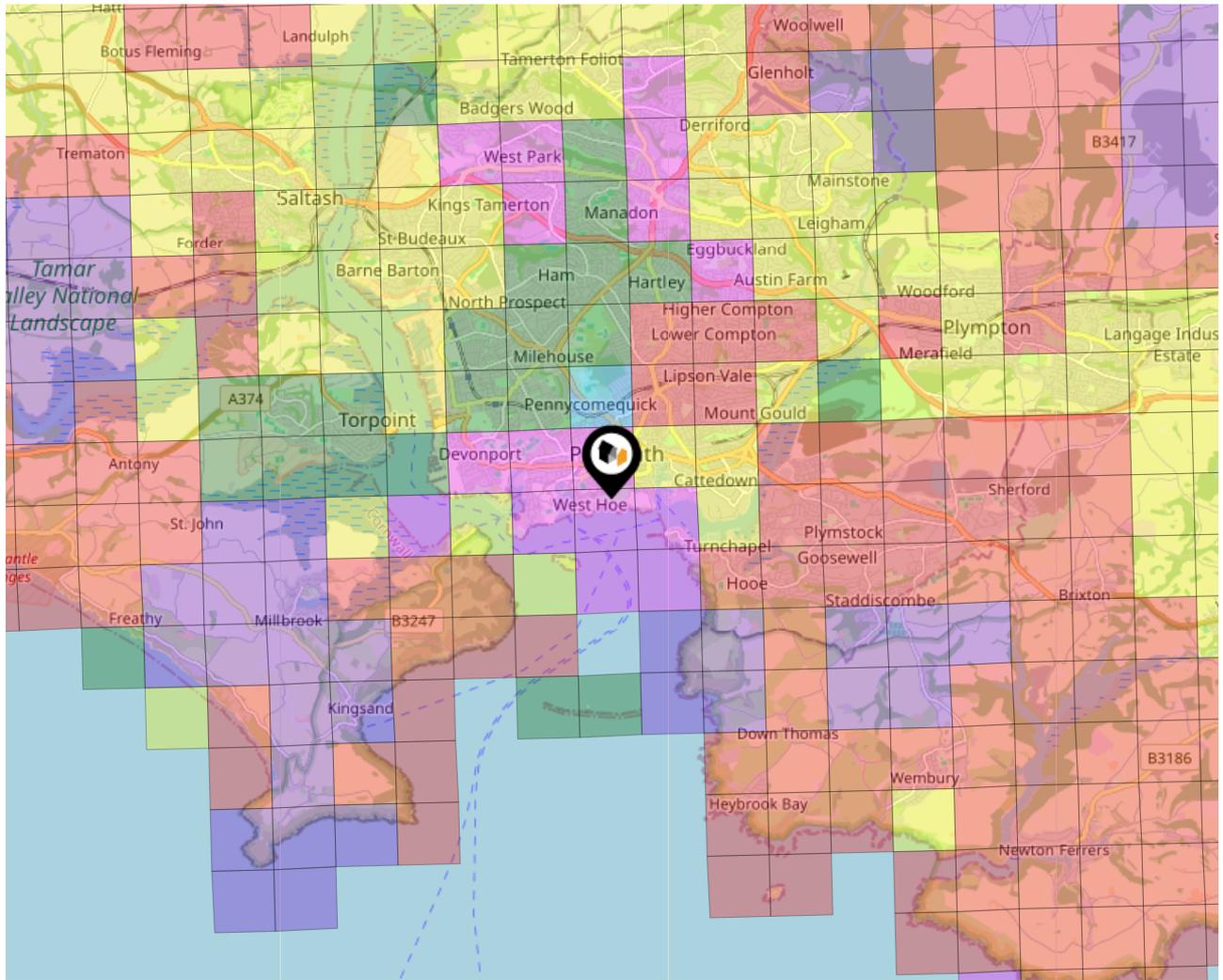


Key:

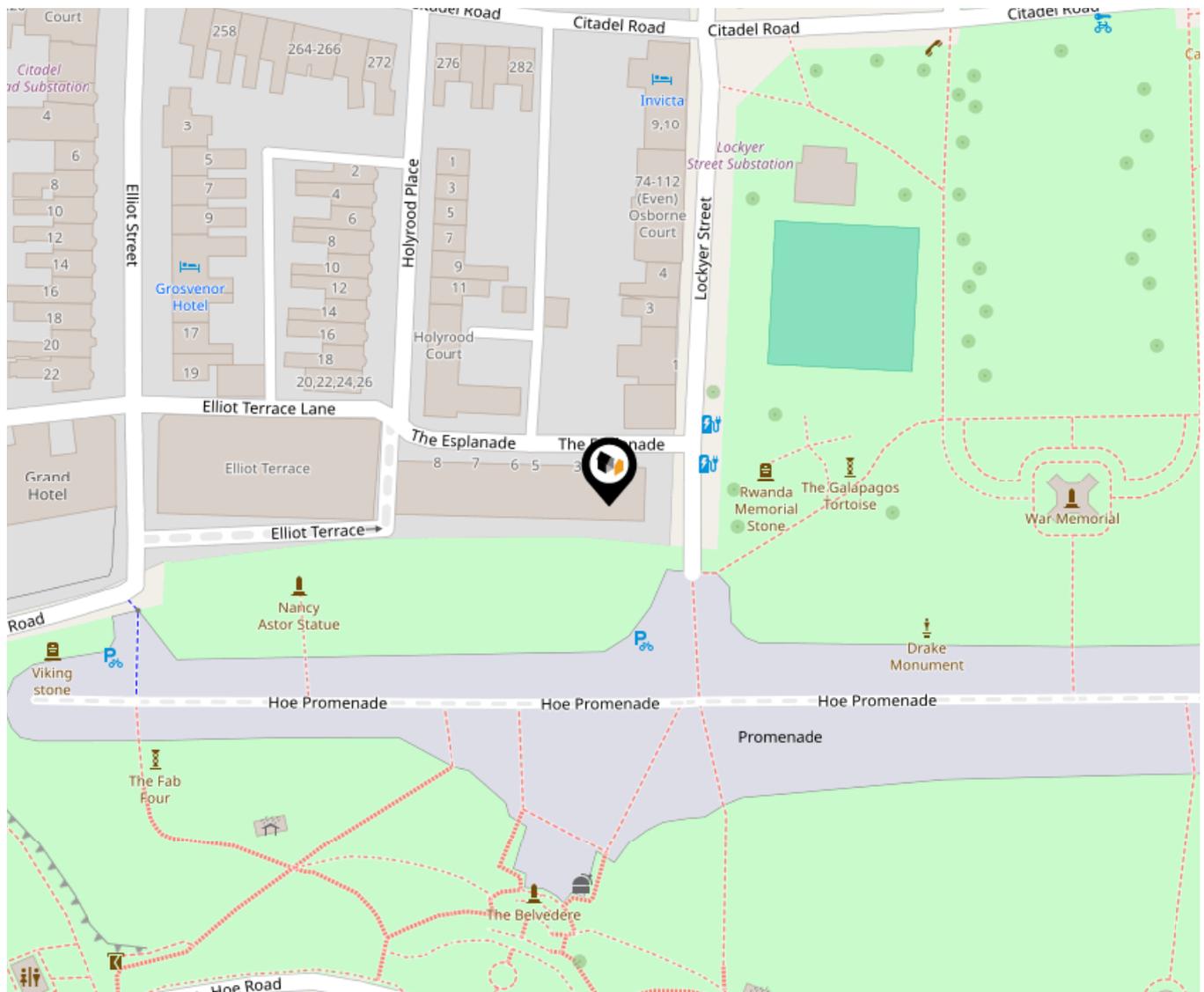
-  Power Pylons
-  Communication Masts

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).



Local Area Road Noise



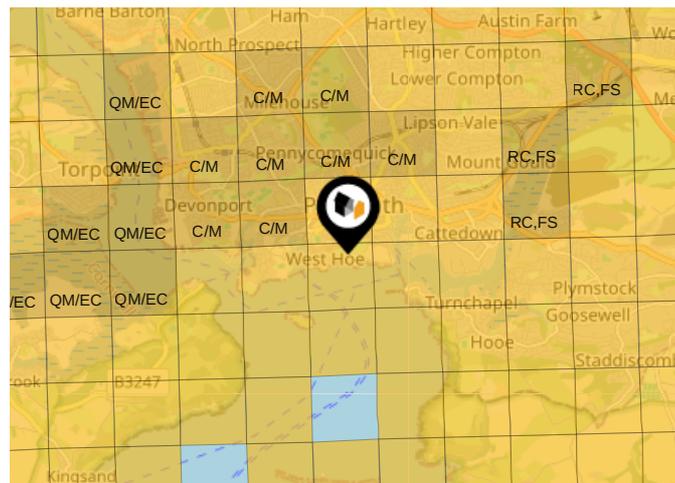
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

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

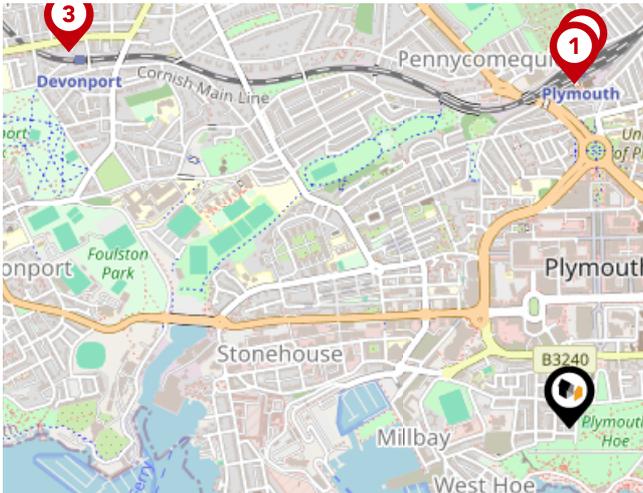
Carbon Content:	NONE	Soil Texture:	LOAM TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	SHALLOW
Soil Group:	LIGHT TO MEDIUM		



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	0.82 miles
2	Plymouth Rail Station	0.85 miles
3	Devonport Rail Station	1.48 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	35.19 miles
2	M5 J30	38.33 miles



Airports/Helipads

Pin	Name	Distance
1	Glenholt	4.21 miles
2	Exeter Airport	40.76 miles
3	St Mawgan	38.39 miles
4	Joppa	69.83 miles

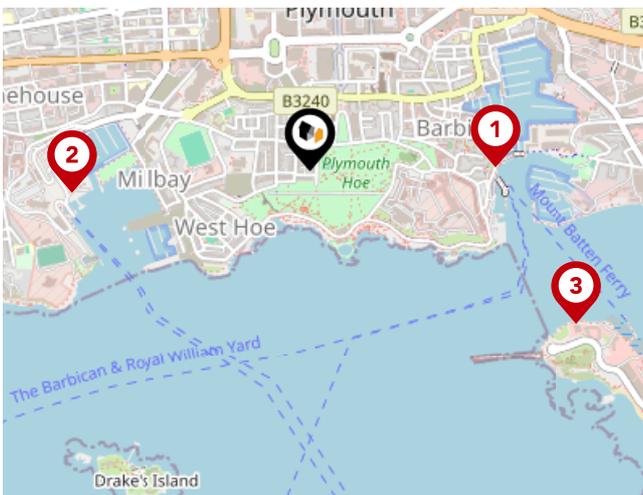
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Hoe Court	0.09 miles
2	The Belvedere	0.09 miles
3	Windsor Villas	0.16 miles
4	Leigham Street	0.15 miles
5	Hoe Promenade	0.14 miles



Ferry Terminals

Pin	Name	Distance
1	Plymouth (Barbican) Landing Stage	0.43 miles
2	Plymouth Ferry Terminal	0.56 miles
3	Plymouth Mount Batten Ferry Landing	0.72 miles



Lang Town & Country

Lang & Co was founded in 1993 and Town & Country Lettings in 1997 both quickly built up a trusted reputation for giving honest and professional advice.

The business is headed up by a team of Directors who specialise in their own chosen fields. This unique attribute sets us apart from the competition and offers clients a chance to deal with leading, local property experts. This ensures that you receive the best possible advice whether you are selling, letting or buying.

Lang Town & Country are proud to be one of only a handful of qualified and licensed estate agents & letting agents within the city of Plymouth.

Financial Services

Lang & Co was founded in 1993 and Town & Country Lettings in 1997 both quickly built up a trusted reputation for giving honest and professional advice.

The business is headed up by a team of Directors who specialise in their own chosen fields. This unique attribute sets us apart from the competition and offers clients a chance to deal with leading, local property experts. This ensures that you receive the best possible advice whether you are selling, letting or buying.

Testimonial 1



Have used Lang Town & Country as my letting agent for many years. They have consistently found me an excellent quality of tenant paying a fair rent and staying long periods of time.

Testimonial 2



Very good service from Lang Town & Country who have managed our rental property over many years. Claire has been great with the letting and Nicky is always really helpful with any property management issues, which is ideal for the landlords. Many thanks!

Testimonial 3



Really, really great service from the Lang Town & Country Lettings team. They have been a brilliant help in my move to Cornwall and have always answered my queries straight away. It has made the process really relaxing. Special thanks to Rebecca and Matthew.

Testimonial 4



Wonderful experience in letting an apartment through Lang Town & Country, especially as I had only just arrived in the country. Christine Ingram from lettings was particularly helpful, going out of her way in identifying the property and organising my move smoothly. I would highly recommend their services.



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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