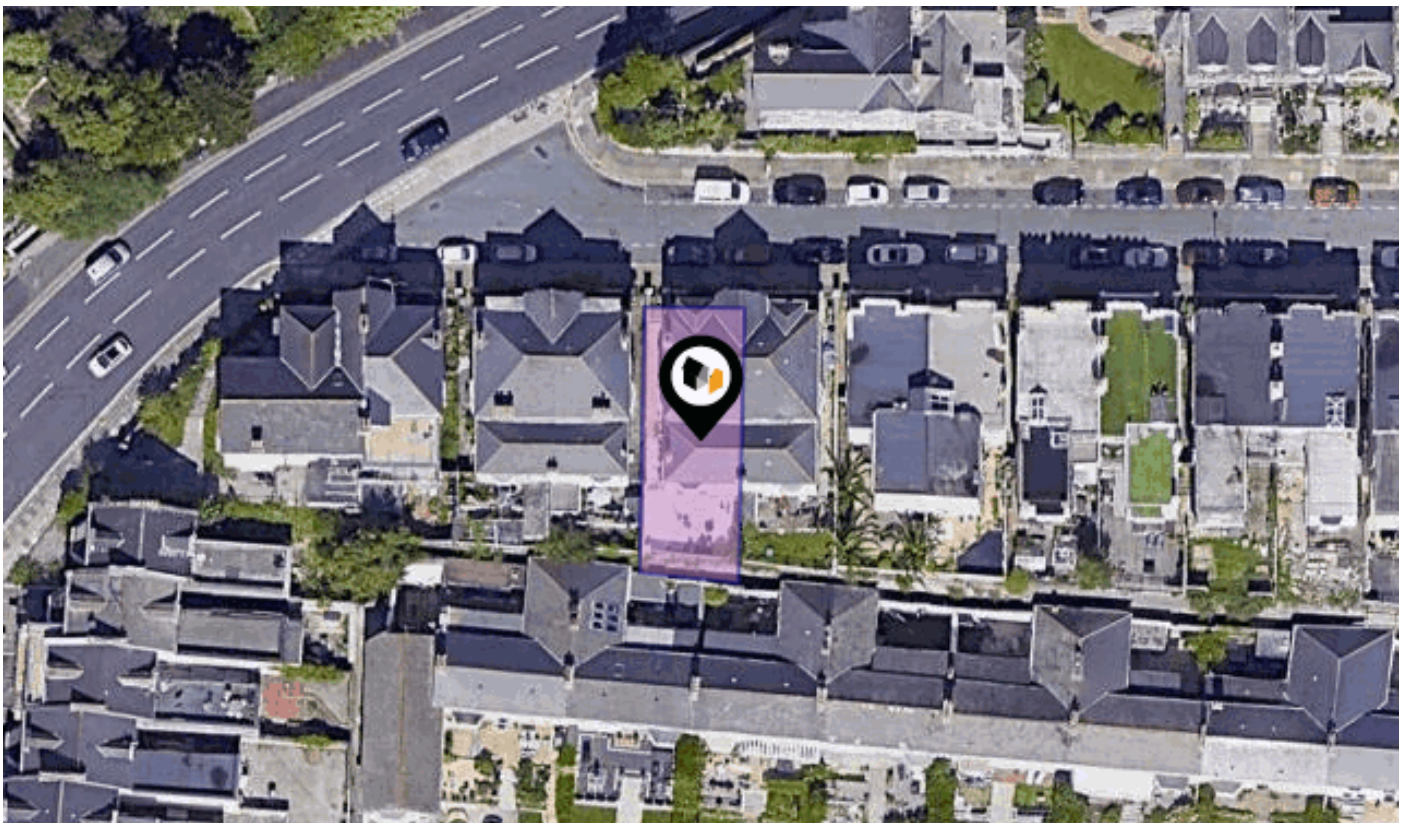




See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Tuesday 07th April 2026



10, WESTERN COLLEGE ROAD, PLYMOUTH, PL4 7AG

Lang Town & Country

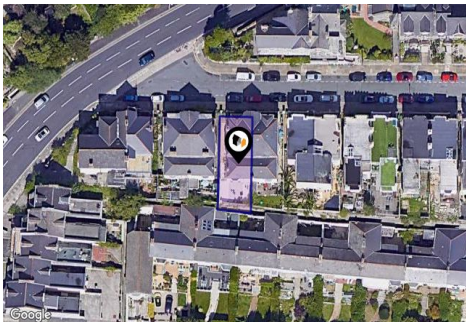
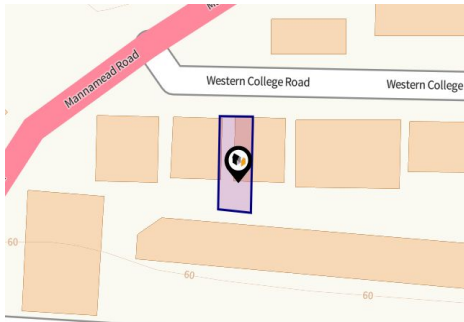
6 Mannamead Road, Plymouth, PL4 7AA

01752 456000

carrie@langtownandcountry.com

www.langtownandcountry.com







Property

Type:	Semi-Detached	Last Sold Date:	27/09/2019
Bedrooms:	4	Last Sold Price:	£425,000
Floor Area:	1,883 ft ² / 175 m ²	Last Sold £/ft²:	£225
Plot Area:	0.05 acres	Tenure:	Freehold
Year Built :	1900-1929	Latest FENSA Work:	14/09/2015 - 10 Western College Road windows, PLYMOUTH doors
Council Tax :	Band E		21/12/2004 - 10 Western College Road windows, PLYMOUTH doors
Title Number:	DN110356		01/03/2004 - 10 Western College Road windows, Plymouth doors
UPRN:	100040503227		
Restrictive Covenants:	Yes		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

11 mb/s	80 mb/s	1800 mb/s
		

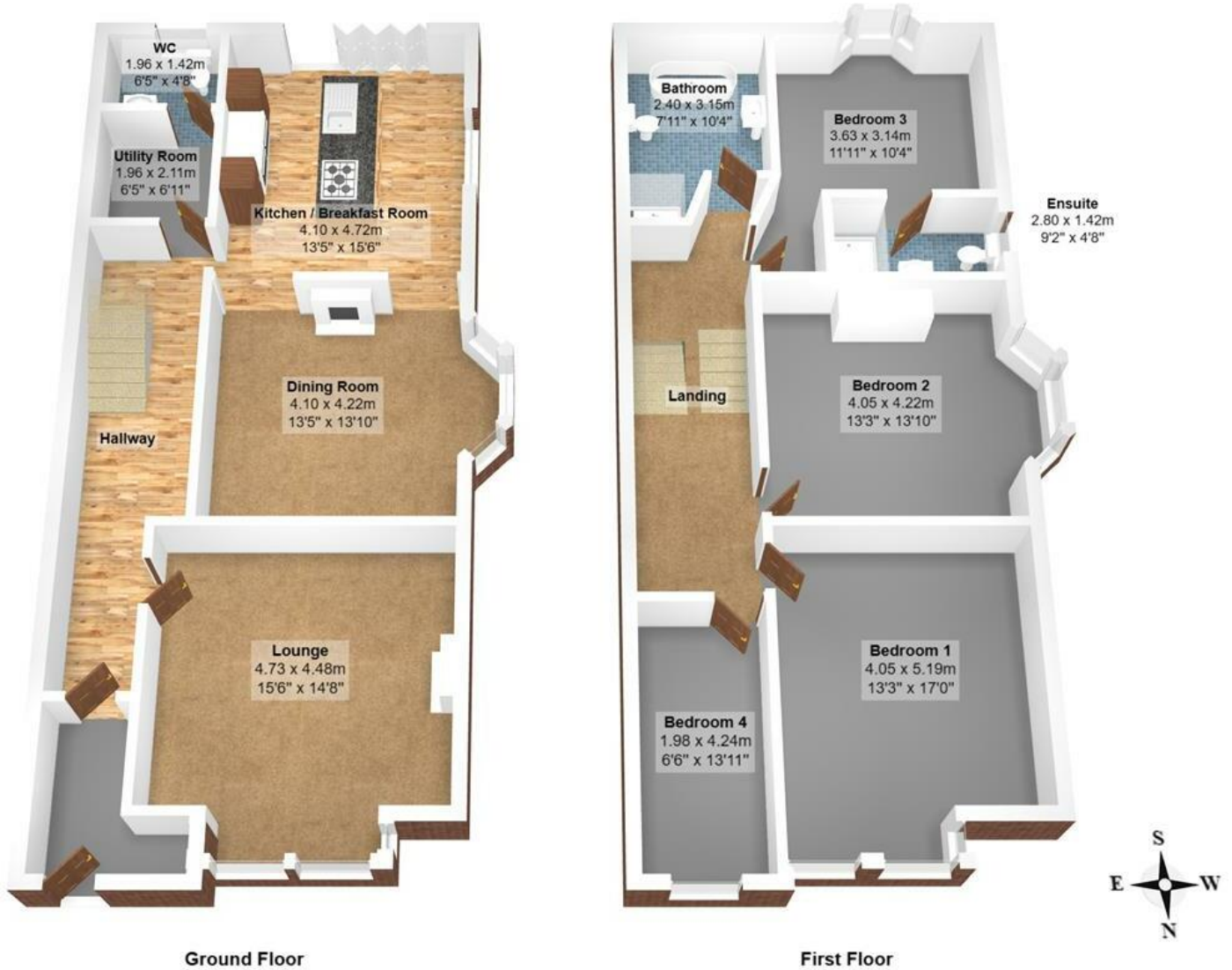
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



10, WESTERN COLLEGE ROAD, PLYMOUTH, PL4 7AG



Total Approximate Area - 181.5 m² ... 1954 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

©241Photography for DC Lane

10, Western College Road, PL4 7AG

Energy rating

E

Valid until 09.07.2028

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	50 E	
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	2
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	175 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.

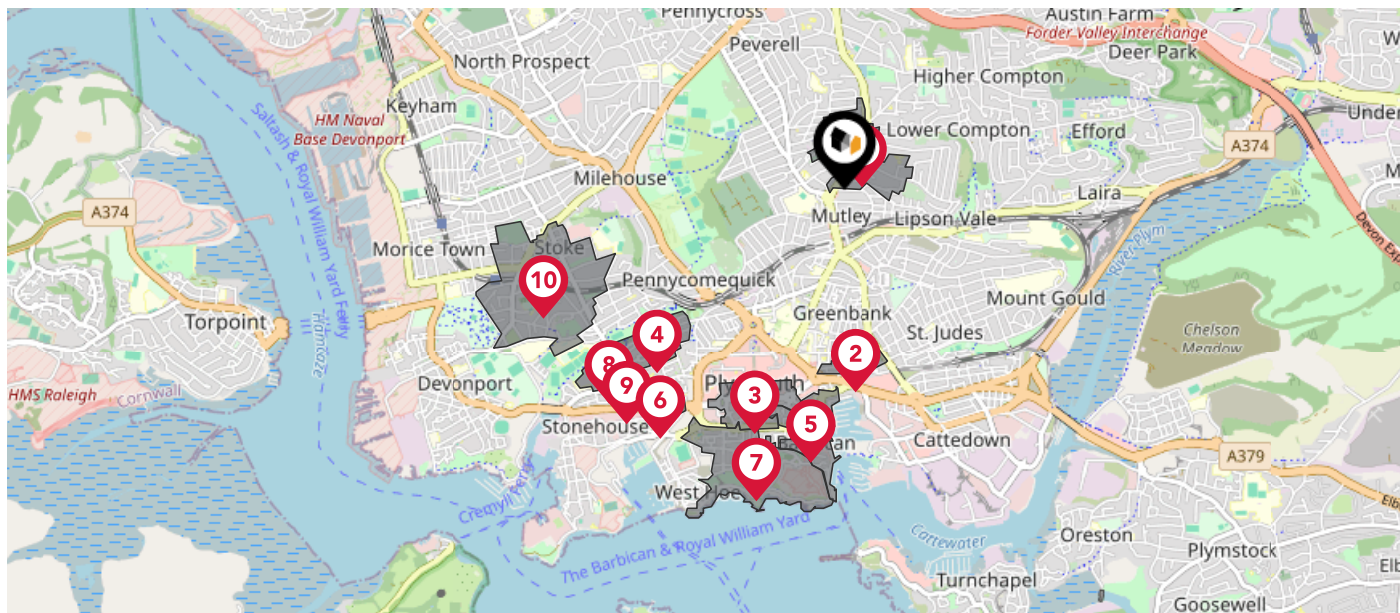
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

Maps

Conservation Areas



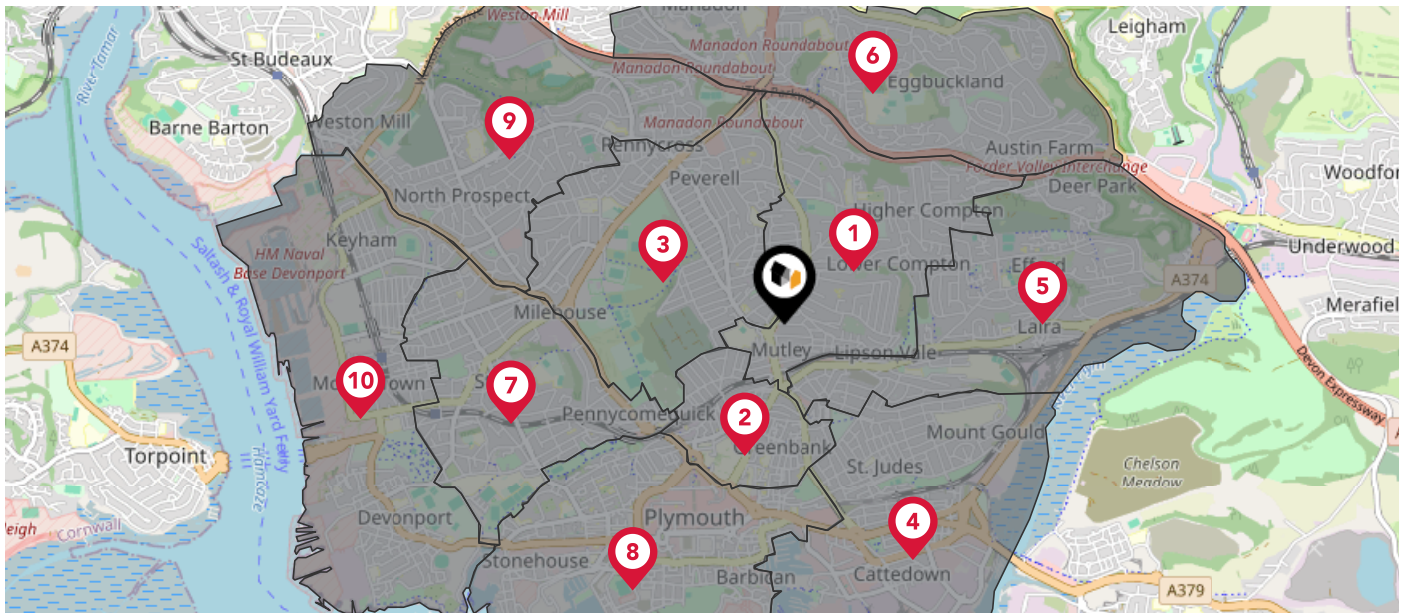
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.













Nearby Conservation Areas

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

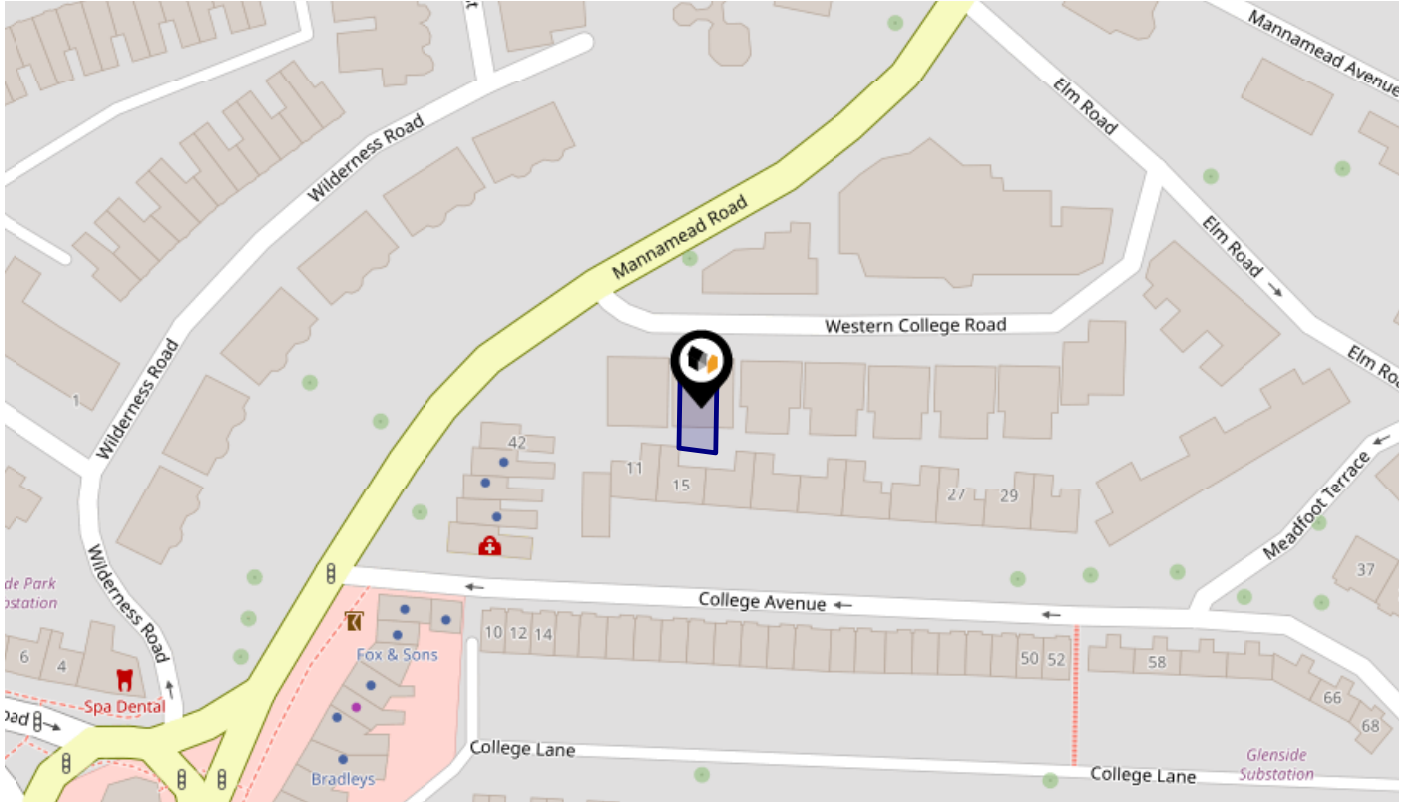
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

-  Compton Ward
-  Drake Ward
-  Peverell Ward
-  Sutton and Mount Gould Ward
-  Efford and Lipson Ward
-  Egguckland Ward
-  Stoke Ward
-  St. Peter and the Waterfront Ward
-  Ham Ward
-  Devonport 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:

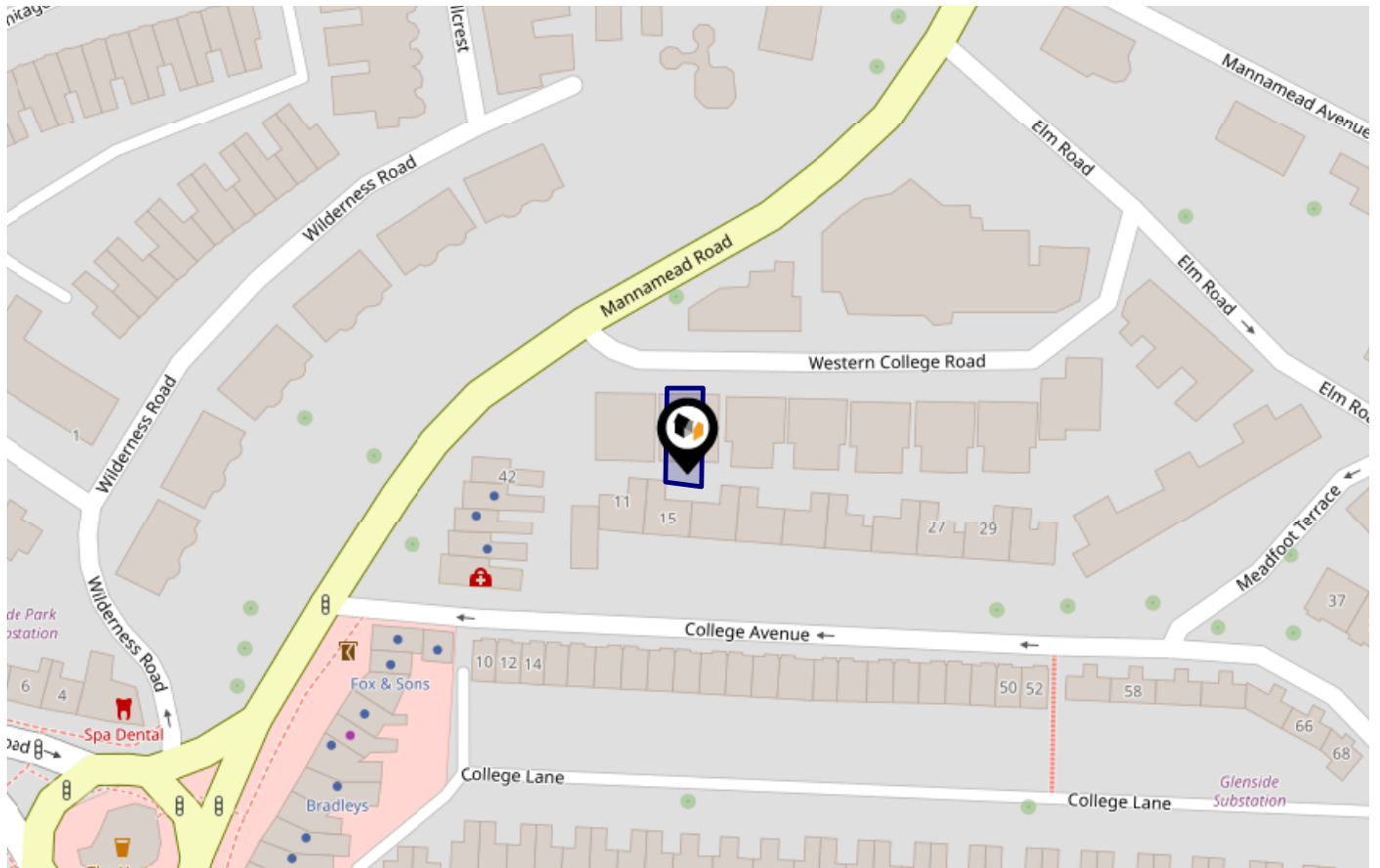
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

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:

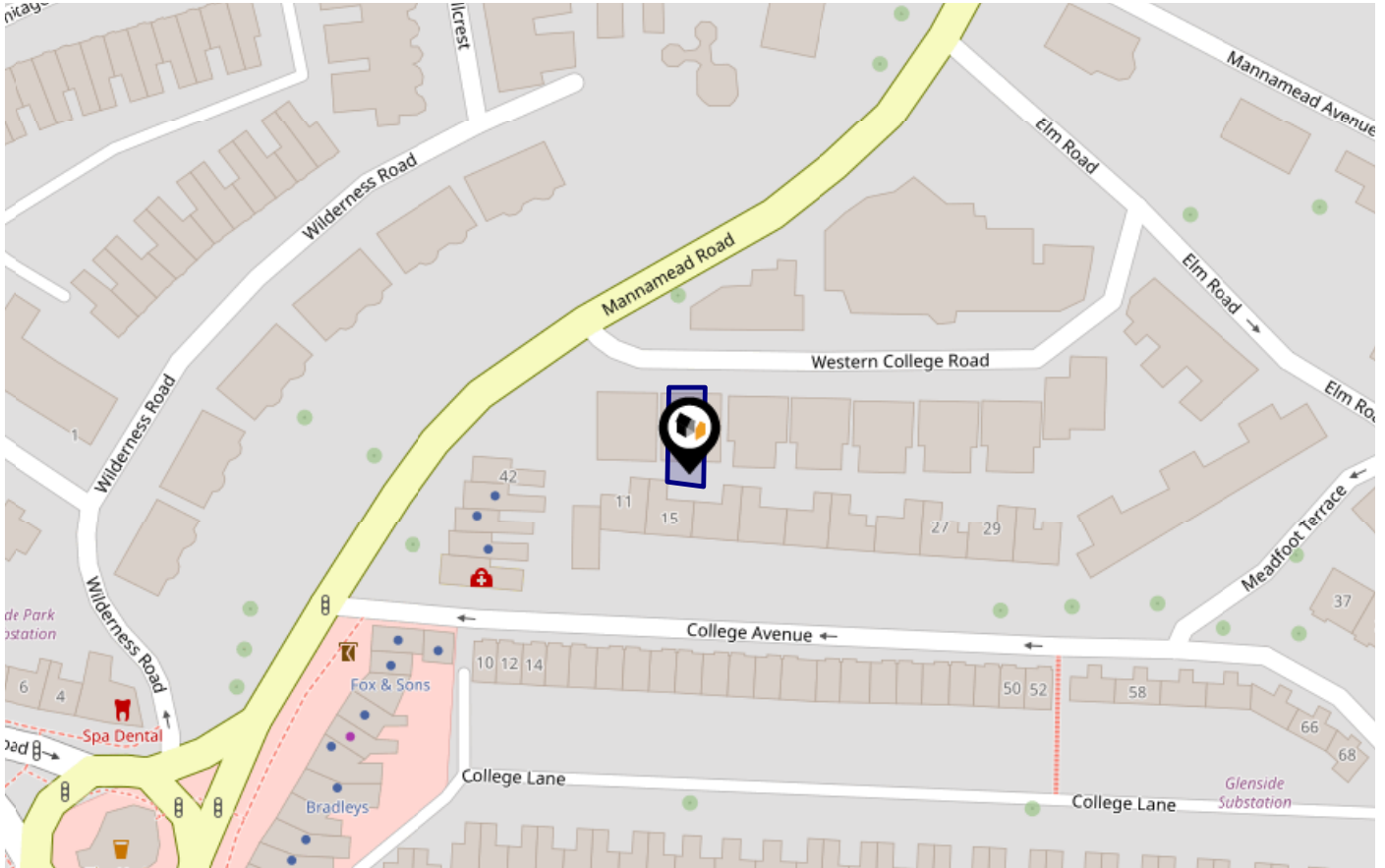


Flood Risk

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.



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:

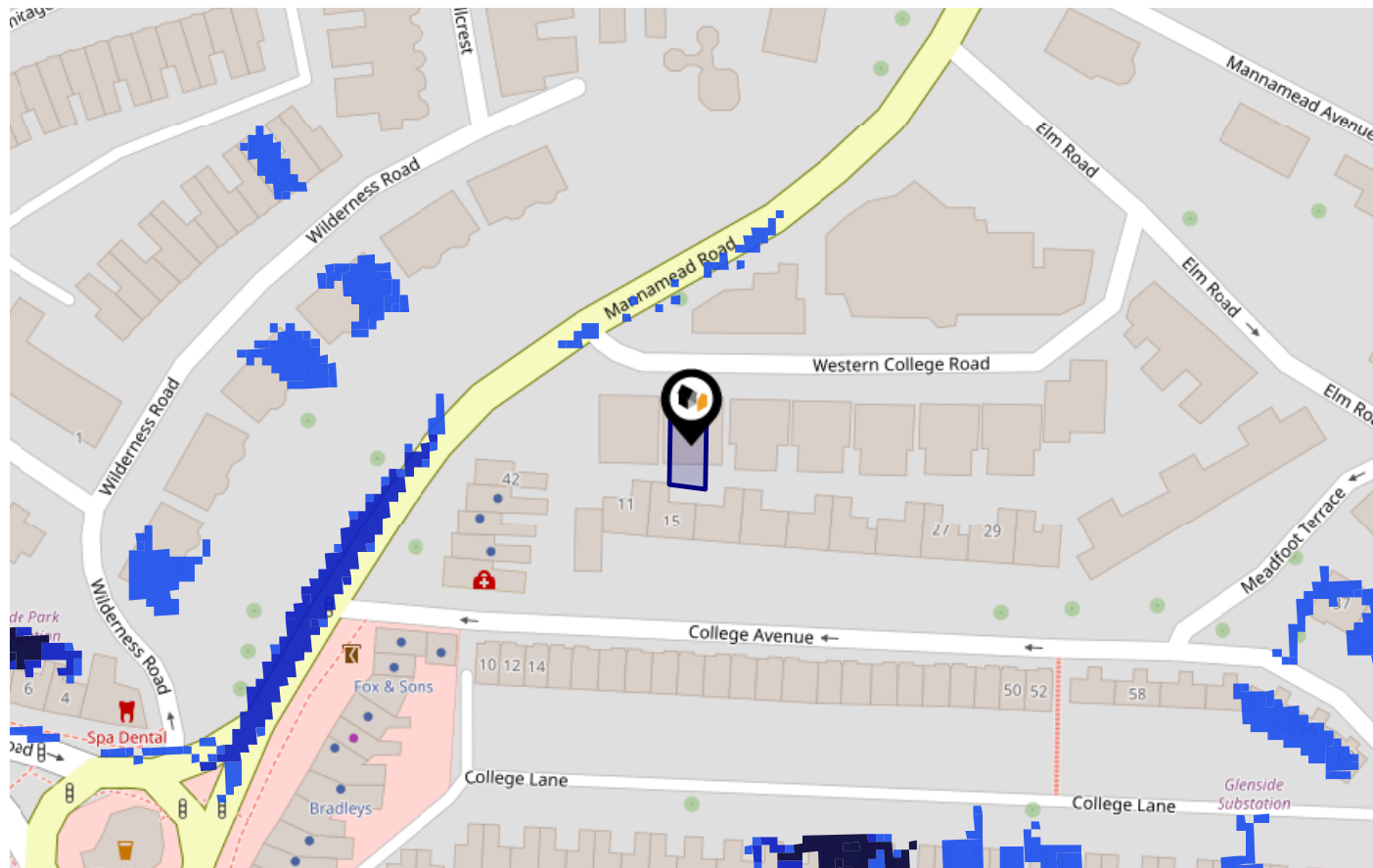


Flood Risk

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.

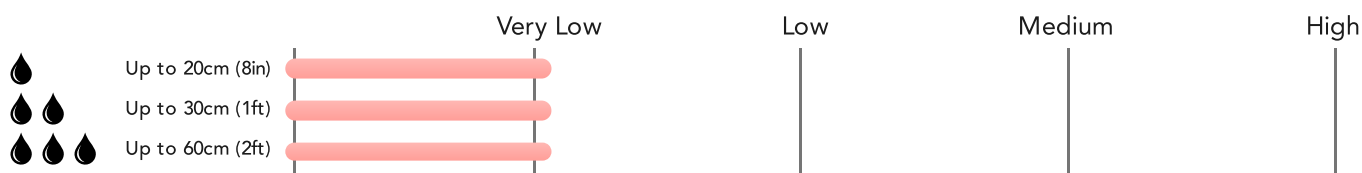


Risk Rating: Very low

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:

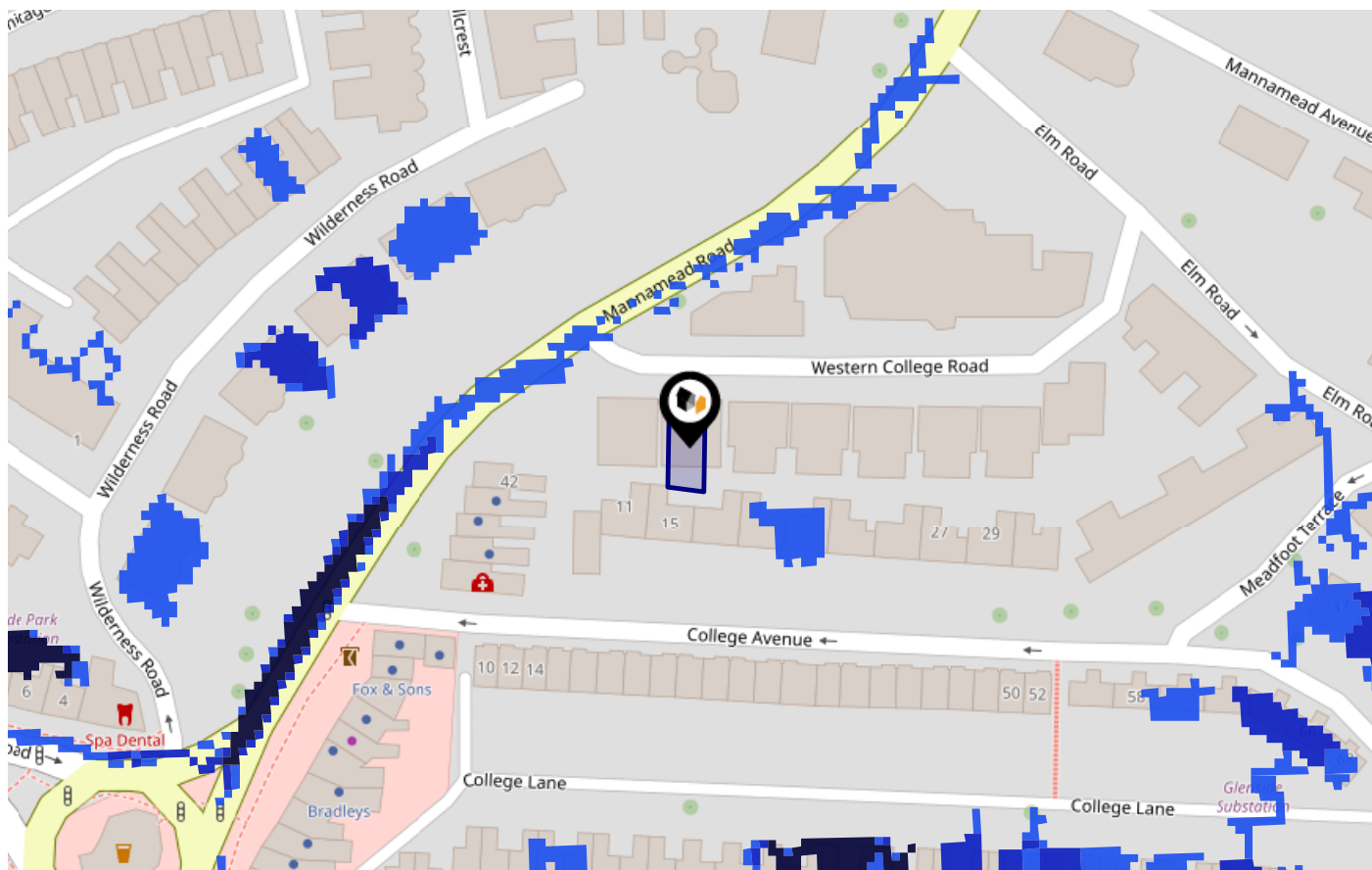


Flood Risk

Surface Water - 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.

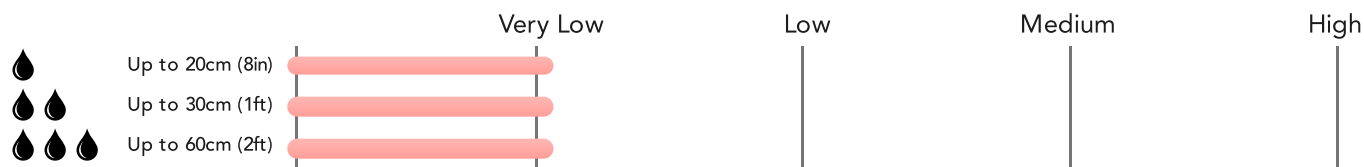


Risk Rating: Very low

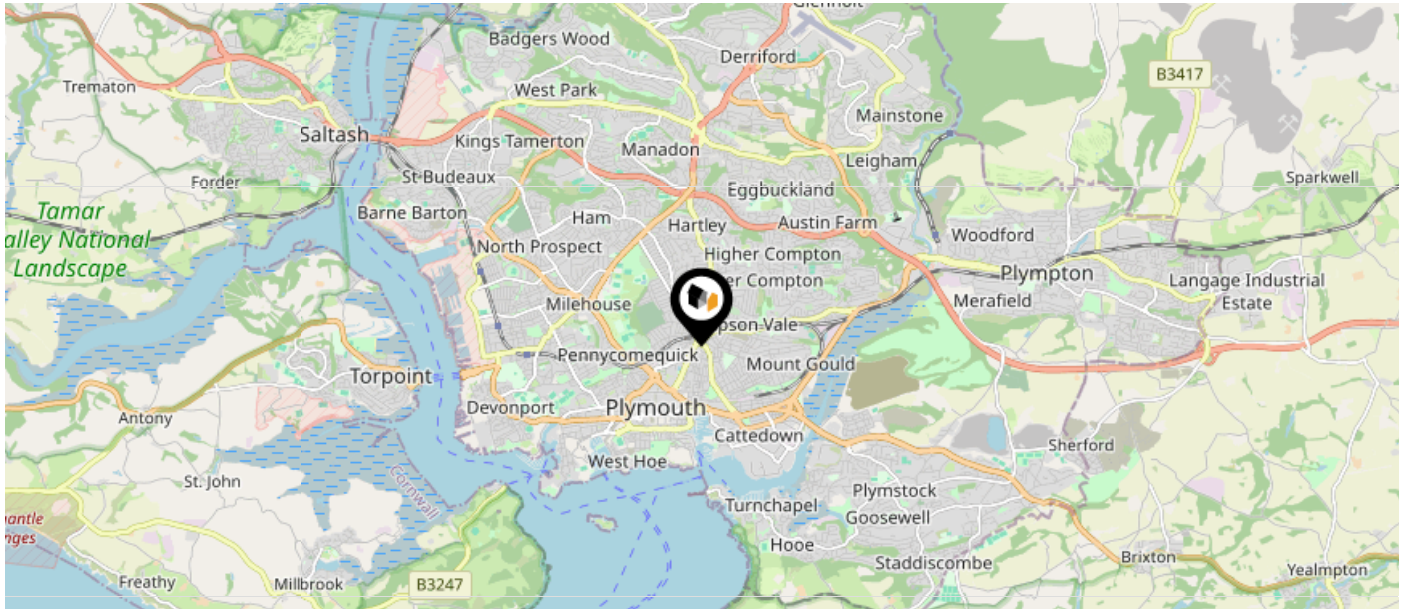
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



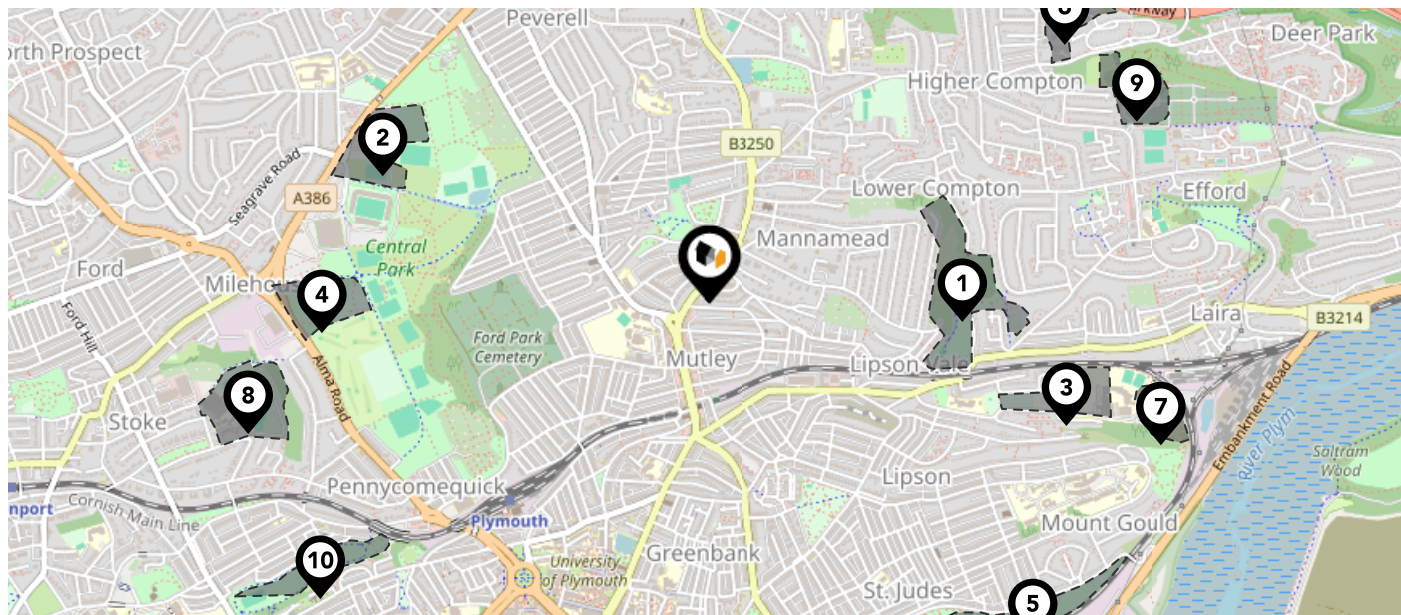
This map displays nearby areas that have been designated as Green Belt...



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.



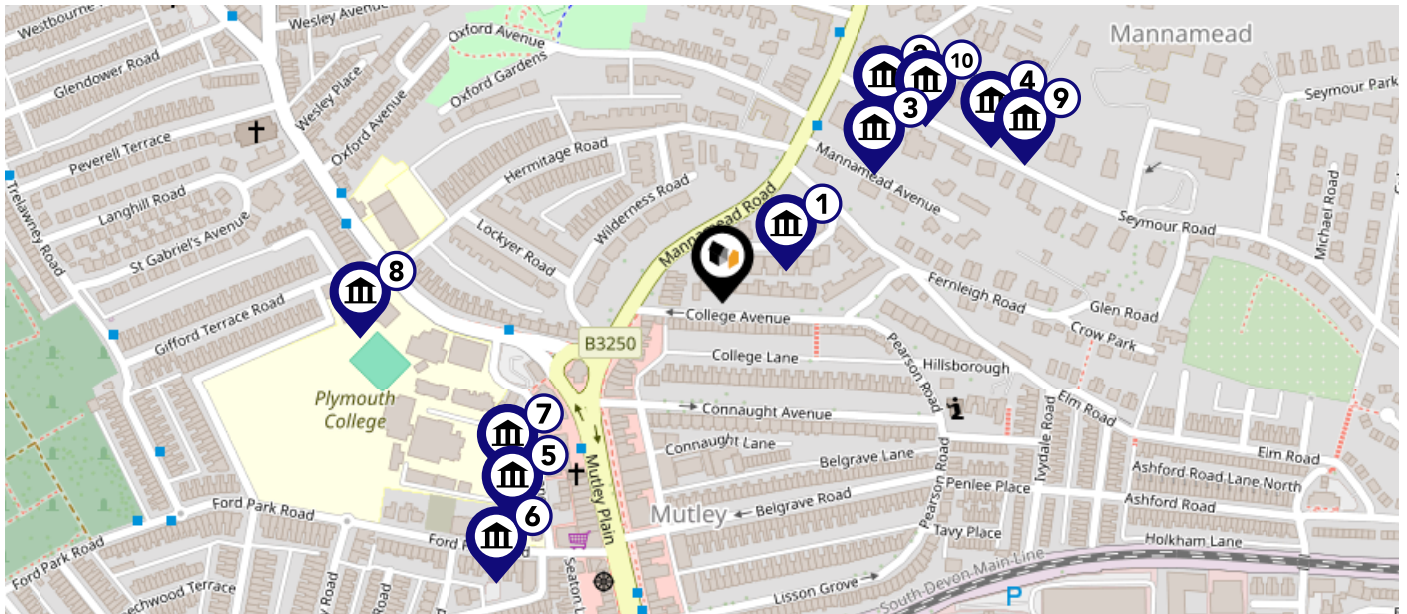
Nearby Landfill Sites











1	Lower Compton-Lipson Vale, Plymouth	Historic Landfill
2	Peverell Cricket Ground-Peverell Cricket Ground, Plymouth	Historic Landfill
3	Laira Lipson College-Laira, Plymouth	Historic Landfill
4	Central Park Milehouse-Central Park (Milehouse), Plymouth	Historic Landfill
5	Tothill Park Recreation Ground-Tothill Park Recreation Ground Mount Gold/Laira, Plymouth	Historic Landfill
6	Valley View Close-Valley View Close, Plymouth	Historic Landfill
7	School Playing Field Laira-School Playing Field Laira, Plymouth	Historic Landfill
8	Stoke School Playing Field And Allotments-Stoke School Playing Field And Allotments, Plymouth	Historic Landfill
9	Egguckland Road Efford Adj Cemetery-Egguckland Road, Efford, Plymouth	Historic Landfill
10	Victoria Park-Victoria Park, Plymouth	Historic Landfill

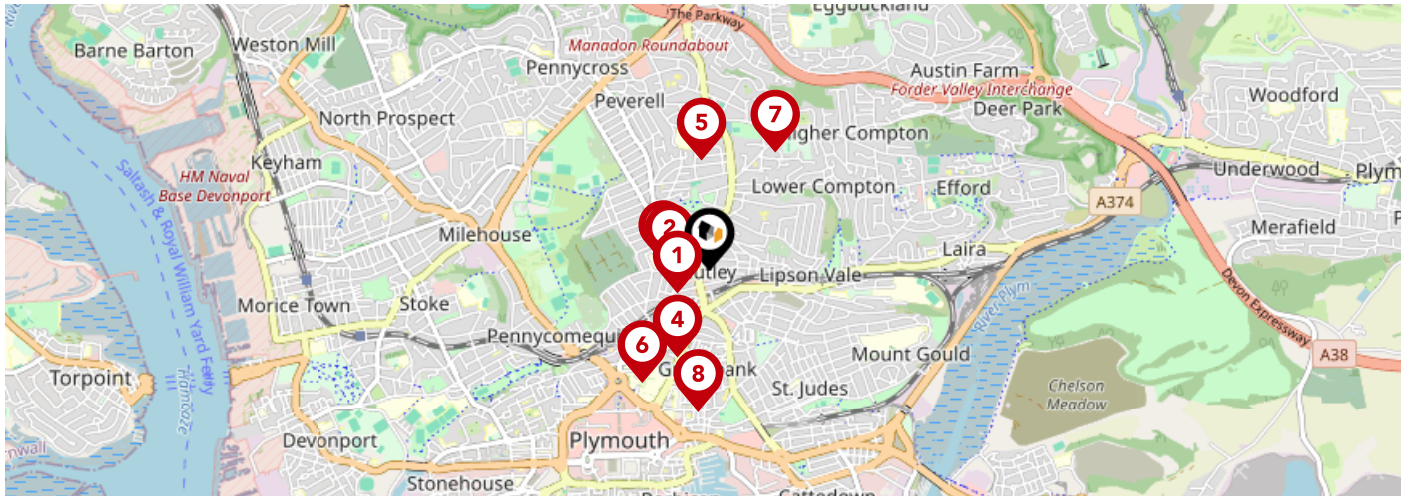
Maps

Listed Buildings

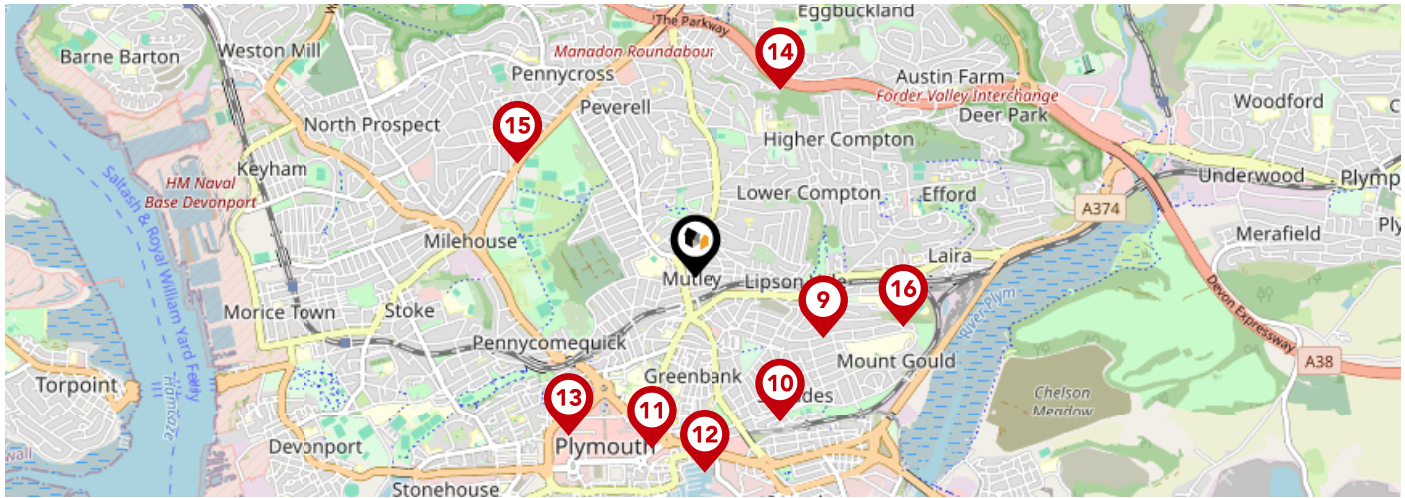
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1386494 - Former Western College (original Block)	Grade II	0.0 miles
	1386388 - The Ferns	Grade II	0.1 miles
	1386390 - Woodbine And Bryntirion	Grade II	0.1 miles
	1386386 - Seymour Nursing Home	Grade II	0.2 miles
	1244523 - 6, 8 (college House) And 10, Ford Park	Grade II	0.2 miles
	1244528 - Gate Piers And Flanking Walls To South East Entrance	Grade II	0.2 miles
	1244524 - 12 And 14, Ford Park	Grade II	0.2 miles
	1322004 - Plymouth College	Grade II	0.2 miles
	1386387 - Standerton House	Grade II	0.2 miles
	1386385 - Kingston Lodge	Grade II	0.2 miles

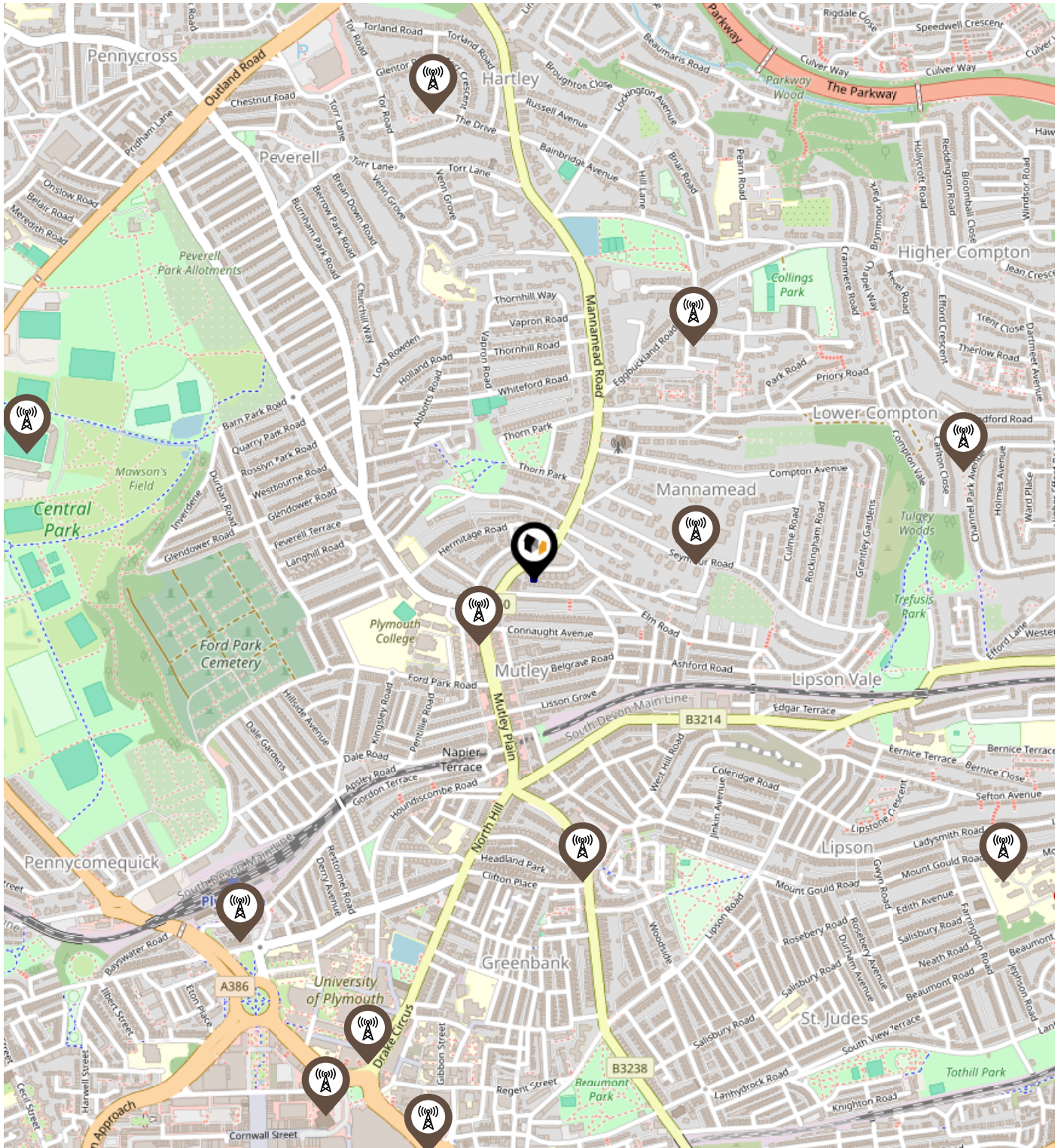


		Nursery	Primary	Secondary	College	Private
1	Plymouth College Ofsted Rating: Not Rated Pupils: 513 Distance:0.19	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Hyde Park Infants' School Ofsted Rating: Not Rated Pupils: 243 Distance:0.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Hyde Park Junior School Ofsted Rating: Good Pupils: 355 Distance:0.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Plymouth High School for Girls Ofsted Rating: Good Pupils: 816 Distance:0.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	King's School Ofsted Rating: Not Rated Pupils: 298 Distance:0.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Fletewood School at Derry Villas Ofsted Rating: Good Pupils: 58 Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Compton CofE Primary School Ofsted Rating: Good Pupils: 431 Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Mount Street Primary School Ofsted Rating: Good Pupils: 258 Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





	Nursery	Primary	Secondary	College	Private
<p>9 Lipson Vale Primary School Ofsted Rating: Good Pupils: 405 Distance:0.67</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Salisbury Road Primary School Ofsted Rating: Good Pupils: 381 Distance:0.79</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Arts University Plymouth Ofsted Rating: Good Pupils:0 Distance:0.83</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Holy Cross Catholic Primary School Ofsted Rating: Good Pupils: 306 Distance:0.92</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Pilgrim Primary Academy Ofsted Rating: Outstanding Pupils: 390 Distance:0.96</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Eggbuckland Community College Ofsted Rating: Requires improvement Pupils: 1040 Distance:0.97</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Devonport High School for Girls Ofsted Rating: Good Pupils: 860 Distance:1</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Lipson Co-operative Academy Ofsted Rating: Good Pupils: 1102 Distance:1</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons

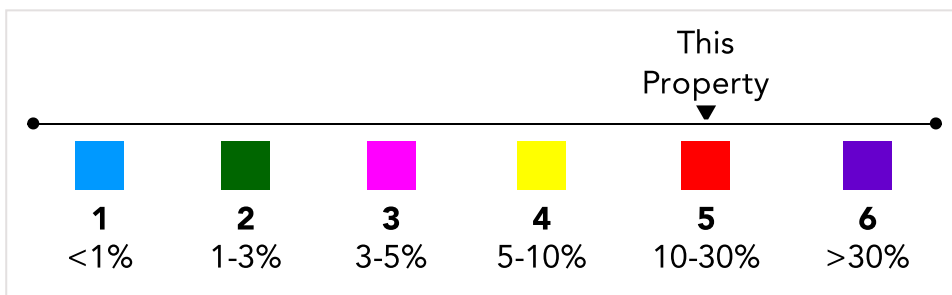
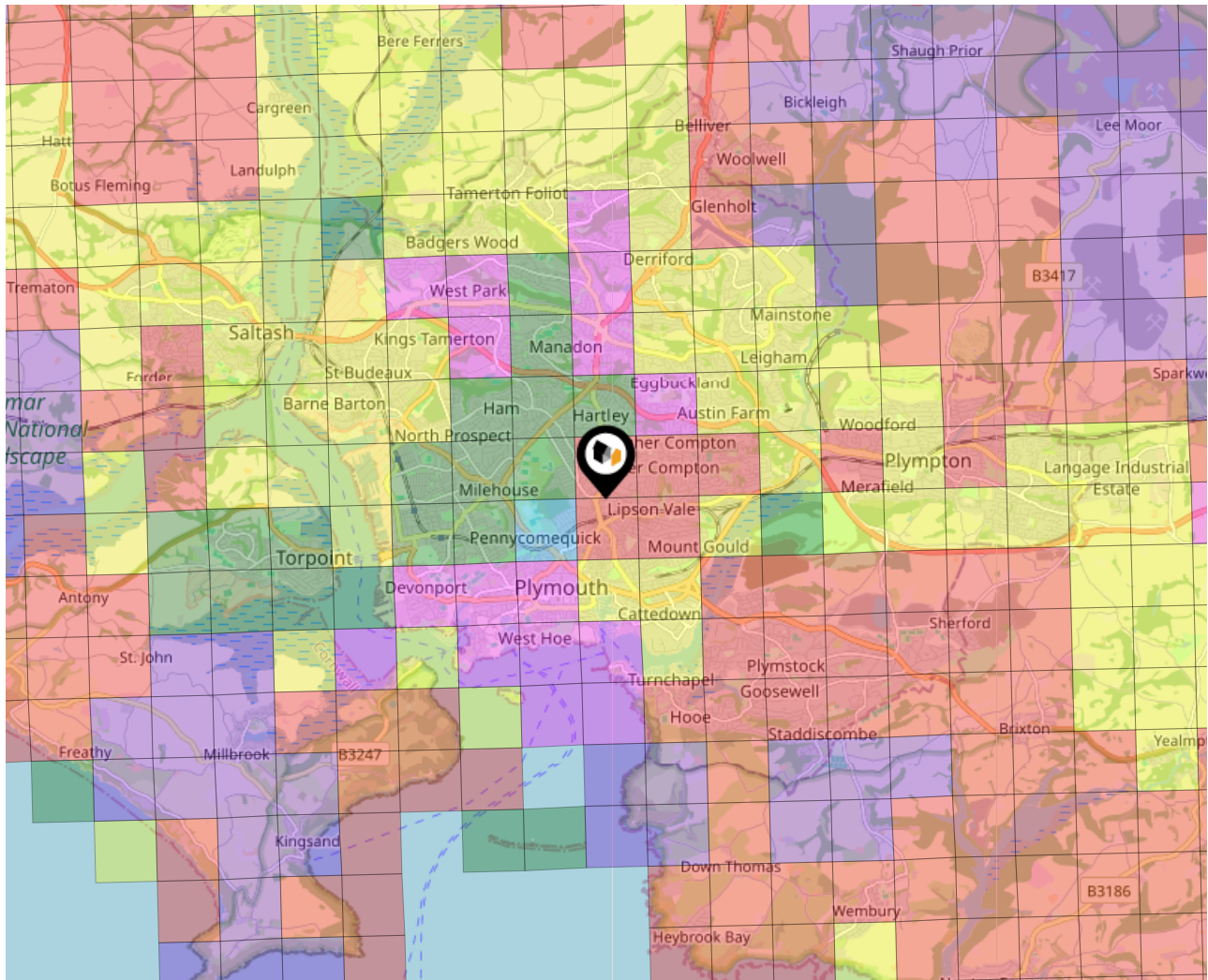


Key:

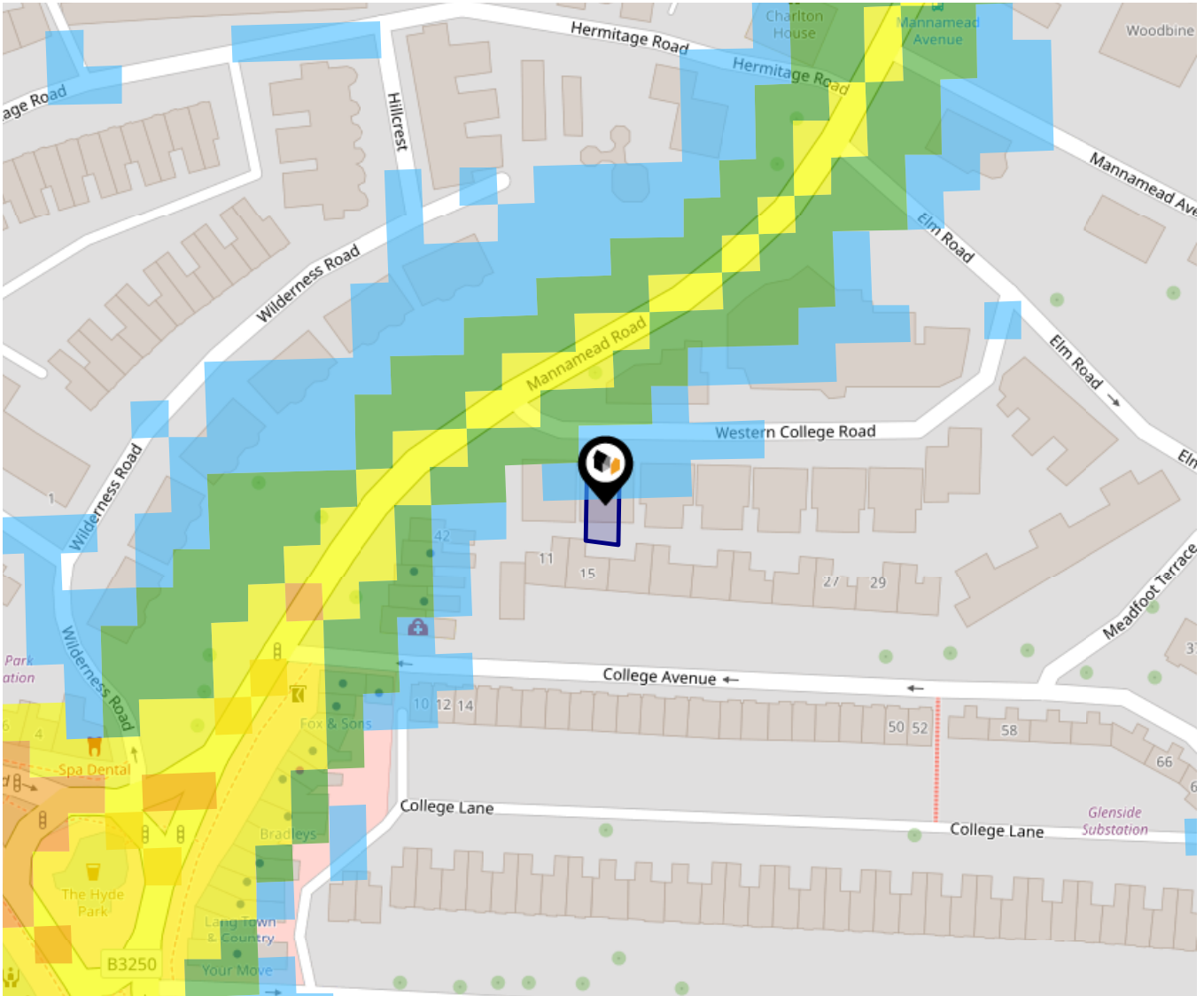
-  Power Pylons
-  Communication Masts

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

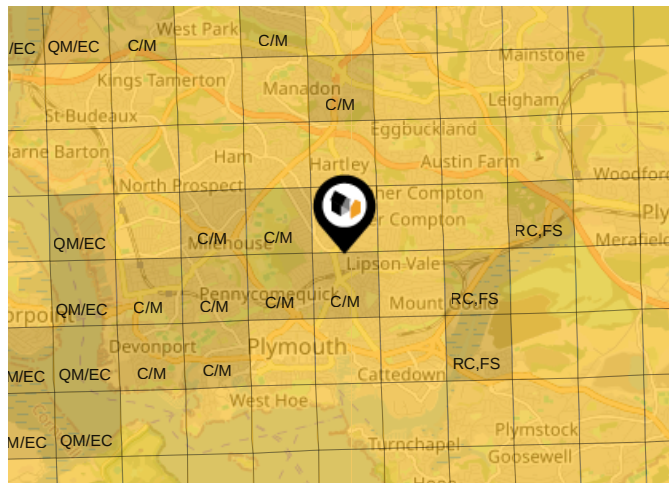


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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)

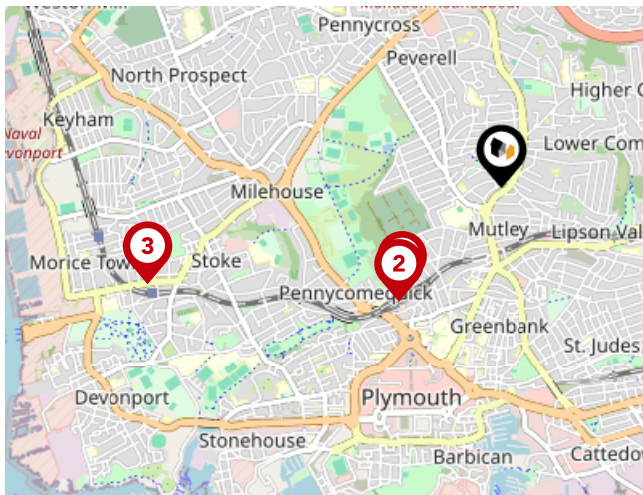
Carbon Content:	NONE	Soil Texture:	LOAM TO SILTY LOAM
Parent Material Grain:	ARGILLACEOUS	Soil Depth:	INTERMEDIATE-SHALLOW
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		



Primary Classifications (Most Common Clay Types)

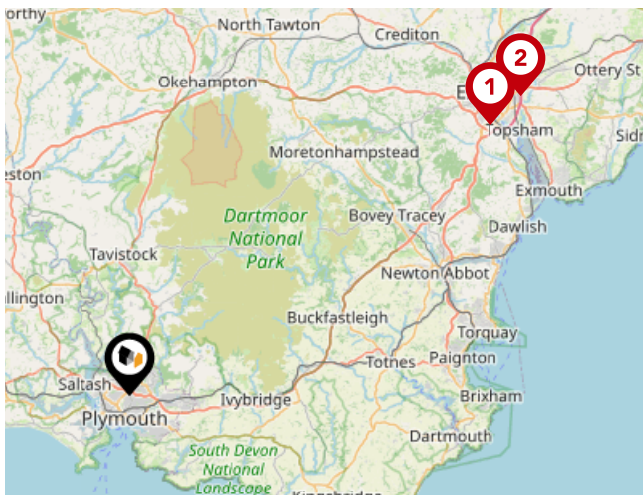
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay &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



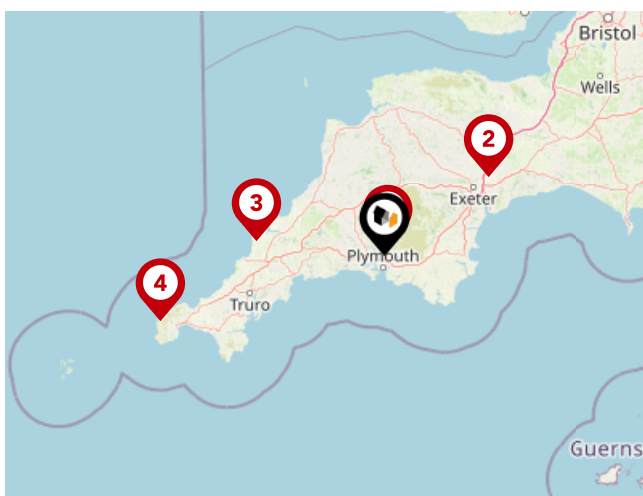
National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	0.69 miles
2	Plymouth Rail Station	0.72 miles
3	Devonport Rail Station	1.74 miles



Trunk Roads/Motorways

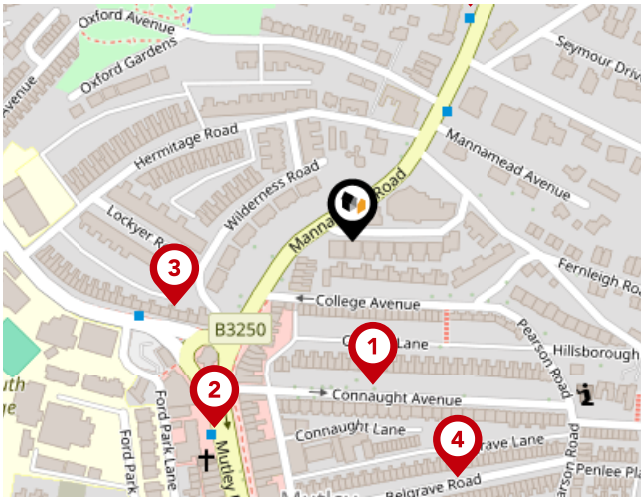
Pin	Name	Distance
1	M5 J31	33.96 miles
2	M5 J30	37.11 miles



Airports/Helipads

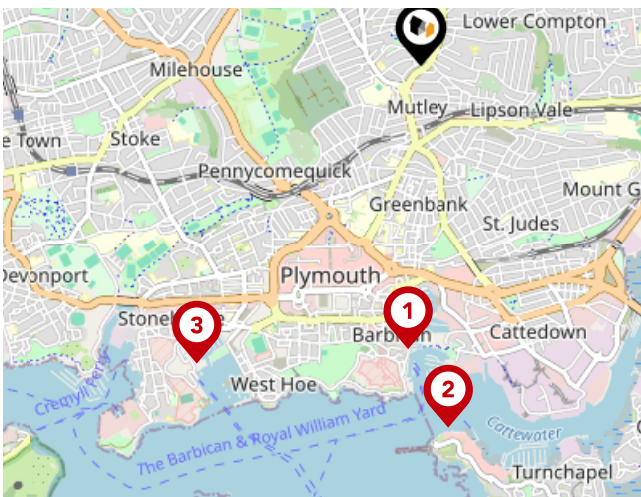
Pin	Name	Distance
1	Glenholt	2.77 miles
2	Exeter Airport	39.53 miles
3	St Mawgan	38.7 miles
4	Joppa	70.66 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Connaught Avenue	0.08 miles
2	Mutley Plain	0.14 miles
3	Ford Park Lane	0.11 miles
4	Belgrave Road	0.15 miles
5	Thorn Park	0.16 miles



Ferry Terminals

Pin	Name	Distance
1	Plymouth (Barbican) Landing Stage	1.34 miles
2	Plymouth Mount Batten Ferry Landing	1.72 miles
3	Plymouth Ferry Terminal	1.76 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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Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



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