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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 16th September 2026



1, FLETCHER CRESCENT, PLYMOUTH, PL9 8LH

Lang Town & Country

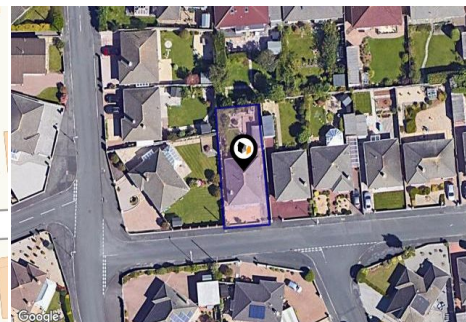
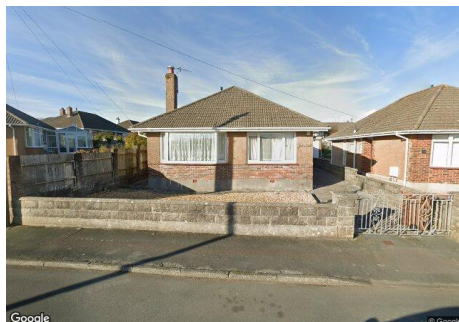
6 Mannamead Road, Plymouth, PL4 7AA

01752 456000

carrie@langtownandcountry.com

www.langtownandcountry.com





Property

Type:	Detached
Bedrooms:	2
Plot Area:	0.09 acres
Council Tax :	Band D
Annual Estimate:	£2,442
Title Number:	DN599
UPRN:	100040439160
Restrictive Covenants:	Yes

Last Sold Date:	25/08/1995
Last Sold Price:	£73,000
Tenure:	Freehold

Local Area

Local Authority:	City of plymouth
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

14
mb/s



287
mb/s



1000
mb/s



Mobile Coverage:

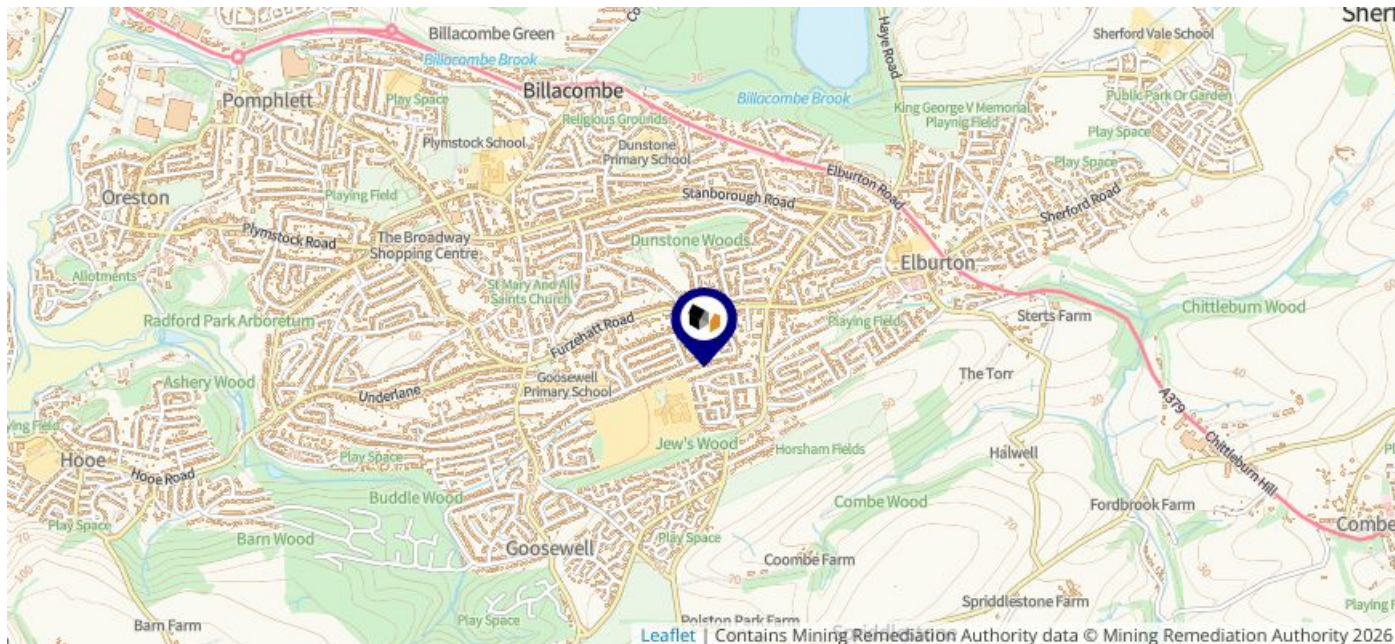
(based on calls indoors)



Satellite/Fibre TV Availability:



This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

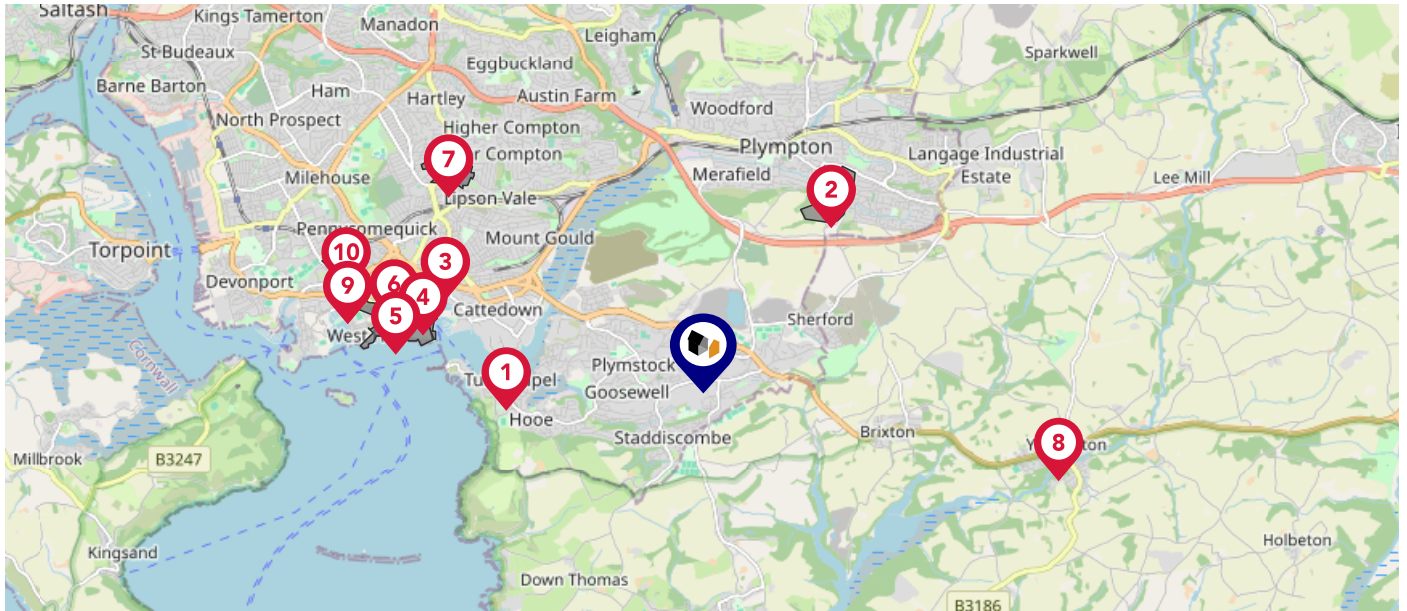
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

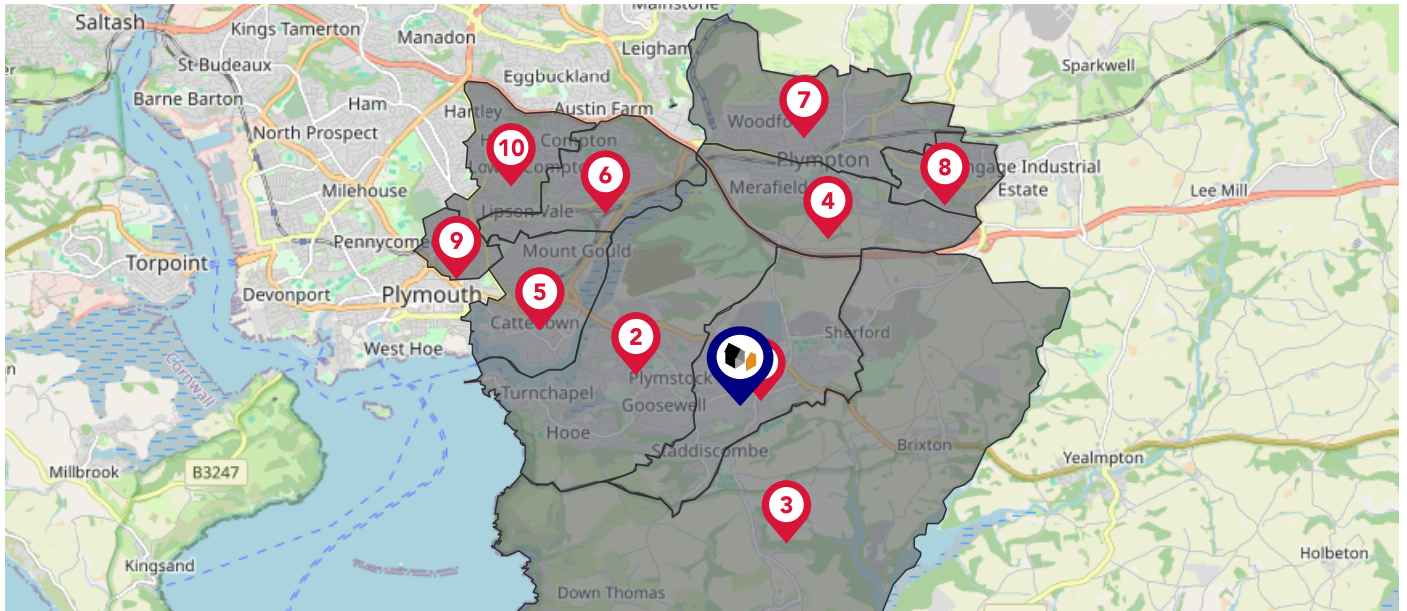
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

- 1 Turnchapel
- 2 Plympton St Maurice
- 3 Ebrington Street
- 4 Barbican
- 5 The Hoe
- 6 City Centre
- 7 Mannamead
- 8 Yealmpton
- 9 Union Street
- 10 North Stonehouse

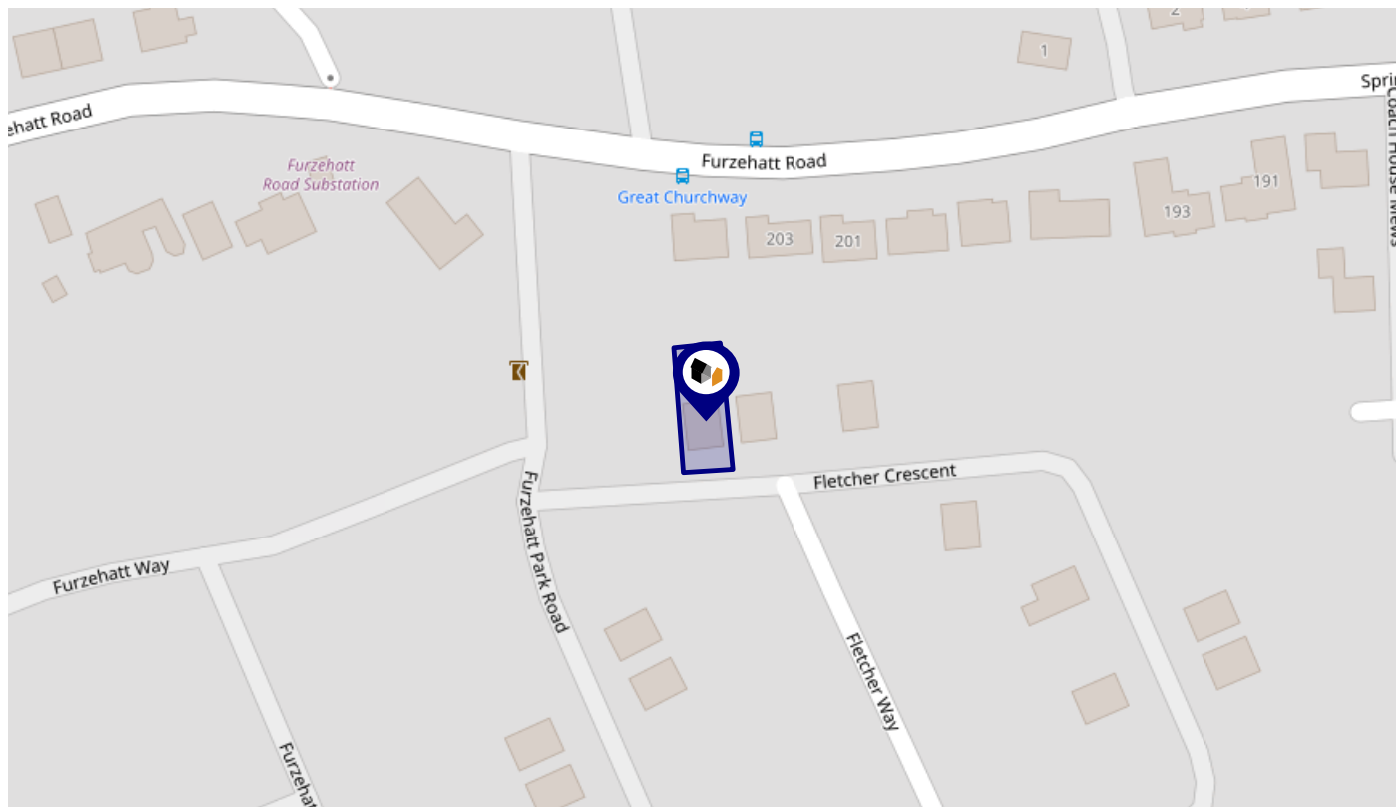
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

- 1 Plymstock Dunstone Ward
- 2 Plymstock Radford Ward
- 3 Wembury & Brixton Ward
- 4 Plympton Erle Ward
- 5 Sutton and Mount Gould Ward
- 6 Efford and Lipson Ward
- 7 Plympton St. Mary Ward
- 8 Plympton Chaddlewood Ward
- 9 Drake Ward
- 10 Compton 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.

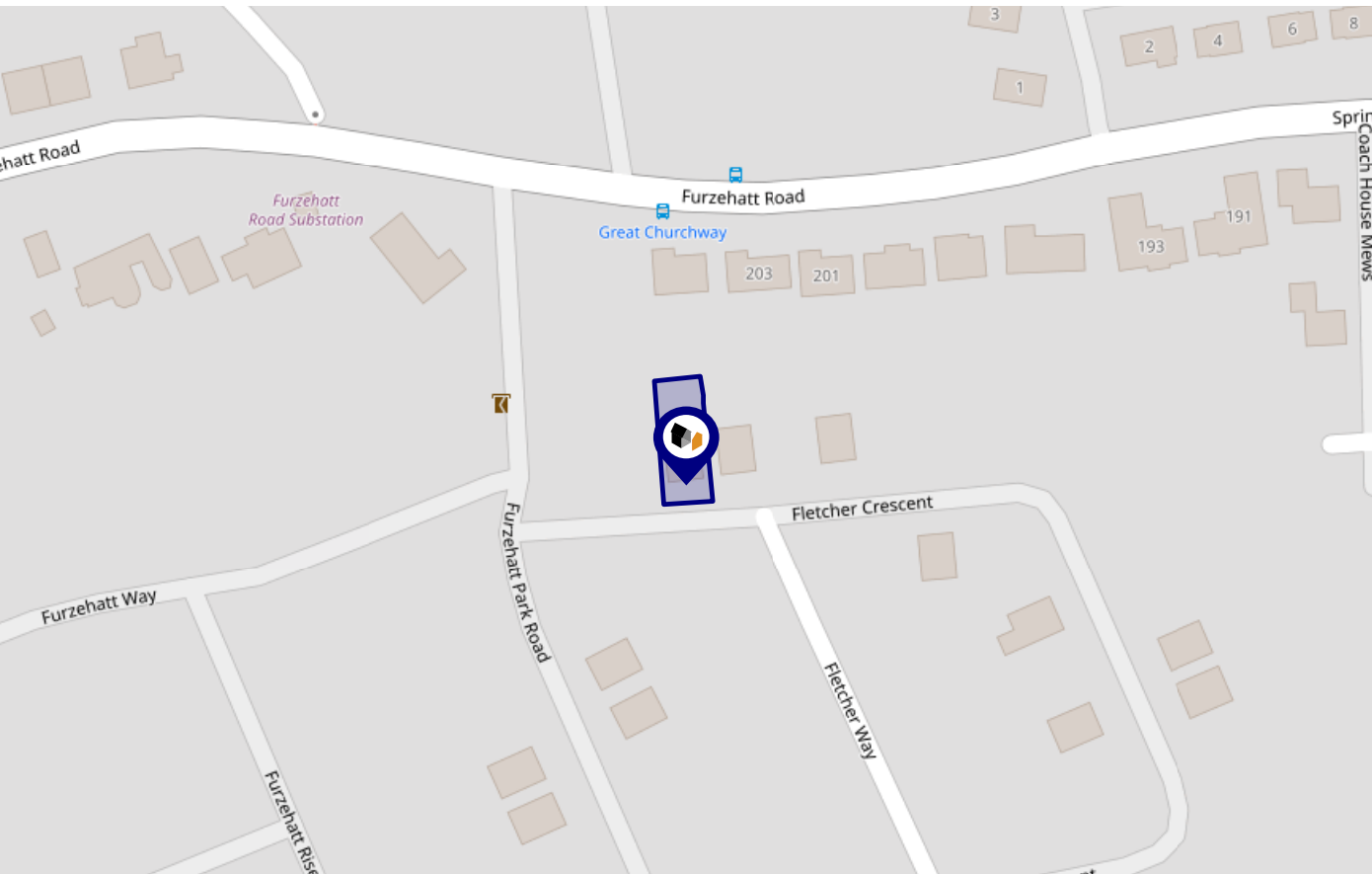
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

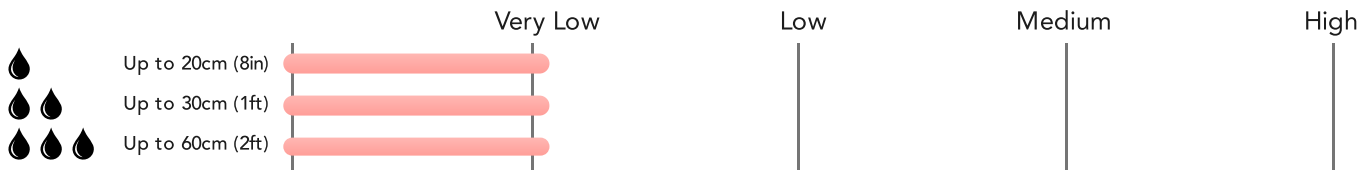


Risk Rating: Very low

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:

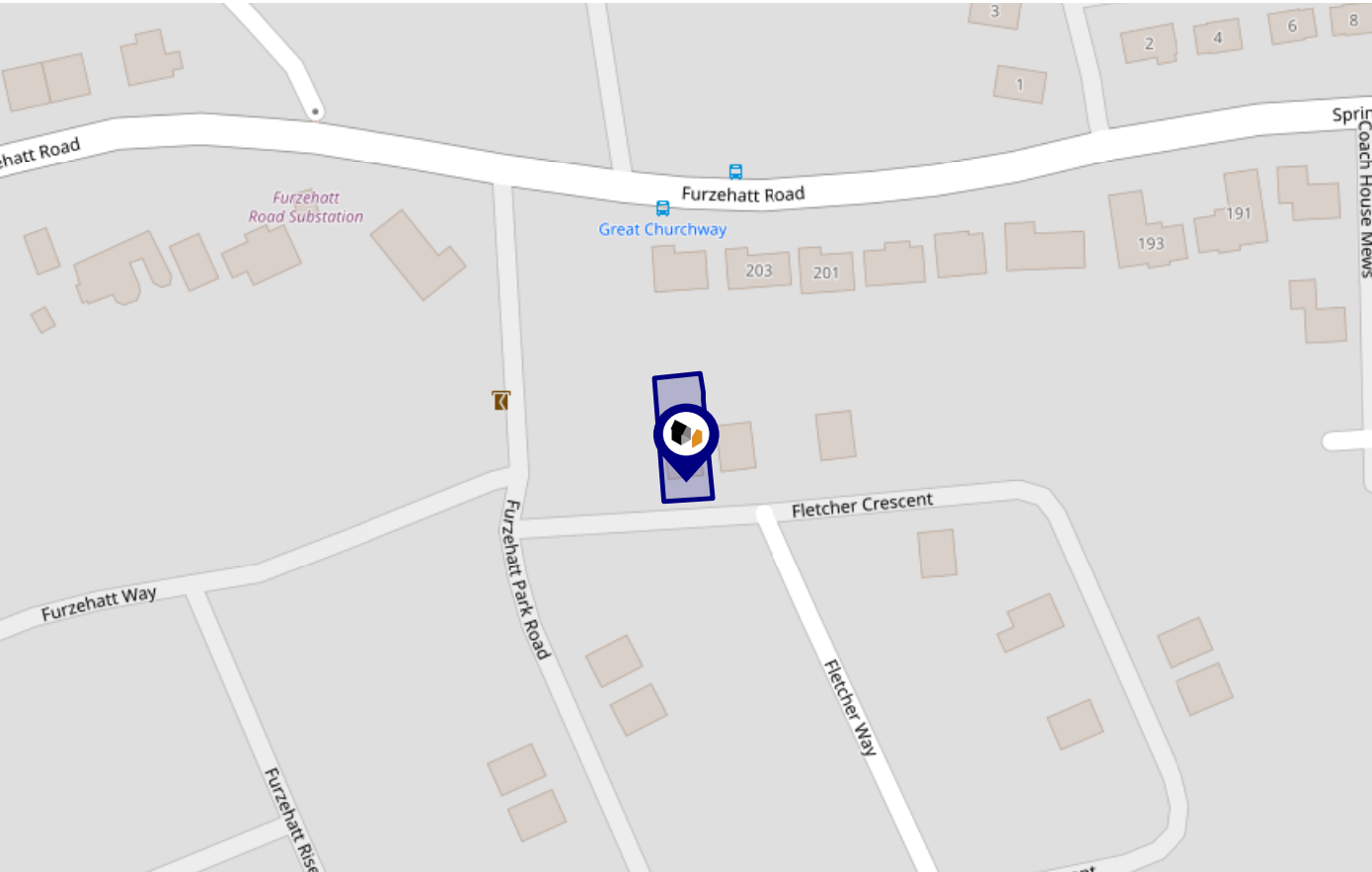


Flood Risk

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.

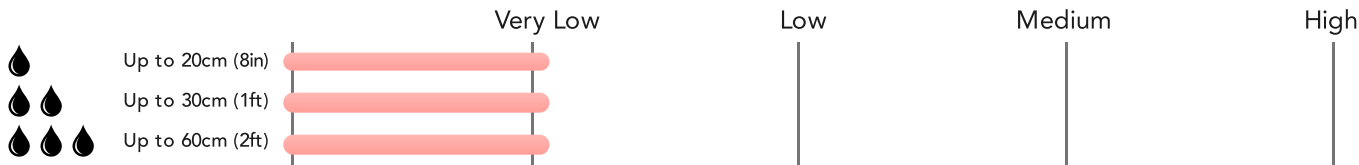


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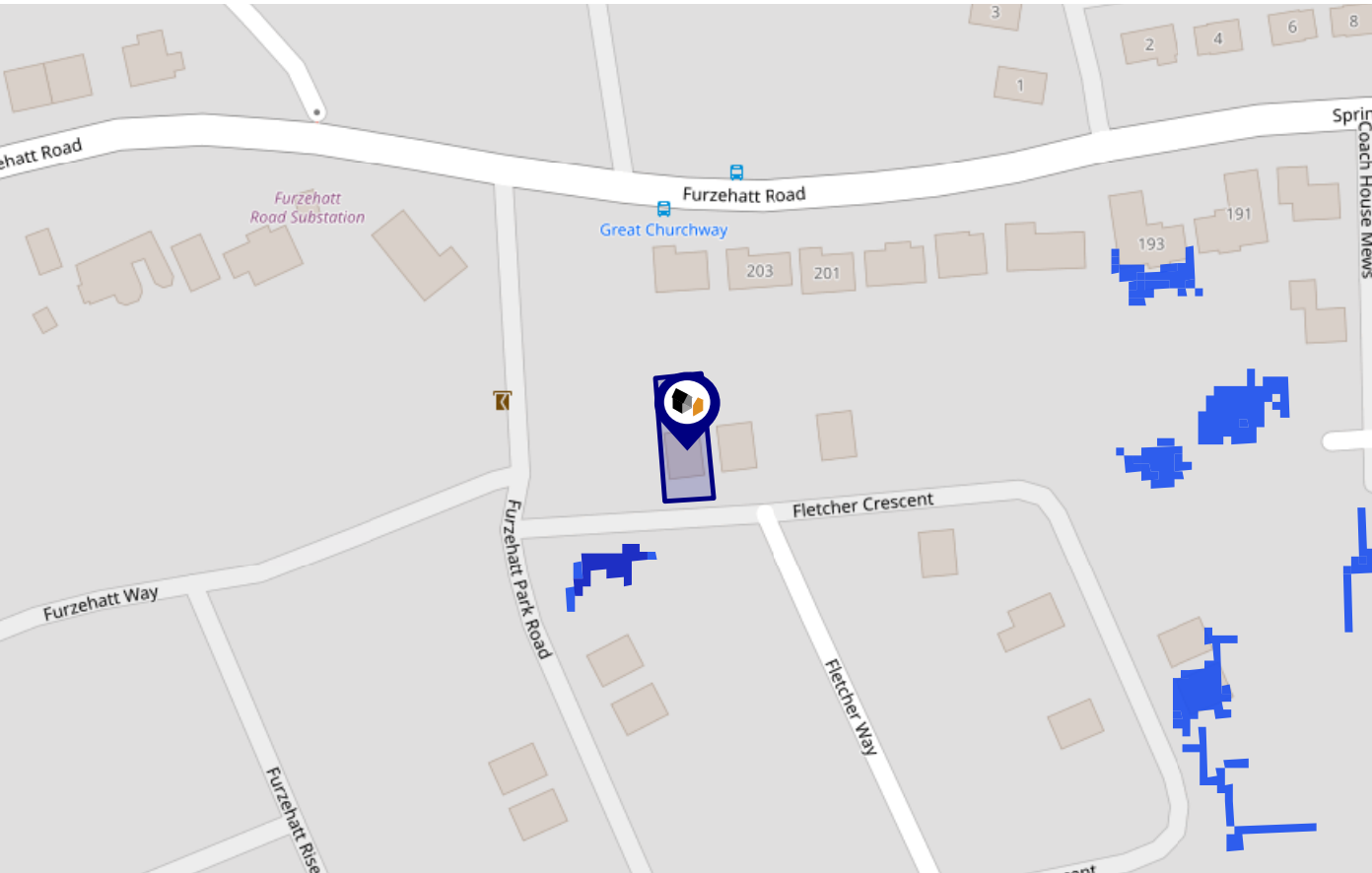


Flood Risk

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.

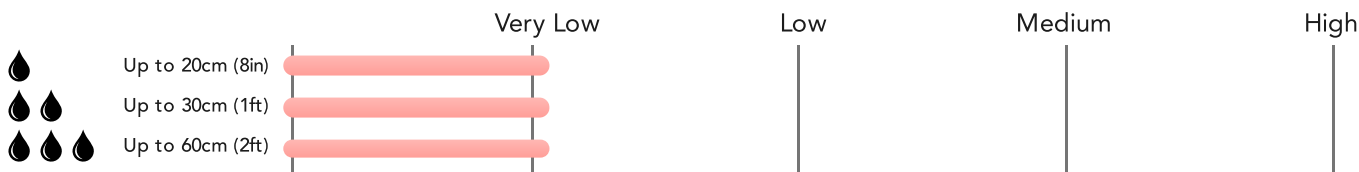


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Chance of flooding to the following depths at this property:

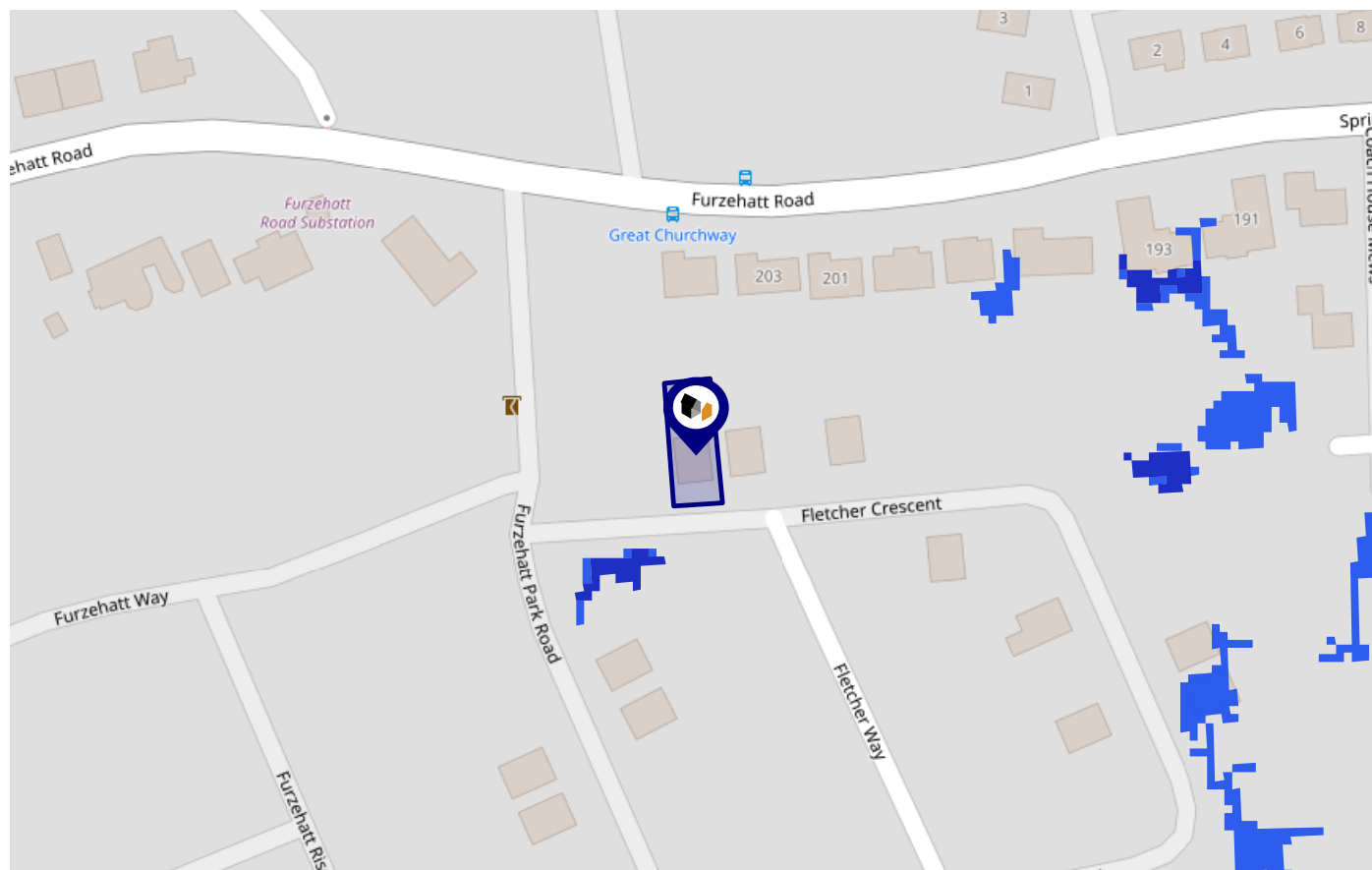


Flood Risk

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: Very low

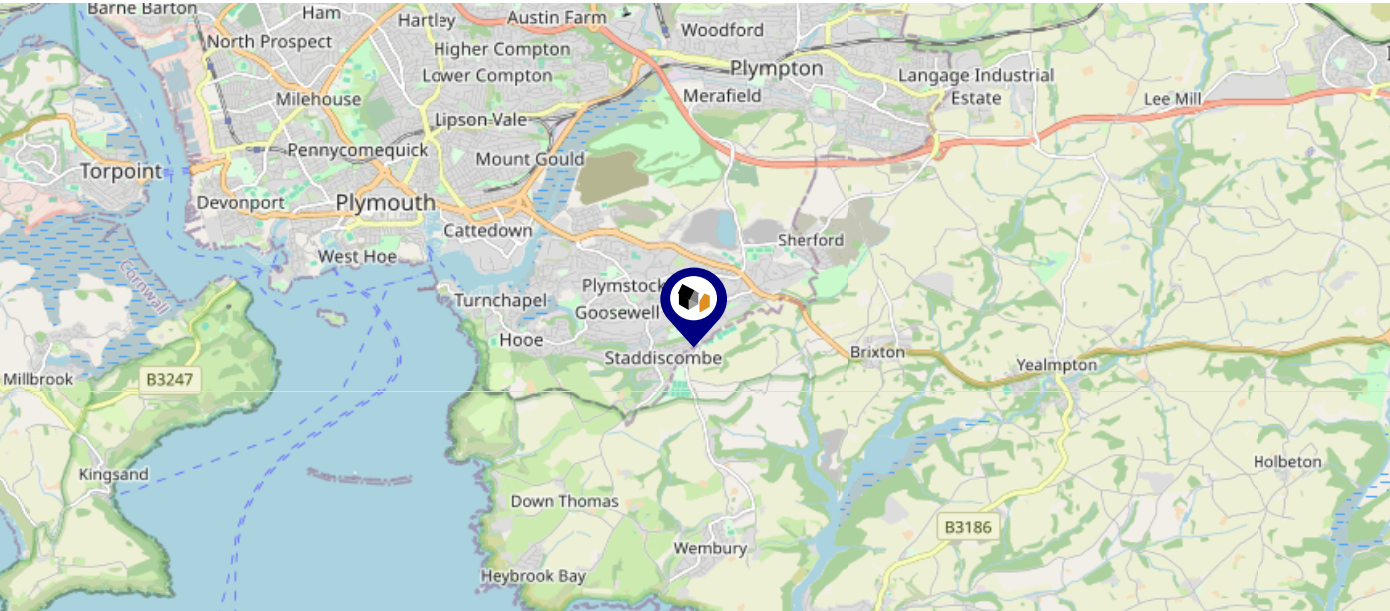
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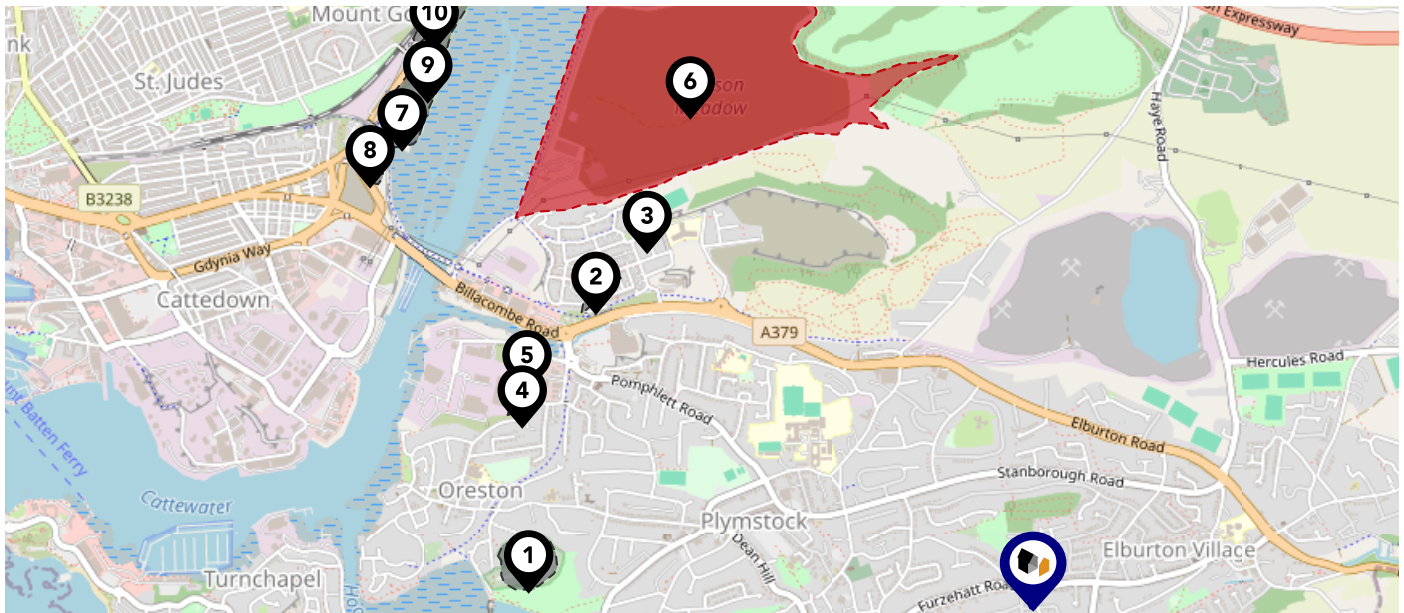
This map displays nearby areas that have been designated as Green Belt...



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.



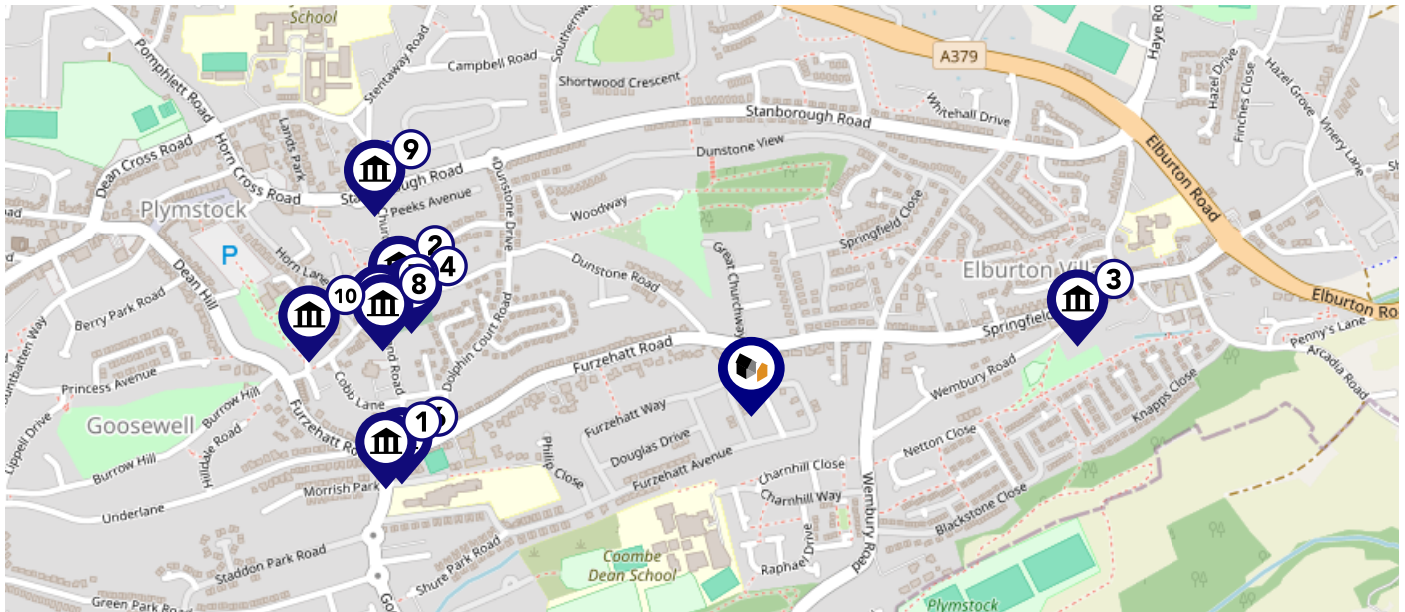
Nearby Landfill Sites

1	Radford Quarry Oreston-Radford Quarry Oreston, Plymouth	Historic Landfill	
2	Former Warkham Quarry-Pomphlett, Plymouth	Historic Landfill	
3	Plymstock Works-Plymstock Works, Plymstock, Plymouth, Devon	Historic Landfill	
4	Bedford Quarry Oreston B-Oreston, Plymouth	Historic Landfill	
5	Bedford Quarry Oreston A-Oreston, Plymouth	Historic Landfill	
6	EA/EPR/EP3096HZ/V002	Active Landfill	
7	Blagdons Shipyard-Embankment Road Lane, Laira, Plymouth	Historic Landfill	
8	Cattedown Junction Playing Field-Embankment Road, Plymouth	Historic Landfill	
9	Embankment Road-Laira, Plymouth	Historic Landfill	
10	Allotments Embankment Road-Laira, Plymouth	Historic Landfill	

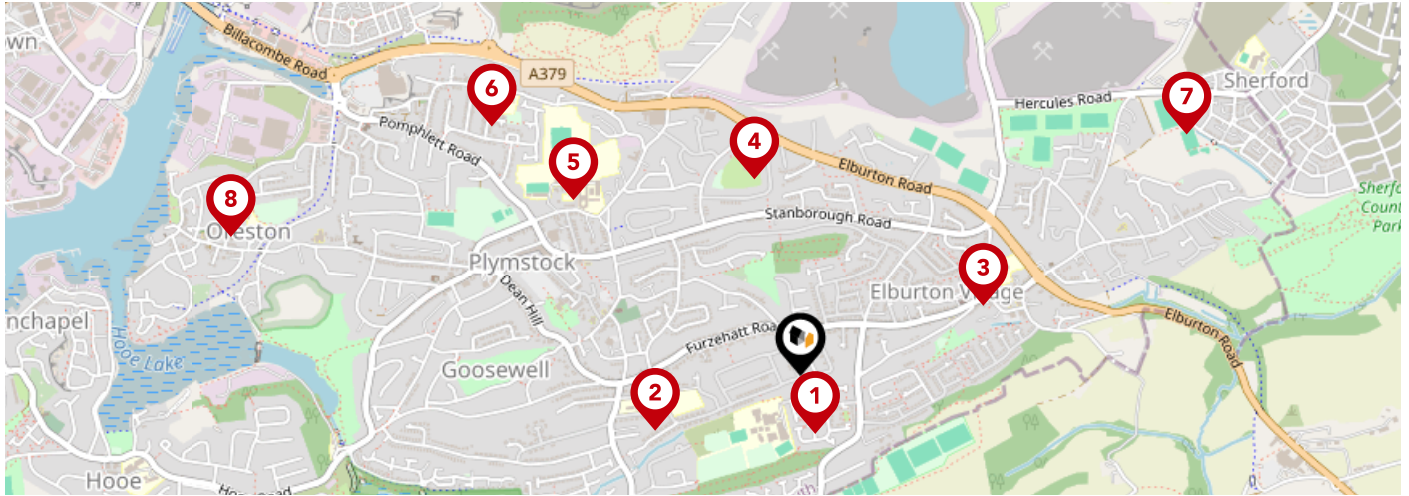
Maps

Listed Buildings

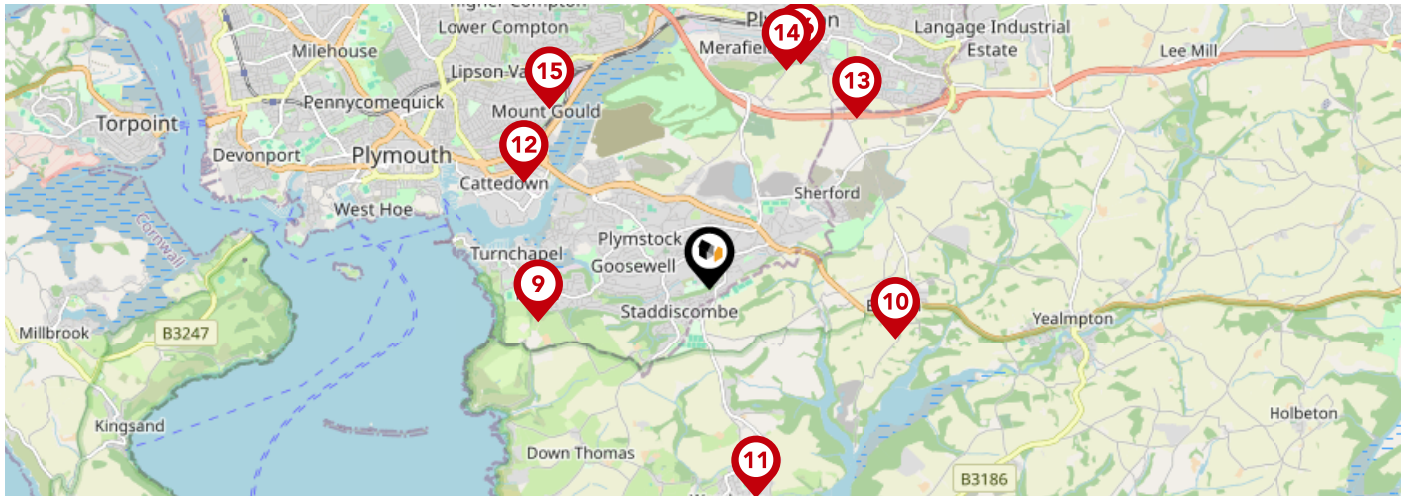
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1322033 - Furzehatt House	Grade II	0.4 miles
	1319616 - 74, Dunstone Road	Grade II	0.4 miles
	1386411 - Elburton Cross	Grade II	0.4 miles
	1319615 - Olde Corte House (no. 67) And Former Barn (no. 69)	Grade II	0.4 miles
	1330543 - Treeby Tomb 8 Metres North Of Church Of St Mary And All Saints	Grade II	0.4 miles
	1322032 - Benhay	Grade II	0.4 miles
	1330542 - Simon Tomb 8 Metres North Of Church Of St Mary And All Saints	Grade II	0.4 miles
	1330541 - Church Of St Mary And All Saints	Grade II	0.4 miles
	1130042 - Elmleigh	Grade II	0.5 miles
	1321997 - Downhorn Farmhouse	Grade II	0.5 miles



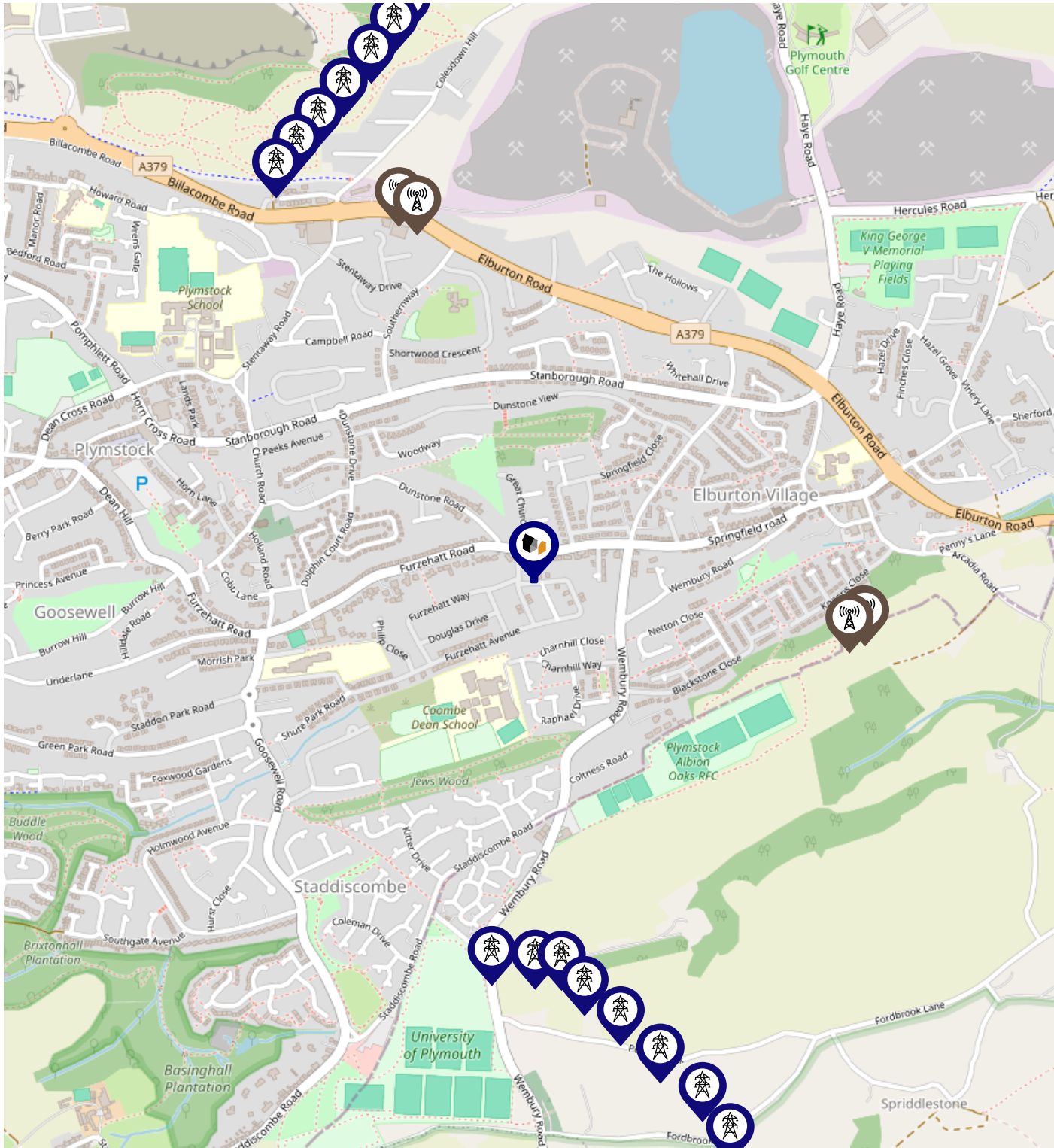
		Nursery	Primary	Secondary	College	Private
1	Coombe Dean School Ofsted Rating: Good Pupils: 995 Distance:0.14	☐	☐	☒	☐	☐
2	Goosewell Primary Academy Ofsted Rating: Good Pupils: 419 Distance:0.36	☐	☒	☐	☐	☐
3	Elburton Primary School Ofsted Rating: Outstanding Pupils: 465 Distance:0.46	☐	☒	☐	☐	☐
4	Morley Meadow Primary School Ofsted Rating: Good Pupils: 224 Distance:0.48	☐	☒	☐	☐	☐
5	Plymstock School Ofsted Rating: Good Pupils: 1671 Distance:0.68	☐	☐	☒	☐	☐
6	Pomphlett Primary School Ofsted Rating: Good Pupils: 424 Distance:0.94	☐	☒	☐	☐	☐
7	Sherford Vale School & Nursery Ofsted Rating: Good Pupils: 258 Distance:1.08	☐	☒	☐	☐	☐
8	Oreston Community Academy Ofsted Rating: Good Pupils: 419 Distance:1.39	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
9	Hooe Primary Academy Ofsted Rating: Good Pupils: 212 Distance:1.66	☐	☒	☐	☐	☐
10	St Mary's Church of England Primary School Ofsted Rating: Outstanding Pupils: 102 Distance:1.82	☐	☒	☐	☐	☐
11	Wembury Primary School Ofsted Rating: Good Pupils: 184 Distance:2.03	☐	☒	☐	☐	☐
12	Prince Rock Primary School Ofsted Rating: Outstanding Pupils: 408 Distance:2.03	☐	☒	☐	☐	☐
13	Plympton St Maurice Primary School Ofsted Rating: Good Pupils: 187 Distance:2.14	☐	☒	☐	☐	☐
14	Plympton St Mary's CofE Infant School Ofsted Rating: Good Pupils: 100 Distance:2.2	☐	☒	☐	☐	☐
15	Lipson Co-operative Academy Ofsted Rating: Good Pupils: 1102 Distance:2.28	☐	☐	☒	☐	☐
16	Old Priory Junior Academy Ofsted Rating: Good Pupils: 192 Distance:2.3	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

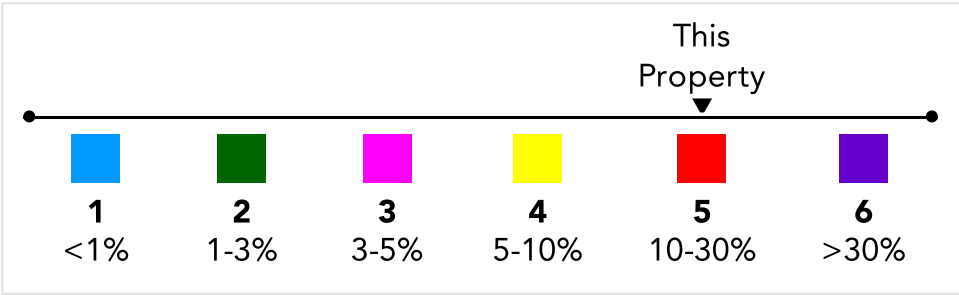
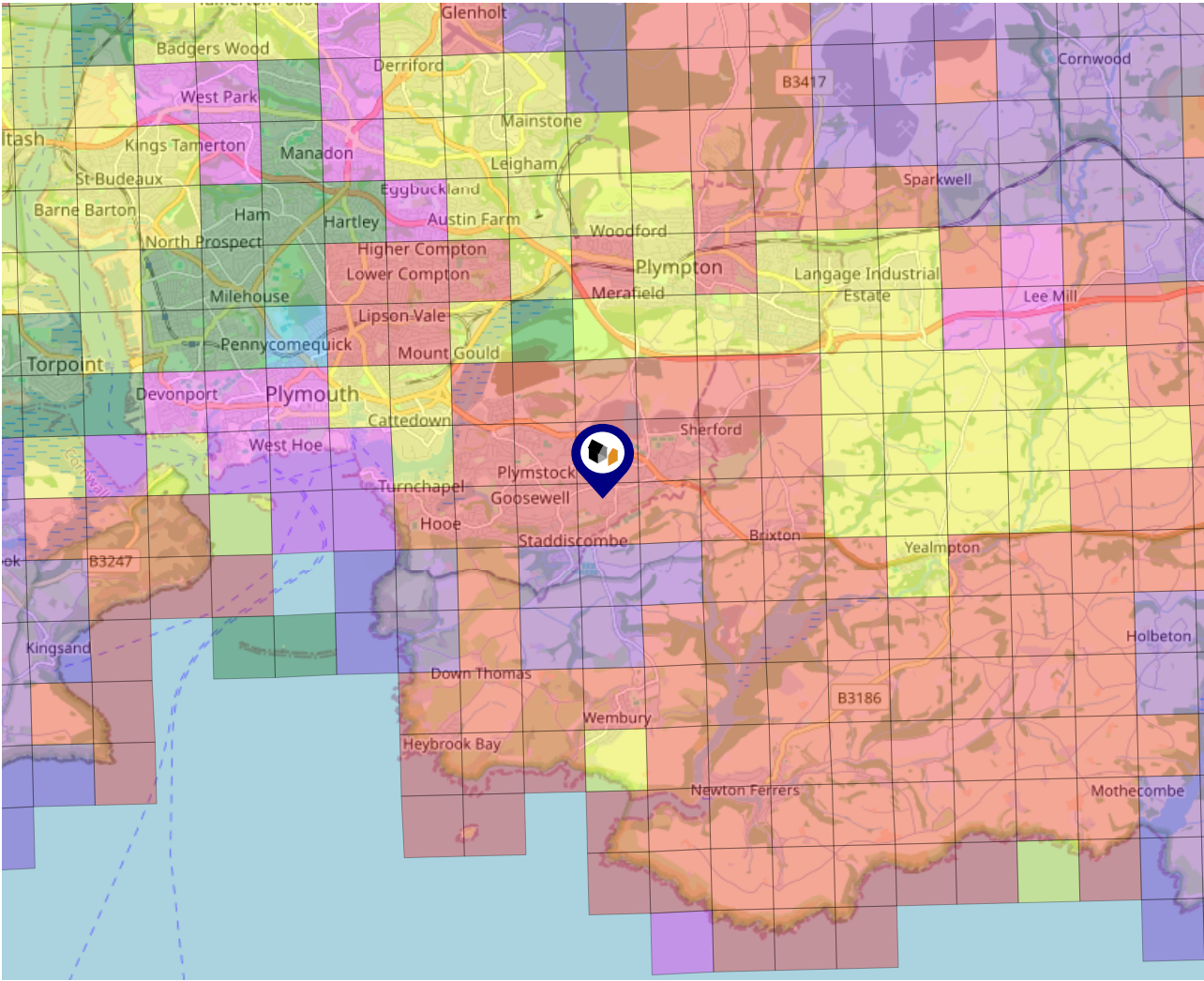


Key:

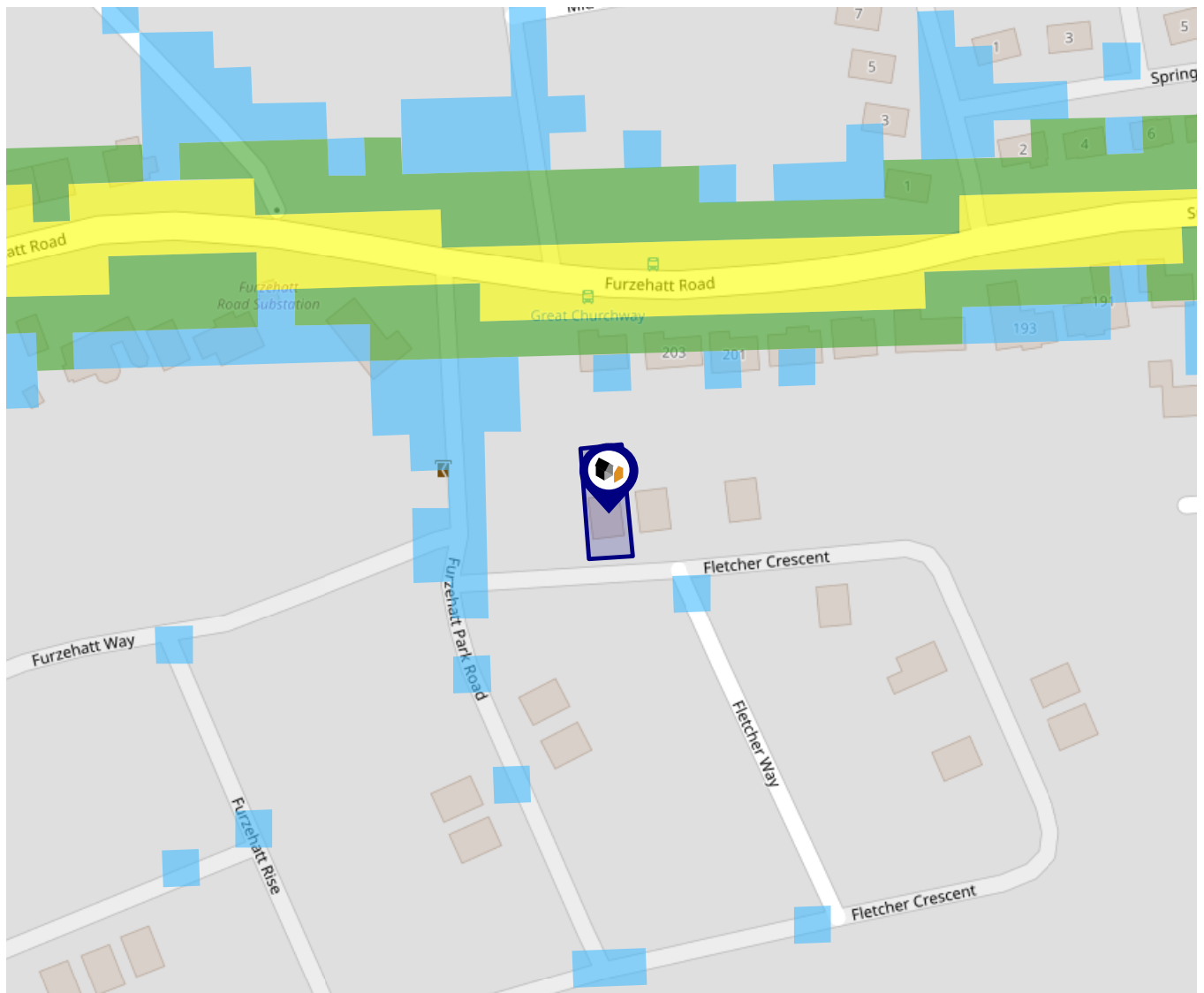
-  Power Pylons
-  Communication Masts

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

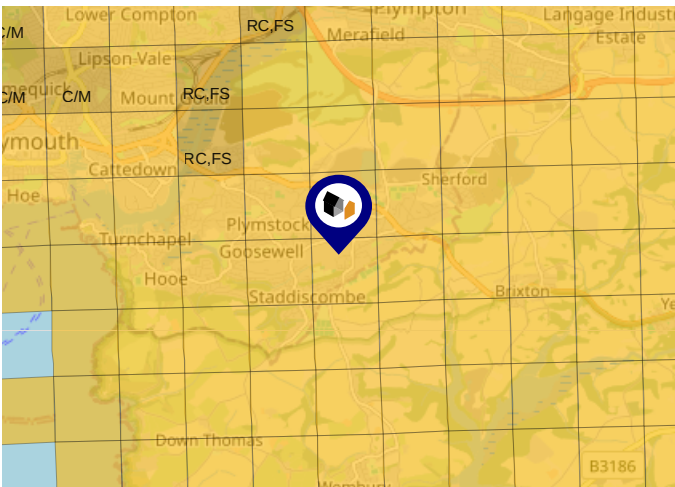


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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)

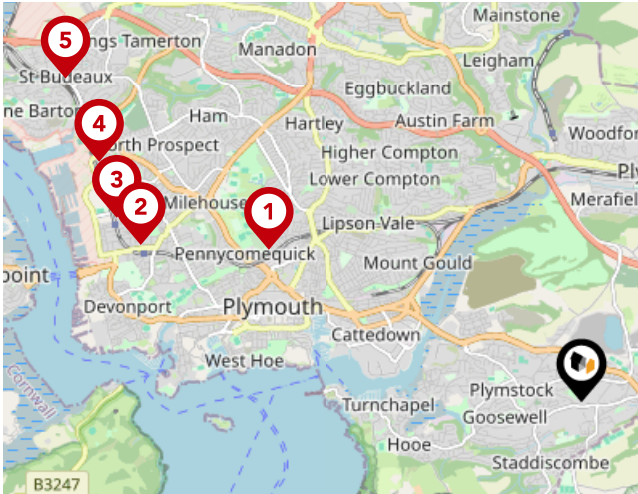
Carbon Content:	VARIABLE	Soil Texture:	LOAM TO SILTY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	INTERMEDIATE-SHALLOW
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		



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)

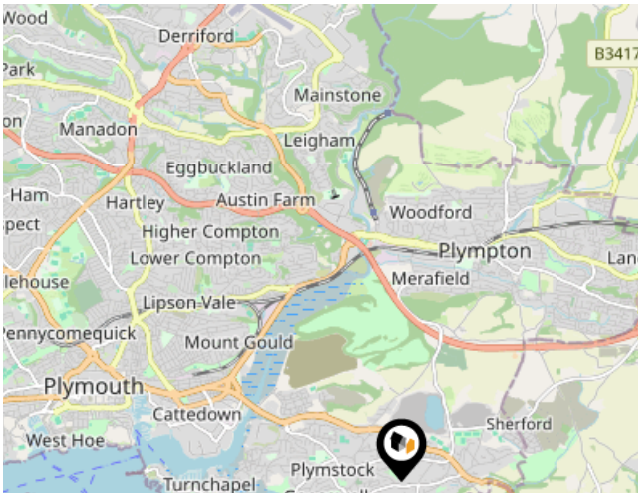


National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	3.28 miles
2	Devonport Rail Station	4.41 miles
3	Dockyard (Plymouth) Rail Station	4.72 miles
4	Keyham Rail Station	5.08 miles
5	St Budeaux Ferry Road Rail Station	5.75 miles

Trunk Roads/Motorways

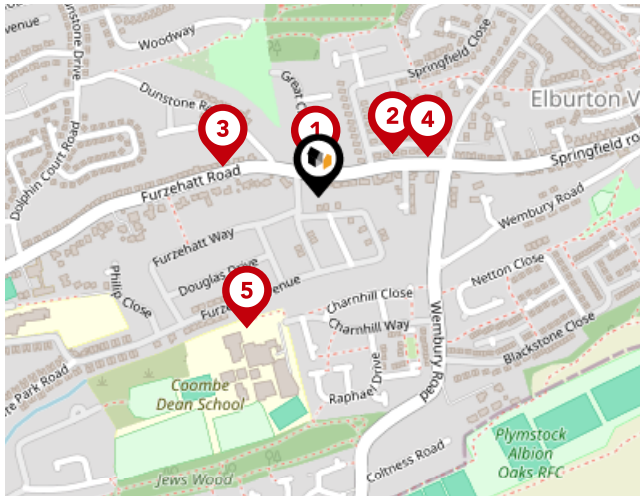
No Trunk Roads/Motorways found within 50 km of this property.



Airports/Helipads

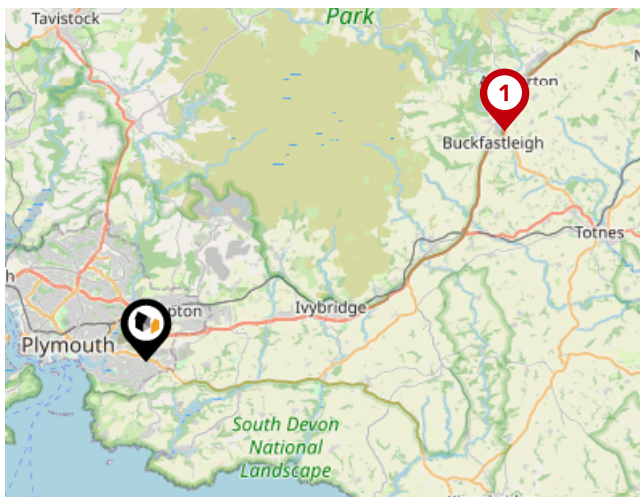
Pin	Name	Distance
1	Plymouth City Airport	4.75 miles

Area Transport (Local)



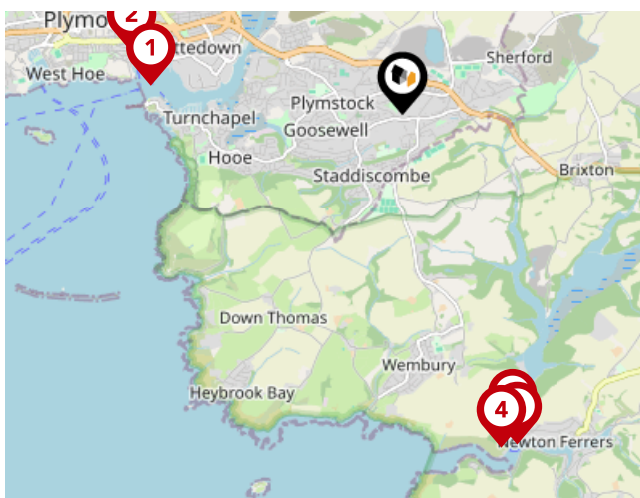
Bus Stops/Stations

Pin	Name	Distance
1	Great Churchway	0.03 miles
2	Springfield Close	0.1 miles
3	Dunstone Road	0.11 miles
4	Coach House Mews	0.13 miles
5	Coombe Dean School	0.17 miles



Local Connections

Pin	Name	Distance
1	Buckfastleigh (South Devon Railway)	16.08 miles



Ferry Terminals

Pin	Name	Distance
1	Plymouth Mount Batten Ferry Landing	2.39 miles
2	Plymouth (Barbican) Landing Stage	2.62 miles
3	Newton Ferrers Ferry Landing	3.16 miles
4	Warren Point Ferry Landing	3.28 miles
5	Noss Mayo Ferry Landing	3.3 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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