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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 10th February 2026



44, LONGLANDS DRIVE, HEYBROOK BAY, PLYMOUTH, PL9 0BL

6 Mannamead Road Plymouth Devon PL4 7AA

01752 256000

property@langtownandcountry.com

www.langtownandcountry.com



Property Overview



Property

Type:	Detached	Last Sold Date:	19/09/2003
Bedrooms:	4	Last Sold Price:	£317,500
Floor Area:	2,217 ft ² / 206 m ²	Last Sold £/ft²:	£169
Plot Area:	0.15 acres	Tenure:	Freehold
Year Built :	1983-1990		
Council Tax :	Band F		
Annual Estimate:	£3,599		
Title Number:	DN73100		
UPRN:	100040293073		

Local Area

Local Authority:	South hams	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:		3	80	-
• Rivers & Seas	Very low	mb/s	mb/s	mb/s
• Surface Water	Very low			



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Gallery Photos



Gallery Photos



Property EPC - Certificate

44 Longlands Drive, Heybrook Bay, PLYMOUTH, PL9
0BL

Energy rating

B

Valid until 08.02.2036

Certificate number
5736-7722-3100-0701-9206

Score	Energy rating	Current	Potential
92+	A		
81-91	B	89 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

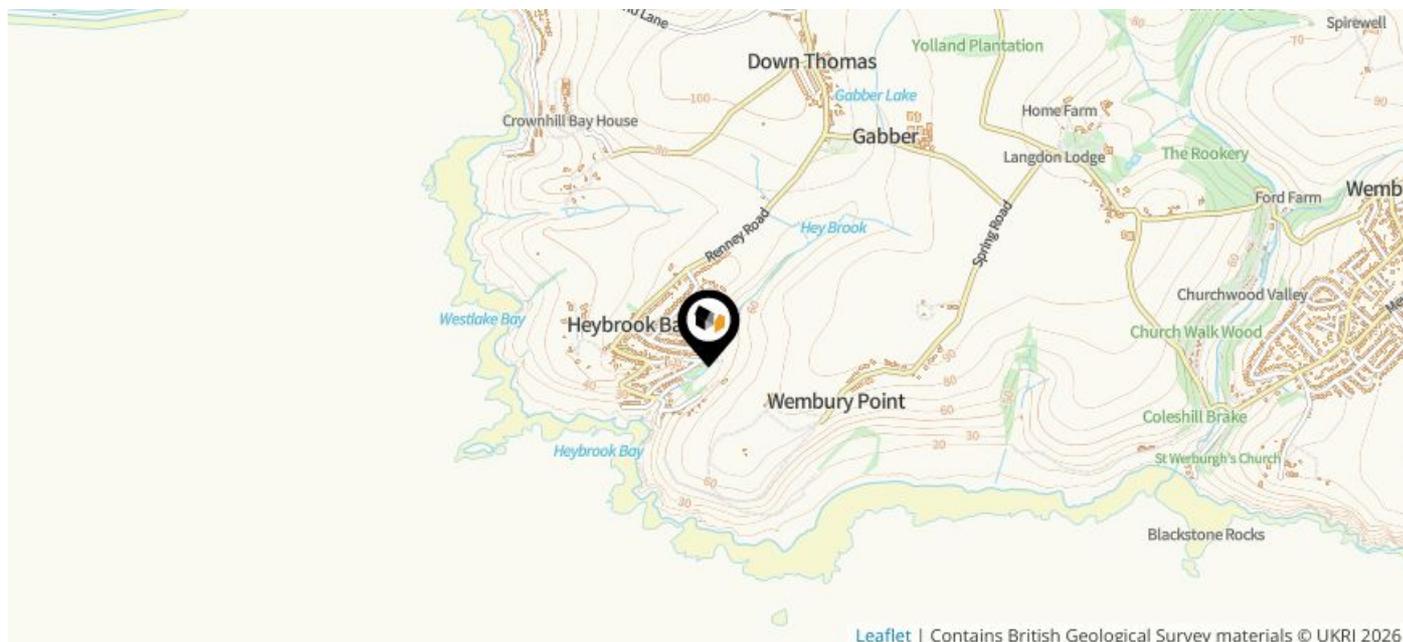
Additional EPC Data

Property Type:	Detached house
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very good
Window:	Fully double glazed
Window Energy:	Average
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:	Excellent lighting efficiency
Lighting Energy:	Very good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	None
Air Tightness:	(not tested)
Total Floor Area:	206 m ²

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

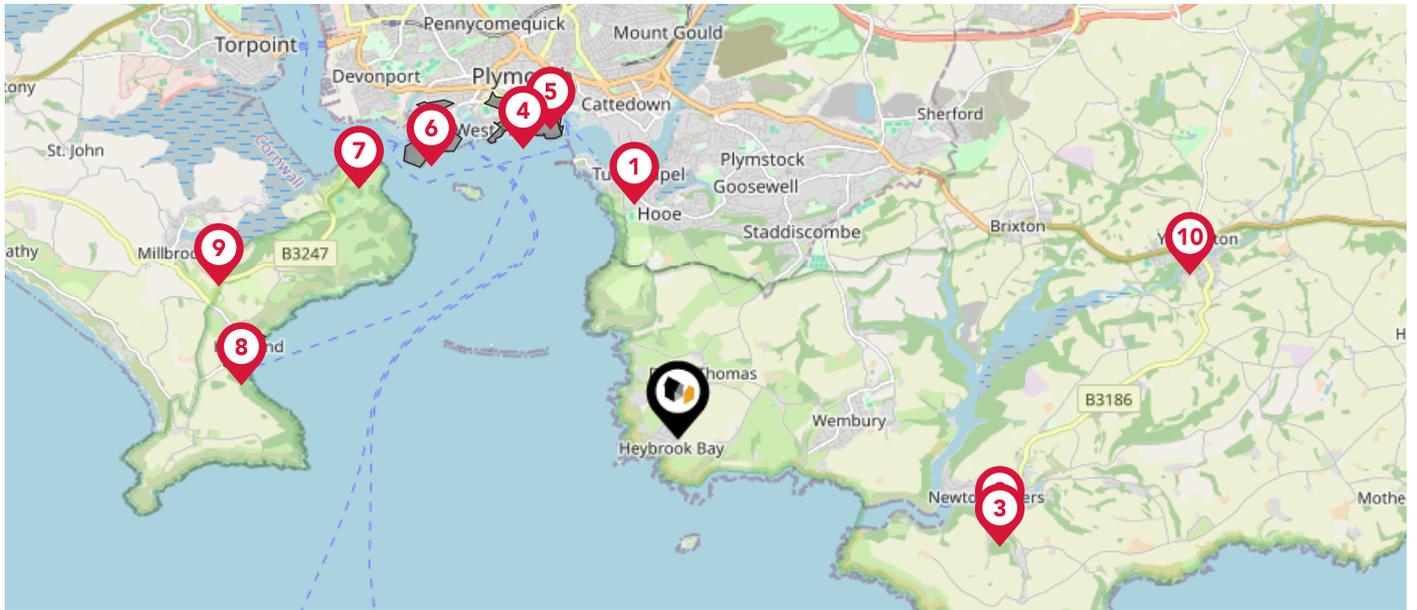
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



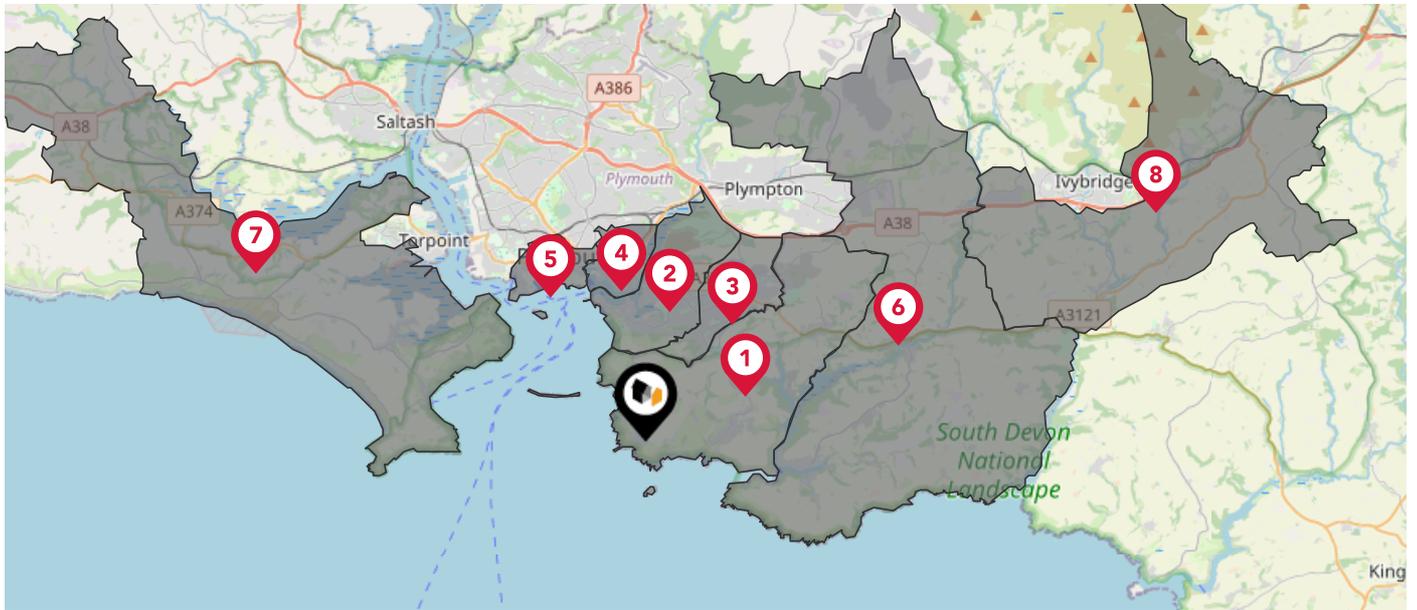
Nearby Conservation Areas

- 1 Turnchapel
- 2 Newton Ferrers
- 3 Noss Mayo
- 4 The Hoe
- 5 Barbican
- 6 Stonehouse Peninsula
- 7 Cremyll
- 8 Kingsand and Cawsand
- 9 Anderton
- 10 Yealmpton

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



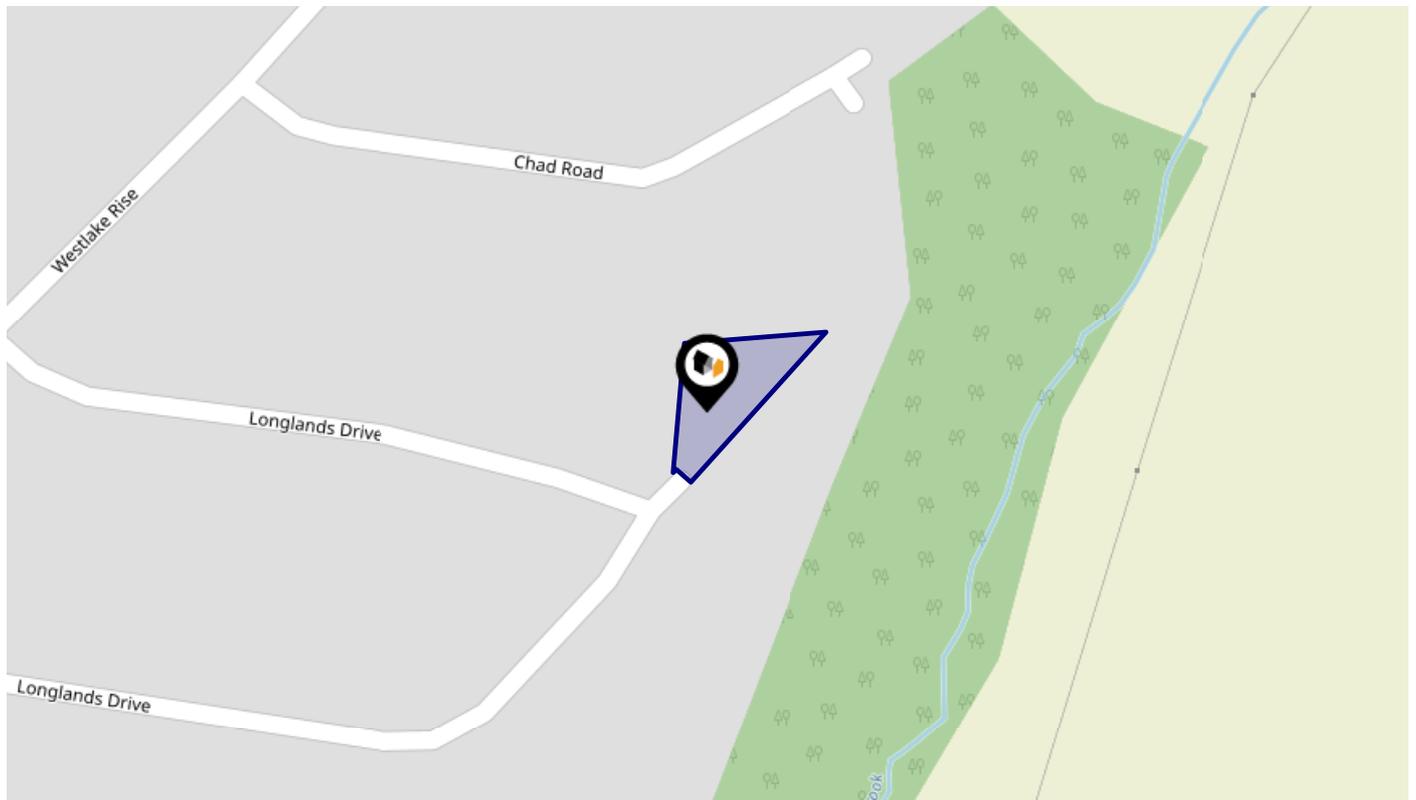
Nearby Council Wards

-  Wembury & Brixton Ward
-  Plymstock Radford Ward
-  Plymstock Dunstone Ward
-  Sutton and Mount Gould Ward
-  St. Peter and the Waterfront Ward
-  Newton & Yealmpton Ward
-  Rame Peninsula & St. Germans ED
-  Ermington & Ugborough 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.

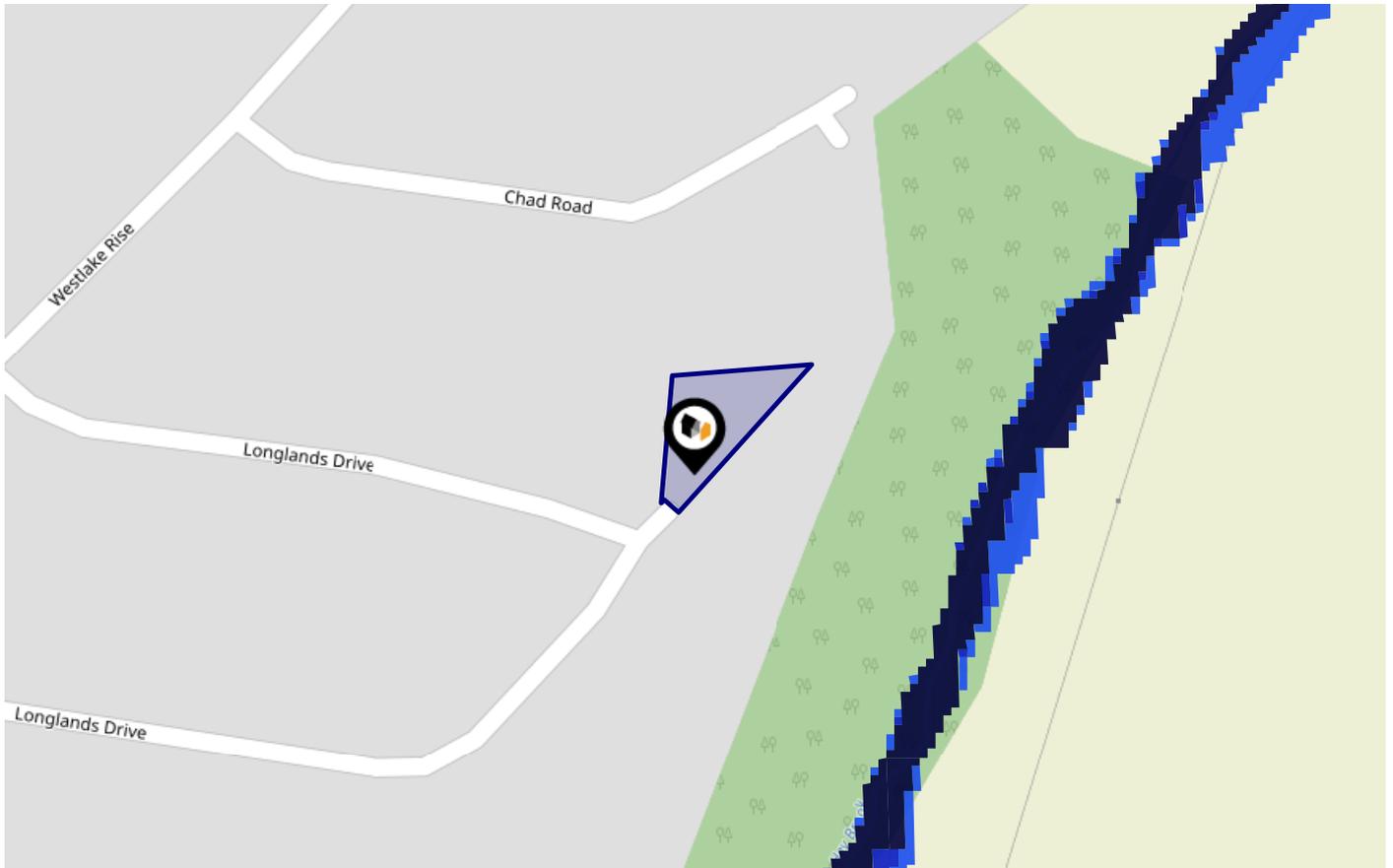
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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: 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.

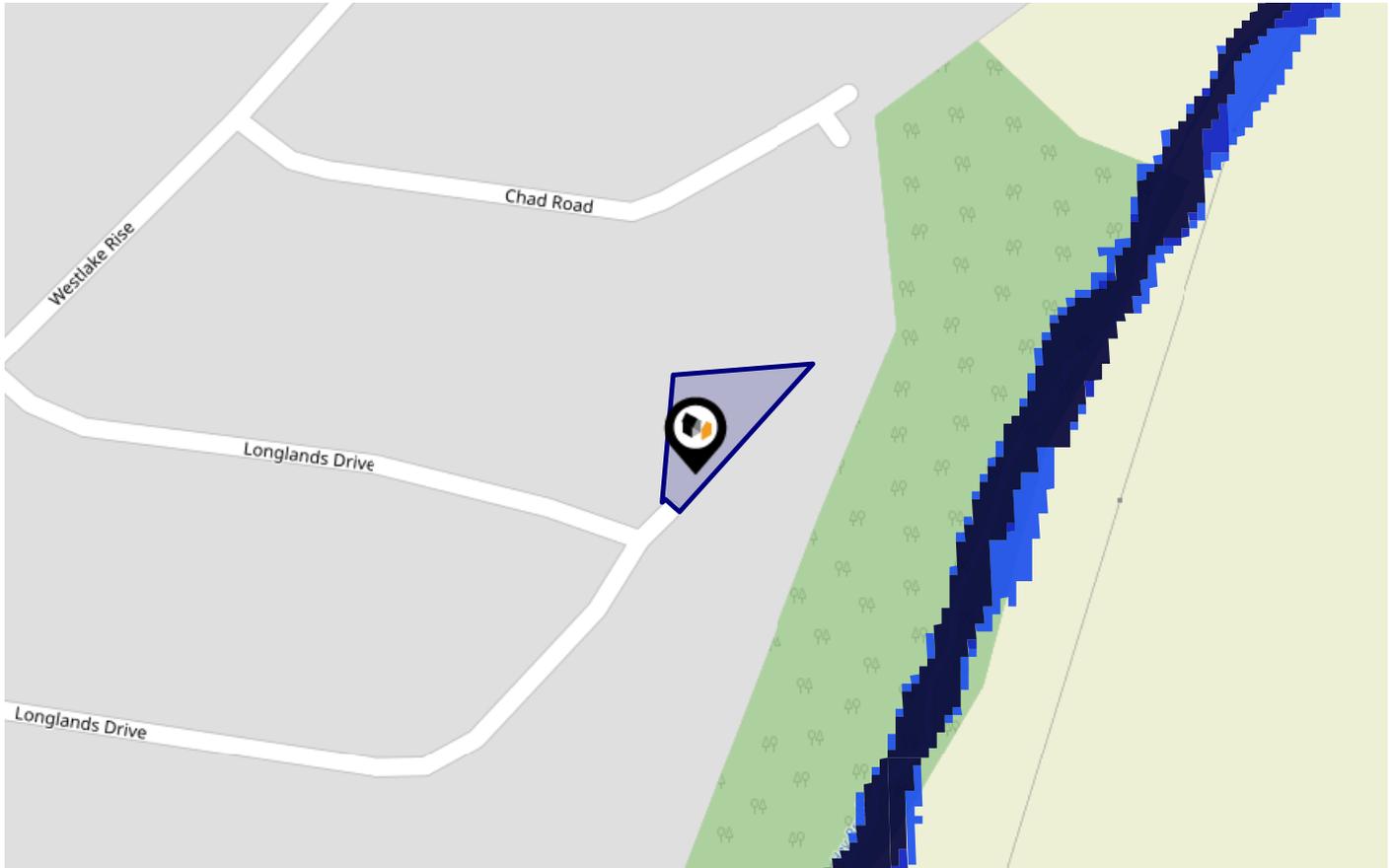
Chance of flooding to the following depths at this property:



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.

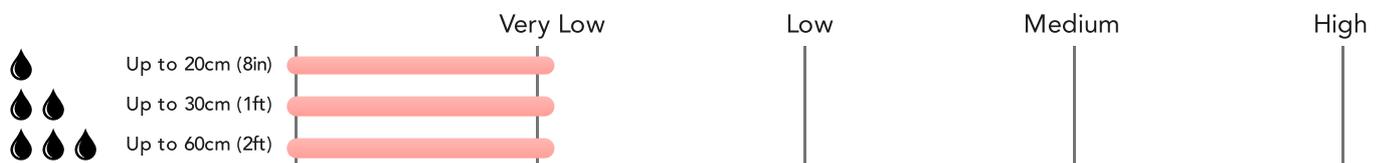


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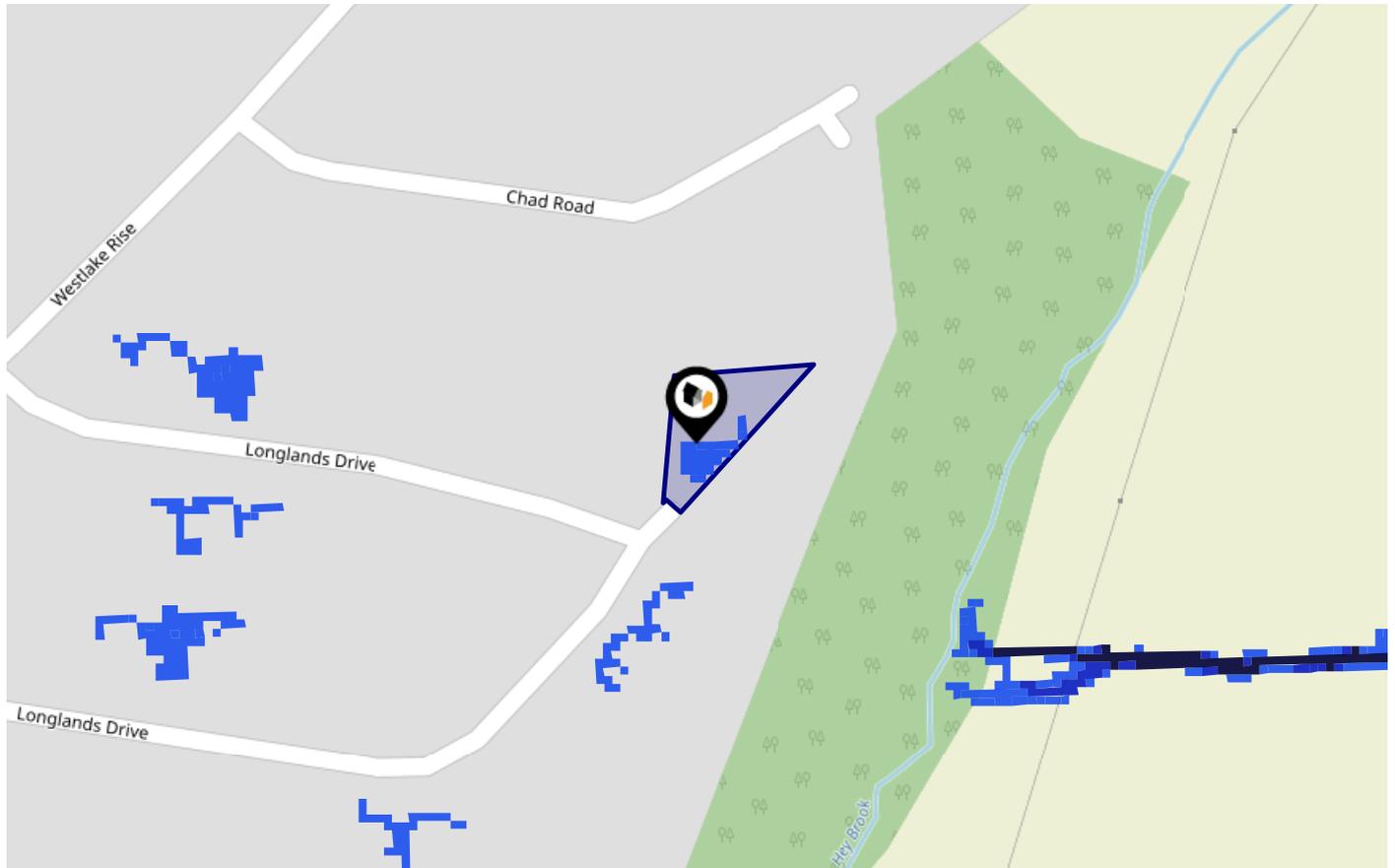
Chance of flooding to the following depths at this property:



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.

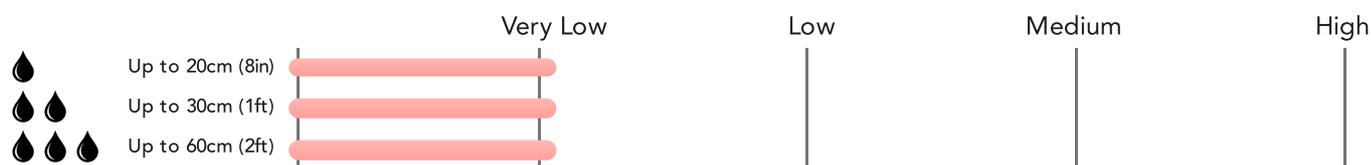


Risk Rating: **Very low**

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.

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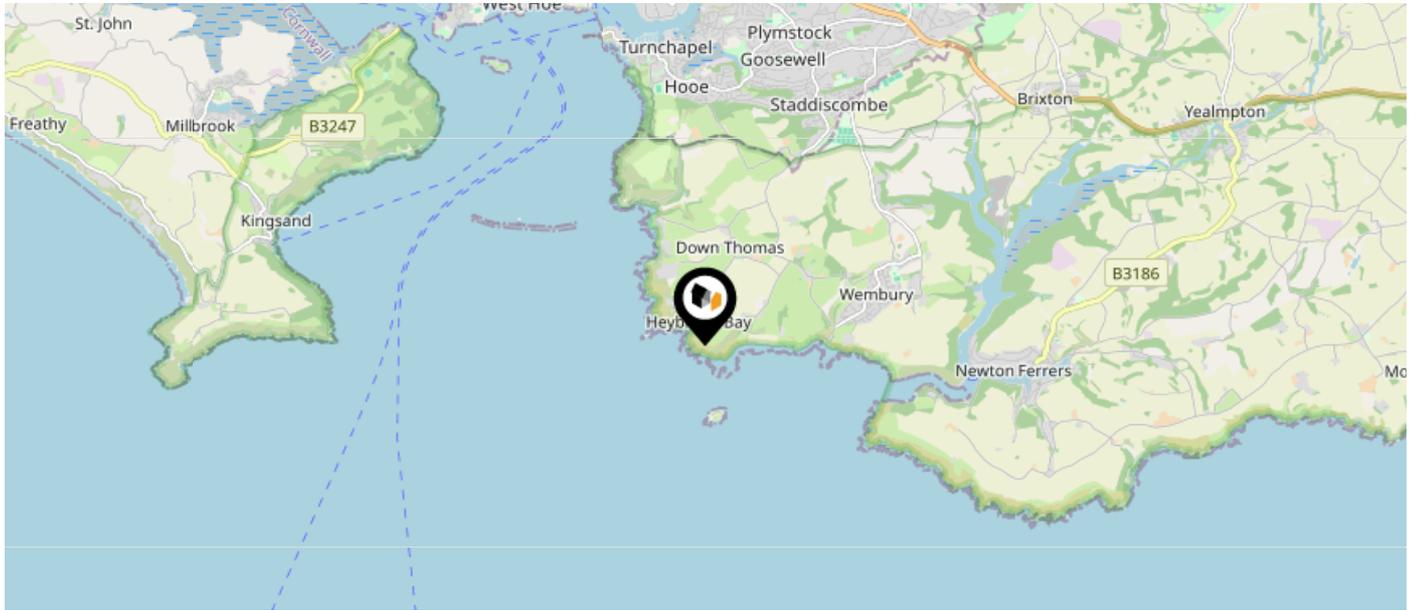
Chance of flooding to the following depths at this property:



Maps

Green Belt

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



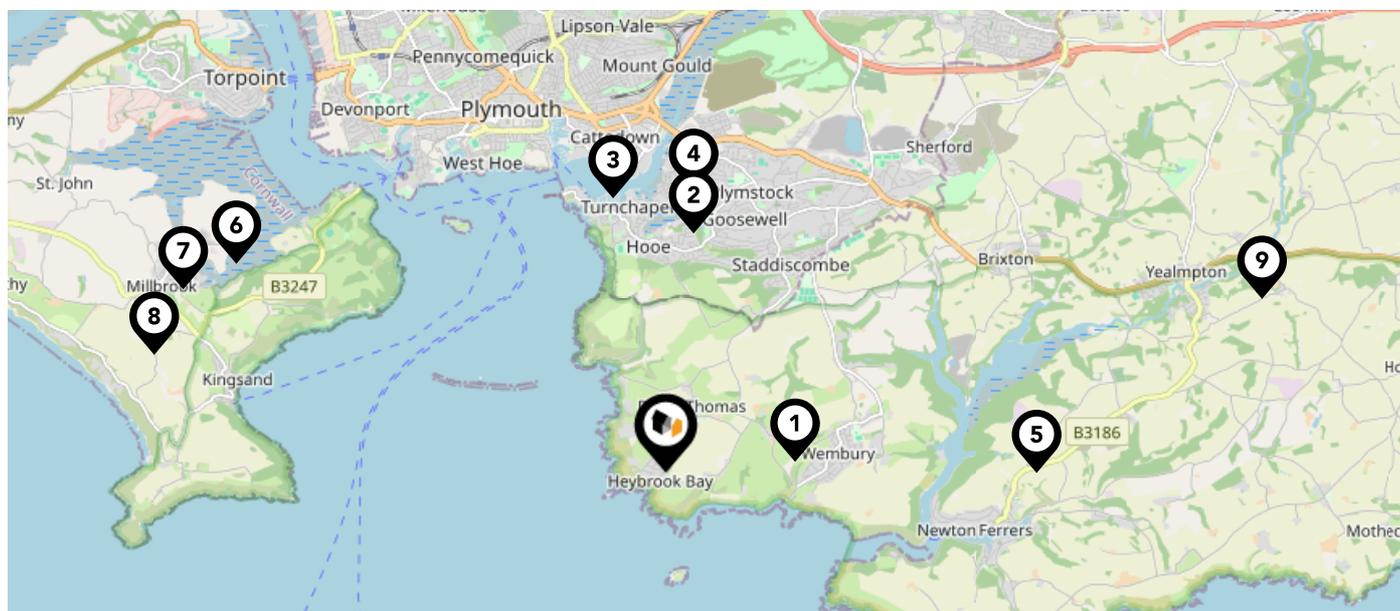
Nearby Green Belt Land

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.



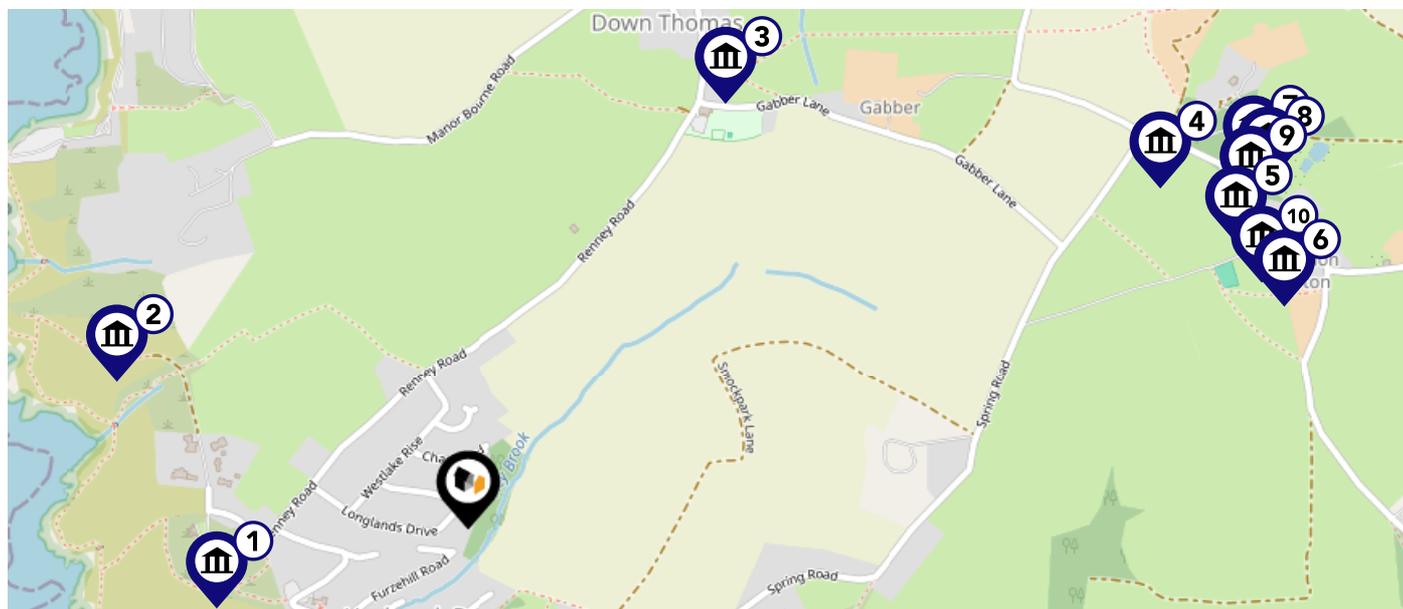
Nearby Landfill Sites

1	Churchwood valley-Wembury, Cornwall	Historic Landfill	
2	Radford Quarry Oreston-Radford Quarry Oreston, Plymouth	Historic Landfill	
3	Sevenside Waste Paper-Wallsend Industrial Estate, Cattedown, Plymouth, Devon	Historic Landfill	
4	Bedford Quarry Oreston B-Oreston, Plymouth	Historic Landfill	
5	EA/EPR/EP3596HQ/A001	Active Landfill	
6	Southdown Quarry-Southdown Road, Millbrook, Torpoint, Cornwall	Historic Landfill	
7	Millpool-Millpool, Millbrook, Torpoint	Historic Landfill	
8	Dadbrook Farm-Millbrook, Cornwall	Historic Landfill	
9	Devon County Council Depot-Yealmbridge, Cornwall	Historic Landfill	

Maps

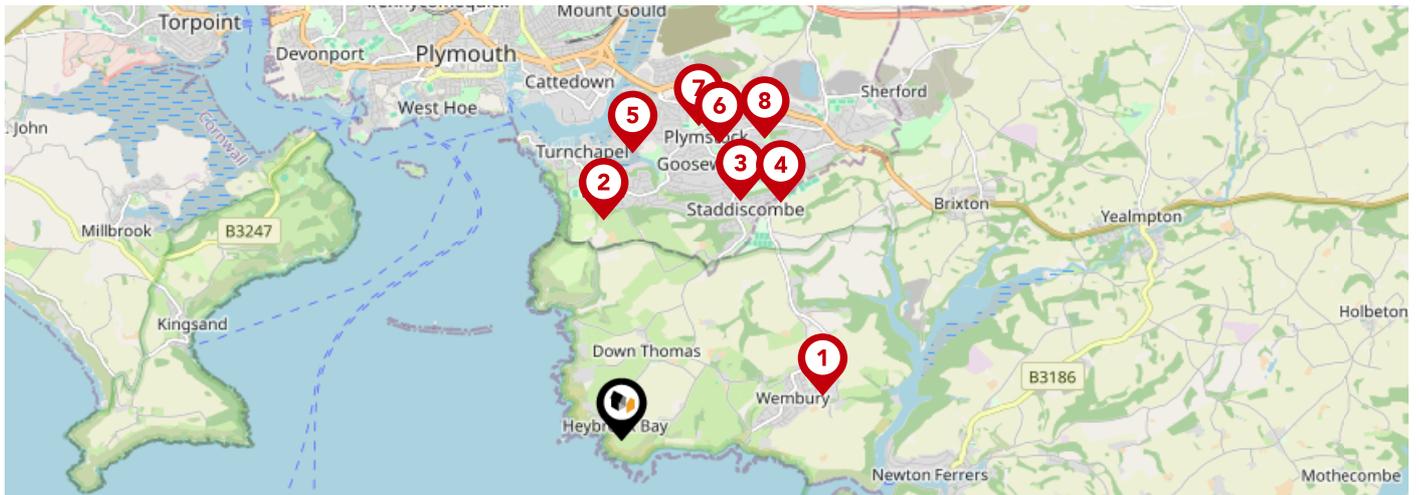
Listed Buildings

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



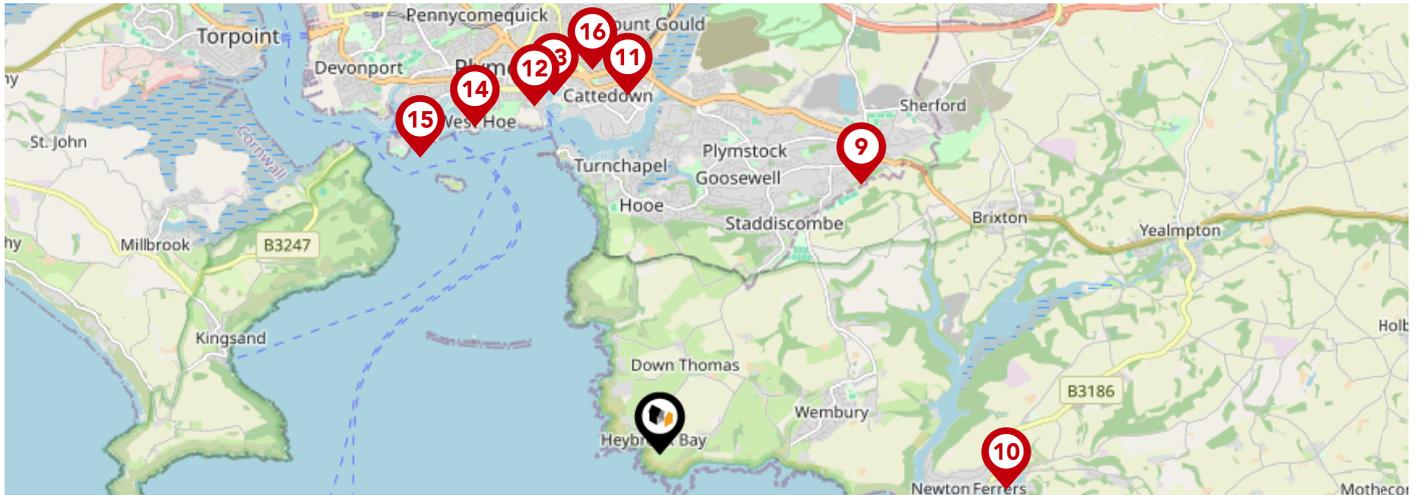
Listed Buildings in the local district	Grade	Distance
 1270701 - Battery	Grade II	0.3 miles
 1108570 - Battery	Grade II	0.4 miles
 1169095 - Princes Farm House	Grade II	0.6 miles
 1306693 - Langdon Lodge	Grade II	0.9 miles
 1108586 - The Tithe Barn	Grade II	1.0 miles
 1306688 - Langdon Barton Farmhouse	Grade II	1.0 miles
 1324841 - Langdon Court Hotel	Grade II	1.0 miles
 1169129 - Two Pairs Of Gate Piers Adjoining South West And South East Of Langdon Court Hotel	Grade II	1.0 miles
 1108587 - Pair Of Garden Houses Approximately 35 Metres South Of Langdon Court Hotel	Grade II	1.0 miles
 1169109 - White Dove Cottage	Grade II	1.0 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Wembury Primary School Ofsted Rating: Good Pupils: 184 Distance:1.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Hooe Primary Academy Ofsted Rating: Good Pupils: 212 Distance:2.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Goosewell Primary Academy Ofsted Rating: Good Pupils: 419 Distance:2.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Coombe Dean School Ofsted Rating: Good Pupils: 995 Distance:2.71	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Oreston Community Academy Ofsted Rating: Good Pupils: 419 Distance:2.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Plymstock School Ofsted Rating: Good Pupils: 1671 Distance:2.96	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Pomphlett Primary School Ofsted Rating: Good Pupils: 424 Distance:3.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Morley Meadow Primary School Ofsted Rating: Good Pupils: 224 Distance:3.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



	Nursery	Primary	Secondary	College	Private
<p>9 Elburton Primary School Ofsted Rating: Outstanding Pupils: 465 Distance:3.18</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Newton Ferrers Church of England Primary School Ofsted Rating: Good Pupils: 125 Distance:3.27</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Prince Rock Primary School Ofsted Rating: Outstanding Pupils: 408 Distance:3.42</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 ACE Schools Plymouth Ofsted Rating: Good Pupils: 233 Distance:3.51</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Holy Cross Catholic Primary School Ofsted Rating: Good Pupils: 306 Distance:3.55</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 St Andrew's Cof E VA Primary School Ofsted Rating: Good Pupils: 208 Distance:3.57</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 St George's CofE Primary Academy Ofsted Rating: Good Pupils: 90 Distance:3.6</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Salisbury Road Primary School Ofsted Rating: Good Pupils: 381 Distance:3.71</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

Masts & Pylons



Key:

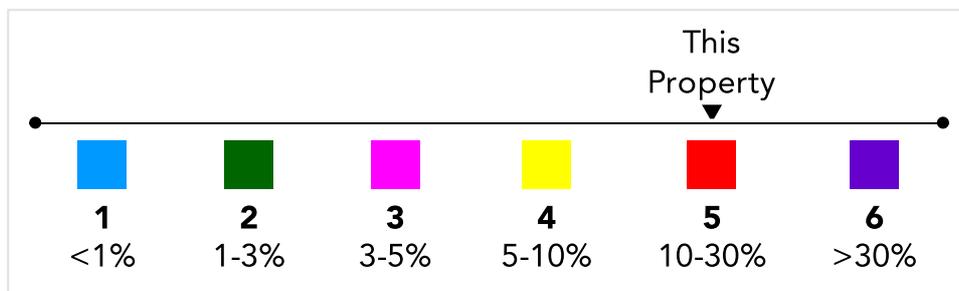
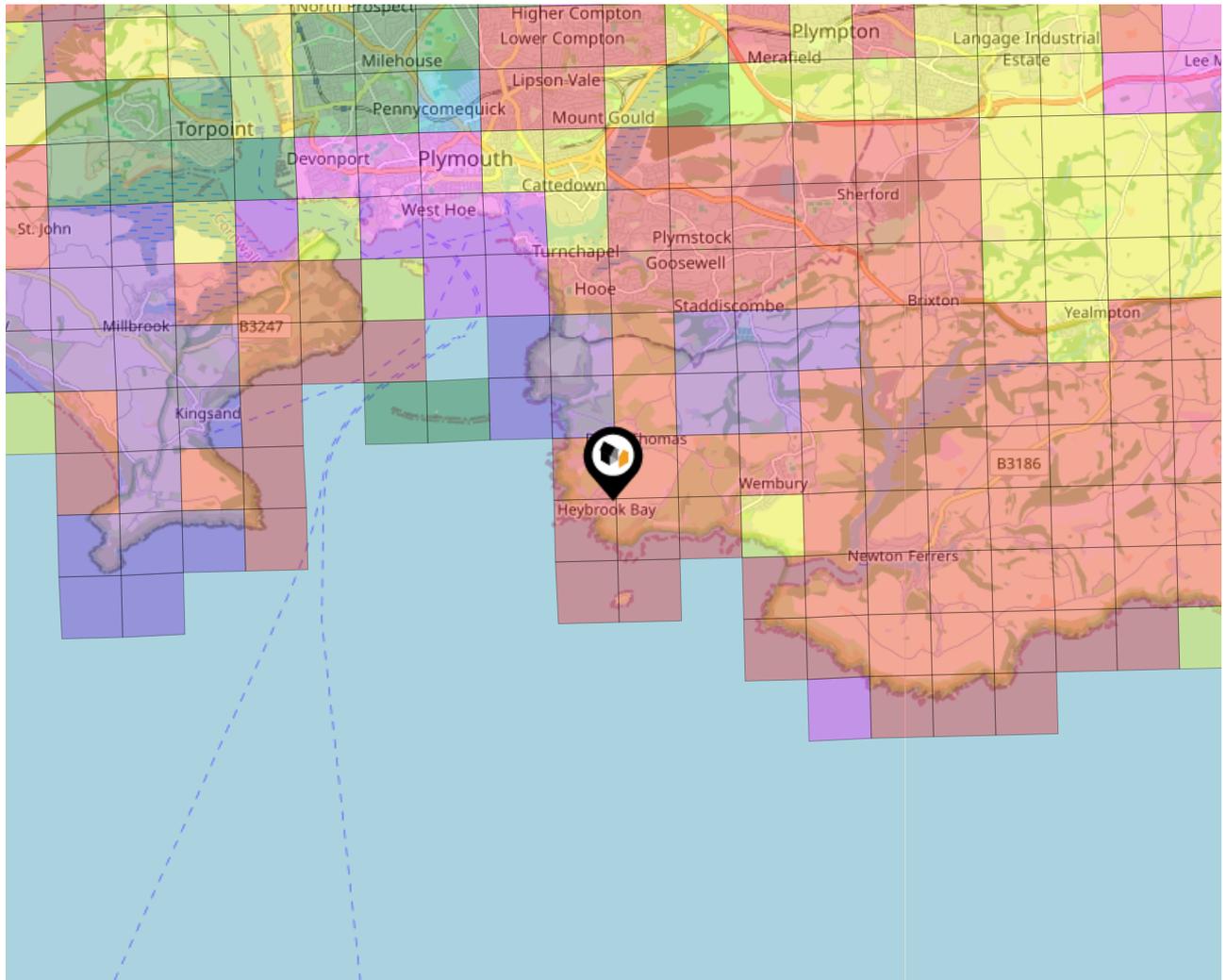
-  Power Pylons
-  Communication Masts

Environment

Radon Gas

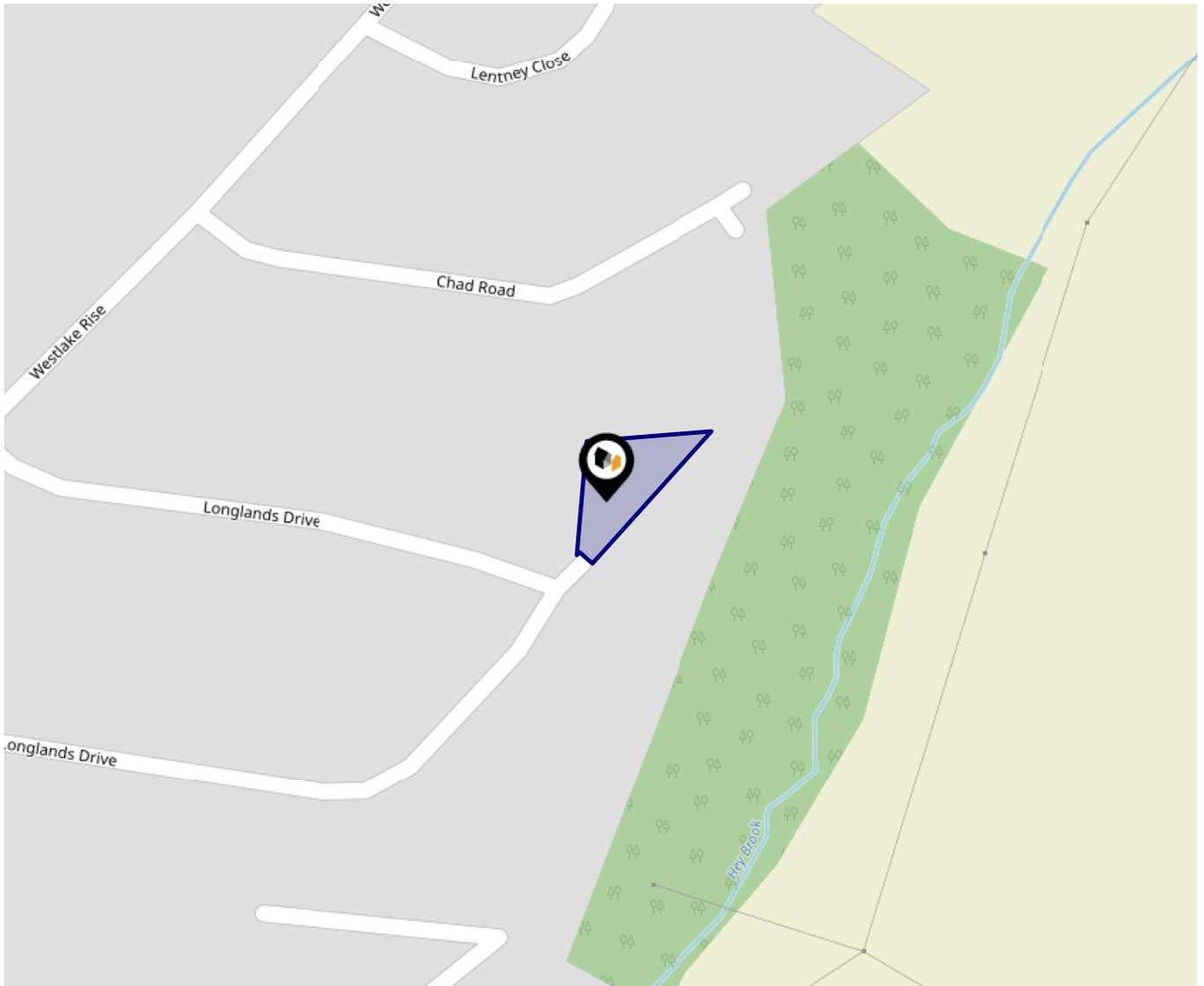
What is Radon?

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).



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:

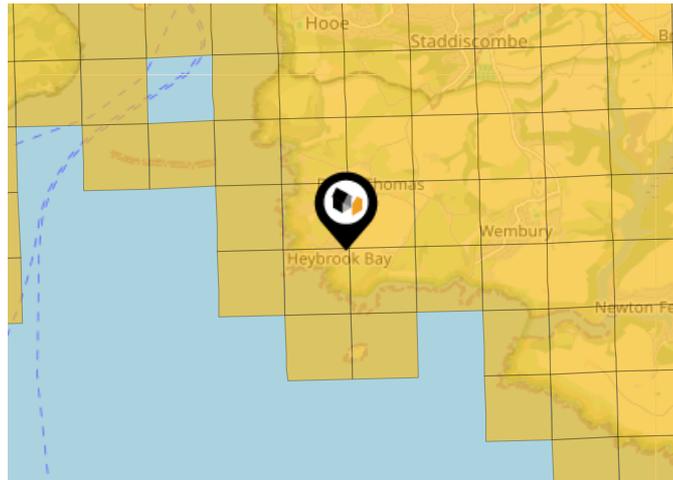
- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Environment

Soils & Clay

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

Carbon Content:	NONE	Soil Texture:	SILTY LOAM
Parent Material Grain:	MIXED (ARGILLIC-RUDACEOUS)	Soil Depth:	INTERMEDIATE
Soil Group:	MEDIUM(SILTY)		

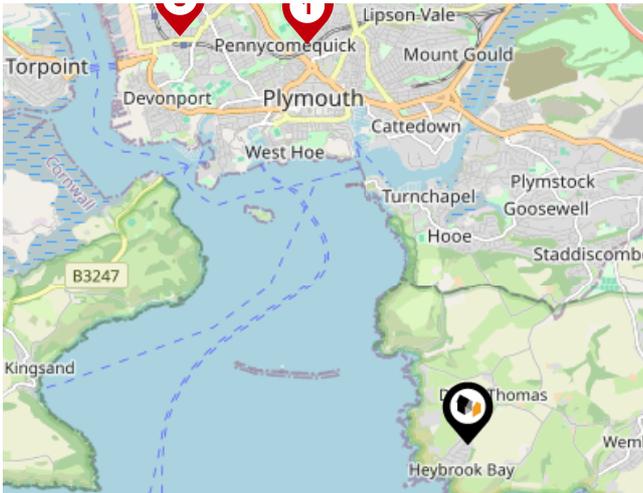


Primary Classifications (Most Common Clay Types)

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

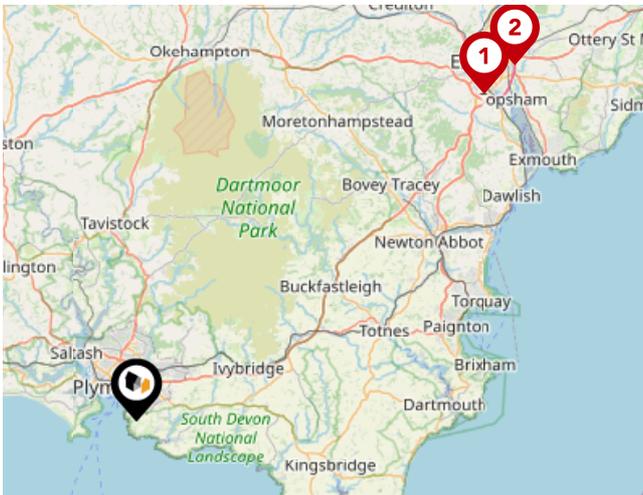
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	4.09 miles
2	Plymouth Rail Station	4.11 miles
3	Devonport Rail Station	4.73 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	35.99 miles
2	M5 J30	39.15 miles

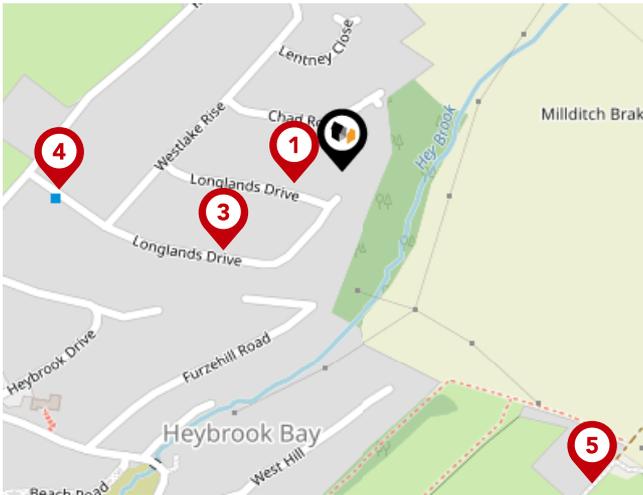


Airports/Helipads

Pin	Name	Distance
1	Glenholt	6.91 miles
2	Exeter Airport	41.55 miles
3	St Mawgan	40.45 miles
4	Joppa	70.64 miles

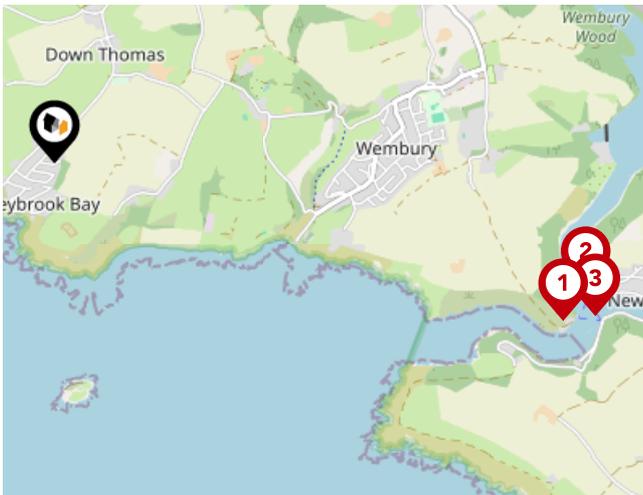
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Westlake Rise	0.03 miles
2	Westlake Rise	0.11 miles
3	Westlake Rise	0.08 miles
4	Longlands Drive Terminus	0.17 miles
5	Wembury Point	0.24 miles



Ferry Terminals

Pin	Name	Distance
1	Warren Point Ferry Landing	2.51 miles
2	Newton Ferrers Ferry Landing	2.57 miles
3	Noss Mayo Ferry Landing	2.65 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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