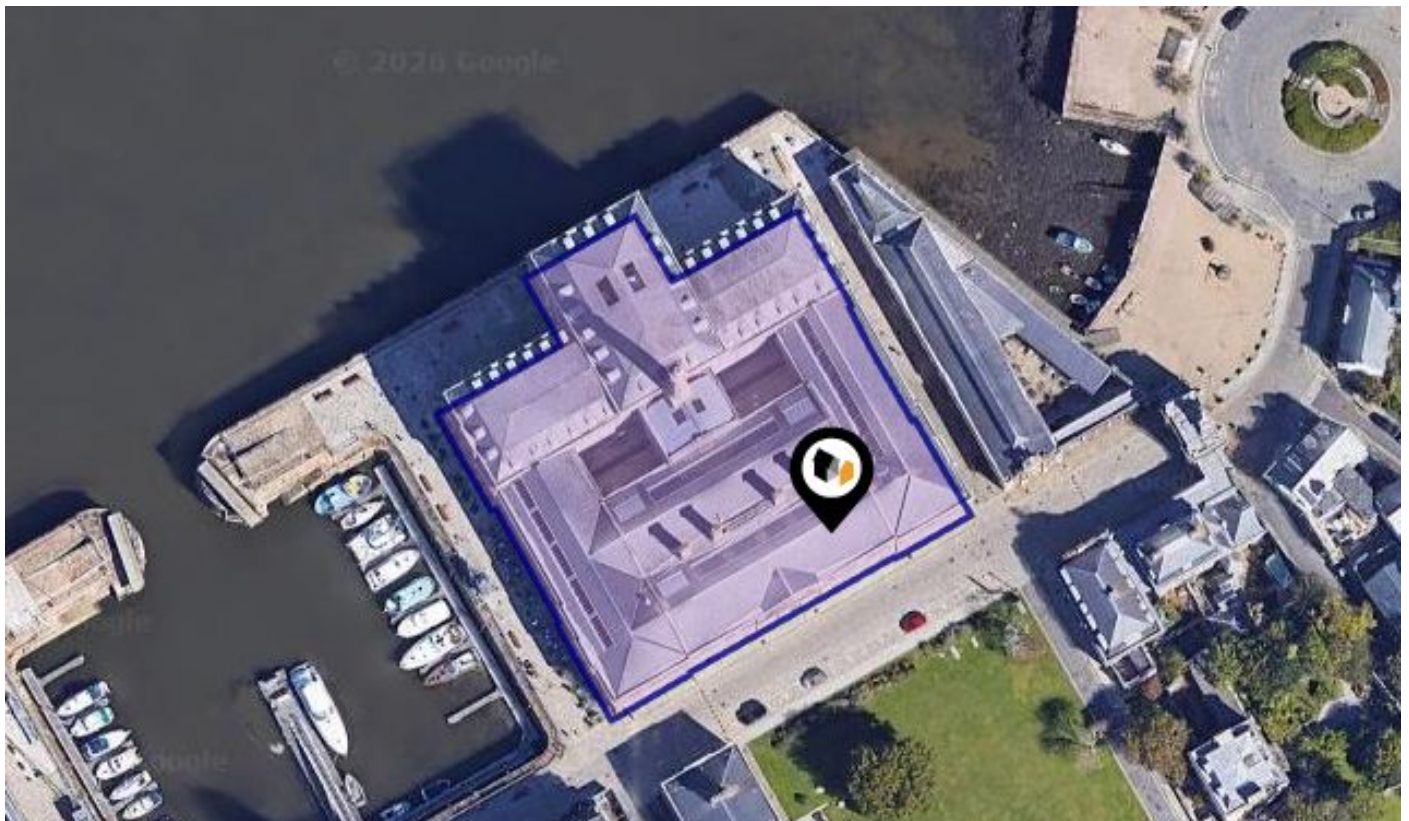




See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Friday 05th June 2026



FLAT 24, 4, ROYAL WILLIAM YARD, PLYMOUTH, PL1 3GD

Lang Town & Country

6 Mannamead Road, Plymouth, PL4 7AA

01752 456000

carrie@langtownandcountry.com

www.langtownandcountry.com





Property

Type:	Flat / Maisonette	Last Sold Date:	04/04/2016
Bedrooms:	2	Last Sold Price:	£245,000
Floor Area:	785 ft ² / 73 m ²	Last Sold £/ft²:	£312
Plot Area:	1.15 acres	Tenure:	Leasehold
Year Built :	2009		
Council Tax :	Band E		
Annual Estimate:	£2,984		
Title Number:	DN586855		
UPRN:	10070766274		
Restrictive Covenants:	No		

Local Area

Local Authority:	City of plymouth
Conservation Area:	Stonehouse Peninsula
Flood Risk:	
● Rivers & Seas	High
● Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

4 mb/s	80 mb/s	- mb/s
		

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Freehold Title Plan



DN386955

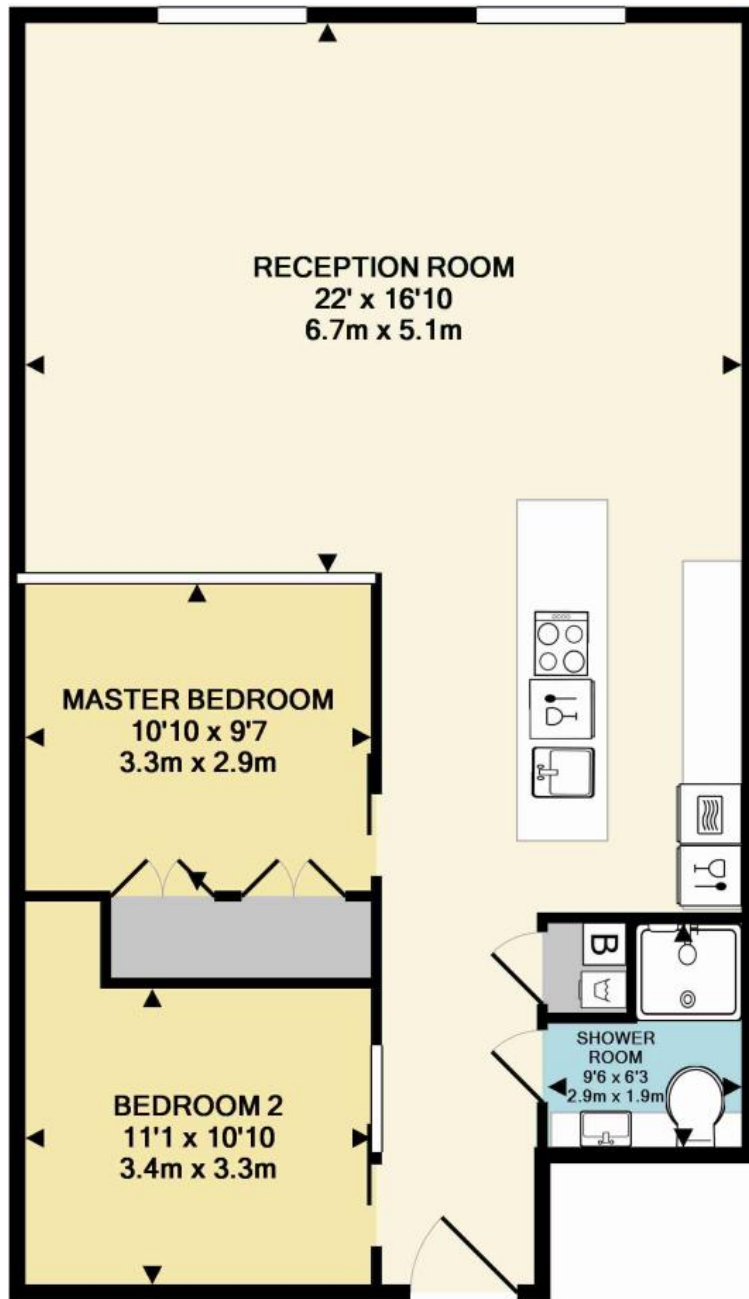
Leasehold Title Plan



DN586855

Start Date: 15/02/2009
End Date: 24/06/2126
Lease Term: 125 years (less 10 days) from 24 June 2001
Term Remaining: 100 years

FLAT 24, 4, ROYAL WILLIAM YARD, PLYMOUTH, PL1 3GD



Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2015

Property EPC - Certificate



Flat 24, 4 Royal William Yard, PLYMOUTH, PL1 3GD

Energy rating

C

Valid until 03.06.2036

Certificate number
0370-2824-1660-2106-2315

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	81 B
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, insulated (assumed)
Walls Energy:	Good
Roof:	(another dwelling above)
Window:	Single glazed
Window Energy:	Very poor
Main Heating:	Community scheme
Main Heating Energy:	Average
Main Heating Controls:	Flat rate charging, programmer and room thermostat
Main Heating Controls Energy:	Poor
Hot Water System:	Community scheme
Hot Water Energy Efficiency:	Average
Lighting:	Good lighting efficiency
Lighting Energy:	Good
Floors:	(another dwelling below)
Secondary Heating:	None
Air Tightness:	(not tested)
Total Floor Area:	73 m ²

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

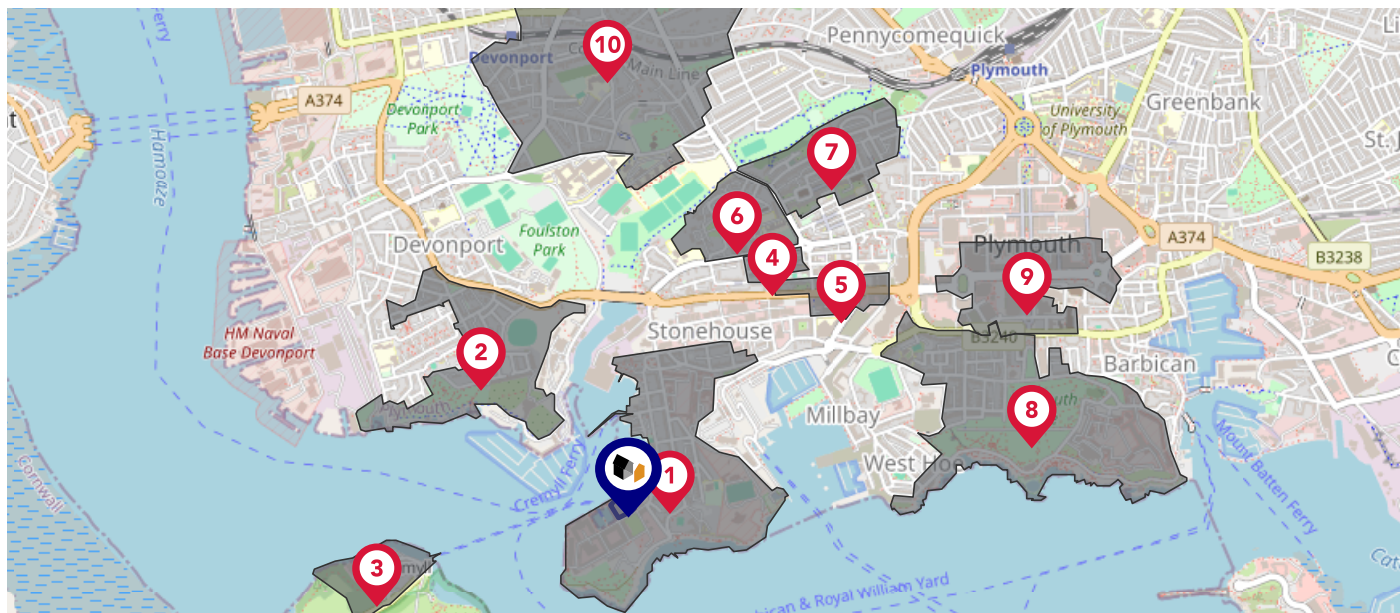
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

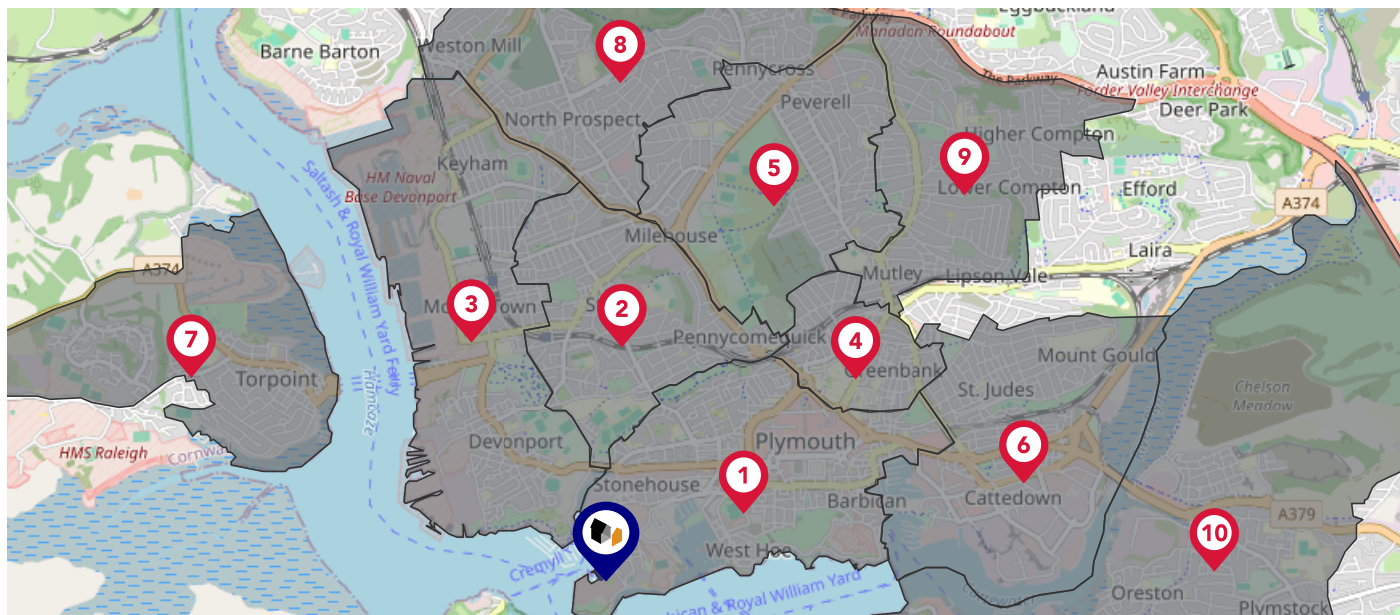
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.













Nearby Conservation Areas

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

-  St. Peter and the Waterfront Ward
-  Stoke Ward
-  Devonport Ward
-  Drake Ward
-  Peverell Ward
-  Sutton and Mount Gould Ward
-  Torpoint ED
-  Ham Ward
-  Compton Ward
-  Plymstock Radford Ward

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...

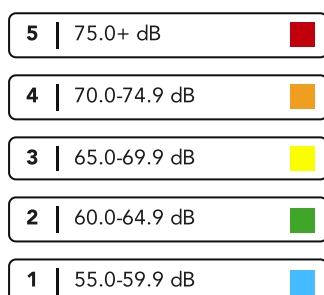


Rail Noise Data

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.

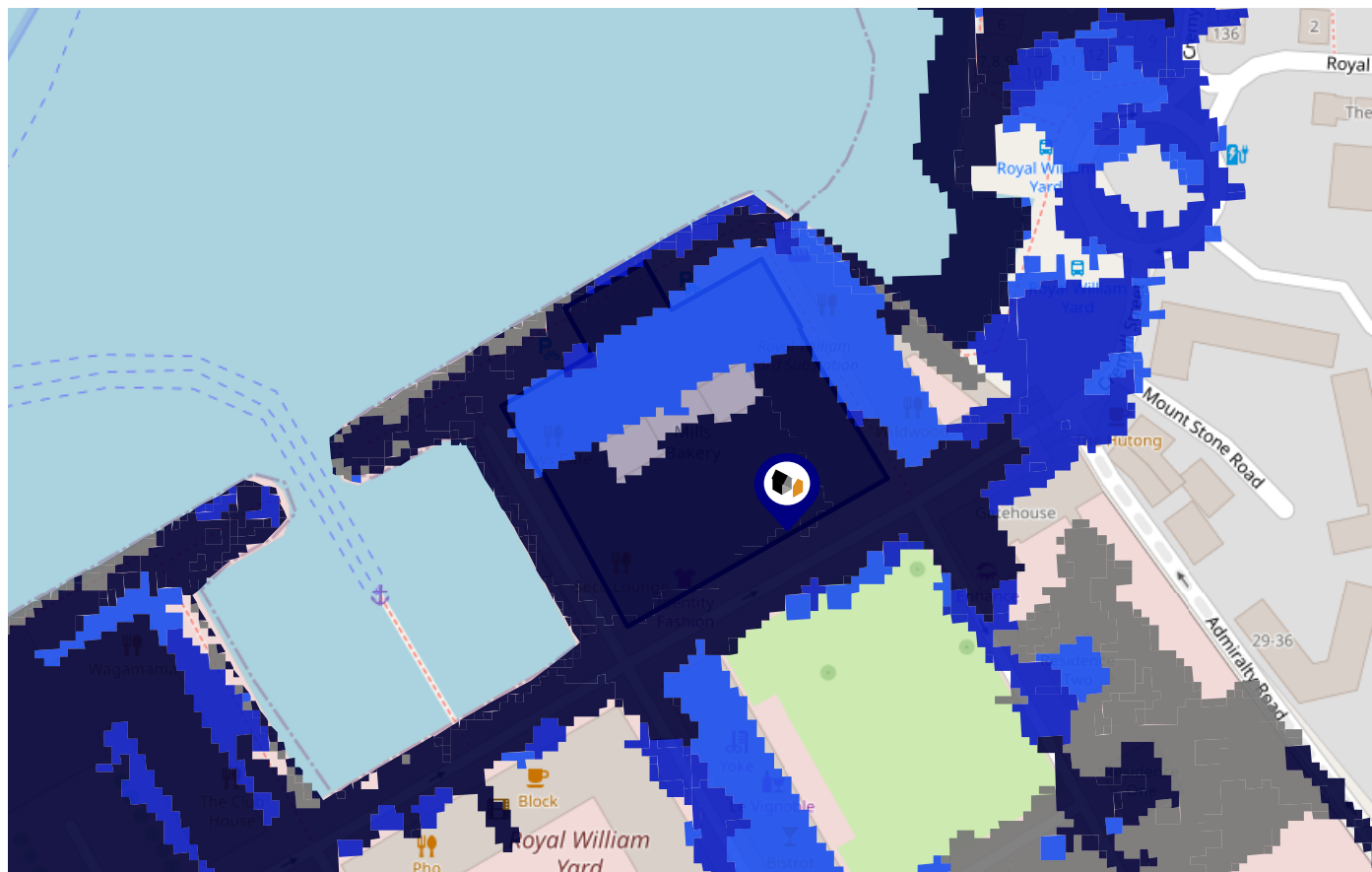
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:



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.

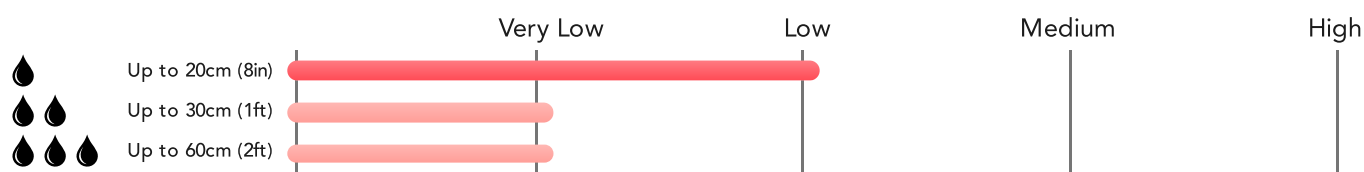


Risk Rating: High

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:

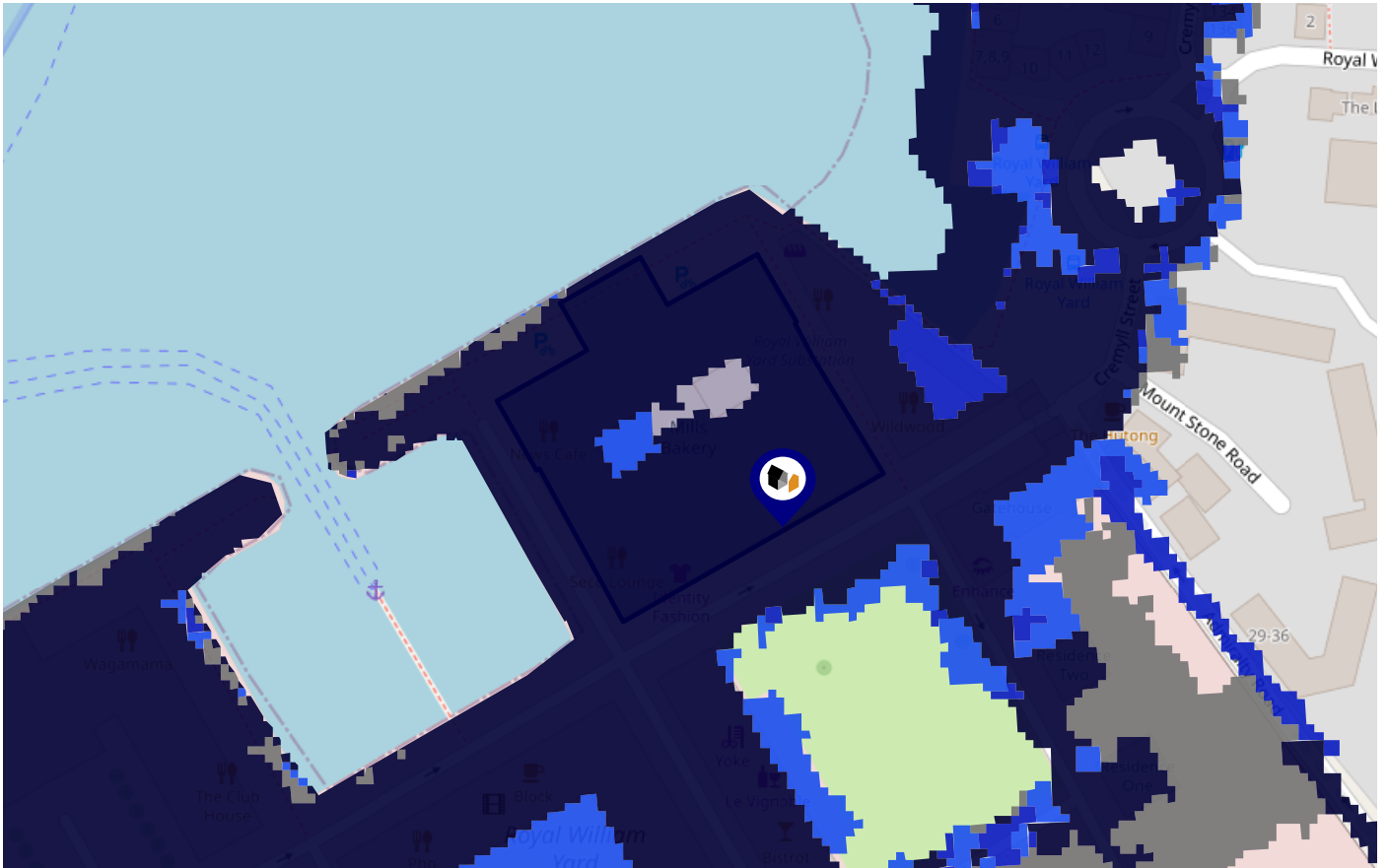


Flood Risk

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: 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:

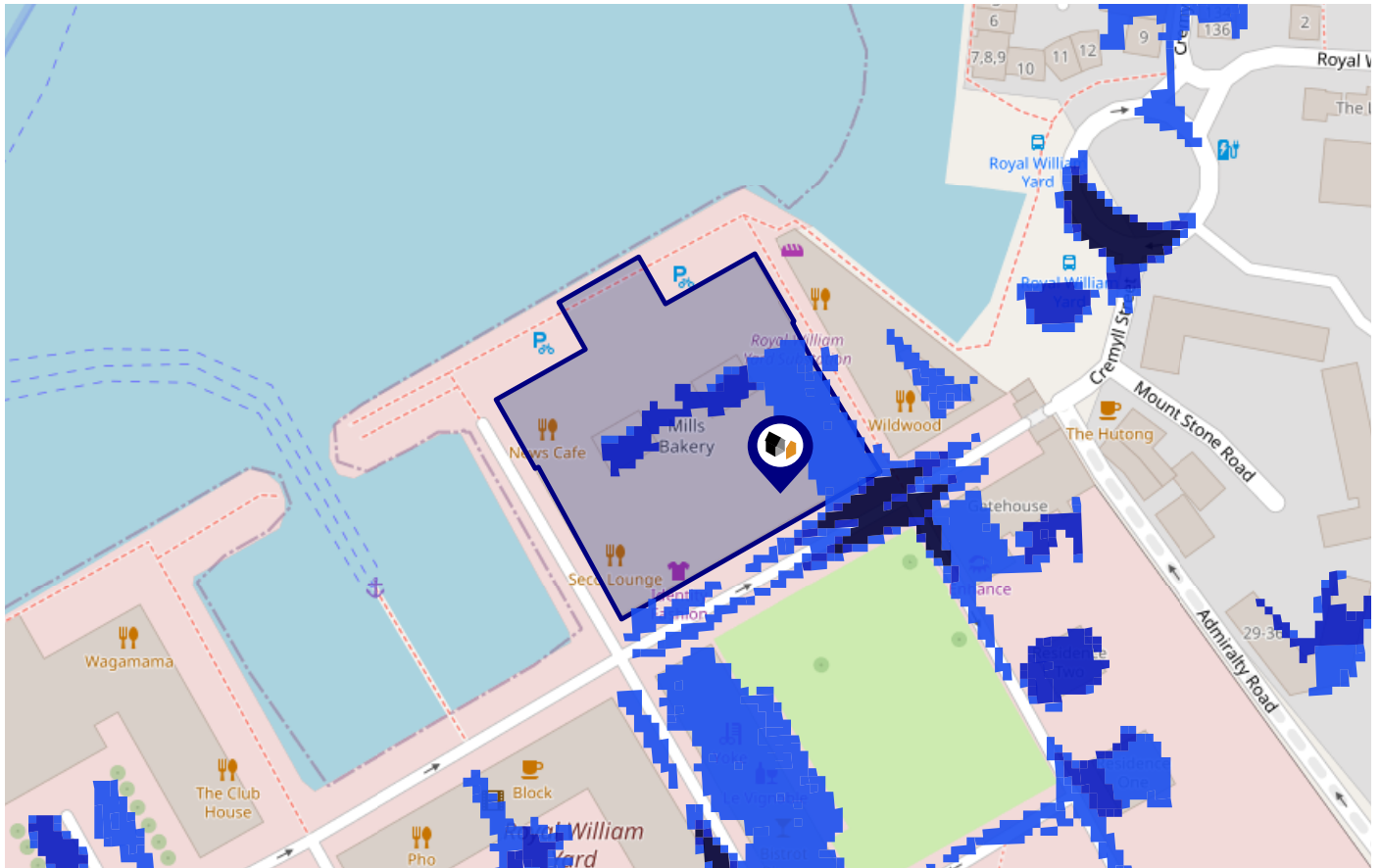


Flood Risk

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:

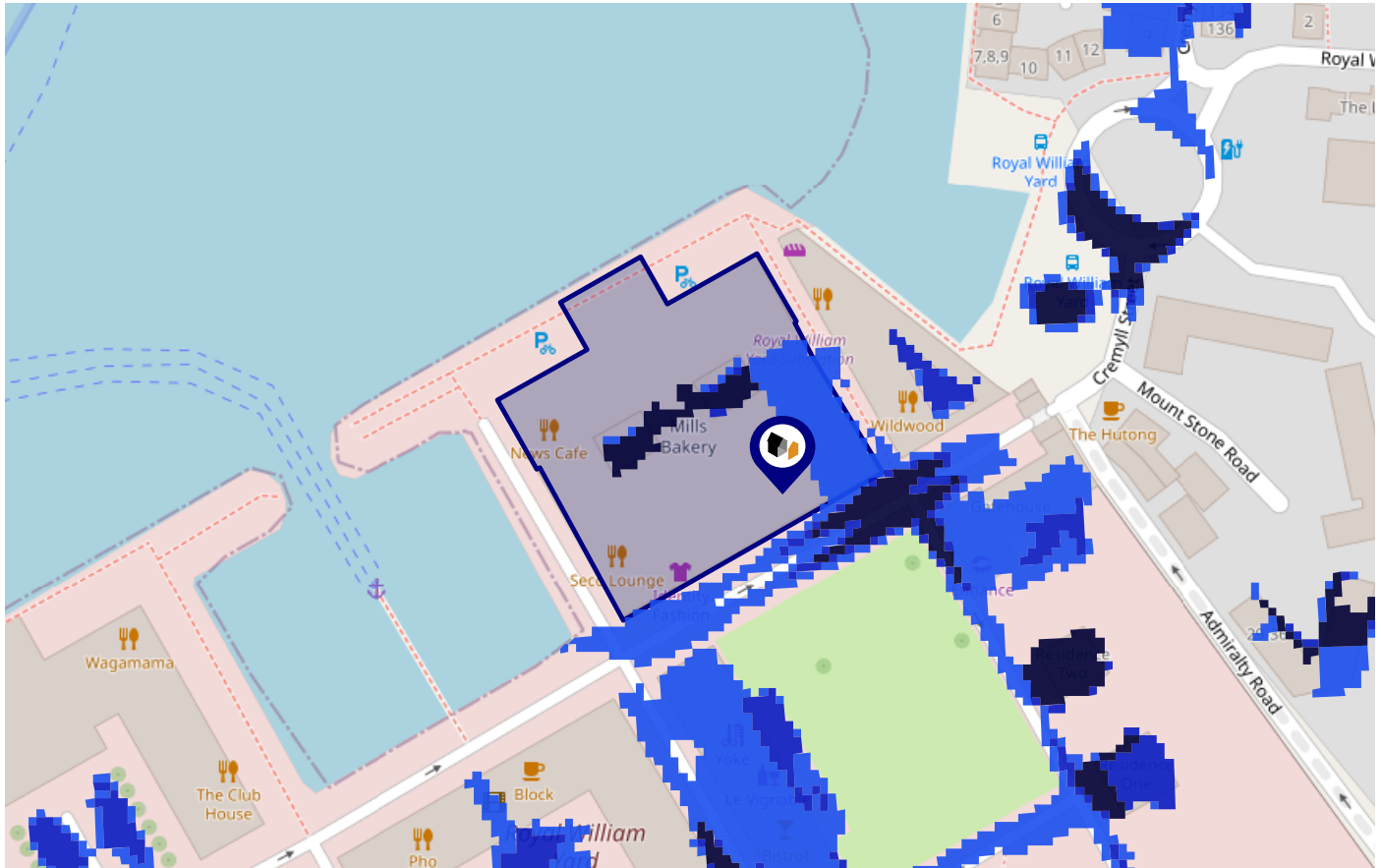


Flood Risk

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.

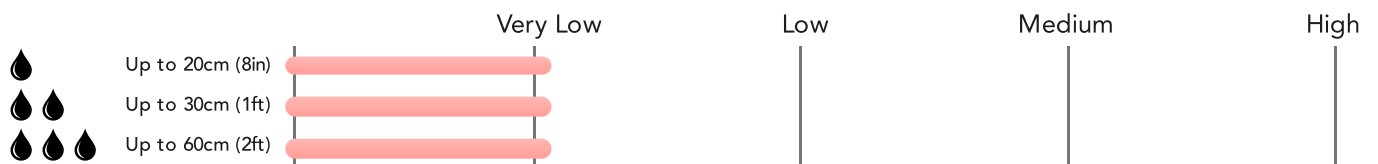


Risk Rating: Very low

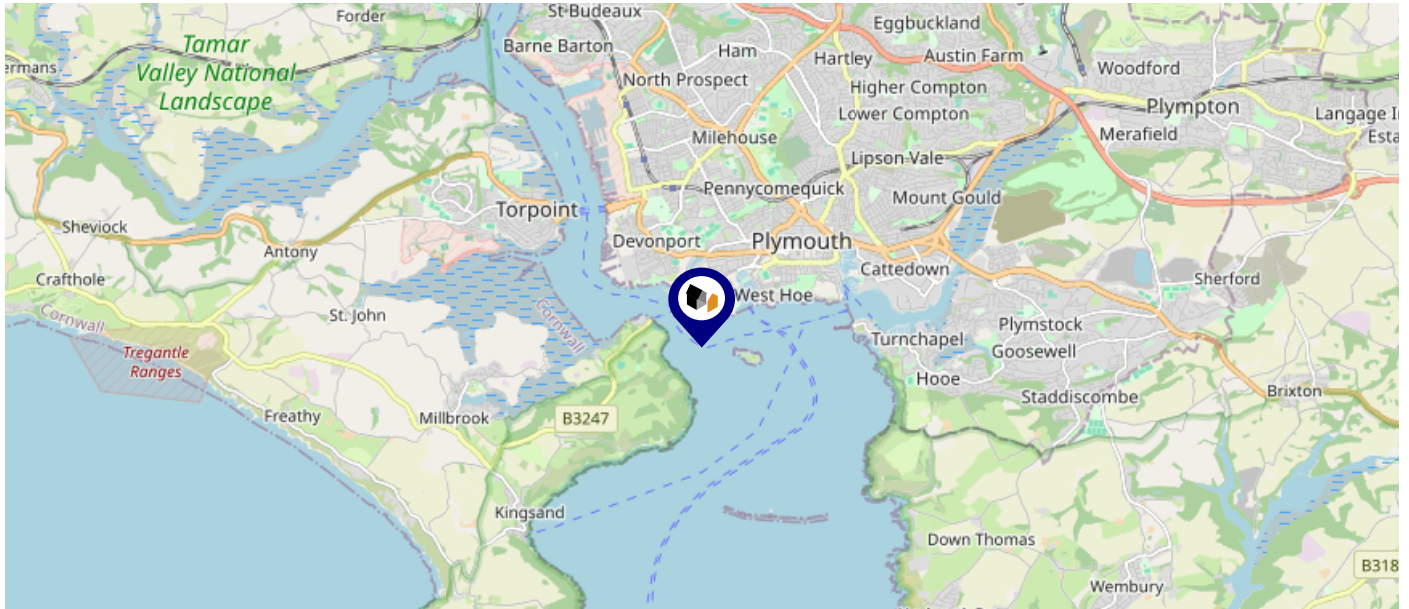
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



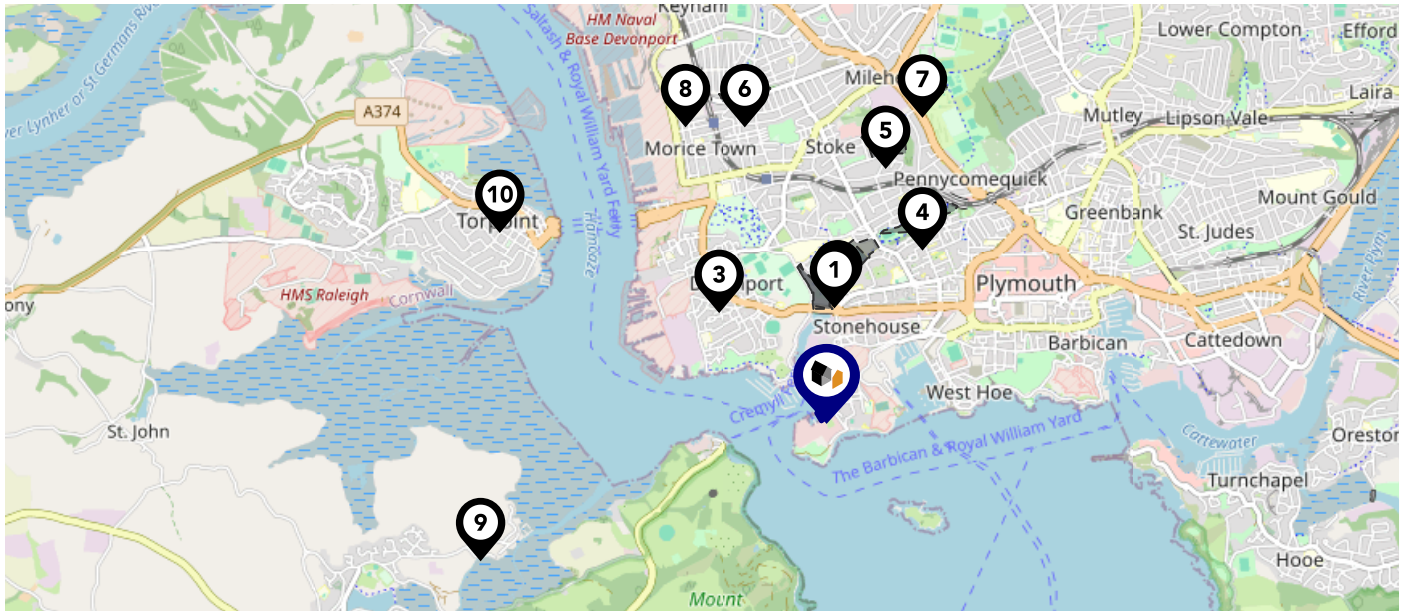
This map displays nearby areas that have been designated as Green Belt...



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	Stonehouse Playing Fields-Stonehouse Playing Fields, Stonehouse, Plymouth, Devon	Historic Landfill	<input type="checkbox"/>
2	Stonehouse Lake-Plymouth, Devon	Historic Landfill	<input type="checkbox"/>
3	Hazardous Stores Return Centre-H M Naval Base, Devonport, Plymouth, Devon	Historic Landfill	<input type="checkbox"/>
4	Victoria Park-Victoria Park, Plymouth	Historic Landfill	<input type="checkbox"/>
5	Stoke School Playing Field And Allotments-Stoke School Playing Field And Allotments, Plymouth	Historic Landfill	<input type="checkbox"/>
6	Recreation Ground St Levan Ground And Alexandra Road-Recreation Ground, St Levan Road, Plymouth	Historic Landfill	<input type="checkbox"/>
7	Central Park Milehouse-Central Park (Milehouse), Plymouth	Historic Landfill	<input type="checkbox"/>
8	St Levan Road Recreation Ground-St Levan Road Recreation Ground, Devonport, Plymouth	Historic Landfill	<input type="checkbox"/>
9	Southdown Quarry-Southdown Road, Millbrook, Torpoint, Cornwall	Historic Landfill	<input type="checkbox"/>
10	Antony Road Car Park-Antony Road Car Park, Torpoint	Historic Landfill	<input type="checkbox"/>

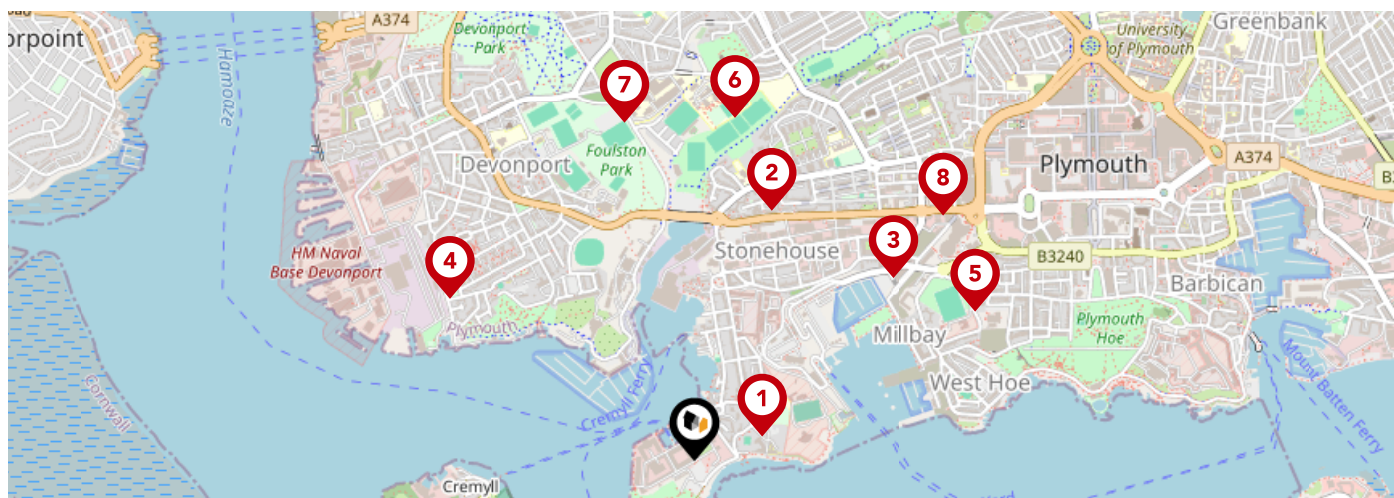
Maps

Listed Buildings

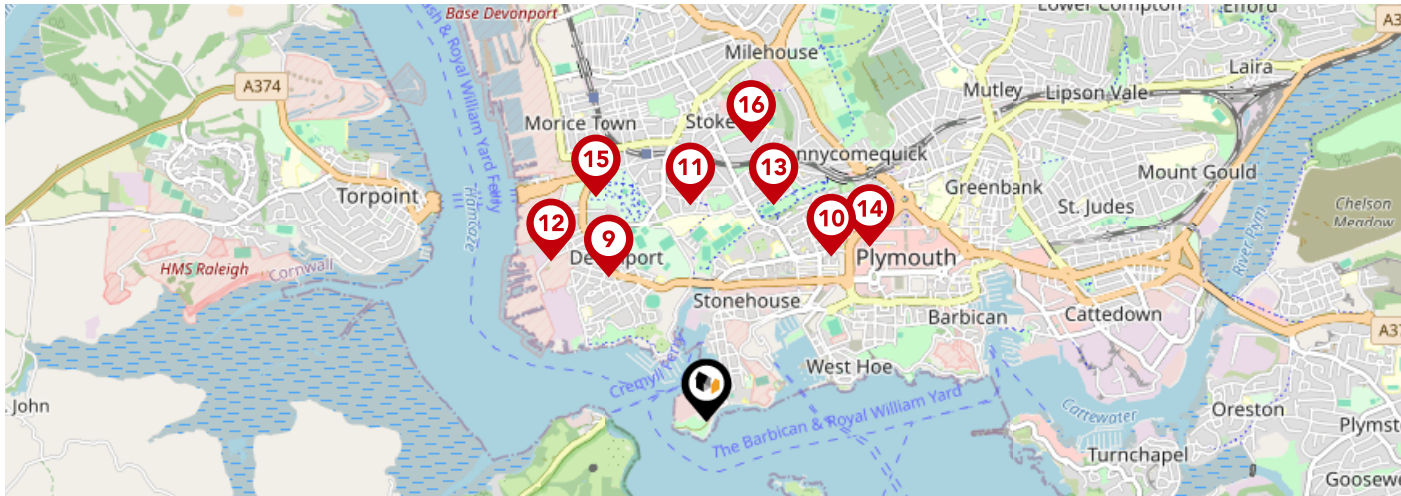
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1378535 - Slaughterhouse And Attached Yard Wall, Royal William Victualling Yard	Grade I	0.0 miles
 1378529 - Dock Basin Walls And 6 Associated Bollards, Royal William Victualling Yard	Grade I	0.0 miles
 1378543 - New Cooperage, Royal William Victualling Yard	Grade II	0.0 miles
 1378533 - North East Quay Wall And 2 Bollards Royal William Victualling Yard	Grade I	0.0 miles
 1378545 - Street Lamp Approximately 30 Metres South East Of The Mill And Bakery, Royal William Victualling Yard	Grade II	0.0 miles
 1378530 - Main Gate, Royal William Victualling Yard	Grade I	0.0 miles
 1378534 - Police Buildings, Royal William Victualling Yard	Grade I	0.0 miles
 1378532 - Mills And Bakery, Royal William Victualling Yard	Grade I	0.0 miles
 1378540 - Swing Bridge, Royal William Victualling Yard	Grade II	0.1 miles
 1378538 - Officers House Number 1 And Attached Walls And Railings, Royal William Victualling Yard	Grade II	0.1 miles

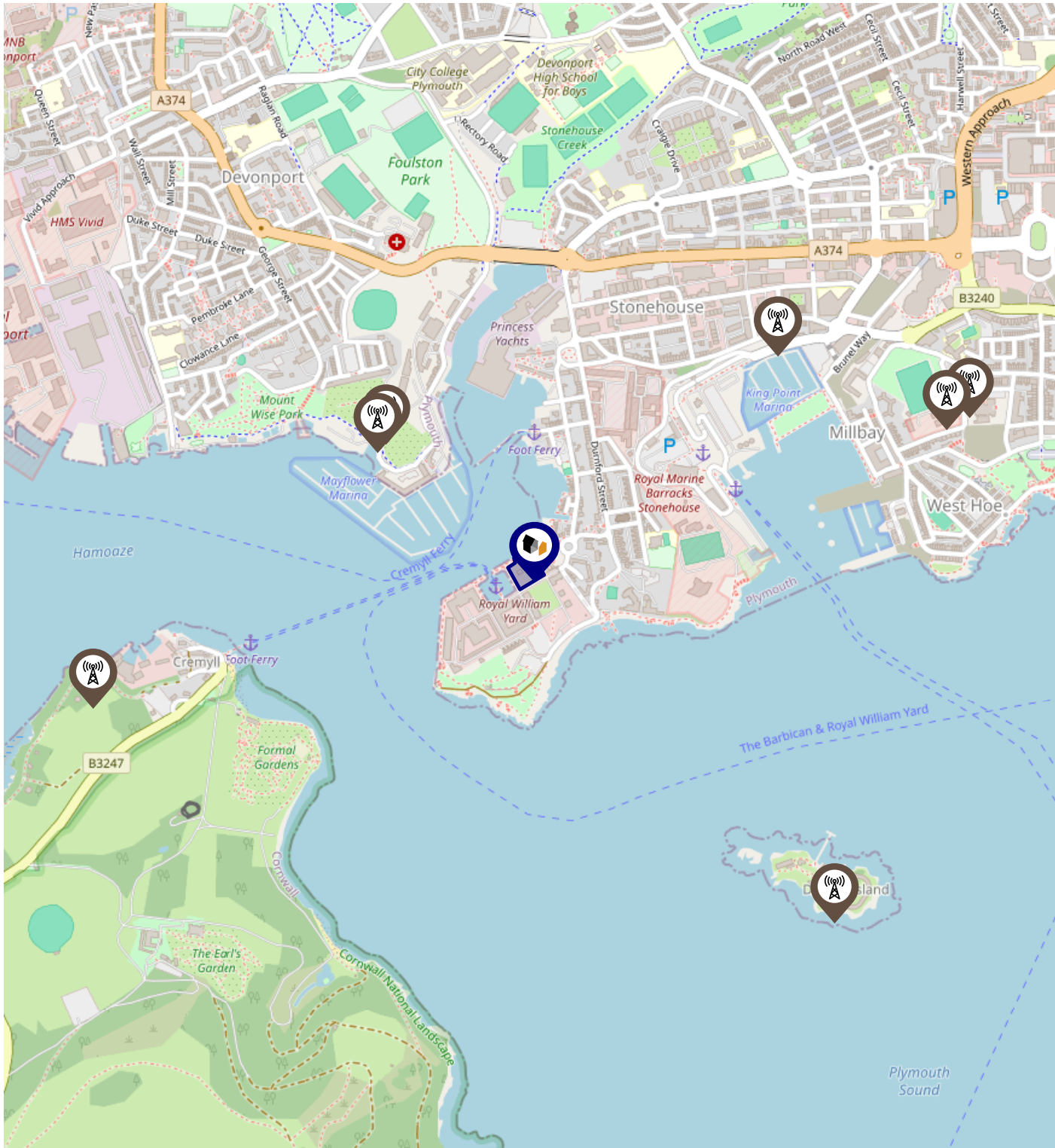


	Nursery	Primary	Secondary	College	Private
1 St George's CofE Primary Academy Ofsted Rating: Good Pupils: 90 Distance:0.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 High Street Primary Academy Ofsted Rating: Good Pupils: 140 Distance:0.62	<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:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Mount Wise Community Primary School Ofsted Rating: Good Pupils: 268 Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 St Andrew's Cof E VA Primary School Ofsted Rating: Good Pupils: 208 Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Devonport High School for Boys Ofsted Rating: Good Pupils: 1231 Distance:0.81	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 City College Plymouth Ofsted Rating: Good Pupils:0 Distance:0.82	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 St Peter's CofE Primary School Ofsted Rating: Good Pupils: 154 Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





	Nursery	Primary	Secondary	College	Private
<p>9 St Joseph's Catholic Primary School Ofsted Rating: Good Pupils: 206 Distance:0.83</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 The Cathedral School of St Mary Ofsted Rating: Requires improvement Pupils: 109 Distance:0.97</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Stoke Damerel Primary Academy Ofsted Rating: Good Pupils: 400 Distance:1.02</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Marlborough Primary Academy Ofsted Rating: Good Pupils: 111 Distance:1.06</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Stuart Road Primary Academy Ofsted Rating: Good Pupils: 189 Distance:1.07</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Pilgrim Primary Academy Ofsted Rating: Outstanding Pupils: 390 Distance:1.13</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 UTC Plymouth Ofsted Rating: Good Pupils: 551 Distance:1.18</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Scott Medical and Healthcare College Ofsted Rating: Good Pupils: 233 Distance:1.33</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons

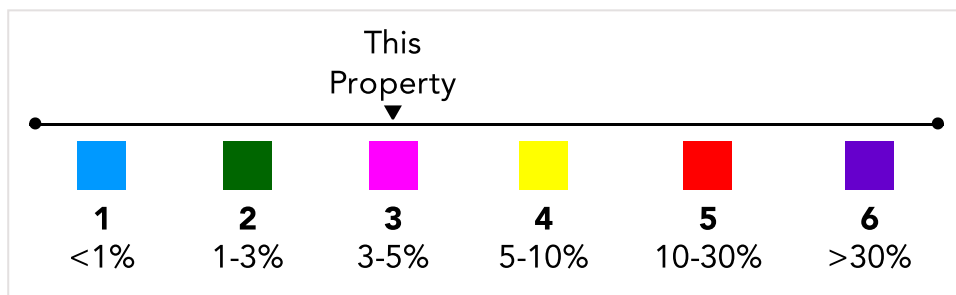
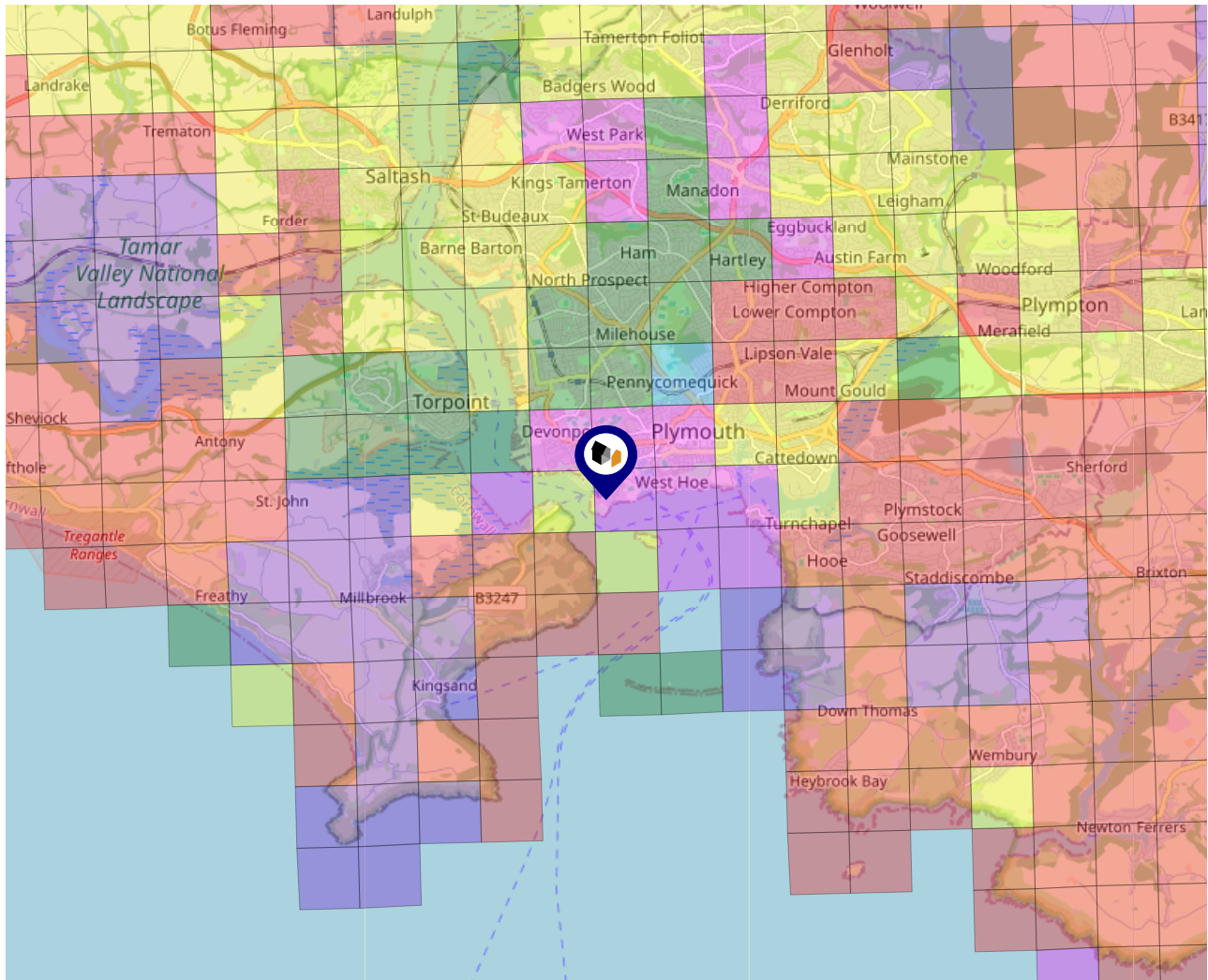


Key:

-  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)

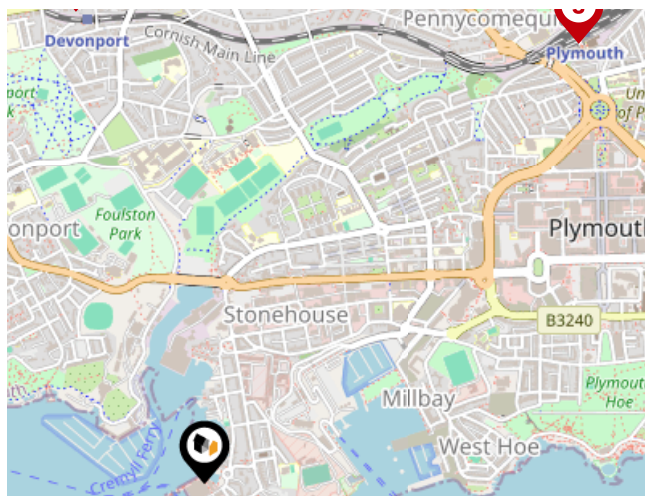
Carbon Content:	NONE	Soil Texture:	LOAM TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	SHALLOW
Soil Group:	LIGHT TO MEDIUM		



Primary Classifications (Most Common Clay Types)

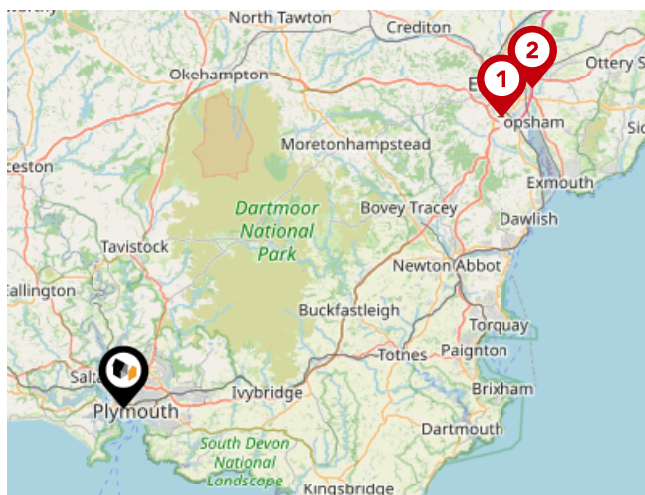
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay &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



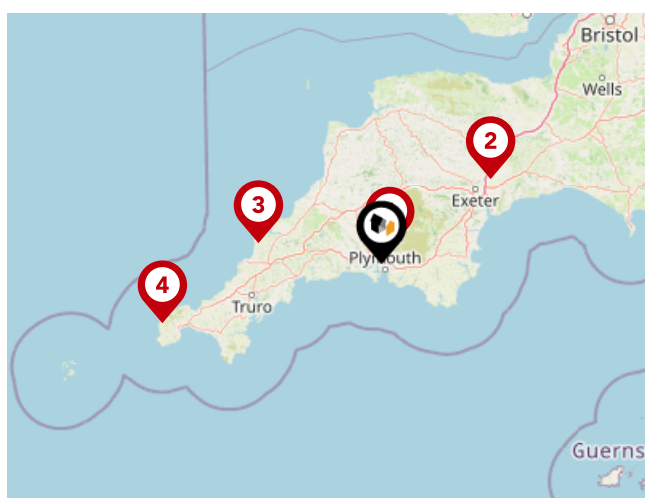
National Rail Stations

Pin	Name	Distance
1	Devonport Rail Station	1.16 miles
2	Devonport Rail Station	1.16 miles
3	Plymouth Rail Station	1.37 miles



Trunk Roads/Motorways

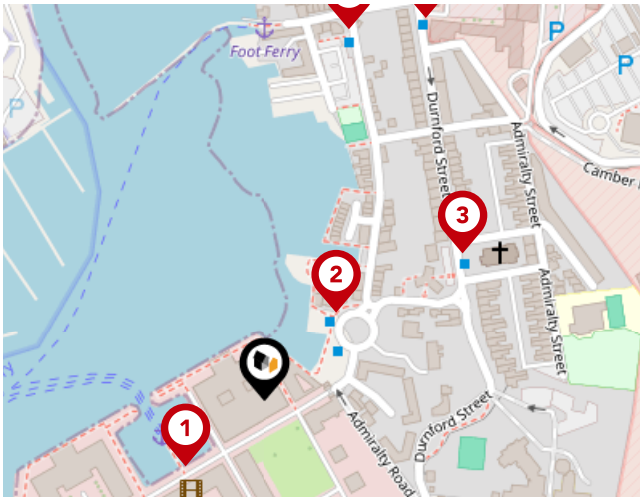
Pin	Name	Distance
1	M5 J31	36.01 miles
2	M5 J30	39.16 miles



Airports/Helipads

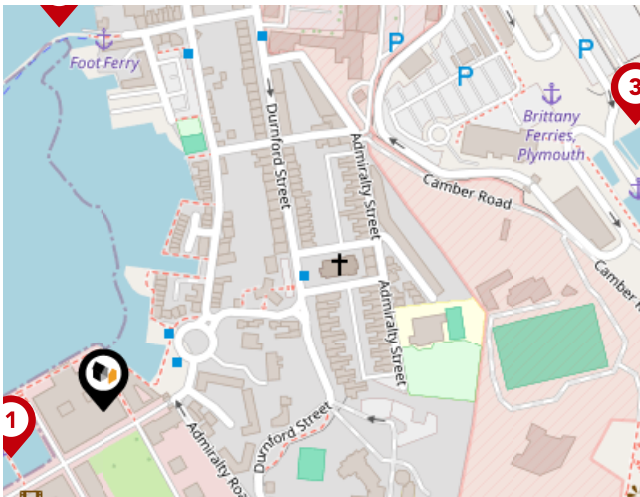
Pin	Name	Distance
1	Glenholt	4.79 miles
2	Exeter Airport	41.58 miles
3	St Mawgan	37.56 miles
4	Joppa	68.92 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Inside Royal William Yard	0.06 miles
2	Royal William Yard	0.07 miles
3	St Paul's Church	0.15 miles
4	Cremyll Street	0.22 miles
5	Admiralty Street	0.25 miles



Ferry Terminals

Pin	Name	Distance
1	Royal William Yard Ferry Landing	0.06 miles
2	Plymouth Stonehouse Ferry Terminal	0.23 miles
3	Plymouth Ferry Terminal	0.36 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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

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.



Lang Town & Country

6 Mannamead Road, Plymouth, PL4 7AA

01752 456000

carrie@langtownandcountry.com

www.langtownandcountry.com

