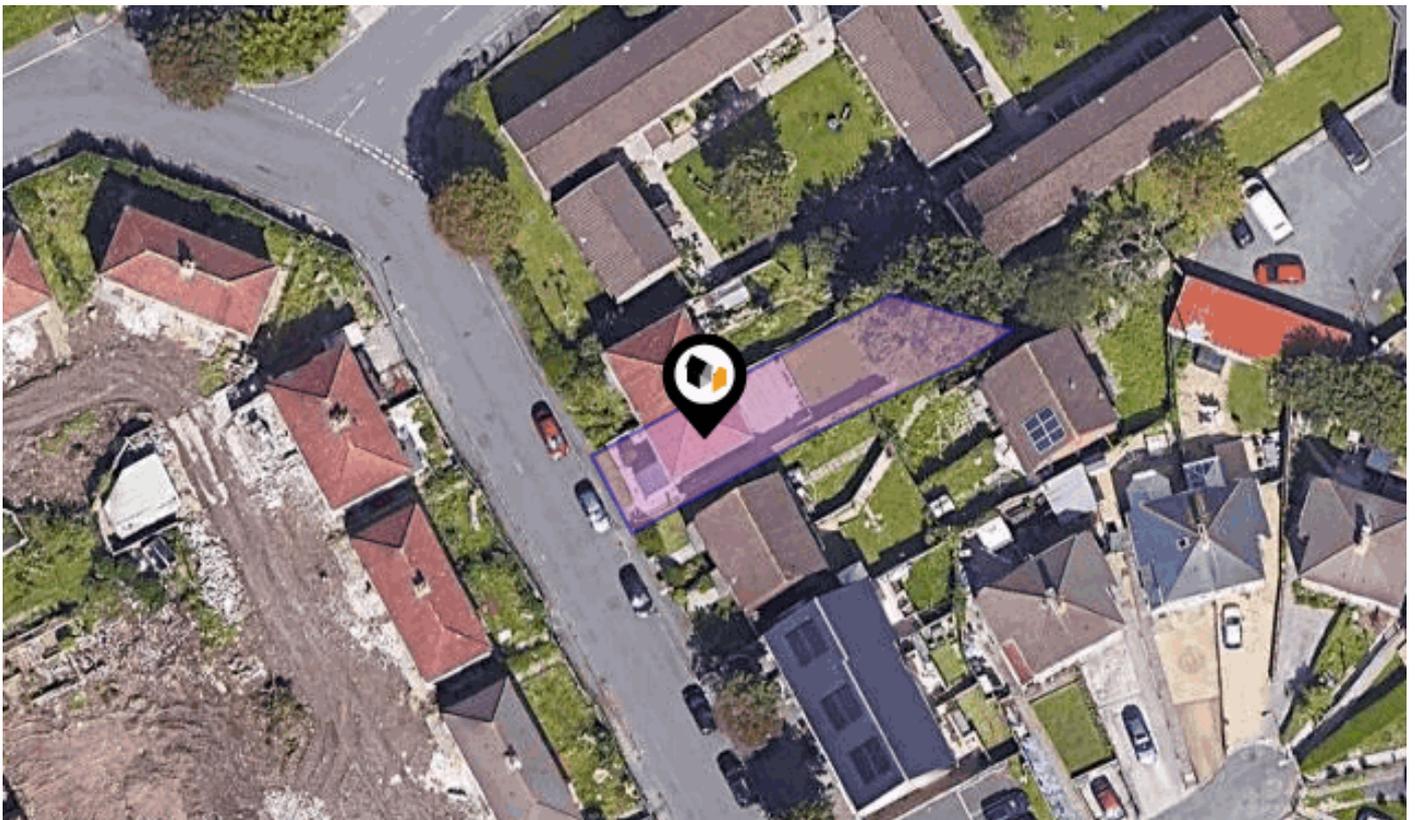




See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Wednesday 25th March 2026



24, LAUREL ROAD, PLYMOUTH, PL2 2QA

Lang Town & Country

6 Mannamead Road, Plymouth, PL4 7AA

01752 456000

carrie@langtownandcountry.com

www.langtownandcountry.com





Property

| | | | |
|-------------------------------|---|------------------------------------|---|
| Type: | Semi-Detached | Last Sold Date: | 11/02/2011 |
| Bedrooms: | 3 | Last Sold Price: | £95,000 |
| Floor Area: | 904 ft ² / 84 m ² | Last Sold £/ft²: | £92 |
| Plot Area: | 0.06 acres | Tenure: | Freehold |
| Year Built : | 1950-1966 | Latest FENSA Work: | 25/04/2005 - 24 Laurel Road windows, North Prospect doors |
| Council Tax : | Band A | | 25/04/2005 - 24 Laurel Road windows, North Prospect doors |
| Annual Estimate: | £1,550 | | 03/05/2004 - 24 Laurel Road windows, North Prospect doors |
| Title Number: | DN17896 | | |
| UPRN: | 100040458837 | | |
| Restrictive Covenants: | Yes | | |

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 | 1800 mb/s |
|  |  |

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



24 Laurel Road, PL2 2QA

Energy rating

C

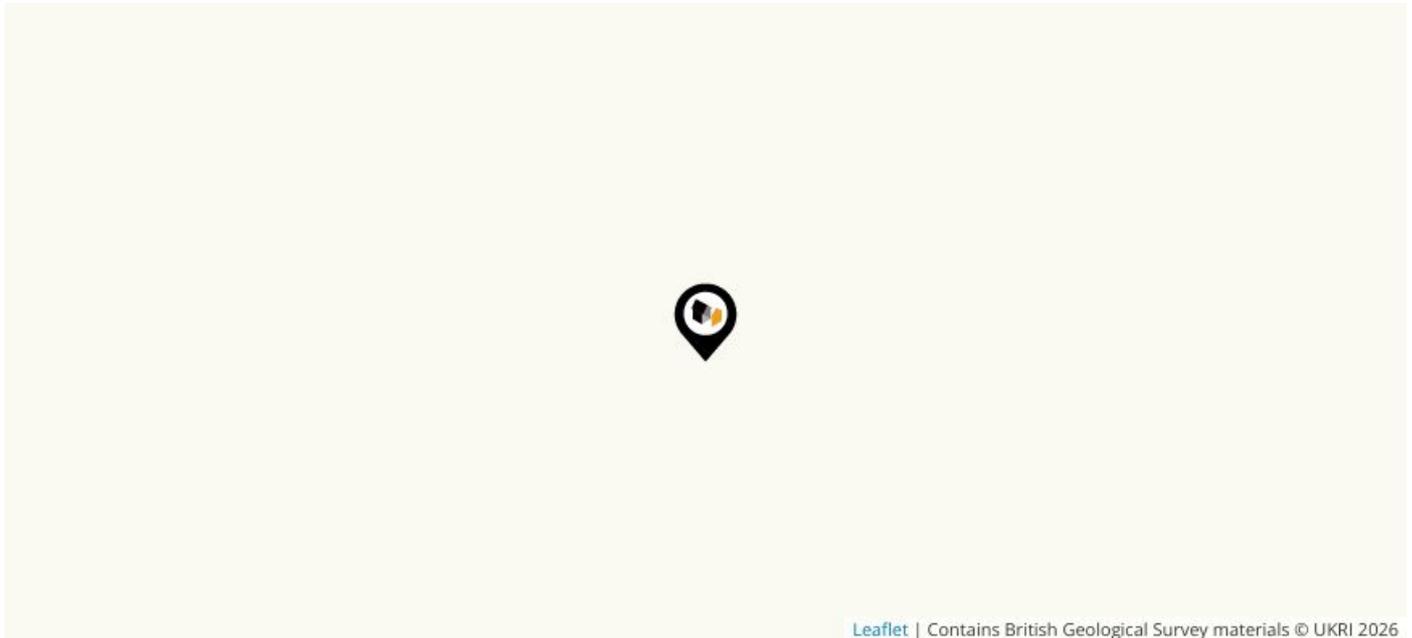
Valid until 24.10.2035

| Score | Energy rating | Current | Potential |
|-------|---------------|---------------|---------------|
| 92+ | A | | |
| 81-91 | B | | 81 B |
| 69-80 | C | 71 c | |
| 55-68 | D | | |
| 39-54 | 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 |
| Previous Extension: | 0 |
| Open Fireplace: | 0 |
| Walls: | Cavity wall, as built, no insulation (assumed) |
| Walls Energy: | Poor |
| Roof: | Pitched, 350 mm loft insulation |
| Roof Energy: | Very Good |
| 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: | Excellent lighting efficiency |
| Floors: | Solid, no insulation (assumed) |
| Total Floor Area: | 84 m ² |

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

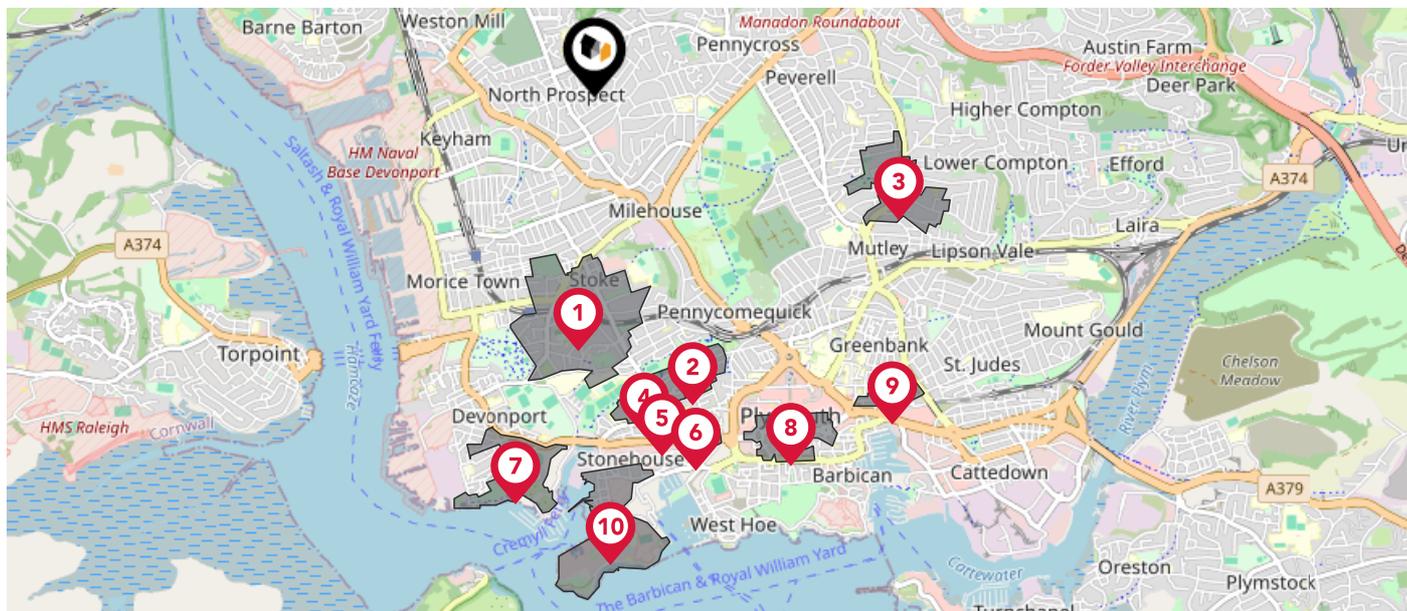
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



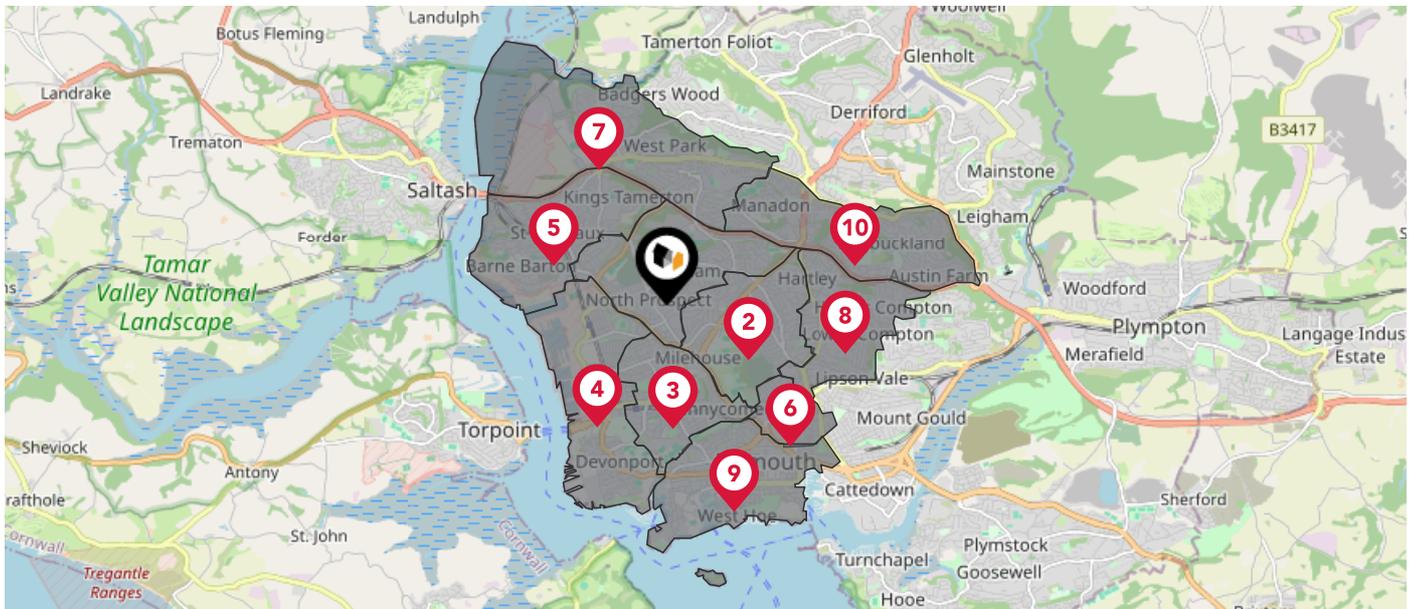
Nearby Conservation Areas

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

Maps

Council Wards

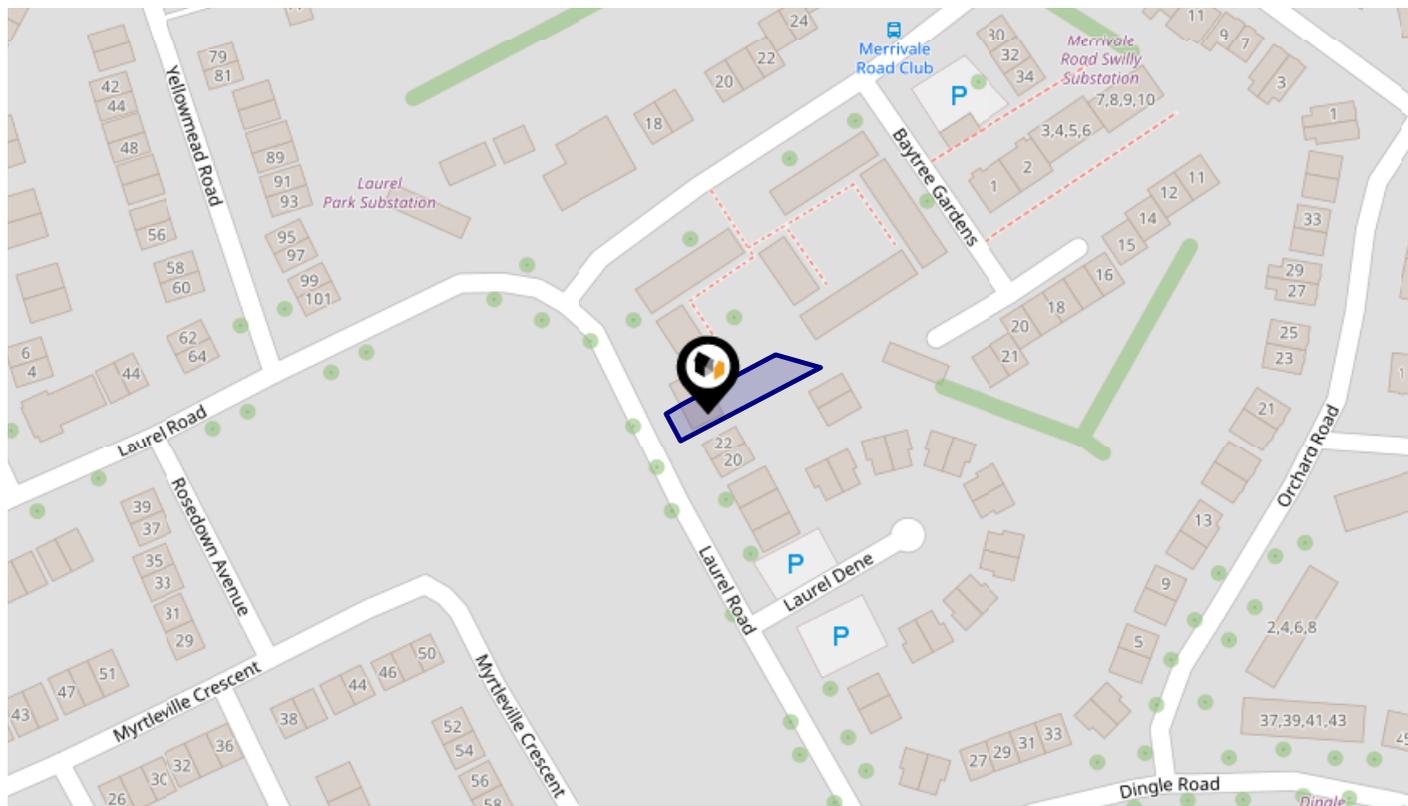
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

- 1 Ham Ward
- 2 Peverell Ward
- 3 Stoke Ward
- 4 Devonport Ward
- 5 St. Budeaux Ward
- 6 Drake Ward
- 7 Honicknowle Ward
- 8 Compton Ward
- 9 St. Peter and the Waterfront Ward
- 10 Eggbuckland 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:

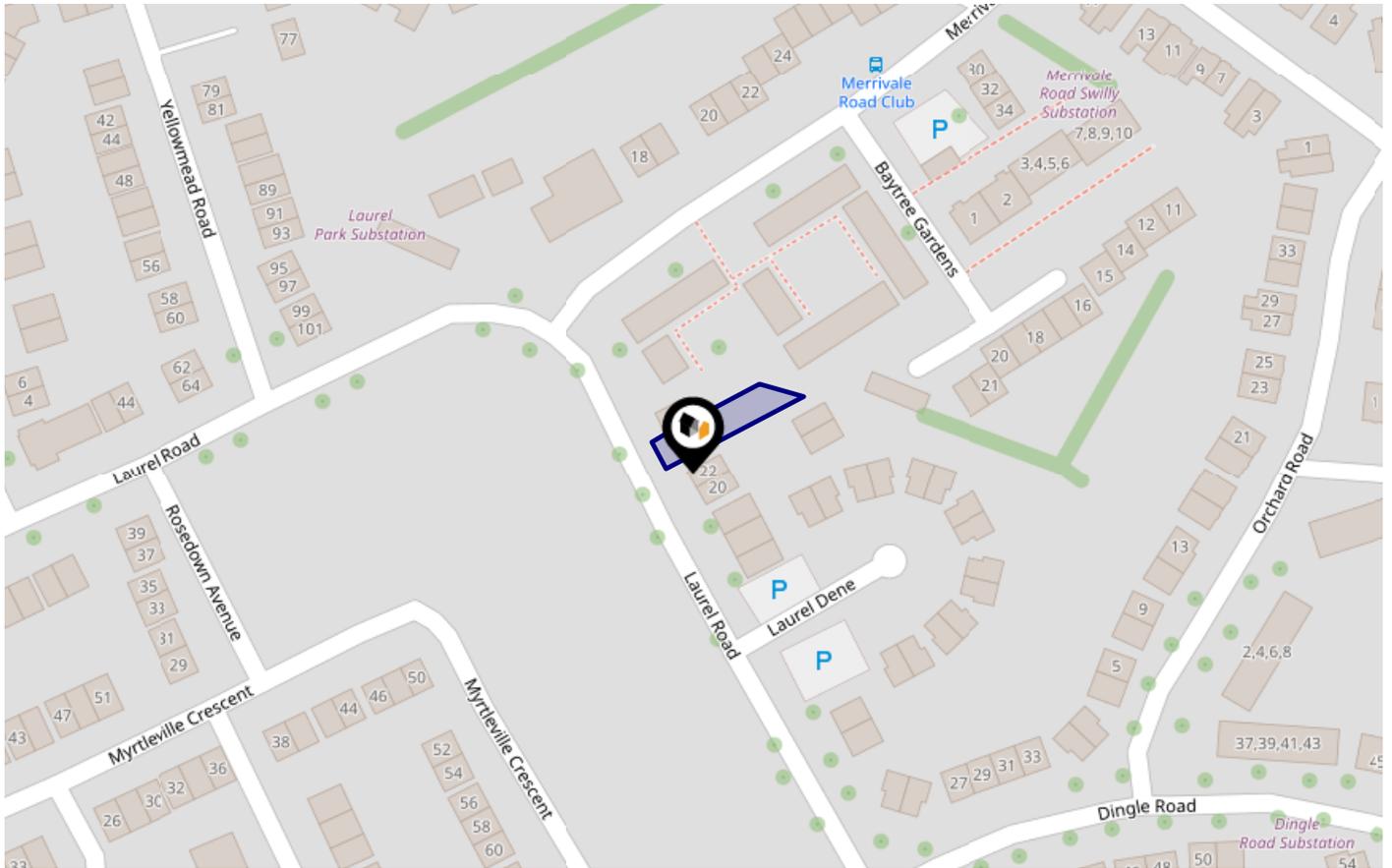


Flood Risk

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.

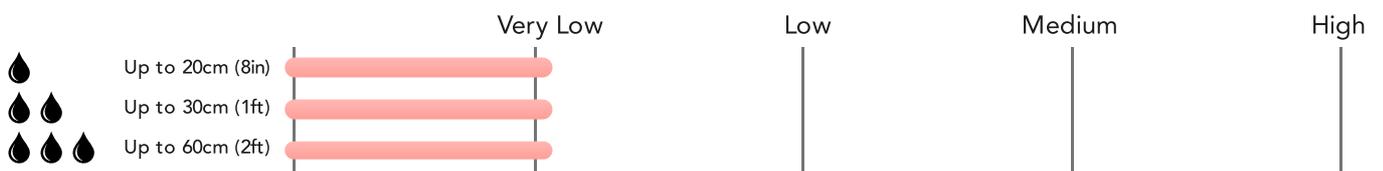


Risk Rating: Very low

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:

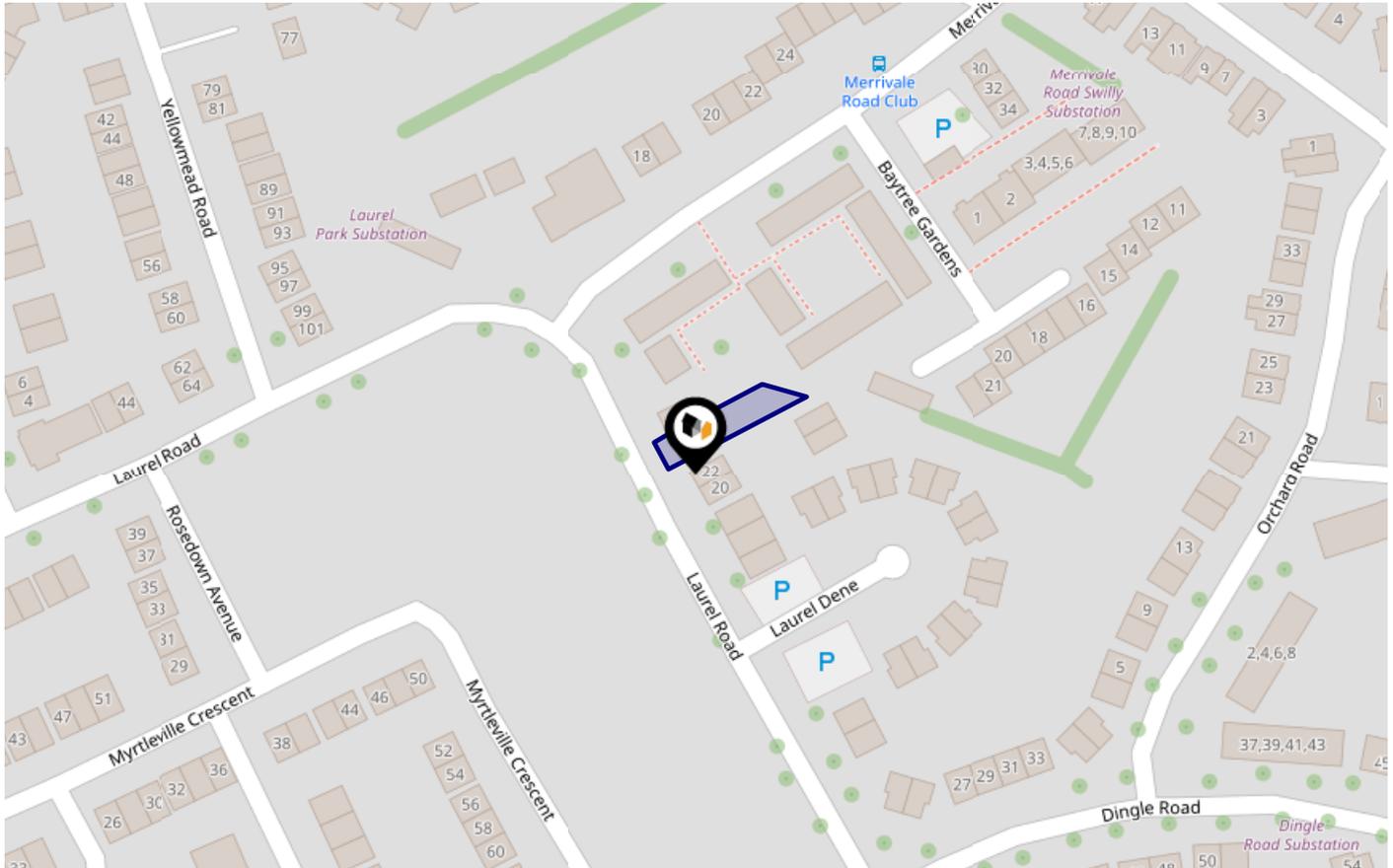


Flood Risk

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.
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Chance of flooding to the following depths at this property:

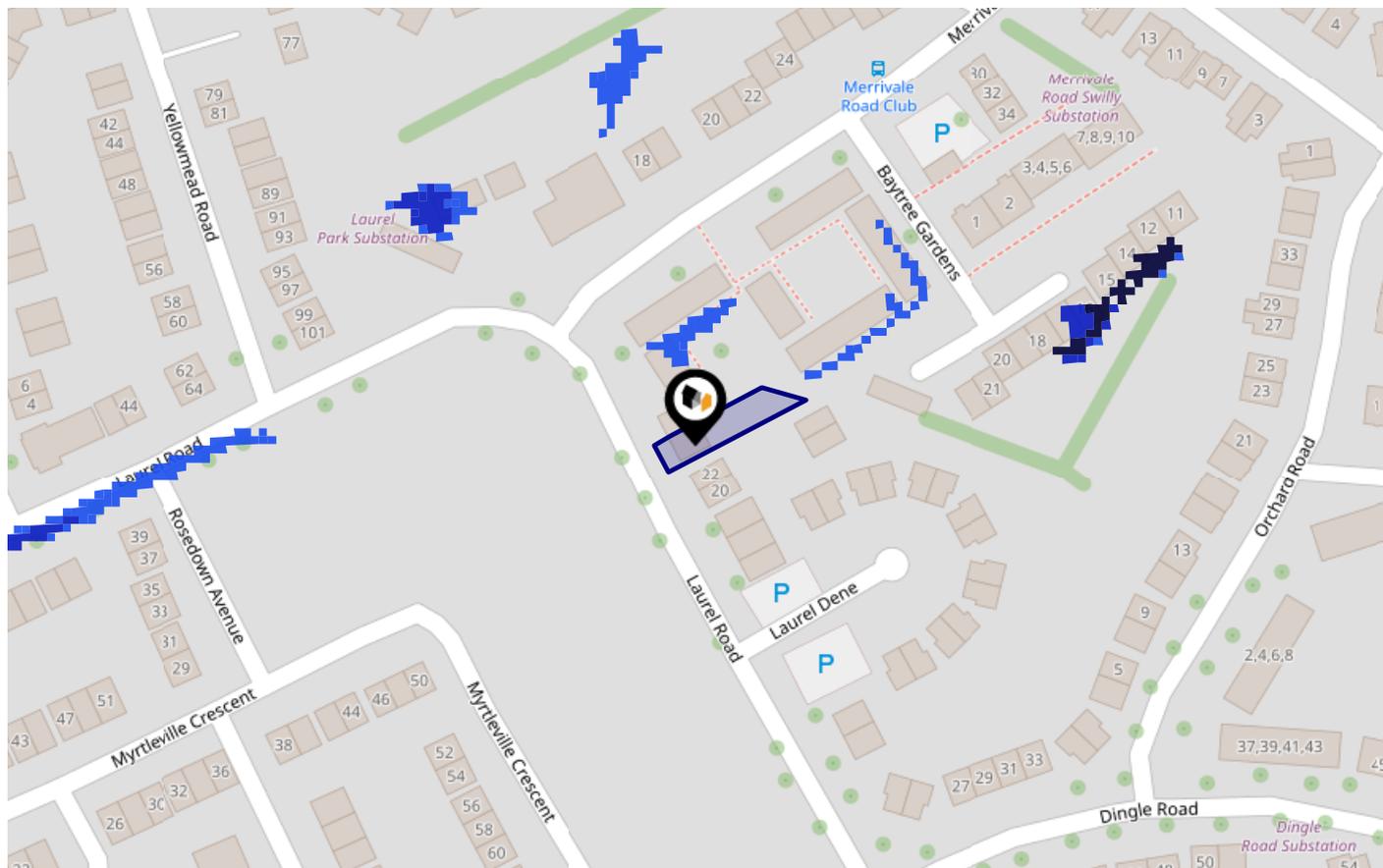


Flood Risk

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.

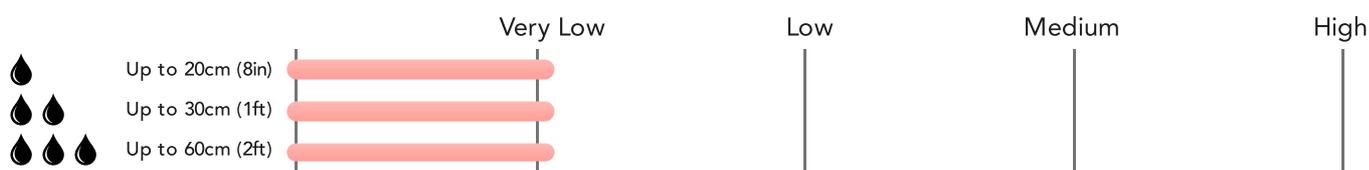


Risk Rating: Very low

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.
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Chance of flooding to the following depths at this property:

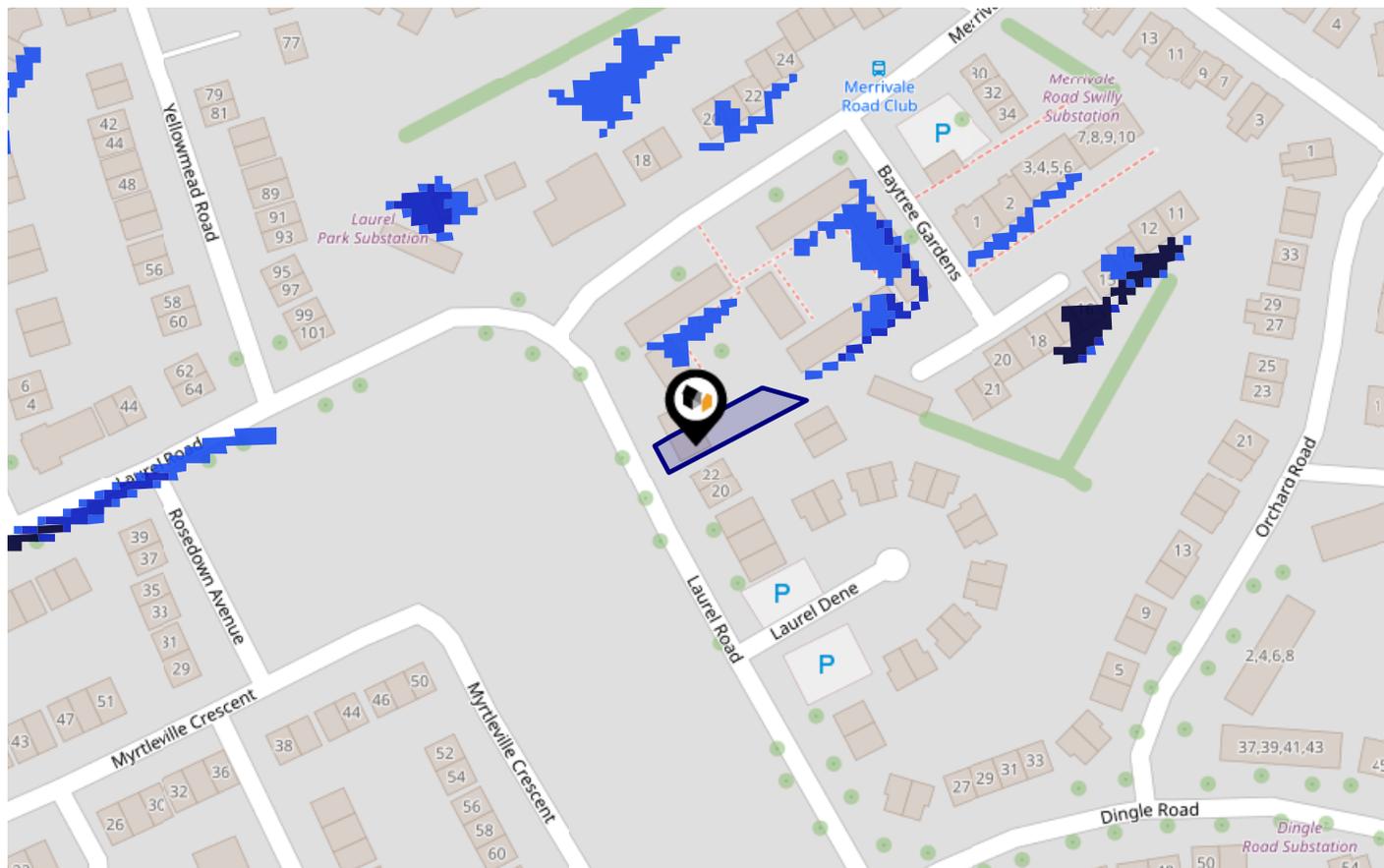


Flood Risk

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.

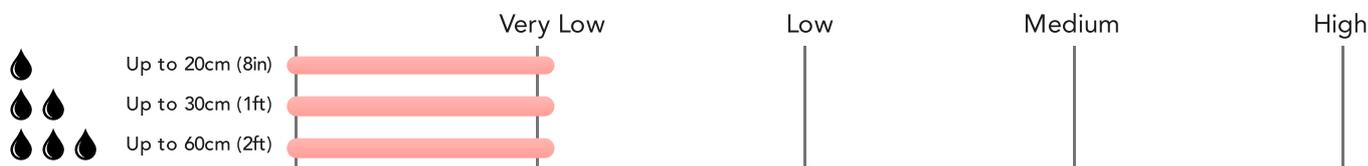


Risk Rating: Very low

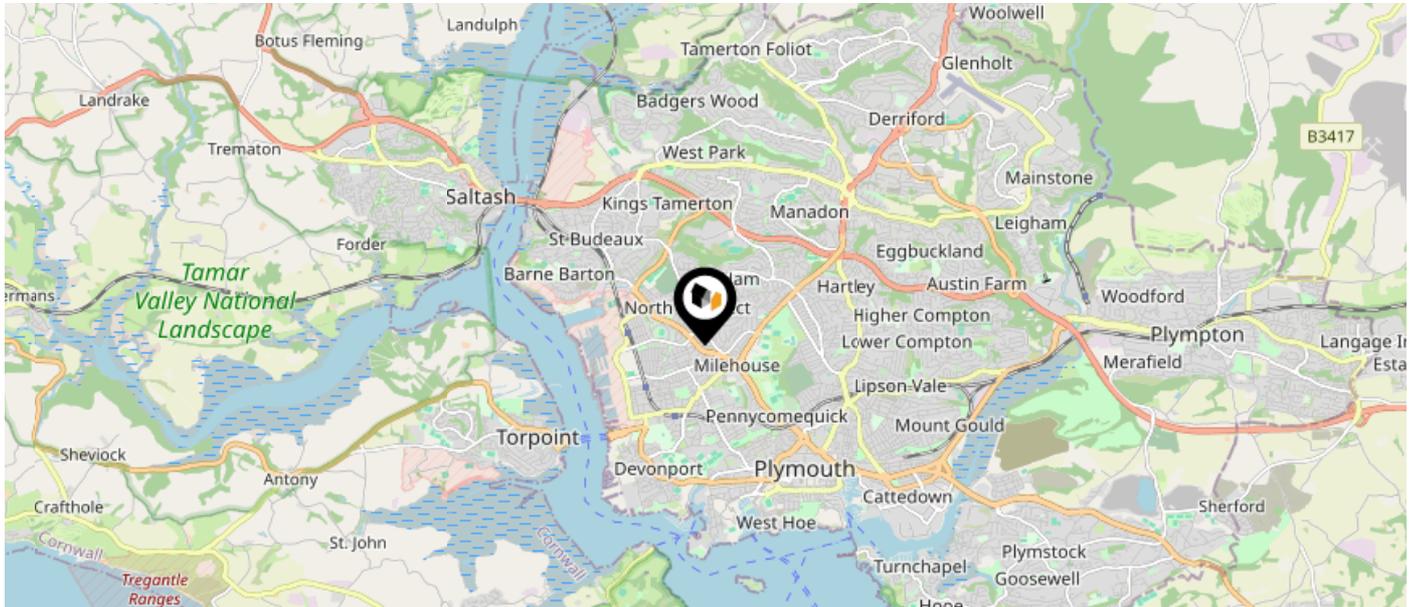
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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.
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- 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:



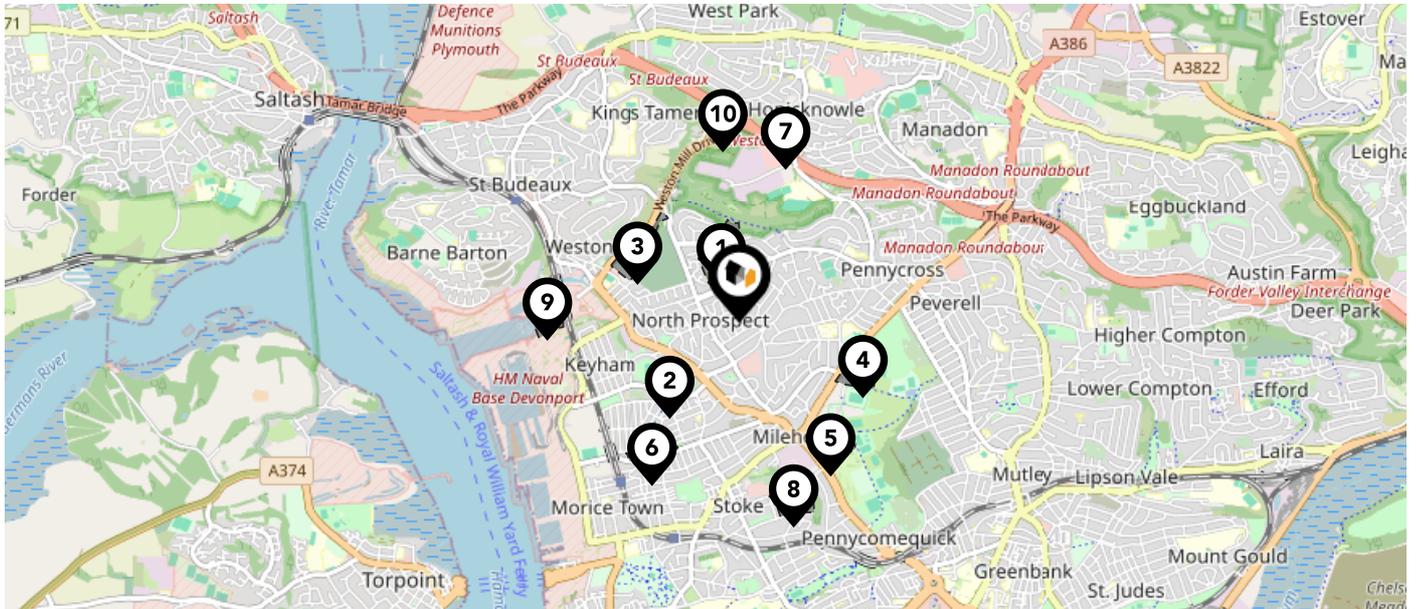
This map displays nearby areas that have been designated as Green Belt...



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.



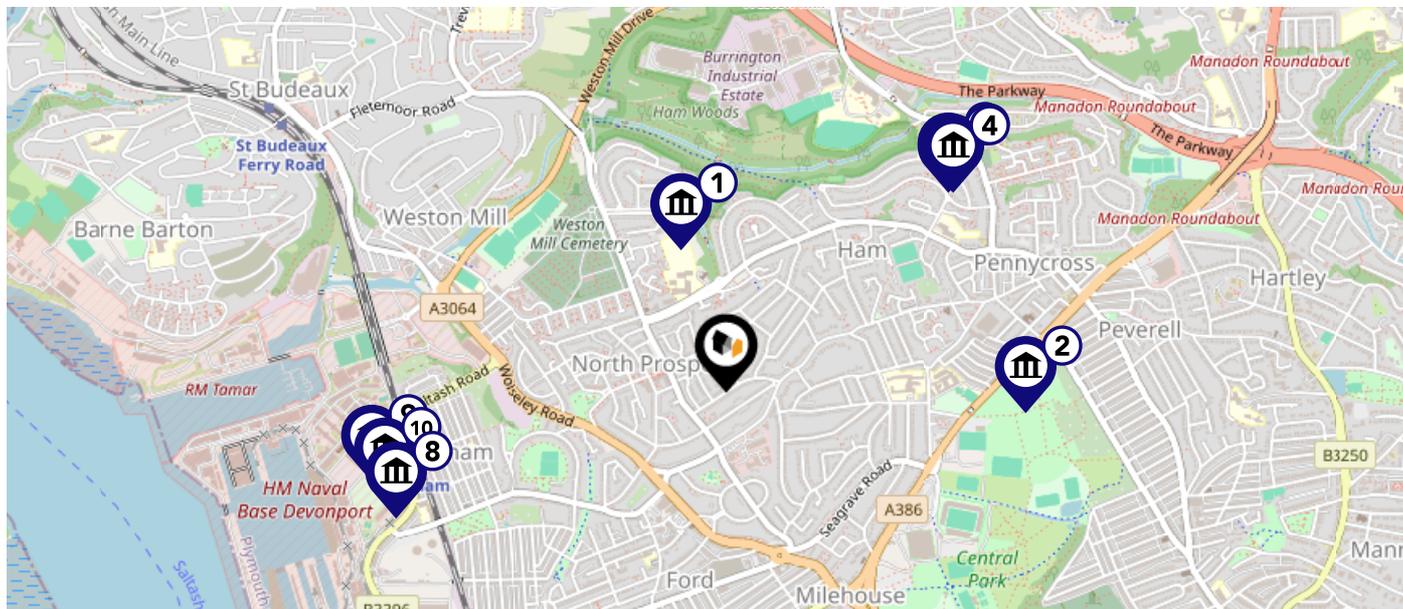
Nearby Landfill Sites

| | | | |
|-----------|---|-------------------|--------------------------|
| 1 | Ham-Ham, Plymouth | Historic Landfill | <input type="checkbox"/> |
| 2 | Disused Railway Cutting-North Down, Devonport, Plymouth | Historic Landfill | <input type="checkbox"/> |
| 3 | Weston Mill Playing Field-Weston Mill Playing Field, Plymouth | Historic Landfill | <input type="checkbox"/> |
| 4 | Peverell Cricket Ground-Peverell Cricket Ground, Plymouth | Historic Landfill | <input type="checkbox"/> |
| 5 | Central Park Milehouse-Central Park (Milehouse), 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 | Honicknowle To March Mill-Honicknowle To March Mill, Plymouth | Historic Landfill | <input type="checkbox"/> |
| 8 | Stoke School Playing Field And Allotments-Stoke School Playing Field And Allotments, Plymouth | Historic Landfill | <input type="checkbox"/> |
| 9 | HMS Drake Recreation Ground-Camels Head, Plymouth | Historic Landfill | <input type="checkbox"/> |
| 10 | Coombe Farm-A38 Parkway - Weston Mill Drive, Honicknowle, Plymouth | Historic Landfill | <input type="checkbox"/> |

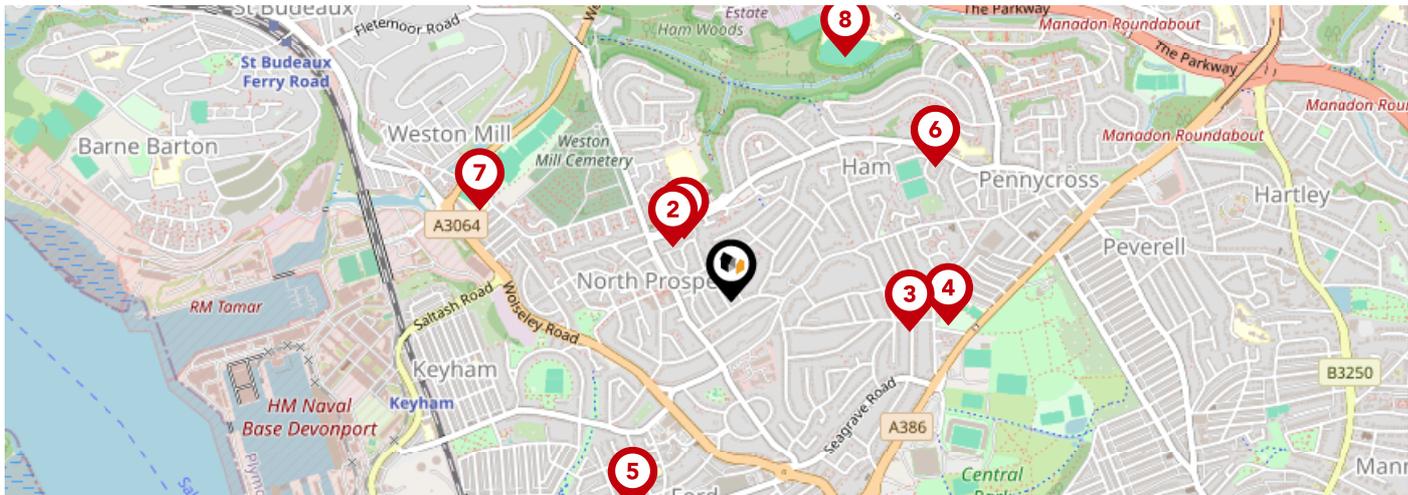
Maps

Listed Buildings

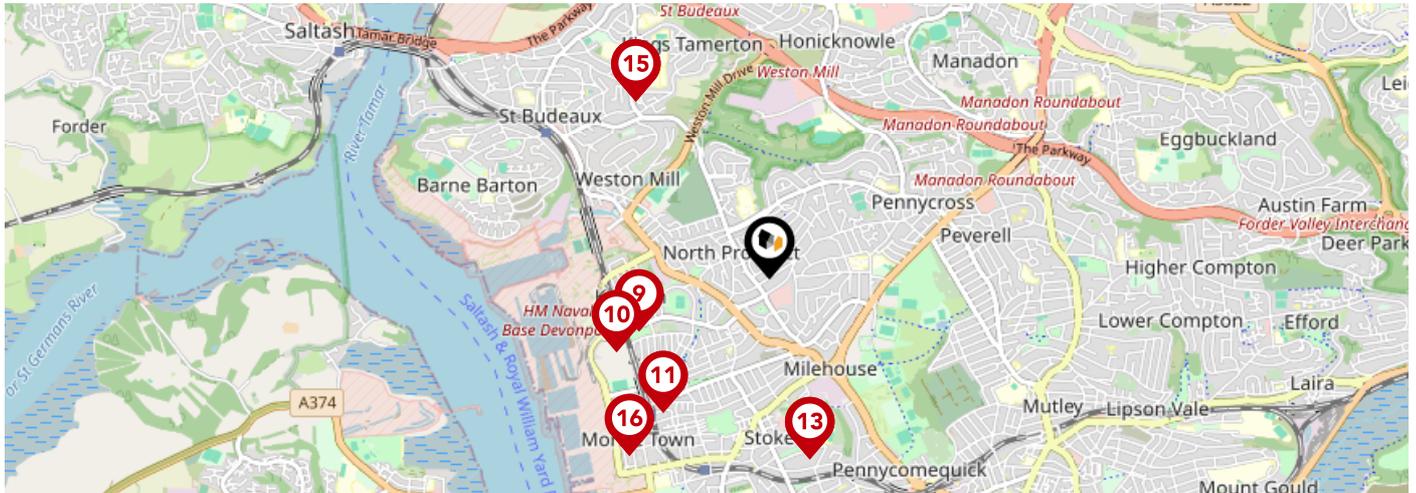
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



| Listed Buildings in the local district | Grade | Distance |
|--|----------|-----------|
|  1386436 - Ham House | Grade II | 0.4 miles |
|  1386304 - Pounds House | Grade II | 0.7 miles |
|  1113333 - Church Of St Pancras | Grade II | 0.7 miles |
|  1113334 - Haldene Tomb Approximately 6 Metres East Of Church Of St Pancras | Grade II | 0.7 miles |
|  1113336 - Rundell Tomb Approximately 6 Metres North East Of Church Of St Pancras | Grade II | 0.7 miles |
|  1113337 - Two Chest Tombs Approximately 6 Metres North Of Church Of St Pancras | Grade II | 0.7 miles |
|  1113335 - Nelson Tombs Approximately 8 Metres East Of Church Of St Pancras | Grade II | 0.7 miles |
|  1386366 - Hms Drake, Drake House And Attached Walls And Railings | Grade II | 0.8 miles |
|  1386368 - Hms Drake Frobisher Block Right Of Main Entrance | Grade II | 0.8 miles |
|  1386370 - Hms Drake Main Gateway With Gate Pier Arches, Gates, Flanking Walls And Railings | Grade II | 0.8 miles |

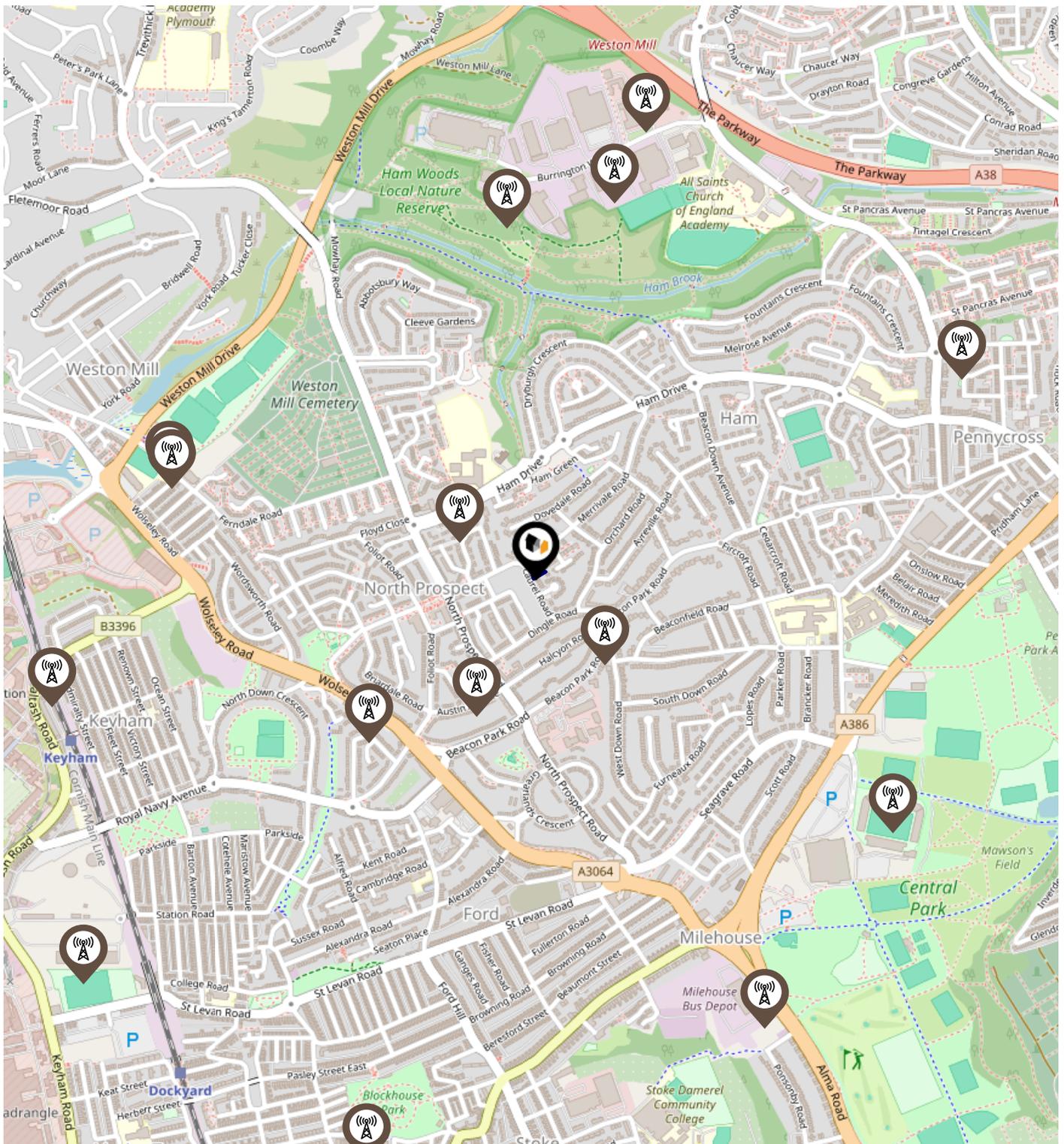


| | | Nursery | Primary | Secondary | College | Private |
|----------|---|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | Ham Drive Nursery School and Day Care Ofsted Rating: Good Pupils: 78 Distance:0.18 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | Mayflower Academy Ofsted Rating: Outstanding Pupils: 458 Distance:0.19 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | Montpelier Primary School Ofsted Rating: Good Pupils: 652 Distance:0.43 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | Devonport High School for Girls Ofsted Rating: Good Pupils: 860 Distance:0.51 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | Ford Primary School Ofsted Rating: Requires improvement Pupils: 214 Distance:0.54 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | Pennycross Primary School Ofsted Rating: Good Pupils: 403 Distance:0.58 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | Weston Mill Community Primary Academy Ofsted Rating: Good Pupils: 211 Distance:0.63 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | All Saints Church of England Academy Ofsted Rating: Good Pupils: 616 Distance:0.64 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



| | | Nursery | Primary | Secondary | College | Private |
|--|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| | Keyham Barton Catholic Primary School Ofsted Rating: Good Pupils: 146 Distance:0.66 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Drake Primary Academy Ofsted Rating: Good Pupils: 173 Distance:0.8 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | College Road Primary School Ofsted Rating: Good Pupils: 204 Distance:0.81 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Scott Medical and Healthcare College Ofsted Rating: Good Pupils: 233 Distance:0.88 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Stoke Damerel Community College Ofsted Rating: Good Pupils: 1301 Distance:0.88 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Marine Academy Primary Ofsted Rating: Outstanding Pupils: 507 Distance:1.05 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Marine Academy Plymouth Ofsted Rating: Good Pupils: 973 Distance:1.05 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Morice Town Primary Academy Ofsted Rating: Good Pupils: 185 Distance:1.07 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Local Area Masts & Pylons

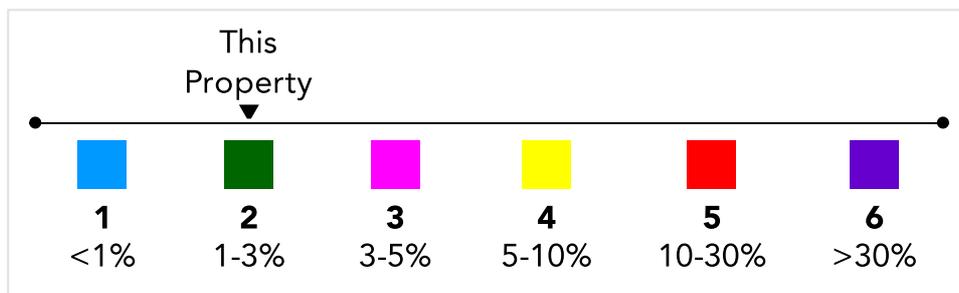
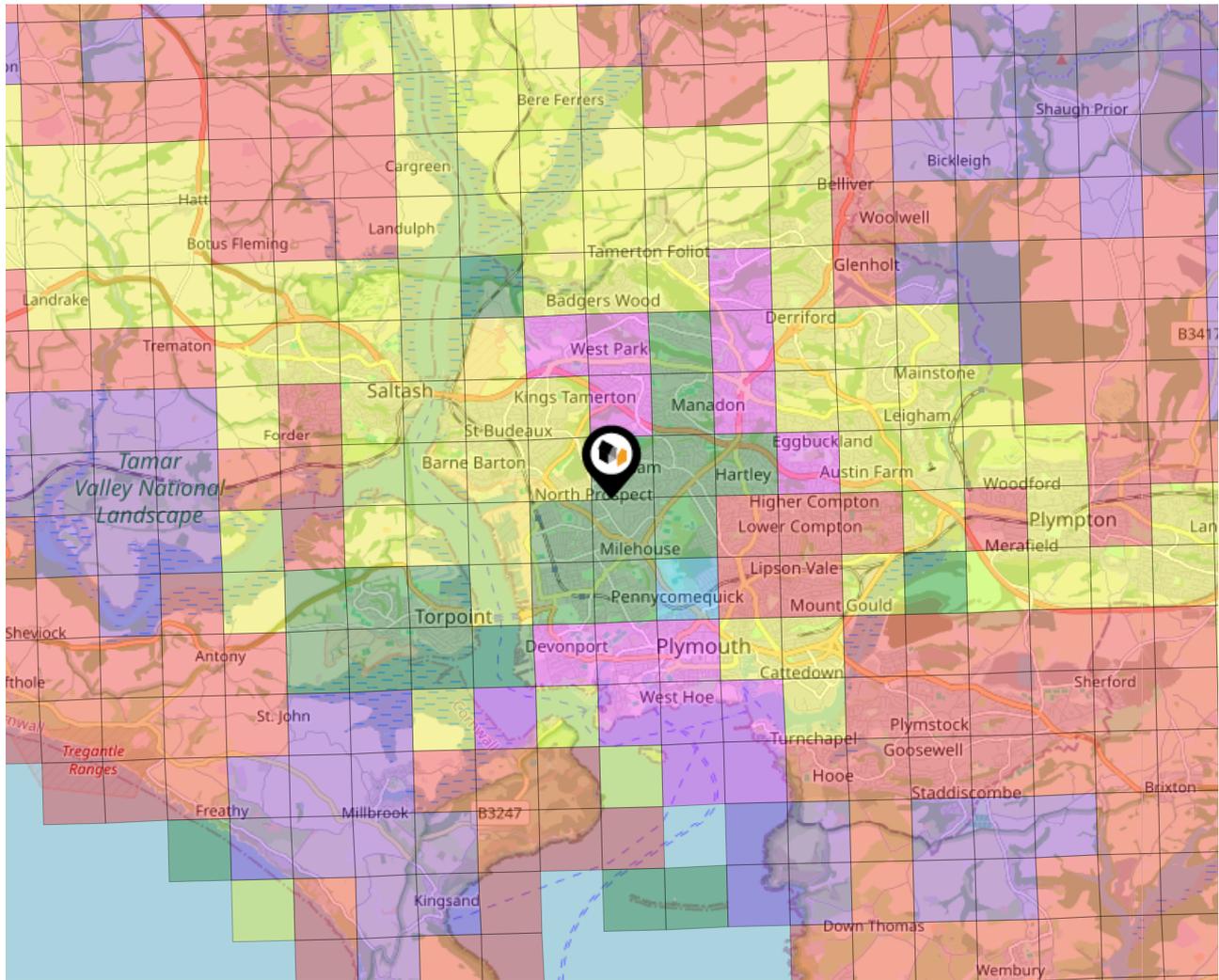


Key:

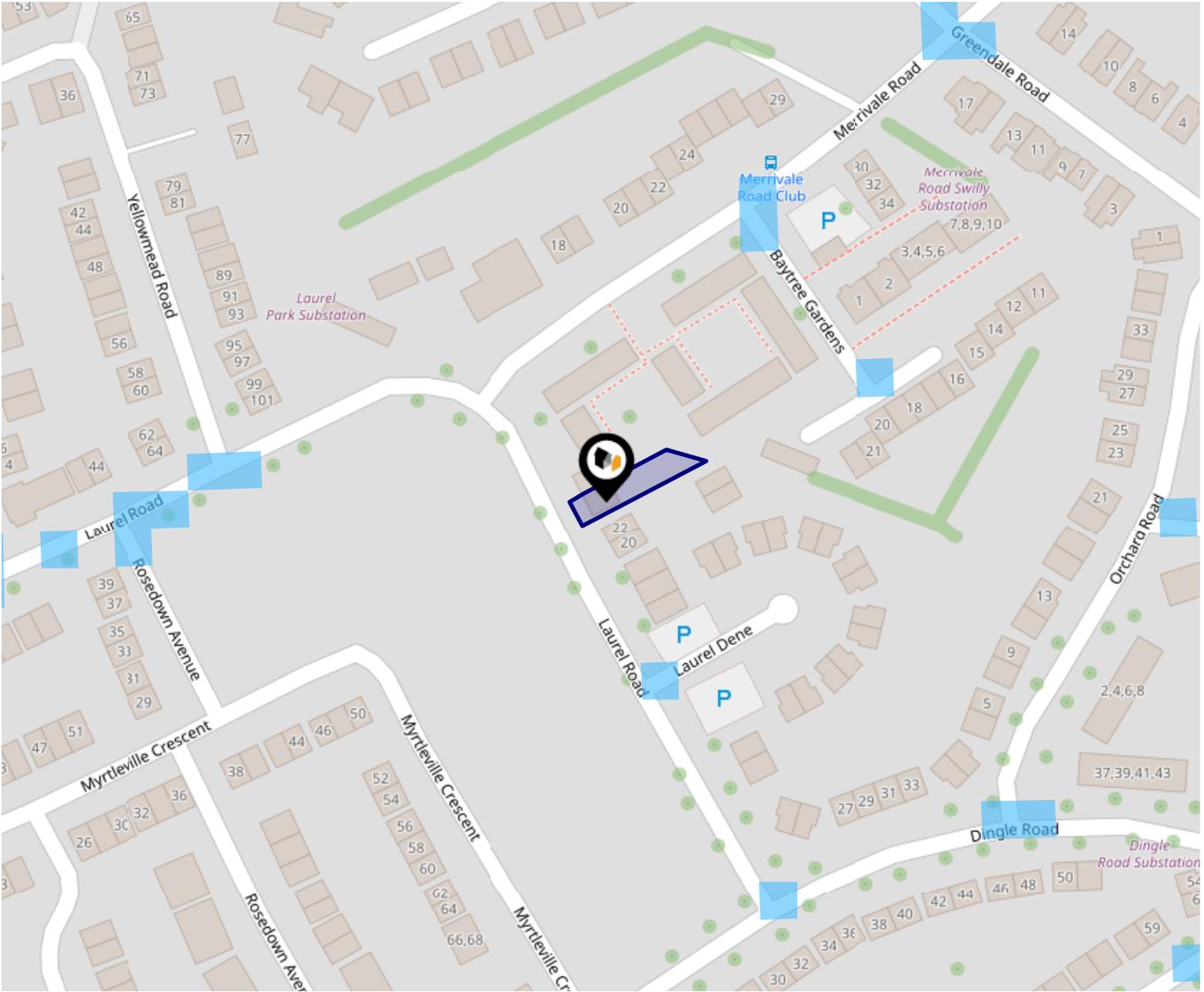
-  Power Pylons
-  Communication Masts

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

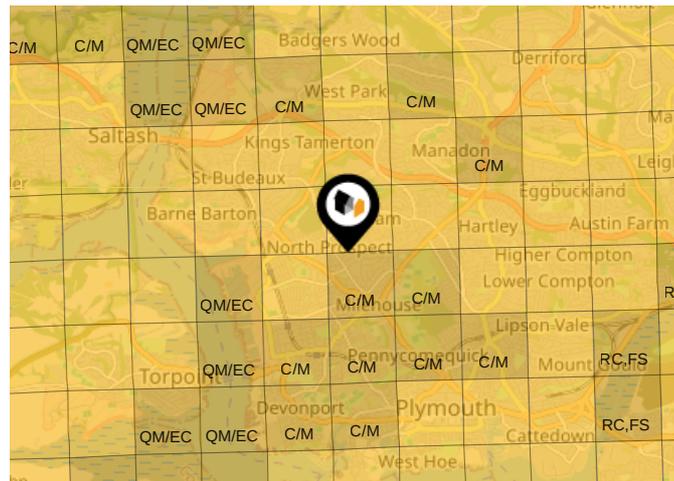


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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)

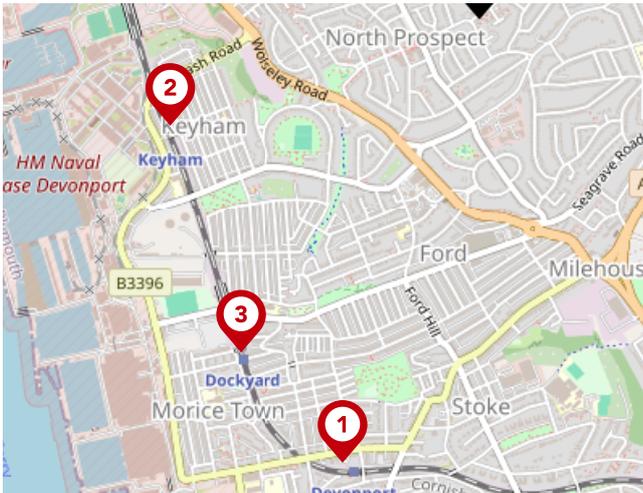
| | | | |
|-------------------------------|---------------|----------------------|----------------------|
| Carbon Content: | NONE | Soil Texture: | SILTY LOAM |
| Parent Material Grain: | ARGILLACEOUS | Soil Depth: | INTERMEDIATE-SHALLOW |
| Soil Group: | MEDIUM(SILTY) | | |



Primary Classifications (Most Common Clay Types)

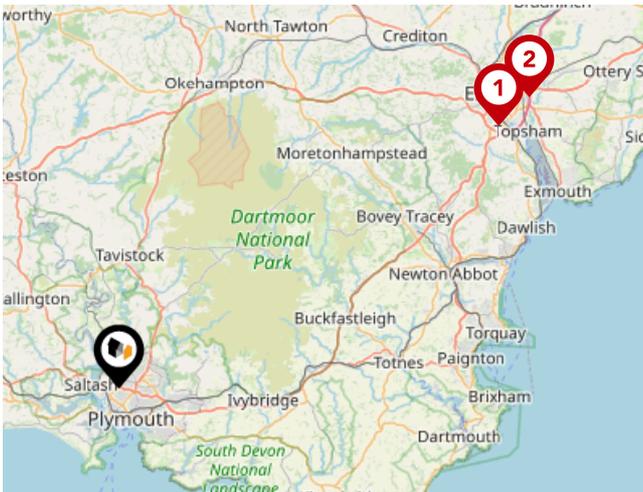
| | |
|---------------|--|
| C/M | Claystone / Mudstone |
| FPC,S | Floodplain Clay, Sand / Gravel |
| FC,S | Fluvial Clays & Silts |
| FC,S,G | Fluvial Clays, Silts, Sands & Gravel |
| PM/EC | Prequaternary Marine / Estuarine Clay / Silt |
| QM/EC | Quaternary Marine / Estuarine Clay / Silt |
| RC | 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 | Devonport Rail Station | 1.1 miles |
| 2 | Keyham Rail Station | 0.77 miles |
| 3 | Dockyard (Plymouth) Rail Station | 0.97 miles |



Trunk Roads/Motorways

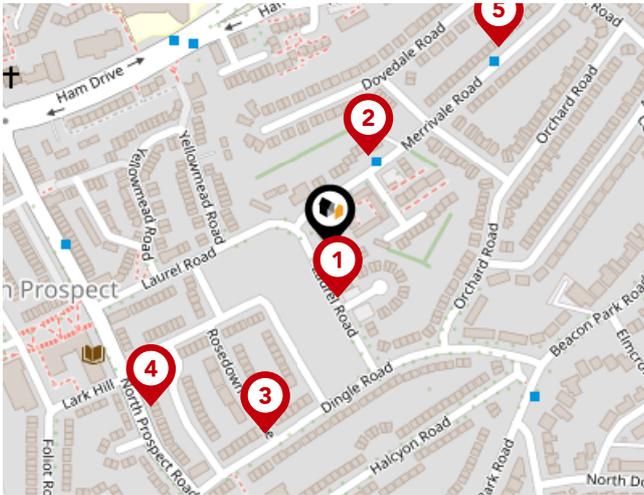
| Pin | Name | Distance |
|-----|--------|-------------|
| 1 | M5 J31 | 34.7 miles |
| 2 | M5 J30 | 37.83 miles |



Airports/Helipads

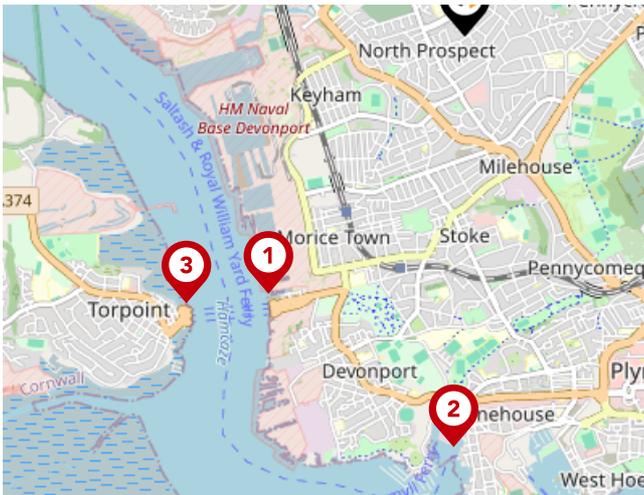
| Pin | Name | Distance |
|-----|----------------|-------------|
| 1 | Glenholt | 3.08 miles |
| 2 | Exeter Airport | 40.26 miles |
| 3 | St Mawgan | 37.29 miles |
| 4 | Joppa | 69.52 miles |

Area Transport (Local)



Bus Stops/Stations

| Pin | Name | Distance |
|-----|---------------------|------------|
| 1 | Laurel Dene | 0.03 miles |
| 2 | Merrivale Road Club | 0.06 miles |
| 3 | Myrtleville | 0.12 miles |
| 4 | Morwell Gardens | 0.14 miles |
| 5 | Merrivale Road | 0.15 miles |



Ferry Terminals

| Pin | Name | Distance |
|-----|------------------------------------|------------|
| 1 | Devonport Ferry Terminal | 1.52 miles |
| 2 | Plymouth Stonehouse Ferry Terminal | 1.94 miles |
| 3 | Torpoint Ferry Terminal | 1.82 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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Lang Town & Country

6 Mannamead Road, Plymouth, PL4 7AA

01752 456000

carrie@langtownandcountry.com

www.langtownandcountry.com

