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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 02nd September 2026



8, ZENITH WAY, SHERFORD, PLYMOUTH, PL9 8YJ

Lang Town & Country

6 Mannamead Road, Plymouth, PL4 7AA

01752 456000

carrie@langtownandcountry.com

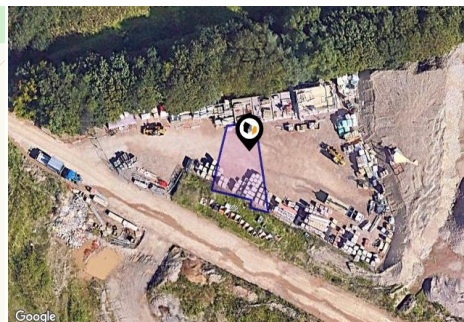
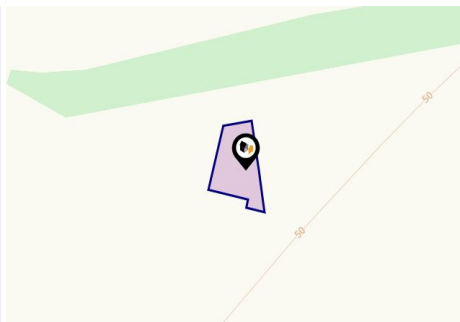
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ADDRESS



Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	1,097 ft ² / 102 m ²
Plot Area:	0.05 acres
Council Tax :	Band C
Annual Estimate:	£2,325
Title Number:	DN765660
UPRN:	10096317454
Restrictive Covenants:	No

Last Sold Date:	24/11/2023
Last Sold Price:	£332,150
Last Sold £/ft ² :	£302
Tenure:	Freehold

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

8 mb/s **1800** mb/s



Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



8 Zenith Way, PL9 8YJ		Energy rating	
		B	
Valid until 09.10.2033		Certificate number 3190-6007-0032-6397-3073	
Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	85 B	
69-80	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:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Gas: mains gas
Flat Top Storey:	No
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.25 W/m ² K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.11 W/m ² K
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:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.18 W/m ² K
Total Floor Area:	102 m ²

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

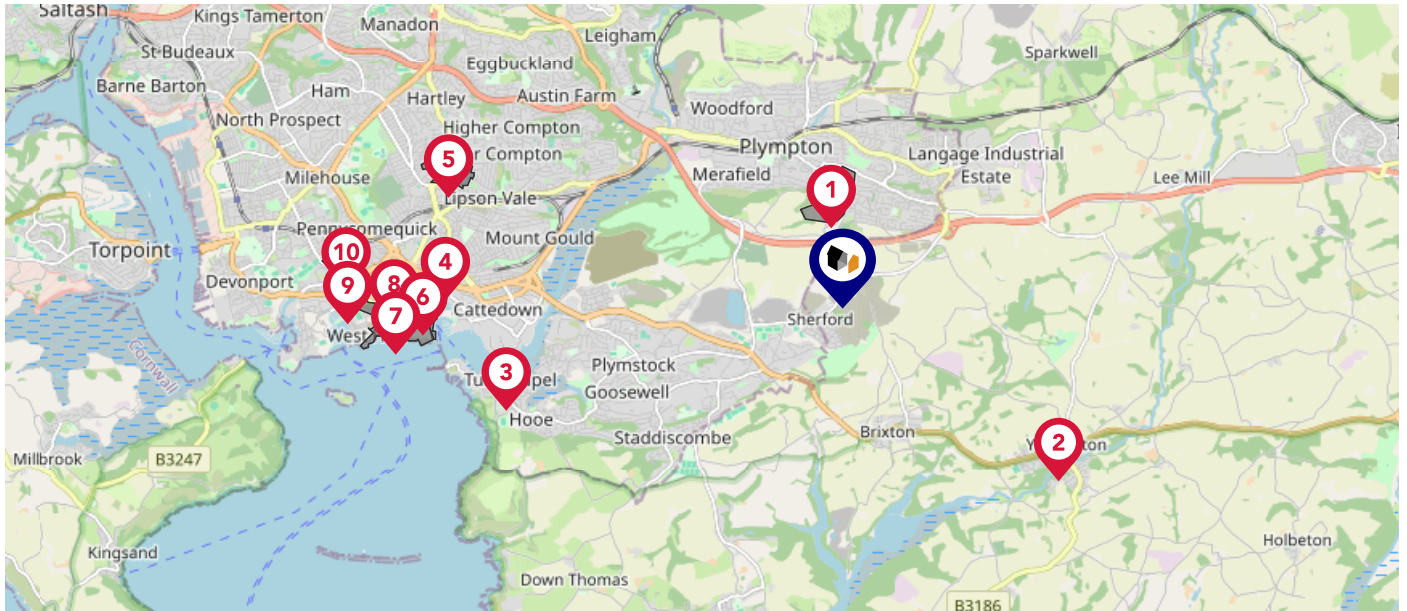
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

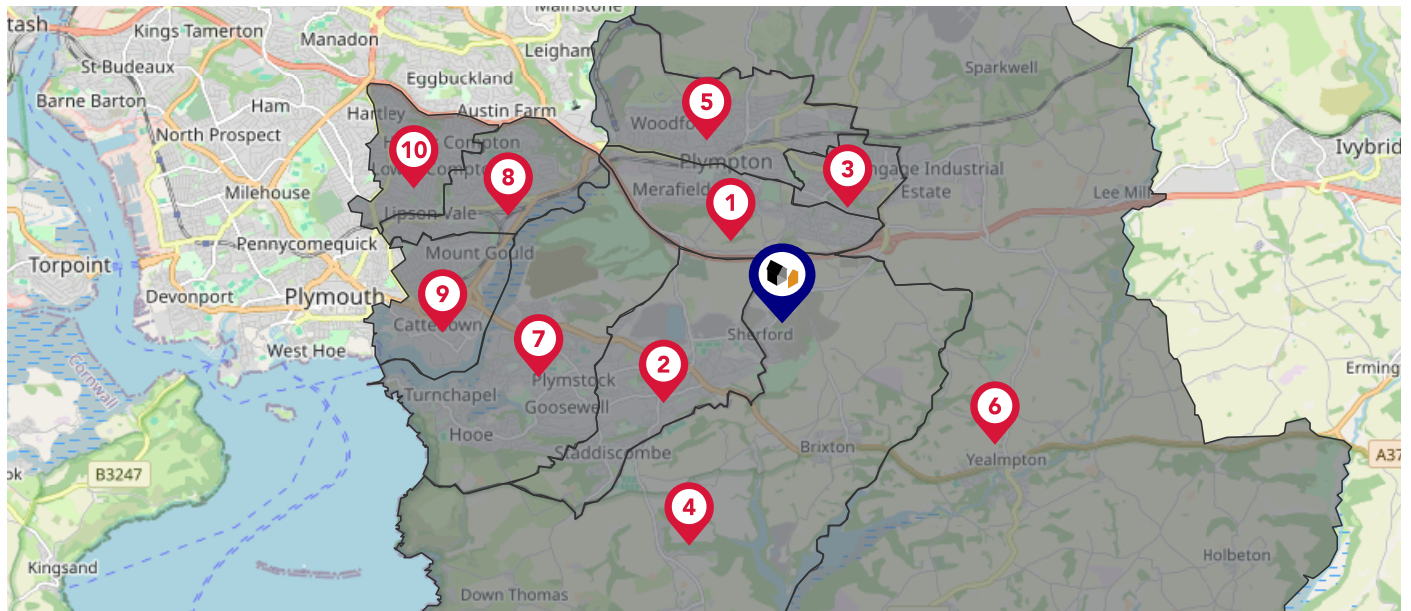
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

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

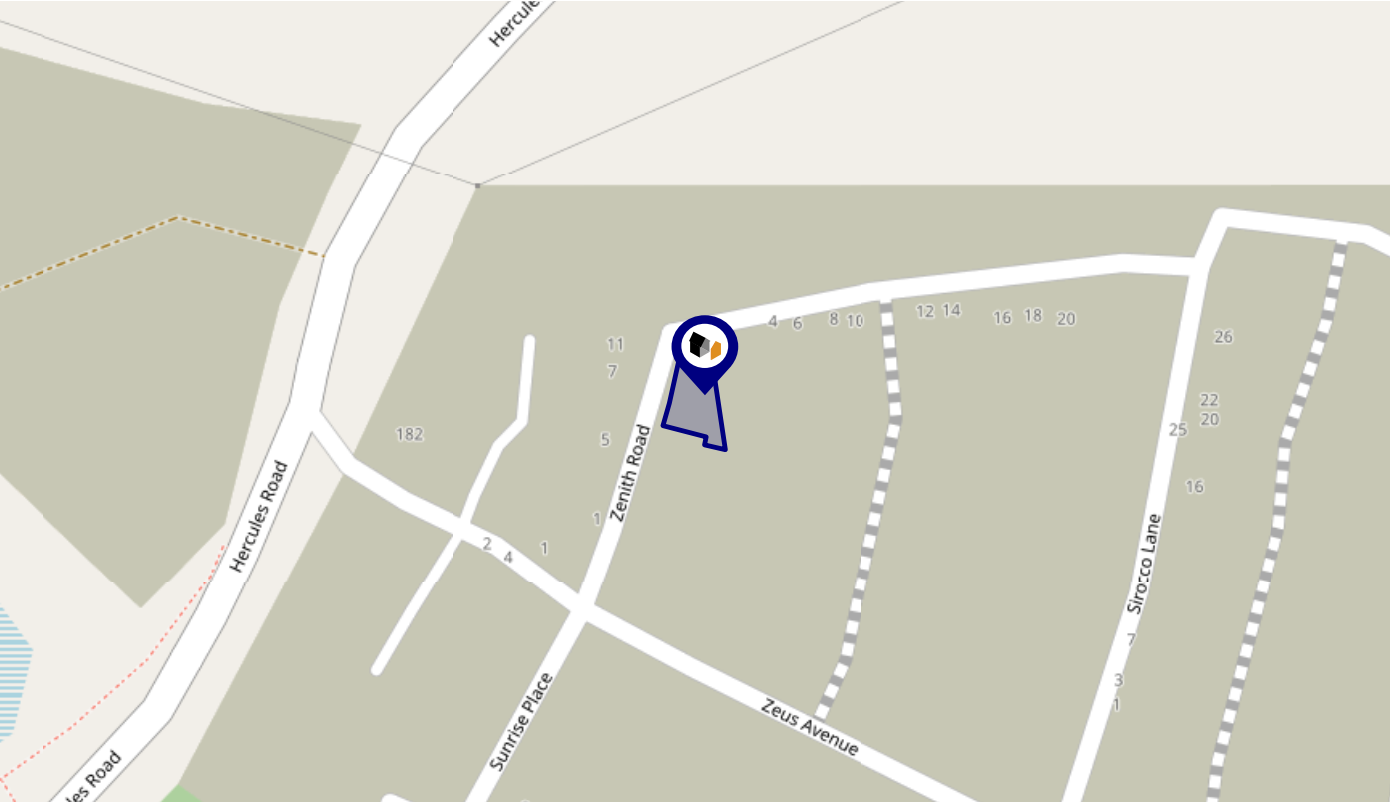
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

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

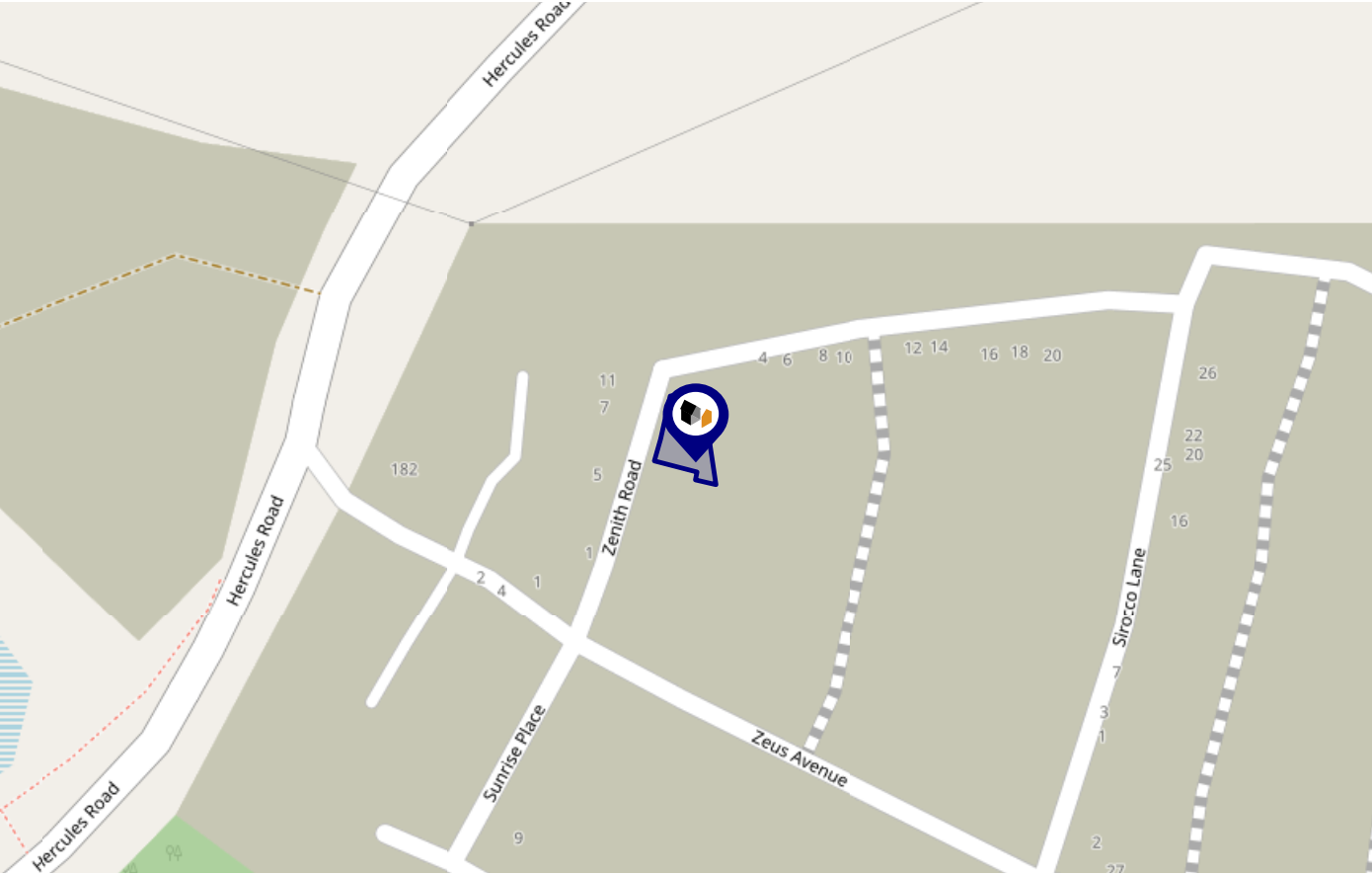
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

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.

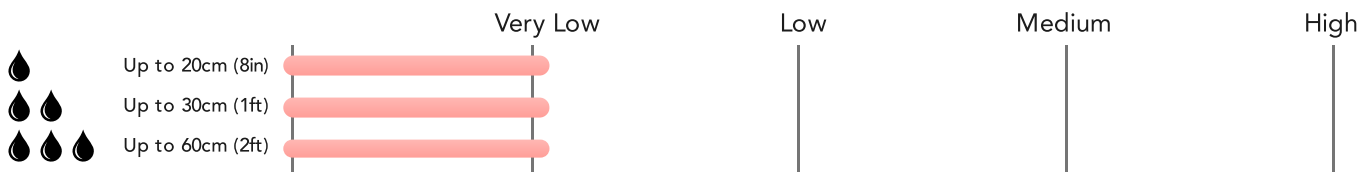


Risk Rating: Very low

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:

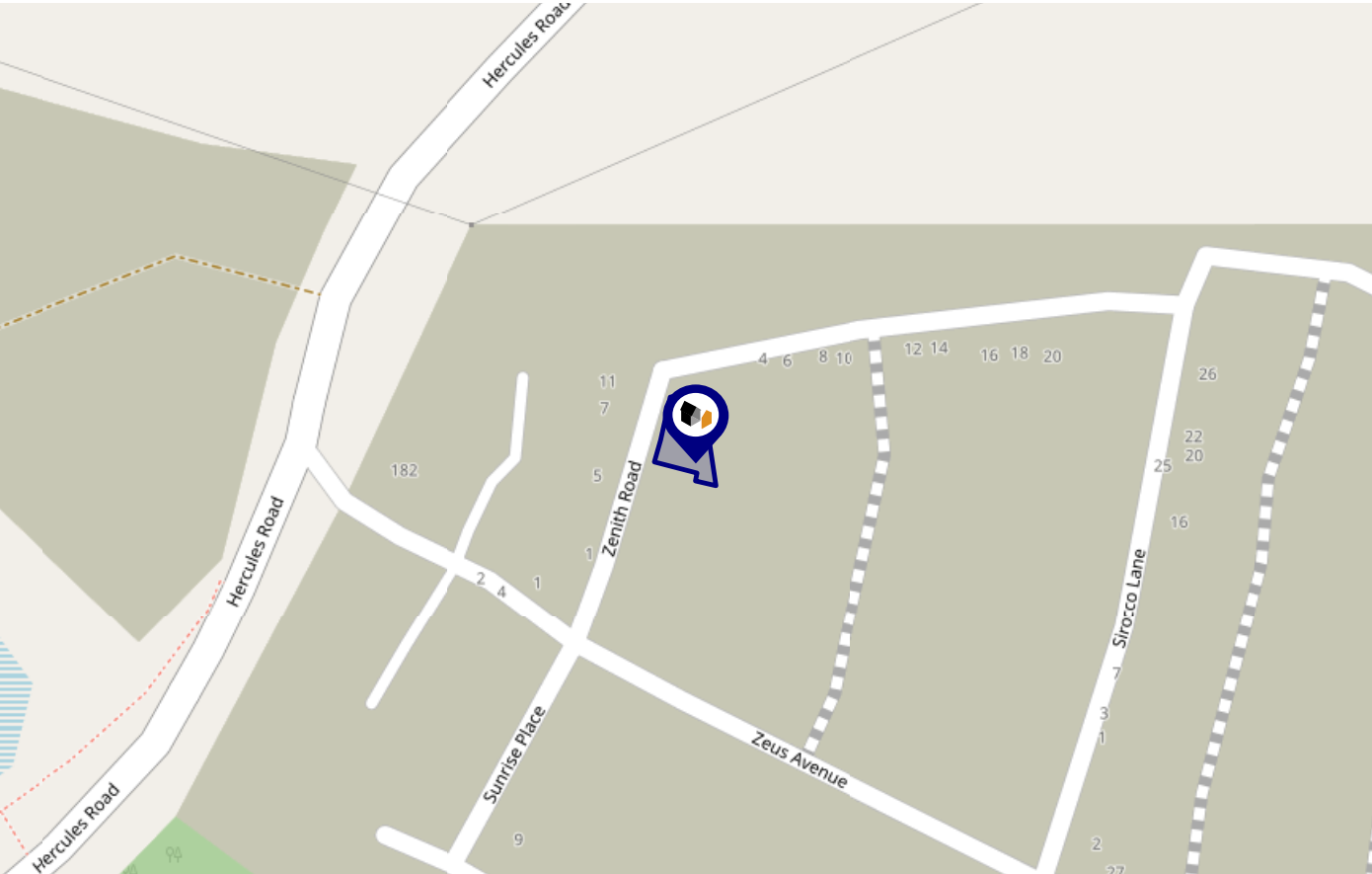


Flood Risk

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.

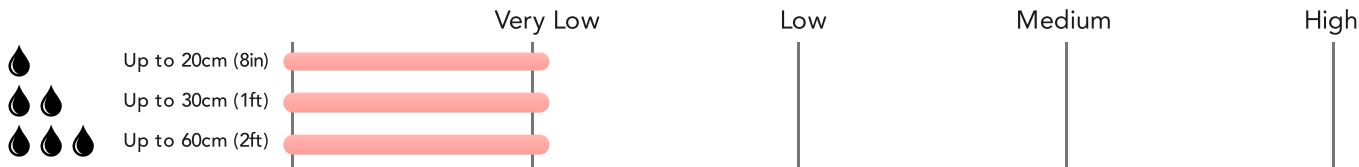


Risk Rating: **Very low**

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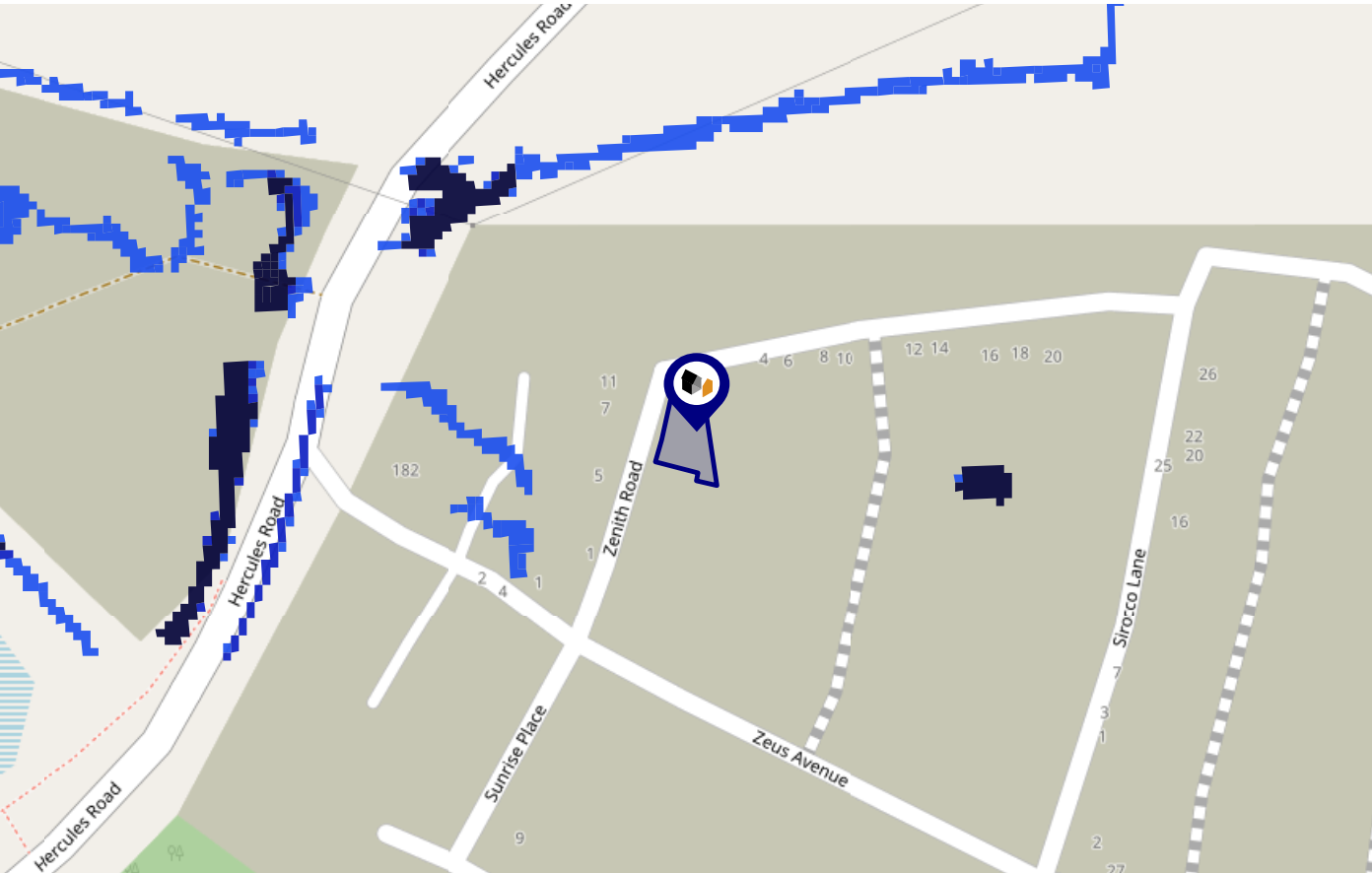


Flood Risk

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.

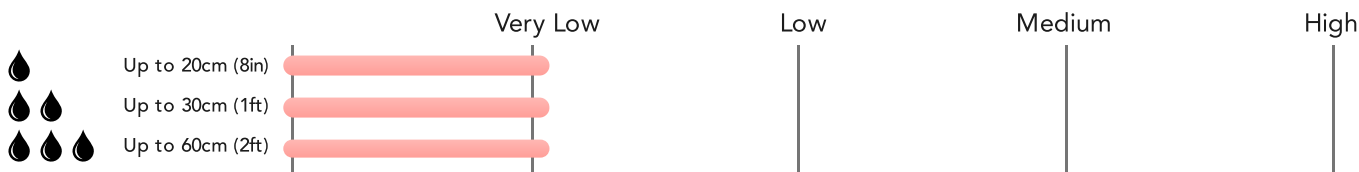


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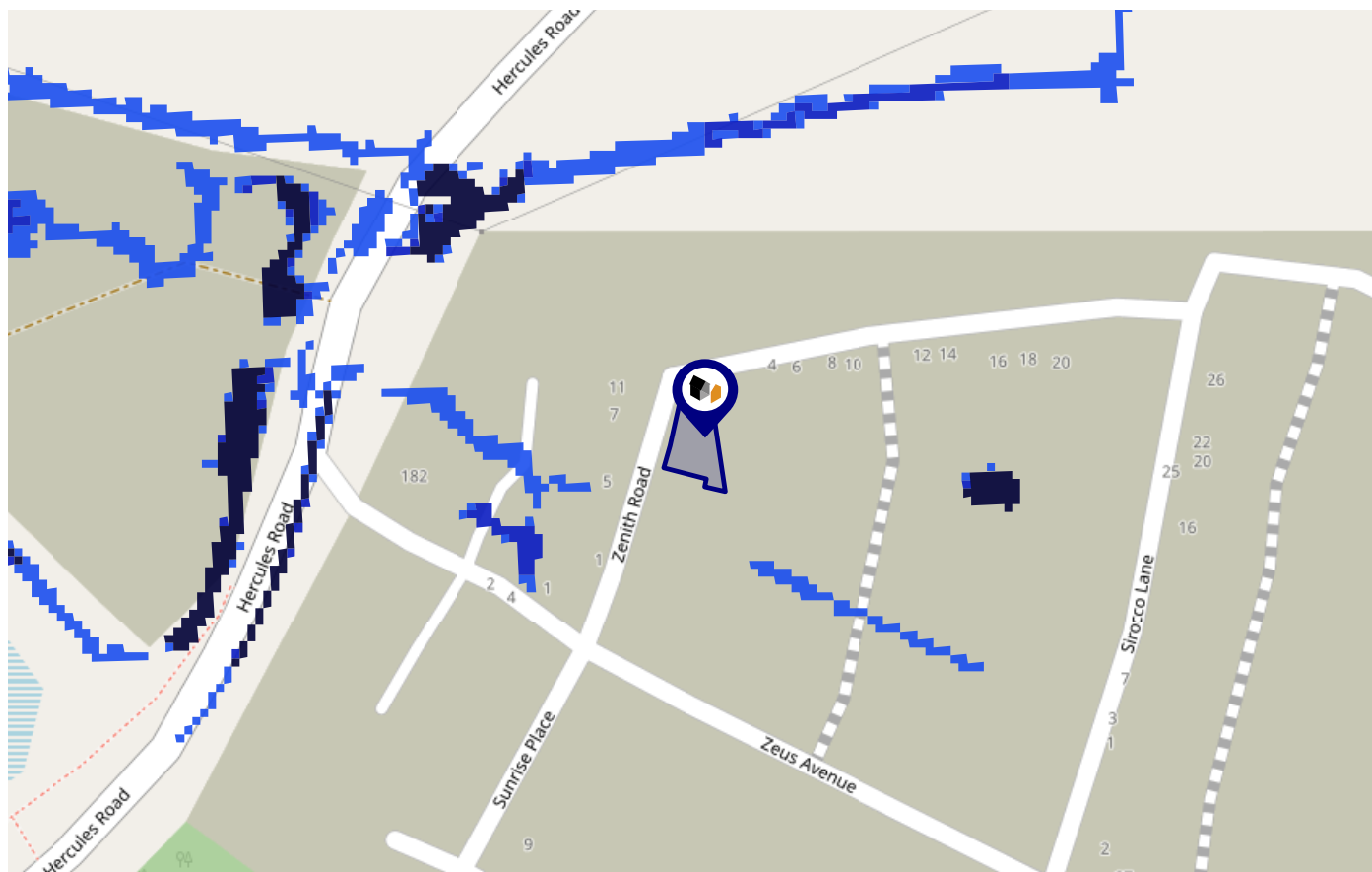
Chance of flooding to the following depths at this property:



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

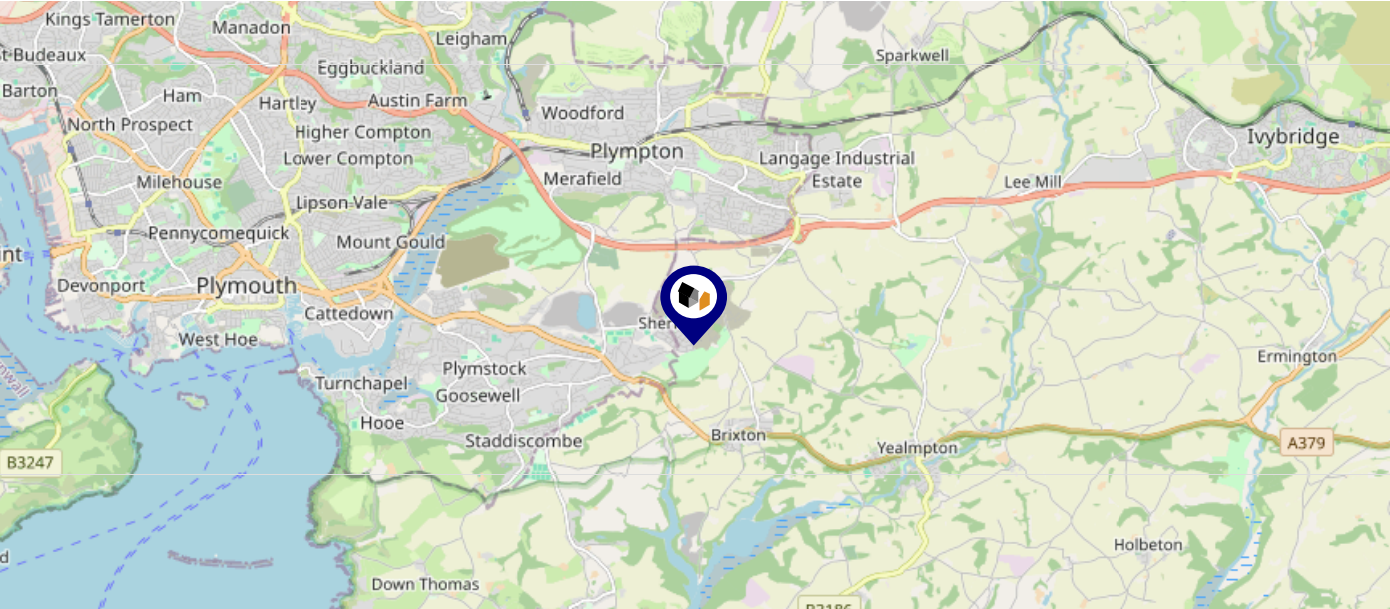
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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Chance of flooding to the following depths at this property:



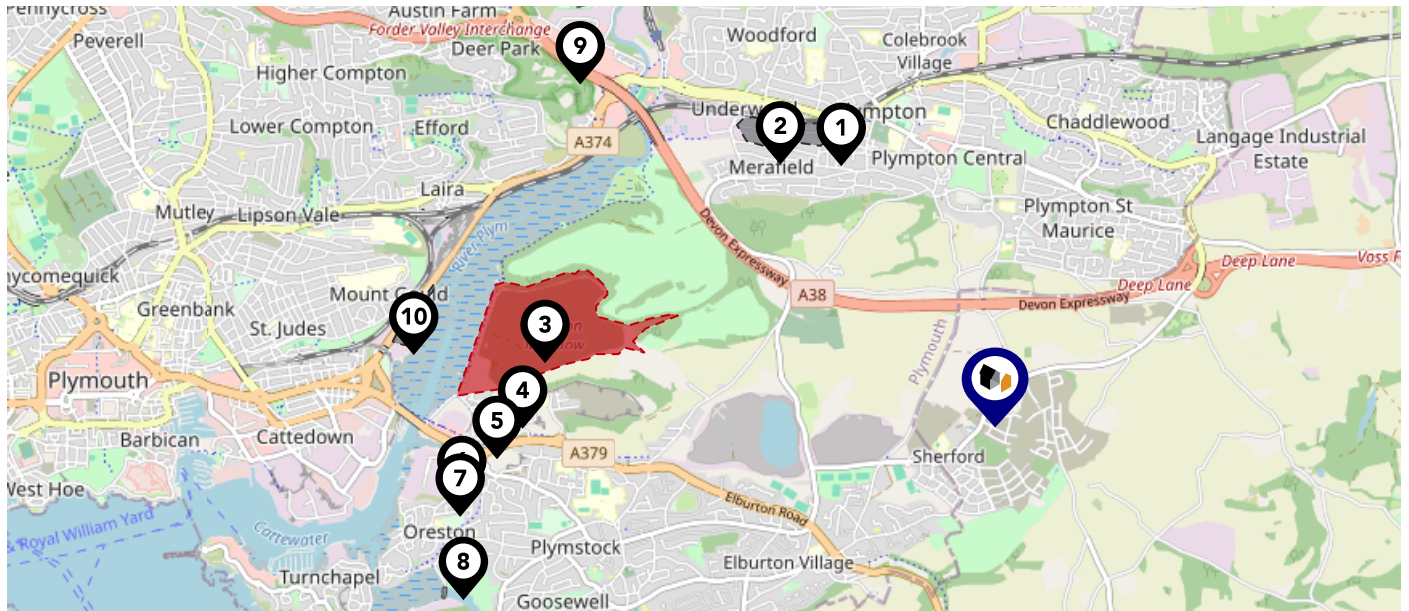
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

No data available.

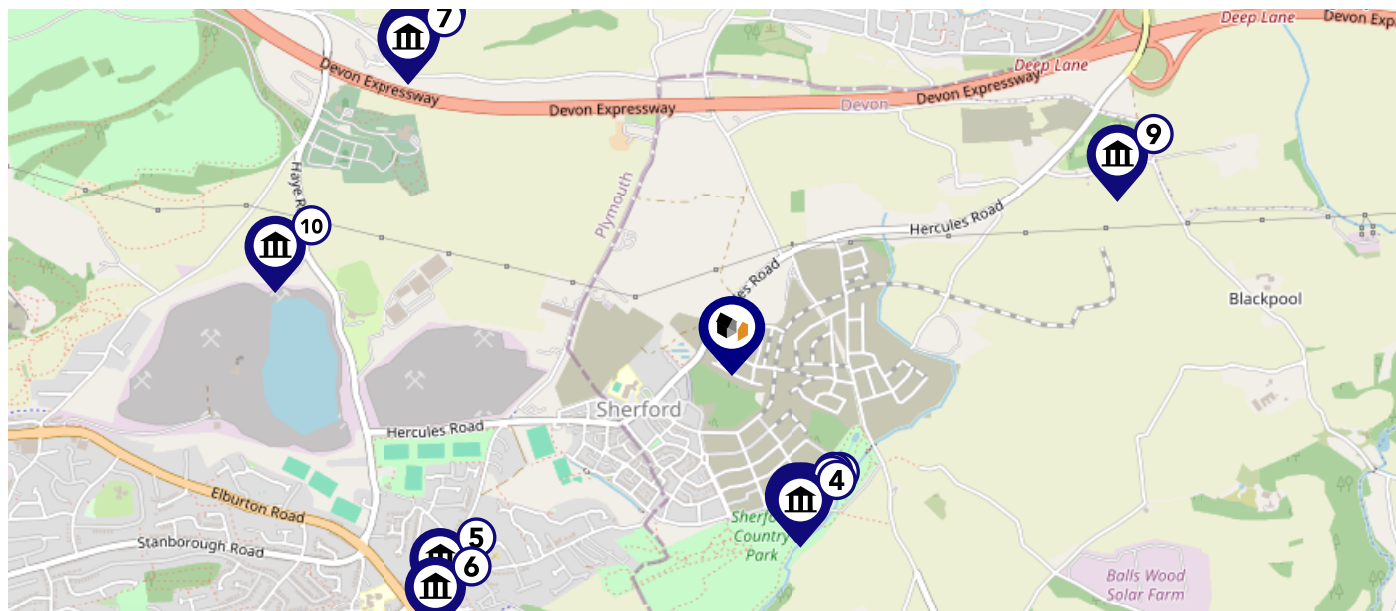
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



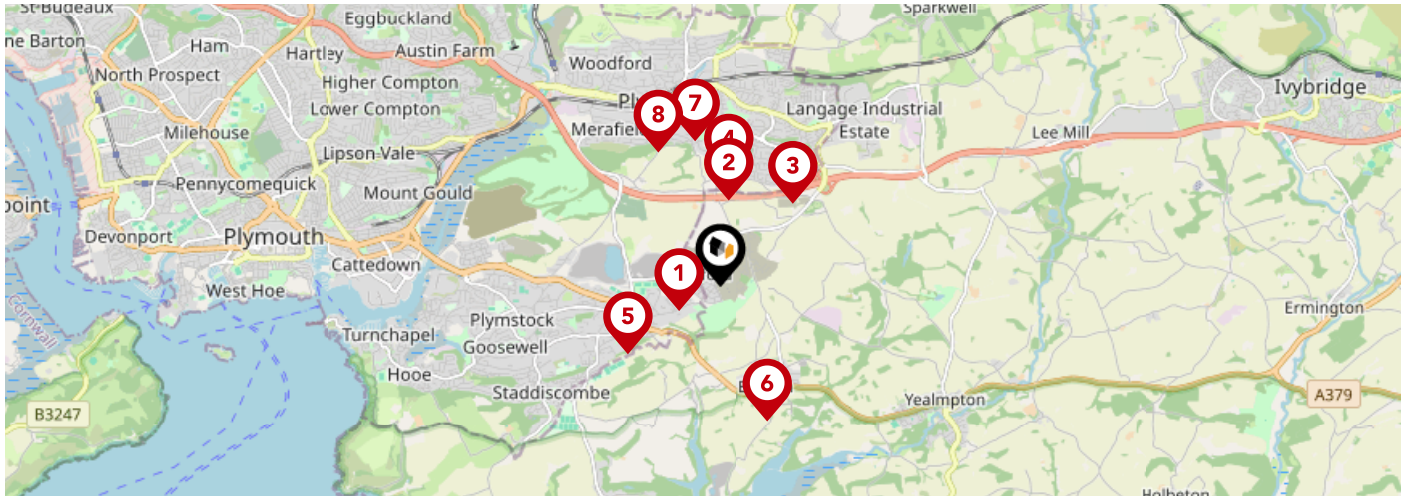
Nearby Landfill Sites

1	Recreation Ground Linketty Road Plympt-Recreation Ground Linketty Road Plympton, Plymouth	Historic Landfill	
2	Valley Road Plympton-Valley Road, Plympton, Plymouth	Historic Landfill	
3	EA/EPR/EP3096HZ/V002	Active Landfill	
4	Plymstock Works-Plymstock Works, Plymstock, Plymouth, Devon	Historic Landfill	
5	Former Warkham Quarry-Pomphlett, Plymouth	Historic Landfill	
6	Bedford Quarry Oreston A-Oreston, Plymouth	Historic Landfill	
7	Bedford Quarry Oreston B-Oreston, Plymouth	Historic Landfill	
8	Radford Quarry Oreston-Radford Quarry Oreston, Plymouth	Historic Landfill	
9	Tecalamet Marsh Mills-Off Longbridge Road, Plymouth	Historic Landfill	
10	Embankment Road-Laira, Plymouth	Historic Landfill	

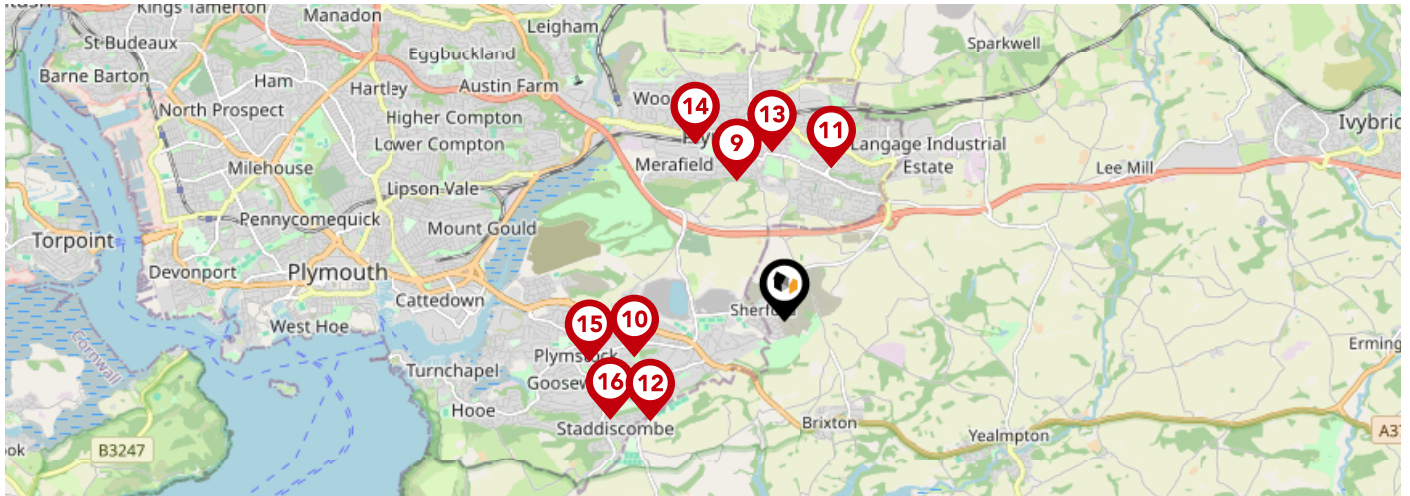
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1107829 - West Sherford Farm House Including Outbuilding Adjoining On North East	Grade II	0.4 miles
	1147788 - Barn Approximately 25 Metres West South West Of West Sherford Farmhouse	Grade II	0.4 miles
	1107831 - Stables Approximately 15 Metres West Of West Sherford Farmhouse	Grade II	0.4 miles
	1107830 - Shippen Approximately 30 Metres South West Of West Sherford Farmhouse	Grade II	0.4 miles
	1386415 - Minses Farmhouse	Grade II	0.9 miles
	1386391 - Sterts Farmhouse	Grade II	0.9 miles
	1319609 - Hardwick Farmhouse	Grade II	1.0 miles
	1319610 - Dovecote At Hardwick Farm	Grade II	1.0 miles
	1107825 - Wiverton House	Grade II	1.0 miles
	1113282 - Haye Farmhouse	Grade II	1.1 miles



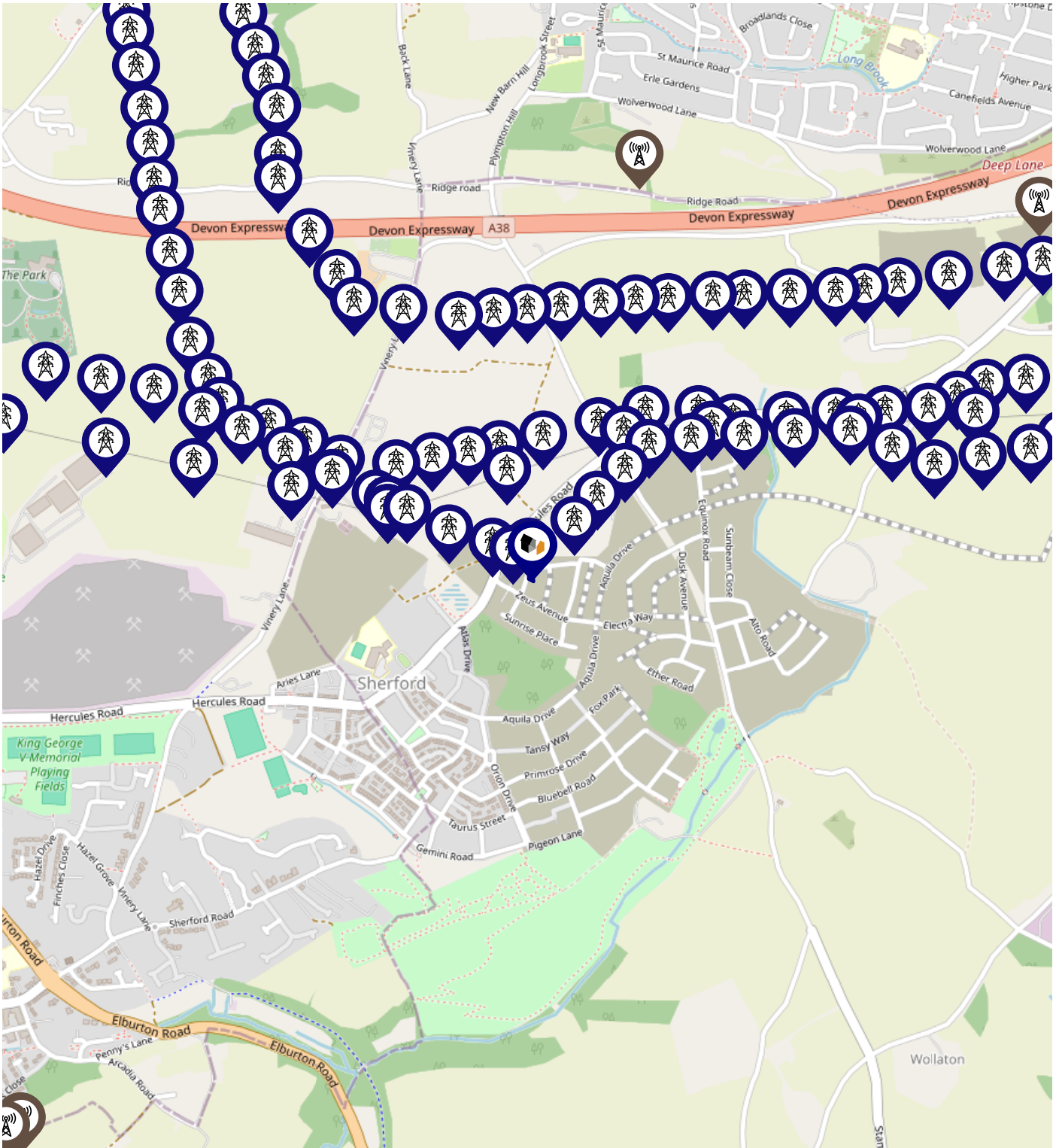
		Nursery	Primary	Secondary	College	Private
1	Sherford Vale School & Nursery Ofsted Rating: Good Pupils: 258 Distance:0.46	☐	☒	☐	☐	☐
2	Plympton St Maurice Primary School Ofsted Rating: Good Pupils: 187 Distance:0.83	☐	☒	☐	☐	☐
3	Yealmpstone Farm Primary School Ofsted Rating: Good Pupils: 216 Distance:1.03	☐	☒	☐	☐	☐
4	Longcause Community Special School Ofsted Rating: Good Pupils: 110 Distance:1.05	☐	☐	☒	☐	☐
5	Elburton Primary School Ofsted Rating: Outstanding Pupils: 465 Distance:1.09	☐	☒	☐	☐	☐
6	St Mary's Church of England Primary School Ofsted Rating: Outstanding Pupils: 102 Distance:1.35	☐	☒	☐	☐	☐
7	Plympton Academy Ofsted Rating: Requires improvement Pupils: 1145 Distance:1.4	☐	☐	☒	☐	☐
8	Plympton St Mary's CoFe Infant School Ofsted Rating: Good Pupils: 100 Distance:1.41	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Old Priory Junior Academy Ofsted Rating: Good Pupils: 192 Distance: 1.41	☐	☒	☐	☐	☐
	Morley Meadow Primary School Ofsted Rating: Good Pupils: 224 Distance: 1.47	☐	☒	☐	☐	☐
	Chaddlewood Primary School Ofsted Rating: Good Pupils: 372 Distance: 1.52	☐	☒	☐	☐	☐
	Coombe Dean School Ofsted Rating: Good Pupils: 995 Distance: 1.59	☐	☐	☒	☐	☐
	Glen Park Primary School Ofsted Rating: Outstanding Pupils: 407 Distance: 1.61	☐	☒	☐	☐	☐
	Hele's School Ofsted Rating: Good Pupils: 1386 Distance: 1.88	☐	☐	☒	☐	☐
	Plymstock School Ofsted Rating: Good Pupils: 1671 Distance: 1.9	☐	☐	☒	☐	☐
	Goosewell Primary Academy Ofsted Rating: Good Pupils: 419 Distance: 1.91	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

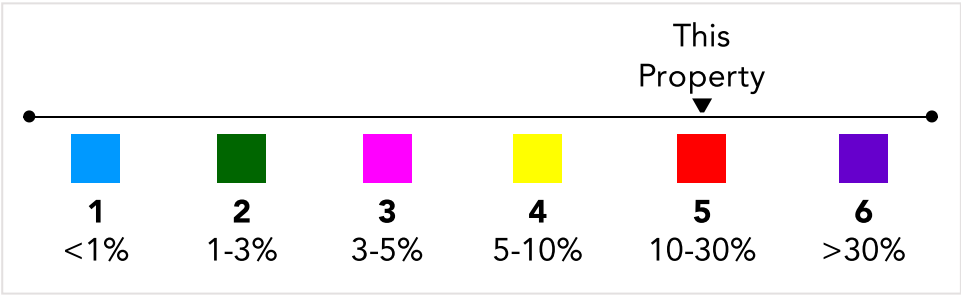
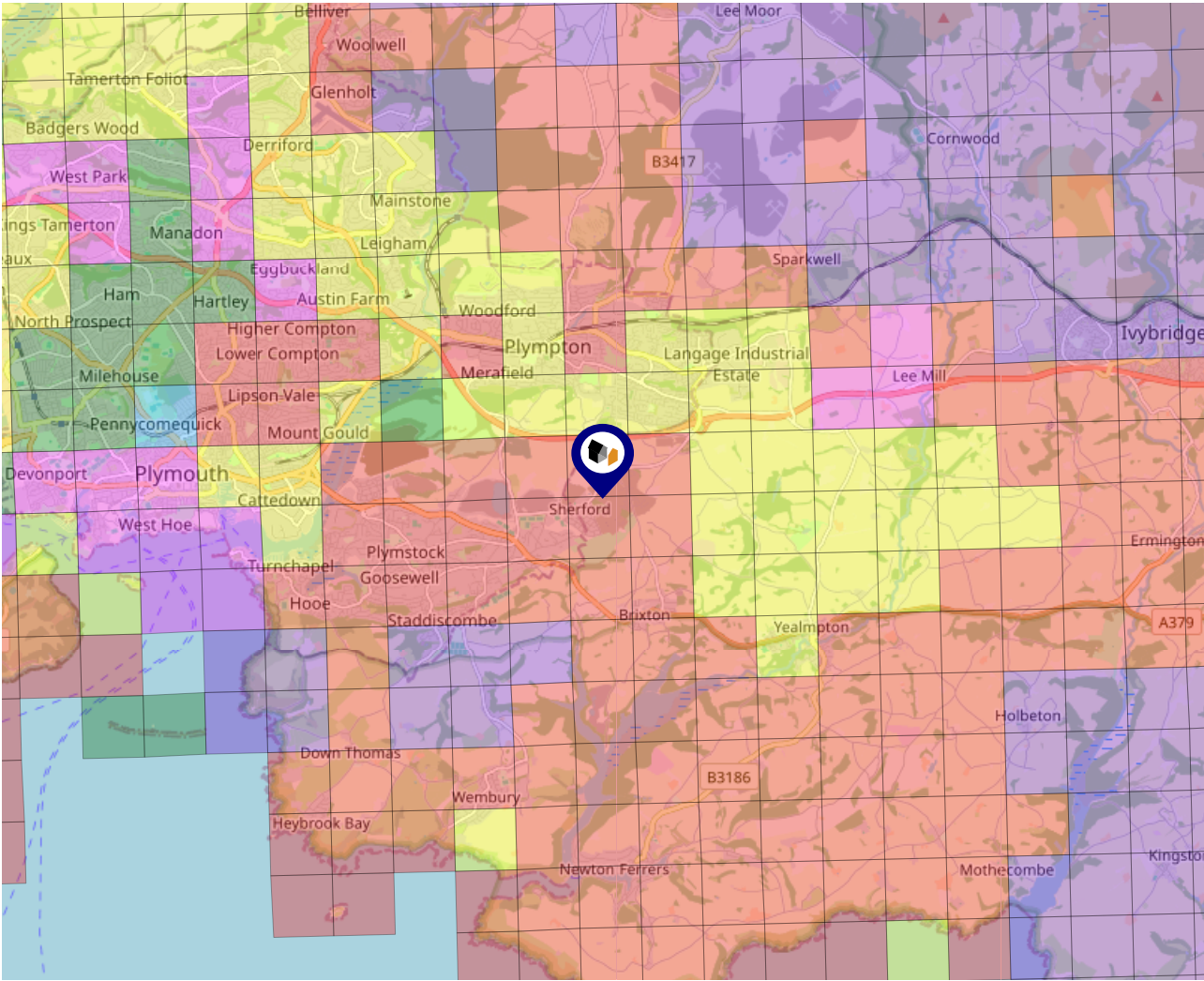


Key:

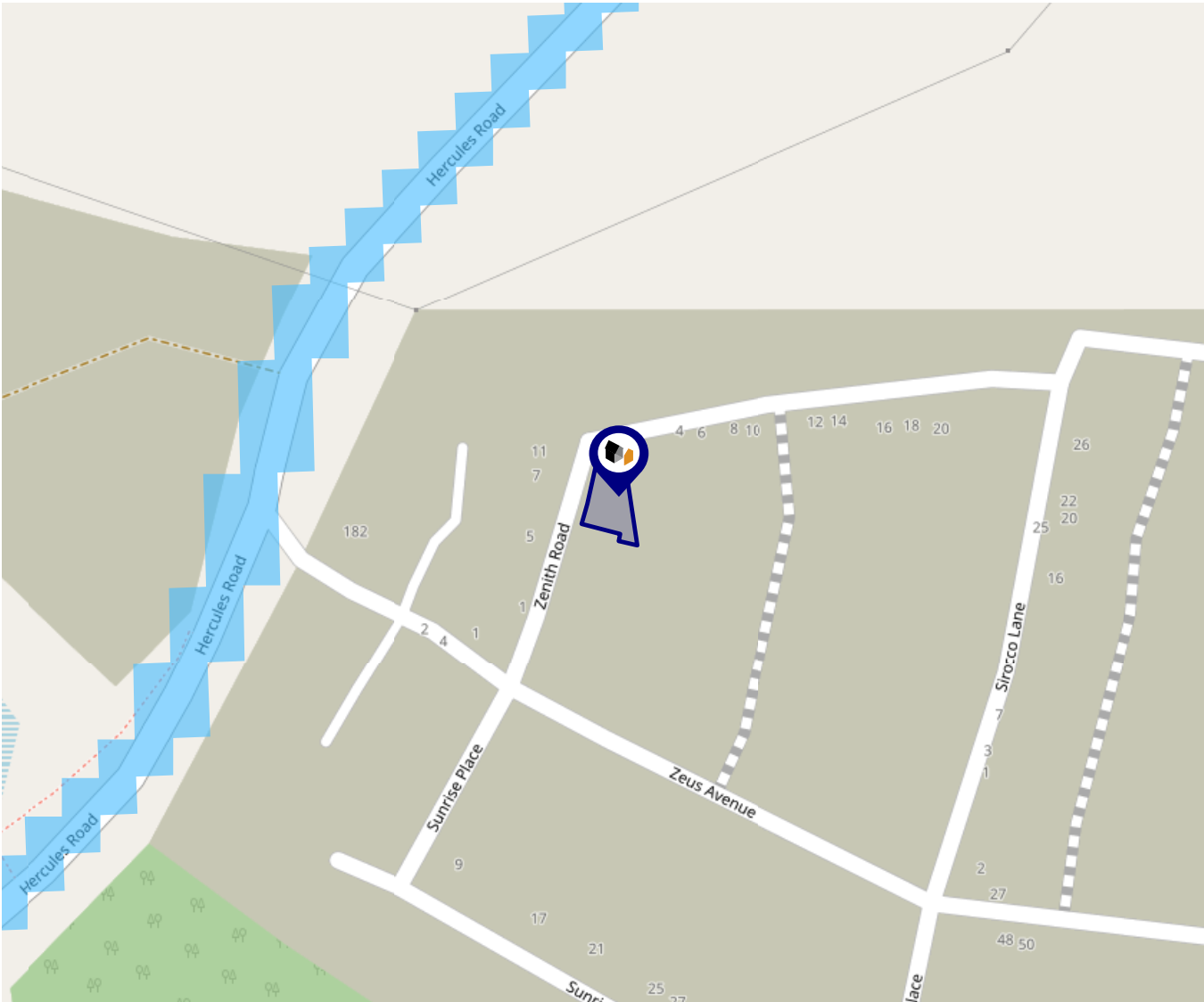
-  Power Pylons
-  Communication Masts

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

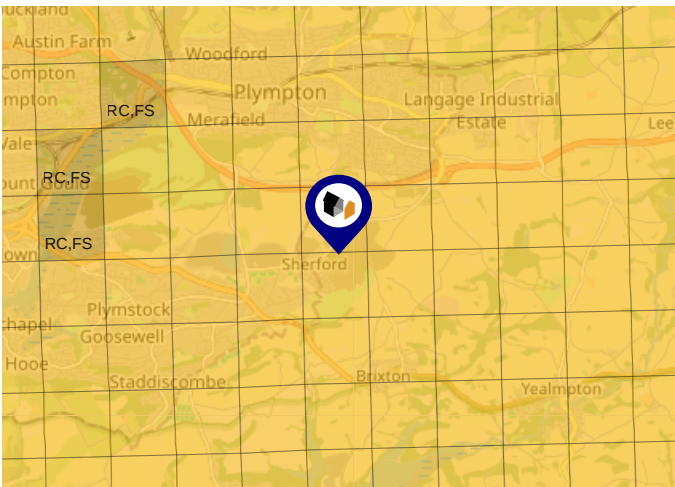


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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		

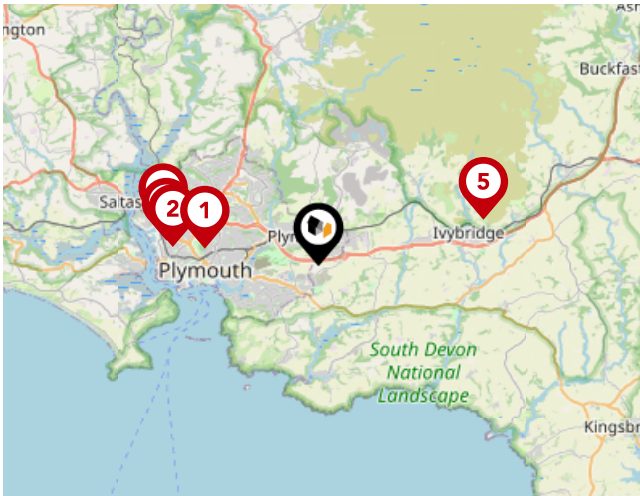


Primary Classifications (Most Common Clay Types)

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)

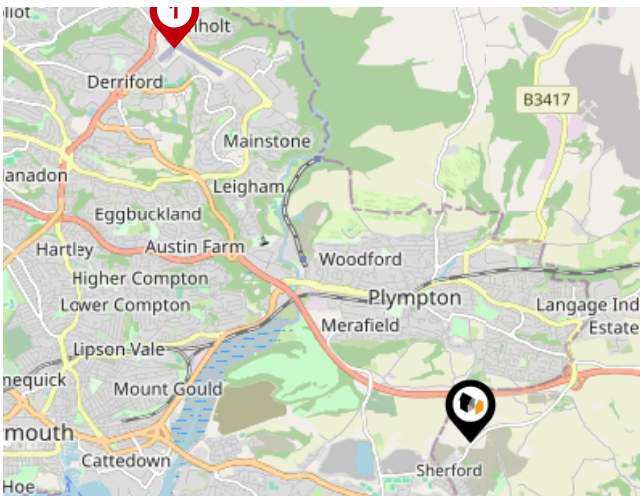


National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	4.32 miles
2	Devonport Rail Station	5.52 miles
3	Dockyard (Plymouth) Rail Station	5.78 miles
4	Keyham Rail Station	6.05 miles
5	Ivybridge Rail Station	6.48 miles

Trunk Roads/Motorways

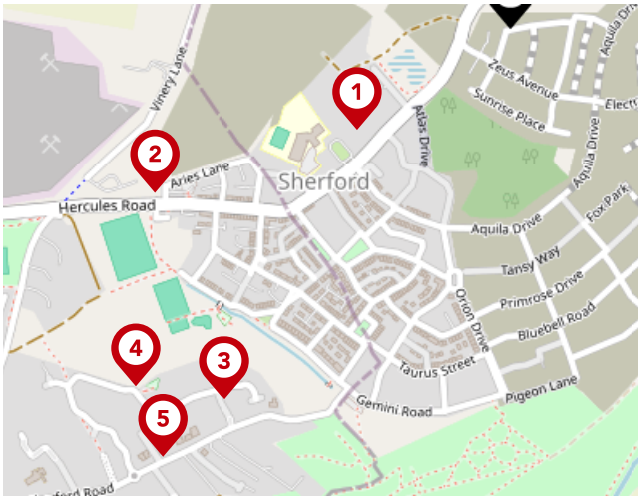
No Trunk Roads/Motorways found within 50 km of this property.



Airports/Helipads

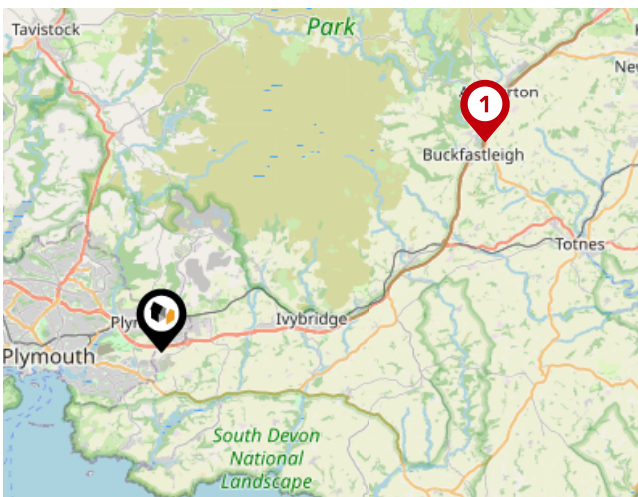
Pin	Name	Distance
1	Plymouth City Airport	4.65 miles

Area Transport (Local)



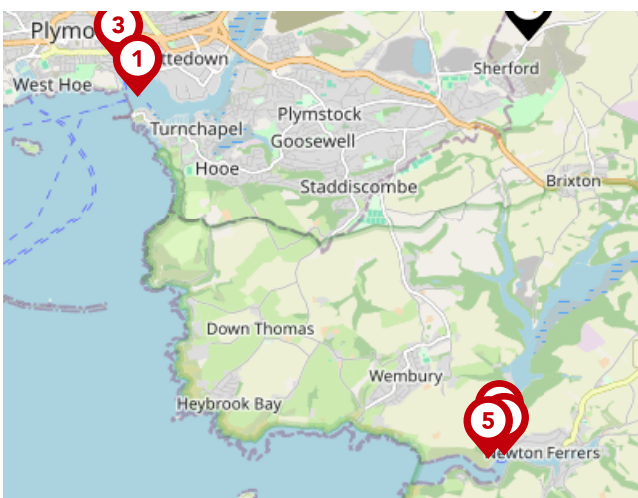
Bus Stops/Stations

Pin	Name	Distance
1	Sherford Vale School	0.21 miles
2	Hercules Way	0.46 miles
3	Candish Drive East	0.55 miles
4	Candish Drive	0.61 miles
5	Brookwood Road	0.65 miles



Local Connections

Pin	Name	Distance
1	Buckfastleigh (South Devon Railway)	14.53 miles



Ferry Terminals

Pin	Name	Distance
1	Plymouth Mount Batten Ferry Landing	3.73 miles
2	Newton Ferrers Ferry Landing	3.8 miles
3	Plymouth (Barbican) Landing Stage	3.87 miles
4	Noss Mayo Ferry Landing	3.92 miles
5	Warren Point Ferry Landing	3.96 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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