

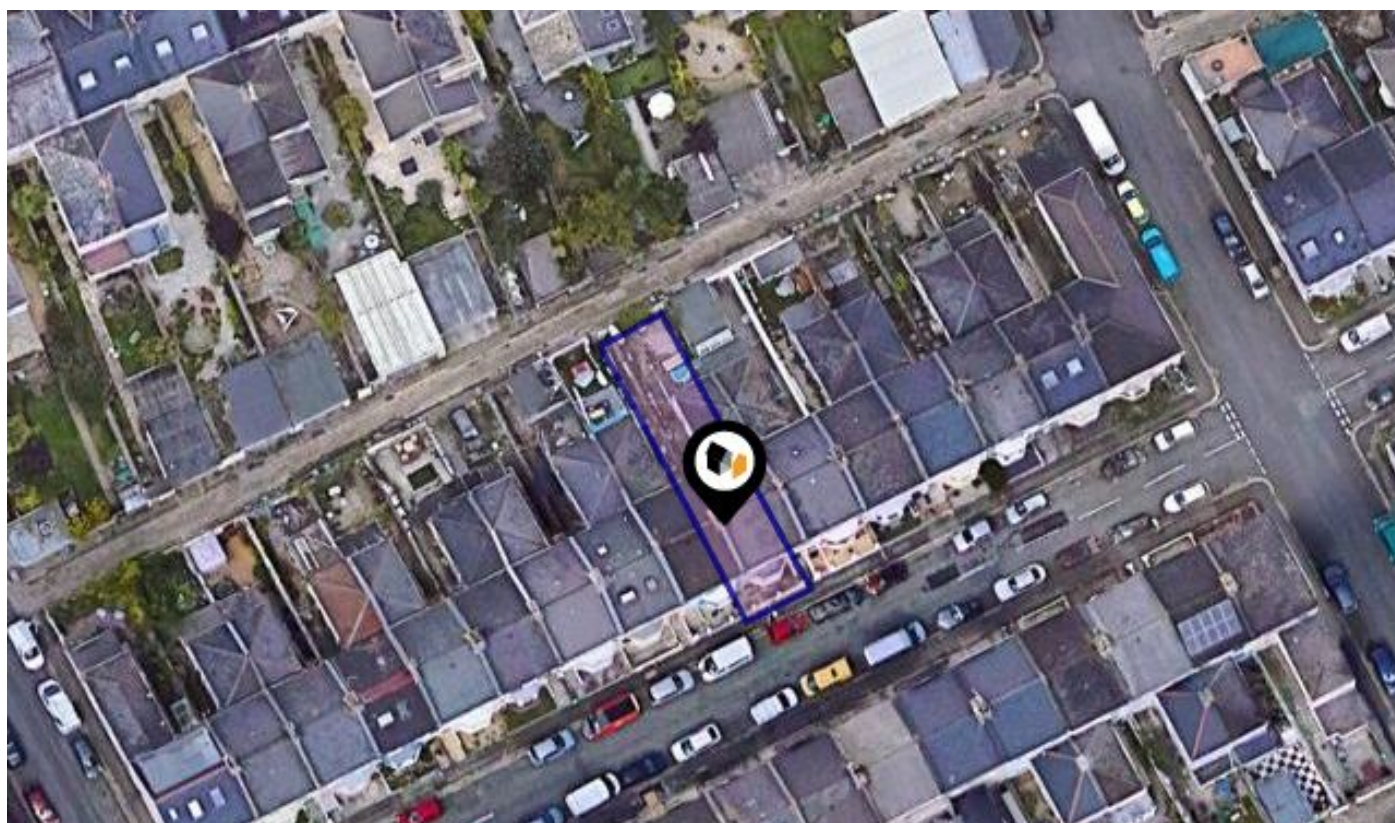


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 16th July 2026



10, PALMERSTON STREET, PLYMOUTH, PL1 5LJ

Lang Town & Country

6 Mannamead Road, Plymouth, PL4 7AA

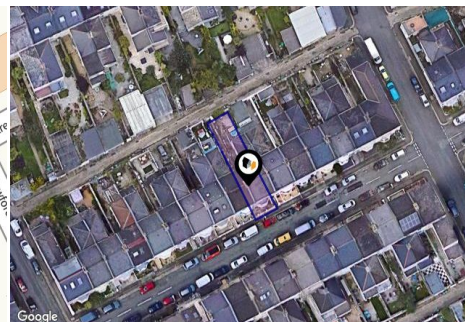
01752 456000

carrie@langtownandcountry.com

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Property

Type:	Terraced
Bedrooms:	3
Floor Area:	1,625 ft ² / 151 m ²
Plot Area:	0.04 acres
Council Tax :	Band C
Annual Estimate:	£2,171
Title Number:	DN142417
UPRN:	100040472549
Restrictive Covenants:	Yes

Last Sold Date:	29/08/2006
Last Sold Price:	£169,000
Last Sold £/ft ² :	£104
Tenure:	Freehold

Local Area

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

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

16	80	5500
mb/s	mb/s	mb/s

Mobile Coverage:

(based on calls indoors)



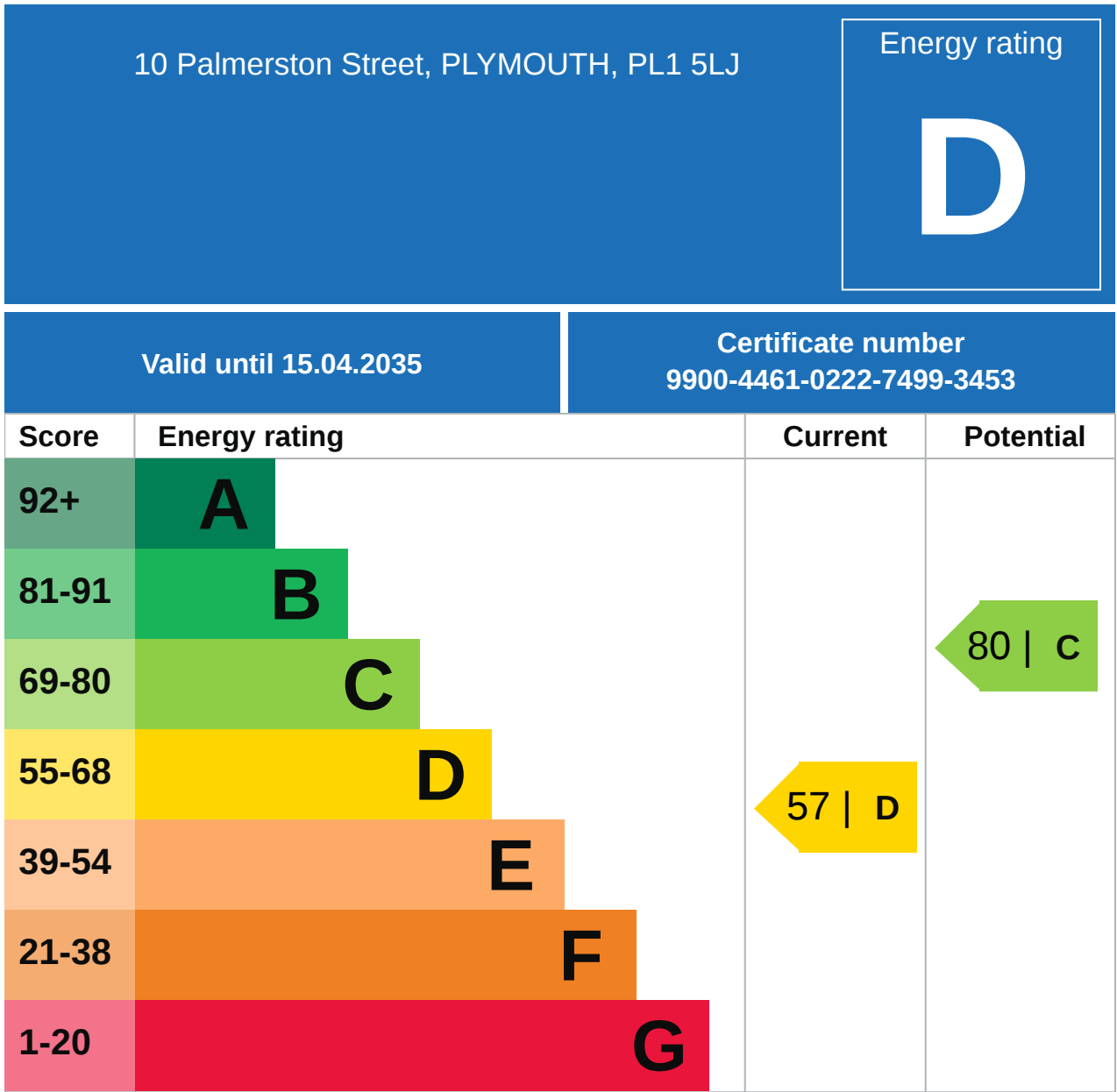
Satellite/Fibre TV Availability:



10, PALMERSTON STREET, PLYMOUTH, PL1 5LJ



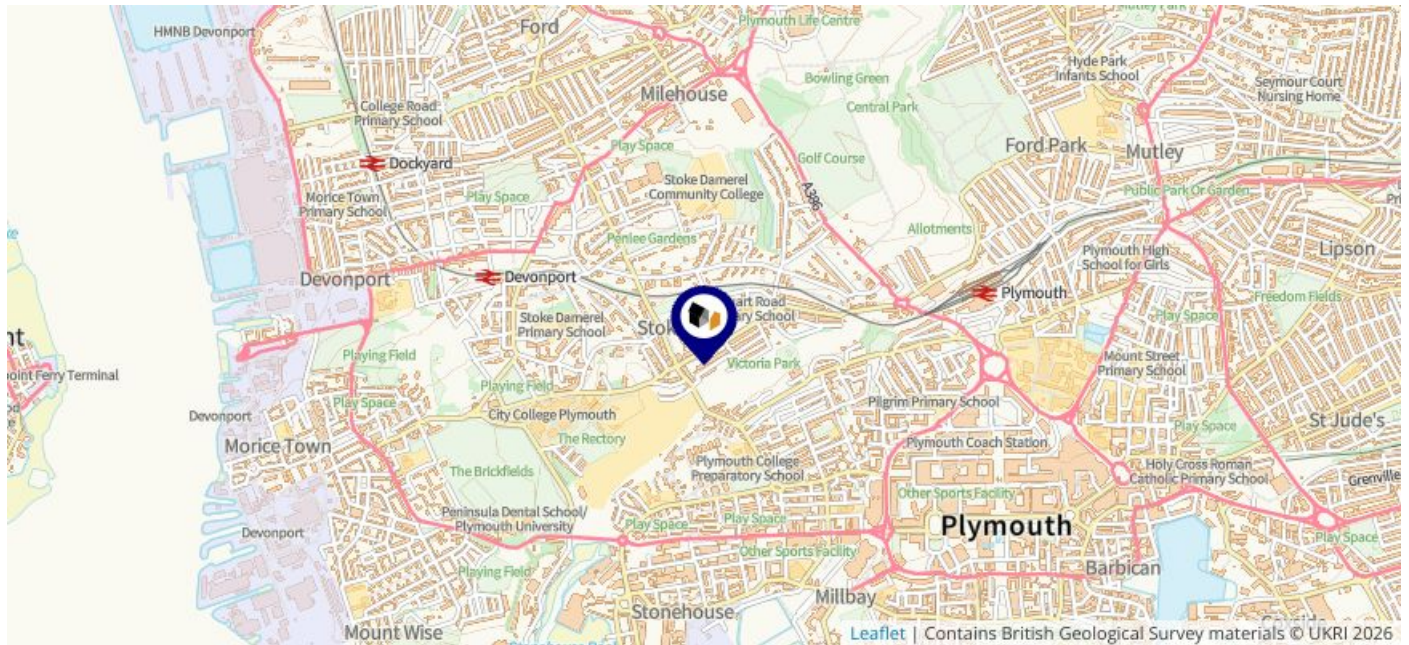
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Additional EPC Data

Property Type:	Mid-terrace house
Walls:	Granite or whinstone, as built, no insulation (assumed)
Walls Energy:	Very poor
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Window:	Fully double glazed
Window Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, TRVs and bypass
Main Heating Controls Energy:	Average
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 75% of fixed outlets
Lighting Energy:	Very good
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	Room heaters, coal
Total Floor Area:	151 m ²

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

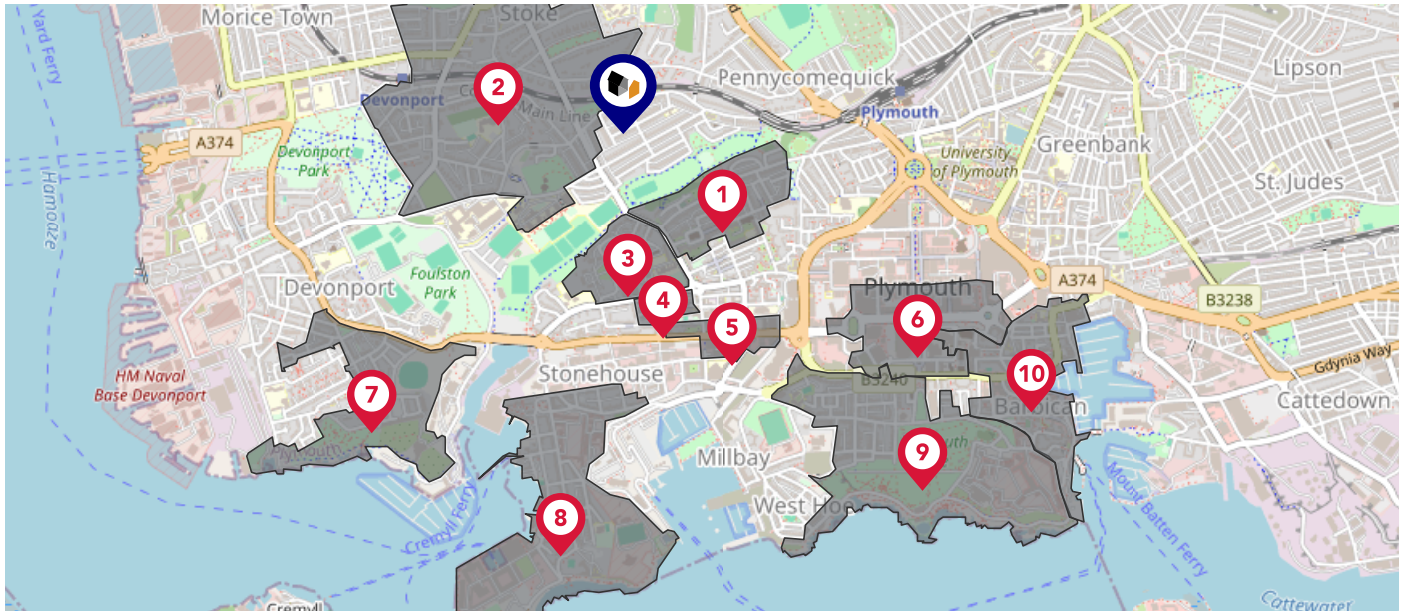
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

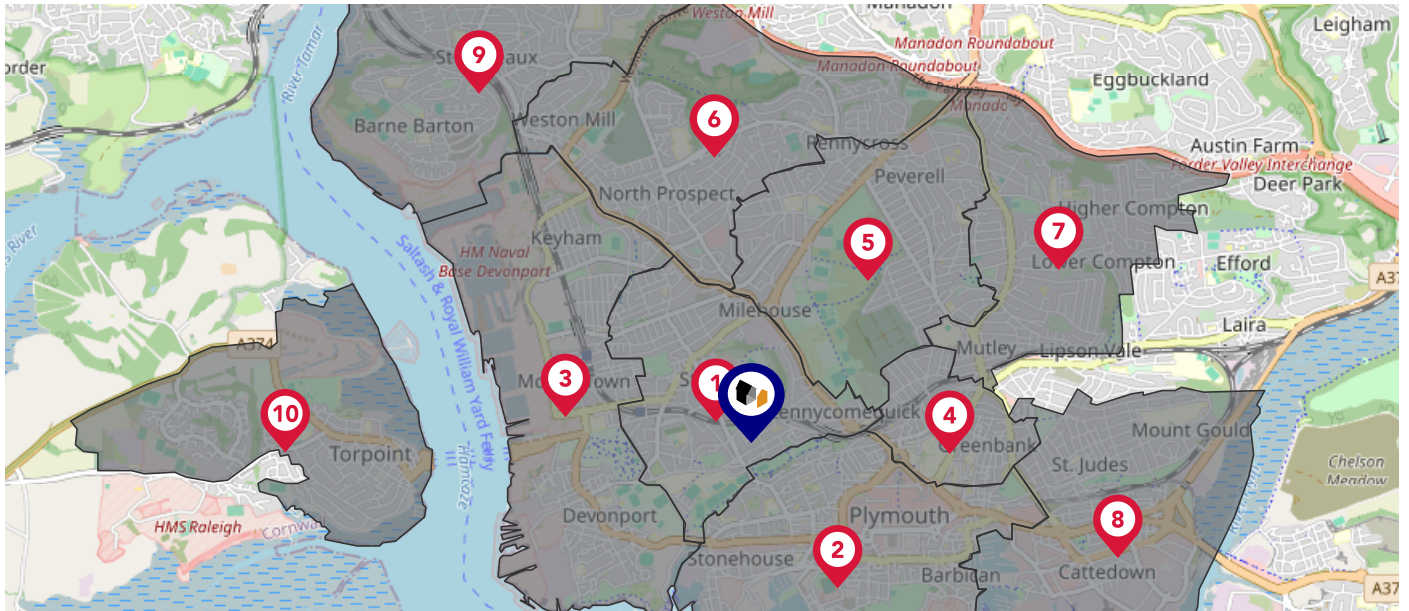
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

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

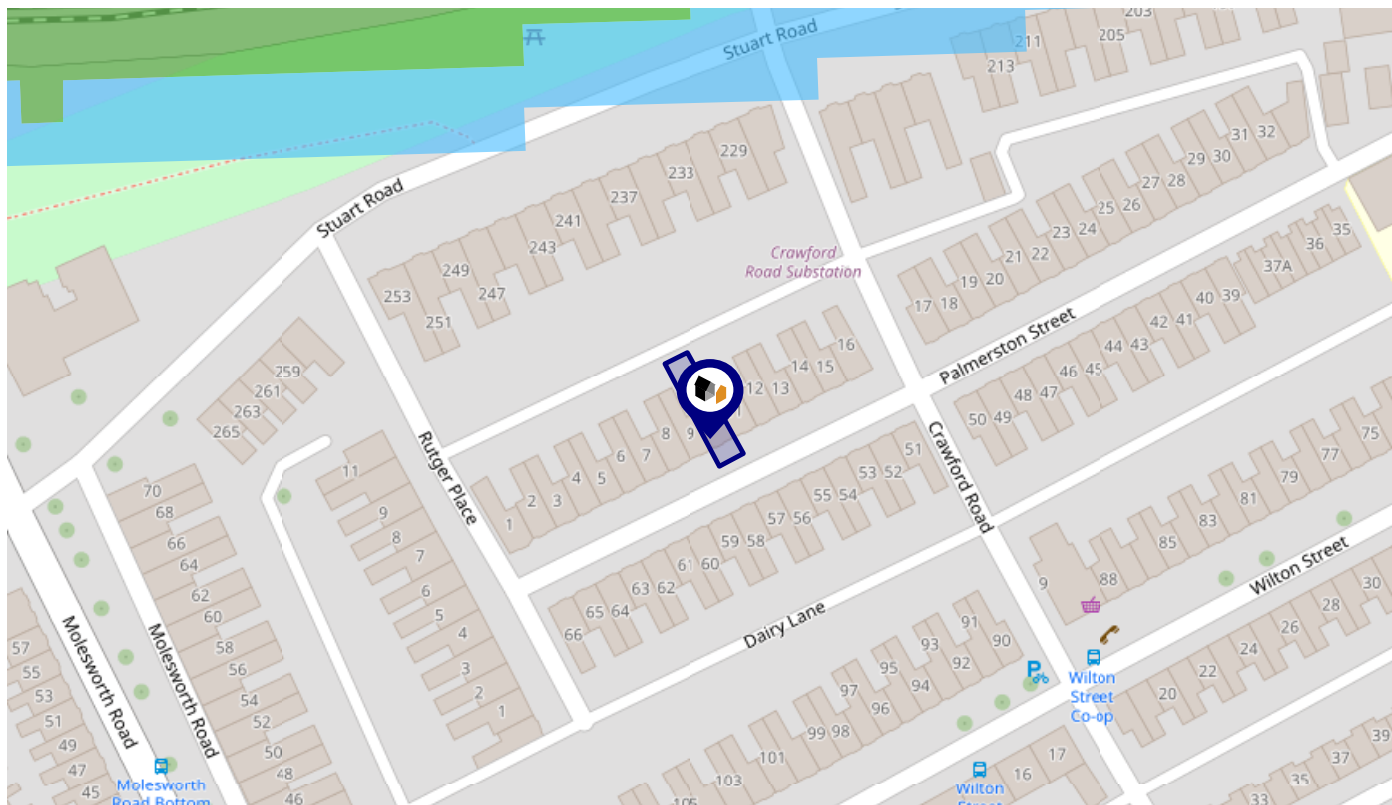
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

- 1 Stoke Ward
- 2 St. Peter and the Waterfront Ward
- 3 Devonport Ward
- 4 Drake Ward
- 5 Peverell Ward
- 6 Ham Ward
- 7 Compton Ward
- 8 Sutton and Mount Gould Ward
- 9 St. Budeaux Ward
- 10 Torpoint ED

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:

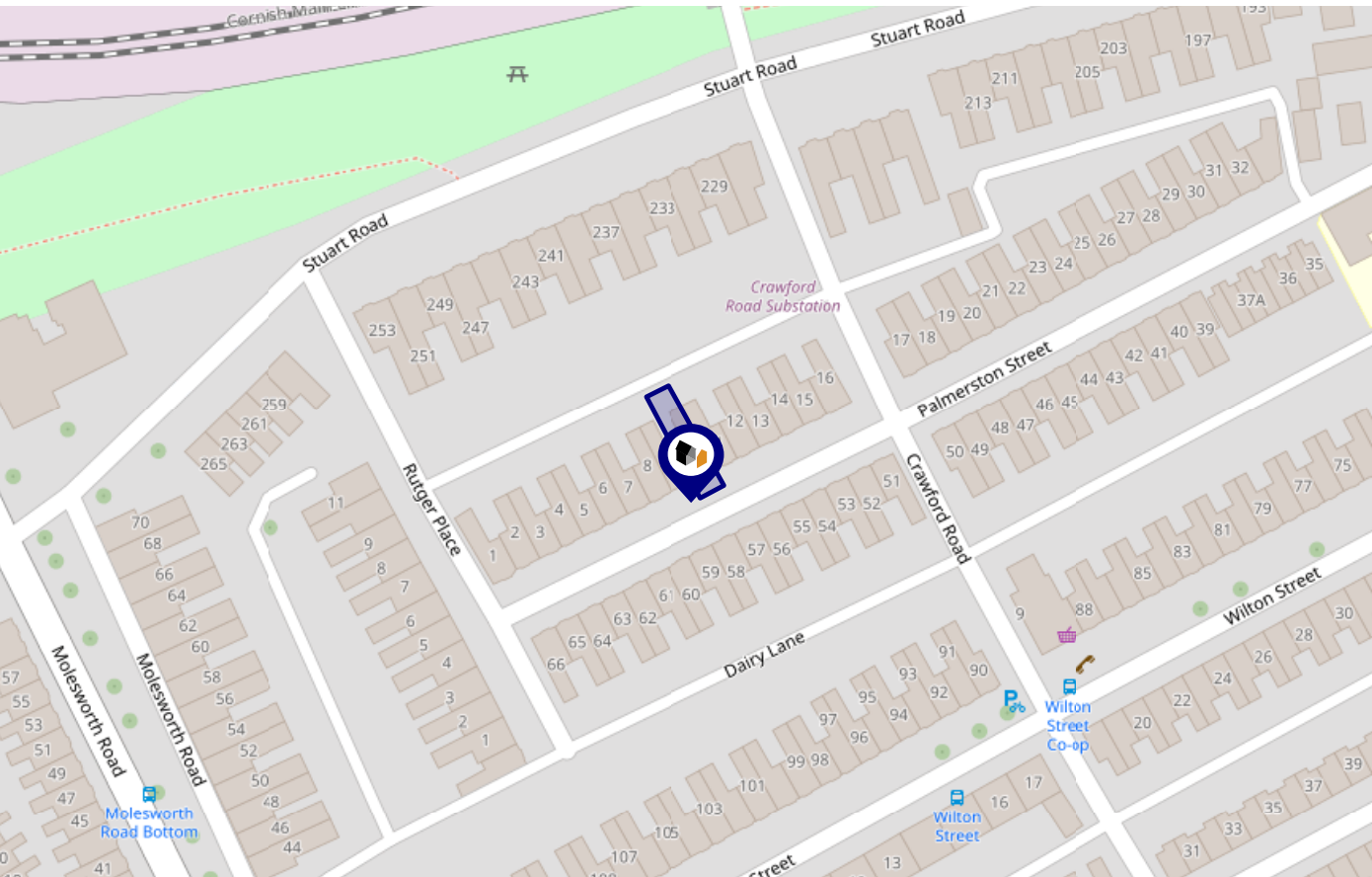
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

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.

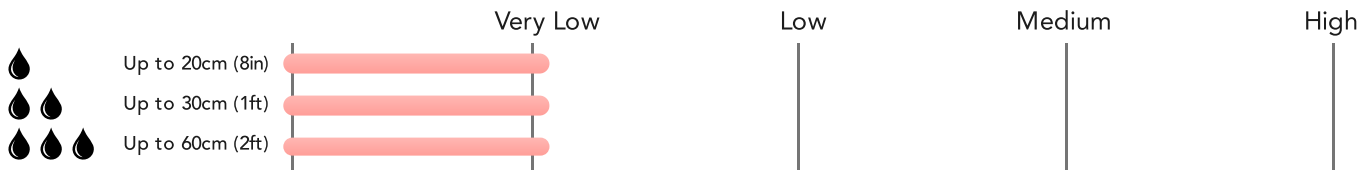


Risk Rating: Very low

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.

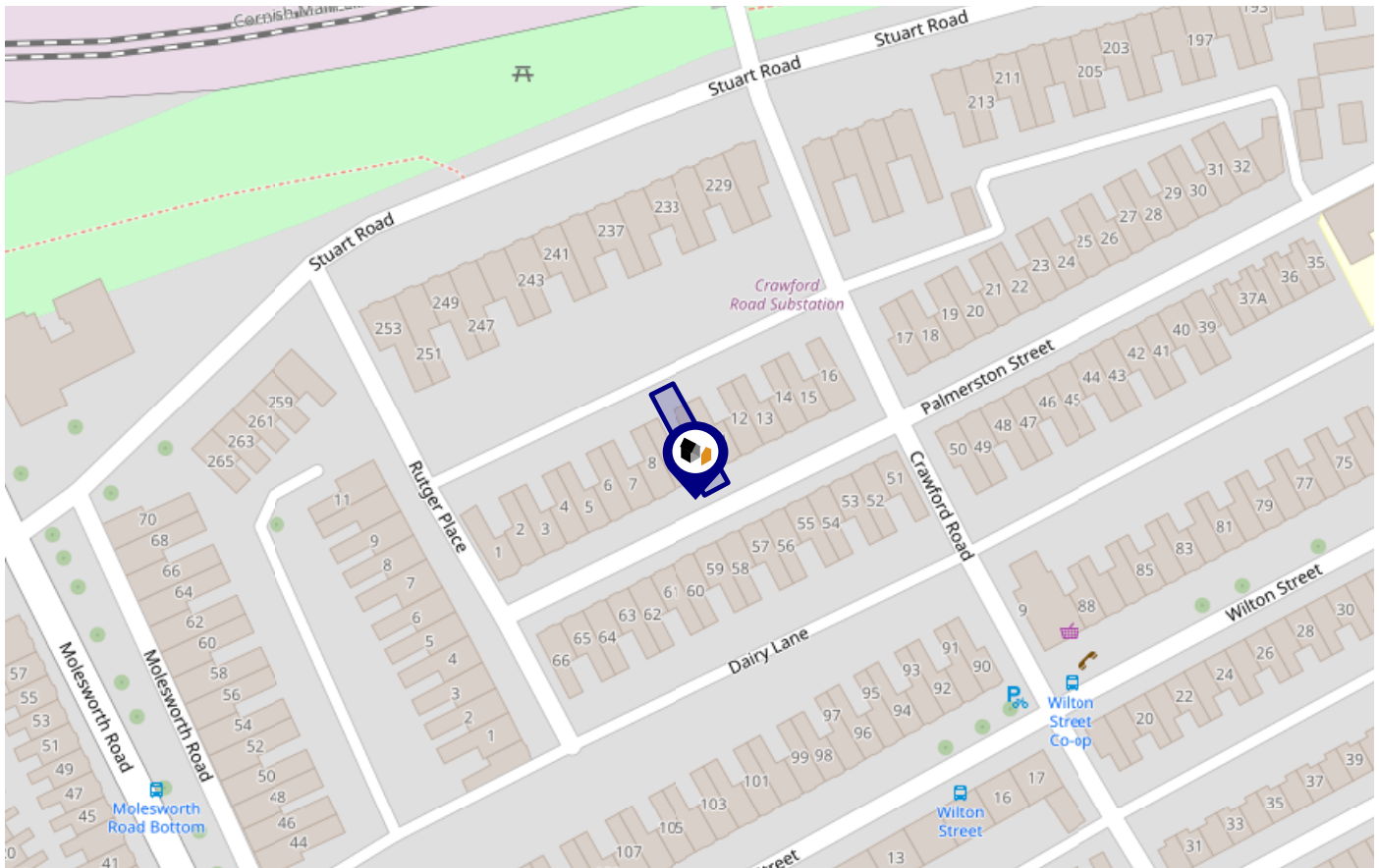
Chance of flooding to the following depths at this property:



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

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:



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

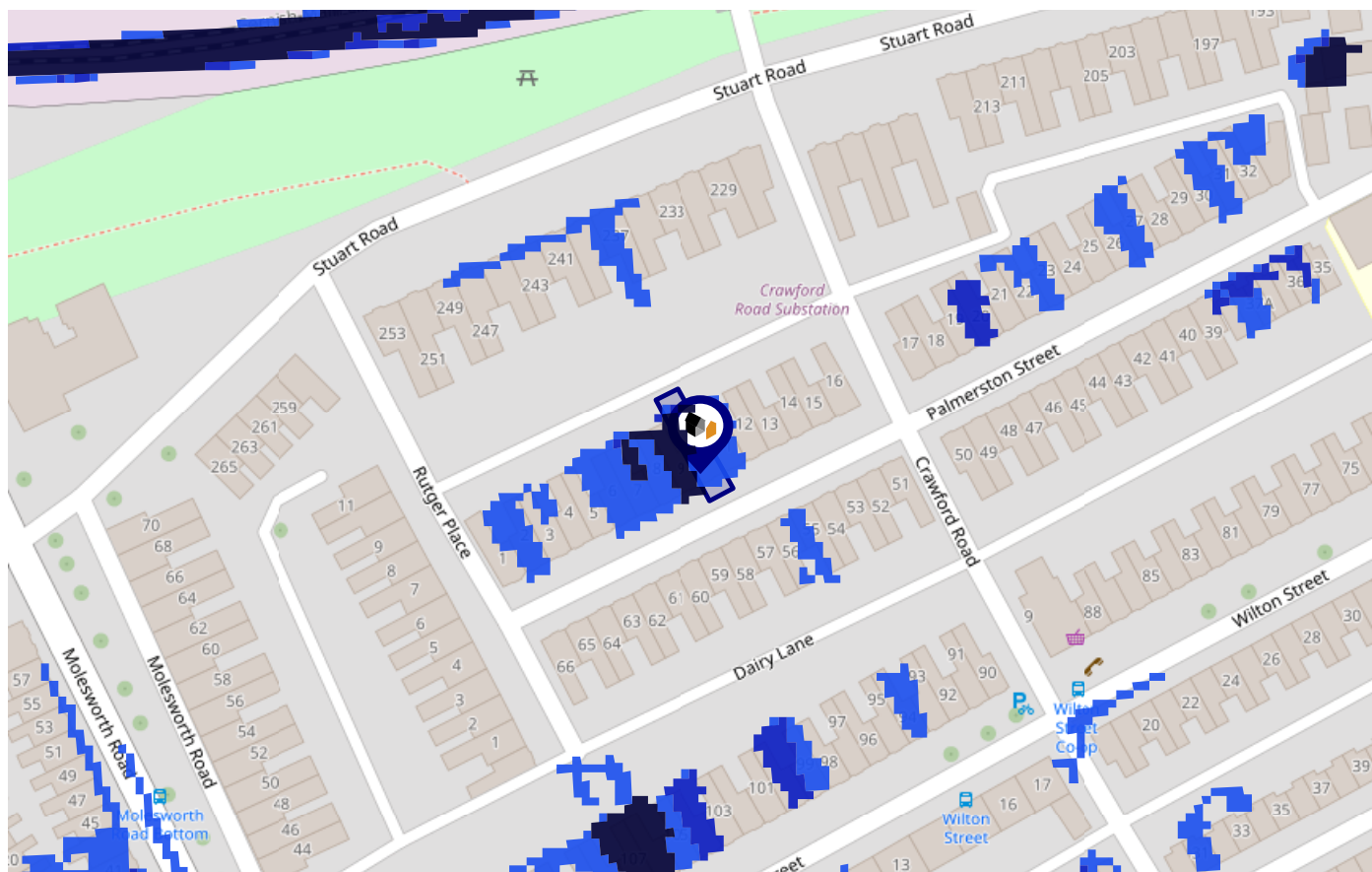


Flood Risk

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.

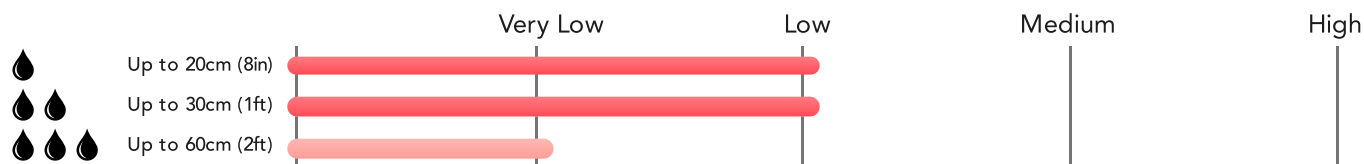


Risk Rating: Low

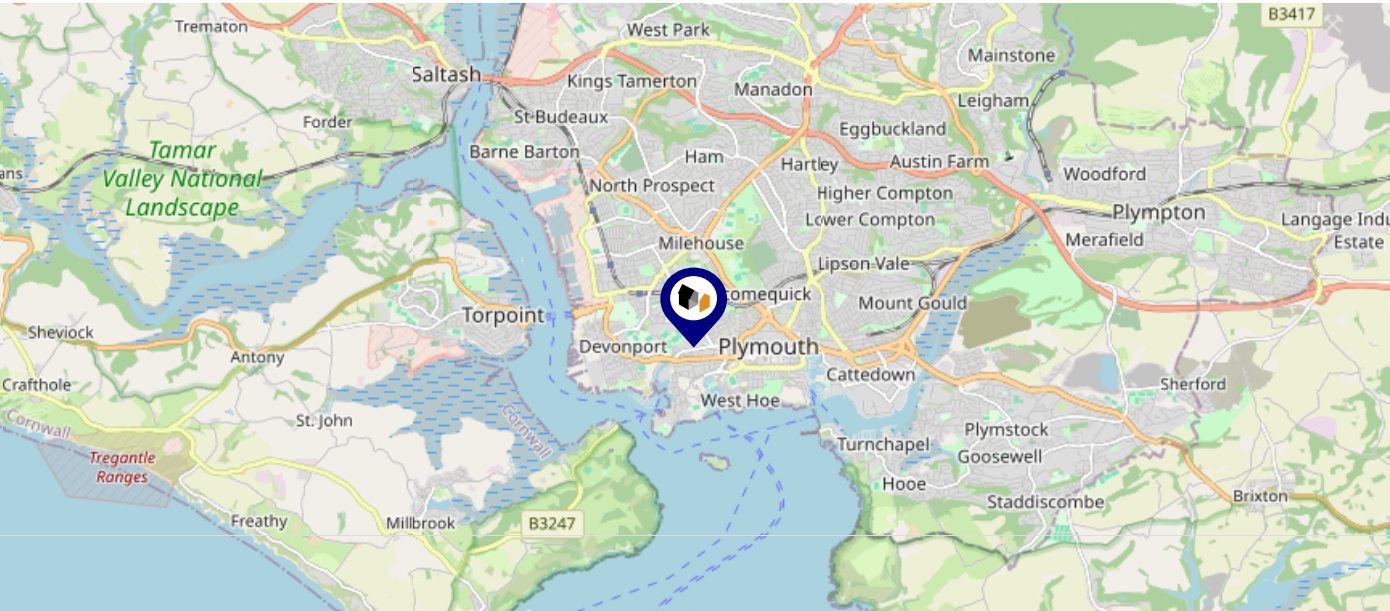
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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Chance of flooding to the following depths at this property:



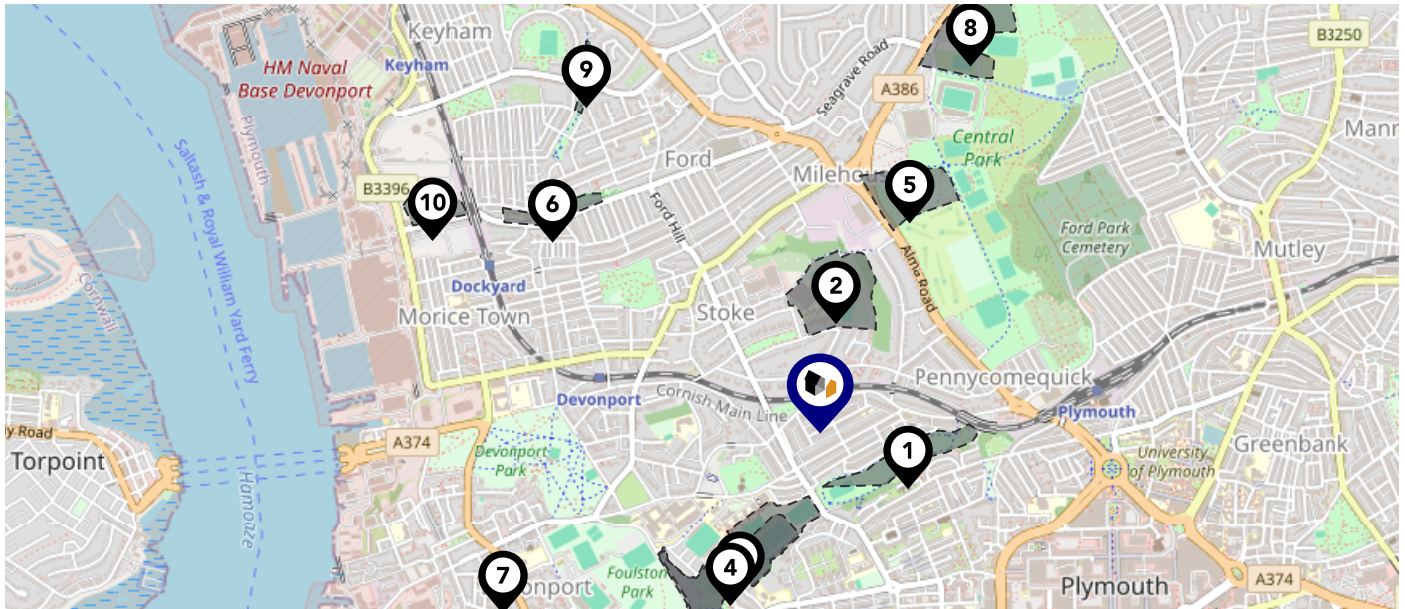
This map displays nearby areas that have been designated as Green Belt...



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.



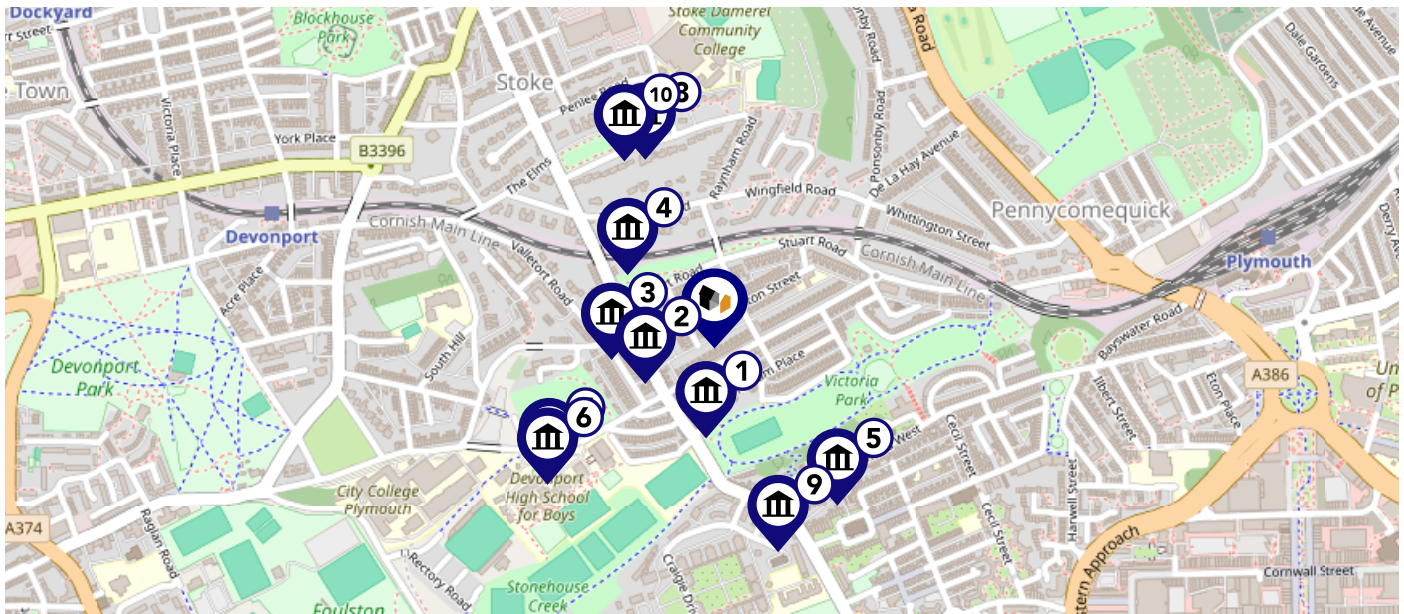
Nearby Landfill Sites

1	Victoria Park-Victoria Park, Plymouth	Historic Landfill	☐
2	Stoke School Playing Field And Allotments-Stoke School Playing Field And Allotments, Plymouth	Historic Landfill	☐
3	Stonehouse Lake-Plymouth, Devon	Historic Landfill	☐
4	Stonehouse Playing Fields-Stonehouse Playing Fields, Stonehouse, Plymouth, Devon	Historic Landfill	☐
5	Central Park Milehouse-Central Park (Milehouse), Plymouth	Historic Landfill	☐
6	Recreation Ground St Levan Ground And Alexandra Road-Recreation Ground, St Levan Road, Plymouth	Historic Landfill	☐
7	Hazardous Stores Return Centre-H M Naval Base, Devonport, Plymouth, Devon	Historic Landfill	☐
8	Peverell Cricket Ground-Peverell Cricket Ground, Plymouth	Historic Landfill	☐
9	Disused Railway Cutting-North Down, Devonport, Plymouth	Historic Landfill	☐
10	St Levan Road Recreation Ground-St Levan Road Recreation Ground, Devonport, Plymouth	Historic Landfill	☐

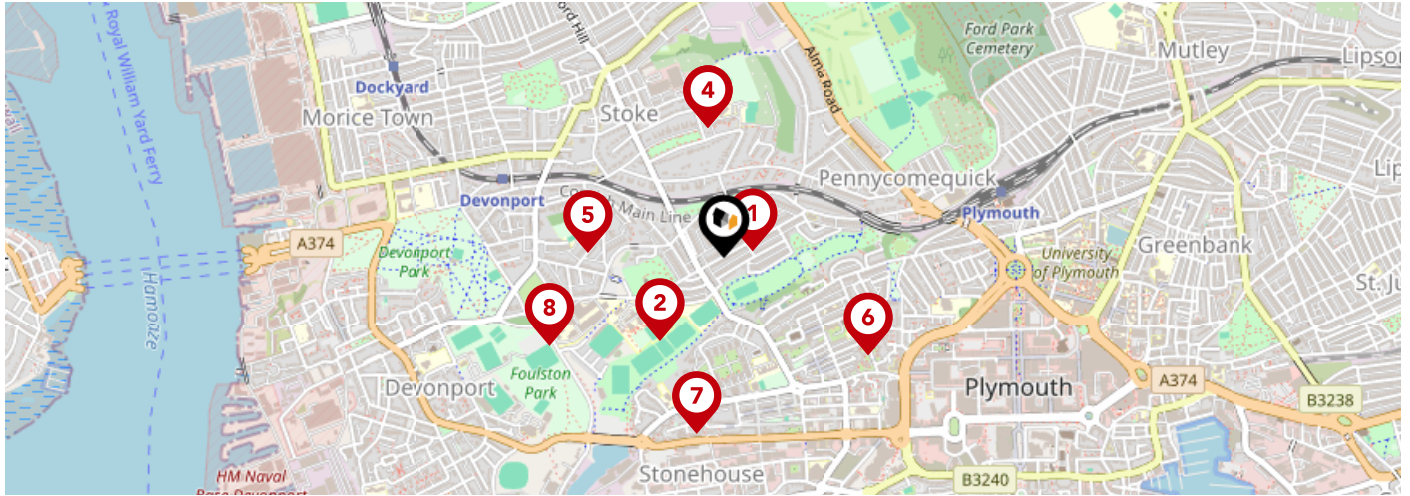
Maps

Listed Buildings

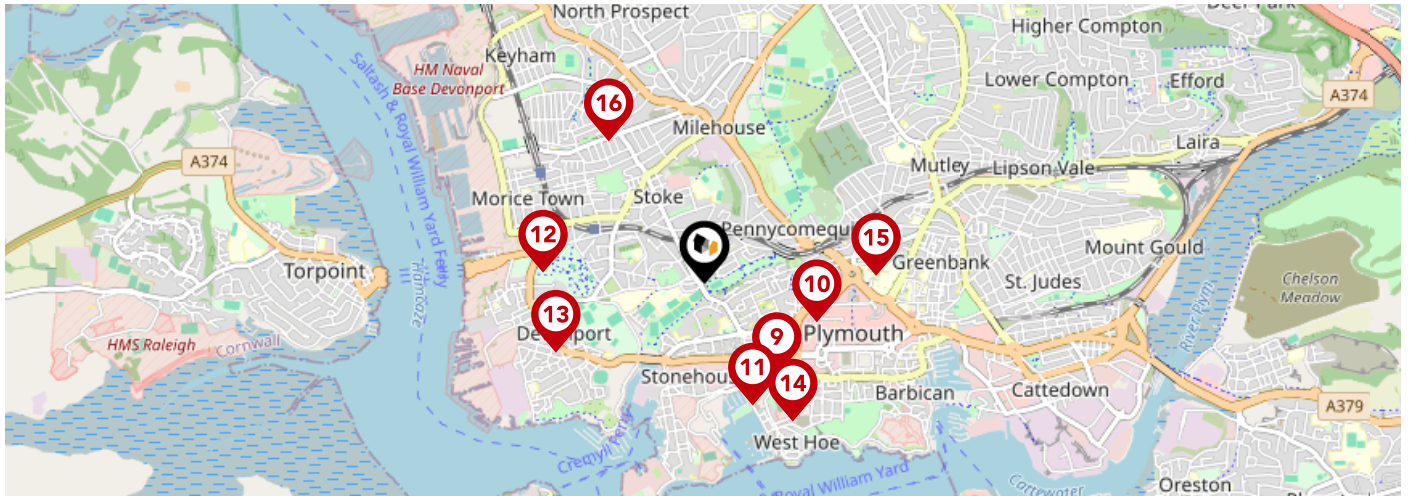
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1322000 - 1-15 And 12a, Hotham Place	Grade II	0.1 miles
	1386247 - 44-70, Molesworth Road	Grade II	0.1 miles
	1386248 - 61 Molesworth Road And 272 Stuart Road	Grade II	0.1 miles
	1245451 - 133 And 135 Wingfield Road And Road-frontage Walls	Grade II	0.1 miles
	1386300 - St Dunstons Abbey School And Attached Road Frontage Walls	Grade II	0.2 miles
	1386308 - Jeffery Tomb Immediately South Of Church Of St Andrew	Grade II	0.2 miles
	1386305 - Church Of St Andrew, Stoke Damarel	Grade II	0.2 miles
	1386327 - Lamp Standard Opposite Number 12	Grade II	0.2 miles
	1386419 - Boundary Stone At Junction With North Road	Grade II	0.2 miles
	1386324 - Lamp Standard In Front Of Number 10	Grade II	0.2 miles



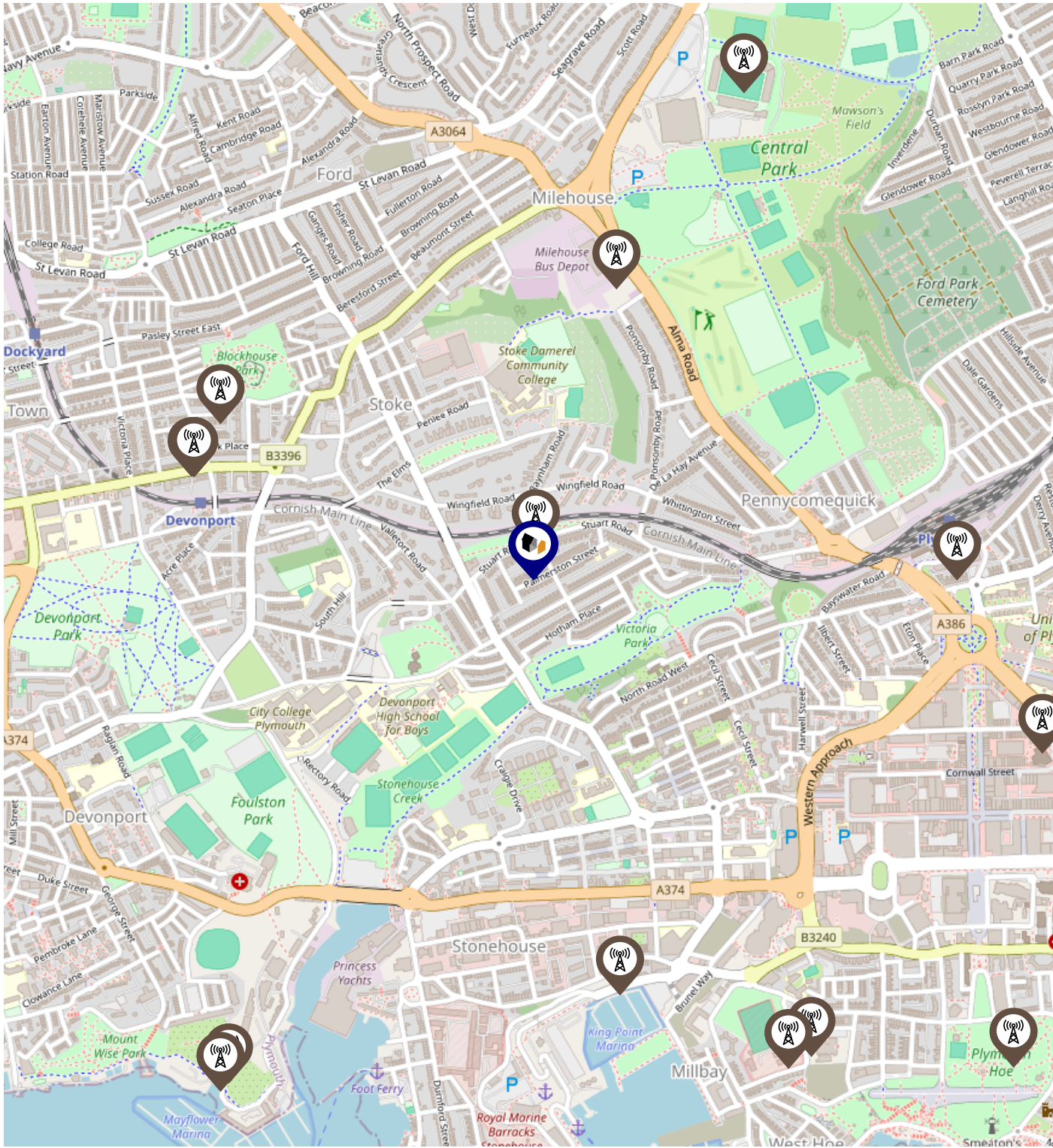
		Nursery	Primary	Secondary	College	Private
1	Stuart Road Primary Academy Ofsted Rating: Good Pupils: 189 Distance:0.07	☐	☒	☐	☐	☐
2	Devonport High School for Boys Ofsted Rating: Good Pupils: 1231 Distance:0.25	☐	☐	☒	☐	☐
3	Scott Medical and Healthcare College Ofsted Rating: Good Pupils: 233 Distance:0.31	☐	☐	☒	☐	☐
4	Stoke Damerel Community College Ofsted Rating: Good Pupils: 1301 Distance:0.31	☐	☐	☒	☐	☐
5	Stoke Damerel Primary Academy Ofsted Rating: Good Pupils: 400 Distance:0.32	☐	☒	☐	☐	☐
6	The Cathedral School of St Mary Ofsted Rating: Requires improvement Pupils: 109 Distance:0.41	☐	☒	☐	☐	☐
7	High Street Primary Academy Ofsted Rating: Good Pupils: 140 Distance:0.42	☐	☒	☐	☐	☐
8	City College Plymouth Ofsted Rating: Good Pupils:0 Distance:0.46	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
9	St Peter's CofE Primary School Ofsted Rating: Good Pupils: 154 Distance:0.55	☐	☒	☐	☐	☐
10	Pilgrim Primary Academy Ofsted Rating: Outstanding Pupils: 390 Distance:0.56	☐	☒	☐	☐	☐
11	Millbay Academy Ofsted Rating: Good Pupils: 545 Distance:0.62	☐	☒	☒	☐	☐
12	UTC Plymouth Ofsted Rating: Good Pupils: 551 Distance:0.77	☐	☐	☒	☐	☐
13	St Joseph's Catholic Primary School Ofsted Rating: Good Pupils: 206 Distance:0.77	☐	☒	☐	☐	☐
14	St Andrew's Cof E VA Primary School Ofsted Rating: Good Pupils: 208 Distance:0.78	☐	☒	☐	☐	☐
15	Fletewood School at Derry Villas Ofsted Rating: Good Pupils: 58 Distance:0.81	☐	☒	☐	☐	☐
16	Ford Primary School Ofsted Rating: Requires improvement Pupils: 214 Distance:0.81	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

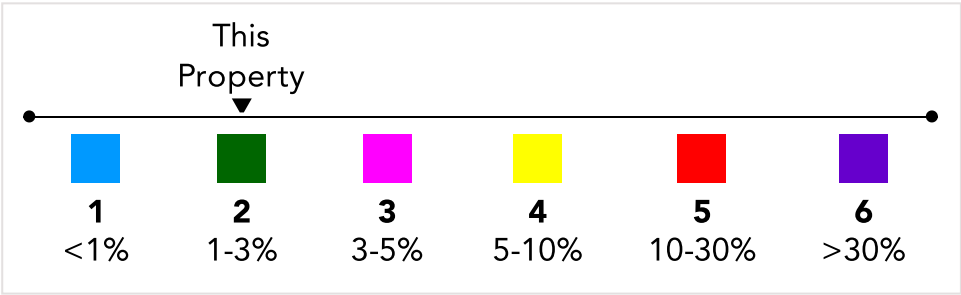
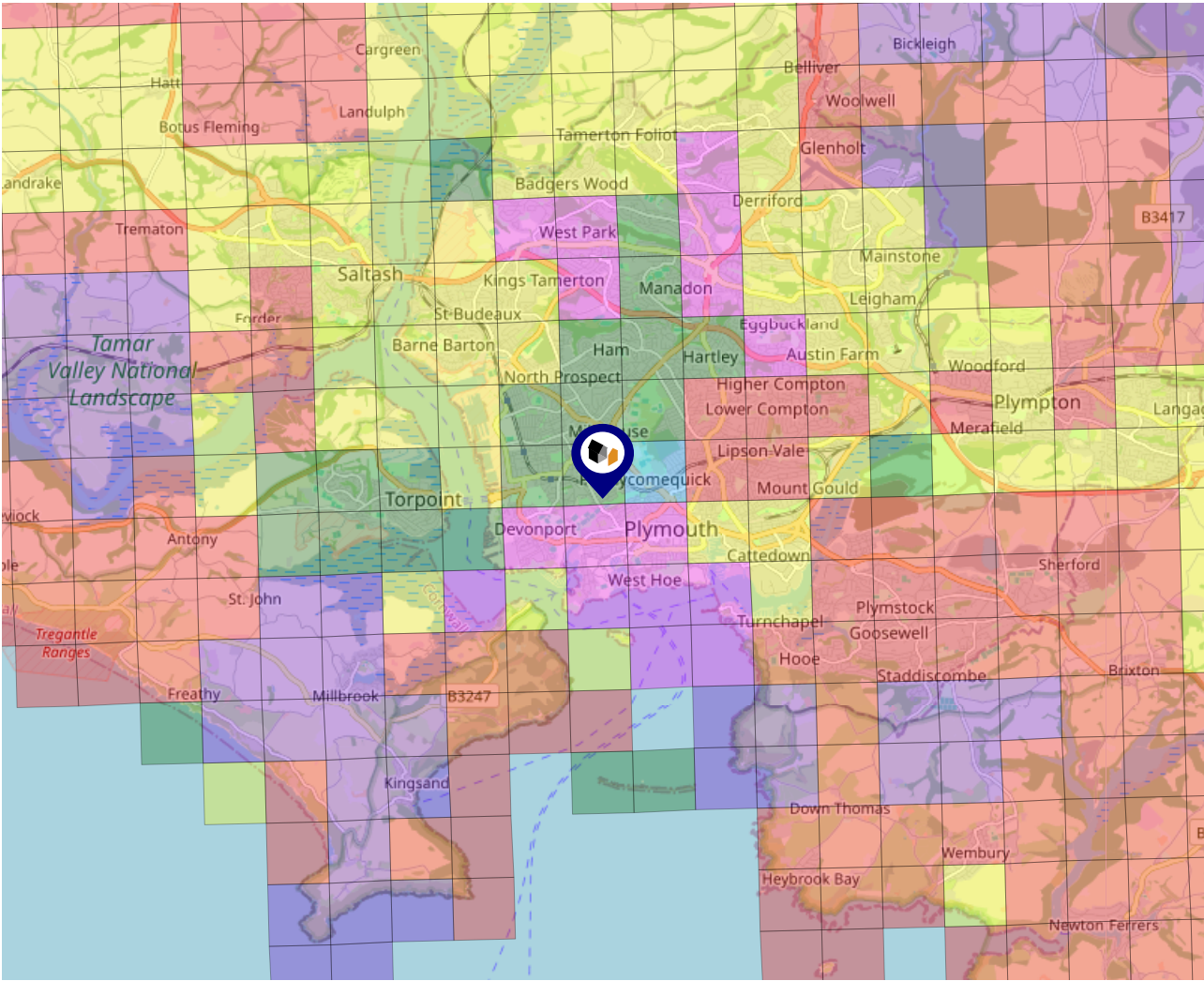


Key:

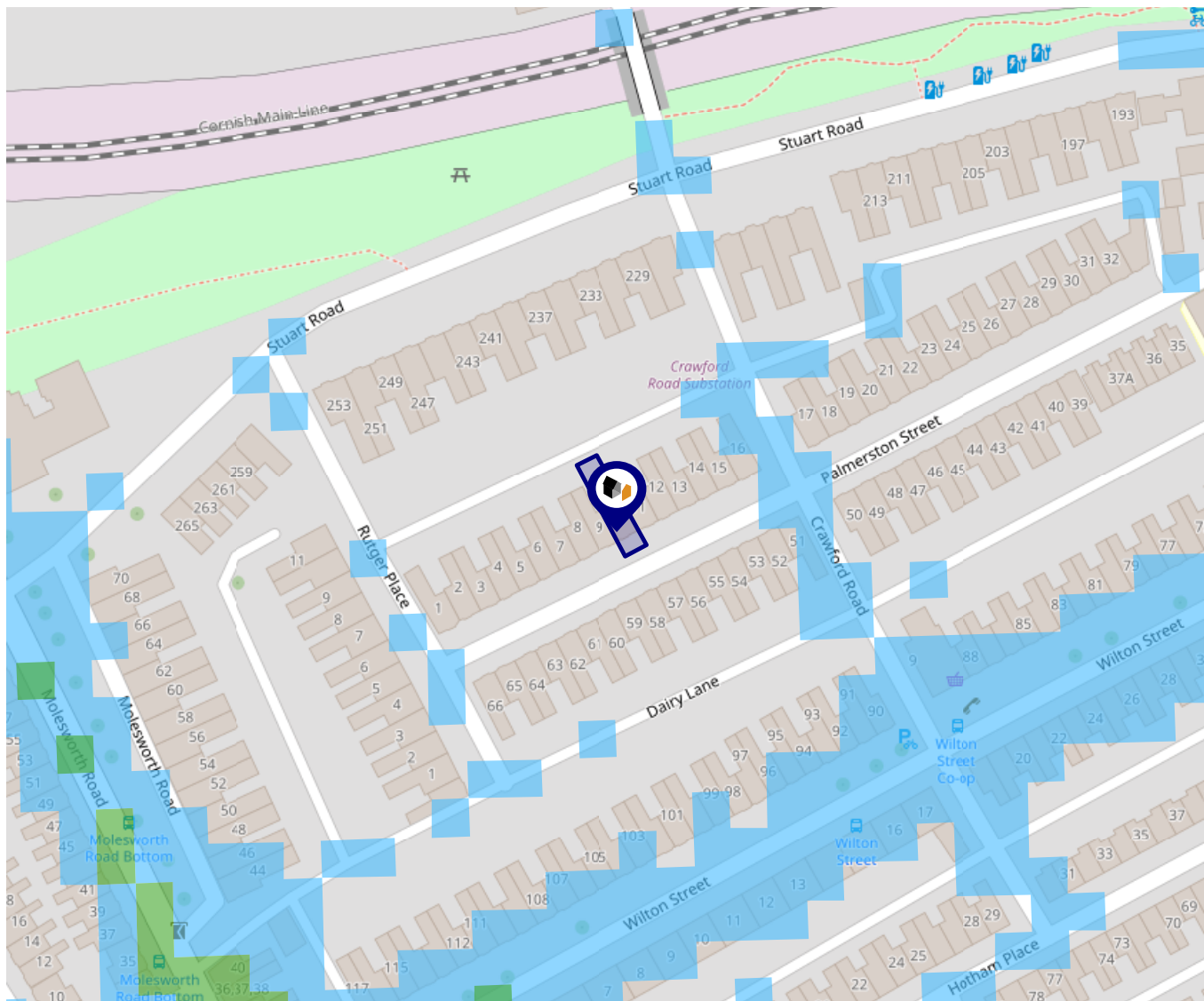
-  Power Pylons
-  Communication Masts

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

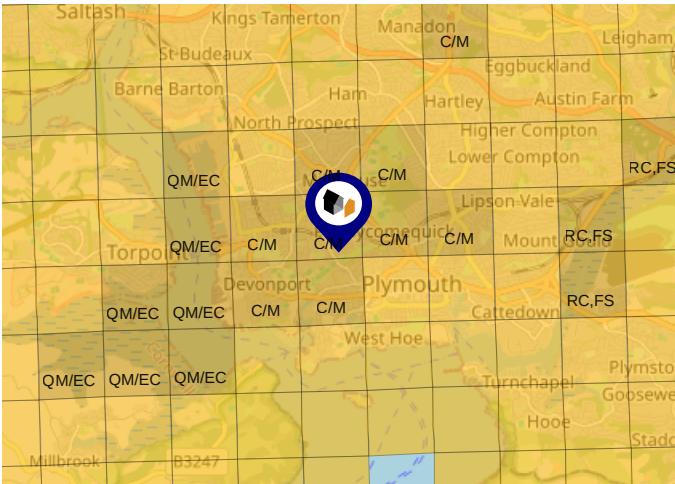


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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)		

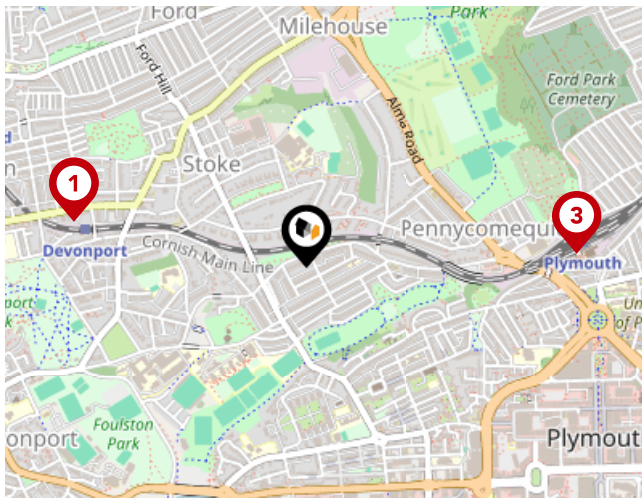


Primary Classifications (Most Common Clay Types)

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

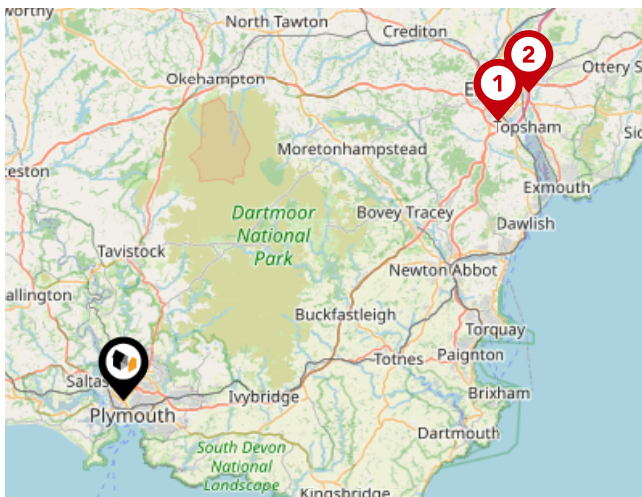
Area

Transport (National)



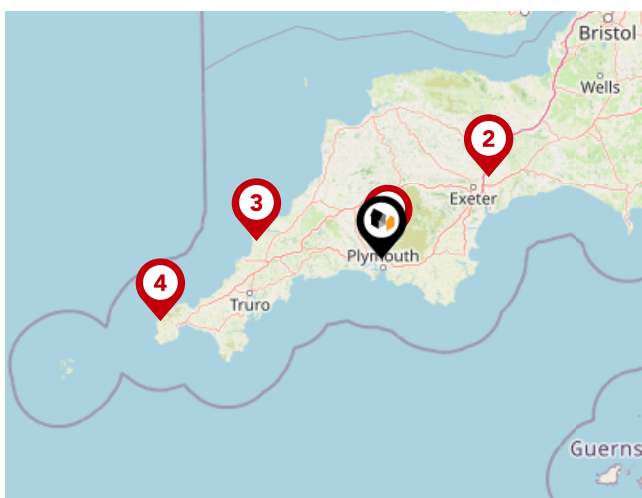
National Rail Stations

Pin	Name	Distance
1	Devonport Rail Station	0.56 miles
2	Devonport Rail Station	0.56 miles
3	Plymouth Rail Station	0.64 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	35.21 miles
2	M5 J30	38.34 miles

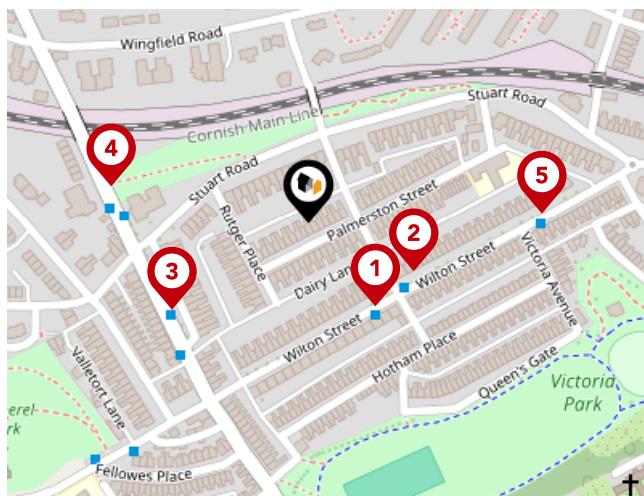


Airports/Helipads

Pin	Name	Distance
1	Glenholt	3.8 miles
2	Exeter Airport	40.77 miles
3	St Mawgan	37.65 miles
4	Joppa	69.42 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Wilton Street	0.06 miles
2	Wilton Street Co-op	0.07 miles
3	Molesworth Road Bottom	0.1 miles
4	Stuart Road	0.12 miles
5	Victoria Avenue	0.14 miles



Ferry Terminals

Pin	Name	Distance
1	Plymouth Ferry Terminal	0.84 miles
2	Plymouth Stonehouse Ferry Terminal	0.83 miles
3	Royal William Yard Ferry Landing	1.08 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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