

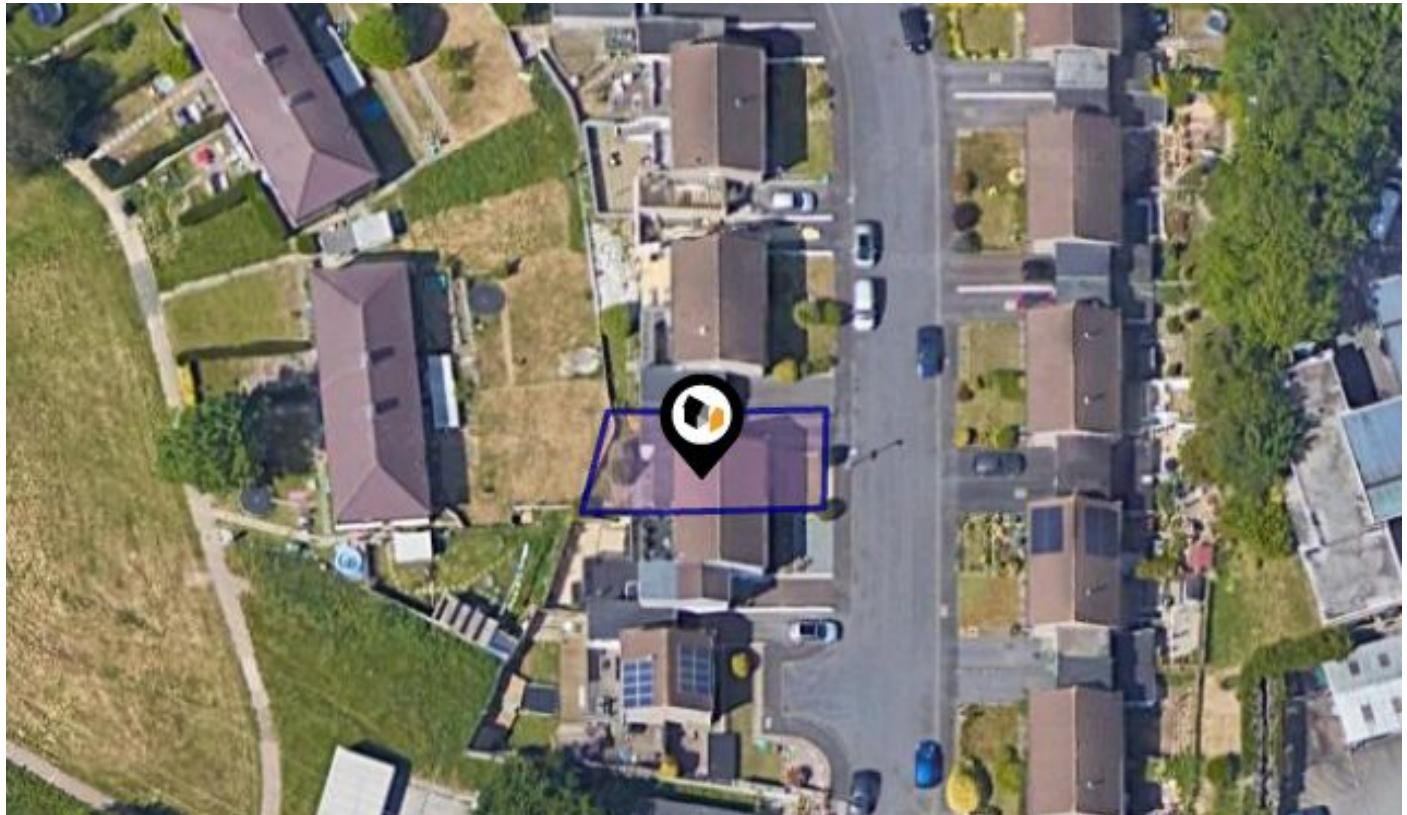


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 12th January 2026



45, DAYTON CLOSE, PLYMOUTH, PL6 5DX

6 Mannamead Road Plymouth Devon PL4 7AA

01752 256000

property@langtownandcountry.com

www.langtownandcountry.com



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Property Overview



Property

Type:	Terraced	Last Sold Date:	18/06/2004
Bedrooms:	2	Last Sold Price:	£124,950
Floor Area:	785 ft ² / 73 m ²	Last Sold £/ft ² :	£159
Plot Area:	0.04 acres	Tenure:	Freehold
Council Tax :	Band C		
Annual Estimate:	£2,067		
Title Number:	DN13419		
UPRN:	100040430012		

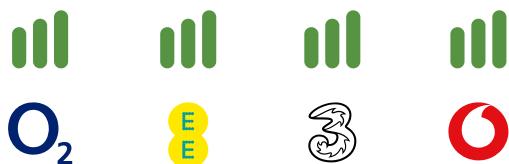
Local Area

Local Authority:	City of Plymouth
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

10 mb/s	47 mb/s	1000 mb/s

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

45 Dayton Close, PLYMOUTH, PL6 5DX

Energy rating

C

Valid until 07.01.2036

Certificate number
0289-3057-7209-2566-8204

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	71 c	78 c
39-54	E		
21-38	F		
1-20	G		

Property EPC - Additional Data

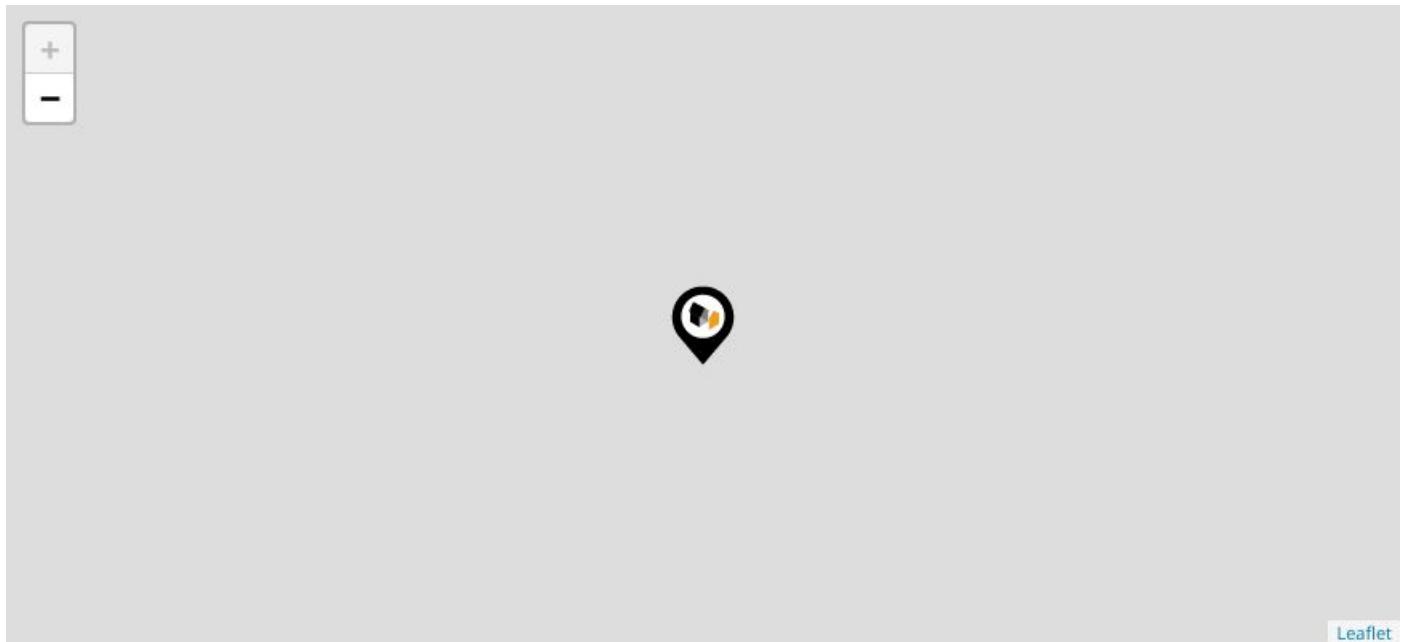
Additional EPC Data

Property Type:	Semi-detached house
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	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:	Good lighting efficiency
Lighting Energy:	Good
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	None
Air Tightness:	(not tested)
Total Floor Area:	73 m ²

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✖ Adit
- ✖ Gutter Pit
- ✖ Shaft

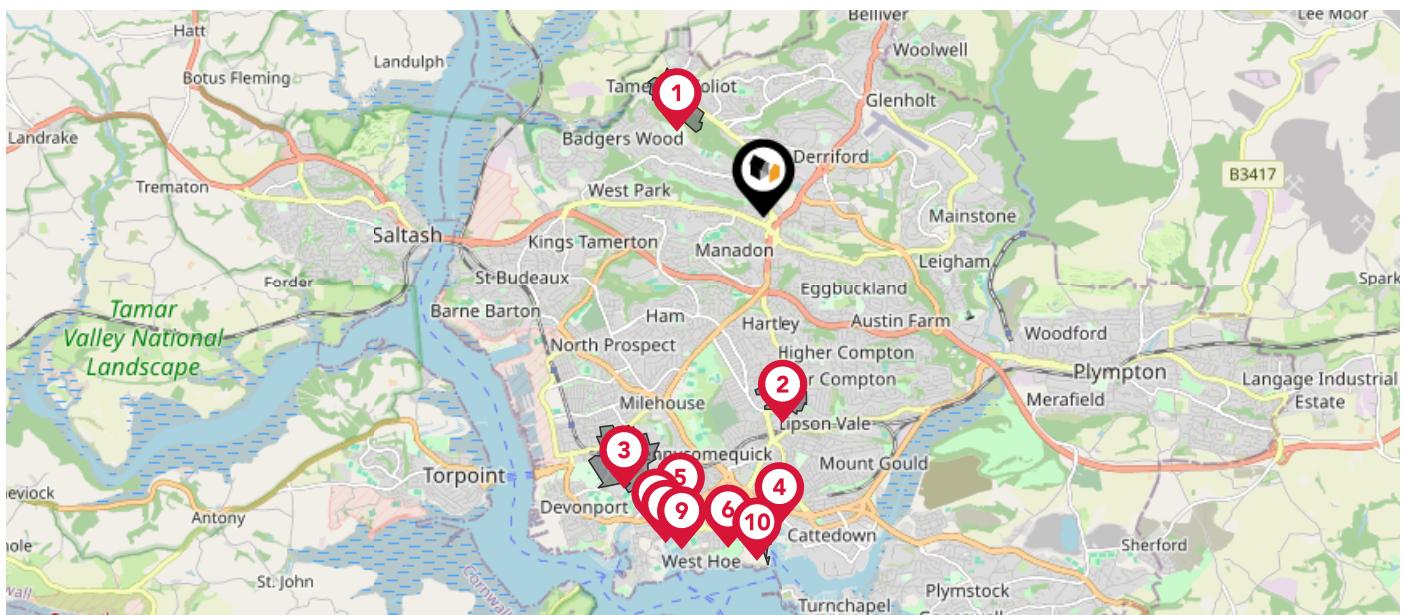
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



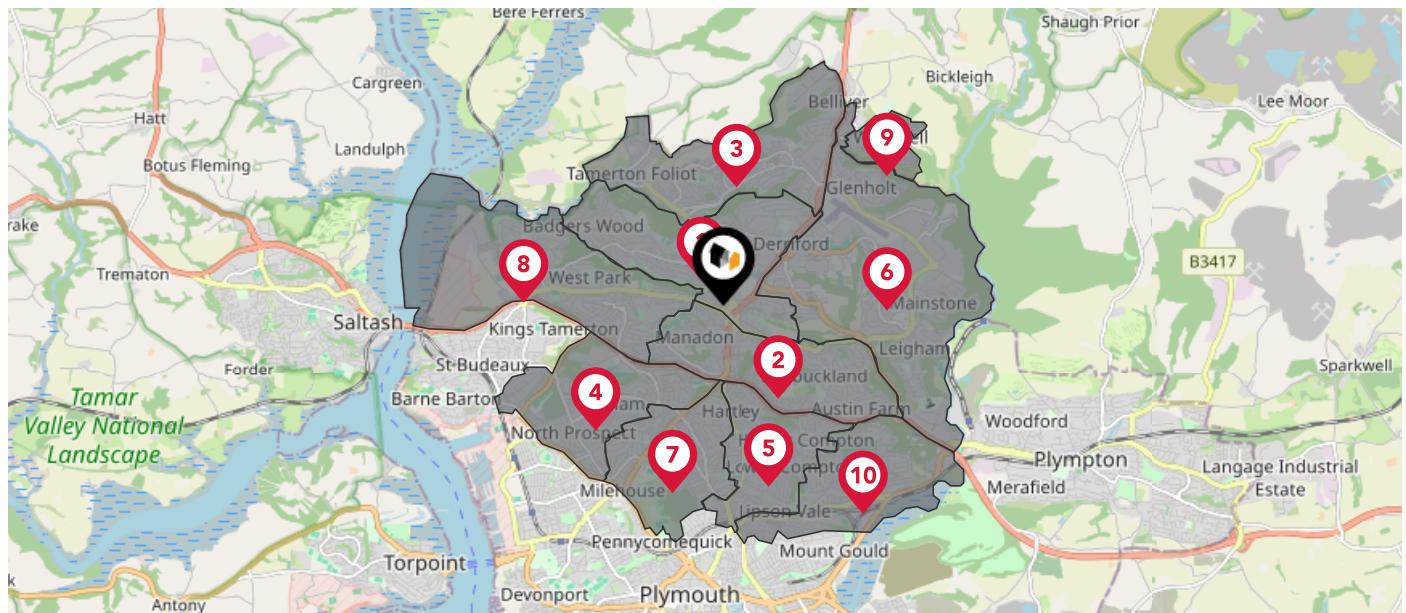
Nearby Conservation Areas

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

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



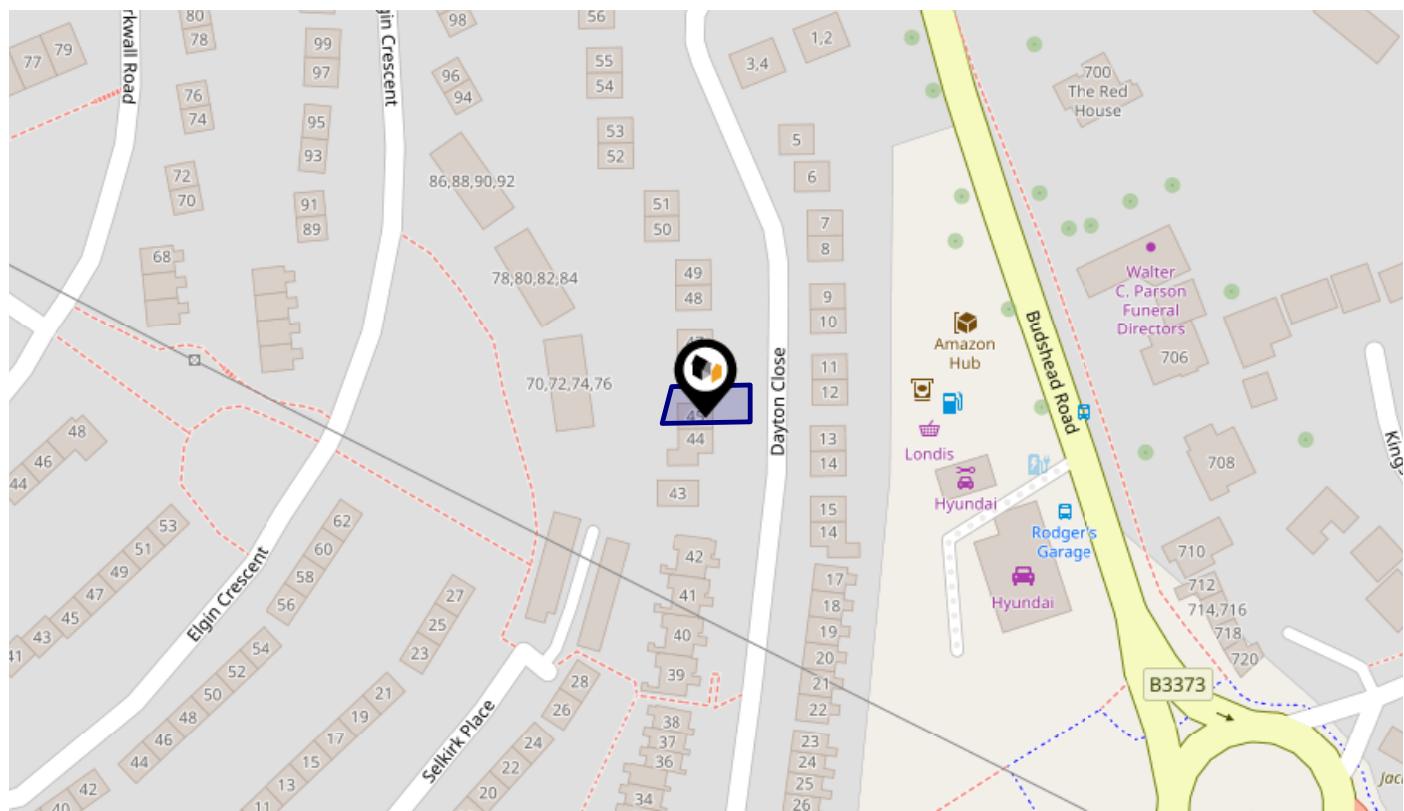
Nearby Council Wards

- 1 Budshead Ward
- 2 Eggbuckland Ward
- 3 Southway Ward
- 4 Ham Ward
- 5 Compton Ward
- 6 Moor View Ward
- 7 Peverell Ward
- 8 Honicknowle Ward
- 9 Woolwell Ward
- 10 Efford and Lipson 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.

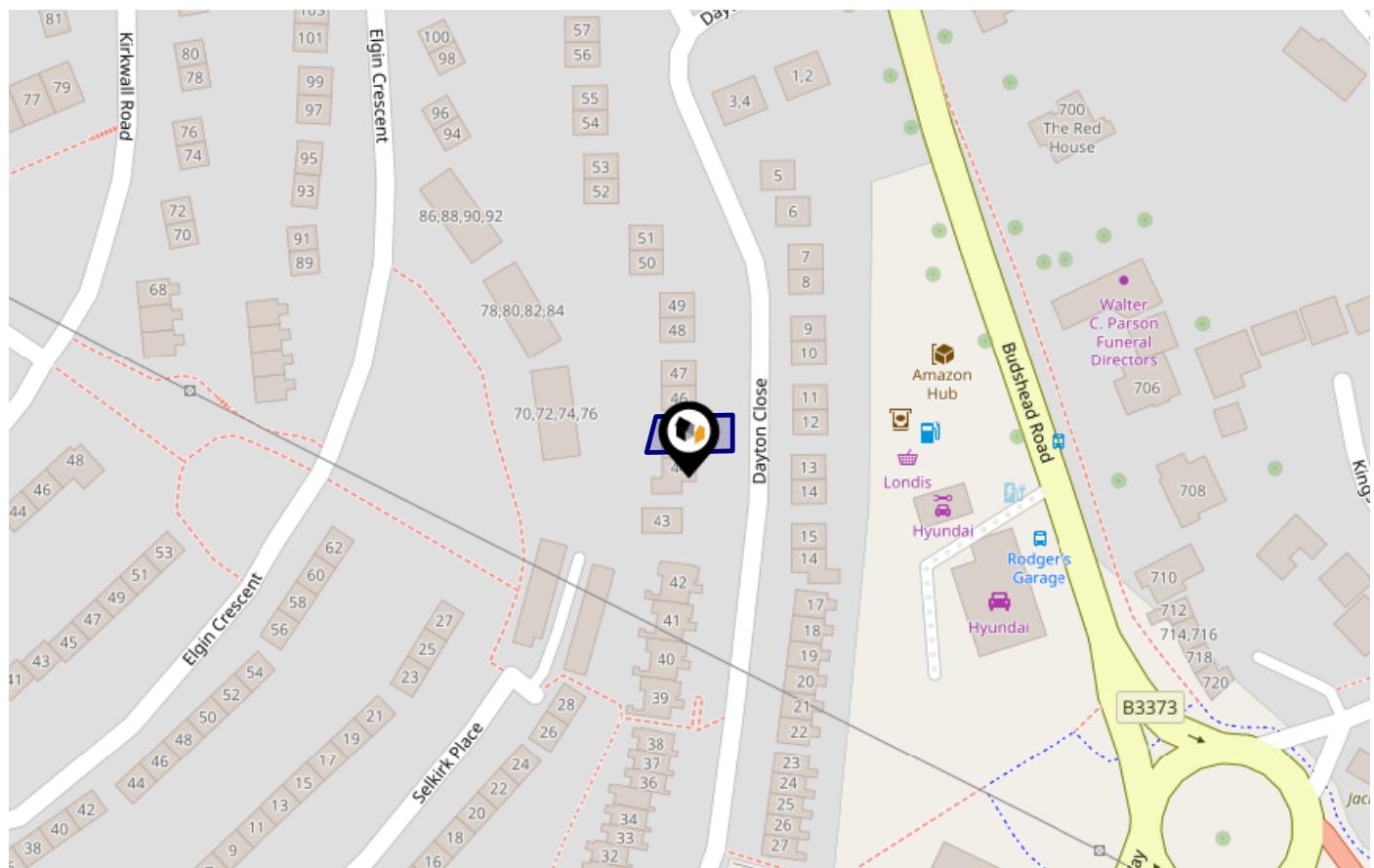
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:



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.

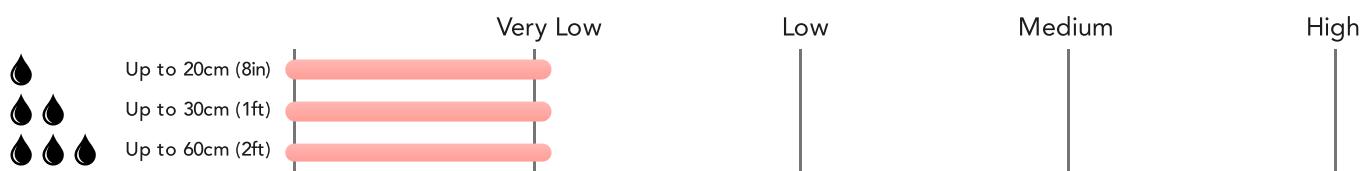


Risk Rating: Very low

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.

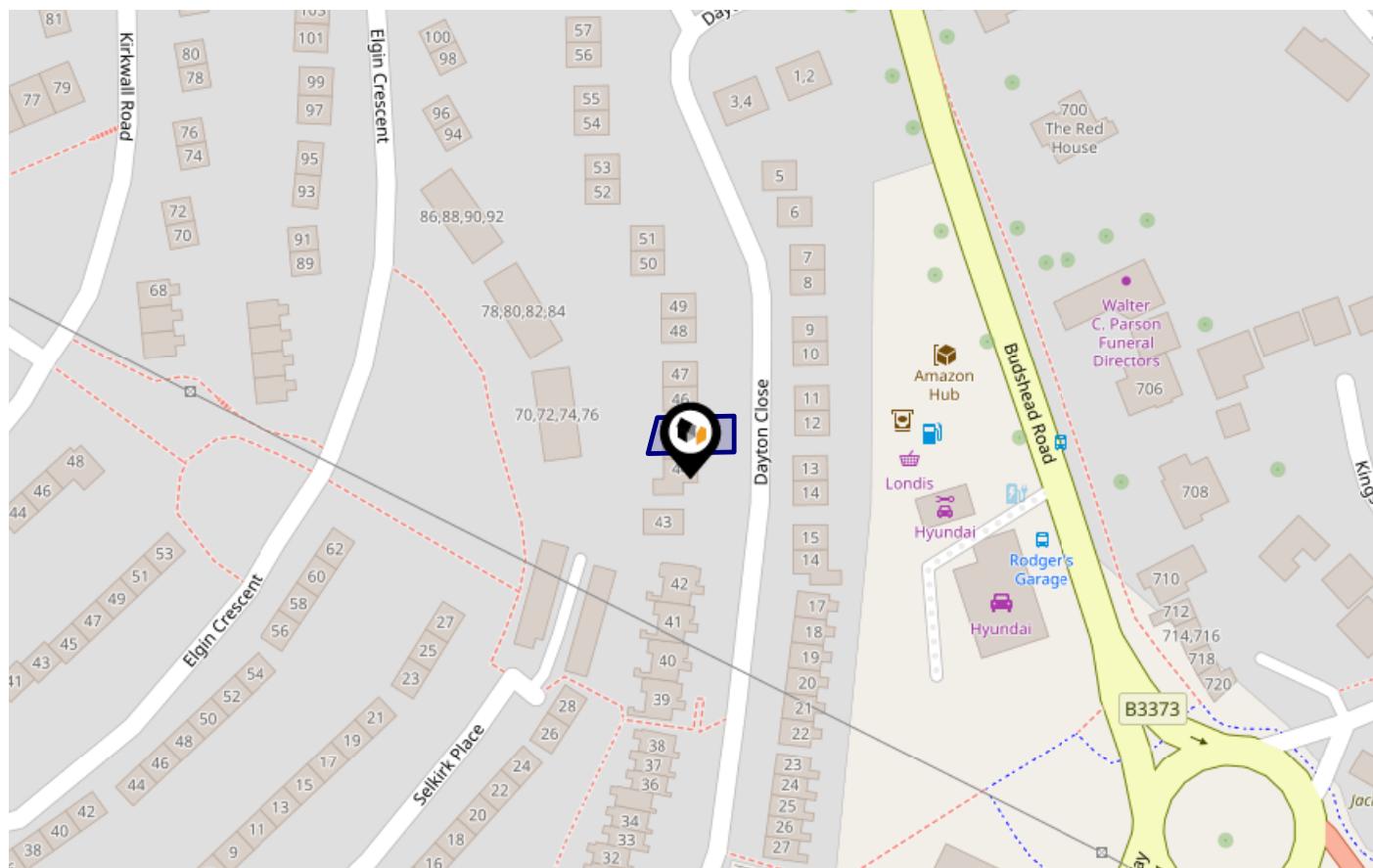
- High Risk** - an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than **1 in 100 (1.0%)** in any one year.
- Low Risk** - an area which has a chance of flooding of greater than **1 in 1000 (0.1%)** 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.

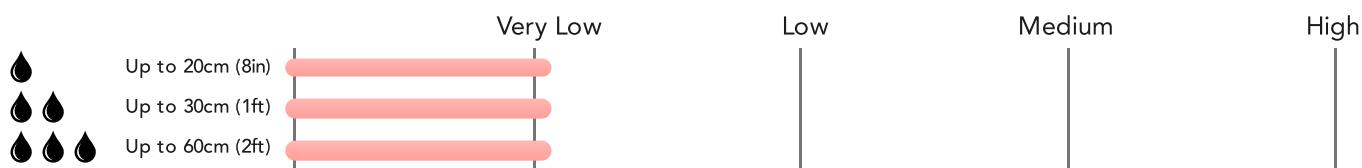


Risk Rating: Very low

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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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

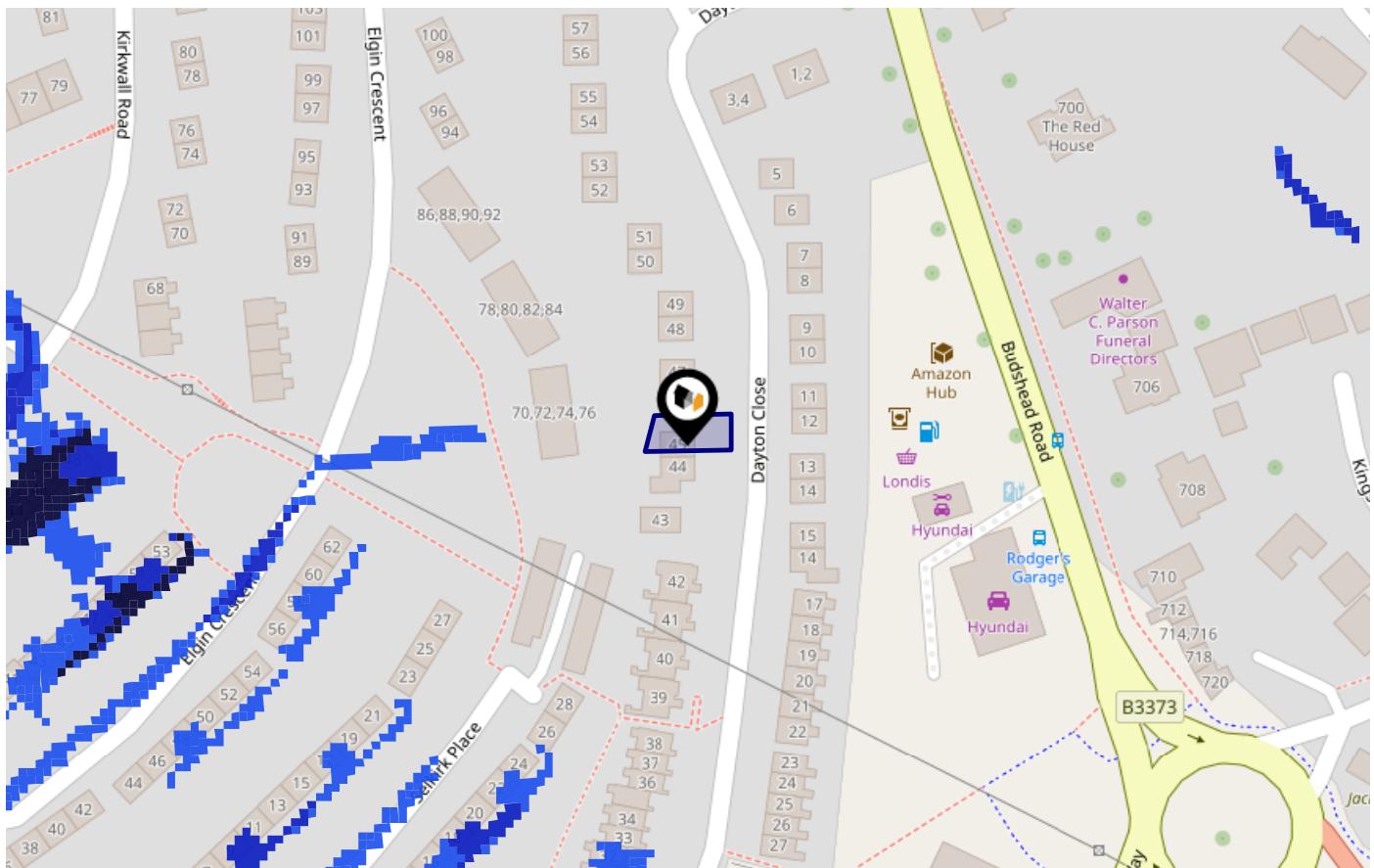
Chance of flooding to the following depths at this property:



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.

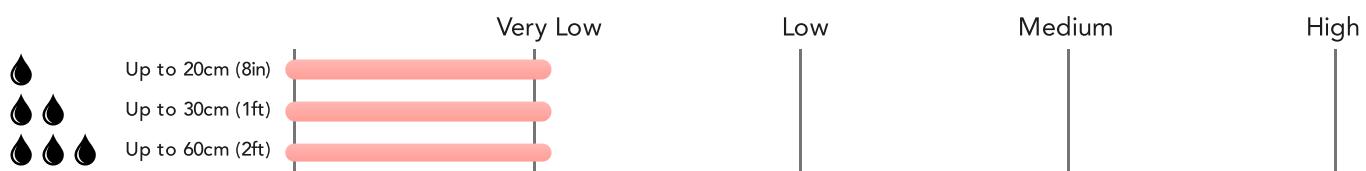


Risk Rating: Very low

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.

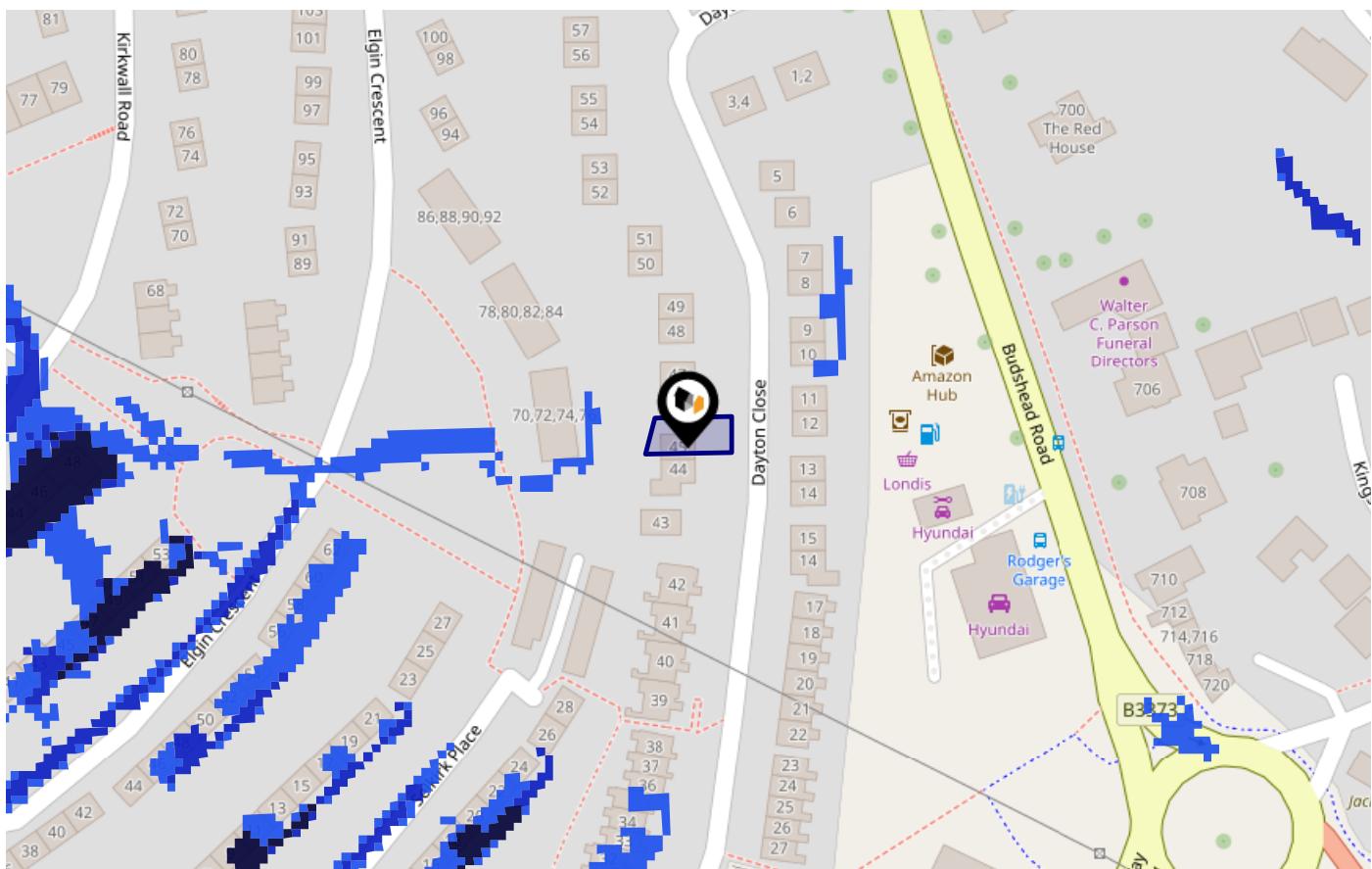
- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any 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.

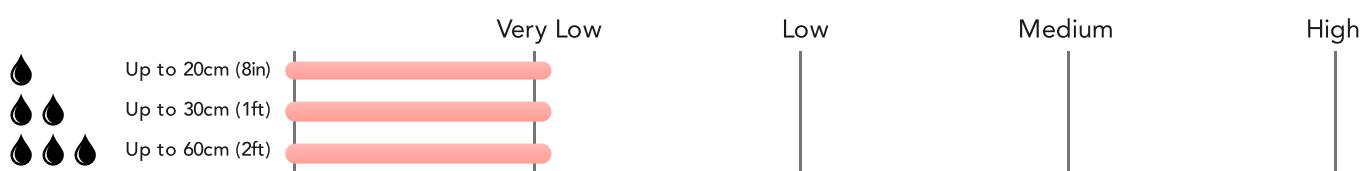


Risk Rating: Very low

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.
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

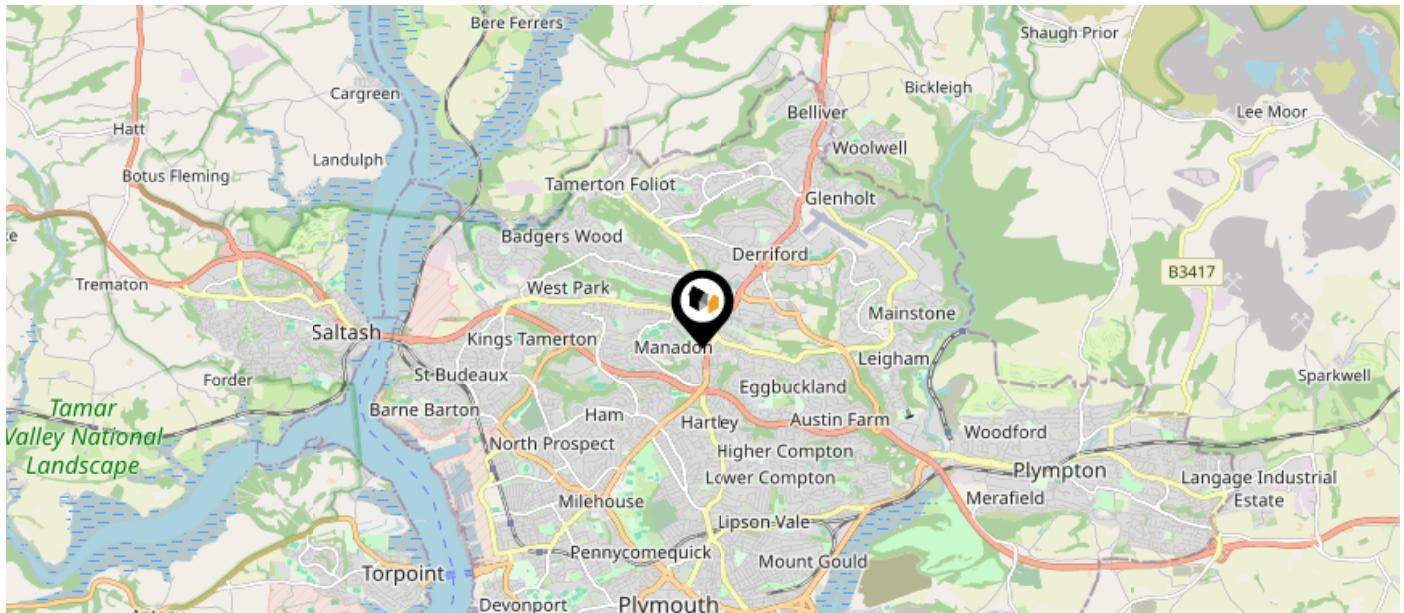
Chance of flooding to the following depths at this property:



Maps

Green Belt

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



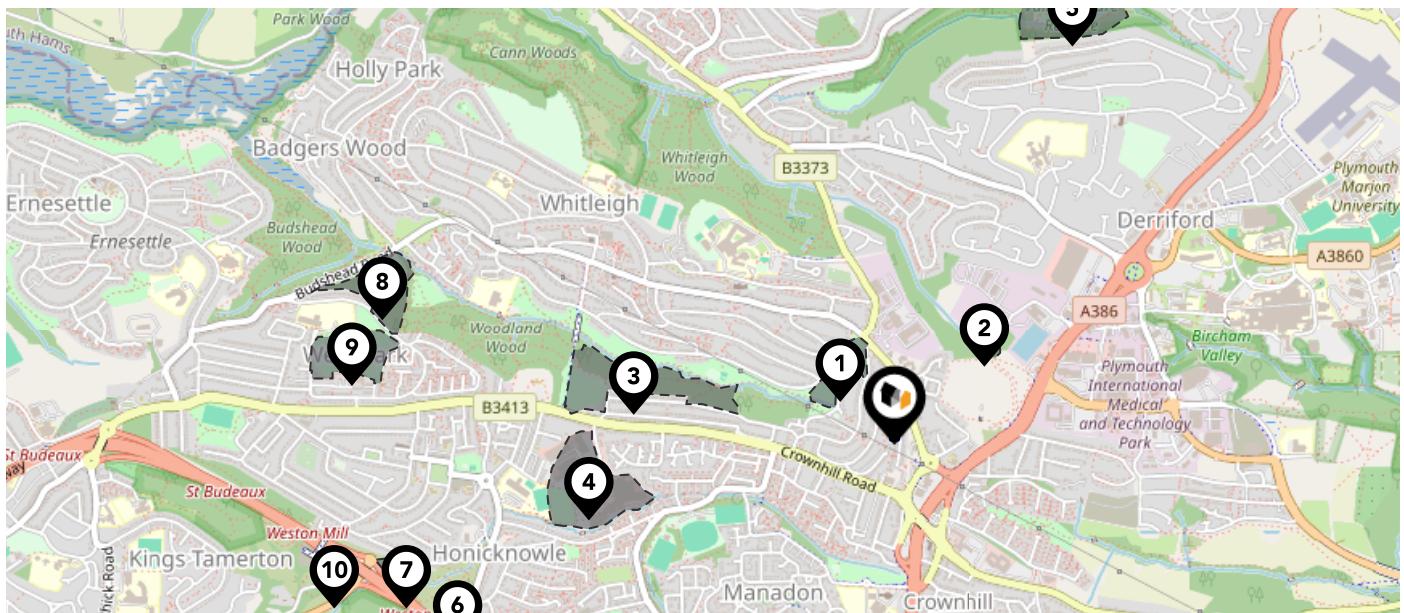
Nearby Green Belt Land

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.



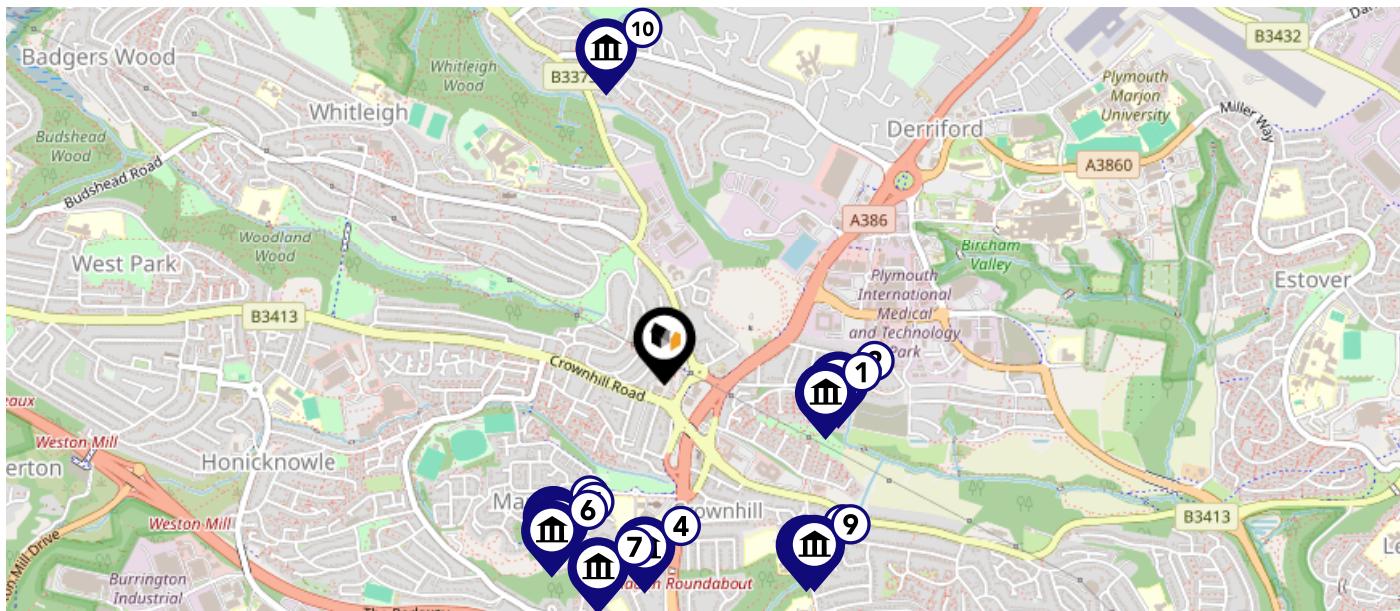
Nearby Landfill Sites

1	Crownhill-Crownhill, Plymouth	Historic Landfill	<input type="checkbox"/>
2	Crownhill Sewage Works-Crownhill Sewage Works, Plymouth	Historic Landfill	<input type="checkbox"/>
3	Woodlands Fort Cricket Pitch Honickn-Woodlands Fort Cricket Pitch Honicknowle, Plymouth	Historic Landfill	<input type="checkbox"/>
4	Honicknowle Brickworks-Plymouth, Devon	Historic Landfill	<input type="checkbox"/>
5	Off Pendeen Crescent Southrway-Off Pendeen Crescent Southway	Historic Landfill	<input type="checkbox"/>
6	Honicknowle To March Mill-Honicknowle To March Mill, Plymouth	Historic Landfill	<input type="checkbox"/>
7	Honicknowle Lane-Honicknowle Lane, Plymouth	Historic Landfill	<input type="checkbox"/>
8	West Park-West Park, Plymouth	Historic Landfill	<input type="checkbox"/>
9	West Park-West Park, Plymouth	Historic Landfill	<input type="checkbox"/>
10	Coombe Farm-A38 Parkway - Weston Mill Drive, Honicknowle, Plymouth	Historic Landfill	<input type="checkbox"/>

Maps

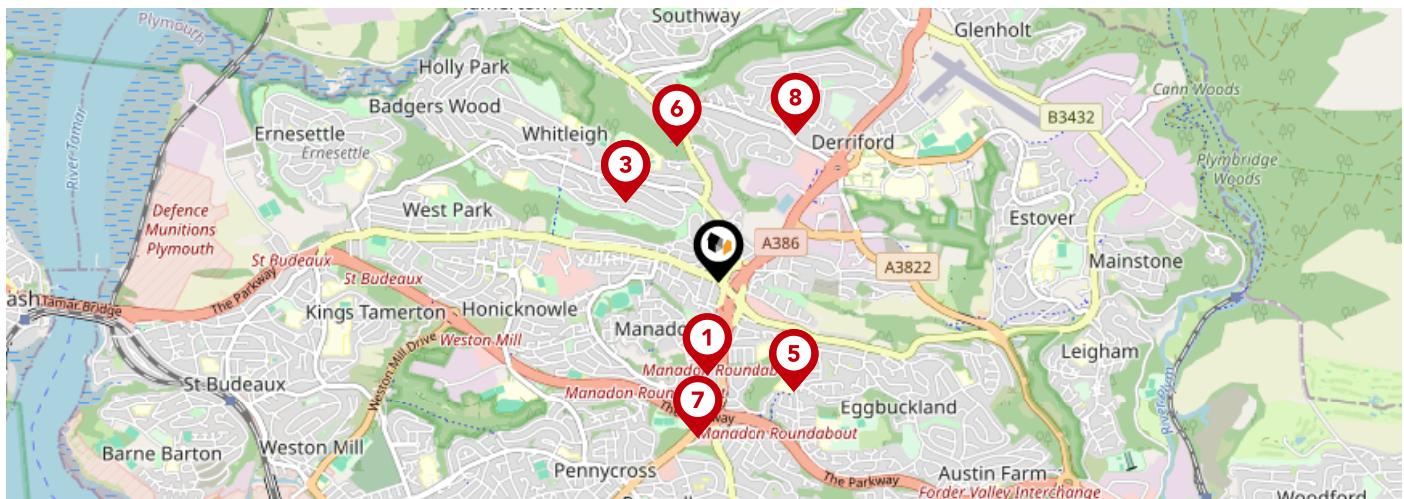
Listed Buildings

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



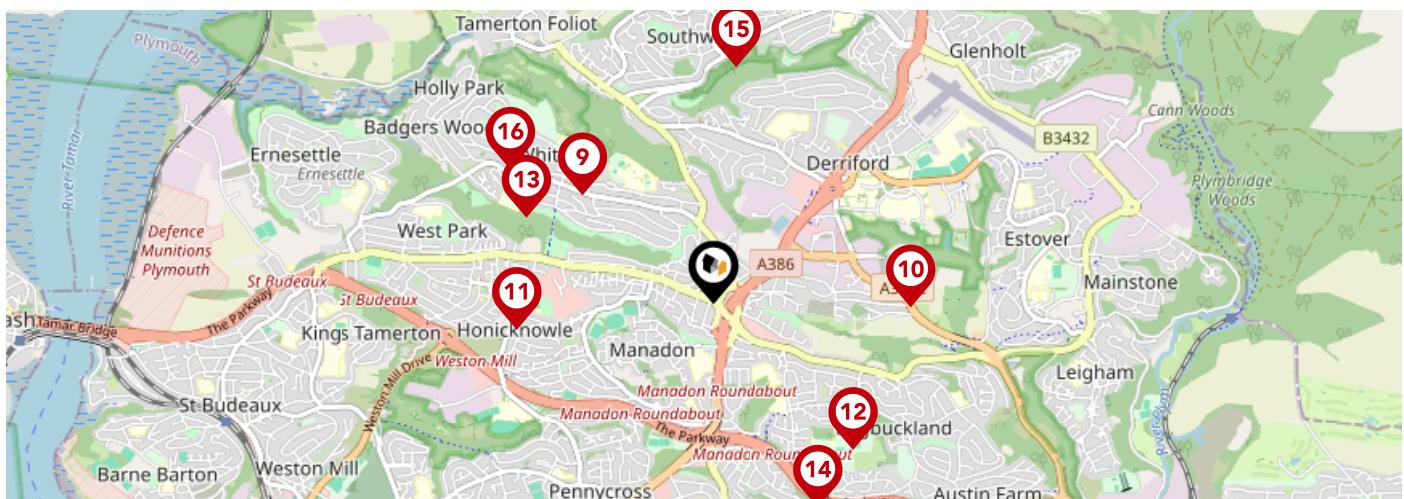
Listed Buildings in the local district		Grade	Distance
	1386392 - Smallack House	Grade II	0.4 miles
	1420728 - Smallack Kitchen Garden	Grade II	0.4 miles
	1386218 - Chapel Immediately North Of Manadon House	Grade II	0.5 miles
	1386450 - Church Of The Ascension	Grade II	0.5 miles
	1386220 - Stables Immediately North East Of Manadon House	Grade II	0.5 miles
	1386217 - Manadon House	Grade II	0.5 miles
	1386219 - Gate Piers Approximately 275 Metres South East Of Manadon House	Grade II	0.5 miles
	1386499 - Gate Piers To West Of Widey Grange	Grade II	0.6 miles
	1386498 - Widey Grange	Grade II	0.6 miles
	1386213 - Gate Piers And Walls At Road Frontage To Number 33 Looseleigh House	Grade II	0.7 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1	St Boniface's RC College	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Requires improvement Pupils: 374 Distance:0.44					
2	Whitleigh Community Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 365 Distance:0.58					
3	Sir John Hunt Community Sports College	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 761 Distance:0.58					
4	Widey Court Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 602 Distance:0.63					
5	Courtlands School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 107 Distance:0.63					
6	Woodlands School	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 85 Distance:0.67					
7	Manadon Vale Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 416 Distance:0.74					
8	Notre Dame RC School	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 765 Distance:0.78					

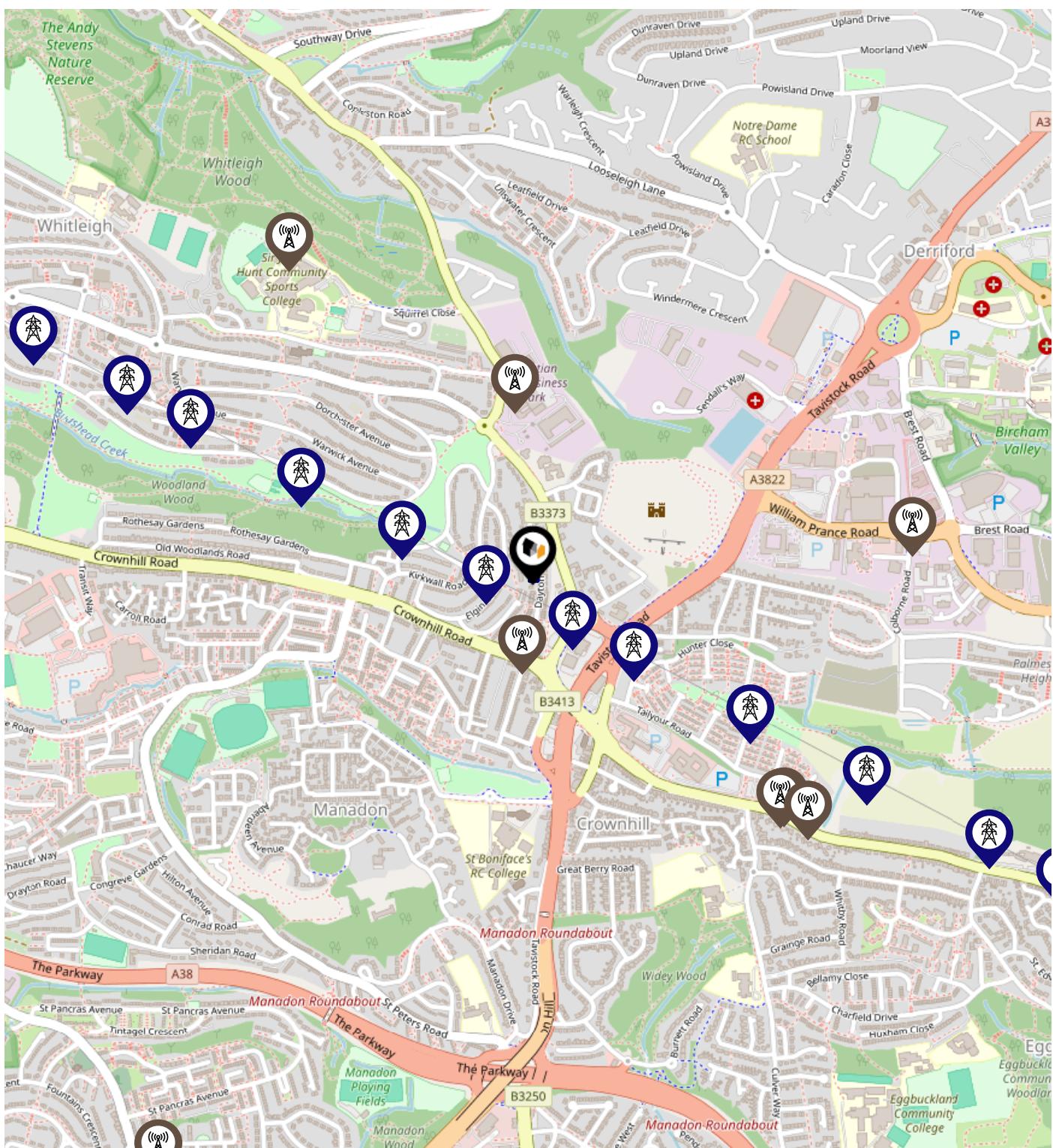
Area Schools



Nursery Primary Secondary College Private

			Nursery	Primary	Secondary	College	Private
9	Woodfield Primary School		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 268 Distance:0.8						
10	St Matthew's Church of England Primary and Nursery Academy		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 484 Distance:0.93						
11	Shakespeare Primary School		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Requires improvement Pupils: 410 Distance:0.94						
12	Eggbuckland Vale Primary School		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 396 Distance:0.96						
13	Brook Green Centre for Learning		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Outstanding Pupils: 99 Distance:0.97						
14	Eggbuckland Community College		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Requires improvement Pupils: 1040 Distance:1.09						
15	Beechwood Primary Academy		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 308 Distance:1.12						
16	St Peter's RC Primary School		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 122 Distance:1.15						

Local Area Masts & Pylons



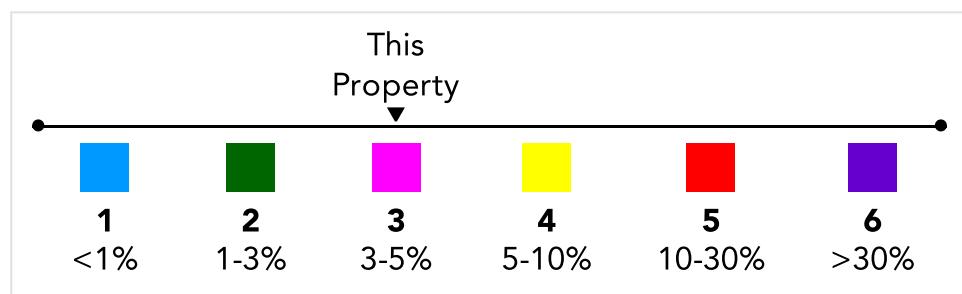
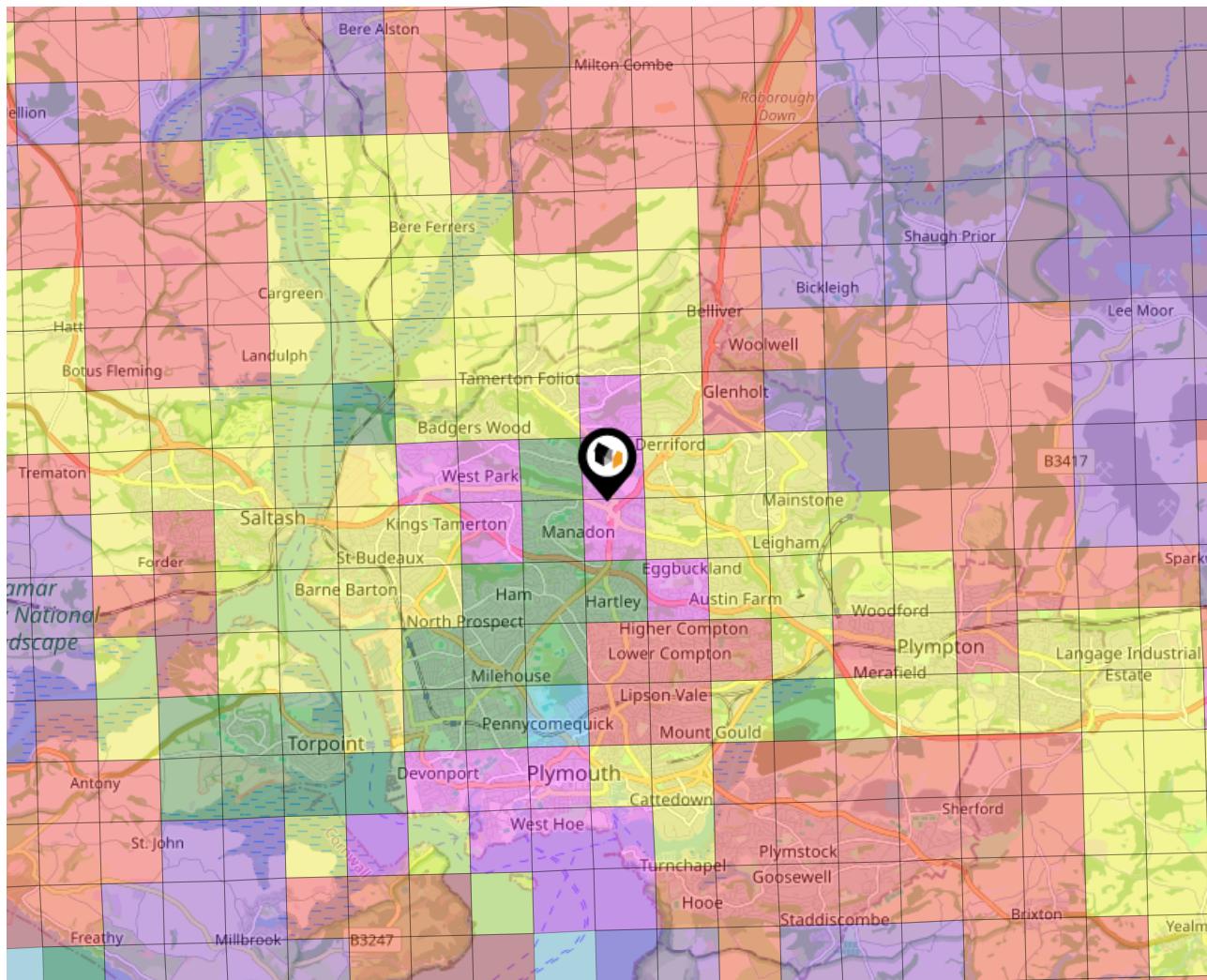
Key:

- Power Pylons
- Communication Masts

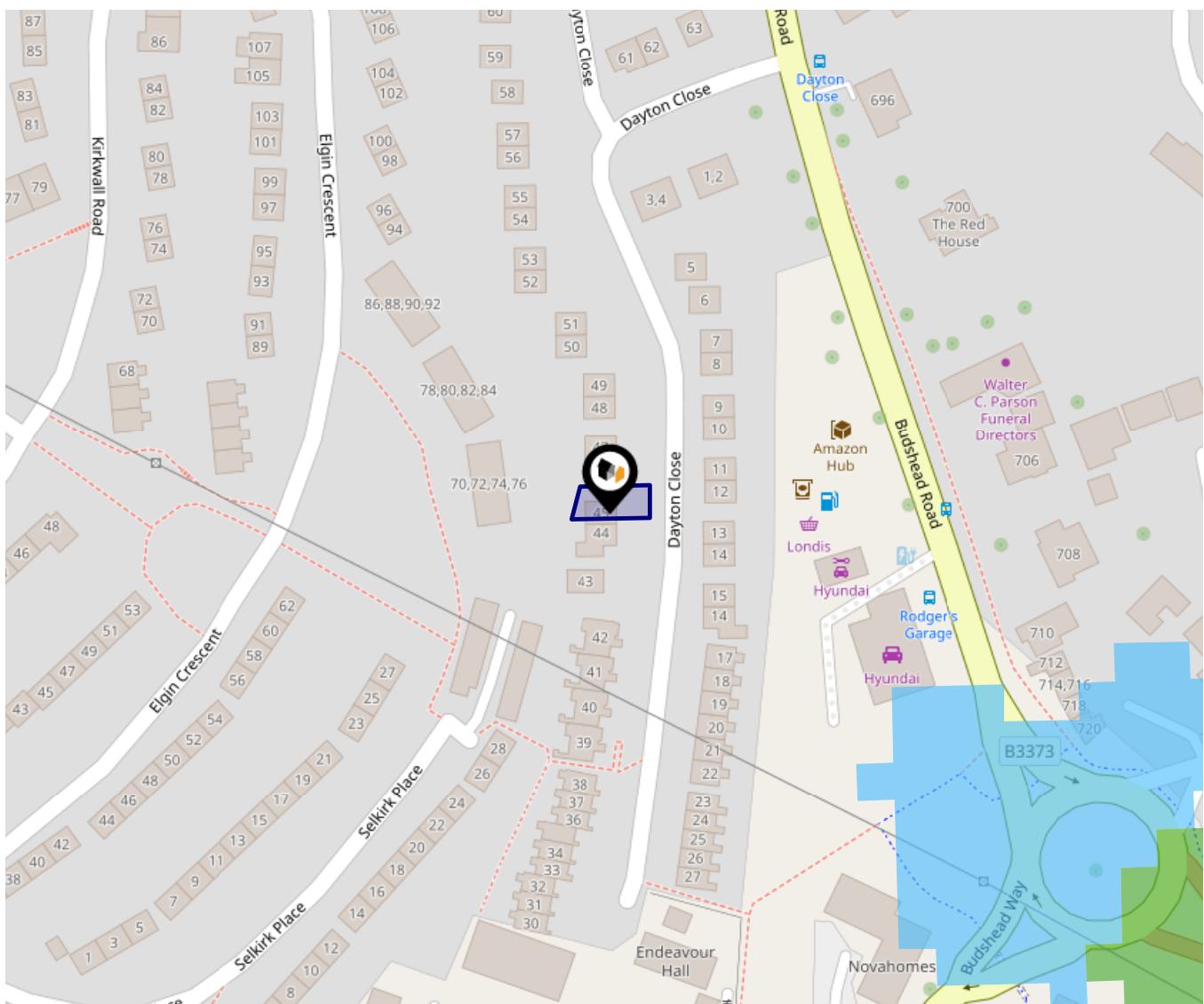
Environment **Radon Gas**

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.

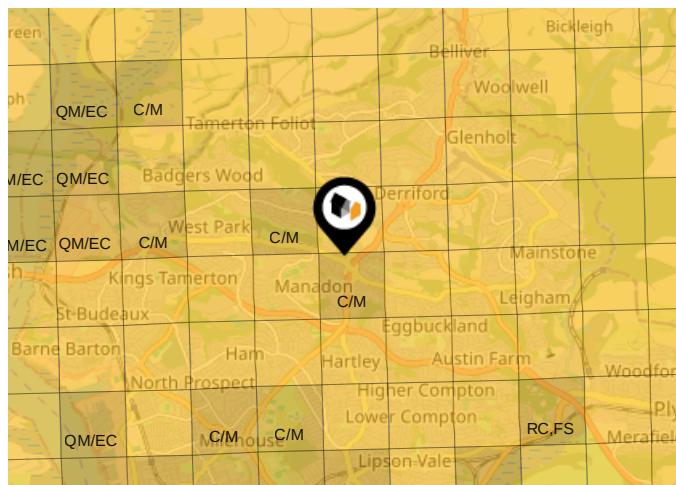
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 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)

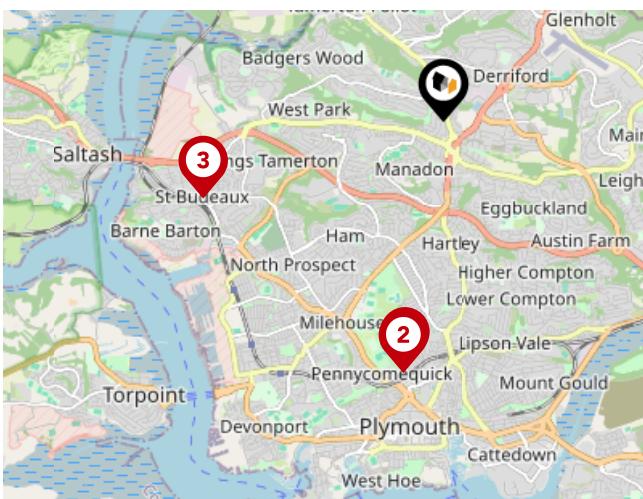
Carbon Content:	NONE	Soil Texture:	LOAM TO SILTY LOAM
Parent Material Grain:	ARGILLACEOUS	Soil Depth:	INTERMEDIATE-SHALLOW
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		



Primary Classifications (Most Common Clay Types)

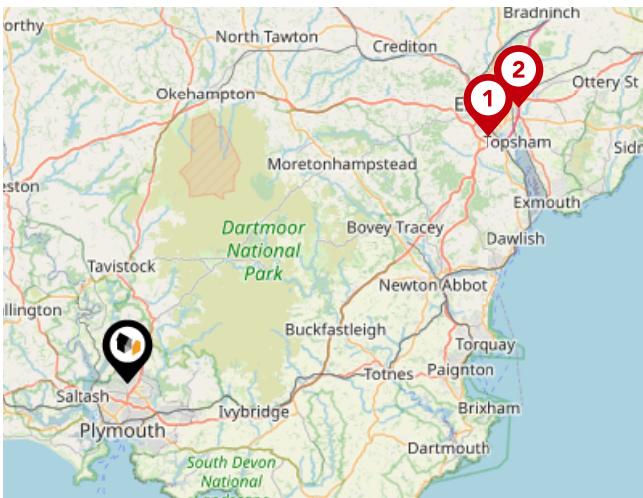
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & 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	2.38 miles
2	Plymouth Rail Station	2.41 miles
3	St Budeaux Ferry Road Rail Station	2.39 miles



Trunk Roads/Motorways

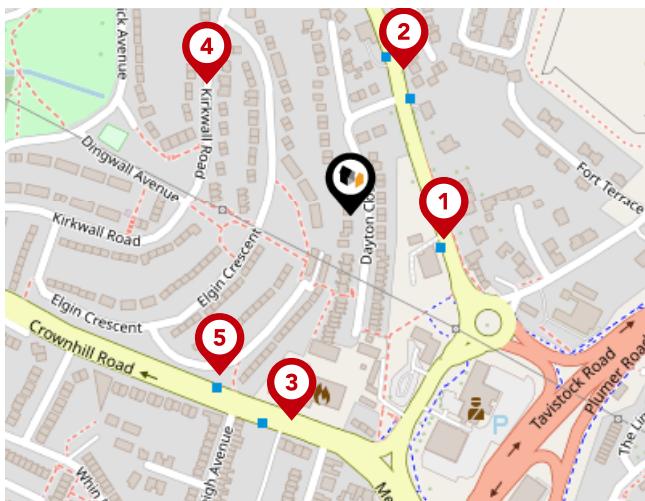
Pin	Name	Distance
1	M5 J31	32.96 miles
2	M5 J30	36.08 miles



Airports/Helpads

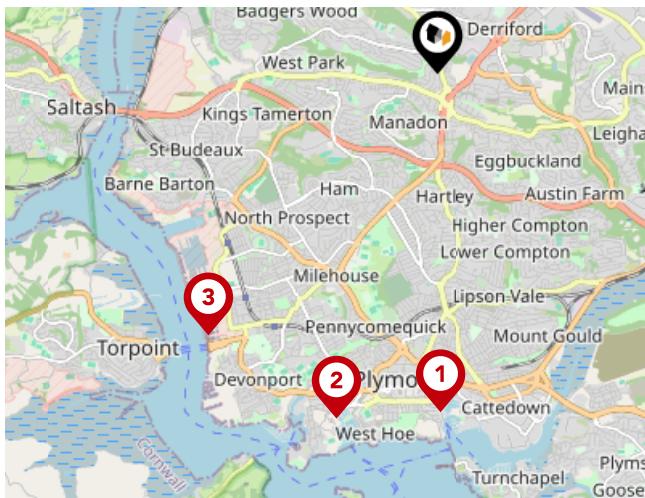
Pin	Name	Distance
1	Glenholt	1.32 miles
2	Exeter Airport	38.51 miles
3	St Mawgan	38.43 miles
4	Joppa	71.08 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Rogers Garage	0.06 miles
2	Dayton Close	0.09 miles
3	Haroldsleigh Avenue	0.13 miles
4	Kirkwall Road	0.11 miles
5	Crownhill Fire Station	0.12 miles



Ferry Terminals

Pin	Name	Distance
1	Plymouth (Barbican) Landing Stage	3.19 miles
2	Plymouth Ferry Terminal	3.39 miles
3	Devonport Ferry Terminal	3.29 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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