

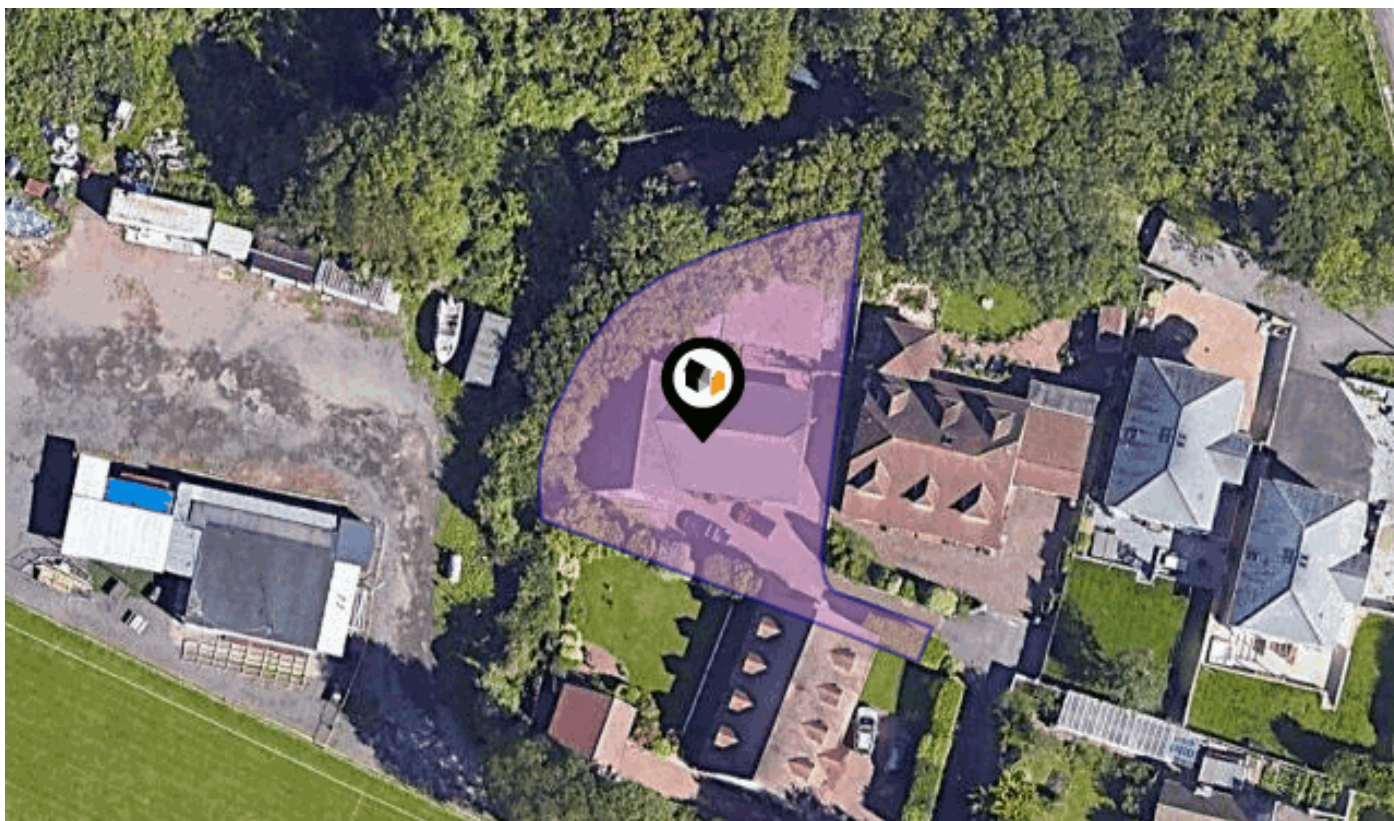


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 10th July 2026



2, ASHTREE GROVE, PLYMOUTH, PL9 8AY

Lang Town & Country

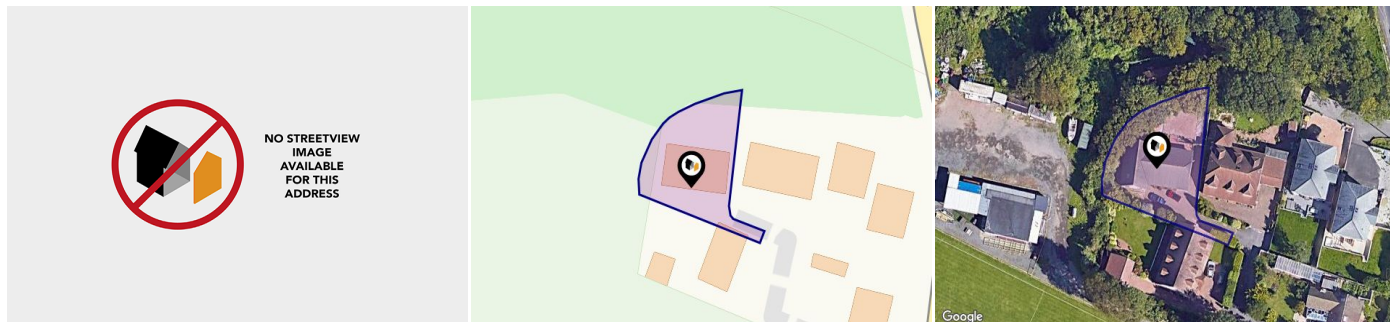
6 Mannamead Road, Plymouth, PL4 7AA

01752 456000

carrie@langtownandcountry.com

www.langtownandcountry.com





Property

Type:	Detached	Last Sold Date:	05/09/2023
Bedrooms:	5	Last Sold Price:	£473,500
Floor Area:	1,754 ft ² / 163 m ²	Last Sold £/ft ² :	£269
Plot Area:	0.17 acres	Tenure:	Freehold
Council Tax :	Band E		
Annual Estimate:	£2,984		
Title Number:	DN373252		
UPRN:	100040409314		
Restrictive Covenants:	Yes		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

16 mb/s **1800** mb/s



Mobile Coverage: (based on calls indoors)

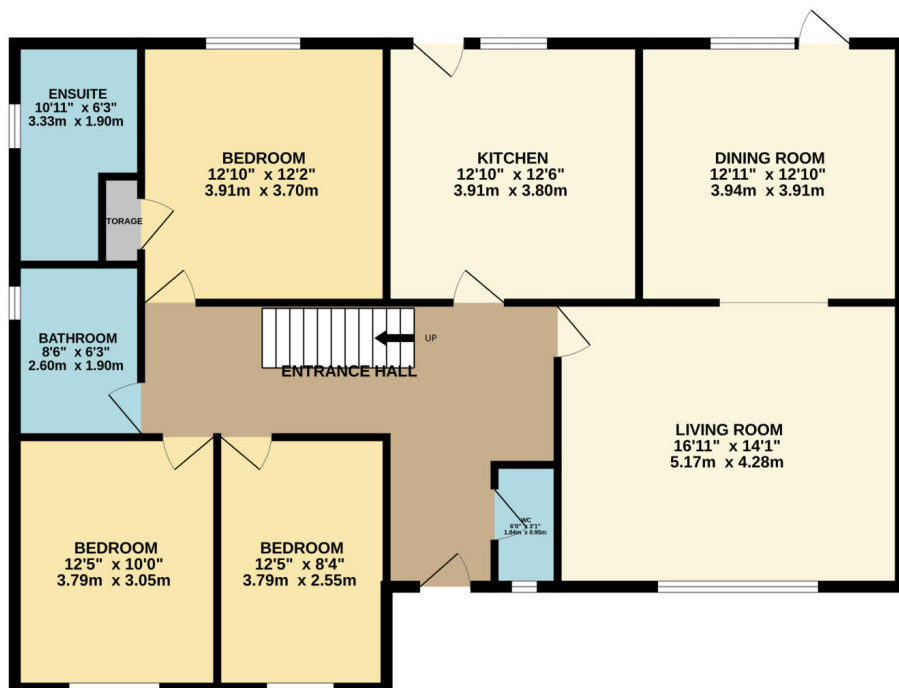


Satellite/Fibre TV Availability:

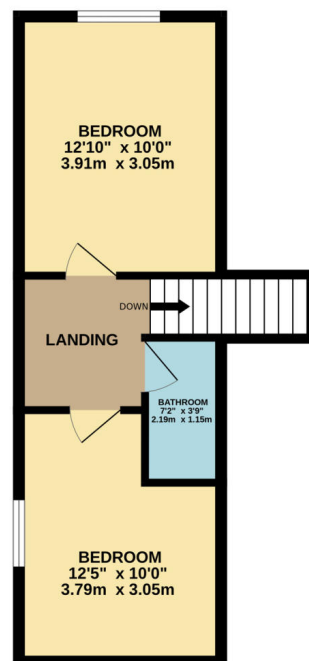


2, ASHTREE GROVE, PLYMOUTH, PL9 8AY

GROUND FLOOR
1269 sq.ft. (117.8 sq.m.) approx.

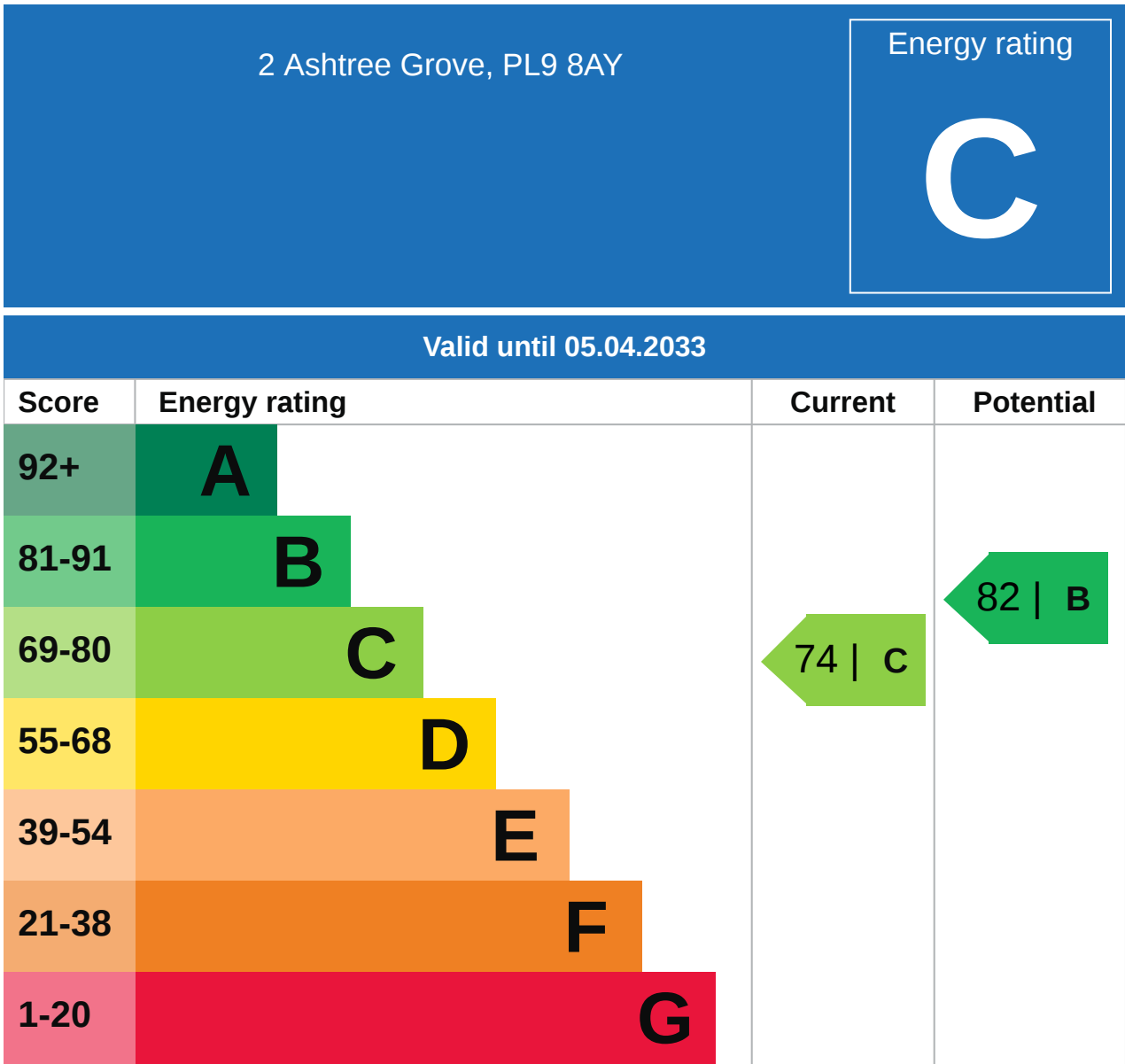


1ST FLOOR
333 sq.ft. (30.9 sq.m.) approx.



TOTAL FLOOR AREA : 1601 sq.ft. (148.8 sq.m.) approx.

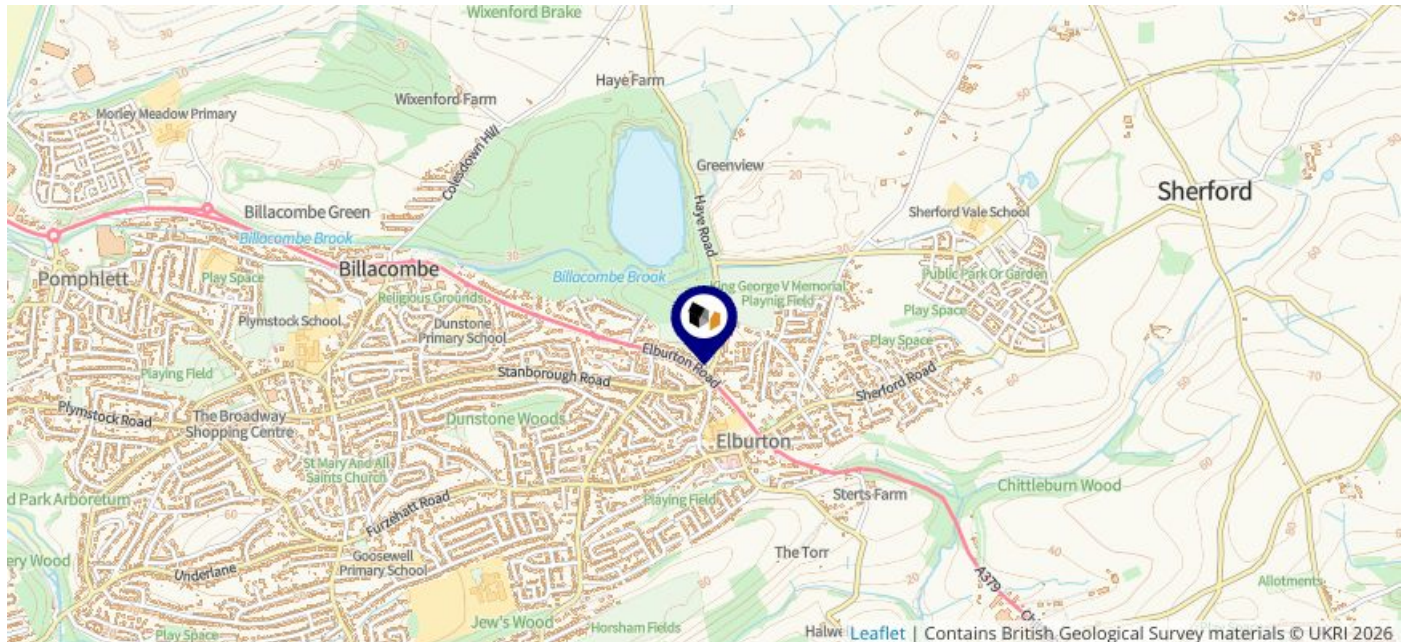
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023



Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, insulated (assumed)
Roof Energy:	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:	Suspended, limited insulation (assumed)
Total Floor Area:	163 m ²

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

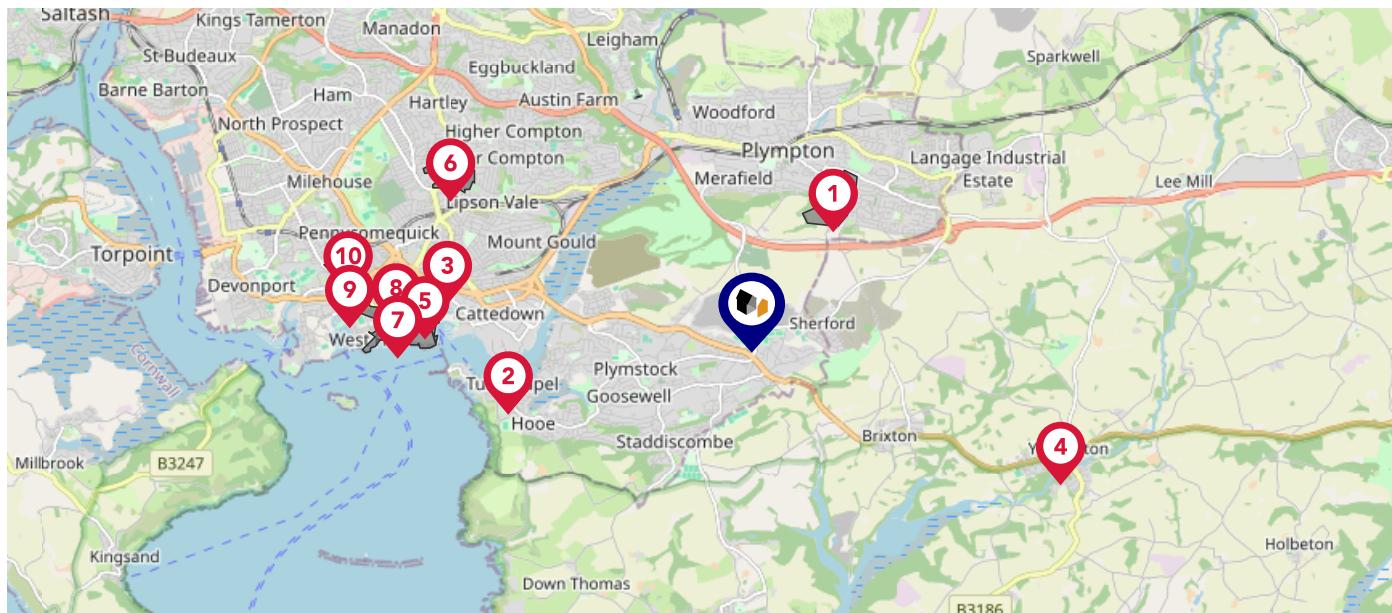
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

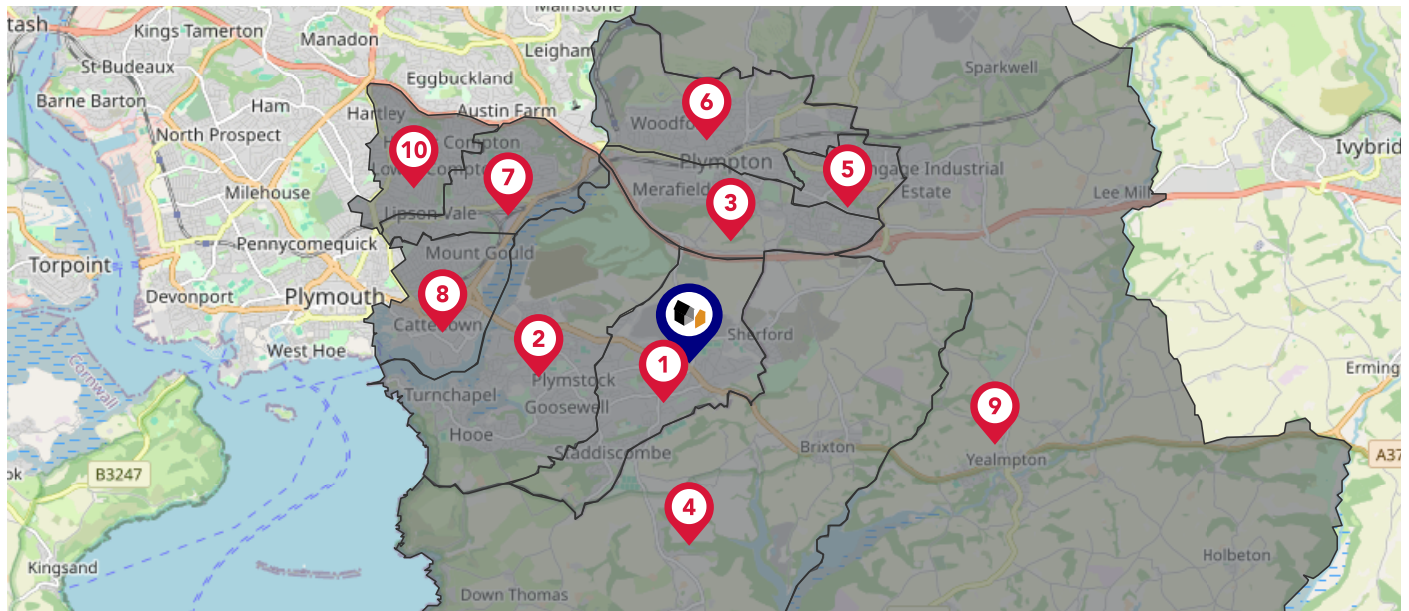
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

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

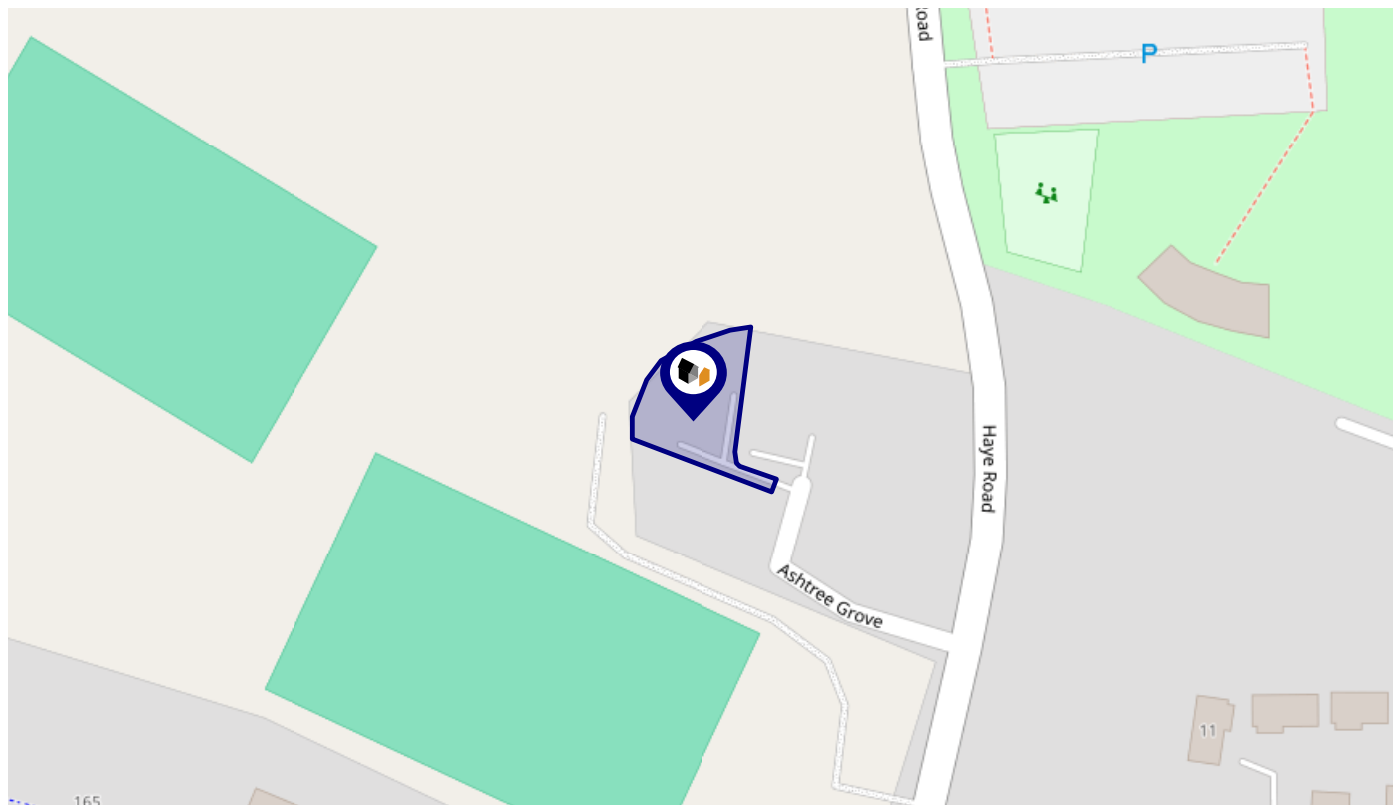
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

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

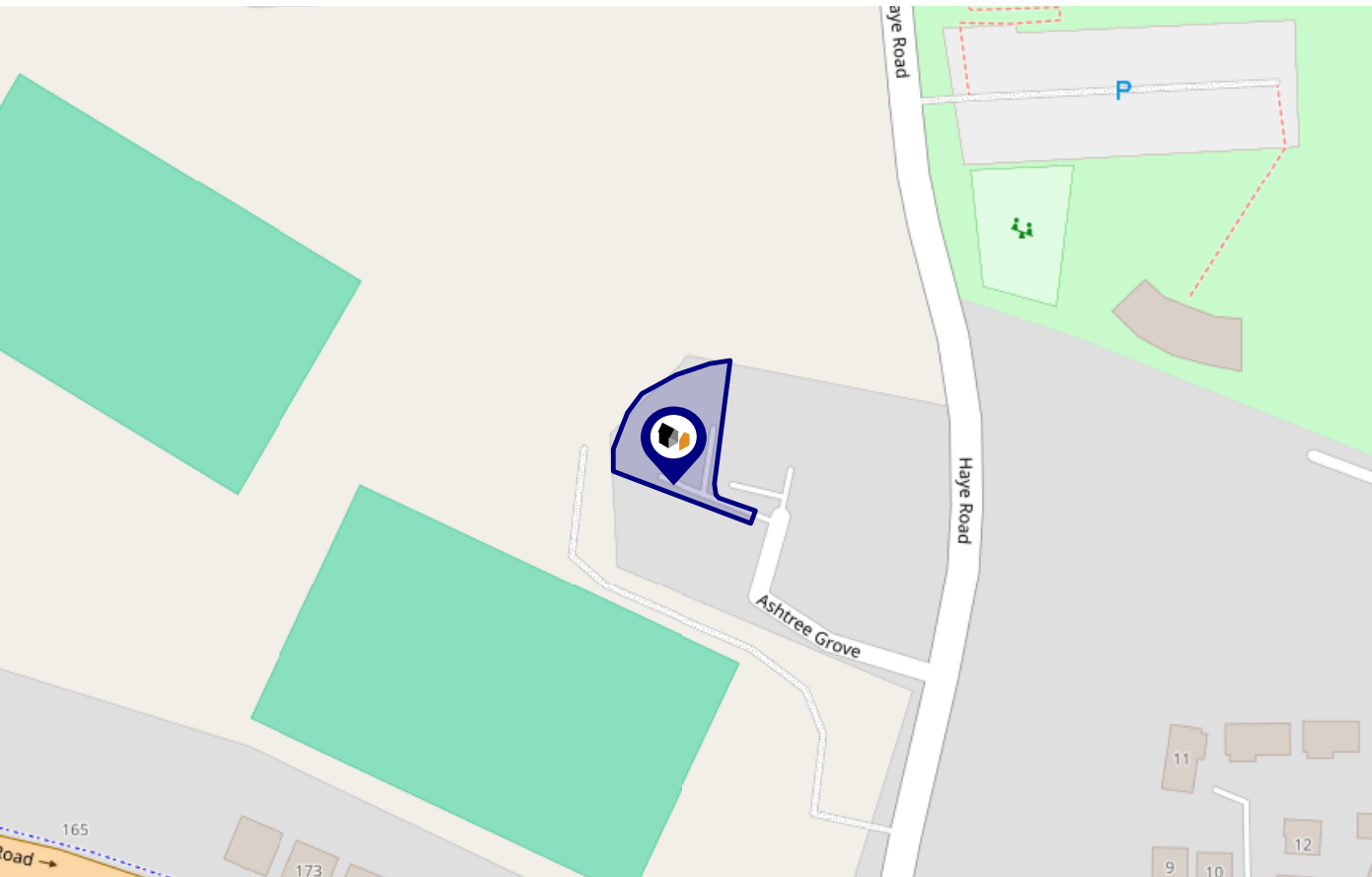
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

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.

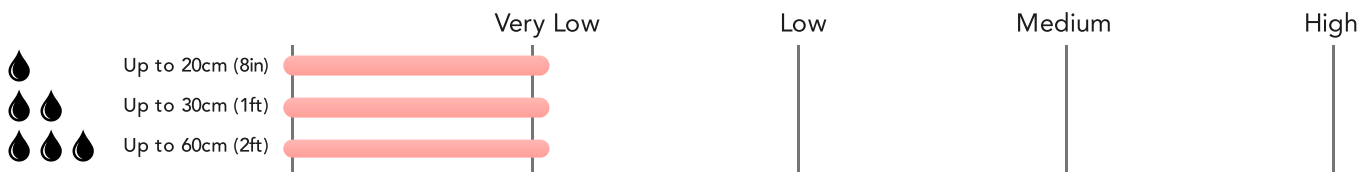


Risk Rating: Very low

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:

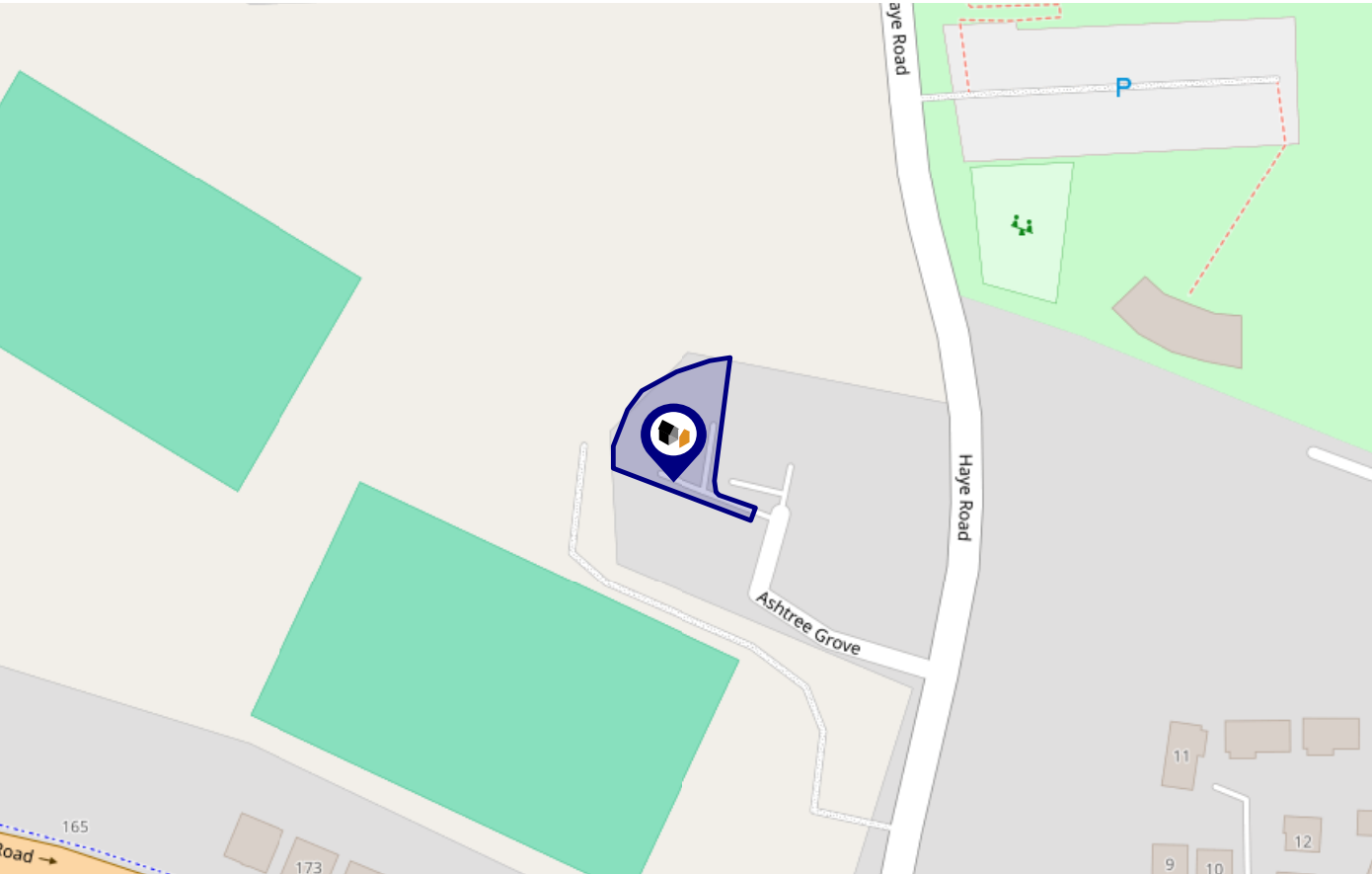


Flood Risk

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.

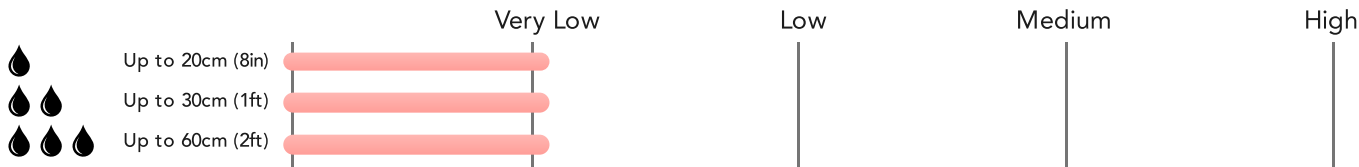


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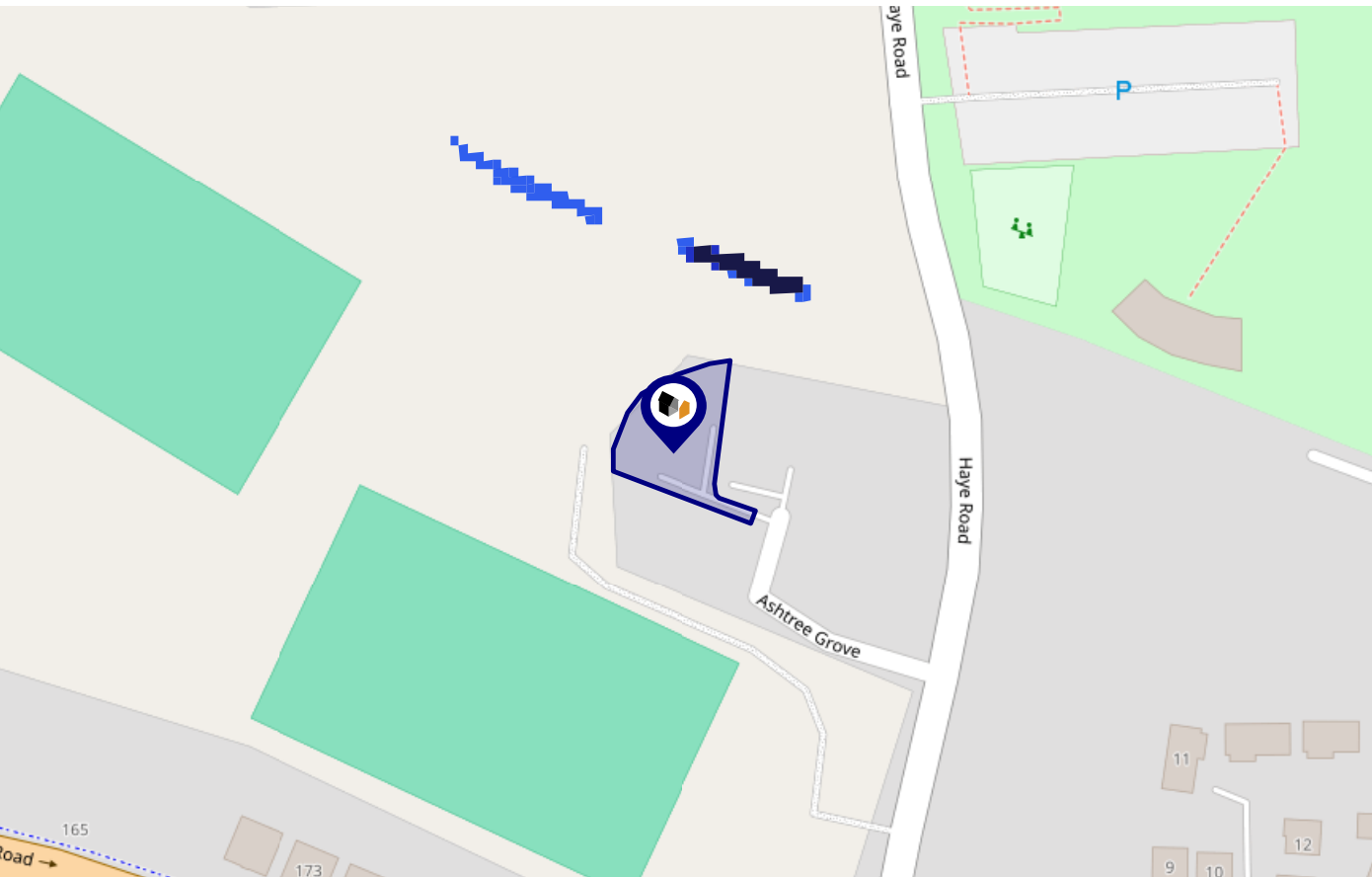


Flood Risk

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.

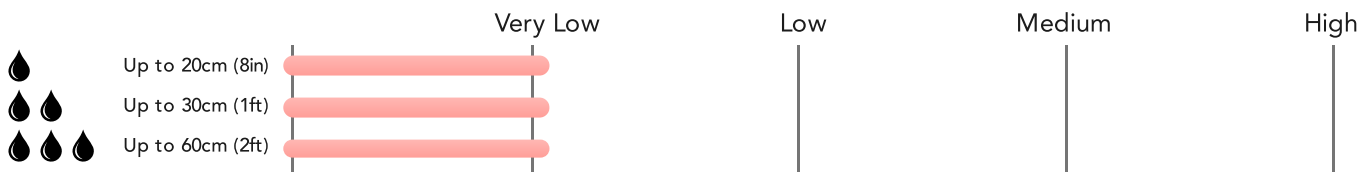


Risk Rating: Very low

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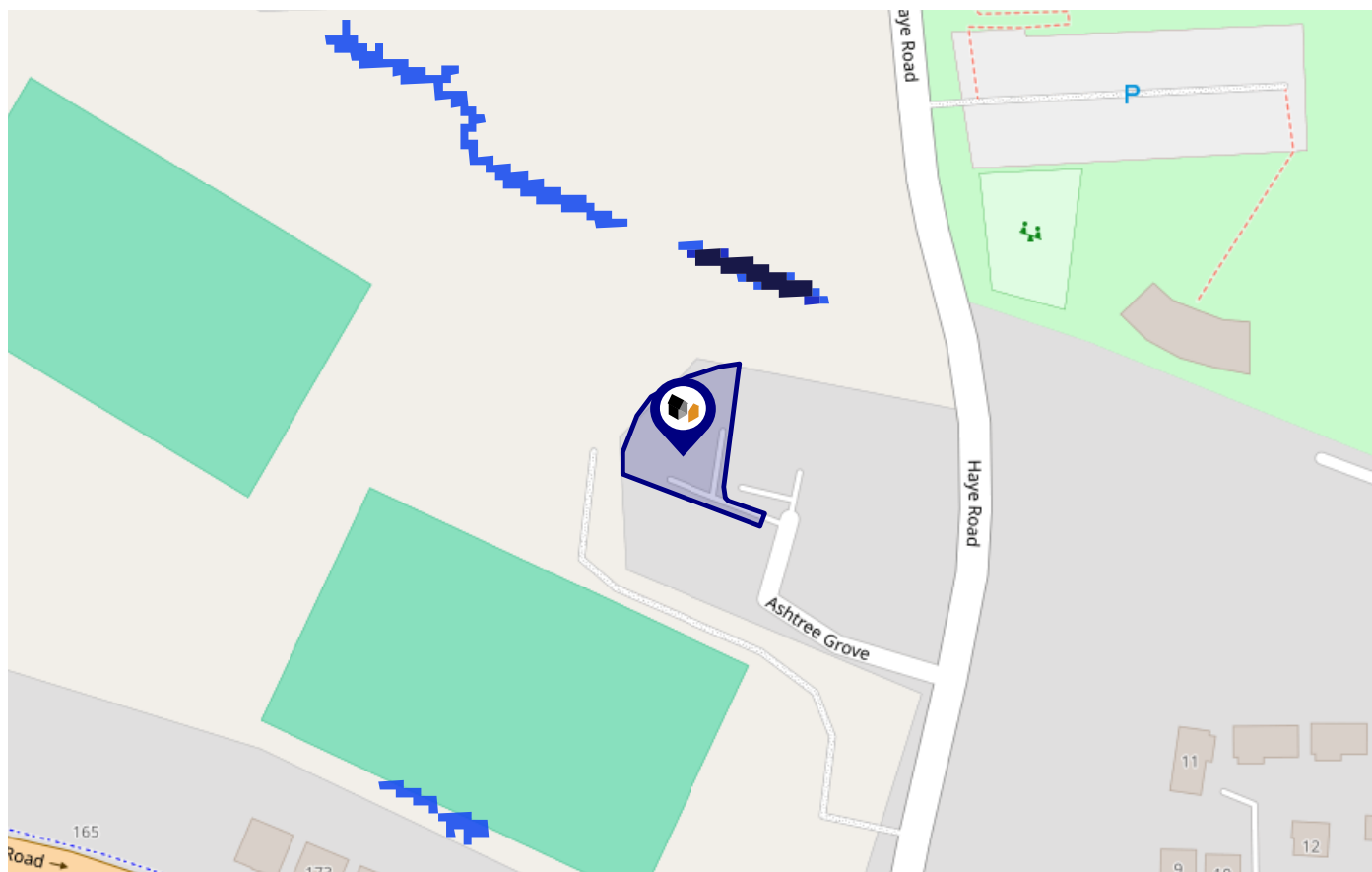


Flood Risk

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.

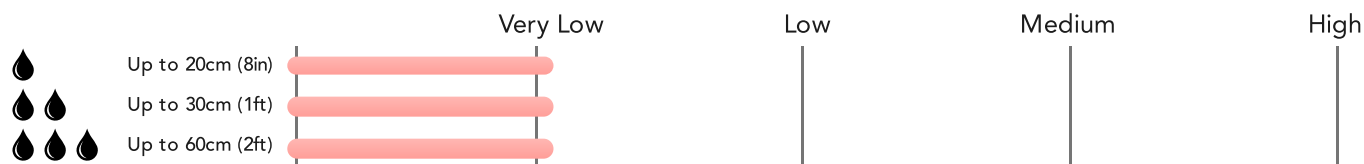


Risk Rating: Very low

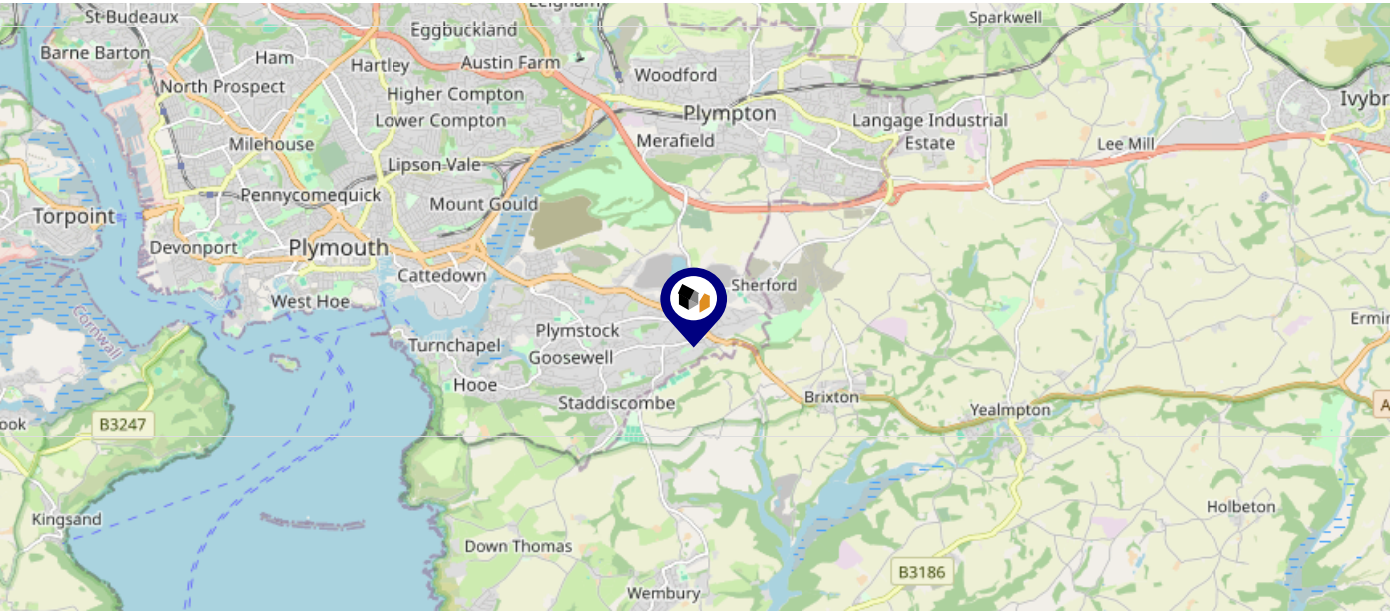
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Chance of flooding to the following depths at this property:



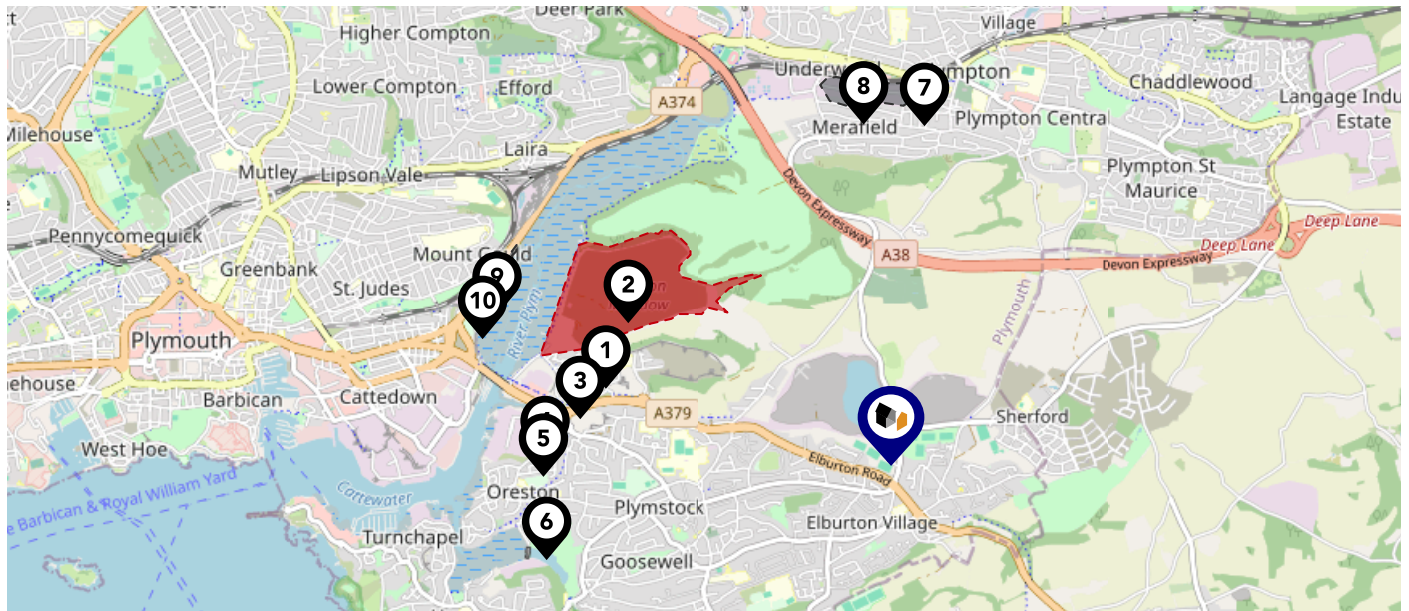
This map displays nearby areas that have been designated as Green Belt...



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.



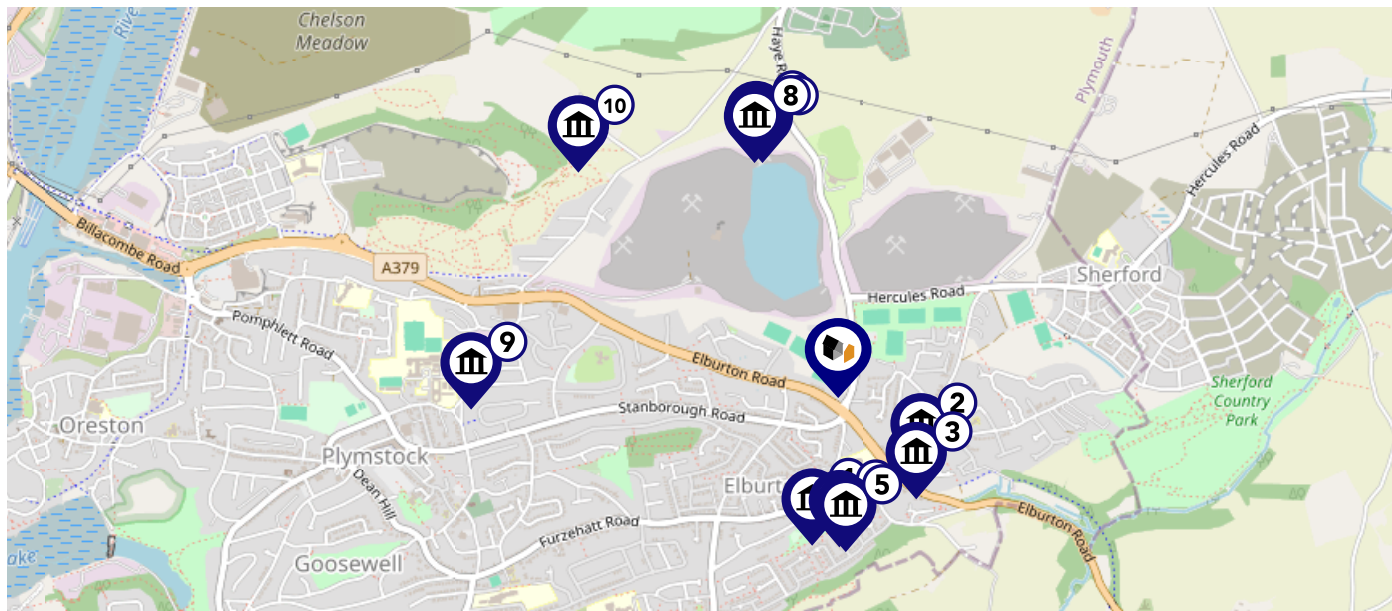
Nearby Landfill Sites

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

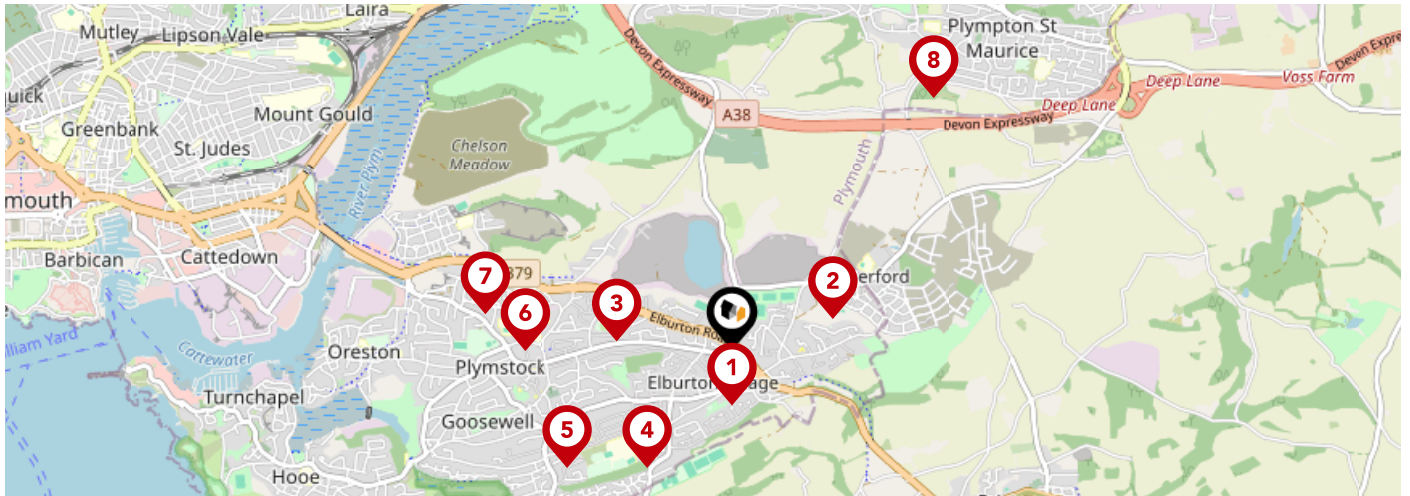
Maps

Listed Buildings

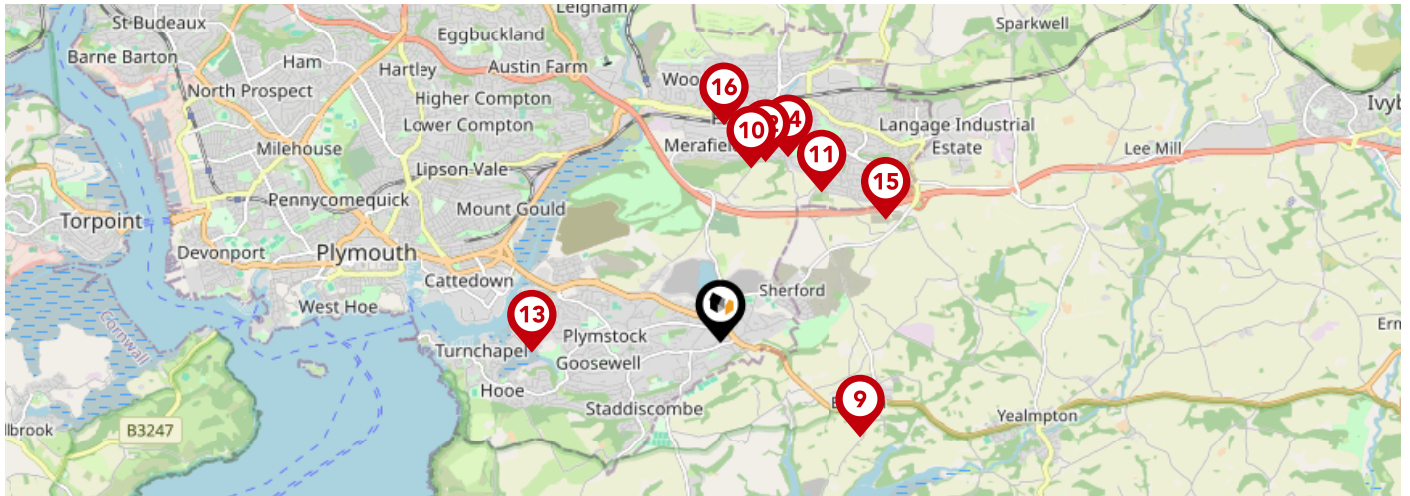
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1386411 - Elburton Cross	Grade II	0.3 miles
	1386415 - Minses Farmhouse	Grade II	0.3 miles
	1386391 - Sterts Farmhouse	Grade II	0.3 miles
	1129985 - Battershill House	Grade II	0.3 miles
	1129986 - 1, 2 And 3, Hendys Cottages	Grade II	0.4 miles
	1113282 - Haye Farmhouse	Grade II	0.6 miles
	1113284 - Lime Kilns South East Of Haye Farmhouse	Grade II	0.6 miles
	1113283 - Barn Immediately South Of Haye Farmhouse	Grade II	0.6 miles
	1386417 - Stentaway House	Grade II	0.8 miles
	1330553 - Outbuilding Adjoining North East Of Wixenford Farmhouse	Grade II	0.8 miles

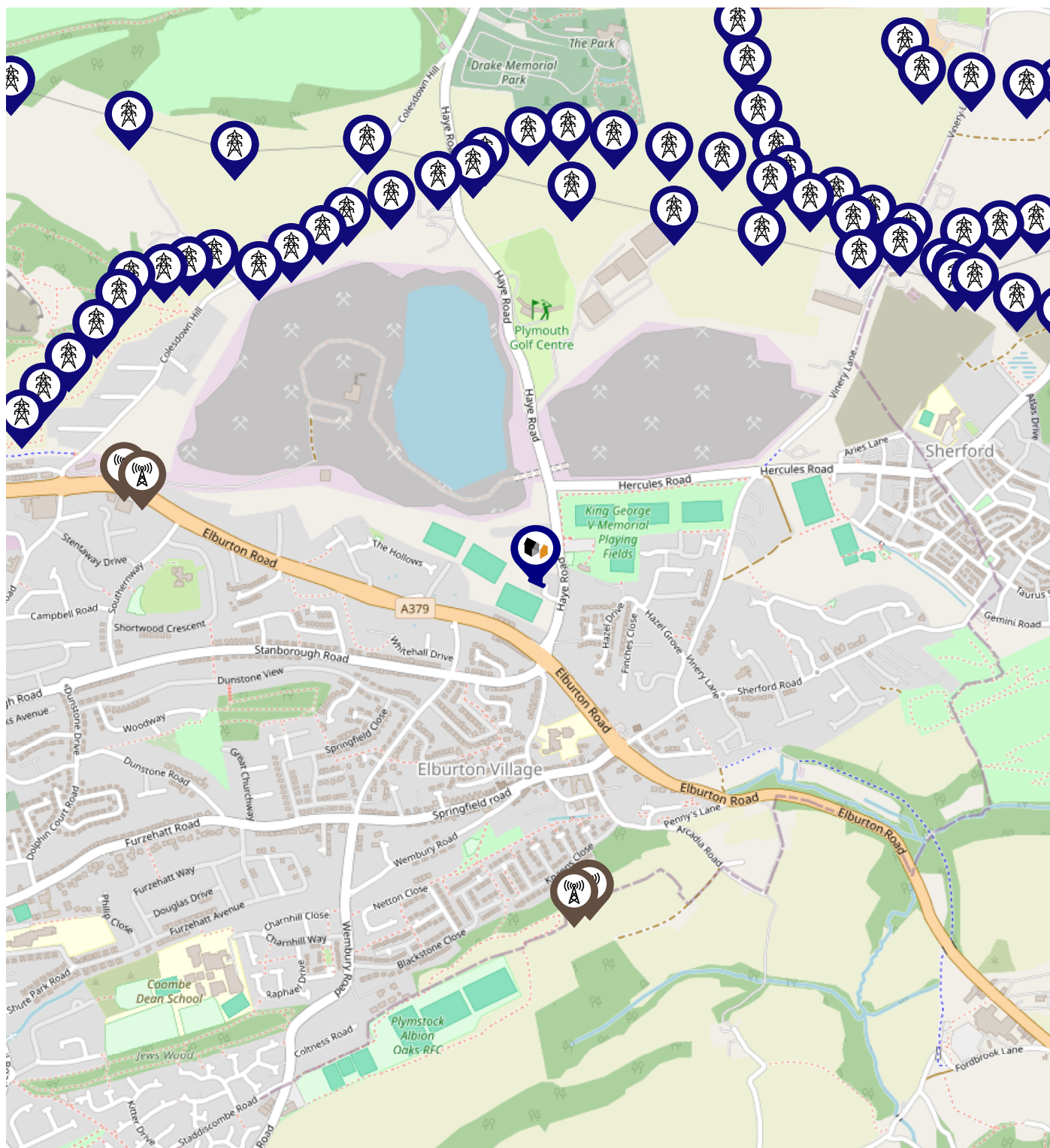


		Nursery	Primary	Secondary	College	Private
1	Elburton Primary School Ofsted Rating: Outstanding Pupils: 465 Distance:0.26	☐	☒	☐	☐	☐
2	Sherford Vale School & Nursery Ofsted Rating: Good Pupils: 258 Distance:0.5	☐	☒	☐	☐	☐
3	Morley Meadow Primary School Ofsted Rating: Good Pupils: 224 Distance:0.54	☐	☒	☐	☐	☐
4	Coombe Dean School Ofsted Rating: Good Pupils: 995 Distance:0.69	☐	☐	☒	☐	☐
5	Goosewell Primary Academy Ofsted Rating: Good Pupils: 419 Distance:0.96	☐	☒	☐	☐	☐
6	Plymstock School Ofsted Rating: Good Pupils: 1671 Distance:0.97	☐	☐	☒	☐	☐
7	Pomphlett Primary School Ofsted Rating: Good Pupils: 424 Distance:1.18	☐	☒	☐	☐	☐
8	Plympton St Maurice Primary School Ofsted Rating: Good Pupils: 187 Distance:1.53	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
9	St Mary's Church of England Primary School Ofsted Rating: Outstanding Pupils: 102 Distance:1.6	☐	☒	☐	☐	☐
10	Plympton St Mary's CofE Infant School Ofsted Rating: Good Pupils: 100 Distance:1.67	☐	☒	☐	☐	☐
11	Longcause Community Special School Ofsted Rating: Good Pupils: 110 Distance:1.71	☐	☐	☒	☐	☐
12	Old Priory Junior Academy Ofsted Rating: Good Pupils: 192 Distance:1.76	☐	☒	☐	☐	☐
13	Oreston Community Academy Ofsted Rating: Good Pupils: 419 Distance:1.79	☐	☒	☐	☐	☐
14	Plympton Academy Ofsted Rating: Requires improvement Pupils: 1145 Distance:1.86	☐	☐	☒	☐	☐
15	Yealmpstone Farm Primary School Ofsted Rating: Good Pupils: 216 Distance:1.94	☐	☒	☐	☐	☐
16	Hele's School Ofsted Rating: Good Pupils: 1386 Distance:2.05	☐	☐	☒	☐	☐

Local Area Masts & Pylons

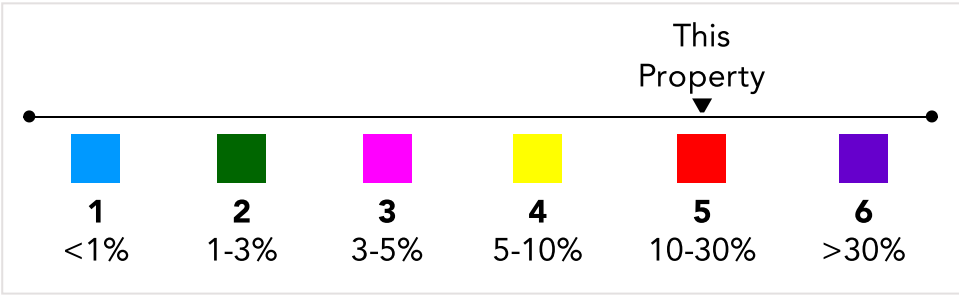
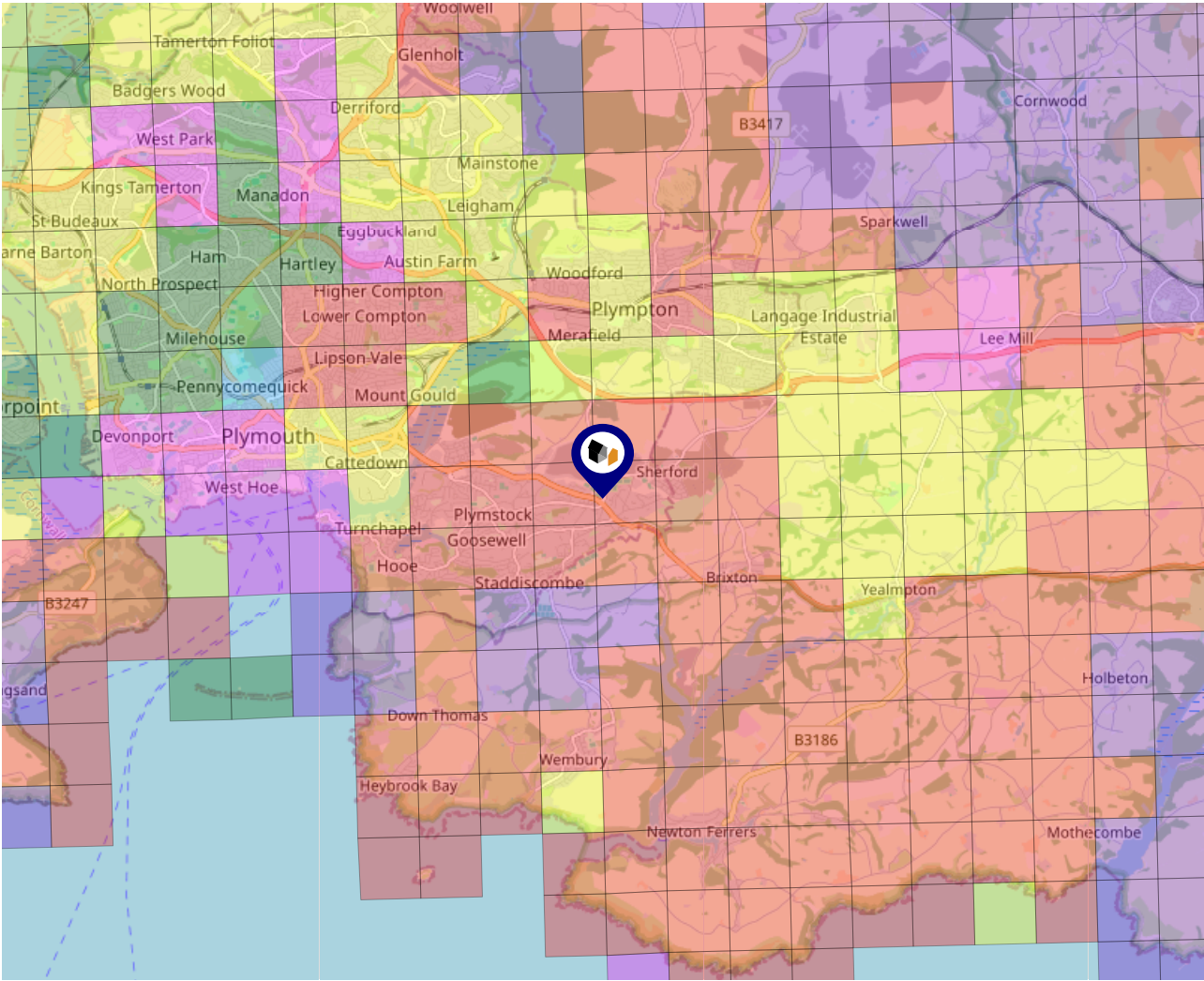


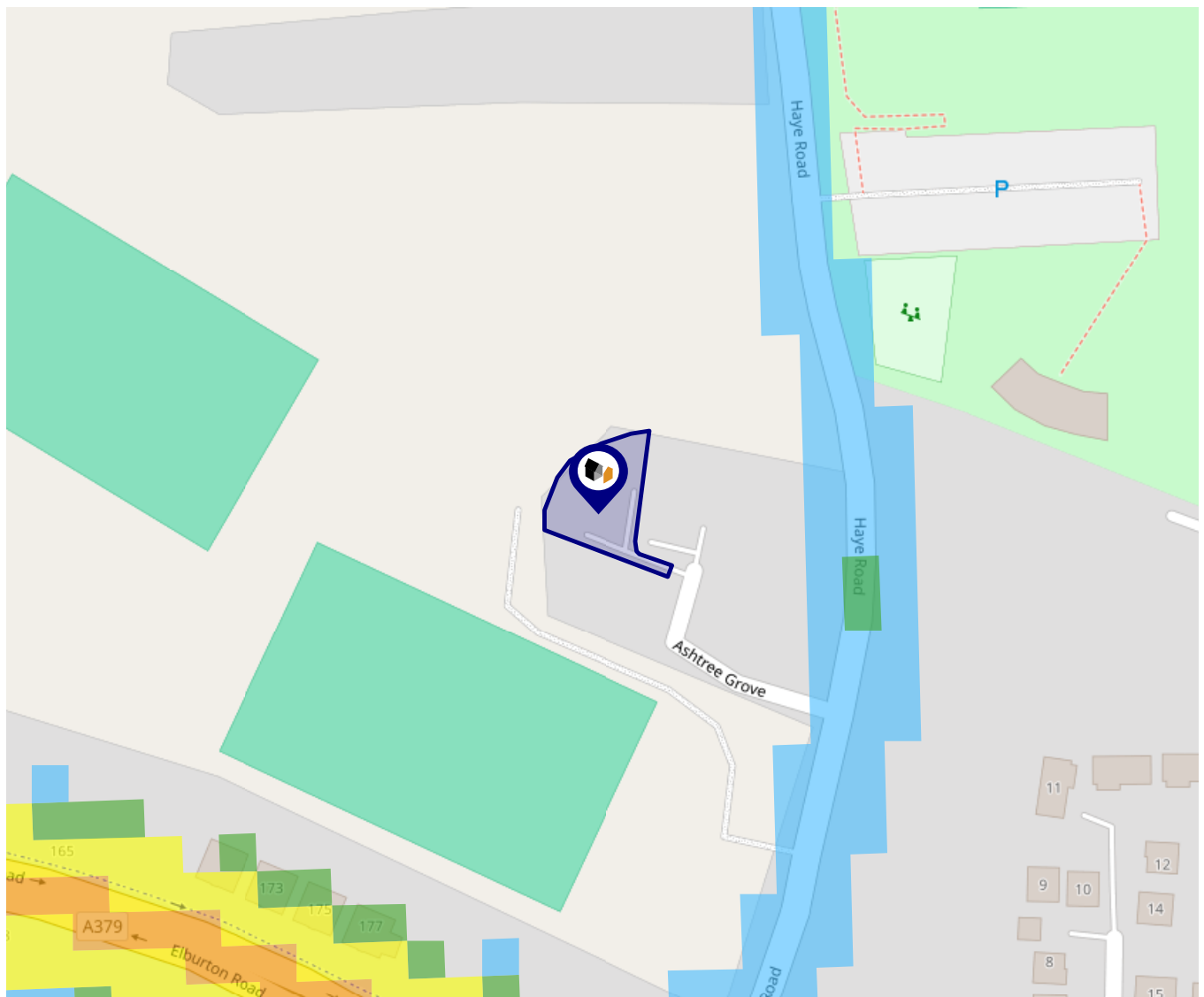
Key:

-  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).



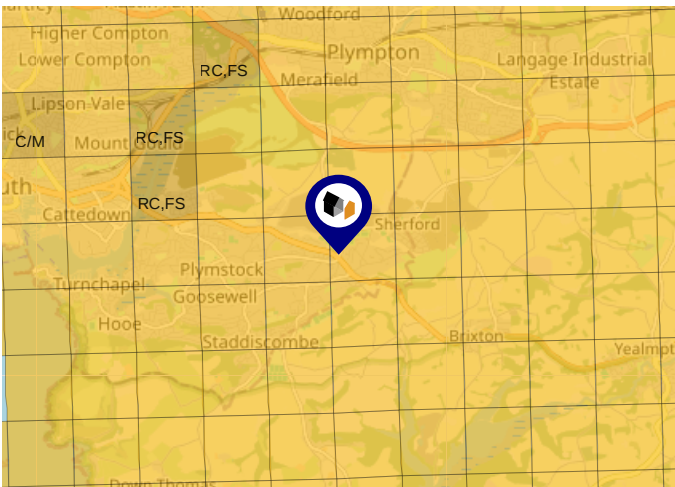


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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		

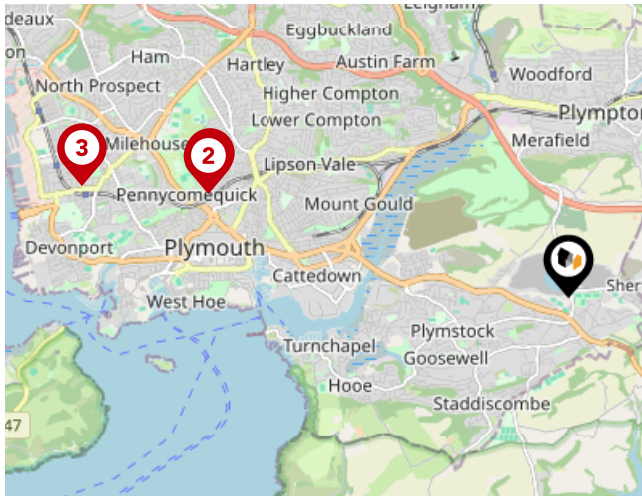


Primary Classifications (Most Common Clay Types)

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

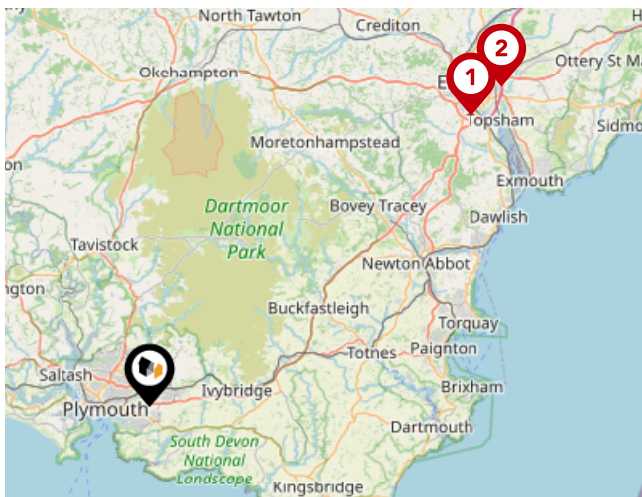
Area

Transport (National)



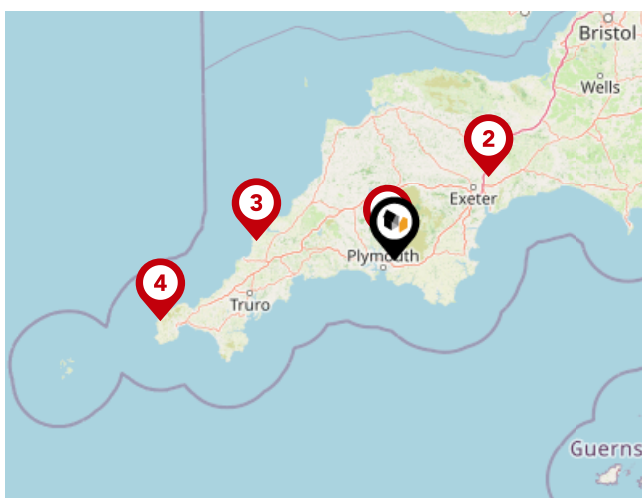
National Rail Stations

Pin	Name	Distance
	Plymouth Rail Station	3.54 miles
	Plymouth Rail Station	3.55 miles
	Devonport Rail Station	4.72 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M5 J31	32.68 miles
	M5 J30	35.84 miles

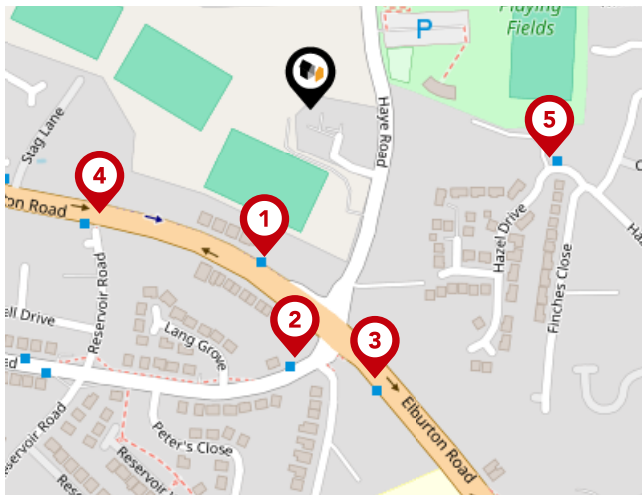


Airports/Helipads

Pin	Name	Distance
	Glenholt	4.52 miles
	Exeter Airport	38.25 miles
	St Mawgan	41.8 miles
	Joppa	73.11 miles

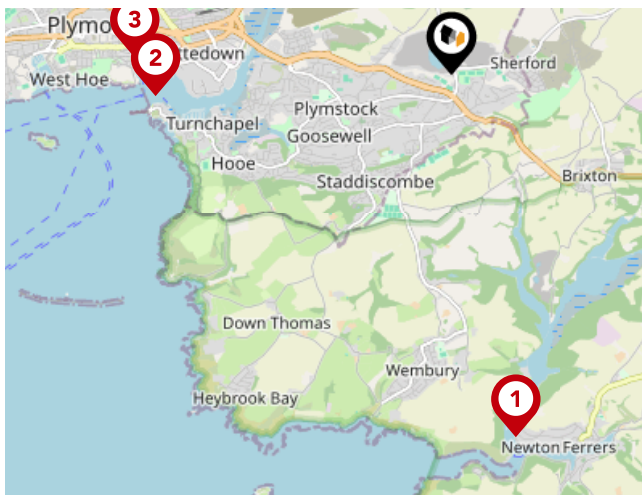
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Stanborough Cross	0.09 miles
2	Stanborough Cross	0.15 miles
3	Stanborough Cross	0.16 miles
4	Reservoir Road	0.14 miles
5	Nightingale Close	0.14 miles



Ferry Terminals

Pin	Name	Distance
1	Newton Ferrers Ferry Landing	3.48 miles
2	Plymouth Mount Batten Ferry Landing	2.81 miles
3	Plymouth (Barbican) Landing Stage	3 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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