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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 28th October 2026



7, OAKFIELD CLOSE, PLYMOUTH, PL7 2WF

Lang Town & Country

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naea | propertymark PROTECTED

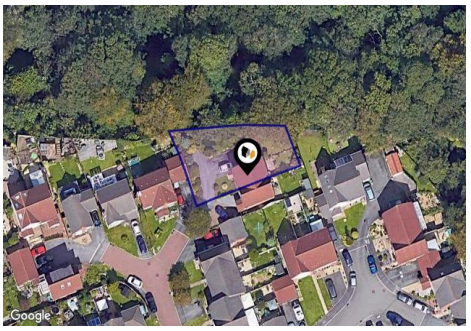
The Property Ombudsman

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Property
Overview







Property

Type:	Semi-Detached	**Last Sold Date:**	24/05/2001
Bedrooms:	3	**Last Sold Price:**	£93,000
Plot Area:	0.1 acres	**Tenure:**	Freehold
Council Tax :	Band C		
Annual Estimate:	£2,171		
Title Number:	DN348531		
UPRN:	100040471018		
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)

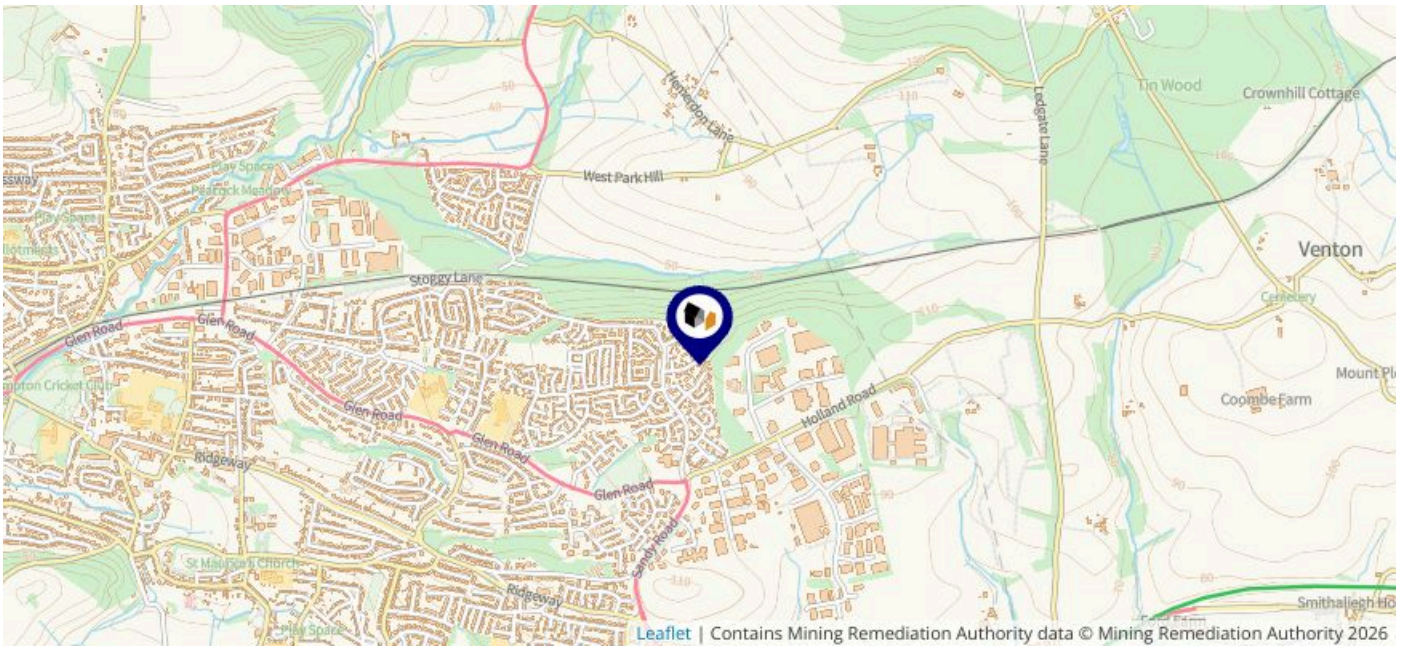
4 mb/s	80 mb/s	1800 mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

Maps
Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

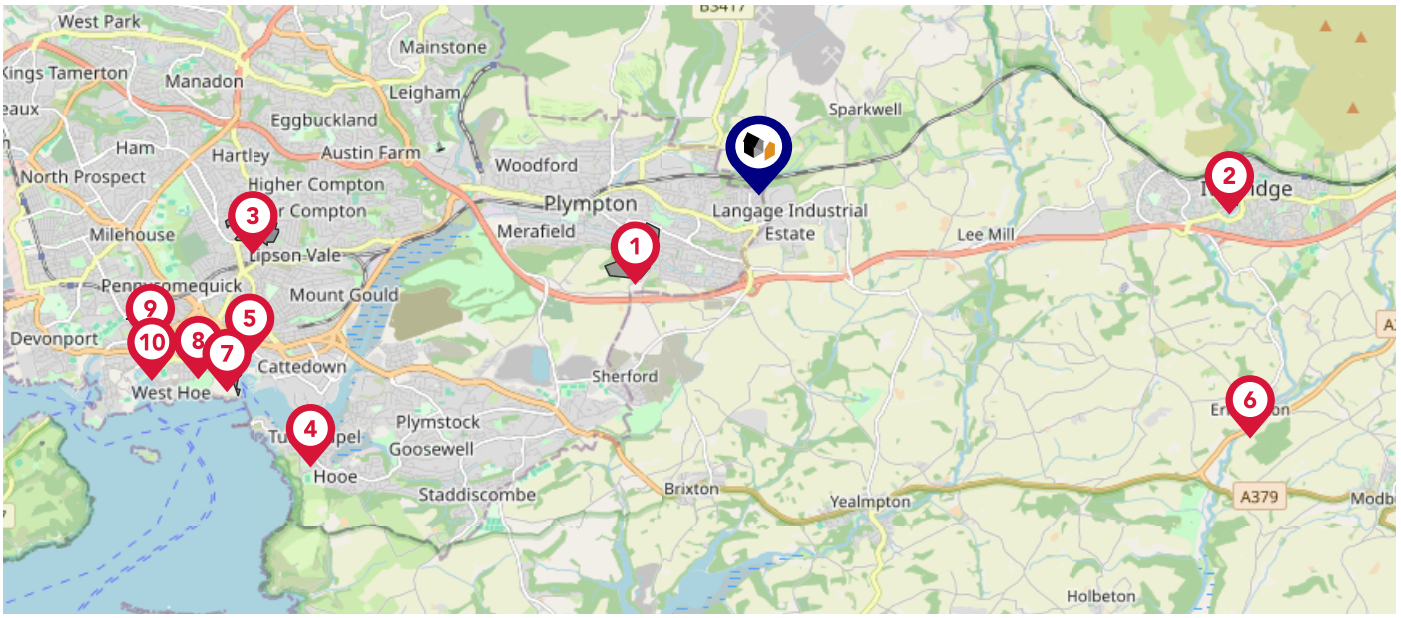
- Adit
- Gutter Pit
- Shaft

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.



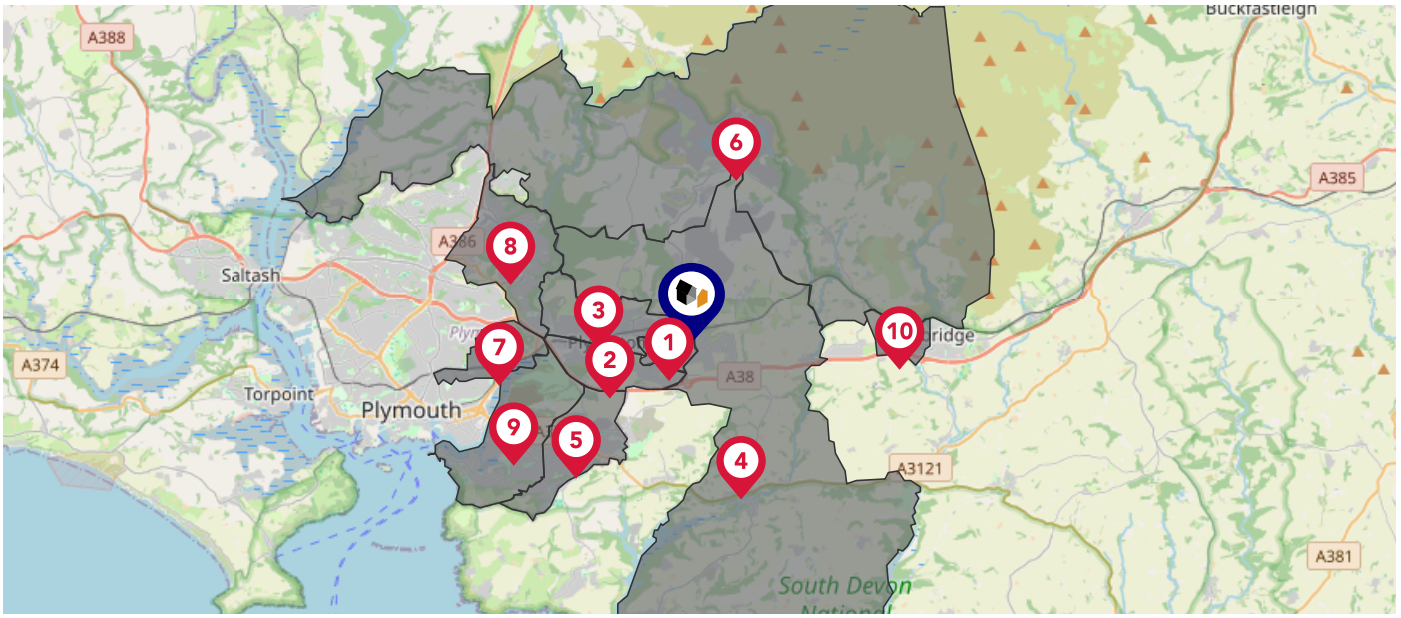
Nearby Conservation Areas

1	Plymton St Maurice
2	Ivybridge
3	Mannamead
4	Turnchapel
5	Ebrington Street
6	Ermington
7	Barbican
8	City Centre
9	North Stonehouse
10	Union Street

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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

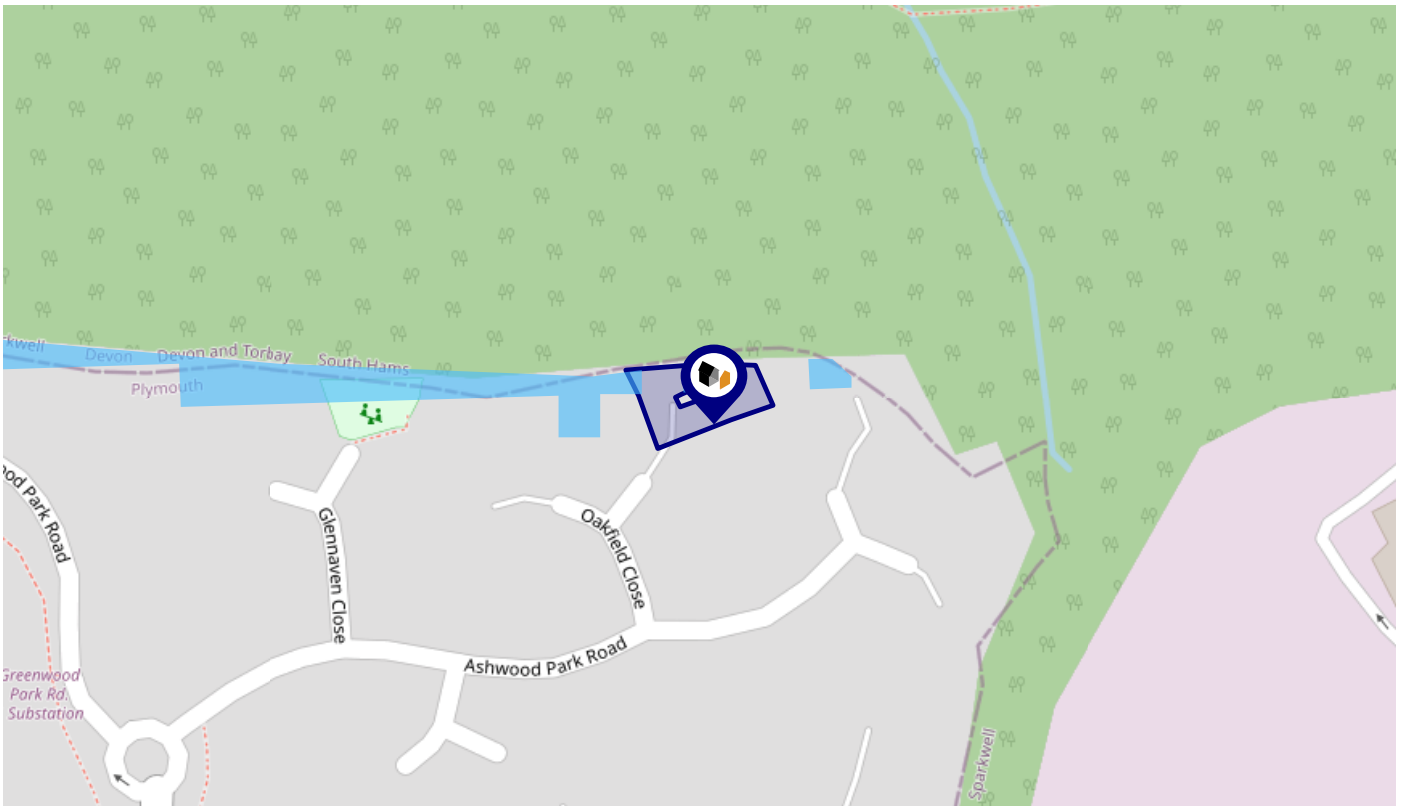


Nearby Council Wards	
1	Plympton Chaddlewood Ward
2	Plympton Erle Ward
3	Plympton St. Mary Ward
4	Newton & Yealmpton Ward
5	Plymstock Dunstone Ward
6	Bickleigh & Cornwood Ward
7	Efford and Lipson Ward
8	Moor View Ward
9	Plymstock Radford Ward
10	Ivybridge West Ward

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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.

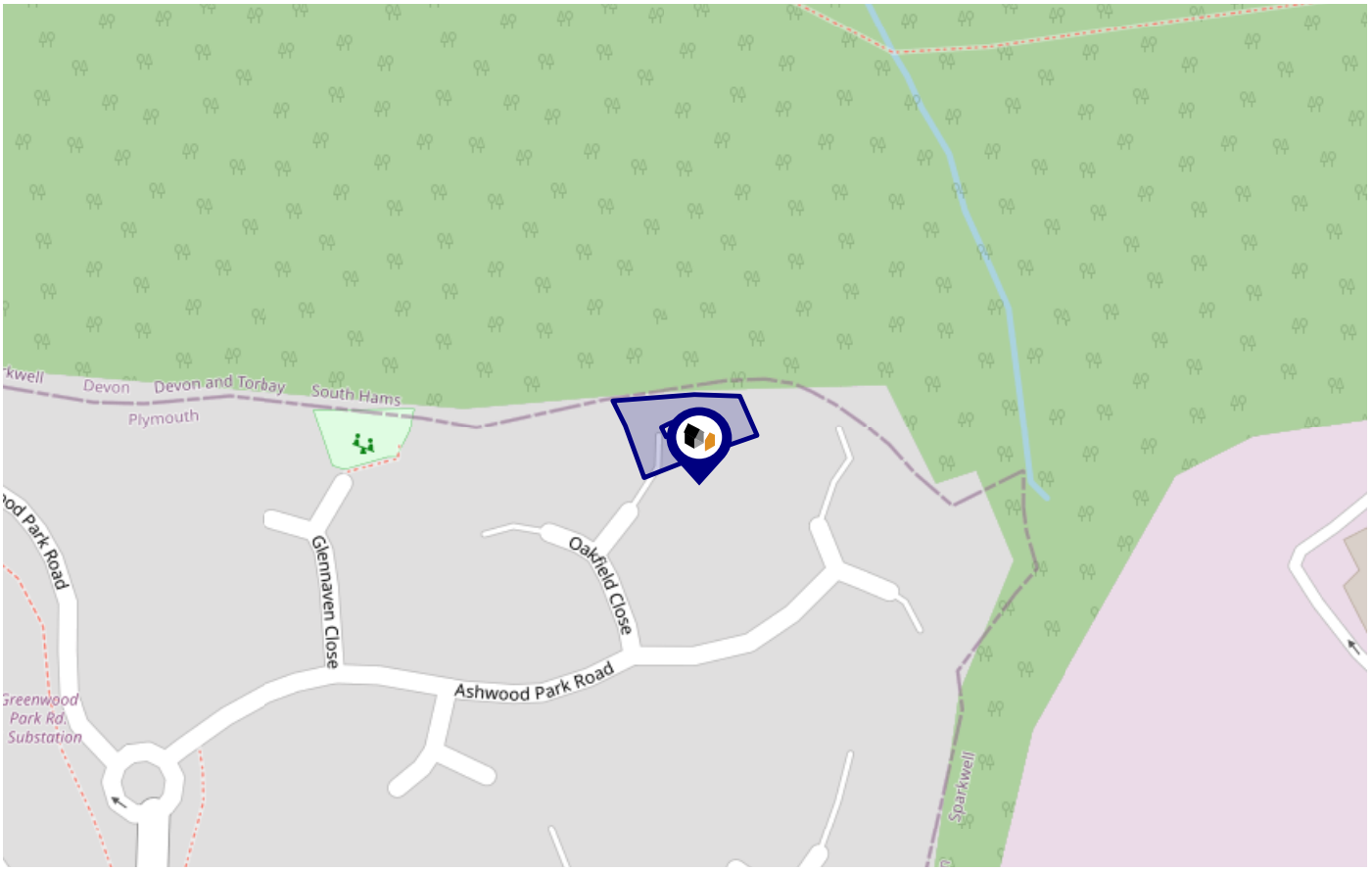
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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

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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.

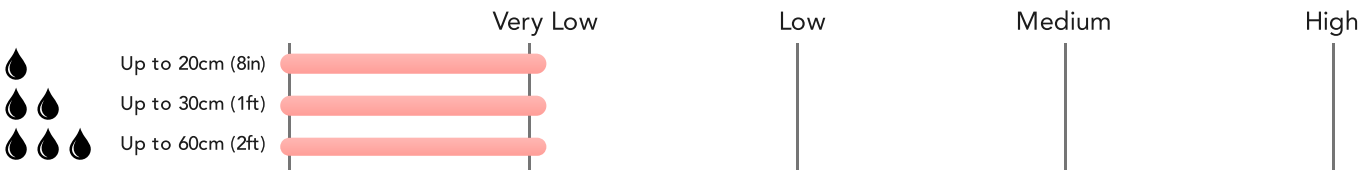


Risk Rating: Very low

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.

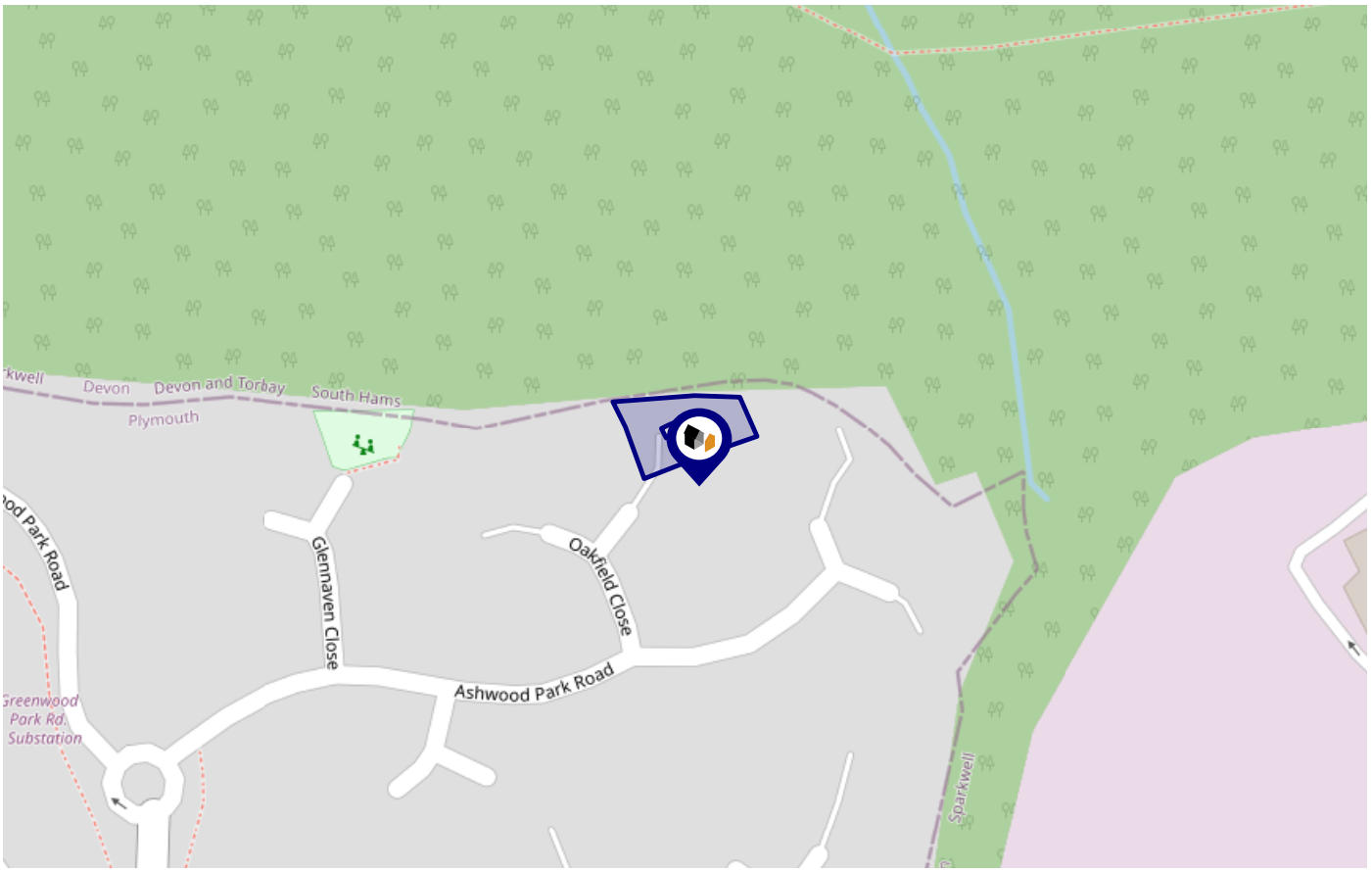
Chance of flooding to the following depths at this property:



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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.

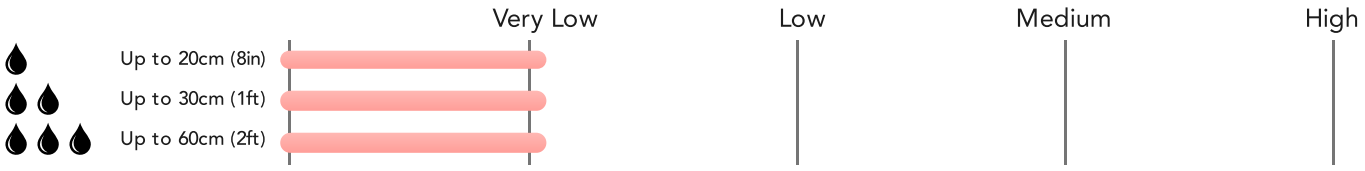


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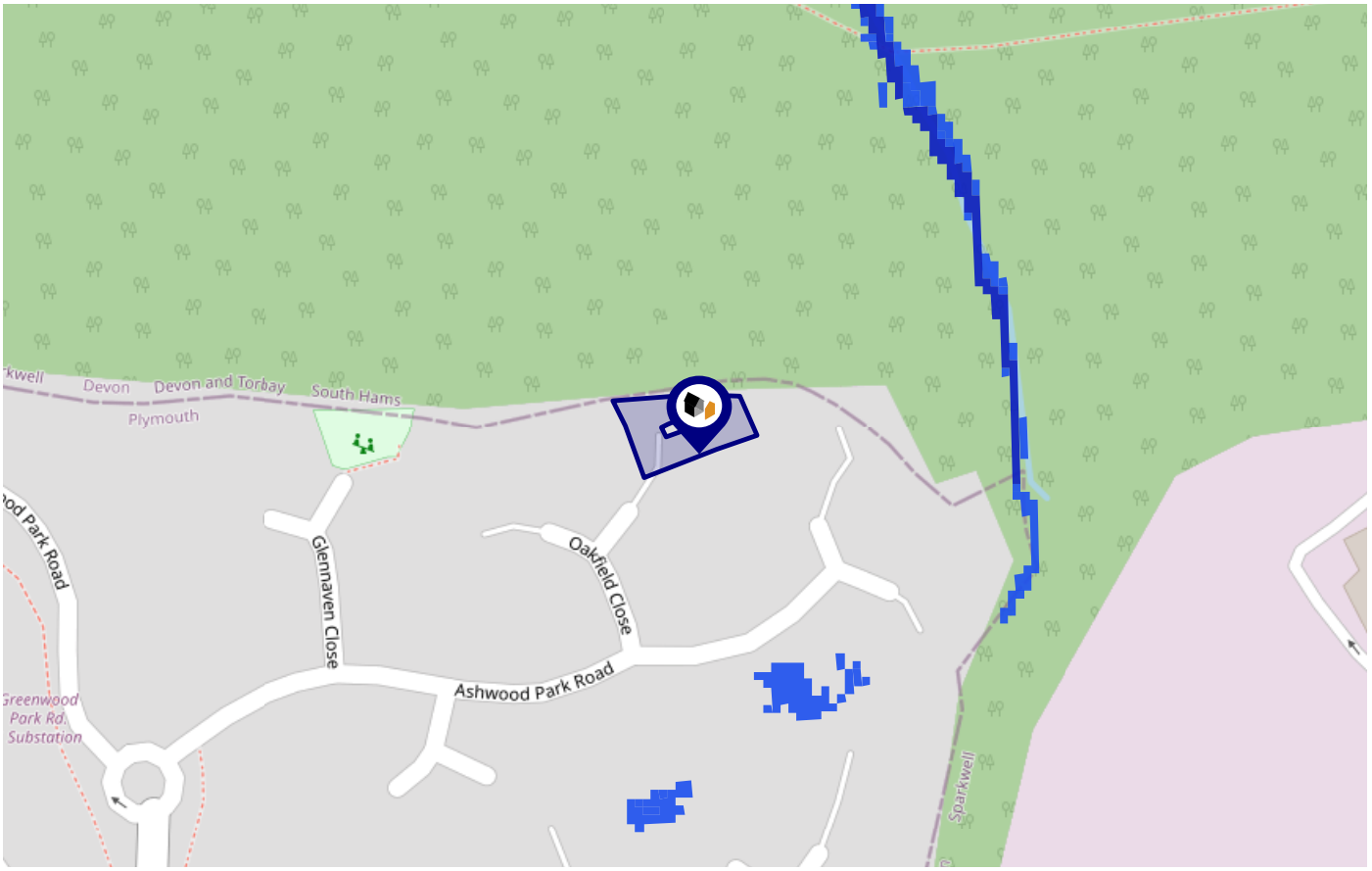
Chance of flooding to the following depths at this property:



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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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- **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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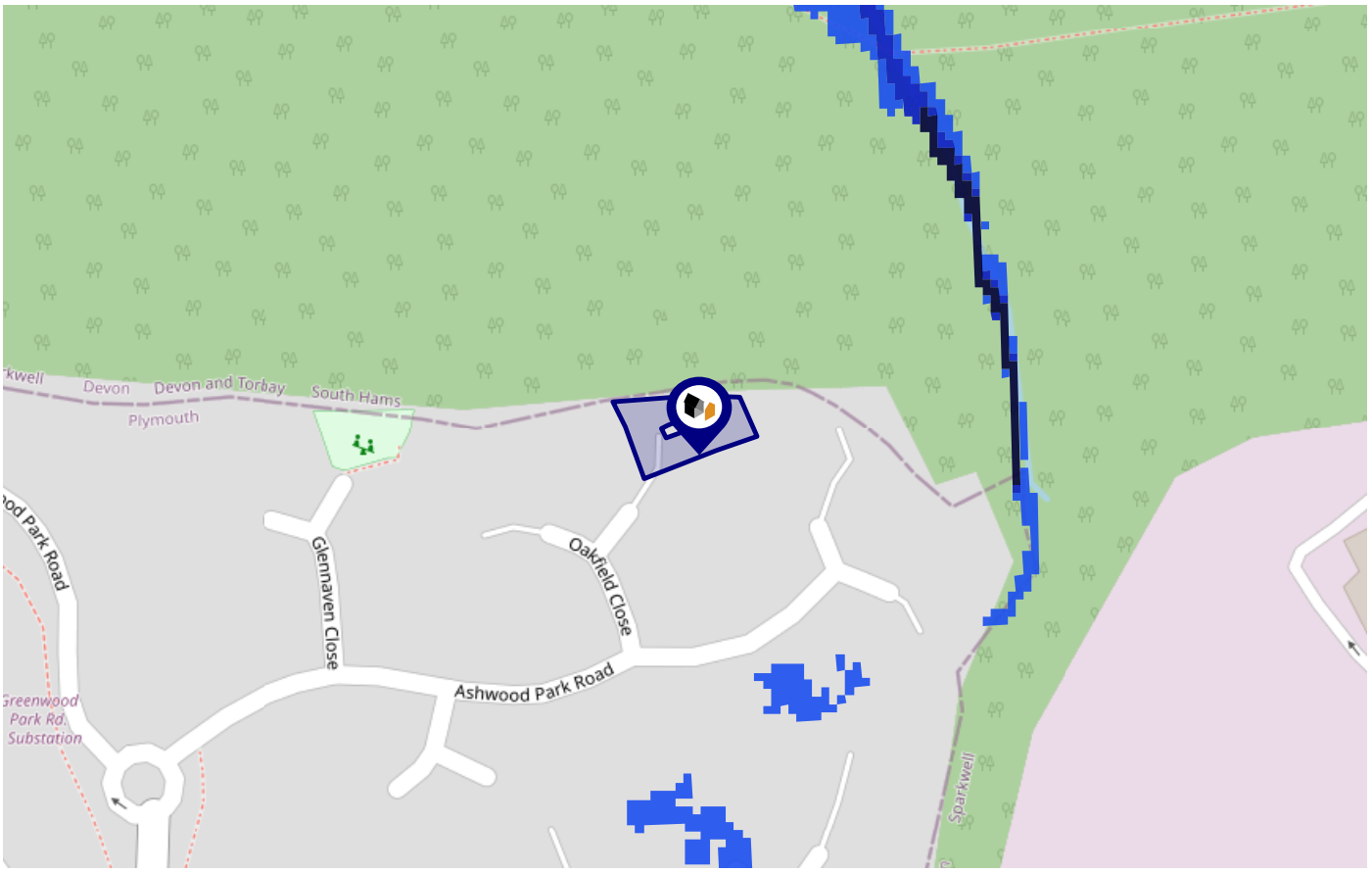
Chance of flooding to the following depths at this property:



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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.

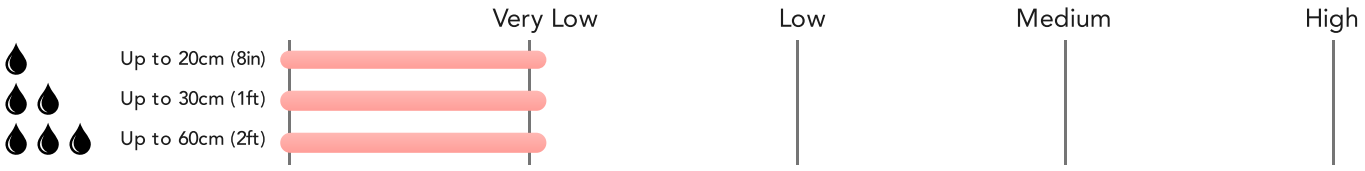


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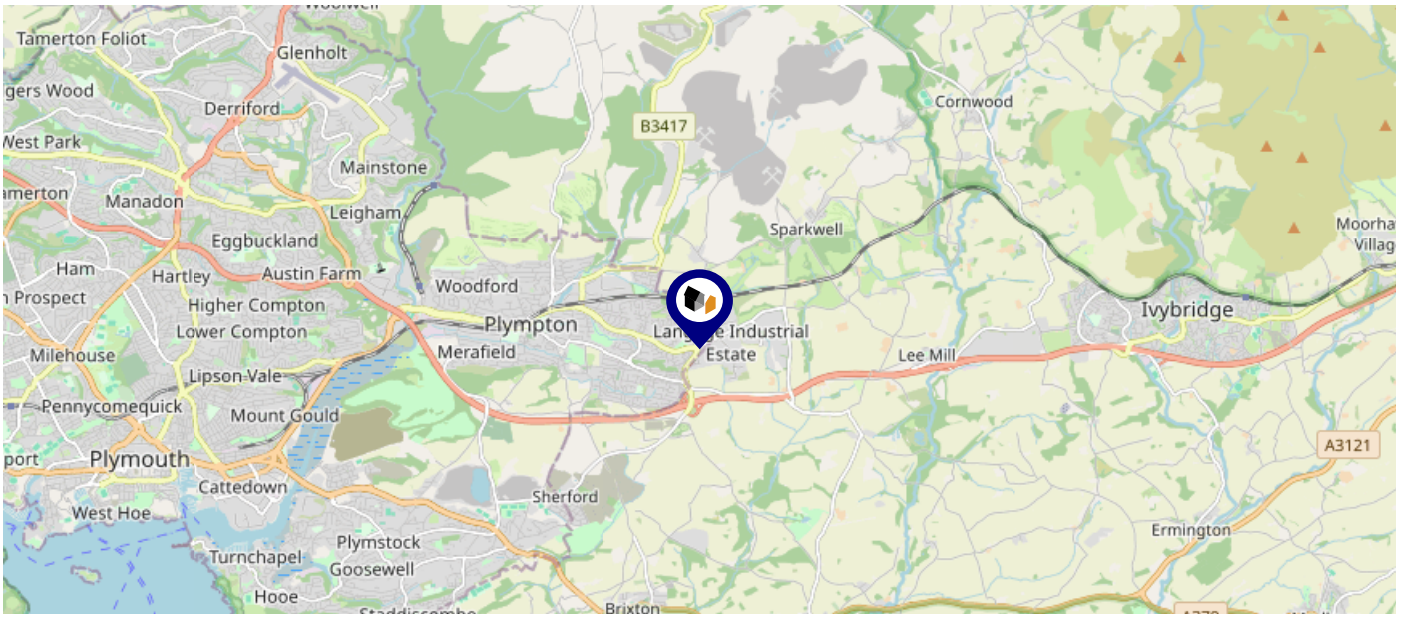
Chance of flooding to the following depths at this property:



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Maps
Green Belt

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



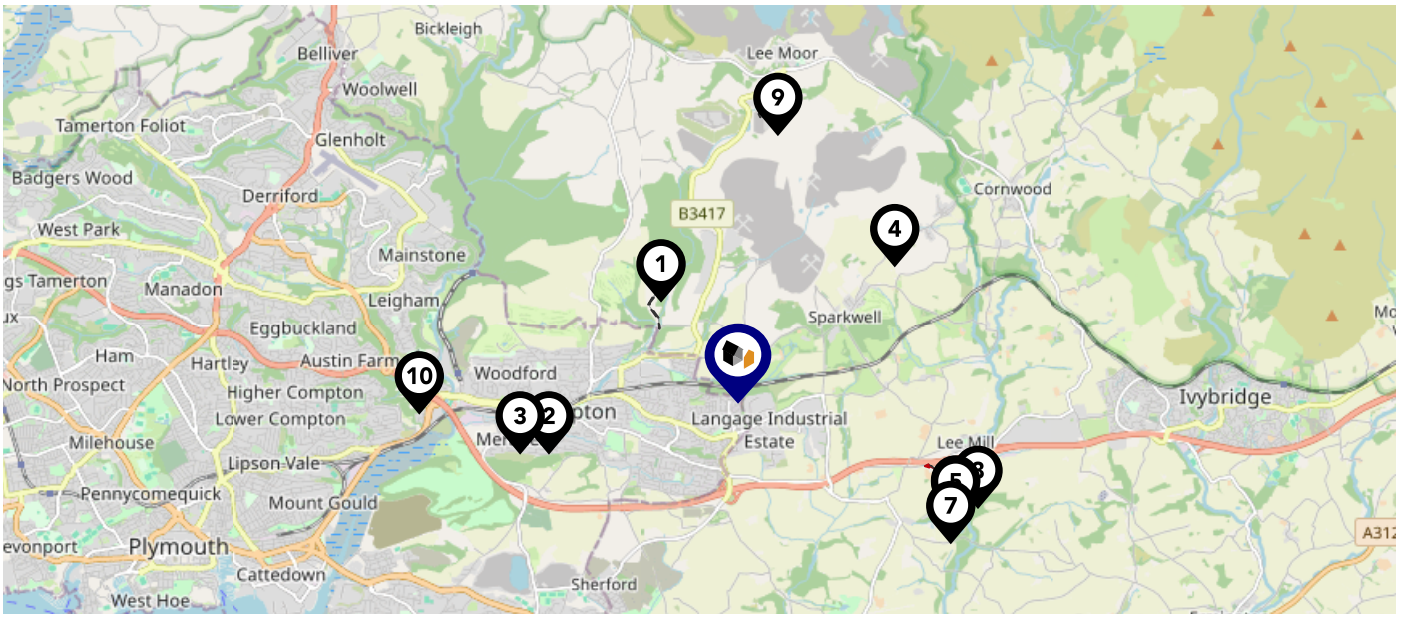
Nearby Green Belt Land

No data available.

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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.



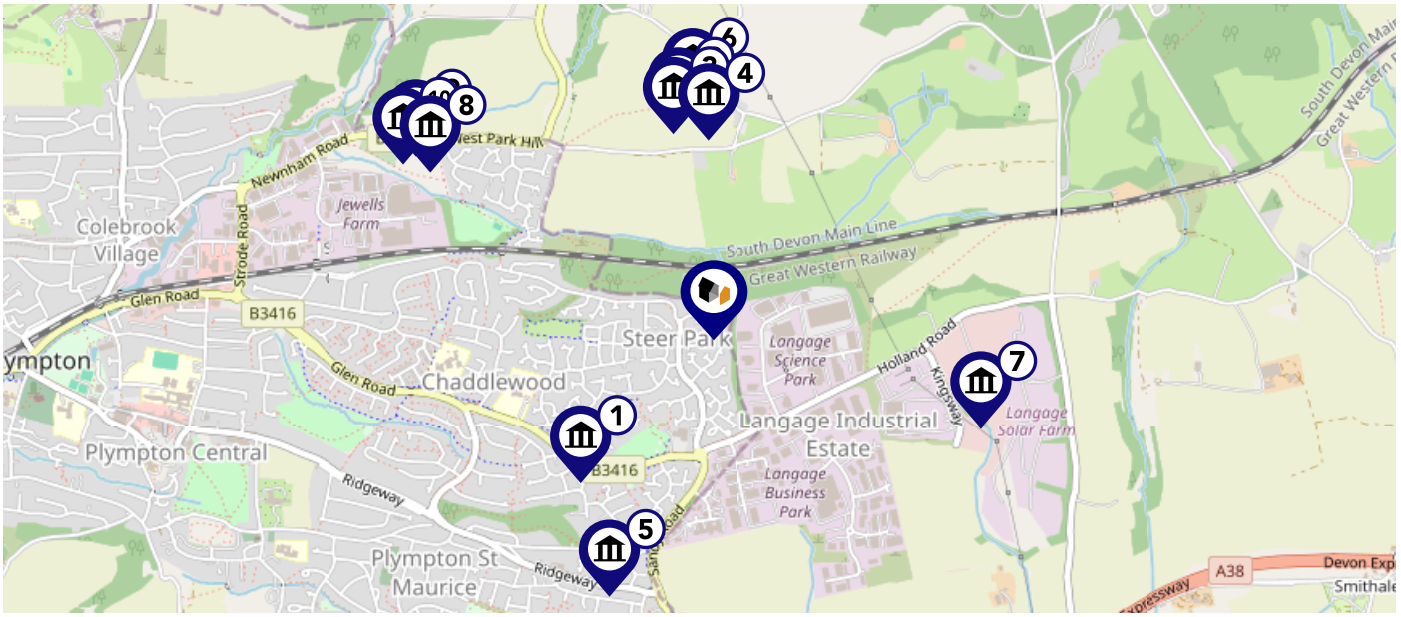
Nearby Landfill Sites

1	Newnham Park-Newnham Park, Plympton, Plymouth, Devon	Historic Landfill
2	Recreation Ground Linketty Road Plympt-Recreation Ground Linketty Road Plympton, Plymouth	Historic Landfill
3	Valley Road Plympton-Valley Road, Plympton, Plymouth	Historic Landfill
4	Houndall Reservoir Treatment Works-Ivybridge, Devon	Historic Landfill
5	EA/EPR/EP3496HY/A001	Active Landfill
6	Challonsleigh Farm-Plympton, Plymouth	Historic Landfill
7	New England Quarry-Plympton, Plymouth, Devon	Historic Landfill
8	EA/EPR/DB3100LW/T001	Active Landfill
9	Torrycombe, Lee Moor-Torrycombe, Lee Moor, Plymouth	Historic Landfill
10	Tecalamet Marsh Mills-Off Longbridge Road, Plymouth	Historic Landfill

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Maps
Listed Buildings

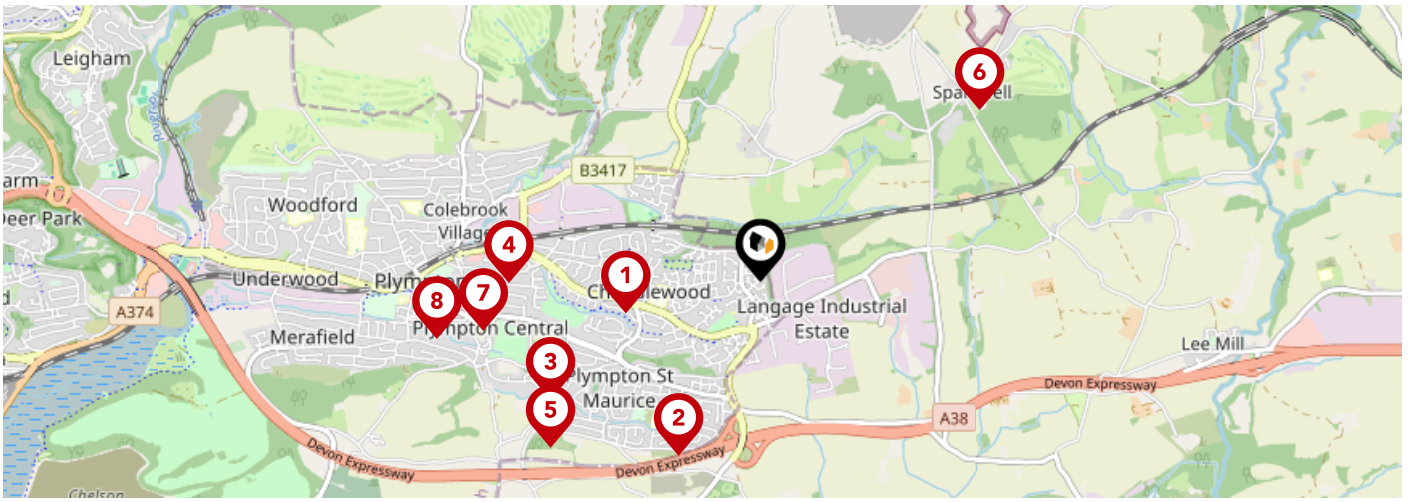
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
1	1322041 - Chaddlewood House	Grade II	0.4 miles
2	1162831 - Cow House Approximately 15 Metres North North East Of Hemerdon Farm House	Grade II	0.5 miles
3	1107436 - Hemerdon Farm House	Grade II	0.5 miles
4	1309440 - Miners Arms' Public House	Grade II	0.5 miles
5	1130046 - Triangular Folly	Grade II	0.6 miles
6	1107437 - Manor Cottage	Grade II	0.6 miles
7	1107438 - Lower Langage Farm House	Grade II	0.7 miles
8	1107442 - Two Barns Approximately 120 Metres South East Of Old Newnham	Grade II	0.8 miles
9	1309421 - Granary And Adjoining Cart Shed And Stables Approximately 40 Metres South East Of Old Newnham	Grade II	0.8 miles
10	1162879 - Old Newnham	Grade I	0.8 miles

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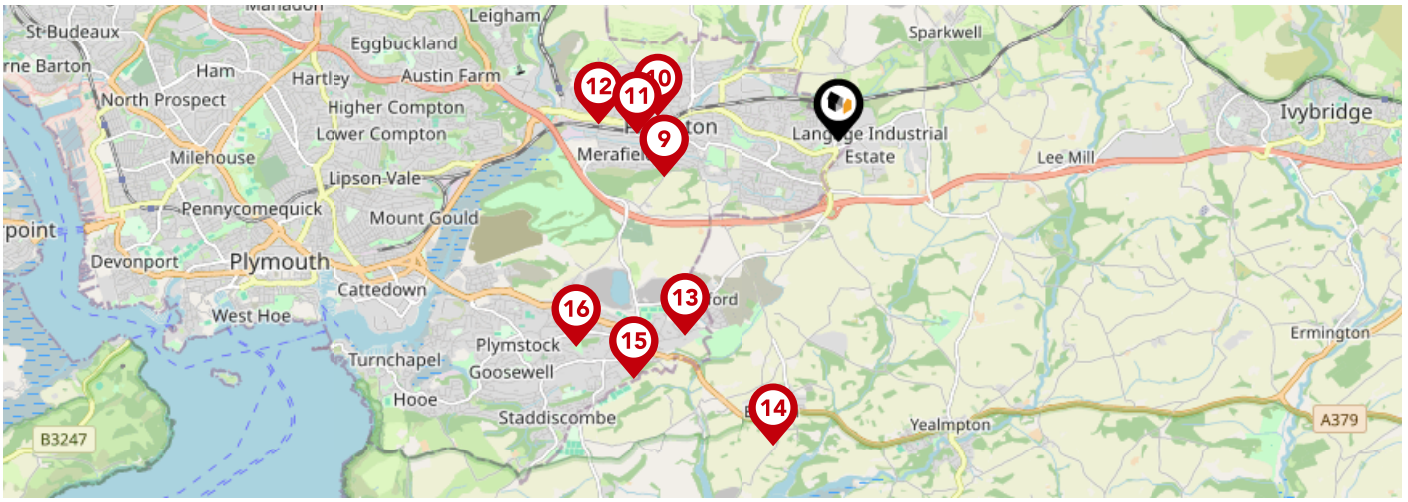
Area
Schools



	Nursery	Primary	Secondary	College	Private
1 Chaddlewood Primary School Ofsted Rating: Good | Pupils: 372 | Distance:0.65	☐	☑	☐	☐	☐
2 Yealmpstone Farm Primary School Ofsted Rating: Good | Pupils: 216 | Distance:0.91	☐	☑	☐	☐	☐
3 Longcause Community Special School Ofsted Rating: Good | Pupils: 110 | Distance:1.14	☐	☐	☑	☐	☐
4 Glen Park Primary School Ofsted Rating: Outstanding | Pupils: 407 | Distance:1.18	☐	☑	☐	☐	☐
5 Plympton St Maurice Primary School Ofsted Rating: Good | Pupils: 187 | Distance:1.26	☐	☑	☐	☐	☐
6 Sparkwell All Saints Primary School Ofsted Rating: Good | Pupils: 92 | Distance:1.32	☐	☑	☐	☐	☐
7 Plympton Academy Ofsted Rating: Requires improvement | Pupils: 1145 | Distance:1.33	☐	☐	☑	☐	☐
8 Old Priory Junior Academy Ofsted Rating: Good | Pupils: 192 | Distance:1.55	☐	☑	☐	☐	☐

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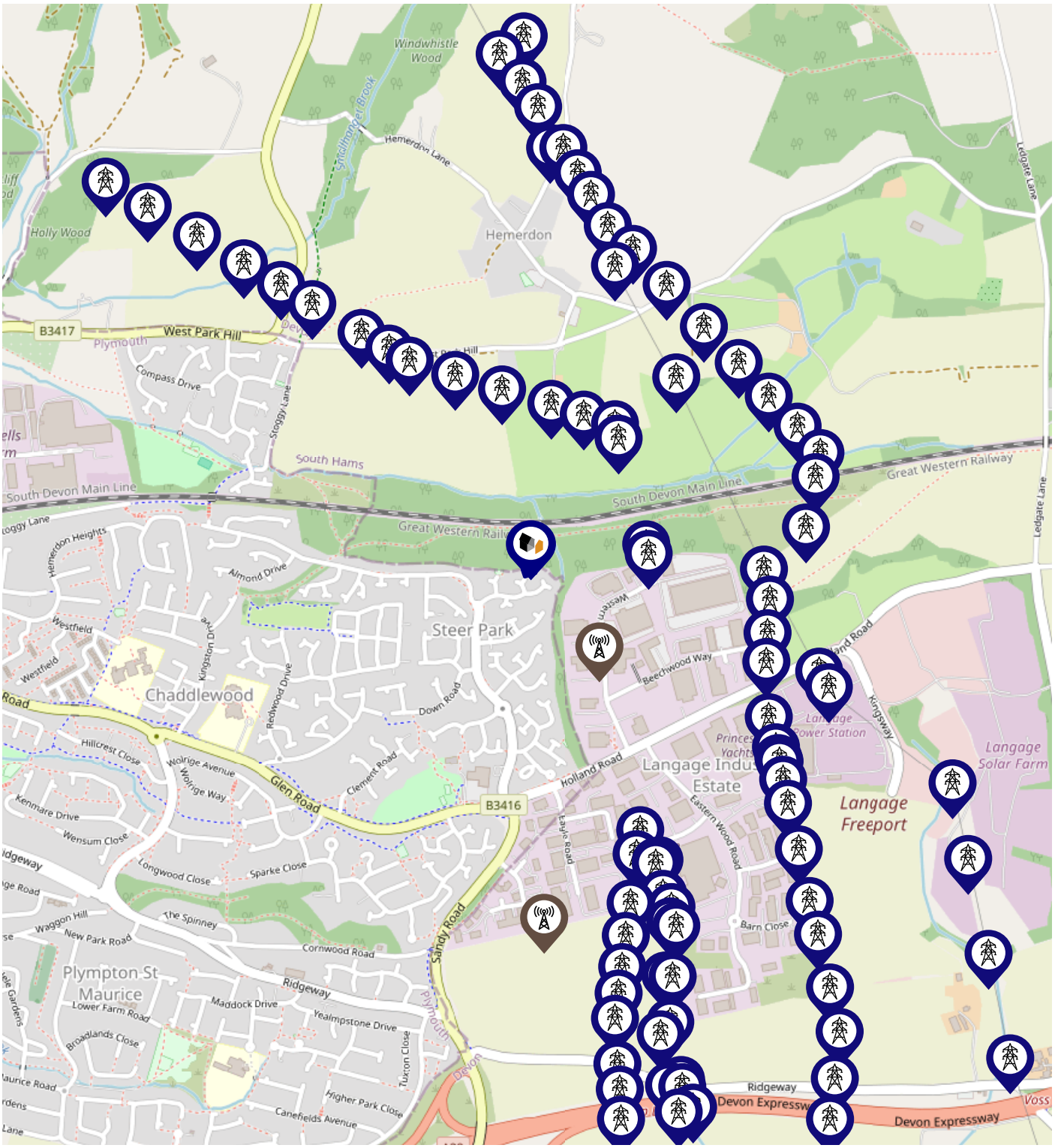
Area
Schools



	Nursery	Primary	Secondary	College	Private
9 Plympton St Mary's CofE Infant School Ofsted Rating: Good | Pupils: 100 | Distance:1.69	☐	☑	☐	☐	☐
10 Boringdon Primary School Ofsted Rating: Good | Pupils: 394 | Distance:1.73	☐	☑	☐	☐	☐
11 Hele's School Ofsted Rating: Good | Pupils: 1386 | Distance:1.91	☐	☐	☑	☐	☐
12 Woodford Primary School Ofsted Rating: Good | Pupils: 402 | Distance:2.29	☐	☑	☐	☐	☐
13 Sherford Vale School & Nursery Ofsted Rating: Good | Pupils: 258 | Distance:2.34	☐	☑	☐	☐	☐
14 St Mary's Church of England Primary School Ofsted Rating: Outstanding | Pupils: 102 | Distance:2.95	☐	☑	☐	☐	☐
15 Elburton Primary School Ofsted Rating: Outstanding | Pupils: 465 | Distance:2.97	☐	☑	☐	☐	☐
16 Morley Meadow Primary School Ofsted Rating: Good | Pupils: 224 | Distance:3.15	☐	☑	☐	☐	☐

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Local Area
Masts & Pylons



Key:

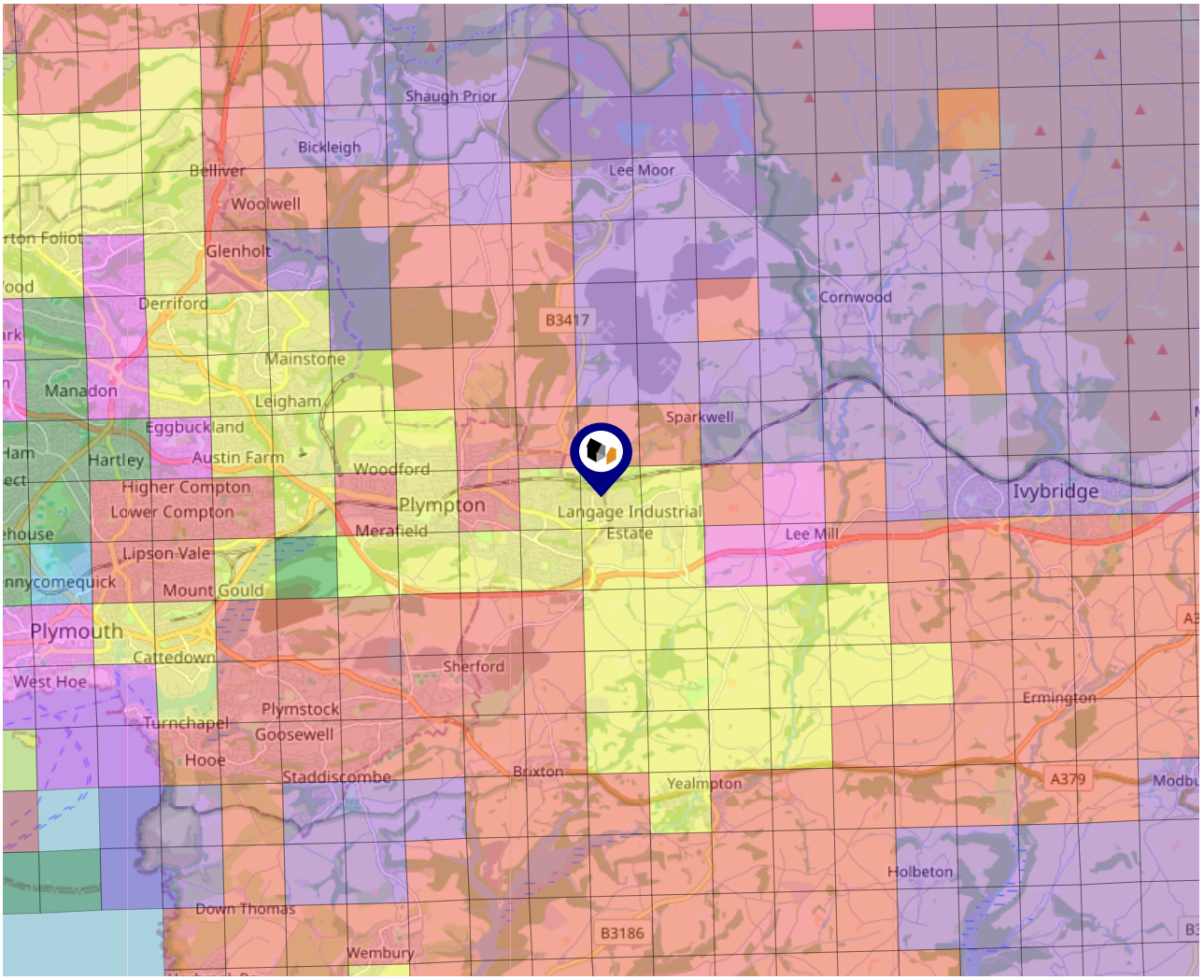
- Power Pylons
- Communication Masts

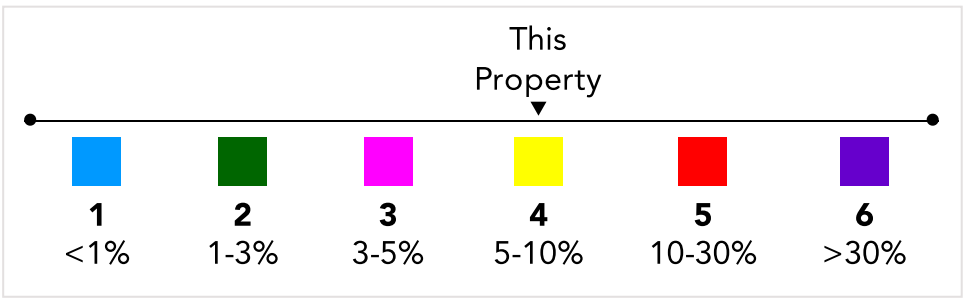
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Environment
Radon Gas

What is Radon?

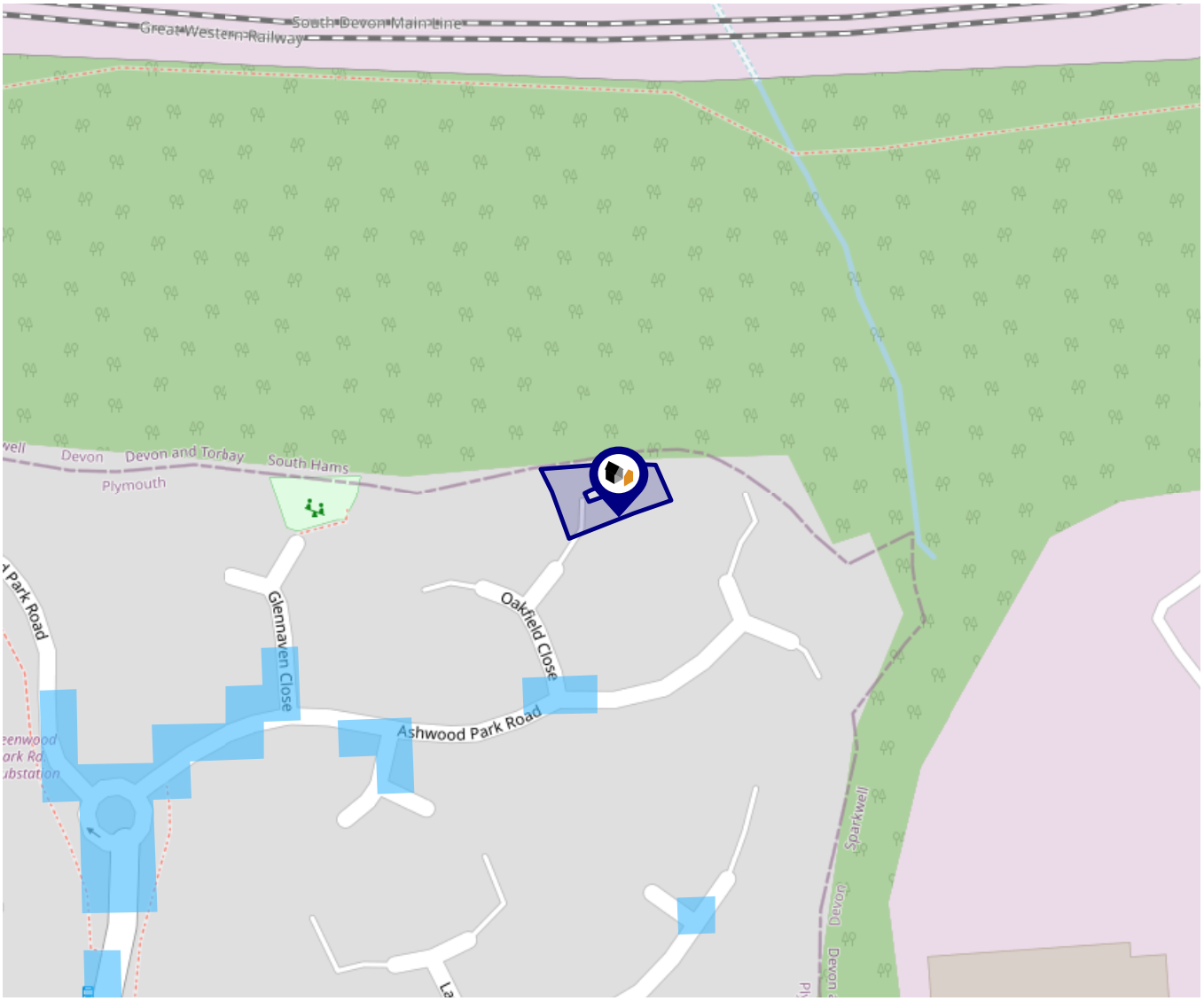
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m3).





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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.

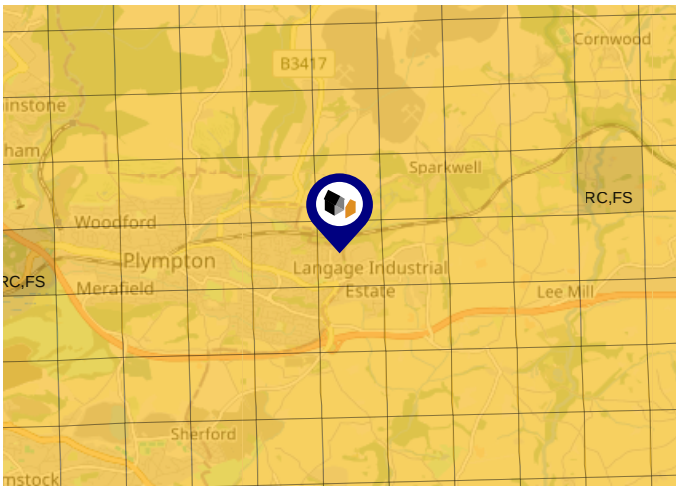
- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

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Environment
Soils & Clay

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		

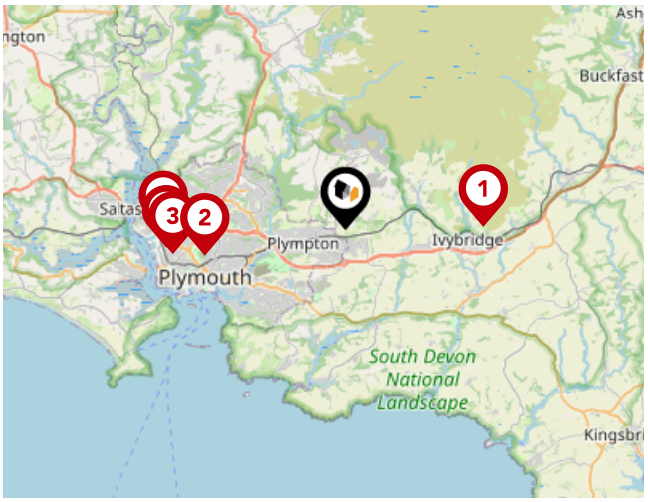


Primary Classifications (Most Common Clay Types)

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

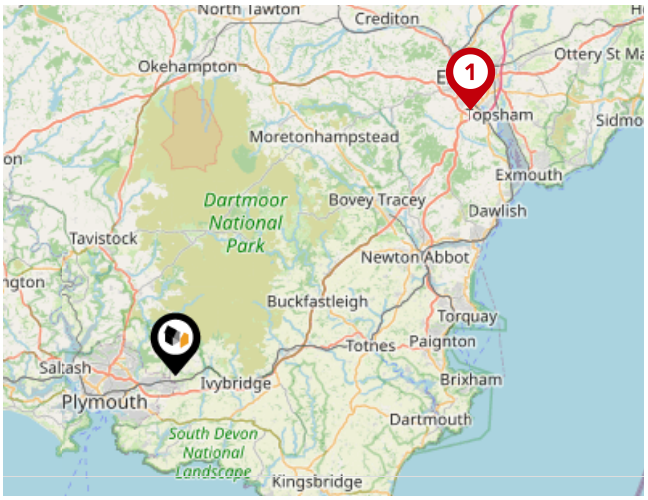
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Area
Transport (National)



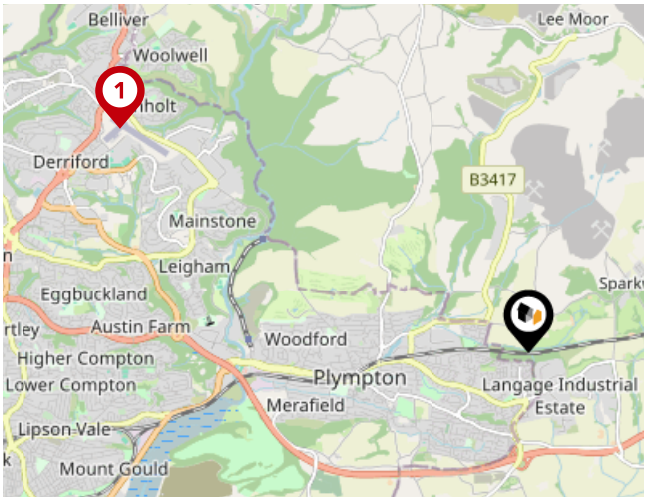
National Rail Stations

Pin	Name	Distance
1	Ivybridge Rail Station	5.2 miles
2	Plymouth Rail Station	5.42 miles
3	Devonport Rail Station	6.6 miles
4	Dockyard (Plymouth) Rail Station	6.8 miles
5	Keyham Rail Station	6.93 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	29.87 miles

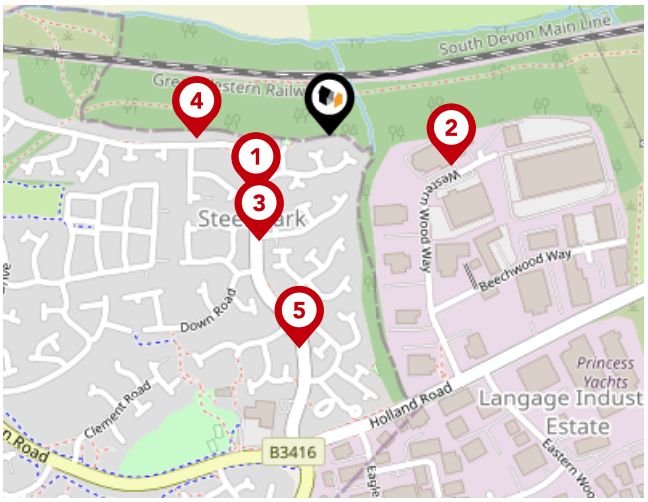


Airports/Helipads

Pin	Name	Distance
1	Plymouth City Airport	4.4 miles

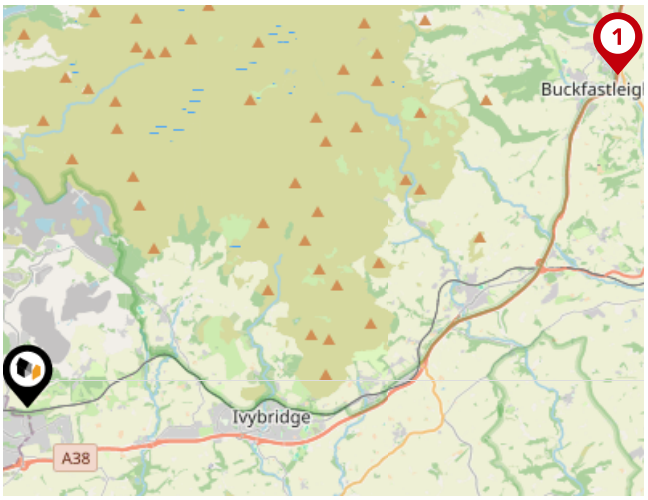
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Area
Transport (Local)



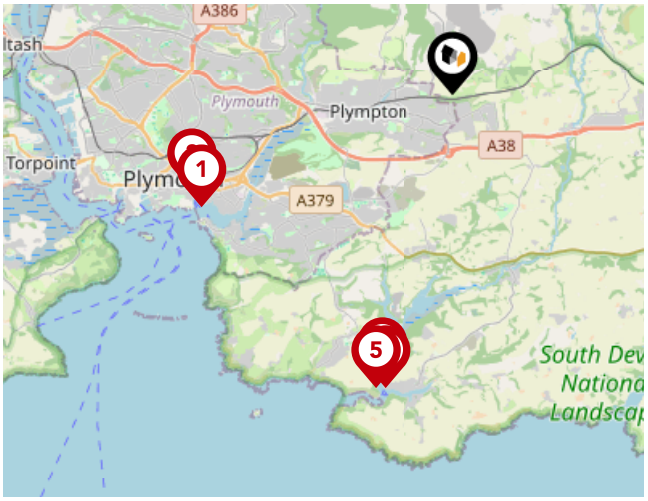
Bus Stops/Stations

Pin	Name	Distance
1	Barnfield Drive	0.11 miles
2	Western Wood Way	0.14 miles
3	Barnfield Drive	0.15 miles
4	Culverwood Close	0.15 miles
5	Walnut Drive	0.25 miles



Local Connections

Pin	Name	Distance
1	Buckfastleigh (South Devon Railway)	12.8 miles



Ferry Terminals

Pin	Name	Distance
1	Plymouth Mount Batten Ferry Landing	5.21 miles
2	Plymouth (Barbican) Landing Stage	5.25 miles
3	Newton Ferrers Ferry Landing	5.55 miles
4	Noss Mayo Ferry Landing	5.67 miles
5	Warren Point Ferry Landing	5.73 miles

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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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Know any property instantly

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