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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 15th August 2025



25, HOLCOMBE DRIVE, PLYMOUTH, PL9 9JD

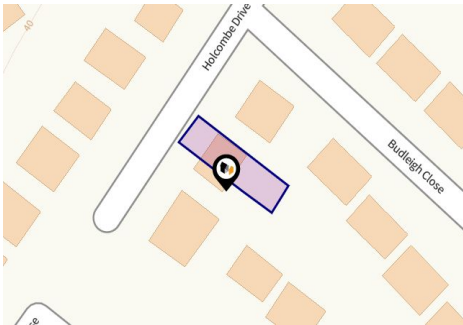
6 Mannamead Road Plymouth Devon PL4 7AA

01752 256000

property@langtownandcountry.com

www.langtownandcountry.com

Property Overview



Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Plot Area:	0.06 acres		
Year Built :	1967-1975		
Council Tax :	Band C		
Annual Estimate:	£2,067		
Title Number:	DN24840		
UPRN:	100040450131		

Local Area

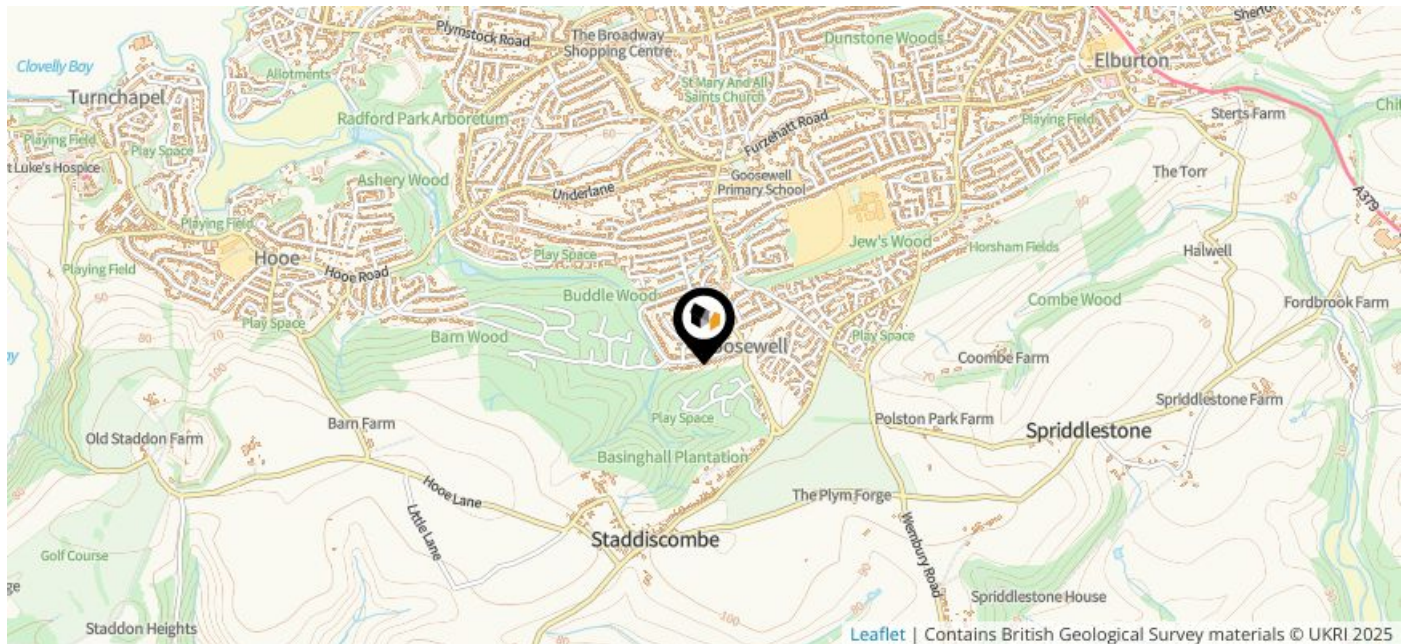
Local Authority:	City of plymouth	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	Very low	13	60	1000
• Surface Water	Very low	mb/s	mb/s	mb/s

Mobile Coverage:	Satellite/Fibre TV Availability:		
(based on calls indoors)			

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

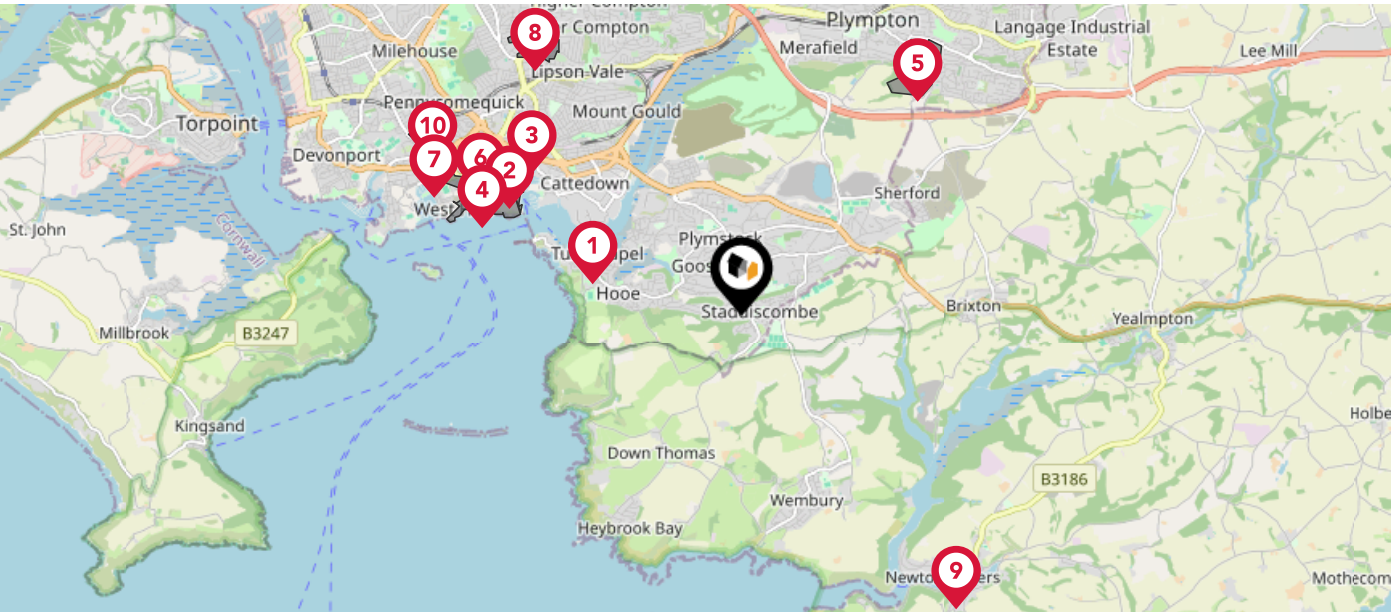
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.

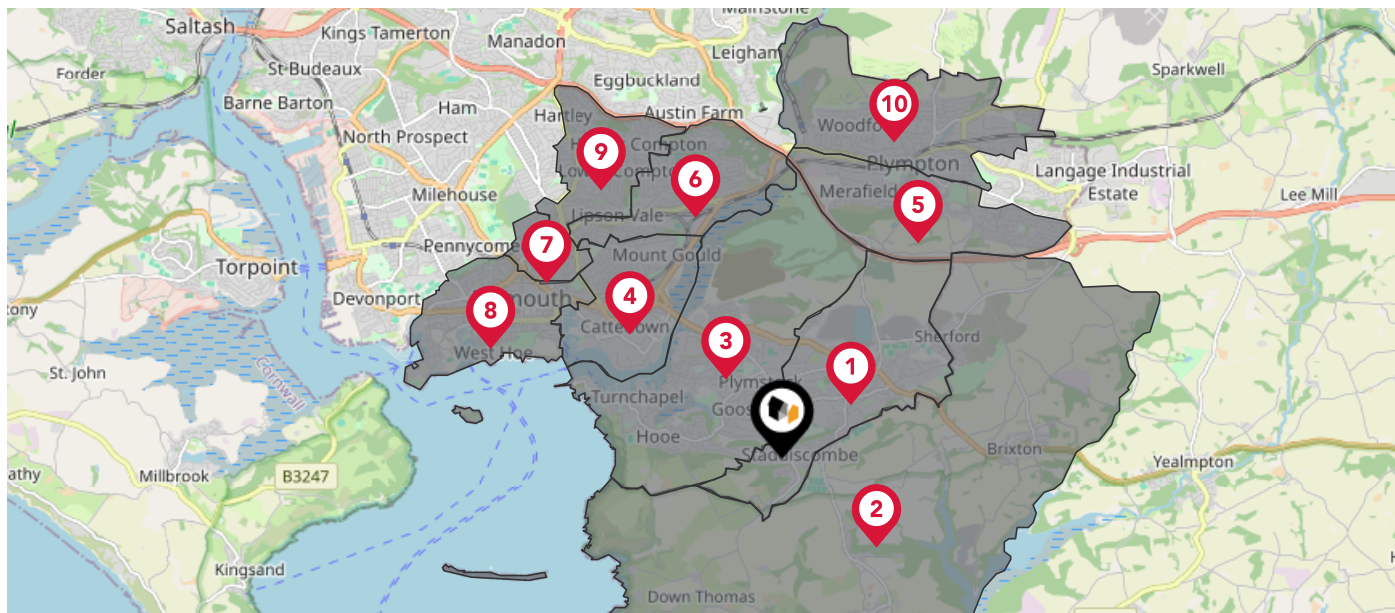


Nearby Conservation Areas	
1	Turnchapel
2	Barbican
3	Ebrington Street
4	The Hoe
5	Plympton St Maurice
6	City Centre
7	Union Street
8	Mannamead
9	Newton Ferrers
10	North Stonehouse

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

Plymstock Dunstone Ward

2

Wembury & Brixton Ward

3

Plymstock Radford Ward

4

Sutton and Mount Gould Ward

5

Plympton Erle Ward

6

Efford and Lipson Ward

7

Drake Ward

8

St. Peter and the Waterfront Ward

9

Compton Ward

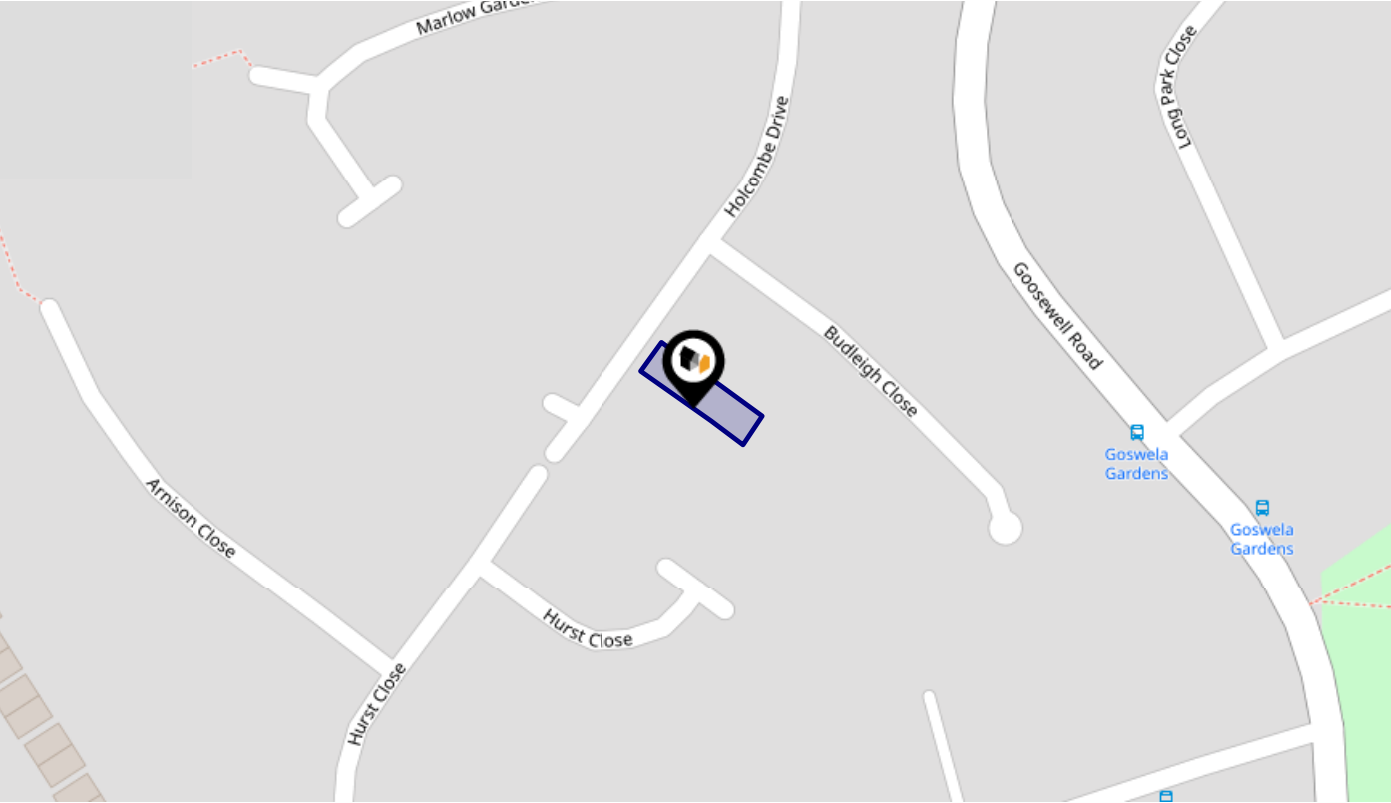
10

Plympton St. Mary 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.

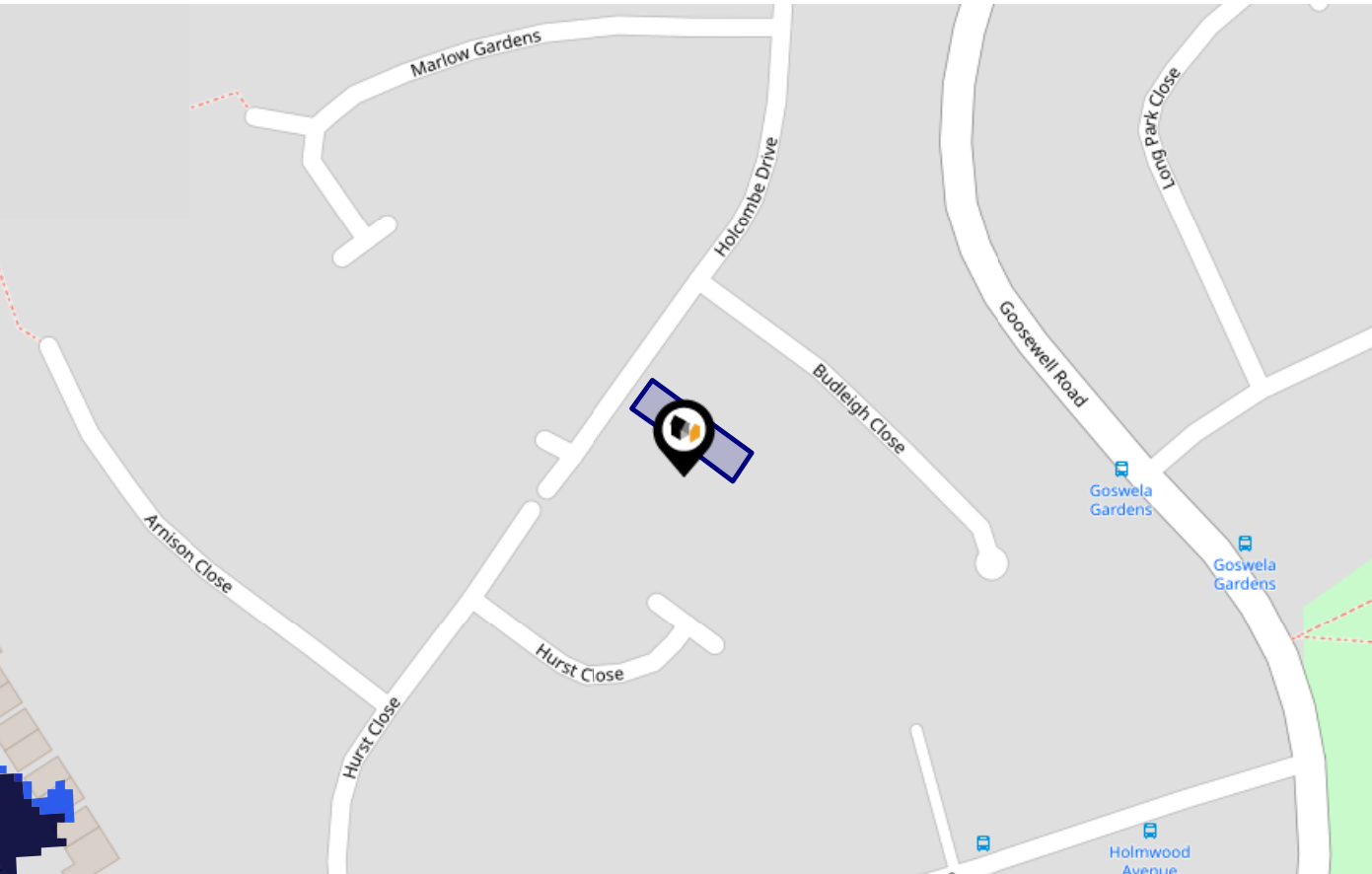
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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

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.

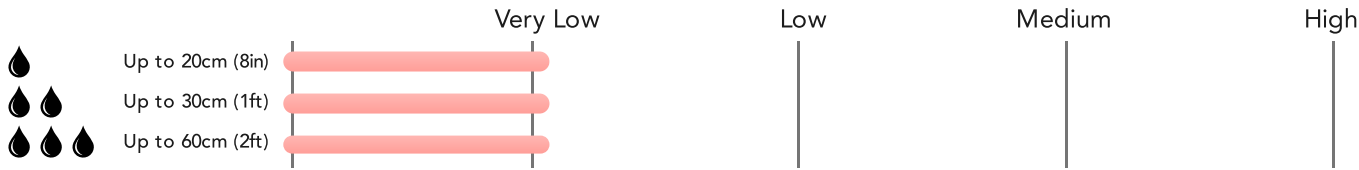


Risk Rating: **Very low**

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.

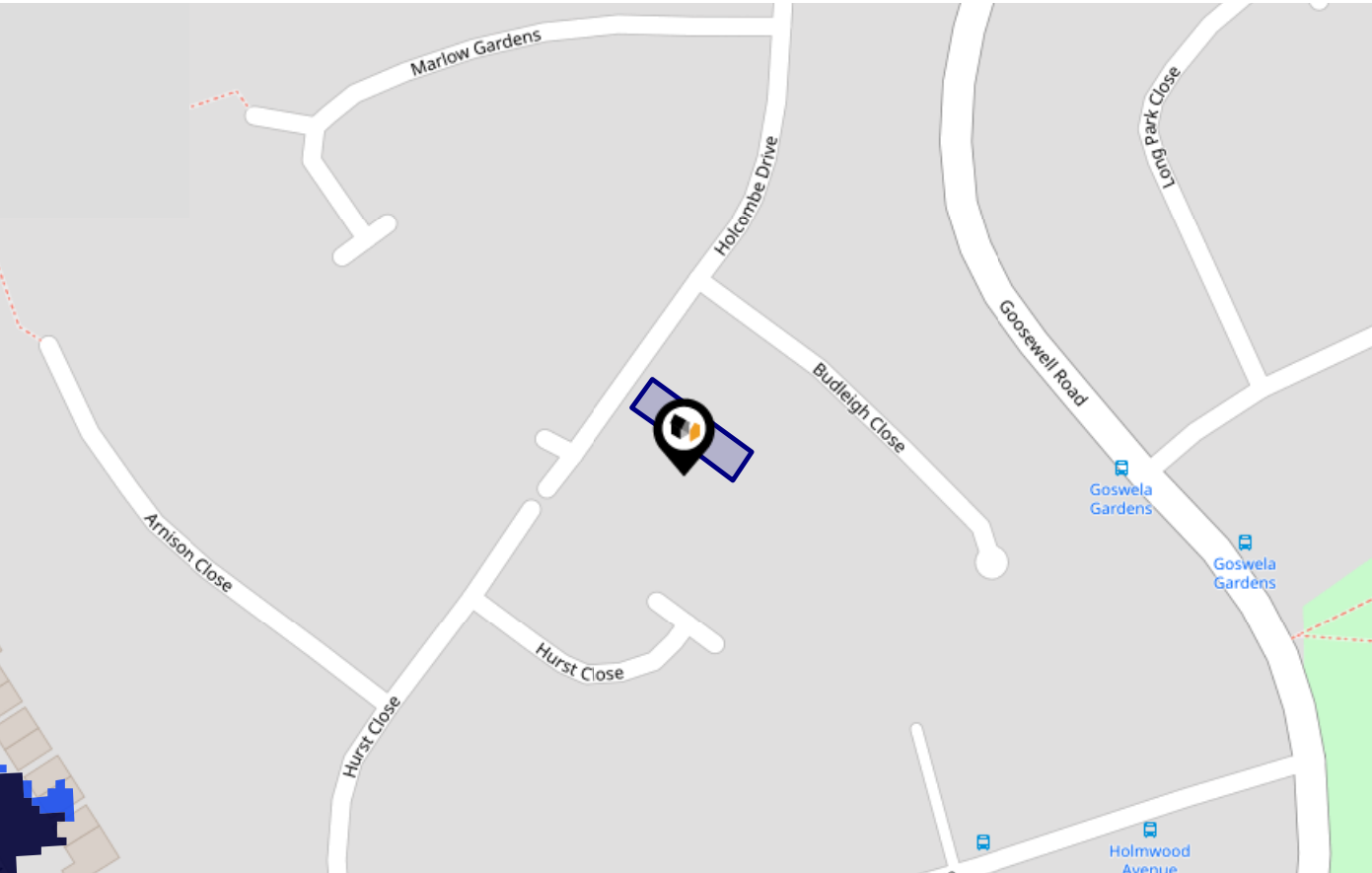
Chance of flooding to the following depths at this property:



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.

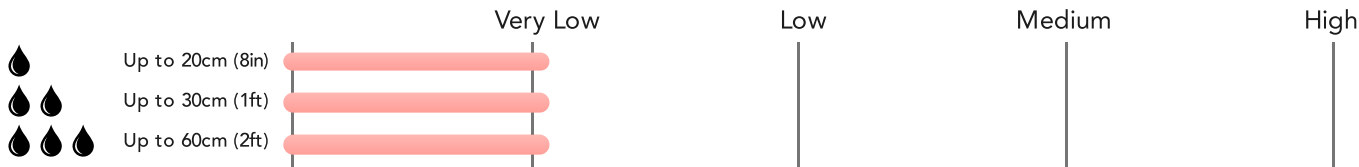


Risk Rating: Very low

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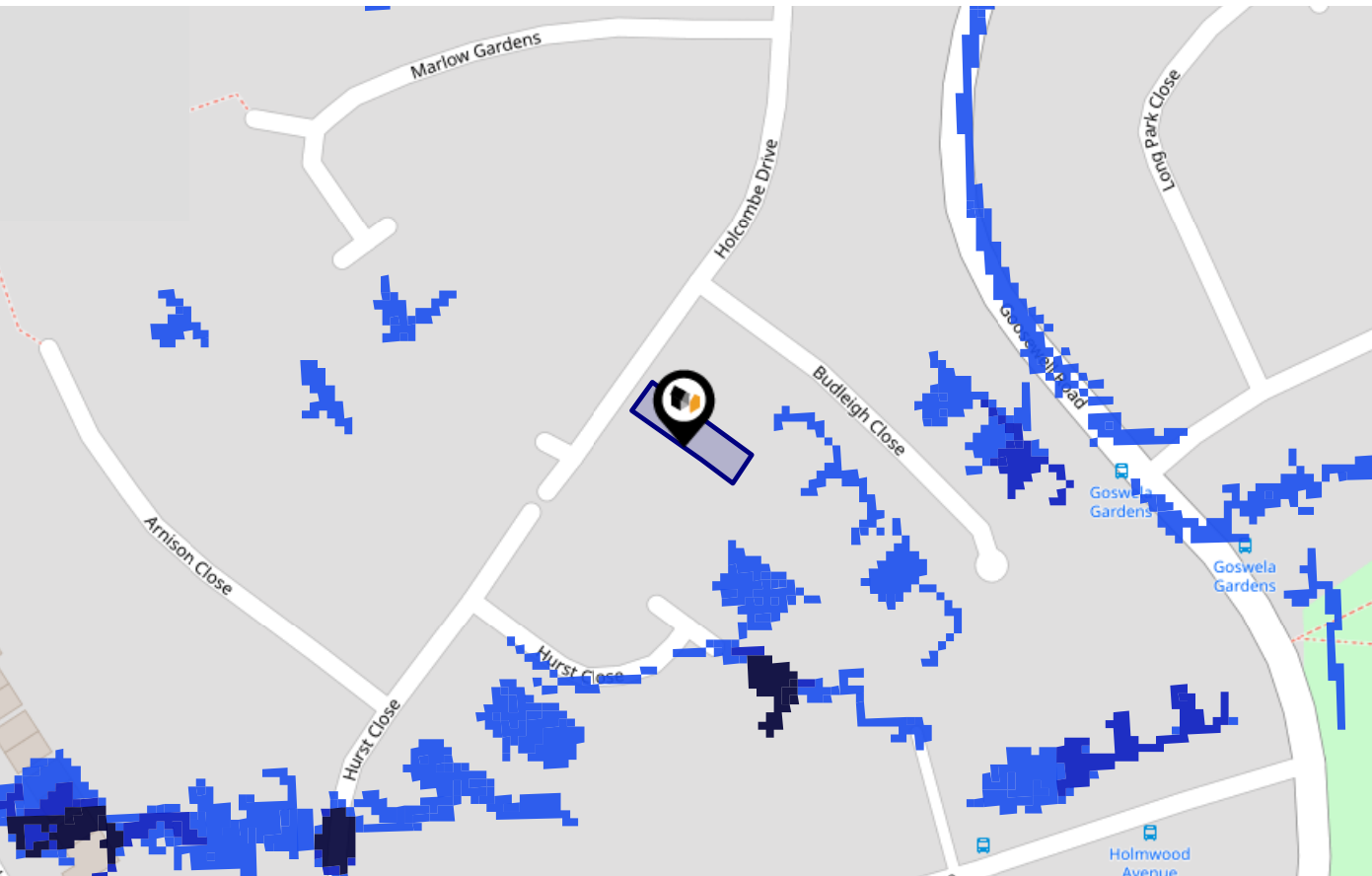
Chance of flooding to the following depths at this property:



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.

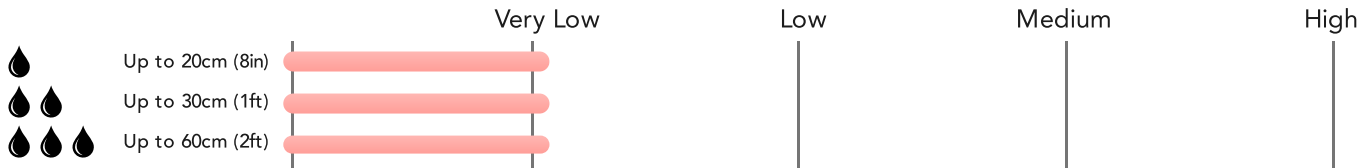


Risk Rating: Very low

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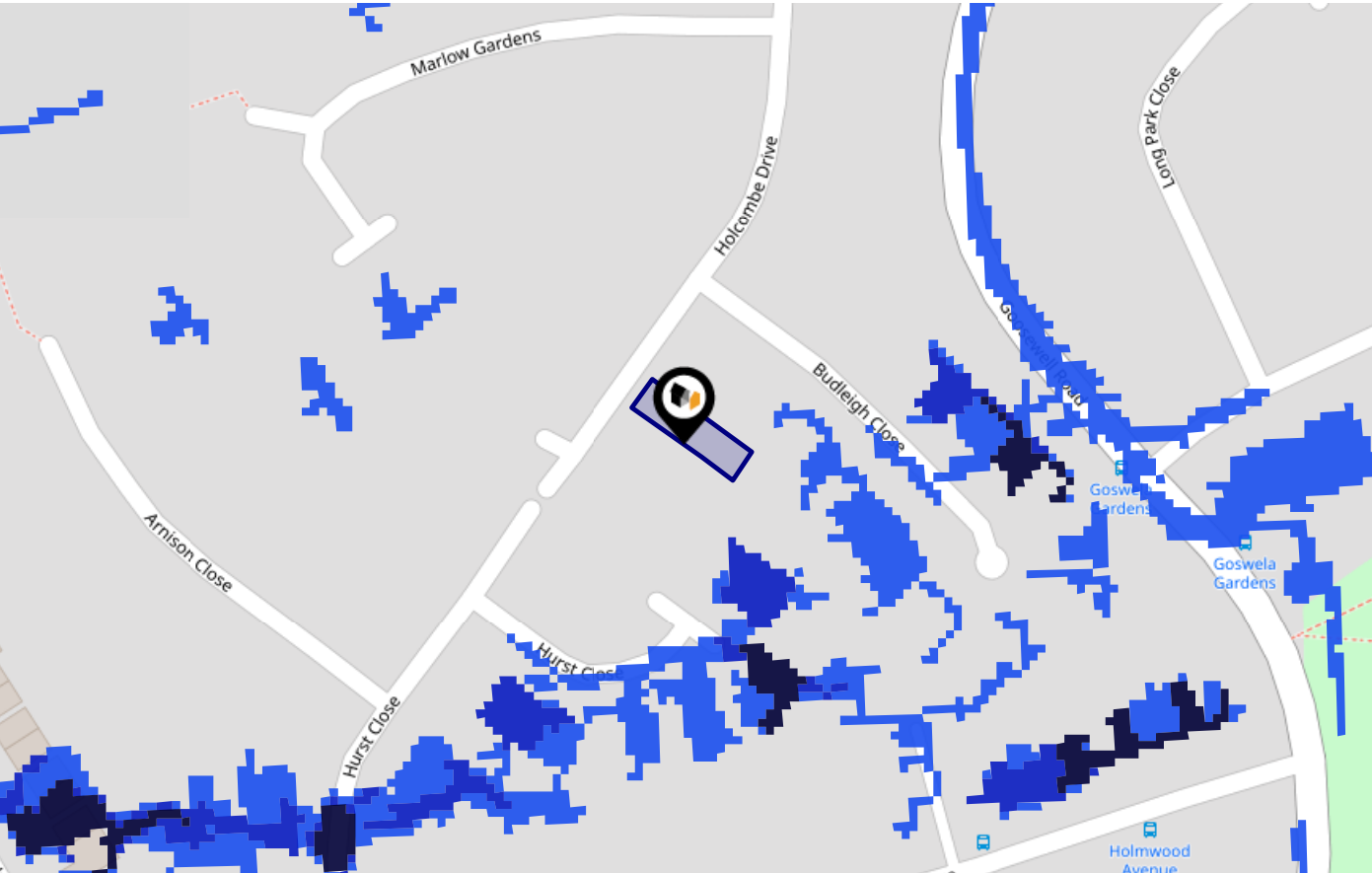
Chance of flooding to the following depths at this property:



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.

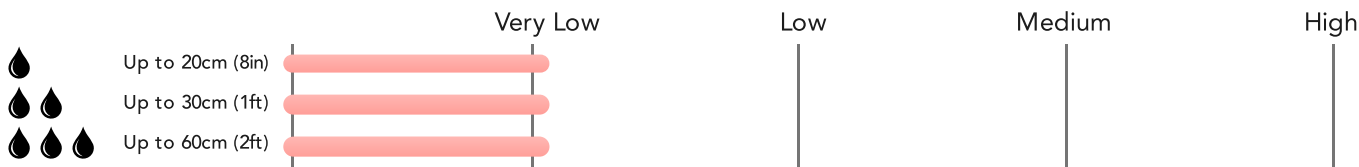


Risk Rating: **Very low**

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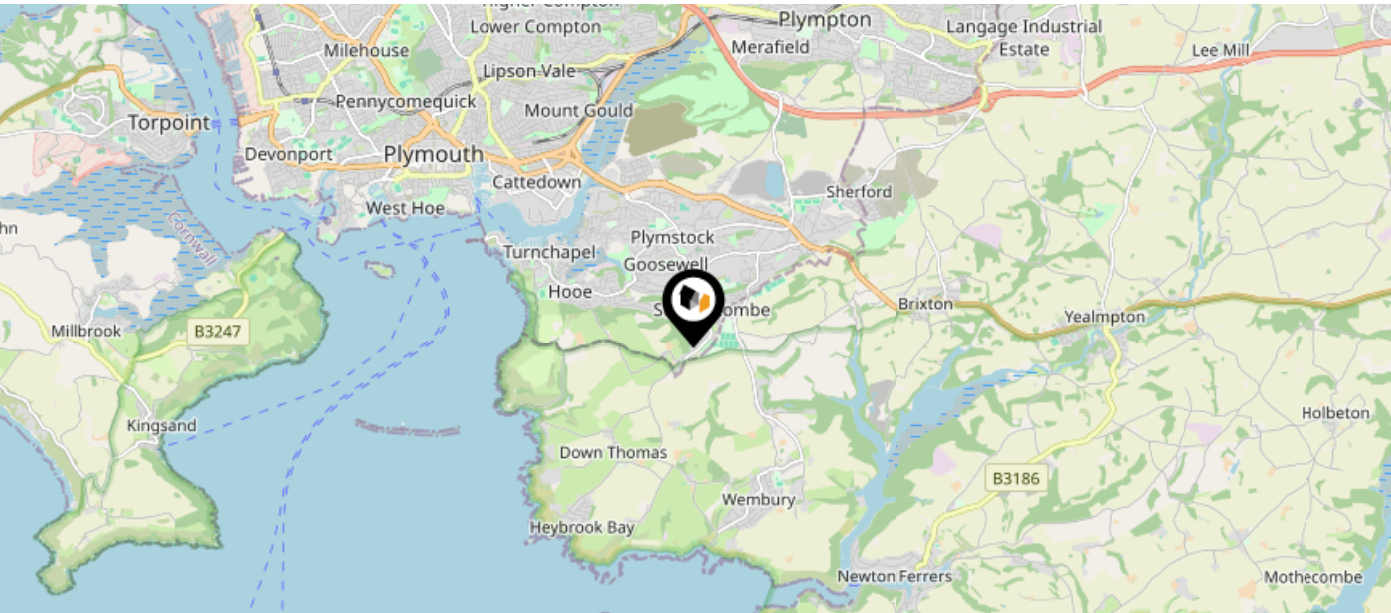
Chance of flooding to the following depths at this property:



Maps

Green Belt

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



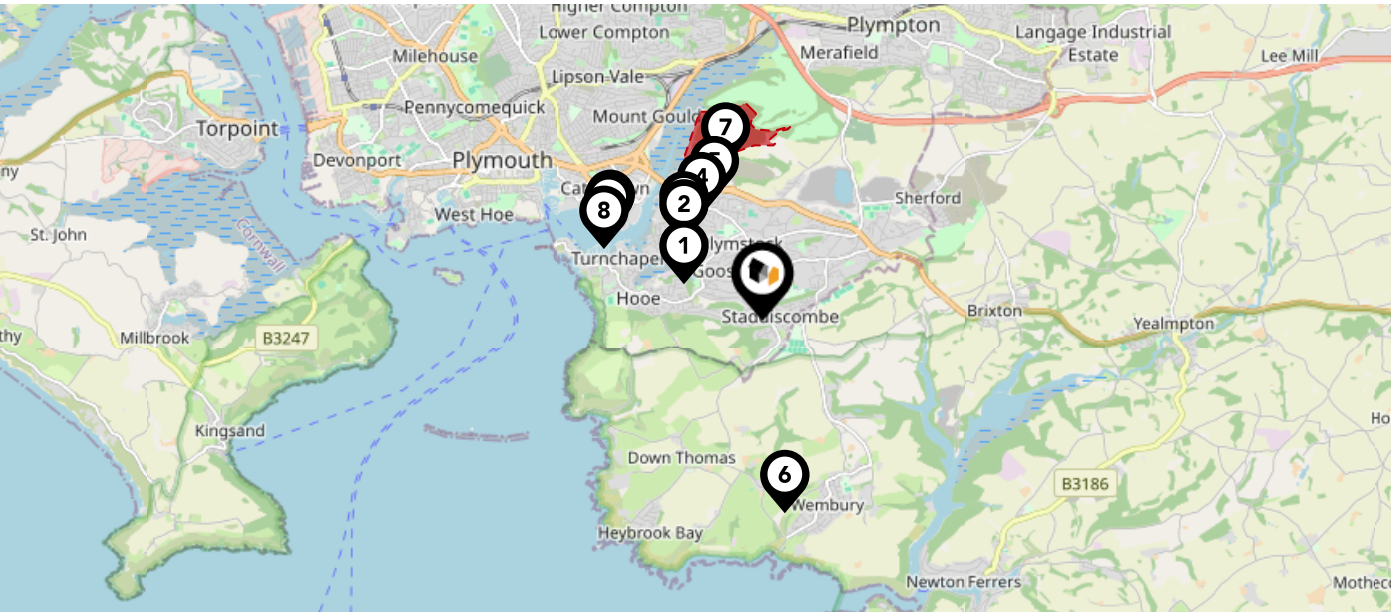
Nearby Green Belt Land











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	Radford Quarry Oreston-Radford Quarry Oreston, Plymouth	Historic Landfill 
2	Bedford Quarry Oreston B-Oreston, Plymouth	Historic Landfill 
3	Bedford Quarry Oreston A-Oreston, Plymouth	Historic Landfill 
4	Former Warkham Quarry-Pomphlett, Plymouth	Historic Landfill 
5	Plymstock Works-Plymstock Works, Plymstock, Plymouth, Devon	Historic Landfill 
6	Churchwood valley-Wembury, Cornwall	Historic Landfill 
7	EA/EPR/EP3096HZ/V002	Active Landfill 
8	Sevenside Waste Paper-Wallsend Industrial Estate, Cattledown, Plymouth, Devon	Historic Landfill 
9	Cattledown Road-Cattledown, Plymouth	Historic Landfill 
10	MacAdam Road-Cattledown, Plymouth	Historic Landfill 

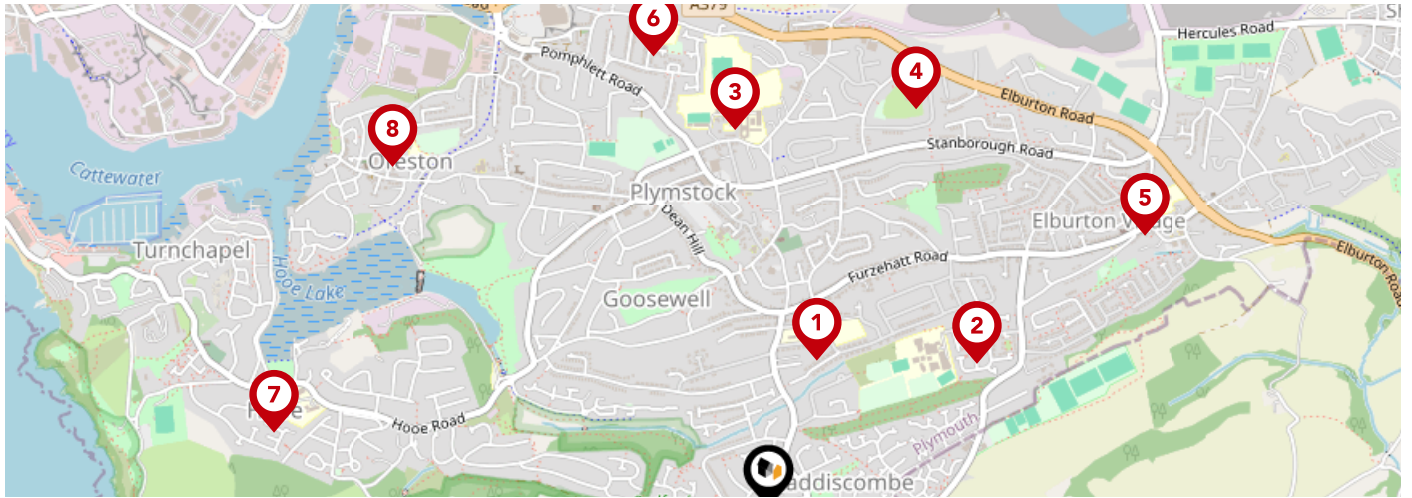
Maps

Listed Buildings

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

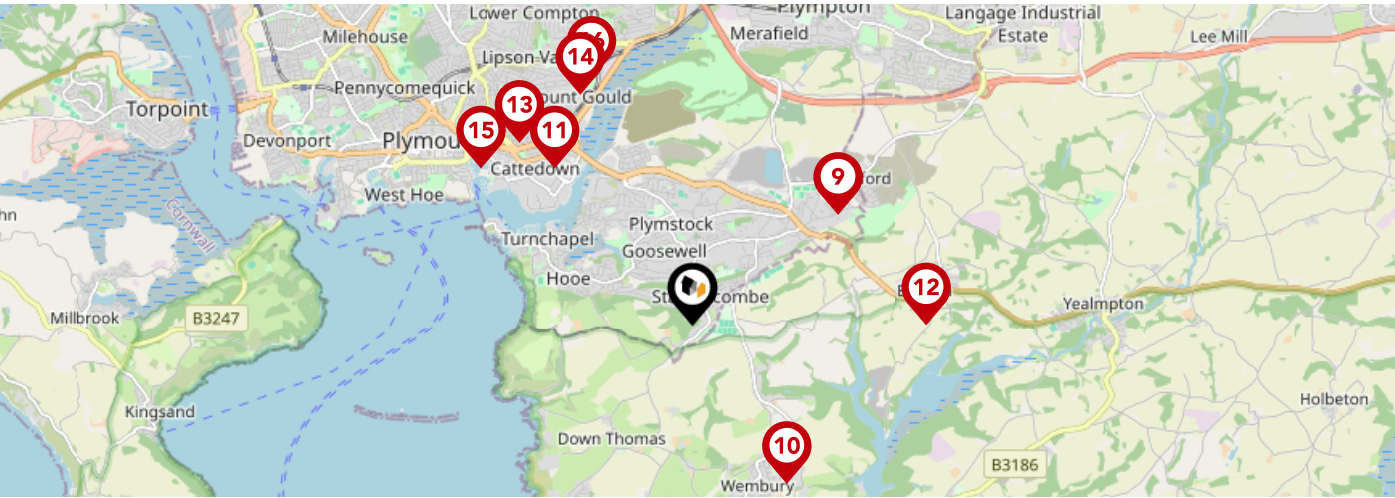
Listed Buildings in the local district	Grade	Distance
----------------------------------------	-------	----------

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Goosewell Primary Academy Ofsted Rating: Good Pupils: 419 Distance:0.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Coombe Dean School Ofsted Rating: Good Pupils: 995 Distance:0.6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Plymstock School Ofsted Rating: Good Pupils: 1671 Distance:0.9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Morley Meadow Primary School Ofsted Rating: Good Pupils: 224 Distance:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Elburton Primary School Ofsted Rating: Outstanding Pupils: 465 Distance:1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Pomphlett Primary School Ofsted Rating: Good Pupils: 424 Distance:1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Hooe Primary Academy Ofsted Rating: Good Pupils: 212 Distance:1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Oreston Community Academy Ofsted Rating: Good Pupils: 419 Distance:1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

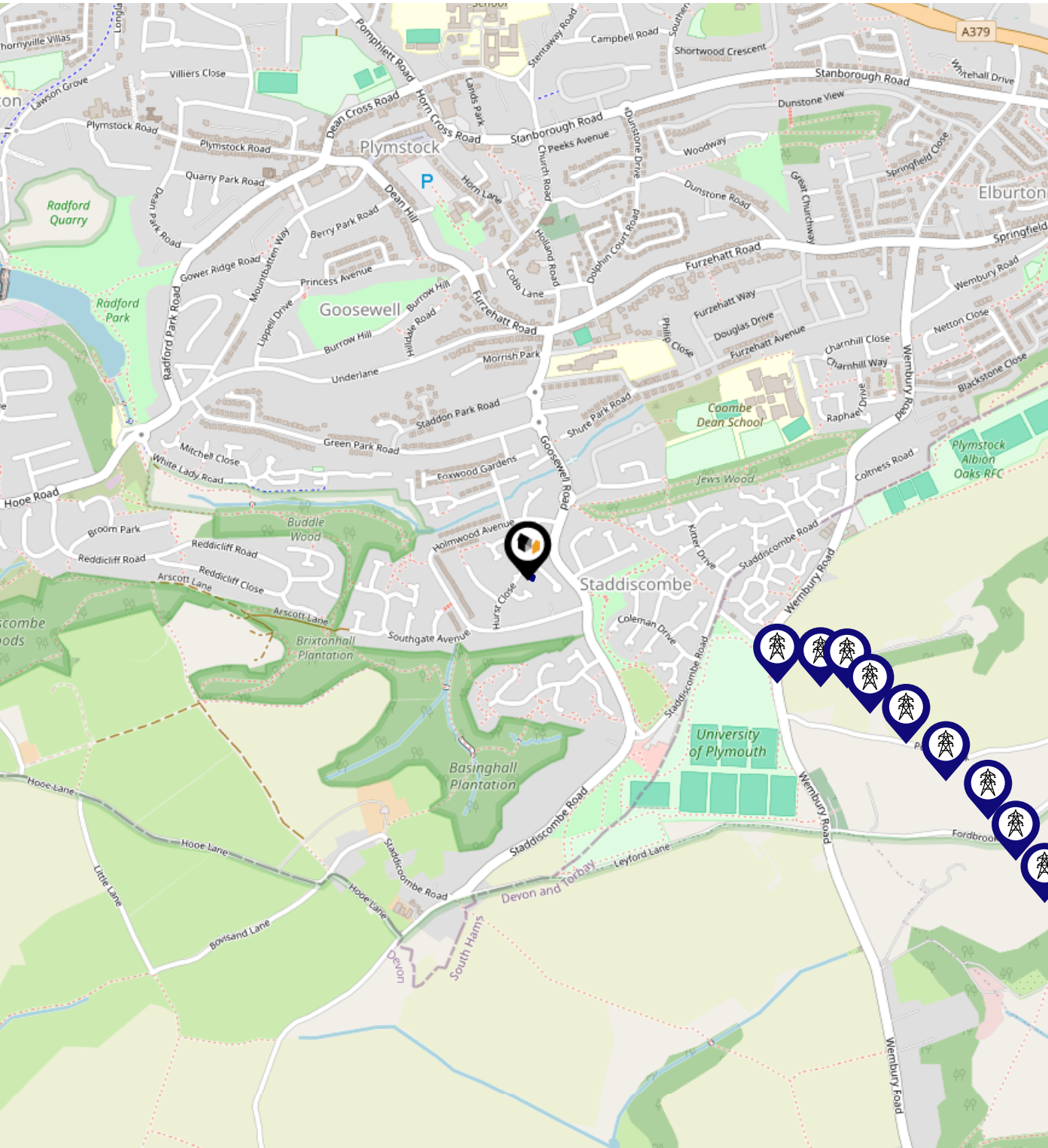
Area Schools



		Nursery	Primary	Secondary	College	Private
<div><div>9</div></div> <div>Sherford Vale School & Nursery Ofsted Rating: Good Pupils: 258 Distance:1.73</div>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<div><div>10</div></div> <div>Wembury Primary School Ofsted Rating: Good Pupils: 184 Distance:1.75</div>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<div><div>11</div></div> <div>Prince Rock Primary School Ofsted Rating: Outstanding Pupils: 408 Distance:1.98</div>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<div><div>12</div></div> <div>St Mary's Church of England Primary School Ofsted Rating: Outstanding Pupils: 102 Distance:2.22</div>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<div><div>13</div></div> <div>Salisbury Road Primary School Ofsted Rating: Good Pupils: 381 Distance:2.38</div>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<div><div>14</div></div> <div>Lipson Co-operative Academy Ofsted Rating: Good Pupils: 1102 Distance:2.42</div>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<div><div>15</div></div> <div>Holy Cross Catholic Primary School Ofsted Rating: Good Pupils: 306 Distance:2.49</div>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<div><div>16</div></div> <div>Laira Green Primary School Ofsted Rating: Good Pupils: 230 Distance:2.52</div>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

Masts & Pylons



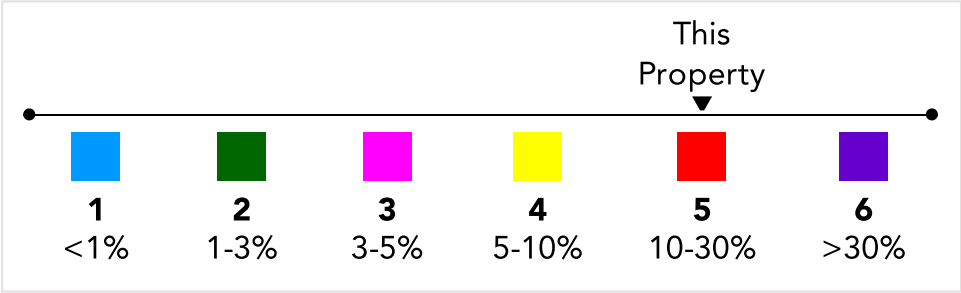
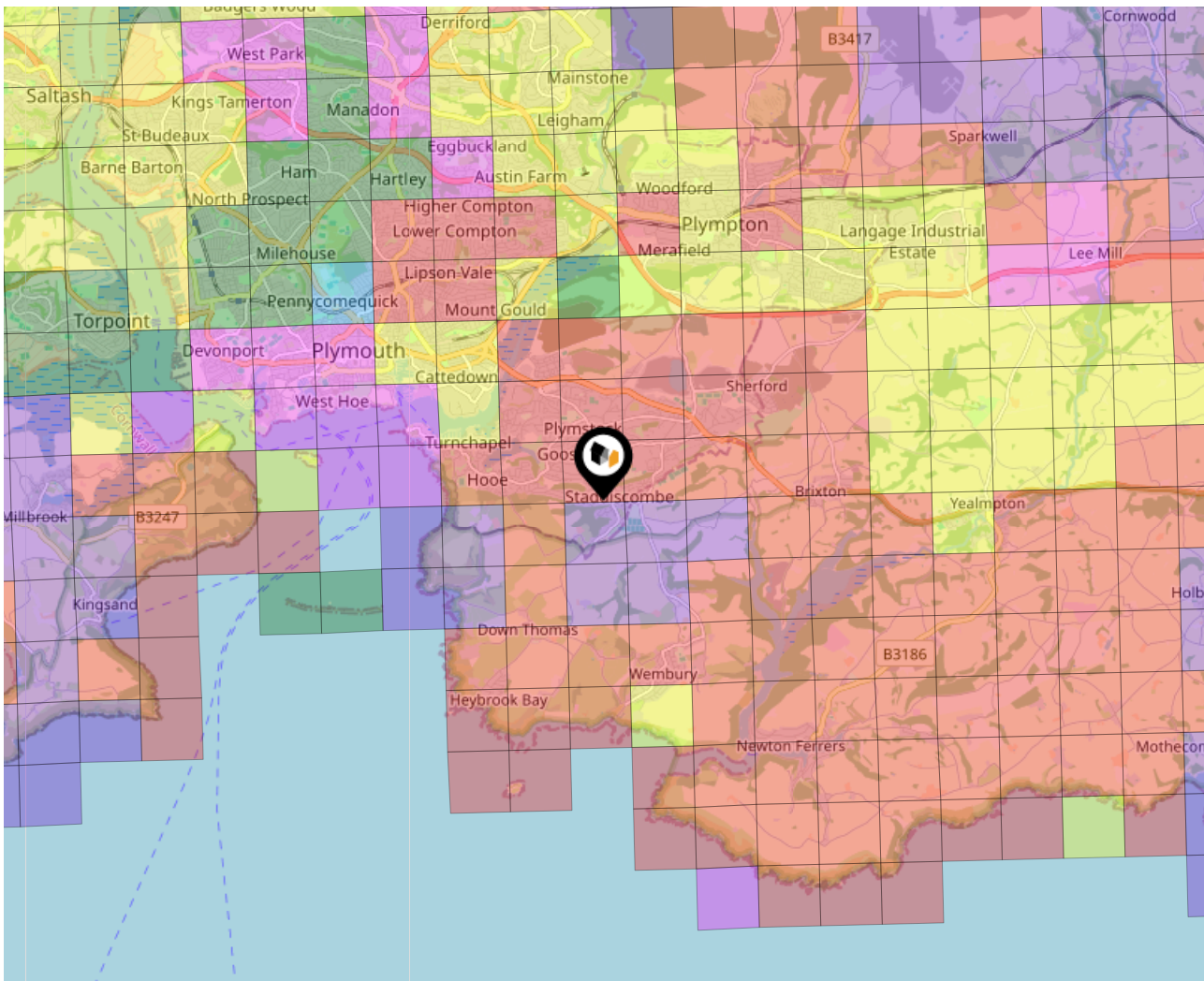
- Key:**
-  Power Pylons
 -  Communication Masts

Environment

Radon Gas

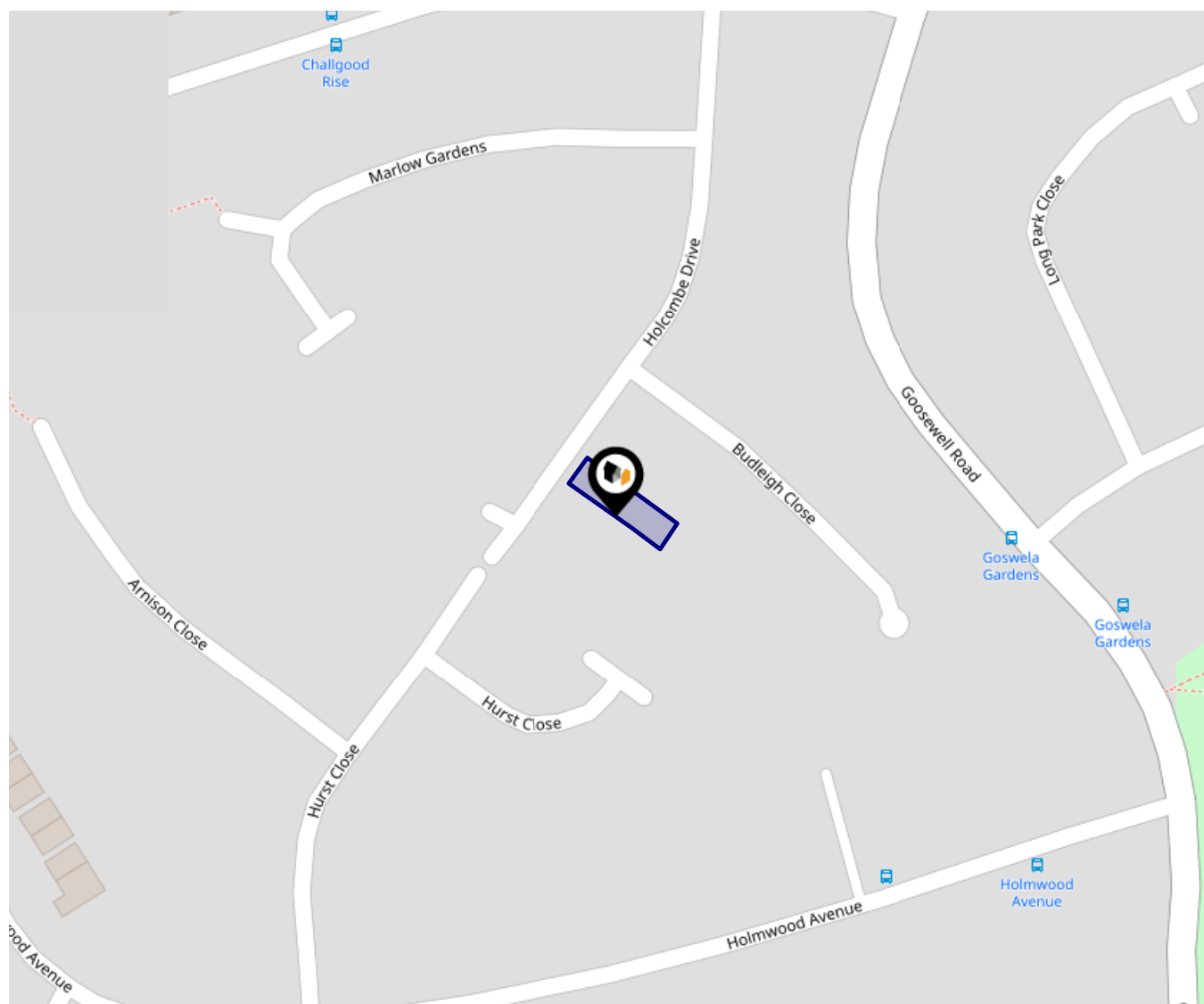
What is Radon?

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:

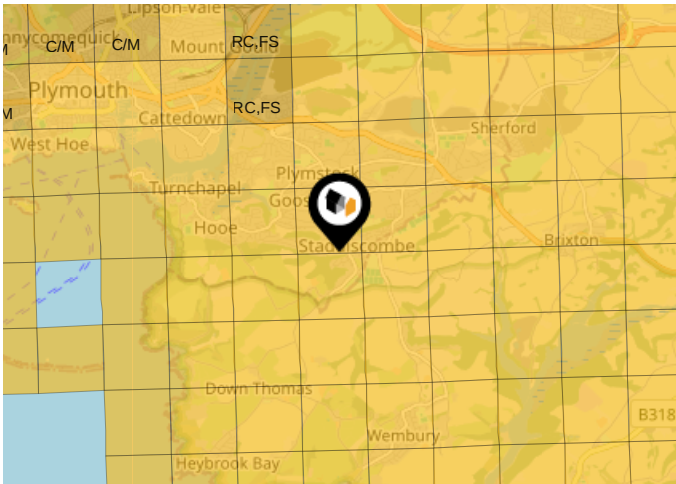
- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Environment

Soils & Clay

Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	NONE	Soil Texture:	SILTY LOAM
Parent Material Grain:	MIXED (ARGILLIC-RUDACEOUS)	Soil Depth:	INTERMEDIATE
Soil Group:	MEDIUM(SILTY)		

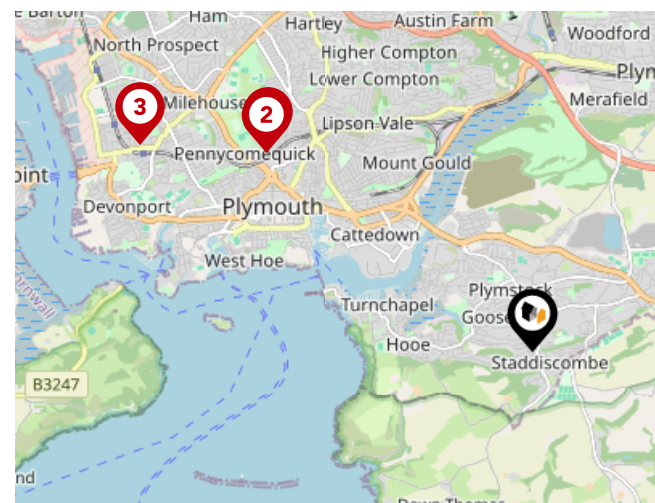


Primary Classifications (Most Common Clay Types)

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

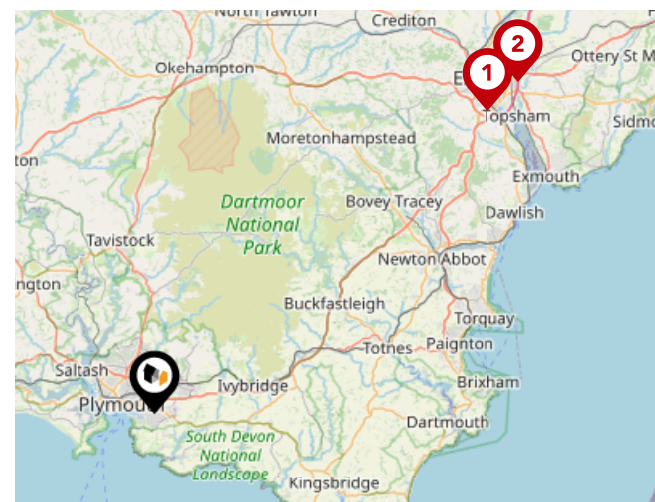
Area

Transport (National)



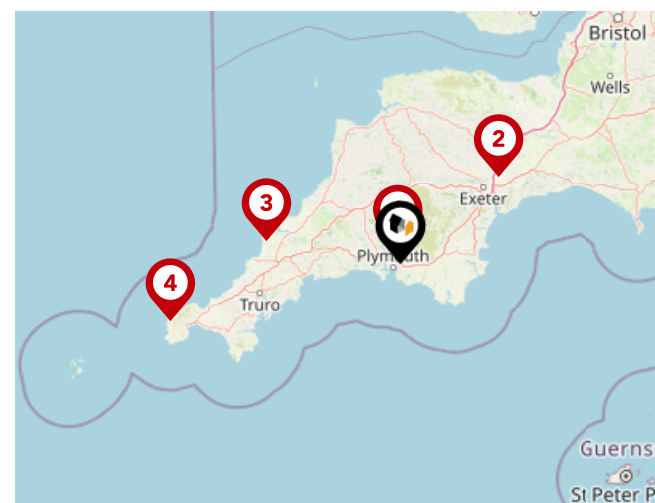
National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	3.15 miles
2	Plymouth Rail Station	3.14 miles
3	Devonport Rail Station	4.19 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	33.95 miles
2	M5 J30	37.11 miles

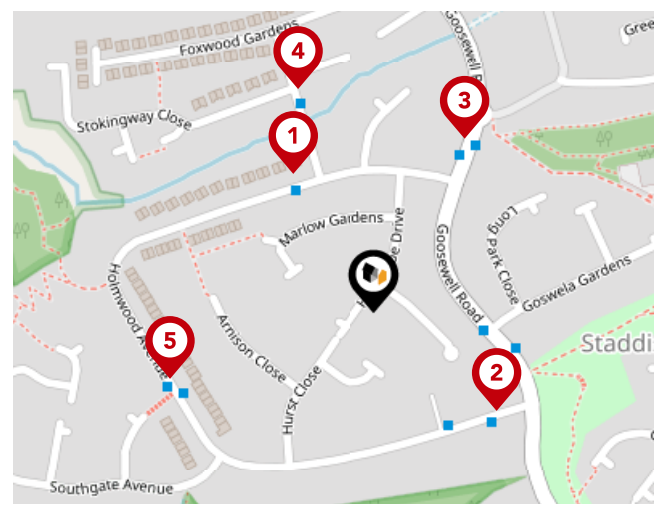


Airports/Helipads

Pin	Name	Distance
1	Glenholt	5.1 miles
2	Exeter Airport	39.51 miles
3	St Mawgan	41.06 miles
4	Joppa	72.03 miles

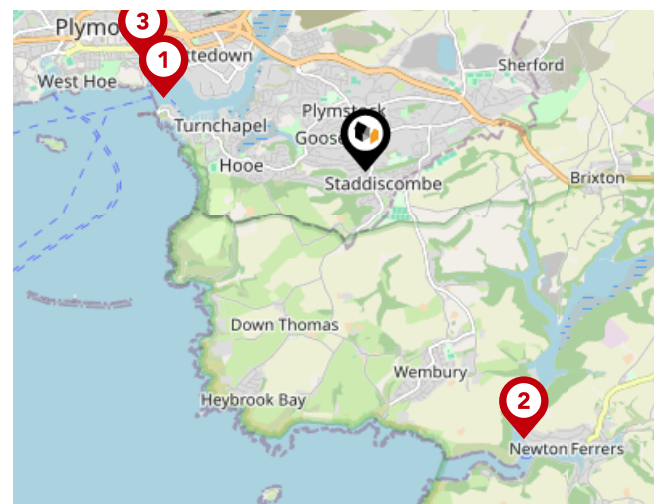
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Challgood Rise	0.1 miles
2	Holmwood Avenue	0.09 miles
3	Greenhill Close	0.12 miles
4	Stokingway Close	0.14 miles
5	Southgate Avenue	0.13 miles



Ferry Terminals

Pin	Name	Distance
1	Plymouth Mount Batten Ferry Landing	2.03 miles
2	Newton Ferrers Ferry Landing	2.93 miles
3	Plymouth (Barbican) Landing Stage	2.35 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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