



KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 09th April 2026



74, DUNRAVEN DRIVE, DERRIFORD, PLYMOUTH, PL6 6AT

Lang Town & Country

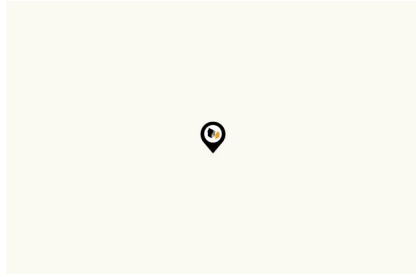
6 Mannamead Road, Plymouth, PL4 7AA

01752 456000

carrie@langtownandcountry.com

www.langtownandcountry.com





Property

Type:	Detached	Last Sold Date:	31/08/2022
Bedrooms:	4	Last Sold Price:	£370,000
Floor Area:	979 ft ² / 91 m ²	Last Sold £/ft²:	£377
Plot Area:	0.49 acres	Tenure:	Leasehold
Year Built :	1967-1975	Latest FENSA Work:	05/03/2023 - 74 Dunraven Drive windows, Derriford doors
Council Tax :	Band D		
Title Number:	DN25045		
UPRN:	100040433595		
Restrictive Covenants:	No		

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)

3 mb/s	49 mb/s	1000 mb/s

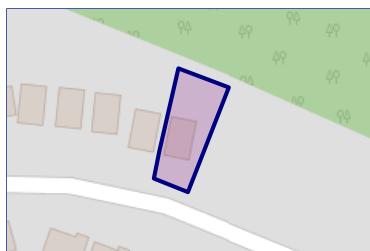
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

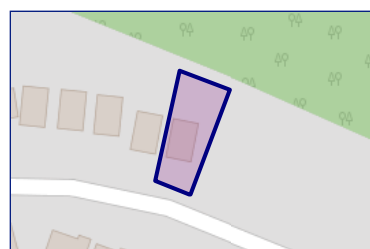


Freehold Title Plan

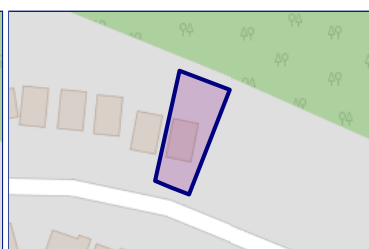


DN455128

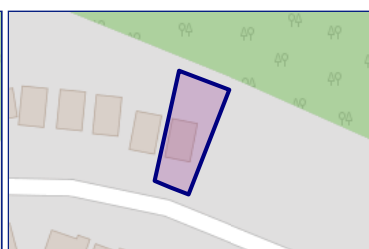
Leasehold Title Plans



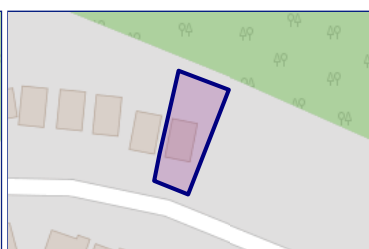
DN25045



DN25045



DN25045



DN25045

Start Date: 13/03/1968
End Date: 25/03/2165
Lease Term: 199 years
from
25.3.1966
Term Remaining: 139 years

74 Dunraven Drive, Derriford, PL6 6AT

Energy rating

D

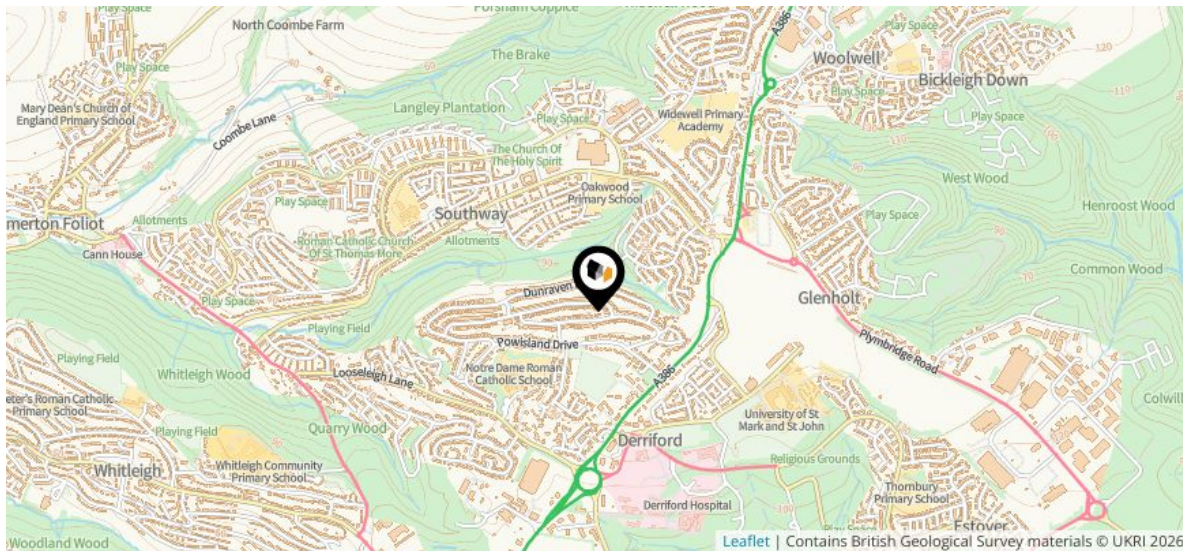
Valid until 07.04.2032

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 250 mm loft insulation
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:	Solid, no insulation (assumed)
Total Floor Area:	91 m ²

This map displays nearby coal mine entrances and their classifications.



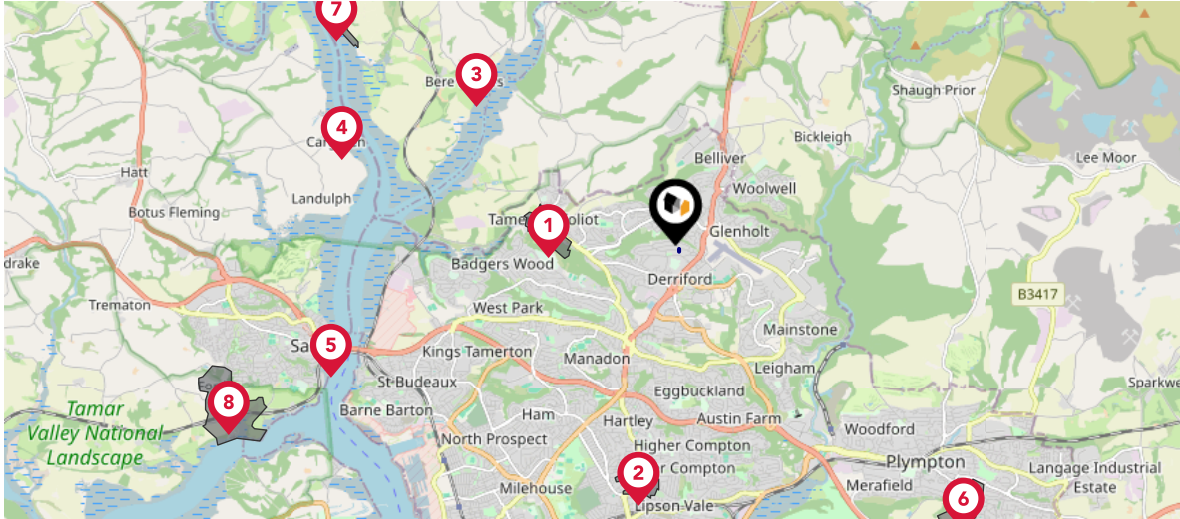
Mine Entry

- ✕ 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.

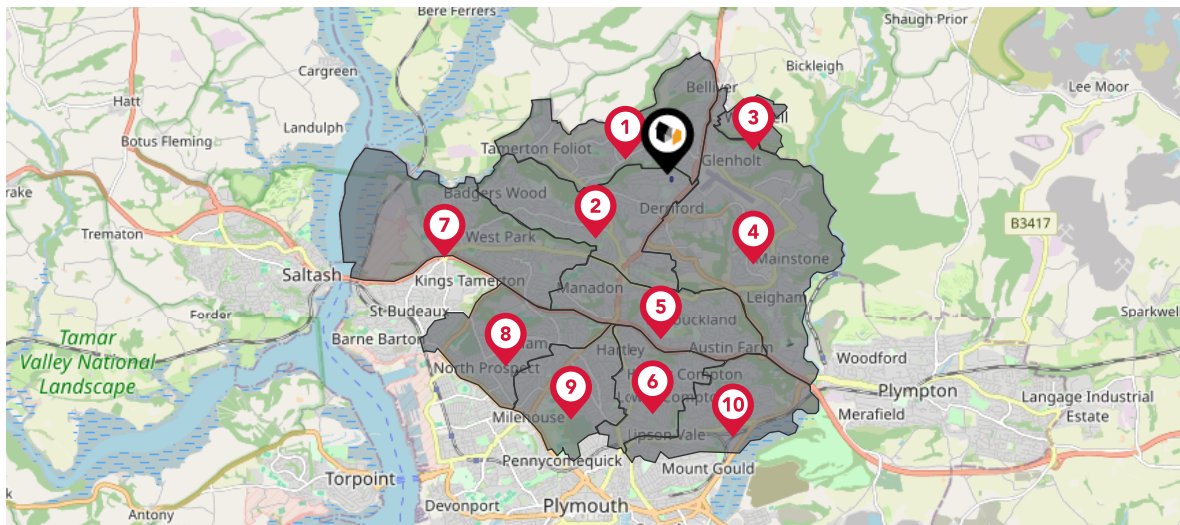
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.













Nearby Conservation Areas

-  Tamerton Foliot
-  Mannamead
-  Bere Ferrers
-  Cargreen
-  Lower Fore Street, Saltash
-  Plympton St Maurice
-  Weir Quay
-  Forder and Antony Passage

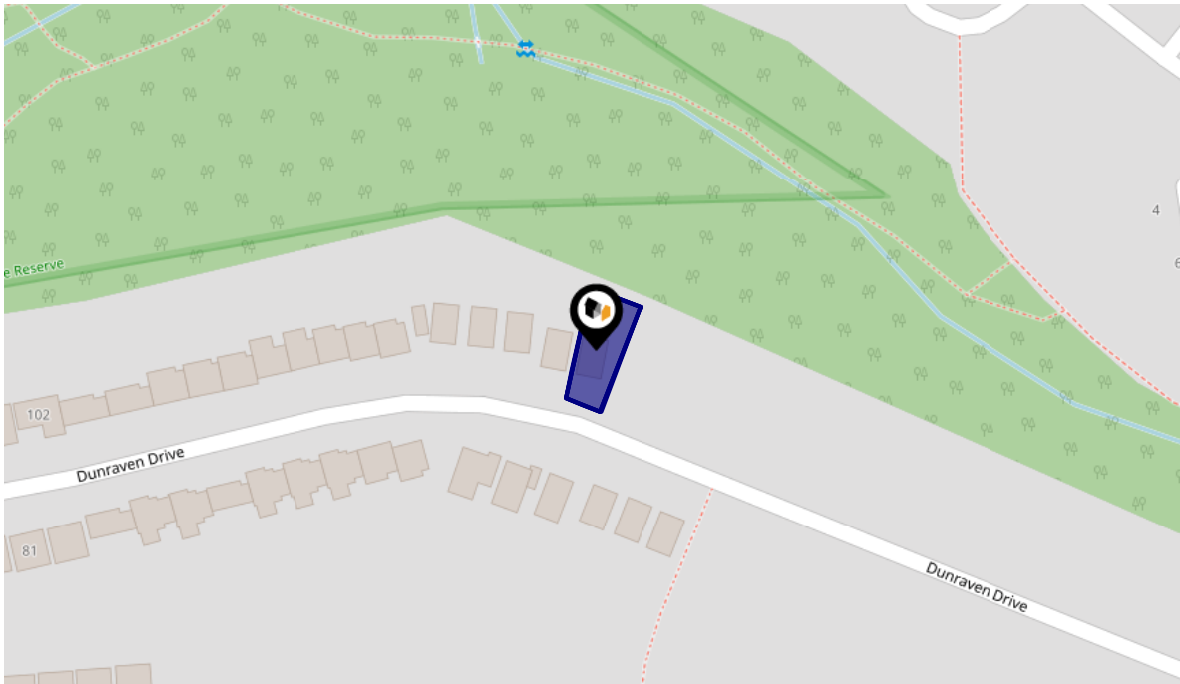
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

-  Southway Ward
-  Budshead Ward
-  Woolwell Ward
-  Moor View Ward
-  Egguckland Ward
-  Compton Ward
-  Honicknowle Ward
-  Ham Ward
-  Peverell Ward
-  Efford and Lipson Ward

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...

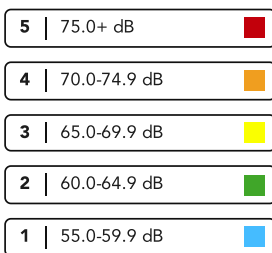


Rail Noise Data

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.

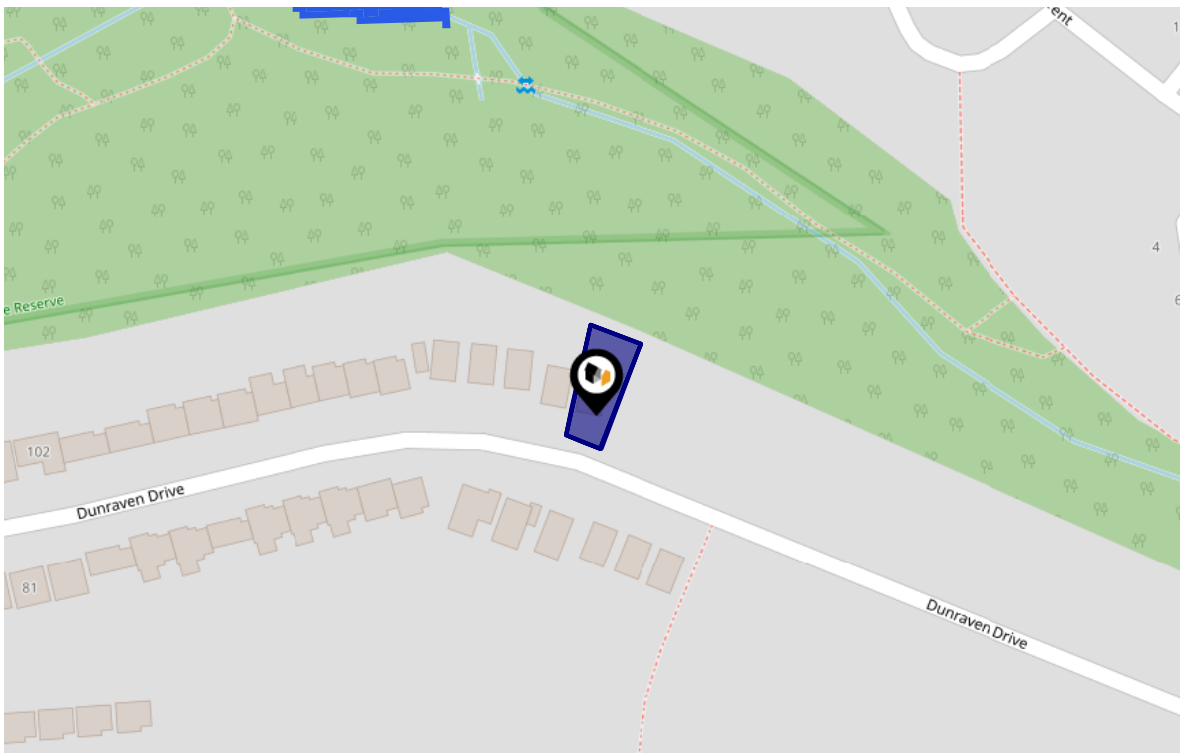
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:



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:

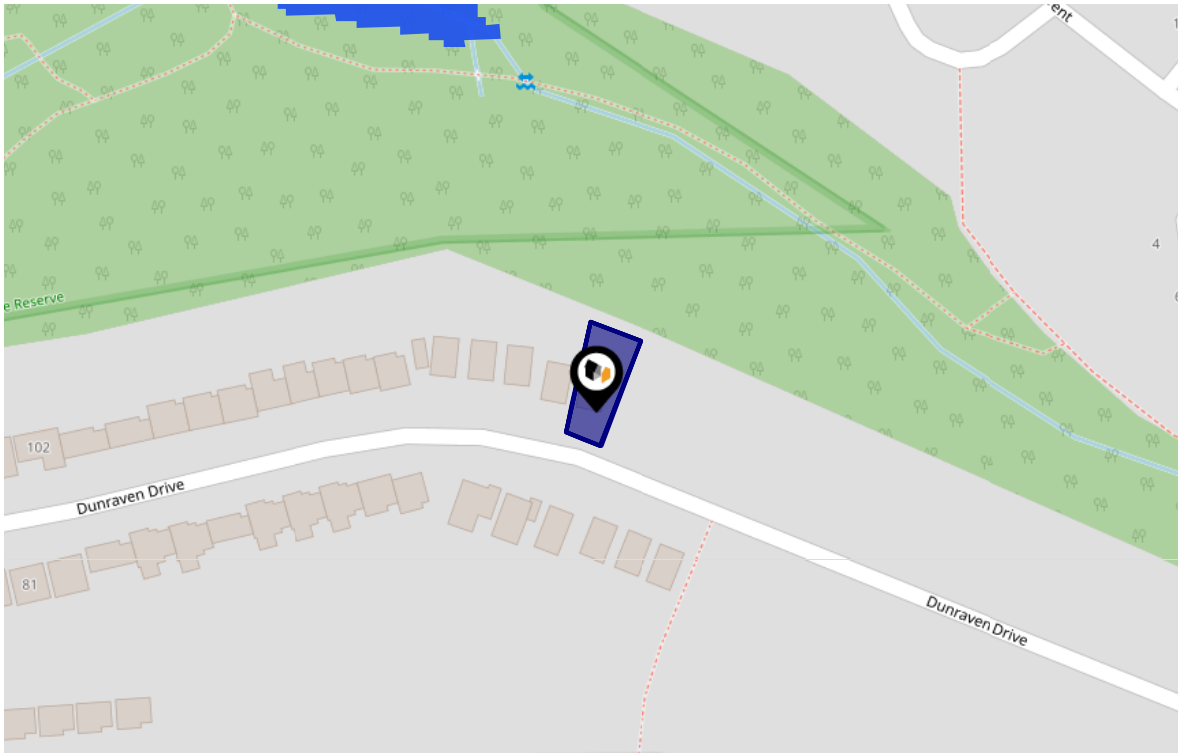


KFB - Key Facts For Buyers

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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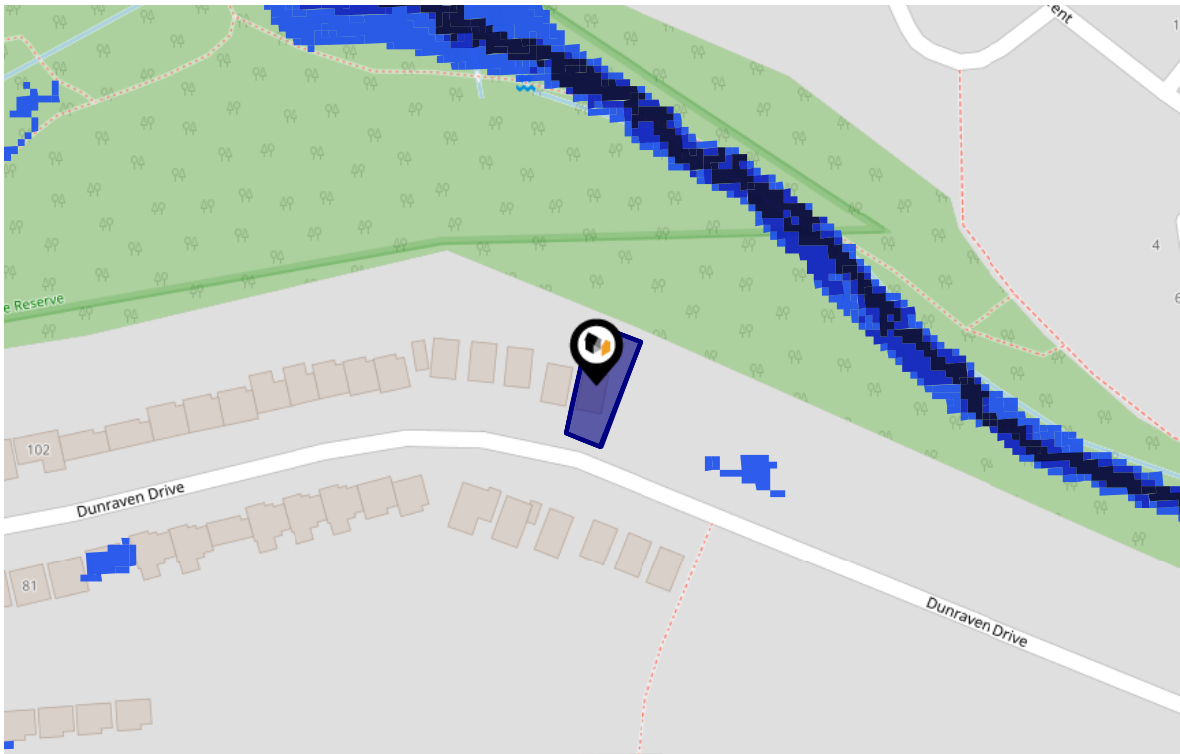
KFB - Key Facts For Buyers

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:



KFB - Key Facts For Buyers

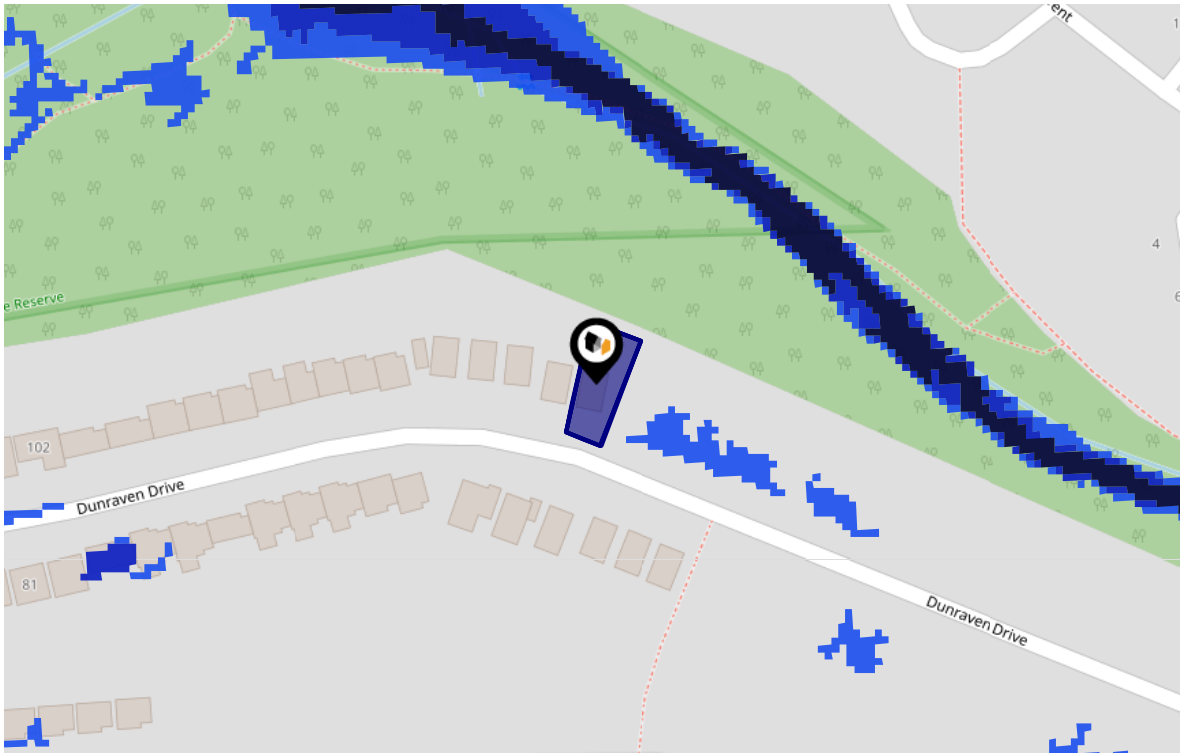


Flood Risk

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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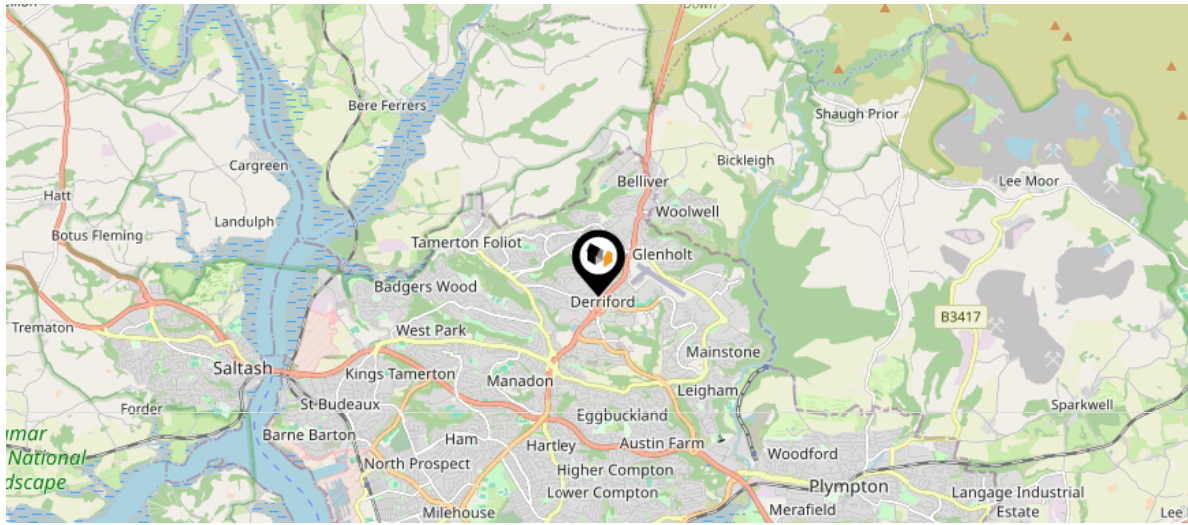
Chance of flooding to the following depths at this property:



KFB - Key Facts For Buyers



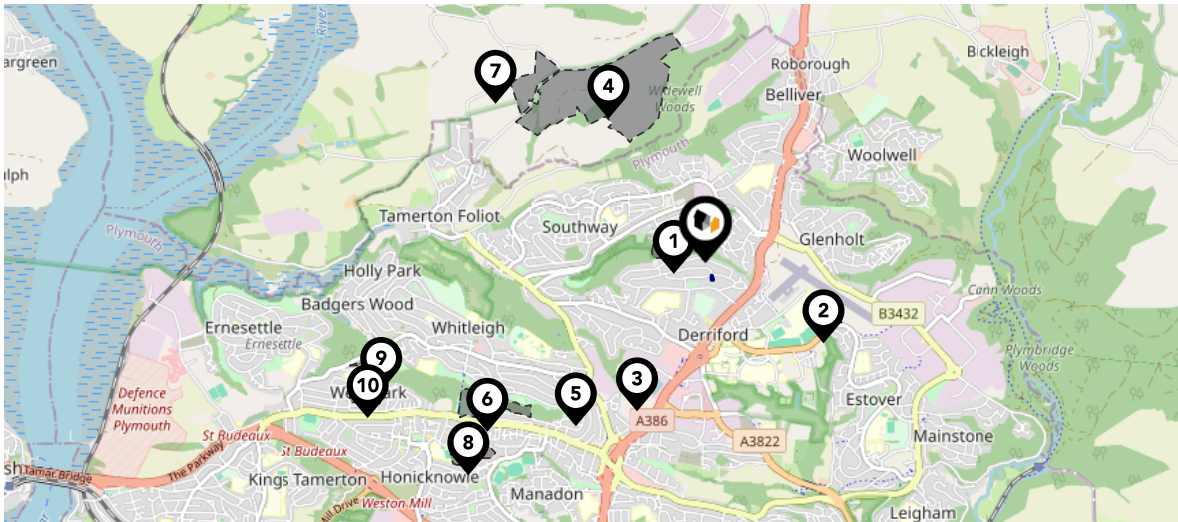
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

No data available.

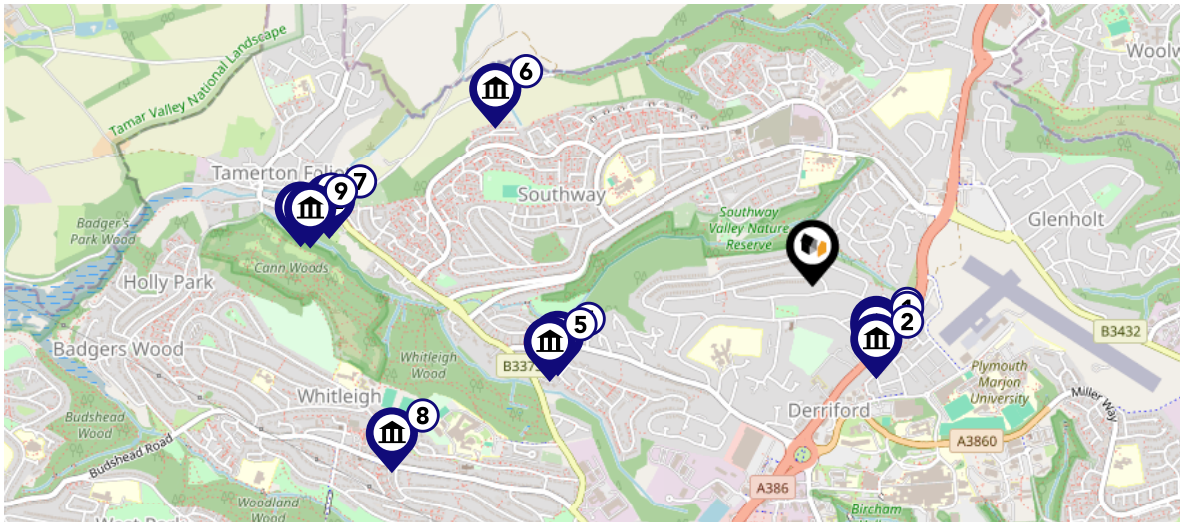
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.













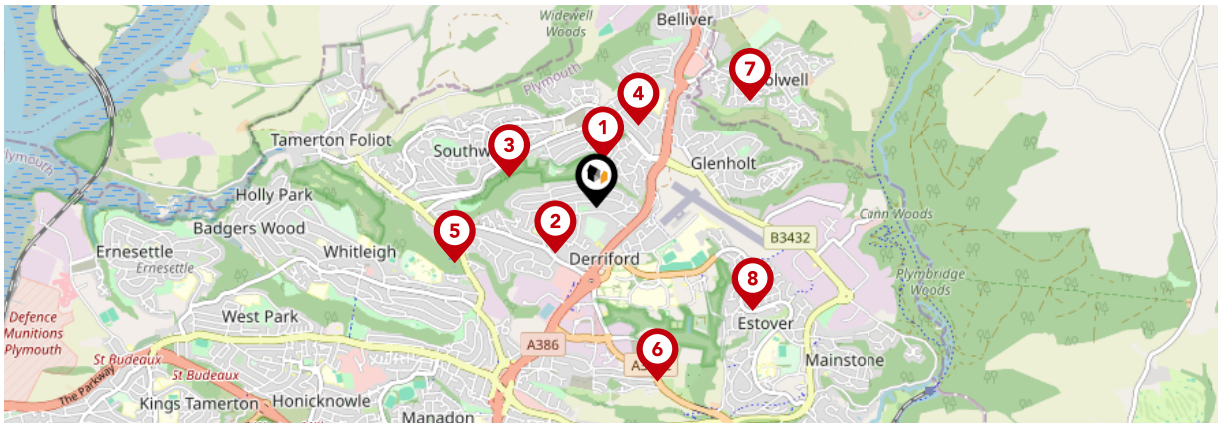
Nearby Landfill Sites

1	Off Pendeen Crescent Southway-Off Pendeen Crescent Southway	Historic Landfill
2	Derriford-Derriford, Plymouth	Historic Landfill
3	Crownhill Sewage Works-Crownhill Sewage Works, Plymouth	Historic Landfill
4	Great Trehills Farm-Great Trehills Farm, Tamerton Foliot, Plymouth, Devon	Historic Landfill
5	Crownhill-Crownhill, Plymouth	Historic Landfill
6	Woodlands Fort Cricket Pitch Honickn-Woodlands Fort Cricket Pitch Honicknowle, Plymouth	Historic Landfill
7	Allern Farm-Allern Farm, Tamerton Foliot, Bickleigh, Devon	Historic Landfill
8	Honicknowle Brickworks-Plymouth, Devon	Historic Landfill
9	West Park-West Park, Plymouth	Historic Landfill
10	West Park-West Park, Plymouth	Historic Landfill

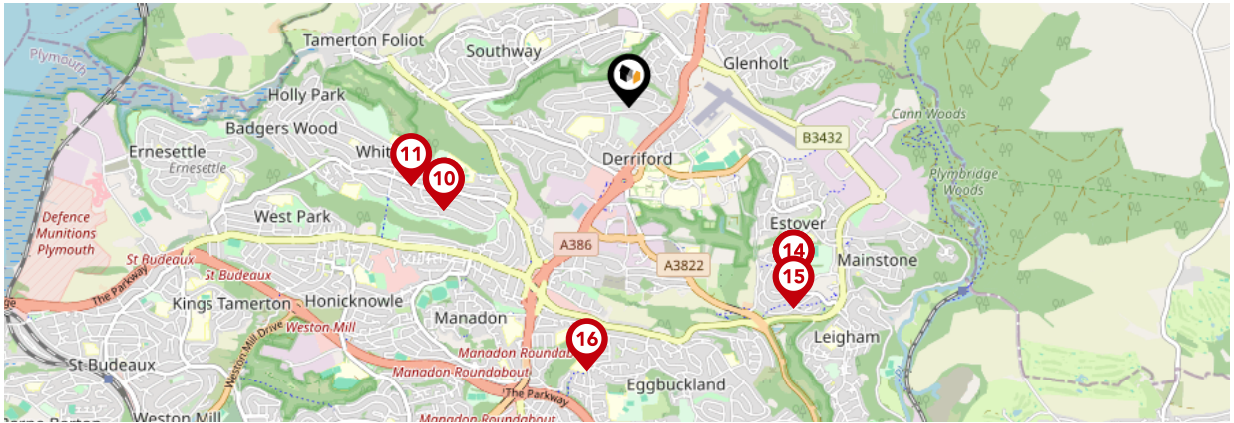
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1386434 - Powisland House	Grade II	0.3 miles
 1386435 - Gate Piers And Flanking Walls At Former Entrance To Powisland House	Grade II	0.3 miles
 1386356 - 2 And 2a, Roborough Close	Grade II	0.3 miles
 1386212 - Looseleigh House	Grade II	0.7 miles
 1386213 - Gate Piers And Walls At Road Frontage To Number 33 Looseleigh House	Grade II	0.8 miles
 1392973 - Keeper's Cottage	Grade II	1.0 miles
 1393798 - 1 And 2 Cann Cottages	Grade II	1.3 miles
 1322014 - Whitleigh Barn	Grade II	1.3 miles
 1386427 - Gate Piers, Walls And Railings East Of Church Of St Mary	Grade II	1.4 miles
 1386426 - Church Of St Mary	Grade II	1.4 miles

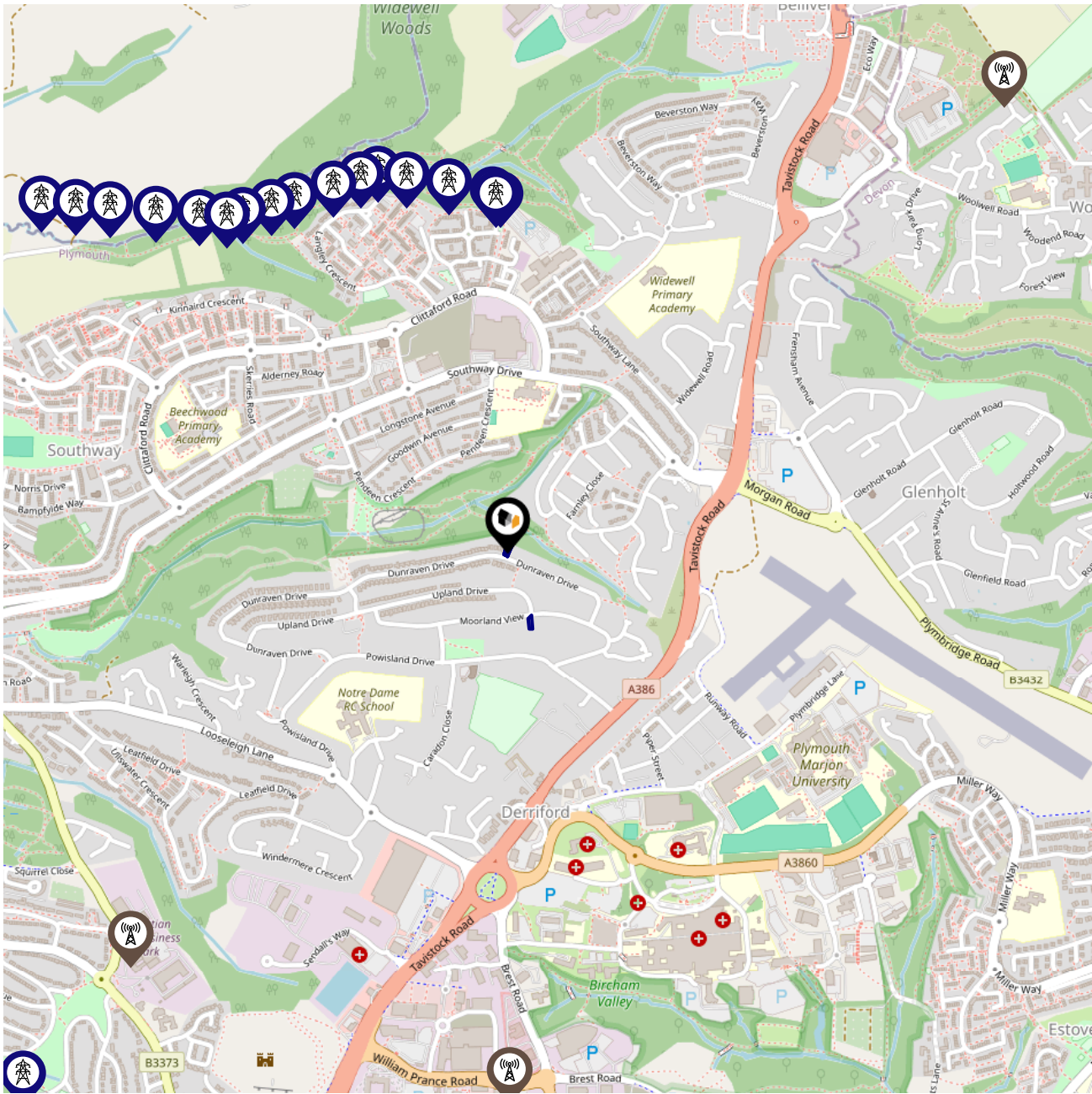


		Nursery	Primary	Secondary	College	Private
1	Oakwood Primary Academy Ofsted Rating: Good Pupils: 311 Distance:0.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Notre Dame RC School Ofsted Rating: Good Pupils: 765 Distance:0.34	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Beechwood Primary Academy Ofsted Rating: Good Pupils: 308 Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Widewell Primary Academy Ofsted Rating: Good Pupils: 219 Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Woodlands School Ofsted Rating: Good Pupils: 85 Distance:0.85	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Matthew's Church of England Primary and Nursery Academy Ofsted Rating: Good Pupils: 484 Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Bickleigh Down Church of England Primary School Ofsted Rating: Good Pupils: 416 Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Thornbury Primary School Ofsted Rating: Good Pupils: 285 Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
<p>9 Whitleigh Community Primary School Ofsted Rating: Good Pupils: 365 Distance:1.18</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Sir John Hunt Community Sports College Ofsted Rating: Good Pupils: 761 Distance:1.18</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Woodfield Primary School Ofsted Rating: Good Pupils: 268 Distance:1.29</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Plym Bridge Nursery School and Day Care Ofsted Rating: Good Pupils: 54 Distance:1.34</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Tor Bridge High Ofsted Rating: Good Pupils: 1171 Distance:1.34</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Cann Bridge School Ofsted Rating: Good Pupils: 95 Distance:1.34</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Tor Bridge Primary School Ofsted Rating: Outstanding Pupils: 184 Distance:1.45</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Widely Court Primary School Ofsted Rating: Good Pupils: 602 Distance:1.49</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons

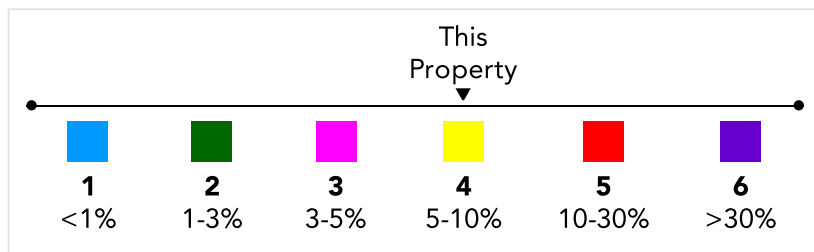
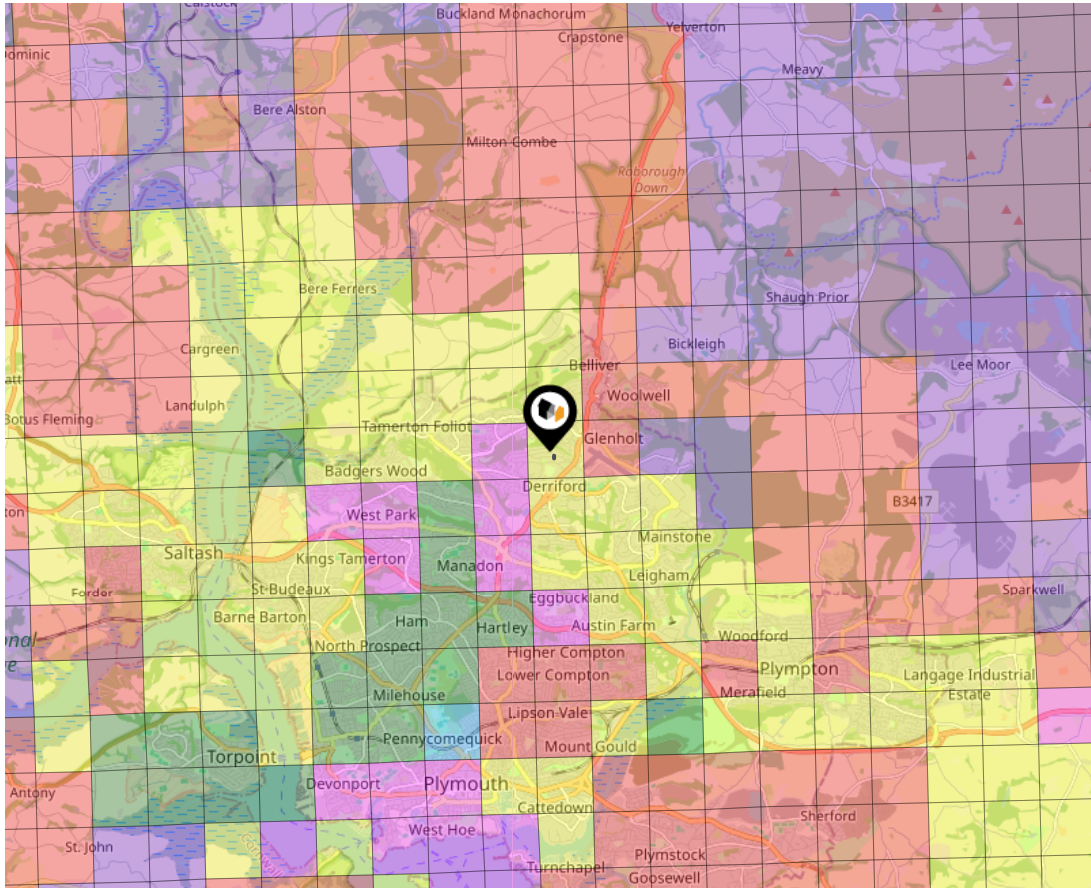


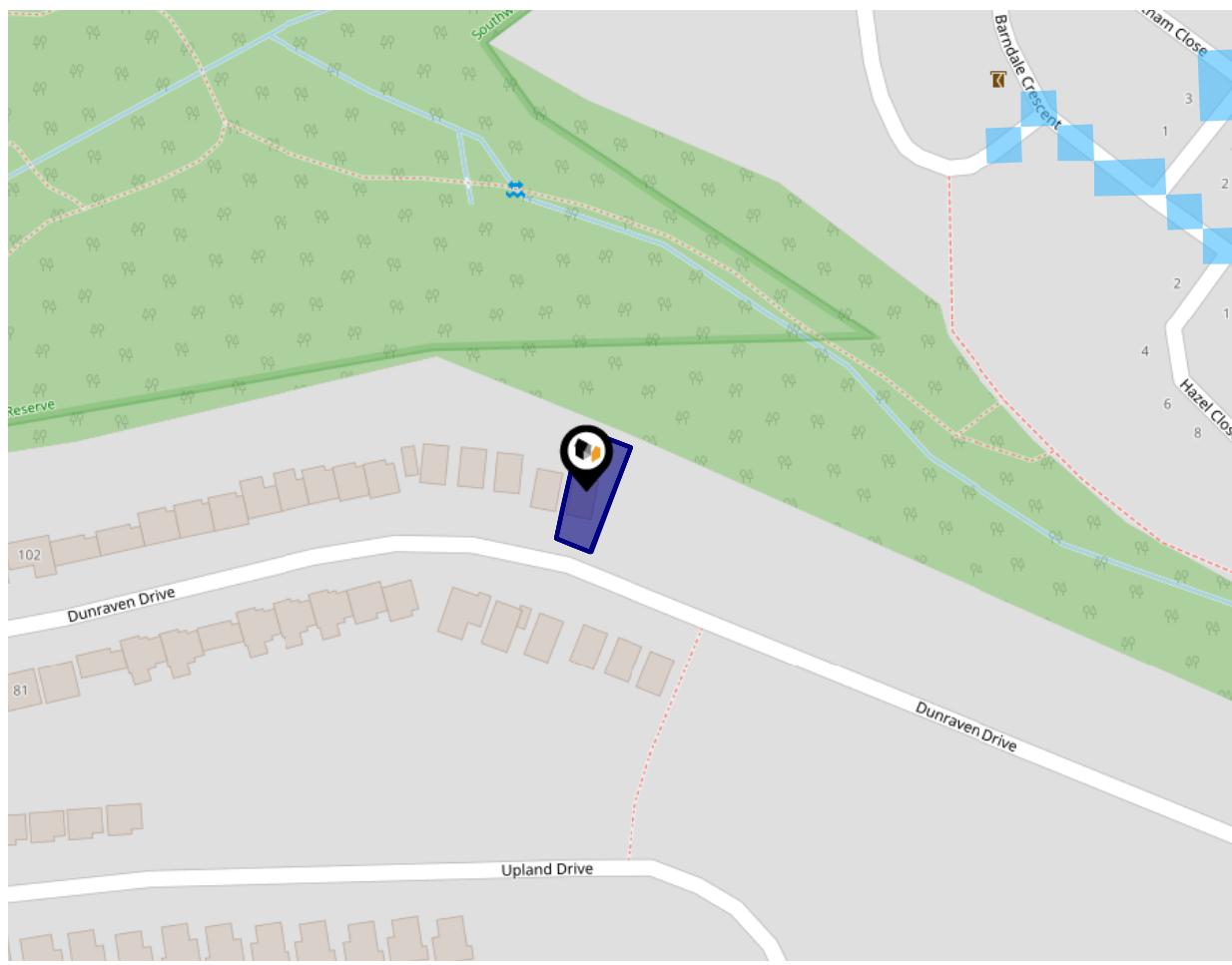
- Key:**
- Power Pylons
 - Communication Masts

KFB - Key Facts For Buyers

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).



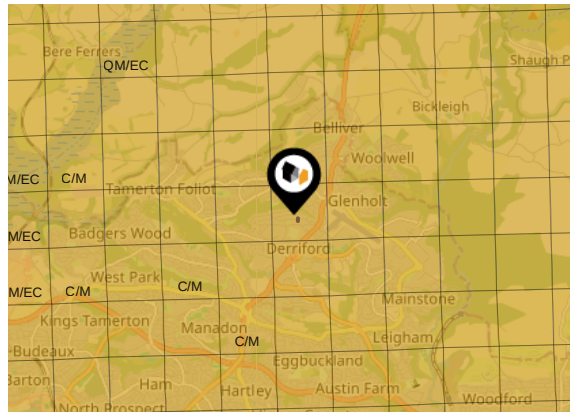


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

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

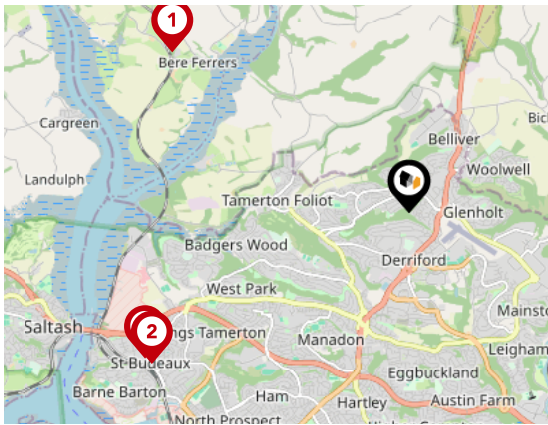
Ground Composition for this Address (Surrounding square kilometer zone around property)

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






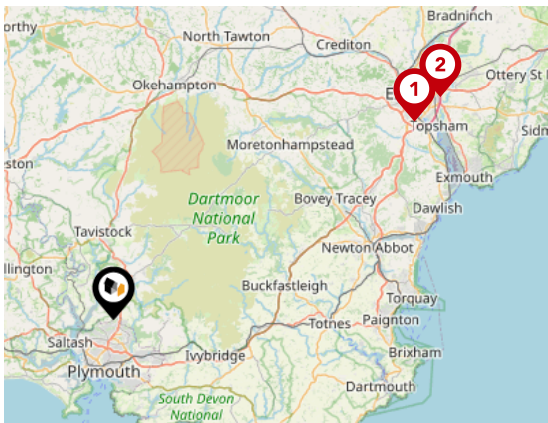
Primary Classifications (Most Common Clay Types)

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



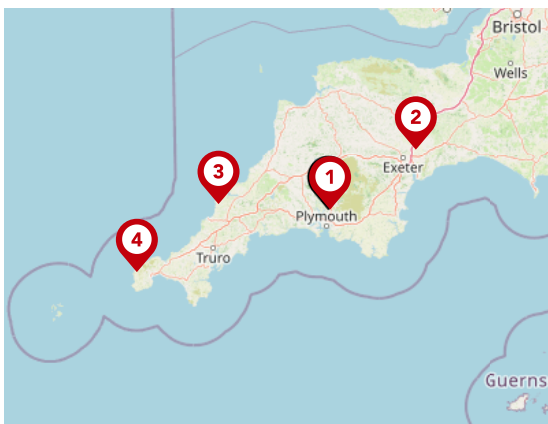
National Rail Stations

Pin	Name	Distance
	Bere Ferrers Rail Station	3.19 miles
	St Budeaux Ferry Road Rail Station	3.32 miles
	St Budeaux Victoria Road Rail Station	3.35 miles



Trunk Roads/Motorways

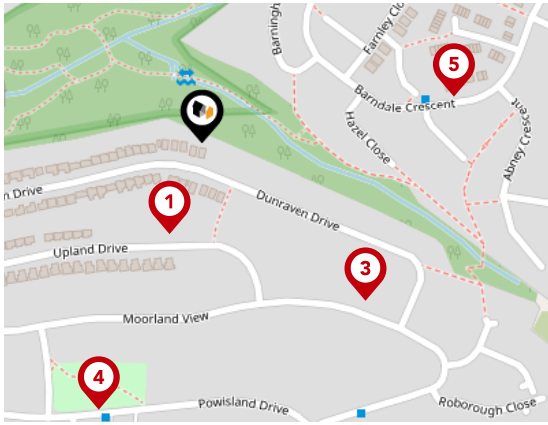
Pin	Name	Distance
	M5 J31	31.93 miles
	M5 J30	35.05 miles



Airports/Helipads

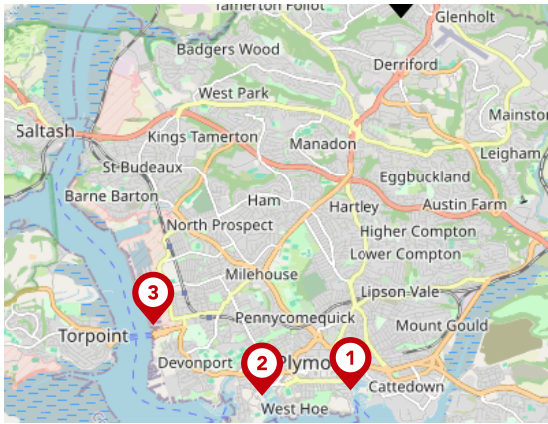
Pin	Name	Distance
	Glenholt	0.55 miles
	Exeter Airport	37.48 miles
	St Mawgan	38.97 miles
	Joppa	71.93 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Upland Drive East	0.07 miles
2	Barningham Gardens	0.12 miles
3	Moorland View	0.16 miles
4	Derriford Church	0.2 miles
5	Burton Close	0.18 miles



Ferry Terminals

Pin	Name	Distance
1	Plymouth (Barbican) Landing Stage	4.18 miles
2	Plymouth Ferry Terminal	4.49 miles
3	Devonport Ferry Terminal	4.4 miles

Lang Town & Country

Data Quality

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