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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 15th September 2026



10, HILLSBOROUGH, PLYMOUTH, PL4 7AR

Lang Town & Country

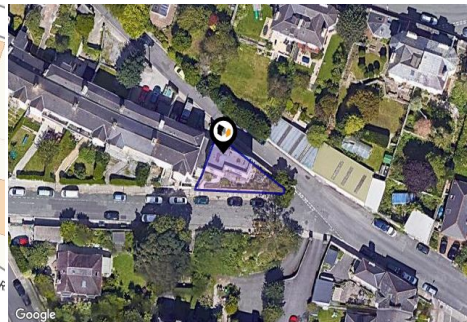
6 Mannamead Road, Plymouth, PL4 7AA

01752 456000

carrie@langtownandcountry.com

www.langtownandcountry.com





Property

Type:	Detached
Bedrooms:	3
Floor Area:	2,045 ft ² / 190 m ²
Plot Area:	0.04 acres
Year Built :	1967-1975
Council Tax :	Band D
Annual Estimate:	£2,442
Title Number:	DN29904
UPRN:	100040449834
Restrictive Covenants:	Yes

Last Sold Date:	09/08/2024
Last Sold Price:	£435,000
Last Sold £/ft ² :	£212
Tenure:	Freehold

Local Area

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

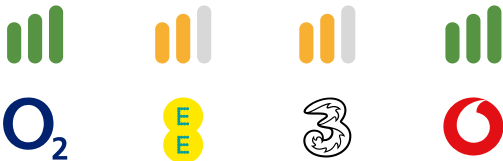
Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

5	80	5500
mb/s	mb/s	mb/s

Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:

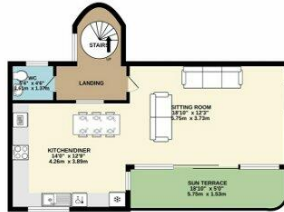


10, HILLSBOROUGH, PLYMOUTH, PL4 7AR

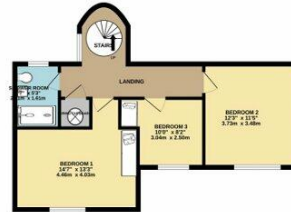
GROUND FLOOR
482 sq.ft. (44.8 sq.m.) approx.



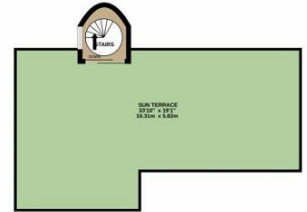
1ST FLOOR
508 sq.ft. (47.2 sq.m.) approx.



2ND FLOOR
523 sq.ft. (48.5 sq.m.) approx.

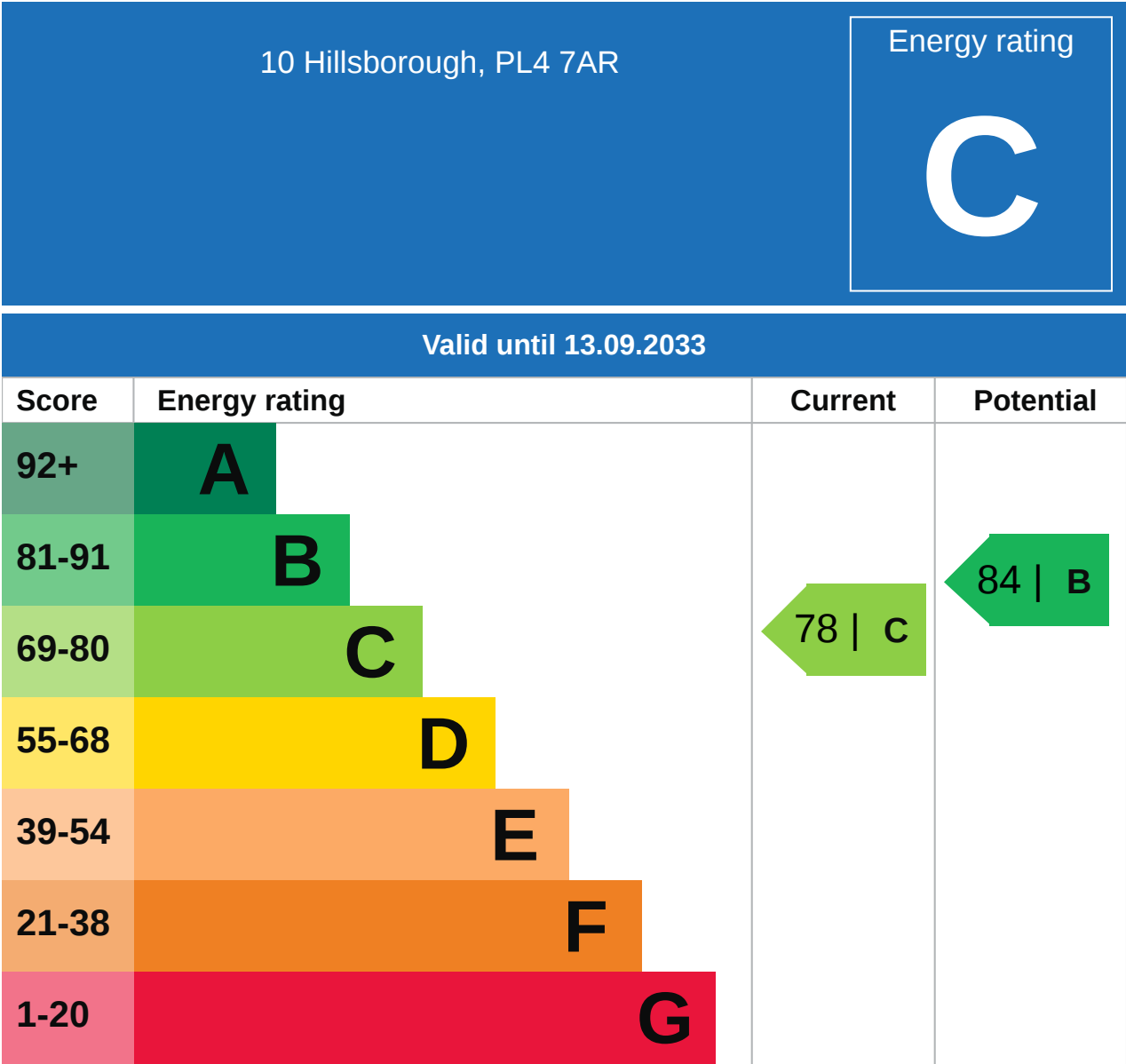


3RD FLOOR
34 sq.ft. (3.1 sq.m.) approx.



TOTAL FLOOR AREA : 1548 sq.ft. (143.8 sq.m.) approx.

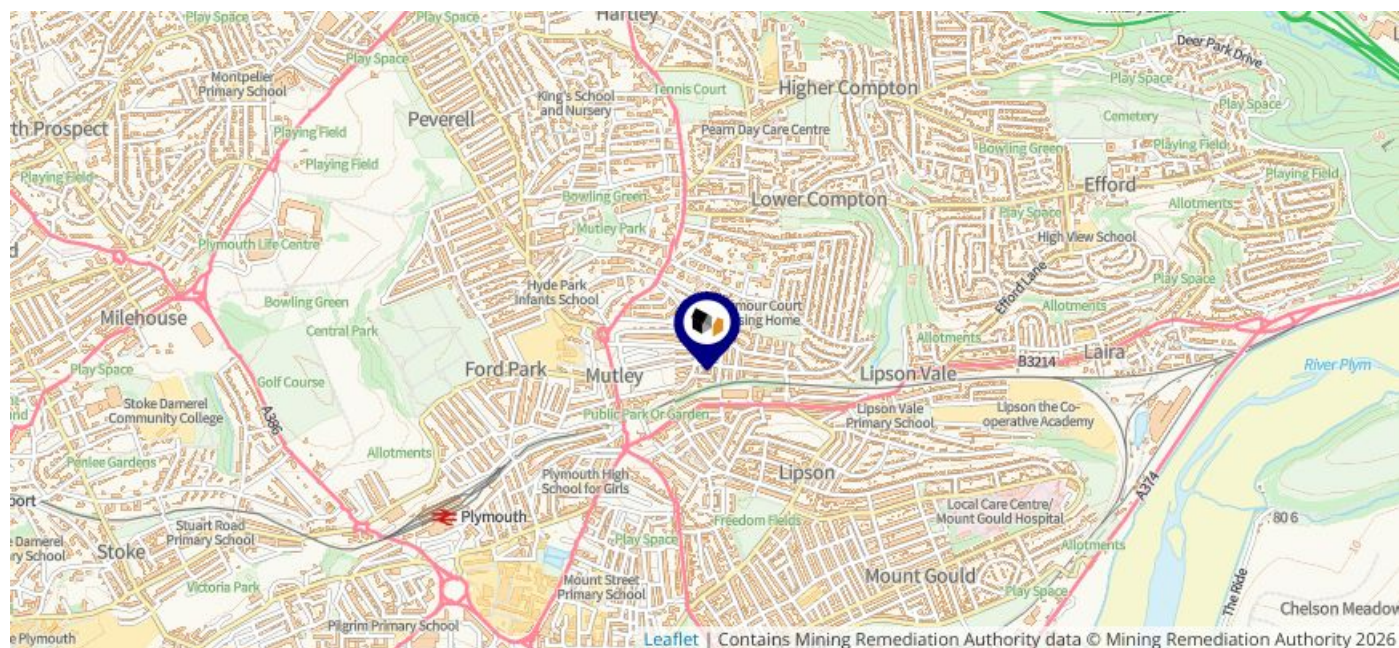
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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:	Dual
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Triple glazing
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, insulated (assumed)
Walls Energy:	Very Good
Roof:	Flat, 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:	(other premises below)
Total Floor Area:	190 m ²

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

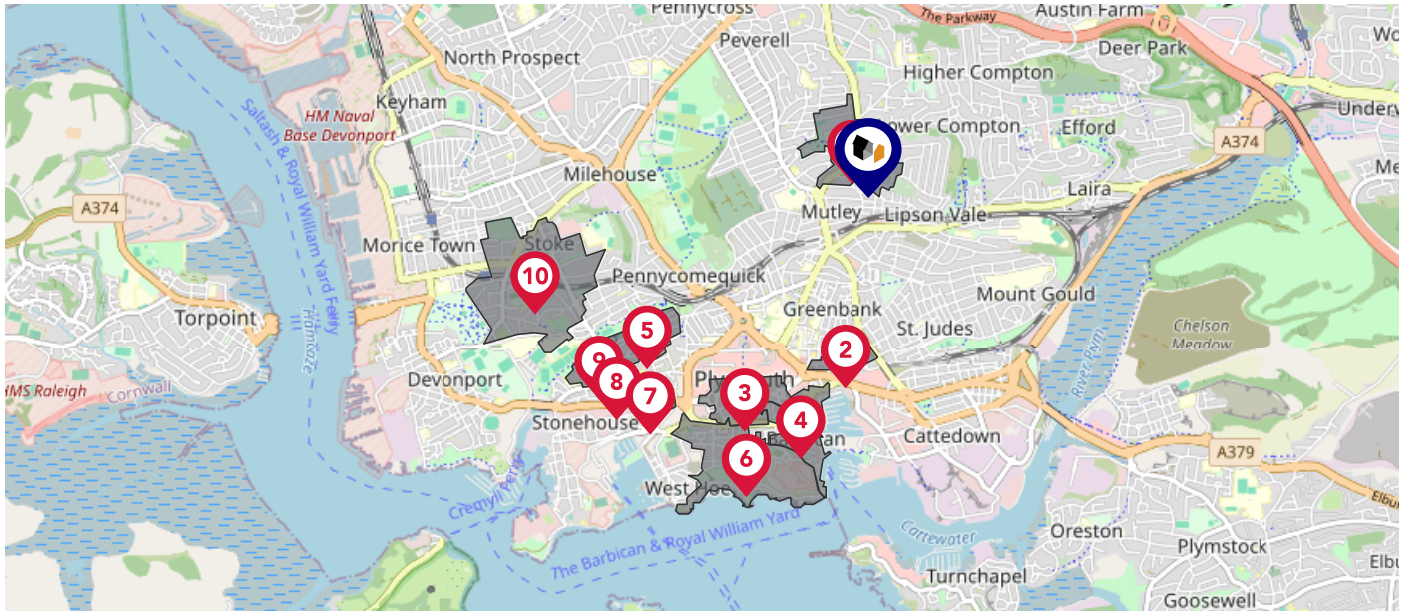
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

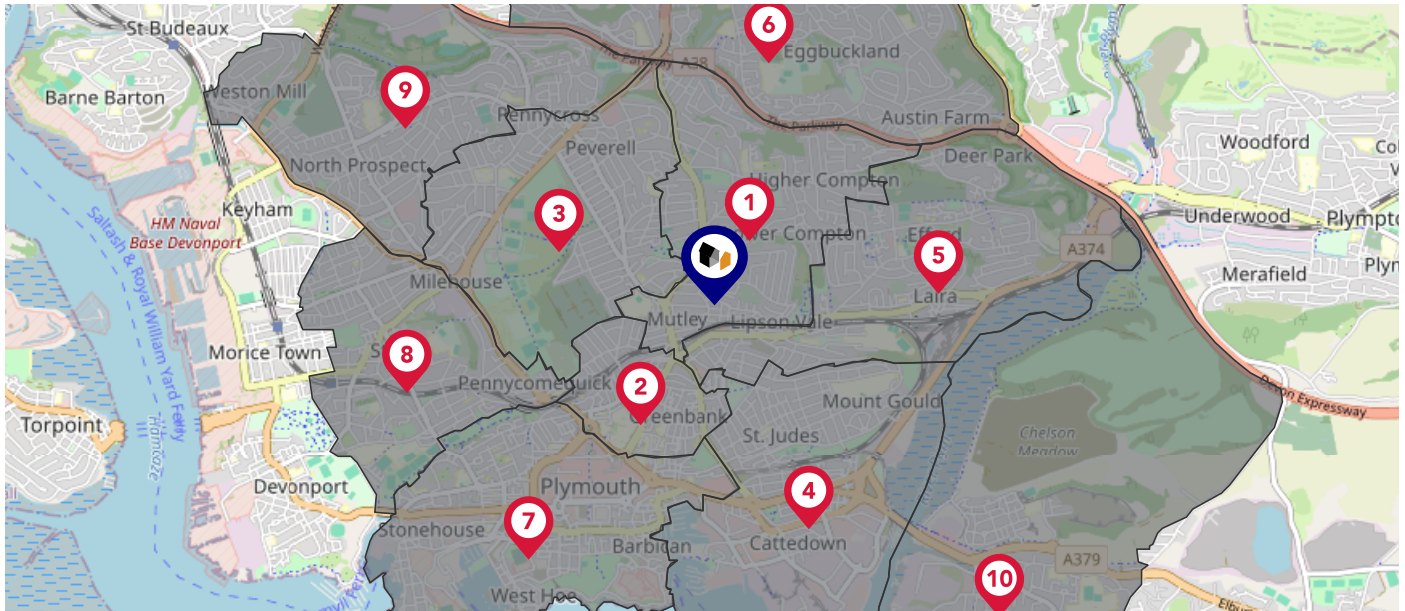
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

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

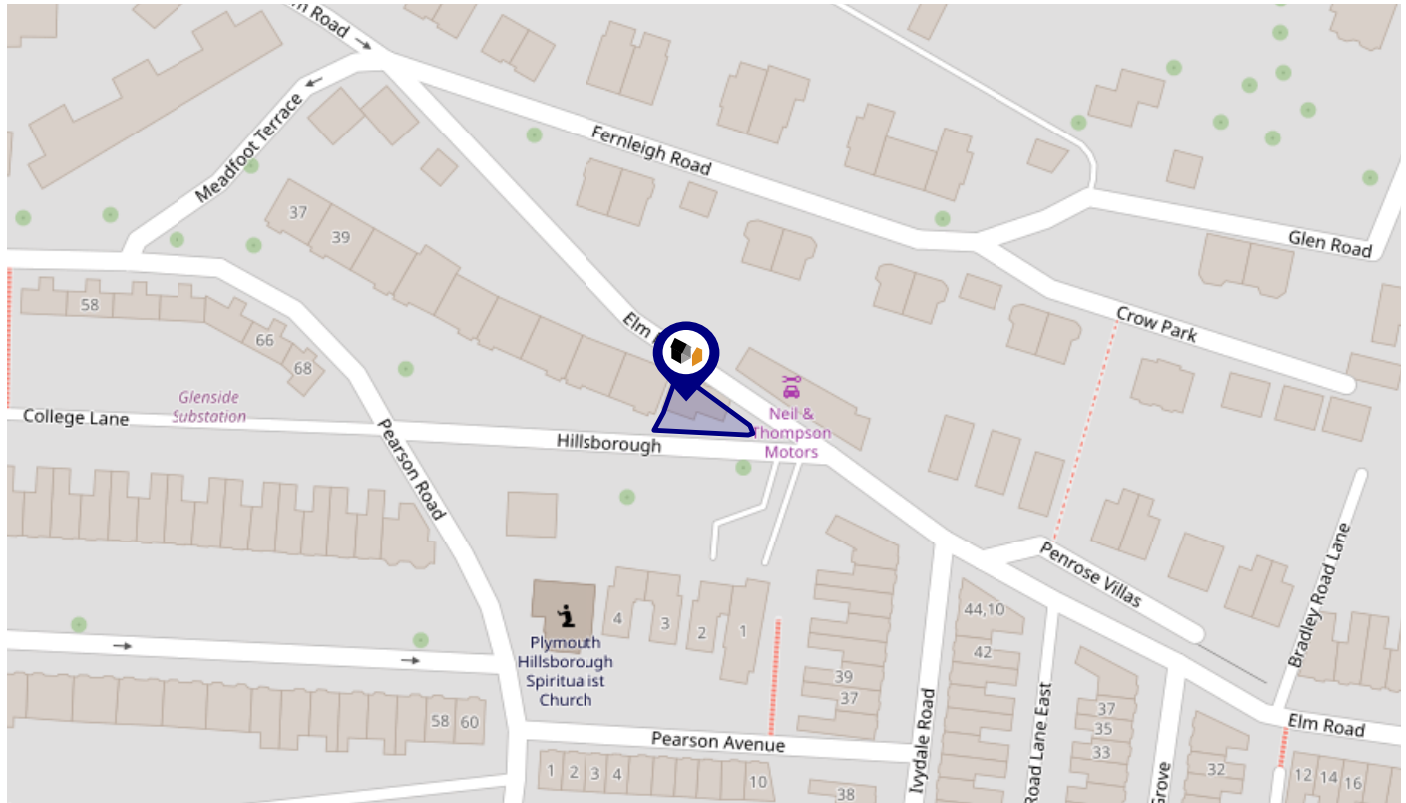
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

-  Compton Ward
-  Drake Ward
-  Peverell Ward
-  Sutton and Mount Gould Ward
-  Efford and Lipson Ward
-  Eggbuckland Ward
-  St. Peter and the Waterfront Ward
-  Stoke Ward
-  Ham Ward
-  Plymstock Radford 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:

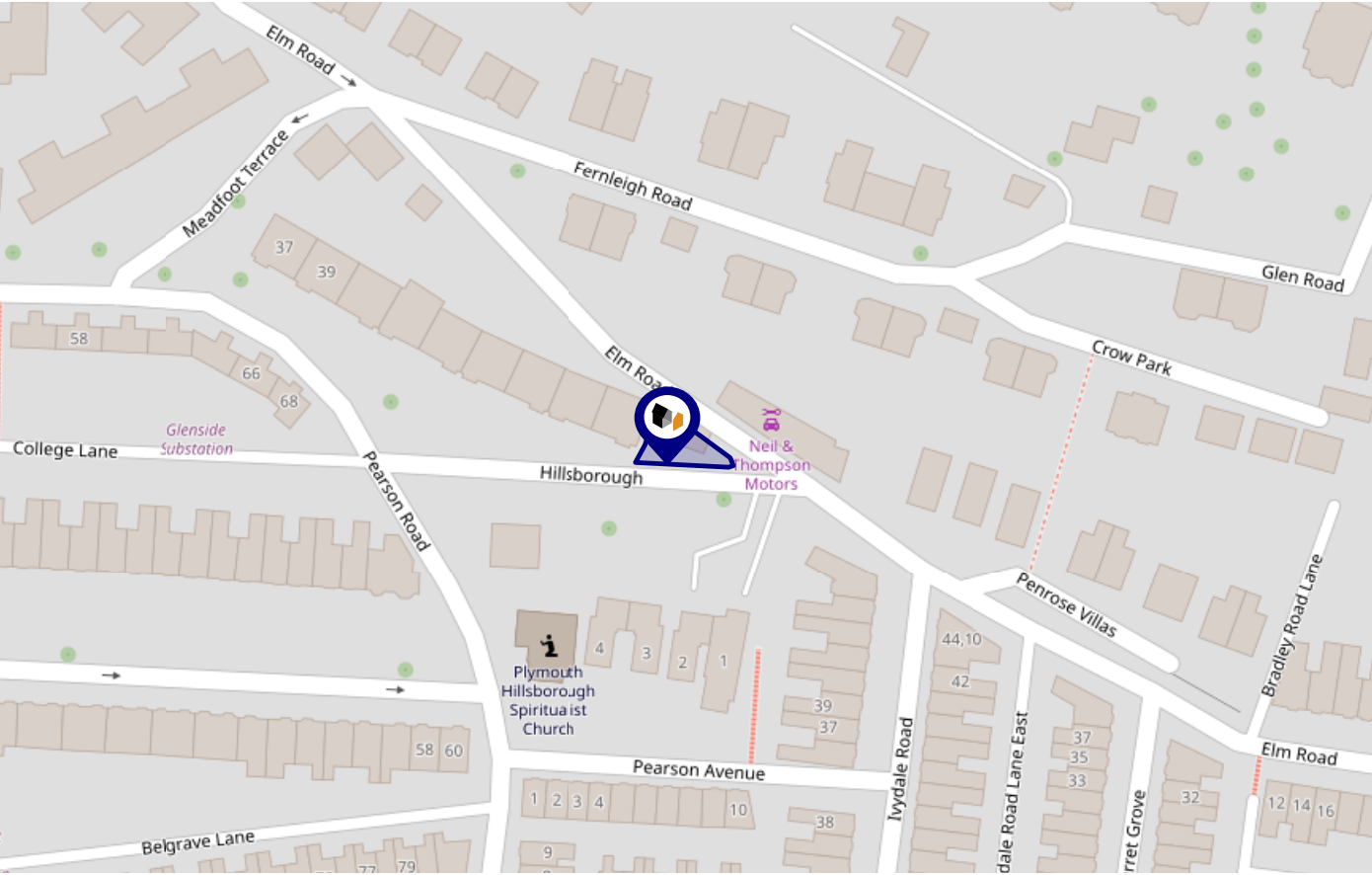
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

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.

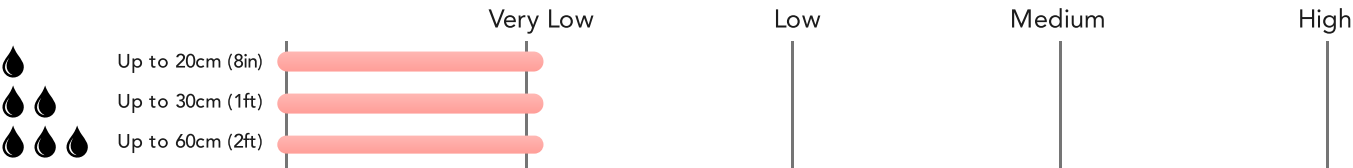


Risk Rating: Very low

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:

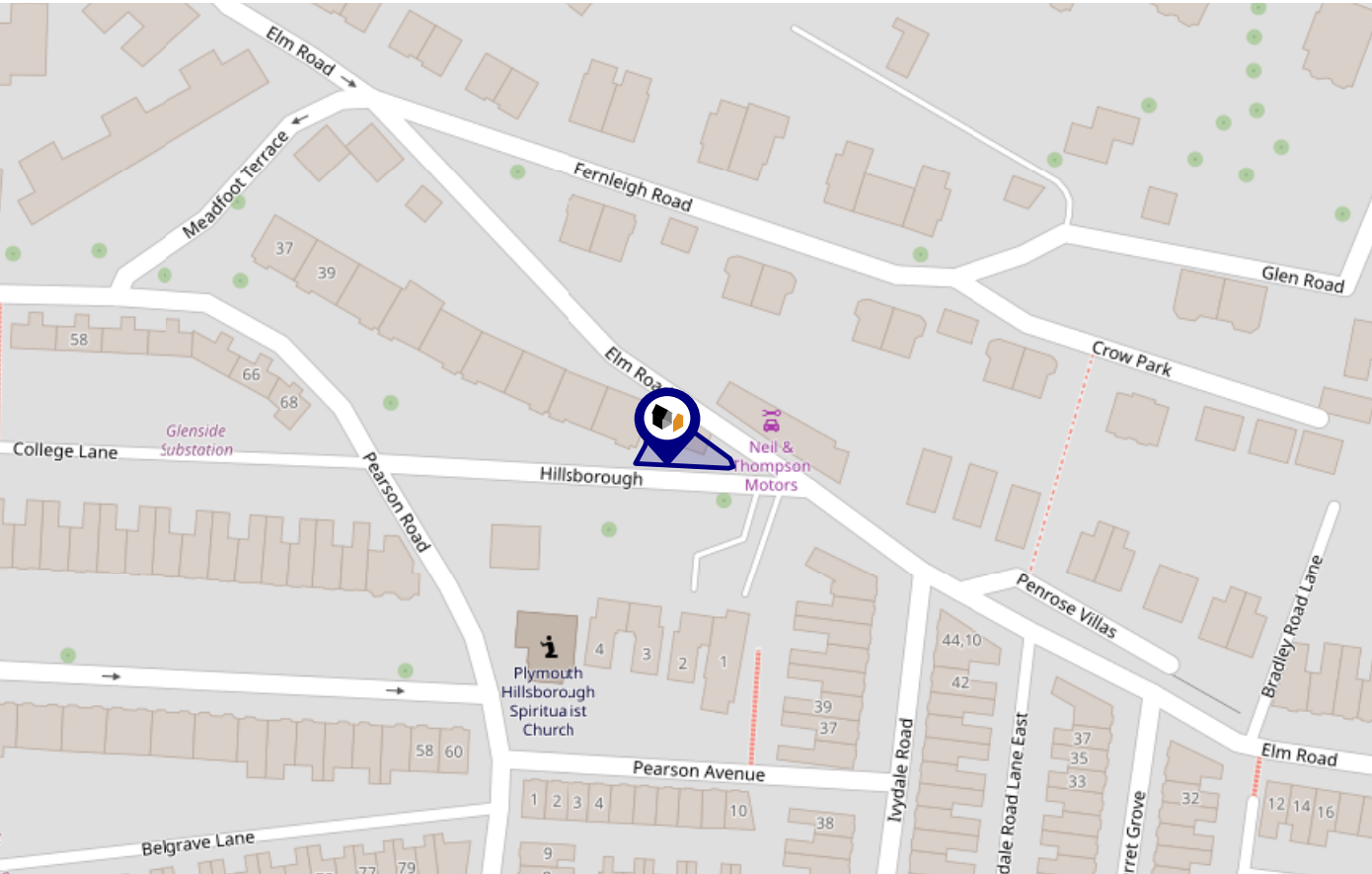


Flood Risk

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.

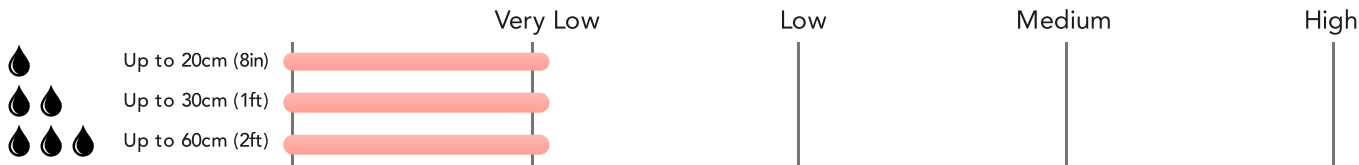


Risk Rating: **Very low**

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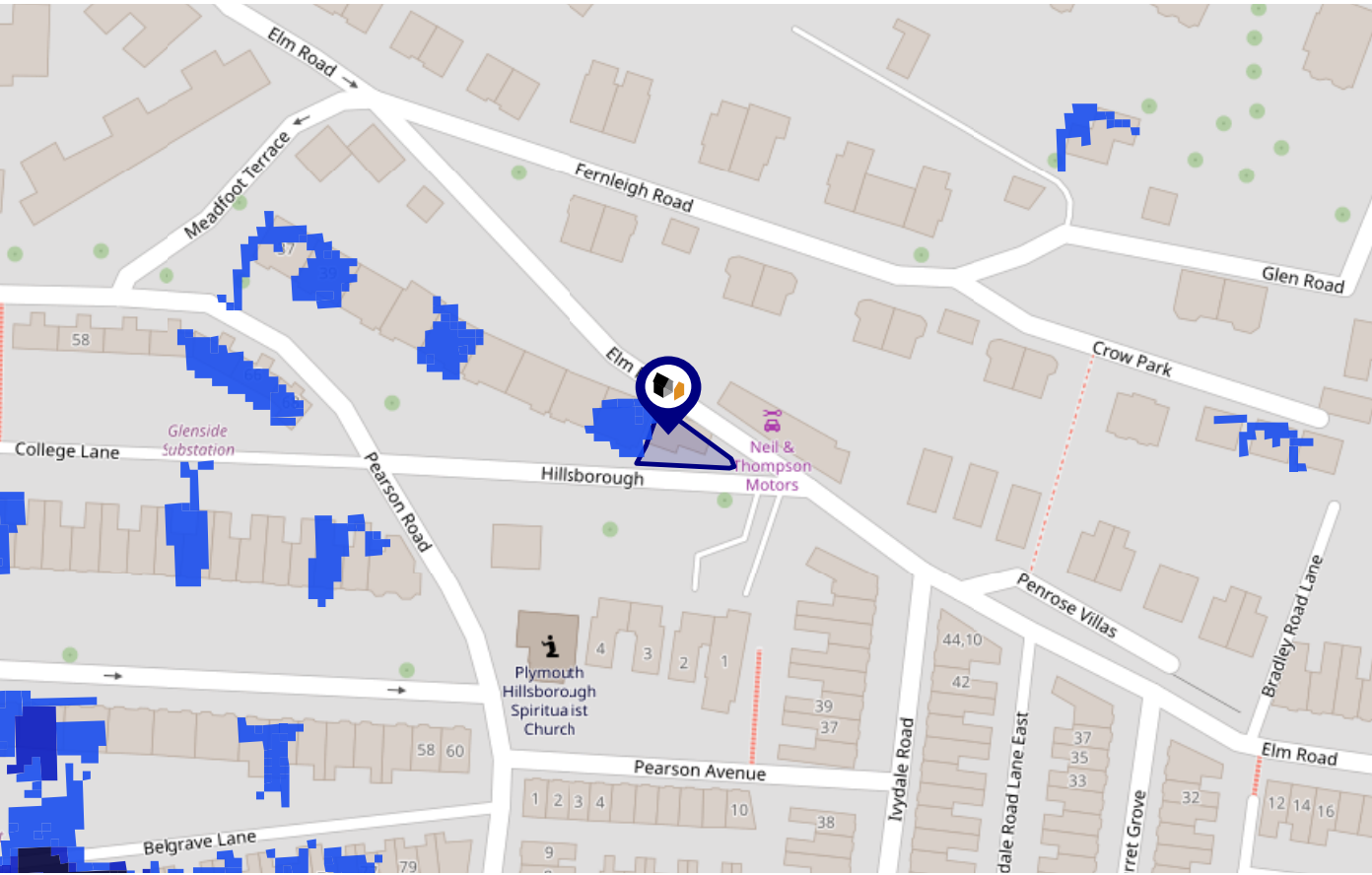


Flood Risk

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.

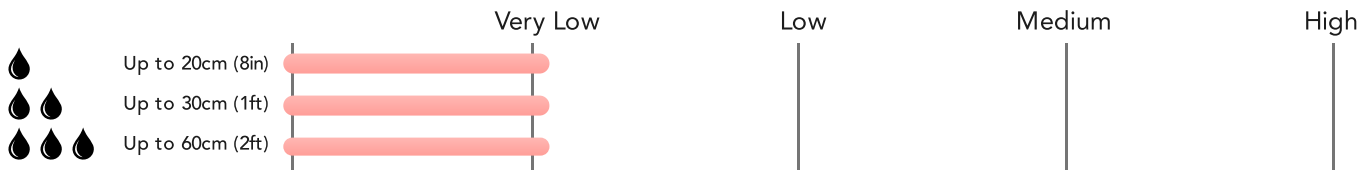


Risk Rating: Very low

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.
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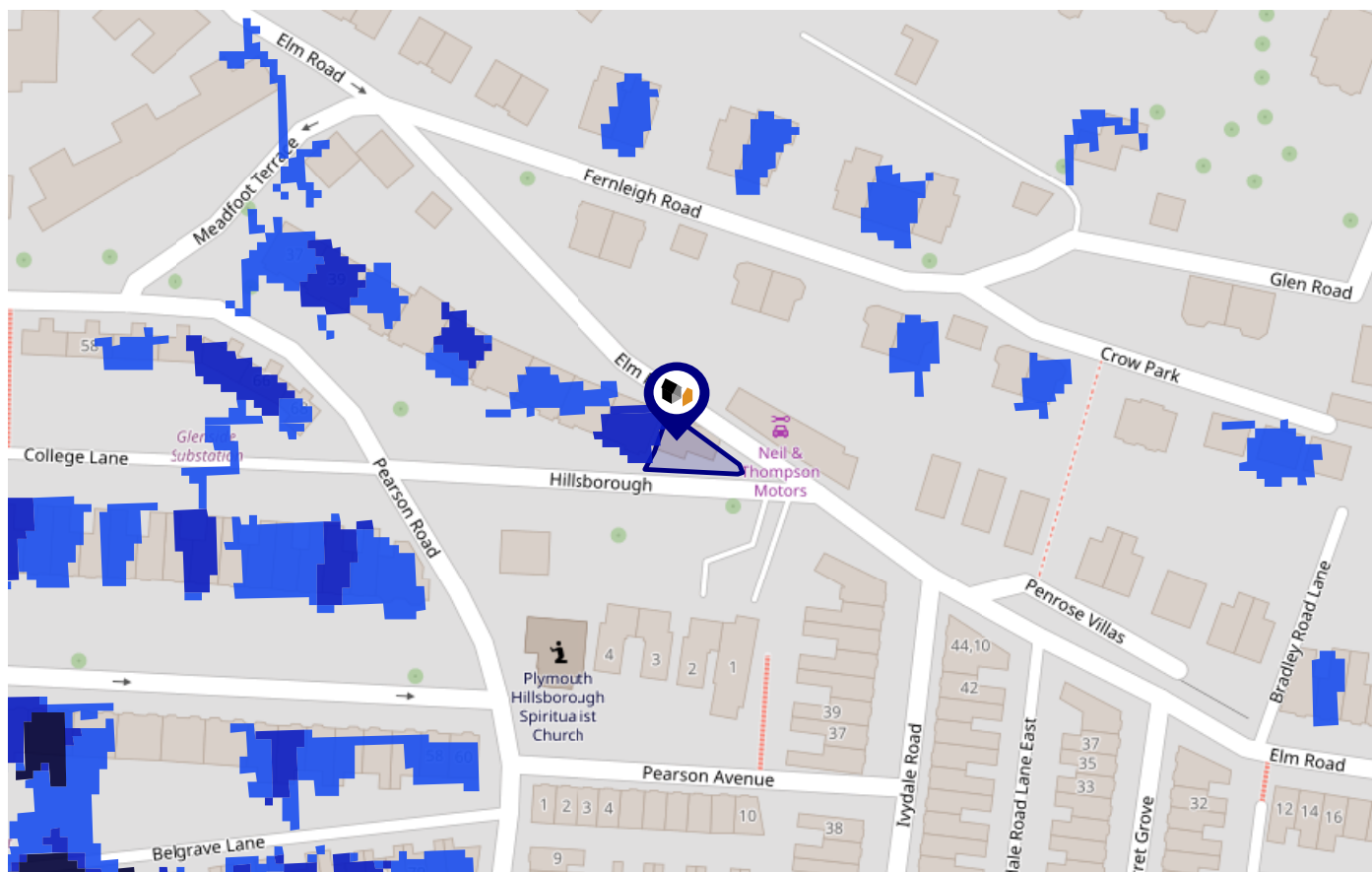
Chance of flooding to the following depths at this property:



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.

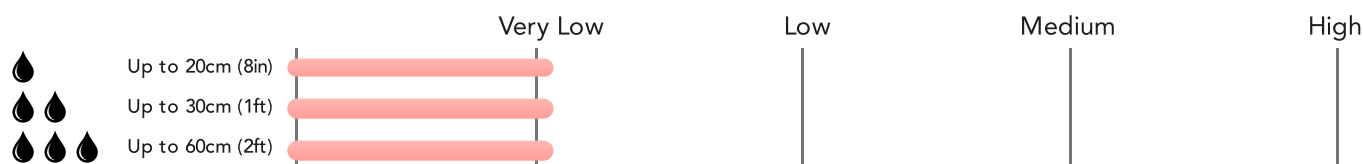


Risk Rating: Very low

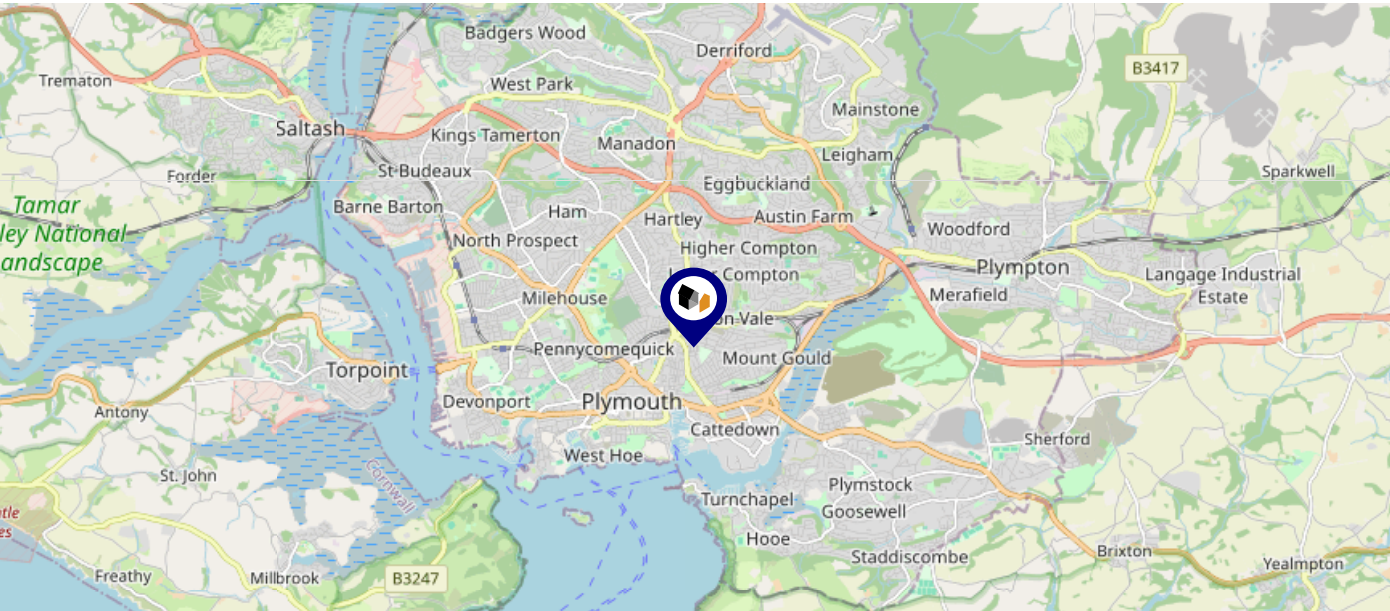
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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Chance of flooding to the following depths at this property:



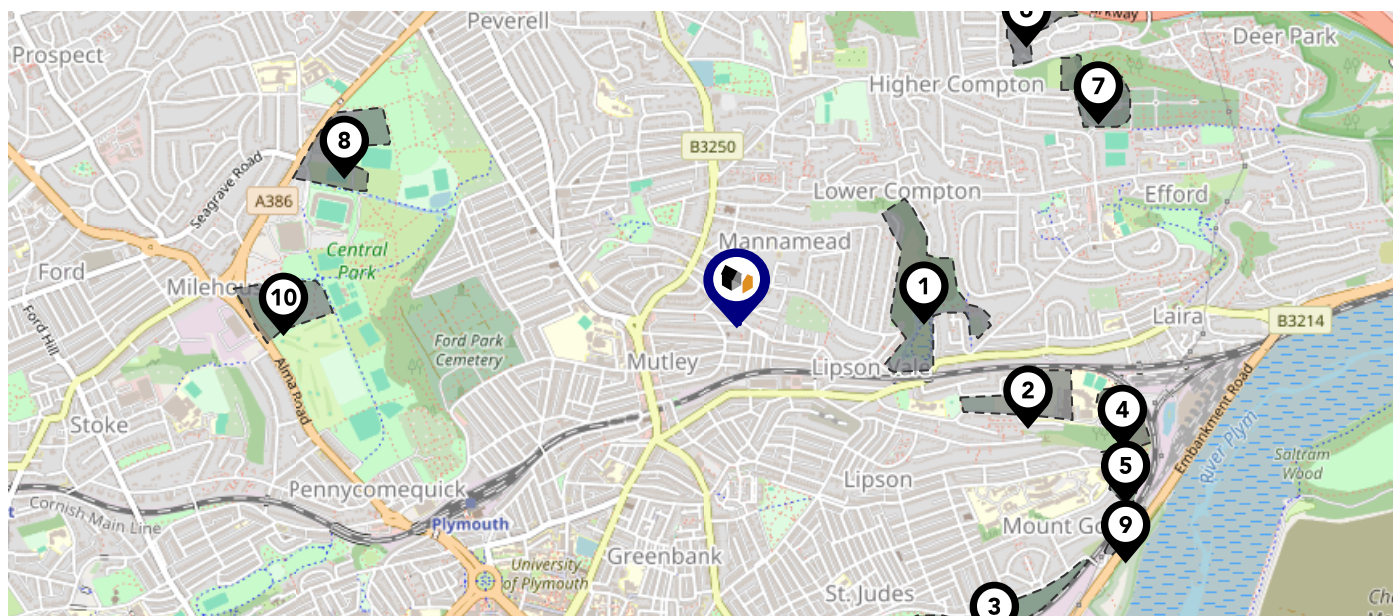
This map displays nearby areas that have been designated as Green Belt...



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.



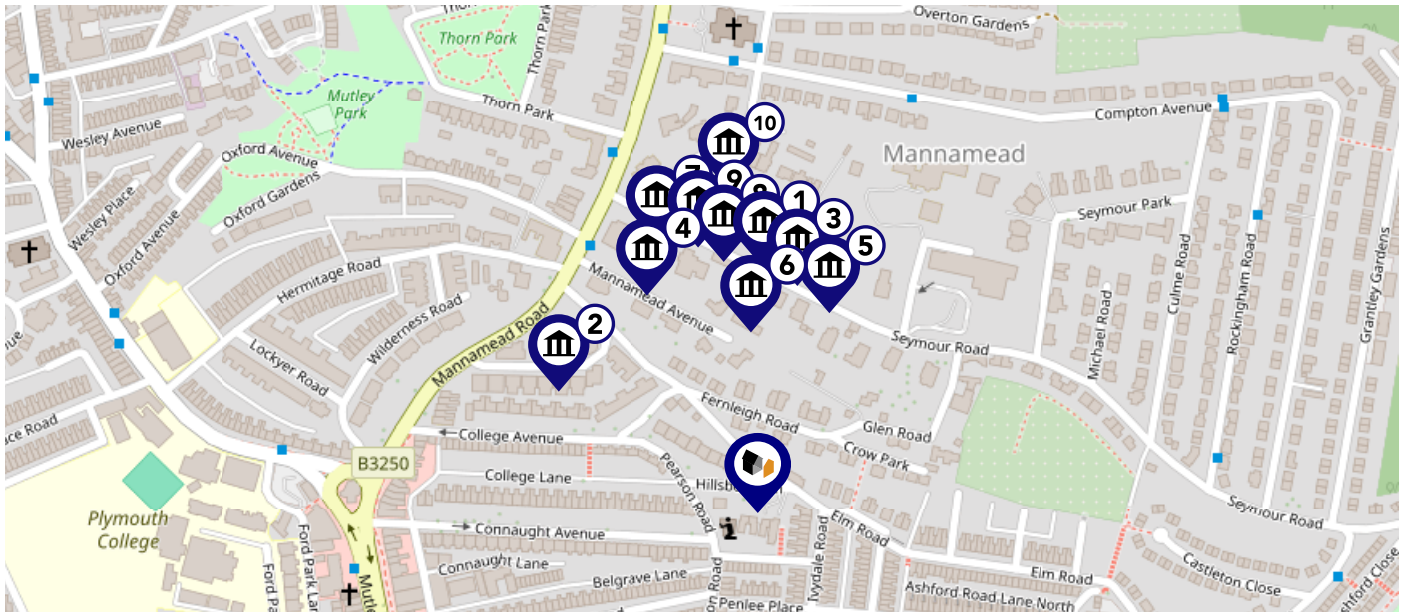
Nearby Landfill Sites

1	Lower Compton-Lipson Vale, Plymouth	Historic Landfill	☐
2	Laira Lipson College-Laira, Plymouth	Historic Landfill	☐
3	Tothill Park Recreation Ground-Tothill Park Recreation Ground Mount Gold/Laira, Plymouth	Historic Landfill	☐
4	School Playing Field Laira-School Playing Field Laira, Plymouth	Historic Landfill	☐
5	Laira-Laira, Plymouth	Historic Landfill	☐
6	Valley View Close-Valley View Close, Plymouth	Historic Landfill	☐
7	Eggbuckland Road Efford Adj Cemetery-Eggbuckland Road, Efford, Plymouth	Historic Landfill	☐
8	Peverell Cricket Ground-Peverell Cricket Ground, Plymouth	Historic Landfill	☐
9	Allotments Embankment Road-Laira, Plymouth	Historic Landfill	☐
10	Central Park Milehouse-Central Park (Milehouse), Plymouth	Historic Landfill	☐

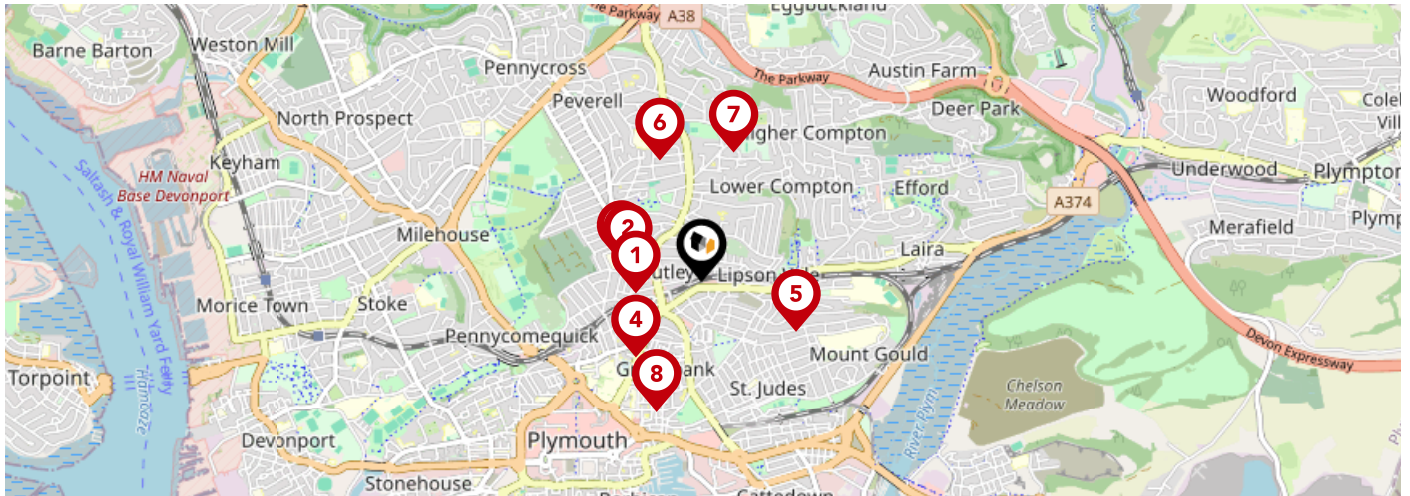
Maps

Listed Buildings

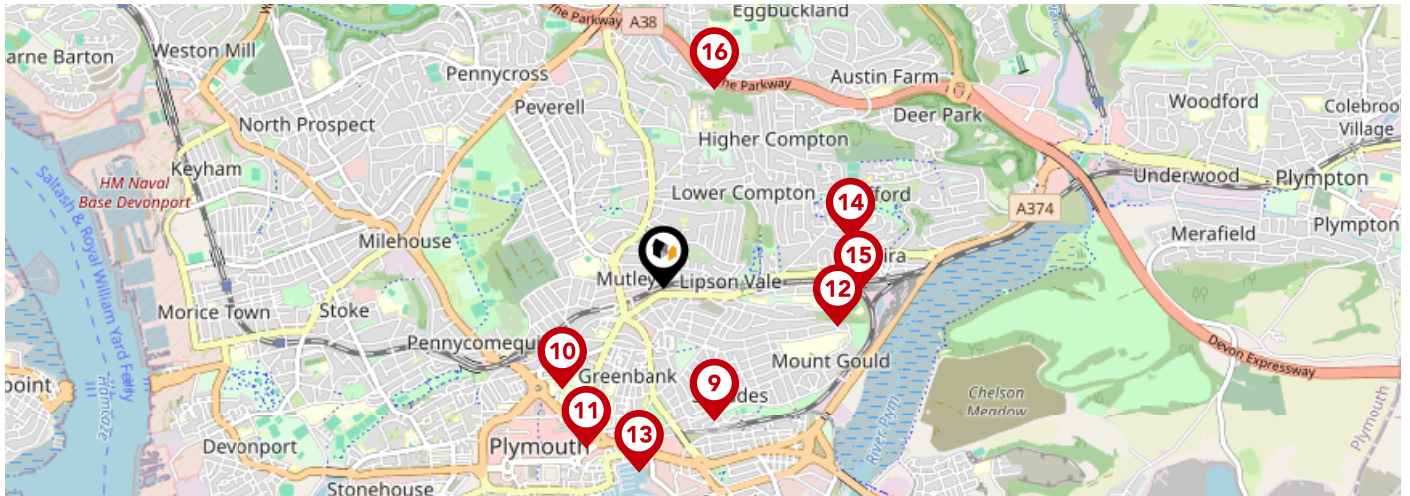
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1386386 - Seymour Nursing Home	Grade II	0.1 miles
	1386494 - Former Western College (original Block)	Grade II	0.1 miles
	1386387 - Standerton House	Grade II	0.1 miles
	1386390 - Woodbine And Bryntirion	Grade II	0.1 miles
	1386384 - Clareham Court And Hyperion	Grade II	0.1 miles
	1386383 - Blake Lodge	Grade II	0.1 miles
	1386388 - The Ferns	Grade II	0.2 miles
	1386389 - Whitchurch	Grade II	0.2 miles
	1386385 - Kingston Lodge	Grade II	0.2 miles
	1245077 - Wentworth House And Wentworth Cottage	Grade II	0.2 miles

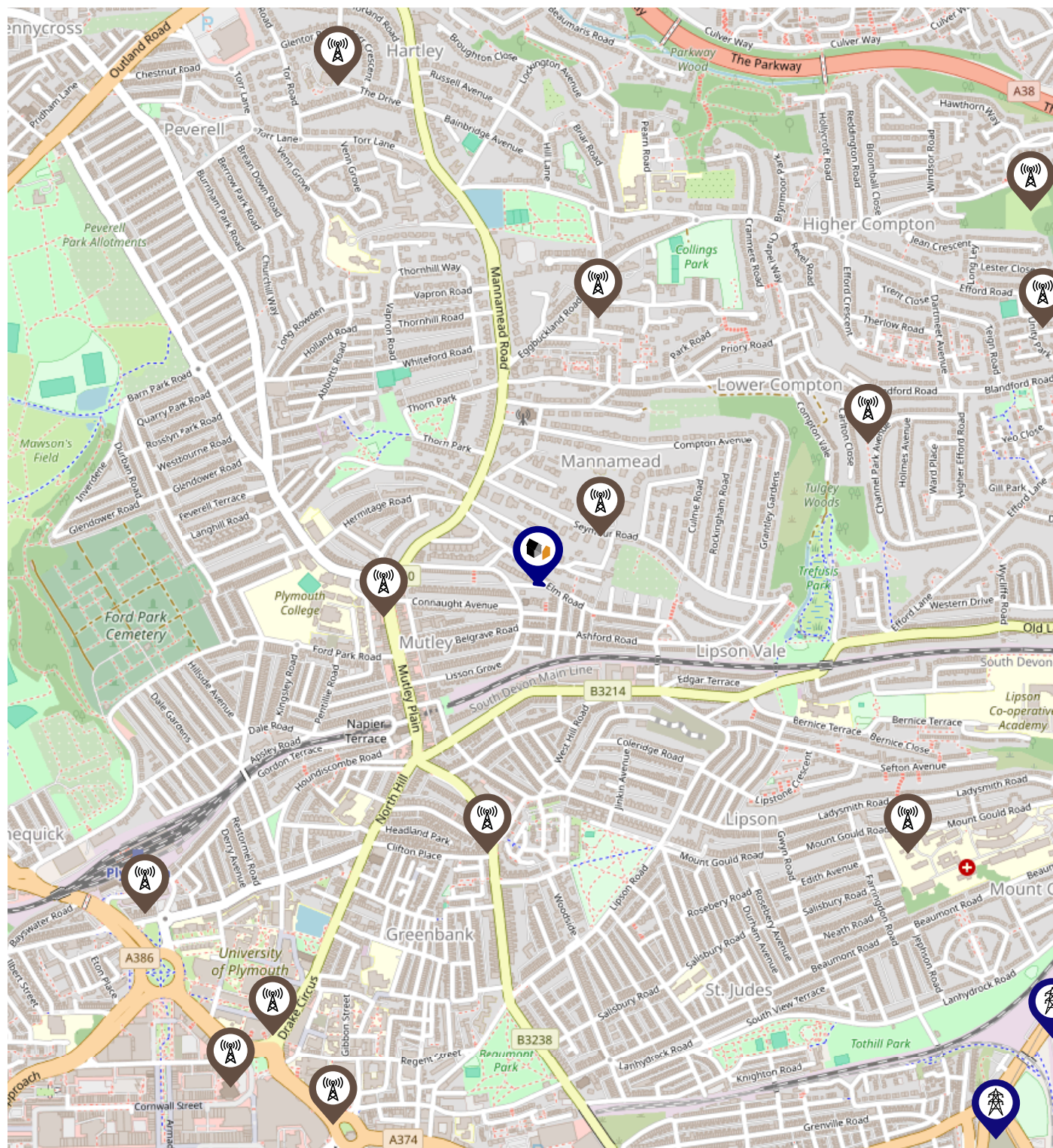


		Nursery	Primary	Secondary	College	Private
1	Plymouth College Ofsted Rating: Not Rated Pupils: 513 Distance:0.32	☐	☐	☒	☐	☐
2	Hyde Park Infants' School Ofsted Rating: Not Rated Pupils: 243 Distance:0.35	☐	☒	☐	☐	☐
3	Hyde Park Junior School Ofsted Rating: Good Pupils: 355 Distance:0.39	☐	☒	☐	☐	☐
4	Plymouth High School for Girls Ofsted Rating: Good Pupils: 816 Distance:0.47	☐	☐	☒	☐	☐
5	Lipson Vale Primary School Ofsted Rating: Good Pupils: 405 Distance:0.51	☐	☒	☐	☐	☐
6	King's School Ofsted Rating: Not Rated Pupils: 298 Distance:0.61	☐	☒	☐	☐	☐
7	Compton CofE Primary School Ofsted Rating: Good Pupils: 431 Distance:0.63	☐	☒	☐	☐	☐
8	Mount Street Primary School Ofsted Rating: Good Pupils: 258 Distance:0.65	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
9	Salisbury Road Primary School Ofsted Rating: Good Pupils: 381 Distance:0.67	☐	☒	☐	☐	☐
10	Fletewood School at Derry Villas Ofsted Rating: Good Pupils: 58 Distance:0.68	☐	☒	☐	☐	☐
11	Arts University Plymouth Ofsted Rating: Good Pupils:0 Distance:0.84	☐	☐	☒	☐	☐
12	Lipson Co-operative Academy Ofsted Rating: Good Pupils: 1102 Distance:0.84	☐	☐	☒	☐	☐
13	Holy Cross Catholic Primary School Ofsted Rating: Good Pupils: 306 Distance:0.87	☐	☒	☐	☐	☐
14	High View School Ofsted Rating: Outstanding Pupils: 356 Distance:0.92	☐	☒	☐	☐	☐
15	Laira Green Primary School Ofsted Rating: Good Pupils: 230 Distance:0.92	☐	☒	☐	☐	☐
16	Eggbuckland Community College Ofsted Rating: Requires improvement Pupils: 1040 Distance:0.97	☐	☐	☒	☐	☐

Local Area Masts & Pylons

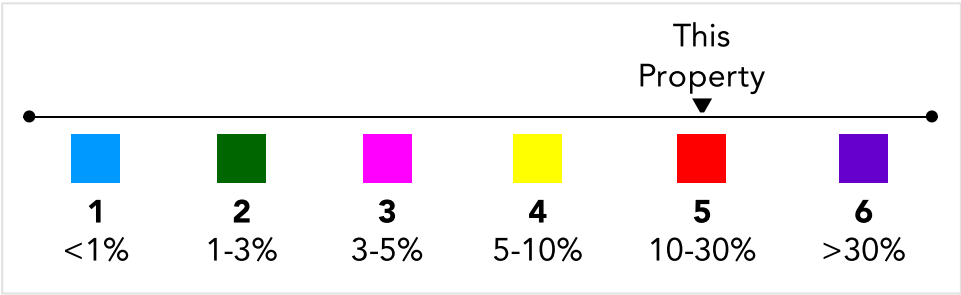
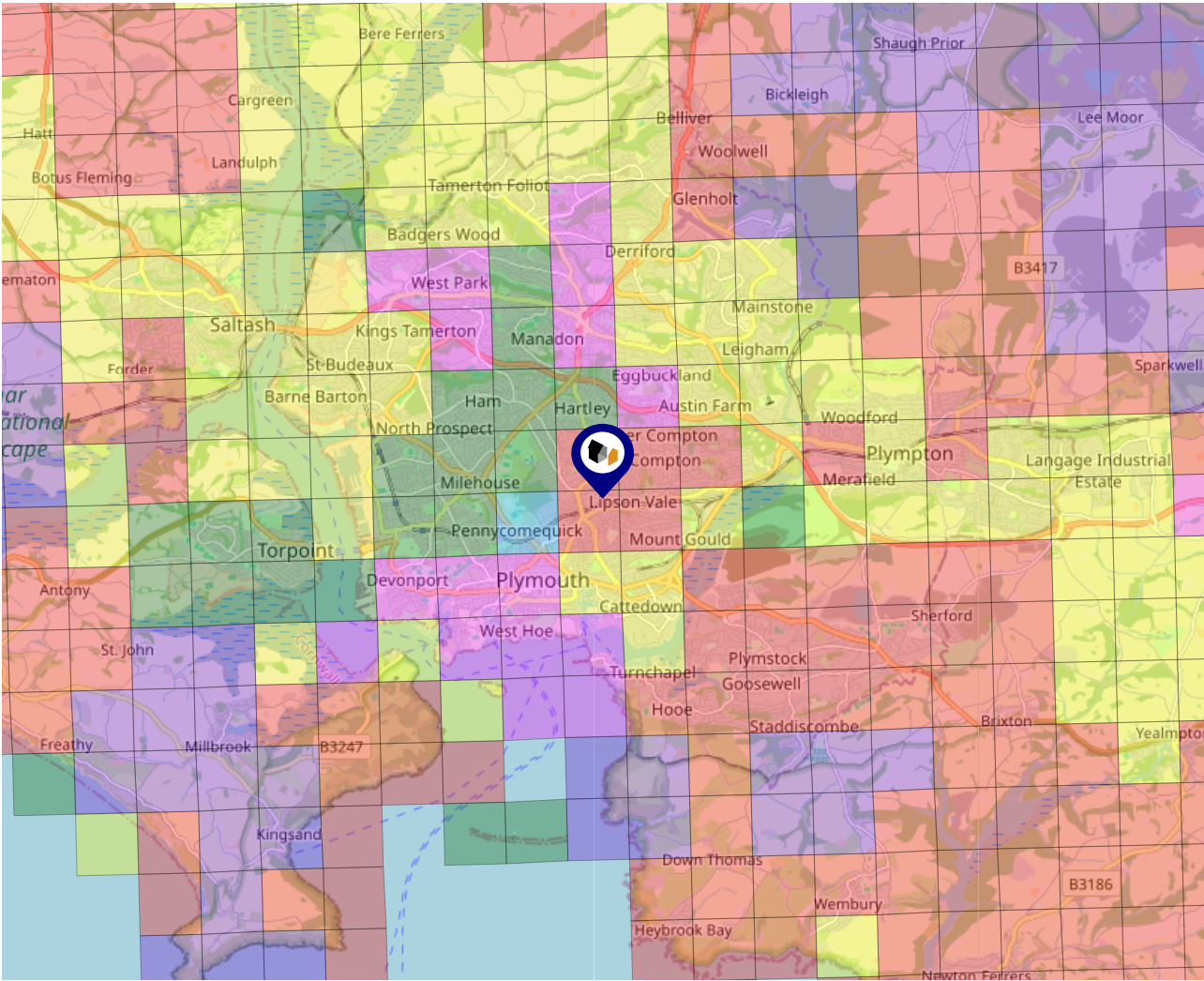


Key:

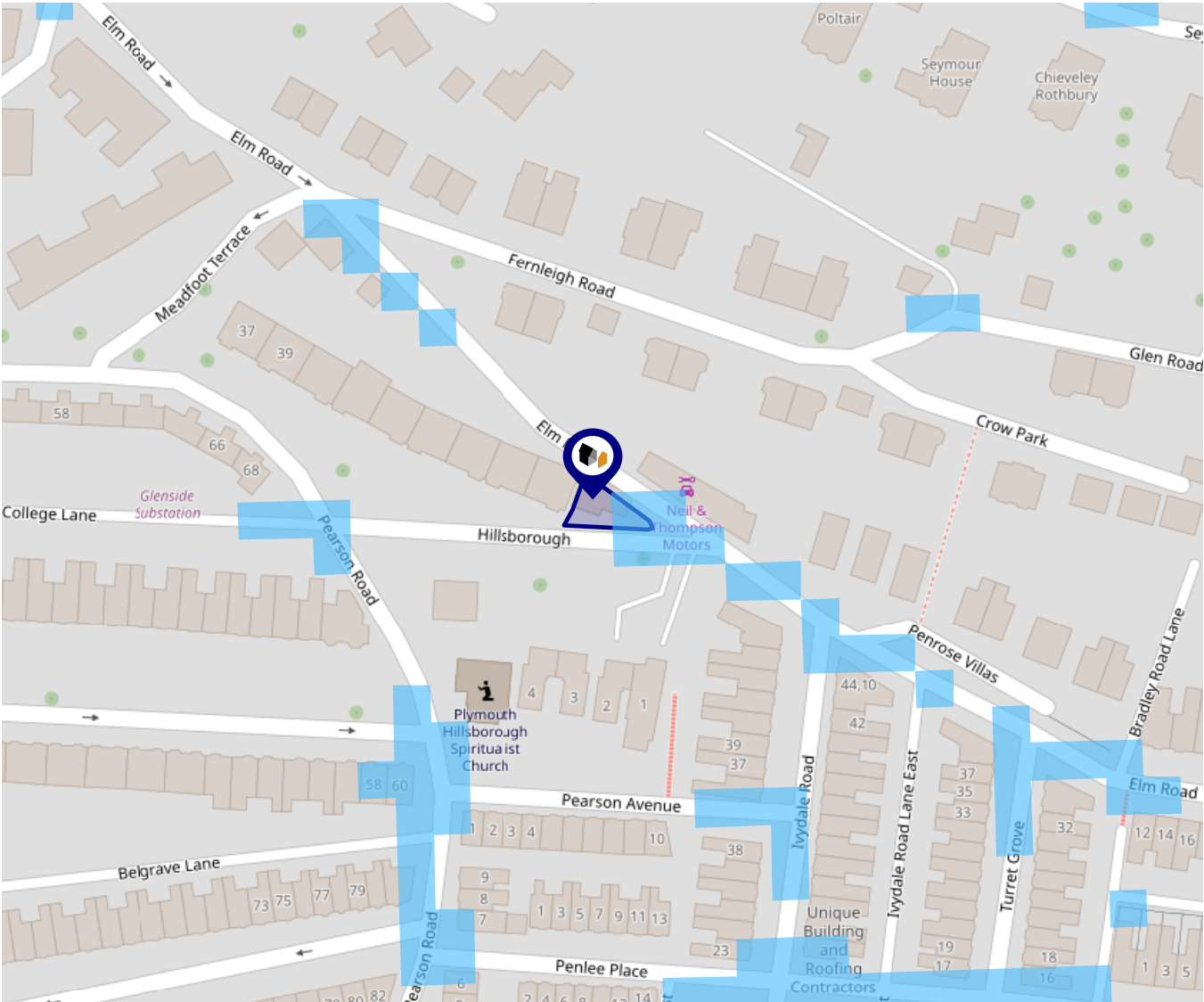
-  Power Pylons
-  Communication Masts

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).



Local Area Road Noise

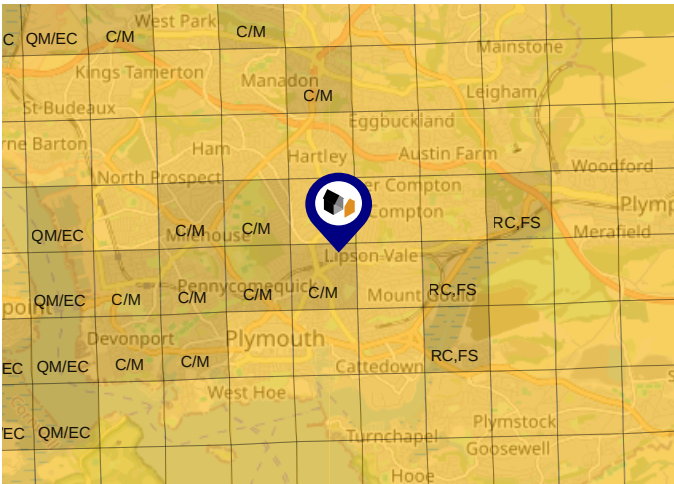


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

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

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

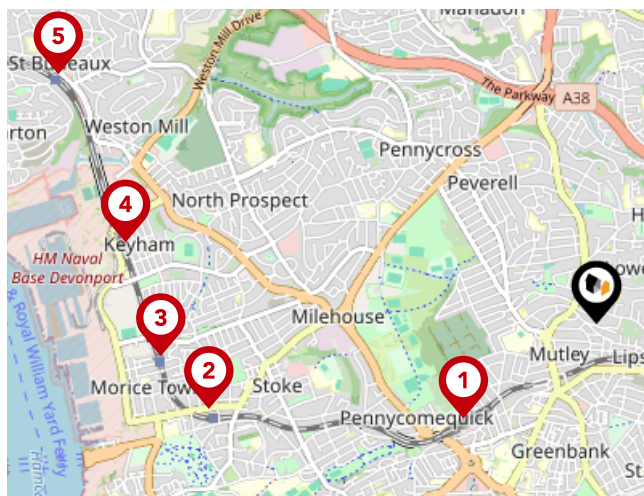
Carbon Content:	NONE	Soil Texture:	LOAM TO SILTY LOAM
Parent Material Grain:	ARGILLACEOUS	Soil Depth:	INTERMEDIATE-SHALLOW
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		



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)

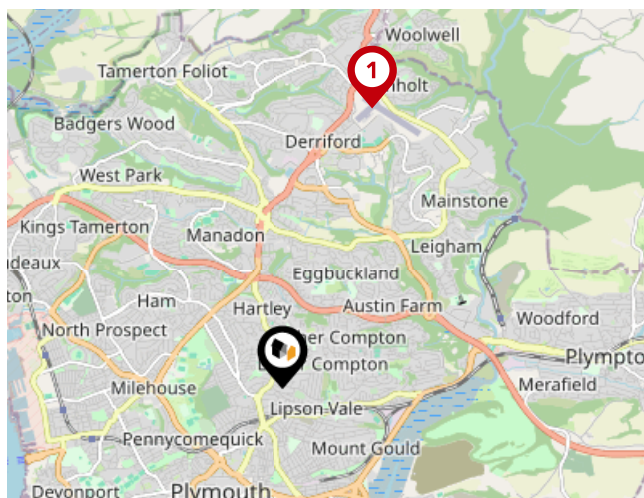


National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	0.76 miles
2	Devonport Rail Station	1.87 miles
3	Dockyard (Plymouth) Rail Station	2.06 miles
4	Keyham Rail Station	2.25 miles
5	St Budeaux Ferry Road Rail Station	2.8 miles

Trunk Roads/Motorways

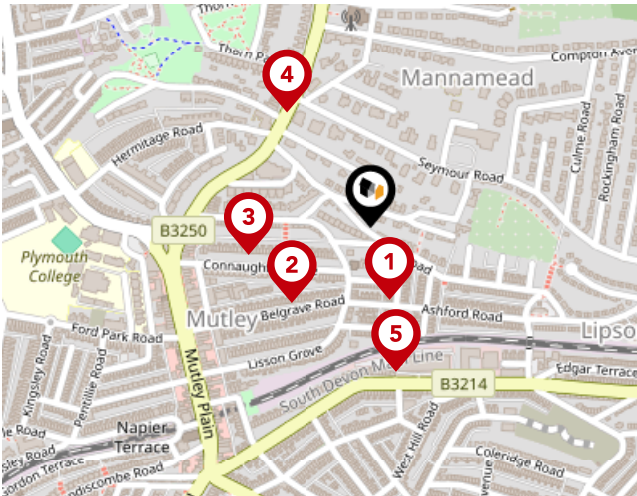
No Trunk Roads/Motorways found within 50 km of this property.



Airports/Helipads

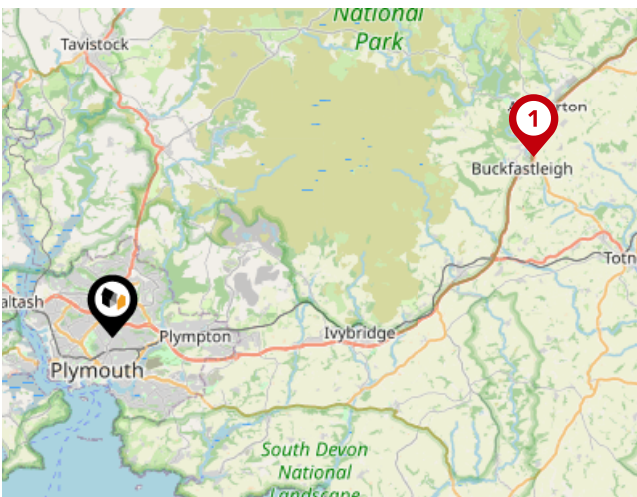
Pin	Name	Distance
1	Plymouth City Airport	2.76 miles

Area Transport (Local)



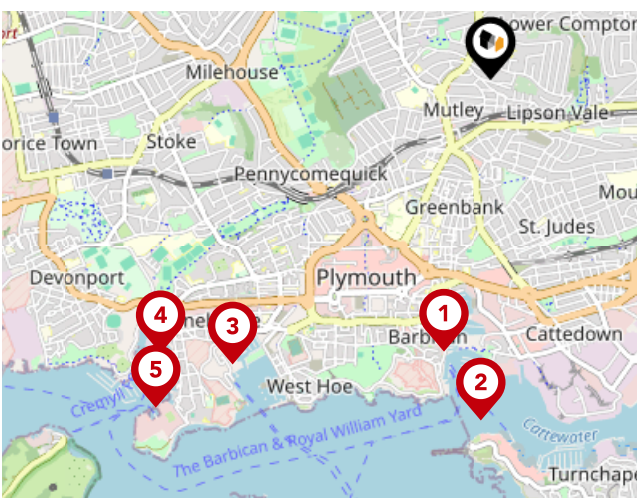
Bus Stops/Stations

Pin	Name	Distance
1	Penlee Place West	0.08 miles
2	Belgrave Road	0.12 miles
3	Connaught Avenue	0.14 miles
4	Seymour Road	0.16 miles
5	Crozier Road	0.17 miles



Local Connections

Pin	Name	Distance
1	Buckfastleigh (South Devon Railway)	17.25 miles



Ferry Terminals

Pin	Name	Distance
1	Plymouth (Barbican) Landing Stage	1.3 miles
2	Plymouth Mount Batten Ferry Landing	1.61 miles
3	Plymouth Ferry Terminal	1.81 miles
4	Plymouth Stonehouse Ferry Terminal	2.02 miles
5	Royal William Yard Ferry Landing	2.21 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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