

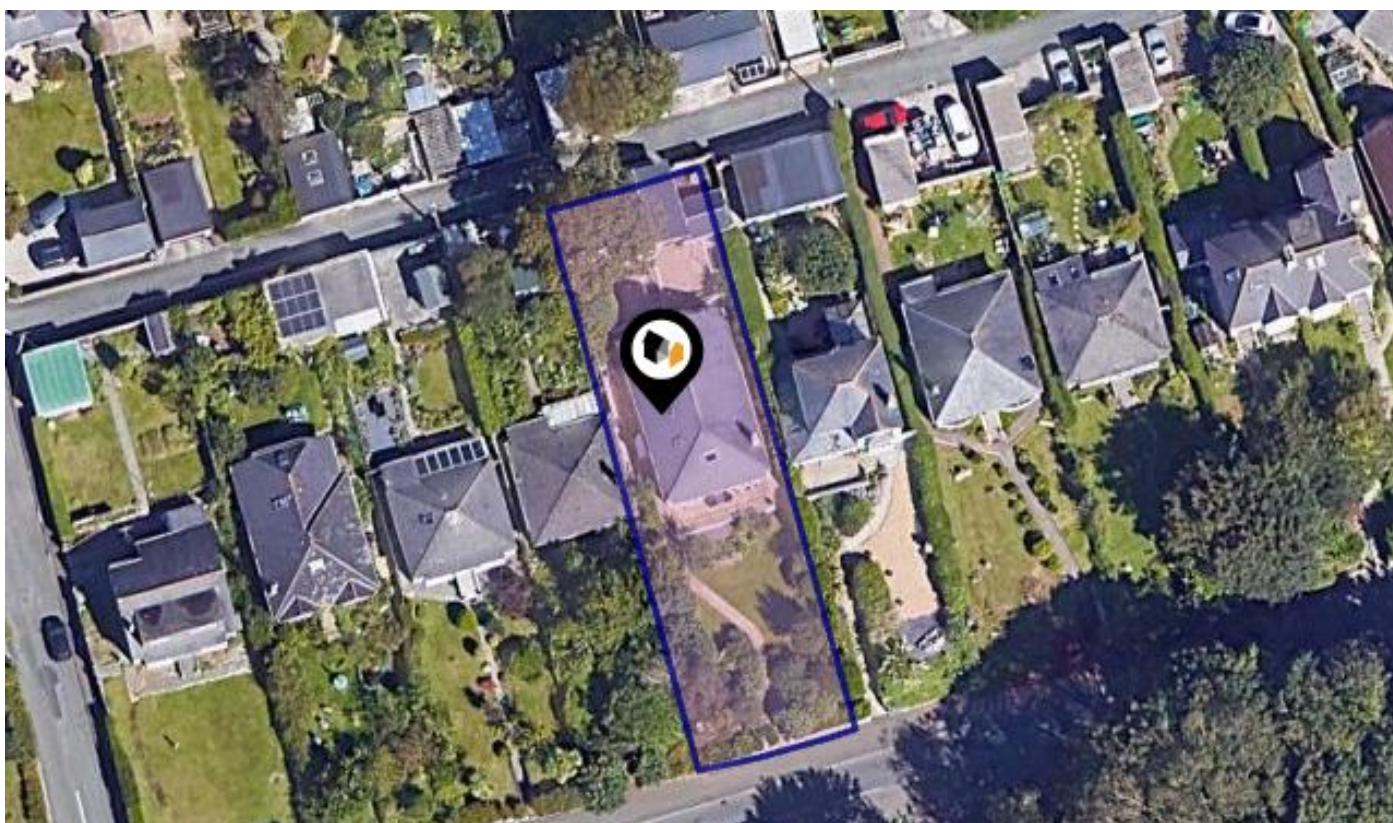


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 21st July 2026



141, HOOE ROAD, PLYMOUTH, PL9 9NL

Lang Town & Country

6 Mannamead Road, Plymouth, PL4 7AA

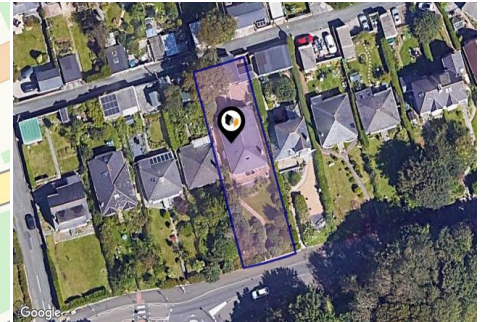
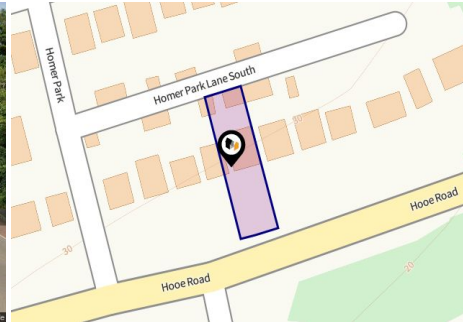
01752 456000

carrie@langtownandcountry.com

www.langtownandcountry.com



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Property

Type:	Detached
Bedrooms:	4
Floor Area:	1,323 ft ² / 123 m ²
Plot Area:	0.17 acres
Year Built :	1930-1949
Council Tax :	Band E
Annual Estimate:	£2,984
Title Number:	DN26919
UPRN:	100040451461
Restrictive Covenants:	Yes

Last Sold Date:	12/10/2012
Last Sold Price:	£329,250
Last Sold £/ft ² :	£249
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)

10
mb/s



264
mb/s



1800
mb/s



Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:



Planning History This Address

Planning records for: **141, Hooe Road, Plymouth, PL9 9NL**

Reference - 17/02227/TPO	
Decision:	Decided
Date:	15th November 2017
Description:	T1 Sycamore - 1m reduction of crown on east side only upon removal of T2 Horse Chestnut T2 Horse Chestnut - remove tree

Reference - 22/01050/TPO	
Decision:	Decided
Date:	22nd June 2022
Description:	Sycamore (T1) - Remove tree due to ongoing damage to existing property.

Reference - 18/01749/TPO	
Decision:	Decided
Date:	09th October 2018
Description:	T1: Horse Chestnut - Fell and replace due to continued decline. T2: Sycamore - 1m reduction on east side, only on removal of T1.

141, HOOE ROAD, PLYMOUTH, PL9 9NL



141 HOOE ROAD, PLYMOUTH, PL9 9NL

Energy rating

D

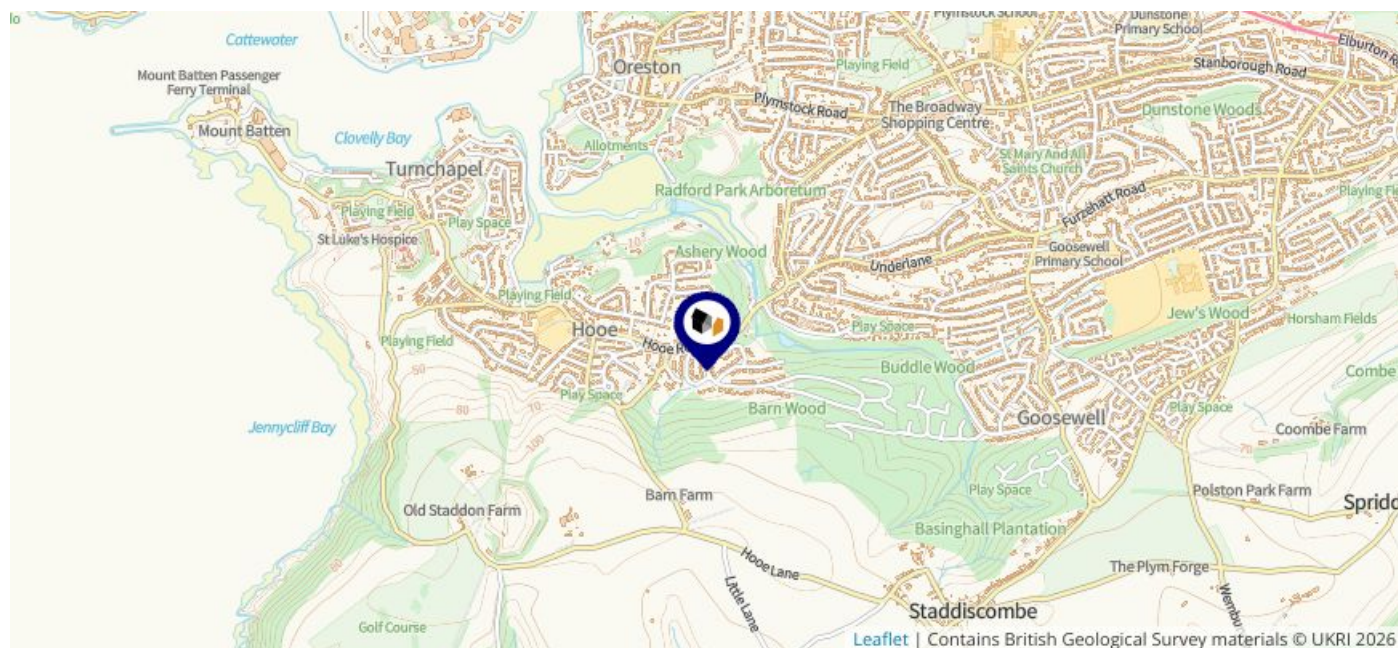
Valid until 29.10.2018

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	64 D
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very poor
Window:	Fully double glazed
Window Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Very good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Average
Hot Water System:	From main system
Hot Water Energy Efficiency:	Very good
Lighting:	No low energy lighting
Lighting Energy:	Very poor
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	Room heaters, mains gas
Total Floor Area:	122 m ²

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

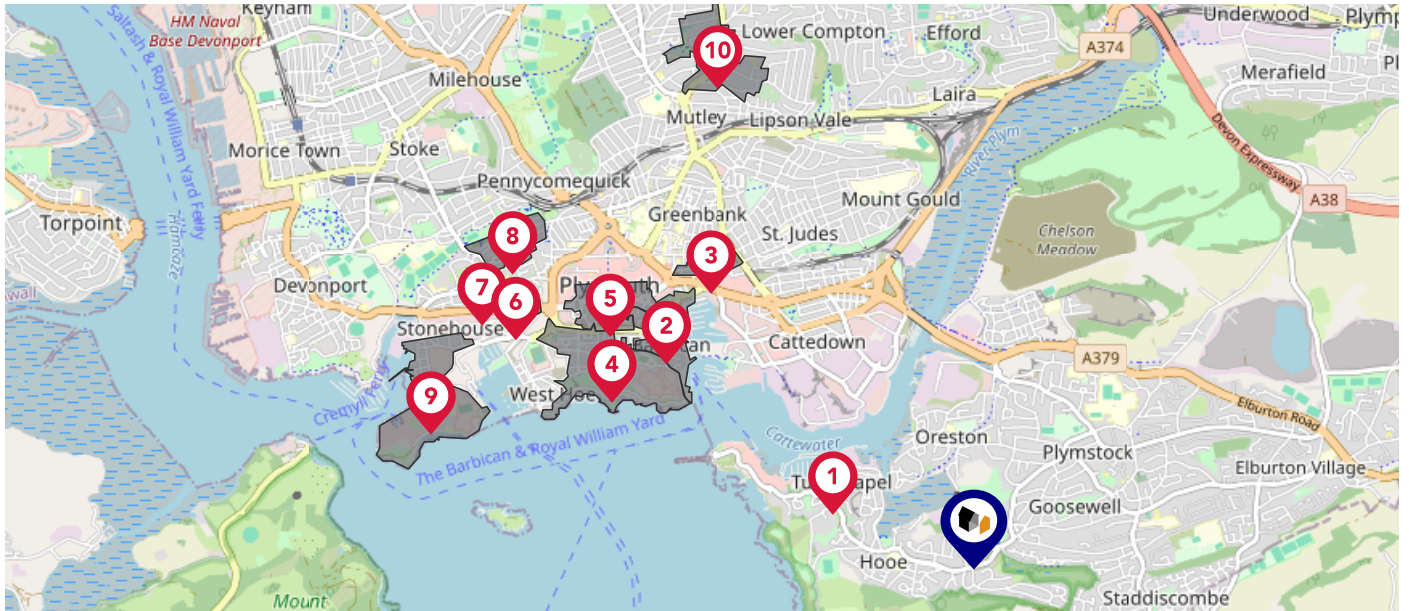
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

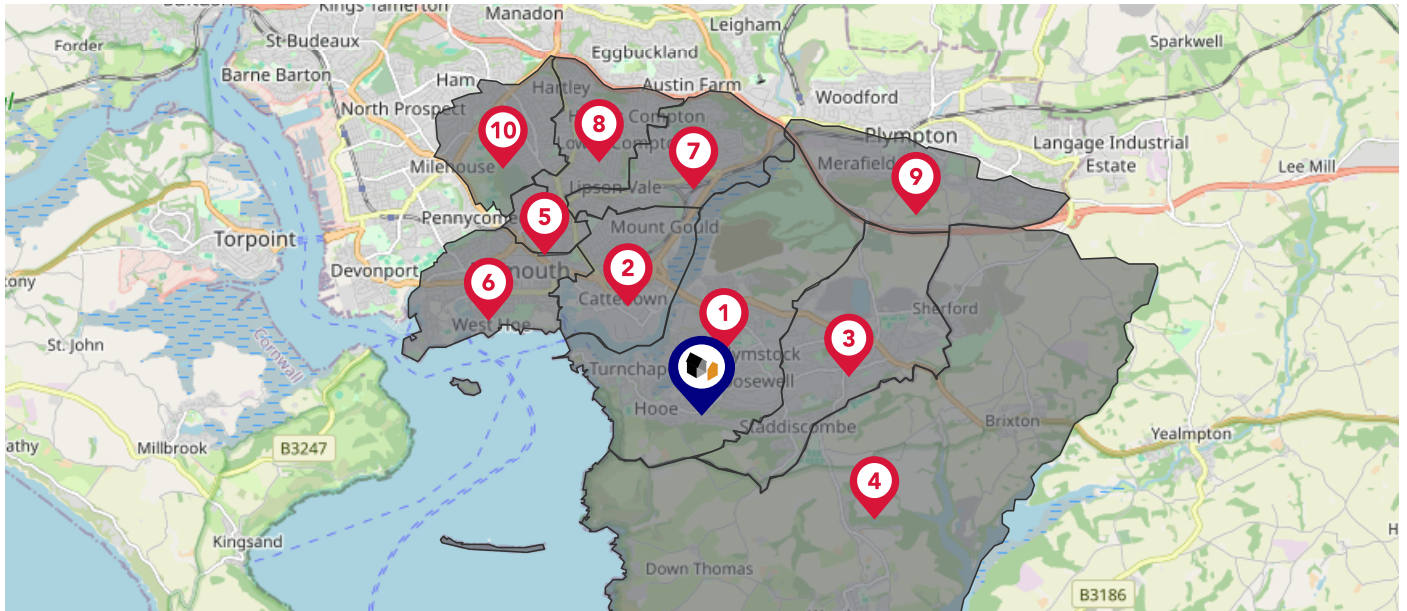
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

-  Turnchapel
-  Barbican
-  Ebrington Street
-  The Hoe
-  City Centre
-  Union Street
-  Adelaide Street/Clarence Place
-  North Stonehouse
-  Stonehouse Peninsula
-  Mannamead

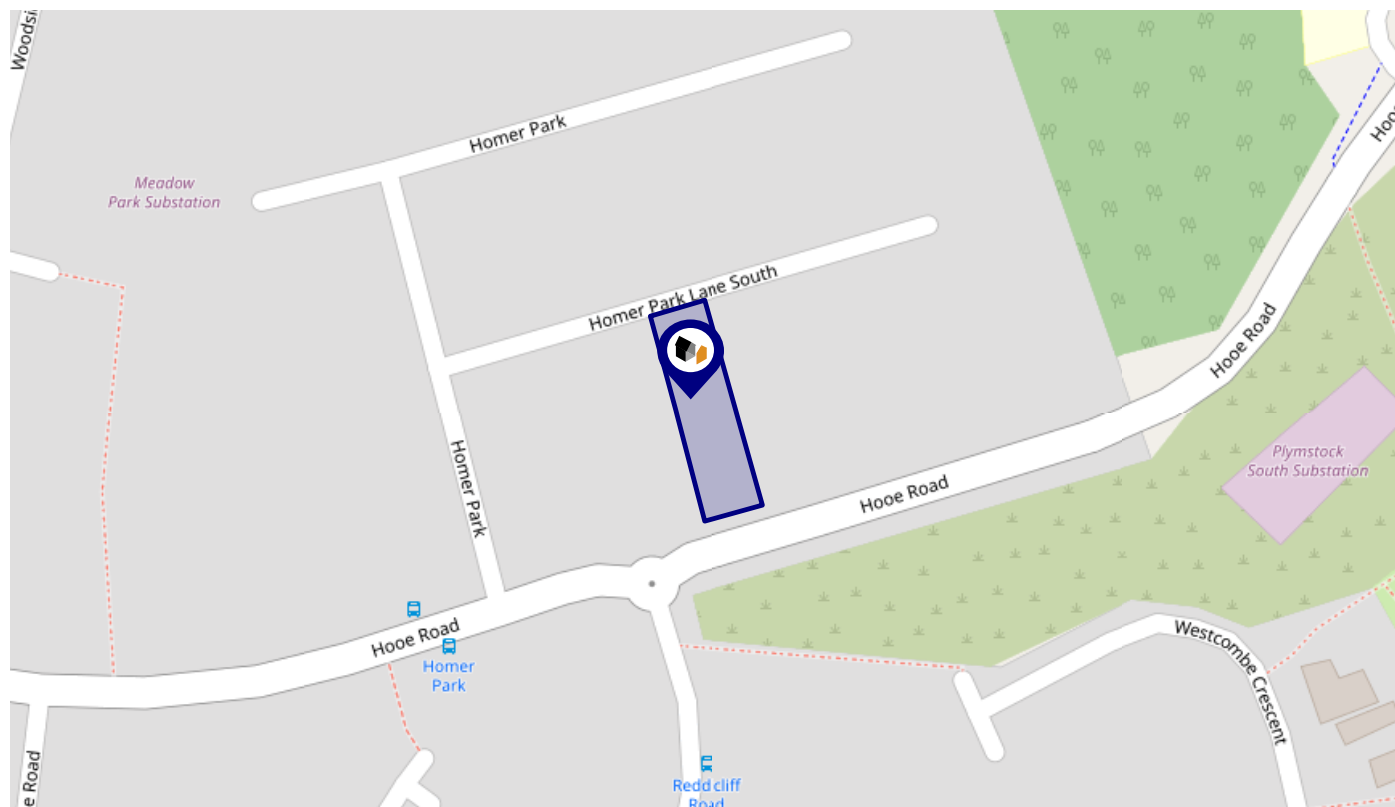
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

- 1 Plymstock Radford Ward
- 2 Sutton and Mount Gould Ward
- 3 Plymstock Dunstone Ward
- 4 Wembury & Brixton Ward
- 5 Drake Ward
- 6 St. Peter and the Waterfront Ward
- 7 Efford and Lipson Ward
- 8 Compton Ward
- 9 Plympton Erle Ward
- 10 Peverell 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:

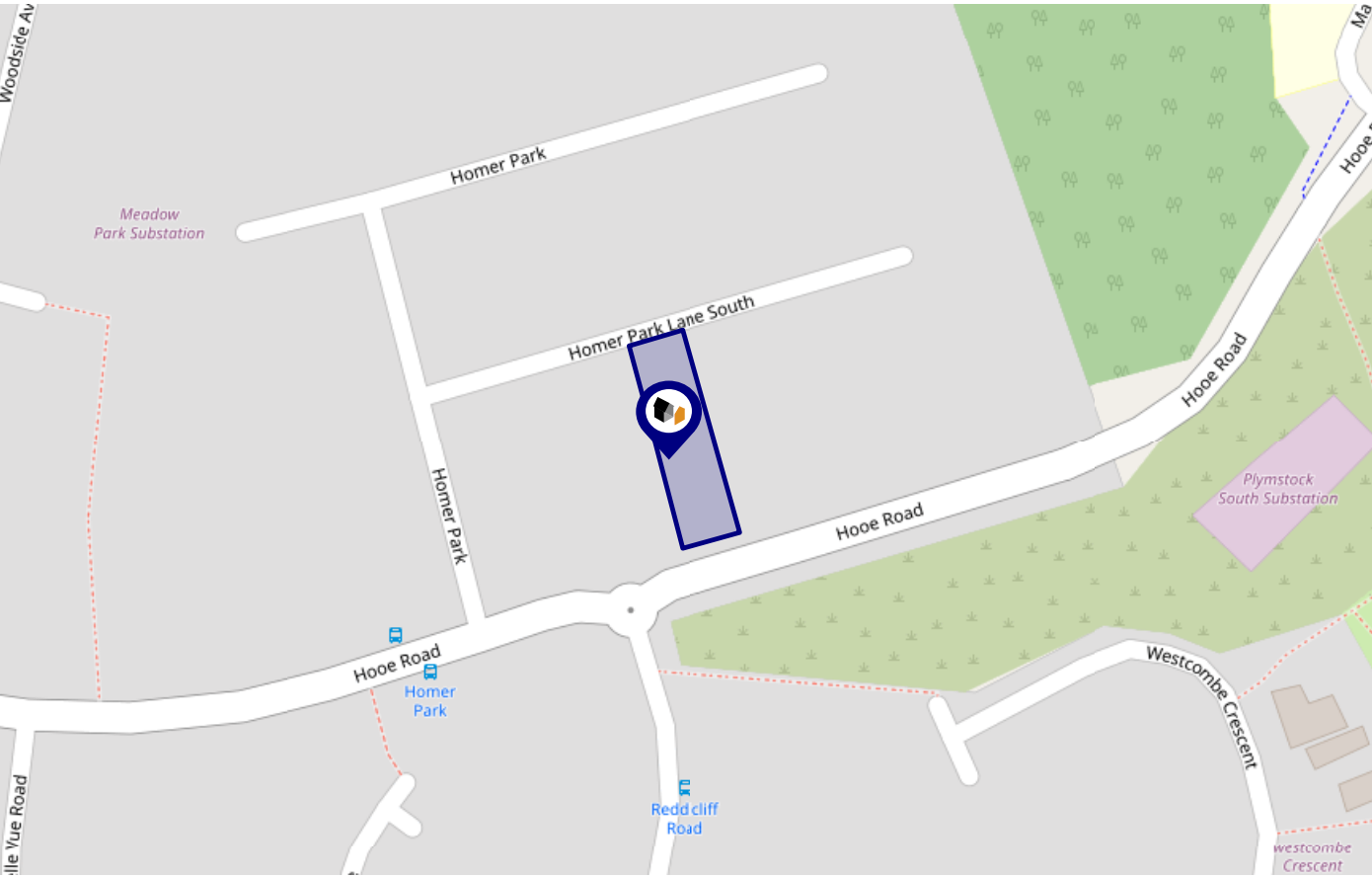
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

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.

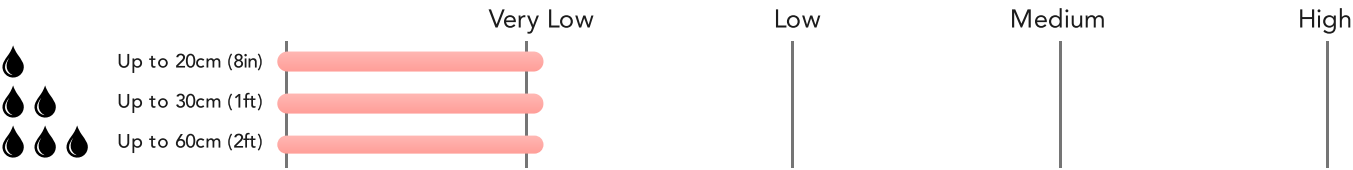


Risk Rating: Very low

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:

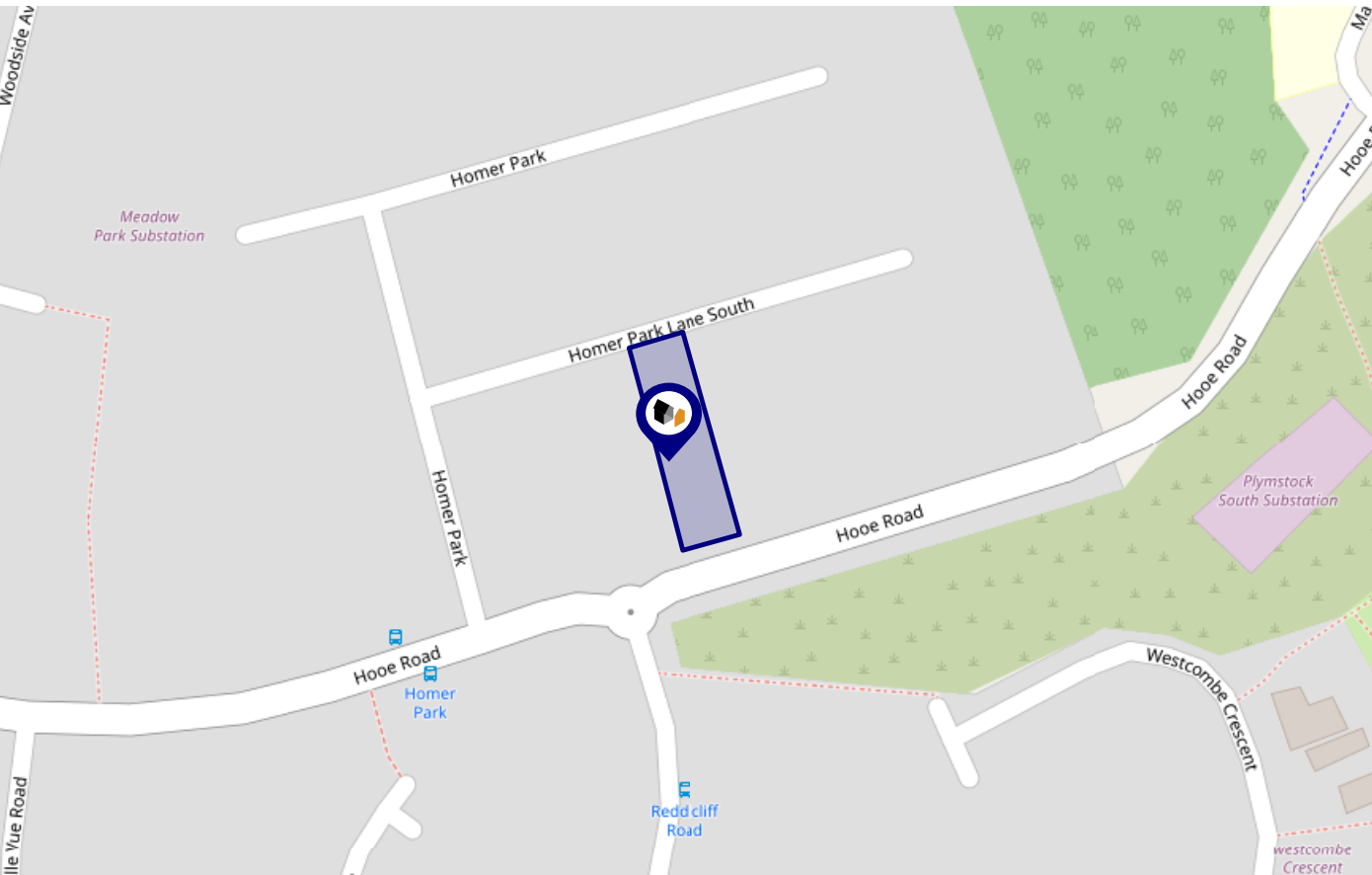


Flood Risk

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.

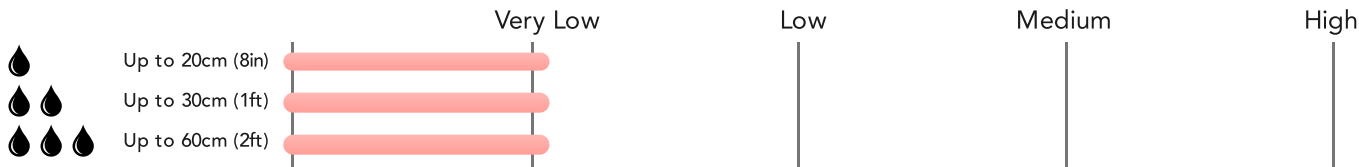


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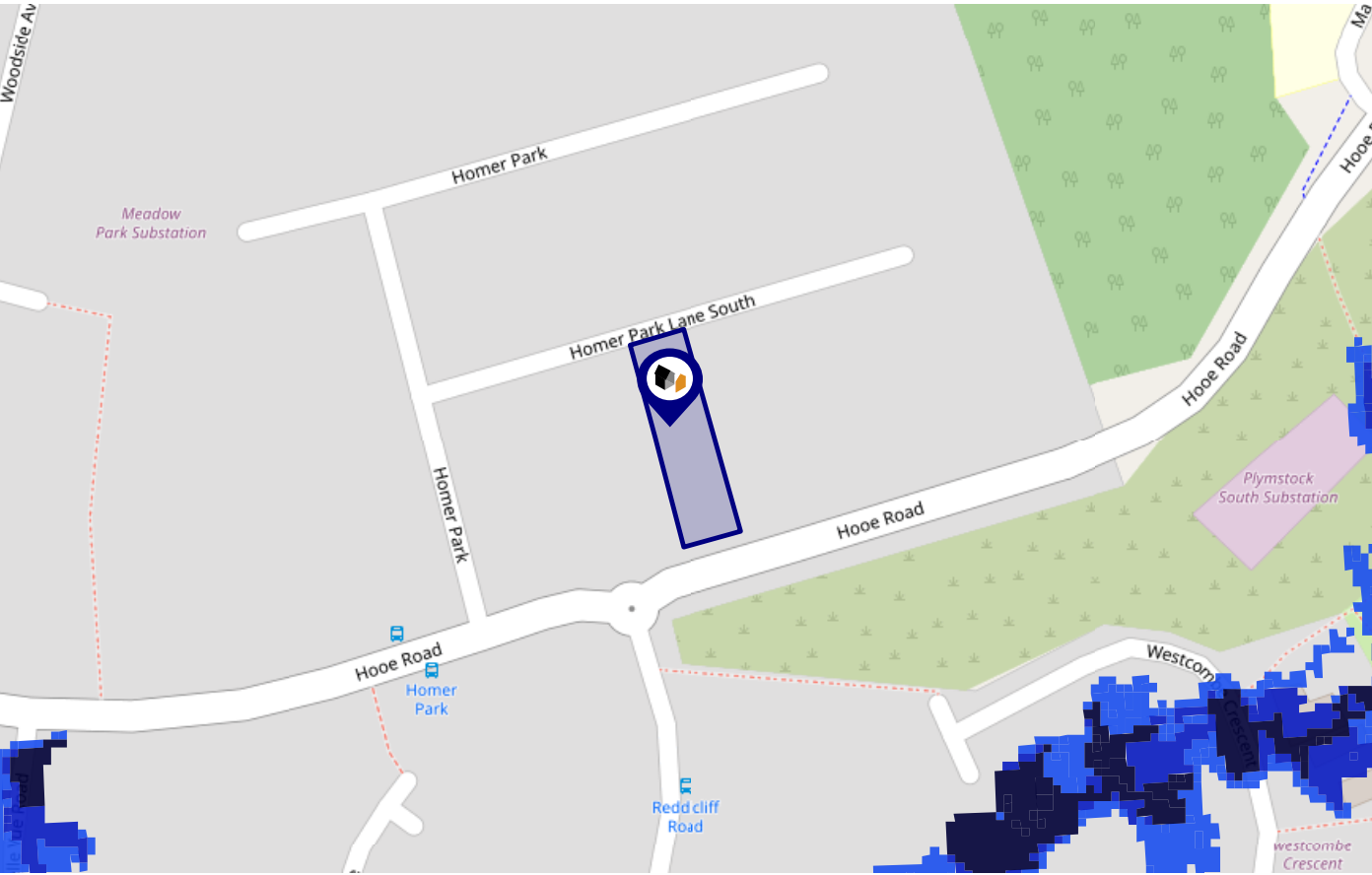


Flood Risk

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.

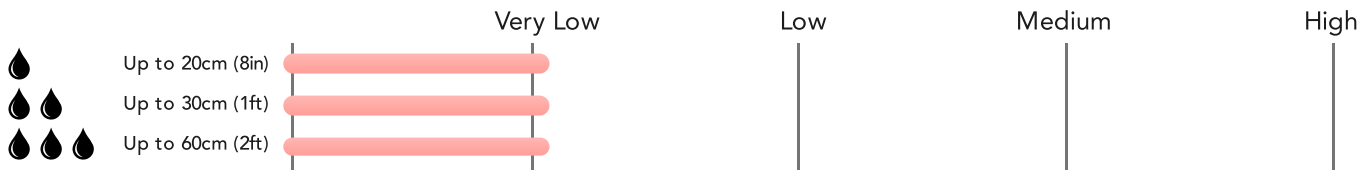


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

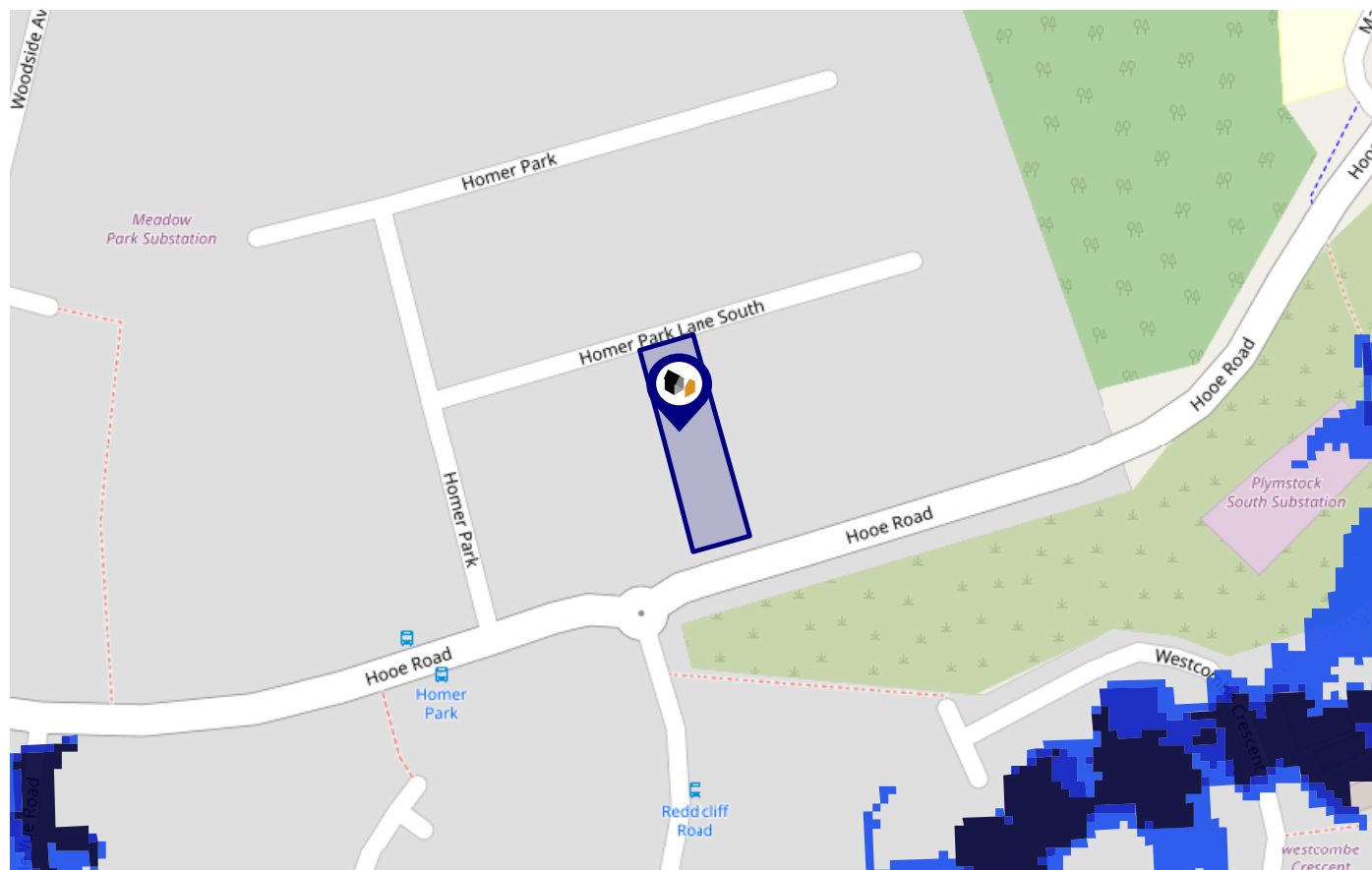


Flood Risk

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.

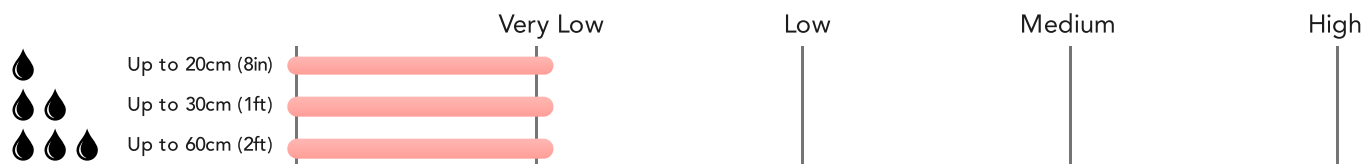


Risk Rating: Very low

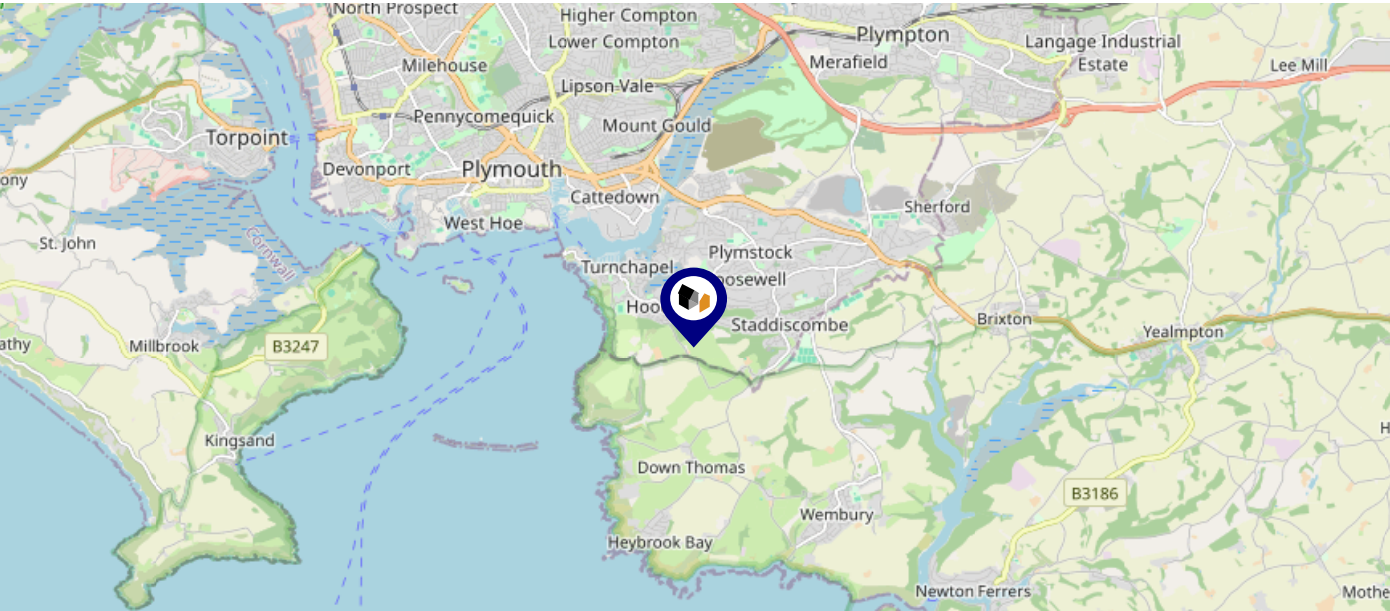
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Chance of flooding to the following depths at this property:



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



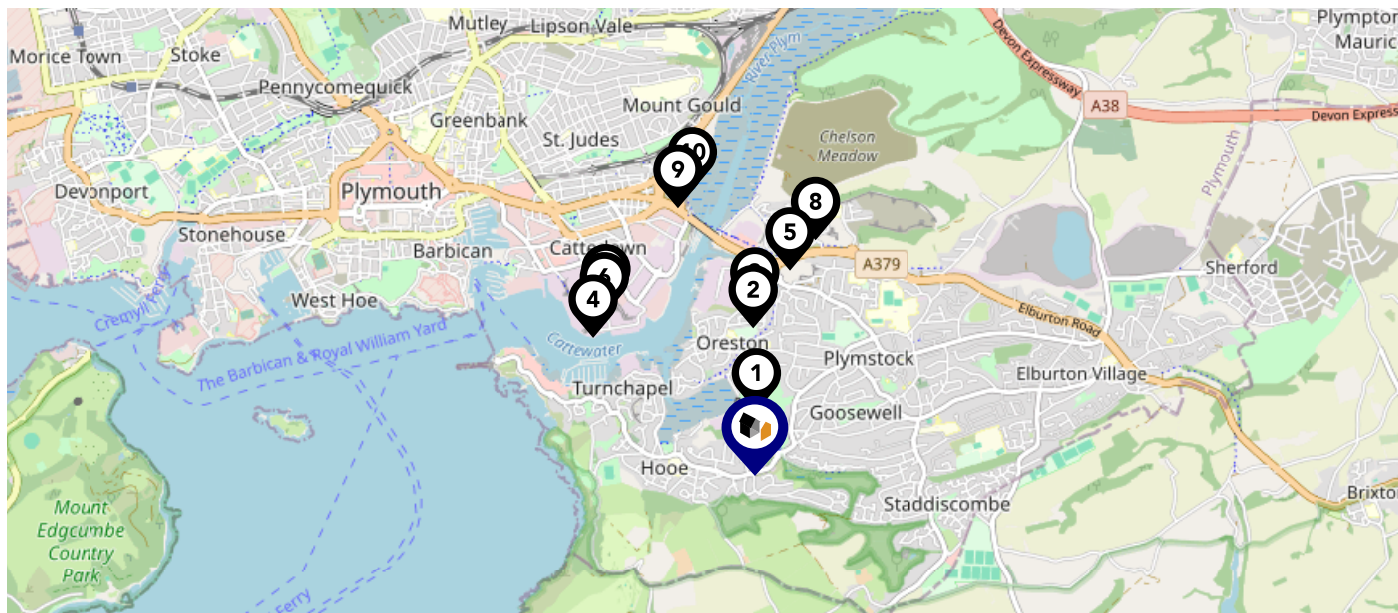
Nearby Green Belt Land

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.



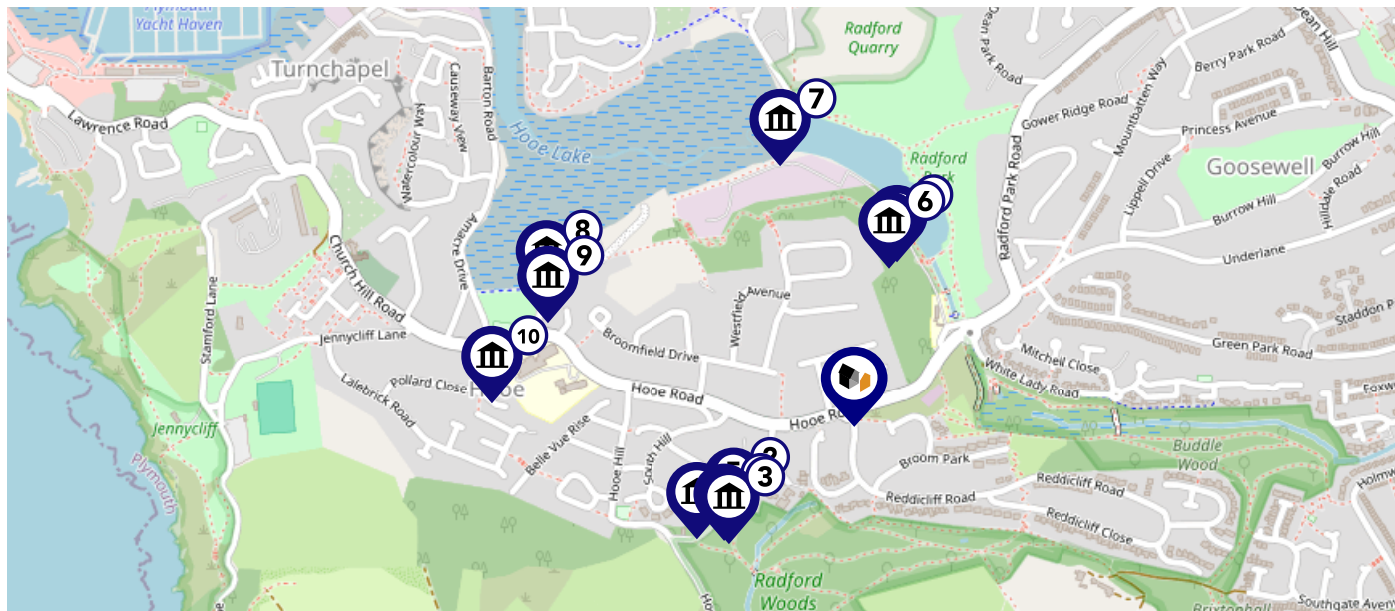
Nearby Landfill Sites

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	Sevenside Waste Paper-Wallsend Industrial Estate, Cattedown, Plymouth, Devon	Historic Landfill	☐
5	Former Warkham Quarry-Pomphlett, Plymouth	Historic Landfill	☐
6	Cattledown Road-Cattledown, Plymouth	Historic Landfill	☐
7	MacAdam Road-Cattledown, Plymouth	Historic Landfill	☐
8	Plymstock Works-Plymstock Works, Plymstock, Plymouth, Devon	Historic Landfill	☐
9	Cattledown Junction Playing Field-Embankment Road, Plymouth	Historic Landfill	☐
10	Blagdons Shipyard-Embankment Road Lane, Laira, Plymouth	Historic Landfill	☐

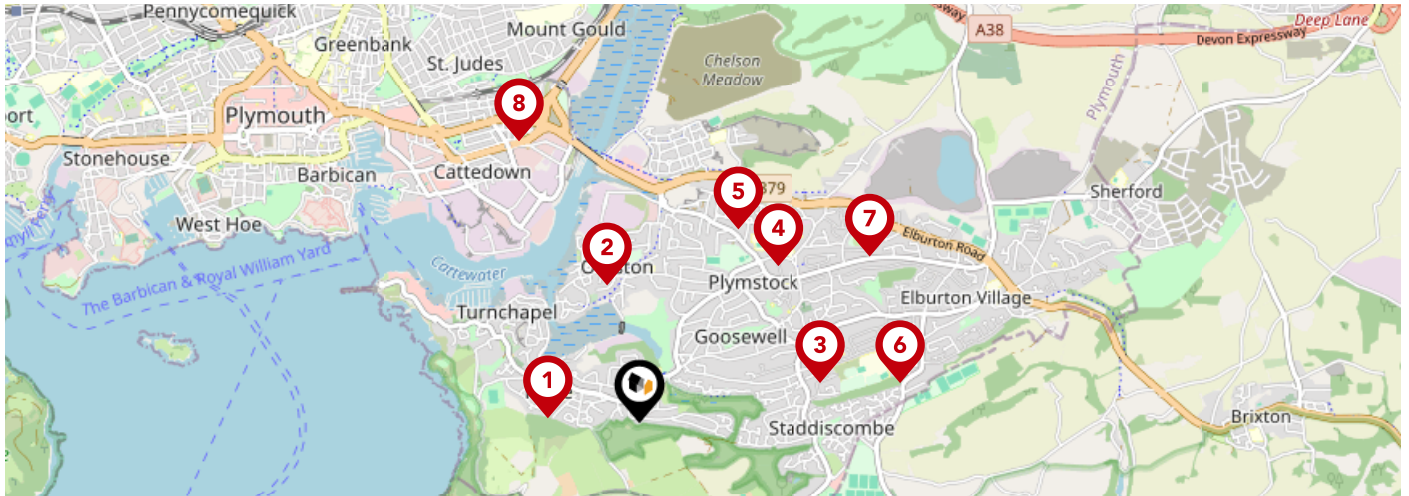
Maps

Listed Buildings

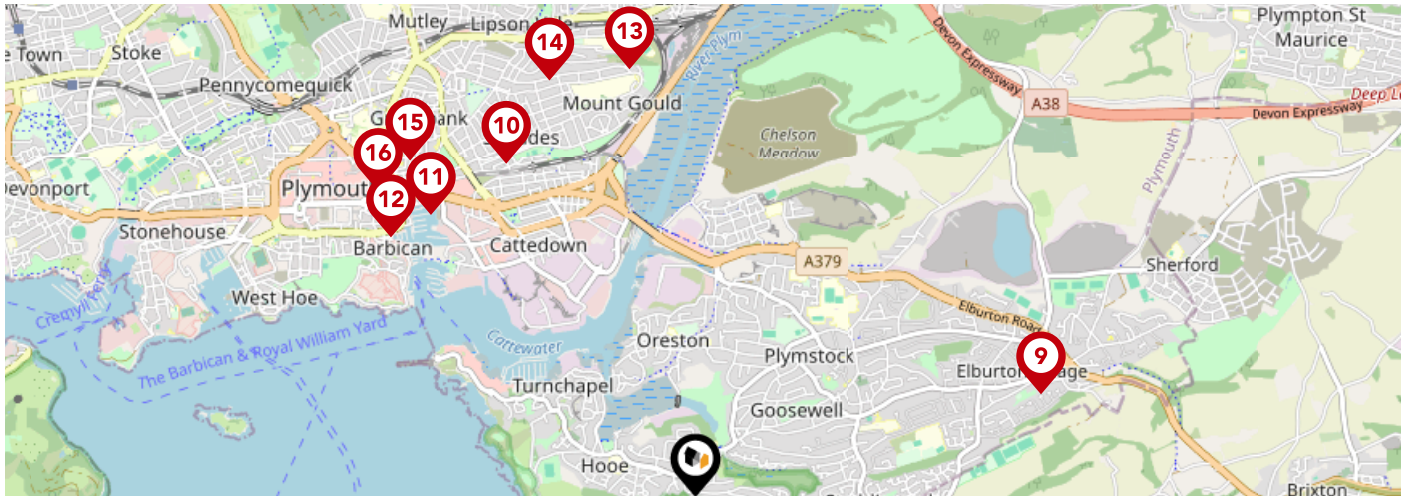
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1386348 - Boathouse, Armoury And St Kevernes Cottages	Grade II	0.2 miles
	1330566 - The Retreat	Grade II	0.2 miles
	1330565 - Gate Piers On Opposite Side Of Road To Hooe Manor	Grade II	0.2 miles
	1330564 - Entrance Gate Piers East Of Hooe Manor	Grade II	0.2 miles
	1330563 - Hooe Manor	Grade II	0.2 miles
	1386346 - Lime Kiln Immediately West Of St Kevernes Quay	Grade II	0.2 miles
	1386347 - Radford Bridge And Castle	Grade II	0.3 miles
	1386511 - Clover Cottage	Grade II	0.4 miles
	1113285 - Brakeview	Grade II	0.4 miles
	1321996 - Hooe Barn And Adjoining Outbuilding Together With Wall Extending Westwards	Grade II	0.4 miles



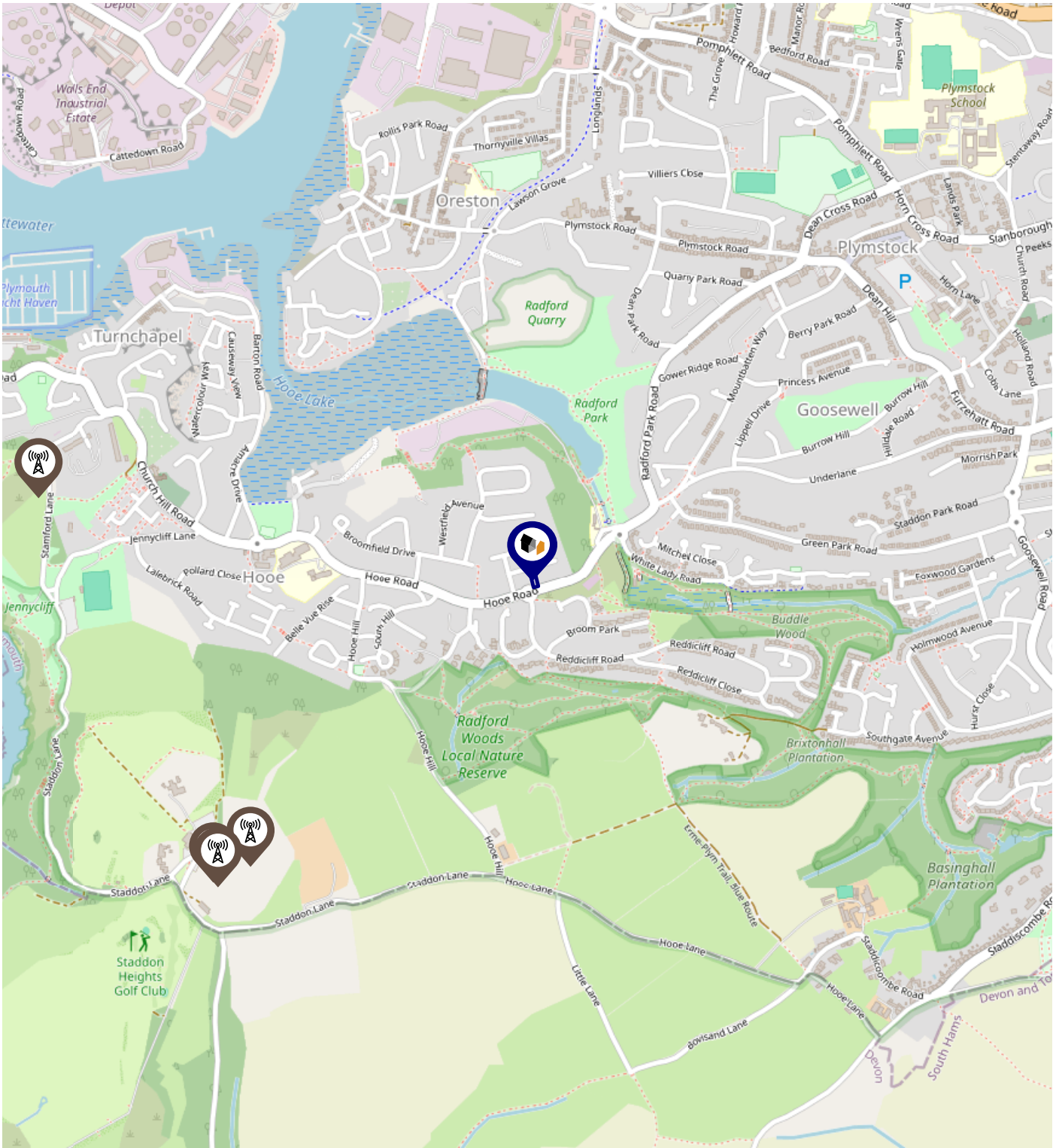
		Nursery	Primary	Secondary	College	Private
1	Hooe Primary Academy Ofsted Rating: Good Pupils: 212 Distance:0.43	☐	☒	☐	☐	☐
2	Oreston Community Academy Ofsted Rating: Good Pupils: 419 Distance:0.66	☐	☒	☐	☐	☐
3	Goosewell Primary Academy Ofsted Rating: Good Pupils: 419 Distance:0.88	☐	☒	☐	☐	☐
4	Plymstock School Ofsted Rating: Good Pupils: 1671 Distance:0.99	☐	☐	☒	☐	☐
5	Pomphlett Primary School Ofsted Rating: Good Pupils: 424 Distance:1.03	☐	☒	☐	☐	☐
6	Coombe Dean School Ofsted Rating: Good Pupils: 995 Distance:1.25	☐	☐	☒	☐	☐
7	Morley Meadow Primary School Ofsted Rating: Good Pupils: 224 Distance:1.35	☐	☒	☐	☐	☐
8	Prince Rock Primary School Ofsted Rating: Outstanding Pupils: 408 Distance:1.44	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
9	Elburton Primary School Ofsted Rating: Outstanding Pupils: 465 Distance:1.71	☐	☒	☐	☐	☐
10	Salisbury Road Primary School Ofsted Rating: Good Pupils: 381 Distance:1.81	☐	☒	☐	☐	☐
11	Holy Cross Catholic Primary School Ofsted Rating: Good Pupils: 306 Distance:1.83	☐	☒	☐	☐	☐
12	ACE Schools Plymouth Ofsted Rating: Good Pupils: 233 Distance:1.89	☐	☐	☒	☐	☐
13	Lipson Co-operative Academy Ofsted Rating: Good Pupils: 1102 Distance:2.04	☐	☐	☒	☐	☐
14	Lipson Vale Primary School Ofsted Rating: Good Pupils: 405 Distance:2.08	☐	☒	☐	☐	☐
15	Mount Street Primary School Ofsted Rating: Good Pupils: 258 Distance:2.08	☐	☒	☐	☐	☐
16	Arts University Plymouth Ofsted Rating: Good Pupils:0 Distance:2.08	☐	☐	☒	☐	☐

Local Area

Masts & Pylons

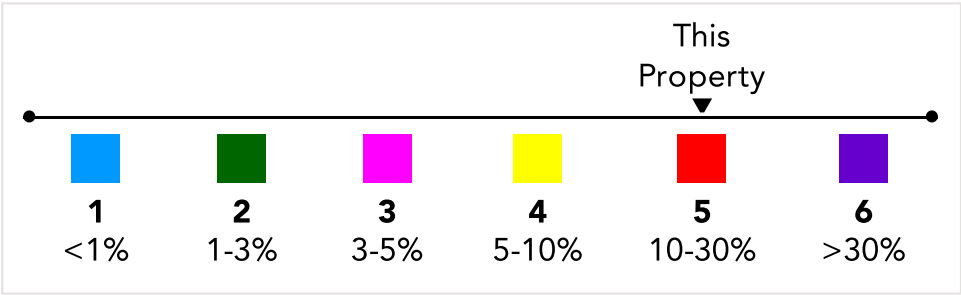
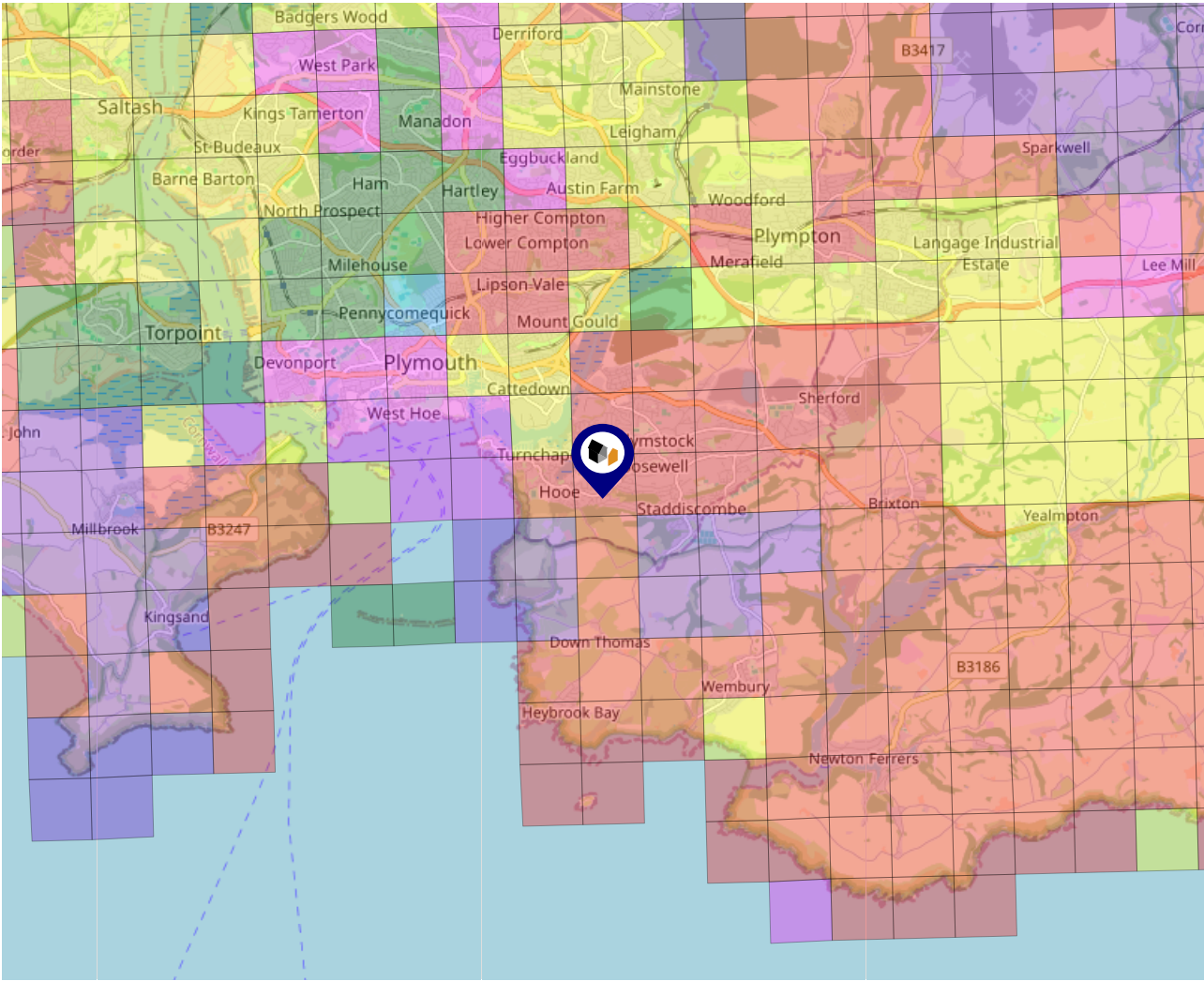


Key:

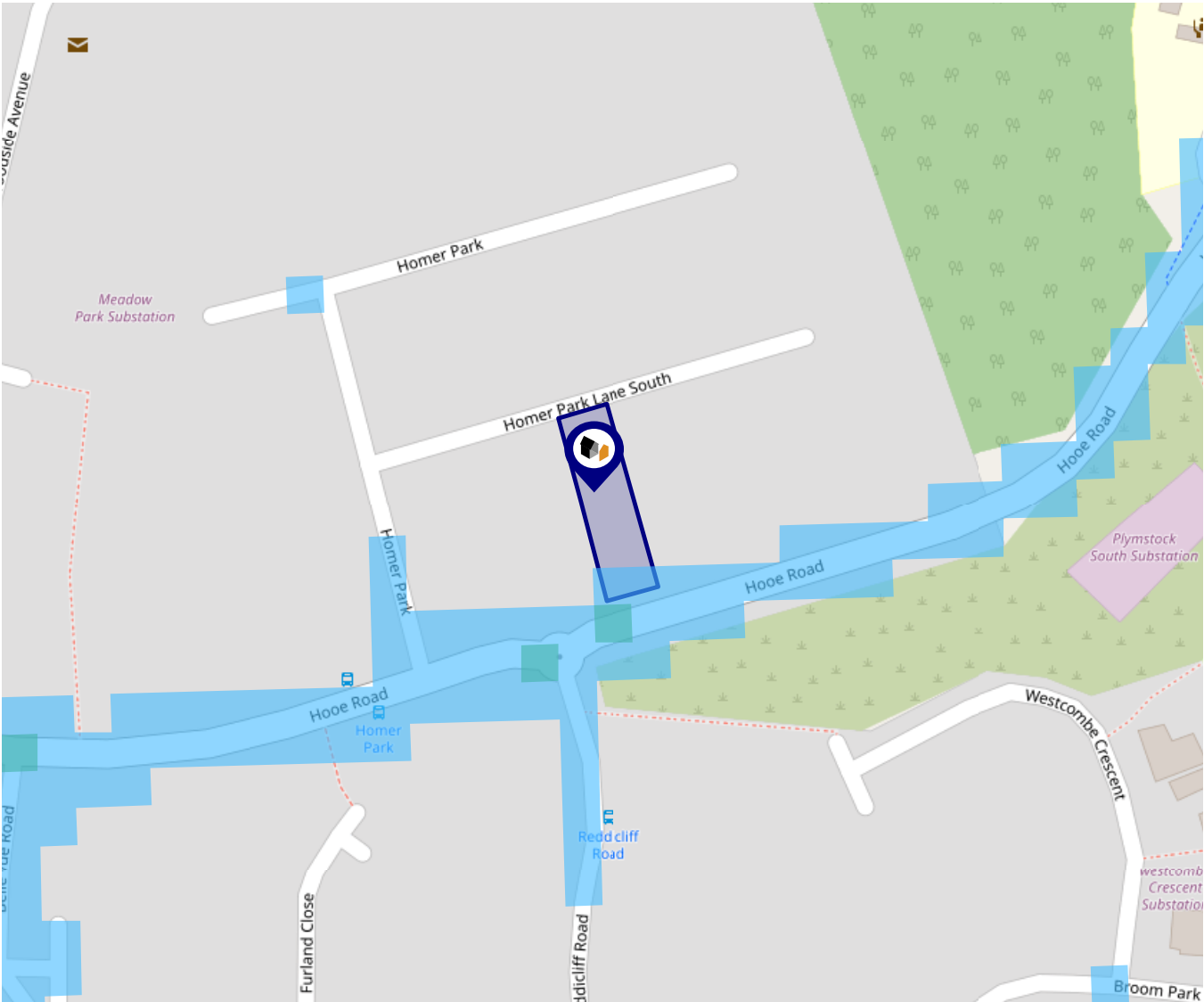
-  Power Pylons
-  Communication Masts

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

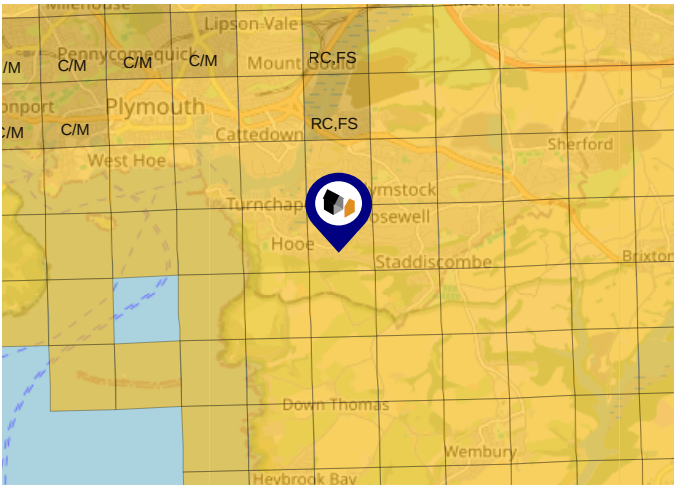


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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:	VARIABLE	Soil Texture:	LOAM TO SILTY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	INTERMEDIATE-SHALLOW
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		

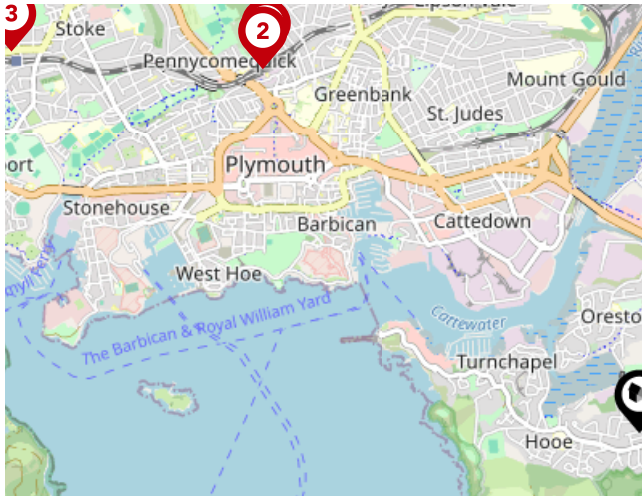


Primary Classifications (Most Common Clay Types)

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

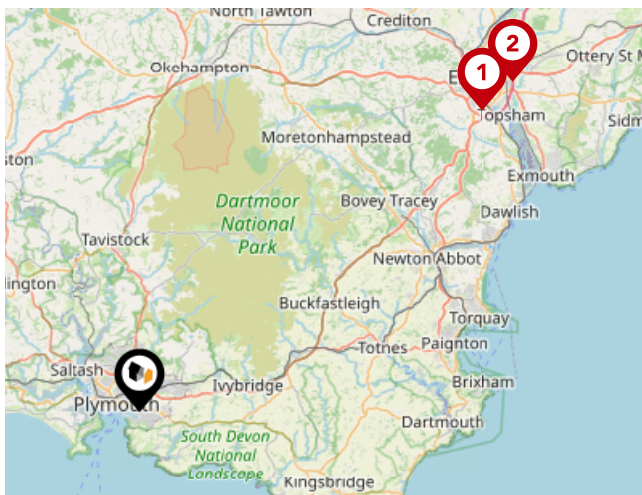
Area

Transport (National)



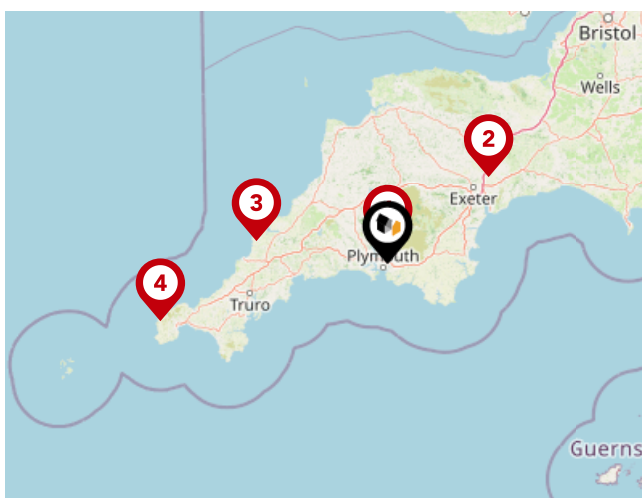
National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	2.48 miles
2	Plymouth Rail Station	2.47 miles
3	Devonport Rail Station	3.47 miles



Trunk Roads/Motorways

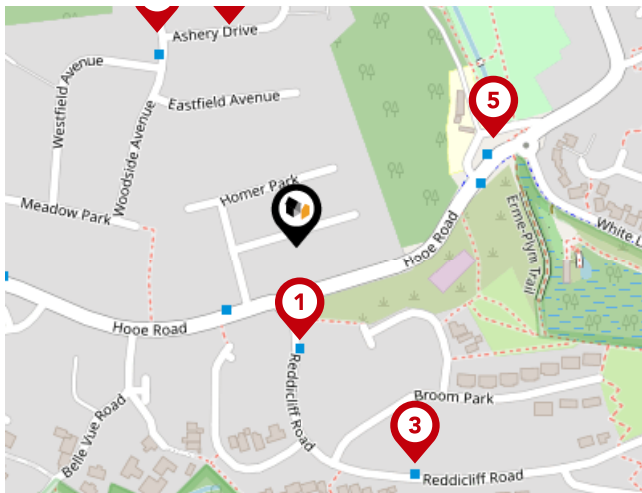
Pin	Name	Distance
1	M5 J31	34.4 miles
2	M5 J30	37.56 miles



Airports/Helipads

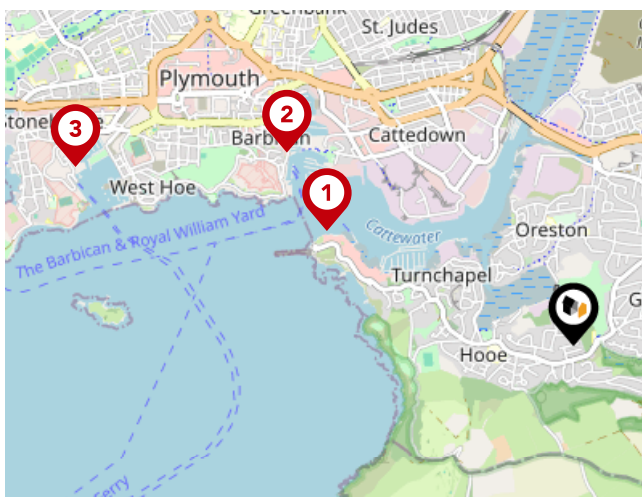
Pin	Name	Distance
1	Glenholt	4.85 miles
2	Exeter Airport	39.97 miles
3	St Mawgan	40.3 miles
4	Joppa	71.34 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Reddicliff Road	0.06 miles
2	Ashery Drive	0.14 miles
3	Broom Park	0.15 miles
4	Ashery Drive	0.15 miles
5	Radford Dip	0.13 miles



Ferry Terminals

Pin	Name	Distance
1	Plymouth Mount Batten Ferry Landing	1.28 miles
2	Plymouth (Barbican) Landing Stage	1.63 miles
3	Plymouth Ferry Terminal	2.5 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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