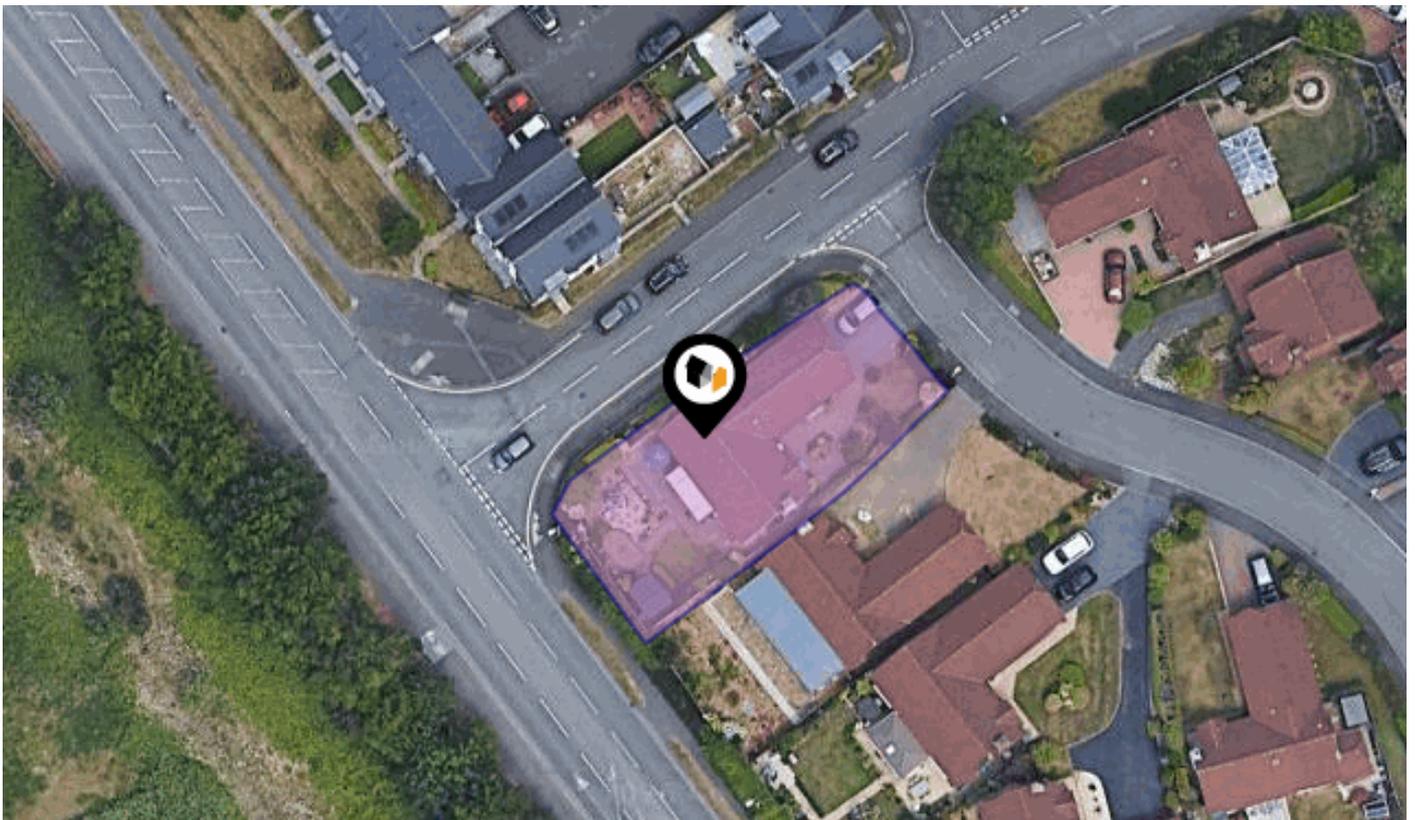# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Monday 23rd February 2026

ELMWOOD CLOSE, PLYMOUTH, PL6

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Property

Type:	Detached	**Tenure:**	Freehold
Bedrooms:	3		
Floor Area:	882 ft^2 / 82 m^2		
Plot Area:	0.12 acres		
Year Built :	1991-1995		
Council Tax :	Band E		
Annual Estimate:	£2,842		
Title Number:	DN260020		

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)

18 mb/s   **1000** mb/s

Mobile Coverage:
(based on calls indoors)

O$_2$ EE   3   Vodafone

Satellite/Fibre TV Availability:

✔ BT   ✔ sky   ✔ Virgin media

ELMWOOD CLOSE, PLYMOUTH, PL6

Ground Floor
Approx. 134.2 sq. metres (1444.6 sq. feet)

Conservatory
2.00m x 4.77m
(6'7" x 15'8")

Kitchen
2.85m x 2.81m
(9'4" x 9'3")

Dining Room
2.85m x 2.71m
(9'4" x 8'10")

Bedroom 3
3.41m x 2.53m
(11'2" x 8'4")

Bedroom 2
3.41m x 2.94m
(11'2" x 9'8")

Lounge
3.25m x 5.62m
(10'8" x 18'5")

Hallway

Wet Room
2.04m x 1.91m
(6'8" x 6'3")

En-suite

Porch

Bedroom 1
4.32m x 4.04m
(14'2" x 13'3")

Garage
5.59m x 5.57m
(18'4" x 18'3")

Total area: approx. 134.2 sq. metres (1444.6 sq. feet)

Property
EPC - Certificate

PL6	Energy rating
	D

Valid until 04.11.2035

Score	Energy rating	Current	Potential
92+	**A**		
81-91	**B**		82 | **B**
69-80	**C**		
55-68	**D**	68 | **D**	
39-54	**E**		
21-38	**F**		
1-20	**G**		

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Additional EPC Data

Property Type:	Bungalow
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very 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:	Below average lighting efficiency
Floors:	Solid, no insulation (assumed)
Total Floor Area:	82 m^2

This map displays nearby coal mine entrances and their classifications.

Leaflet | Contains British Geological Survey materials © UKRI 2026
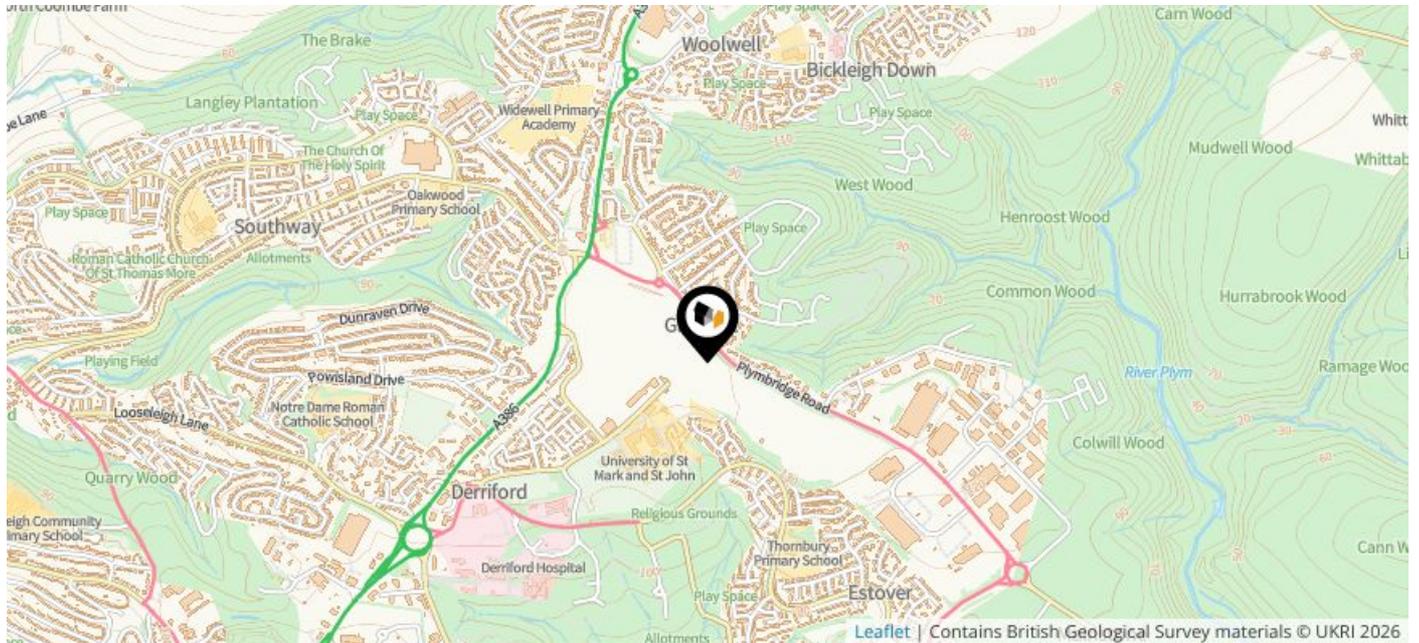
## Mine Entry

- ✕ 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.
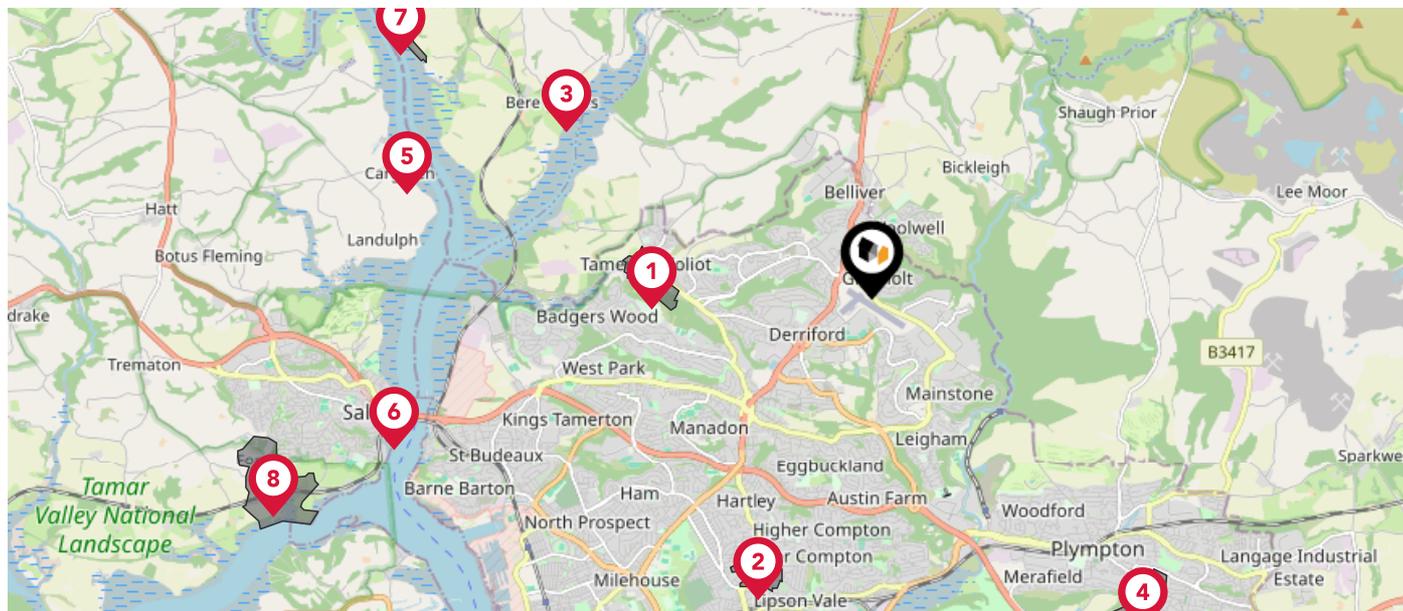

Nearby Conservation Areas

1	Tamerton Foliot
2	Mannamead
3	Bere Ferrers
4	Plympton St Maurice
5	Cargreen
6	Lower Fore Street, Saltash
7	Weir Quay
8	Forder and Antony Passage

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
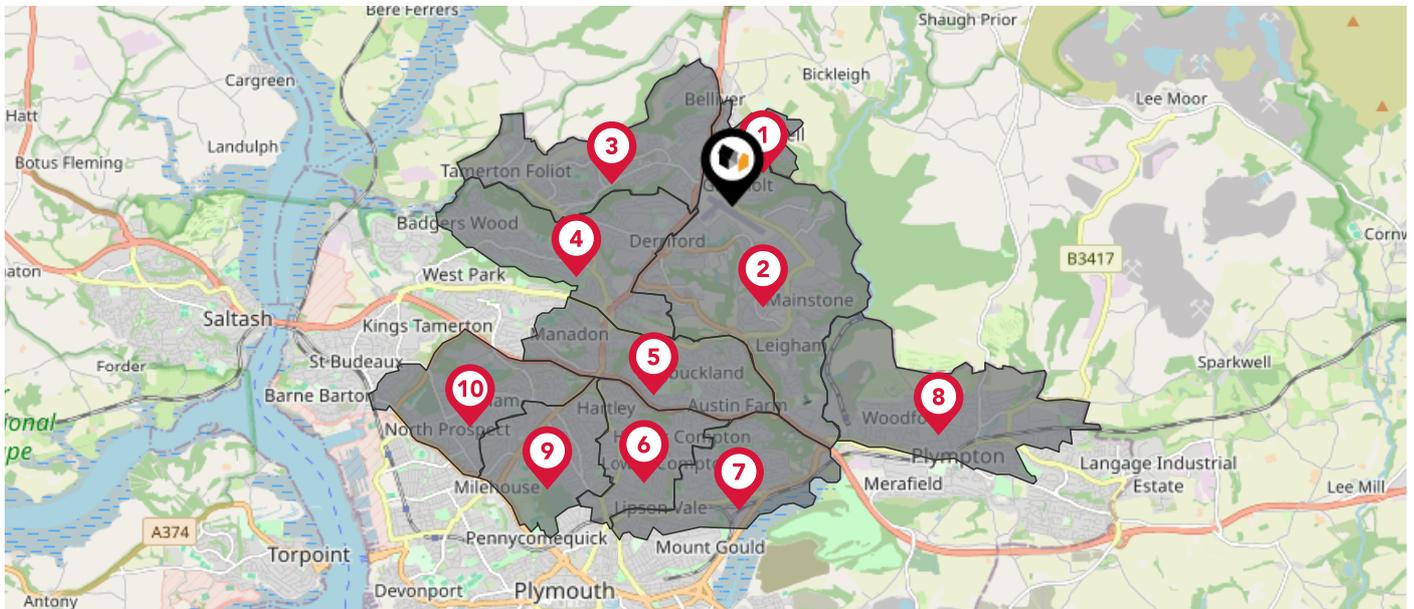
Nearby Council Wards	
1	Woolwell Ward
2	Moor View Ward
3	Southway Ward
4	Budshead Ward
5	Eggbuckland Ward
6	Compton Ward
7	Efford and Lipson Ward
8	Plympton St. Mary Ward
9	Peverell Ward
10	Ham Ward

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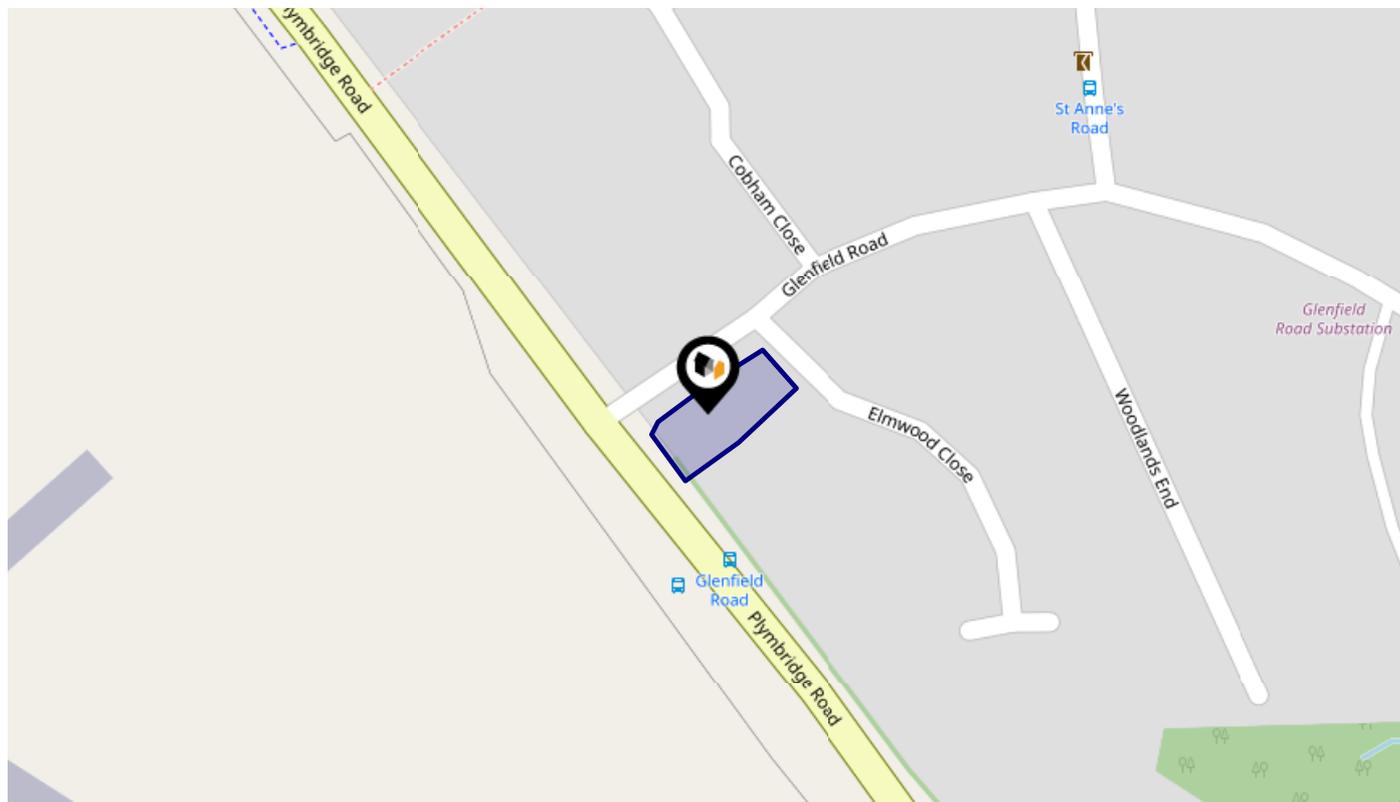
Rail Noise Data

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.

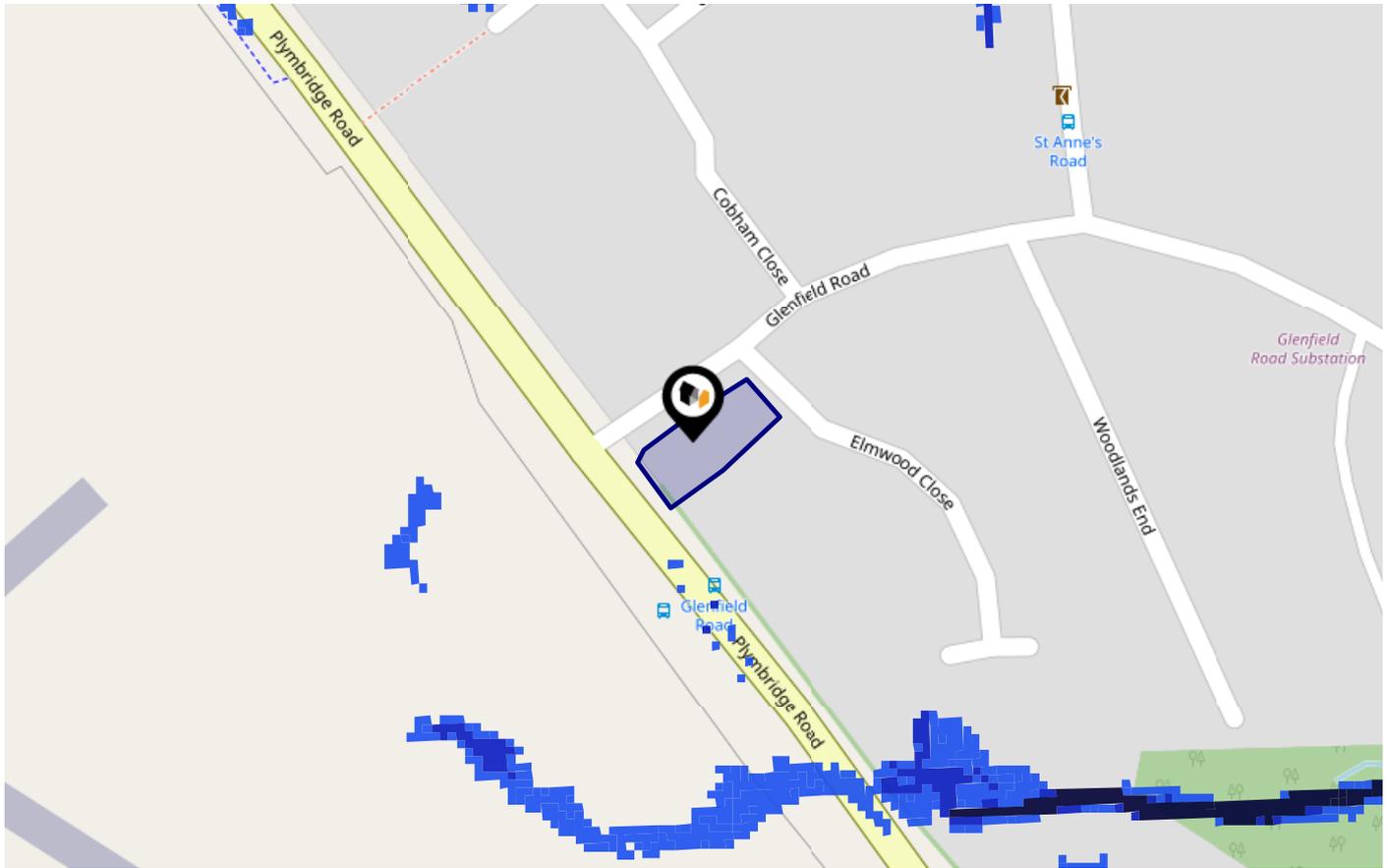Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
💧	Up to 20cm (8in)				
💧💧💧	Up to 30cm (1ft)				
💧💧💧	Up to 60cm (2ft)				

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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.

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.

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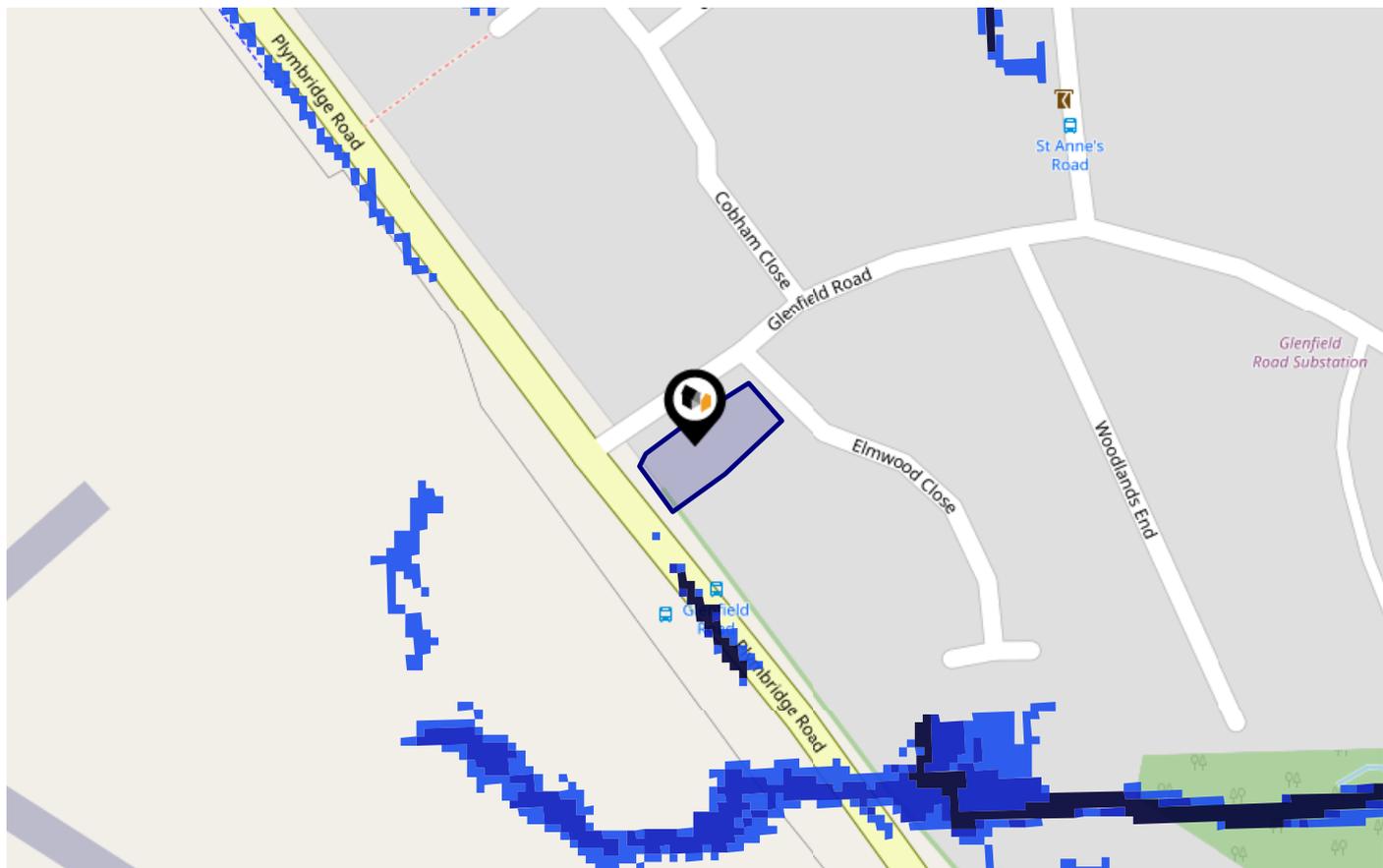Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
Up to 20cm (8in)					
Up to 30cm (1ft)					
Up to 60cm (2ft)					

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.
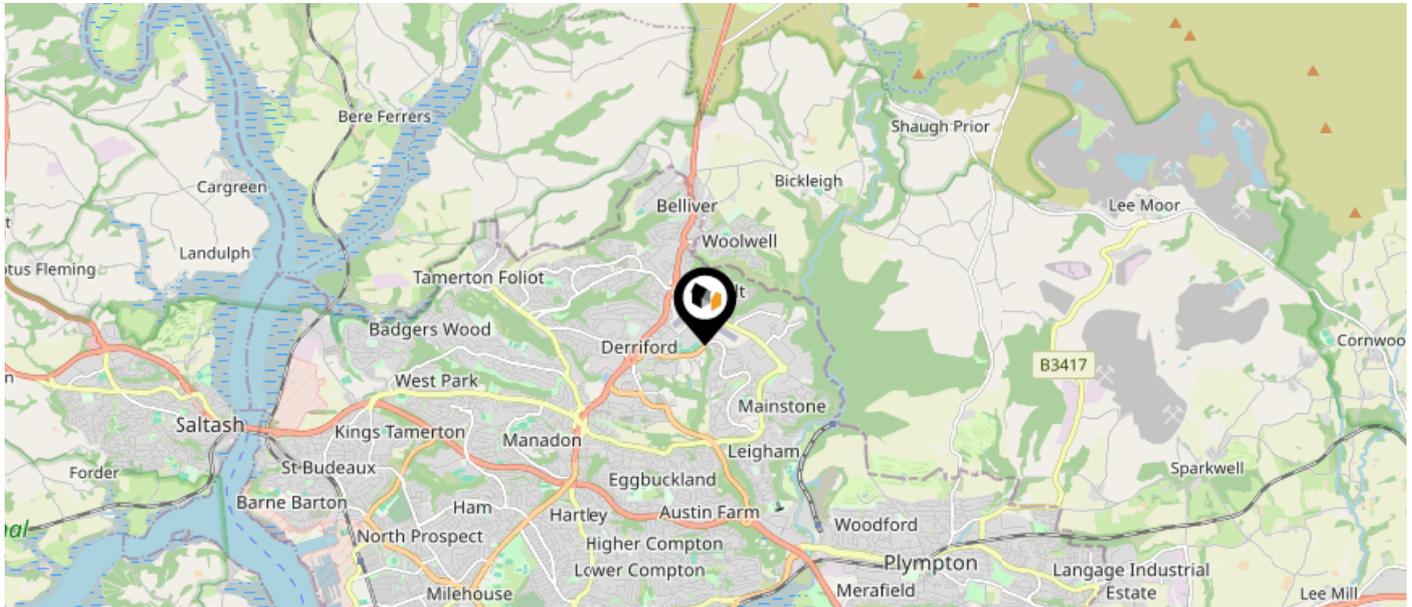

Risk Rating: Very low

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■ **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.

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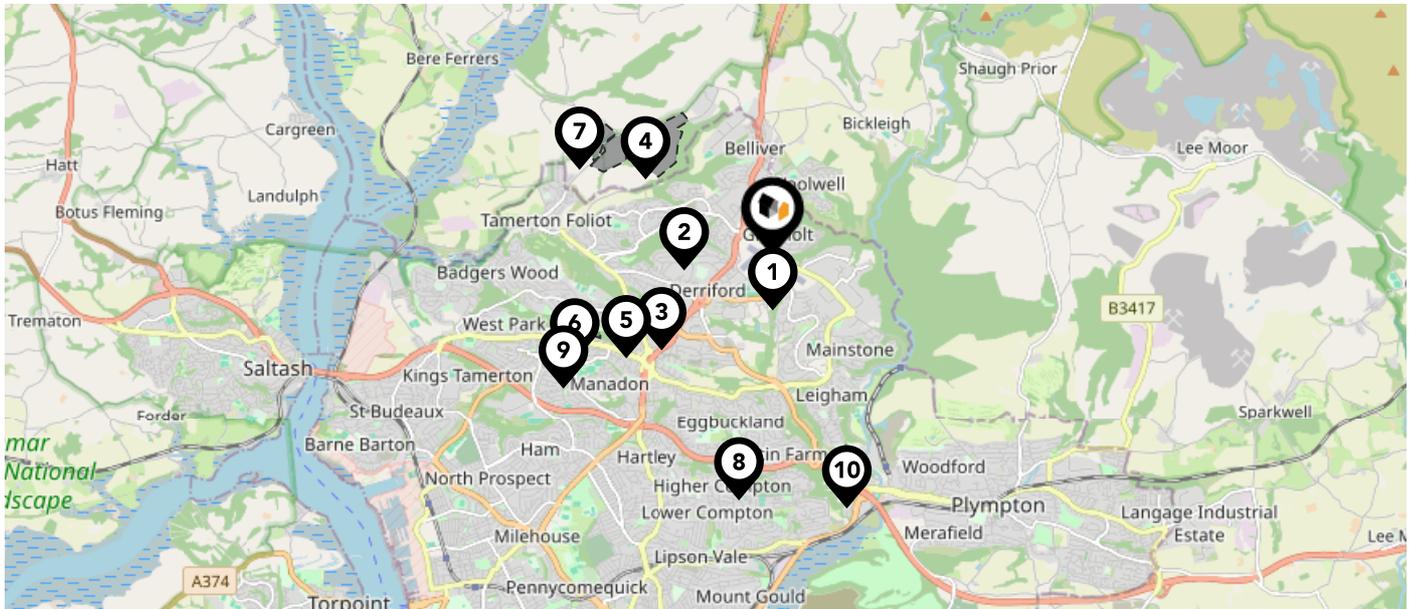Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
🌢	Up to 20cm (8in)				
🌢🌢🌢	Up to 30cm (1ft)				
🌢🌢🌢	Up to 60cm (2ft)				

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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.

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:

		Very Low	Low	Medium	High
🌢	Up to 20cm (8in)				
🌢🌢	Up to 30cm (1ft)				
🌢🌢🌢	Up to 60cm (2ft)				

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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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	Derriford-Derriford, Plymouth	Historic Landfill
2	Off Pendeen Crescent Soutrhway-Off Pendeen Crescent Southway	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	Valley View Close-Valley View Close, Plymouth	Historic Landfill
9	Honicknowle Brickworks-Plymouth, Devon	Historic Landfill
10	Tecalamet Marsh Mills-Off Longbridge Road, Plymouth	Historic Landfill

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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
1386435 - Gate Piers And Flanking Walls At Former Entrance To Powisland House	Grade II	0.5 miles
1386356 - 2 And 2a, Roborough Close	Grade II	0.5 miles
1386434 - Powisland House	Grade II	0.5 miles
1386213 - Gate Piers And Walls At Road Frontage To Number 33 Looseleigh House	Grade II	1.4 miles
1386212 - Looseleigh House	Grade II	1.4 miles
1392973 - Keeper's Cottage	Grade II	1.6 miles

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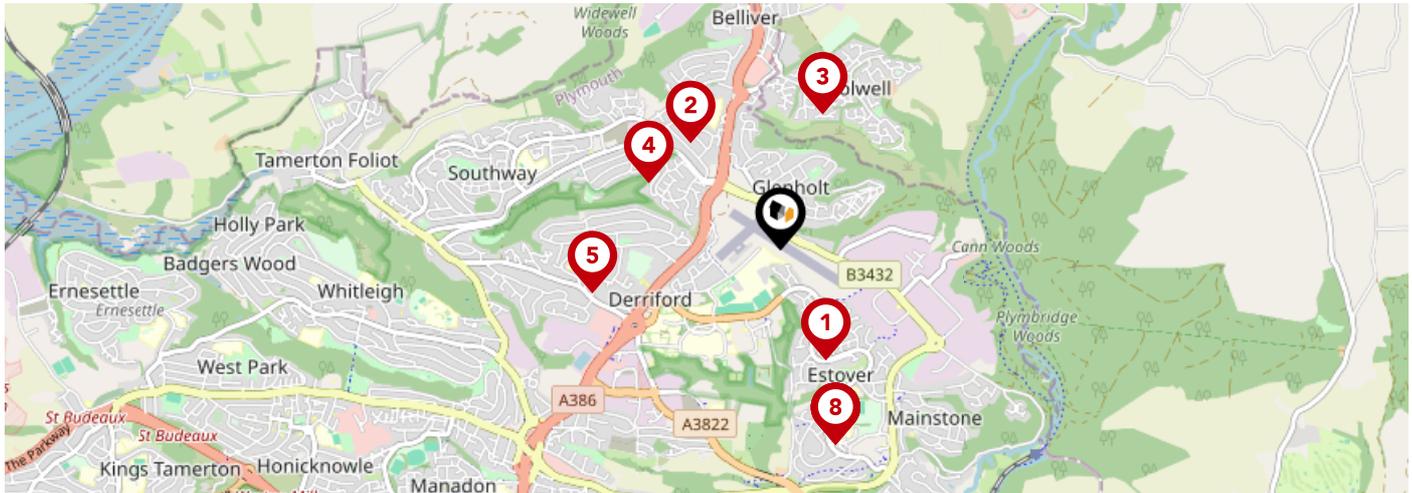
		Nursery	Primary	Secondary	College	Private
1 **Thornbury Primary School** Ofsted Rating: Good	Pupils: 285	Distance:0.57	☐	☑	☐	☐	☐
2 **Widewell Primary Academy** Ofsted Rating: Good	Pupils: 219	Distance:0.66	☐	☑	☐	☐	☐
3 **Bickleigh Down Church of England Primary School** Ofsted Rating: Good	Pupils: 416	Distance:0.67	☐	☑	☐	☐	☐
4 **Oakwood Primary Academy** Ofsted Rating: Good	Pupils: 311	Distance:0.69	☐	☑	☐	☐	☐
5 **Notre Dame RC School** Ofsted Rating: Good	Pupils: 765	Distance:0.91	☐	☐	☑	☐	☐
6 **Plym Bridge Nursery School and Day Care** Ofsted Rating: Good	Pupils: 54	Distance:0.97	☑	☐	☐	☐	☐
7 **Tor Bridge High** Ofsted Rating: Good	Pupils: 1171	Distance:0.97	☐	☐	☑	☐	☐
8 **Cann Bridge School** Ofsted Rating: Good	Pupils: 95	Distance:0.97	☐	☐	☑	☐	☐

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		Nursery	Primary	Secondary	College	Private
9	**St Matthew's Church of England Primary and Nursery Academy** Ofsted Rating: Good | Pupils: 484 | Distance:0.97	☐	☑	☐	☐	☐
10	**Tor Bridge Primary School** Ofsted Rating: Outstanding | Pupils: 184 | Distance:1.1	☐	☑	☐	☐	☐
11	**Beechwood Primary Academy** Ofsted Rating: Good | Pupils: 308 | Distance:1.16	☐	☑	☐	☐	☐
12	**Leigham Primary School** Ofsted Rating: Good | Pupils: 399 | Distance:1.42	☐	☑	☐	☐	☐
13	**Woodlands School** Ofsted Rating: Good | Pupils: 85 | Distance:1.47	☐	☐	☑	☐	☐
14	**St Edward's CofE Primary School** Ofsted Rating: Good | Pupils: 219 | Distance:1.51	☐	☑	☐	☐	☐
15	**Widey Court Primary School** Ofsted Rating: Good | Pupils: 602 | Distance:1.67	☐	☑	☐	☐	☐
16	**Courtlands School** Ofsted Rating: Good | Pupils: 107 | Distance:1.67	☐	☑	☐	☐	☐

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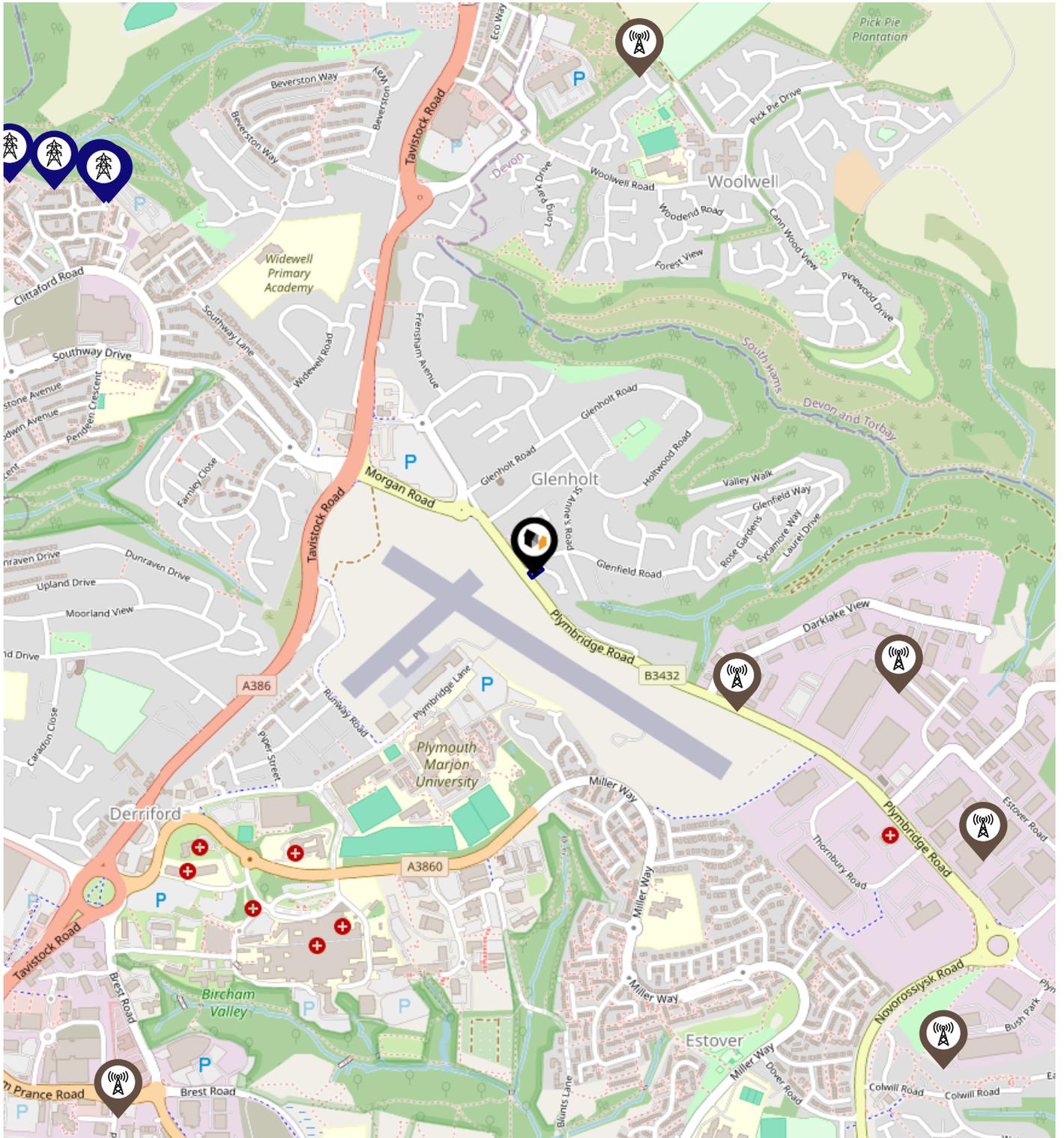
Key:

Power Pylons

Communication Masts

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Environment
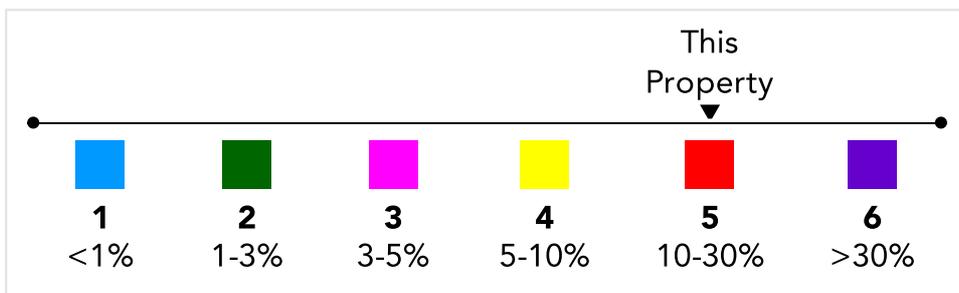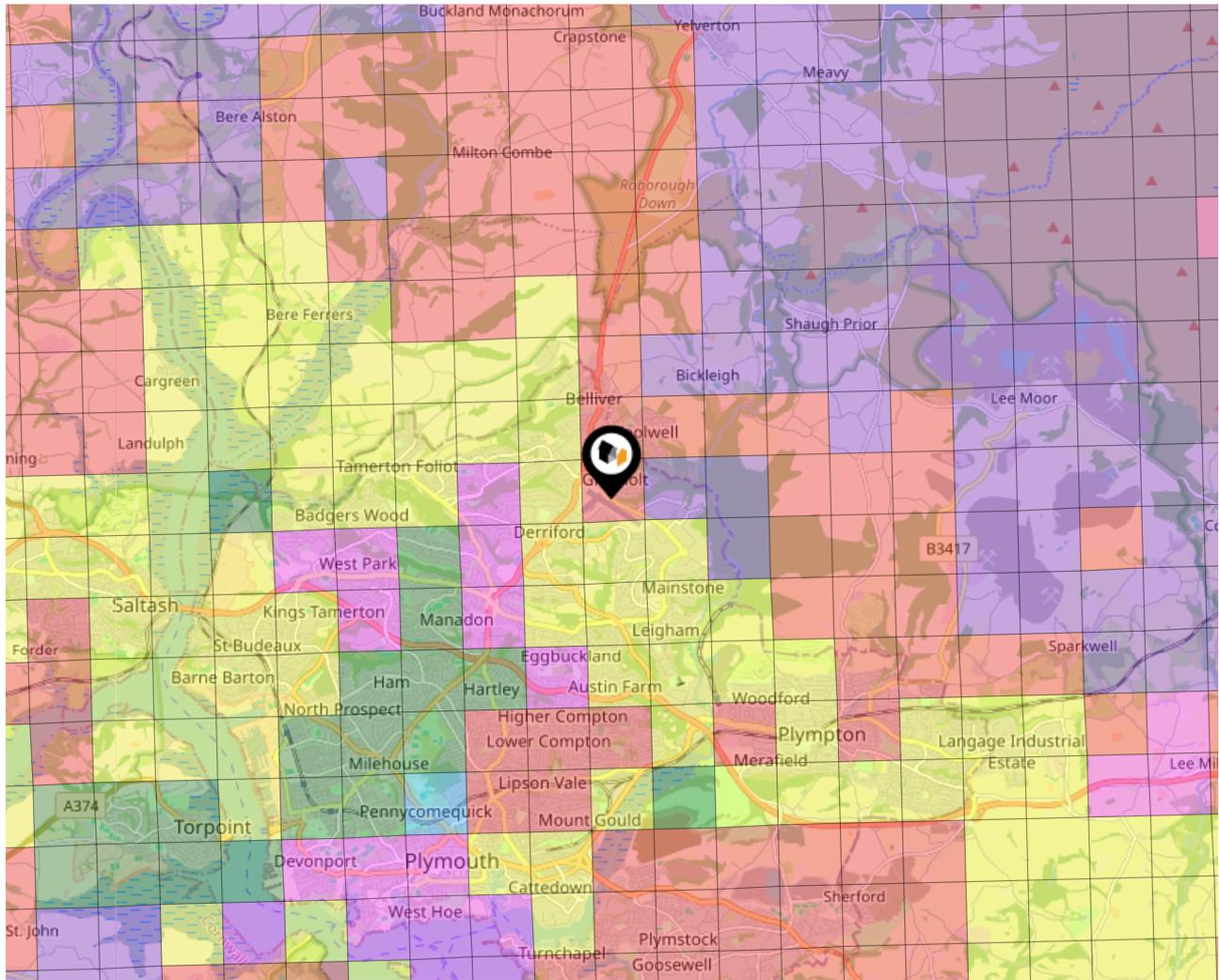## Radon Gas

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).

|			This Property ▼		
1 <1%	**2** 1-3%	**3** 3-5%	**4** 5-10%	**5** 10-30%	**6** >30%
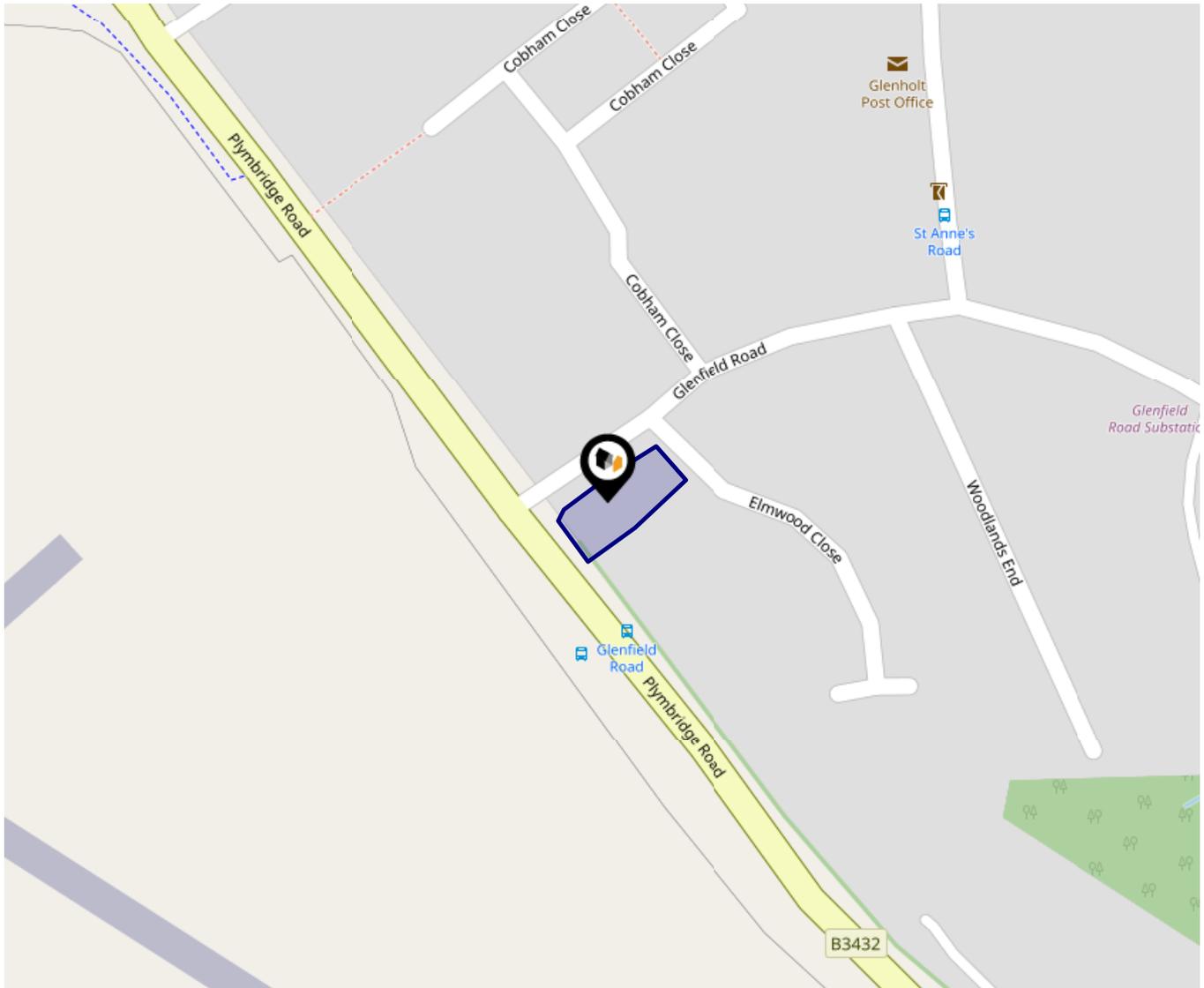
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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

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		
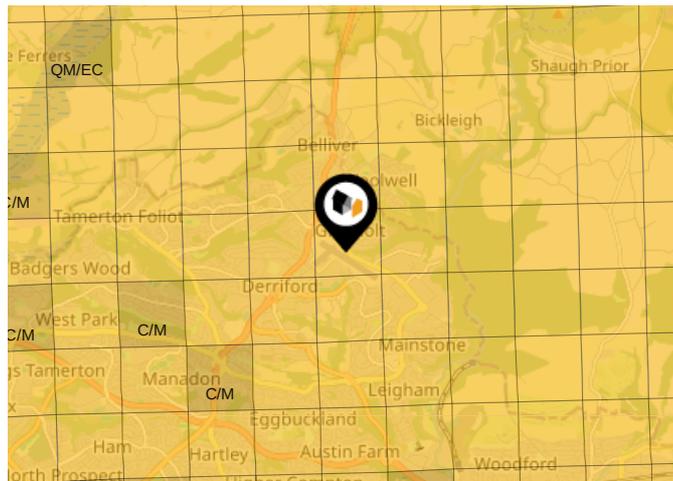
Primary Classifications (Most Common Clay Types)

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
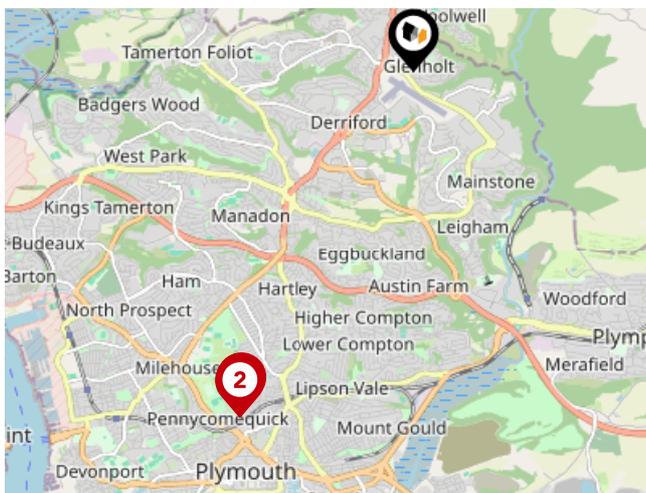
National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	3.64 miles
2	Plymouth Rail Station	3.67 miles
3	Bere Ferrers Rail Station	3.77 miles
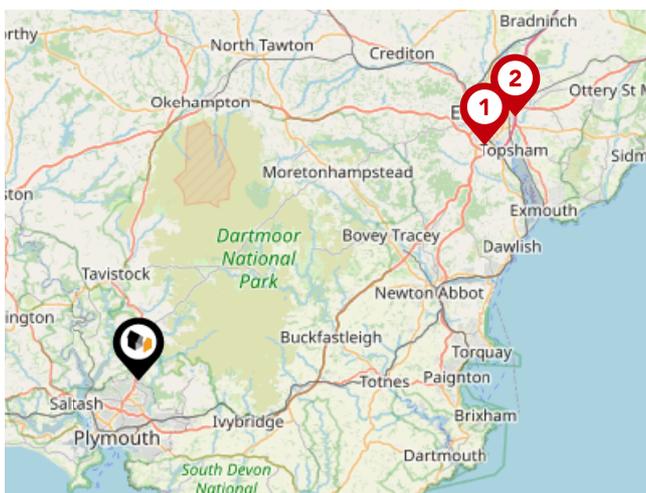
Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	31.42 miles
2	M5 J30	34.54 miles

Airports/Helipads

Pin	Name	Distance
1	Glenholt	0.23 miles
2	Exeter Airport	36.97 miles
3	St Mawgan	39.63 miles
4	Joppa	72.54 miles

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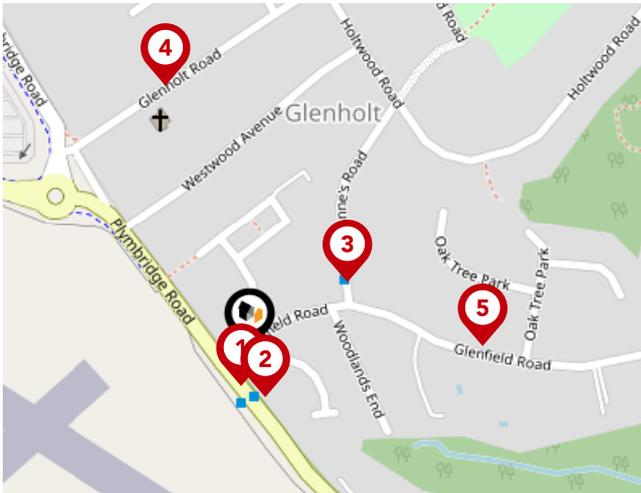
Bus Stops/Stations

Pin	Name	Distance
1	Glenfield Road	0.02 miles
2	Glenfield Road	0.03 miles
3	St Anne's Road	0.07 miles
4	Glenholt Road	0.16 miles
5	Oak Tree Park	0.14 miles
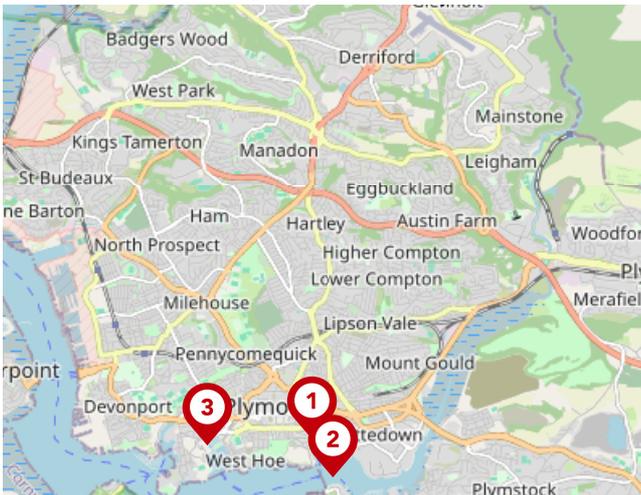
Ferry Terminals

Pin	Name	Distance
1	Plymouth (Barbican) Landing Stage	4.27 miles
2	Plymouth Mount Batten Ferry Landing	4.58 miles
3	Plymouth Ferry Terminal	4.71 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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KFB - Key Facts For Buyers

Lang Town & Country

6 Mannamead Road, Plymouth, PL4 7AA
01752 456000
carrie@langtownandcountry.com
www.langtownandcountry.com