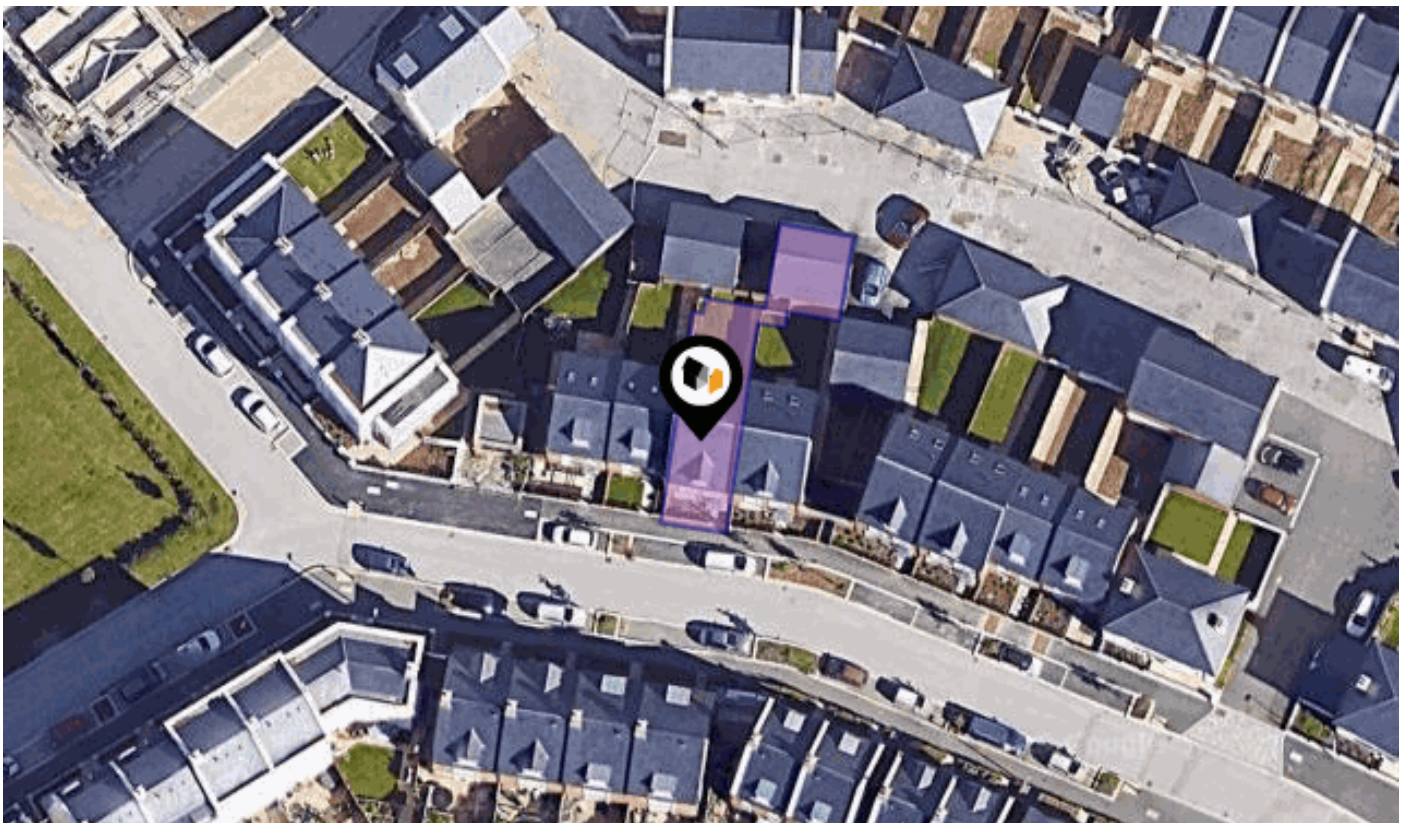




See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Friday 05th June 2026



35, CAPRICORN WAY, SHERFORD, PLYMOUTH, PL9 8FU

Lang Town & Country

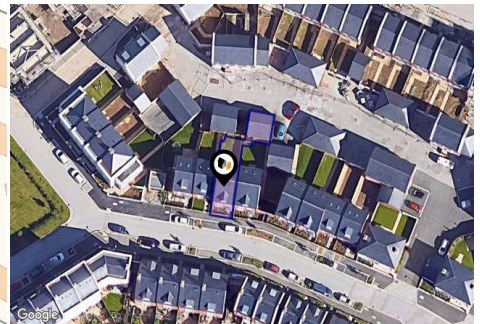
6 Mannamead Road, Plymouth, PL4 7AA

01752 456000

carrie@langtownandcountry.com

www.langtownandcountry.com







Property

Type:	Terraced	Last Sold Date:	27/11/2020
Bedrooms:	5	Last Sold Price:	£323,000
Floor Area:	764 ft ² / 71 m ²	Last Sold £/ft²:	£422
Plot Area:	0.04 acres	Tenure:	Freehold
Council Tax :	Band E		
Annual Estimate:	£3,196		
Title Number:	DN733396		
UPRN:	10093770286		
Restrictive Covenants:	Yes		

Local Area

Local Authority:	Devon
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

8 mb/s	1800 mb/s
	

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



35, Capricorn Way, Sherford, PL9 8FU

Energy rating

B

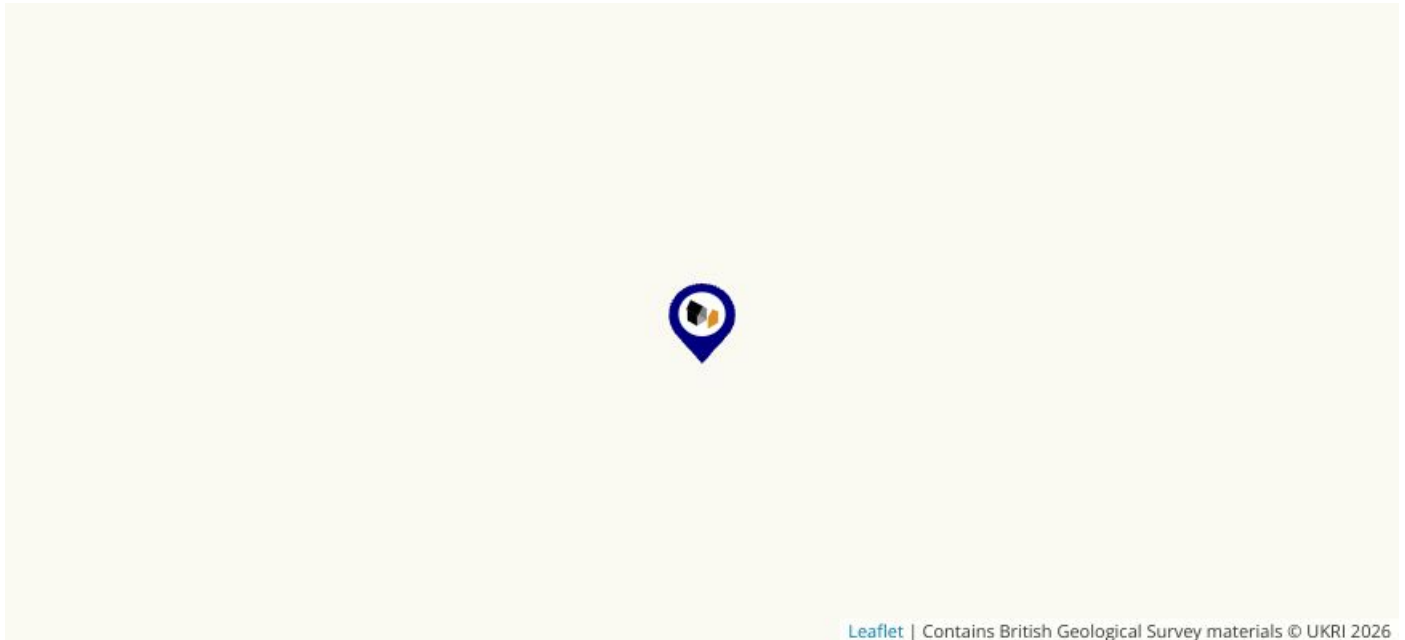
Valid until 23.06.2030

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Gas: mains gas
Flat Top Storey:	No
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.28 W/m-Â°K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.14 W/m-Â°K
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.20 W/m-Â°K
Total Floor Area:	71 m ²

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

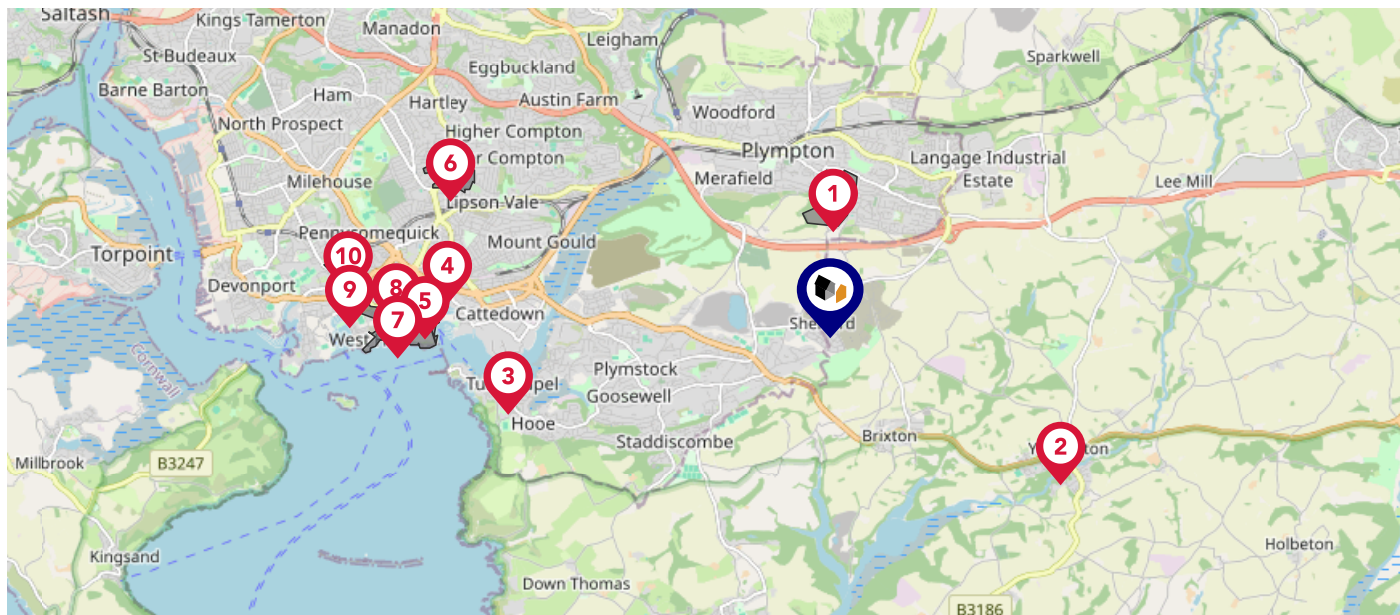
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

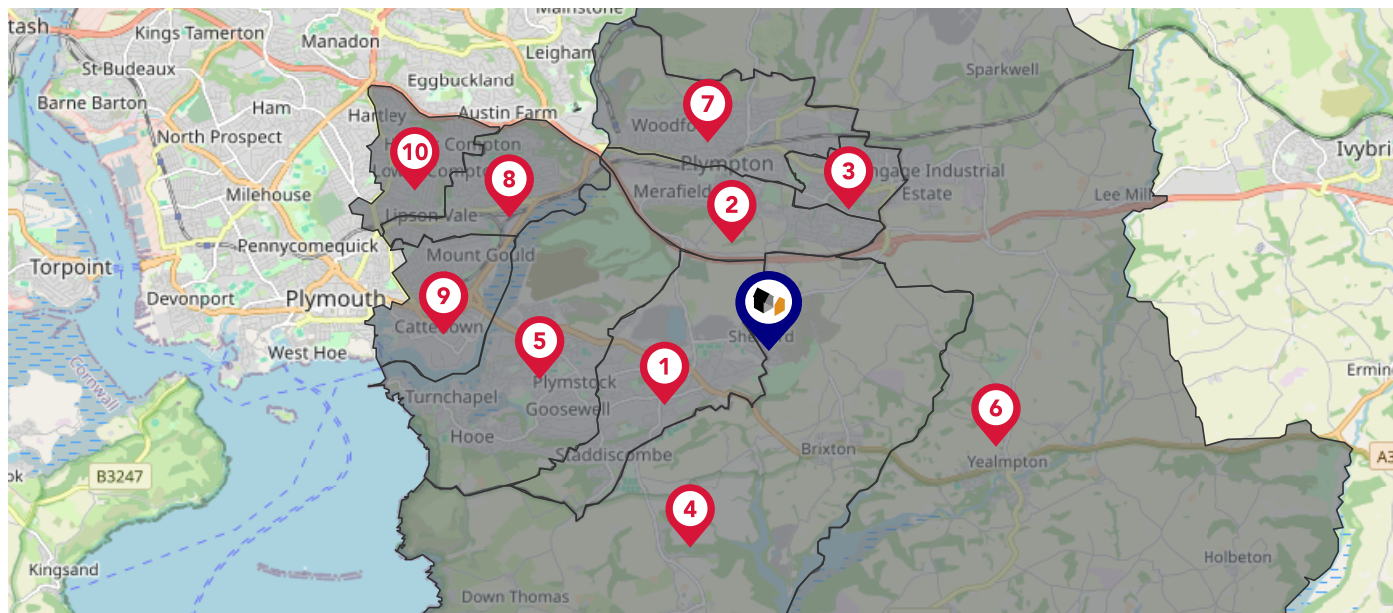
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.













Nearby Conservation Areas

- 1 Plympton St Maurice
- 2 Yealmpton
- 3 Turnchapel
- 4 Ebrington Street
- 5 Barbican
- 6 Mannamead
- 7 The Hoe
- 8 City Centre
- 9 Union Street
- 10 North Stonehouse

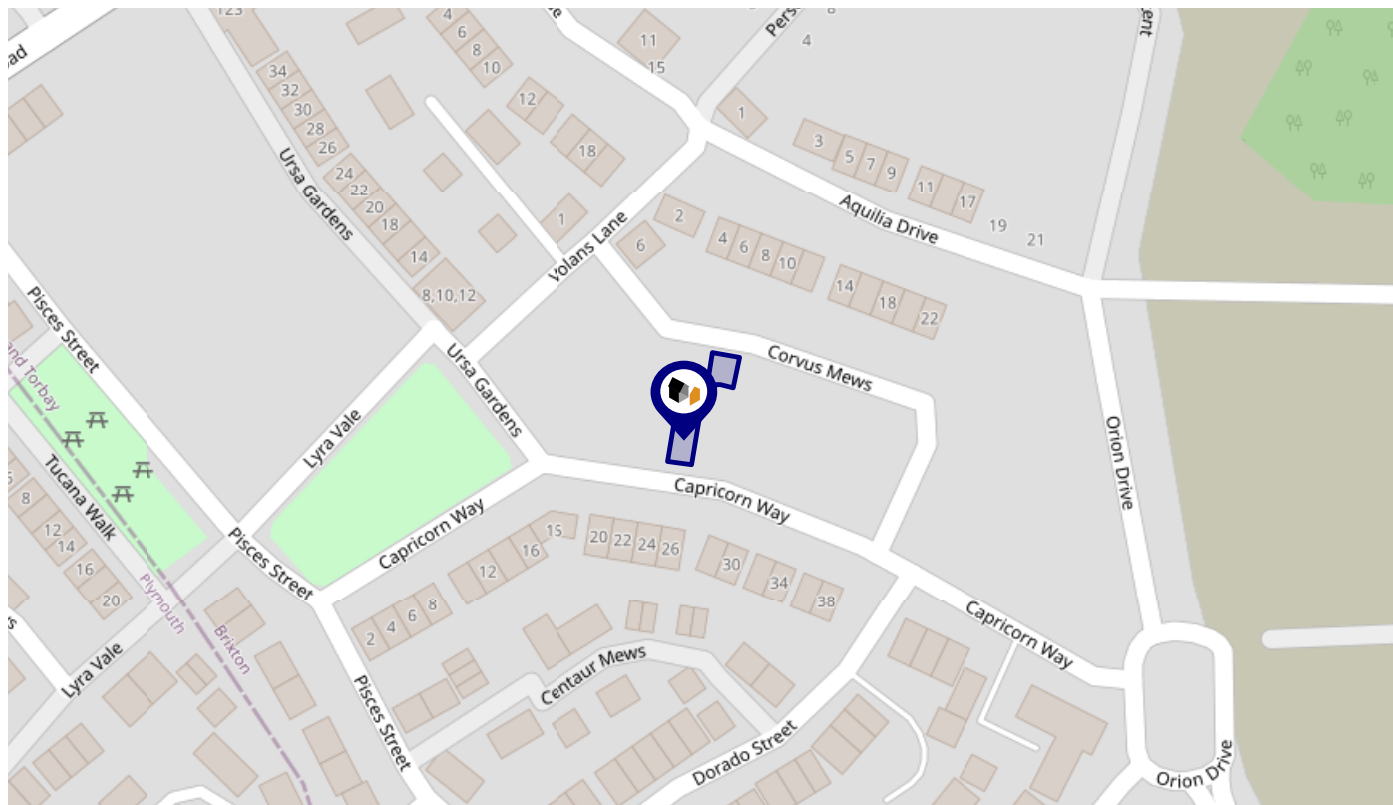
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

-  1 Plymouth Dunstone Ward
-  2 Plympton Erle Ward
-  3 Plympton Chaddlewood Ward
-  4 Wembury & Brixton Ward
-  5 Plymstock Radford Ward
-  6 Newton & Yealmpton Ward
-  7 Plympton St. Mary Ward
-  8 Efford and Lipson Ward
-  9 Sutton and Mount Gould Ward
-  10 Compton 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:

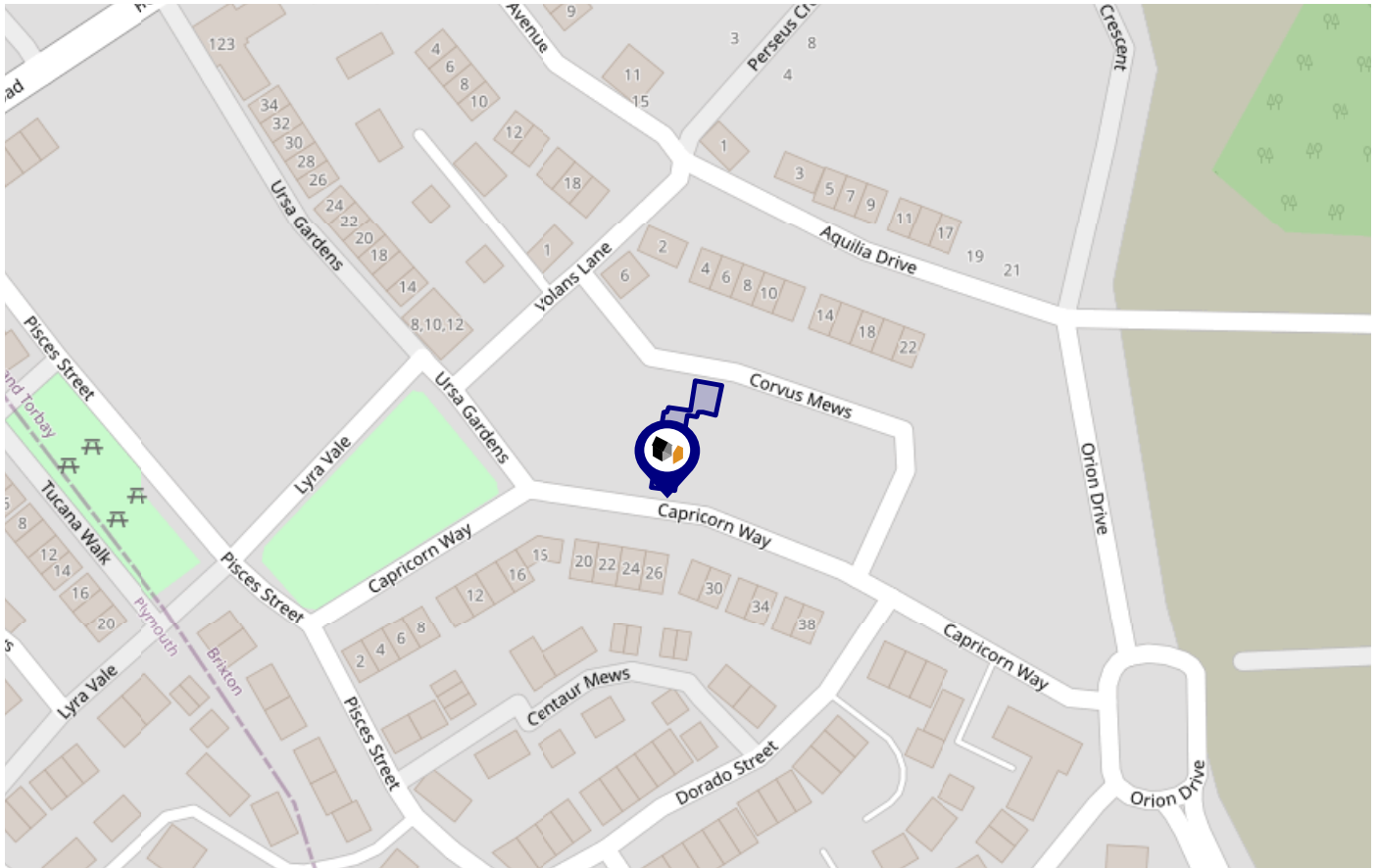
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

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:

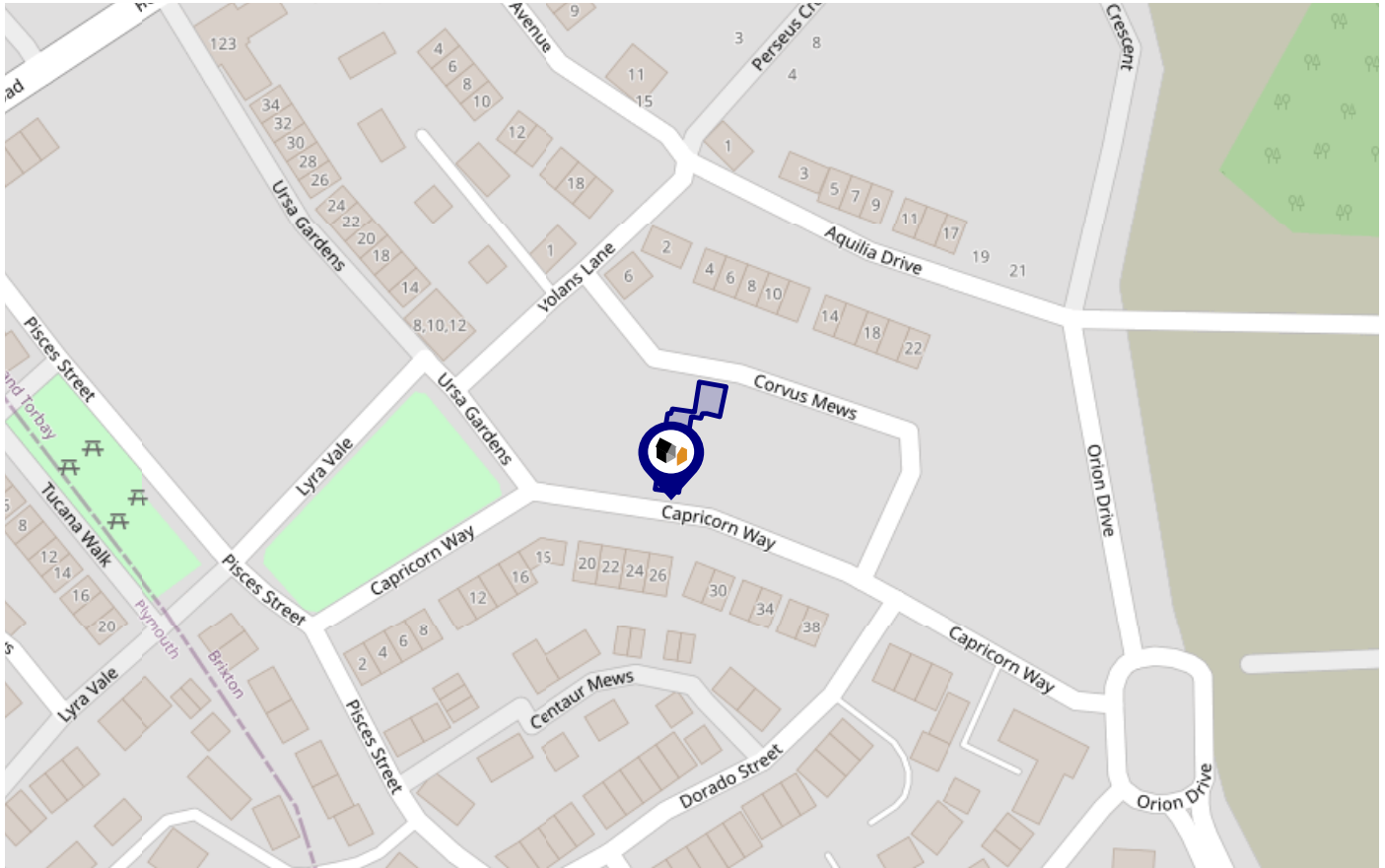


Flood Risk

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

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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- 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:

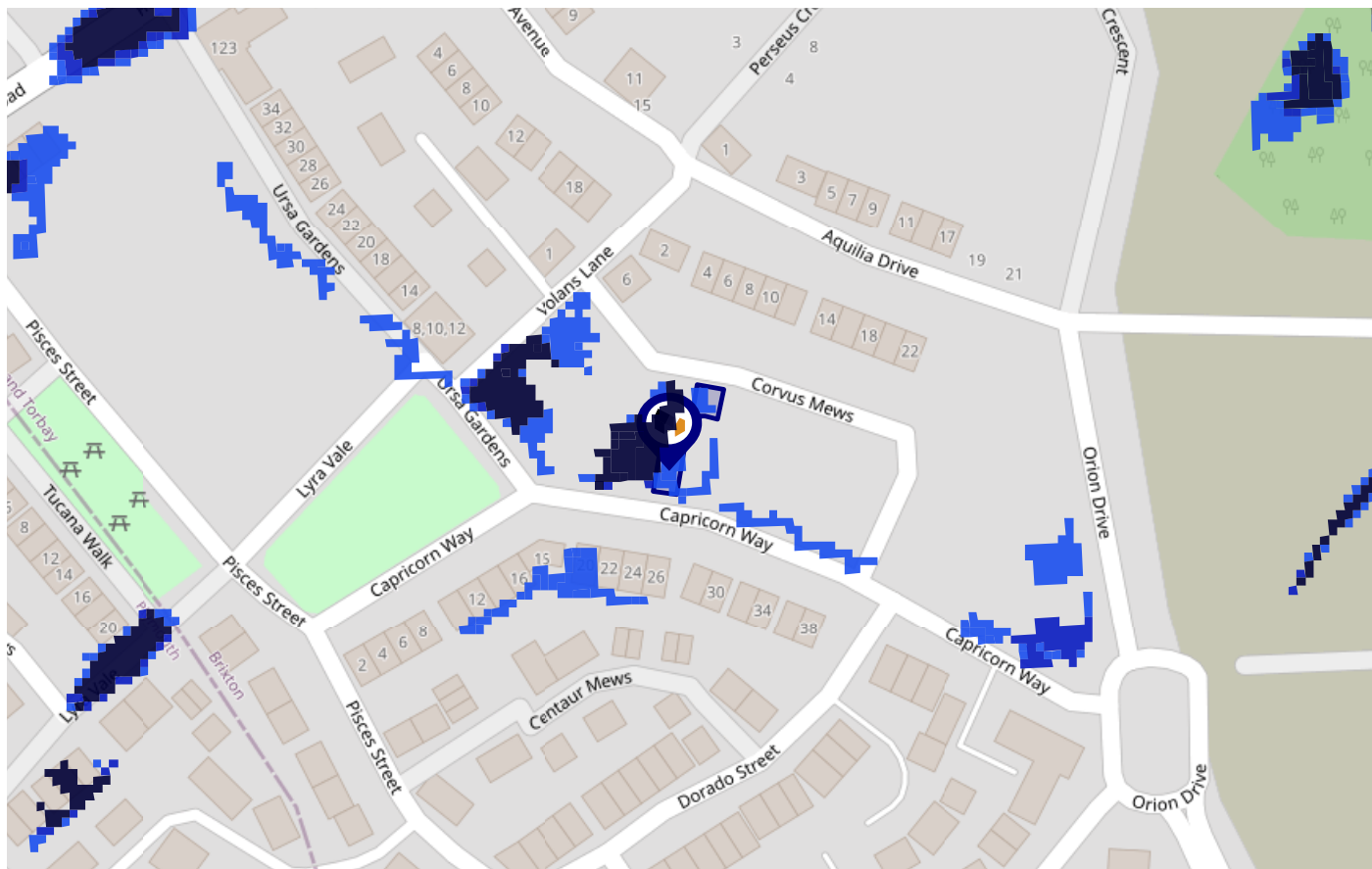


Flood Risk

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: 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:

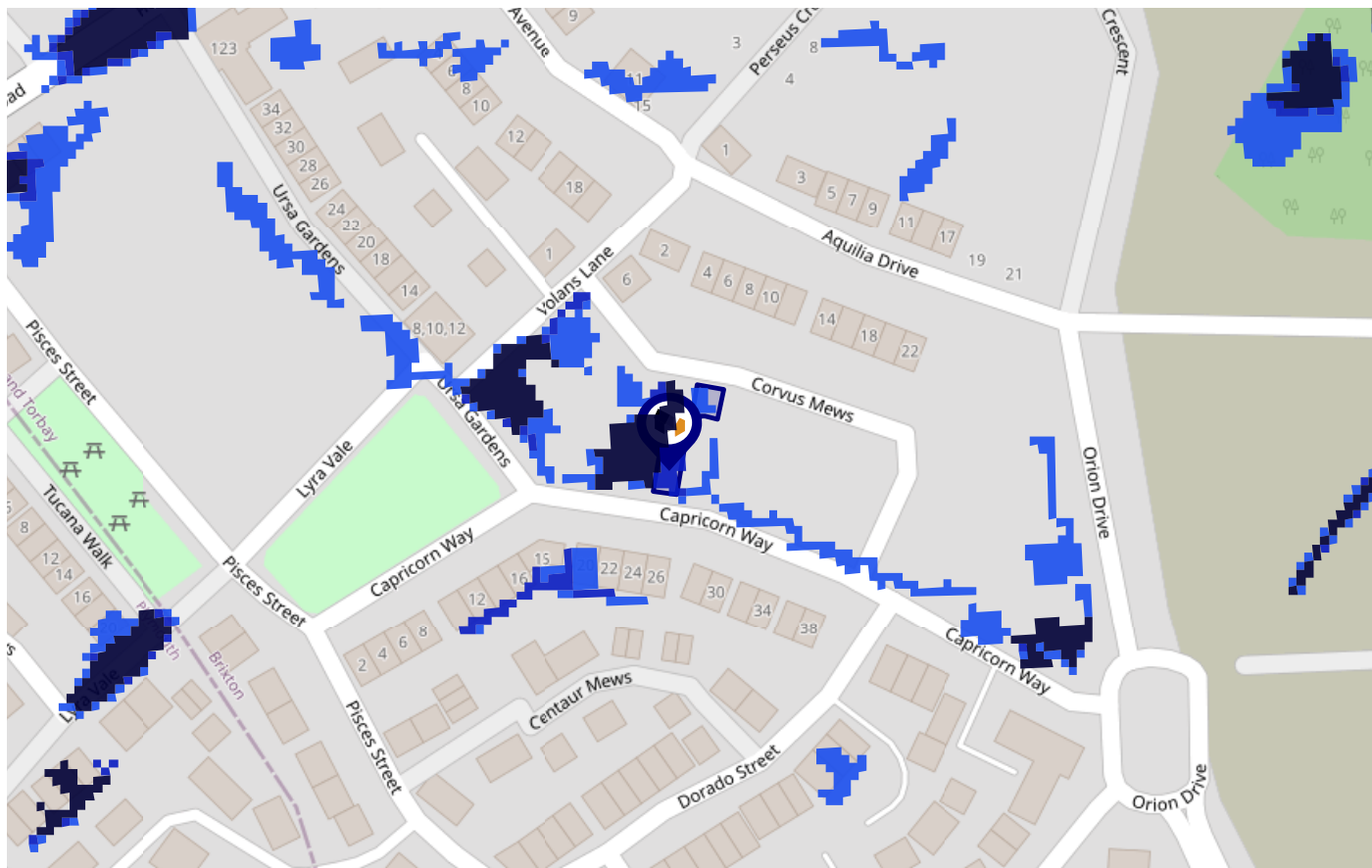


Flood Risk

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.

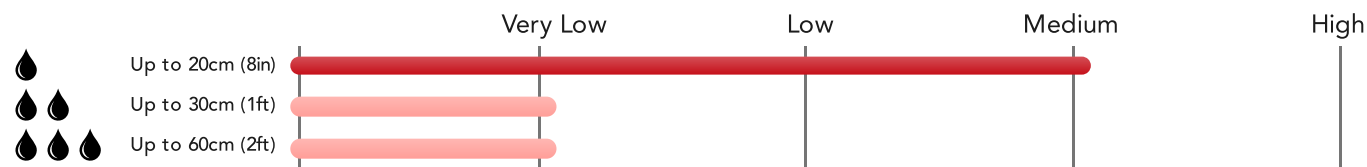


Risk Rating: Medium

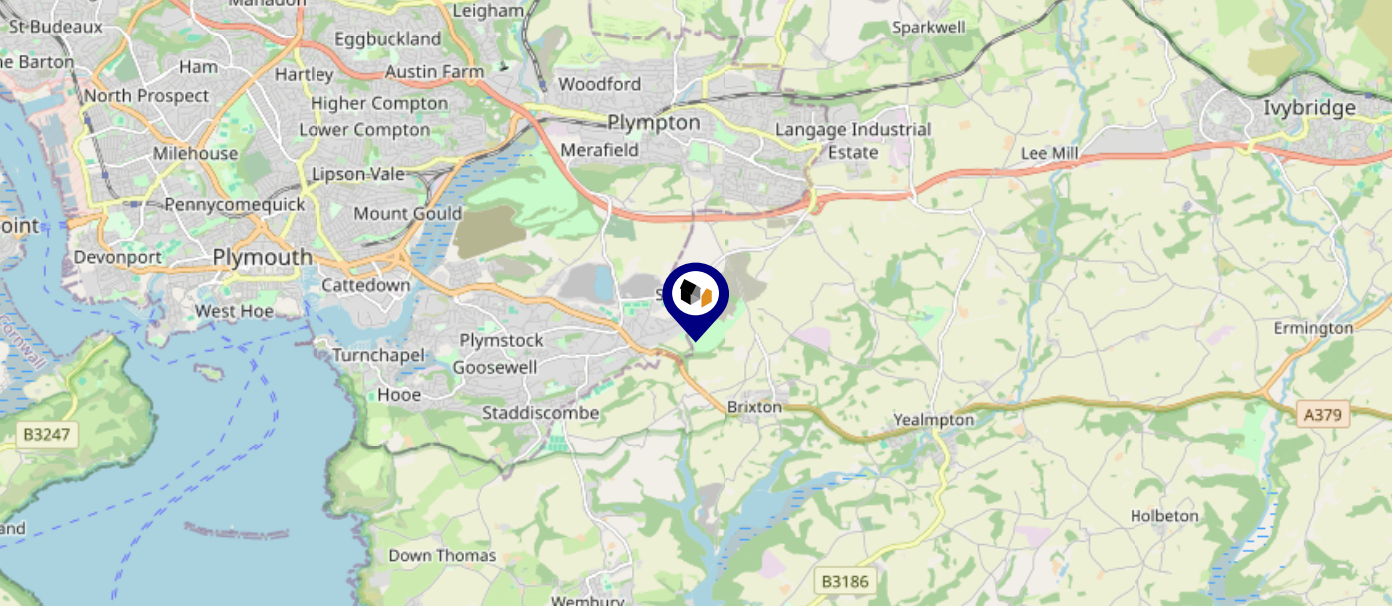
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



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



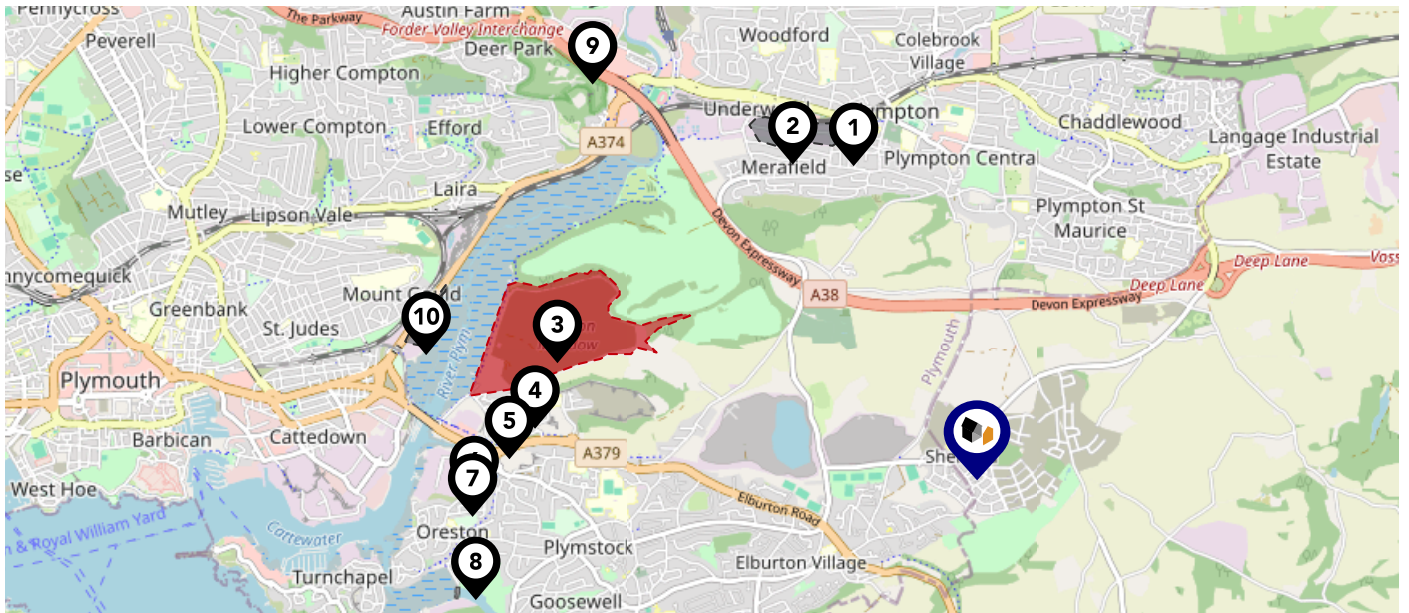
Nearby Green Belt Land

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.



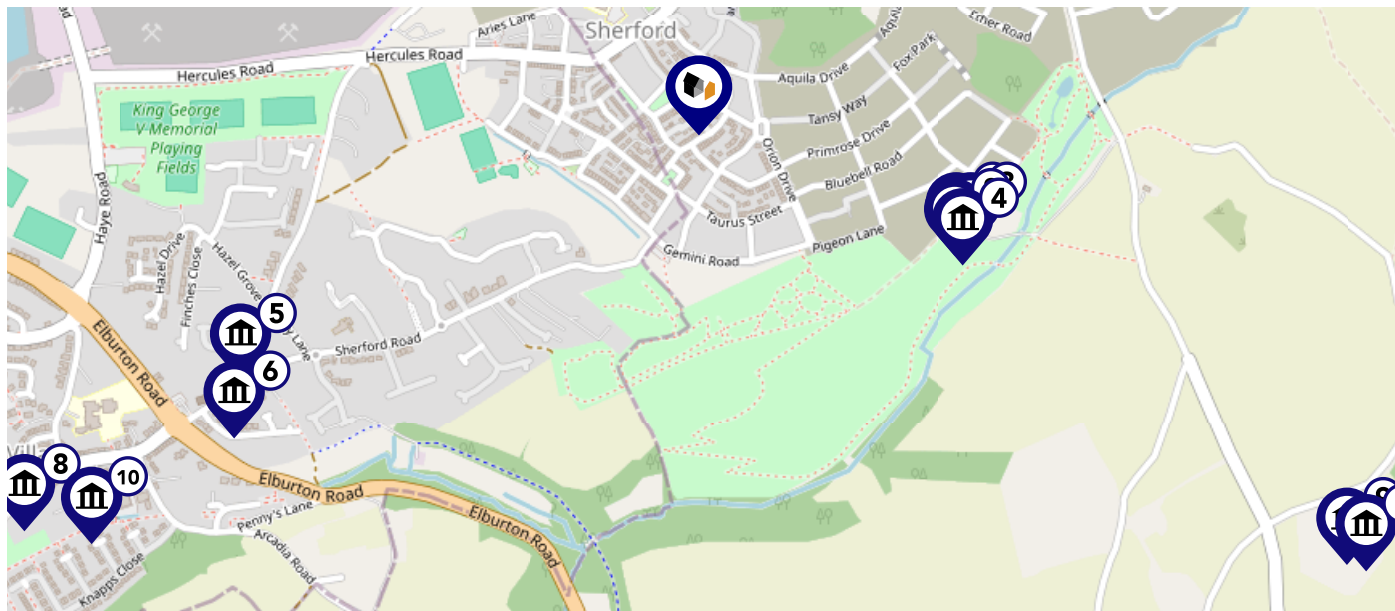
Nearby Landfill Sites

	Recreation Ground Linketty Road Plympt-Recreation Ground Linketty Road Plympton, Plymouth	Historic Landfill 
	Valley Road Plympton-Valley Road, Plympton, Plymouth	Historic Landfill 
	EA/EPR/EP3096HZ/V002	Active Landfill 
	Plymstock Works-Plymstock Works, Plymstock, Plymouth, Devon	Historic Landfill 
	Former Warkham Quarry-Pomphlett, Plymouth	Historic Landfill 
	Bedford Quarry Oreston A-Oreston, Plymouth	Historic Landfill 
	Bedford Quarry Oreston B-Oreston, Plymouth	Historic Landfill 
	Radford Quarry Oreston-Radford Quarry Oreston, Plymouth	Historic Landfill 
	Tecalamet Marsh Mills-Off Longbridge Road, Plymouth	Historic Landfill 
	Embankment Road-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...

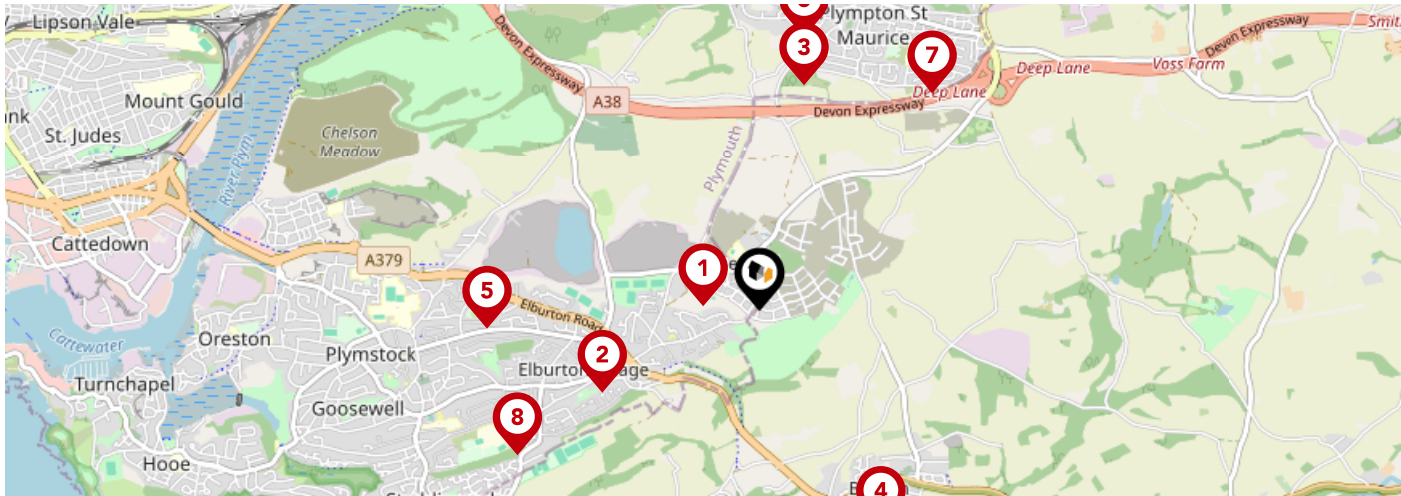


Listed Buildings in the local district

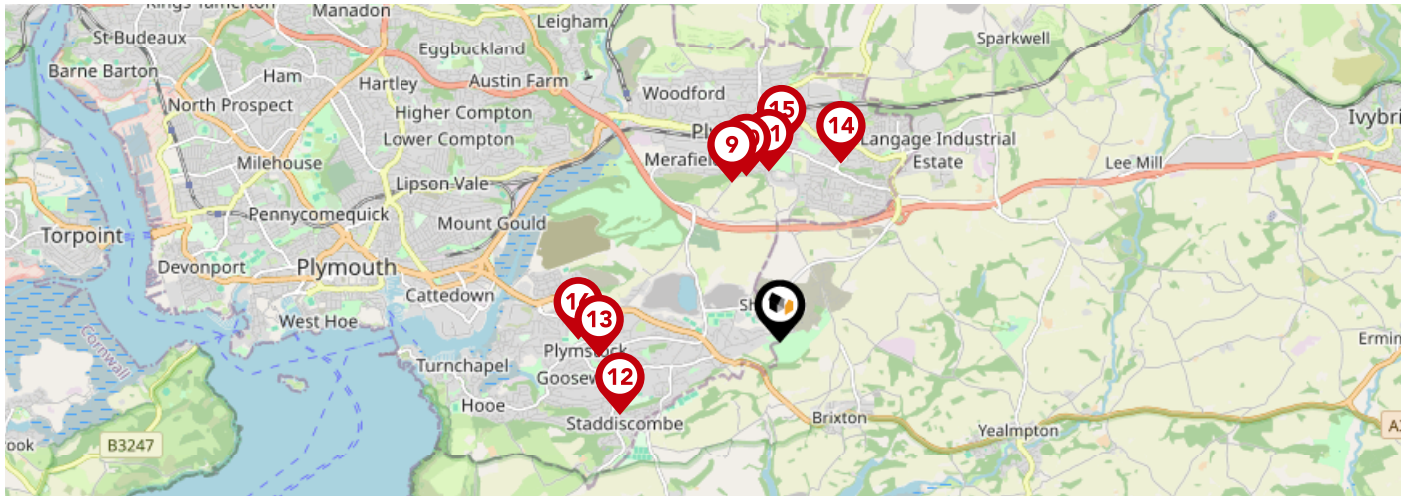
Grade









Distance

	1107831 - Stables Approximately 15 Metres West Of West Sherford Farmhouse	Grade II	0.3 miles
	1147788 - Barn Approximately 25 Metres South West Of West Sherford Farmhouse	Grade II	0.3 miles
	1107829 - West Sherford Farm House Including Outbuilding Adjoining On North East	Grade II	0.4 miles
	1107830 - Shippen Approximately 30 Metres South West Of West Sherford Farmhouse	Grade II	0.4 miles
	1386415 - Minses Farmhouse	Grade II	0.6 miles
	1386391 - Sterts Farmhouse	Grade II	0.6 miles
	1325238 - Shippen And Barn Range Approximately 15 Metres South East Of Wollaton Farm House	Grade II	0.9 miles
	1386411 - Elburton Cross	Grade II	0.9 miles
	1147793 - Wollaton Farm House	Grade II	0.9 miles
	1129986 - 1, 2 And 3, Hendys Cottages	Grade II	0.9 miles

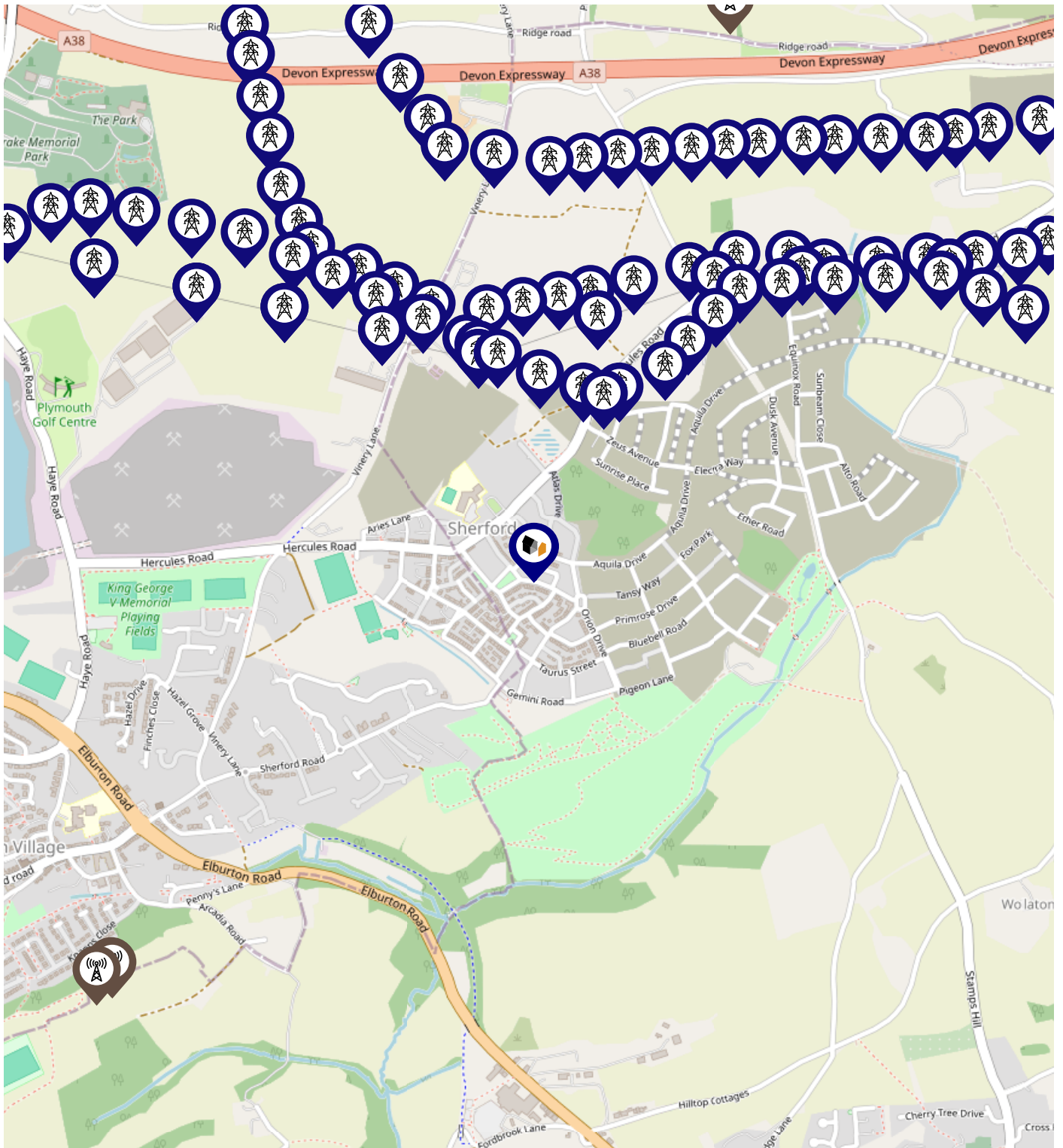


		Nursery	Primary	Secondary	College	Private
1	Sherford Vale School & Nursery Ofsted Rating: Good Pupils: 258 Distance:0.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Elburton Primary School Ofsted Rating: Outstanding Pupils: 465 Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Plympton St Maurice Primary School Ofsted Rating: Good Pupils: 187 Distance:1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St Mary's Church of England Primary School Ofsted Rating: Outstanding Pupils: 102 Distance:1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Morley Meadow Primary School Ofsted Rating: Good Pupils: 224 Distance:1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Longcause Community Special School Ofsted Rating: Good Pupils: 110 Distance:1.31	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Yealmpstone Farm Primary School Ofsted Rating: Good Pupils: 216 Distance:1.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Coombe Dean School Ofsted Rating: Good Pupils: 995 Distance:1.34	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
	Plympton St Mary's CofE Infant School Ofsted Rating: Good Pupils: 100 Distance:1.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Old Priory Junior Academy Ofsted Rating: Good Pupils: 192 Distance:1.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Plympton Academy Ofsted Rating: Requires improvement Pupils: 1145 Distance:1.62	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Goosewell Primary Academy Ofsted Rating: Good Pupils: 419 Distance:1.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Plymstock School Ofsted Rating: Good Pupils: 1671 Distance:1.73	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Chaddlewood Primary School Ofsted Rating: Good Pupils: 372 Distance:1.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Glen Park Primary School Ofsted Rating: Outstanding Pupils: 407 Distance:1.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Pomphlett Primary School Ofsted Rating: Good Pupils: 424 Distance:1.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons

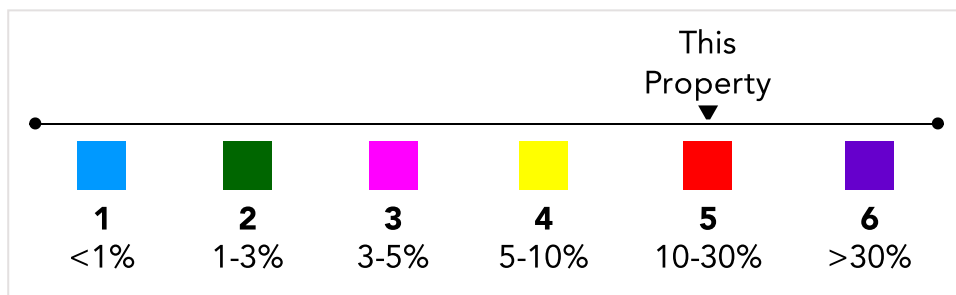
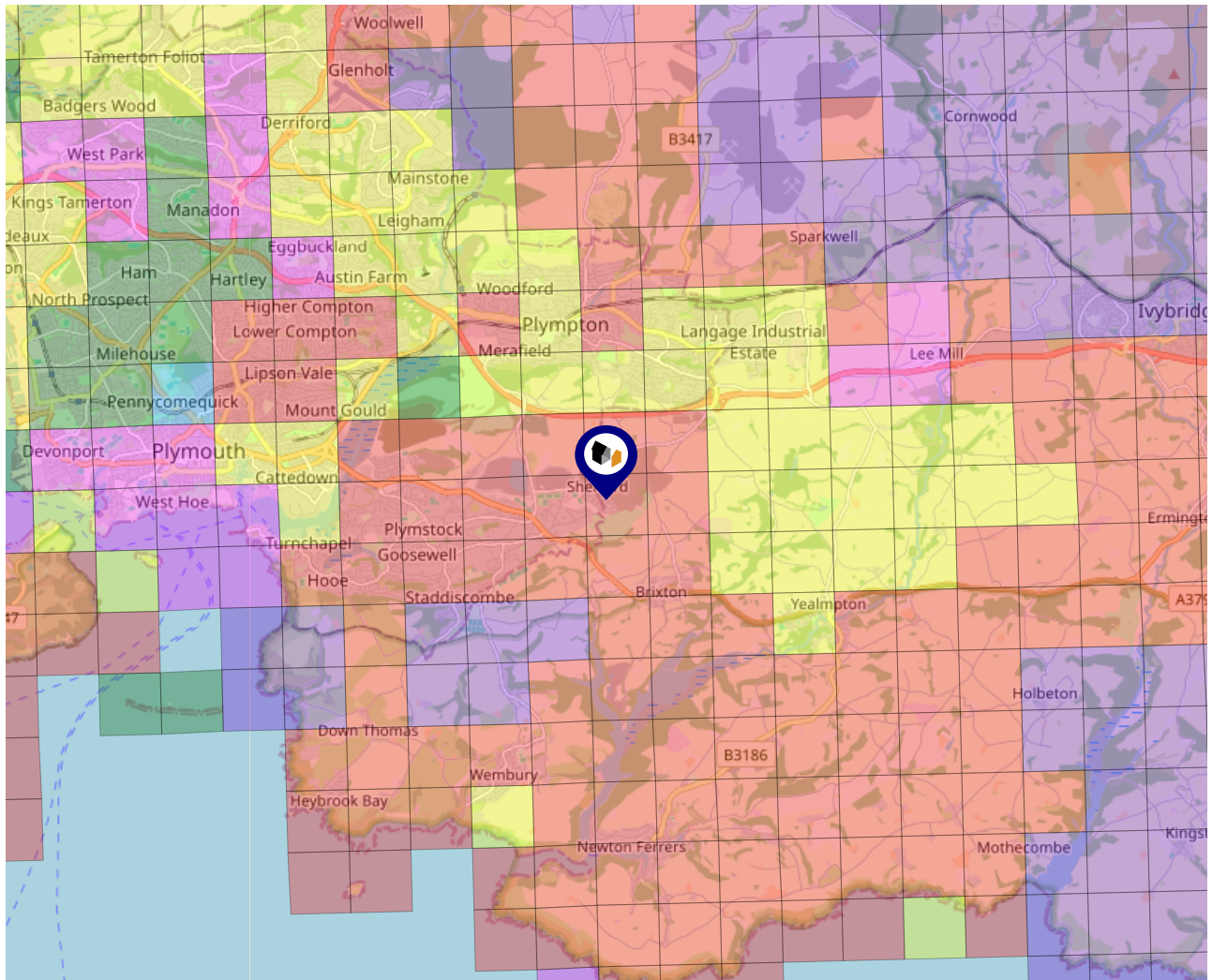


Key:

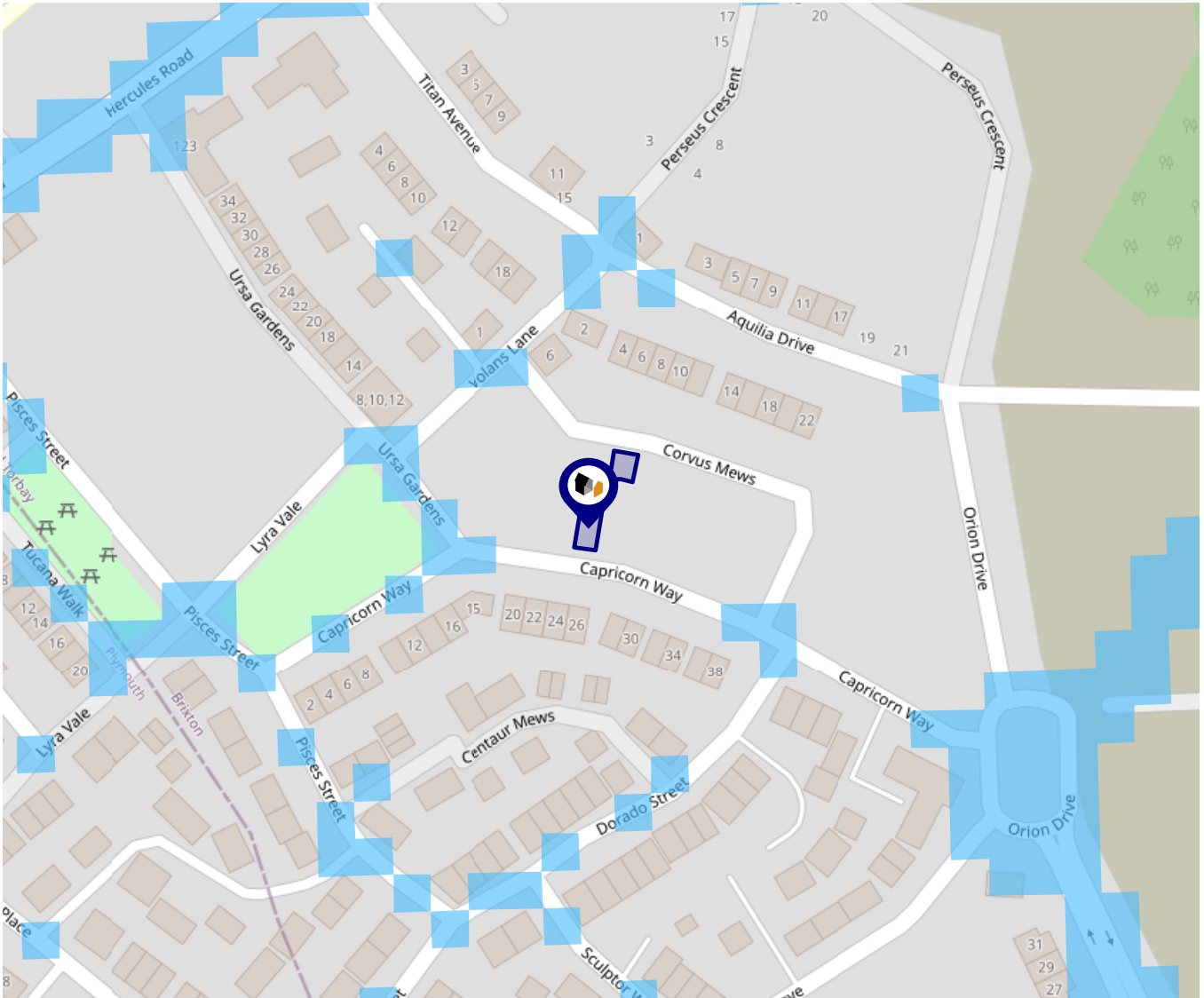
-  Power Pylons
-  Communication Masts

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

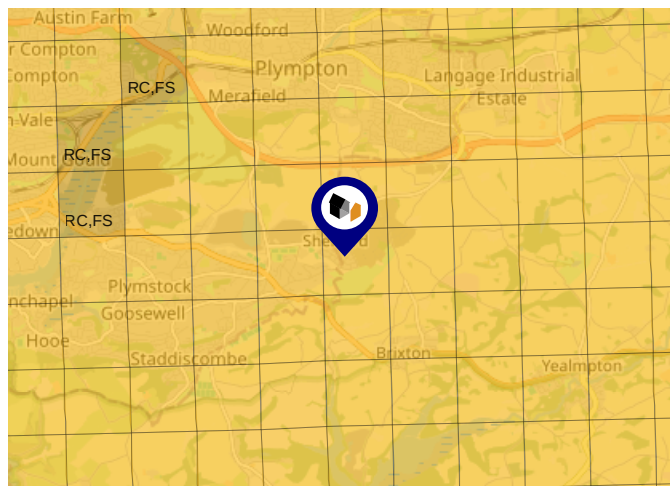


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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)

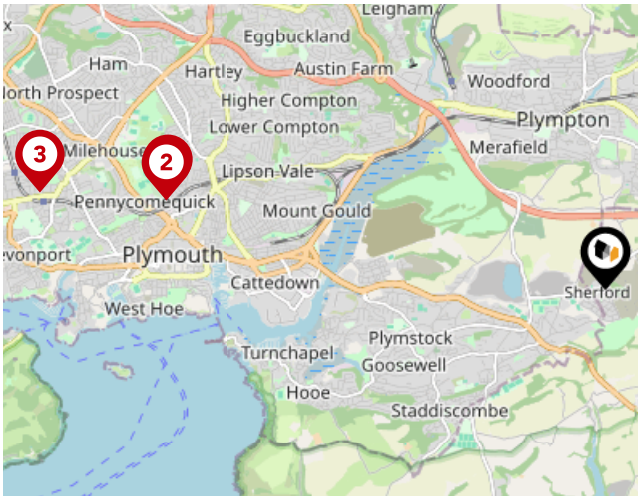
Carbon Content:	VARIABLE	Soil Texture:	LOAM TO SILTY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	INTERMEDIATE-SHALLOW
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		



Primary Classifications (Most Common Clay Types)

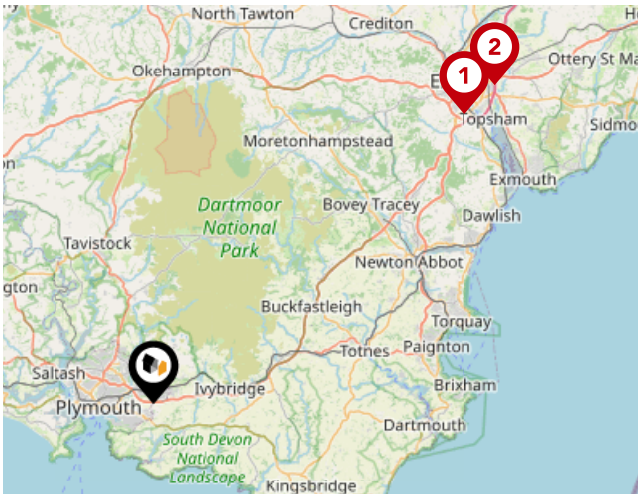
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & 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)



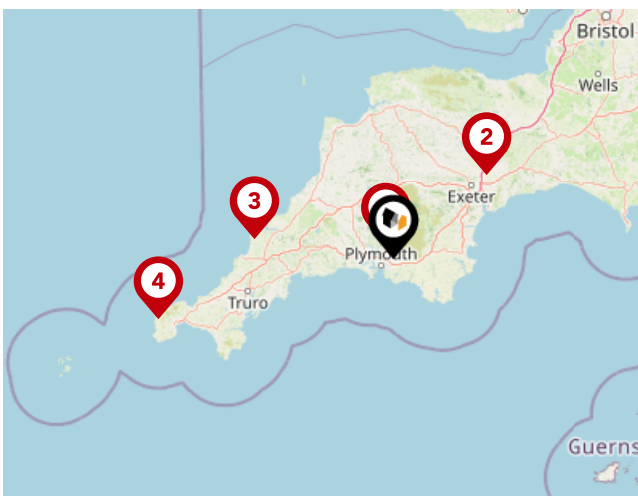
National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	4.24 miles
2	Plymouth Rail Station	4.25 miles
3	Devonport Rail Station	5.43 miles



Trunk Roads/Motorways

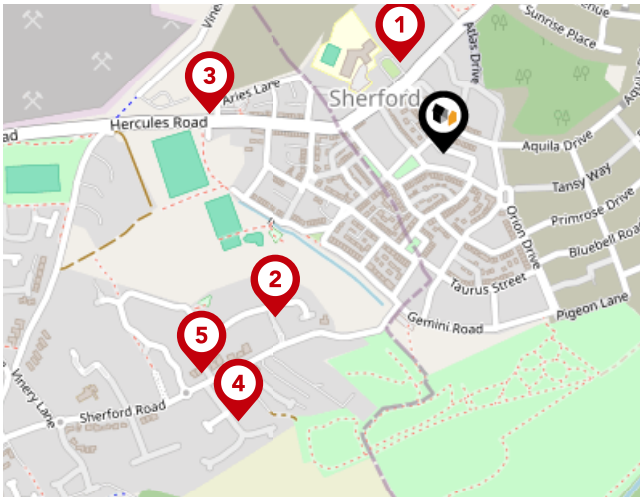
Pin	Name	Distance
1	M5 J31	32.05 miles
2	M5 J30	35.21 miles



Airports/Helipads

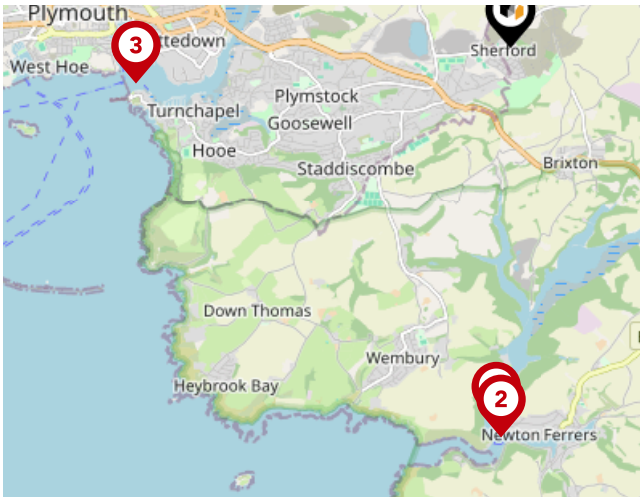
Pin	Name	Distance
1	Glenholt	4.78 miles
2	Exeter Airport	37.61 miles
3	St Mawgan	42.52 miles
4	Joppa	73.86 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Sherford Vale School	0.12 miles
2	Candish Drive East	0.28 miles
3	Hercules Road West	0.28 miles
4	Brookwood Road	0.4 miles
5	Brookwood Road	0.39 miles



Ferry Terminals

Pin	Name	Distance
1	Newton Ferrers Ferry Landing	3.55 miles
2	Noss Mayo Ferry Landing	3.68 miles
3	Plymouth Mount Batten Ferry Landing	3.56 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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