

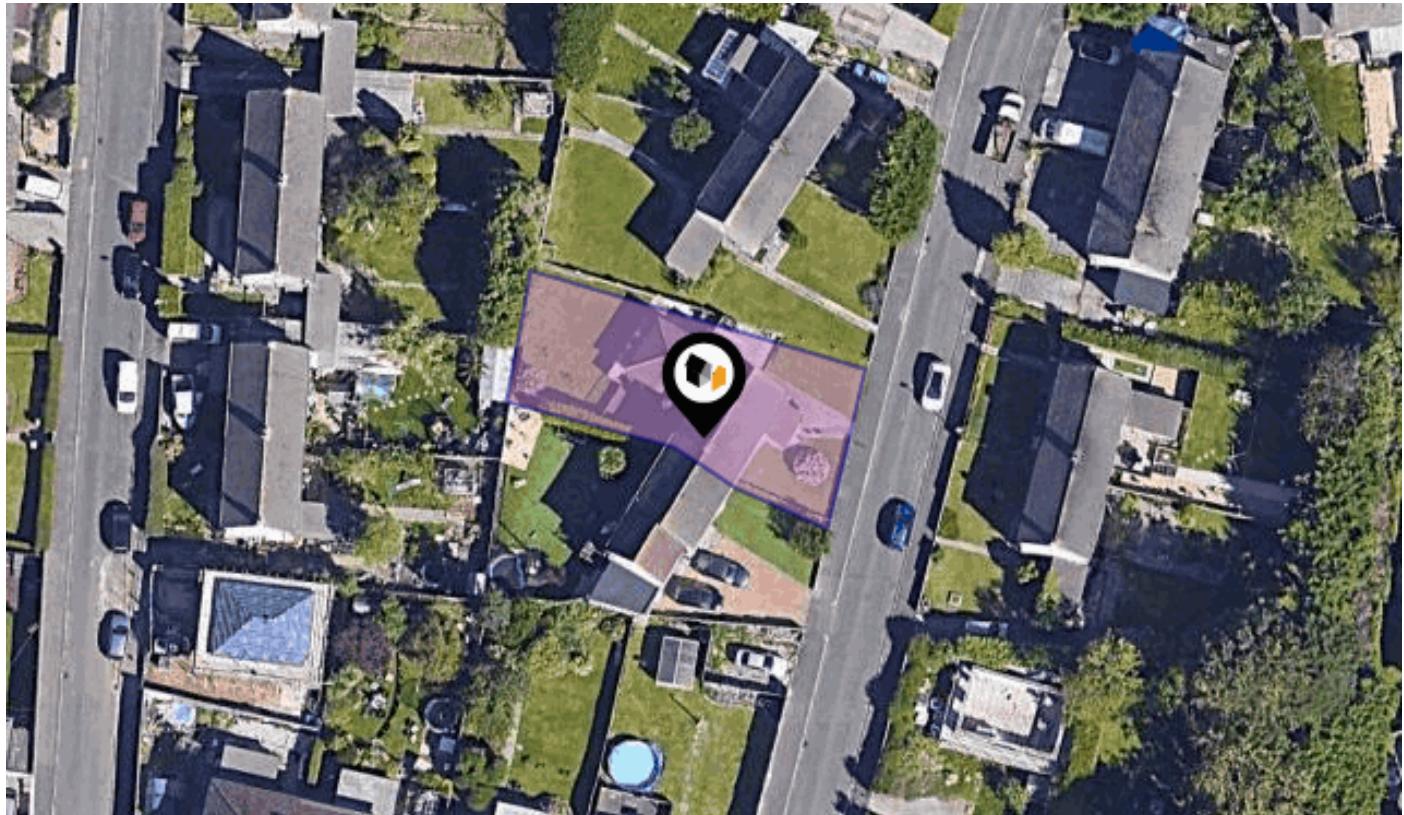


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Wednesday 11<sup>th</sup> February 2026**



## **3, WOODSIDE AVENUE, PLYMOUTH, PL9 9NZ**

6 Mannamead Road Plymouth Devon PL4 7AA

01752 256000

[property@langtownandcountry.com](mailto:property@langtownandcountry.com)

[www.langtownandcountry.com](http://www.langtownandcountry.com)



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# Property Overview



## Property

**Type:** Semi-Detached  
**Bedrooms:** 4  
**Plot Area:** 0.09 acres  
**Year Built :** 1950-1966  
**Council Tax :** Band B  
**Annual Estimate:** £1,809  
**Title Number:** DN181139  
**UPRN:** 100040506414

**Tenure:** Freehold

## Local Area

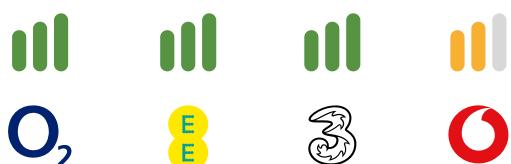
**Local Authority:** City of Plymouth  
**Conservation Area:** No  
**Flood Risk:**  
● Rivers & Seas Very low  
● Surface Water Very low

**Estimated Broadband Speeds**  
(Standard - Superfast - Ultrafast)

**6**  
mb/s      **80**  
mb/s      **1800**  
mb/s



**Mobile Coverage:**  
(based on calls indoors)

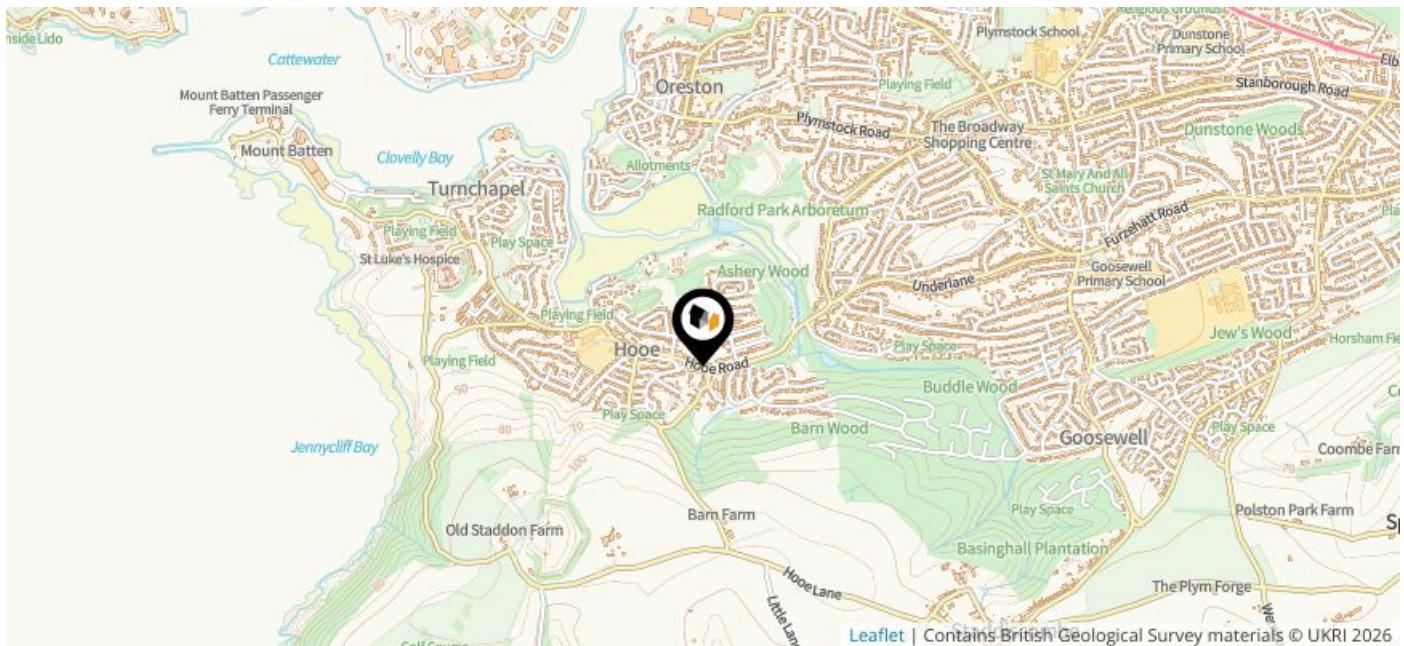


**Satellite/Fibre TV Availability:**



# Maps Coal Mining

This map displays nearby coal mine entrances and their classifications.



## Mine Entry

- ✖ Adit
- ✖ Gutter Pit
- ✖ Shaft

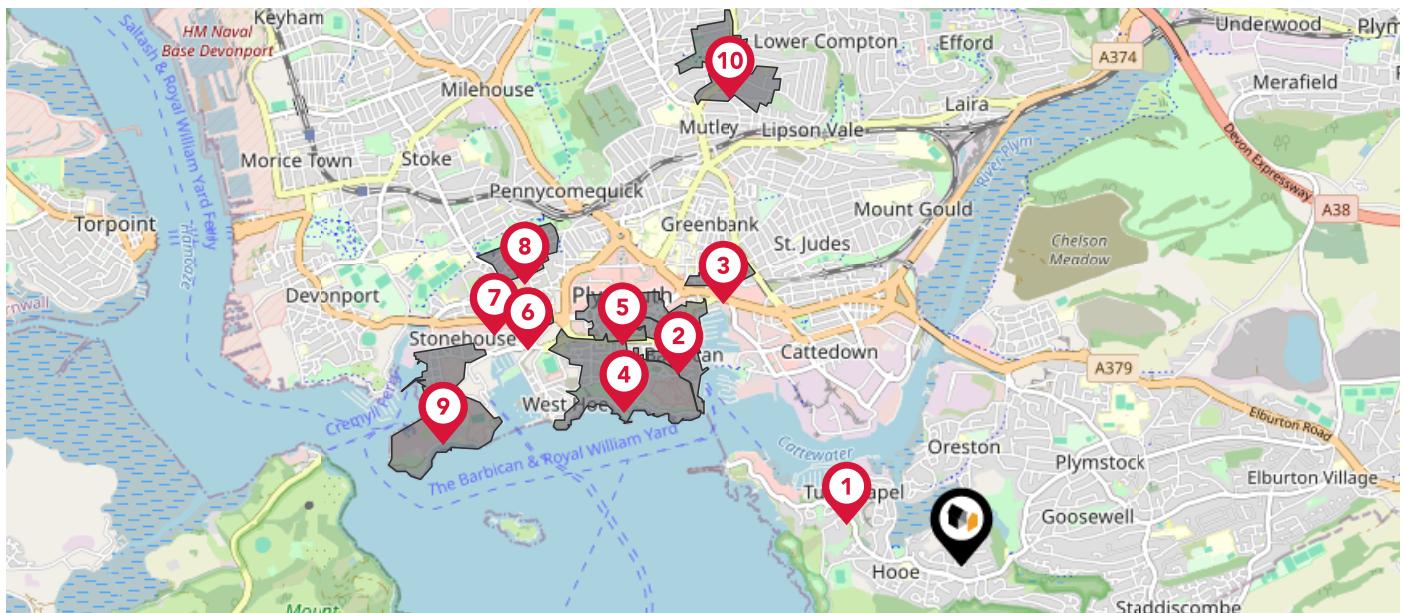
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



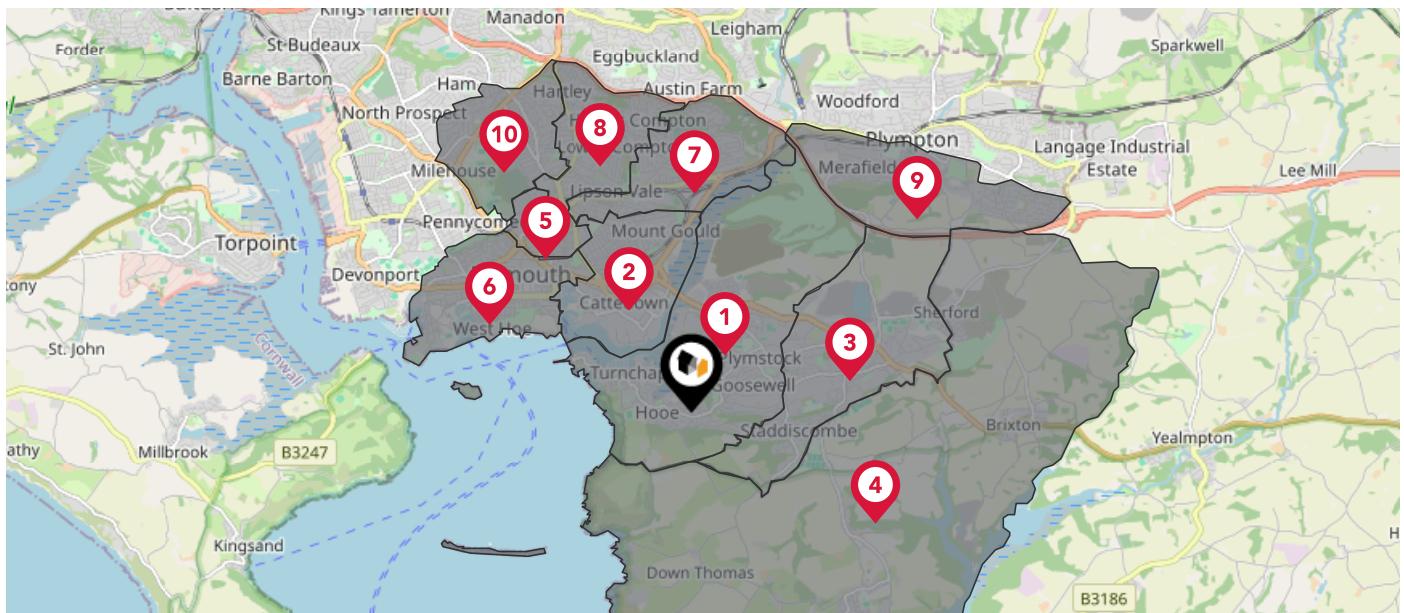
### Nearby Conservation Areas

1	Turnchapel
2	Barbican
3	Ebrington Street
4	The Hoe
5	City Centre
6	Union Street
7	Adelaide Street/Clarence Place
8	North Stonehouse
9	Stonehouse Peninsula
10	Mannamead

# 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



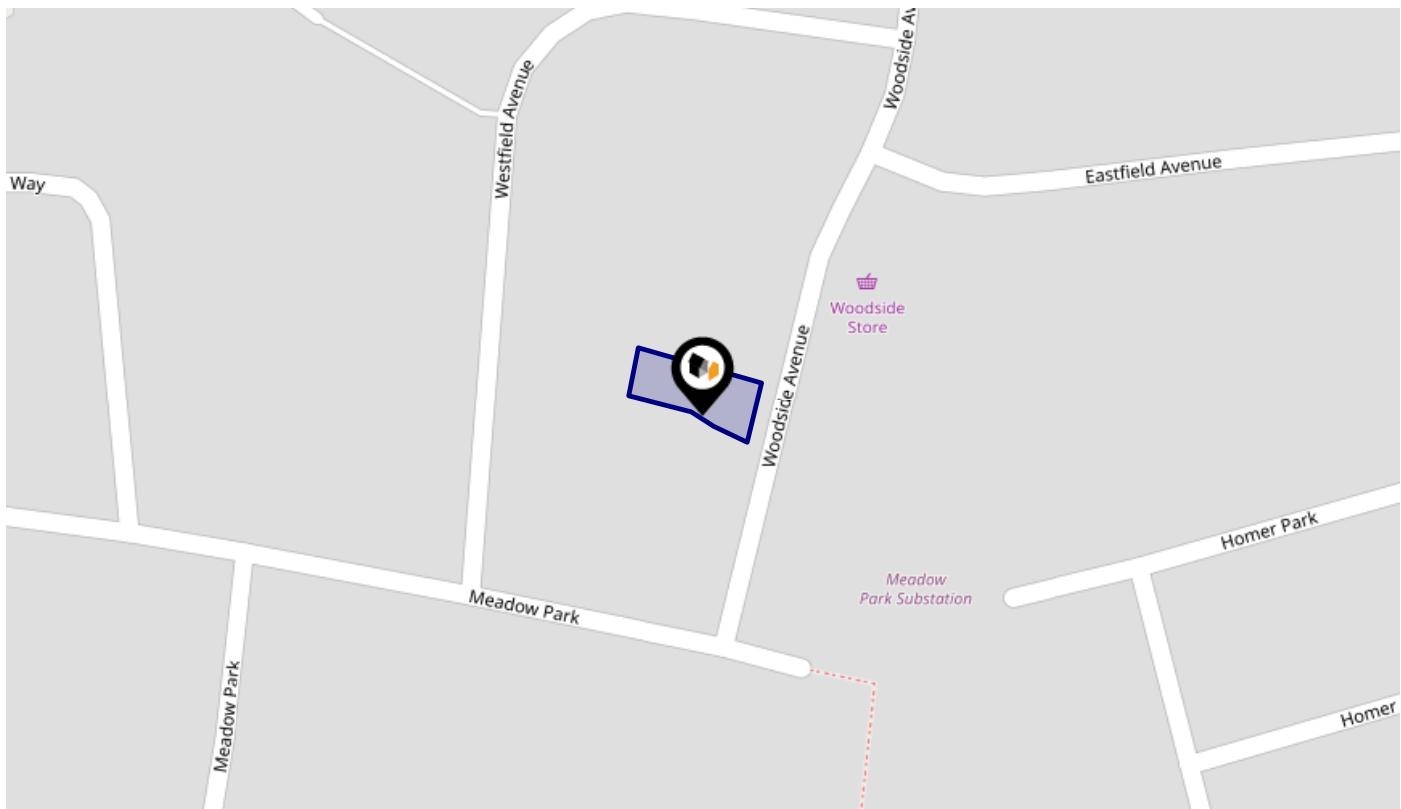
### Nearby Council Wards

- 1 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

# Maps

## Rail Noise

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

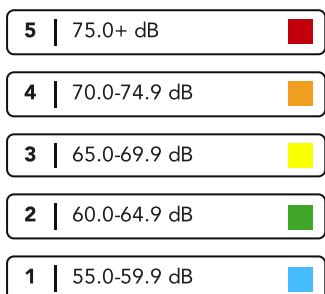


### Rail Noise Data

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.

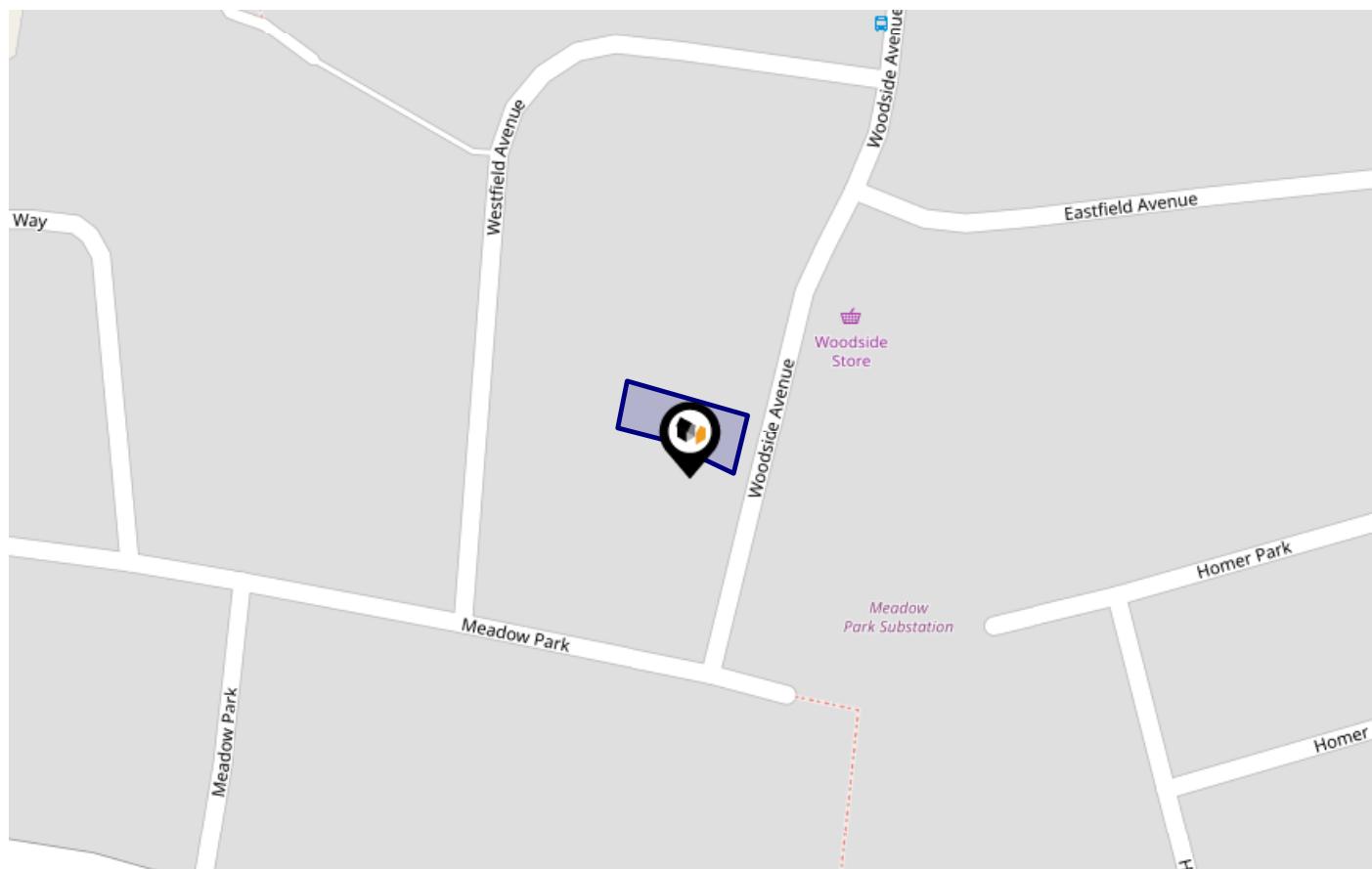
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:



# 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.

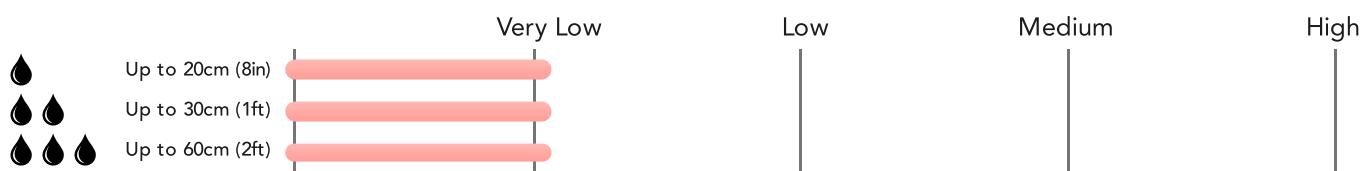


**Risk Rating: Very low**

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.

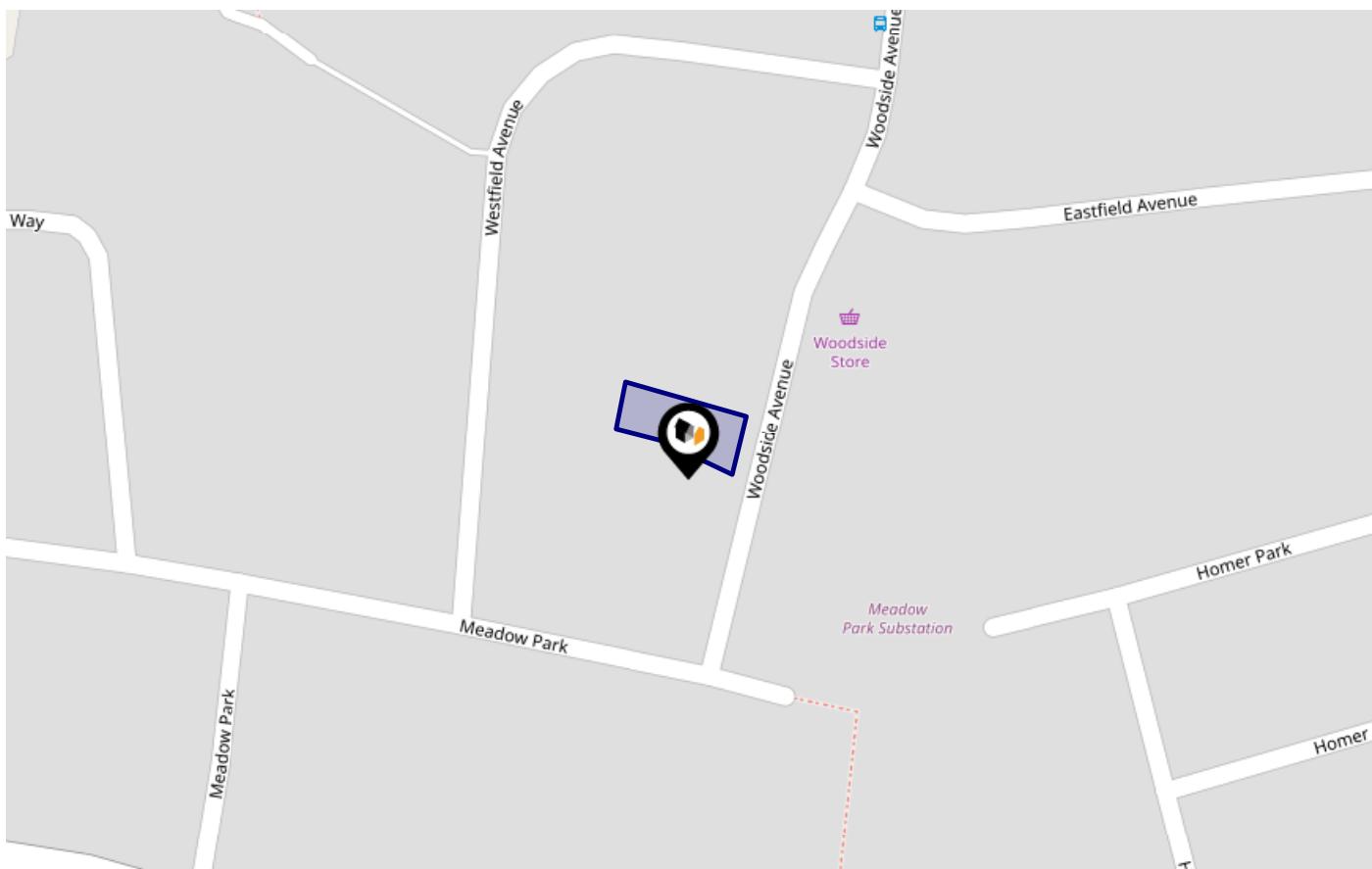
Chance of flooding to the following depths at this property:



# 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.

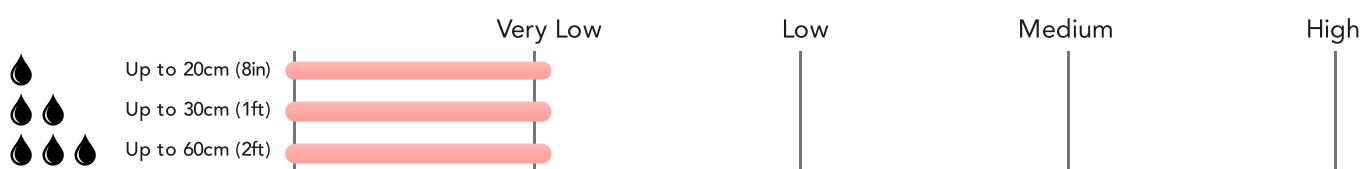


**Risk Rating: Very low**

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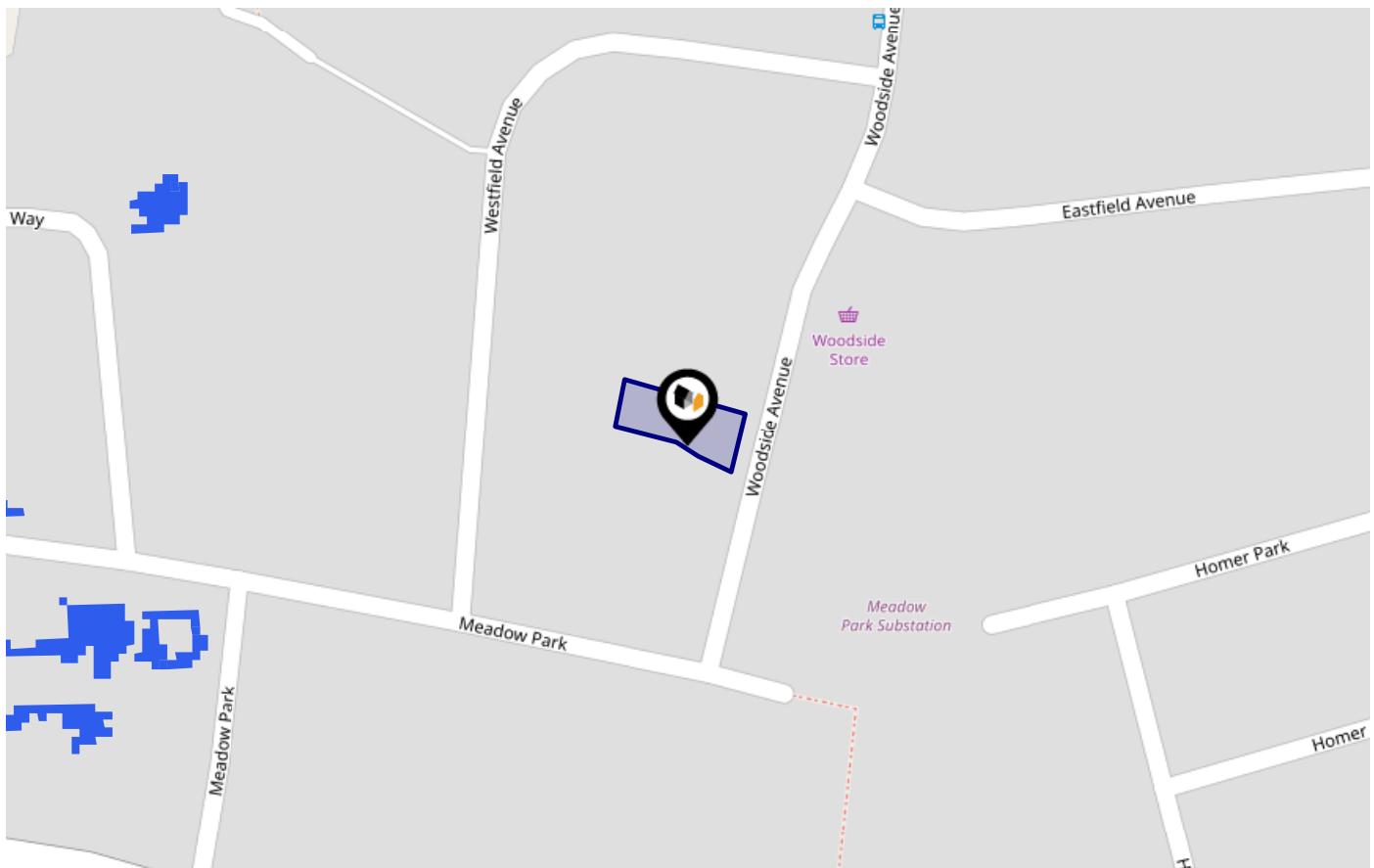
Chance of flooding to the following depths at this property:



# 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: 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.

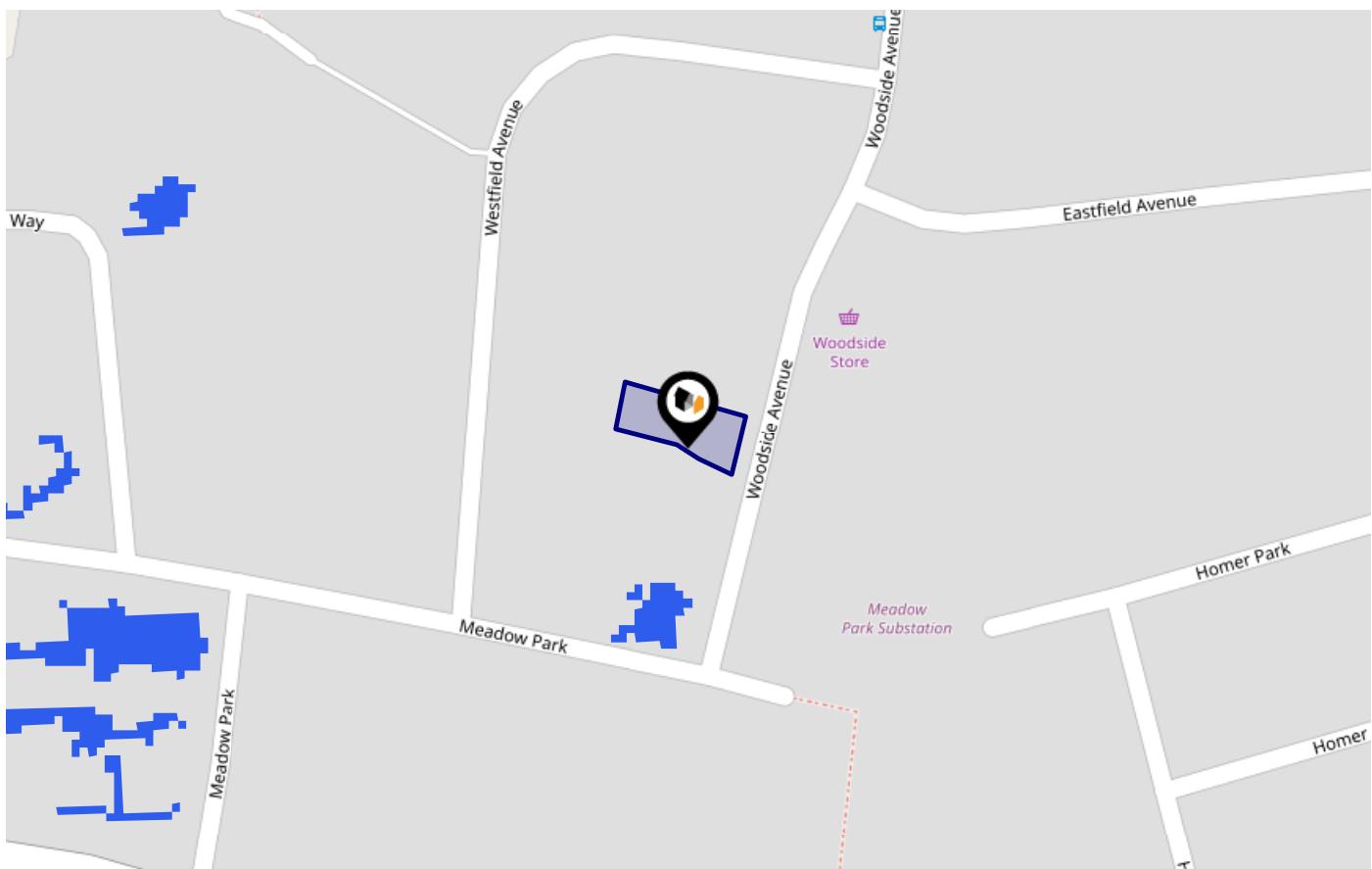
Chance of flooding to the following depths at this property:



# Flood Risk

## 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.

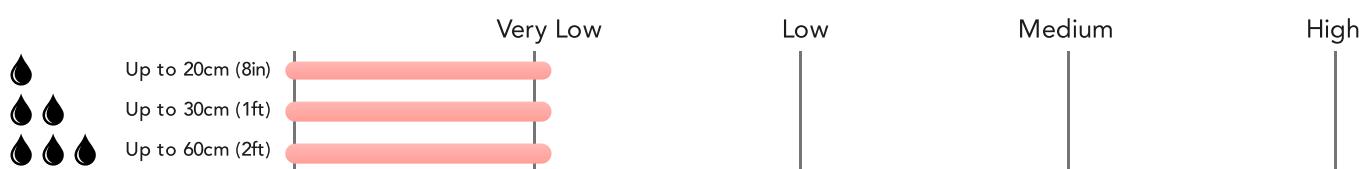


**Risk Rating: Very low**

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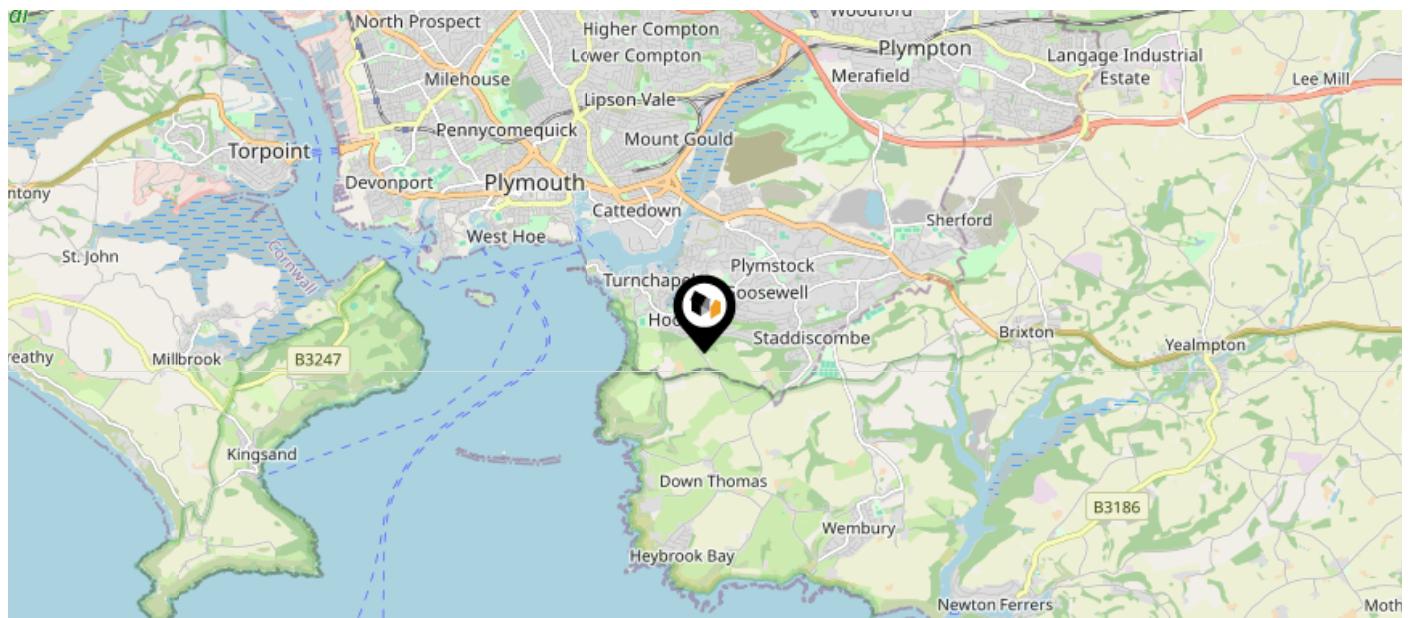
Chance of flooding to the following depths at this property:



# Maps

## Green Belt

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



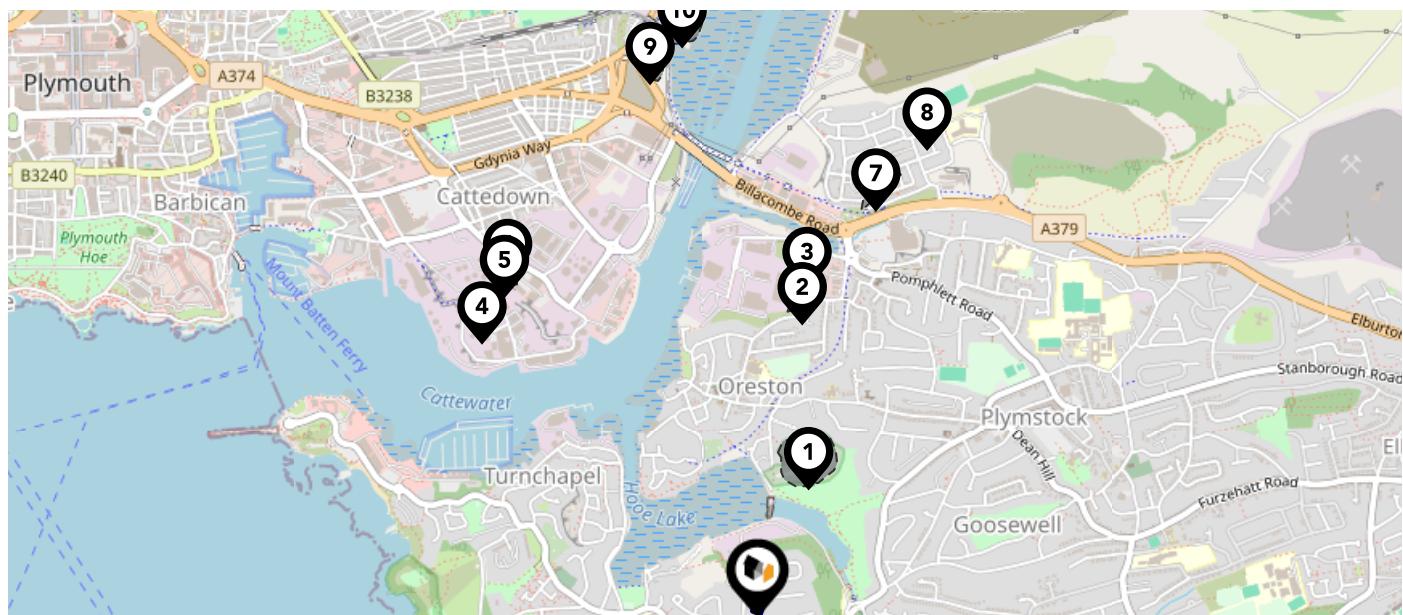
### Nearby Green Belt Land

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.



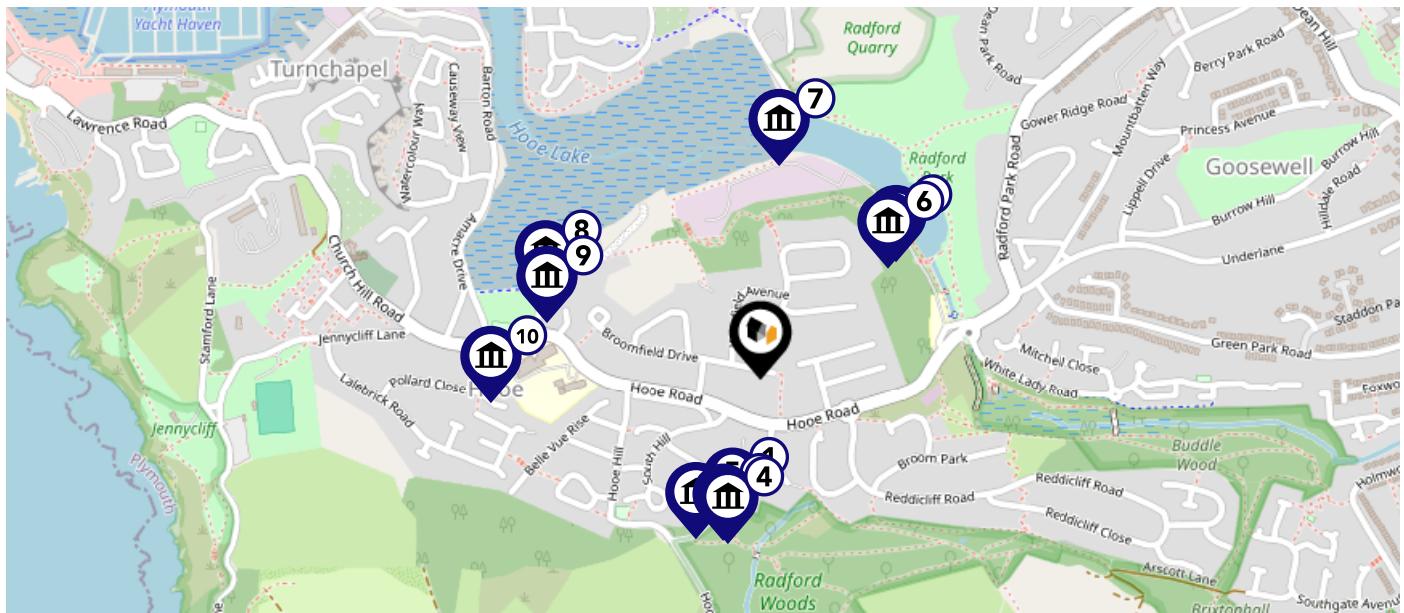
### Nearby Landfill Sites

1	Radford Quarry Oreston-Radford Quarry Oreston, Plymouth	Historic Landfill	<input type="checkbox"/>
2	Bedford Quarry Oreston B-Oreston, Plymouth	Historic Landfill	<input type="checkbox"/>
3	Bedford Quarry Oreston A-Oreston, Plymouth	Historic Landfill	<input type="checkbox"/>
4	Severnside Waste Paper-Wallsend Industrial Estate, Cattedown, Plymouth, Devon	Historic Landfill	<input type="checkbox"/>
5	Cattedown Road-Cattedown, Plymouth	Historic Landfill	<input type="checkbox"/>
6	MacAdam Road-Cattedown, Plymouth	Historic Landfill	<input type="checkbox"/>
7	Former Warkham Quarry-Pomphlett, Plymouth	Historic Landfill	<input type="checkbox"/>
8	Plymstock Works-Plymstock Works, Plymstock, Plymouth, Devon	Historic Landfill	<input type="checkbox"/>
9	Cattedown Junction Playing Field-Embankment Road, Plymouth	Historic Landfill	<input type="checkbox"/>
10	Blagdons Shipyard-Embankment Road Lane, Laira, Plymouth	Historic Landfill	<input type="checkbox"/>

# Maps

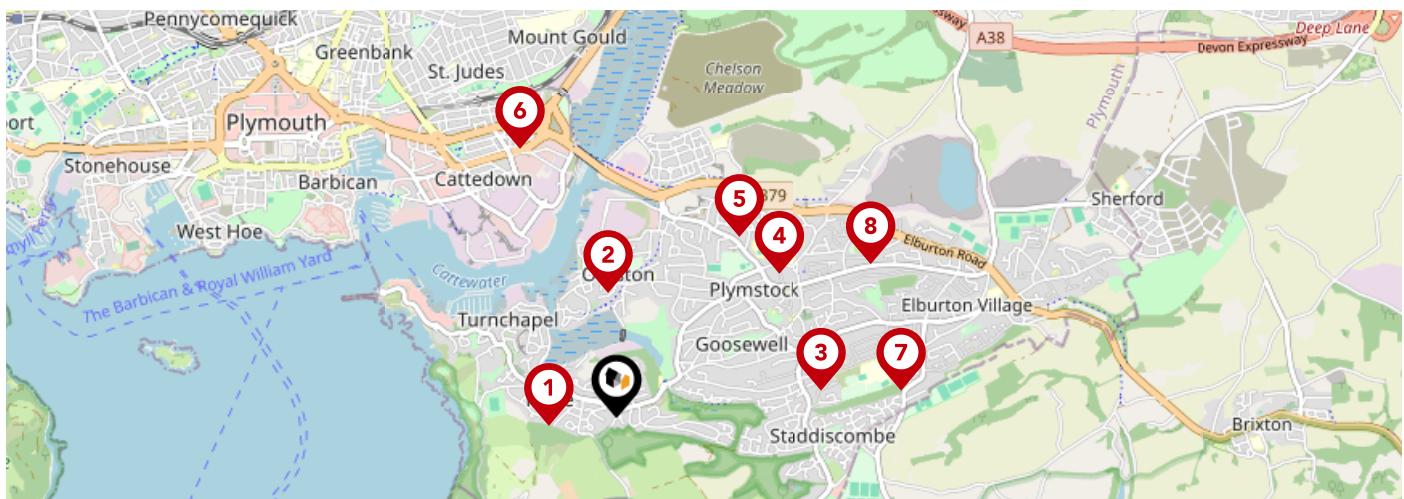
## Listed Buildings

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
 1330566 - The Retreat	Grade II	0.2 miles
 1386348 - Boathouse, Armoury And St Kevernes Cottages	Grade II	0.2 miles
 1330564 - Entrance Gate Piers East Of Hooe Manor	Grade II	0.2 miles
 1330565 - Gate Piers On Opposite Side Of Road To 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	0.3 miles
 1113285 - Brakeview	Grade II	0.3 miles
 1321996 - Hooe Barn And Adjoining Outbuilding Together With Wall Extending Westwards	Grade II	0.3 miles

# Area Schools



Nursery Primary Secondary College Private

	Hooe Primary Academy						
1	Oreston Community Academy						
2	Goosewell Primary Academy						
3	Plymstock School						
4	Pomphlett Primary School						
5	Prince Rock Primary School						
6	Coombe Dean School						
7	Morley Meadow Primary School						

Ofsted Rating: Good | Pupils: 212 | Distance:0.32

Ofsted Rating: Good | Pupils: 419 | Distance:0.59

Ofsted Rating: Good | Pupils: 419 | Distance:0.98

Ofsted Rating: Good | Pupils: 1671 | Distance:1.03

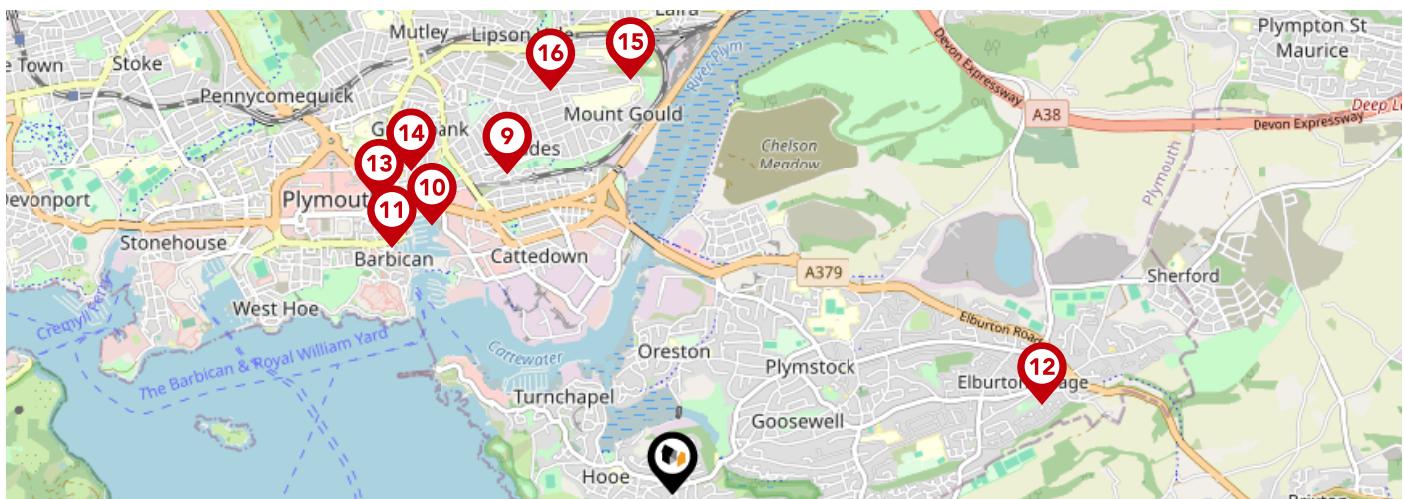
Ofsted Rating: Good | Pupils: 424 | Distance:1.04

Ofsted Rating: Outstanding | Pupils: 408 | Distance:1.35

Ofsted Rating: Good | Pupils: 995 | Distance:1.35

Ofsted Rating: Good | Pupils: 224 | Distance:1.41

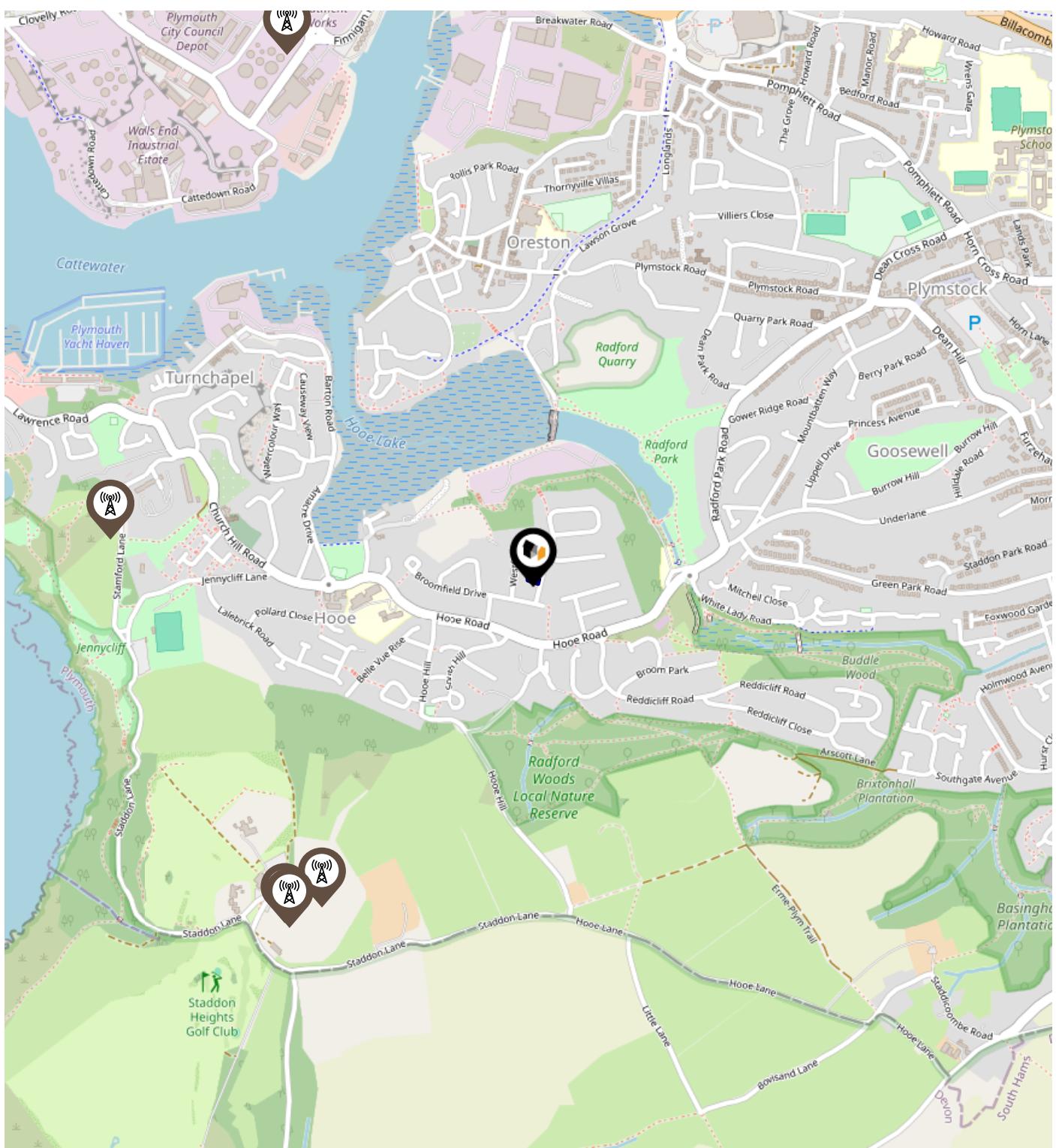
# Area Schools



Nursery Primary Secondary College Private

		Nursery	Primary	Secondary	College	Private
9	<b>Salisbury Road Primary School</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 381   Distance: 1.71					
10	<b>Holy Cross Catholic Primary School</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 306   Distance: 1.71					
11	<b>ACE Schools Plymouth</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 233   Distance: 1.77					
12	<b>Elburton Primary School</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Outstanding   Pupils: 465   Distance: 1.8					
13	<b>Arts University Plymouth</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 0   Distance: 1.96					
14	<b>Mount Street Primary School</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 258   Distance: 1.97					
15	<b>Lipson Co-operative Academy</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 1102   Distance: 1.97					
16	<b>Lipson Vale Primary School</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 405   Distance: 1.99					

# Local Area Masts & Pylons



## Key:

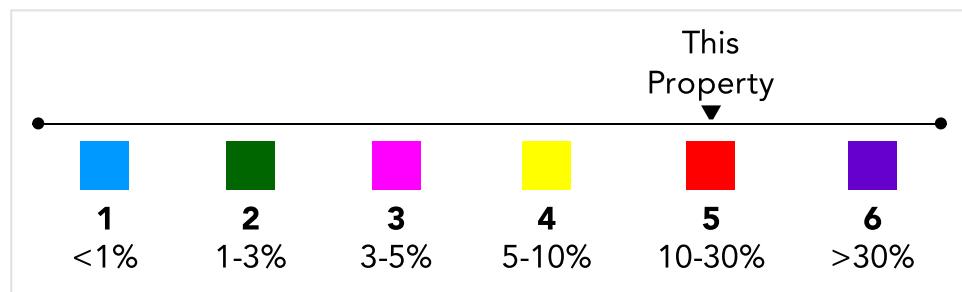
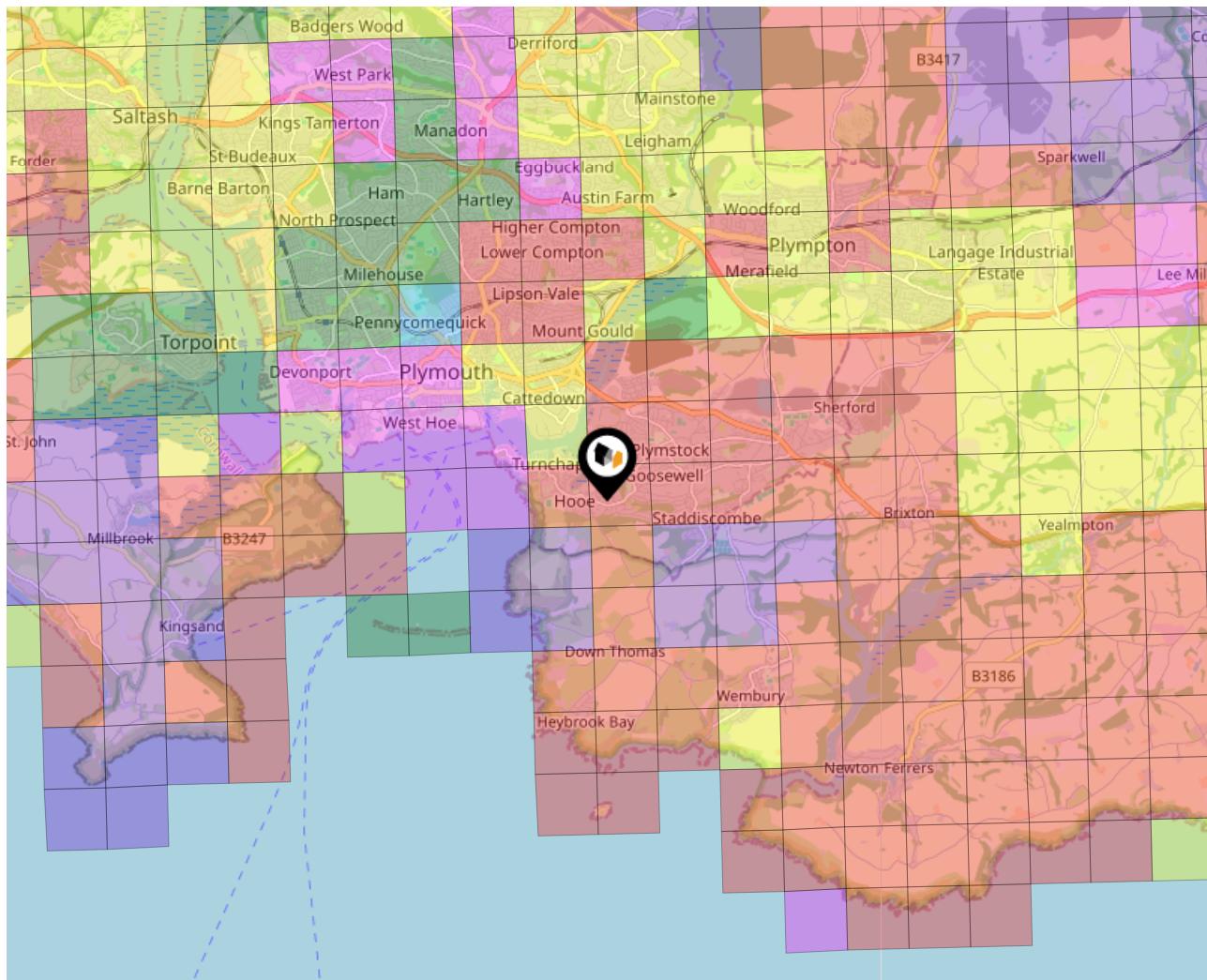
- Power Pylons
- Communication Masts

# Environment

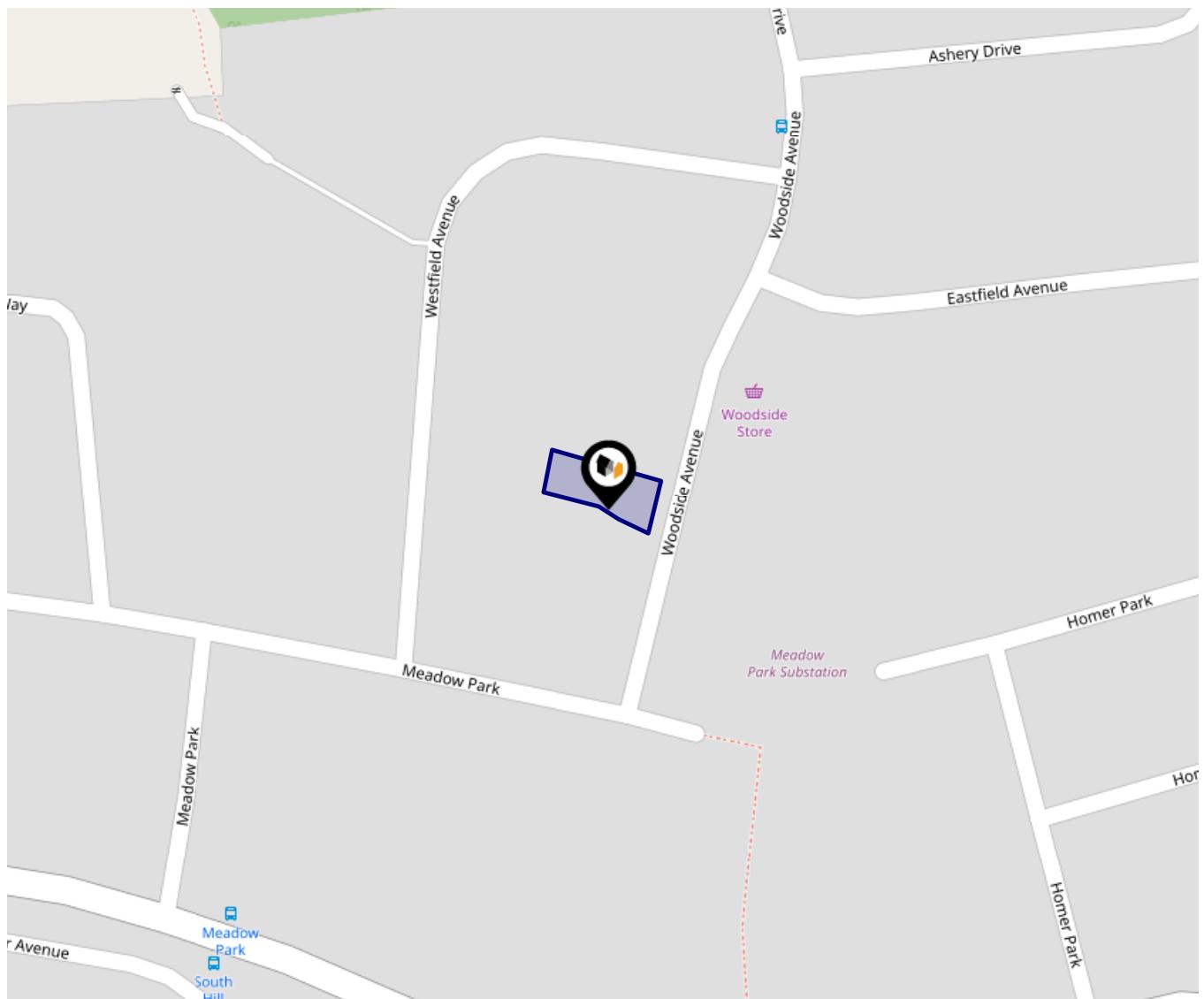
## Radon Gas

### 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/m<sup>3</sup>).



# Local Area Road Noise



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.

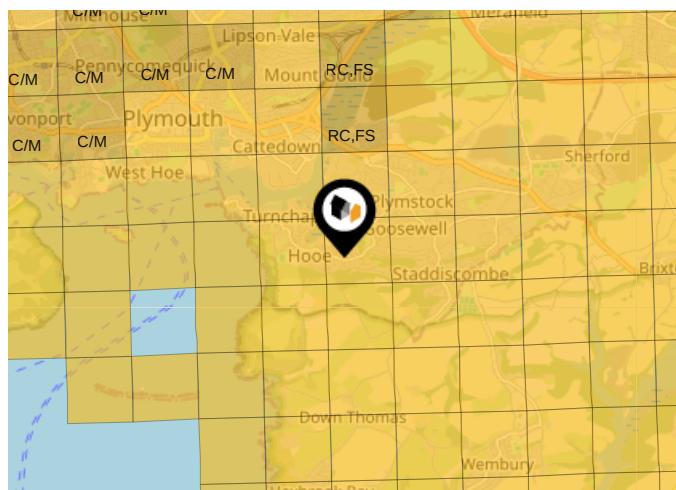
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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

# Environment Soils & Clay

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

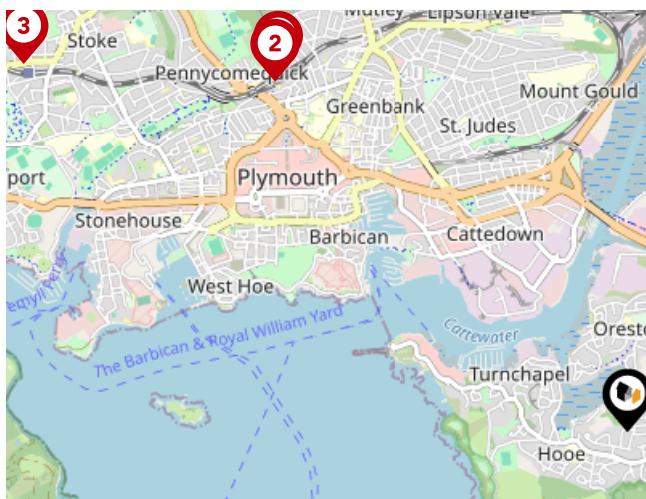
<b>Carbon Content:</b>	VARIABLE	<b>Soil Texture:</b>	LOAM TO SILTY LOAM
<b>Parent Material Grain:</b>	ARGILLIC - ARENACEOUS	<b>Soil Depth:</b>	INTERMEDIATE-SHALLOW
<b>Soil Group:</b>	MEDIUM TO LIGHT(SILTY) TO HEAVY		



## Primary Classifications (Most Common Clay Types)

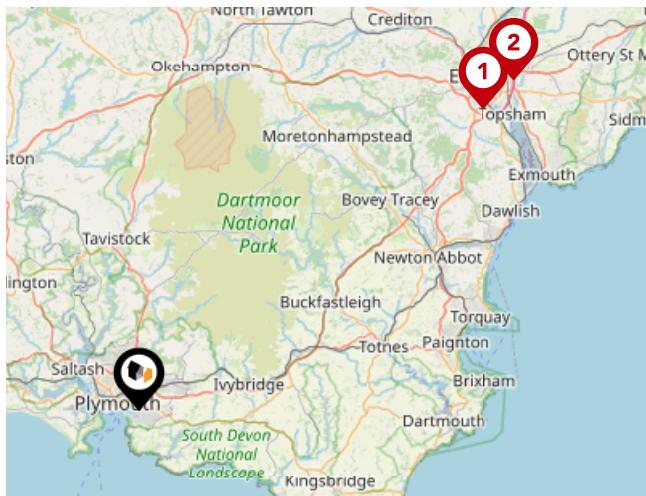
<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</b>	Residual Clay & Loamy Loess
<b>RC,S</b>	River Clay & Silt
<b>RC,FS</b>	Riverine Clay & Floodplain Sands and Gravel
<b>RC,FL</b>	Riverine Clay & Fluvial Sands and Gravel
<b>TC</b>	Terrace Clay
<b>TC/LL</b>	Terrace Clay & Loamy Loess

# Area Transport (National)



## National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	2.36 miles
2	Plymouth Rail Station	2.35 miles
3	Devonport Rail Station	3.34 miles



## Trunk Roads/Motorways

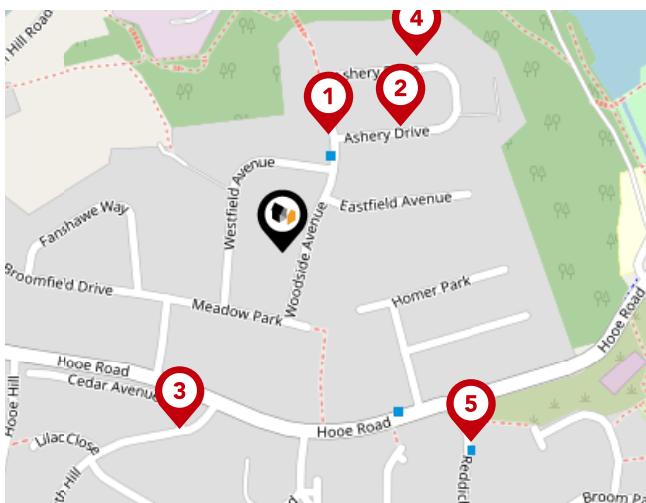
Pin	Name	Distance
1	M5 J31	34.44 miles
2	M5 J30	37.6 miles



## Airports/Helpads

Pin	Name	Distance
1	Glenholt	4.78 miles
2	Exeter Airport	40.01 miles
3	St Mawgan	40.18 miles
4	Joppa	71.25 miles

# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Ashery Drive	0.08 miles
2	Ashery Drive	0.1 miles
3	Cedar Avenue	0.12 miles
4	Ashery Drive	0.14 miles
5	Reddick Road	0.16 miles



## Ferry Terminals

Pin	Name	Distance
1	Plymouth Mount Batten Ferry Landing	1.16 miles
2	Plymouth (Barbican) Landing Stage	1.51 miles
3	Plymouth Ferry Terminal	2.38 miles

# 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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