KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Tuesday 03rd March 2026

STATION ROAD, TAMERTON FOLIOT, PLYMOUTH, PL5

Lang Town & Country

6 Mannamead Road, Plymouth, PL4 7AA

01752 456000

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www.langtownandcountry.com

Property

Type:	Semi-Detached	**Tenure:**	Freehold
Bedrooms:	7		
Floor Area:	3,487 ft^2 / 324 m^2		
Plot Area:	0.23 acres		
Year Built :	1996-2002		
Council Tax :	Band F		
Annual Estimate:	£3,359		
Title Number:	DN731258		

Local Area

Local Authority:	City of plymouth
Conservation Area:	Tamerton Foliot
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Medium

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

4 mb/s	**80** mb/s	**-** mb/s

Mobile Coverage:
(based on calls indoors)

O2 ✕ | EE ✕ | 3 | Vodafone

Satellite/Fibre TV Availability:

BT ✔ | sky ✔ | Virgin media ✕

Planning records for: *Station Road, Tamerton Foliot, Plymouth, PL5*

Reference - 24/00669/FUL

Decision:	Decided
Date:	27th May 2024

Description:

Addition of 2no. dormer windows to the northern elevation, porch roof modifications, and internal layout alterations.

Station Road, Tamerton Foliot, PL5

Energy rating
C

Valid until 23.01.2030

Score	Energy rating	Current	Potential
92+	**A**		
81-91	**B**		
69-80	**C**		79 | C
55-68	**D**	70 | C	
39-54	**E**		
21-38	**F**		
1-20	**G**		

Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 35% of fixed outlets
Floors:	Solid, limited insulation (assumed)
Total Floor Area:	324 m^2

This map displays nearby coal mine entrances and their classifications.

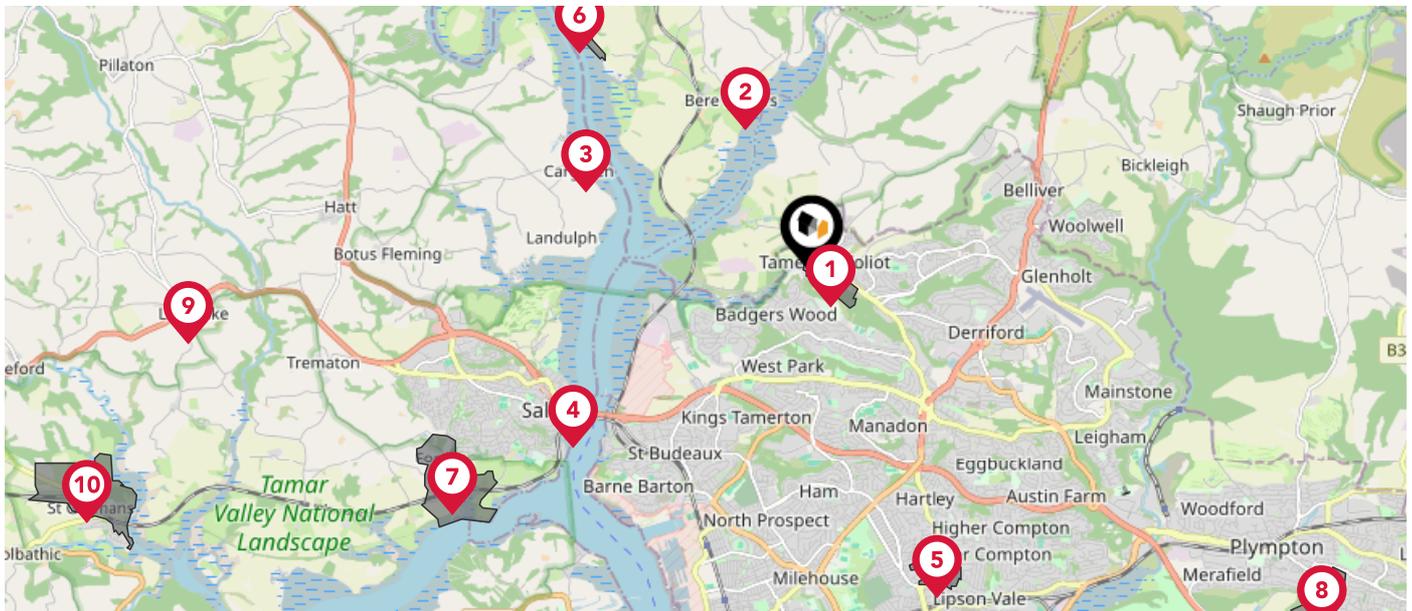## Mine Entry

✕   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.

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	Bere Ferrers
3	Cargreen
4	Lower Fore Street, Saltash
5	Mannamead
6	Weir Quay
7	Forder and Antony Passage
8	Plympton St Maurice
9	Landrake
10	St Germans

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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
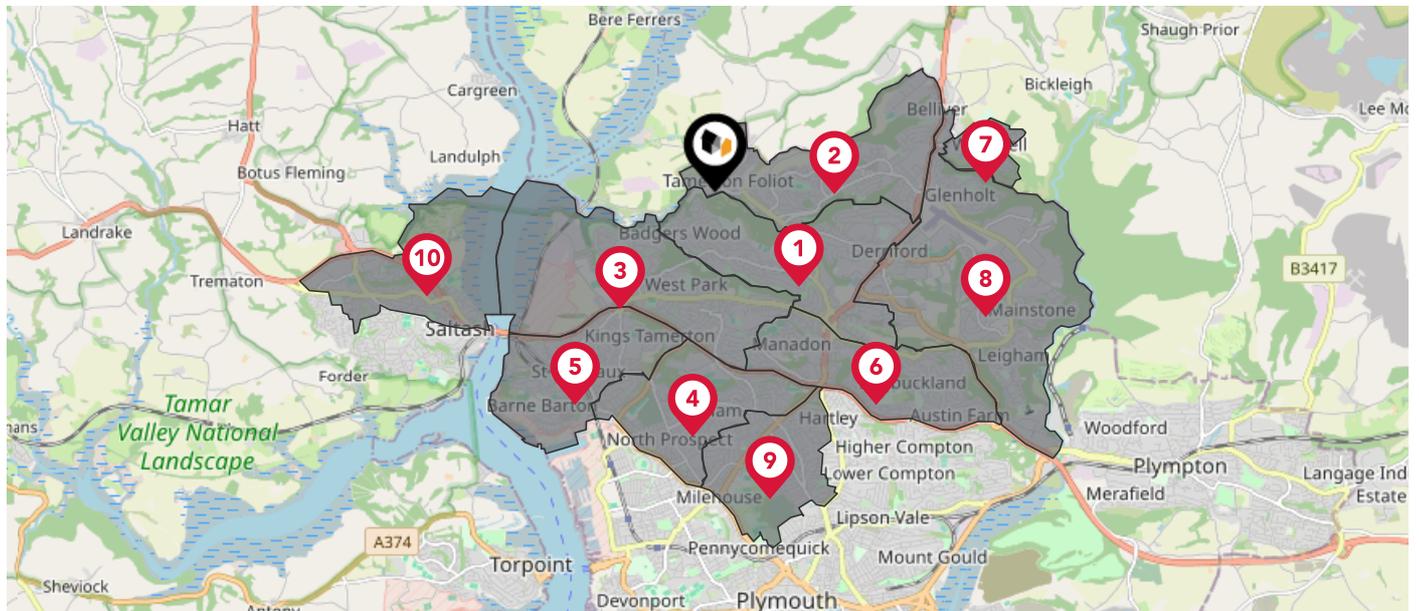
Nearby Council Wards

1	Budshead Ward
2	Southway Ward
3	Honicknowle Ward
4	Ham Ward
5	St. Budeaux Ward
6	Eggbuckland Ward
7	Woolwell Ward
8	Moor View Ward
9	Peverell Ward
10	Saltash Tamar ED

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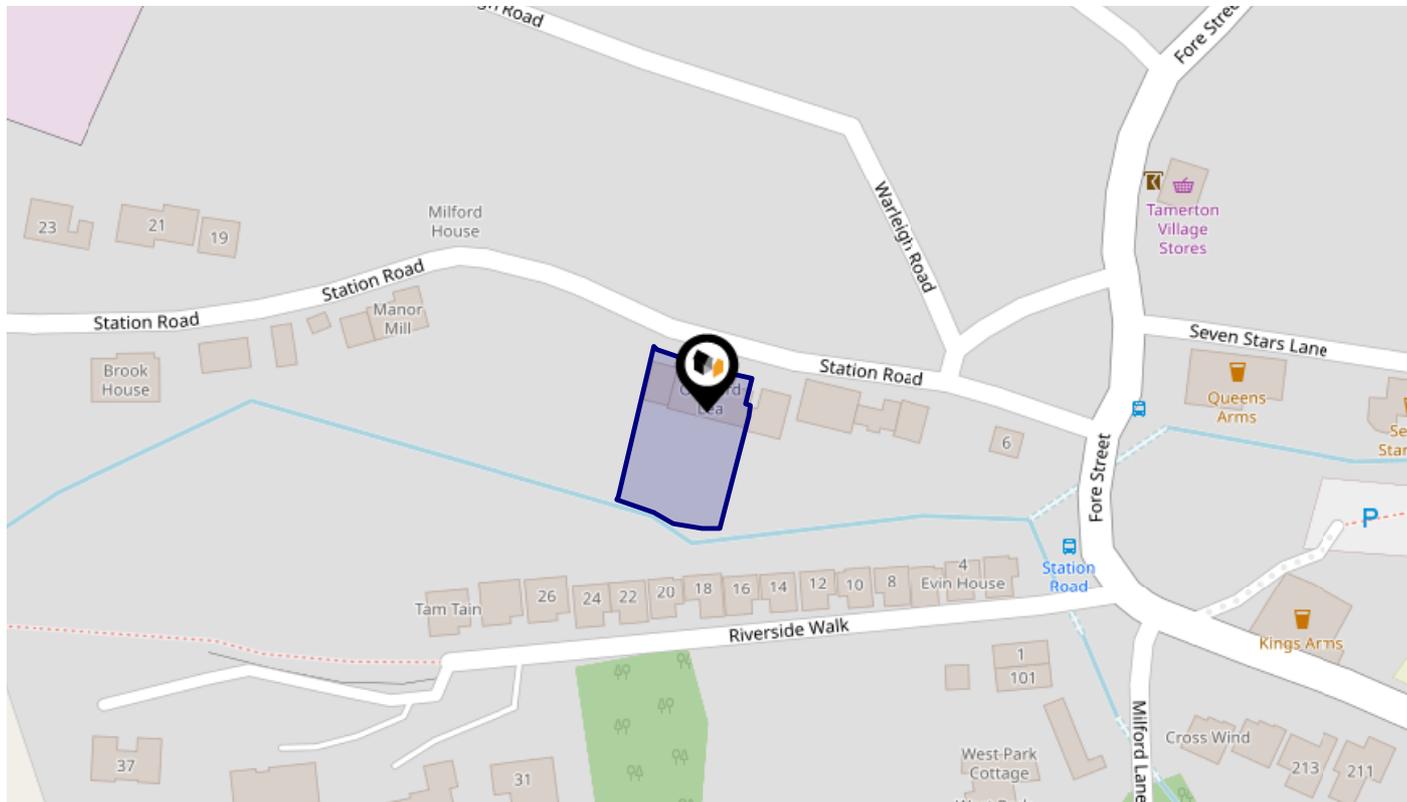
Rail Noise Data

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	🟦

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)				

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.

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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 - 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.
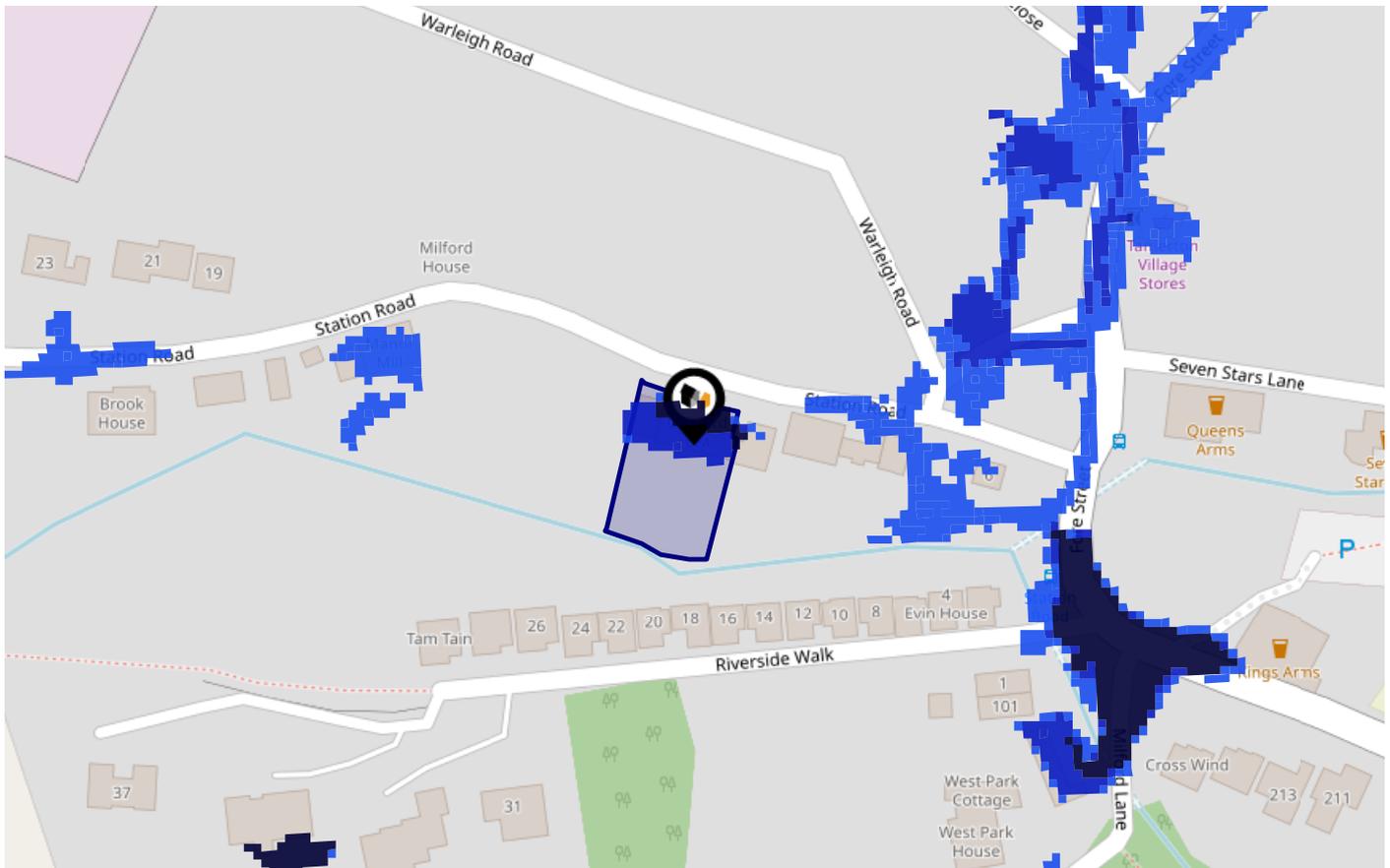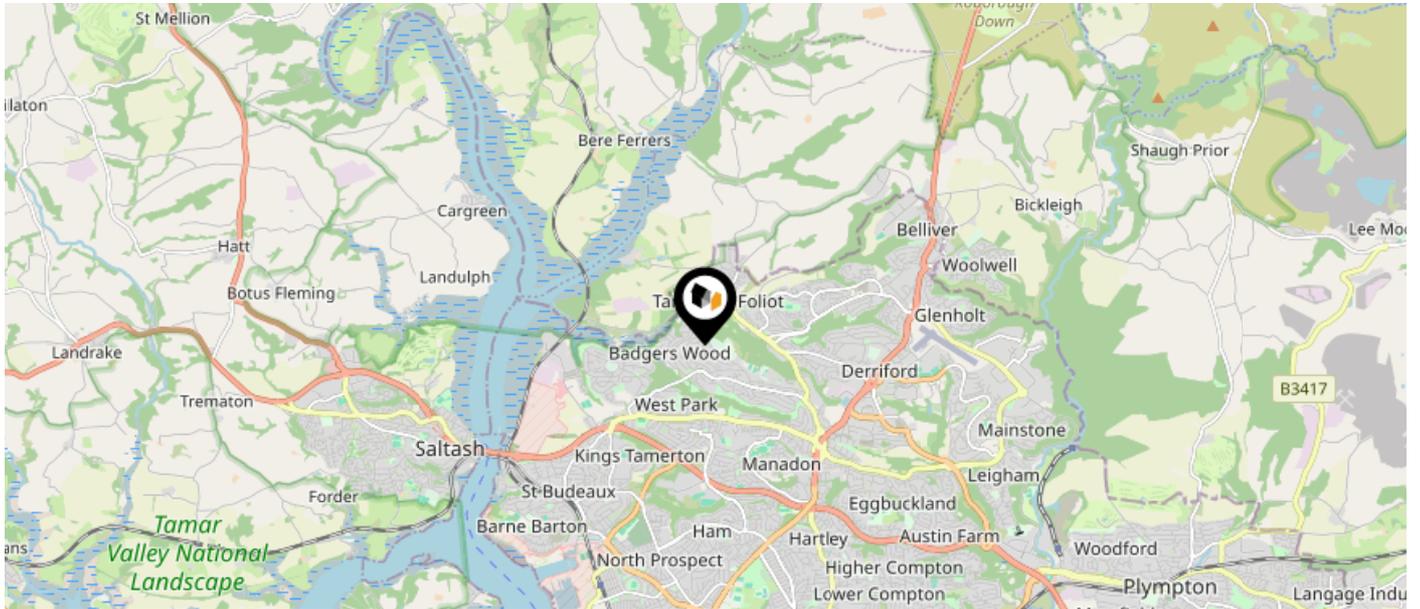

Risk Rating: Medium

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:

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

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.
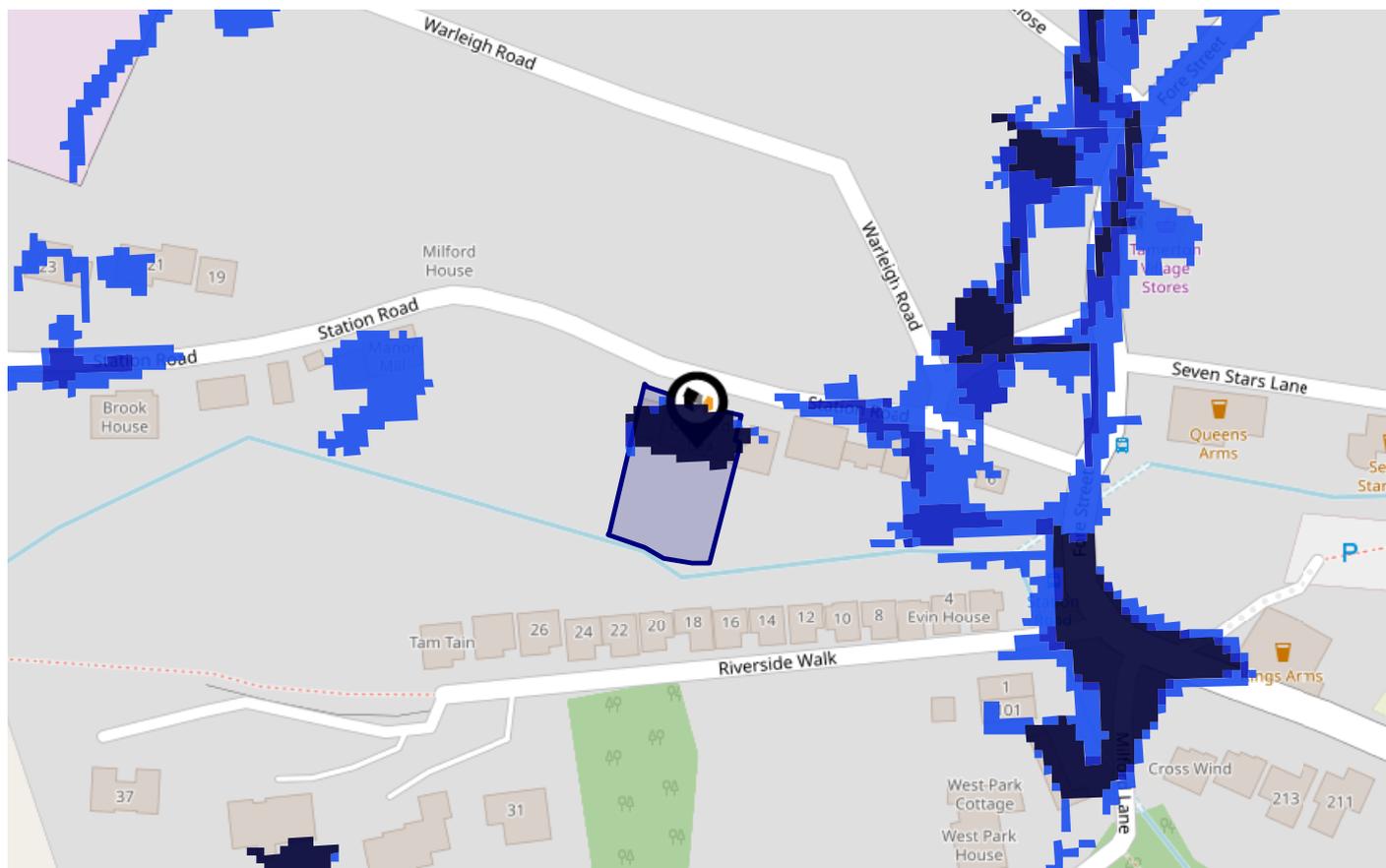
Risk Rating: High

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)				

KFB - Key Facts For Buyers

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.
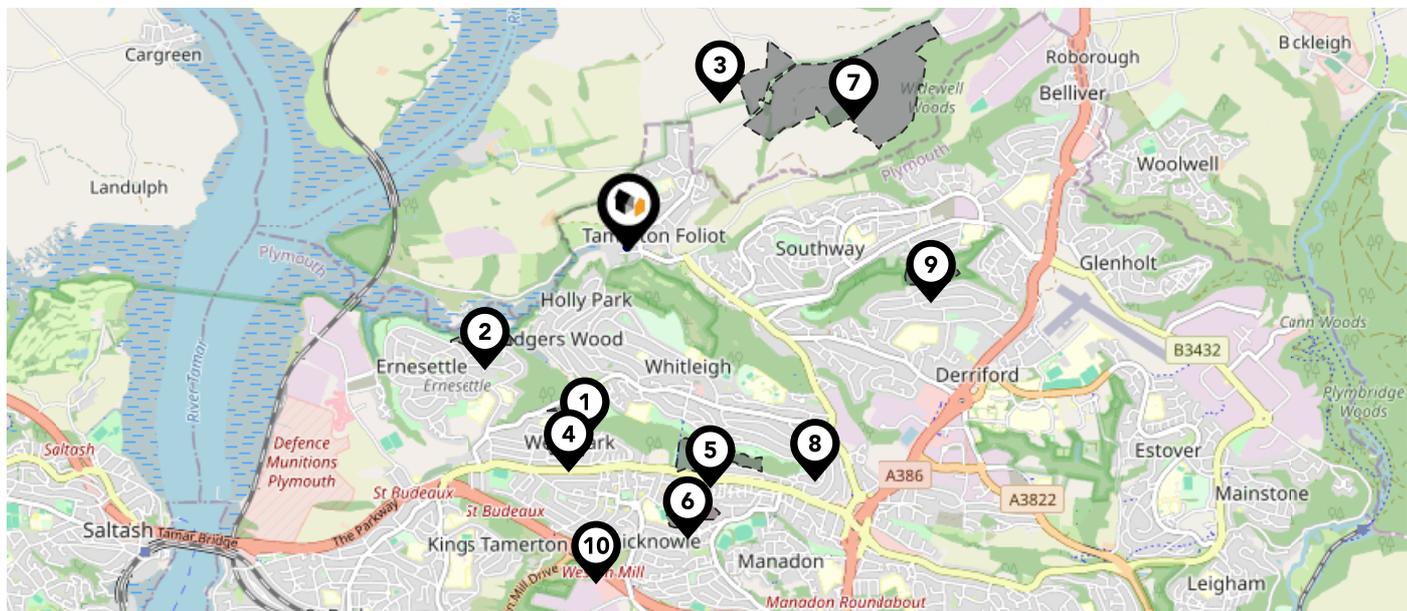

Nearby Landfill Sites

1	West Park-West Park, Plymouth	Historic Landfill
2	Roachford Crescent - Tamerton Lake-West Park, Plymouth	Historic Landfill
3	Allern Farm-Allern Farm, Tamerton Foliot, Bickleigh, Devon	Historic Landfill
4	West Park-West Park, Plymouth	Historic Landfill
5	Woodlands Fort Cricket Pitch Honickn-Woodlands Fort Cricket Pitch Honicknowle, Plymouth	Historic Landfill
6	Honicknowle Brickworks-Plymouth, Devon	Historic Landfill
7	Great Trehills Farm-Great Trehills Farm, Tamerton Foliot, Plymouth, Devon	Historic Landfill
8	Crownhill-Crownhill, Plymouth	Historic Landfill
9	Off Pendeen Crescent Soutrhway-Off Pendeen Crescent Southway	Historic Landfill
10	Honicknowle Lane-Honicknowle Lane, Plymouth	Historic Landfill

Listed Buildings

This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...
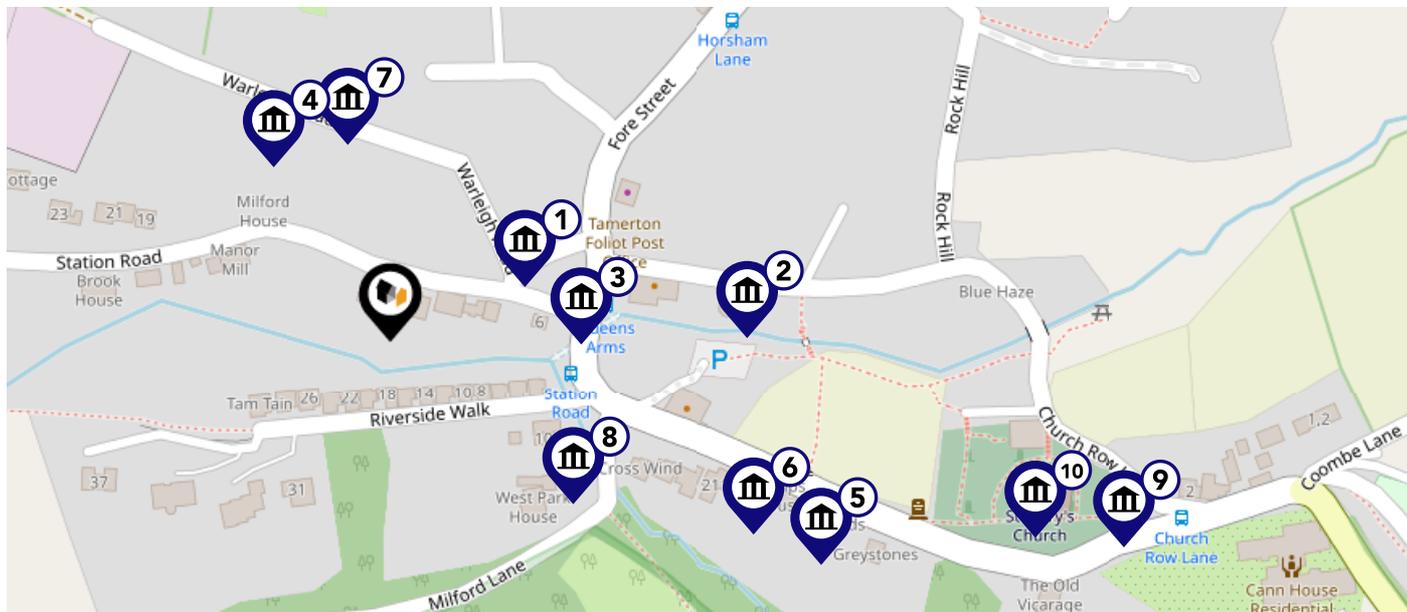
Listed Buildings in the local district	Grade	Distance
1 — 1322012 - Brook House, Lambert Cottage And Stoke Cottage	Grade II	0.0 miles
2 — 1386382 - Seven Stars Public House	Grade II	0.1 miles
3 — 1386497 - Milestone At The Junction Of Fore Street And Station Road	Grade II	0.1 miles
4 — 1386416 - Milford House And Attached Walls	Grade II	0.1 miles
5 — 1386431 - Wadlands	Grade II	0.1 miles
6 — 1386429 - Kemps	Grade II	0.1 miles
7 — 1386303 - Louds	Grade II	0.1 miles
8 — 1386243 - West Park House Cottages And Waterford Cottage	Grade II	0.1 miles
9 — 1386427 - Gate Piers, Walls And Railings East Of Church Of St Mary	Grade II	0.2 miles
10 — 1386426 - Church Of St Mary	Grade II	0.2 miles

Area
Schools
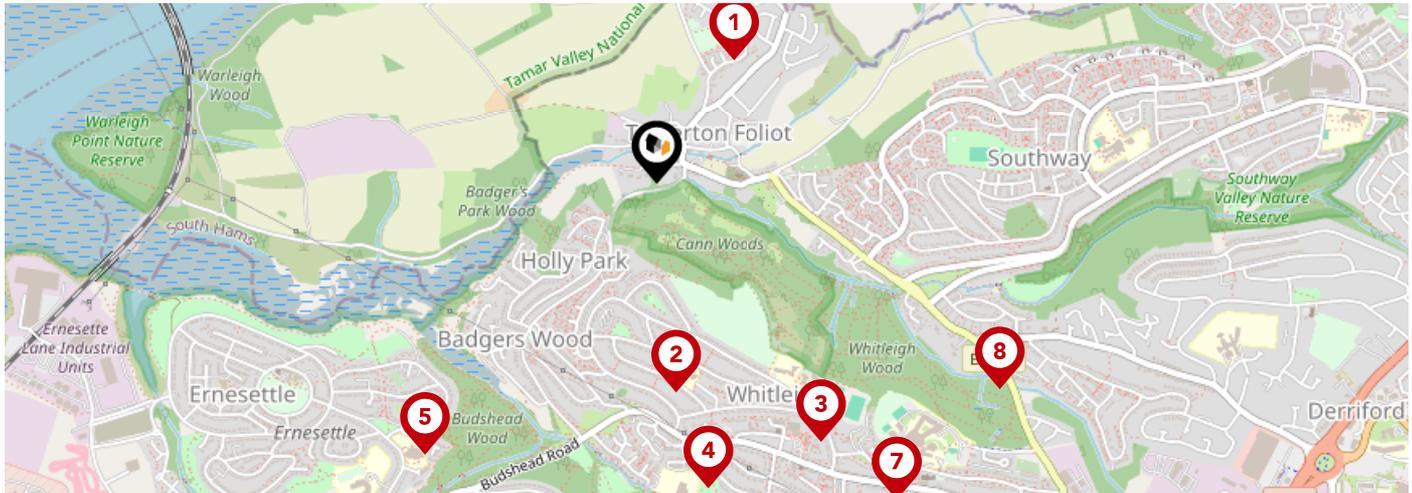
		Nursery	Primary	Secondary	College	Private
1	**Mary Dean's CofE Primary School and Nursery** Ofsted Rating: Good	Pupils: 319	Distance:0.34	☐	☑	☐	☐	☐
2	**St Peter's RC Primary School** Ofsted Rating: Good	Pupils: 122	Distance:0.5	☐	☑	☐	☐	☐
3	**Woodfield Primary School** Ofsted Rating: Good	Pupils: 268	Distance:0.73	☐	☑	☐	☐	☐
4	**Brook Green Centre for Learning** Ofsted Rating: Outstanding	Pupils: 99	Distance:0.73	☐	☐	☑	☐	☐
5	**Mill Ford School** Ofsted Rating: Good	Pupils: 121	Distance:0.84	☐	☐	☑	☐	☐
6	**Whitleigh Community Primary School** Ofsted Rating: Good	Pupils: 365	Distance:0.94	☐	☑	☐	☐	☐
7	**Sir John Hunt Community Sports College** Ofsted Rating: Good	Pupils: 761	Distance:0.94	☐	☐	☑	☐	☐
8	**Woodlands School** Ofsted Rating: Good	Pupils: 85	Distance:0.94	☐	☐	☑	☐	☐

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SALES

|		Nursery	Primary	Secondary	College	Private
9	**Knowle Primary School** Ofsted Rating: Good | Pupils: 325 | Distance:1	☐	☑	☐	☐	☐
10	**Ernesettle Community School** Ofsted Rating: Outstanding | Pupils: 557 | Distance:1.03	☐	☑	☐	☐	☐
11	**Beechwood Primary Academy** Ofsted Rating: Good | Pupils: 308 | Distance:1.11	☐	☑	☐	☐	☐
12	**Shakespeare Primary School** Ofsted Rating: Requires improvement | Pupils: 410 | Distance:1.26	☐	☑	☐	☐	☐
13	**Notre Dame RC School** Ofsted Rating: Good | Pupils: 765 | Distance:1.43	☐	☐	☑	☐	☐
14	**St Budeaux CofE Primary Academy** Ofsted Rating: Good | Pupils: 106 | Distance:1.51	☐	☑	☐	☐	☐
15	**Plaistow Hill Primary and Nursery School** Ofsted Rating: Good | Pupils: 130 | Distance:1.55	☐	☑	☐	☐	☐
16	**Oakwood Primary Academy** Ofsted Rating: Good | Pupils: 311 | Distance:1.63	☐	☑	☐	☐	☐
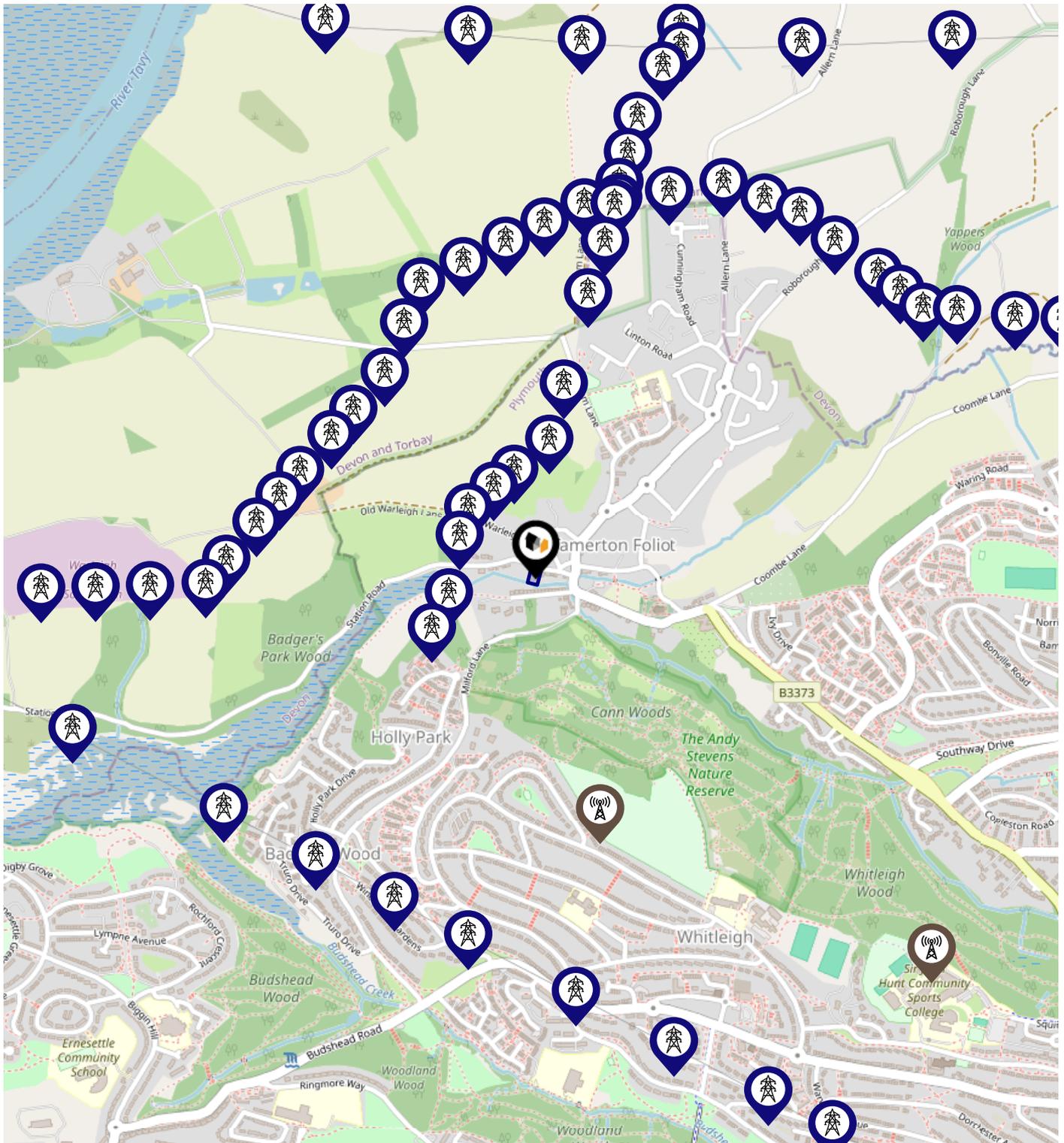
Key:

 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).

This
Property
▼

| 1	2	3	4	5	6
<1%	1-3%	3-5%	5-10%	10-30%	>30%
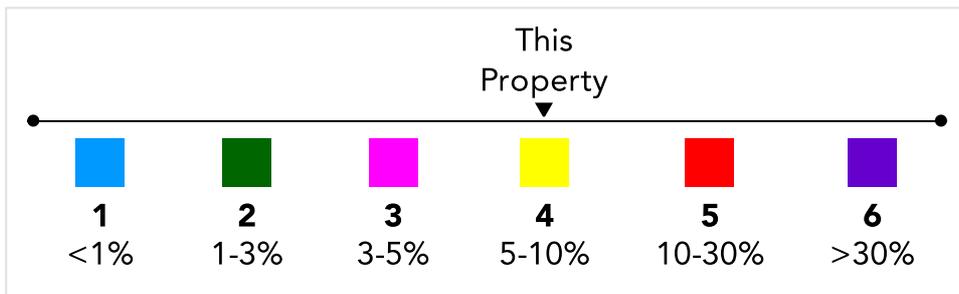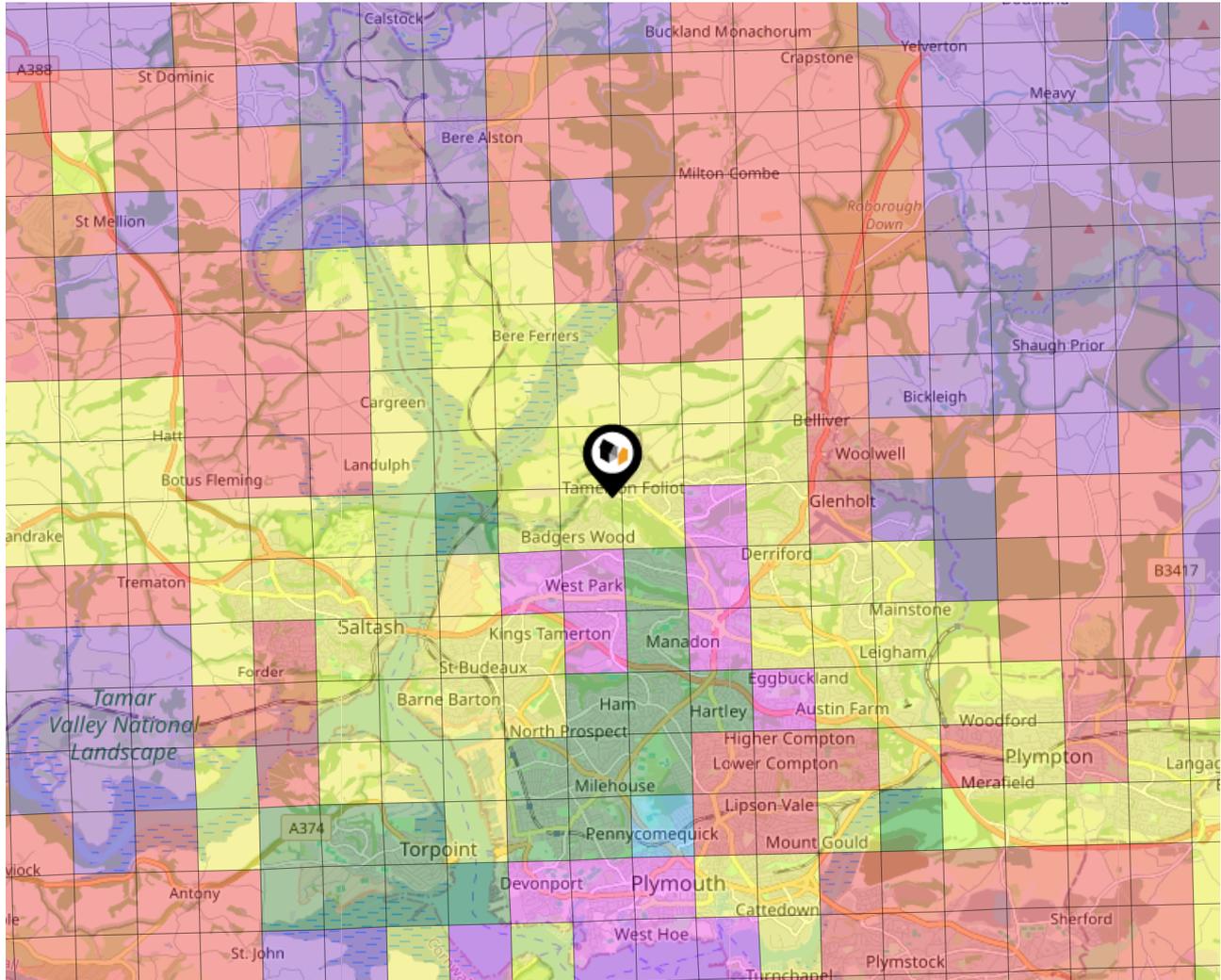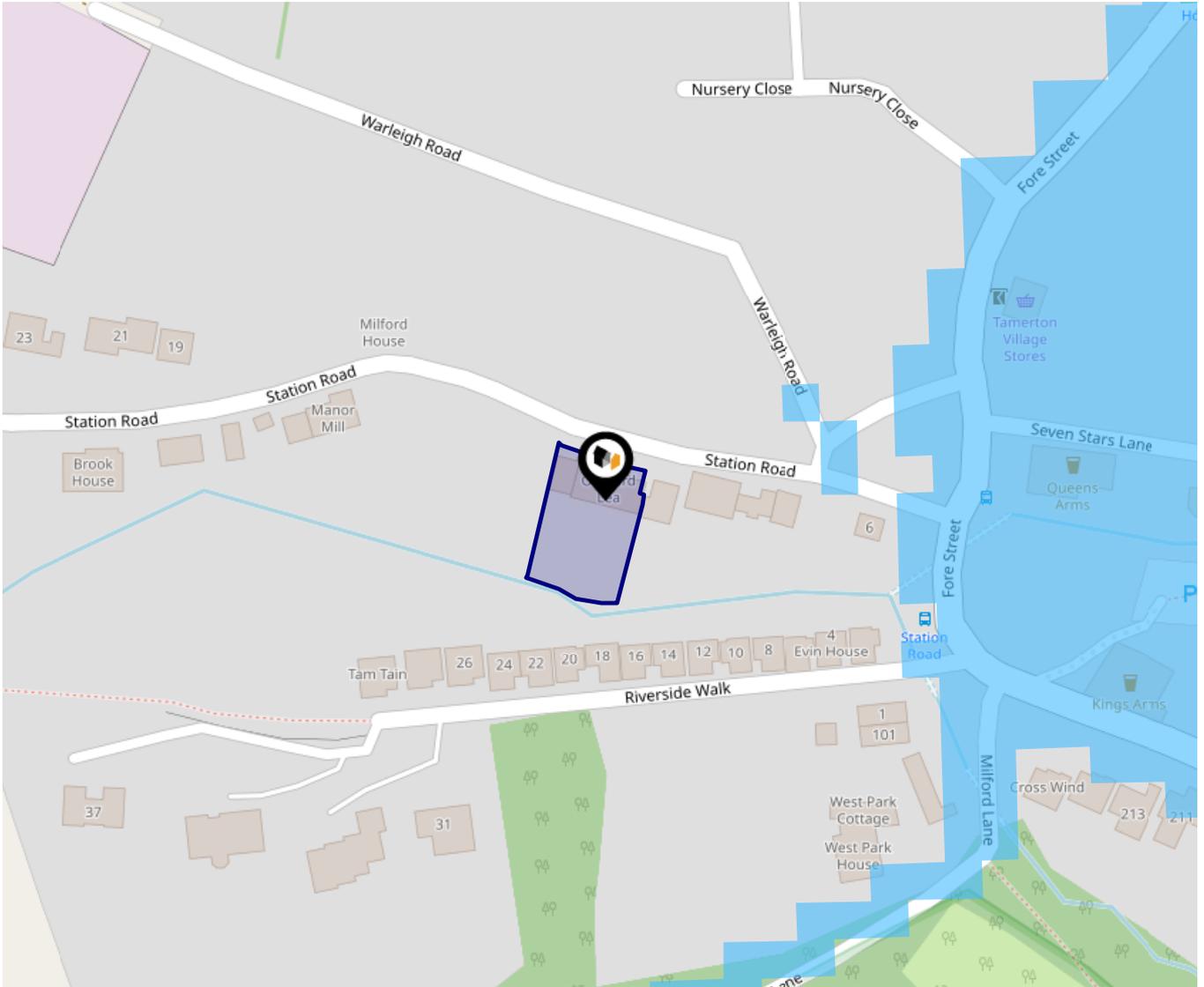
The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 🟥 75.0+ dB
- 🟧 70.0-74.9 dB
- 🟨 65.0-69.9 dB
- 🟩 60.0-64.9 dB
- 🟦 55.0-59.9 dB

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Environment
Soils & Clay

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 HEAVY		
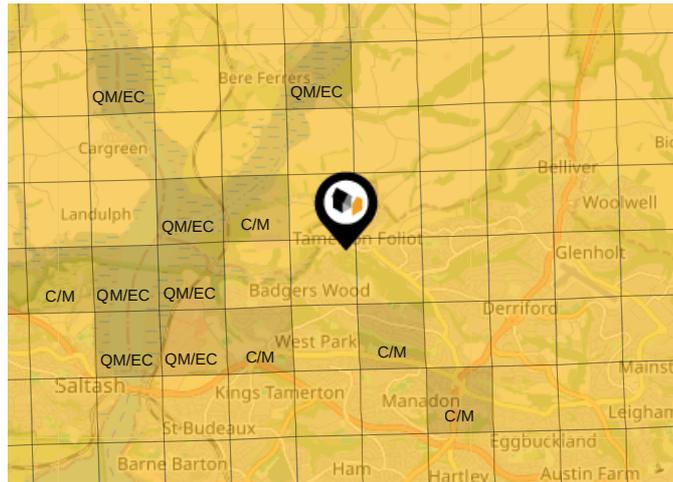
Primary Classifications (Most Common Clay Types)

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
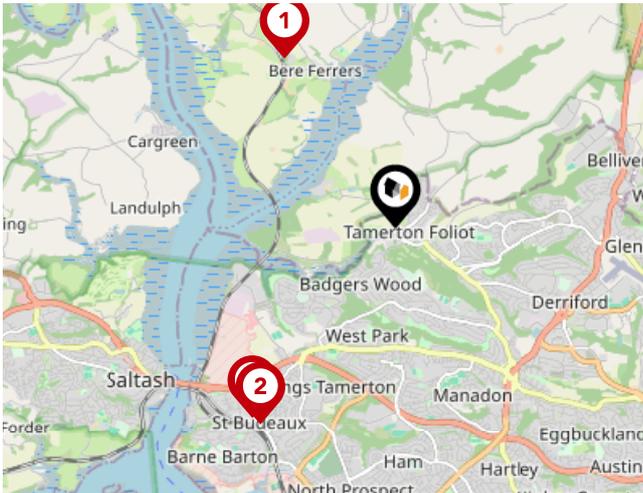
National Rail Stations

Pin	Name	Distance
1	Bere Ferrers Rail Station	1.92 miles
2	St Budeaux Ferry Road Rail Station	2.25 miles
3	St Budeaux Victoria Road Rail Station	2.24 miles
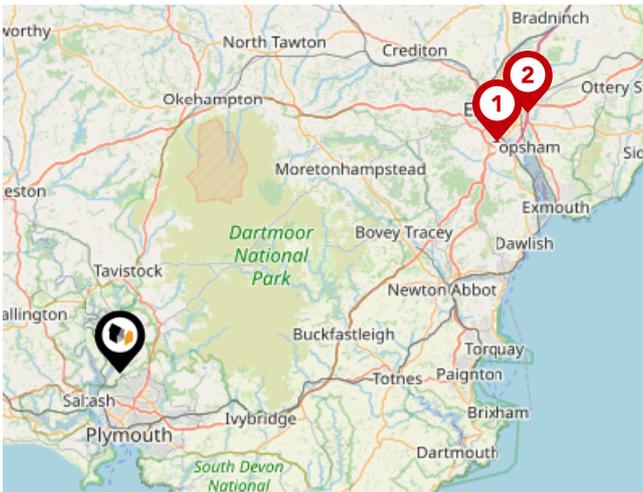
Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	33.18 miles
2	M5 J30	36.27 miles

Airports/Helipads

Pin	Name	Distance
1	Glenholt	2.13 miles
2	Exeter Airport	38.71 miles
3	St Mawgan	37.37 miles
4	Joppa	70.47 miles
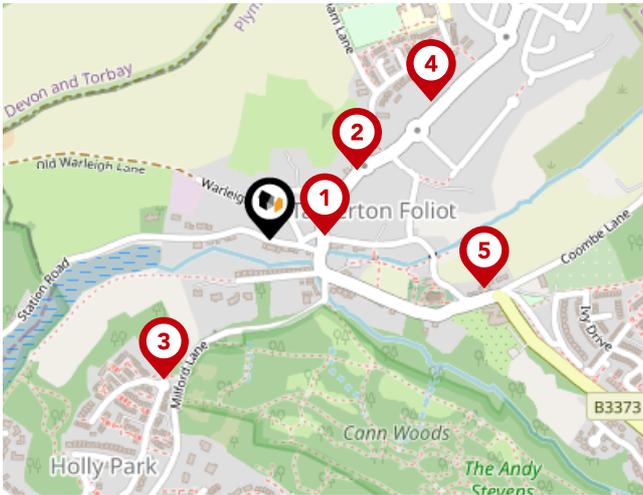
Bus Stops/Stations

Pin	Name	Distance
1	Queens Arms	0.06 miles
2	Horsham Lane	0.13 miles
3	Lake View Close	0.21 miles
4	Harwood Avenue	0.25 miles
5	Church Row Lane	0.26 miles
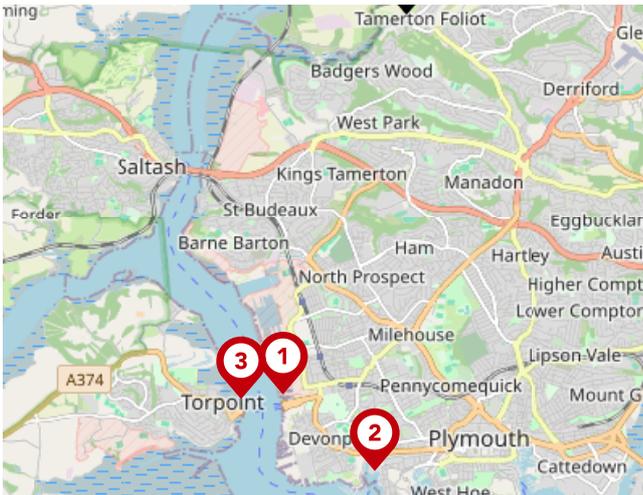
Ferry Terminals

Pin	Name	Distance
1	Devonport Ferry Terminal	3.78 miles
2	Plymouth Stonehouse Ferry Terminal	4.34 miles
3	Torpoint Ferry Terminal	3.97 miles

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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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