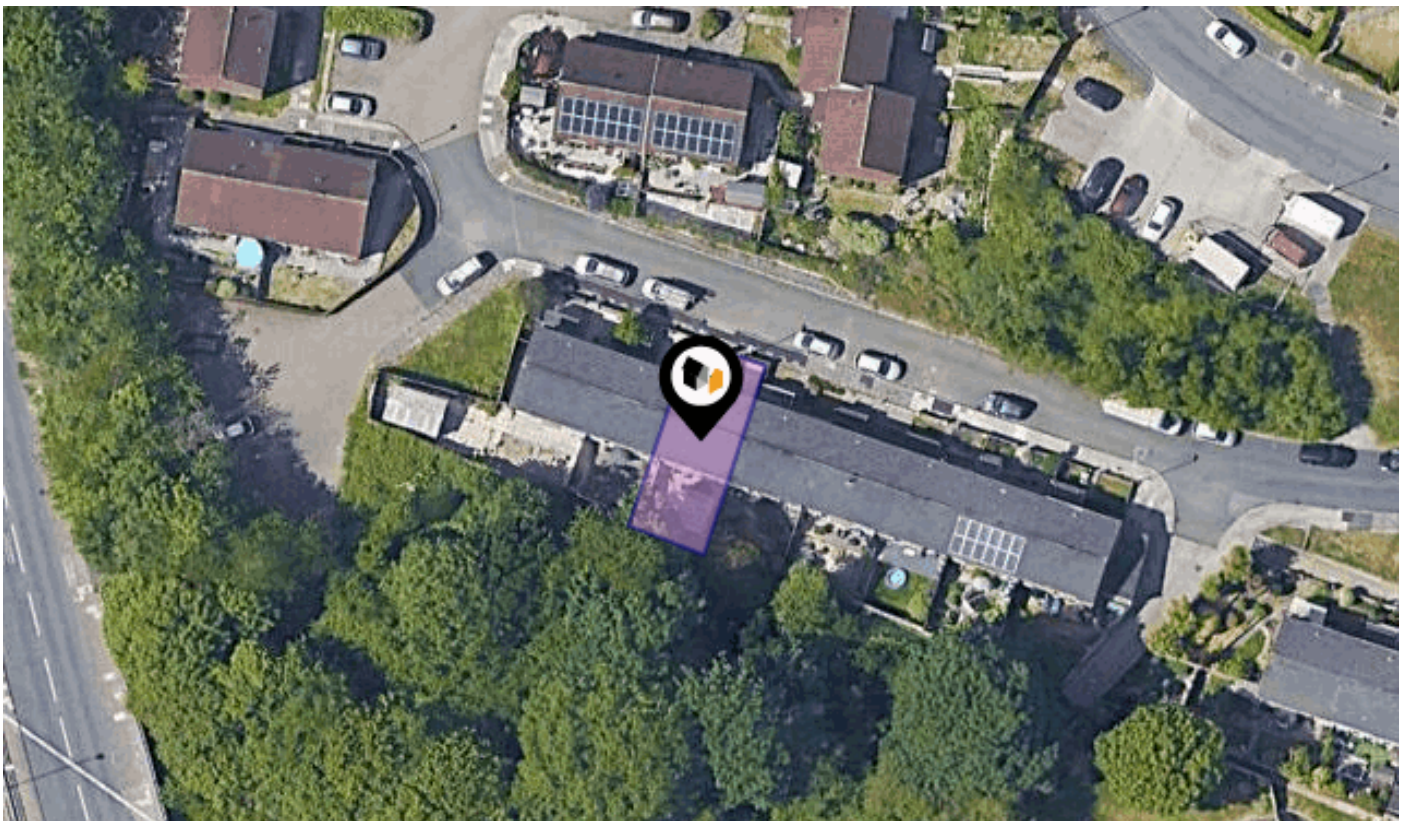




See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Monday 20th April 2026



12, MASEFIELD GARDENS, PLYMOUTH, PL5 3HU

Lang Town & Country

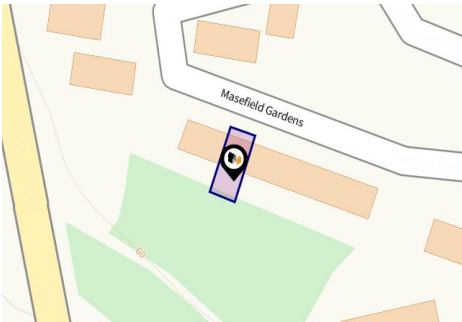
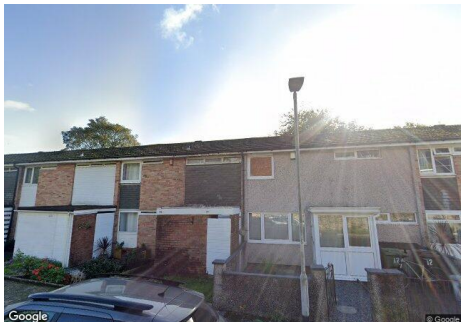
6 Mannamead Road, Plymouth, PL4 7AA

01752 456000

carrie@langtownandcountry.com

www.langtownandcountry.com





Property




Type:	Terraced
Bedrooms:	3
Floor Area:	882 ft ² / 82 m ²
Plot Area:	0.03 acres
Council Tax :	Band A
Annual Estimate:	£1,628
Title Number:	DN264587
UPRN:	100040464101
Restrictive Covenants:	Yes

Last Sold Date:	06/09/2007
Last Sold Price:	£128,500
Last Sold £/ft²:	£145
Tenure:	Freehold

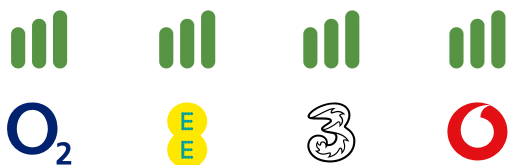
Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

9 mb/s	69 mb/s	1000 mb/s
		

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



12 Masefield Gardens PLYMOUTH PL5 3HU

Energy rating

D

Valid until 16.10.2033

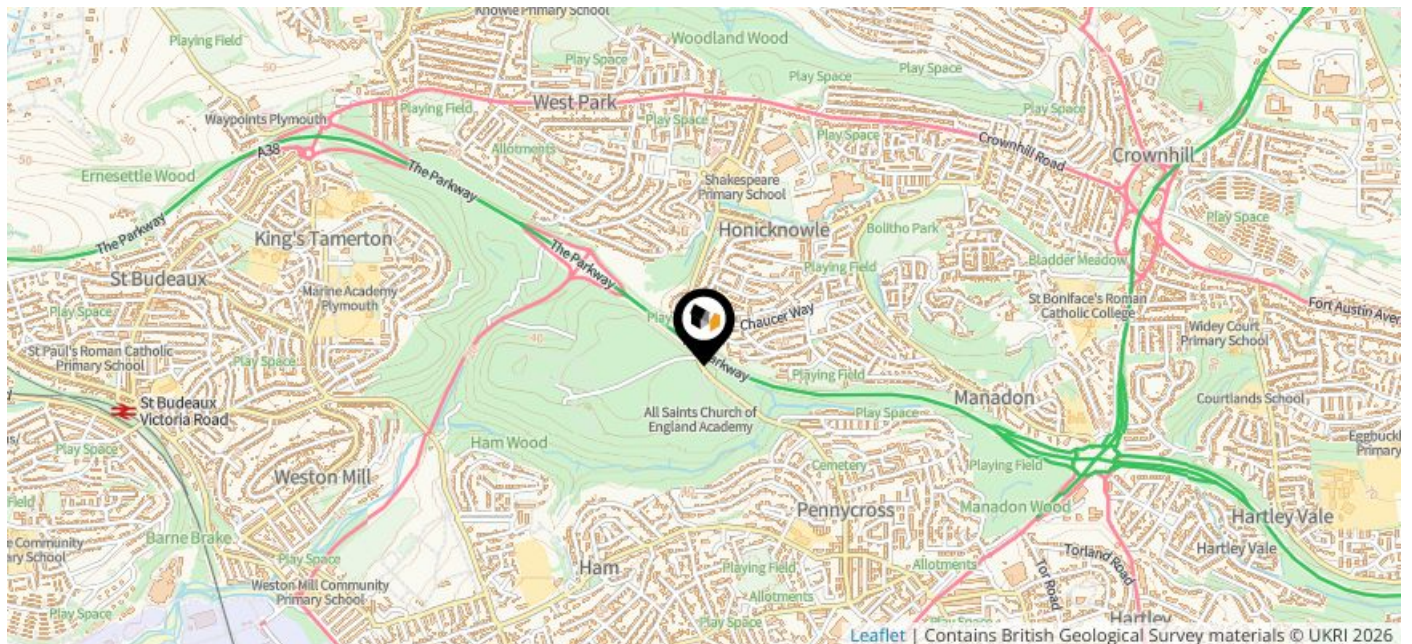
Certificate number
 3137-2220-8309-0866-1292

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Mid-terrace house
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall filled cavity
Walls Energy:	Good
Roof:	Pitched 150 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:	Average
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid no insulation (assumed)
Total Floor Area:	82 m ²

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

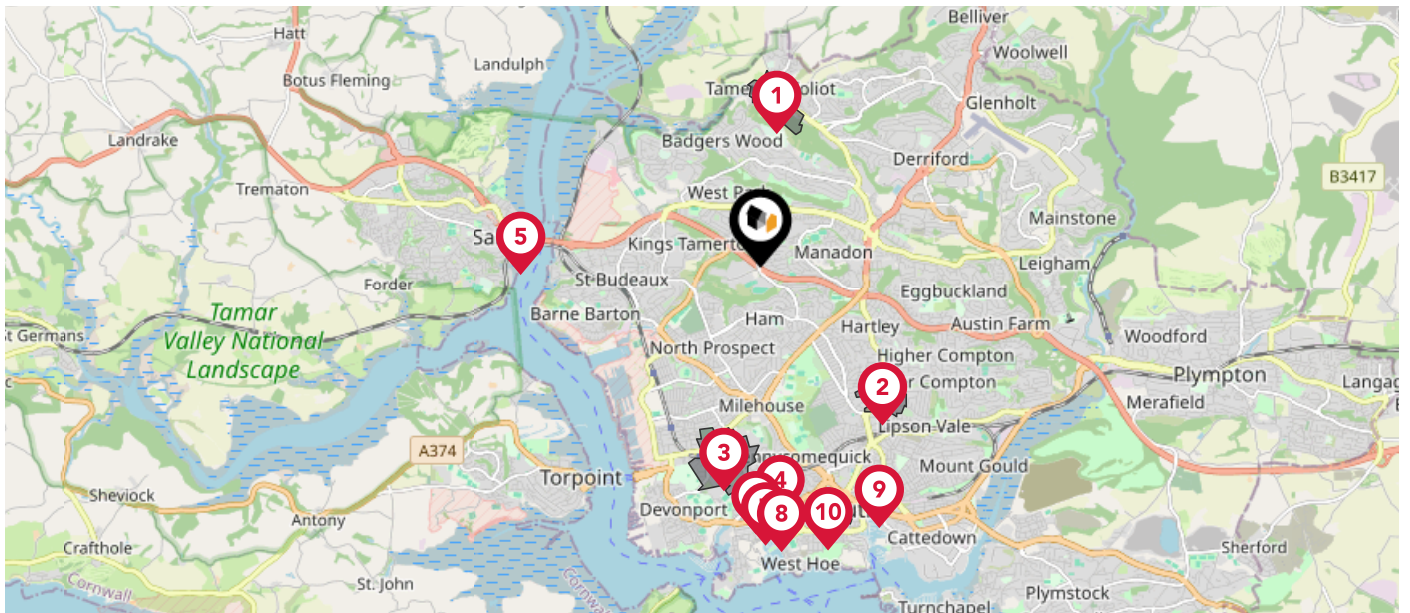
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

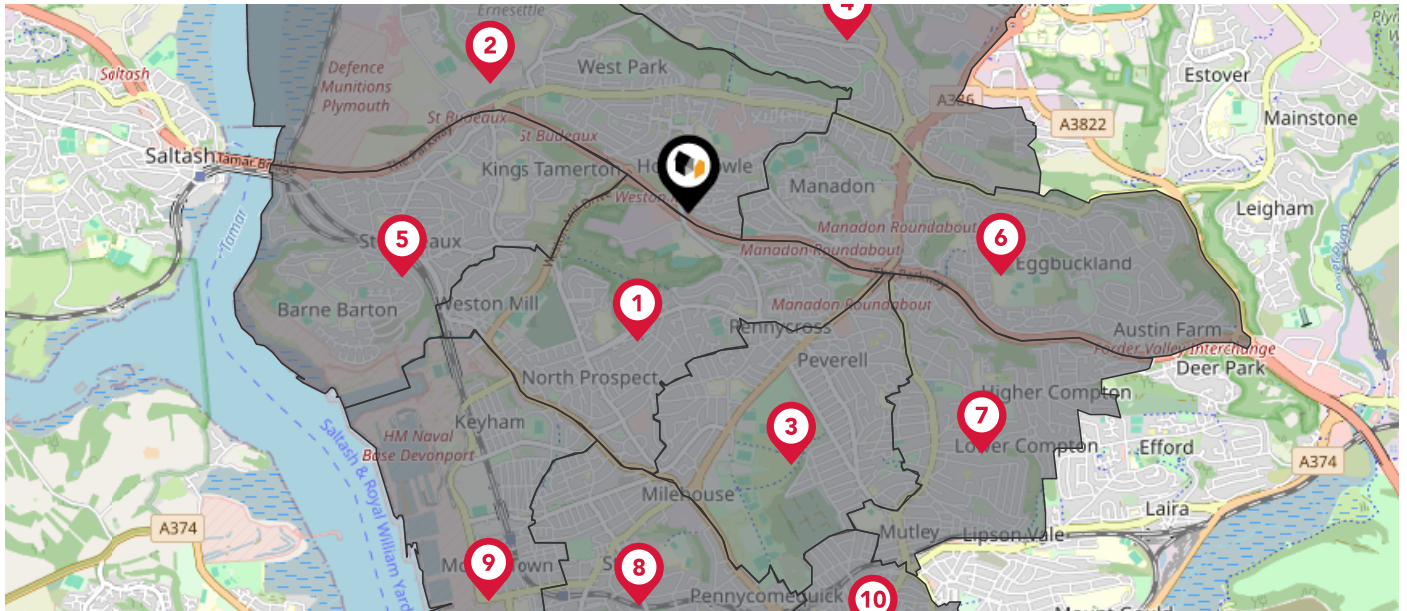
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.













Nearby Conservation Areas

-  Tamerton Foliot
-  Mannamead
-  Stoke
-  North Stonehouse
-  Lower Fore Street, Saltash
-  Royal Naval Hospital
-  Adelaide Street/Clarence Place
-  Union Street
-  Ebrington Street
-  City Centre

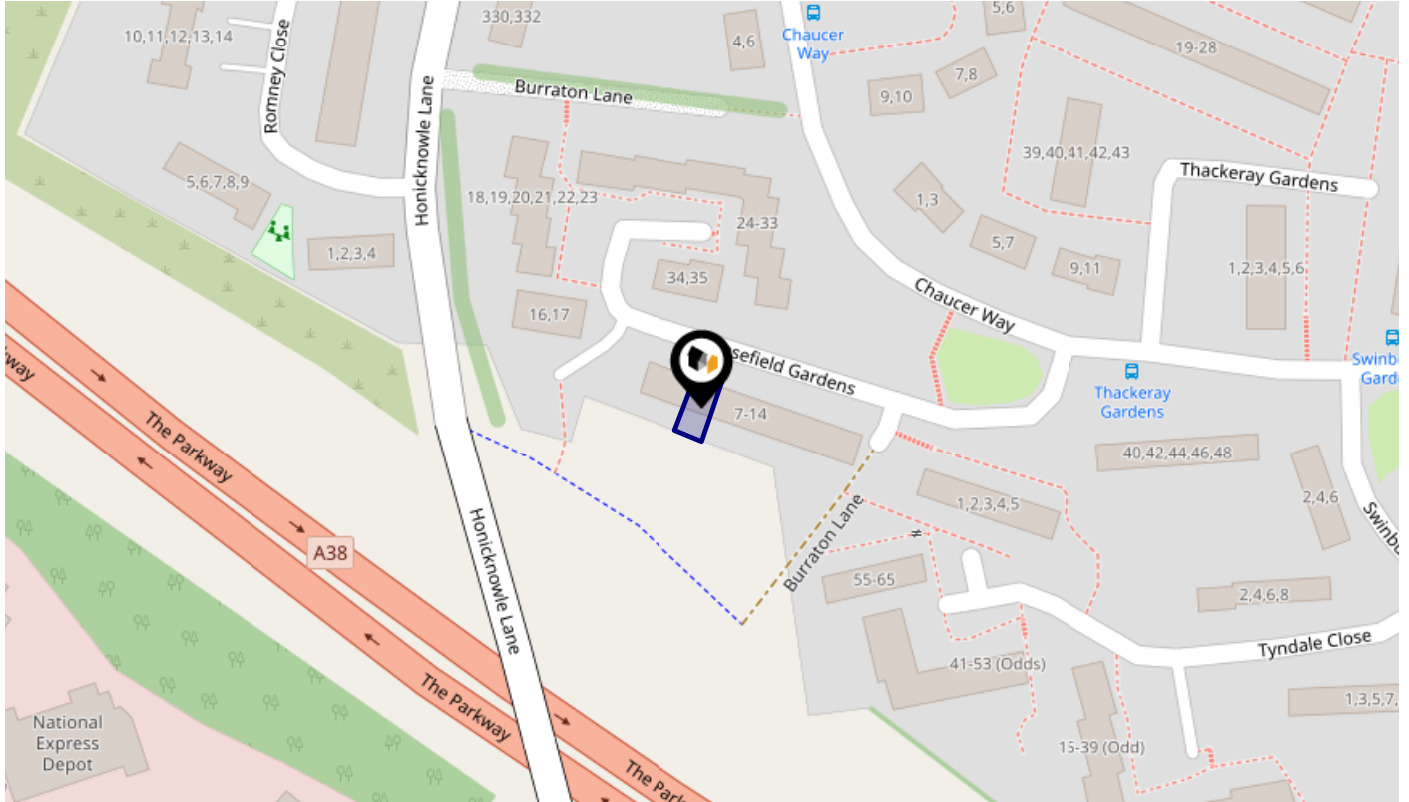
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

-  1 Ham Ward
-  2 Honicknowle Ward
-  3 Peverell Ward
-  4 Budshead Ward
-  5 St. Budeaux Ward
-  6 Egguckland Ward
-  7 Compton Ward
-  8 Stoke Ward
-  9 Devonport Ward
-  10 Drake Ward

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

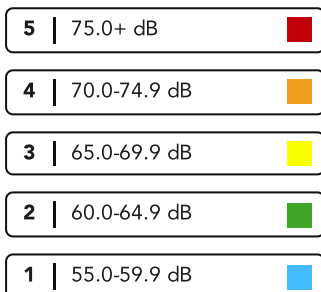


Rail Noise Data

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:

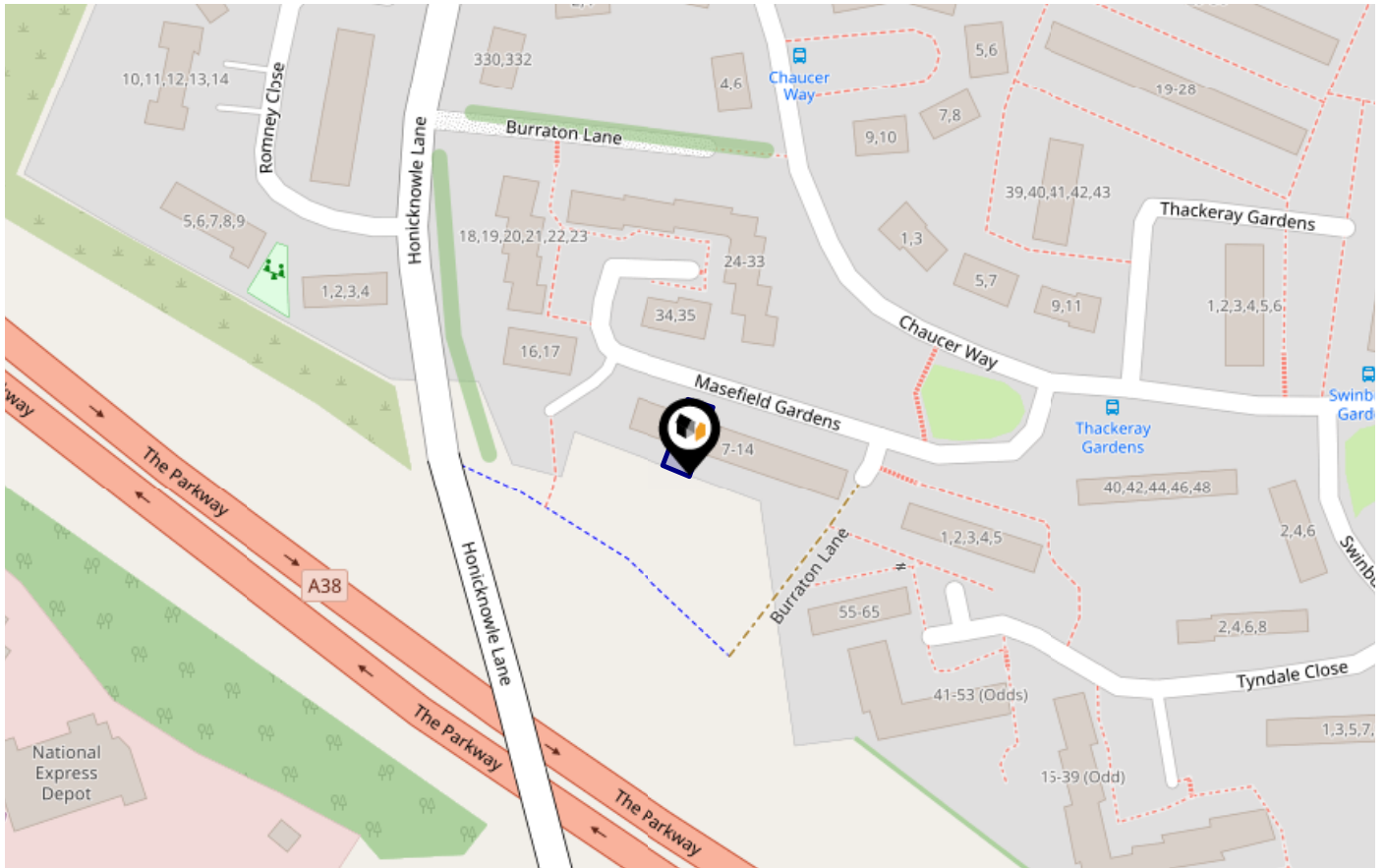


Flood Risk

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:

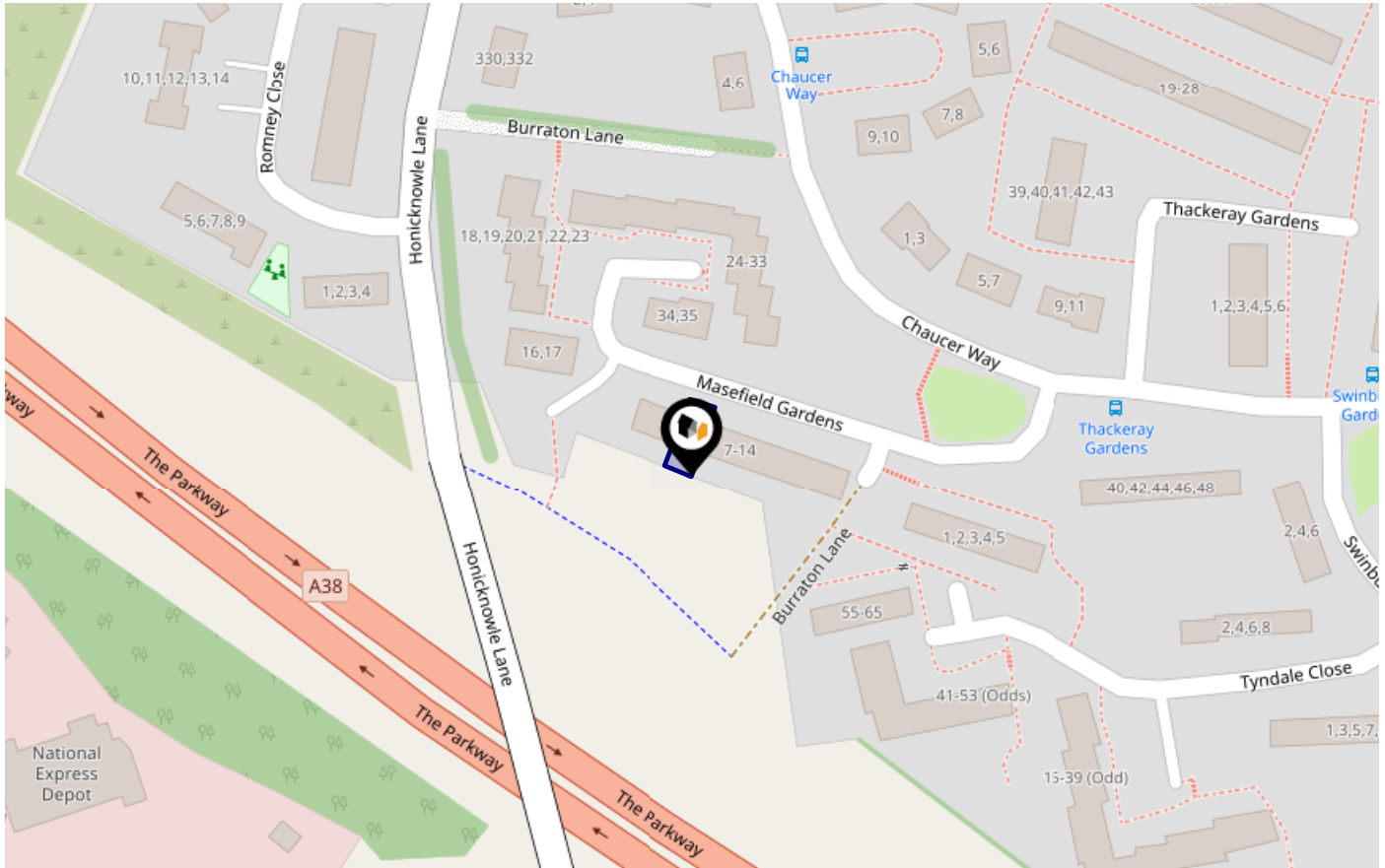


Flood Risk

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:

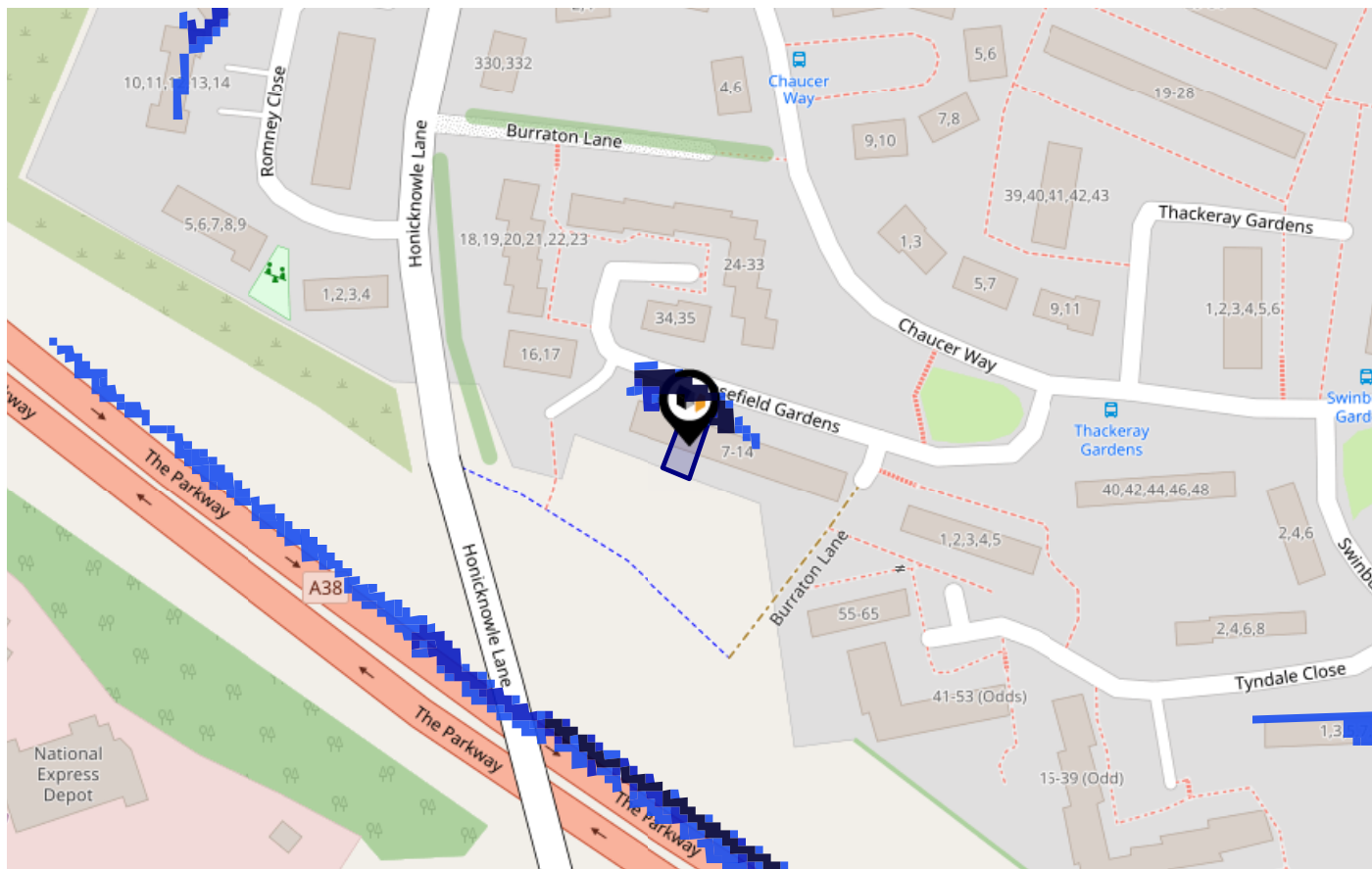


Flood Risk

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.

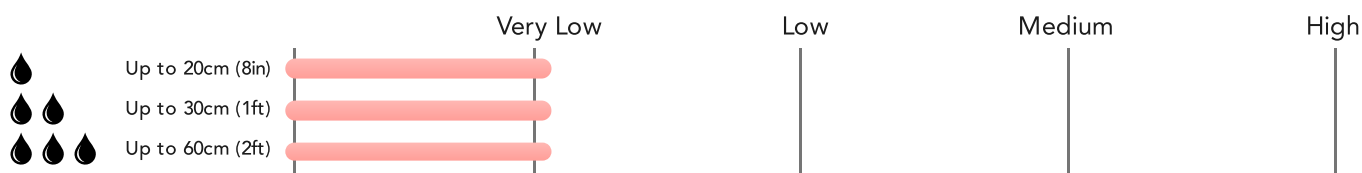


Risk Rating: Very low

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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- 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:

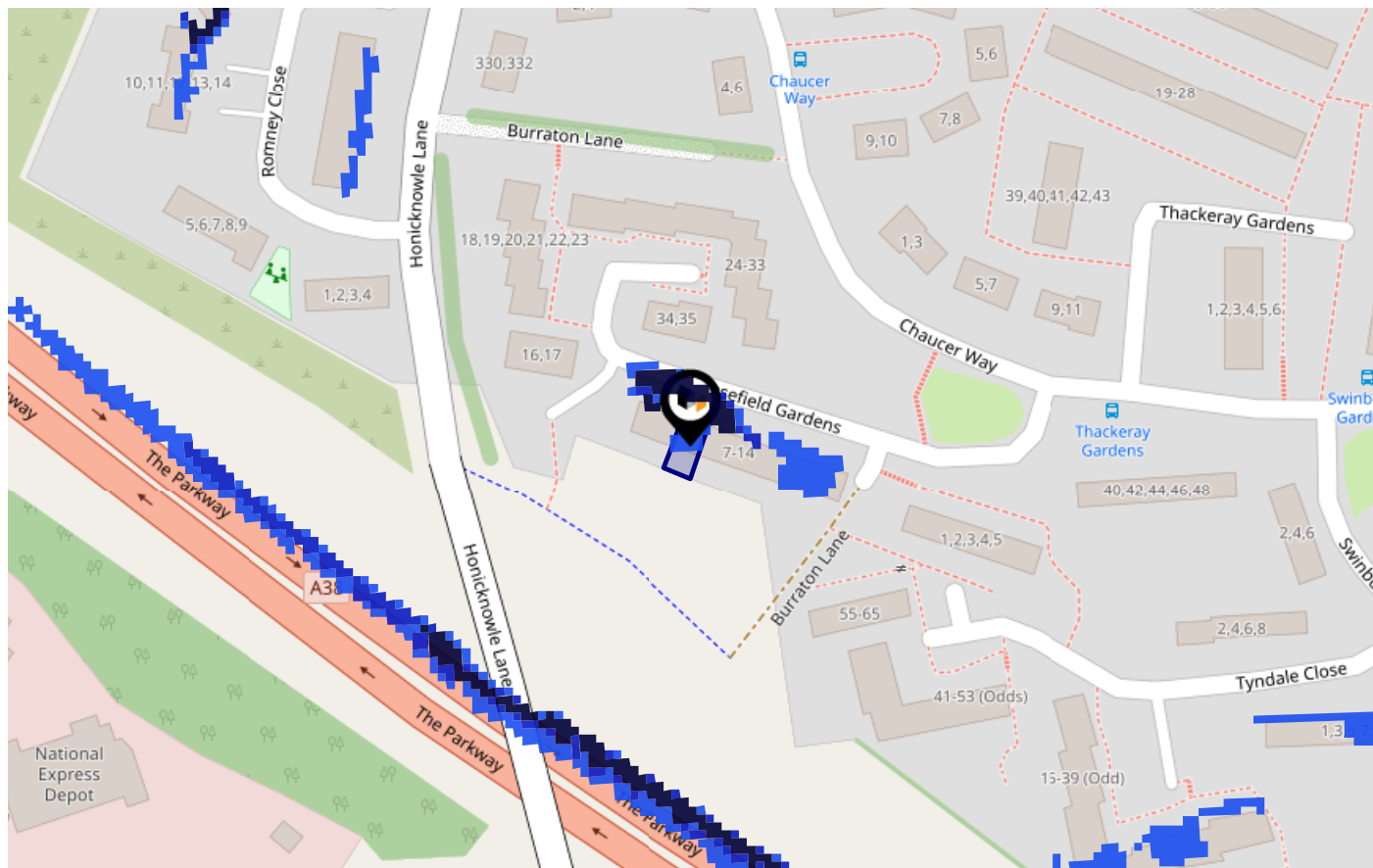


Flood Risk

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.

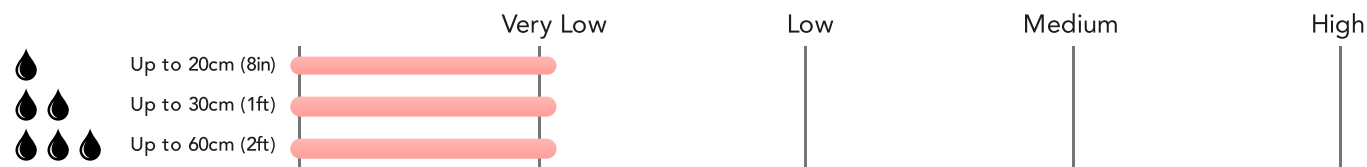


Risk Rating: Low

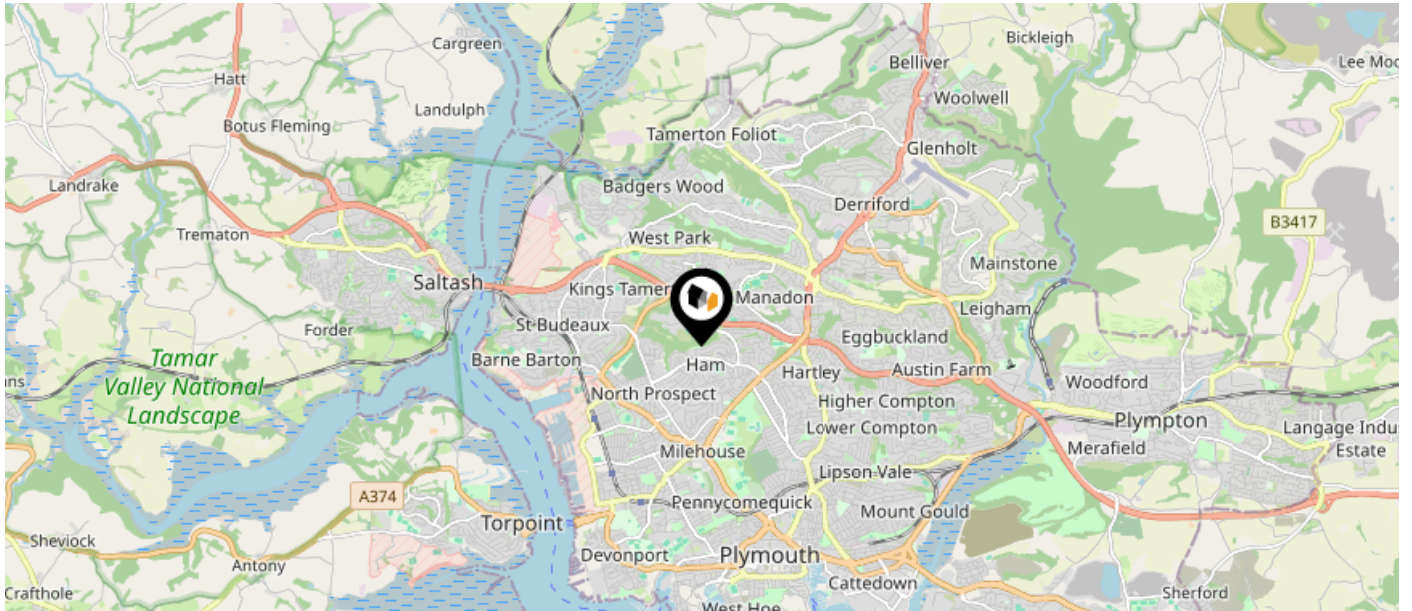
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- **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:



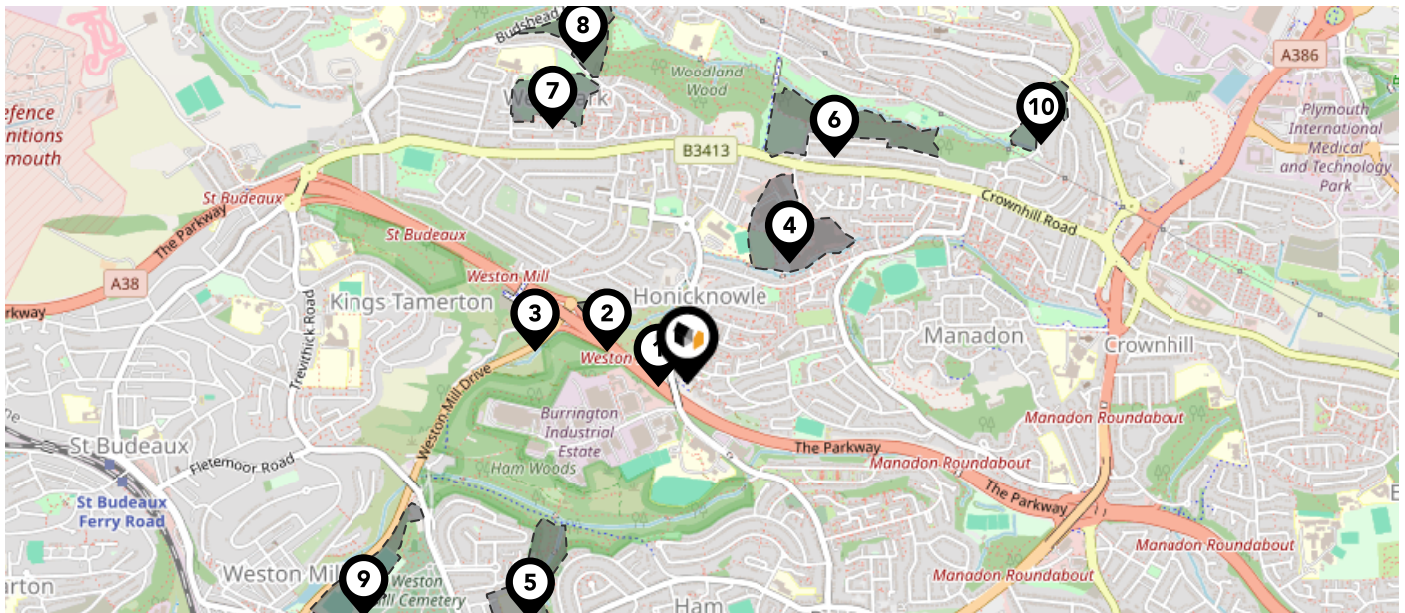
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

No data available.

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.



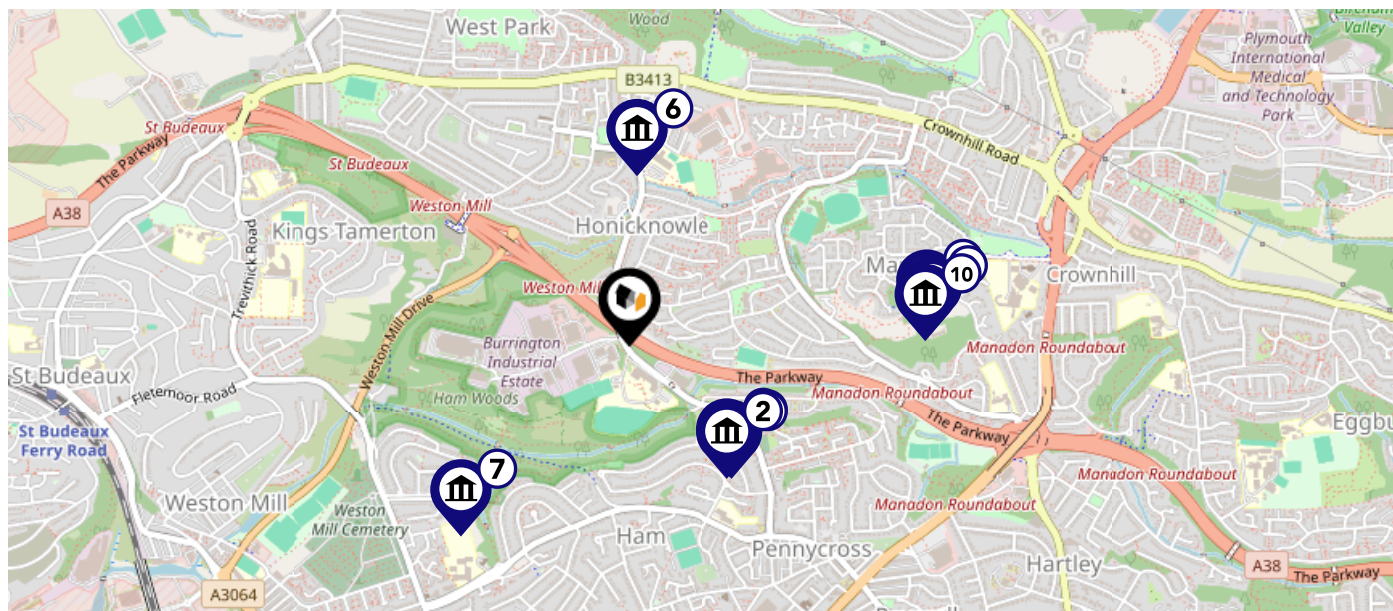
Nearby Landfill Sites

	Honicknowle To March Mill-Honicknowle To March Mill, Plymouth	Historic Landfill	
	Honicknowle Lane-Honicknowle Lane, Plymouth	Historic Landfill	
	Coombe Farm-A38 Parkway - Weston Mill Drive, Honicknowle, Plymouth	Historic Landfill	
	Honicknowle Brickworks-Plymouth, Devon	Historic Landfill	
	Ham-Ham, Plymouth	Historic Landfill	
	Woodlands Fort Cricket Pitch Honickn-Woodlands Fort Cricket Pitch Honicknowle, Plymouth	Historic Landfill	
	West Park-West Park, Plymouth	Historic Landfill	
	West Park-West Park, Plymouth	Historic Landfill	
	Weston Mill Playing Field-Weston Mill Playing Field, Plymouth	Historic Landfill	
	Crownhill-Crownhill, Plymouth	Historic Landfill	

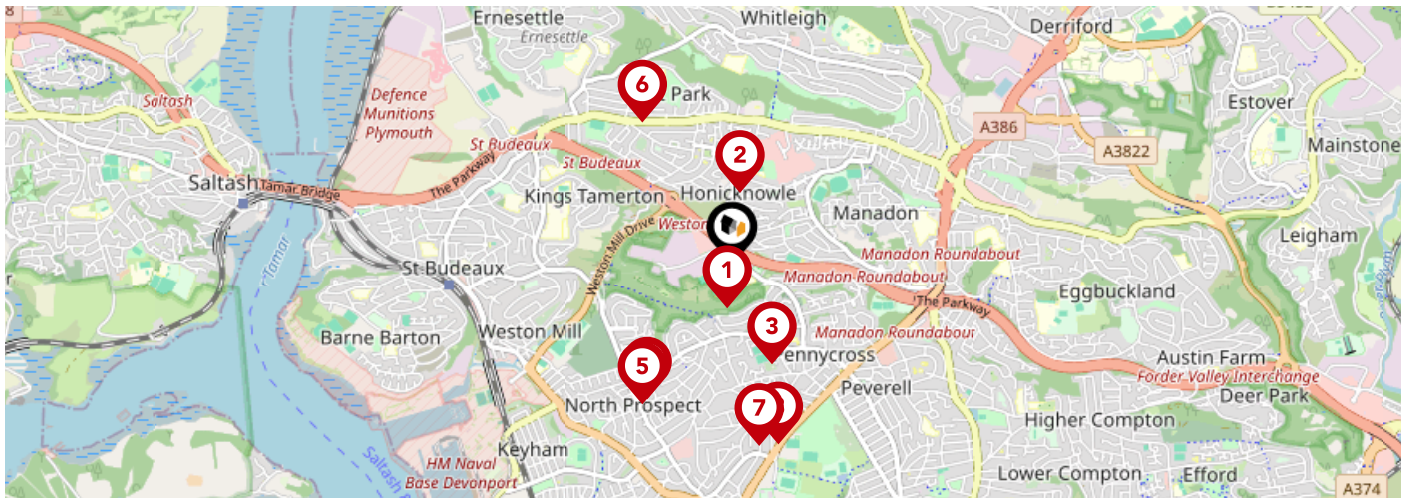
Maps

Listed Buildings

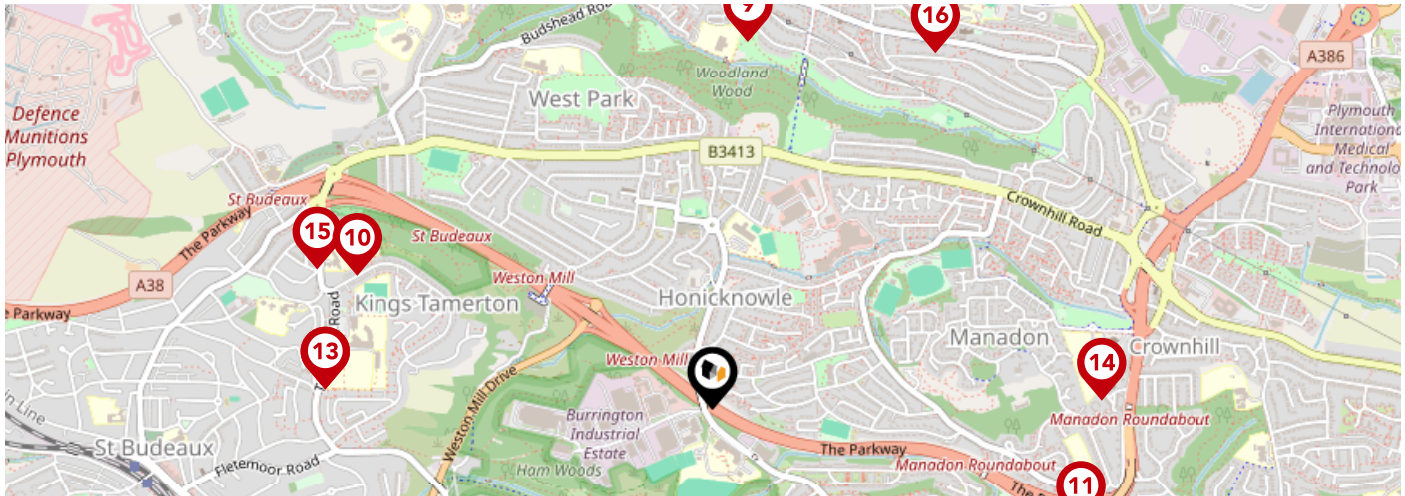
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











Listed Buildings in the local district		Grade	Distance
	1113334 - Haldene Tomb Approximately 6 Metres East Of Church Of St Pancras	Grade II	0.4 miles
	1113333 - Church Of St Pancras	Grade II	0.4 miles
	1113336 - Rundell Tomb Approximately 6 Metres North East Of Church Of St Pancras	Grade II	0.4 miles
	1113335 - Nelson Tombs Approximately 8 Metres East Of Church Of St Pancras	Grade II	0.4 miles
	1113337 - Two Chest Tombs Approximately 6 Metres North Of Church Of St Pancras	Grade II	0.4 miles
	1130009 - Warwick Park House Including Garden Wall And Piers	Grade II	0.4 miles
	1386436 - Ham House	Grade II	0.6 miles
	1386218 - Chapel Immediately North Of Manadon House	Grade II	0.7 miles
	1386220 - Stables Immediately North East Of Manadon House	Grade II	0.7 miles
	1386217 - Manadon House	Grade II	0.7 miles

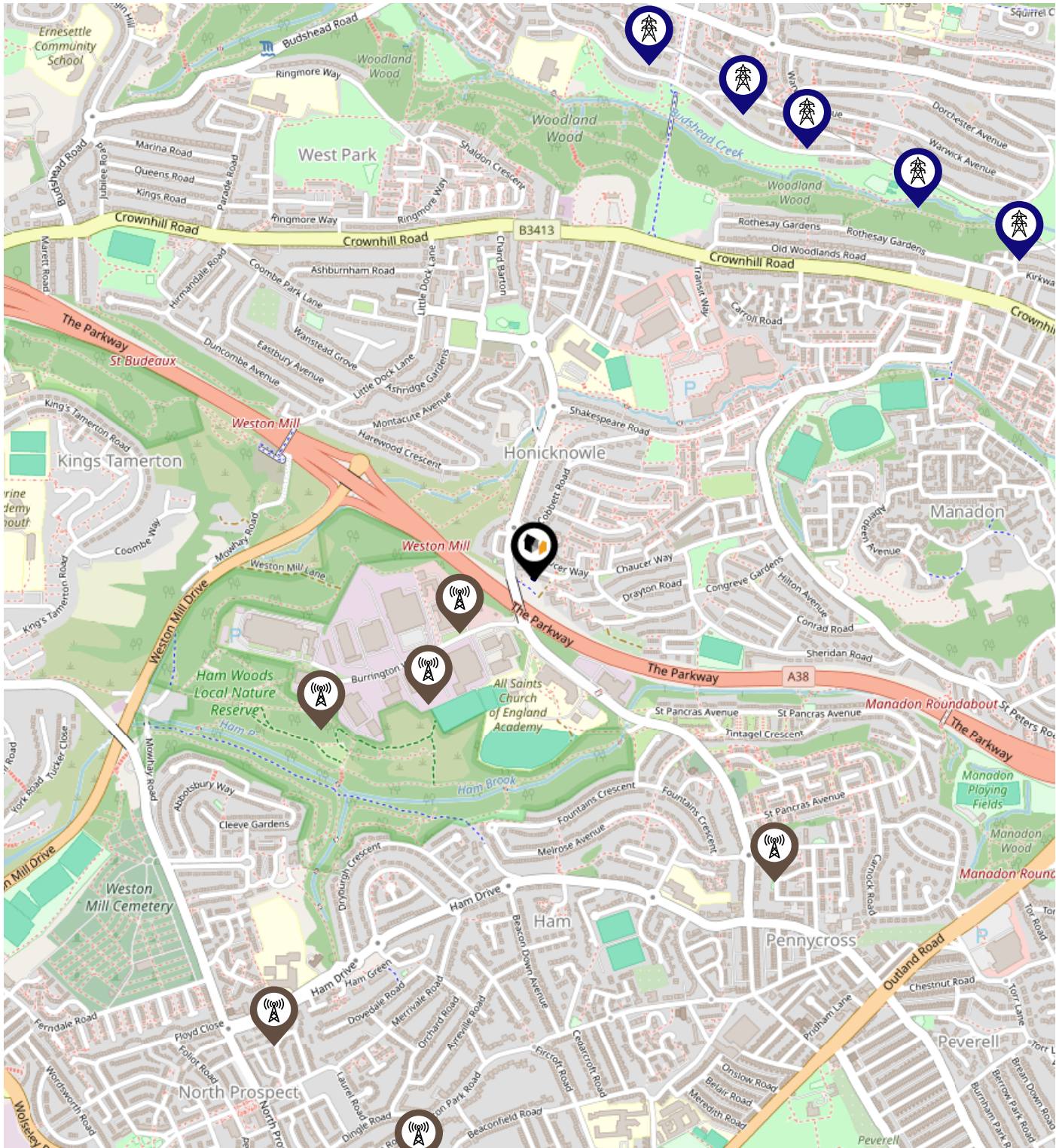


	Nursery	Primary	Secondary	College	Private
1 All Saints Church of England Academy Ofsted Rating: Good Pupils: 616 Distance:0.21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Shakespeare Primary School Ofsted Rating: Requires improvement Pupils: 410 Distance:0.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Pennycross Primary School Ofsted Rating: Good Pupils: 403 Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Ham Drive Nursery School and Day Care Ofsted Rating: Good Pupils: 78 Distance:0.75	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Mayflower Academy Ofsted Rating: Outstanding Pupils: 458 Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Knowle Primary School Ofsted Rating: Good Pupils: 325 Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Montpelier Primary School Ofsted Rating: Good Pupils: 652 Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Devonport High School for Girls Ofsted Rating: Good Pupils: 860 Distance:0.87	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
	Brook Green Centre for Learning Ofsted Rating: Outstanding Pupils: 99 Distance:0.88	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Budeaux CofE Primary Academy Ofsted Rating: Good Pupils: 106 Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Manadon Vale Primary School Ofsted Rating: Good Pupils: 416 Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Marine Academy Primary Ofsted Rating: Outstanding Pupils: 507 Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Marine Academy Plymouth Ofsted Rating: Good Pupils: 973 Distance:0.91	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Boniface's RC College Ofsted Rating: Requires improvement Pupils: 374 Distance:0.92	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Plaistow Hill Primary and Nursery School Ofsted Rating: Good Pupils: 130 Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Whitleigh Community Primary School Ofsted Rating: Good Pupils: 365 Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons

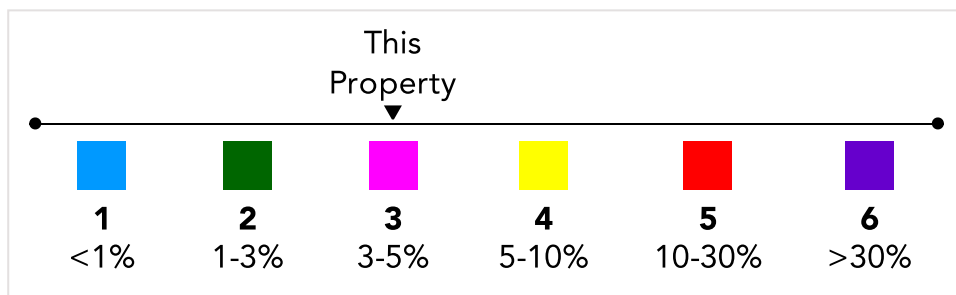
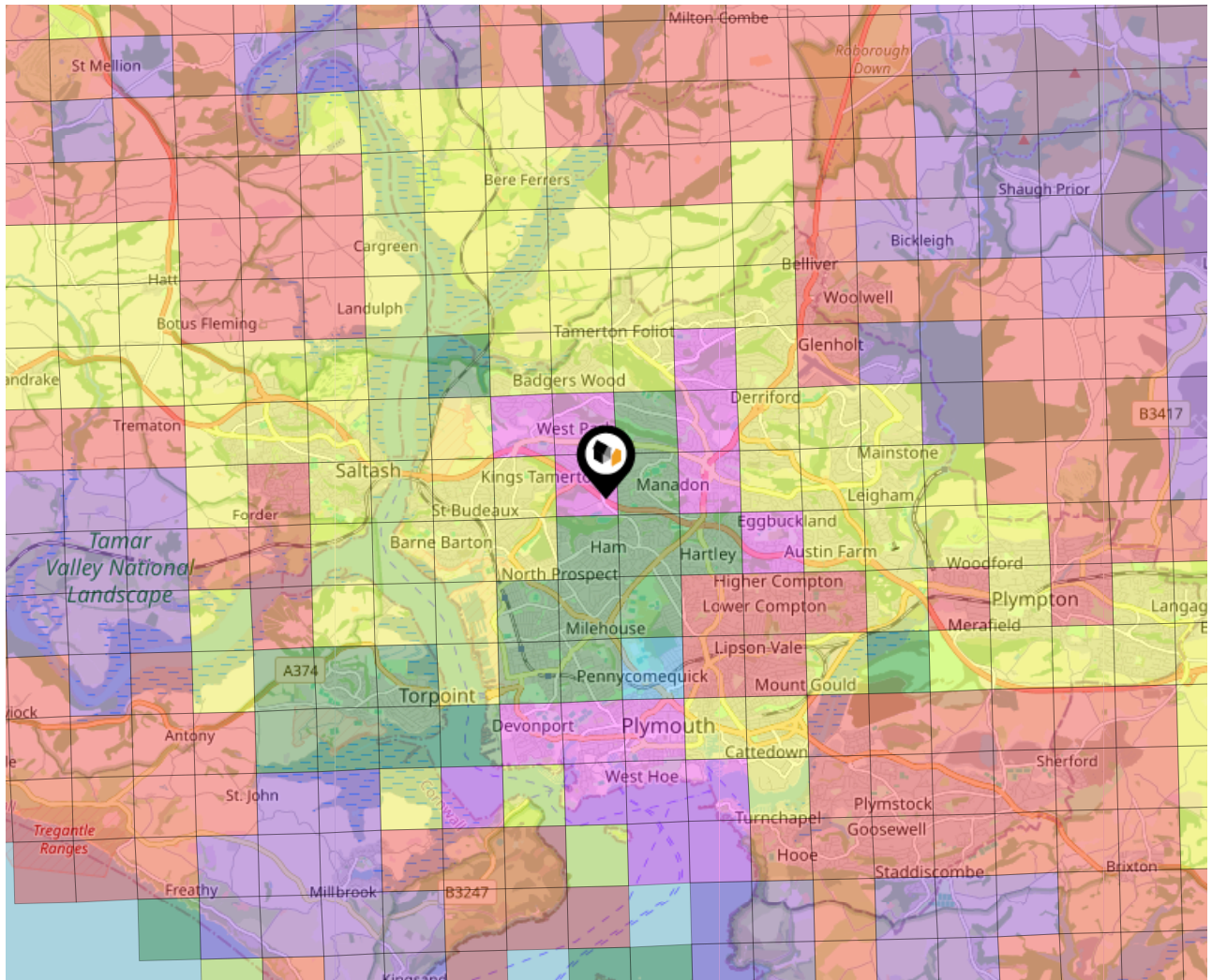


Key:

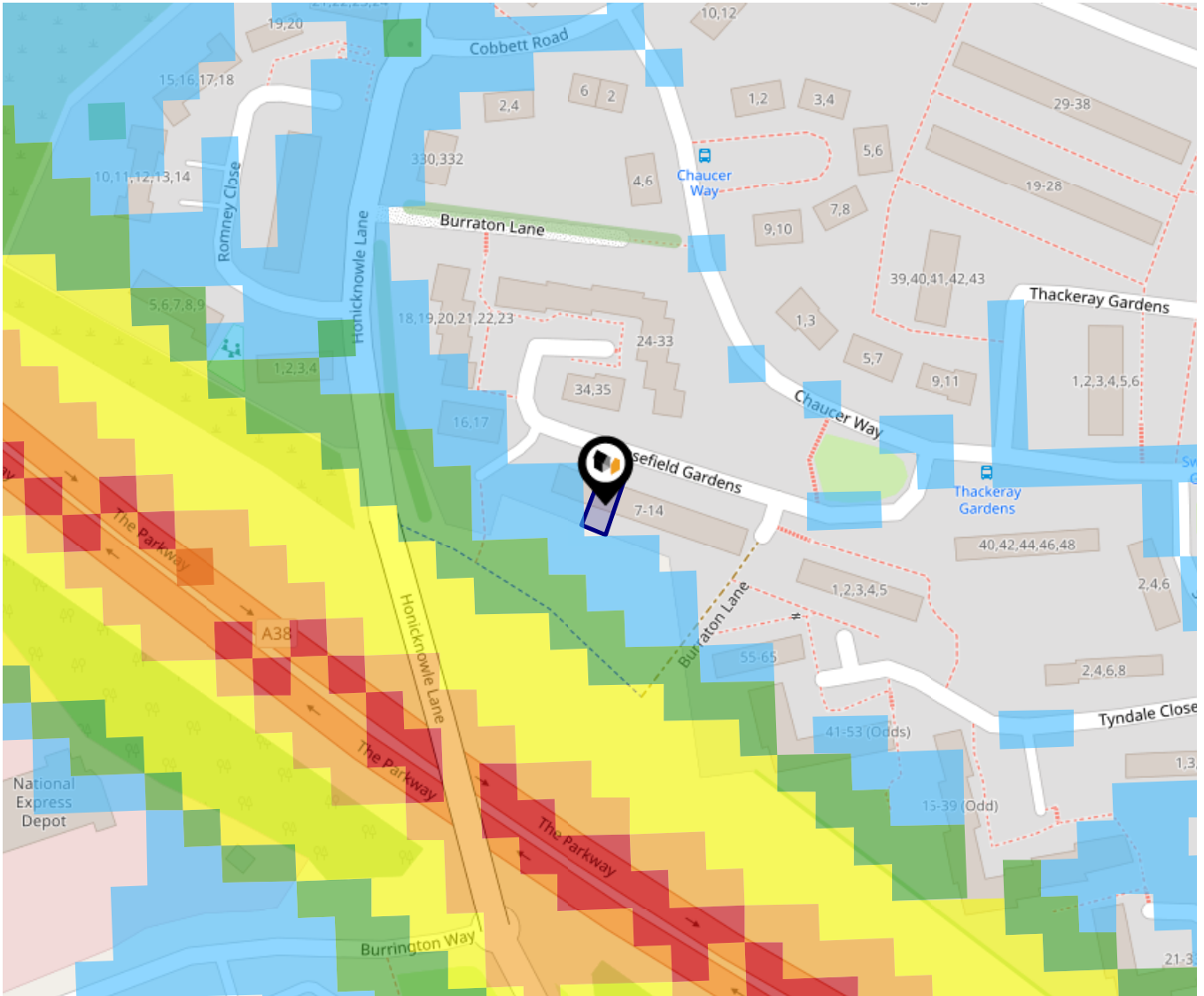
-  Power Pylons
-  Communication Masts

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

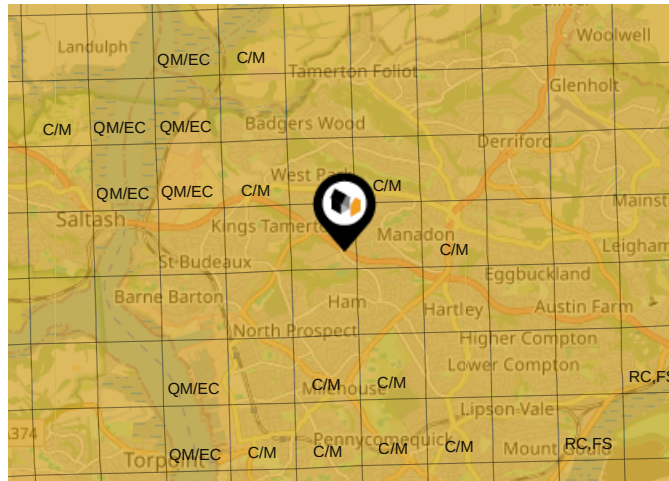


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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)

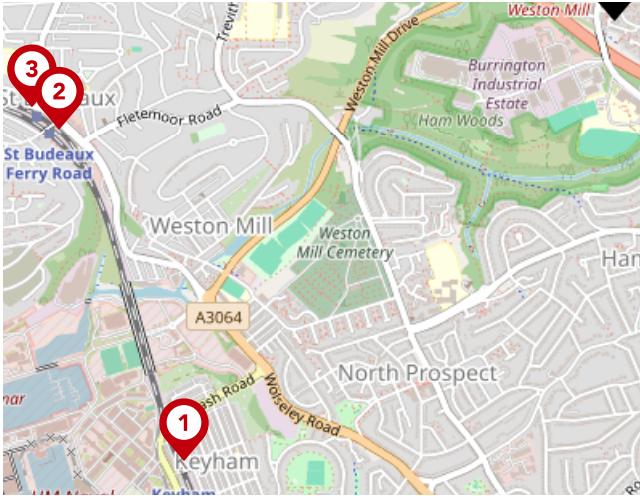
Carbon Content:	NONE	Soil Texture:	SILTY LOAM
Parent Material Grain:	ARGILLACEOUS	Soil Depth:	INTERMEDIATE-SHALLOW
Soil Group:	MEDIUM(SILTY)		



Primary Classifications (Most Common Clay Types)

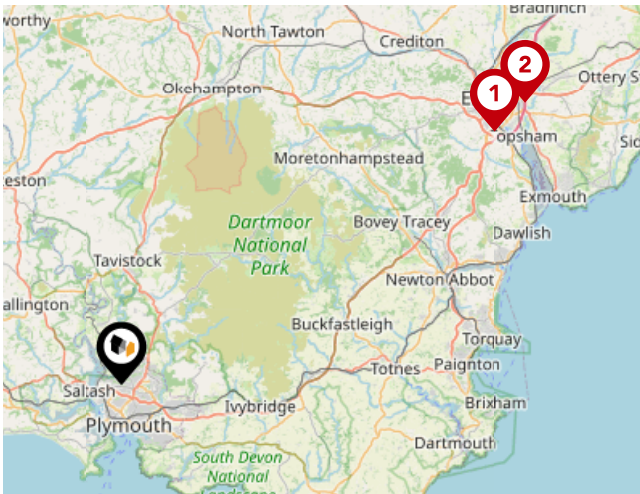
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay &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



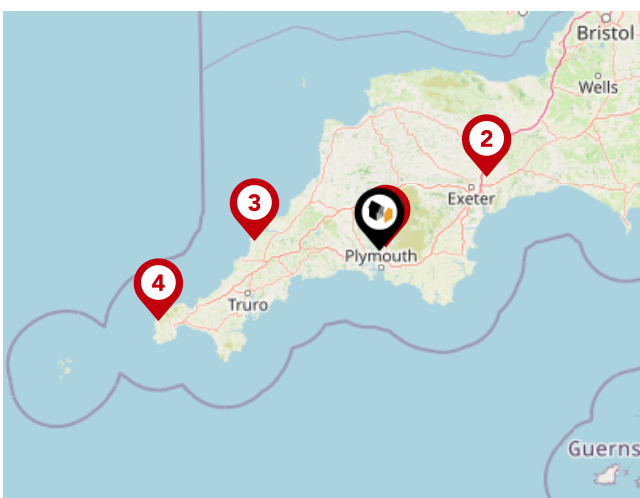
National Rail Stations

Pin	Name	Distance
1	Keyham Rail Station	1.46 miles
2	St Budeaux Ferry Road Rail Station	1.34 miles
3	St Budeaux Victoria Road Rail Station	1.39 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	34.02 miles
2	M5 J30	37.13 miles



Airports/Helipads

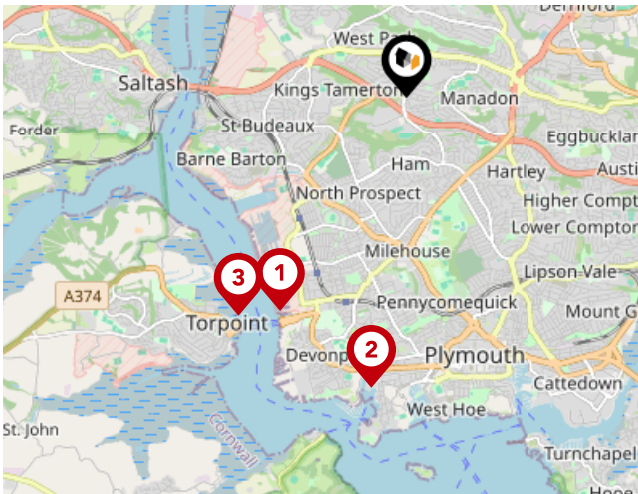
Pin	Name	Distance
1	Glenholt	2.38 miles
2	Exeter Airport	39.57 miles
3	St Mawgan	37.5 miles
4	Joppa	70.02 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Cobbett Road	0.06 miles
2	Cobbett Road	0.1 miles
3	Thackeray Gardens	0.07 miles
4	Cobbett Road	0.12 miles
5	All Saints C of E Academy	0.13 miles



Ferry Terminals

Pin	Name	Distance
1	Devonport Ferry Terminal	2.34 miles
2	Plymouth Stonehouse Ferry Terminal	2.75 miles
3	Torpoint Ferry Terminal	2.6 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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