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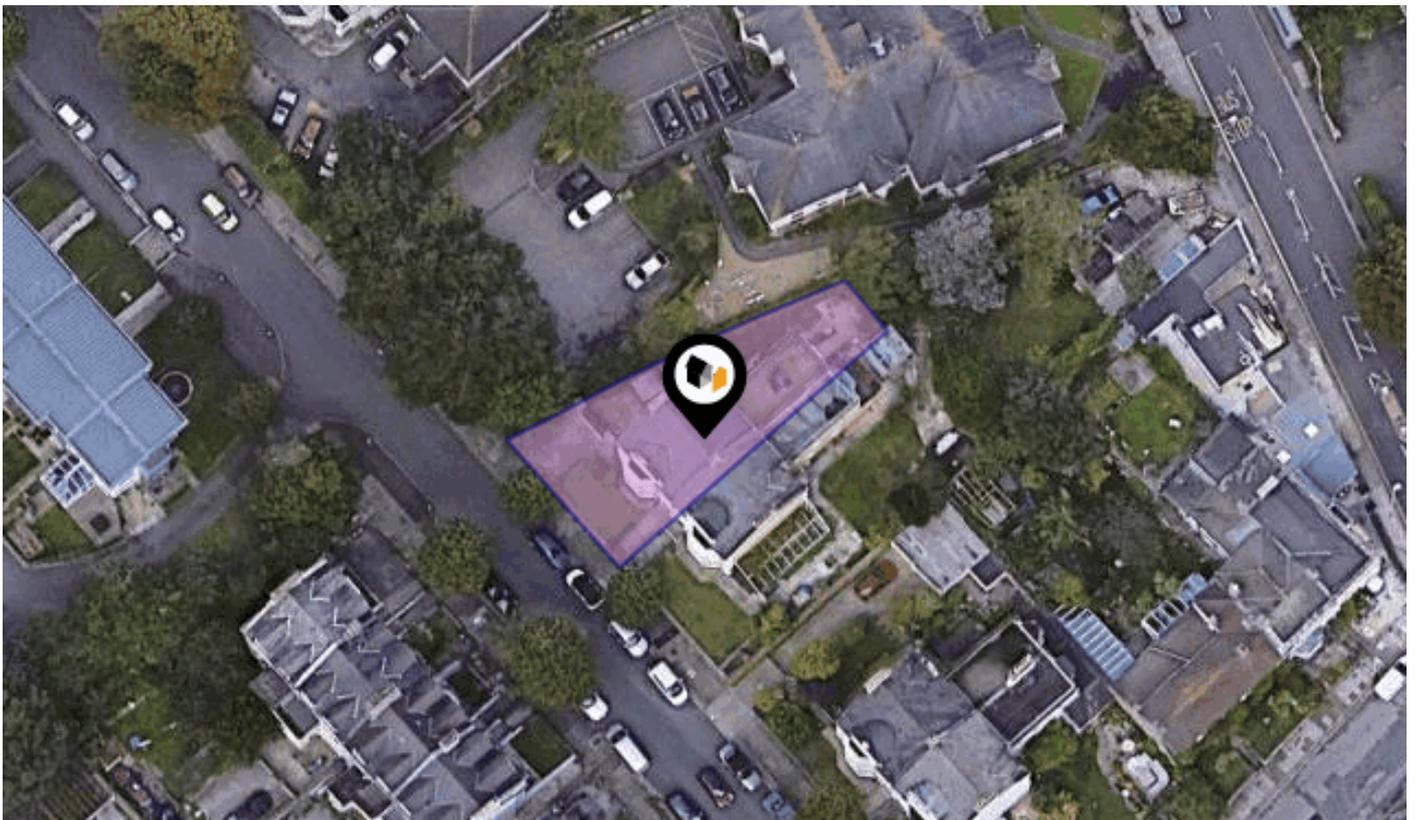
KFB: Key Facts For Buyers

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

42, VALLETORT ROAD, PLYMOUTH, PL1 5PN

Lang Town & Country

6 Mannamead Road, Plymouth, PL4 7AA

01752 456000

carrie@langtownandcountry.com

www.langtownandcountry.com

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Property

Type:	Semi-Detached	**Last Sold Date:**	08/05/2024
Bedrooms:	4	**Last Sold Price:**	£480,000
Floor Area:	2,486 ft^2 / 231 m^2	**Last Sold £/ft^2:**	£193
Plot Area:	0.08 acres	**Tenure:**	Freehold
Council Tax :	Band D		
Annual Estimate:	£2,325		
Title Number:	DN114797		
UPRN:	100040498486		
Restrictive Covenants:	Yes		

Local Area

Local Authority:	Plymouth
Conservation Area:	Stoke
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

17 mb/s	**80** mb/s	**1800** mb/s

Mobile Coverage:
(based on calls indoors)

O2   EE   3   Vodafone
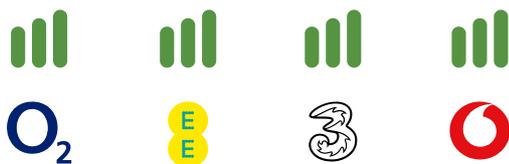
Satellite/Fibre TV Availability:

✔ BT   ✔ sky   ✔ Virgin media

42, VALLETORT ROAD, PLYMOUTH, PL1 5PN

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Ground Floor

Room
17'0" x 16'4"
5.21 x 4.99 m

Room
13'6" x 13'9"
4.12 x 4.20 m

Room
9'1" x 8'1"
2.79 x 2.48 m

Kitchen
10'1" x 11'6"
3.09 x 3.51 m

Bathroom
1.64 x 3.76 m

Entry
3'8" x 4'8"
1.14 x 1.44 m

Hallway
9'2" x 4'5"
2.80 x 1.36 m

Hallway
14'10" x 2'6"
4.54 x 2.16 m

Hallway
9'7" x 2'11"
2.94 x 0.88 m

Hallway
3'6" x 11'8"
1.07 x 3.57 m

Floor 1

Room
14'0" x 21'8"
4.28 x 6.61 m

Room
14'0" x 14'2"
4.28 x 4.34 m

Bathroom
9'5" x 7'4"
2.87 x 2.24 m

Kitchen
15'11" x 11'7"
4.87 x 3.54 m

Landing
4'4" x 7'4"
1.91 x 2.22 m

Landing
16'5" x 7'2"
5.02 x 2.19 m

Floor 2

Room
13'11" x 10'10"
4.25 x 3.32 m

Room
13'10" x 14'1"
4.24 x 4.30 m

Bathroom
13'9" x 10'4"
4.20 x 3.17 m

Landing
Landing
6'97" x 2'18 ft m

Balcony
28'10" x 12'4"
8.80 x 3.78 m

Approximate total area[1]

2395.84 ft²

222.58 m²

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Approximate total area [1]
914.85 ft²
84.99 m²

Room
17'0" x 16'4"
5.21 x 4.99 m

Room
13'6" x 13'9"
4.12 x 4.20 m

Room
9'1" x 8'1"
2.79 x 2.48 m

Kitchen
10'1" x 11'6"
3.09 x 3.51 m

Bathroom
5'4" x 5'9"
1.64 x 1.76 m

Entry
3'8" x 4'8"
1.14 x 1.44 m

Hallway
9'2" x 4'5"
2.80 x 1.36 m

Hallway
14'10" x 7'1"
4.54 x 2.15 m

Hallway
9'7" x 2'11"
2.94 x 0.89 m

Hallway
3'6" x 11'8"
1.07 x 3.57 m

Ground Floor

Excluding balconies and terraces

While every attempt has been made to
ensure accuracy, all measurements are
approximate, not to scale. This floor
plan is for illustrative purposes only.

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Room
14'0" x 21'8"
4.28 x 6.61 m

Room
14'0" x 14'2"
4.28 x 4.34 m

Bathroom
9'5" x 7'4"
2.87 x 2.24 m

Kitchen
15'11" x 11'7"
4.87 x 3.54 m

Landing
9'6" x 7'2"
2.90 x 2.21 m

Landing
16'5" x 7'2"
5.02 x 2.19 m

Floor 1

Approximate total area[1]
957.9 ft²
88.99 m²

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Energy rating

D

Valid until 27.06.2033

Score	Energy rating	Current	Potential
92+	**A**		
81-91	**B**		
69-80	**C**		78 | C
55-68	**D**	59 | D	
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:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Roof room(s), insulated
Roof Energy:	Very Poor
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:	Low energy lighting in all fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	231 m^2

This map displays nearby coal mine entrances and their classifications.

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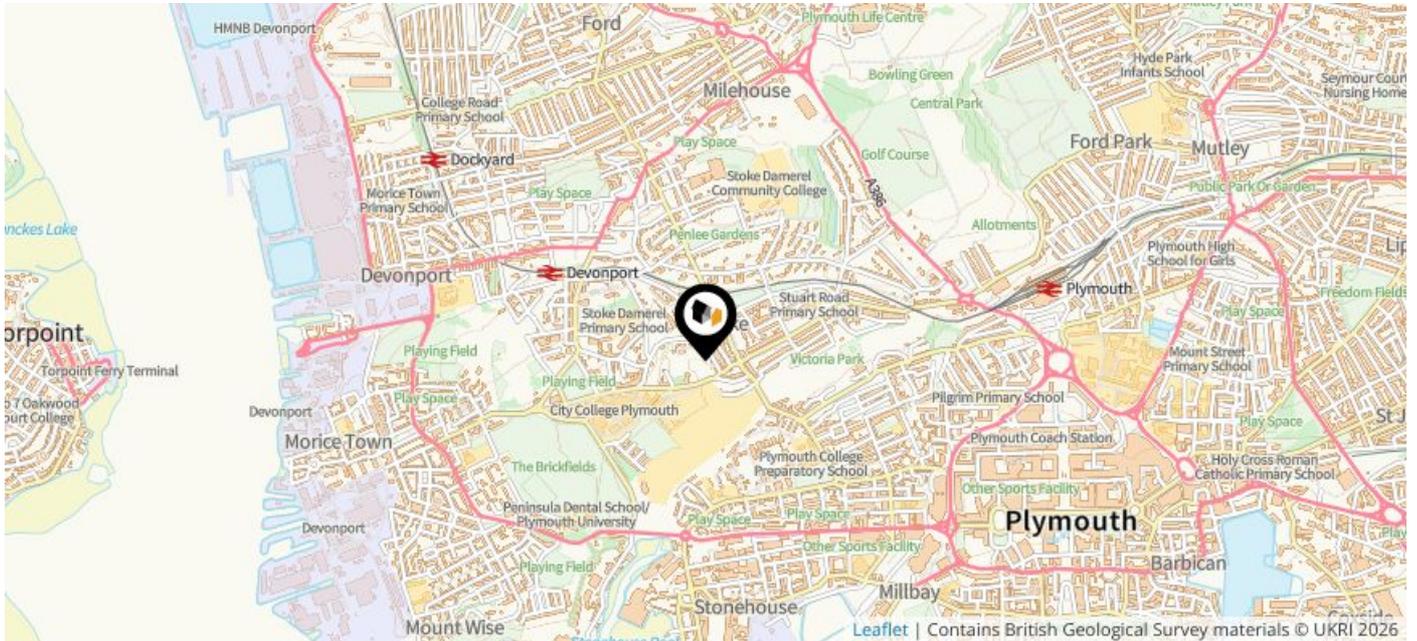
Mine Entry

✕   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.

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.
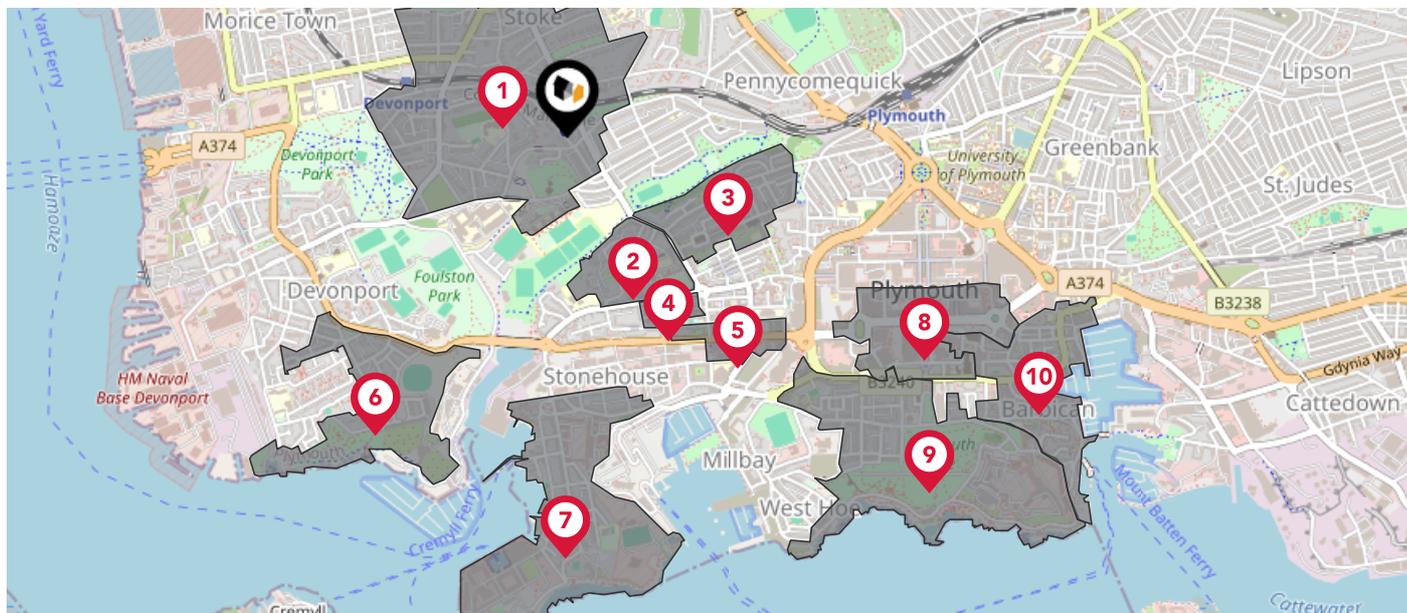
Nearby Conservation Areas	
1	Stoke
2	Royal Naval Hospital
3	North Stonehouse
4	Adelaide Street/Clarence Place
5	Union Street
6	Devonport
7	Stonehouse Peninsula
8	City Centre
9	The Hoe
10	Barbican

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
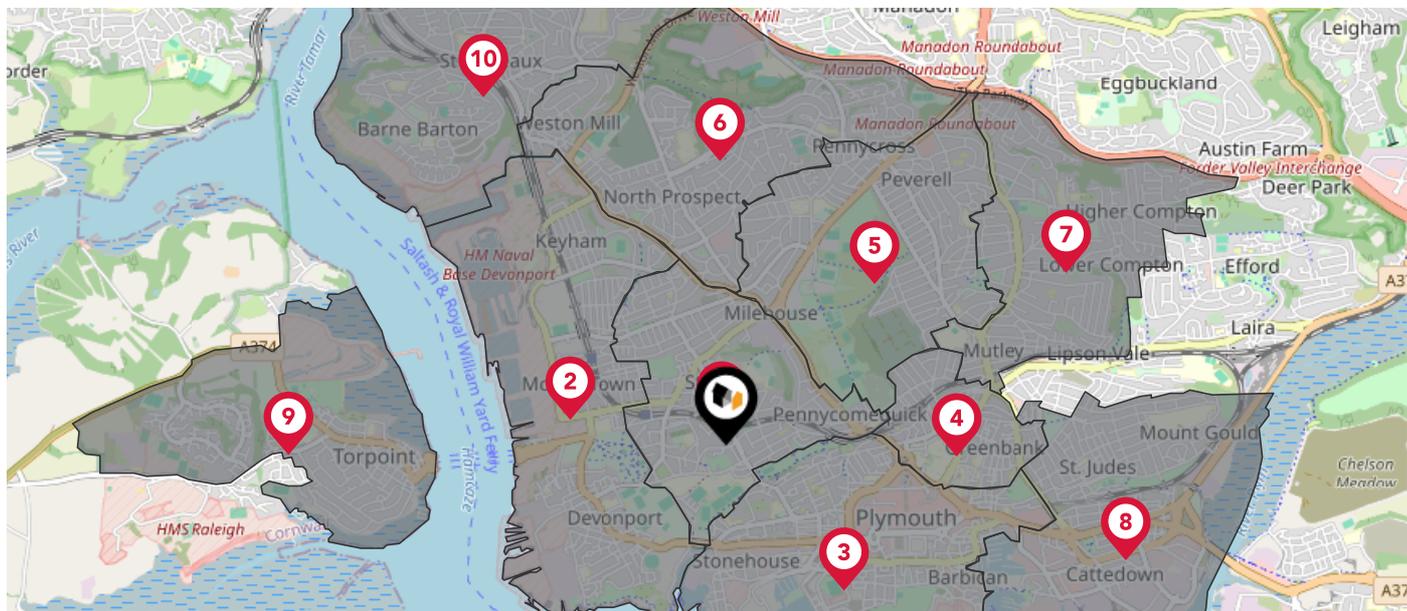
Nearby Council Wards

1	Stoke Ward
2	Devonport Ward
3	St. Peter and the Waterfront Ward
4	Drake Ward
5	Peverell Ward
6	Ham Ward
7	Compton Ward
8	Sutton and Mount Gould Ward
9	Torpoint ED
10	St. Budeaux Ward

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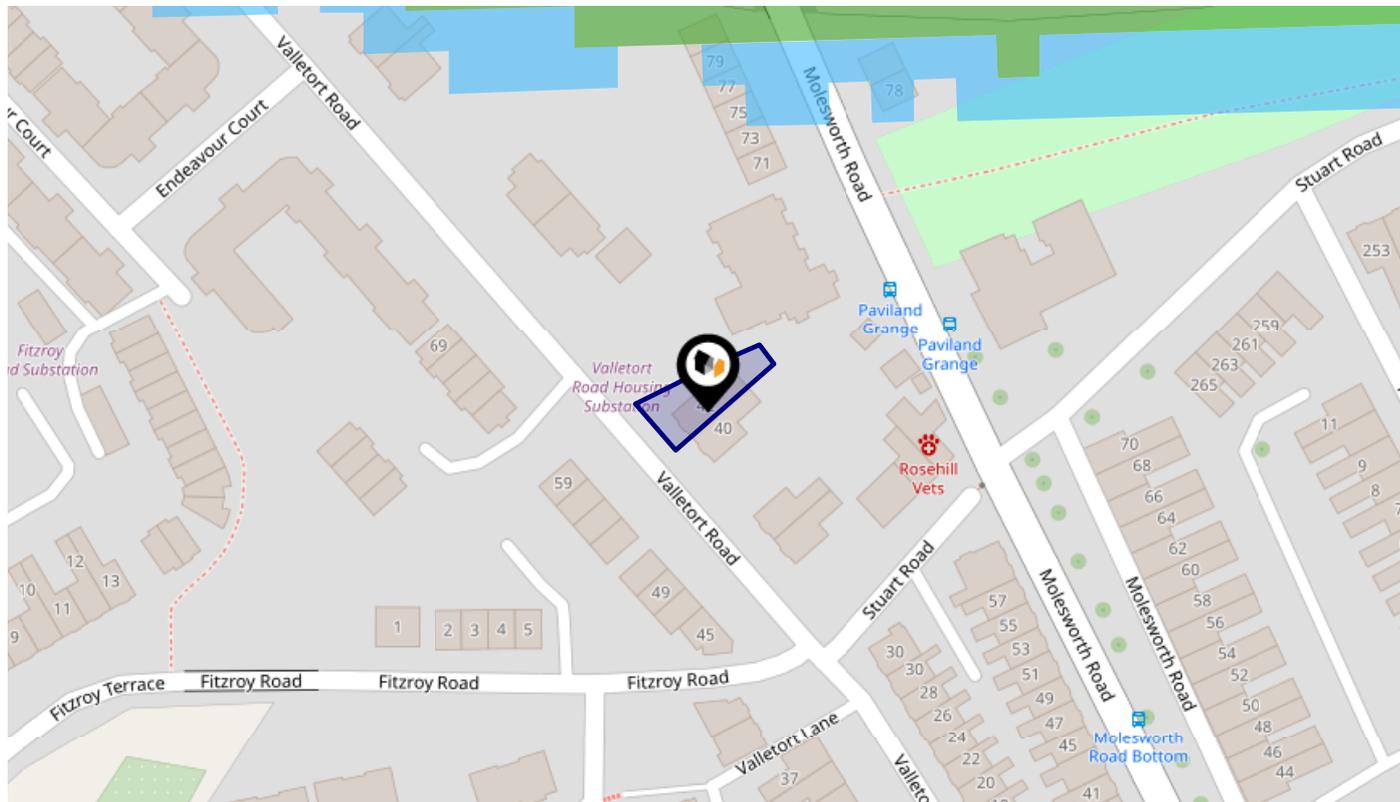
Rail Noise Data

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	🟦

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.

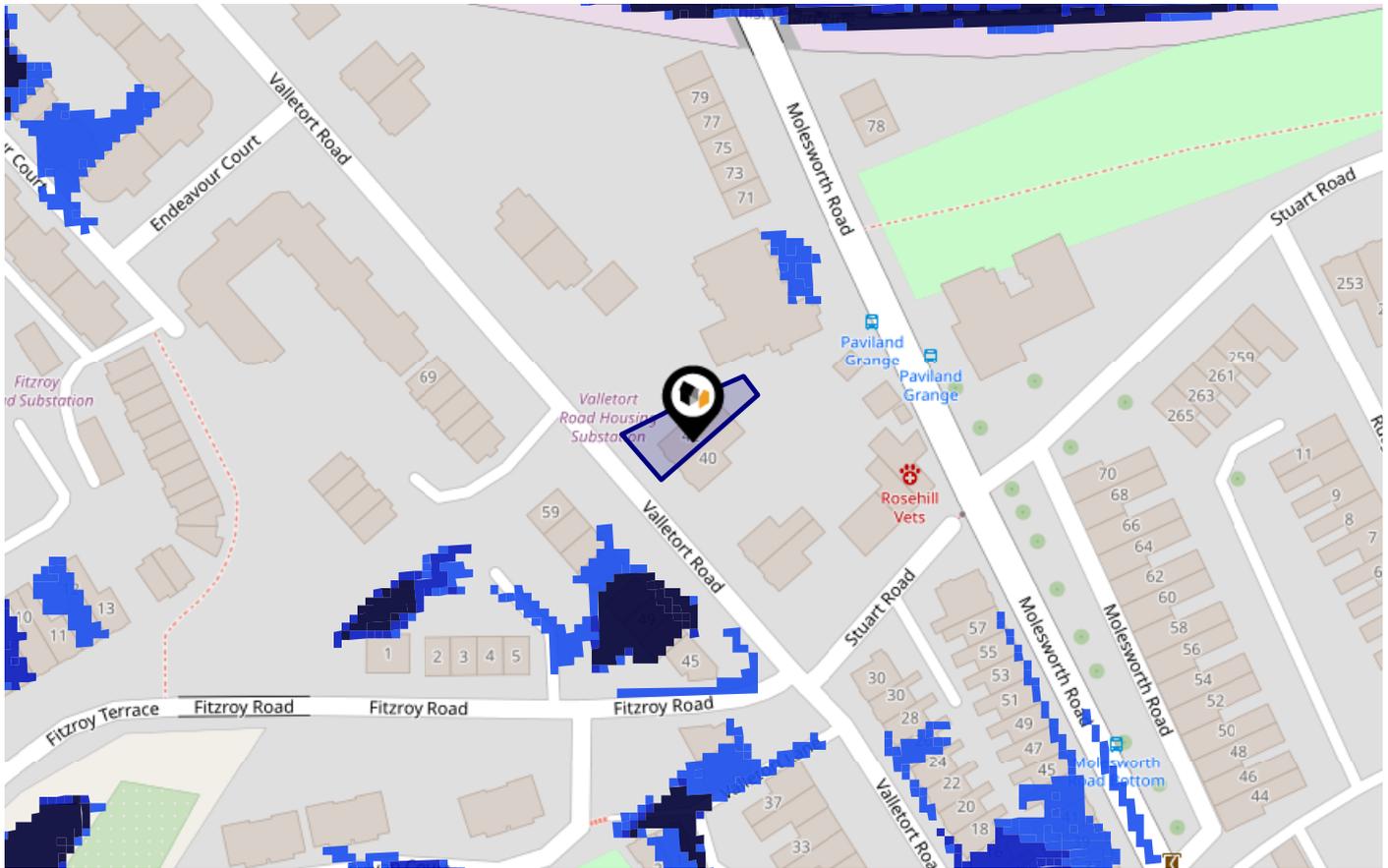Chance of flooding to the following depths at this property:

		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.

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.

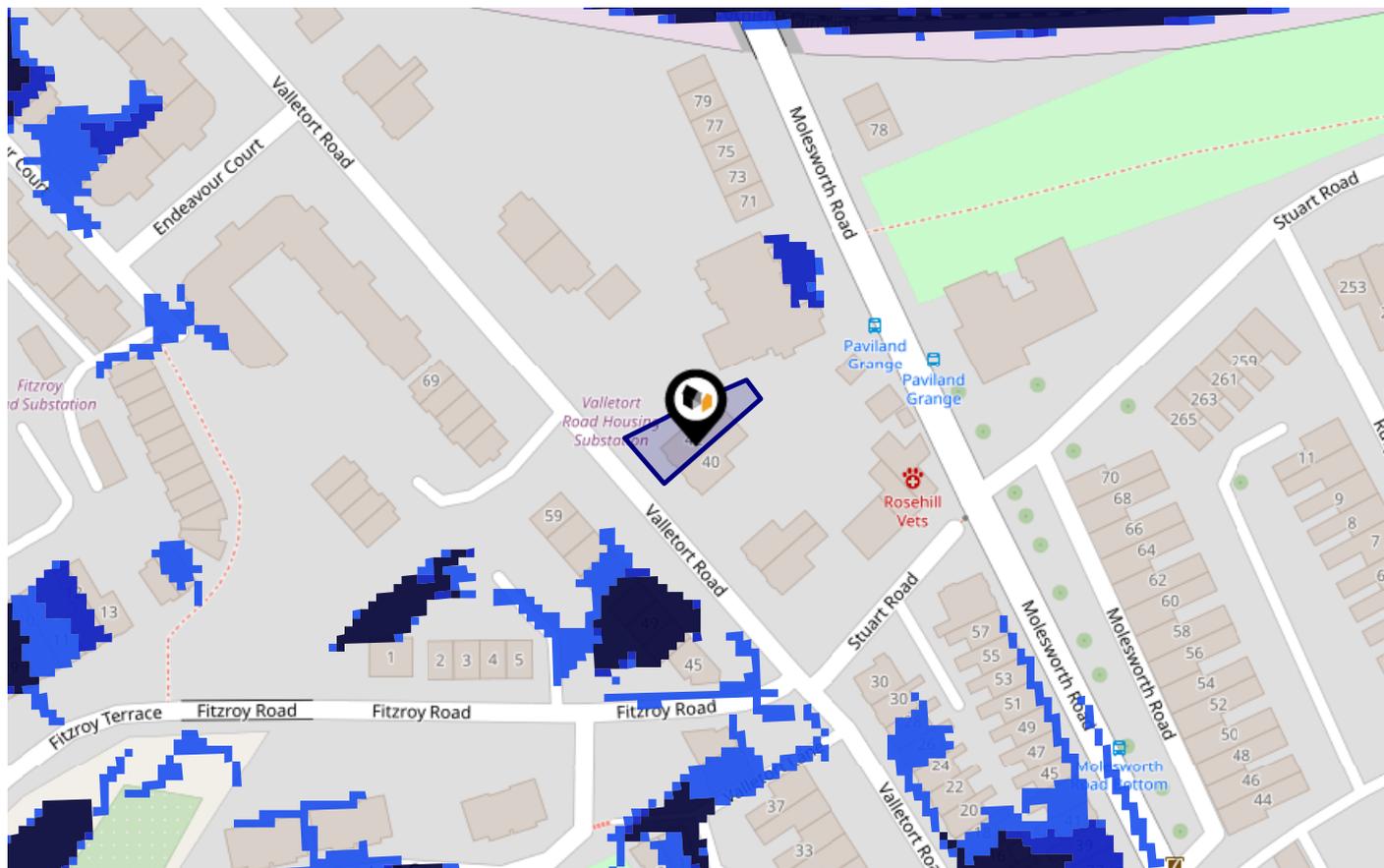Chance of flooding to the following depths at this property:

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

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This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.
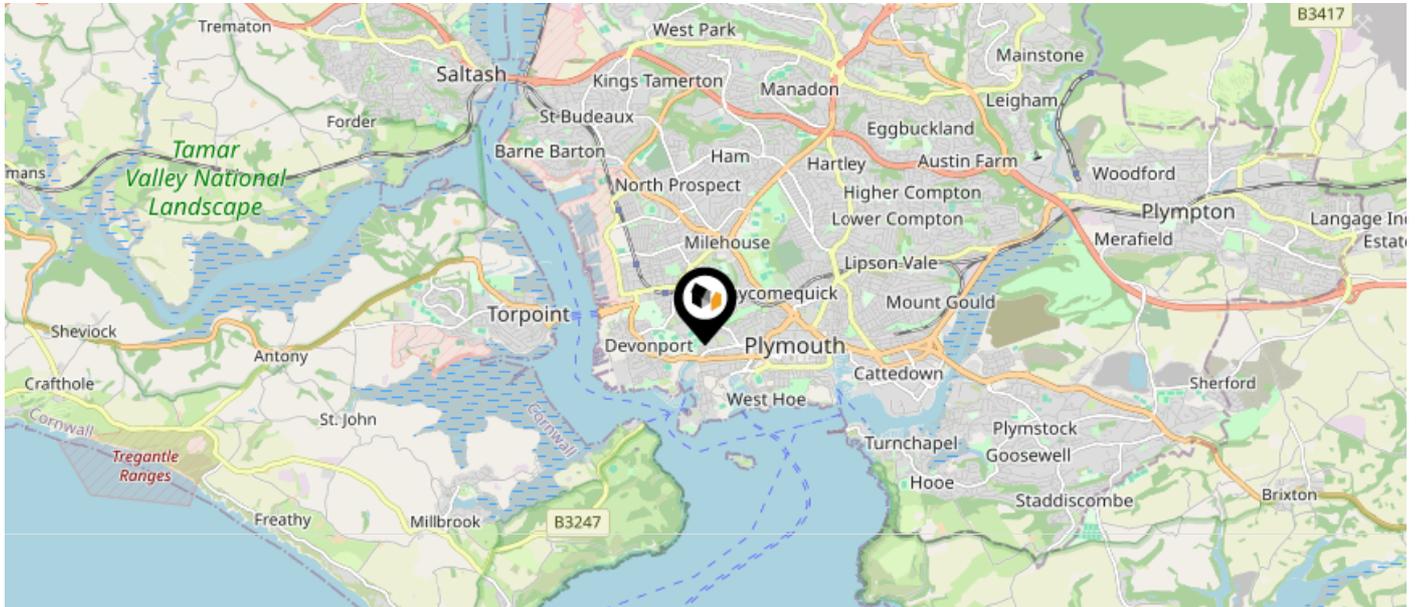

Risk Rating: Very low

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:

		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.

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.
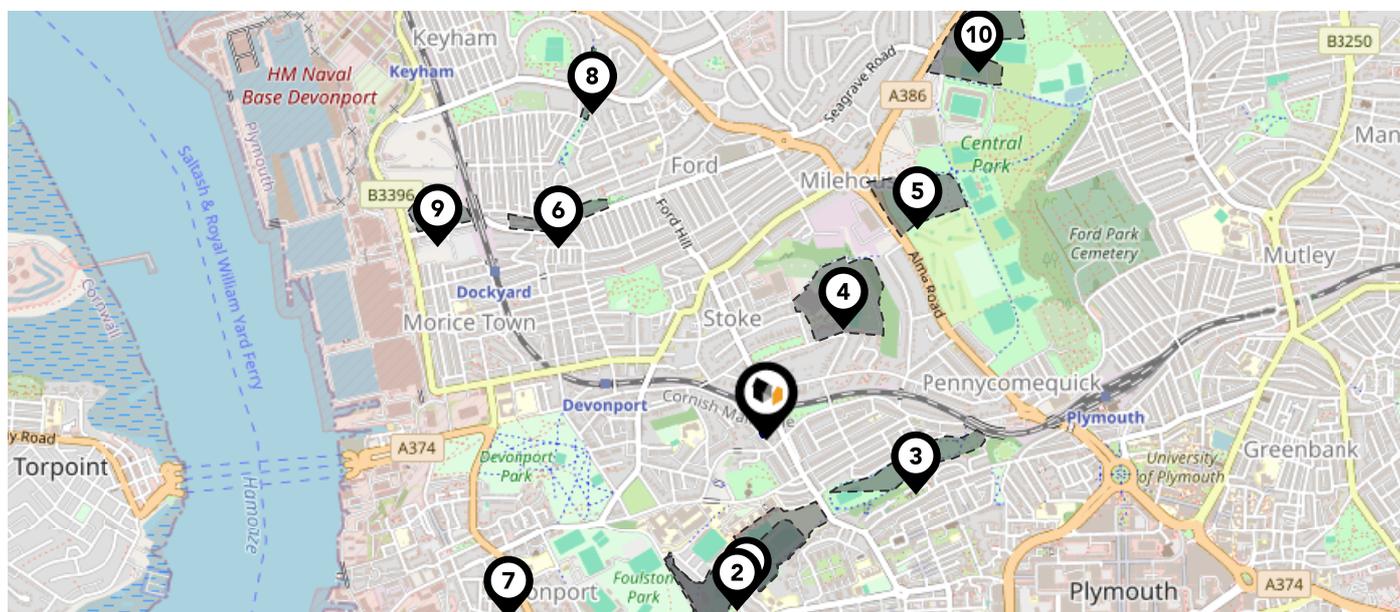

Nearby Landfill Sites		
1	Stonehouse Lake-Plymouth, Devon	Historic Landfill
2	Stonehouse Playing Fields-Stonehouse Playing Fields, Stonehouse, Plymouth, Devon	Historic Landfill
3	Victoria Park-Victoria Park, Plymouth	Historic Landfill
4	Stoke School Playing Field And Allotments-Stoke School Playing Field And Allotments, Plymouth	Historic Landfill
5	Central Park Milehouse-Central Park (Milehouse), Plymouth	Historic Landfill
6	Recreation Ground St Levan Ground And Alexandra Road-Recreation Ground, St Levan Road, Plymouth	Historic Landfill
7	Hazardous Stores Return Centre-H M Naval Base, Devonport, Plymouth, Devon	Historic Landfill
8	Disused Railway Cutting-North Down, Devonport, Plymouth	Historic Landfill
9	St Levan Road Recreation Ground-St Levan Road Recreation Ground,Devonport, Plymouth	Historic Landfill
10	Peverell Cricket Ground-Peverell Cricket Ground, 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...
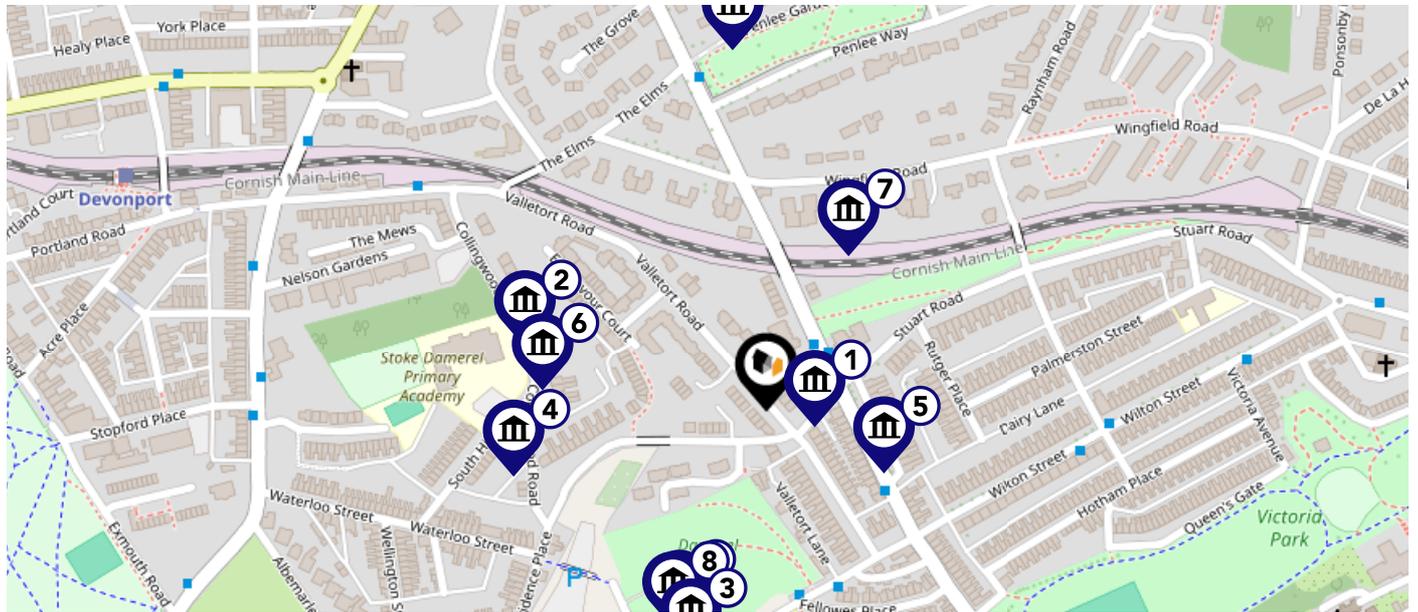
Listed Buildings in the local district	Grade	Distance
1 1386248 - 61 Molesworth Road And 272 Stuart Road	Grade II	0.0 miles
2 1330557 - Numbers 5 And 6 And Attached Front Walls And Gate Piers	Grade II	0.1 miles
3 1386305 - Church Of St Andrew, Stoke Damarel	Grade II	0.1 miles
4 1245452 - 1 And 2, Berkeley Cottages	Grade II	0.1 miles
5 1386247 - 44-70, Molesworth Road	Grade II	0.1 miles
6 1330558 - Numbers 7 And 8 And Road Frontage Walls And Gate Piers	Grade II	0.1 miles
7 1245451 - 133 And 135 Wingfield Road And Road-frontage Walls	Grade II	0.1 miles
8 1386306 - Churchyard Gate Piers To The North Of Church Of St Andrew	Grade II	0.1 miles
9 1386307 - Furneaux Tomb Immediately North Of Church Of St Andrew	Grade II	0.1 miles
10 1386318 - 3, Penlee Gardens	Grade II	0.2 miles

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Area
Schools

	Nursery	Primary	Secondary	College	Private
1 **Stoke Damerel Primary Academy** Ofsted Rating: Good | Pupils: 400 | Distance:0.18	☐	☑	☐	☐	☐
2 **Devonport High School for Boys** Ofsted Rating: Good | Pupils: 1231 | Distance:0.19	☐	☐	☑	☐	☐
3 **Stuart Road Primary Academy** Ofsted Rating: Good | Pupils: 189 | Distance:0.22	☐	☑	☐	☐	☐
4 **Scott Medical and Healthcare College** Ofsted Rating: Good | Pupils: 233 | Distance:0.33	☐	☐	☑	☐	☐
5 **Stoke Damerel Community College** Ofsted Rating: Good | Pupils: 1301 | Distance:0.33	☐	☐	☑	☐	☐
6 **City College Plymouth** Ofsted Rating: Good | Pupils:0 | Distance:0.34	☐	☐	☑	☐	☐
7 **High Street Primary Academy** Ofsted Rating: Good | Pupils: 140 | Distance:0.42	☐	☑	☐	☐	☐
8 **The Cathedral School of St Mary** Ofsted Rating: Requires improvement | Pupils: 109 | Distance:0.54	☐	☑	☐	☐	☐

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		Nursery	Primary	Secondary	College	Private
9	**UTC Plymouth** Ofsted Rating: Good	Pupils: 551	Distance:0.62	☐	☐	☑	☐	☐
10	**St Joseph's Catholic Primary School** Ofsted Rating: Good	Pupils: 206	Distance:0.64	☐	☑	☐	☐	☐
11	**St Peter's CofE Primary School** Ofsted Rating: Good	Pupils: 154	Distance:0.64	☐	☑	☐	☐	☐
12	**Millbay Academy** Ofsted Rating: Good	Pupils: 545	Distance:0.68	☐	☑	☑	☐	☐
13	**Pilgrim Primary Academy** Ofsted Rating: Outstanding	Pupils: 390	Distance:0.7	☐	☑	☐	☐	☐
14	**Ford Primary School** Ofsted Rating: Requires improvement	Pupils: 214	Distance:0.75	☐	☑	☐	☐	☐
15	**College Road Primary School** Ofsted Rating: Good	Pupils: 204	Distance:0.79	☐	☑	☐	☐	☐
16	**Morice Town Primary Academy** Ofsted Rating: Good	Pupils: 185	Distance:0.81	☐	☑	☐	☐	☐

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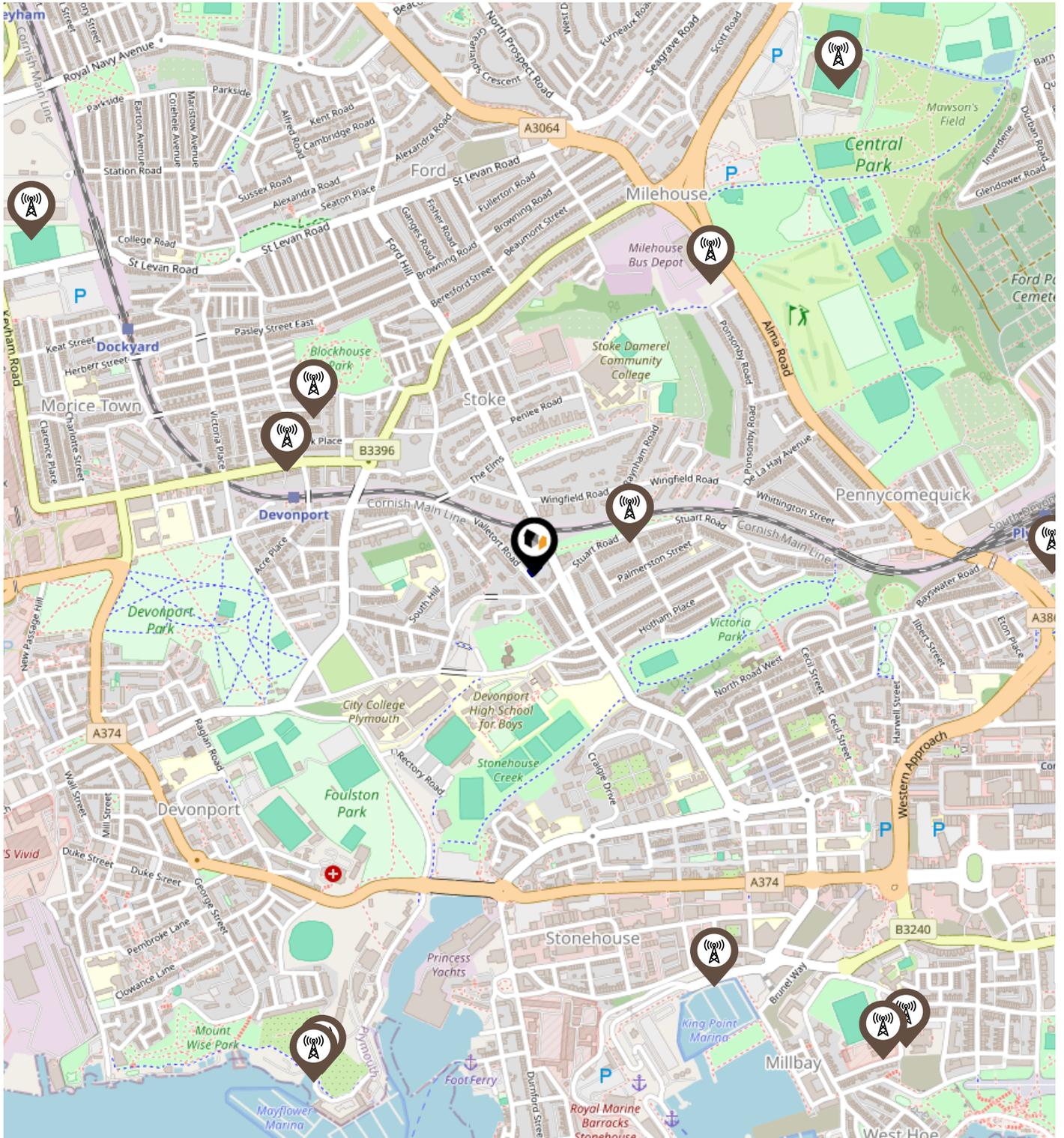
Key:

Power Pylons

Communication Masts

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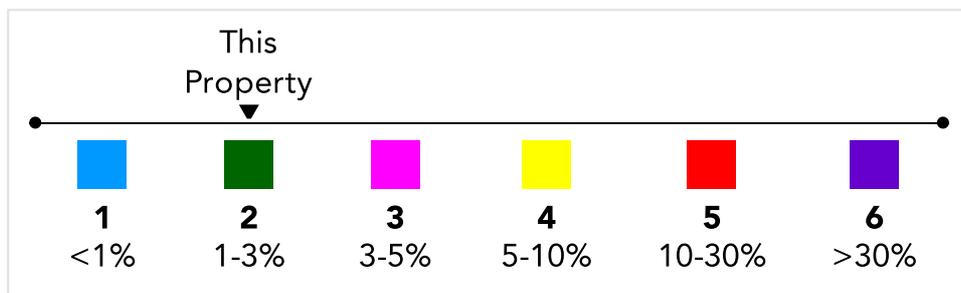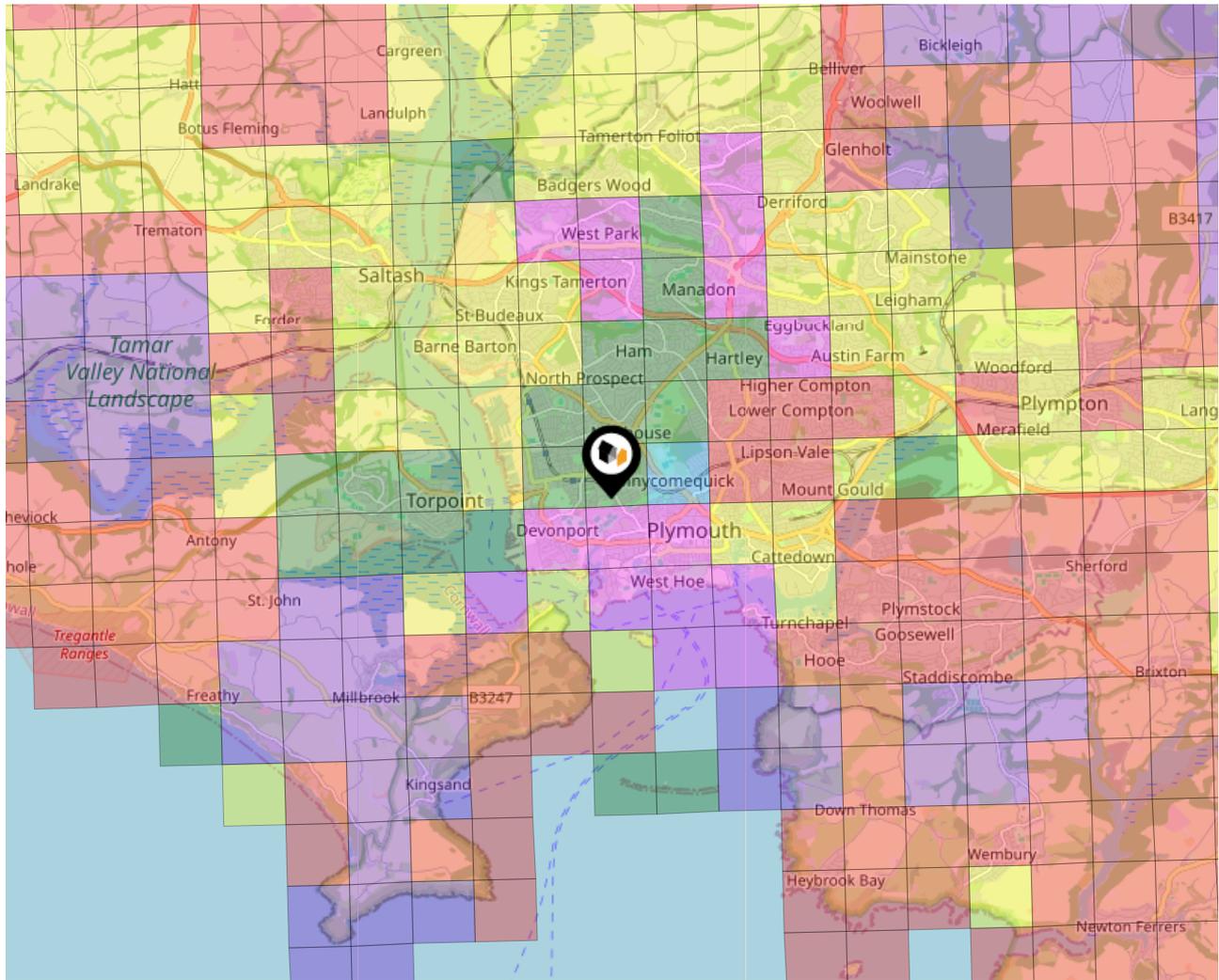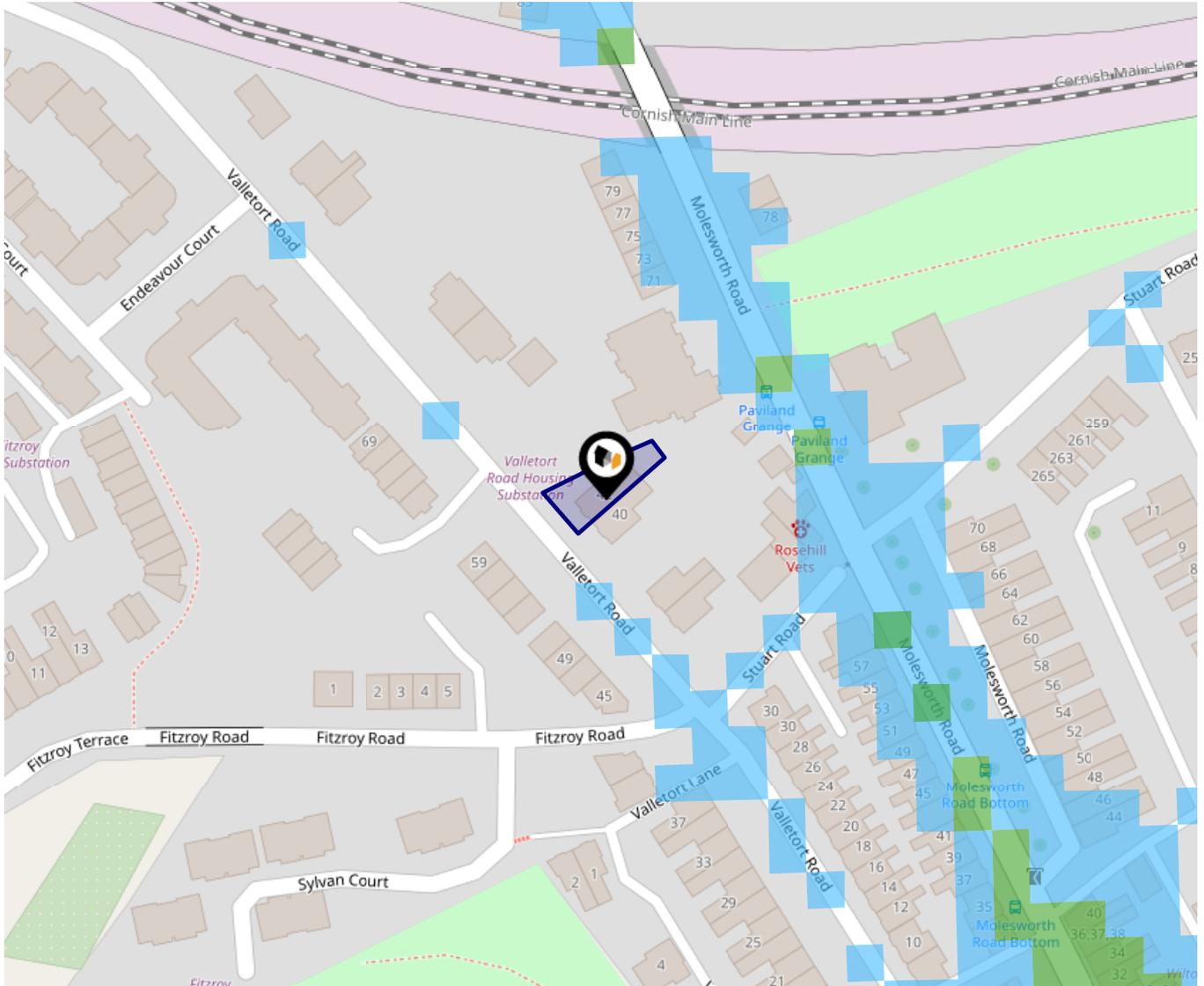
The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 🟥 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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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)		
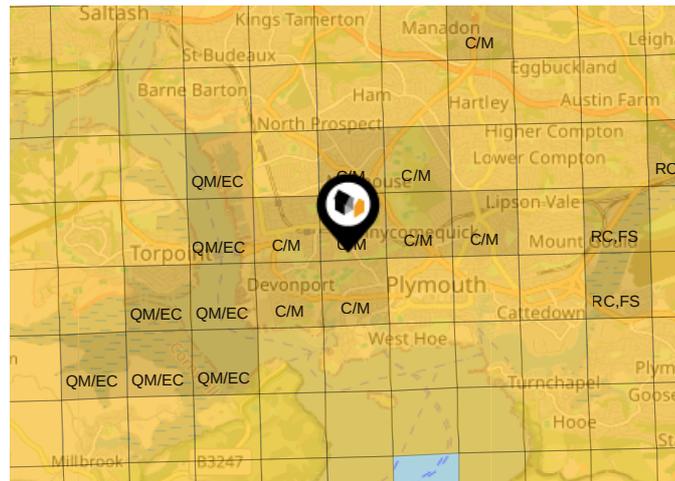
Primary Classifications (Most Common Clay Types)

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
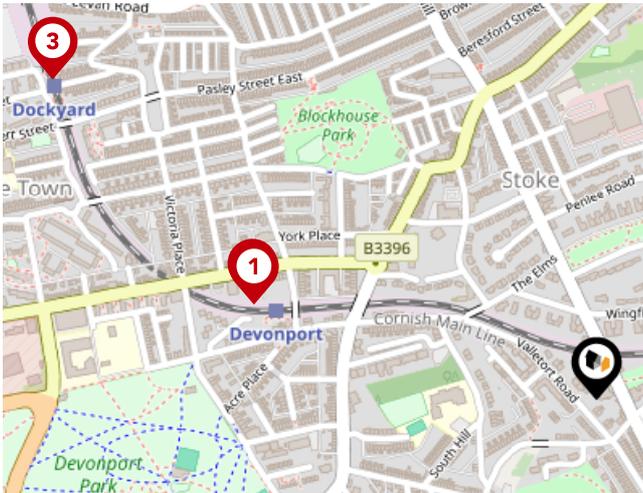
National Rail Stations

Pin	Name	Distance
1	Devonport Rail Station	0.42 miles
2	Devonport Rail Station	0.42 miles
3	Dockyard (Plymouth) Rail Station	0.75 miles

Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	35.32 miles
2	M5 J30	38.46 miles

Airports/Helipads

Pin	Name	Distance
1	Glenholt	3.89 miles
2	Exeter Airport	40.89 miles
3	St Mawgan	37.51 miles
4	Joppa	69.28 miles

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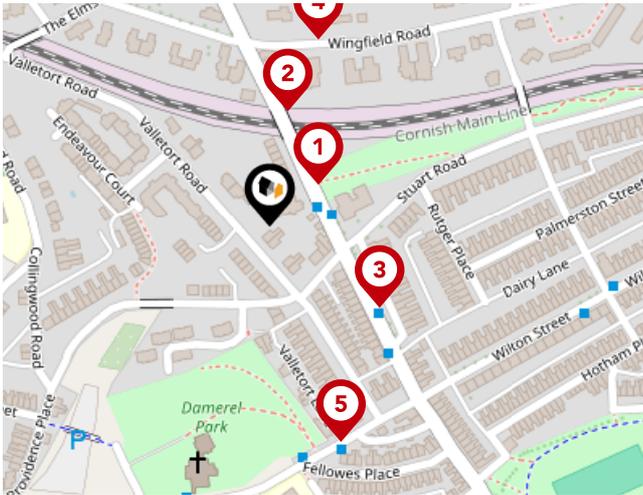
Bus Stops/Stations

Pin	Name	Distance
1	Stuart Road	0.04 miles
2	Wingfield Mansions	0.07 miles
3	Molesworth Road Bottom	0.08 miles
4	Wingfield Road West	0.11 miles
5	Wilton Road	0.13 miles

Ferry Terminals

Pin	Name	Distance
1	Plymouth Stonehouse Ferry Terminal	0.79 miles
2	Plymouth Ferry Terminal	0.86 miles
3	Devonport Ferry Terminal	1 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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Land Registry

Environment Agency

Historic England

Office for National Statistics

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