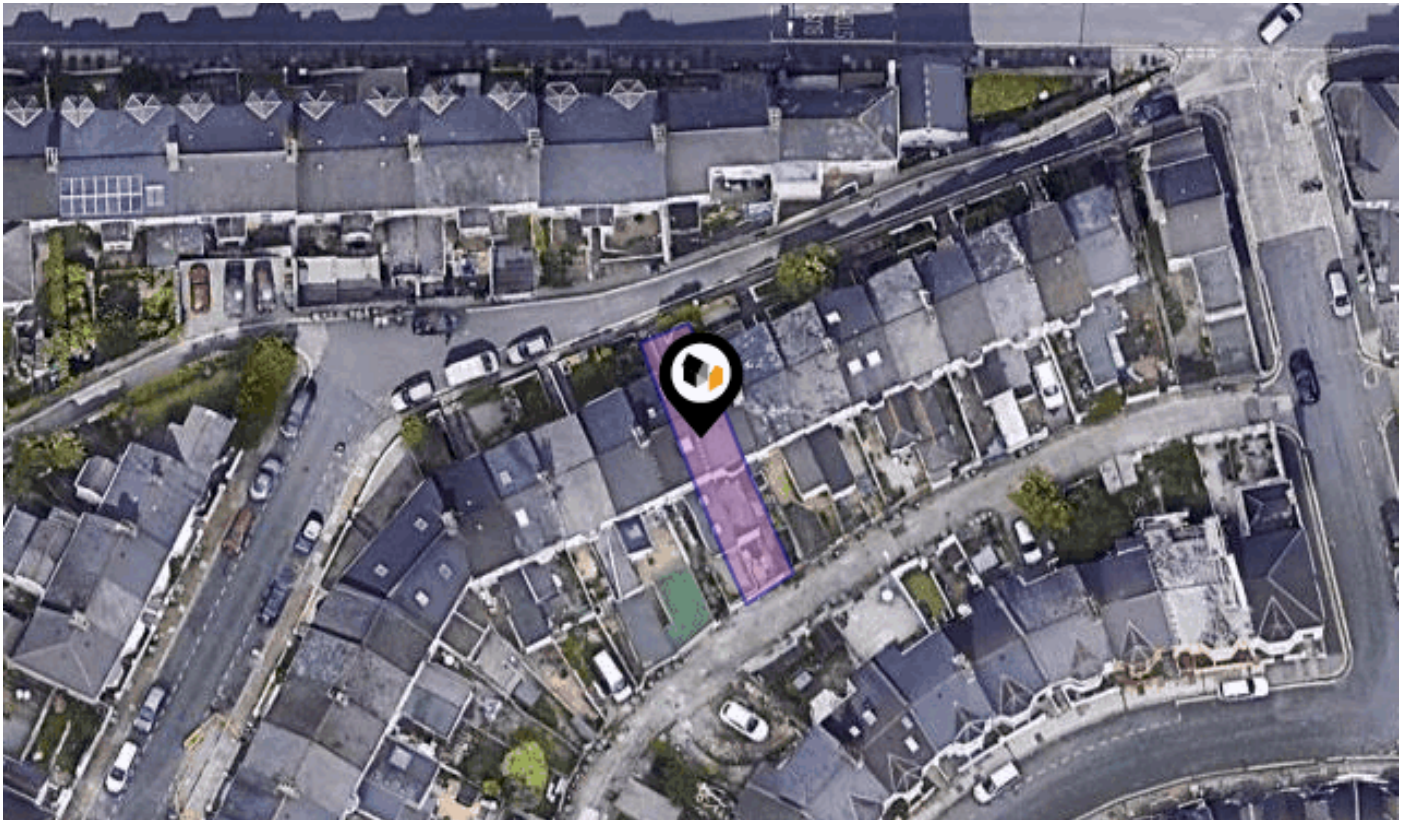




See More Online

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area  
**Wednesday 13th May 2026**



**88, WEST HILL ROAD, PLYMOUTH, PL4 7LQ**

## Lang Town & Country

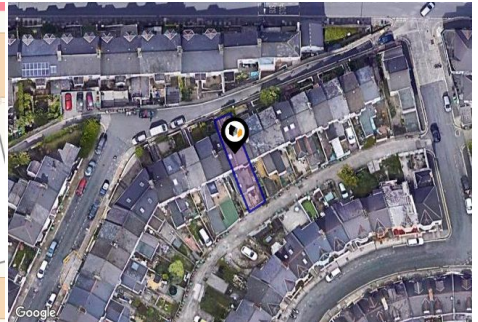
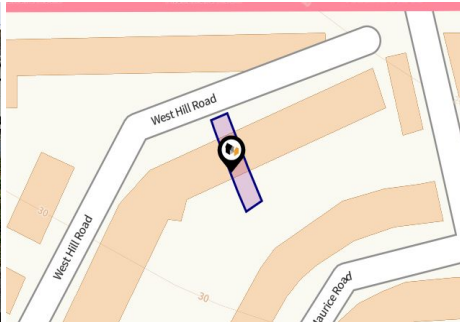
6 Mannamead Road, Plymouth, PL4 7AA

01752 456000

carrie@langtownandcountry.com

www.langtownandcountry.com





## Property

<b>Type:</b>	Terraced
<b>Bedrooms:</b>	2
<b>Floor Area:</b>	957 ft <sup>2</sup> / 89 m <sup>2</sup>
<b>Plot Area:</b>	0.03 acres
<b>Year Built :</b>	1900-1929
<b>Council Tax :</b>	Band B
<b>Annual Estimate:</b>	£1,899
<b>Title Number:</b>	DN51170
<b>UPRN:</b>	100040502832
<b>Restrictive Covenants:</b>	Yes

<b>Last Sold Date:</b>	11/05/2023
<b>Last Sold Price:</b>	£190,000
<b>Last Sold £/ft<sup>2</sup>:</b>	£198
<b>Tenure:</b>	Freehold

## Local Area

<b>Local Authority:</b>	City of plymouth
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	Very low
• Surface Water	Very low

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

**9** mb/s      **1800** mb/s



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



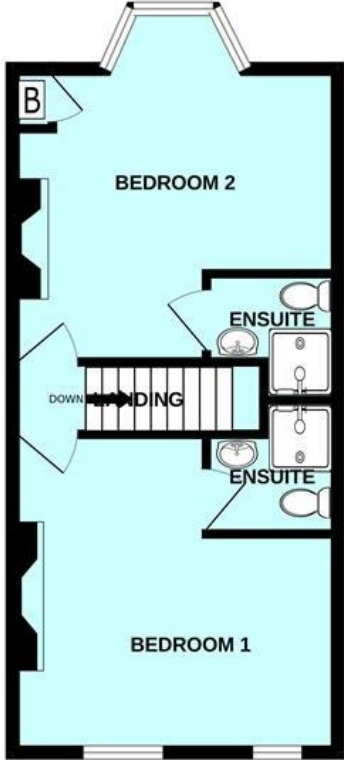
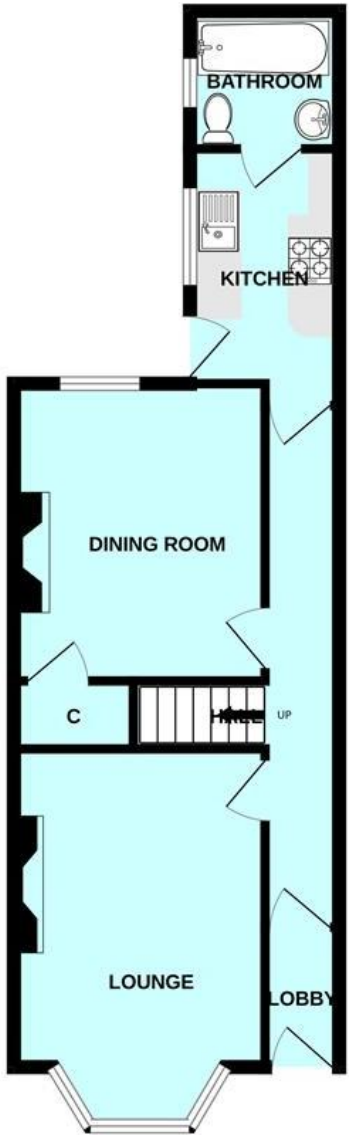
### Satellite/Fibre TV Availability:



88, WEST HILL ROAD, PLYMOUTH, PL4 7LQ

GROUND FLOOR

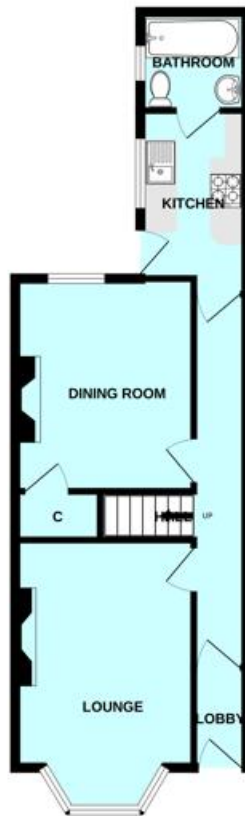
1ST FLOOR



Made with Metropix ©2023

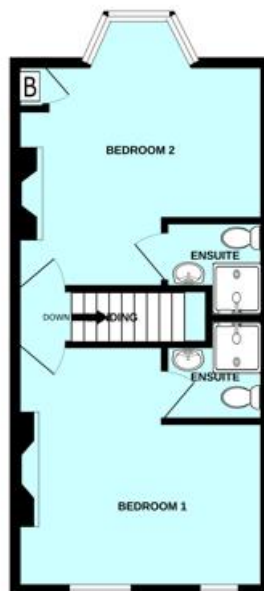
## 88, WEST HILL ROAD, PLYMOUTH, PL4 7LQ

GROUND FLOOR



## 88, WEST HILL ROAD, PLYMOUTH, PL4 7LQ

1ST FLOOR



88 WEST HILL ROAD, PLYMOUTH, PL4 7LQ

Energy rating

**D**

Valid until 28.07.2024

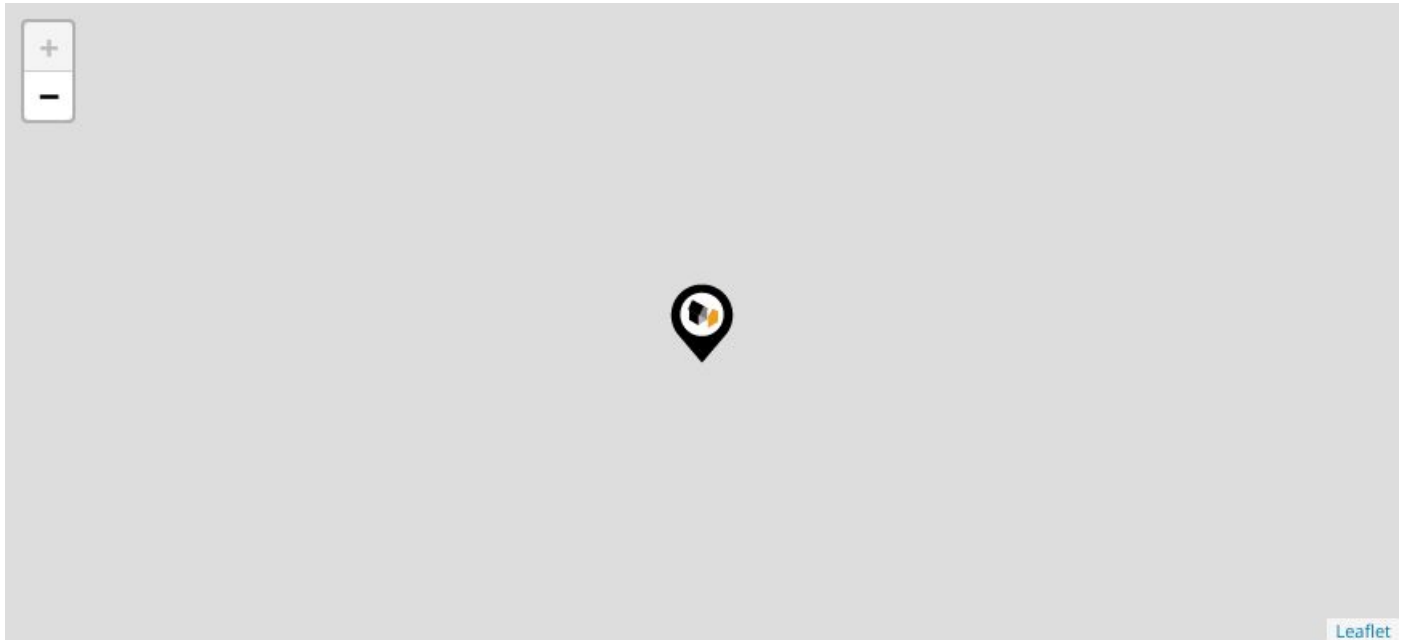
Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		84   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	63   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

## Additional EPC Data

---

<b>Property Type:</b>	Mid-terrace house
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very poor
<b>Roof:</b>	Pitched, 250 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Main Heating Controls Energy:</b>	Good
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 77% of fixed outlets
<b>Lighting Energy:</b>	Very good
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Secondary Heating:</b>	Room heaters, dual fuel (mineral and wood)
<b>Total Floor Area:</b>	89 m <sup>2</sup>

This map displays nearby coal mine entrances and their classifications.



### Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

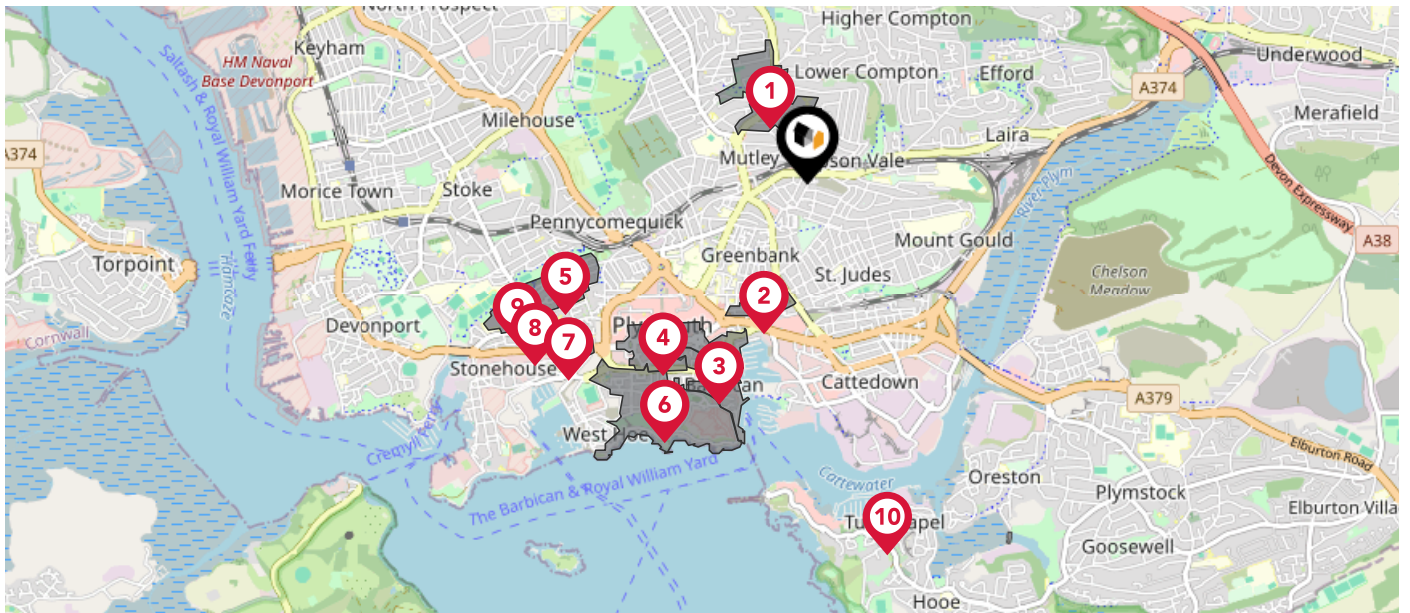
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

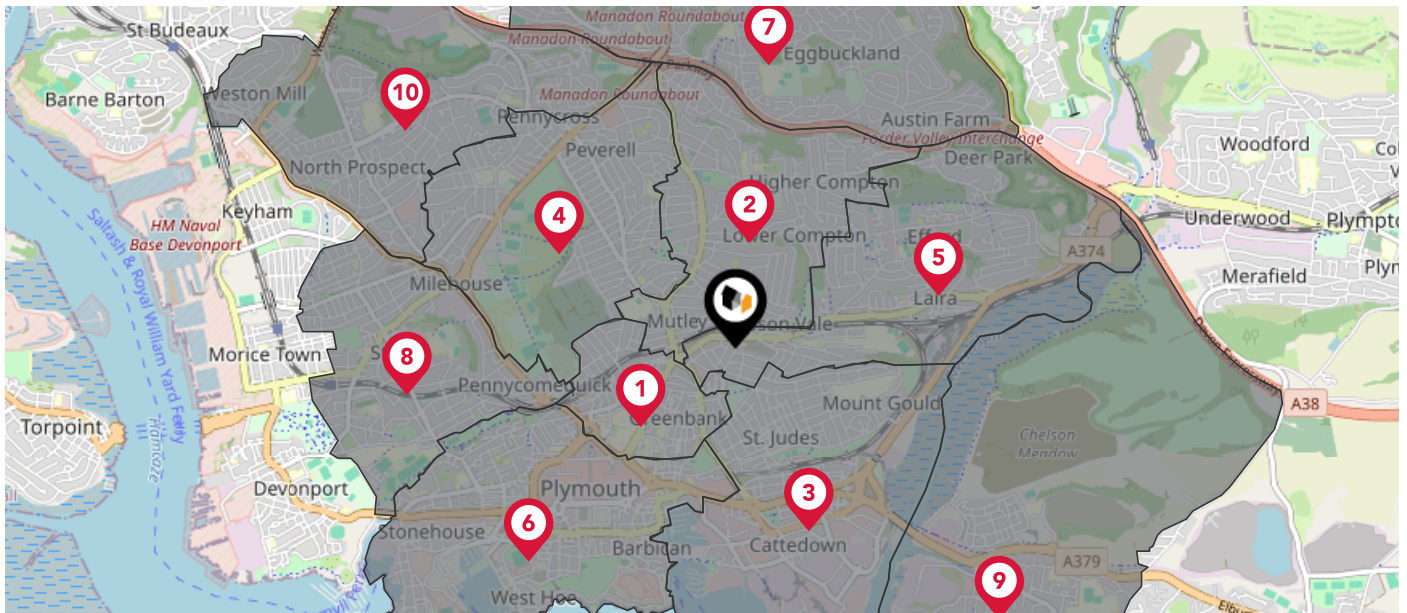
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.













### Nearby Conservation Areas

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

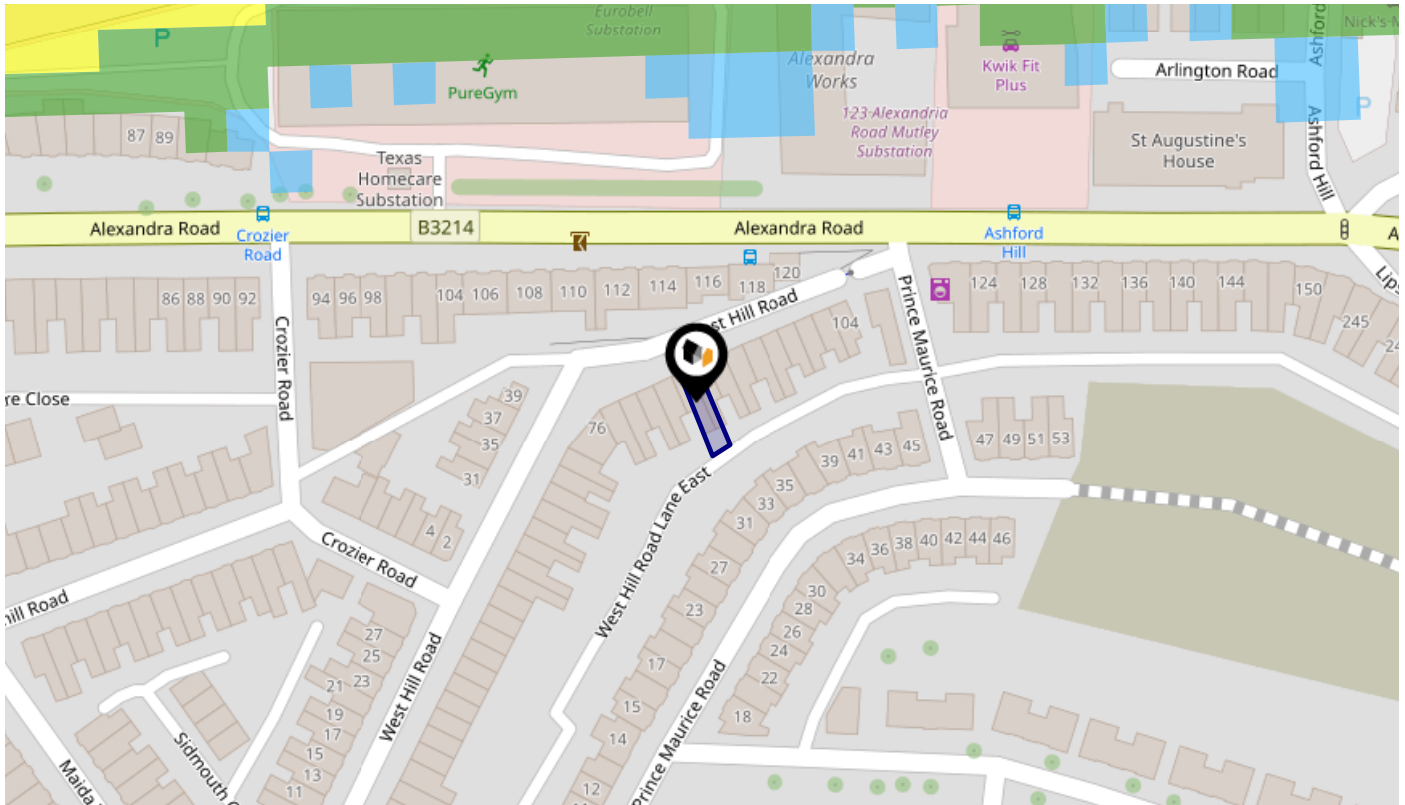
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



### Nearby Council Wards

-  Drake Ward
-  Compton Ward
-  Sutton and Mount Gould Ward
-  Peverell Ward
-  Efford and Lipson Ward
-  St. Peter and the Waterfront Ward
-  Egguckland Ward
-  Stoke Ward
-  Plymstock Radford Ward
-  Ham Ward

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

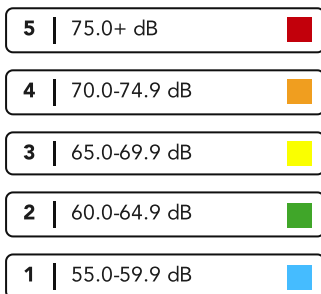


### Rail Noise Data

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.

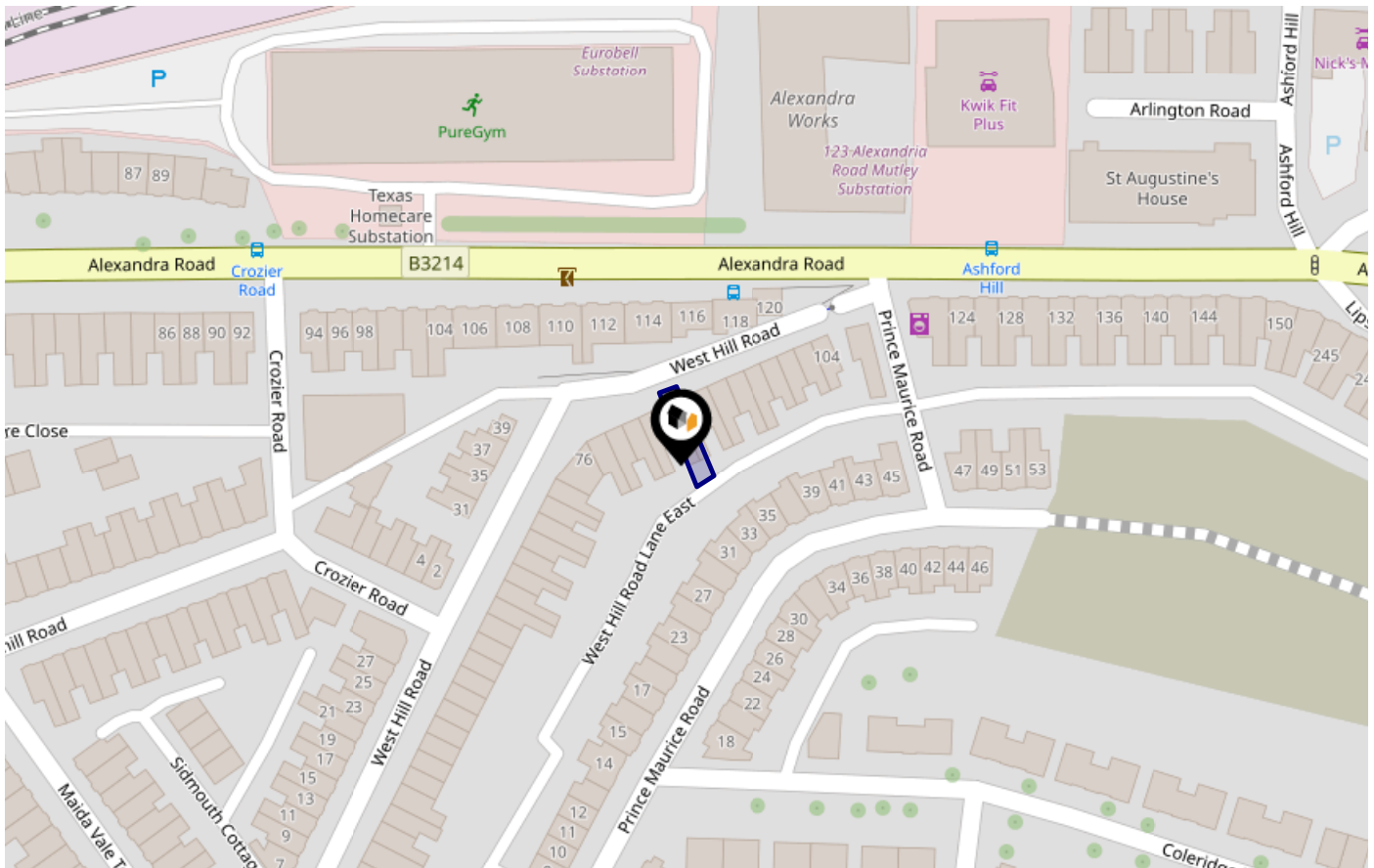
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:



# 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.

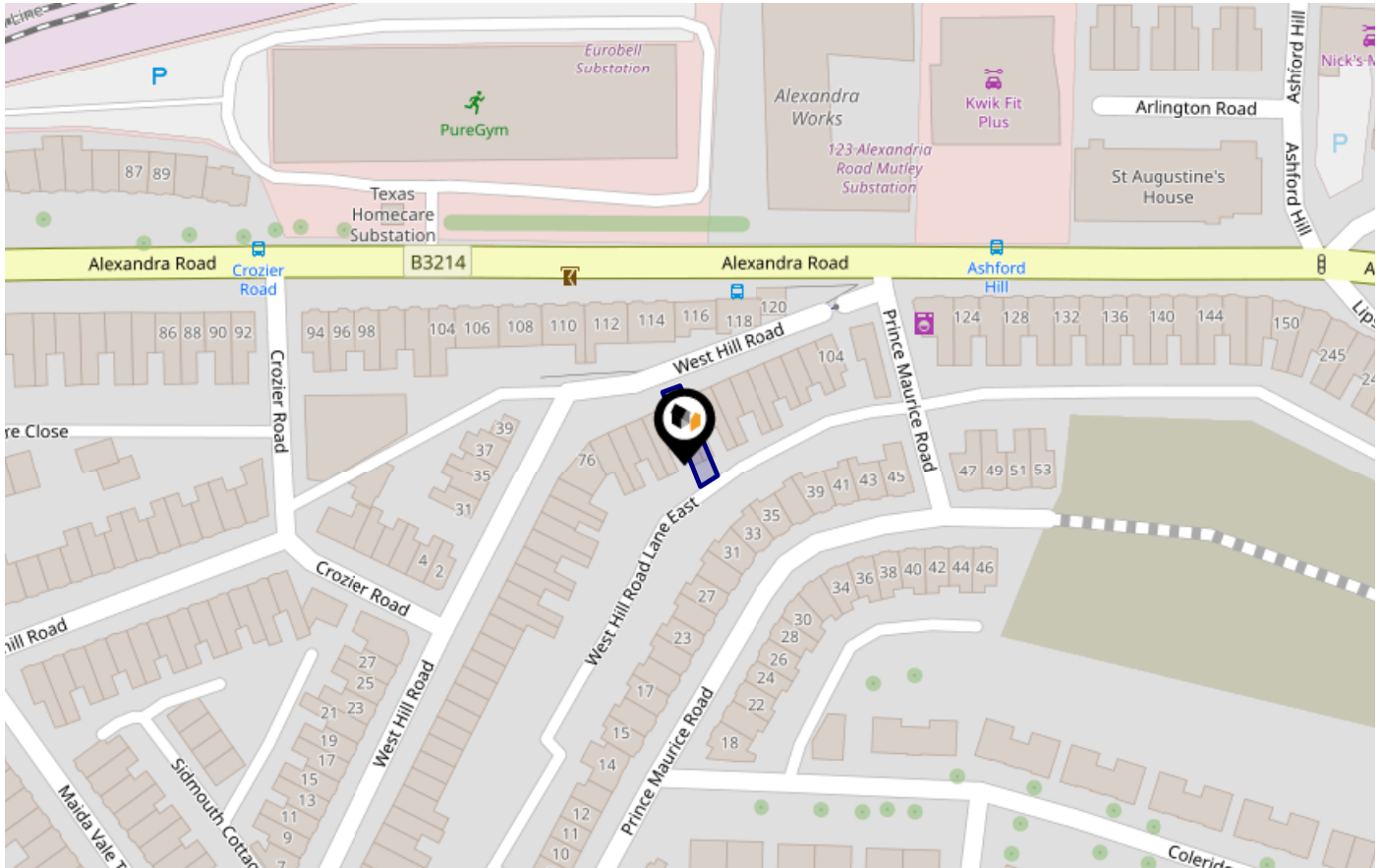
Chance of flooding to the following depths at this property:



# 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.

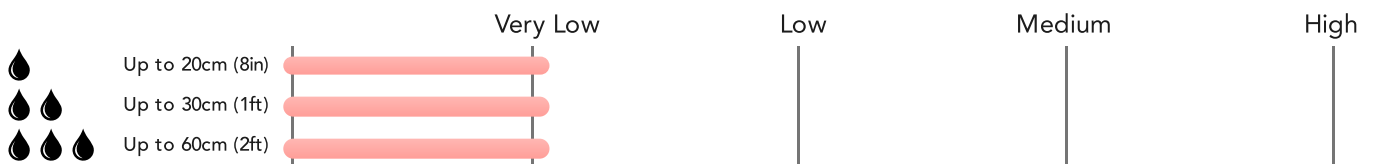


**Risk Rating:** Very low

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.
- 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:

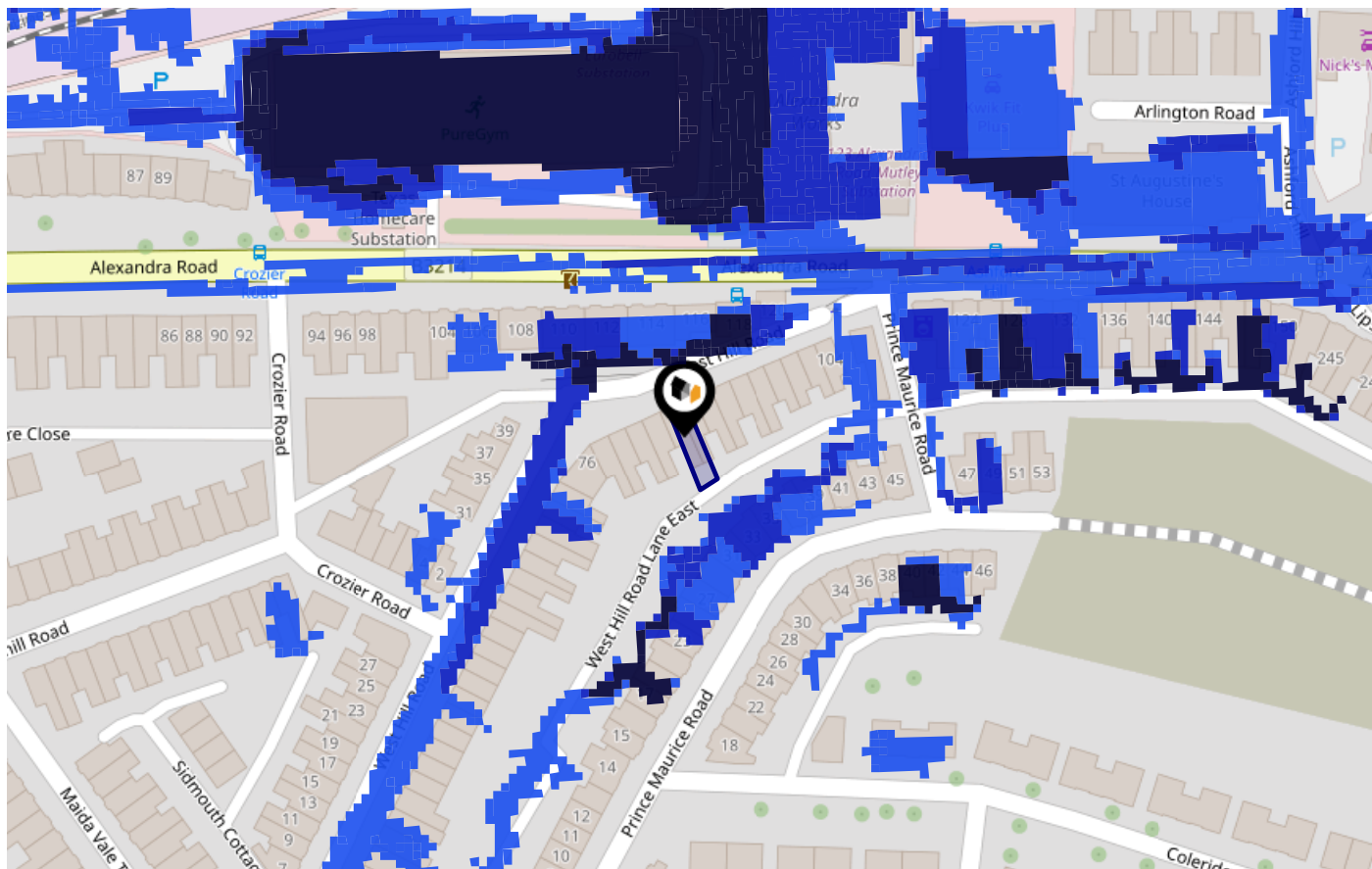


# Flood Risk

## Surface Water - 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.

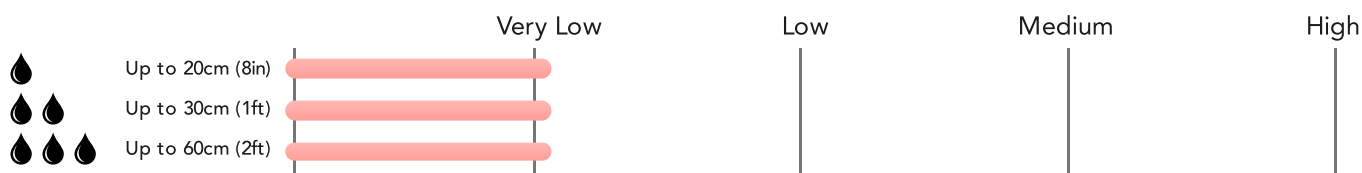


Risk Rating: Very low

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.
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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:

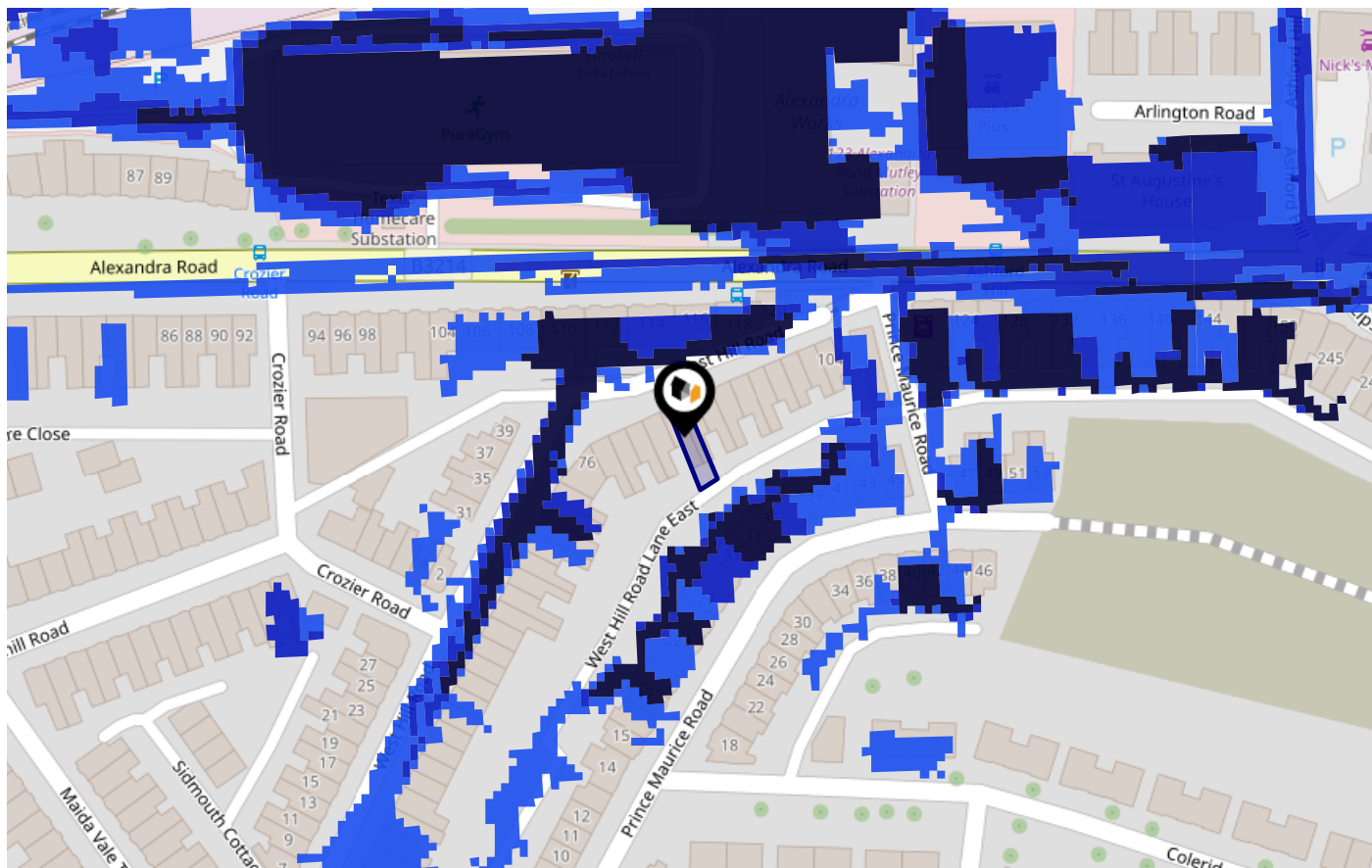


# Flood Risk

## Surface Water - 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.

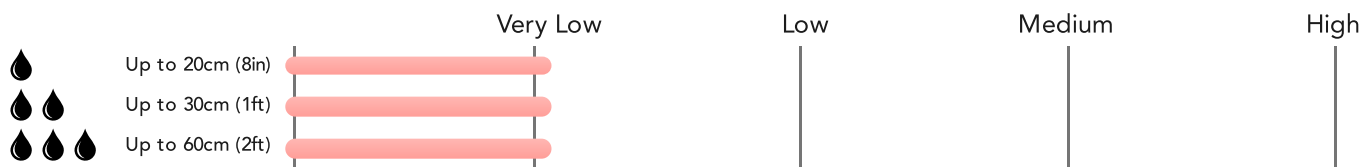


**Risk Rating:** Very low

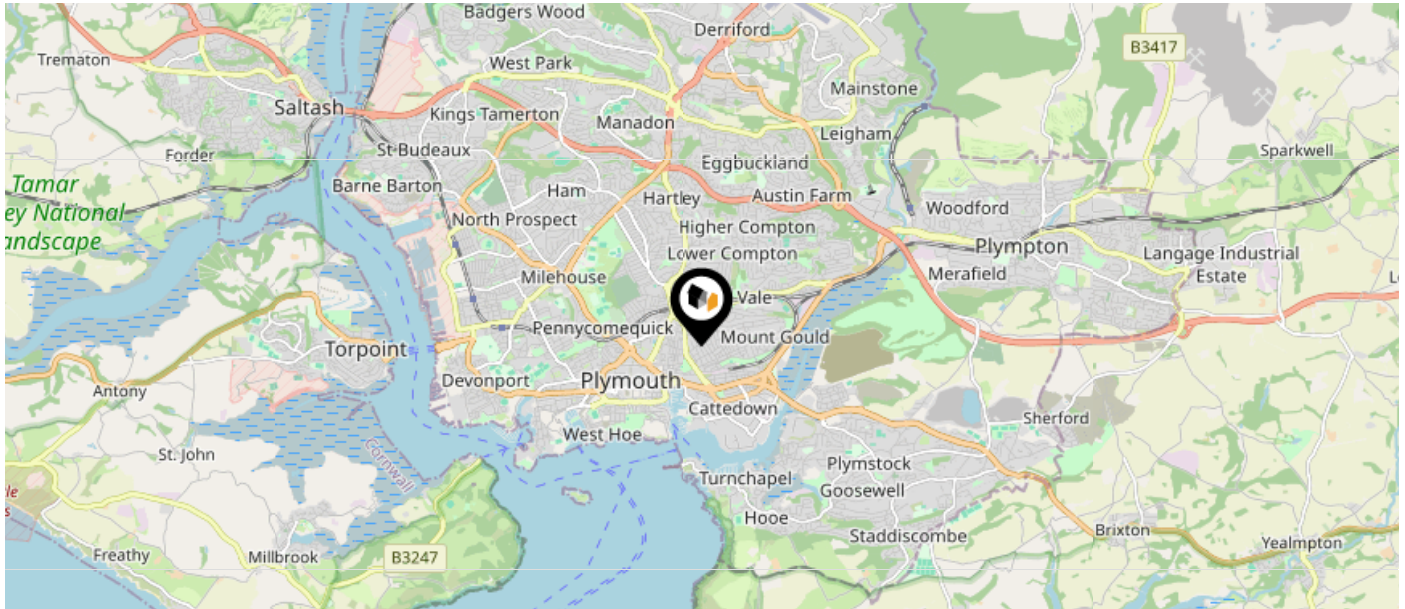
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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Chance of flooding to the following depths at this property:



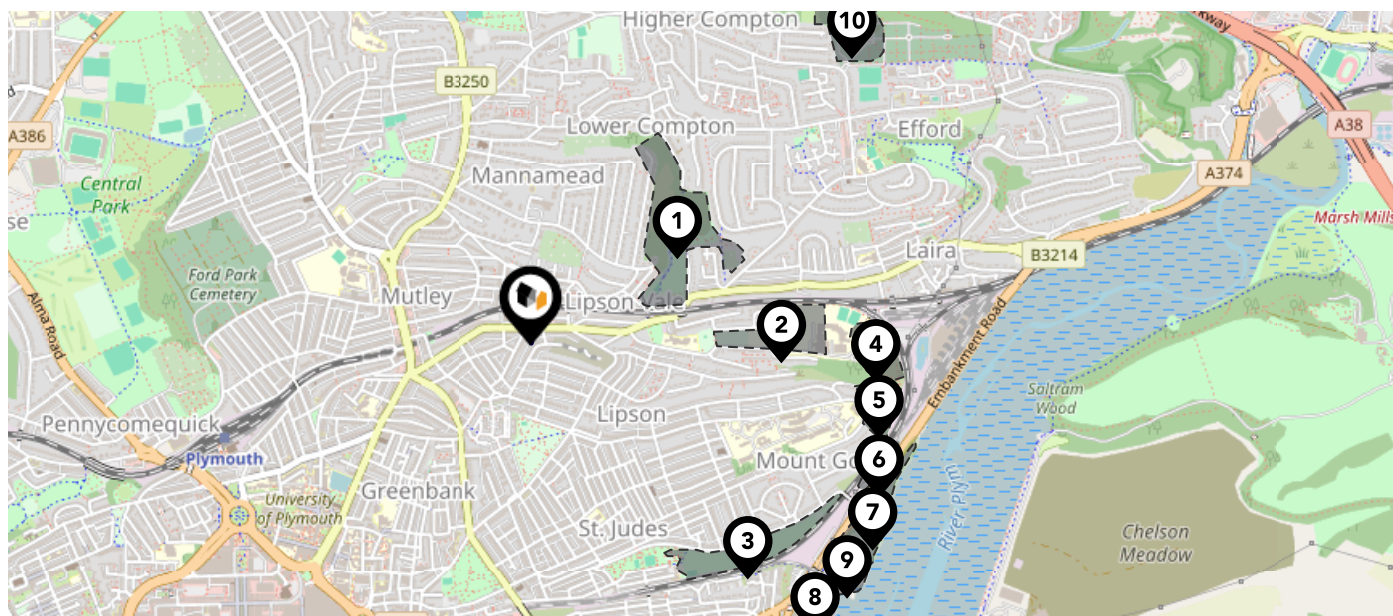
This map displays nearby areas that have been designated as Green Belt...



### 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

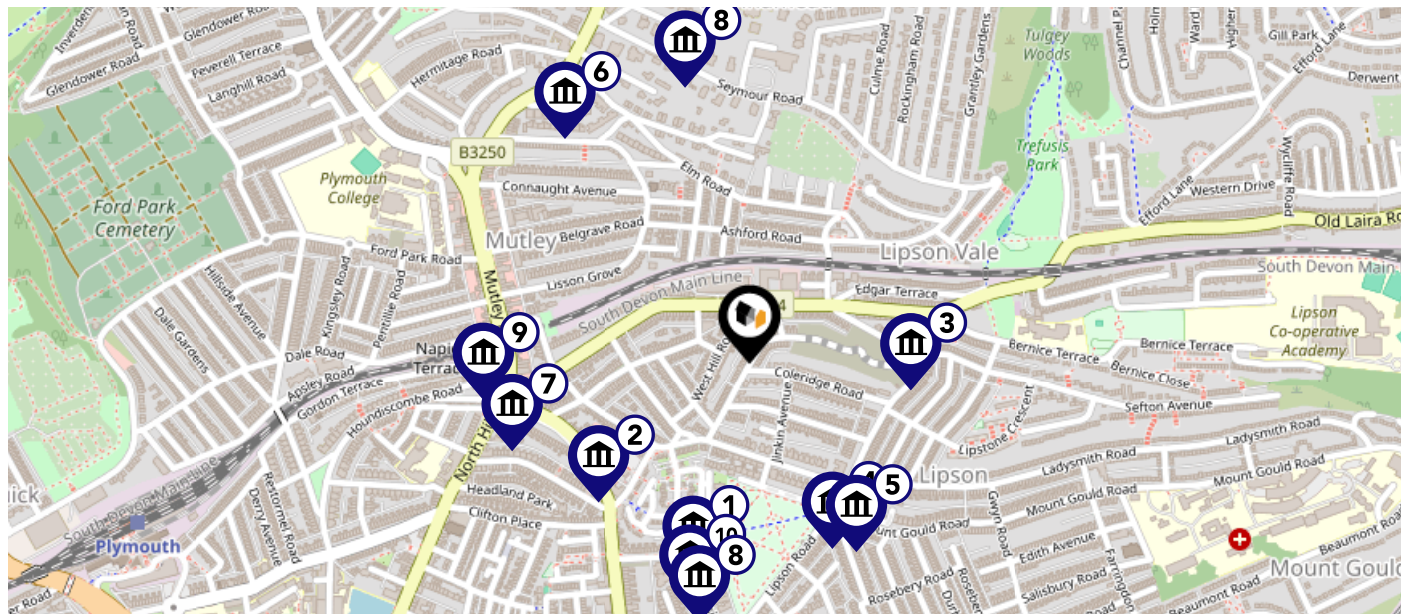
<b>1</b>	Lower Compton-Lipson Vale, Plymouth	Historic Landfill
<b>2</b>	Laira Lipson College-Laira, Plymouth	Historic Landfill
<b>3</b>	Tothill Park Recreation Ground-Tothill Park Recreation Ground Mount Gold/Laira, Plymouth	Historic Landfill
<b>4</b>	School Playing Field Laira-School Playing Field Laira, Plymouth	Historic Landfill
<b>5</b>	Laira-Laira, Plymouth	Historic Landfill
<b>6</b>	Allotments Embankment Road-Laira, Plymouth	Historic Landfill
<b>7</b>	Embankment Road-Laira, Plymouth	Historic Landfill
<b>8</b>	Cattledown Junction Playing Field-Embankment Road, Plymouth	Historic Landfill
<b>9</b>	Blagdons Shipyard-Embankment Road Lane, Laira, Plymouth	Historic Landfill
<b>10</b>	Egguckland Road Efford Adj Cemetery-Egguckland Road, Efford, Plymouth	Historic Landfill

# Maps

## Listed Buildings

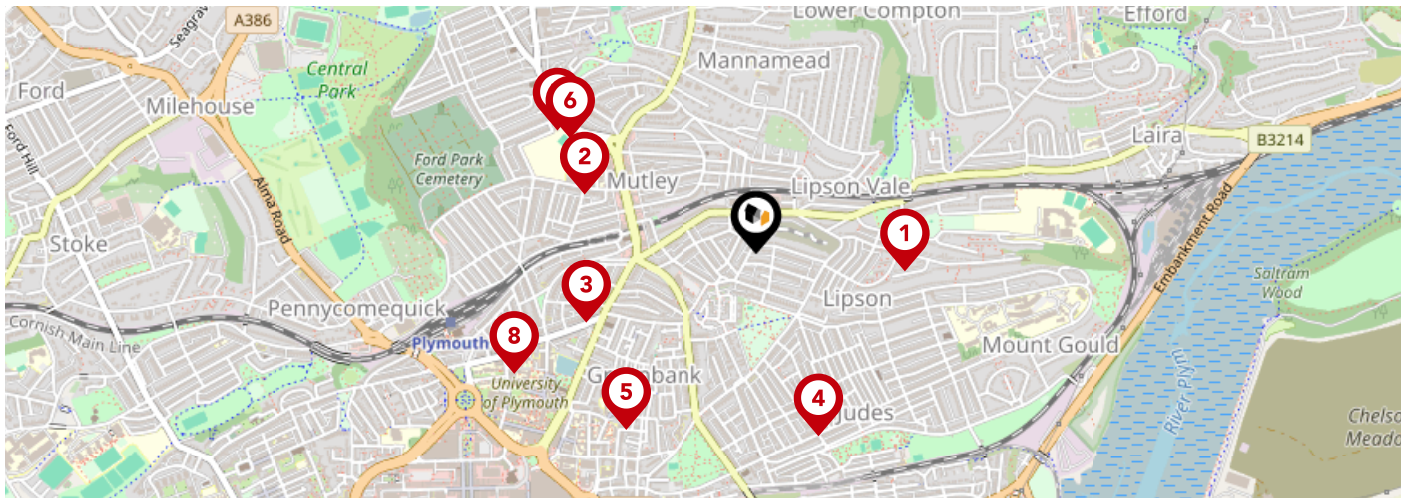


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...

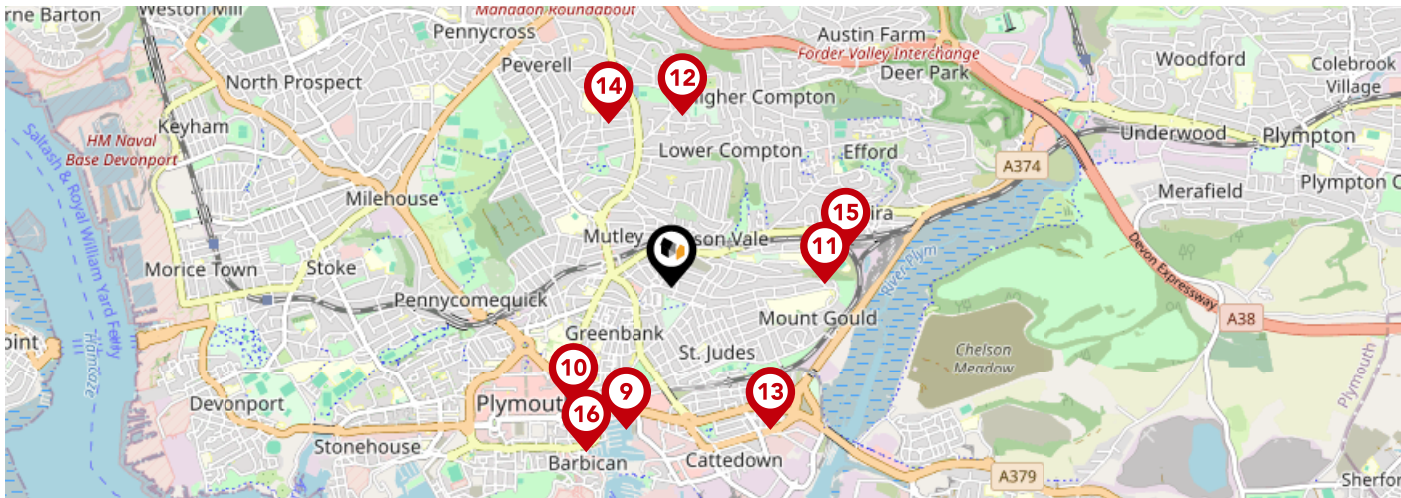










Listed Buildings in the local district		Grade	Distance
	1113279 - Freedom House	Grade II	0.2 miles
	1392324 - Central Block Of Greenbank Prison (formerly Longfield House)	Grade II	0.2 miles
	1322017 - Mount Lipson Cottage	Grade II	0.2 miles
	1386255 - Lodges At Lipson Terrace	Grade II	0.2 miles
	1386254 - 1-7, Lipson Terrace	Grade II	0.3 miles
	1386494 - Former Western College (original Block)	Grade II	0.3 miles
	1113302 - Direction Stone In Wall At End Of Cheltenham Place	Grade II	0.3 miles
	1386501 - 8, Woodside	Grade II	0.3 miles
	1386261 - Mutley Baptist Church Including Spurgeon Hall And Caretakers Cottage	Grade II	0.3 miles
	1386502 - 10, Woodside	Grade II	0.3 miles
	1386387 - Standerton House	Grade II	0.3 miles

# Area Schools

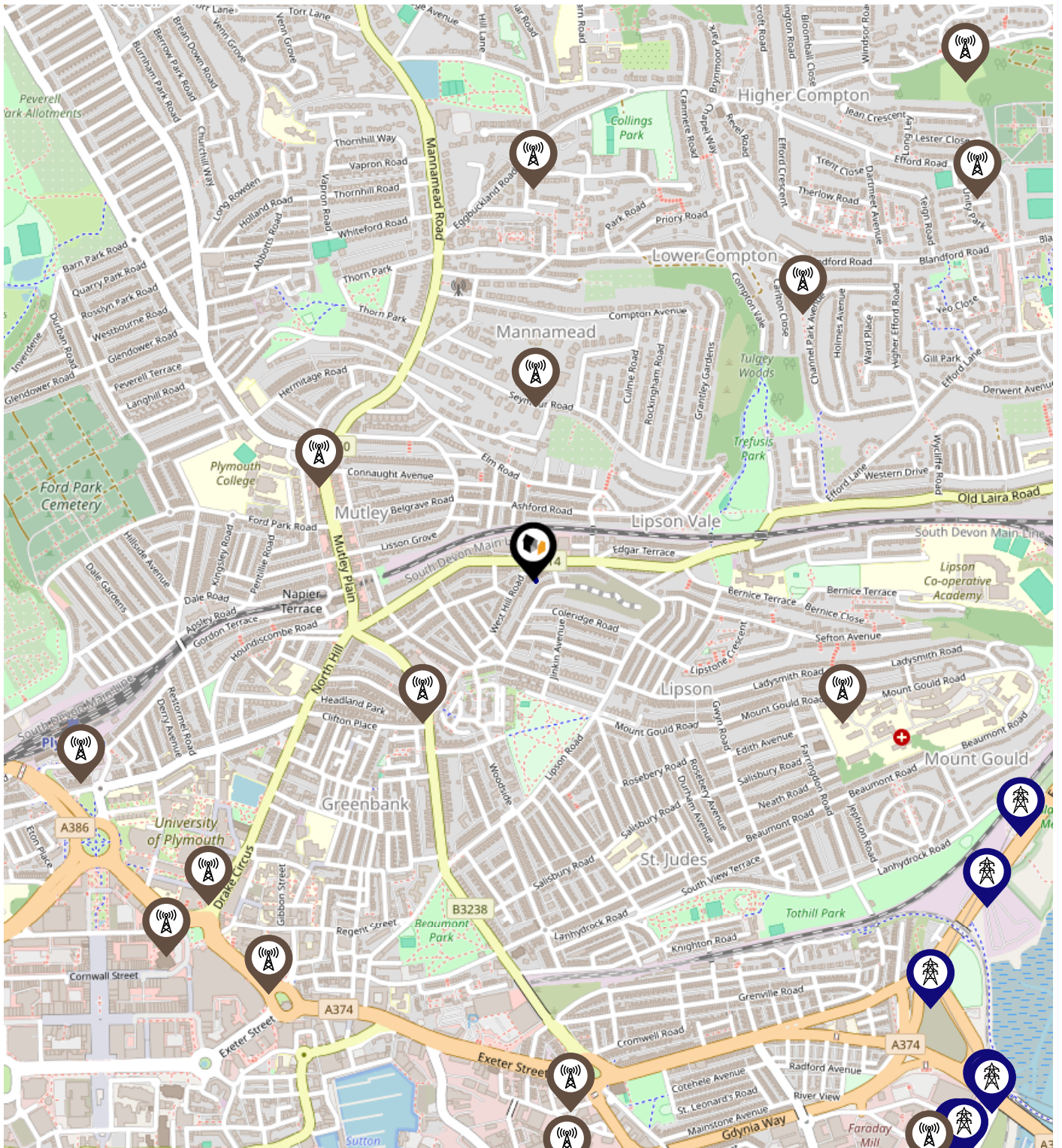


		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Lipson Vale Primary School</b> Ofsted Rating: Good   Pupils: 405   Distance:0.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Plymouth College</b> Ofsted Rating: Not Rated   Pupils: 513   Distance:0.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Plymouth High School for Girls</b> Ofsted Rating: Good   Pupils: 816   Distance:0.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Salisbury Road Primary School</b> Ofsted Rating: Good   Pupils: 381   Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Mount Street Primary School</b> Ofsted Rating: Good   Pupils: 258   Distance:0.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Hyde Park Infants' School</b> Ofsted Rating: Not Rated   Pupils: 243   Distance:0.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Hyde Park Junior School</b> Ofsted Rating: Good   Pupils: 355   Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Fletewood School at Derry Villas</b> Ofsted Rating: Good   Pupils: 58   Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
	<b>Holy Cross Catholic Primary School</b> Ofsted Rating: Good   Pupils: 306   Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Arts University Plymouth</b> Ofsted Rating: Good   Pupils:0   Distance:0.72	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Lipson Co-operative Academy</b> Ofsted Rating: Good   Pupils: 1102   Distance:0.73	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Compton CofE Primary School</b> Ofsted Rating: Good   Pupils: 431   Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Prince Rock Primary School</b> Ofsted Rating: Outstanding   Pupils: 408   Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>King's School</b> Ofsted Rating: Not Rated   Pupils: 298   Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Laira Green Primary School</b> Ofsted Rating: Good   Pupils: 230   Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>ACE Schools Plymouth</b> Ofsted Rating: Good   Pupils: 233   Distance:0.88	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Local Area Masts & Pylons

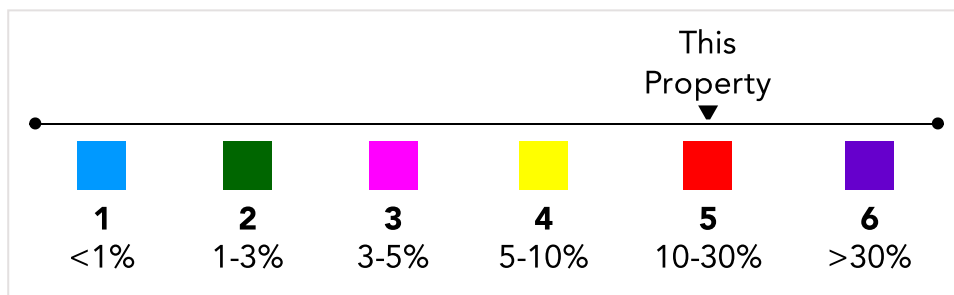
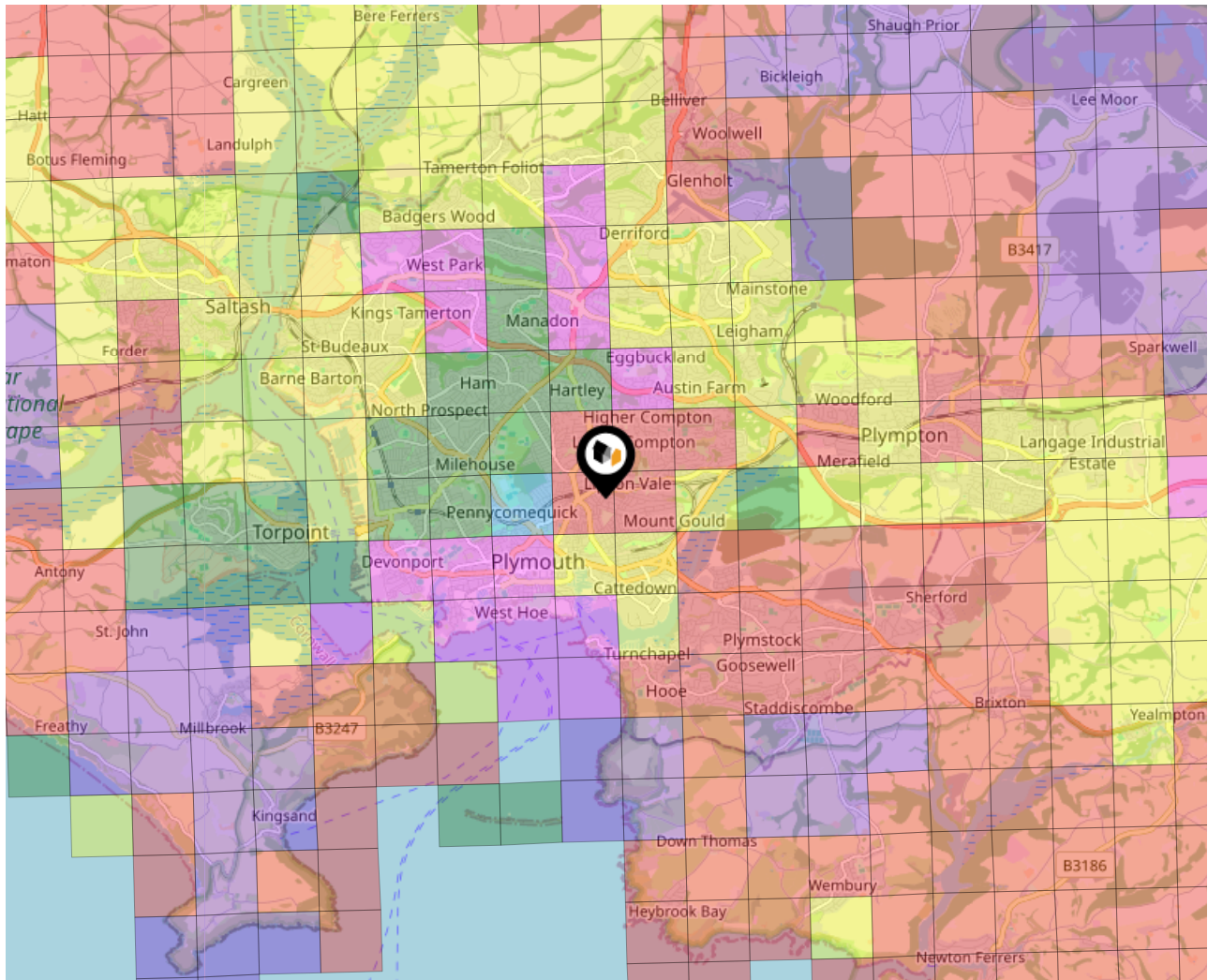


**Key:**

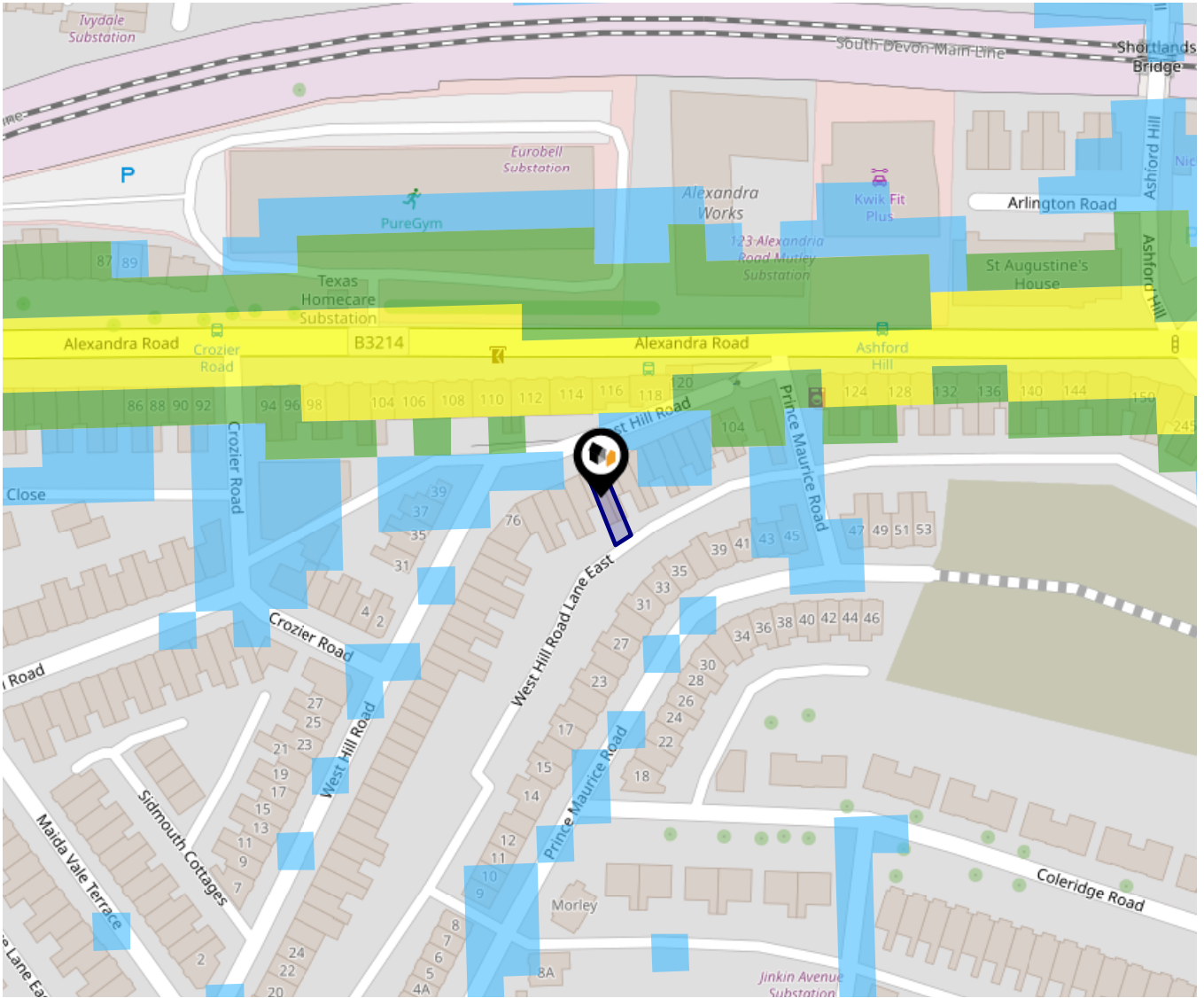
-  Power Pylons
-  Communication Masts

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



# Local Area Road Noise

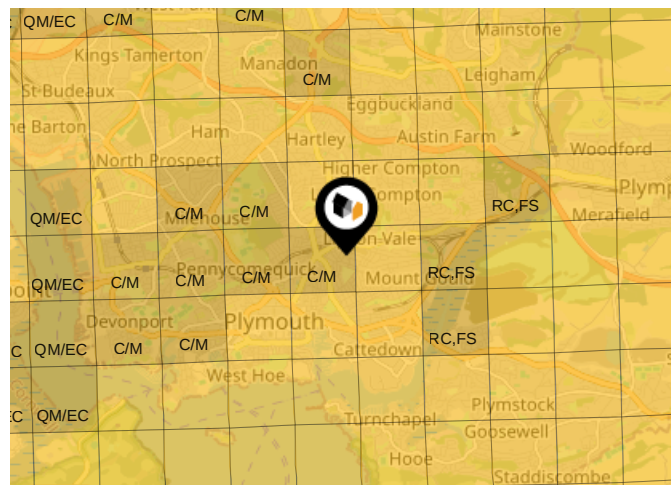


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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)

<b>Carbon Content:</b>	NONE	<b>Soil Texture:</b>	LOAM TO SILTY LOAM
<b>Parent Material Grain:</b>	ARGILLACEOUS	<b>Soil Depth:</b>	INTERMEDIATE-SHALLOW
<b>Soil Group:</b>	MEDIUM TO LIGHT(SILTY) TO HEAVY		

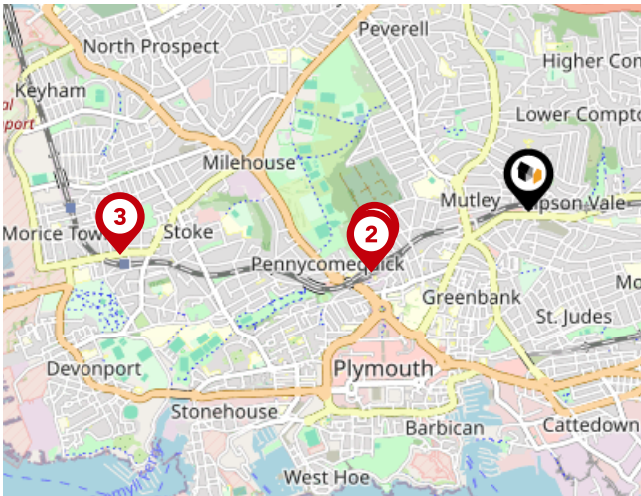


## Primary Classifications (Most Common Clay Types)

<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

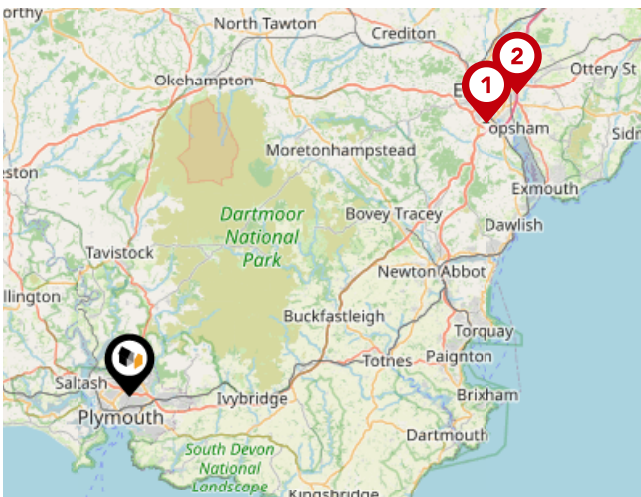
# Area

## Transport (National)



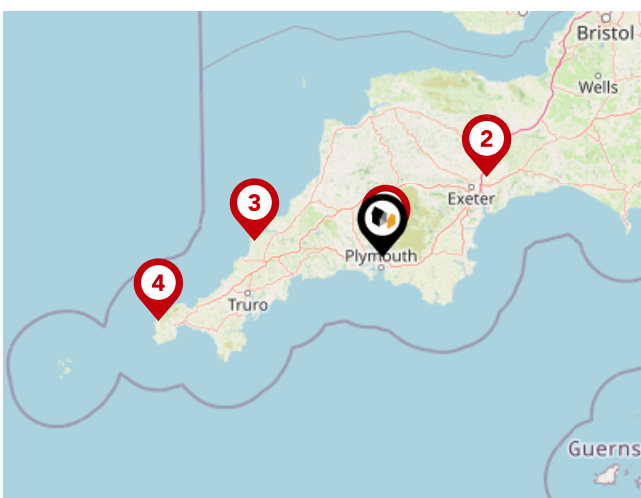
### National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	0.76 miles
2	Plymouth Rail Station	0.79 miles
3	Devonport Rail Station	1.94 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	33.92 miles
2	M5 J30	37.06 miles



### Airports/Helipads

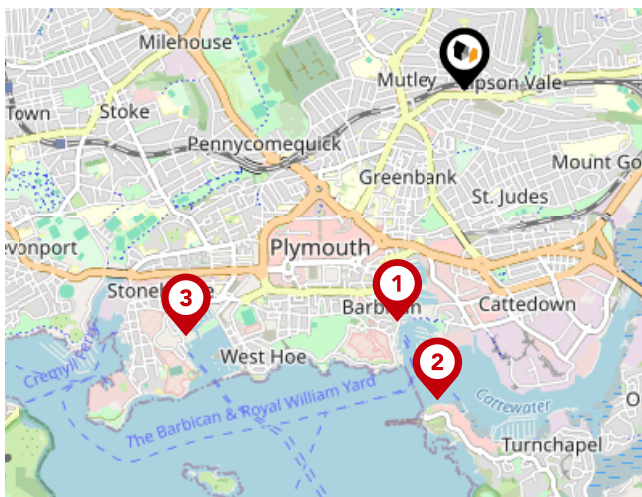
Pin	Name	Distance
1	Glenholt	2.93 miles
2	Exeter Airport	39.49 miles
3	St Mawgan	38.98 miles
4	Joppa	70.83 miles

# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	West Hill Road	0.02 miles
2	Ashford Hill	0.07 miles
3	Crozier Road	0.07 miles
4	Ashford Road	0.12 miles
5	Ashford Hill	0.13 miles



## Ferry Terminals

Pin	Name	Distance
1	Plymouth (Barbican) Landing Stage	1.14 miles
2	Plymouth Mount Batten Ferry Landing	1.47 miles
3	Plymouth Ferry Terminal	1.75 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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