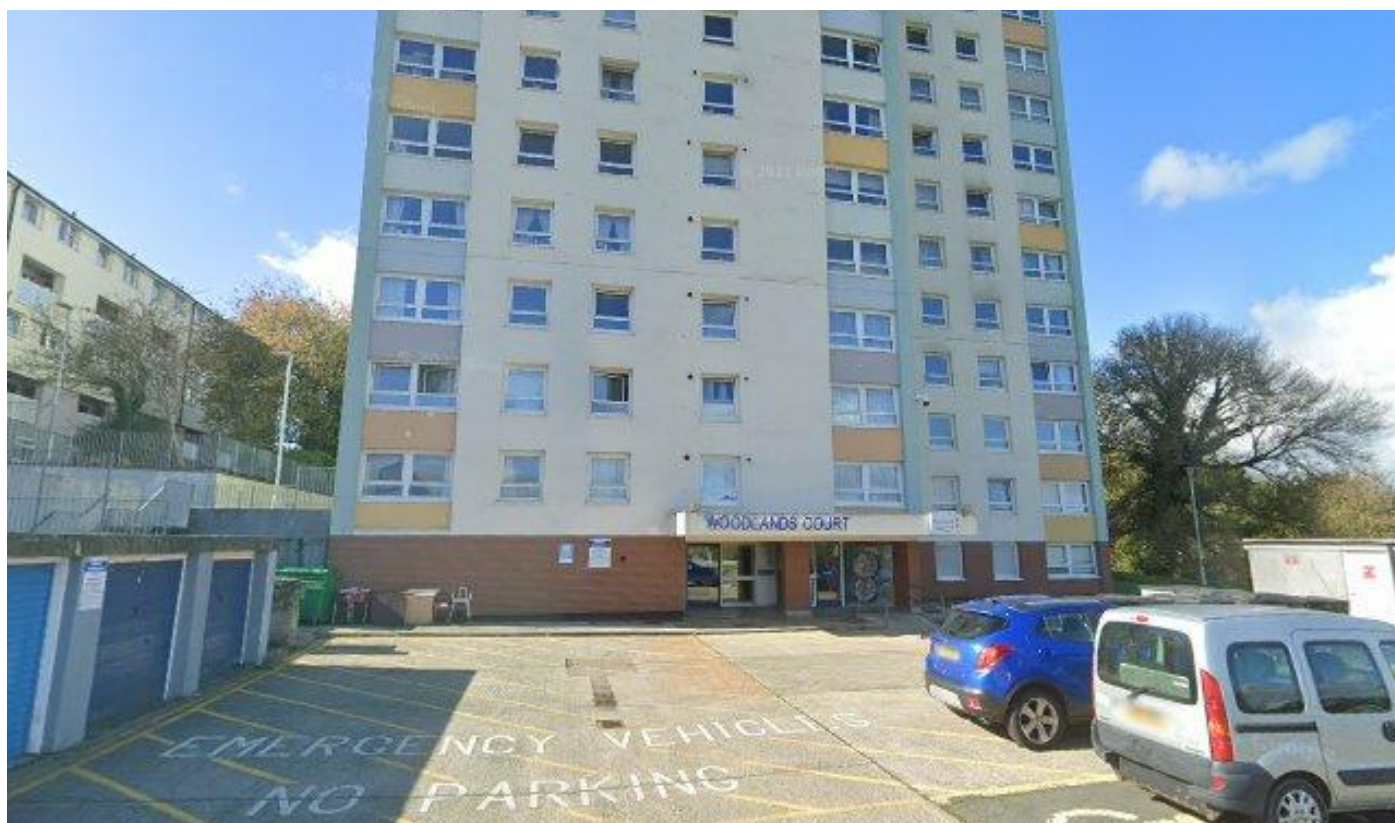




KPF: Key Property Facts

An Analysis of This Property & The Local Area

Wednesday 12th August 2026



**30 WOODLANDS COURT, CHERITON CLOSE, PLYMOUTH,
PL5 3QT**

Landwood Group

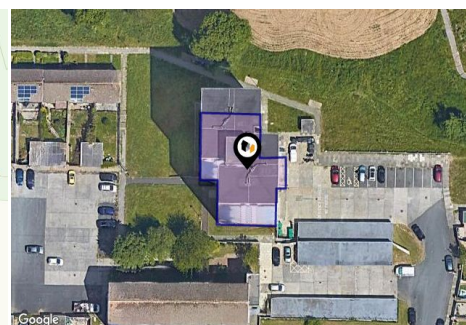
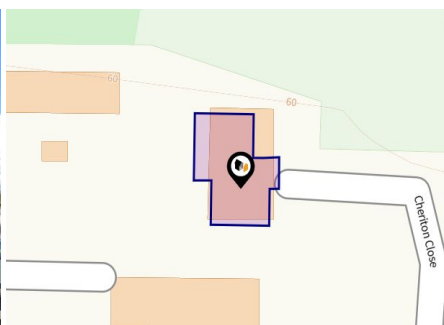
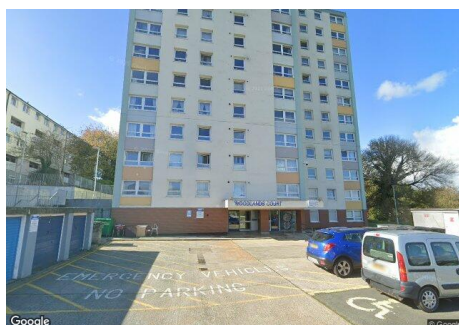
77 Deansgate Manchester M3 2BW

0161 710 2010

Emma.judge@landwoodgroup.com

<https://landwoodgroup.com/>





Property

Type:	Flat / Maisonette
Bedrooms:	2
Floor Area:	678 ft ² / 63 m ²
Plot Area:	0.12 acres
Year Built :	1967-1975
Council Tax :	Band A
Annual Estimate:	£1,628
Title Number:	DN302663
UPRN:	10000797050
Restrictive Covenants:	Yes

Last Sold Date:	06/10/2006
Last Sold Price:	£53,000
Last Sold £/ft ² :	£79
Tenure:	Leasehold

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

9	37	1000
mb/s	mb/s	mb/s



Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

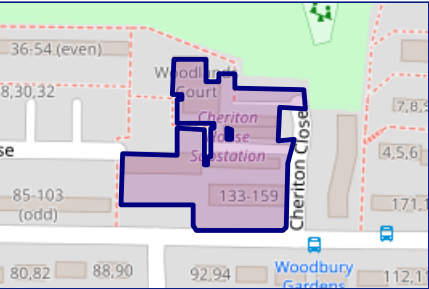


Property

Multiple Title Plans

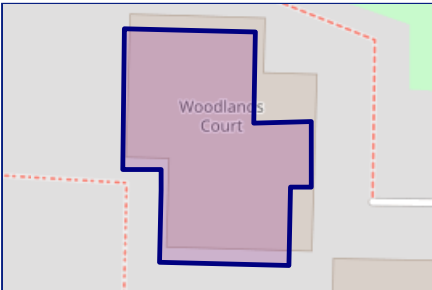
LANDWOOD
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Freehold Title Plan



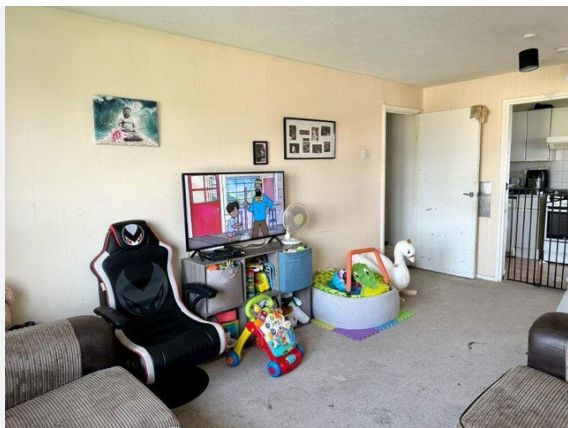
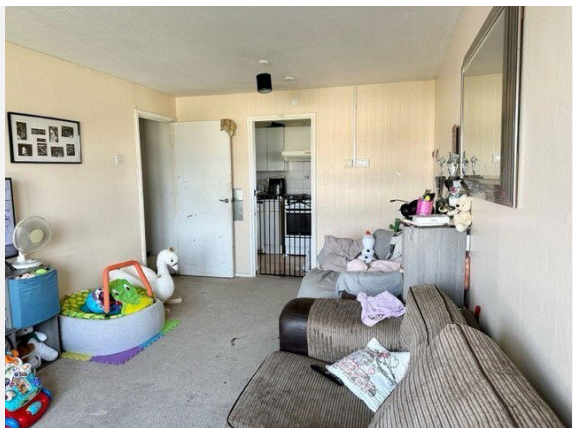
DN595832

Leasehold Title Plan



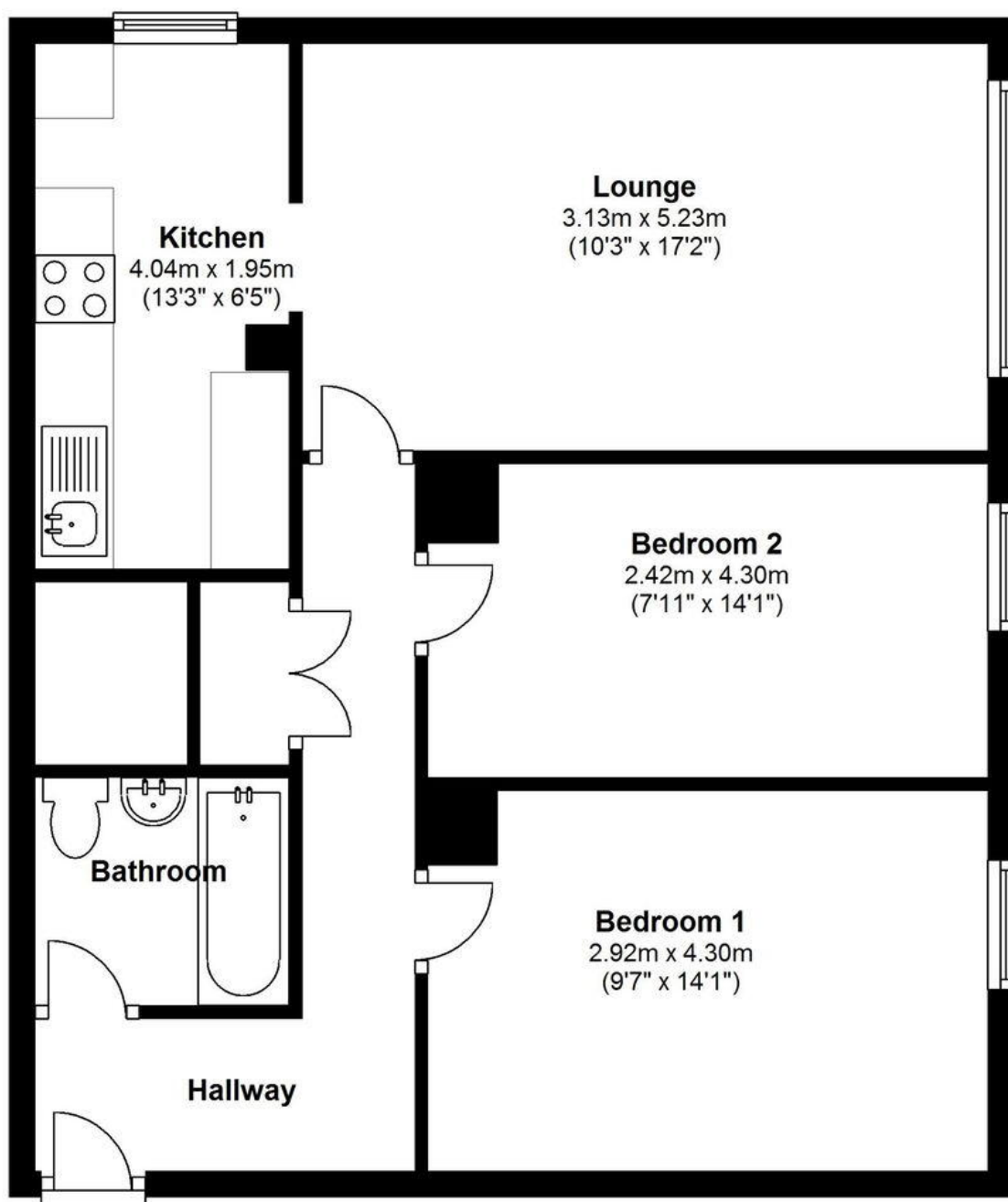
DN302663

Start Date: 23/06/1991
End Date: 14/02/2113
Lease Term: from 24 June 1991 until 14 February 2113
Term Remaining: 86 years



**30 WOODLANDS COURT, CHERITON CLOSE, PLYMOUTH,
PL5 3QT**

Ground Floor



Property
EPC - Certificate

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30 Woodlands Court, Cheriton Close, PL5 3QT

Energy rating

C

Valid until 18.04.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 c	78 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

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Additional EPC Data

Property Type:	Flat
Build Form:	End-Terrace
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	2
Flat Top Storey:	No
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	System built, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	(another dwelling above)
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:	(another dwelling below)
Total Floor Area:	63 m ²

Market Sold in Street

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28, Woodlands Court, Cheriton Close, Plymouth, PL5 3QT						Flat-maisonette House
Last Sold Date:	17/11/2025	25/10/2021	17/08/2007	27/02/2004	30/05/2003	27/03/2003
Last Sold Price:	£75,000	£74,000	£57,500	£46,000	£33,500	£22,000
26, Woodlands Court, Cheriton Close, Plymouth, PL5 3QT						Flat-maisonette House
Last Sold Date:	24/11/2023	26/01/2011				
Last Sold Price:	£65,000	£50,000				
6, Woodlands Court, Cheriton Close, Plymouth, PL5 3QT						Flat-maisonette House
Last Sold Date:	13/12/2018	03/12/2004	19/04/2000			
Last Sold Price:	£72,000	£66,950	£29,000			
32, Woodlands Court, Cheriton Close, Plymouth, PL5 3QT						Flat-maisonette House
Last Sold Date:	29/07/2011	27/08/2002				
Last Sold Price:	£54,500	£39,950				
27, Woodlands Court, Cheriton Close, Plymouth, PL5 3QT						Flat-maisonette House
Last Sold Date:	31/03/2010	21/12/2005	21/01/1998			
Last Sold Price:	£35,000	£53,000	£13,000			
12, Woodlands Court, Cheriton Close, Plymouth, PL5 3QT						Flat-maisonette House
Last Sold Date:	31/01/2008	27/03/2006				
Last Sold Price:	£75,000	£56,000				
30, Woodlands Court, Cheriton Close, Plymouth, PL5 3QT						Flat-maisonette House
Last Sold Date:	06/10/2006					
Last Sold Price:	£53,000					
19, Woodlands Court, Cheriton Close, Plymouth, PL5 3QT						Flat-maisonette House
Last Sold Date:	26/08/2004					
Last Sold Price:	£50,000					
23, Woodlands Court, Cheriton Close, Plymouth, PL5 3QT						Flat-maisonette House
Last Sold Date:	15/10/1999					
Last Sold Price:	£17,000					

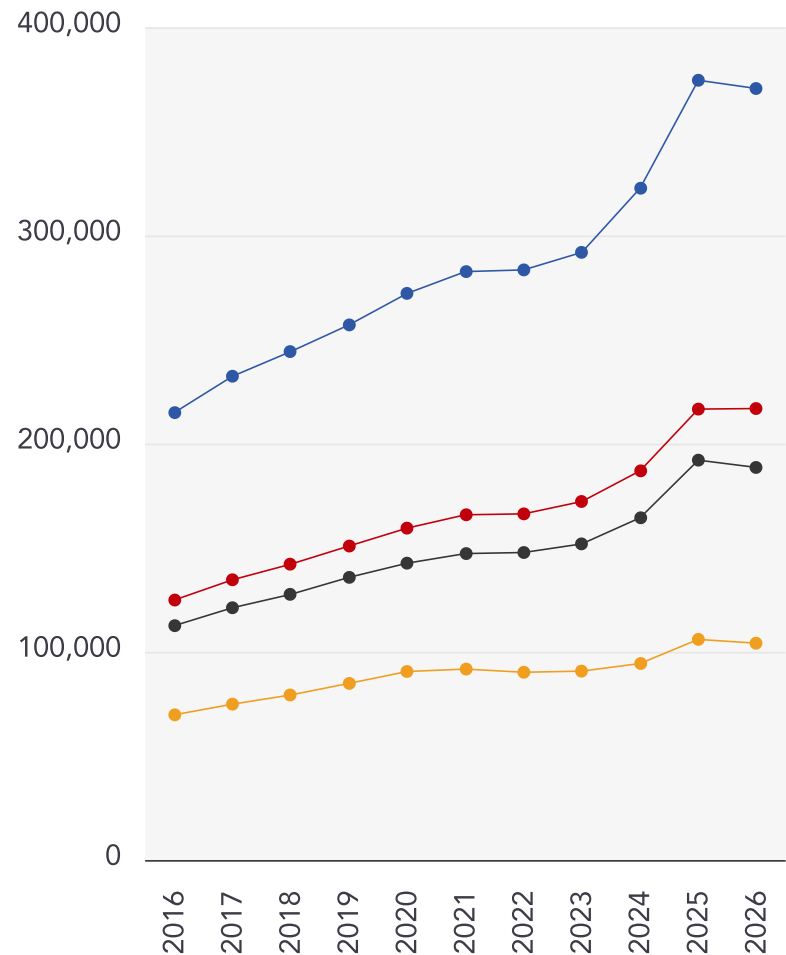
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics

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10 Year History of Average House Prices by Property Type in PL5



Detached

+72.44%

Semi-Detached

+73.65%

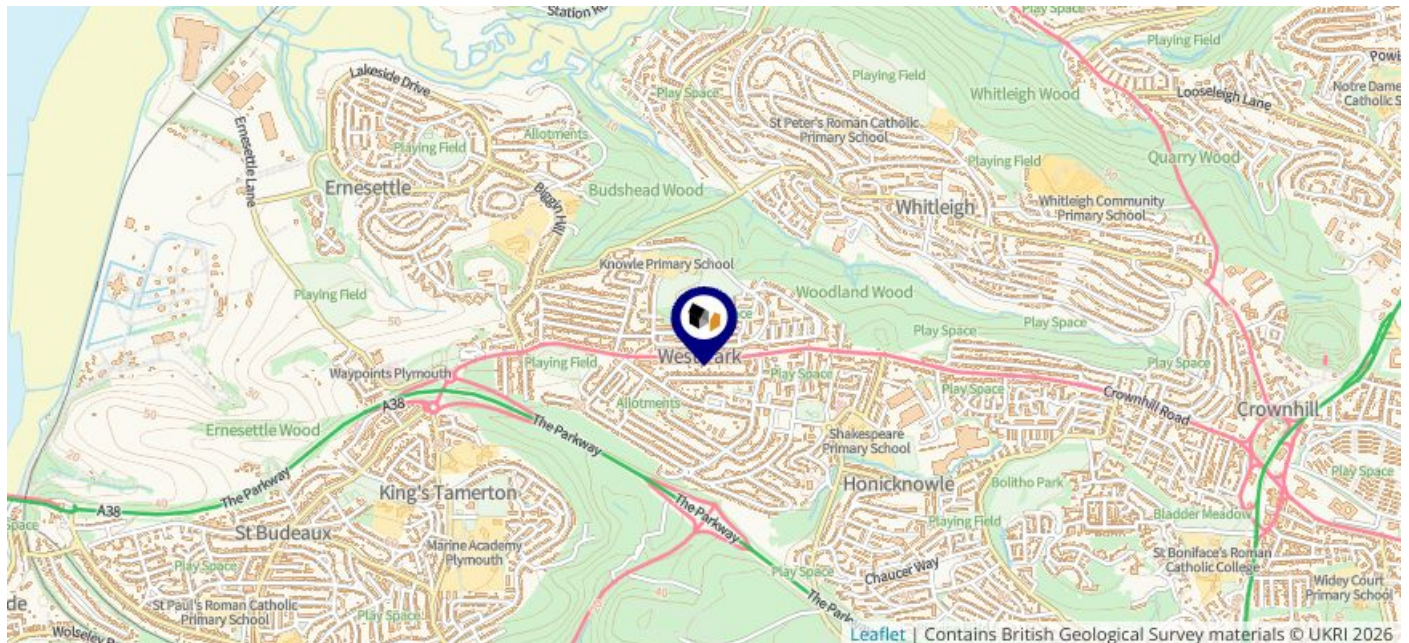
Terraced

+67.5%

Flat

+49.31%

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.

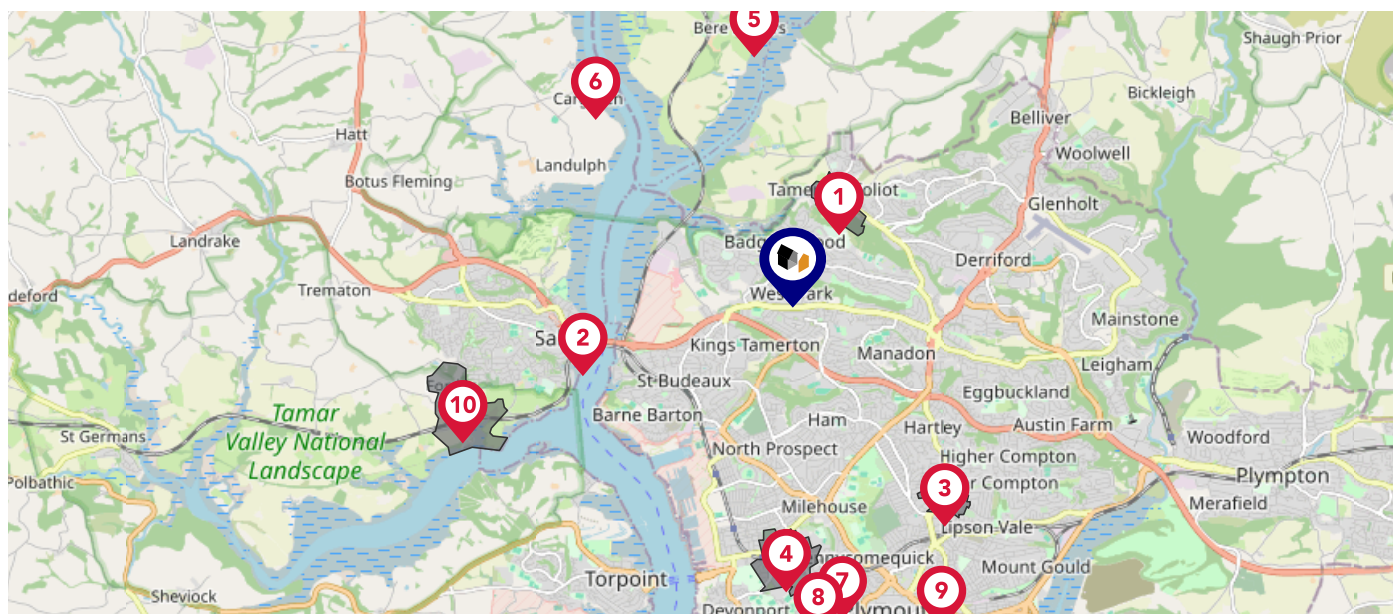
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

Maps

Conservation Areas

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GROUP

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

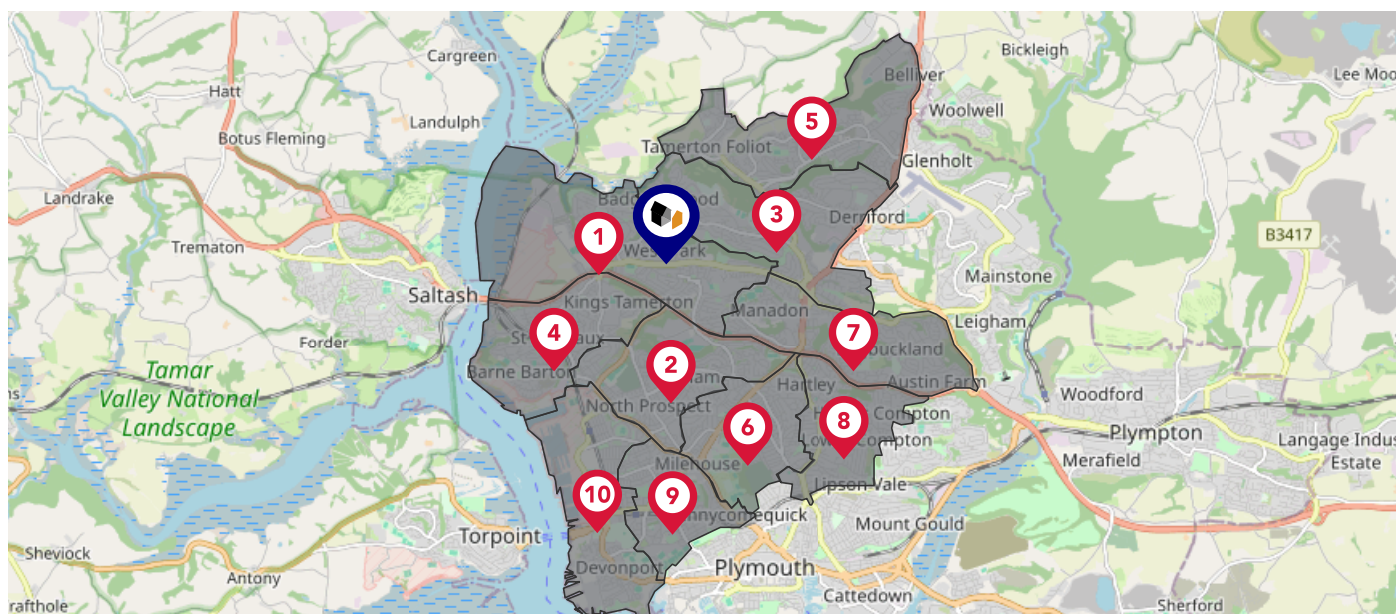
-  Tamerton Foliot
-  Lower Fore Street, Saltash
-  Mannamead
-  Stoke
-  Bere Ferrers
-  Cargreen
-  North Stonehouse
-  Royal Naval Hospital
-  Ebrington Street
-  Forder and Antony Passage

Maps

Council Wards

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GROUP

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



Honicknowle Ward



Ham Ward



Budshead Ward



St. Budeaux Ward



Southway Ward



Peverell Ward



Eggbuckland Ward



Compton Ward

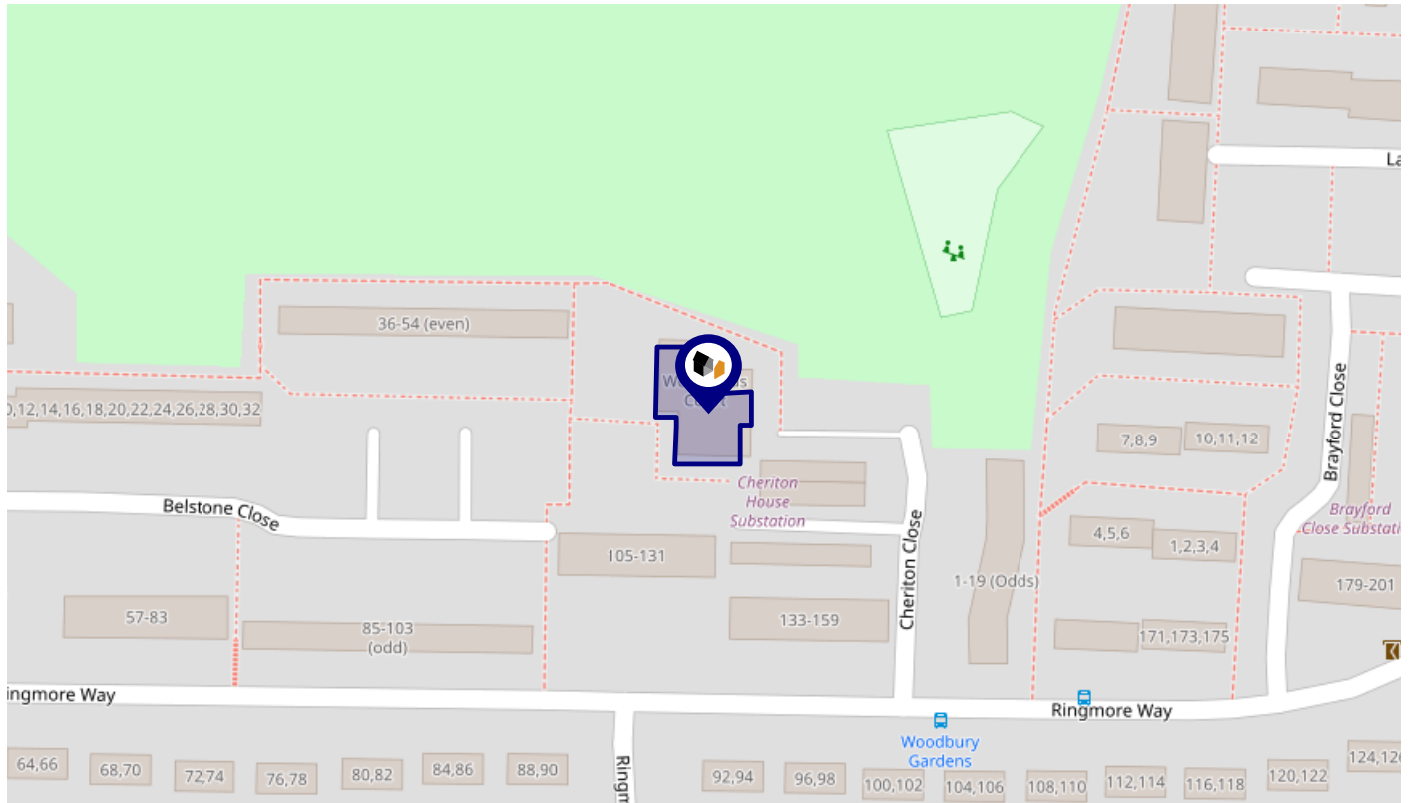


Stoke Ward



Devonport 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:

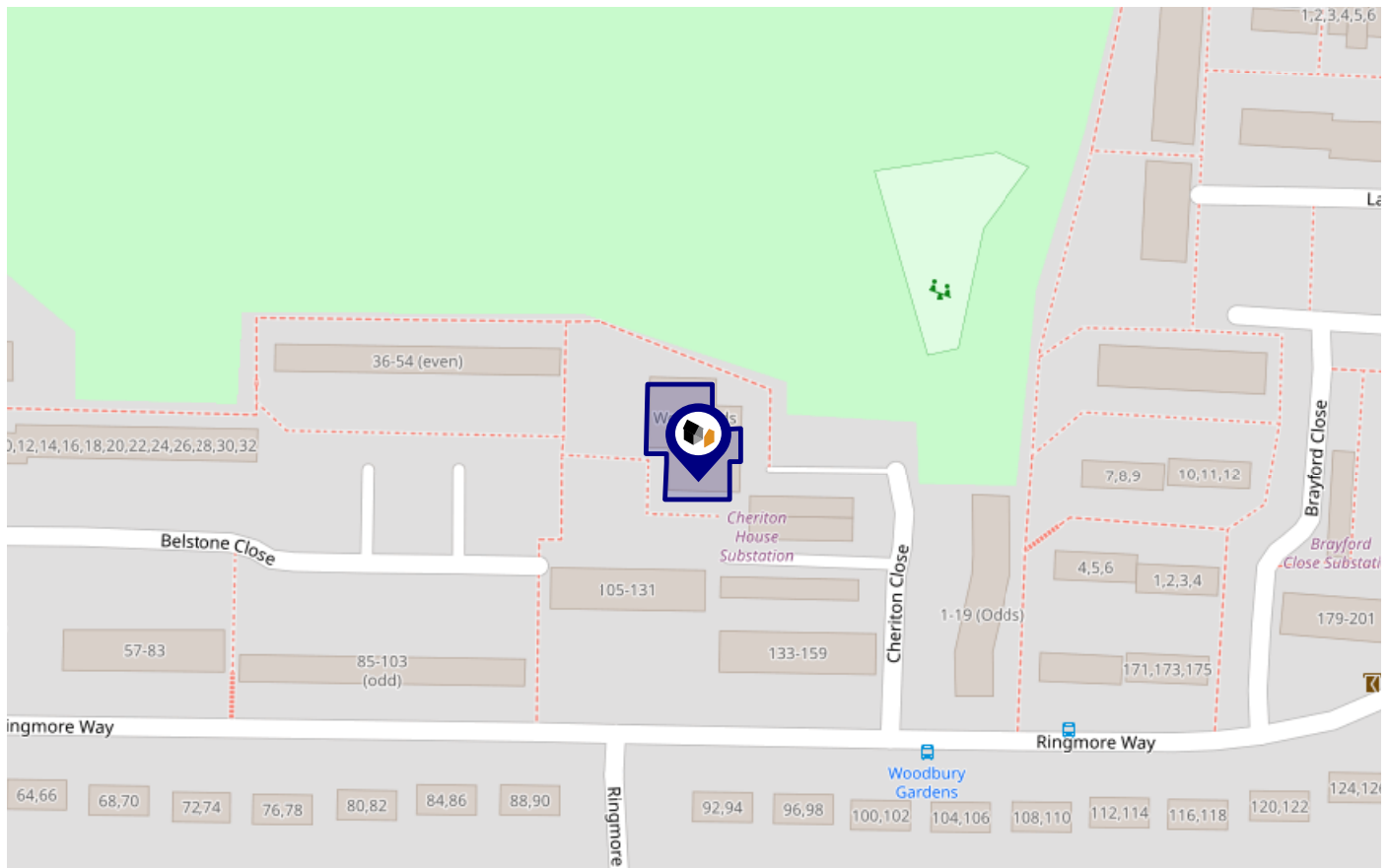
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

Flood Risk

Rivers & Seas - Flood Risk

LANDWOOD
GROUP

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:

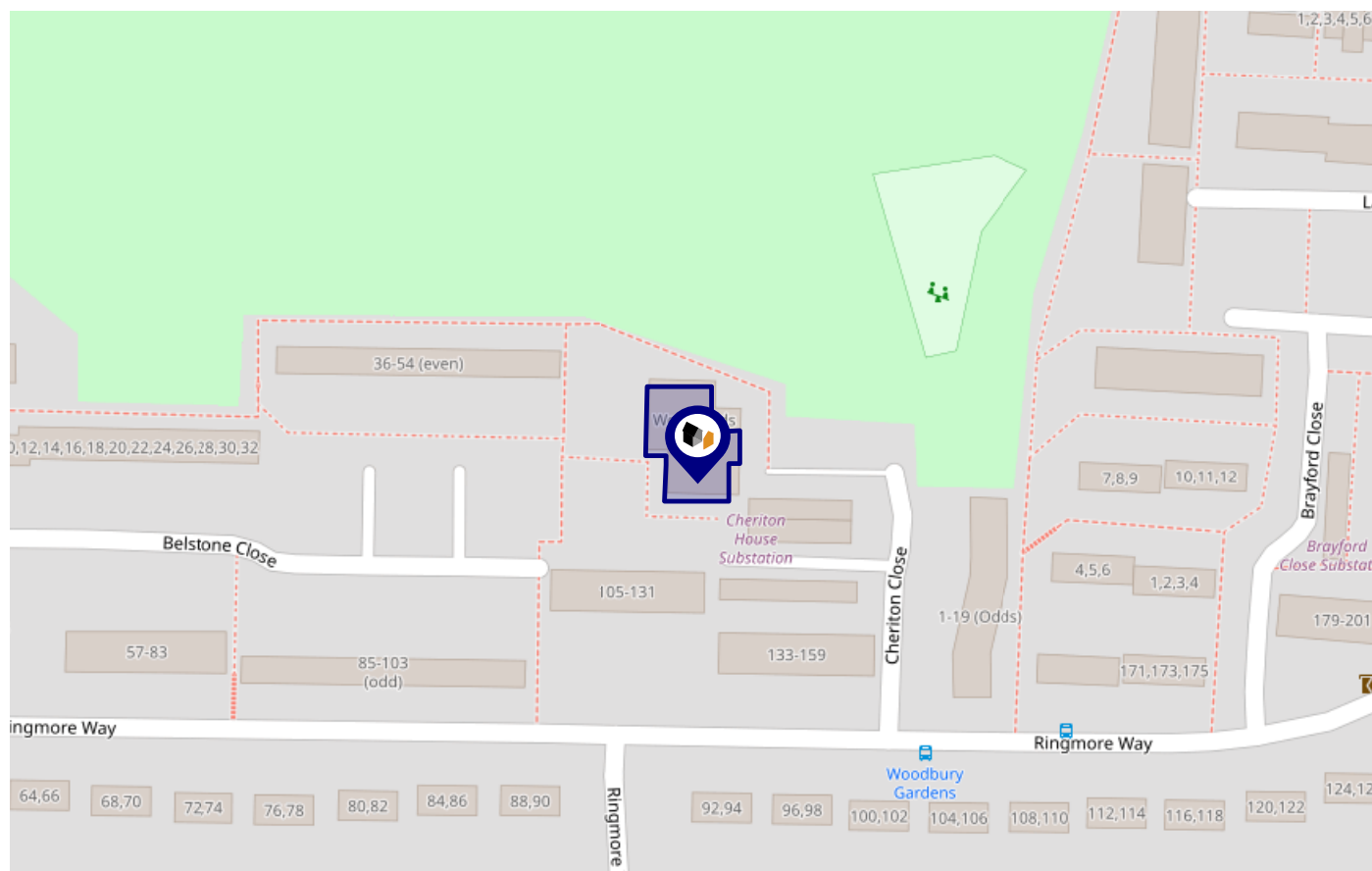


Flood Risk

Rivers & Seas - Climate Change

LANDWOOD
GROUP

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.

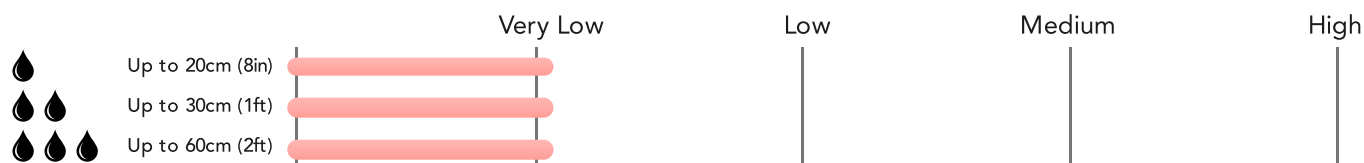


Risk Rating: Very low

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:



KPF - Key Property Facts

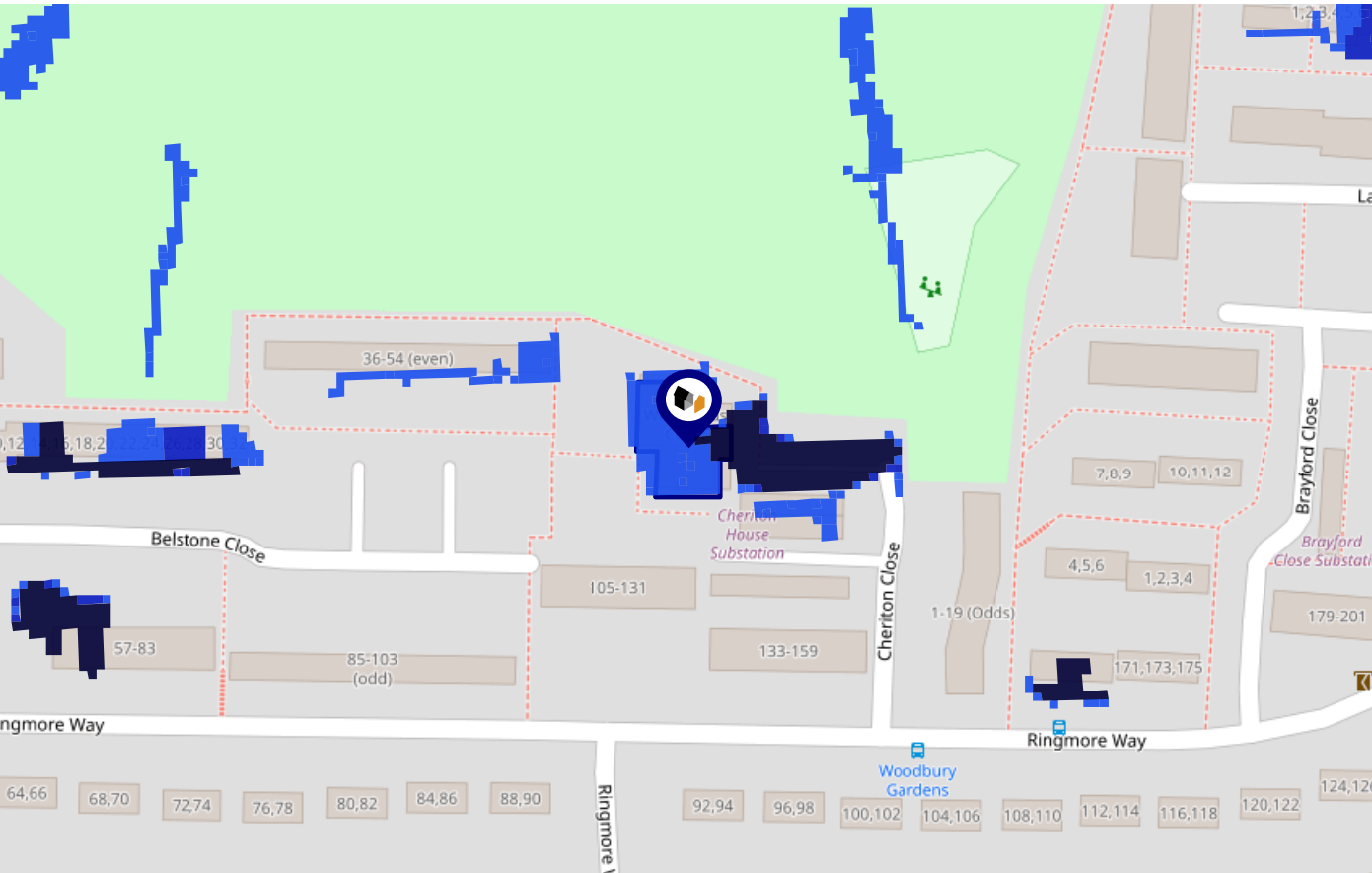
Powered by
aprift
Know any property instantly

Flood Risk

Surface Water - Flood Risk

LANDWOOD
GROUP

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

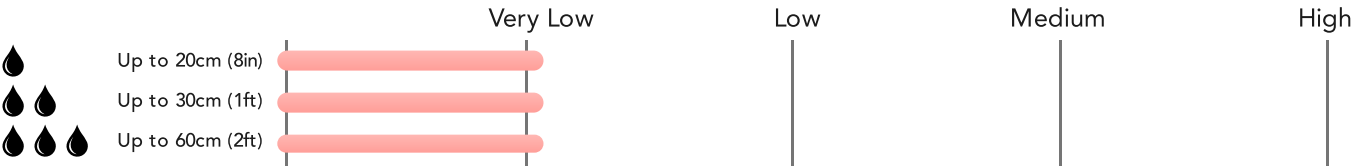


Risk Rating: Low

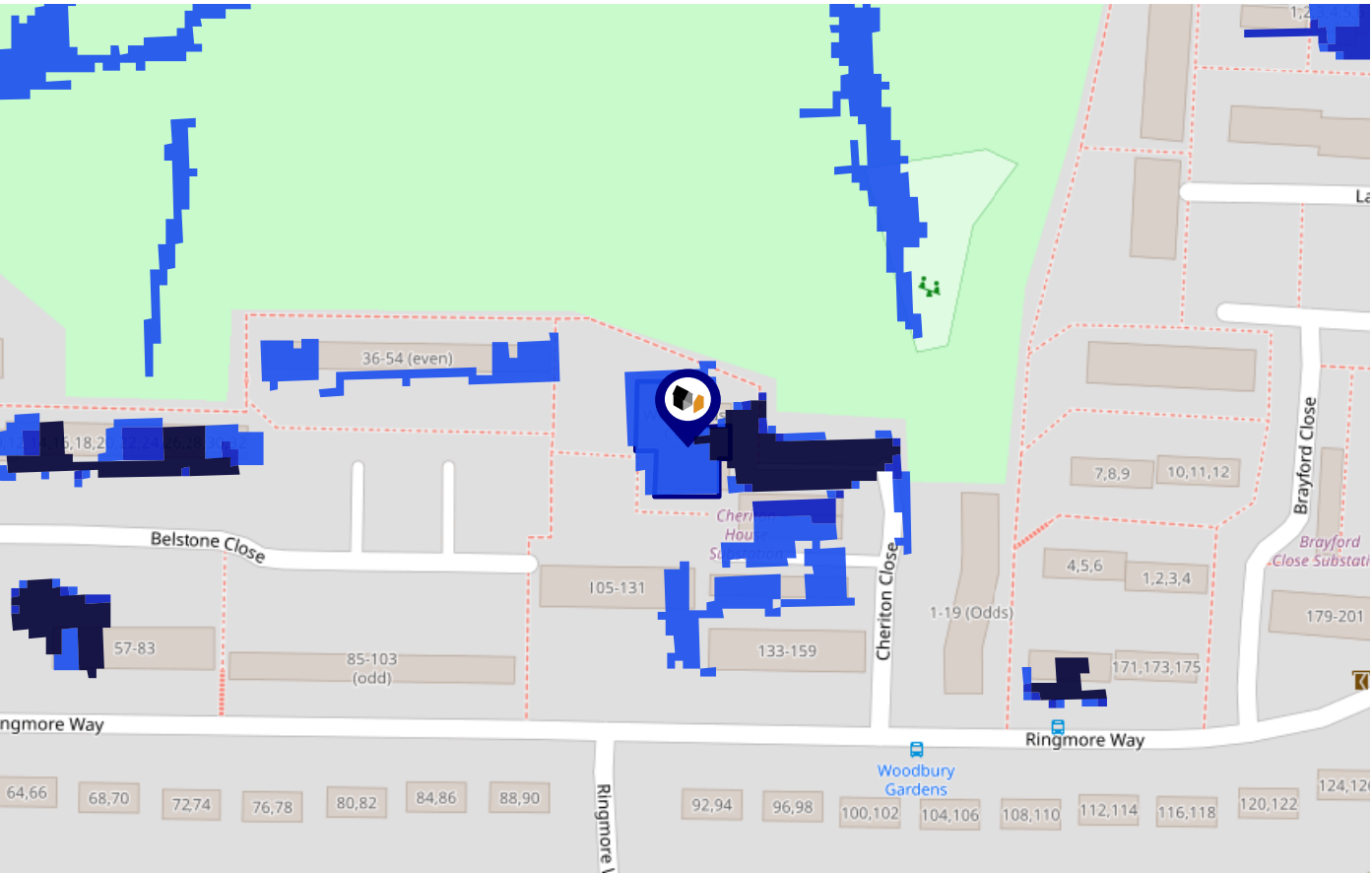
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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 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:

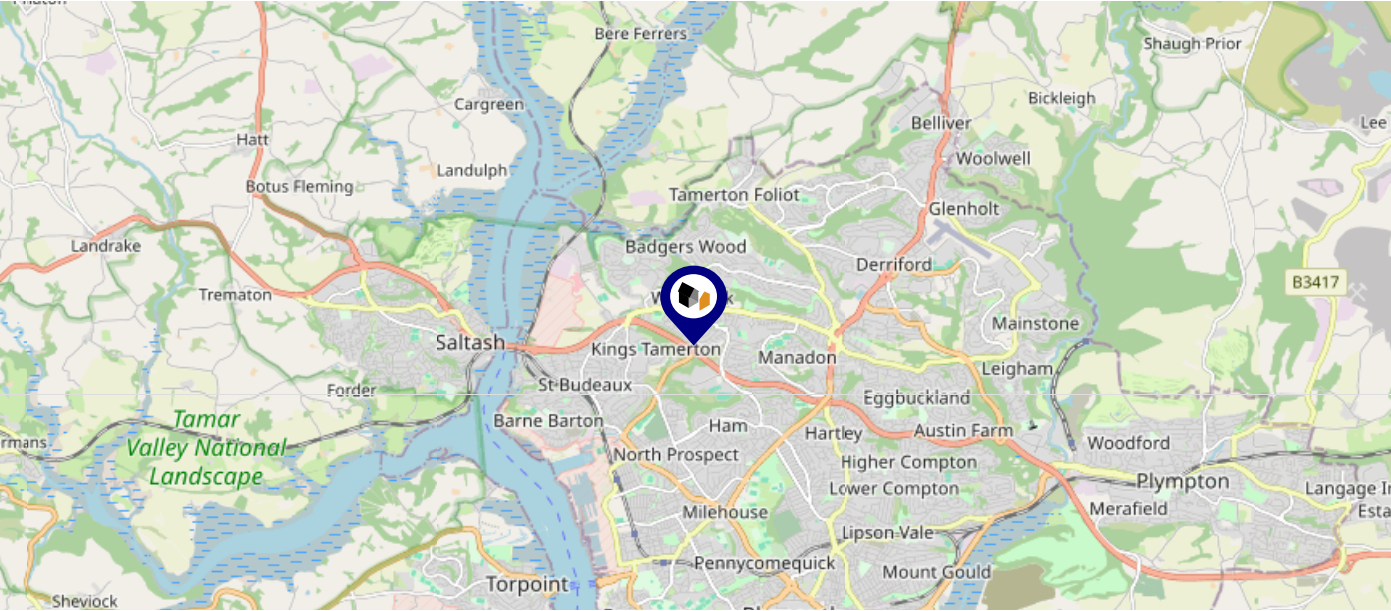


Maps

Green Belt

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GROUP

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



Nearby Green Belt Land

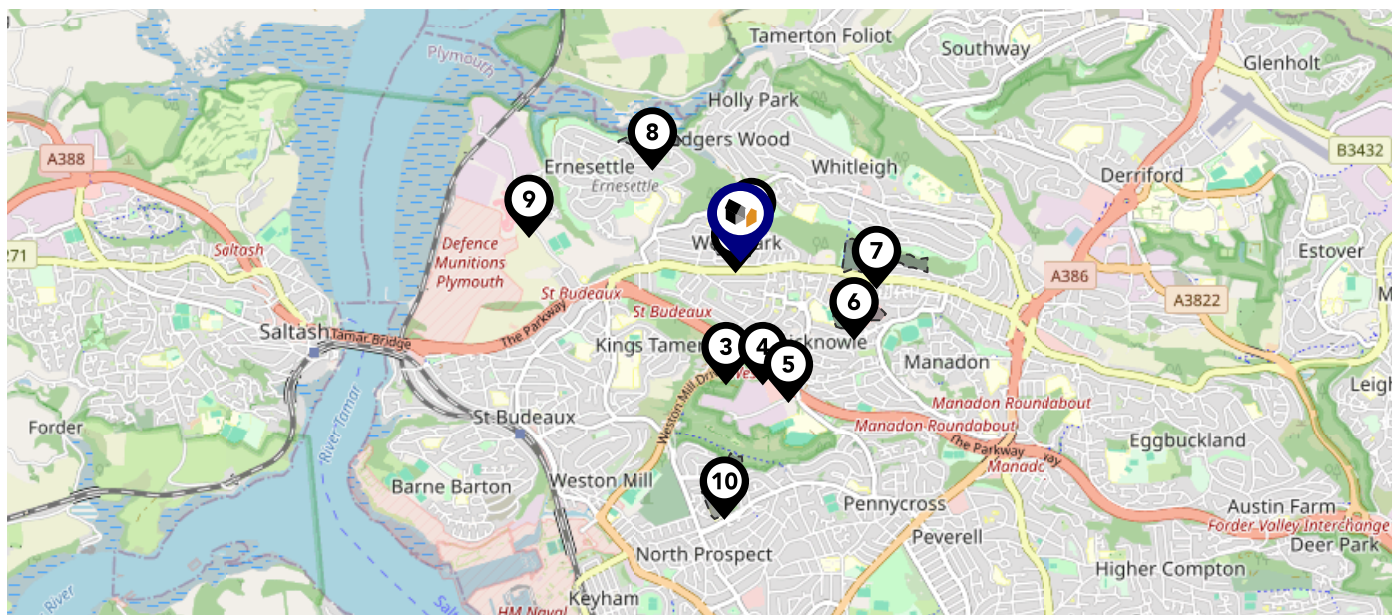
No data available.

Maps

Landfill Sites

LANDWOOD
GROUP

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

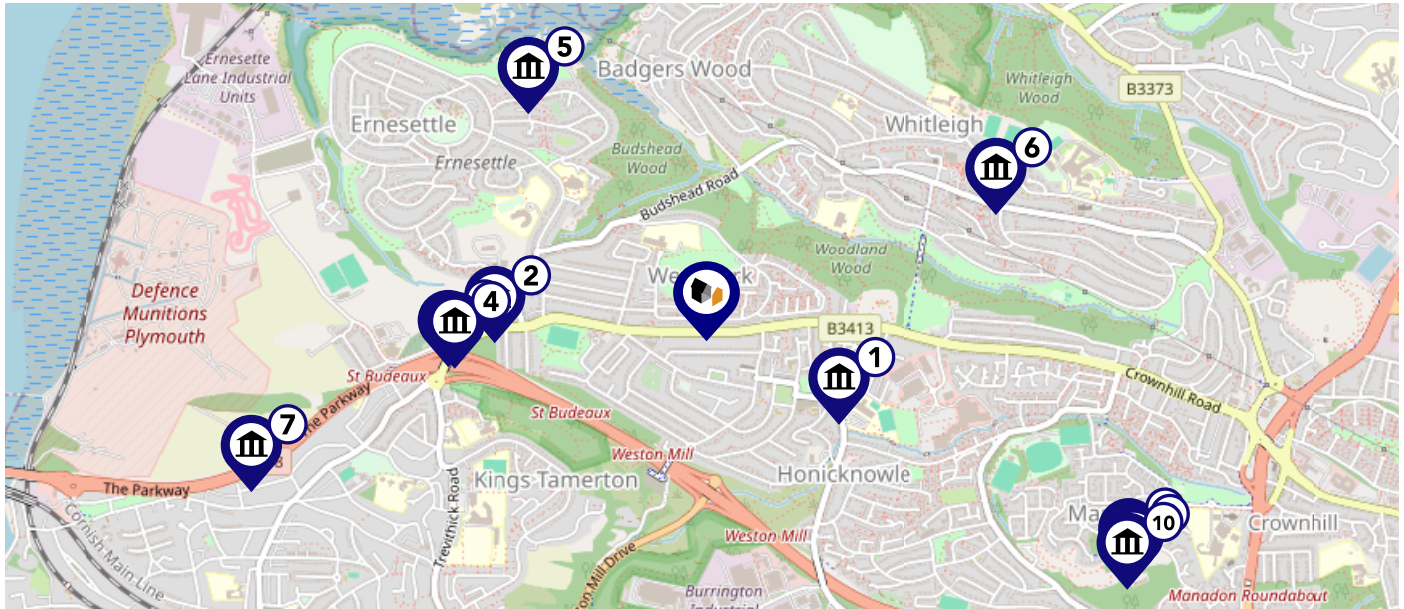
1	West Park-West Park, Plymouth	Historic Landfill	
2	West Park-West Park, Plymouth	Historic Landfill	
3	Coombe Farm-A38 Parkway - Weston Mill Drive, Honicknowle, Plymouth	Historic Landfill	
4	Honicknowle Lane-Honicknowle Lane, Plymouth	Historic Landfill	
5	Honicknowle To March Mill-Honicknowle To March Mill, Plymouth	Historic Landfill	
6	Honicknowle Brickworks-Plymouth, Devon	Historic Landfill	
7	Woodlands Fort Cricket Pitch Honickn-Woodlands Fort Cricket Pitch Honicknowle, Plymouth	Historic Landfill	
8	Roachford Crescent - Tamerton Lake-West Park, Plymouth	Historic Landfill	
9	Ernesetle Lane-Ernesetle Lane, Plymouth	Historic Landfill	
10	Ham-Ham, Plymouth	Historic Landfill	

Maps

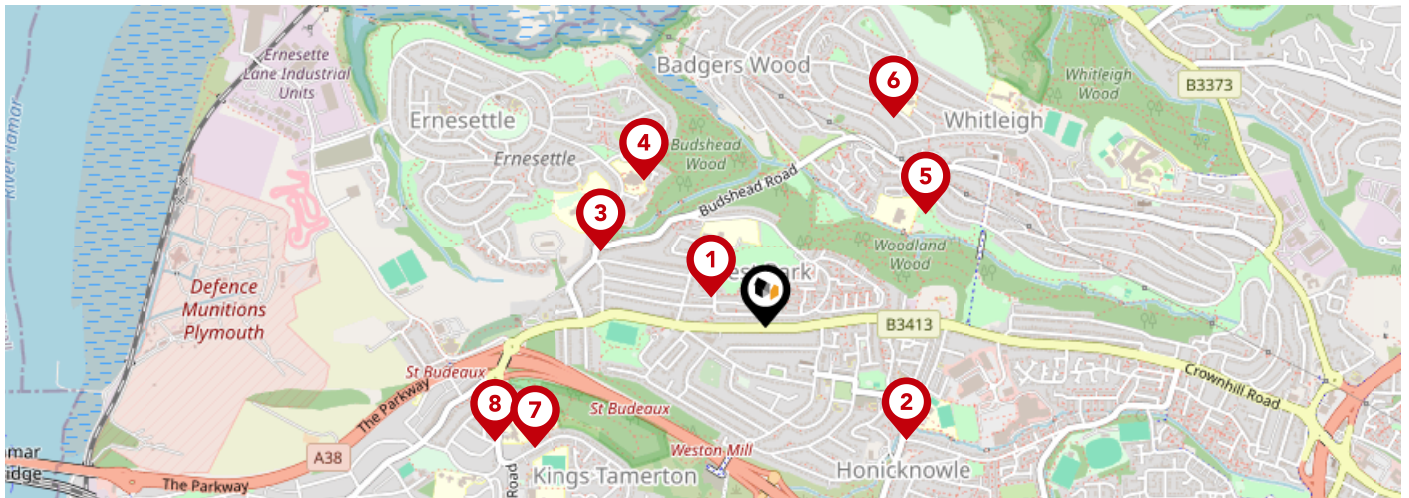
Listed Buildings

LANDWOOD
GROUP

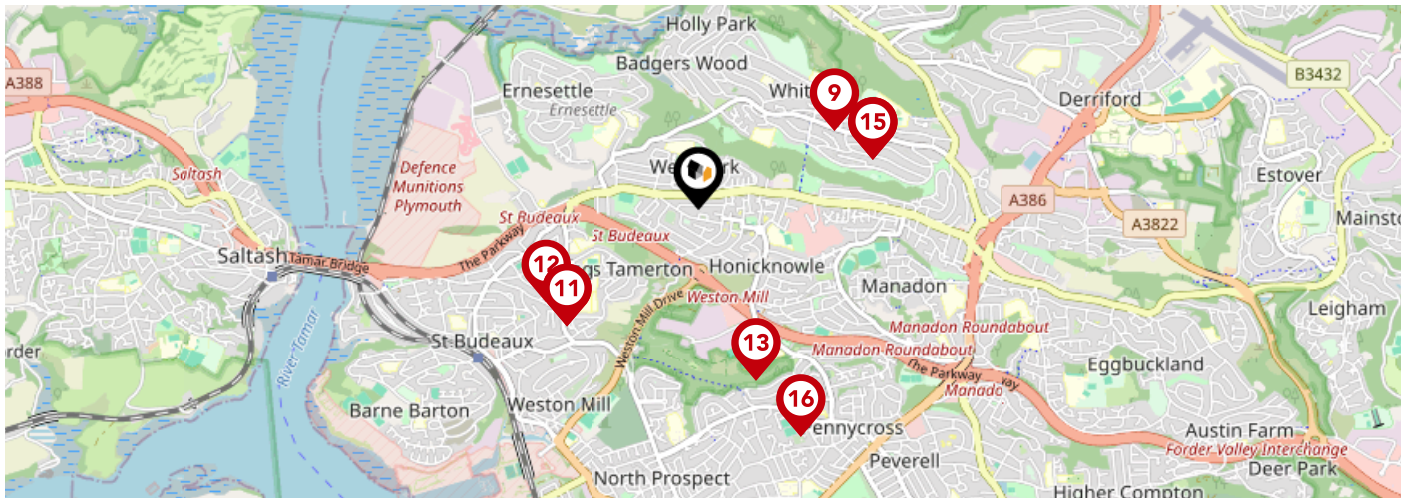
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1130009 - Warwick Park House Including Garden Wall And Piers	Grade II	0.4 miles
 1130008 - Agaton Farmhouse	Grade II	0.5 miles
 1130049 - Church Of St Budeaux	Grade II	0.6 miles
 1130050 - Gate Piers And Walls East Of Church Of St Budeaux	Grade II	0.6 miles
 1386357 - Budshead, Remains Of Mansion And Outbuildings	Grade II	0.7 miles
 1322014 - Whiteleigh Barn	Grade II	0.8 miles
 1330569 - Ernesettle House	Grade II	1.1 miles
 1386218 - Chapel Immediately North Of Manadon House	Grade II	1.2 miles
 1386220 - Stables Immediately North East Of Manadon House	Grade II	1.2 miles
 1386217 - Manadon House	Grade II	1.2 miles



		Nursery	Primary	Secondary	College	Private
1	Knowle Primary School Ofsted Rating: Good Pupils: 325 Distance:0.15	☐	☒	☐	☐	☐
2	Shakespeare Primary School Ofsted Rating: Requires improvement Pupils: 410 Distance:0.43	☐	☒	☐	☐	☐
3	Ernesettle Community School Ofsted Rating: Outstanding Pupils: 557 Distance:0.43	☐	☒	☐	☐	☐
4	Mill Ford School Ofsted Rating: Good Pupils: 121 Distance:0.45	☐	☐	☒	☐	☐
5	Brook Green Centre for Learning Ofsted Rating: Outstanding Pupils: 99 Distance:0.46	☐	☐	☒	☐	☐
6	St Peter's RC Primary School Ofsted Rating: Good Pupils: 122 Distance:0.58	☐	☒	☐	☐	☐
7	St Budeaux CoFE Primary Academy Ofsted Rating: Good Pupils: 106 Distance:0.61	☐	☒	☐	☐	☐
8	Plaistow Hill Primary and Nursery School Ofsted Rating: Good Pupils: 130 Distance:0.69	☐	☒	☐	☐	☐

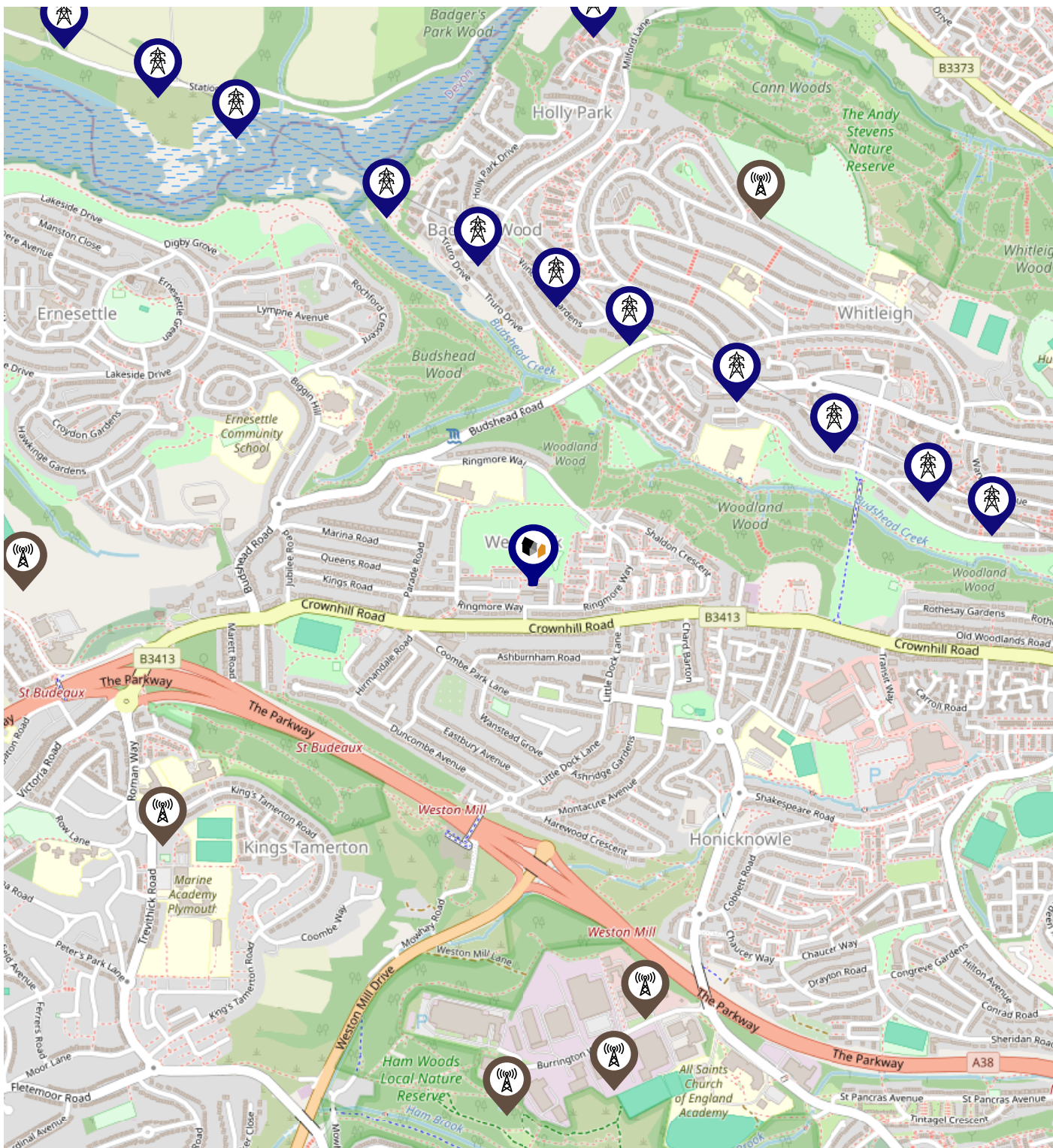


		Nursery	Primary	Secondary	College	Private
	Woodfield Primary School Ofsted Rating: Good Pupils: 268 Distance:0.75	☐	☒	☐	☐	☐
	Marine Academy Primary Ofsted Rating: Outstanding Pupils: 507 Distance:0.83	☐	☒	☐	☐	☐
	Marine Academy Plymouth Ofsted Rating: Good Pupils: 973 Distance:0.83	☐	☐	☒	☐	☐
	Mount Tamar School Ofsted Rating: Not Rated Pupils: 106 Distance:0.84	☐	☐	☒	☐	☐
	All Saints Church of England Academy Ofsted Rating: Good Pupils: 616 Distance:0.86	☐	☐	☒	☐	☐
	Whitleigh Community Primary School Ofsted Rating: Good Pupils: 365 Distance:0.86	☐	☒	☐	☐	☐
	Sir John Hunt Community Sports College Ofsted Rating: Good Pupils: 761 Distance:0.86	☐	☐	☒	☐	☐
	Pennycross Primary School Ofsted Rating: Good Pupils: 403 Distance:1.18	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

LANDWOOD
GROUP

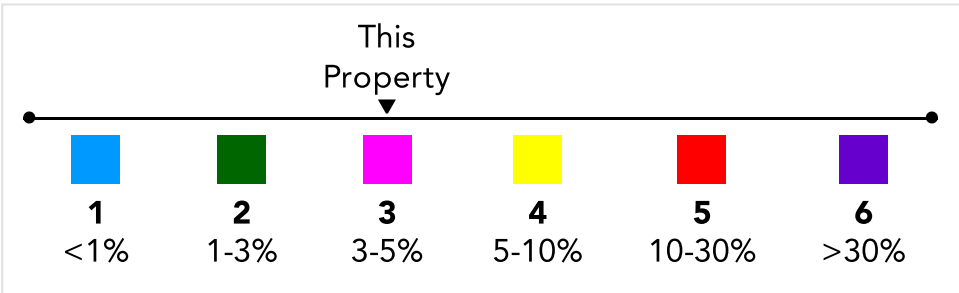
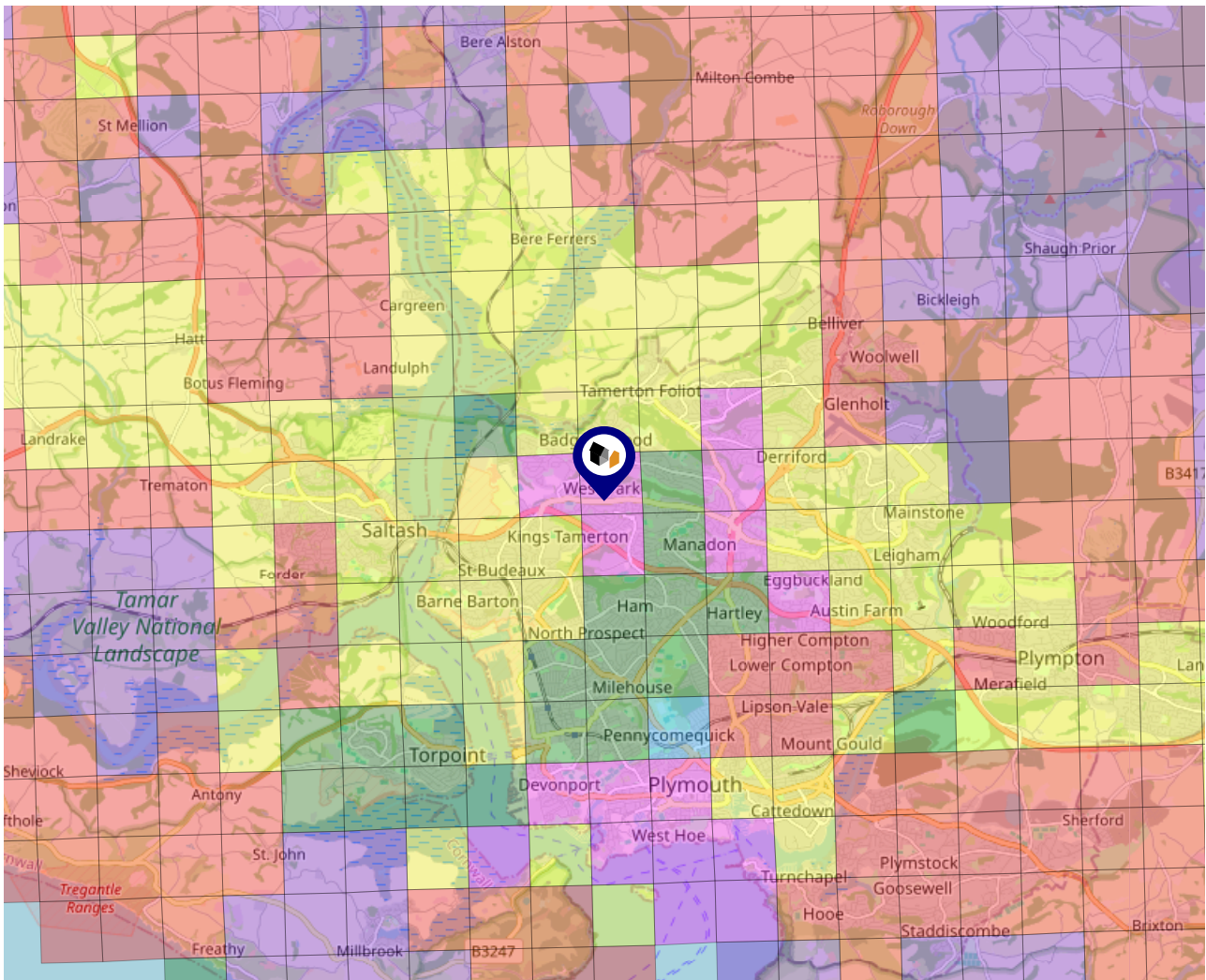


Key:

-  Power Pylons
-  Communication Masts

What is Radon?

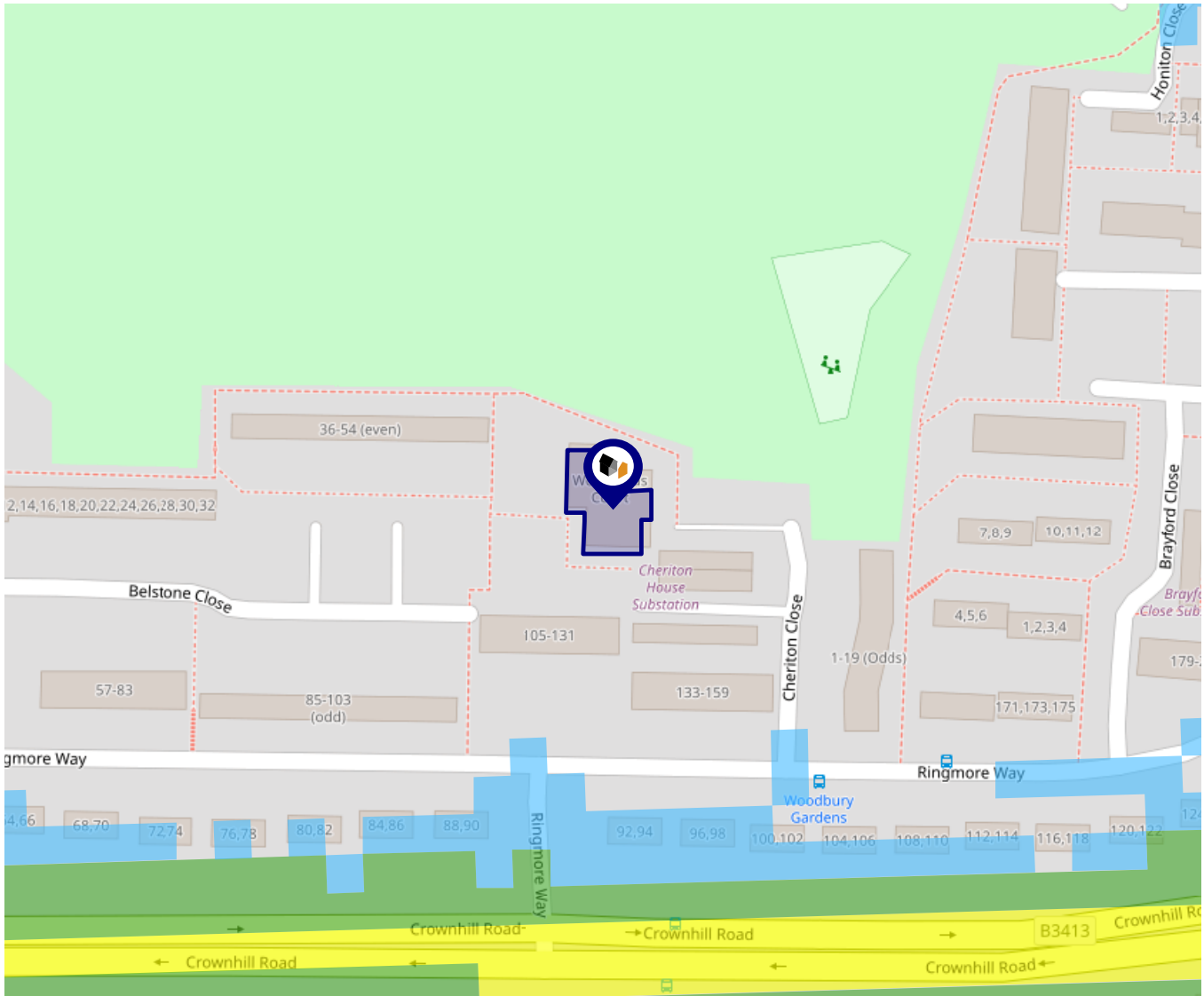
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m³).



Local Area

Road Noise

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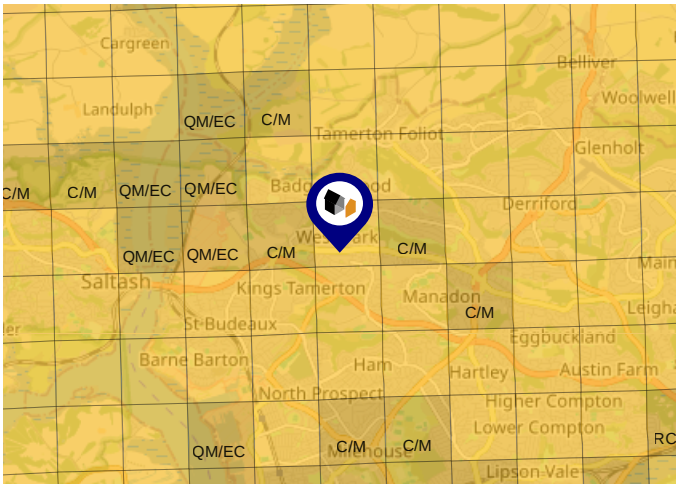


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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:	CLAY TO CLAYEY LOAM
Parent Material Grain:	ARGILLACEOUS	Soil Depth:	DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		



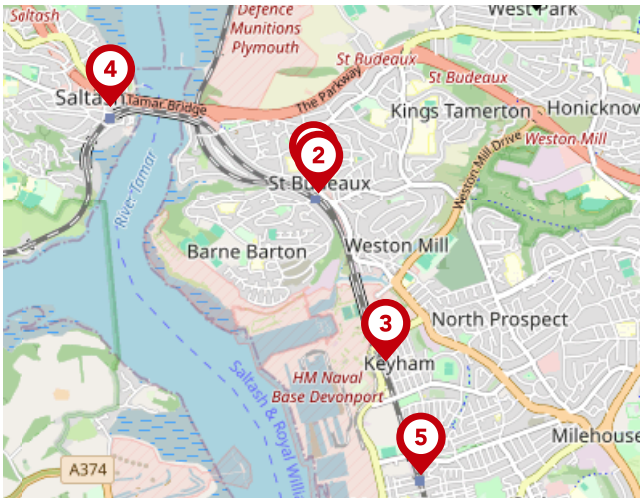
Primary Classifications (Most Common Clay Types)

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

Area

Transport (National)

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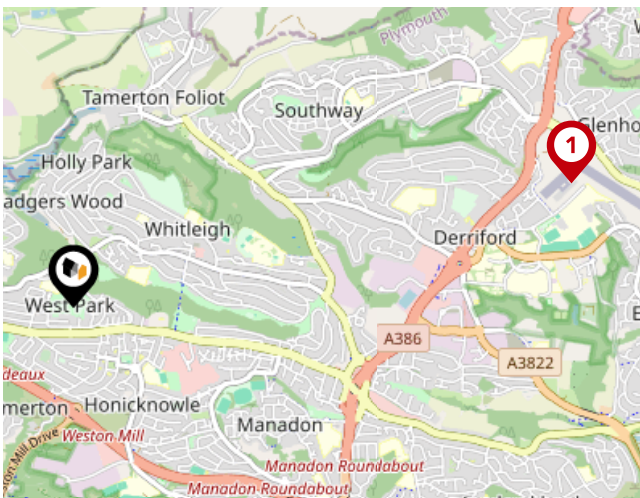


National Rail Stations

Pin	Name	Distance
1	St Budeaux Victoria Road Rail Station	1.33 miles
2	St Budeaux Ferry Road Rail Station	1.33 miles
3	Keyham Rail Station	1.8 miles
4	Saltash Rail Station	2.05 miles
5	Dockyard (Plymouth) Rail Station	2.25 miles

Trunk Roads/Motorways

No Trunk Roads/Motorways found within 50 km of this property.



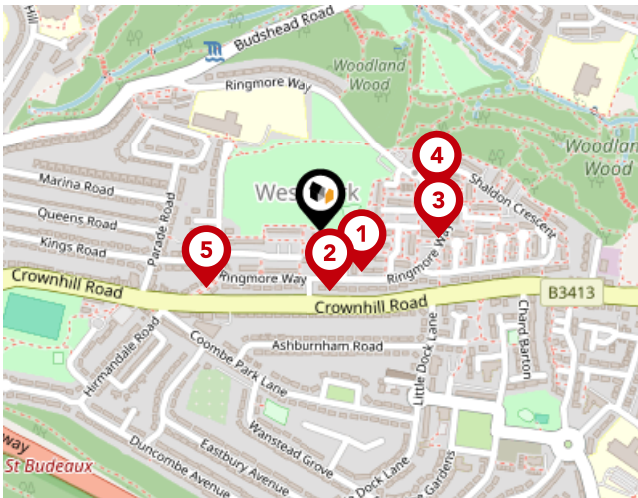
Airports/Helipads

Pin	Name	Distance
1	Plymouth City Airport	2.42 miles

Area

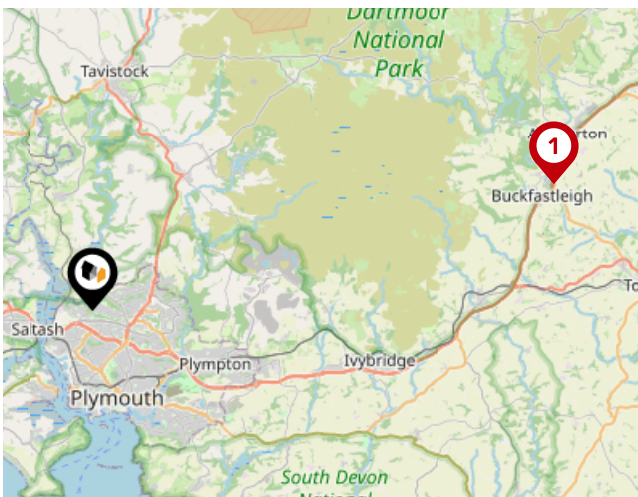
Transport (Local)

LANDWOOD
GROUP



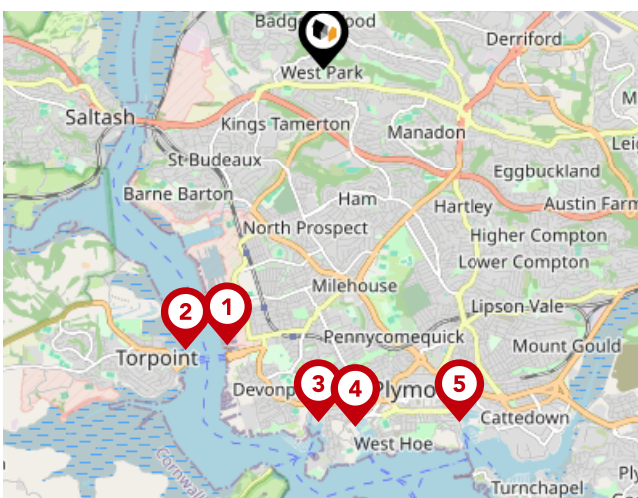
Bus Stops/Stations

Pin	Name	Distance
1	Woodbury Gardens	0.06 miles
2	Ringmore Way	0.06 miles
3	Shaldon Crescent	0.14 miles
4	Lamerton Close	0.14 miles
5	West Park Shops	0.14 miles



Local Connections

Pin	Name	Distance
1	Buckfastleigh (South Devon Railway)	18 miles



Ferry Terminals

Pin	Name	Distance
1	Devonport Ferry Terminal	2.75 miles
2	Torpoint Ferry Terminal	2.95 miles
3	Plymouth Stonehouse Ferry Terminal	3.33 miles
4	Plymouth Ferry Terminal	3.39 miles
5	Plymouth (Barbican) Landing Stage	3.56 miles

The Landwood Group logo, consisting of the words "LANDWOOD" and "GROUP" stacked vertically in a white, sans-serif font, set against an orange square background with rounded corners.

Landwood Group

At Landwood Group, we are proud of the work we do and the results we achieve. Clients come to us for services including property and machinery asset valuations and appraisals for secured lending and recovery situations; residential and commercial property management and property and business asset sales.

Working from offices in Manchester and covering all of the UK, place your trust in our highly experienced team to deliver an end to end service that will exceed your expectations.

Our Team

Professional, experienced, friendly, focused and down to earth, Landwood Group staff care about doing the best job we can for you.

The service every client gets is director-led, personal and tailored to them – and our reputation has been built up over many years. We'd love to get to know you and your business better.

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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