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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 09th February 2026

44, LONGLANDS DRIVE, HEYBROOK BAY, PLYMOUTH, PL9 0BL

6 Mannamead Road Plymouth Devon PL4 7AA

01752 256000

property@langtownandcountry.com

www.langtownandcountry.com

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Property
Overview

Property

Type:	Detached	**Last Sold Date:**	19/09/2003
Bedrooms:	4	**Last Sold Price:**	£317,500
Floor Area:	1,872 ft^2 / 174 m^2	**Last Sold £/ft^2:**	£169
Plot Area:	0.15 acres	**Tenure:**	Freehold
Year Built :	1983-1990		
Council Tax :	Band F		
Annual Estimate:	£3,599		
Title Number:	DN73100		
UPRN:	100040293073		

Local Area

Local Authority:	South hams
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

3	80	-
mb/s	mb/s	mb/s

Mobile Coverage:
(based on calls indoors)

O2 ✓ | EE ✓ | 3 ✗ | Vodafone ✗

Satellite/Fibre TV Availability:

BT ✓ | sky ✓ | Virgin media ✗

Property

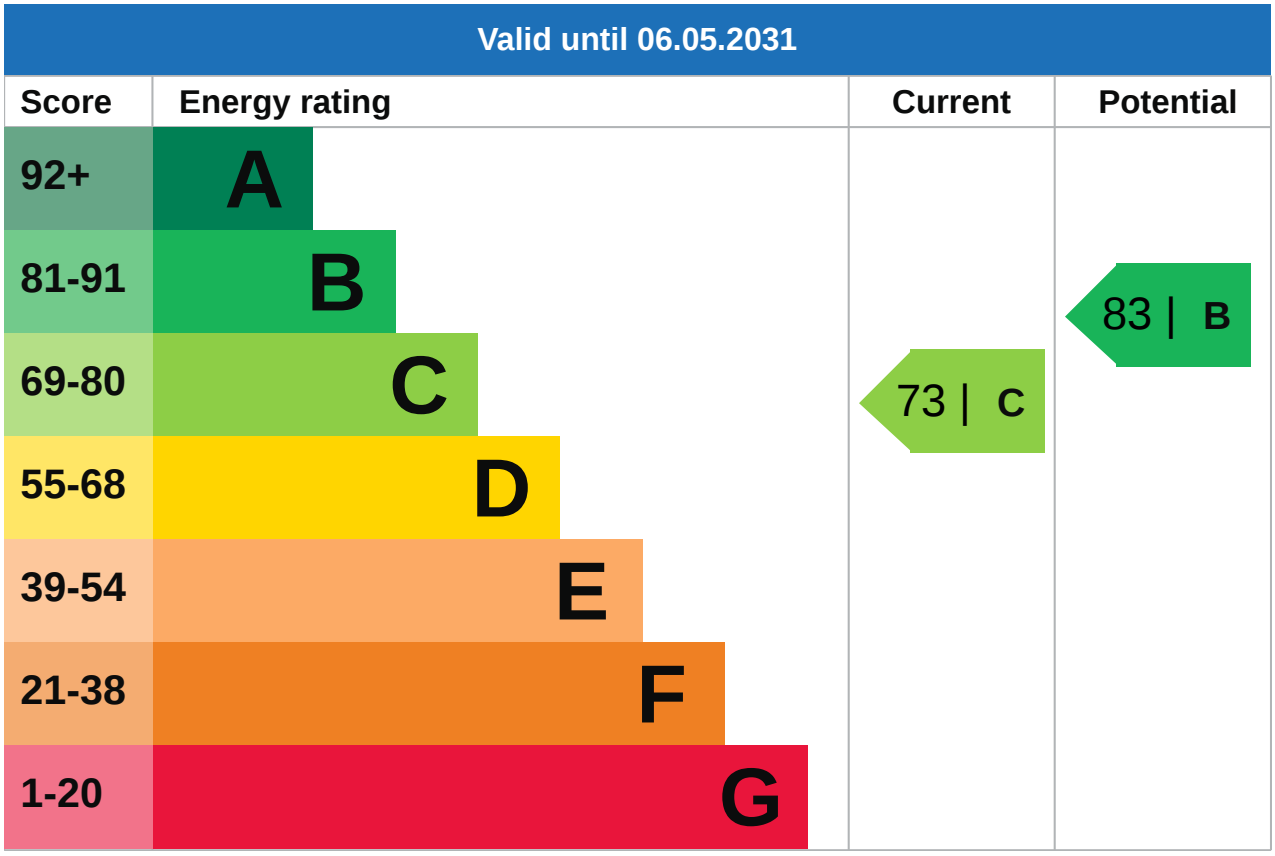
EPC - Certificate

44 LONGLANDS DRIVE, HEYBROOK BAY, PL9 0BL

Energy rating

C

Valid until 06.05.2031



Property

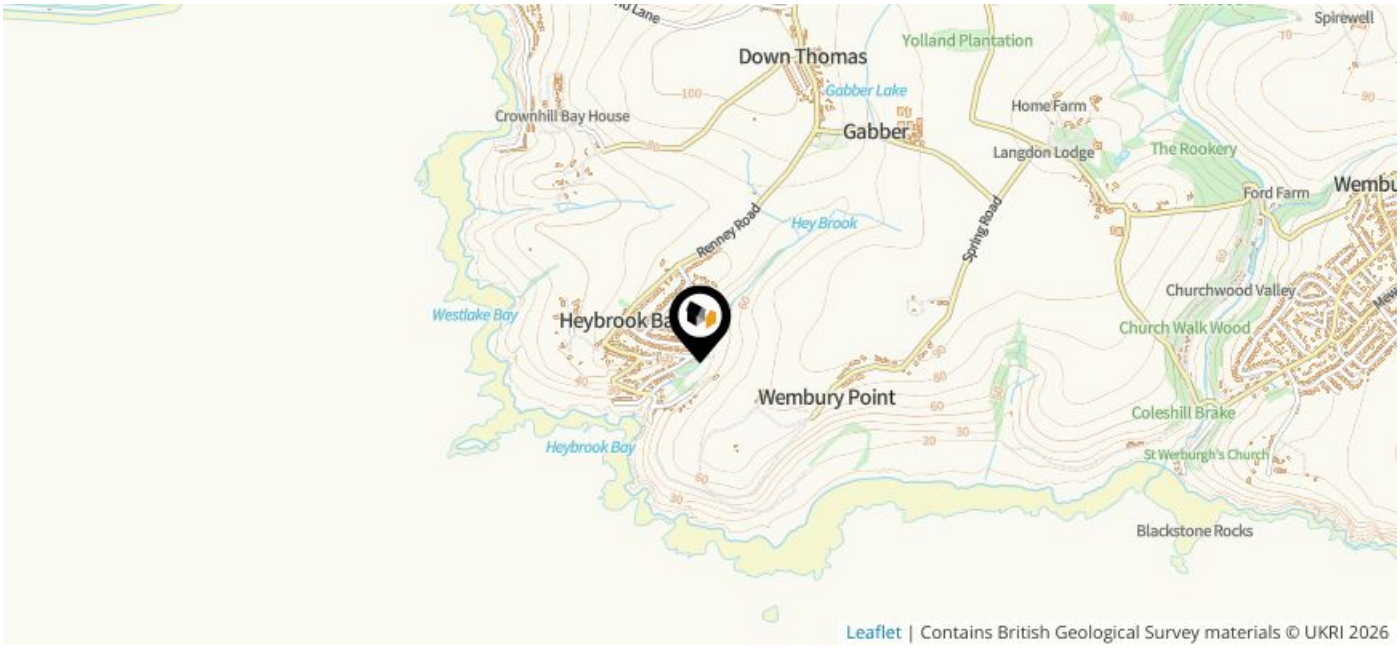
EPC - Additional Data

Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very Good
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:	Solid, no insulation (assumed)
Total Floor Area:	174 m^2

Maps
Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

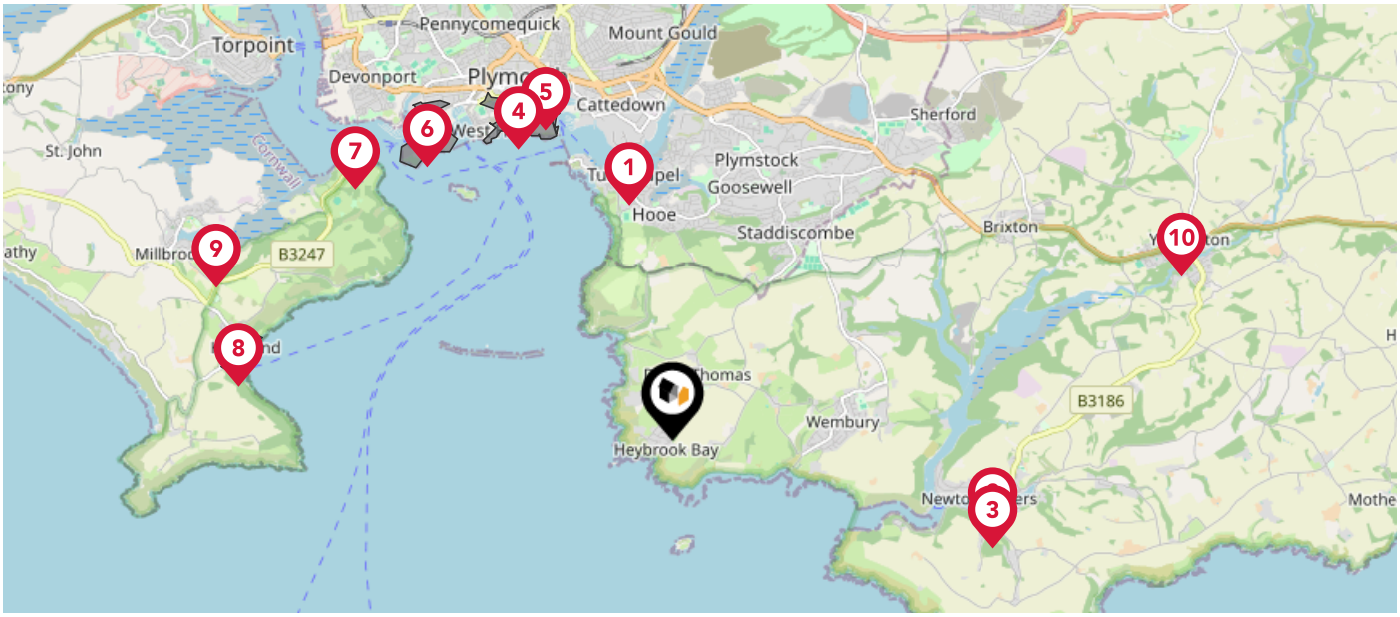
- Adit
- Gutter Pit
- Shaft

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

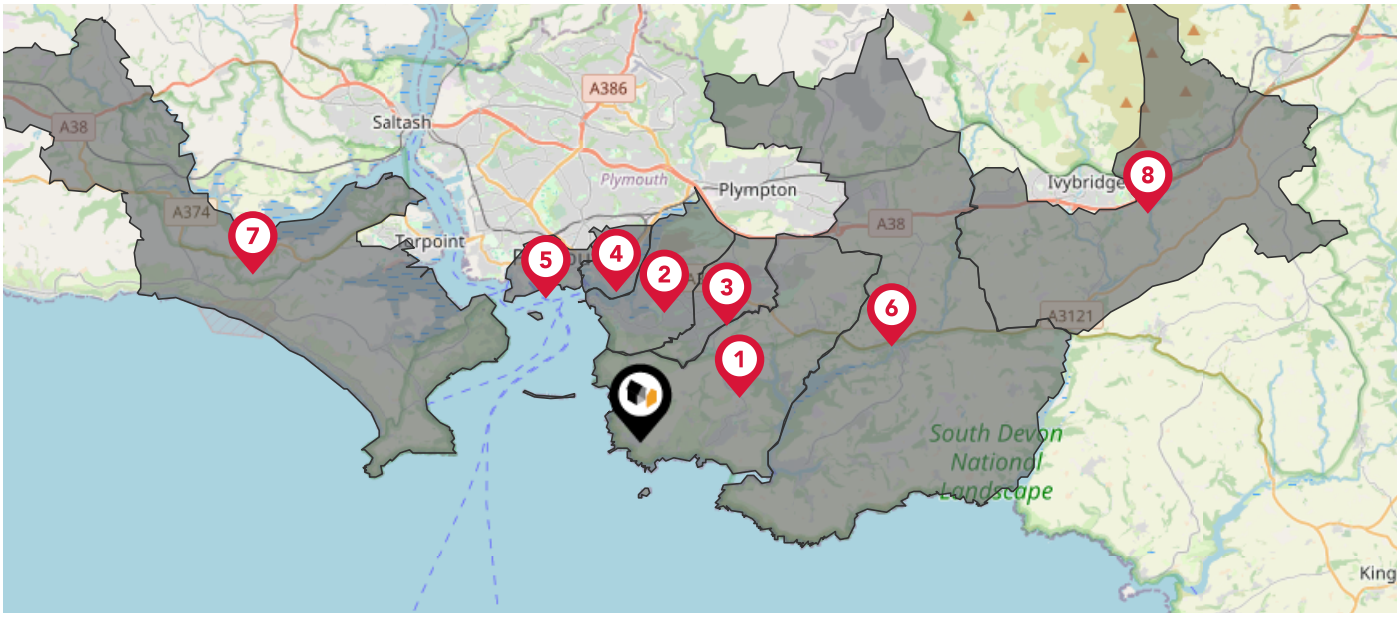
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas	
1	Turnchapel
2	Newton Ferrers
3	Noss Mayo
4	The Hoe
5	Barbican
6	Stonehouse Peninsula
7	Cremyll
8	Kingsand and Cawsand
9	Anderton
10	Yealmpton

Maps
Council Wards

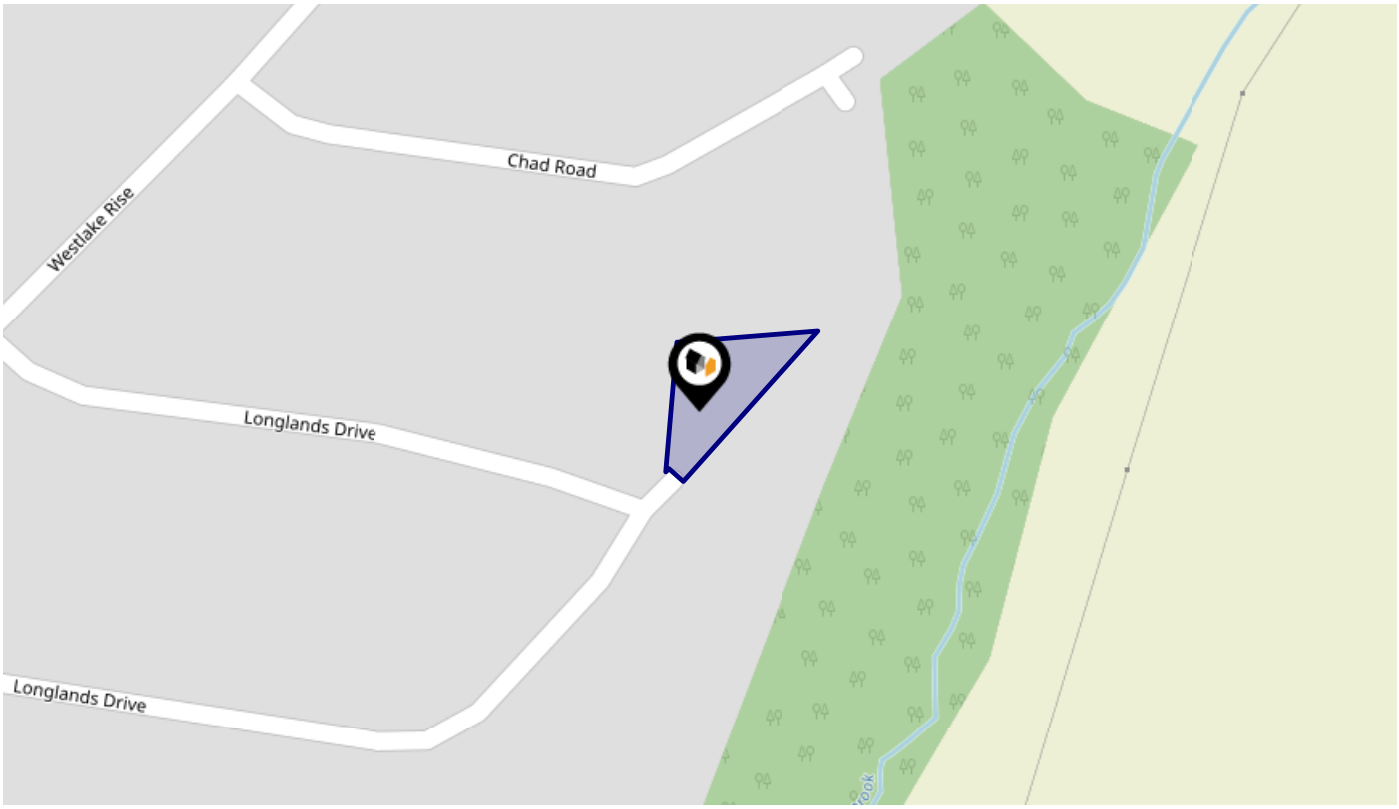
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards	
1	Wembury & Brixton Ward
2	Plymstock Radford Ward
3	Plymstock Dunstone Ward
4	Sutton and Mount Gould Ward
5	St. Peter and the Waterfront Ward
6	Newton & Yealmpton Ward
7	Rame Peninsula & St. Germans ED
8	Ermington & Ugborough Ward

Maps
Rail Noise

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.

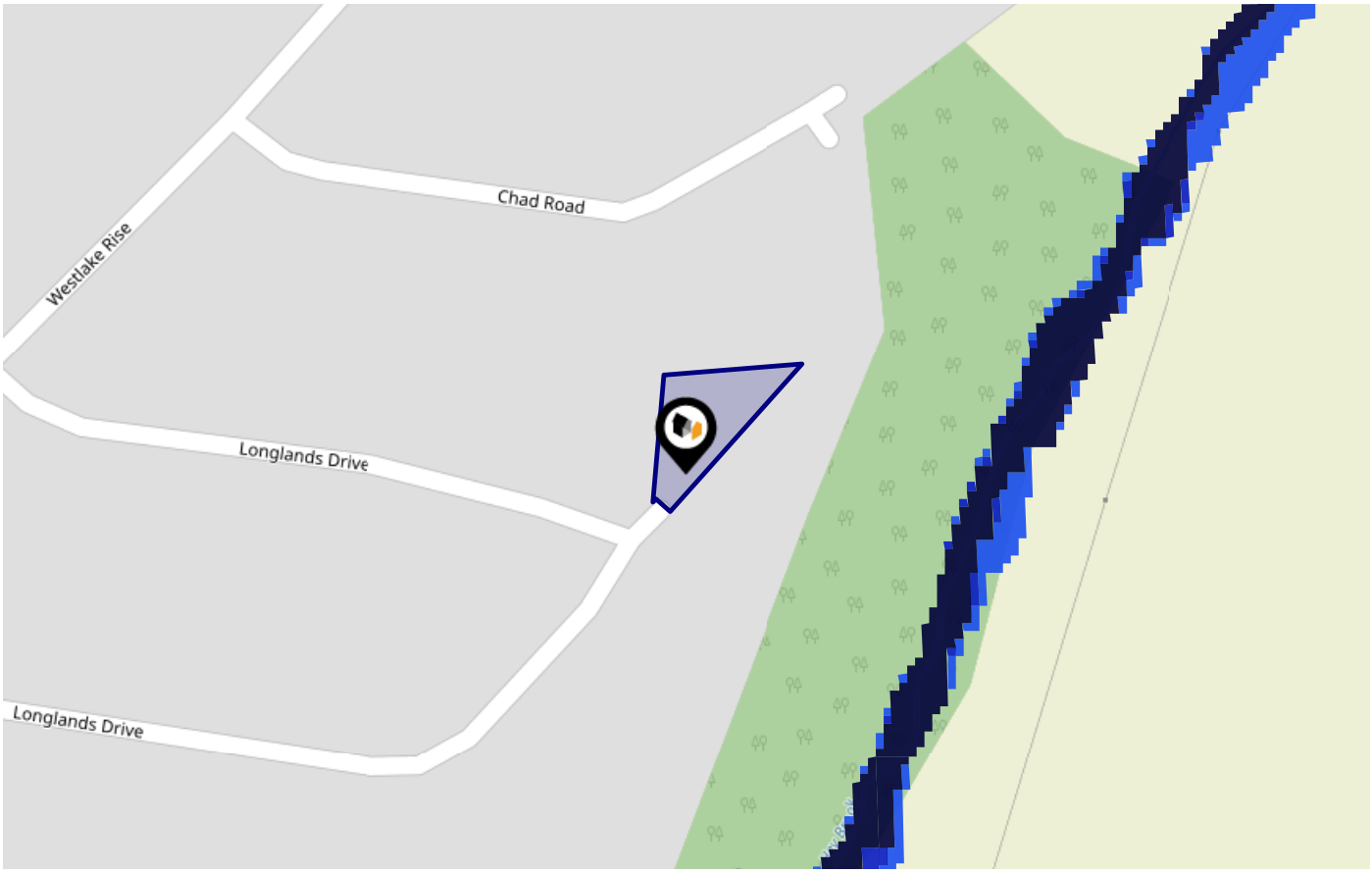
The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

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.

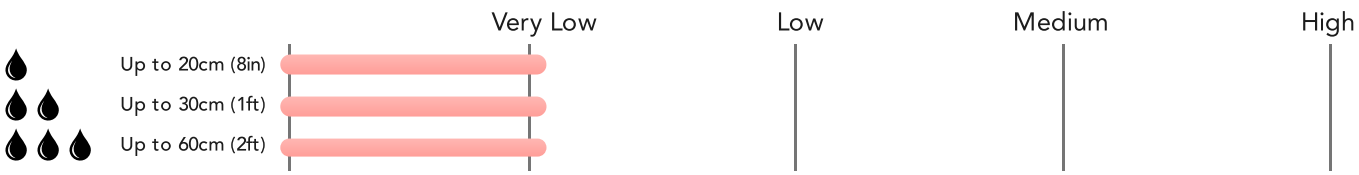


Risk Rating: Very low

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.

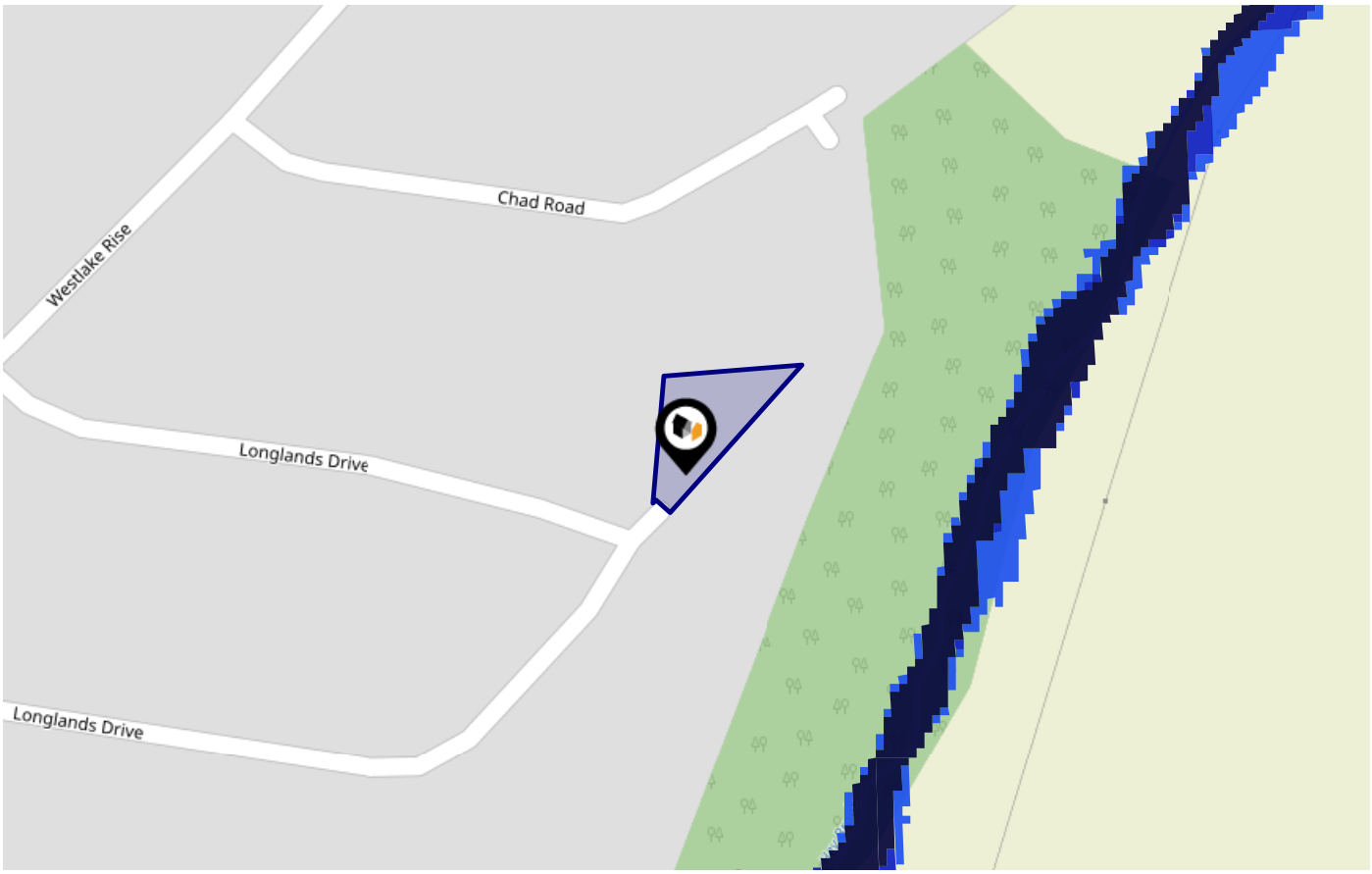
- **High Risk -** an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.
- **Medium Risk -** an area which has a chance of flooding of greater than **1 in 100 (1.0%)** in any one year.
- **Low Risk -** an area which has a chance of flooding of greater than **1 in 1000 (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:



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.



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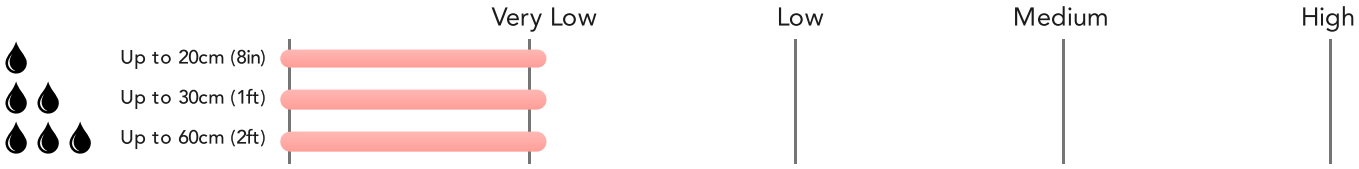
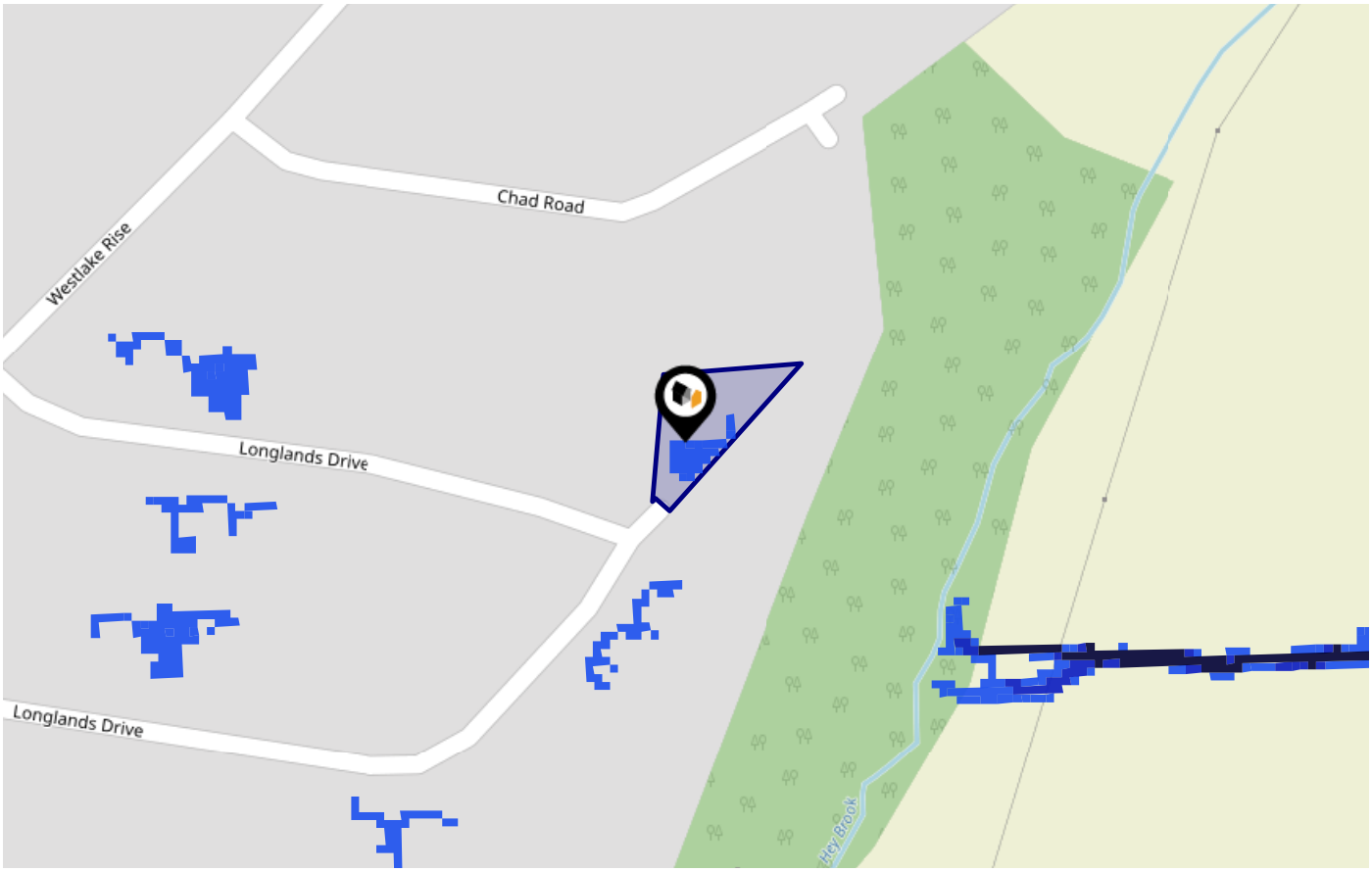


Flood Risk
Surface Water - Flood Risk

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



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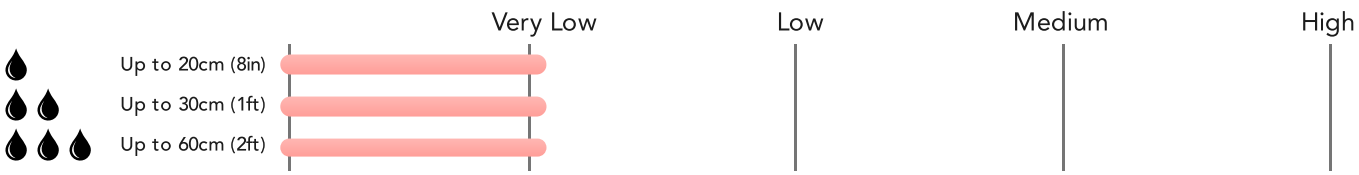
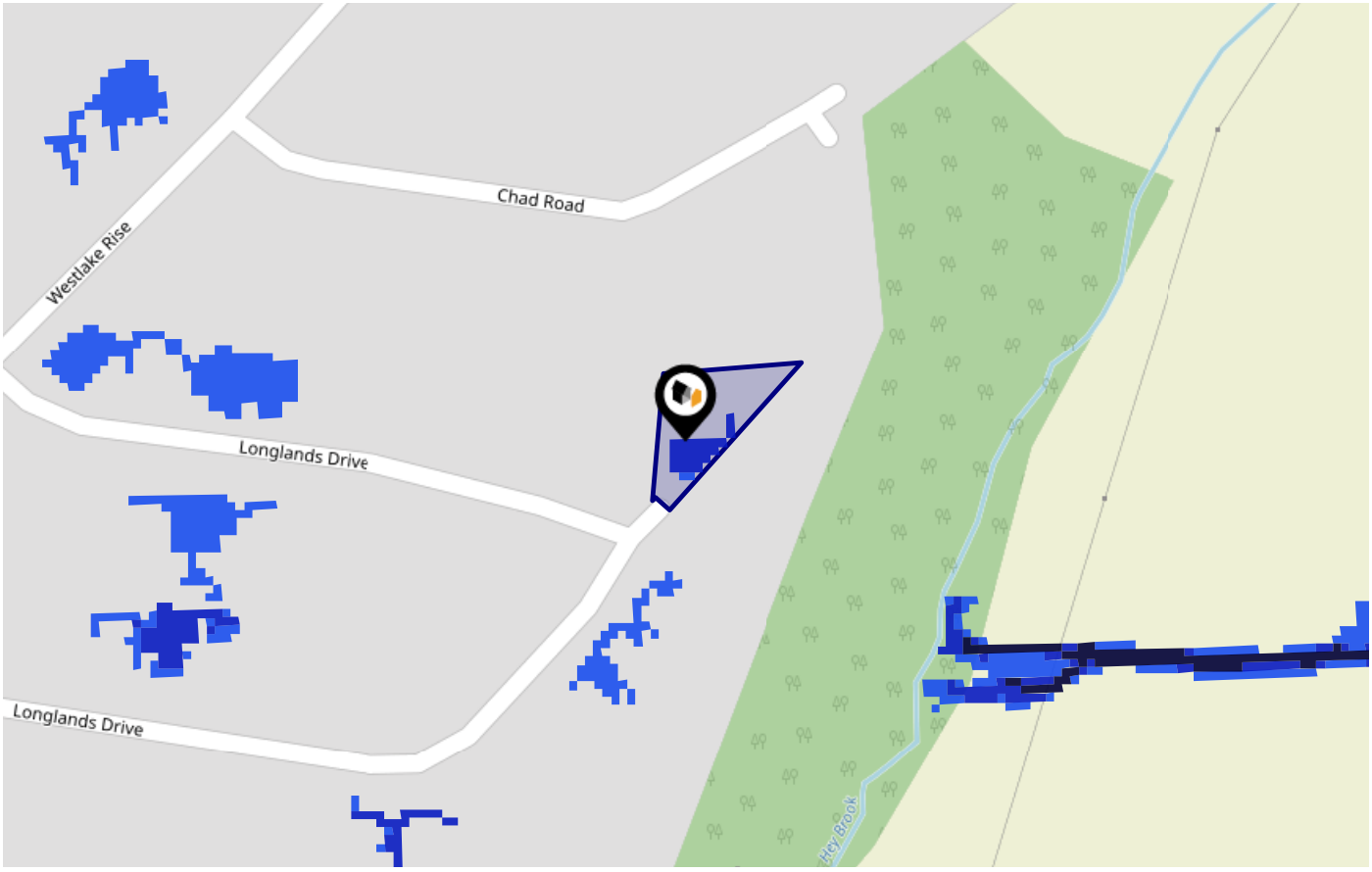


Flood Risk
Surface Water - Climate Change

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.



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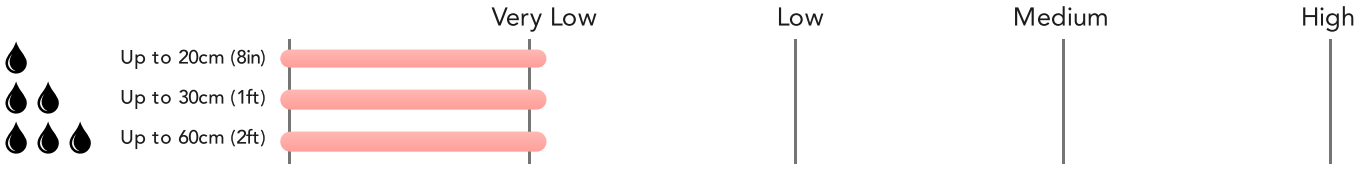
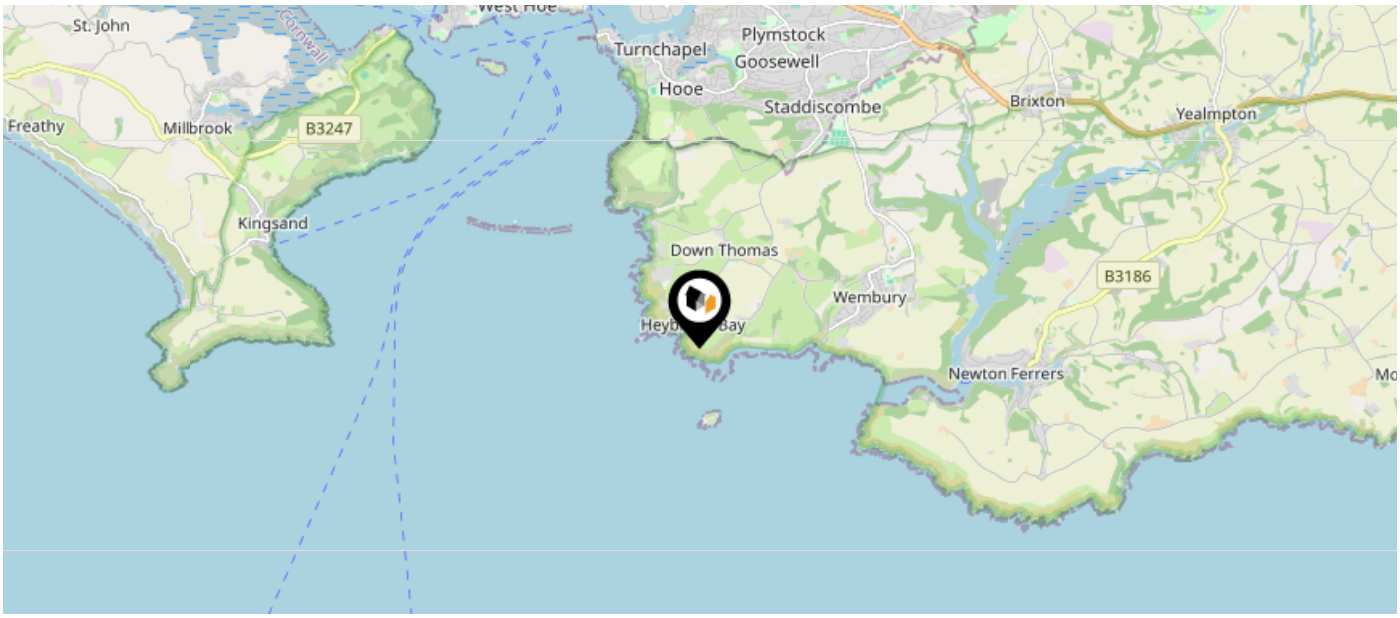


Maps
Green Belt

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

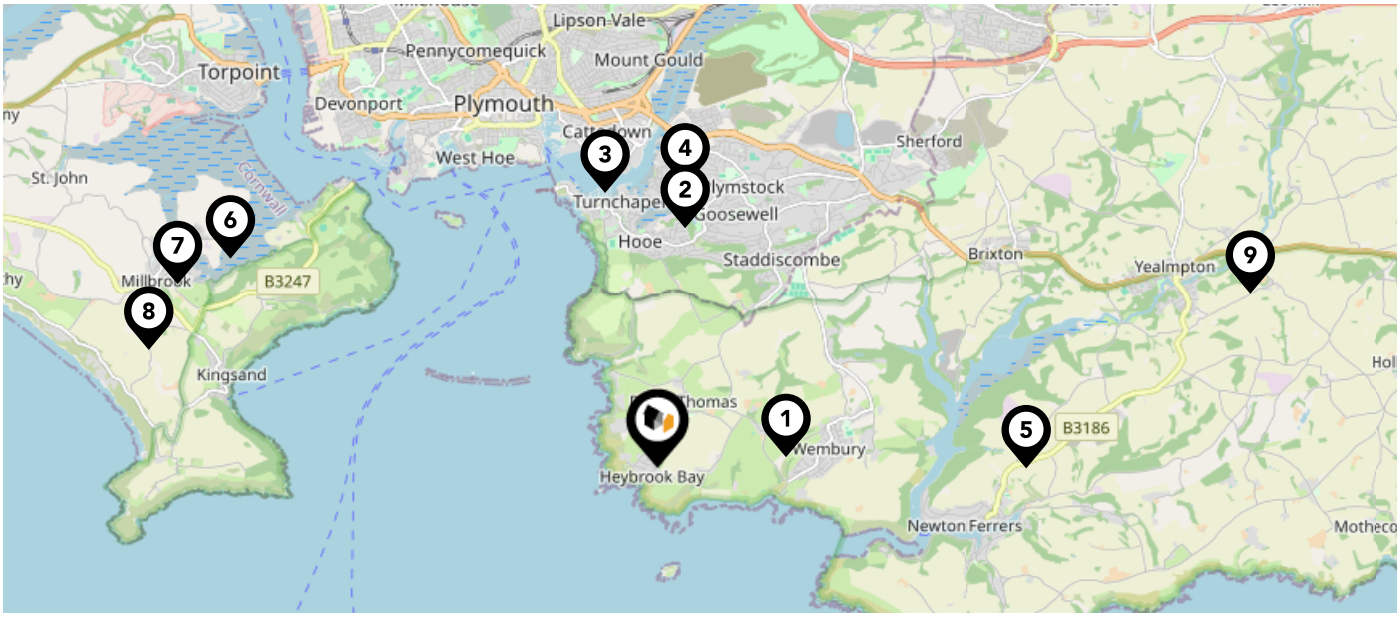


Nearby Green Belt Land

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.

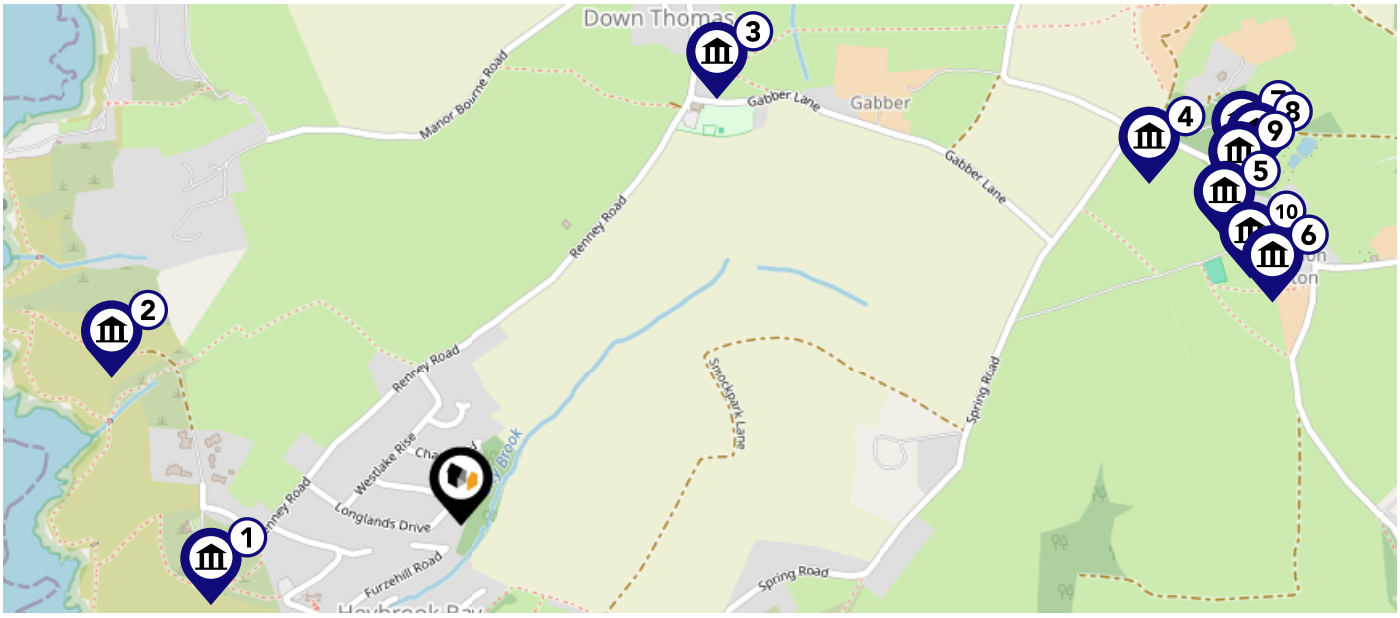


Nearby Landfill Sites

1	Churchwood valley-Wembury, Cornwall	Historic Landfill
2	Radford Quarry Oreston-Radford Quarry Oreston, Plymouth	Historic Landfill
3	Severnside Waste Paper-Wallsend Industrial Estate, Cattedown, Plymouth, Devon	Historic Landfill
4	Bedford Quarry Oreston B-Oreston, Plymouth	Historic Landfill
5	EA/EPR/EP3596HQ/A001	Active Landfill
6	Southdown Quarry-Southdown Road, Millbrook, Torpoint, Cornwall	Historic Landfill
7	Millpool-Millpool, Millbrook, Torpoint	Historic Landfill
8	Dadbrook Farm-Millbrook, Cornwall	Historic Landfill
9	Devon County Council Depot-Yealmbridge, Cornwall	Historic Landfill

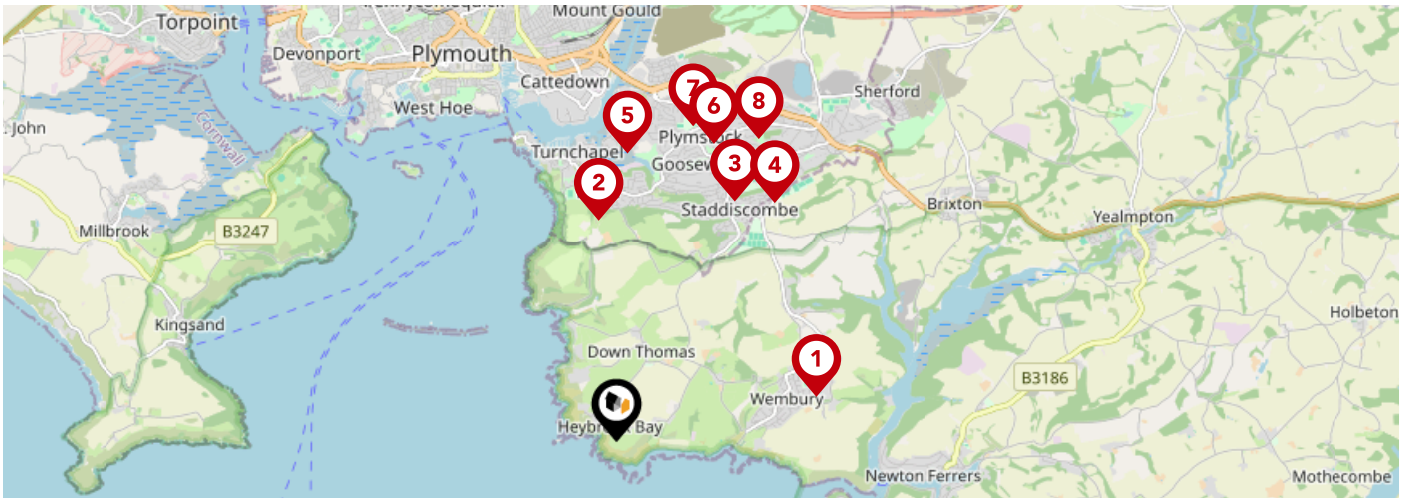
Maps
Listed Buildings

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



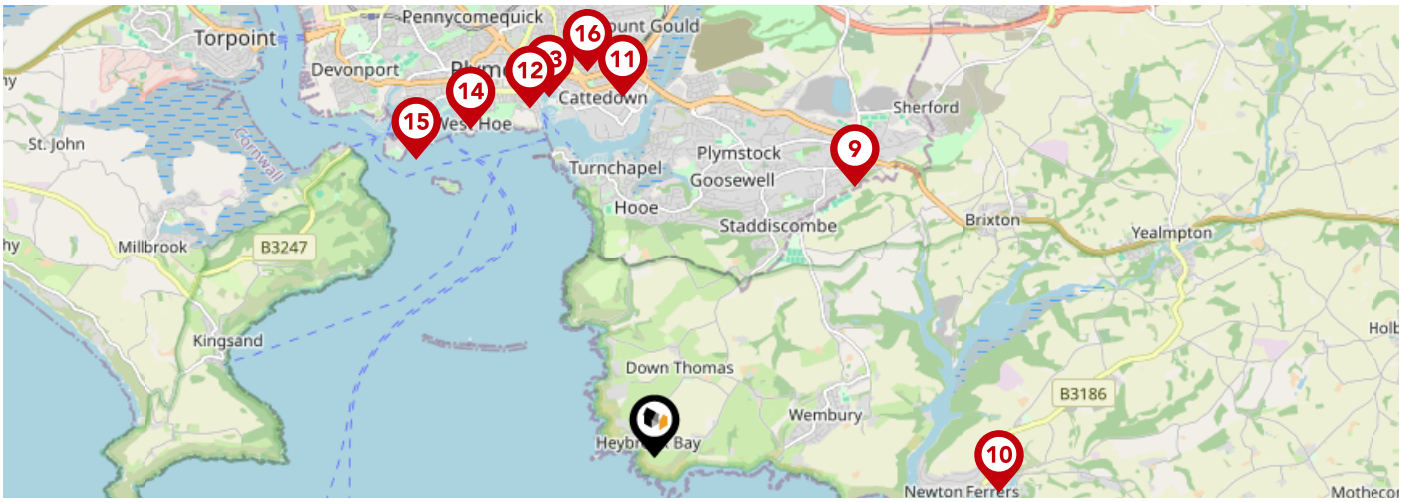
Listed Buildings in the local district	Grade	Distance
1 1270701 - Battery	Grade II	0.3 miles
2 1108570 - Battery	Grade II	0.4 miles
3 1169095 - Princes Farm House	Grade II	0.6 miles
4 1306693 - Langdon Lodge	Grade II	0.9 miles
5 1108586 - The Tithe Barn	Grade II	1.0 miles
6 1306688 - Langdon Barton Farmhouse	Grade II	1.0 miles
7 1324841 - Langdon Court Hotel	Grade II	1.0 miles
8 1169129 - Two Pairs Of Gate Piers Adjoining South West And South East Of Langdon Court Hotel	Grade II	1.0 miles
9 1108587 - Pair Of Garden Houses Approximately 35 Metres South Of Langdon Court Hotel	Grade II	1.0 miles
10 1169109 - White Dove Cottage	Grade II	1.0 miles

Area
Schools



		Nursery	Primary	Secondary	College	Private
1	**Wembury Primary School** Ofsted Rating: Good | Pupils: 184 | Distance:1.94	☐	☑	☐	☐	☐
2	**Hooe Primary Academy** Ofsted Rating: Good | Pupils: 212 | Distance:2.1	☐	☑	☐	☐	☐
3	**Goosewell Primary Academy** Ofsted Rating: Good | Pupils: 419 | Distance:2.53	☐	☑	☐	☐	☐
4	**Coombe Dean School** Ofsted Rating: Good | Pupils: 995 | Distance:2.71	☐	☐	☑	☐	☐
5	**Oreston Community Academy** Ofsted Rating: Good | Pupils: 419 | Distance:2.73	☐	☑	☐	☐	☐
6	**Plymstock School** Ofsted Rating: Good | Pupils: 1671 | Distance:2.96	☐	☐	☑	☐	☐
7	**Pomphlett Primary School** Ofsted Rating: Good | Pupils: 424 | Distance:3.08	☐	☑	☐	☐	☐
8	**Morley Meadow Primary School** Ofsted Rating: Good | Pupils: 224 | Distance:3.16	☐	☑	☐	☐	☐

Area
Schools



		Nursery	Primary	Secondary	College	Private
9	**Elburton Primary School** Ofsted Rating: Outstanding | Pupils: 465 | Distance:3.18	☐	☑	☐	☐	☐
10	**Newton Ferrers Church of England Primary School** Ofsted Rating: Good | Pupils: 125 | Distance:3.27	☐	☑	☐	☐	☐
11	**Prince Rock Primary School** Ofsted Rating: Outstanding | Pupils: 408 | Distance:3.42	☐	☑	☐	☐	☐
12	**ACE Schools Plymouth** Ofsted Rating: Good | Pupils: 233 | Distance:3.51	☐	☐	☑	☐	☐
13	**Holy Cross Catholic Primary School** Ofsted Rating: Good | Pupils: 306 | Distance:3.55	☐	☑	☐	☐	☐
14	**St Andrew's Cof E VA Primary School** Ofsted Rating: Good | Pupils: 208 | Distance:3.57	☐	☑	☐	☐	☐
15	**St George's CofE Primary Academy** Ofsted Rating: Good | Pupils: 90 | Distance:3.6	☐	☑	☐	☐	☐
16	**Salisbury Road Primary School** Ofsted Rating: Good | Pupils: 381 | Distance:3.71	☐	☑	☐	☐	☐

Local Area
Masts & Pylons

Key:

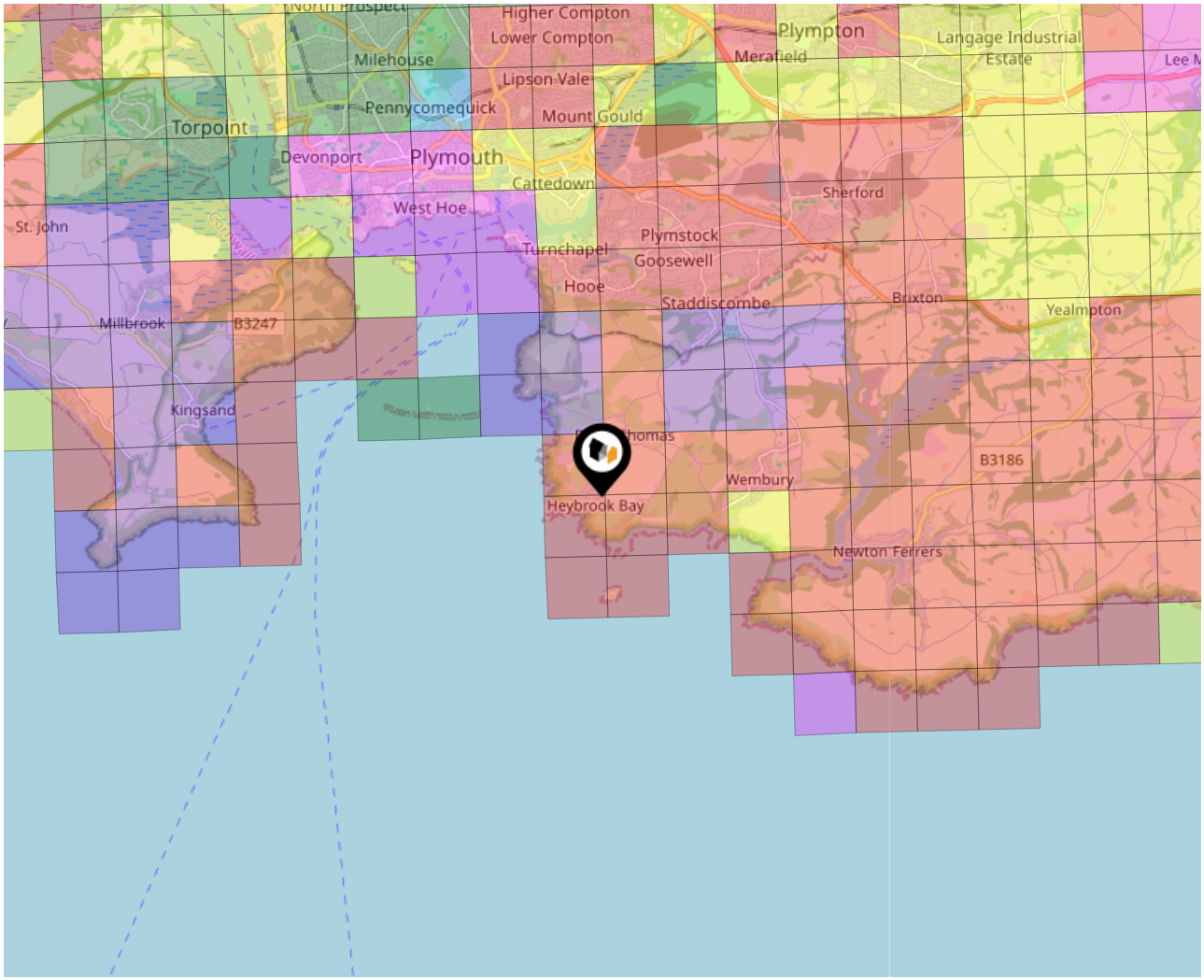
Power Pylons

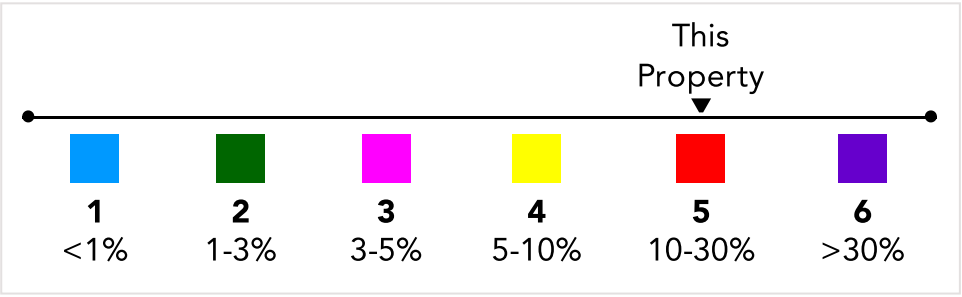
Communication Masts

Environment
Radon Gas

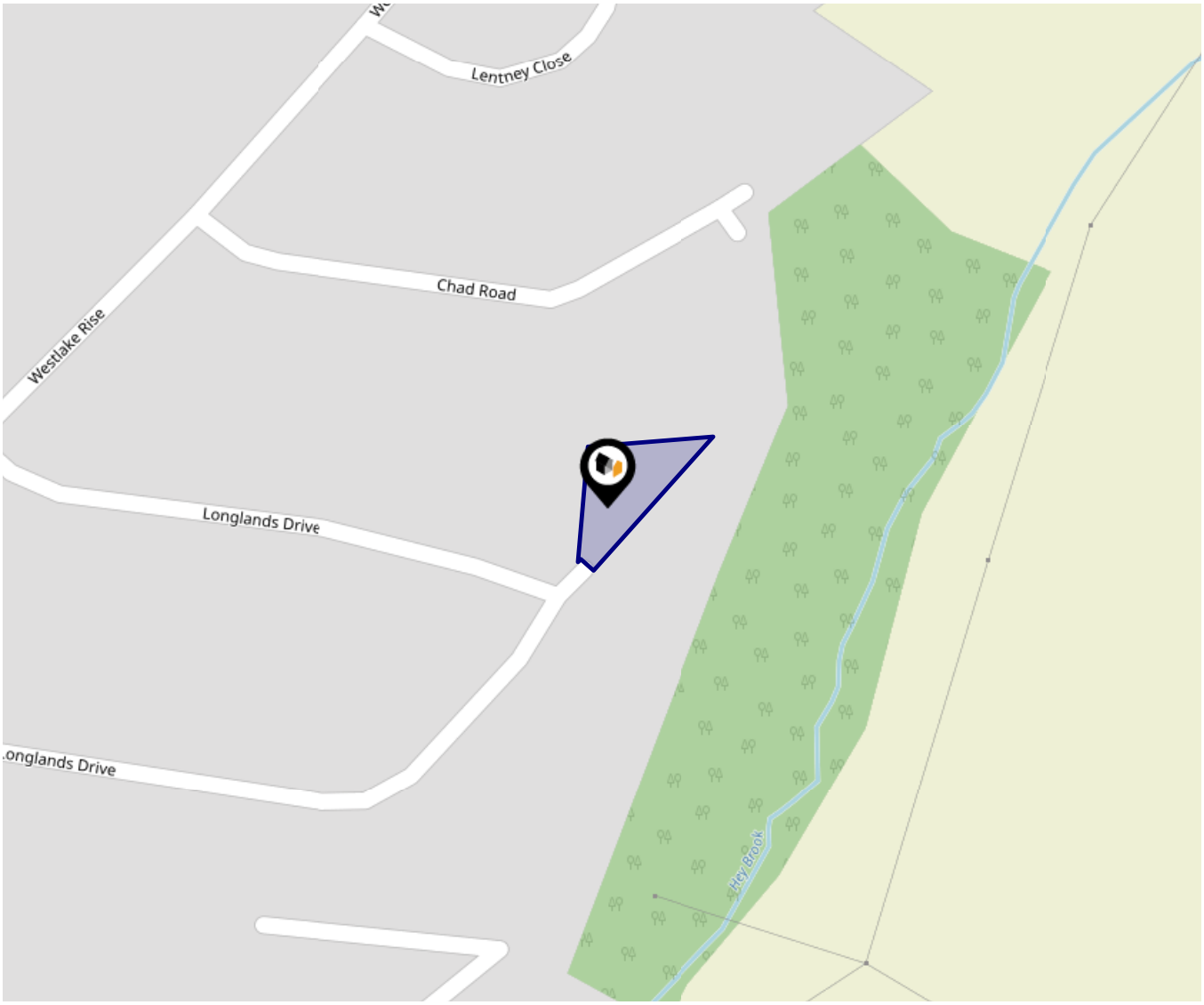
What is Radon?

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



This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

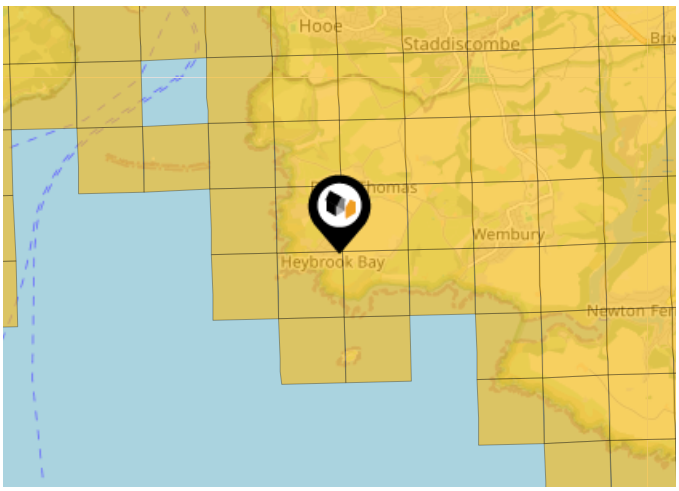
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Environment
Soils & Clay

Ground Composition for this Address (Surrounding square kilometer zone around property)

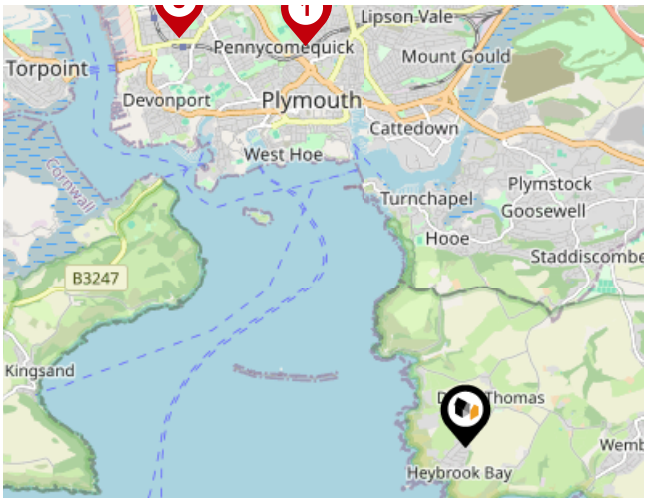
Carbon Content:	NONE	**Soil Texture:**	SILTY LOAM
Parent Material Grain:	MIXED (ARGILLIC-RUDACEOUS)	**Soil Depth:**	INTERMEDIATE
Soil Group:	MEDIUM(SILTY)		



Primary Classifications (Most Common Clay Types)

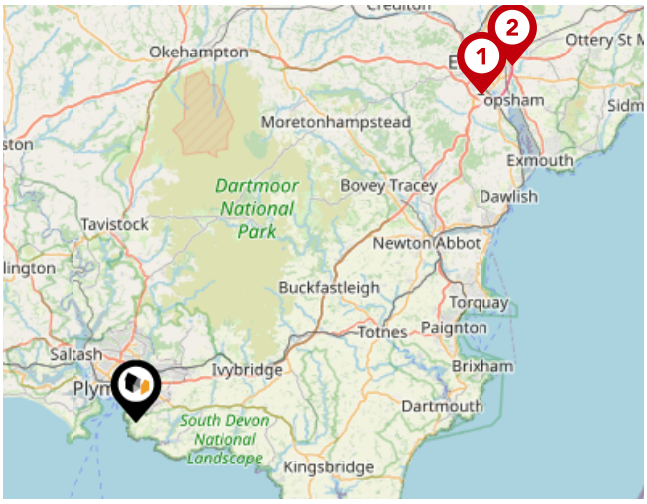
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay &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



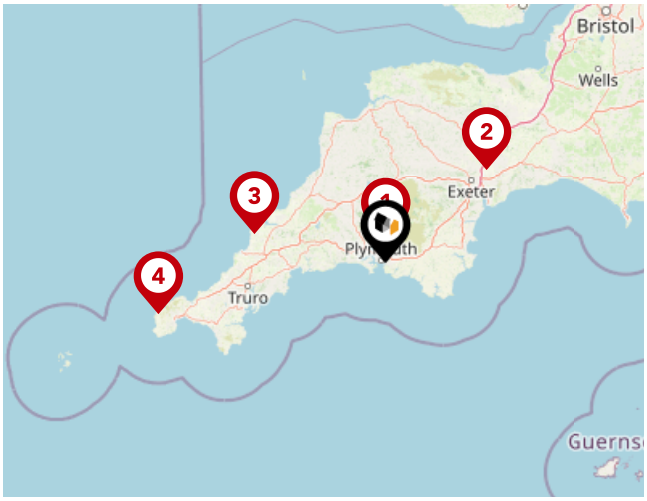
National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	4.09 miles
2	Plymouth Rail Station	4.11 miles
3	Devonport Rail Station	4.73 miles



Trunk Roads/Motorways

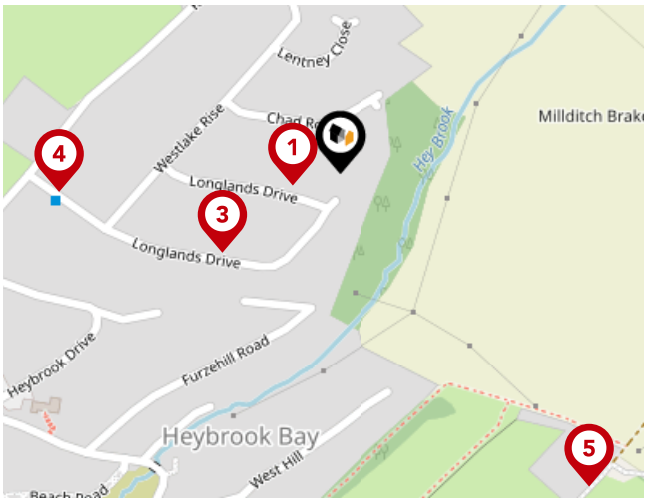
Pin	Name	Distance
1	M5 J31	35.99 miles
2	M5 J30	39.15 miles



Airports/Helipads

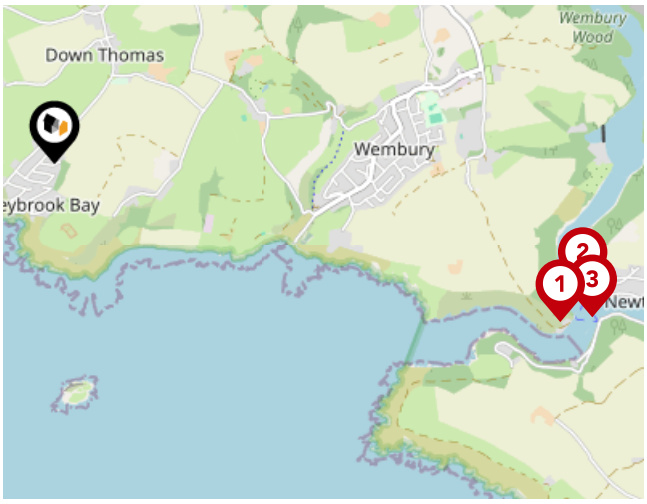
Pin	Name	Distance
1	Glenholt	6.91 miles
2	Exeter Airport	41.55 miles
3	St Mawgan	40.45 miles
4	Joppa	70.64 miles

Area
Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Westlake Rise	0.03 miles
2	Westlake Rise	0.11 miles
3	Westlake Rise	0.08 miles
4	Longlands Drive Terminus	0.17 miles
5	Wembury Point	0.24 miles



Ferry Terminals

Pin	Name	Distance
1	Warren Point Ferry Landing	2.51 miles
2	Newton Ferrers Ferry Landing	2.57 miles
3	Noss Mayo Ferry Landing	2.65 miles

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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