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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 15th January 2026



**KEWARRA, RENNEY ROAD, HEYBROOK BAY, PLYMOUTH,
PL9 0BD**

6 Mannamead Road Plymouth Devon PL4 7AA

01752 256000

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Property Overview



Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,679 ft ² / 156 m ²		
Plot Area:	0.18 acres		
Council Tax :	Band F		
Annual Estimate:	£3,599		
Title Number:	DN176321		
UPRN:	10004740603		

Local Area

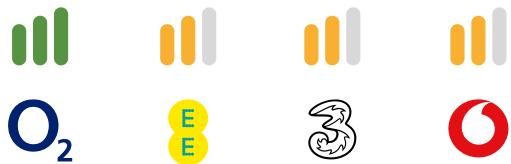
Local Authority:	Devon
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

5 mb/s	80 mb/s	- mb/s

Mobile Coverage:
(based on calls indoors)



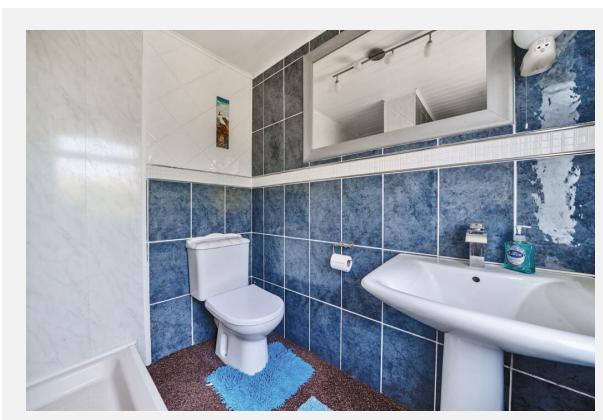
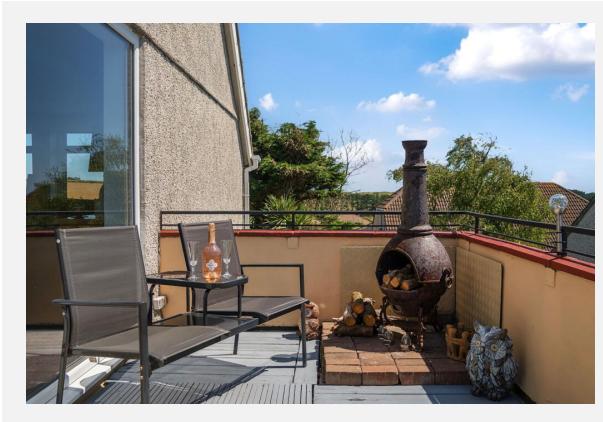
Satellite/Fibre TV Availability:



Gallery Photos



Gallery Photos

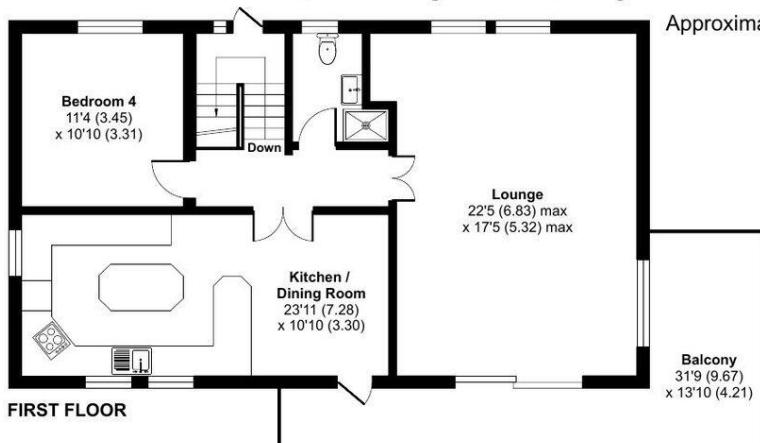


Gallery Floorplan

KEWARRA, RENNEY ROAD, HEYBROOK BAY, PLYMOUTH, PL9 0BD



Kewarra, Renney Road, Heybrook Bay, Plymouth, PL9

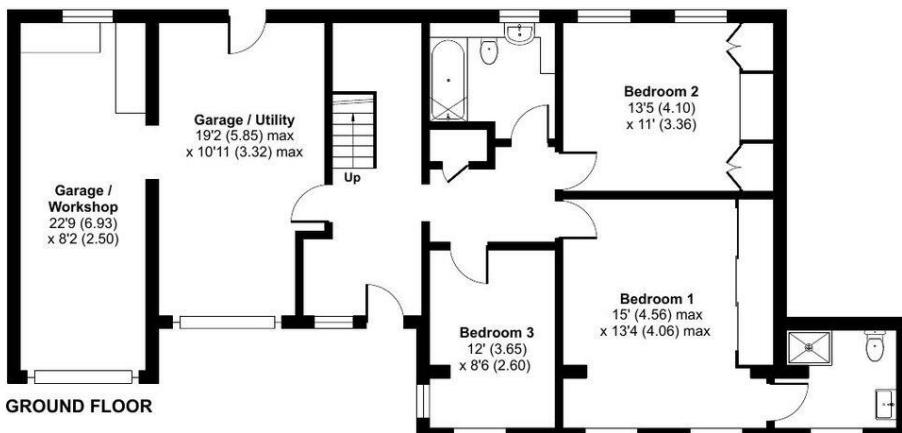


Approximate Area = 1678 sq ft / 155.8 sq m

Garage = 400 sq ft / 37.1 sq m

Total = 2078 sq ft / 192.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Luscombe Maye. REF: 1320644

 Luscombe Maye
Since 1873

Property EPC - Certificate

Kewarra, Renney Road, Heybrook Bay, PL9 0BD

Energy rating

D

Valid until 13.07.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	59 D	
21-38	F		
1-20	G	70 C	

Property EPC - Additional Data

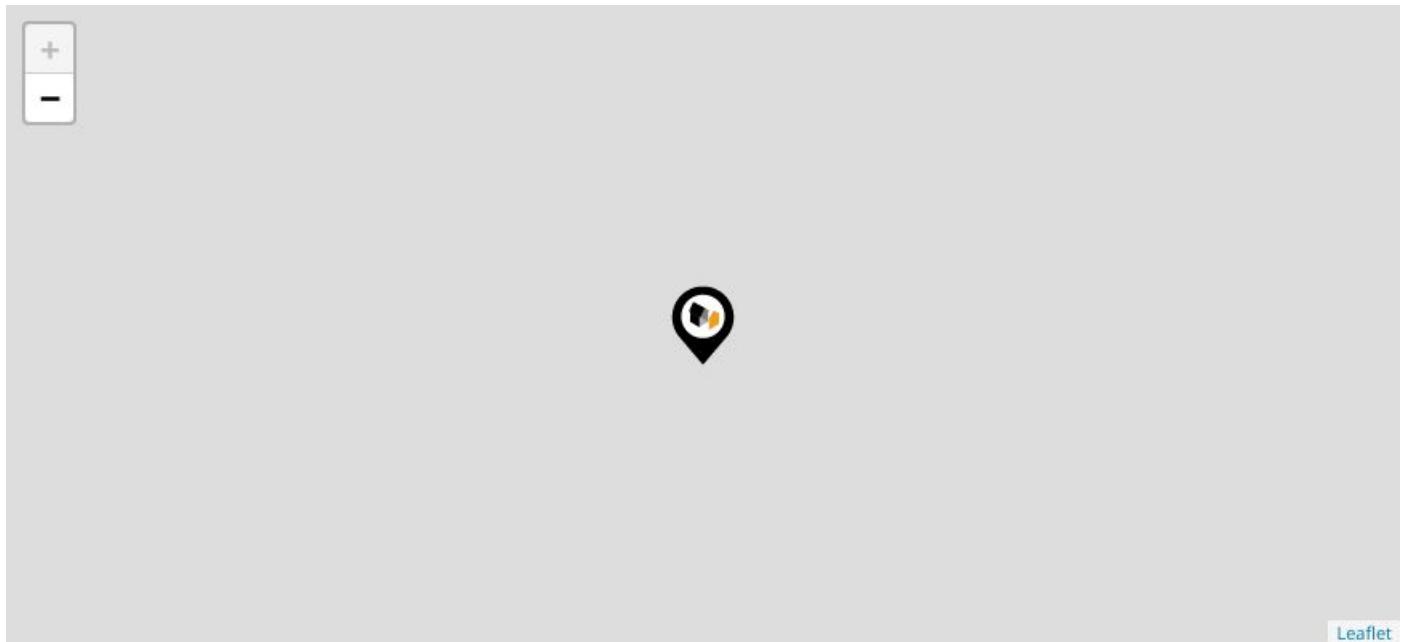
Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Oil (not community)
Main Gas:	No
Previous Extension:	2
Open Fireplace:	0
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, oil
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system, no cylinder thermostat
Hot Water Energy Efficiency:	Poor
Lighting:	Good lighting efficiency
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	156 m ²

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✖ Adit
- ✖ Gutter Pit
- ✖ Shaft

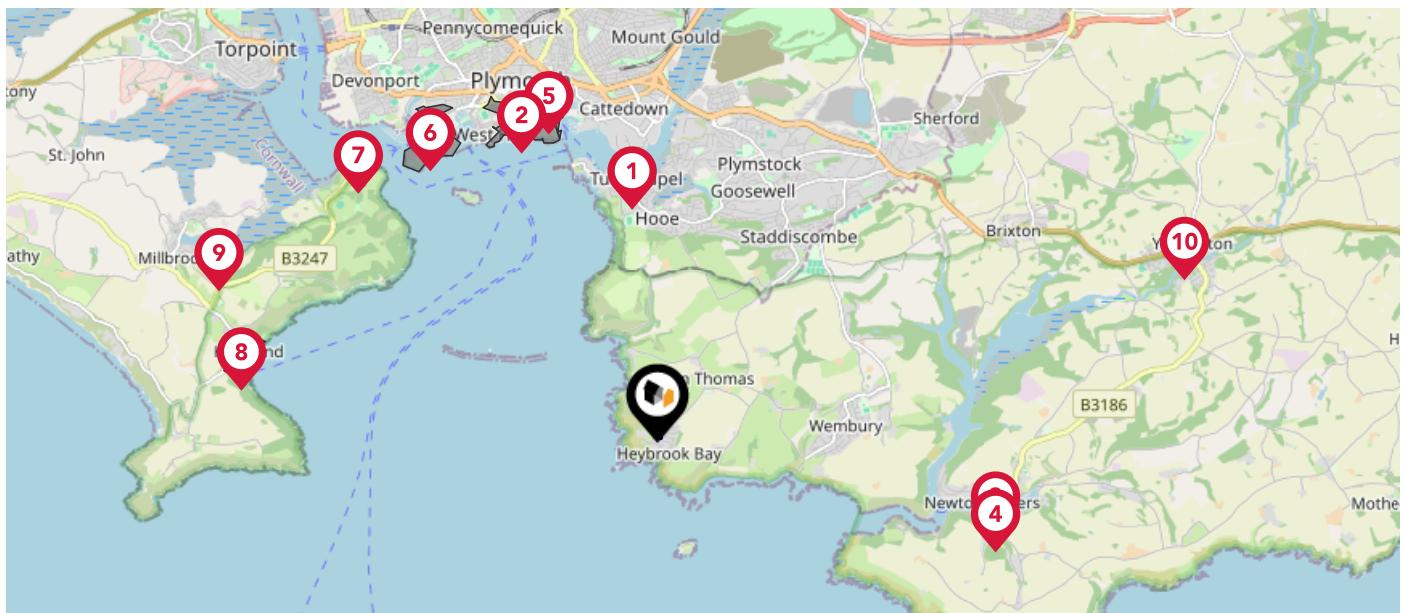
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



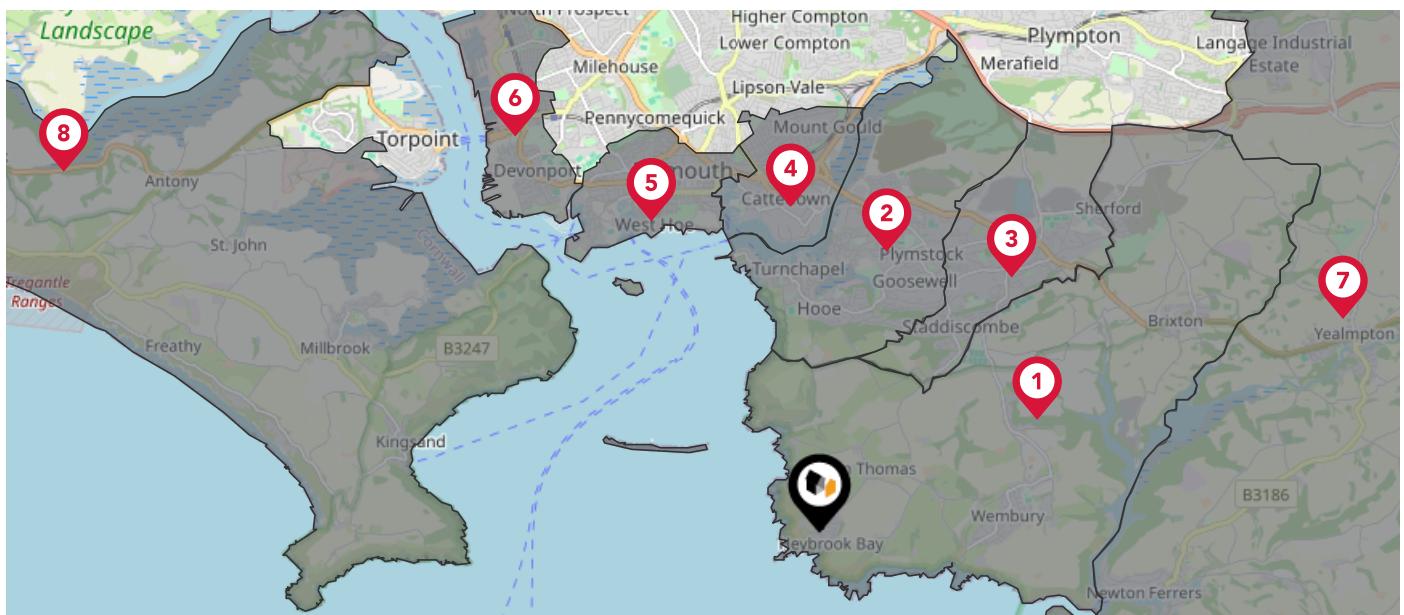
Nearby Conservation Areas

1	Turnchapel
2	The Hoe
3	Newton Ferrers
4	Noss Mayo
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



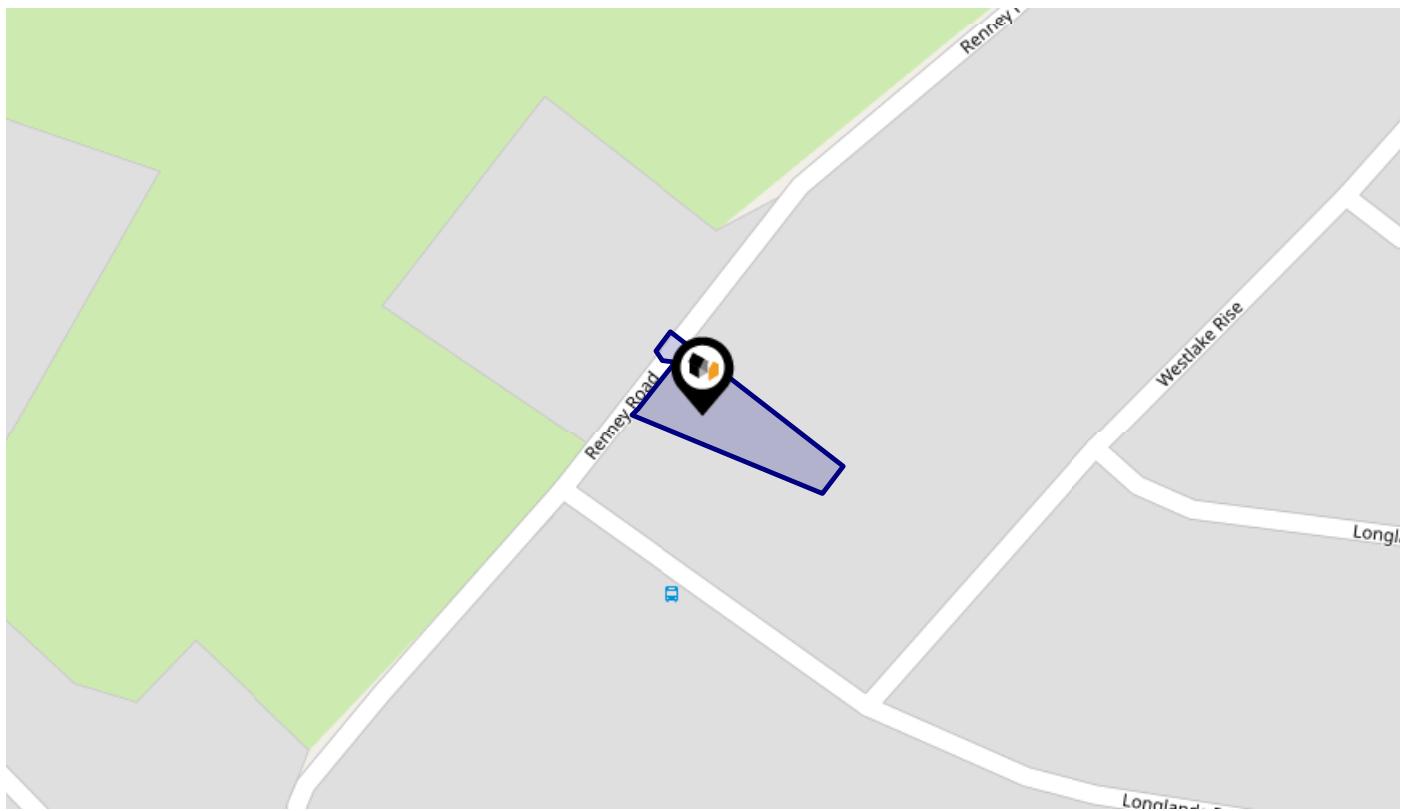
Nearby Council Wards

- 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 Devonport Ward
- 7 Newton & Yealmpton Ward
- 8 Rame Peninsula & St. Germans ED

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.

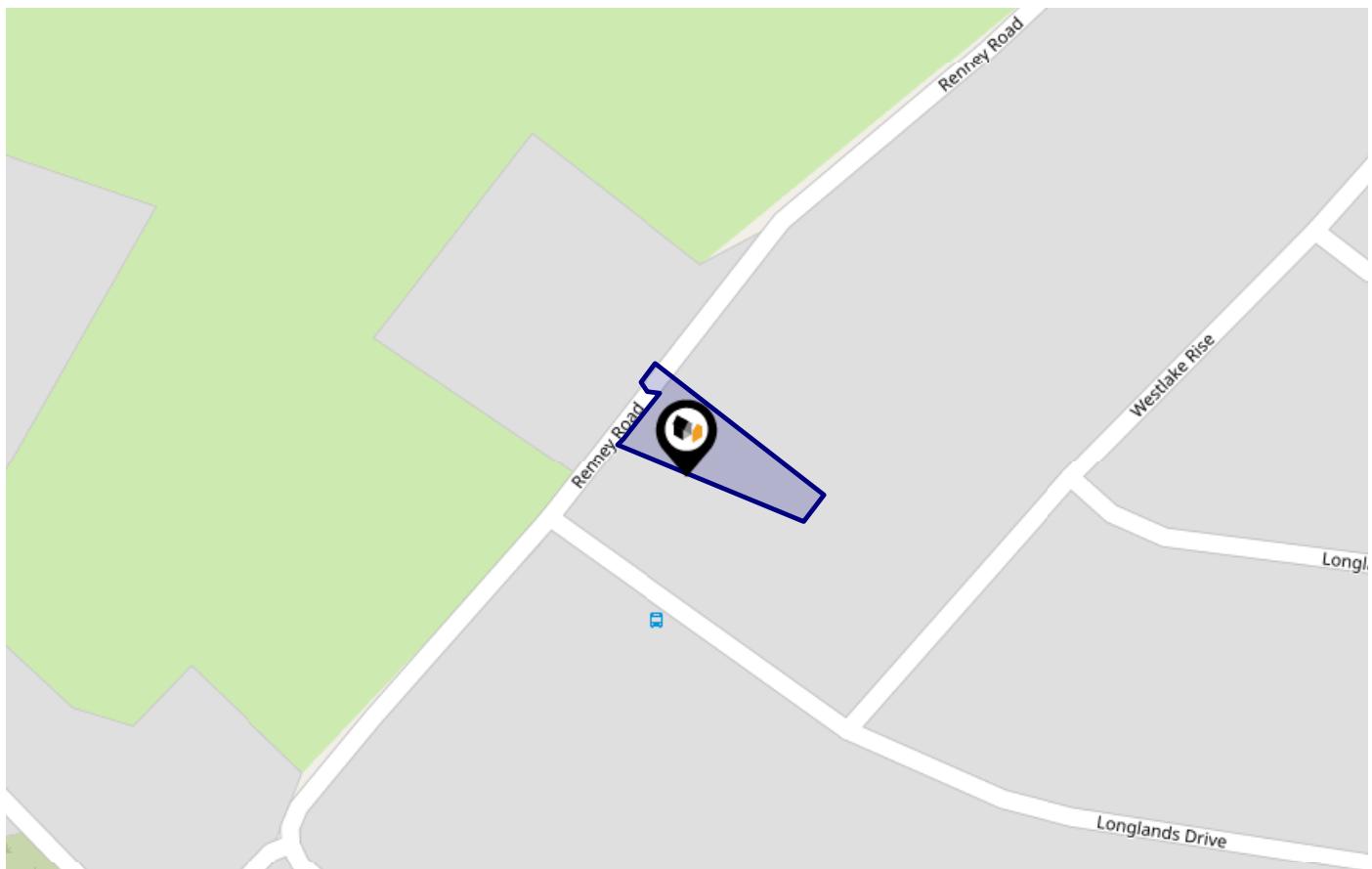
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:



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.

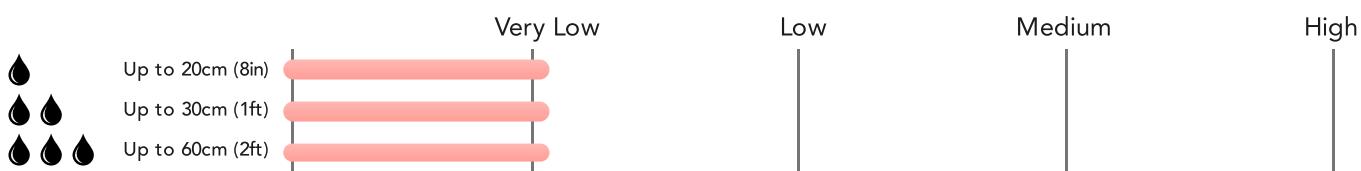


Risk Rating: Very low

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.

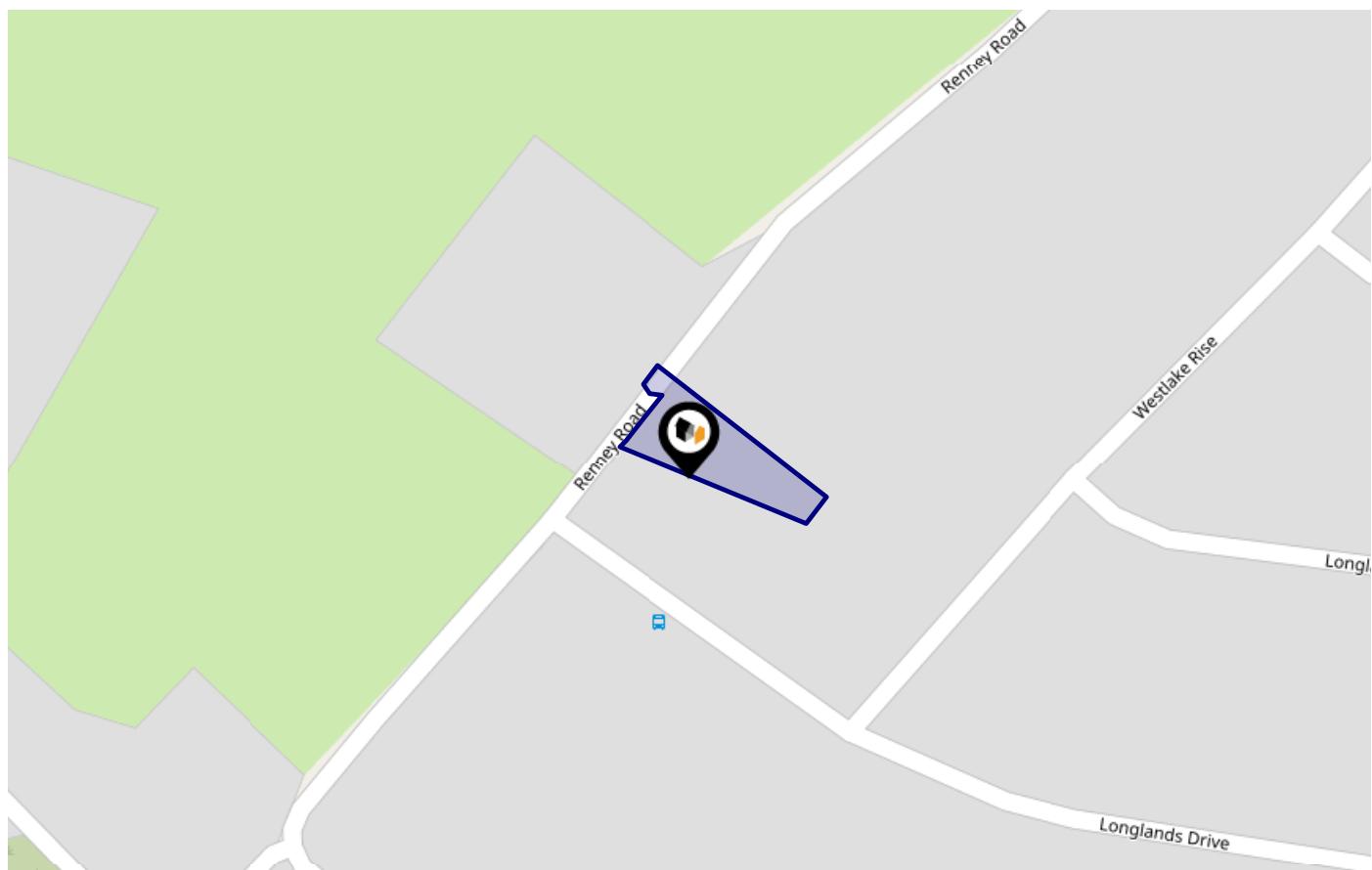
Chance of flooding to the following depths at this property:



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.

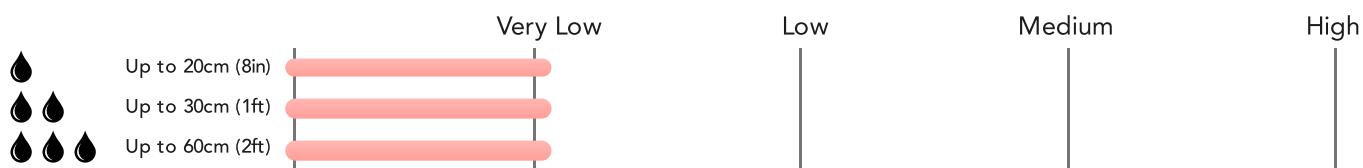


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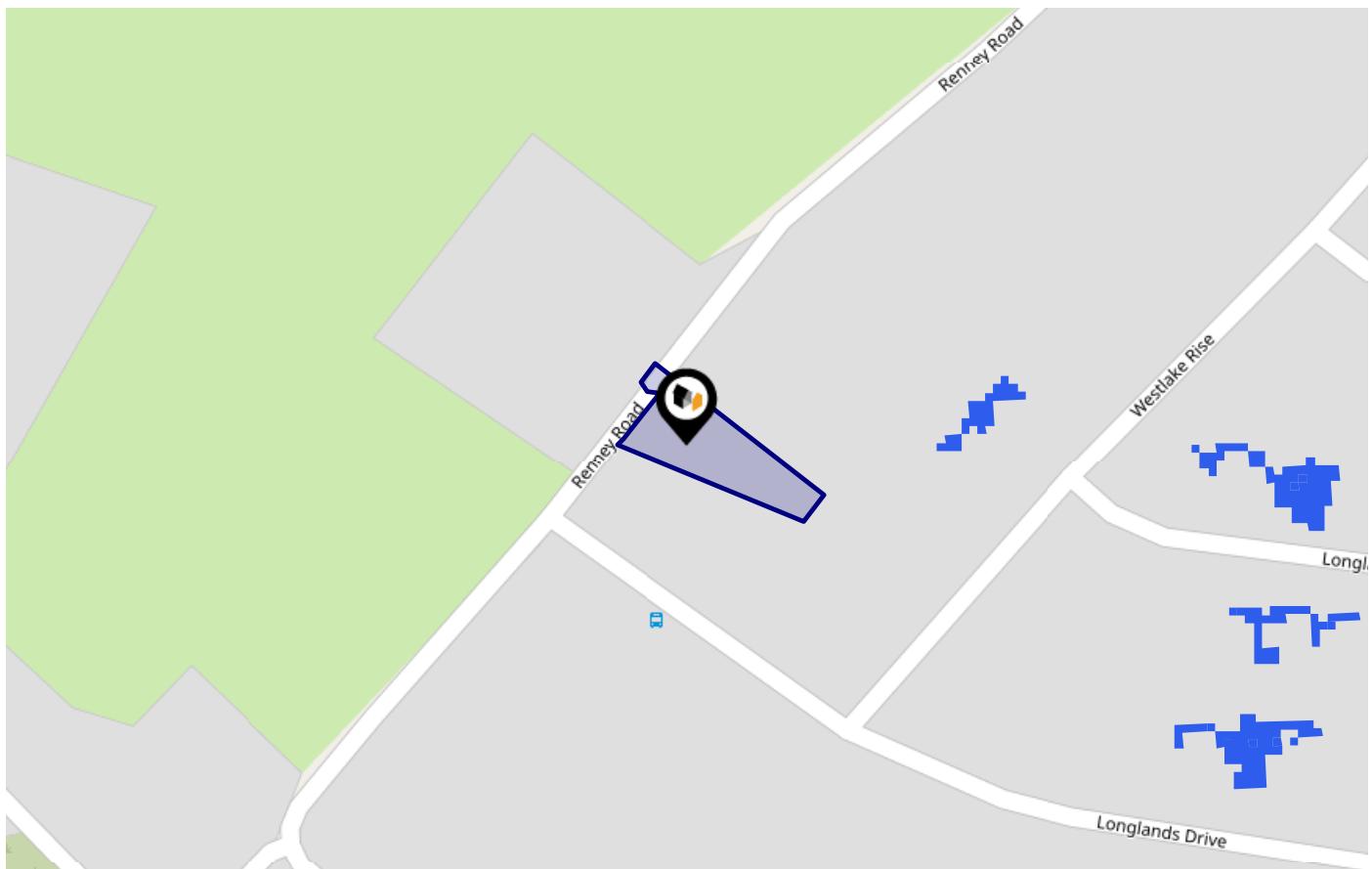
Chance of flooding to the following depths at this property:



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

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- 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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- Very Low Risk** - an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

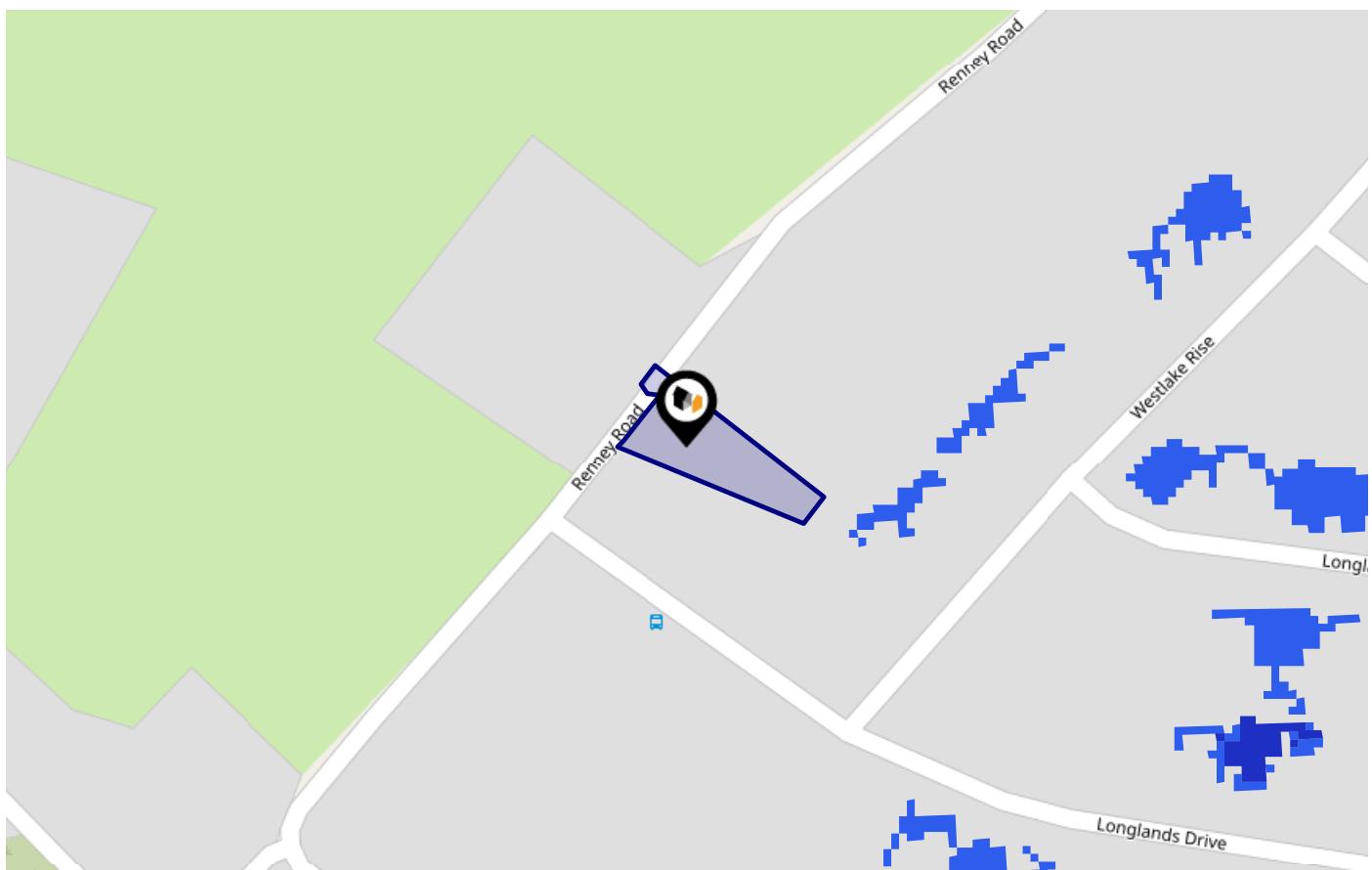
Chance of flooding to the following depths at this property:



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.

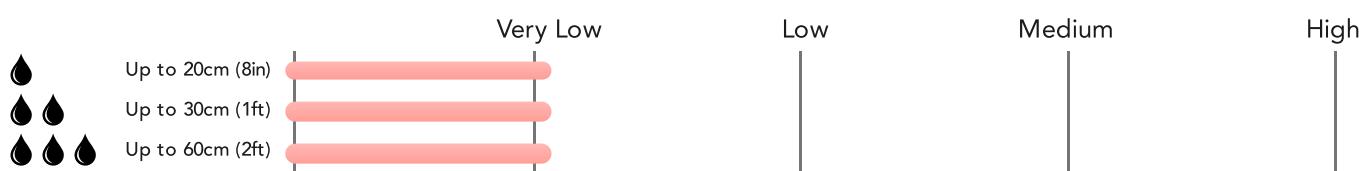


Risk Rating: Very low

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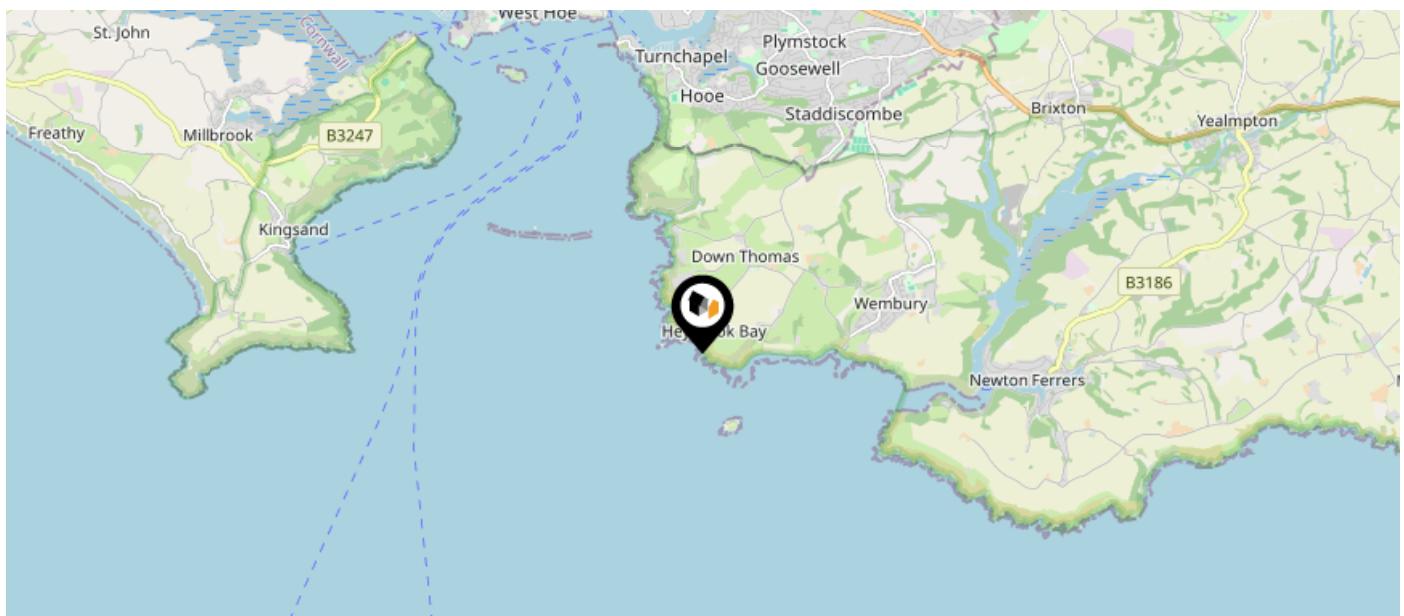
Chance of flooding to the following depths at this property:



Maps

Green Belt

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



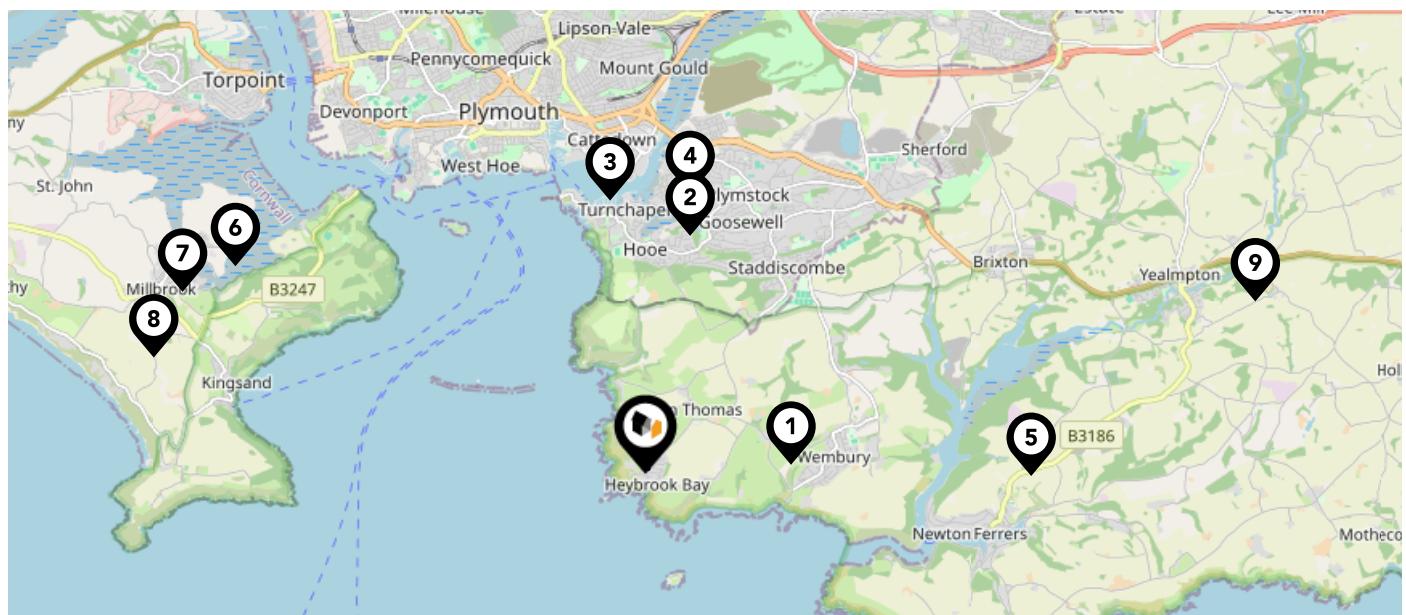
Nearby Green Belt Land

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.



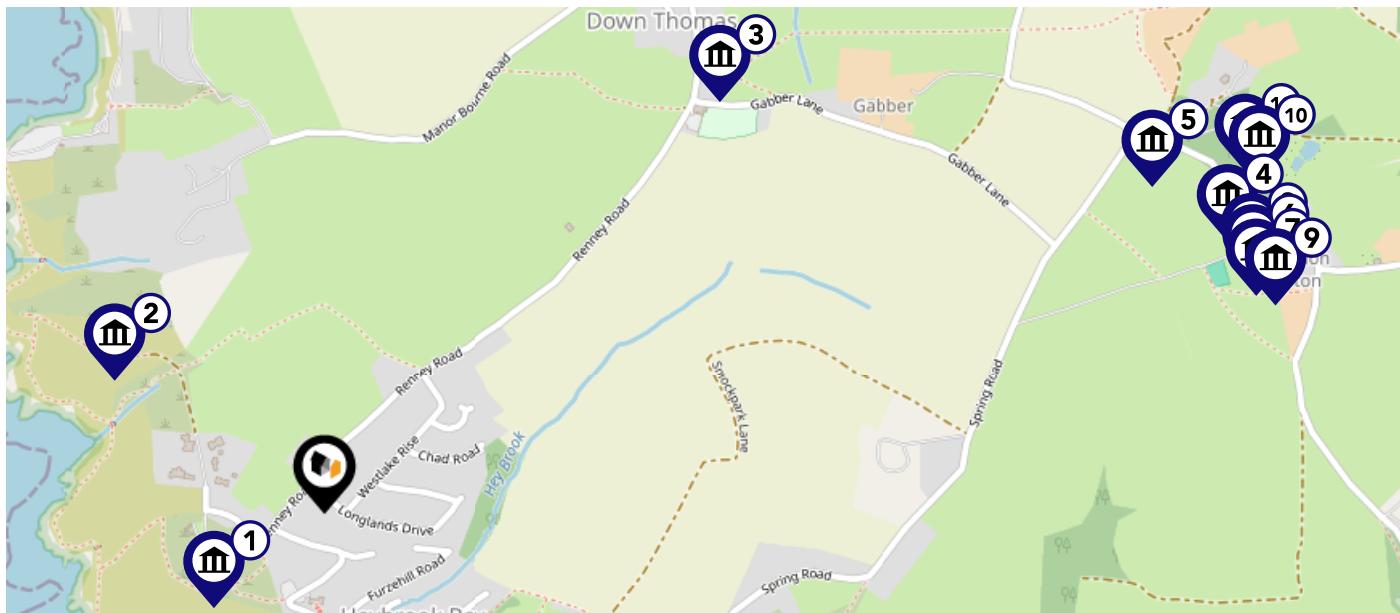
Nearby Landfill Sites

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

Maps

Listed Buildings

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



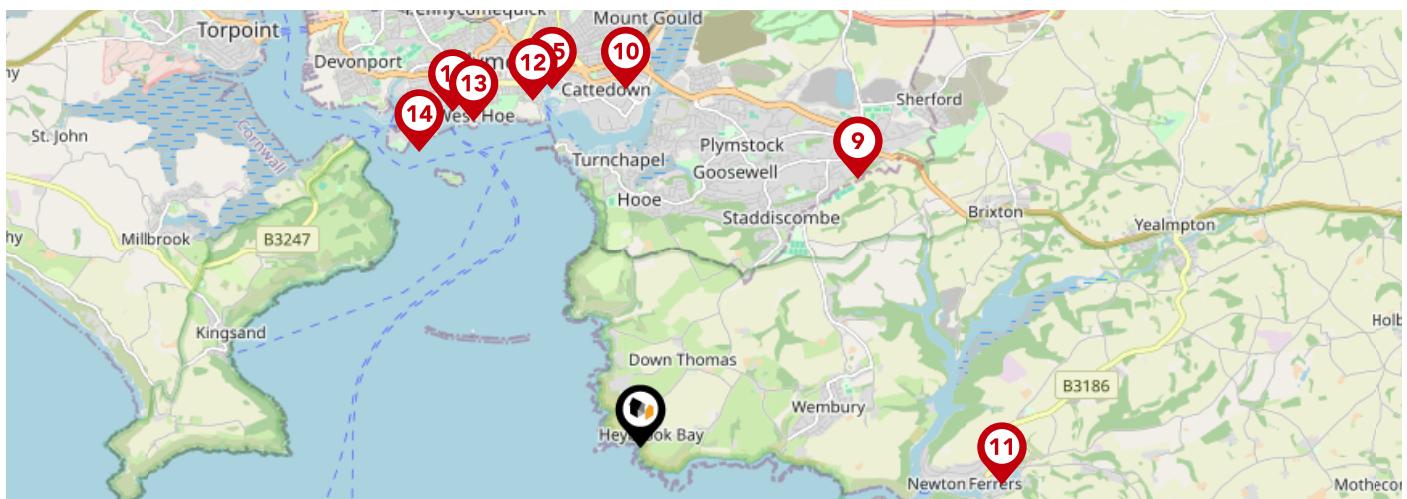
Listed Buildings in the local district	Grade	Distance
 1270701 - Battery	Grade II	0.2 miles
 1108570 - Battery	Grade II	0.3 miles
 1169095 - Princes Farm House	Grade II	0.7 miles
 1108586 - The Tithe Barn	Grade II	1.1 miles
 1306693 - Langdon Lodge	Grade II	1.1 miles
 1169109 - White Dove Cottage	Grade II	1.1 miles
 1108585 - Shippen Approximately 20 Metres North West Of Langdon Barton Farmhouse	Grade II	1.1 miles
 1324840 - Cartshed Approximately 75 Metres North North West Of Langdon Barton Farmhouse	Grade II	1.1 miles
 1306688 - Langdon Barton Farmhouse	Grade II	1.2 miles
 1324841 - Langdon Court Hotel	Grade II	1.2 miles
 1169129 - Two Pairs Of Gate Piers Adjoining South West And South East Of Langdon Court Hotel	Grade II	1.2 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Hooe Primary Academy	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 212 Distance:2.08					
2	Wembury Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 184 Distance:2.1					
3	Goosewell Primary Academy	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 419 Distance:2.59					
4	Oreston Community Academy	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 419 Distance:2.72					
5	Coombe Dean School	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 995 Distance:2.79					
6	Plymstock School	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 1671 Distance:3					
7	Pomphlett Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 424 Distance:3.1					
8	Morley Meadow Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 224 Distance:3.22					

Area Schools



		Nursery	Primary	Secondary	College	Private
9	Elburton Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Outstanding Pupils: 465 Distance:3.27					
10	Prince Rock Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Outstanding Pupils: 408 Distance:3.39					
11	Newton Ferrers Church of England Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 125 Distance:3.44					
12	ACE Schools Plymouth	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 233 Distance:3.44					
13	St Andrew's Cof E VA Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 208 Distance:3.48					
14	St George's CofE Primary Academy	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 90 Distance:3.49					
15	Holy Cross Catholic Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 306 Distance:3.5					
16	Millbay Academy	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 545 Distance:3.64					

Local Area Masts & Pylons



Key:

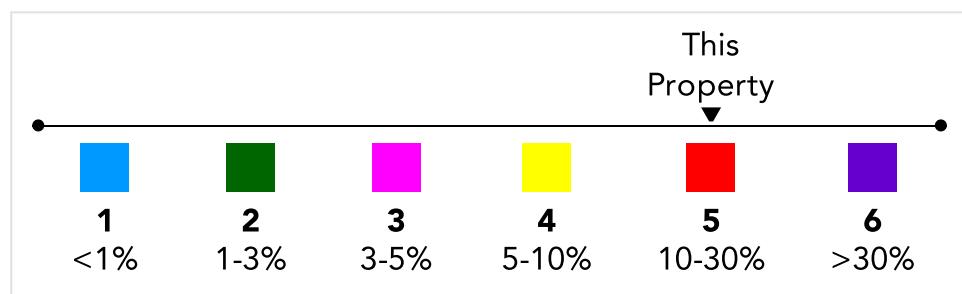
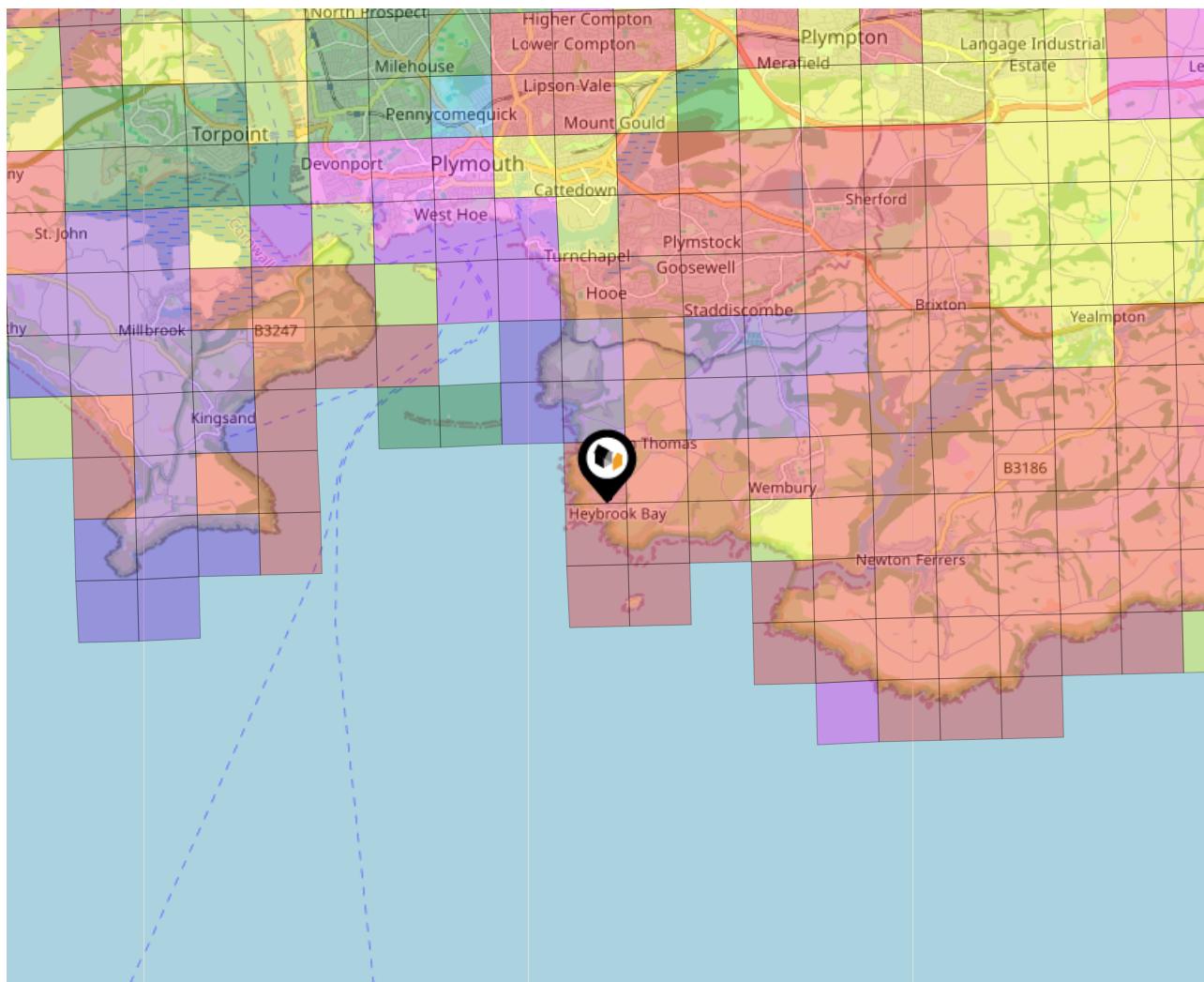
-  Power Pylons
-  Communication Masts

Environment

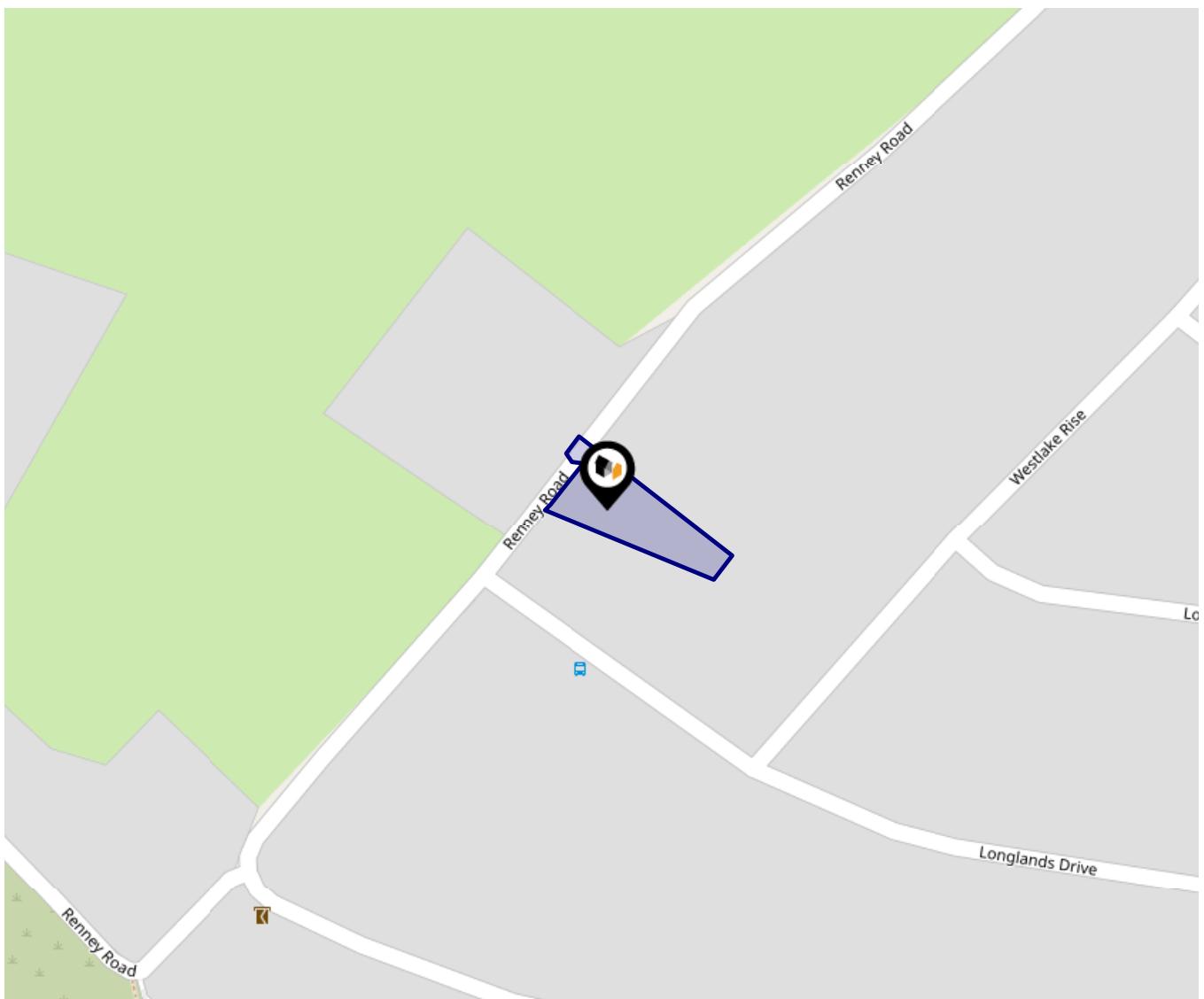
Radon Gas

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.

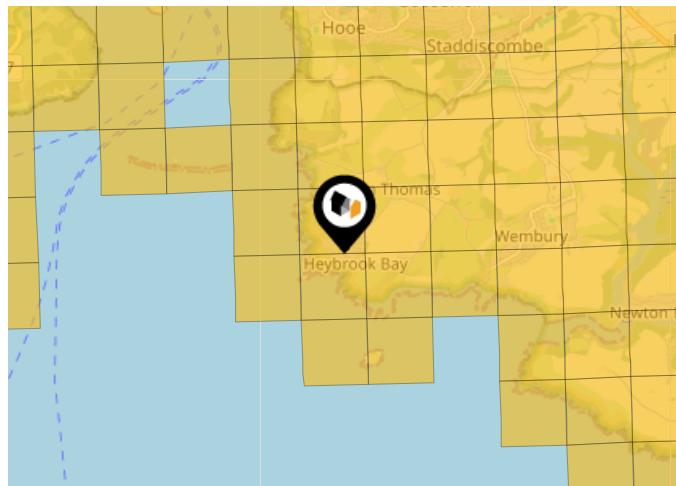
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- █ 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)

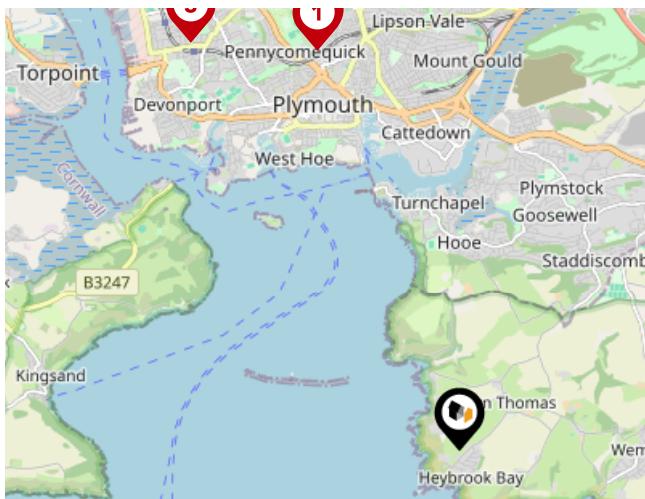
Carbon Content:	NONE	Soil Texture:	SILTY LOAM
Parent Material Grain:	MIXED (ARGILLIC-RUDACEOUS)	Soil Depth:	INTERMEDIATE
Soil Group:	MEDIUM(SILTY)		



Primary Classifications (Most Common Clay Types)

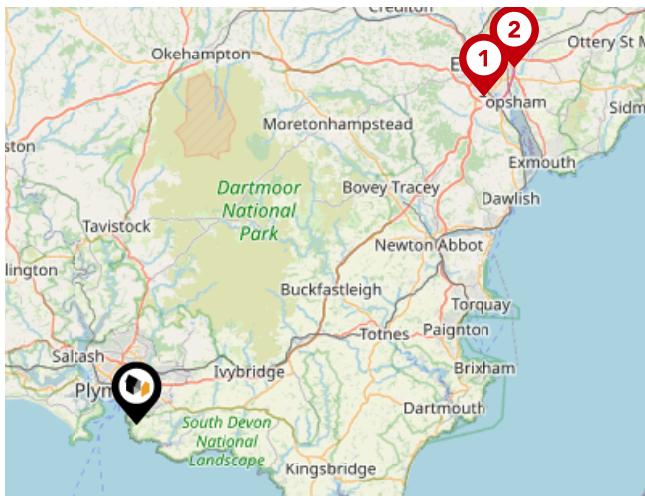
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & 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	4.02 miles
2	Plymouth Rail Station	4.04 miles
3	Devonport Rail Station	4.62 miles



Trunk Roads/Motorways

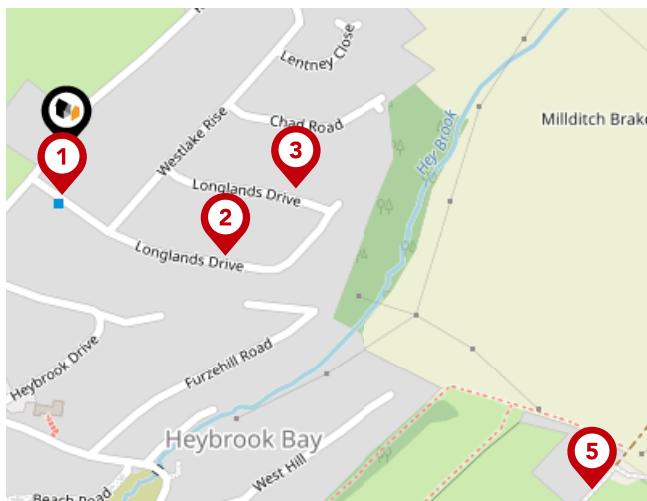
Pin	Name	Distance
1	M5 J31	36.09 miles
2	M5 J30	39.26 miles



Airports/Helipads

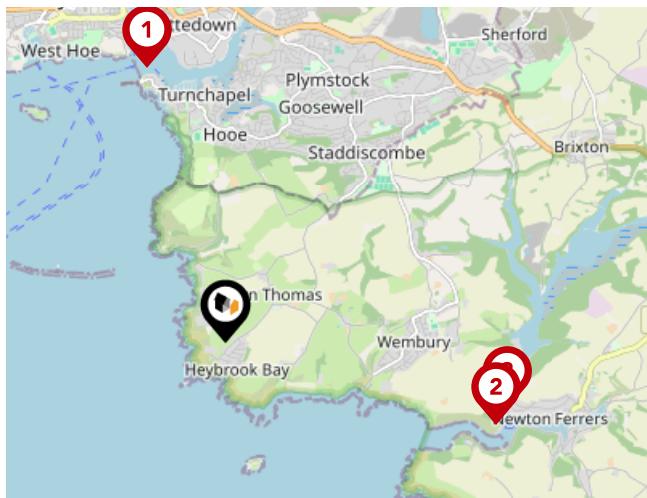
Pin	Name	Distance
1	Glenholt	6.9 miles
2	Exeter Airport	41.66 miles
3	St Mawgan	40.29 miles
4	Joppa	70.48 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Longlands Drive Terminus	0.03 miles
2	Westlake Rise	0.11 miles
3	Westlake Rise	0.14 miles
4	Westlake Rise	0.16 miles
5	Wembury Point	0.37 miles



Ferry Terminals

Pin	Name	Distance
1	Plymouth Mount Batten Ferry Landing	2.71 miles
2	Warren Point Ferry Landing	2.67 miles
3	Newton Ferrers Ferry Landing	2.73 miles

Data Quality

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