

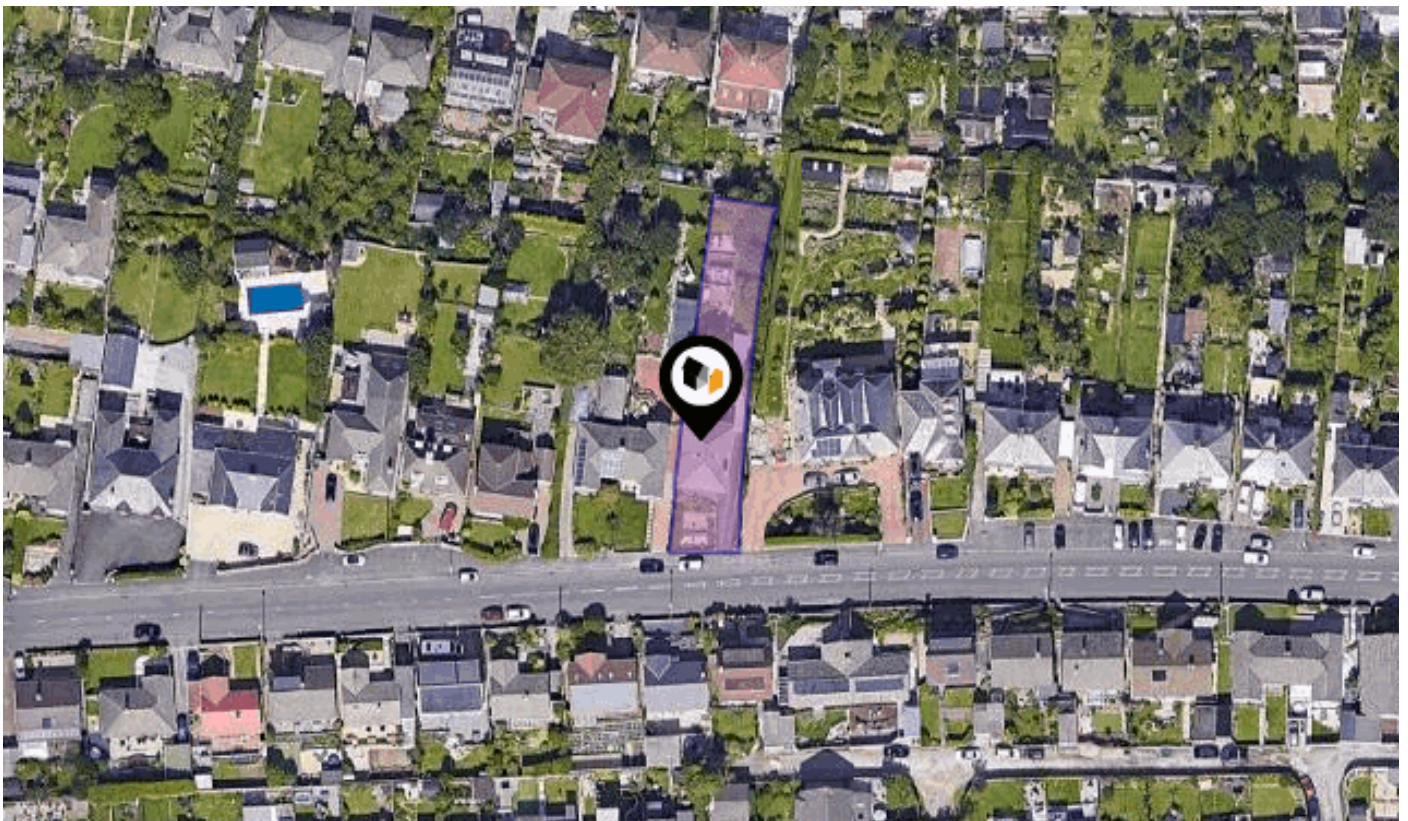


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 05th May 2026



124, MERAFIELD ROAD, PLYMOUTH, PL7 1SJ

Lang Town & Country

6 Mannamead Road, Plymouth, PL4 7AA

01752 456000

carrie@langtownandcountry.com

www.langtownandcountry.com






Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3	Latest FENSA Work:	03/11/2009 - 2 windows
Plot Area:	0.17 acres		03/11/2009 - 2 windows
Council Tax :	Band D		03/11/2009 - 2 windows
Annual Estimate:	£2,442		
Title Number:	DN37429		
UPRN:	100040465019		
Restrictive Covenants:	Yes		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

6 mb/s	80 mb/s	1000 mb/s
		

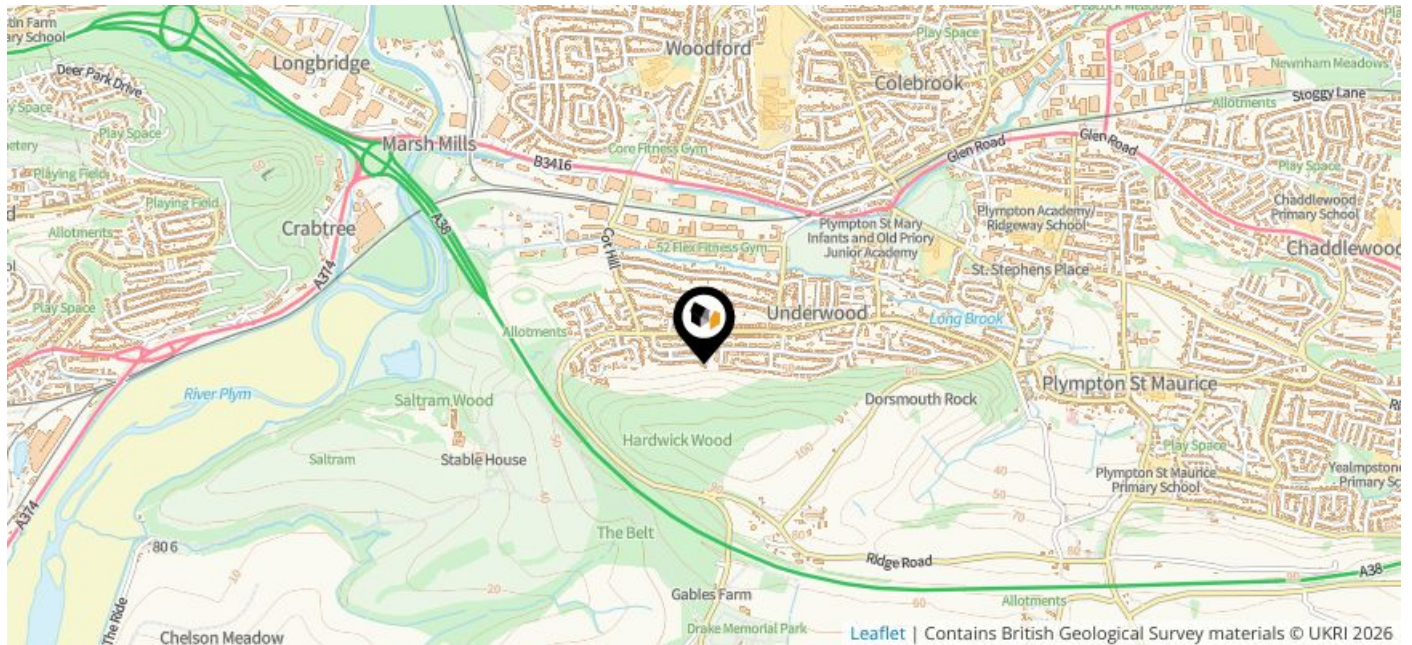
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

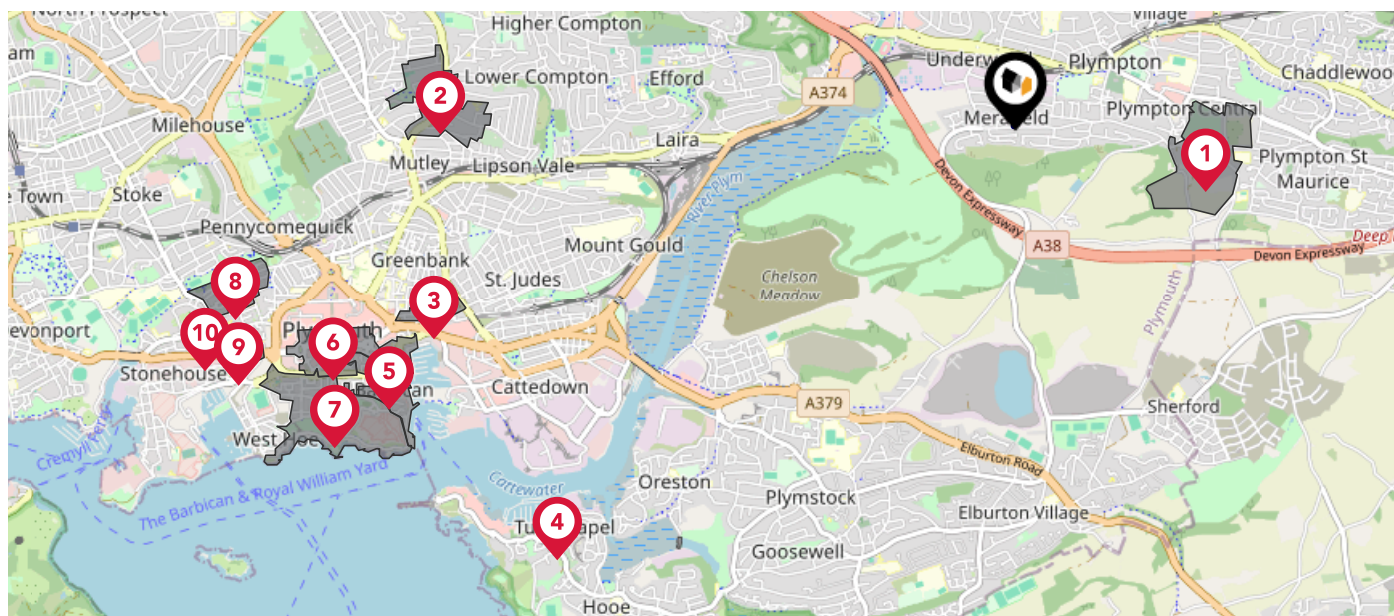
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

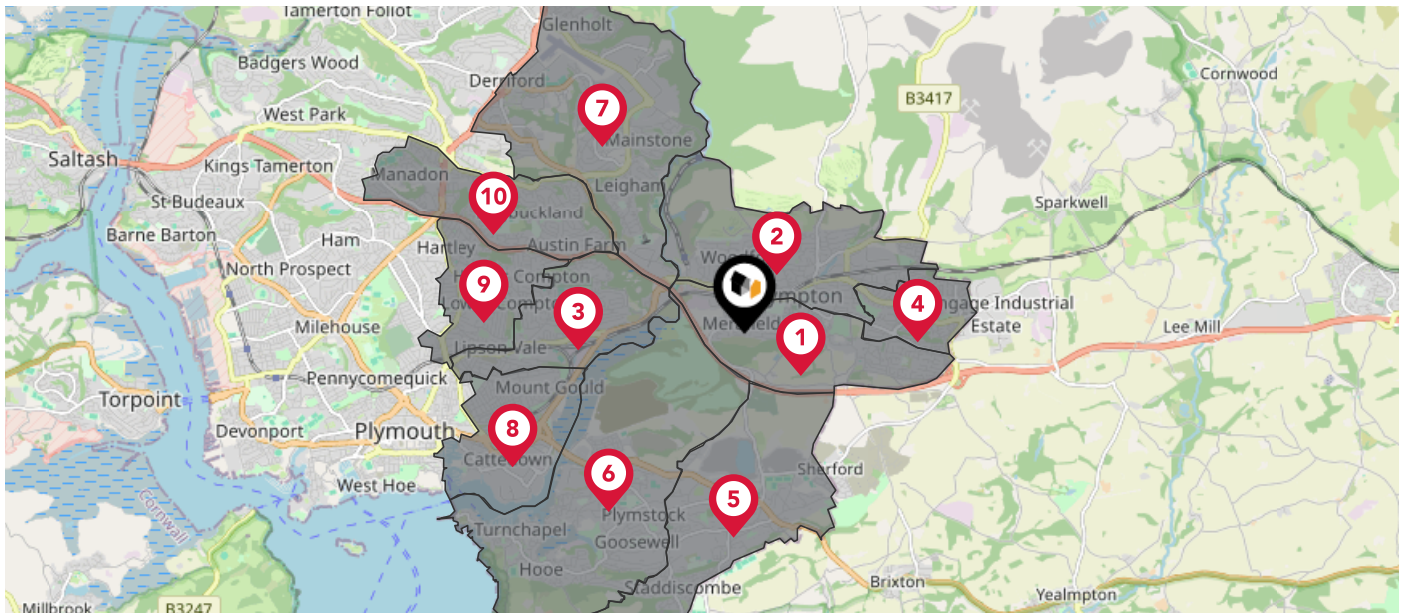
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.













Nearby Conservation Areas

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

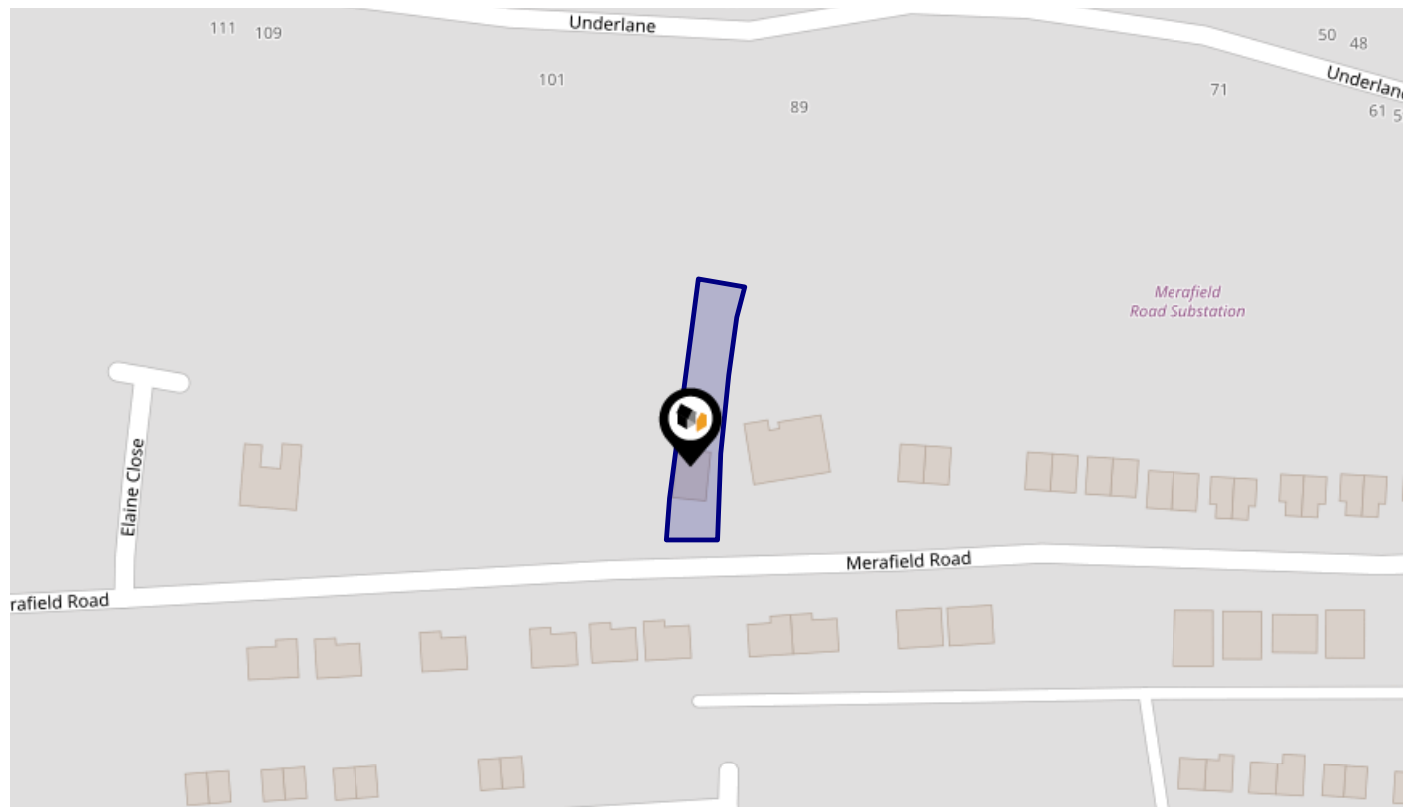
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

-  1 Plympton Erle Ward
-  2 Plympton St. Mary Ward
-  3 Efford and Lipson Ward
-  4 Plympton Chaddlewood Ward
-  5 Plymstock Dunstone Ward
-  6 Plymstock Radford Ward
-  7 Moor View Ward
-  8 Sutton and Mount Gould Ward
-  9 Compton Ward
-  10 Eggbuckland 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:

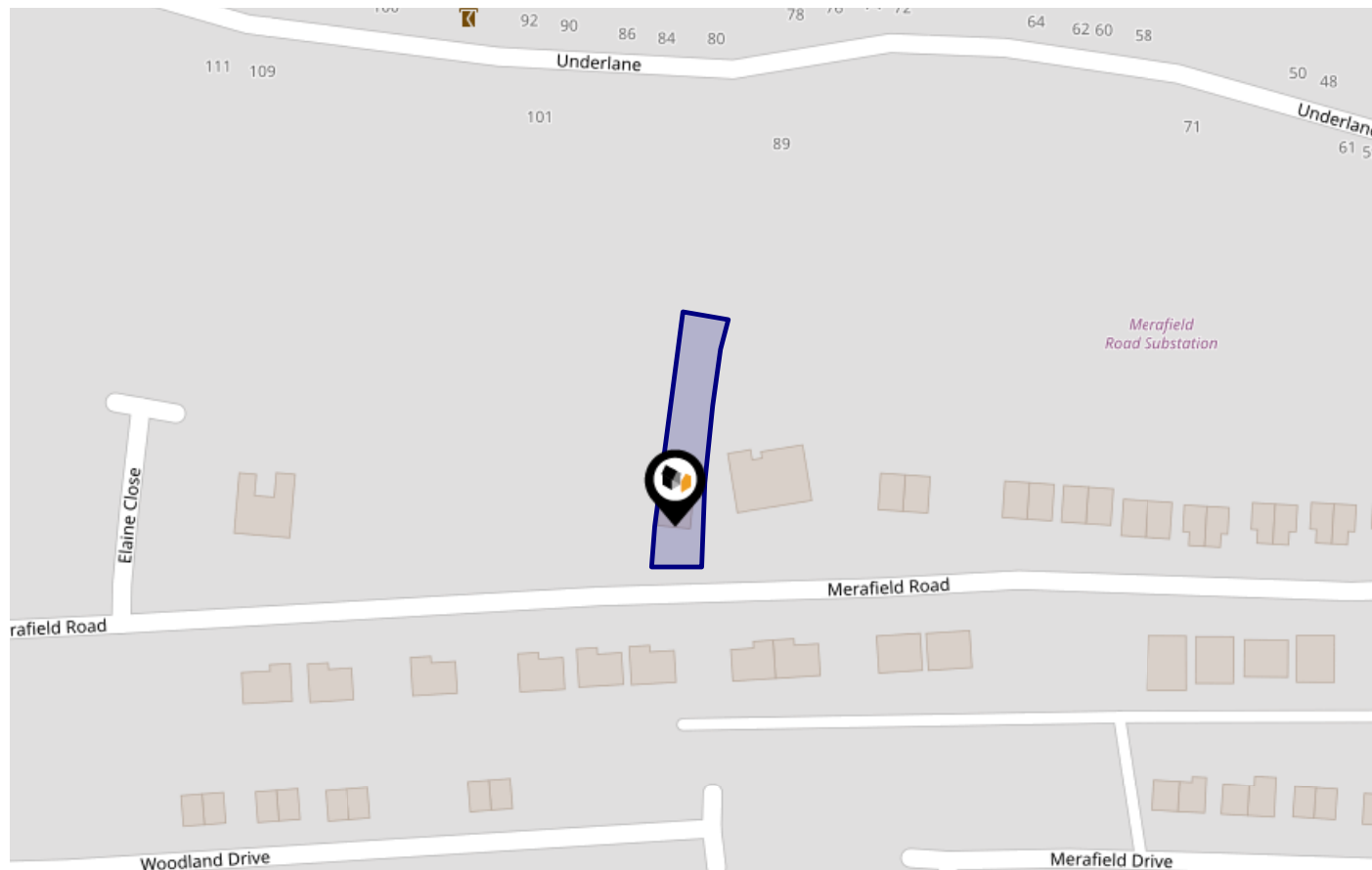
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

Flood Risk

Rivers & Seas - Flood Risk



This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

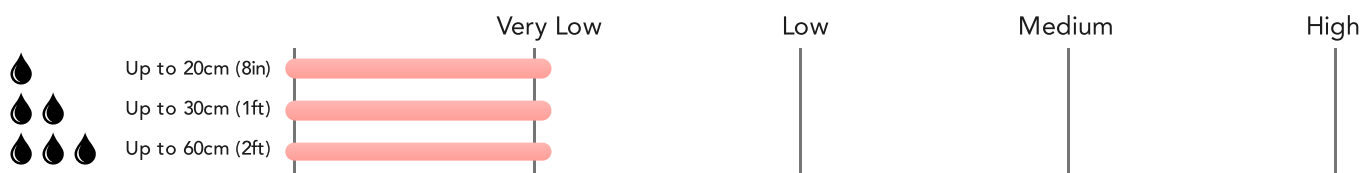


Risk Rating: Very low

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:

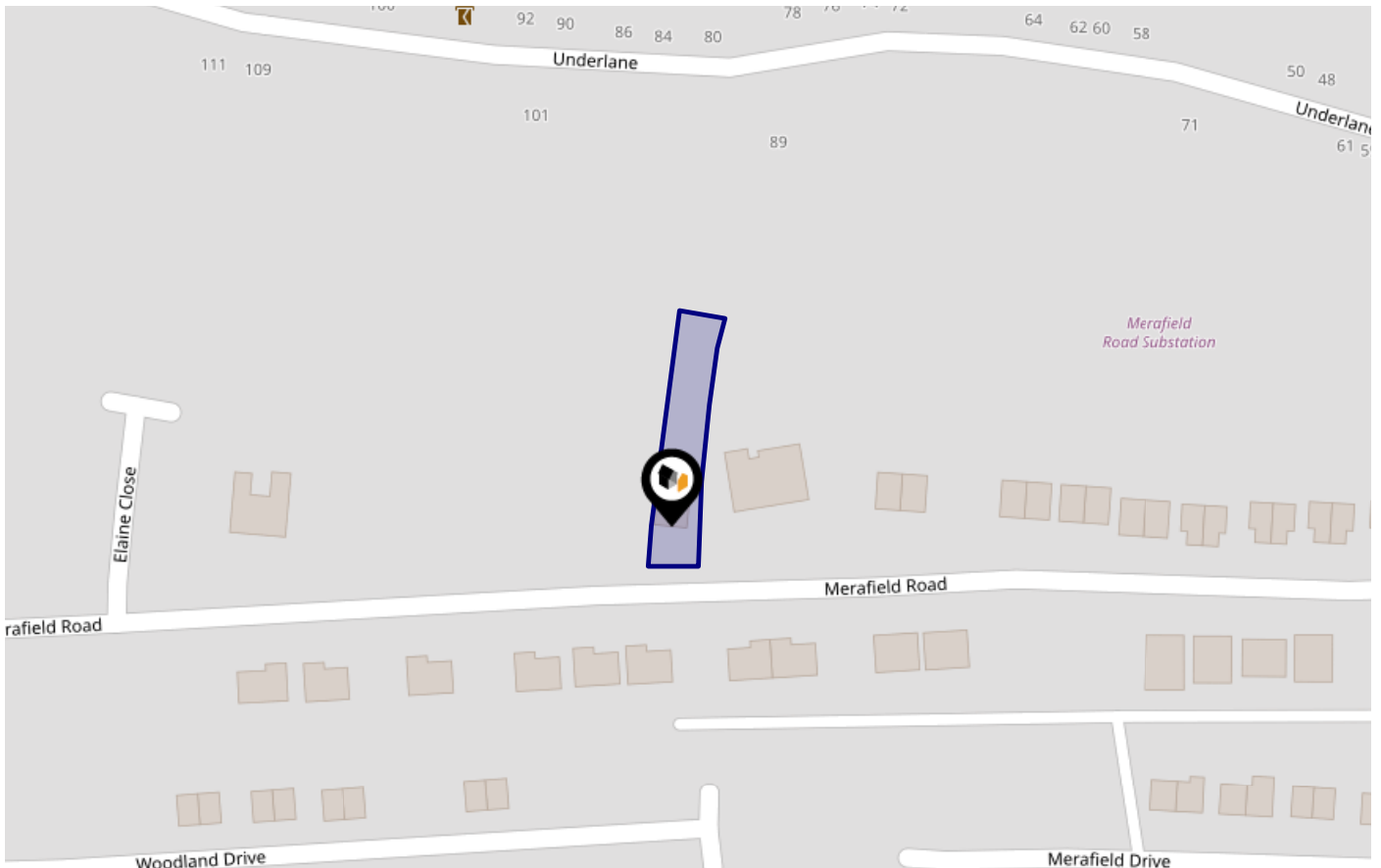


Flood Risk

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.

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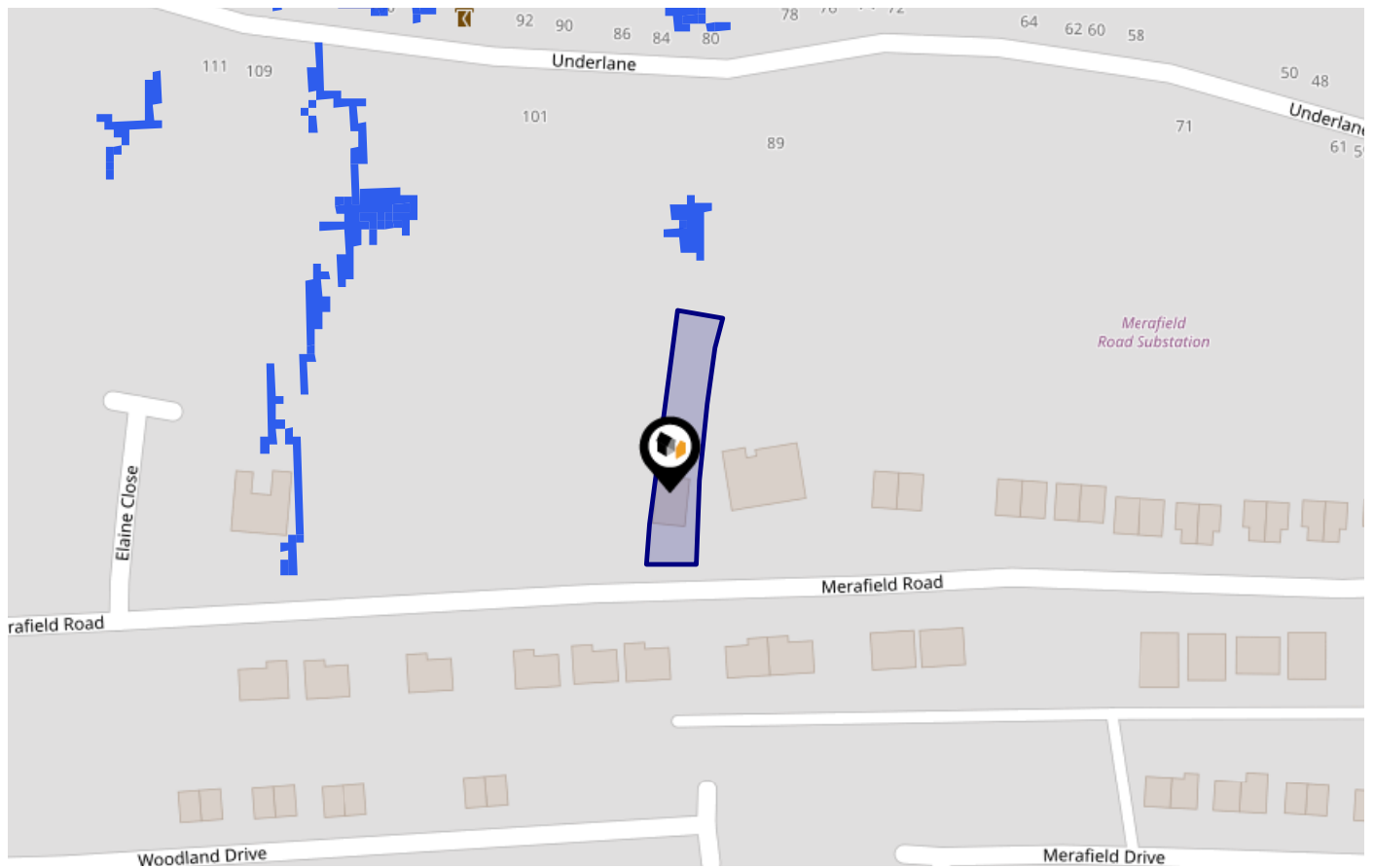


Flood Risk

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.



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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Chance of flooding to the following depths at this property:

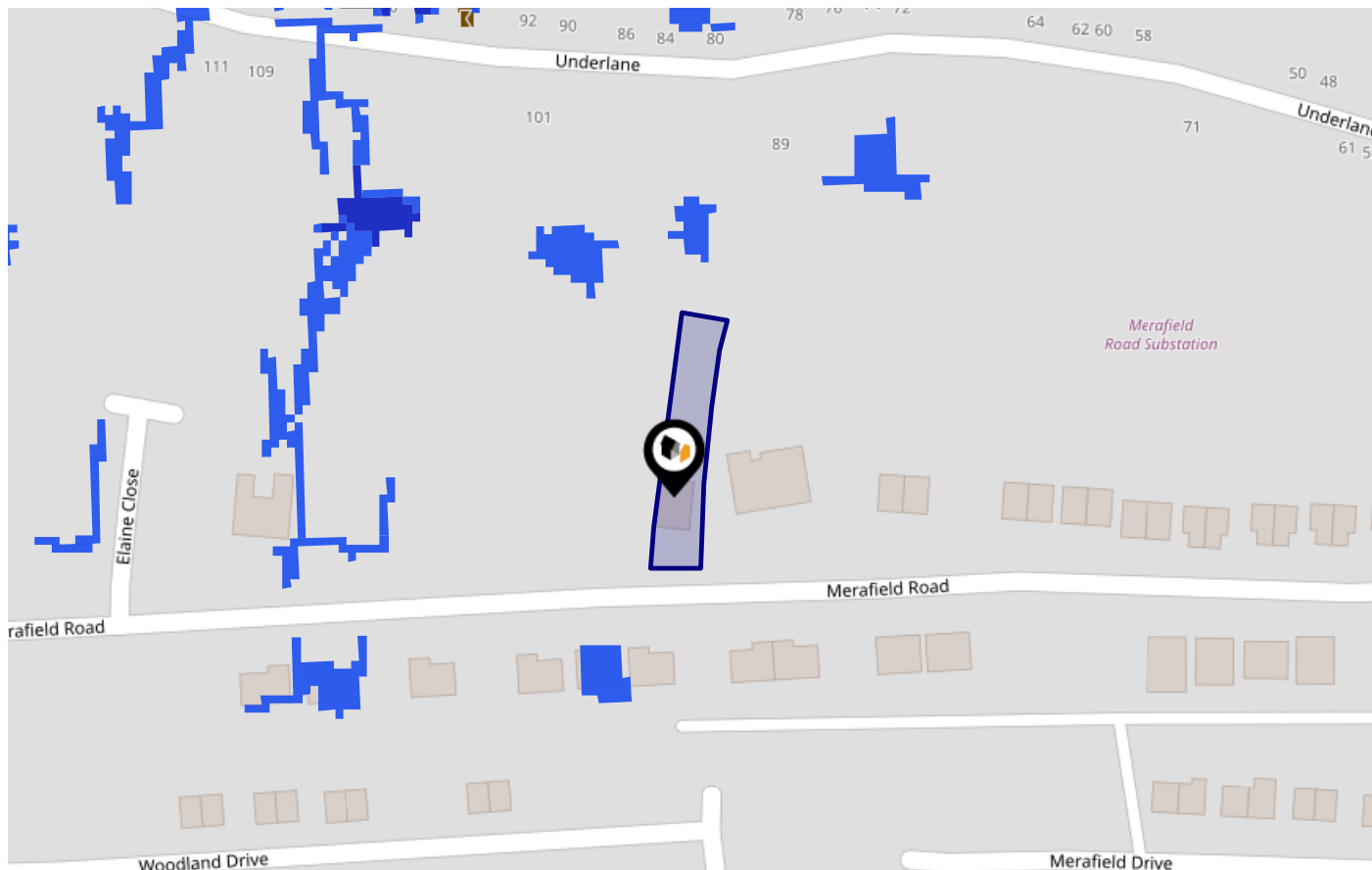


Flood Risk

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.

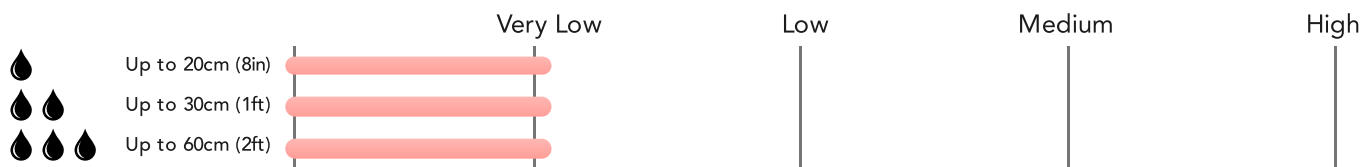


Risk Rating: Very low

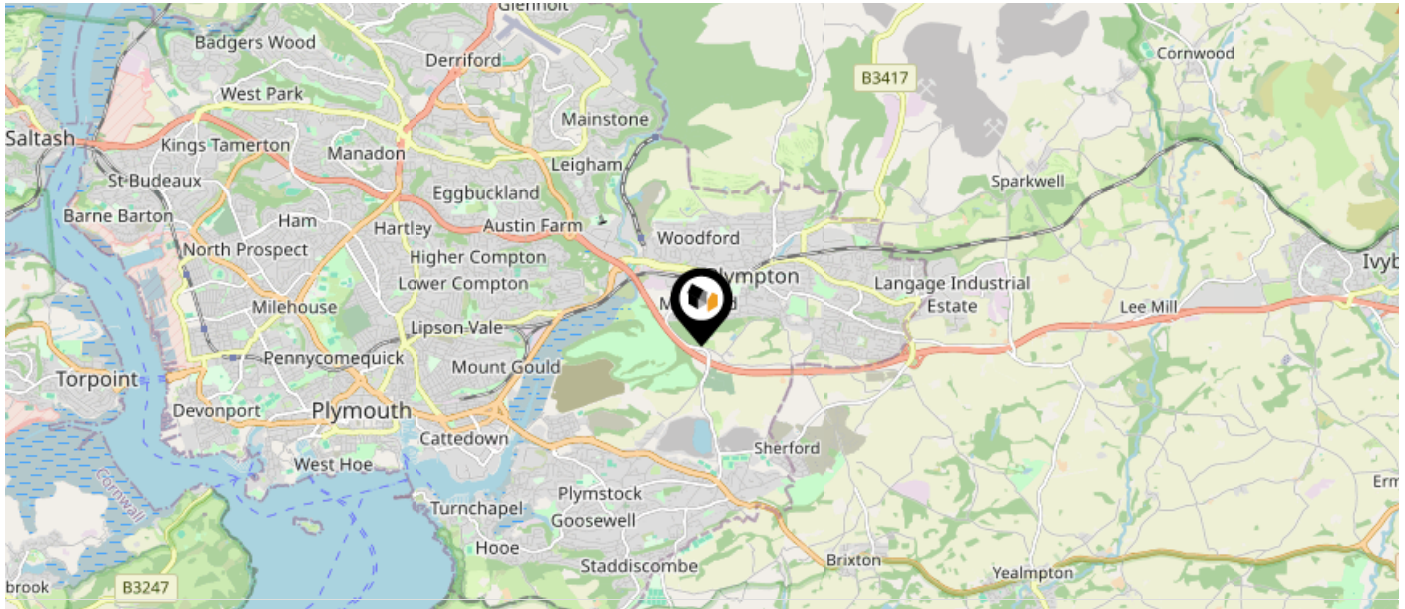
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Chance of flooding to the following depths at this property:



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



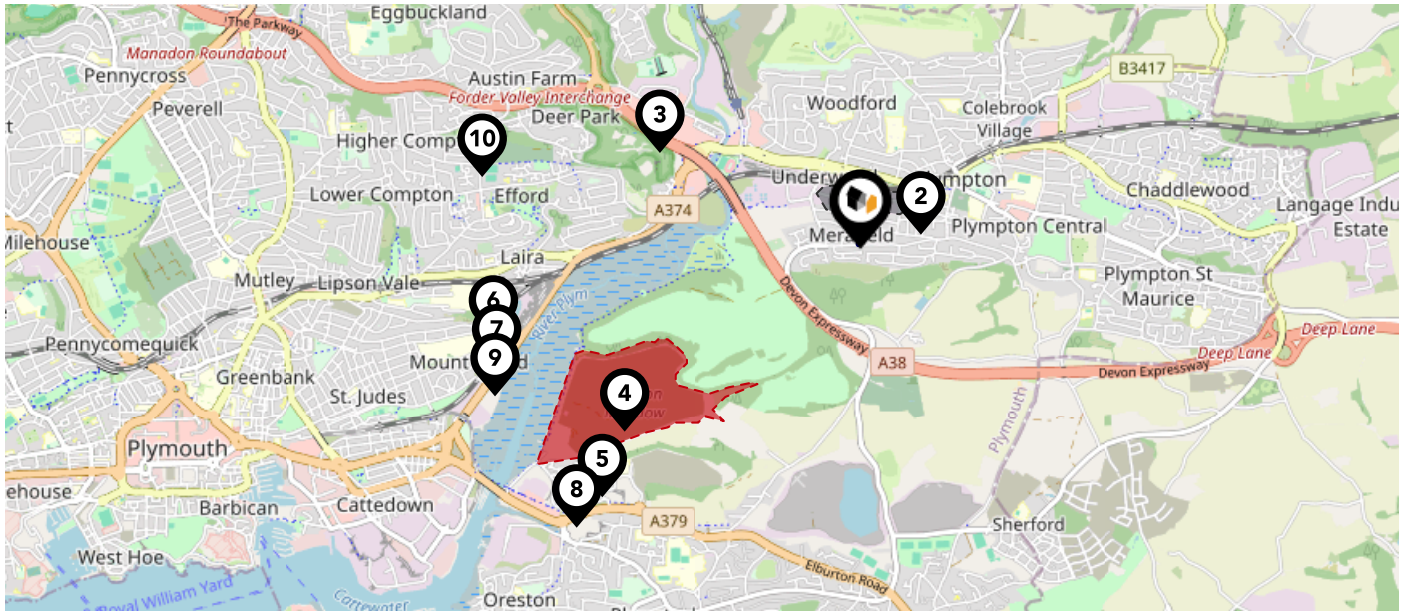
Nearby Green Belt Land

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.



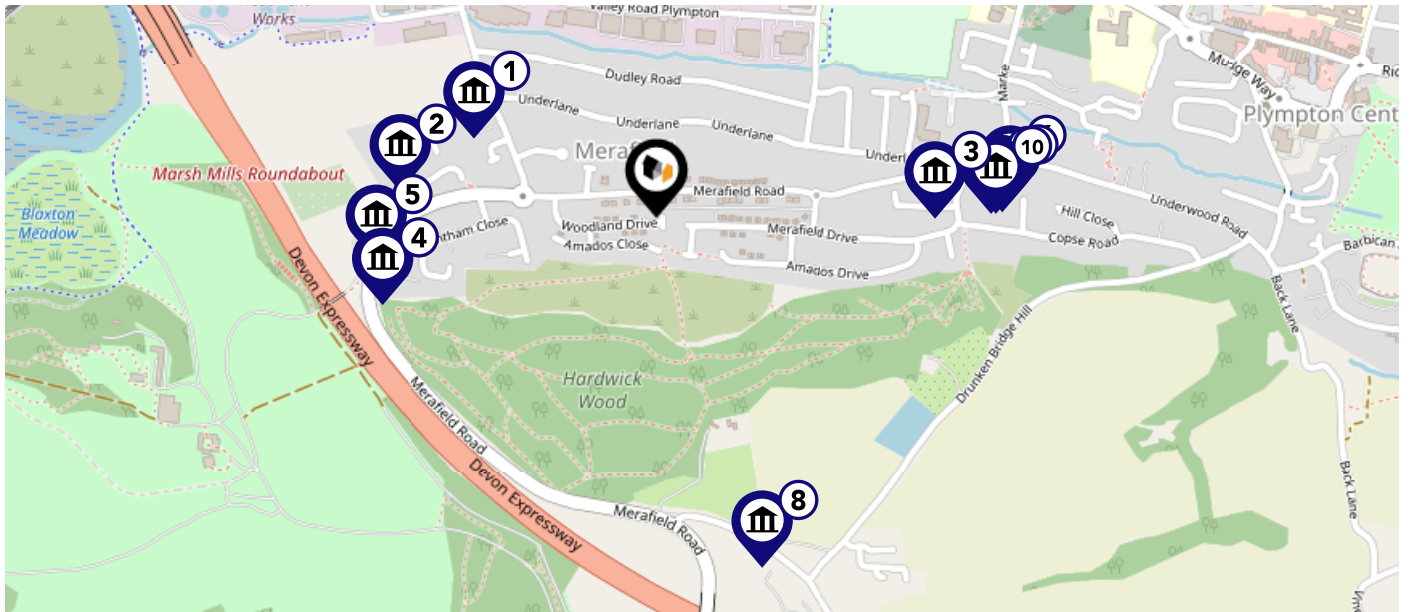
Nearby Landfill Sites

1	Valley Road Plympton-Valley Road, Plympton, Plymouth	Historic Landfill
2	Recreation Ground Linketty Road Plympt-Recreation Ground Linketty Road Plympton, Plymouth	Historic Landfill
3	Tecalamet Marsh Mills-Off Longbridge Road, Plymouth	Historic Landfill
4	EA/EPR/EP3096HZ/V002	Active Landfill
5	Plymstock Works-Plymstock Works, Plymstock, Plymouth, Devon	Historic Landfill
6	School Playing Field Laira-School Playing Field Laira, Plymouth	Historic Landfill
7	Laira-Laira, Plymouth	Historic Landfill
8	Former Warkham Quarry-Pomphlett, Plymouth	Historic Landfill
9	Allotments Embankment Road-Laira, Plymouth	Historic Landfill
10	Eggbuckland Road Efford Adj Cemetery-Eggbuckland Road, Efford, Plymouth	Historic Landfill

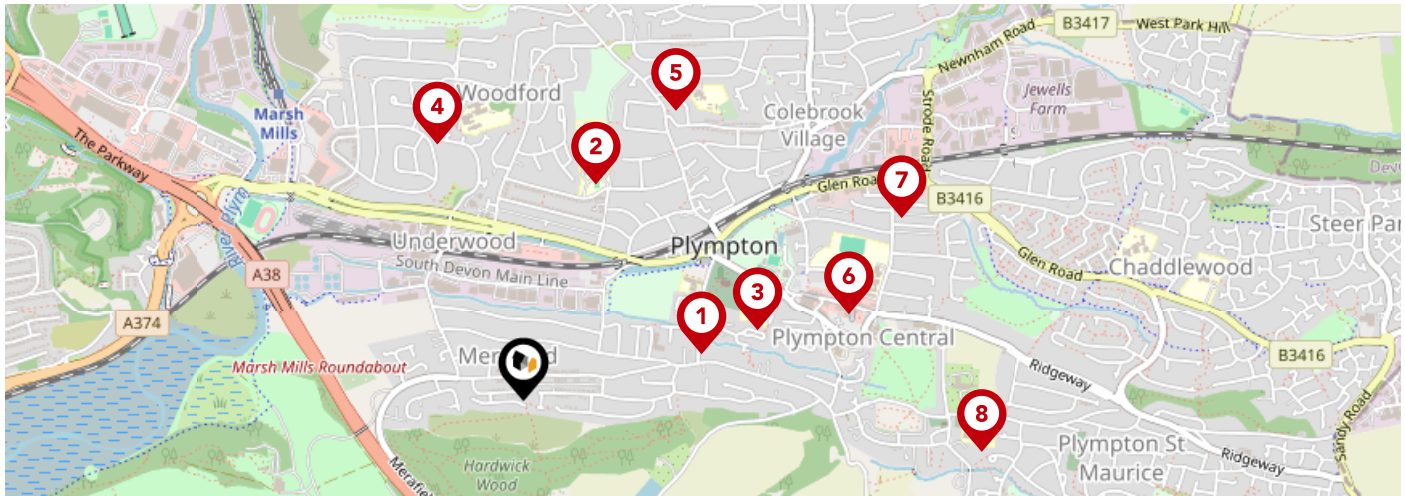
Maps

Listed Buildings

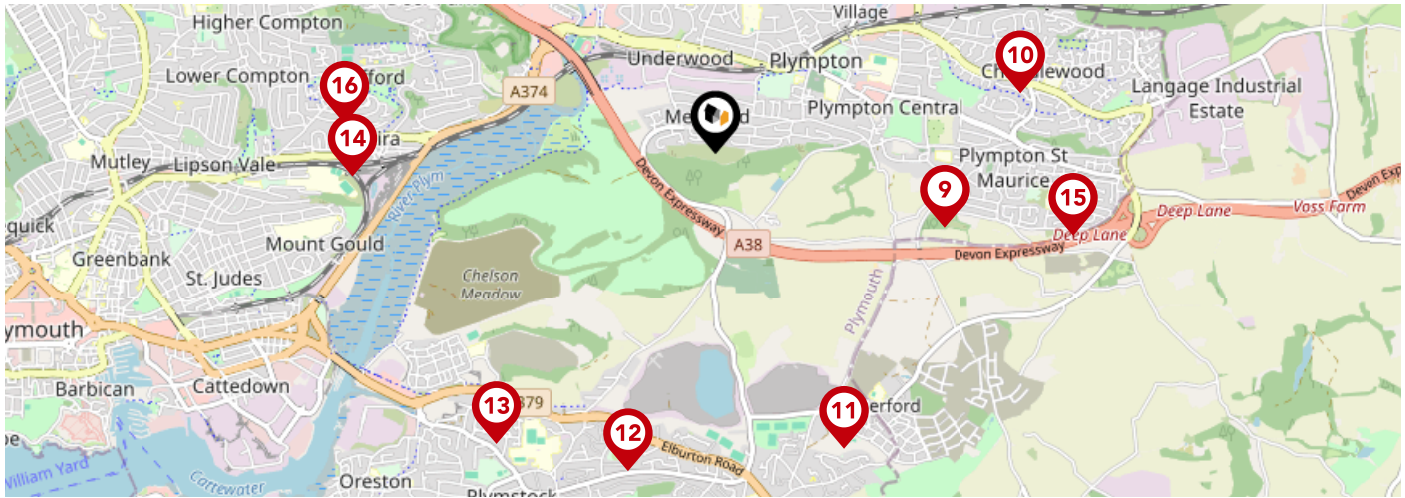
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











Listed Buildings in the local district		Grade	Distance
	1130047 - Cott Lodge	Grade II	0.2 miles
	1386358 - Former Kitchen Garden Walls To Saltram House	Grade II	0.3 miles
	1386228 - Marcliff	Grade II	0.3 miles
	1386229 - Merafield Farmhouse And Numbers 1, 2 And 3 Merafield Farm Cottages	Grade II	0.3 miles
	1386237 - Gate Piers North East Of North East Lodge (lodge Not Included)	Grade II	0.3 miles
	1386478 - 25, Underwood Road	Grade II	0.4 miles
	1386481 - 32, Underwood Road	Grade II	0.4 miles
	1319611 - Telegraph Cottage	Grade II	0.4 miles
	1386479 - 26 And 28, Underwood Road	Grade II	0.4 miles
	1386480 - 30, Underwood Road	Grade II	0.4 miles

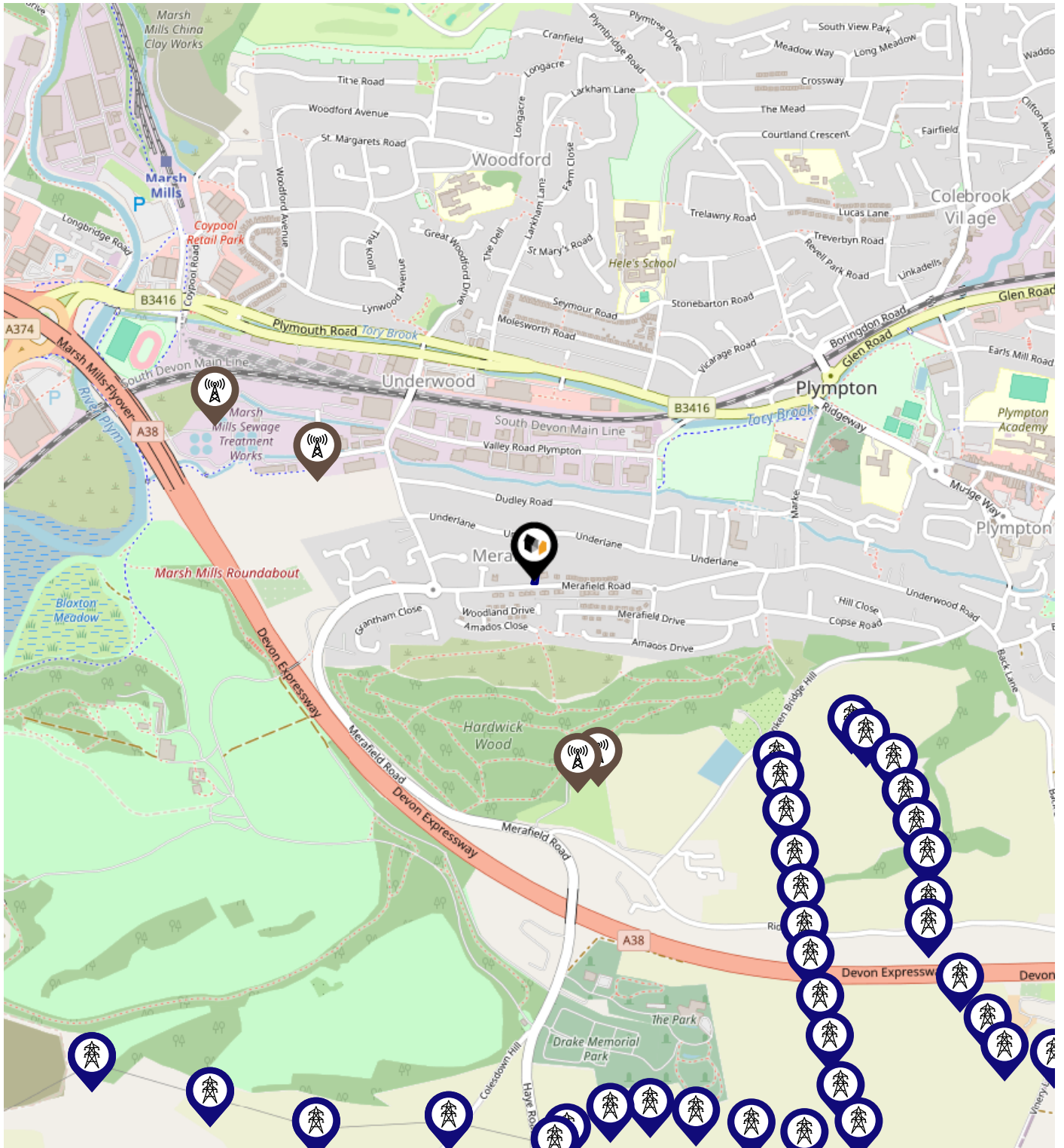


		Nursery	Primary	Secondary	College	Private
1	Plympton St Mary's CofE Infant School Ofsted Rating: Good Pupils: 100 Distance:0.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Hele's School Ofsted Rating: Good Pupils: 1386 Distance:0.54	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Old Priory Junior Academy Ofsted Rating: Good Pupils: 192 Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Woodford Primary School Ofsted Rating: Good Pupils: 402 Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Boringdon Primary School Ofsted Rating: Good Pupils: 394 Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Plympton Academy Ofsted Rating: Requires improvement Pupils: 1145 Distance:0.79	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Glen Park Primary School Ofsted Rating: Outstanding Pupils: 407 Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Longcause Community Special School Ofsted Rating: Good Pupils: 110 Distance:1.09	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





	Nursery	Primary	Secondary	College	Private
 Plympton St Maurice Primary School Ofsted Rating: Good Pupils: 187 Distance: 1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Chaddlewood Primary School Ofsted Rating: Good Pupils: 372 Distance: 1.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Sherford Vale School & Nursery Ofsted Rating: Good Pupils: 258 Distance: 1.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Morley Meadow Primary School Ofsted Rating: Good Pupils: 224 Distance: 1.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Pomphlett Primary School Ofsted Rating: Good Pupils: 424 Distance: 1.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Laira Green Primary School Ofsted Rating: Good Pupils: 230 Distance: 1.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Yealmpstone Farm Primary School Ofsted Rating: Good Pupils: 216 Distance: 1.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 High View School Ofsted Rating: Outstanding Pupils: 356 Distance: 1.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons

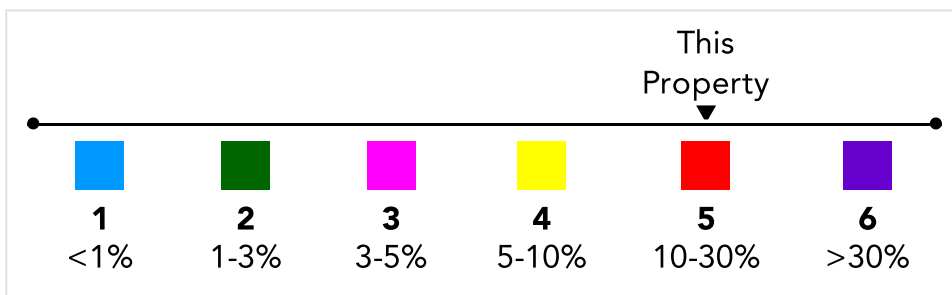
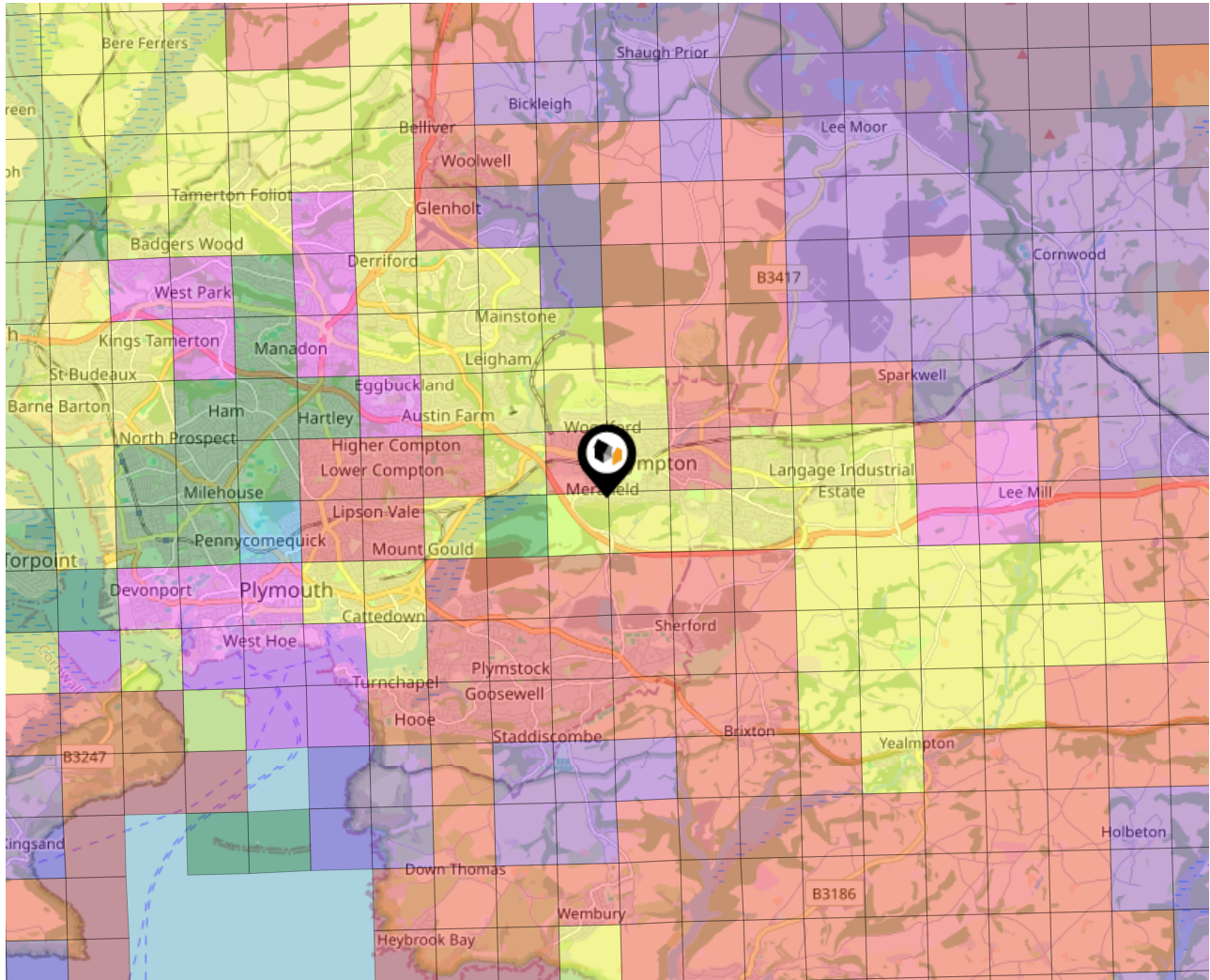


Key:

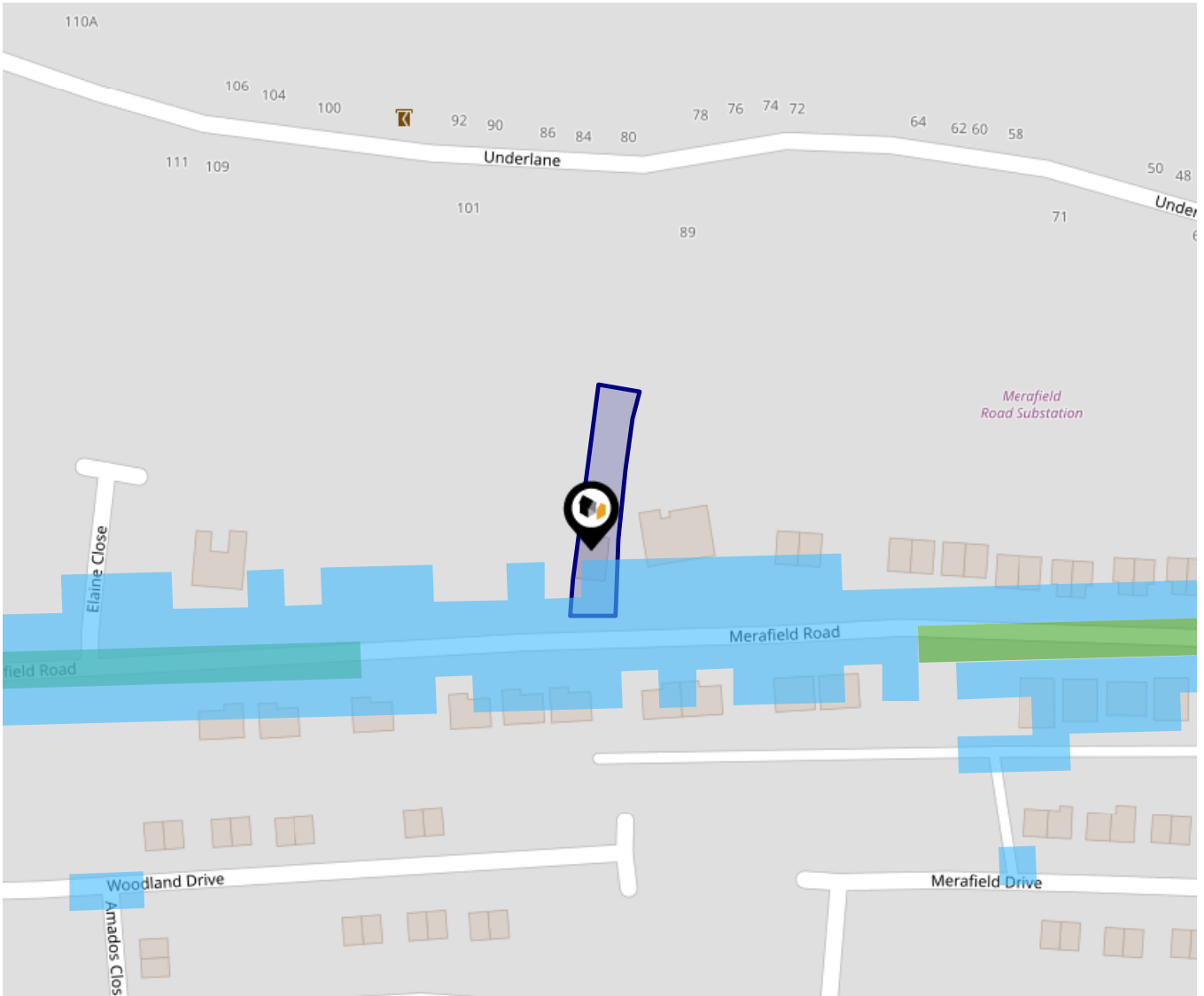
-  Power Pylons
-  Communication Masts

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/m³).



Local Area Road Noise

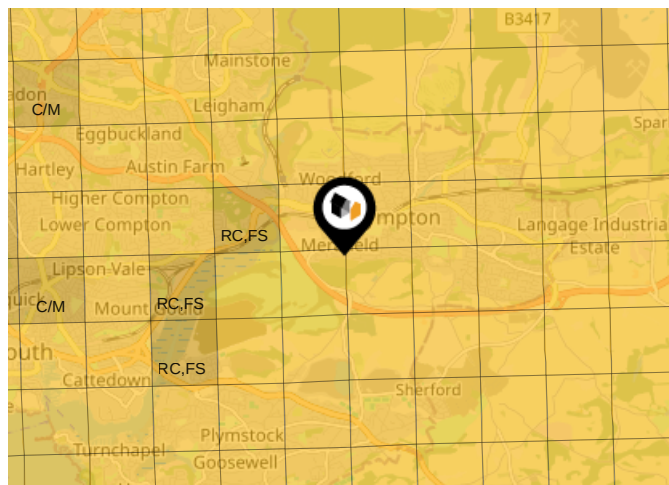


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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)

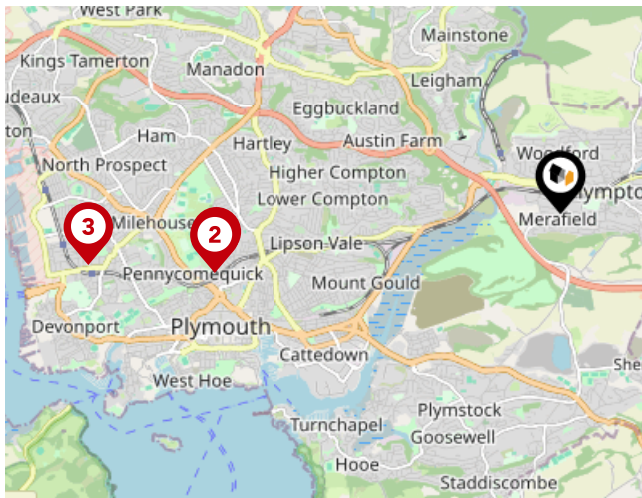
Carbon Content:	NONE	Soil Texture:	LOAM TO SILTY LOAM
Parent Material Grain:	ARGILLACEOUS	Soil Depth:	INTERMEDIATE-SHALLOW
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		



Primary Classifications (Most Common Clay Types)

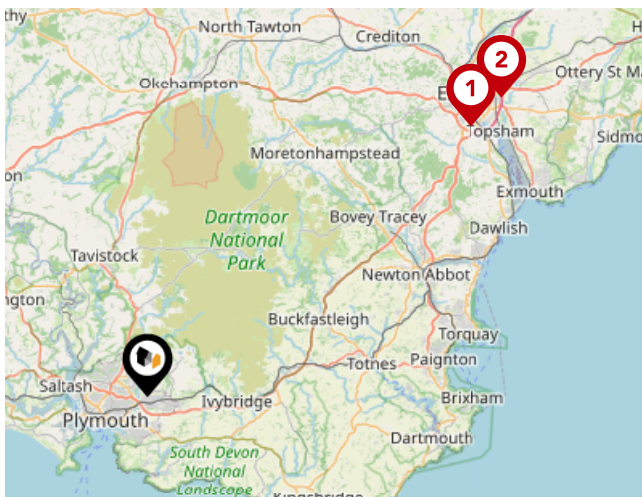
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay &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



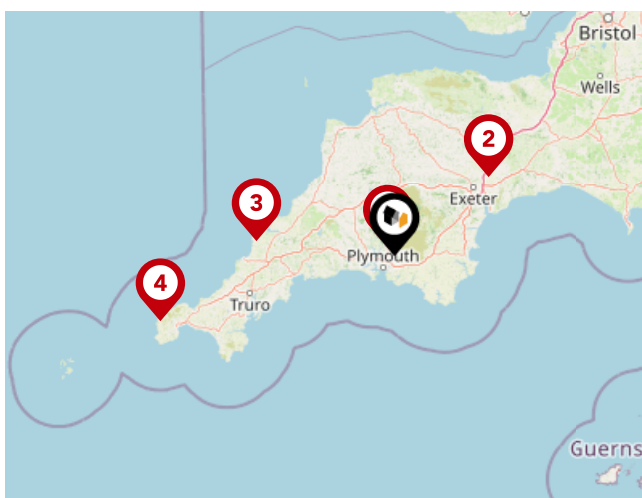
National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	3.31 miles
2	Plymouth Rail Station	3.33 miles
3	Devonport Rail Station	4.5 miles



Trunk Roads/Motorways

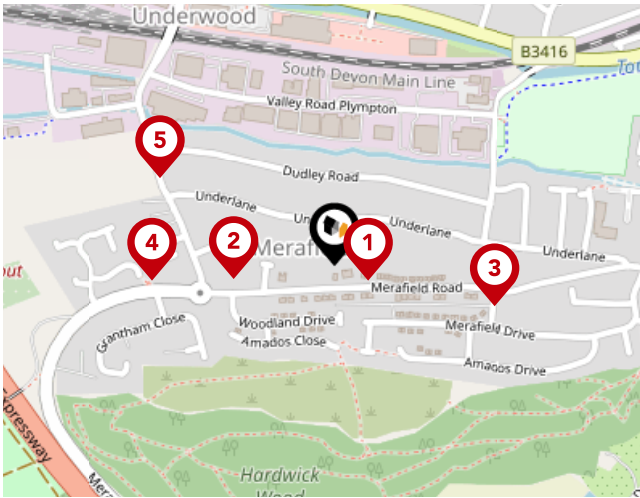
Pin	Name	Distance
1	M5 J31	31.76 miles
2	M5 J30	34.92 miles



Airports/Helipads

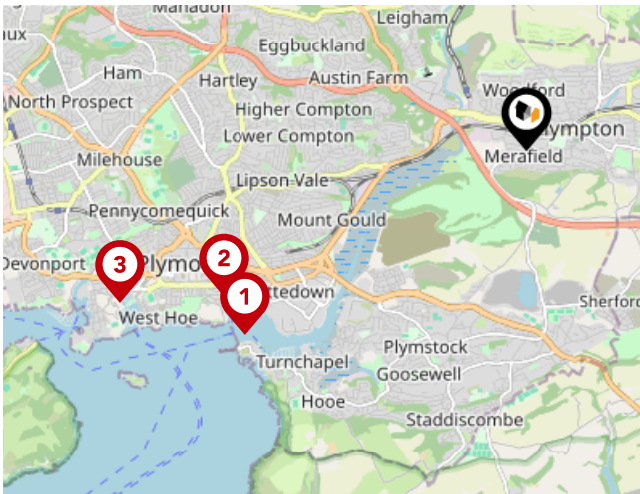
Pin	Name	Distance
1	Glenholt	3.12 miles
2	Exeter Airport	37.34 miles
3	St Mawgan	41.47 miles
4	Joppa	73.36 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Merafield Road	0.04 miles
2	Woodland Drive	0.12 miles
3	Merafield Rise	0.19 miles
4	Saltram	0.22 miles
5	Cot Hill	0.23 miles



Ferry Terminals

Pin	Name	Distance
1	Plymouth Mount Batten Ferry Landing	3.19 miles
2	Plymouth (Barbican) Landing Stage	3.17 miles
3	Plymouth Ferry Terminal	4.11 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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