

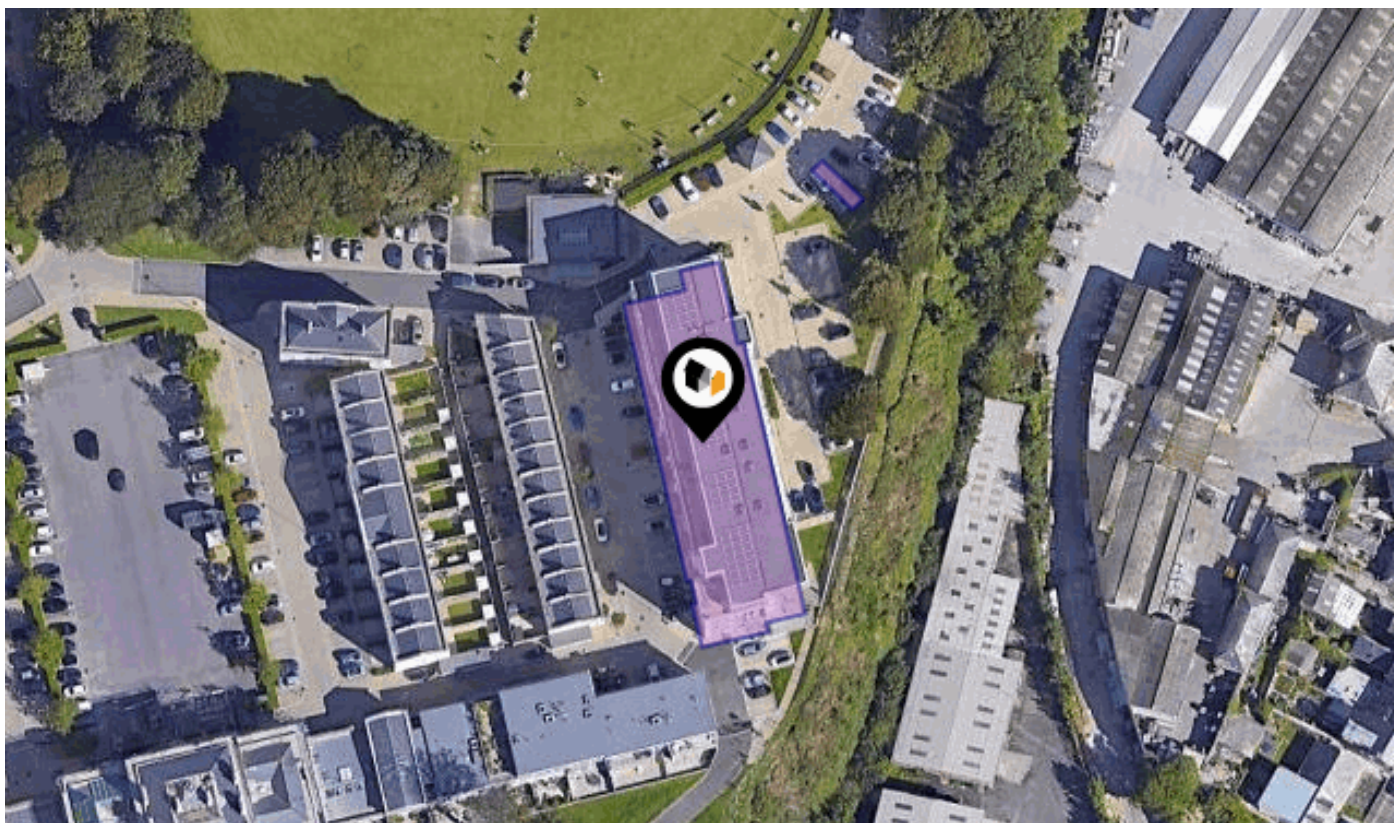


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Wednesday 25th March 2026**



**125, DISCOVERY ROAD, PLYMOUTH, PL1 4PR**

## Lang Town & Country

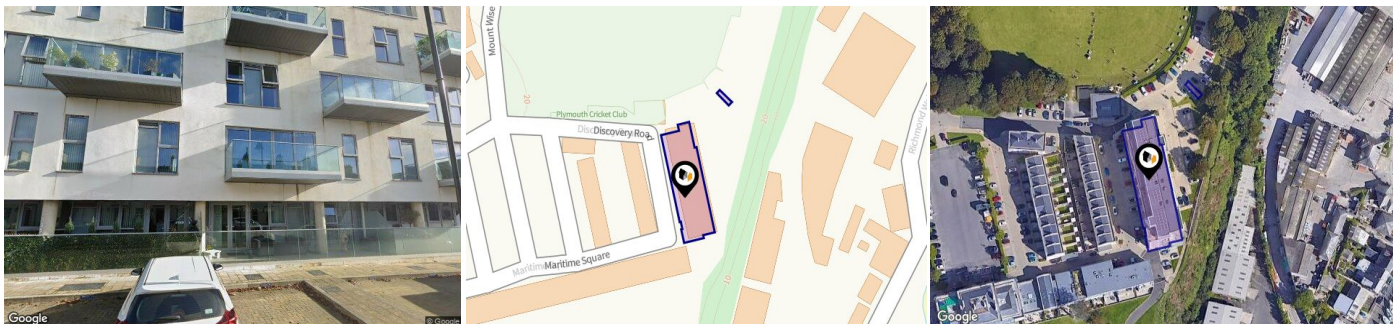
6 Mannamead Road, Plymouth, PL4 7AA

01752 456000

carrie@langtownandcountry.com

www.langtownandcountry.com







## Property

|                               |   |                                    |            |
|-------------------------------|---|------------------------------------|------------|
| <b>Type:</b>                  | Flat / Maisonette                       | <b>Last Sold Date:</b>             | 13/07/2023 |
| <b>Bedrooms:</b>              | 2                                       | <b>Last Sold Price:</b>            | £339,950   |
| <b>Floor Area:</b>            | 796 ft <sup>2</sup> / 74 m <sup>2</sup> | <b>Last Sold £/ft<sup>2</sup>:</b> | £427       |
| <b>Plot Area:</b>             | 0.3 acres                               | <b>Tenure:</b>                     | Leasehold  |
| <b>Year Built :</b>           | 2020                                    |                                    |            |
| <b>Council Tax :</b>          | Band C                                  |                                    |            |
| <b>Annual Estimate:</b>       | £2,067                                  |                                    |            |
| <b>Title Number:</b>          | DN724369                                |                                    |            |
| <b>UPRN:</b>                  | 10091563556                             |                                    |            |
| <b>Restrictive Covenants:</b> | Yes                                     |                                    |            |

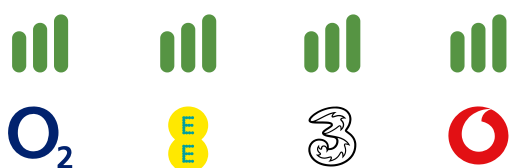
## Local Area

|                           |                  |
|---------------------------|------------------|
| <b>Local Authority:</b>   | City of plymouth |
| <b>Conservation Area:</b> | Devonport        |
| <b>Flood Risk:</b>        |                  |
| • Rivers & Seas           | Very low         |
| • Surface Water           | Very low         |

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

|   |   |
|---|---|
| <b>7</b><br>mb/s  | <b>1000</b><br>mb/s   |
|  |  |

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



### Satellite/Fibre TV Availability:

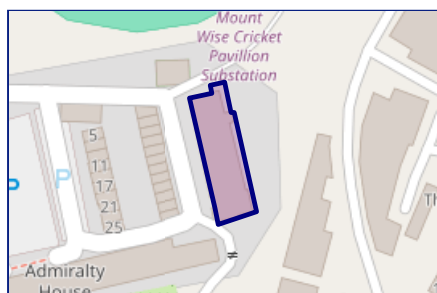


## Freehold Title Plan



**DN464906**

## Leasehold Title Plan



**DN724369**

Start Date: 05/02/2020  
End Date: 01/04/3010  
Lease Term: 999 years commencing on 1 April 2011  
Term Remaining: 984 years

125, Discovery Road, PL1 4PR

Energy rating

**B**

Valid until 12.04.2028

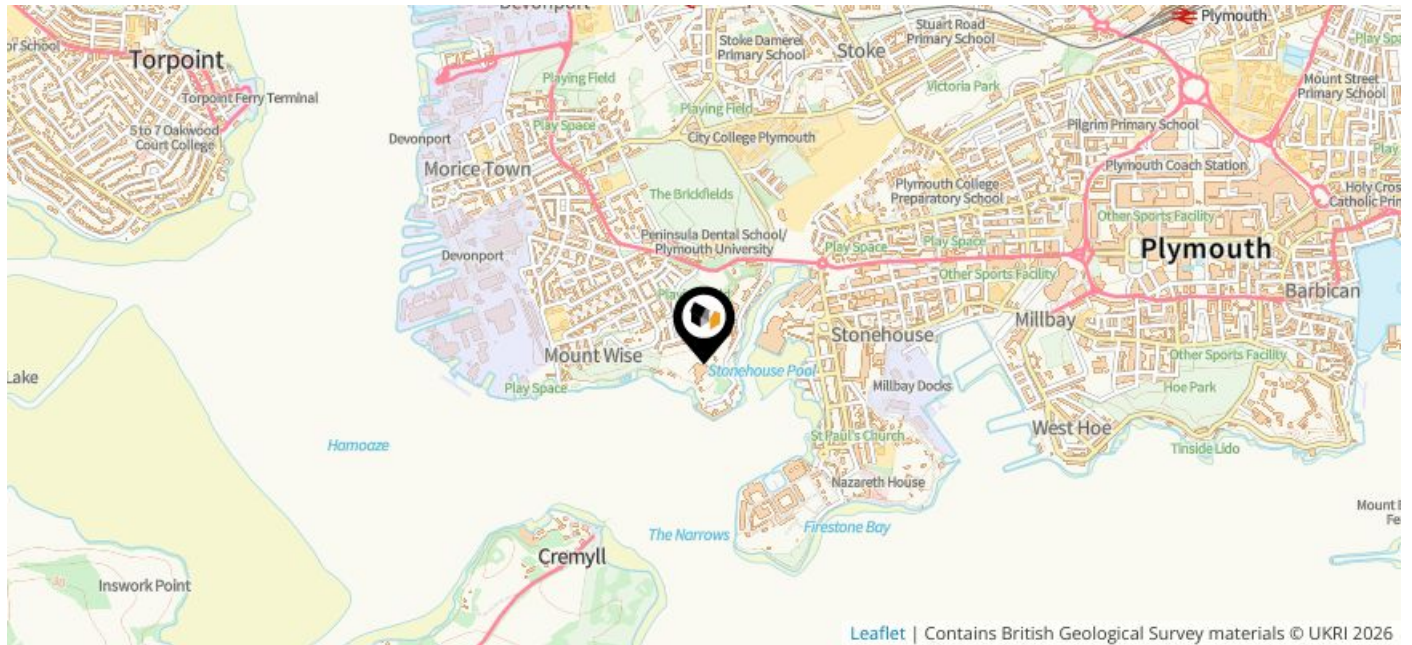
| Score | Energy rating | Current       | Potential     |
|-------|---------------|---------------|---------------|
| 92+   | <b>A</b>      |               |               |
| 81-91 | <b>B</b>      | 84   <b>B</b> | 84   <b>B</b> |
| 69-80 | <b>C</b>      |               |               |
| 55-68 | <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>               | Flat  |
| <b>Build Form:</b>                  | Detached  |
| <b>Transaction Type:</b>            | New dwelling  |
| <b>Energy Tariff:</b>               | Standard tariff   |
| <b>Floor Level:</b>                 | Mid floor   |
| <b>Previous Extension:</b>          | 0   |
| <b>Open Fireplace:</b>              | 0   |
| <b>Walls:</b>                       | Average thermal transmittance 0.18 W/m-Â K                              |
| <b>Walls Energy:</b>                | Very Good   |
| <b>Roof:</b>                        | (other premises above)  |
| <b>Main Heating:</b>                | Community scheme  |
| <b>Main Heating Controls:</b>       | Charging system linked to use of community heating, programmer and TRVs |
| <b>Hot Water System:</b>            | Community scheme  |
| <b>Hot Water Energy Efficiency:</b> | Good  |
| <b>Lighting:</b>                    | Low energy lighting in all fixed outlets                                |
| <b>Floors:</b>                      | (other premises below)  |
| <b>Total Floor Area:</b>            | 74 m <sup>2</sup>   |

This map displays nearby coal mine entrances and their classifications.



### Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

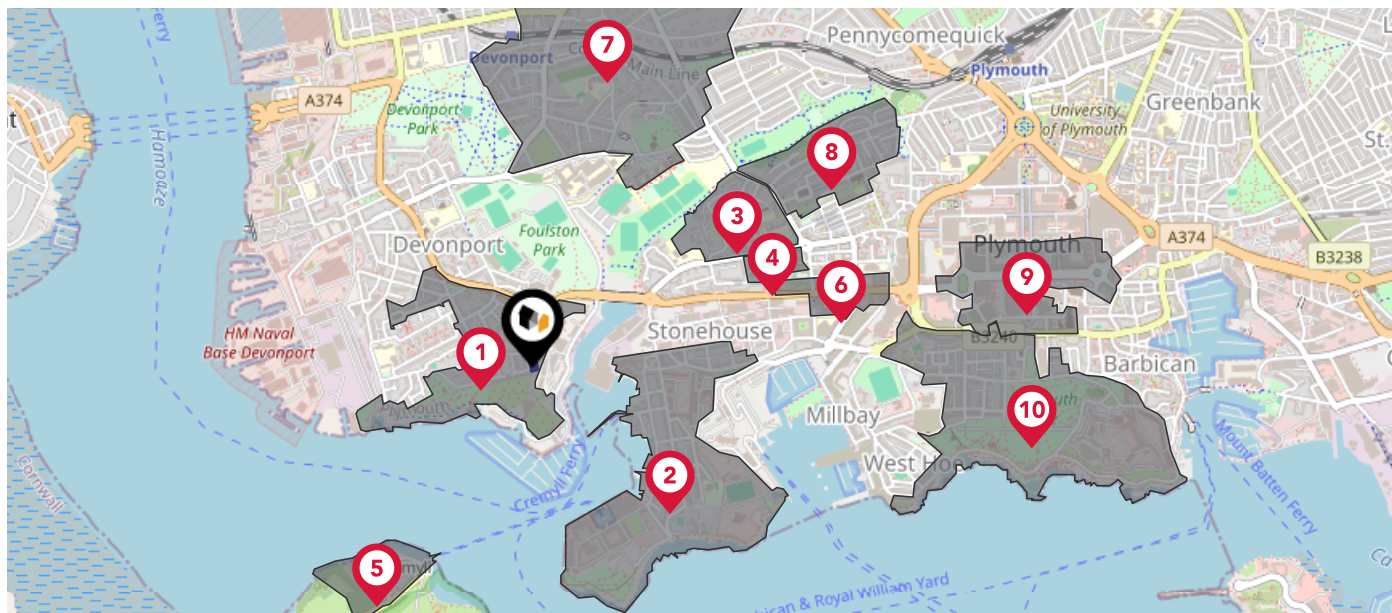
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



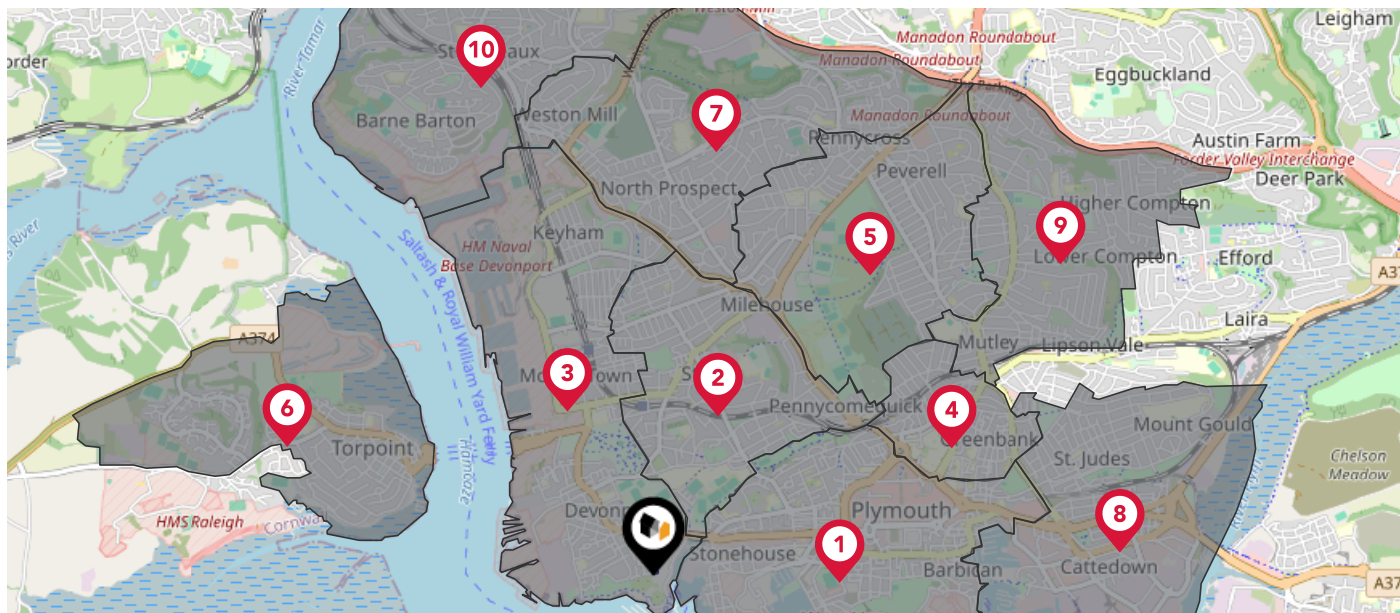
### Nearby Conservation Areas

- 1 Devonport
- 2 Stonehouse Peninsula
- 3 Royal Naval Hospital
- 4 Adelaide Street/Clarence Place
- 5 Cremyll
- 6 Union Street
- 7 Stoke
- 8 North Stonehouse
- 9 City Centre
- 10 The Hoe











# Maps

## Council Wards

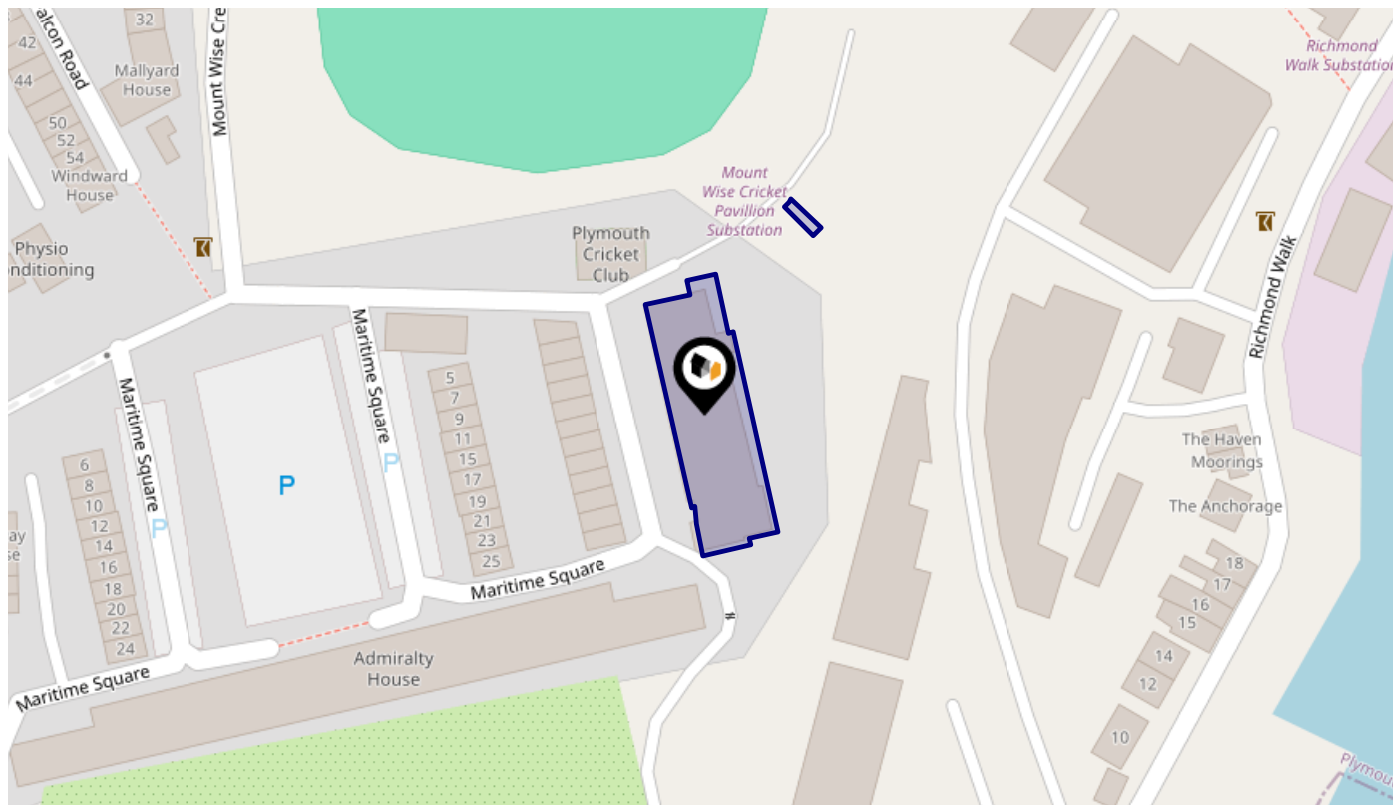
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



### Nearby Council Wards

-  St. Peter and the Waterfront Ward
-  Stoke Ward
-  Devonport Ward
-  Drake Ward
-  Peverell Ward
-  Torpoint ED
-  Ham Ward
-  Sutton and Mount Gould Ward
-  Compton Ward
-  St. Budeaux Ward

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

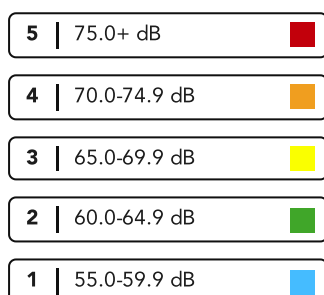


## Rail Noise Data

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:

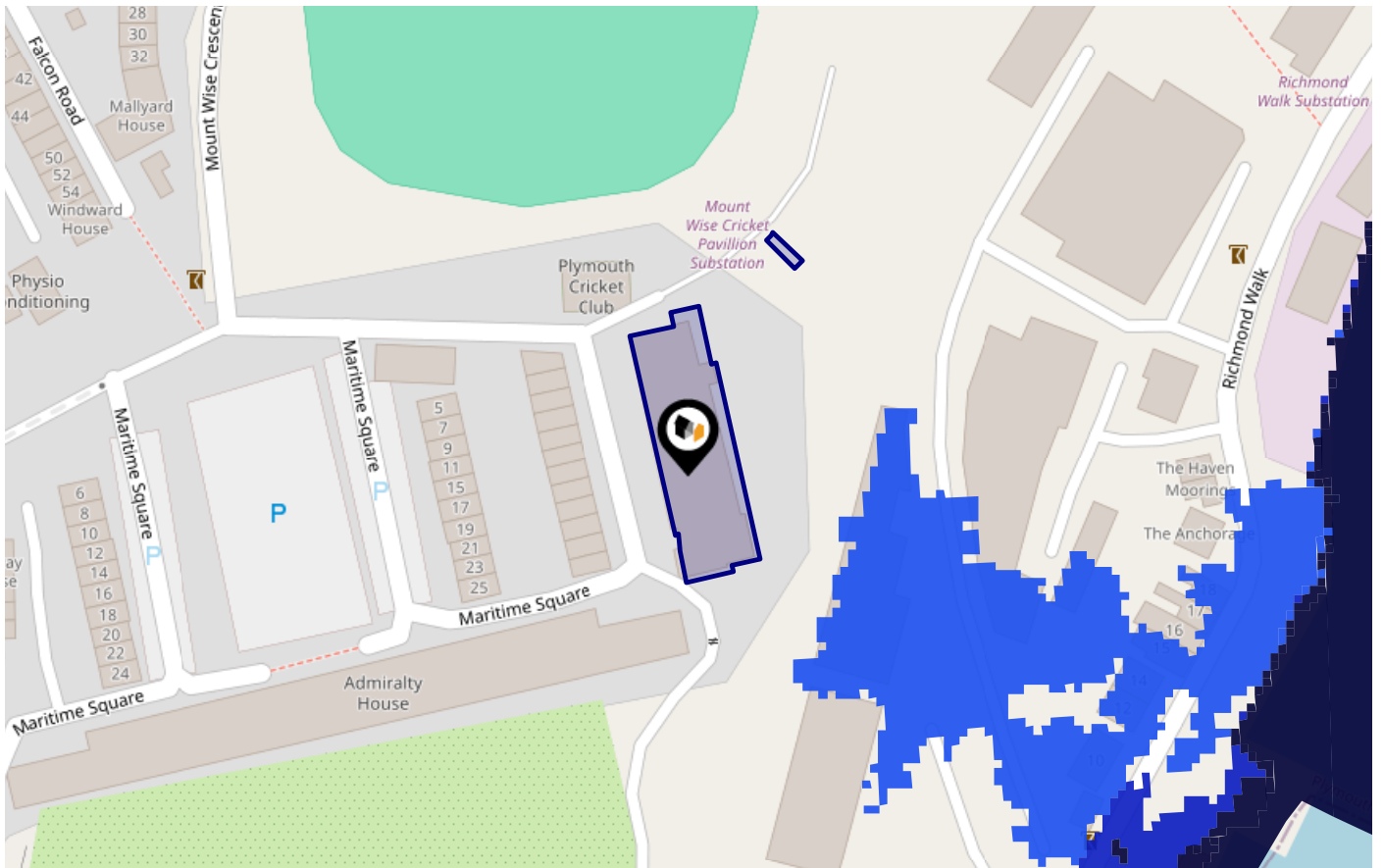


# Flood Risk

## 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.

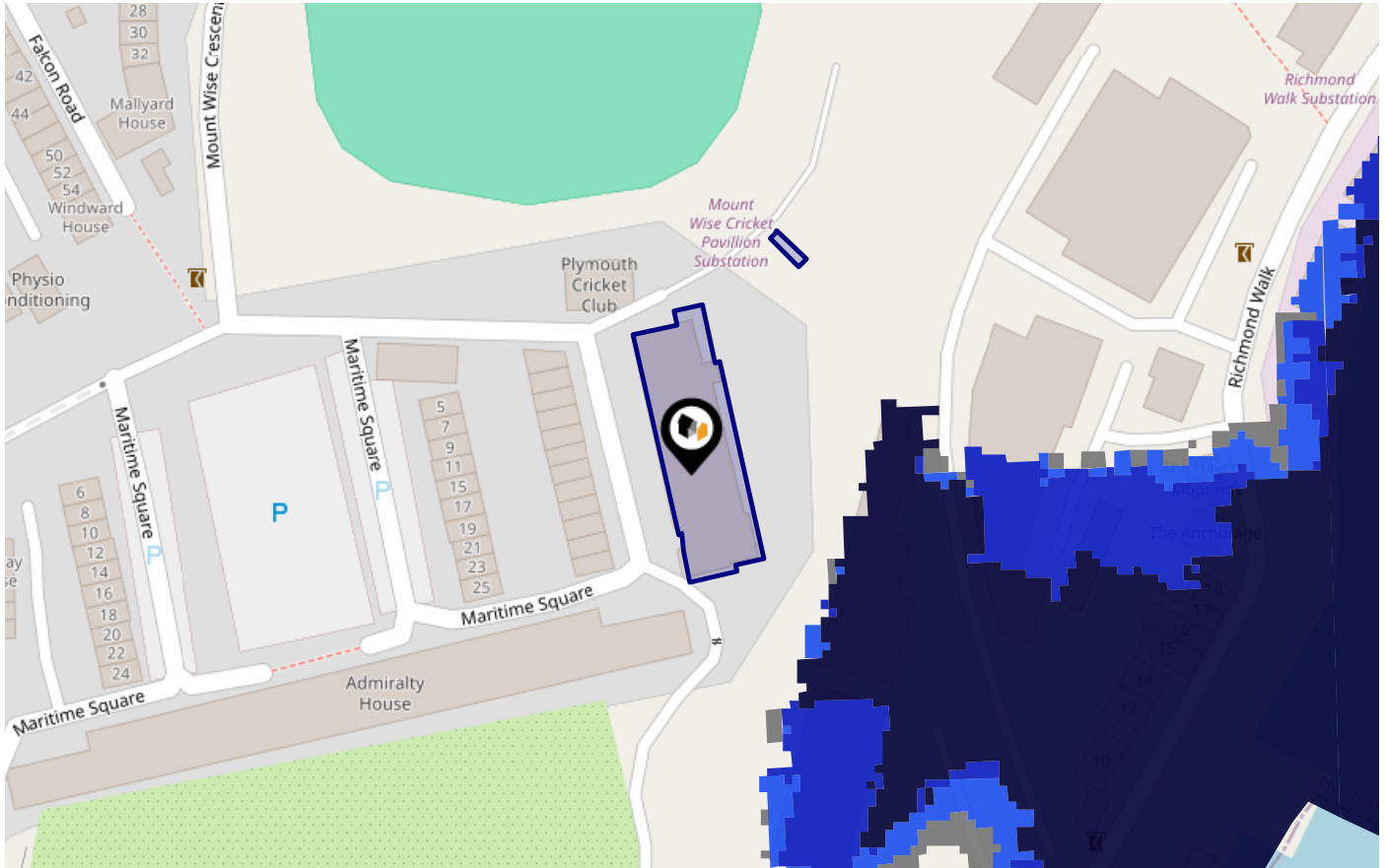
Chance of flooding to the following depths at this property:



# 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:

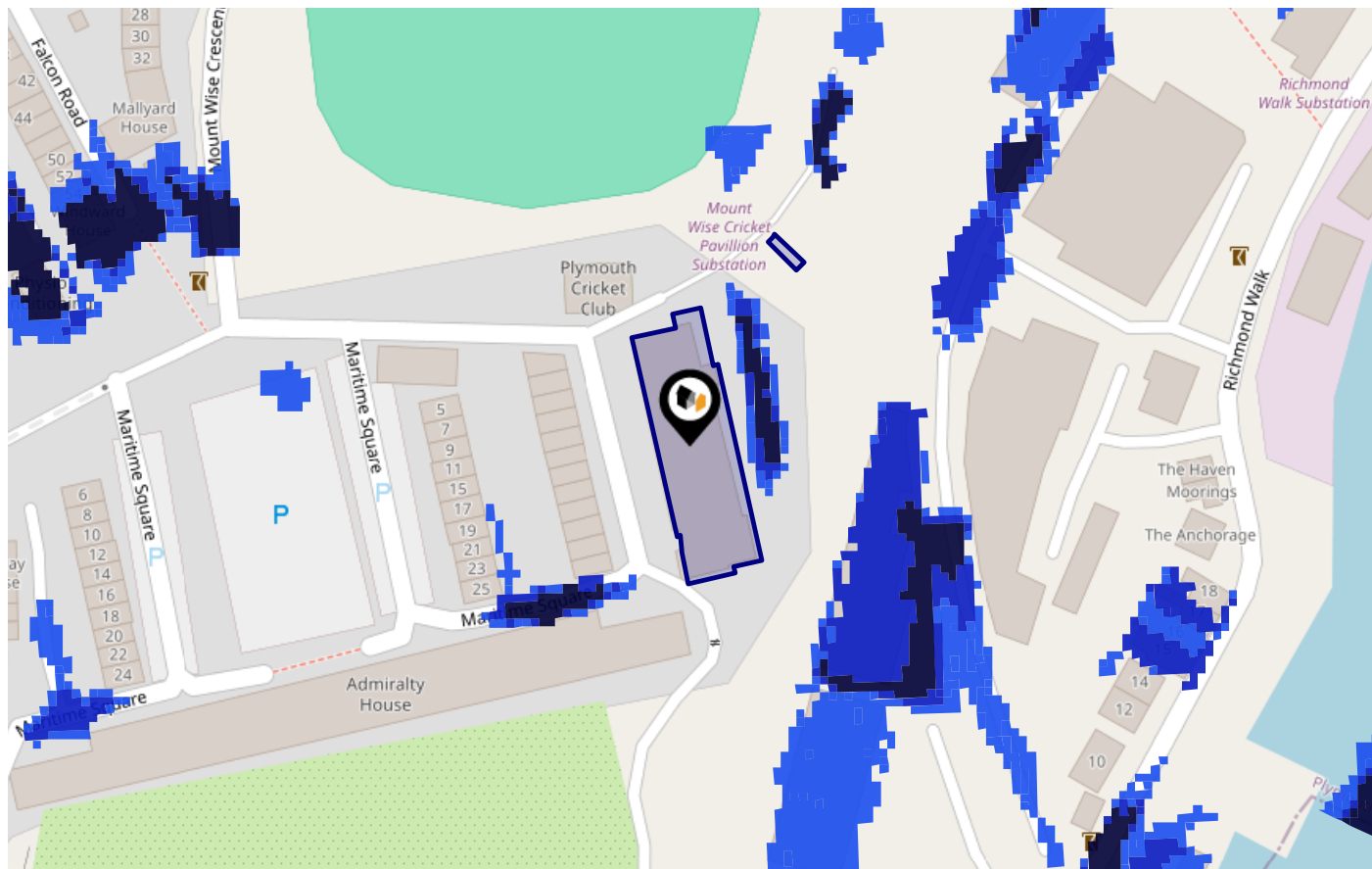


# Flood Risk

## 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.

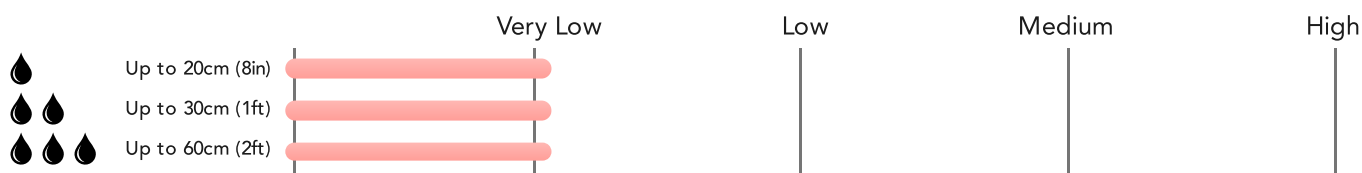


Risk Rating: Very low

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.
- 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:

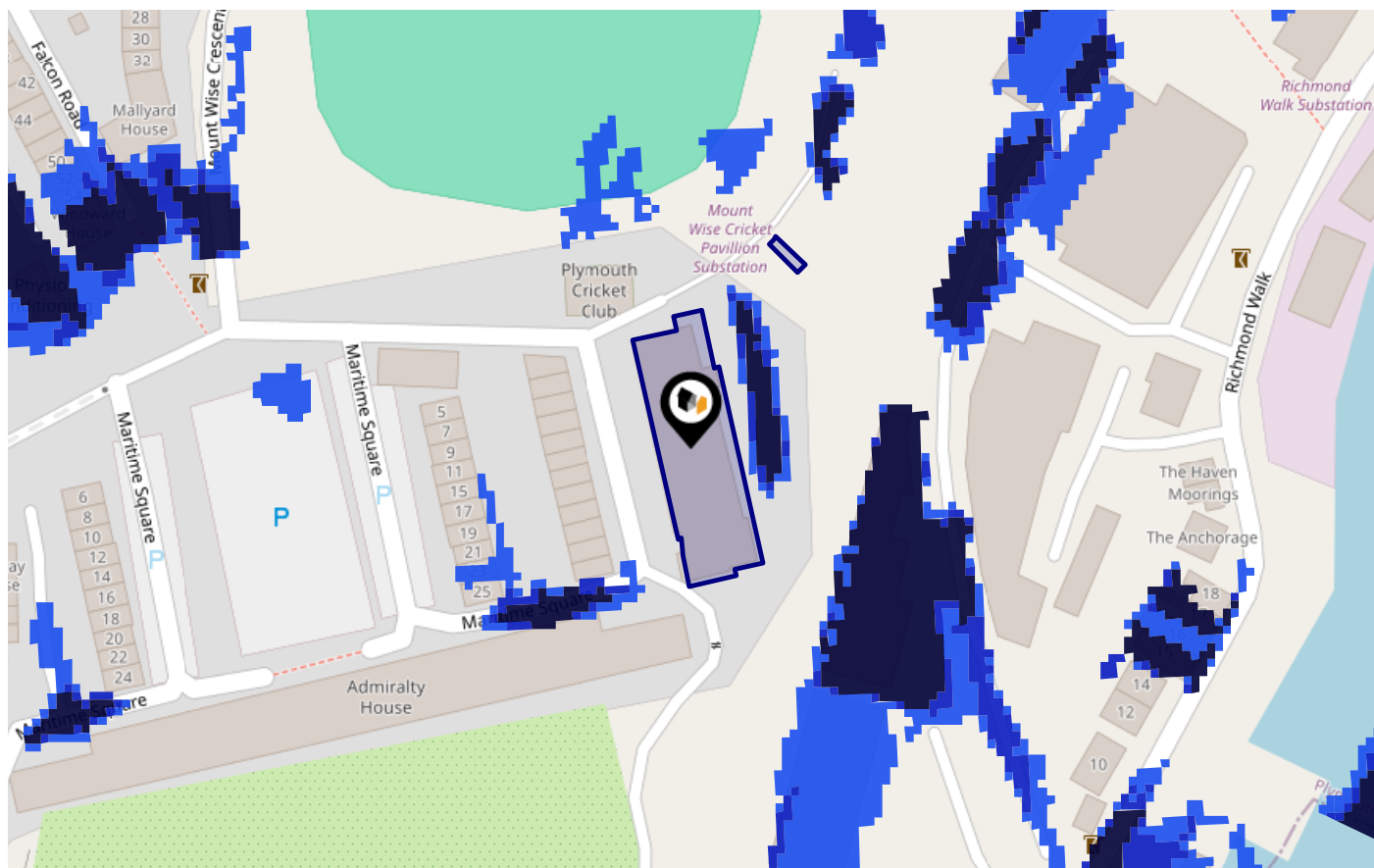


# Flood Risk

## Surface Water - 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.

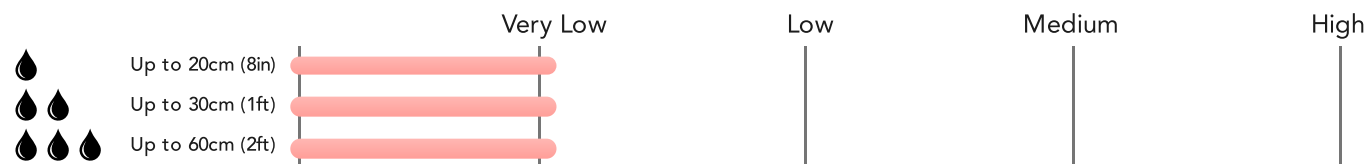


Risk Rating: Very low

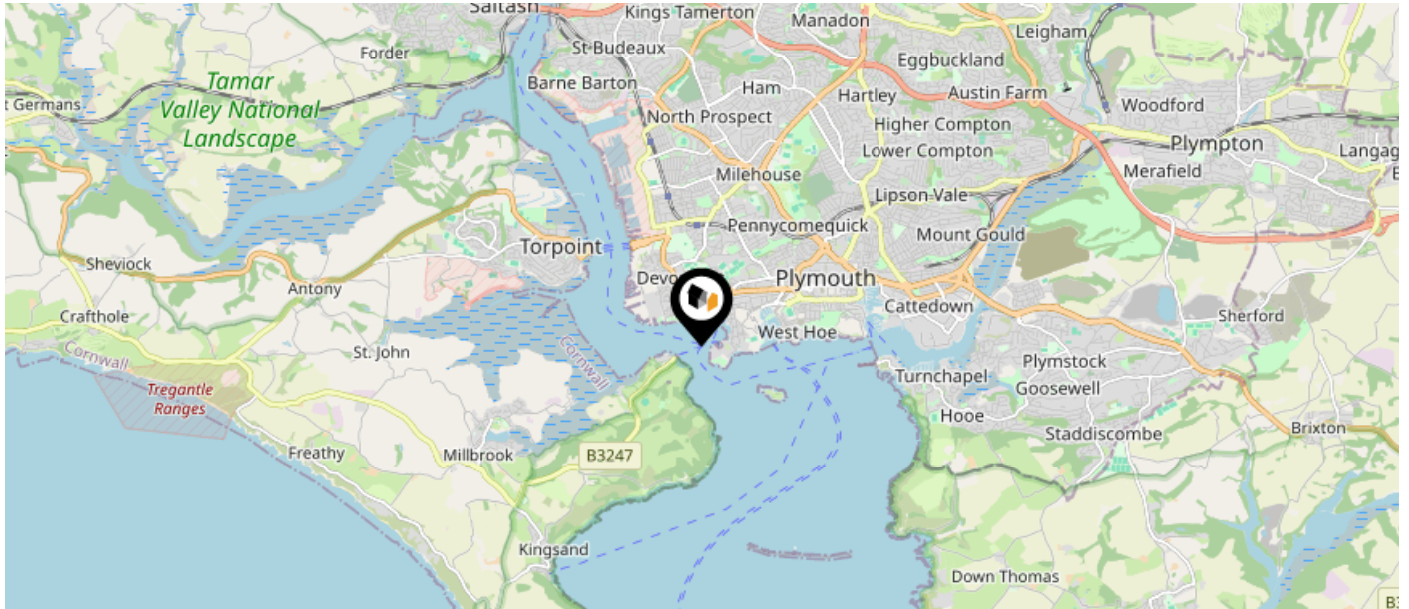
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- **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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Chance of flooding to the following depths at this property:



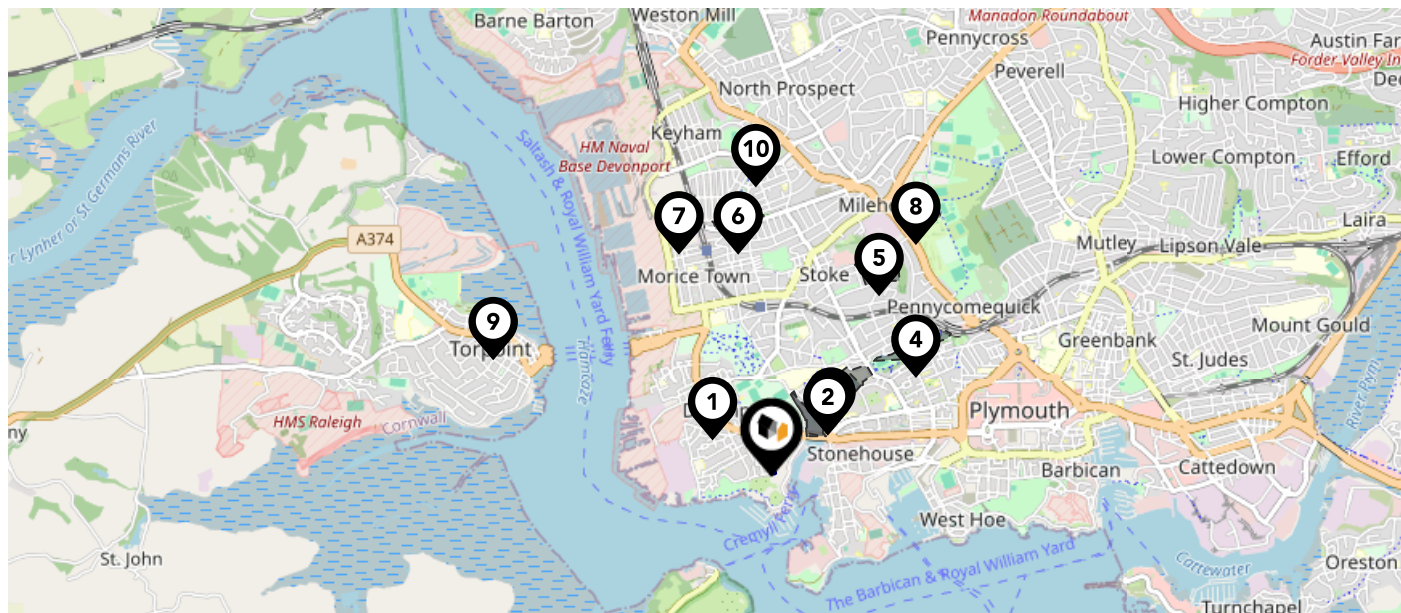
This map displays nearby areas that have been designated as Green Belt...



### 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

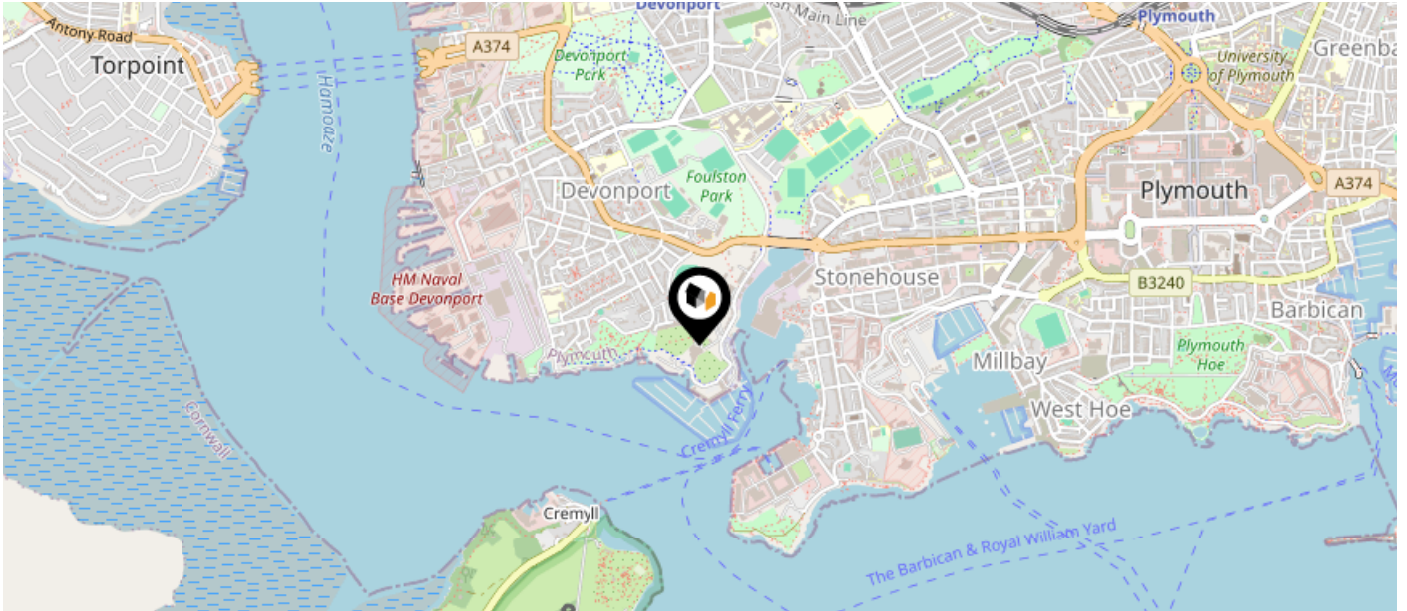
|           |   |                   |                          |
|-----------|---|-------------------|--------------------------|
| <b>1</b>  | Hazardous Stores Return Centre-H M Naval Base, Devonport, Plymouth, Devon                       | Historic Landfill | <input type="checkbox"/> |
| <b>2</b>  | Stonehouse Playing Fields-Stonehouse Playing Fields, Stonehouse, Plymouth, Devon                | Historic Landfill | <input type="checkbox"/> |
| <b>3</b>  | Stonehouse Lake-Plymouth, Devon   | Historic Landfill | <input type="checkbox"/> |
| <b>4</b>  | Victoria Park-Victoria Park, Plymouth   | Historic Landfill | <input type="checkbox"/> |
| <b>5</b>  | Stoke School Playing Field And Allotments-Stoke School Playing Field And Allotments, Plymouth   | Historic Landfill | <input type="checkbox"/> |
| <b>6</b>  | Recreation Ground St Levan Ground And Alexandra Road-Recreation Ground, St Levan Road, Plymouth | Historic Landfill | <input type="checkbox"/> |
| <b>7</b>  | St Levan Road Recreation Ground-St Levan Road Recreation Ground, Devonport, Plymouth            | Historic Landfill | <input type="checkbox"/> |
| <b>8</b>  | Central Park Milehouse-Central Park (Milehouse), Plymouth                                       | Historic Landfill | <input type="checkbox"/> |
| <b>9</b>  | Antony Road Car Park-Antony Road Car Park, Torpoint   | Historic Landfill | <input type="checkbox"/> |
| <b>10</b> | Disused Railway Cutting-North Down, Devonport, Plymouth   | Historic Landfill | <input type="checkbox"/> |

# Maps

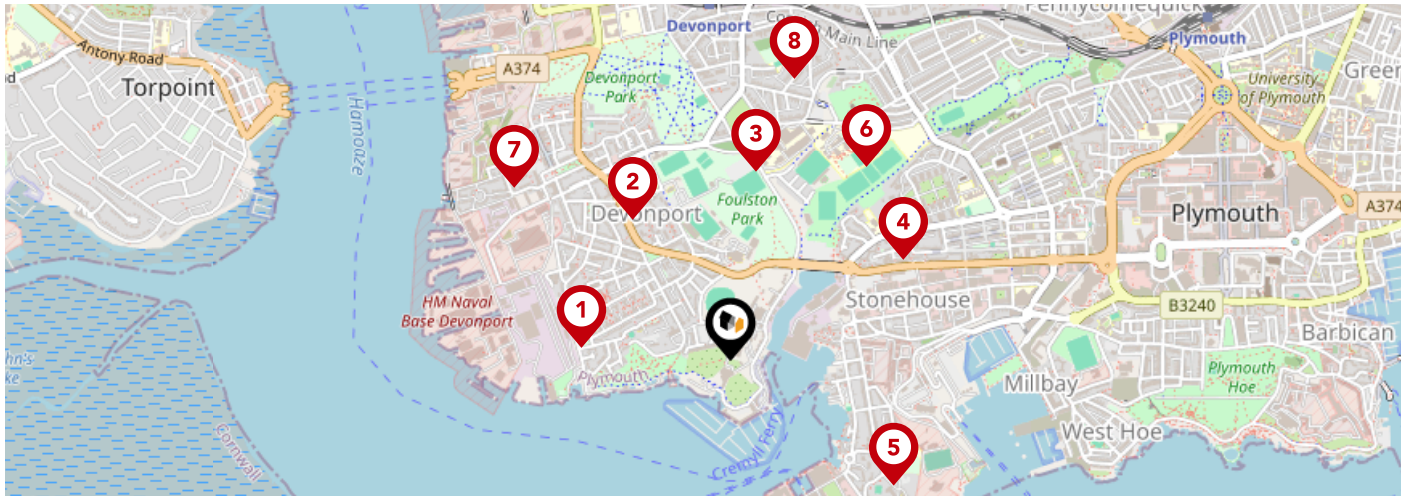
## Listed Buildings



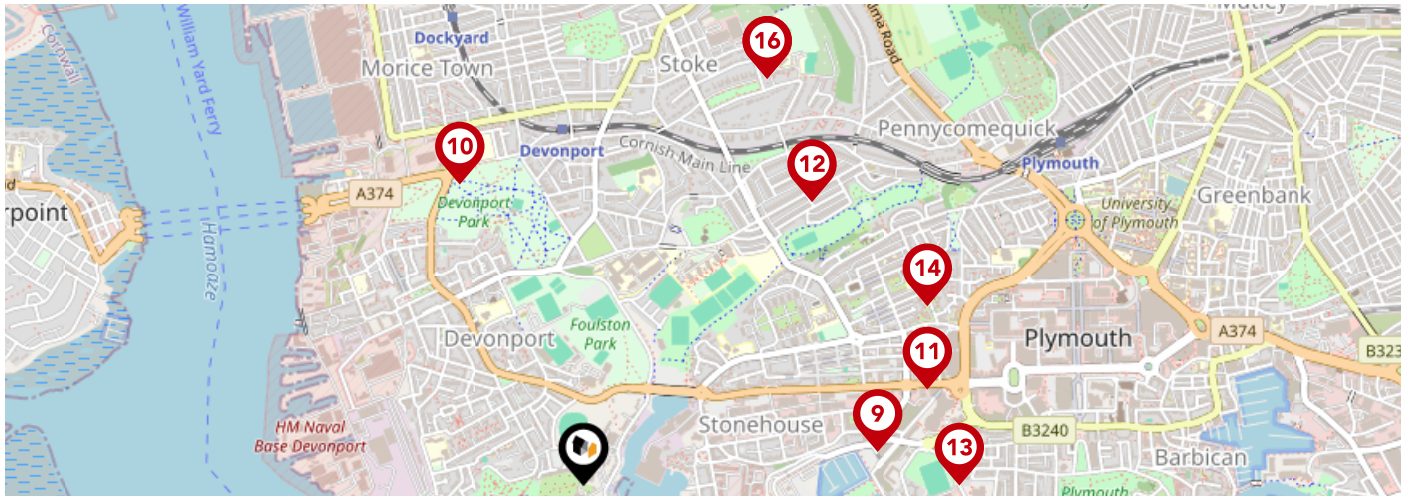
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











| Listed Buildings in the local district | Grade | Distance |
|--|-------|----------|
|--|-------|----------|

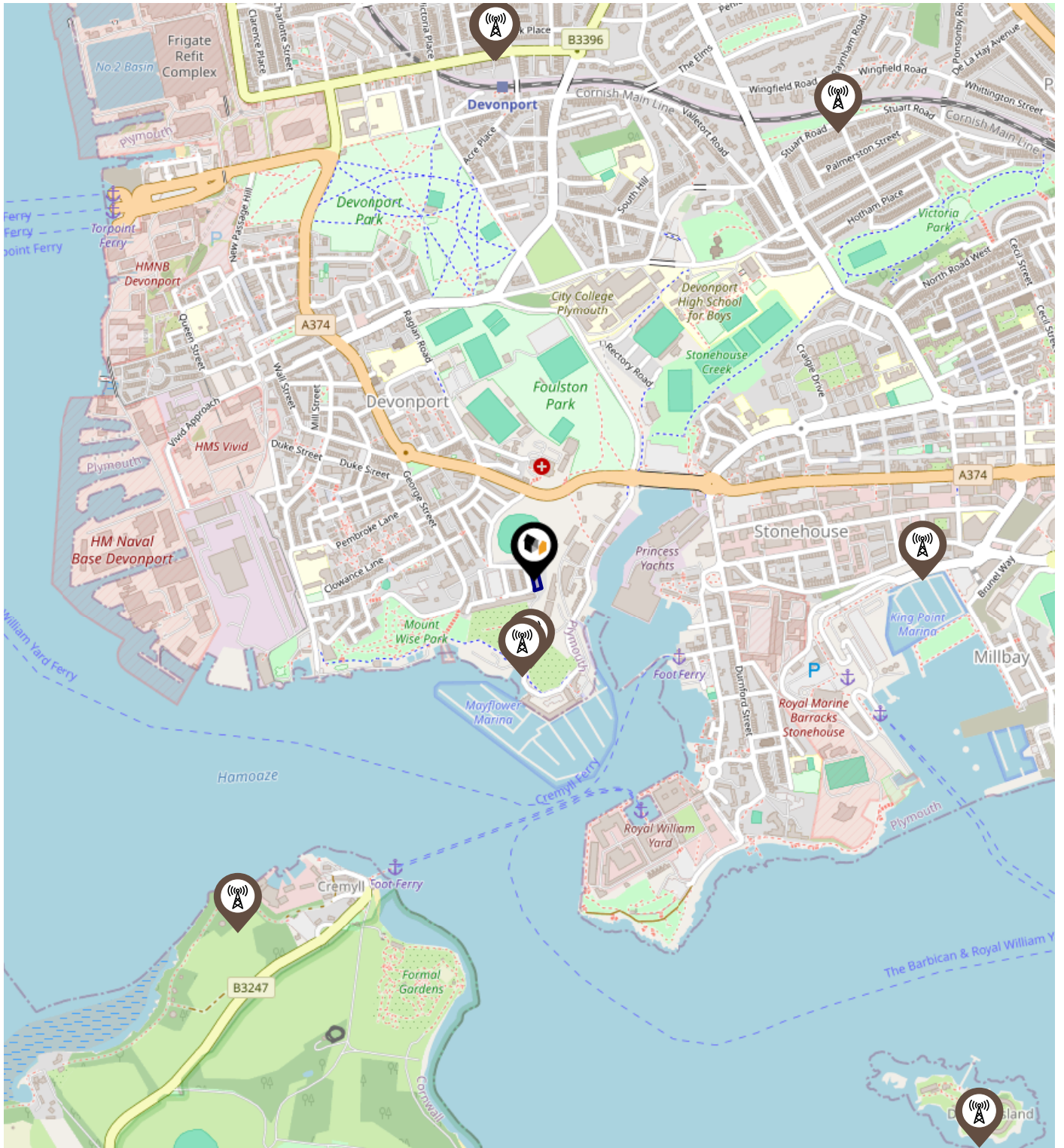


|          |   | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|----------|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>1</b> | <b>Mount Wise Community Primary School</b><br>Ofsted Rating: Good   Pupils: 268   Distance:0.36 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>2</b> | <b>St Joseph's Catholic Primary School</b><br>Ofsted Rating: Good   Pupils: 206   Distance:0.41 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>3</b> | <b>City College Plymouth</b><br>Ofsted Rating: Good   Pupils:0   Distance:0.45                  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>4</b> | <b>High Street Primary Academy</b><br>Ofsted Rating: Good   Pupils: 140   Distance:0.48         | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>5</b> | <b>St George's CofE Primary Academy</b><br>Ofsted Rating: Good   Pupils: 90   Distance:0.49     | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>6</b> | <b>Devonport High School for Boys</b><br>Ofsted Rating: Good   Pupils: 1231   Distance:0.56     | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>7</b> | <b>Marlborough Primary Academy</b><br>Ofsted Rating: Good   Pupils: 111   Distance:0.65         | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>8</b> | <b>Stoke Damerel Primary Academy</b><br>Ofsted Rating: Good   Pupils: 400   Distance:0.69       | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |





|   |                          | Nursery                             | Primary                             | Secondary                | College                  | Private |
|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|---------|
|  <b>Millbay Academy</b><br>Ofsted Rating: Good   Pupils: 545   Distance:0.7                                    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |         |
|  <b>UTC Plymouth</b><br>Ofsted Rating: Good   Pupils: 551   Distance:0.77                                    | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |         |
|  <b>St Peter's CofE Primary School</b><br>Ofsted Rating: Good   Pupils: 154   Distance:0.84                  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |         |
|  <b>Stuart Road Primary Academy</b><br>Ofsted Rating: Good   Pupils: 189   Distance:0.86                     | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |         |
|  <b>St Andrew's Cof E VA Primary School</b><br>Ofsted Rating: Good   Pupils: 208   Distance:0.89             | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |         |
|  <b>The Cathedral School of St Mary</b><br>Ofsted Rating: Requires improvement   Pupils: 109   Distance:0.92 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |         |
|  <b>Scott Medical and Healthcare College</b><br>Ofsted Rating: Good   Pupils: 233   Distance:1.06            | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |         |
|  <b>Stoke Damerel Community College</b><br>Ofsted Rating: Good   Pupils: 1301   Distance:1.06                | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |         |

# Local Area Masts & Pylons

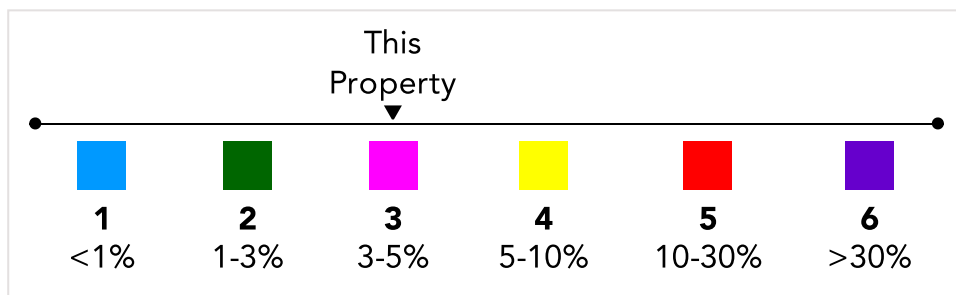
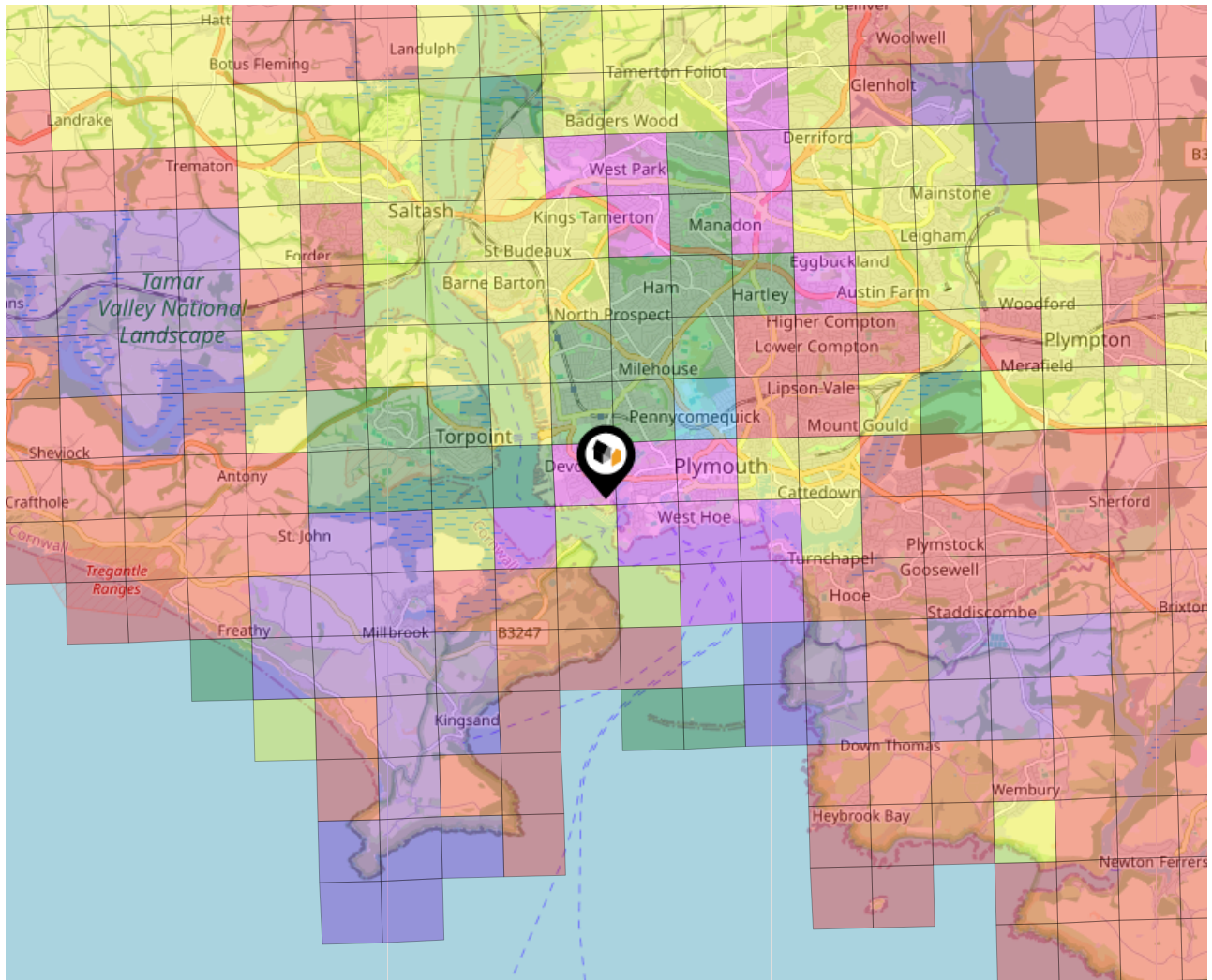


**Key:**

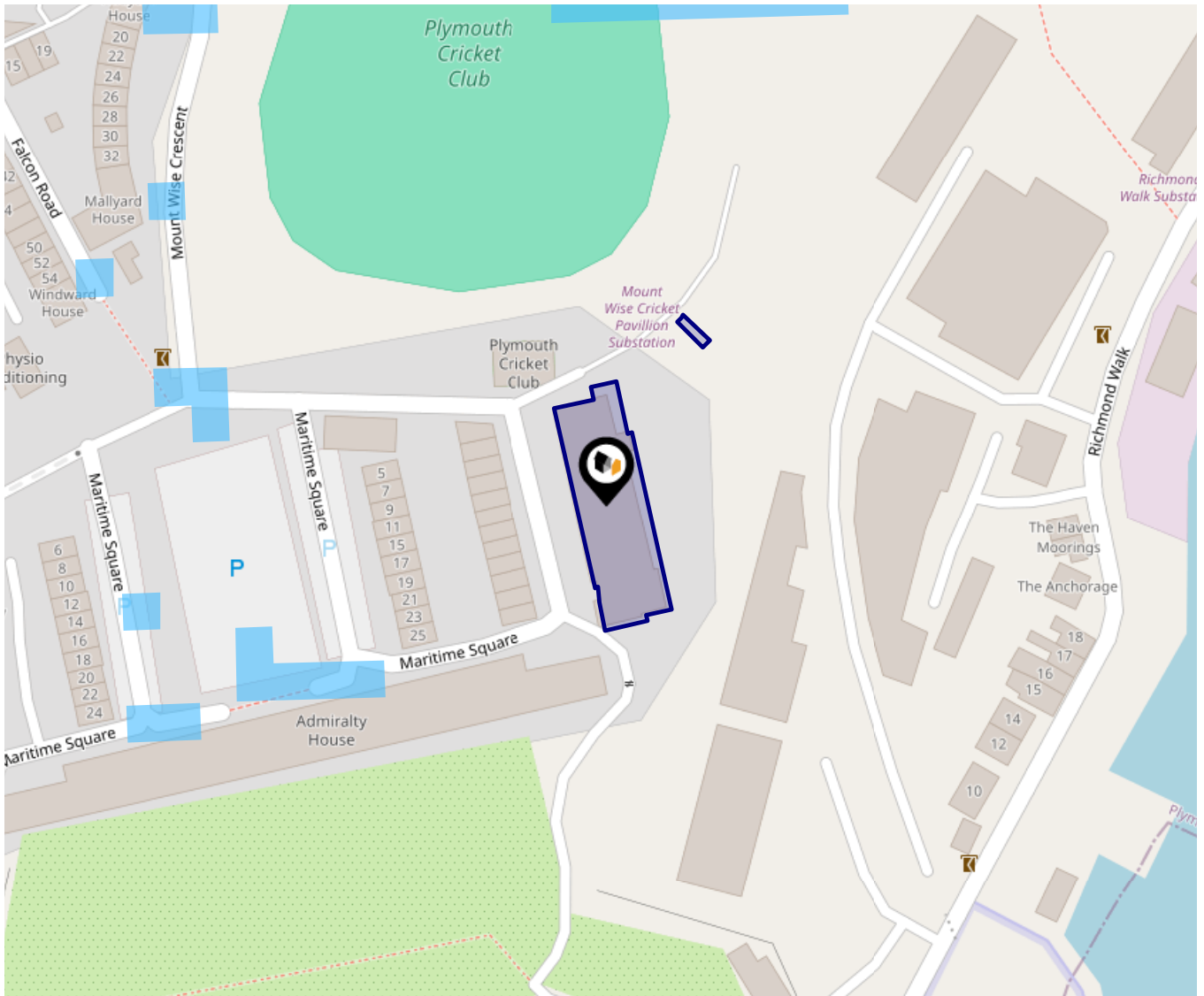
-  Power Pylons
-  Communication Masts

## 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

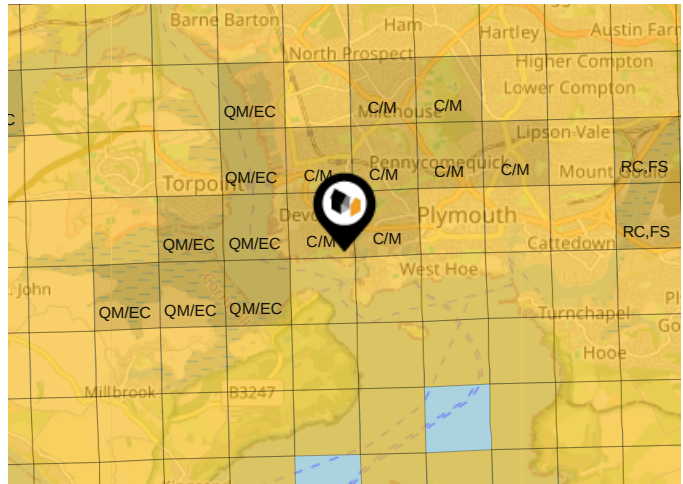


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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)

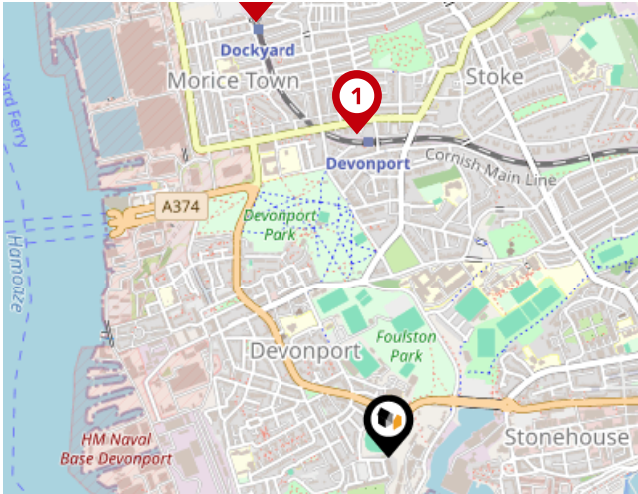
|                               |               |                      |                      |
|-------------------------------|---------------|----------------------|----------------------|
| <b>Carbon Content:</b>        | NONE          | <b>Soil Texture:</b> | SILTY LOAM           |
| <b>Parent Material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



## Primary Classifications (Most Common Clay Types)

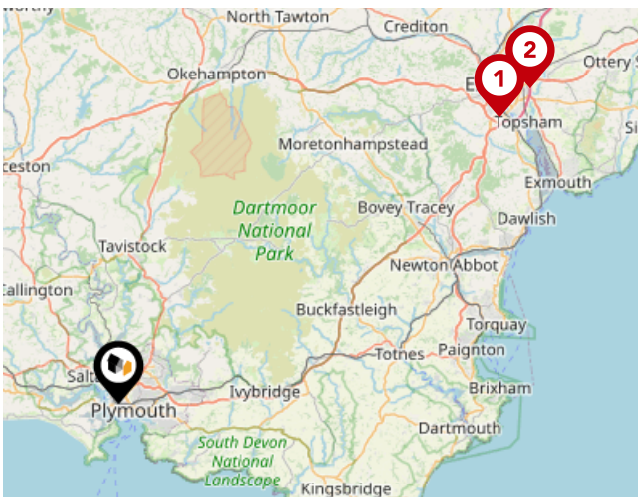
|               |  |
|---------------|--|
| <b>C/M</b>    | Claystone / Mudstone                         |
| <b>FPC,S</b>  | Floodplain Clay, Sand / Gravel               |
| <b>FC,S</b>   | Fluvial Clays & Silts                        |
| <b>FC,S,G</b> | Fluvial Clays, Silts, Sands & Gravel         |
| <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)



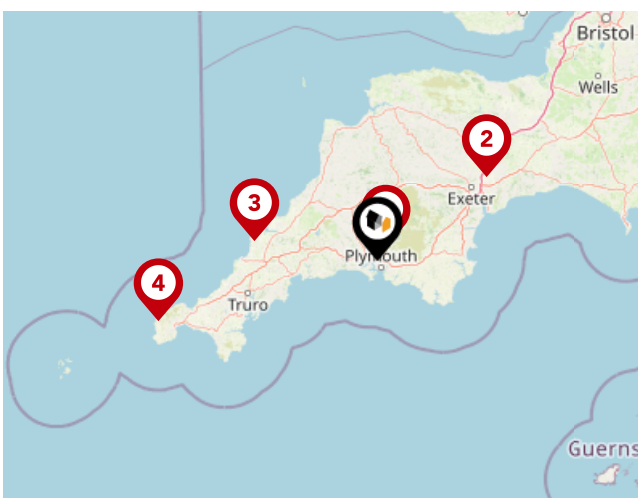
## National Rail Stations

| Pin | Name                             | Distance   |
|-----|----------------------------------|------------|
| 1   | Devonport Rail Station           | 0.77 miles |
| 2   | Devonport Rail Station           | 0.77 miles |
| 3   | Dockyard (Plymouth) Rail Station | 1.08 miles |



## Trunk Roads/Motorways

| Pin | Name   | Distance    |
|-----|--------|-------------|
| 1   | M5 J31 | 35.98 miles |
| 2   | M5 J30 | 39.12 miles |

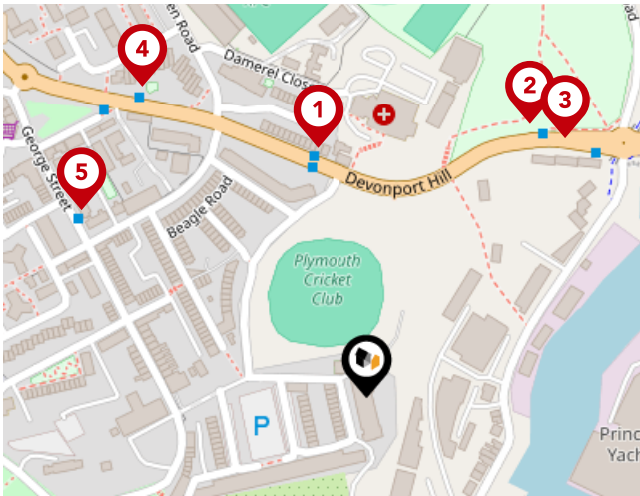


## Airports/Helipads

| Pin | Name           | Distance    |
|-----|----------------|-------------|
| 1   | Glenholt       | 4.61 miles  |
| 2   | Exeter Airport | 41.55 miles |
| 3   | St Mawgan      | 37.28 miles |
| 4   | Joppa          | 68.79 miles |

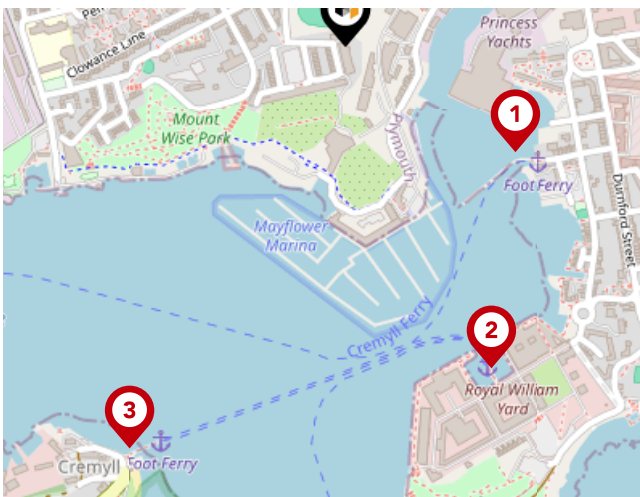
# Area

## Transport (Local)



### Bus Stops/Stations

| Pin | Name              | Distance   |
|-----|-------------------|------------|
| 1   | Cumberland Centre | 0.15 miles |
| 2   | Devonport Hill    | 0.19 miles |
| 3   | Richmond Walk     | 0.19 miles |
| 4   | Raglan gardens    | 0.23 miles |
| 5   | Sutton Court      | 0.2 miles  |



### Ferry Terminals

| Pin | Name                                 | Distance   |
|-----|--------------------------------------|------------|
| 1   | Plymouth Stonehouse Ferry Terminal   | 0.24 miles |
| 2   | Royal William Yard Ferry Landing     | 0.42 miles |
| 3   | Cremyll Mount Edgcombe Ferry Landing | 0.54 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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