LANG TOWN & COUNTRY
SALES

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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 05th November 2026



23, CHAPEL STREET, DEVONPORT, PLYMOUTH, PL1 4DP

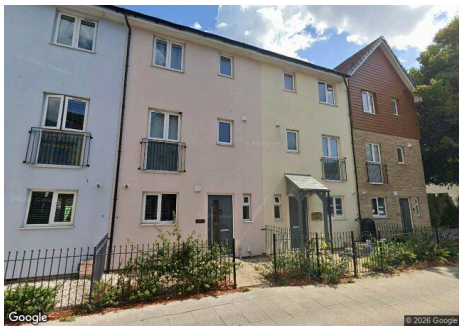
Lang Town & Country

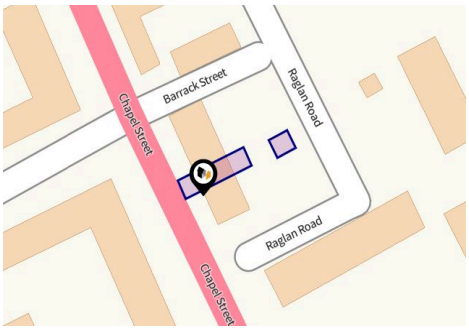
6 Mannamead Road, Plymouth, PL4 7AA
01752 456000
carrie@langtownandcountry.com
www.langtownandcountry.com

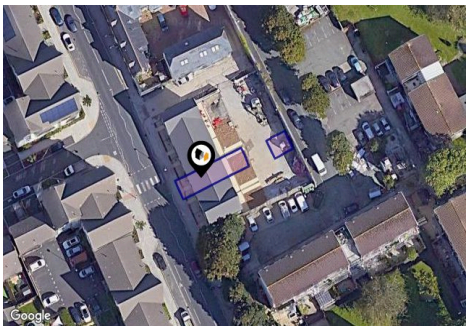
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Property
Overview







Property

Type:	Terraced	**Last Sold Date:**	07/03/2022
Bedrooms:	4	**Last Sold Price:**	£267,500
Floor Area:	1,270 ft^2 / 118 m^2	**Last Sold £/ft^2:**	£210
Plot Area:	0.03 acres	**Tenure:**	Freehold
Council Tax :	Band C		
Annual Estimate:	£2,171		
Title Number:	DN748401		
UPRN:	10094639586		
Restrictive Covenants:	Yes		

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)

11 mb/s | **80** mb/s | **1000** mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

Gallery
Floorplan

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23, CHAPEL STREET, DEVONPORT, PLYMOUTH, PL1 4DP



Property
EPC - Certificate

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23, Chapel Street, Devonport, PL1 4DP

Energy rating

B

Valid until 16.09.2030

Score	Energy rating	Current	Potential
92+	A		95 | A
81-91	B	86 | B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Property

EPC - Additional Data

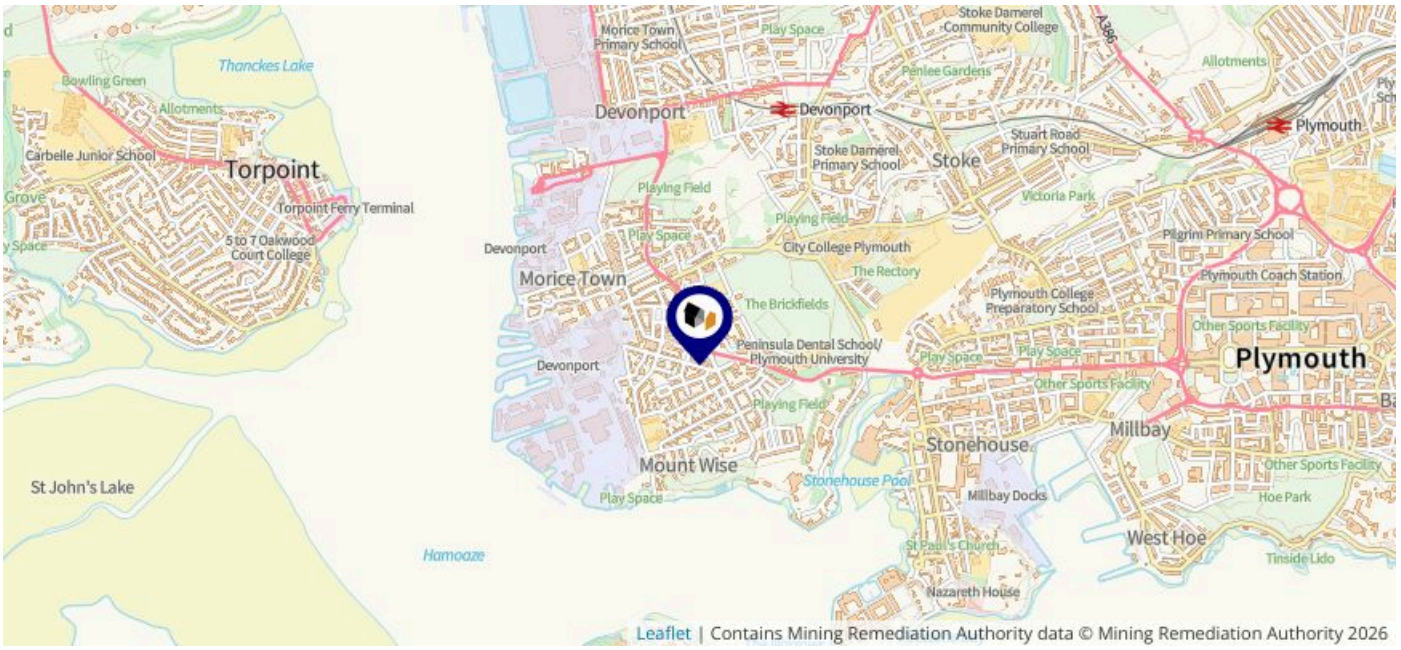
Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Gas: mains gas
Flat Top Storey:	No
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.29 W/mÂ²K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.11 W/mÂ²K
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.14 W/mÂ²K
Total Floor Area:	118 m^2

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Maps
Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

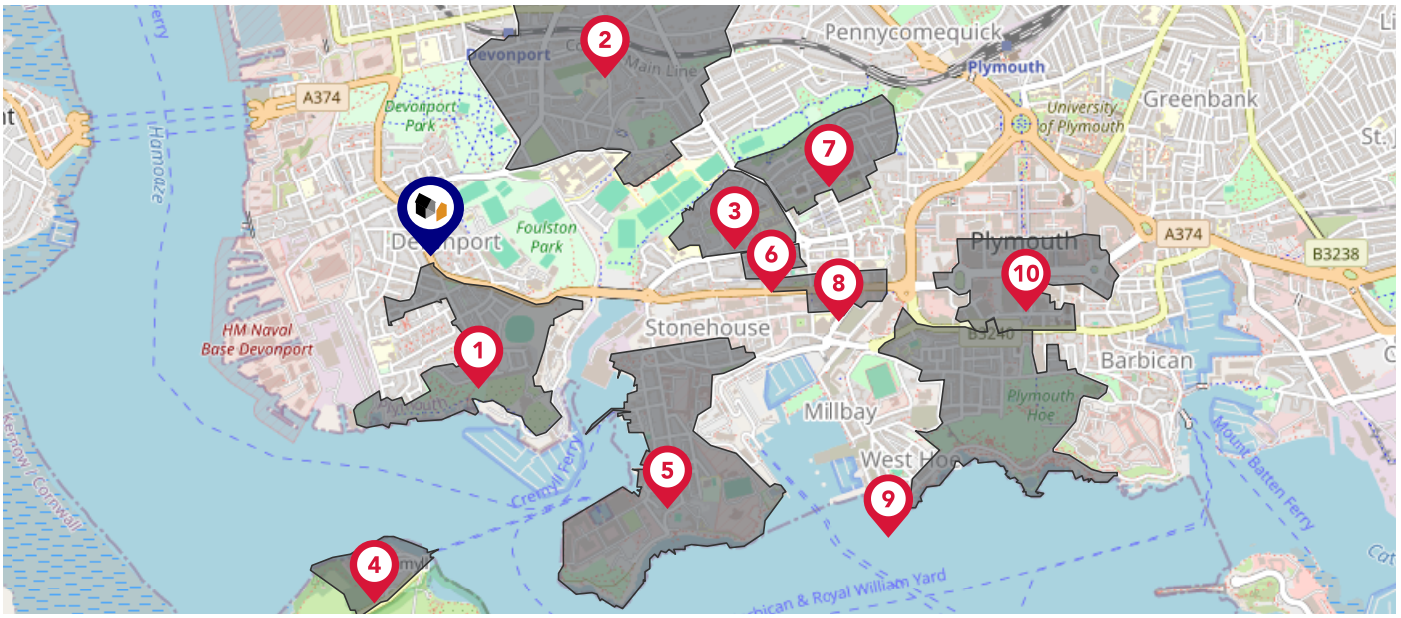
- Adit
- Gutter Pit
- Shaft

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.

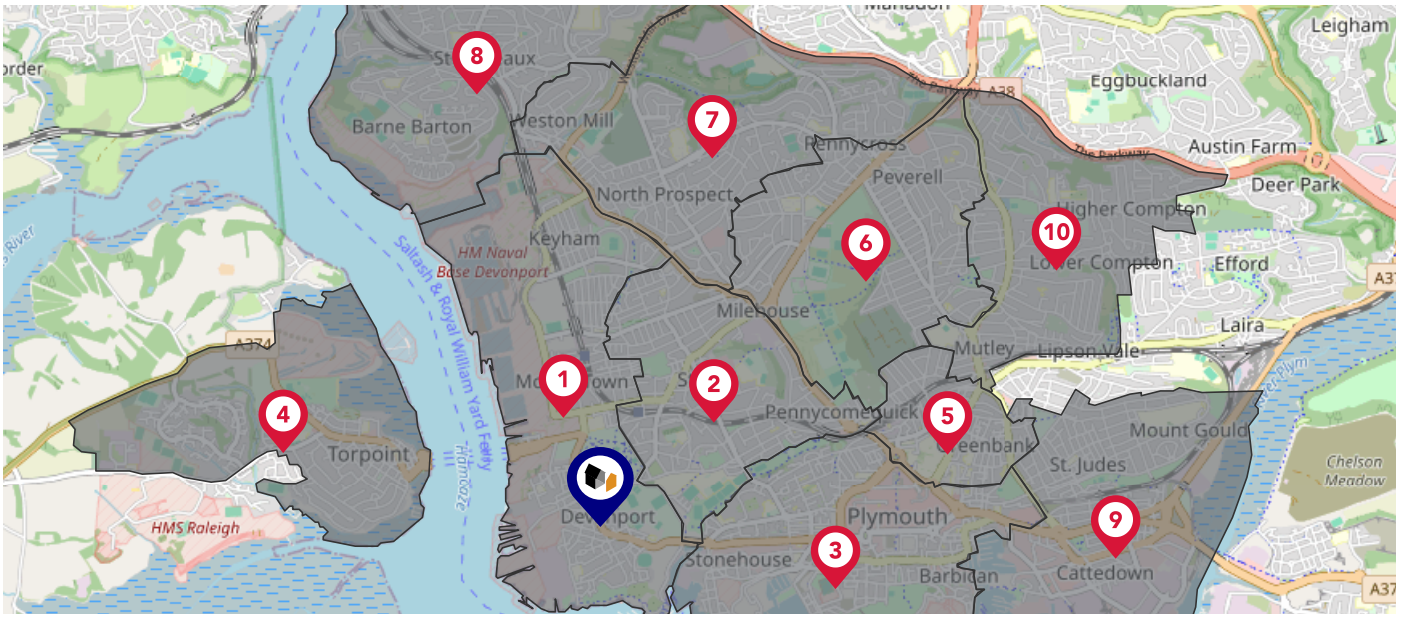


Nearby Conservation Areas	
1	Devonport
2	Stoke
3	Millfields
4	Cremyll
5	Stonehouse Peninsula
6	Adelaide Street
7	North Stonehouse
8	Union Street
9	The Hoe
10	City Centre

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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



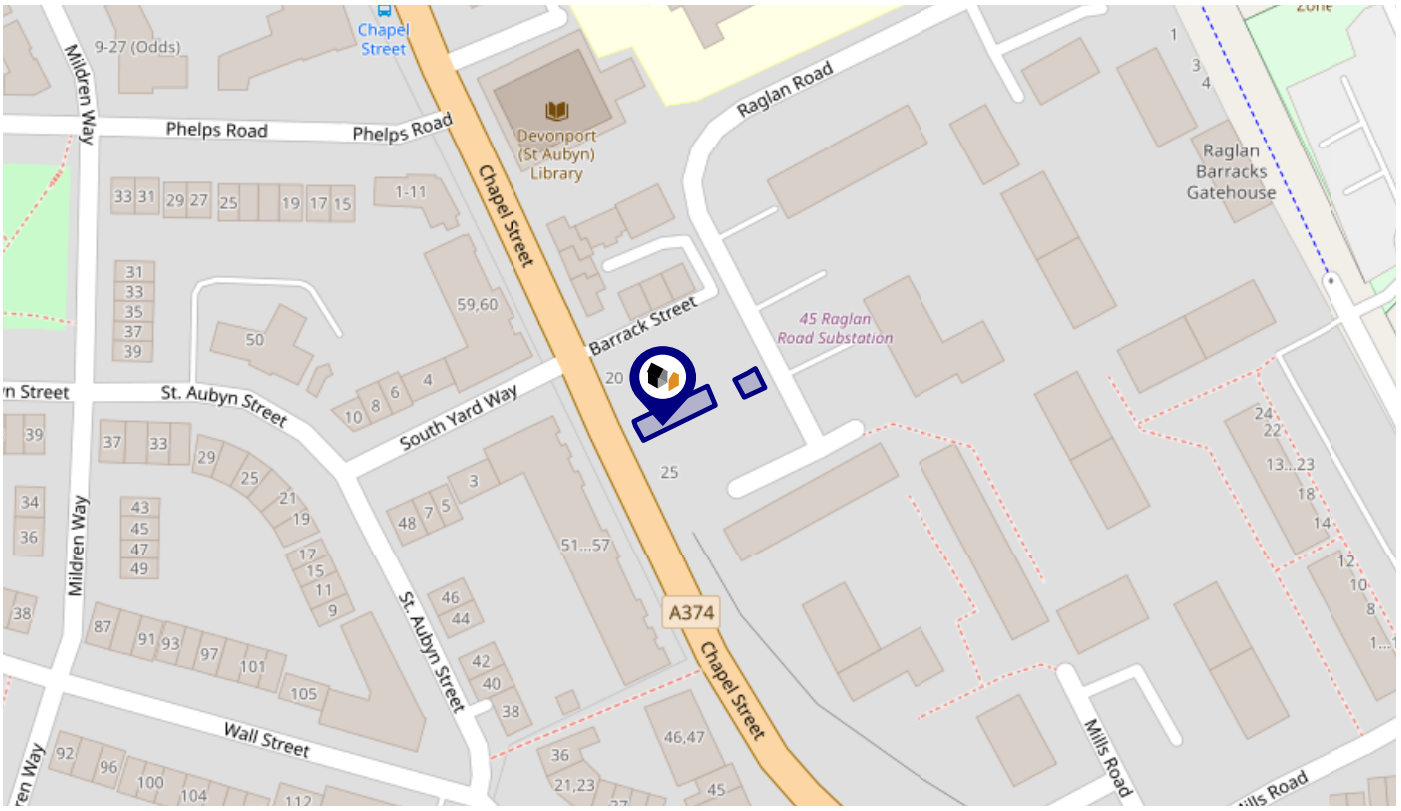
Nearby Council Wards

1	Devonport Ward
2	Stoke Ward
3	St. Peter and the Waterfront Ward
4	Torpoint ED
5	Drake Ward
6	Peverell Ward
7	Ham Ward
8	St. Budeaux Ward
9	Sutton and Mount Gould Ward
10	Compton Ward

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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.

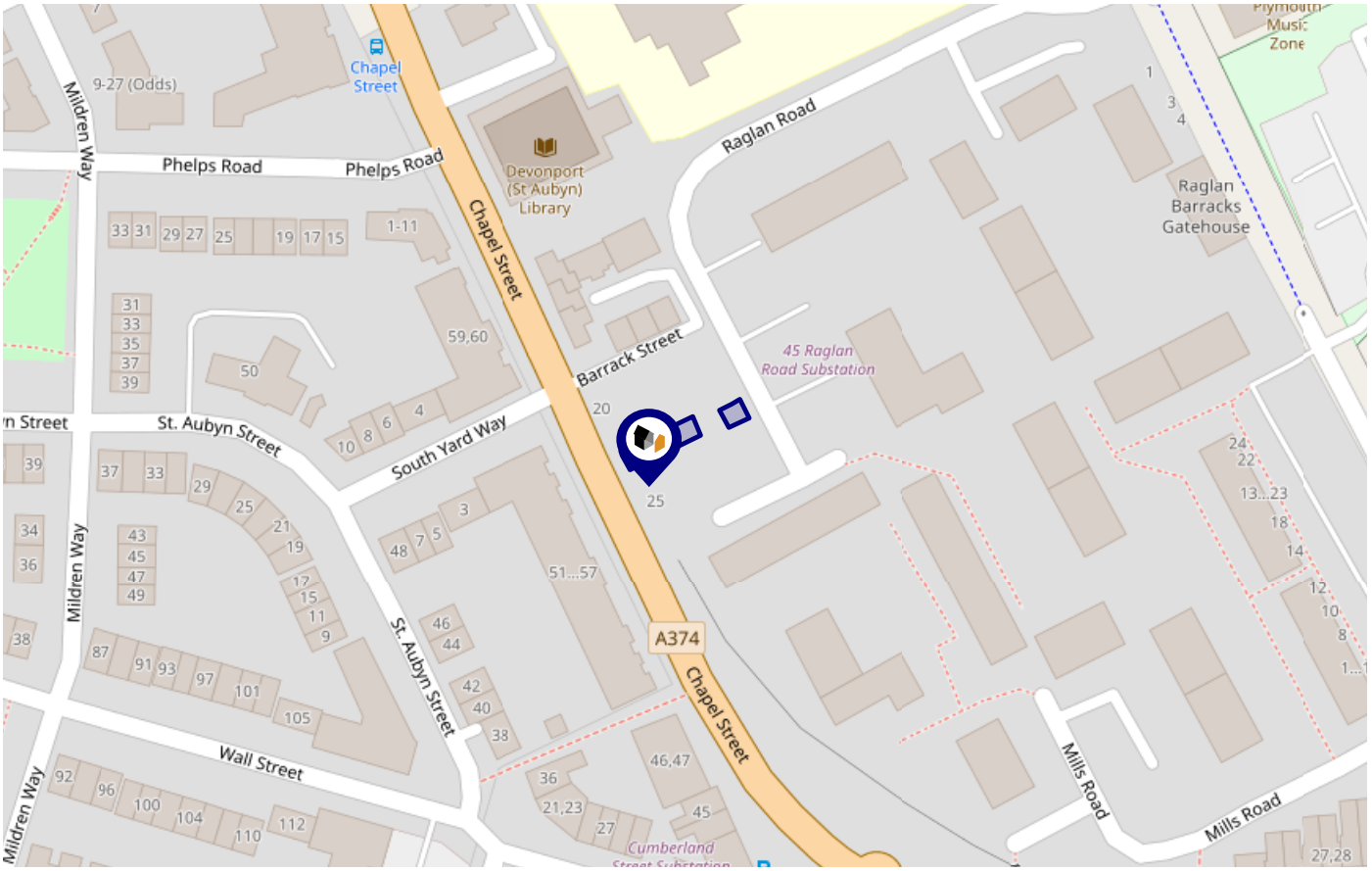
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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	

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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.

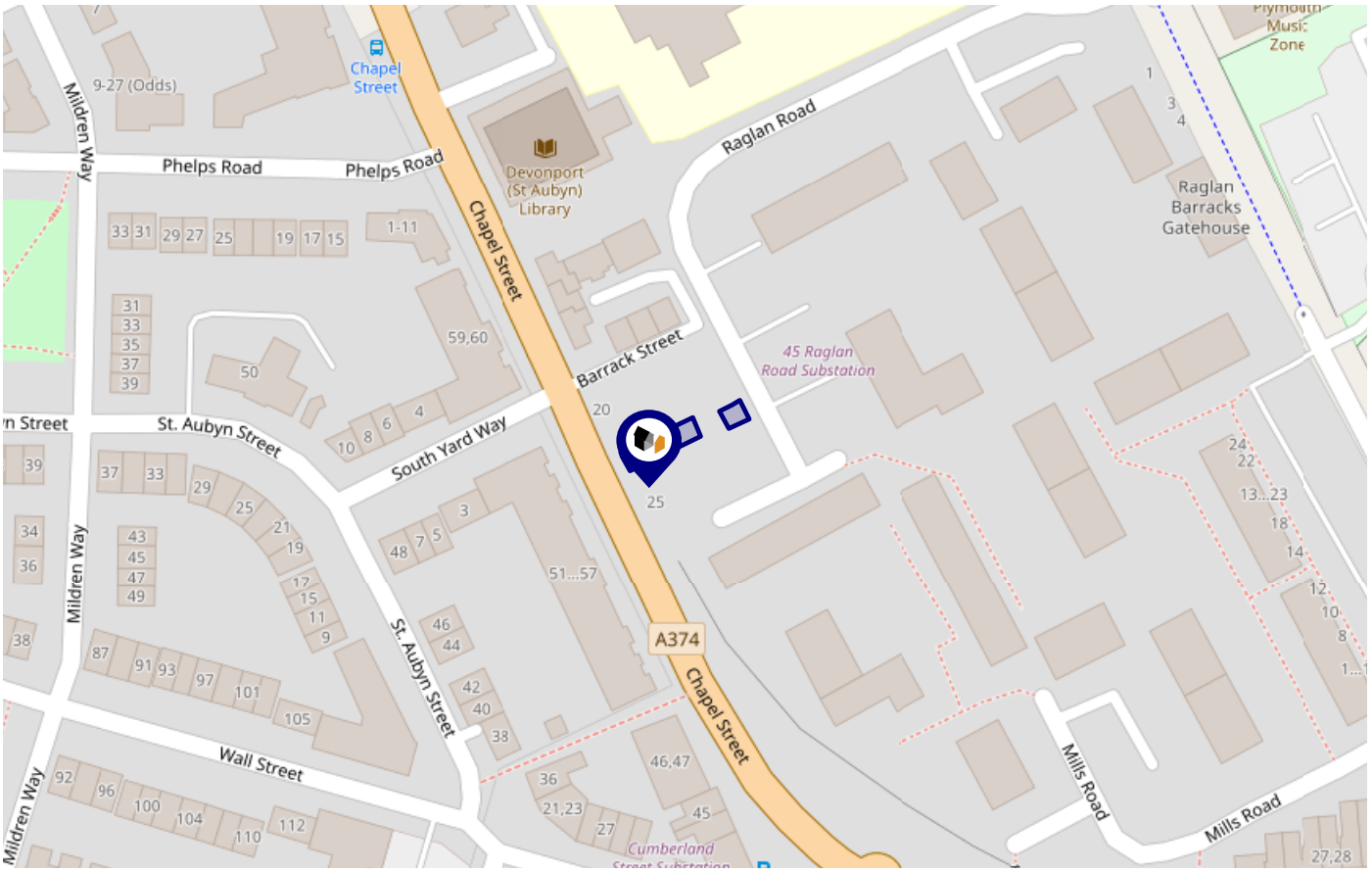
Chance of flooding to the following depths at this property:



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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.

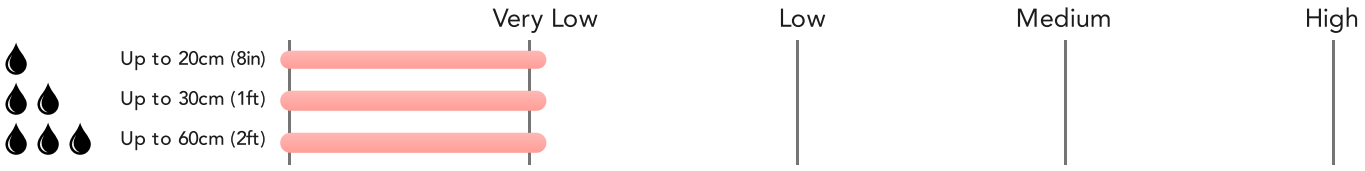


Risk Rating: Very low

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.
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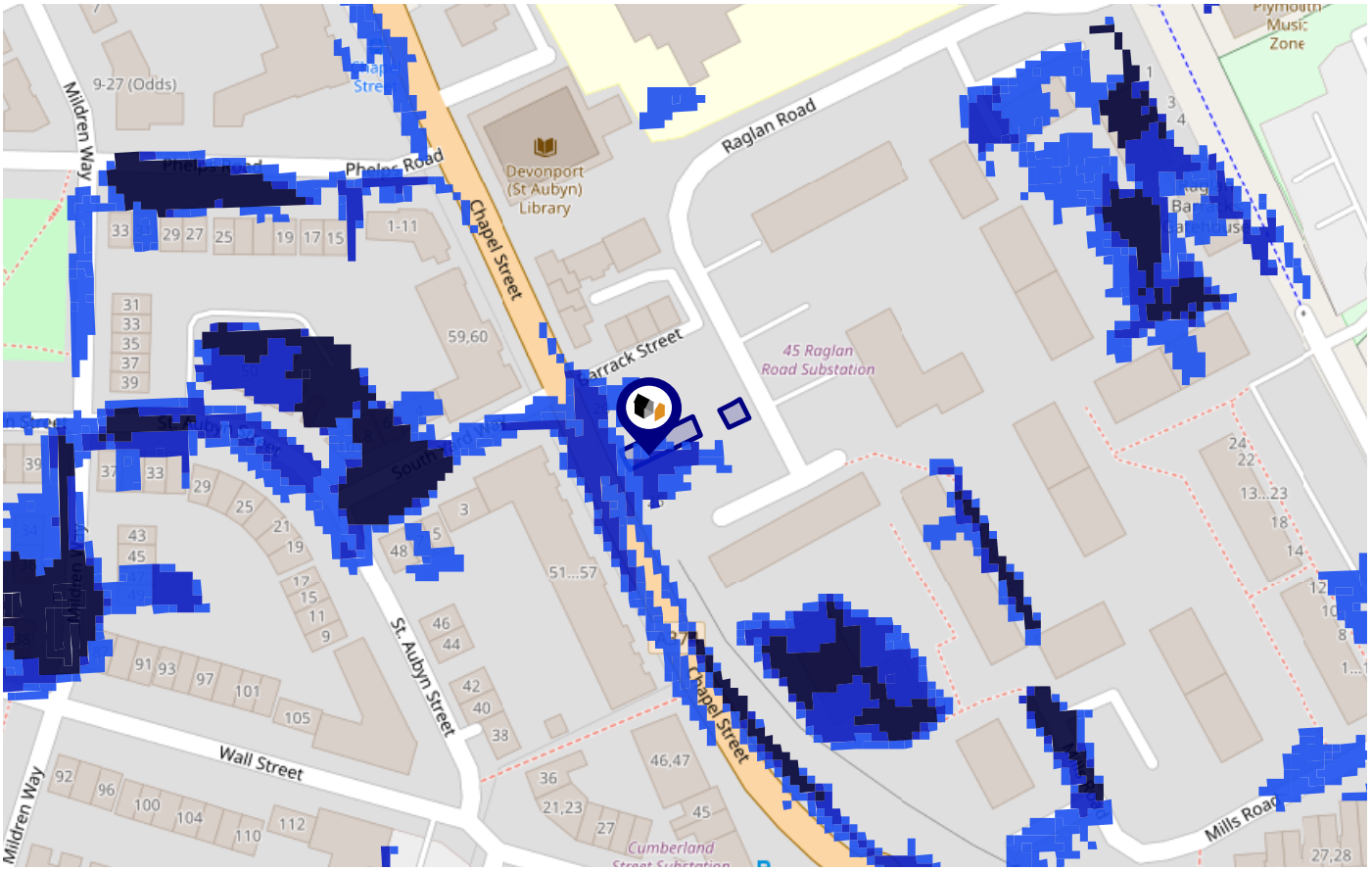
Chance of flooding to the following depths at this property:



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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: 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.

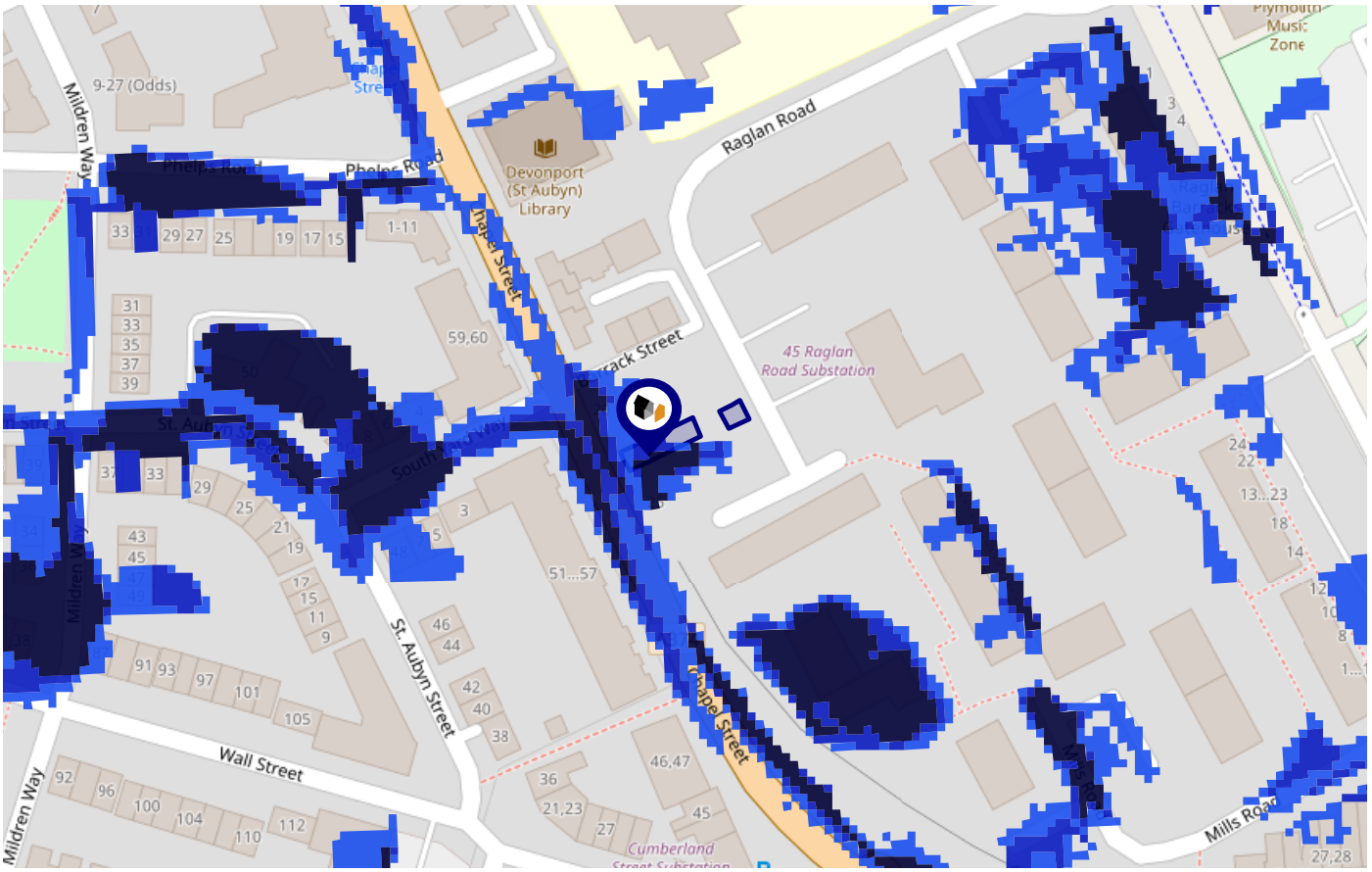
Chance of flooding to the following depths at this property:



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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.

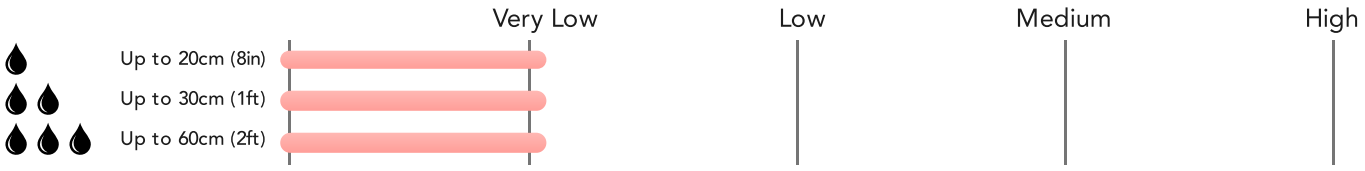


Risk Rating: Medium

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.

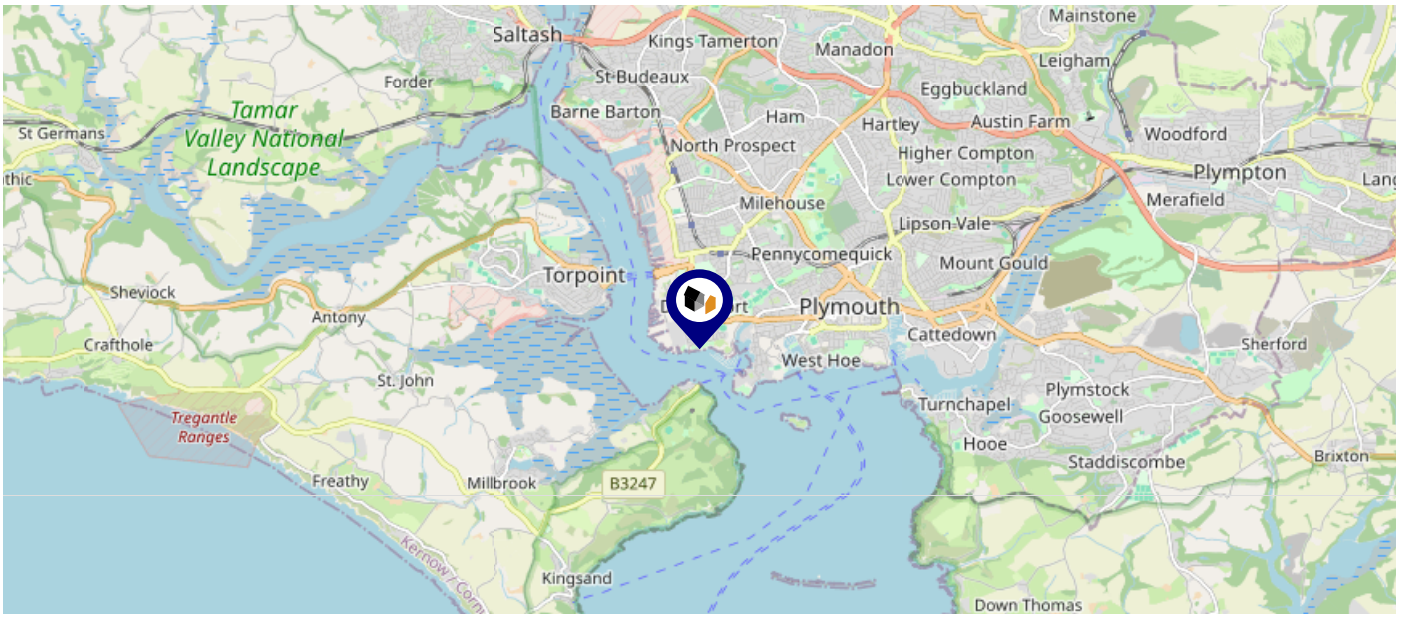
Chance of flooding to the following depths at this property:



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Maps
Green Belt

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



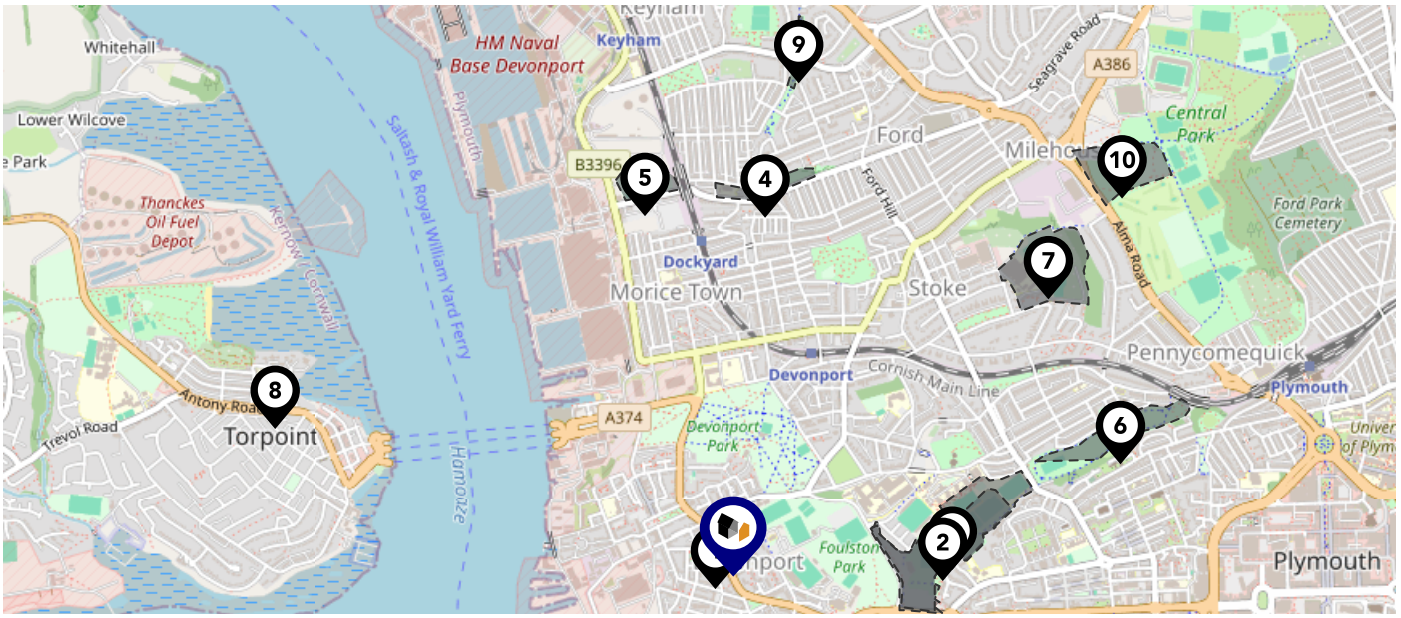
Nearby Green Belt Land

No data available.

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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.



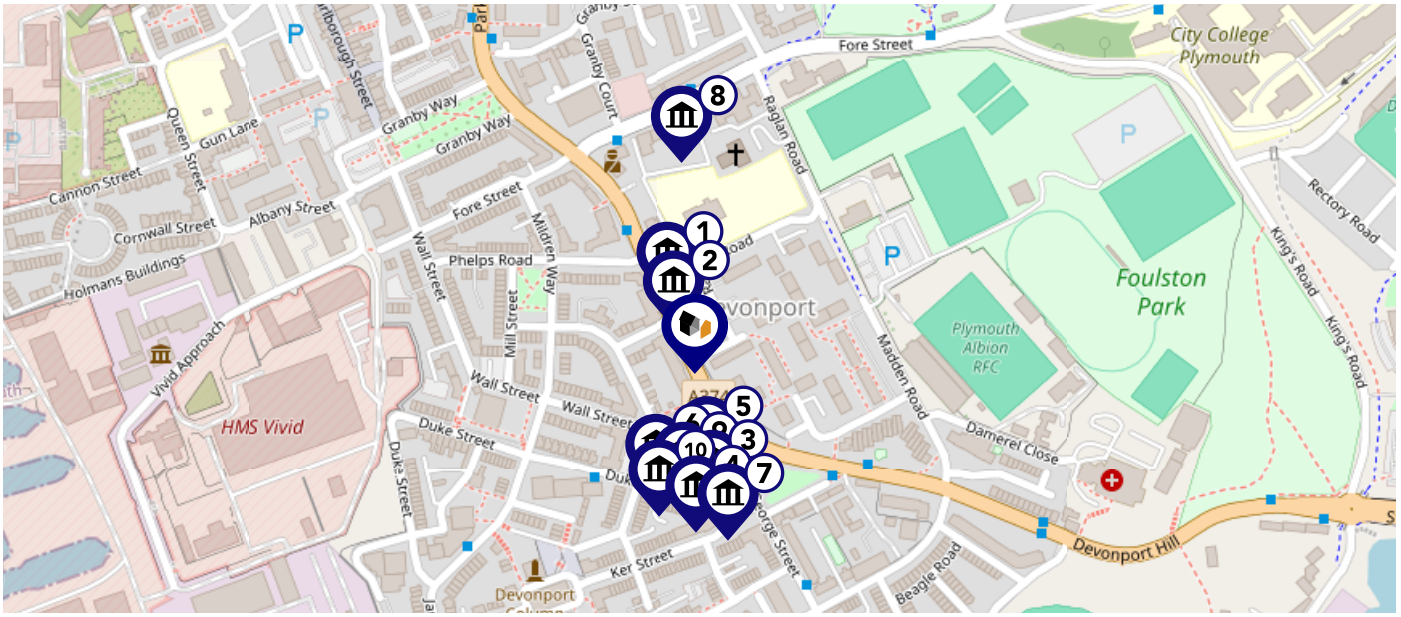
Nearby Landfill Sites

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

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Maps
Listed Buildings

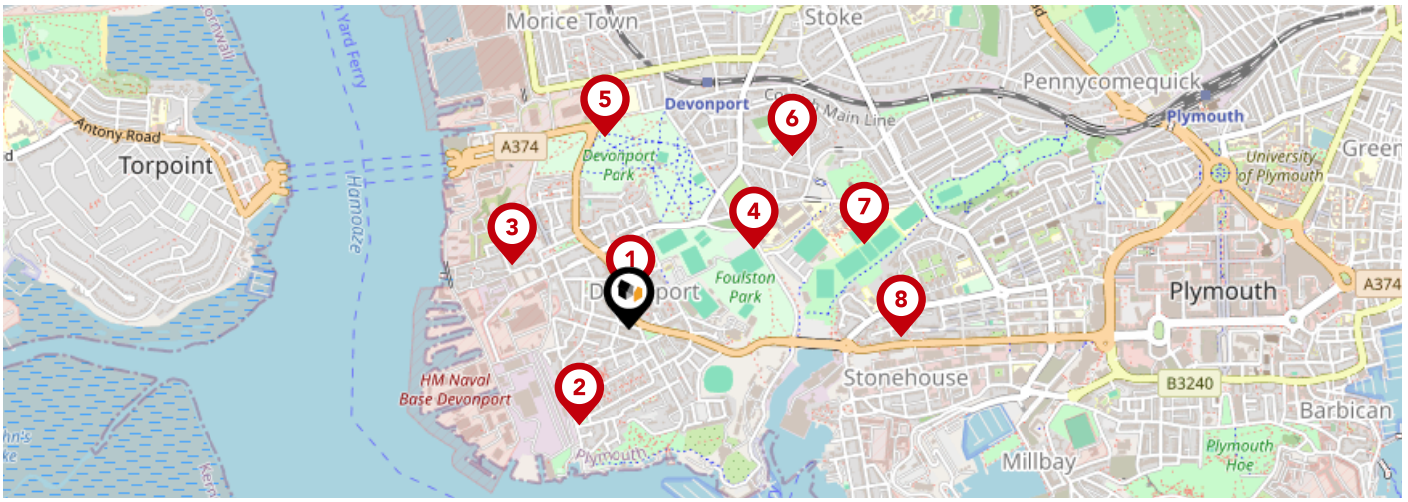
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
1	1130019 - Church Of St Aubyn Including Attached Walls And Walls To North And South	Grade II	0.0 miles
2	1130020 - Manor Office (atkey Goodman And Company And National Provincial)	Grade II	0.0 miles
3	1130053 - 7, Cumberland Street	Grade II	0.1 miles
4	1319613 - 4-16, Duke Street	Grade II	0.1 miles
5	1130018 - Nos. 41-43 (former Crown Hotel) And Nos 44-45, Chapel Street	Grade II	0.1 miles
6	1130055 - 15, Cumberland Street	Grade II	0.1 miles
7	1319612 - 8, George Street	Grade II	0.1 miles
8	1244420 - The Western Public House	Grade II	0.1 miles
9	1130054 - 8-14 Cumberland Street Including Beresford Arms Public House (no 9)	Grade II	0.1 miles
10	1319614 - Former Devonport Library	Grade II	0.1 miles

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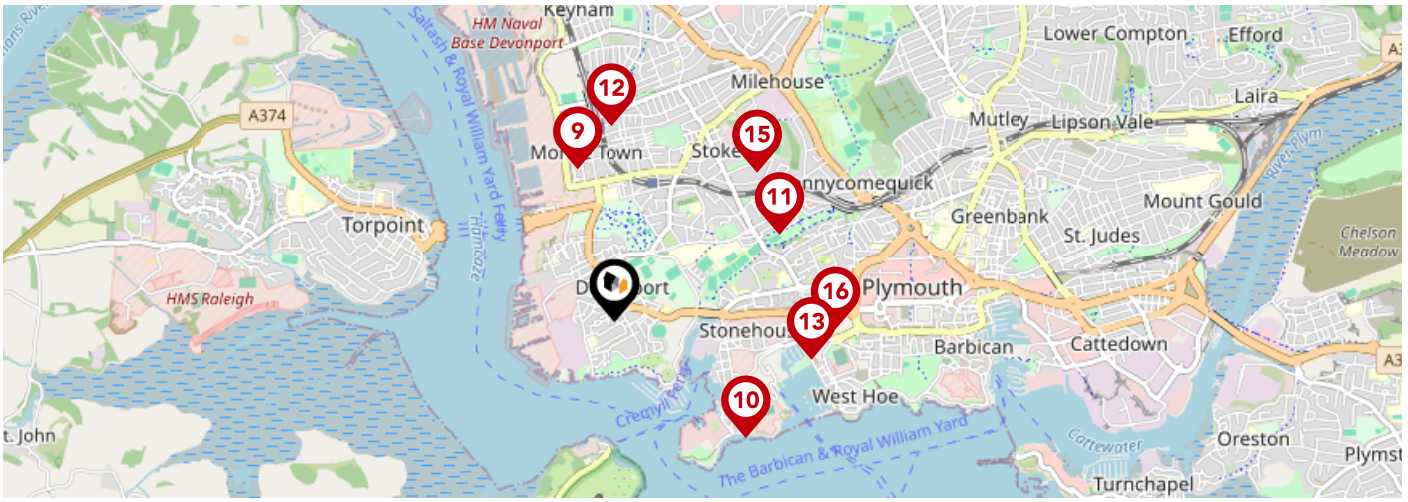
Area
Schools



		Nursery	Primary	Secondary	College	Private
1	**St Joseph's Catholic Primary School** Ofsted Rating: Good | Pupils: 206 | Distance:0.07	☐	☑	☐	☐	☐
2	**Mount Wise Community Primary School** Ofsted Rating: Good | Pupils: 268 | Distance:0.26	☐	☑	☐	☐	☐
3	**Marlborough Primary Academy** Ofsted Rating: Good | Pupils: 111 | Distance:0.31	☐	☑	☐	☐	☐
4	**City College Plymouth** Ofsted Rating: Good | Pupils:0 | Distance:0.35	☐	☐	☑	☐	☐
5	**UTC Plymouth** Ofsted Rating: Good | Pupils: 551 | Distance:0.46	☐	☐	☑	☐	☐
6	**Stoke Damerel Primary Academy** Ofsted Rating: Good | Pupils: 400 | Distance:0.56	☐	☑	☐	☐	☐
7	**Devonport High School for Boys** Ofsted Rating: Good | Pupils: 1231 | Distance:0.59	☐	☐	☑	☐	☐
8	**High Street Primary Academy** Ofsted Rating: Good | Pupils: 140 | Distance:0.65	☐	☑	☐	☐	☐

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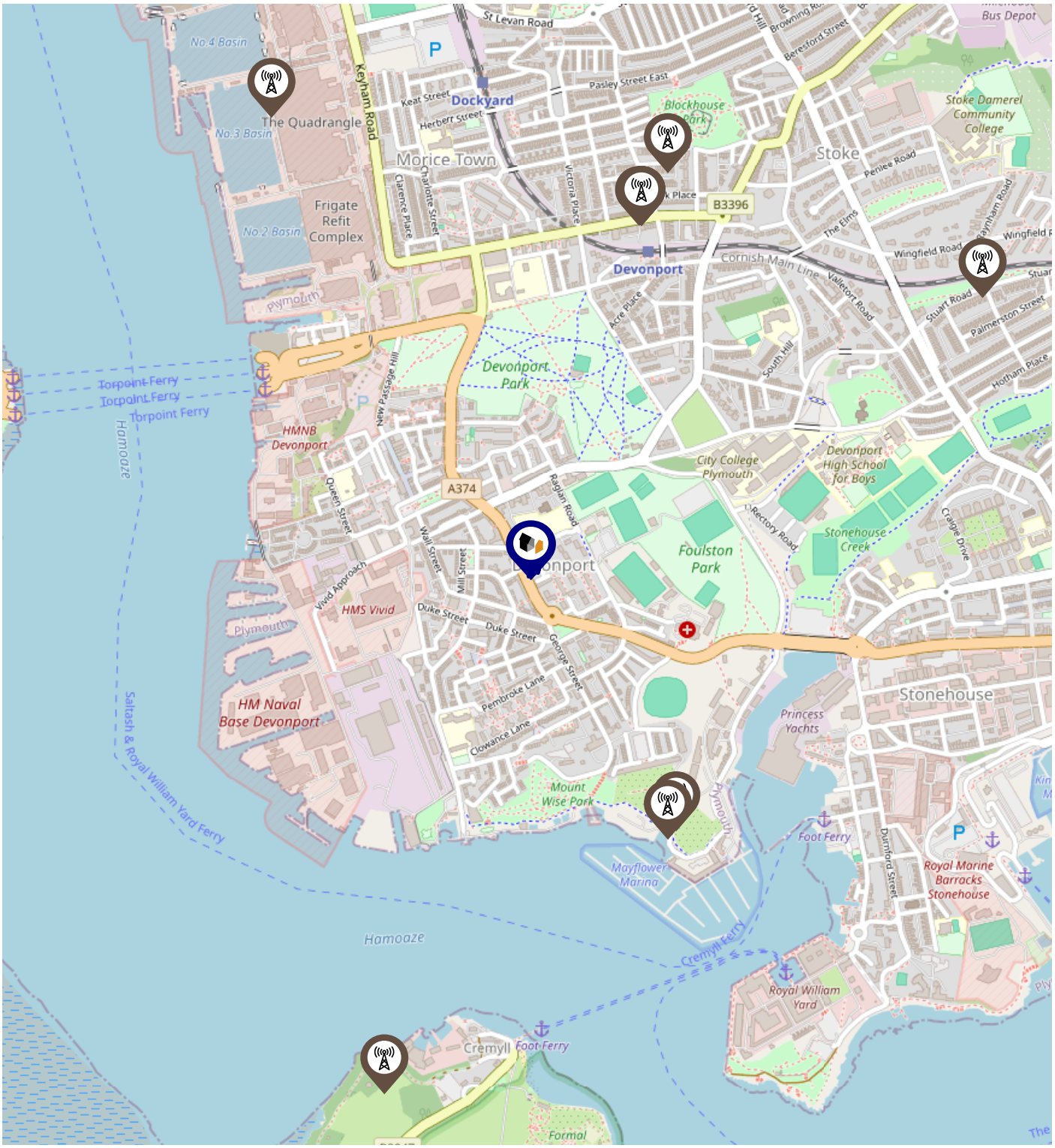
Area
Schools



	Nursery	Primary	Secondary	College	Private
9 Morice Town Primary Academy Ofsted Rating: Good | Pupils: 185 | Distance:0.74	☐	☑	☐	☐	☐
10 St George's CofE Primary Academy Ofsted Rating: Good | Pupils: 90 | Distance:0.83	☐	☑	☐	☐	☐
11 Stuart Road Primary Academy Ofsted Rating: Good | Pupils: 189 | Distance:0.88	☐	☑	☐	☐	☐
12 College Road Primary School Ofsted Rating: Good | Pupils: 204 | Distance:0.92	☐	☑	☐	☐	☐
13 Millbay Academy Ofsted Rating: Good | Pupils: 545 | Distance:0.95	☐	☑	☑	☐	☐
14 Scott Medical and Healthcare College Ofsted Rating: Good | Pupils: 233 | Distance:0.97	☐	☐	☑	☐	☐
15 Stoke Damerel Community College Ofsted Rating: Good | Pupils: 1301 | Distance:0.97	☐	☐	☑	☐	☐
16 St Peter's CofE Primary School Ofsted Rating: Good | Pupils: 154 | Distance:1.05	☐	☑	☐	☐	☐

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Local Area
Masts & Pylons



Key:

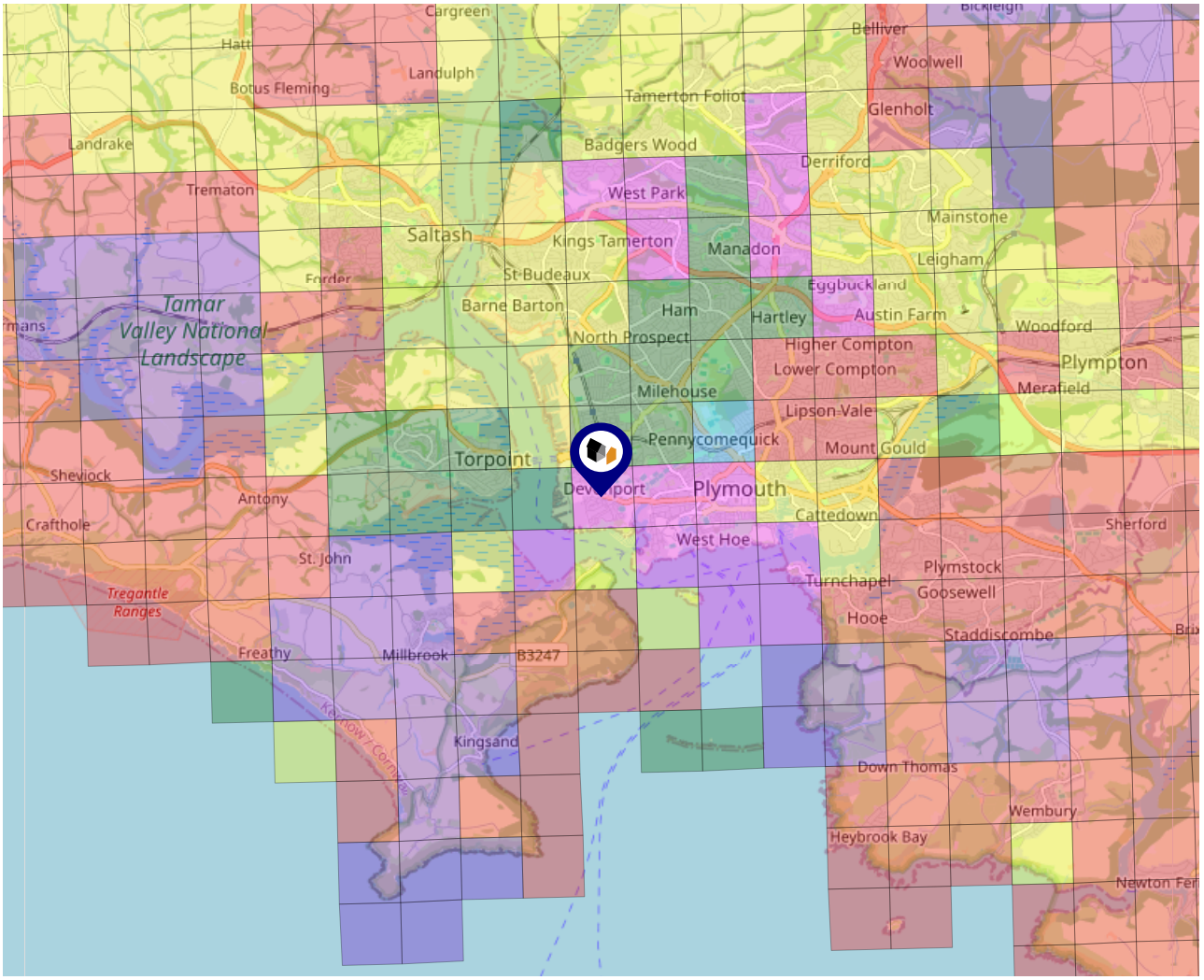
- Power Pylons
- Communication Masts

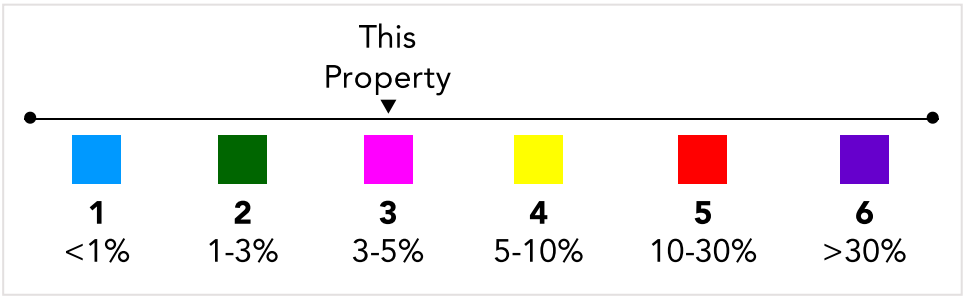
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Environment
Radon Gas

What is Radon?

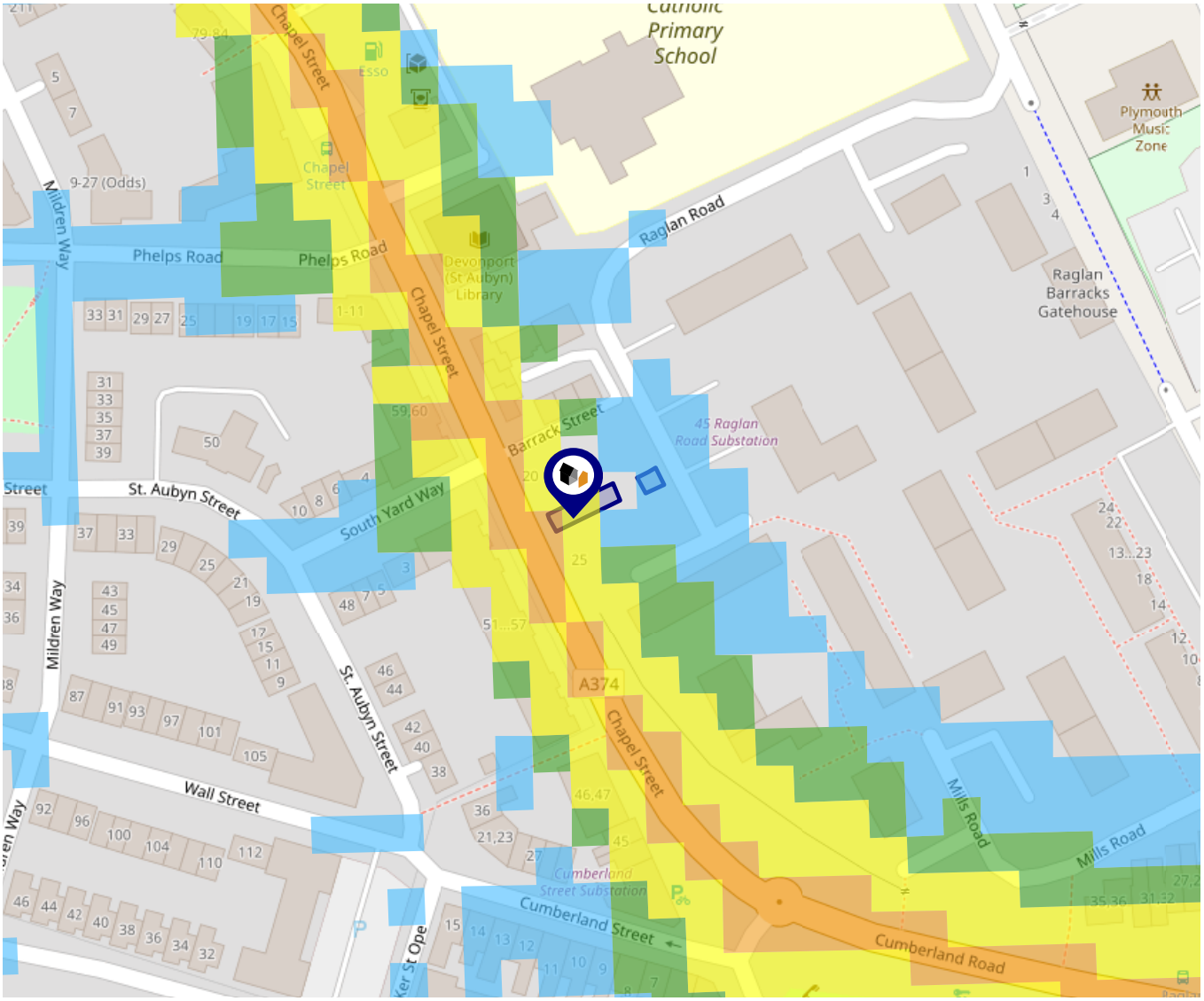
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic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





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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.

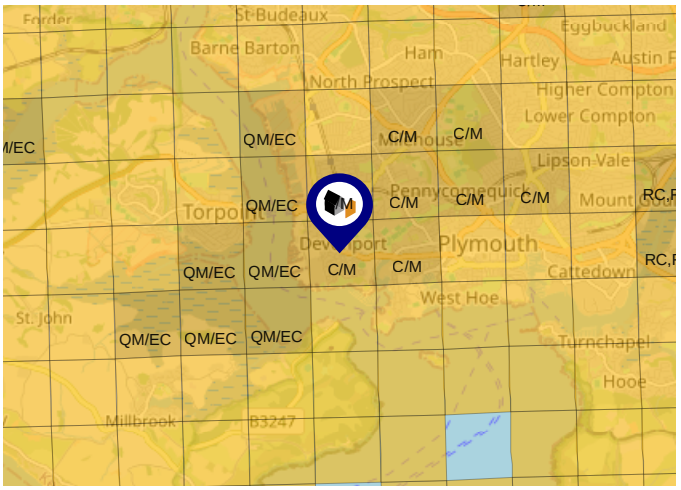
- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

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Environment
Soils & Clay

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

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

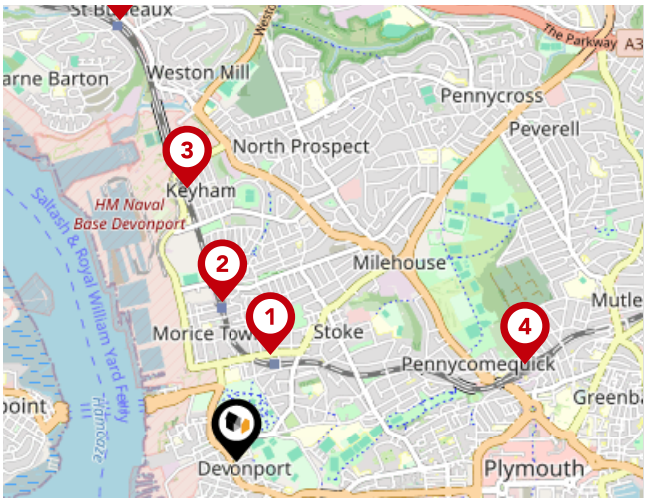


Primary Classifications (Most Common Clay Types)

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

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Area
Transport (National)

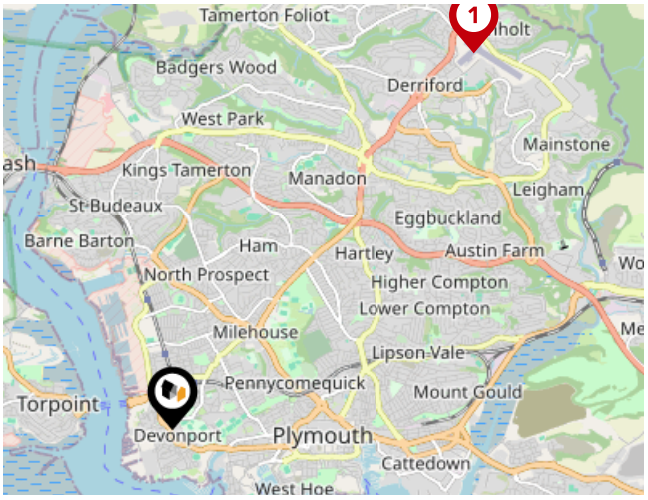


National Rail Stations

Pin	Name	Distance
1	Devonport Rail Station	0.53 miles
2	Dockyard (Plymouth) Rail Station	0.76 miles
3	Keyham Rail Station	1.31 miles
4	Plymouth Rail Station	1.44 miles
5	St Budeaux Ferry Road Rail Station	2.16 miles

Trunk Roads/Motorways

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



Airports/Helipads

Pin	Name	Distance
1	Plymouth City Airport	4.53 miles

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Area
Transport (Local)

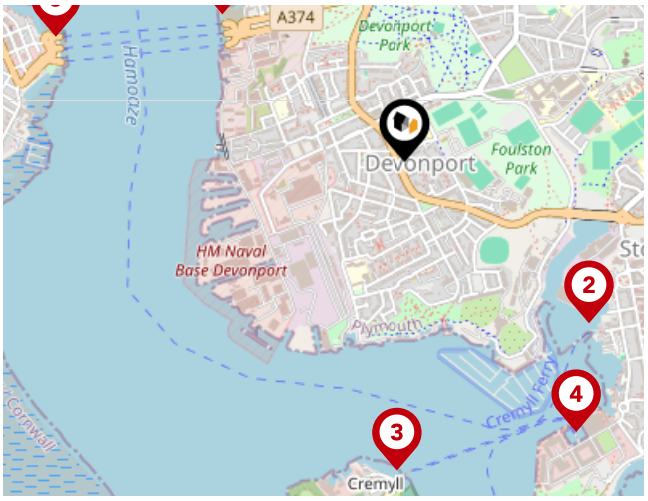


Bus Stops/Stations

Pin	Name	Distance
1	Chapel Street	0.04 miles
2	Duke Street	0.09 miles
3	Cumberland Gardens	0.11 miles
4	Fore Street Car Park	0.12 miles
5	Raglan gardens	0.12 miles

Local Connections

No Local Connections found within 30 km of this property.



Ferry Terminals

Pin	Name	Distance
1	Devonport Ferry Terminal	0.55 miles
2	Plymouth Stonehouse Ferry Terminal	0.58 miles
3	Cremyll Mount Edgcumbe Ferry Landing	0.73 miles
4	Royal William Yard Ferry Landing	0.75 miles
5	Torpoint Ferry Terminal	0.87 miles

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Market
Market summary

LANG TOWN & COUNTRY SALES

Local summary Based on 1 mile radius

Summary of all properties within radius:

Property type	Flat	Terraced	Semi-Detached	Detached	Bungalow	Unspecified
OM / SSTC	(185/188) 102%	(123/142) 115%	(8/9) 113%	(9/0) 0%	—	(5/4) 80%

Total on market: 330 **Total sold:** 343 **Average days on market:** 107

Similar properties within radius:

Description			Price Ranges			Supply and demand				
Match	Beds	Type	Highest £	Lowest £	Average £	No. on market	No. SSTC	Total	SSTC %	ADOM
Exact	4	Terrace	£775,000	£173,000	£318,253	34	43	77	56%	138
+1 Type	4	Semi-Detached	£650,000	£270,000	£388,333	2	4	6	67%	183
+1 Beds	5	Terrace	£695,000	£170,000	£342,500	8	10	18	56%	106
All considered			**£775,000**	**£170,000**	**£349,695**	**44**	**57**	**101**	**56%**	**142**

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Lang Town & Country
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LANG TOWN & COUNTRY SALES

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Ordnance Survey

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Environment Agency

Historic England

Office for National Statistics

Ofcom

Royal Mail