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MAR: Market Appraisal Report

An Insight Into This Property & the Local Market

Tuesday 19th May 2026



HILLSIDE, WEST HILL, HEYBROOK BAY, PLYMOUTH, PL9 0BB

Lang Town & Country

6 The Broadway Plymstock Plymouth PL9 7AU

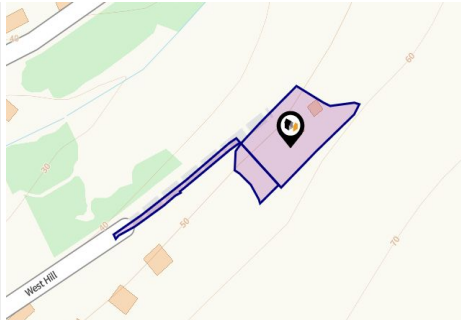
01752 456000

paul@langtownandcountry.com

www.langtownandcountry.com



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Property

Type: Detached
Bedrooms: 4
Plot Area: 0.53 acres
Council Tax : Band F
Annual Estimate: £3,778
Title Number: DN111226
UPRN: 100040294918
Restrictive Covenants: Yes


Last Sold Date: 20/03/2002
Last Sold Price: £272,500
Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
 (Standard - Superfast - Ultrafast)

15 **-**
 mb/s mb/s



Mobile Coverage:
 (based on calls indoors)

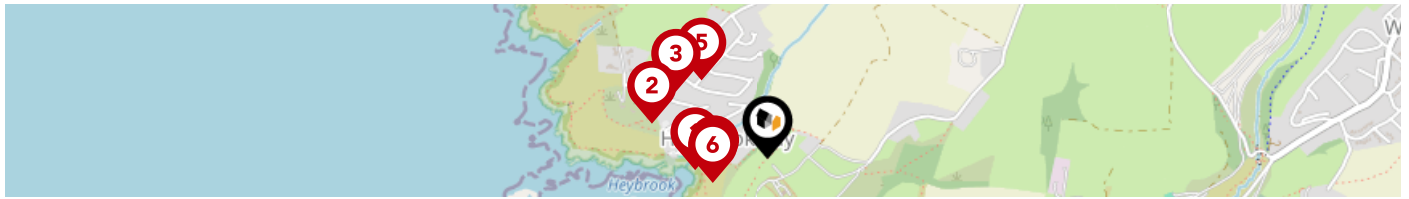








Satellite/Fibre TV Availability:



Comparables

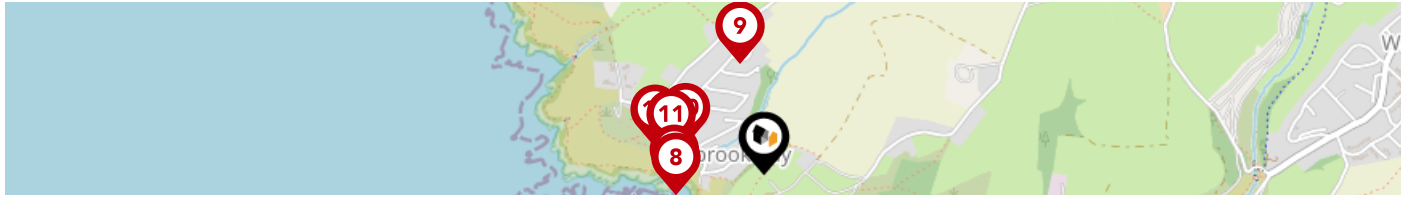
Sold in your area









	<p>Heybrook House, Plymouth, PL9 0BU</p>	<p>Sold (11/07/2025) Freehold</p> <p>📍 £445,000 🏠 Detached</p> <p>📏 1,593.06 ft² 🏠 £279 /ft²</p>	<p>🛏️ 5 beds</p> <p>📍 0.17 mi</p>
	<p>Hardingstone, Renney Road, Plymouth, PL9 0BG</p>	<p>Sold (02/06/2025) Freehold</p> <p>📍 £1,000,000 🏠 Detached</p> <p>📏 1,915.97 ft² 🏠 £522 /ft²</p>	<p>🛏️ 4 beds</p> <p>📍 0.29 mi</p>
	<p>Carpfisher, Renney Road, Plymouth, PL9 0BD</p>	<p>Sold (31/03/2025) Freehold</p> <p>📍 £979,492 🏠 Detached</p> <p>📏 1,722.22 ft² 🏠 £569 /ft²</p>	<p>🛏️ 4 beds</p> <p>📍 0.27 mi</p>
	<p>1, Marine Drive West, Plymouth, PL9 0BX</p>	<p>Sold (14/03/2025) Freehold</p> <p>📍 £500,000 🏠 Detached</p> <p>📏 914.93 ft² 🏠 £546 /ft²</p>	<p>🛏️ 3 beds</p> <p>📍 0.13 mi</p>
	<p>Sundance, Renney Road, Plymouth, PL9 0BD</p>	<p>Sold (11/03/2025) Freehold</p> <p>📍 £465,000 🏠 Detached</p> <p>📏 925.70 ft² 🏠 £502 /ft²</p>	<p>BUNGALOW</p> <p>🛏️ 2 beds</p> <p>📍 0.24 mi</p>
	<p>Charvene, Marine Drive West, Plymouth, PL9 0BX</p>	<p>Sold (13/02/2025) Freehold</p> <p>📍 £515,000 🏠 Detached</p> <p>📏 1,528.47 ft² 🏠 £337 /ft²</p>	<p>🛏️ 3 beds</p> <p>📍 0.14 mi</p>

Comparables

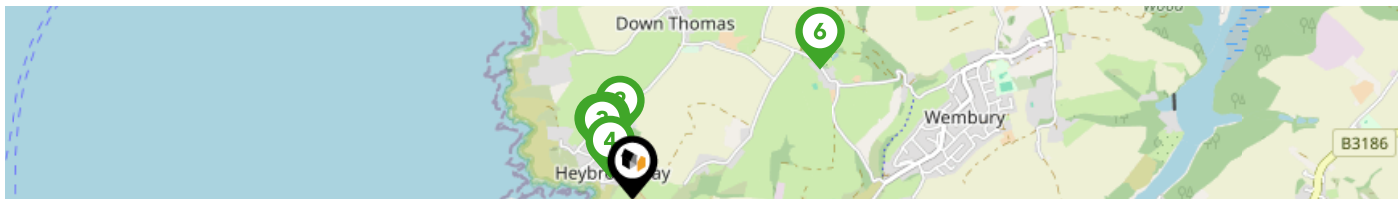
Sold in your area









	<p>The Haven, Heybrook Drive, Plymouth, PL9 0BW</p>	<p>Sold (18/09/2024) Freehold</p> <p>📍 £590,000 🏠 Detached 🛏️ 4 beds</p> <p>📏 1,776.04 ft² 🏠 £332 /ft² 📍 0.21 mi</p>
	<p>Heybrook Cottage, Beach Road, Plymouth, PL9 0BS</p>	<p>Sold (12/08/2024) Freehold BUNGALOW</p> <p>📍 £518,000 🏠 Detached 🛏️ 4 beds</p> <p>📏 1,173.27 ft² 🏠 £442 /ft² 📍 0.21 mi</p>
	<p>Roszella, Renney Road, Plymouth, PL9 0BD</p>	<p>Sold (23/02/2024) Freehold BUNGALOW</p> <p>📍 £430,000 🏠 Detached 🛏️ 3 beds</p> <p>📏 893.40 ft² 🏠 £481 /ft² 📍 0.27 mi</p>
	<p>19, Heybrook Drive, Plymouth, PL9 0BN</p>	<p>Sold (14/02/2024) Freehold BUNGALOW</p> <p>📍 £508,000 🏠 Detached 🛏️ 3 beds</p> <p>📏 1,851.39 ft² 🏠 £274 /ft² 📍 0.20 mi</p>
	<p>6, Heybrook Drive, Plymouth, PL9 0BW</p>	<p>Sold (12/01/2024) Freehold</p> <p>📍 £780,000 🏠 Detached 🛏️ 4 beds</p> <p>📏 2,131.25 ft² 🏠 £366 /ft² 📍 0.22 mi</p>
	<p>1, Heybrook Drive, Plymouth, PL9 0BW</p>	<p>Sold (16/11/2023) Freehold BUNGALOW</p> <p>📍 £800,000 🏠 Detached 🛏️ 4 beds</p> <p>📏 1,453.13 ft² 🏠 £551 /ft² 📍 0.26 mi</p>

Comparables

For Sale in your area



- | | | | |
|---|--|---|---|
|  | <p>Seasons, Renney Road,
Plymouth, PL9 0BD</p> | <p>For Sale (27/04/2026)</p> <p>£550,000 Terrace</p> | <p>BUNGALOW</p> <p>3 beds
0.25 mi</p> |
|  | <p>Calrowan, Renney Road,
Plymouth, PL9 0BD</p> | <p>For Sale (16/04/2026)</p> <p>£780,000 Detached</p> | <p>5 beds
0.29 mi</p> |
|  | <p>Adagio, Renney Road,
Plymouth, PL9 0BD</p> | <p>For Sale (05/03/2026)</p> <p>£695,000 Detached</p> | <p>BUNGALOW</p> <p>4 beds
0.24 mi</p> |
|  | <p>44, Longlands Drive,
Plymouth, PL9 0BL</p> | <p>For Sale (09/02/2026)</p> <p>£675,000 Detached</p> | <p>4 beds
0.14 mi</p> |
|  | <p>Kewarra, Renney Road,
Plymouth, PL9 0BD</p> | <p>For Sale (20/01/2026)</p> <p>£749,995 Detached</p> | <p>4 beds
0.24 mi</p> |
|  | <p>The Barn Langdon Court,
Lane To Westward Farm,
Plymouth, PL9 0DY</p> | <p>For Sale (23/04/2026)</p> <p>£875,000 Detached</p> | <p>4 beds
1.07 mi</p> |

Comparables

For Sale in your area



7



**Brown Hill Lane, Wembury,
Plymouth, Devon**

For Sale (23/03/2026)

£695,000

Detached

4 beds

1.63 mi

Comparables

Under Offer in your area



- 1**

Three Jays, Spring Road, Plymouth, PL9 0AY

SSTC (01/05/2026)

£595,000 Detached

BUNGALOW

3 beds
0.33 mi
- 2**

Swakeleys, Renney Road, Plymouth, PL9 0BD

SSTC (23/07/2025)

£550,000 Detached

BUNGALOW

3 beds
0.29 mi
- 3**

153 Church Road, Wembury, Plymouth, PL9 0HP

SSTC (24/04/2026)

£1,150,000 Terrace

4 beds
1.28 mi
- 4**

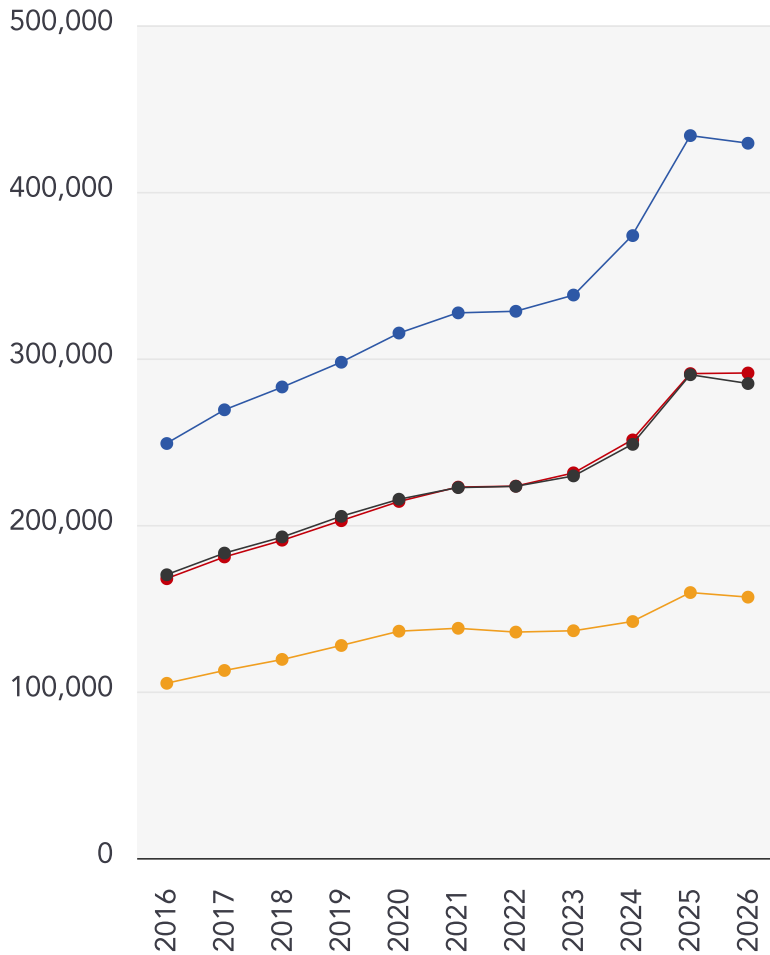
26, Beach View Crescent, Plymouth, PL9 0HJ

SSTC (26/03/2026)

£625,000 Detached

4 beds
1.35 mi

10 Year History of Average House Prices by Property Type in PL9



Detached

+72.44%

Semi-Detached

+73.65%

Terraced

+67.5%

Flat

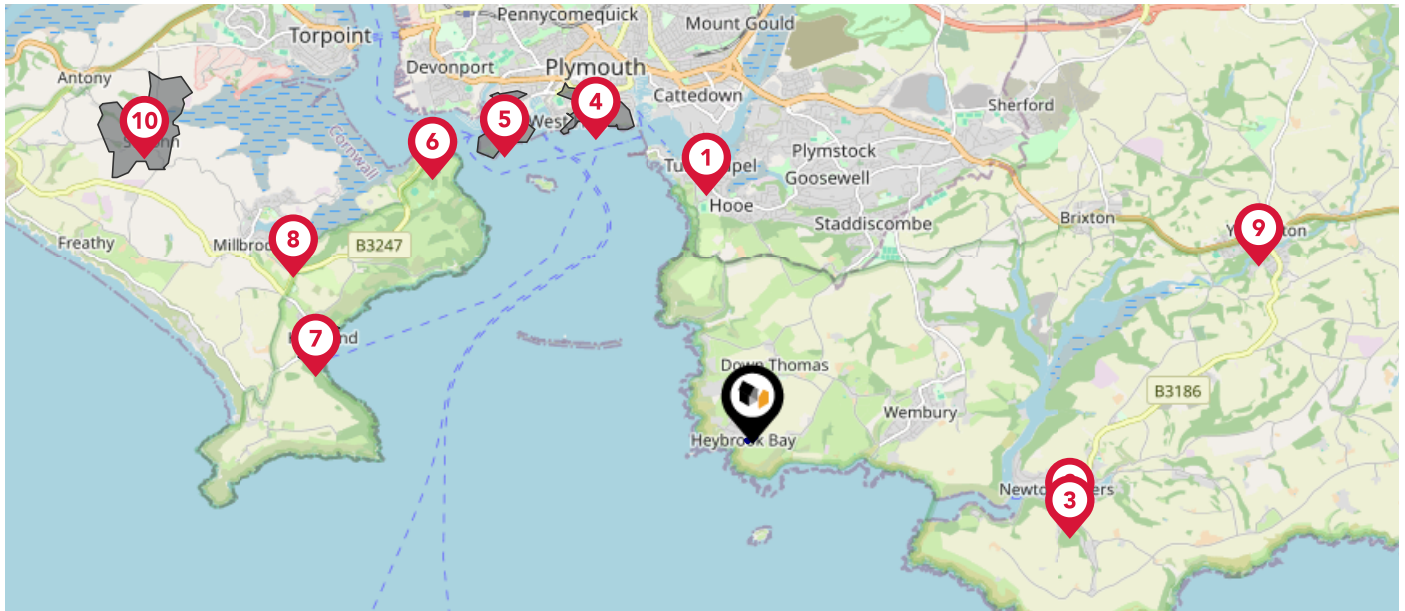
+49.31%

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.



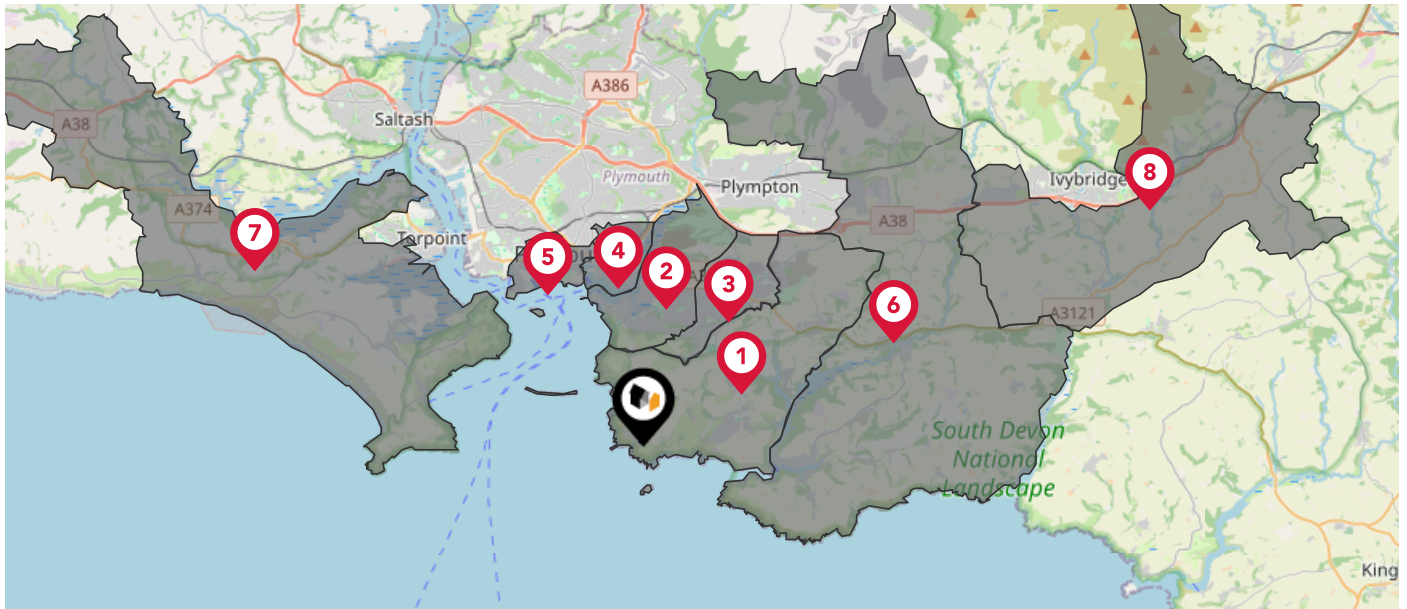
Nearby Conservation Areas

- 1 Turnchapel
- 2 Newton Ferrers
- 3 Noss Mayo
- 4 The Hoe
- 5 Stonehouse Peninsula
- 6 Cremyll
- 7 Kingsand and Cawsand
- 8 Anderton
- 9 Yealmpton
- 10 St John









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

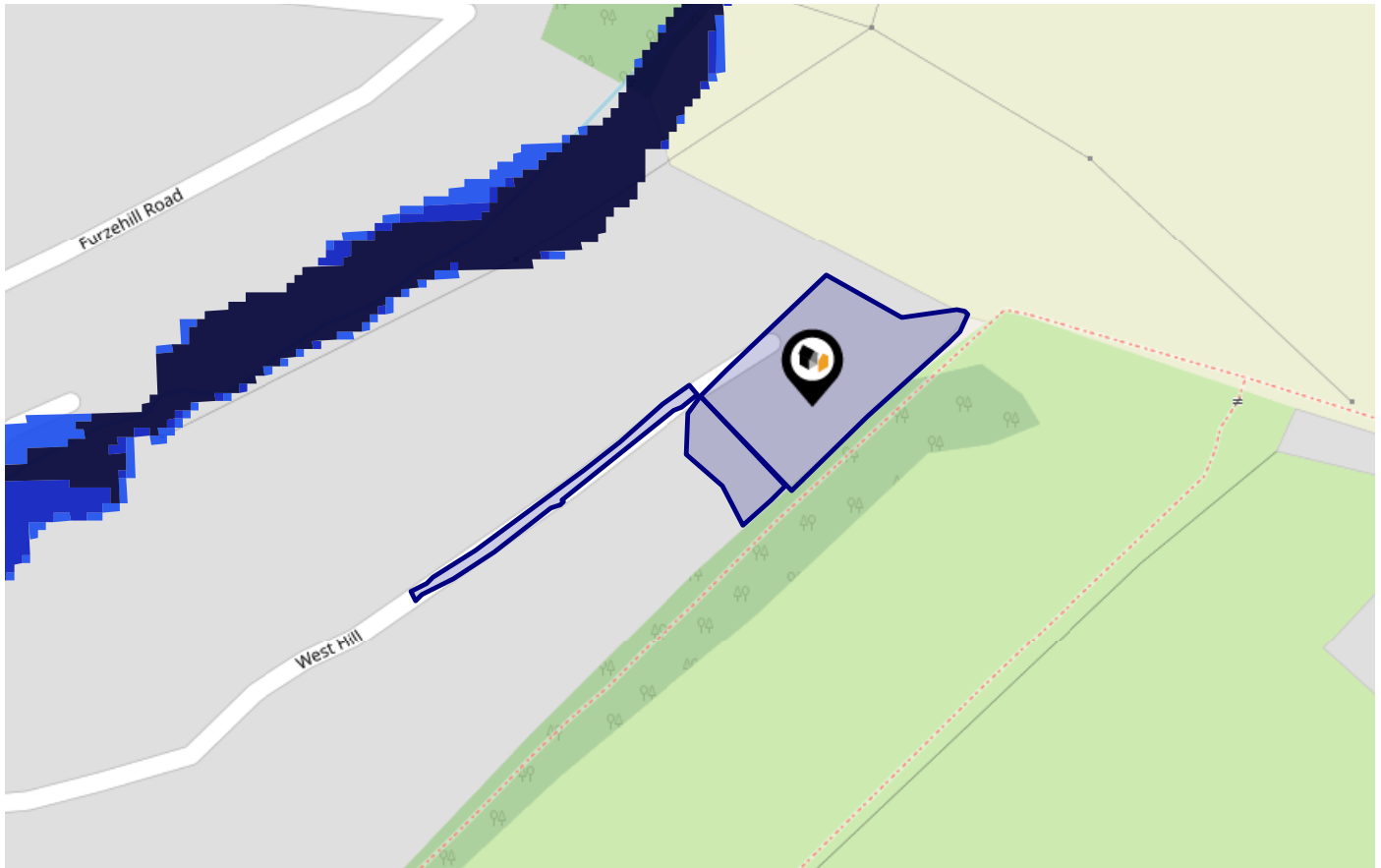
-  Wembury & Brixton Ward
-  Plymstock Radford Ward
-  Plymstock Dunstone Ward
-  Sutton and Mount Gould Ward
-  St. Peter and the Waterfront Ward
-  Newton & Yealmpton Ward
-  Rame Peninsula & St. Germans ED
-  Ermington & Ugborough Ward

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:

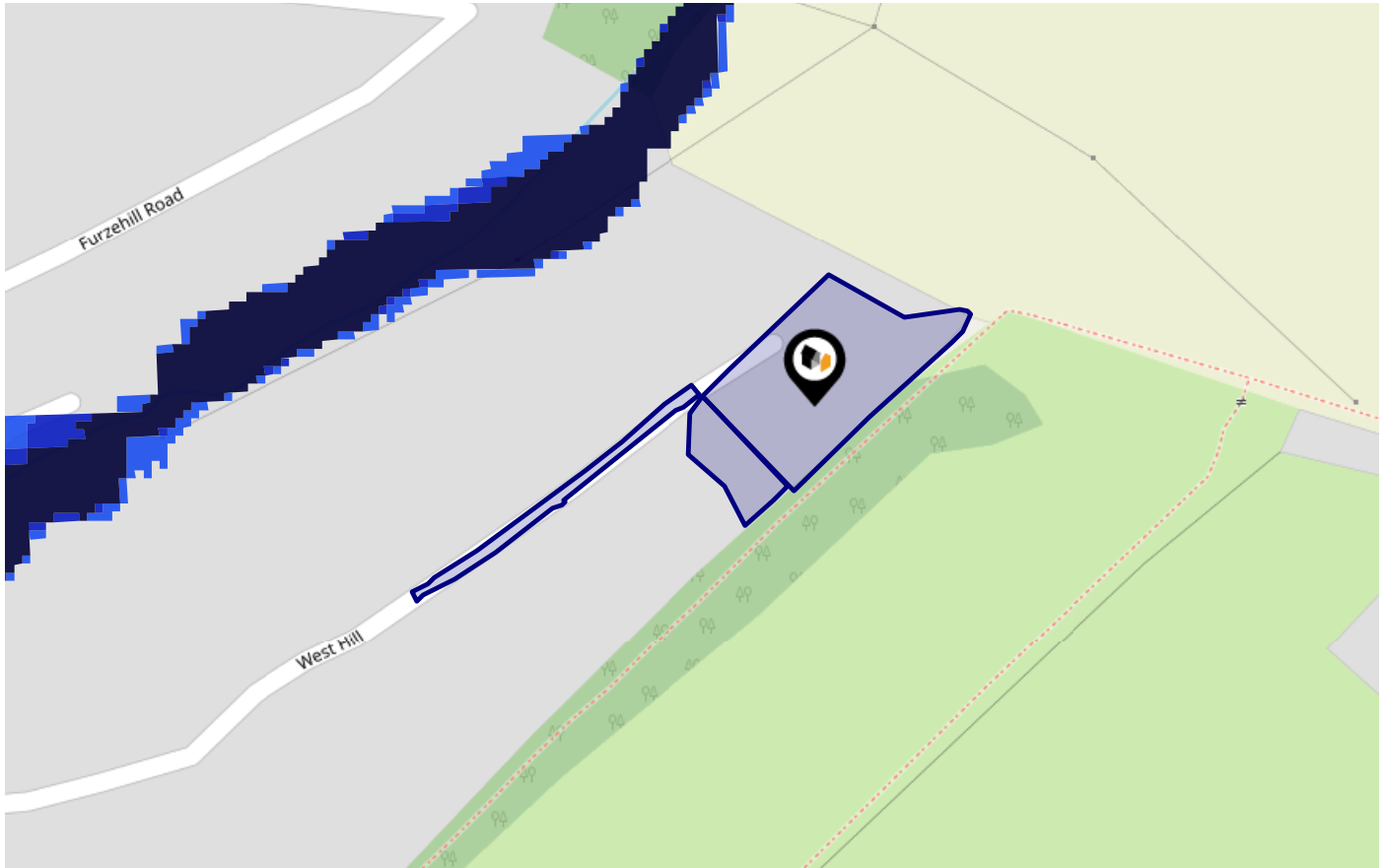


Flood Risk

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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Chance of flooding to the following depths at this property:

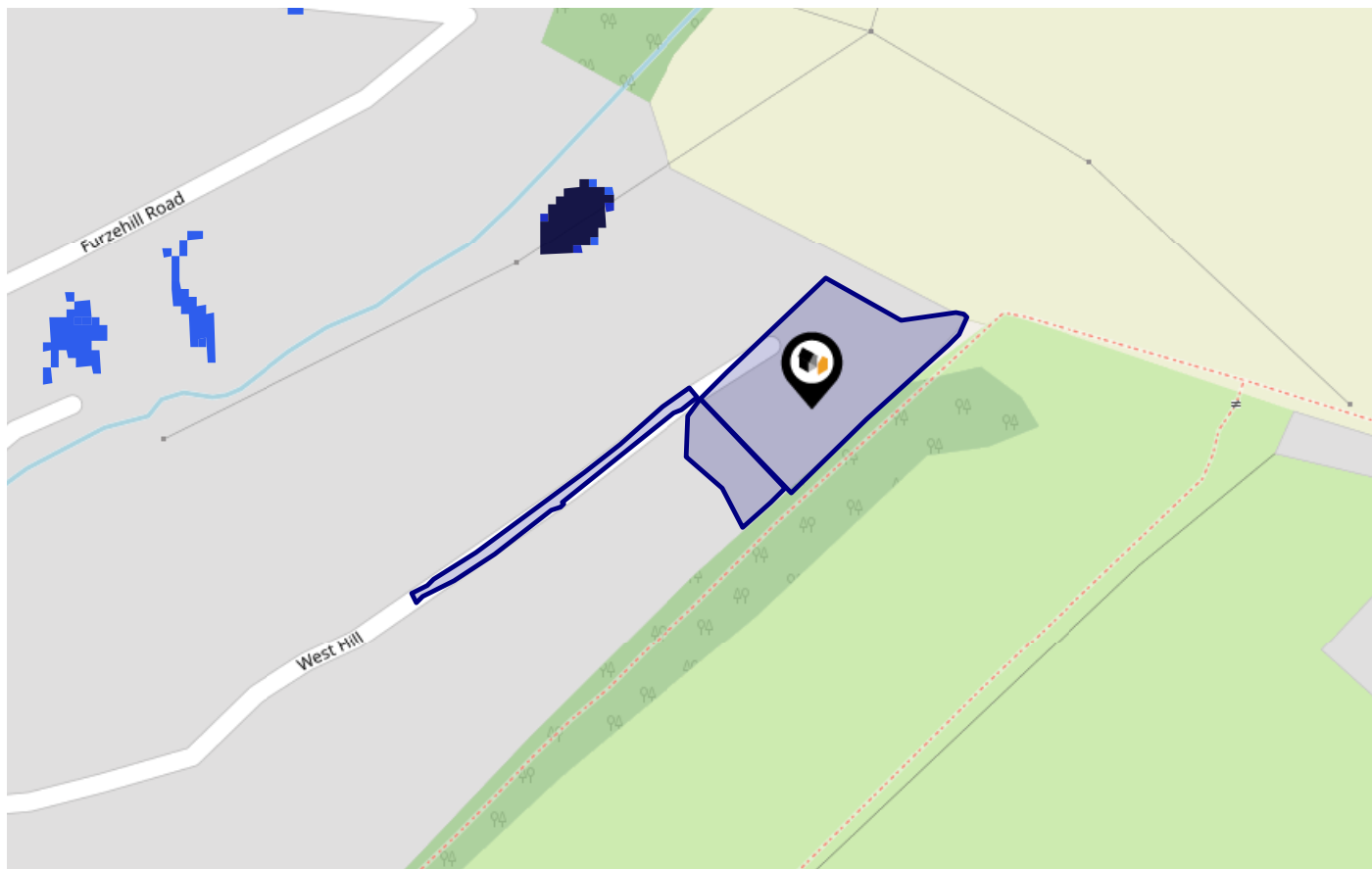


Flood Risk

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.

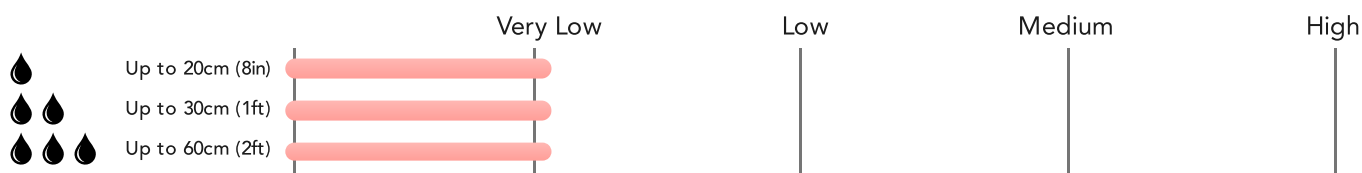


Risk Rating: Very low

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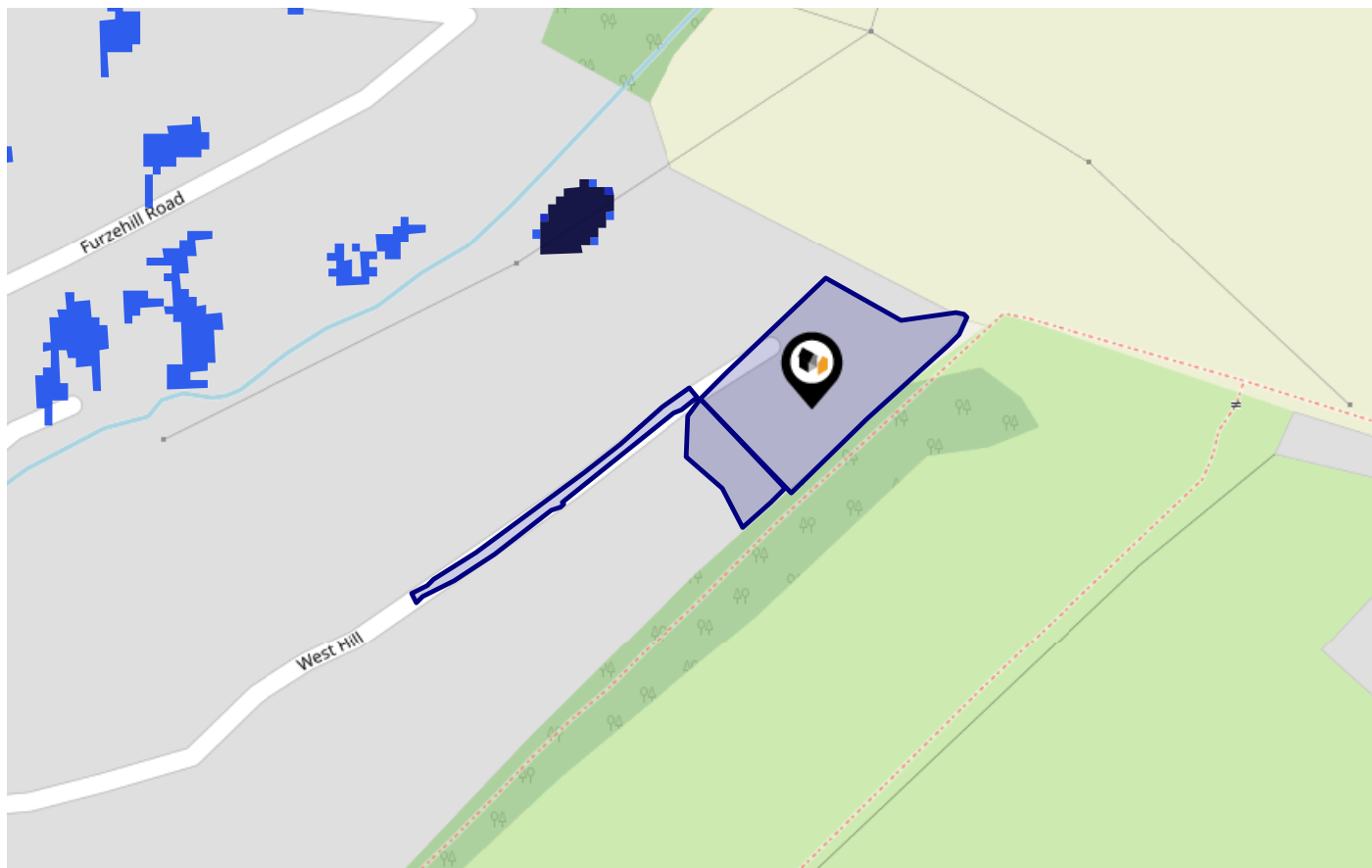


Flood Risk

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.

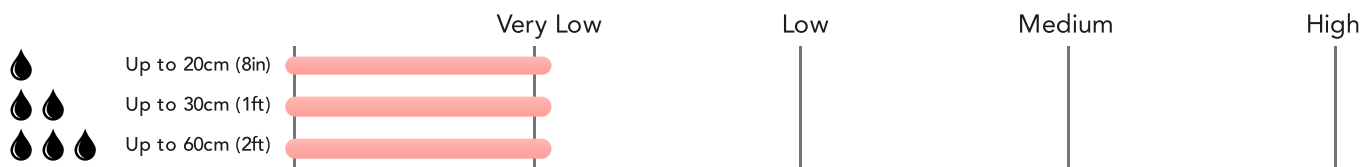


Risk Rating: Very low

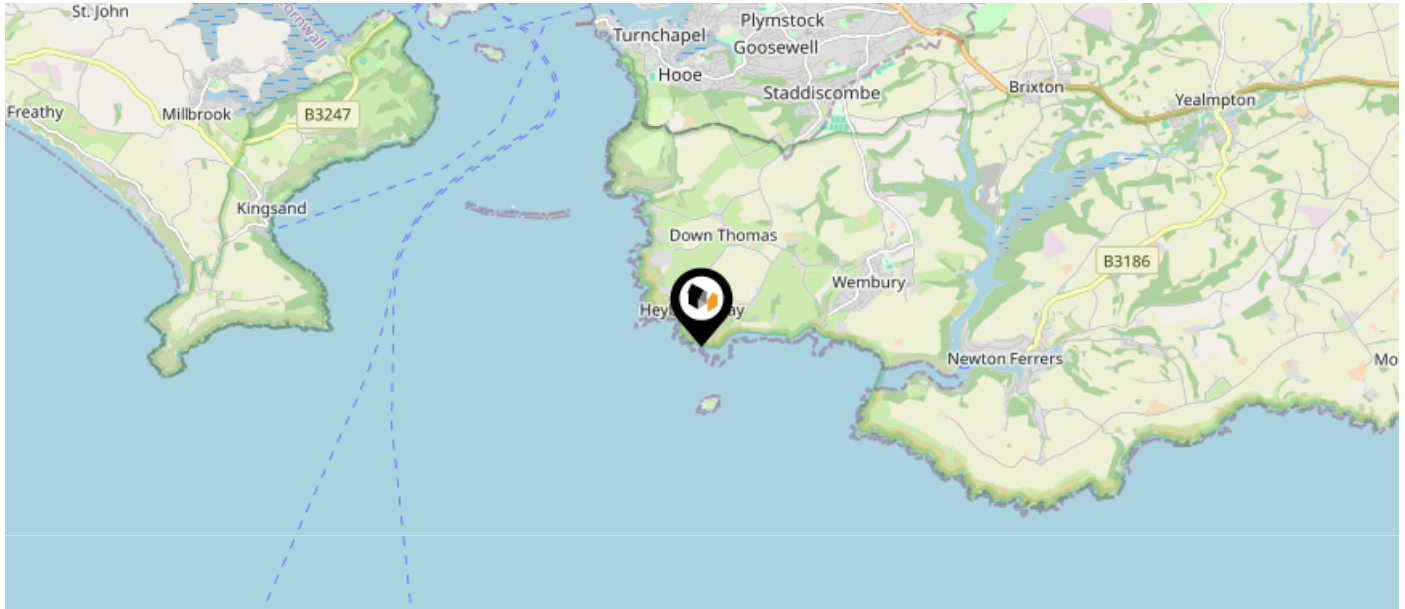
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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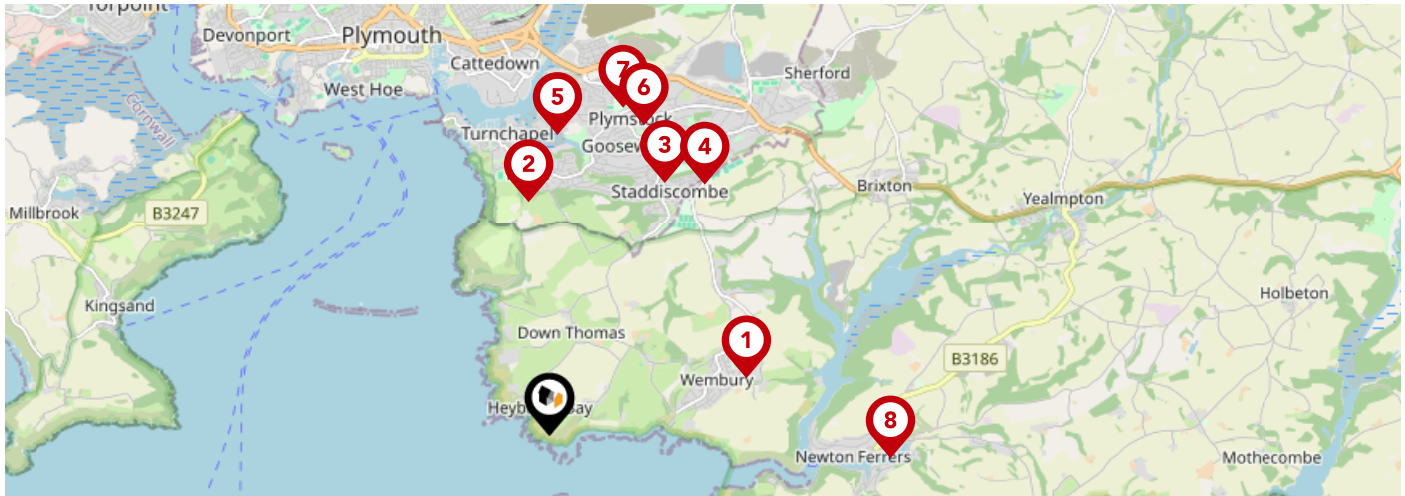


This map displays nearby areas that have been designated as Green Belt...

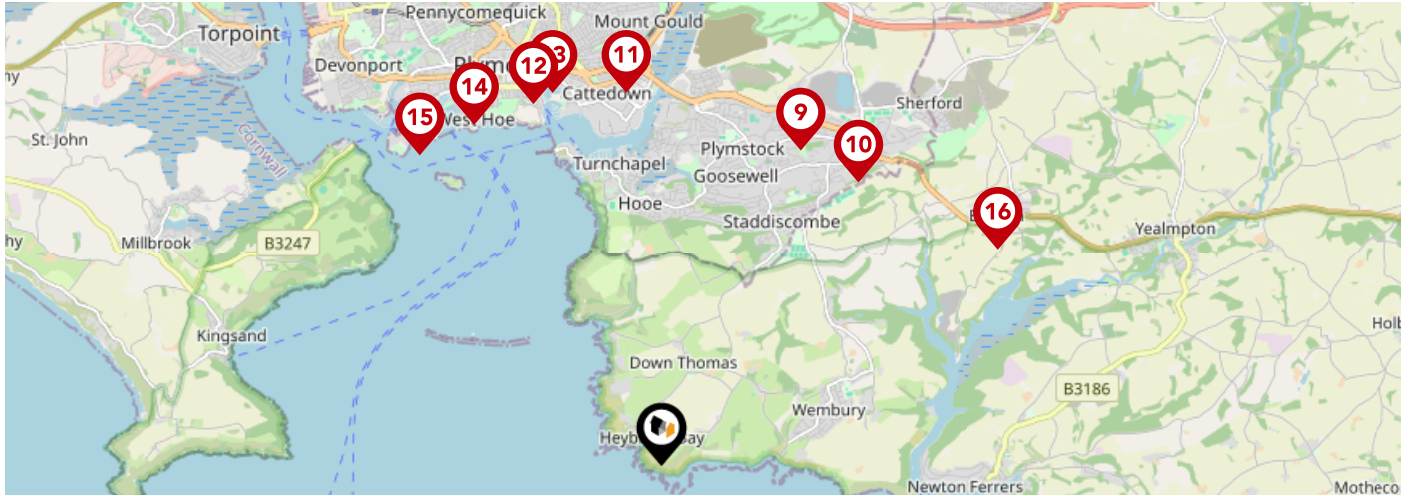


Nearby Green Belt Land

No data available.

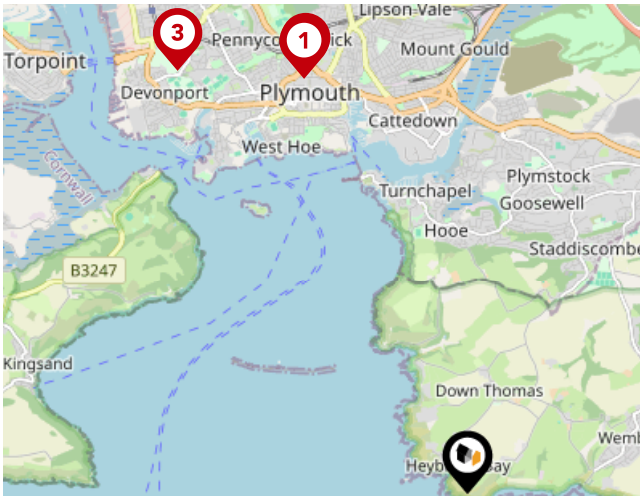


		Nursery	Primary	Secondary	College	Private
1	Wembury Primary School Ofsted Rating: Good Pupils: 184 Distance:1.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Hooe Primary Academy Ofsted Rating: Good Pupils: 212 Distance:2.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Goosewell Primary Academy Ofsted Rating: Good Pupils: 419 Distance:2.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Coombe Dean School Ofsted Rating: Good Pupils: 995 Distance:2.8	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Oreston Community Academy Ofsted Rating: Good Pupils: 419 Distance:2.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Plymstock School Ofsted Rating: Good Pupils: 1671 Distance:3.07	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Pomphlett Primary School Ofsted Rating: Good Pupils: 424 Distance:3.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Newton Ferrers Church of England Primary School Ofsted Rating: Good Pupils: 125 Distance:3.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



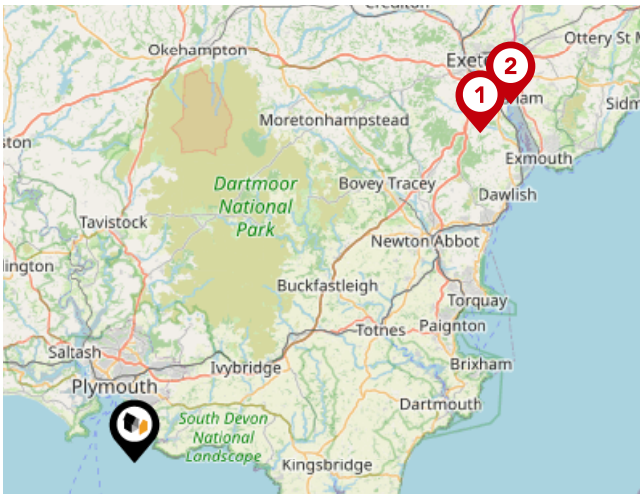
	Nursery	Primary	Secondary	College	Private
<p>9 Morley Meadow Primary School Ofsted Rating: Good Pupils: 224 Distance:3.27</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Elburton Primary School Ofsted Rating: Outstanding Pupils: 465 Distance:3.27</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Prince Rock Primary School Ofsted Rating: Outstanding Pupils: 408 Distance:3.55</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 ACE Schools Plymouth Ofsted Rating: Good Pupils: 233 Distance:3.64</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Holy Cross Catholic Primary School Ofsted Rating: Good Pupils: 306 Distance:3.69</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 St Andrew's Cof E VA Primary School Ofsted Rating: Good Pupils: 208 Distance:3.7</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 St George's CofE Primary Academy Ofsted Rating: Good Pupils: 90 Distance:3.73</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 St Mary's Church of England Primary School Ofsted Rating: Outstanding Pupils: 102 Distance:3.78</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



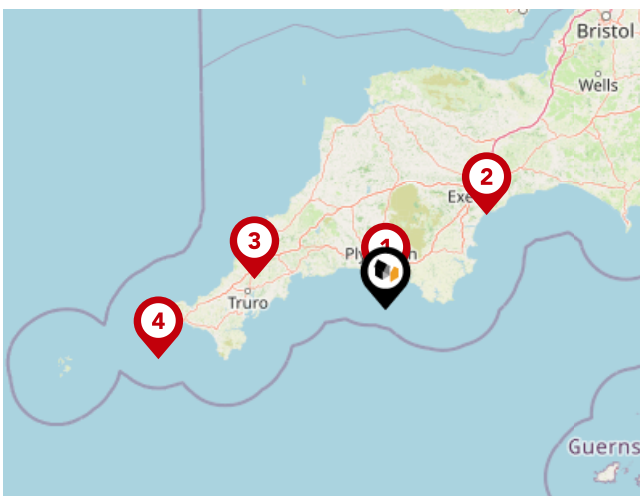
National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	4.22 miles
2	Plymouth Rail Station	4.25 miles
3	Devonport Rail Station	4.86 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	36.05 miles
2	M5 J30	39.22 miles

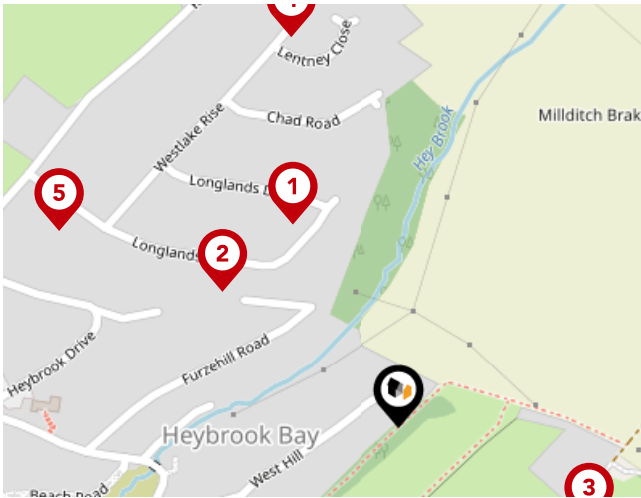


Airports/Helipads

Pin	Name	Distance
1	Glenholt	7.04 miles
2	Exeter Airport	41.61 miles
3	St Mawgan	40.52 miles
4	Joppa	70.65 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Westlake Rise	0.14 miles
2	Westlake Rise	0.13 miles
3	Wembury Point	0.13 miles
4	Westlake Rise	0.24 miles
5	Longlands Drive Terminus	0.23 miles



Ferry Terminals

Pin	Name	Distance
1	Warren Point Ferry Landing	2.44 miles
2	Newton Ferrers Ferry Landing	2.51 miles
3	Noss Mayo Ferry Landing	2.58 miles



Lang Town & Country

We are not just Estate Agents, we are marketing experts, we are confident that no other agent offers the marketing we do.

Just so you are aware we can offer the following at no additional cost, so there are no upfront fees:

Premium marketing on Rightmove – Free of charge

Professional Photography on all properties – Free of charge

Walk through video tours with audio & text – Free of charge

YouTube Channel with digital mailing list with over 2000 subscribers

VIP Facebook Page & other social media marketing

Detailed Floorplans

Dedicated after sale team to see your sale through to completion.

No Sale No Fee

0-week contract

At Lang Town and Country, we understand that selling your home can be one of the most stressful times, we also appreciate that having the very best marketing strategy, proactive property consultants and the best sales progression team is vital. Our focus is based on customer service, to us it is about the quality of service we provide, but don't just take our word for it look at the countless number of reviews we have on Google and how much previous clients talk about the handheld service we provide.



You Are In Safe Hands

Paul is our Managing Director, he has worked in the industry for the best part of three decades and has experienced both prosperous and challenging markets and knows how to get results. Paul heads up the team in Plymstock and over his career has gained a reputation of providing straight forward honest advice and provides a personal service that is second to none.

Testimonial 1



From the initial valuation to completion of sale Lang town and country have been fantastic. As someone that has never sold a house before I didn't know what to expect. Rather than being pushy like other estate agents were they took the time to go through everything with myself. Which was why I initially choose them to sell the property for me. After listing the communication was perfect any questions I had they would answer in a reasonable time.

Testimonial 2



Lang Town and Country have been amazing. We used them to purchase our house in Plymstock. Have to give the biggest thank you to Holly but most importantly Josh. From showing us around different properties he was professional and so helpful. We completed on Friday and he was so helpful in the whole build up. Really wish we had used them to sell our property!

Testimonial 3



What started off as a relatively straightforward house sale became rather complicated owing to family illness. Throughout the rather lengthy process Holly, Natalie, Paul and Josh were behind us 100%. Nothing was too much trouble, no request for help was ignored and the communication throughout the whole process was exemplary.

Testimonial 4



Kept us informed at every stage, even carrying out work which should had been done by others. Very friendly staff, we would recommend.



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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