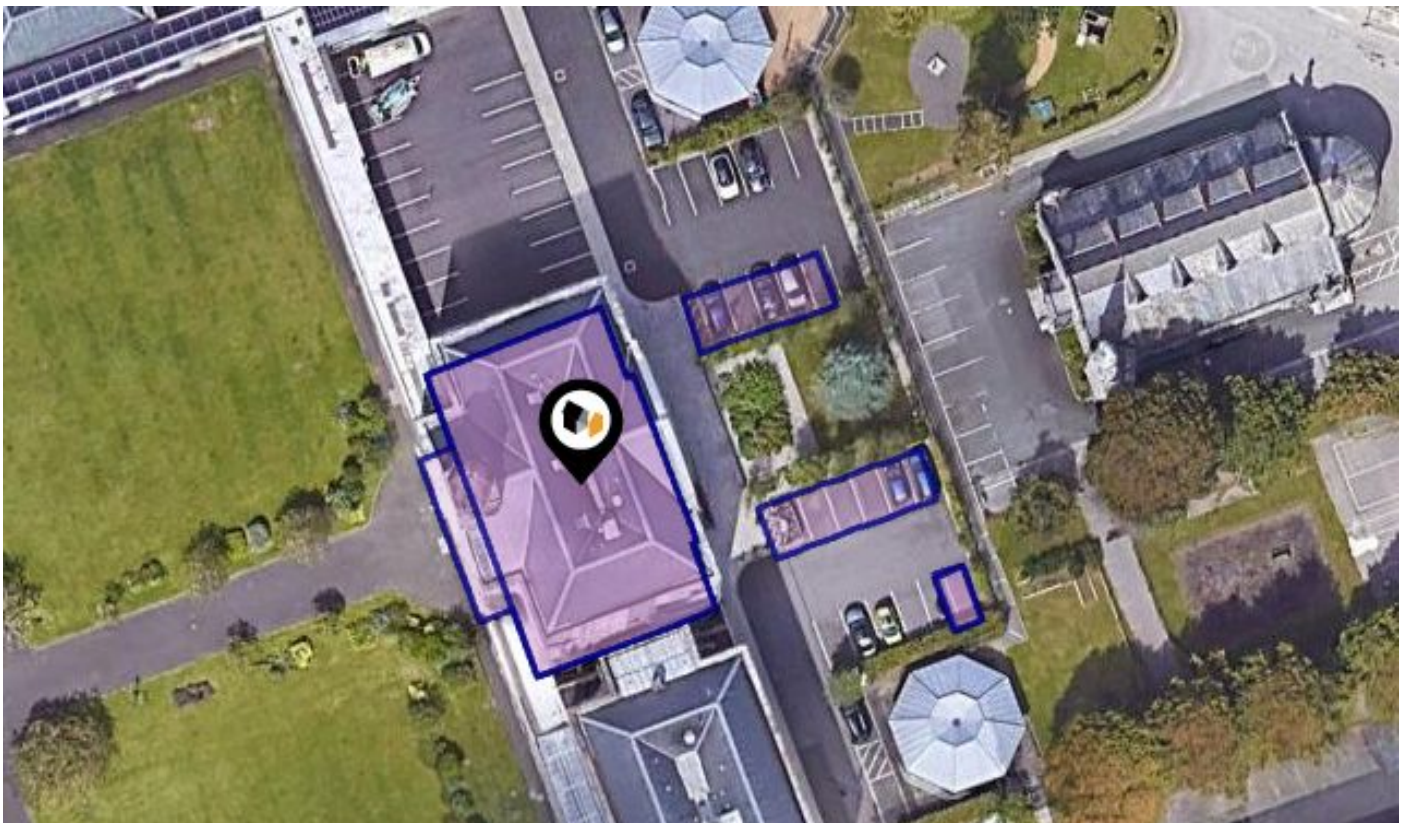




See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Thursday 07th May 2026



FLAT 9, 14, CRAIGIE DRIVE, PLYMOUTH, PL1 3GB

Lang Town & Country

6 Mannamead Road, Plymouth, PL4 7AA

01752 456000

carrie@langtownandcountry.com

www.langtownandcountry.com








Property

Type:	Flat / Maisonette	Last Sold Date:	09/08/2021
Bedrooms:	2	Last Sold Price:	£180,000
Floor Area:	968 ft ² / 90 m ²	Last Sold £/ft²:	£211
Plot Area:	0.29 acres	Tenure:	Leasehold
Year Built :	2015		
Council Tax :	Band C		
Annual Estimate:	£2,171		
Title Number:	DN696625		
UPRN:	10091561588		
Restrictive Covenants:	Yes		

Local Area

Local Authority:	City of plymouth
Conservation Area:	Royal Naval Hospital
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

6 mb/s	61 mb/s	- mb/s
		

Mobile Coverage: (based on calls indoors)

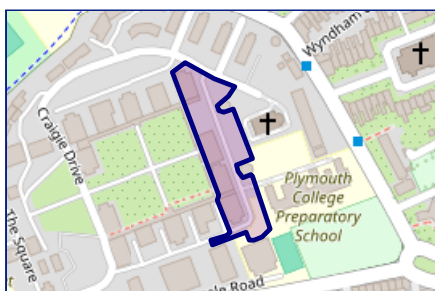


Satellite/Fibre TV Availability:



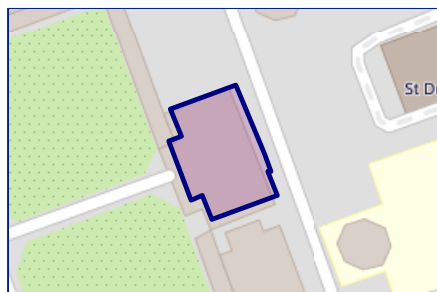
There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.

Freehold Title Plan



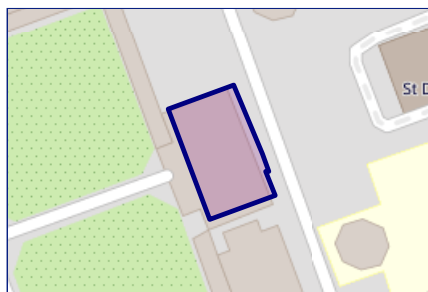
DN500313

Leasehold Title Plans



DN696625

Start Date: 23/04/2015
End Date: 24/04/3014
Lease Term: 999 years from and including 24 April 2015
Term Remaining: 988 years



DN657793

Start Date: 19/03/2018
End Date: 20/03/3017
Lease Term: 999 years from and including 20 March 2018
Term Remaining: 991 years

FLAT 9, 14, CRAIGIE DRIVE, PLYMOUTH, PL1 3GB



Flat 9 14 Craigie Drive PLYMOUTH PL1 3GB

Energy rating

D

Valid until 09.03.2036

Certificate number
 90083050020743467204

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	68 D
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Ground-floor flat
Previous Extension:	0
Open Fireplace:	0
Walls:	Granite or whin, as built, insulated (assumed)
Walls Energy:	Granite or whin, as built, insulated (assumed)
Roof:	(another dwelling above)
Roof Energy:	(another dwelling above)
Main Heating:	Boiler and radiators, electric
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	From main system
Lighting:	Excellent lighting efficiency
Floors:	Suspended, insulated (assumed)
Total Floor Area:	90 m ²

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✗ Adit
- ✗ Gutter Pit
- ✗ Shaft

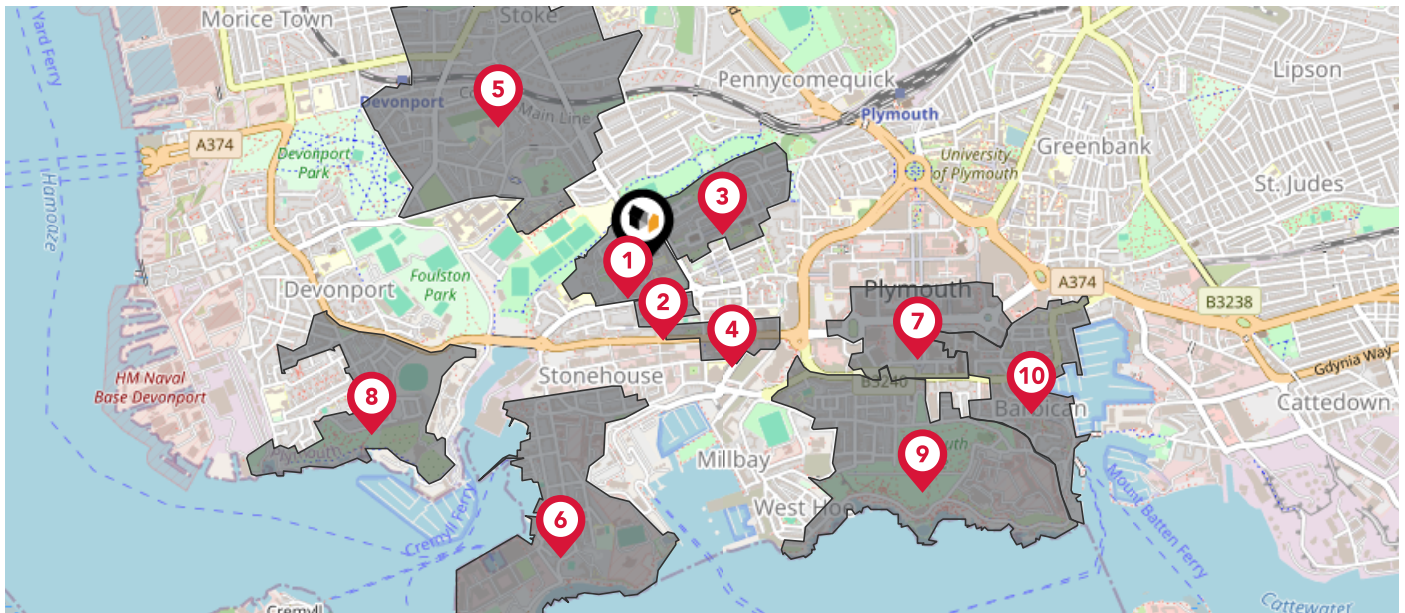
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

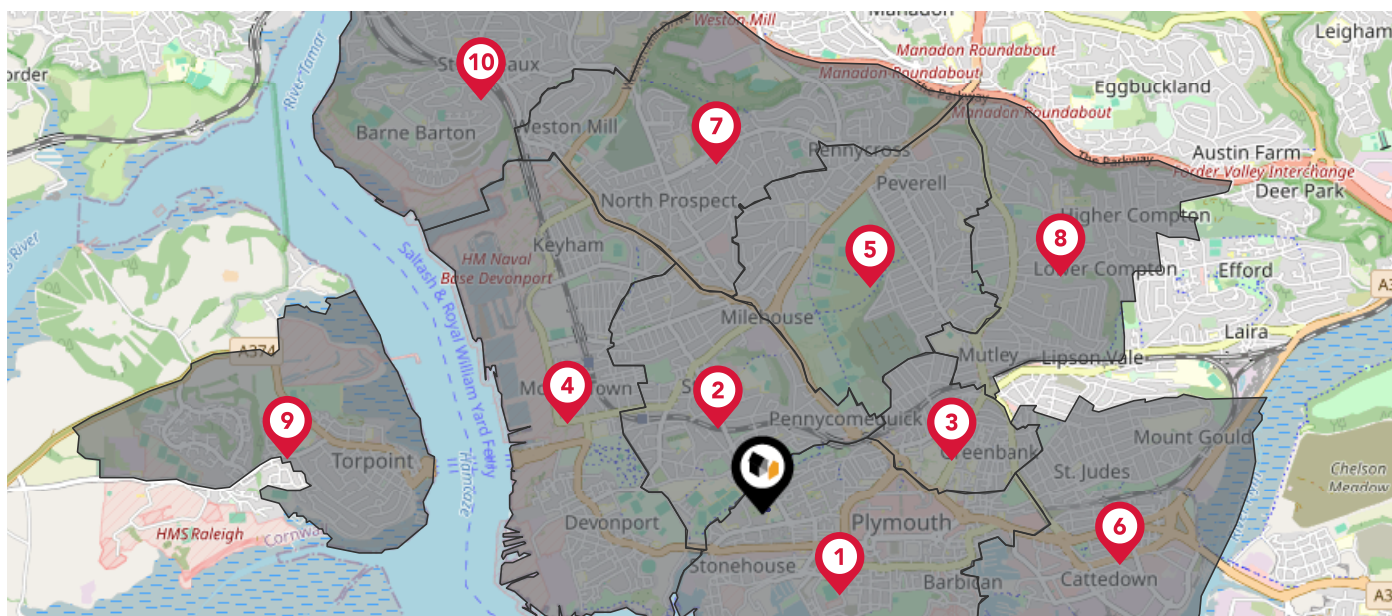
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.













Nearby Conservation Areas

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

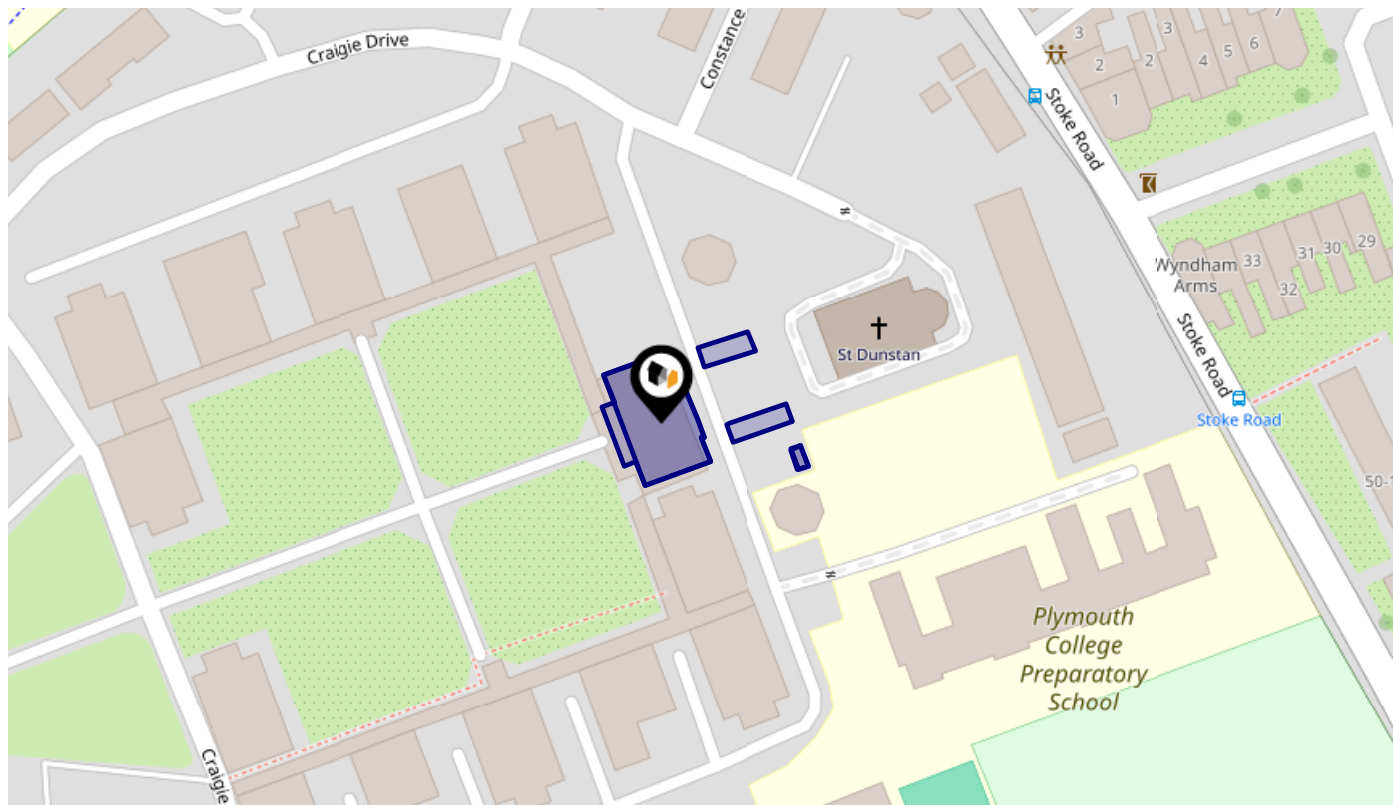
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

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

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

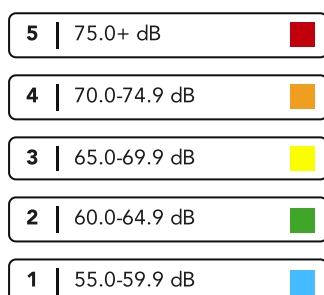


Rail Noise Data

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.

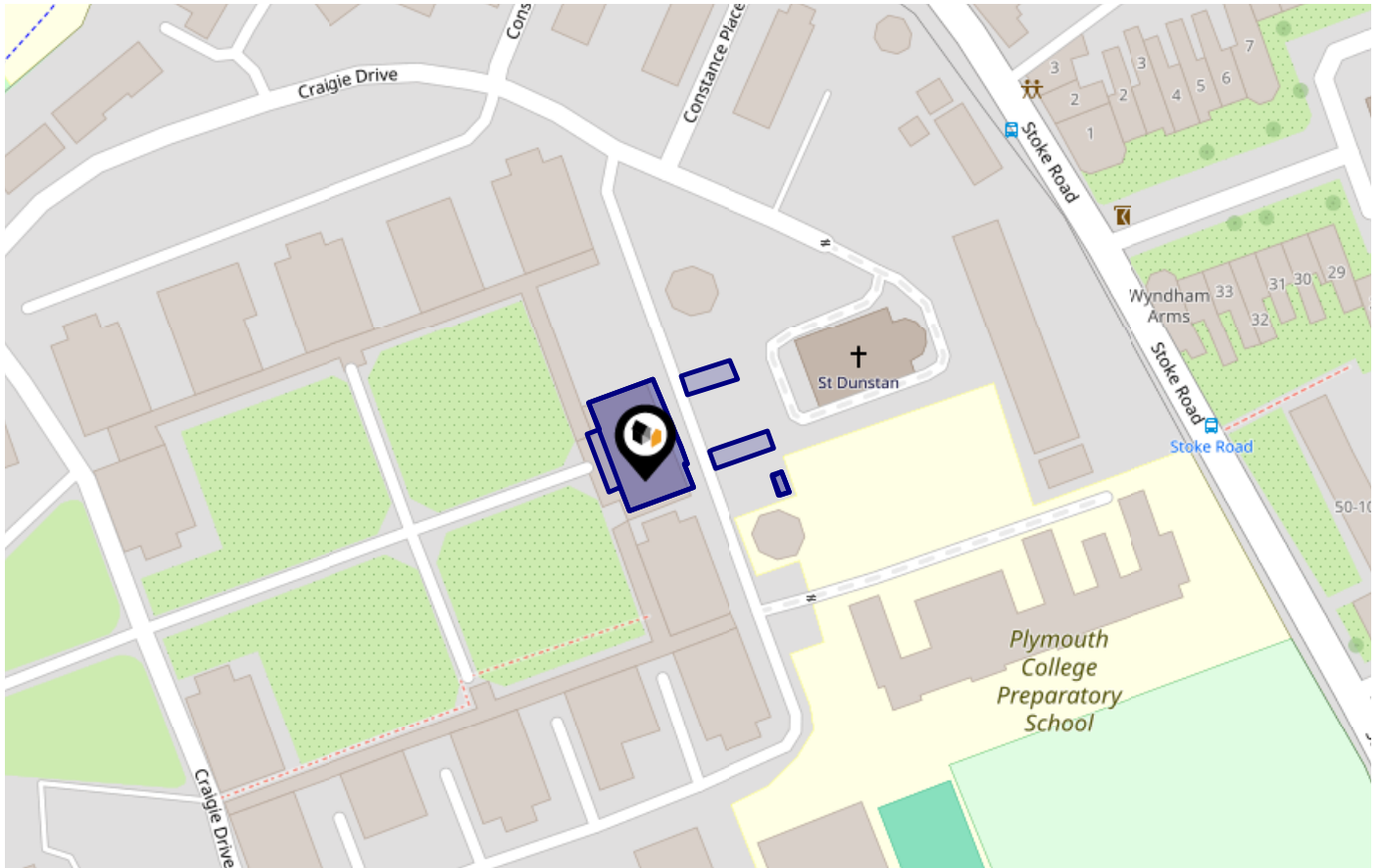
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:



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.

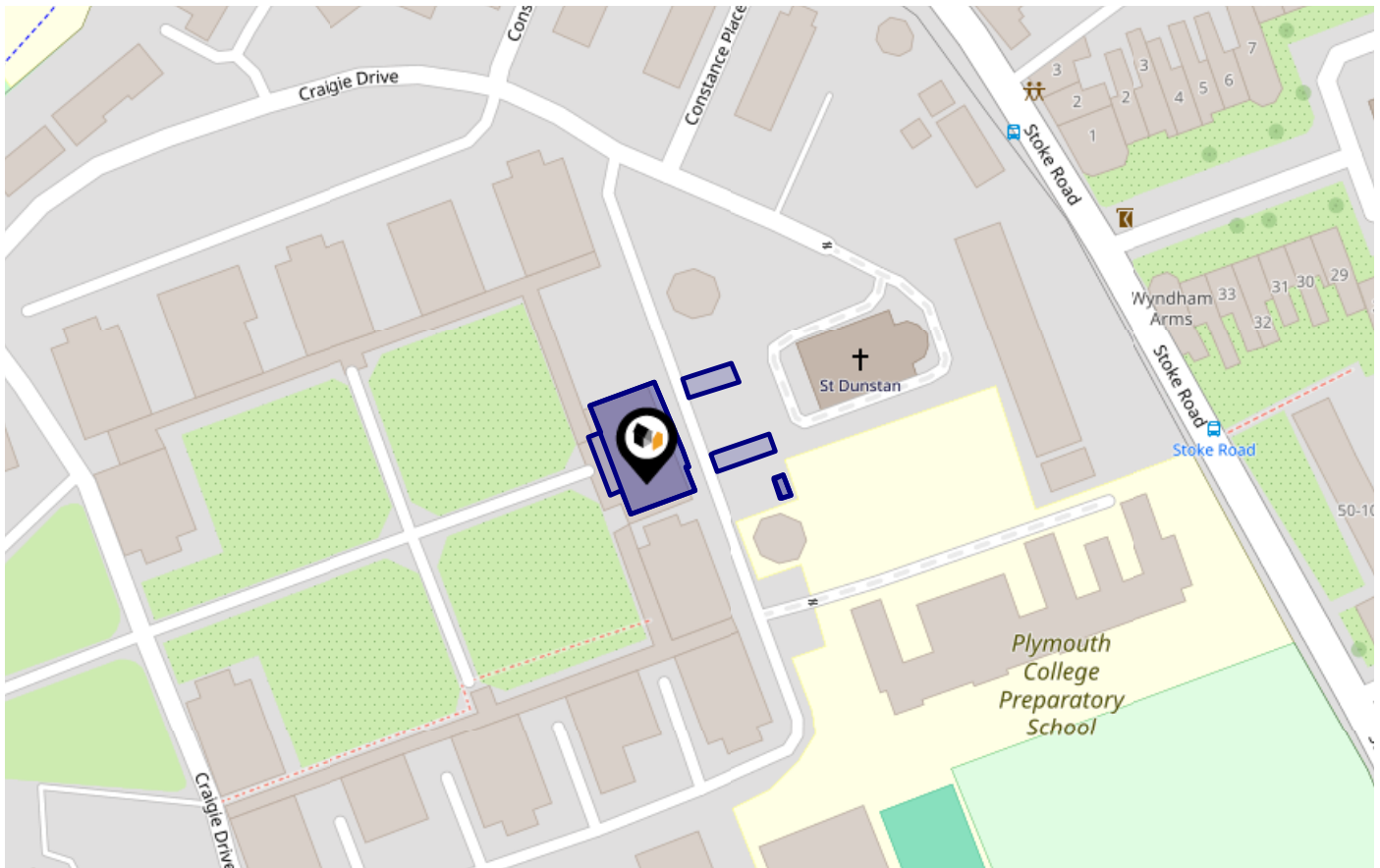
Chance of flooding to the following depths at this property:



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:

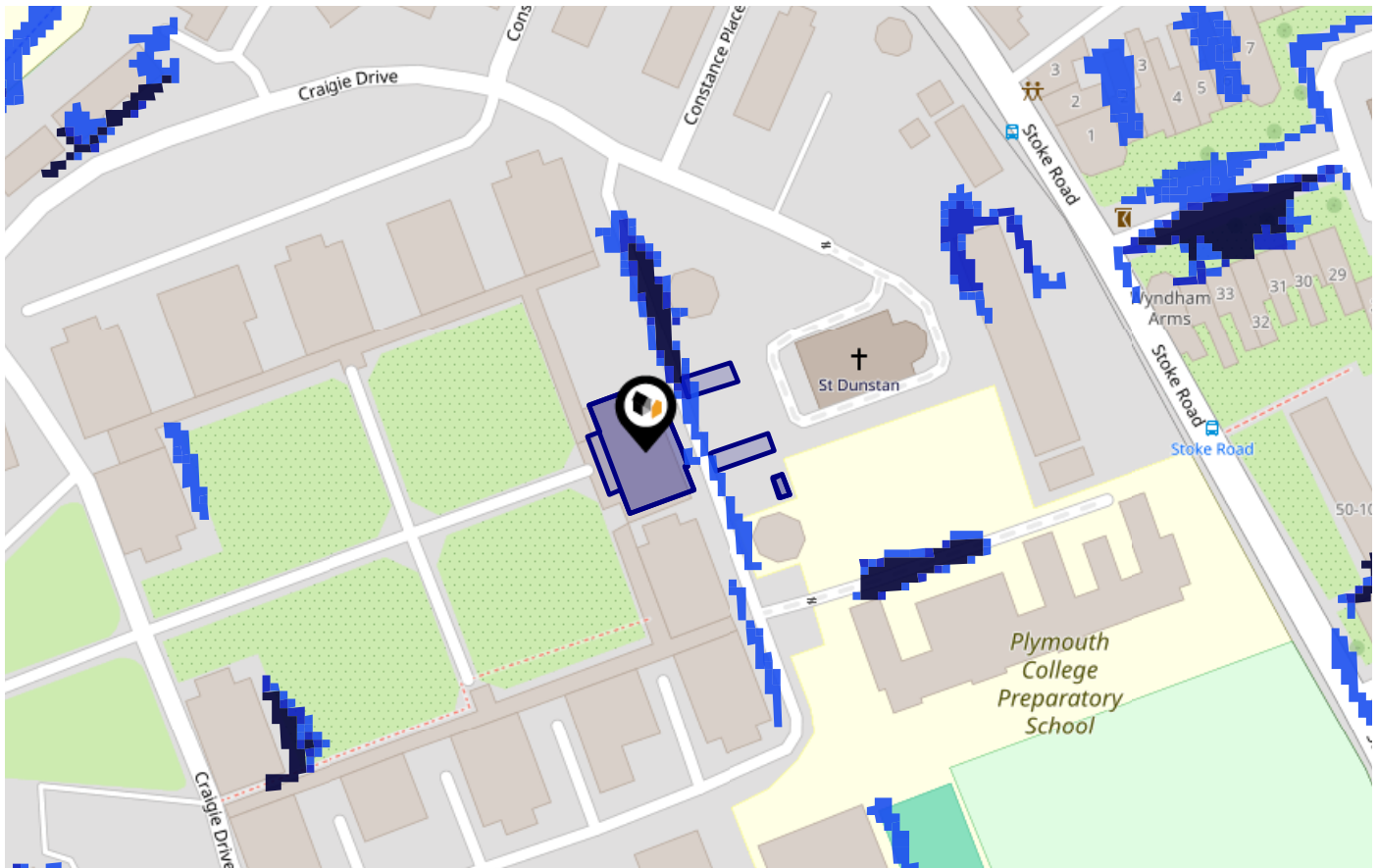


Flood Risk

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:

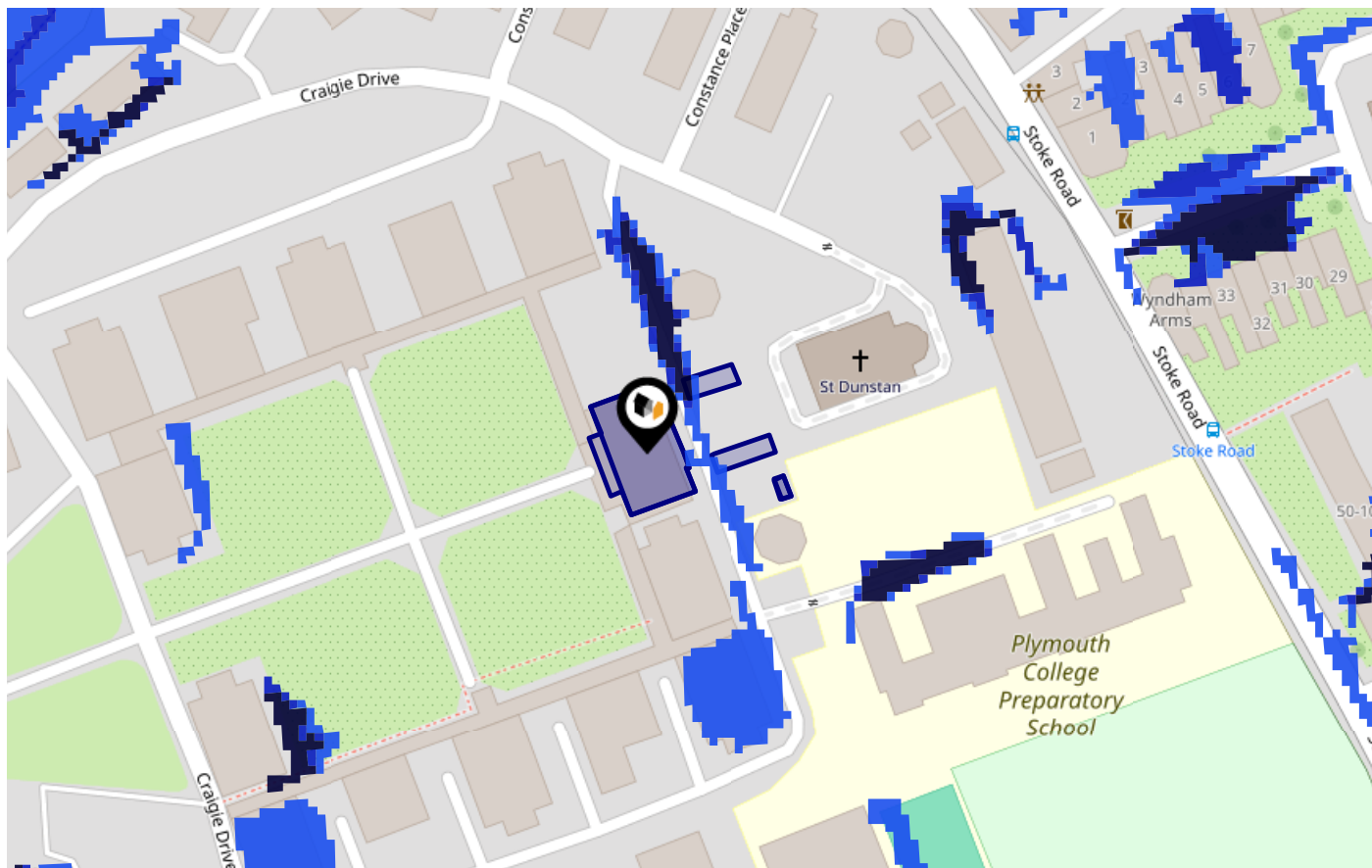


Flood Risk

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.

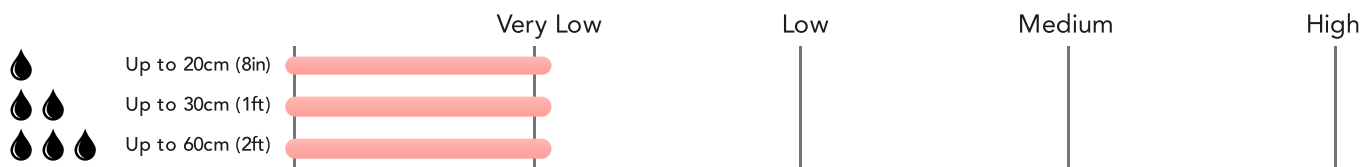


Risk Rating: Very low

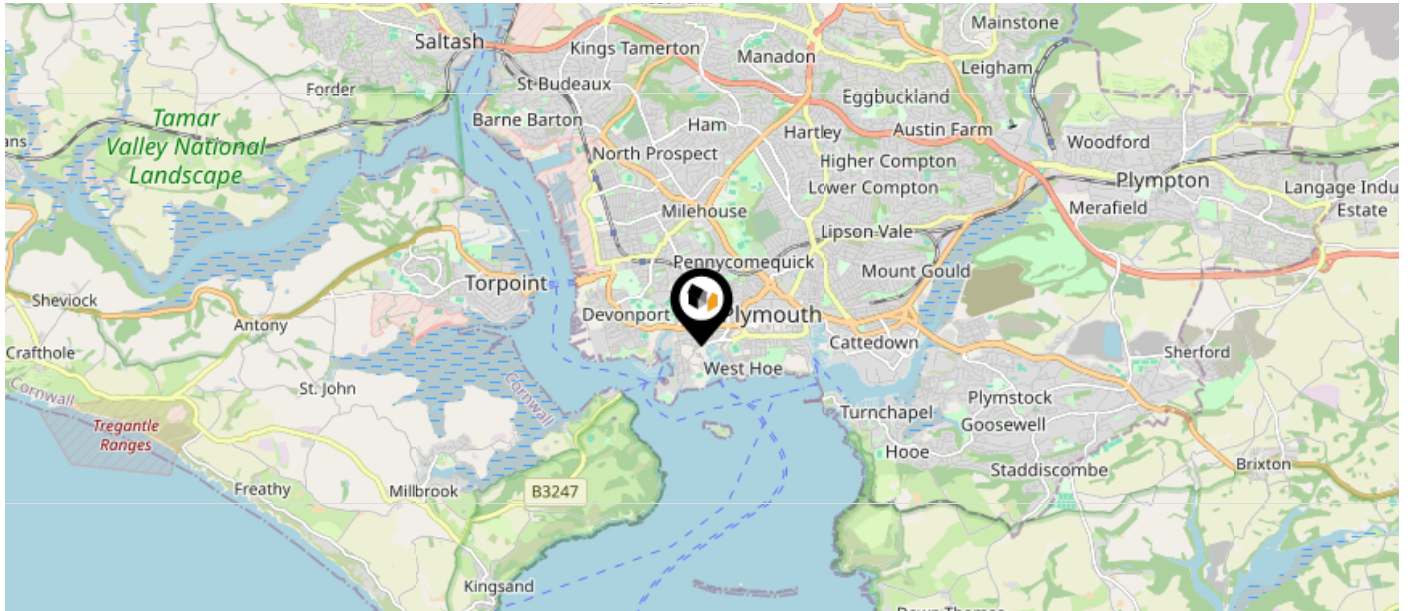
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- **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.
- **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:



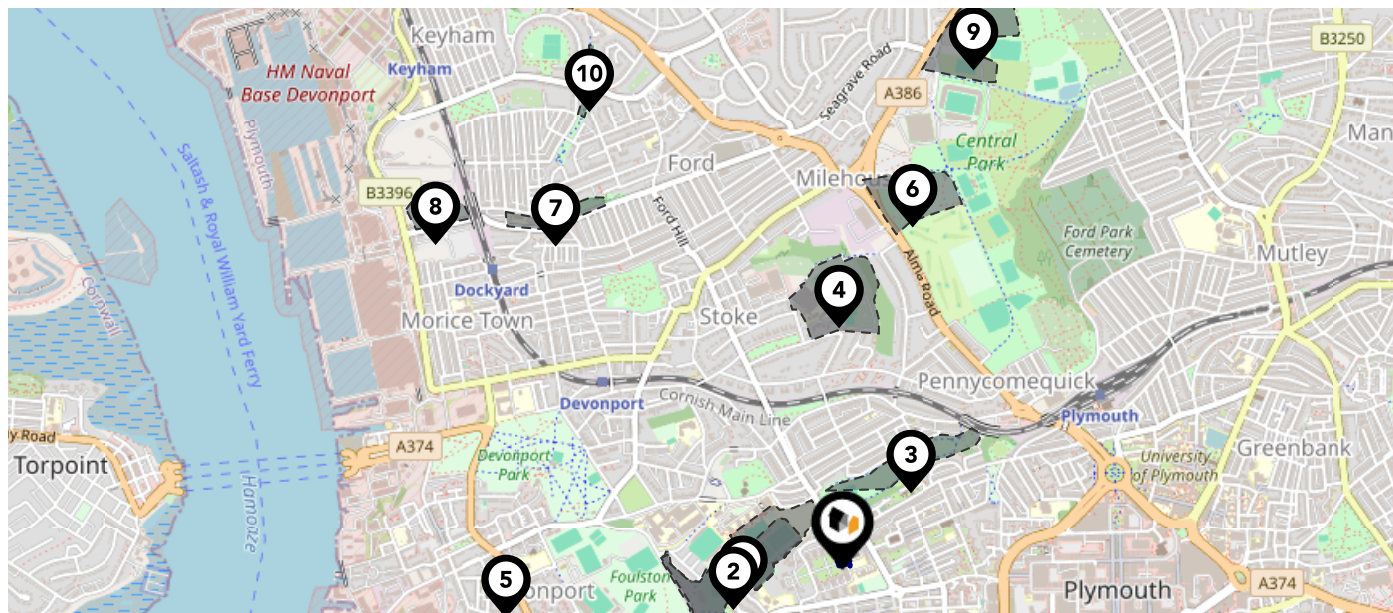
This map displays nearby areas that have been designated as Green Belt...



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

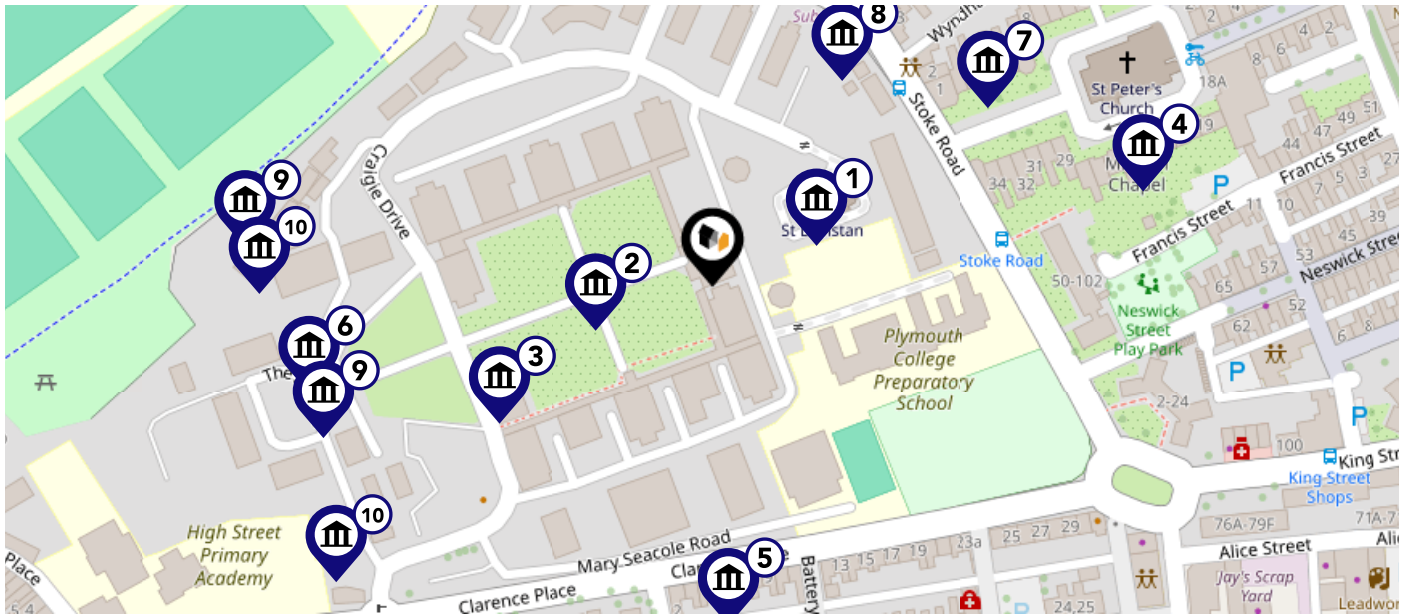
	Stonehouse Lake-Plymouth, Devon	Historic Landfill <input type="checkbox"/>
	Stonehouse Playing Fields-Stonehouse Playing Fields, Stonehouse, Plymouth, Devon	Historic Landfill <input type="checkbox"/>
	Victoria Park-Victoria Park, Plymouth	Historic Landfill <input type="checkbox"/>
	Stoke School Playing Field And Allotments-Stoke School Playing Field And Allotments, Plymouth	Historic Landfill <input type="checkbox"/>
	Hazardous Stores Return Centre-H M Naval Base, Devonport, Plymouth, Devon	Historic Landfill <input type="checkbox"/>
	Central Park Milehouse-Central Park (Milehouse), Plymouth	Historic Landfill <input type="checkbox"/>
	Recreation Ground St Levan Ground And Alexandra Road-Recreation Ground, St Levan Road, Plymouth	Historic Landfill <input type="checkbox"/>
	St Levan Road Recreation Ground-St Levan Road Recreation Ground, Devonport, Plymouth	Historic Landfill <input type="checkbox"/>
	Peverell Cricket Ground-Peverell Cricket Ground, Plymouth	Historic Landfill <input type="checkbox"/>
	Disused Railway Cutting-North Down, Devonport, Plymouth	Historic Landfill <input type="checkbox"/>

Maps

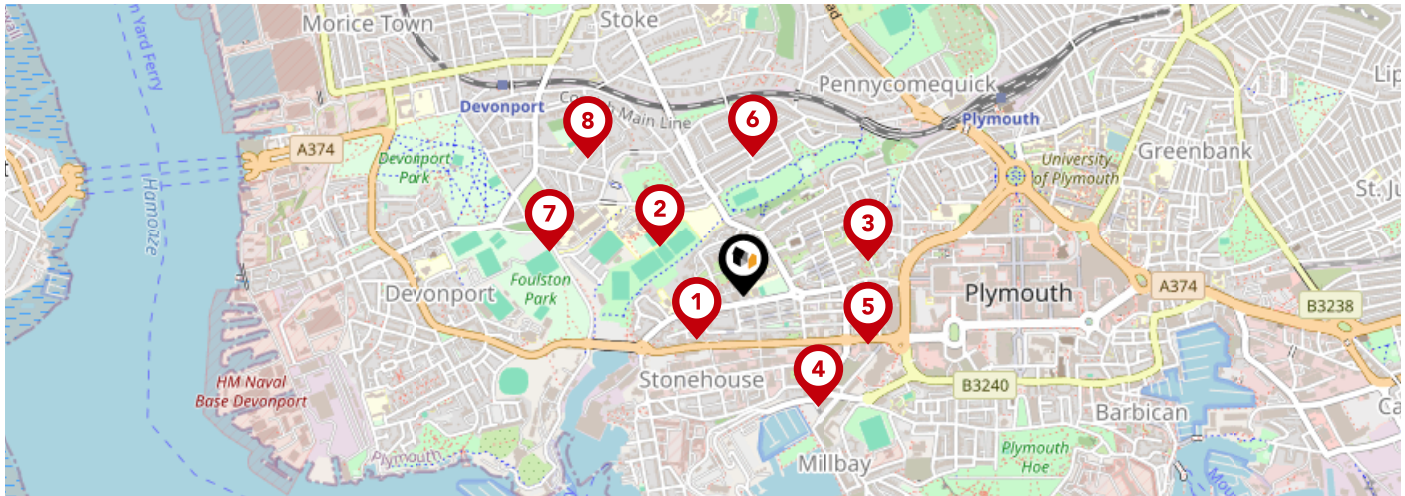
Listed Buildings



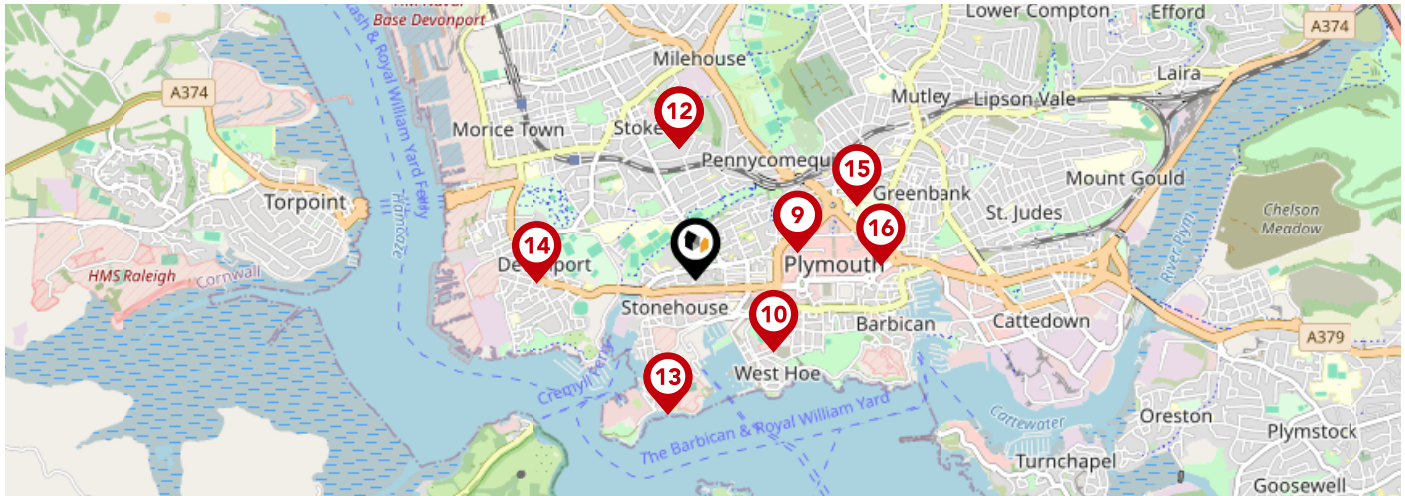
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











Listed Buildings in the local district		Grade	Distance
	1113295 - Former Royal Naval Hospital The Church Of The Good Shepherd	Grade II	0.0 miles
	1113294 - Former Royal Naval Hospital Sundial In Front And West Of The Quadrangle Centre	Grade II	0.0 miles
	1113296 - Former Royal Naval Hospital The Quadrangle Centre	Grade II	0.1 miles
	1386506 - 19-28, Wyndham Square	Grade II	0.1 miles
	1330548 - 2-11, Clarence Place	Grade II	0.1 miles
	1113291 - Former Royal Naval Hospital Octagonal Posting Box Immediately South Of Pay Office	Grade II	0.1 miles
	1386503 - 2-7, Wyndham Square	Grade II	0.1 miles
	1113325 - Former Royal Naval Hospital Water Tower	Grade II	0.1 miles
	1113288 - Former Royal Naval Hospital Landing Jetty	Grade II	0.1 miles
	1113290 - Former Royal Naval Hospital North Gateway And Store And Attached Walls	Grade II	0.1 miles
	1113287 - Former Royal Naval Hospital Inner Gate Piers And Gates	Grade II	0.1 miles
	KFB - Key Facts For Buyers 1113324 - Former Royal Naval Hospital, 17 The Square And Attached Wall	Grade II	0.1 miles

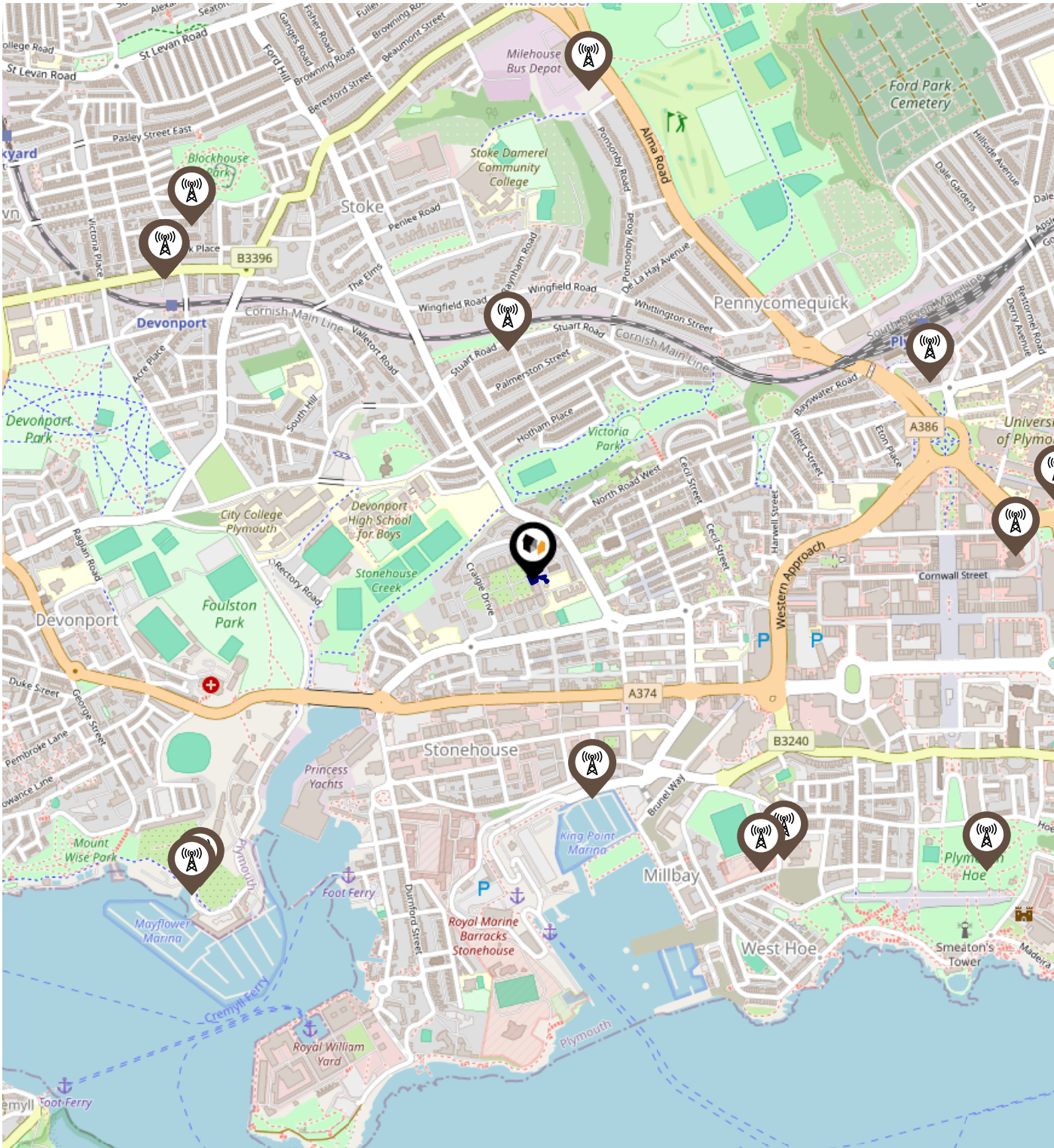


		Nursery	Primary	Secondary	College	Private
1	High Street Primary Academy Ofsted Rating: Good Pupils: 140 Distance:0.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Devonport High School for Boys Ofsted Rating: Good Pupils: 1231 Distance:0.23	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	The Cathedral School of St Mary Ofsted Rating: Requires improvement Pupils: 109 Distance:0.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Millbay Academy Ofsted Rating: Good Pupils: 545 Distance:0.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Peter's CofE Primary School Ofsted Rating: Good Pupils: 154 Distance:0.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Stuart Road Primary Academy Ofsted Rating: Good Pupils: 189 Distance:0.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	City College Plymouth Ofsted Rating: Good Pupils:0 Distance:0.47	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Stoke Damerel Primary Academy Ofsted Rating: Good Pupils: 400 Distance:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
	Pilgrim Primary Academy Ofsted Rating: Outstanding Pupils: 390 Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Andrew's Cof E VA Primary School Ofsted Rating: Good Pupils: 208 Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Scott Medical and Healthcare College Ofsted Rating: Good Pupils: 233 Distance:0.63	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Stoke Damerel Community College Ofsted Rating: Good Pupils: 1301 Distance:0.63	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St George's CofE Primary Academy Ofsted Rating: Good Pupils: 90 Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Joseph's Catholic Primary School Ofsted Rating: Good Pupils: 206 Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Fletewood School at Derry Villas Ofsted Rating: Good Pupils: 58 Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Arts University Plymouth Ofsted Rating: Good Pupils:0 Distance:0.88	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons

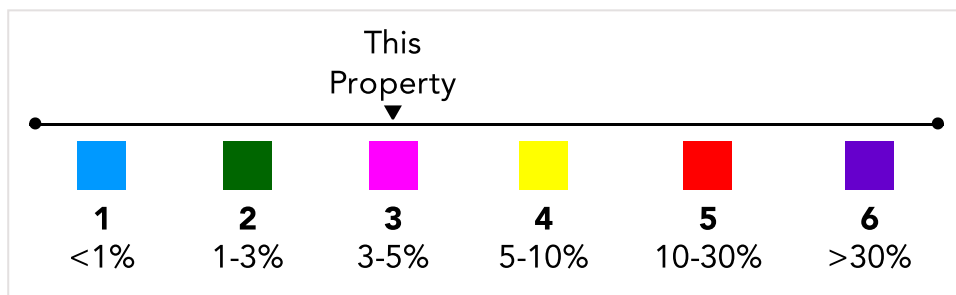
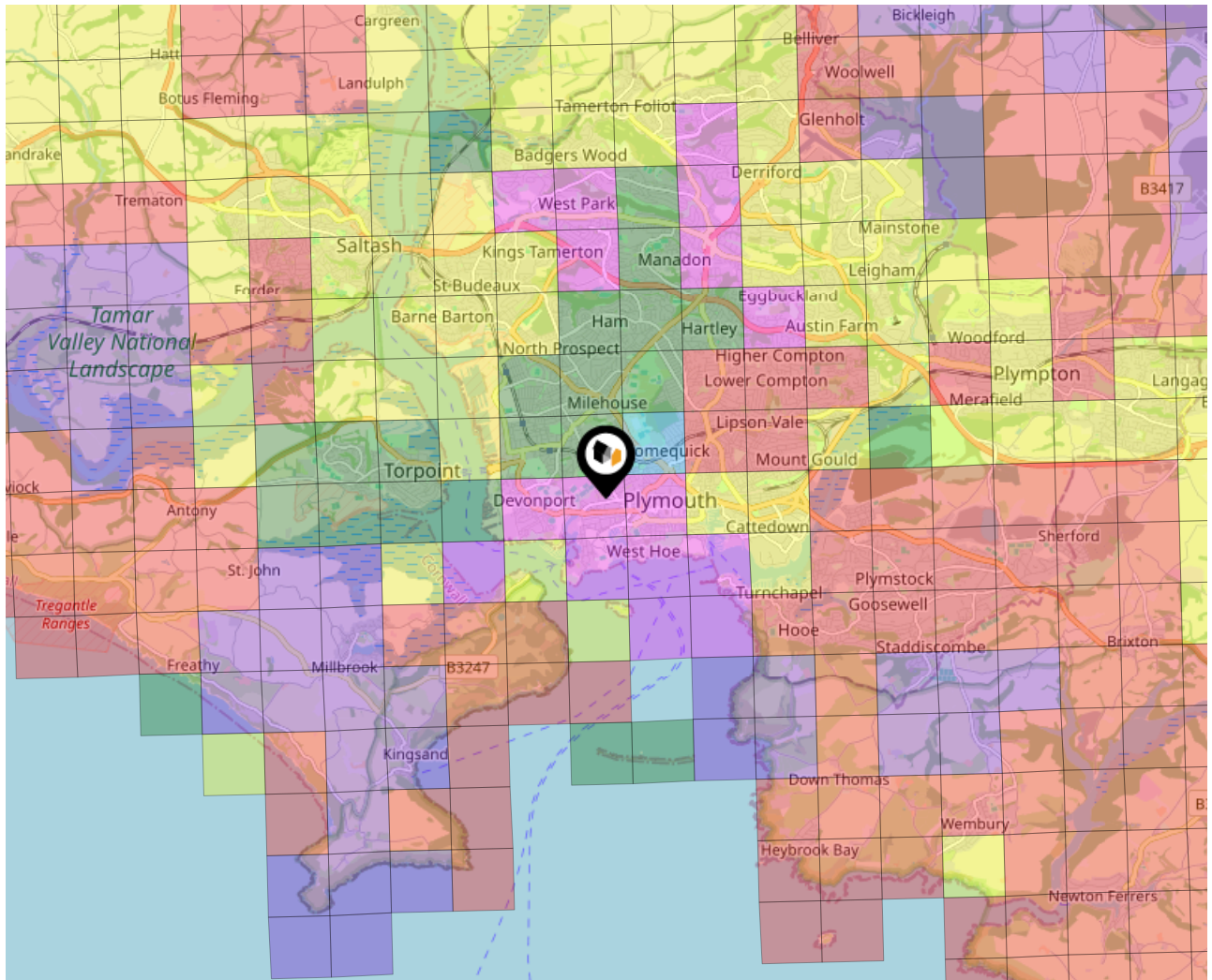


Key:

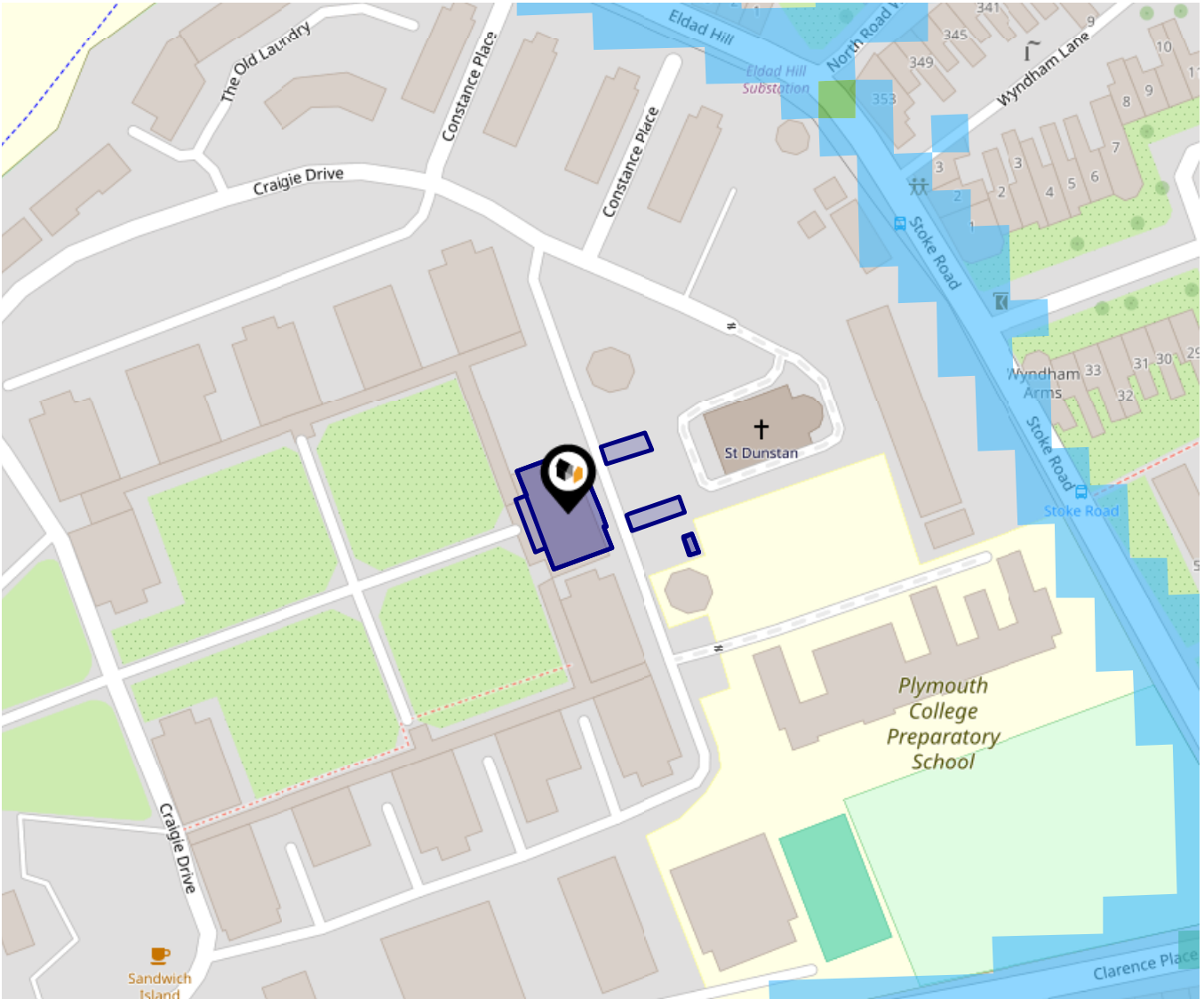
-  Power Pylons
-  Communication Masts

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/m³).



Local Area Road Noise

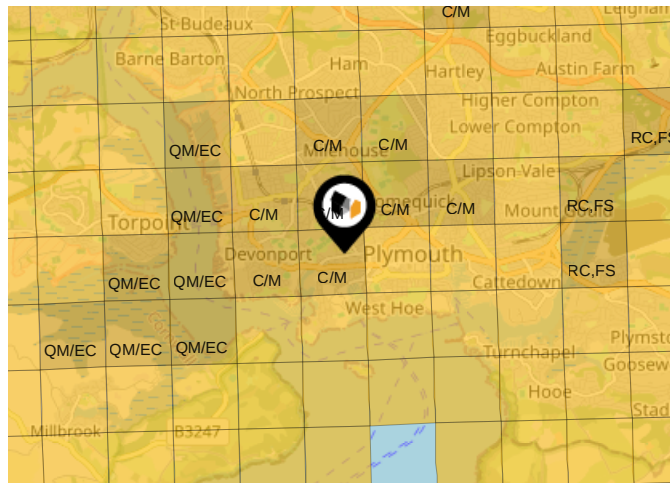


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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)

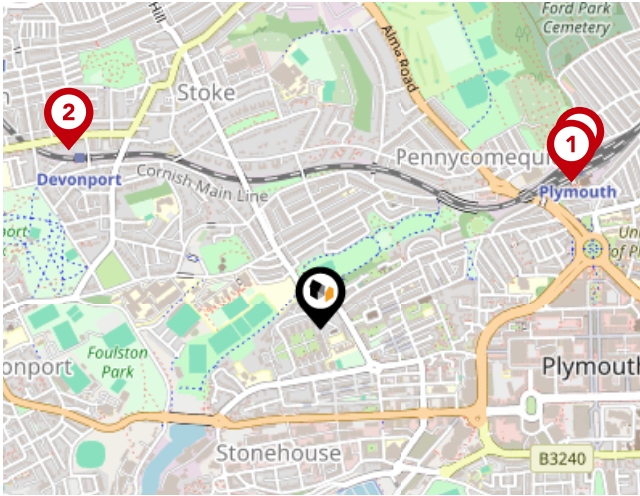
Carbon Content:	NONE	Soil Texture:	SILTY LOAM
Parent Material Grain:	ARGILLACEOUS	Soil Depth:	INTERMEDIATE-SHALLOW
Soil Group:	MEDIUM(SILTY)		



Primary Classifications (Most Common Clay Types)

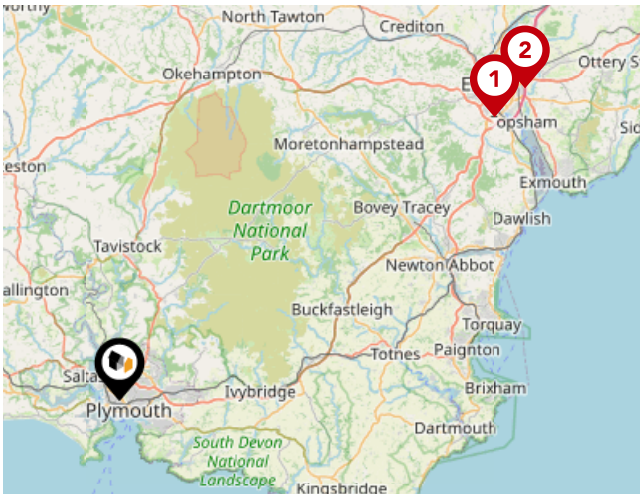
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay &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

Area Transport (National)



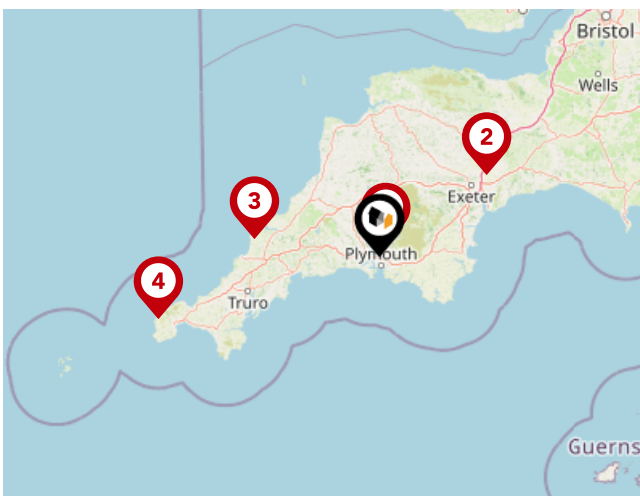
National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	0.69 miles
2	Devonport Rail Station	0.73 miles
3	Plymouth Rail Station	0.72 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	35.36 miles
2	M5 J30	38.5 miles



Airports/Helipads

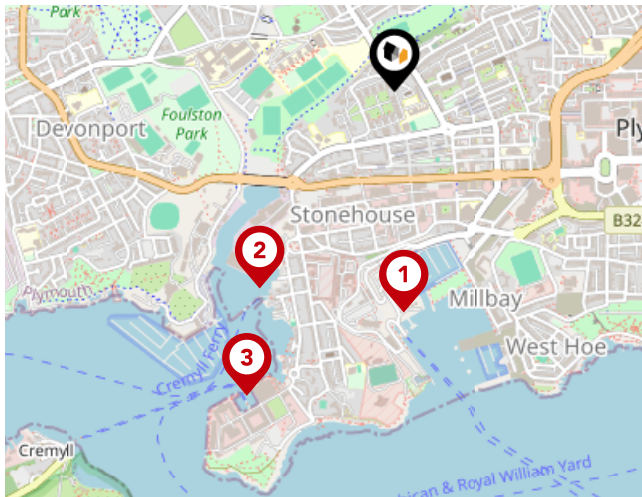
Pin	Name	Distance
1	Glenholt	4.04 miles
2	Exeter Airport	40.93 miles
3	St Mawgan	37.74 miles
4	Joppa	69.38 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Wyndham Lane	0.07 miles
2	Stoke Road	0.1 miles
3	Wantage Gardens	0.13 miles
4	Millbridge	0.15 miles
5	Wantage Gardens	0.16 miles



Ferry Terminals

Pin	Name	Distance
1	Plymouth Ferry Terminal	0.53 miles
2	Plymouth Stonehouse Ferry Terminal	0.56 miles
3	Royal William Yard Ferry Landing	0.8 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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Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



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