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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 16th November 2026



45, ELBURTON ROAD, PLYMOUTH, PL9 8JH

Lang Town & Country

6 Mannamead Road, Plymouth, PL4 7AA

01752 456000

carrie@langtownandcountry.com

www.langtownandcountry.com

arla | propertymark PROTECTED

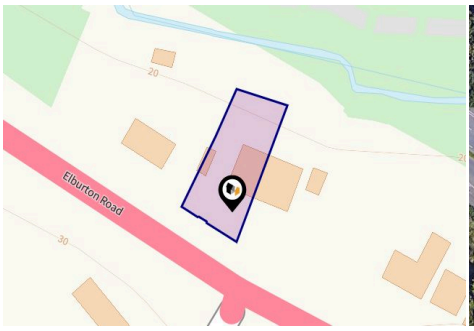
naea | propertymark PROTECTED

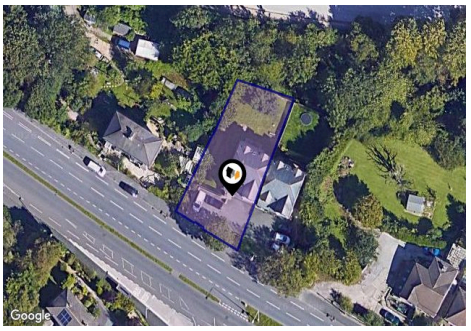
The Property Ombudsman

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Property
Overview







Property

Type:	Detached	**Last Sold Date:**	31/07/2020
Bedrooms:	5	**Last Sold Price:**	£390,000
Floor Area:	2,109 ft^2 / 196 m^2	**Last Sold £/ft^2:**	£201
Plot Area:	0.16 acres	**Tenure:**	Freehold
Council Tax :	Band E	**Latest FENSA Work:**	18/10/2020 - 1 window
Annual Estimate:	£2,984		
Title Number:	DN619724		
UPRN:	10070770242		
Restrictive Covenants:	Yes		

Local Area

Local Authority: City of plymouth

Conservation Area: No

Flood Risk:

- Rivers & Seas — Very low
- Surface Water — Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

17 mb/s **51** mb/s **1800** mb/s

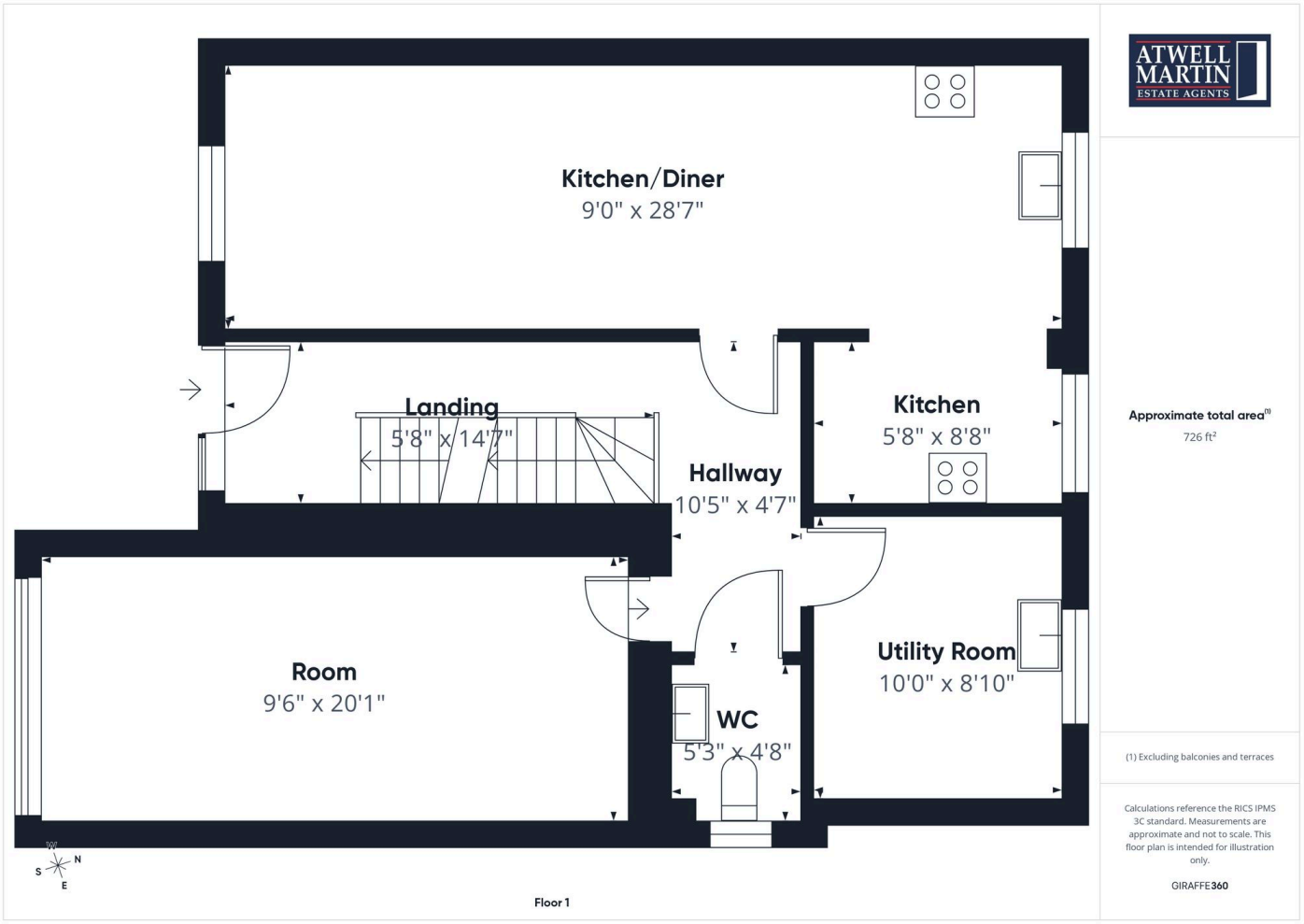
Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

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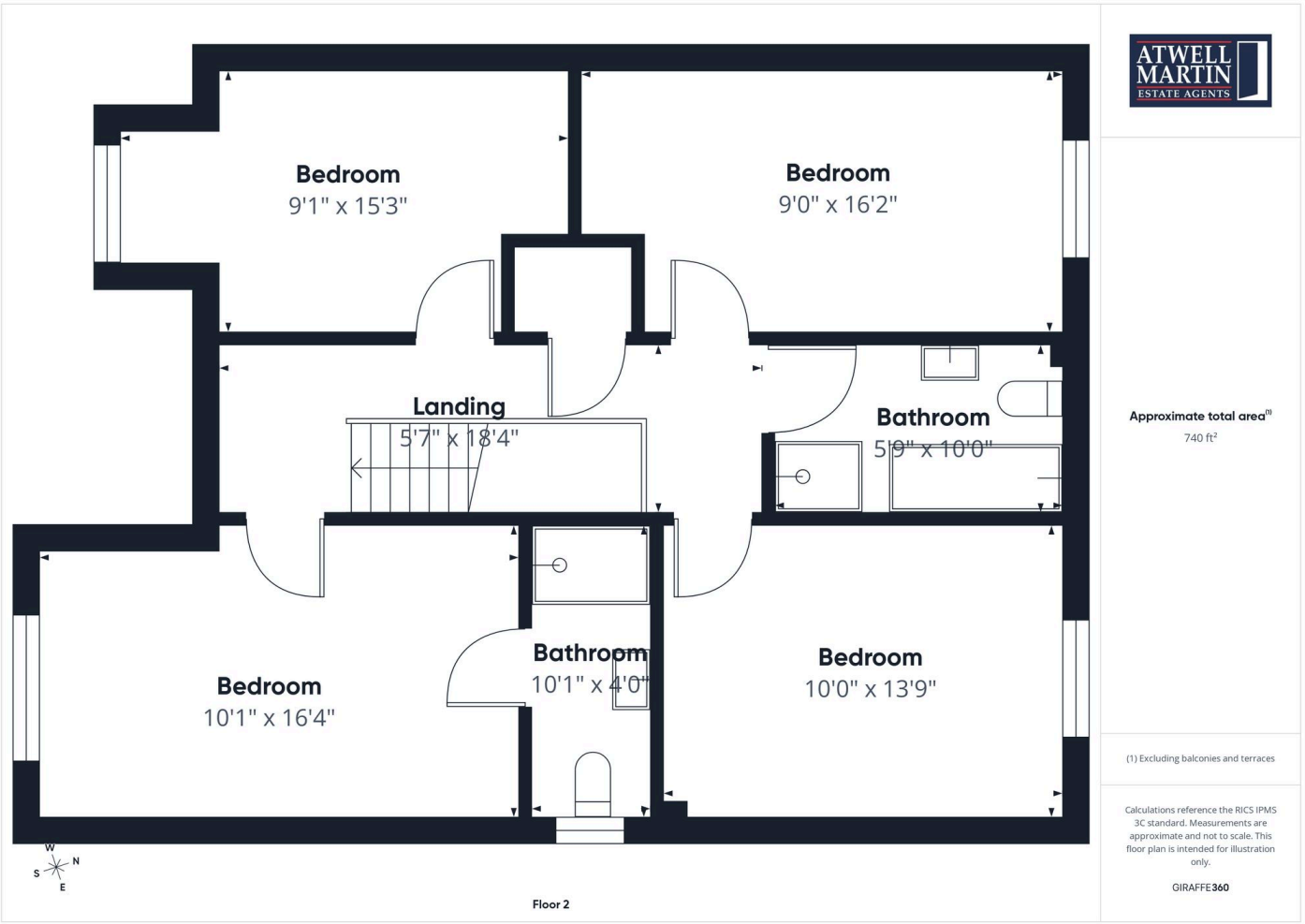
Gallery
Floorplan

45, ELBURTON ROAD, PLYMOUTH, PL9 8JH



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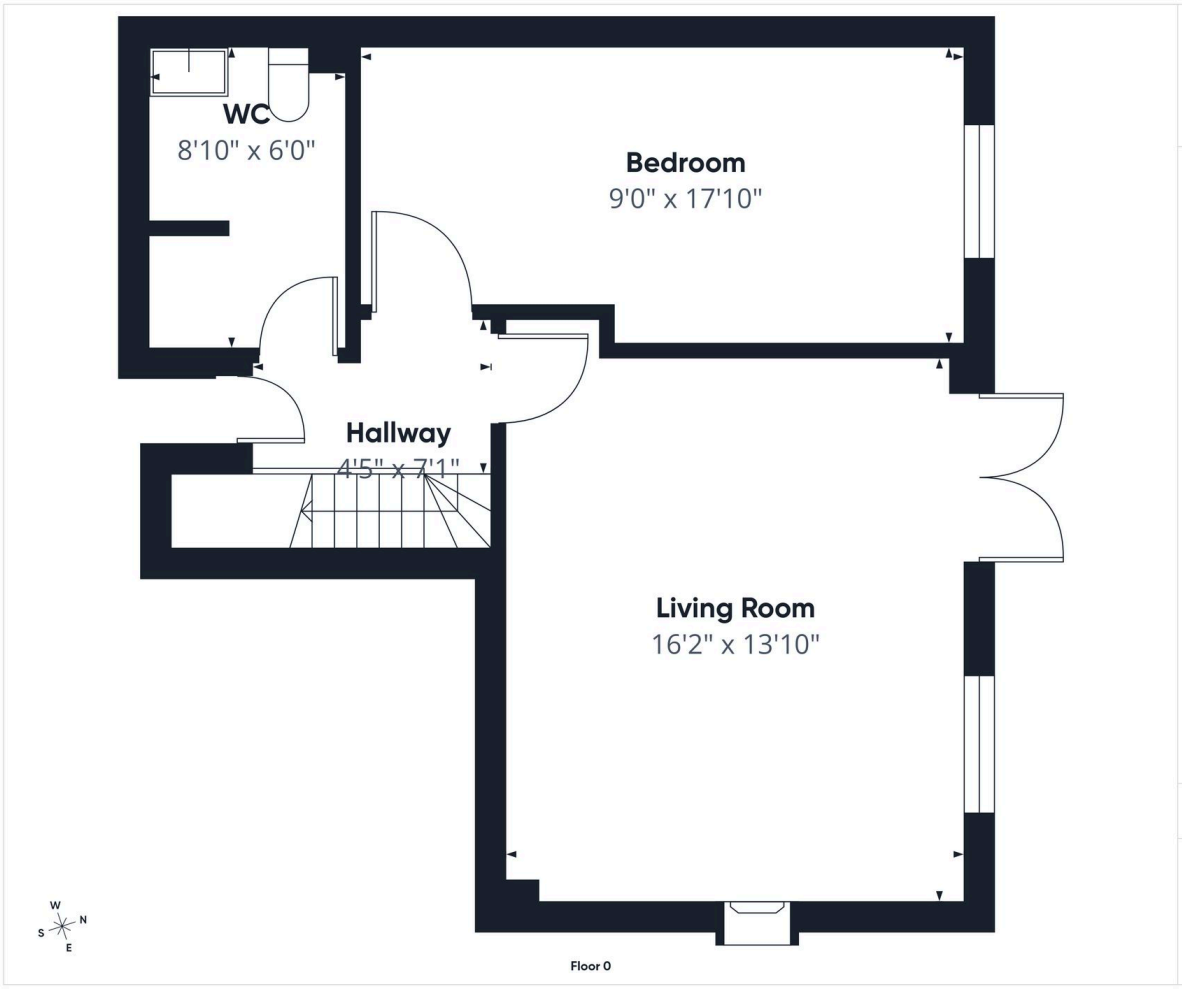
45, ELBURTON ROAD, PLYMOUTH, PL9 8JH



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Gallery
Floorplan

45, ELBURTON ROAD, PLYMOUTH, PL9 8JH



ATWELL MARTIN ESTATE AGENTS

Approximate total area(1)

486 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Gallery
Floorplan

45, ELBURTON ROAD, PLYMOUTH, PL9 8JH



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45 Elburton Road, PL9 8JH

Energy rating

B

Valid until 14.08.2036

Score	Energy rating	Current	Potential
92+	A		
81-91	B	90 | B	90 | 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:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Previous Extension:	3
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Excellent lighting efficiency
Floors:	Suspended, insulated (assumed)
Total Floor Area:	196 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

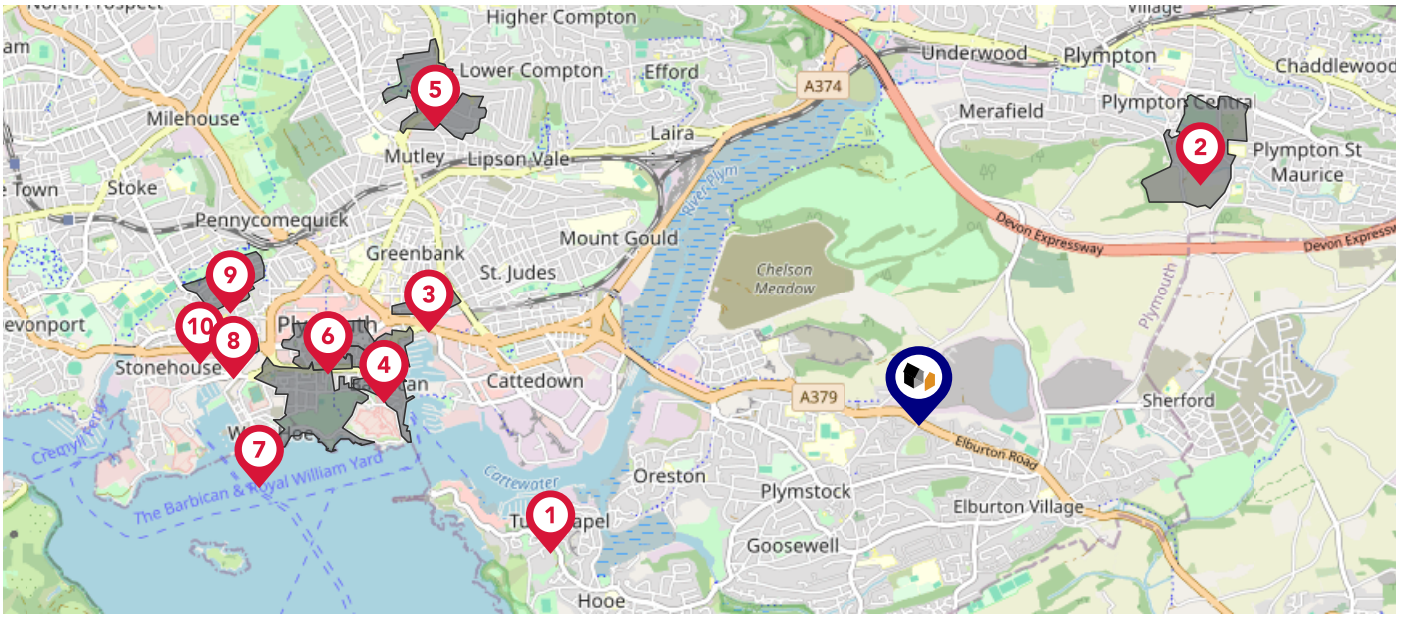
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.

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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.

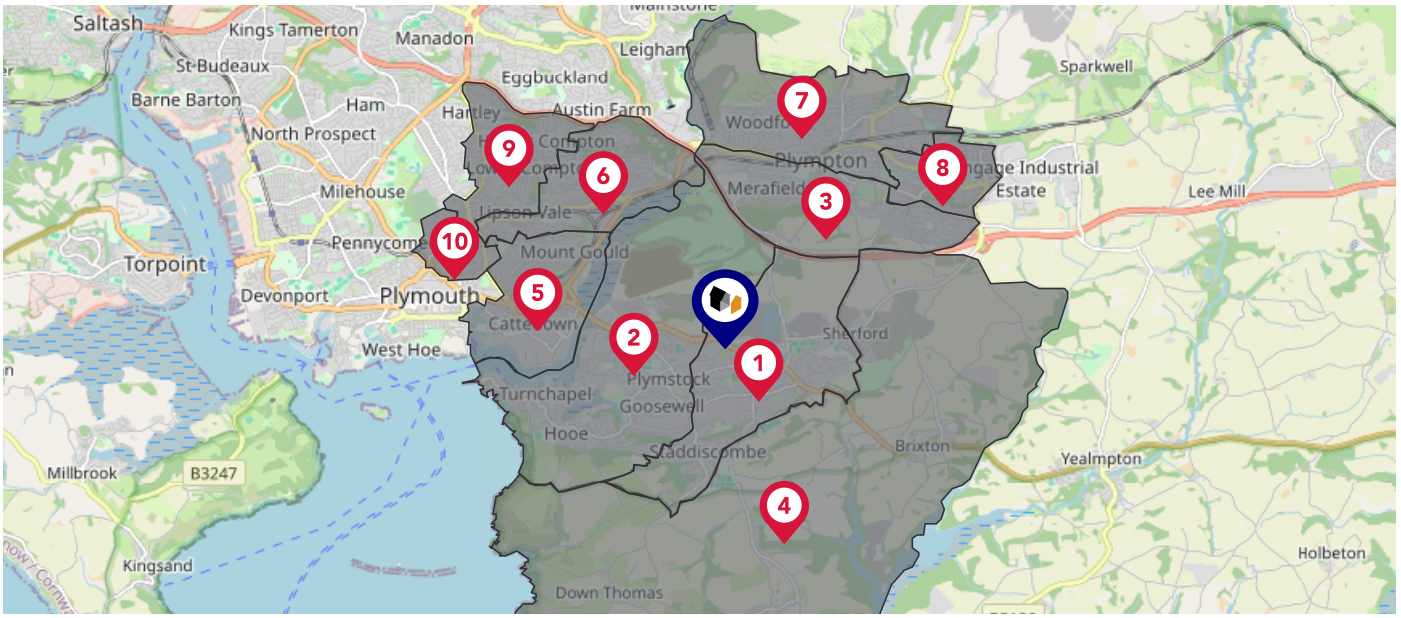


Nearby Conservation Areas	
1	Turnchapel
2	Plymton St Maurice
3	Ebrington Street
4	Barbican
5	Mannamead
6	City Centre
7	The Hoe
8	Union Street
9	North Stonehouse
10	Adelaide Street

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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



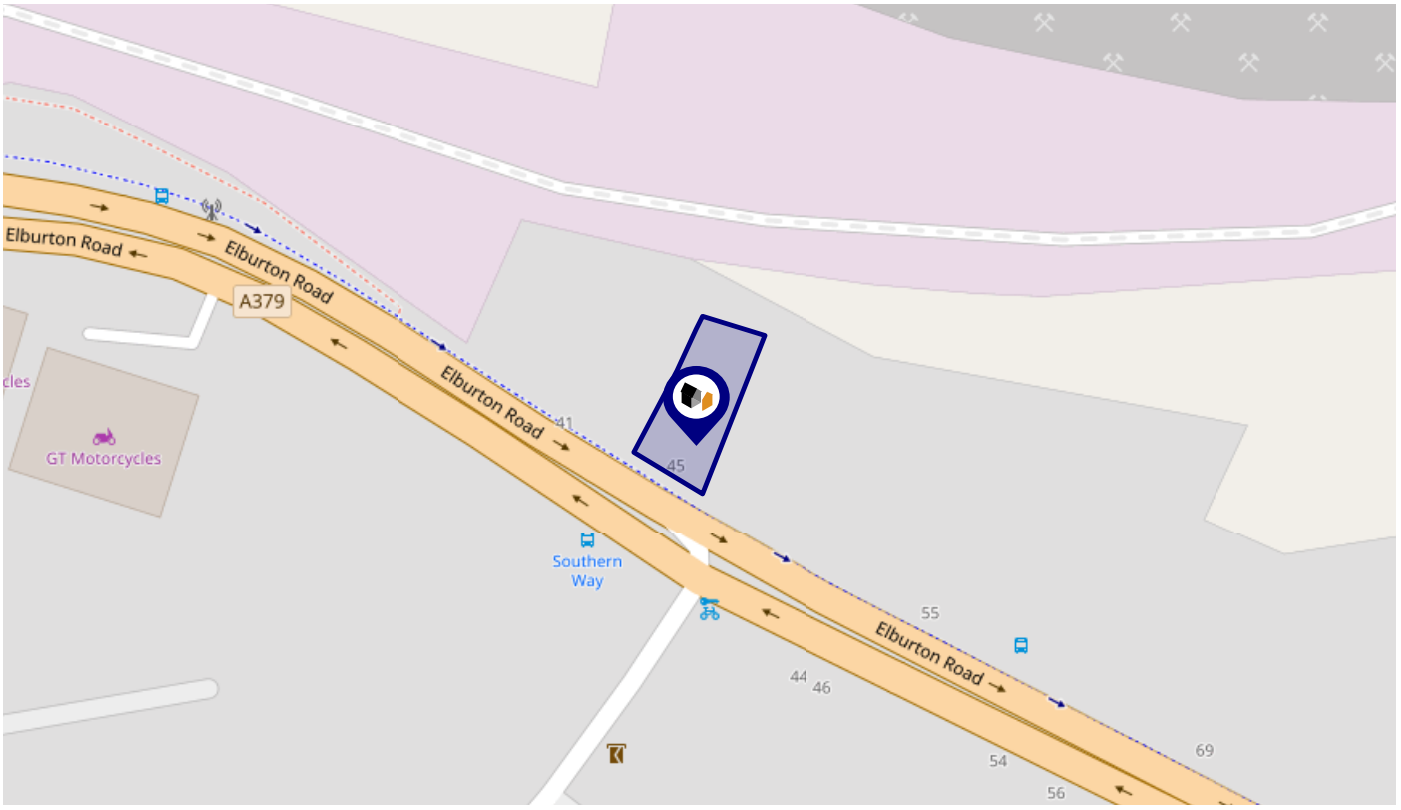
Nearby Council Wards

1	Plymstock Dunstone Ward
2	Plymstock Radford Ward
3	Plympton Erle Ward
4	Wembury & Brixton Ward
5	Sutton and Mount Gould Ward
6	Efford and Lipson Ward
7	Plympton St. Mary Ward
8	Plympton Chaddlewood Ward
9	Compton Ward
10	Drake 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.

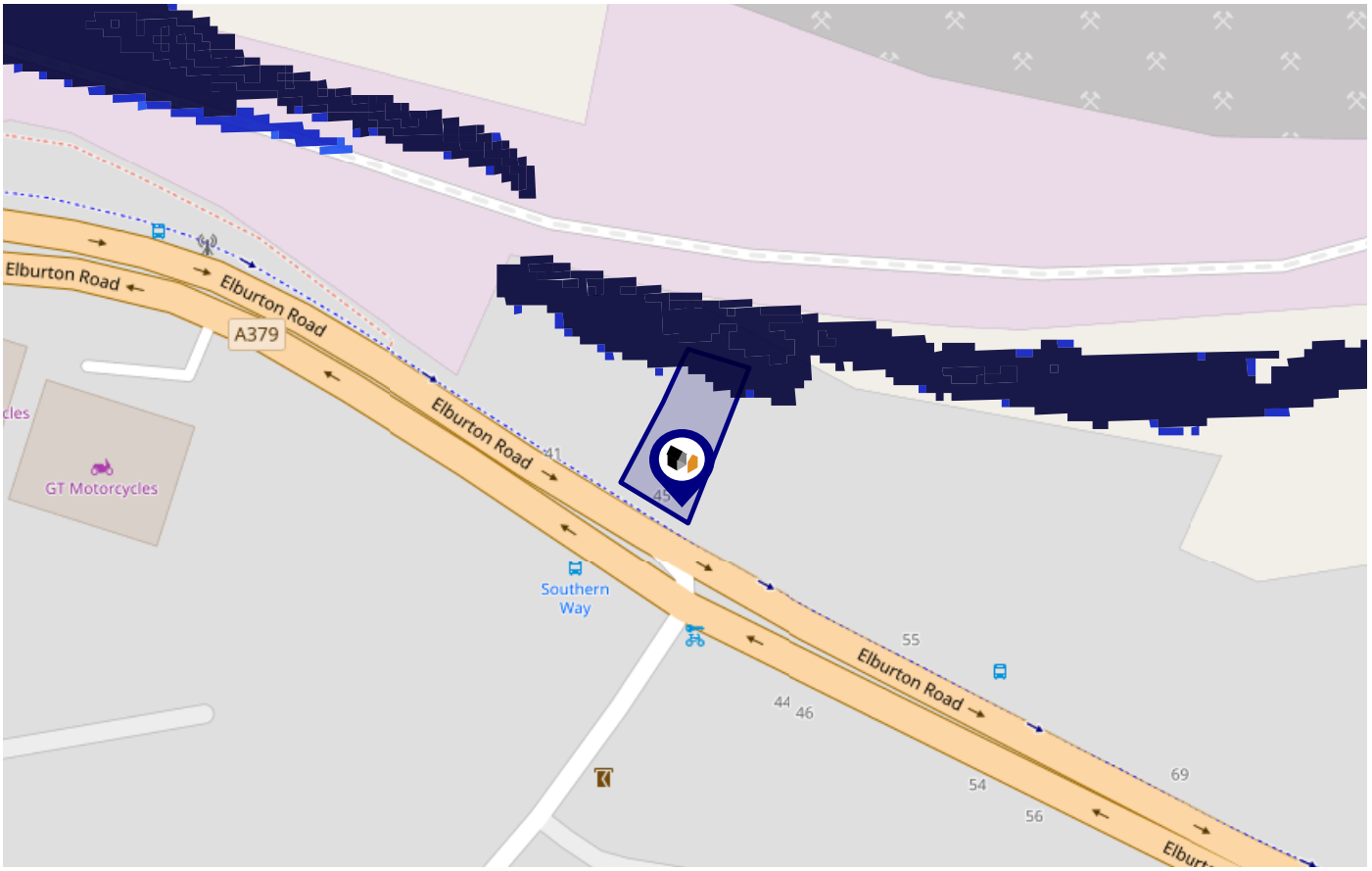
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

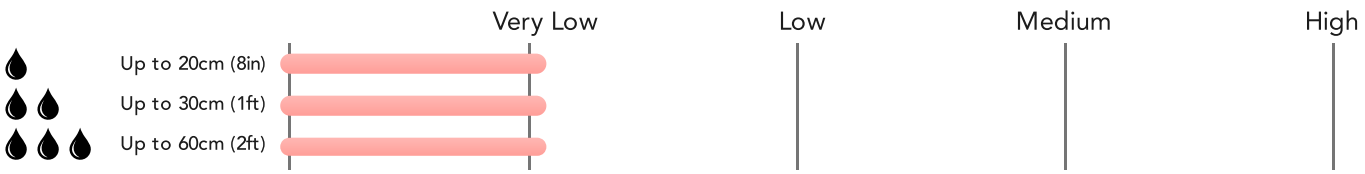


Risk Rating: Very low

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.

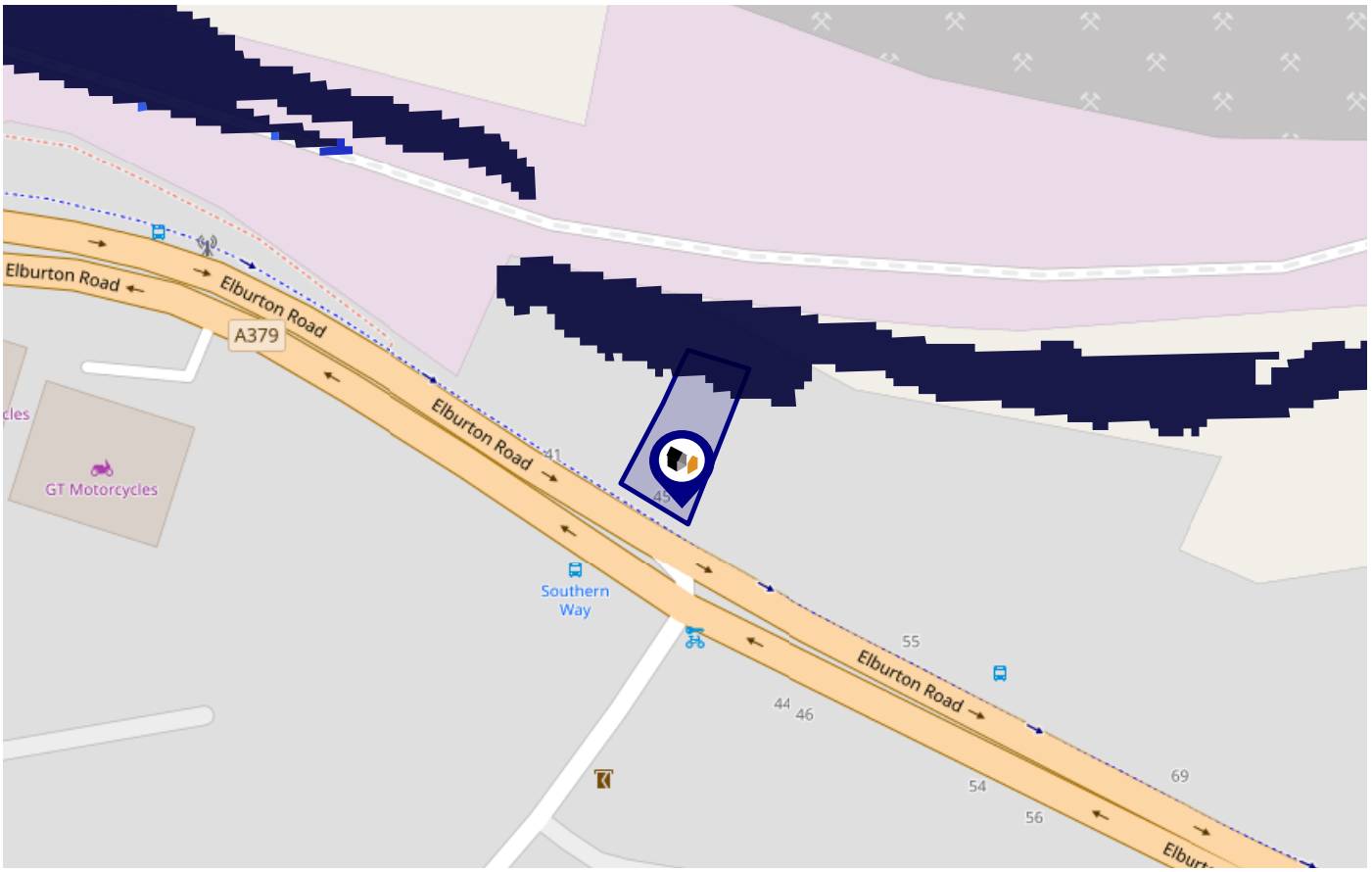
Chance of flooding to the following depths at this property:



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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.

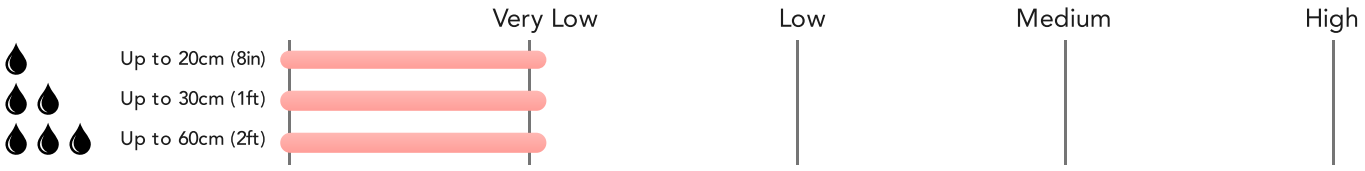


Risk Rating: Very low

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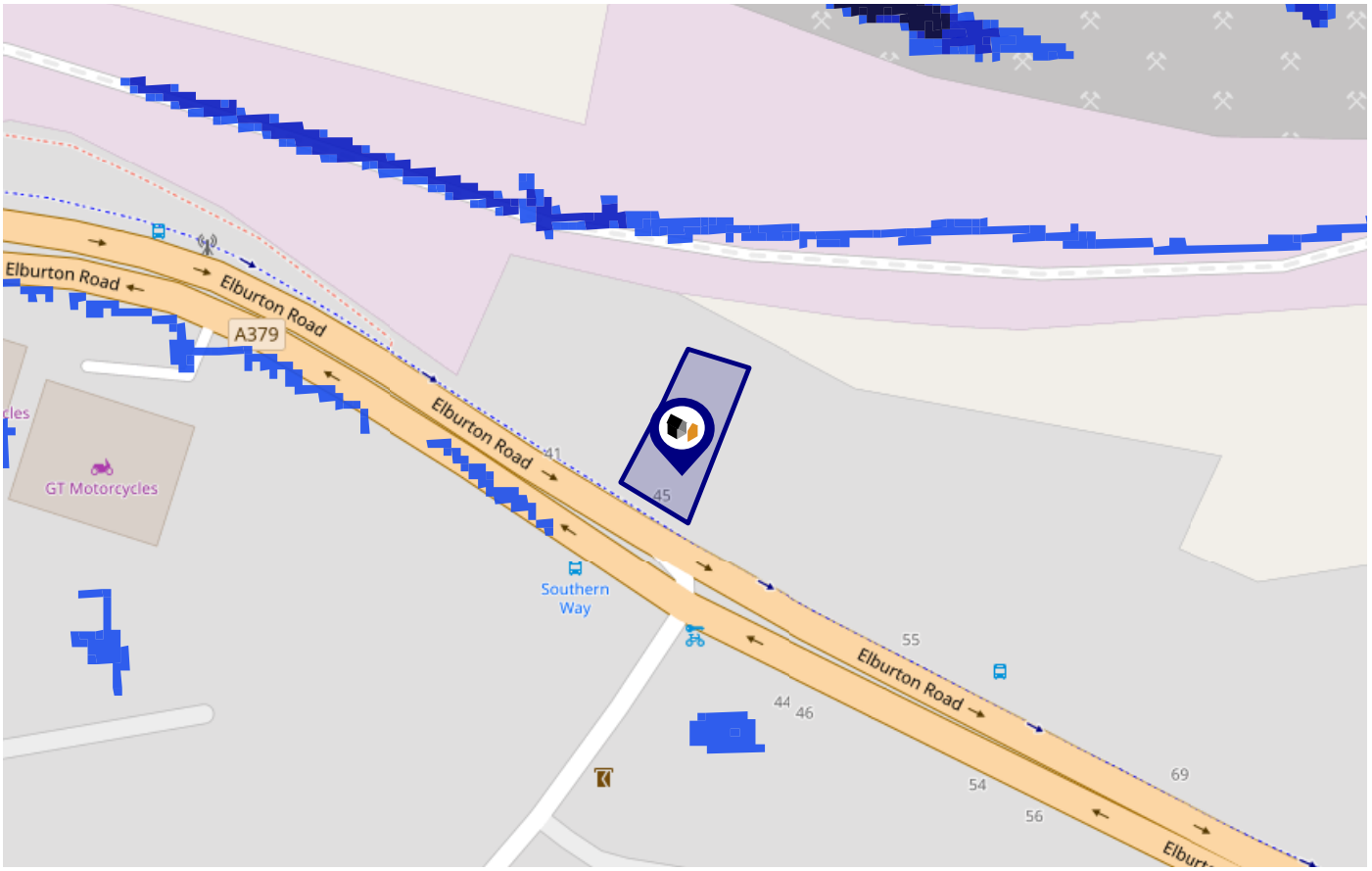
Chance of flooding to the following depths at this property:



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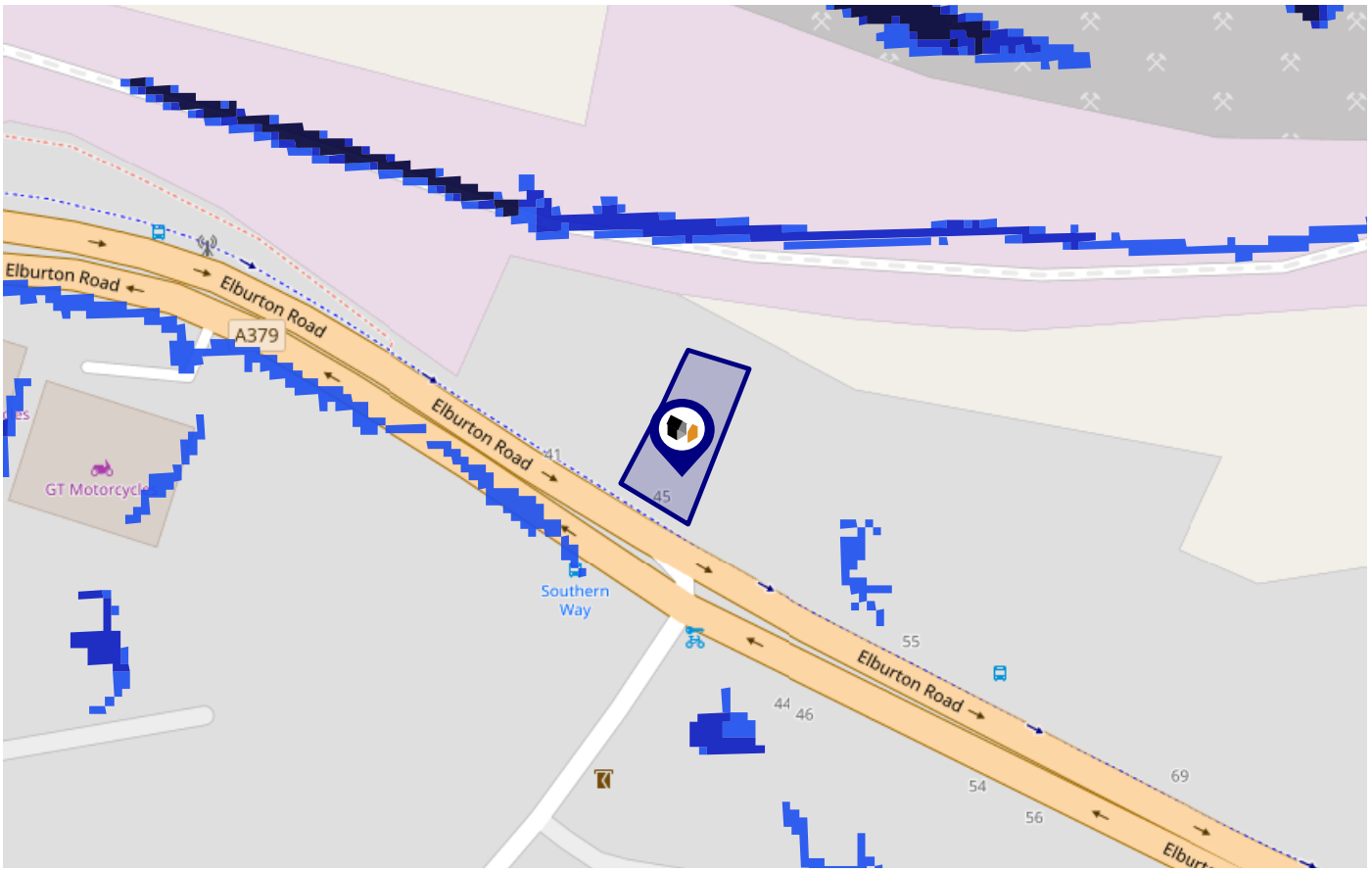
Chance of flooding to the following depths at this property:



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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.

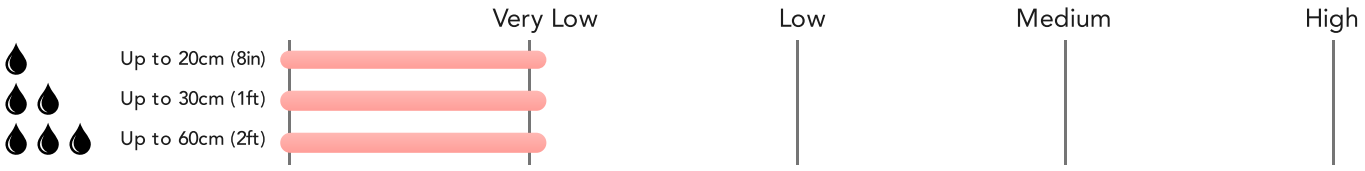


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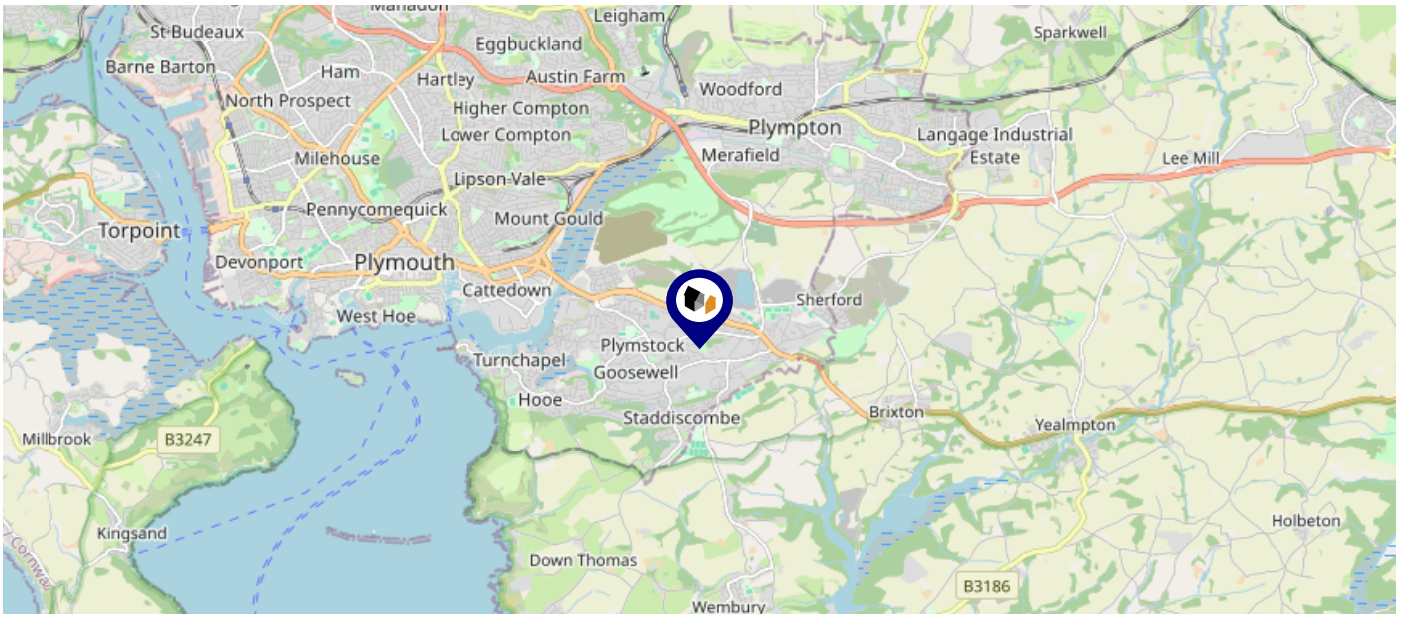
Chance of flooding to the following depths at this property:



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Maps
Green Belt

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



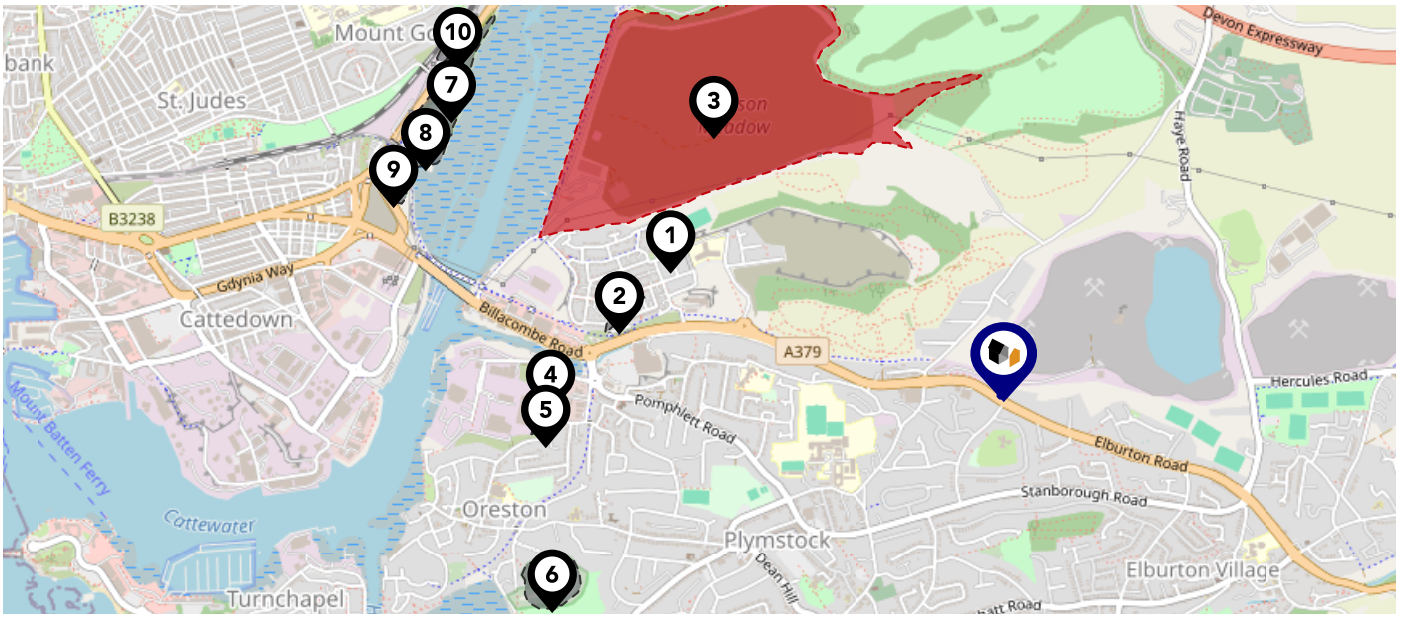
Nearby Green Belt Land

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.



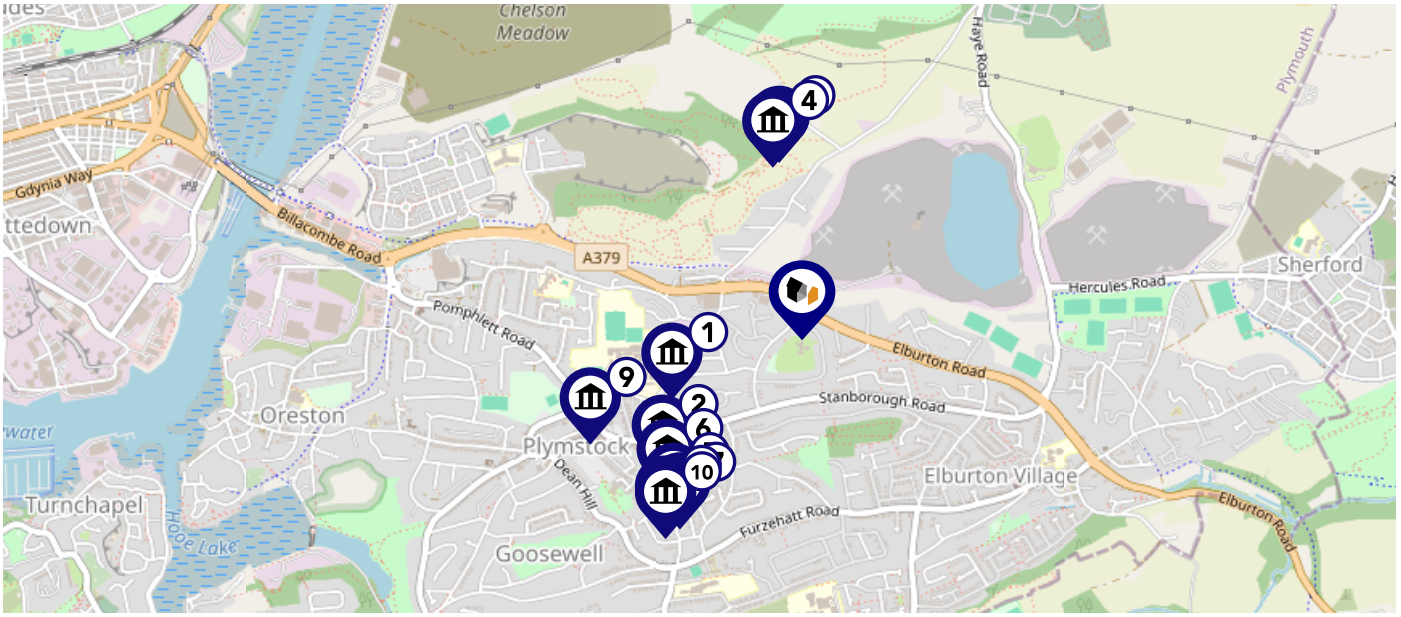
Nearby Landfill Sites

1	Plymstock Works-Plymstock Works, Plymstock, Plymouth, Devon	Historic Landfill
2	Former Warkham Quarry-Pomphlett, Plymouth	Historic Landfill
3	EA/EPR/EP3096HZ/V002	Active Landfill
4	Bedford Quarry Oreston A-Oreston, Plymouth	Historic Landfill
5	Bedford Quarry Oreston B-Oreston, Plymouth	Historic Landfill
6	Radford Quarry Oreston-Radford Quarry Oreston, Plymouth	Historic Landfill
7	Embankment Road-Laira, Plymouth	Historic Landfill
8	Blagdons Shipyard-Embankment Road Lane, Laira, Plymouth	Historic Landfill
9	Cattledown Junction Playing Field-Embankment Road, Plymouth	Historic Landfill
10	Allotments Embankment Road-Laira, Plymouth	Historic Landfill

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Maps
Listed Buildings

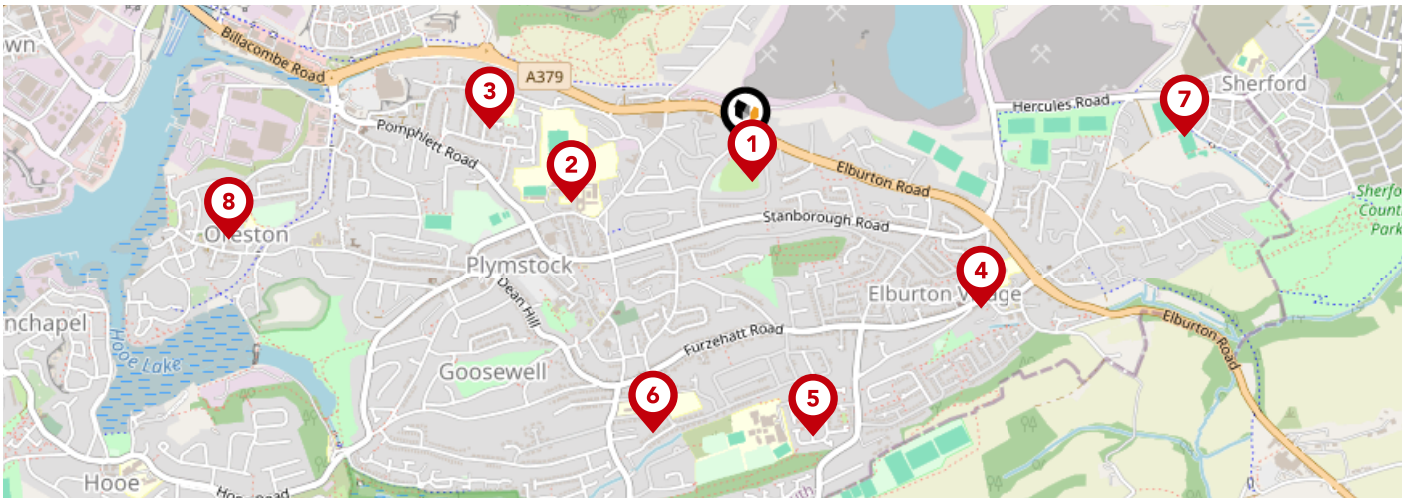
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
1 1386417 - Stentaway House	Grade II	0.3 miles
2 1130042 - Elmleigh	Grade II	0.4 miles
3 1330553 - Outbuilding Adjoining North East Of Wixenford Farmhouse	Grade II	0.4 miles
4 1330552 - Wixenford Farmhouse	Grade II	0.4 miles
5 1319616 - 74, Dunstone Road	Grade II	0.5 miles
6 1130043 - Peeks	Grade II	0.5 miles
7 1319615 - Olde Corte House (no. 67) And Former Barn (no. 69)	Grade II	0.5 miles
8 1330543 - Treeby Tomb 8 Metres North Of Church Of St Mary And All Saints	Grade II	0.5 miles
9 1130041 - Burrow Lodge	Grade II	0.5 miles
10 1330541 - Church Of St Mary And All Saints	Grade II	0.5 miles

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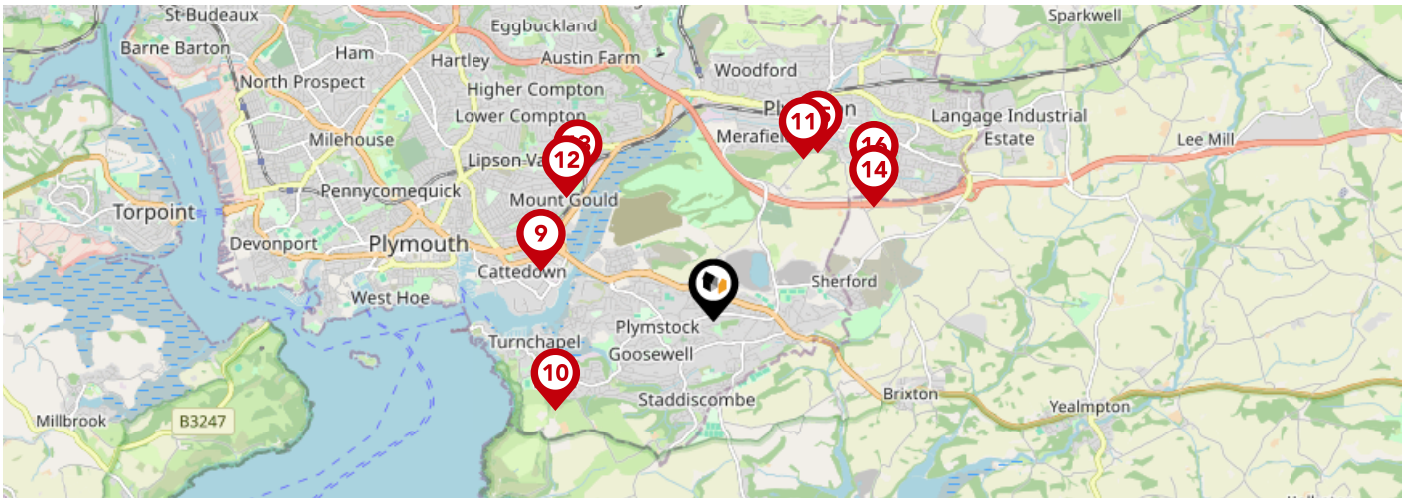
Area
Schools



	Nursery	Primary	Secondary	College	Private
1 Morley Meadow Primary School Ofsted Rating: Good | Pupils: 224 | Distance:0.08	☐	☑	☐	☐	☐
2 Plymstock School Ofsted Rating: Good | Pupils: 1671 | Distance:0.43	☐	☐	☑	☐	☐
3 Pomphlett Primary School Ofsted Rating: Good | Pupils: 424 | Distance:0.61	☐	☑	☐	☐	☐
4 Elburton Primary School Ofsted Rating: Outstanding | Pupils: 465 | Distance:0.67	☐	☑	☐	☐	☐
5 Coombe Dean School Ofsted Rating: Good | Pupils: 995 | Distance:0.69	☐	☐	☑	☐	☐
6 Goosewell Primary Academy Ofsted Rating: Good | Pupils: 419 | Distance:0.7	☐	☑	☐	☐	☐
7 Sherford Vale School & Nursery Ofsted Rating: Good | Pupils: 258 | Distance:1.04	☐	☑	☐	☐	☐
8 Oreston Community Academy Ofsted Rating: Good | Pupils: 419 | Distance:1.24	☐	☑	☐	☐	☐

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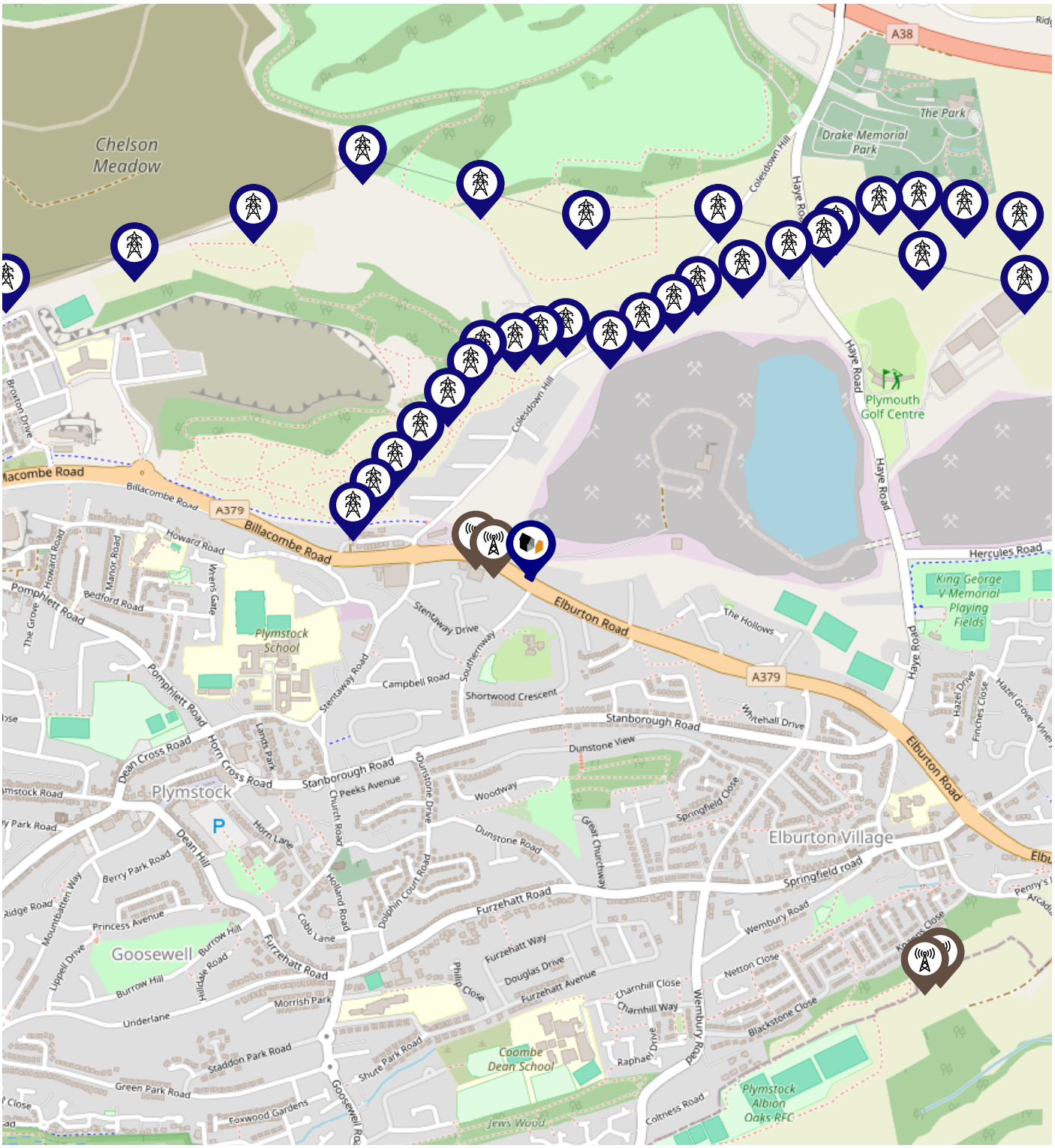
Area
Schools



	Nursery	Primary	Secondary	College	Private
9 Prince Rock Primary School Ofsted Rating: Outstanding | Pupils: 408 | Distance:1.71	☐	☑	☐	☐	☐
10 Hooe Primary Academy Ofsted Rating: Good | Pupils: 212 | Distance:1.72	☐	☑	☐	☐	☐
11 Plympton St Mary's CofE Infant School Ofsted Rating: Good | Pupils: 100 | Distance:1.75	☐	☑	☐	☐	☐
12 Lipson Co-operative Academy Ofsted Rating: Good | Pupils: 1102 | Distance:1.81	☐	☐	☑	☐	☐
13 Laira Green Primary School Ofsted Rating: Good | Pupils: 230 | Distance:1.84	☐	☑	☐	☐	☐
14 Plympton St Maurice Primary School Ofsted Rating: Good | Pupils: 187 | Distance:1.86	☐	☑	☐	☐	☐
15 Old Priory Junior Academy Ofsted Rating: Good | Pupils: 192 | Distance:1.87	☐	☑	☐	☐	☐
16 Longcause Community Special School Ofsted Rating: Good | Pupils: 110 | Distance:2	☐	☐	☑	☐	☐

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Local Area
Masts & Pylons



Key:

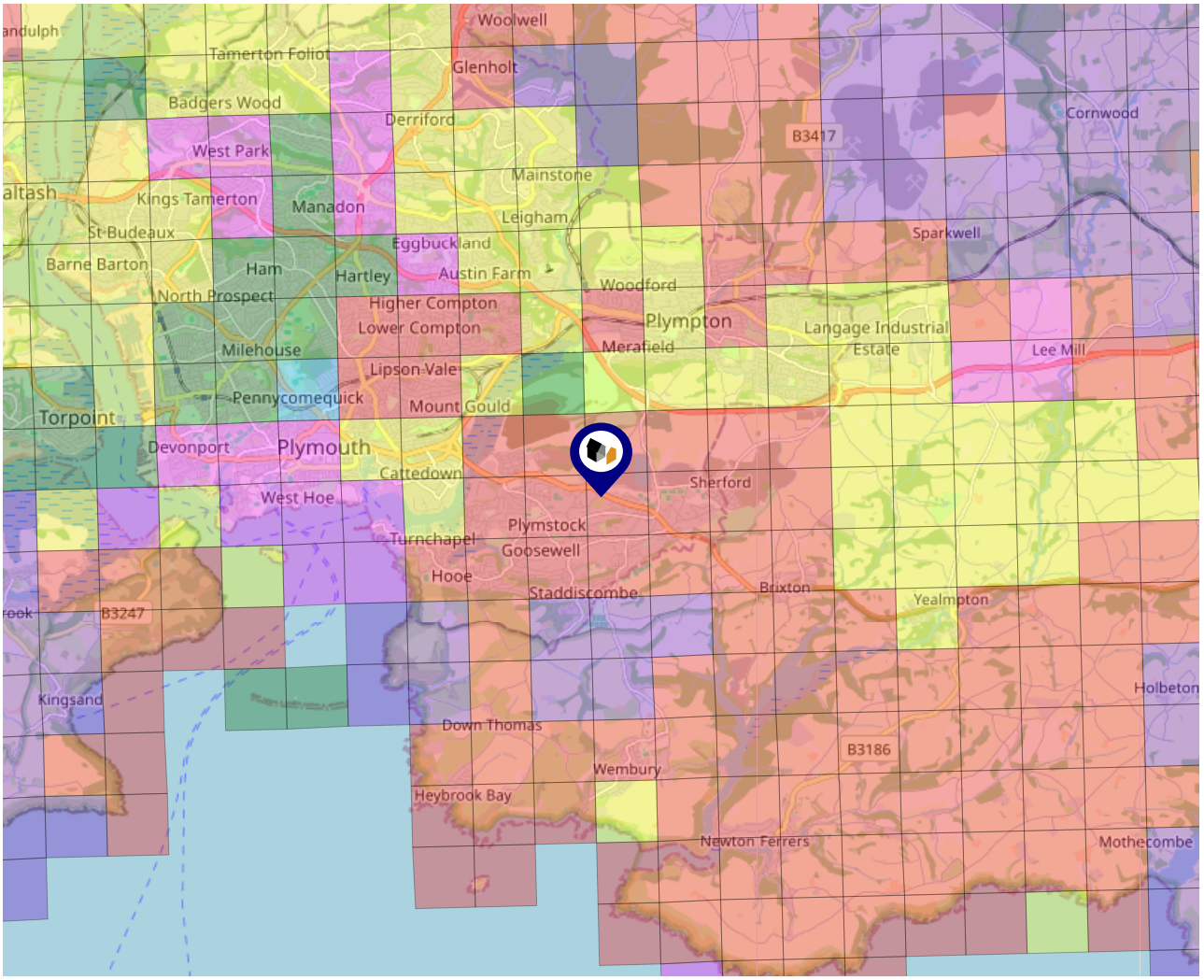
- Power Pylons
- Communication Masts

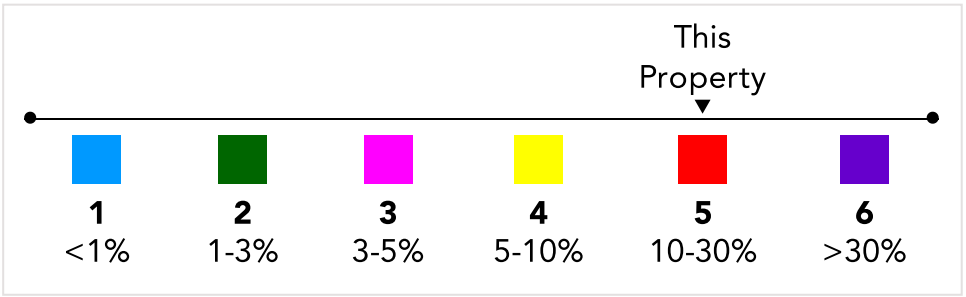
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Environment
Radon Gas

What is Radon?

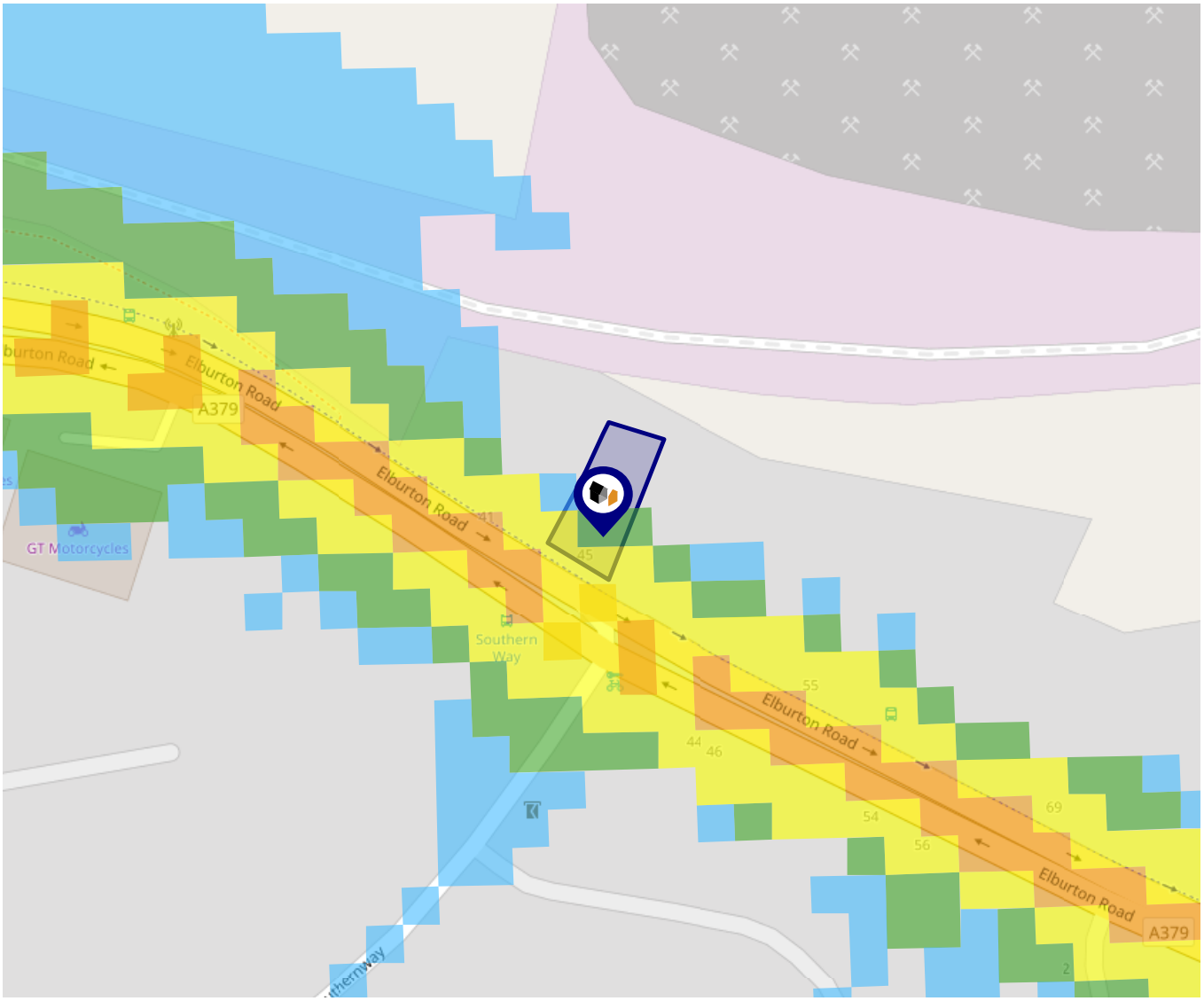
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic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





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Local Area
Road Noise



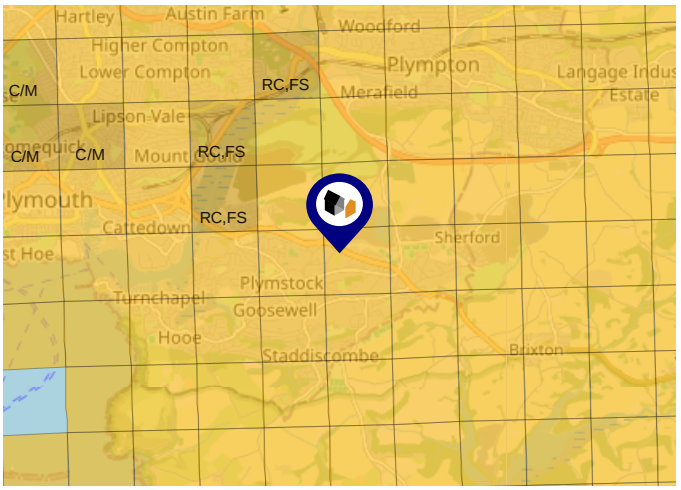
The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

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

Environment
Soils & Clay

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

Carbon Content:	VARIABLE	**Soil Texture:**	LOAM TO SILTY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	**Soil Depth:**	INTERMEDIATE-SHALLOW
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		

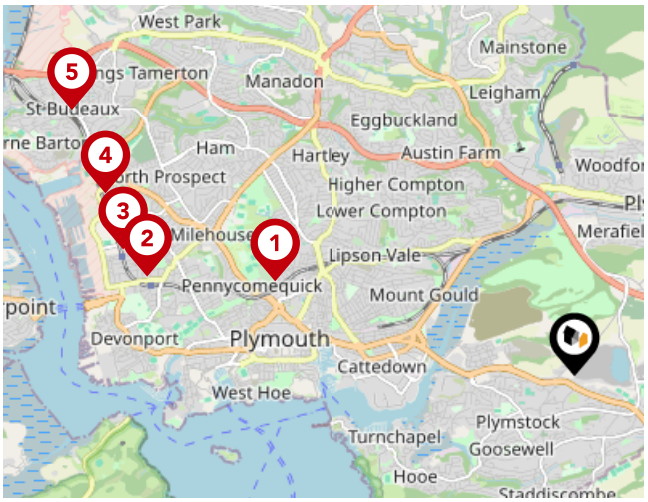


Primary Classifications (Most Common Clay Types)

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

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Area
Transport (National)

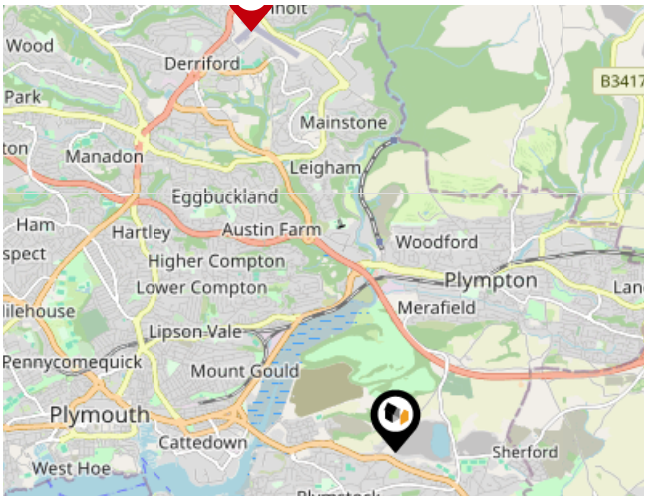


National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	2.96 miles
2	Devonport Rail Station	4.14 miles
3	Dockyard (Plymouth) Rail Station	4.43 miles
4	Keyham Rail Station	4.75 miles
5	St Budeaux Ferry Road Rail Station	5.37 miles

Trunk Roads/Motorways

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

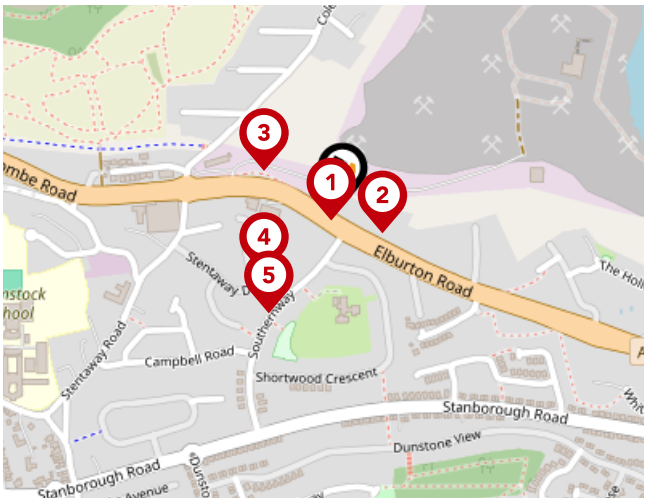


Airports/Helipads

Pin	Name	Distance
1	Plymouth City Airport	4.2 miles

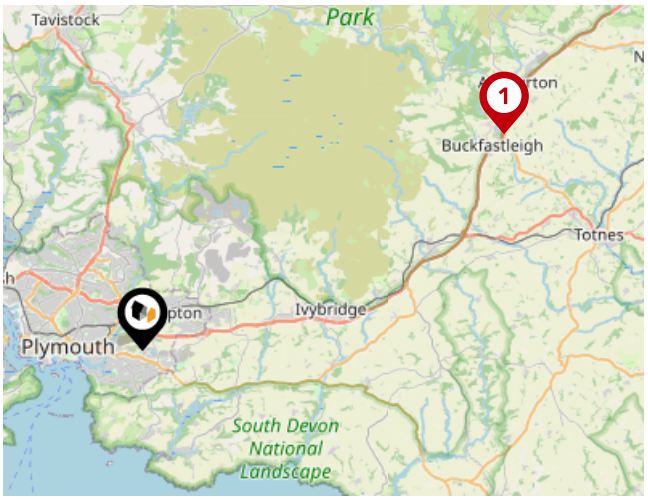
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Area
Transport (Local)



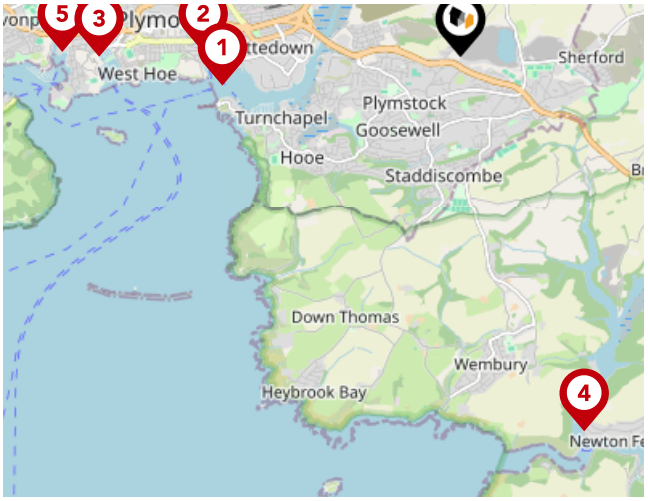
Bus Stops/Stations

Pin	Name	Distance
1	Southernway	0.02 miles
2	Southernway	0.05 miles
3	Colesdown Hill	0.1 miles
4	Broadland Gardens	0.12 miles
5	Campbell Road	0.15 miles



Local Connections

Pin	Name	Distance
1	Buckfastleigh (South Devon Railway)	15.9 miles



Ferry Terminals

Pin	Name	Distance
1	Plymouth Mount Batten Ferry Landing	2.27 miles
2	Plymouth (Barbican) Landing Stage	2.42 miles
3	Plymouth Ferry Terminal	3.42 miles
4	Newton Ferrers Ferry Landing	3.72 miles
5	Plymouth Stonehouse Ferry Terminal	3.76 miles

Market
Market summary

Local summary

Based on 1 mile radius

Summary of all properties within radius:

Property type	Flat	Terraced	Semi-Detached	Detached	Bungalow	Unspecified
OM / SSTC	(15/9) 60%	(31/23) 74%	(29/69) 238%	(81/47) 58%	(33/24) 73%	(3/3) 100%

Total on market: 159 **Total sold:** 151 **Average days on market:** 88

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	5	Detached	£795,000	£475,000	£576,786	11	3	14	21%	180
+1 Type	—	—	—	—	—	—	—	—	—	—
+1 Beds	6	Detached	£895,000	£430,000	£670,833	3	3	6	50%	86
All considered			**£895,000**	**£430,000**	**£623,810**	**14**	**6**	**20**	**30%**	**133**

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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