

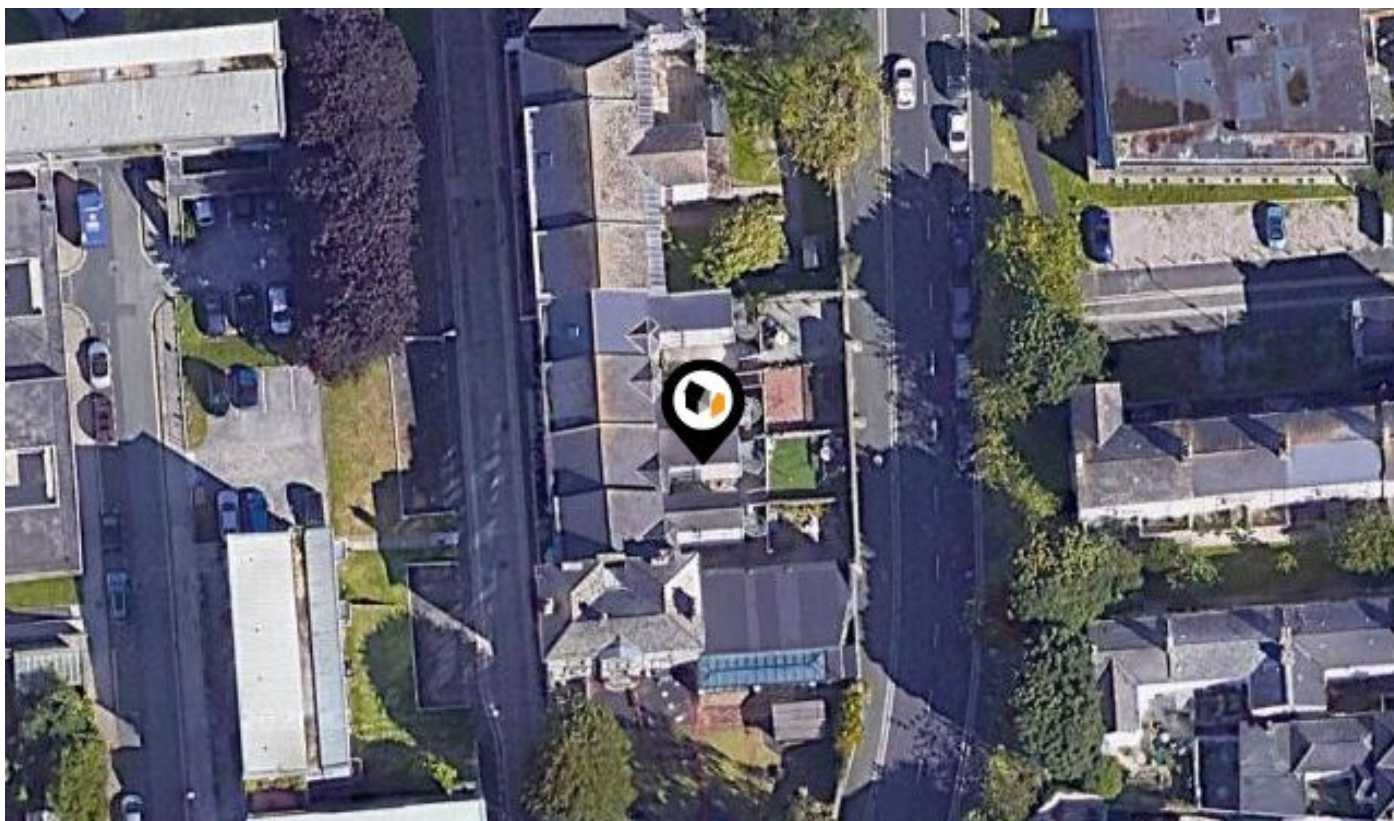


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 01st April 2026



SECOND FLOOR FLAT, 22, HOE STREET, PLYMOUTH, PL1 2JA

Lang Town & Country

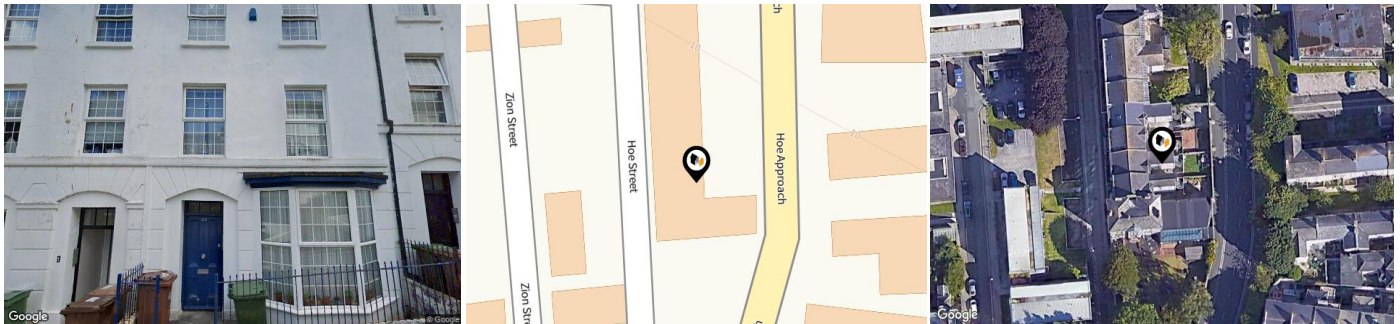
6 Mannamead Road, Plymouth, PL4 7AA

01752 456000

carrie@langtownandcountry.com

www.langtownandcountry.com





Property

Type:	Flat / Maisonette
Bedrooms:	2
Council Tax :	Band A
UPRN:	100040450048
Restrictive Covenants:	No

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

16 mb/s	80 mb/s	1000 mb/s
		

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

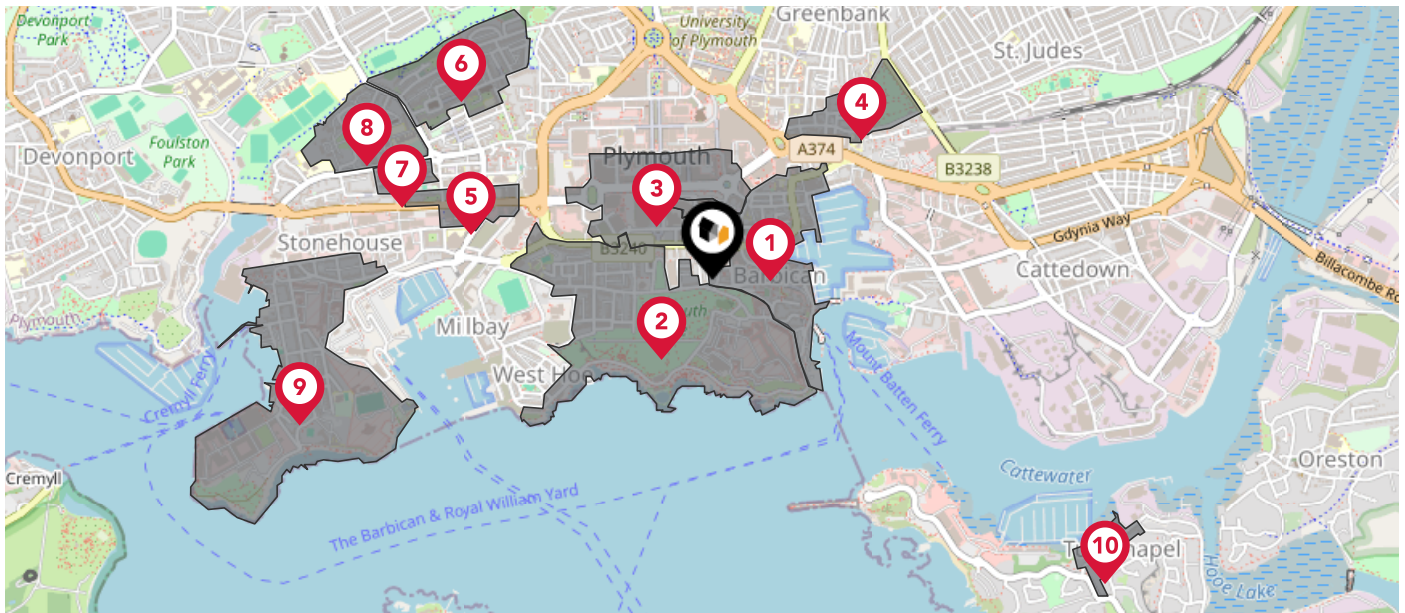
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



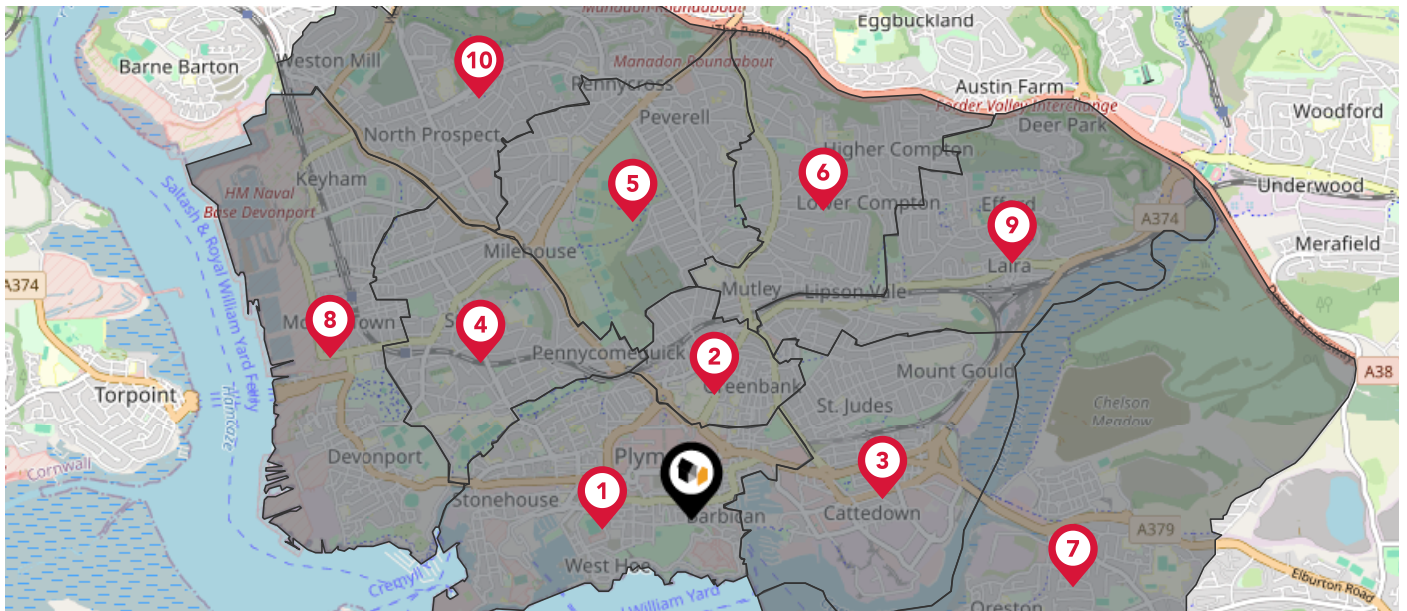
Nearby Conservation Areas

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

Maps

Council Wards

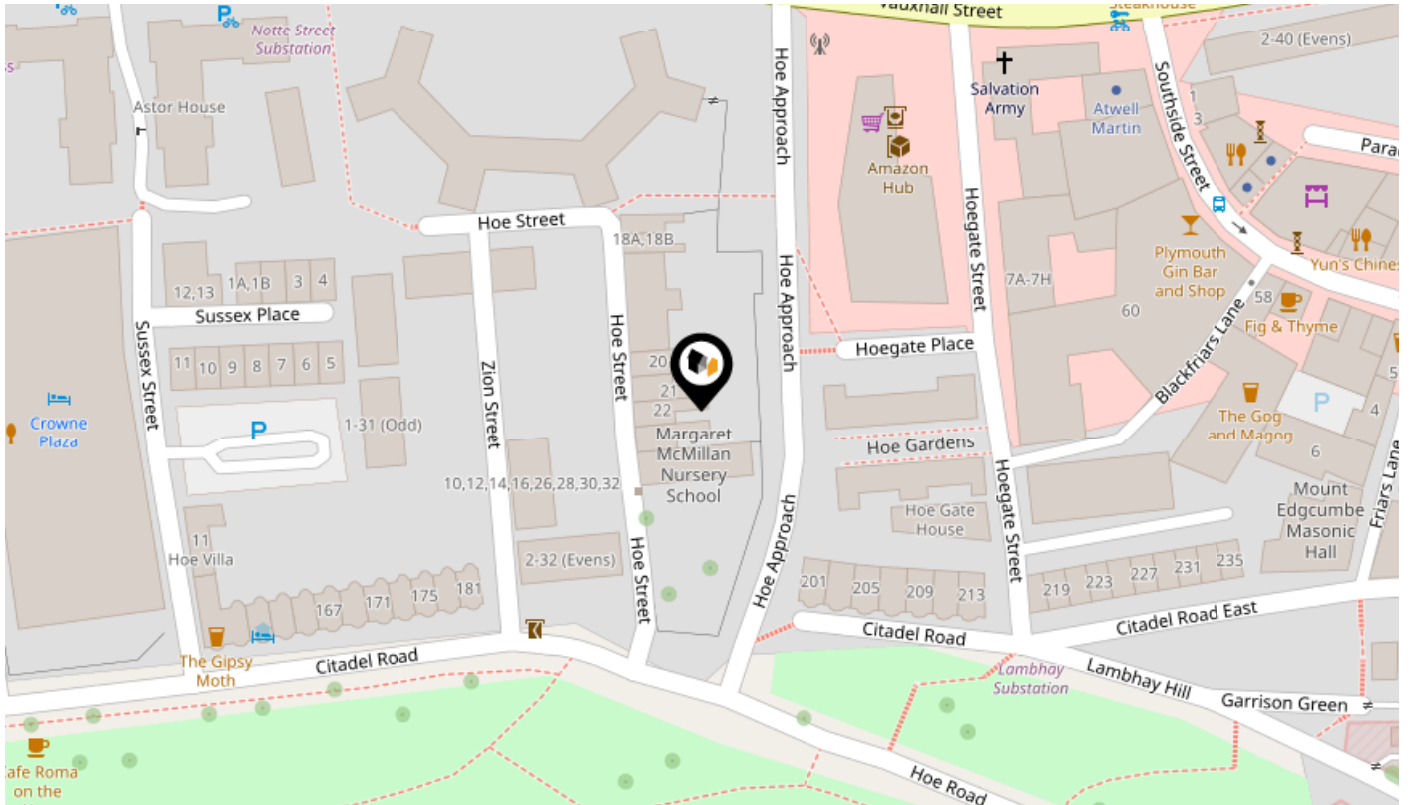
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

- 1 St. Peter and the Waterfront Ward
- 2 Drake Ward
- 3 Sutton and Mount Gould Ward
- 4 Stoke Ward
- 5 Peverell Ward
- 6 Compton Ward
- 7 Plymstock Radford Ward
- 8 Devonport Ward
- 9 Efford and Lipson Ward
- 10 Ham 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:

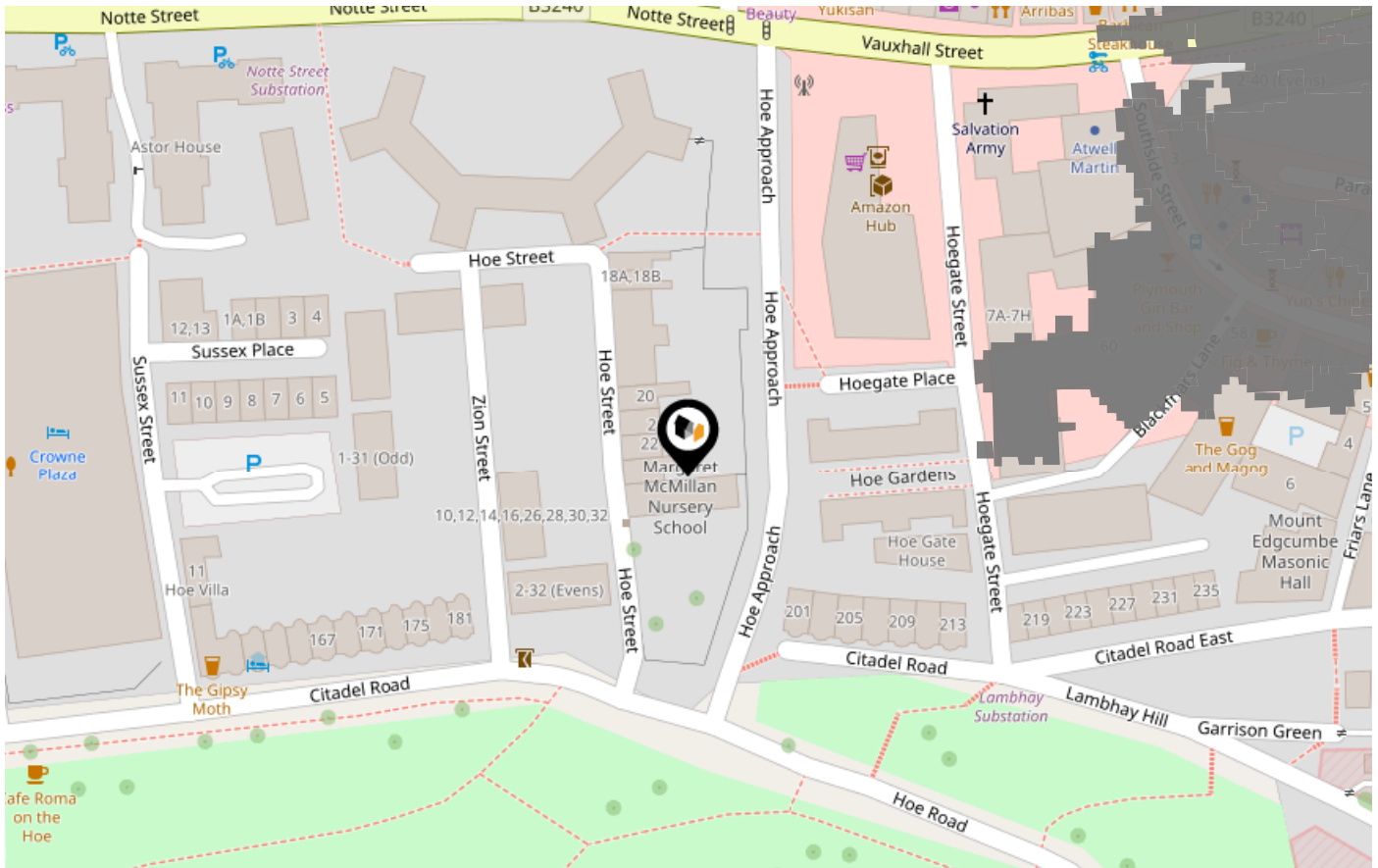
- 5 | 75.0+ dB ■
- 4 | 70.0-74.9 dB ■
- 3 | 65.0-69.9 dB ■
- 2 | 60.0-64.9 dB ■
- 1 | 55.0-59.9 dB ■

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.

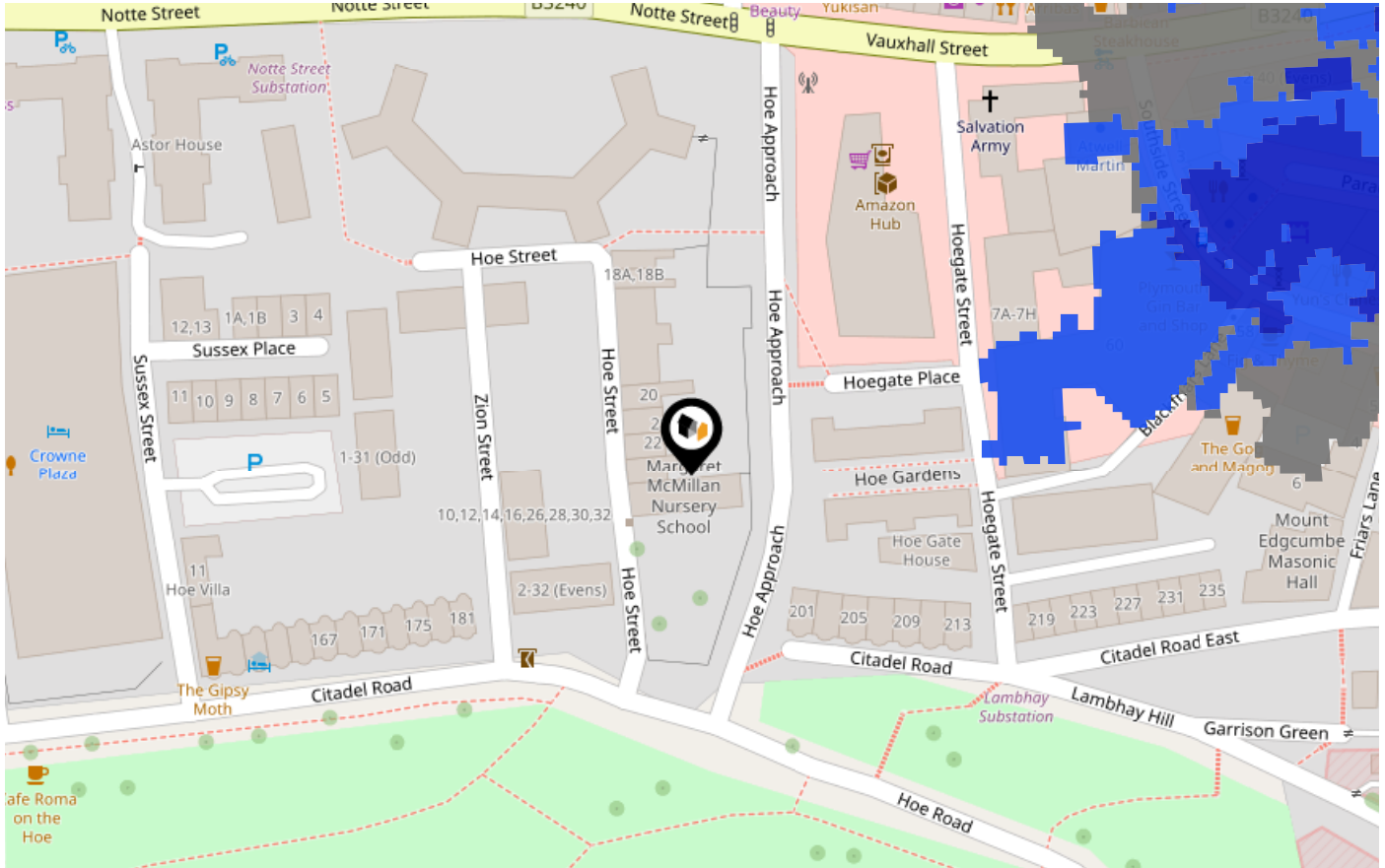
- **High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- **Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- **Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) 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

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Chance of flooding to the following depths at this property:

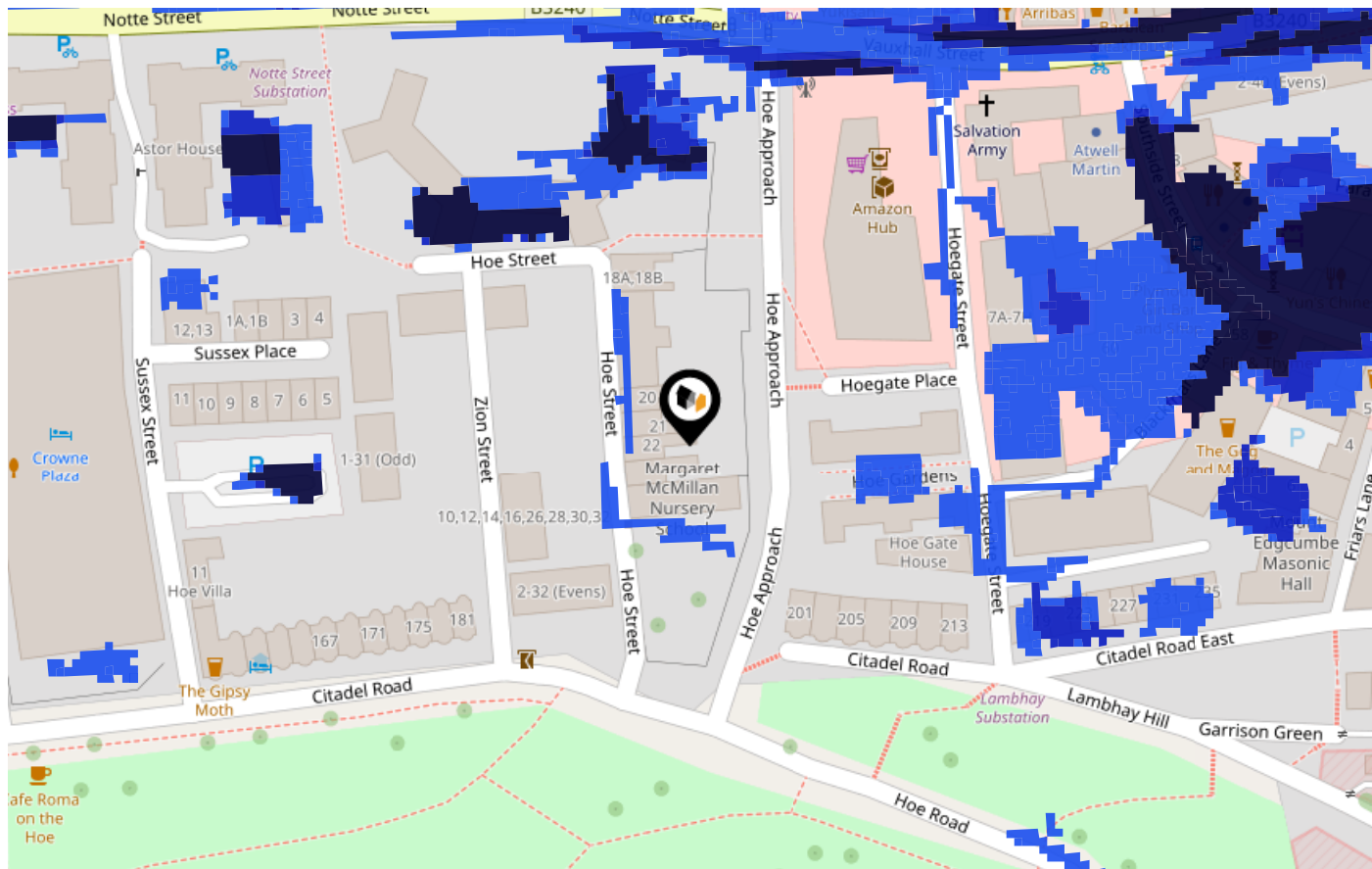


Flood Risk

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.

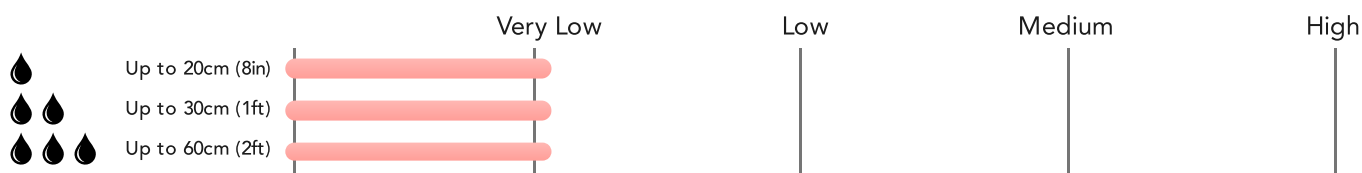


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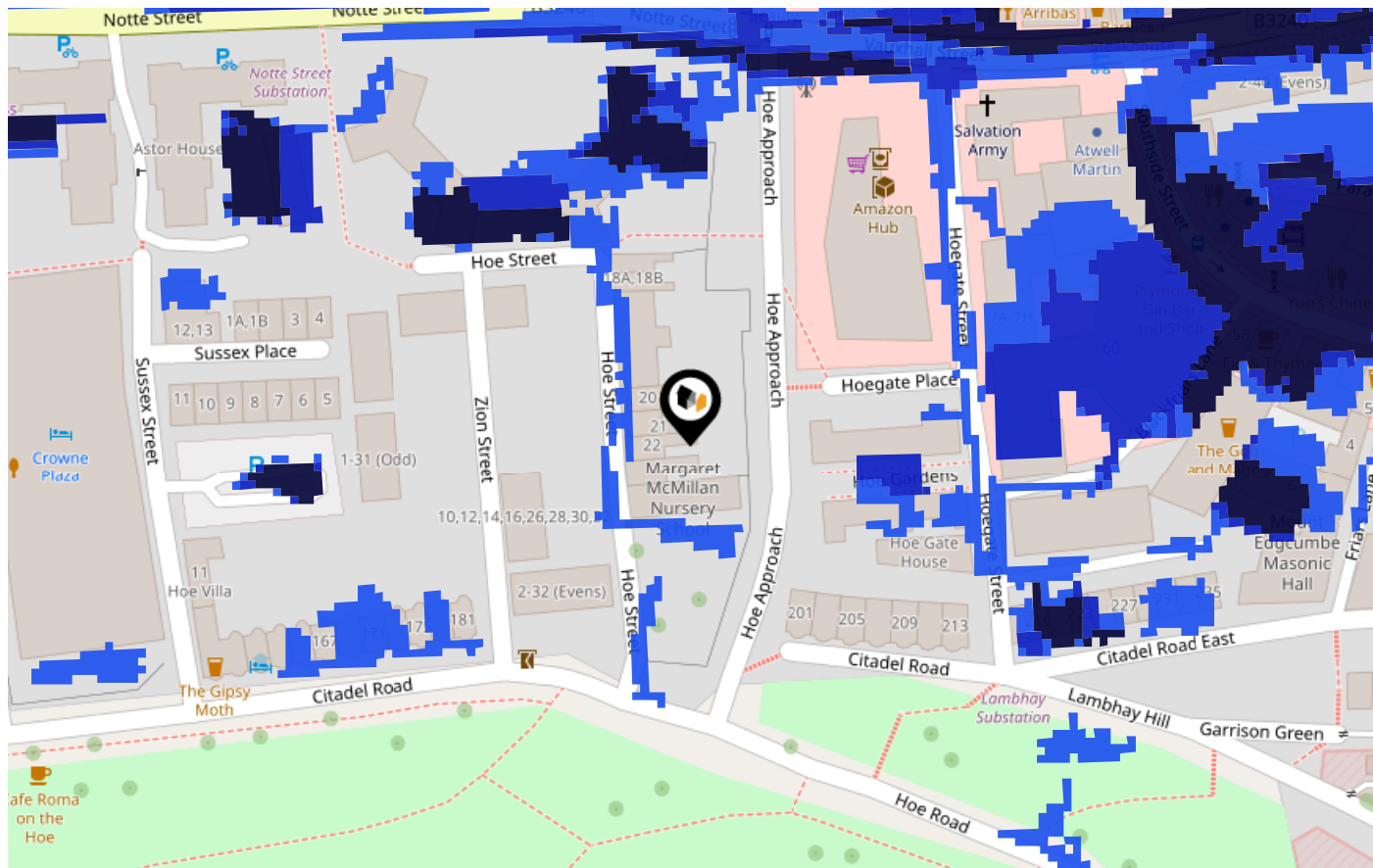


Flood Risk

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.

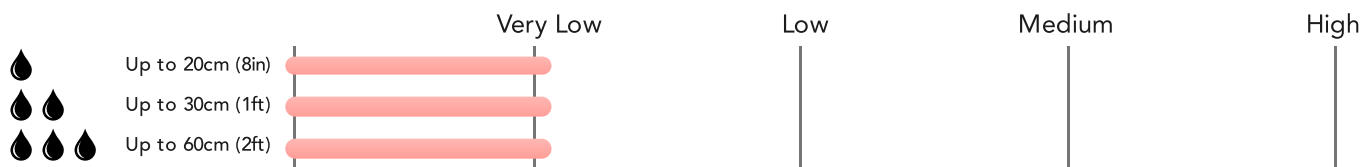


Risk Rating: Very low

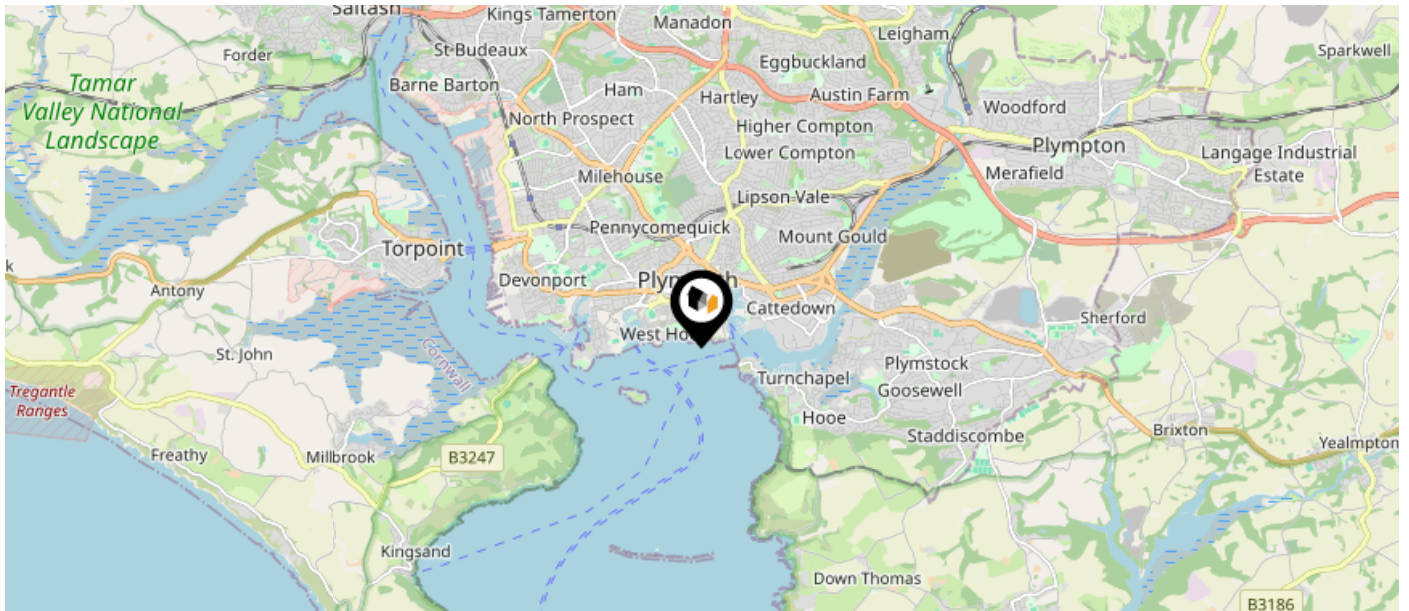
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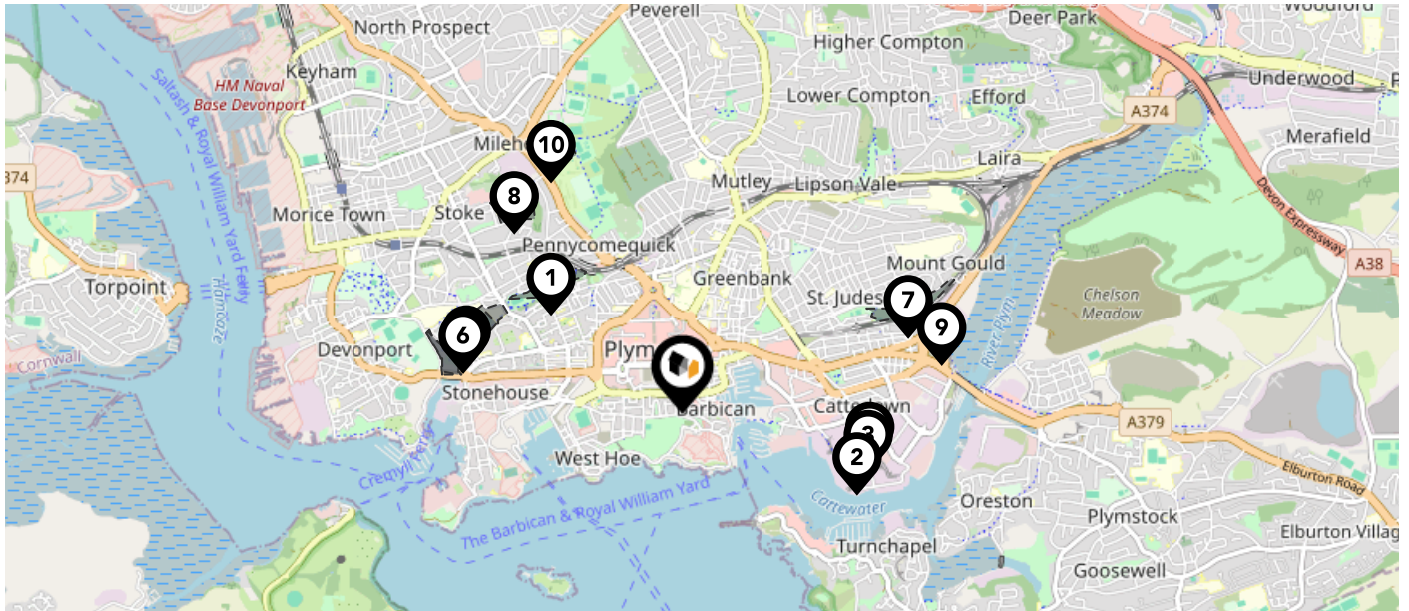
This map displays nearby areas that have been designated as Green Belt...



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.



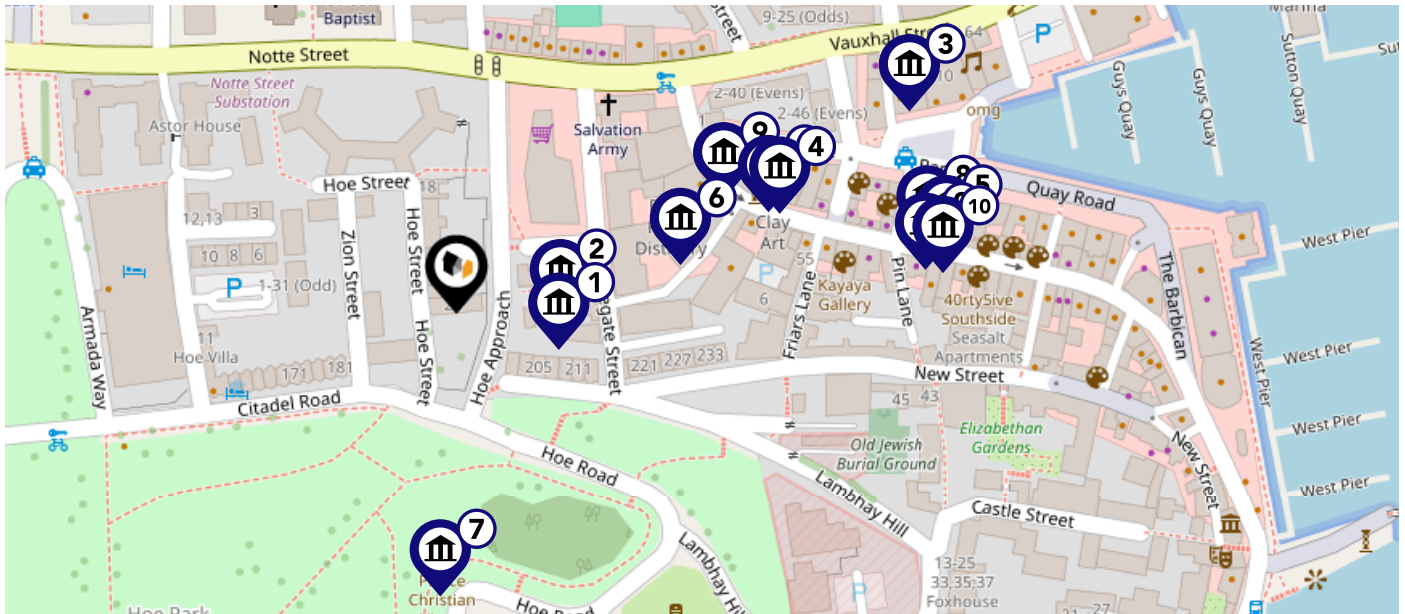
Nearby Landfill Sites













	Victoria Park-Victoria Park, Plymouth	Historic Landfill <input type="checkbox"/>
	Sevenside Waste Paper-Wallsend Industrial Estate, Cattedown, Plymouth, Devon	Historic Landfill <input type="checkbox"/>
	Cattledown Road-Cattledown, Plymouth	Historic Landfill <input type="checkbox"/>
	MacAdam Road-Cattledown, Plymouth	Historic Landfill <input type="checkbox"/>
	Stonehouse Lake-Plymouth, Devon	Historic Landfill <input type="checkbox"/>
	Stonehouse Playing Fields-Stonehouse Playing Fields, Stonehouse, Plymouth, Devon	Historic Landfill <input type="checkbox"/>
	Tothill Park Recreation Ground-Tothill Park Recreation Ground Mount Gold/Laira, Plymouth	Historic Landfill <input type="checkbox"/>
	Stoke School Playing Field And Allotments-Stoke School Playing Field And Allotments, Plymouth	Historic Landfill <input type="checkbox"/>
	Cattledown Junction Playing Field-Embankment Road, Plymouth	Historic Landfill <input type="checkbox"/>
	Central Park Milehouse-Central Park (Milehouse), Plymouth	Historic Landfill <input type="checkbox"/>

Maps

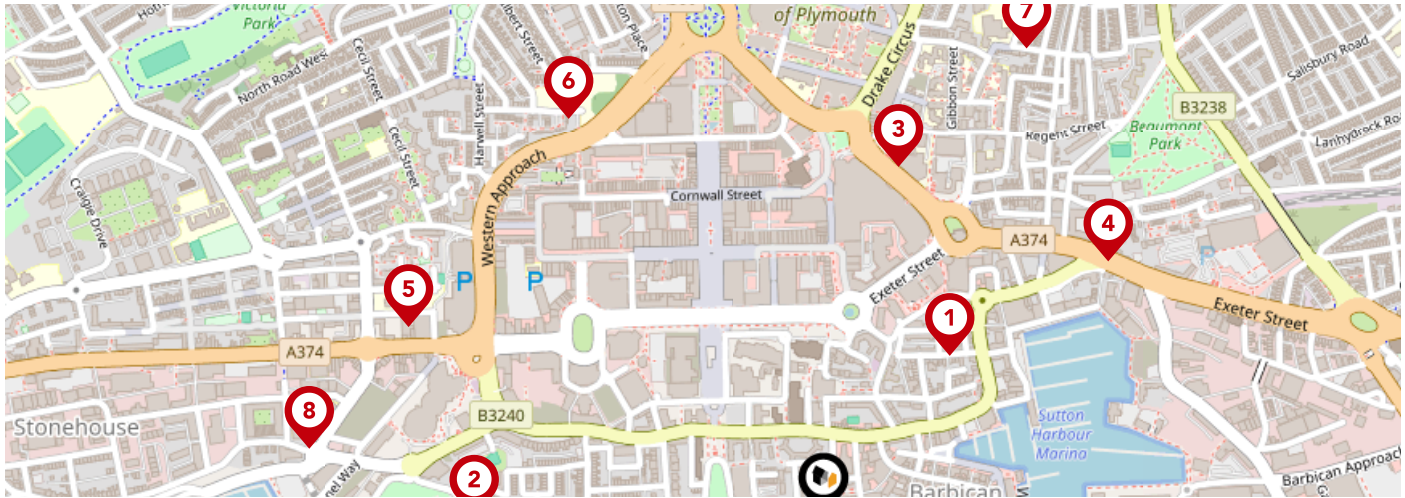
Listed Buildings

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

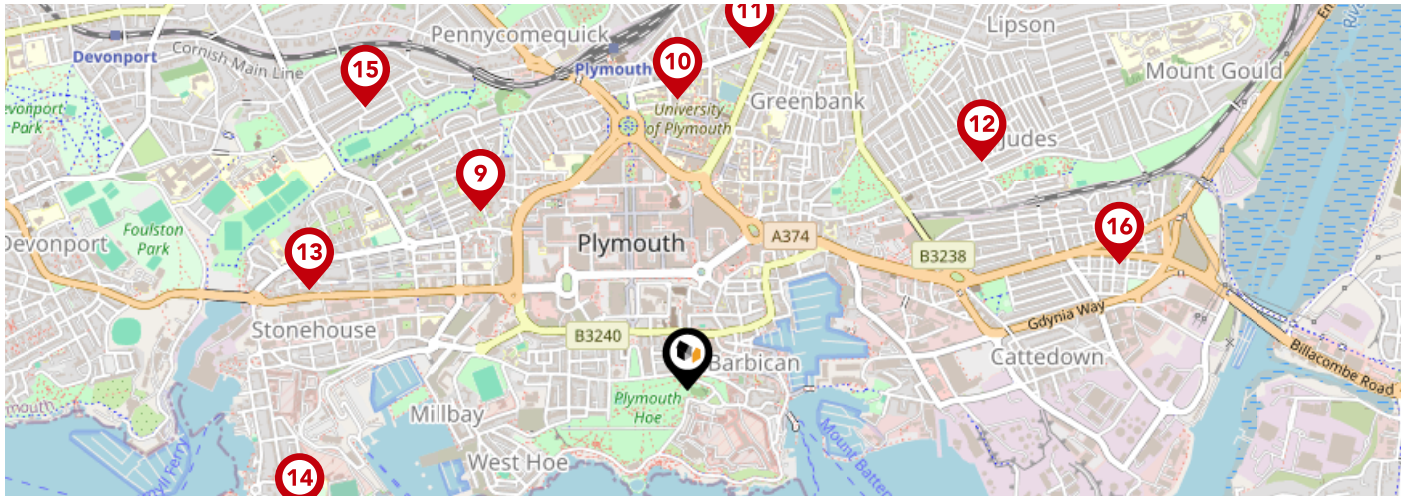










Listed Buildings in the local district	Grade	Distance
 1113326 - Numbers 1 To 4 And Attached Walls, Steps And Railings	Grade II	0.0 miles
 1113329 - Numbers 5 To 8 And Attached Forecourt Walls, Steps And Railings	Grade II	0.0 miles
 1386487 - 56, Vauxhall Street	Grade II	0.1 miles
 1386457 - 23, The Parade	Grade II	0.1 miles
 1386454 - 15, The Parade	Grade II	0.1 miles
 1386410 - The Distillery Public House, Former Coates Gin Distillery	Grade II	0.1 miles
 1386467 - Prince Christian Victor Memorial	Grade II	0.1 miles
 1386458 - 24, The Parade	Grade II	0.1 miles
 1386397 - 20 And 21, Southside Street	Grade II	0.1 miles
 1386398 - 22, Southside Street	Grade II	0.1 miles
 1386459 - Barbican Gallery	Grade II	0.1 miles
KFB - Key Facts For Buyers  1386394 - 5 Southside Street	Grade II	0.1 miles

Area Schools

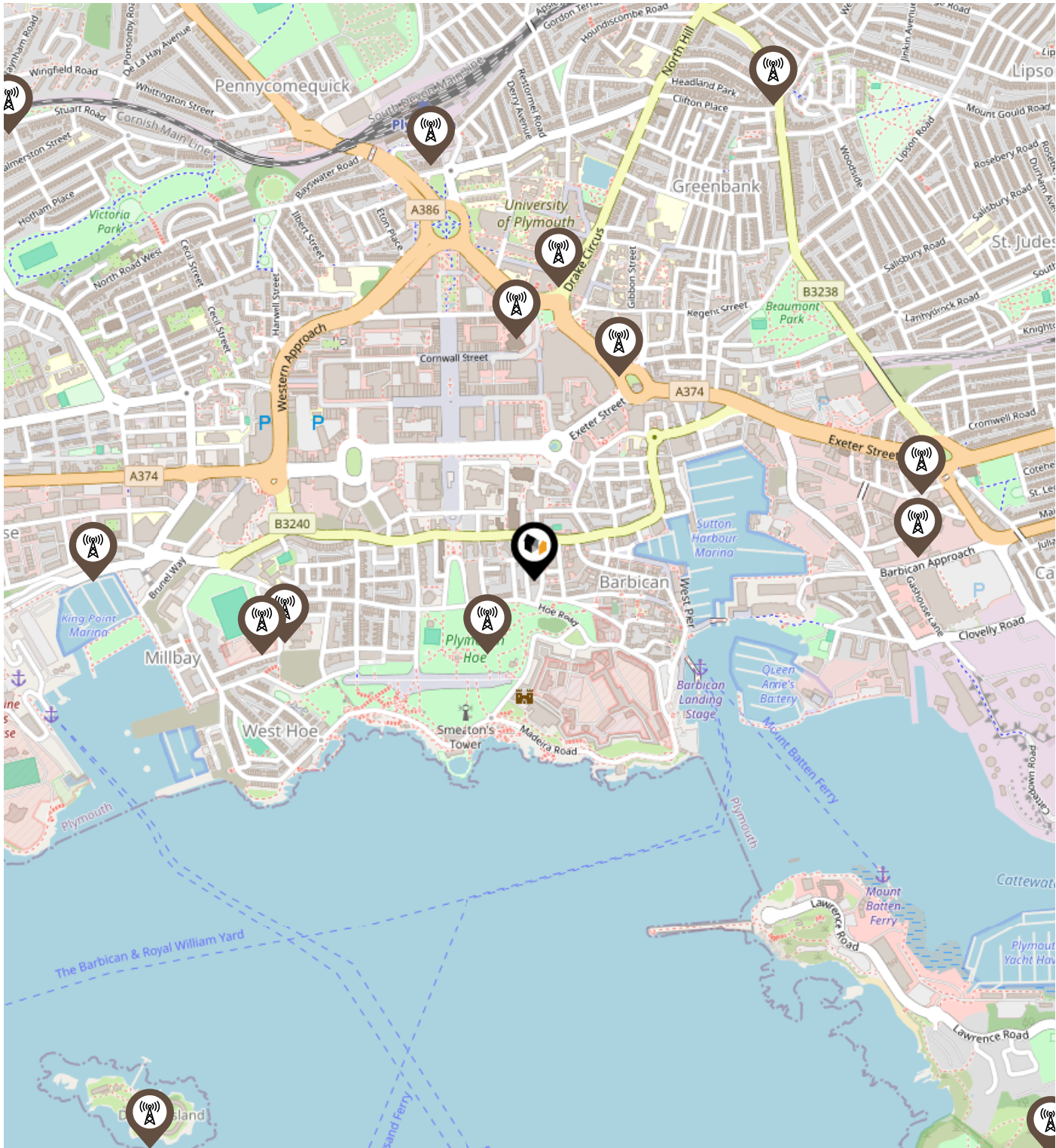


	Nursery	Primary	Secondary	College	Private
1 ACE Schools Plymouth Ofsted Rating: Good Pupils: 233 Distance:0.24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 St Andrew's Cof E VA Primary School Ofsted Rating: Good Pupils: 208 Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Arts University Plymouth Ofsted Rating: Good Pupils:0 Distance:0.42	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Holy Cross Catholic Primary School Ofsted Rating: Good Pupils: 306 Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 St Peter's CofE Primary School Ofsted Rating: Good Pupils: 154 Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Pilgrim Primary Academy Ofsted Rating: Outstanding Pupils: 390 Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Mount Street Primary School Ofsted Rating: Good Pupils: 258 Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Millbay Academy Ofsted Rating: Good Pupils: 545 Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
	The Cathedral School of St Mary Ofsted Rating: Requires improvement Pupils: 109 Distance:0.65	<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:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Plymouth High School for Girls Ofsted Rating: Good Pupils: 816 Distance:0.82	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Salisbury Road Primary School Ofsted Rating: Good Pupils: 381 Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	High Street Primary Academy Ofsted Rating: Good Pupils: 140 Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St George's CofE Primary Academy Ofsted Rating: Good Pupils: 90 Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Stuart Road Primary Academy Ofsted Rating: Good Pupils: 189 Distance:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Prince Rock Primary School Ofsted Rating: Outstanding Pupils: 408 Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons

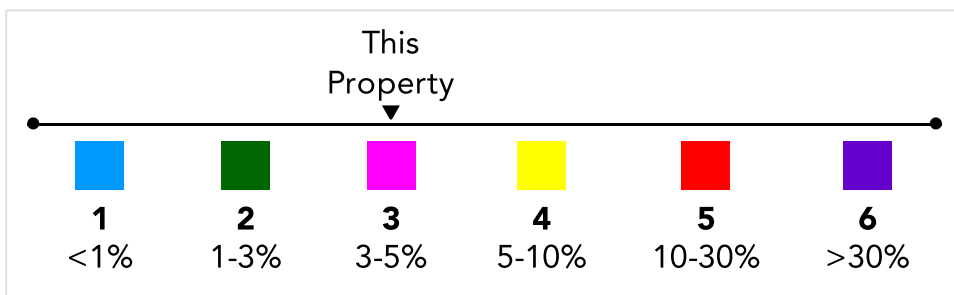
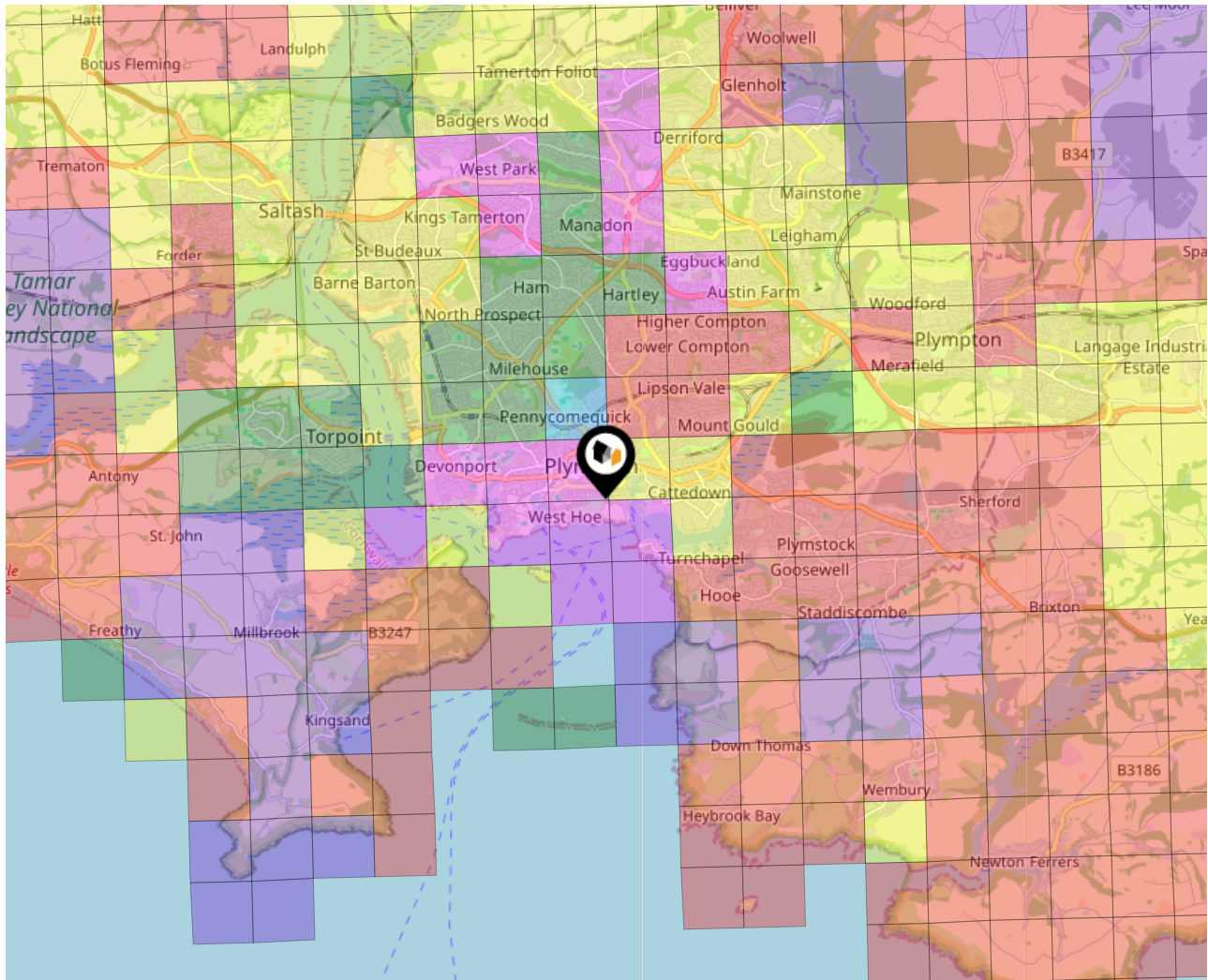


Key:

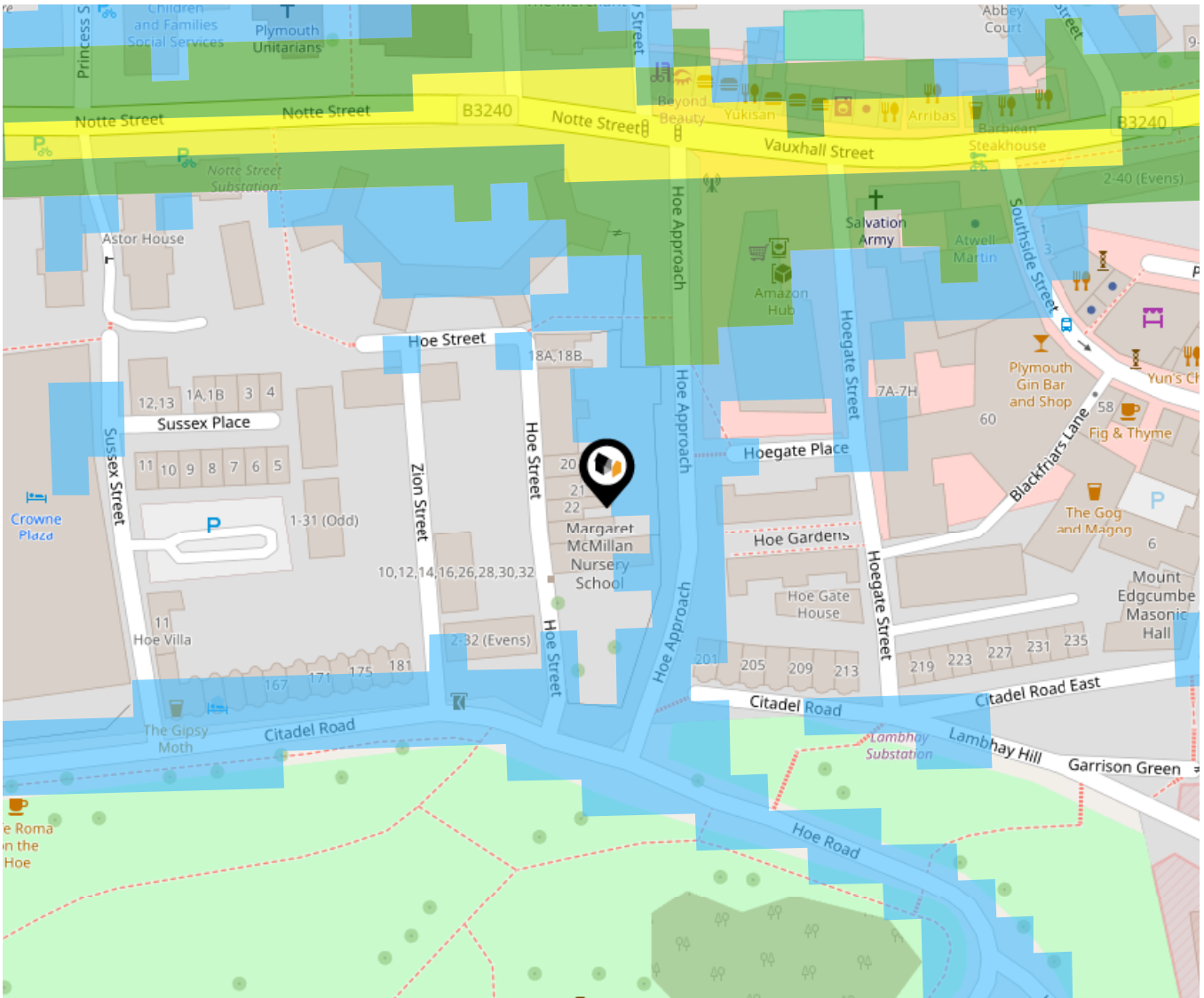
-  Power Pylons
-  Communication Masts

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

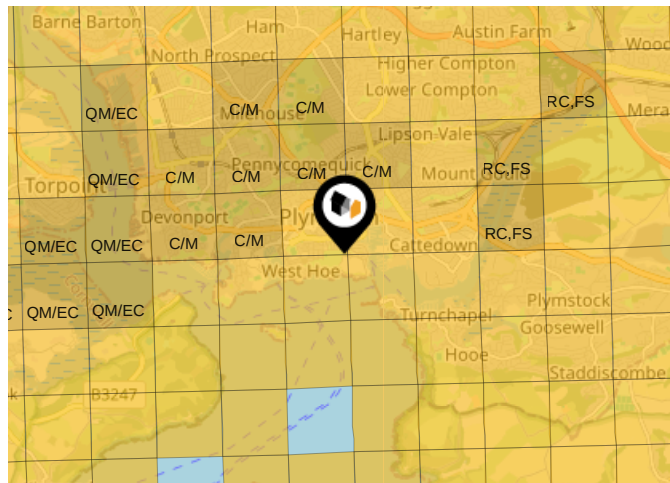


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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)

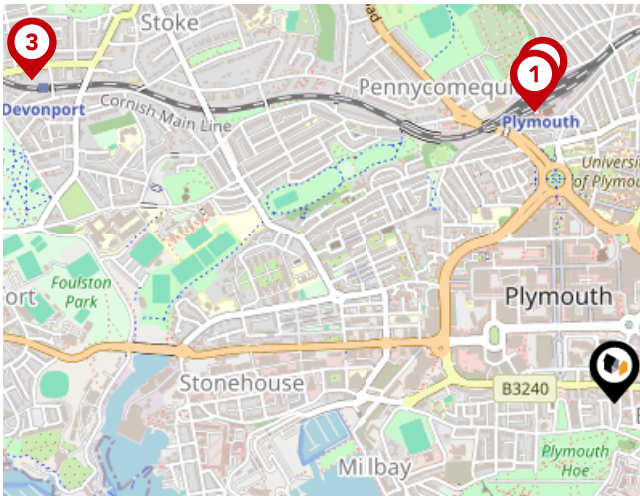
Carbon Content:	NONE	Soil Texture:	LOAM TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	SHALLOW
Soil Group:	LIGHT TO MEDIUM		



Primary Classifications (Most Common Clay Types)

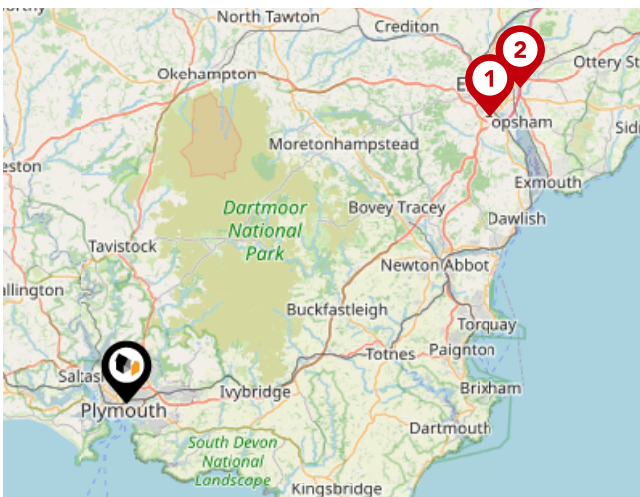
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay &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



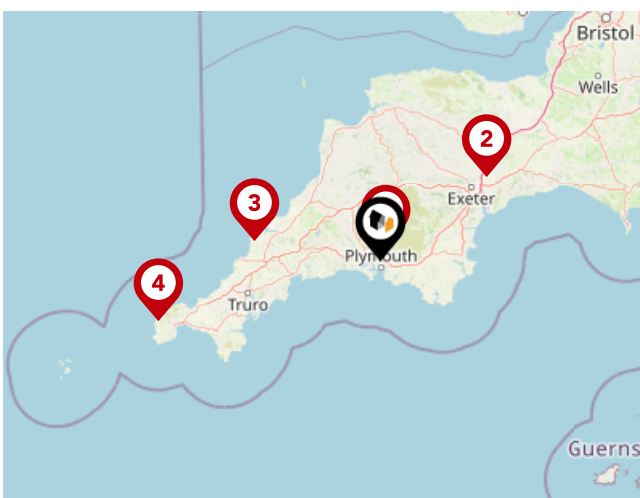
National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	0.71 miles
2	Plymouth Rail Station	0.74 miles
3	Devonport Rail Station	1.58 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	34.95 miles
2	M5 J30	38.1 miles

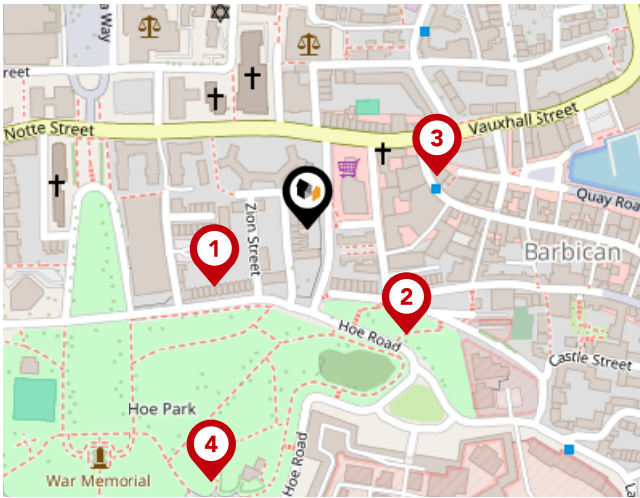


Airports/Helipads

Pin	Name	Distance
1	Glenholt	4.02 miles
2	Exeter Airport	40.52 miles
3	St Mawgan	38.57 miles
4	Joppa	70.05 miles

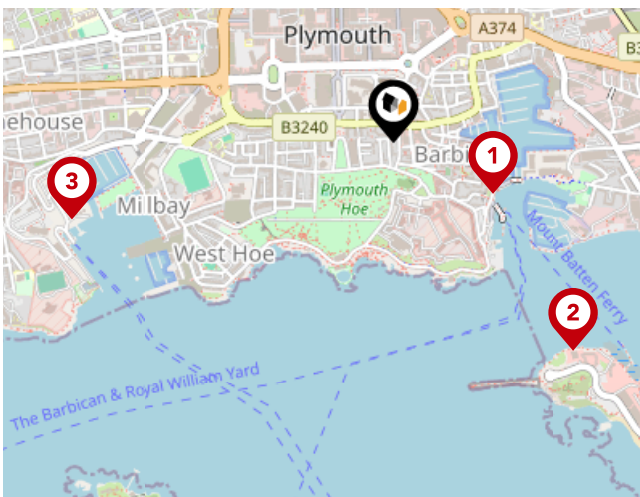
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Hoe Putting Green	0.06 miles
2	The Citadel	0.09 miles
3	Distillery	0.08 miles
4	Hoe Promenade	0.16 miles
5	Buckwell St Job Centre	0.15 miles



Ferry Terminals

Pin	Name	Distance
1	Plymouth (Barbican) Landing Stage	0.26 miles
2	Plymouth Mount Batten Ferry Landing	0.65 miles
3	Plymouth Ferry Terminal	0.78 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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