

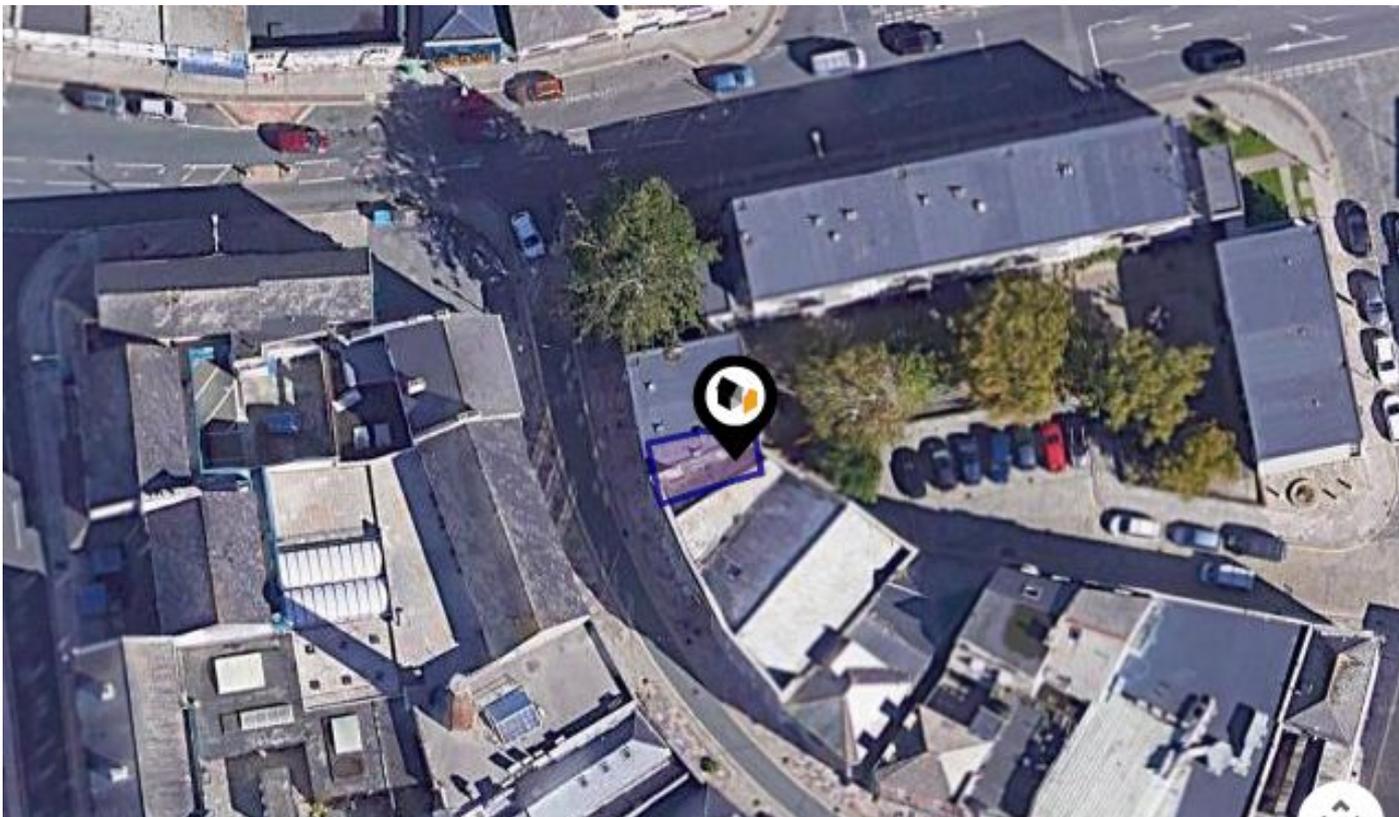


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 31st July 2025



SOUTHSIDE STREET, PLYMOUTH, PL1

Lang Town & Country

6 The Broadway Plymstock Plymouth PL9 7AU

01752 456000

Natalie@langtownandcountry.com

www.langtownandcountry.com





Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	3	Start Date:	21/12/1988
Plot Area:	0.01 acres	End Date:	01/12/2110
Council Tax :	Band A	Lease Term:	From 22 February 1988 to 1 December 2110
Annual Estimate:	£1,550	Term Remaining:	85 years
Title Number:	DN237927		

Local Area

Local Authority: City of plymouth
Conservation Area: Barbican (Plymouth, City of (Ua))

Flood Risk:
 • Rivers & Seas: Very Low
 • Surface Water: Very low

Estimated Broadband Speeds
 (Standard - Superfast - Ultrafast)



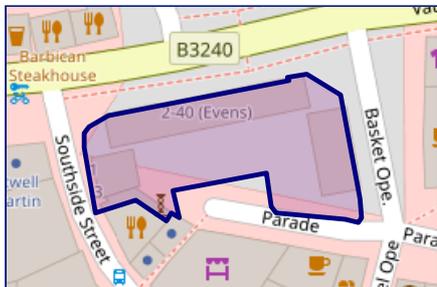
Mobile Coverage:
 (based on calls indoors)



Satellite/Fibre TV Availability:



Freehold Title Plan



DN595777

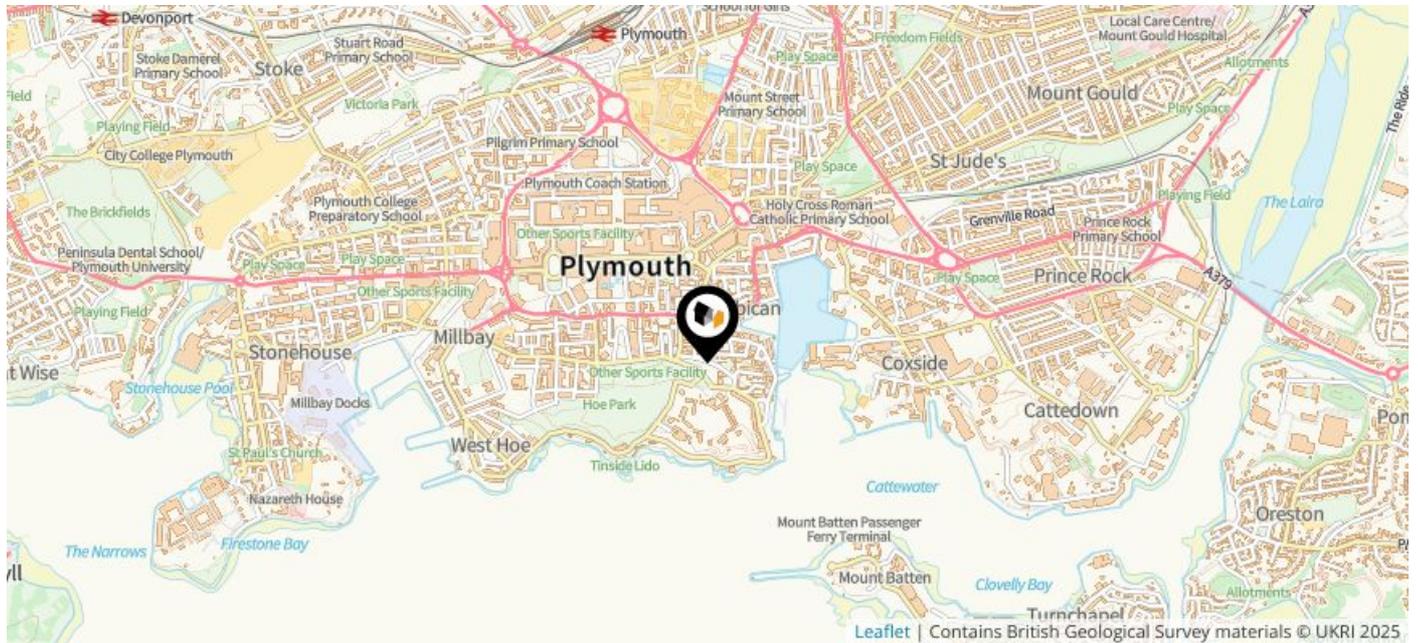
Leasehold Title Plan



DN237927

Start Date: 21/12/1988
End Date: 01/12/2110
Lease Term: From 22 February 1988 to 1 December 2110
Term Remaining: 85 years

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

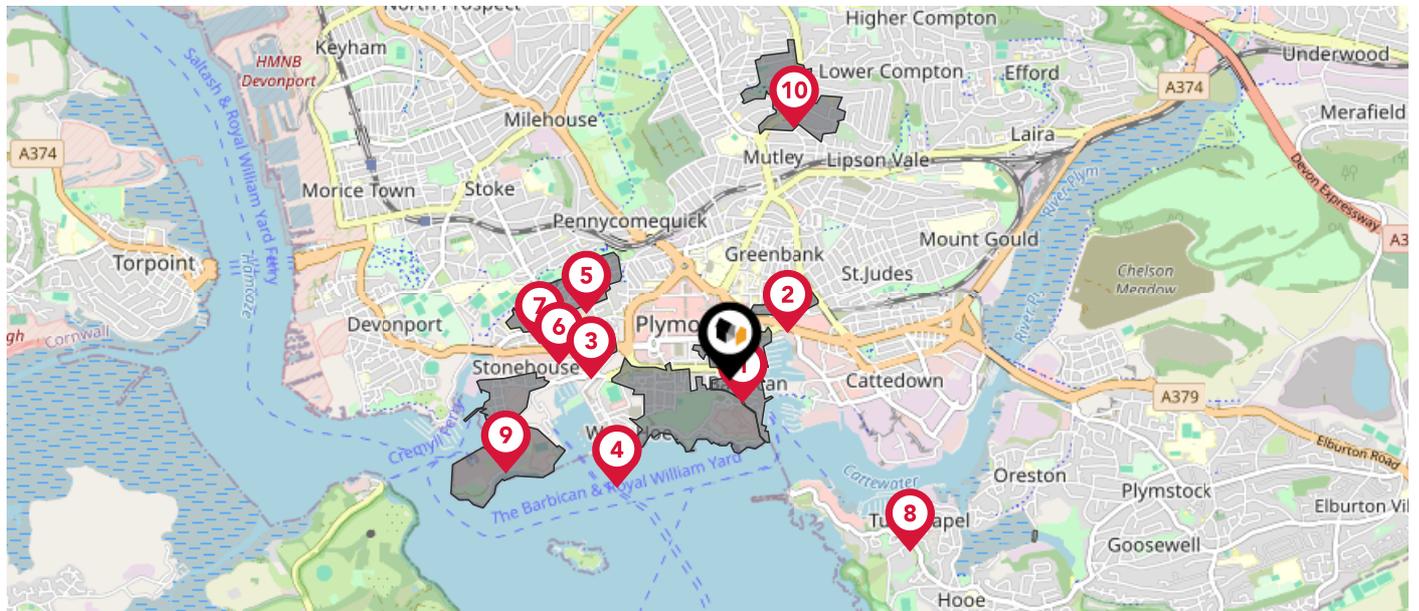
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



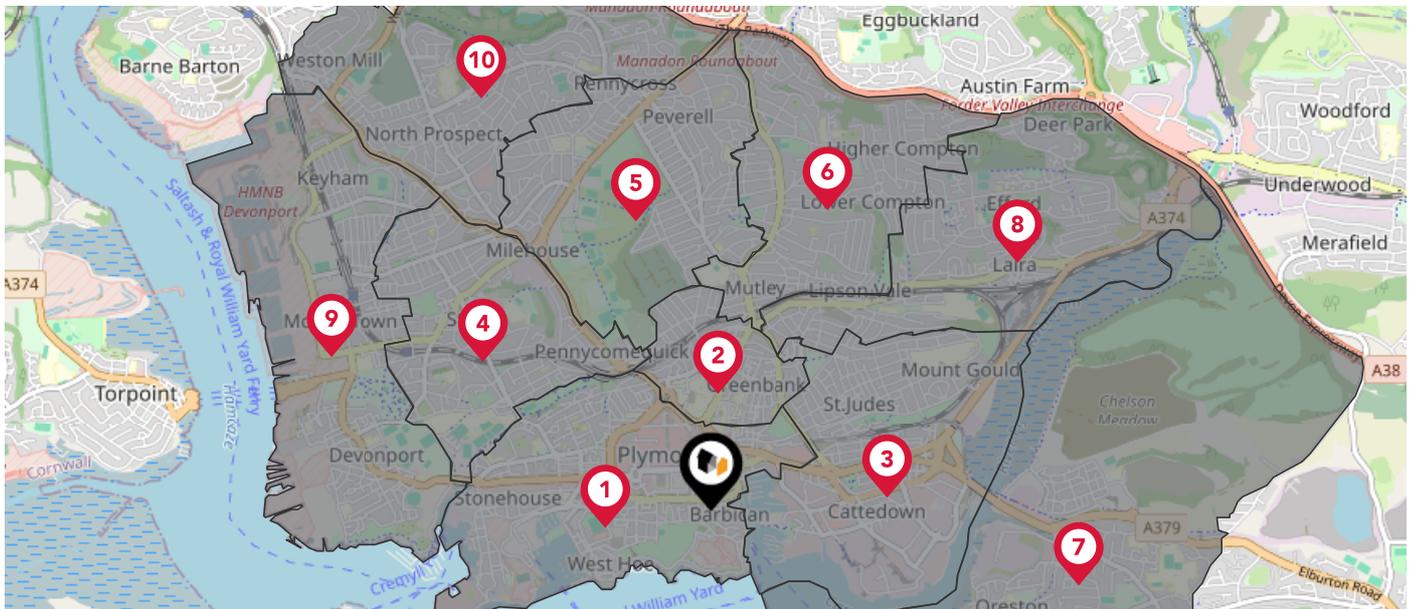
Nearby Conservation Areas

- 1 Barbican (Plymouth, City of (Ua))
- 2 Ebrington Street
- 3 Union Street (Plymouth, City of (Ua))
- 4 The Hoe
- 5 North Stonehouse
- 6 Adelaide Street / Clarence Place
- 7 Royal Naval Hospital
- 8 Turnchapel
- 9 Stonehouse Peninsula
- 10 MANNAMEAD

Maps

Council Wards

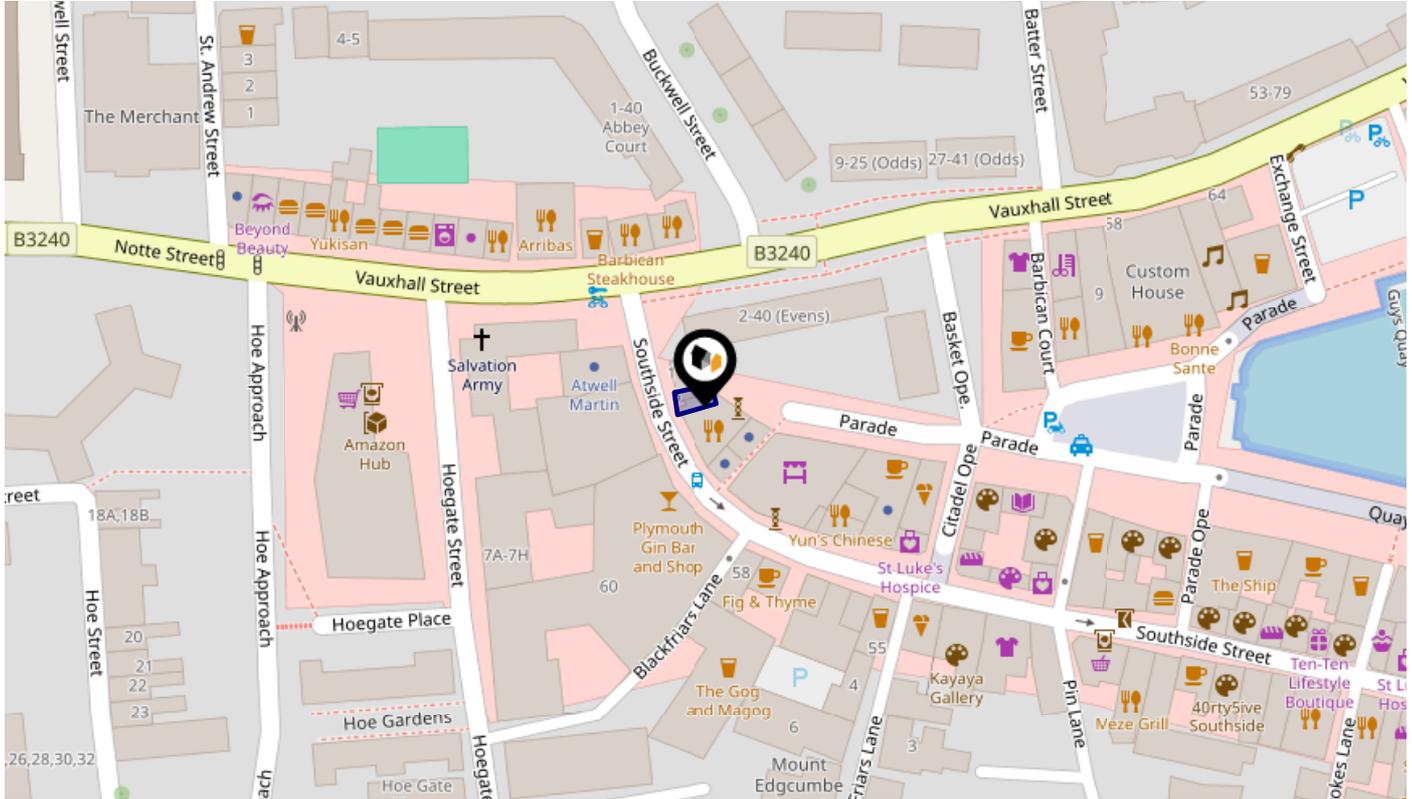
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



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 Efford and Lipson Ward
- 9 Devonport 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.

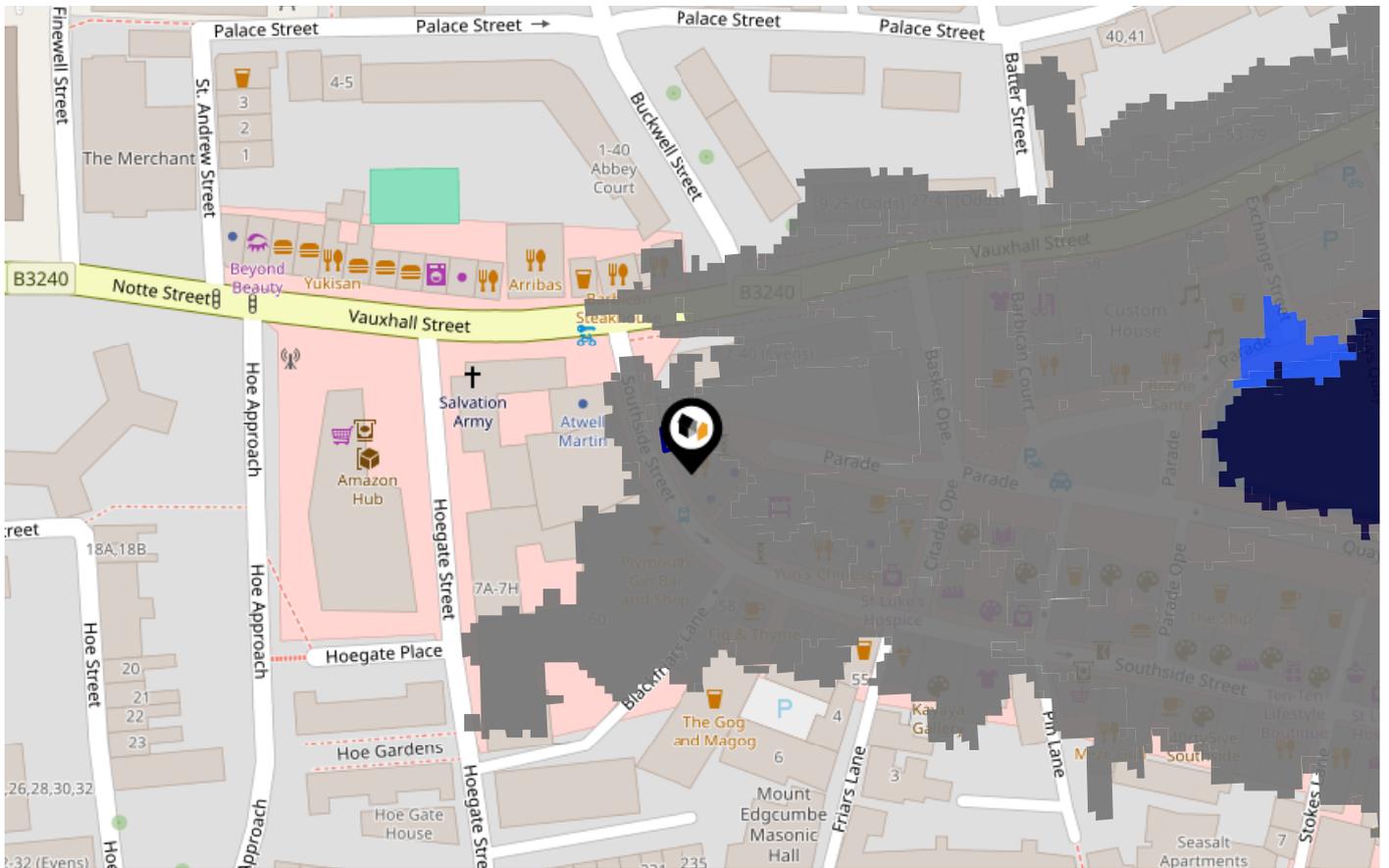
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 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.

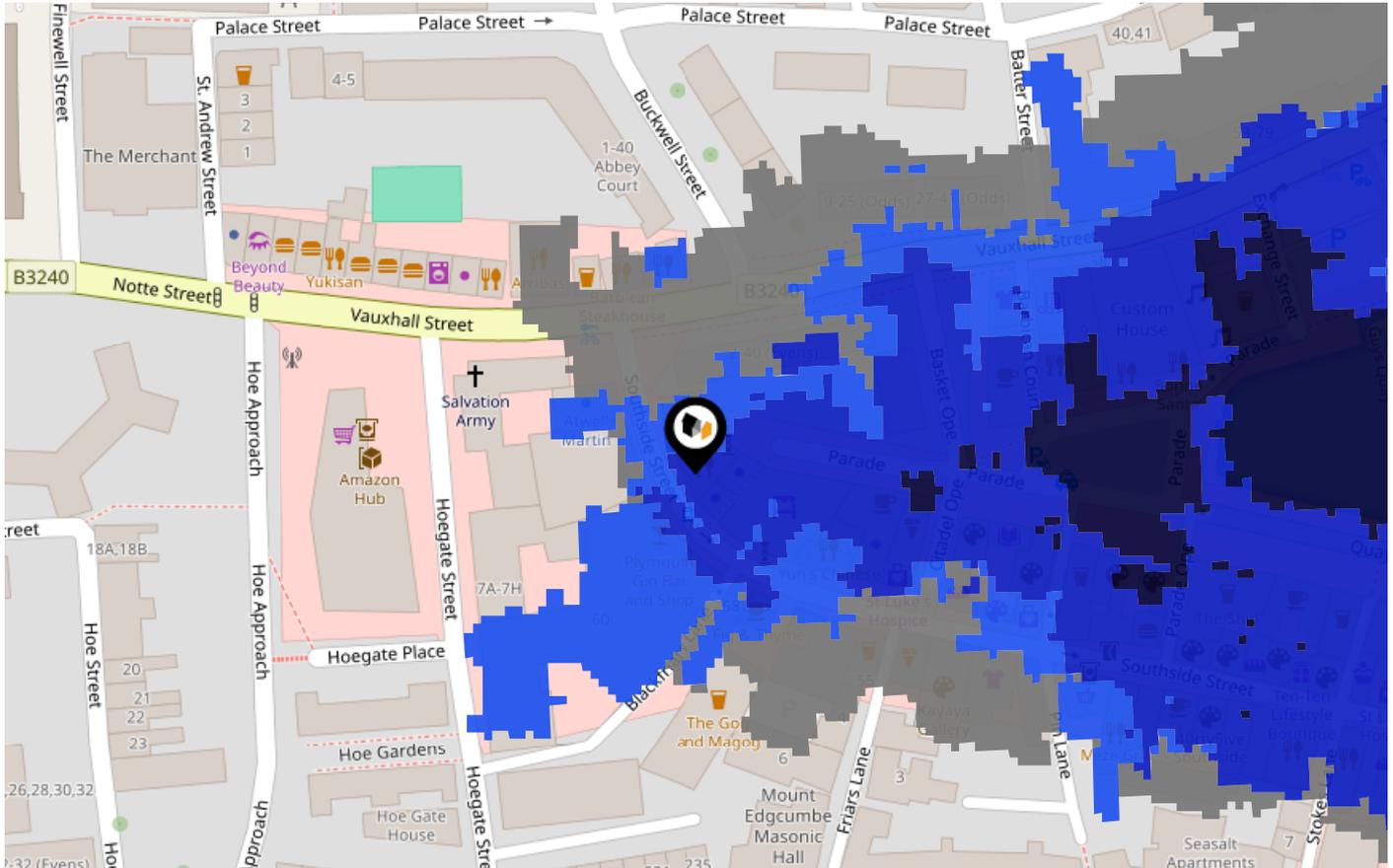
Chance of flooding to the following depths at this property:



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: Low

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Chance of flooding to the following depths at this property:

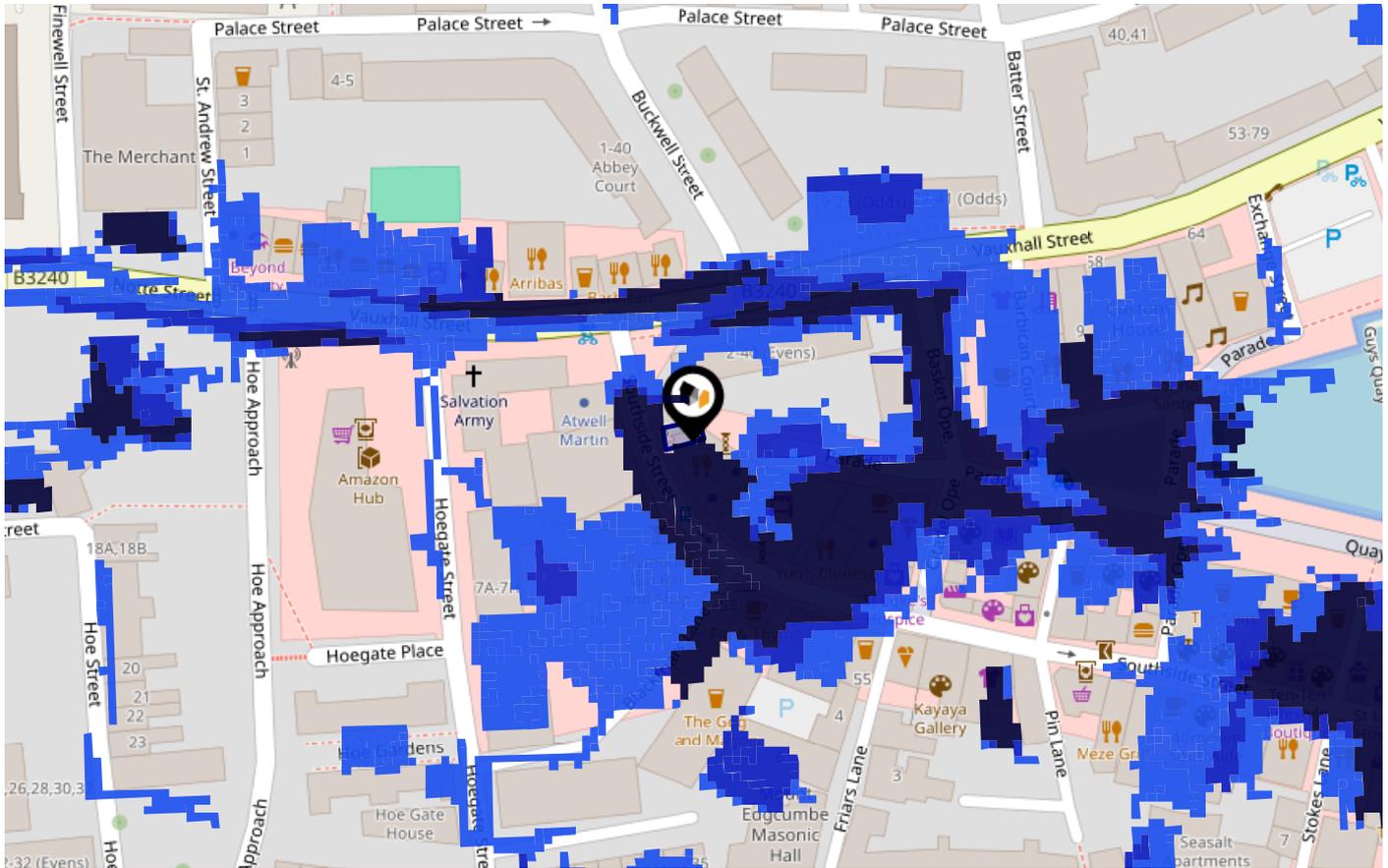


Flood Risk

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.



Risk Rating: Very low

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Chance of flooding to the following depths at this property:

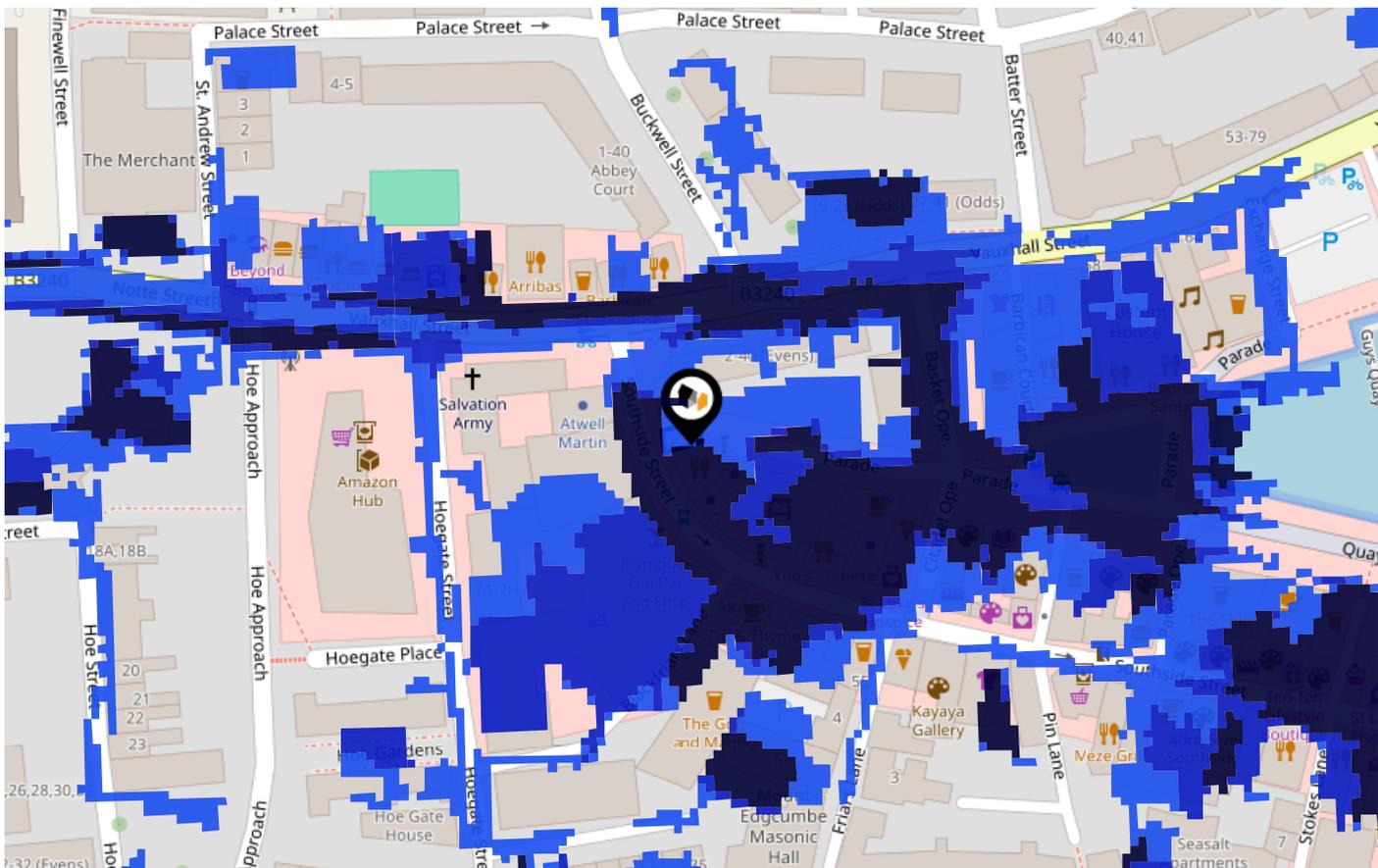


Flood Risk

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: Low

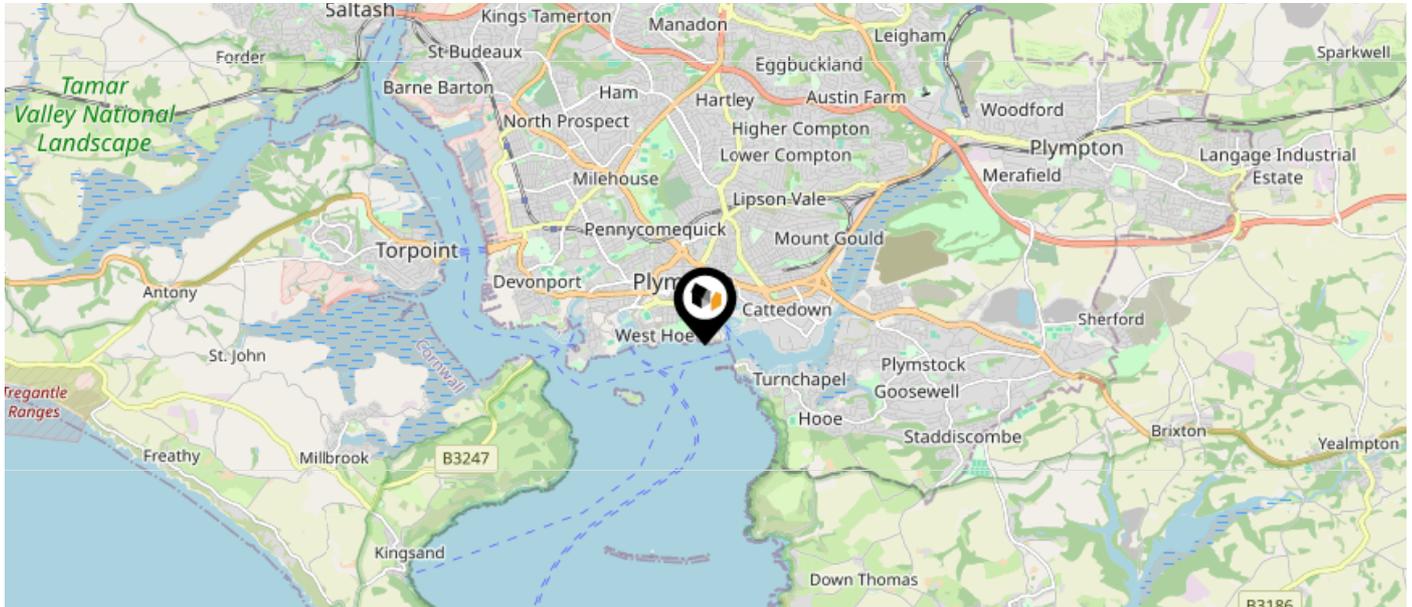
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Chance of flooding to the following depths at this property:



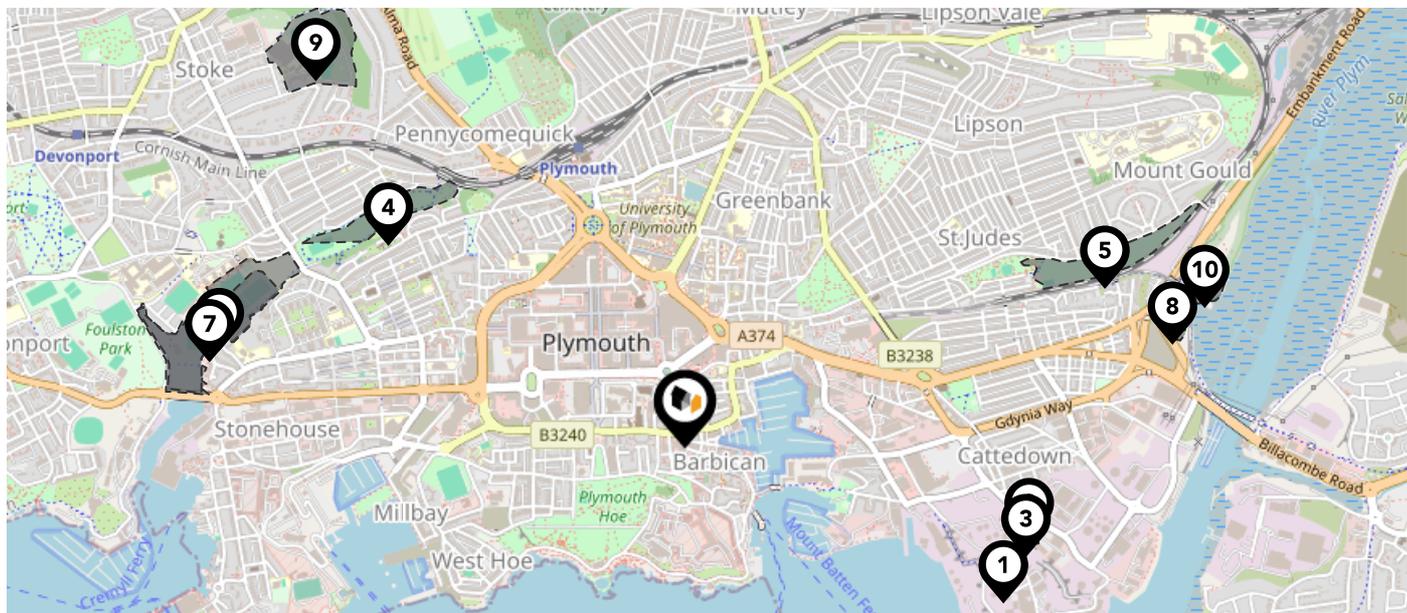
This map displays nearby areas that have been designated as Green Belt...



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

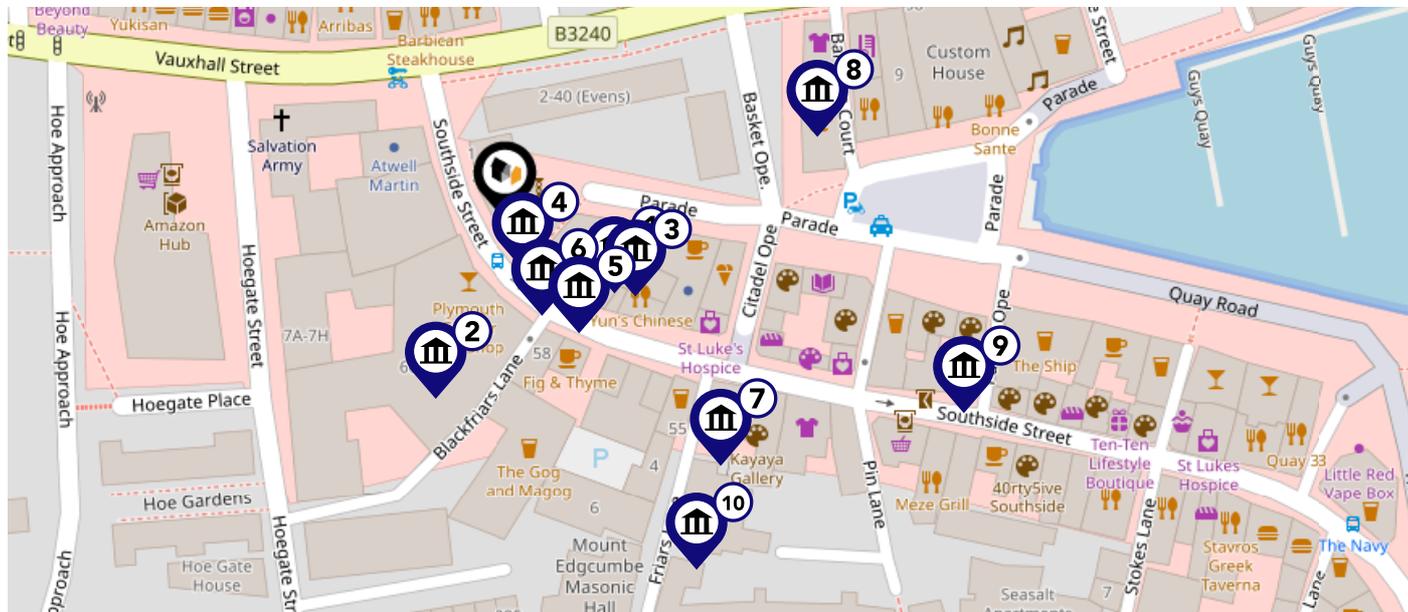
1	Sevenside Waste Paper-Wallsend Industrial Estate, Cattedown, Plymouth, Devon	Historic Landfill
2	MacAdam Road-Cattledown, Plymouth	Historic Landfill
3	Cattedown Road-Cattledown, Plymouth	Historic Landfill
4	Victoria Park-Victoria Park, Plymouth	Historic Landfill
5	Tothill Park Recreation Ground-Tothill Park Recreation Ground Mount Gold/Laira, Plymouth	Historic Landfill
6	Stonehouse Lake-Plymouth, Devon	Historic Landfill
7	Stonehouse Playing Fields-Stonehouse Playing Fields, Stonehouse, Plymouth, Devon	Historic Landfill
8	Cattedown Junction Playing Field-Embankment Road, Plymouth	Historic Landfill
9	Stoke School Playing Field And Allotments-Stoke School Playing Field And Allotments, Plymouth	Historic Landfill
10	Blagdons Shipyard-Embankment Road Lane, Laira, Plymouth	Historic Landfill

Maps

Listed Buildings

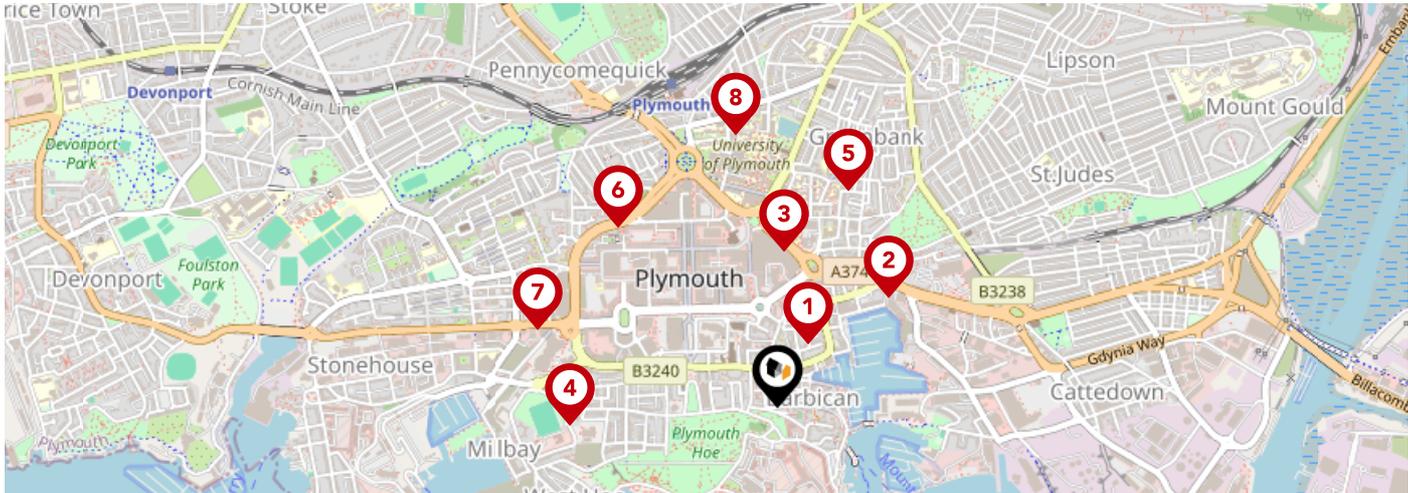


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...

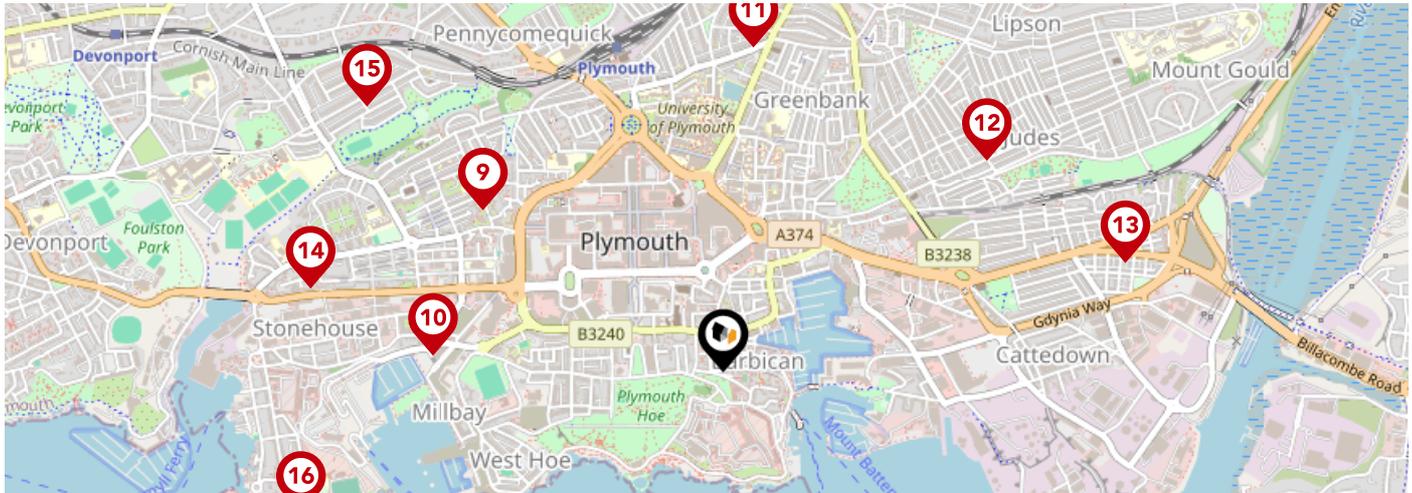


Listed Buildings in the local district		Grade	Distance
	1386458 - 24, The Parade	Grade II	0.0 miles
	1386410 - The Distillery Public House, Former Coates Gin Distillery	Grade II	0.0 miles
	1386457 - 23, The Parade	Grade II	0.0 miles
	1386394 - 5 Southside Street	Grade II	0.0 miles
	1386396 - 10, Southside Street	Grade II	0.0 miles
	1386395 - 6, Southside Street	Grade II	0.0 miles
	1386409 - 54, Southside Street	Grade II	0.0 miles
	1386451 - 7, The Parade (see Details For Further Address Information)	Grade II	0.0 miles
	1386398 - 22, Southside Street	Grade II	0.1 miles
	1322031 - Trinity House	Grade II	0.1 miles

Area Schools

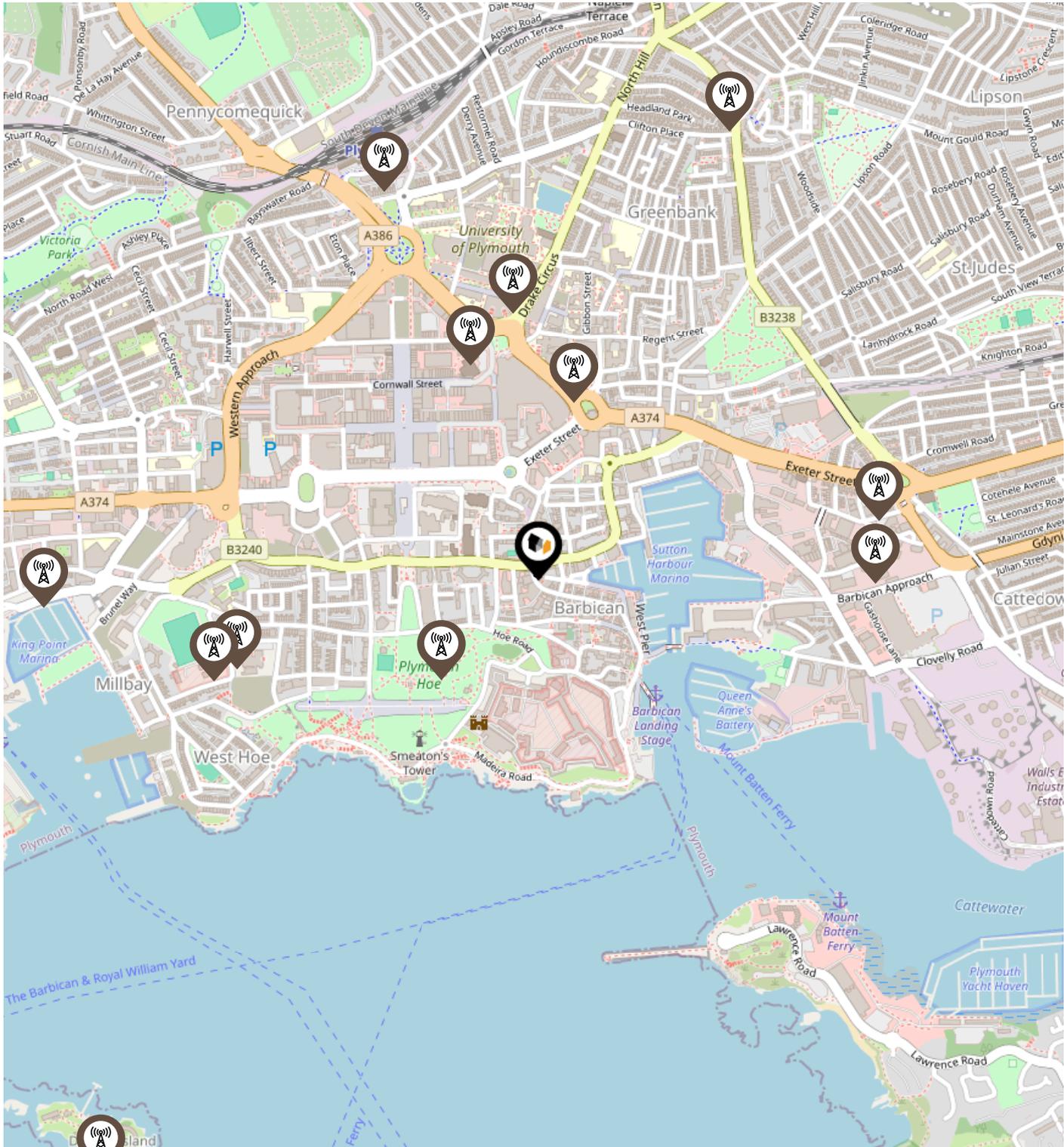


		Nursery	Primary	Secondary	College	Private
1	ACE Schools Plymouth Ofsted Rating: Good Pupils: 233 Distance:0.16	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Holy Cross Catholic Primary School Ofsted Rating: Good Pupils: 306 Distance:0.37	<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:0.37	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St Andrew's Cof E VA Primary School Ofsted Rating: Good Pupils: 208 Distance:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Mount Street Primary School Ofsted Rating: Good Pupils: 258 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:0.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Peter's CofE Primary School Ofsted Rating: Good Pupils: 154 Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Fletewood School at Derry Villas Ofsted Rating: Good Pupils: 58 Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Millbay Academy Ofsted Rating: Good Pupils: 545 Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Plymouth High School for Girls Ofsted Rating: Good Pupils: 816 Distance:0.77	<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:0.79	<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:0.98	<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:0.99	<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:1.05	<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:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons

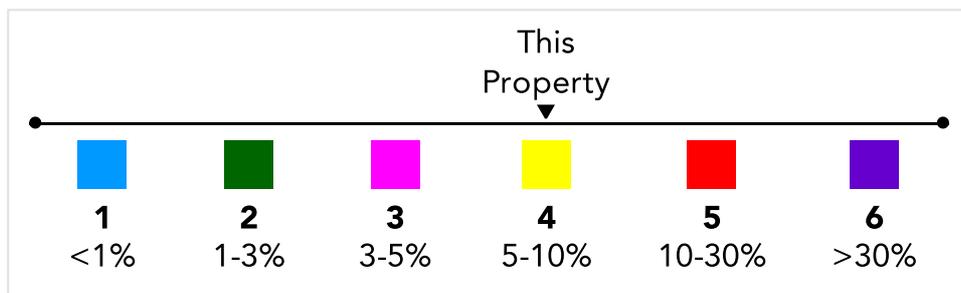
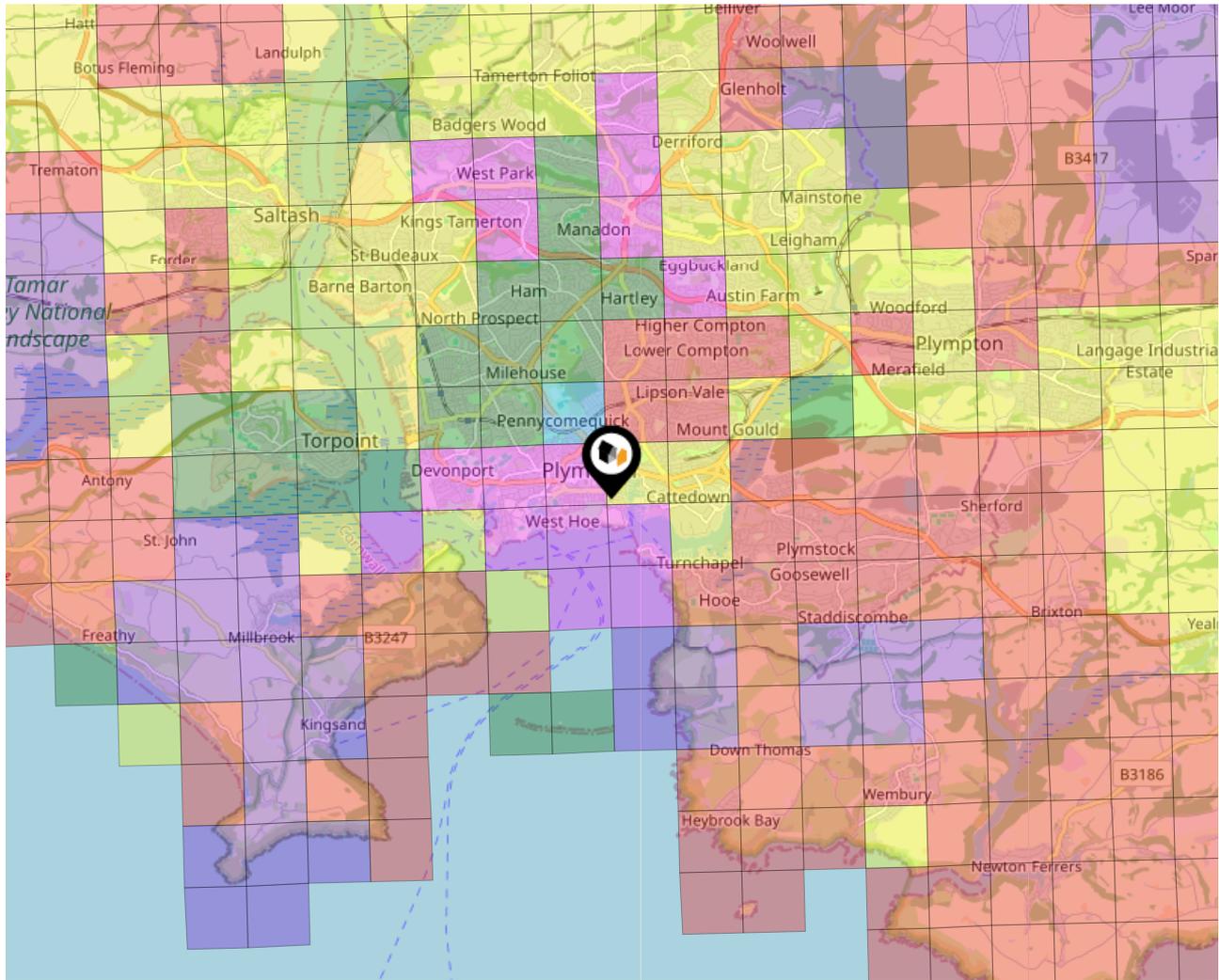


Key:

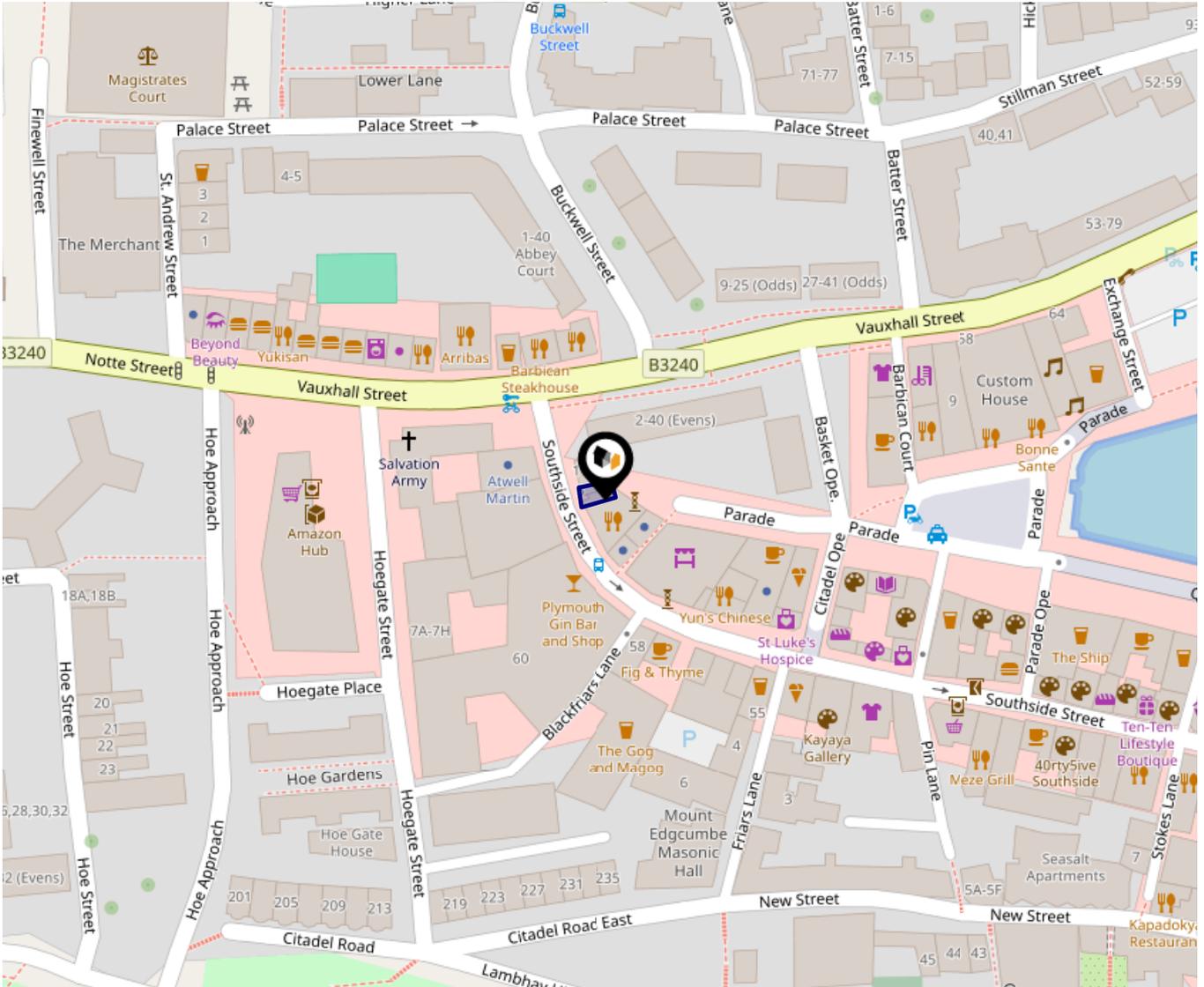
- Power Pylons
- Communication Masts

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



This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

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:

- 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	0.7 miles
2	Plymouth Rail Station	0.72 miles
3	Devonport Rail Station	1.62 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	34.86 miles
2	M5 J30	38.01 miles



Airports/Helipads

Pin	Name	Distance
1	Glenholt	3.96 miles
2	Exeter Airport	40.44 miles
3	St Mawgan	38.64 miles
4	Joppa	70.14 miles

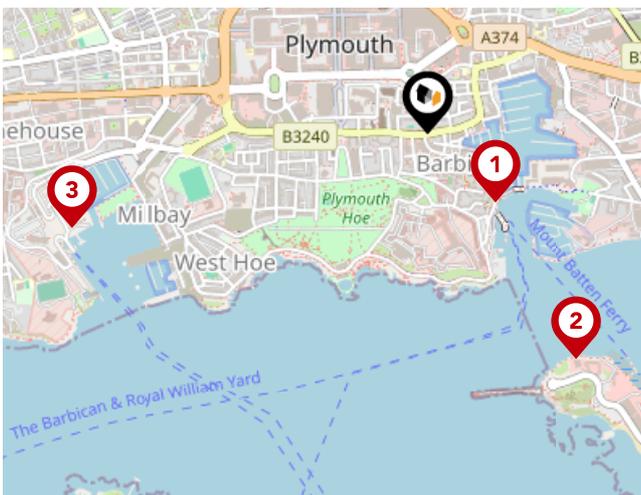
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Distillery	0.01 miles
2	Buckwell St Job Centre	0.09 miles
3	The Citadel	0.11 miles
4	Job Centre	0.11 miles
5	Batter Street	0.07 miles



Ferry Terminals

Pin	Name	Distance
1	Plymouth (Barbican) Landing Stage	0.23 miles
2	Plymouth Mount Batten Ferry Landing	0.64 miles
3	Plymouth Ferry Terminal	0.87 miles

Important - Please Read

These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of Lang Town & Country or the seller.

They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

Please note that all appliances and heating systems are not tested by Lang Town & Country and therefore no warranties can be given as to their good working order.

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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