

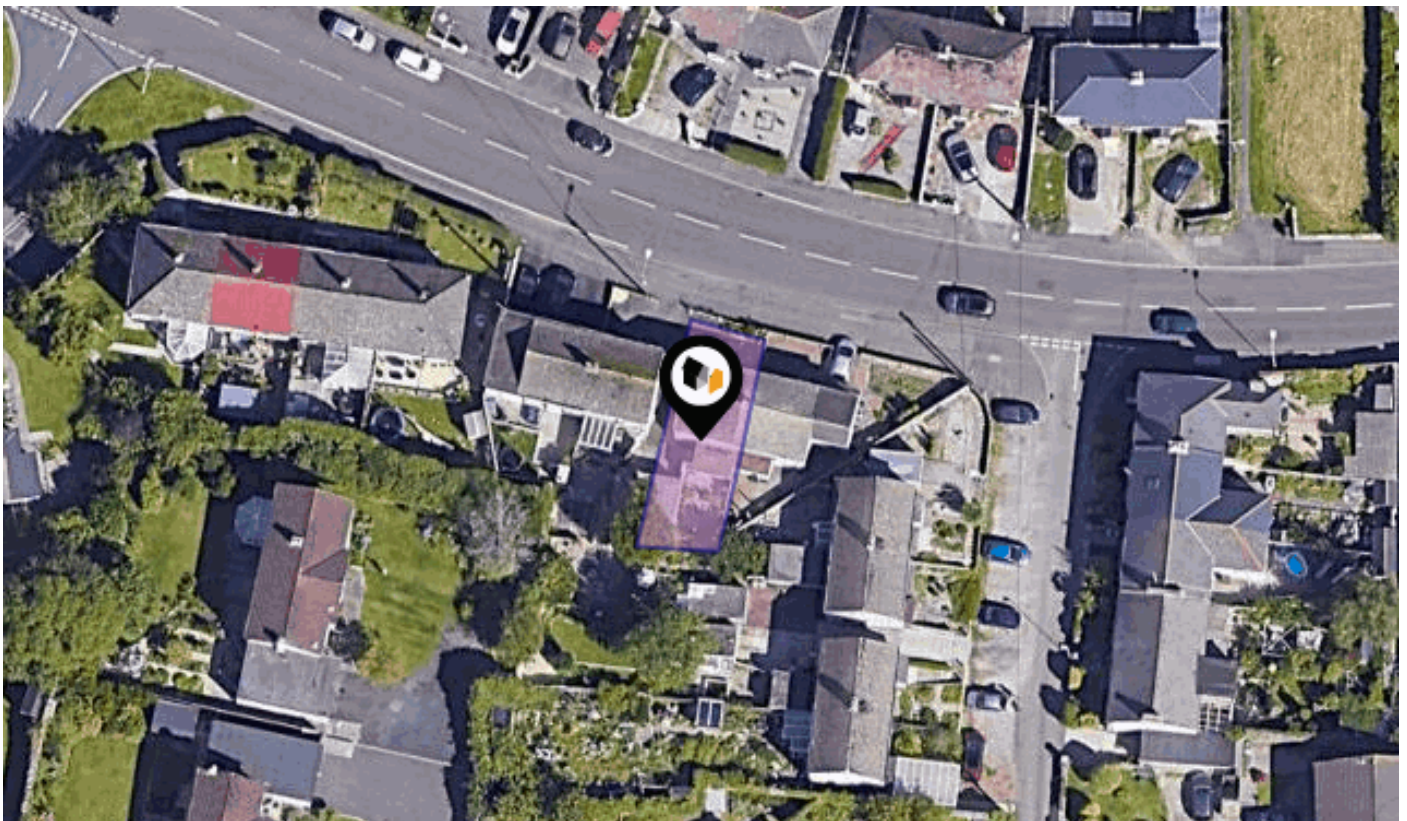


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 03rd June 2026



108, HOOE ROAD, PLYMOUTH, PL9 9NS

Lang Town & Country

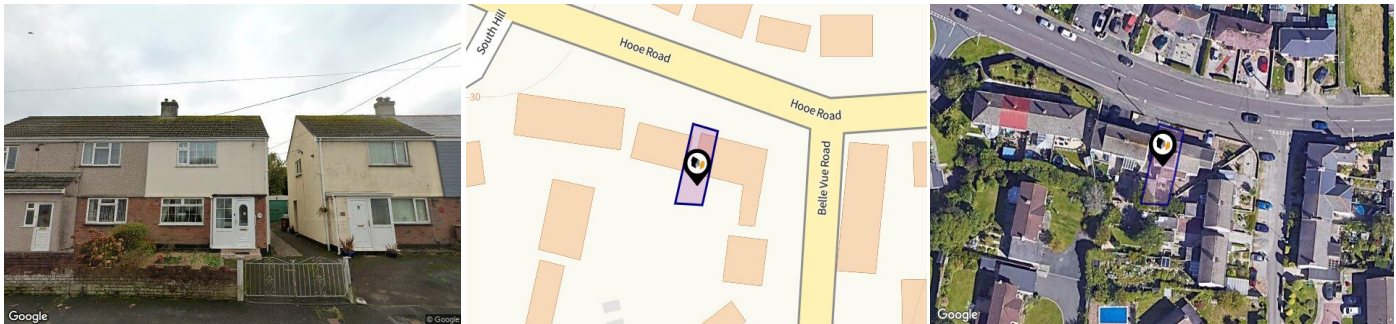
6 Mannamead Road, Plymouth, PL4 7AA

01752 456000

carrie@langtownandcountry.com

www.langtownandcountry.com








Property

| | | | |
|-------------------------------|---------------|---------------------------|-------------------------|
| Type: | Semi-Detached | Last Sold Date: | 17/01/1997 |
| Bedrooms: | 2 | Last Sold Price: | £46,500 |
| Plot Area: | 0.03 acres | Tenure: | Freehold |
| Council Tax : | Band B | Latest FENSA Work: | 28/06/2011 - 1 window |
| Annual Estimate: | £1,899 | | 05/05/2008 - 5 windows, |
| Title Number: | DN30873 | | 2 doors |
| UPRN: | 100040451443 | | |
| 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)

| | | |
|---|--|---|
| 6 mb/s | 80 mb/s | 1800 mb/s |
|  |  |  |

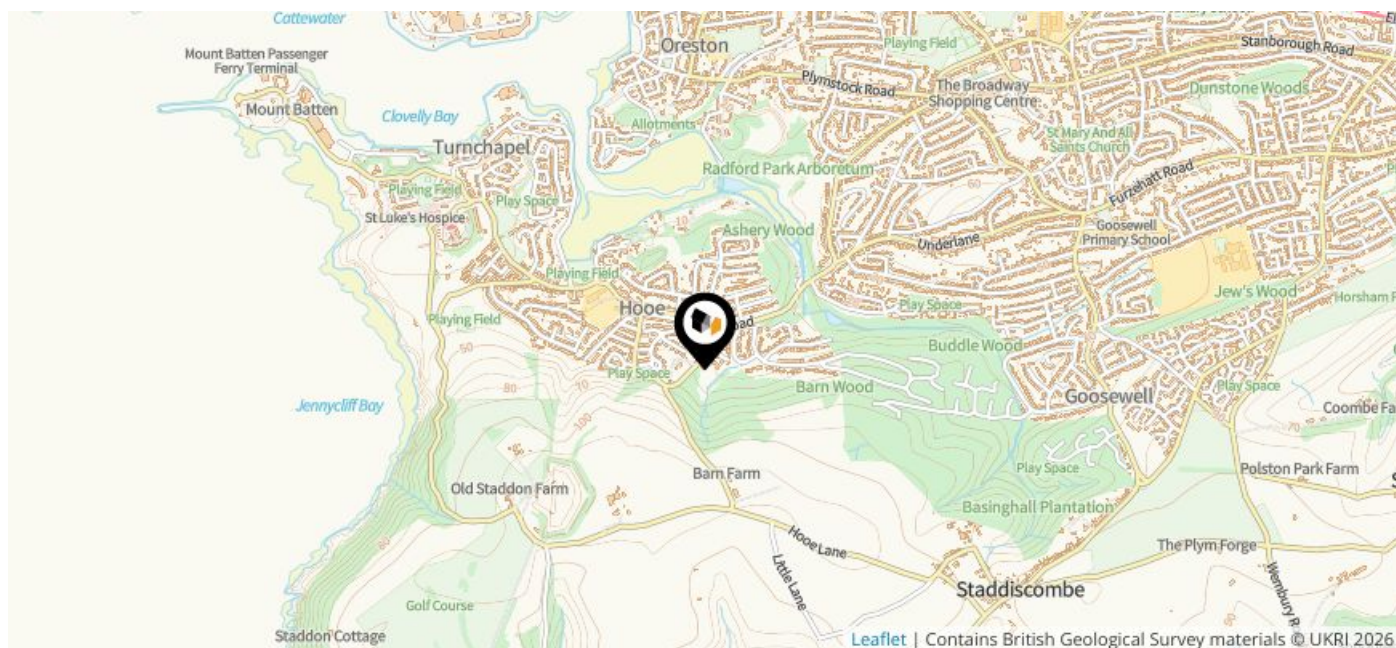
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

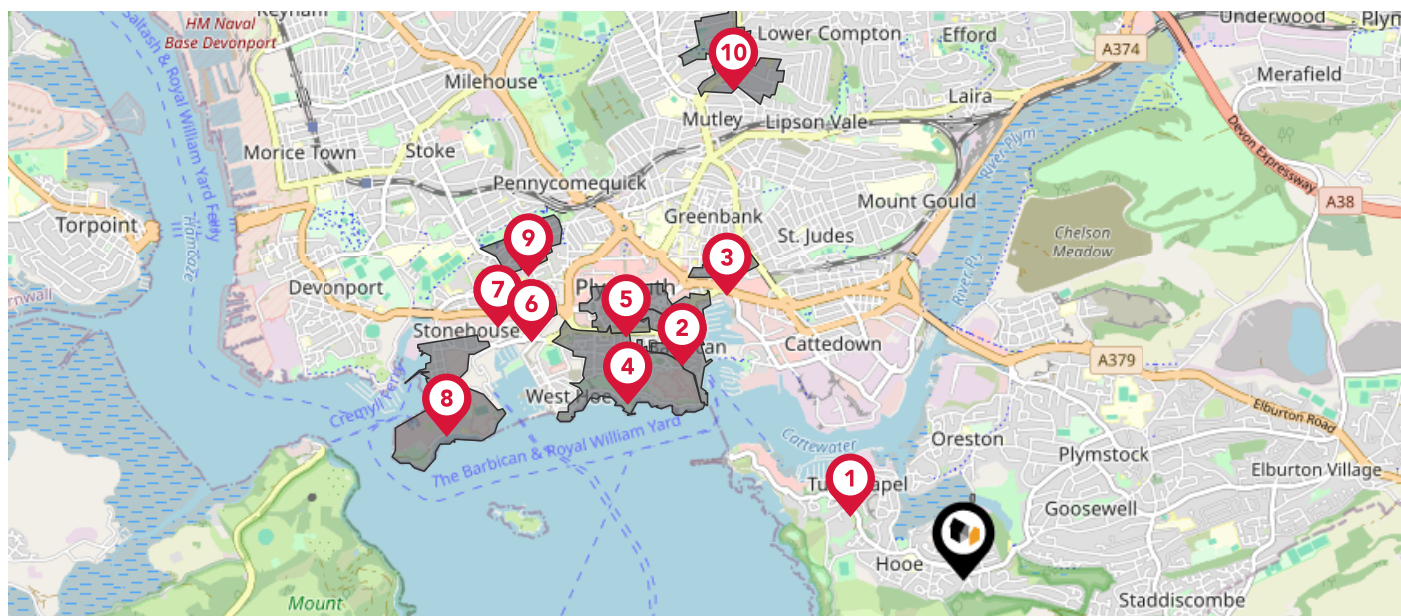
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



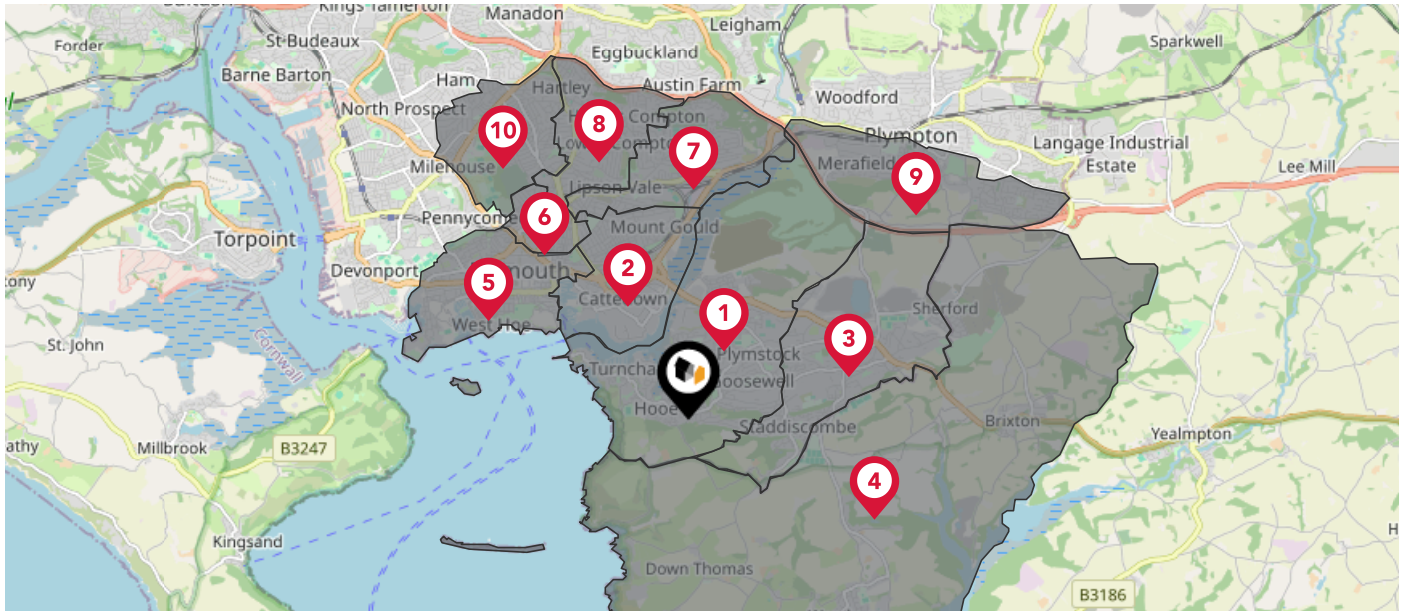
Nearby Conservation Areas

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

Maps

Council Wards

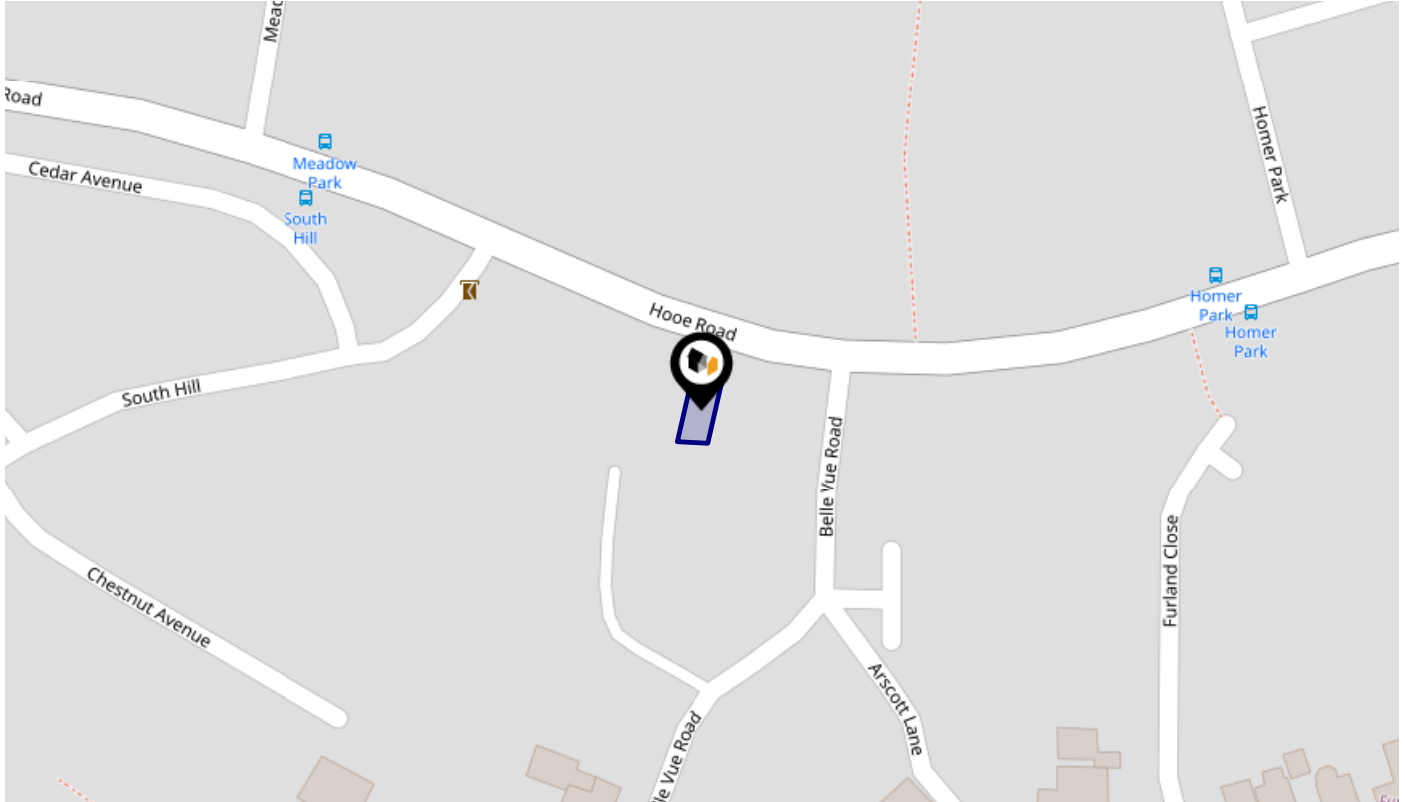
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

- 1 Plymouth Radford Ward
- 2 Sutton and Mount Gould Ward
- 3 Plymstock Dunstone Ward
- 4 Wembury & Brixton Ward
- 5 St. Peter and the Waterfront Ward
- 6 Drake Ward
- 7 Efford and Lipson Ward
- 8 Compton Ward
- 9 Plympton Erle Ward
- 10 Peverell 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:

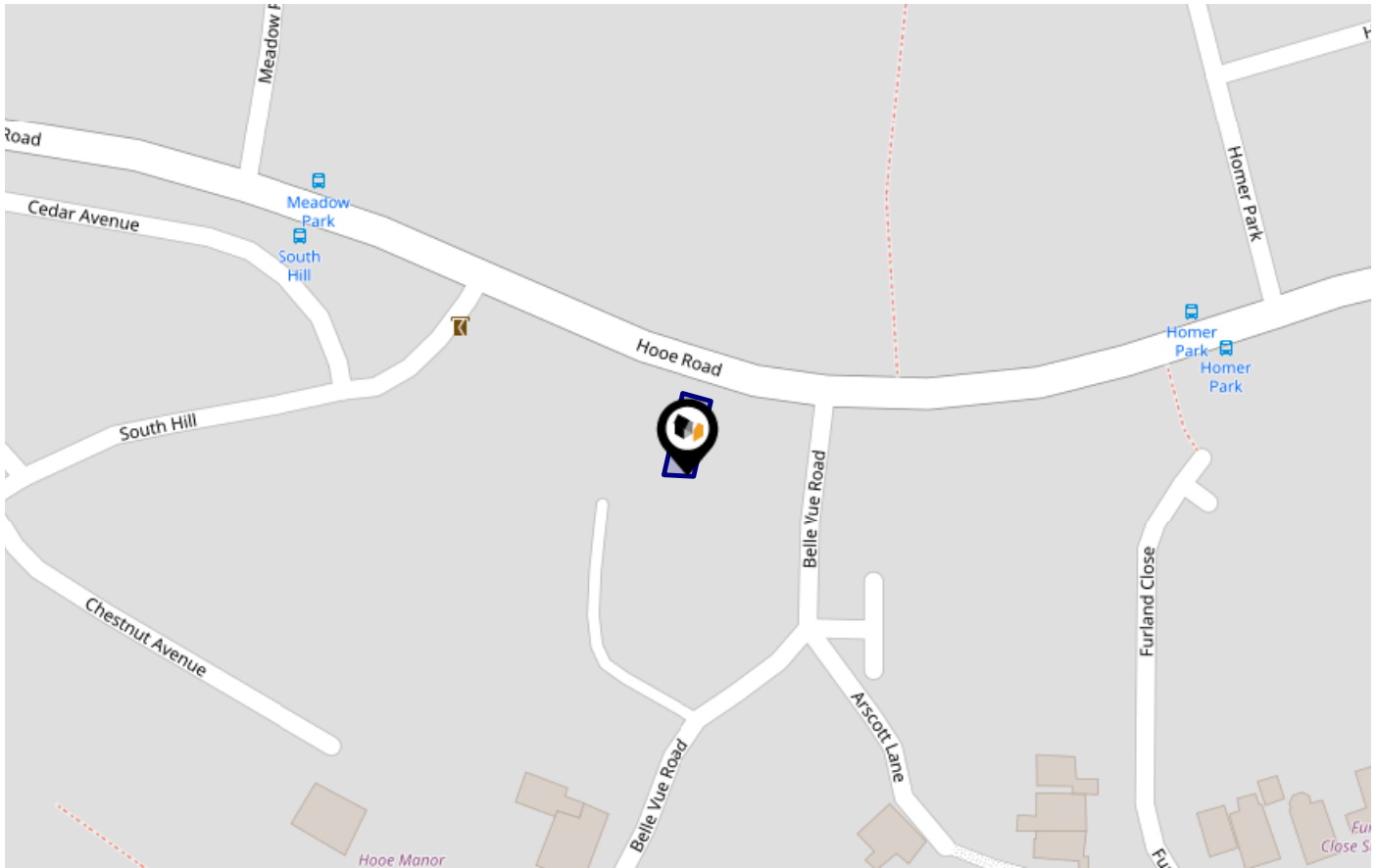
| | | | |
|---|--|--------------|---|
| 5 | | 75.0+ dB |  |
| 4 | | 70.0-74.9 dB |  |
| 3 | | 65.0-69.9 dB |  |
| 2 | | 60.0-64.9 dB |  |
| 1 | | 55.0-59.9 dB |  |

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:

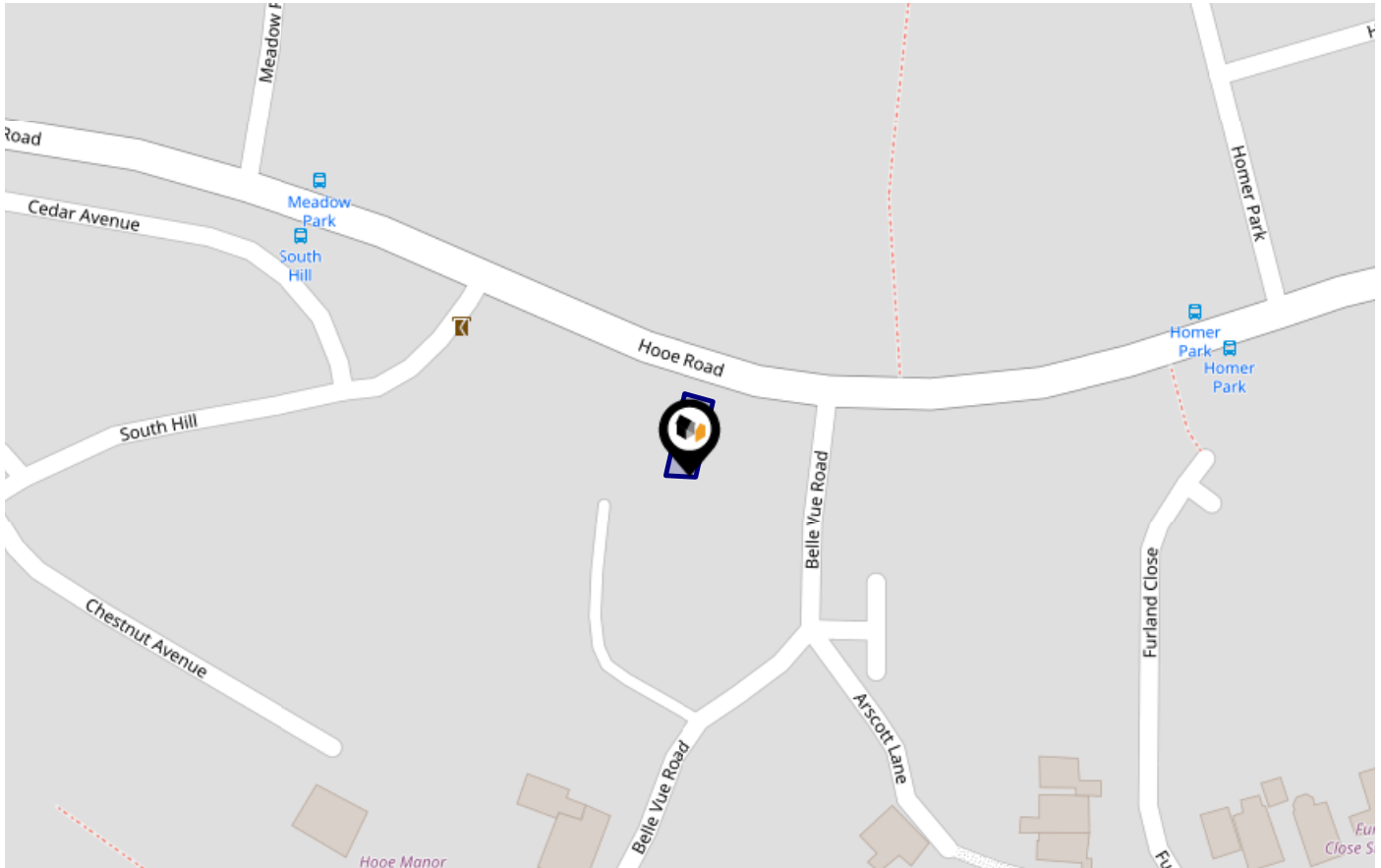


Flood Risk

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:

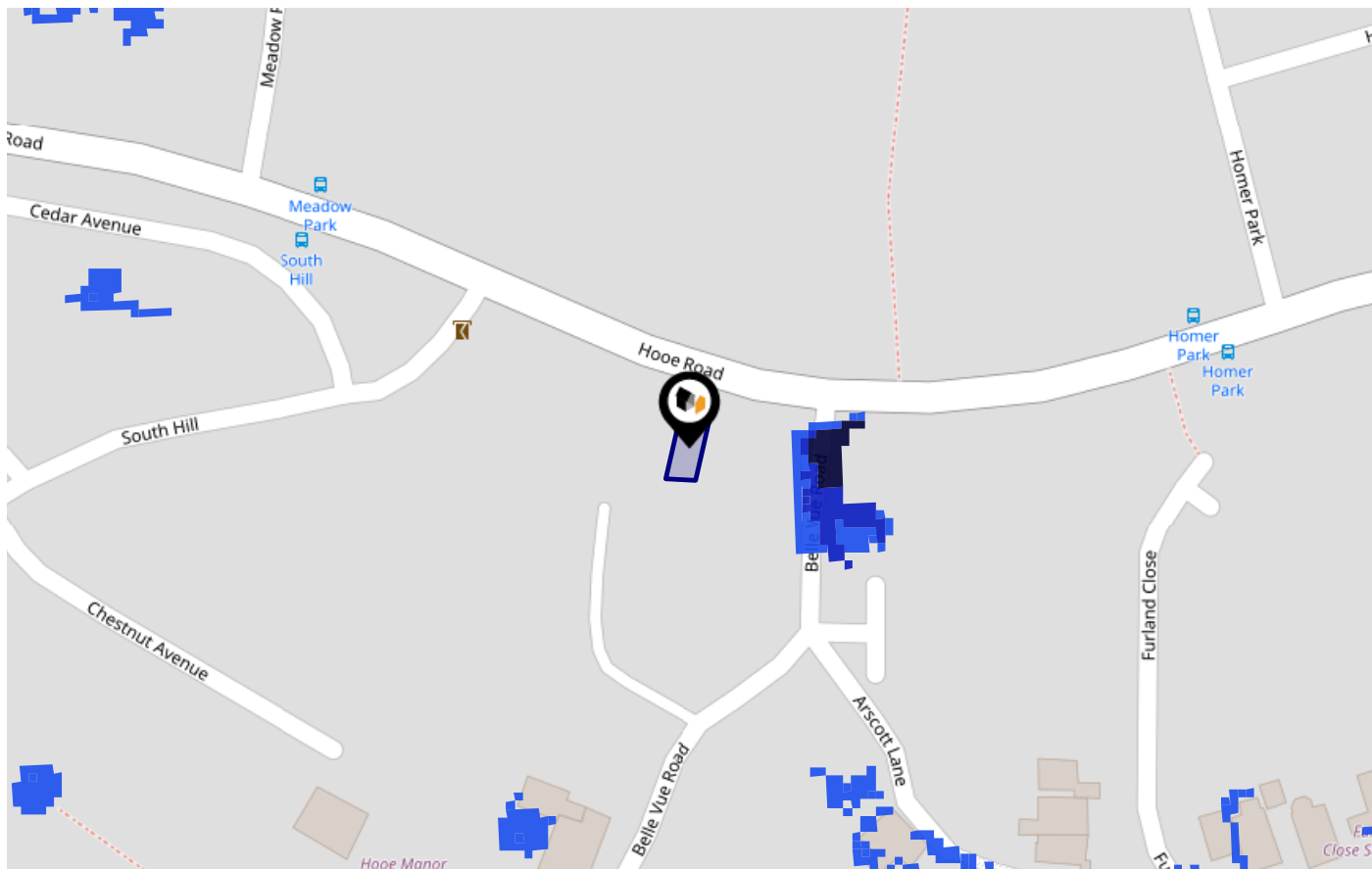


Flood Risk

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.

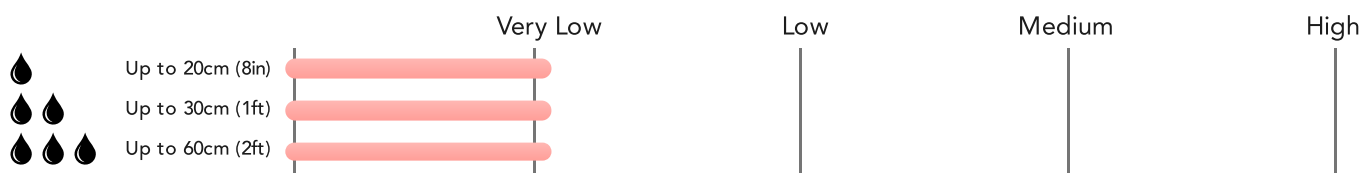


Risk Rating: Very low

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

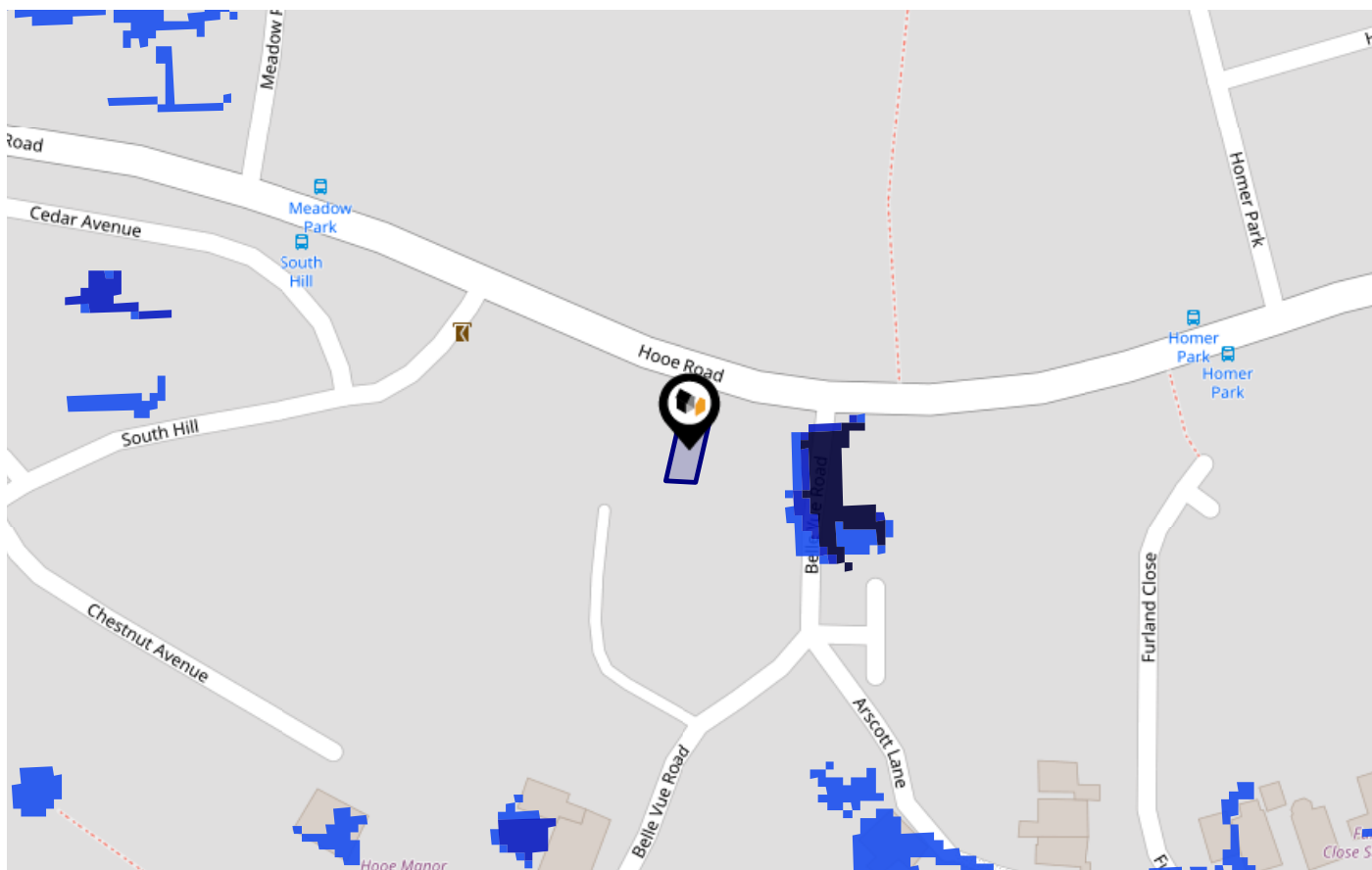


Flood Risk

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.

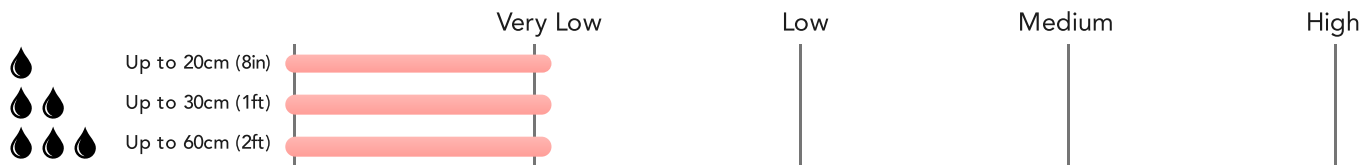


Risk Rating: Very low

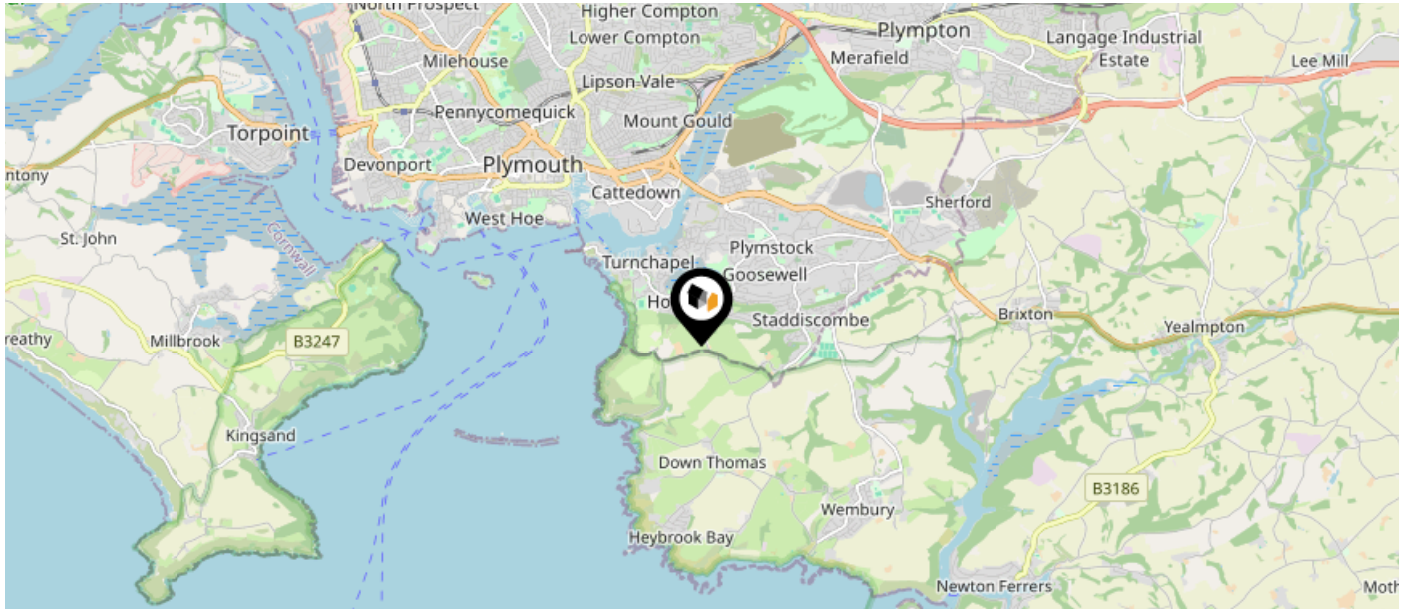
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Chance of flooding to the following depths at this property:



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



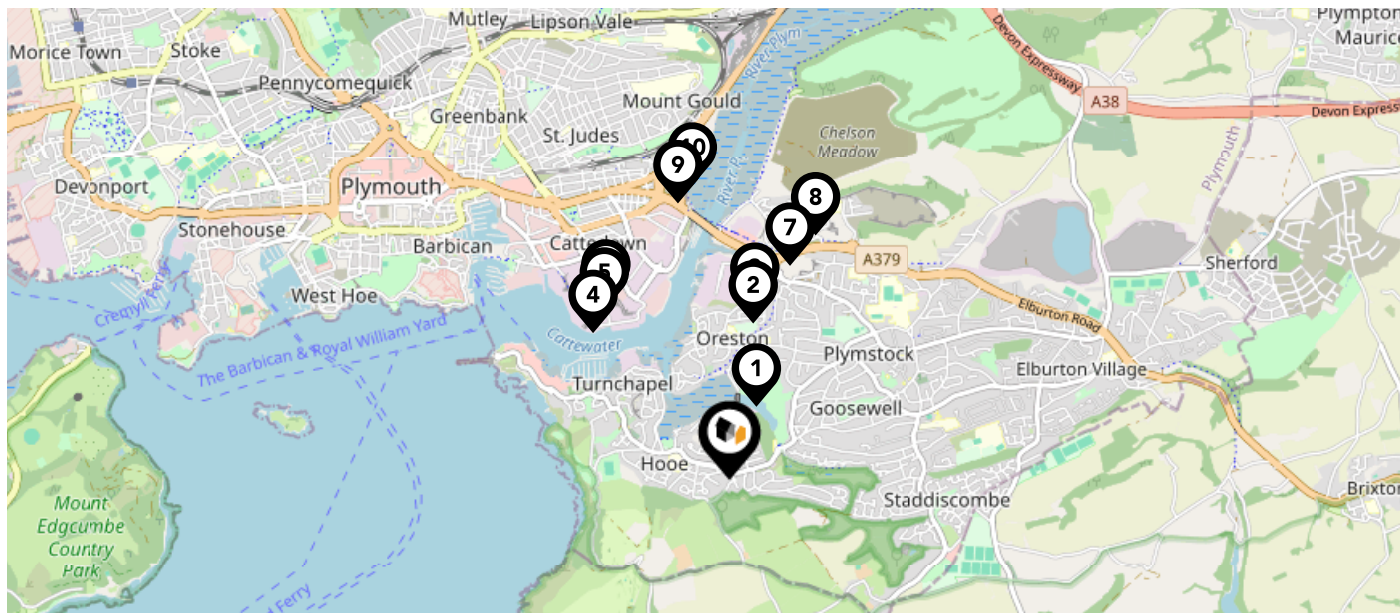
Nearby Green Belt Land

No data available.

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.



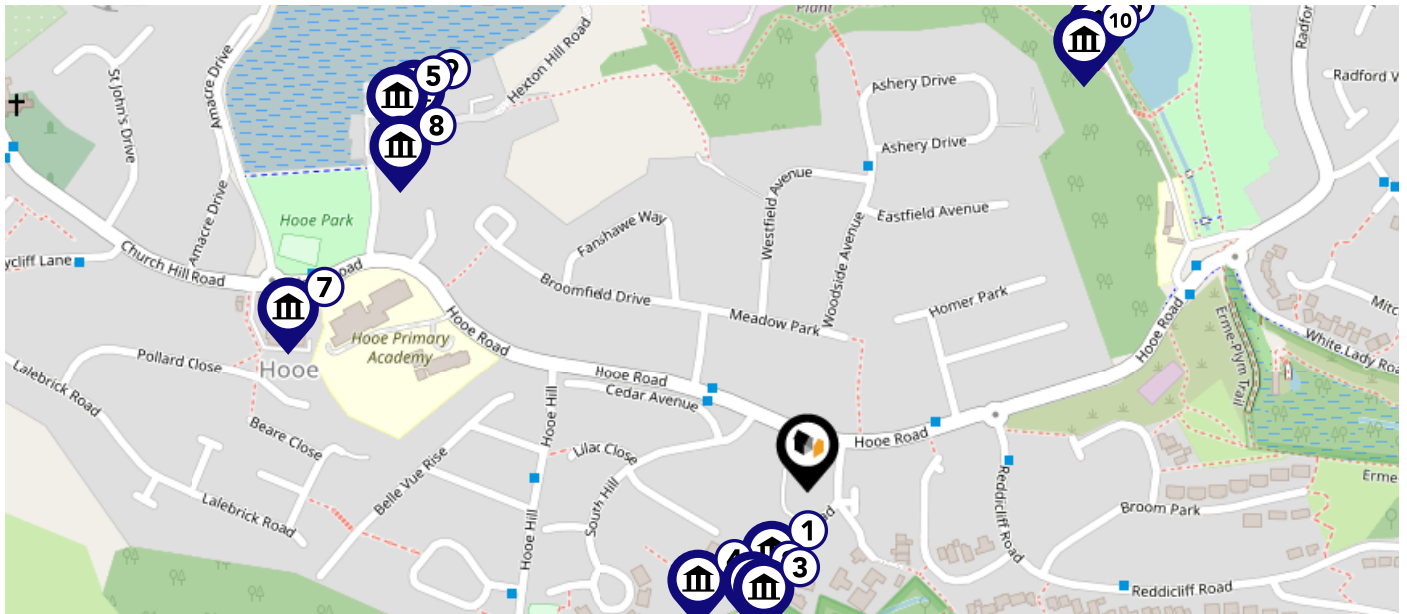
Nearby Landfill Sites

| | | | |
|-----------|--|-------------------|--------------------------|
| 1 | Radford Quarry Oreston-Radford Quarry Oreston, Plymouth | Historic Landfill | <input type="checkbox"/> |
| 2 | Bedford Quarry Oreston B-Oreston, Plymouth | Historic Landfill | <input type="checkbox"/> |
| 3 | Bedford Quarry Oreston A-Oreston, Plymouth | Historic Landfill | <input type="checkbox"/> |
| 4 | Sevenside Waste Paper-Wallsend Industrial Estate, Cattedown, Plymouth, Devon | Historic Landfill | <input type="checkbox"/> |
| 5 | Cattledown Road-Cattledown, Plymouth | Historic Landfill | <input type="checkbox"/> |
| 6 | MacAdam Road-Cattledown, Plymouth | Historic Landfill | <input type="checkbox"/> |
| 7 | Former Warkham Quarry-Pomphlett, Plymouth | Historic Landfill | <input type="checkbox"/> |
| 8 | Plymstock Works-Plymstock Works, Plymstock, Plymouth, Devon | Historic Landfill | <input type="checkbox"/> |
| 9 | Cattledown Junction Playing Field-Embankment Road, Plymouth | Historic Landfill | <input type="checkbox"/> |
| 10 | Blagdons Shipyard-Embankment Road Lane, Laira, Plymouth | Historic Landfill | <input type="checkbox"/> |

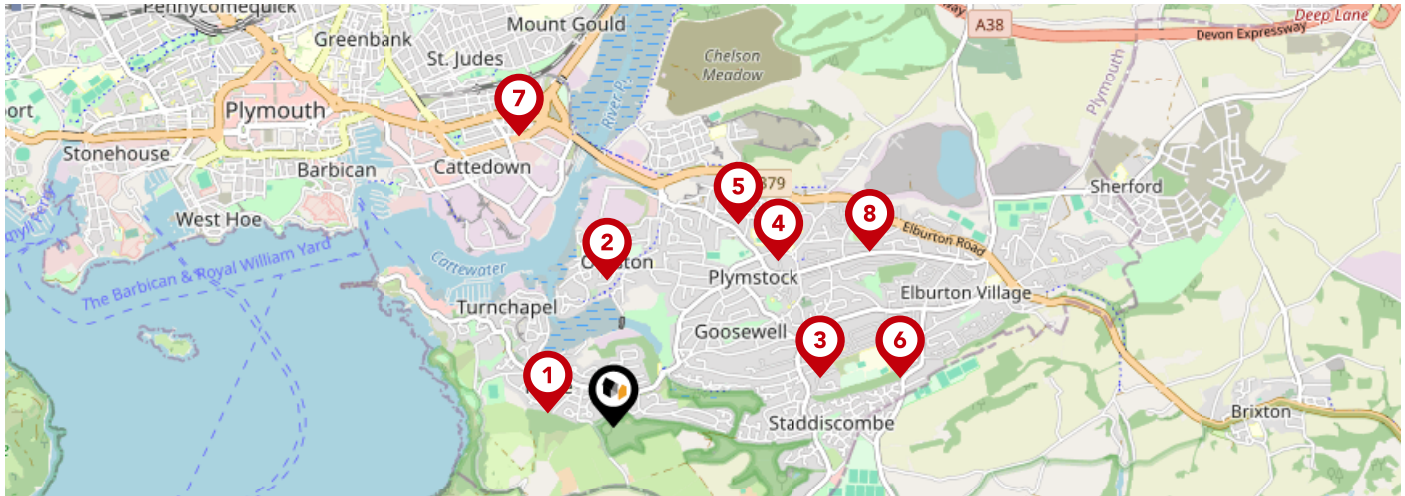
Maps

Listed Buildings

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

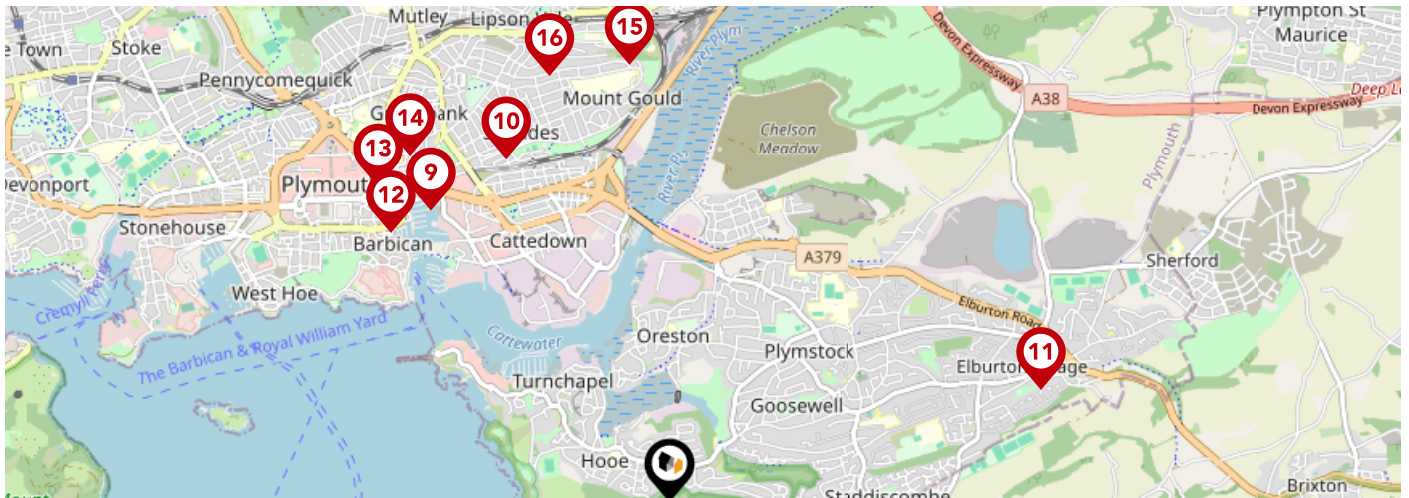


| Listed Buildings in the local district | | Grade | Distance |
|--|--|----------|-----------|
| | 1330566 - The Retreat | Grade II | 0.1 miles |
| | 1330564 - Entrance Gate Piers East Of Hooe Manor | Grade II | 0.1 miles |
| | 1330565 - Gate Piers On Opposite Side Of Road To Hooe Manor | Grade II | 0.1 miles |
| | 1330563 - Hooe Manor | Grade II | 0.1 miles |
| | 1386511 - Clover Cottage | Grade II | 0.3 miles |
| | 1386348 - Boathouse, Armoury And St Kevernes Cottages | Grade II | 0.3 miles |
| | 1321996 - Hooe Barn And Adjoining Outbuilding Together With Wall Extending Westwards | Grade II | 0.3 miles |
| | 1113285 - Brakeview | Grade II | 0.3 miles |
| | 1386512 - Powderham | Grade II | 0.3 miles |
| | 1386346 - Lime Kiln Immediately West Of St Kevernes Quay | Grade II | 0.3 miles |



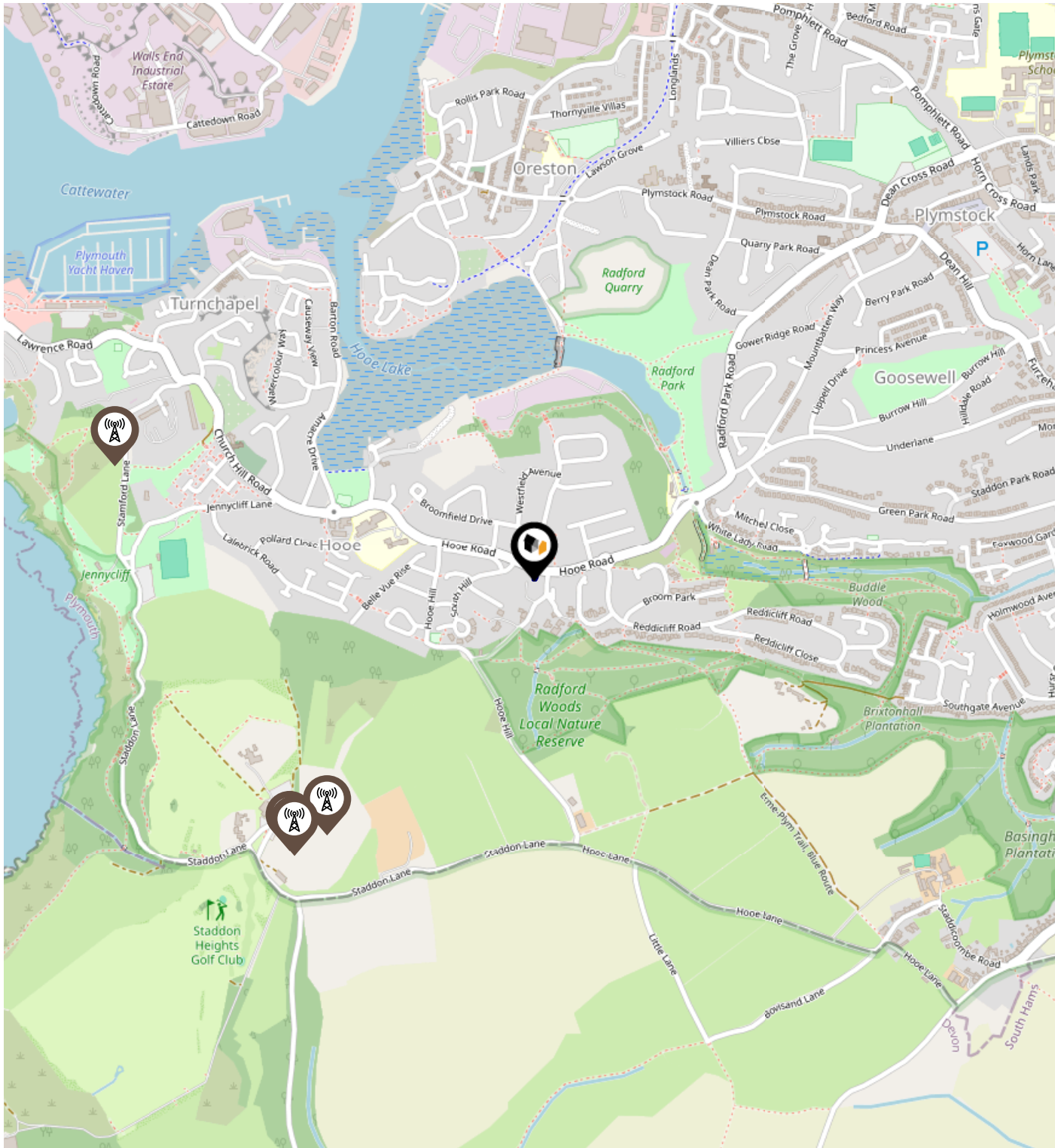
| | | Nursery | Primary | Secondary | College | Private |
|----------|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | Hooe Primary Academy Ofsted Rating: Good Pupils: 212 Distance:0.32 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | Oreston Community Academy Ofsted Rating: Good Pupils: 419 Distance:0.7 | <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:1.01 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | Plymstock School Ofsted Rating: Good Pupils: 1671 Distance:1.11 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | Pomphlett Primary School Ofsted Rating: Good Pupils: 424 Distance:1.13 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | Coombe Dean School Ofsted Rating: Good Pupils: 995 Distance:1.38 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | Prince Rock Primary School Ofsted Rating: Outstanding Pupils: 408 Distance:1.45 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | Morley Meadow Primary School Ofsted Rating: Good Pupils: 224 Distance:1.47 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Area Schools



| | Nursery | Primary | Secondary | College | Private |
|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 9 Holy Cross Catholic Primary School Ofsted Rating: Good Pupils: 306 Distance: 1.79 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 10 Salisbury Road Primary School Ofsted Rating: Good Pupils: 381 Distance: 1.8 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 11 Elburton Primary School Ofsted Rating: Outstanding Pupils: 465 Distance: 1.83 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 12 ACE Schools Plymouth Ofsted Rating: Good Pupils: 233 Distance: 1.84 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 13 Arts University Plymouth Ofsted Rating: Good Pupils: 0 Distance: 2.04 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 14 Mount Street Primary School Ofsted Rating: Good Pupils: 258 Distance: 2.05 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 15 Lipson Co-operative Academy Ofsted Rating: Good Pupils: 1102 Distance: 2.08 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 16 Lipson Vale Primary School Ofsted Rating: Good Pupils: 405 Distance: 2.09 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Local Area Masts & Pylons

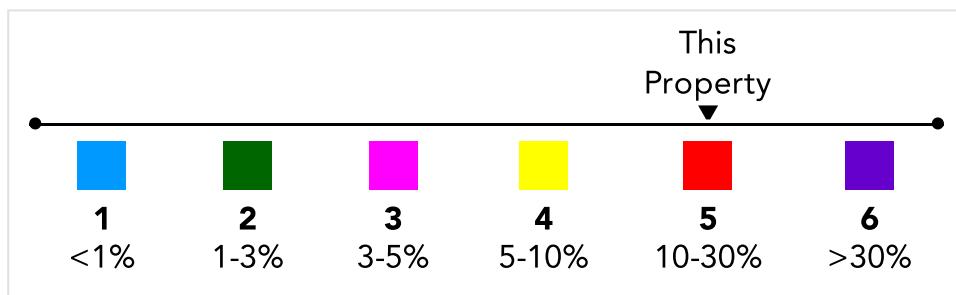
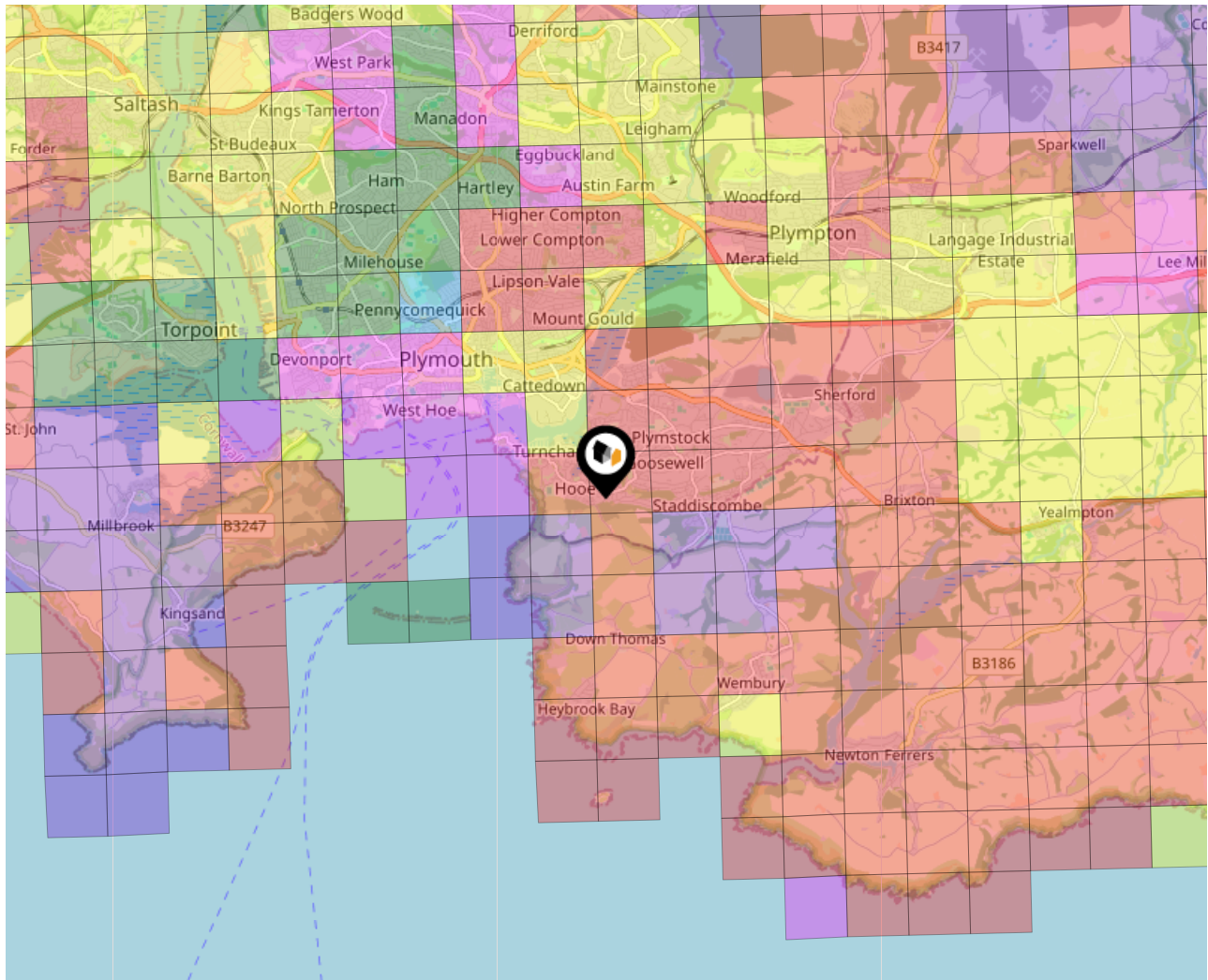


Key:

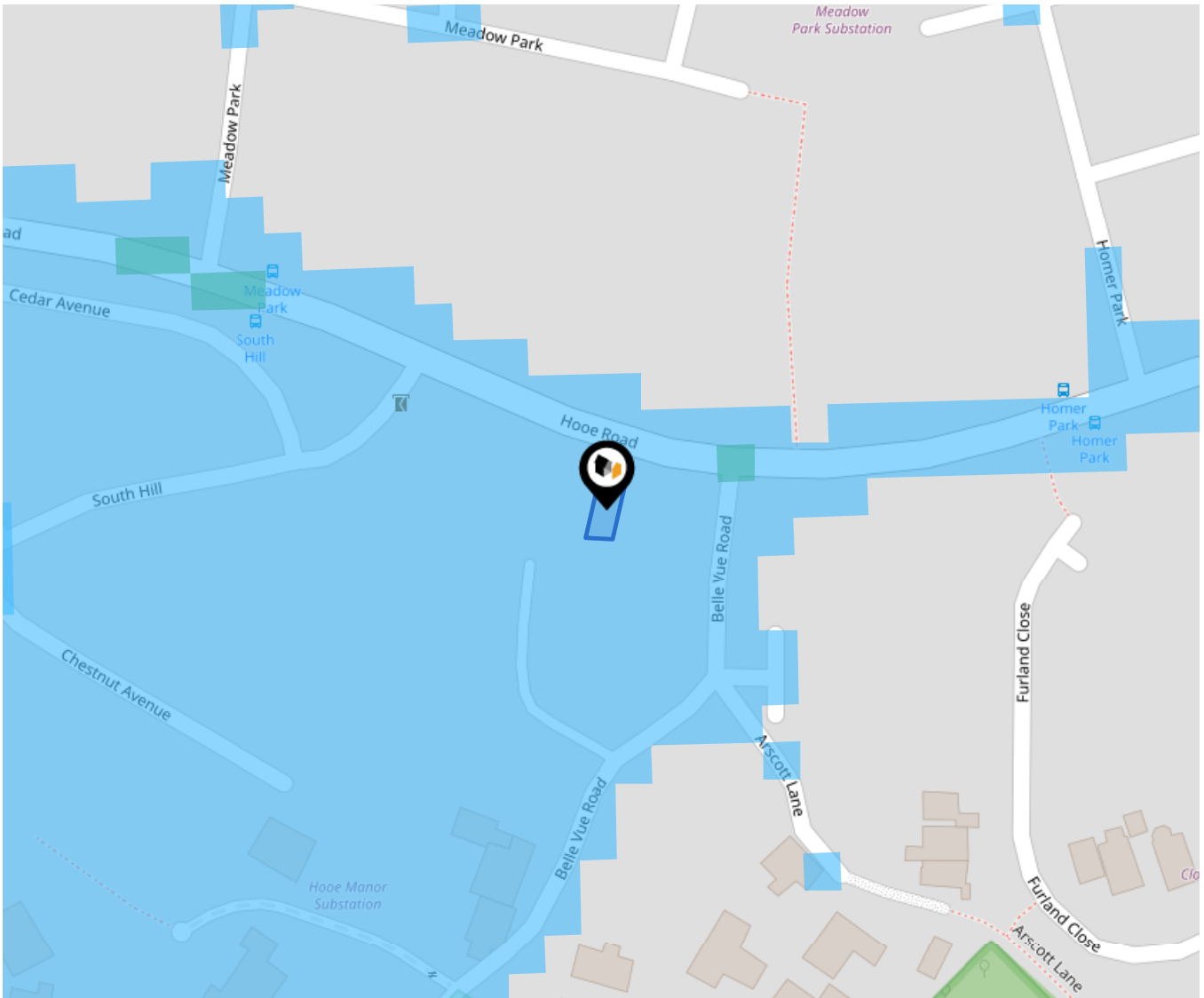
- Power Pylons
- Communication Masts

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

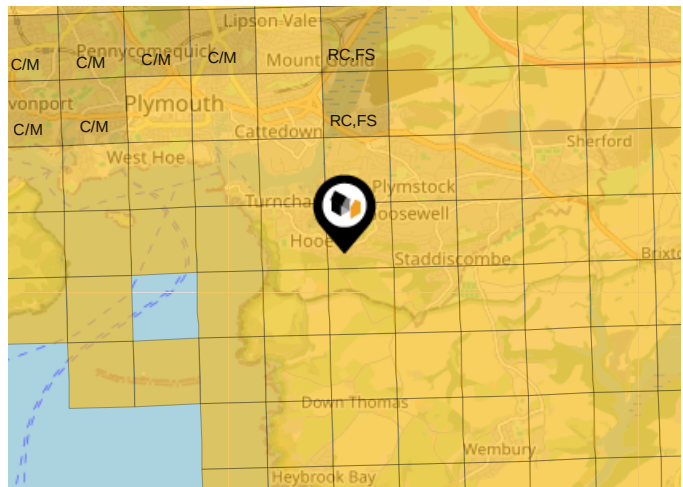


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

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

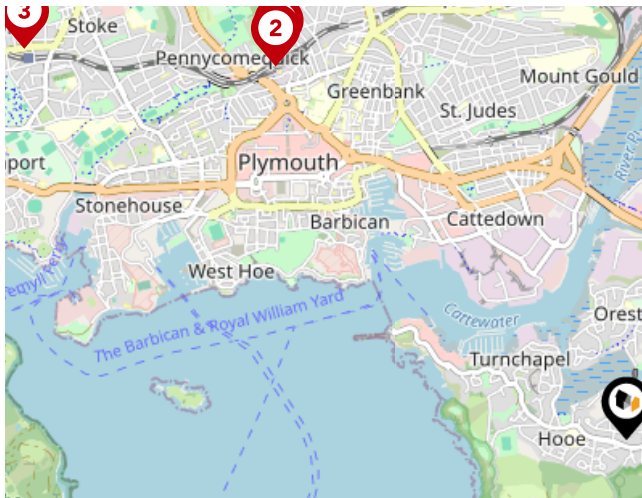


Primary Classifications (Most Common Clay Types)

| | |
|---------------|--|
| 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 |

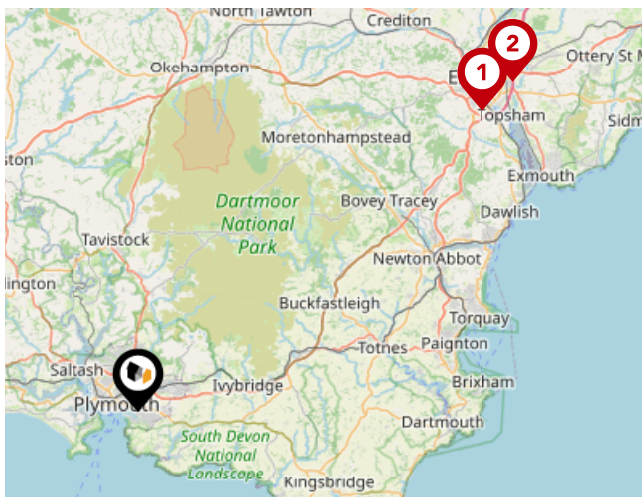
Area

Transport (National)



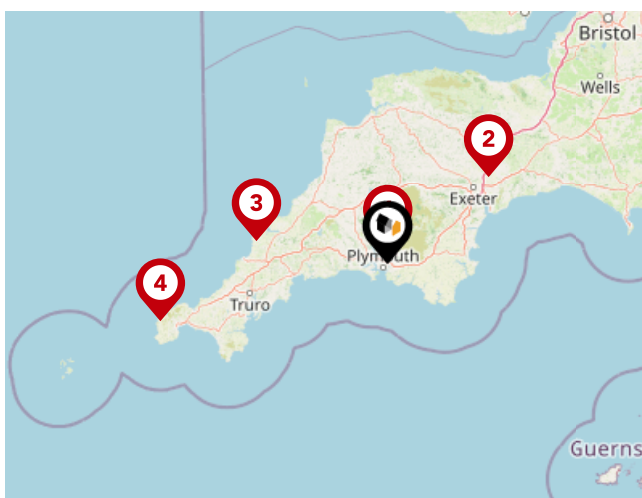
National Rail Stations

| Pin | Name | Distance |
|-----|------------------------|------------|
| 1 | Plymouth Rail Station | 2.44 miles |
| 2 | Plymouth Rail Station | 2.43 miles |
| 3 | Devonport Rail Station | 3.4 miles |



Trunk Roads/Motorways

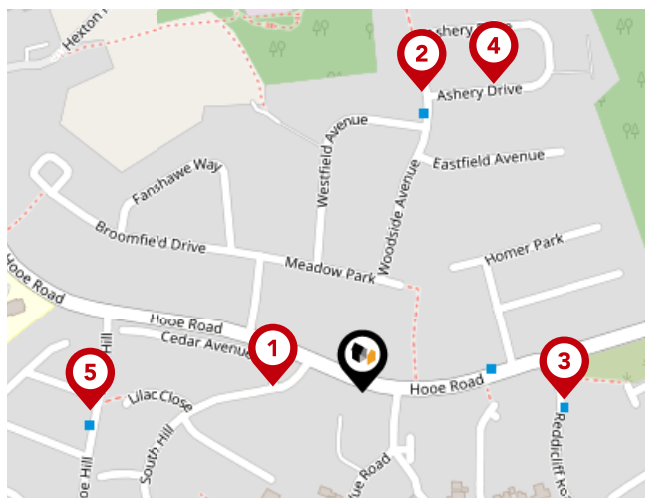
| Pin | Name | Distance |
|-----|--------|-------------|
| 1 | M5 J31 | 34.52 miles |
| 2 | M5 J30 | 37.68 miles |



Airports/Helipads

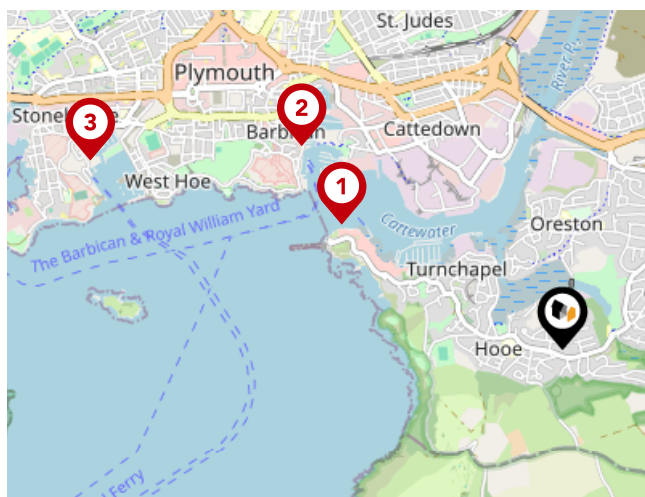
| Pin | Name | Distance |
|-----|----------------|-------------|
| 1 | Glenholt | 4.89 miles |
| 2 | Exeter Airport | 40.09 miles |
| 3 | St Mawgan | 40.19 miles |
| 4 | Joppa | 71.22 miles |

Area Transport (Local)



Bus Stops/Stations

| Pin | Name | Distance |
|-----|-----------------|------------|
| 1 | Cedar Avenue | 0.05 miles |
| 2 | Ashery Drive | 0.18 miles |
| 3 | Reddicliff Road | 0.12 miles |
| 4 | Ashery Drive | 0.2 miles |
| 5 | Belle Vue Drive | 0.16 miles |



Ferry Terminals

| Pin | Name | Distance |
|-----|-------------------------------------|------------|
| 1 | Plymouth Mount Batten Ferry Landing | 1.2 miles |
| 2 | Plymouth (Barbican) Landing Stage | 1.57 miles |
| 3 | Plymouth Ferry Terminal | 2.41 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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