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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 16th April 2025



15, OAK DRIVE, PLYMOUTH, PL6 5TZ

6 Mannamead Road Plymouth Devon PL4 7AA

01752 256000

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www.langtownandcountry.com



Property Overview



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Plot Area:	0.06 acres		
Council Tax :	Band Deleted		
Title Number:	DN343059		
UPRN:	100040470916		

Local Area

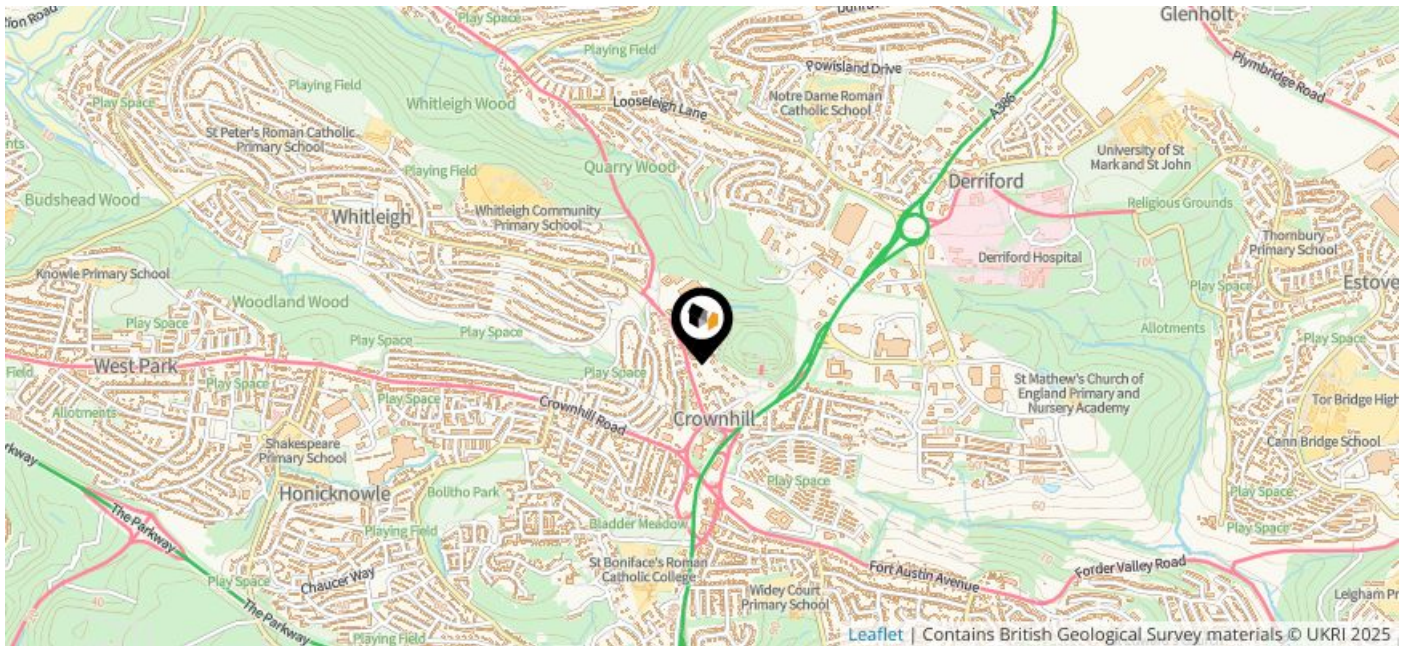
Local Authority:	City of plymouth	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No	12 mb/s	52 mb/s	1800 mb/s
Flood Risk:				
• Rivers & Seas	Very low			
• Surface Water	Very low			

Mobile Coverage: (based on calls indoors)	Satellite/Fibre TV Availability:					

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

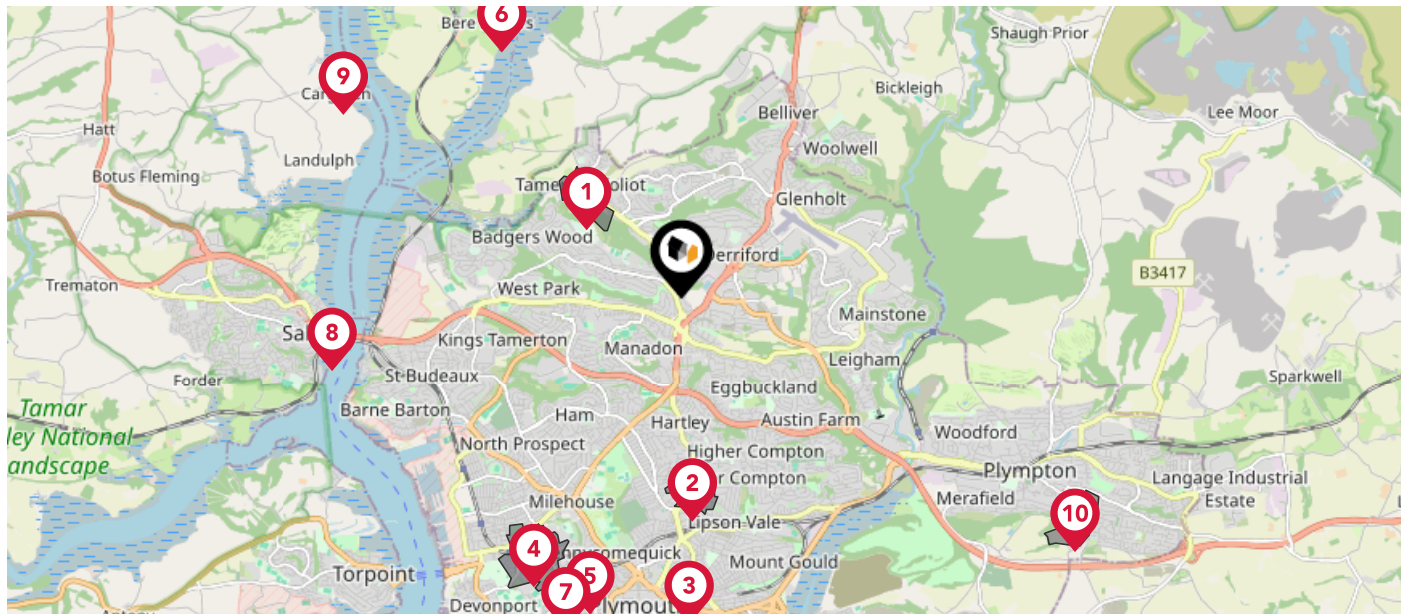
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.

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.



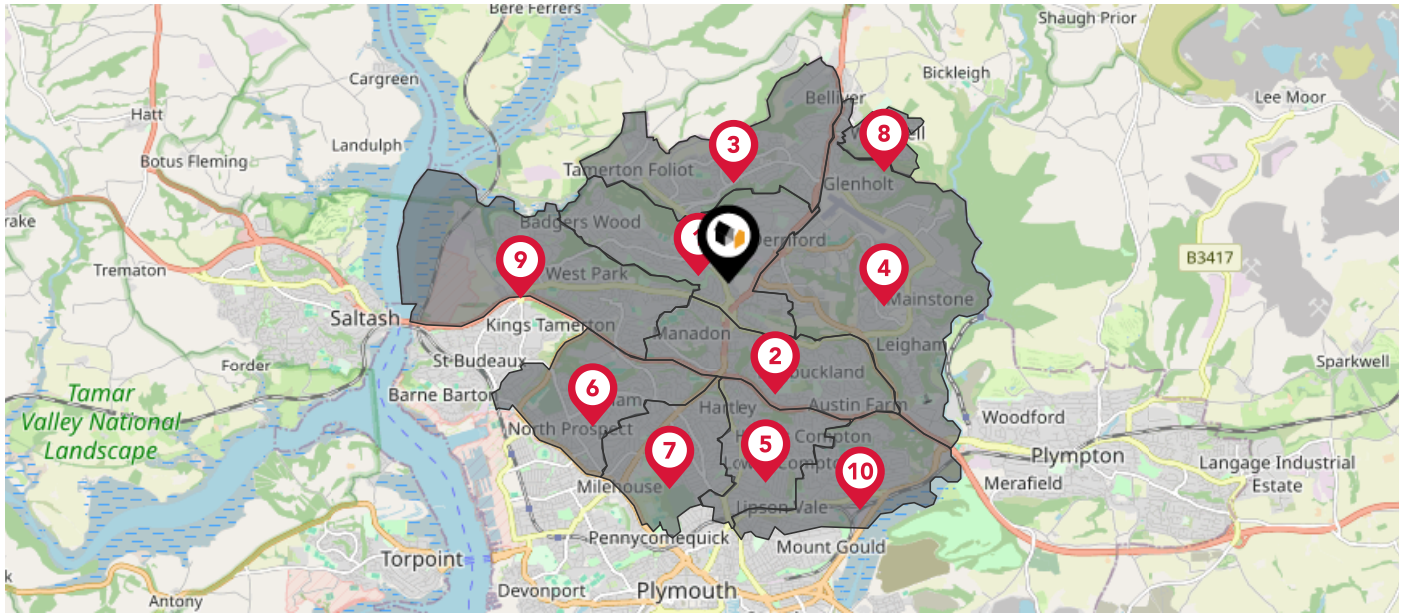
Nearby Conservation Areas

- 1 Tamerton Foliot
- 2 MANNAMEAD
- 3 Ebrington Street
- 4 STOKE
- 5 North Stonehouse
- 6 Bere Ferrers
- 7 Royal Naval Hospital
- 8 Lower Fore Street, Saltash
- 9 Cargreen
- 10 Plympton St Maurice

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



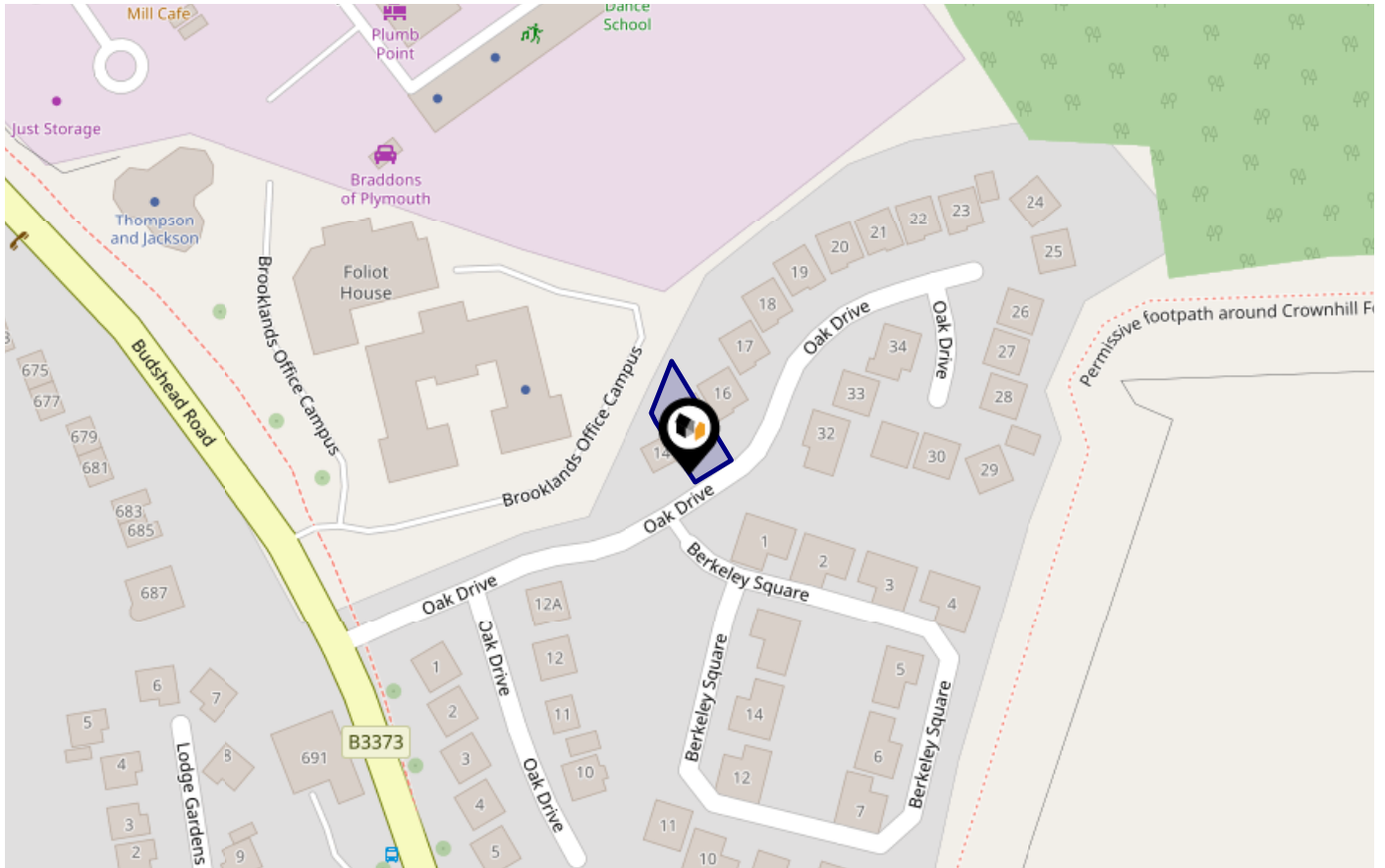
Nearby Council Wards

- 1 Budshead Ward
- 2 Egguckland Ward
- 3 Southway Ward
- 4 Moor View Ward
- 5 Compton Ward
- 6 Ham Ward
- 7 Peverell Ward
- 8 Woolwell Ward
- 9 Honicknowle Ward
- 10 Efford and Lipson Ward

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 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

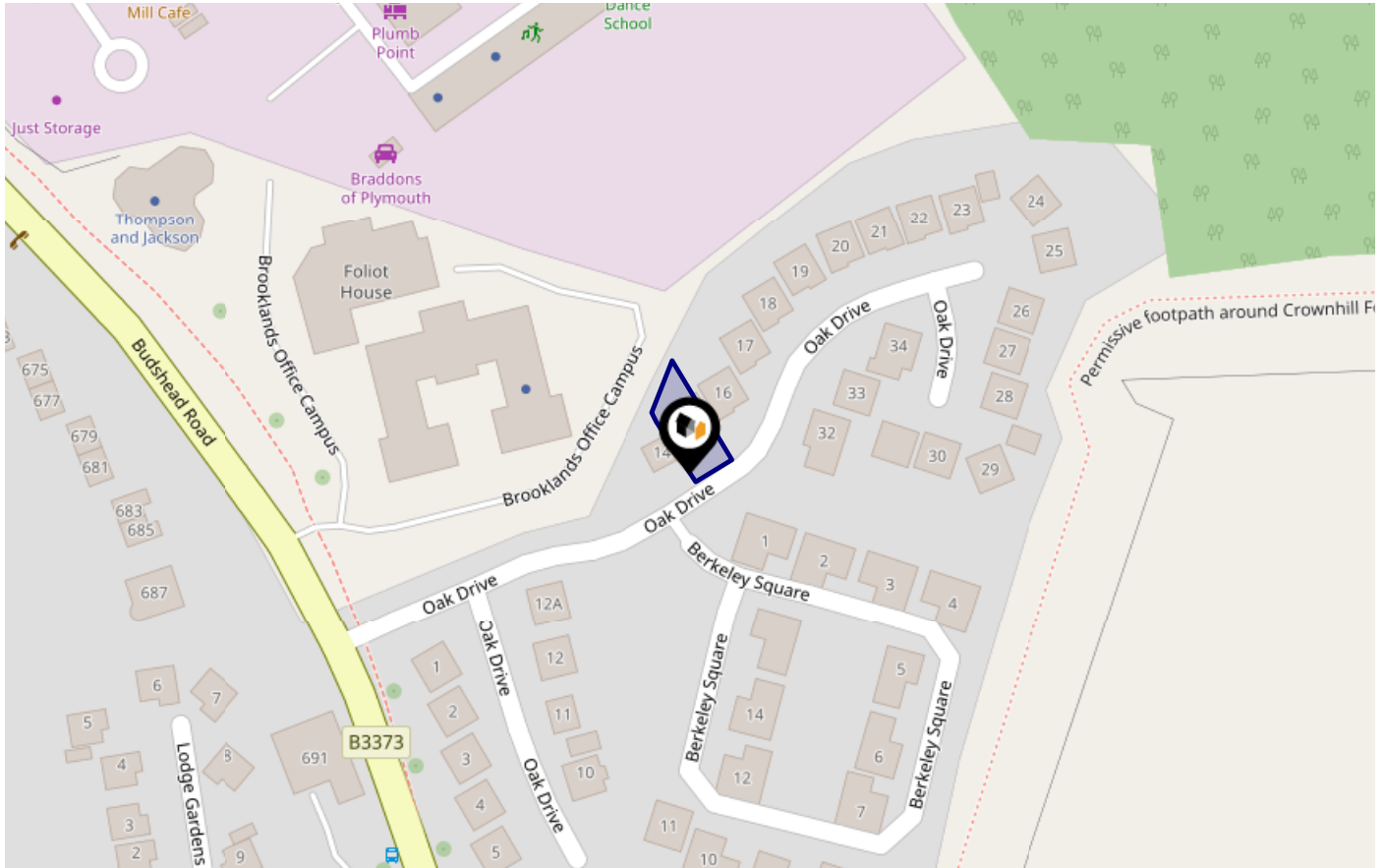
Chance of flooding to the following depths at this property:



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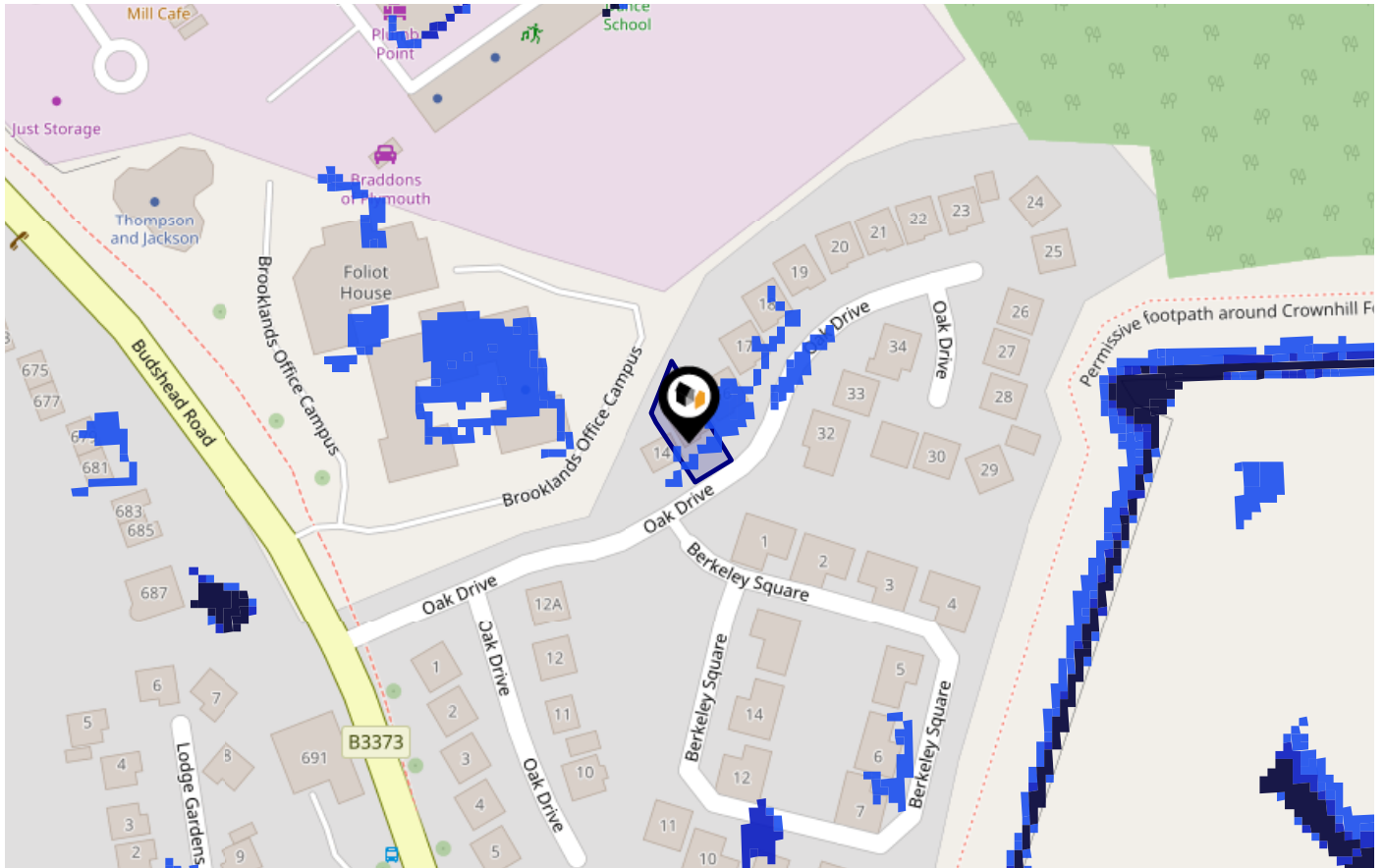
Chance of flooding to the following depths at this property:



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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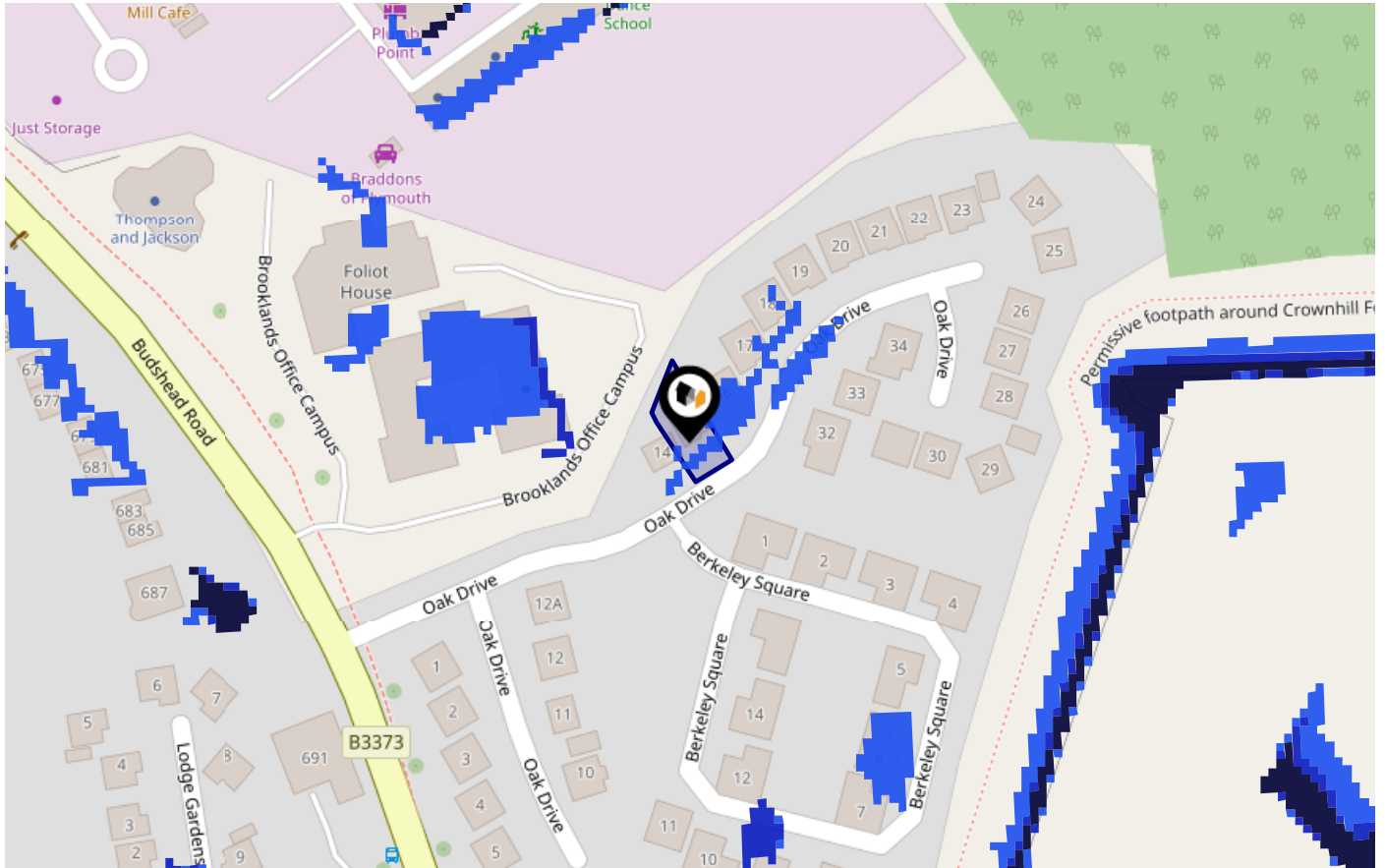
Chance of flooding to the following depths at this property:



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

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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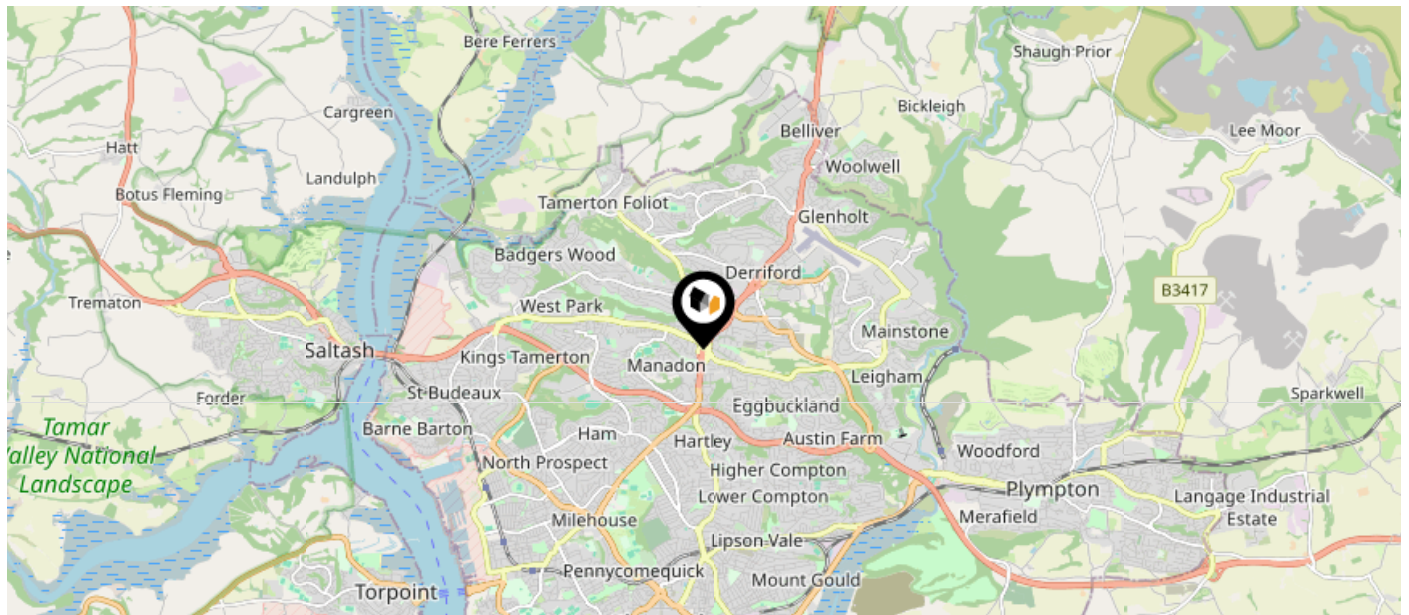
Chance of flooding to the following depths at this property:



Maps

Green Belt

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



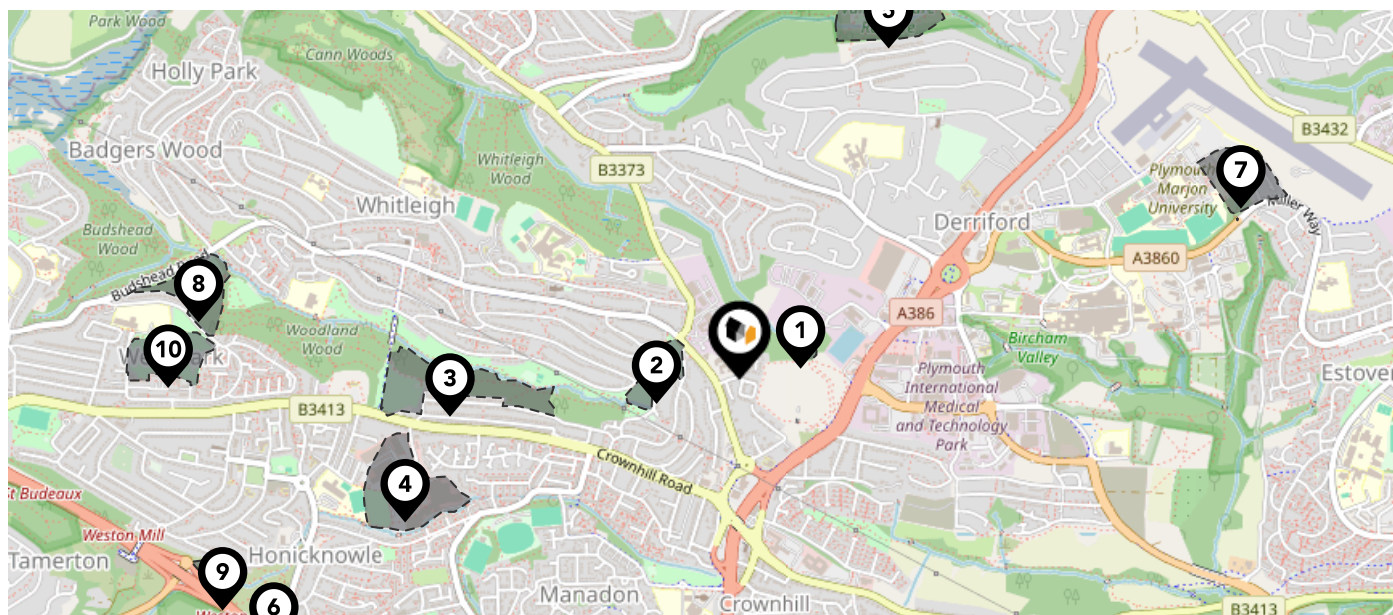
Nearby Green Belt Land

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.



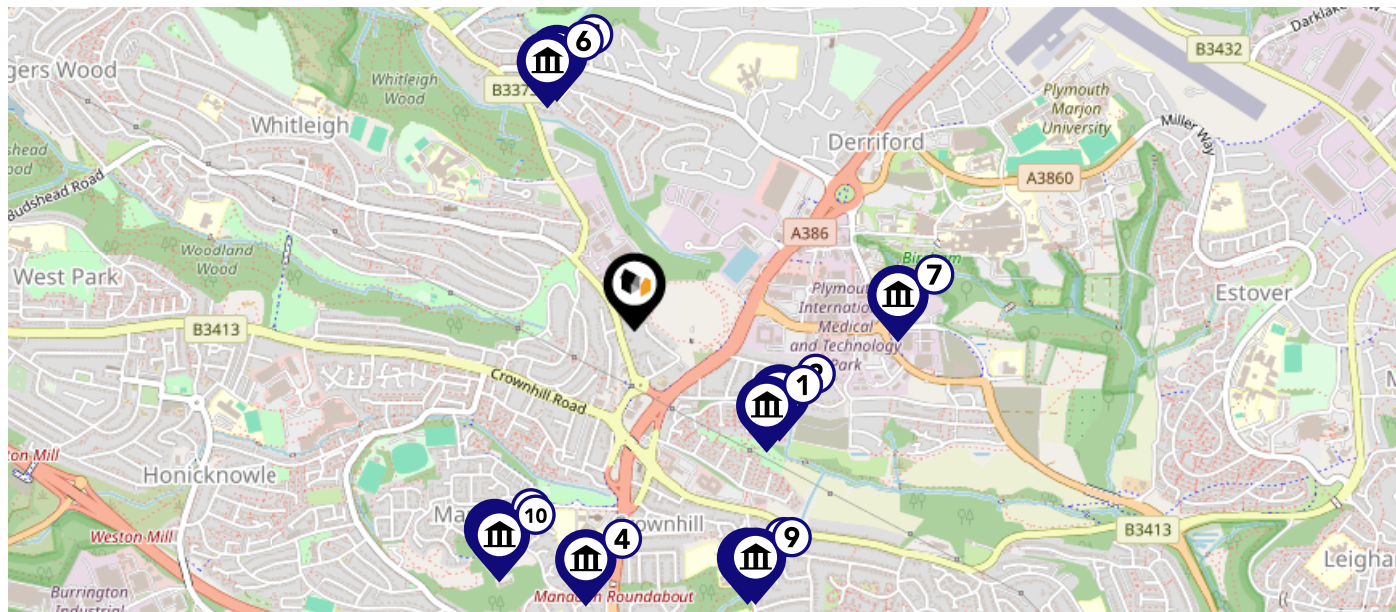
Nearby Landfill Sites

1	Crownhill Sewage Works-Crownhill Sewage Works, Plymouth	Historic Landfill	<input type="checkbox"/>
2	Crownhill-Crownhill, Plymouth	Historic Landfill	<input type="checkbox"/>
3	Woodlands Fort Cricket Pitch Honickn-Woodlands Fort Cricket Pitch Honicknowle, Plymouth	Historic Landfill	<input type="checkbox"/>
4	Honicknowle Brickworks-Plymouth, Devon	Historic Landfill	<input type="checkbox"/>
5	Off Pendeen Crescent Soutrhway-Off Pendeen Crescent Southway	Historic Landfill	<input type="checkbox"/>
6	Honicknowle To March Mill-Honicknowle To March Mill, Plymouth	Historic Landfill	<input type="checkbox"/>
7	Derriford-Derriford, Plymouth	Historic Landfill	<input type="checkbox"/>
8	West Park-West Park, Plymouth	Historic Landfill	<input type="checkbox"/>
9	Honicknowle Lane-Honicknowle Lane, Plymouth	Historic Landfill	<input type="checkbox"/>
10	West Park-West Park, Plymouth	Historic Landfill	<input type="checkbox"/>

Maps

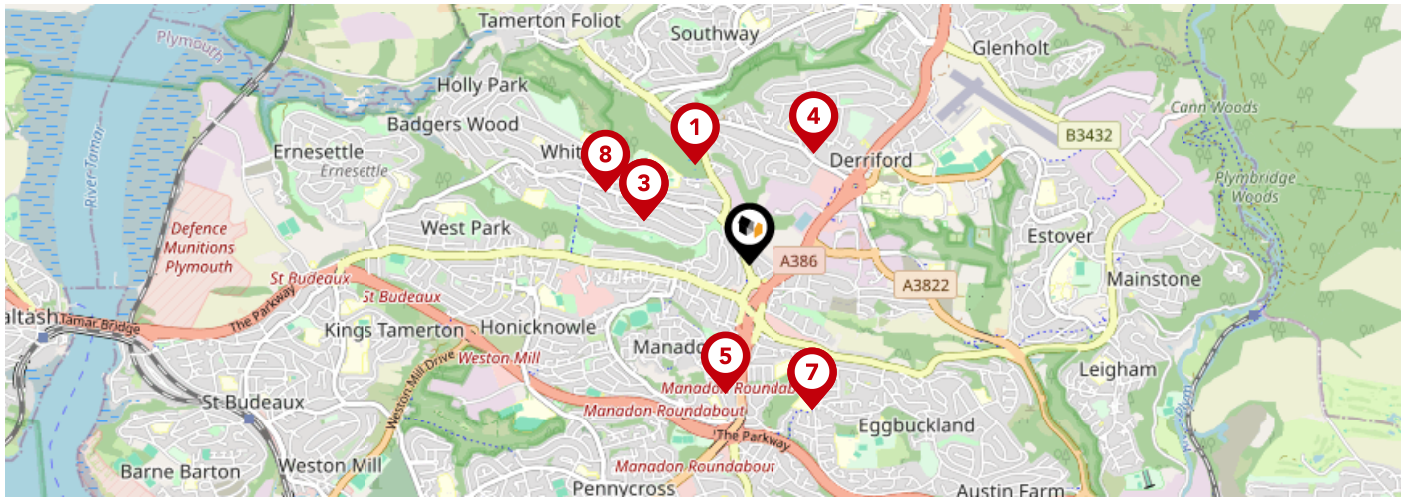
Listed Buildings

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



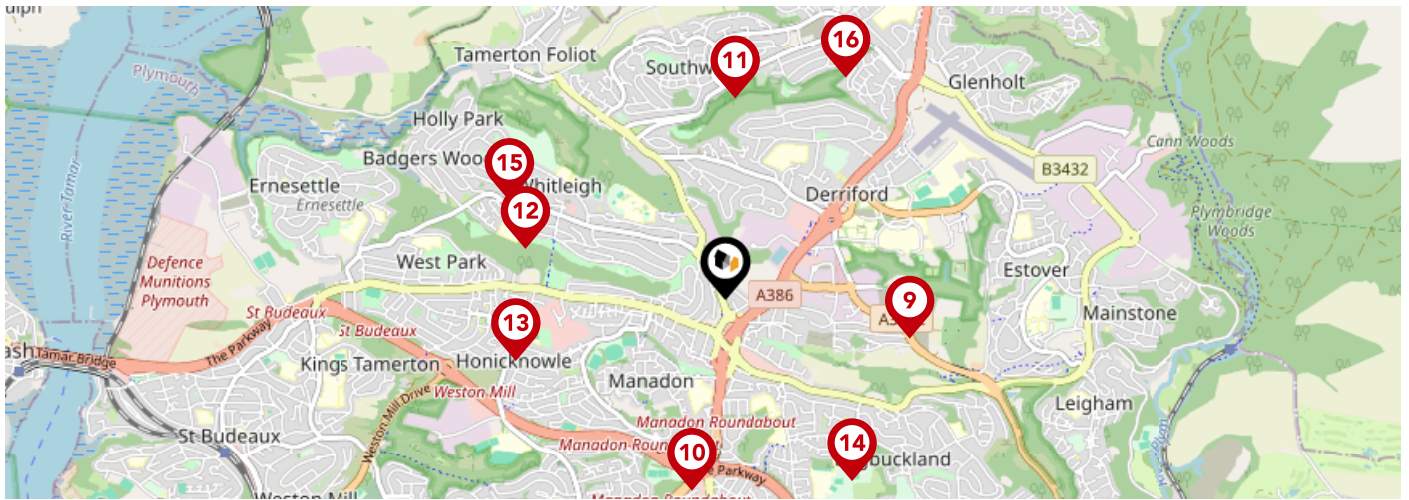
Listed Buildings in the local district		Grade	Distance
	1386392 - Smallack House	Grade II	0.4 miles
	1420728 - Smallack Kitchen Garden	Grade II	0.4 miles
	1386218 - Chapel Immediately North Of Manadon House	Grade II	0.6 miles
	1386450 - Church Of The Ascension	Grade II	0.6 miles
	1386212 - Looseleigh House	Grade II	0.6 miles
	1386213 - Gate Piers And Walls At Road Frontage To Number 33 Looseleigh House	Grade II	0.6 miles
	1425964 - Western Morning News	Grade II	0.6 miles
	1386499 - Gate Piers To West Of Widey Grange	Grade II	0.7 miles
	1386498 - Widey Grange	Grade II	0.7 miles
	1386220 - Stables Immediately North East Of Manadon House	Grade II	0.7 miles









Area Schools



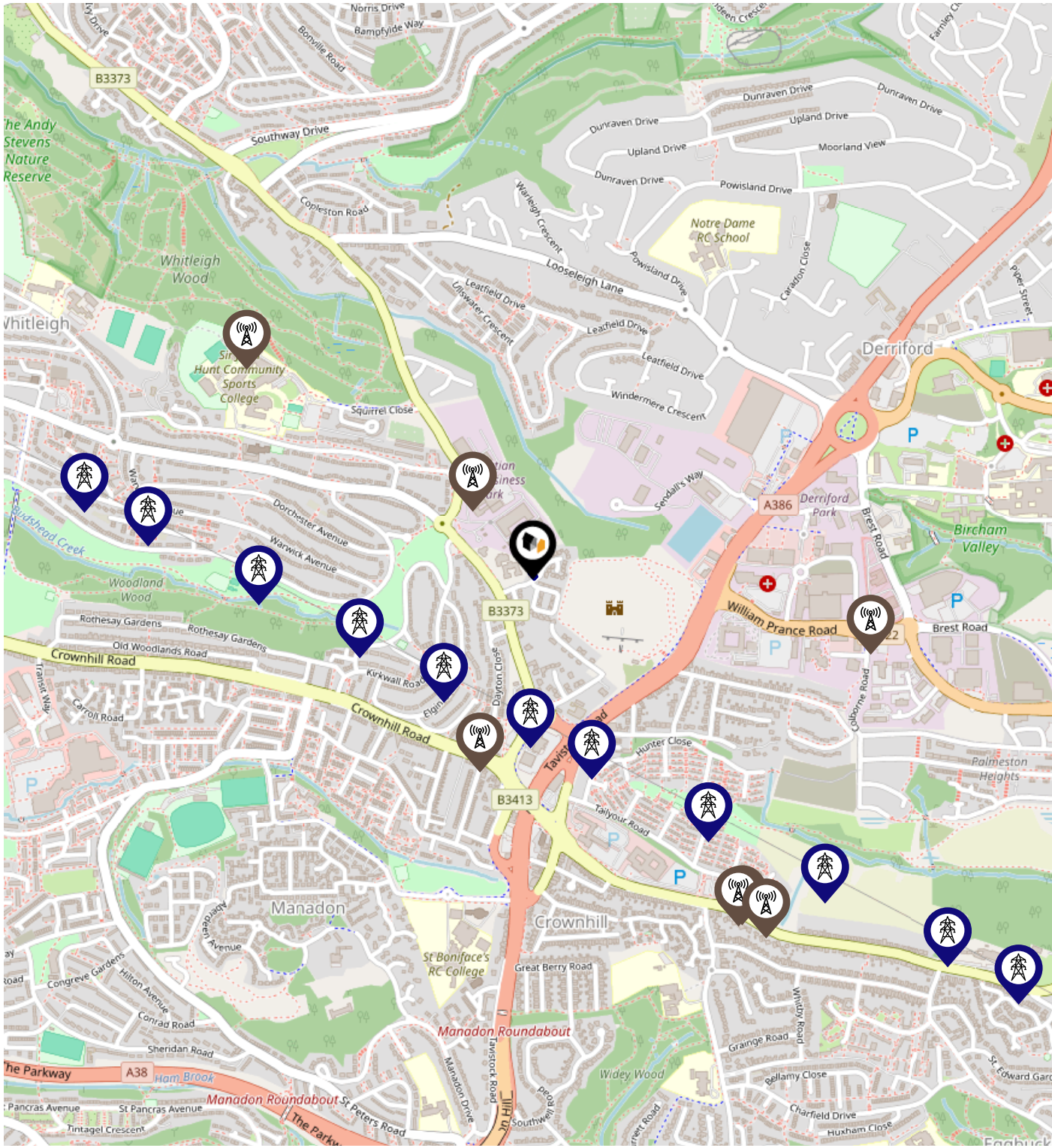
		Nursery	Primary	Secondary	College	Private
1	Woodlands School Ofsted Rating: Good Pupils: 85 Distance:0.55	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Whitleigh Community Primary School Ofsted Rating: Good Pupils: 365 Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Sir John Hunt Community Sports College Ofsted Rating: Good Pupils: 761 Distance:0.55	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Notre Dame RC School Ofsted Rating: Good Pupils: 765 Distance:0.61	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Boniface's RC College Ofsted Rating: Requires improvement Pupils: 374 Distance:0.61	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Widey Court Primary School Ofsted Rating: Good Pupils: 602 Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Courtlands School Ofsted Rating: Good Pupils: 107 Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Woodfield Primary School Ofsted Rating: Good Pupils: 268 Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>


Area Schools



		Nursery	Primary	Secondary	College	Private
	St Matthew's Church of England Primary and Nursery Academy Ofsted Rating: Good Pupils: 484 Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Manadon Vale Primary School Ofsted Rating: Good Pupils: 416 Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Beechwood Primary Academy Ofsted Rating: Good Pupils: 308 Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Brook Green Centre for Learning Ofsted Rating: Outstanding Pupils: 99 Distance:0.98	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Shakespeare Primary School Ofsted Rating: Requires improvement Pupils: 410 Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Egguckland Vale Primary School Ofsted Rating: Good Pupils: 396 Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Peter's RC Primary School Ofsted Rating: Good Pupils: 122 Distance:1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Oakwood Primary Academy Ofsted Rating: Good Pupils: 311 Distance:1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons



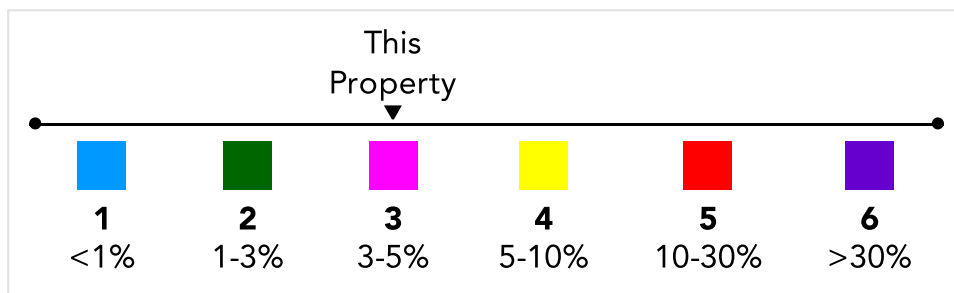
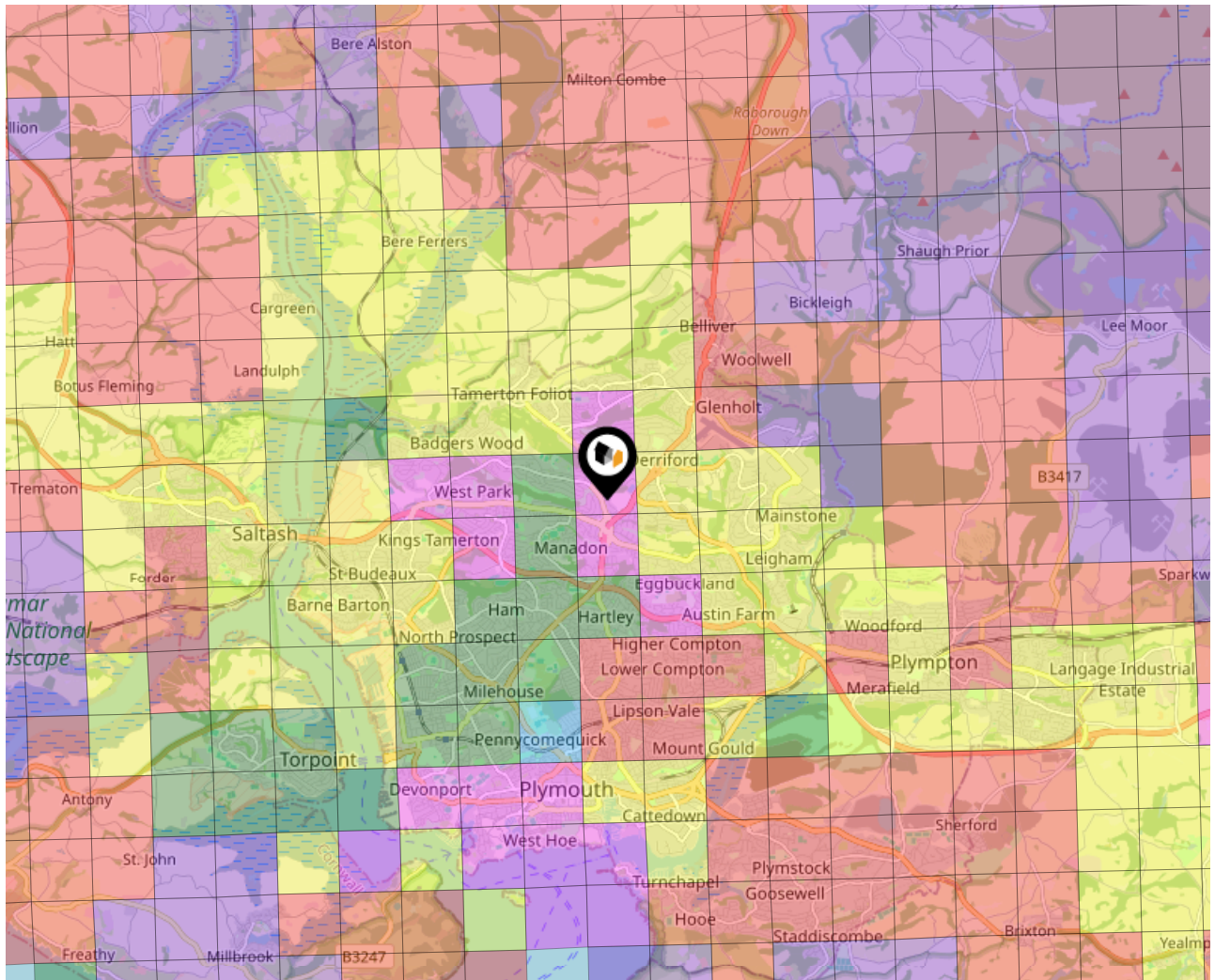
- Key:**
-  Power Pylons
 -  Communication Masts

Environment

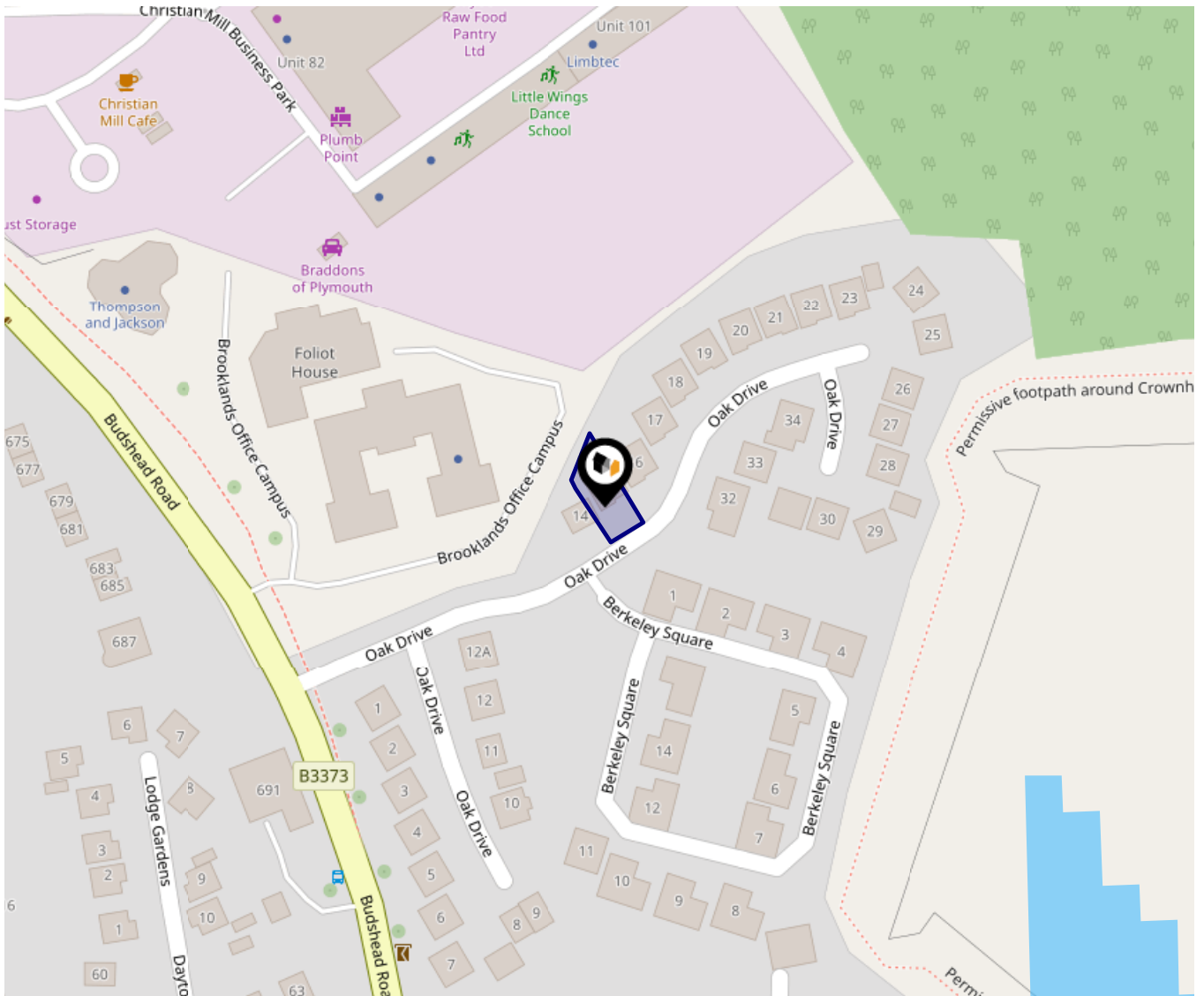
Radon Gas

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).



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:

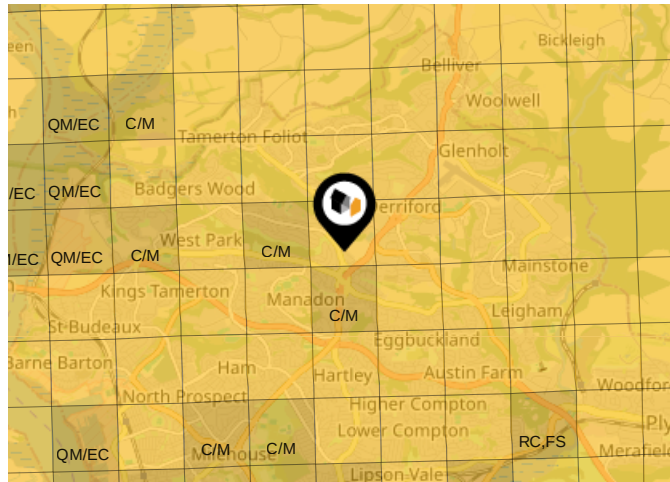
- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Environment

Soils & Clay

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

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

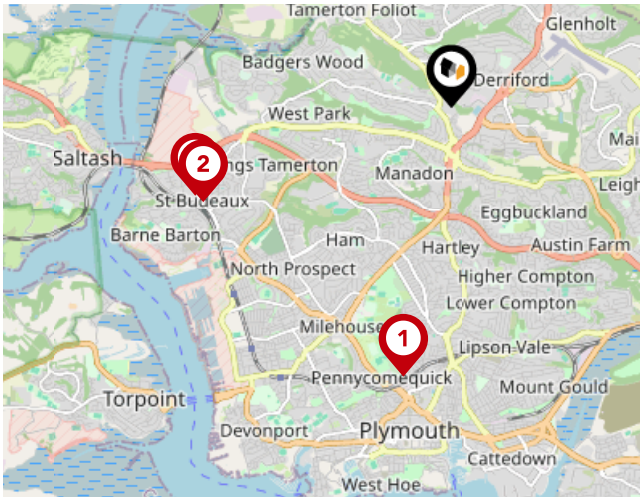


Primary Classifications (Most Common Clay Types)

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

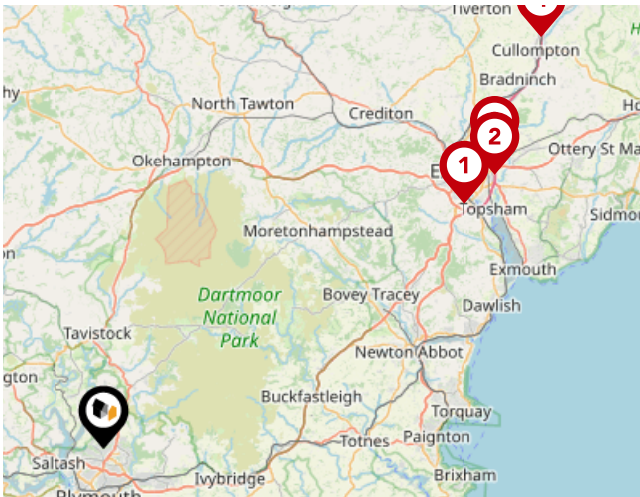
Area

Transport (National)



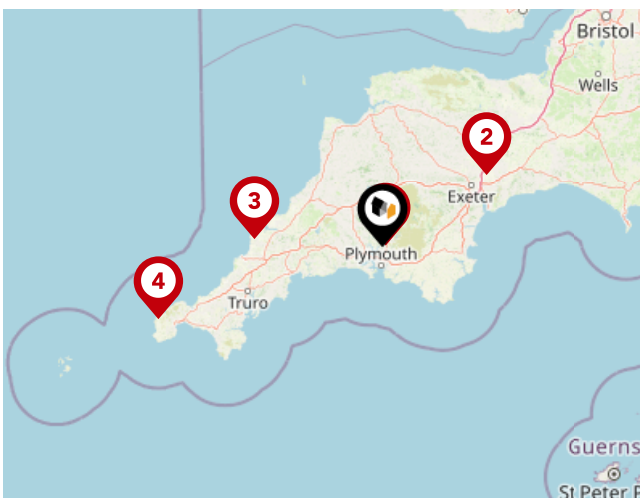
National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	2.59 miles
2	St Budeaux Ferry Road Rail Station	2.51 miles
3	St Budeaux Victoria Road Rail Station	2.55 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	32.81 miles
2	M5 J30	35.93 miles
3	M5 J29	36.66 miles
4	M5 J28	45.13 miles

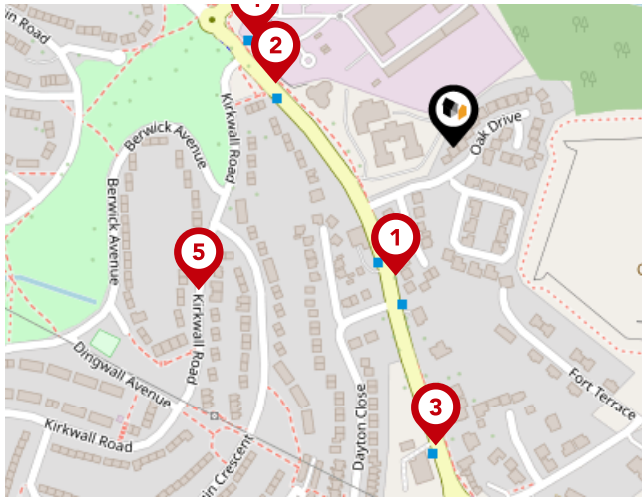


Airports/Helipads

Pin	Name	Distance
1	Glenholt	1.18 miles
2	Exeter Airport	38.37 miles
3	St Mawgan	38.48 miles
4	Joppa	71.19 miles

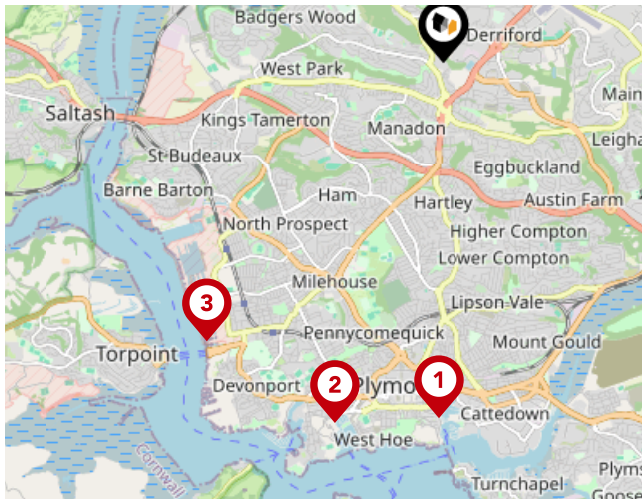
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Dayton Close	0.08 miles
2	Kirkwall Road	0.11 miles
3	Rogers Garage	0.18 miles
4	Whitleigh Cross	0.13 miles
5	Kirkwall Road	0.17 miles



Ferry Terminals

Pin	Name	Distance
1	Plymouth (Barbican) Landing Stage	3.35 miles
2	Plymouth Ferry Terminal	3.56 miles
3	Devonport Ferry Terminal	3.45 miles

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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