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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Monday 22nd June 2026



GENTIAN HILL, BRIXTON, PLYMOUTH, PL8 2DL

Lang Town & Country

6 Mannamead Road, Plymouth, PL4 7AA
01752 456000
carrie@langtownandcountry.com
www.langtownandcountry.com







Property

Type:	Detached	Last Sold Date:	25/08/2000
Bedrooms:	2	Last Sold Price:	£155,000
Plot Area:	0.27 acres	Tenure:	Freehold
Council Tax :	Band C		
Annual Estimate:	£2,325		
Title Number:	DN147774		
UPRN:	10008919477		
Restrictive Covenants:	No		

Local Area

Local Authority:	South hams
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

23 mb/s	- mb/s
	

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address

Planning records for: *Gentian Hill, Brixton, Plymouth, PL8 2DL*

Reference - 1110/25/ARC
Decision: Approved
Date: 01st April 2025
Description: Application for approval of details reserved by condition 5 (Surface Water Drainage) of planning consent 4369/22/ARM
Reference - 4369/22/ARM
Decision: Approved
Date: 13th December 2022
Description: Application for approval of all reserved matters following outline approval 2122/20/OPA
Reference - 2122/20/OPA
Decision: Approved
Date: 13th July 2020
Description: Outline application with all matters reserved for erection of replacement dwelling
Reference - 0752/25/ARC
Decision: Refused
Date: 10th March 2025
Description: Application for approval of details reserved by condition 5 (Surface Water Drainage) of planning consent 4369/22/ARM

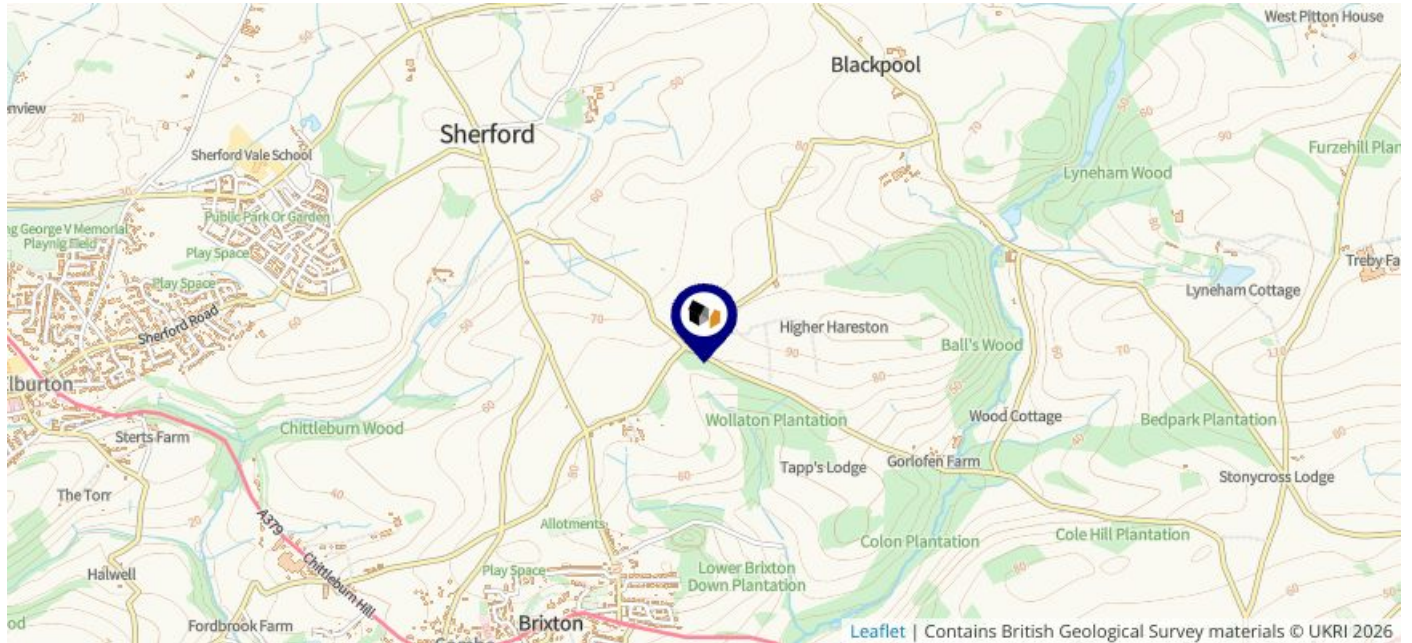
Planning History

This Address

Planning records for: *Gentian Hill, Brixton, Plymouth, PL8 2DL*

Reference - 0395/20/FUL	
Decision:	Approved
Date:	06th February 2020
Description:	Change of use of part of store to residential use in connection (ancillary) with the adjoining dwelling

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

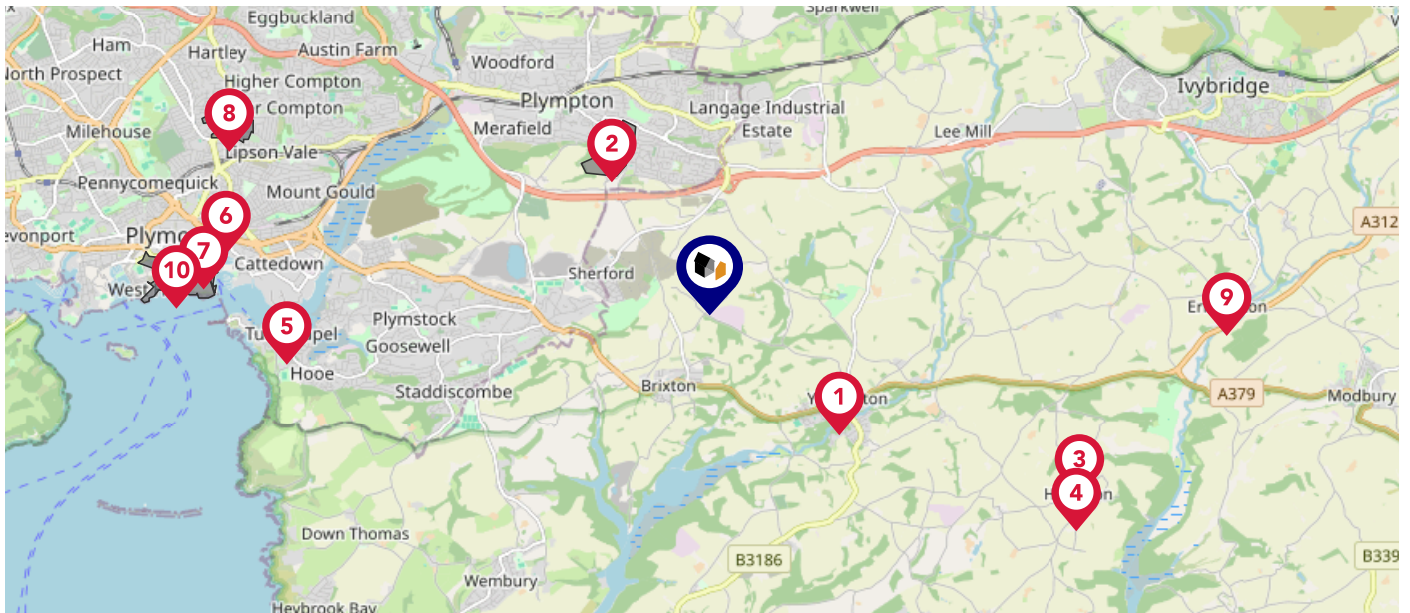
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



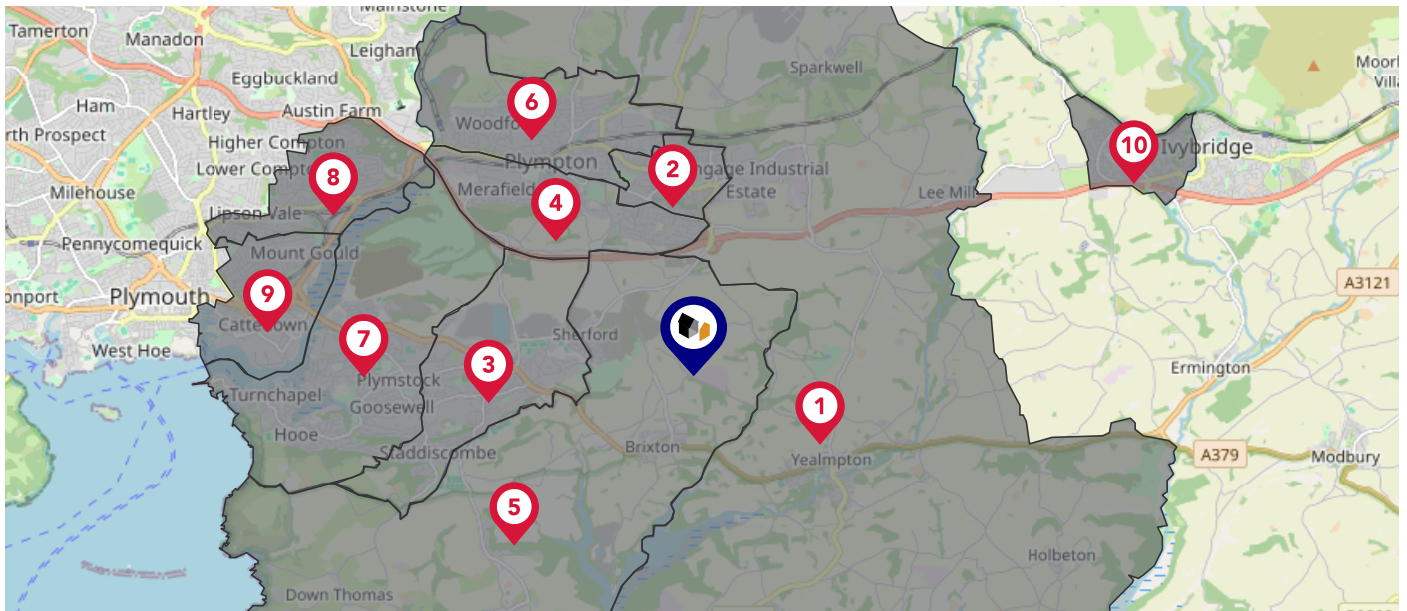
Nearby Conservation Areas

-  1 Yealmpton
-  2 Plympton St Maurice
-  3 Ford (Holbeton)
-  4 Holbeton
-  5 Turnchapel
-  6 Ebrington Street
-  7 Barbican
-  8 Mannamead
-  9 Ermington
-  10 The Hoe

Maps

Council Wards

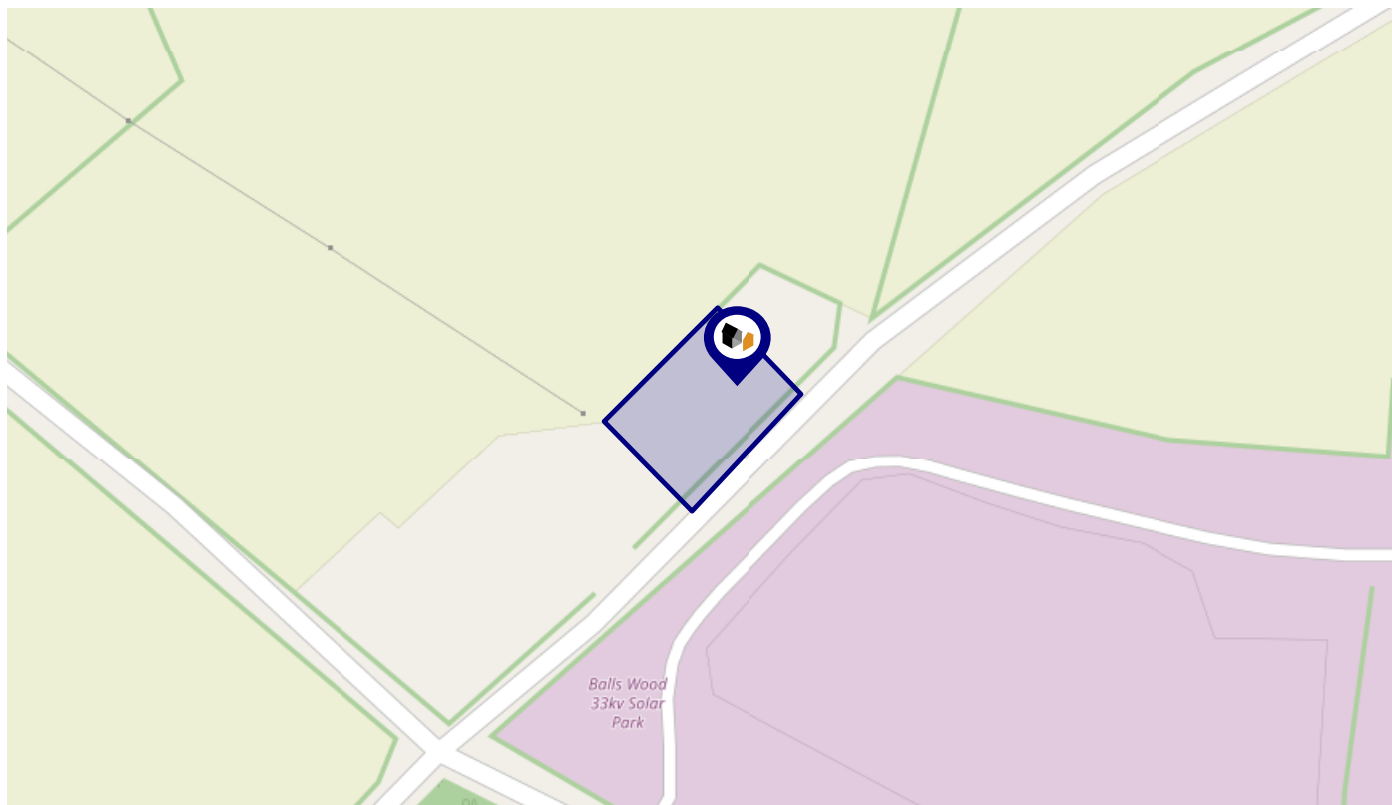
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

- 1 Newton & Yealmpton Ward
- 2 Plympton Chaddlewood Ward
- 3 Plymstock Dunstone Ward
- 4 Plympton Erle Ward
- 5 Wembury & Brixton Ward
- 6 Plympton St. Mary Ward
- 7 Plymstock Radford Ward
- 8 Efford and Lipson Ward
- 9 Sutton and Mount Gould Ward
- 10 Ivybridge West 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:

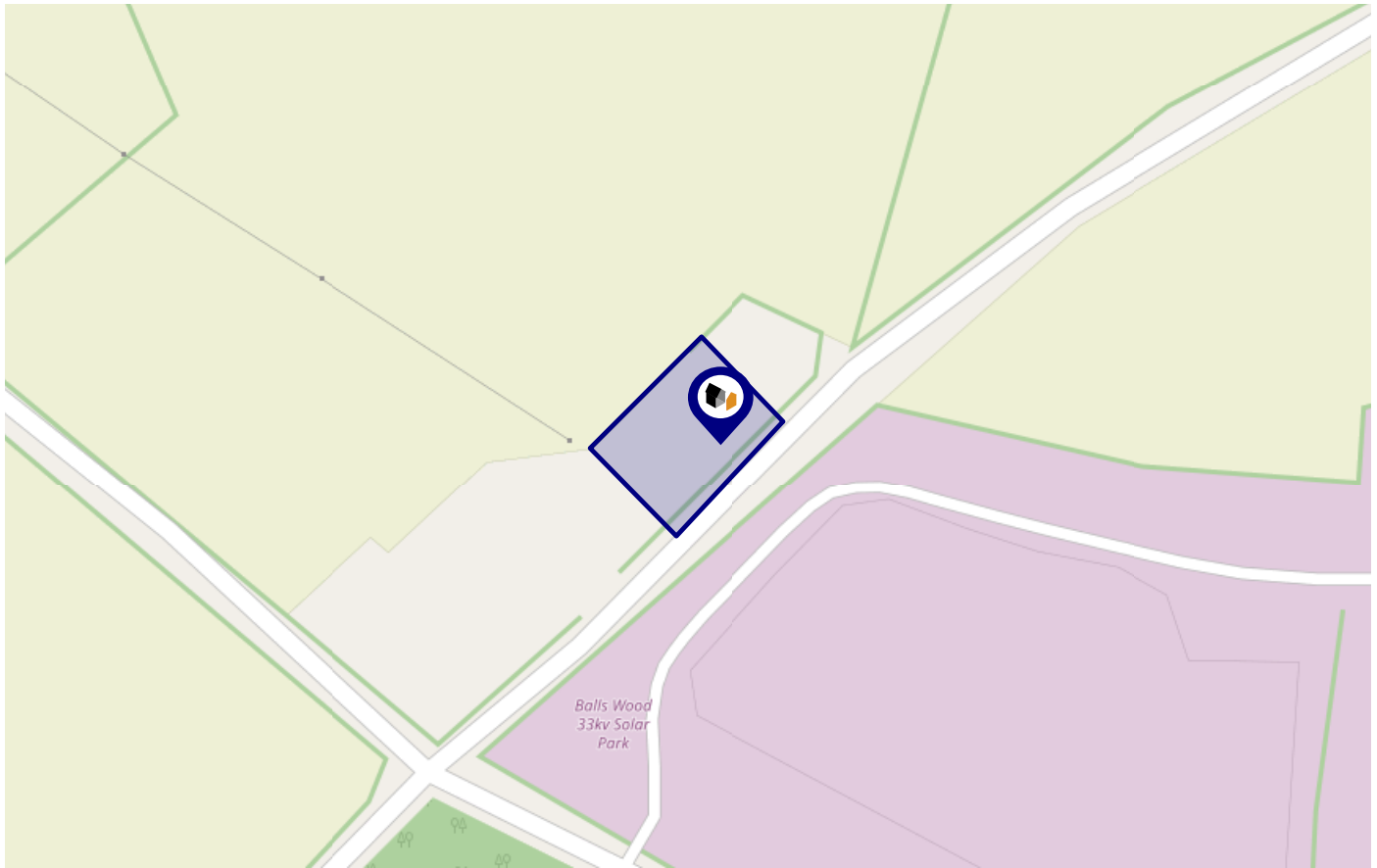
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

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:

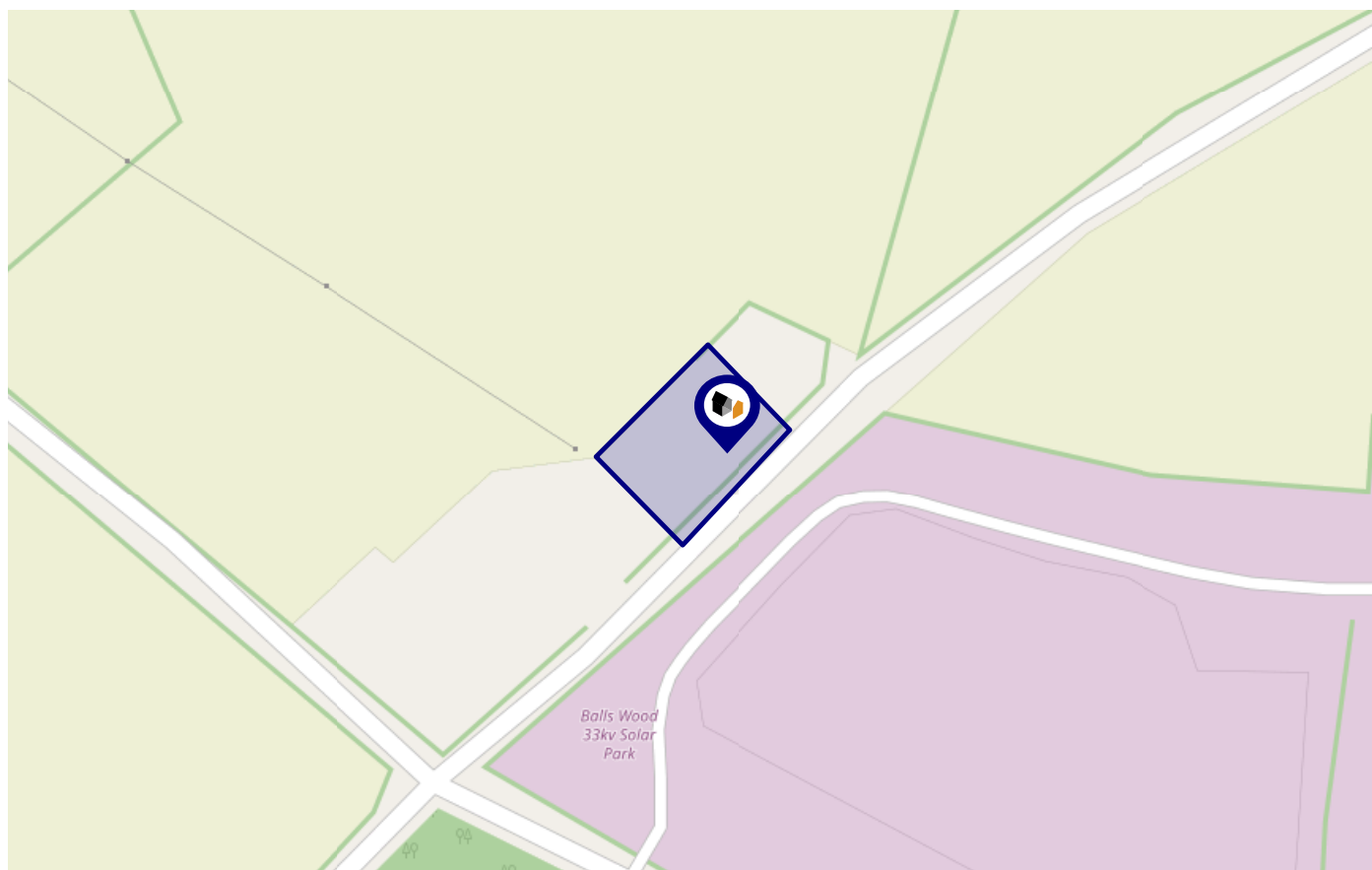


Flood Risk

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:

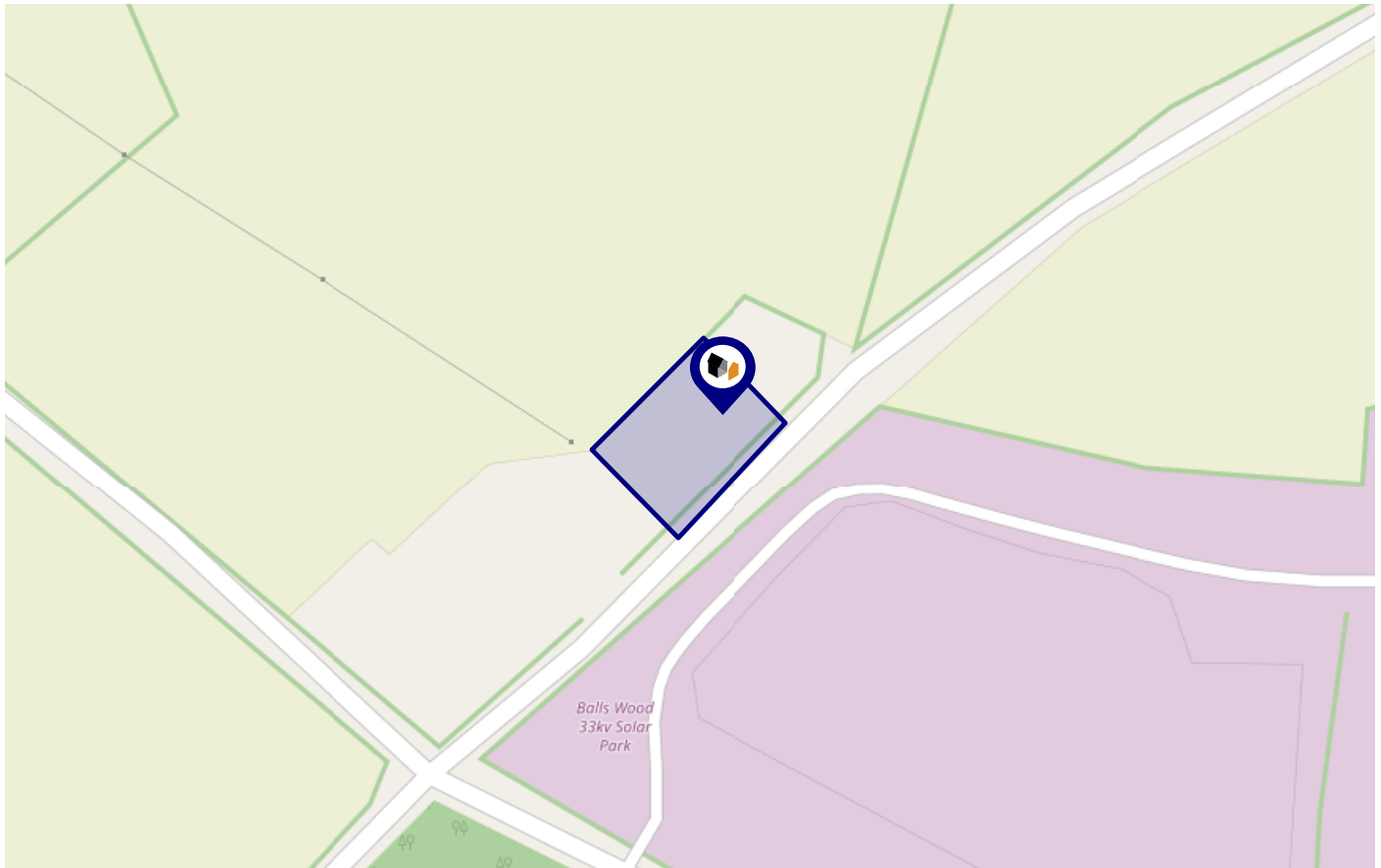


Flood Risk

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.

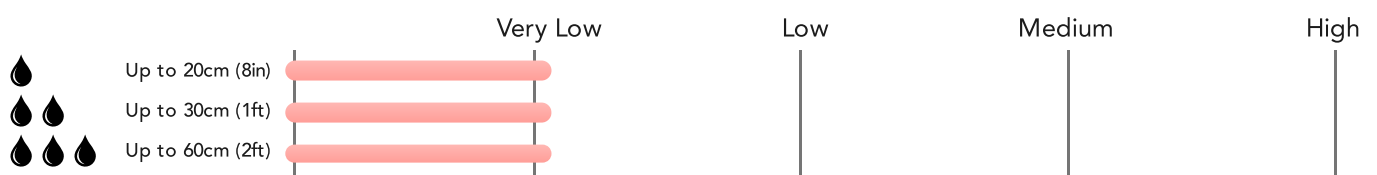


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

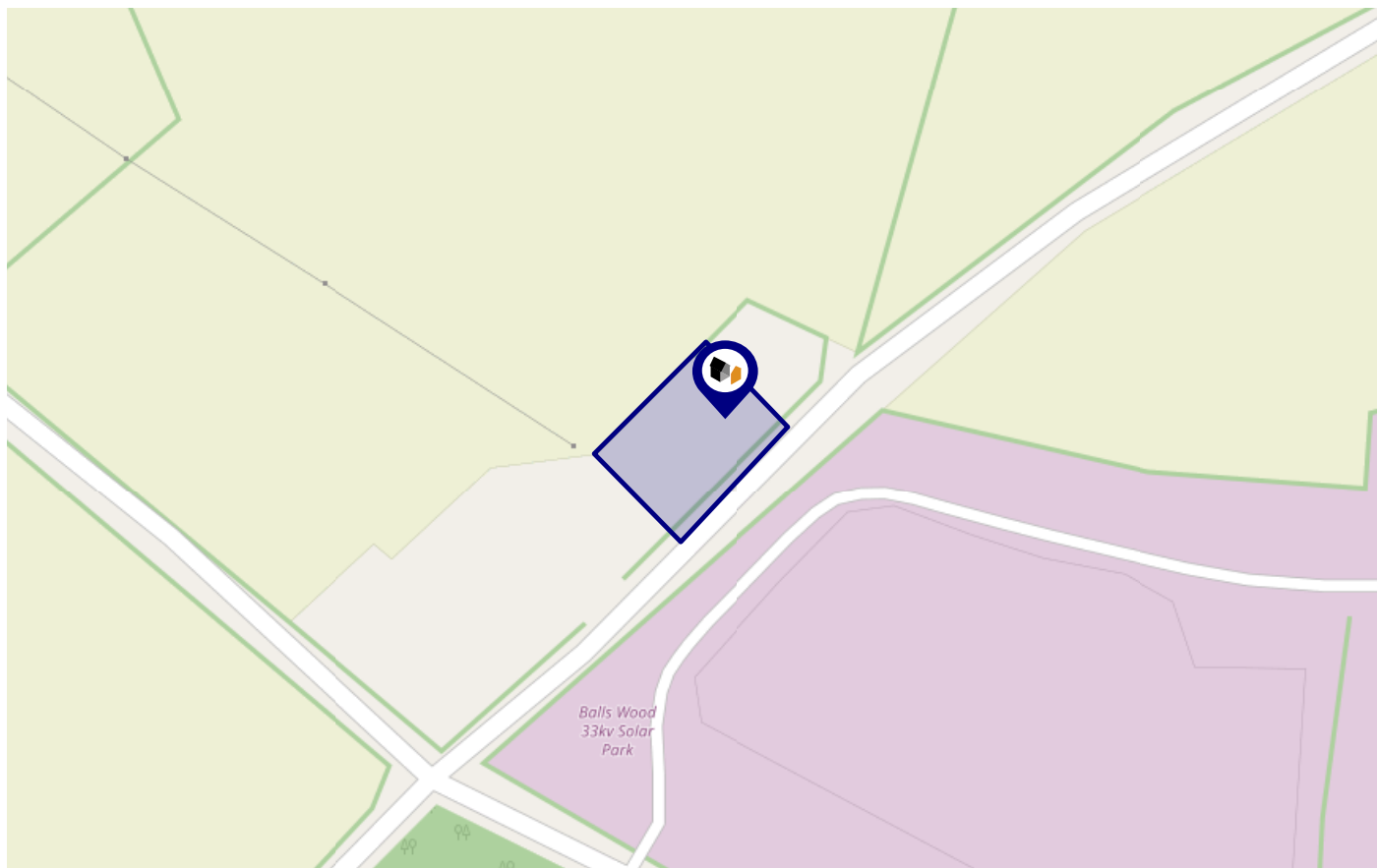


Flood Risk

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.

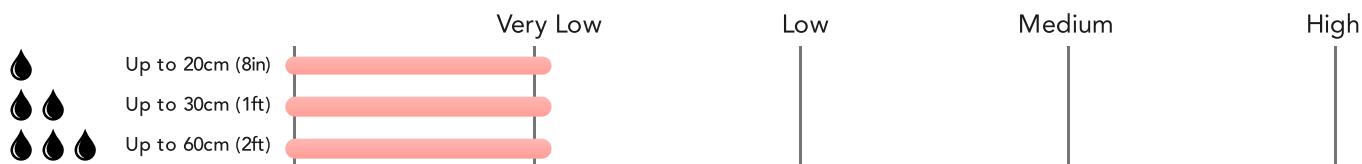


Risk Rating: **Very low**

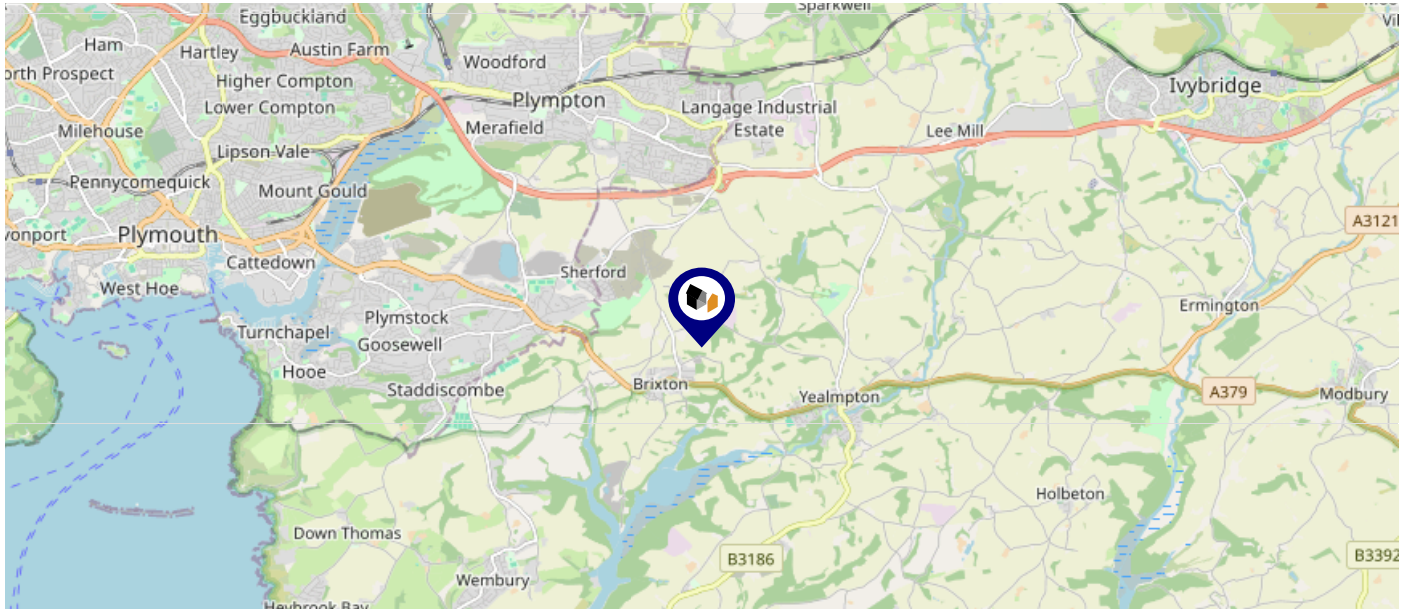
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



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



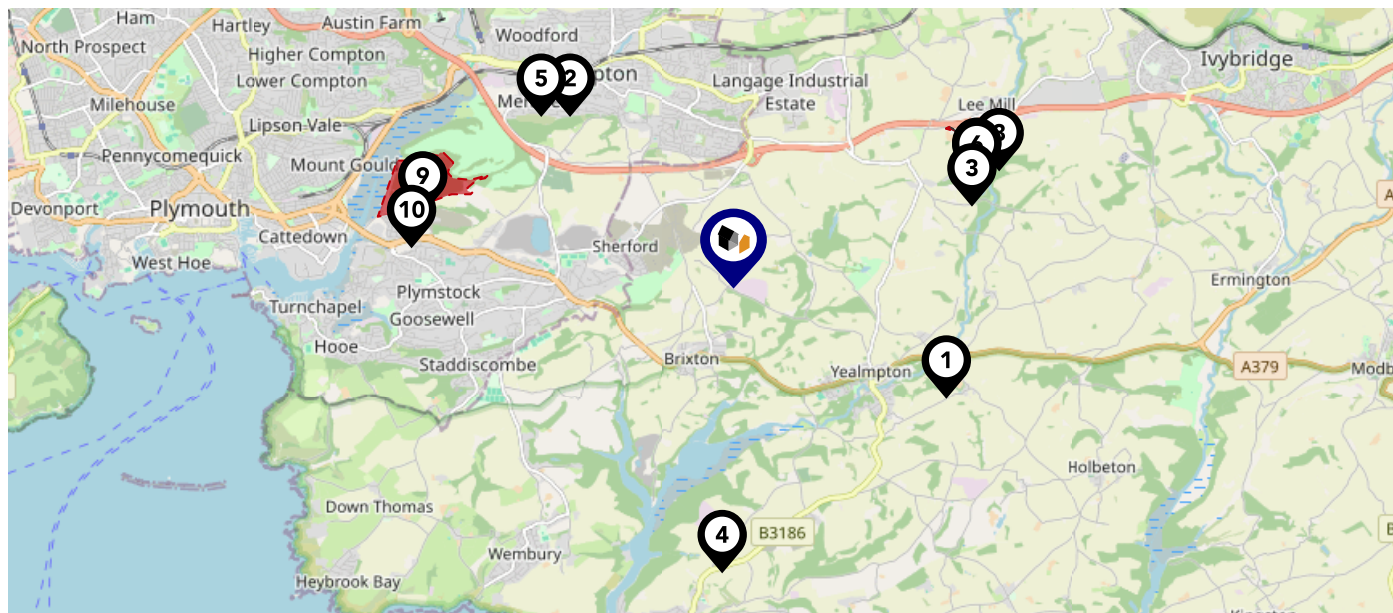
Nearby Green Belt Land

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.



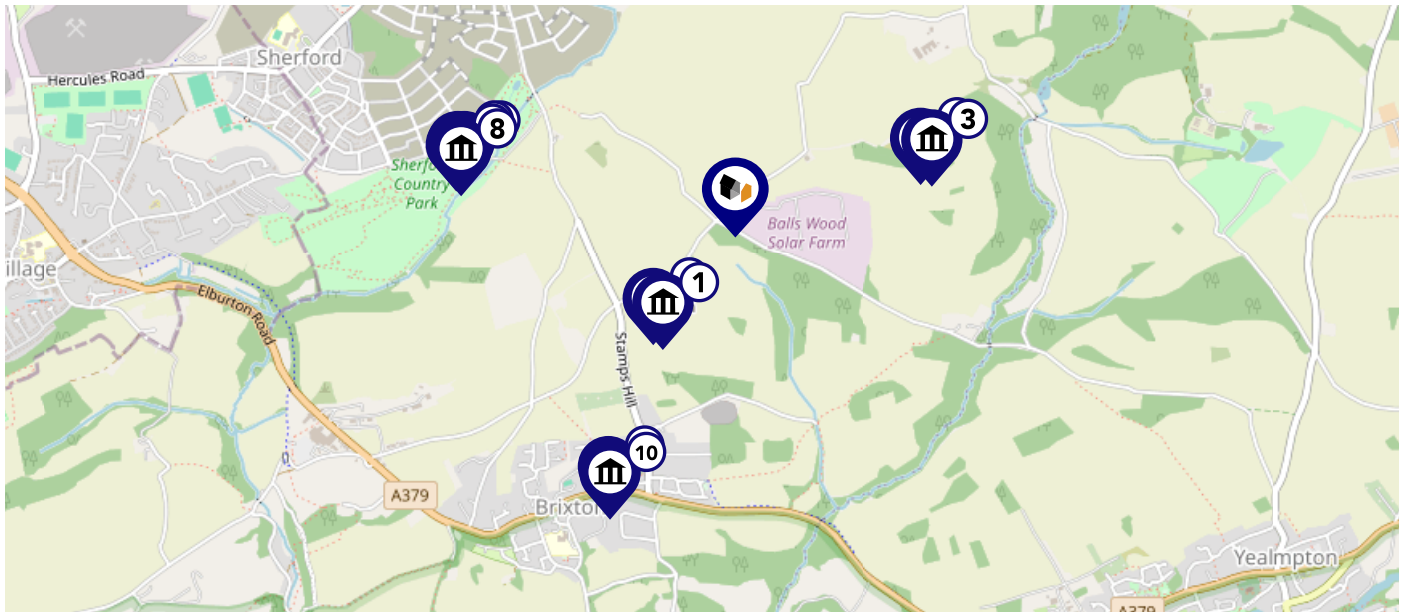
Nearby Landfill Sites











1	Devon County Council Depot-Yealmbridge, Cornwall	Historic Landfill
2	Recreation Ground Linketty Road Plympt-Recreation Ground Linketty Road Plympton, Plymouth	Historic Landfill
3	New England Quarry-Plympton, Plymouth, Devon	Historic Landfill
4	EA/EPR/EP3596HQ/A001	Active Landfill
5	Valley Road Plympton-Valley Road, Plympton, Plymouth	Historic Landfill
6	EA/EPR/EP3496HY/A001	Active Landfill
7	Challonsleigh Farm-Plympton, Plymouth	Historic Landfill
8	EA/EPR/DB3100LW/T001	Active Landfill
9	EA/EPR/EP3096HZ/V002	Active Landfill
10	Plymstock Works-Plymstock Works, Plymstock, Plymouth, Devon	Historic Landfill

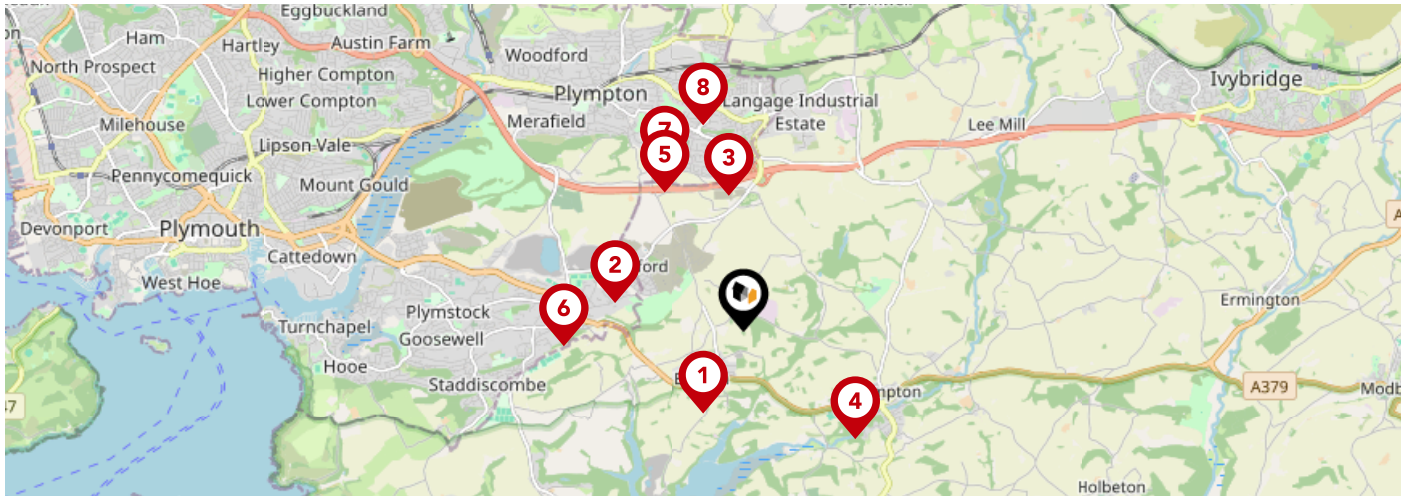
Maps

Listed Buildings

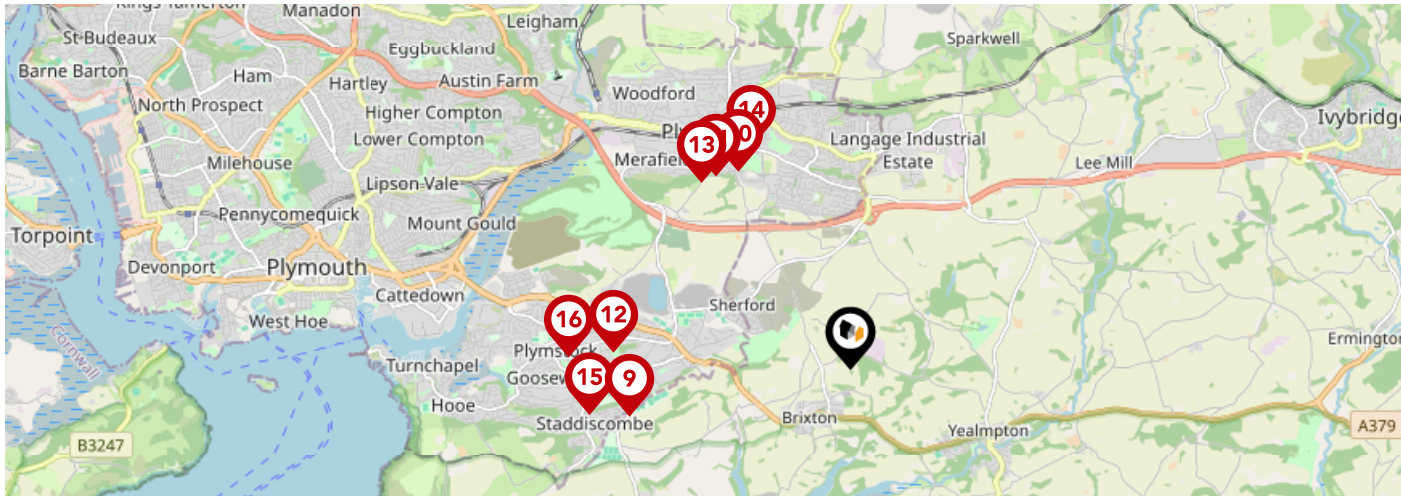
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











Listed Buildings in the local district	Grade	Distance
 1325238 - Shippen And Barn Range Approximately 15 Metres South East Of Wollaton Farm House	Grade II	0.3 miles
 1147793 - Wollaton Farm House	Grade II	0.3 miles
 1147767 - Shippen And Barn Range Approximately 40 Metres East Of Higher Hareston	Grade II	0.5 miles
 1107828 - Higher Hareston	Grade I	0.5 miles
 1147788 - Barn Approximately 25 Metres West South West Of West Sherford Farmhouse	Grade II	0.6 miles
 1107829 - West Sherford Farm House Including Outbuilding Adjoining On North East	Grade II	0.6 miles
 1107831 - Stables Approximately 15 Metres West Of West Sherford Farmhouse	Grade II	0.6 miles
 1107830 - Shippen Approximately 30 Metres South West Of West Sherford Farmhouse	Grade II	0.6 miles
 1107859 - Priests' Cottages	Grade II	0.7 miles
 1325213 - Church Of St Mary	Grade I	0.7 miles

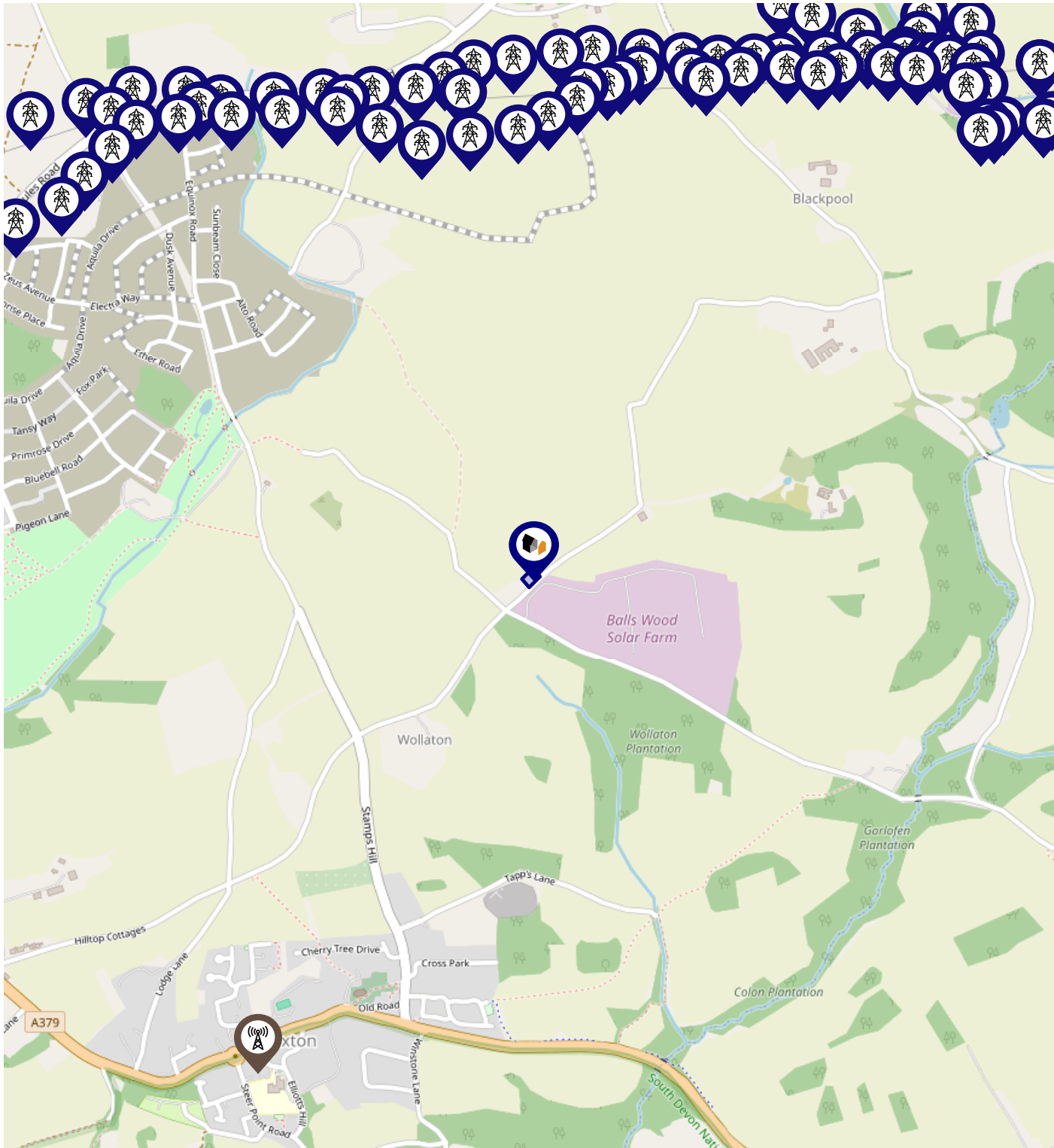


		Nursery	Primary	Secondary	College	Private
1	St Mary's Church of England Primary School Ofsted Rating: Outstanding Pupils: 102 Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Sherford Vale School & Nursery Ofsted Rating: Good Pupils: 258 Distance:1.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Yealmpstone Farm Primary School Ofsted Rating: Good Pupils: 216 Distance:1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Yealmpton Primary School Ofsted Rating: Good Pupils: 180 Distance:1.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Plympton St Maurice Primary School Ofsted Rating: Good Pupils: 187 Distance:1.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Elburton Primary School Ofsted Rating: Outstanding Pupils: 465 Distance:1.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Longcause Community Special School Ofsted Rating: Good Pupils: 110 Distance:1.72	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Chaddlewood Primary School Ofsted Rating: Good Pupils: 372 Distance:2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
	Coombe Dean School Ofsted Rating: Good Pupils: 995 Distance:2.14	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Plympton Academy Ofsted Rating: Requires improvement Pupils: 1145 Distance:2.15	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Old Priory Junior Academy Ofsted Rating: Good Pupils: 192 Distance:2.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Morley Meadow Primary School Ofsted Rating: Good Pupils: 224 Distance:2.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Plympton St Mary's CofE Infant School Ofsted Rating: Good Pupils: 100 Distance:2.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Glen Park Primary School Ofsted Rating: Outstanding Pupils: 407 Distance:2.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Goosewell Primary Academy Ofsted Rating: Good Pupils: 419 Distance:2.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Plymstock School Ofsted Rating: Good Pupils: 1671 Distance:2.67	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons

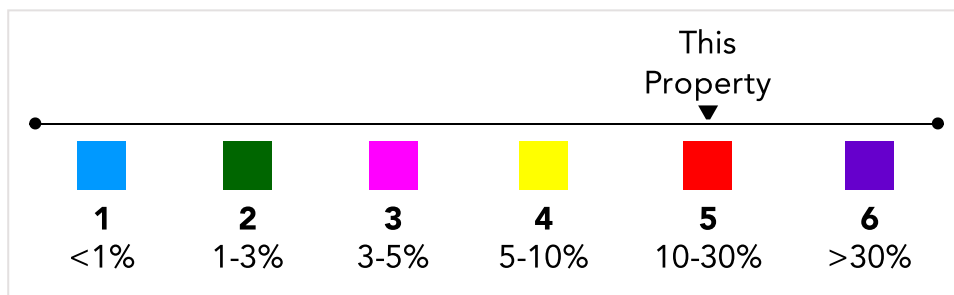
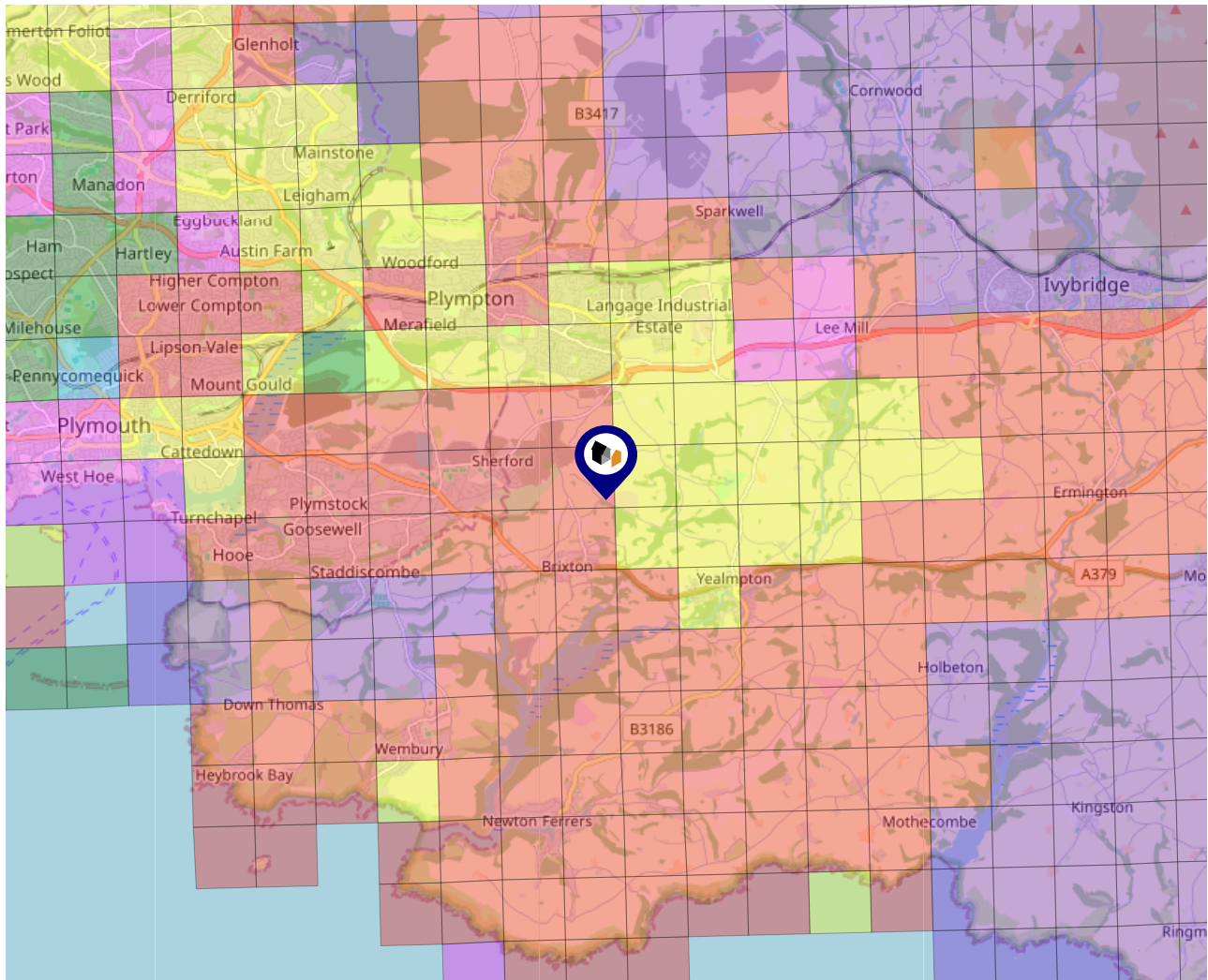


Key:

-  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

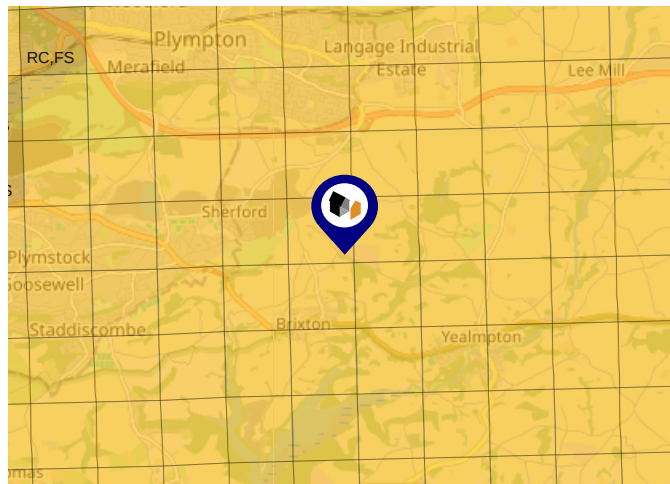


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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)

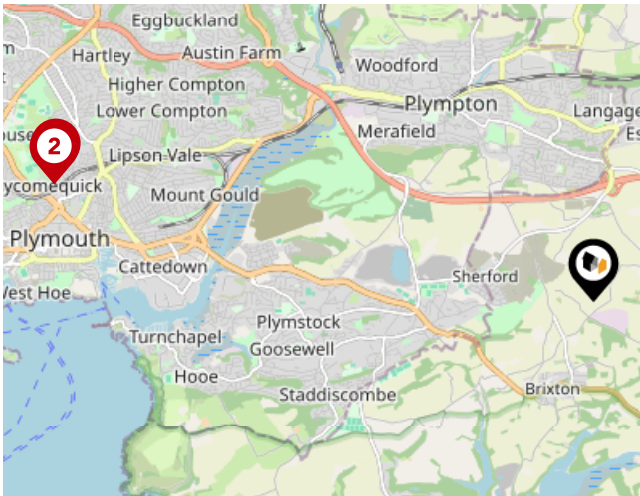
Carbon Content:	VARIABLE	Soil Texture:	LOAM TO SILTY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	INTERMEDIATE-SHALLOW
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		



Primary Classifications (Most Common Clay Types)

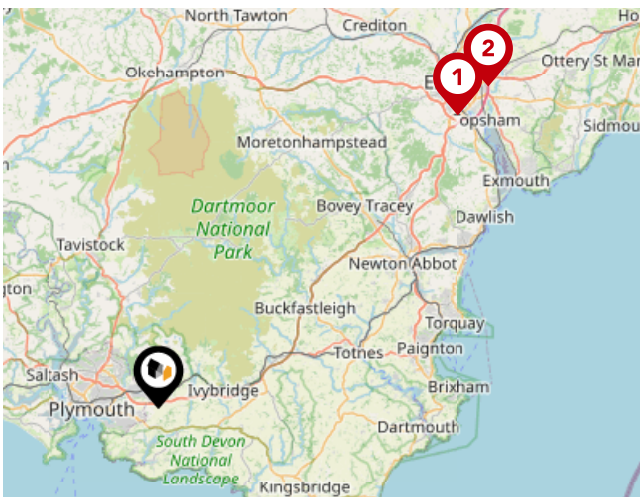
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay &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



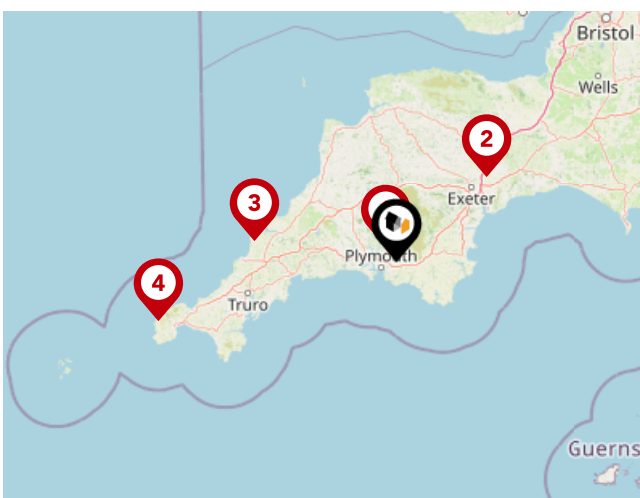
National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	5.22 miles
2	Plymouth Rail Station	5.23 miles
3	Ivybridge Rail Station	5.87 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	31.54 miles
2	M5 J30	34.7 miles



Airports/Helipads

Pin	Name	Distance
1	Glenholt	5.56 miles
2	Exeter Airport	37.09 miles
3	St Mawgan	43.5 miles
4	Joppa	74.73 miles

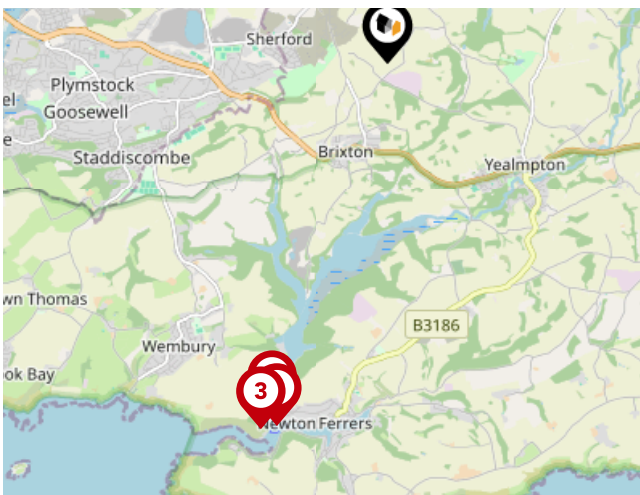
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Winstone Lane	0.74 miles
2	Winstone Lane	0.74 miles
3	Elliots Hill	0.78 miles
4	Sutherland Cottages	1.02 miles
5	Combe Lane	1.04 miles



Ferry Terminals

Pin	Name	Distance
1	Newton Ferrers Ferry Landing	3.47 miles
2	Noss Mayo Ferry Landing	3.58 miles
3	Warren Point Ferry Landing	3.65 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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