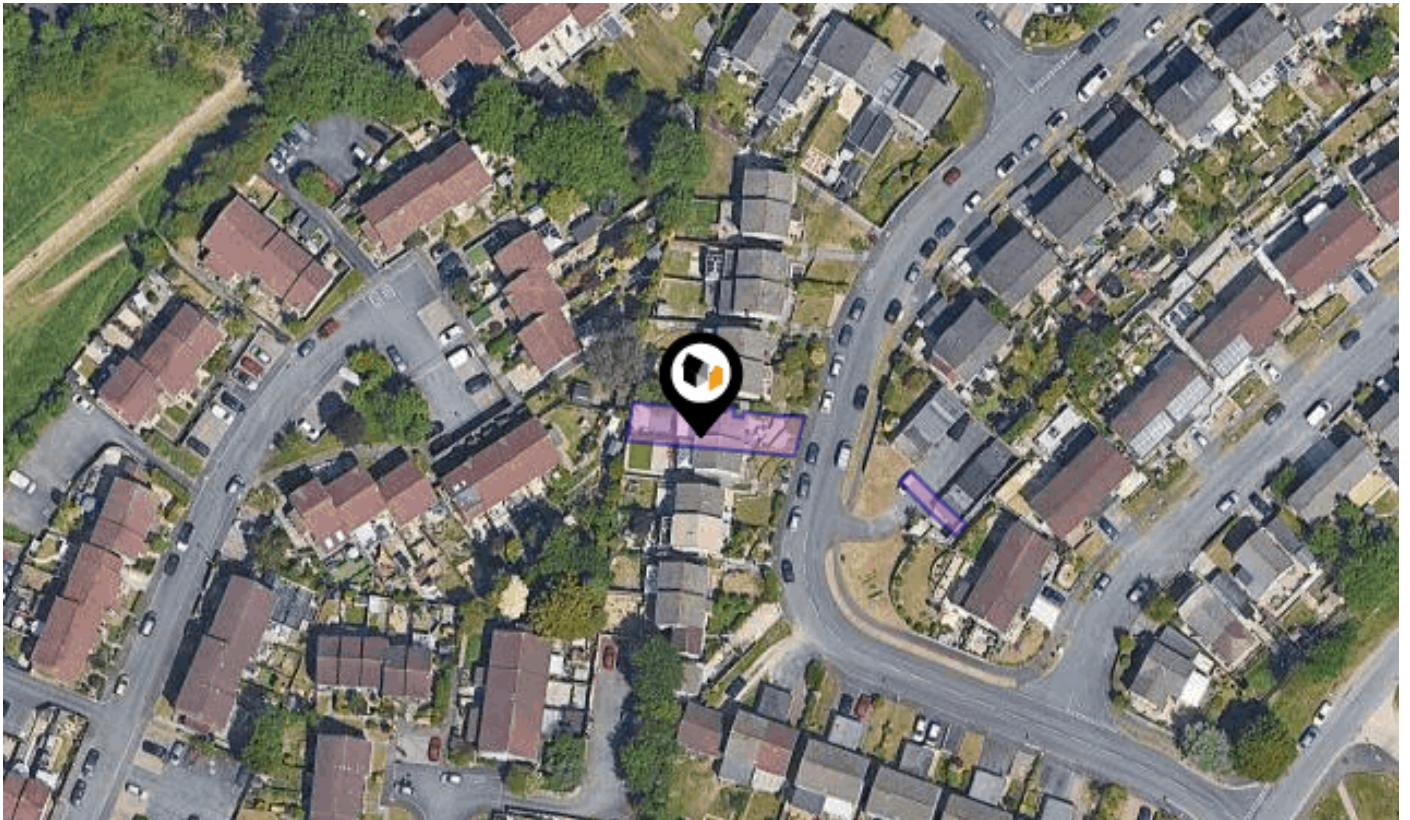




See More Online

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area  
**Thursday 02nd April 2026**



**37, HOLLY PARK DRIVE, PLYMOUTH, PL5 4JS**

## Lang Town & Country

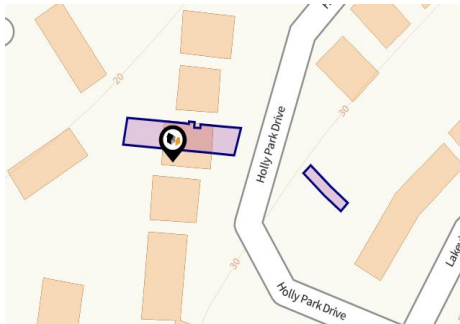
6 Mannamead Road, Plymouth, PL4 7AA

01752 456000

carrie@langtownandcountry.com

www.langtownandcountry.com





## Property

|                               |   |                                    |  |
|-------------------------------|---|------------------------------------|--|
| <b>Type:</b>                  | Semi-Detached                           | <b>Last Sold Date:</b>             | 16/12/2022   |
| <b>Bedrooms:</b>              | 3                                       | <b>Last Sold Price:</b>            | £215,000   |
| <b>Floor Area:</b>            | 785 ft <sup>2</sup> / 73 m <sup>2</sup> | <b>Last Sold £/ft<sup>2</sup>:</b> | £273   |
| <b>Plot Area:</b>             | 0.06 acres                              | <b>Tenure:</b>                     | Freehold   |
| <b>Year Built :</b>           | 1967-1975                               | <b>Latest FENSA Work:</b>          | 12/12/2016 - 37 Holly Park Drive windows, PLYMOUTH doors |
| <b>Council Tax :</b>          | Band C                                  |                                    | 16/03/2015 - 37 Holly Park Drive windows, PLYMOUTH doors |
| <b>Title Number:</b>          | DN28883                                 |                                    | 03/06/2013 - 37 Holly Park Drive windows, PLYMOUTH doors |
| <b>UPRN:</b>                  | 100040450422                            |                                    |  |
| <b>Restrictive Covenants:</b> | Yes                                     |                                    |  |

## Local Area

|                           |          |
|---------------------------|----------|
| <b>Local Authority:</b>   | Plymouth |
| <b>Conservation Area:</b> | No       |
| <b>Flood Risk:</b>        |          |
| • Rivers & Seas           | Very low |
| • Surface Water           | Very low |

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

|   |  |   |
|---|--|---|
| <b>4</b><br>mb/s  | <b>34</b><br>mb/s  | <b>1000</b><br>mb/s   |
|  |  |  |

### Mobile Coverage: (based on calls indoors)



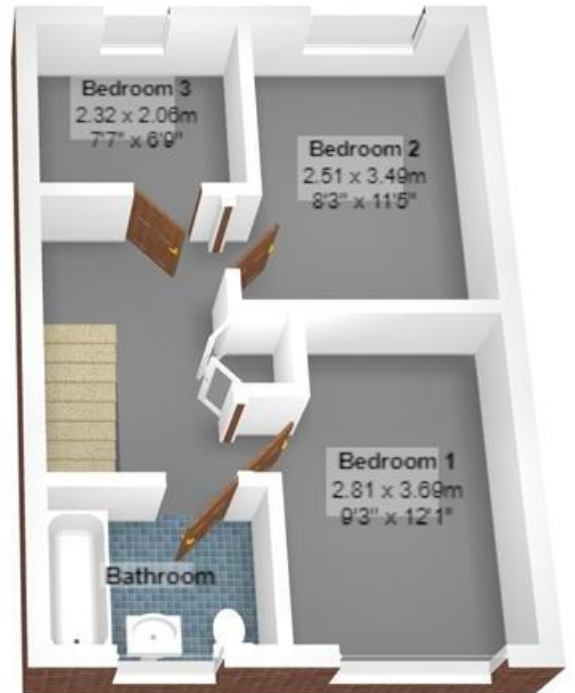
### Satellite/Fibre TV Availability:



## 37, HOLLY PARK DRIVE, PLYMOUTH, PL5 4JS



Ground Floor



First Floor

Total Approximate Area - 91.6 m<sup>2</sup> ... 986 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

©241Photography for D C Lane

37 Holly Park Drive, PL5 4JS

Energy rating

**C**

Valid until 12.09.2032

| Score | Energy rating | Current       | Potential     |
|-------|---------------|---------------|---------------|
| 92+   | <b>A</b>      |               |               |
| 81-91 | <b>B</b>      |               | 86   <b>B</b> |
| 69-80 | <b>C</b>      | 71   <b>c</b> |               |
| 55-68 | <b>D</b>      |               |               |
| 39-54 | <b>E</b>      |               |               |
| 21-38 | <b>F</b>      |               |               |
| 1-20  | <b>G</b>      |               |               |

## Additional EPC Data

---

|                                     |   |
|-------------------------------------|---|
| <b>Property Type:</b>               | House   |
| <b>Build Form:</b>                  | Semi-Detached                                 |
| <b>Transaction Type:</b>            | Marketed sale                                 |
| <b>Energy Tariff:</b>               | Single  |
| <b>Main Fuel:</b>                   | Mains gas (not community)                     |
| <b>Main Gas:</b>                    | Yes   |
| <b>Glazing Type:</b>                | Double glazing installed during or after 2002 |
| <b>Previous Extension:</b>          | 0   |
| <b>Open Fireplace:</b>              | 0   |
| <b>Ventilation:</b>                 | Natural                                       |
| <b>Walls:</b>                       | Cavity wall, filled cavity                    |
| <b>Walls Energy:</b>                | Average                                       |
| <b>Roof:</b>                        | Pitched, 200 mm loft insulation               |
| <b>Roof Energy:</b>                 | Good  |
| <b>Main Heating:</b>                | Boiler and radiators, mains gas               |
| <b>Main Heating Controls:</b>       | Programmer, room thermostat and TRVs          |
| <b>Hot Water System:</b>            | From main system                              |
| <b>Hot Water Energy Efficiency:</b> | Good  |
| <b>Lighting:</b>                    | Low energy lighting in 90% of fixed outlets   |
| <b>Floors:</b>                      | Solid, no insulation (assumed)                |
| <b>Total Floor Area:</b>            | 73 m <sup>2</sup>                             |

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.

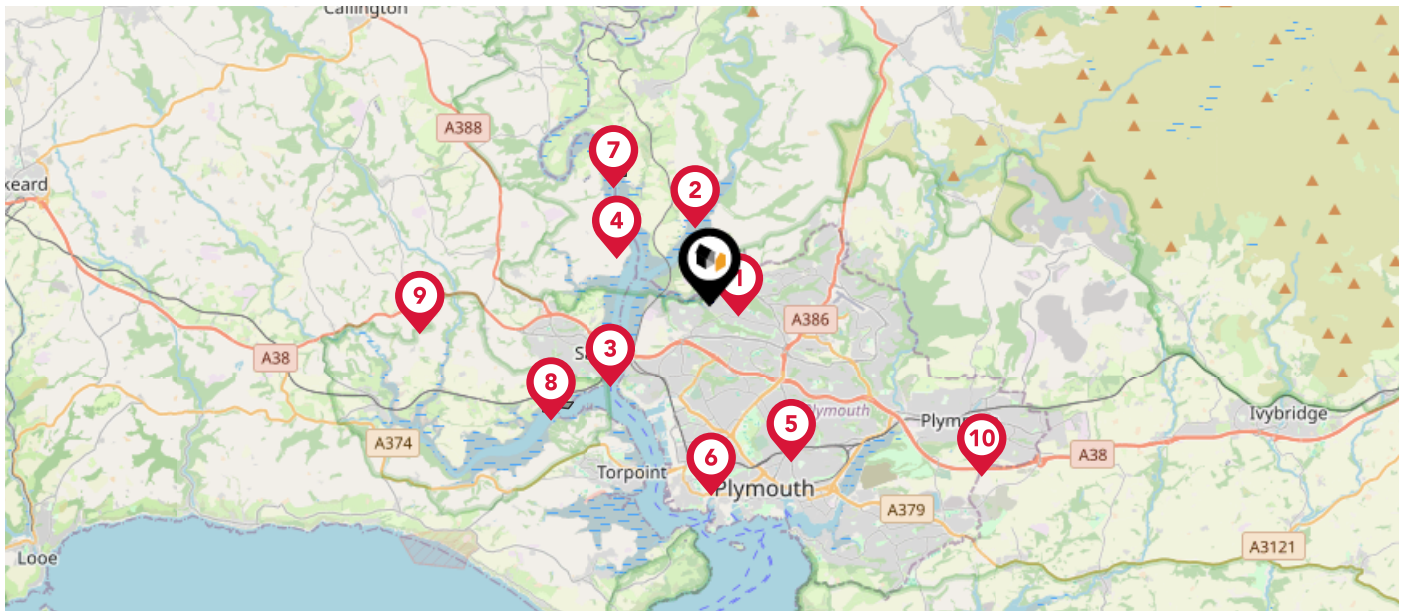
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear 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.



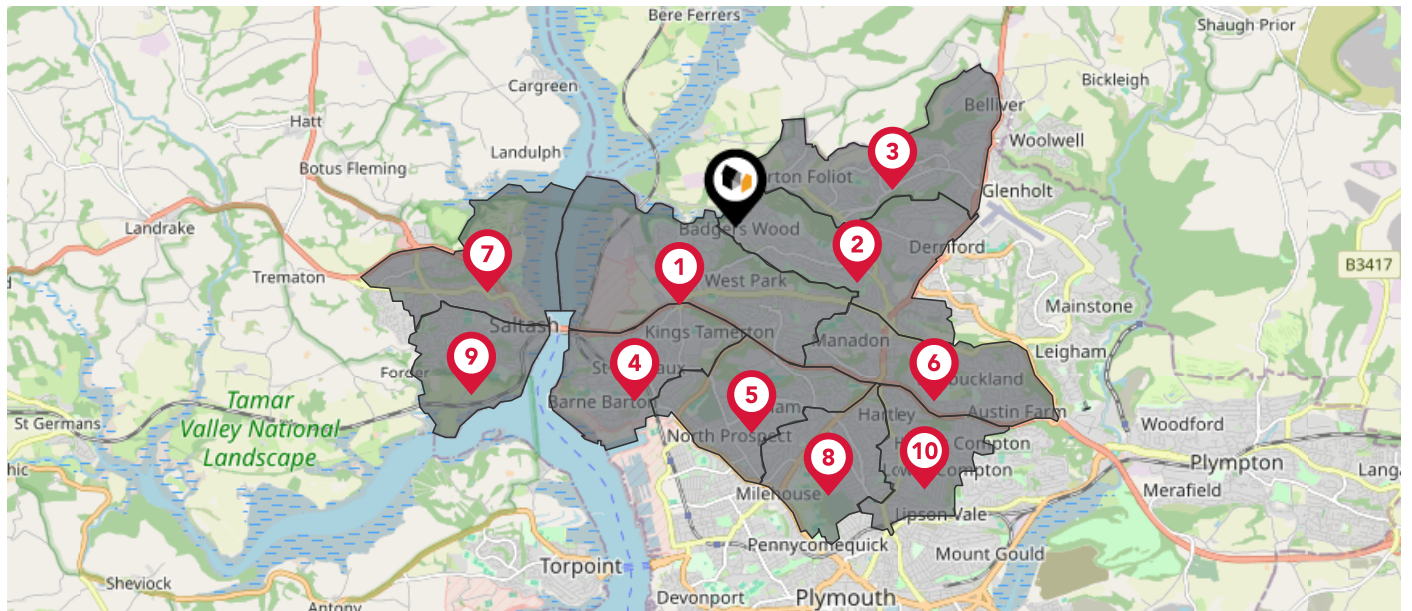
### Nearby Conservation Areas

- 1 Tamerton Foliot
- 2 Bere Ferrers
- 3 Lower Fore Street, Saltash
- 4 Cargreen
- 5 Mannamead
- 6 Stoke
- 7 Weir Quay
- 8 Forder and Antony Passage
- 9 Landrake
- 10 Plympton St Maurice

# Maps

## Council Wards

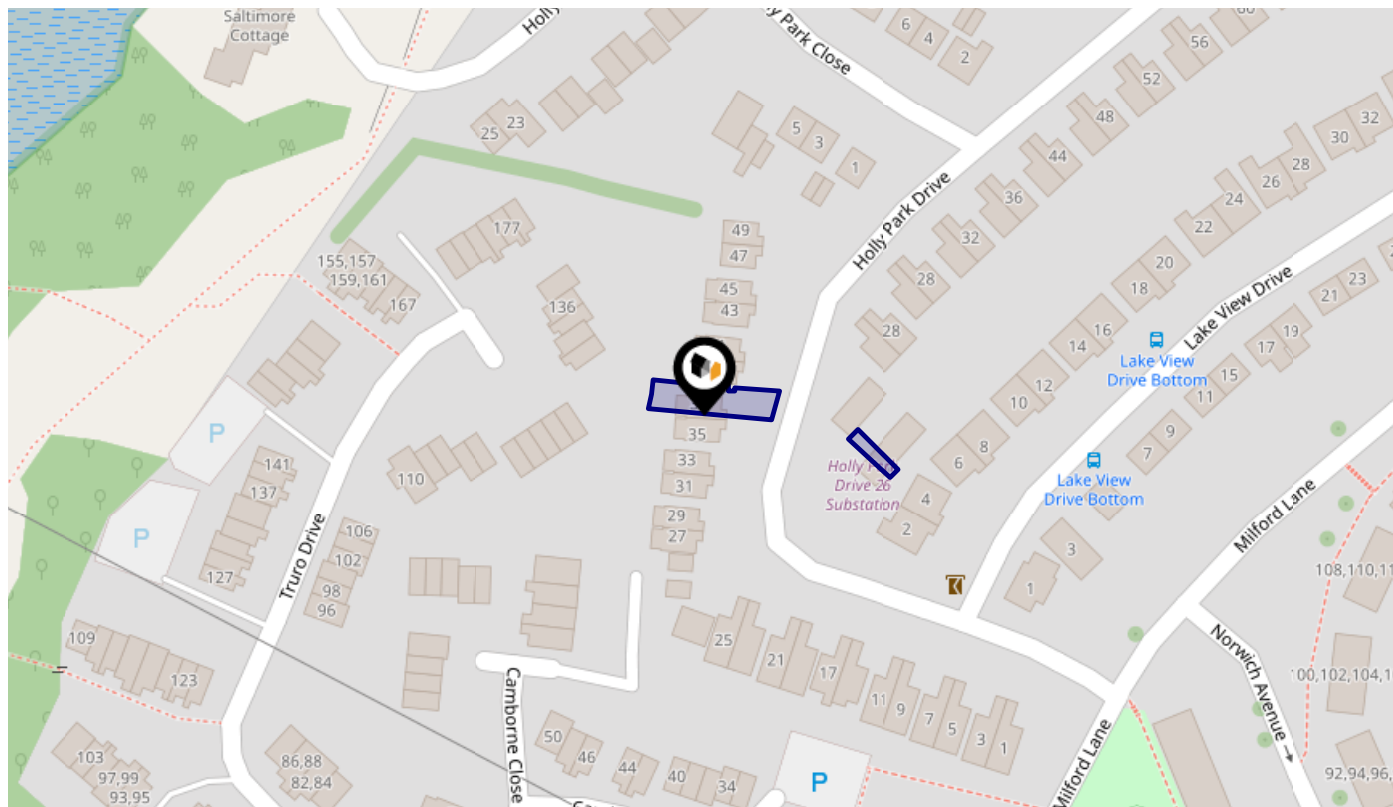
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



### Nearby Council Wards

- 1 Honicknowle Ward
- 2 Budshead Ward
- 3 Southway Ward
- 4 St. Budeaux Ward
- 5 Ham Ward
- 6 Egguckland Ward
- 7 Saltash Tamar ED
- 8 Peverell Ward
- 9 Saltash Essa ED
- 10 Compton Ward

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...

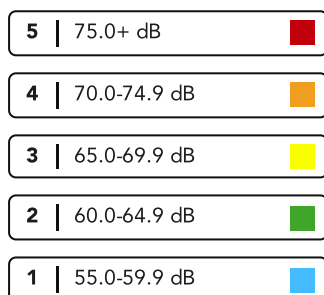


## Rail Noise Data

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.

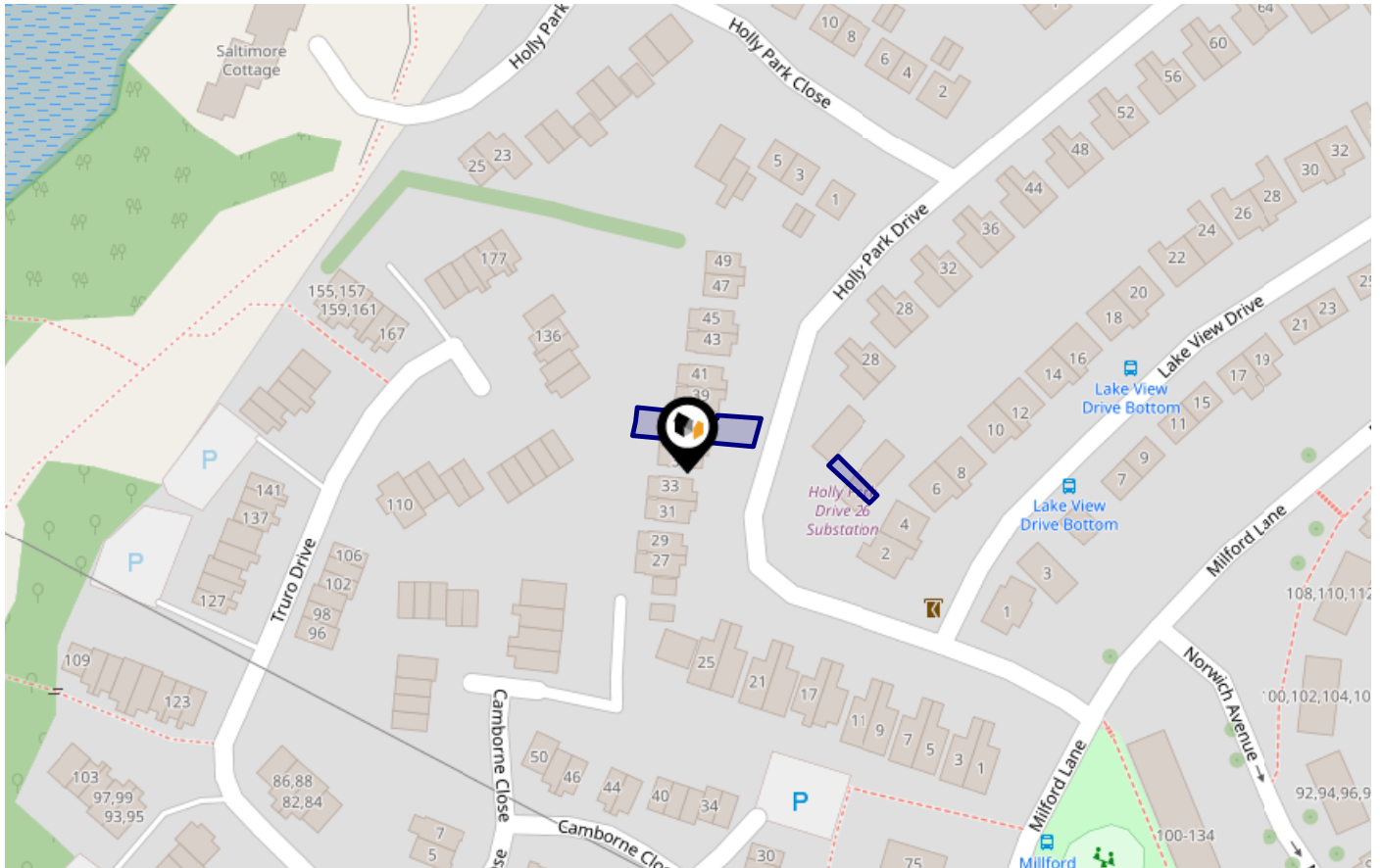
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:



# 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:

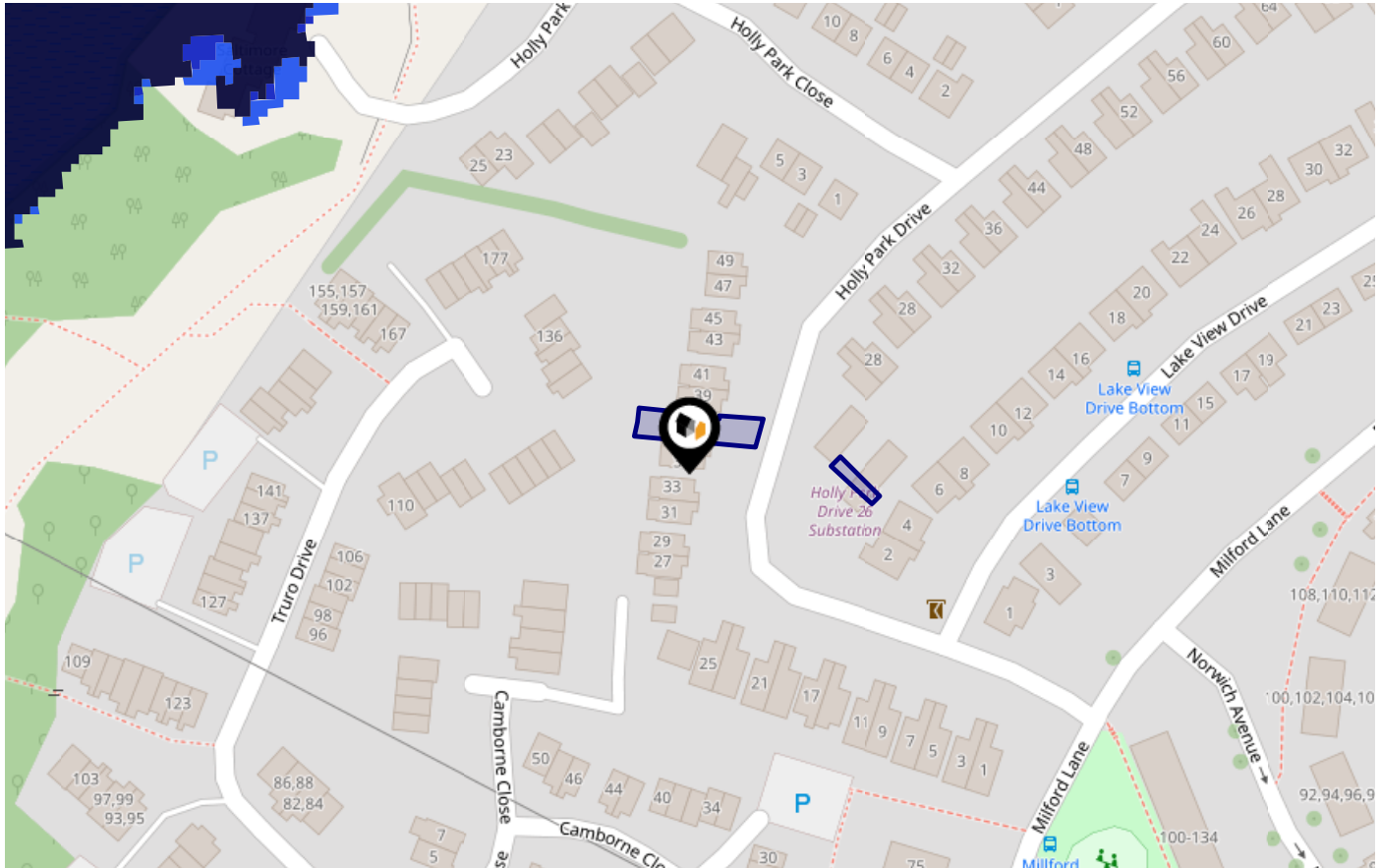


# Flood Risk

## 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**

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.
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- **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:

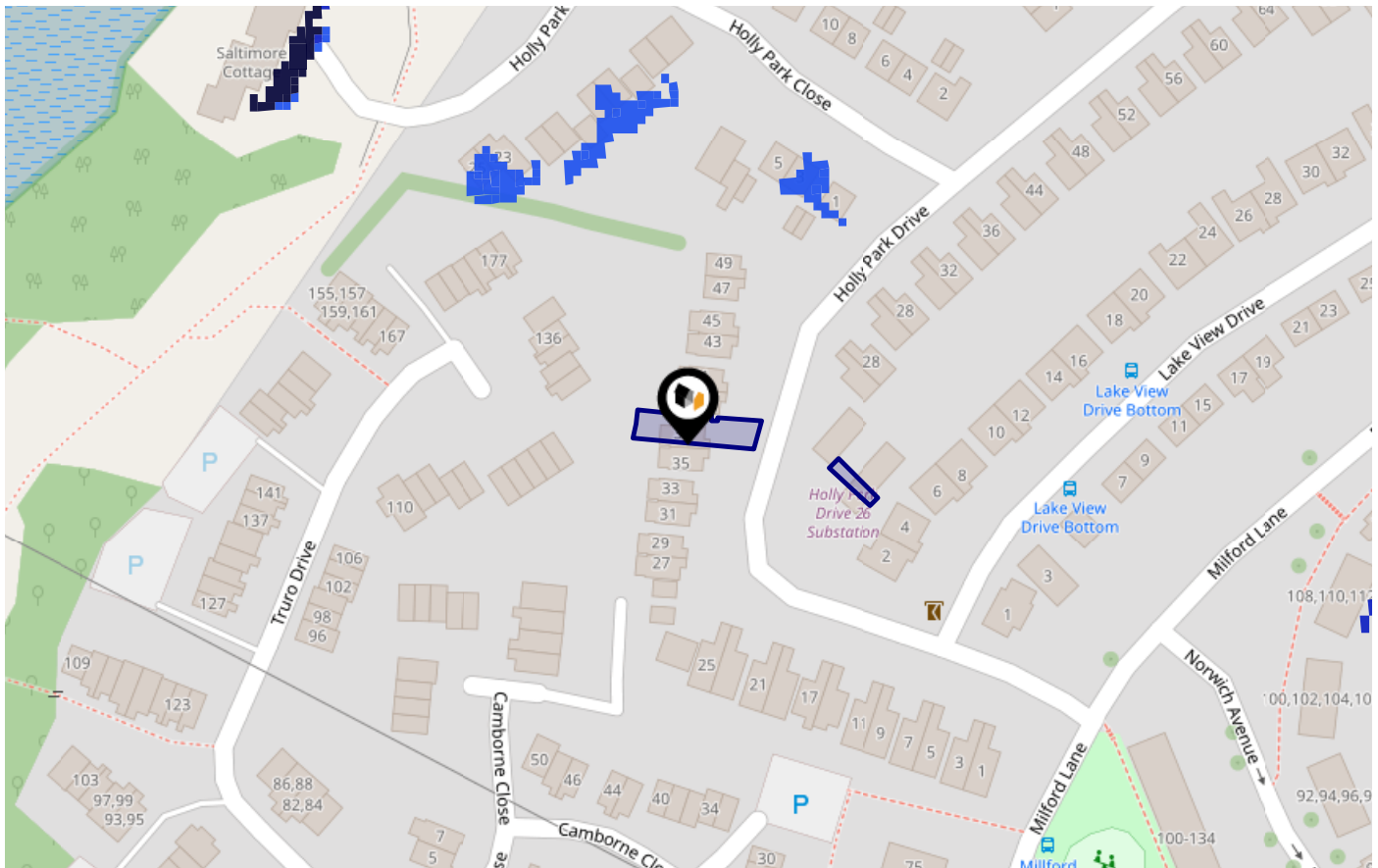


# Flood Risk

## 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.
- 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:

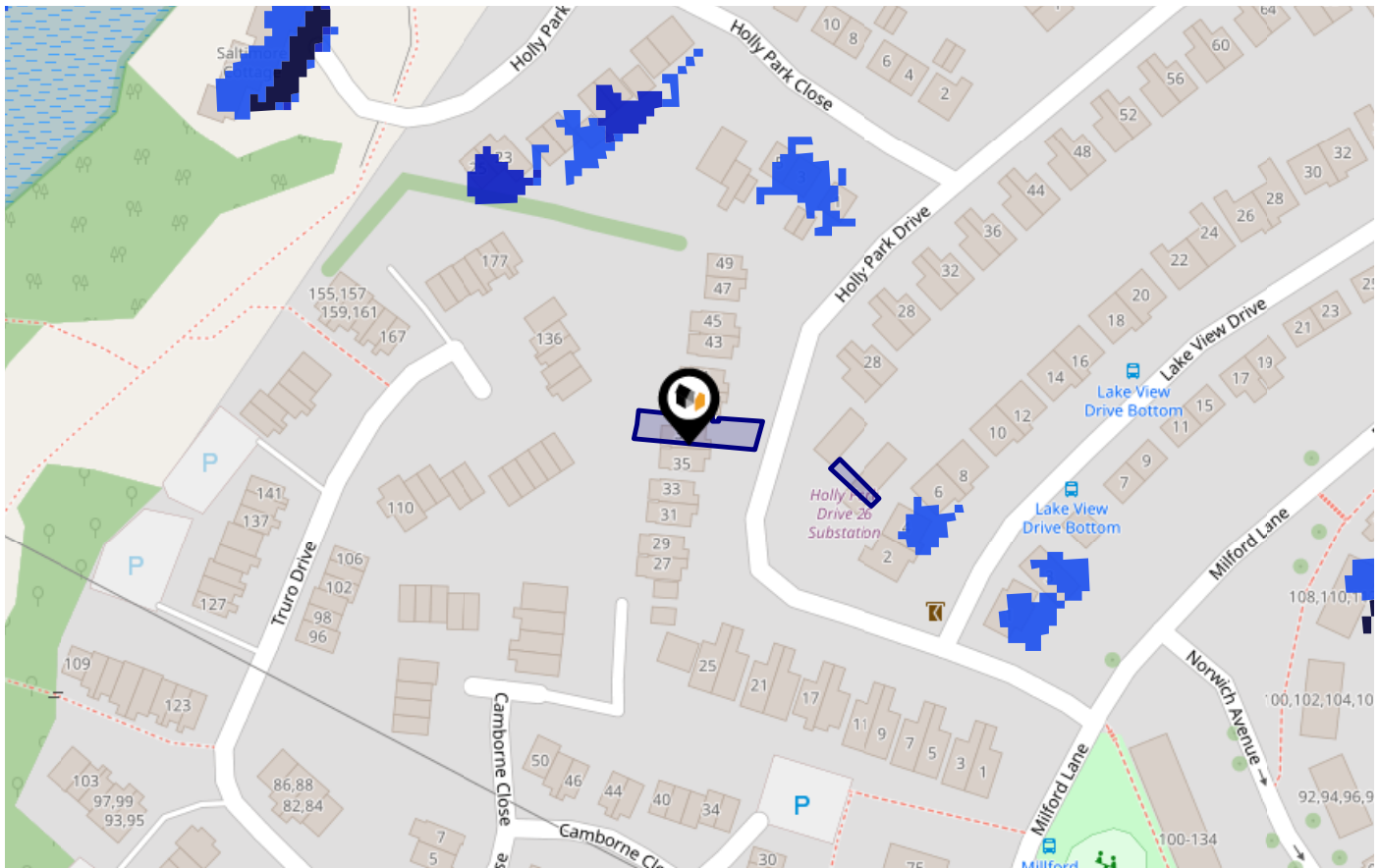


# Flood Risk

## 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

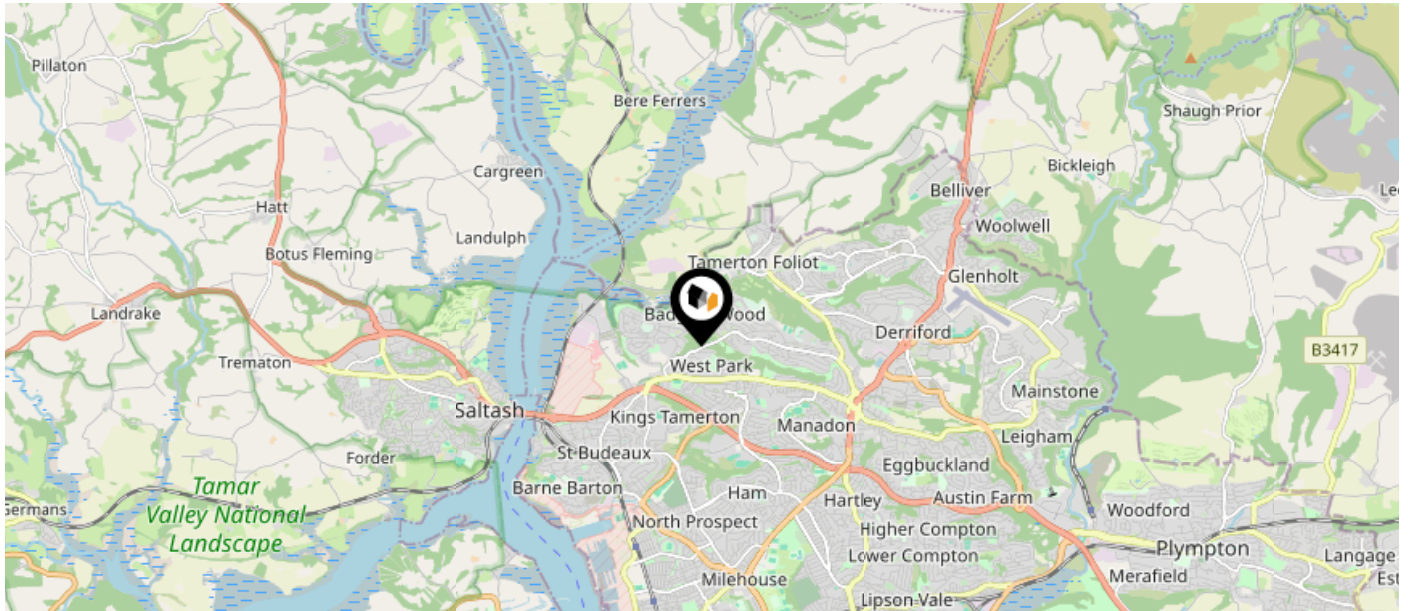
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- 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:



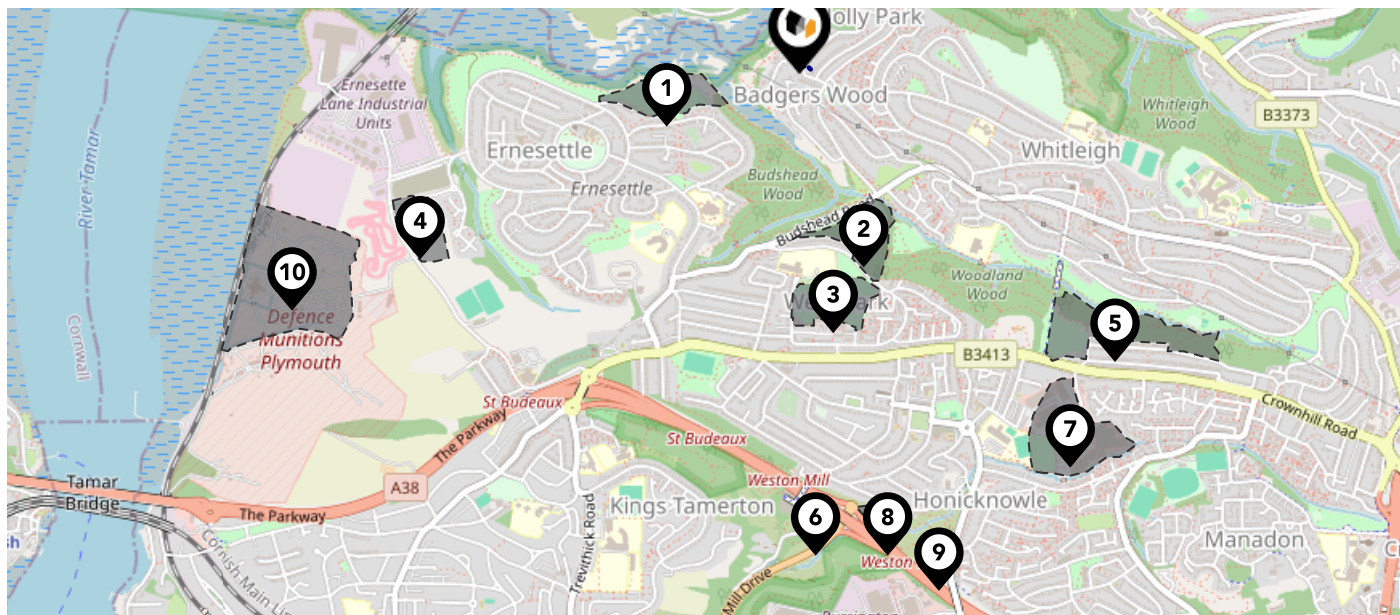
This map displays nearby areas that have been designated as Green Belt...



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

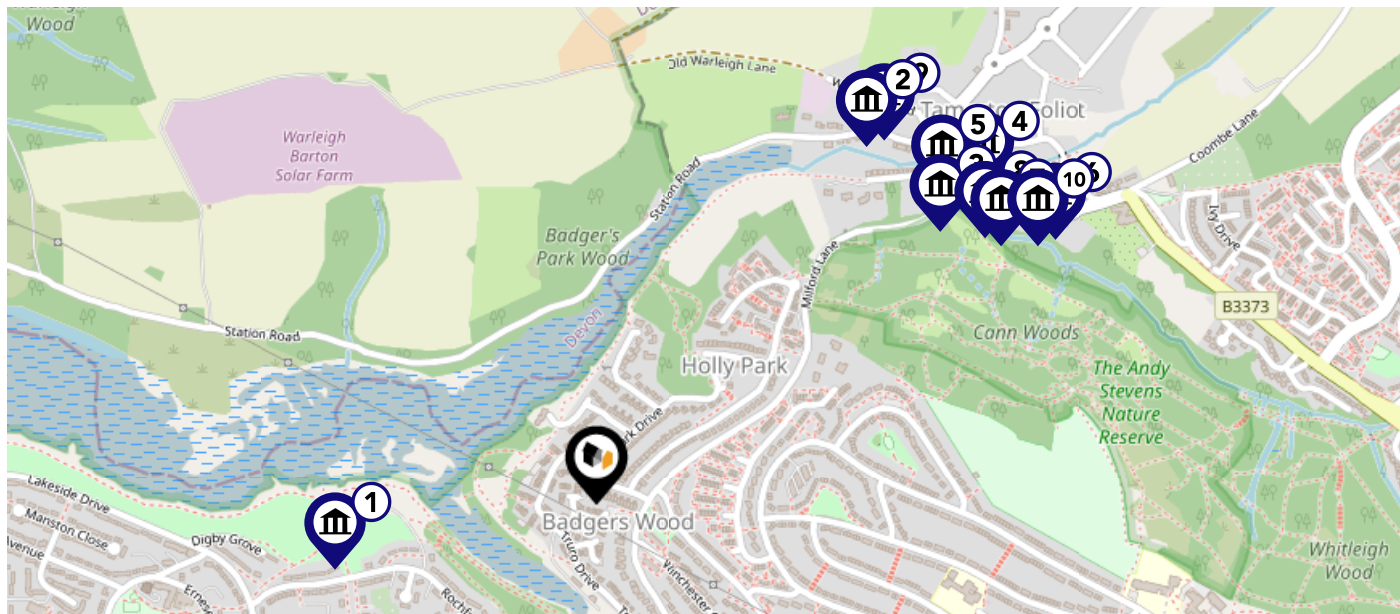
|           |   |                   |
|-----------|---|-------------------|
| <b>1</b>  | Roachford Crescent - Tamerton Lake-West Park, Plymouth                                  | Historic Landfill |
| <b>2</b>  | West Park-West Park, Plymouth   | Historic Landfill |
| <b>3</b>  | West Park-West Park, Plymouth   | Historic Landfill |
| <b>4</b>  | Ernesettle Lane-Ernesettle Lane, Plymouth   | Historic Landfill |
| <b>5</b>  | Woodlands Fort Cricket Pitch Honickn-Woodlands Fort Cricket Pitch Honicknowle, Plymouth | Historic Landfill |
| <b>6</b>  | Coombe Farm-A38 Parkway - Weston Mill Drive, Honicknowle, Plymouth                      | Historic Landfill |
| <b>7</b>  | Honicknowle Brickworks-Plymouth, Devon  | Historic Landfill |
| <b>8</b>  | Honicknowle Lane-Honicknowle Lane, Plymouth   | Historic Landfill |
| <b>9</b>  | Honicknowle To March Mill-Honicknowle To March Mill, Plymouth                           | Historic Landfill |
| <b>10</b> | Little Ernesettle-Little Ernesettle, Plymouth   | Historic Landfill |











# Maps

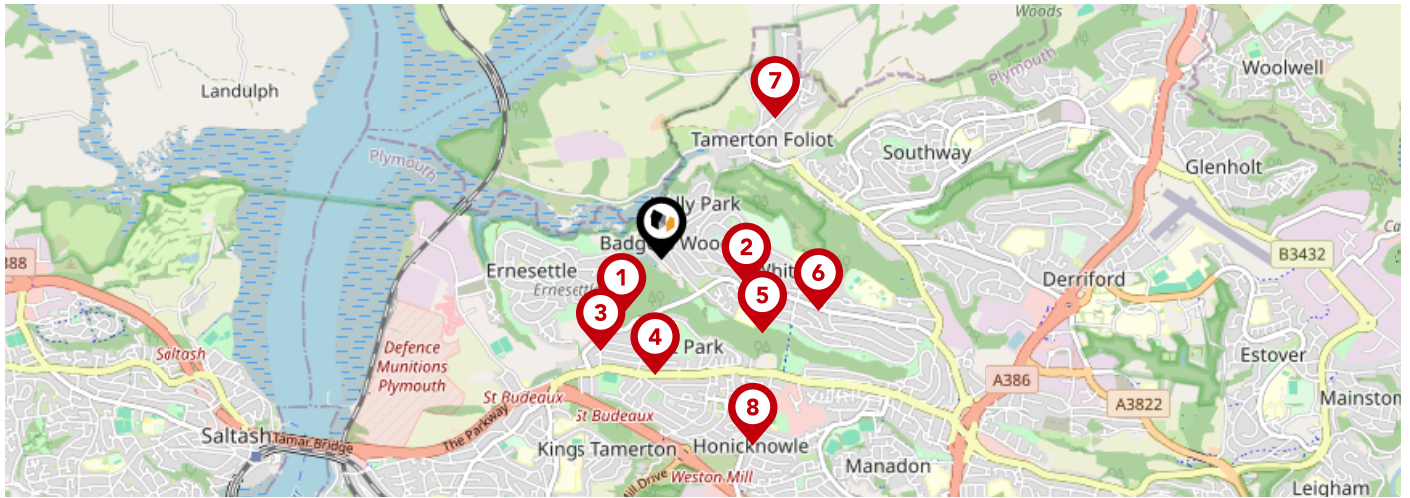
## Listed Buildings



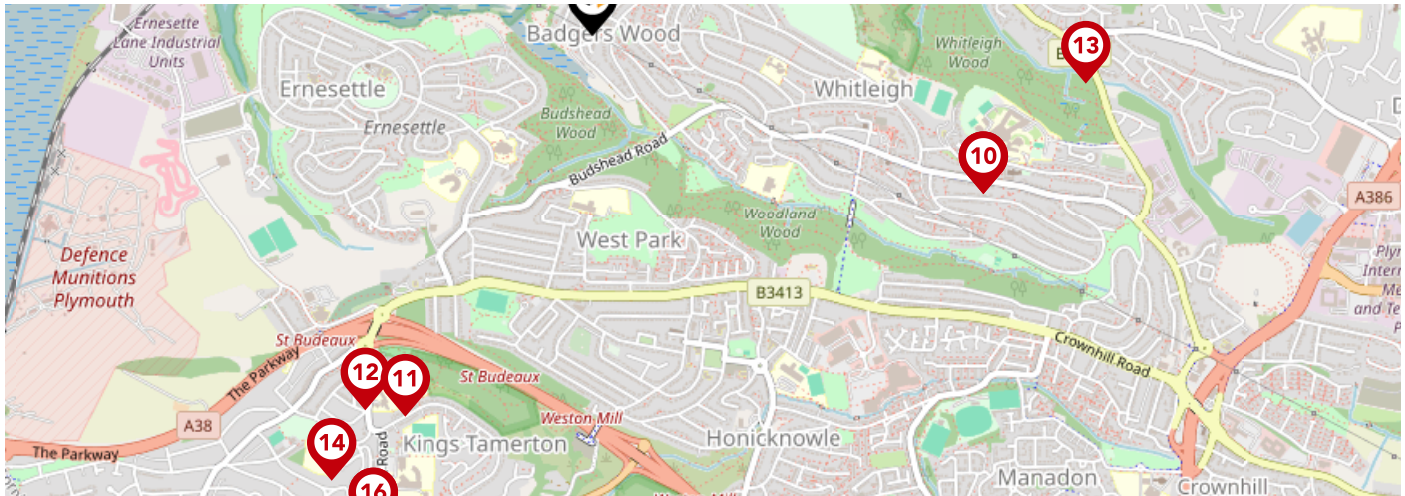
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



| Listed Buildings in the local district  | Grade    | Distance  |
|---|----------|-----------|
|  1386357 - Budshead, Remains Of Mansion And Outbuildings             | Grade II | 0.3 miles |
|  1386416 - Milford House And Attached Walls                          | Grade II | 0.5 miles |
|  1386243 - West Park House Cottages And Waterford Cottage            | Grade II | 0.5 miles |
|  1386382 - Seven Stars Public House                                  | Grade II | 0.6 miles |
|  1386497 - Milestone At The Junction Of Fore Street And Station Road | Grade II | 0.6 miles |
|  1386426 - Church Of St Mary   | Grade II | 0.6 miles |
|  1386431 - Wadlands  | Grade II | 0.6 miles |
|  1386429 - Kemps   | Grade II | 0.6 miles |
|  1386303 - Louds   | Grade II | 0.6 miles |
|  1386428 - Gate Piers, Walls And Railings West Of Church Of St Mary  | Grade II | 0.6 miles |

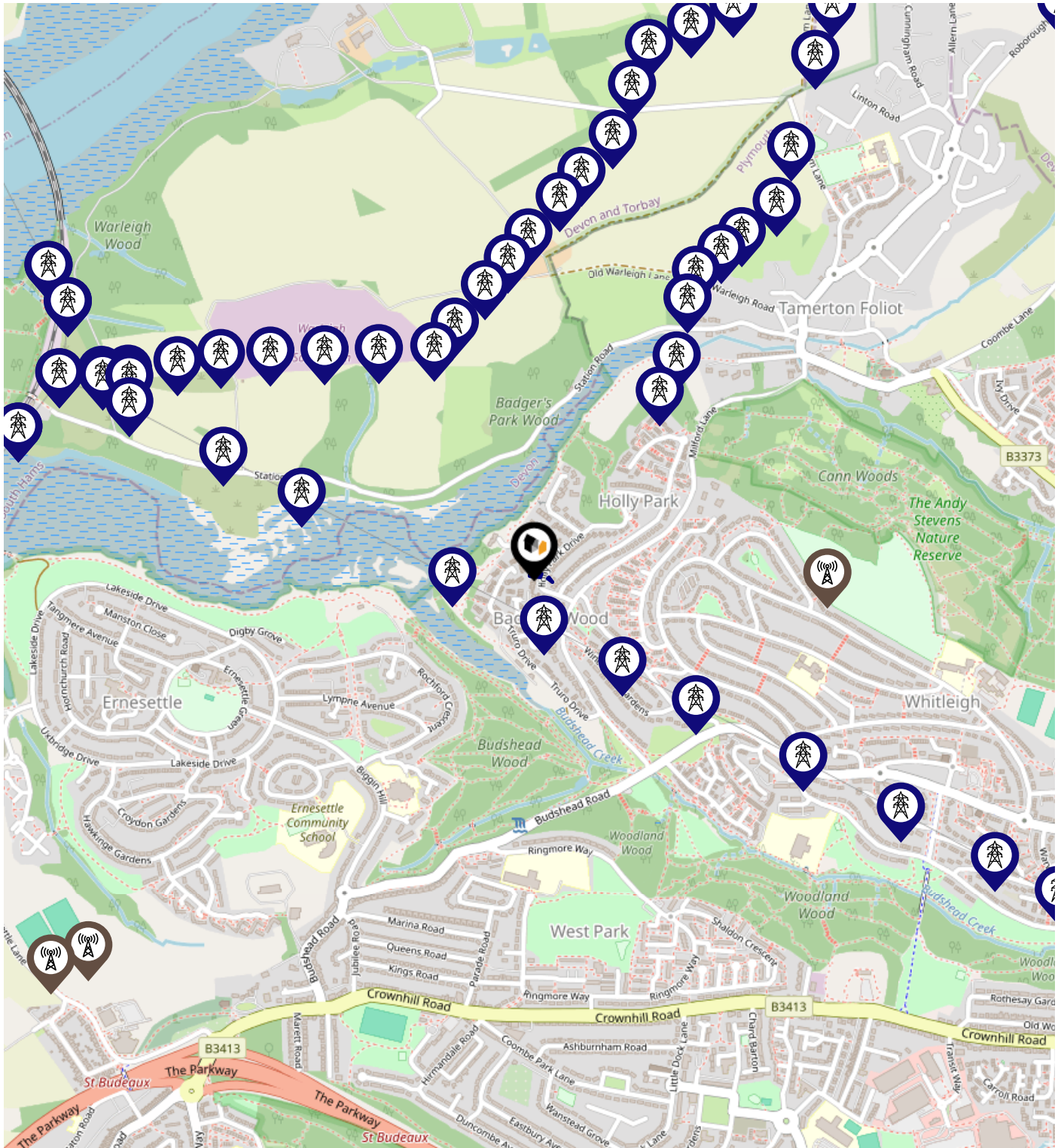


|          |   | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|----------|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>1</b> | <b>Mill Ford School</b><br>Ofsted Rating: Good   Pupils: 121   Distance:0.33                            | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>2</b> | <b>St Peter's RC Primary School</b><br>Ofsted Rating: Good   Pupils: 122   Distance:0.42                | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>3</b> | <b>Ernesettle Community School</b><br>Ofsted Rating: Outstanding   Pupils: 557   Distance:0.52          | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>4</b> | <b>Knowle Primary School</b><br>Ofsted Rating: Good   Pupils: 325   Distance:0.55                       | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>5</b> | <b>Brook Green Centre for Learning</b><br>Ofsted Rating: Outstanding   Pupils: 99   Distance:0.59       | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>6</b> | <b>Woodfield Primary School</b><br>Ofsted Rating: Good   Pupils: 268   Distance:0.78                    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>7</b> | <b>Mary Dean's CofE Primary School and Nursery</b><br>Ofsted Rating: Good   Pupils: 319   Distance:0.86 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>8</b> | <b>Shakespeare Primary School</b><br>Ofsted Rating: Requires improvement   Pupils: 410   Distance:0.98  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |



|  | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <p><b>9</b> <b>Whitleigh Community Primary School</b><br/>Ofsted Rating: Good   Pupils: 365   Distance:1</p>           | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>10</b> <b>Sir John Hunt Community Sports College</b><br/>Ofsted Rating: Good   Pupils: 761   Distance:1</p>      | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>11</b> <b>St Budeaux CofE Primary Academy</b><br/>Ofsted Rating: Good   Pupils: 106   Distance:1</p>             | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>12</b> <b>Plaistow Hill Primary and Nursery School</b><br/>Ofsted Rating: Good   Pupils: 130   Distance:1.04</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>13</b> <b>Woodlands School</b><br/>Ofsted Rating: Good   Pupils: 85   Distance:1.17</p>                          | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>14</b> <b>Mount Tamar School</b><br/>Ofsted Rating: Not Rated   Pupils: 106   Distance:1.22</p>                  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>15</b> <b>Marine Academy Primary</b><br/>Ofsted Rating: Outstanding   Pupils: 507   Distance:1.28</p>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>16</b> <b>Marine Academy Plymouth</b><br/>Ofsted Rating: Good   Pupils: 973   Distance:1.28</p>                  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

# Local Area Masts & Pylons

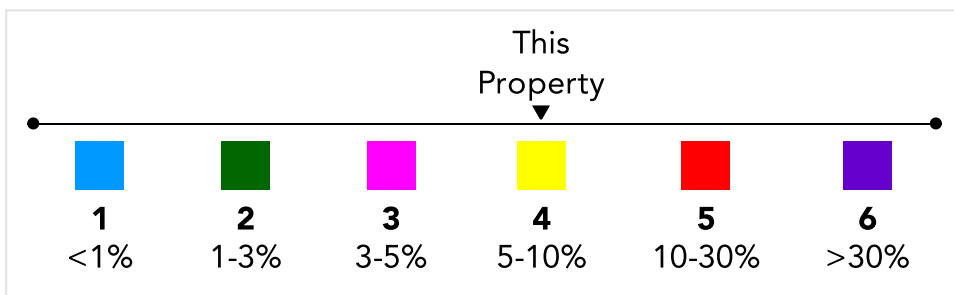
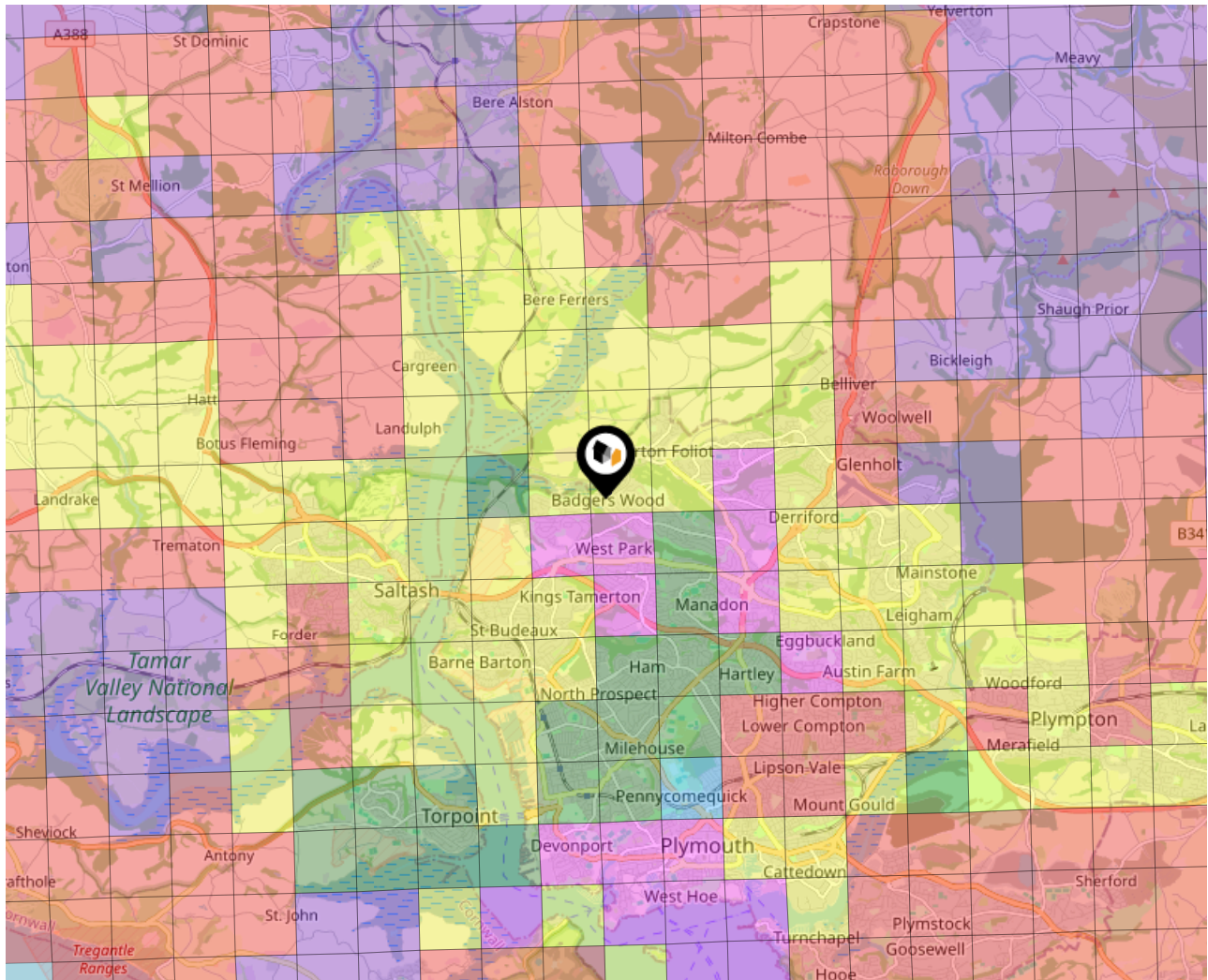


**Key:**

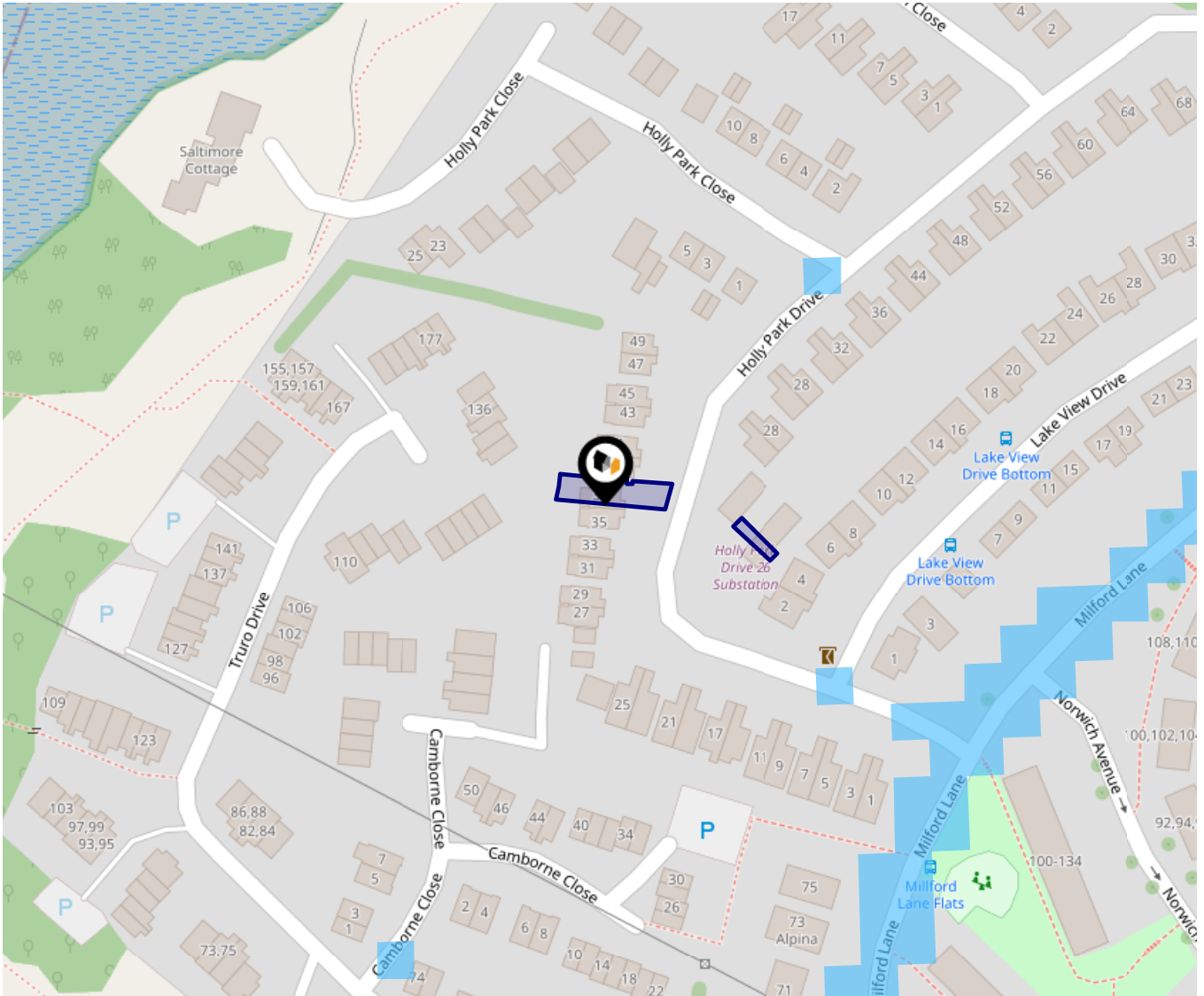
- Power Pylons
- Communication Masts

### 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/m<sup>3</sup>).



# Local Area Road Noise

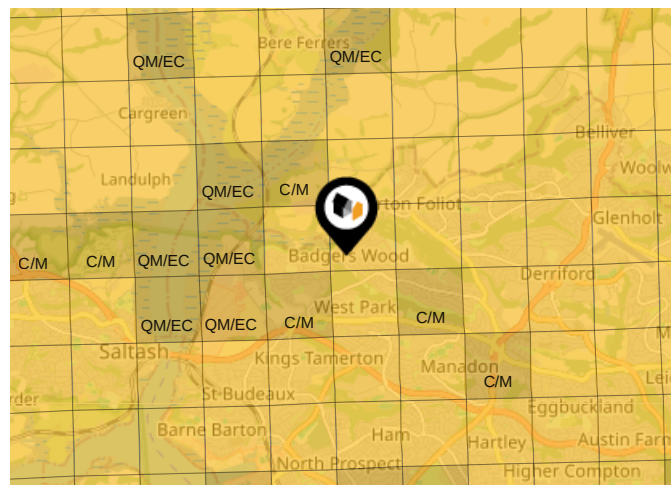


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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)

|                               |                                    |                      |                     |
|-------------------------------|------------------------------------|----------------------|---------------------|
| <b>Carbon Content:</b>        | NONE                               | <b>Soil Texture:</b> | CLAY TO CLAYEY LOAM |
| <b>Parent Material Grain:</b> | ARGILLACEOUS                       | <b>Soil Depth:</b>   | DEEP                |
| <b>Soil Group:</b>            | MEDIUM TO LIGHT(SILTY)<br>TO HEAVY |                      |                     |

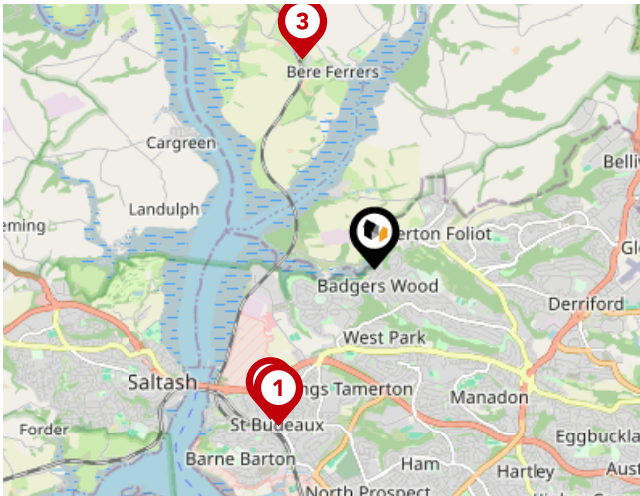


## Primary Classifications (Most Common Clay Types)

|               |  |
|---------------|--|
| <b>C/M</b>    | Claystone / Mudstone                         |
| <b>FPC,S</b>  | Floodplain Clay, Sand / Gravel               |
| <b>FC,S</b>   | Fluvial Clays & Silts                        |
| <b>FC,S,G</b> | Fluvial Clays, Silts, Sands & Gravel         |
| <b>PM/EC</b>  | Prequaternary Marine / Estuarine Clay / Silt |
| <b>QM/EC</b>  | Quaternary Marine / Estuarine Clay / Silt    |
| <b>RC</b>     | Residual Clay                                |
| <b>RC/LL</b>  | Residual Clay & Loamy Loess                  |
| <b>RC,S</b>   | River Clay & Silt                            |
| <b>RC,FS</b>  | Riverine Clay & Floodplain Sands and Gravel  |
| <b>RC,FL</b>  | Riverine Clay & Fluvial Sands and Gravel     |
| <b>TC</b>     | Terrace Clay                                 |
| <b>TC/LL</b>  | Terrace Clay & Loamy Loess                   |

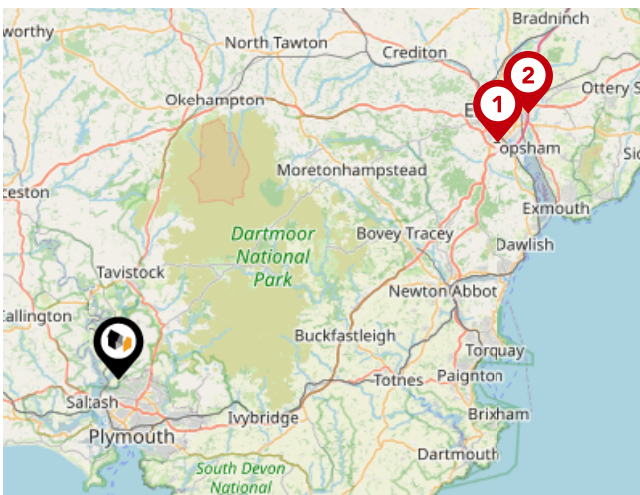
# Area

## Transport (National)



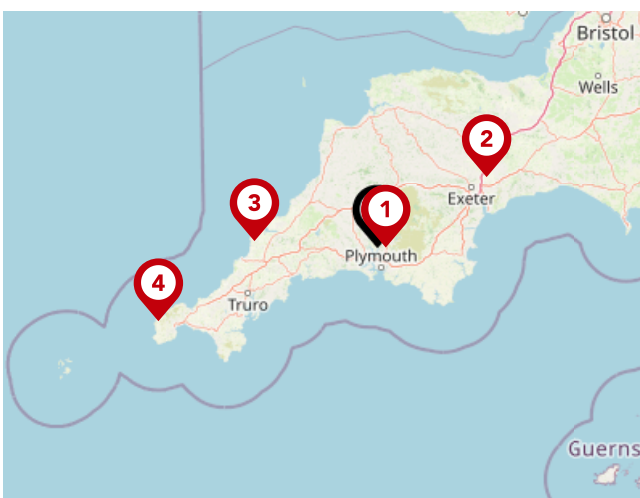
### National Rail Stations

| Pin | Name                                  | Distance   |
|-----|---------------------------------------|------------|
| 1   | St Budeaux Ferry Road Rail Station    | 1.74 miles |
| 2   | St Budeaux Victoria Road Rail Station | 1.73 miles |
| 3   | Bere Ferrers Rail Station             | 2.1 miles  |



### Trunk Roads/Motorways

| Pin | Name   | Distance    |
|-----|--------|-------------|
| 1   | M5 J31 | 33.68 miles |
| 2   | M5 J30 | 36.78 miles |



### Airports/Helipads

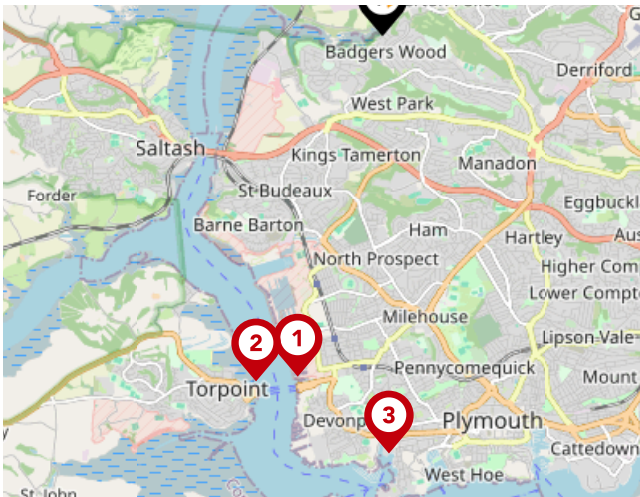
| Pin | Name           | Distance    |
|-----|----------------|-------------|
| 1   | Glenholt       | 2.46 miles  |
| 2   | Exeter Airport | 39.22 miles |
| 3   | St Mawgan      | 37.02 miles |
| 4   | Joppa          | 70.01 miles |

# Area Transport (Local)



## Bus Stops/Stations

| Pin | Name                   | Distance   |
|-----|------------------------|------------|
| 1   | Truro Drive Top        | 0.05 miles |
| 2   | Milford Lane Flats     | 0.08 miles |
| 3   | Redruth Close          | 0.11 miles |
| 4   | Winchester Gardens     | 0.13 miles |
| 5   | Lake View Drive Middle | 0.13 miles |



## Ferry Terminals

| Pin | Name                               | Distance   |
|-----|------------------------------------|------------|
| 1   | Devonport Ferry Terminal           | 3.32 miles |
| 2   | Torpoint Ferry Terminal            | 3.49 miles |
| 3   | Plymouth Stonehouse Ferry Terminal | 3.95 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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