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SALES

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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 17th November 2026



FIRST FLOOR FLAT, 11, NORTHUMBERLAND TERRACE, RADFORD ROAD, PLYMOUTH, PL1 3DD

Lang Town & Country

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naea | propertymark PROTECTED
The Property Ombudsman

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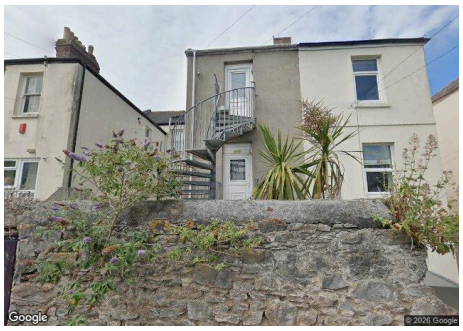
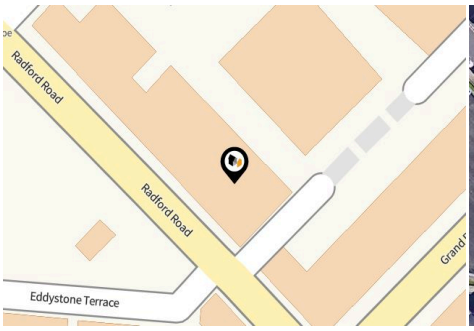
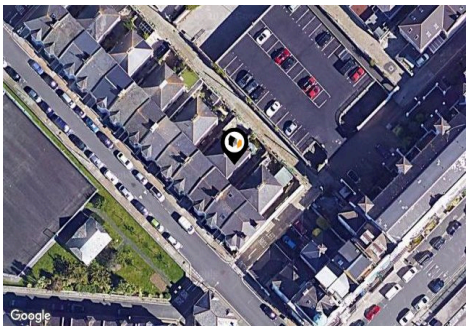
Property
Overview







Property

Type:	Flat / Maisonette	**Last Sold Date:**	24/01/2020
Bedrooms:	2	**Last Sold Price:**	£120,000
Floor Area:	904 ft^2 / 84 m^2	**Last Sold £/ft^2:**	£141
Year Built :	Before 1900	**Latest FENSA Work:**	26/08/2003 - 3 windows, 2 doors 08/08/2003 - 1 window, 1 door
Council Tax :	Band B		
Annual Estimate:	£1,899		
UPRN:	10090563605		
Restrictive Covenants:	No		

Local Area

Local Authority:	City of plymouth
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	High
• Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

11 mb/s | **121** mb/s | **1800** mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

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Gallery
Floorplan

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SALES

FIRST FLOOR FLAT, 11, NORTHUMBERLAND TERRACE, RADFORD ROAD, PLYMOUTH, PL1 3DD

Total floor area 75.0 sq. m. (807 sq. ft.) approx



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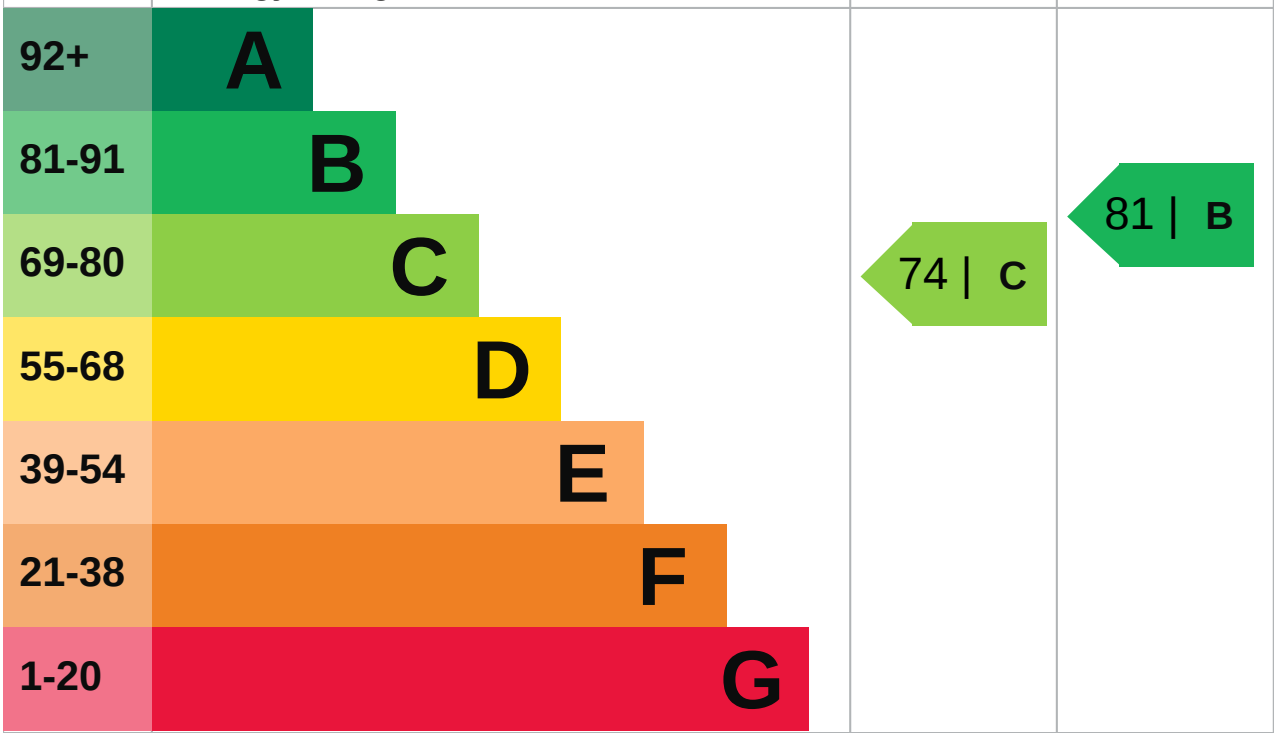
Property
EPC - Certificate

First Floor Flat, 11 Northumberland Terrace, Radford Road, PL1 3DD

Energy rating

C

Valid until 25.08.2034



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Property

EPC - Additional Data

Additional EPC Data

Property Type:	Flat
Build Form:	Mid-Terrace
Transaction Type:	Rental
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	2nd
Flat Top Storey:	Yes
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Granite or whinstone, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 75 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	84 m^2

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Maps
Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

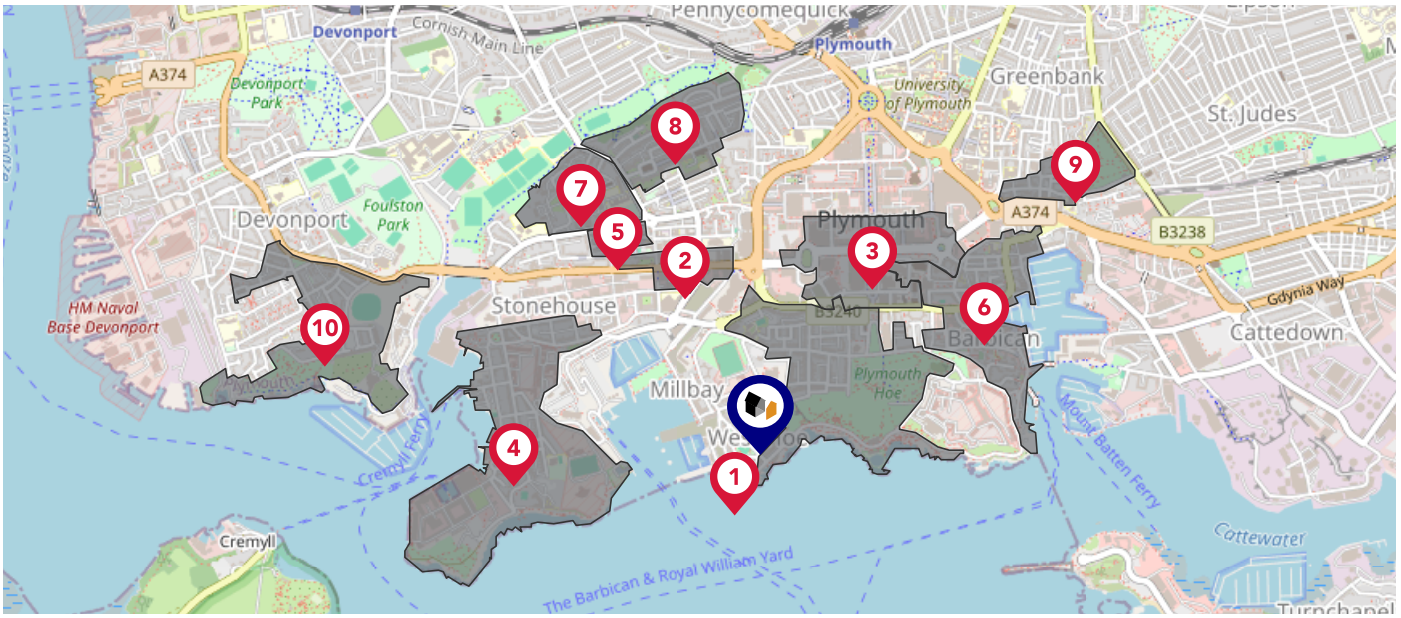
- Adit
- Gutter Pit
- Shaft

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	The Hoe
2	Union Street
3	City Centre
4	Stonehouse Peninsula
5	Adelaide Street
6	Barbican
7	Millfields
8	North Stonehouse
9	Ebrington Street
10	Devonport

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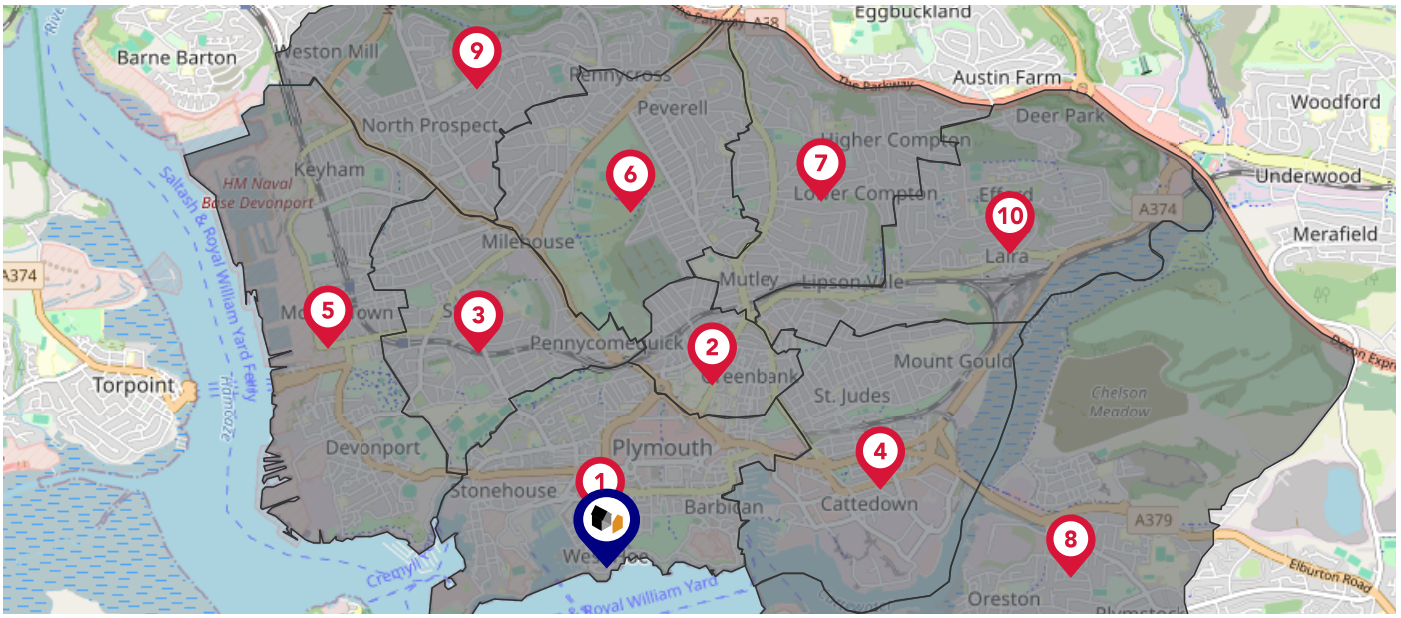
Maps
Council Wards

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	Stoke Ward
4	Sutton and Mount Gould Ward
5	Devonport Ward
6	Peverell Ward
7	Compton Ward
8	Plymstock Radford Ward
9	Ham Ward
10	Efford and Lipson Ward

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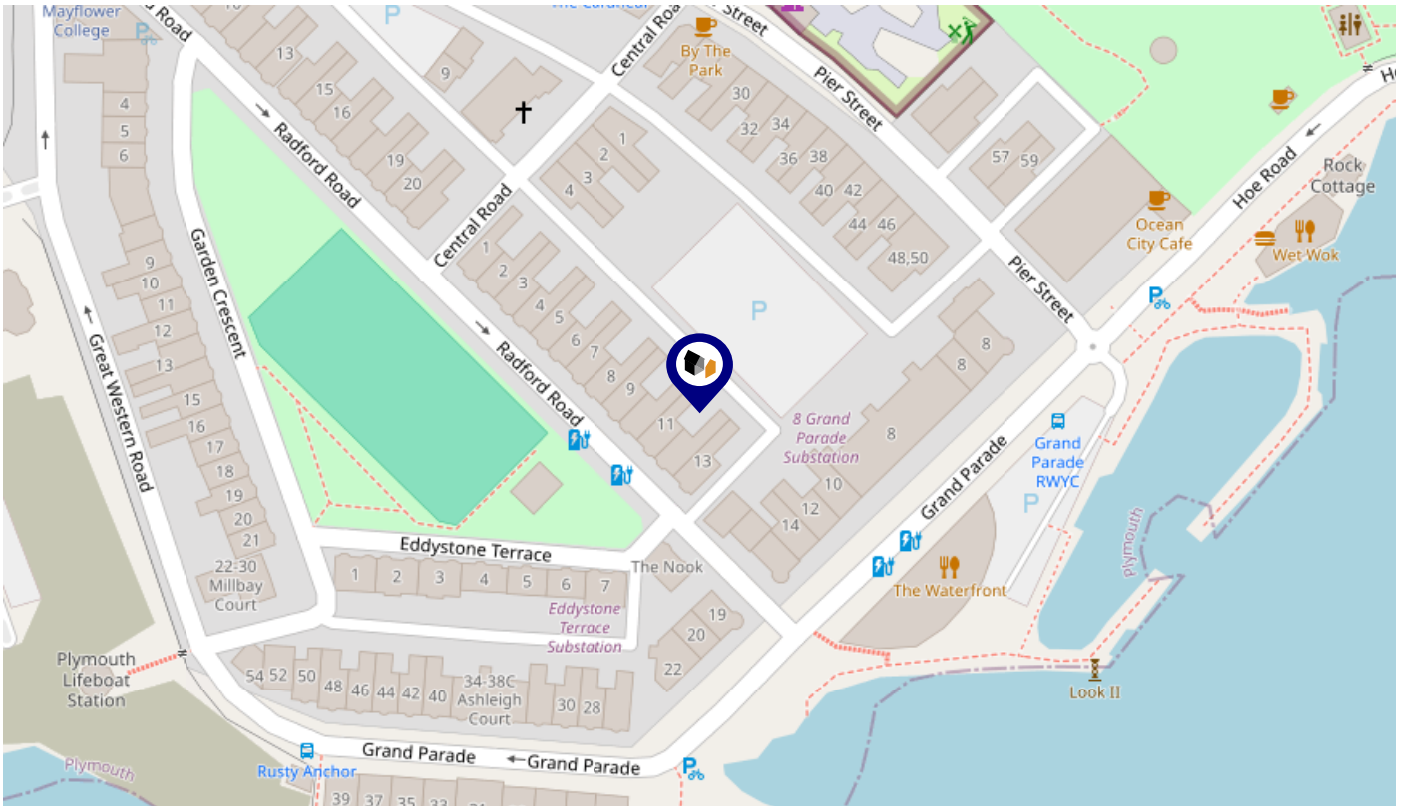
Maps
Rail Noise

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.

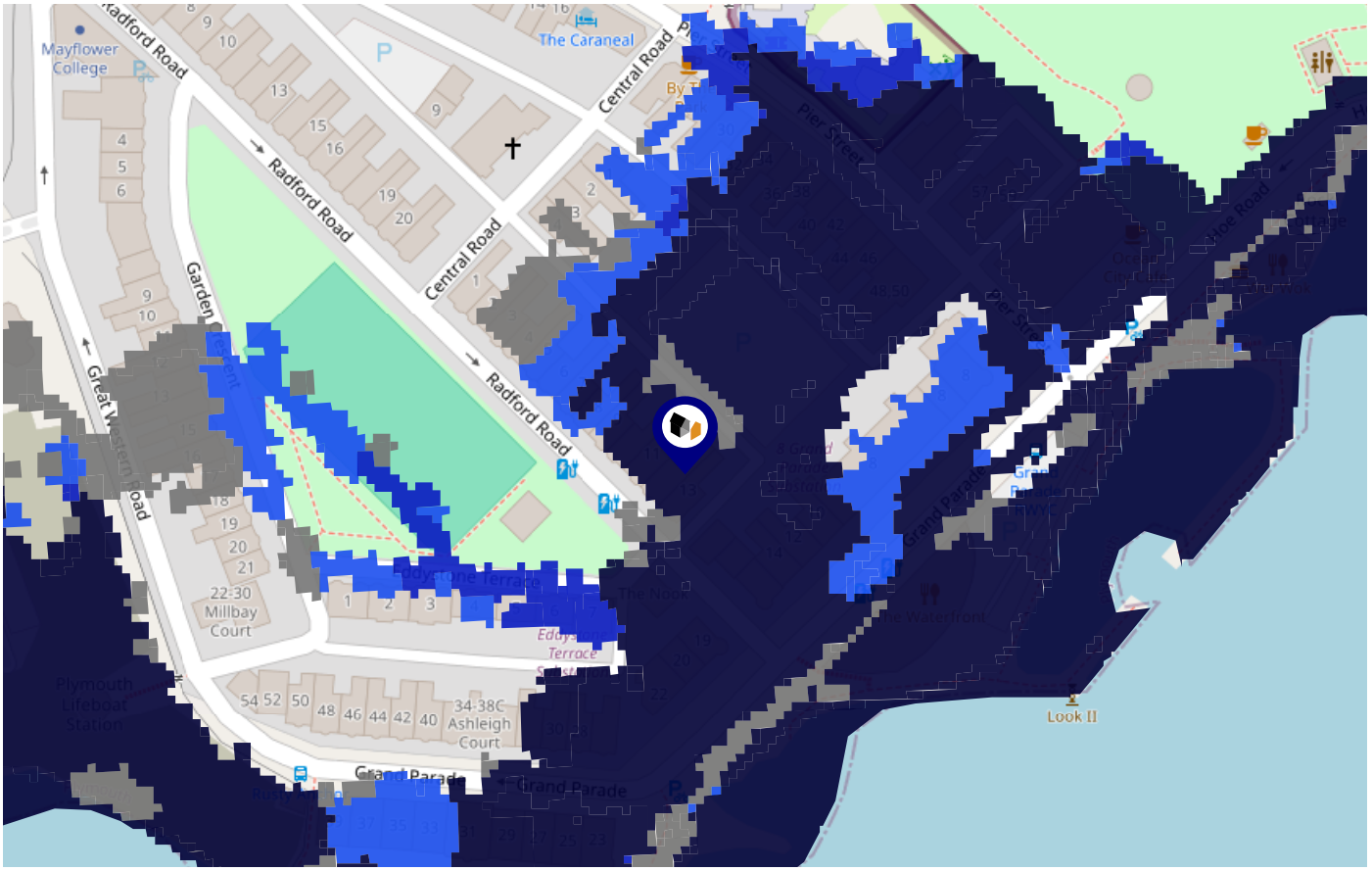
The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

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: High

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:



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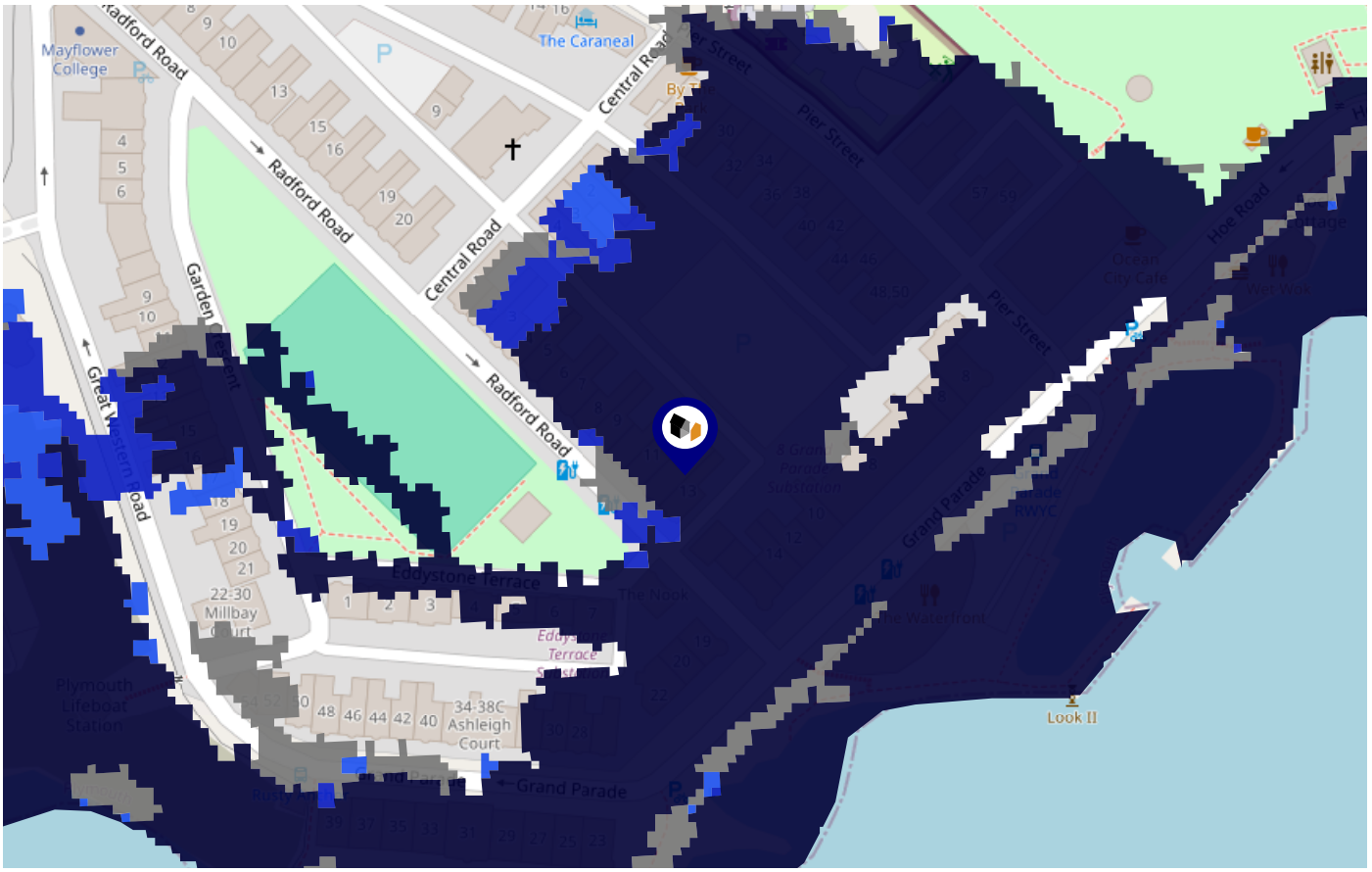
Flood Risk
Rivers & Seas - Climate Change

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.



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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:



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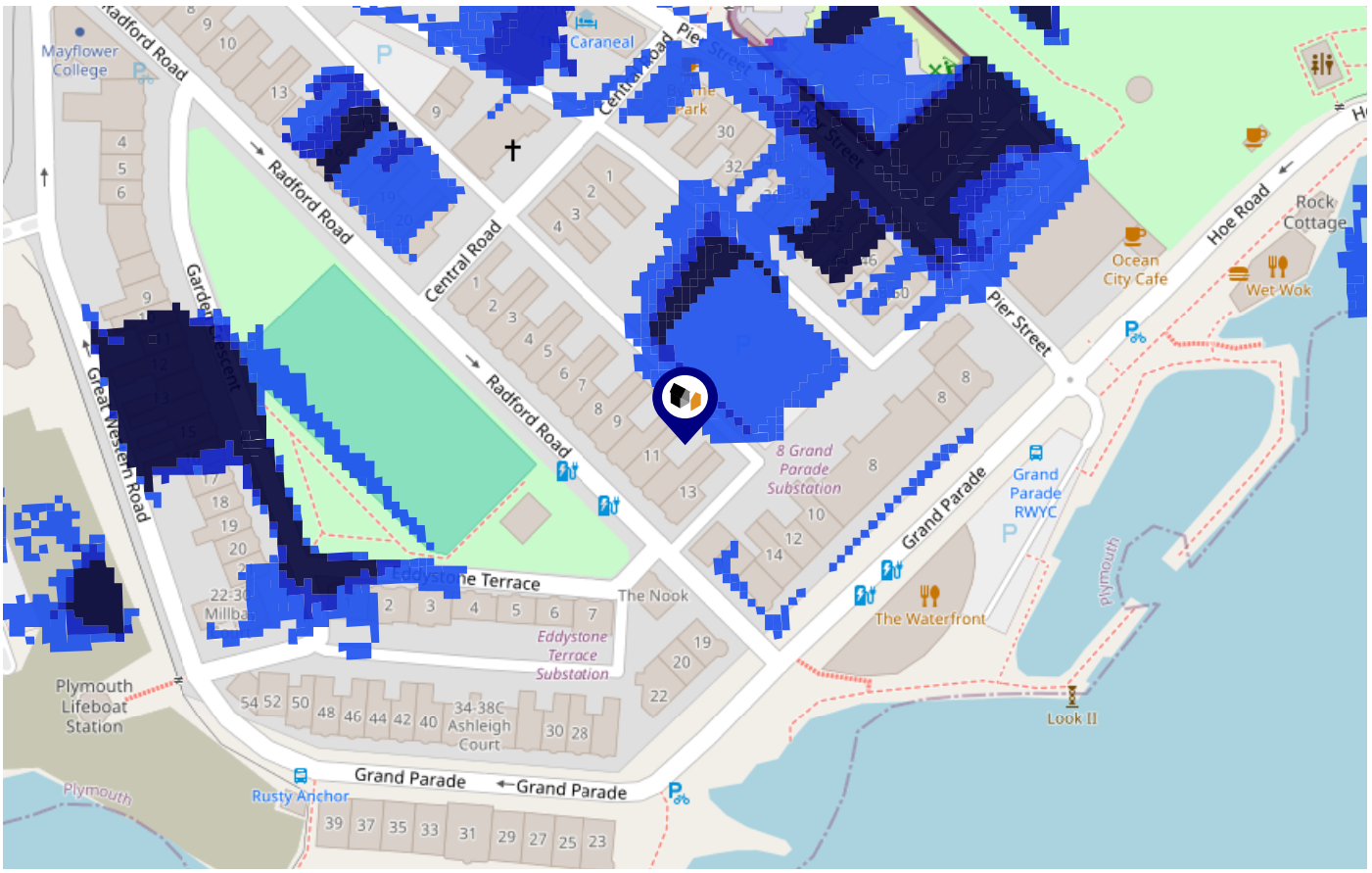
Flood Risk
Surface Water - Flood Risk

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:



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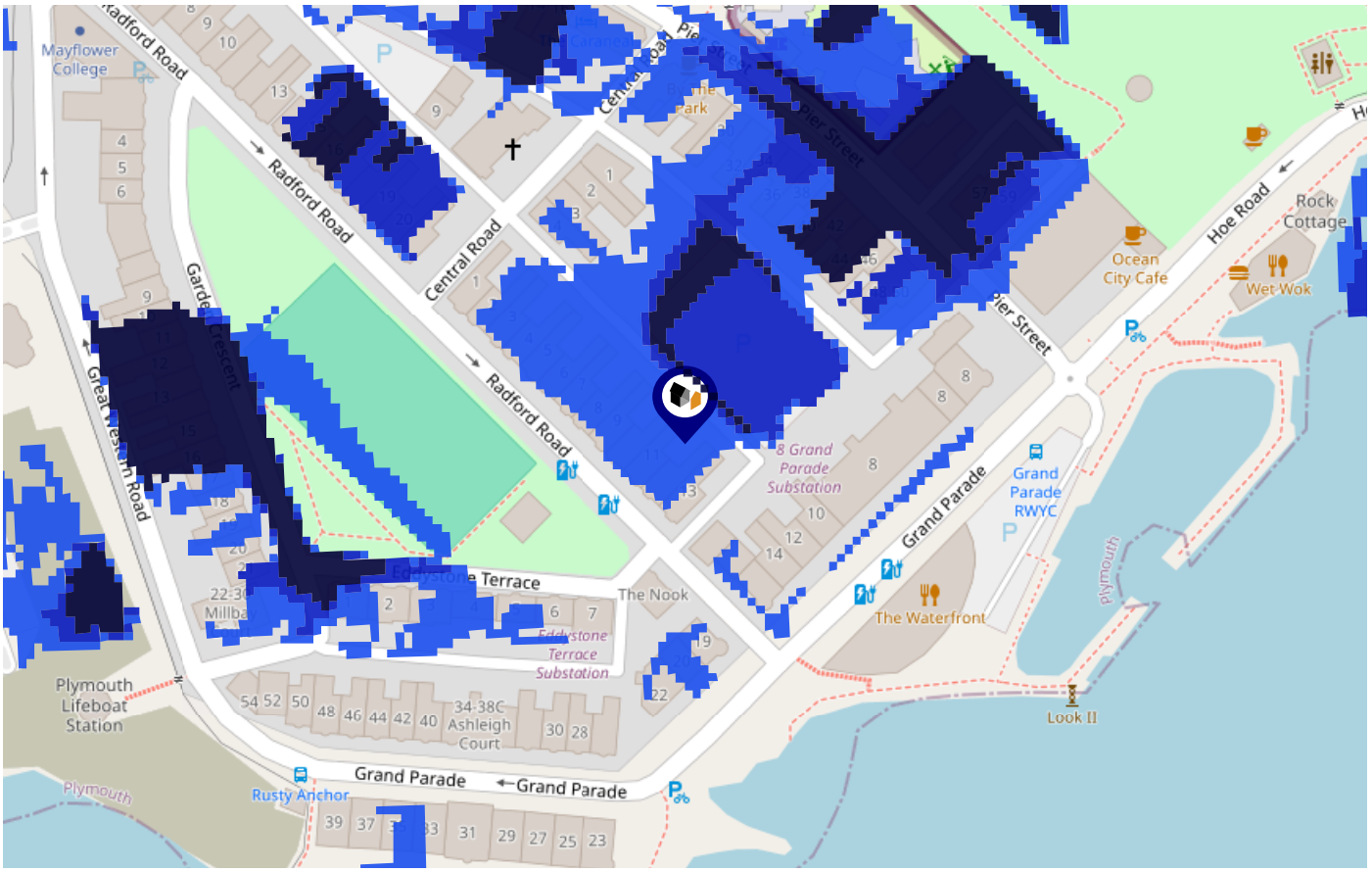
Flood Risk
Surface Water - Climate Change

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

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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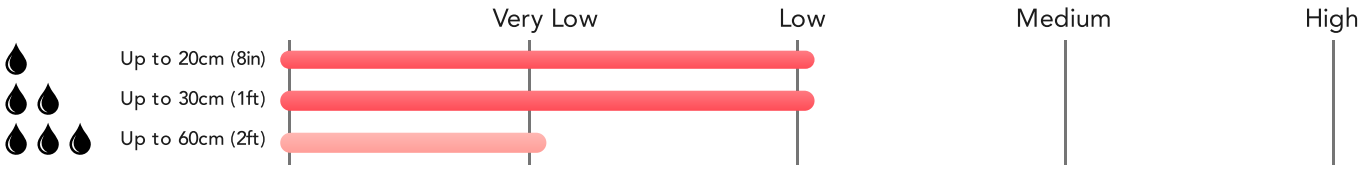
Chance of flooding to the following depths at this property:



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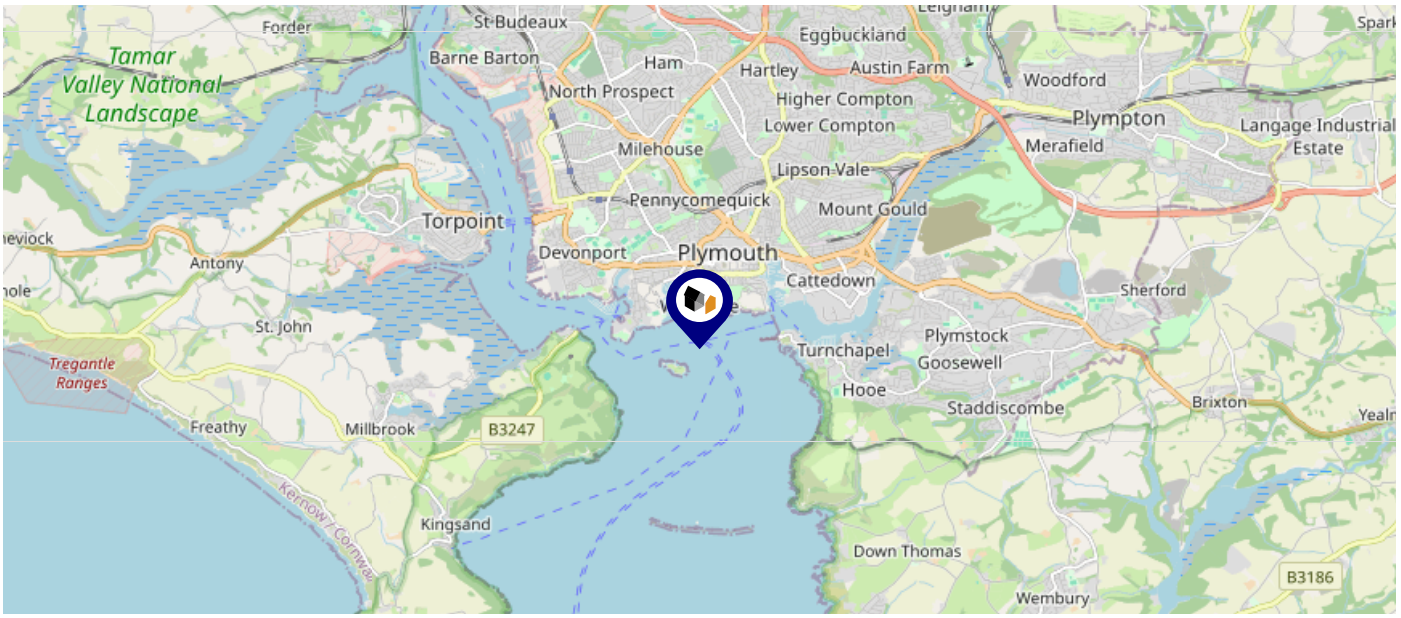
Maps
Green Belt

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



Nearby Green Belt Land

No data available.

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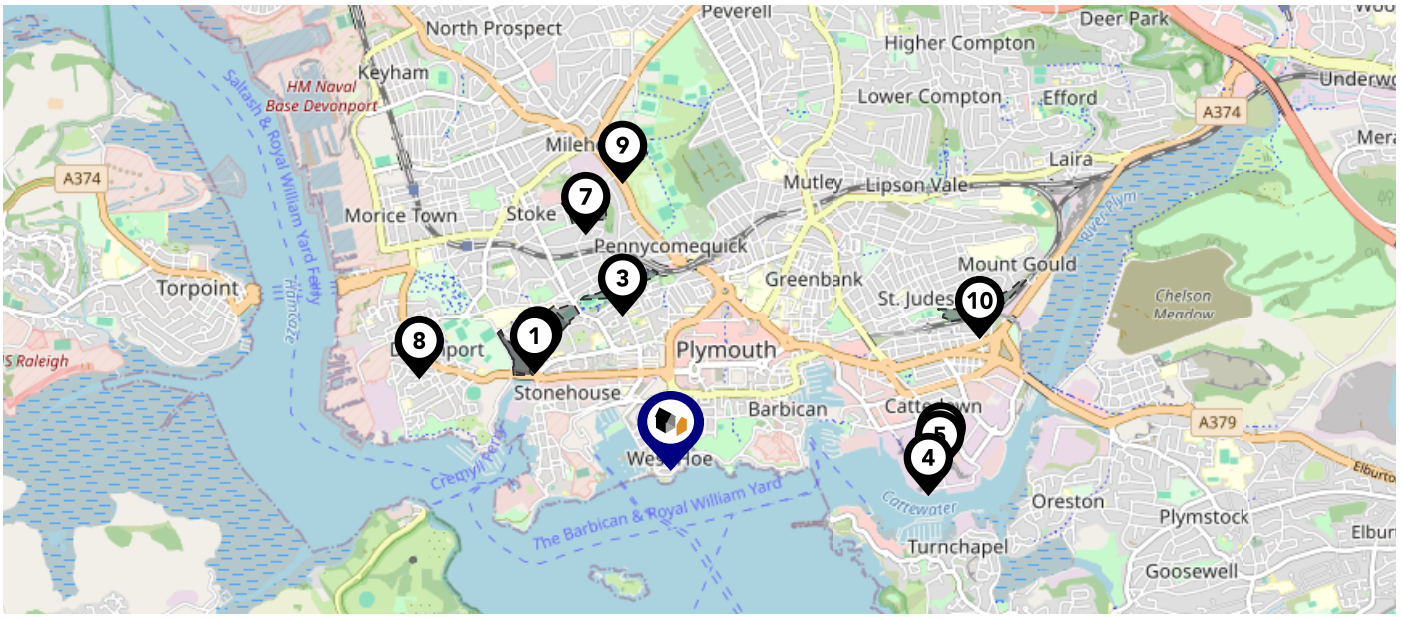
Maps
Landfill Sites

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	Stonehouse Playing Fields-Stonehouse Playing Fields, Stonehouse, Plymouth, Devon	Historic Landfill
2	Stonehouse Lake-Plymouth, Devon	Historic Landfill
3	Victoria Park-Victoria Park, Plymouth	Historic Landfill
4	Severnside Waste Paper-Wallsend Industrial Estate, Cattedown, Plymouth, Devon	Historic Landfill
5	Cattledown Road-Cattledown, Plymouth	Historic Landfill
6	MacAdam Road-Cattledown, Plymouth	Historic Landfill
7	Stoke School Playing Field And Allotments-Stoke School Playing Field And Allotments, Plymouth	Historic Landfill
8	Hazardous Stores Return Centre-H M Naval Base, Devonport, Plymouth, Devon	Historic Landfill
9	Central Park Milehouse-Central Park (Milehouse), Plymouth	Historic Landfill
10	Tothill Park Recreation Ground-Tothill Park Recreation Ground Mount Gold/Laira, Plymouth	Historic Landfill

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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
1 1113300 - Walls And Railings To Road Frontage By West Hoe Pier	Grade II	0.0 miles
2 1113298 - The Waterfront	Grade II	0.0 miles
3 1113297 - Numbers 23 To 39 And Attached Forecourt Walls And Railings	Grade II	0.1 miles
4 1113301 - Former Dock Police Station And Custom Office At South East Entrance To Millbay Docks	Grade II	0.1 miles
5 1113299 - West Hoe Pier	Grade II	0.1 miles
6 1113330 - Belvedere	Grade II	0.2 miles
7 1113331 - Numbers 5 And 7 And Attached Forecourt Walls And Railings	Grade II	0.2 miles
8 1330545 - Numbers 214 To 220 And Attached Forecourt Walls	Grade II	0.2 miles
9 1113332 - Numbers 9 And 11 And Attached Forecourt Walls And Railings	Grade II	0.2 miles
10 1386468 - The Esplanade Numbers 1 To 8 And Forecourt Walls And Railings	Grade II	0.2 miles

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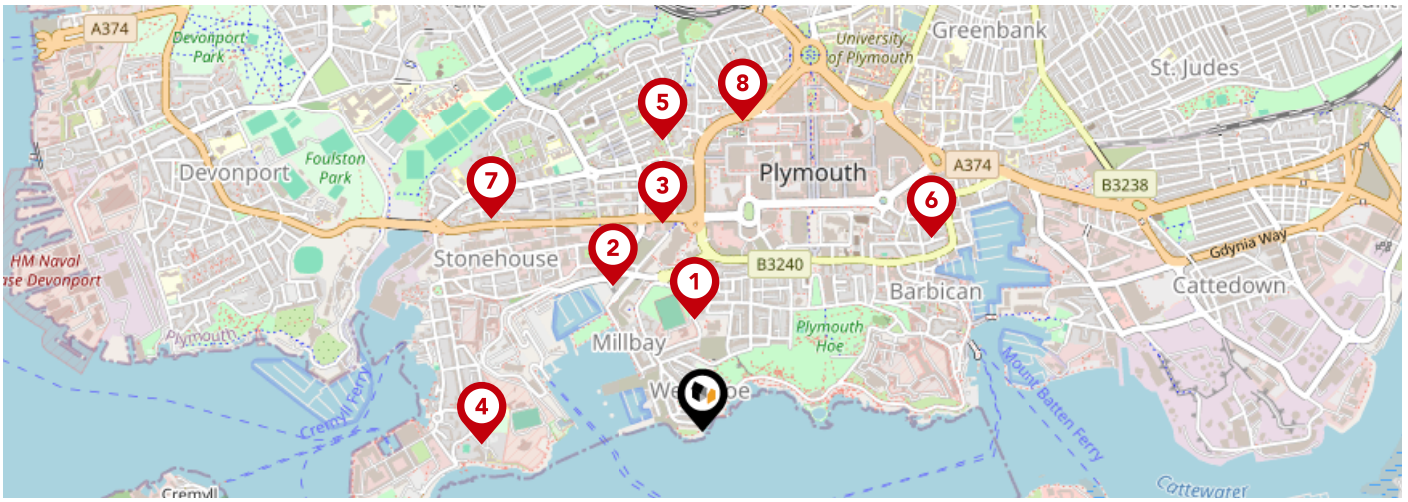
Area
Schools



		Nursery	Primary	Secondary	College	Private
1	**St Andrew's Cof E VA Primary School** Ofsted Rating: Good | Pupils: 208 | Distance:0.27	☐	☑	☐	☐	☐
2	**Millbay Academy** Ofsted Rating: Good | Pupils: 545 | Distance:0.41	☐	☑	☑	☐	☐
3	**St Peter's CofE Primary School** Ofsted Rating: Good | Pupils: 154 | Distance:0.5	☐	☑	☐	☐	☐
4	**St George's CofE Primary Academy** Ofsted Rating: Good | Pupils: 90 | Distance:0.52	☐	☑	☐	☐	☐
5	**The Cathedral School of St Mary** Ofsted Rating: Requires improvement | Pupils: 109 | Distance:0.7	☐	☑	☐	☐	☐
6	**ACE Schools Plymouth** Ofsted Rating: Good | Pupils: 233 | Distance:0.71	☐	☐	☑	☐	☐
7	**High Street Primary Academy** Ofsted Rating: Good | Pupils: 140 | Distance:0.71	☐	☑	☐	☐	☐
8	**Pilgrim Primary Academy** Ofsted Rating: Outstanding | Pupils: 390 | Distance:0.74	☐	☑	☐	☐	☐

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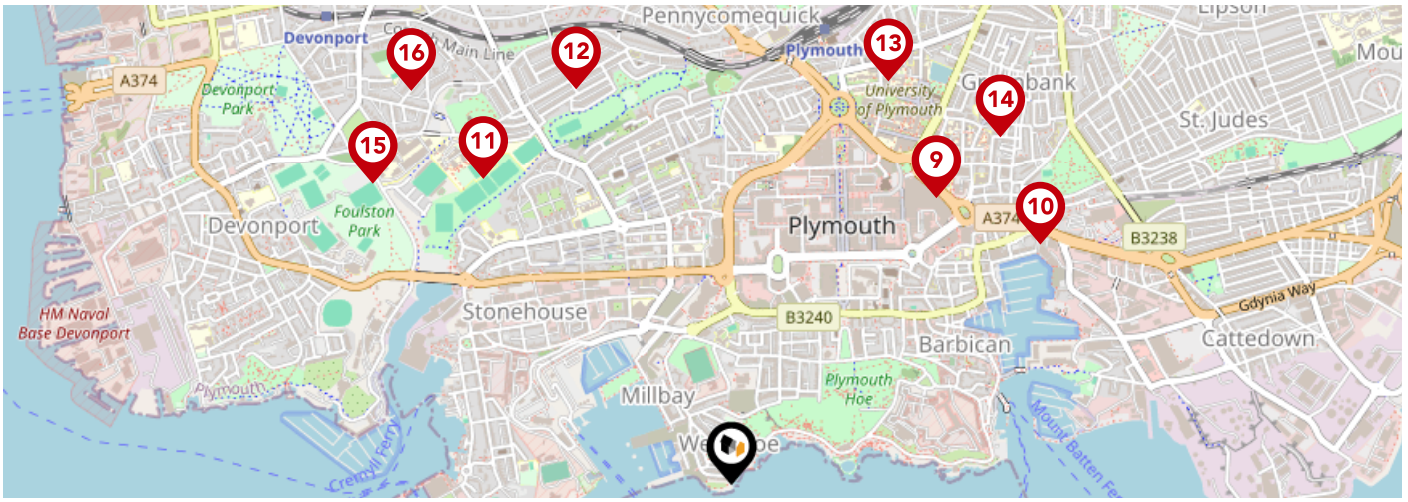
Area
Schools



	Nursery	Primary	Secondary	College	Private
9 Arts University Plymouth Ofsted Rating: Good | Pupils:0 | Distance:0.83	☐	☐	☑	☐	☐
10 Holy Cross Catholic Primary School Ofsted Rating: Good | Pupils: 306 | Distance:0.93	☐	☑	☐	☐	☐
11 Devonport High School for Boys Ofsted Rating: Good | Pupils: 1231 | Distance:0.93	☐	☐	☑	☐	☐
12 Stuart Road Primary Academy Ofsted Rating: Good | Pupils: 189 | Distance:1.01	☐	☑	☐	☐	☐
13 Fletewood School at Derry Villas Ofsted Rating: Good | Pupils: 58 | Distance:1.02	☐	☑	☐	☐	☐
14 Mount Street Primary School Ofsted Rating: Good | Pupils: 258 | Distance:1.04	☐	☑	☐	☐	☐
15 City College Plymouth Ofsted Rating: Good | Pupils:0 | Distance:1.11	☐	☐	☑	☐	☐
16 Stoke Damerel Primary Academy Ofsted Rating: Good | Pupils: 400 | Distance:1.2	☐	☑	☐	☐	☐

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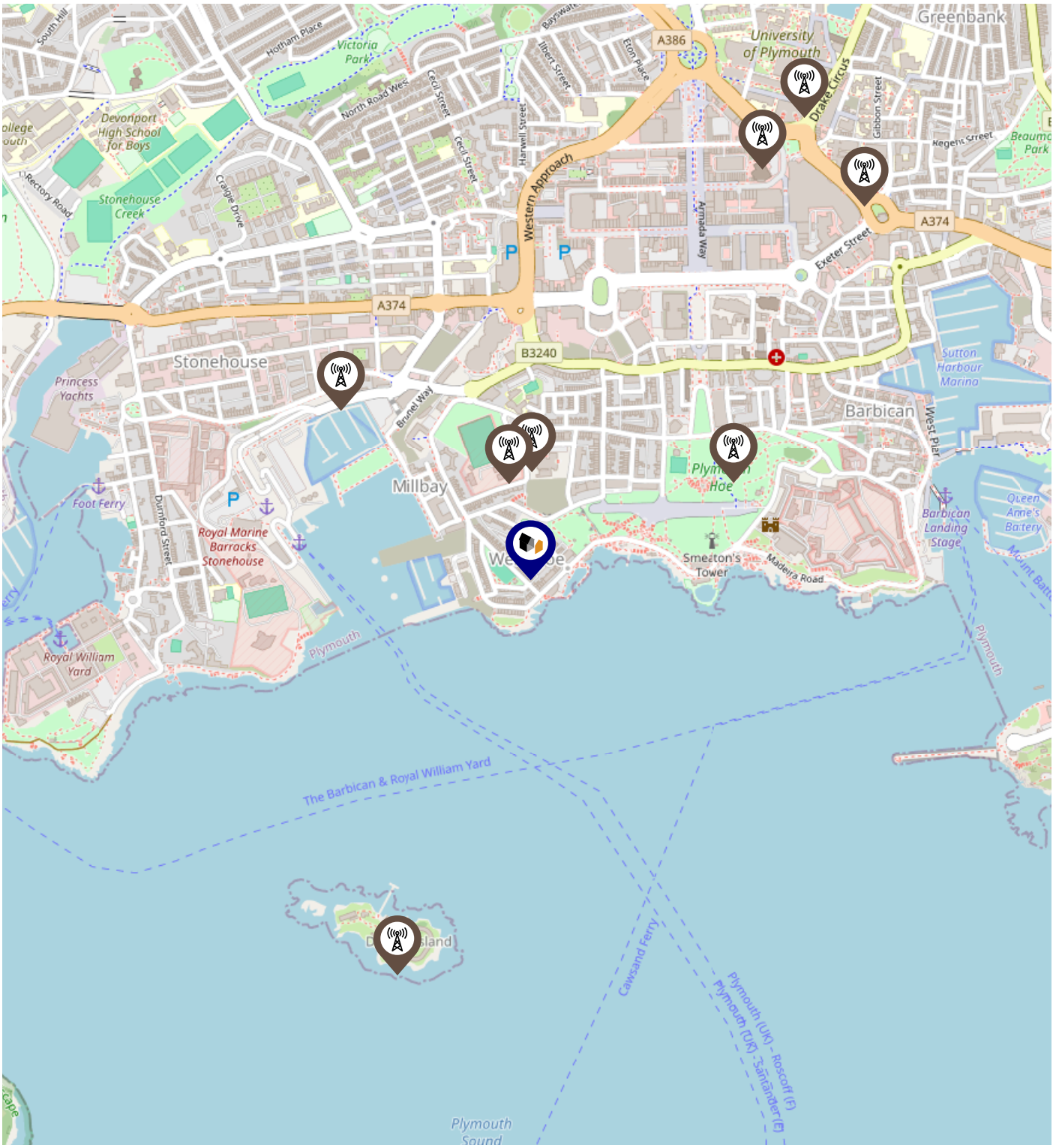
Local Area
Masts & Pylons



Key:

- Power Pylons
- Communication Masts

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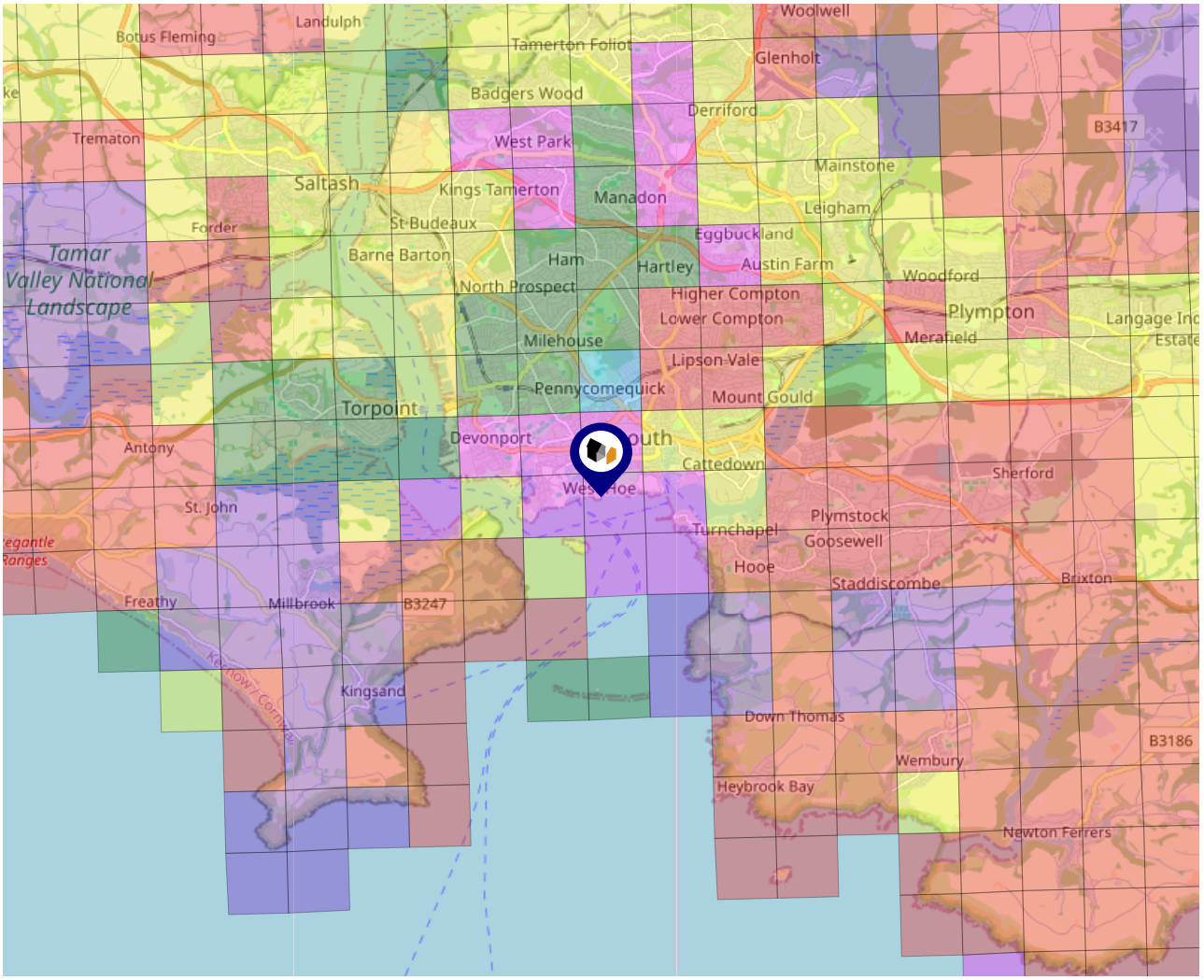
Environment
Radon Gas

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).



This Property

1	2	3	4	5	6
<1%	1-3%	3-5%	5-10%	10-30%	>30%

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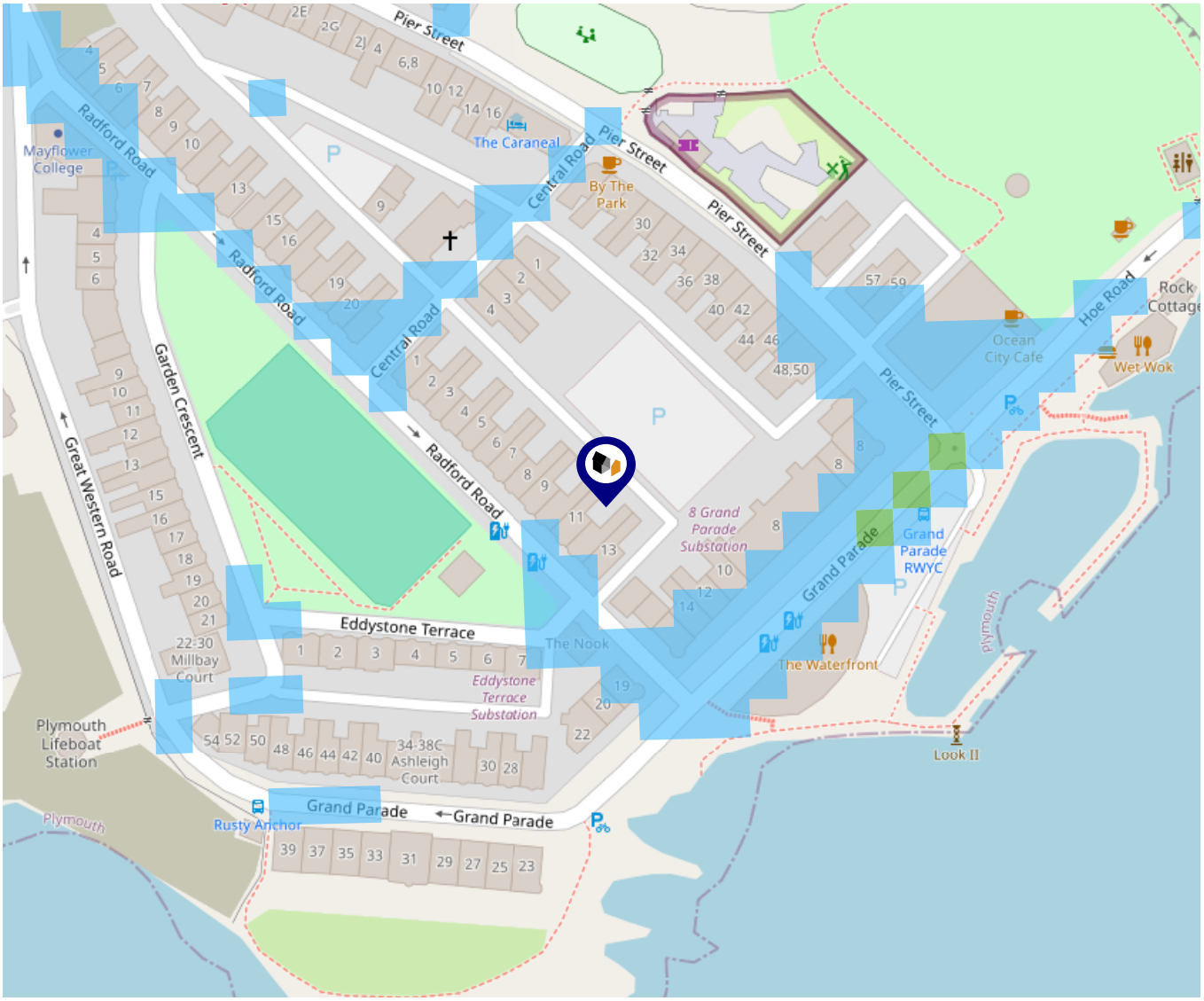
Local Area
Road Noise



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

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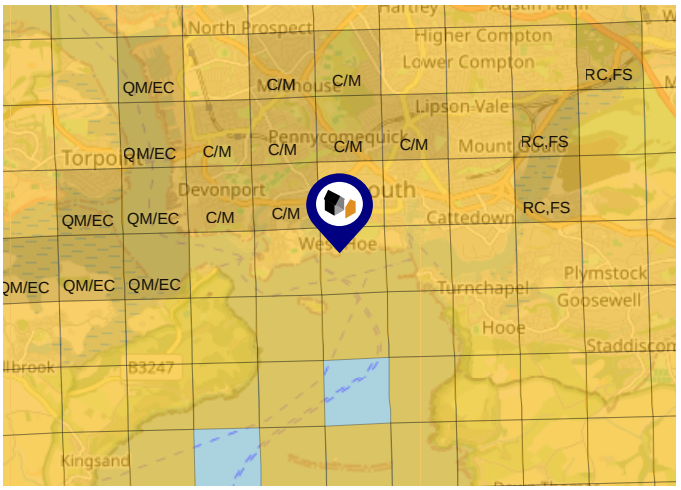
Environment
Soils & Clay

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

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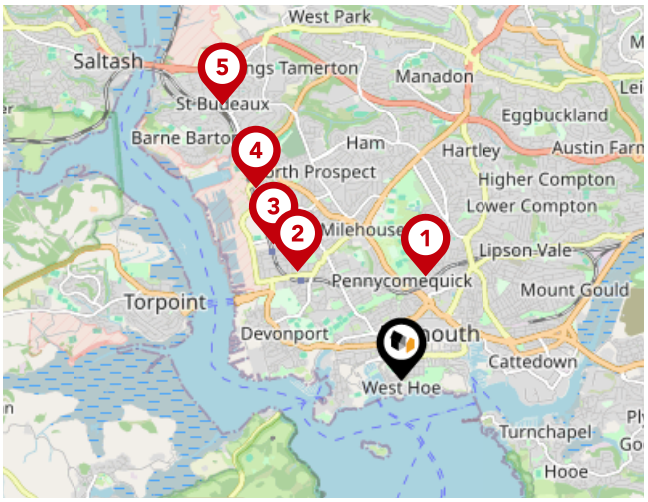
Area
Transport (National)

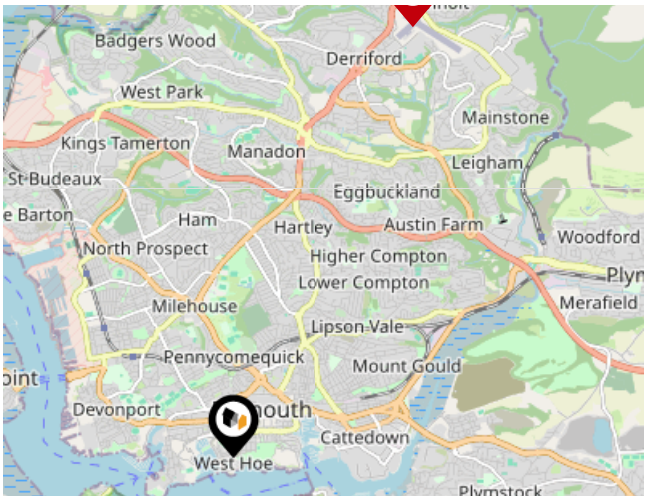


National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	1 miles
2	Devonport Rail Station	1.42 miles
3	Dockyard (Plymouth) Rail Station	1.76 miles
4	Keyham Rail Station	2.27 miles
5	St Budeaux Ferry Road Rail Station	3.11 miles

Trunk Roads/Motorways

No Trunk Roads/Motorways found within 50 km of this property.



Airports/Helipads

Pin	Name	Distance
1	Plymouth City Airport	4.4 miles

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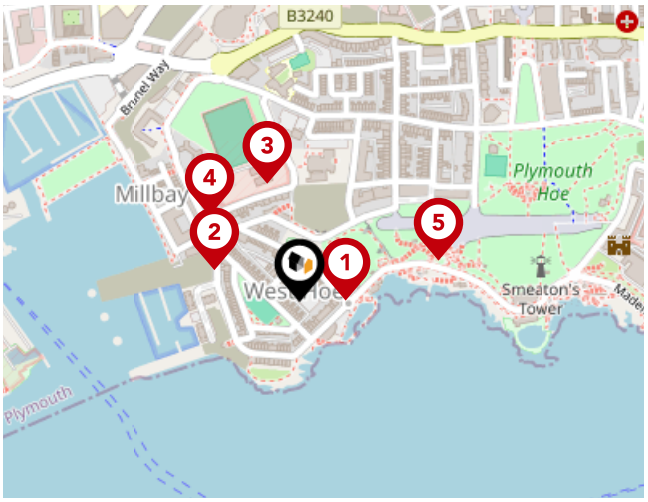
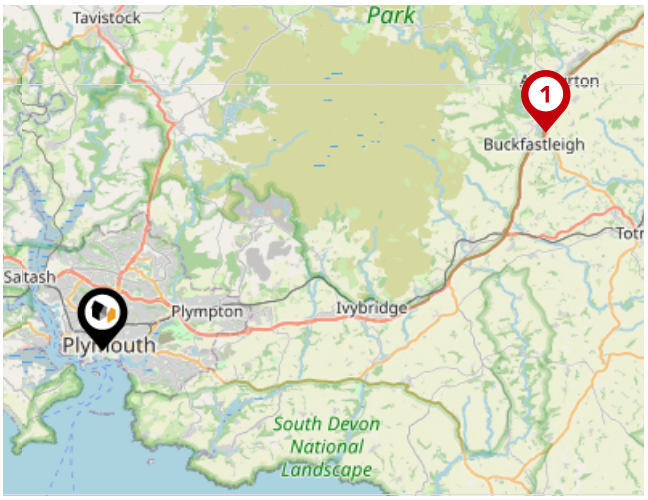
Area
Transport (Local)



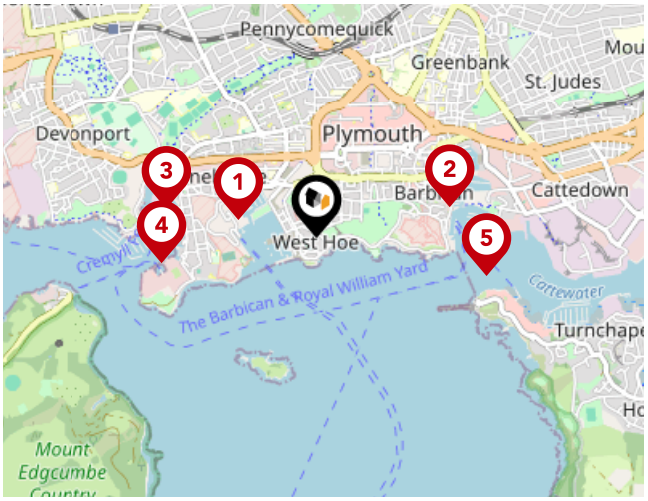
Bus Stops/Stations

Pin	Name	Distance
1	Pier Street	0.05 miles
2	Rusty Anchor	0.1 miles
3	Walker Terrace	0.14 miles
4	West Hoe Post Office	0.14 miles
5	The Belvedere	0.17 miles



Local Connections

Pin	Name	Distance
1	Buckfastleigh (South Devon Railway)	18.62 miles



Ferry Terminals

Pin	Name	Distance
1	Plymouth Ferry Terminal	0.37 miles
2	Plymouth (Barbican) Landing Stage	0.64 miles
3	Plymouth Stonehouse Ferry Terminal	0.72 miles
4	Royal William Yard Ferry Landing	0.74 miles
5	Plymouth Mount Batten Ferry Landing	0.82 miles

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Market
Market summary

Local summary

Based on 1 mile radius

Summary of all properties within radius:

Property type	Flat	Terraced	Semi-Detached	Detached	Bungalow	Unspecified
OM / SSTC	(301/221) 73%	(106/69) 65%	(2/2) 100%	(2/0) 0%	—	(8/6) 75%

Total on market: 419 **Total sold:** 298 **Average days on market:** 142

Similar properties within radius:

Description			Price Ranges			Supply and demand				
Match	Beds	Type	Highest £	Lowest £	Average £	No. on market	No. SSTC	Total	SSTC %	ADOM
Exact	2	Flat	£695,000	£70,000	£226,842	147	111	258	43%	147
+1 Type	2	Terrace	£425,000	£110,000	£218,460	18	8	26	31%	97
+1 Beds	3	Flat	£850,000	£80,000	£308,818	34	21	55	38%	124
All considered			**£850,000**	**£70,000**	**£251,373**	**199**	**140**	**339**	**41%**	**123**

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Lang Town & Country
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Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

Royal Mail