

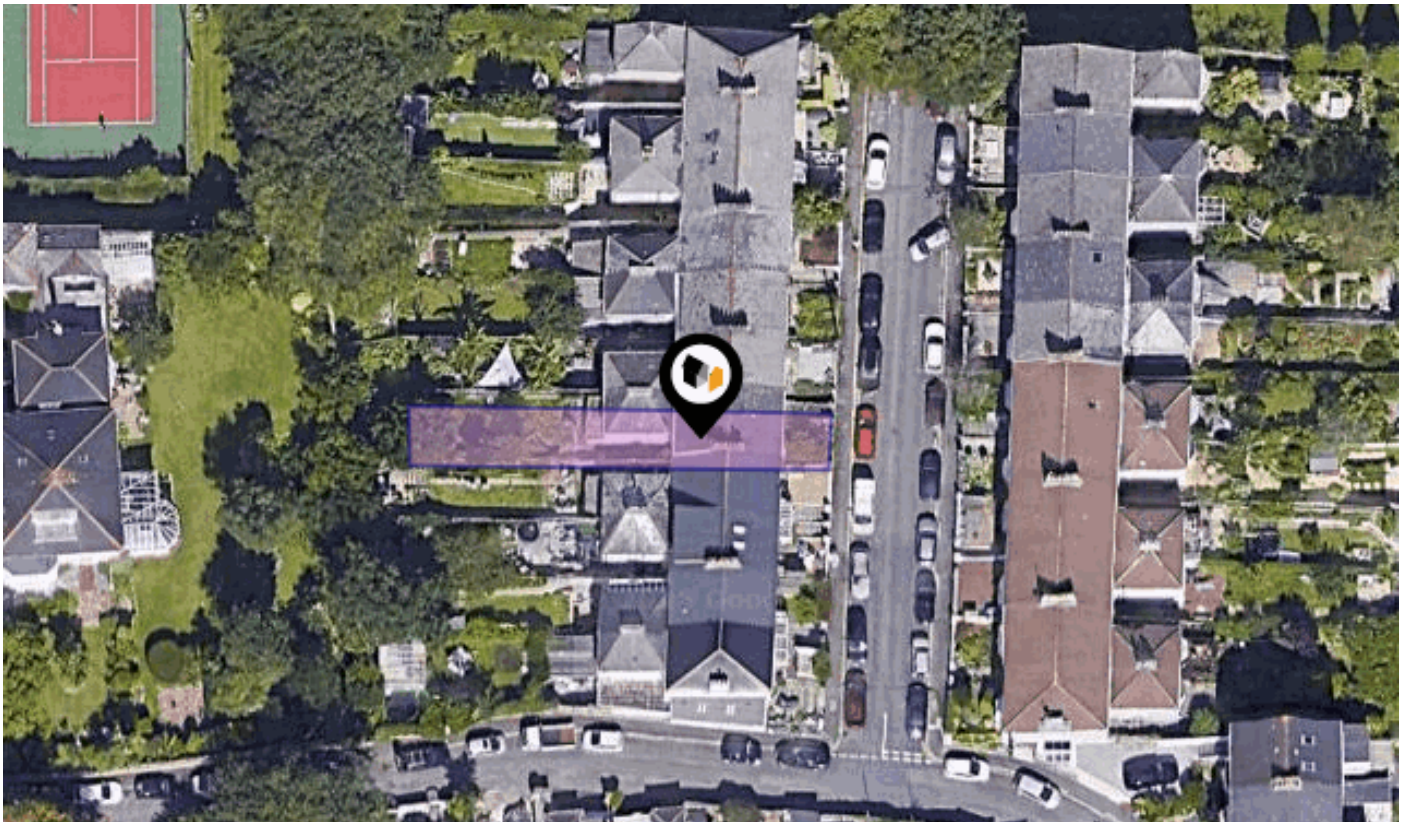


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 19th December 2025



9, FORTESCUE PLACE, PLYMOUTH, PL3 5HT

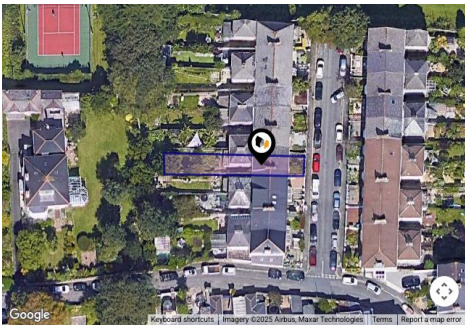
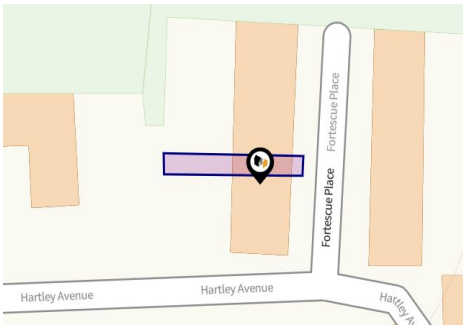
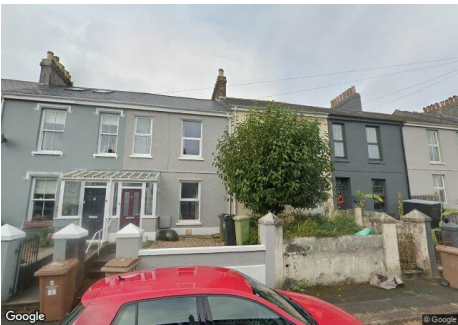
6 Mannamead Road Plymouth Devon PL4 7AA

01752 256000

property@langtownandcountry.com

www.langtownandcountry.com

Property Overview



Property

| | | | |
|------------------|--------------|---------|----------|
| Type: | Terraced | Tenure: | Freehold |
| Bedrooms: | 3 | | |
| Plot Area: | 0.05 acres | | |
| Council Tax : | Band B | | |
| Annual Estimate: | £1,809 | | |
| Title Number: | DN25570 | | |
| UPRN: | 100040440315 | | |

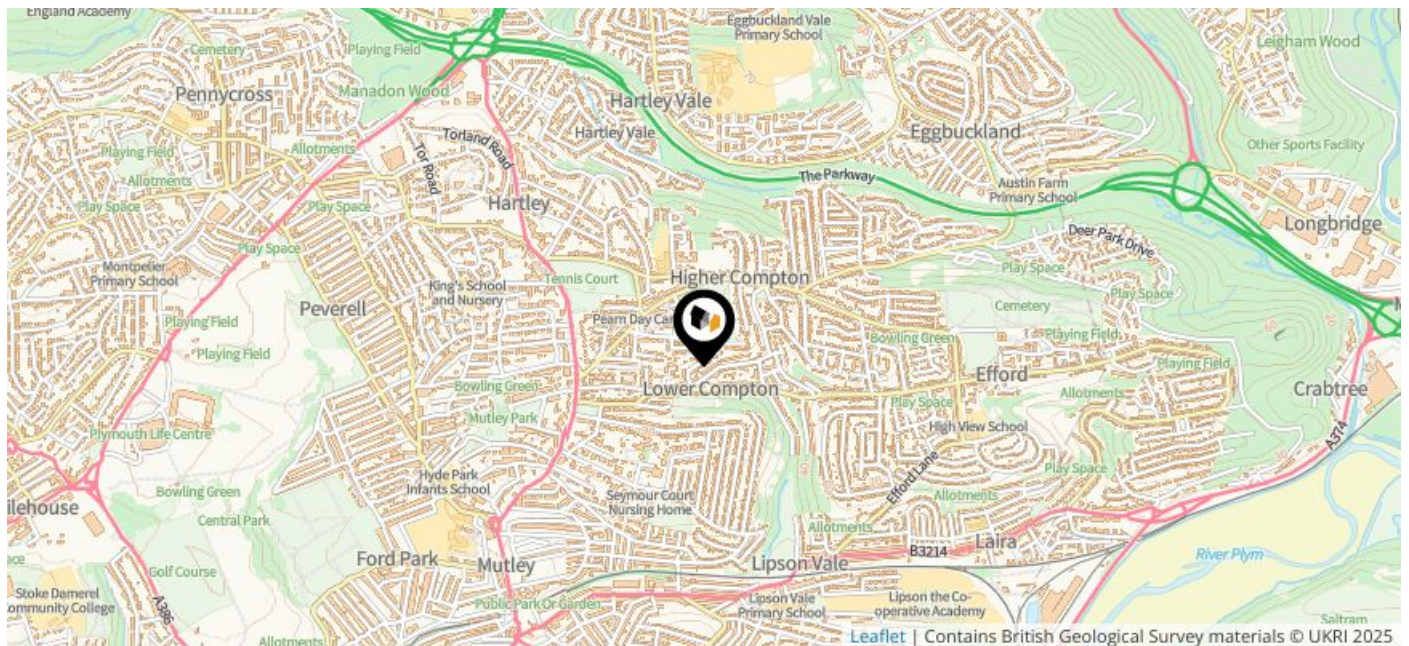
Local Area

| | | | | |
|--------------------------|------------------|------------------------------------|------|------|
| Local Authority: | City of plymouth | Estimated Broadband Speeds | | |
| Conservation Area: | No | (Standard - Superfast - Ultrafast) | | |
| Flood Risk: | | | | |
| • Rivers & Seas | Very low | 6 | 56 | 1800 |
| • Surface Water | Very low | mb/s | mb/s | mb/s |
| | | | | |
| Mobile Coverage: | | Satellite/Fibre TV Availability: | | |
| (based on calls indoors) | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

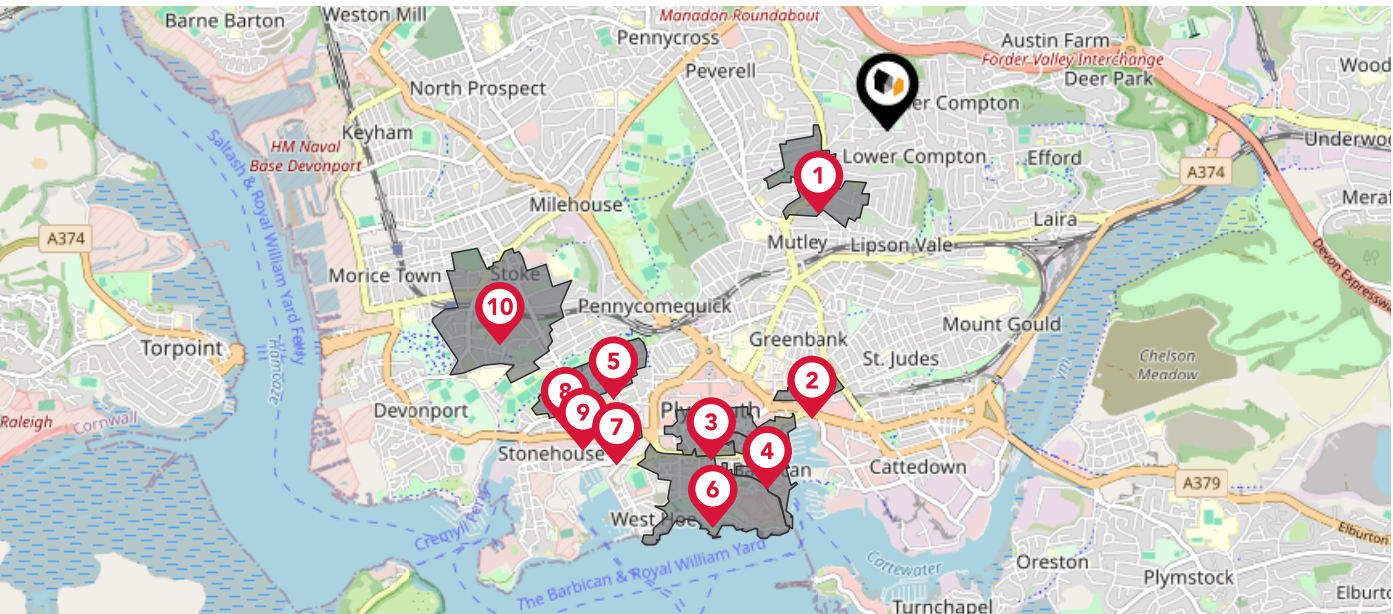
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.

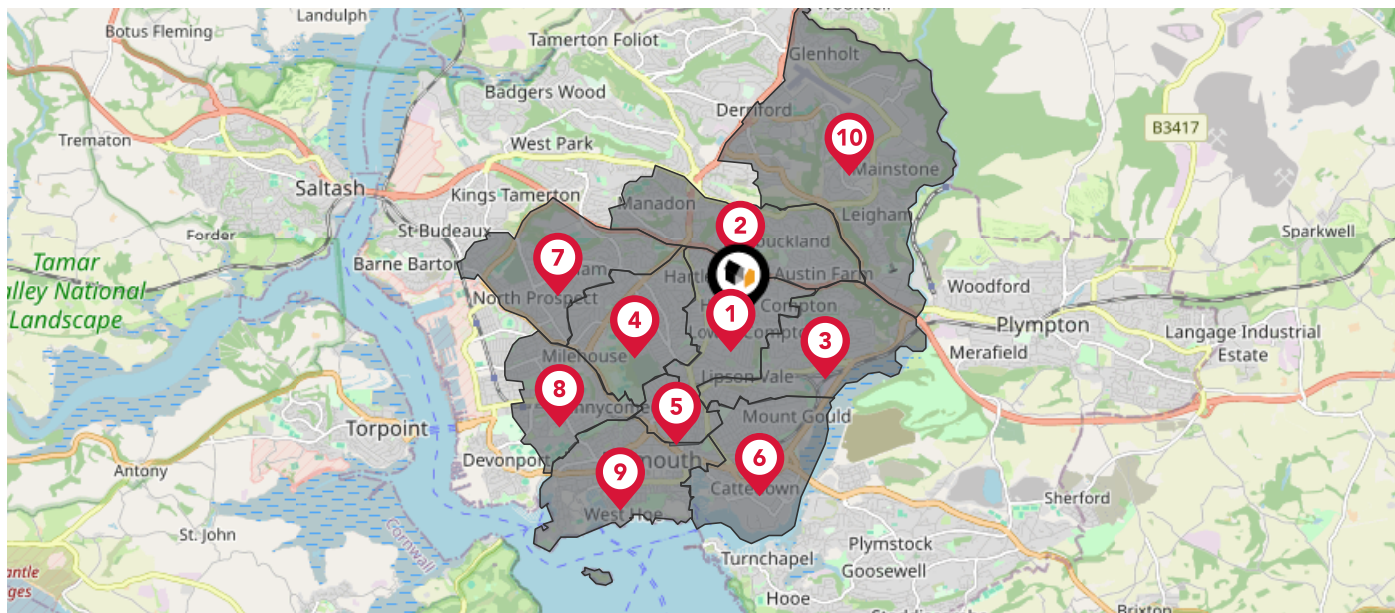


| Nearby Conservation Areas | |
|---------------------------|--------------------------------|
| 1 | Mannamead |
| 2 | Ebrington Street |
| 3 | City Centre |
| 4 | Barbican |
| 5 | North Stonehouse |
| 6 | The Hoe |
| 7 | Union Street |
| 8 | Royal Naval Hospital |
| 9 | Adelaide Street/Clarence Place |
| 10 | Stoke |

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

Compton Ward

2

Egguckland Ward

3

Efford and Lipson Ward

4

Peverell Ward

5

Drake Ward

6

Sutton and Mount Gould Ward

7

Ham Ward

8

Stoke Ward

9

St. Peter and the Waterfront Ward

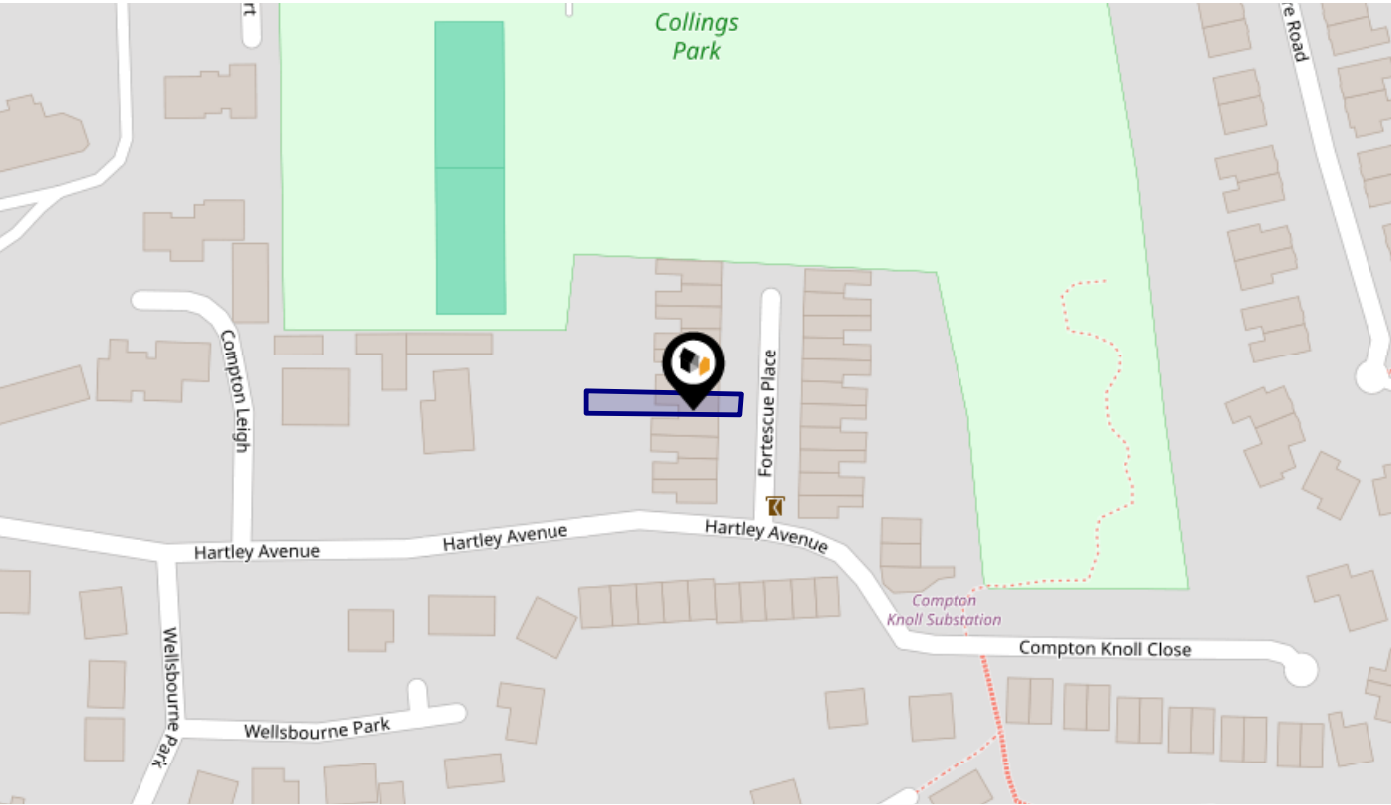
10

Moor View Ward

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.

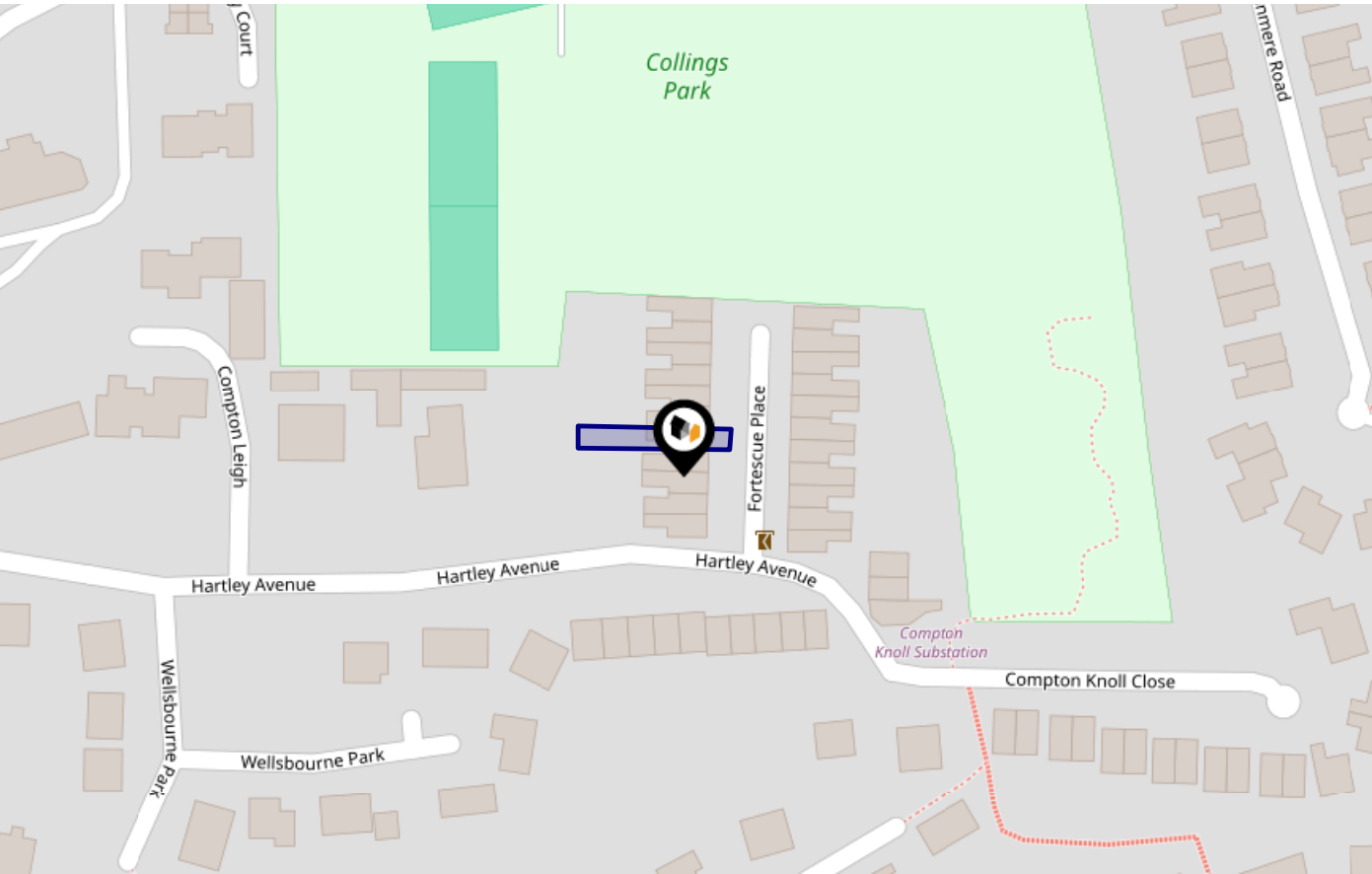
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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

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.

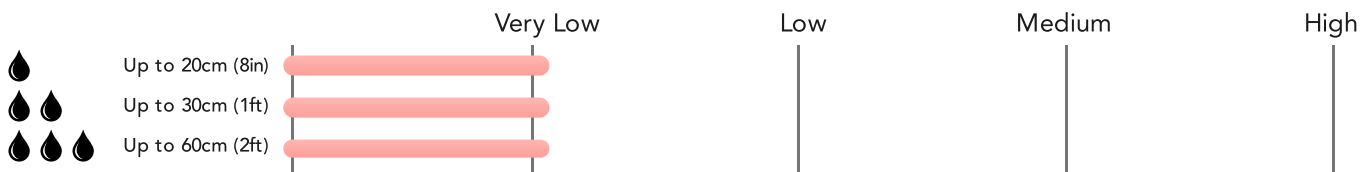


Risk Rating: Very low

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.

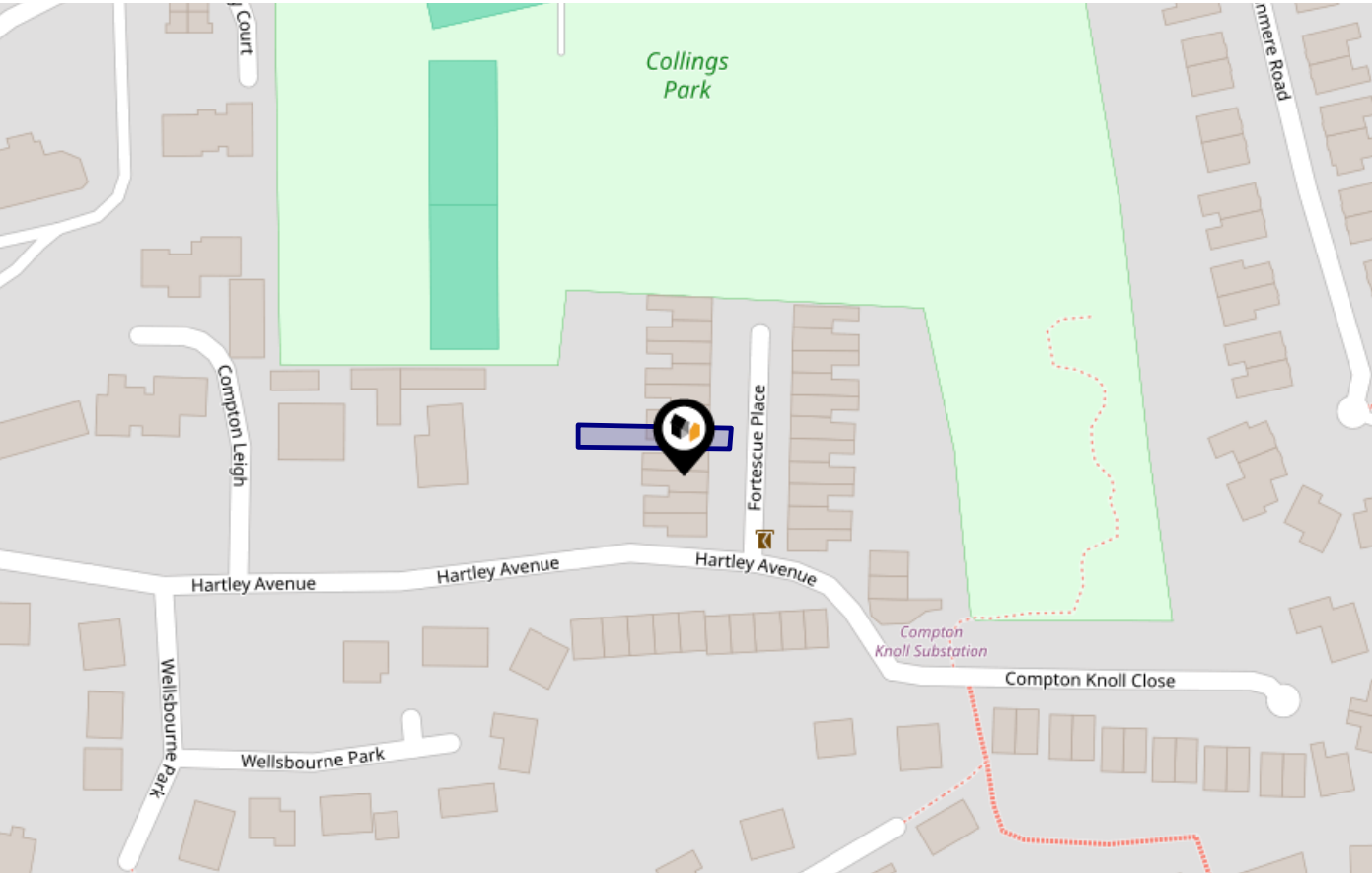
Chance of flooding to the following depths at this property:



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.

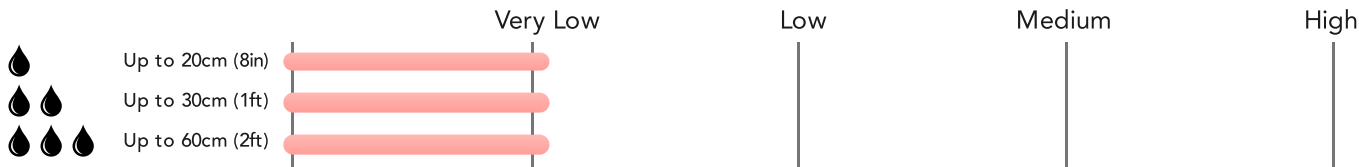


Risk Rating: Very low

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.

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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

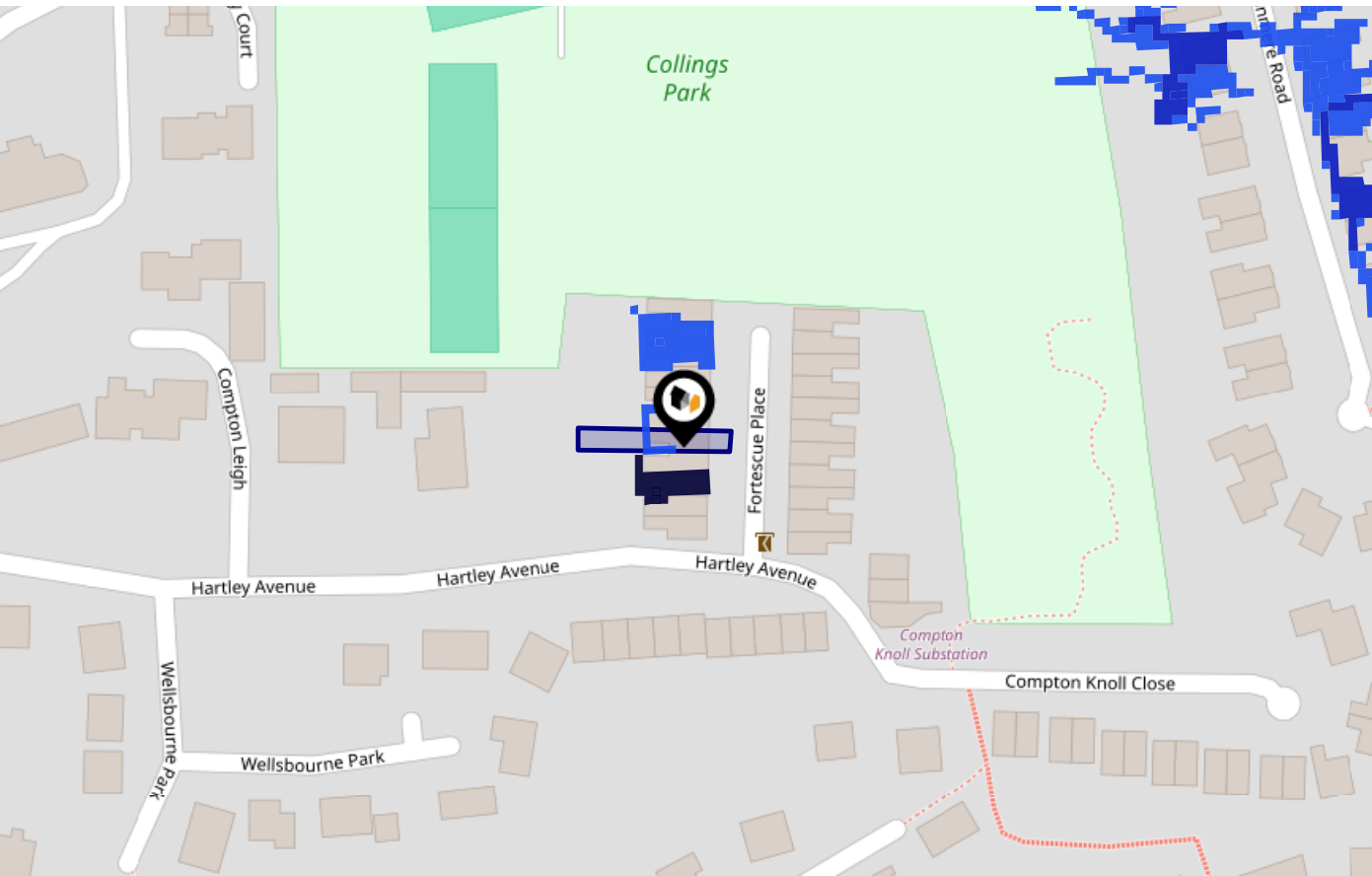
Chance of flooding to the following depths at this property:



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.

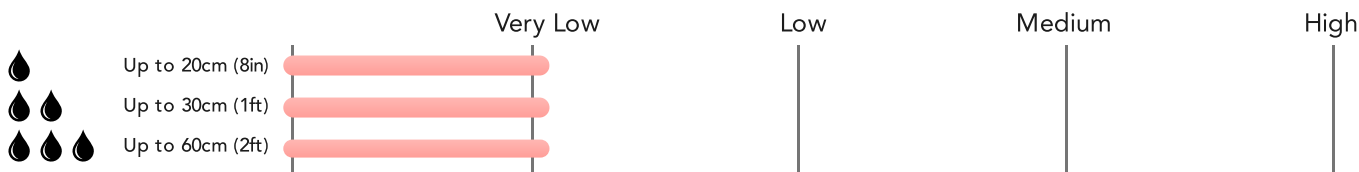


Risk Rating: Very low

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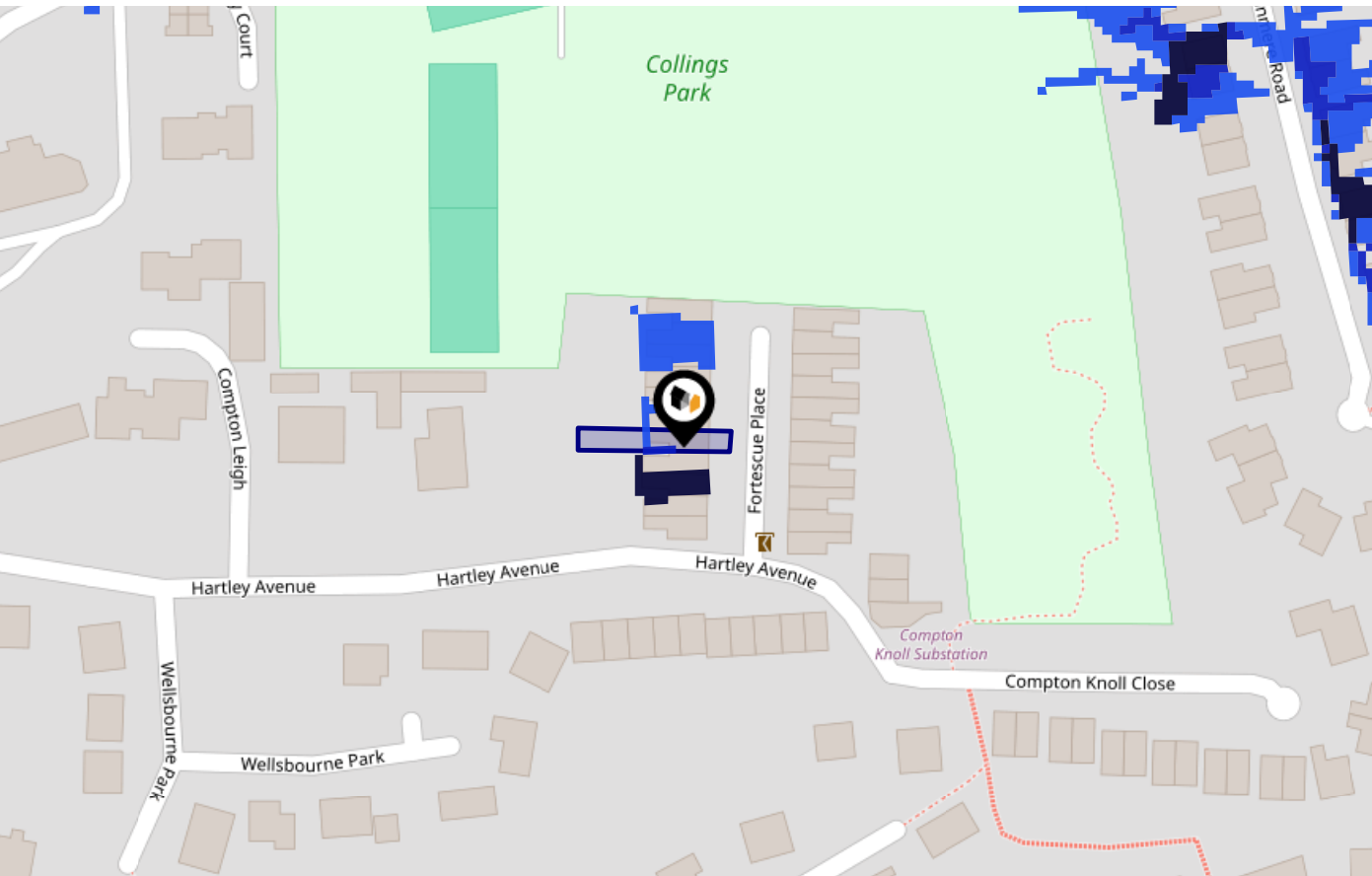
Chance of flooding to the following depths at this property:



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.

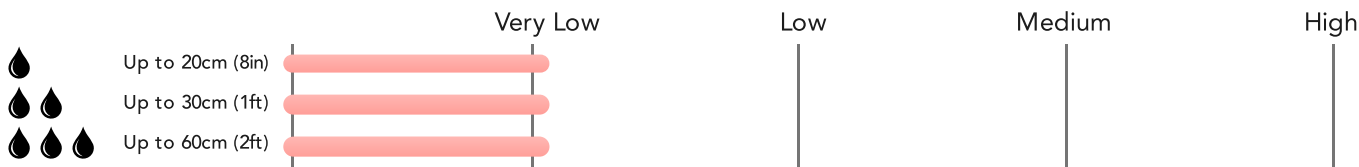


Risk Rating: Very low

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.
- 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.

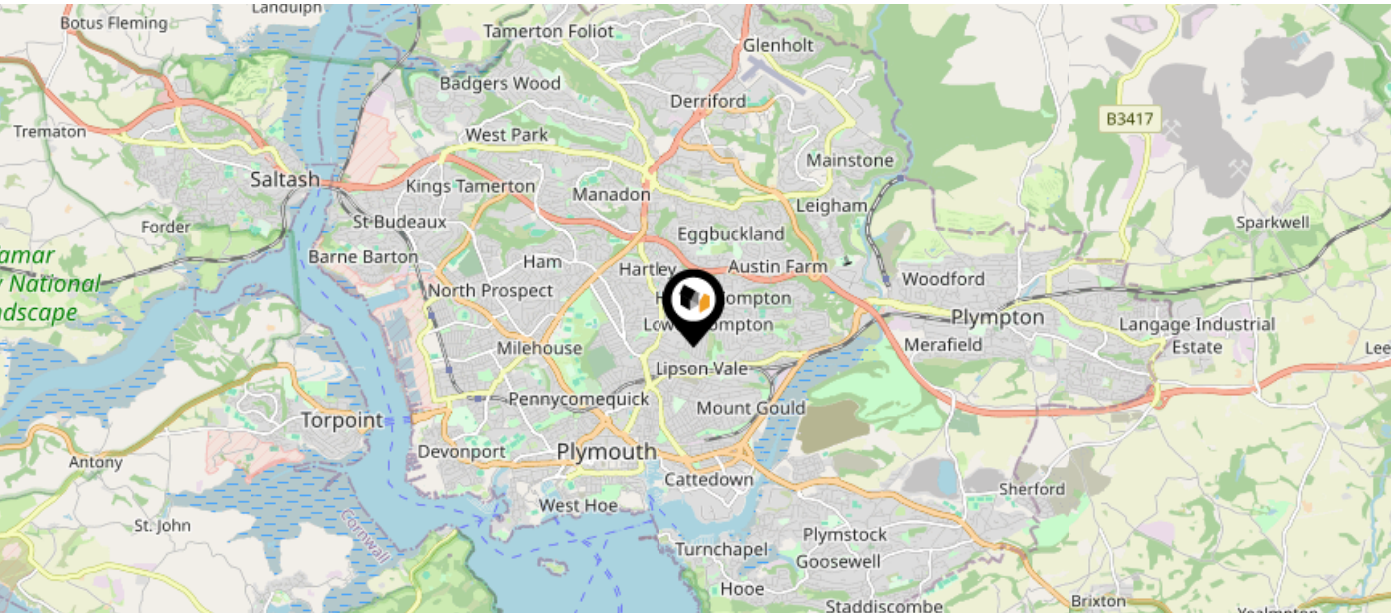
Chance of flooding to the following depths at this property:



Maps

Green Belt

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



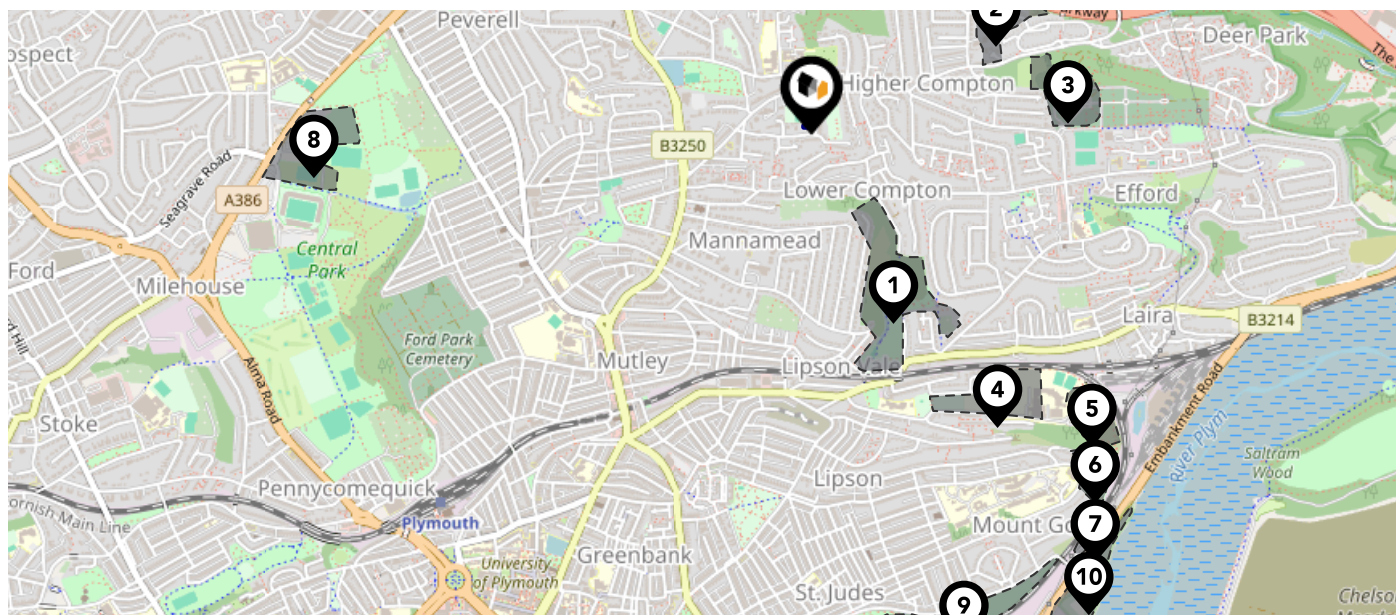
Nearby Green Belt Land

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.



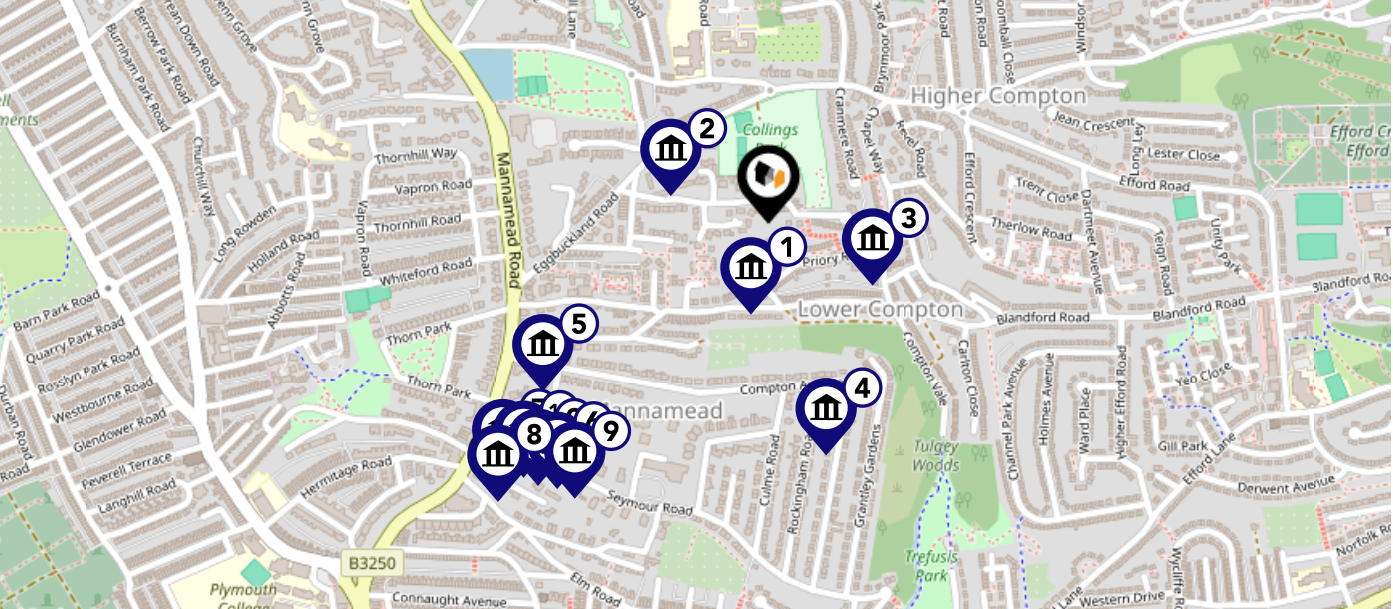
Nearby Landfill Sites









| | | | |
|----|--|-------------------|--|
| 1 | Lower Compton-Lipson Vale, Plymouth | Historic Landfill | |
| 2 | Valley View Close-Valley View Close, Plymouth | Historic Landfill | |
| 3 | Eggbuckland Road Efford Adj Cemetery-Eggbuckland Road, Efford, Plymouth | Historic Landfill | |
| 4 | Laira Lipson College-Laira, Plymouth | Historic Landfill | |
| 5 | School Playing Field Laira-School Playing Field Laira, Plymouth | Historic Landfill | |
| 6 | Laira-Laira, Plymouth | Historic Landfill | |
| 7 | Allotments Embankment Road-Laira, Plymouth | Historic Landfill | |
| 8 | Peverell Cricket Ground-Peverell Cricket Ground, Plymouth | Historic Landfill | |
| 9 | Tothill Park Recreation Ground-Tothill Park Recreation Ground Mount Gold/Laira, Plymouth | Historic Landfill | |
| 10 | Embankment Road-Laira, Plymouth | Historic Landfill | |

Maps

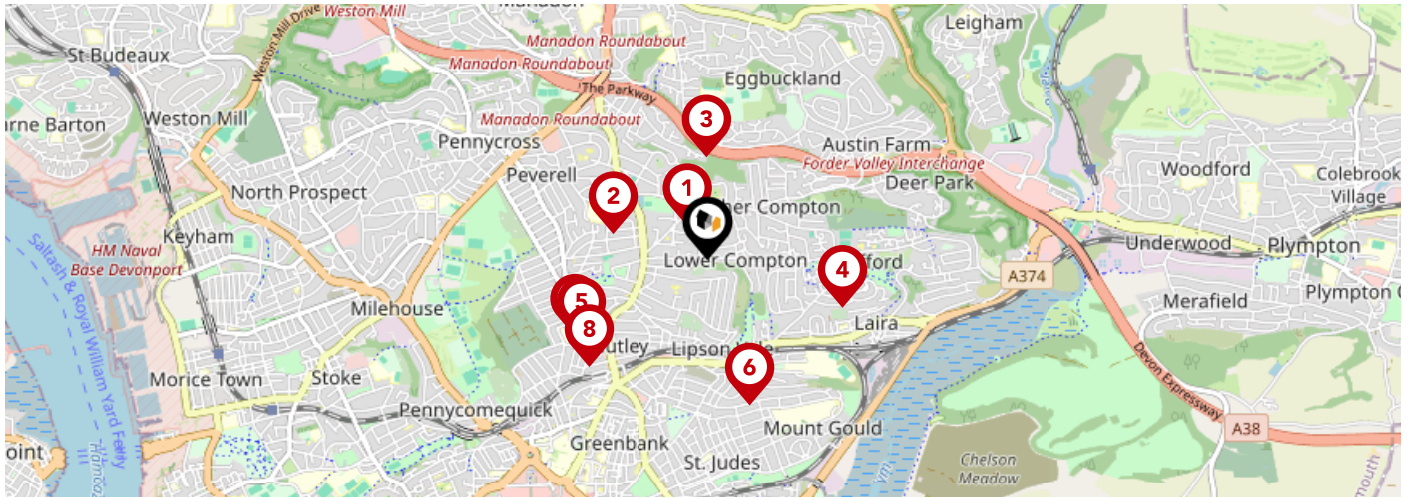
Listed Buildings

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



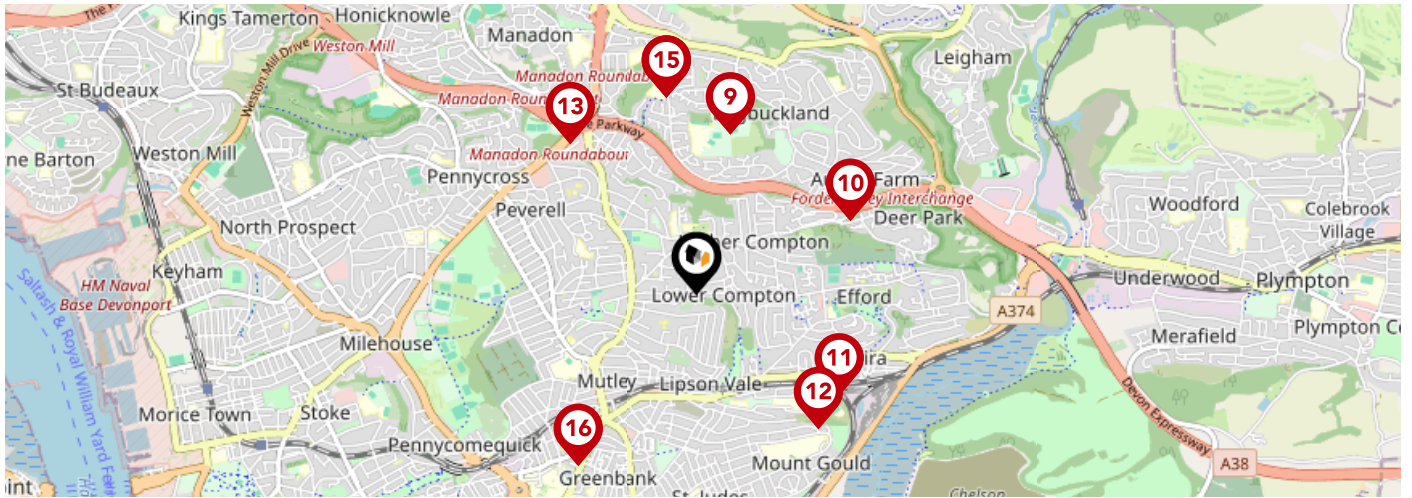
| Listed Buildings in the local district | | Grade | Distance |
|---|-----------------------------------|----------|-----------|
|  | 1386341 - 9, Priory Road | Grade II | 0.1 miles |
|  | 1244647 - Pearn Convalescent Home | Grade II | 0.1 miles |
|  | 1386342 - Priory Cottage | Grade II | 0.1 miles |
|  | 1130045 - 80, Compton Avenue | Grade II | 0.3 miles |
|  | 1386221 - Church Of Emmanuel | Grade II | 0.3 miles |
|  | 1386386 - Seymour Nursing Home | Grade II | 0.4 miles |
|  | 1386388 - The Ferns | Grade II | 0.4 miles |
|  | 1386390 - Woodbine And Bryntirion | Grade II | 0.4 miles |
|  | 1386389 - Whitchurch | Grade II | 0.4 miles |
|  | 1386385 - Kingston Lodge | Grade II | 0.4 miles |
|  | 1386387 - Standerton House | Grade II | 0.4 miles |

Area Schools



| | | Nursery | Primary | Secondary | College | Private |
|----------|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | Compton CofE Primary School Ofsted Rating: Good Pupils: 431 Distance:0.18 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | King's School Ofsted Rating: Not Rated Pupils: 298 Distance:0.46 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | Eggbuckland Community College Ofsted Rating: Requires improvement Pupils: 1040 Distance:0.48 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | High View School Ofsted Rating: Outstanding Pupils: 356 Distance:0.68 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | Hyde Park Infants' School Ofsted Rating: Not Rated Pupils: 243 Distance:0.7 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | Lipson Vale Primary School Ofsted Rating: Good Pupils: 405 Distance:0.72 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | Hyde Park Junior School Ofsted Rating: Good Pupils: 355 Distance:0.72 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | Plymouth College Ofsted Rating: Not Rated Pupils: 513 Distance:0.76 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

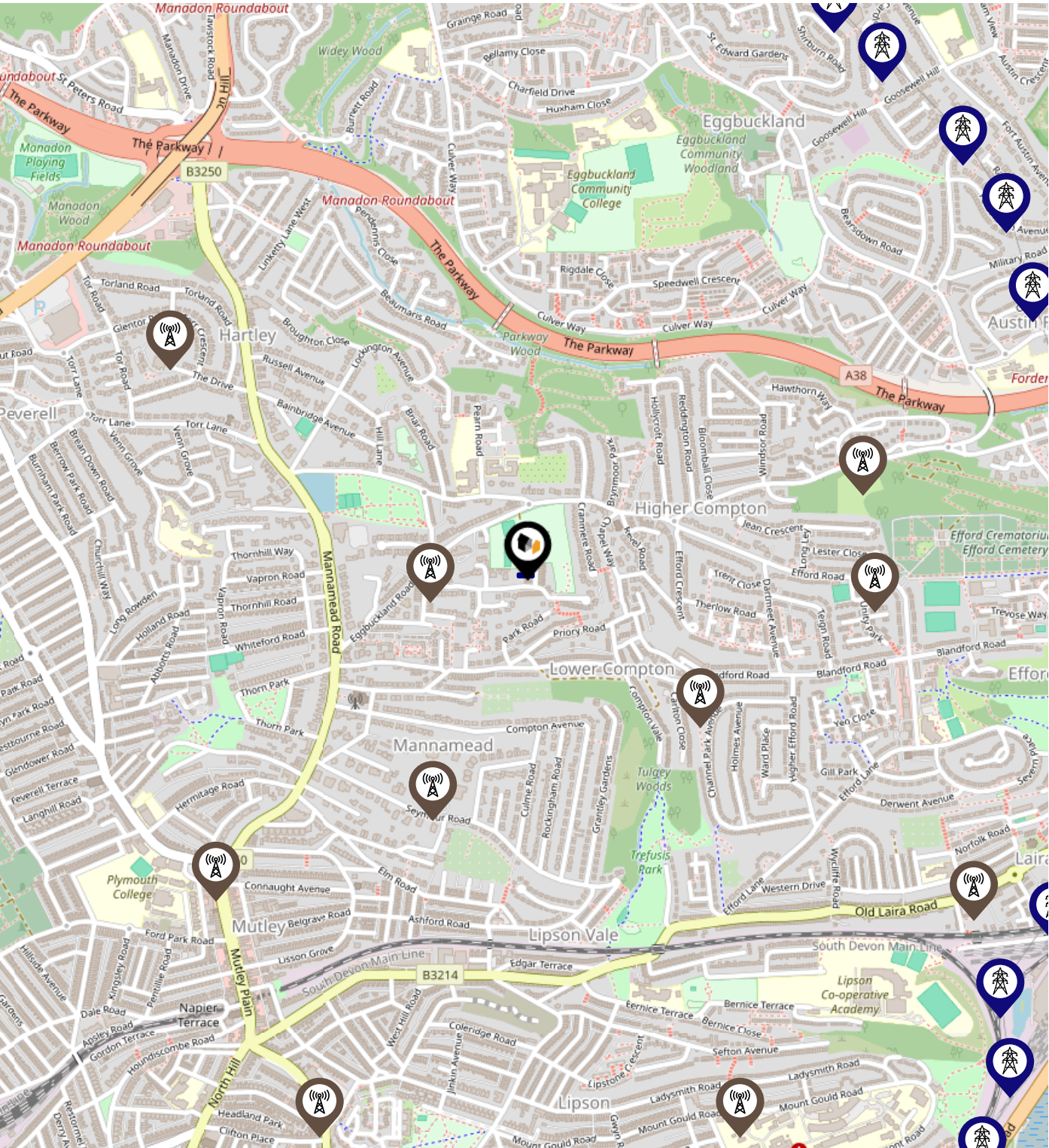
Area Schools



| | | Nursery | Primary | Secondary | College | Private |
|-----------|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 9 | Eggbuckland Vale Primary School Ofsted Rating: Good Pupils: 396 Distance:0.77 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 10 | Austin Farm Academy Ofsted Rating: Good Pupils: 125 Distance:0.8 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 11 | Laira Green Primary School Ofsted Rating: Good Pupils: 230 Distance:0.83 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 12 | Lipson Co-operative Academy Ofsted Rating: Good Pupils: 1102 Distance:0.86 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 13 | Manadon Vale Primary School Ofsted Rating: Good Pupils: 416 Distance:0.93 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 14 | Widey Court Primary School Ofsted Rating: Good Pupils: 602 Distance:0.94 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 15 | Courtlands School Ofsted Rating: Good Pupils: 107 Distance:0.94 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 16 | Plymouth High School for Girls Ofsted Rating: Good Pupils: 816 Distance:0.98 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Local Area

Masts & Pylons



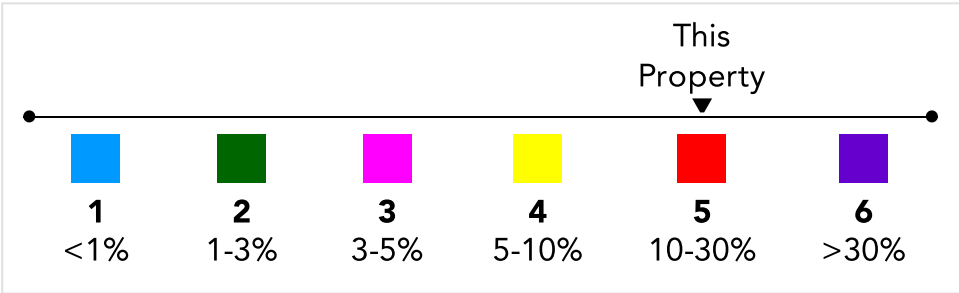
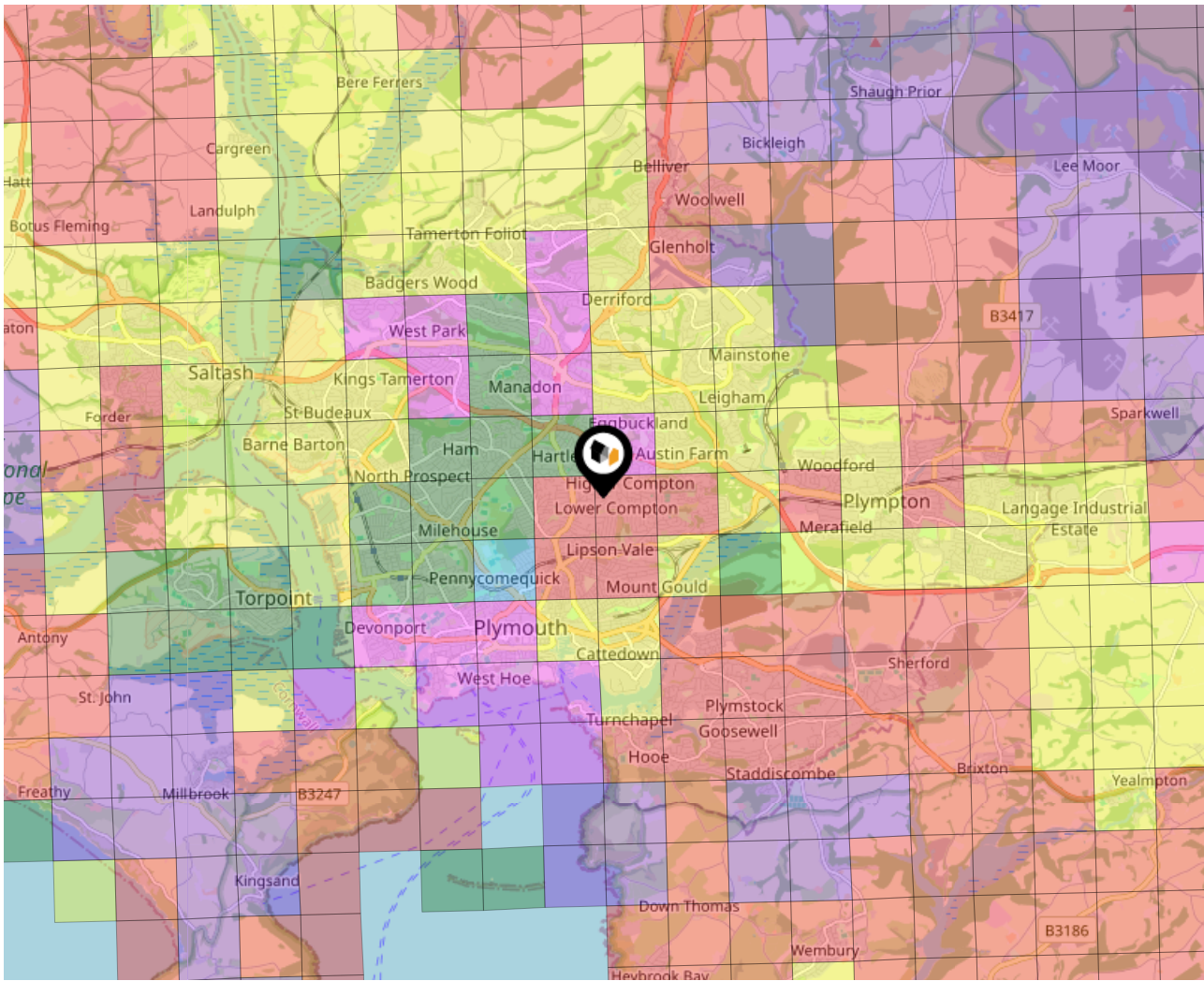
- Key:**
-  Power Pylons
 -  Communication Masts

Environment

Radon Gas

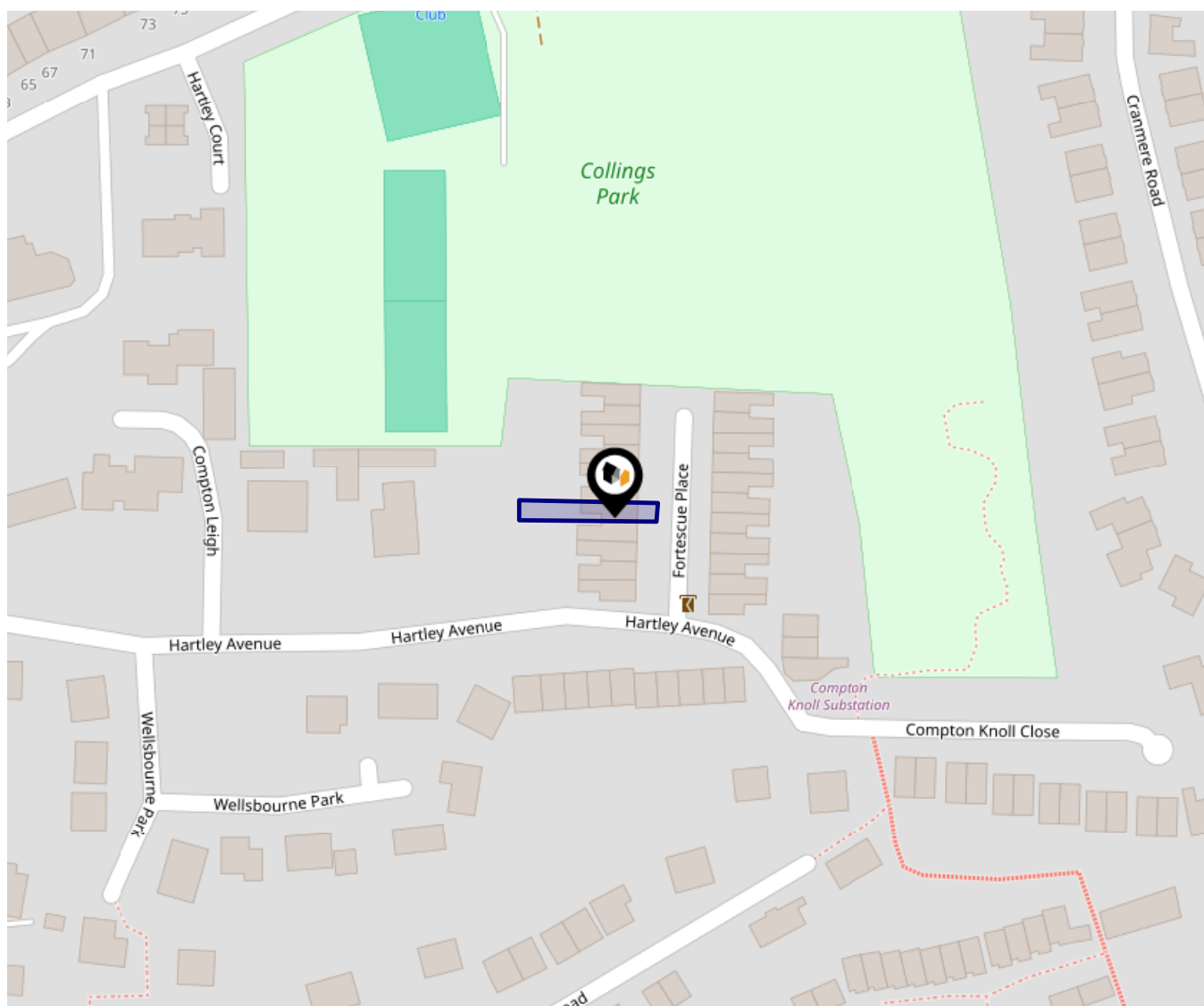
What is Radon?

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:

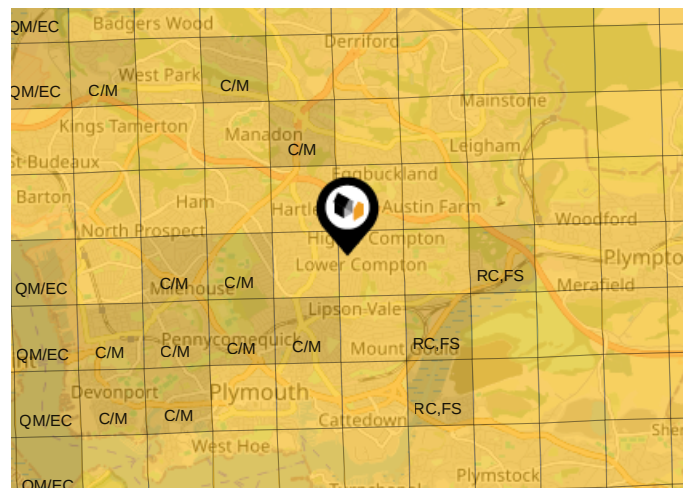
- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

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 | | |

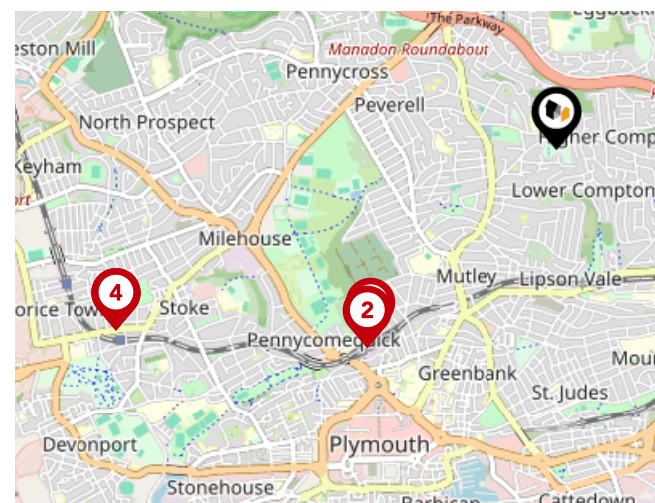


Primary Classifications (Most Common Clay Types)

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

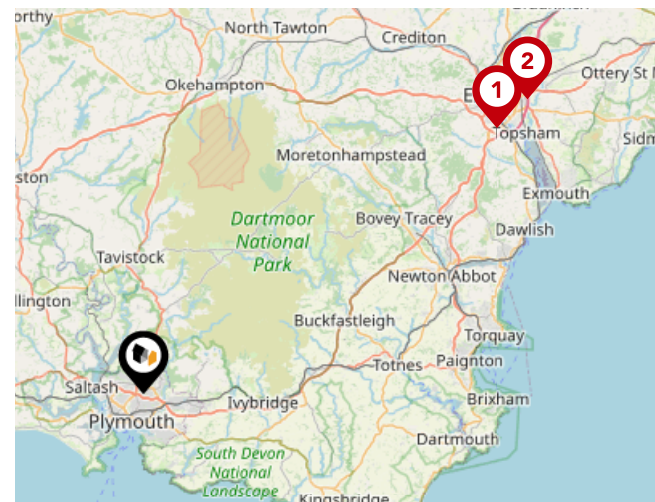
Area

Transport (National)



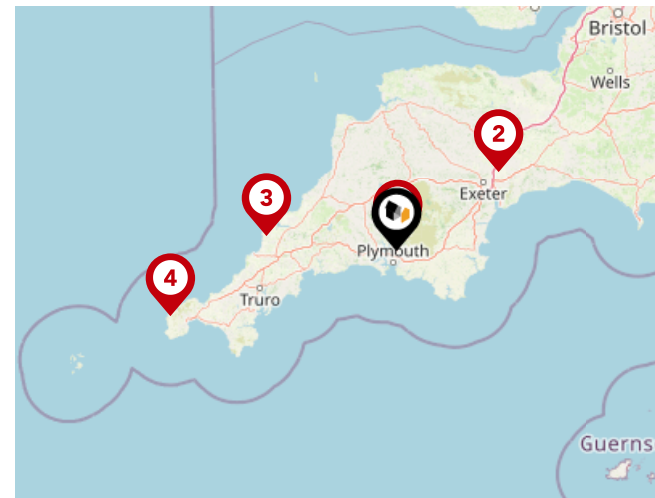
National Rail Stations

| Pin | Name | Distance |
|-----|------------------------|------------|
| 1 | Plymouth Rail Station | 1.26 miles |
| 2 | Plymouth Rail Station | 1.29 miles |
| 3 | Devonport Rail Station | 2.25 miles |
| 4 | Devonport Rail Station | 2.25 miles |



Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|--------|-------------|
| 1 | M5 J31 | 33.4 miles |
| 2 | M5 J30 | 36.54 miles |

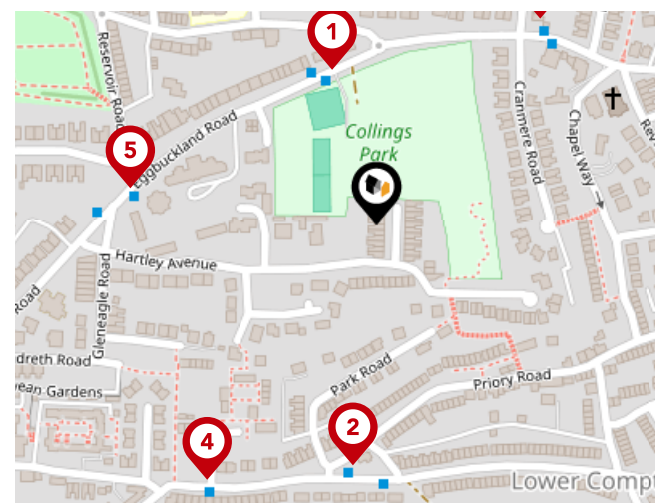


Airports/Helipads

| Pin | Name | Distance |
|-----|----------------|-------------|
| 1 | Glenholt | 2.26 miles |
| 2 | Exeter Airport | 38.97 miles |
| 3 | St Mawgan | 39.06 miles |
| 4 | Joppa | 71.16 miles |

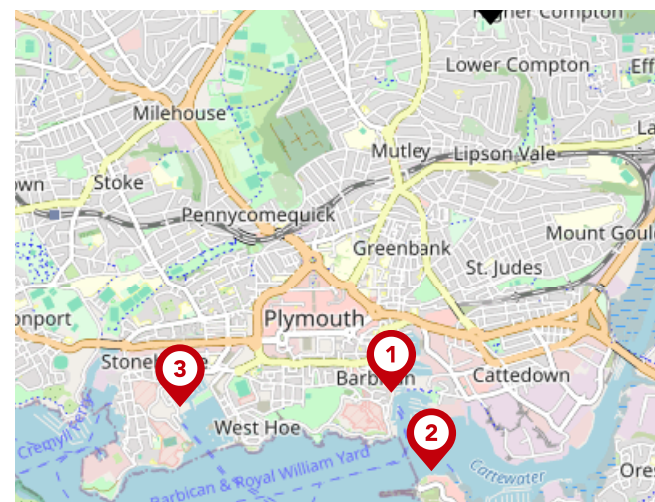
Area

Transport (Local)



Bus Stops/Stations

| Pin | Name | Distance |
|-----|-----------------------|------------|
| 1 | Mannamead Tennis Club | 0.1 miles |
| 2 | Beechcroft Road | 0.14 miles |
| 3 | Eastfield Crescent | 0.15 miles |
| 4 | Fosbrooke Court | 0.18 miles |
| 5 | Pearn Home | 0.15 miles |



Ferry Terminals

| Pin | Name | Distance |
|-----|-------------------------------------|------------|
| 1 | Plymouth (Barbican) Landing Stage | 1.81 miles |
| 2 | Plymouth Mount Batten Ferry Landing | 2.13 miles |
| 3 | Plymouth Ferry Terminal | 2.33 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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