

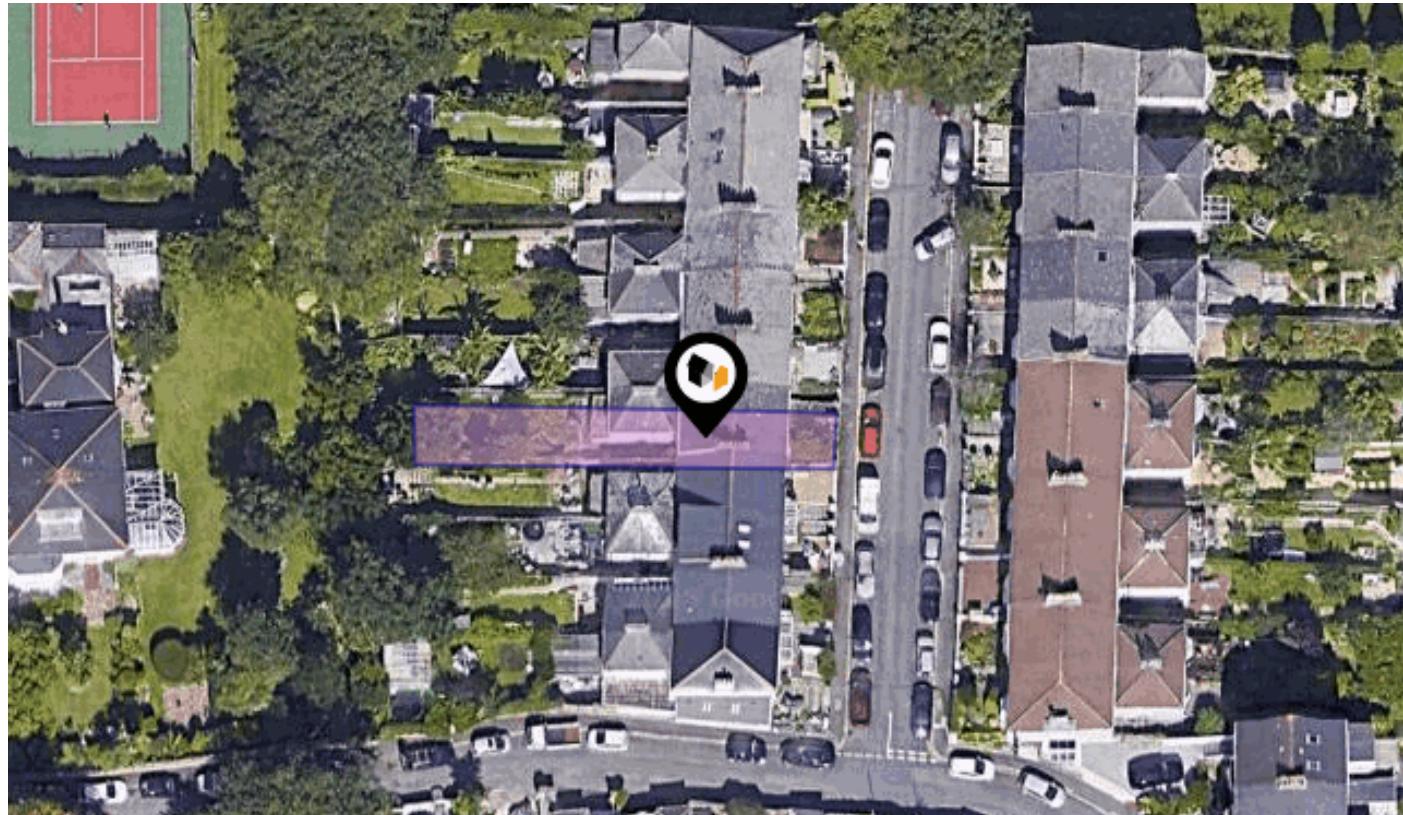


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KFB: Key Facts For Buyers

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



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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

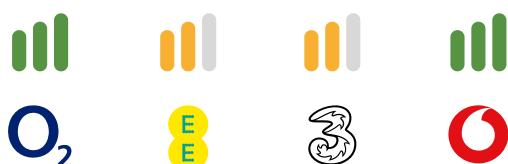
Local Authority:	City of Plymouth
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

6
mb/s **56**
mb/s **1800**
mb/s



Mobile Coverage:
(based on calls indoors)

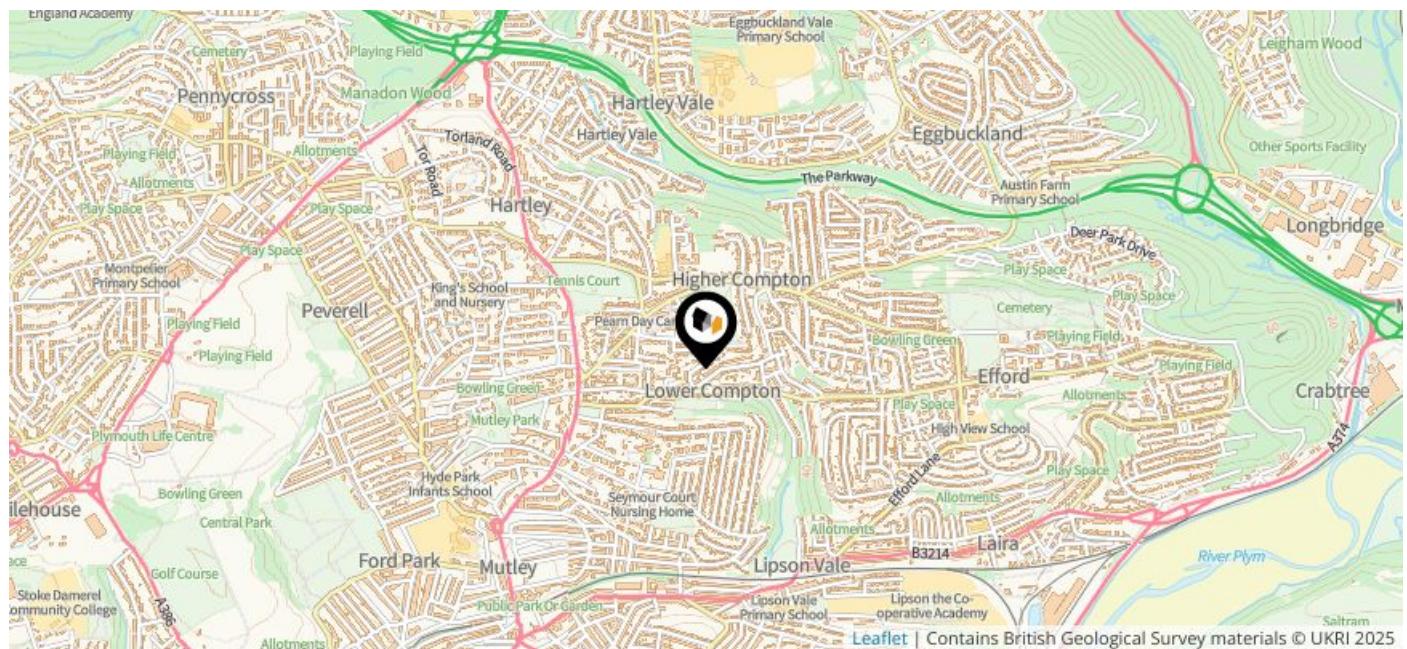


Satellite/Fibre TV Availability:



Maps Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✖ Adit
- ✖ Gutter Pit
- ✖ Shaft

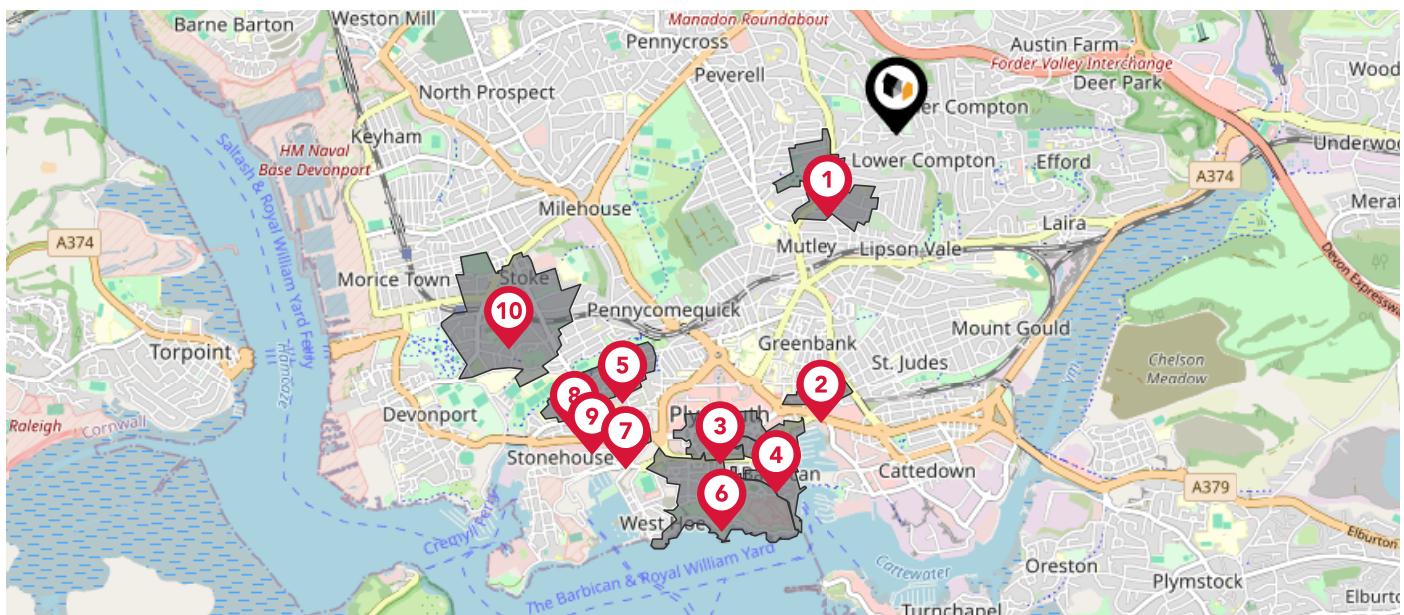
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



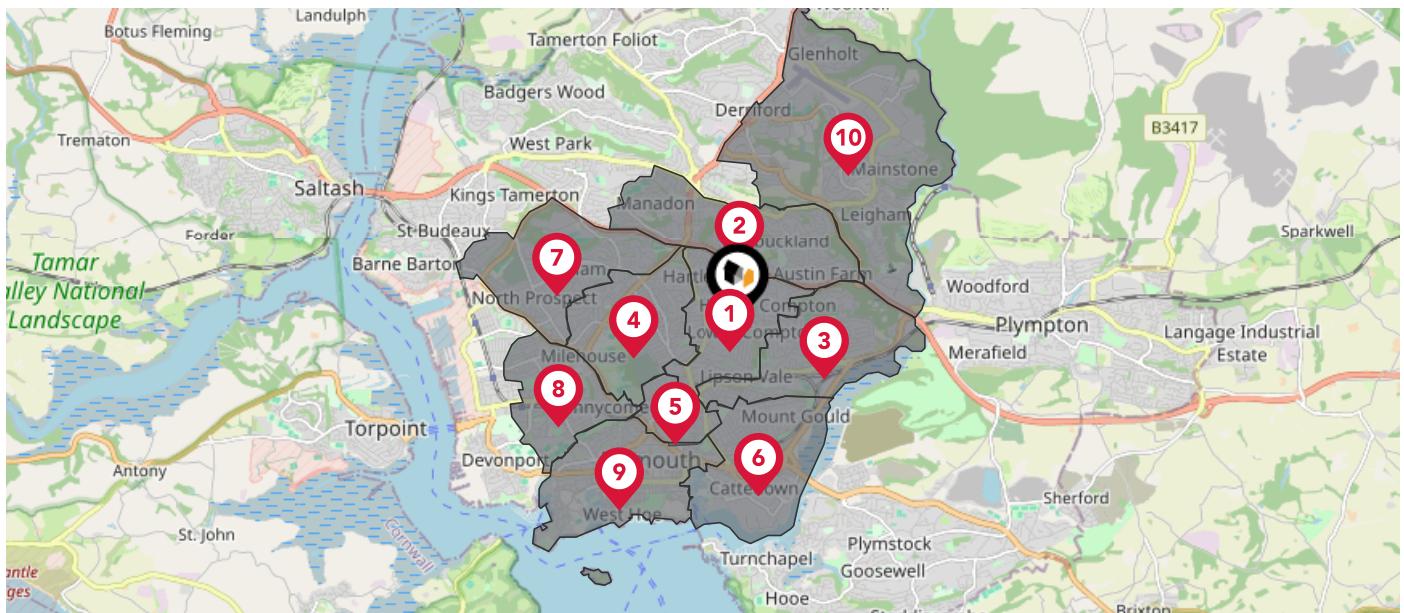
Nearby Conservation Areas

1	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



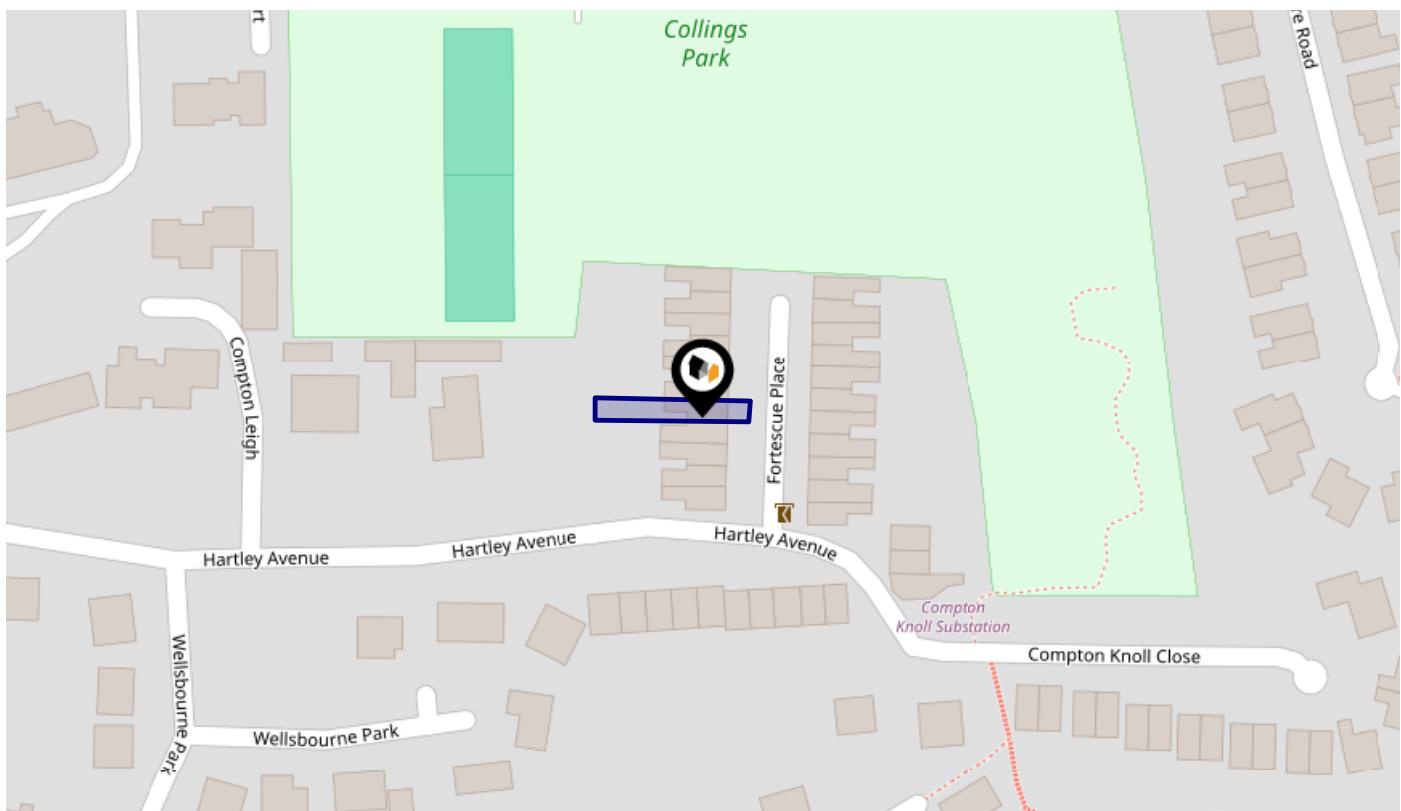
Nearby Council Wards

1	Compton Ward
2	Eggbuckland 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...

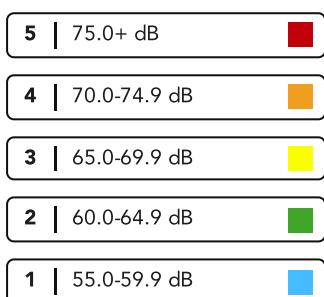


Rail Noise Data

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.

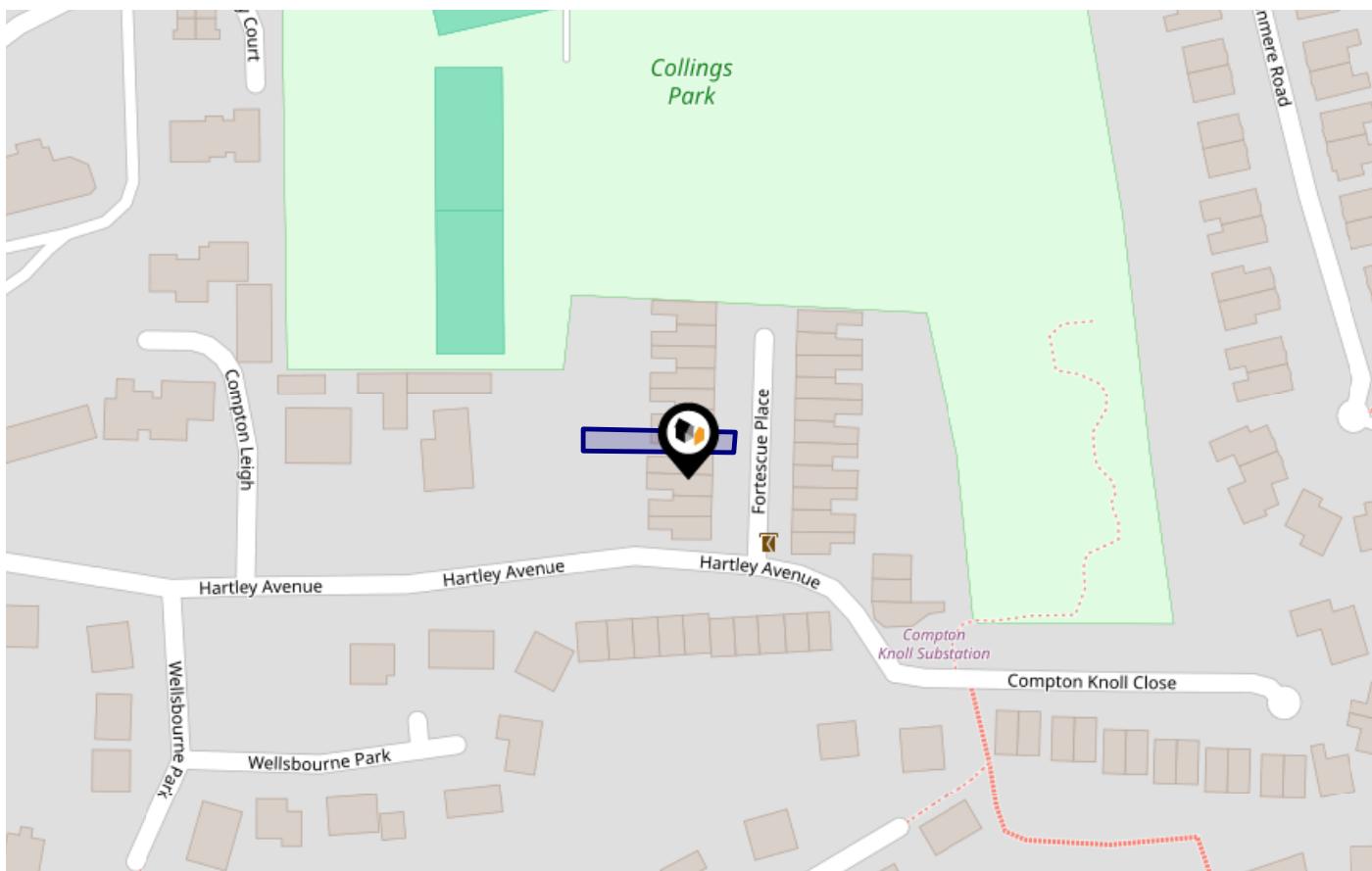
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:



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.

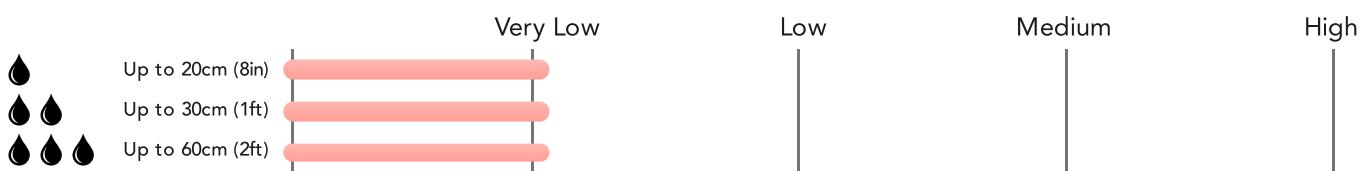


Risk Rating: Very low

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.

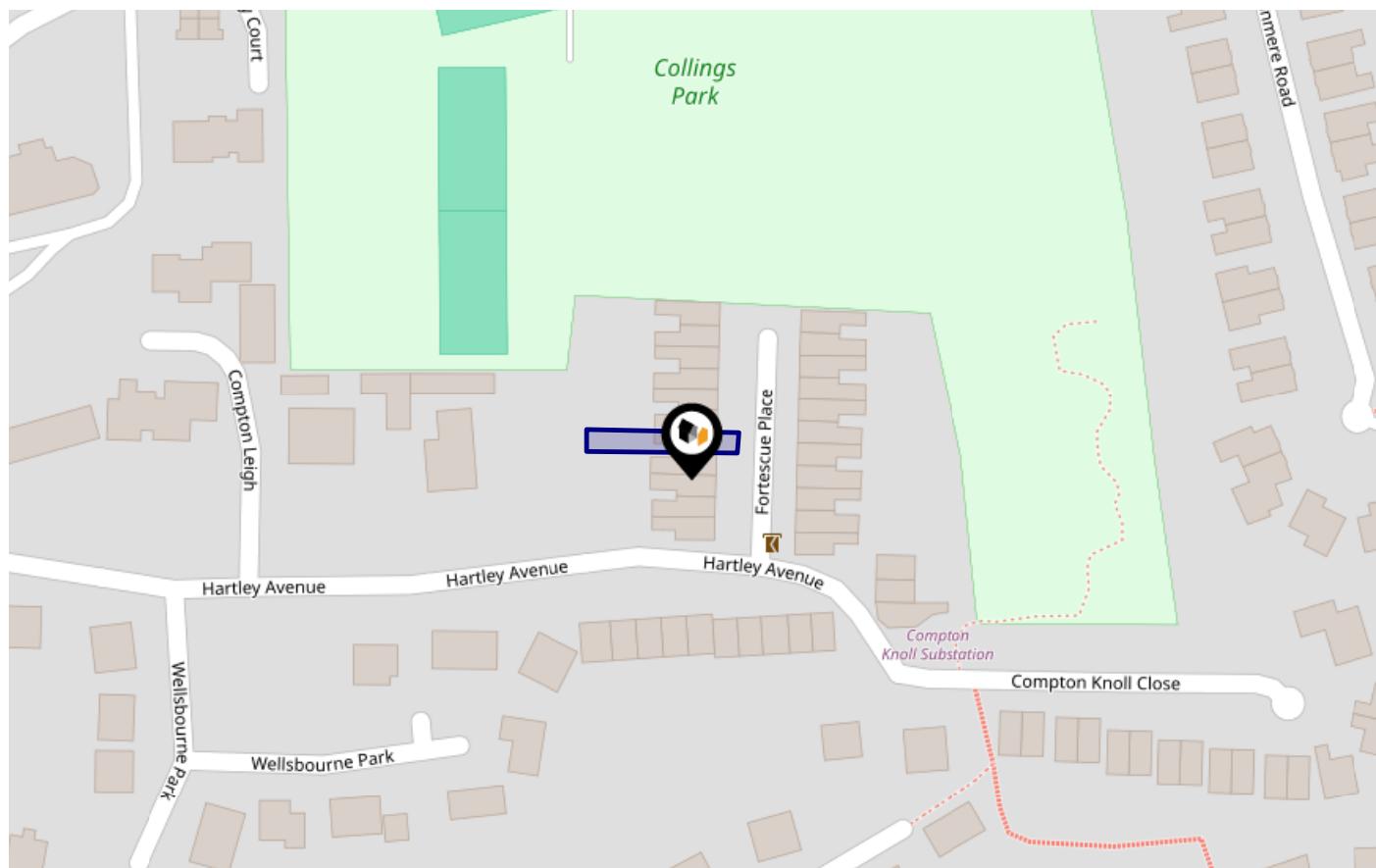
Chance of flooding to the following depths at this property:



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.

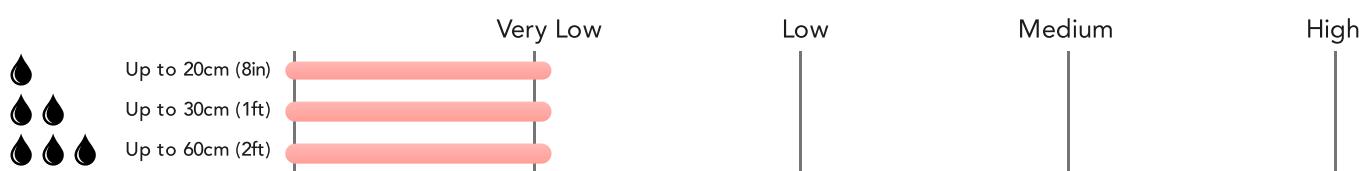


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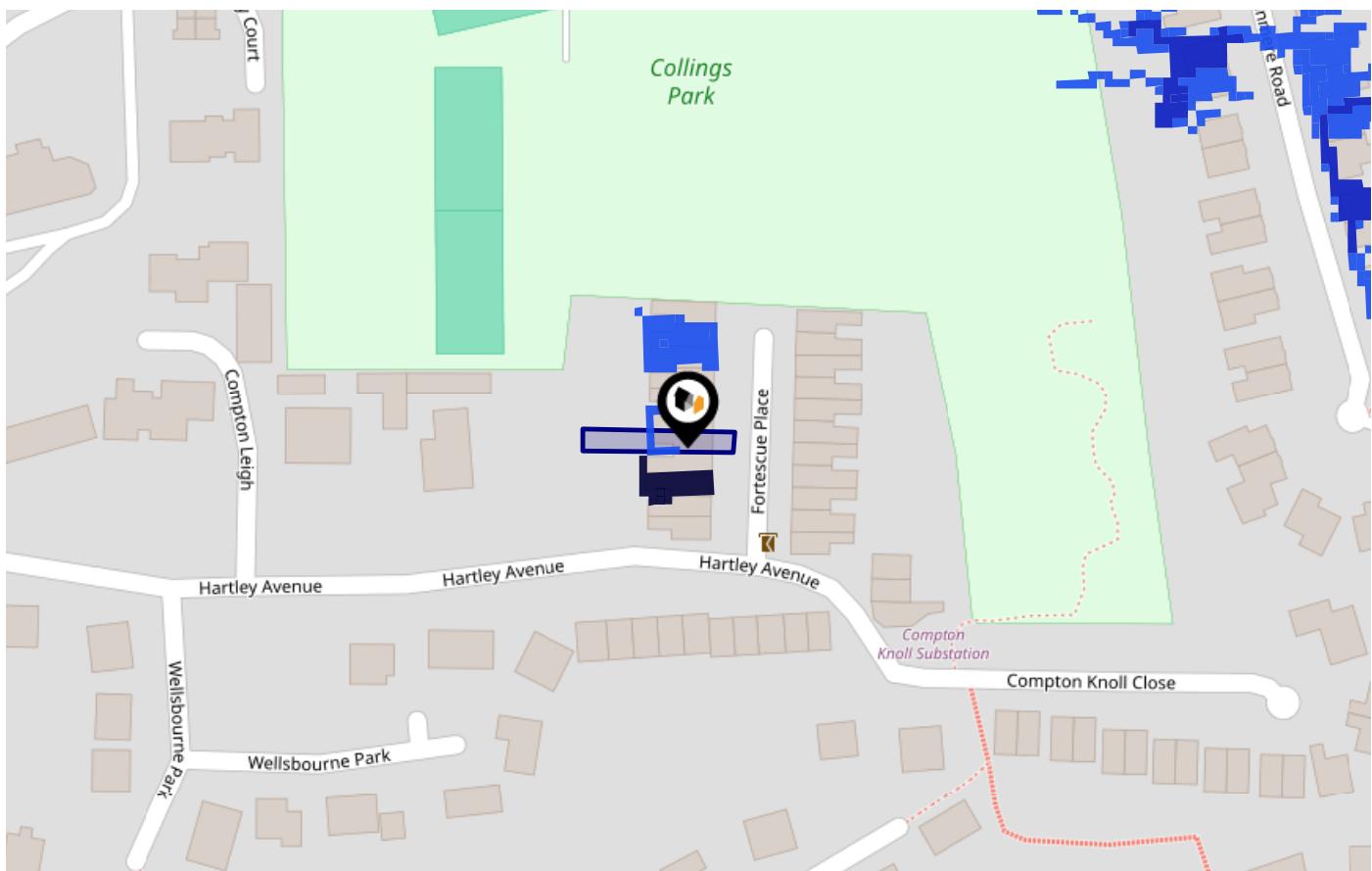
Chance of flooding to the following depths at this property:



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.
- 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.

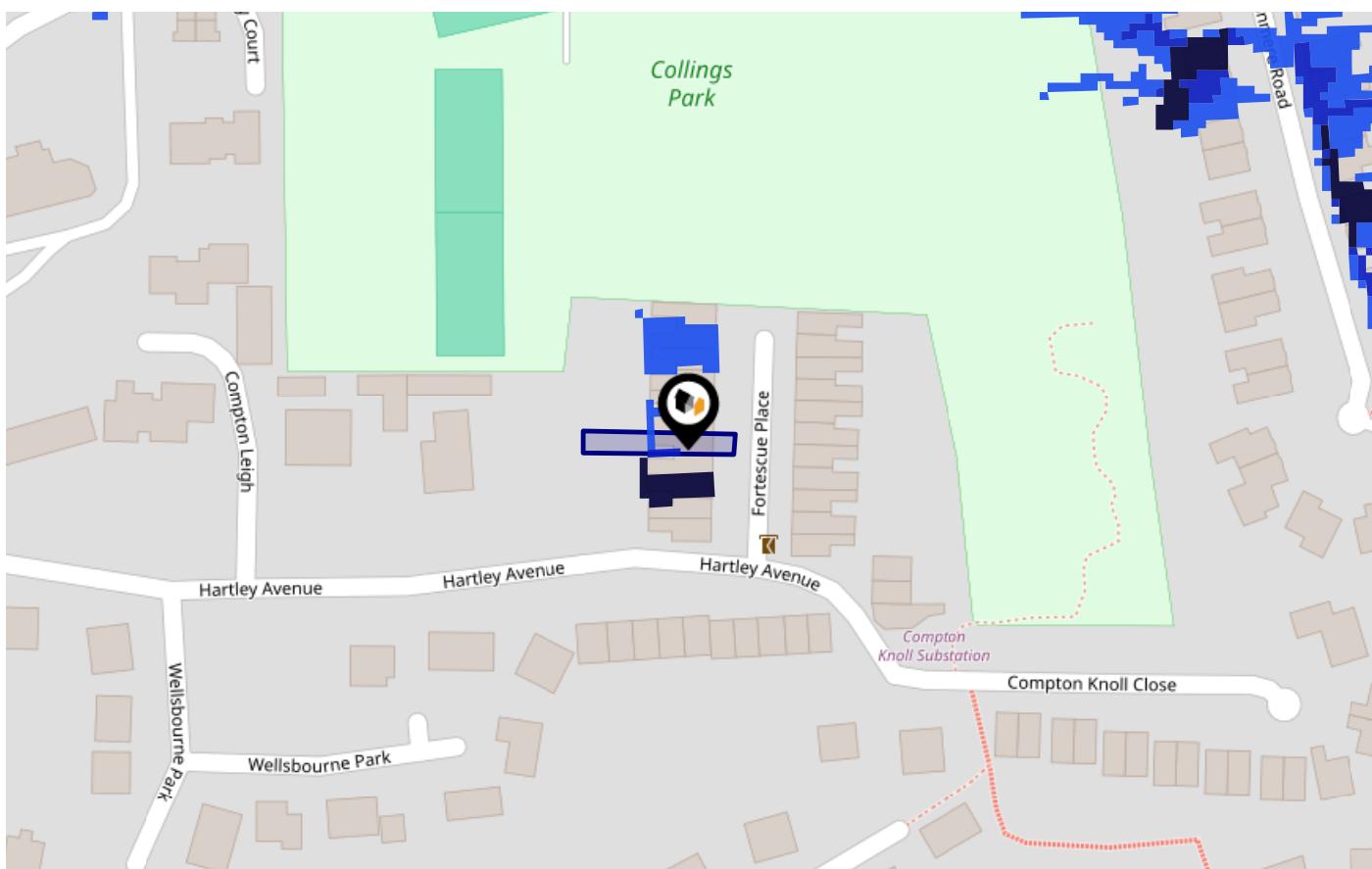
Chance of flooding to the following depths at this property:



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.

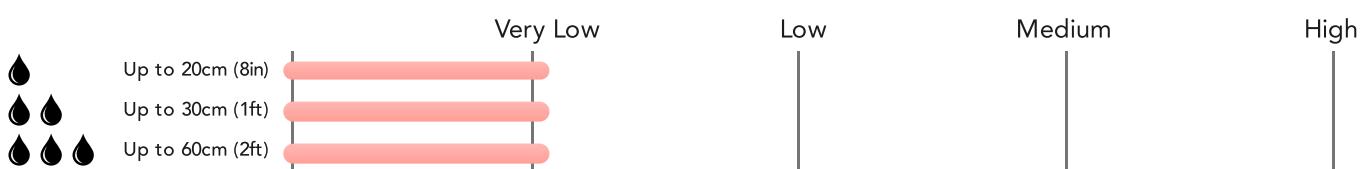


Risk Rating: Very low

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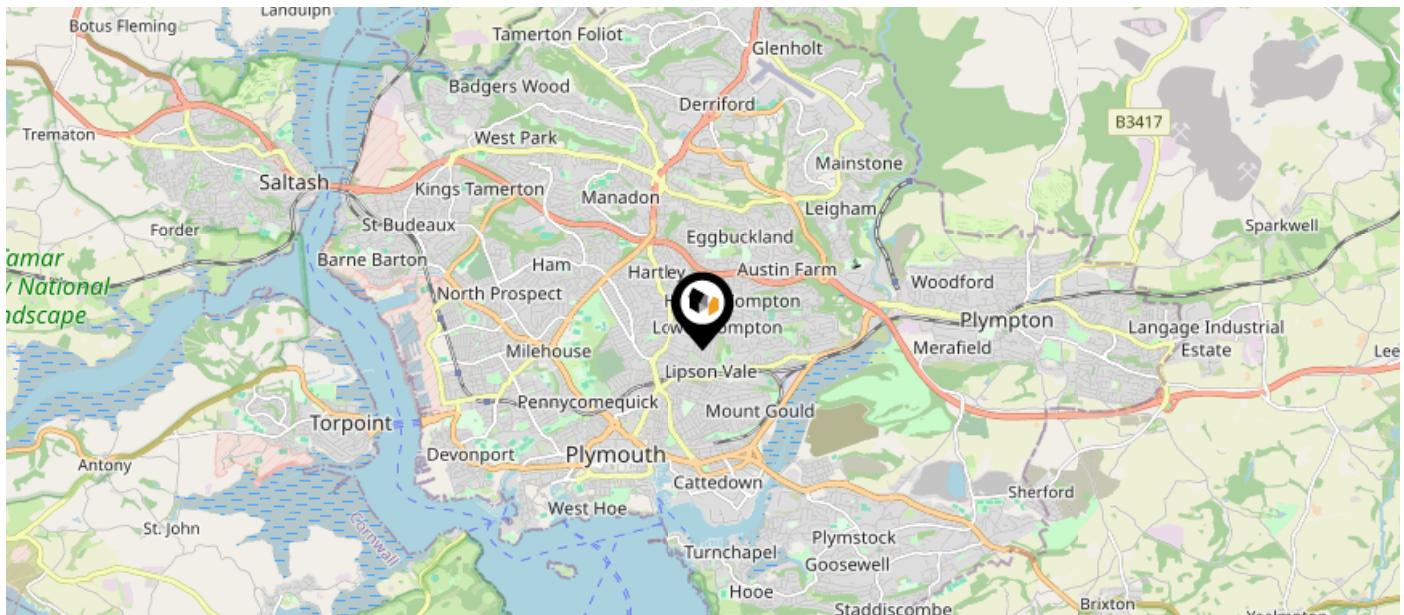
Chance of flooding to the following depths at this property:



Maps

Green Belt

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



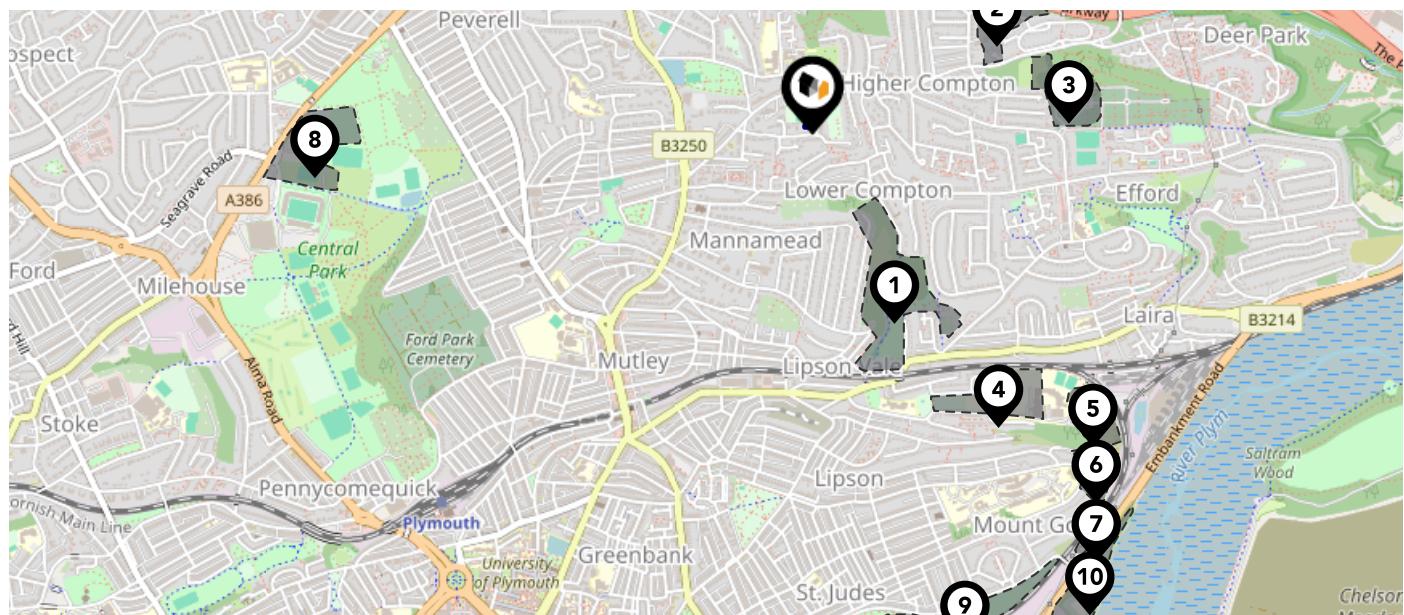
Nearby Green Belt Land

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.



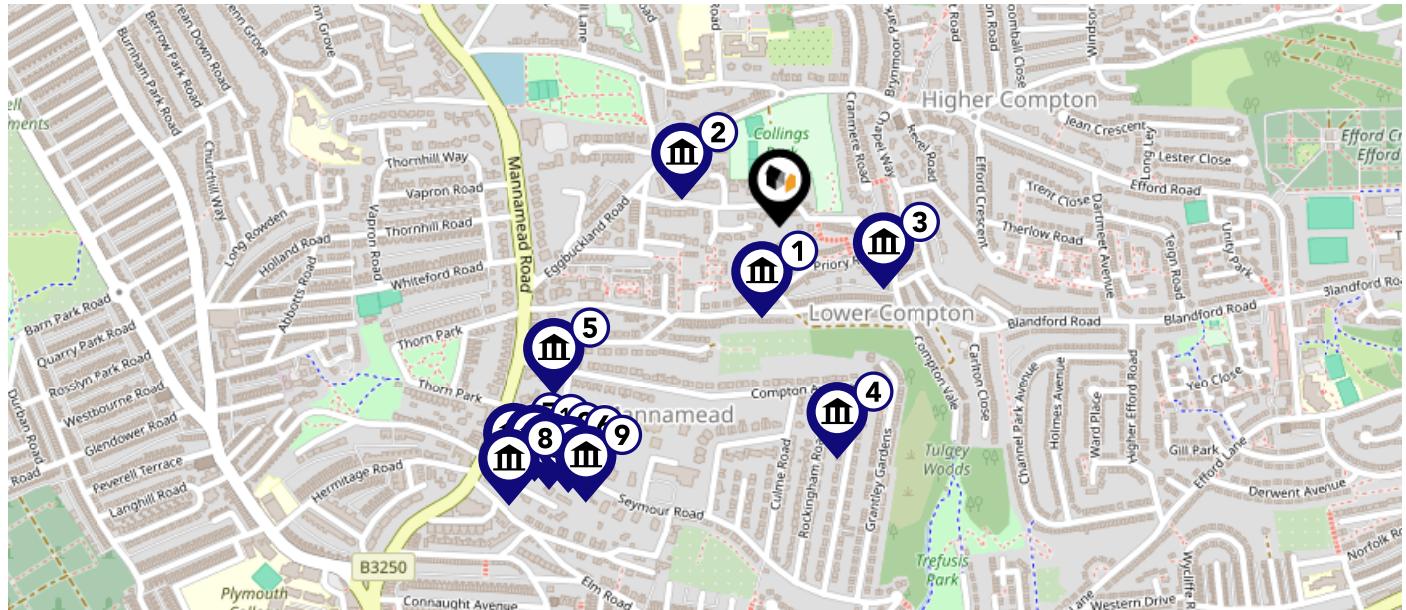
Nearby Landfill Sites

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

Maps

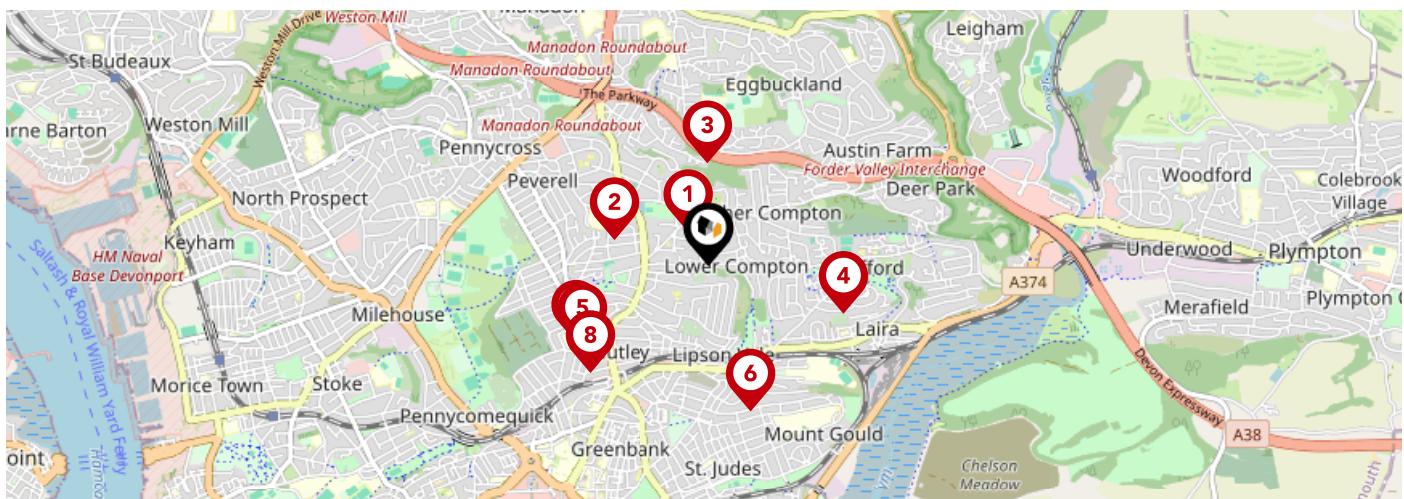
Listed Buildings

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
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

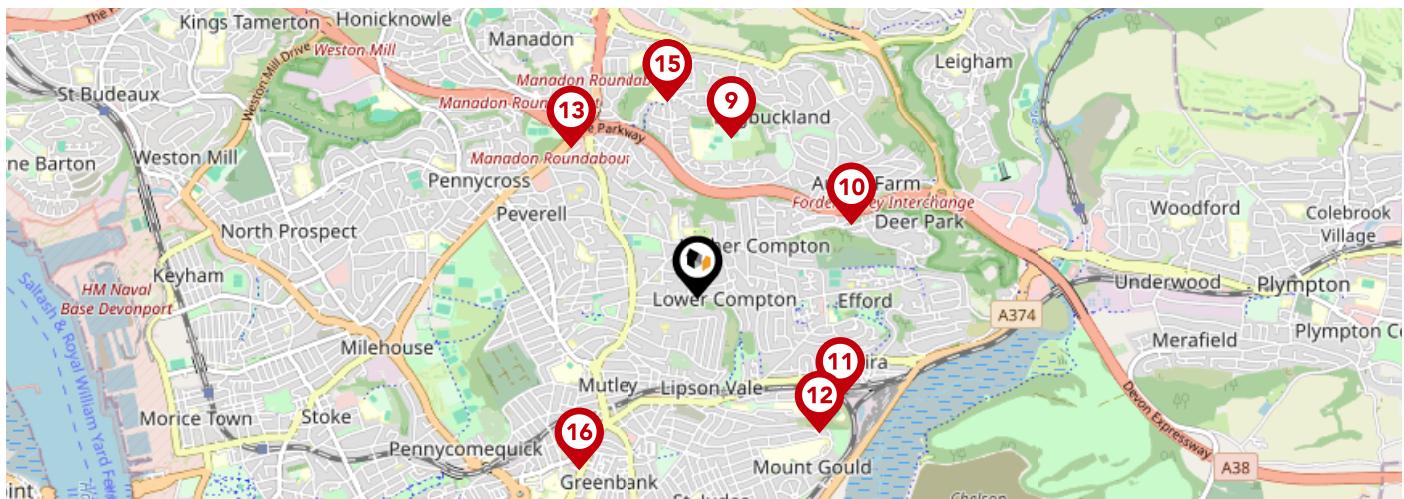
Area Schools



Nursery Primary Secondary College Private

	Compton CofE Primary School	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	Egguckland 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"/>

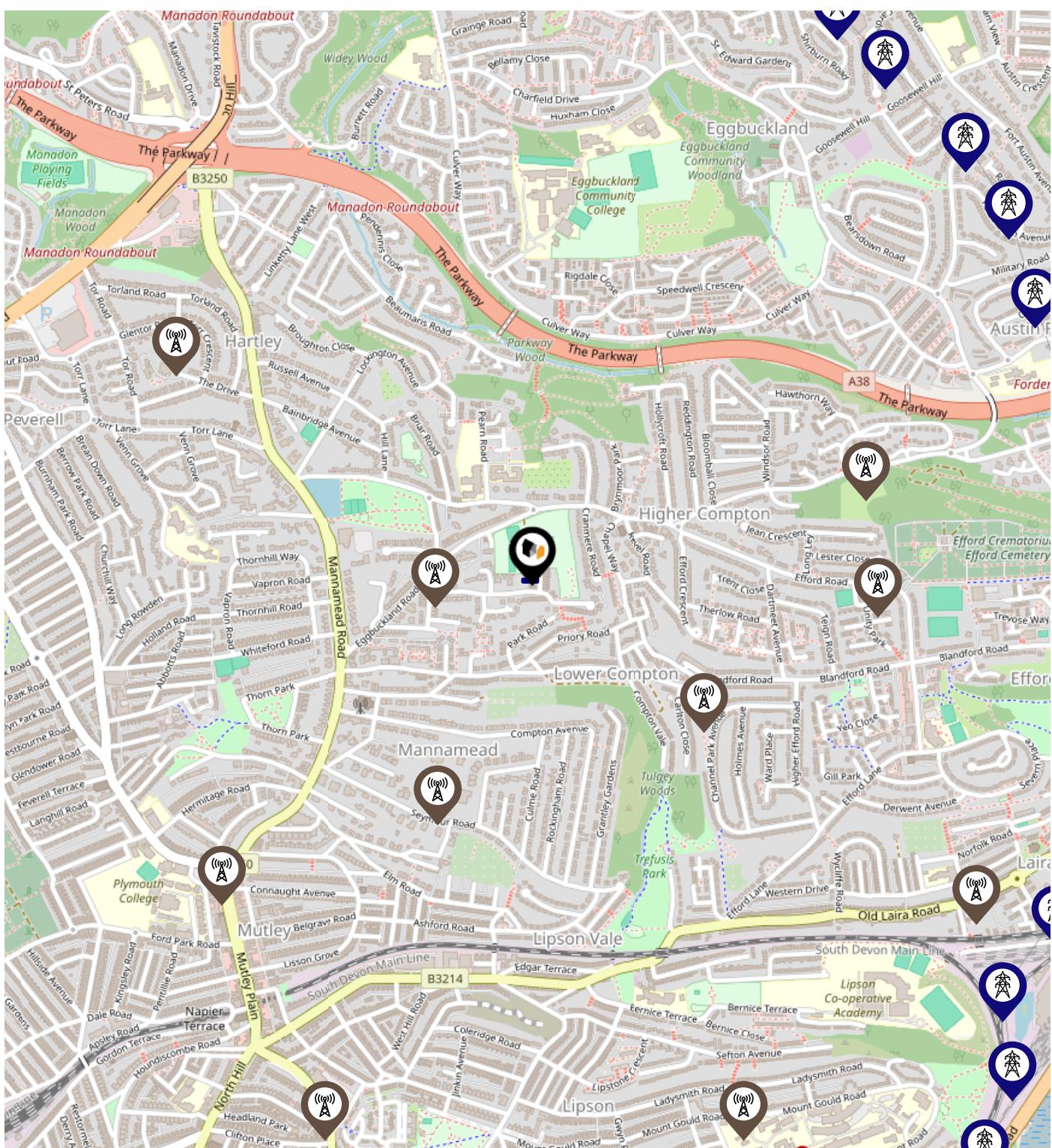
Area Schools



Nursery Primary Secondary College Private

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

Local Area Masts & Pylons



Key:

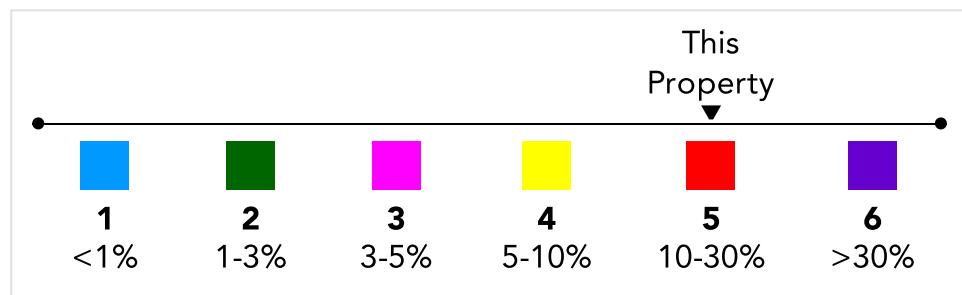
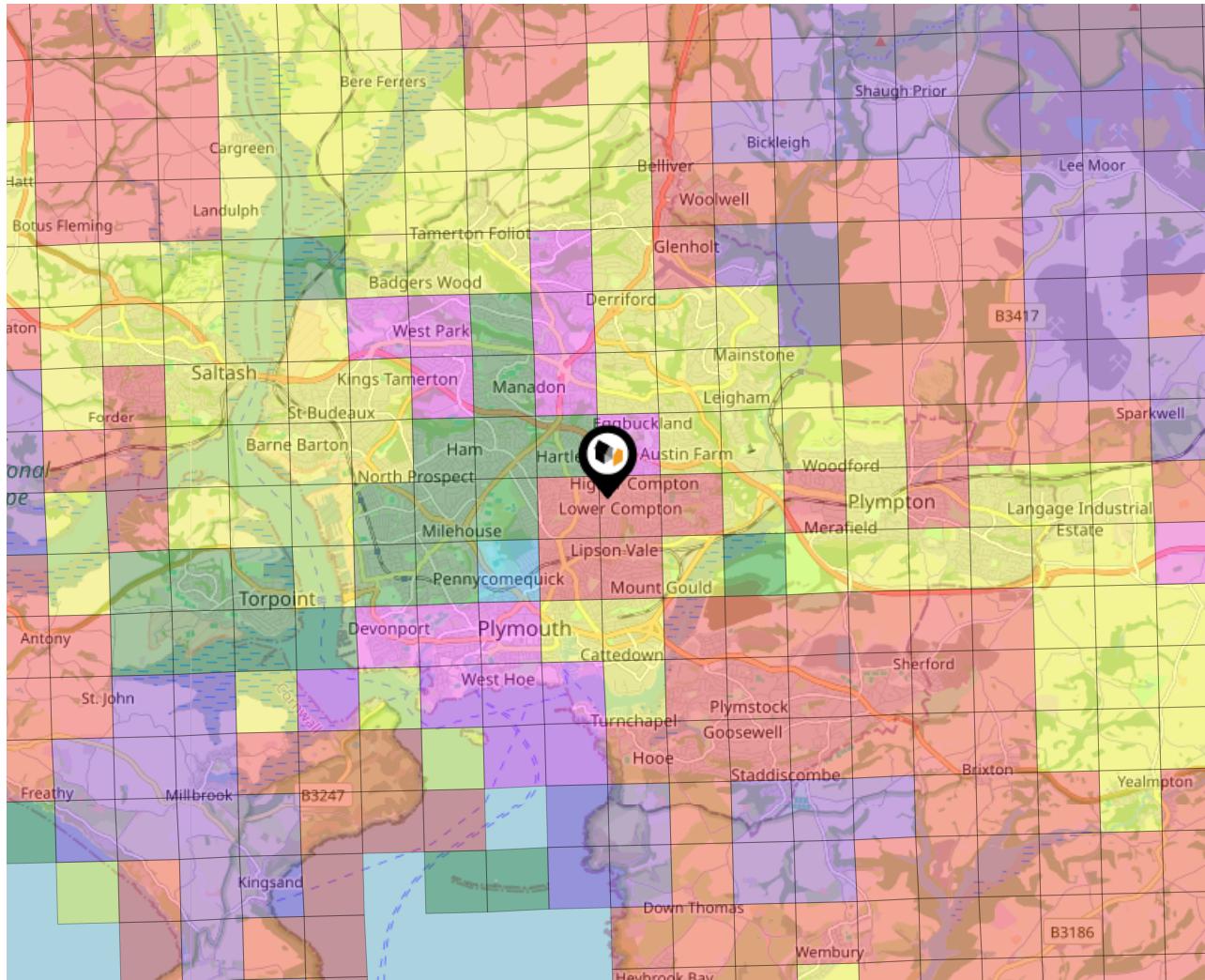
- Power Pylons
- Communication Masts

Environment

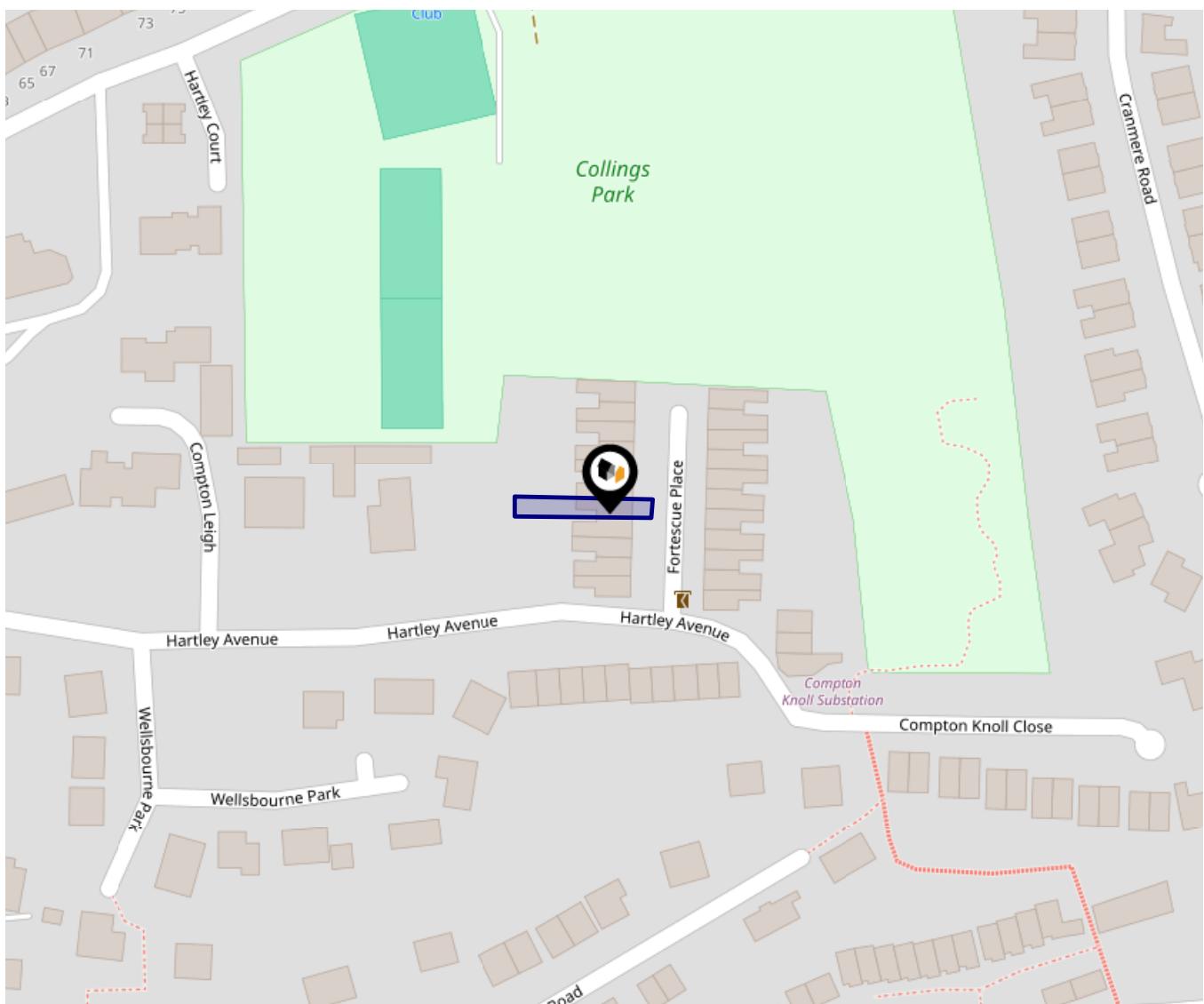
Radon Gas

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.

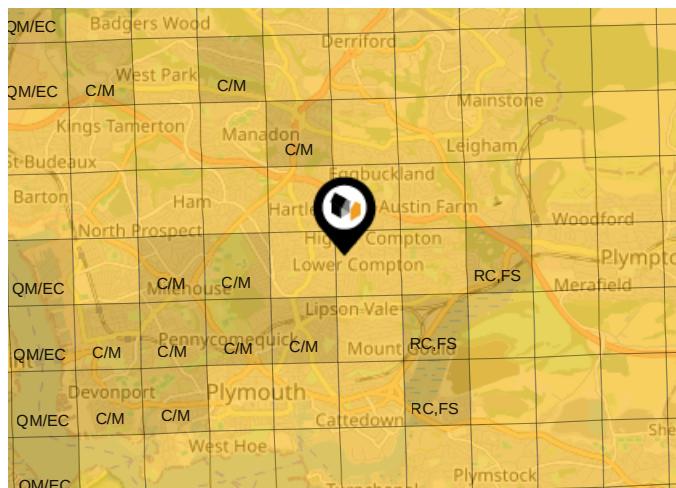
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 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)

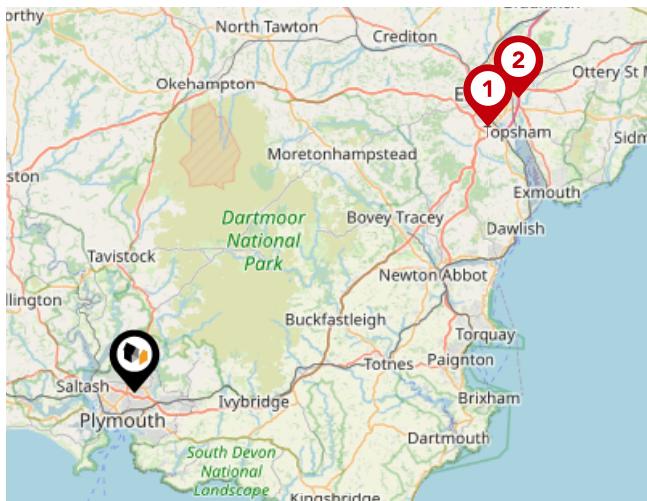
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay &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

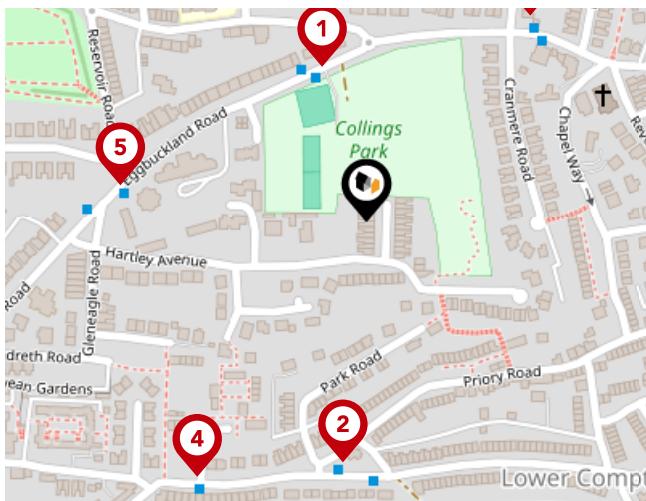
Pin	Name	Distance
1	M5 J31	33.4 miles
2	M5 J30	36.54 miles



Airports/Helipads

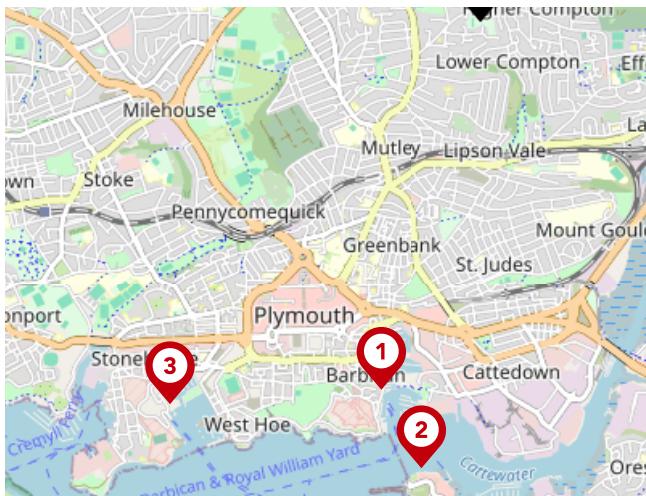
Pin	Name	Distance
1	Glenholt	2.26 miles
2	Exeter Airport	38.97 miles
3	St Mawgan	39.06 miles
4	Joppa	71.16 miles

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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