LANG TOWN & COUNTRY
SALES

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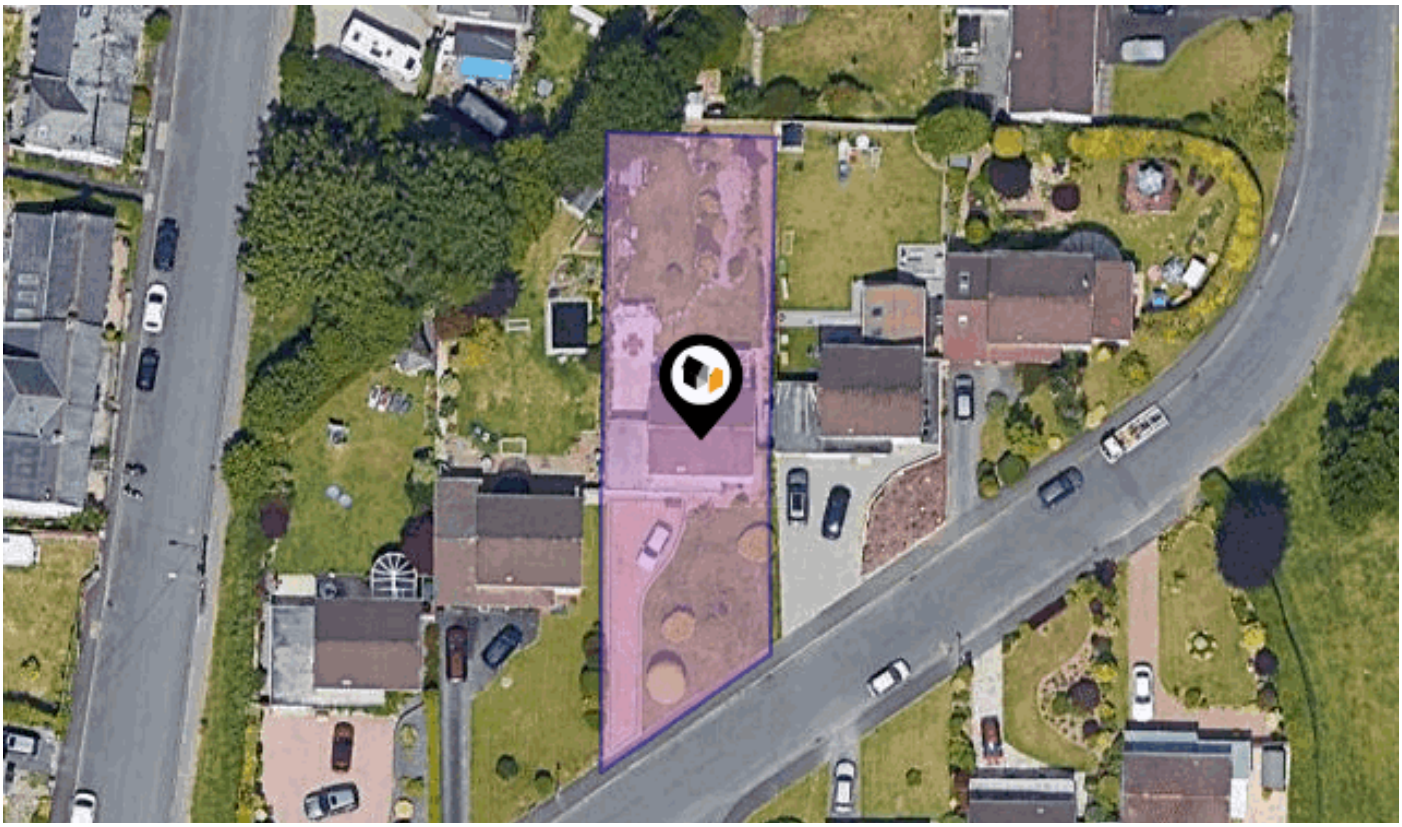
KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 06th March 2026



5, LEAT WALK, ROBOROUGH, PLYMOUTH, PL6 7AT

Lang Town & Country

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carrie@langtownandcountry.com

www.langtownandcountry.com

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The Property Ombudsman

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Property
Overview

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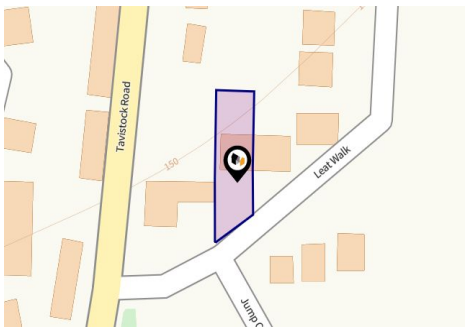

Property

Type:	Detached	**Last Sold Date:**	17/07/2015
Bedrooms:	4	**Last Sold Price:**	£330,000
Plot Area:	0.18 acres	**Last Sold £/ft^2:**	£289
Year Built :	1967-1975	**Tenure:**	Freehold
Council Tax :	Band E		
Annual Estimate:	£3,045		
Title Number:	DN22032		
UPRN:	100040292921		

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

27 mb/s

1000 mb/s

Mobile Coverage:
(based on calls indoors)

O2 | EE | 3 | Vodafone

Satellite/Fibre TV Availability:

BT ✓ | sky ✓ | Virgin media ✓

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Gallery
Floorplan

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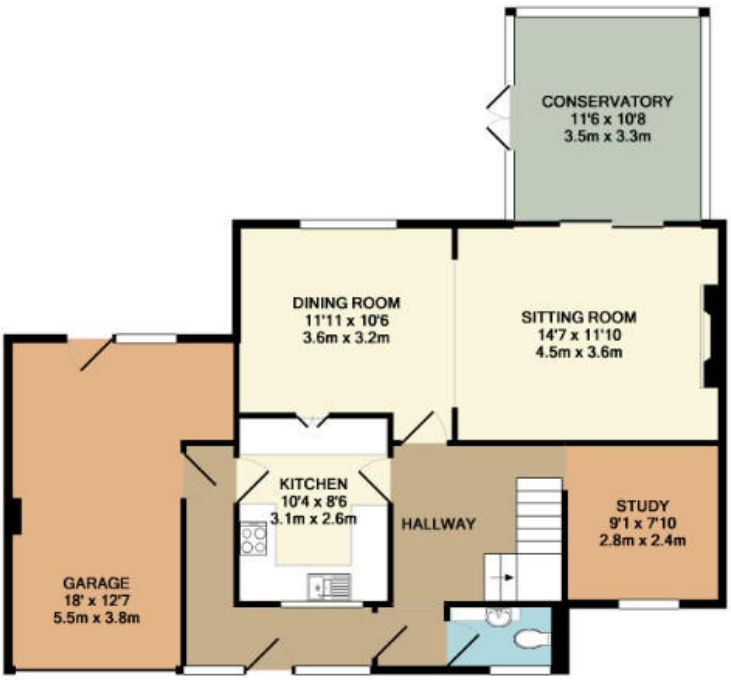
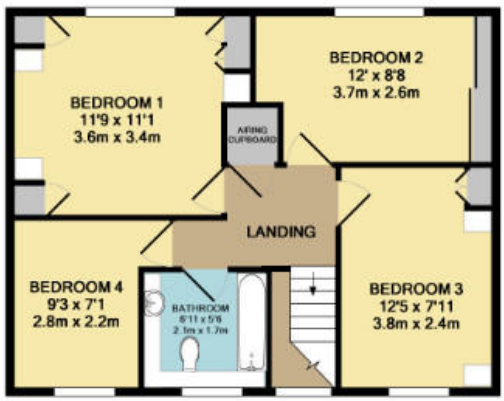
SALES

5, LEAT WALK, ROBOROUGH, PLYMOUTH, PL6 7AT



GROUND FLOOR



1ST FLOOR

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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2014

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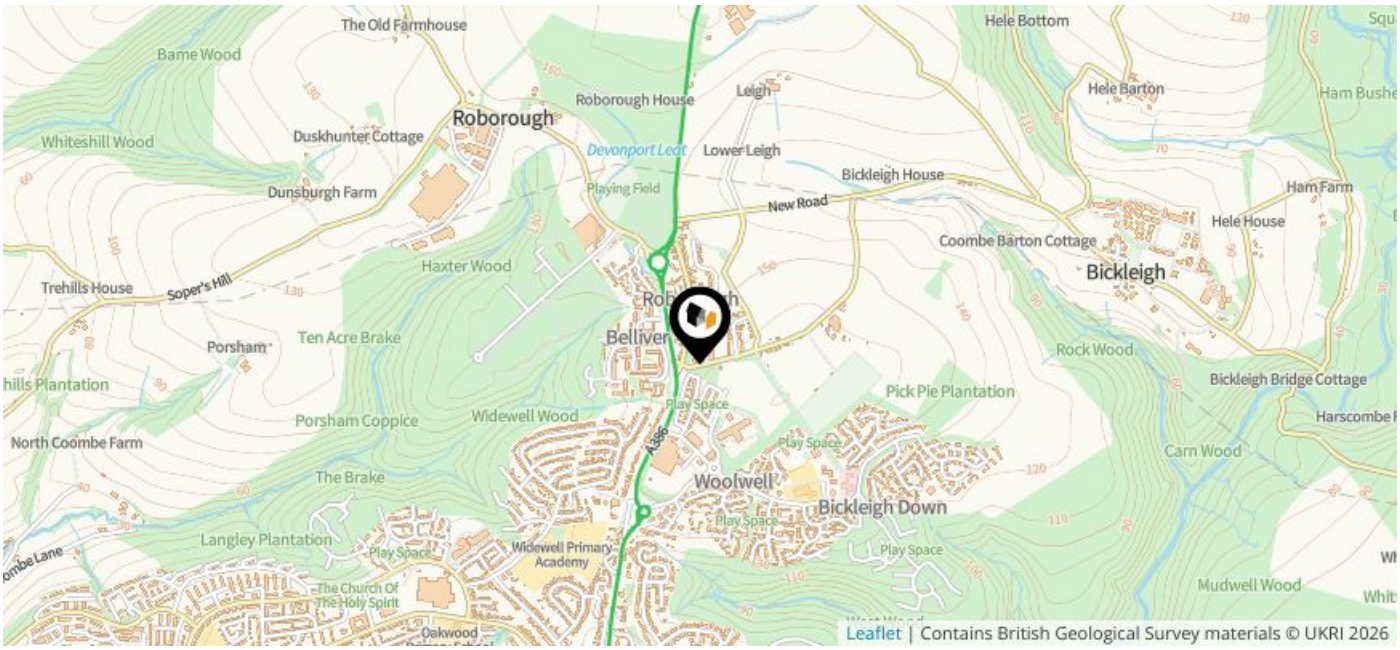
Maps
Coal Mining

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.

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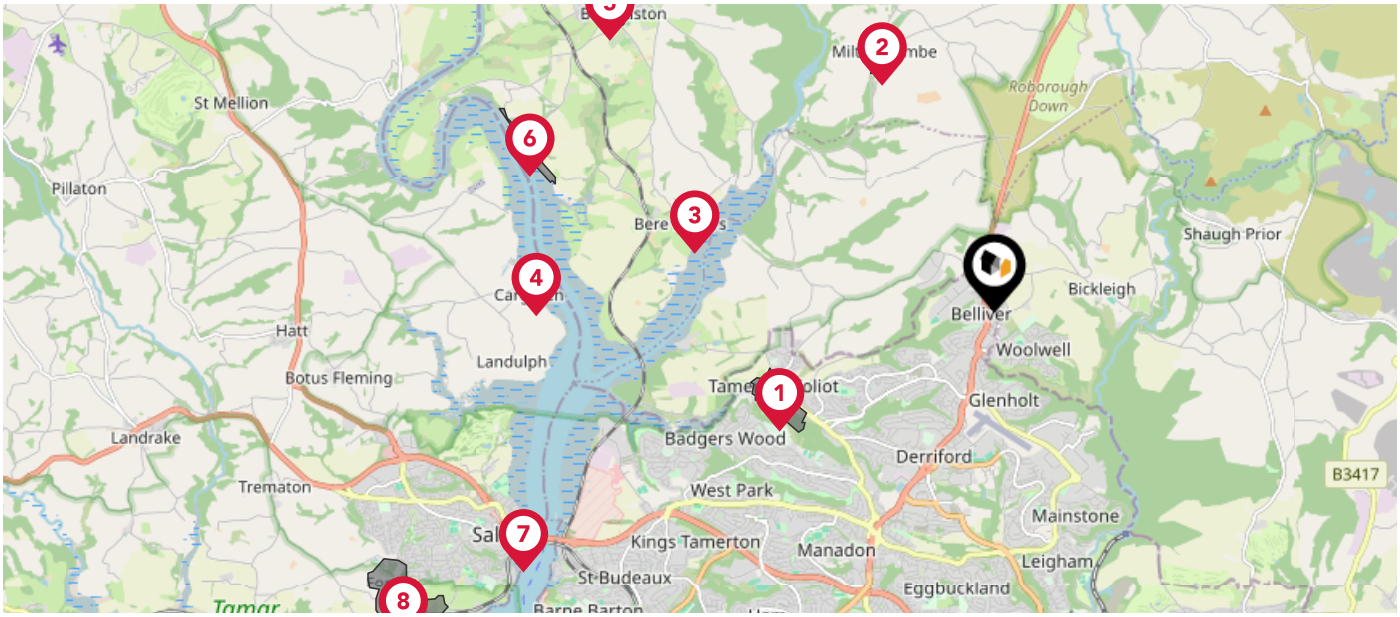
Maps
Conservation Areas

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	Milton Combe
3	Bere Ferrers
4	Cargreen
5	Bere Alston
6	Weir Quay
7	Lower Fore Street, Saltash
8	Forder and Antony Passage

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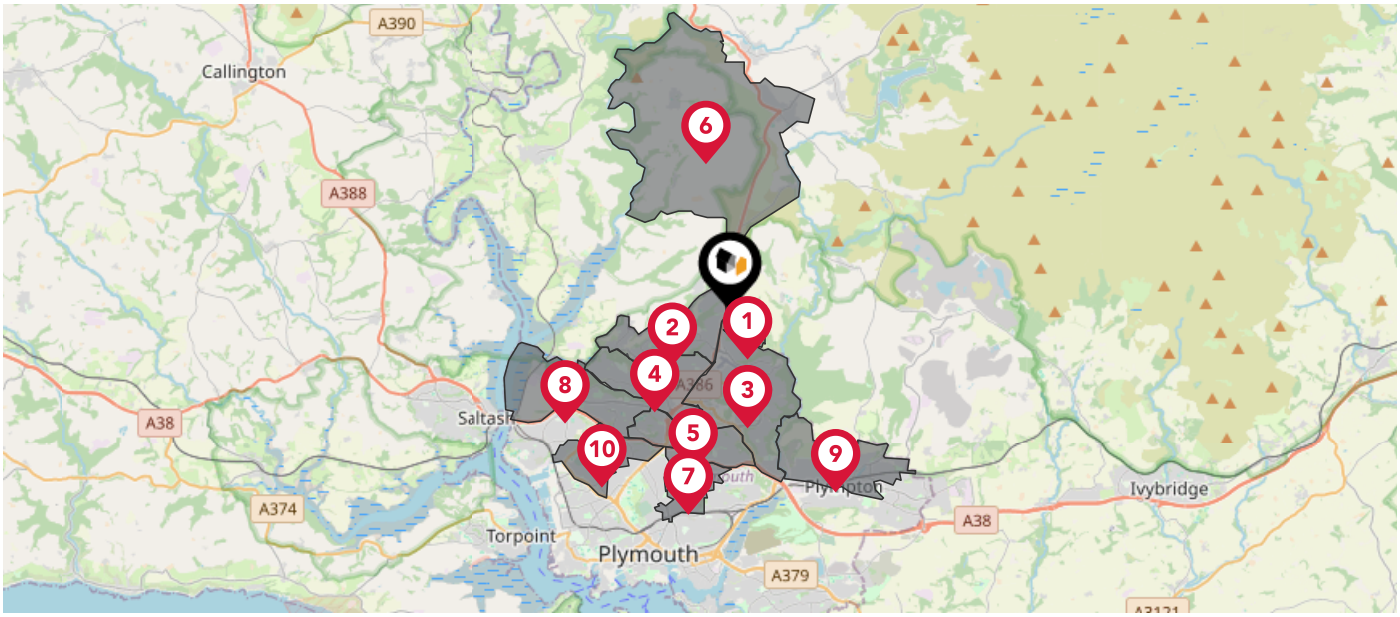
Maps
Council Wards

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	Woolwell Ward
2	Southway Ward
3	Moor View Ward
4	Budshead Ward
5	Eggbuckland Ward
6	Buckland Monachorum Ward
7	Compton Ward
8	Honicknowle Ward
9	Plympton St. Mary Ward
10	Ham Ward

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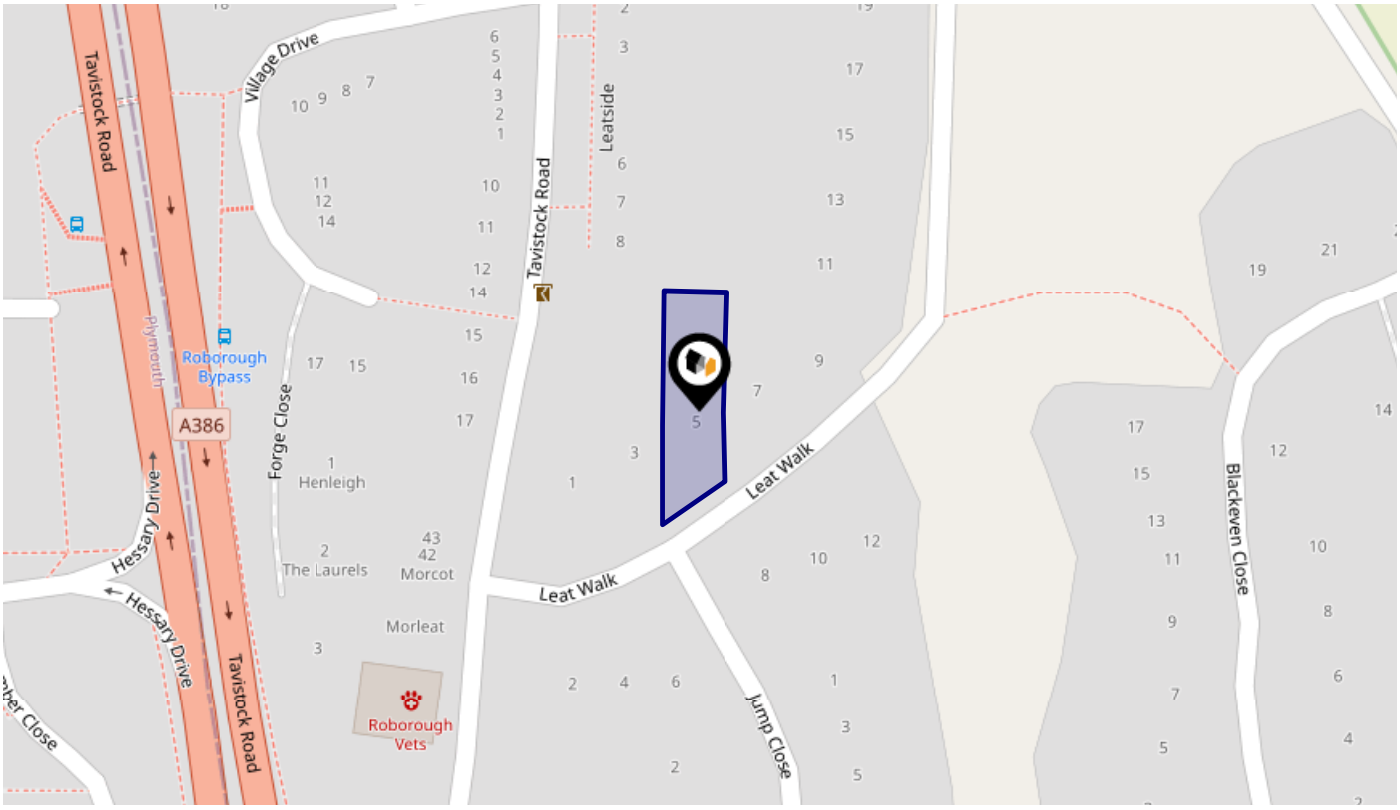
Maps
Rail Noise

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

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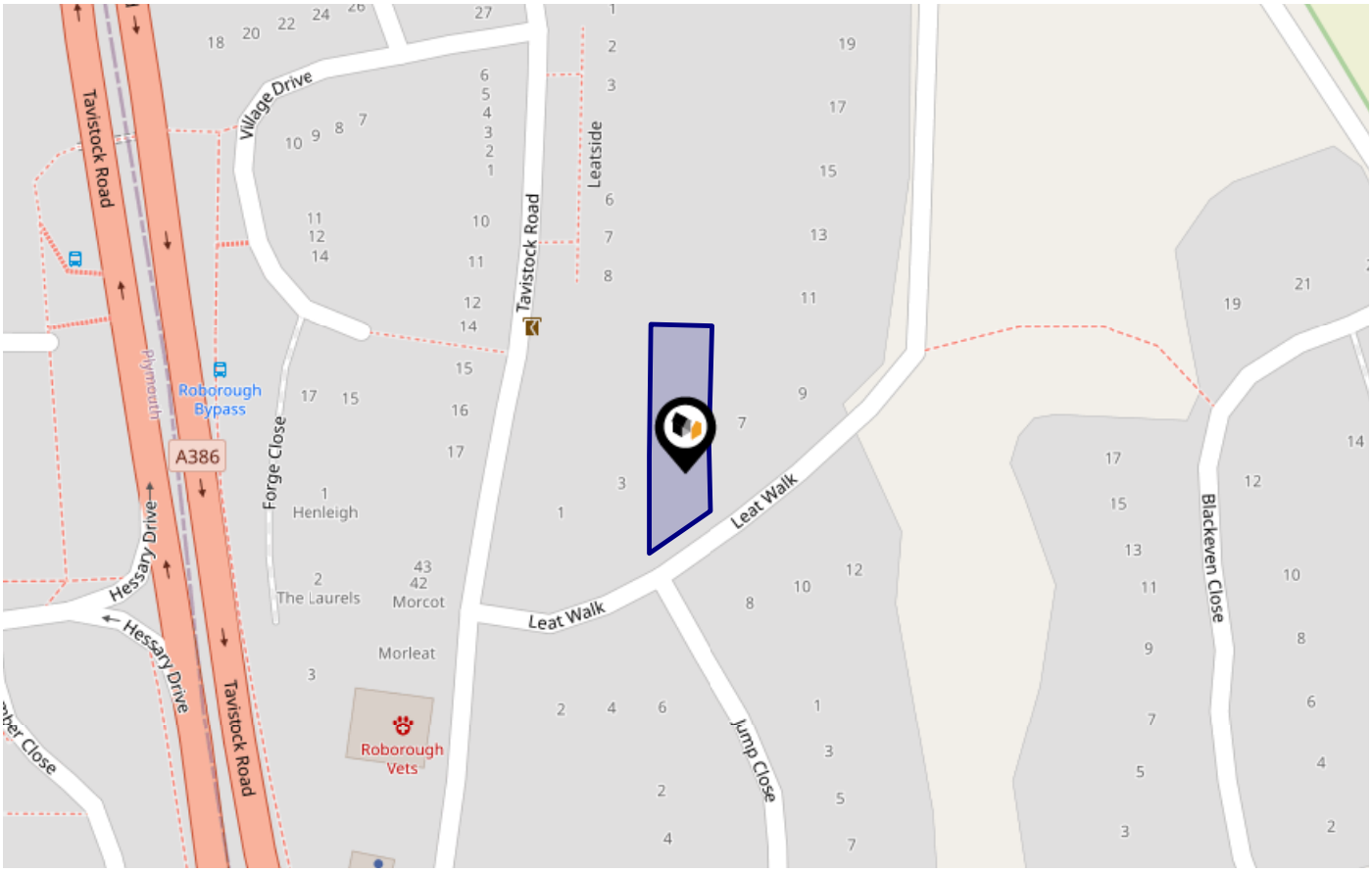
Flood Risk
Rivers & Seas - Flood Risk

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

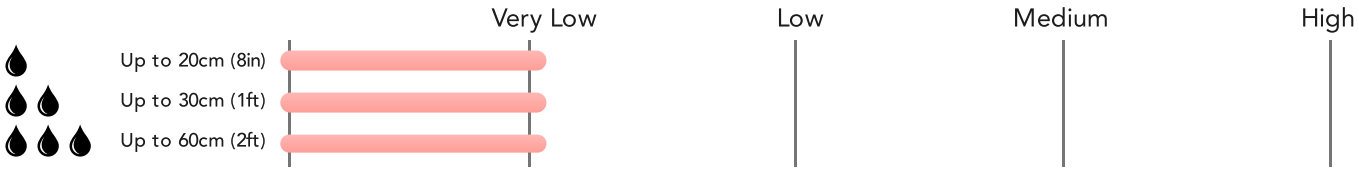


Risk Rating: Very low

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:



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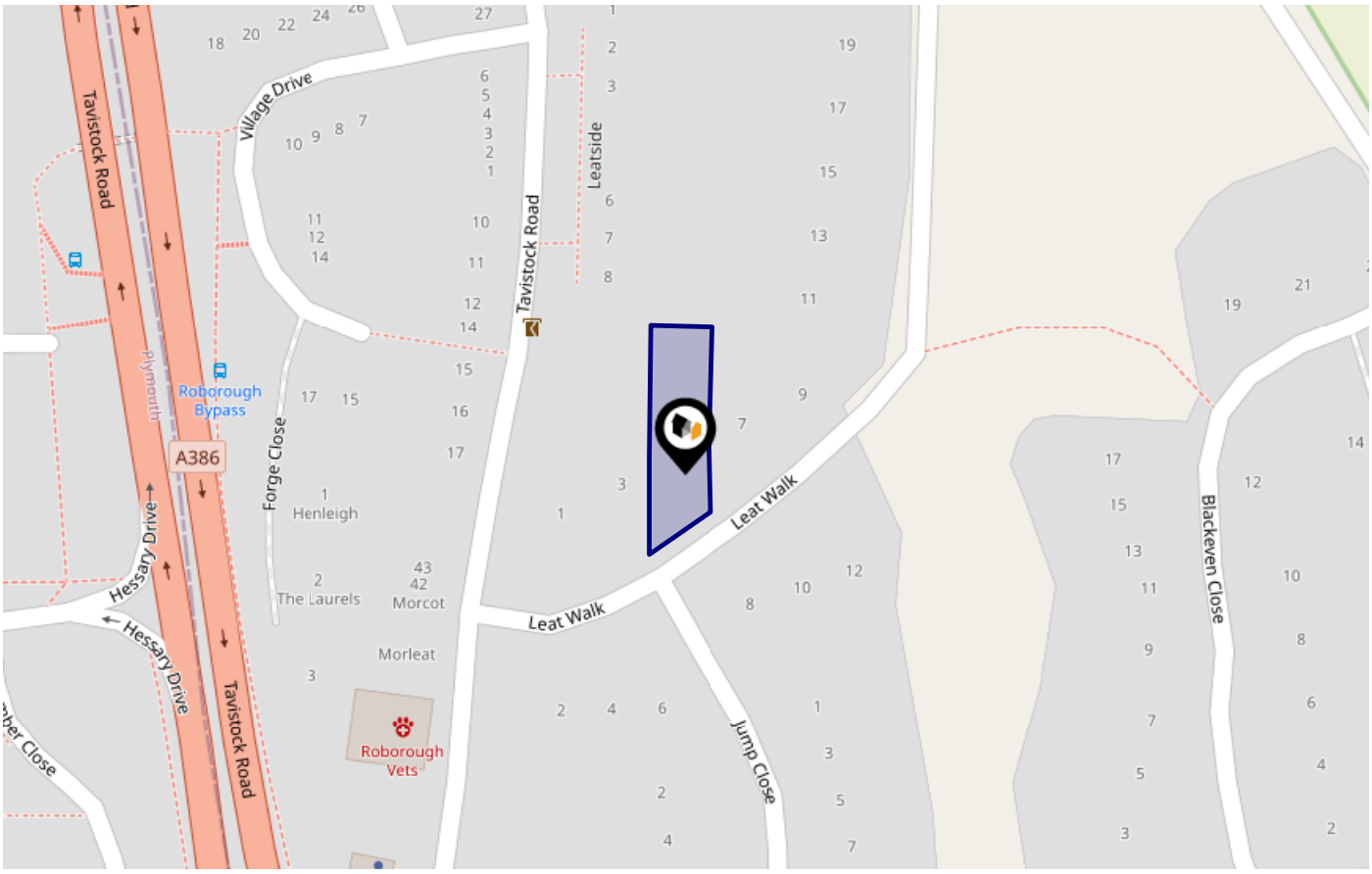
Flood Risk
Rivers & Seas - Climate Change

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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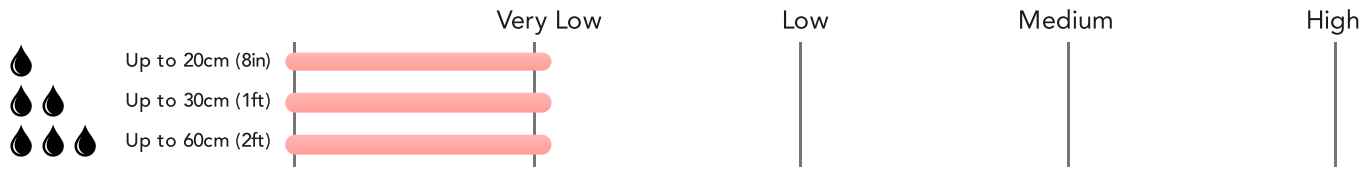

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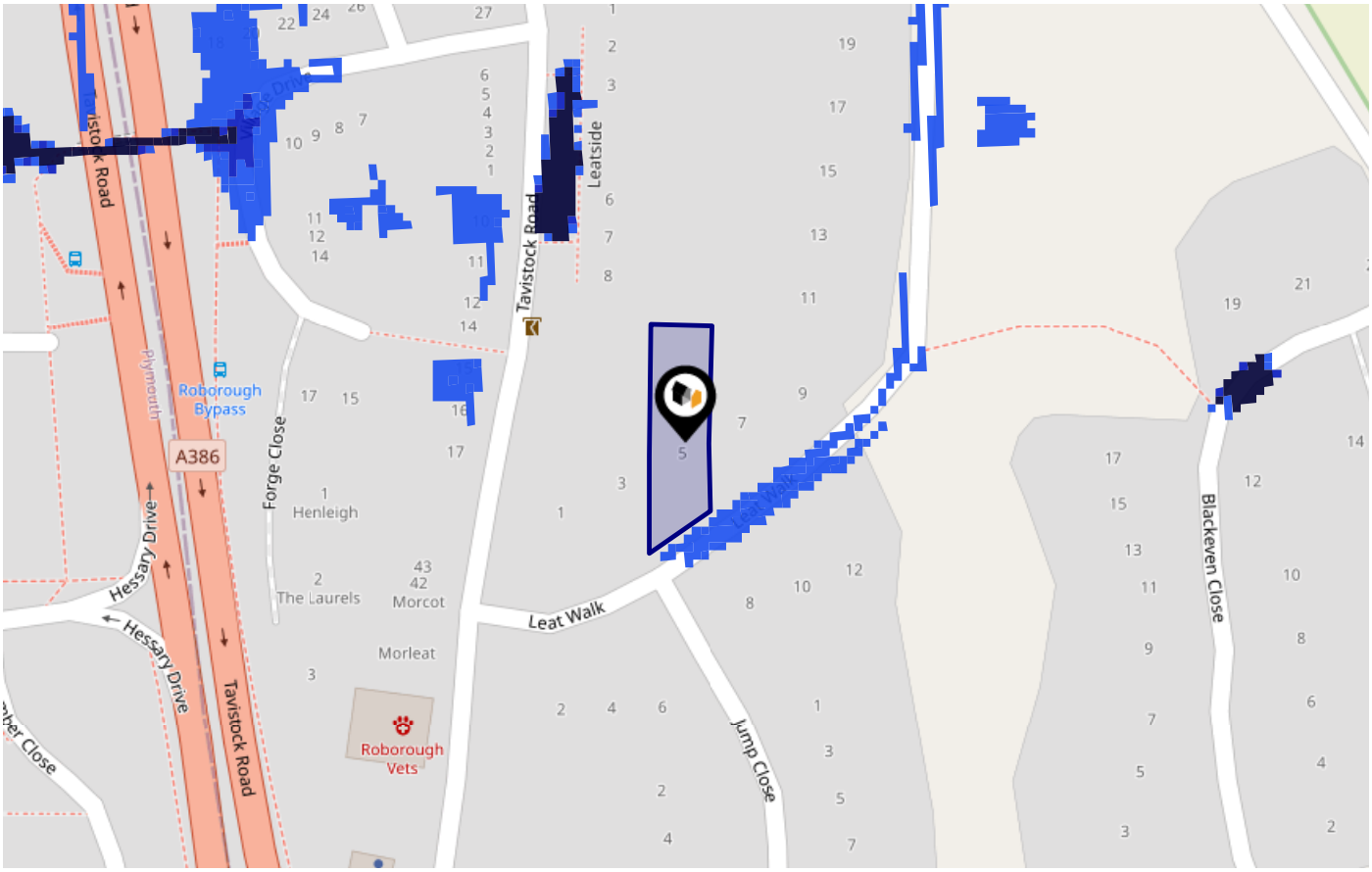
Flood Risk
Surface Water - Flood Risk

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.



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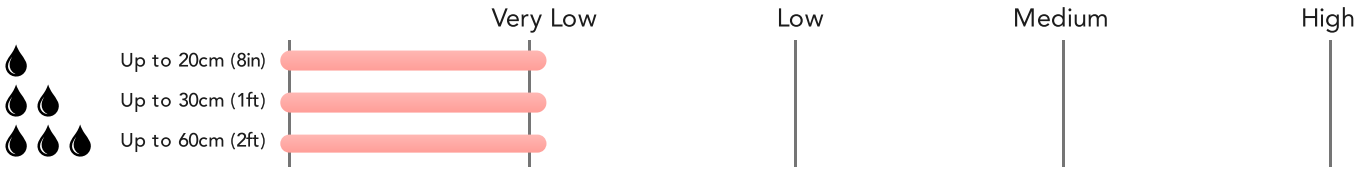

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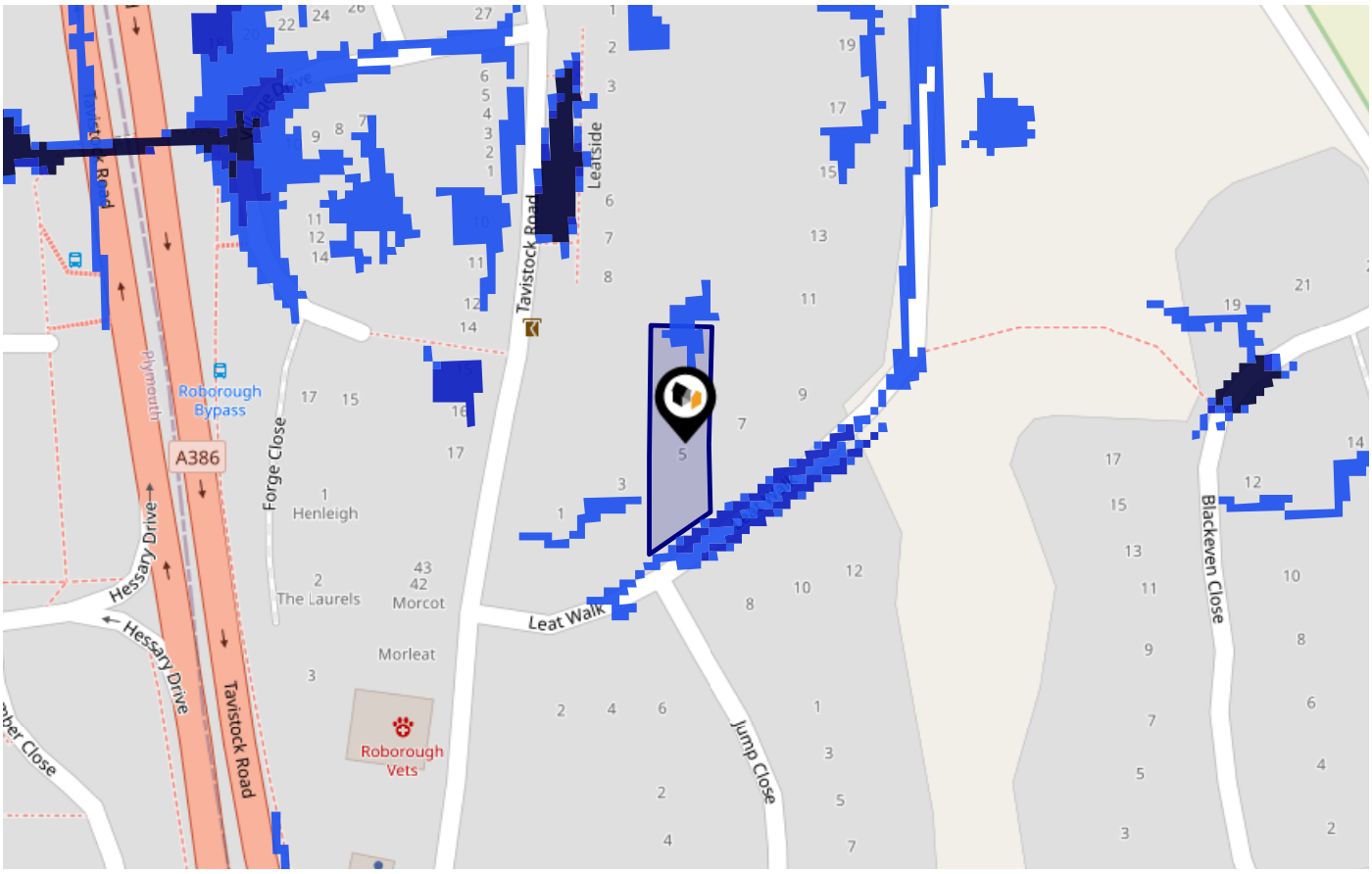
Flood Risk
Surface Water - Climate Change

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.



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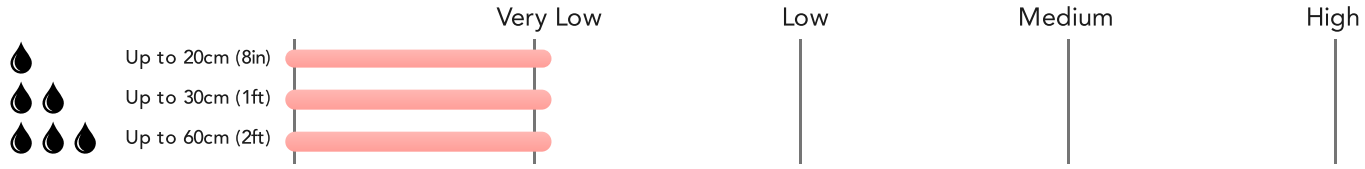

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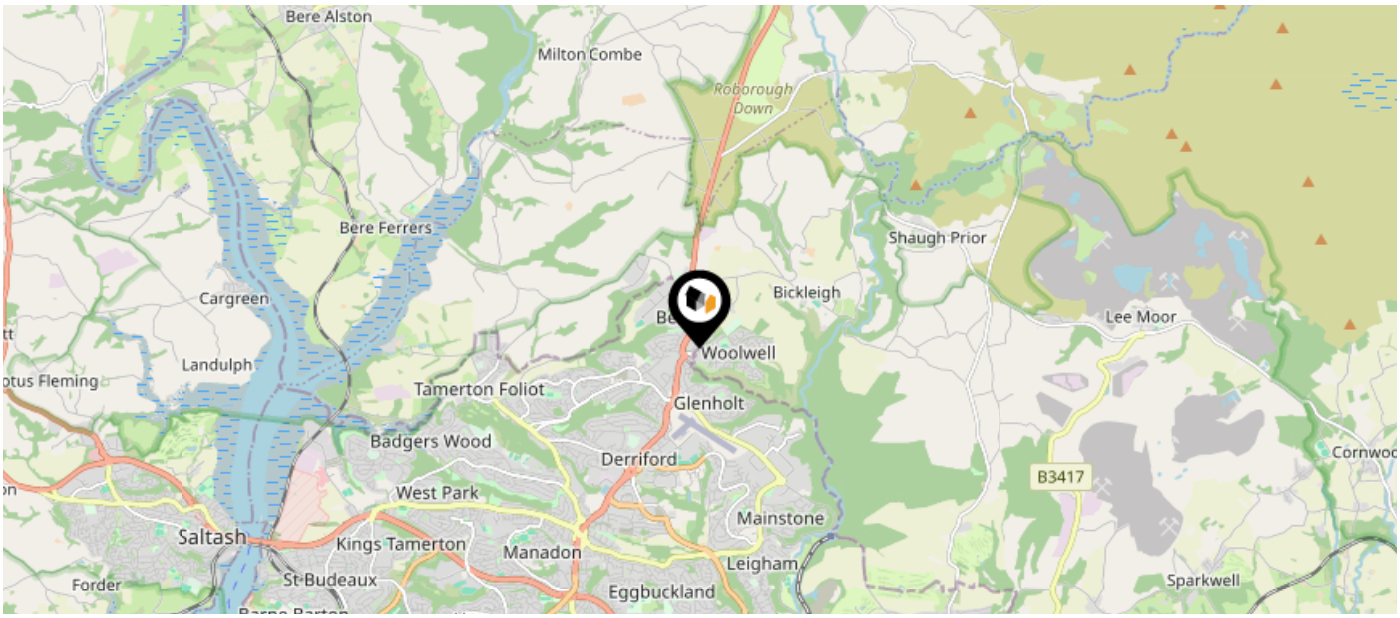
Maps
Green Belt

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



Nearby Green Belt Land
No data available.

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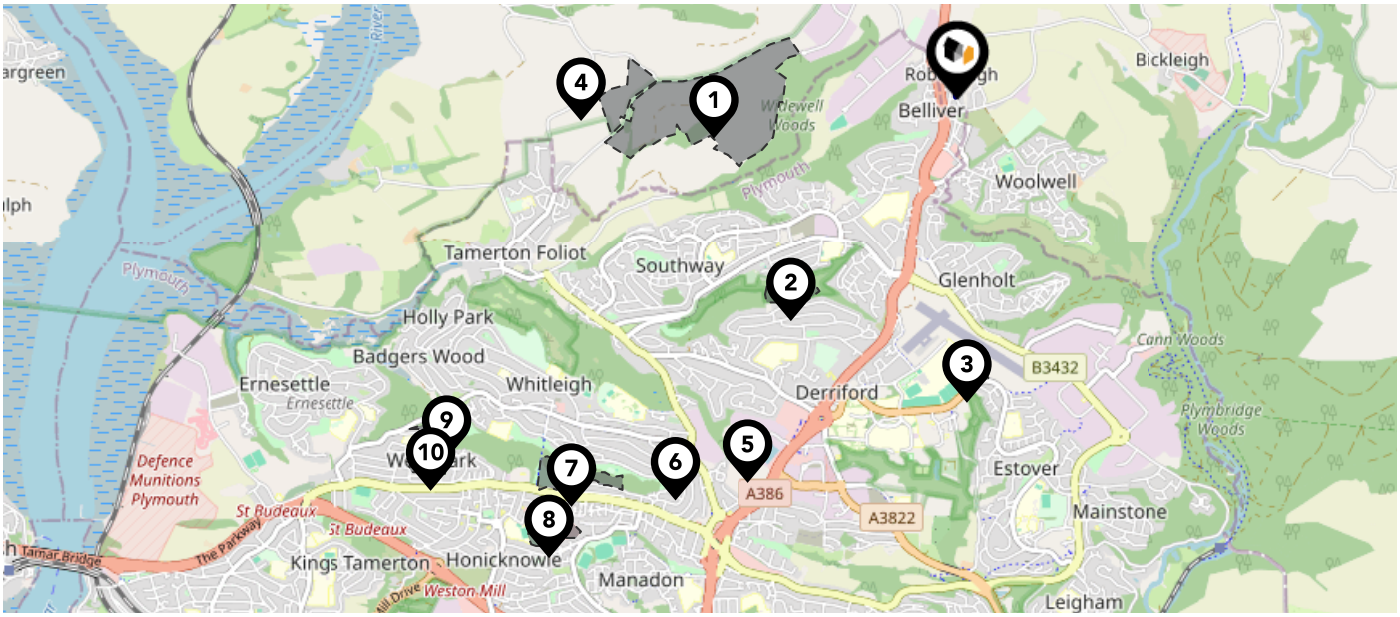
Maps
Landfill Sites

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	Great Trehills Farm-Great Trehills Farm, Tamerton Foliot, Plymouth, Devon	Historic Landfill
2	Off Pendeen Crescent Soutrhway-Off Pendeen Crescent Southway	Historic Landfill
3	Derriford-Derriford, Plymouth	Historic Landfill
4	Allern Farm-Allern Farm, Tamerton Foliot, Bickleigh, Devon	Historic Landfill
5	Crownhill Sewage Works-Crownhill Sewage Works, Plymouth	Historic Landfill
6	Crownhill-Crownhill, Plymouth	Historic Landfill
7	Woodlands Fort Cricket Pitch Honickn-Woodlands Fort Cricket Pitch Honicknowle, Plymouth	Historic Landfill
8	Honicknowle Brickworks-Plymouth, Devon	Historic Landfill
9	West Park-West Park, Plymouth	Historic Landfill
10	West Park-West Park, Plymouth	Historic Landfill

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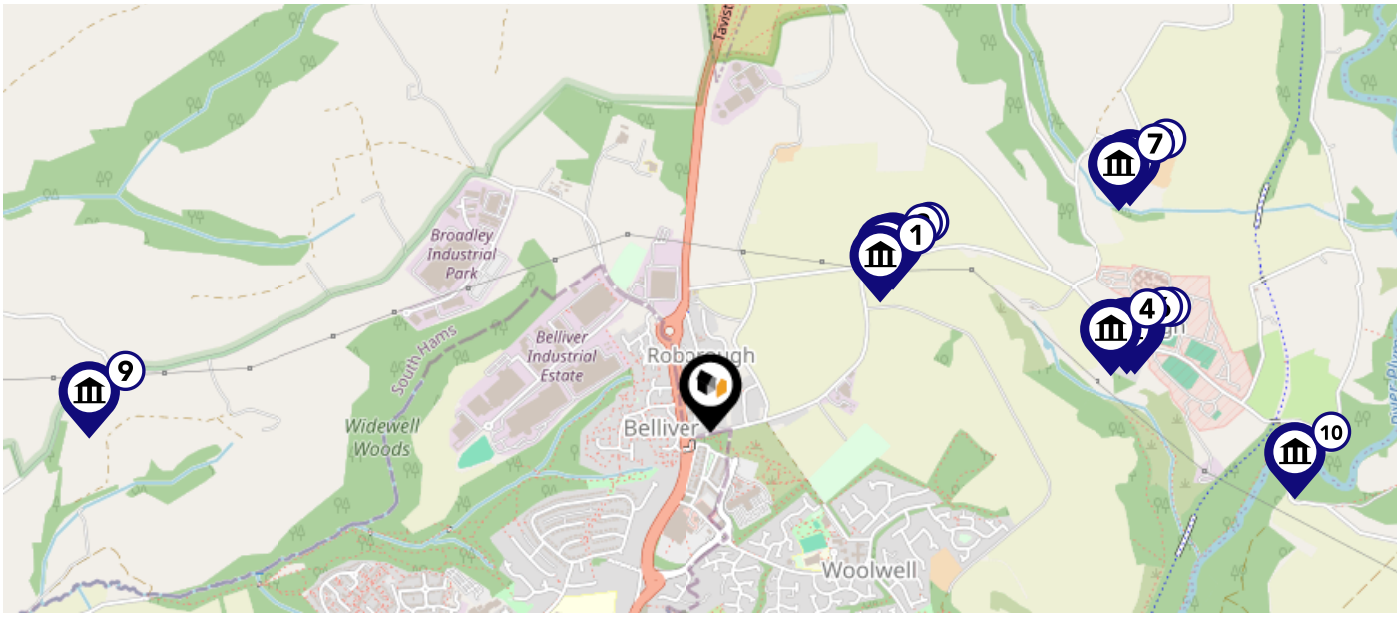
Maps
Listed Buildings

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 1162247 - Gatepiers Approximately 60 Metres South West Of Bickleigh House	Grade II	0.5 miles
2 1309743 - Bickleigh House	Grade II	0.6 miles
3 1107479 - Gatepiers Immediately South West Of Bickleigh House	Grade II	0.6 miles
4 1107475 - Hatshill House	Grade II	1.0 miles
5 1107473 - Church Of St Mary	Grade I	1.0 miles
6 1107474 - Village Cross	Grade II	1.0 miles
7 1325404 - Hele	Grade II	1.1 miles
8 1107477 - Cowhouse And Barn Immediately North East Of Hele	Grade II	1.1 miles
9 1162262 - Great Trehills Farmhouse	Grade II	1.4 miles
10 1325403 - Bickleigh Bridge	Grade II	1.4 miles

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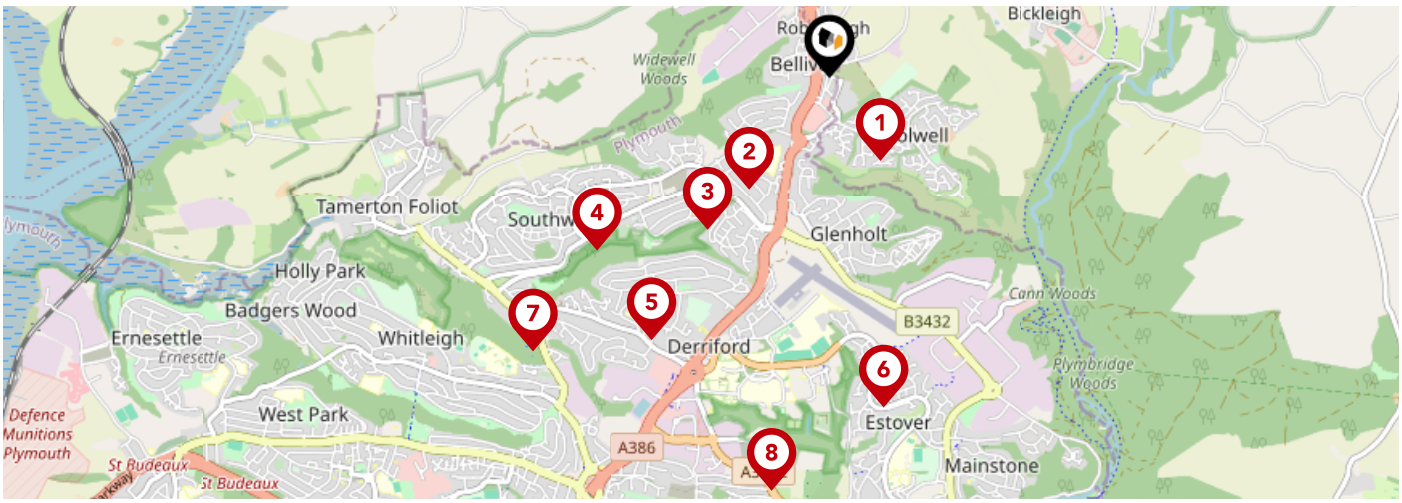
Area
Schools



	Nursery	Primary	Secondary	College	Private
1 Bickleigh Down Church of England Primary School Ofsted Rating: Good | Pupils: 416 | Distance:0.46	☐	☑	☐	☐	☐
2 Widewell Primary Academy Ofsted Rating: Good | Pupils: 219 | Distance:0.64	☐	☑	☐	☐	☐
3 Oakwood Primary Academy Ofsted Rating: Good | Pupils: 311 | Distance:0.92	☐	☑	☐	☐	☐
4 Beechwood Primary Academy Ofsted Rating: Good | Pupils: 308 | Distance:1.36	☐	☑	☐	☐	☐
5 Notre Dame RC School Ofsted Rating: Good | Pupils: 765 | Distance:1.5	☐	☐	☑	☐	☐
6 Thornbury Primary School Ofsted Rating: Good | Pupils: 285 | Distance:1.58	☐	☑	☐	☐	☐
7 Woodlands School Ofsted Rating: Good | Pupils: 85 | Distance:1.9	☐	☐	☑	☐	☐
8 St Matthew's Church of England Primary and Nursery Academy Ofsted Rating: Good | Pupils: 484 | Distance:1.97	☐	☑	☐	☐	☐

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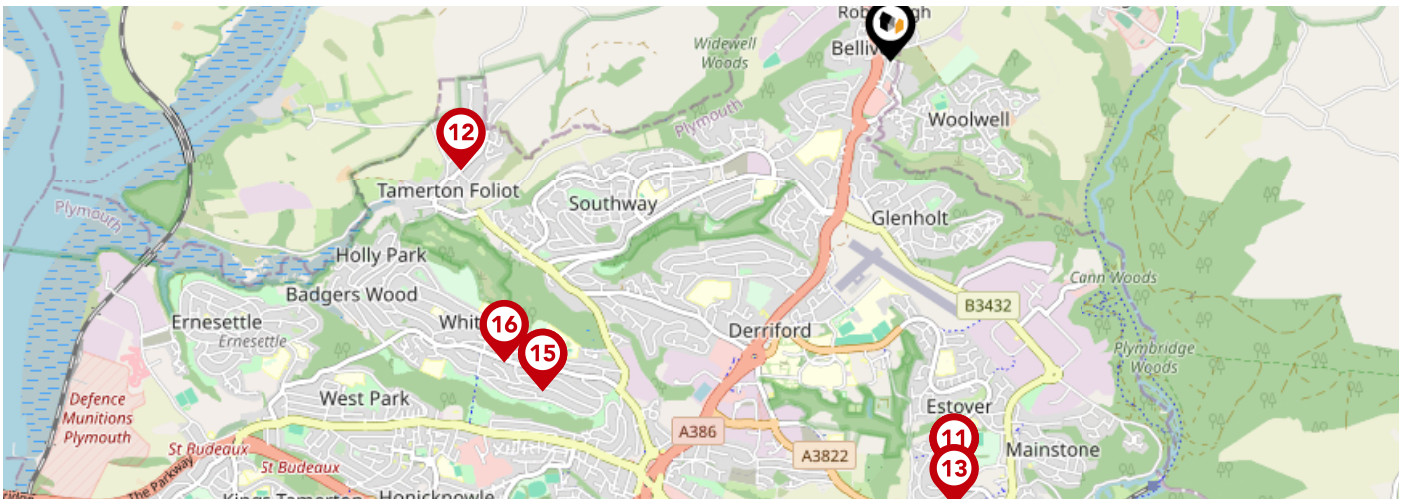
Area
Schools



	Nursery	Primary	Secondary	College	Private
9 **Plym Bridge Nursery School and Day Care** Ofsted Rating: Good | Pupils: 54 | Distance:1.98	✓				
10 **Tor Bridge High** Ofsted Rating: Good | Pupils: 1171 | Distance:1.98			✓		
11 **Cann Bridge School** Ofsted Rating: Good | Pupils: 95 | Distance:1.98			✓		
12 **Mary Dean's CofE Primary School and Nursery** Ofsted Rating: Good | Pupils: 319 | Distance:2.09		✓			
13 **Tor Bridge Primary School** Ofsted Rating: Outstanding | Pupils: 184 | Distance:2.12		✓			
14 **Whitleigh Community Primary School** Ofsted Rating: Good | Pupils: 365 | Distance:2.26		✓			
15 **Sir John Hunt Community Sports College** Ofsted Rating: Good | Pupils: 761 | Distance:2.26			✓		
16 **Woodfield Primary School** Ofsted Rating: Good | Pupils: 268 | Distance:2.31		✓			

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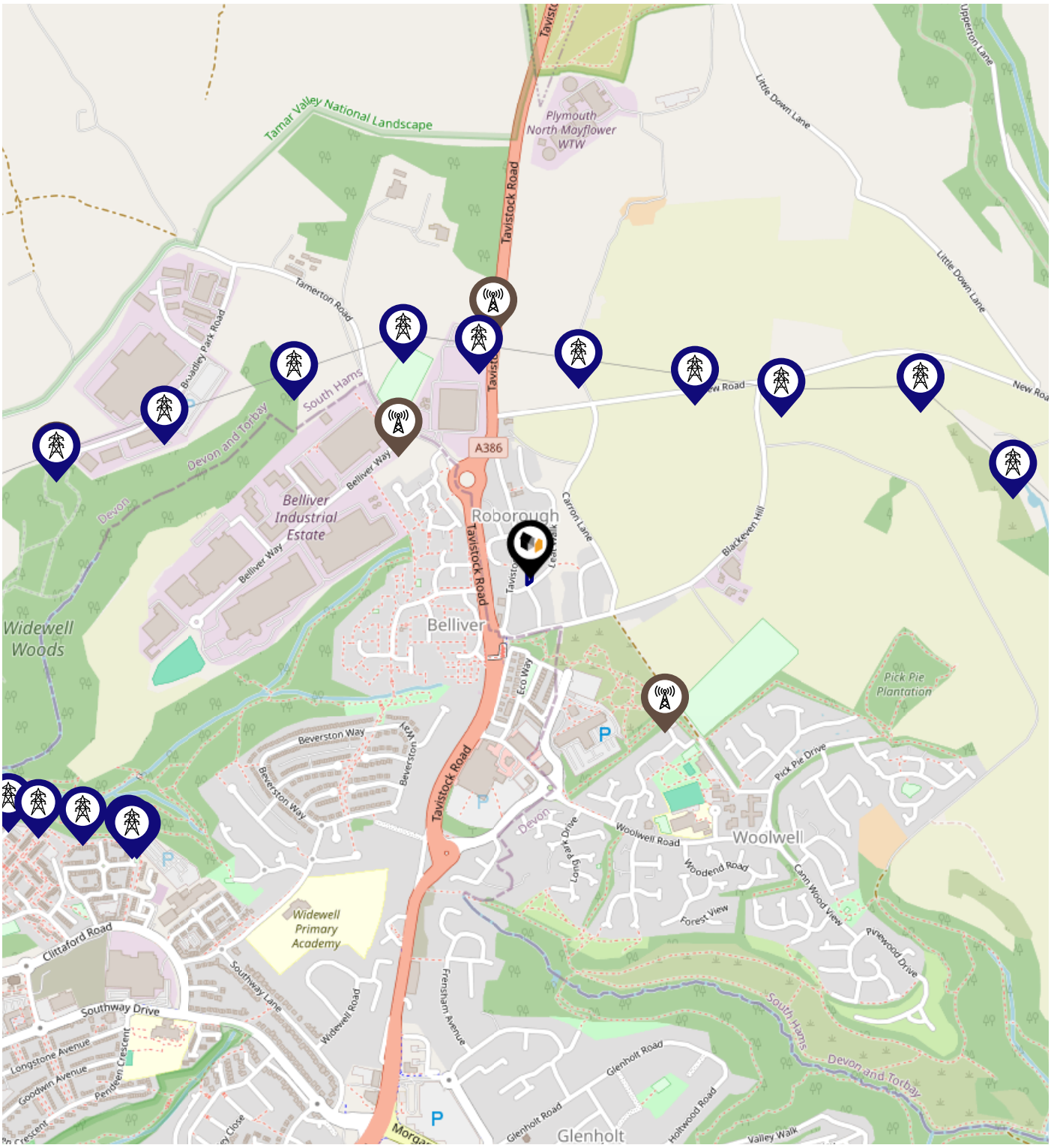
Local Area
Masts & Pylons



Key:

- Power Pylons
- Communication Masts

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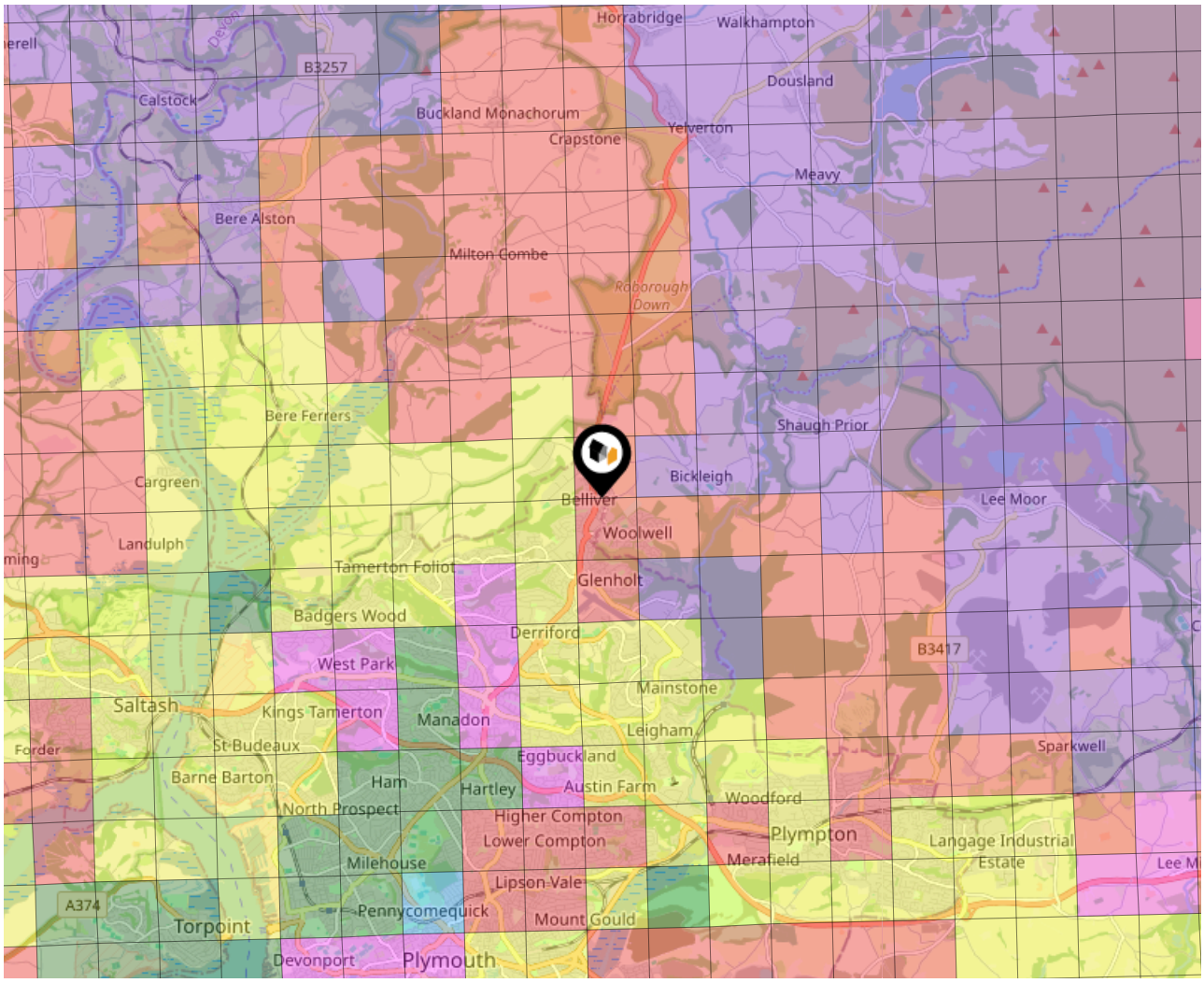
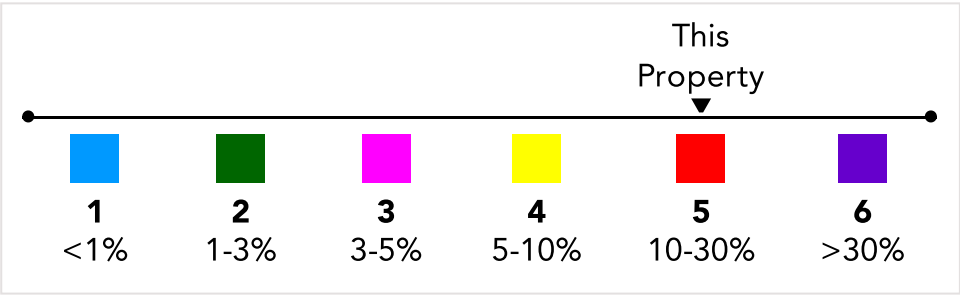
Environment
Radon Gas

LANG TOWN & COUNTRY SALES

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).





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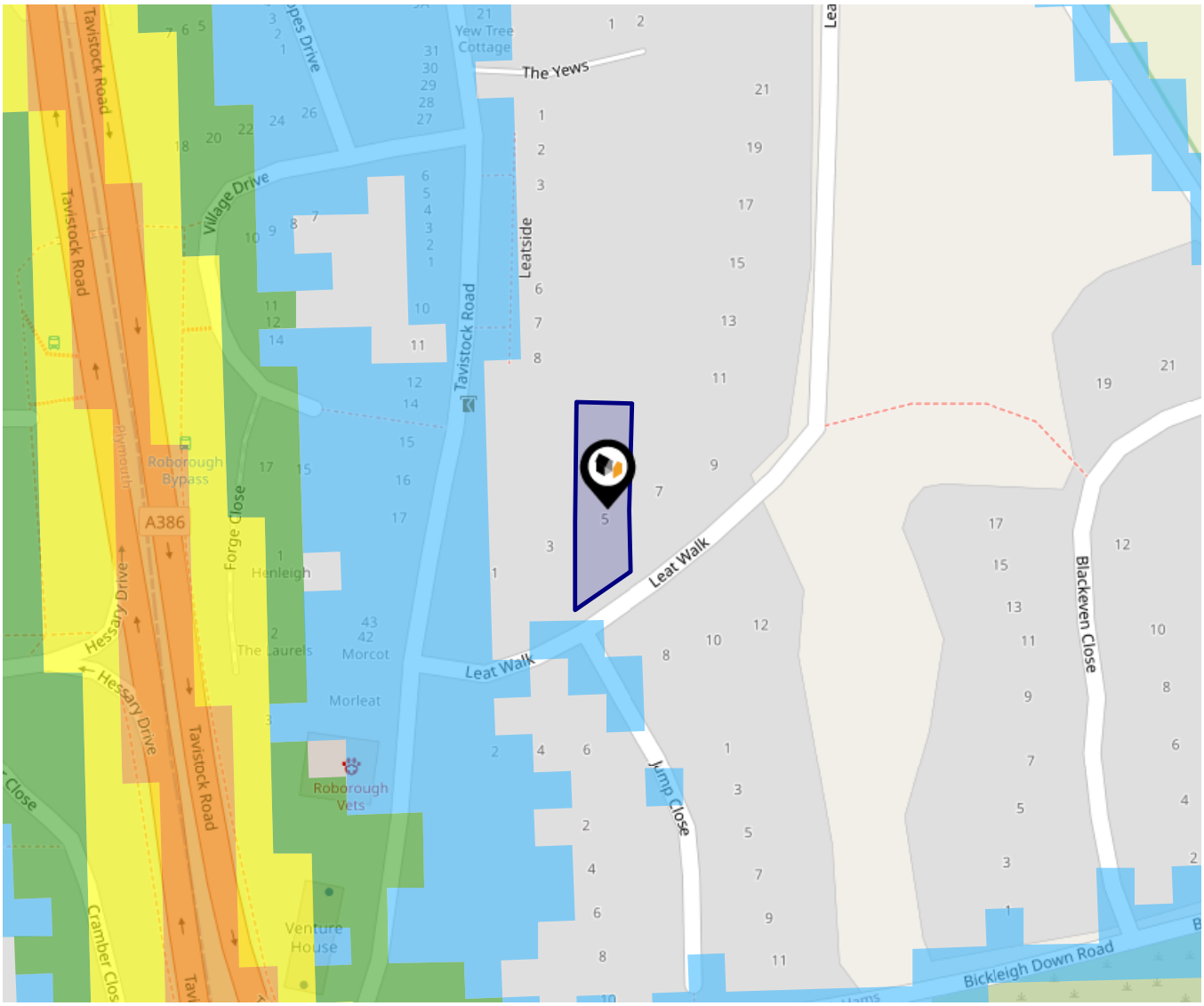
Local Area
Road Noise



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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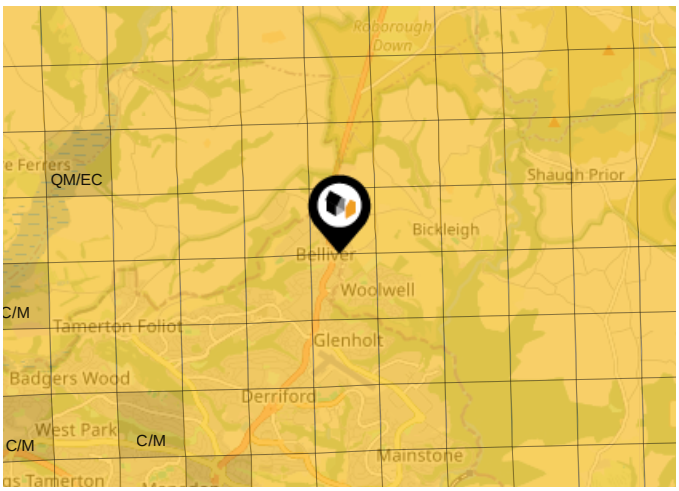
Environment
Soils & Clay

Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	NONE	**Soil Texture:**	LOAM TO 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

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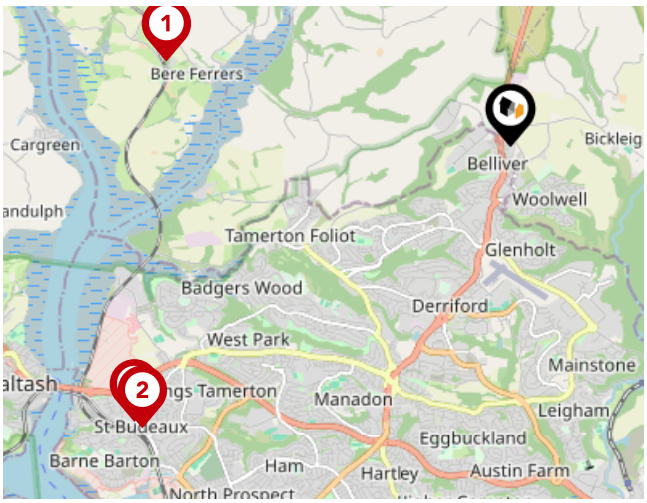
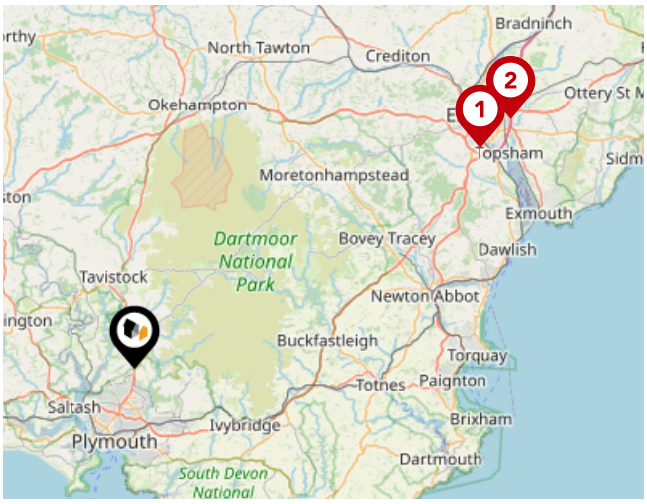
Area
Transport (National)



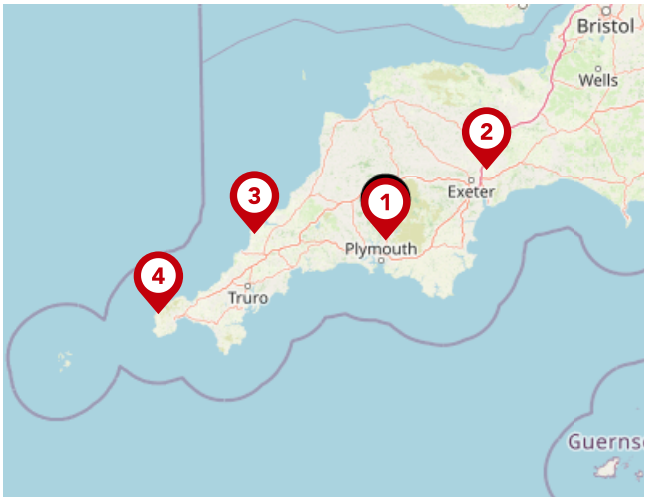
National Rail Stations

Pin	Name	Distance
1	Bere Ferrers Rail Station	3.35 miles
2	St Budeaux Ferry Road Rail Station	4.38 miles
3	St Budeaux Victoria Road Rail Station	4.4 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	30.88 miles
2	M5 J30	33.99 miles



Airports/Helipads

Pin	Name	Distance
1	Glenholt	1.2 miles
2	Exeter Airport	36.43 miles
3	St Mawgan	39.55 miles
4	Joppa	72.81 miles

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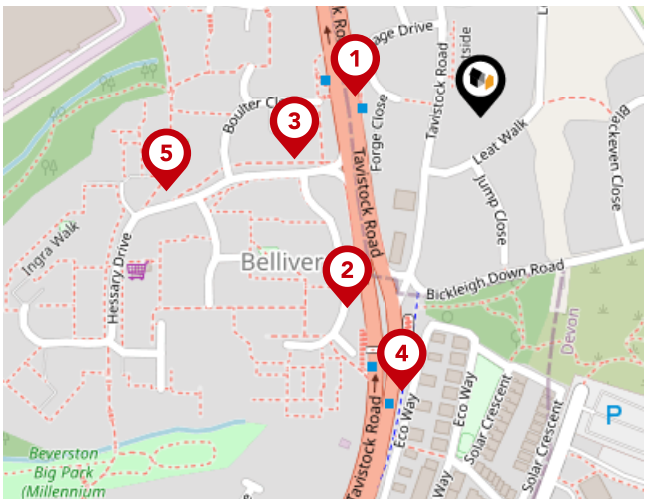
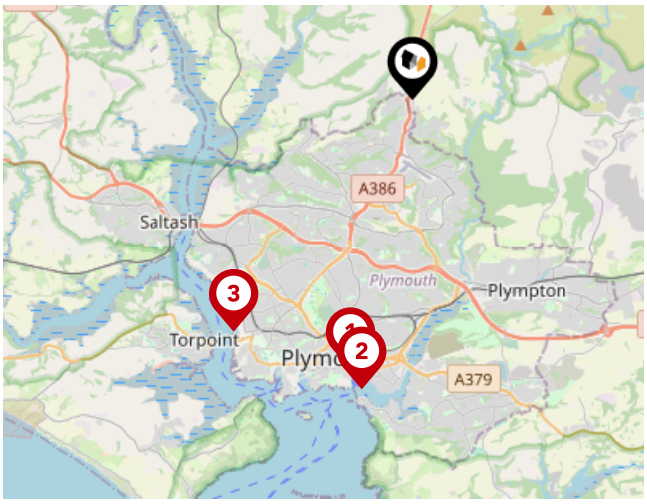
Area
Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Roborough Bypass	0.07 miles
2	Cramber Close Bottom	0.14 miles
3	Cramber Close	0.11 miles
4	Roborough Footbridge	0.17 miles
5	Staple Close	0.19 miles



Ferry Terminals

Pin	Name	Distance
1	Plymouth (Barbican) Landing Stage	5.26 miles
2	Plymouth Mount Batten Ferry Landing	5.58 miles
3	Devonport Ferry Terminal	5.55 miles

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