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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Wednesday 10th June 2026



102A, DURNFORD STREET, PLYMOUTH, PL1 3QP

Lang Town & Country

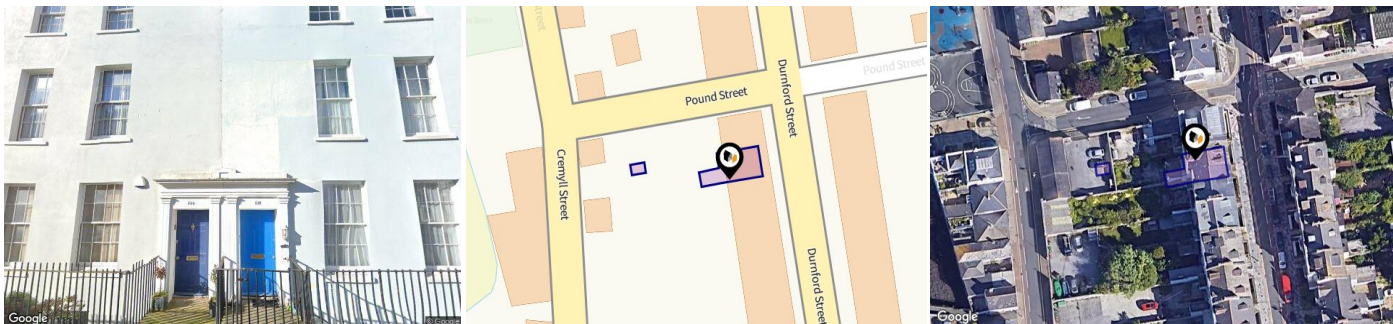
6 Mannamead Road, Plymouth, PL4 7AA

01752 456000

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www.langtownandcountry.com







Property

Type:	Flat / Maisonette	Last Sold Date:	25/08/2017
Bedrooms:	3	Last Sold Price:	£230,000
Floor Area:	1,184 ft ² / 110 m ²	Last Sold £/ft²:	£194
Plot Area:	0.03 acres	Tenure:	Leasehold
Year Built :	1998		
Council Tax :	Band C		
Annual Estimate:	£2,171		
Title Number:	DN409952		
UPRN:	100040434336		
Restrictive Covenants:	Yes		

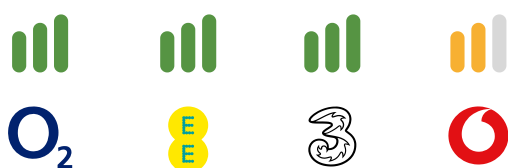
Local Area

Local Authority:	City of plymouth
Conservation Area:	Stonehouse Peninsula
Flood Risk:	
• Rivers & Seas	Low
• Surface Water	Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

6 mb/s	80 mb/s	1800 mb/s
		

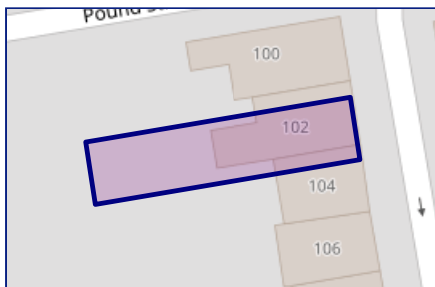
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

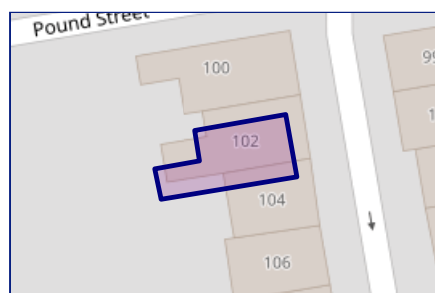


Freehold Title Plan



DN396973

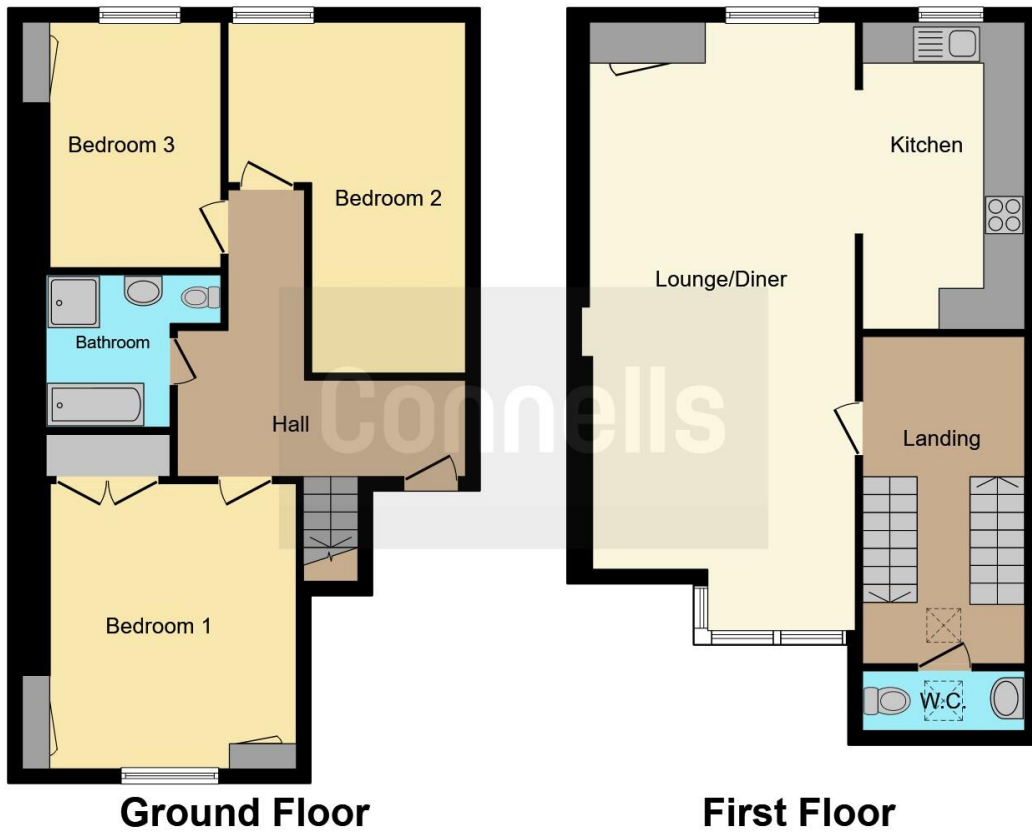
Leasehold Title Plan



DN409952

Start Date: 21/01/1999
End Date: 01/01/2187
Lease Term: 199 years from 1 January 1988
Term Remaining: 160 years

102A, DURNFORD STREET, PLYMOUTH, PL1 3QP



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

102a Durnford Street, PL1 3QP

Energy rating

D

Valid until 16.01.2035

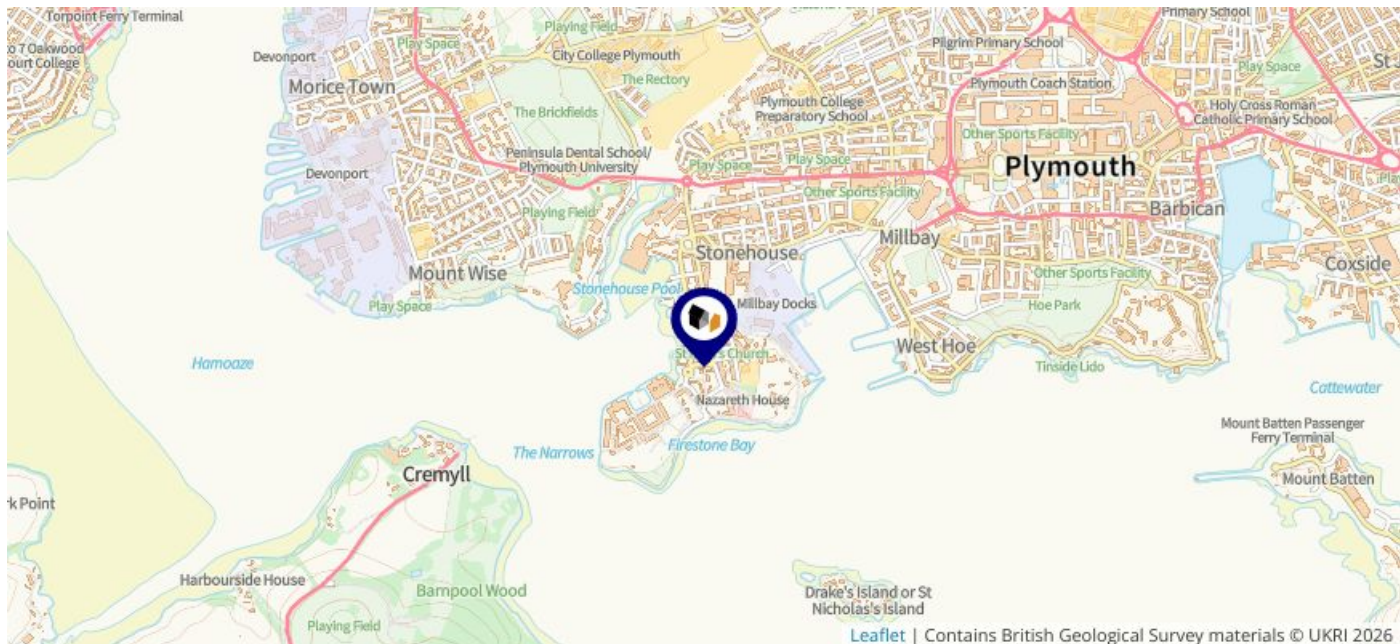
Certificate number
 97356829040001635292

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Maisonette
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	03
Flat Top Storey:	Yes
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Granite or whinstone, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very Poor
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:	110 m ²

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

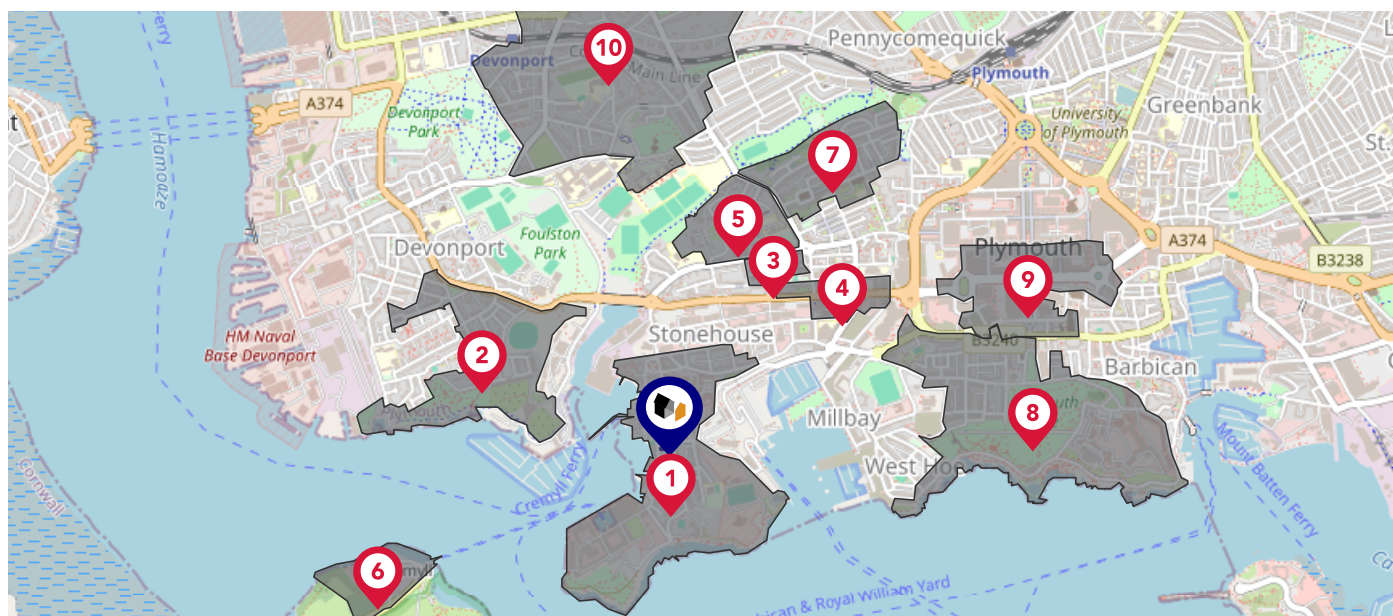
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

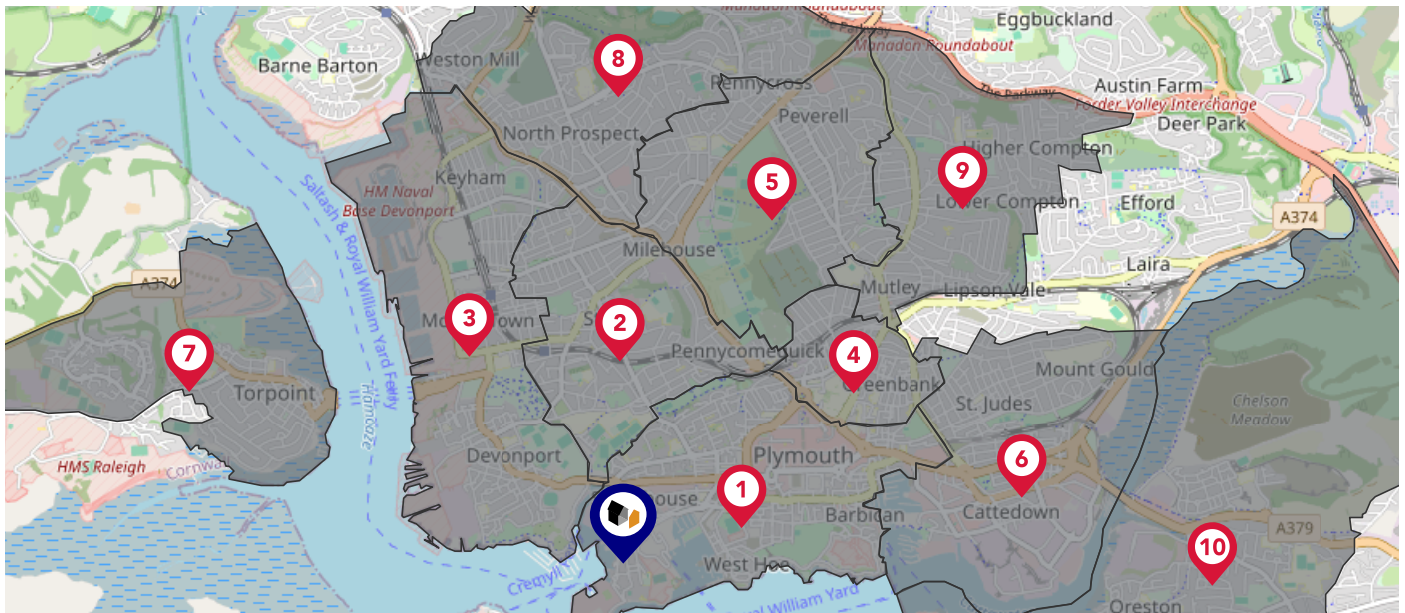
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.













Nearby Conservation Areas

- 1 Stonehouse Peninsula
- 2 Devonport
- 3 Adelaide Street/Clarence Place
- 4 Union Street
- 5 Royal Naval Hospital
- 6 Cremyll
- 7 North Stonehouse
- 8 The Hoe
- 9 City Centre
- 10 Stoke

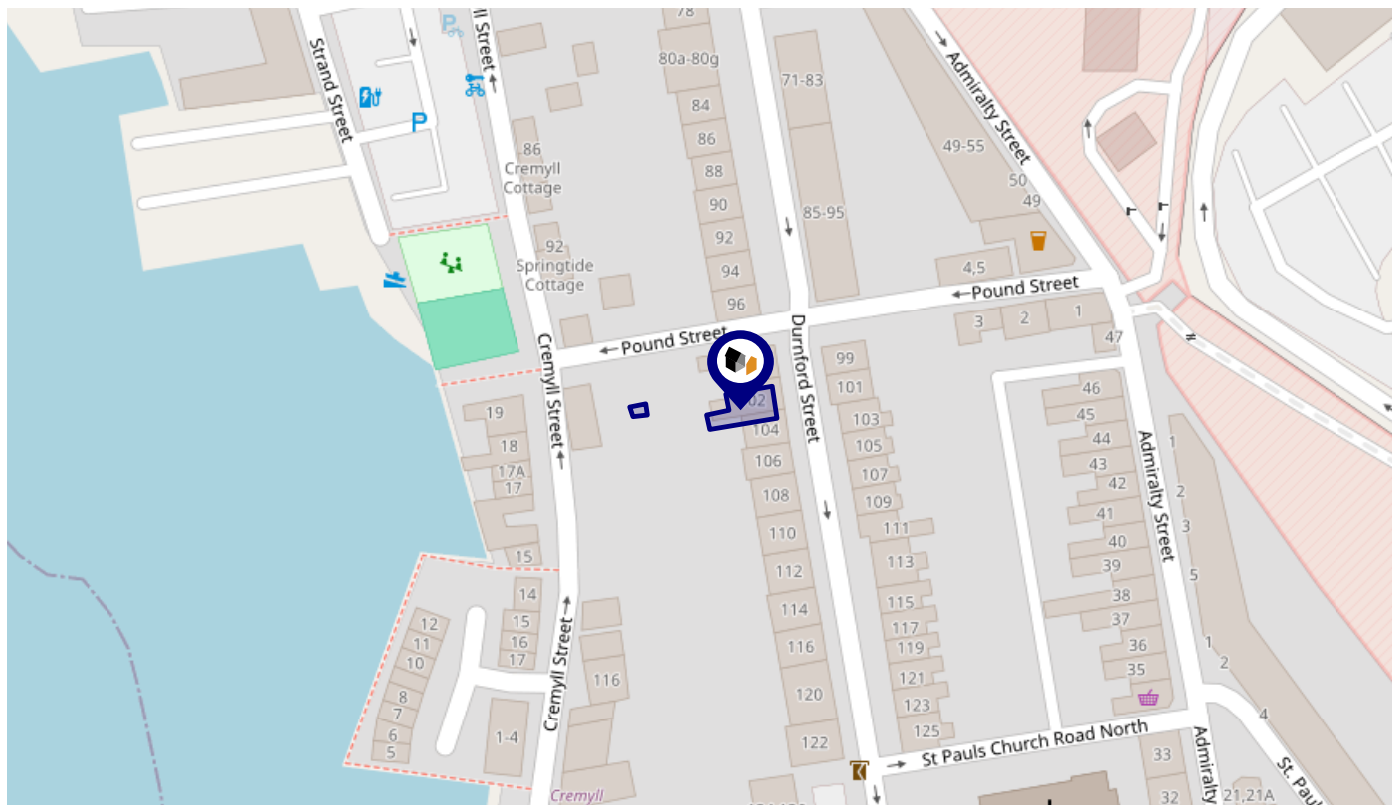
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

-  St. Peter and the Waterfront Ward
-  Stoke Ward
-  Devonport Ward
-  Drake Ward
-  Peverell Ward
-  Sutton and Mount Gould Ward
-  Torpoint ED
-  Ham Ward
-  Compton Ward
-  Plymstock Radford Ward

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

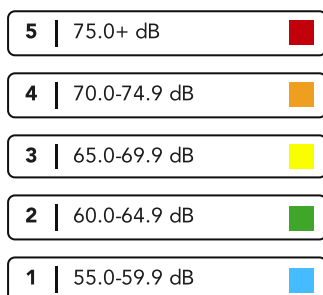


Rail Noise Data

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:

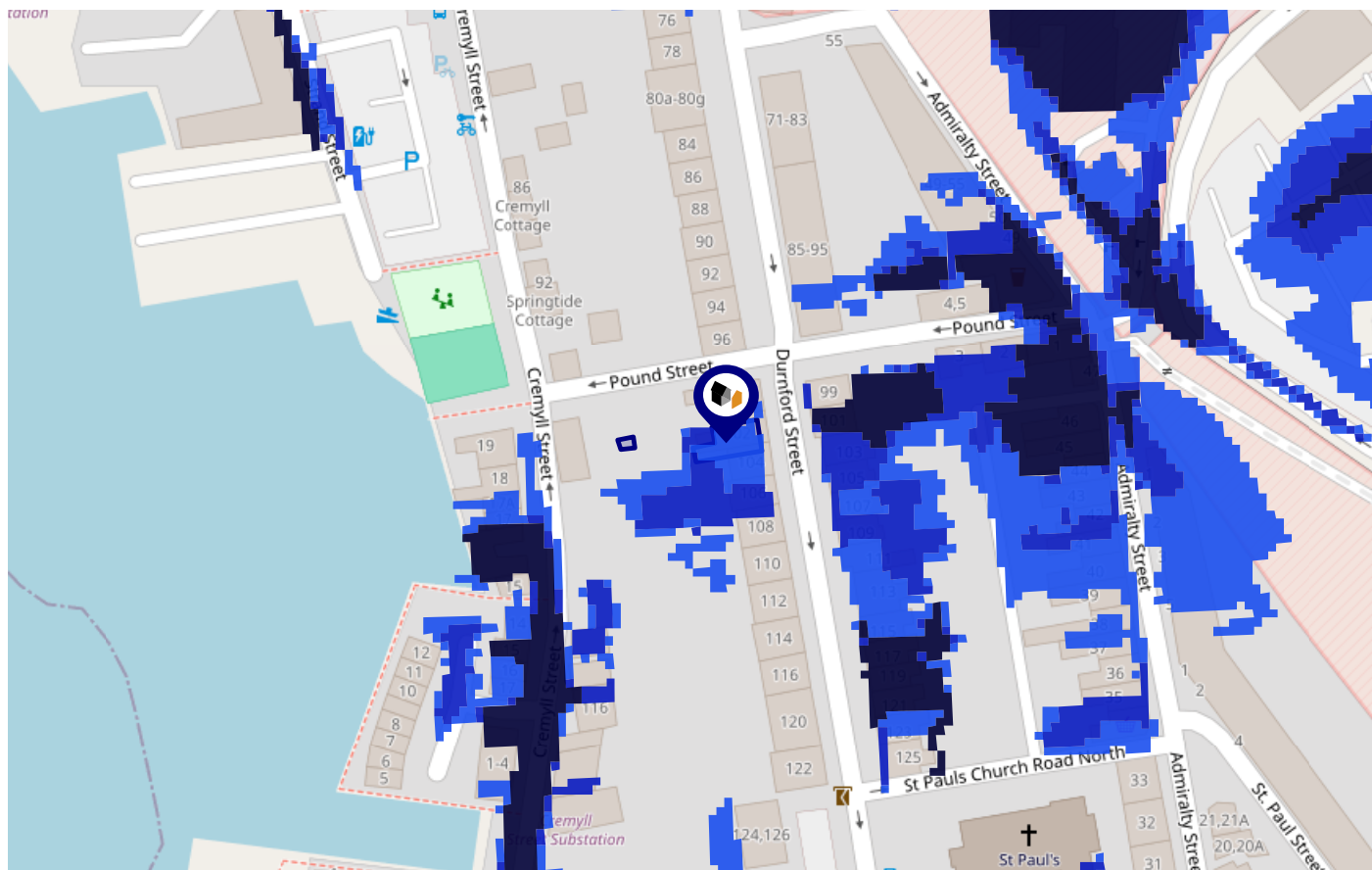


Flood Risk

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.

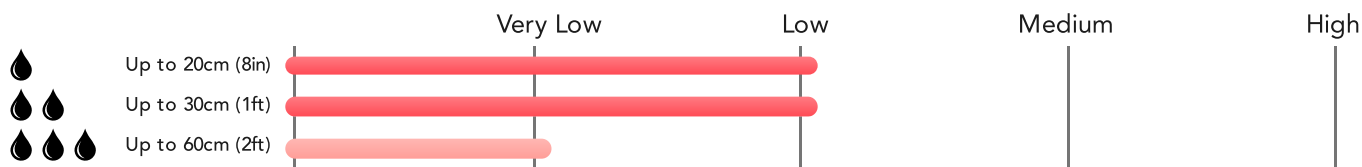


Risk Rating: **Low**

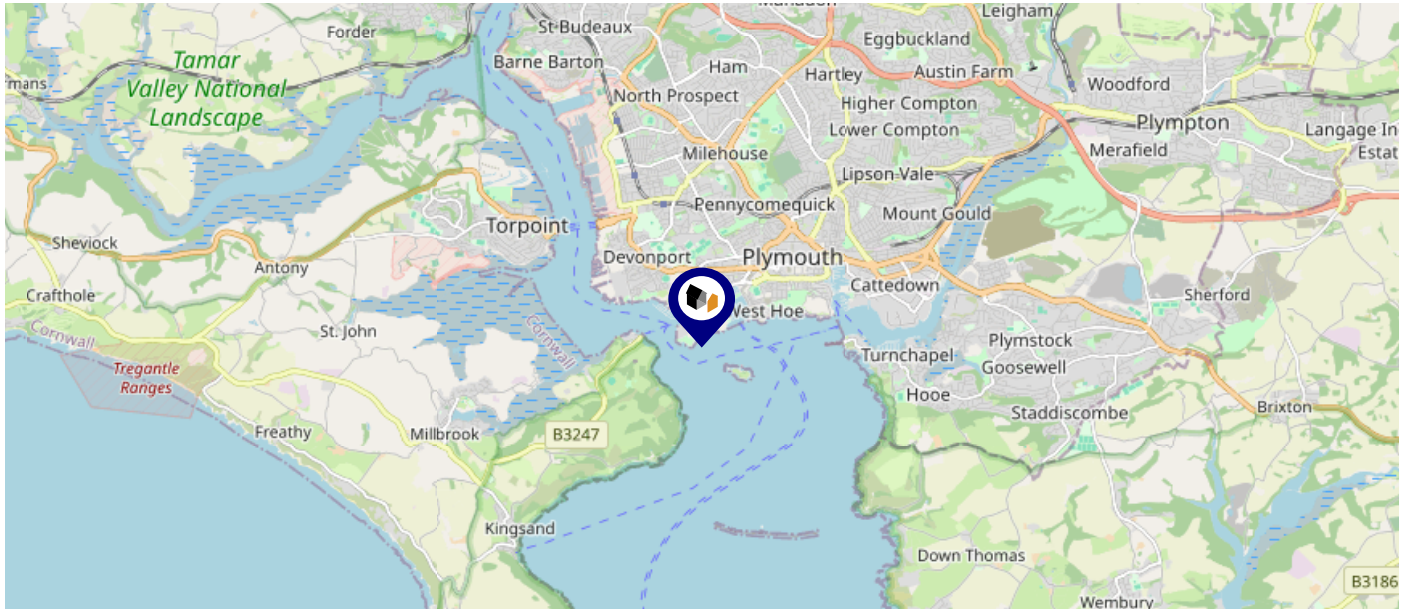
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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.
- 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:



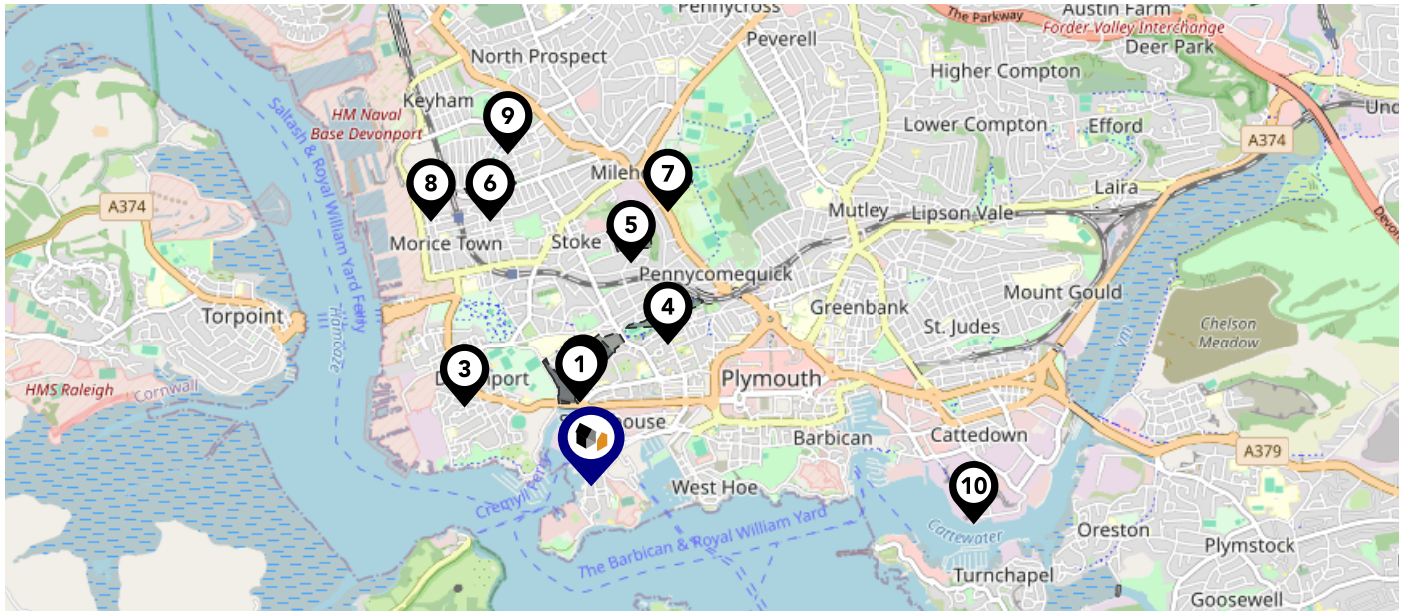
This map displays nearby areas that have been designated as Green Belt...




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

	Stonehouse Playing Fields-Stonehouse Playing Fields, Stonehouse, Plymouth, Devon	Historic Landfill <input type="checkbox"/>
	Stonehouse Lake-Plymouth, Devon	Historic Landfill <input type="checkbox"/>
	Hazardous Stores Return Centre-H M Naval Base, Devonport, Plymouth, Devon	Historic Landfill <input type="checkbox"/>
	Victoria Park-Victoria Park, Plymouth	Historic Landfill <input type="checkbox"/>
	Stoke School Playing Field And Allotments-Stoke School Playing Field And Allotments, Plymouth	Historic Landfill <input type="checkbox"/>
	Recreation Ground St Levan Ground And Alexandra Road-Recreation Ground, St Levan Road, Plymouth	Historic Landfill <input type="checkbox"/>
	Central Park Milehouse-Central Park (Milehouse), Plymouth	Historic Landfill <input type="checkbox"/>
	St Levan Road Recreation Ground-St Levan Road Recreation Ground, Devonport, Plymouth	Historic Landfill <input type="checkbox"/>
	Disused Railway Cutting-North Down, Devonport, Plymouth	Historic Landfill <input type="checkbox"/>
	Sevenside Waste Paper-Wallsend Industrial Estate, Cattedown, Plymouth, Devon	Historic Landfill <input type="checkbox"/>

Maps

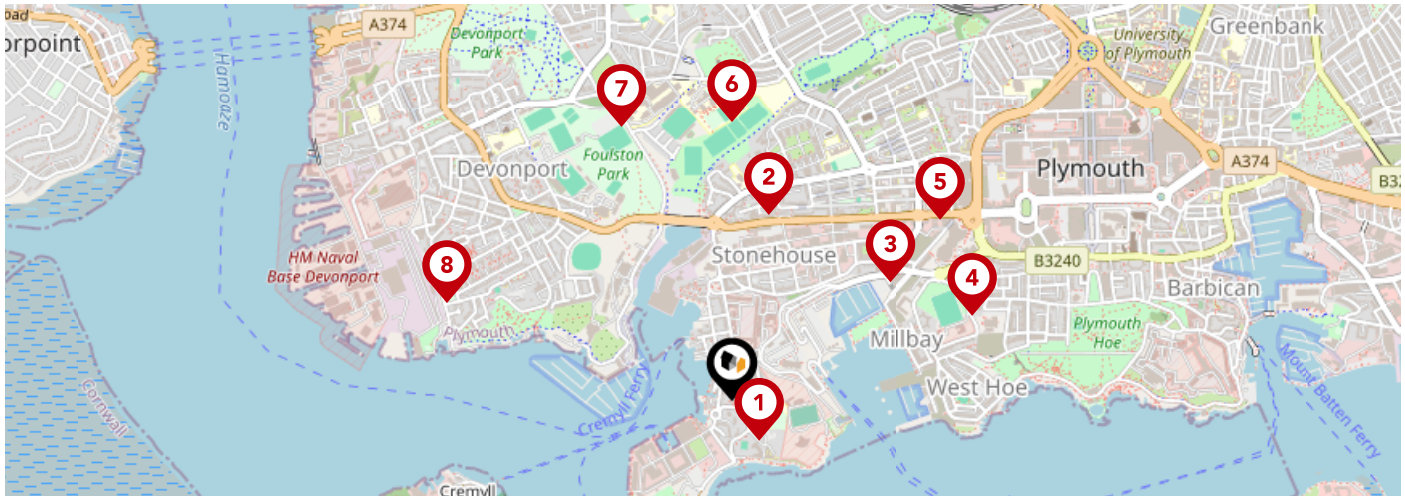
Listed Buildings



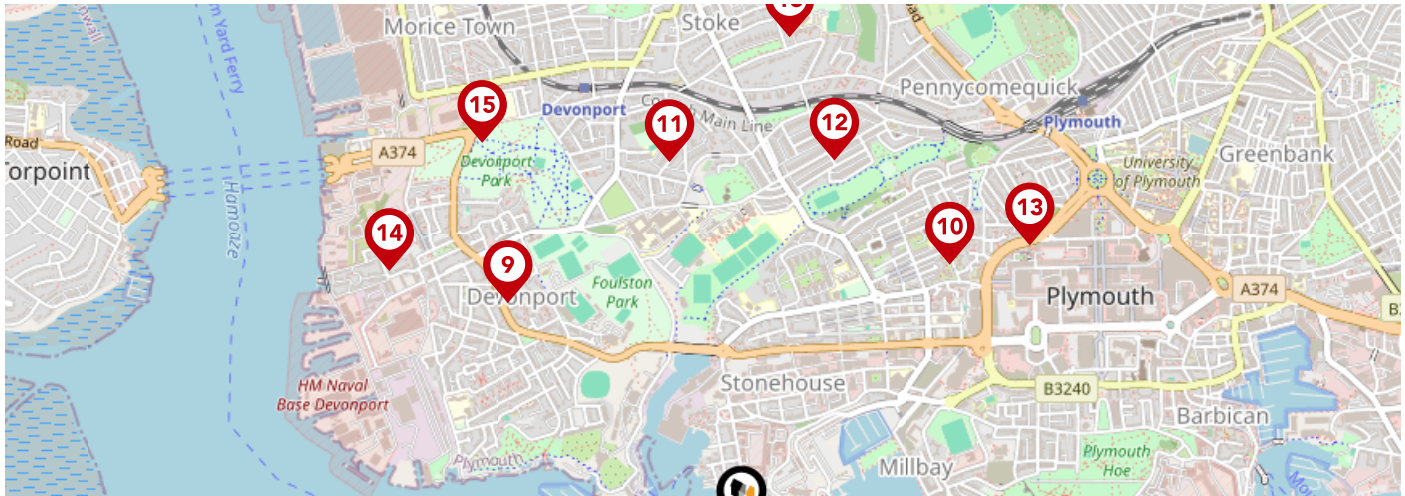
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
1117096 - 96, Durnford Street	Grade II	0.0 miles
1117093 - Number 90 And Attached Forecourt Walls And Railings	Grade II	0.0 miles
1117094 - 92, Durnford Street	Grade II	0.0 miles
1117092 - Number 88 And Attached Forecourt Walls And Railings	Grade II	0.0 miles
1117099 - Number 120 And 122 And Attached Forecourt Walls And Railings	Grade II	0.0 miles
1117097 - Numbers 97, 99 And 101 Including 99a And 101a	Grade II	0.0 miles
1117095 - Number 94 And Attached Forecourt Wall And Railings	Grade II	0.0 miles
1117098 - Numbers 102 To 118 And Attached Forecourt Walls And Railings	Grade II	0.0 miles
1319624 - Number 84 And 86 And Attached Forecourt Walls And Railings	Grade II	0.0 miles
1117091 - Numbers 85 To 93 And Attached Forecourt Walls And Railings	Grade II	0.0 miles

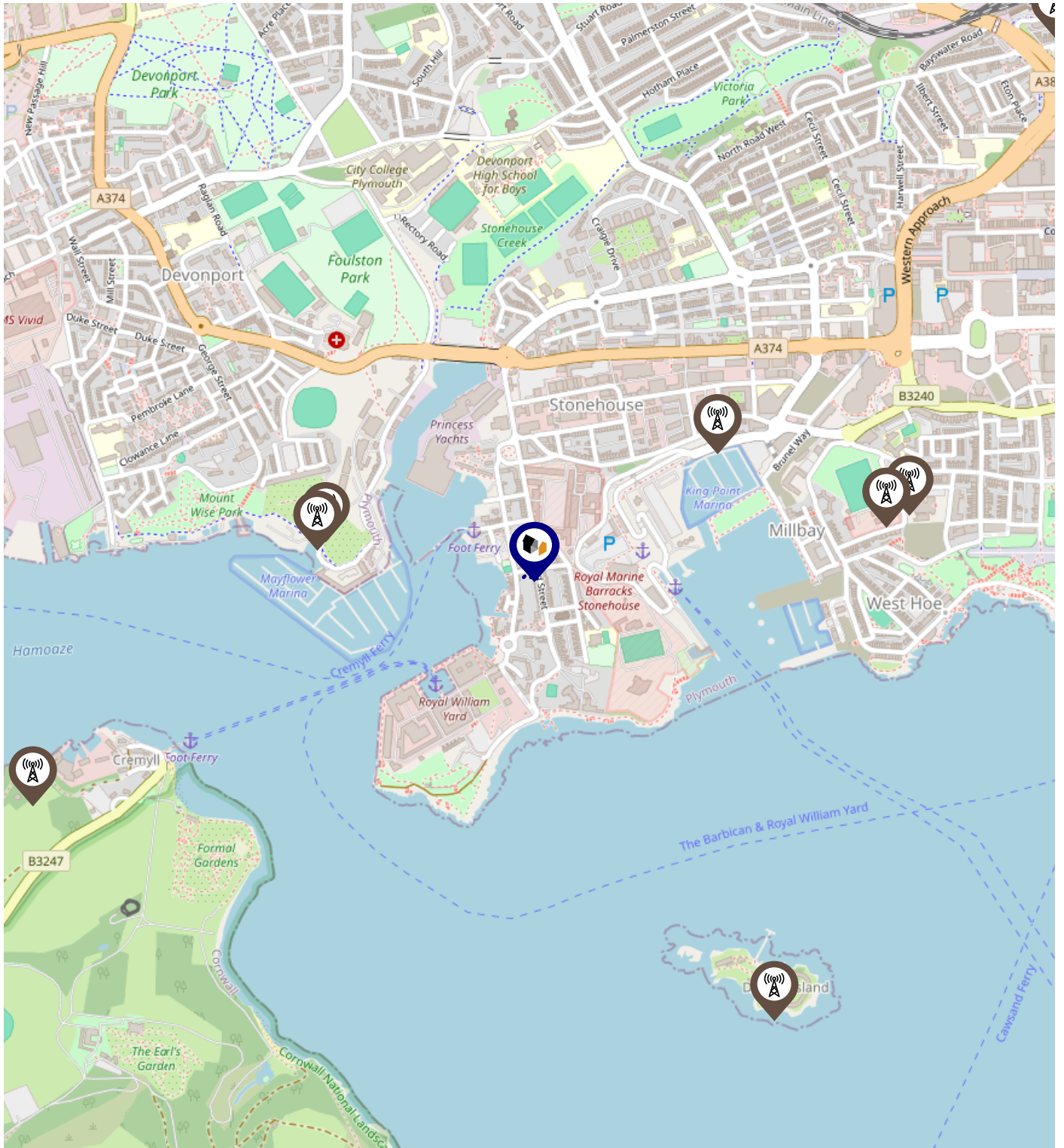


		Nursery	Primary	Secondary	College	Private
1	St George's CofE Primary Academy Ofsted Rating: Good Pupils: 90 Distance:0.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	High Street Primary Academy Ofsted Rating: Good Pupils: 140 Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Millbay Academy Ofsted Rating: Good Pupils: 545 Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St Andrew's Cof E VA Primary School Ofsted Rating: Good Pupils: 208 Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Peter's CofE Primary School Ofsted Rating: Good Pupils: 154 Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Devonport High School for Boys Ofsted Rating: Good Pupils: 1231 Distance:0.66	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	City College Plymouth Ofsted Rating: Good Pupils:0 Distance:0.7	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Mount Wise Community Primary School Ofsted Rating: Good Pupils: 268 Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
9	St Joseph's Catholic Primary School Ofsted Rating: Good Pupils: 206 Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	The Cathedral School of St Mary Ofsted Rating: Requires improvement Pupils: 109 Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Stoke Damerel Primary Academy Ofsted Rating: Good Pupils: 400 Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Stuart Road Primary Academy Ofsted Rating: Good Pupils: 189 Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Pilgrim Primary Academy Ofsted Rating: Outstanding Pupils: 390 Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Marlborough Primary Academy Ofsted Rating: Good Pupils: 111 Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	UTC Plymouth Ofsted Rating: Good Pupils: 551 Distance:1.1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Scott Medical and Healthcare College Ofsted Rating: Good Pupils: 233 Distance:1.17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons

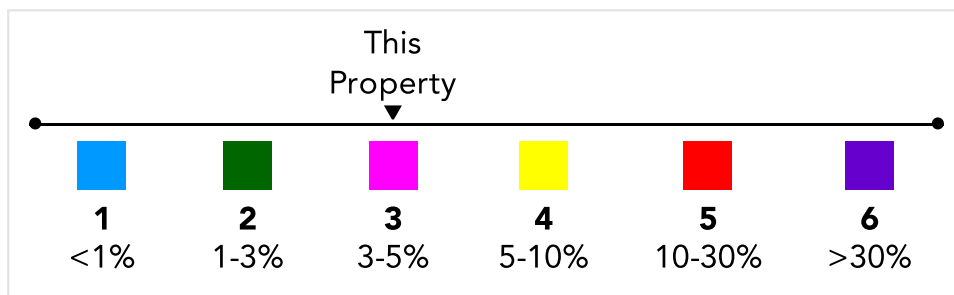
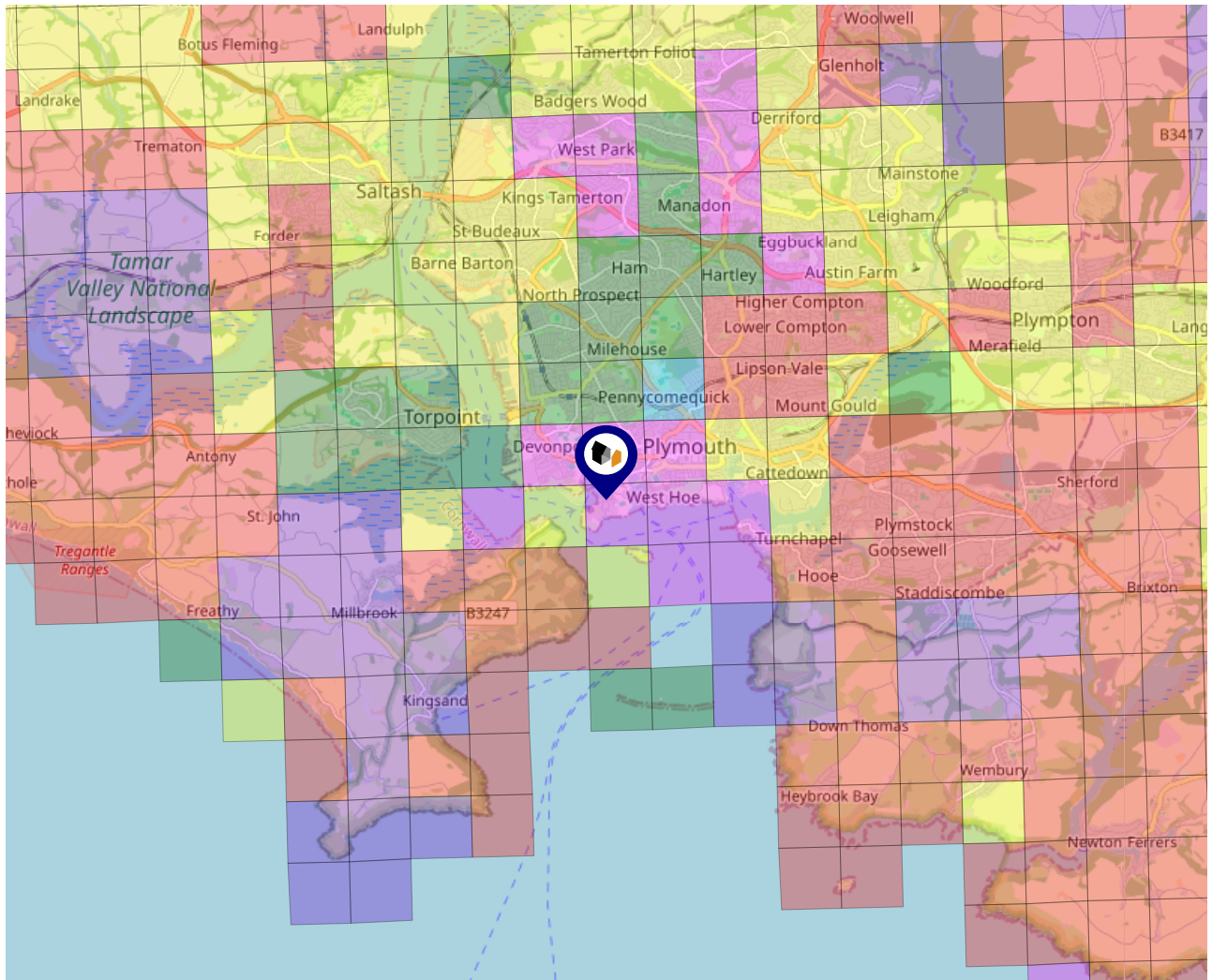


Key:

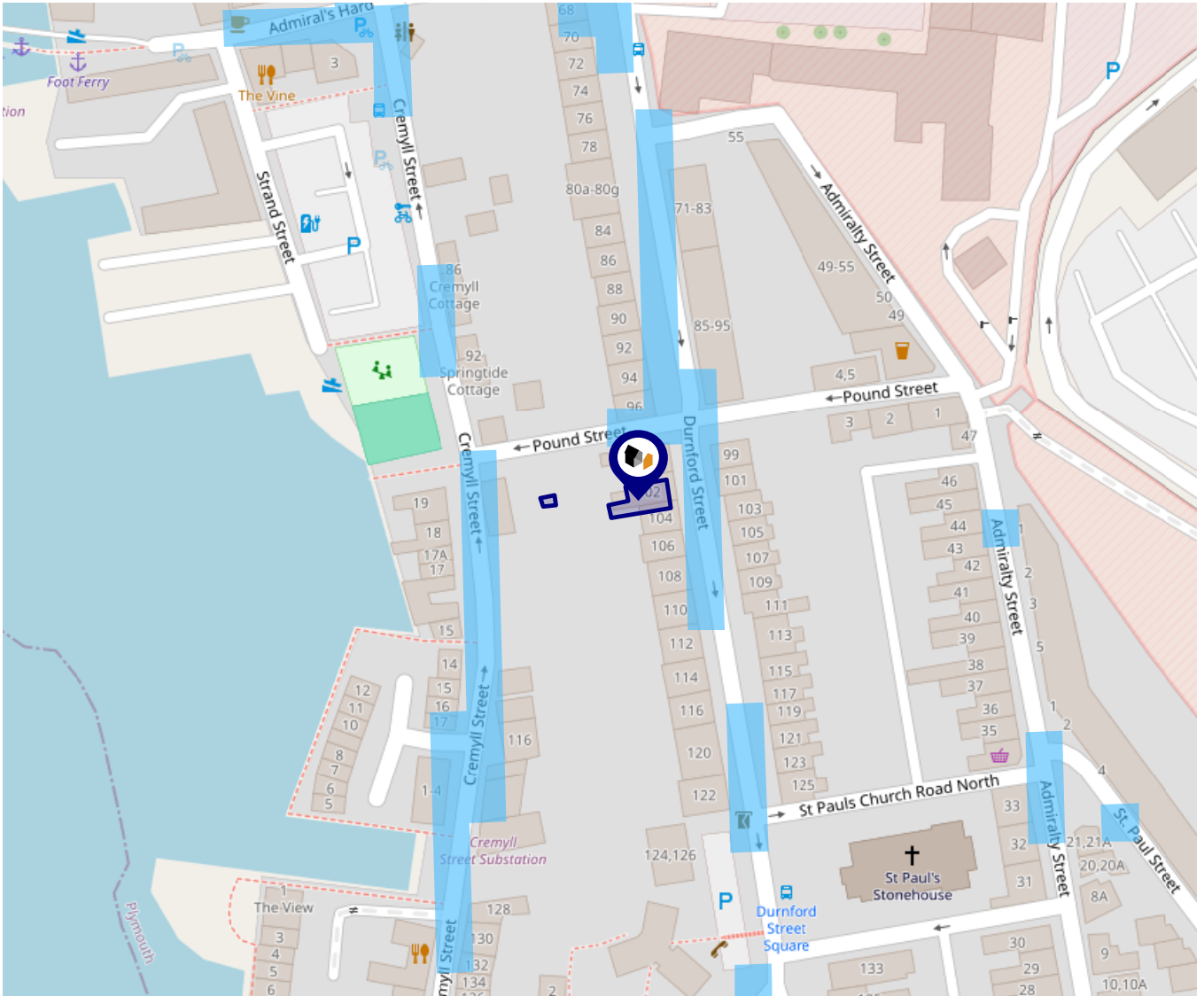
-  Power Pylons
-  Communication Masts

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/m³).



Local Area Road Noise

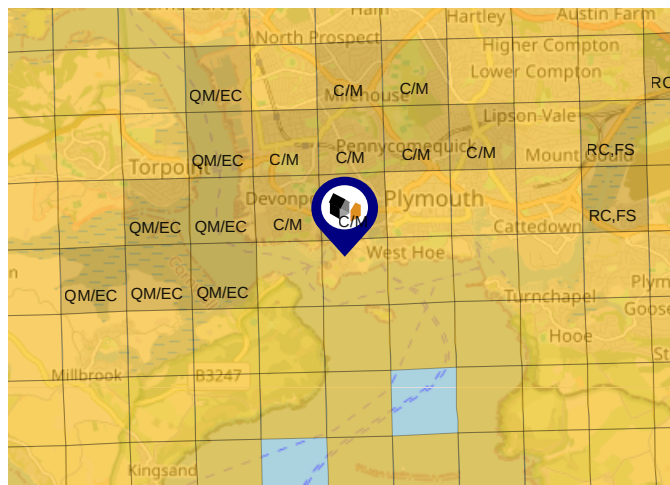


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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)

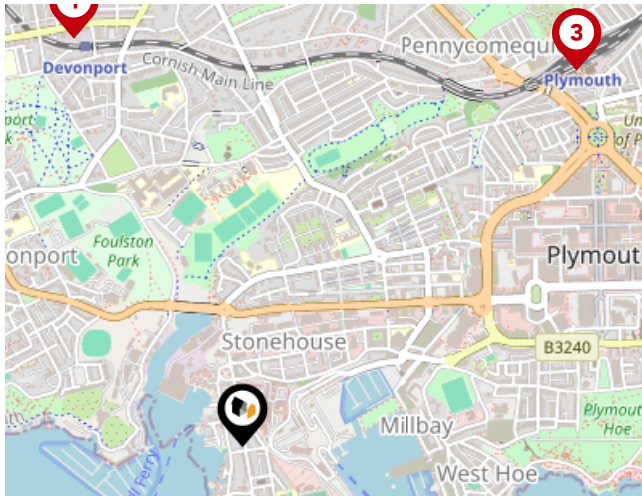
Carbon Content:	NONE	Soil Texture:	LOAM TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	SHALLOW
Soil Group:	LIGHT TO MEDIUM		



Primary Classifications (Most Common Clay Types)

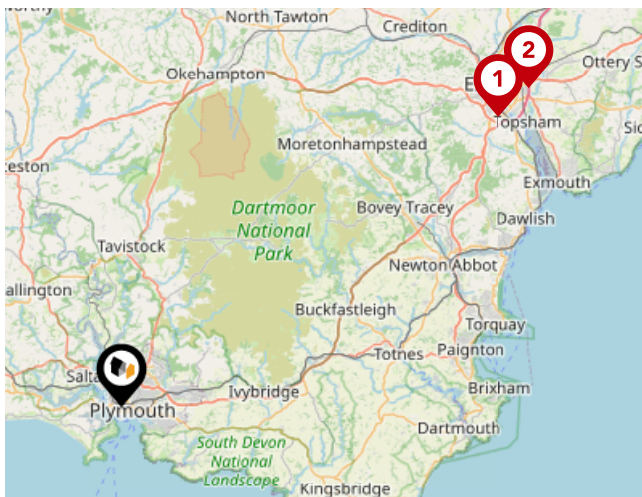
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay &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

Area Transport (National)



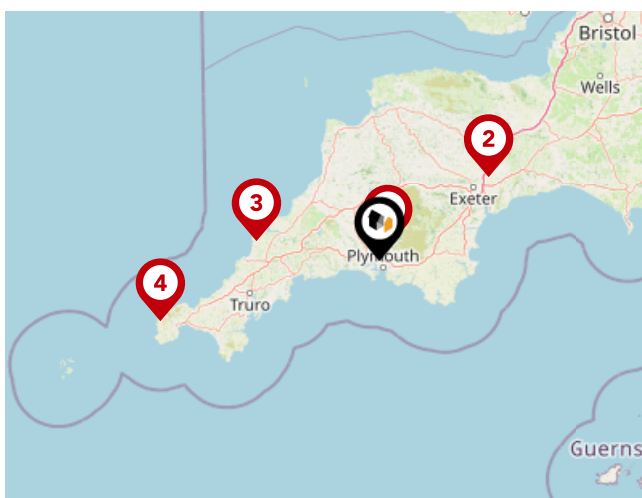
National Rail Stations

Pin	Name	Distance
1	Devonport Rail Station	1.04 miles
2	Devonport Rail Station	1.05 miles
3	Plymouth Rail Station	1.19 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	35.84 miles
2	M5 J30	38.99 miles

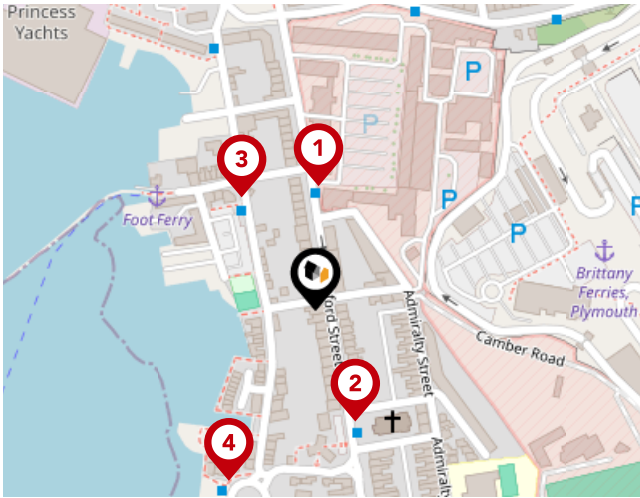


Airports/Helipads

Pin	Name	Distance
1	Glenholt	4.61 miles
2	Exeter Airport	41.42 miles
3	St Mawgan	37.63 miles
4	Joppa	69.05 miles

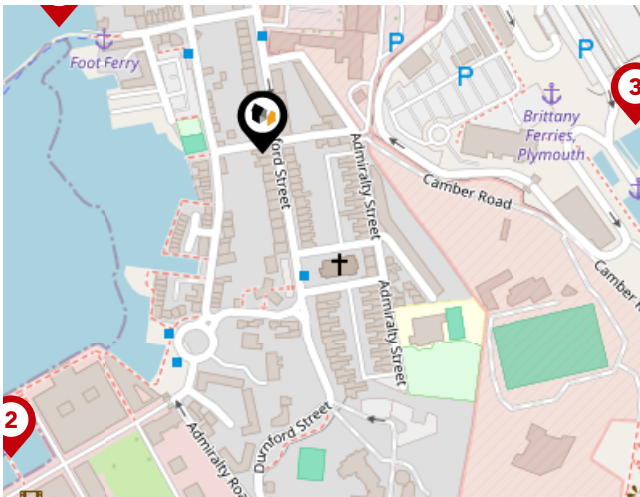
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Admiralty Street	0.07 miles
2	St Paul's Church	0.07 miles
3	Cremyll Street	0.08 miles
4	Royal William Yard	0.11 miles
5	Market Street	0.19 miles



Ferry Terminals

Pin	Name	Distance
1	Plymouth Stonehouse Ferry Terminal	0.14 miles
2	Royal William Yard Ferry Landing	0.23 miles
3	Plymouth Ferry Terminal	0.22 miles

Lang Town & Country

Data Quality

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