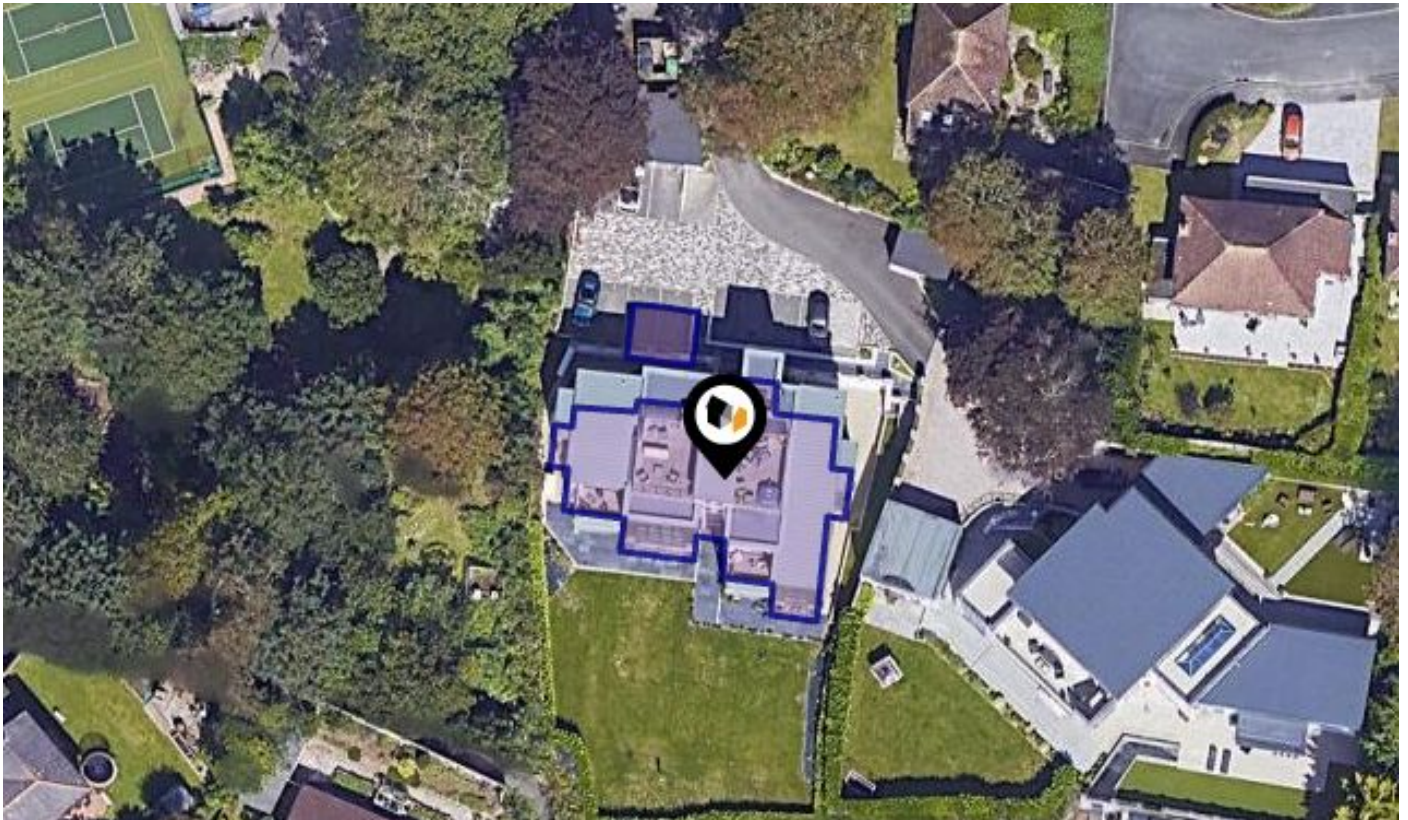




See More Online

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area  
**Thursday 09th April 2026**



**FLAT 3, 23, HARTLEY ROAD, PLYMOUTH, PL3 5LW**

## Lang Town & Country

6 Mannamead Road, Plymouth, PL4 7AA

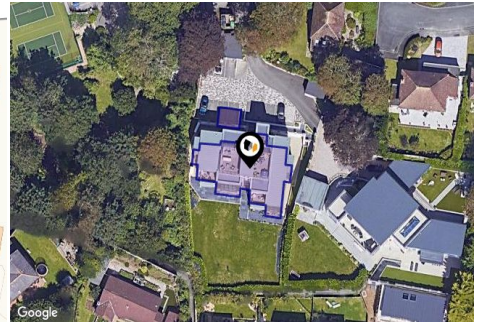
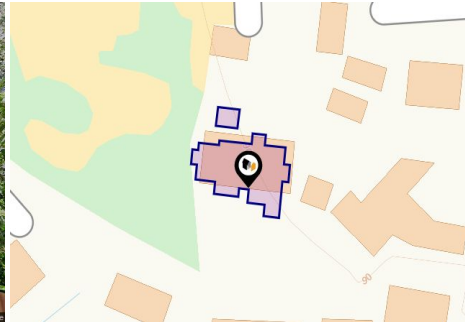
01752 456000

carrie@langtownandcountry.com

www.langtownandcountry.com



# Property Overview



## Property

Type:	Flat / Maisonette
Bedrooms:	2
Floor Area:	1,345 ft <sup>2</sup> / 125 m <sup>2</sup>
Plot Area:	0.09 acres
Council Tax :	Band D
Title Number:	DN703551
UPRN:	10093902884
Restrictive Covenants:	Yes

Last Sold Date:	10/09/2018
Last Sold Price:	£350,000
Last Sold £/ft <sup>2</sup> :	£260
Tenure:	Leasehold

## 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)

<b>15</b> mb/s	<b>58</b> mb/s	<b>-</b> mb/s

### Mobile Coverage: (based on calls indoors)

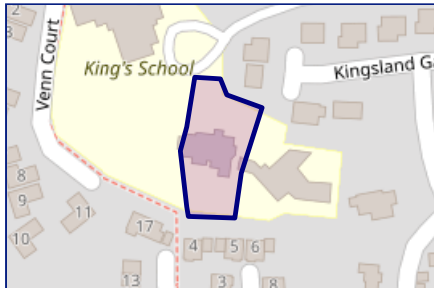


### Satellite/Fibre TV Availability:



## Freehold Title Plan

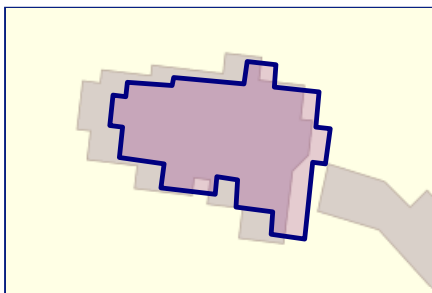
---



**DN521308**

## Leasehold Title Plan

---

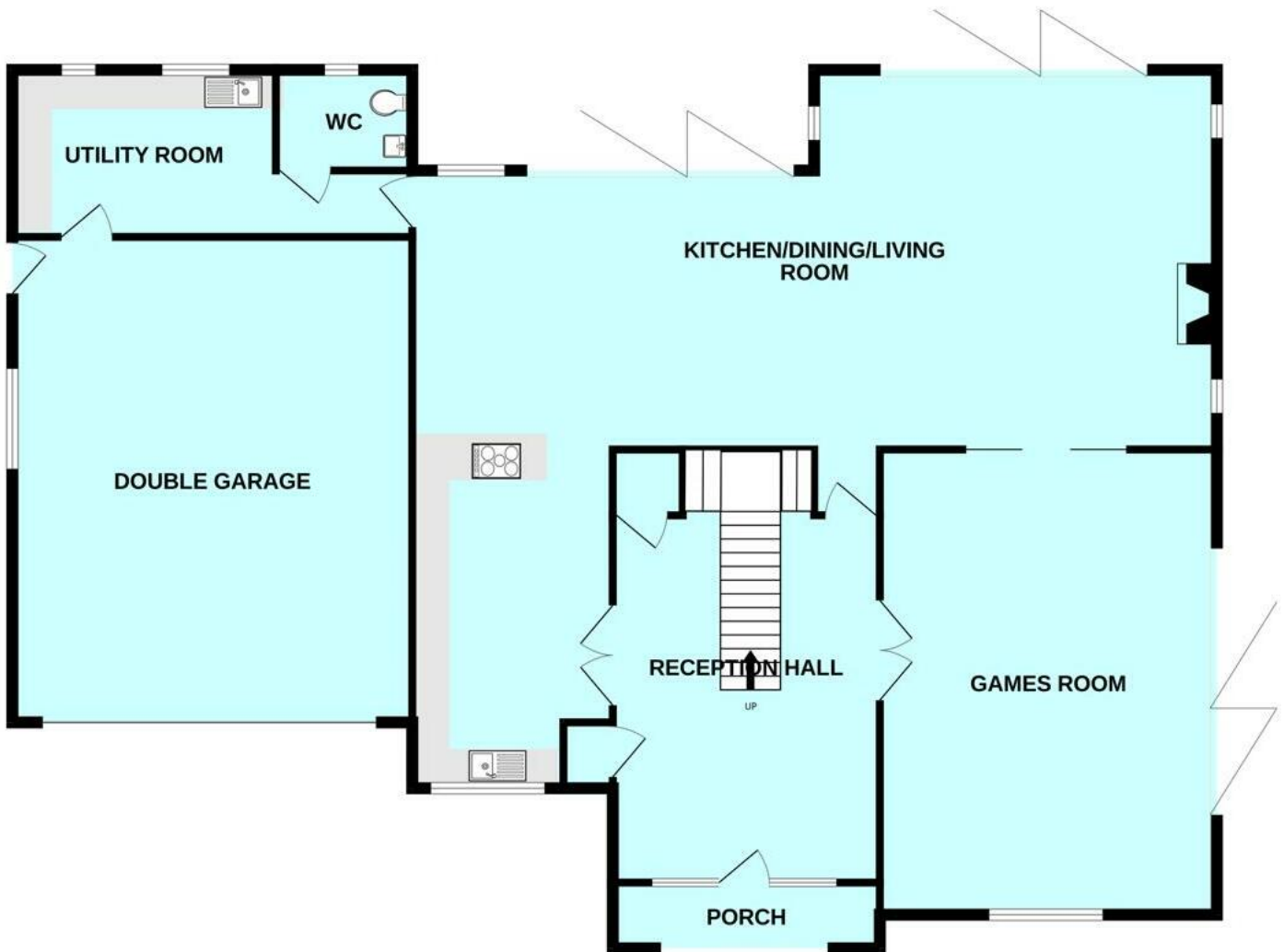


**DN703551**

Start Date: 09/09/2018  
End Date: 01/01/3017  
Lease Term: 999 years from and including 1 January 2018  
Term Remaining: 991 years

**FLAT 3, 23, HARTLEY ROAD, PLYMOUTH, PL3 5LW**

GROUND FLOOR



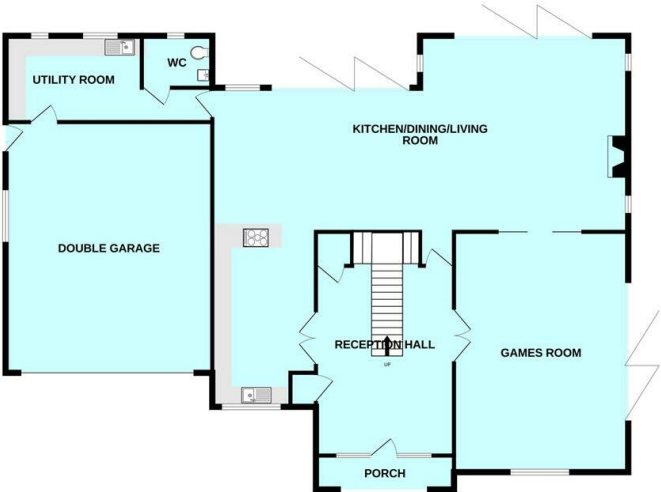
**FLAT 3, 23, HARTLEY ROAD, PLYMOUTH, PL3 5LW**

1ST FLOOR

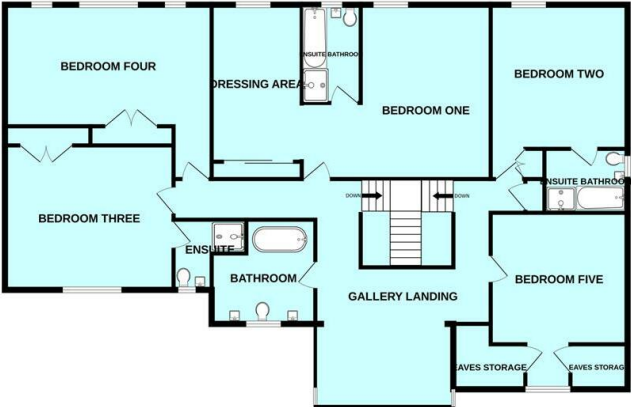


## FLAT 3, 23, HARTLEY ROAD, PLYMOUTH, PL3 5LW

GROUND FLOOR



1ST FLOOR



Made with Metropix ©2023

# Property EPC - Certificate



Flat 3, 23, Hartley Road, PL3 5LW

Energy rating

# B

Valid until 09.11.2028

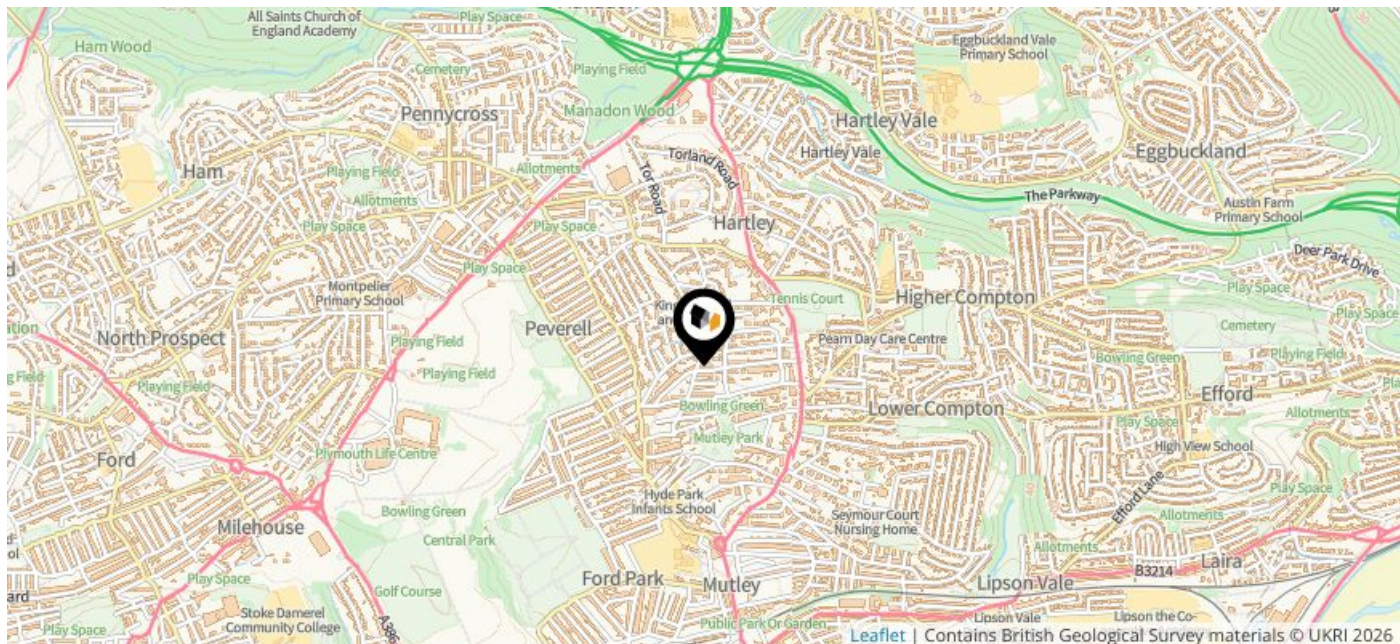
Score	Energy rating	Current	Potential
92+	A		
81-91	B	85   B	85   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Additional EPC Data

---

<b>Property Type:</b>	Flat
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Rental (private)
<b>Energy Tariff:</b>	Unknown
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Floor Level:</b>	1st
<b>Flat Top Storey:</b>	No
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	System built, as built, insulated (assumed)
<b>Walls Energy:</b>	Very Good
<b>Roof:</b>	(another dwelling above)
<b>Main Heating:</b>	Boiler and underfloor heating, mains gas
<b>Main Heating Controls:</b>	Time and temperature zone control
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	(another dwelling below)
<b>Total Floor Area:</b>	125 m <sup>2</sup>

This map displays nearby coal mine entrances and their classifications.



## Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

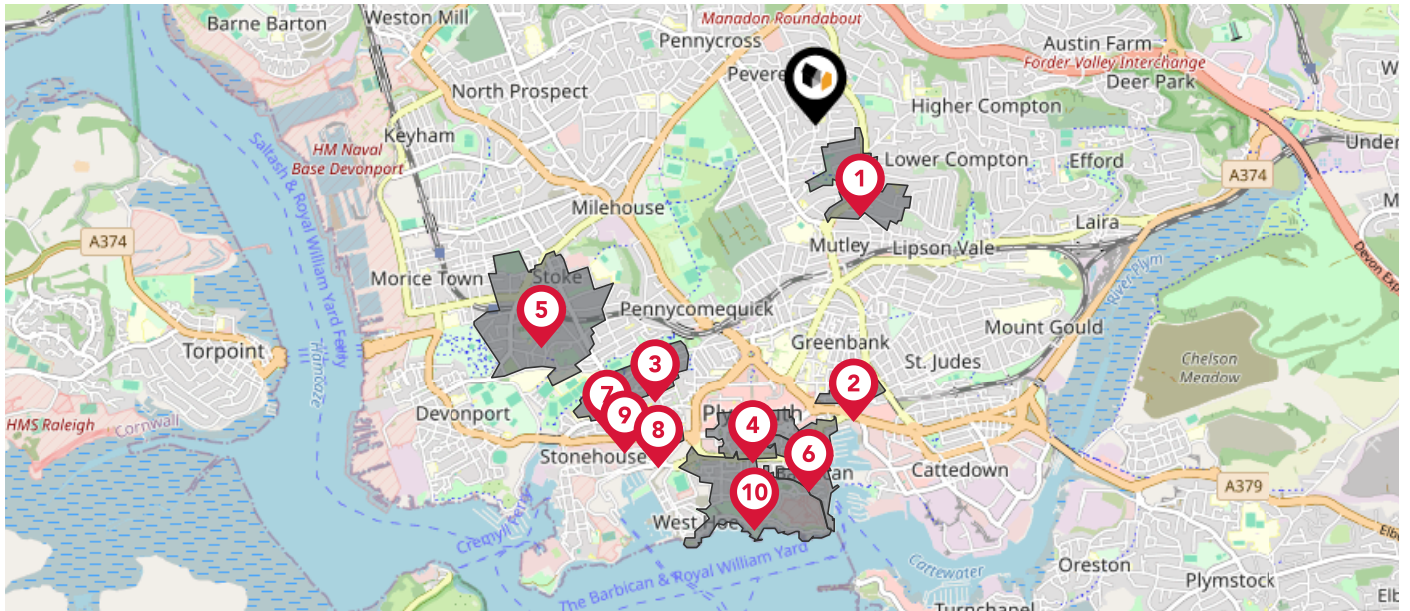
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

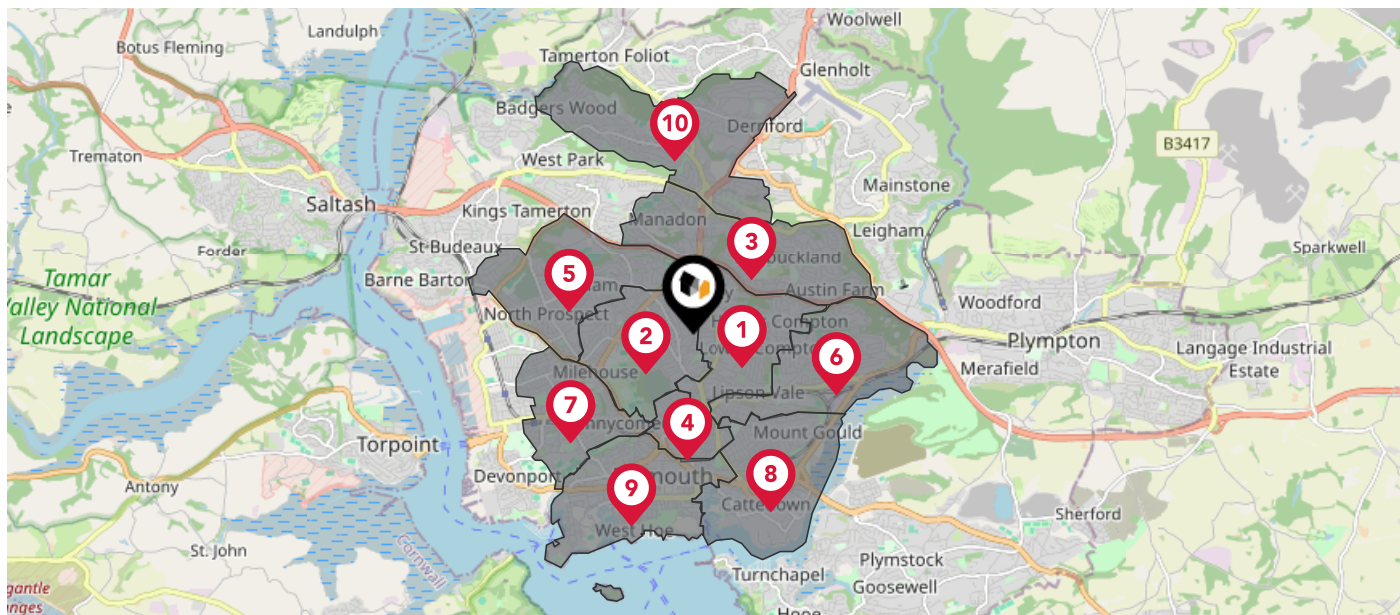
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.













### Nearby Conservation Areas

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

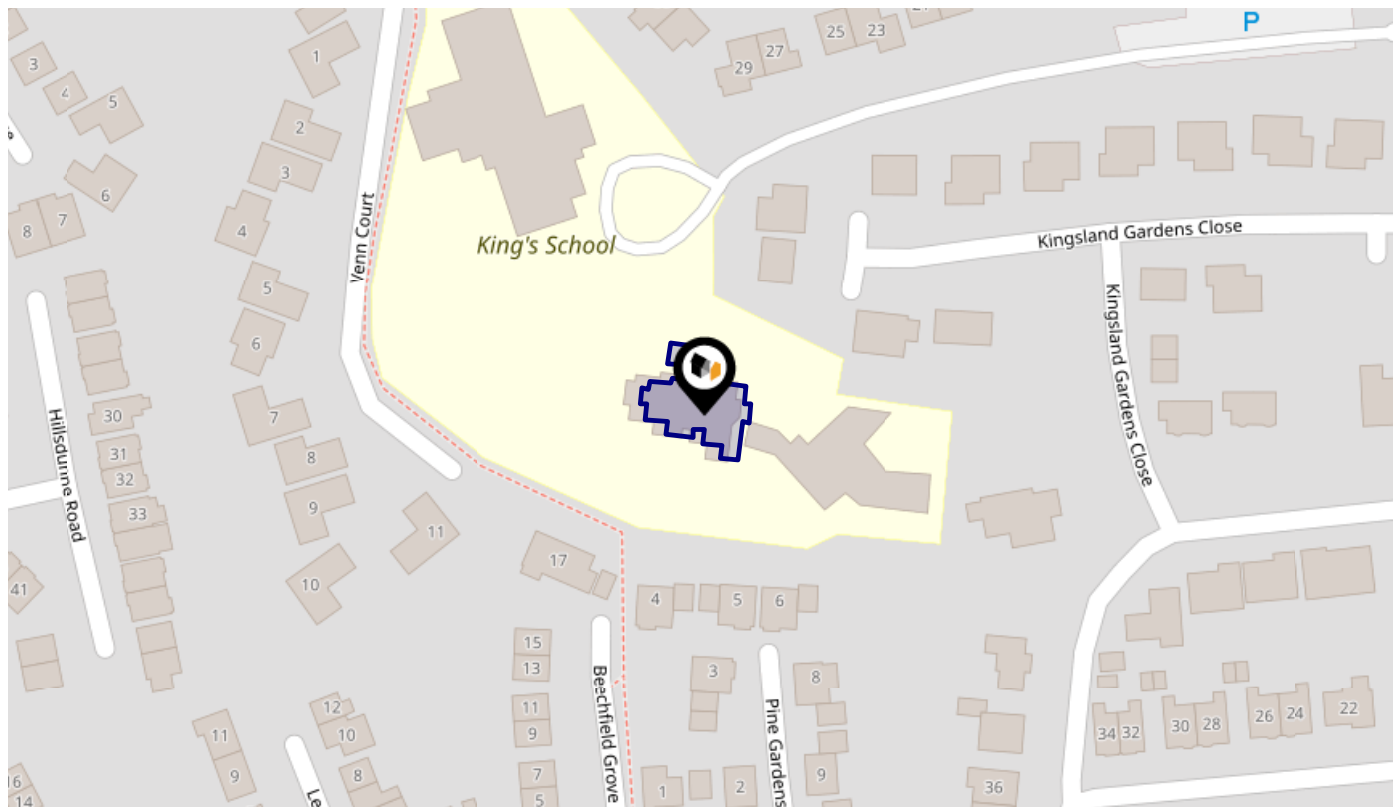
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



### Nearby Council Wards

-  Compton Ward
-  Peverell Ward
-  Egguckland Ward
-  Drake Ward
-  Ham Ward
-  Efford and Lipson Ward
-  Stoke Ward
-  Sutton and Mount Gould Ward
-  St. Peter and the Waterfront Ward
-  Budshead Ward

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

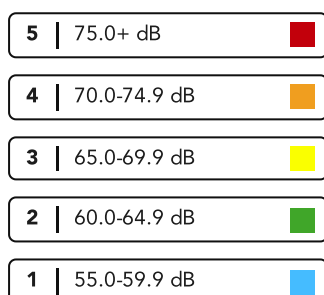


## Rail Noise Data

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.

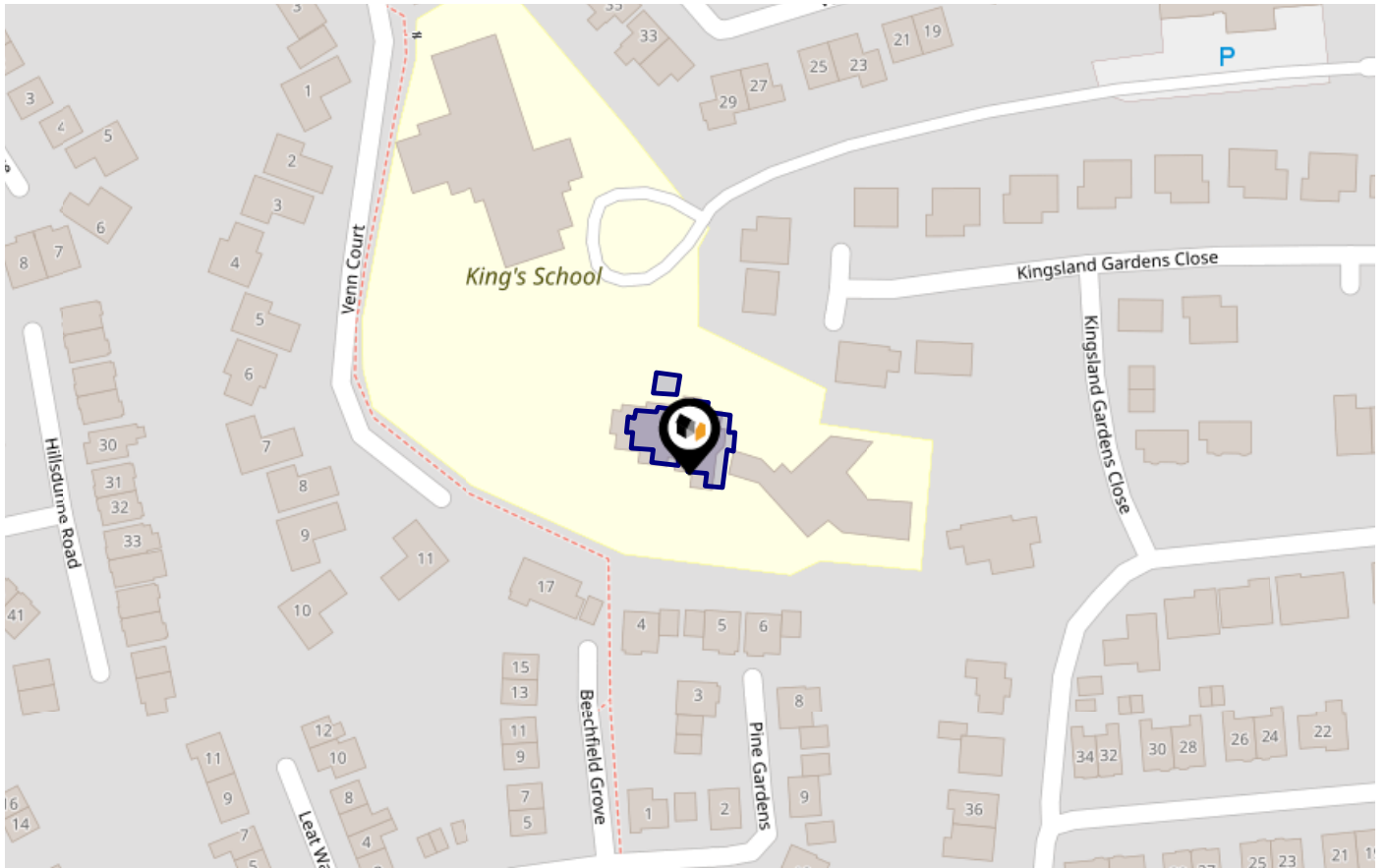
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:



# Flood Risk

## 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.

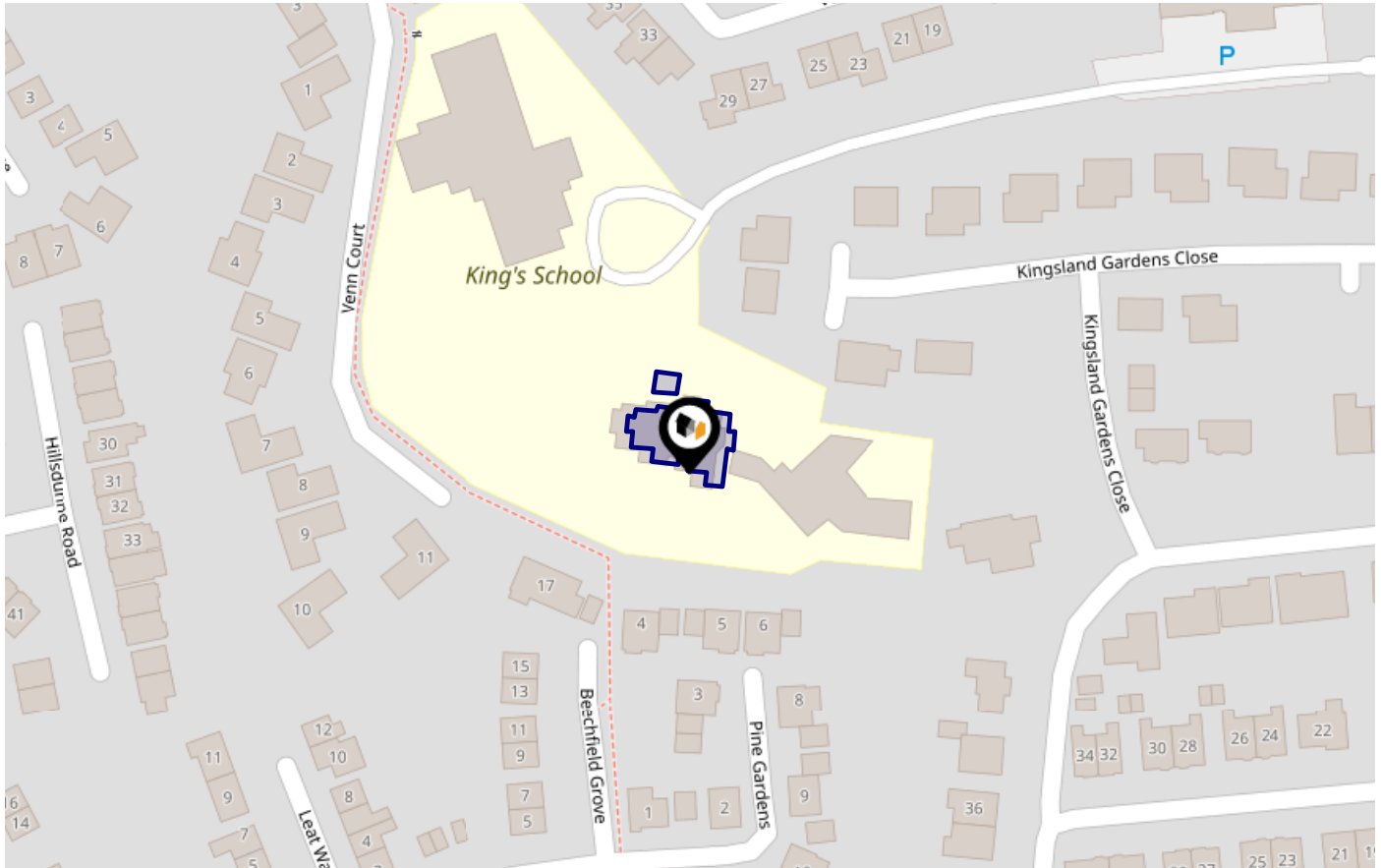
Chance of flooding to the following depths at this property:



# 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.

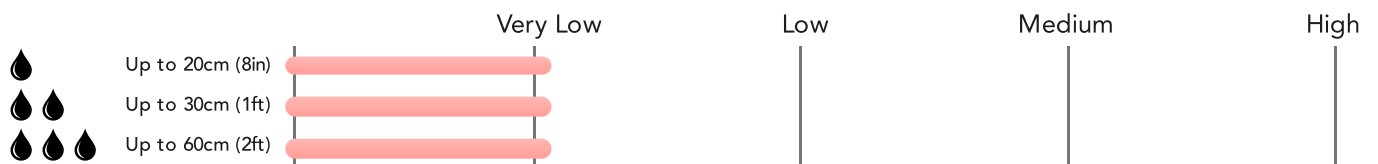


**Risk Rating:** Very low

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.

- **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:

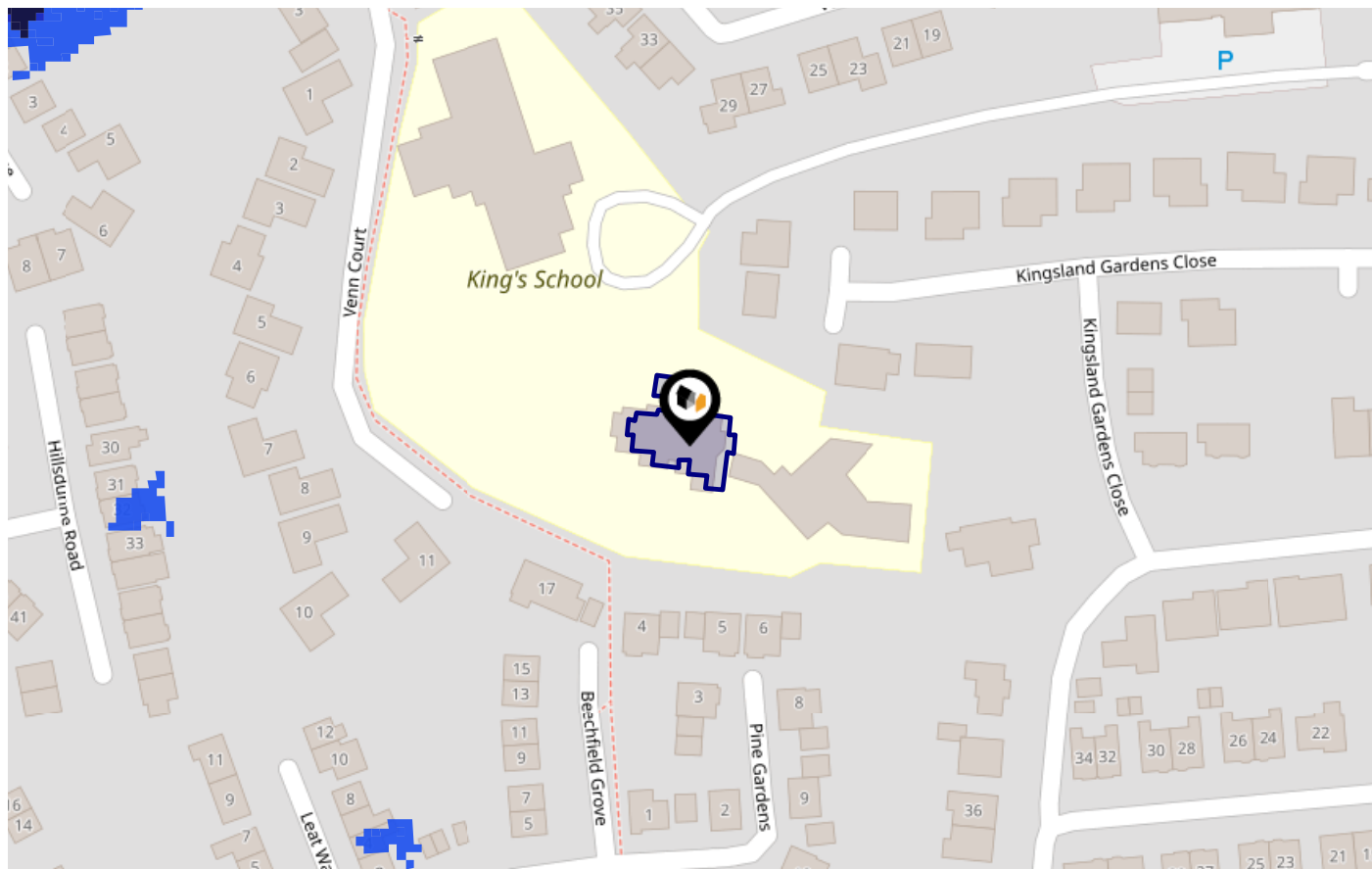


# Flood Risk

## Surface Water - 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.

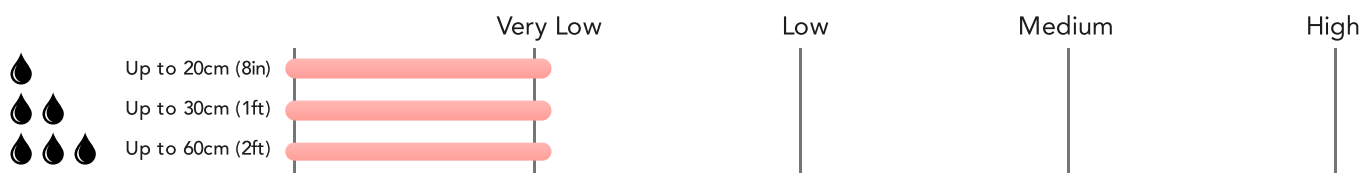


Risk Rating: Very low

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:

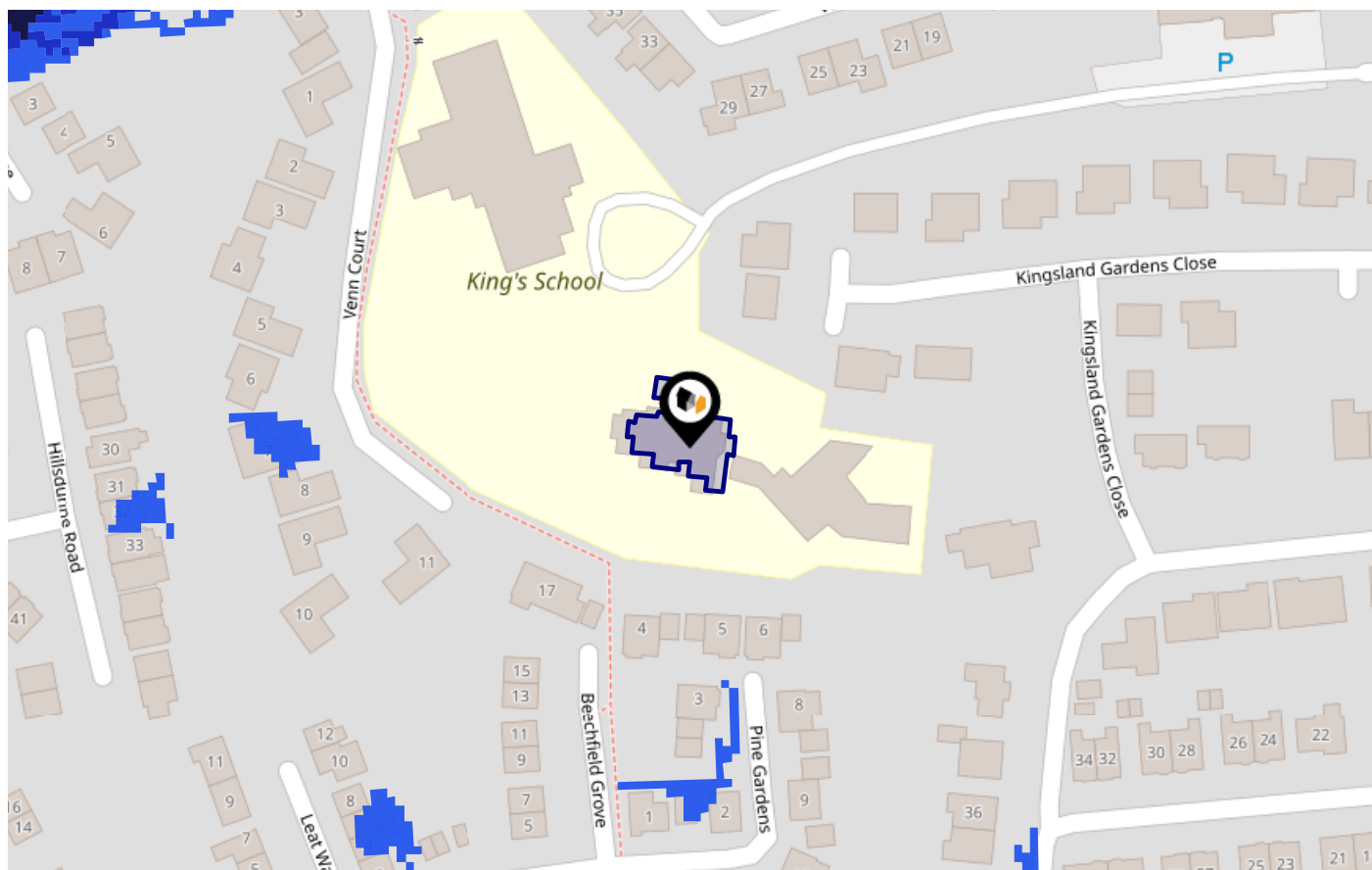


# Flood Risk

## 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.

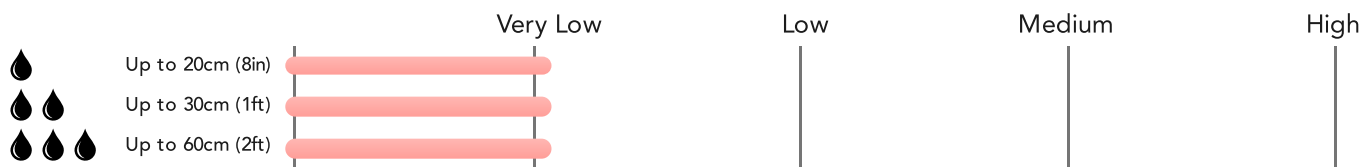


**Risk Rating: Very low**

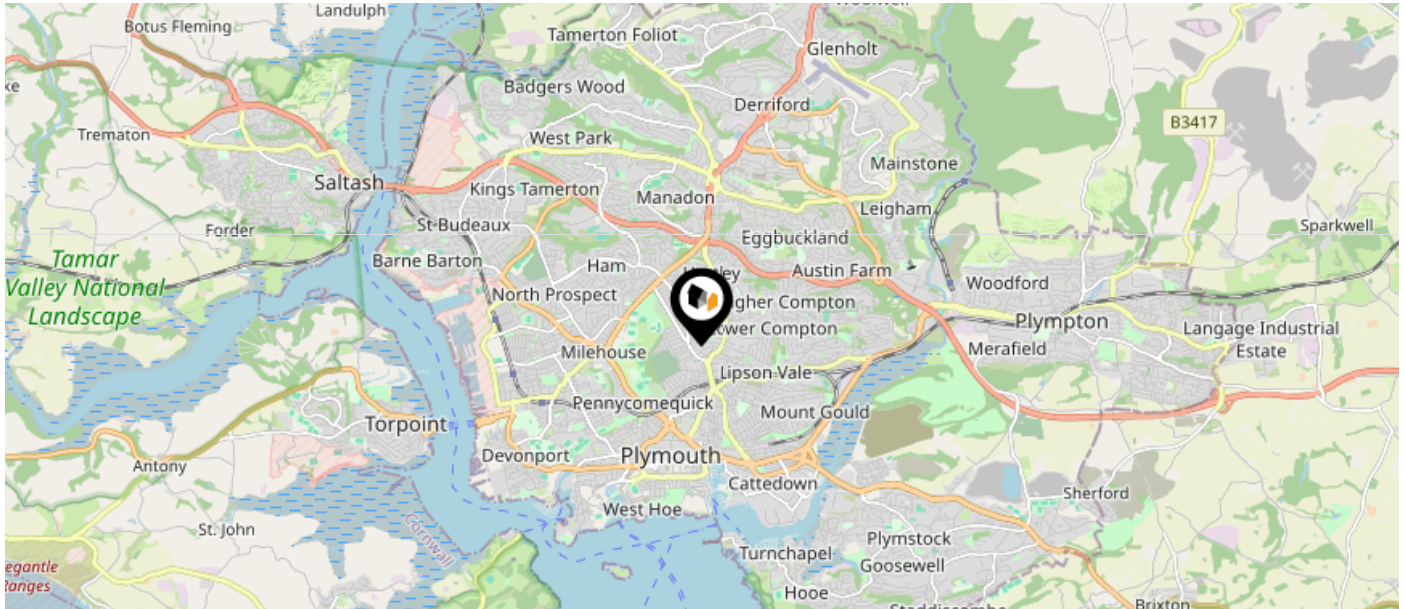
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- **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:



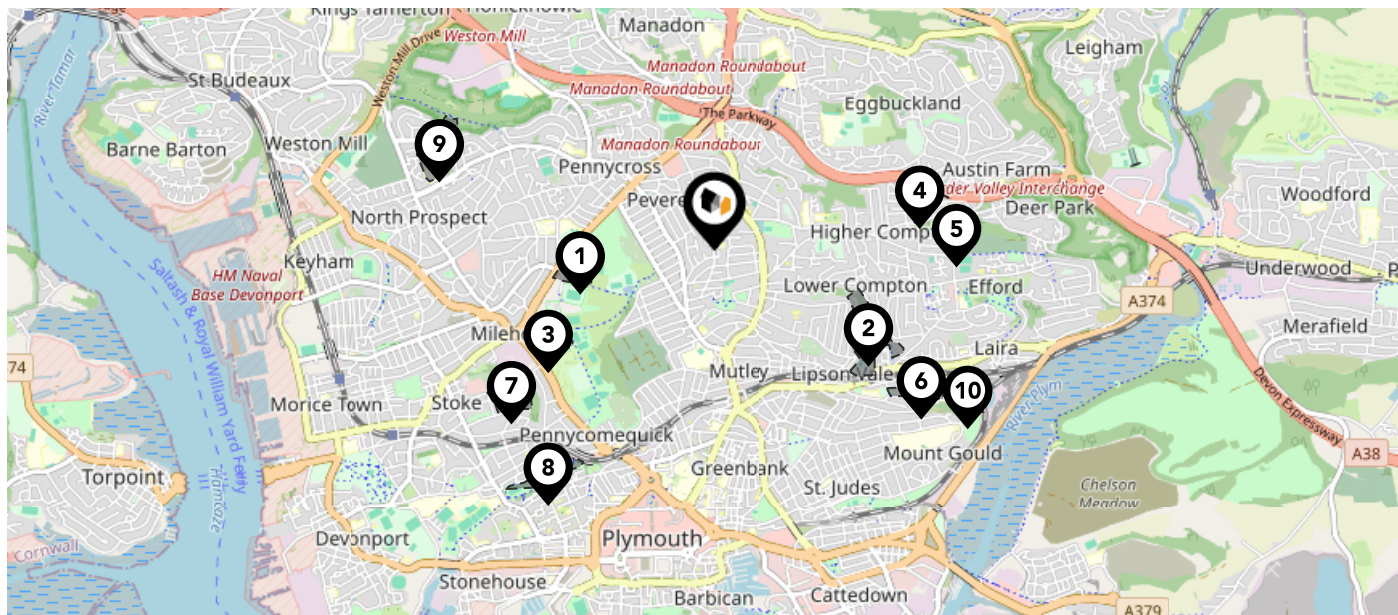
This map displays nearby areas that have been designated as Green Belt...



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.



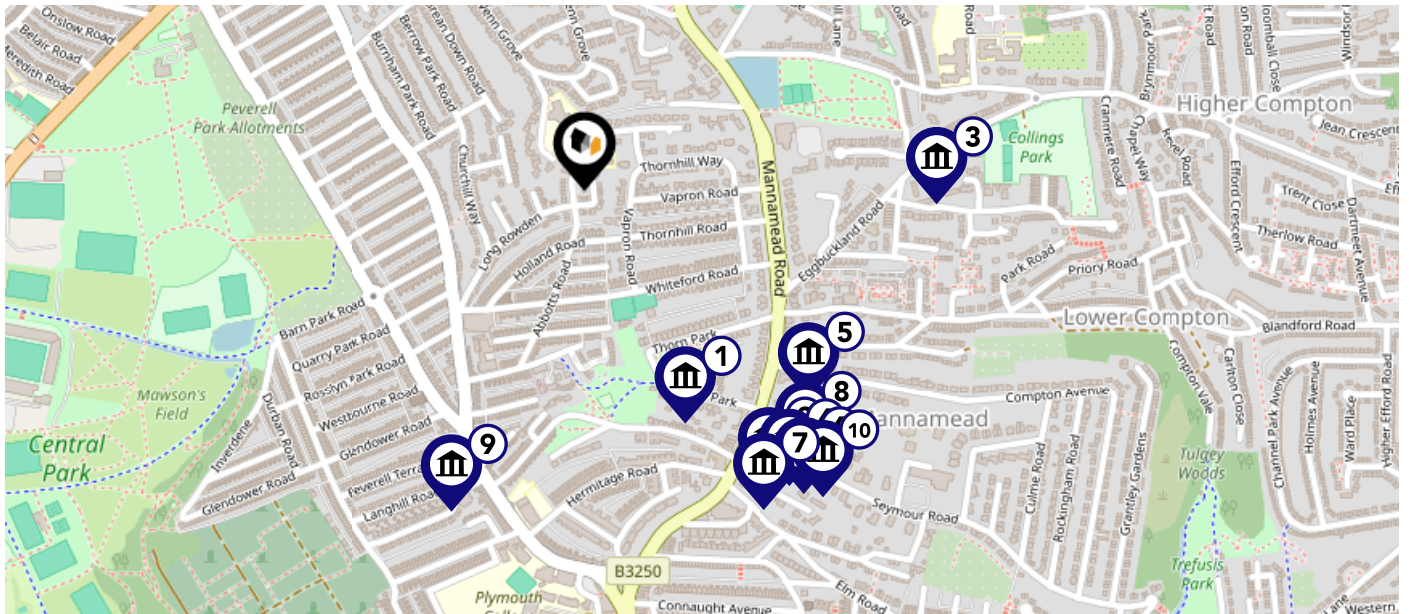
### Nearby Landfill Sites

<b>1</b>	Peverell Cricket Ground-Peverell Cricket Ground, Plymouth	Historic Landfill
<b>2</b>	Lower Compton-Lipson Vale, Plymouth	Historic Landfill
<b>3</b>	Central Park Milehouse-Central Park (Milehouse), Plymouth	Historic Landfill
<b>4</b>	Valley View Close-Valley View Close, Plymouth	Historic Landfill
<b>5</b>	Eggbuckland Road Efford Adj Cemetery-Eggbuckland Road, Efford, Plymouth	Historic Landfill
<b>6</b>	Laira Lipson College-Laira, Plymouth	Historic Landfill
<b>7</b>	Stoke School Playing Field And Allotments-Stoke School Playing Field And Allotments, Plymouth	Historic Landfill
<b>8</b>	Victoria Park-Victoria Park, Plymouth	Historic Landfill
<b>9</b>	Ham-Ham, Plymouth	Historic Landfill
<b>10</b>	School Playing Field Laira-School Playing Field Laira, Plymouth	Historic Landfill

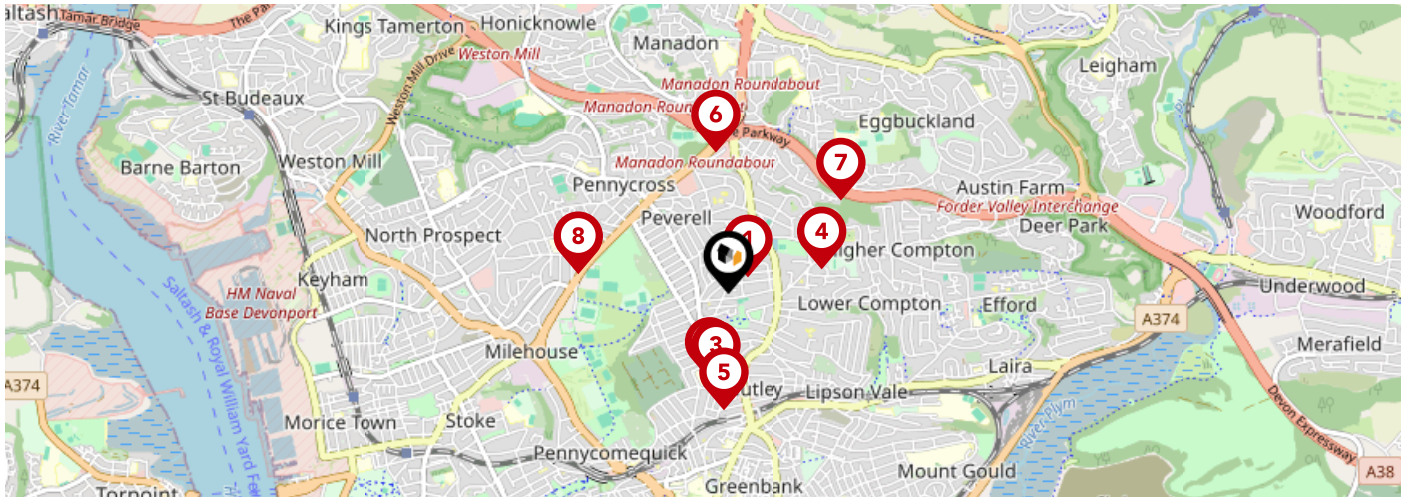
# Maps

## Listed Buildings

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

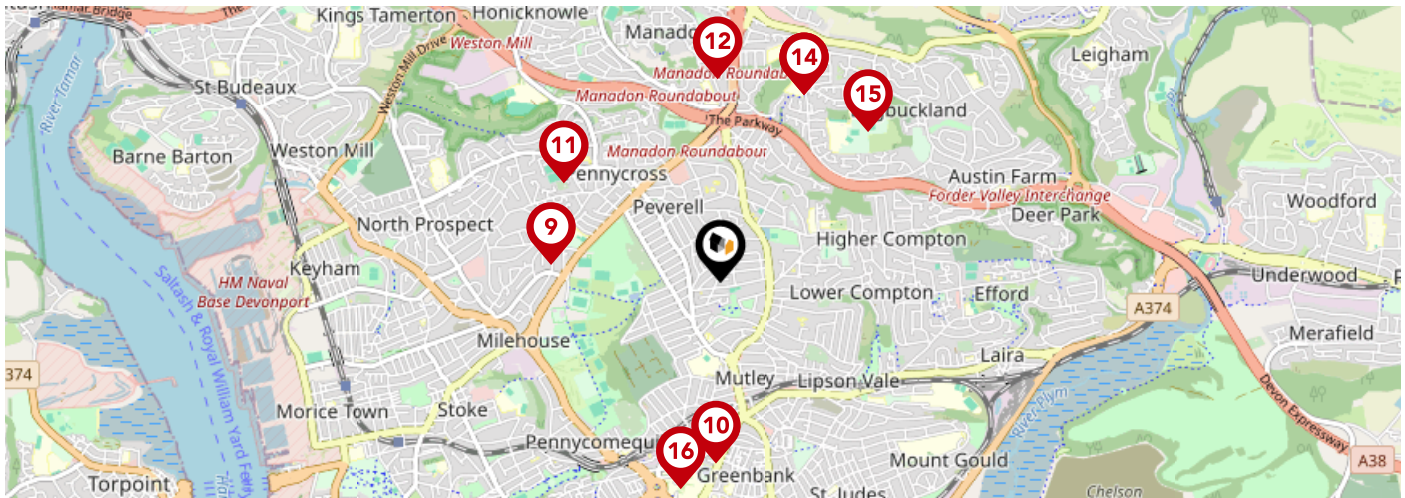


Listed Buildings in the local district		Grade	Distance
	1386475 - Urinal	Grade II	0.3 miles
	1386388 - The Ferns	Grade II	0.4 miles
	1244647 - Pearn Convalescent Home	Grade II	0.4 miles
	1386385 - Kingston Lodge	Grade II	0.4 miles
	1386221 - Church Of Emmanuel	Grade II	0.4 miles
	1386389 - Whitchurch	Grade II	0.4 miles
	1386390 - Woodbine And Bryntirion	Grade II	0.4 miles
	1245077 - Wentworth House And Wentworth Cottage	Grade II	0.4 miles
	1322003 - Church Of St Gabriel	Grade II	0.4 miles
	1386386 - Seymour Nursing Home	Grade II	0.5 miles



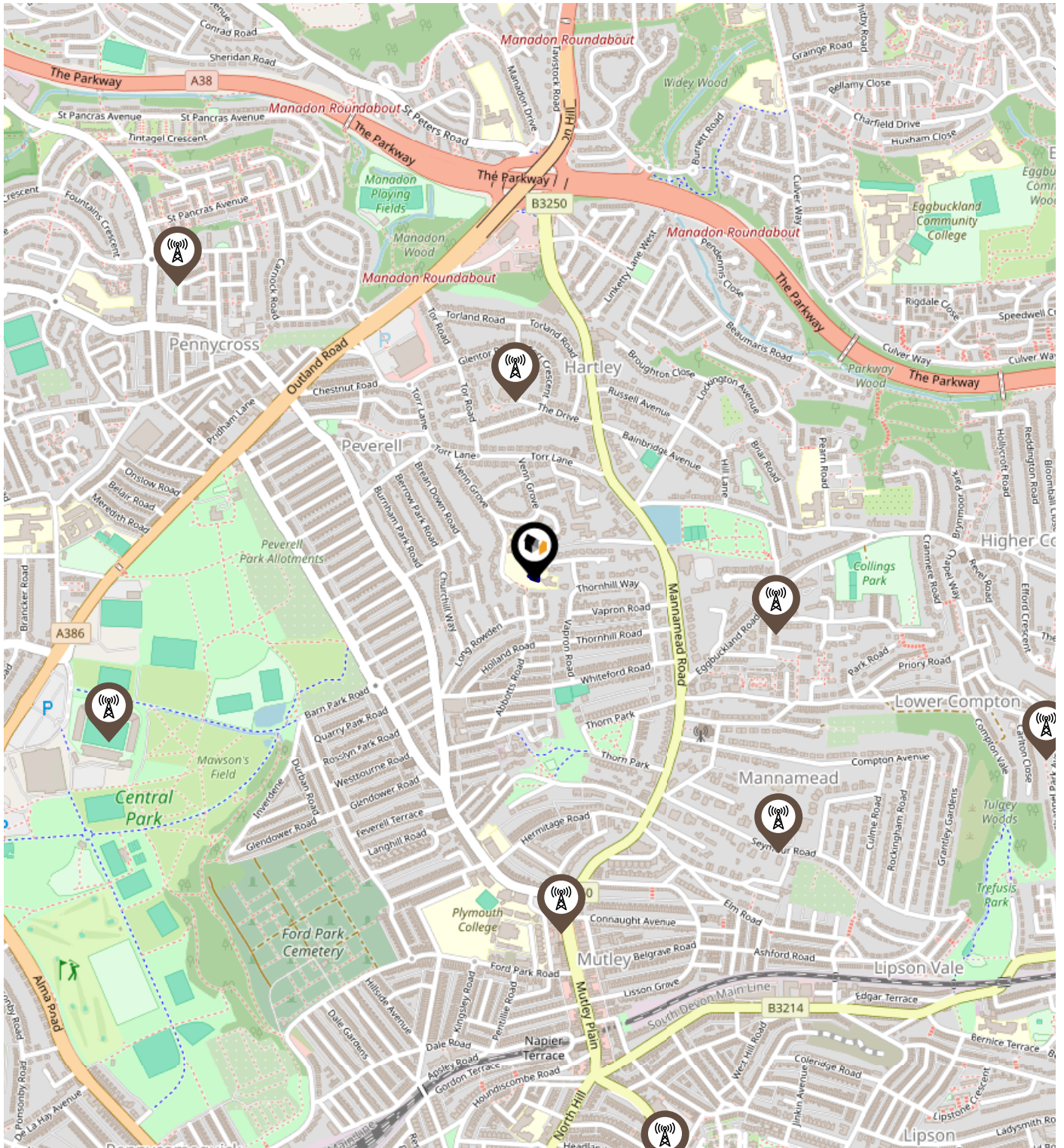
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>King's School</b> Ofsted Rating: Not Rated   Pupils: 298   Distance:0.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Hyde Park Junior School</b> Ofsted Rating: Good   Pupils: 355   Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Hyde Park Infants' School</b> Ofsted Rating: Not Rated   Pupils: 243   Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Compton CofE Primary School</b> Ofsted Rating: Good   Pupils: 431   Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Plymouth College</b> Ofsted Rating: Not Rated   Pupils: 513   Distance:0.56	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Manadon Vale Primary School</b> Ofsted Rating: Good   Pupils: 416   Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Eggbuckland Community College</b> Ofsted Rating: Requires improvement   Pupils: 1040   Distance:0.68	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Devonport High School for Girls</b> Ofsted Rating: Good   Pupils: 860   Distance:0.72	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools





		Nursery	Primary	Secondary	College	Private
	<b>Montpelier Primary School</b> Ofsted Rating: Good   Pupils: 652   Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Plymouth High School for Girls</b> Ofsted Rating: Good   Pupils: 816   Distance:0.86	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Pennycross Primary School</b> Ofsted Rating: Good   Pupils: 403   Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Boniface's RC College</b> Ofsted Rating: Requires improvement   Pupils: 374   Distance:0.96	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Widely Court Primary School</b> Ofsted Rating: Good   Pupils: 602   Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Courtlands School</b> Ofsted Rating: Good   Pupils: 107   Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Eggbuckland Vale Primary School</b> Ofsted Rating: Good   Pupils: 396   Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Fletewood School at Derry Villas</b> Ofsted Rating: Good   Pupils: 58   Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Local Area Masts & Pylons

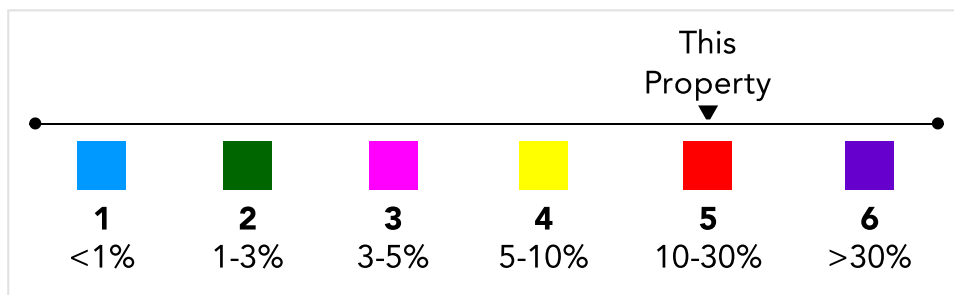
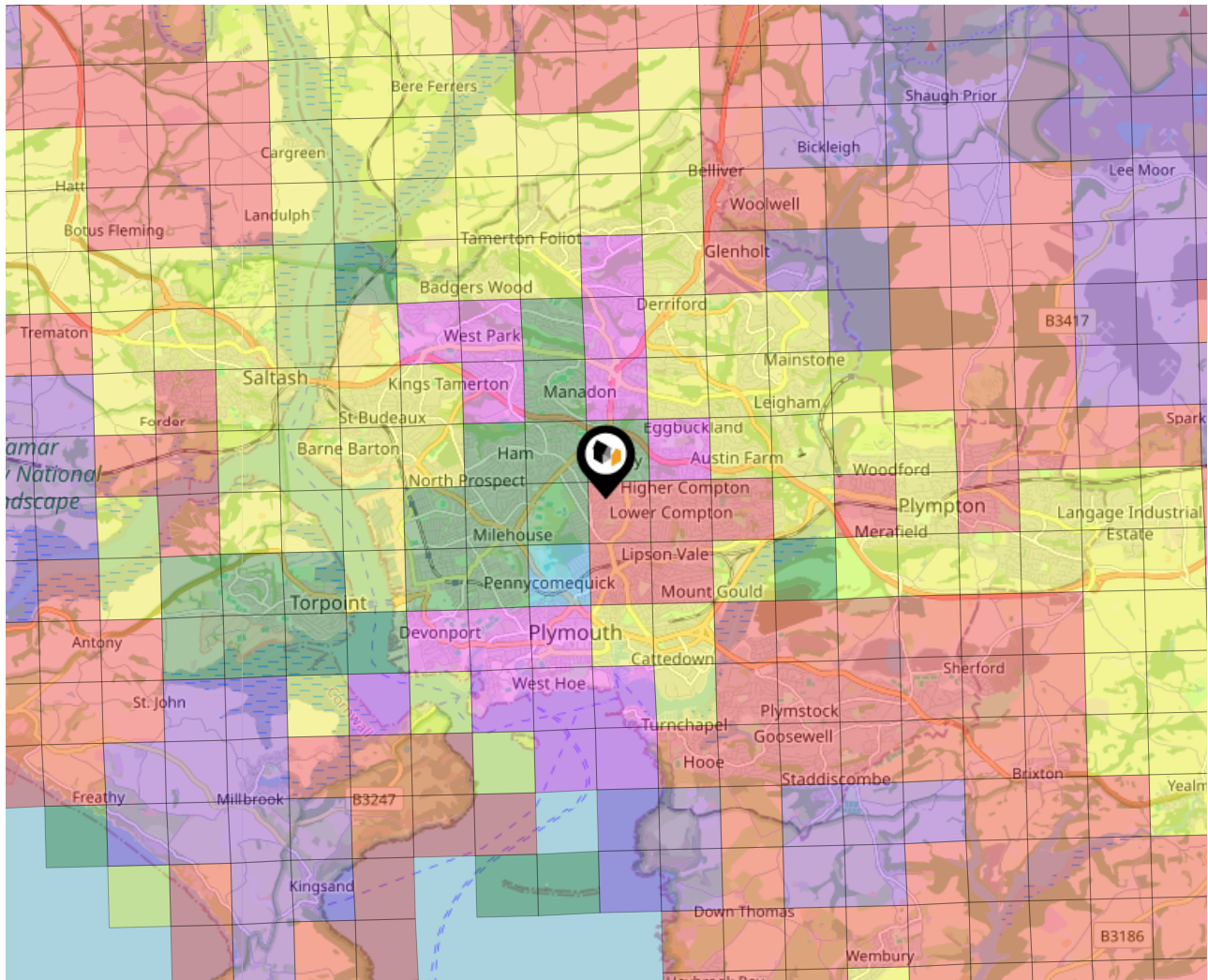


## Key:

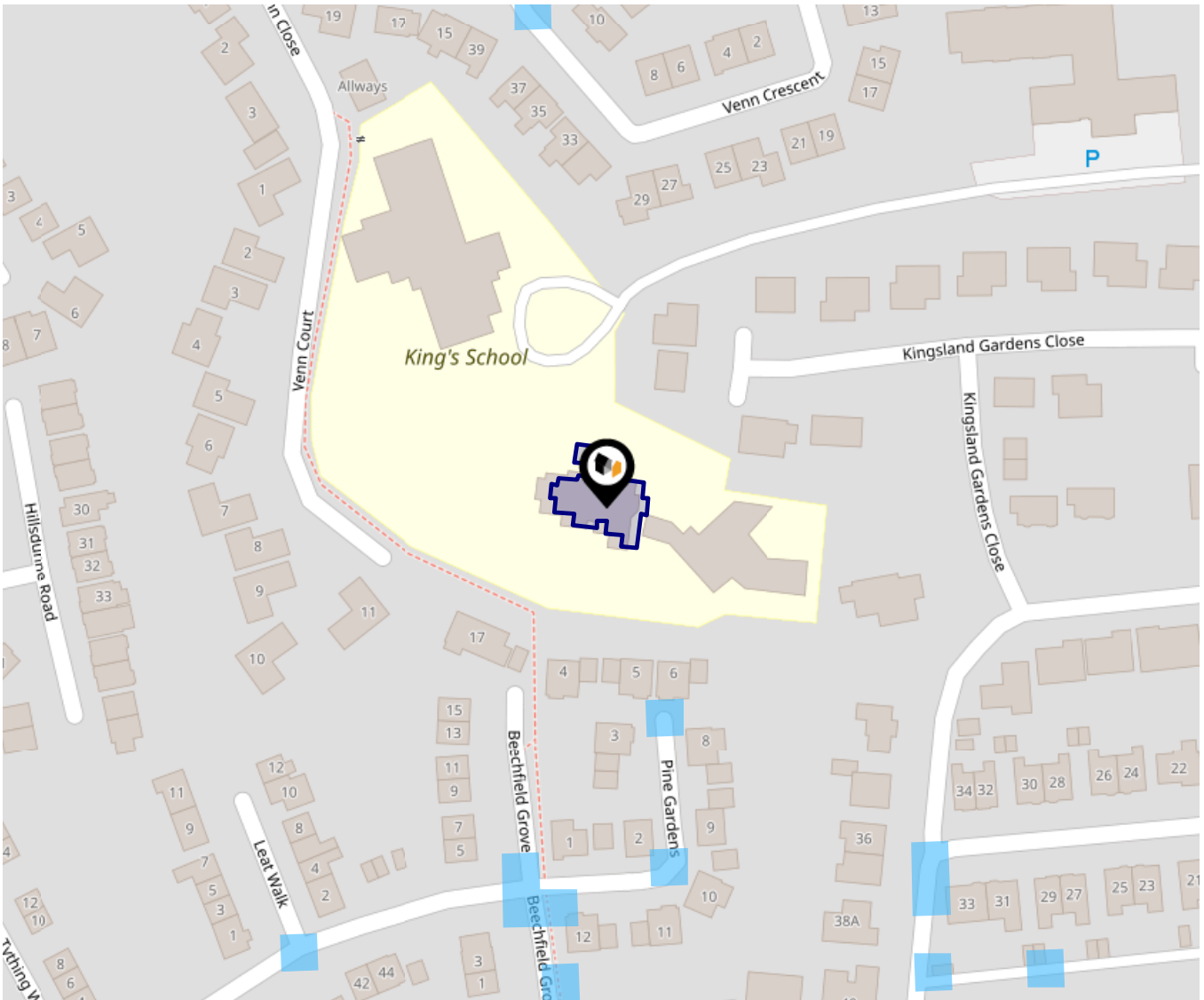
-  Power Pylons
-  Communication Masts

## 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/m<sup>3</sup>).



# Local Area Road Noise

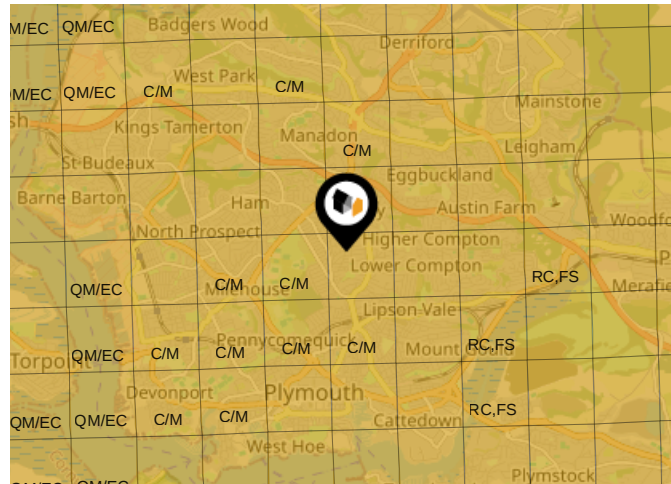


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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)

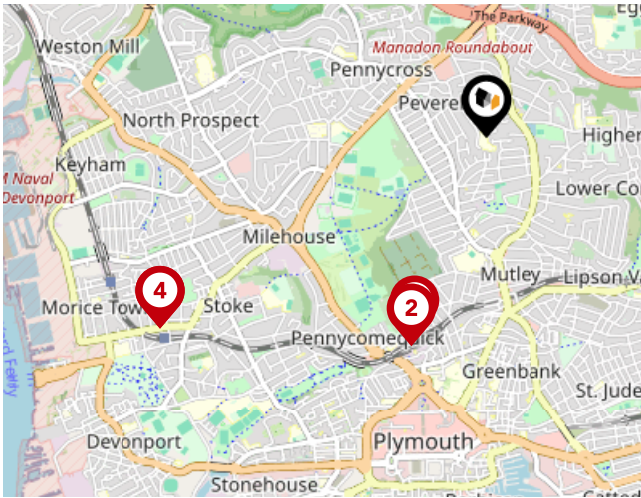
<b>Carbon Content:</b>	NONE	<b>Soil Texture:</b>	SILTY LOAM
<b>Parent Material Grain:</b>	ARGILLACEOUS	<b>Soil Depth:</b>	INTERMEDIATE-SHALLOW
<b>Soil Group:</b>	MEDIUM(SILTY)		



## Primary Classifications (Most Common Clay Types)

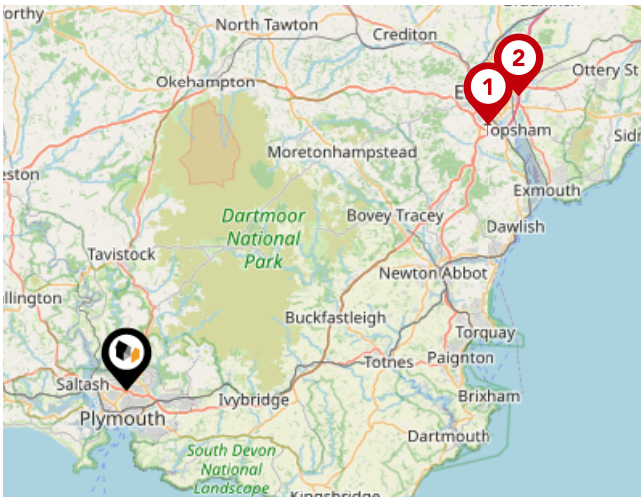
<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</b>	Residual Clay & Loamy Loess
<b>RC,S</b>	River Clay & Silt
<b>RC,FS</b>	Riverine Clay & Floodplain Sands and Gravel
<b>RC,FL</b>	Riverine Clay & Fluvial Sands and Gravel
<b>TC</b>	Terrace Clay
<b>TC/LL</b>	Terrace Clay & Loamy Loess

# Area Transport (National)



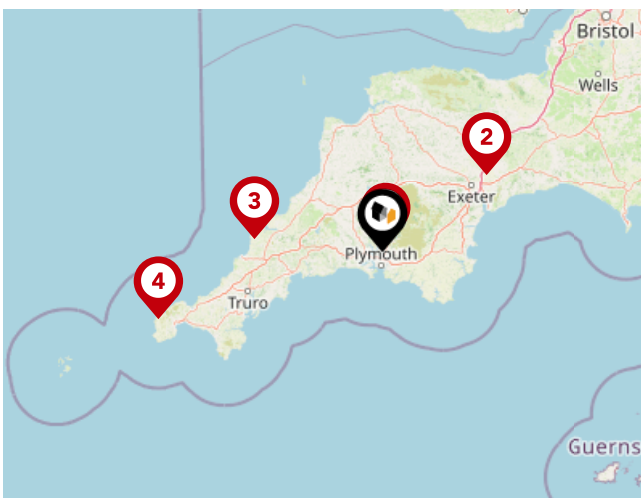
## National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	1.01 miles
2	Plymouth Rail Station	1.05 miles
3	Devonport Rail Station	1.79 miles
4	Devonport Rail Station	1.79 miles



## Trunk Roads/Motorways

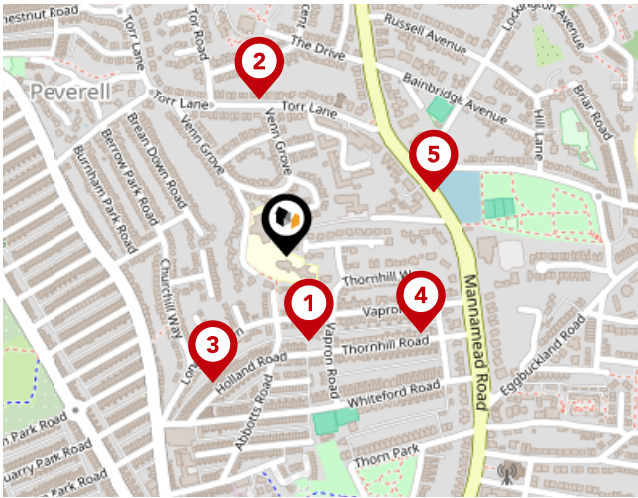
Pin	Name	Distance
1	M5 J31	33.8 miles
2	M5 J30	36.93 miles



## Airports/Helipads

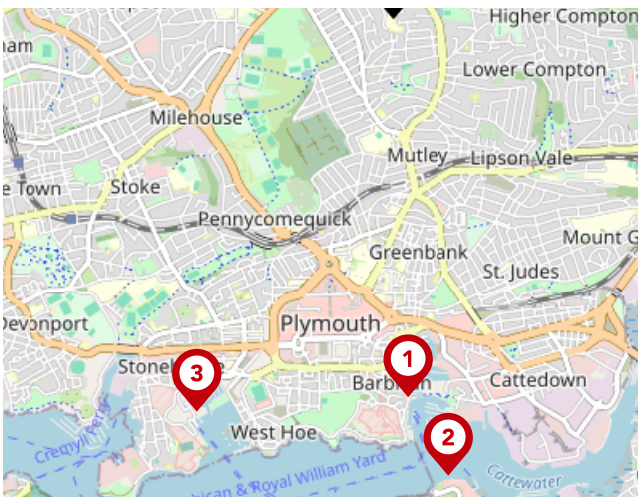
Pin	Name	Distance
1	Glenholt	2.41 miles
2	Exeter Airport	39.36 miles
3	St Mawgan	38.52 miles
4	Joppa	70.66 miles

# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Thornhill Road	0.1 miles
2	Venn Grove	0.19 miles
3	Holland Road	0.17 miles
4	Lovell Road	0.18 miles
5	Hartley Reservoir	0.19 miles



## Ferry Terminals

Pin	Name	Distance
1	Plymouth (Barbican) Landing Stage	1.79 miles
2	Plymouth Mount Batten Ferry Landing	2.18 miles
3	Plymouth Ferry Terminal	2.08 miles

# Lang Town & Country

## 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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