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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Friday 17th April 2026



327, TAVISTOCK ROAD, DERRIFORD, PLYMOUTH, PL6 8AE

Lang Town & Country

6 Mannamead Road, Plymouth, PL4 7AA
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Property Overview



Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	5		
Plot Area:	0.52 acres		
Year Built :	Before 1900		
Council Tax :	Band G		
Annual Estimate:	£4,070		
Title Number:	DN342139		
UPRN:	100040493724		
Restrictive Covenants:	Yes		

Local Area

Local Authority:	City of plymouth
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

7 mb/s	69 mb/s	- mb/s

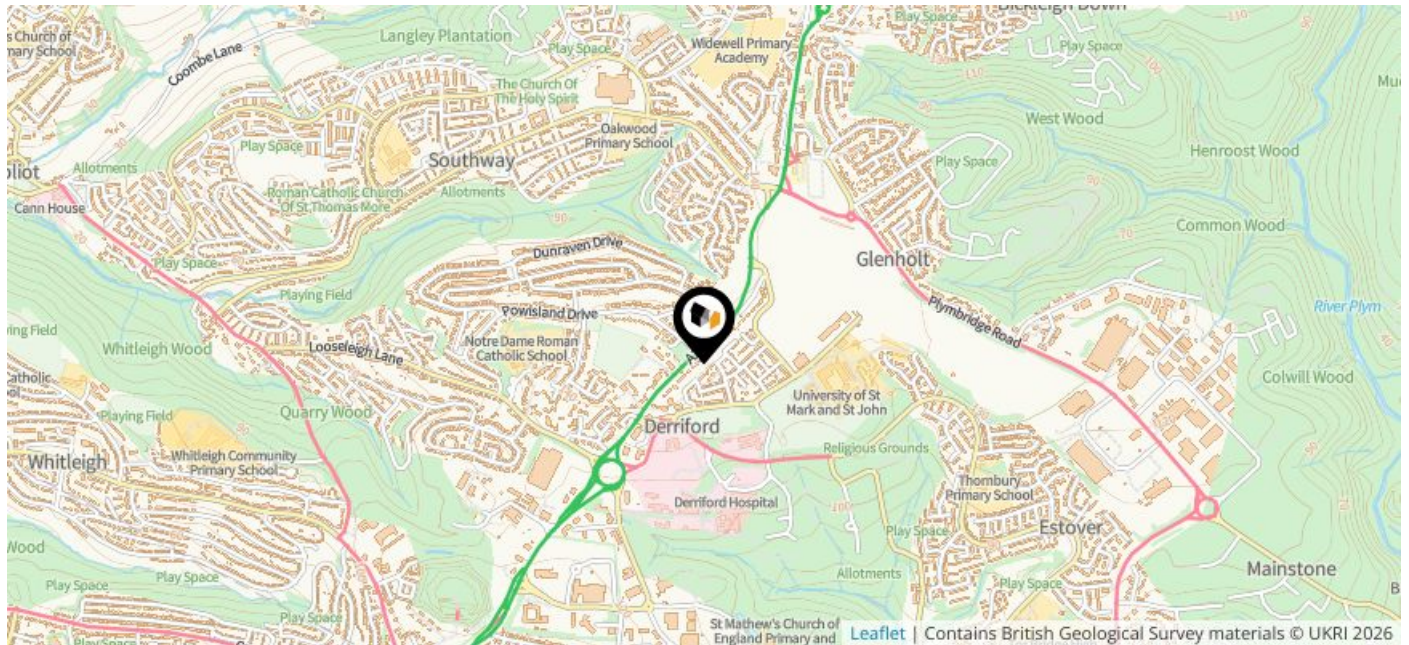
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

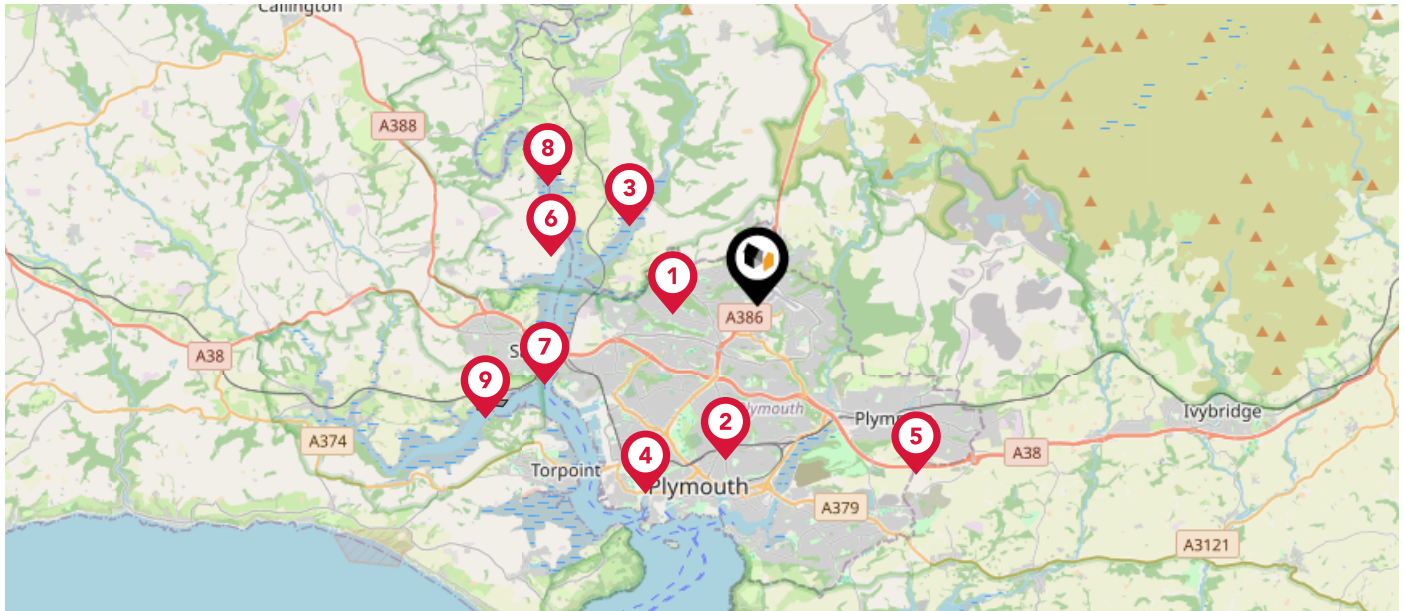
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

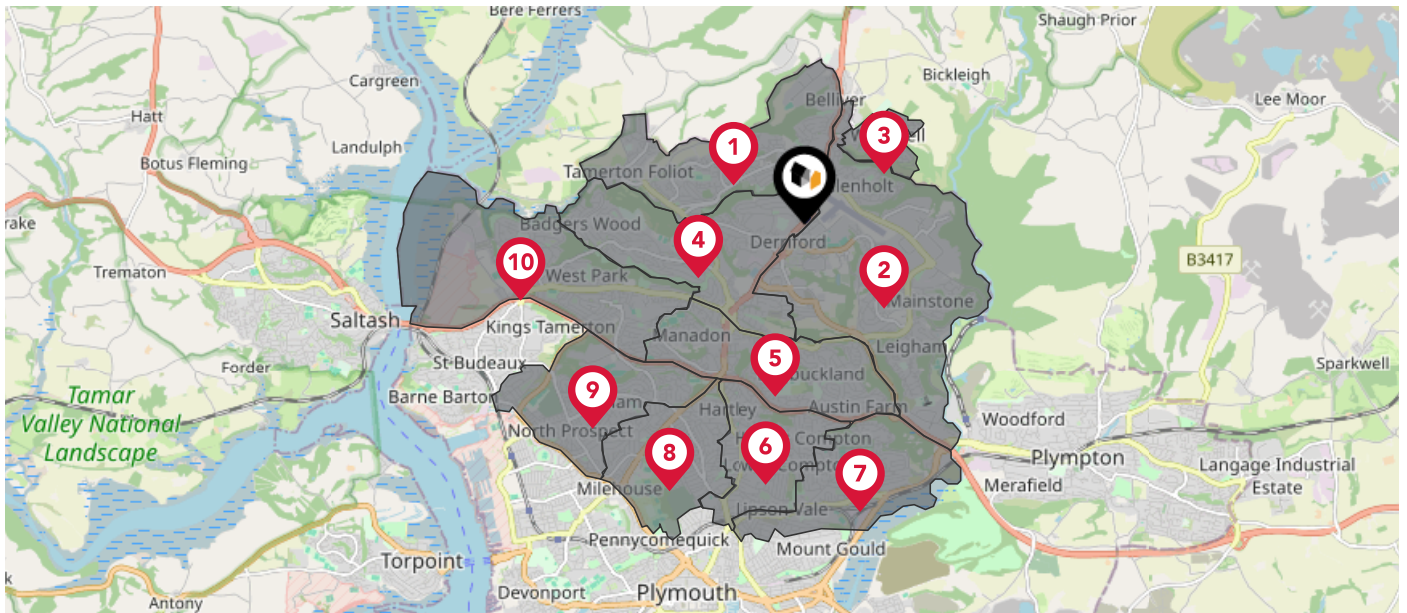
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.













Nearby Conservation Areas

-  Tamerton Foliot
-  Mannamead
-  Bere Ferrers
-  Stoke
-  Plympton St Maurice
-  Cargreen
-  Lower Fore Street, Saltash
-  Weir Quay
-  Forder and Antony Passage

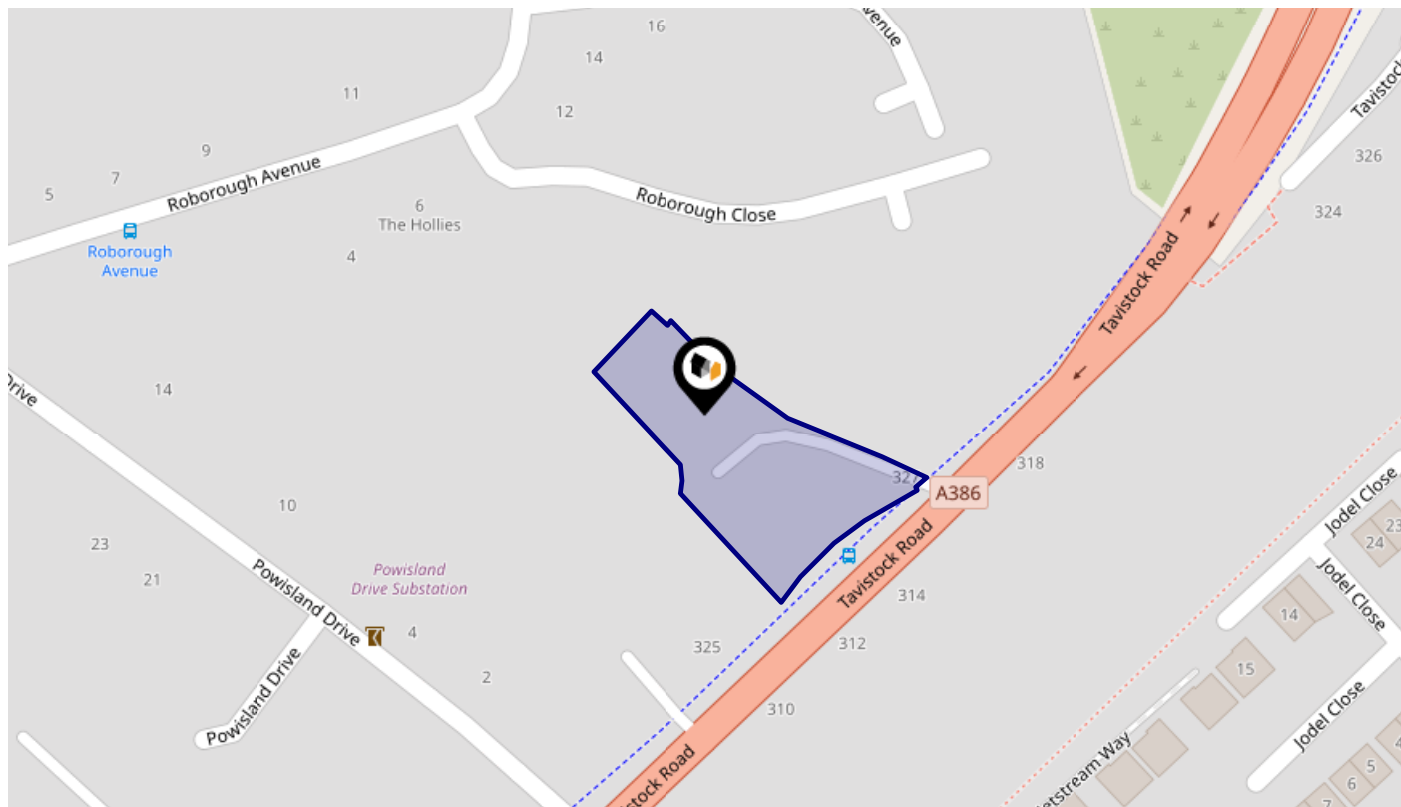
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

-  Southway Ward
-  Moor View Ward
-  Woolwell Ward
-  Budshead Ward
-  Egguckland Ward
-  Compton Ward
-  Efford and Lipson Ward
-  Peverell Ward
-  Ham Ward
-  Honicknowle Ward

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

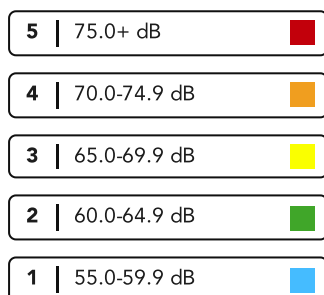


Rail Noise Data

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:

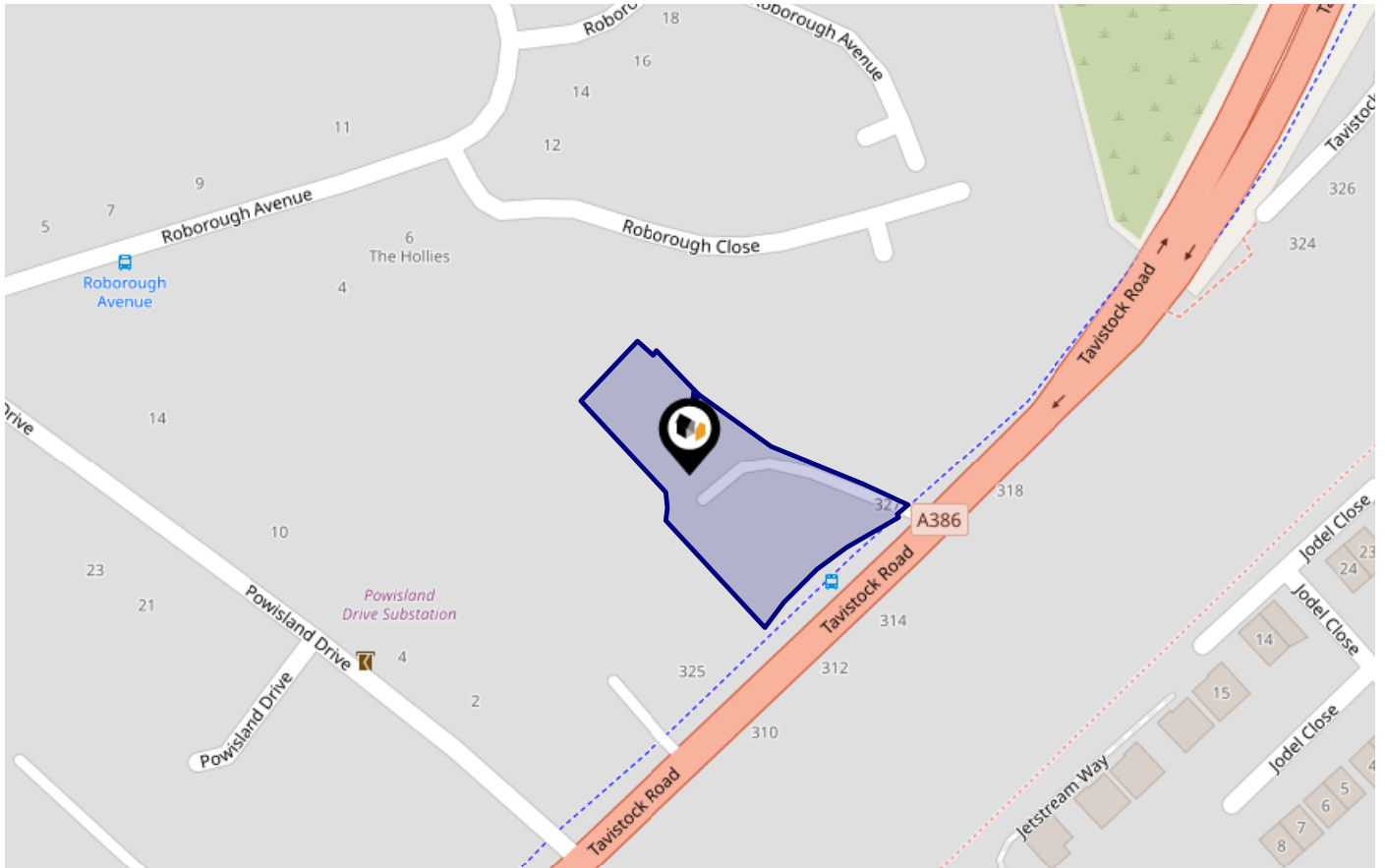


Flood Risk

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:

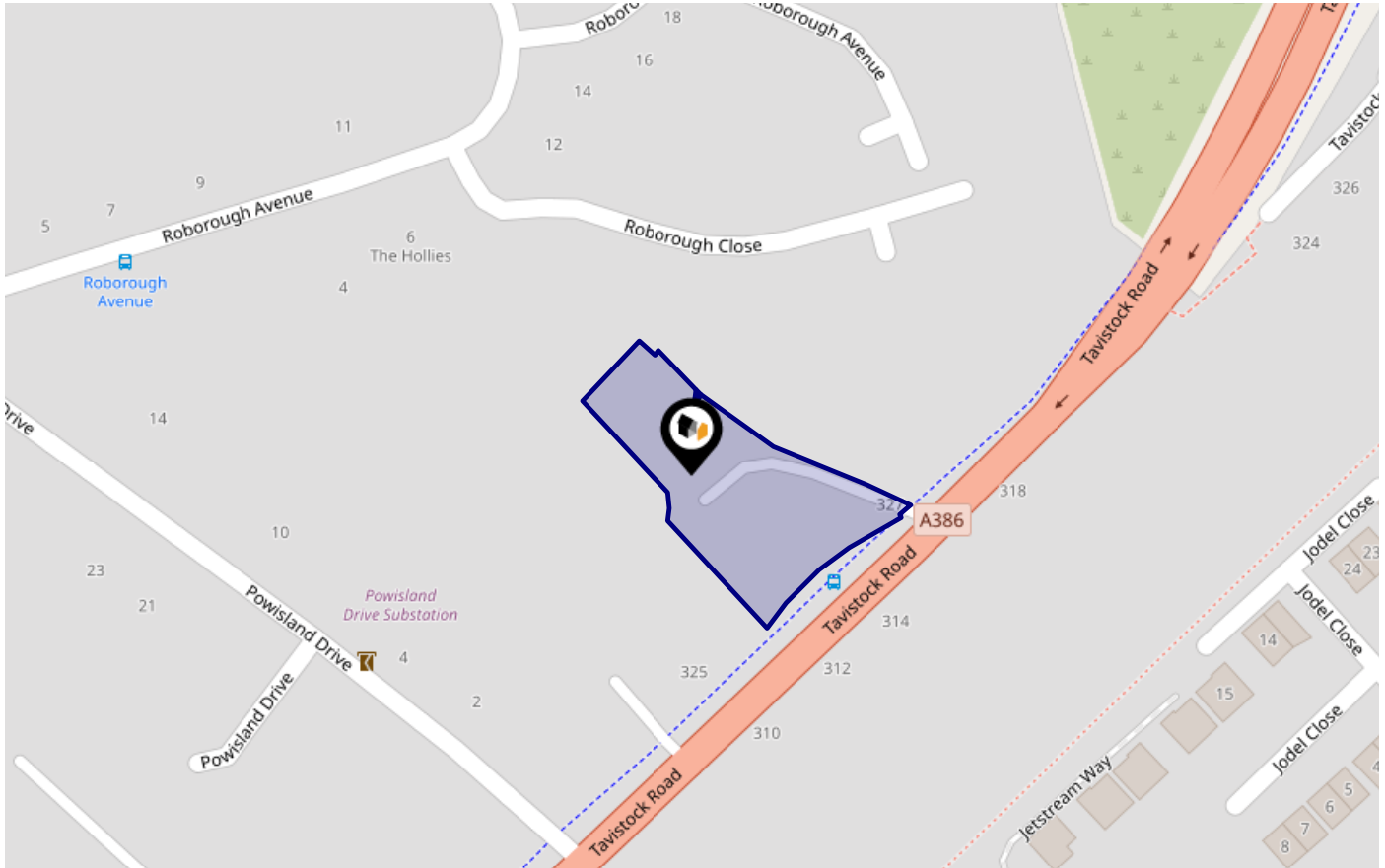


Flood Risk

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:

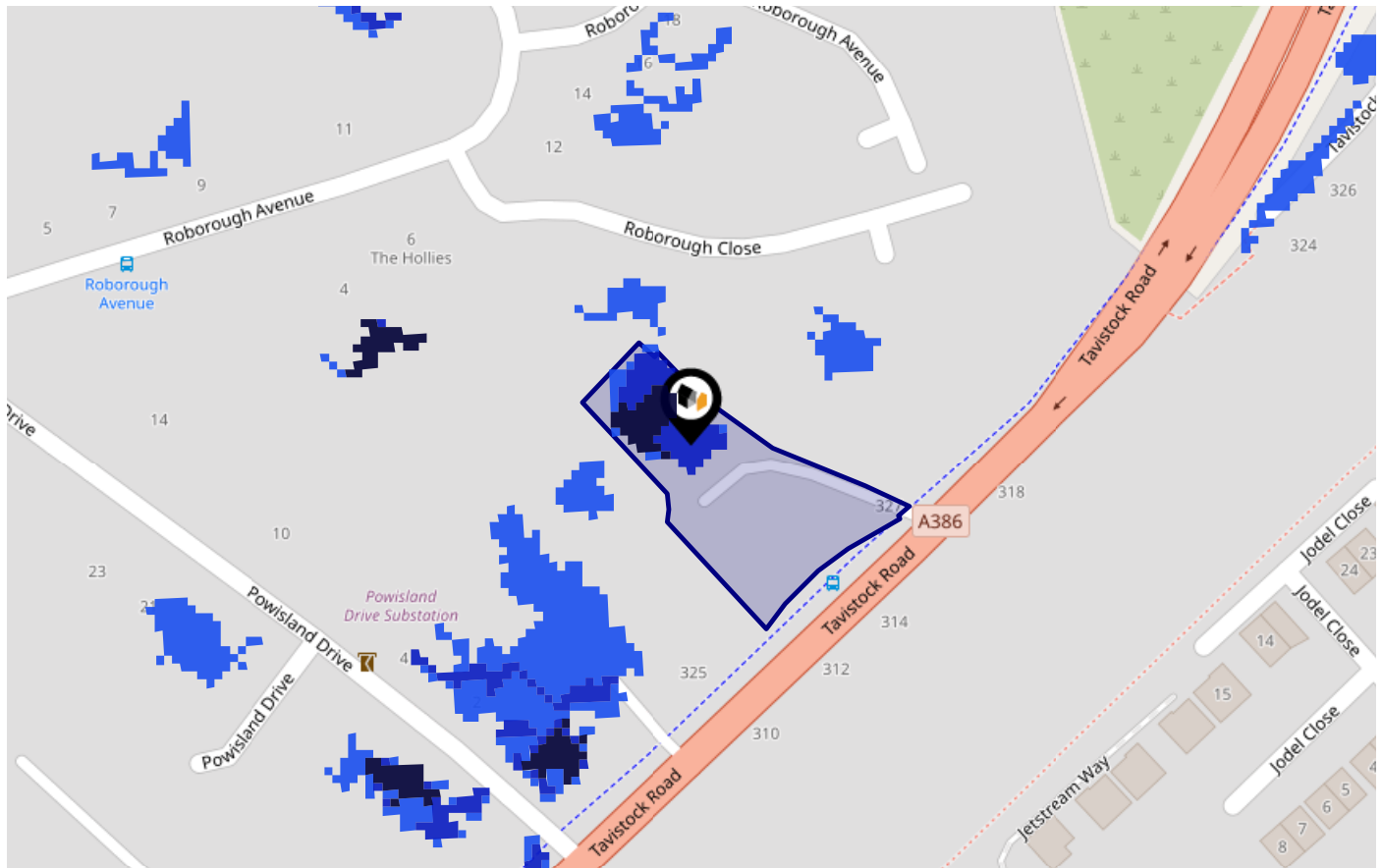


Flood Risk

Surface Water - 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: Medium

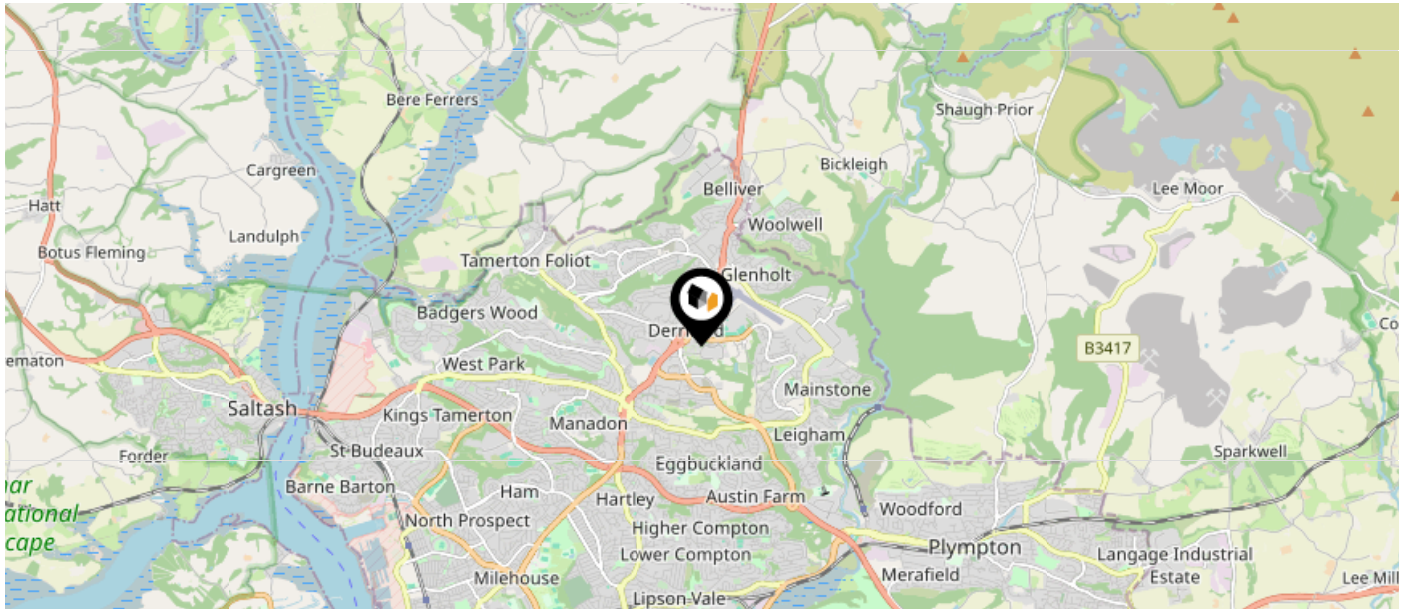
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



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



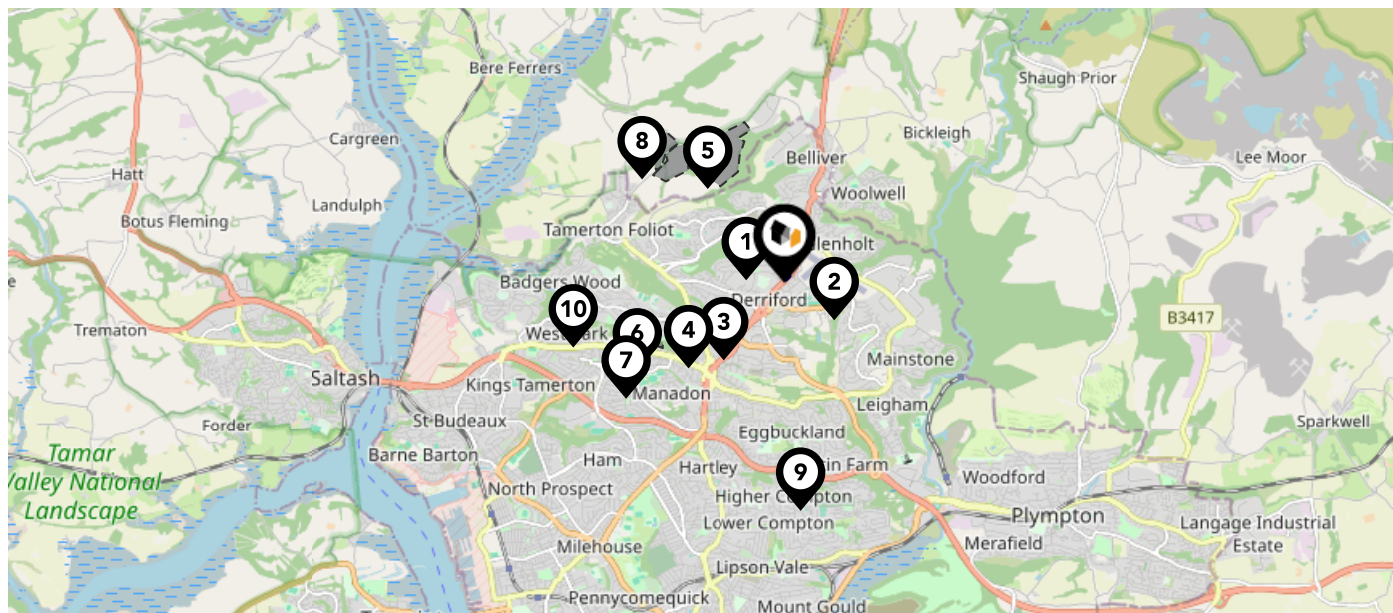
Nearby Green Belt Land

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

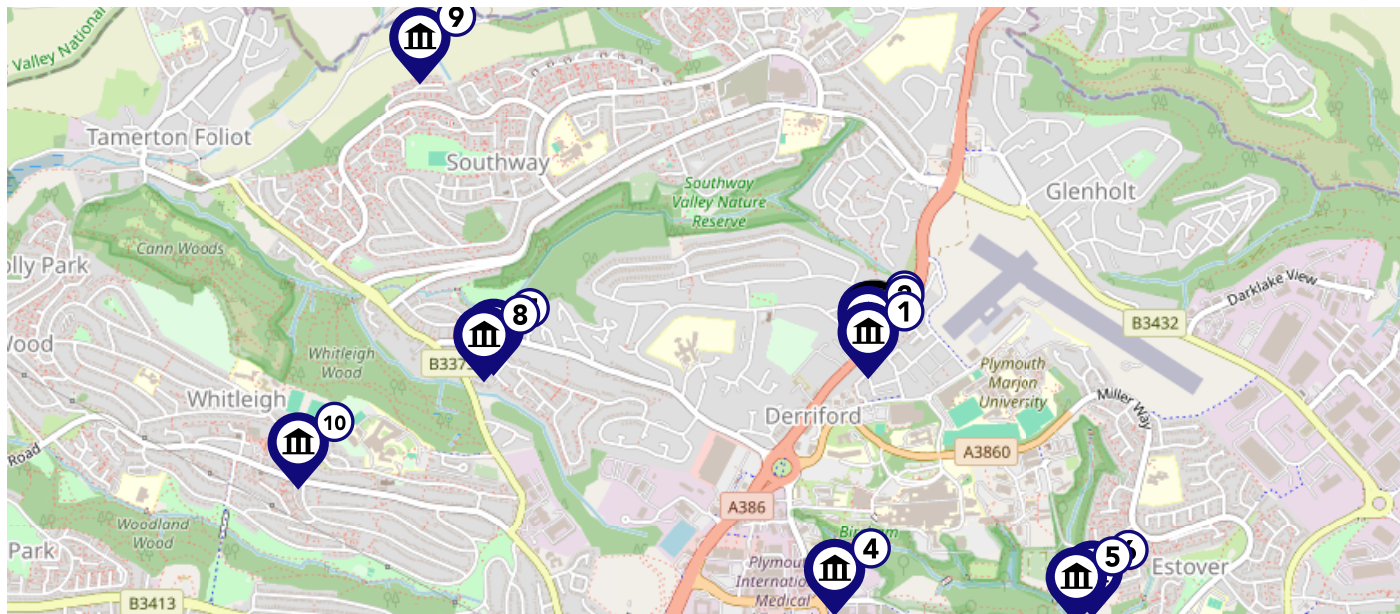
	Off Pendean Crescent Southway-Off Pendean Crescent Southway	Historic Landfill 
	Derriford-Derriford, Plymouth	Historic Landfill 
	Crownhill Sewage Works-Crownhill Sewage Works, Plymouth	Historic Landfill 
	Crownhill-Crownhill, Plymouth	Historic Landfill 
	Great Trehills Farm-Great Trehills Farm, Tamerton Foliot, Plymouth, Devon	Historic Landfill 
	Woodlands Fort Cricket Pitch Honickn-Woodlands Fort Cricket Pitch Honicknowle, Plymouth	Historic Landfill 
	Honicknowle Brickworks-Plymouth, Devon	Historic Landfill 
	Allern Farm-Allern Farm, Tamerton Foliot, Bickleigh, Devon	Historic Landfill 
	Valley View Close-Valley View Close, Plymouth	Historic Landfill 
	West Park-West Park, Plymouth	Historic Landfill 










Maps

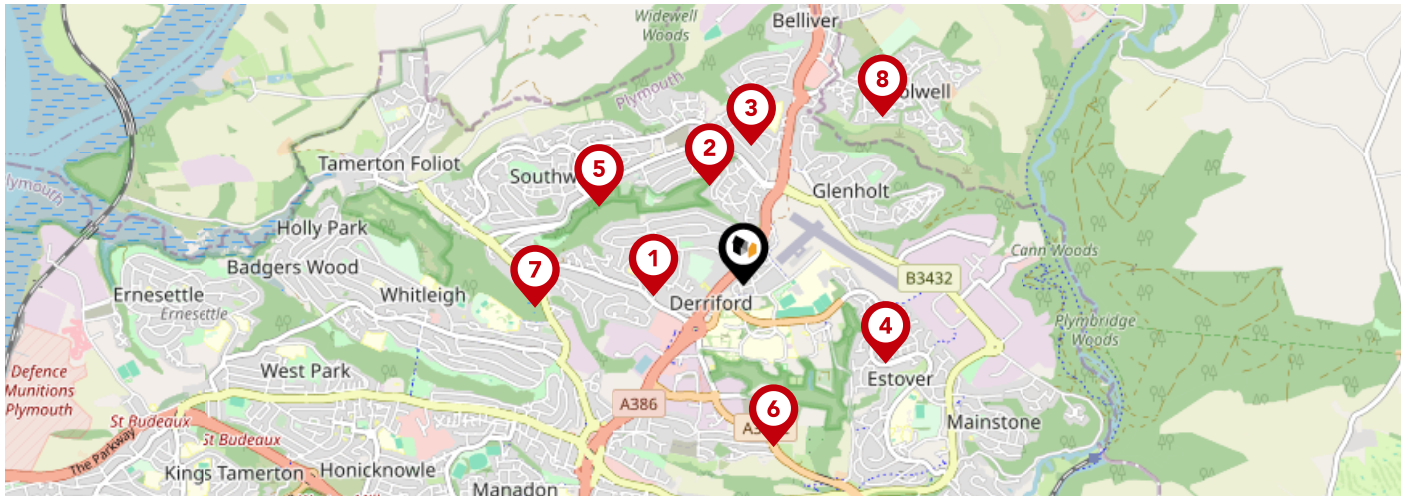
Listed Buildings



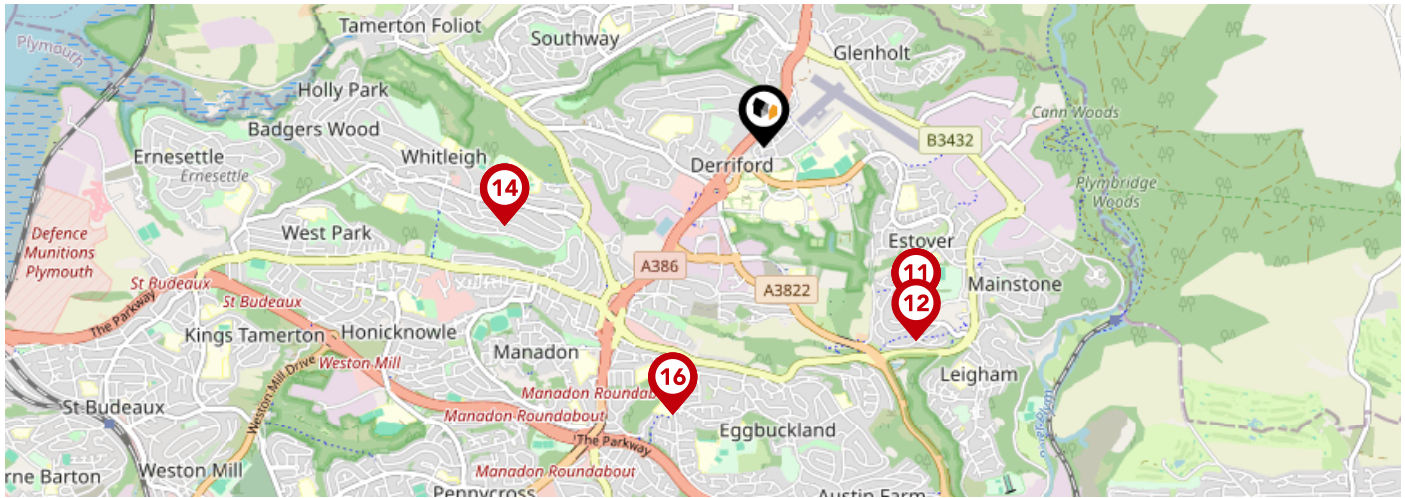
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











Listed Buildings in the local district		Grade	Distance
	1386435 - Gate Piers And Flanking Walls At Former Entrance To Powisland House	Grade II	0.0 miles
	1386434 - Powisland House	Grade II	0.0 miles
	1386356 - 2 And 2a, Roborough Close	Grade II	0.0 miles
	1425964 - Western Morning News	Grade II	0.6 miles
	1330573 - Fursdon Farmhouse	Grade II	0.8 miles
	1330572 - Fursdon Barn	Grade II	0.8 miles
	1386212 - Looseleigh House	Grade II	0.9 miles
	1386213 - Gate Piers And Walls At Road Frontage To Number 33 Looseleigh House	Grade II	0.9 miles
	1392973 - Keeper's Cottage	Grade II	1.2 miles
	1322014 - Whiteleigh Barn	Grade II	1.4 miles

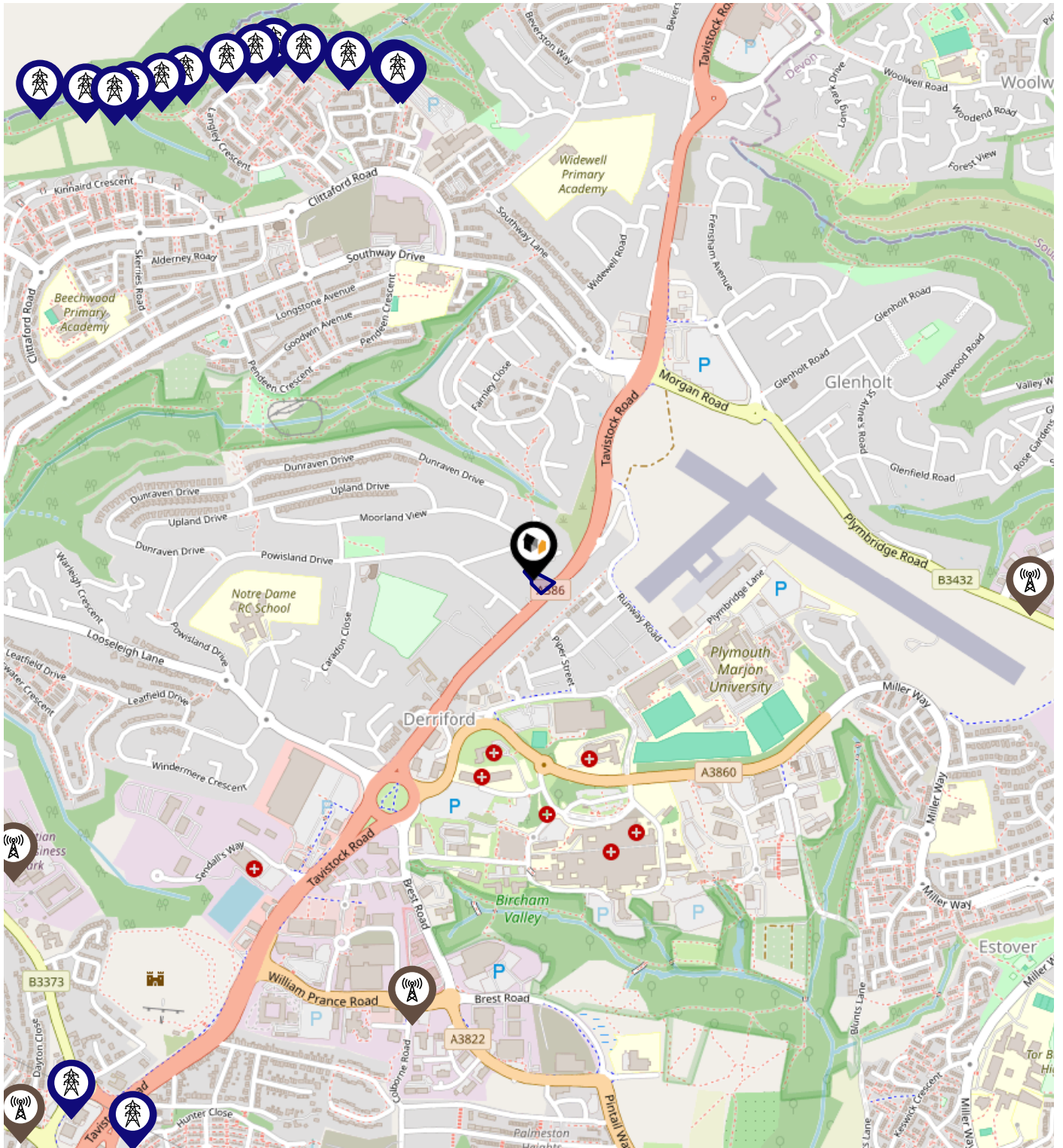


		Nursery	Primary	Secondary	College	Private
1	Notre Dame RC School Ofsted Rating: Good Pupils: 765 Distance:0.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Oakwood Primary Academy Ofsted Rating: Good Pupils: 311 Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Widewell Primary Academy Ofsted Rating: Good Pupils: 219 Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Thornbury Primary School Ofsted Rating: Good Pupils: 285 Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Beechwood Primary Academy Ofsted Rating: Good Pupils: 308 Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Matthew's Church of England Primary and Nursery Academy Ofsted Rating: Good Pupils: 484 Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Woodlands School Ofsted Rating: Good Pupils: 85 Distance:0.99	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Bickleigh Down Church of England Primary School Ofsted Rating: Good Pupils: 416 Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





	Nursery	Primary	Secondary	College	Private
 Plym Bridge Nursery School and Day Care Ofsted Rating: Good Pupils: 54 Distance:1.06	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Tor Bridge High Ofsted Rating: Good Pupils: 1171 Distance:1.06	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Cann Bridge School Ofsted Rating: Good Pupils: 95 Distance:1.06	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Tor Bridge Primary School Ofsted Rating: Outstanding Pupils: 184 Distance:1.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Whitleigh Community Primary School Ofsted Rating: Good Pupils: 365 Distance:1.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Sir John Hunt Community Sports College Ofsted Rating: Good Pupils: 761 Distance:1.28	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Widely Court Primary School Ofsted Rating: Good Pupils: 602 Distance:1.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Courtlands School Ofsted Rating: Good Pupils: 107 Distance:1.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons

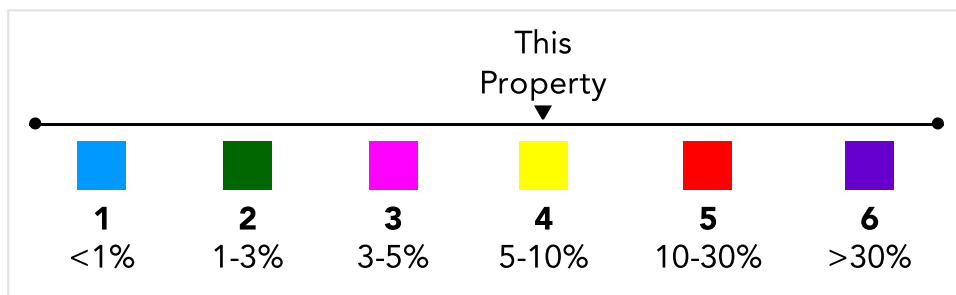
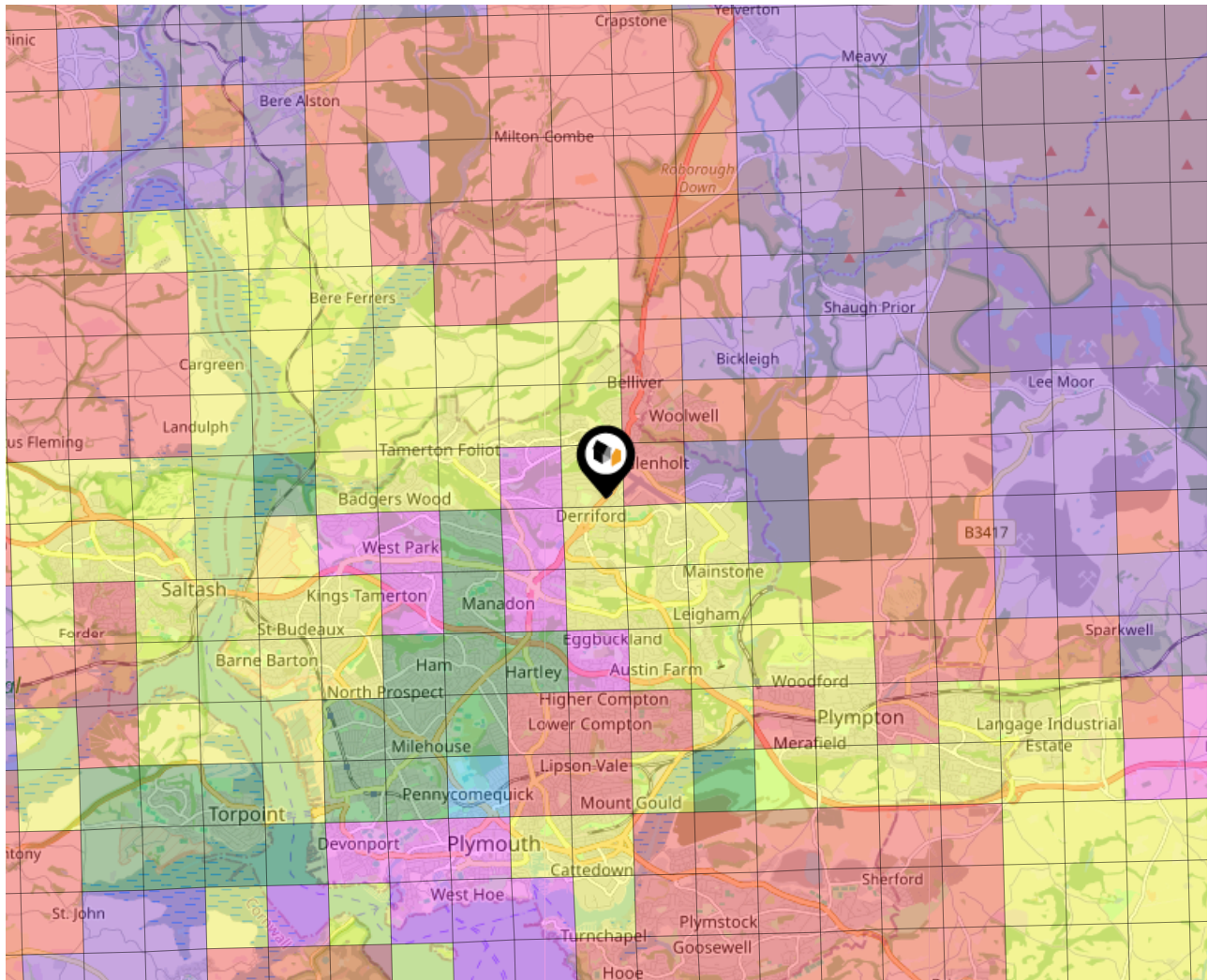


Key:

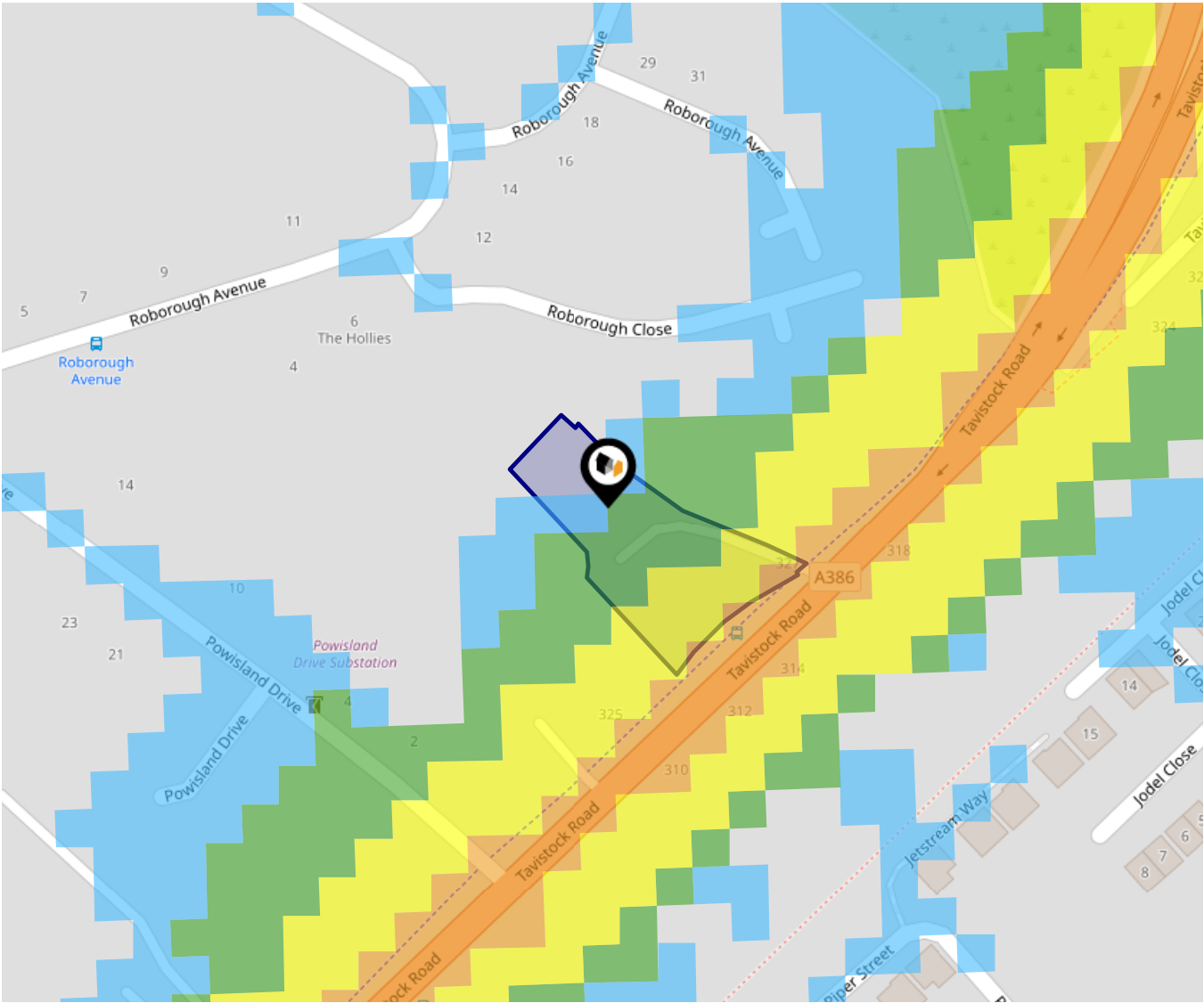
-  Power Pylons
-  Communication Masts

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/m³).



Local Area Road Noise

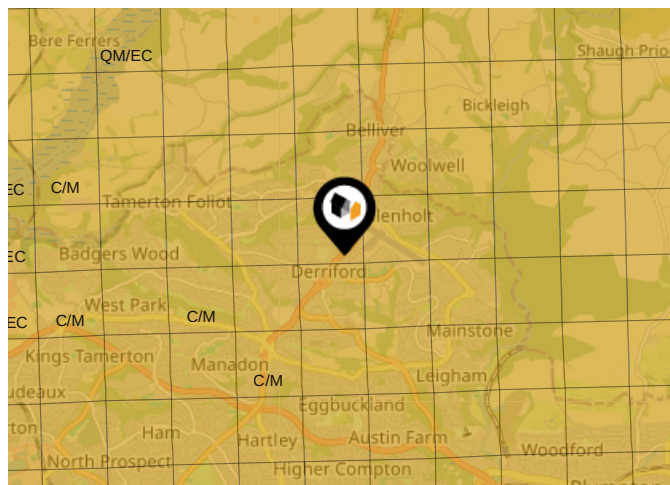


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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)

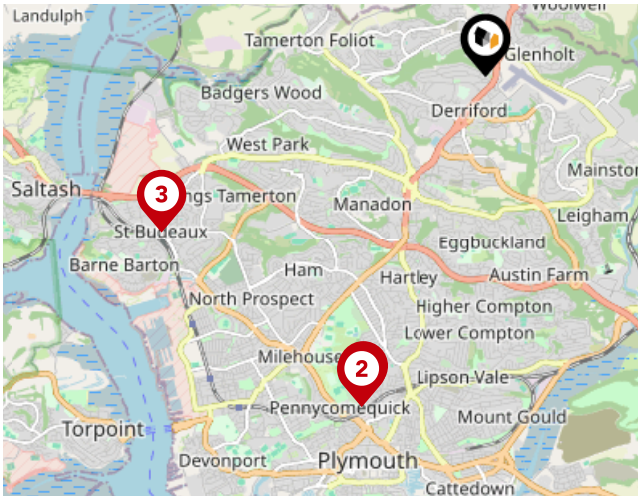
Carbon Content:	NONE	Soil Texture:	LOAM TO SILTY LOAM
Parent Material Grain:	ARGILLACEOUS	Soil Depth:	INTERMEDIATE-SHALLOW
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		



Primary Classifications (Most Common Clay Types)

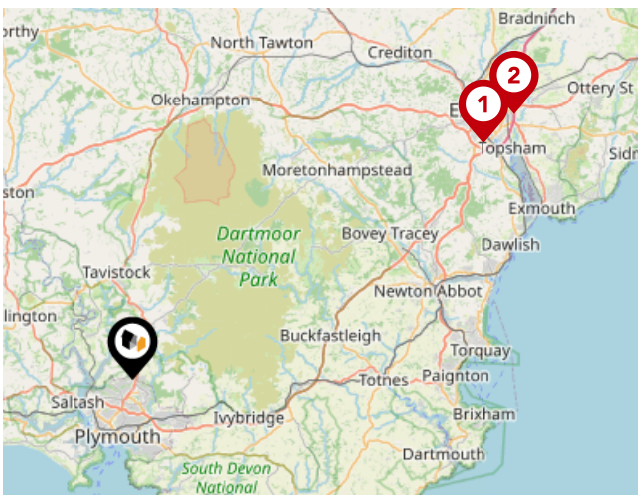
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay &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



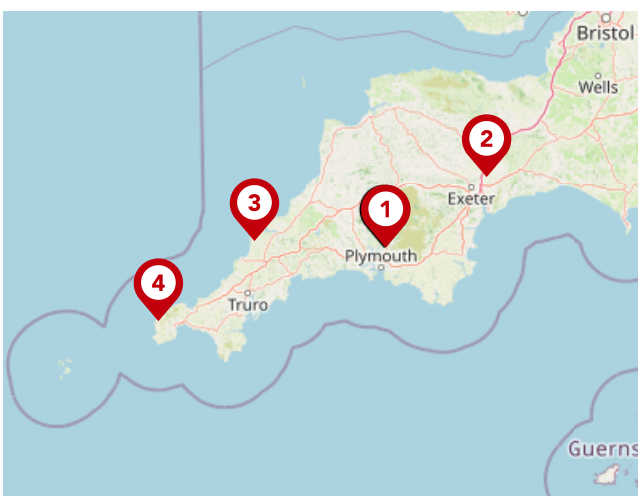
National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	3.31 miles
2	Plymouth Rail Station	3.34 miles
3	St Budeaux Ferry Road Rail Station	3.4 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	31.89 miles
2	M5 J30	35 miles

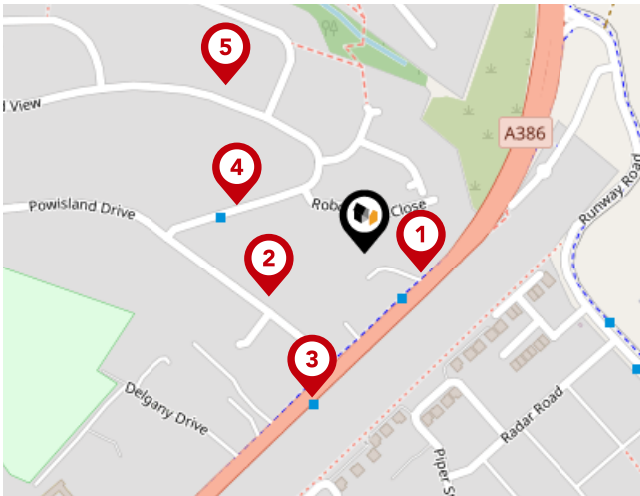


Airports/Helipads

Pin	Name	Distance
1	Glenholt	0.31 miles
2	Exeter Airport	37.44 miles
3	St Mawgan	39.17 miles
4	Joppa	72.05 miles

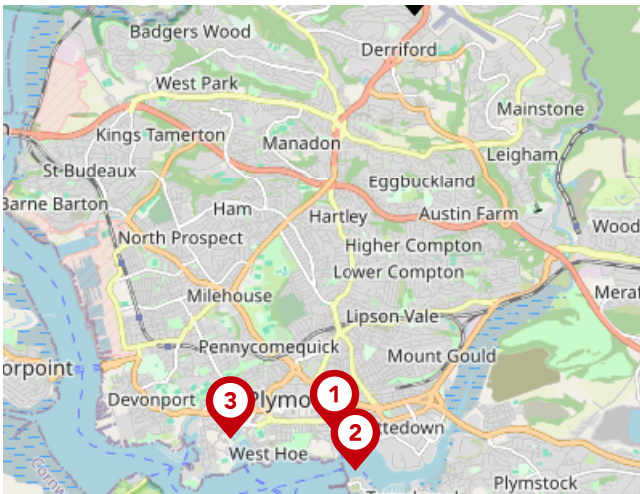
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Powisland Drive	0.03 miles
2	Powisland Drive	0.06 miles
3	Powisland Drive	0.09 miles
4	Roborough Avenue	0.08 miles
5	Moorland View	0.13 miles



Ferry Terminals

Pin	Name	Distance
1	Plymouth (Barbican) Landing Stage	4.01 miles
2	Plymouth Mount Batten Ferry Landing	4.34 miles
3	Plymouth Ferry Terminal	4.36 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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