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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 09th September 2026



19, ABINGDON ROAD, PLYMOUTH, PL4 6HZ

Lang Town & Country

6 Mannamead Road, Plymouth, PL4 7AA

01752 456000

carrie@langtownandcountry.com

www.langtownandcountry.com





Property

Type:	HMO Not Further Divided
Bedrooms:	7
Floor Area:	1,872 ft ² / 174 m ²
Plot Area:	0.02 acres
Year Built :	1950-1966
Council Tax :	Band B
Annual Estimate:	£1,899
Title Number:	DN35639
UPRN:	100040405955
Restrictive Covenants:	Yes

Last Sold Date:	01/12/2021
Last Sold Price:	£315,000
Last Sold £/ft ² :	£168
Tenure:	Freehold

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)

25 mb/s	72 mb/s	1800 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

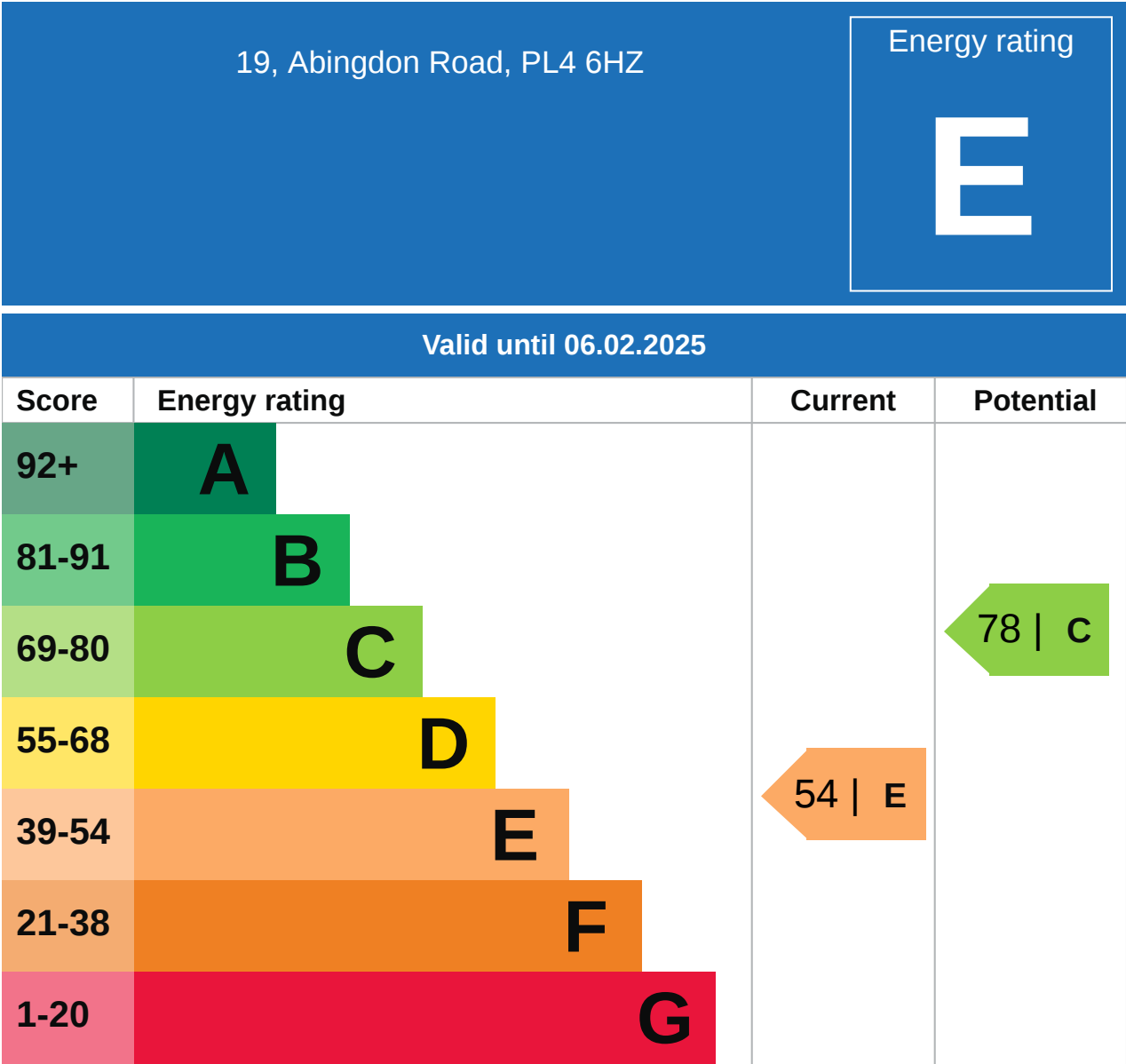


Planning History

This Address

Planning records for: **19, Abingdon Road, Plymouth, PL4 6HZ**

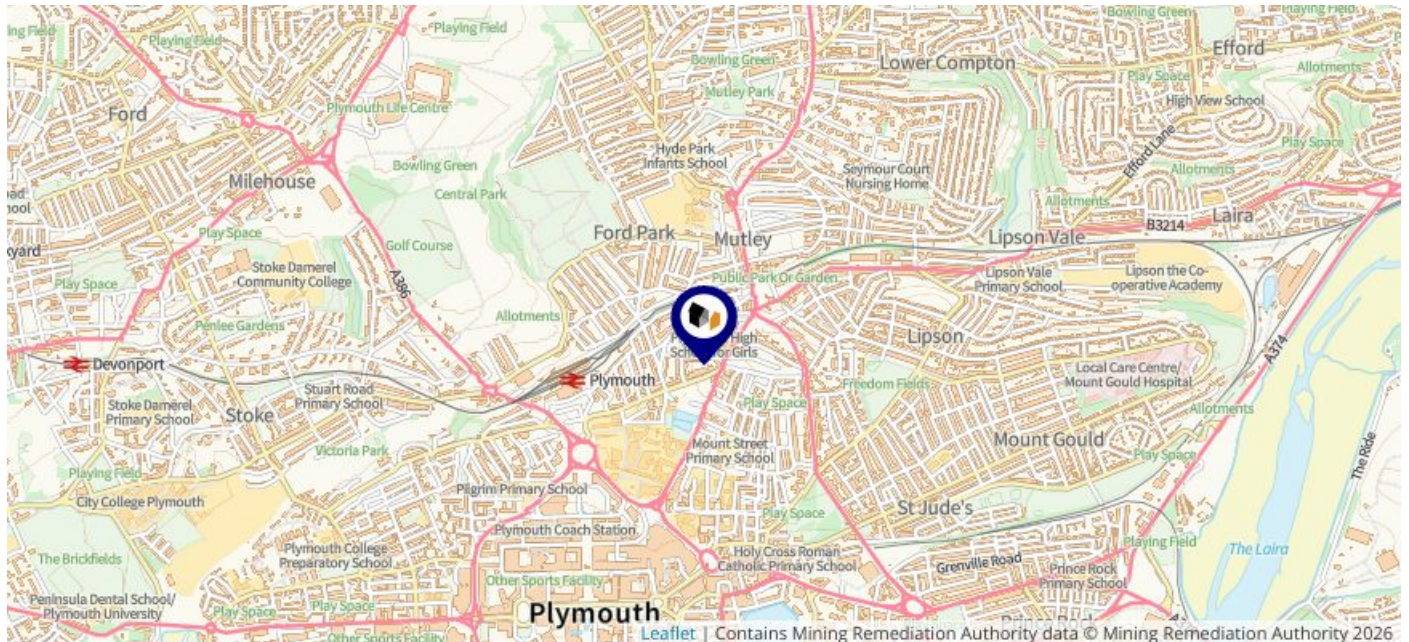
Reference - 21/00575/EXUS	
Decision:	Decided
Date:	26th March 2021
Description:	Establish existing use of property as a 7-bed HMO (Sui Generis)



Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, 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:	Suspended, no insulation (assumed)
Total Floor Area:	192 m ²

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

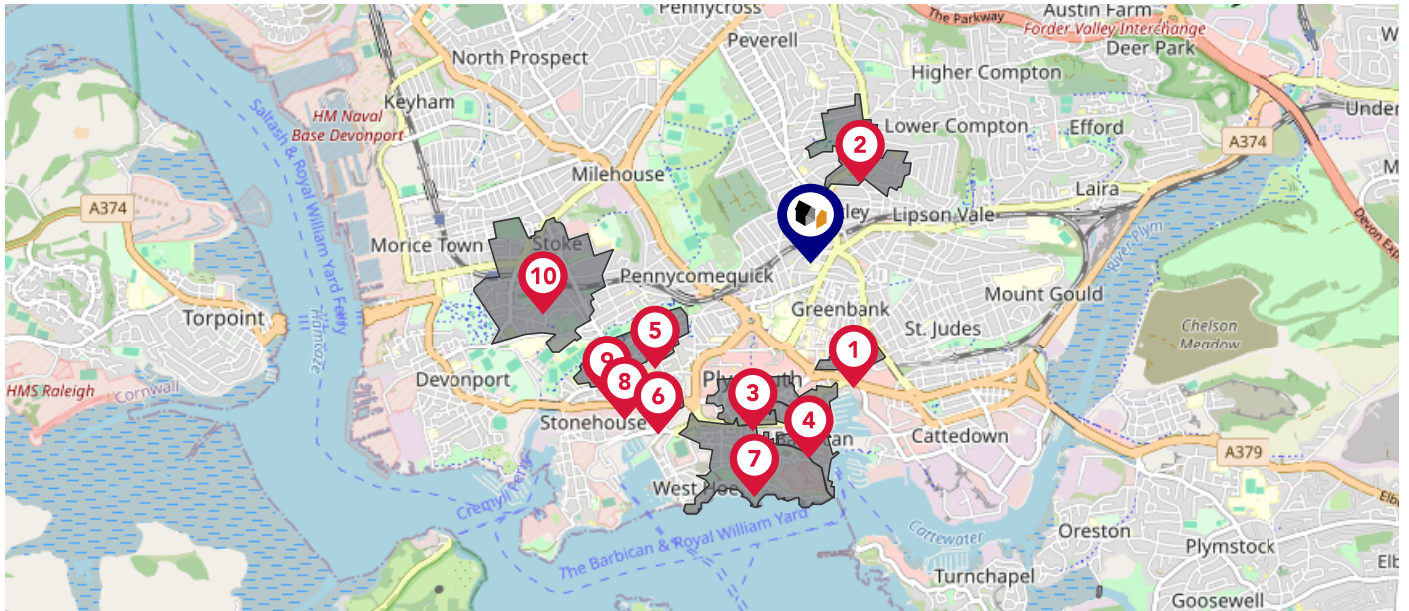
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

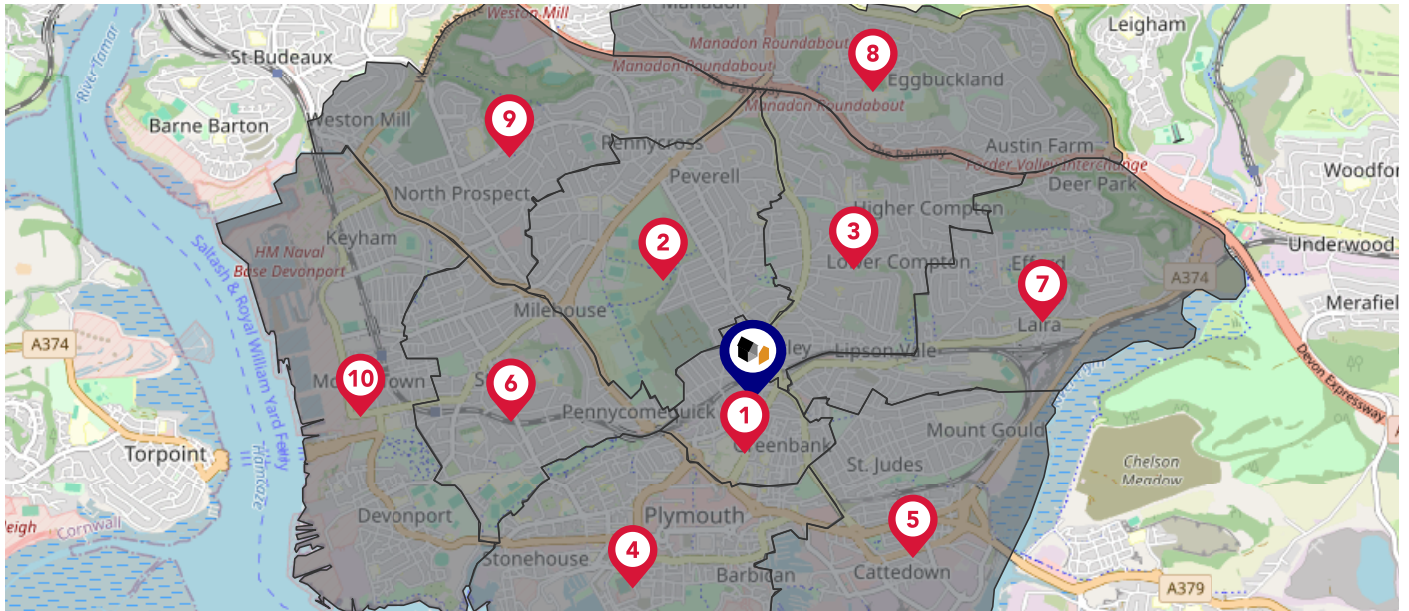
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

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

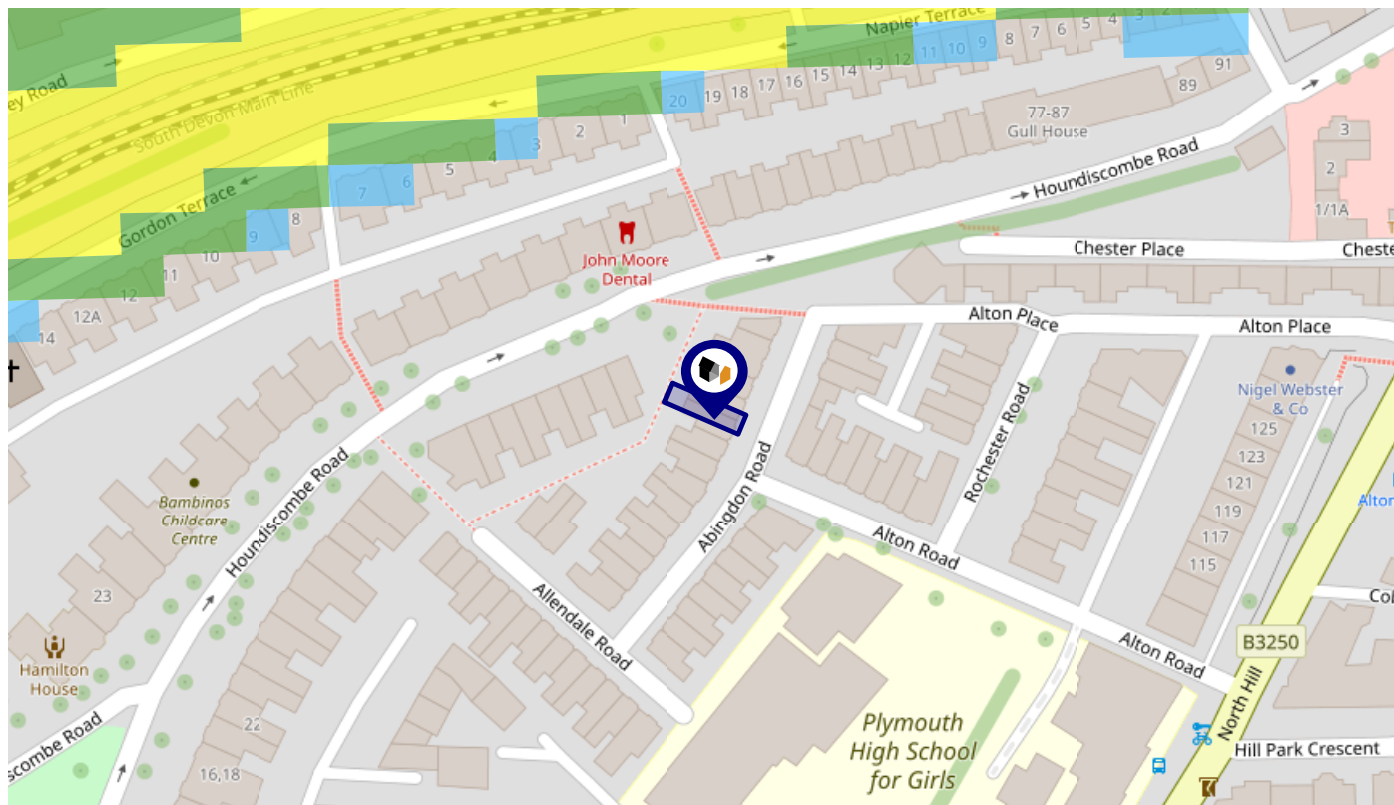
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

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

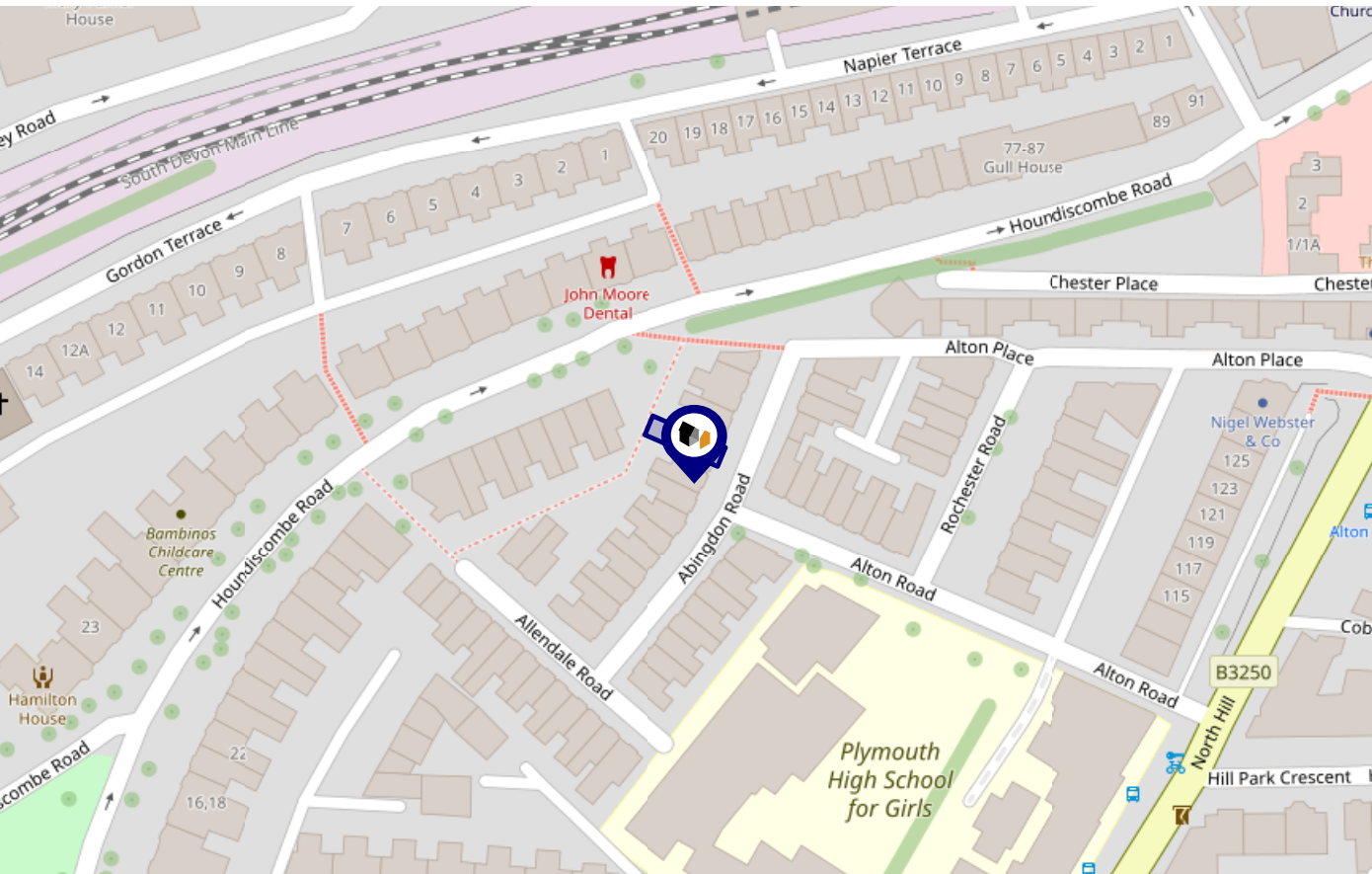
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

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.

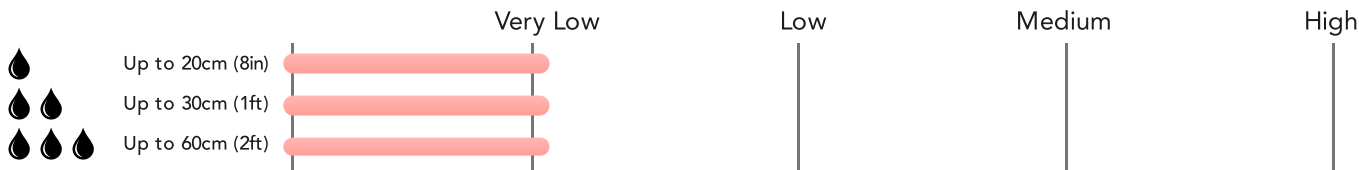


Risk Rating: Very low

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.

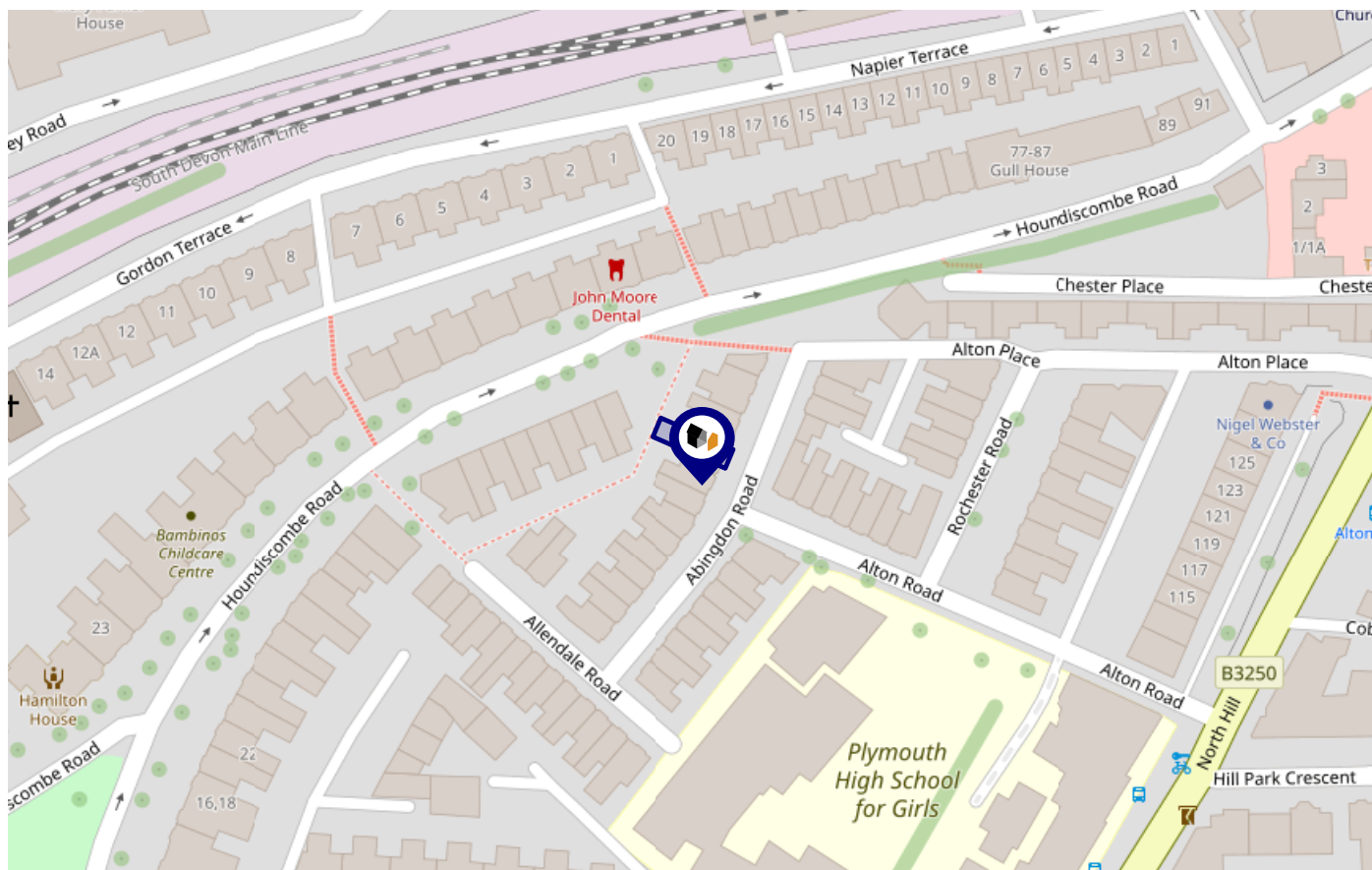
Chance of flooding to the following depths at this property:



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.

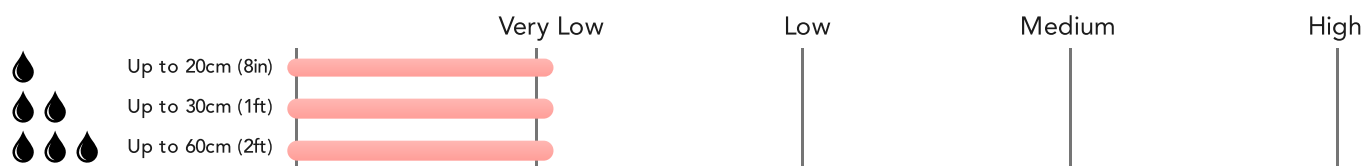


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Chance of flooding to the following depths at this property:

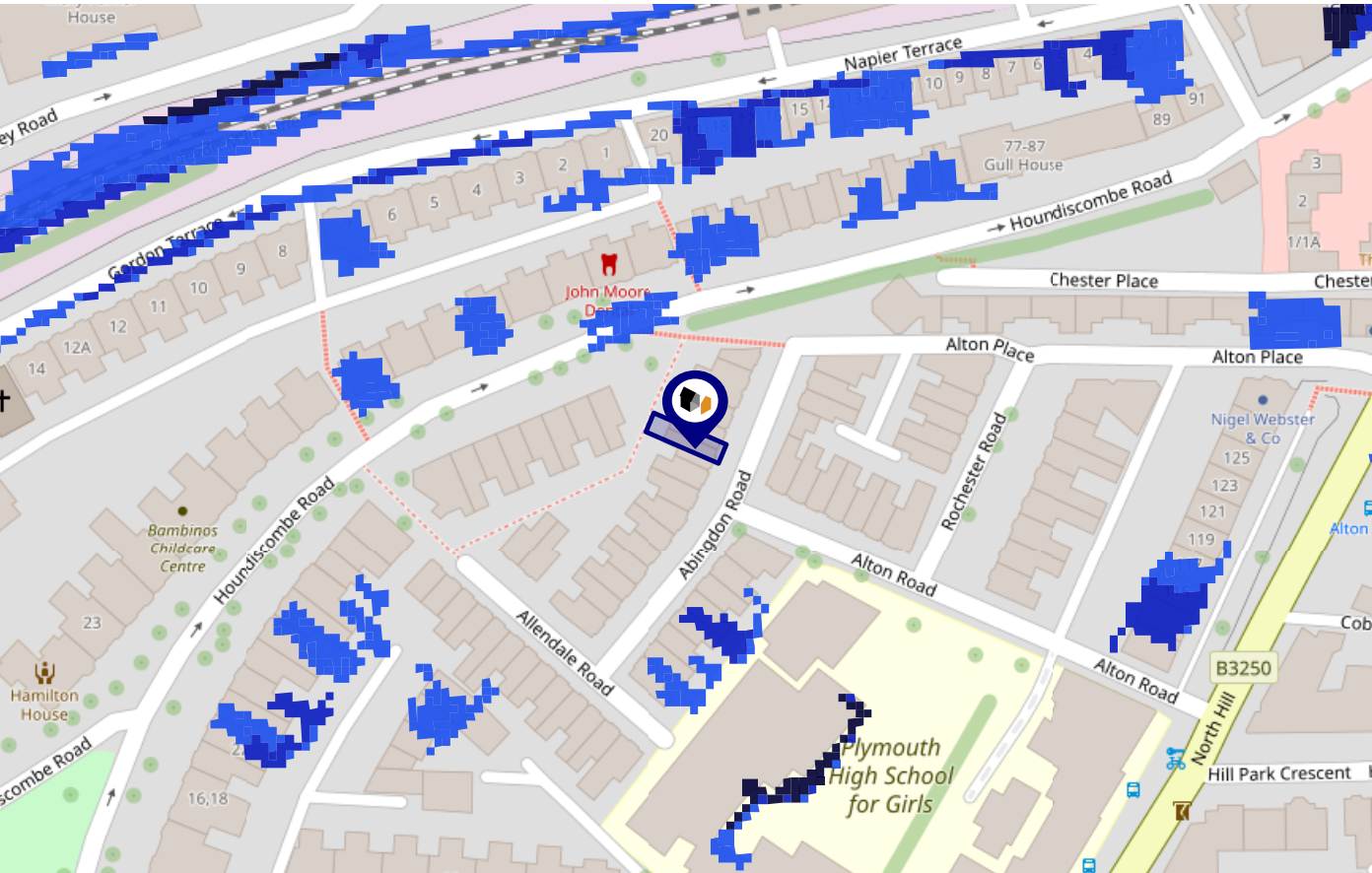


Flood Risk

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.

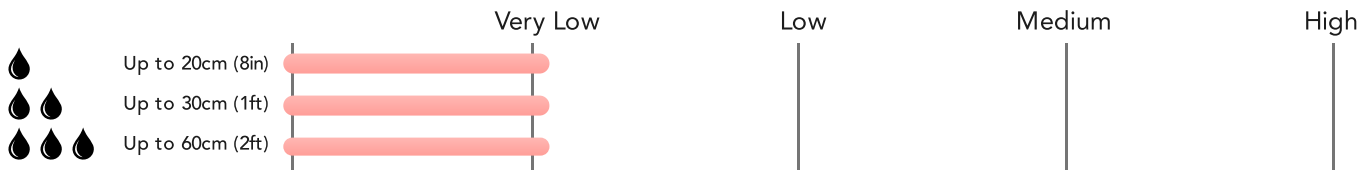


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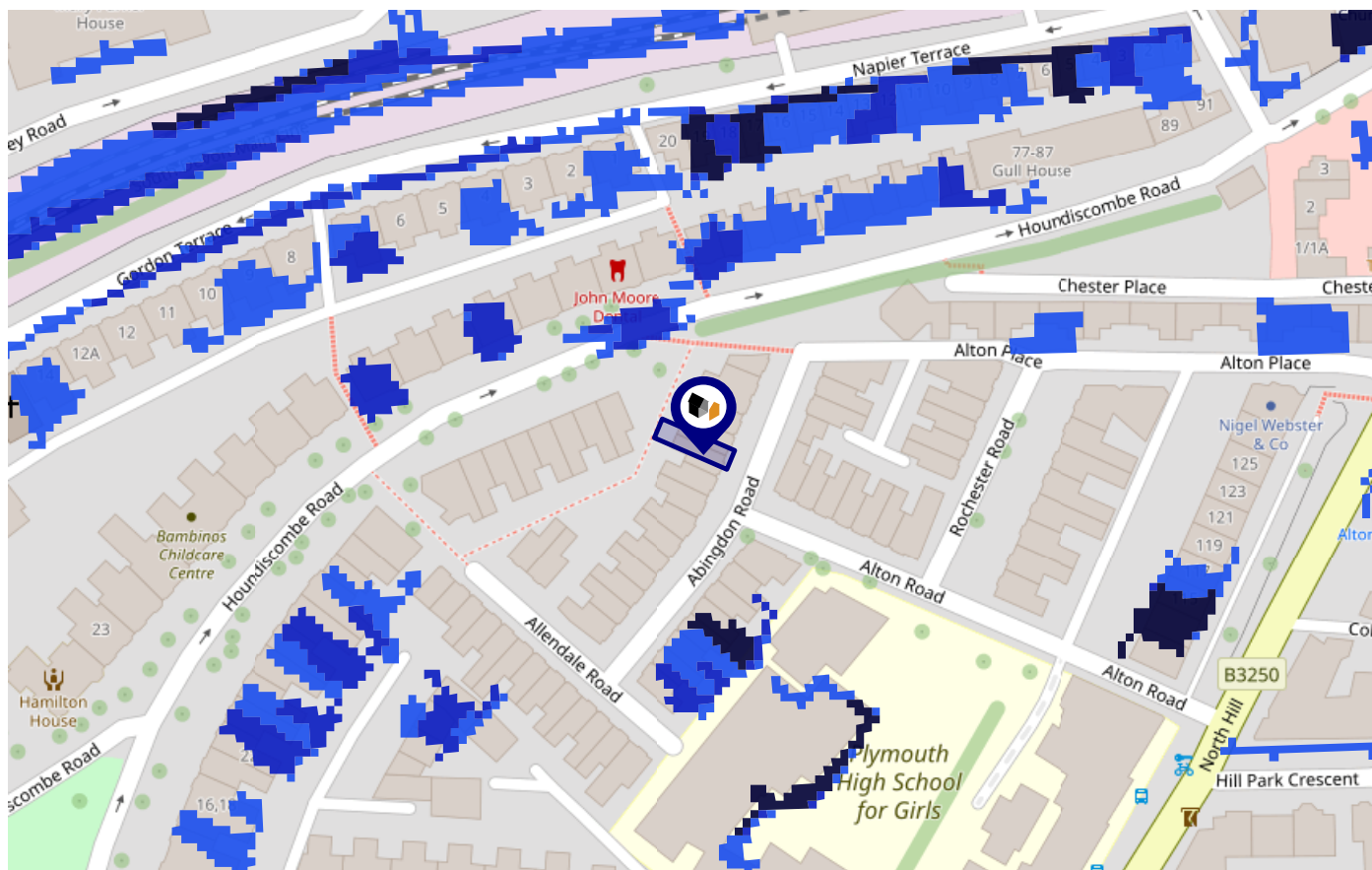


Flood Risk

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.

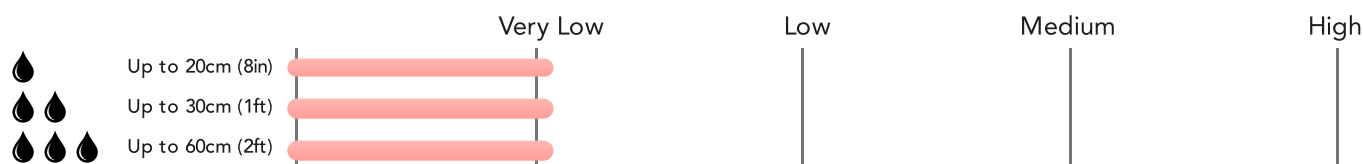


Risk Rating: Very low

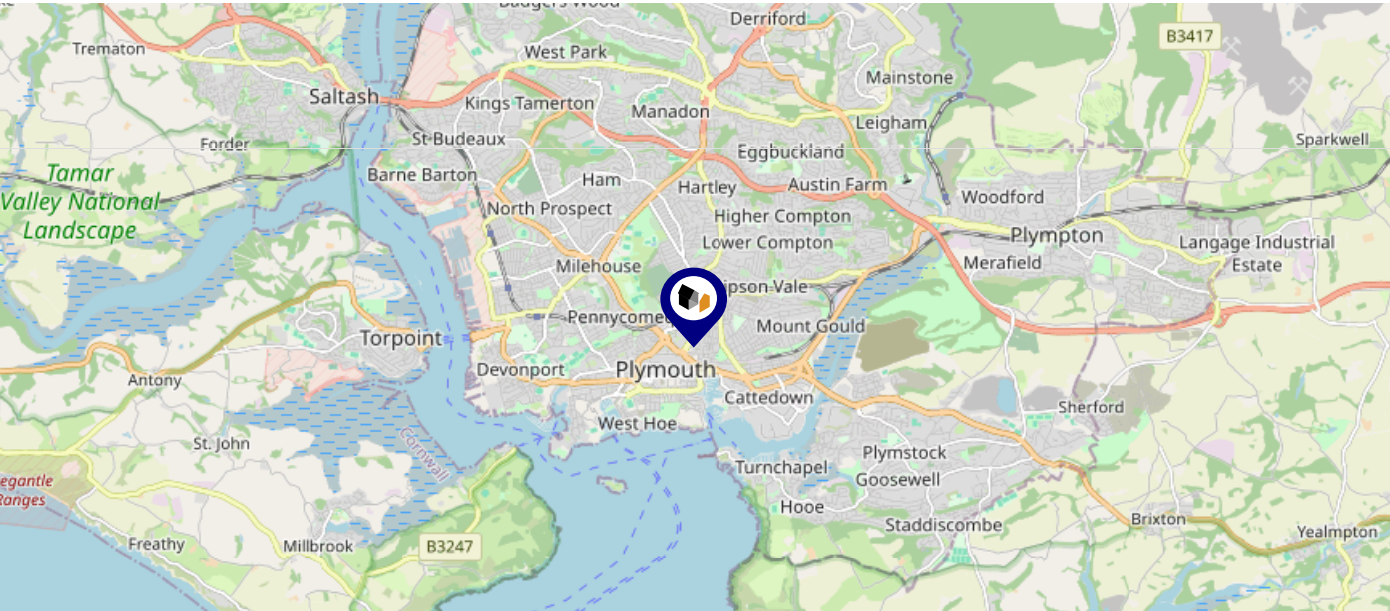
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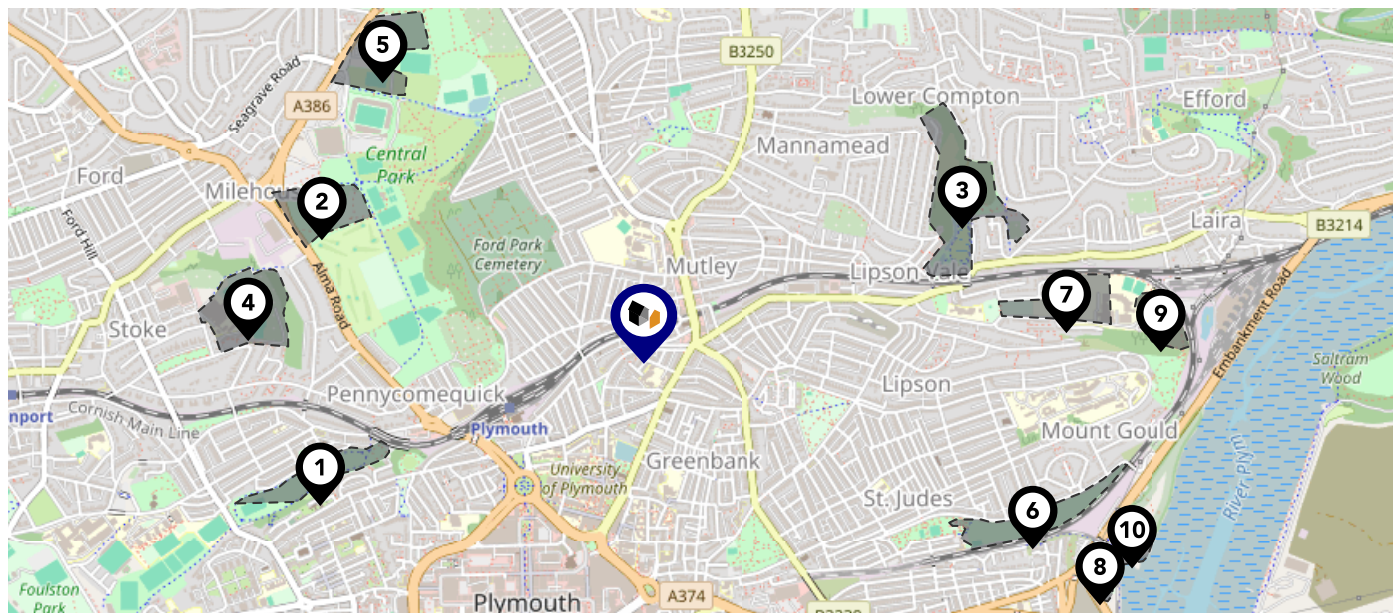
This map displays nearby areas that have been designated as Green Belt...



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.



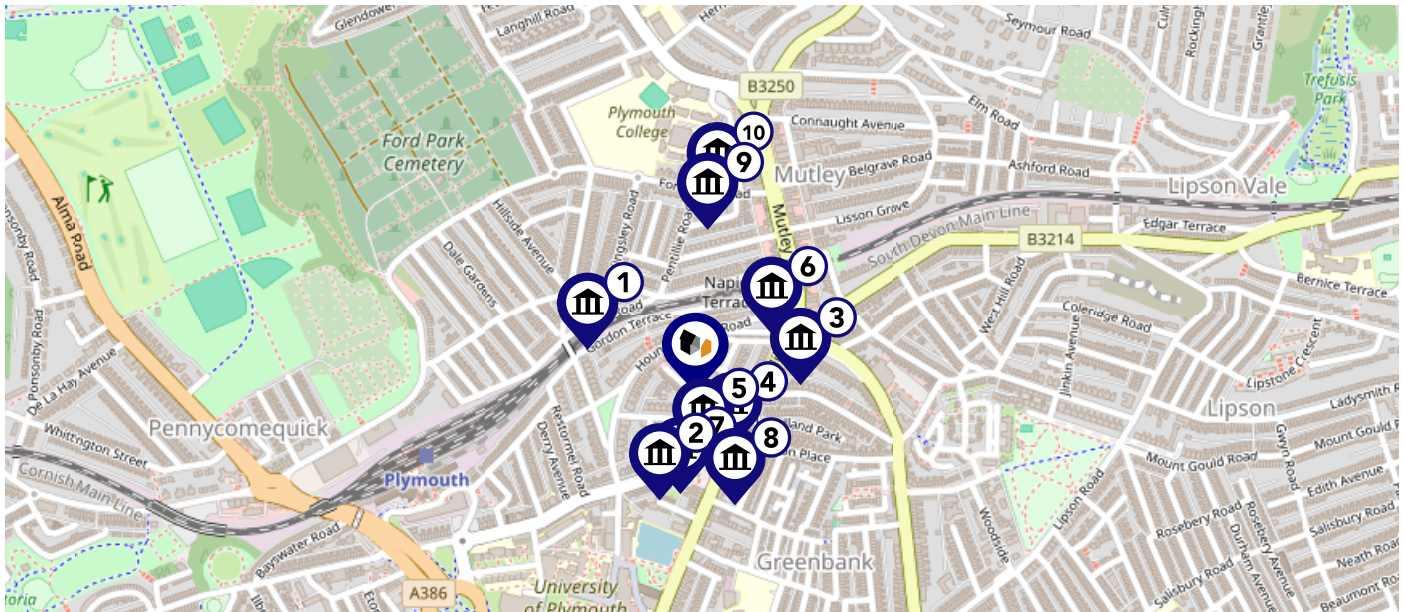
Nearby Landfill Sites

1	Victoria Park-Victoria Park, Plymouth	Historic Landfill
2	Central Park Milehouse-Central Park (Milehouse), Plymouth	Historic Landfill
3	Lower Compton-Lipson Vale, Plymouth	Historic Landfill
4	Stoke School Playing Field And Allotments-Stoke School Playing Field And Allotments, Plymouth	Historic Landfill
5	Peverell Cricket Ground-Peverell Cricket Ground, Plymouth	Historic Landfill
6	Tothill Park Recreation Ground-Tothill Park Recreation Ground Mount Gold/Laira, Plymouth	Historic Landfill
7	Laira Lipson College-Laira, Plymouth	Historic Landfill
8	Cattledown Junction Playing Field-Embankment Road, Plymouth	Historic Landfill
9	School Playing Field Laira-School Playing Field Laira, Plymouth	Historic Landfill
10	Blagdons Shipyard-Embankment Road Lane, Laira, Plymouth	Historic Landfill

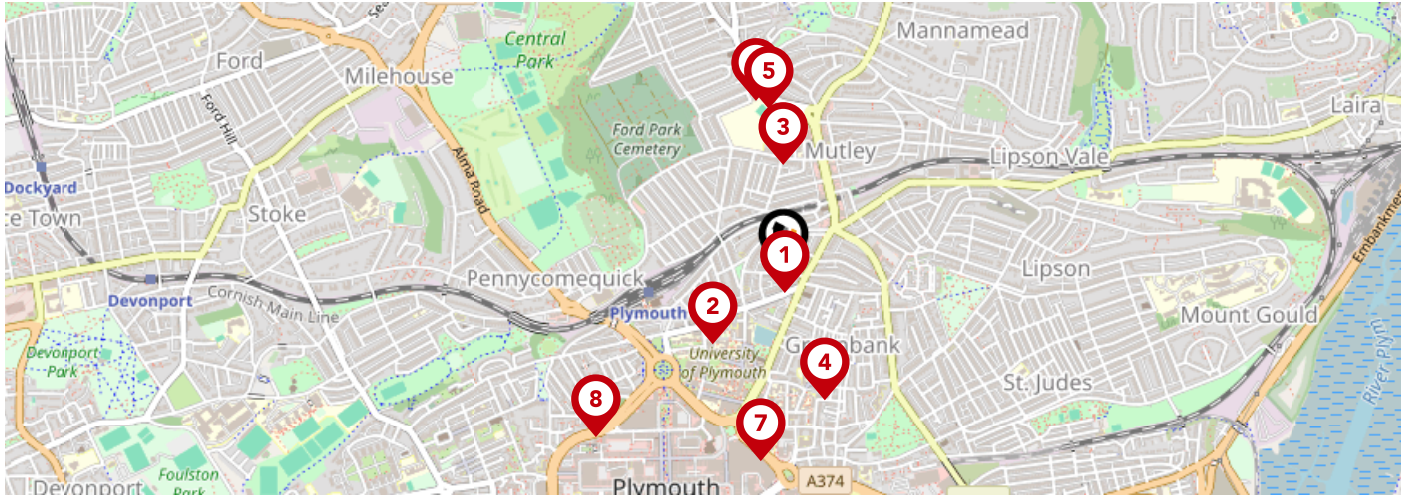
Maps

Listed Buildings

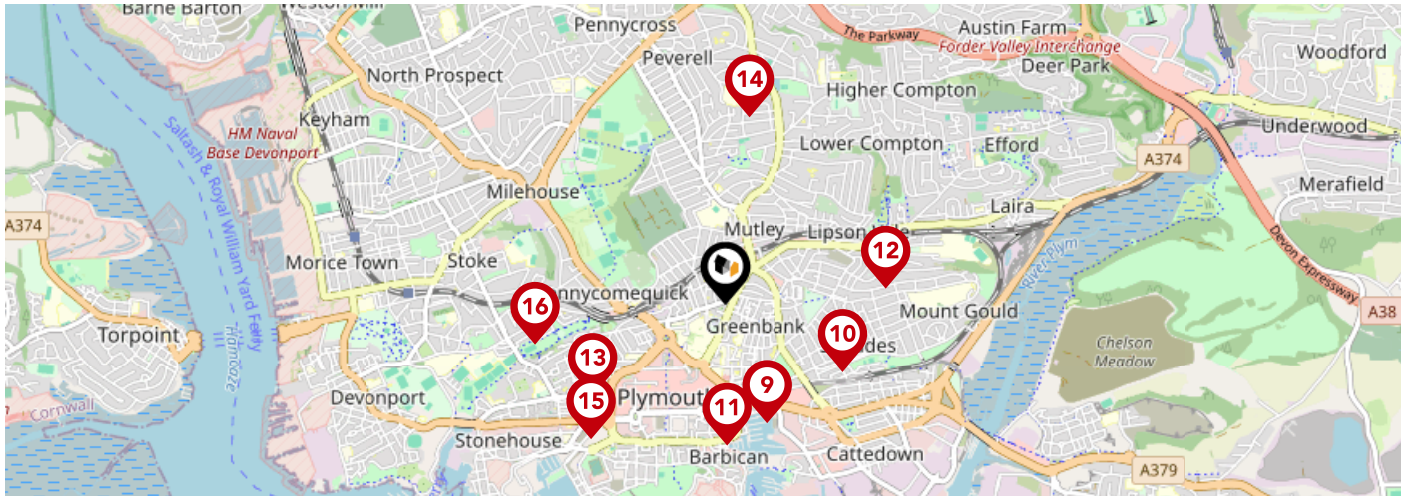
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1129984 - Royal Eye Infirmary	Grade II	0.1 miles
	1386298 - 34-42, North Road East	Grade II	0.1 miles
	1113302 - Direction Stone In Wall At End Of Cheltenham Place	Grade II	0.1 miles
	1386294 - Plymouth High School For Girls (part) South Devon And Cornwall Institute For Blind	Grade II	0.1 miles
	1386363 - Plymouth High School For Girls (part)	Grade II	0.1 miles
	1386261 - Mutley Baptist Church Including Spurgeon Hall And Caretakers Cottage	Grade II	0.1 miles
	1386296 - 12-30, North Road East	Grade II	0.1 miles
	1386290 - Church Of St Matthias And Attached Forecourt Walls	Grade II	0.1 miles
	1244528 - Gate Piers And Flanking Walls To South East Entrance	Grade II	0.2 miles
	1244523 - 6, 8 (college House) And 10, Ford Park	Grade II	0.2 miles

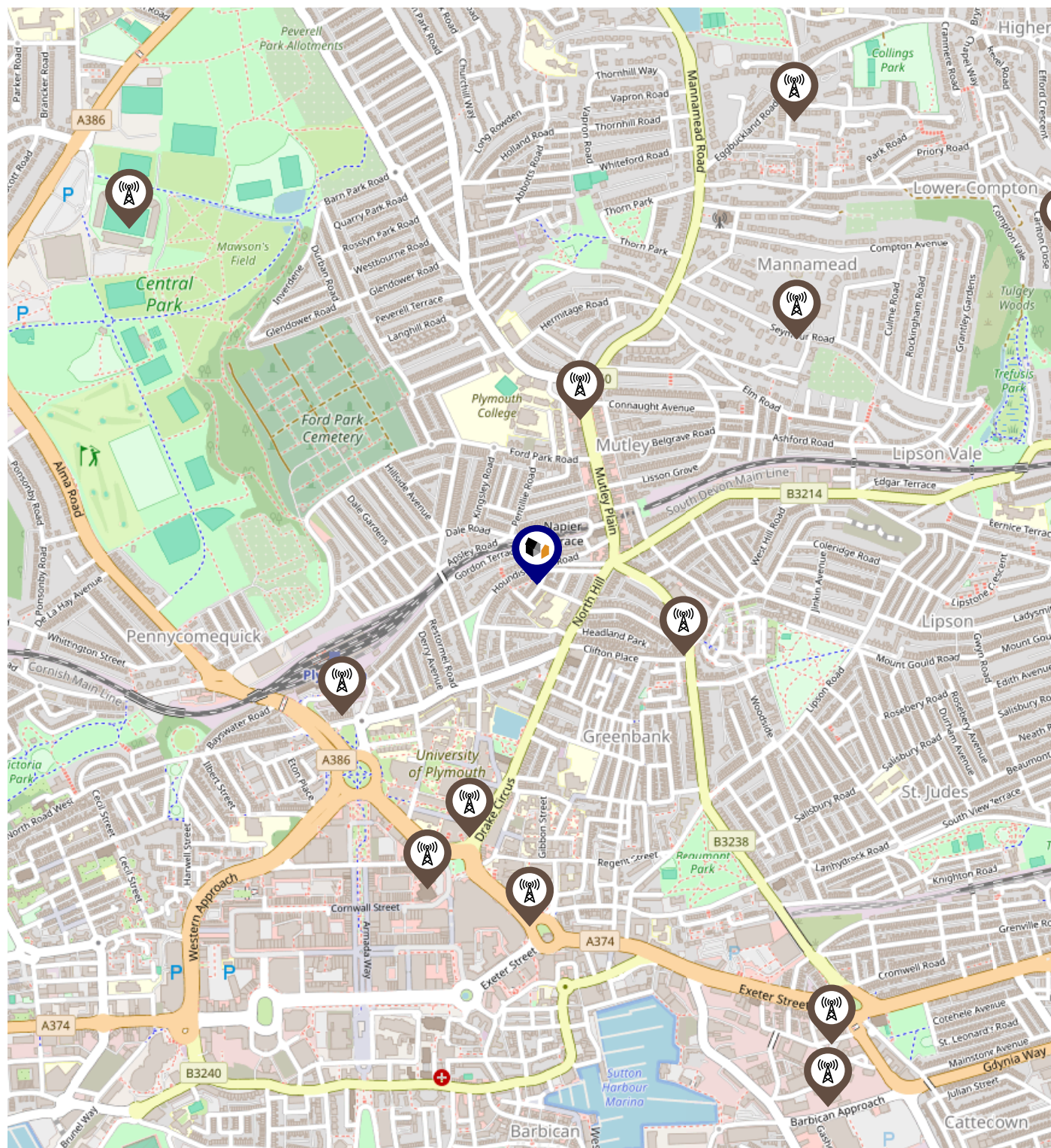


		Nursery	Primary	Secondary	College	Private
1	Plymouth High School for Girls Ofsted Rating: Good Pupils: 816 Distance:0.05	☐	☐	☒	☐	☐
2	Fletewood School at Derry Villas Ofsted Rating: Good Pupils: 58 Distance:0.24	☐	☒	☐	☐	☐
3	Plymouth College Ofsted Rating: Not Rated Pupils: 513 Distance:0.25	☐	☐	☒	☐	☐
4	Mount Street Primary School Ofsted Rating: Good Pupils: 258 Distance:0.32	☐	☒	☐	☐	☐
5	Hyde Park Infants' School Ofsted Rating: Not Rated Pupils: 243 Distance:0.39	☐	☒	☐	☐	☐
6	Hyde Park Junior School Ofsted Rating: Good Pupils: 355 Distance:0.41	☐	☒	☐	☐	☐
7	Arts University Plymouth Ofsted Rating: Good Pupils:0 Distance:0.45	☐	☐	☒	☐	☐
8	Pilgrim Primary Academy Ofsted Rating: Outstanding Pupils: 390 Distance:0.59	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
9	Holy Cross Catholic Primary School Ofsted Rating: Good Pupils: 306 Distance:0.59	☐	☒	☐	☐	☐
10	Salisbury Road Primary School Ofsted Rating: Good Pupils: 381 Distance:0.64	☐	☒	☐	☐	☐
11	ACE Schools Plymouth Ofsted Rating: Good Pupils: 233 Distance:0.67	☐	☐	☒	☐	☐
12	Lipson Vale Primary School Ofsted Rating: Good Pupils: 405 Distance:0.76	☐	☒	☐	☐	☐
13	The Cathedral School of St Mary Ofsted Rating: Requires improvement Pupils: 109 Distance:0.77	☐	☒	☐	☐	☐
14	King's School Ofsted Rating: Not Rated Pupils: 298 Distance:0.89	☐	☒	☐	☐	☐
15	St Peter's CofE Primary School Ofsted Rating: Good Pupils: 154 Distance:0.9	☐	☒	☐	☐	☐
16	Stuart Road Primary Academy Ofsted Rating: Good Pupils: 189 Distance:0.92	☐	☒	☐	☐	☐

Local Area Masts & Pylons

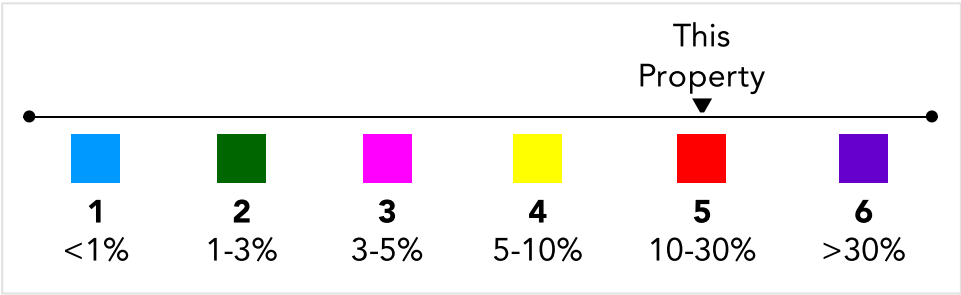
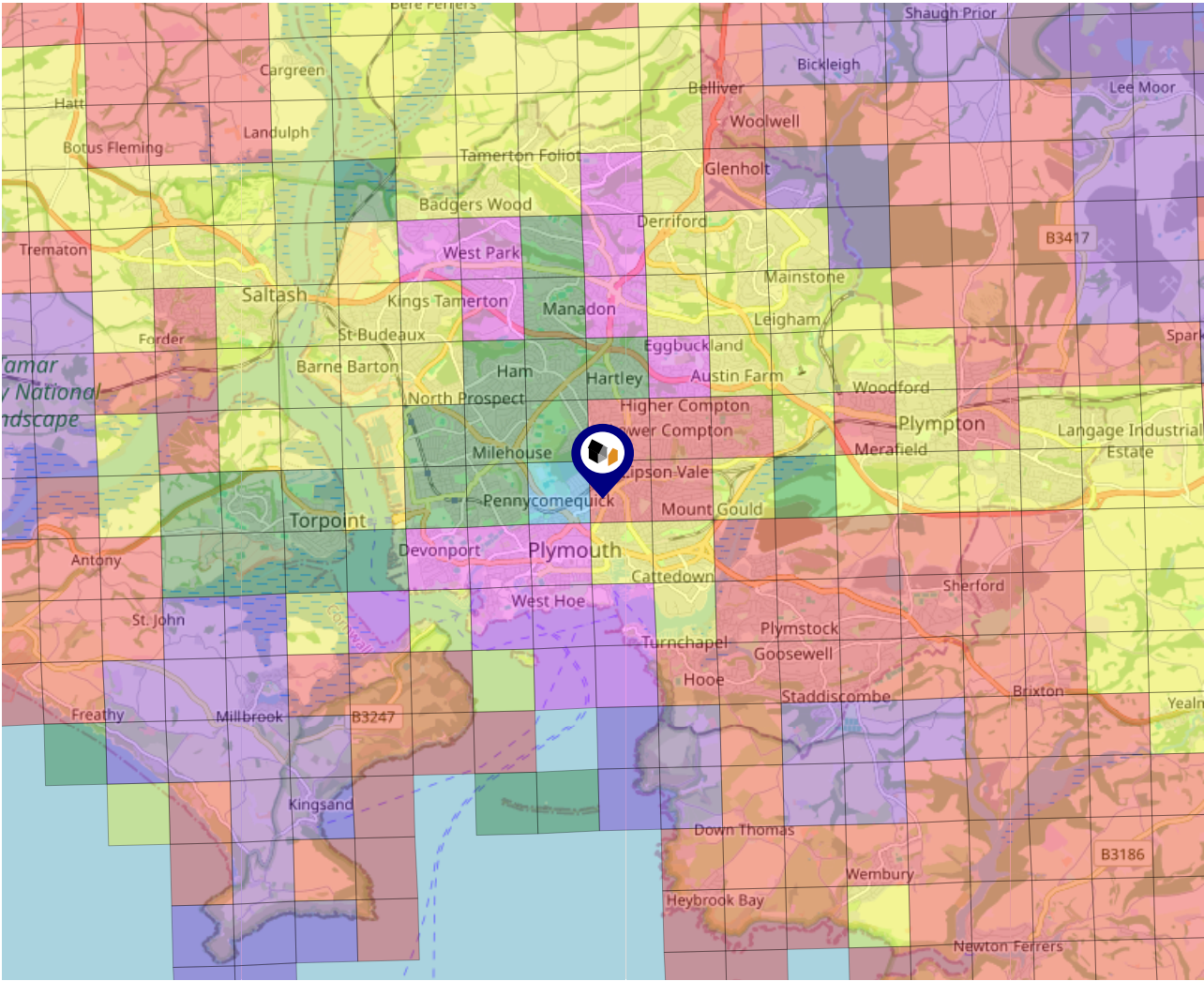


Key:

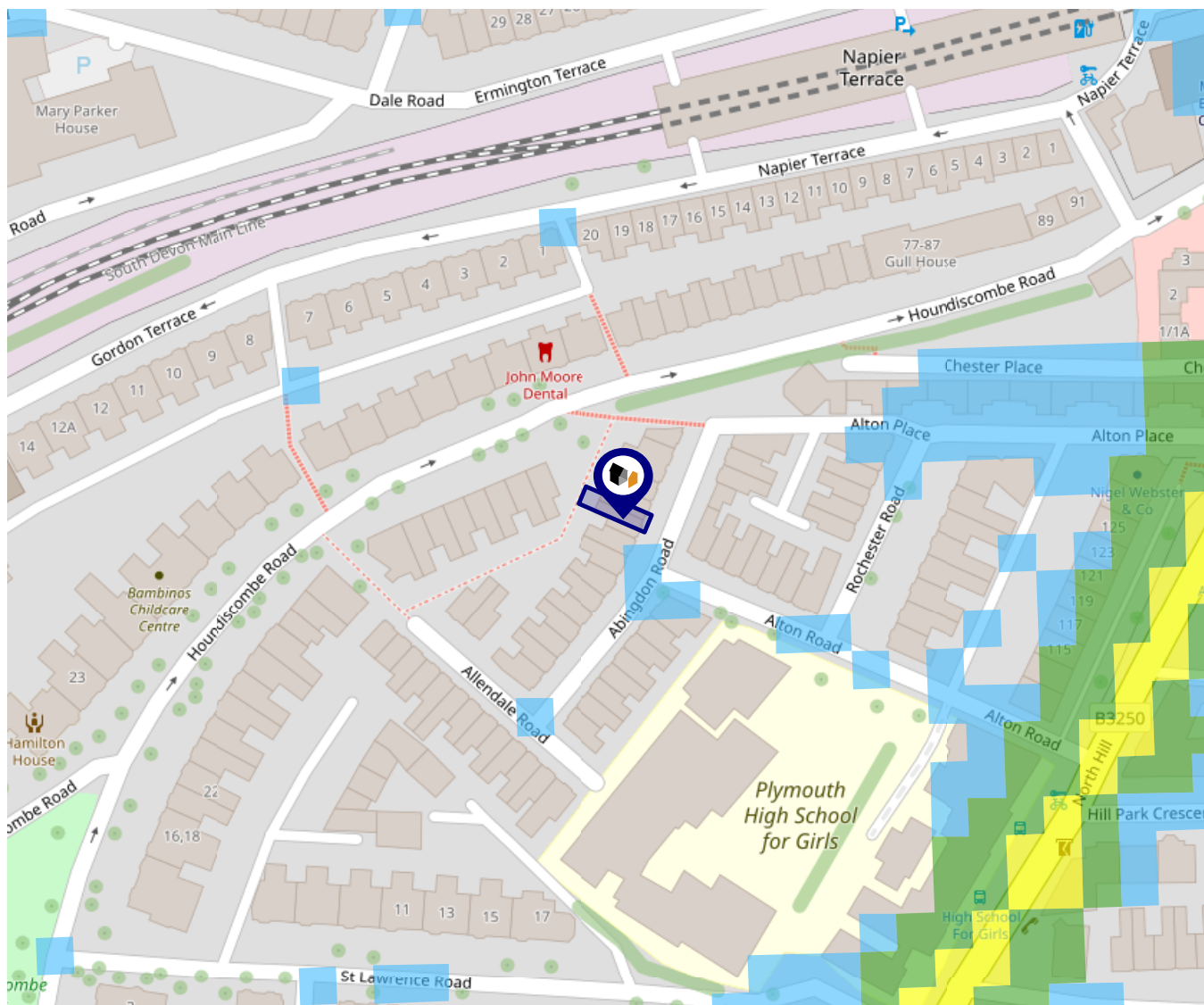
-  Power Pylons
-  Communication Masts

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

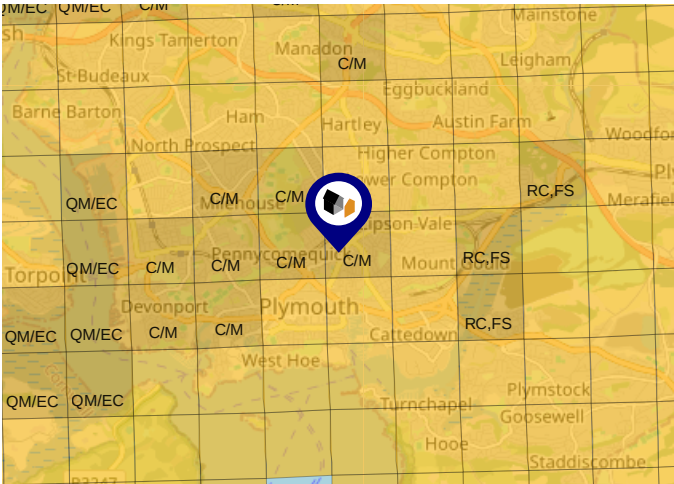


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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)

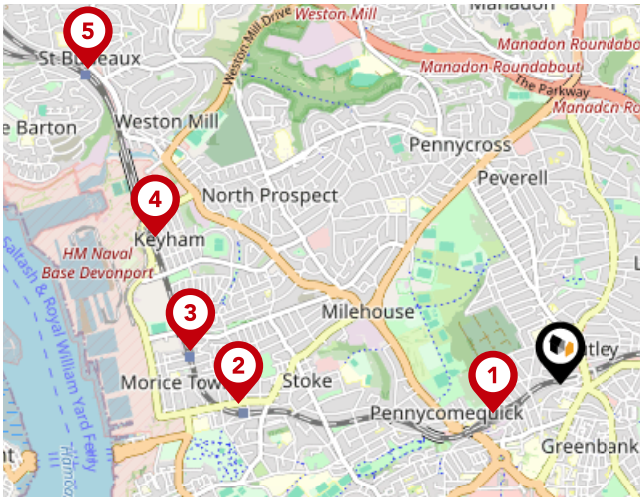
Carbon Content:	NONE	Soil Texture:	LOAM TO SILTY LOAM
Parent Material Grain:	ARGILLACEOUS	Soil Depth:	INTERMEDIATE-SHALLOW
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		



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)

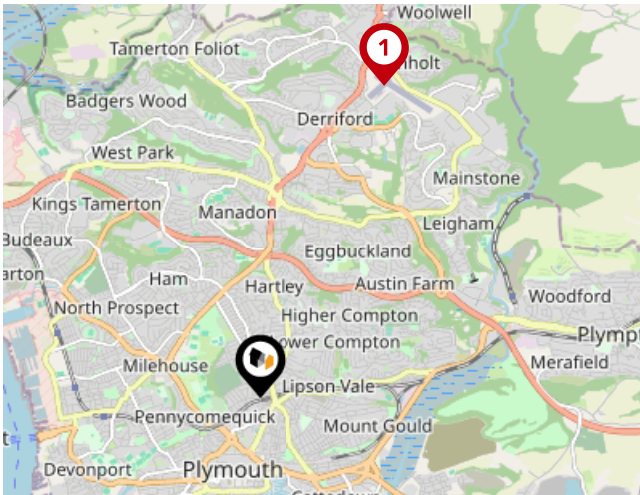


National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	0.34 miles
2	Devonport Rail Station	1.52 miles
3	Dockyard (Plymouth) Rail Station	1.75 miles
4	Keyham Rail Station	2.03 miles
5	St Budeaux Ferry Road Rail Station	2.68 miles

Trunk Roads/Motorways

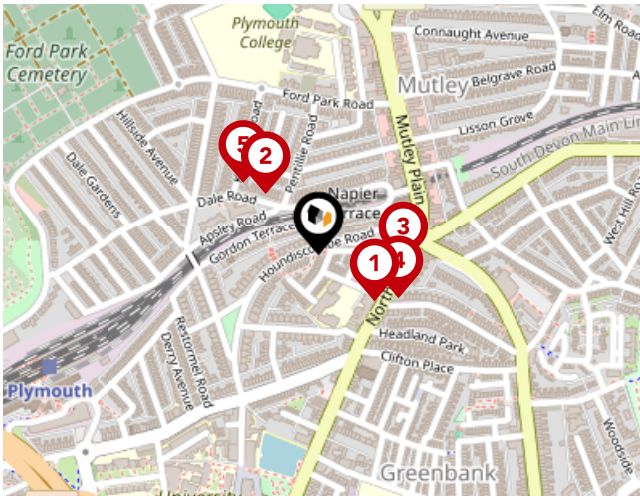
No Trunk Roads/Motorways found within 50 km of this property.



Airports/Helipads

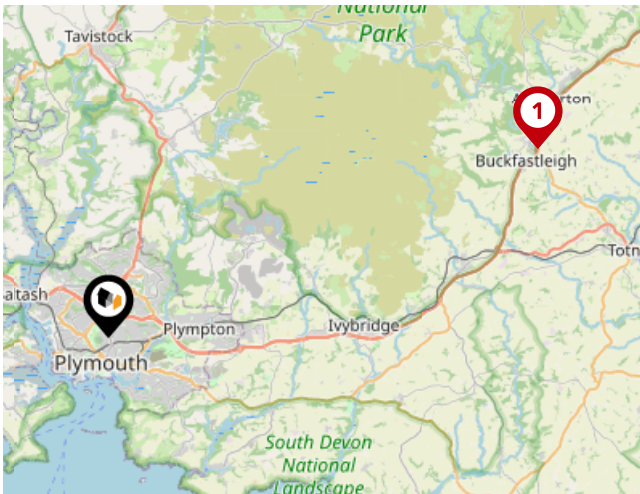
Pin	Name	Distance
1	Plymouth City Airport	3.15 miles

Area Transport (Local)



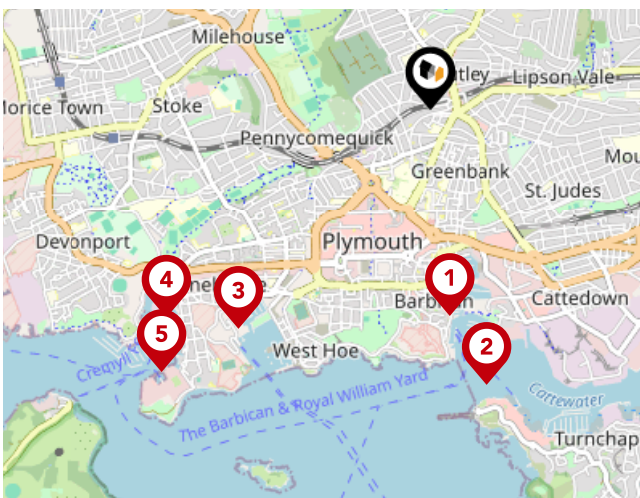
Bus Stops/Stations

Pin	Name	Distance
1	High School For Girls	0.08 miles
2	Apsley Road	0.09 miles
3	Alton Place	0.1 miles
4	Mutley Court	0.1 miles
5	Kingsley Road	0.12 miles



Local Connections

Pin	Name	Distance
1	Buckfastleigh (South Devon Railway)	17.66 miles



Ferry Terminals

Pin	Name	Distance
1	Plymouth (Barbican) Landing Stage	0.98 miles
2	Plymouth Mount Batten Ferry Landing	1.32 miles
3	Plymouth Ferry Terminal	1.37 miles
4	Plymouth Stonehouse Ferry Terminal	1.58 miles
5	Royal William Yard Ferry Landing	1.77 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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