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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 23rd September 2026



99, YELLOWMEAD ROAD, PLYMOUTH, PL2 2QE

Lang Town & Country

6 Mannamead Road, Plymouth, PL4 7AA

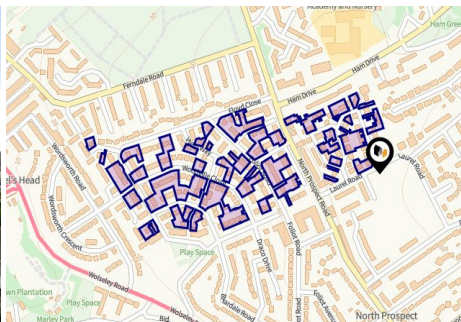
01752 456000

carrie@langtownandcountry.com

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Property

Type:	Semi-Detached
Bedrooms:	2
Floor Area:	721 ft ² / 67 m ²
Plot Area:	9.42 acres
Year Built :	2013
Council Tax :	Band A
Annual Estimate:	£1,628
Title Number:	DN628097
UPRN:	10090563926
Restrictive Covenants:	Yes

Last Sold Date:	26/04/2013
Last Sold Price:	£129,000
Last Sold £/ft²:	£178
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)

9 mb/s	80 mb/s	1800 mb/s

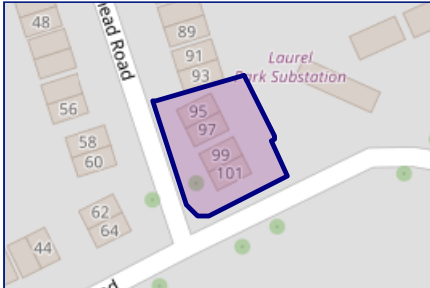
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

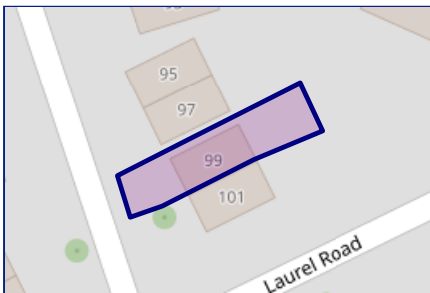


Multiple Freehold Title Plans Detected



DN628097

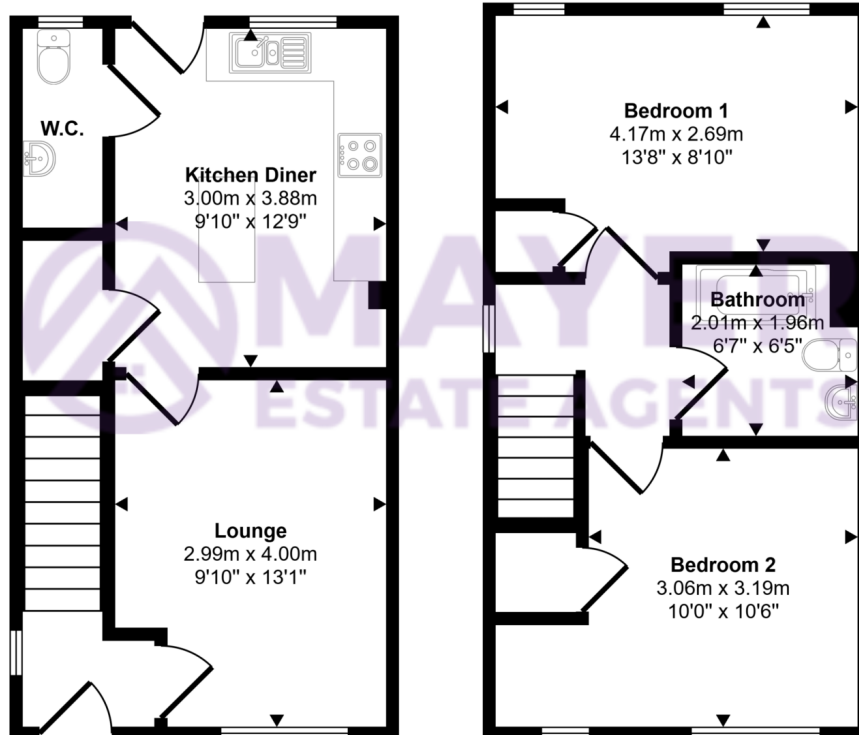
Multiple Freehold Title Plans Detected



DN634843

99, YELLOWMEAD ROAD, PLYMOUTH, PL2 2QE

Approx Gross Internal Area
67 sq m / 717 sq ft



Ground Floor

Approx 33 sq m / 355 sq ft

First Floor

Approx 34 sq m / 363 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

99, Yellowmead Road, PL2 2QE

Energy rating

B

Valid until 17.04.2023

Certificate number
20618955306020065901

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

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Good lighting efficiency
Floors:	Suspended, insulated (assumed)
Total Floor Area:	67 m ²

This map displays nearby coal mine entrances and their classifications.



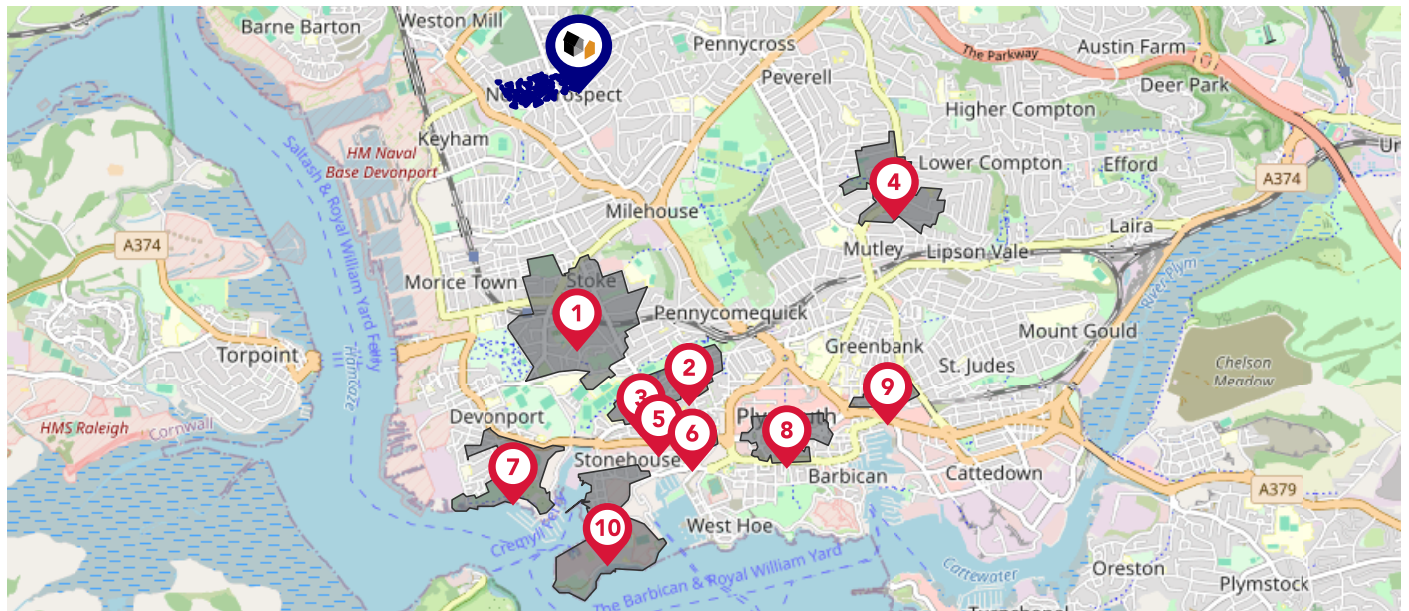
Mine Entry

- ✕ 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.

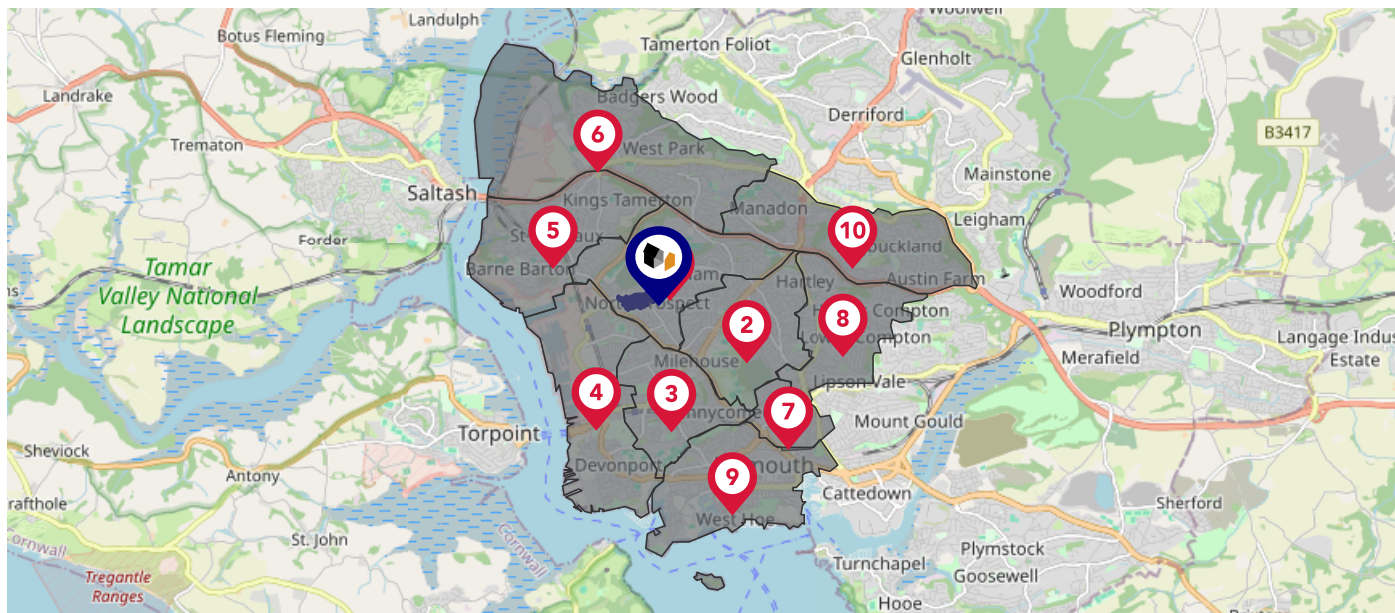
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

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

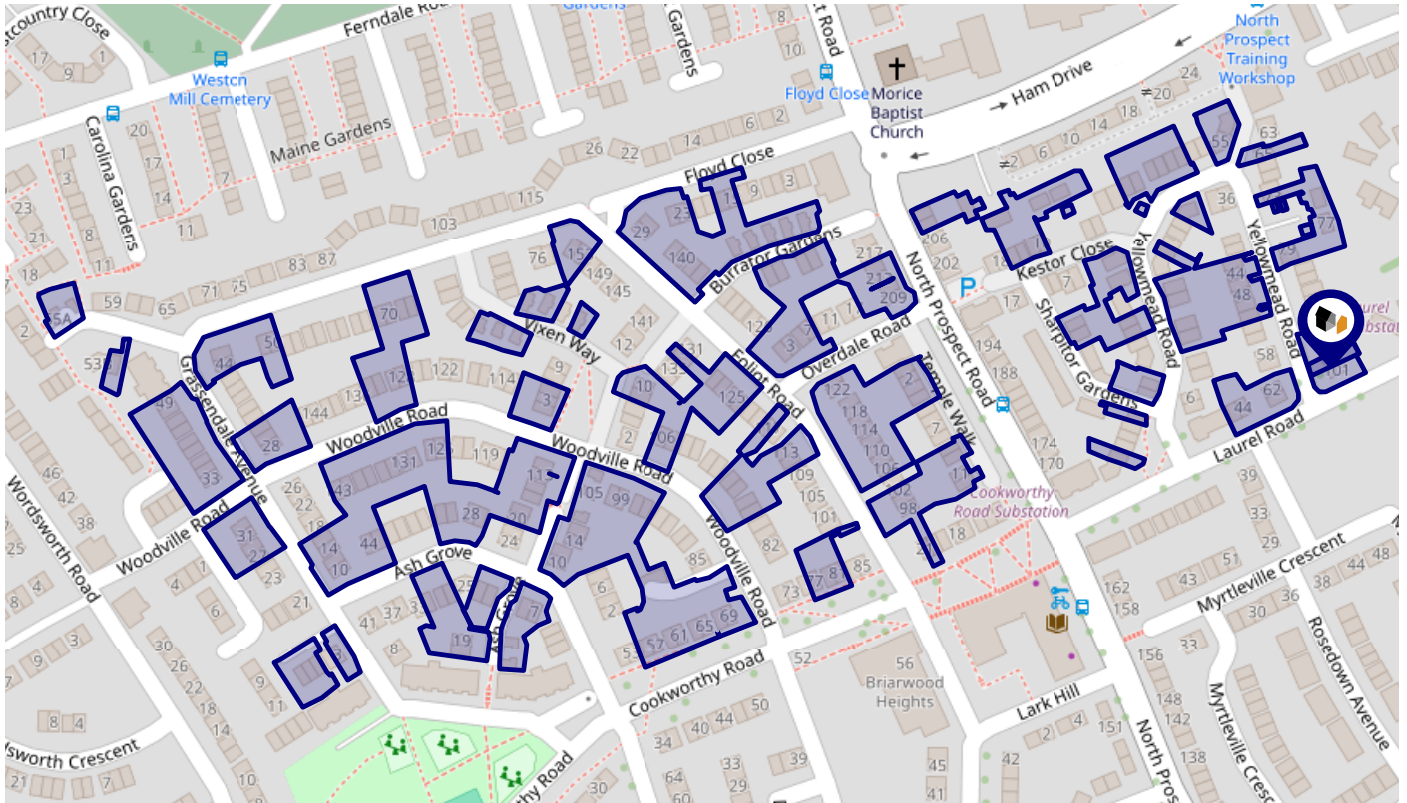
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

- 1 Ham Ward
- 2 Peverell Ward
- 3 Stoke Ward
- 4 Devonport Ward
- 5 St. Budeaux Ward
- 6 Honicknowle Ward
- 7 Drake Ward
- 8 Compton Ward
- 9 St. Peter and the Waterfront Ward
- 10 Egguckland 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:

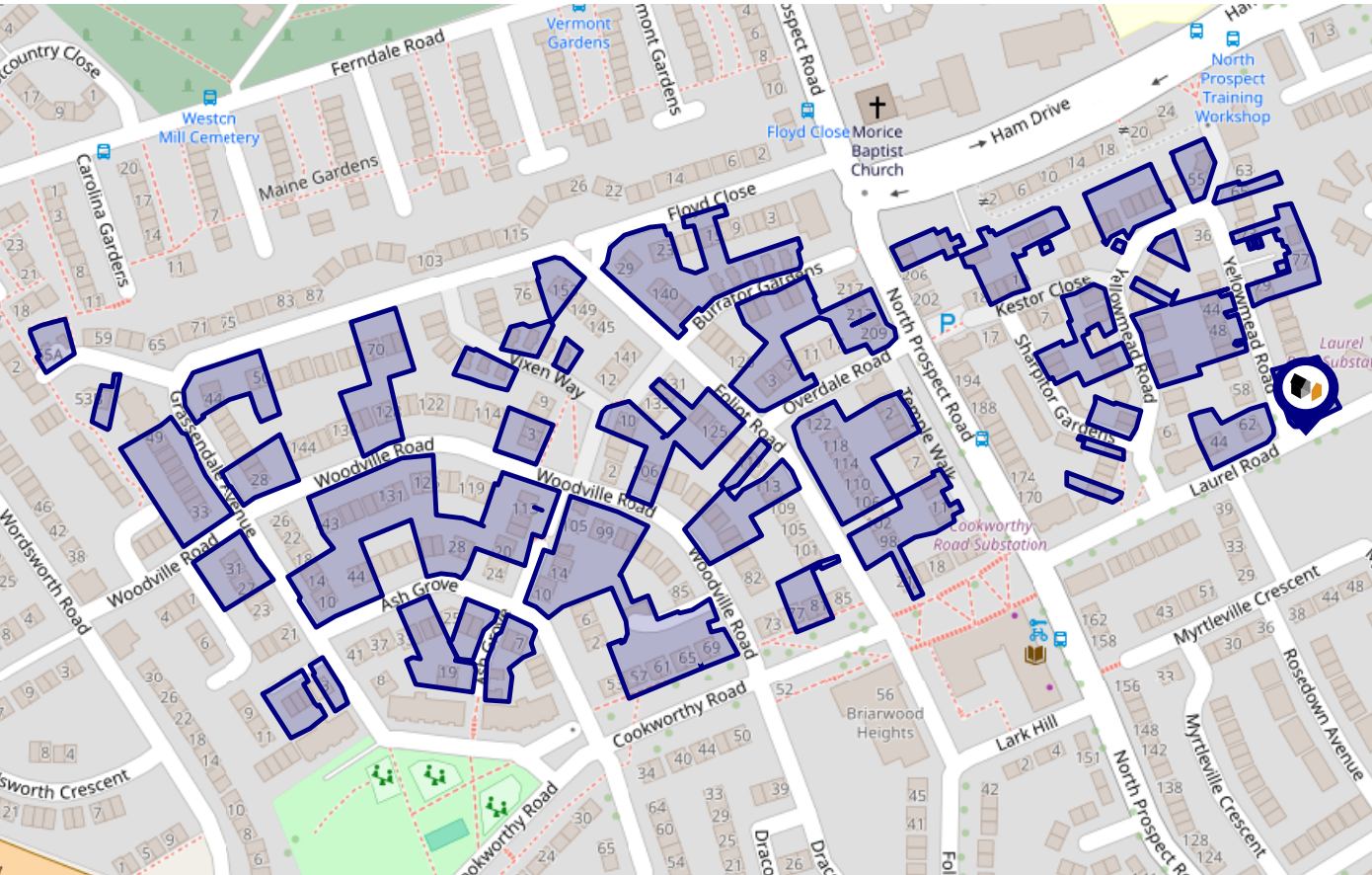
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

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.

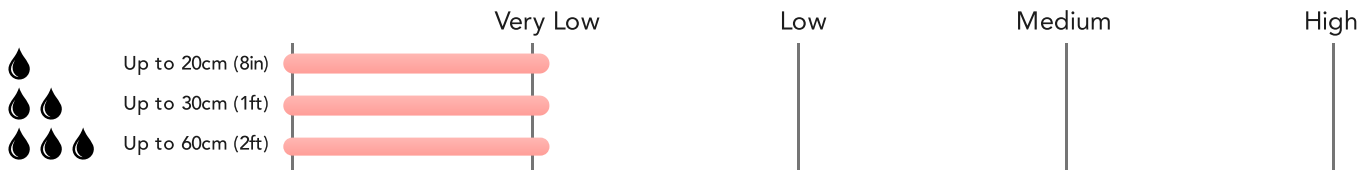


Risk Rating: Very low

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:

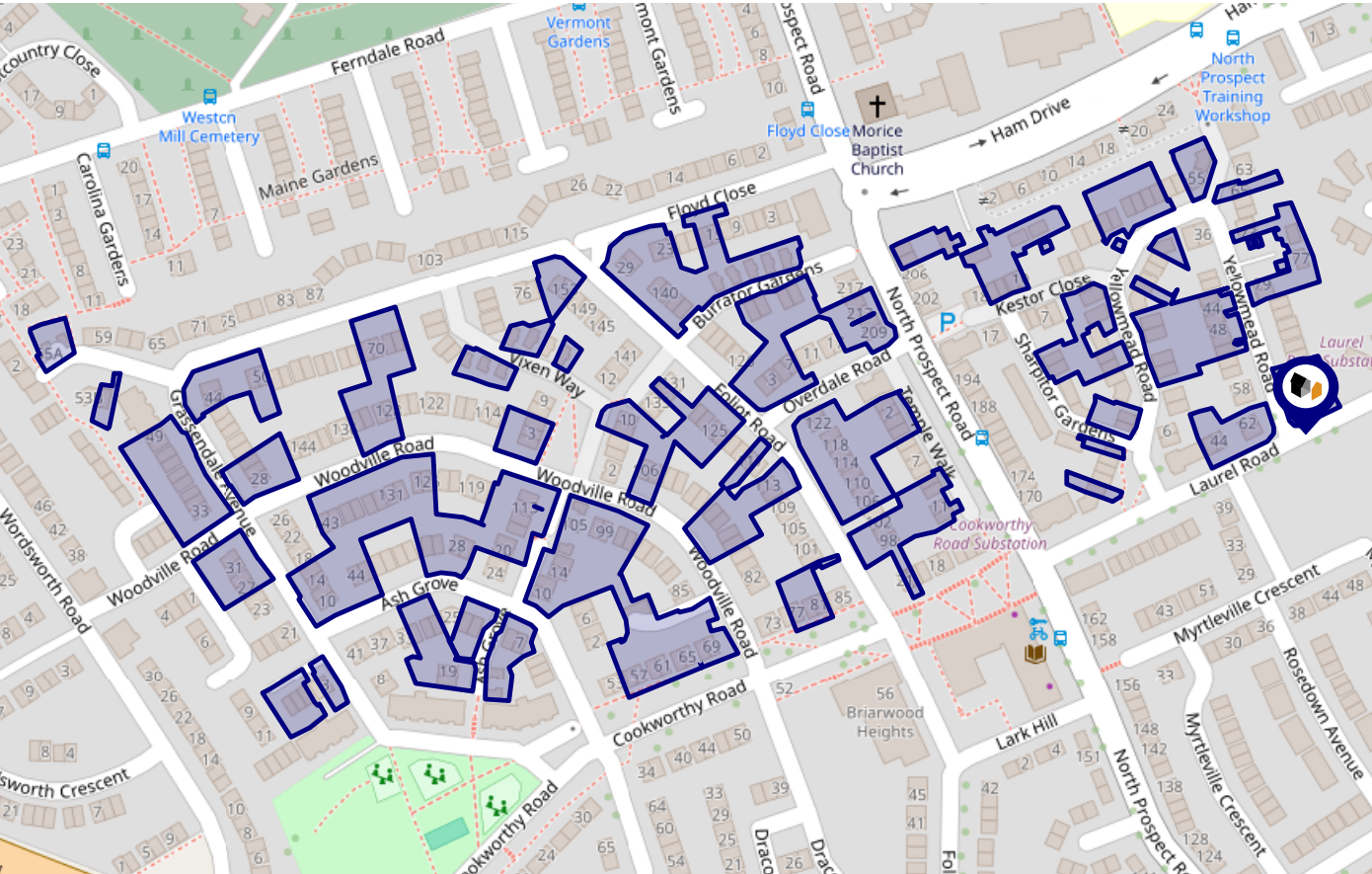


Flood Risk

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.

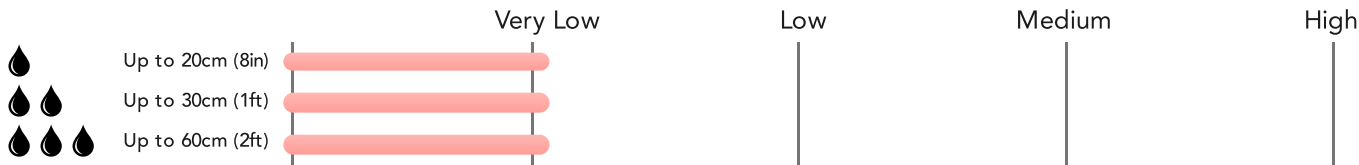


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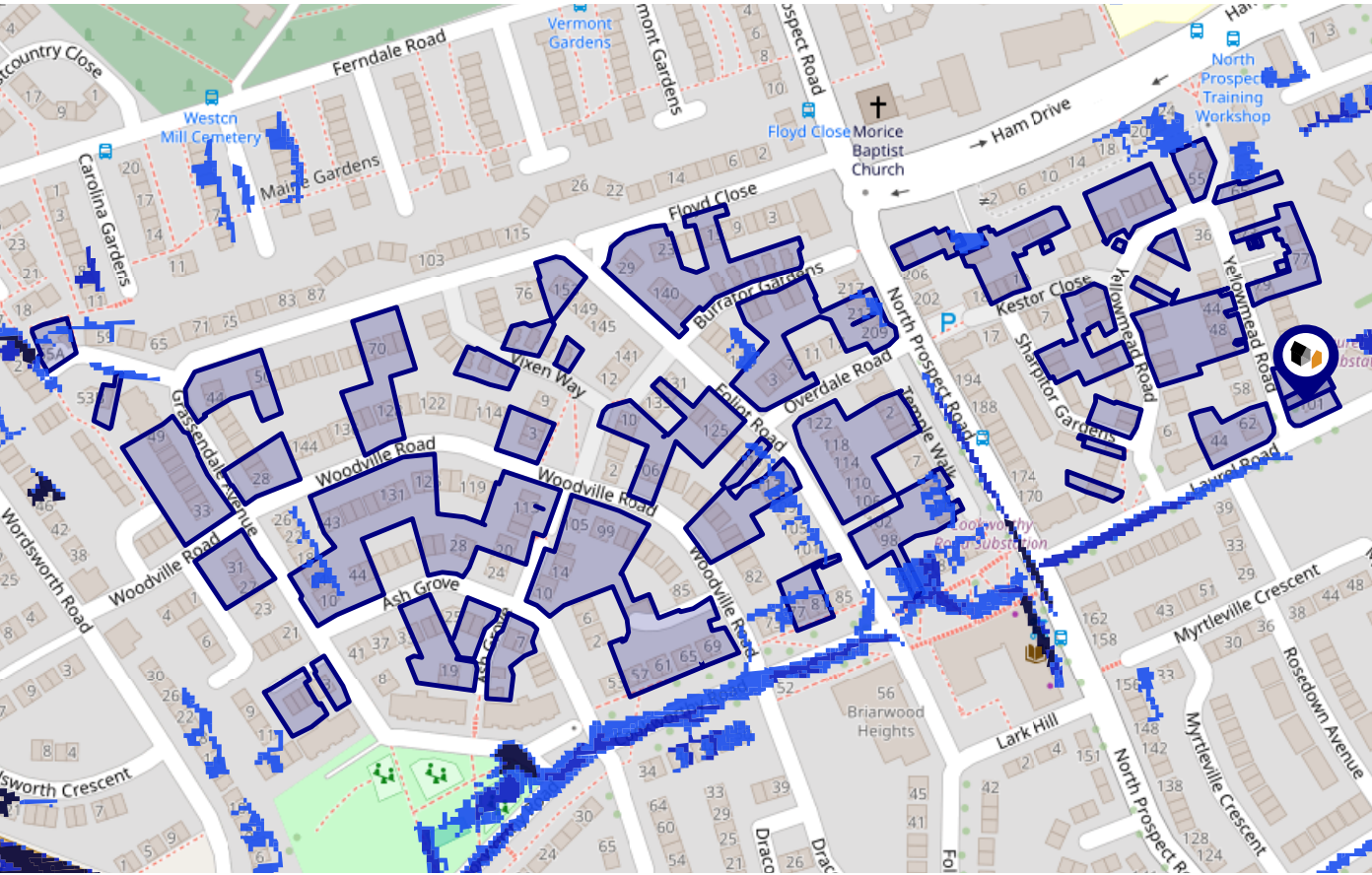


Flood Risk

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.

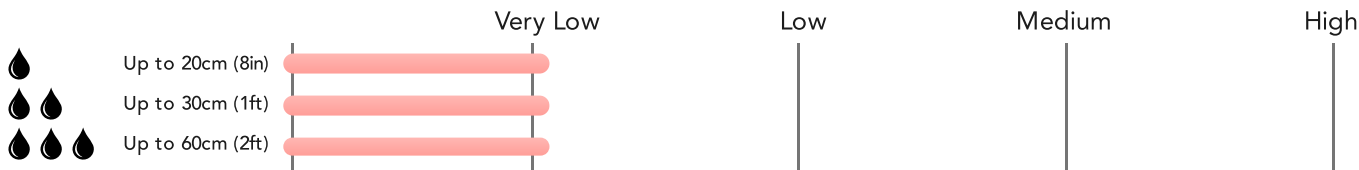


Risk Rating: Very low

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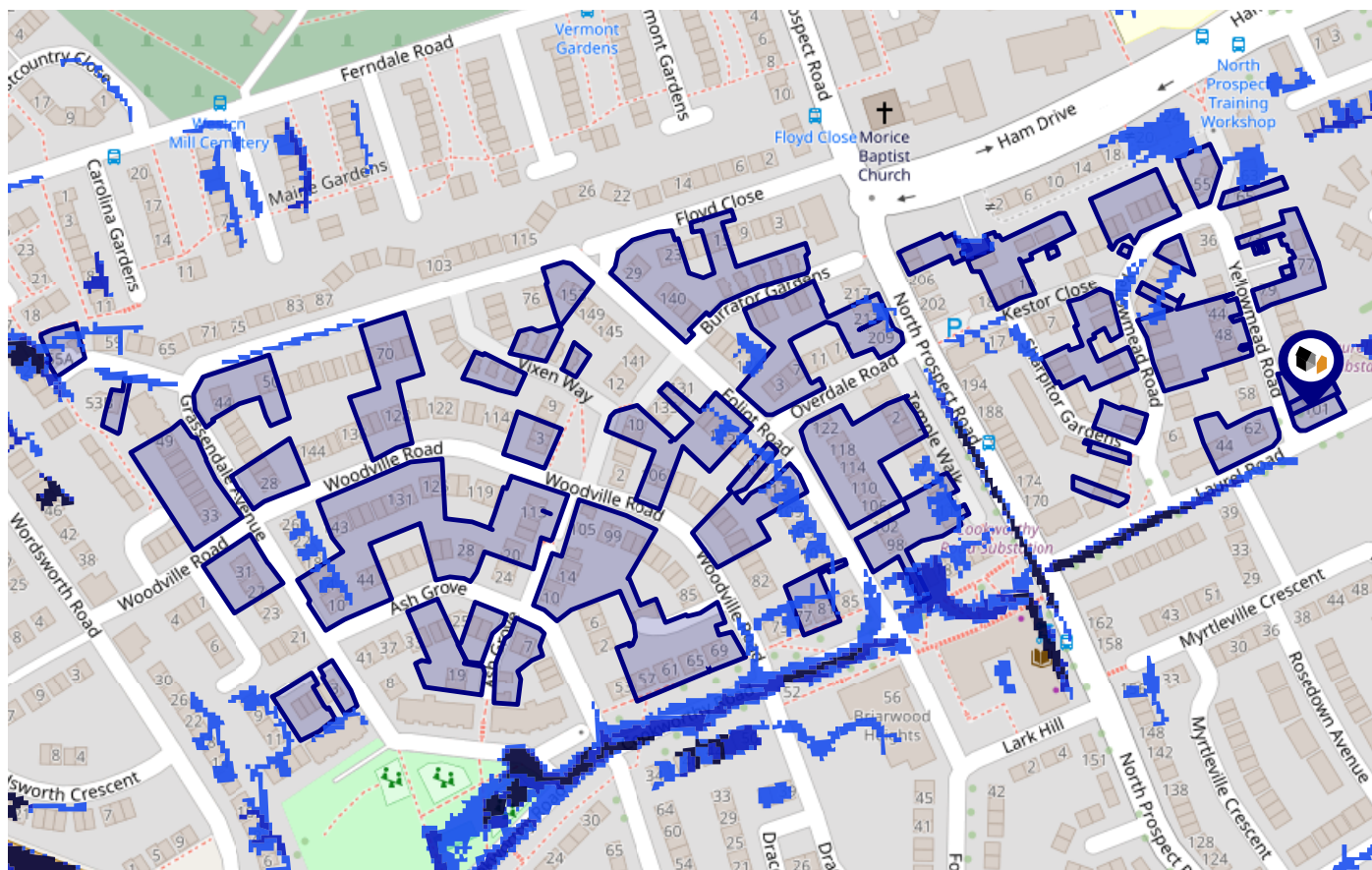
Chance of flooding to the following depths at this property:



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.

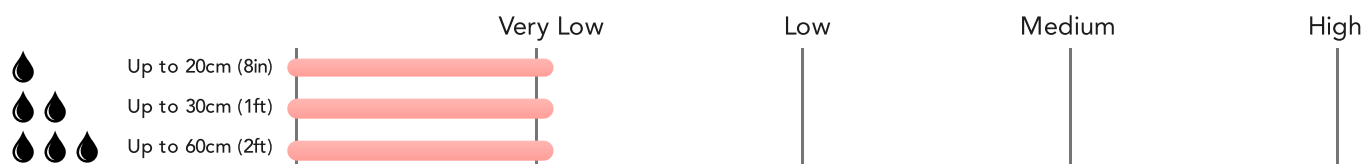


Risk Rating: Very low

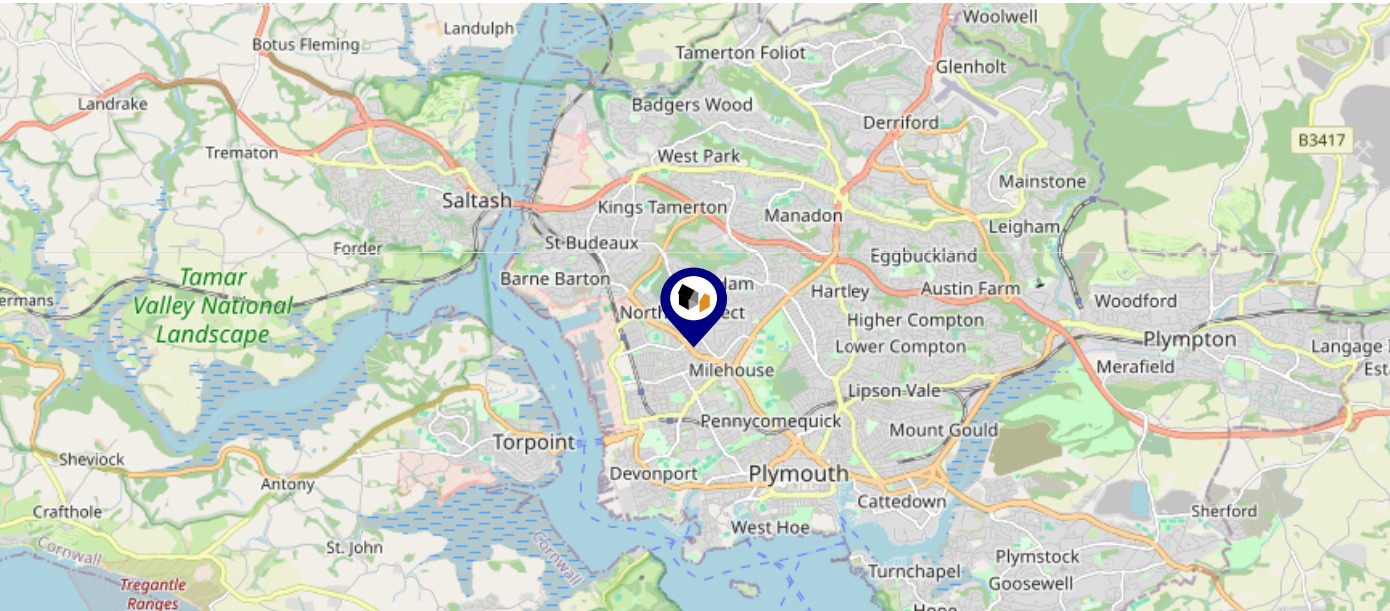
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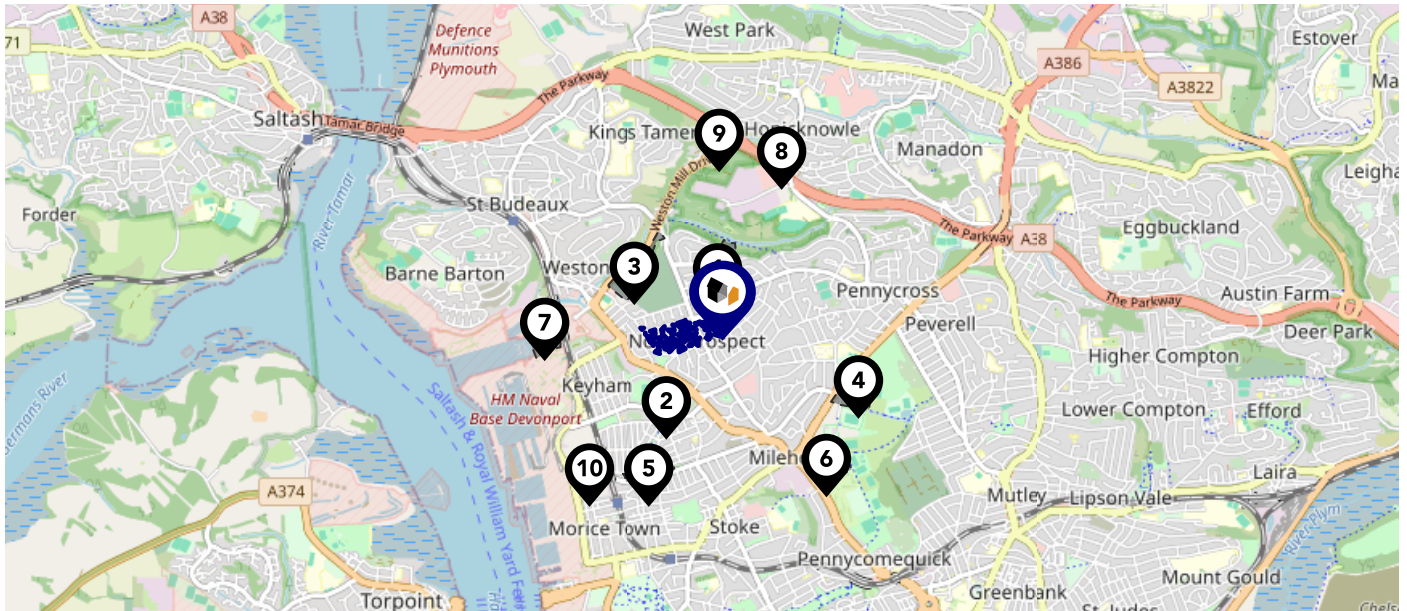
This map displays nearby areas that have been designated as Green Belt...



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.



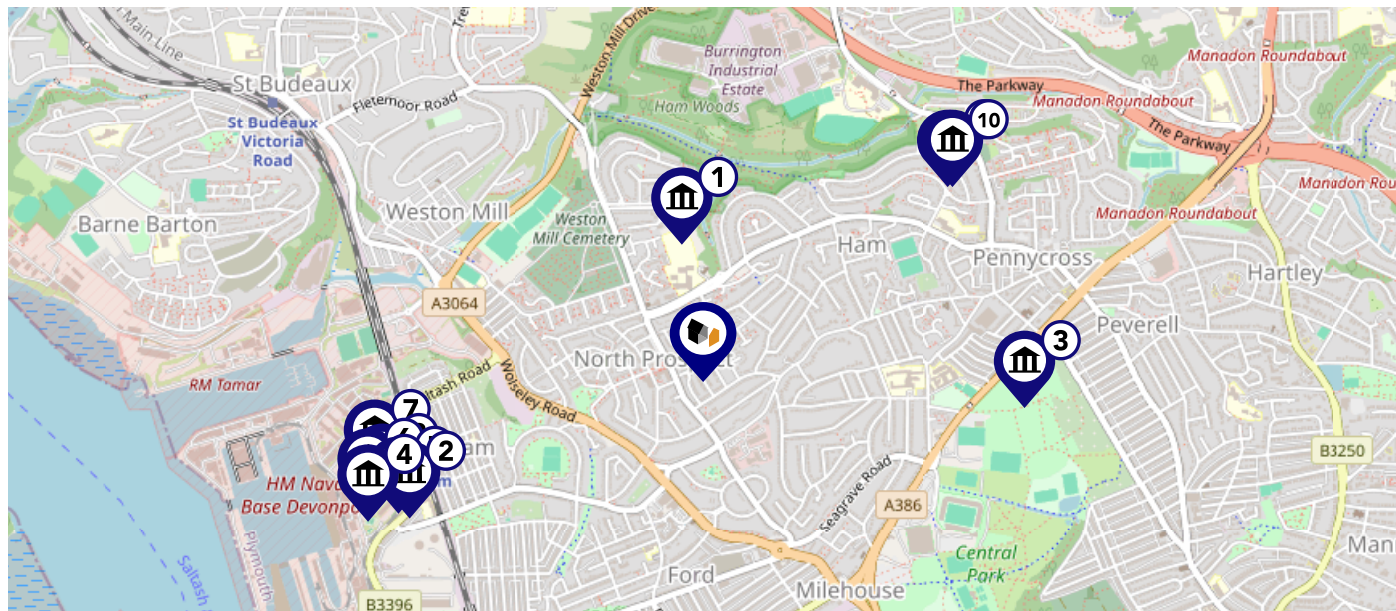
Nearby Landfill Sites

1	Ham-Ham, Plymouth	Historic Landfill	☐
2	Disused Railway Cutting-North Down, Devonport, Plymouth	Historic Landfill	☐
3	Weston Mill Playing Field-Weston Mill Playing Field, Plymouth	Historic Landfill	☐
4	Peverell Cricket Ground-Peverell Cricket Ground, Plymouth	Historic Landfill	☐
5	Recreation Ground St Levan Ground And Alexandra Road-Recreation Ground, St Levan Road, Plymouth	Historic Landfill	☐
6	Central Park Milehouse-Central Park (Milehouse), Plymouth	Historic Landfill	☐
7	HMS Drake Recreation Ground-Camels Head, Plymouth	Historic Landfill	☐
8	Honicknowle To March Mill-Honicknowle To March Mill, Plymouth	Historic Landfill	☐
9	Coombe Farm-A38 Parkway - Weston Mill Drive, Honicknowle, Plymouth	Historic Landfill	☐
10	St Levan Road Recreation Ground-St Levan Road Recreation Ground, Devonport, Plymouth	Historic Landfill	☐

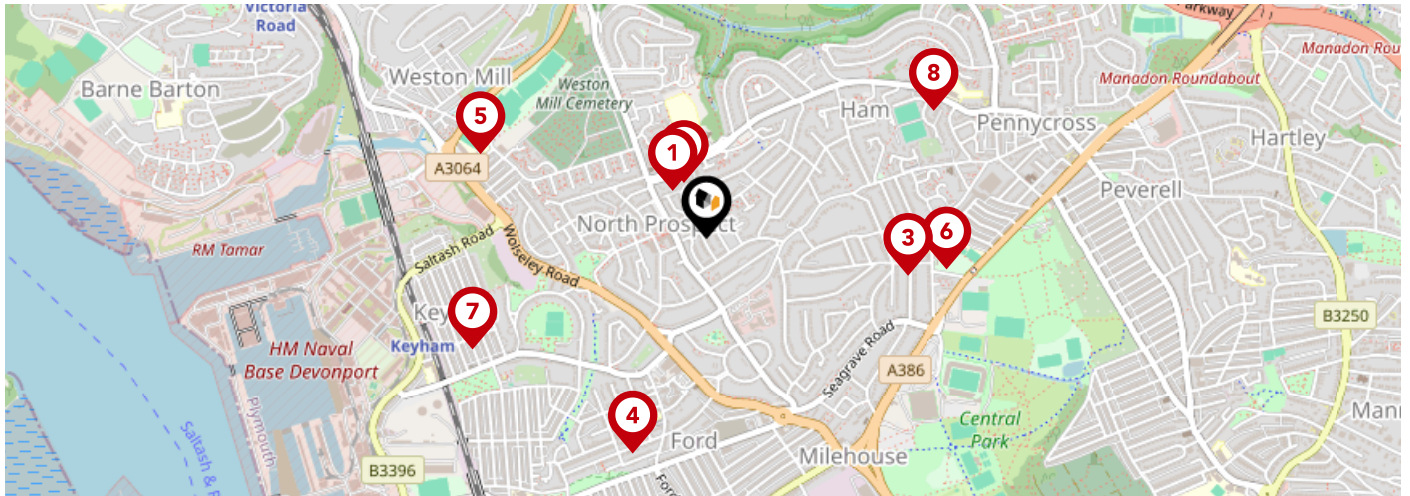
Maps

Listed Buildings

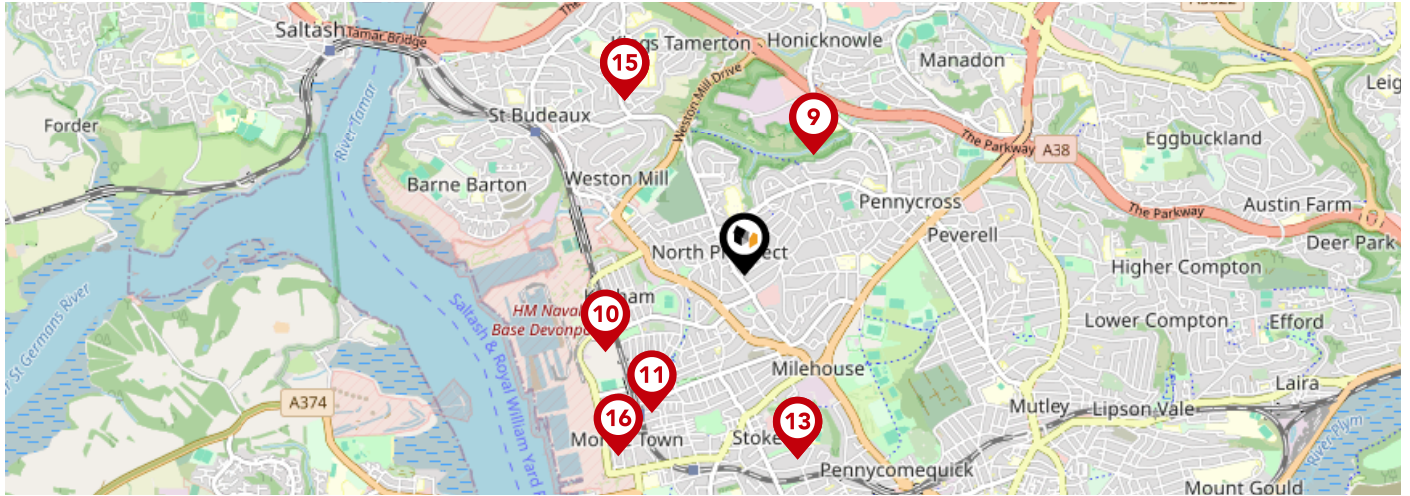
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1386436 - Ham House	Grade II	0.3 miles
	1386379 - Royal Naval Arms	Grade II	0.7 miles
	1386304 - Pounds House	Grade II	0.8 miles
	1386377 - Hms Drake Terrace Walls In Front Of The Wardroom	Grade II	0.8 miles
	1386366 - Hms Drake, Drake House And Attached Walls And Railings	Grade II	0.8 miles
	1386369 - Hms Drake Howard Building	Grade II	0.8 miles
	1386368 - Hms Drake Frobisher Block Right Of Main Entrance	Grade II	0.8 miles
	1386365 - Hms Drake Clock Tower South East Of Main Gates And Attached Guardhouse	Grade II	0.8 miles
	1113333 - Church Of St Pancras	Grade II	0.8 miles
	1113334 - Haldene Tomb Approximately 6 Metres East Of Church Of St Pancras	Grade II	0.8 miles

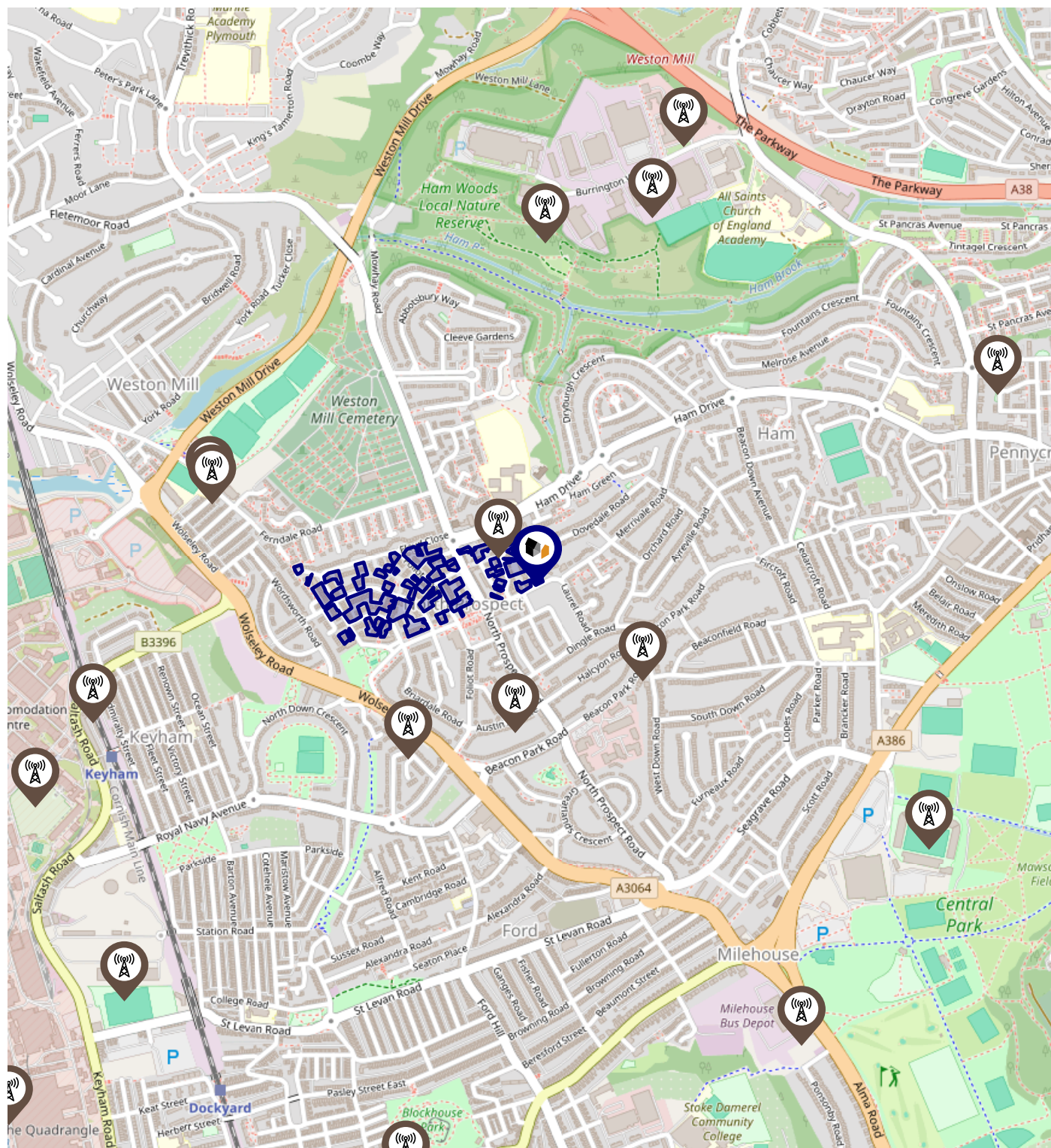


		Nursery	Primary	Secondary	College	Private
1	Mayflower Academy Ofsted Rating: Outstanding Pupils: 458 Distance:0.13	☐	☒	☐	☐	☐
2	Ham Drive Nursery School and Day Care Ofsted Rating: Good Pupils: 78 Distance:0.14	☒	☐	☐	☐	☐
3	Montpelier Primary School Ofsted Rating: Good Pupils: 652 Distance:0.49	☐	☒	☐	☐	☐
4	Ford Primary School Ofsted Rating: Requires improvement Pupils: 214 Distance:0.54	☐	☒	☐	☐	☐
5	Weston Mill Community Primary Academy Ofsted Rating: Good Pupils: 211 Distance:0.57	☐	☒	☐	☐	☐
6	Devonport High School for Girls Ofsted Rating: Good Pupils: 860 Distance:0.57	☐	☐	☒	☐	☐
7	Keyham Barton Catholic Primary School Ofsted Rating: Good Pupils: 146 Distance:0.61	☐	☒	☐	☐	☐
8	Pennycross Primary School Ofsted Rating: Good Pupils: 403 Distance:0.62	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
9	All Saints Church of England Academy Ofsted Rating: Good Pupils: 616 Distance:0.65	☐	☐	☒	☐	☐
10	Drake Primary Academy Ofsted Rating: Good Pupils: 173 Distance:0.76	☐	☒	☐	☐	☐
11	College Road Primary School Ofsted Rating: Good Pupils: 204 Distance:0.79	☐	☒	☐	☐	☐
12	Scott Medical and Healthcare College Ofsted Rating: Good Pupils: 233 Distance:0.91	☐	☐	☒	☐	☐
13	Stoke Damerel Community College Ofsted Rating: Good Pupils: 1301 Distance:0.91	☐	☐	☒	☐	☐
14	Marine Academy Primary Ofsted Rating: Outstanding Pupils: 507 Distance:1	☐	☒	☐	☐	☐
15	Marine Academy Plymouth Ofsted Rating: Good Pupils: 973 Distance:1	☐	☐	☒	☐	☐
16	Morice Town Primary Academy Ofsted Rating: Good Pupils: 185 Distance:1.05	☐	☒	☐	☐	☐

Local Area Masts & Pylons

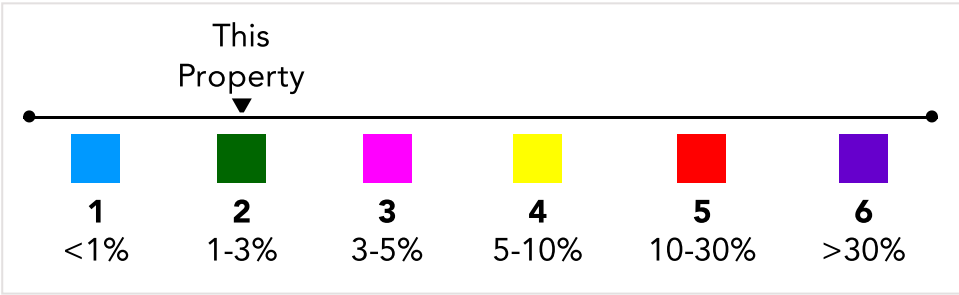
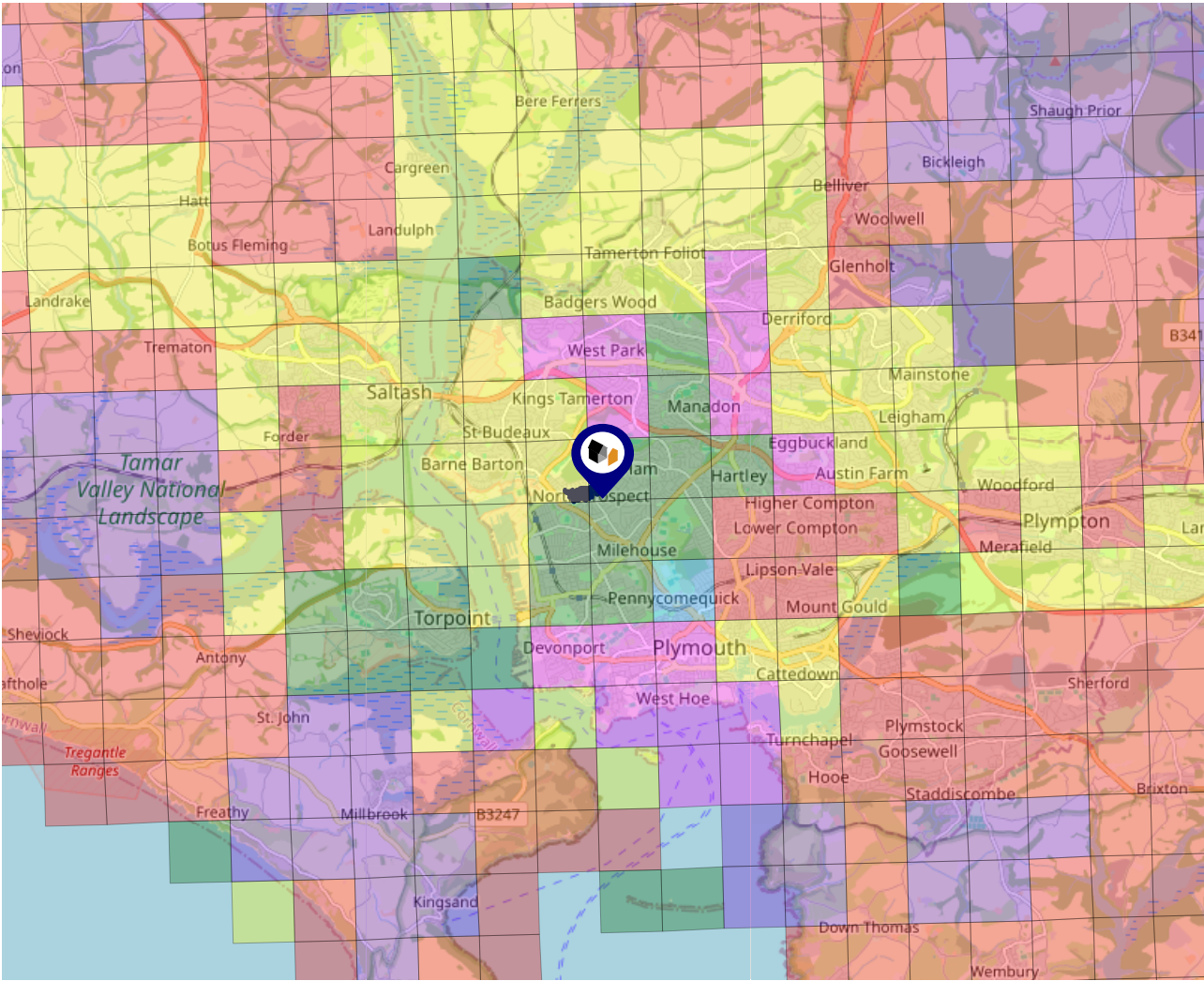


Key:

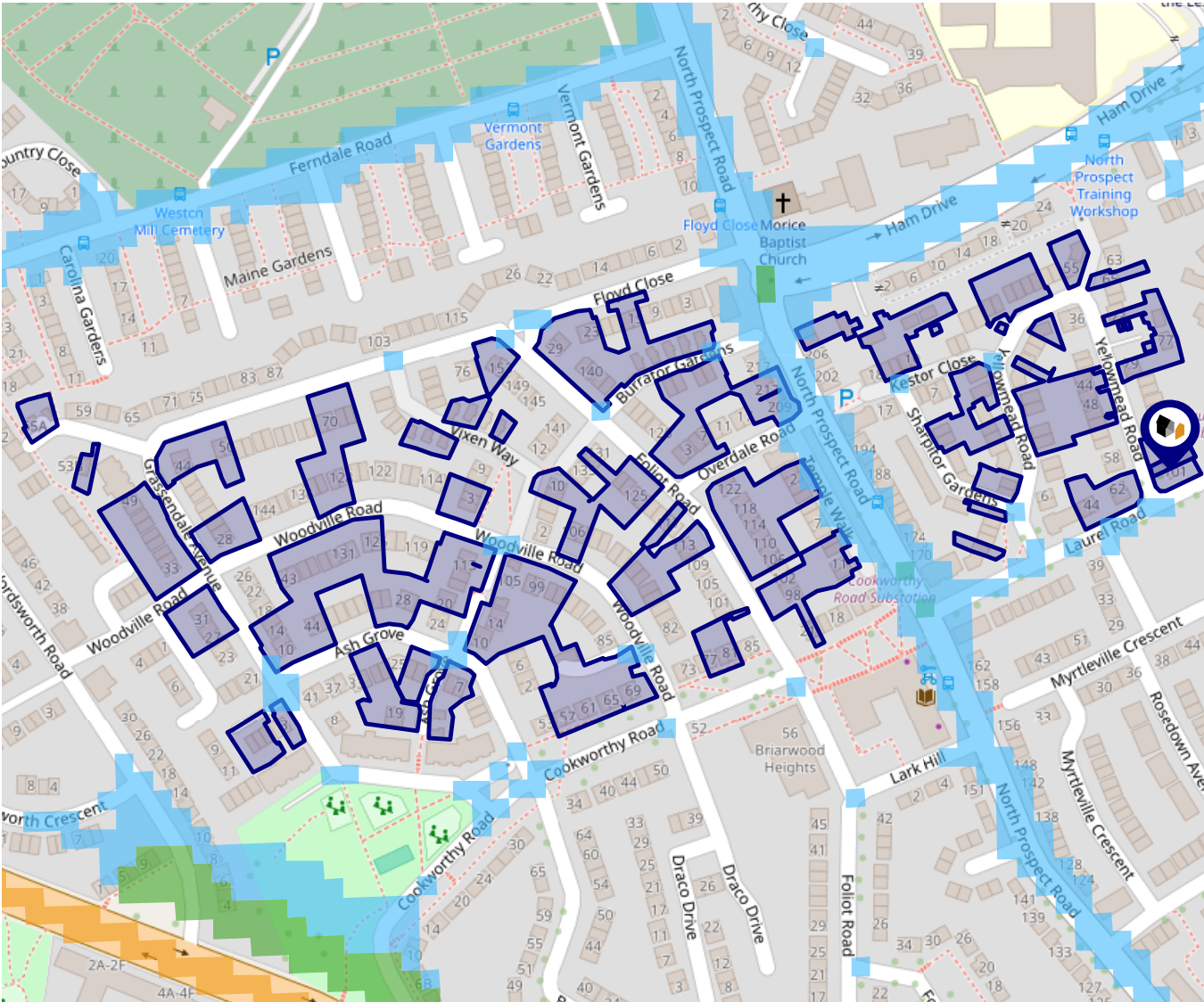
-  Power Pylons
-  Communication Masts

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

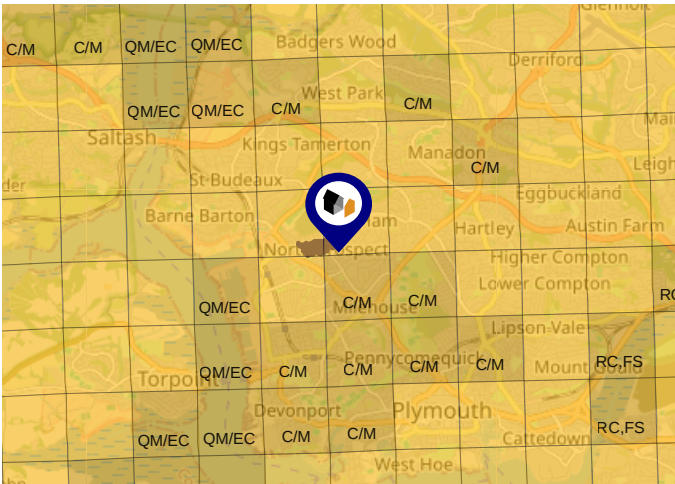


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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)

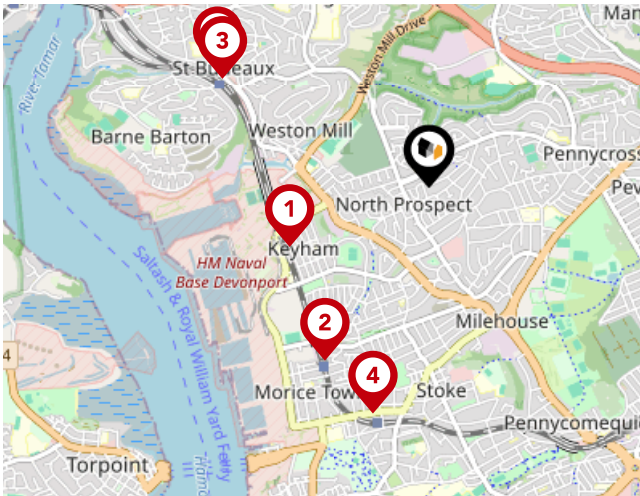
Carbon Content:	NONE	Soil Texture:	SILTY LOAM
Parent Material Grain:	ARGILLACEOUS	Soil Depth:	INTERMEDIATE-SHALLOW
Soil Group:	MEDIUM(SILTY)		



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)

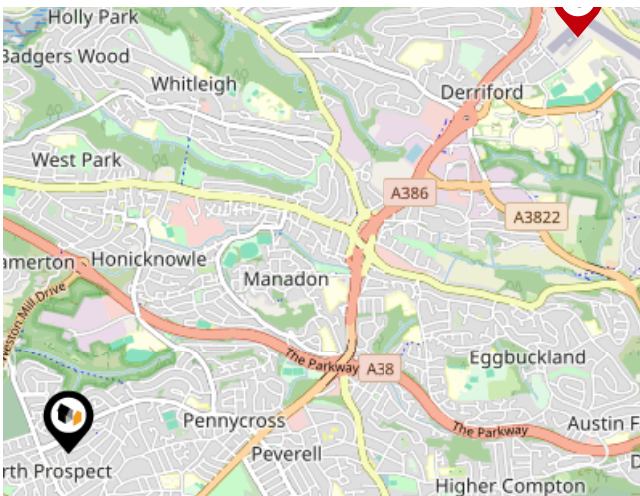


National Rail Stations

Pin	Name	Distance
1	Keyham Rail Station	0.71 miles
2	Dockyard (Plymouth) Rail Station	0.95 miles
3	St Budeaux Ferry Road Rail Station	1.09 miles
4	Devonport Rail Station	1.1 miles
5	St Budeaux Victoria Road Rail Station	1.14 miles

Trunk Roads/Motorways

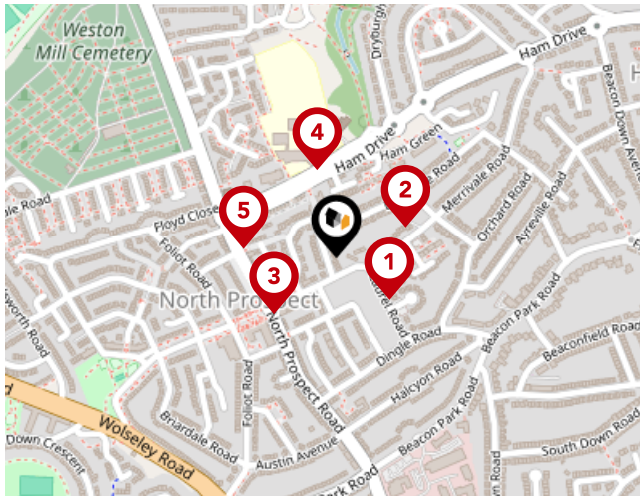
No Trunk Roads/Motorways found within 50 km of this property.



Airports/Helipads

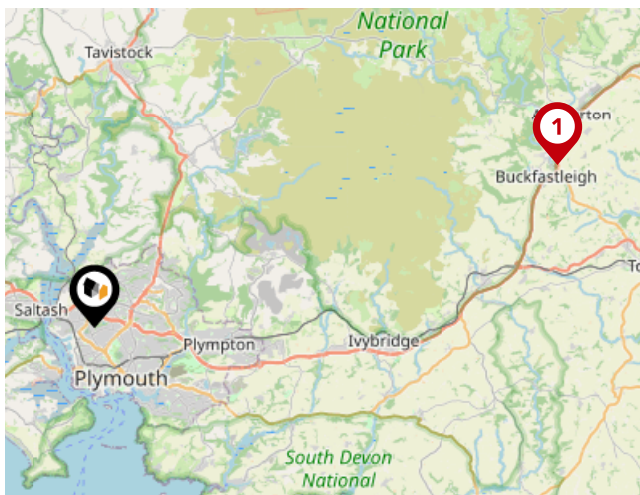
Pin	Name	Distance
1	Plymouth City Airport	3.1 miles

Area Transport (Local)



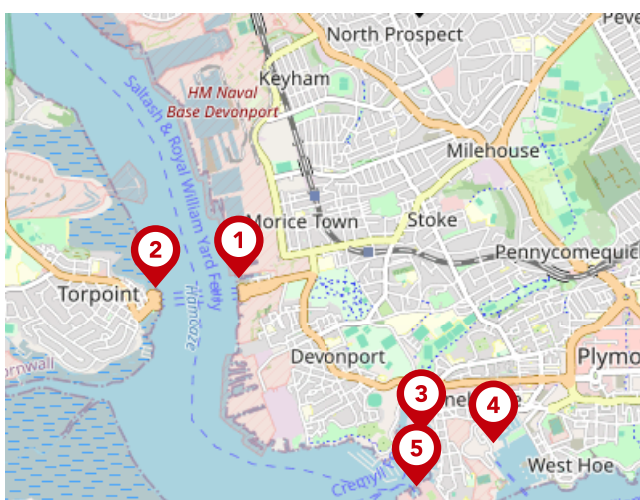
Bus Stops/Stations

Pin	Name	Distance
1	Laurel Dene	0.07 miles
2	Merrivale Road Club	0.08 miles
3	Cookworthy Road	0.09 miles
4	North Prospect Training Workshop	0.1 miles
5	North Prospect Primary School	0.1 miles



Local Connections

Pin	Name	Distance
1	Buckfastleigh (South Devon Railway)	18.47 miles



Ferry Terminals

Pin	Name	Distance
1	Devonport Ferry Terminal	1.49 miles
2	Torpoint Ferry Terminal	1.78 miles
3	Plymouth Stonehouse Ferry Terminal	1.96 miles
4	Plymouth Ferry Terminal	2.04 miles
5	Royal William Yard Ferry Landing	2.21 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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