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SALES

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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 10th November 2026



FIRST FLOOR FLAT, 19, ST. JAMES PLACE WEST, PLYMOUTH, PL1 3AT

Lang Town & Country

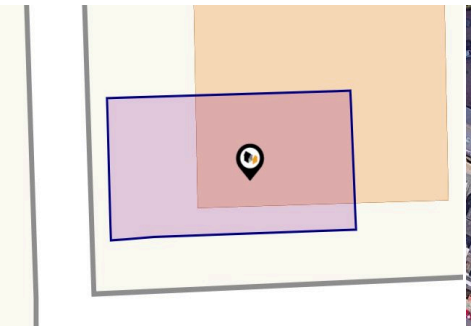
6 Mannamead Road, Plymouth, PL4 7AA
01752 456000
carrie@langtownandcountry.com
www.langtownandcountry.com

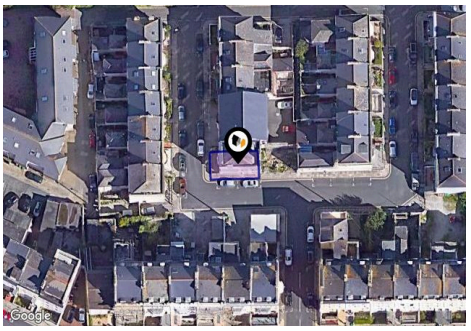
arla | propertymark PROTECTED
naea | propertymark PROTECTED
The Property Ombudsman

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Property
Overview







Property

Type:	Flat / Maisonette	**Last Sold Date:**	17/05/2019
Bedrooms:	1	**Last Sold Price:**	£130,000
Floor Area:	839 ft^2 / 78 m^2	**Last Sold £/ft^2:**	£268
Plot Area:	0.02 acres	**Tenure:**	Freehold
Year Built :	Before 1900		
Council Tax :	Band A		
Annual Estimate:	£1,628		
Title Number:	DN303371		
UPRN:	100040488608		
Restrictive Covenants:	No		

Local Area

Local Authority: City of plymouth
Conservation Area: The Hoe
Flood Risk:

- Rivers & Seas — Very low
- Surface Water — Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

15 mb/s	80 mb/s	1800 mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

Planning History
This Address

Planning records for: ***First Floor Flat, 19, St. James Place West, Plymouth, PL1 3AT***

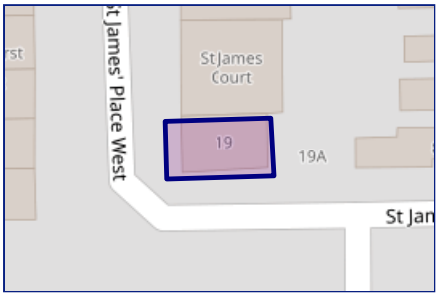
Reference - 21/01673/S73	
Decision:	Decided
Date:	08th September 2021
Description:	Variation of Condition 1 (Approved Plans) of application 18/02109/FUL for amendments to the design of the proposal at roof level (part-retrospective)

Reference - 18/02109/FUL	
Decision:	Decided
Date:	19th December 2018
Description:	Erection of a new dwelling

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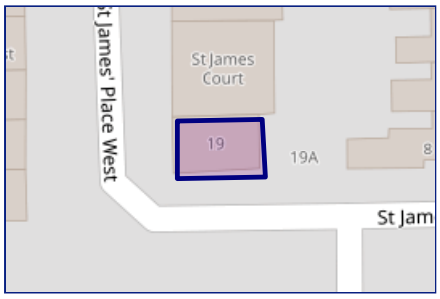
Property
Multiple Title Plans

Freehold Title Plan



DN303371

Leasehold Title Plan



DN713693

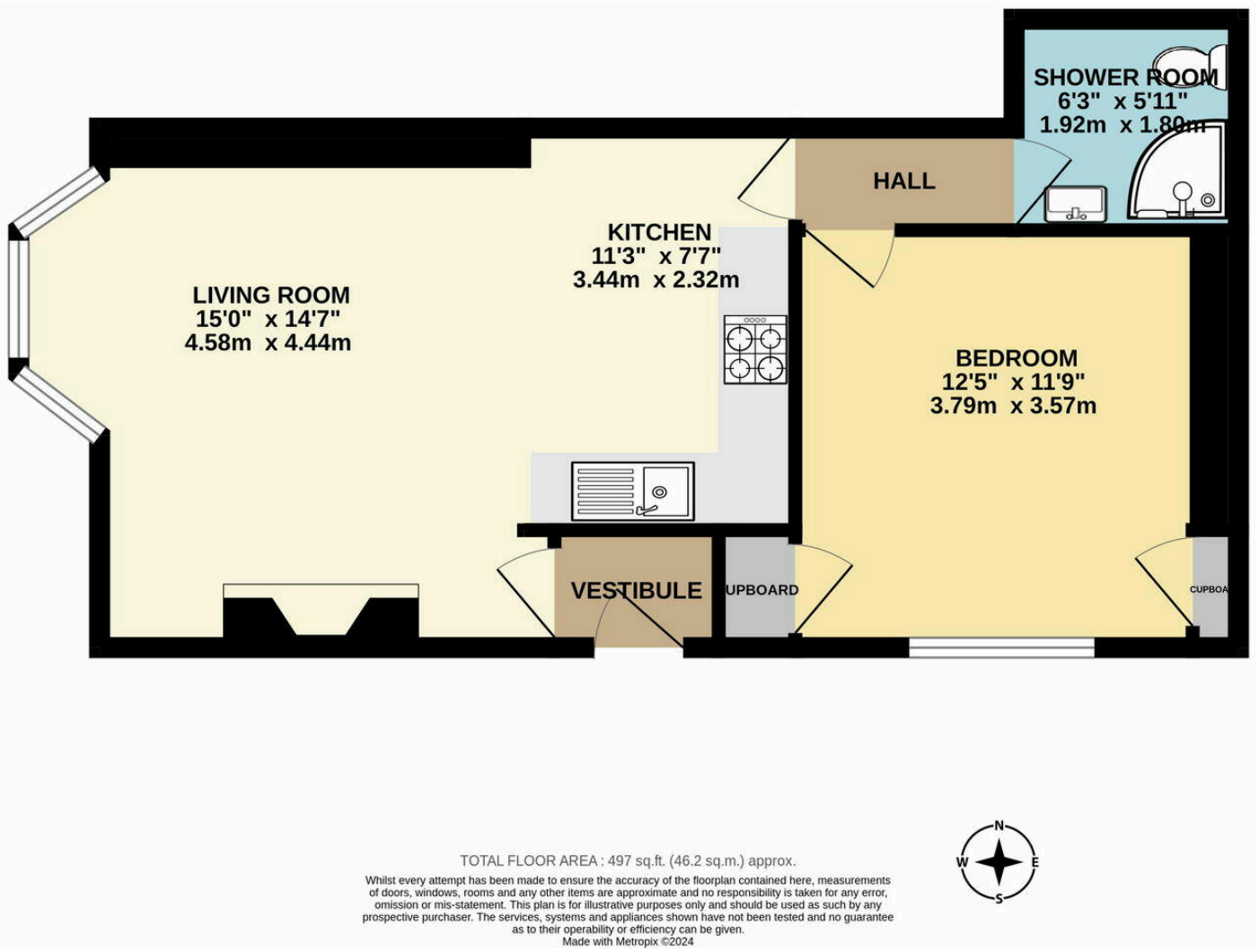
Start Date:	16/05/2019
End Date:	-
Lease Term:	-
Term Remaining:	-

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Gallery
Floorplan

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SALES

FIRST FLOOR FLAT, 19, ST. JAMES PLACE WEST, PLYMOUTH, PL1 3AT



TOTAL FLOOR AREA : 497 sq.ft. (46.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Property
EPC - Certificate

Top Floor Flat, 19, St. James Place West, PL1 3AT

Energy rating

C

Valid until 12.03.2029

Score	Energy rating	Current	Potential
92+	A		
81-91	B		79 | C
69-80	C	69 | C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Property

EPC - Additional Data

Additional EPC Data

Property Type:	Flat
Build Form:	End-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	2nd
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Granite or whinstone, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very Good
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:	78 m^2

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Maps
Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

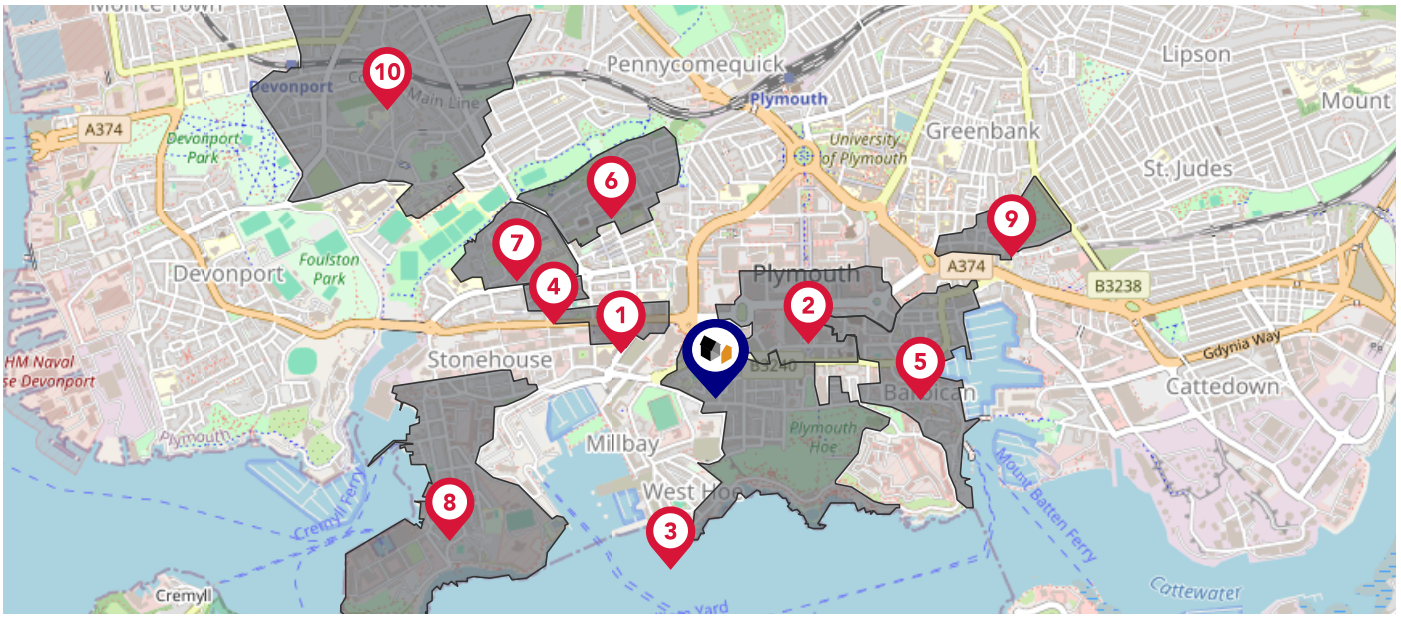
- Adit
- Gutter Pit
- Shaft

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.

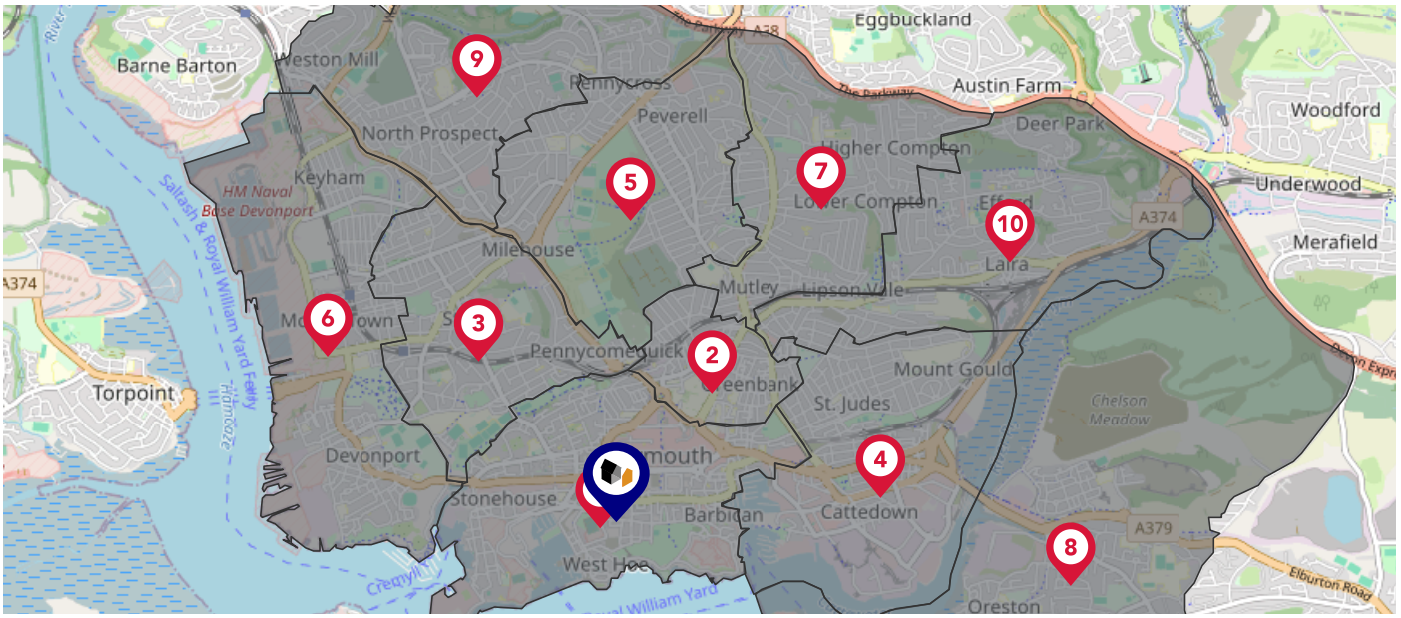


Nearby Conservation Areas	
1	Union Street
2	City Centre
3	The Hoe
4	Adelaide Street
5	Barbican
6	North Stonehouse
7	Millfields
8	Stonehouse Peninsula
9	Ebrington Street
10	Stoke

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Maps
Council Wards

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

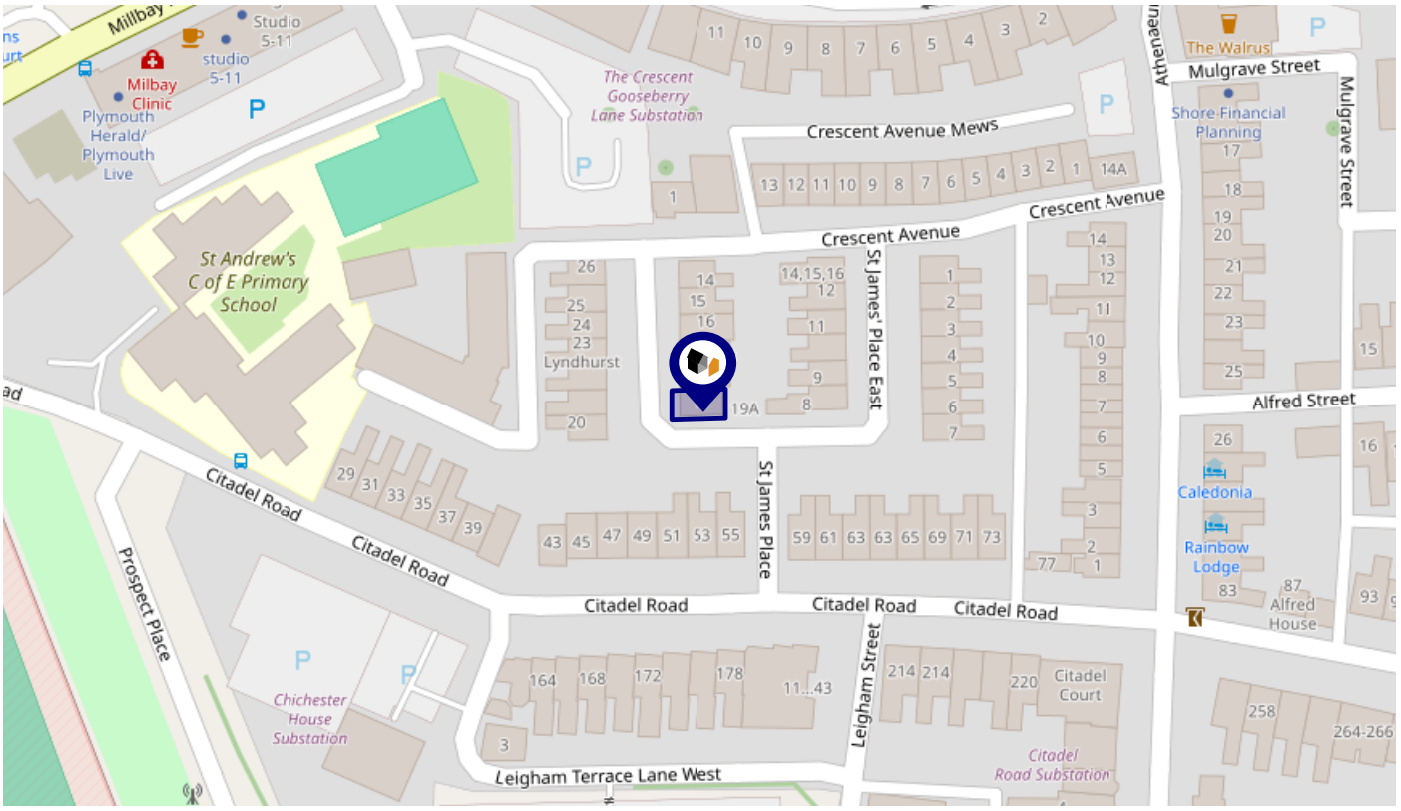


Nearby Council Wards	
1	St. Peter and the Waterfront Ward
2	Drake Ward
3	Stoke Ward
4	Sutton and Mount Gould Ward
5	Peverell Ward
6	Devonport Ward
7	Compton Ward
8	Plymstock Radford Ward
9	Ham Ward
10	Efford and Lipson Ward

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Maps
Rail Noise

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.

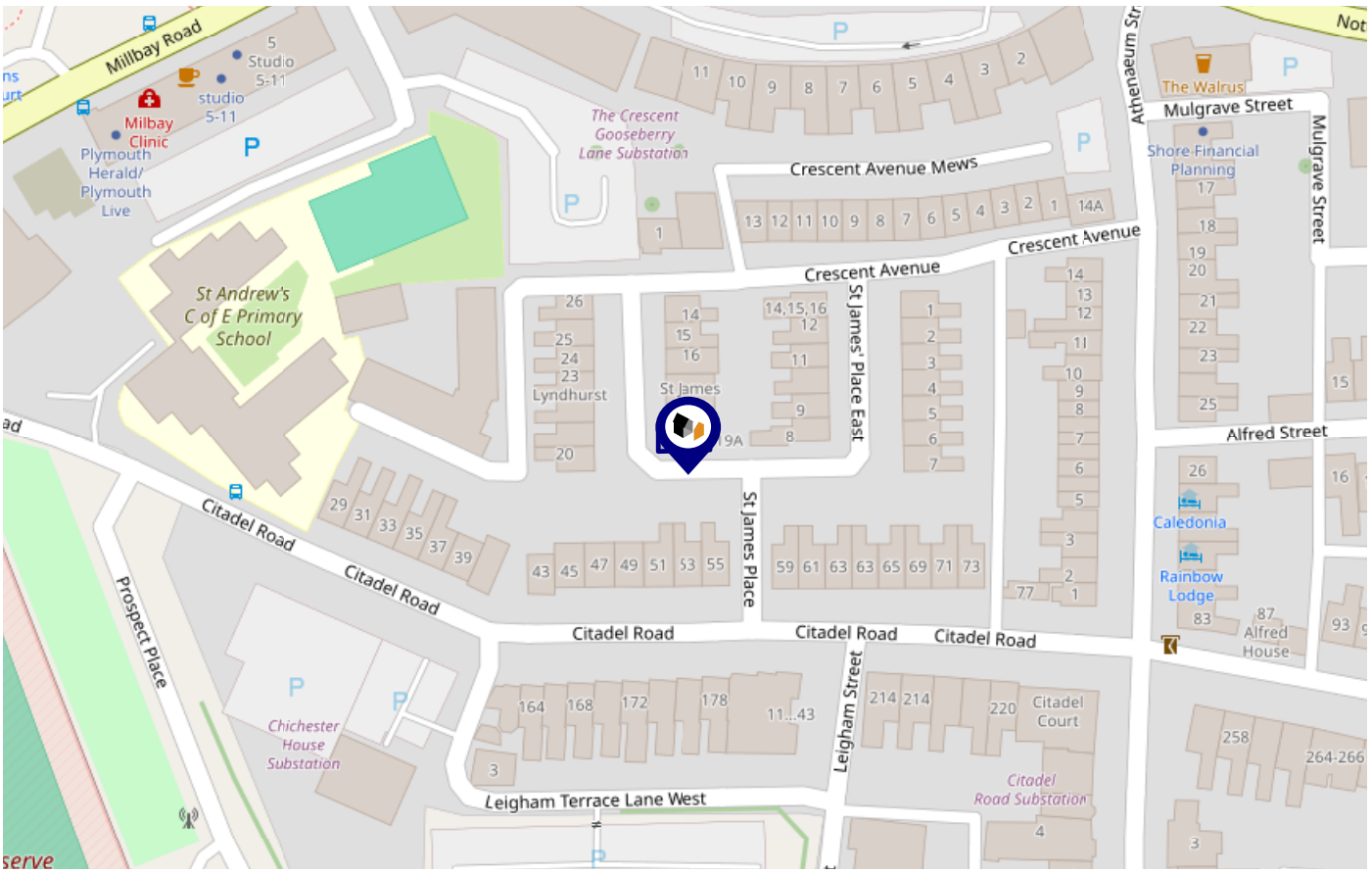
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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

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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.

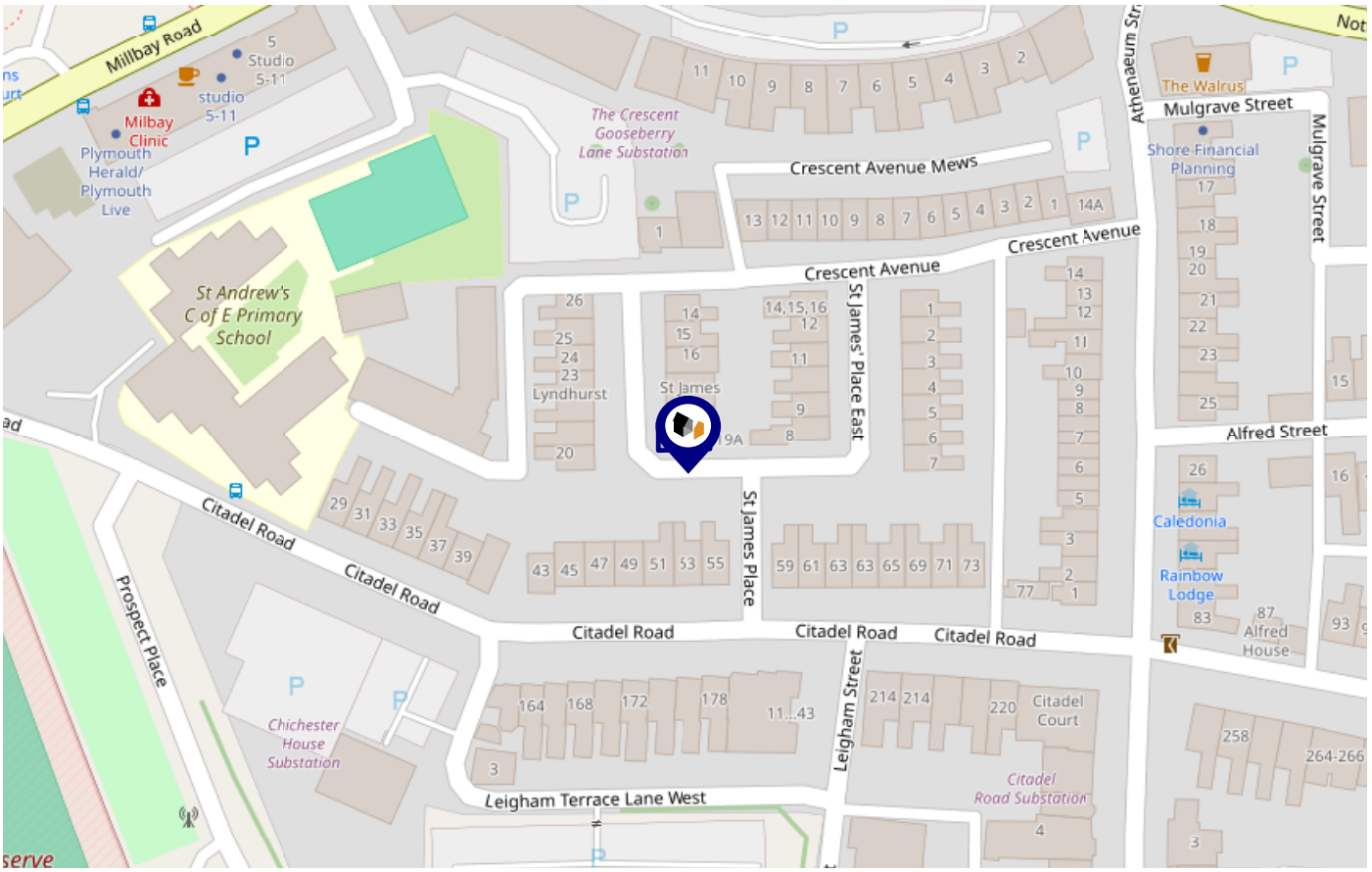
Chance of flooding to the following depths at this property:



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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.

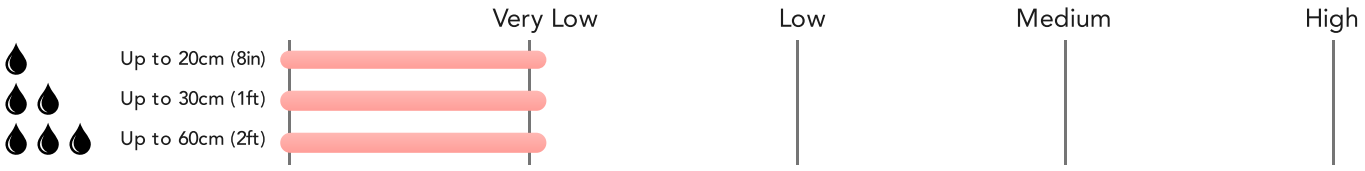


Risk Rating: Very low

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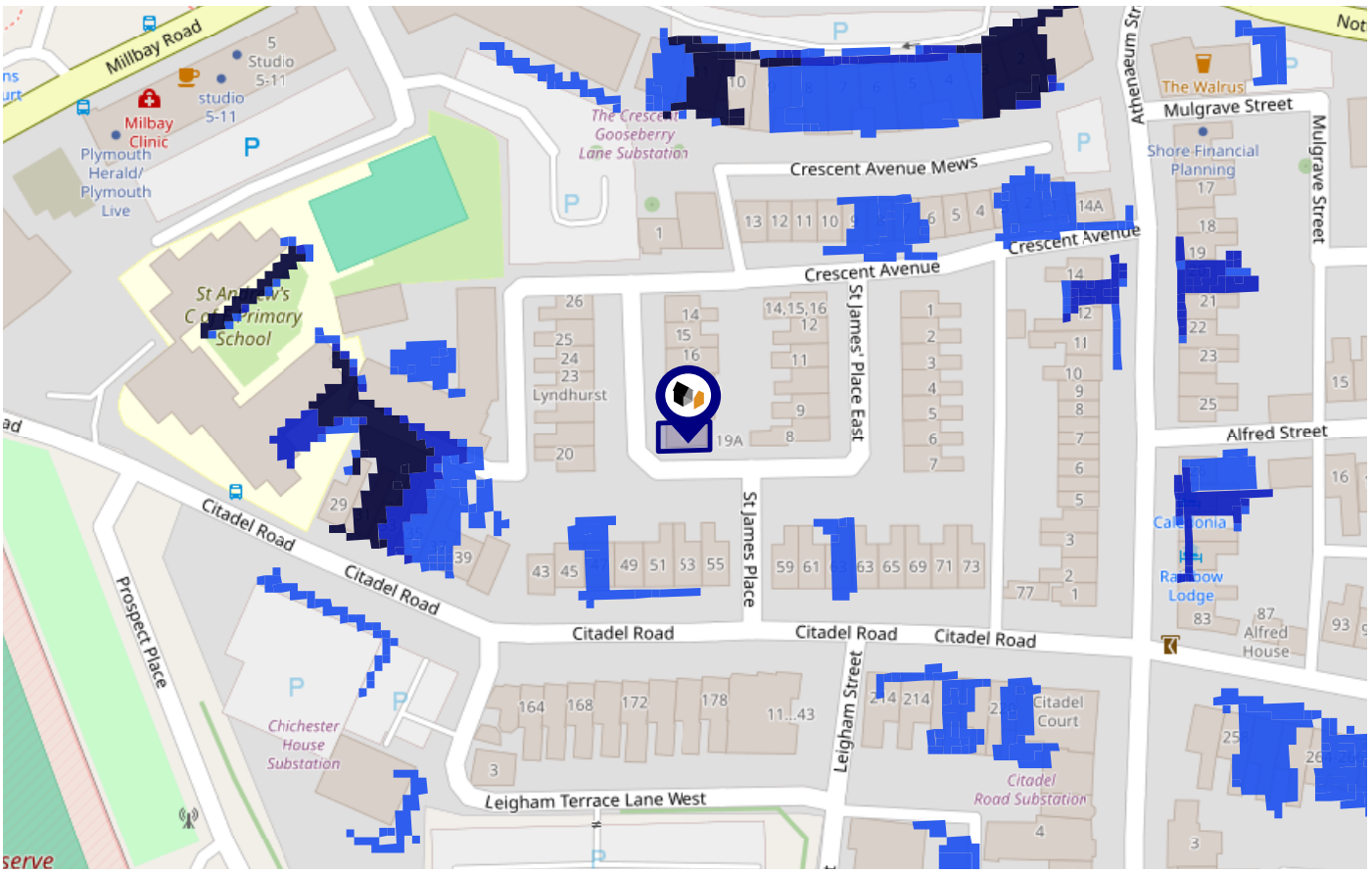
Chance of flooding to the following depths at this property:



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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

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.
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- **Very Low Risk -** an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

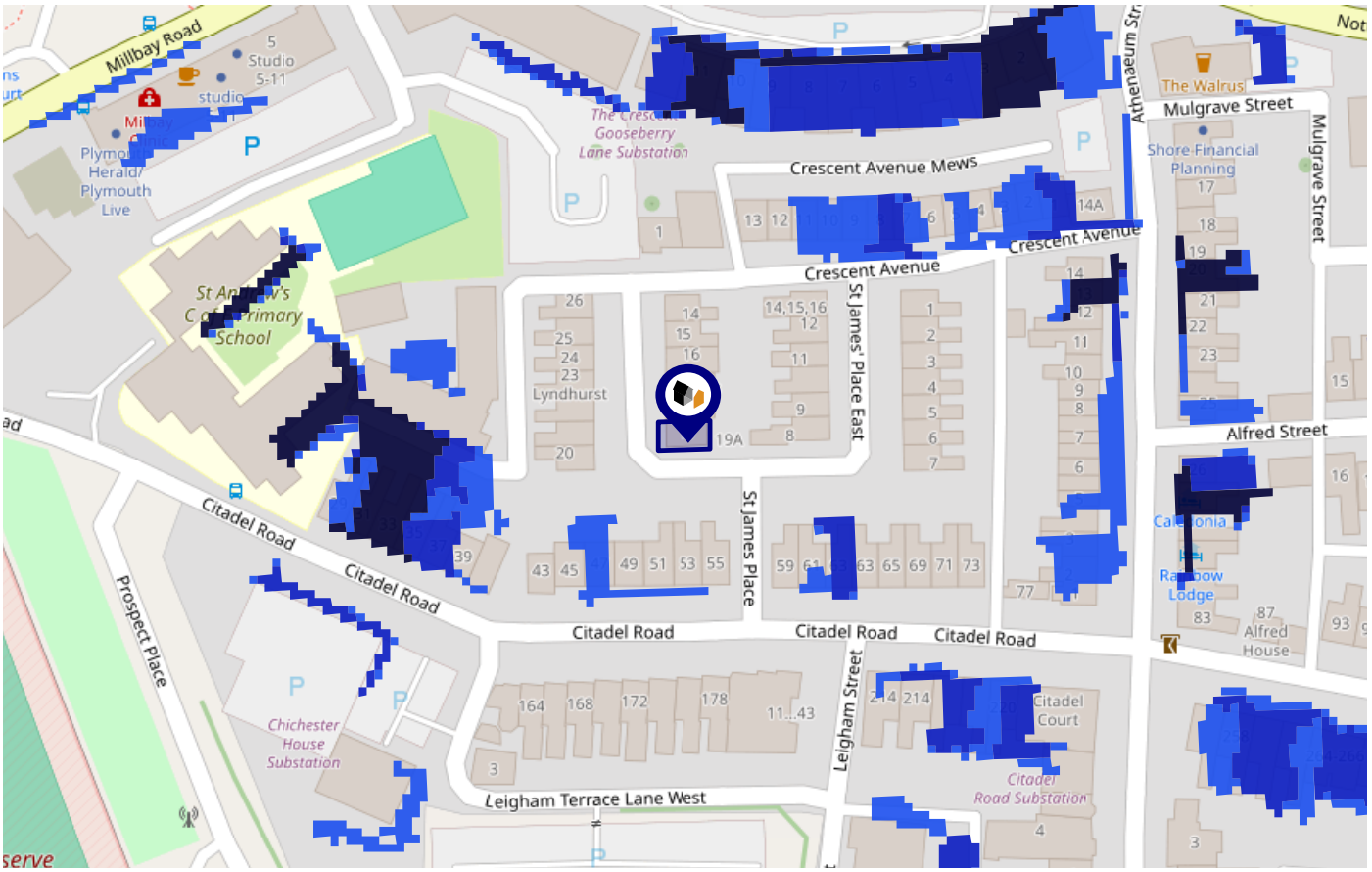
Chance of flooding to the following depths at this property:



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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.

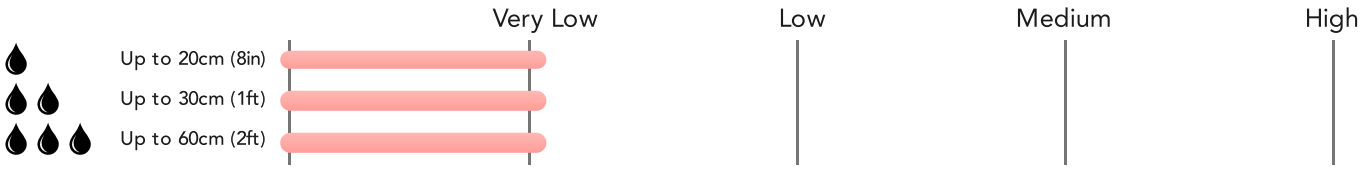


Risk Rating: Very low

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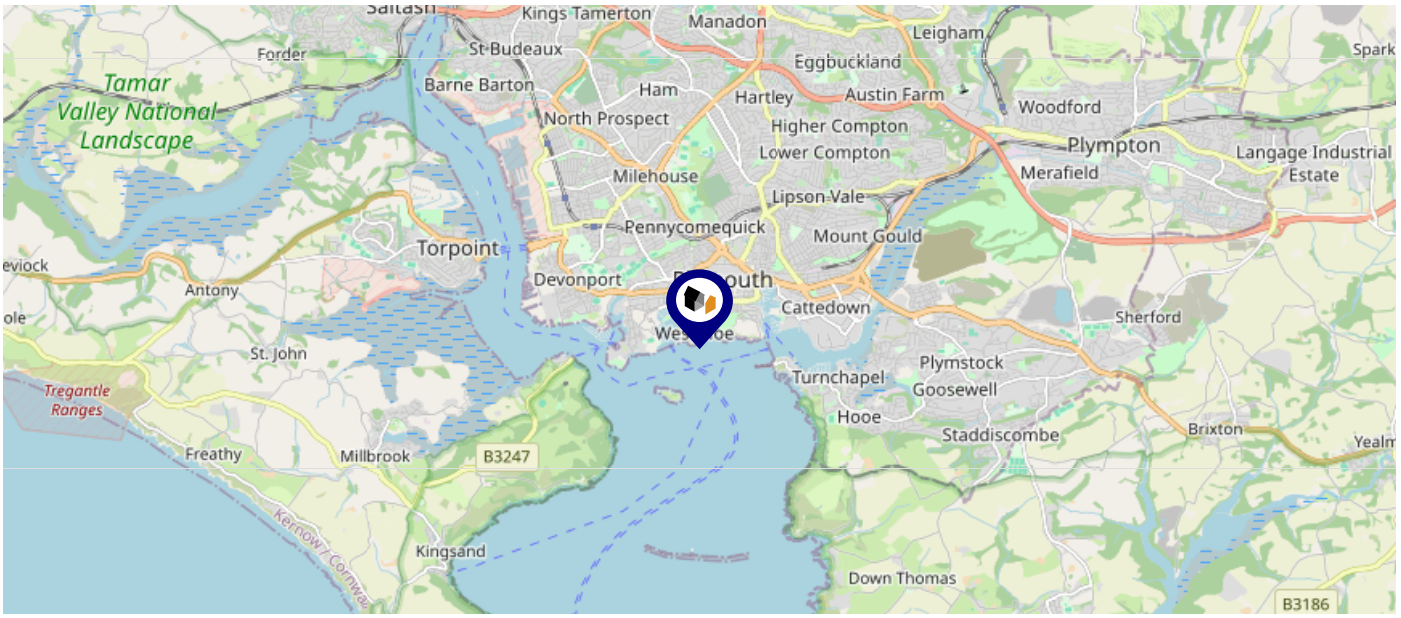
Chance of flooding to the following depths at this property:



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Maps
Green Belt

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



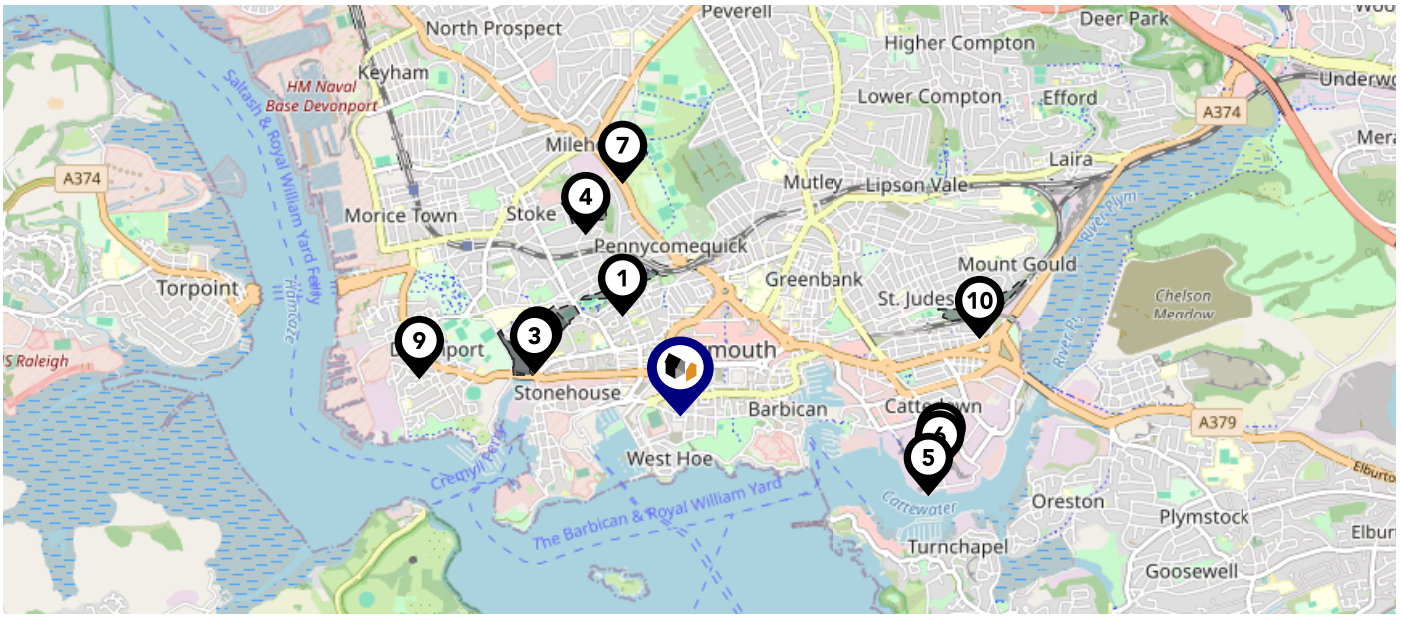
Nearby Green Belt Land

No data available.

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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

1	Victoria Park-Victoria Park, Plymouth	Historic Landfill
2	Stonehouse Lake-Plymouth, Devon	Historic Landfill
3	Stonehouse Playing Fields-Stonehouse Playing Fields, Stonehouse, Plymouth, Devon	Historic Landfill
4	Stoke School Playing Field And Allotments-Stoke School Playing Field And Allotments, Plymouth	Historic Landfill
5	Severnside Waste Paper-Wallsend Industrial Estate, Cattedown, Plymouth, Devon	Historic Landfill
6	Cattledown Road-Cattledown, Plymouth	Historic Landfill
7	Central Park Milehouse-Central Park (Milehouse), Plymouth	Historic Landfill
8	MacAdam Road-Cattledown, Plymouth	Historic Landfill
9	Hazardous Stores Return Centre-H M Naval Base, Devonport, Plymouth, Devon	Historic Landfill
10	Tothill Park Recreation Ground-Tothill Park Recreation Ground Mount Gold/Laira, Plymouth	Historic Landfill

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Maps
Listed Buildings

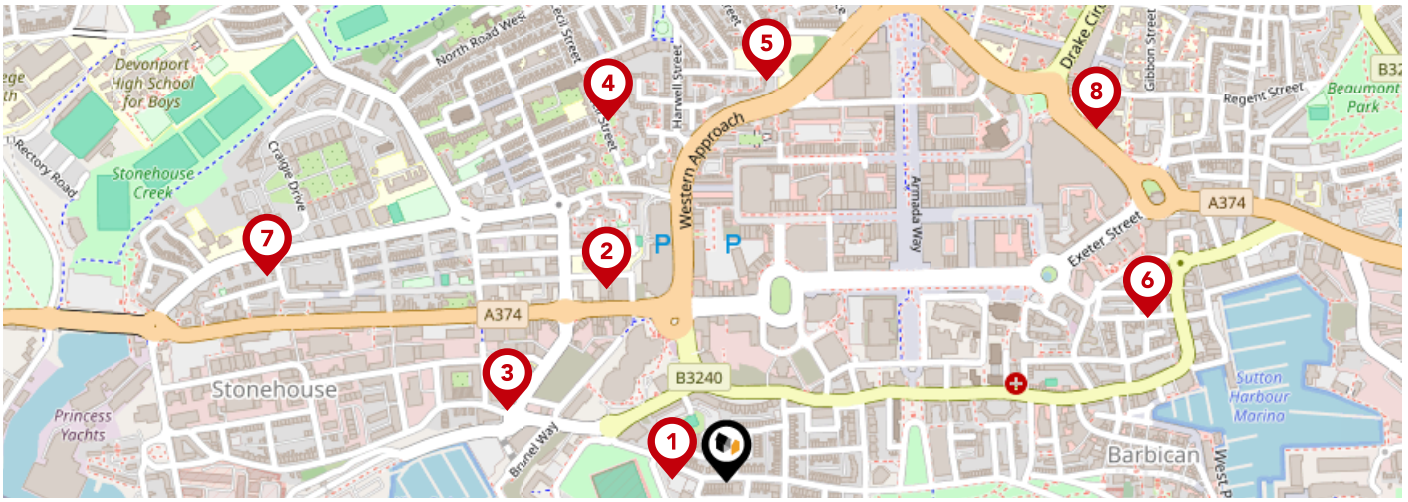
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
1	1330544 - Numbers 59 To 73 And Attached Forecourt Walls And Railings	Grade II	0.0 miles
2	1113331 - Numbers 5 And 7 And Attached Forecourt Walls And Railings	Grade II	0.1 miles
3	1386245 - Duke Of Cornwall Hotel And Attached Forecourt Walls And Railings	Grade II	0.1 miles
4	1386444 - Number 1 And Attached Forecourt Wall And Railings	Grade II	0.1 miles
5	1129983 - Numbers 1 To 15 And Attached Road Frontage Walls And Railings	Grade II	0.1 miles
6	1330545 - Numbers 214 To 220 And Attached Forecourt Walls	Grade II	0.1 miles
7	1129992 - Numbers 30 And 31 And Attached Forecourt Walls And Railings	Grade II	0.1 miles
8	1386246 - New Continental Hotel And Attached Forecourt Walls And Railings	Grade II	0.1 miles
9	1113332 - Numbers 9 And 11 And Attached Forecourt Walls And Railings	Grade II	0.1 miles
10	1129990 - Numbers 15 To 19 And Attached Forecourt Walls And Railings To Number 19	Grade II	0.1 miles
10	1330547 - Lima And Attached Forecourt Walls And Railings	Grade II	0.1 miles

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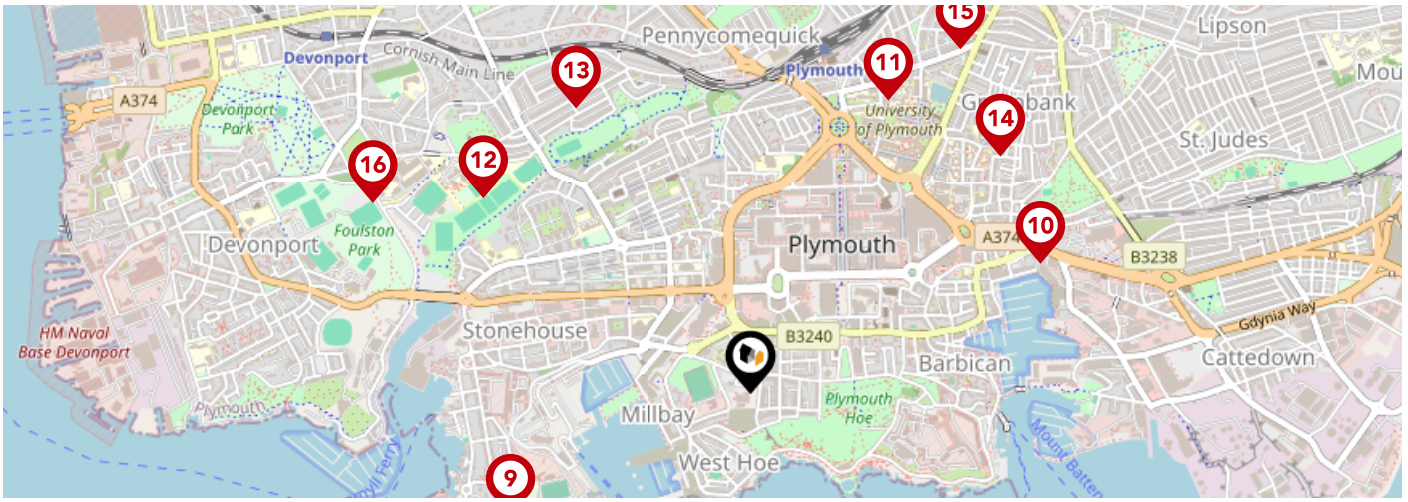
Area
Schools



		Nursery	Primary	Secondary	College	Private
1	**St Andrew's Cof E VA Primary School** Ofsted Rating: Good | Pupils: 208 | Distance:0.07	☐	☑	☐	☐	☐
2	**St Peter's CofE Primary School** Ofsted Rating: Good | Pupils: 154 | Distance:0.27	☐	☑	☐	☐	☐
3	**Millbay Academy** Ofsted Rating: Good | Pupils: 545 | Distance:0.27	☐	☑	☑	☐	☐
4	**The Cathedral School of St Mary** Ofsted Rating: Requires improvement | Pupils: 109 | Distance:0.45	☐	☑	☐	☐	☐
5	**Pilgrim Primary Academy** Ofsted Rating: Outstanding | Pupils: 390 | Distance:0.48	☐	☑	☐	☐	☐
6	**ACE Schools Plymouth** Ofsted Rating: Good | Pupils: 233 | Distance:0.53	☐	☐	☑	☐	☐
7	**High Street Primary Academy** Ofsted Rating: Good | Pupils: 140 | Distance:0.6	☐	☑	☐	☐	☐
8	**Arts University Plymouth** Ofsted Rating: Good | Pupils:0 | Distance:0.6	☐	☐	☑	☐	☐

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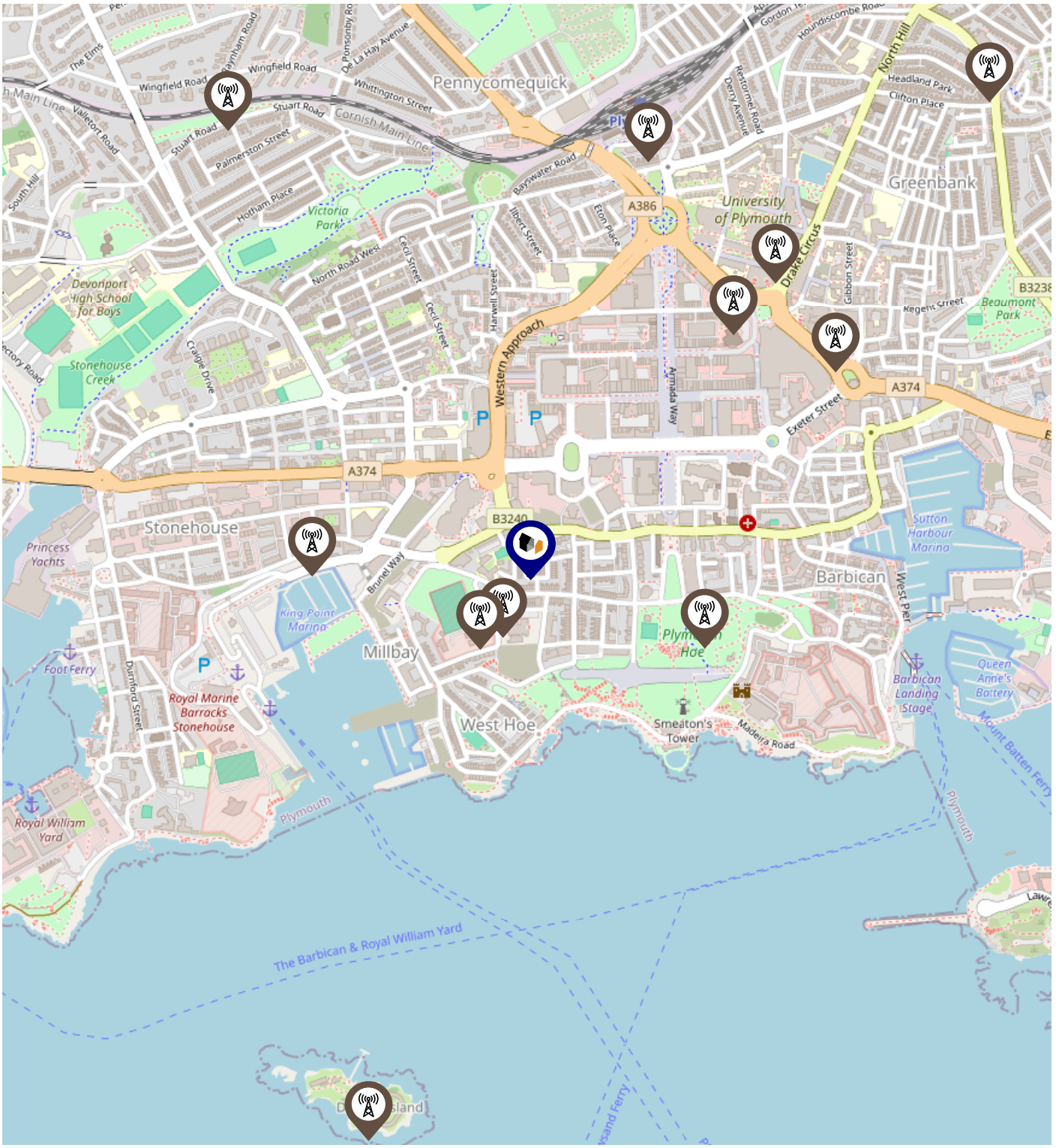
Area
Schools



	Nursery	Primary	Secondary	College	Private
9 St George's CofE Primary Academy Ofsted Rating: Good | Pupils: 90 | Distance:0.64	☐	☑	☐	☐	☐
10 Holy Cross Catholic Primary School Ofsted Rating: Good | Pupils: 306 | Distance:0.75	☐	☑	☐	☐	☐
11 Fletewood School at Derry Villas Ofsted Rating: Good | Pupils: 58 | Distance:0.76	☐	☑	☐	☐	☐
12 Devonport High School for Boys Ofsted Rating: Good | Pupils: 1231 | Distance:0.78	☐	☐	☑	☐	☐
13 Stuart Road Primary Academy Ofsted Rating: Good | Pupils: 189 | Distance:0.79	☐	☑	☐	☐	☐
14 Mount Street Primary School Ofsted Rating: Good | Pupils: 258 | Distance:0.81	☐	☑	☐	☐	☐
15 Plymouth High School for Girls Ofsted Rating: Good | Pupils: 816 | Distance:0.95	☐	☐	☑	☐	☐
16 City College Plymouth Ofsted Rating: Good | Pupils:0 | Distance:1	☐	☐	☑	☐	☐

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Local Area
Masts & Pylons



Key:

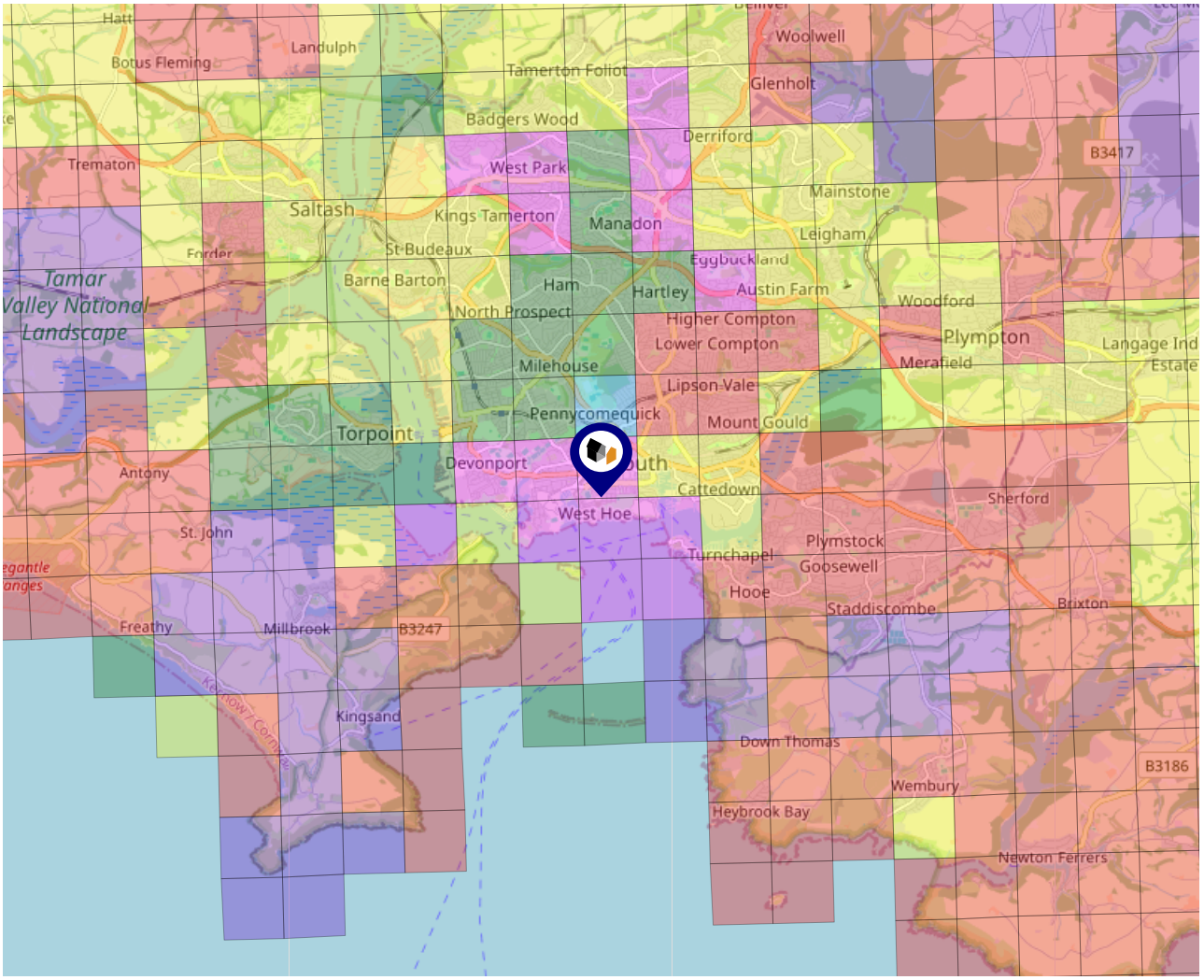
- Power Pylons
- Communication Masts

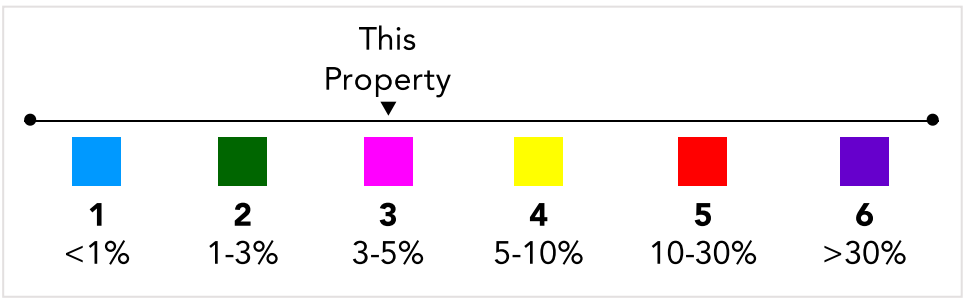
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Environment
Radon Gas

What is Radon?

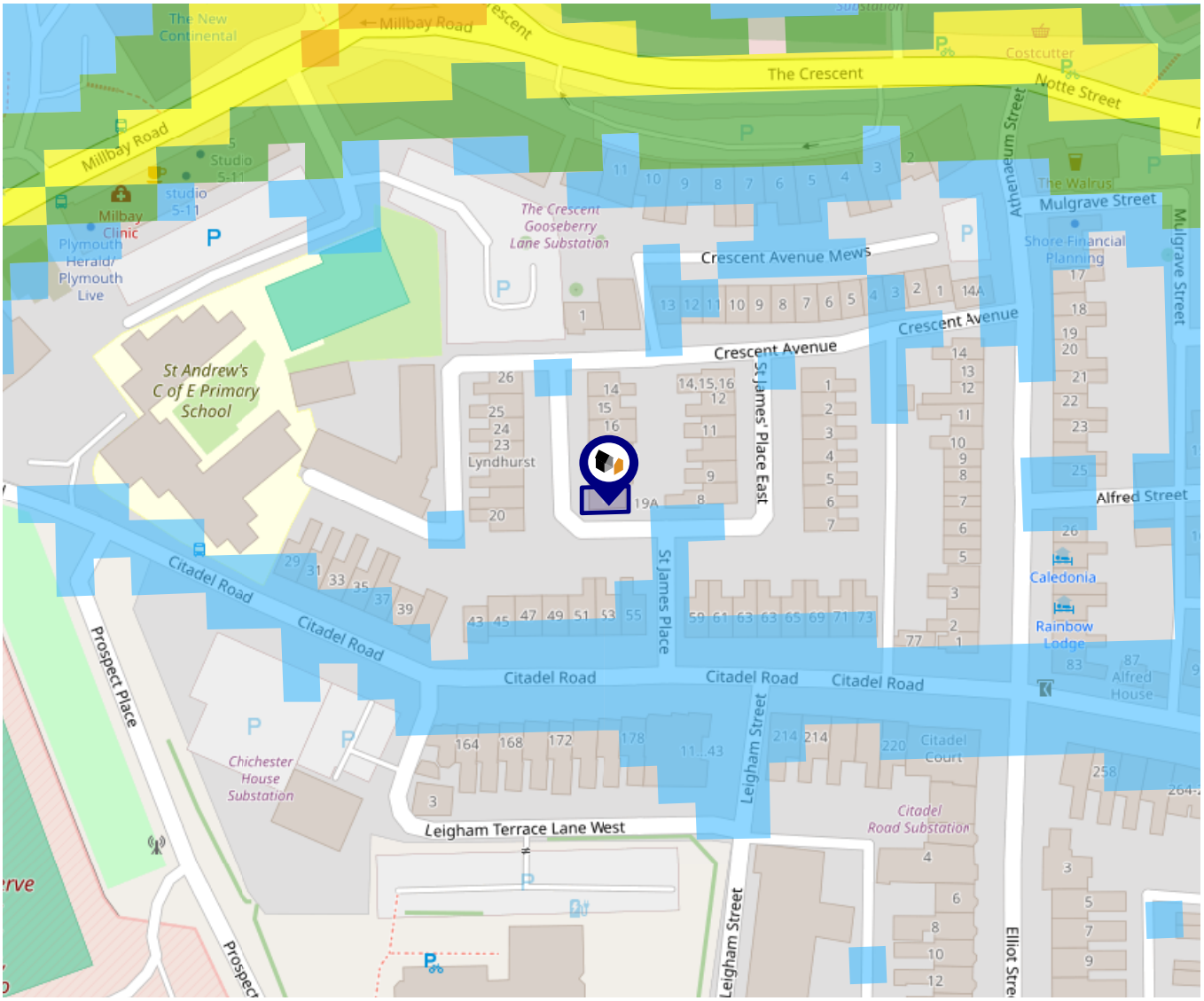
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m3).





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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.

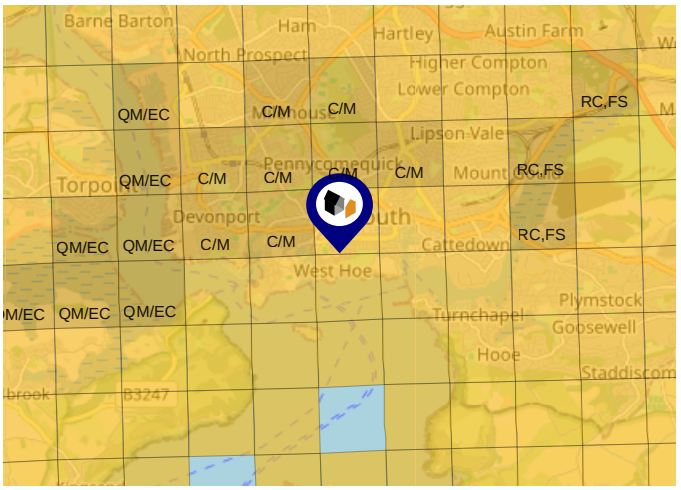
- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

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Environment
Soils & Clay

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		

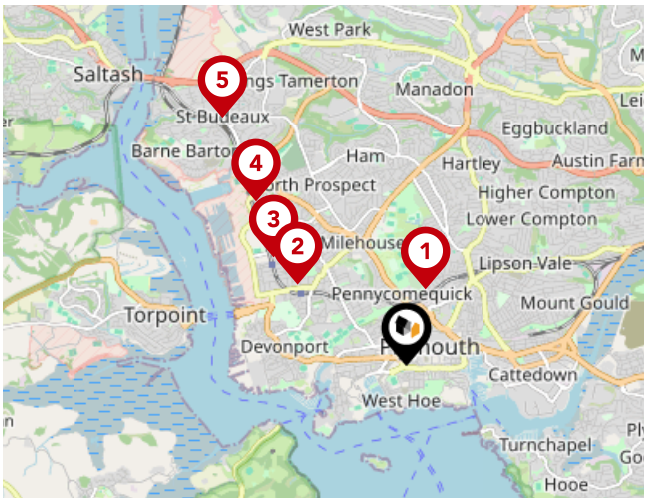


Primary Classifications (Most Common Clay Types)

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

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Area
Transport (National)

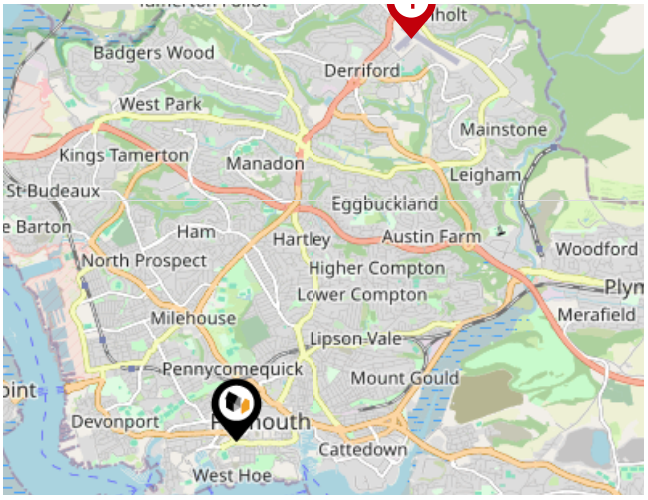


National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	0.74 miles
2	Devonport Rail Station	1.28 miles
3	Dockyard (Plymouth) Rail Station	1.62 miles
4	Keyham Rail Station	2.1 miles
5	St Budeaux Ferry Road Rail Station	2.92 miles

Trunk Roads/Motorways

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

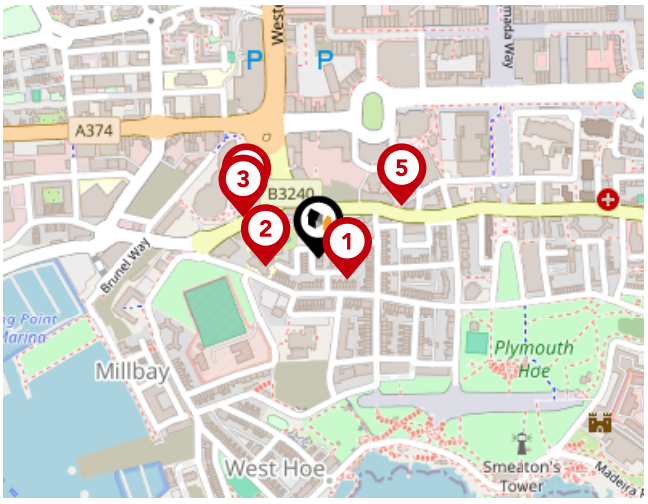


Airports/Helipads

Pin	Name	Distance
1	Plymouth City Airport	4.14 miles

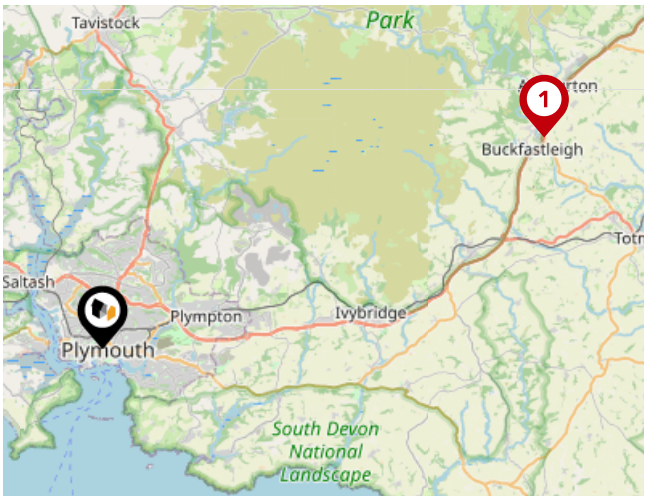
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Area
Transport (Local)



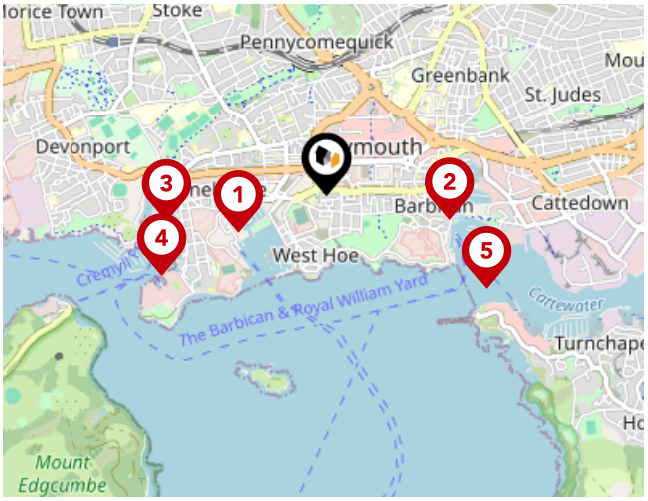
Bus Stops/Stations

Pin	Name	Distance
1	Leigham Street	0.04 miles
2	St Andrews School	0.06 miles
3	Durley House	0.1 miles
4	New Continental Hotel	0.1 miles
5	The Walrus	0.11 miles



Local Connections

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



Ferry Terminals

Pin	Name	Distance
1	Plymouth Ferry Terminal	0.44 miles
2	Plymouth (Barbican) Landing Stage	0.59 miles
3	Plymouth Stonehouse Ferry Terminal	0.76 miles
4	Royal William Yard Ferry Landing	0.86 miles
5	Plymouth Mount Batten Ferry Landing	0.87 miles

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Market
Market summary

Local summary

Based on 1 mile radius

Summary of all properties within radius:

Property type	Flat	Terraced	Semi-Detached	Detached	Bungalow	Unspecified
OM / SSTC	(347/277) 80%	(180/129) 72%	(5/4) 80%	(4/1) 25%	—	(13/5) 38%

Total on market: 549 **Total sold:** 416 **Average days on market:** 129

Similar properties within radius:

Description			Price Ranges			Supply and demand				
Match	Beds	Type	Highest £	Lowest £	Average £	No. on market	No. SSTC	Total	SSTC %	ADOM
Exact	1	Flat	£285,000	£33,000	£120,411	122	108	230	47%	124
+1 Type	1	Terrace	—	—	—	—	—	—	—	—
+1 Beds	2	Flat	£695,000	£25,000	£214,933	167	139	306	45%	135
All considered			**£695,000**	**£25,000**	**£167,672**	**289**	**247**	**536**	**46%**	**130**

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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