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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area  
**Wednesday 08th April 2026**



**DOWN HORN FARM, HORN LANE, PLYMOUTH, PL9 9BR**

## Lang Town & Country

6 Mannamead Road, Plymouth, PL4 7AA

01752 456000

carrie@langtownandcountry.com

www.langtownandcountry.com





## Property

**Type:** Detached  
**Bedrooms:** 7  
**Plot Area:** 0.45 acres  
**Council Tax :** Band G  
**Title Number:** DN26188  
**UPRN:** 100040451526  
**Restrictive Covenants:** Yes

**Last Sold Date:** 20/12/2016  
**Last Sold Price:** £650,000  
**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)



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



**Satellite/Fibre TV Availability:**



# Planning History

## This Address

Planning records for: *Down Horn Farm, Horn Lane, Plymouth, PL9 9BR*

<b>Reference - 21/00689/FUL</b>
<b>Decision:</b> Decided
<b>Date:</b> 13th April 2021
<b>Description:</b> Change of use from barn to self-contained dwelling with external alterations to building and associated parking and private garden
<b>Reference - 20/00055/CDM</b>
<b>Decision:</b> Awaiting decision
<b>Date:</b> 15th January 2020
<b>Description:</b> Condition Discharge: Conditions 3 & 4 of application 19/00892/FUL
<b>Reference - 22/00117/FUL</b>
<b>Decision:</b> Decided
<b>Date:</b> 26th January 2022
<b>Description:</b> Demolition of existing garage and replacement with new garage, replacement retaining walls and restoration of garden steps
<b>Reference - 19/00892/FUL</b>
<b>Decision:</b> Decided
<b>Date:</b> 03rd June 2019
<b>Description:</b> Erection of dwelling

# Planning History

## This Address



Planning records for: *Down Horn Farm, Horn Lane, Plymouth, PL9 9BR*

Reference - 21/00690/LBC	
<b>Decision:</b>	Decided
<b>Date:</b>	13th April 2021
<b>Description:</b>	Change of use from barn to self-contained dwelling with external alterations to building and associated parking and private garden

Reference - 22/00285/CDMLB	
<b>Decision:</b>	Awaiting decision
<b>Date:</b>	22nd February 2022
<b>Description:</b>	Condition Discharge: Condition 3 of application 21/00180/LBC

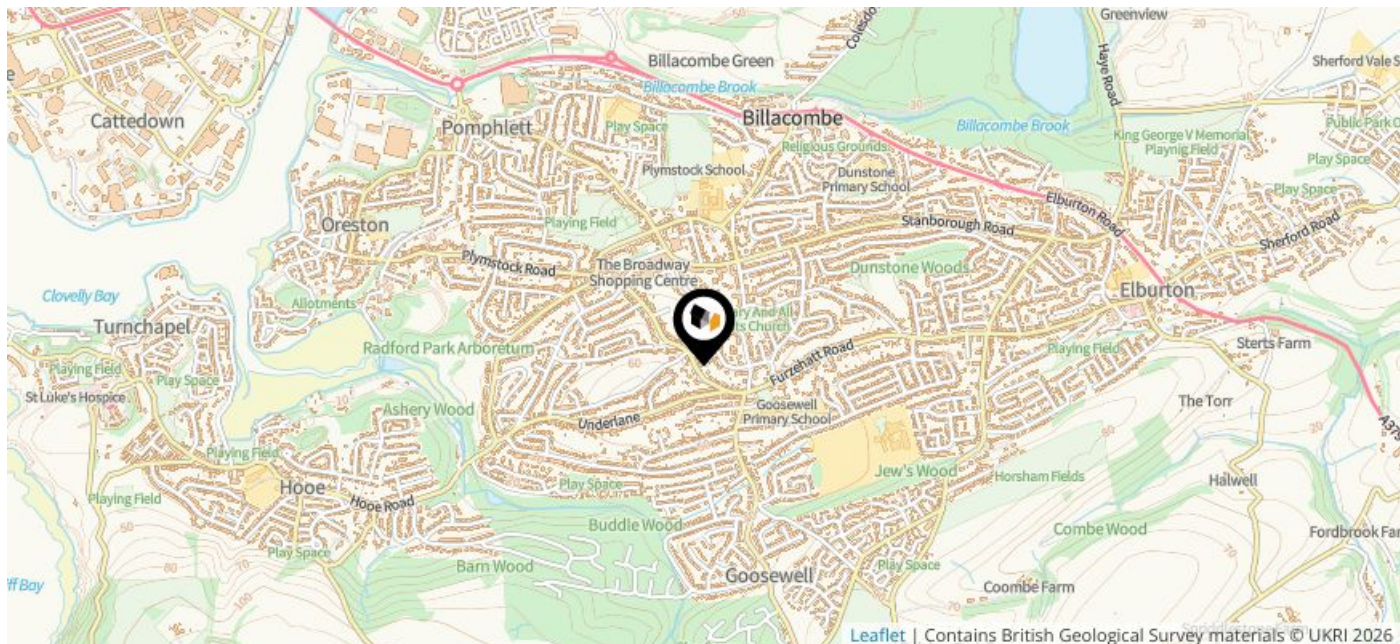
Reference - 20/01672/MOR	
<b>Decision:</b>	Decided
<b>Date:</b>	30th October 2020
<b>Description:</b>	Pre-application for amendments to approved dwellinghouse (19/00892/FUL and 19/00893/LBC); Demolition of existing detached garage and erection of home office, gym and store serving main dwelling; change of use of detached barn to single dwelling.

Reference - 21/00179/FUL	
<b>Decision:</b>	Decided
<b>Date:</b>	01st February 2021
<b>Description:</b>	Detached dwelling with associated car parking and removal of part of front boundary wall

Planning records for: *Down Horn Farm, Horn Lane, Plymouth, PL9 9BR*

<b>Reference - 21/00180/LBC</b>
<b>Decision:</b> Decided
<b>Date:</b> 01st February 2021
<b>Description:</b> Detached dwelling with associated car parking and removal of part of front boundary wall
<b>Reference - 22/00118/LBC</b>
<b>Decision:</b> Decided
<b>Date:</b> 26th January 2022
<b>Description:</b> Demolition of existing garage and replacement with new garage, new retaining walls and restoration of garden steps
<b>Reference - 22/00284/CDM</b>
<b>Decision:</b> Awaiting decision
<b>Date:</b> 22nd February 2022
<b>Description:</b> Condition Discharge: Conditions 3 & 4 of application 21/00179/FUL
<b>Reference - 19/00893/LBC</b>
<b>Decision:</b> Decided
<b>Date:</b> 03rd June 2019
<b>Description:</b> Erection of dwelling

This map displays nearby coal mine entrances and their classifications.



### Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

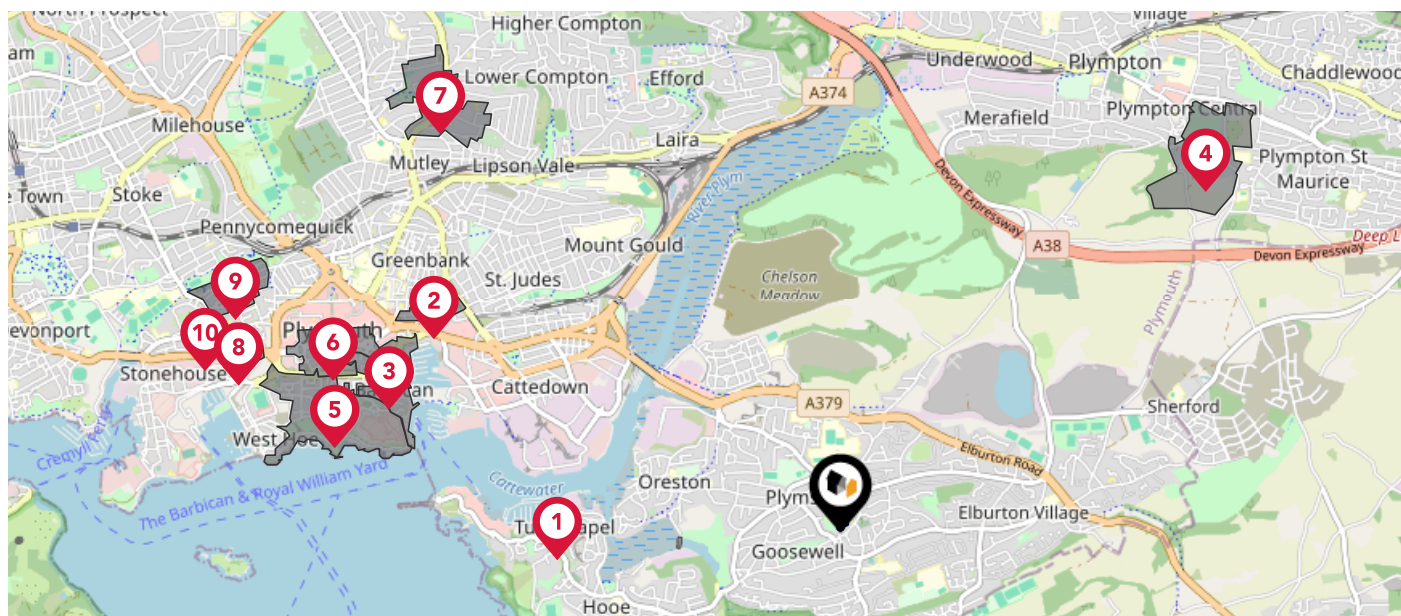
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

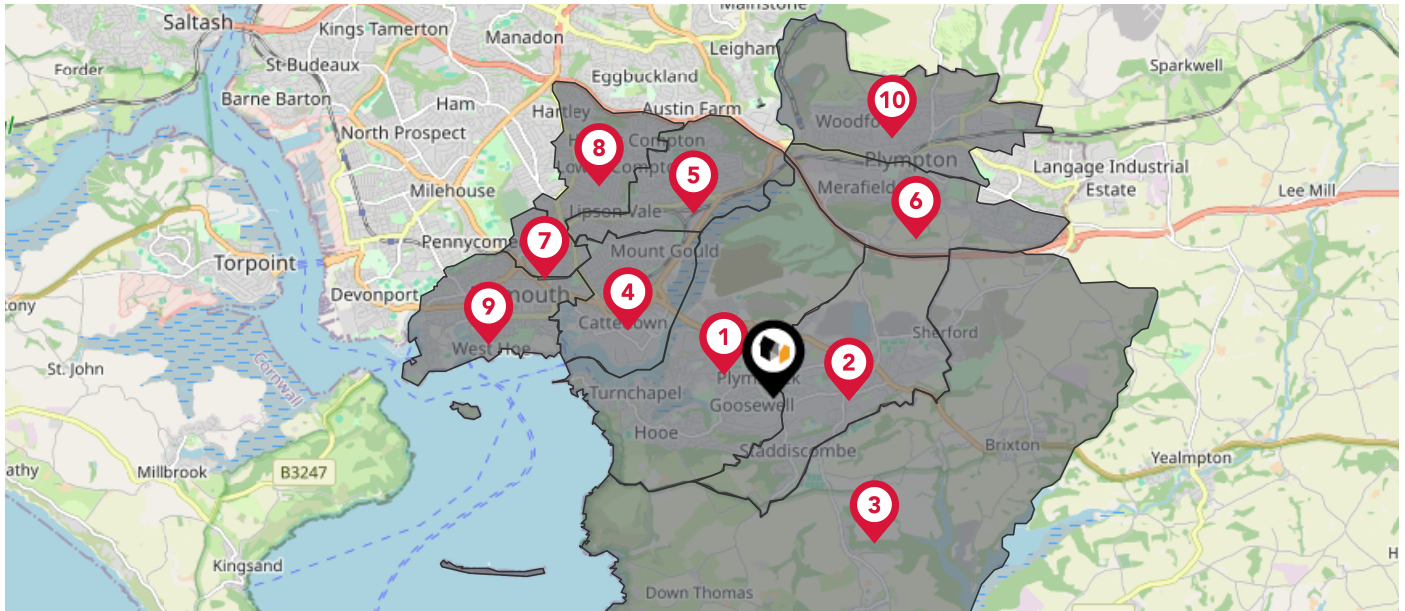
- 1 Turnchapel
- 2 Ebrington Street
- 3 Barbican
- 4 Plympton St Maurice
- 5 The Hoe
- 6 City Centre
- 7 Mannamead
- 8 Union Street
- 9 North Stonehouse
- 10 Adelaide Street/Clarence Place

# Maps

## Council Wards



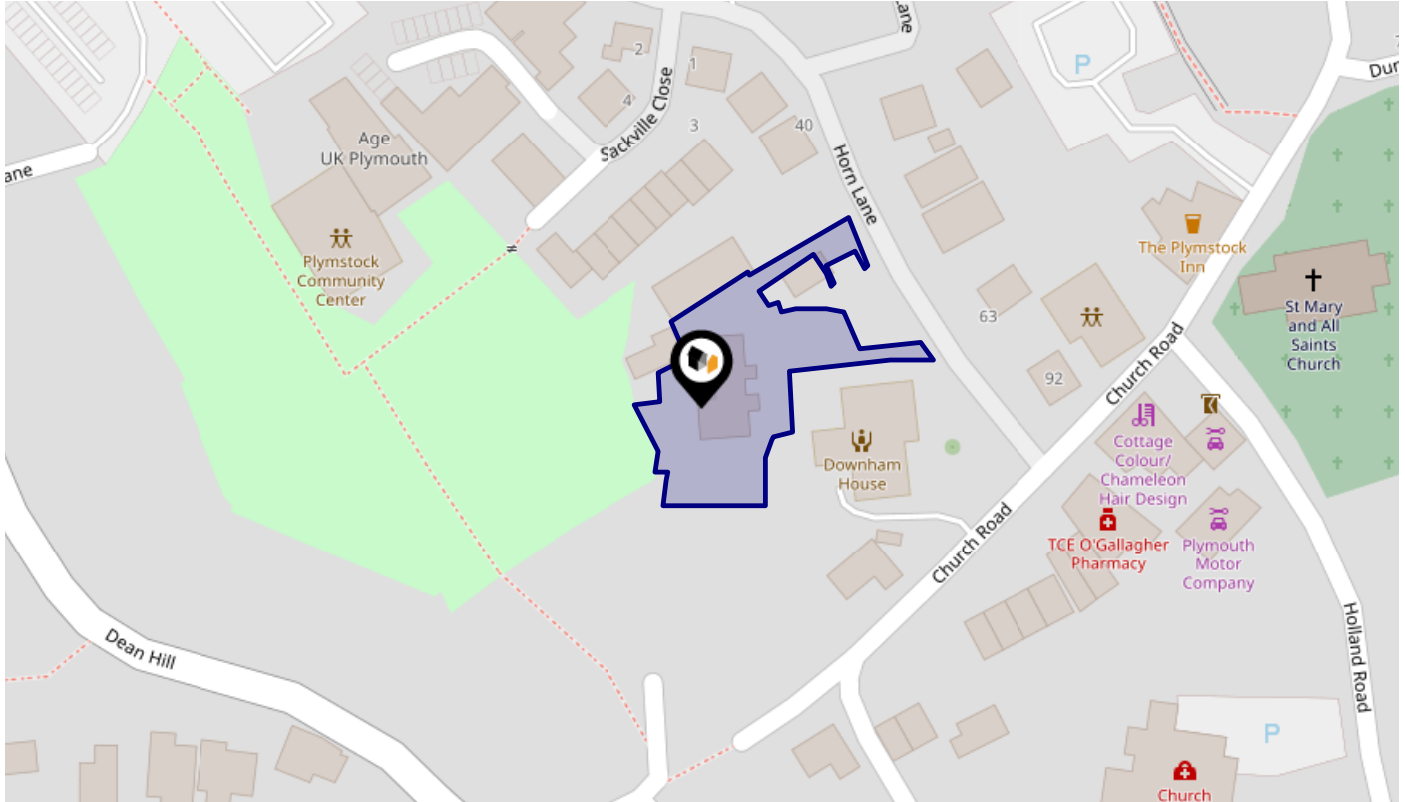
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



### Nearby Council Wards

- 1 Plymouth Radford Ward
- 2 Plymouth Dunstone Ward
- 3 Wembury & Brixton Ward
- 4 Sutton and Mount Gould Ward
- 5 Efford and Lipson Ward
- 6 Plympton Erle Ward
- 7 Drake Ward
- 8 Compton Ward
- 9 St. Peter and the Waterfront Ward
- 10 Plympton St. Mary Ward

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

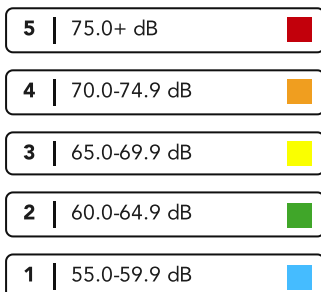


### Rail Noise Data

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:

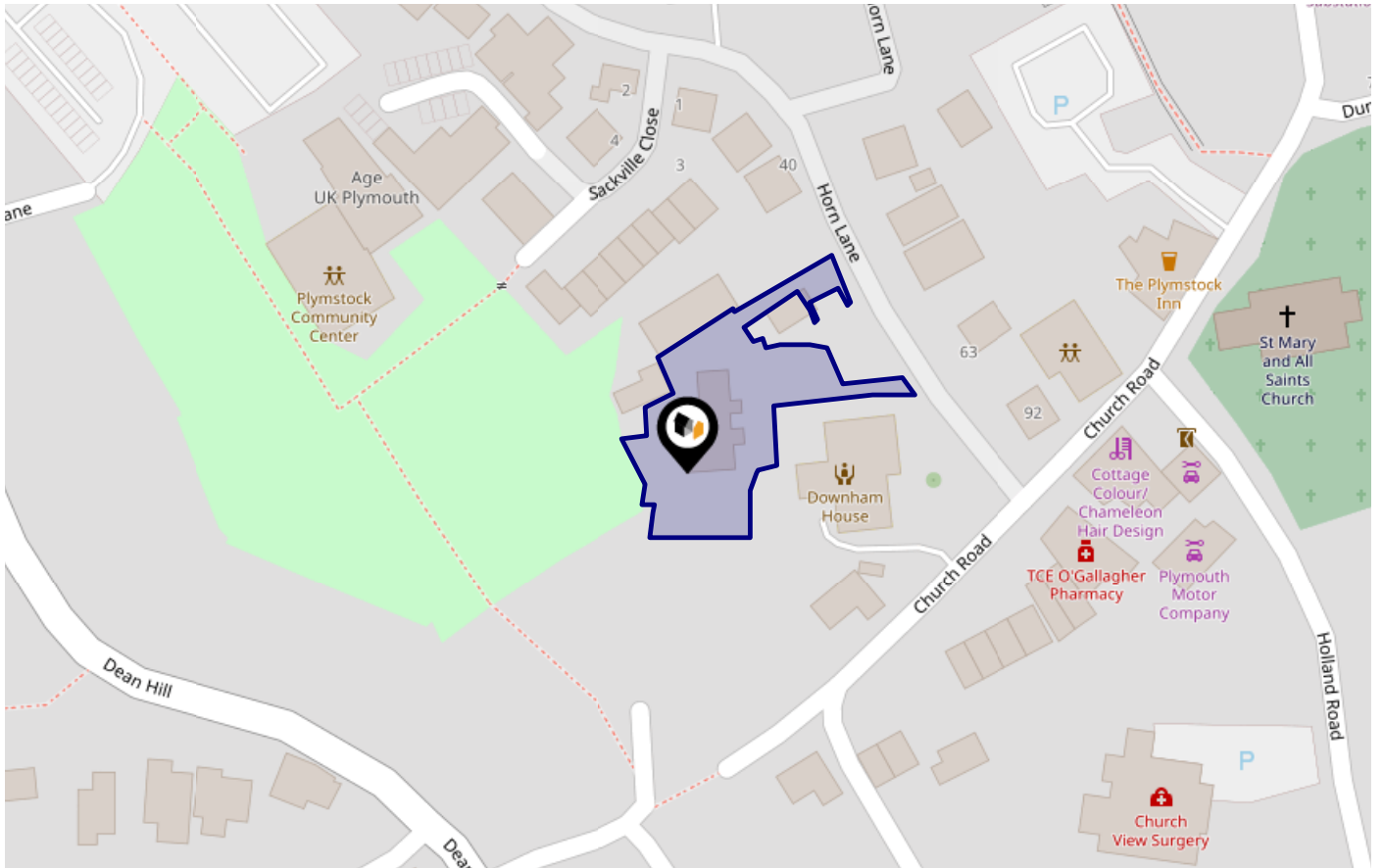


# Flood Risk

## 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:

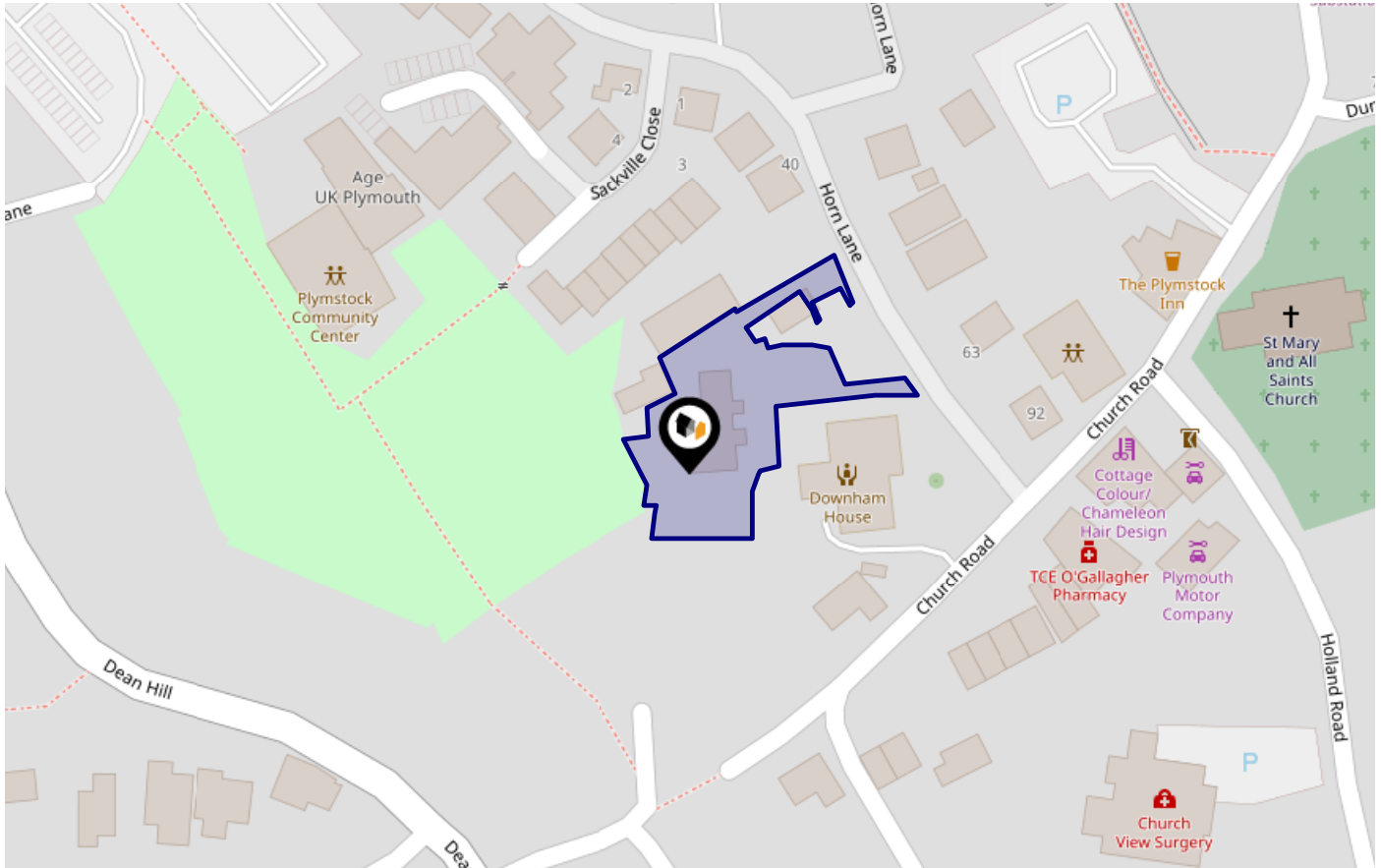


# Flood Risk

## 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.
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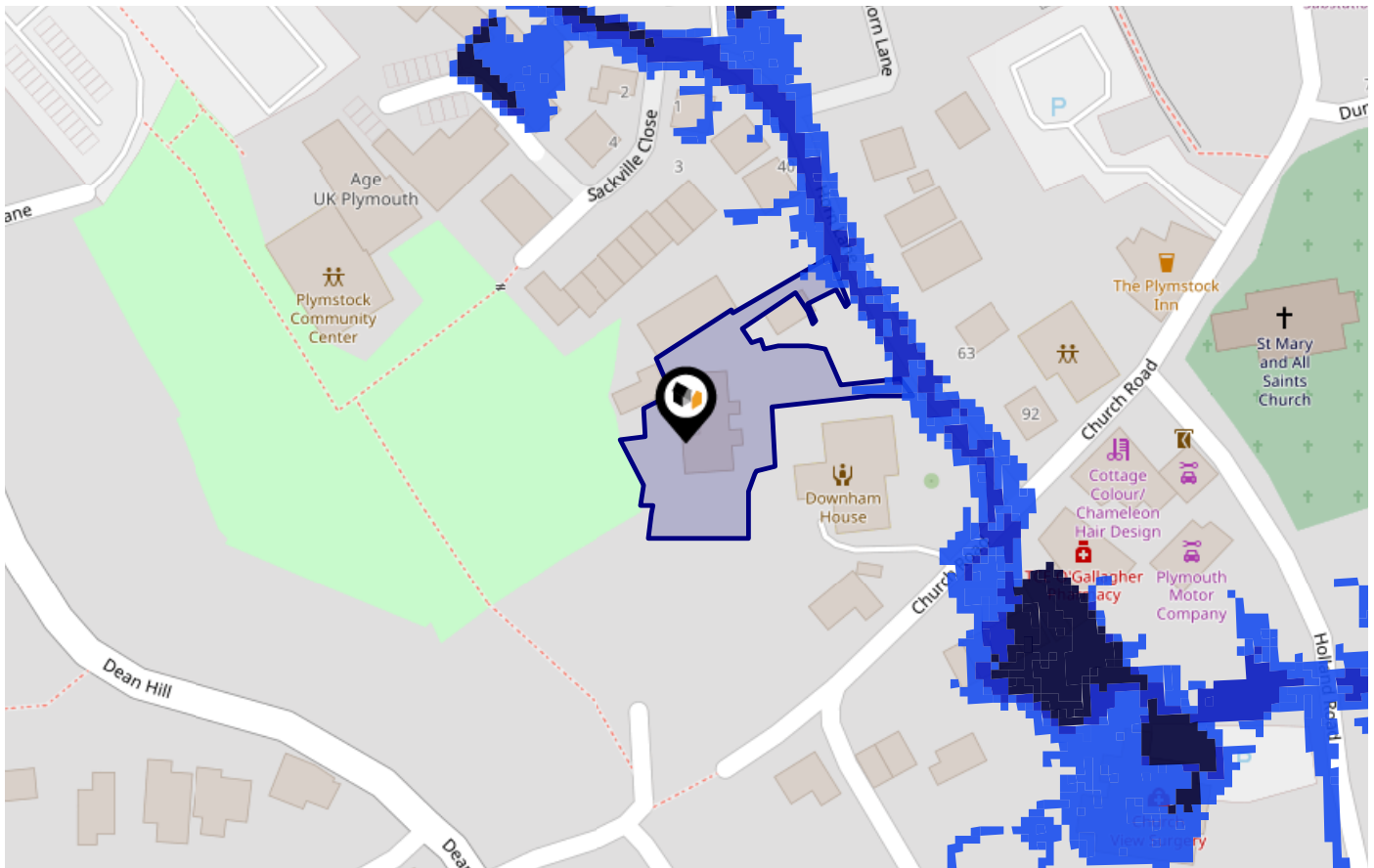


# Flood Risk

## 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.
- 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:

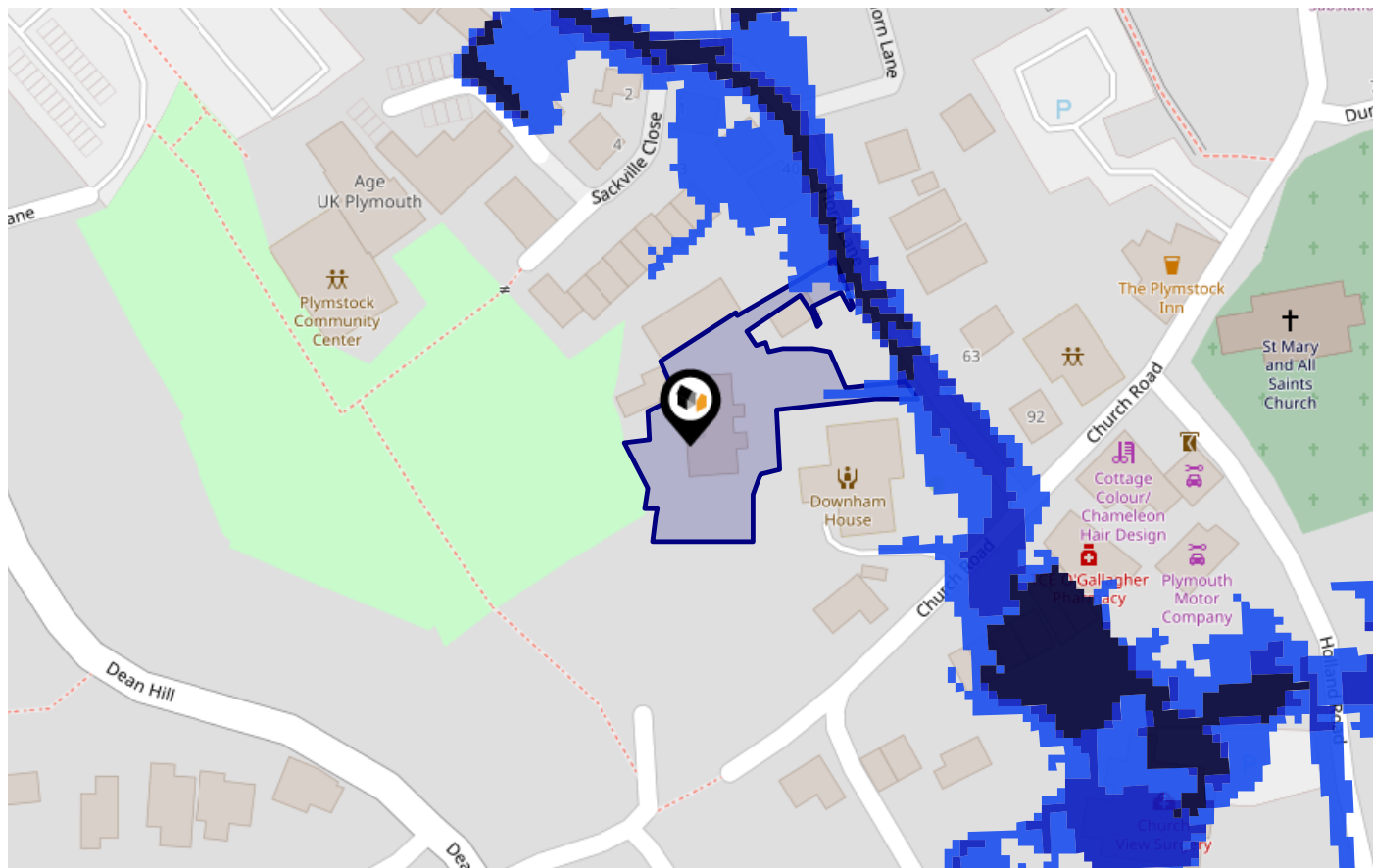


# Flood Risk

## 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.

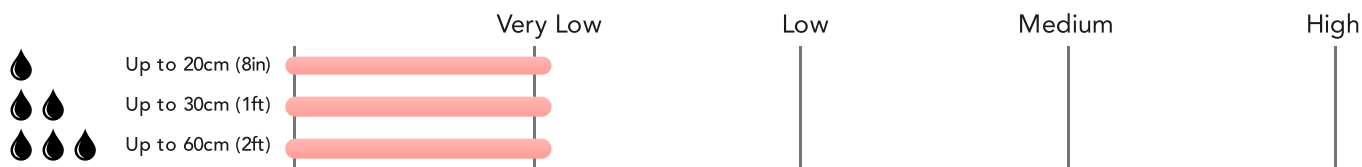


Risk Rating: **Very low**

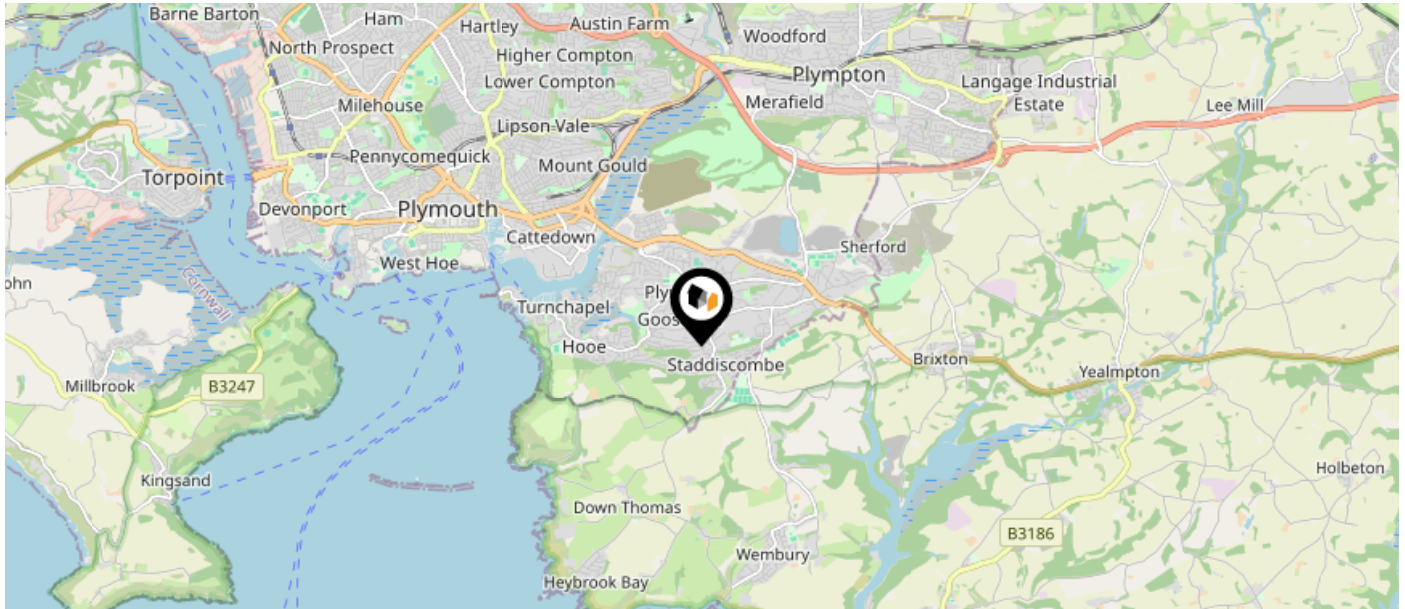
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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Chance of flooding to the following depths at this property:



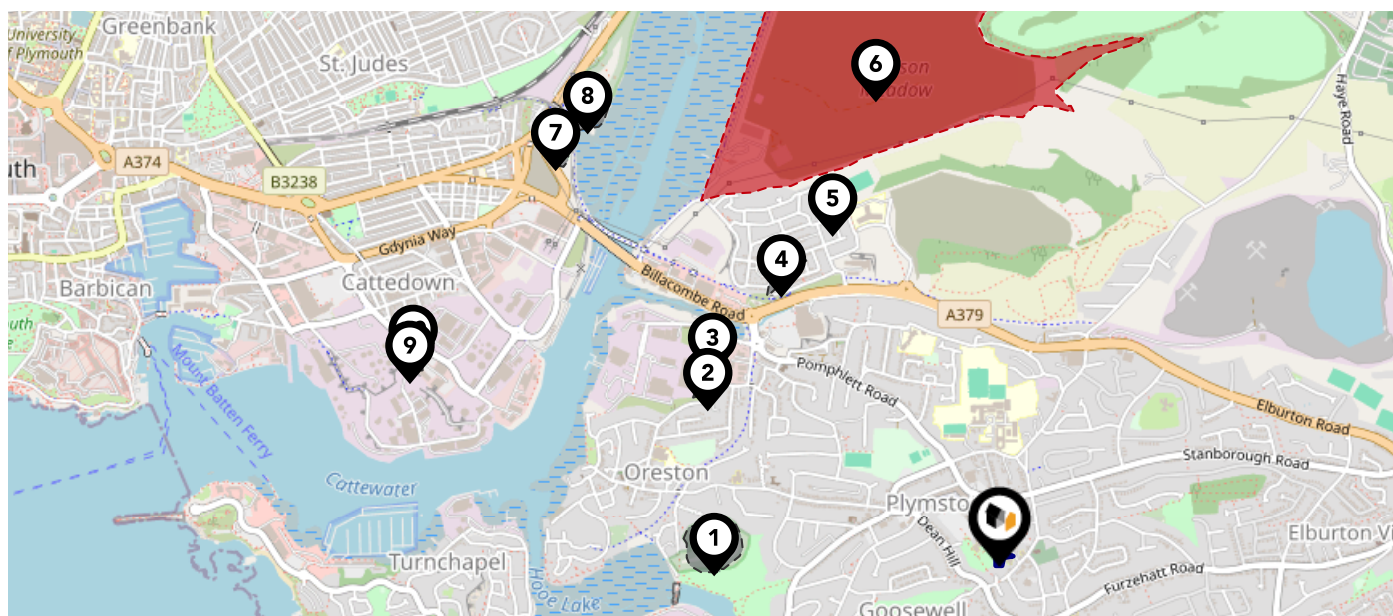
This map displays nearby areas that have been designated as Green Belt...



### Nearby Green Belt Land

No data available.

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

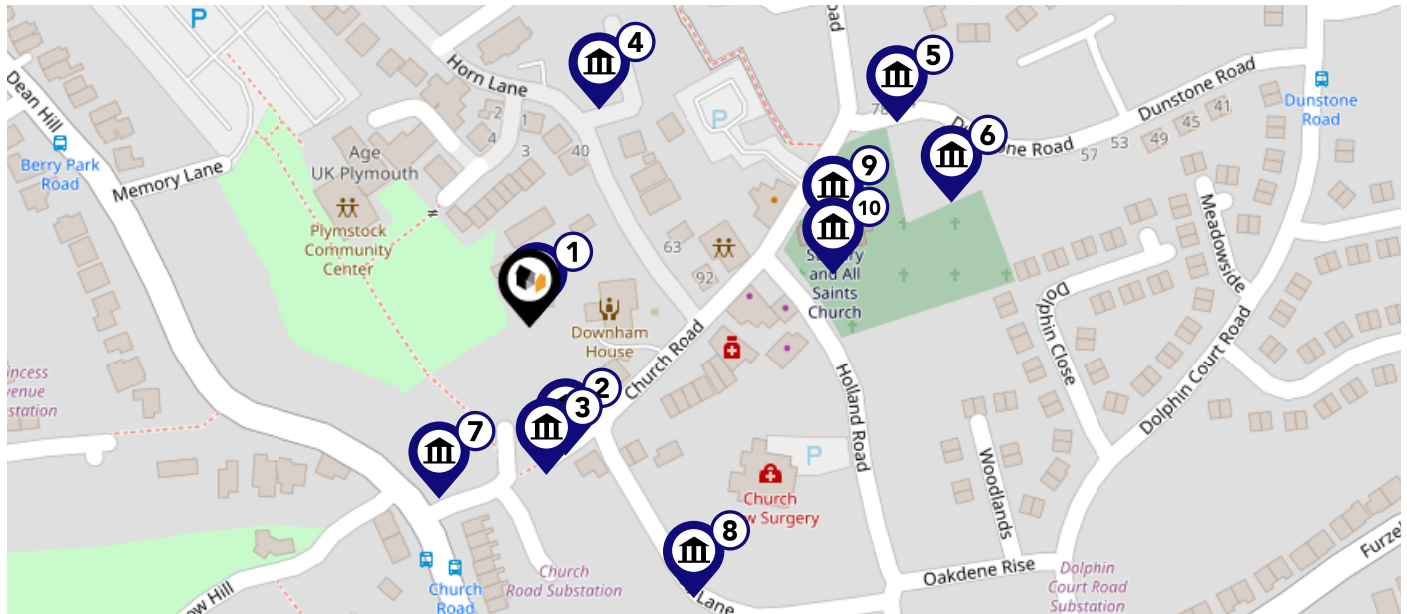
<b>1</b>	Radford Quarry Oreston-Radford Quarry Oreston, Plymouth	Historic Landfill
<b>2</b>	Bedford Quarry Oreston B-Oreston, Plymouth	Historic Landfill
<b>3</b>	Bedford Quarry Oreston A-Oreston, Plymouth	Historic Landfill
<b>4</b>	Former Warkham Quarry-Pomphlett, Plymouth	Historic Landfill
<b>5</b>	Plymstock Works-Plymstock Works, Plymstock, Plymouth, Devon	Historic Landfill
<b>6</b>	EA/EPR/EP3096HZ/V002	Active Landfill
<b>7</b>	Cattedown Junction Playing Field-Embankment Road, Plymouth	Historic Landfill
<b>8</b>	Blagdons Shipyard-Embankment Road Lane, Laira, Plymouth	Historic Landfill
<b>9</b>	Cattedown Road-Cattedown, Plymouth	Historic Landfill
<b>10</b>	MacAdam Road-Cattedown, Plymouth	Historic Landfill

# Maps

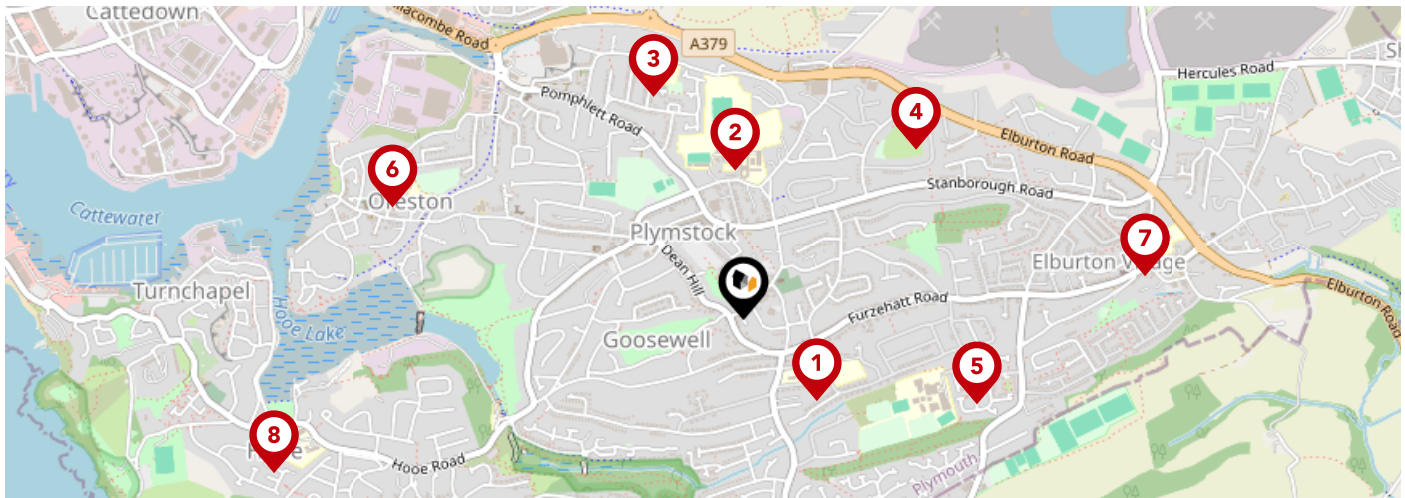
## Listed Buildings



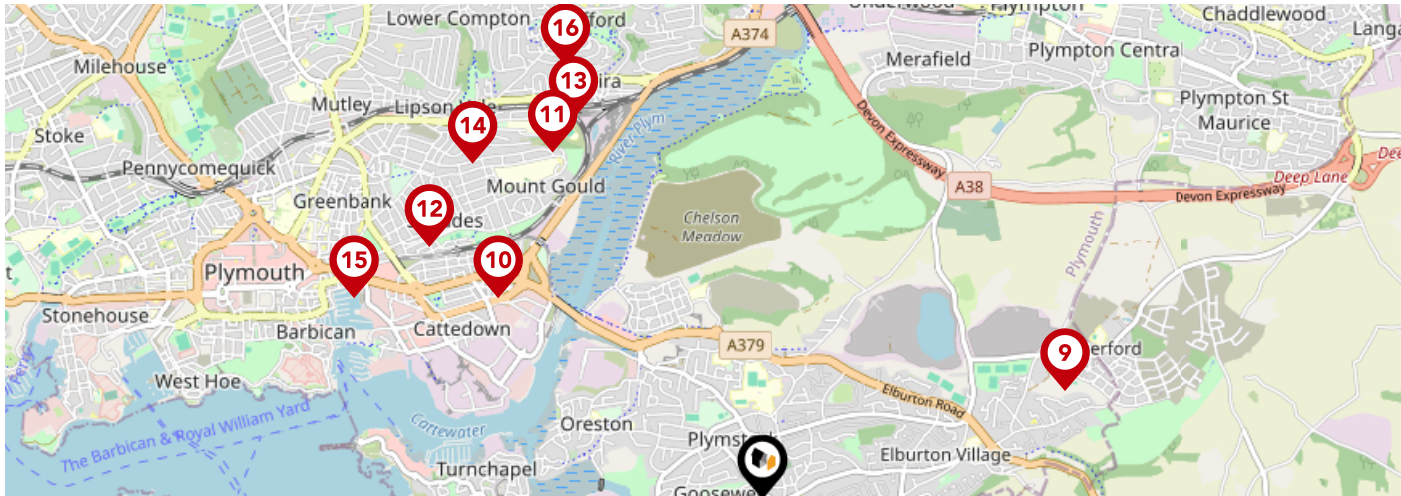
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











Listed Buildings in the local district		Grade	Distance
	1321997 - Downhorn Farmhouse	Grade II	0.0 miles
	1130044 - Marchant House	Grade II	0.0 miles
	1330539 - Louville	Grade II	0.0 miles
	1321998 - Glendene And Eventide	Grade II	0.1 miles
	1319616 - 74, Dunstone Road	Grade II	0.1 miles
	1319615 - Olde Corte House (no. 67) And Former Barn (no. 69)	Grade II	0.1 miles
	1330540 - Burrow Farm (including Kitchen Wing)	Grade II	0.1 miles
	1330551 - 1, 2 And 3, Oak Cottages	Grade II	0.1 miles
	1330543 - Treeby Tomb 8 Metres North Of Church Of St Mary And All Saints	Grade II	0.1 miles
	1330541 - Church Of St Mary And All Saints	Grade II	0.1 miles

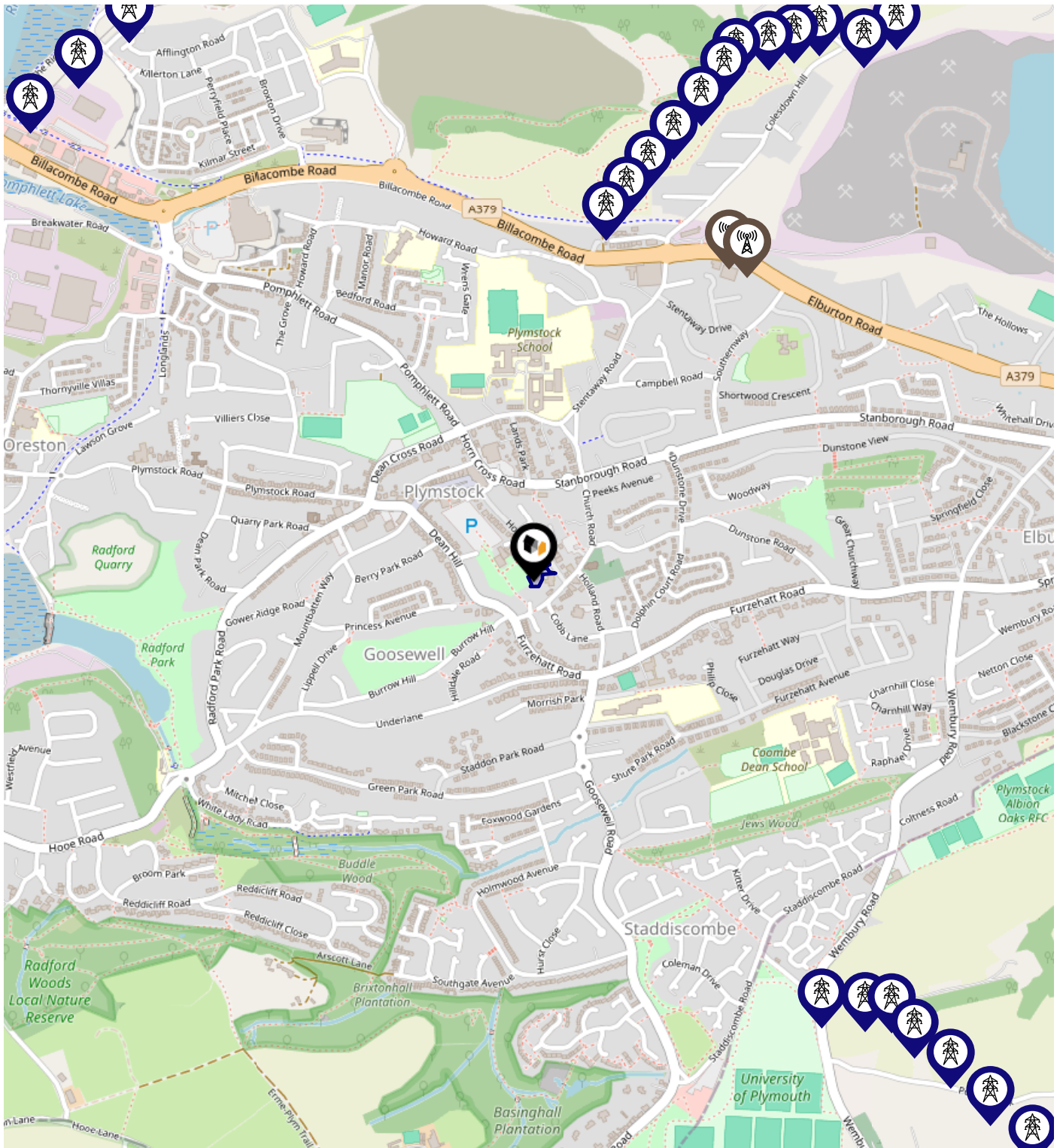


		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Goosewell Primary Academy</b> Ofsted Rating: Good   Pupils: 419   Distance:0.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Plymstock School</b> Ofsted Rating: Good   Pupils: 1671   Distance:0.35	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Pomphlett Primary School</b> Ofsted Rating: Good   Pupils: 424   Distance:0.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Morley Meadow Primary School</b> Ofsted Rating: Good   Pupils: 224   Distance:0.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Coombe Dean School</b> Ofsted Rating: Good   Pupils: 995   Distance:0.59	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Oreston Community Academy</b> Ofsted Rating: Good   Pupils: 419   Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Elburton Primary School</b> Ofsted Rating: Outstanding   Pupils: 465   Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Hooe Primary Academy</b> Ofsted Rating: Good   Pupils: 212   Distance:1.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





	Nursery	Primary	Secondary	College	Private
 <b>Sherford Vale School &amp; Nursery</b> Ofsted Rating: Good   Pupils: 258   Distance:1.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Prince Rock Primary School</b> Ofsted Rating: Outstanding   Pupils: 408   Distance:1.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Lipson Co-operative Academy</b> Ofsted Rating: Good   Pupils: 1102   Distance:1.92	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Salisbury Road Primary School</b> Ofsted Rating: Good   Pupils: 381   Distance:1.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Laira Green Primary School</b> Ofsted Rating: Good   Pupils: 230   Distance:2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Lipson Vale Primary School</b> Ofsted Rating: Good   Pupils: 405   Distance:2.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Holy Cross Catholic Primary School</b> Ofsted Rating: Good   Pupils: 306   Distance:2.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>High View School</b> Ofsted Rating: Outstanding   Pupils: 356   Distance:2.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Local Area Masts & Pylons

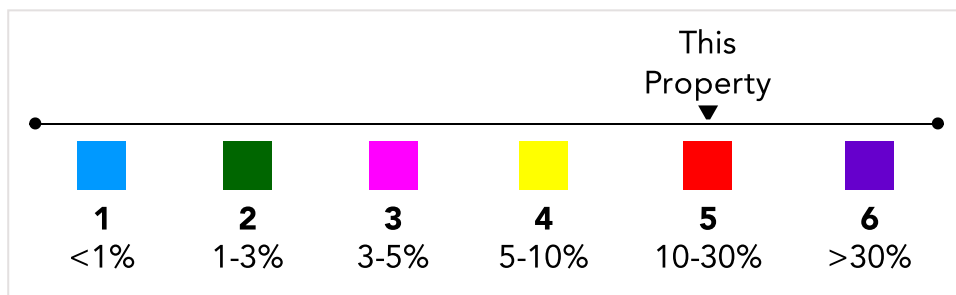
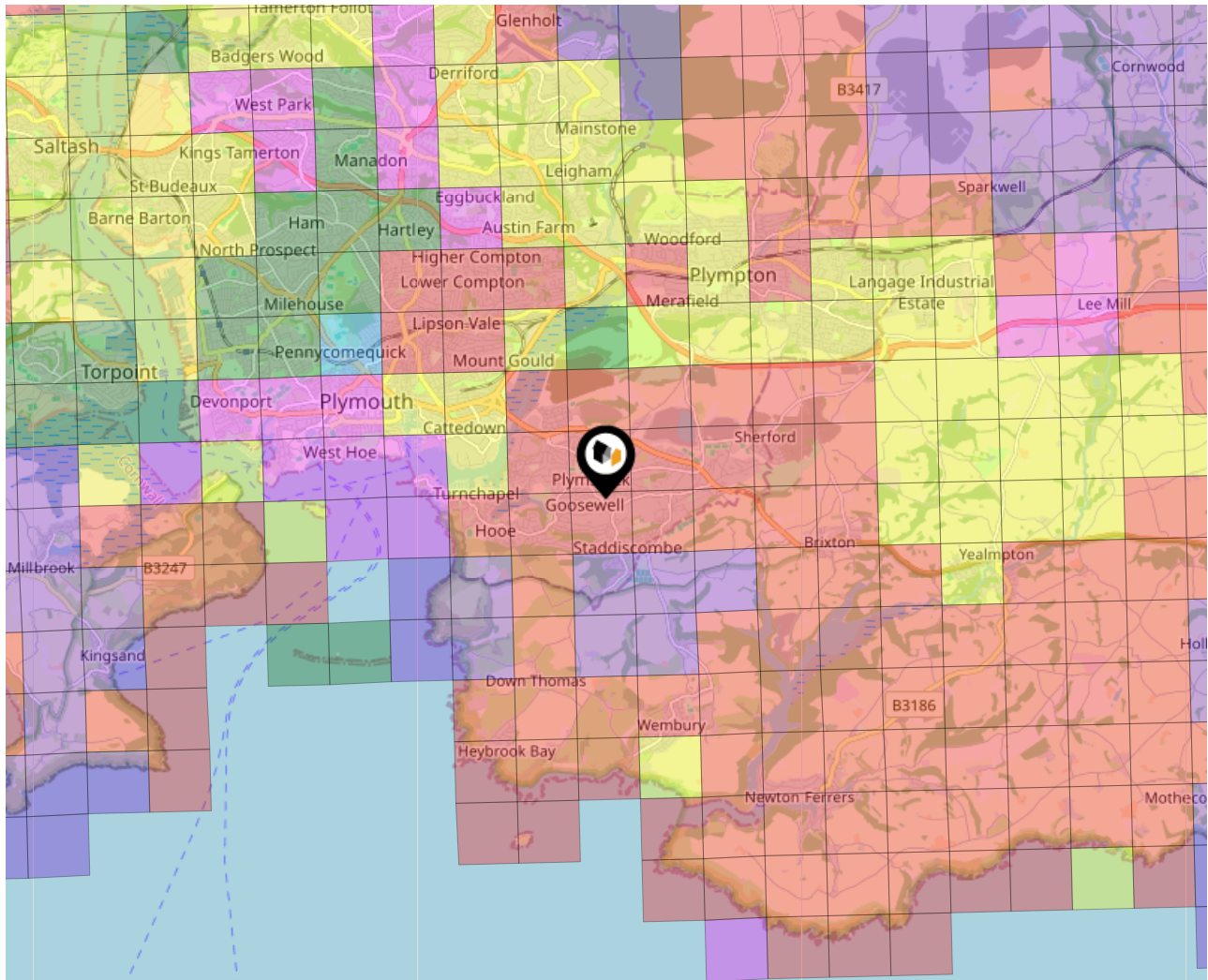


**Key:**

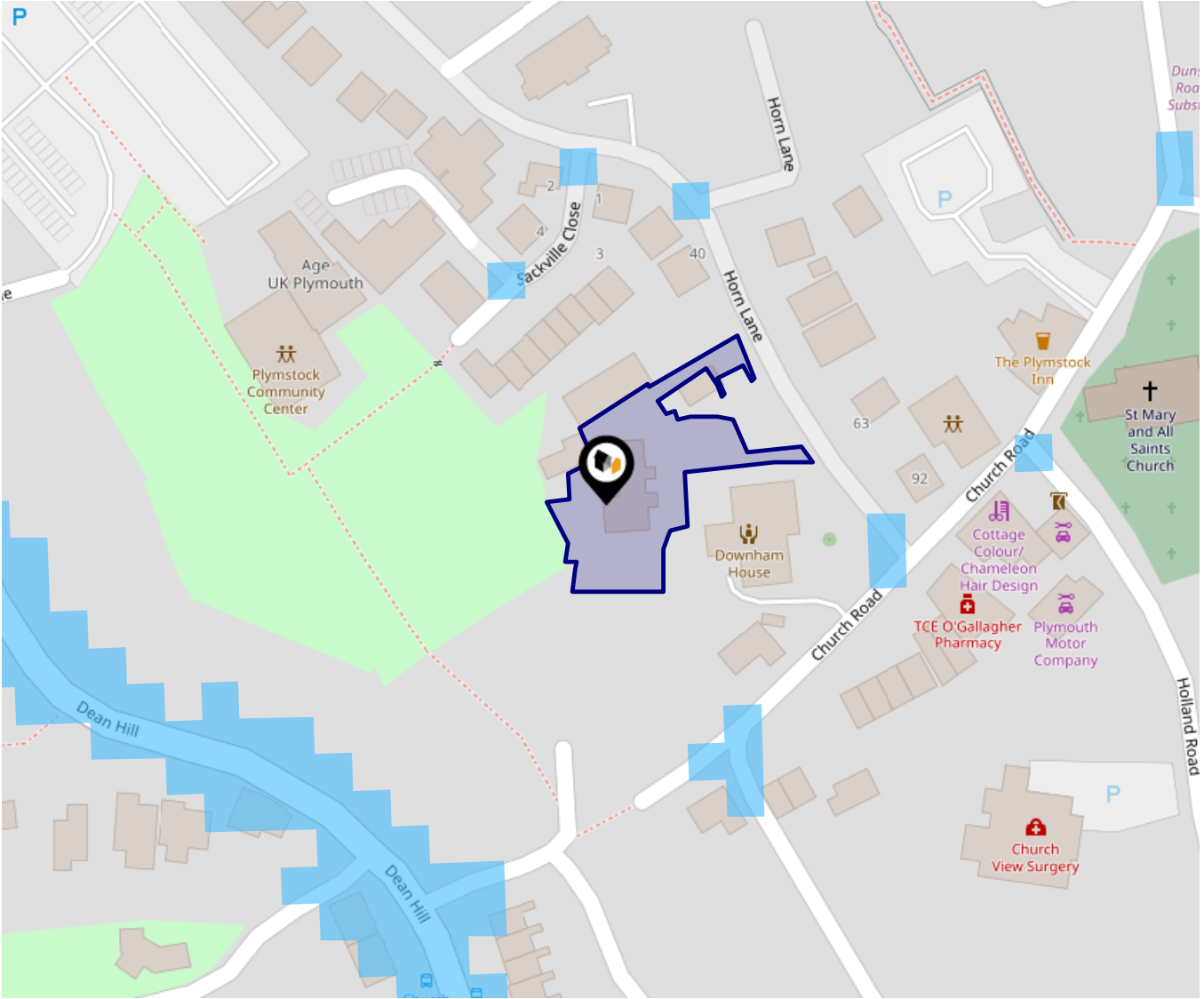
-  Power Pylons
-  Communication Masts

## 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

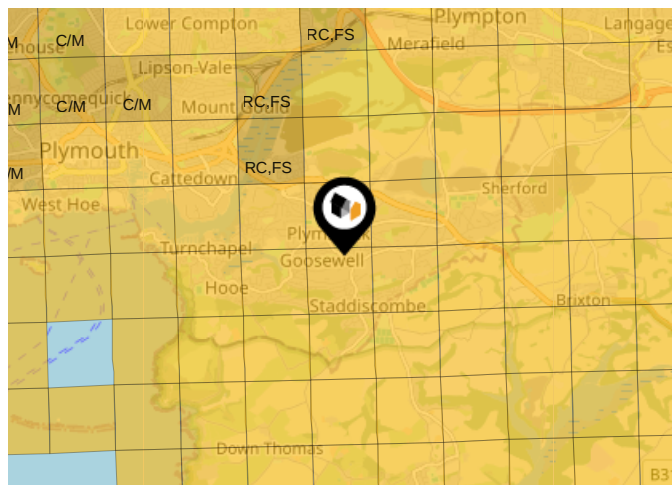


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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>	CLAY TO SANDY LOAM
<b>Parent Material Grain:</b>	ARGILLIC - ARENACEOUS	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	ALL		

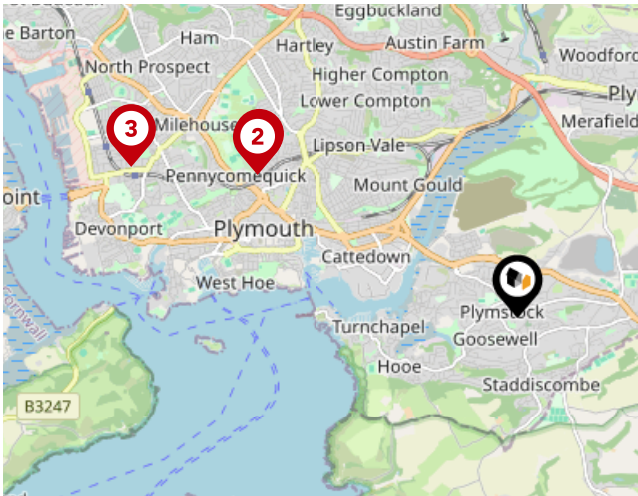


## Primary Classifications (Most Common Clay Types)

<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

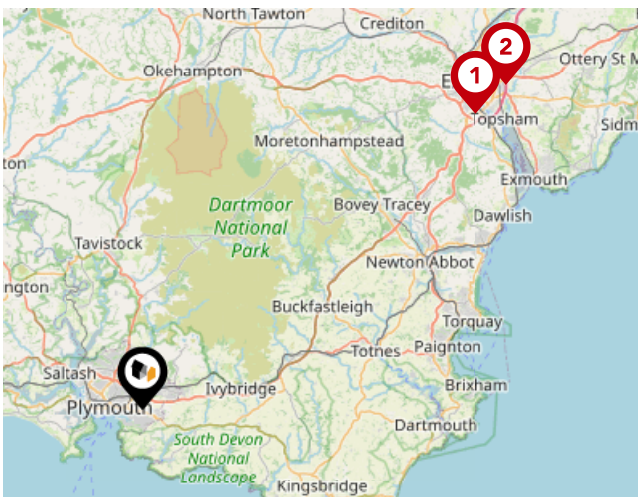
# Area

## Transport (National)



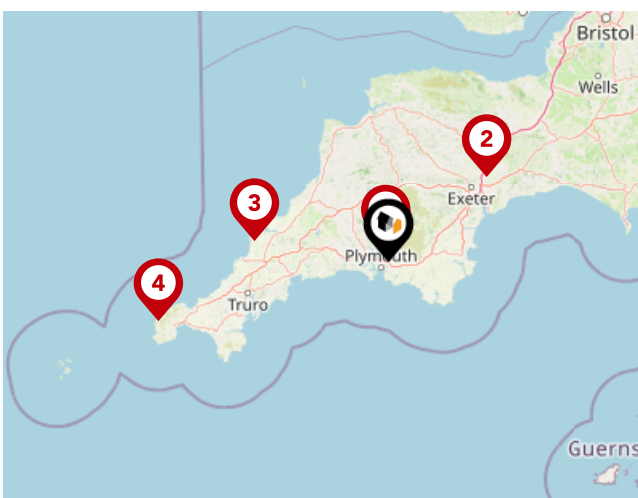
### National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	2.8 miles
2	Plymouth Rail Station	2.8 miles
3	Devonport Rail Station	3.91 miles



### Trunk Roads/Motorways

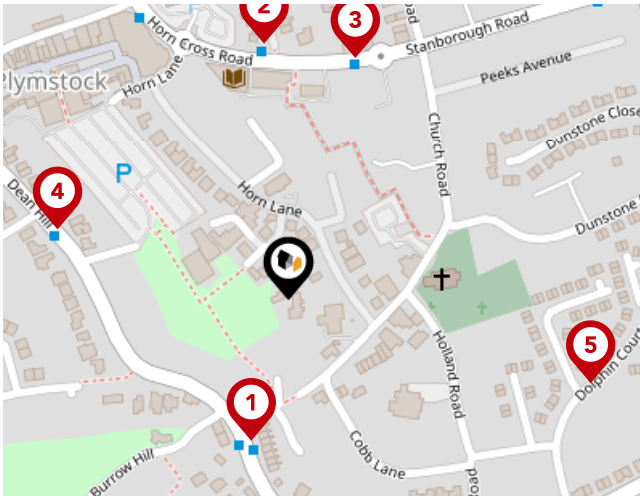
Pin	Name	Distance
1	M5 J31	33.63 miles
2	M5 J30	36.79 miles



### Airports/Helipads

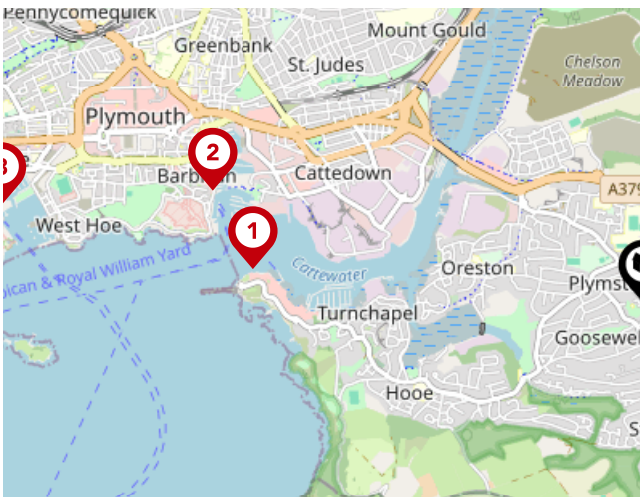
Pin	Name	Distance
1	Glenholt	4.56 miles
2	Exeter Airport	39.2 miles
3	St Mawgan	40.91 miles
4	Joppa	72.1 miles

# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Church Road	0.09 miles
2	Plymstock Library	0.15 miles
3	Maple Court	0.15 miles
4	Berry Park Road	0.14 miles
5	Oakdene Rise	0.18 miles



## Ferry Terminals

Pin	Name	Distance
1	Plymouth Mount Batten Ferry Landing	1.85 miles
2	Plymouth (Barbican) Landing Stage	2.1 miles
3	Plymouth Ferry Terminal	3.07 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.



### Contains public sector information licensed under the Open Government License v3.0

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#### Lang Town & Country

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