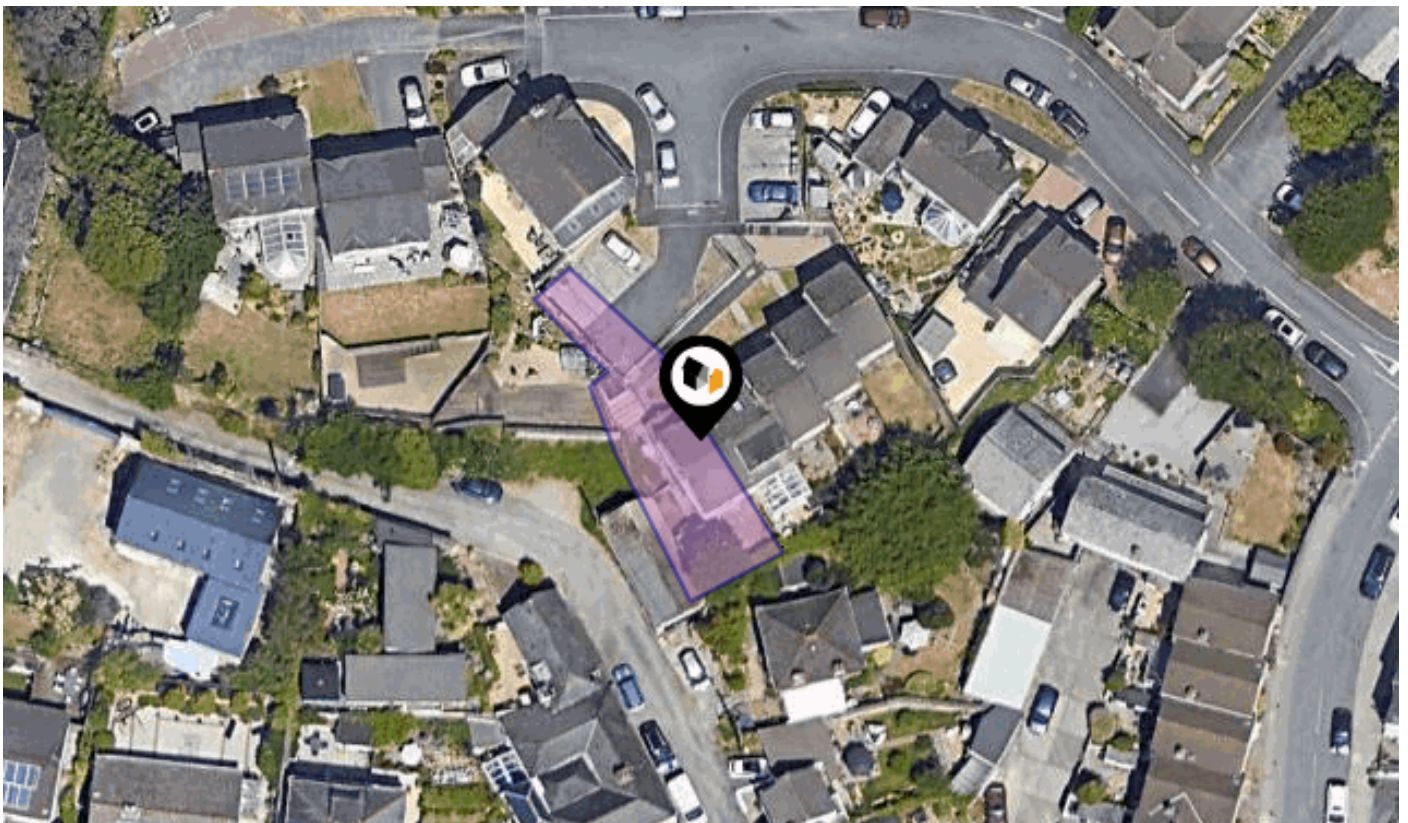




See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Monday 18th May 2026



17, NURSERY CLOSE, TAMERTON FOLIOT, PLYMOUTH, PL5 4QG

Lang Town & Country

6 Mannamead Road, Plymouth, PL4 7AA

01752 456000

carrie@langtownandcountry.com

www.langtownandcountry.com







Property

Type:	Terraced	Last Sold Date:	29/09/2016
Bedrooms:	3	Last Sold Price:	£172,000
Floor Area:	731 ft ² / 68 m ²	Last Sold £/ft²:	£261
Plot Area:	0.05 acres	Tenure:	Freehold
Year Built :	1983-1990	Latest FENSA Work:	17/10/2003 - 10 windows
Council Tax :	Band B		
Annual Estimate:	£1,899		
Title Number:	DN293007		
UPRN:	100040470888		
Restrictive Covenants:	Yes		

Local Area

Local Authority:	City of plymouth
Conservation Area:	Tamerton Foliot
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

5 mb/s	80 mb/s	1800 mb/s
		

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



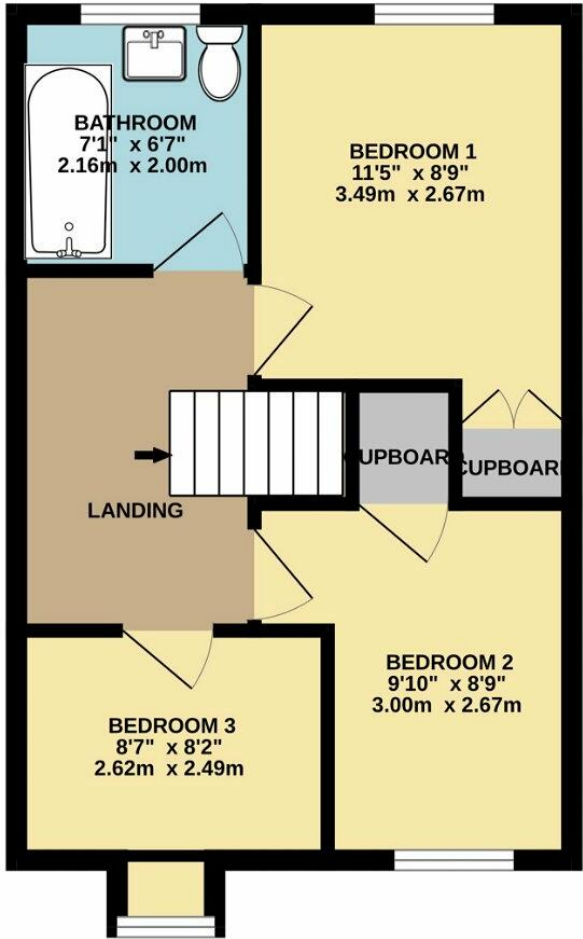
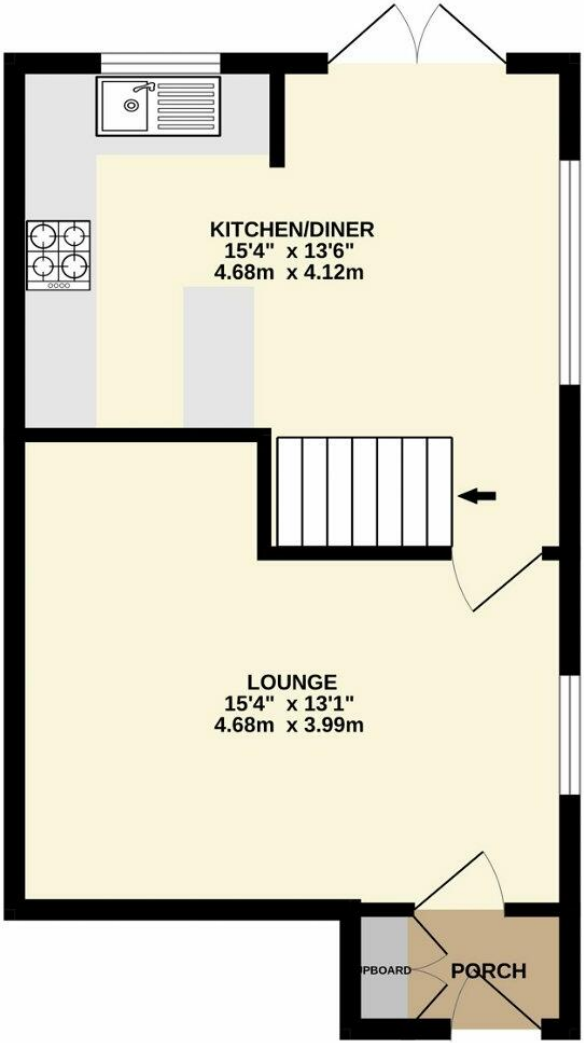
Planning History

This Address

Planning records for: *17, Nursery Close, Tamerton Foliot, Plymouth, PL5 4QG*

Reference - 25/01319/TCO	
Decision:	Awaiting decision
Date:	06th October 2025
Description:	T1 Beech - Re-reduce back to previous reduction points leaving finished height of 3m and a width of 3m.

17, NURSERY CLOSE, TAMERTON FOLIOT, PLYMOUTH, PL5 4QG



TOTAL FLOOR AREA : 741 sq.ft. (68.8 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.
Made with Metropix ©2023



Property EPC - Certificate



17 Nursery Close, Tamerton Foliot, PL5 4QG

Energy rating

C

Valid until 26.02.2036

Certificate number
27353059820231765200

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 c	80 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	End-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 270 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:	Excellent lighting efficiency
Floors:	Solid, limited insulation (assumed)
Total Floor Area:	68 m ²

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

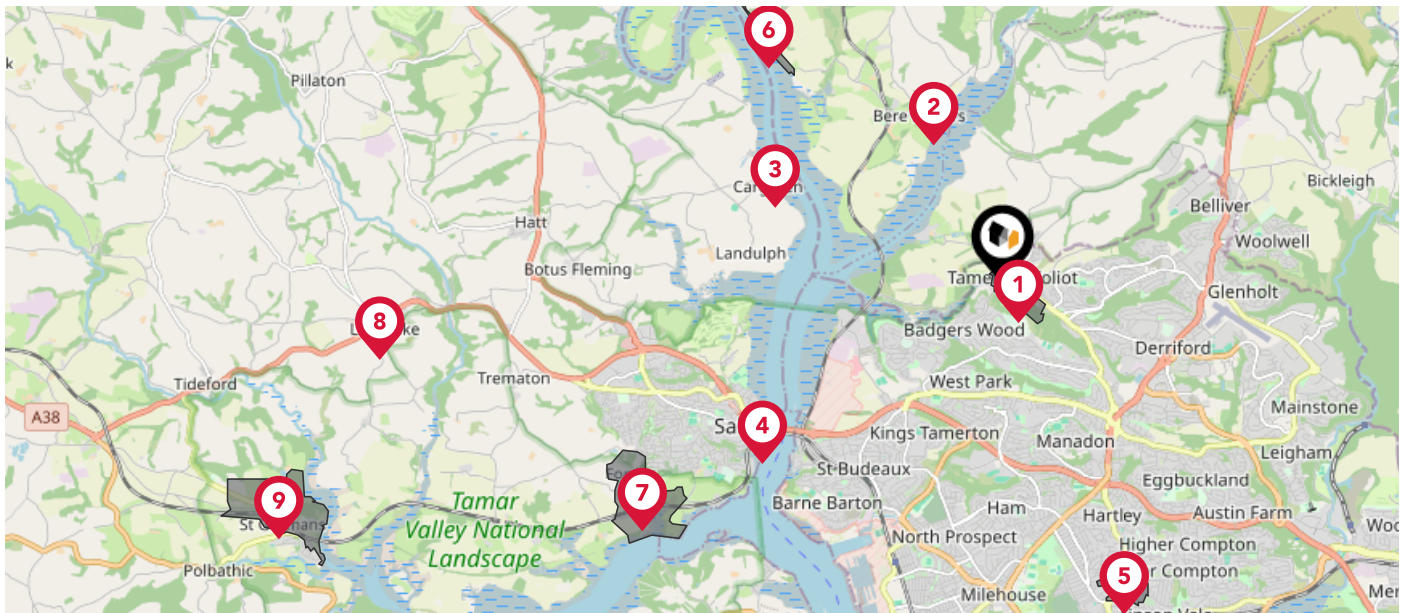
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

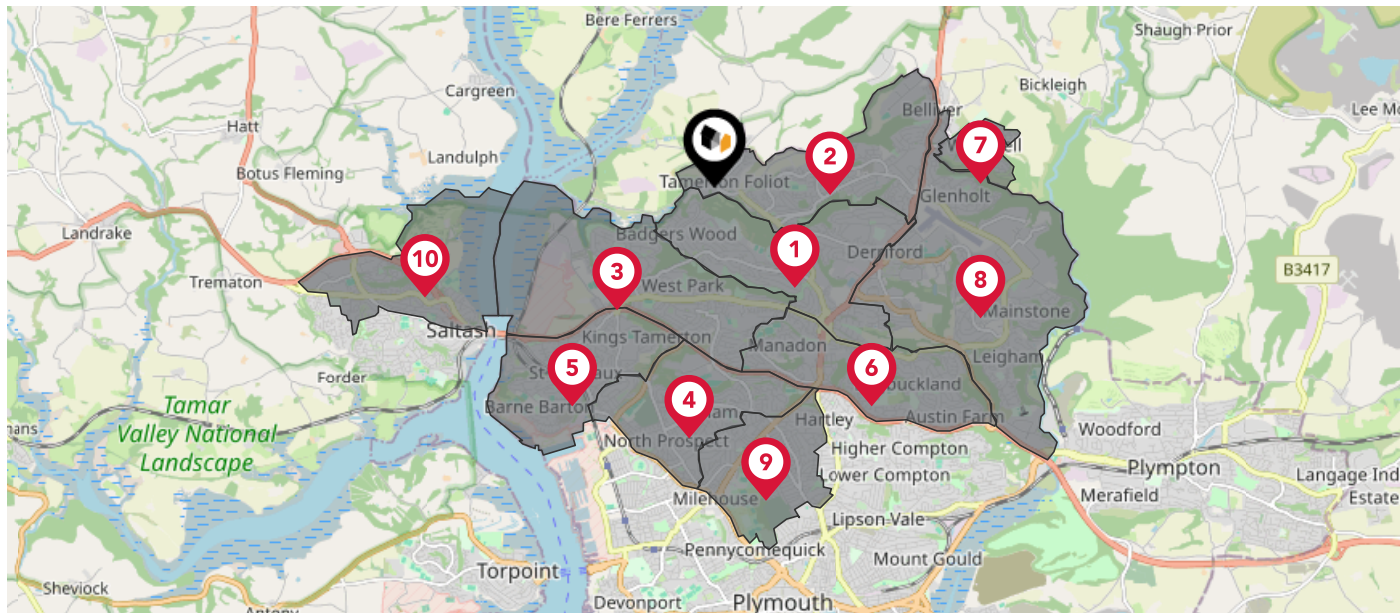
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.













Nearby Conservation Areas

-  1 Tamerton Foliot
-  2 Bere Ferrers
-  3 Cargreen
-  4 Lower Fore Street, Saltash
-  5 Mannamead
-  6 Weir Quay
-  7 Forder and Antony Passage
-  8 Landrake
-  9 St Germans

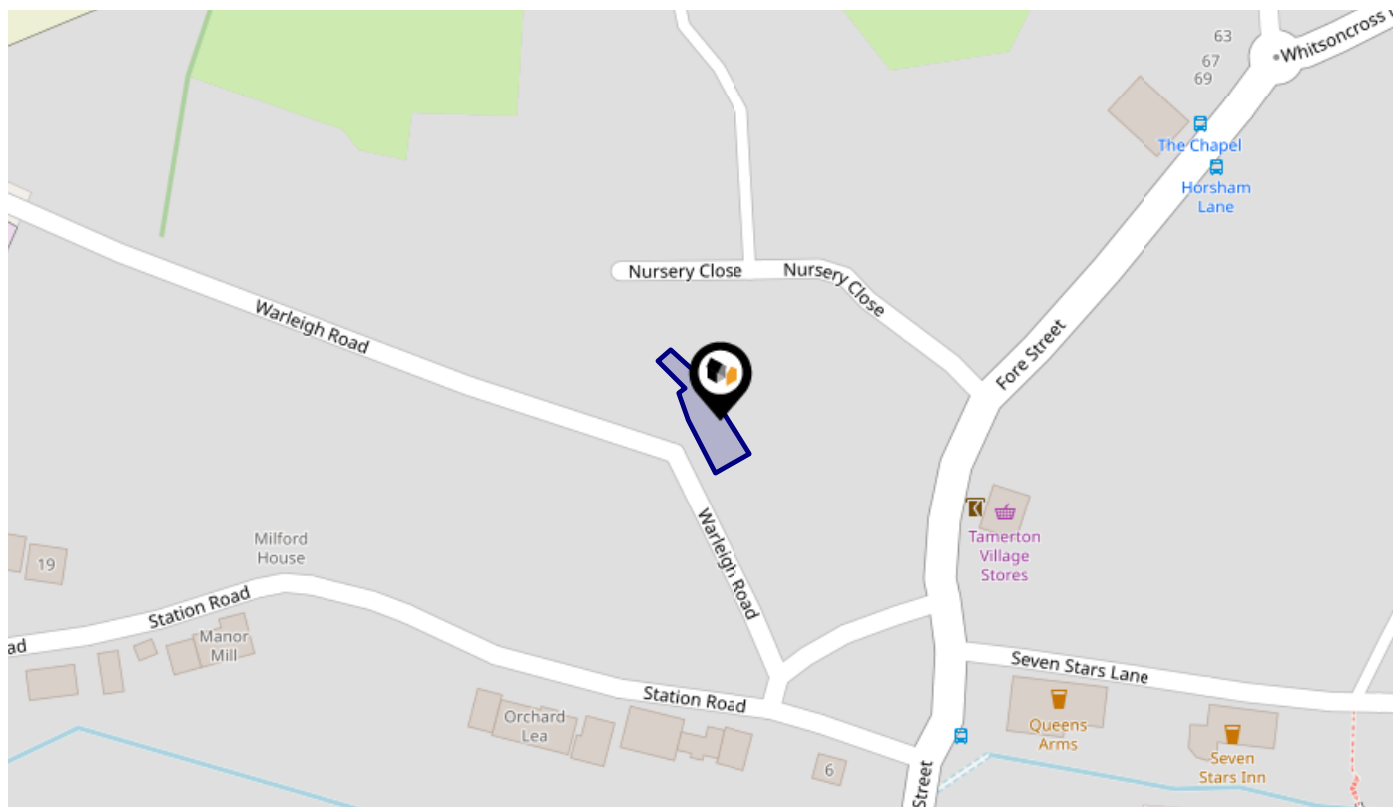
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

-  Budshead Ward
-  Southway Ward
-  Honicknowle Ward
-  Ham Ward
-  St. Budeaux Ward
-  Egguckland Ward
-  Woolwell Ward
-  Moor View Ward
-  Peverell Ward
-  Saltash Tamar ED

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:

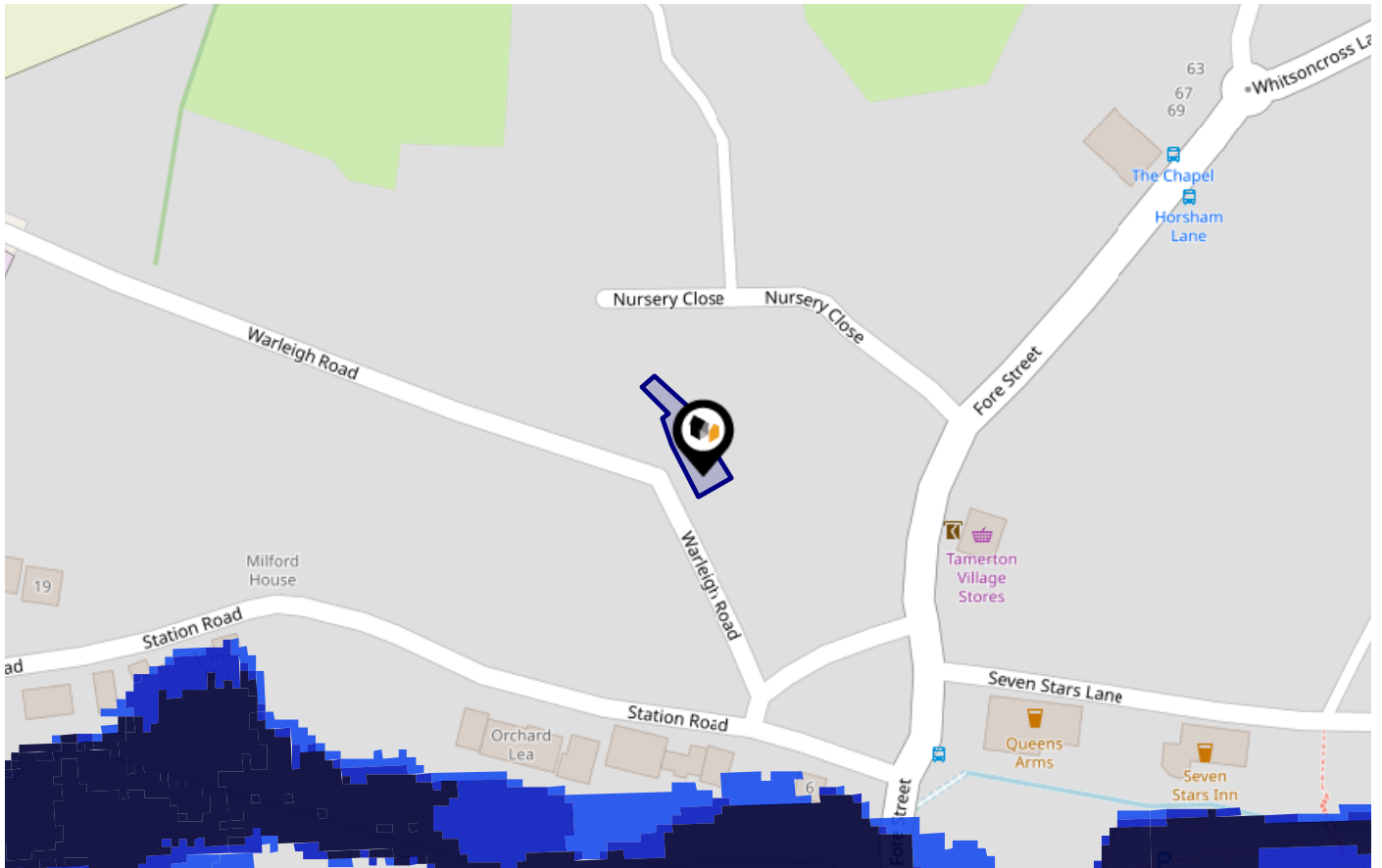
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

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:

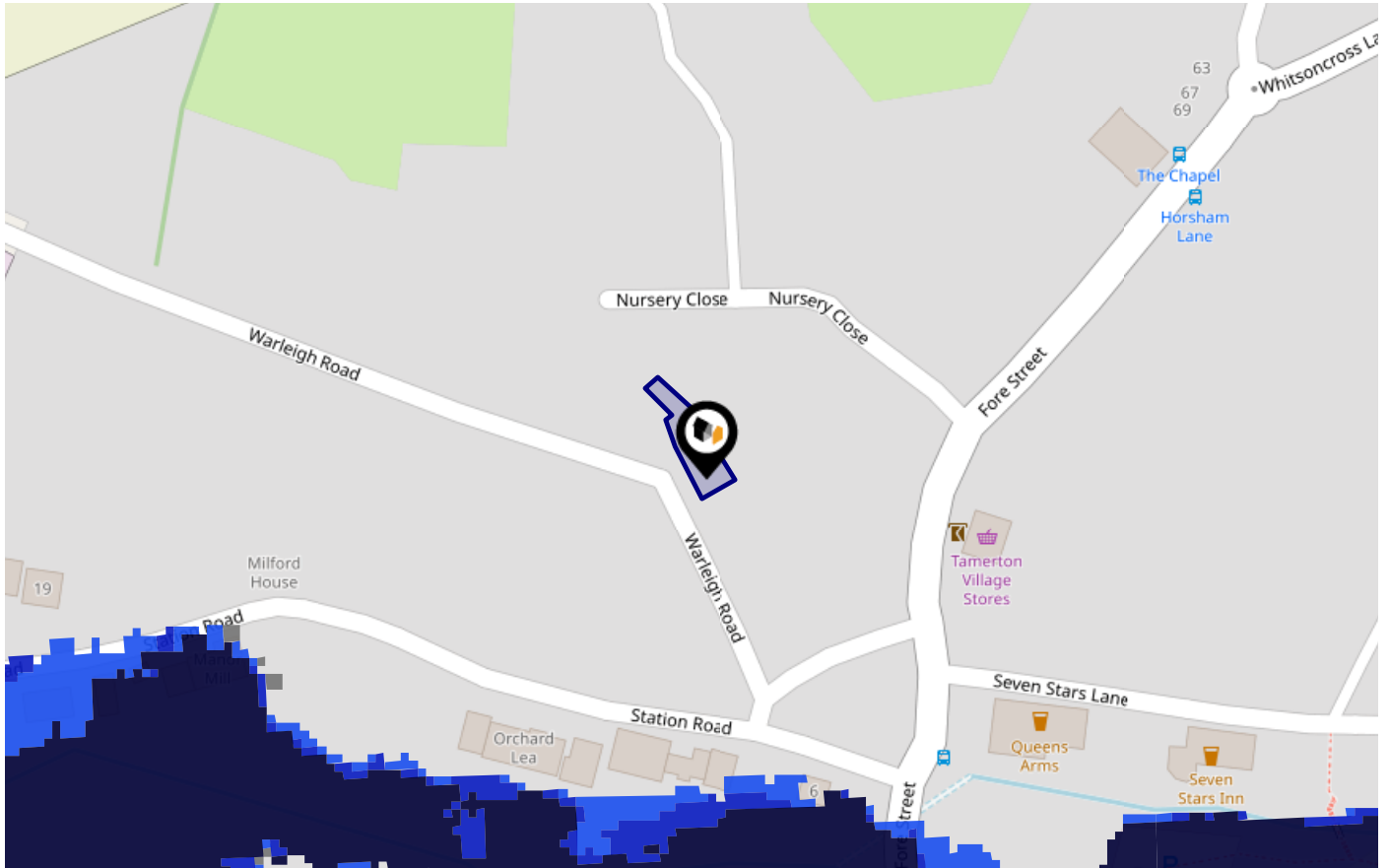


Flood Risk

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.



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:

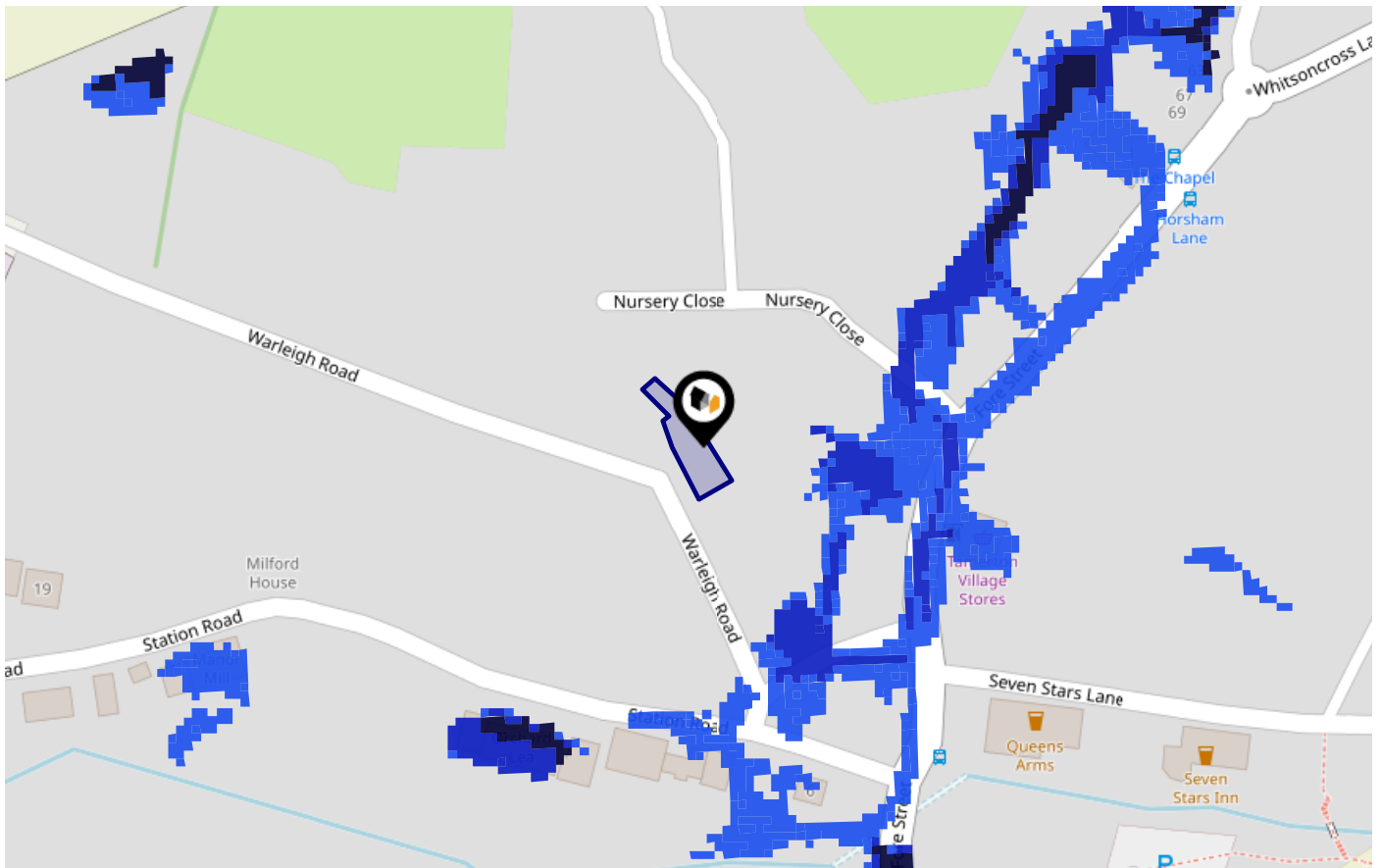


Flood Risk

Surface Water - 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.

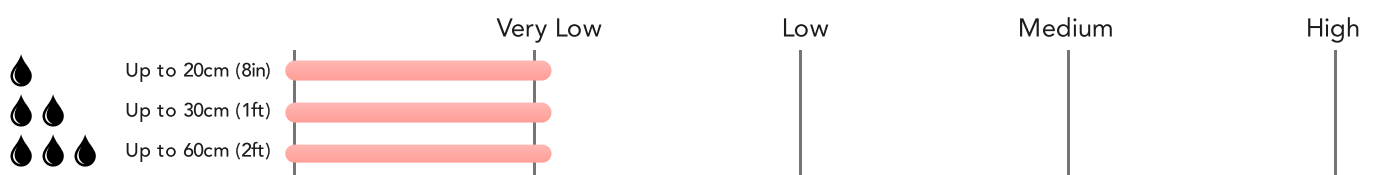


Risk Rating: Very low

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.
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Chance of flooding to the following depths at this property:

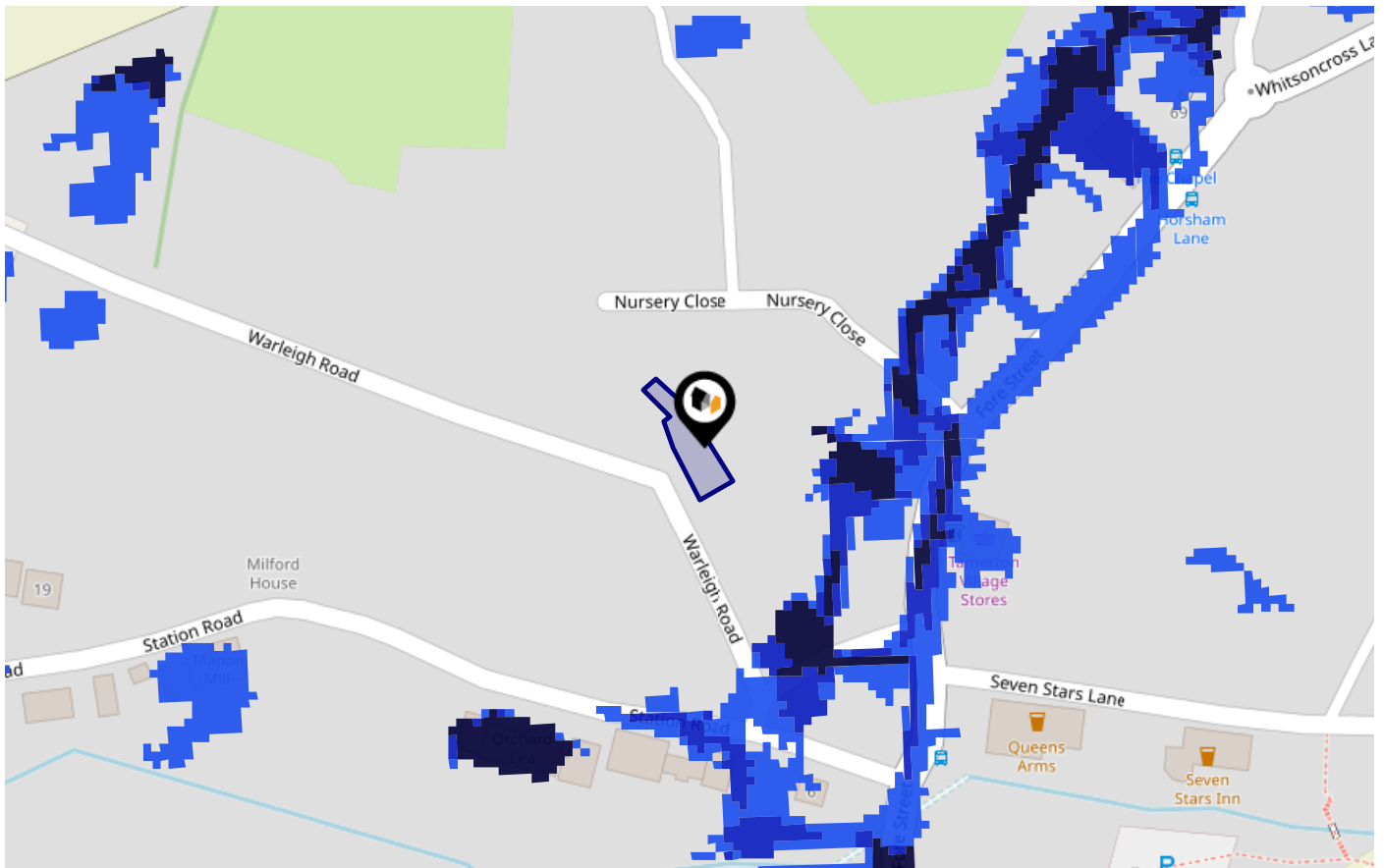


Flood Risk

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.

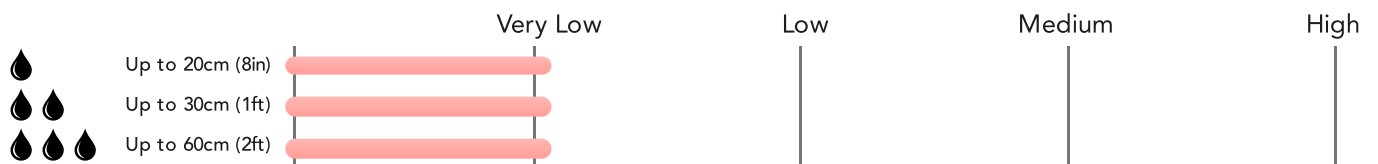


Risk Rating: Very low

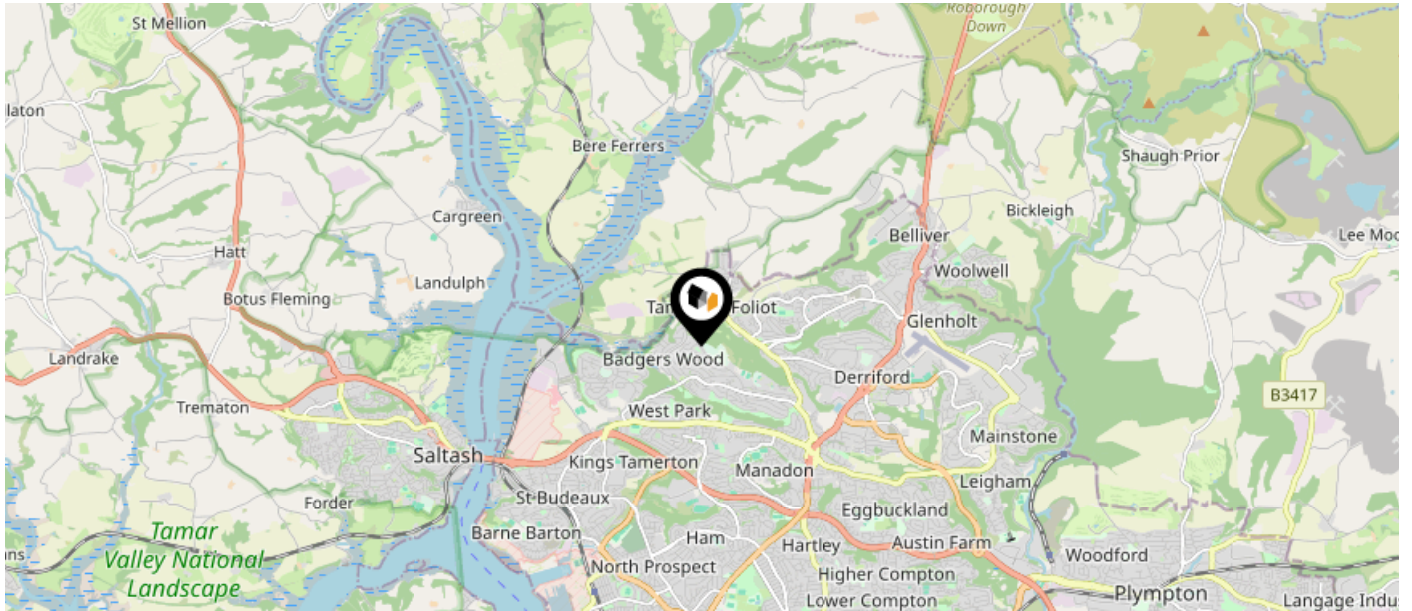
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



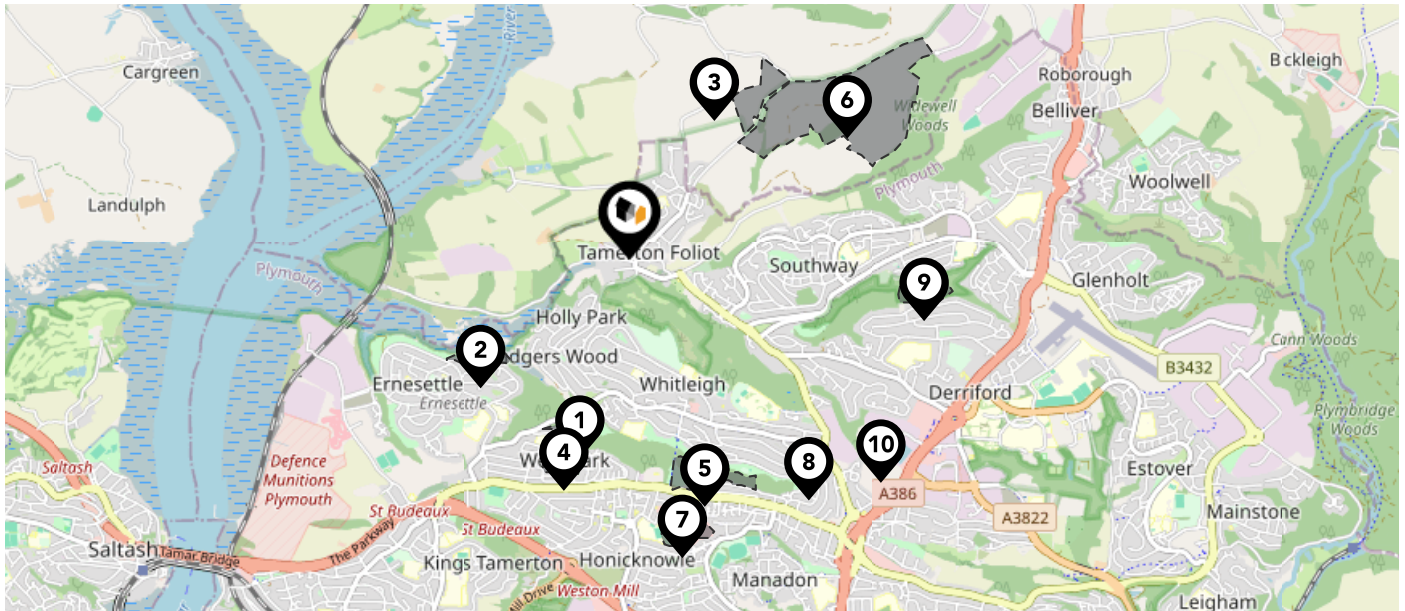
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

No data available.

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

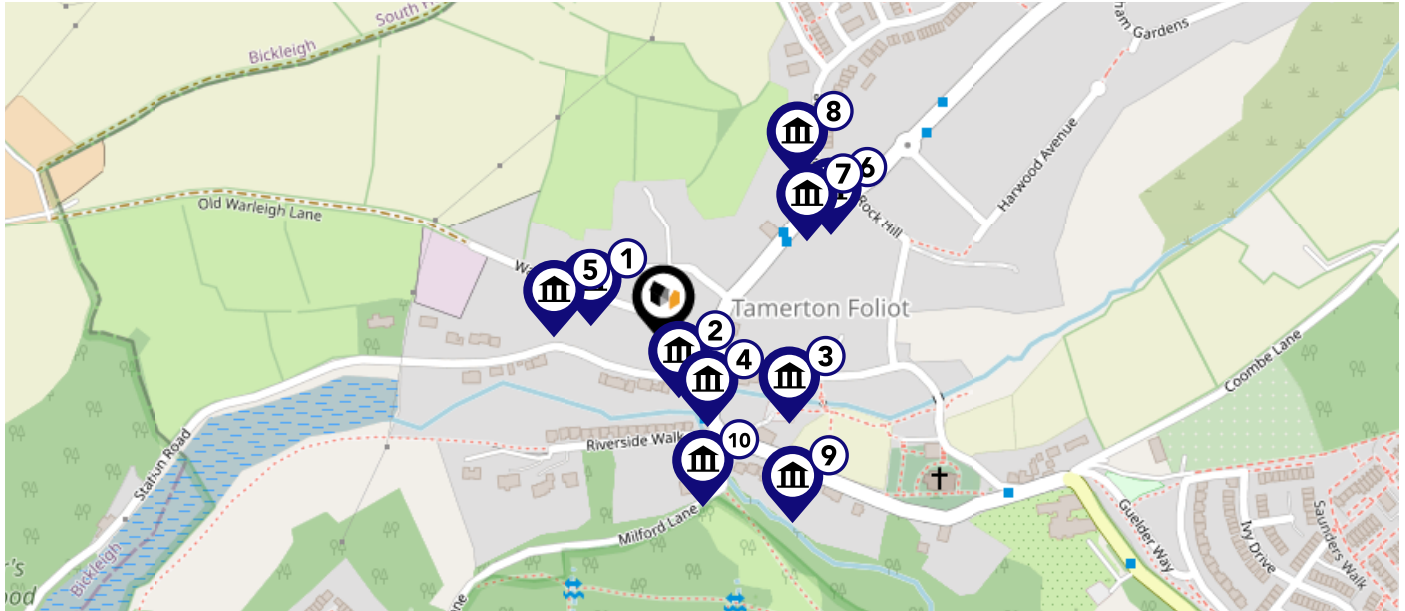
	West Park-West Park, Plymouth	Historic Landfill 
	Roachford Crescent - Tamerton Lake-West Park, Plymouth	Historic Landfill 
	Allern Farm-Allern Farm, Tamerton Foliot, Bickleigh, Devon	Historic Landfill 
	West Park-West Park, Plymouth	Historic Landfill 
	Woodlands Fort Cricket Pitch Honickn-Woodlands Fort Cricket Pitch Honicknowle, Plymouth	Historic Landfill 
	Great Trehills Farm-Great Trehills Farm, Tamerton Foliot, Plymouth, Devon	Historic Landfill 
	Honicknowle Brickworks-Plymouth, Devon	Historic Landfill 
	Crownhill-Crownhill, Plymouth	Historic Landfill 
	Off Pendeen Crescent Southway-Off Pendeen Crescent Southway	Historic Landfill 
	Crownhill Sewage Works-Crownhill Sewage Works, Plymouth	Historic Landfill 

Maps

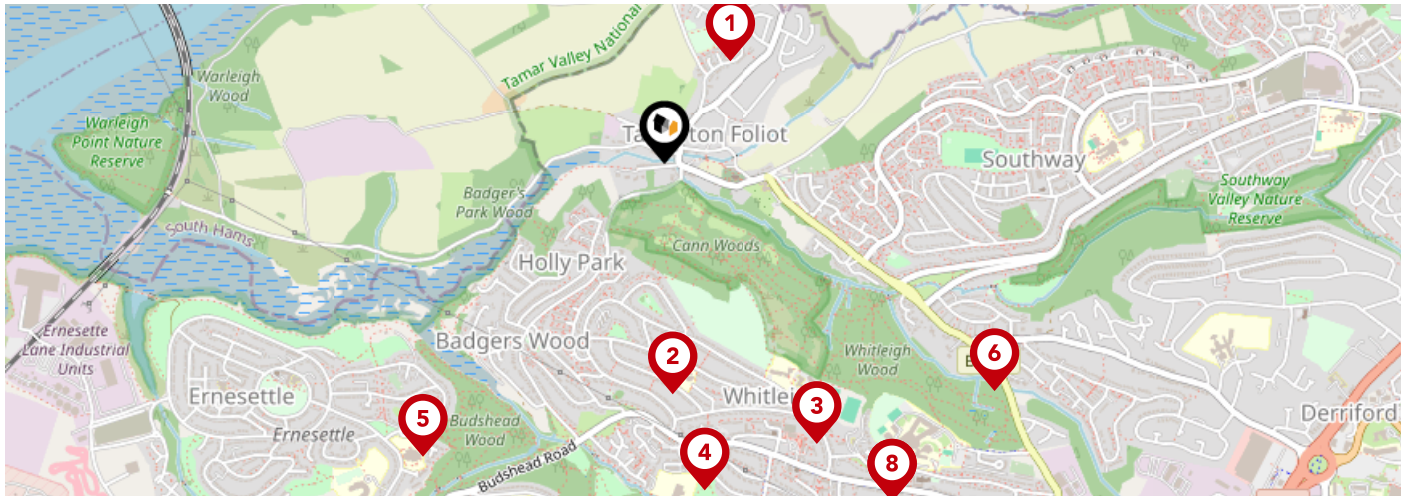
Listed Buildings



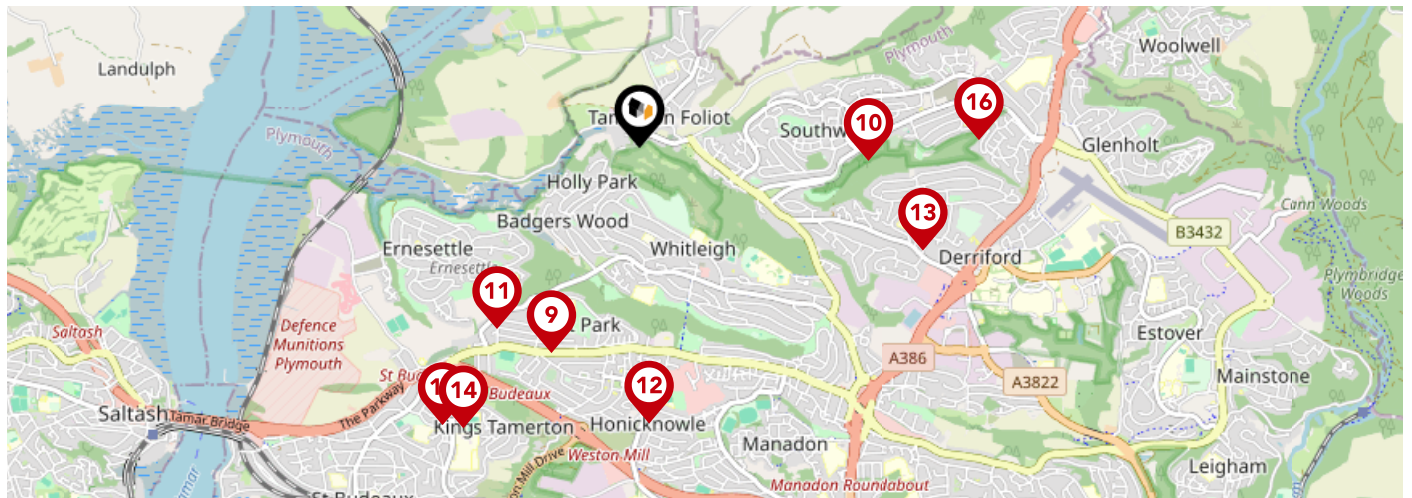
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











Listed Buildings in the local district		Grade	Distance
	1386303 - Louds	Grade II	0.0 miles
	1322012 - Brook House, Lambert Cottage And Stoke Cottage	Grade II	0.0 miles
	1386382 - Seven Stars Public House	Grade II	0.1 miles
	1386497 - Milestone At The Junction Of Fore Street And Station Road	Grade II	0.1 miles
	1386416 - Milford House And Attached Walls	Grade II	0.1 miles
	1391364 - K6 Telephone Kiosk, Whitson Cross Lane	Grade II	0.1 miles
	1386496 - Cressy Cottage	Grade II	0.1 miles
	1321999 - Jessops	Grade II	0.1 miles
	1386429 - Kemps	Grade II	0.1 miles
	1386243 - West Park House Cottages And Waterford Cottage	Grade II	0.1 miles

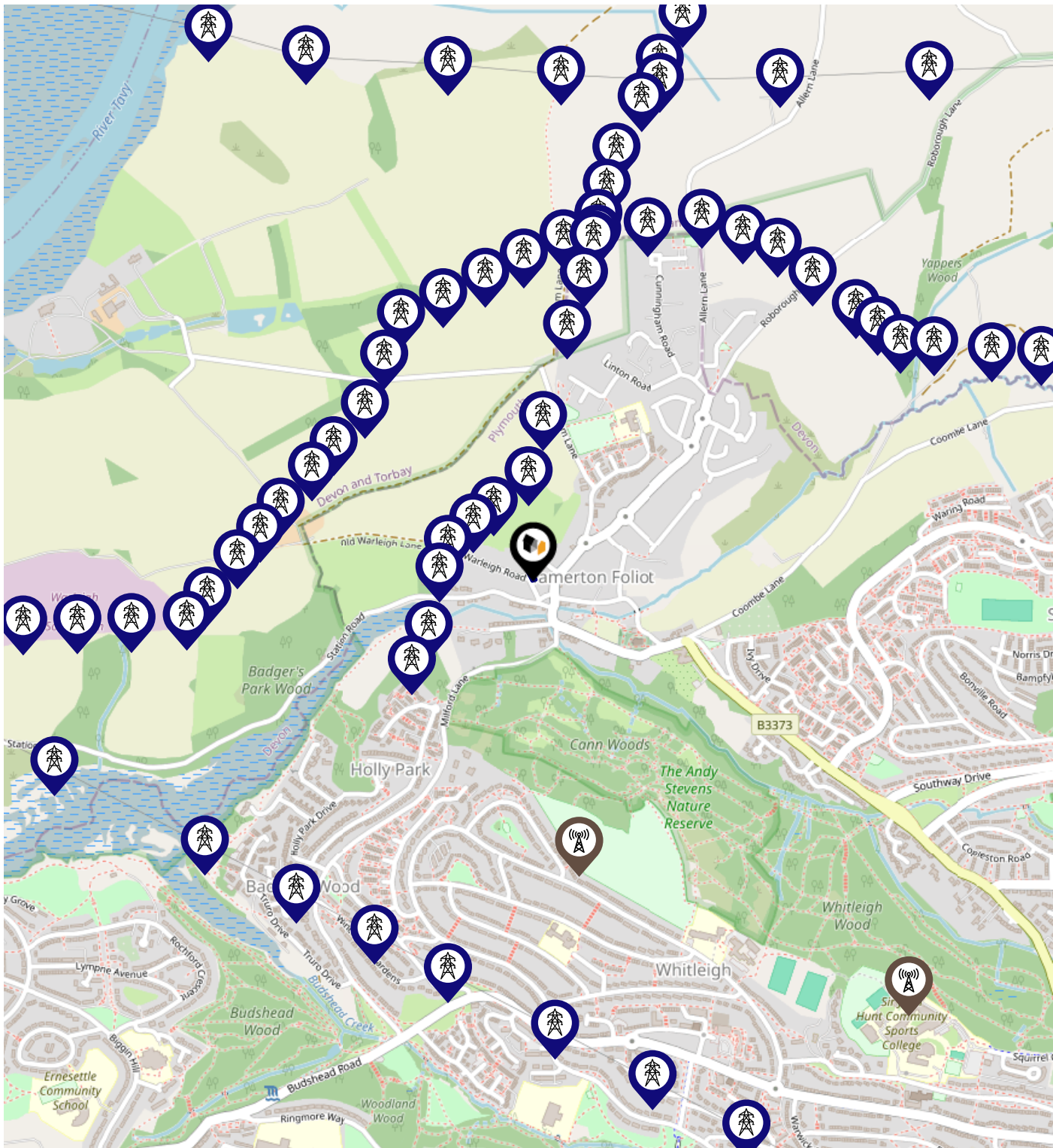


		Nursery	Primary	Secondary	College	Private
1	Mary Dean's CofE Primary School and Nursery Ofsted Rating: Good Pupils: 319 Distance:0.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Peter's RC Primary School Ofsted Rating: Good Pupils: 122 Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Woodfield Primary School Ofsted Rating: Good Pupils: 268 Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Brook Green Centre for Learning Ofsted Rating: Outstanding Pupils: 99 Distance:0.77	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Mill Ford School Ofsted Rating: Good Pupils: 121 Distance:0.9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Woodlands School Ofsted Rating: Good Pupils: 85 Distance:0.94	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Whitleigh Community Primary School Ofsted Rating: Good Pupils: 365 Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Sir John Hunt Community Sports College Ofsted Rating: Good Pupils: 761 Distance:0.96	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
	Knowle Primary School Ofsted Rating: Good Pupils: 325 Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Beechwood Primary Academy Ofsted Rating: Good Pupils: 308 Distance:1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ernesettle Community School Ofsted Rating: Outstanding Pupils: 557 Distance:1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Shakespeare Primary School Ofsted Rating: Requires improvement Pupils: 410 Distance:1.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Notre Dame RC School Ofsted Rating: Good Pupils: 765 Distance:1.42	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Budeaux CofE Primary Academy Ofsted Rating: Good Pupils: 106 Distance:1.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Plaistow Hill Primary and Nursery School Ofsted Rating: Good Pupils: 130 Distance:1.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Oakwood Primary Academy Ofsted Rating: Good Pupils: 311 Distance:1.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons

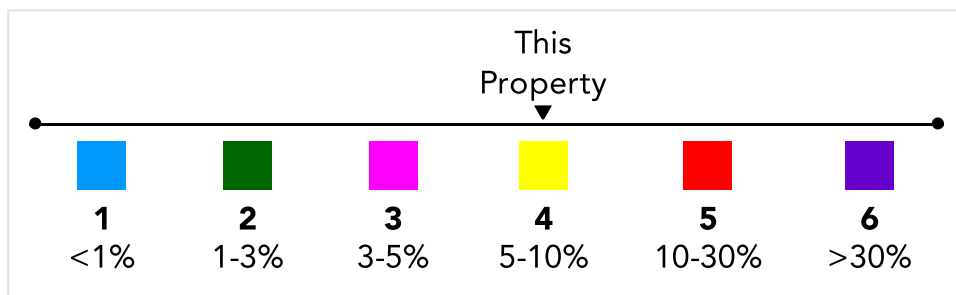
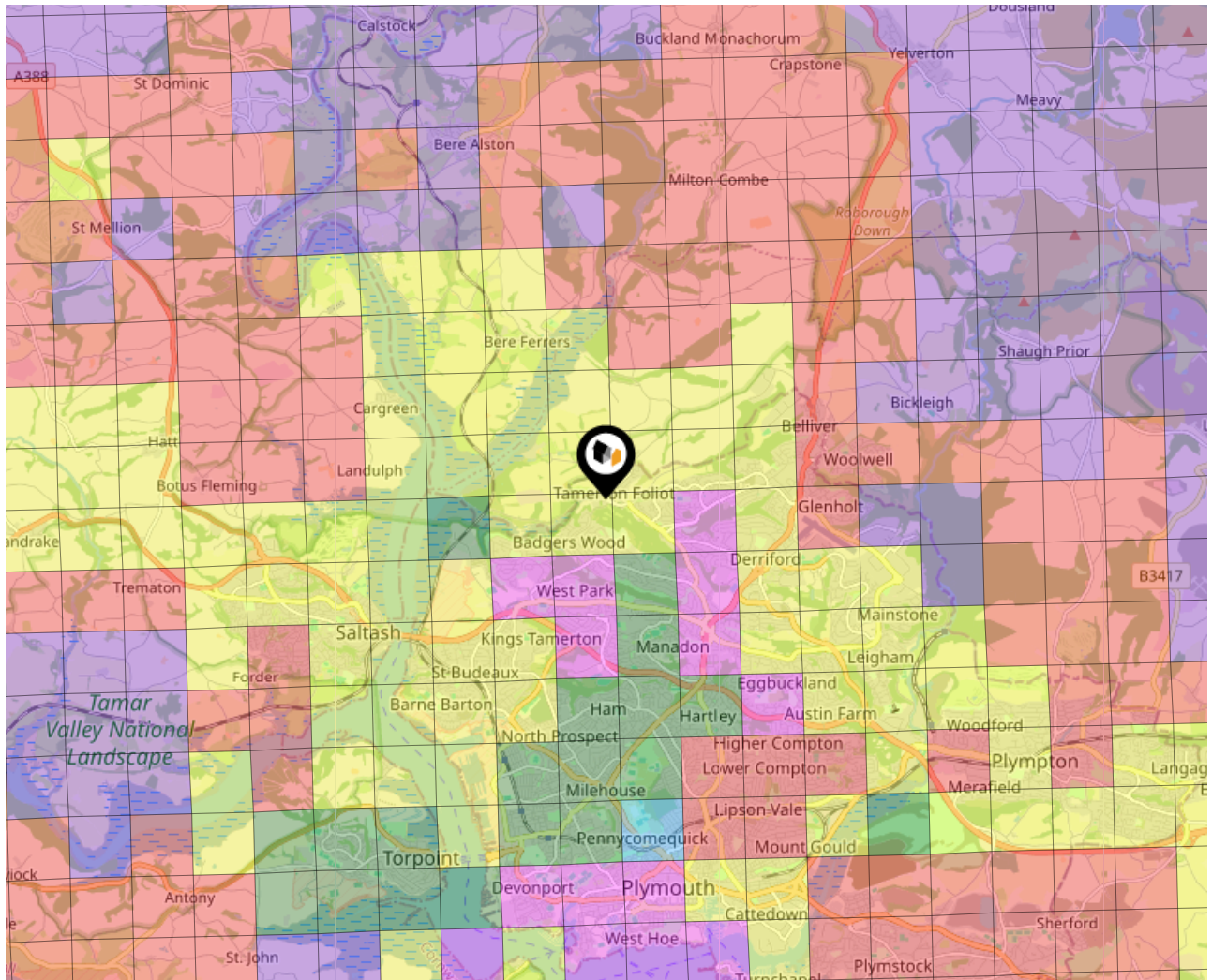


Key:

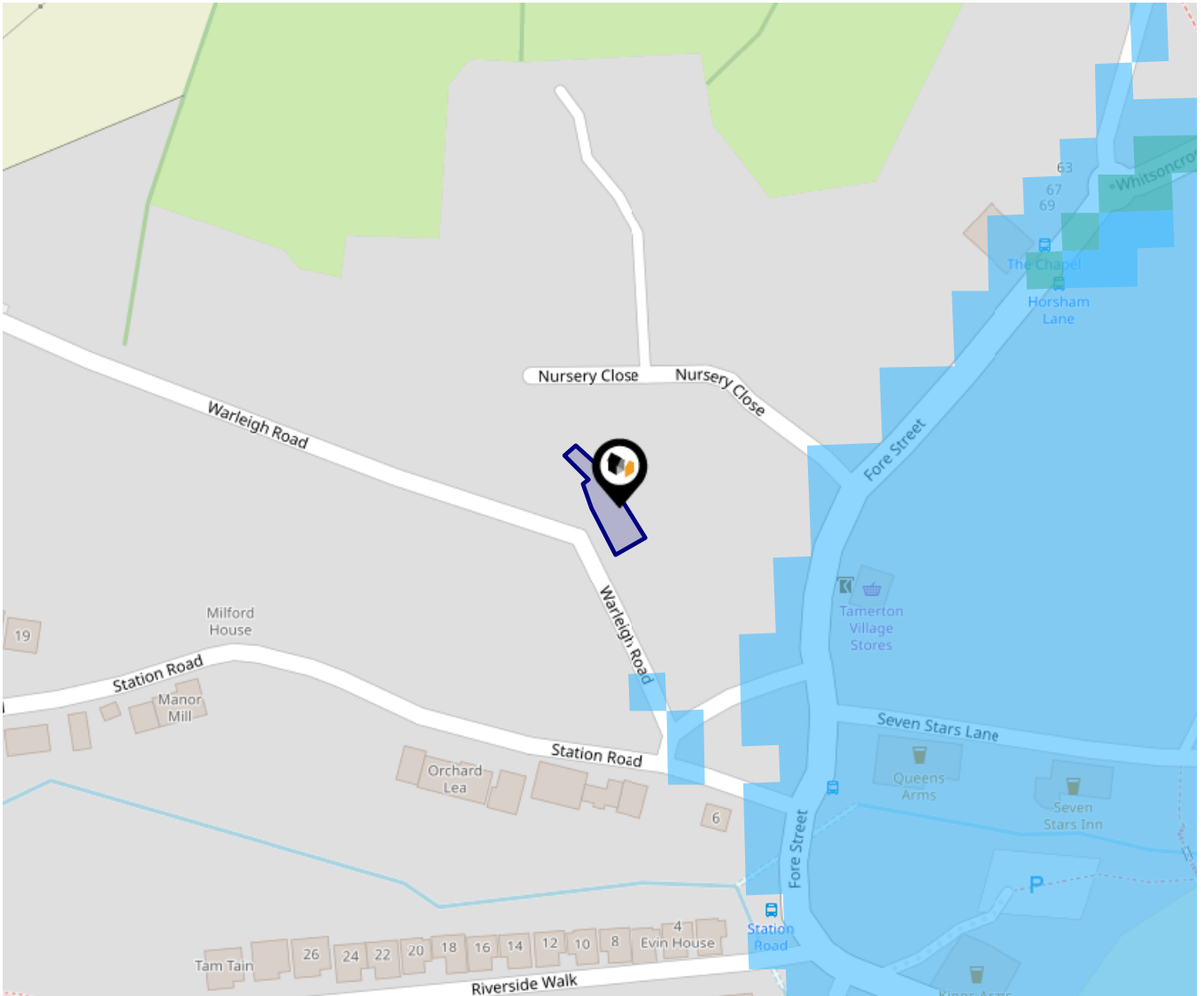
-  Power Pylons
-  Communication Masts

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

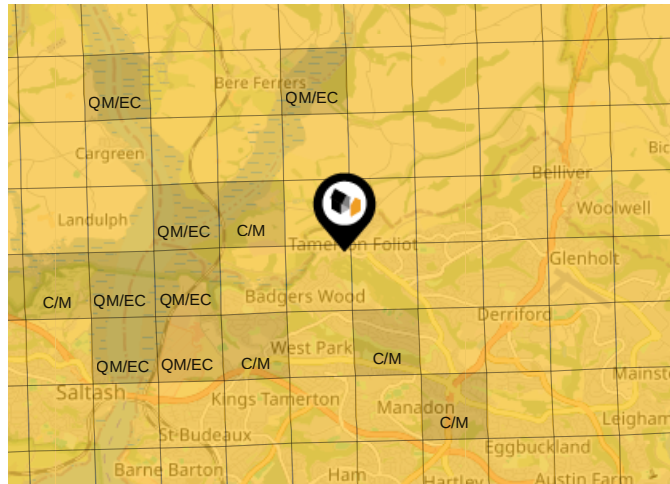


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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 HEAVY		

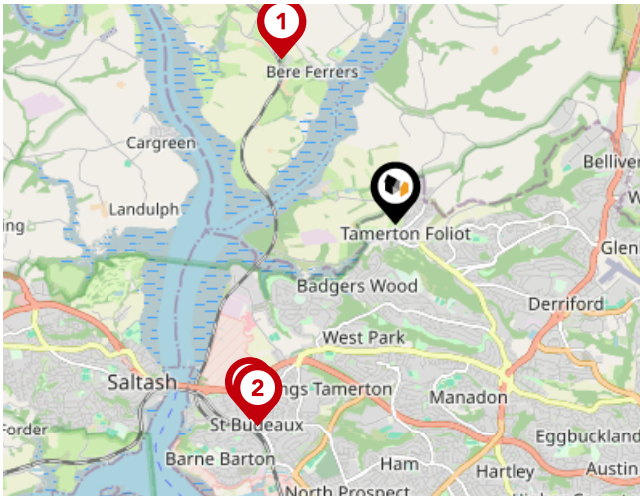


Primary Classifications (Most Common Clay Types)

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

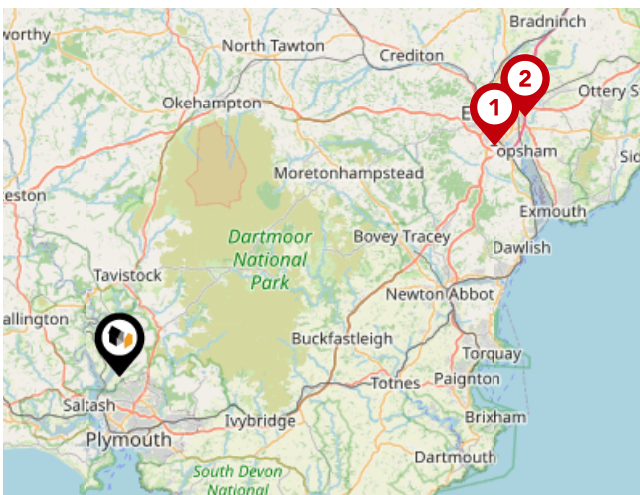
Area

Transport (National)



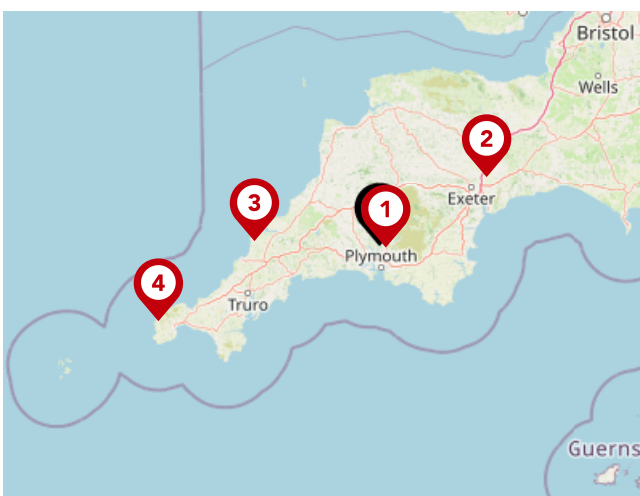
National Rail Stations

Pin	Name	Distance
1	Bere Ferrers Rail Station	1.89 miles
2	St Budeaux Ferry Road Rail Station	2.3 miles
3	St Budeaux Victoria Road Rail Station	2.3 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	33.13 miles
2	M5 J30	36.22 miles

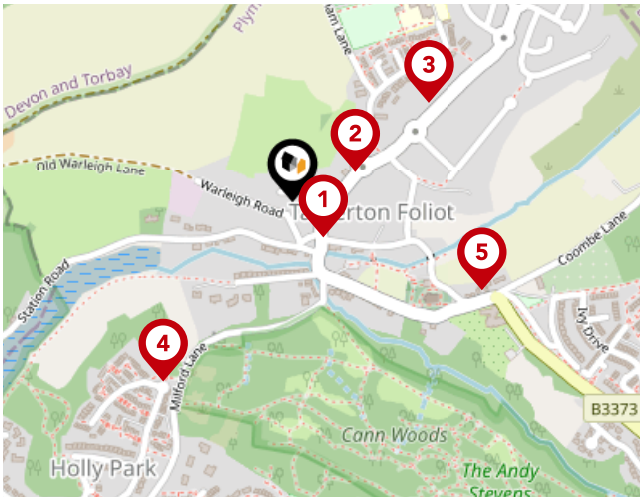


Airports/Helipads

Pin	Name	Distance
1	Glenholt	2.12 miles
2	Exeter Airport	38.66 miles
3	St Mawgan	37.39 miles
4	Joppa	70.51 miles

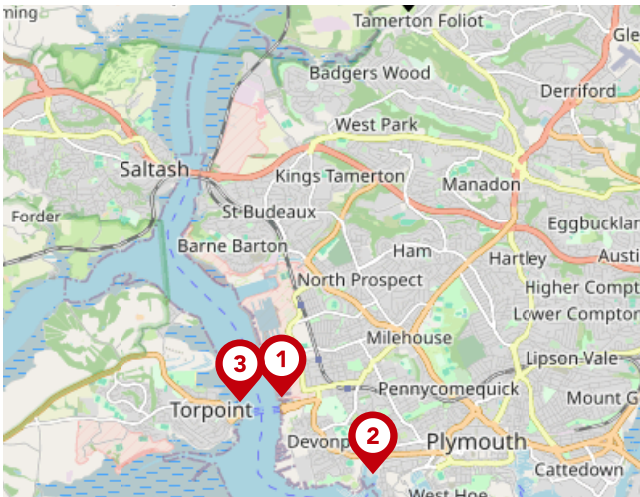
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Queens Arms	0.05 miles
2	Horsham Lane	0.08 miles
3	Harwood Avenue	0.2 miles
4	Lake View Close	0.26 miles
5	Church Row Lane	0.25 miles



Ferry Terminals

Pin	Name	Distance
1	Devonport Ferry Terminal	3.84 miles
2	Plymouth Stonehouse Ferry Terminal	4.39 miles
3	Torpoint Ferry Terminal	4.02 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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Lang Town & Country

6 Mannamead Road, Plymouth, PL4 7AA

01752 456000

carrie@langtownandcountry.com

www.langtownandcountry.com

