



LANG TOWN
& COUNTRY

SALES

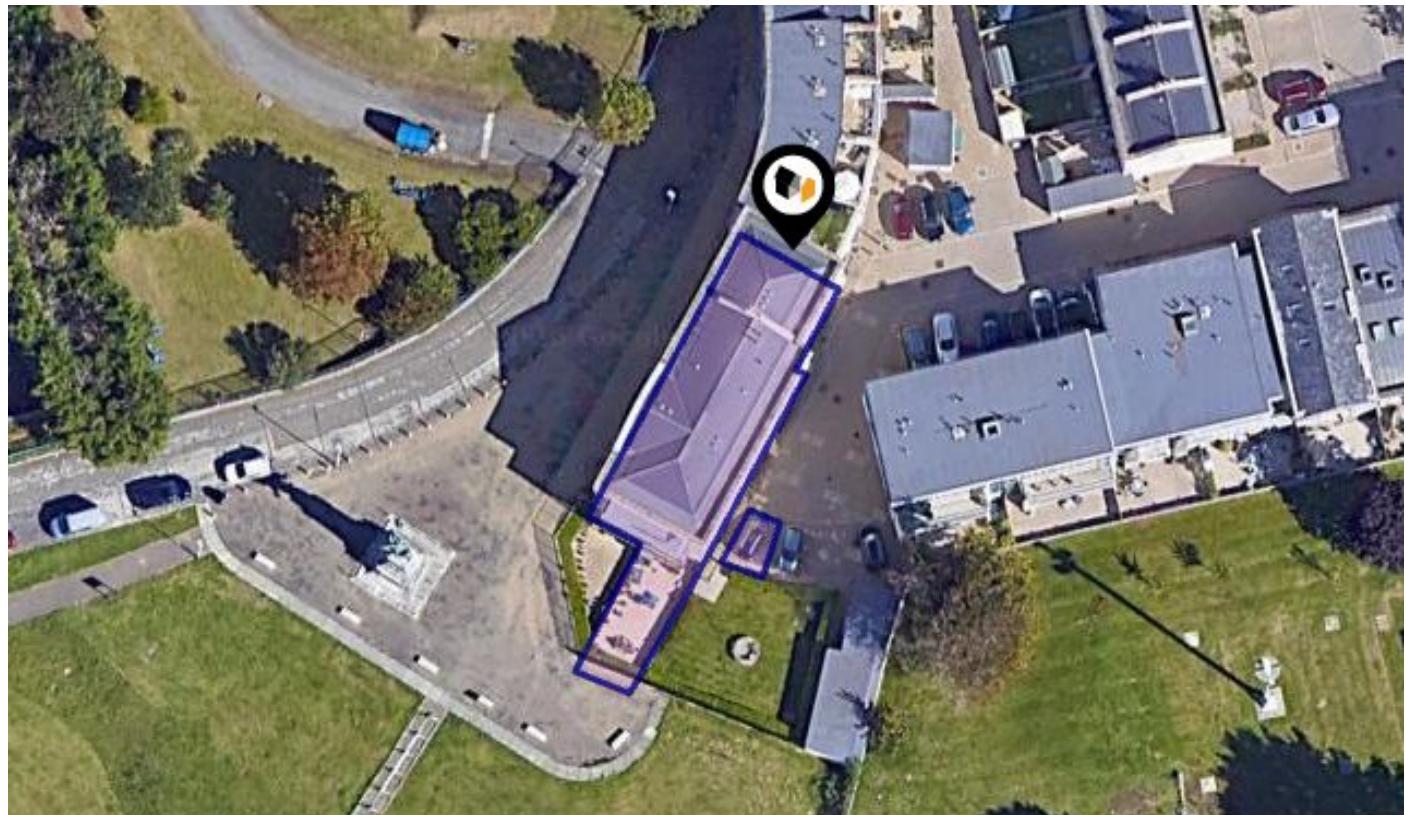


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 26th January 2026



FLAGSTAFF WALK, PLYMOUTH, PL1

6 The Broadway Plymstock Plymouth PL9 7AU

01752 456000

plymstock@langtownandcountry.com

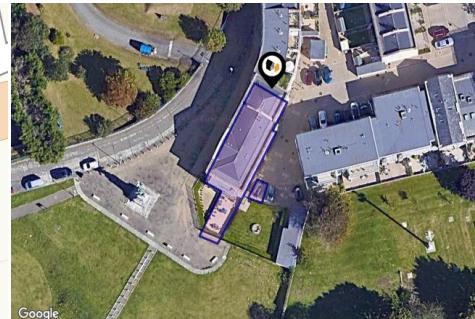
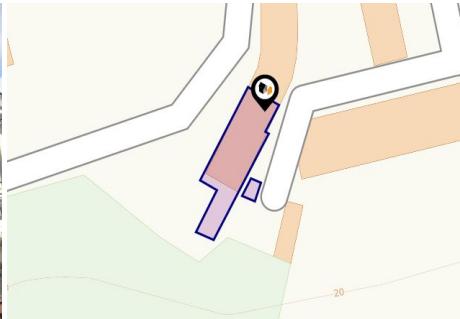
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Property Overview



Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	2	Start Date:	03/11/2016
Floor Area:	861 ft ² / 80 m ²	End Date:	01/04/2010
Plot Area:	0.09 acres	Lease Term:	999 years commencing on 1 April 2011
Year Built :	2016	Term	984 years
Council Tax :	Band D	Remaining:	
Annual Estimate:	£2,325		
Title Number:	DN677929		

Local Area

Local Authority:	City of Plymouth
Conservation Area:	Devonport
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

5 mb/s	32 mb/s	1000 mb/s

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

PL1

Energy rating

C

Valid until 25.10.2035

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

Property EPC - Additional Data



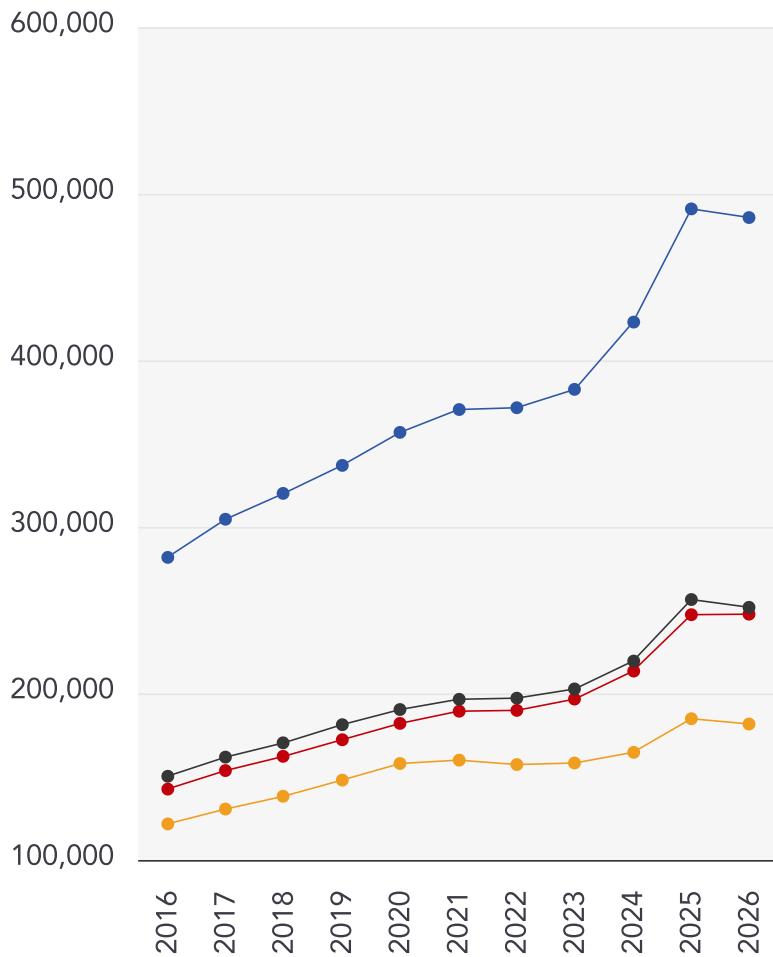
Additional EPC Data

Property Type:	Flat
Build Form:	Not Recorded
Transaction Type:	Rental
Energy Tariff:	Unknown
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	00
Flat Top Storey:	No
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	(another dwelling above)
Main Heating:	Boiler and underfloor heating, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Excellent lighting efficiency
Floors:	Solid, insulated (assumed)
Total Floor Area:	80 m ²

Market House Price Statistics



10 Year History of Average House Prices by Property Type in PL1



Detached

+72.44%

Terraced

+67.5%

Semi-Detached

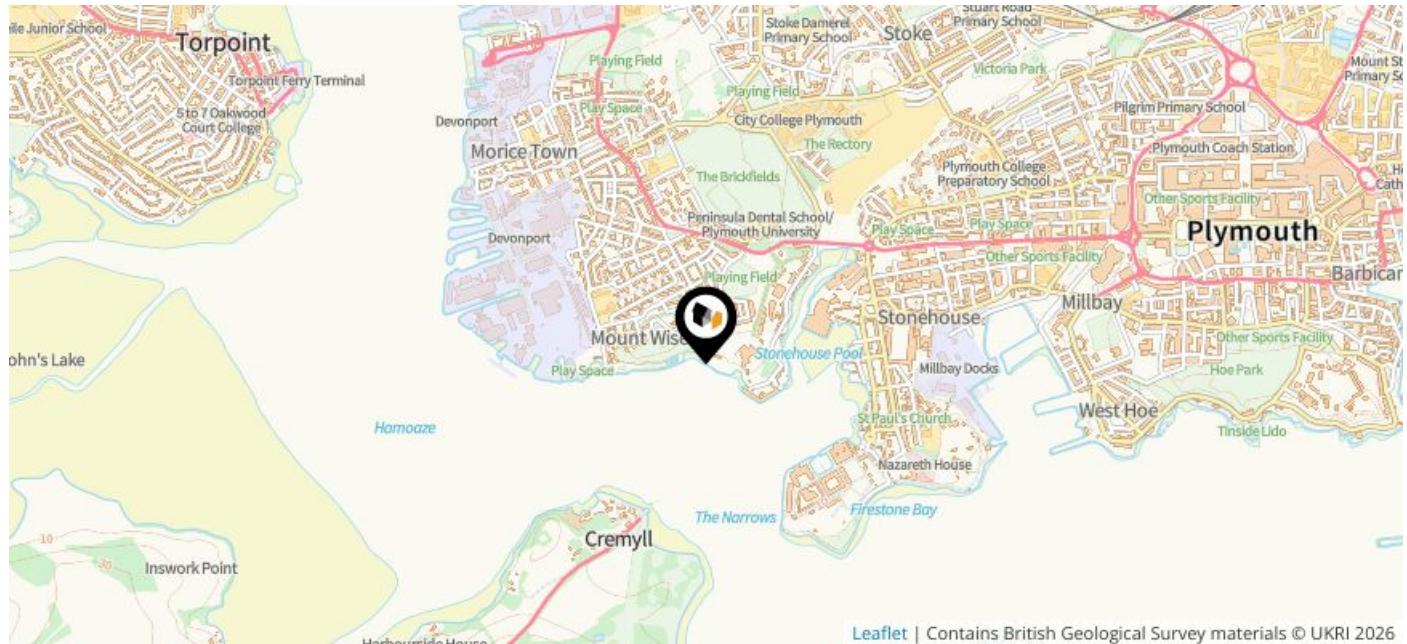
+73.65%

Flat

+49.31%

Maps Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✖ Adit
- ✖ Gutter Pit
- ✖ Shaft

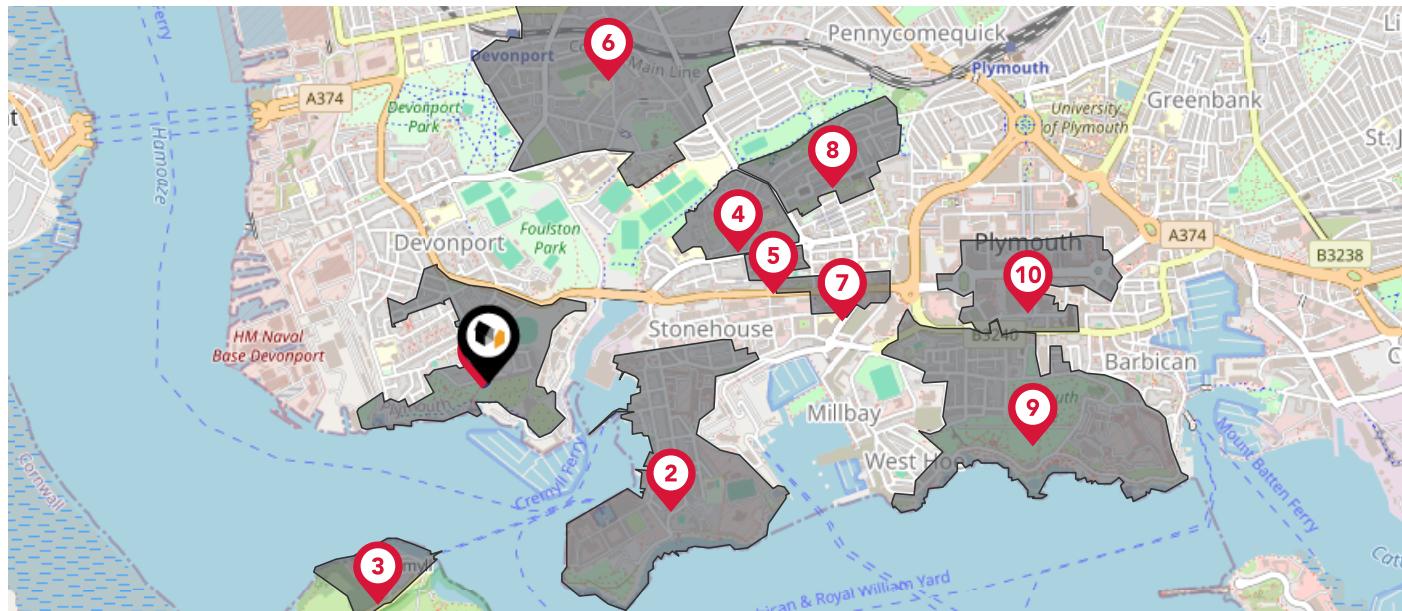
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



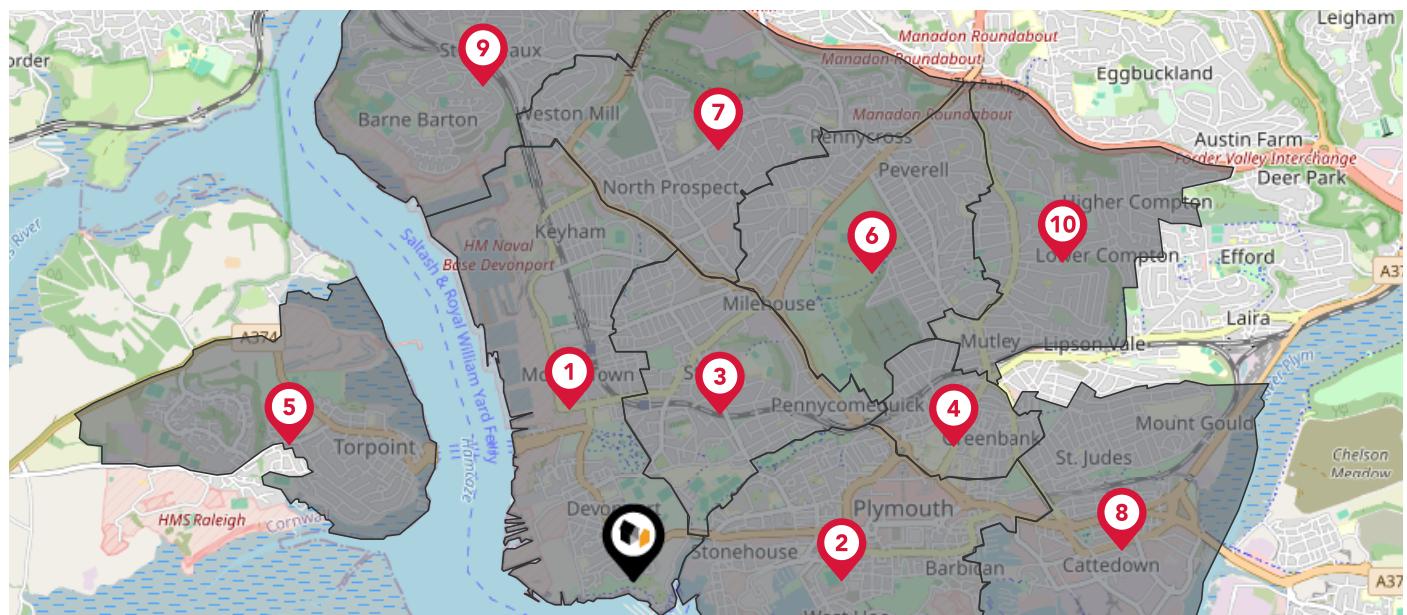
Nearby Conservation Areas

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

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 Devonport Ward

2 St. Peter and the Waterfront Ward

3 Stoke Ward

4 Drake Ward

5 Torpoint ED

6 Peverell Ward

7 Ham Ward

8 Sutton and Mount Gould Ward

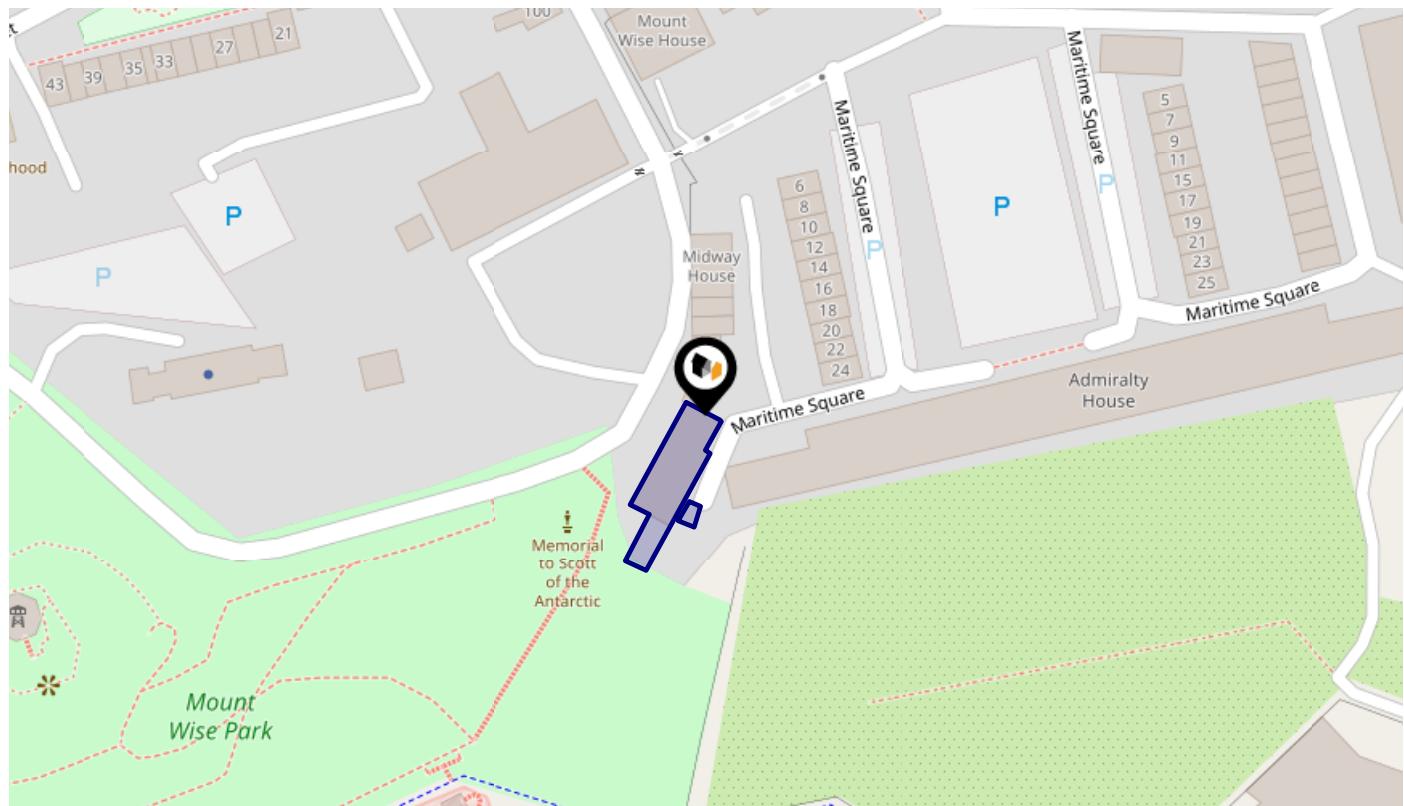
9 St. Budeaux Ward

10 Compton Ward

Maps

Rail Noise

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

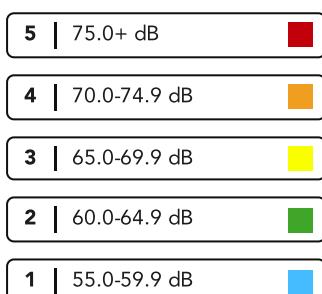


Rail Noise Data

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.

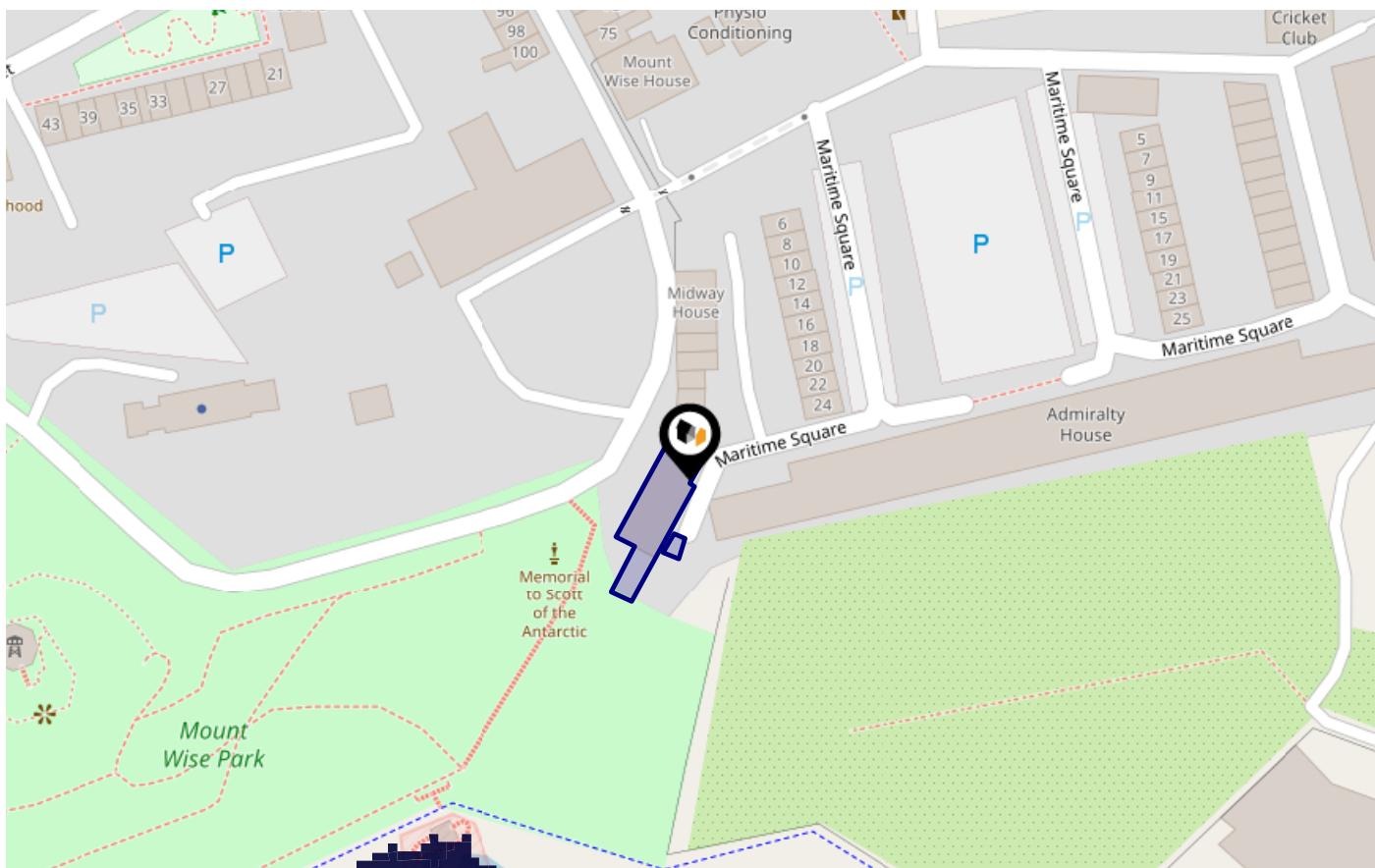
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:



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.

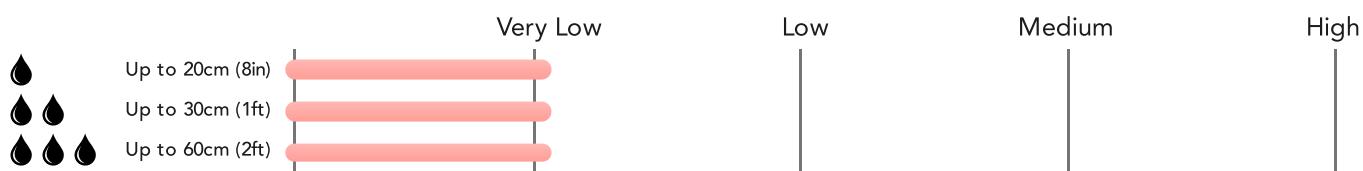


Risk Rating: Very low

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.

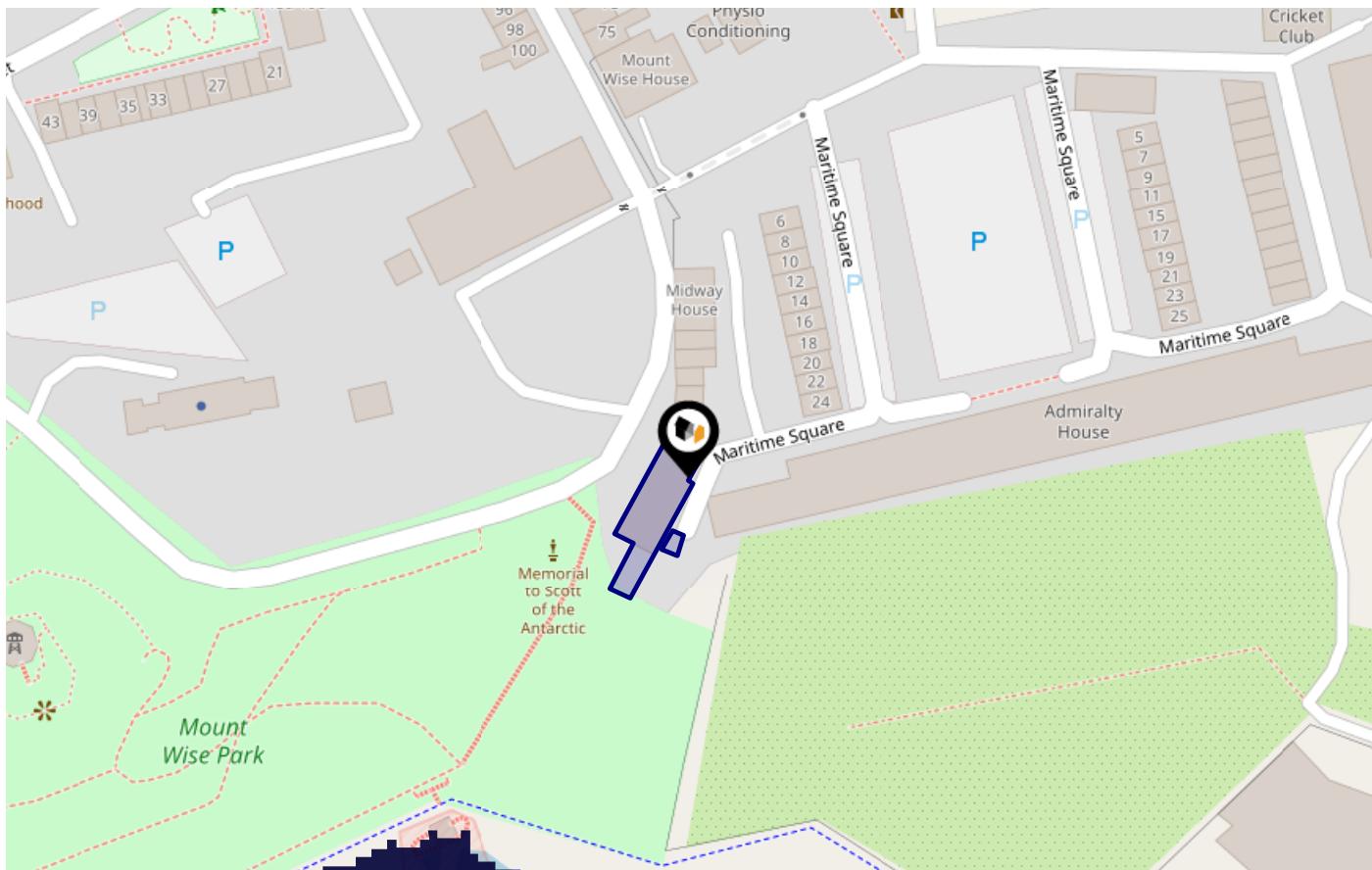
- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any 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.

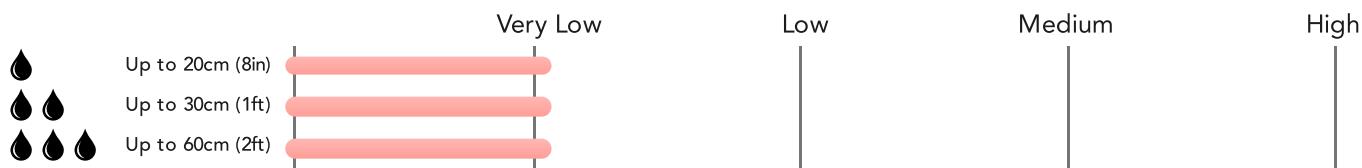


Risk Rating: Very low

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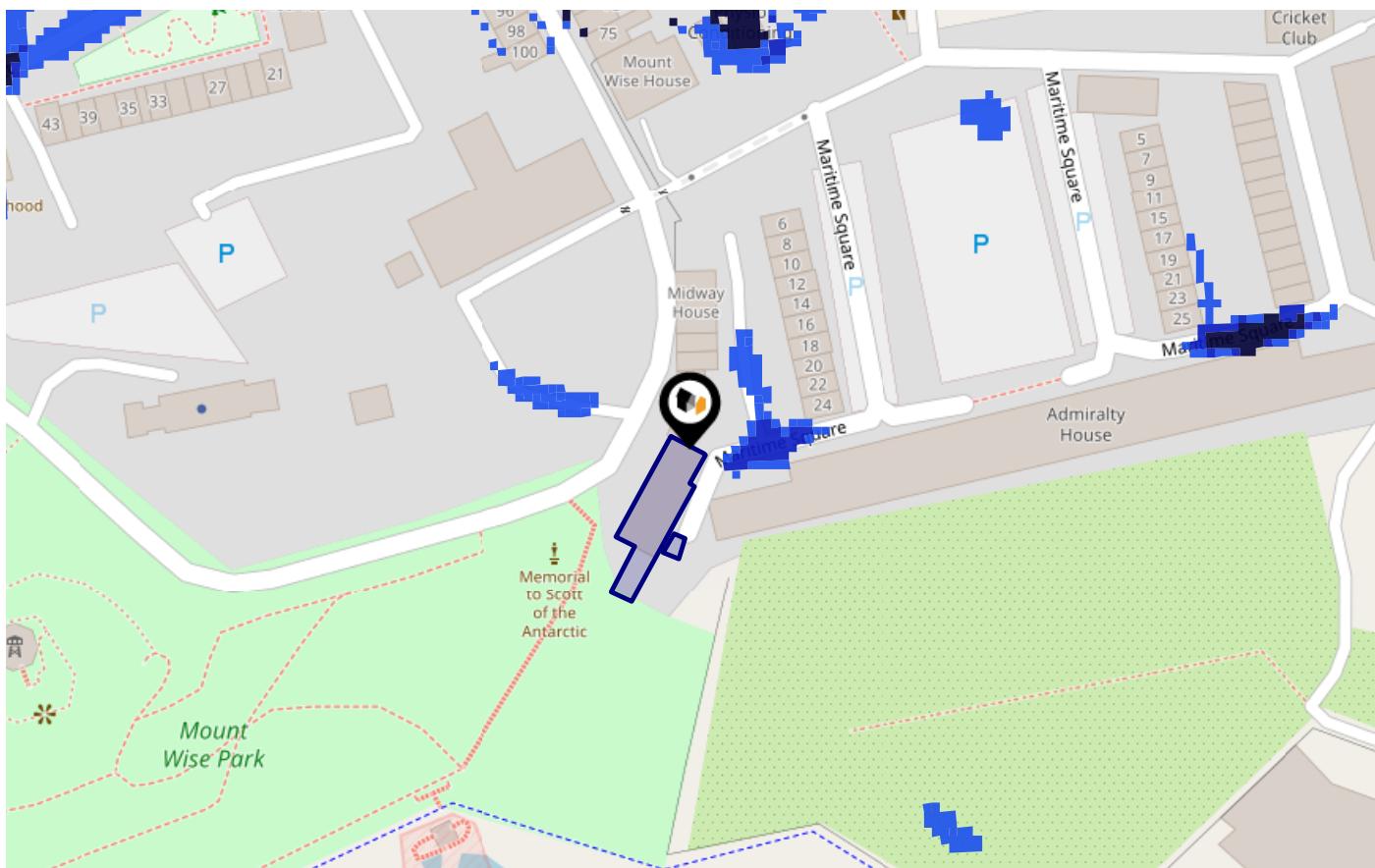
Chance of flooding to the following depths at this property:



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.

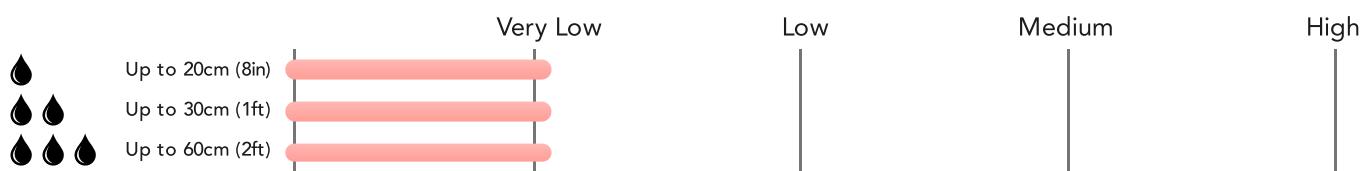


Risk Rating: Very low

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.

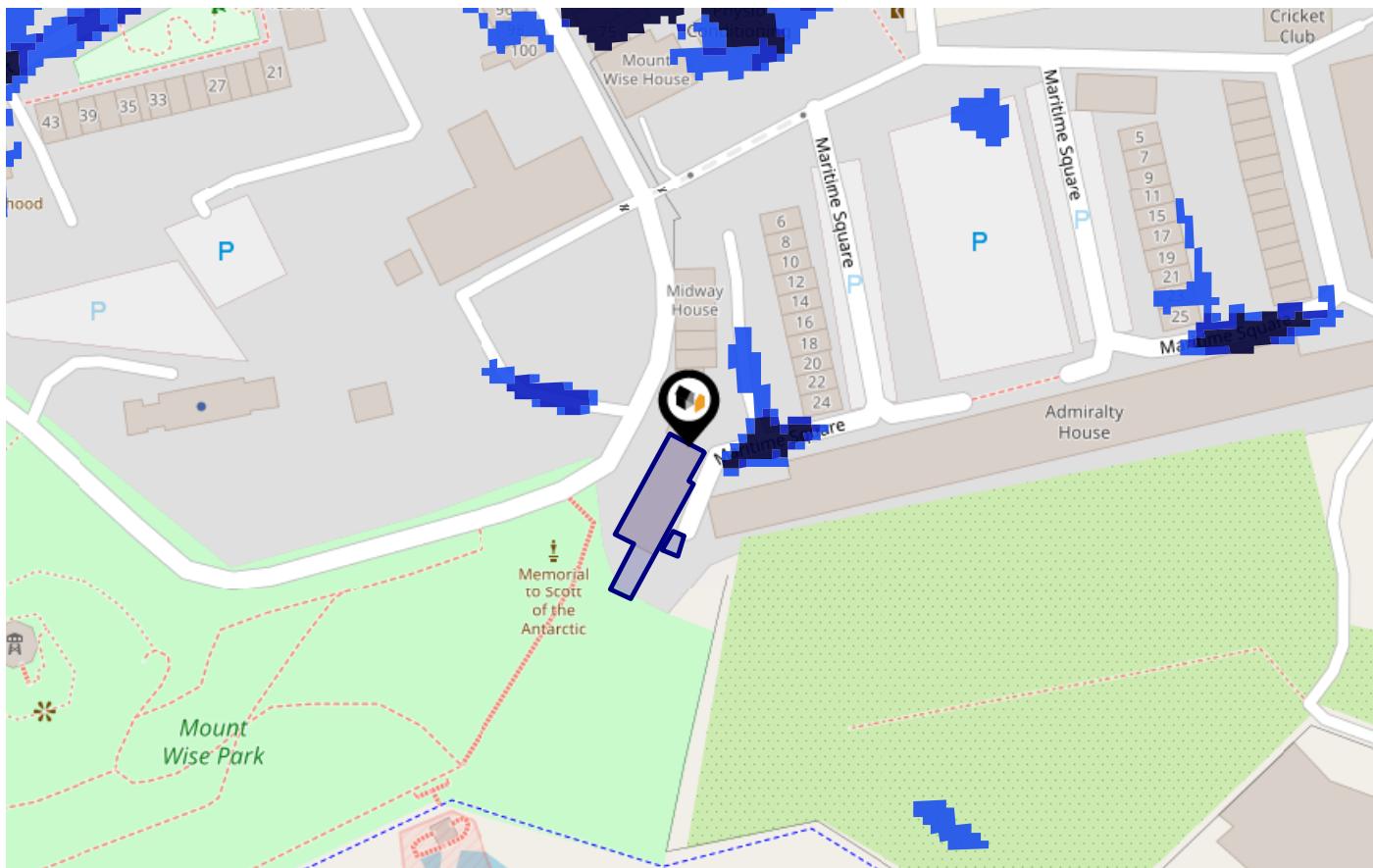
- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any 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.

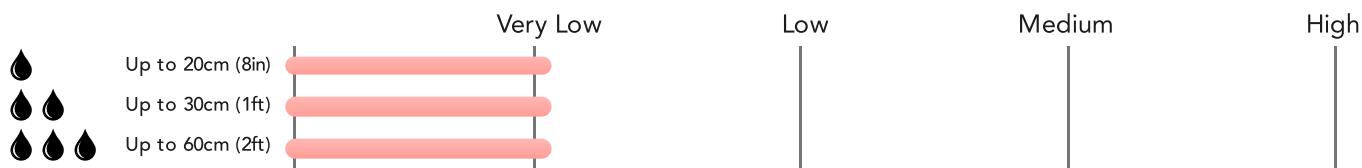


Risk Rating: Very low

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.

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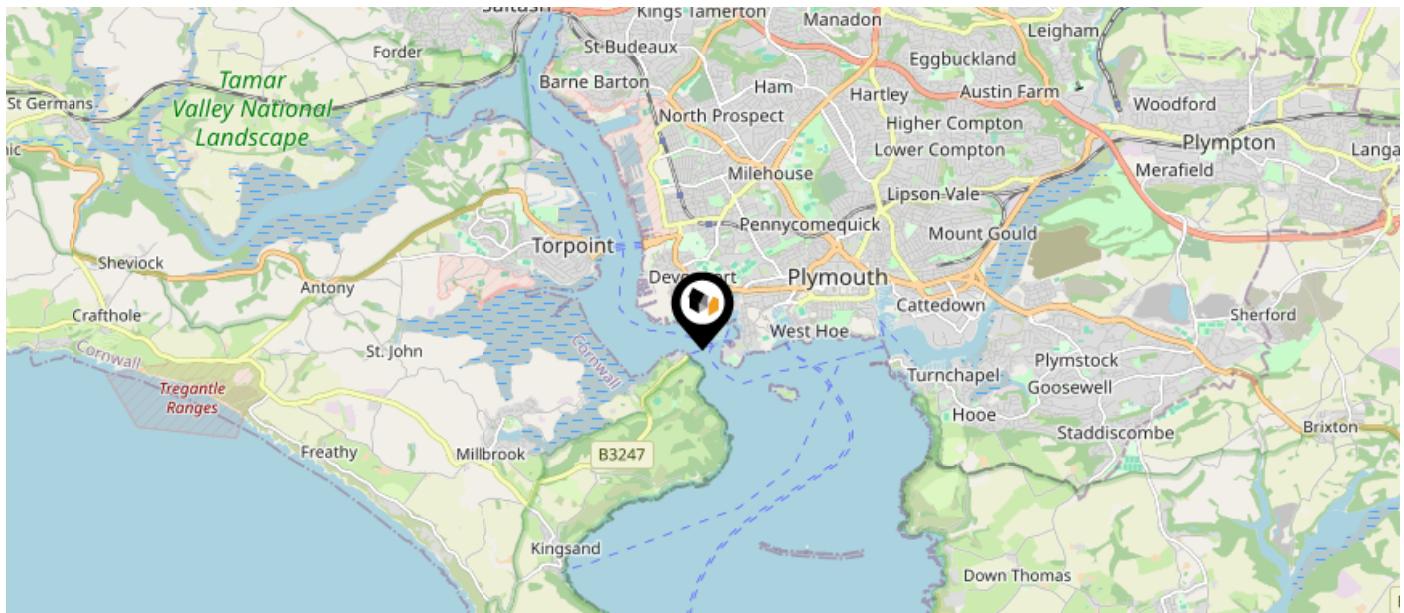
Chance of flooding to the following depths at this property:



Maps

Green Belt

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



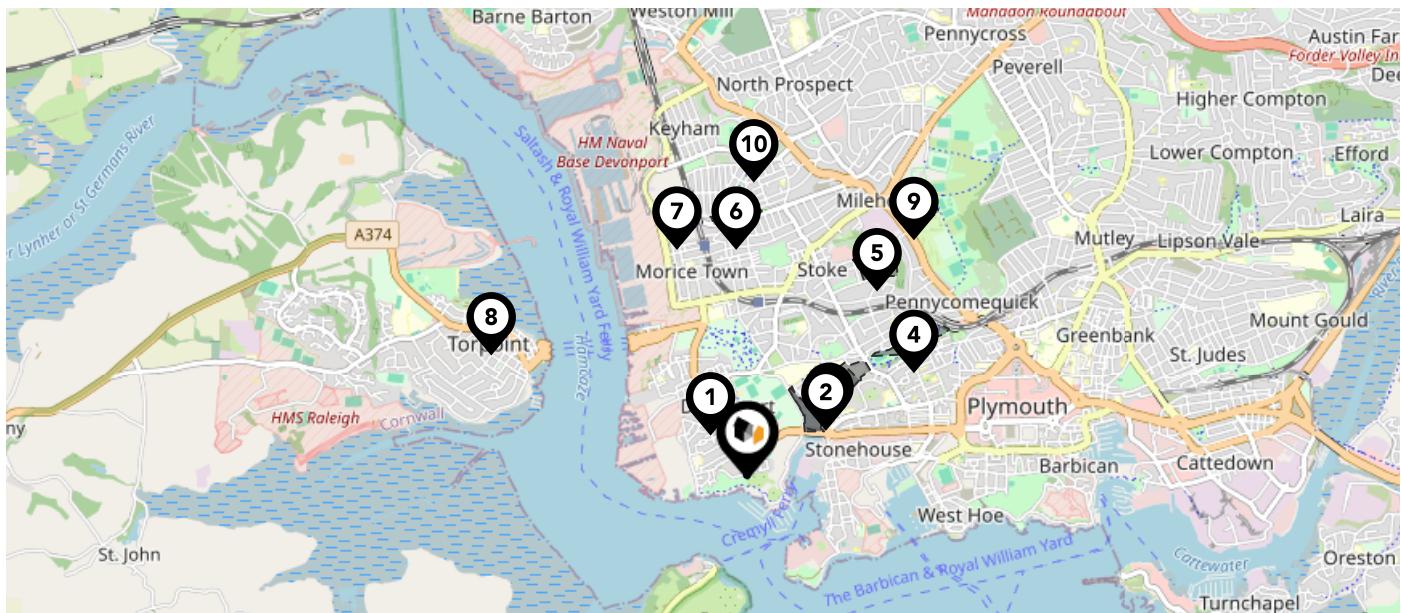
Nearby Green Belt Land

No data available.

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.



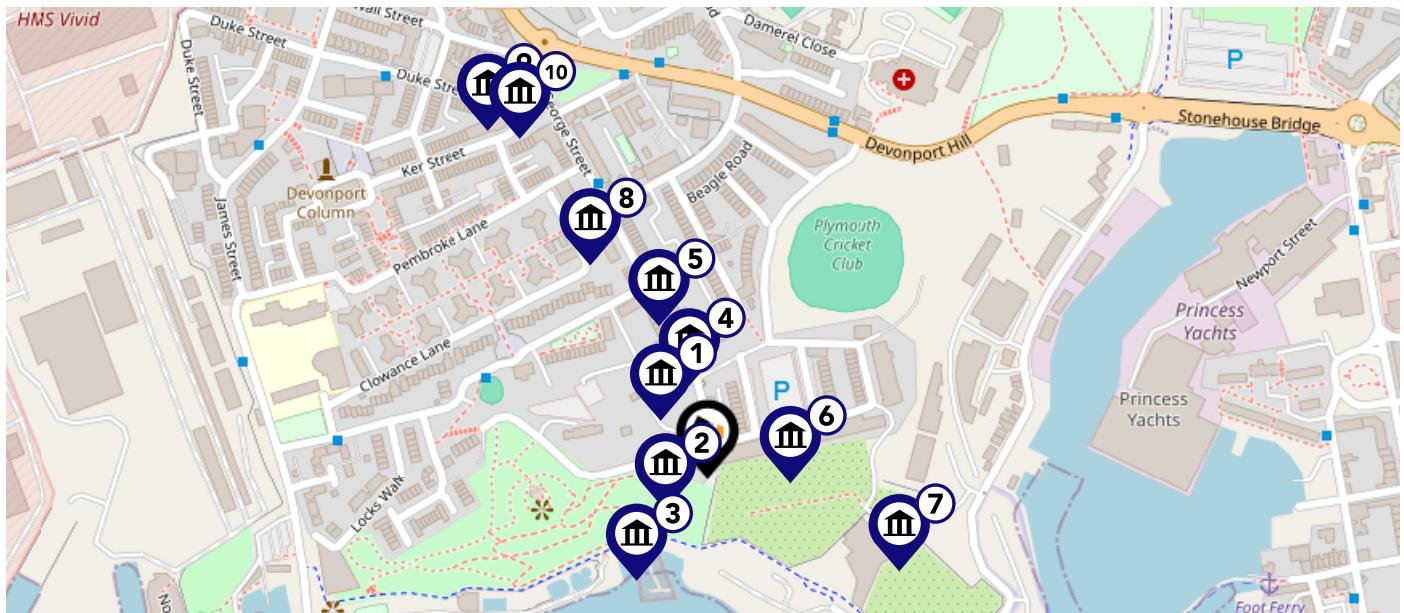
Nearby Landfill Sites

	Hazardous Stores Return Centre-H M Naval Base, Devonport, Plymouth, Devon	Historic Landfill	<input type="checkbox"/>
	Stonehouse Playing Fields-Stonehouse Playing Fields, Stonehouse, Plymouth, Devon	Historic Landfill	<input type="checkbox"/>
	Stonehouse Lake-Plymouth, Devon	Historic Landfill	<input type="checkbox"/>
	Victoria Park-Victoria Park, Plymouth	Historic Landfill	<input type="checkbox"/>
	Stoke School Playing Field And Allotments-Stoke School Playing Field And Allotments, Plymouth	Historic Landfill	<input type="checkbox"/>
	Recreation Ground St Levan Ground And Alexandra Road-Recreation Ground, St Levan Road, Plymouth	Historic Landfill	<input type="checkbox"/>
	St Levan Road Recreation Ground-St Levan Road Recreation Ground, Devonport, Plymouth	Historic Landfill	<input type="checkbox"/>
	Antony Road Car Park-Antony Road Car Park, Torpoint	Historic Landfill	<input type="checkbox"/>
	Central Park Milehouse-Central Park (Milehouse), Plymouth	Historic Landfill	<input type="checkbox"/>
	Disused Railway Cutting-North Down, Devonport, Plymouth	Historic Landfill	<input type="checkbox"/>

Maps

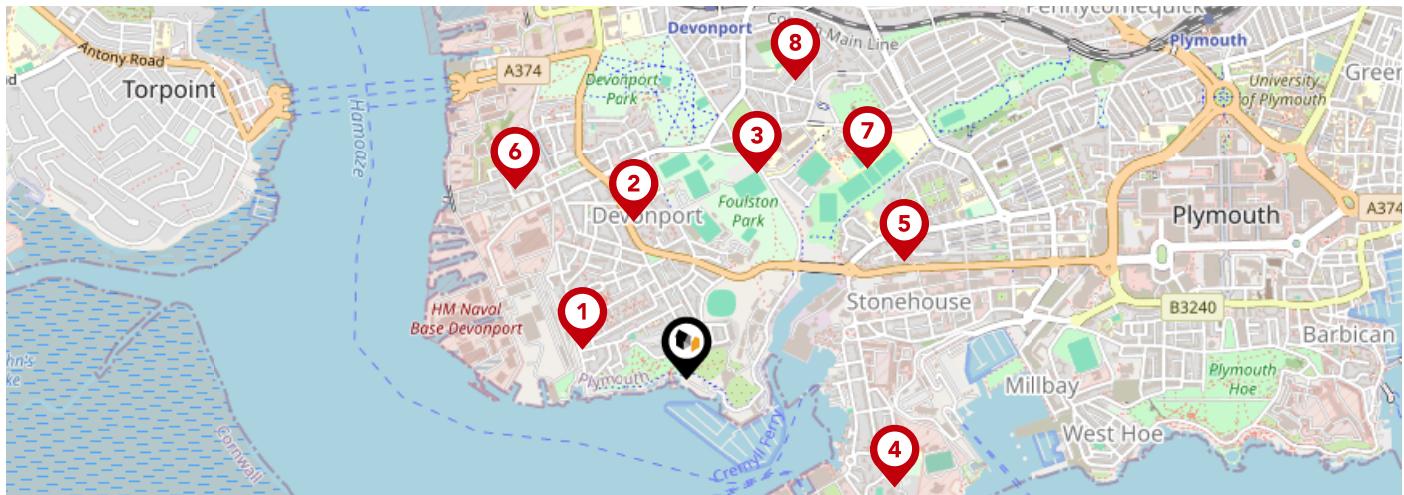
Listed Buildings

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
1386257 - Hamoaze House And Attached Forecourt Railings	Grade II	0.0 miles
1386260 - Scott Memorial	Grade II	0.0 miles
1386258 - Landing Steps From Mount Wise Ward	Grade II	0.1 miles
1386259 - Mount Wise House	Grade II	0.1 miles
1322040 - 57, George Street	Grade II	0.1 miles
1386256 - Admiralty House	Grade II	0.1 miles
1430124 - New Bastion, Including Part Of The Counterscarp Wall	Grade II	0.1 miles
1386317 - The Kings Arms Public House	Grade II	0.1 miles
1319613 - 4-16, Duke Street	Grade II	0.2 miles
1319612 - 8, George Street	Grade II	0.2 miles

Area Schools



Nursery Primary Secondary College Private

1 Mount Wise Community Primary School

Ofsted Rating: Good | Pupils: 268 | Distance:0.26



2 St Joseph's Catholic Primary School

Ofsted Rating: Good | Pupils: 206 | Distance:0.4



3 City College Plymouth

Ofsted Rating: Good | Pupils: 0 | Distance:0.52



4 St George's CofE Primary Academy

Ofsted Rating: Good | Pupils: 90 | Distance:0.55



5 High Street Primary Academy

Ofsted Rating: Good | Pupils: 140 | Distance:0.59



6 Marlborough Primary Academy

Ofsted Rating: Good | Pupils: 111 | Distance:0.61



7 Devonport High School for Boys

Ofsted Rating: Good | Pupils: 1231 | Distance:0.66

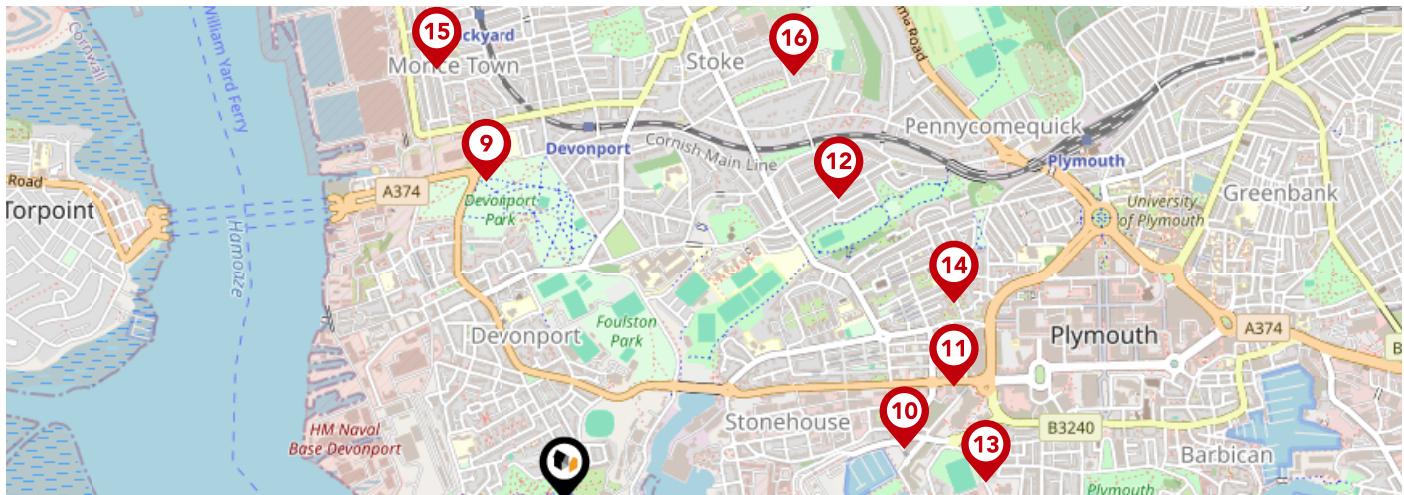


8 Stoke Damerel Primary Academy

Ofsted Rating: Good | Pupils: 400 | Distance:0.75



Area Schools



Nursery Primary Secondary College Private



UTC Plymouth

Ofsted Rating: Good | Pupils: 551 | Distance: 0.78



Millbay Academy

Ofsted Rating: Good | Pupils: 545 | Distance: 0.81



St Peter's CofE Primary School

Ofsted Rating: Good | Pupils: 154 | Distance: 0.96



Stuart Road Primary Academy

Ofsted Rating: Good | Pupils: 189 | Distance: 0.96



St Andrew's Cof E VA Primary School

Ofsted Rating: Good | Pupils: 208 | Distance: 0.99



The Cathedral School of St Mary

Ofsted Rating: Requires improvement | Pupils: 109 | Distance: 1.03



Morice Town Primary Academy

Ofsted Rating: Good | Pupils: 185 | Distance: 1.06



Scott Medical and Healthcare College

Ofsted Rating: Good | Pupils: 233 | Distance: 1.14



Local Area Masts & Pylons



Key:

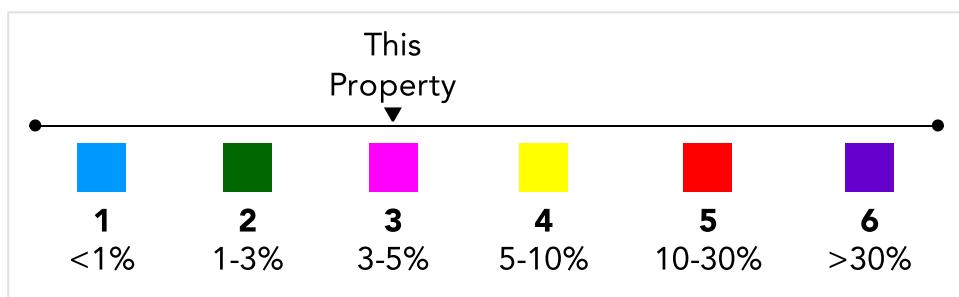
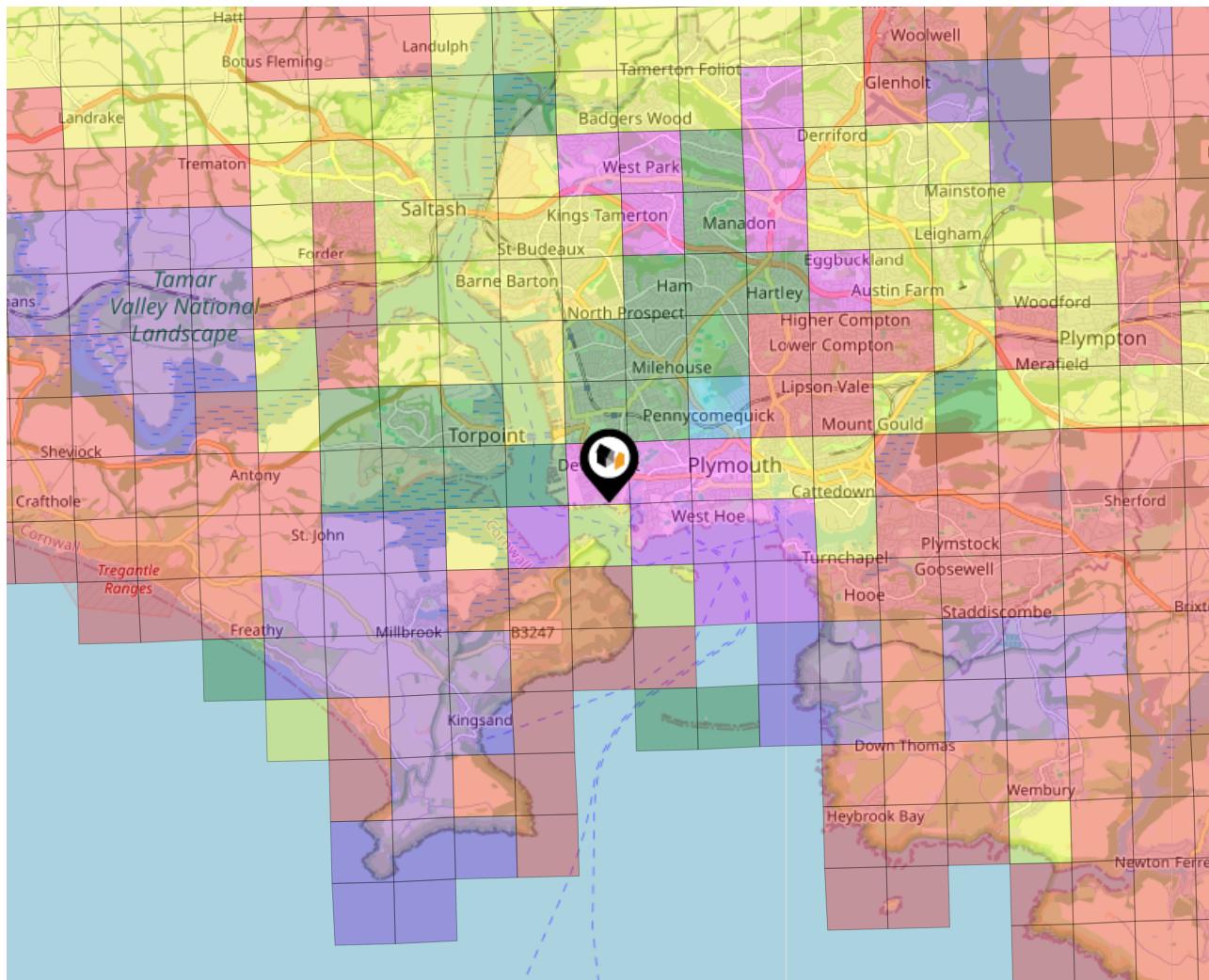
- Power Pylons
- Communication Masts

Environment

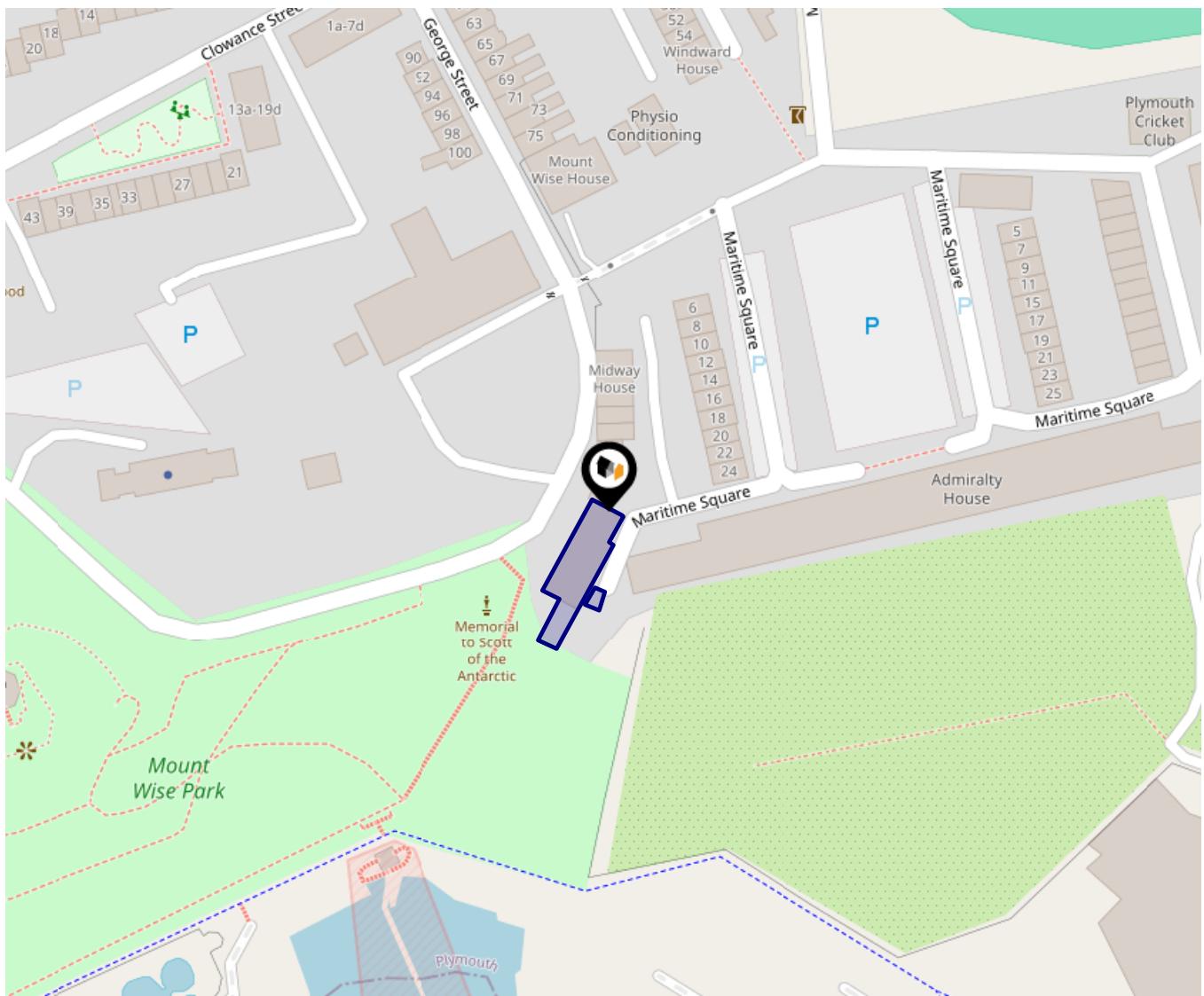
Radon Gas

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).



Local Area Road Noise



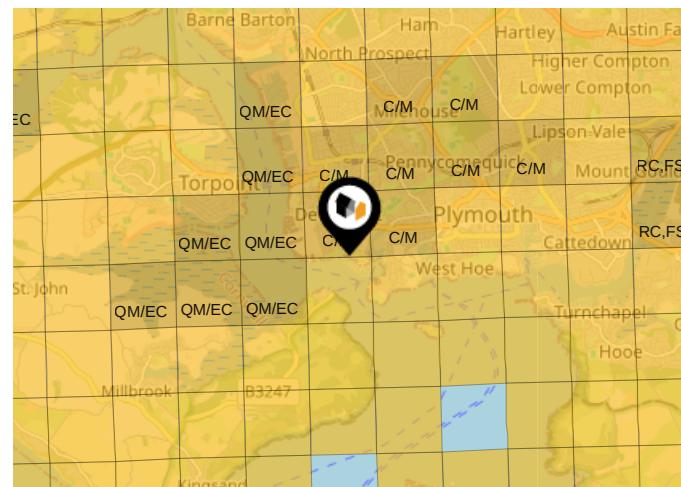
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

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:

- 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)

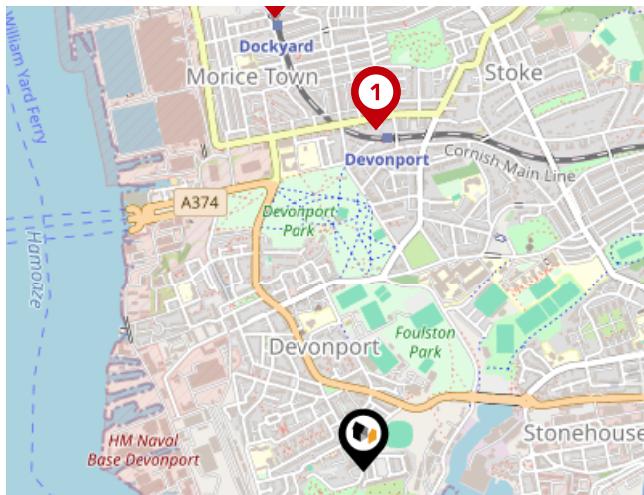
Carbon Content: NONE **Soil Texture:** SILTY LOAM
Parent Material Grain: ARGILLACEOUS **Soil Depth:** INTERMEDIATE-SHALLOW
Soil Group: MEDIUM(SILTY)



Primary Classifications (Most Common Clay Types)

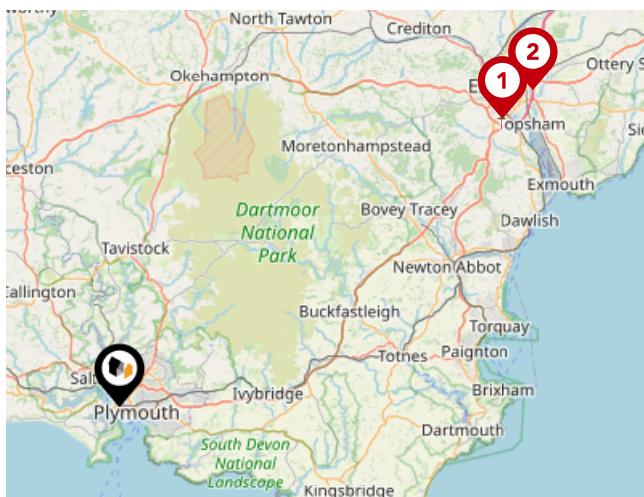
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & 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	Devonport Rail Station	0.81 miles
2	Devonport Rail Station	0.81 miles
3	Dockyard (Plymouth) Rail Station	1.09 miles



Trunk Roads/Motorways

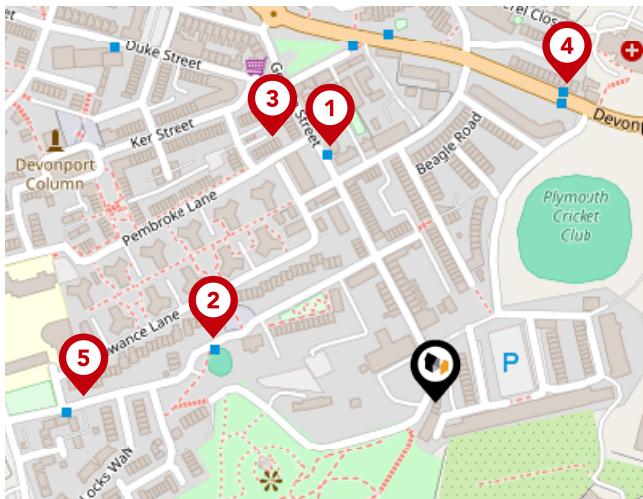
Pin	Name	Distance
1	M5 J31	36.09 miles
2	M5 J30	39.23 miles



Airports/Helipads

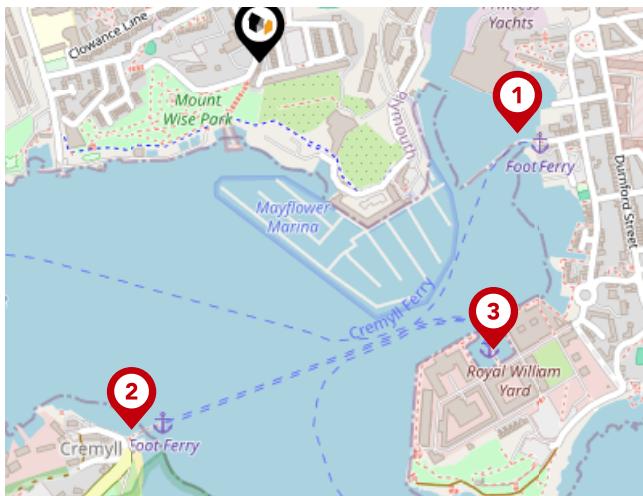
Pin	Name	Distance
1	Glenholt	4.7 miles
2	St Mawgan	37.18 miles
3	Exeter Airport	41.66 miles
4	Joppa	68.68 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Sutton Court	0.16 miles
2	Clowance Street	0.14 miles
3	Mount Street	0.18 miles
4	Cumberland Centre	0.2 miles
5	Prospect Row	0.21 miles



Ferry Terminals

Pin	Name	Distance
1	Plymouth Stonehouse Ferry Terminal	0.32 miles
2	Creyll Mount Edgcumbe Ferry Landing	0.46 miles
3	Royal William Yard Ferry Landing	0.44 miles

Agent Disclaimer



Important - Please Read

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They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

Please note that all appliances and heating systems are not tested by and therefore no warranties can be given as to their good working order.

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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Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



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Land Registry

