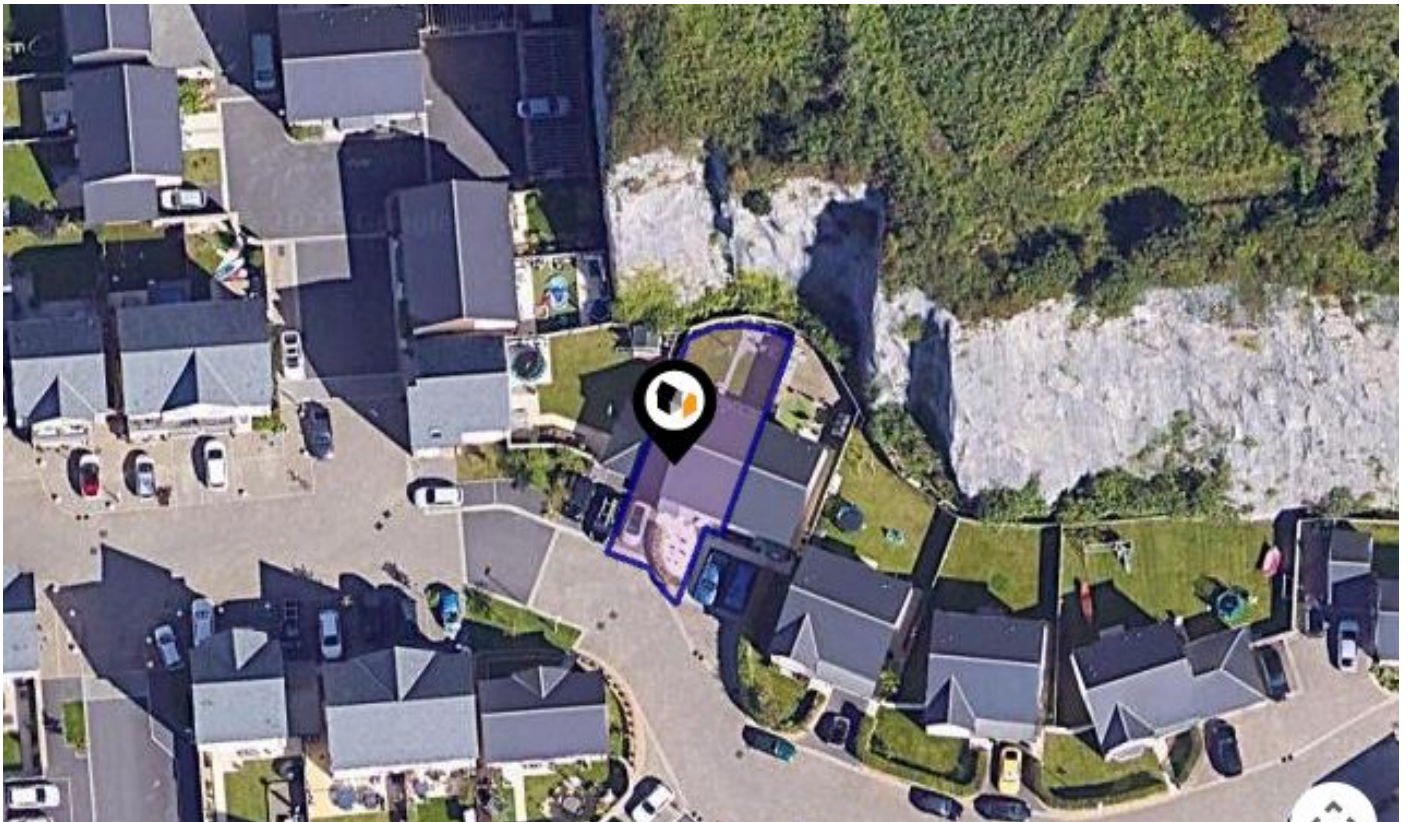# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 24th September 2025

29, BOSTON CLOSE, PLYMOUTH, PL9 7NR
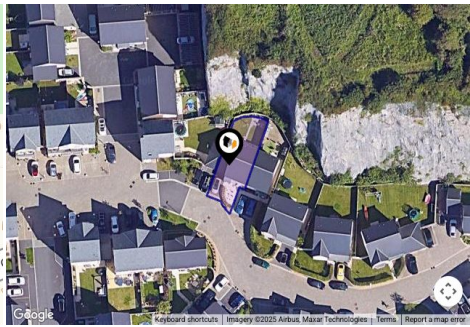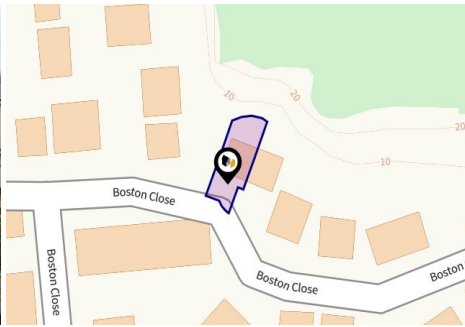
6 Mannamead Road Plymouth Devon PL4 7AA

01752 256000

property@langtownandcountry.com

www.langtownandcountry.com

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Property
Overview

Property

Type:	Semi-Detached	**Last Sold Date:**	25/09/2015
Bedrooms:	3	**Last Sold Price:**	£235,000
Floor Area:	968 ft^2 / 90 m^2	**Last Sold £/ft^2:**	£242
Plot Area:	0.05 acres	**Tenure:**	Freehold
Year Built :	2015		
Council Tax :	Band D		
Annual Estimate:	£2,325		
Title Number:	DN662898		
UPRN:	10090567122		

Local Area

Local Authority:	Plymouth
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

8 mb/s	**35** mb/s	**1800** mb/s

Mobile Coverage:
(based on calls indoors)

O2   EE   3   Vodafone

Satellite/Fibre TV Availability:

✔ BT   ✔ sky   ✘ Virgin media

Property
EPC - Certificate

29, Boston Close, PL9 7NR

Energy rating

B

Valid until 09.09.2025

Score	Energy rating	Current	Potential
92+	A		114 |A
81-91	B	83 | 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:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.24 W/mÂ²K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.10 W/mÂ²K
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:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.14 W/mÂ²K
Total Floor Area:	90 m^2

Maps
Coal Mining

This map displays nearby coal mine entrances and their classifications.

Leaflet | Contains British Geological Survey materials © UKRI 2025

### 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.
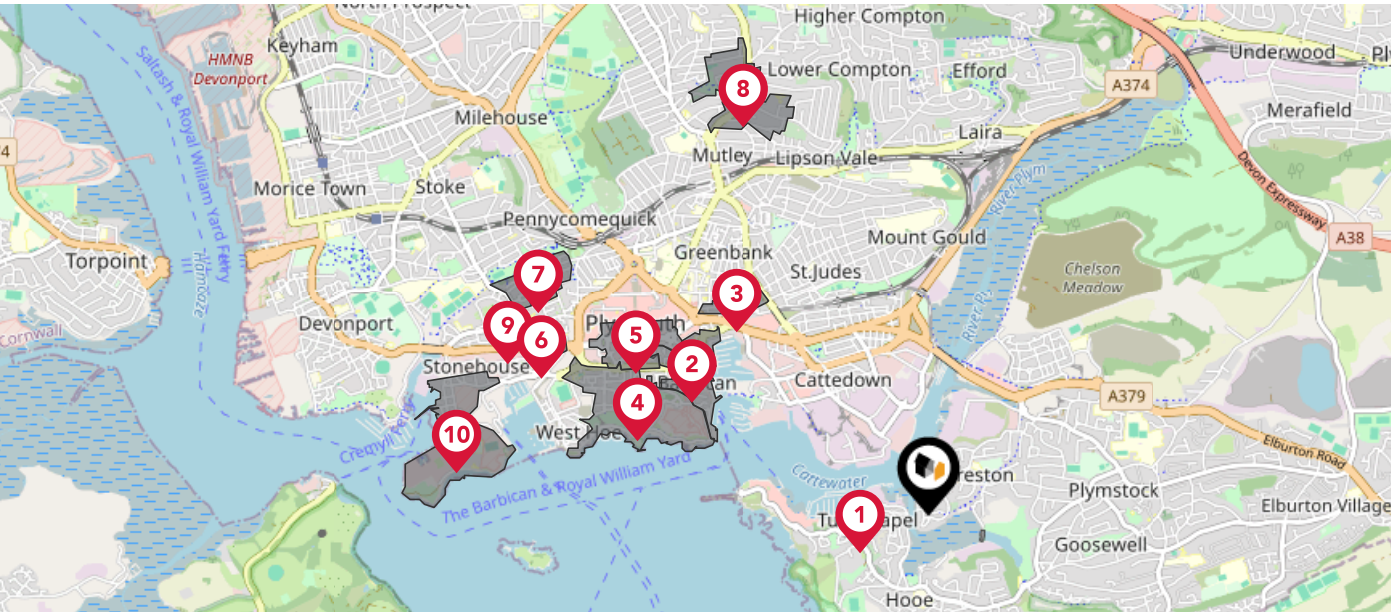

Nearby Conservation Areas	
1	Turnchapel
2	Barbican
3	Ebrington Street
4	The Hoe
5	City Centre
6	Union Street
7	North Stonehouse
8	Mannamead
9	Adelaide Street/Clarence Place
10	Stonehouse Peninsula

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
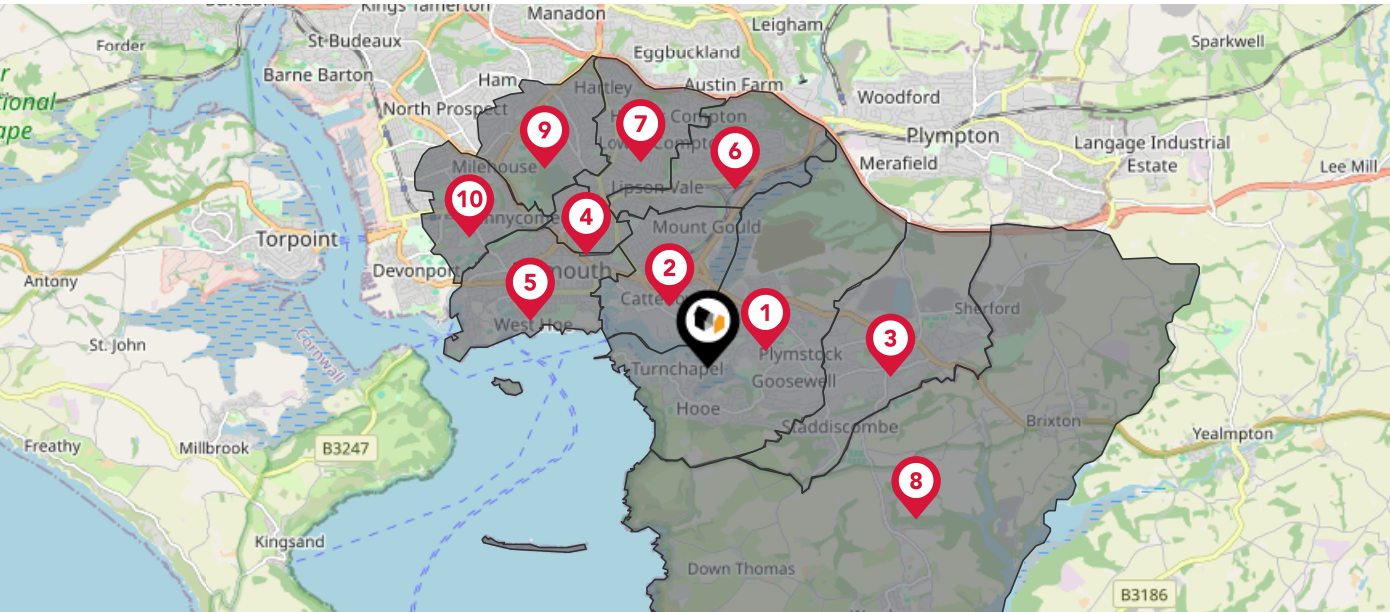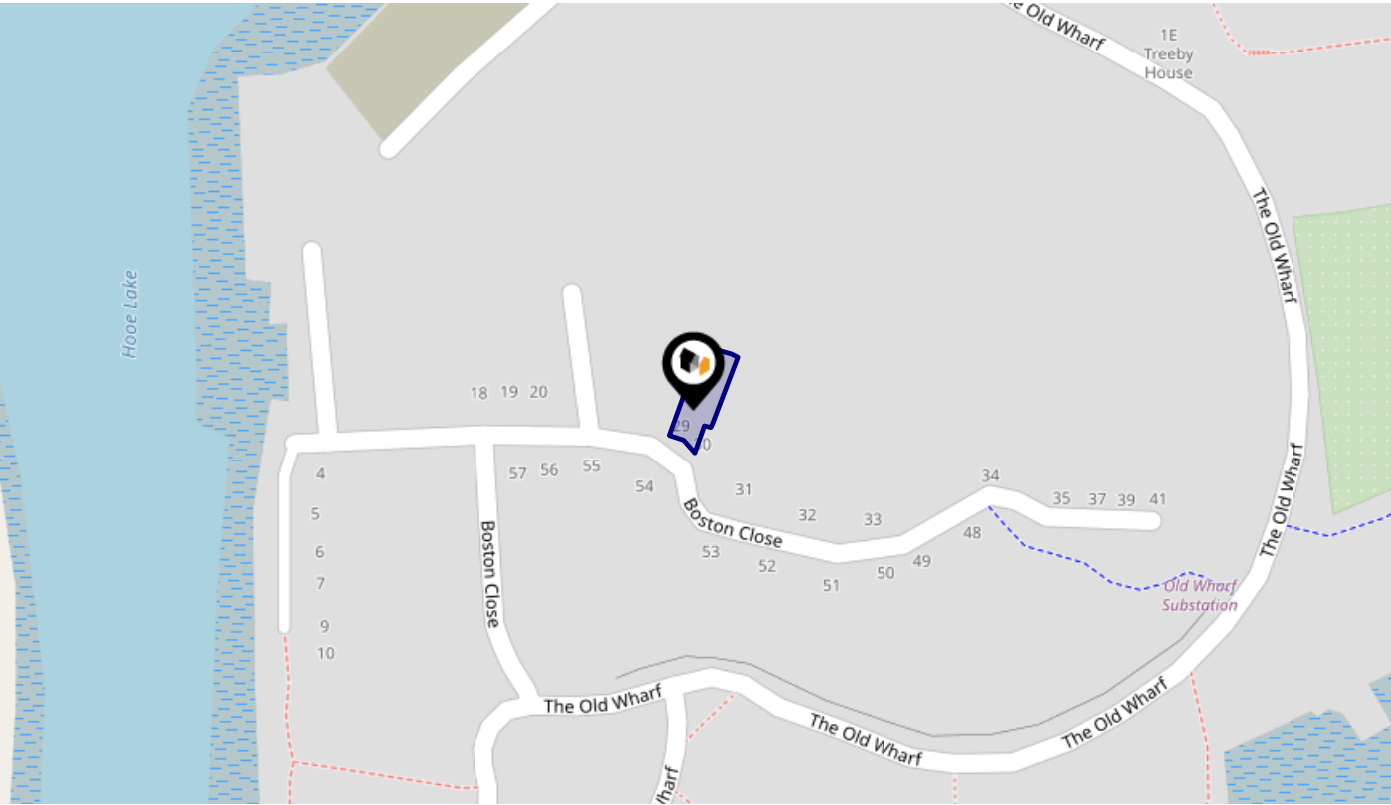

Nearby Council Wards	
1	Plymstock Radford Ward
2	Sutton and Mount Gould Ward
3	Plymstock Dunstone Ward
4	Drake Ward
5	St. Peter and the Waterfront Ward
6	Efford and Lipson Ward
7	Compton Ward
8	Wembury & Brixton Ward
9	Peverell Ward
10	Stoke Ward

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:
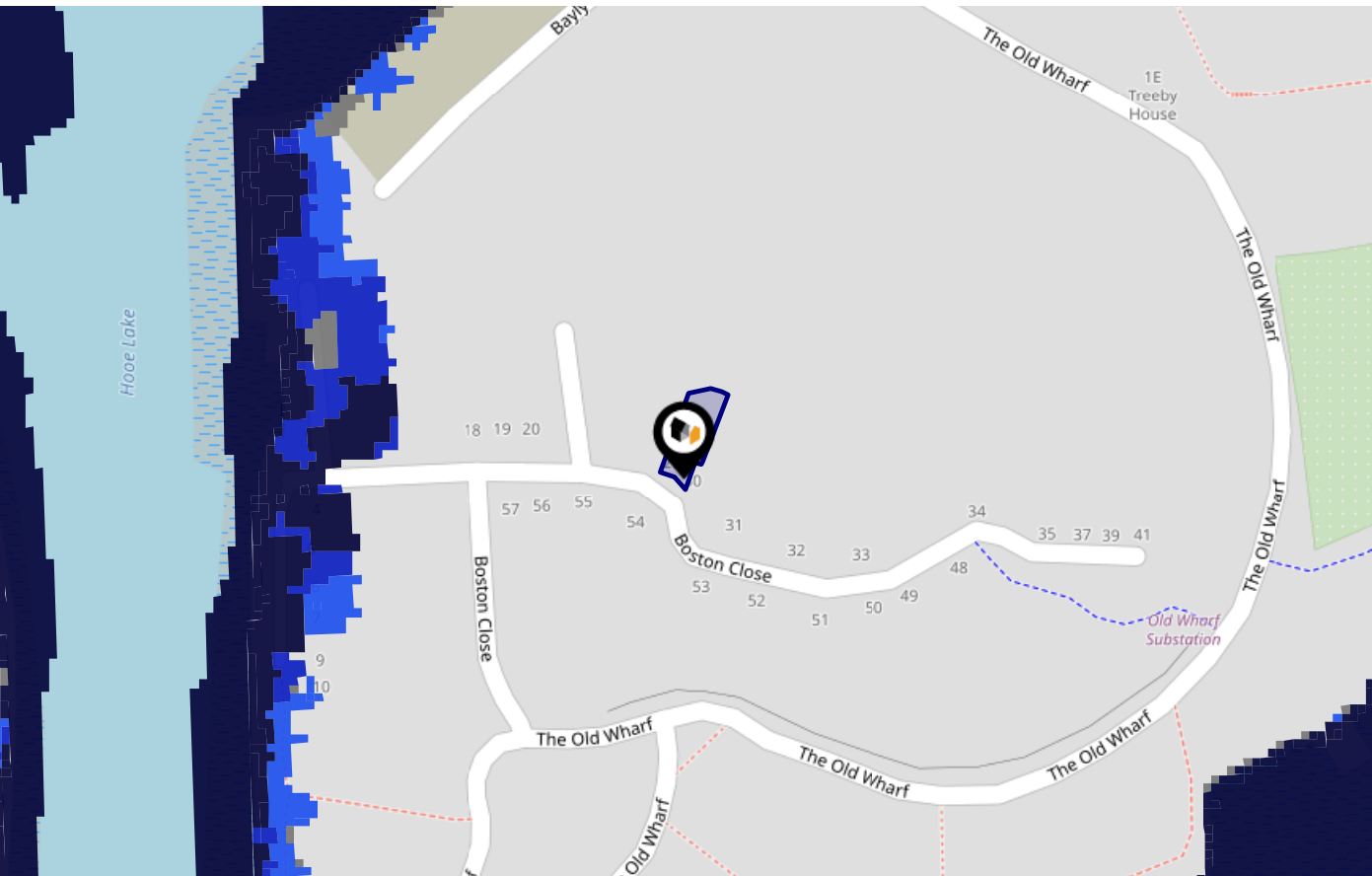
5	75.0+ dB	🟥
4	70.0-74.9 dB	🟧
3	65.0-69.9 dB	🟨
2	60.0-64.9 dB	🟩
1	55.0-59.9 dB	🟦

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.
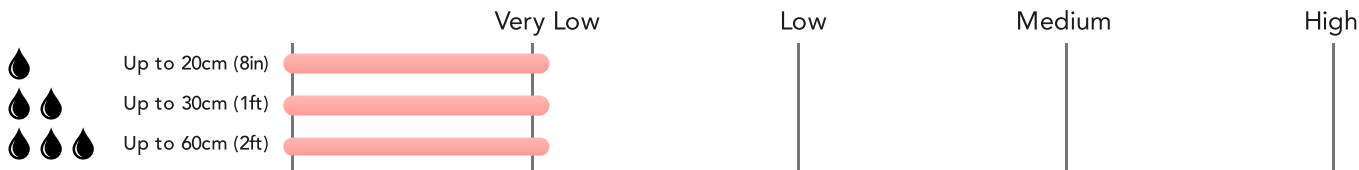

Risk Rating: Very low

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.

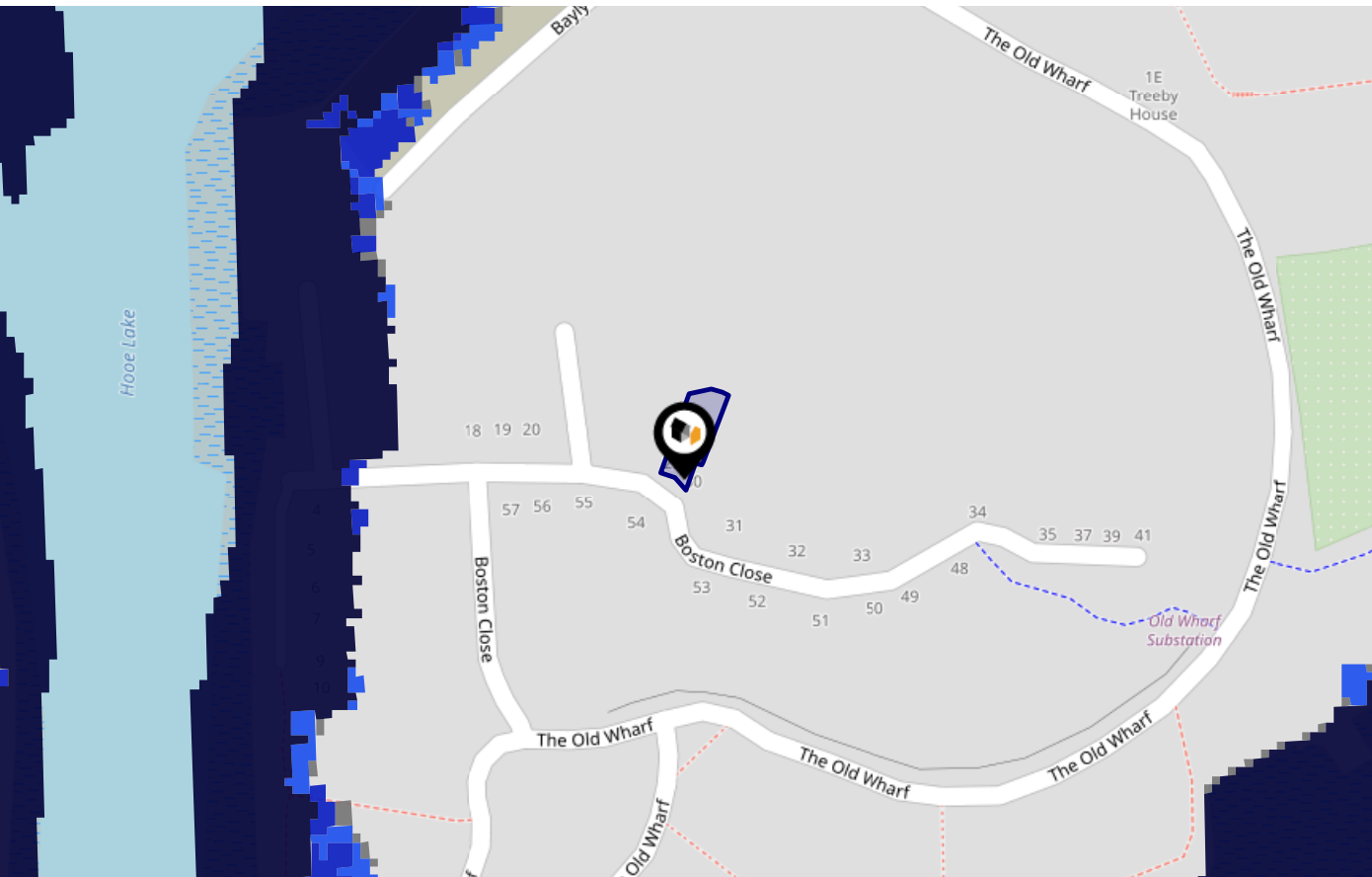■ **Very Low Risk -** an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
💧	Up to 20cm (8in)				
💧💧	Up to 30cm (1ft)				
💧💧💧	Up to 60cm (2ft)				

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.
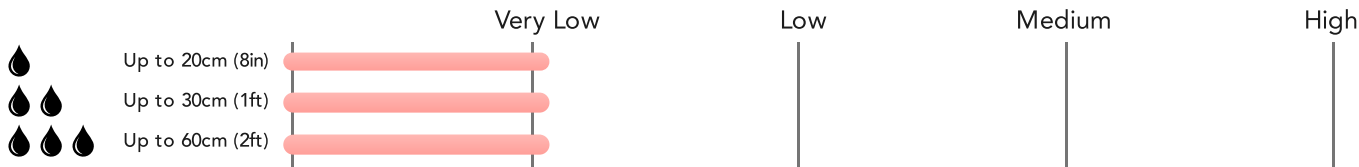

Risk Rating: Very low

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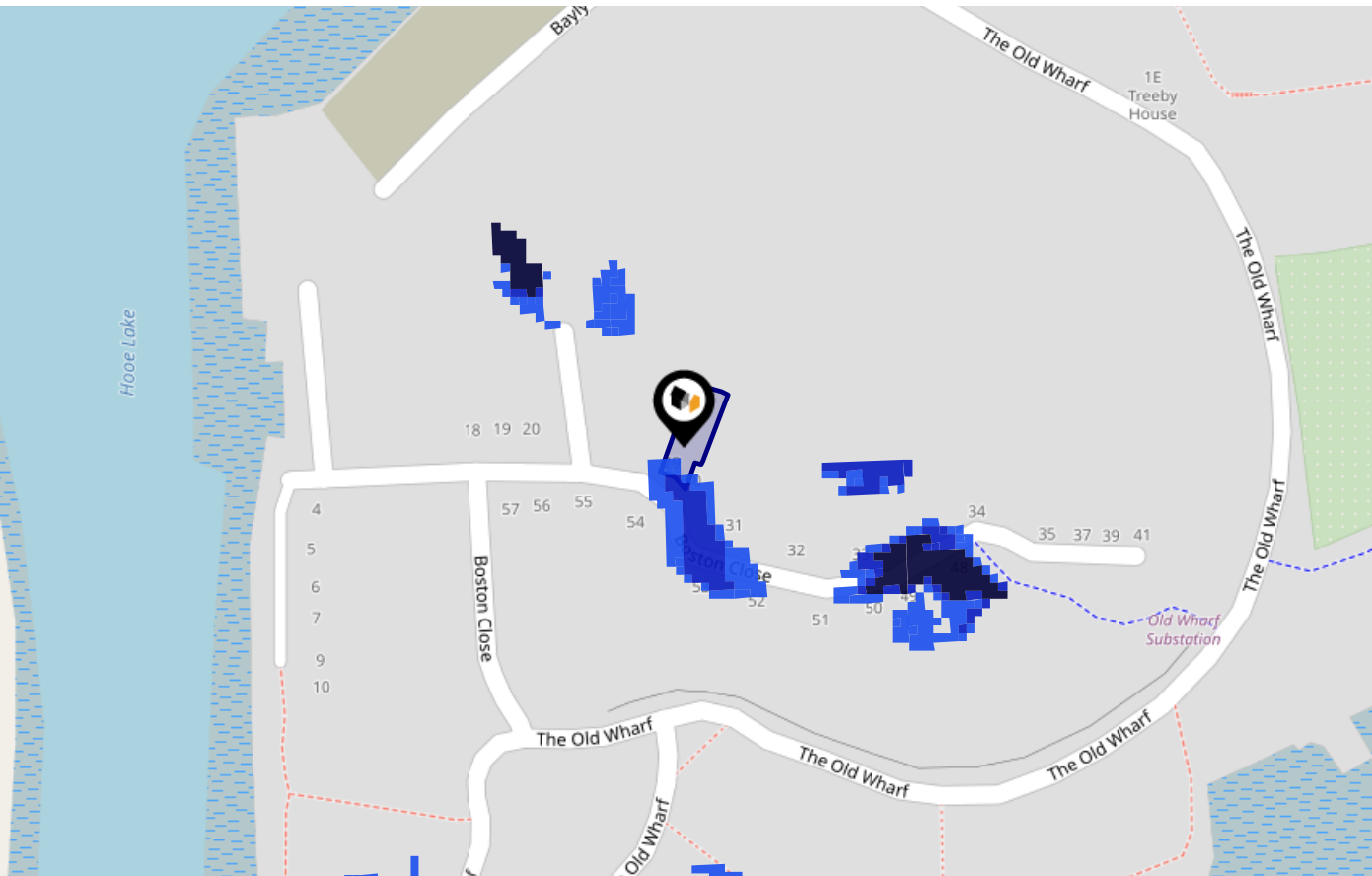
Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
🌢	Up to 20cm (8in)				
🌢🌢	Up to 30cm (1ft)				
🌢🌢🌢	Up to 60cm (2ft)				

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.
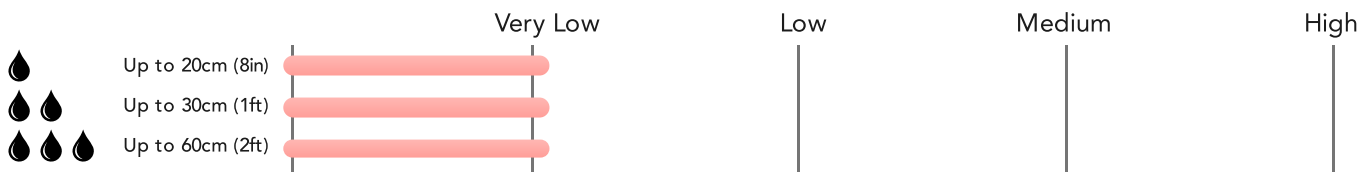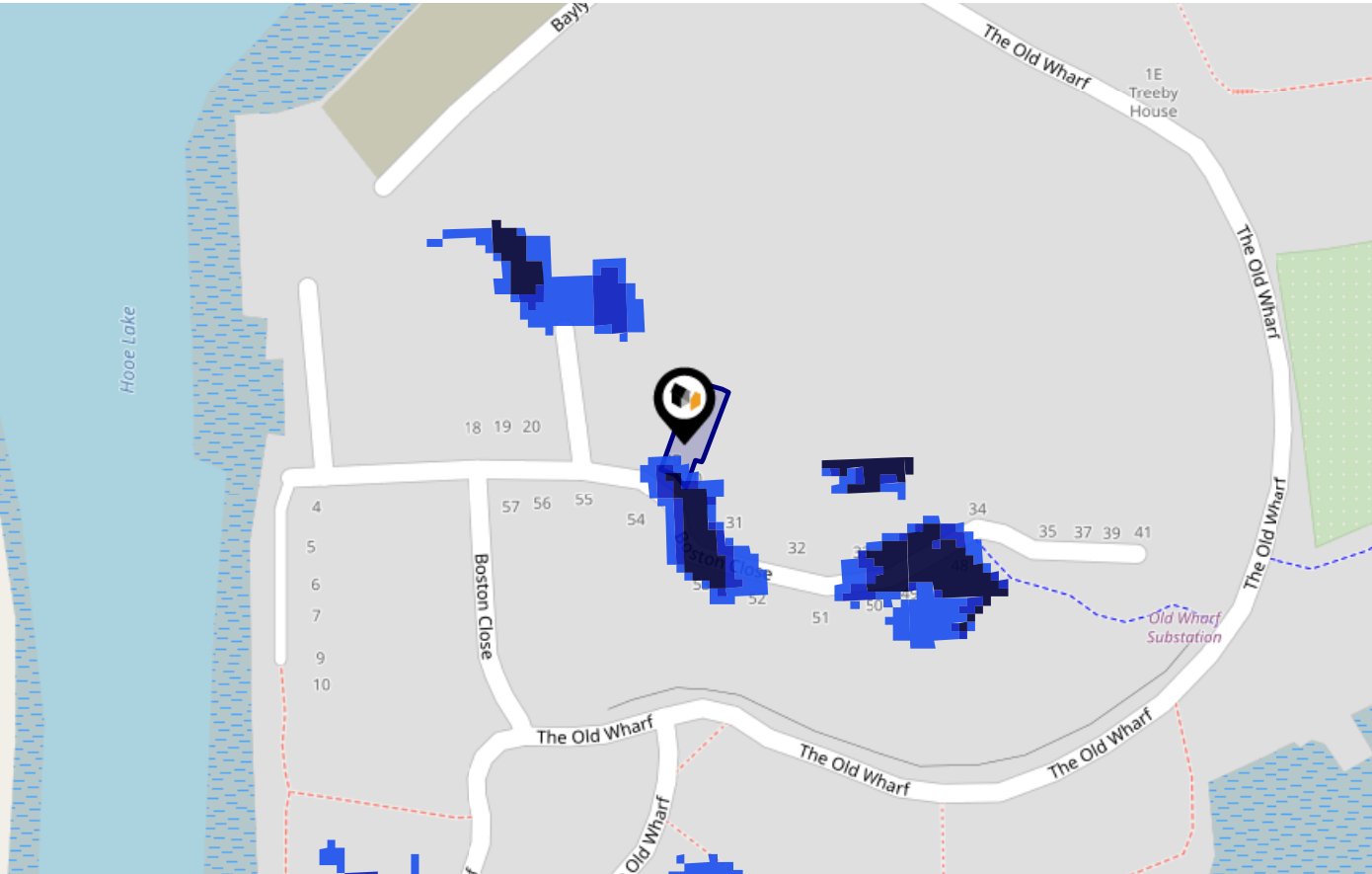

Risk Rating: Very low

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.

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- **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:

		Very Low	Low	Medium	High
Up to 20cm (8in)					
Up to 30cm (1ft)					
Up to 60cm (2ft)					

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.
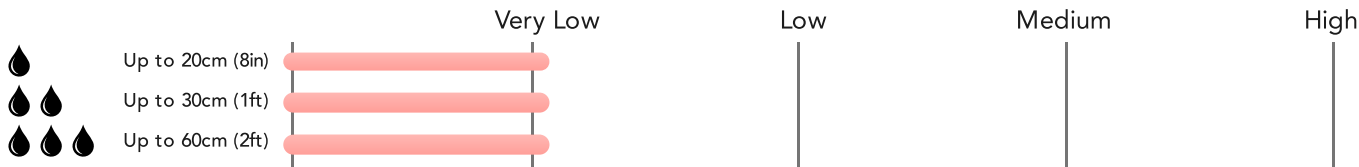

Risk Rating: Very low

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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■ **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:

		Very Low	Low	Medium	High
🌢	Up to 20cm (8in)				
🌢🌢	Up to 30cm (1ft)				
🌢🌢🌢	Up to 60cm (2ft)				

Maps
Green Belt

This map displays nearby areas that have been designated as Green Belt...
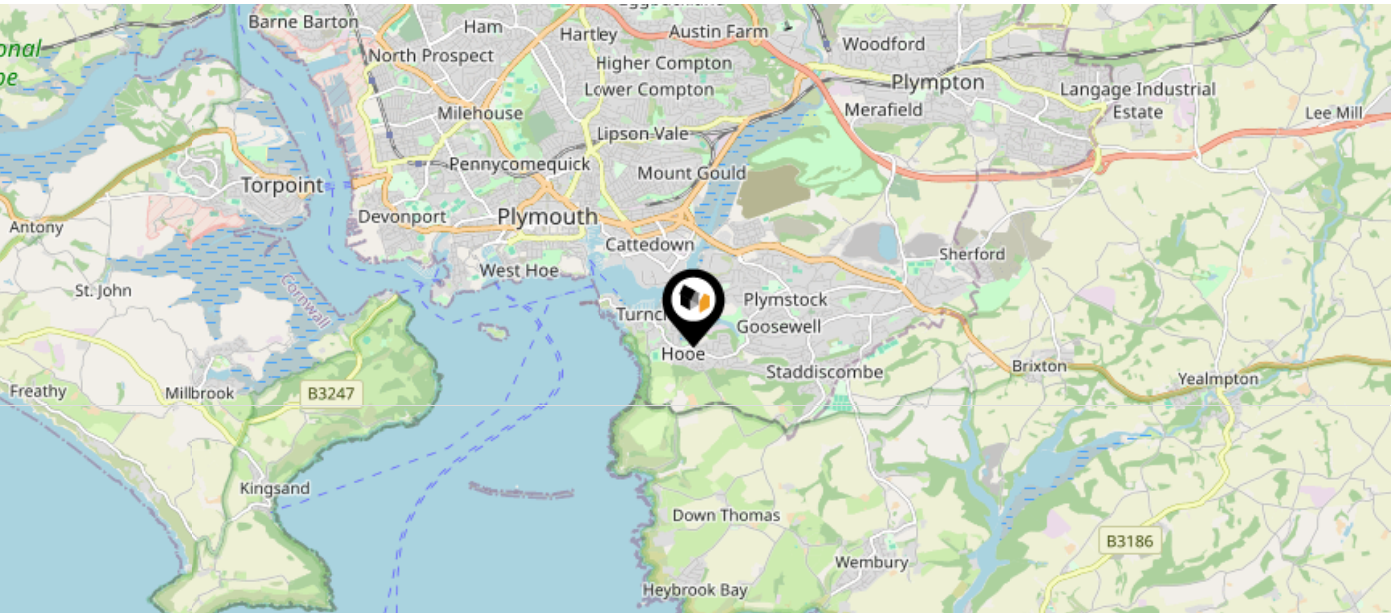
No data available.

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.
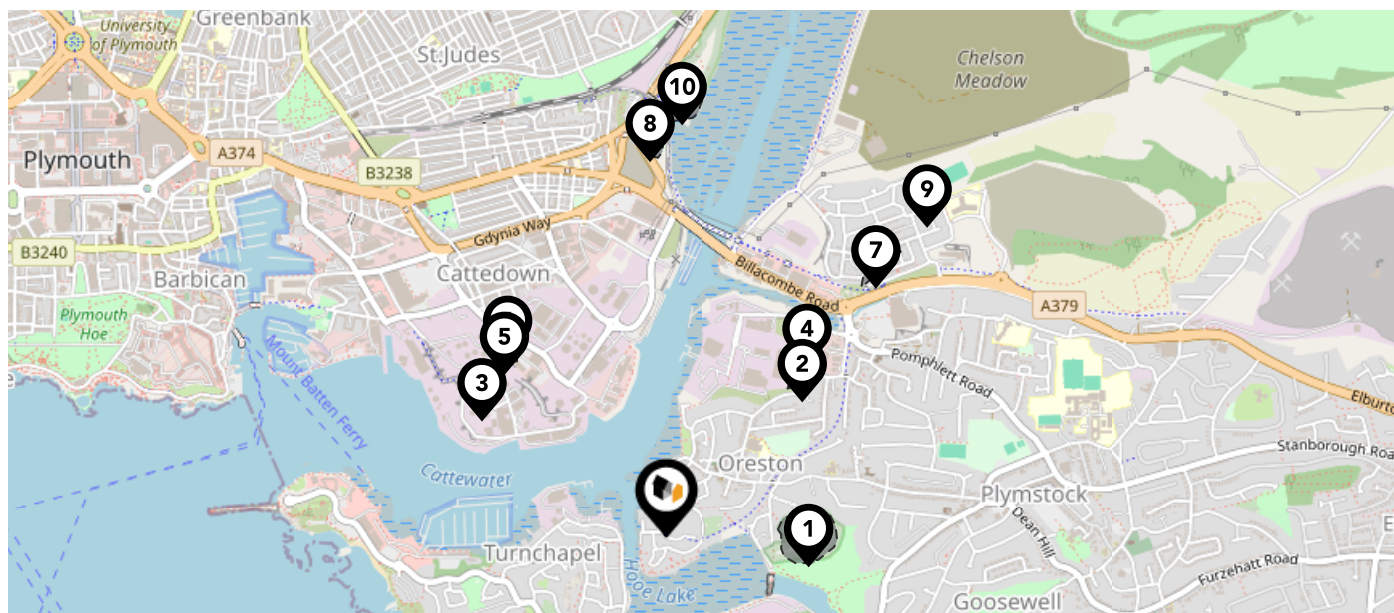

| Nearby Landfill Sites		
1	Radford Quarry Oreston-Radford Quarry Oreston, Plymouth	Historic Landfill
2	Bedford Quarry Oreston B-Oreston, Plymouth	Historic Landfill
3	Severnside Waste Paper-Wallsend Industrial Estate, Cattedown, Plymouth, Devon	Historic Landfill
4	Bedford Quarry Oreston A-Oreston, Plymouth	Historic Landfill
5	Cattledown Road-Cattledown, Plymouth	Historic Landfill
6	MacAdam Road-Cattledown, Plymouth	Historic Landfill
7	Former Warkham Quarry-Pomphlett, Plymouth	Historic Landfill
8	Cattledown Junction Playing Field-Embankment Road, Plymouth	Historic Landfill
9	Plymstock Works-Plymstock Works, Plymstock, Plymouth, Devon	Historic Landfill
10	Blagdons Shipyard-Embankment Road Lane, Laira, 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...
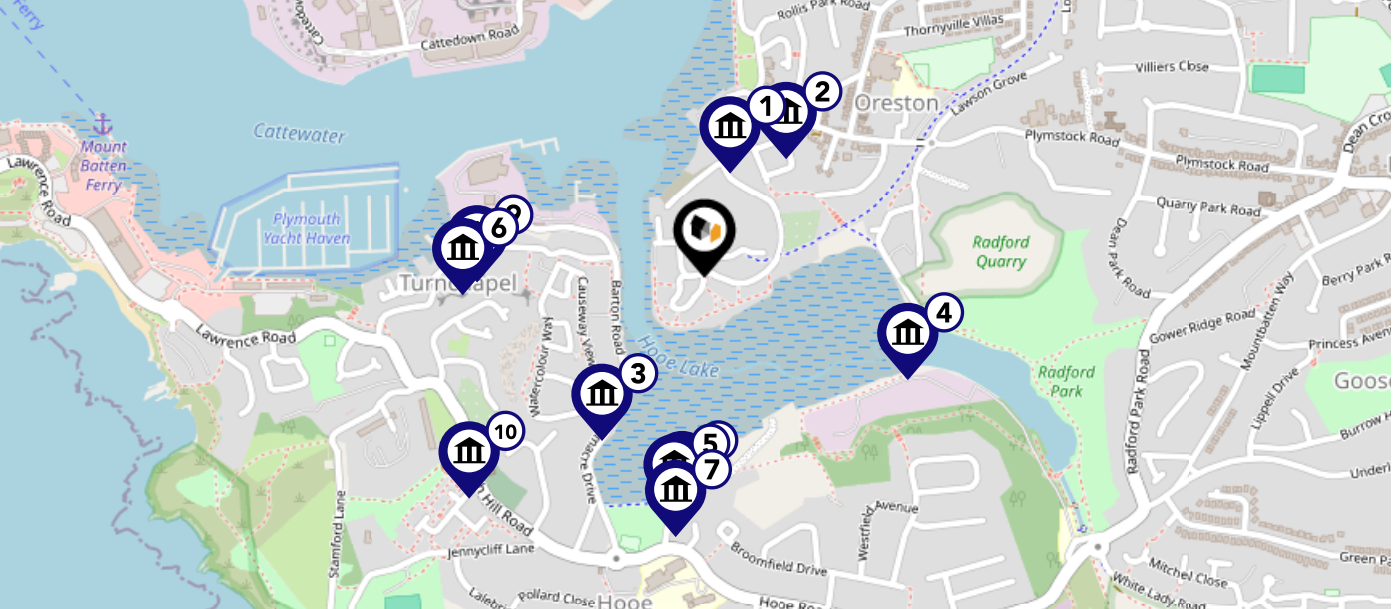
Listed Buildings in the local district		Grade	Distance
1	1386313 - Park Cottage	Grade II	0.1 miles
2	1386332 - 160 And 162, Plymstock Road	Grade II	0.2 miles
3	1129996 - Pair Of Lime Kilns Approximately 260 Metres North East Of Church Of St John, Church Hill Road	Grade II	0.2 miles
4	1386347 - Radford Bridge And Castle	Grade II	0.3 miles
5	1386511 - Clover Cottage	Grade II	0.3 miles
6	1330580 - 2-12 Boringdon Terrace	Grade II	0.3 miles
7	1113285 - Brakeview	Grade II	0.3 miles
8	1386512 - Powederham	Grade II	0.3 miles
9	1330578 - (mansion House) Boringdon Terrace	Grade II	0.3 miles
10	1130027 - St Johns Church Hall	Grade II	0.4 miles

Area
Schools
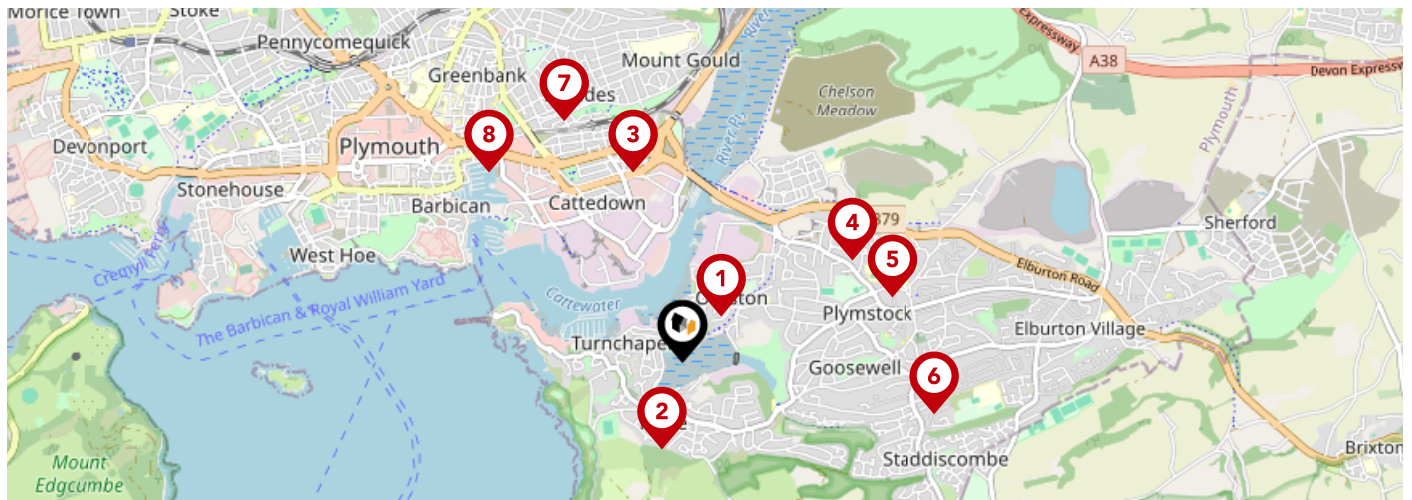
	Nursery	Primary	Secondary	College	Private
1 Oreston Community Academy Ofsted Rating: Good | Pupils: 419 | Distance:0.28	☐	☑	☐	☐	☐
2 Hooe Primary Academy Ofsted Rating: Good | Pupils: 212 | Distance:0.42	☐	☑	☐	☐	☐
3 Prince Rock Primary School Ofsted Rating: Outstanding | Pupils: 408 | Distance:0.93	☐	☑	☐	☐	☐
4 Pomphlett Primary School Ofsted Rating: Good | Pupils: 424 | Distance:0.94	☐	☑	☐	☐	☐
5 Plymstock School Ofsted Rating: Good | Pupils: 1671 | Distance:1.04	☐	☐	☑	☐	☐
6 Goosewell Primary Academy Ofsted Rating: Good | Pupils: 419 | Distance:1.21	☐	☑	☐	☐	☐
7 Salisbury Road Primary School Ofsted Rating: Good | Pupils: 381 | Distance:1.27	☐	☑	☐	☐	☐
8 Holy Cross Catholic Primary School Ofsted Rating: Good | Pupils: 306 | Distance:1.29	☐	☑	☐	☐	☐

		Nursery	Primary	Secondary	College	Private
9	**ACE Schools Plymouth** Ofsted Rating: Good | Pupils: 233 | Distance: 1.36	☐	☐	☑	☐	☐
10	**Morley Meadow Primary School** Ofsted Rating: Good | Pupils: 224 | Distance: 1.47	☐	☑	☐	☐	☐
11	**Mount Street Primary School** Ofsted Rating: Good | Pupils: 258 | Distance: 1.54	☐	☑	☐	☐	☐
12	**Arts University Plymouth** Ofsted Rating: Good | Pupils: 0 | Distance: 1.55	☐	☐	☑	☐	☐
13	**Lipson Vale Primary School** Ofsted Rating: Good | Pupils: 405 | Distance: 1.57	☐	☑	☐	☐	☐
14	**Coombe Dean School** Ofsted Rating: Good | Pupils: 995 | Distance: 1.59	☐	☐	☑	☐	☐
15	**Lipson Co-operative Academy** Ofsted Rating: Good | Pupils: 1102 | Distance: 1.59	☐	☐	☑	☐	☐
16	**Laira Green Primary School** Ofsted Rating: Good | Pupils: 230 | Distance: 1.75	☐	☑	☐	☐	☐
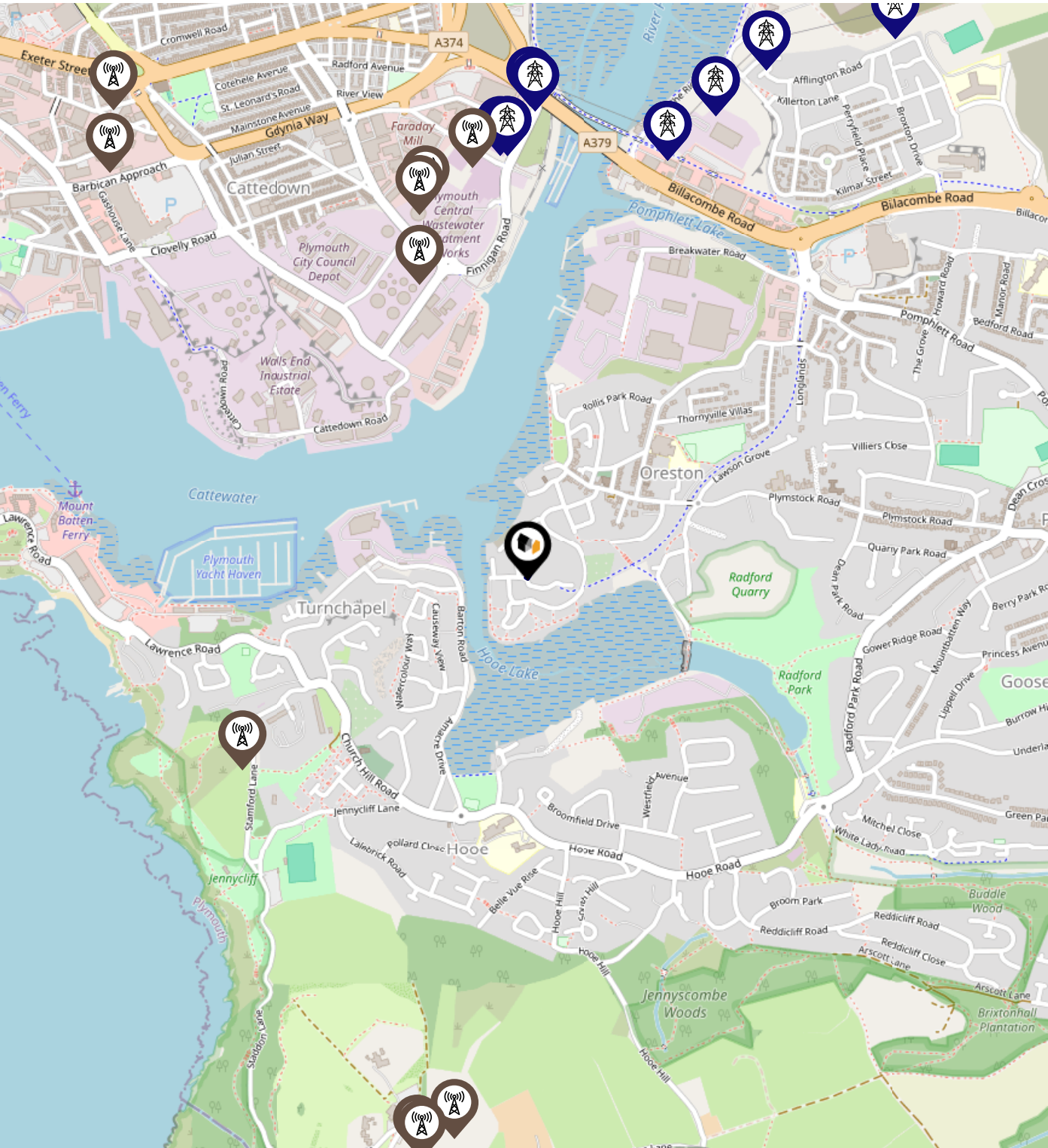
Key:

 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).

This
Property
▼

1	2	3	4	5	6
<1%	1-3%	3-5%	5-10%	10-30%	>30%
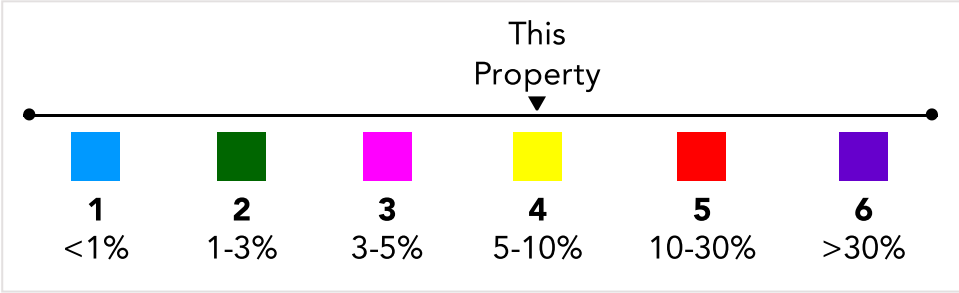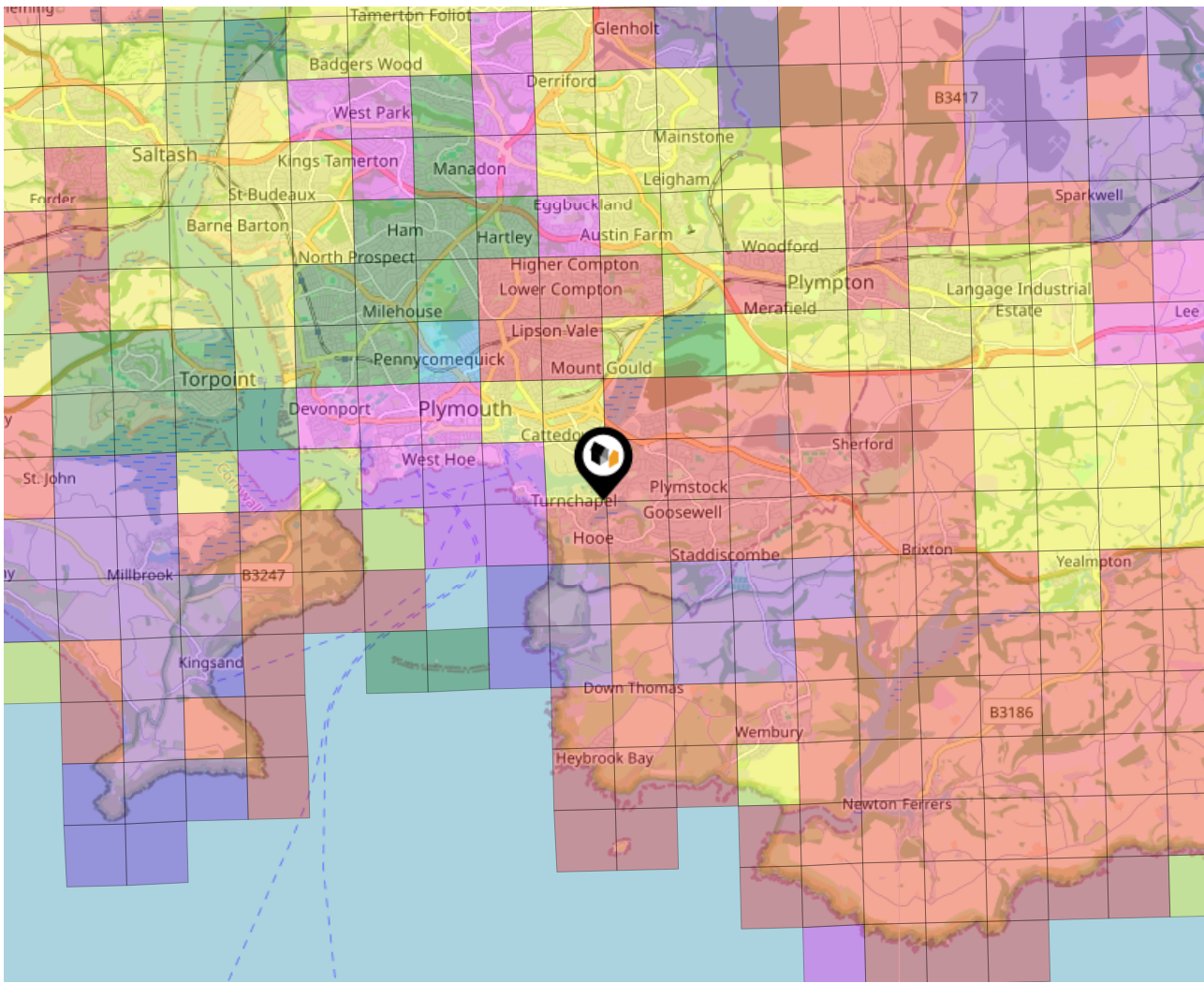
Local Area
Road Noise
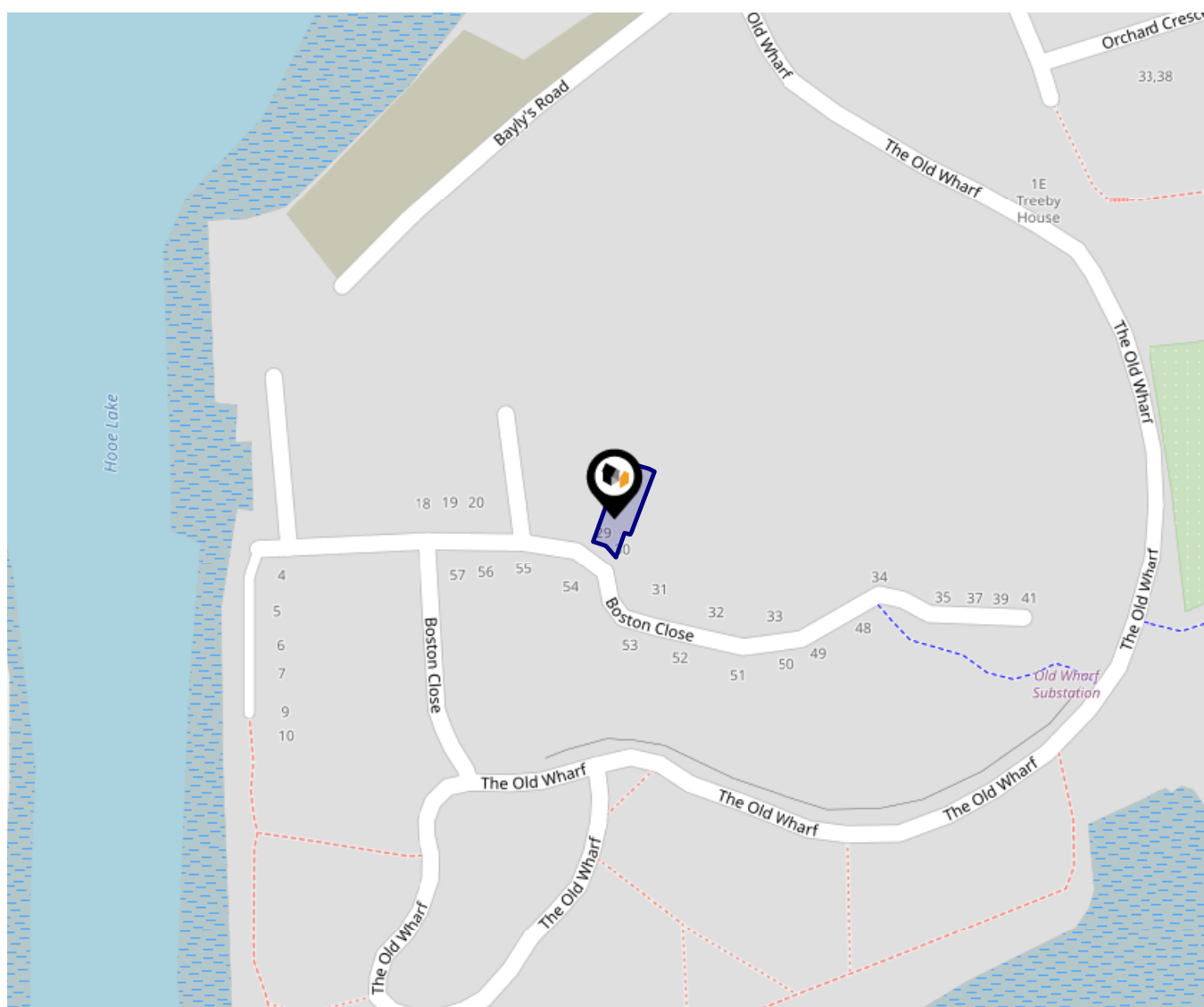
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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
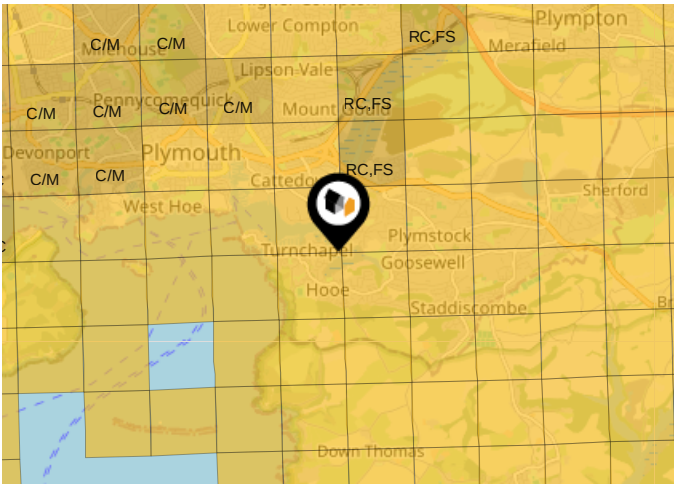- ■ 70.0-74.9 dB
- ■ 65.0-69.9 dB
- ■ 60.0-64.9 dB
- ■ 55.0-59.9 dB

Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content: VARIABLE

Parent Material Grain: ARGILLIC - ARENACEOUS

Soil Group: MEDIUM TO LIGHT(SILTY) TO HEAVY

Soil Texture: LOAM TO SILTY LOAM

Soil Depth: INTERMEDIATE-SHALLOW

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

Data Quality

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