

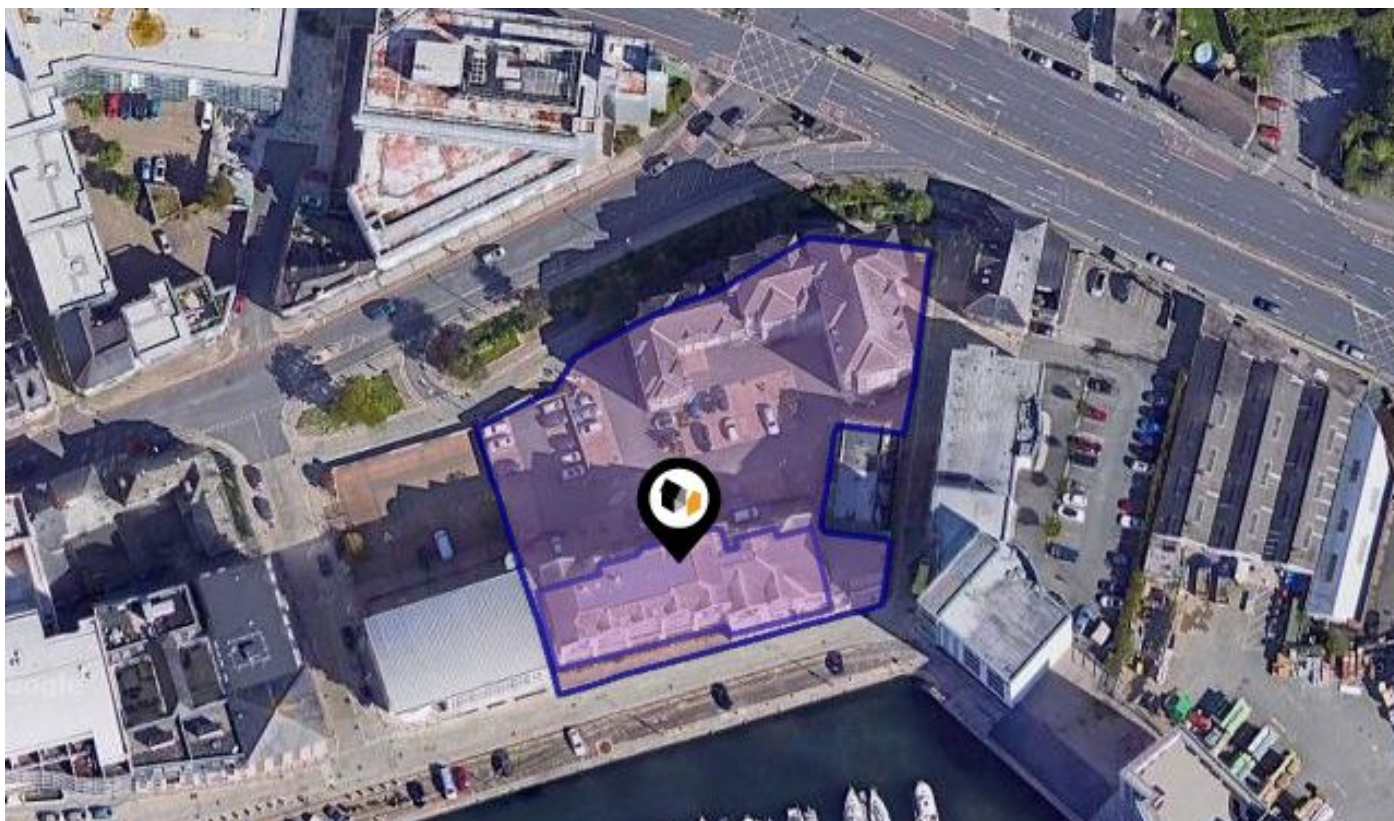


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 17th April 2026



FLAT 9, BEAUFORT HOUSE, LOWER STREET, PLYMOUTH, PL4 0BS

Lang Town & Country

6 Mannamead Road, Plymouth, PL4 7AA

01752 456000

carrie@langtownandcountry.com

www.langtownandcountry.com







Property

Type:	Flat / Maisonette	Last Sold Date:	30/09/2004
Bedrooms:	2	Last Sold Price:	£280,000
Floor Area:	807 ft ² / 75 m ²	Last Sold £/ft²:	£346
Plot Area:	1.16 acres	Tenure:	Leasehold
Year Built :	1983-1990		
Council Tax :	Band E		
Annual Estimate:	£2,984		
Title Number:	DN308060		
UPRN:	10000797642		
Restrictive Covenants:	Yes		

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)

20 mb/s	- mb/s
	

Mobile Coverage: (based on calls indoors)



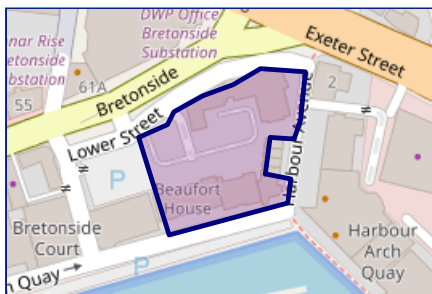
Satellite/Fibre TV Availability:



Property Multiple Title Plans

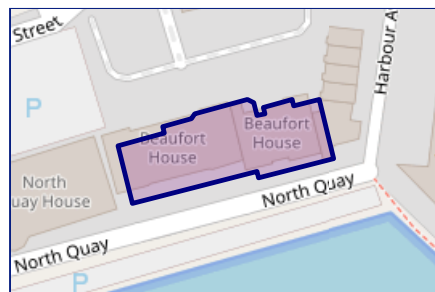
There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.

Freehold Title Plan



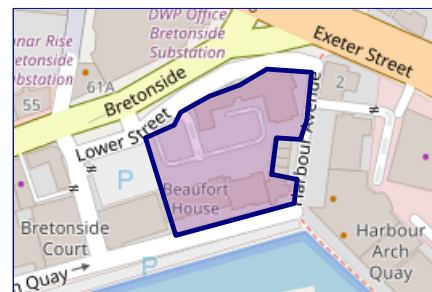
DN223711

Leasehold Title Plans



DN308060

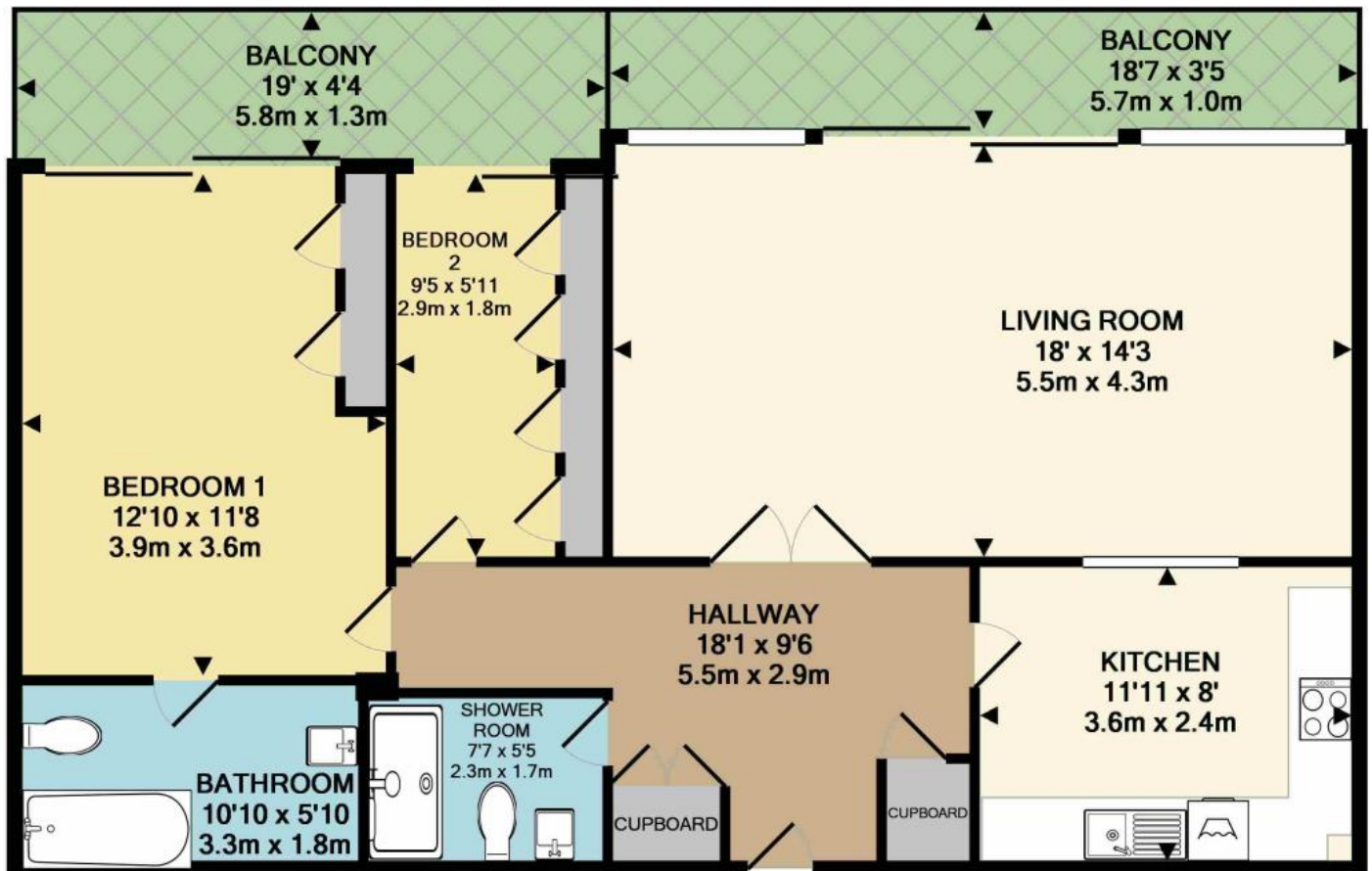
Start Date: 28/11/1991
End Date: 25/03/2199
Lease Term: 210 years from 25 March 1989
Term Remaining: 173 years



DN494012

Start Date: 03/04/1990
End Date: 25/03/2199
Lease Term: 210 years from 25 March 1989
Term Remaining: 173 years

**FLAT 9, BEAUFORT HOUSE, LOWER STREET, PLYMOUTH,
PL4 0BS**



Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2019

Flat 9, Beaufort House, Mariners Court, PL4 0BS

Energy rating

C

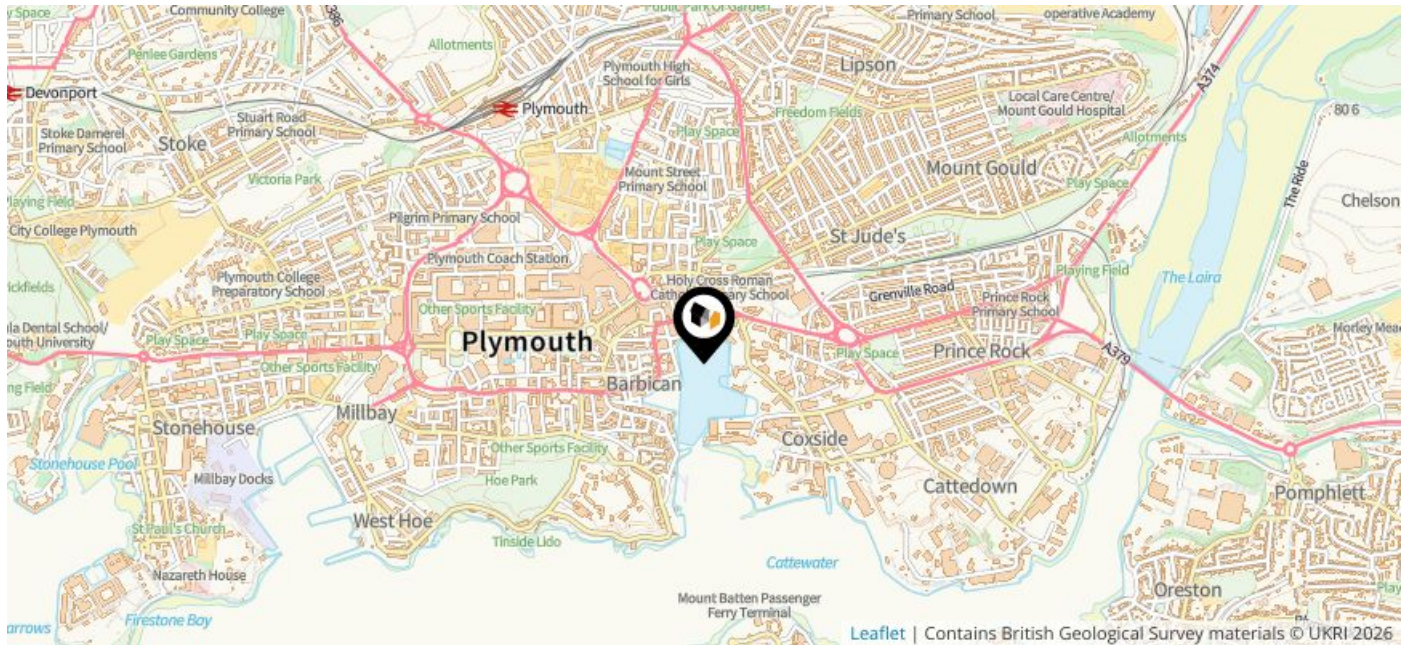
Valid until 11.11.2034

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

Additional EPC Data

Property Type:	Flat
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	03
Flat Top Storey:	No
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	System built, as built, insulated (assumed)
Walls Energy:	Good
Roof:	(another dwelling above)
Main Heating:	Electric storage heaters
Main Heating Controls:	Automatic charge control
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 50% of fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	75 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.

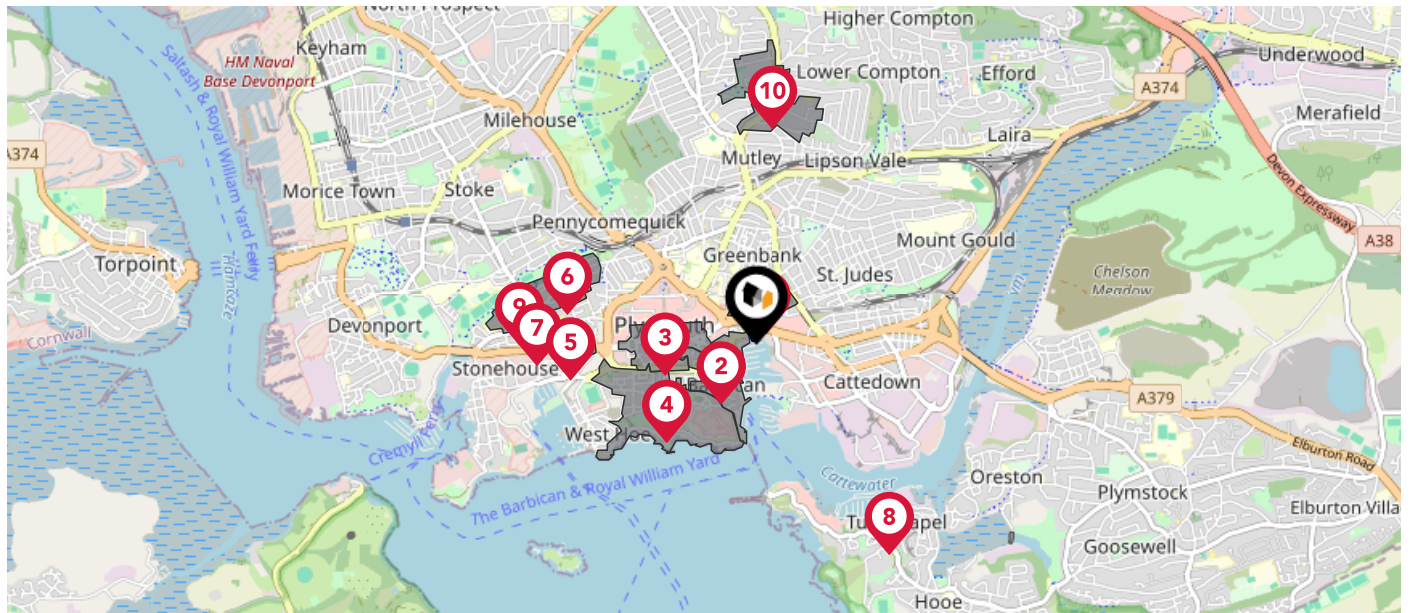
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear 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.



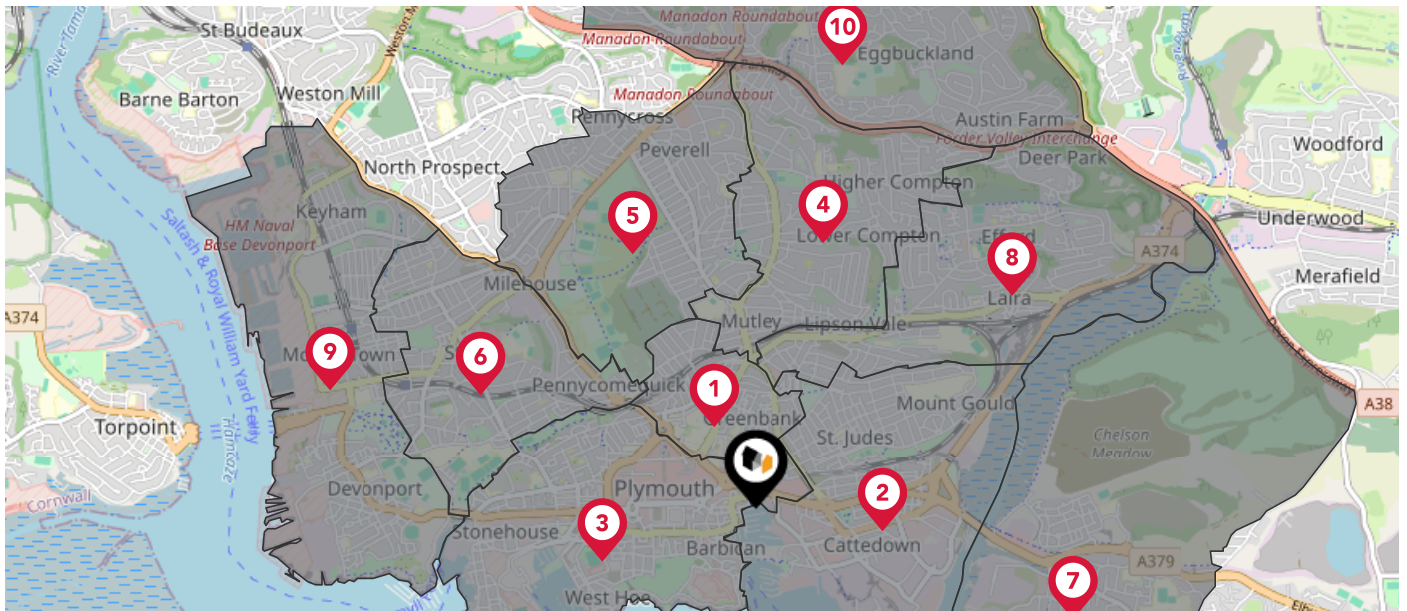
Nearby Conservation Areas

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

Maps

Council Wards

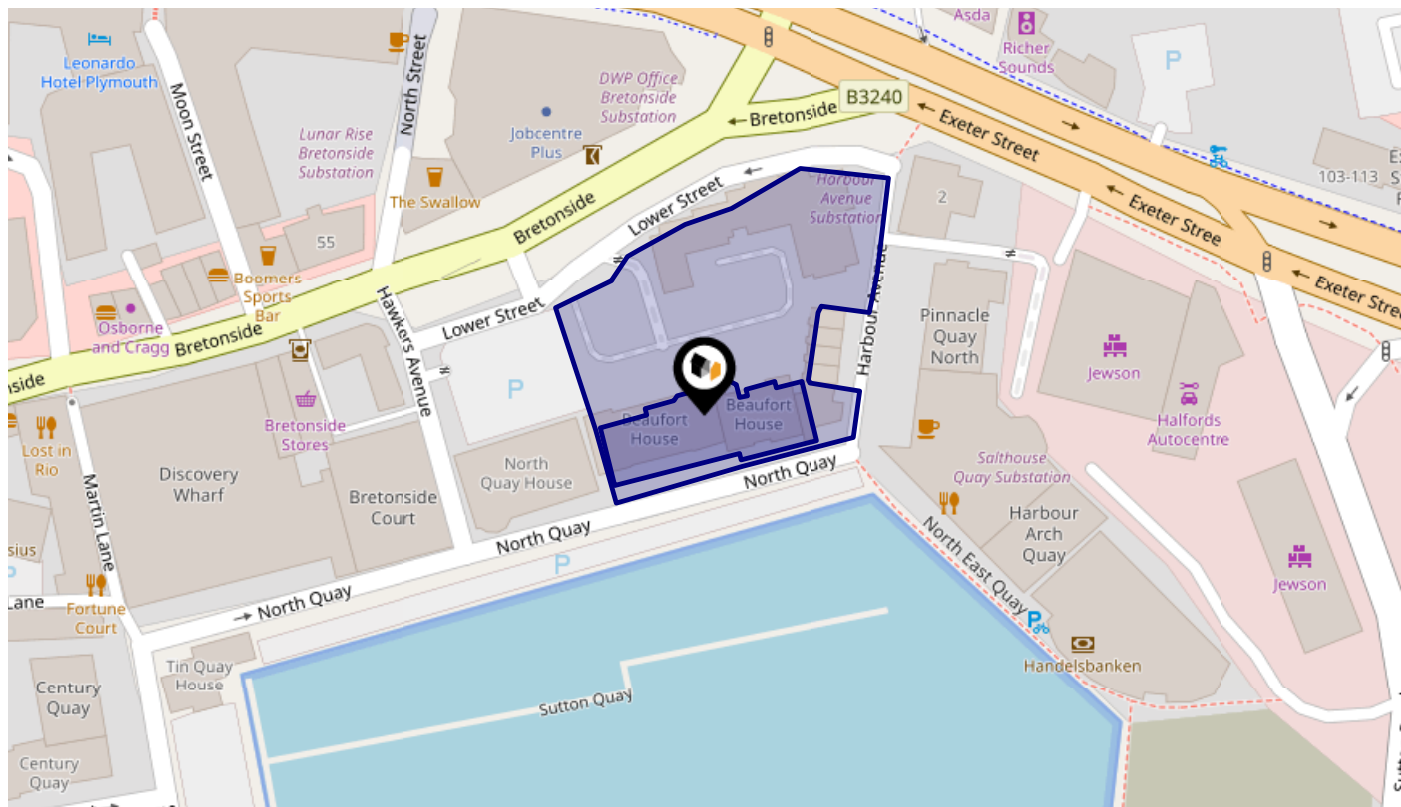
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

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

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

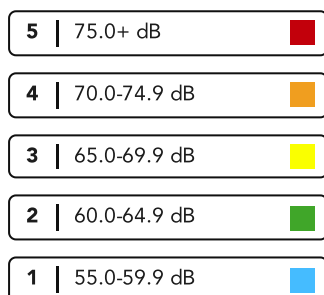


Rail Noise Data

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.

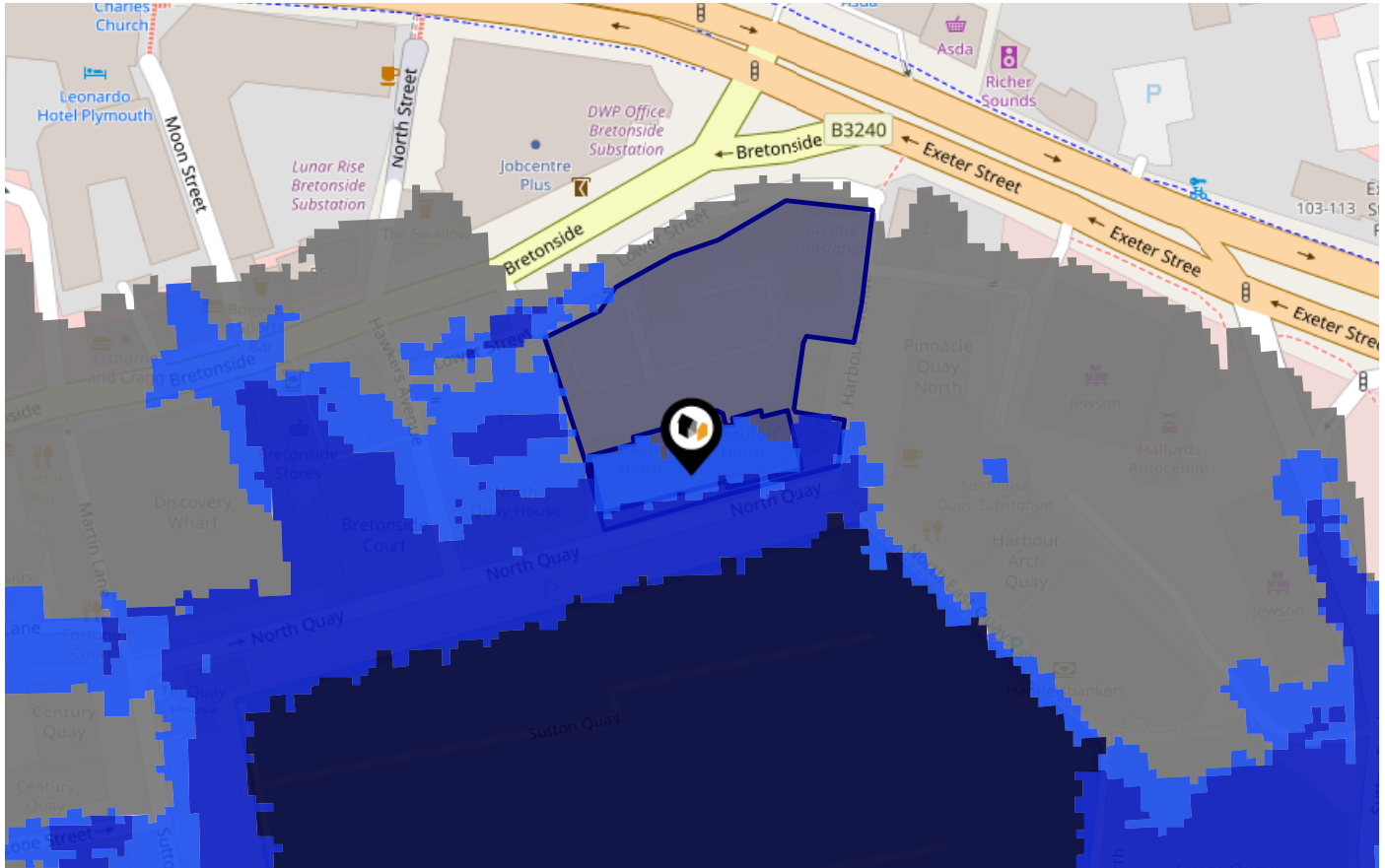
Chance of flooding to the following depths at this property:



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: 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:

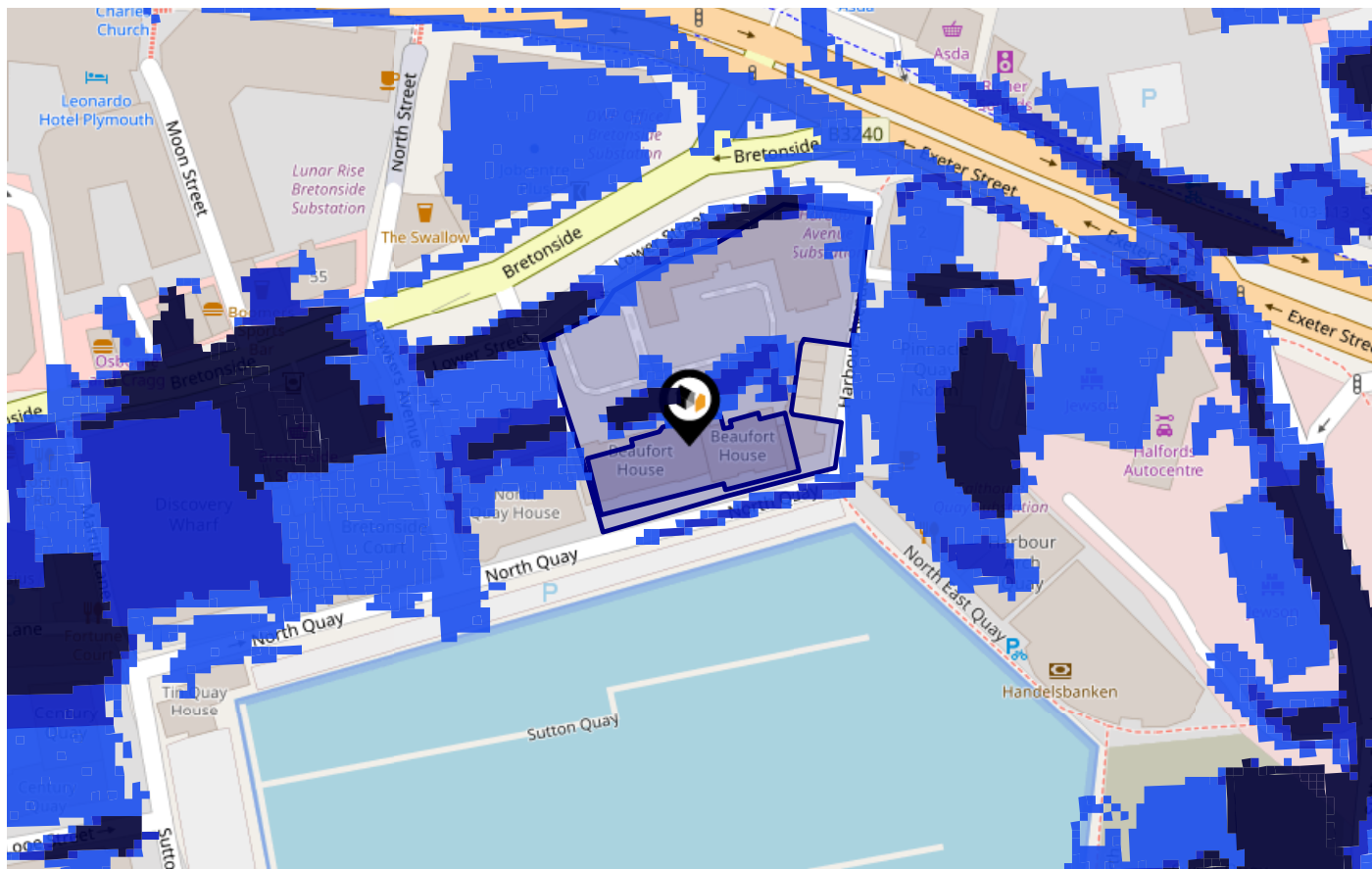


Flood Risk

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.

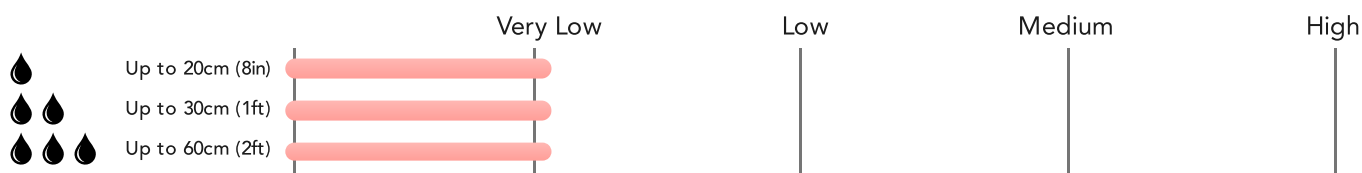


Risk Rating: Very low

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.
- 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:

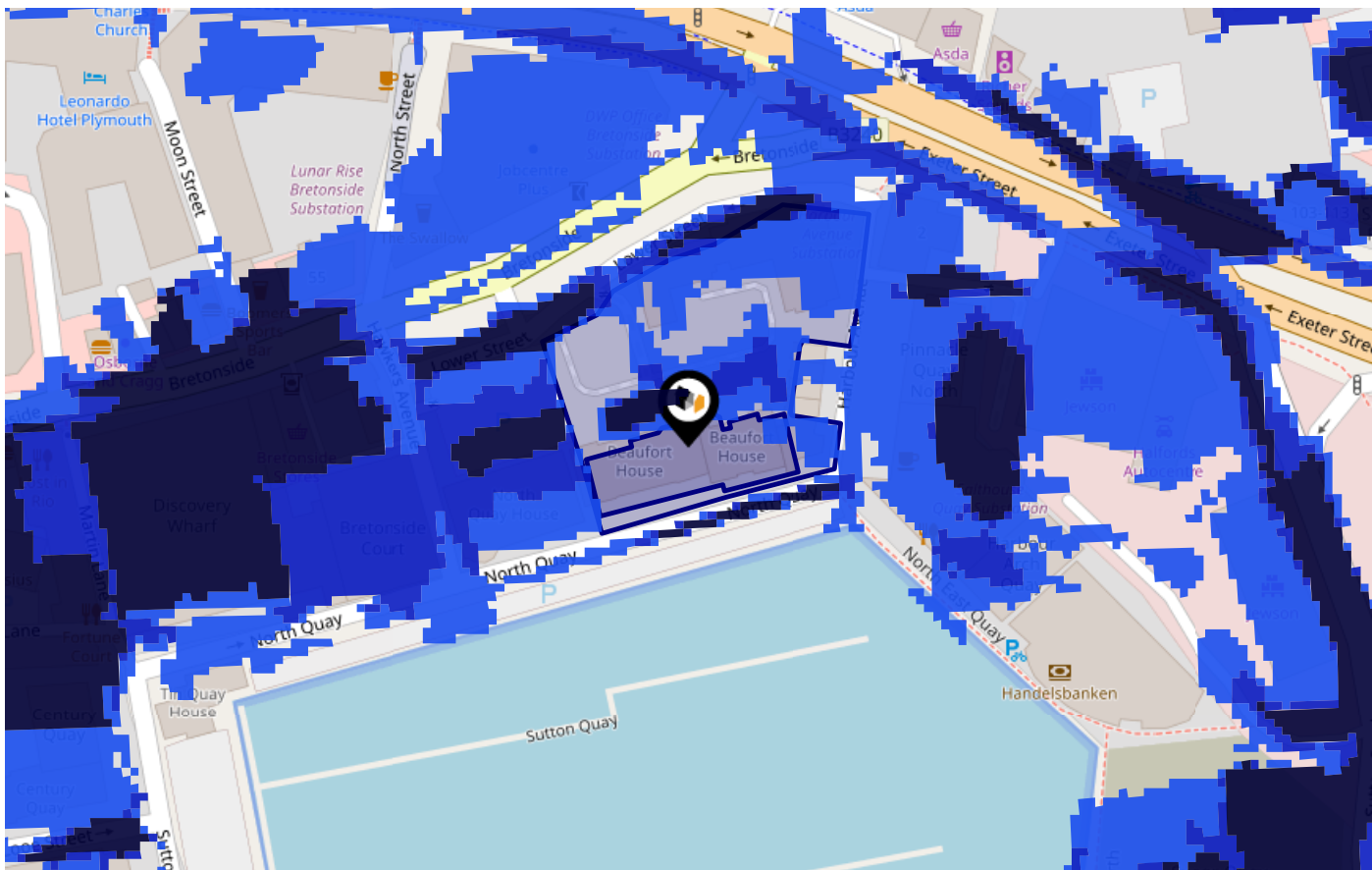


Flood Risk

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.

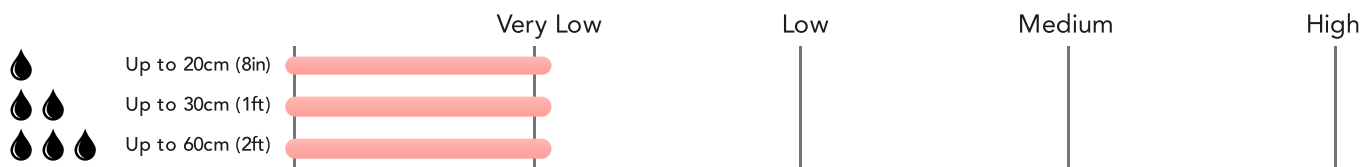


Risk Rating: Very low

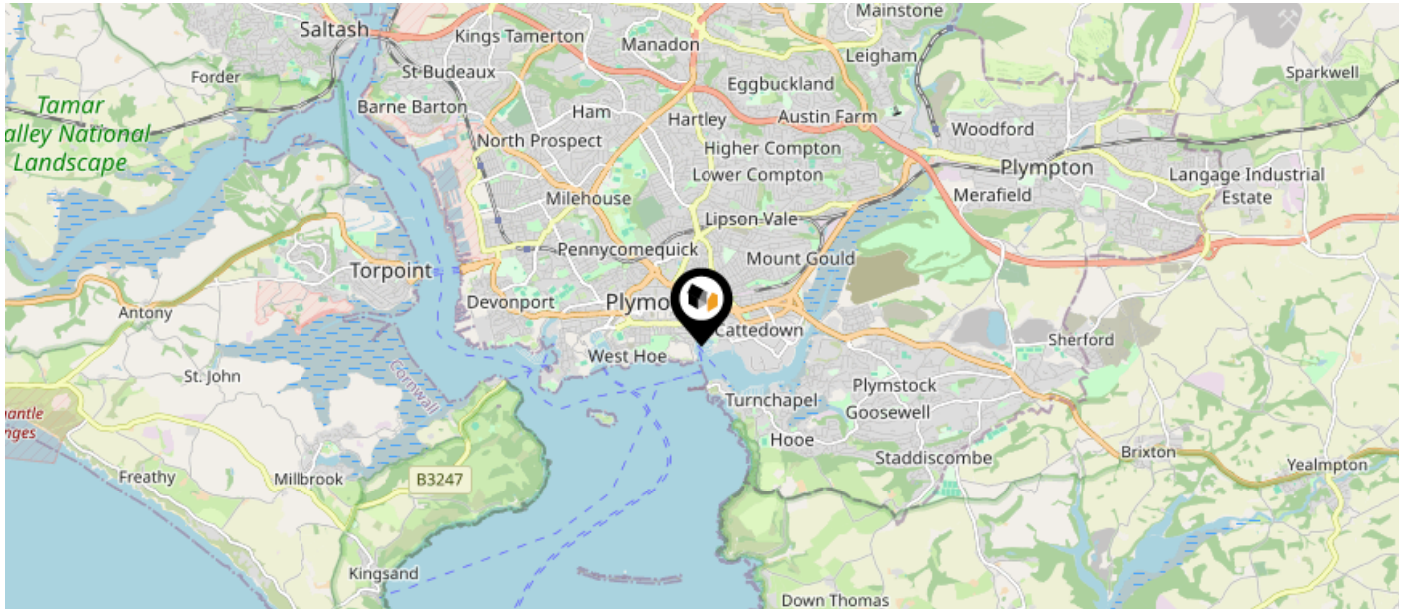
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- **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.
- **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:



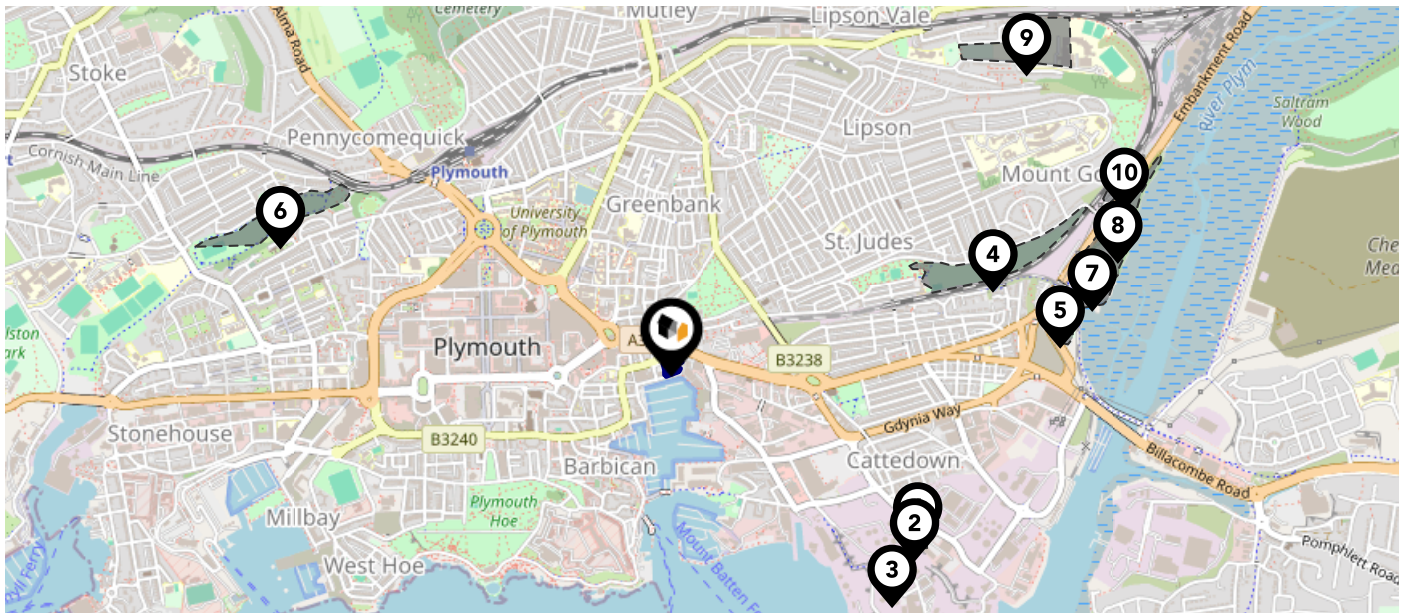
This map displays nearby areas that have been designated as Green Belt...



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

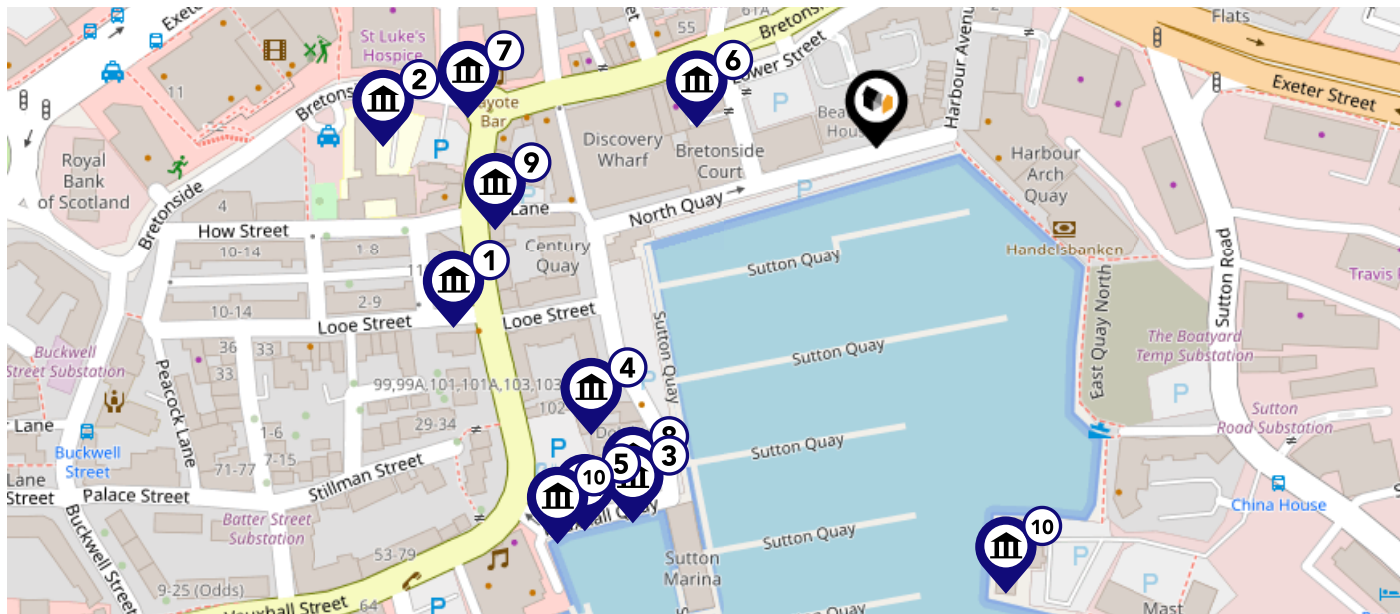
1	MacAdam Road-Cattedown, Plymouth	Historic Landfill
2	Cattedown Road-Cattedown, Plymouth	Historic Landfill
3	Sevenside Waste Paper-Wallsend Industrial Estate, Cattedown, Plymouth, Devon	Historic Landfill
4	Tothill Park Recreation Ground-Tothill Park Recreation Ground Mount Gold/Laira, Plymouth	Historic Landfill
5	Cattedown Junction Playing Field-Embankment Road, Plymouth	Historic Landfill
6	Victoria Park-Victoria Park, Plymouth	Historic Landfill
7	Blagdons Shipyard-Embankment Road Lane, Laira, Plymouth	Historic Landfill
8	Embankment Road-Laira, Plymouth	Historic Landfill
9	Laira Lipson College-Laira, Plymouth	Historic Landfill
10	Allotments Embankment Road-Laira, Plymouth	Historic Landfill












Maps

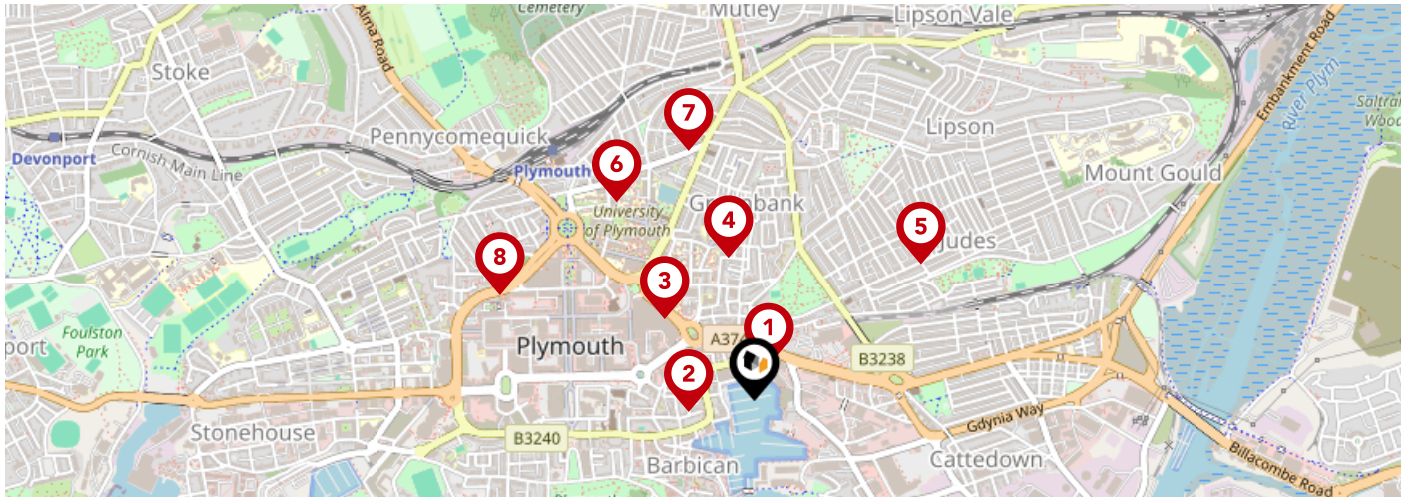
Listed Buildings



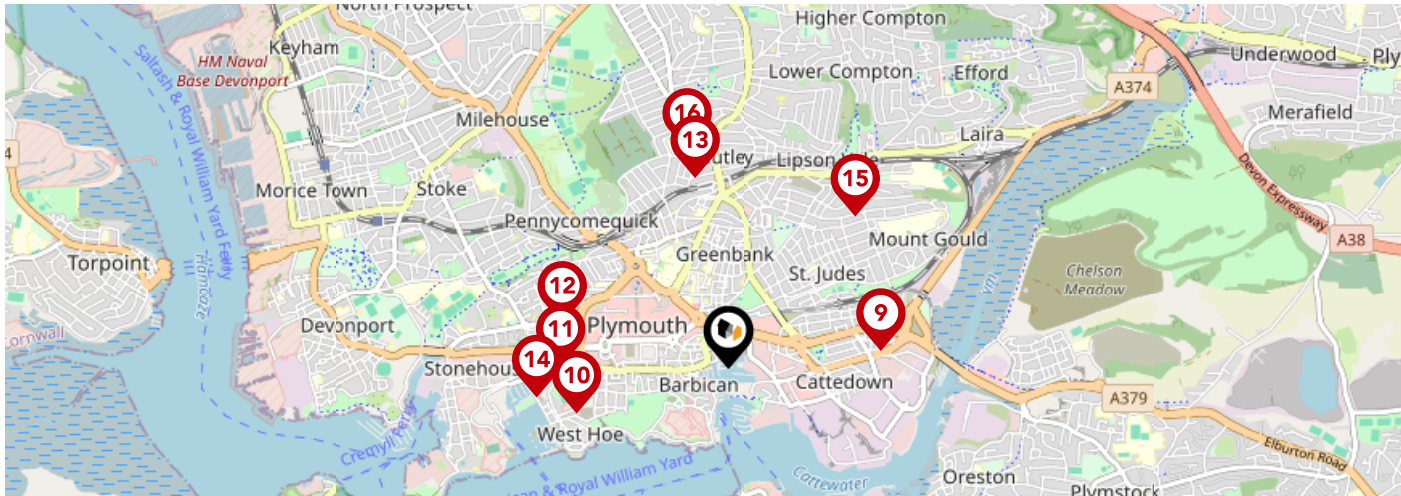
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











Listed Buildings in the local district	Grade	Distance
 1386490 - 115-131, Vauxhall Street	Grade II	0.1 miles
 1130005 - Arches At St Martins Gate School	Grade II	0.1 miles
 1386485 - Store Occupied By Ac Stidwill Limited	Grade II	0.1 miles
 1386424 - 5, Sutton Wharf	Grade II	0.1 miles
 1386484 - Monsens Warehouse (breton House)	Grade II	0.1 miles
 1330582 - Mayflower House	Grade II	0.1 miles
 1330581 - Kings Head Public House	Grade II	0.1 miles
 1386425 - Former Warehouse, Now Marina Snooker	Grade II	0.1 miles
 1386491 - 140, Vauxhall Street	Grade II	0.1 miles
 1386423 - The China House	Grade II	0.1 miles
 1386489 - 94, Vauxhall Street And Warehouse Facing Vauxhall Quay	Grade II	0.1 miles

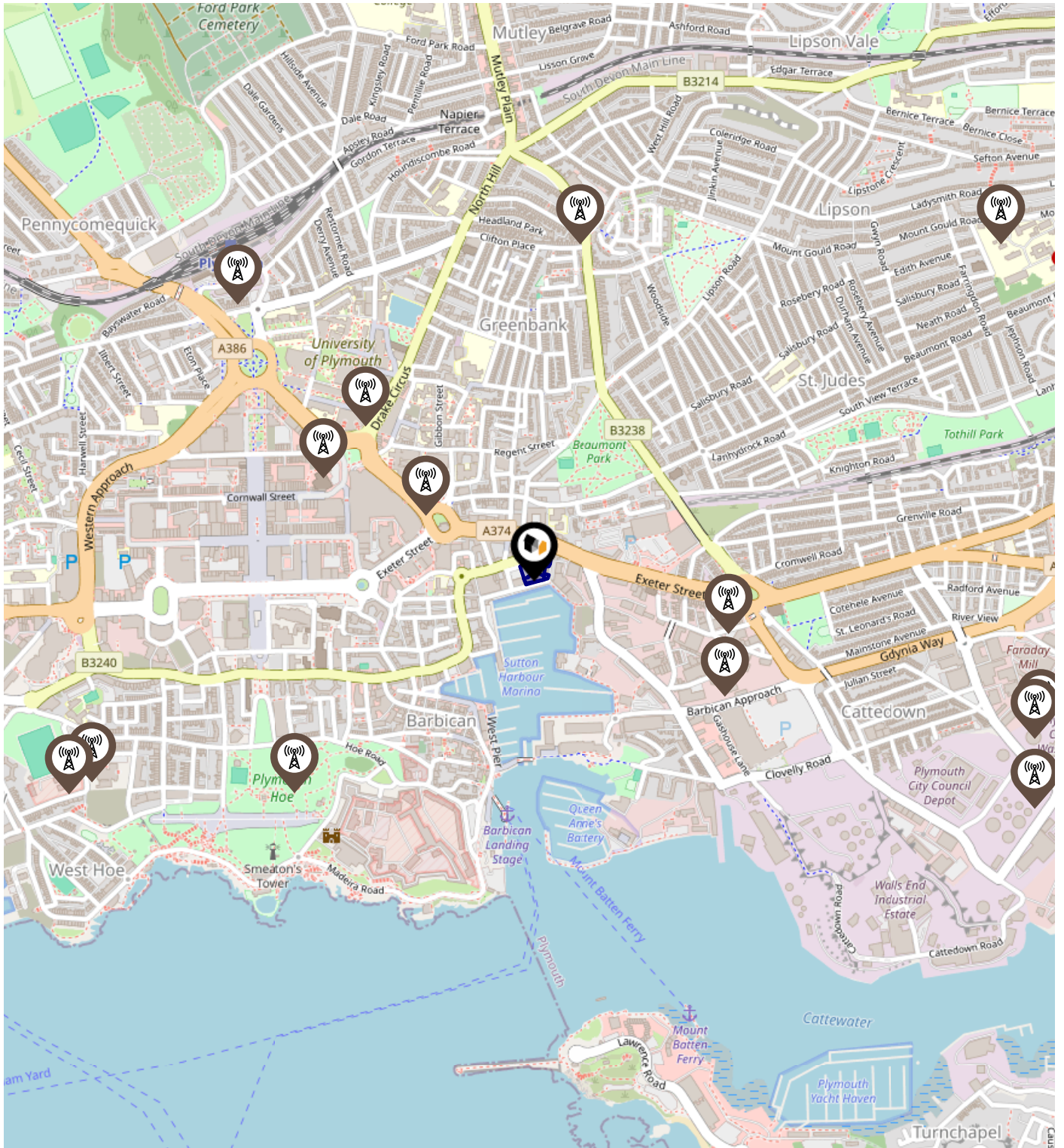


		Nursery	Primary	Secondary	College	Private
1	Holy Cross Catholic Primary School Ofsted Rating: Good Pupils: 306 Distance:0.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	ACE Schools Plymouth Ofsted Rating: Good Pupils: 233 Distance:0.16	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Arts University Plymouth Ofsted Rating: Good Pupils:0 Distance:0.29	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Mount Street Primary School Ofsted Rating: Good Pupils: 258 Distance:0.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Salisbury Road Primary School Ofsted Rating: Good Pupils: 381 Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Fletewood School at Derry Villas Ofsted Rating: Good Pupils: 58 Distance:0.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Plymouth High School for Girls Ofsted Rating: Good Pupils: 816 Distance:0.61	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Pilgrim Primary Academy Ofsted Rating: Outstanding Pupils: 390 Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
	Prince Rock Primary School Ofsted Rating: Outstanding Pupils: 408 Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Andrew's Cof E VA Primary School Ofsted Rating: Good Pupils: 208 Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Peter's CofE Primary School Ofsted Rating: Good Pupils: 154 Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Cathedral School of St Mary Ofsted Rating: Requires improvement Pupils: 109 Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Plymouth College Ofsted Rating: Not Rated Pupils: 513 Distance:0.91	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Millbay Academy Ofsted Rating: Good Pupils: 545 Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lipson Vale Primary School Ofsted Rating: Good Pupils: 405 Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hyde Park Infants' School Ofsted Rating: Not Rated Pupils: 243 Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons

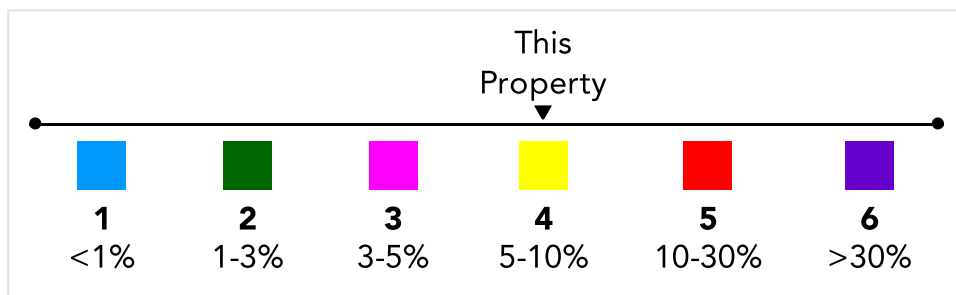
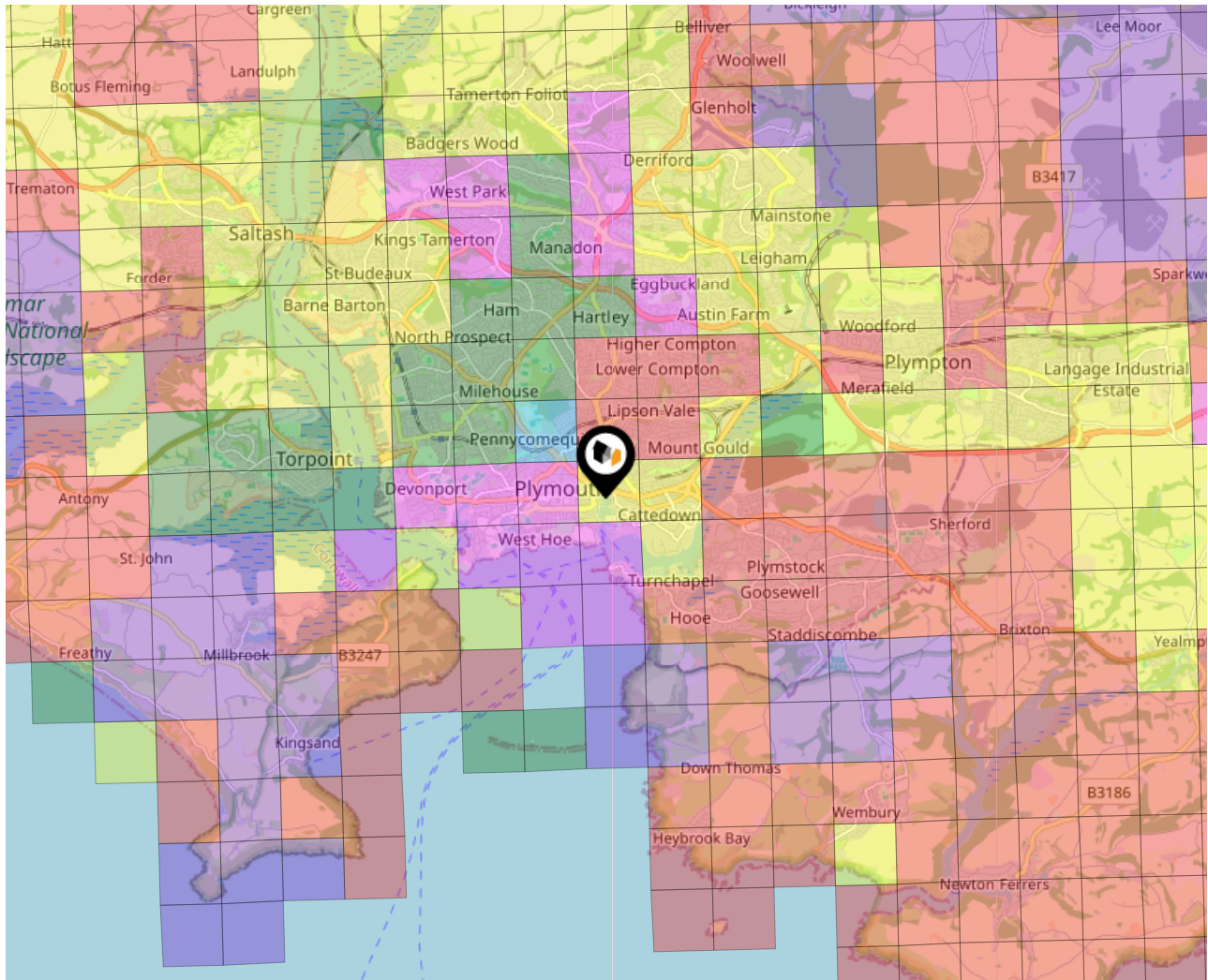


Key:

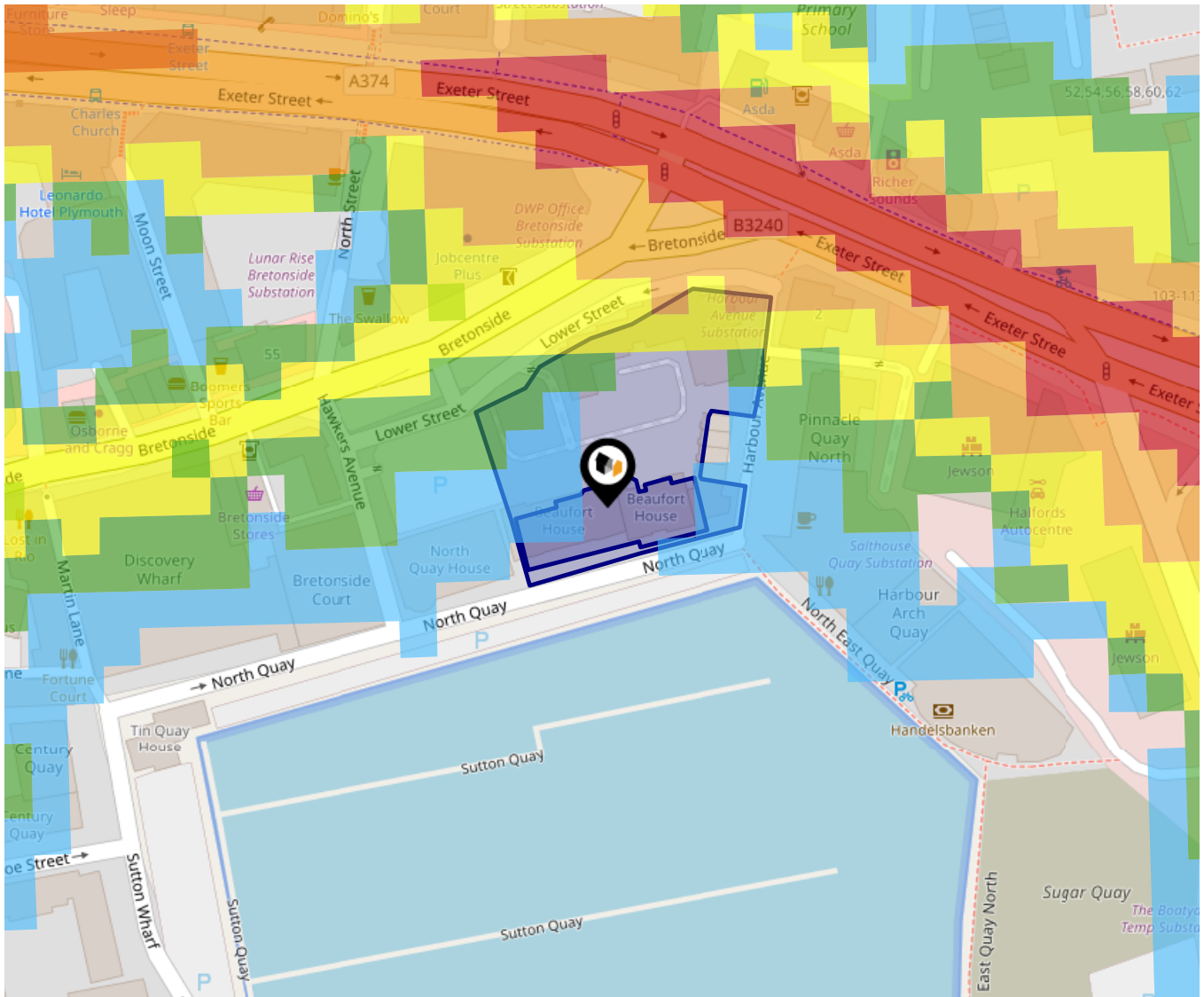
-  Power Pylons
-  Communication Masts

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

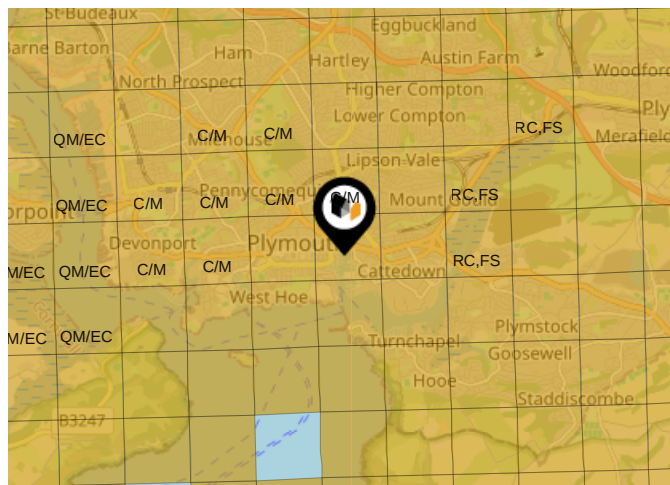


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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)

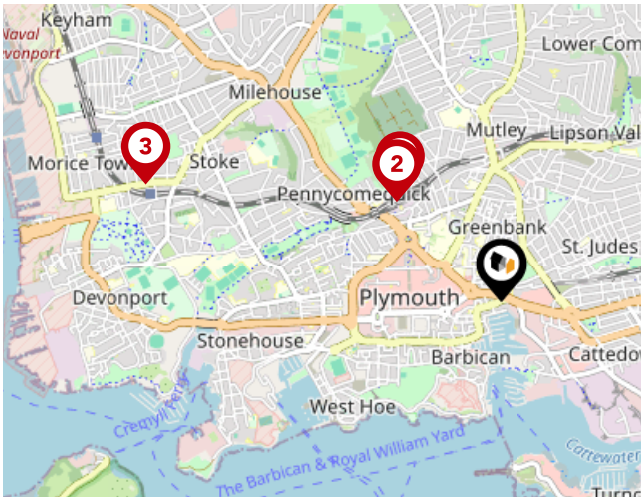
Carbon Content:	NONE	Soil Texture:	LOAM TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	SHALLOW
Soil Group:	LIGHT TO MEDIUM		



Primary Classifications (Most Common Clay Types)

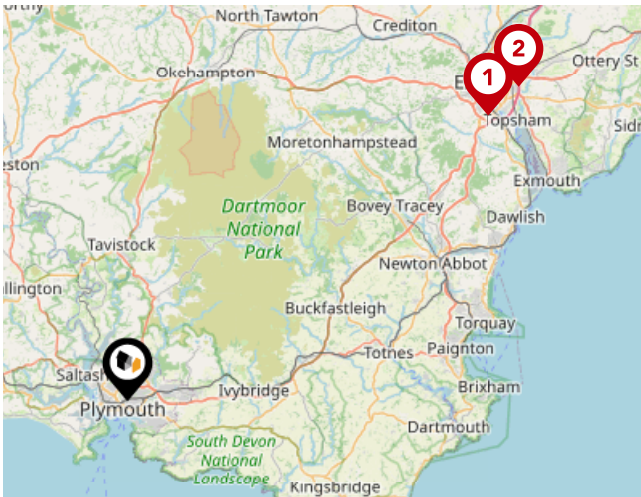
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & 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

Area Transport (National)



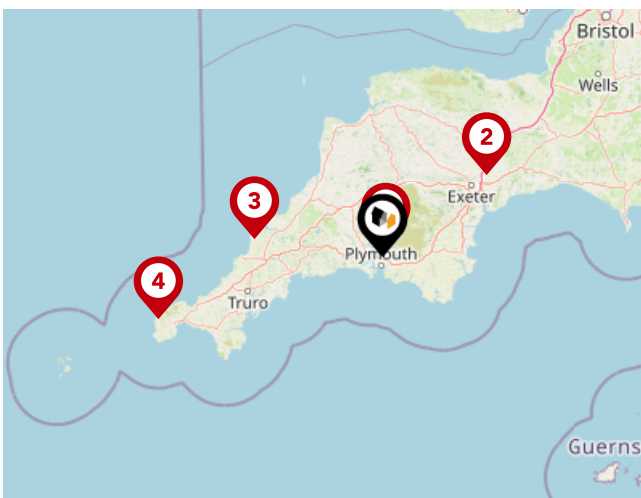
National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	0.69 miles
2	Plymouth Rail Station	0.68 miles
3	Devonport Rail Station	1.77 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	34.58 miles
2	M5 J30	37.72 miles



Airports/Helipads

Pin	Name	Distance
1	Glenholt	3.72 miles
2	Exeter Airport	40.15 miles
3	St Mawgan	38.83 miles
4	Joppa	70.4 miles

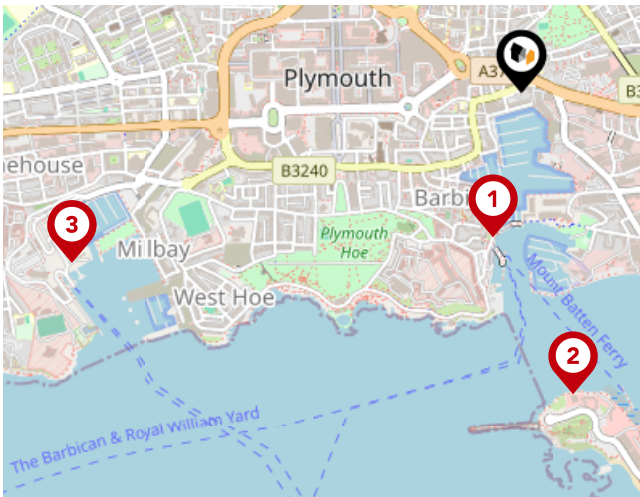
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	St Therasas Court	0.11 miles
2	Exeter Street	0.1 miles
3	Gasking Street	0.13 miles
4	Lanyon House	0.17 miles
5	China House	0.17 miles



Ferry Terminals

Pin	Name	Distance
1	Plymouth (Barbican) Landing Stage	0.35 miles
2	Plymouth Mount Batten Ferry Landing	0.72 miles
3	Plymouth Ferry Terminal	1.14 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

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

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.



Lang Town & Country

6 Mannamead Road, Plymouth, PL4 7AA

01752 456000

carrie@langtownandcountry.com

www.langtownandcountry.com

