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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Thursday 18<sup>th</sup> September 2025**



## STRAY PARK, YEALMPTON, PLYMOUTH, PL8

6 The Broadway Plymstock Plymouth PL9 7AU

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# Property Overview



## Property

Type:	Terraced
Bedrooms:	2
Floor Area:	1,237 ft <sup>2</sup> / 115 m <sup>2</sup>
Plot Area:	0.07 acres
Year Built :	1967-1975
Council Tax :	Band D
Annual Estimate:	£2,492
Title Number:	DN35602

### Tenure:

Freehold

## Local Area

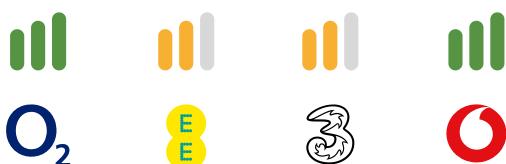
Local Authority:	South hams
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

### Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

<b>17</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s

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



**Satellite/Fibre TV Availability:**



# Planning History This Address



Planning records for: **Stray Park, Yealmpton, Plymouth, PL8**

## Reference - 4144/19/HHO

**Decision:** -

**Date:** 08th January 2020

**Description:**

Householder application for replacement of existing porch, garage conversion, replacement of conservatory, along with internal alterations

## Reference - 0347/21/HHO

**Decision:** Refused

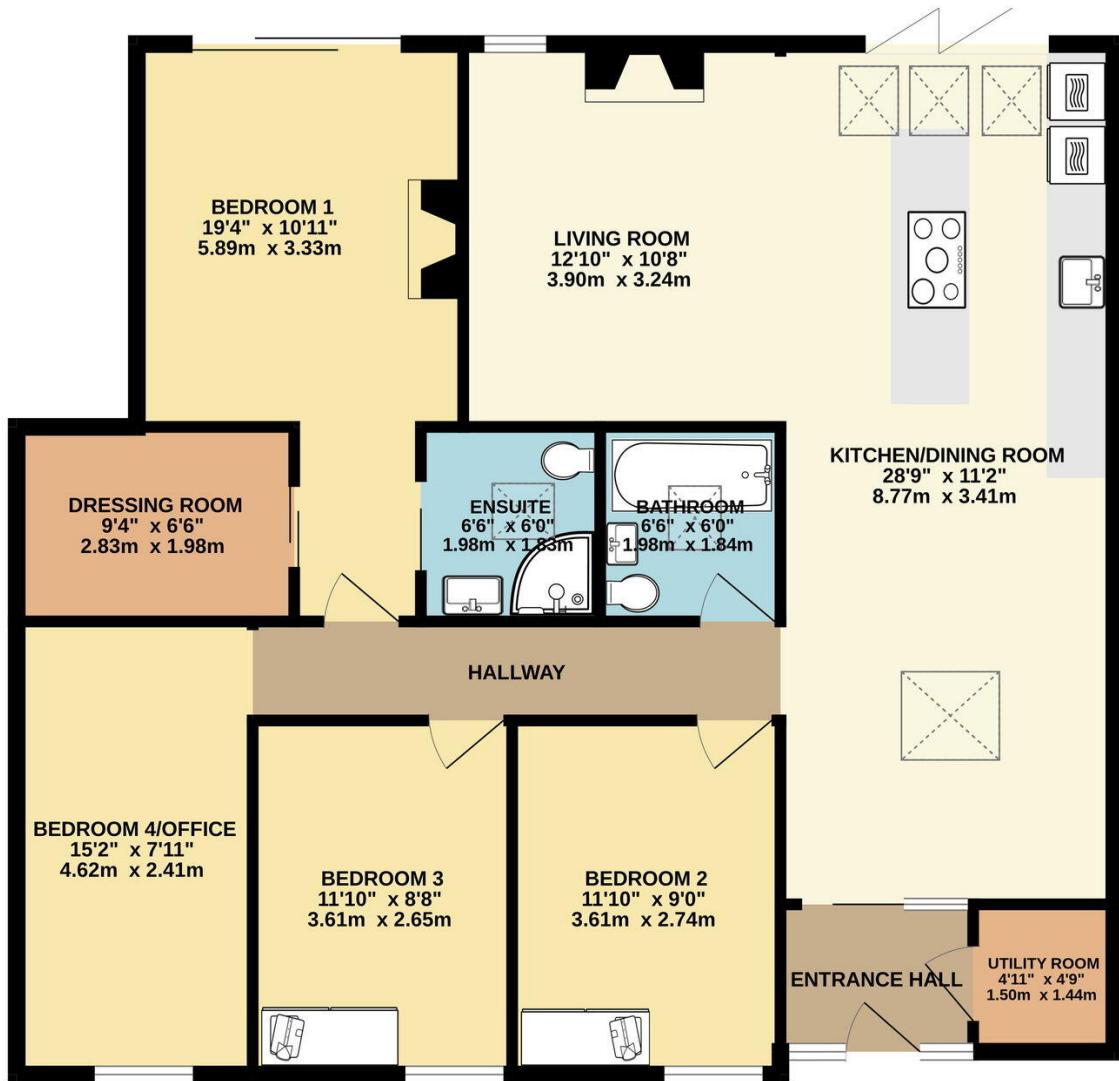
**Date:** 01st February 2021

**Description:**

Householder application for rear covered pergola and boundary fencing (retrospective)

## STRAY PARK, YEALMPTON, PLYMOUTH, PL8

GROUND FLOOR  
1195 sq.ft. (111.0 sq.m.) approx.



TOTAL FLOOR AREA : 1195 sq.ft. (111.0 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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# Property EPC - Certificate



Yealmpton, PL8

Energy rating

C

Valid until 05.03.2033

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C	73   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

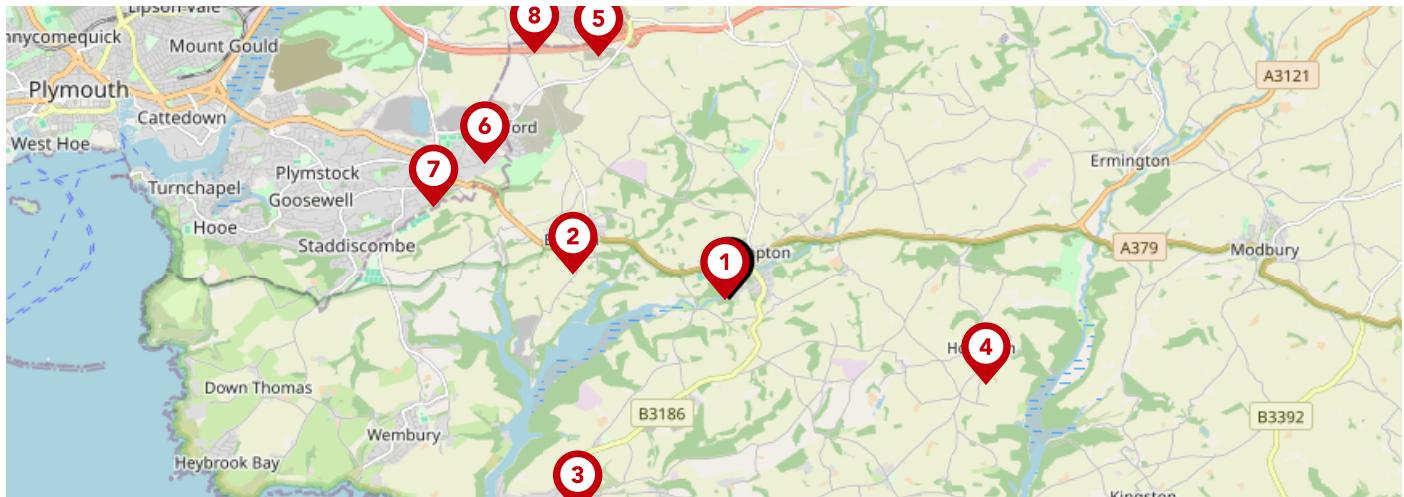
# Property EPC - Additional Data



## Additional EPC Data

<b>Property Type:</b>	Bungalow
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Dual
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Average
<b>Roof:</b>	Pitched, 400 mm loft insulation
<b>Roof Energy:</b>	Very Good
<b>Main Heating:</b>	Boiler and underfloor heating, mains gas
<b>Main Heating Controls:</b>	Programmer and at least two room thermostats
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Solid, insulated
<b>Total Floor Area:</b>	115 m <sup>2</sup>

# Area Schools



Nursery Primary Secondary College Private



## Yealmpton Primary School

Ofsted Rating: Good | Pupils: 180 | Distance: 0.04



## St Mary's Church of England Primary School

Ofsted Rating: Outstanding | Pupils: 102 | Distance: 1.5



## Newton Ferrers Church of England Primary School

Ofsted Rating: Good | Pupils: 125 | Distance: 2.48



## Holbeton Primary School

Ofsted Rating: Good | Pupils: 76 | Distance: 2.57



## Yealmpton Farm Primary School

Ofsted Rating: Good | Pupils: 216 | Distance: 2.61



## Sherford Vale School & Nursery

Ofsted Rating: Good | Pupils: 258 | Distance: 2.65



## Elburton Primary School

Ofsted Rating: Outstanding | Pupils: 465 | Distance: 2.94

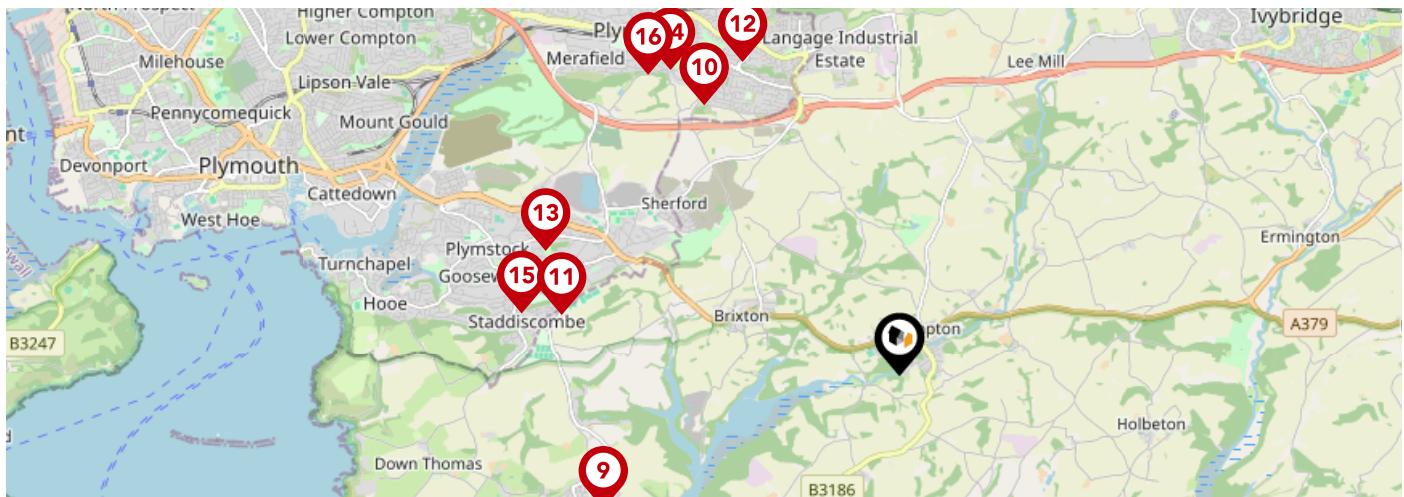


## Plympton St Maurice Primary School

Ofsted Rating: Good | Pupils: 187 | Distance: 2.97



# Area Schools



Nursery Primary Secondary College Private



## Wembury Primary School

Ofsted Rating: Good | Pupils: 184 | Distance: 3.07



## Longcause Community Special School

Ofsted Rating: Good | Pupils: 110 | Distance: 3.15



## Coombe Dean School

Ofsted Rating: Good | Pupils: 995 | Distance: 3.25



## Chaddlewood Primary School

Ofsted Rating: Good | Pupils: 372 | Distance: 3.32



## Morley Meadow Primary School

Ofsted Rating: Good | Pupils: 224 | Distance: 3.55



## Plympton Academy

Ofsted Rating: Requires improvement | Pupils: 1145 | Distance: 3.61



## Goosewell Primary Academy

Ofsted Rating: Good | Pupils: 419 | Distance: 3.63

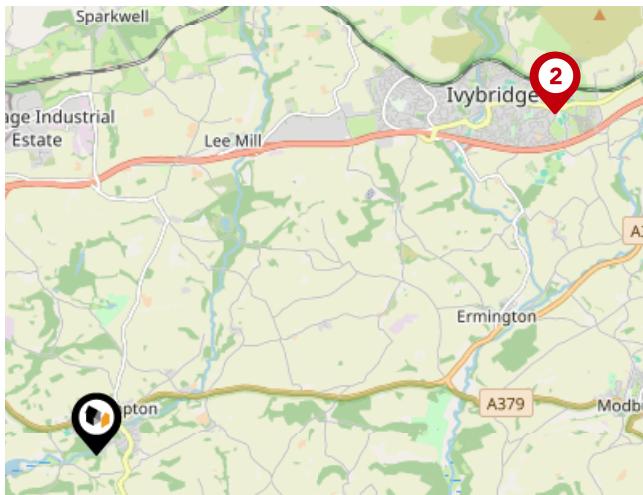


## Old Priory Junior Academy

Ofsted Rating: Good | Pupils: 192 | Distance: 3.71



# Area Transport (National)



## National Rail Stations

Pin	Name	Distance
1	Ivybridge Rail Station	5.4 miles
2	Ivybridge Rail Station	5.42 miles
3	Plymouth Rail Station	6.56 miles



## Trunk Roads/Motorways

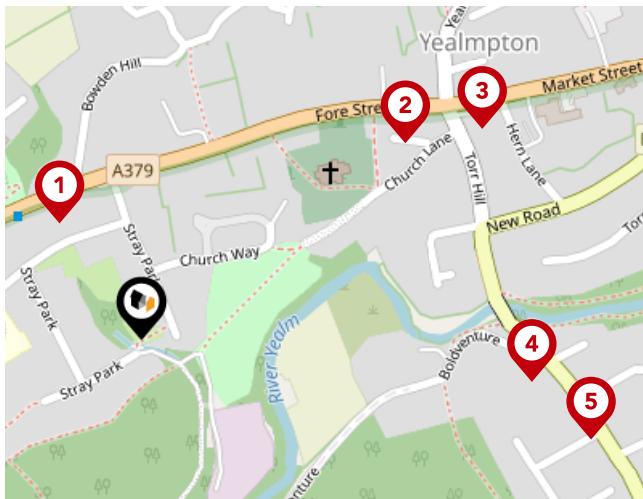
Pin	Name	Distance
1	M5 J31	31.5 miles
2	M5 J30	34.66 miles



## Airports/Helipads

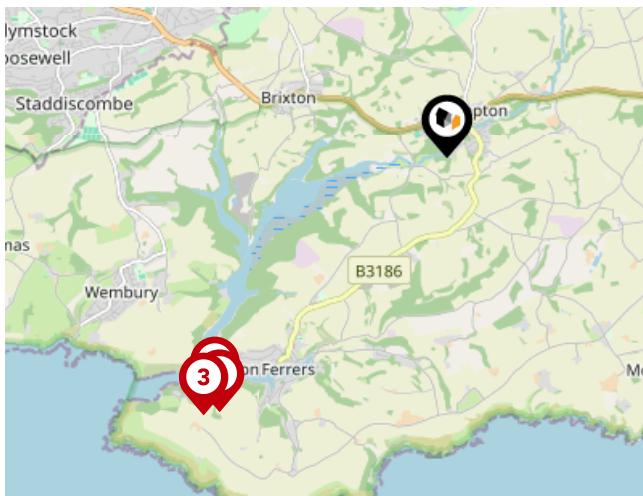
Pin	Name	Distance
1	Glenholt	7.05 miles
2	Exeter Airport	37.02 miles
3	St Mawgan	44.74 miles
4	Joppa	75.58 miles

# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Stray Park	0.08 miles
2	Volunteer Inn	0.2 miles
3	Post Office	0.24 miles
4	Boldventure	0.23 miles
5	Riverside Walk	0.27 miles



## Ferry Terminals

Pin	Name	Distance
1	Newton Ferrers Ferry Landing	3.17 miles
2	Noss Mayo Ferry Landing	3.23 miles
3	Warren Point Ferry Landing	3.35 miles

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Land Registry

