

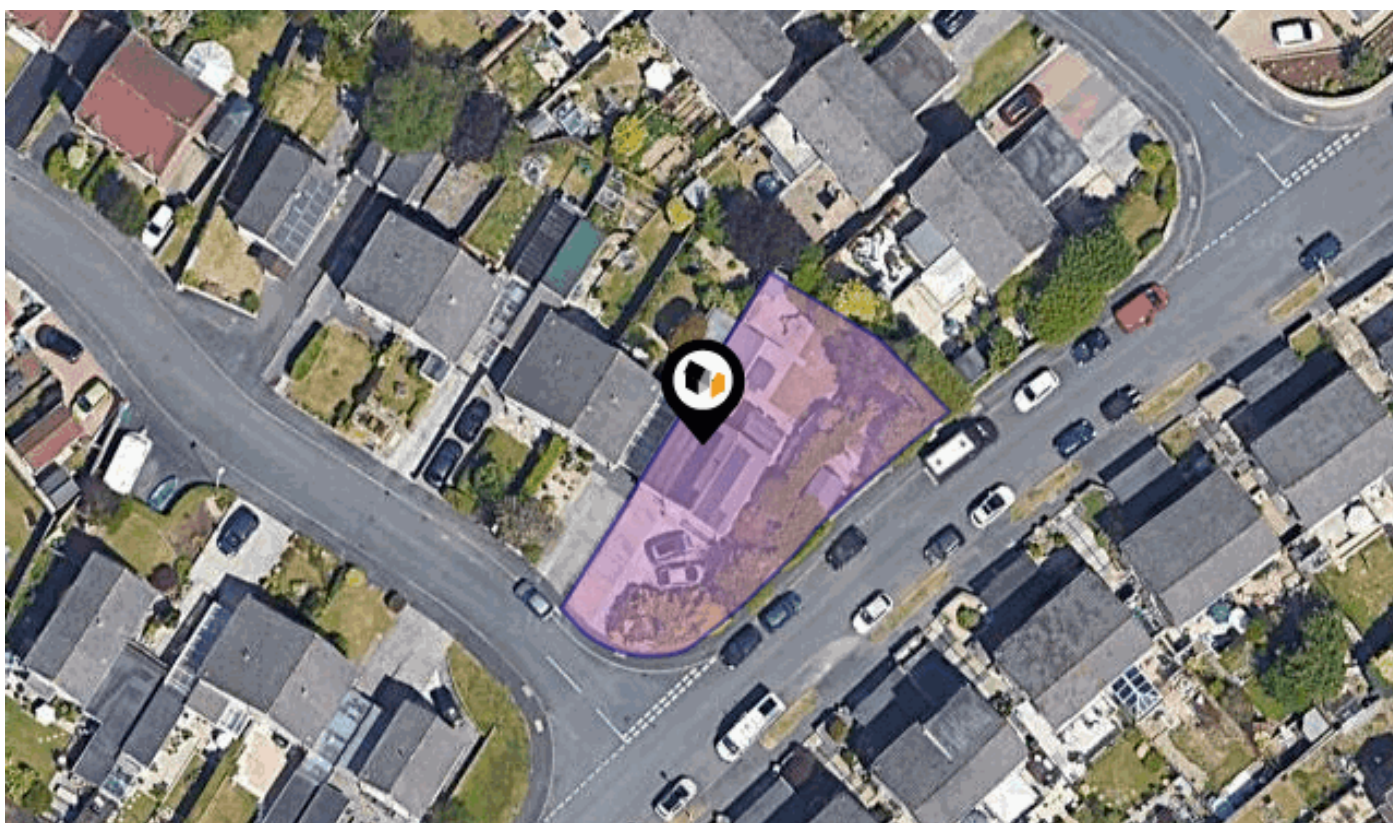


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 20th July 2026



2, HOLLY PARK CLOSE, PLYMOUTH, PL5 4JY

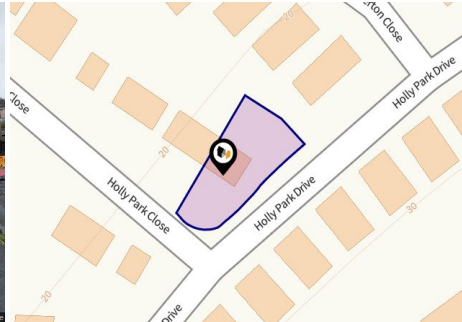
Lang Town & Country

6 Mannamead Road, Plymouth, PL4 7AA

01752 456000

carrie@langtownandcountry.com

www.langtownandcountry.com



Property

Type:	Detached	Last Sold Date:	11/09/2020
Bedrooms:	4	Last Sold Price:	£288,000
Plot Area:	0.13 acres	Last Sold £/ft²:	£270
Year Built :	1967-1975	Tenure:	Freehold
Council Tax :	Band D	Latest FENSA Work:	04/06/2018 - 3 windows, 1 door
Annual Estimate:	£2,442		05/08/2013 - 11 windows, 1 door
Title Number:	DN618955		
UPRN:	100040450375		
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)

3 mb/s	42 mb/s	1800 mb/s

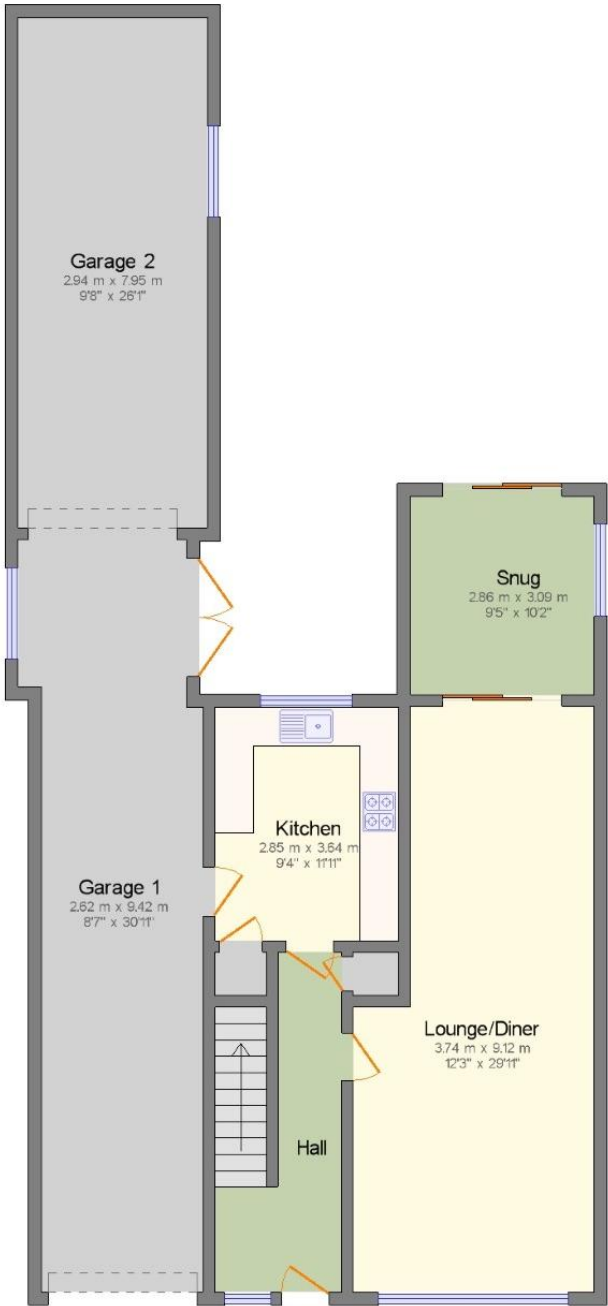
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



2, HOLLY PARK CLOSE, PLYMOUTH, PL5 4JY



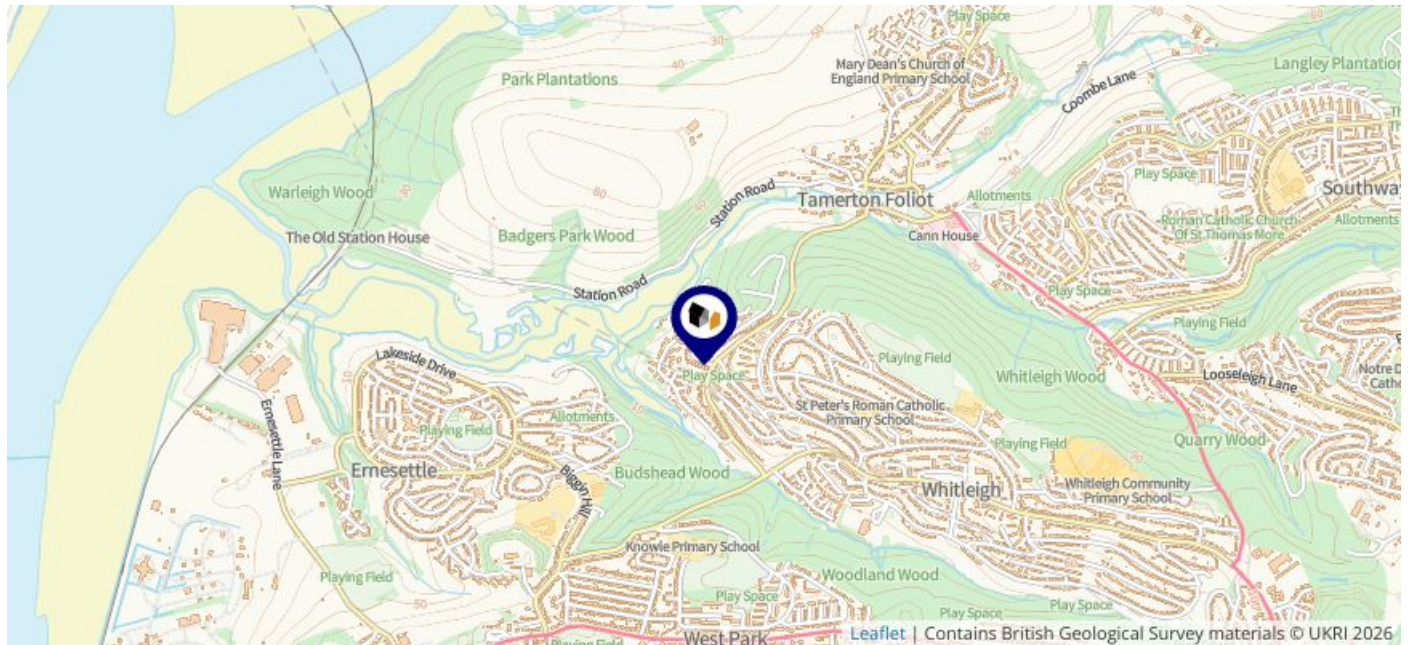
This plan is illustrative only, its details cannot be relied upon and no liability is taken for any errors.

Ground Floor



First Floor

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

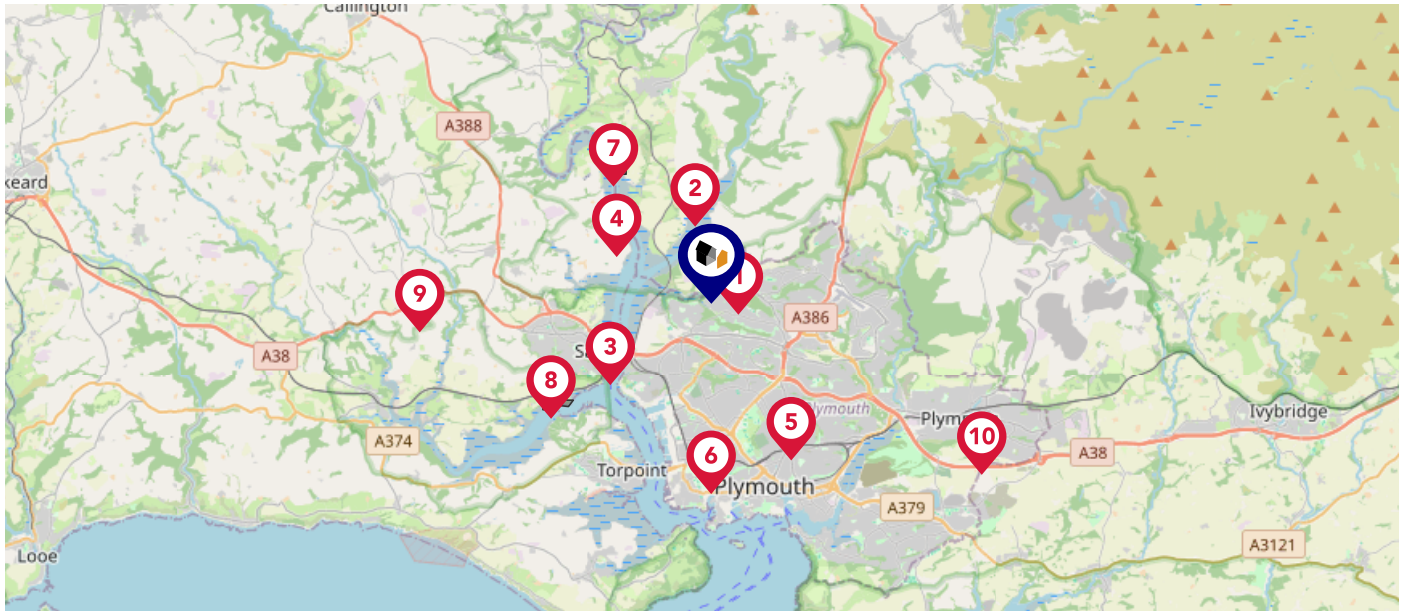
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

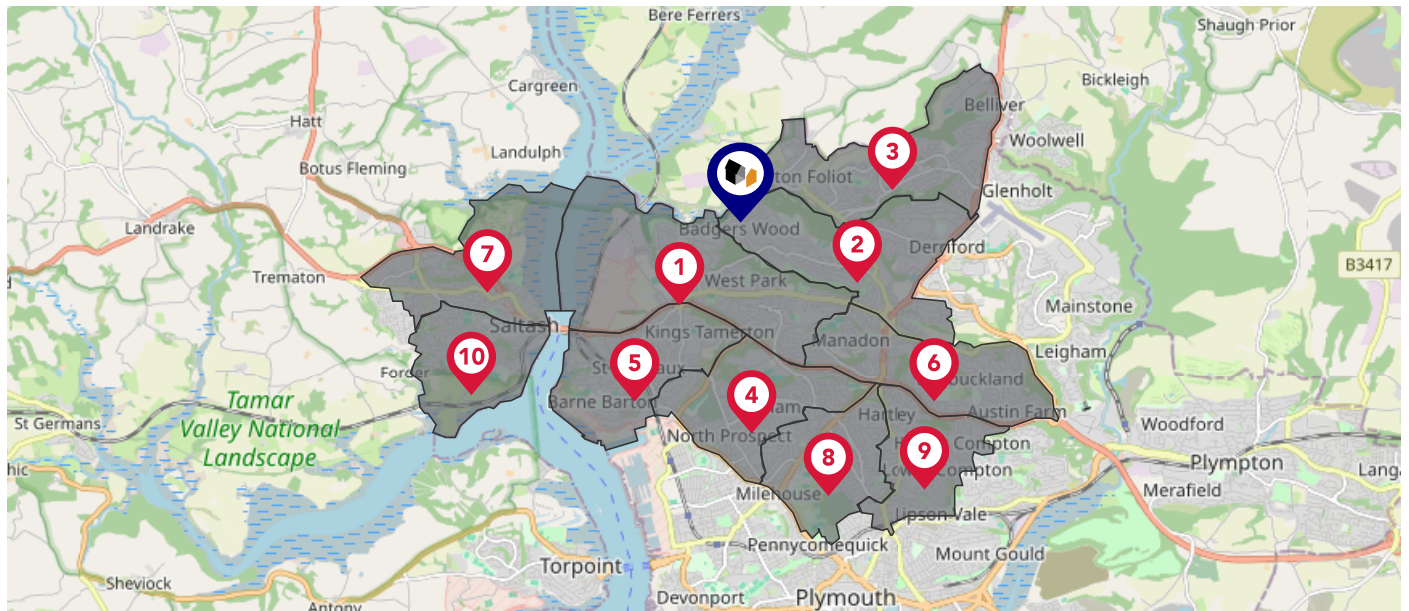
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

- | | |
|----|----------------------------|
| 1 | Tamerton Foliot |
| 2 | Bere Ferrers |
| 3 | Lower Fore Street, Saltash |
| 4 | Cargreen |
| 5 | Mannamead |
| 6 | Stoke |
| 7 | Weir Quay |
| 8 | Forder and Antony Passage |
| 9 | Landrake |
| 10 | Plympton St Maurice |

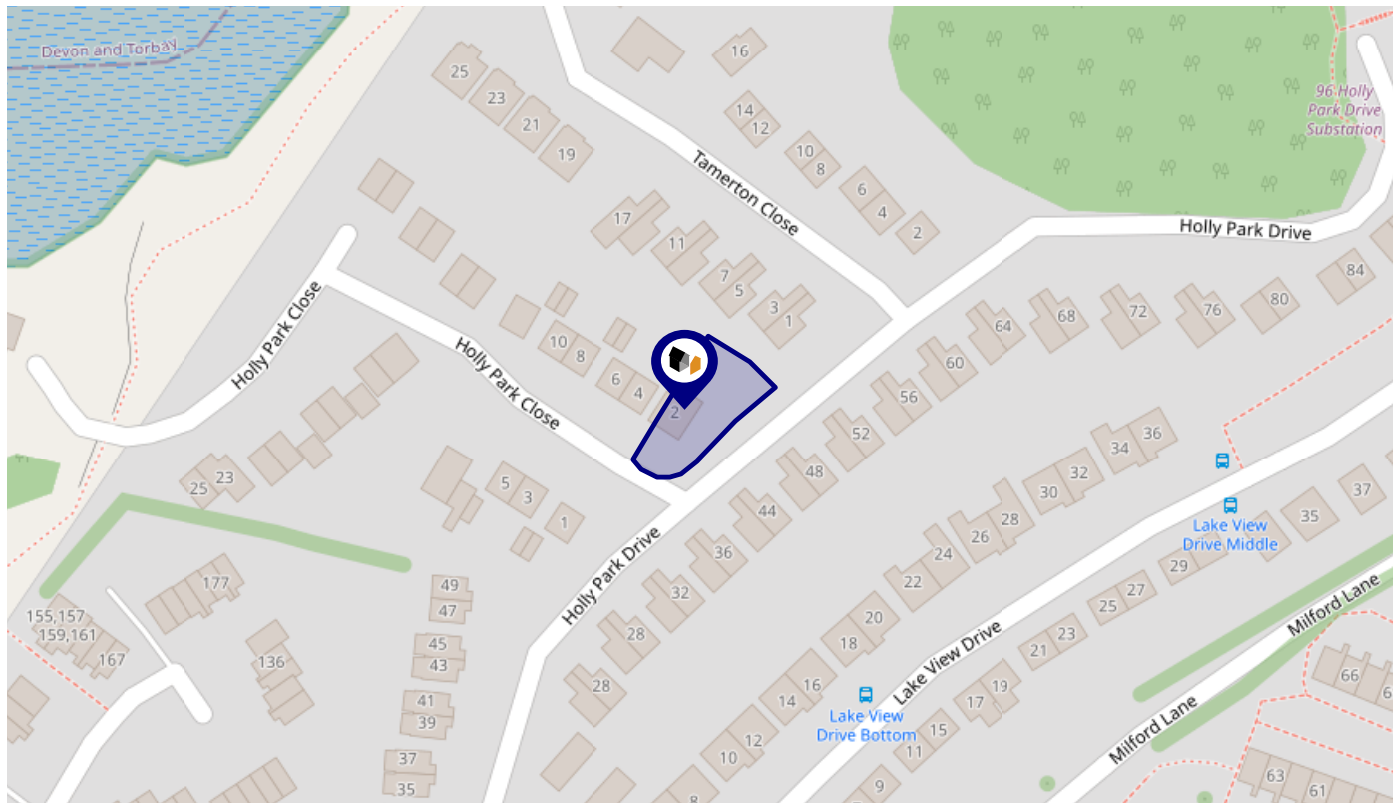
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

- 1 Honicknowle Ward
- 2 Budshead Ward
- 3 Southway Ward
- 4 Ham Ward
- 5 St. Budeaux Ward
- 6 Eggbuckland Ward
- 7 Saltash Tamar ED
- 8 Peverell Ward
- 9 Compton Ward
- 10 Saltash Essa 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:

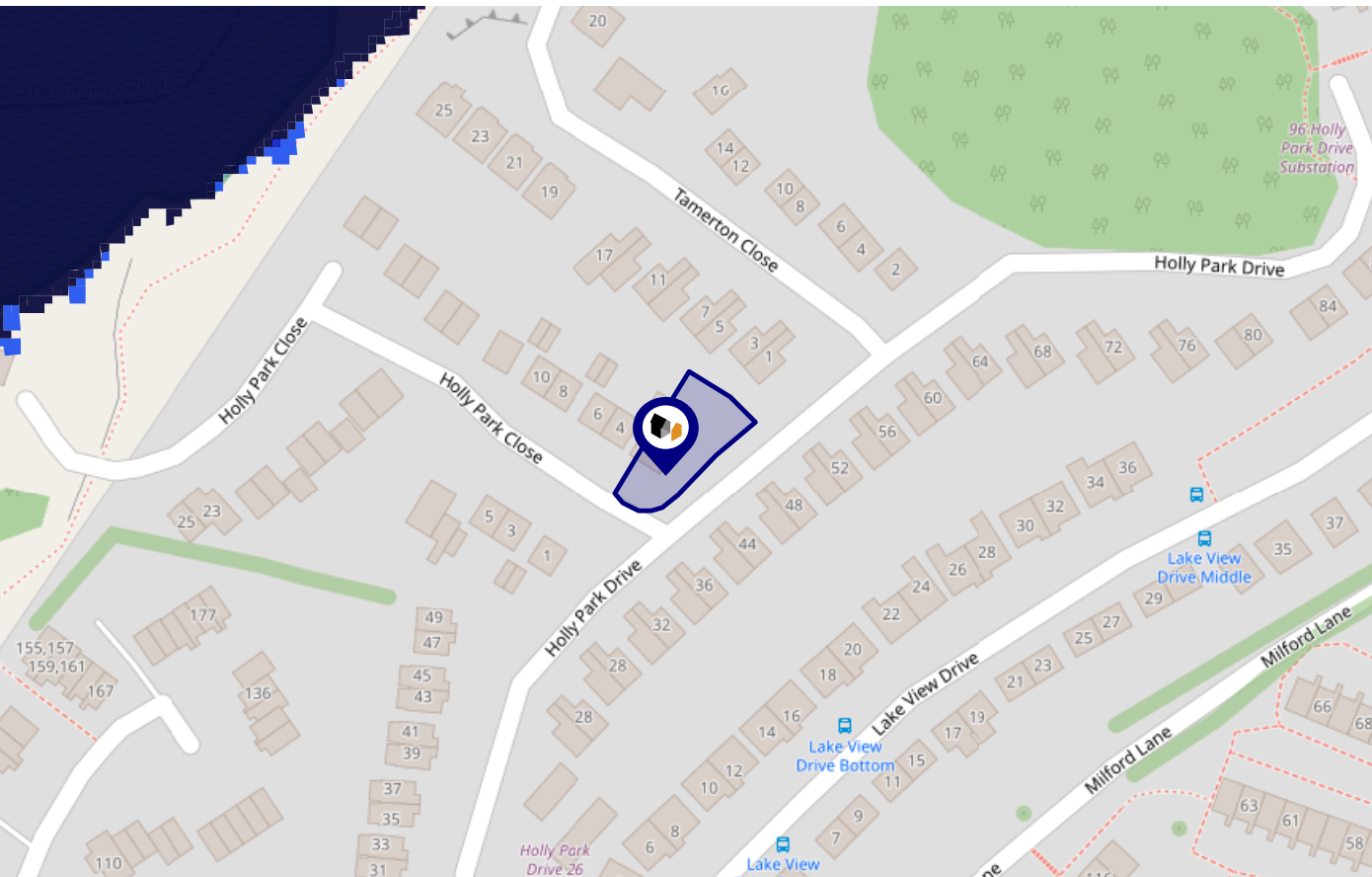
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

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.

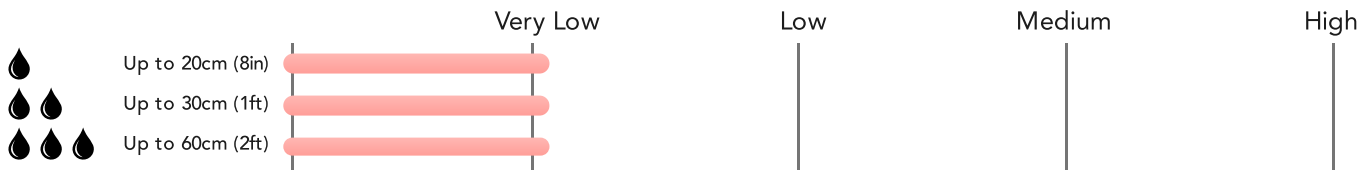


Risk Rating: Very low

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:

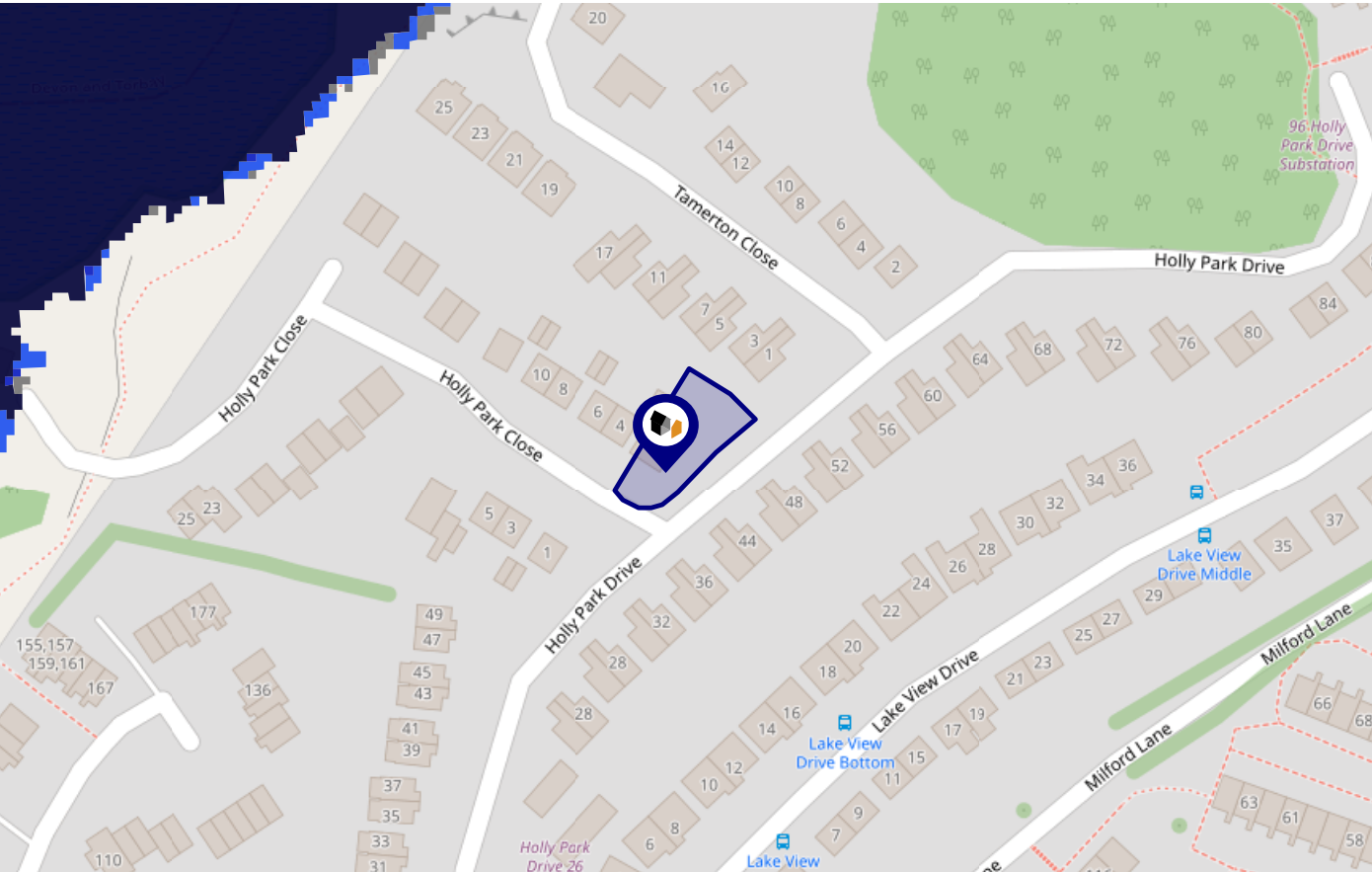


Flood Risk

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.

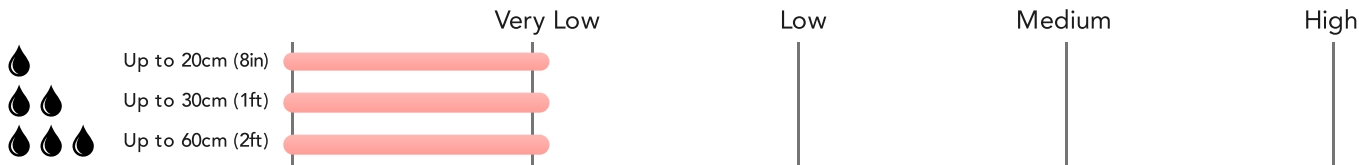


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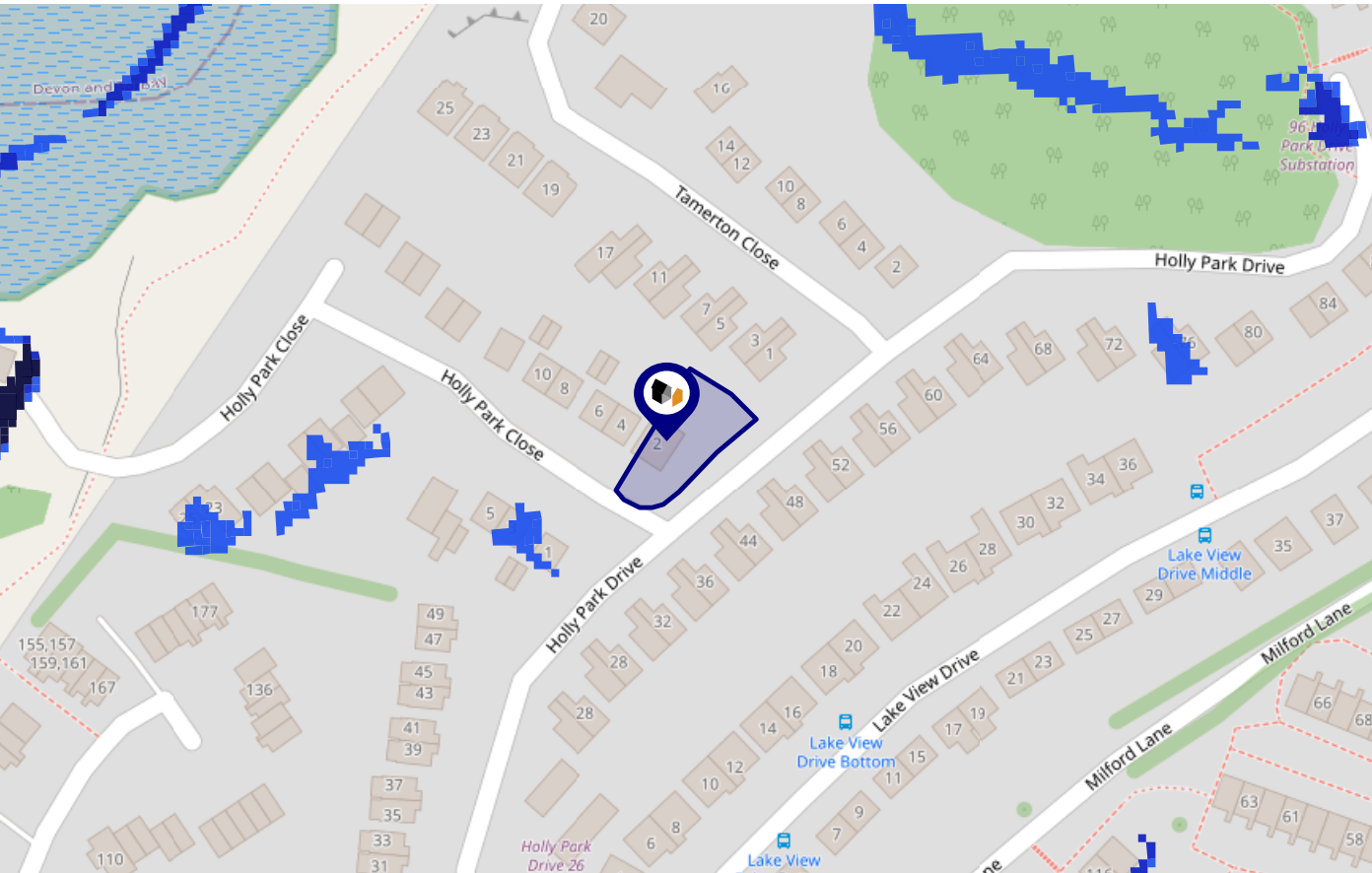


Flood Risk

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.

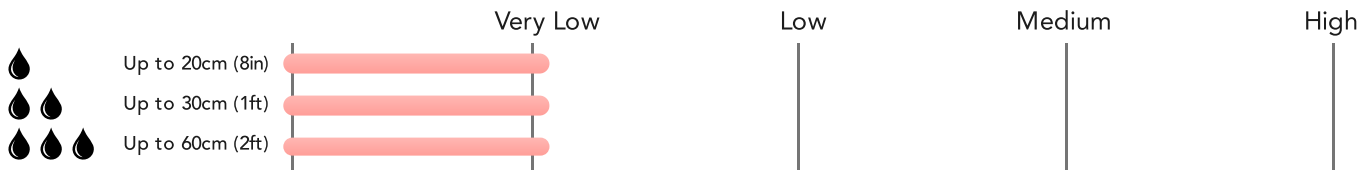


Risk Rating: Very low

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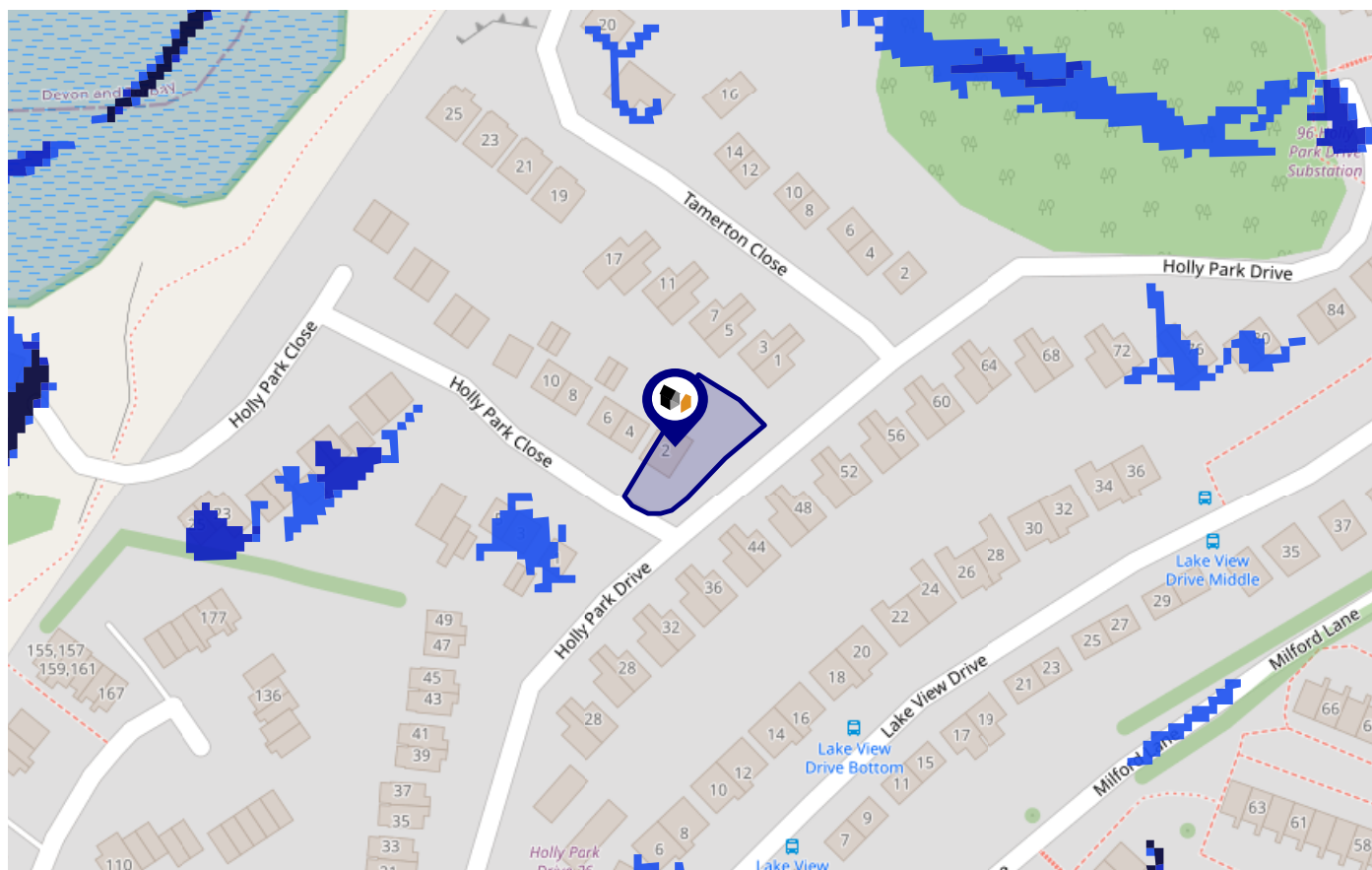
Chance of flooding to the following depths at this property:



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

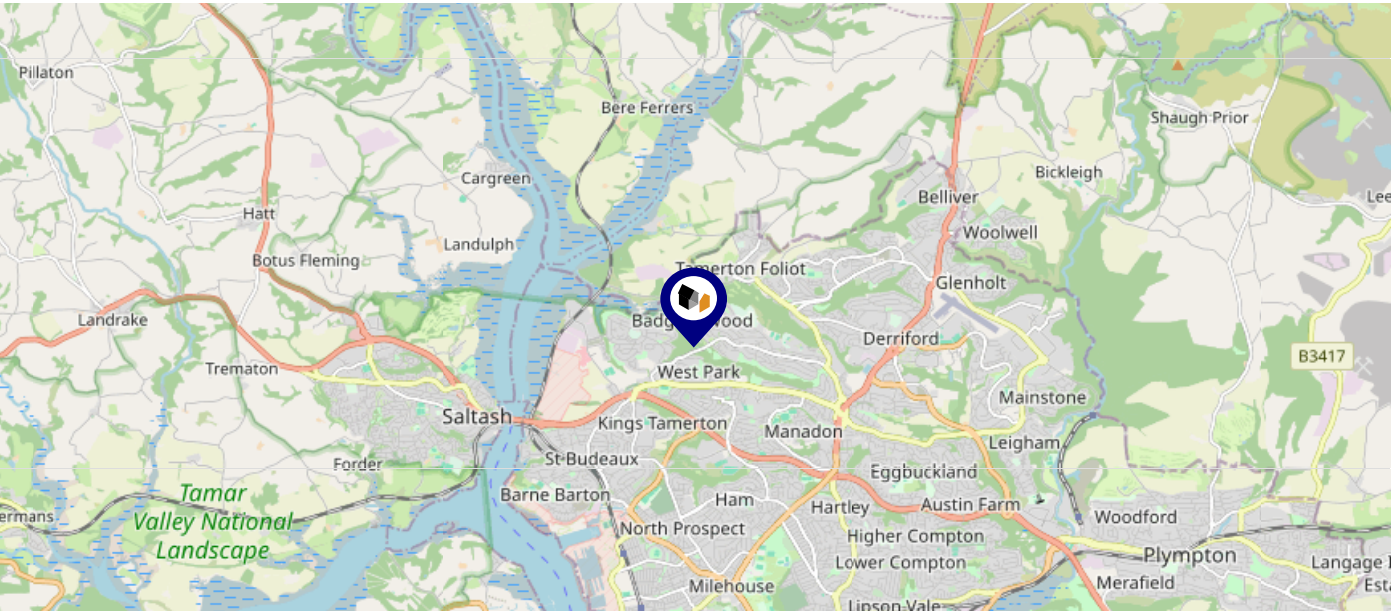
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Chance of flooding to the following depths at this property:



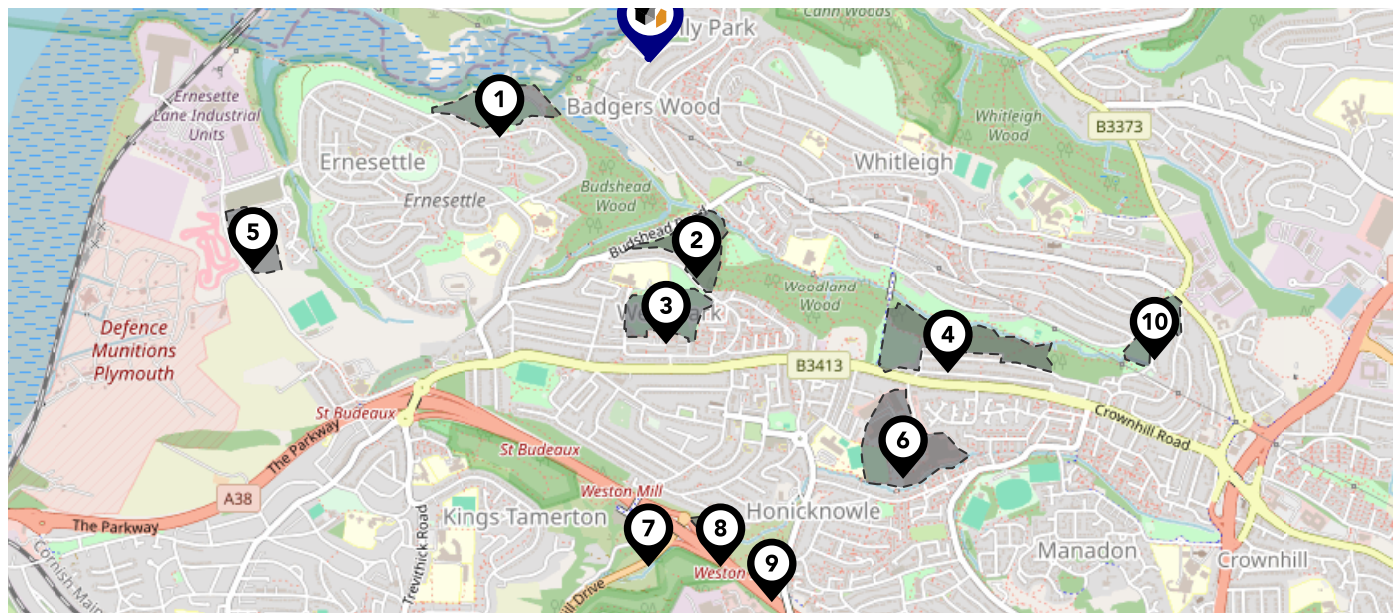
This map displays nearby areas that have been designated as Green Belt...



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.



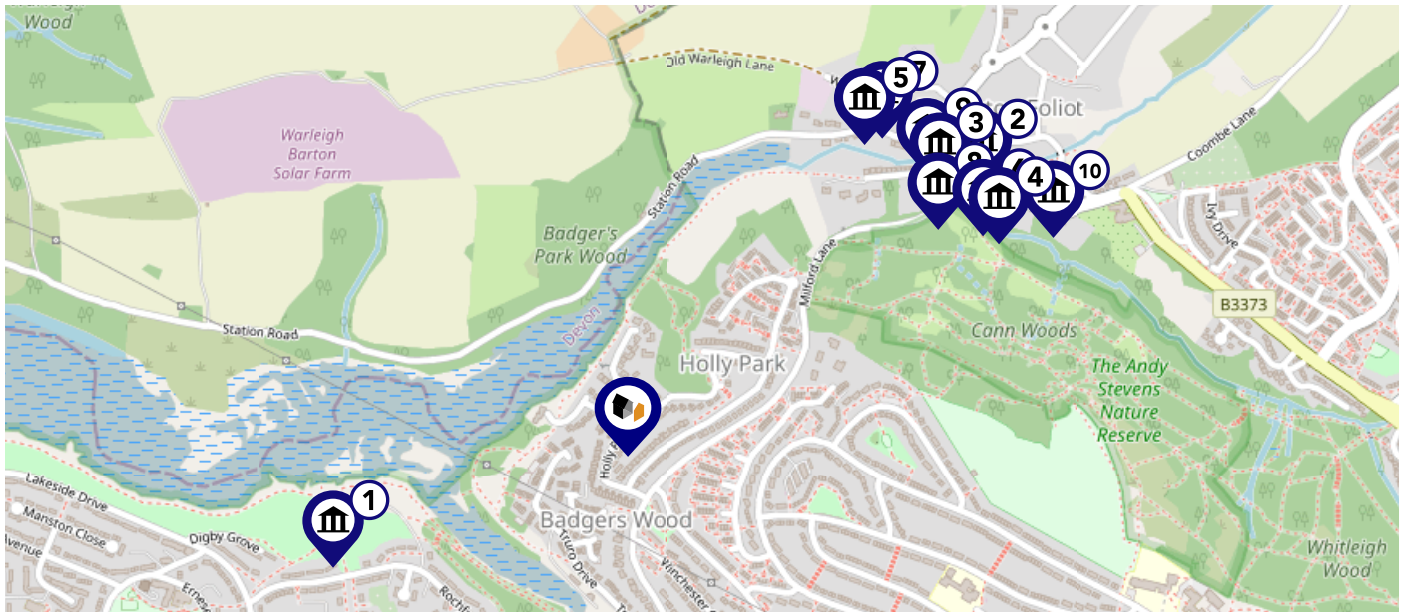
Nearby Landfill Sites

1	Roachford Crescent - Tamerton Lake-West Park, Plymouth	Historic Landfill	☐
2	West Park-West Park, Plymouth	Historic Landfill	☐
3	West Park-West Park, Plymouth	Historic Landfill	☐
4	Woodlands Fort Cricket Pitch Honickn-Woodlands Fort Cricket Pitch Honicknowle, Plymouth	Historic Landfill	☐
5	Ernesettle Lane-Ernesettle Lane, Plymouth	Historic Landfill	☐
6	Honicknowle Brickworks-Plymouth, Devon	Historic Landfill	☐
7	Coombe Farm-A38 Parkway - Weston Mill Drive, Honicknowle, Plymouth	Historic Landfill	☐
8	Honicknowle Lane-Honicknowle Lane, Plymouth	Historic Landfill	☐
9	Honicknowle To March Mill-Honicknowle To March Mill, Plymouth	Historic Landfill	☐
10	Crownhill-Crownhill, Plymouth	Historic Landfill	☐

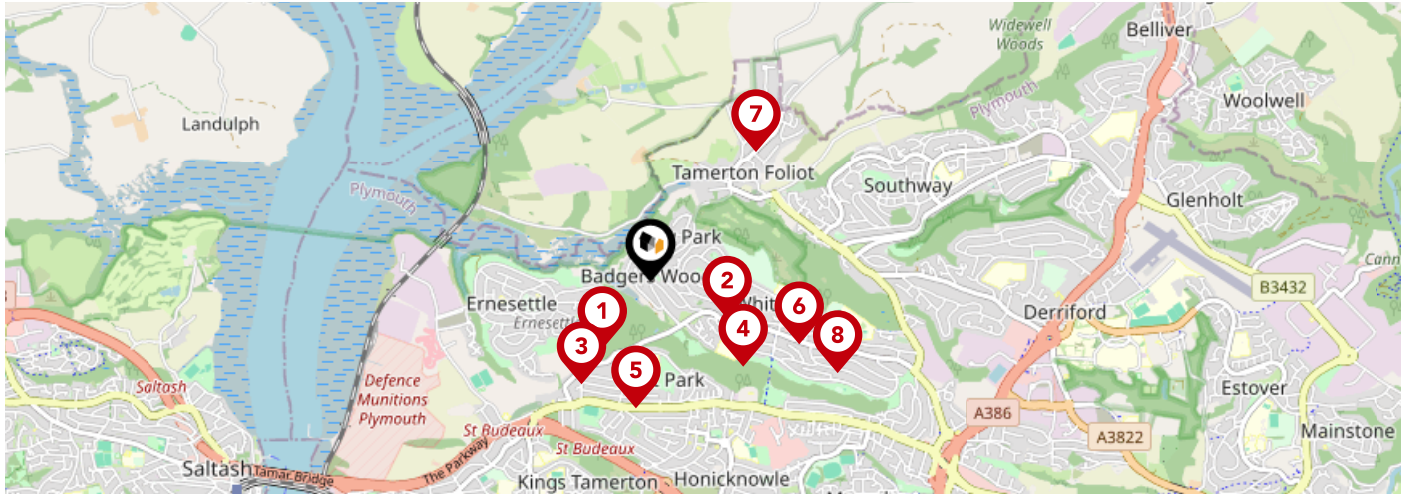
Maps

Listed Buildings

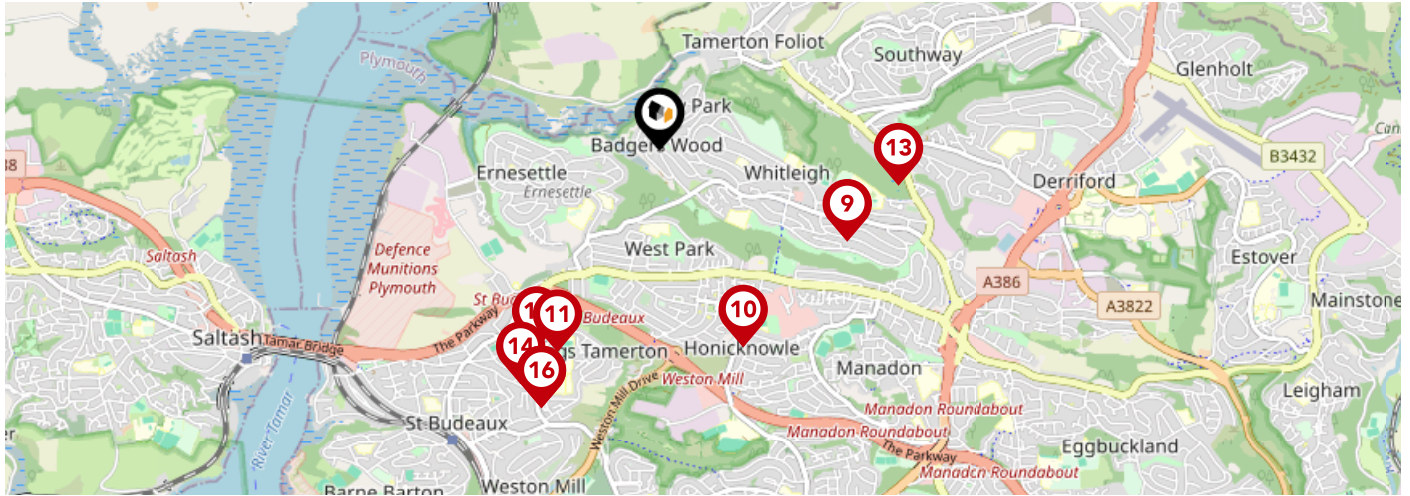
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1386357 - Budshead, Remains Of Mansion And Outbuildings	Grade II	0.4 miles
	1386382 - Seven Stars Public House	Grade II	0.5 miles
	1386497 - Milestone At The Junction Of Fore Street And Station Road	Grade II	0.5 miles
	1386431 - Wadlands	Grade II	0.5 miles
	1386416 - Milford House And Attached Walls	Grade II	0.5 miles
	1386429 - Kemps	Grade II	0.5 miles
	1386303 - Louds	Grade II	0.5 miles
	1386243 - West Park House Cottages And Waterford Cottage	Grade II	0.5 miles
	1322012 - Brook House, Lambert Cottage And Stoke Cottage	Grade II	0.5 miles
	1386426 - Church Of St Mary	Grade II	0.6 miles



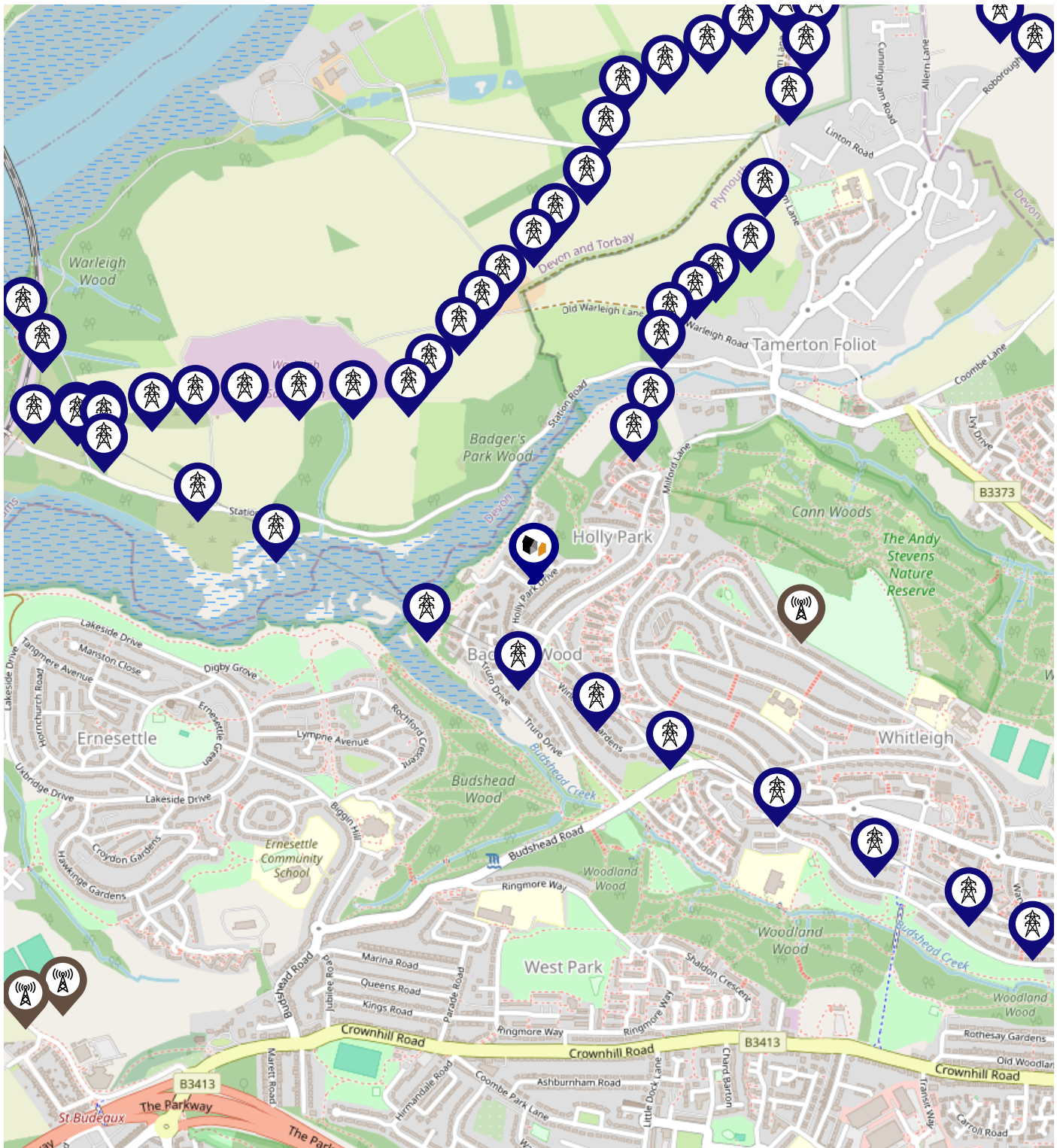
		Nursery	Primary	Secondary	College	Private
1	Mill Ford School Ofsted Rating: Good Pupils: 121 Distance:0.39	☐	☐	☒	☐	☐
2	St Peter's RC Primary School Ofsted Rating: Good Pupils: 122 Distance:0.4	☐	☒	☐	☐	☐
3	Ernesettle Community School Ofsted Rating: Outstanding Pupils: 557 Distance:0.59	☐	☒	☐	☐	☐
4	Brook Green Centre for Learning Ofsted Rating: Outstanding Pupils: 99 Distance:0.6	☐	☐	☒	☐	☐
5	Knowle Primary School Ofsted Rating: Good Pupils: 325 Distance:0.6	☐	☒	☐	☐	☐
6	Woodfield Primary School Ofsted Rating: Good Pupils: 268 Distance:0.76	☐	☒	☐	☐	☐
7	Mary Dean's CofE Primary School and Nursery Ofsted Rating: Good Pupils: 319 Distance:0.79	☐	☒	☐	☐	☐
8	Whitleigh Community Primary School Ofsted Rating: Good Pupils: 365 Distance:0.98	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
9	Sir John Hunt Community Sports College Ofsted Rating: Good Pupils: 761 Distance:0.98	☐	☐	☒	☐	☐
10	Shakespeare Primary School Ofsted Rating: Requires improvement Pupils: 410 Distance:1.01	☐	☒	☐	☐	☐
11	St Budeaux CofE Primary Academy Ofsted Rating: Good Pupils: 106 Distance:1.07	☐	☒	☐	☐	☐
12	Plaistow Hill Primary and Nursery School Ofsted Rating: Good Pupils: 130 Distance:1.1	☐	☒	☐	☐	☐
13	Woodlands School Ofsted Rating: Good Pupils: 85 Distance:1.14	☐	☐	☒	☐	☐
14	Mount Tamar School Ofsted Rating: Not Rated Pupils: 106 Distance:1.29	☐	☐	☒	☐	☐
15	Marine Academy Primary Ofsted Rating: Outstanding Pupils: 507 Distance:1.34	☐	☒	☐	☐	☐
16	Marine Academy Plymouth Ofsted Rating: Good Pupils: 973 Distance:1.34	☐	☐	☒	☐	☐

Local Area

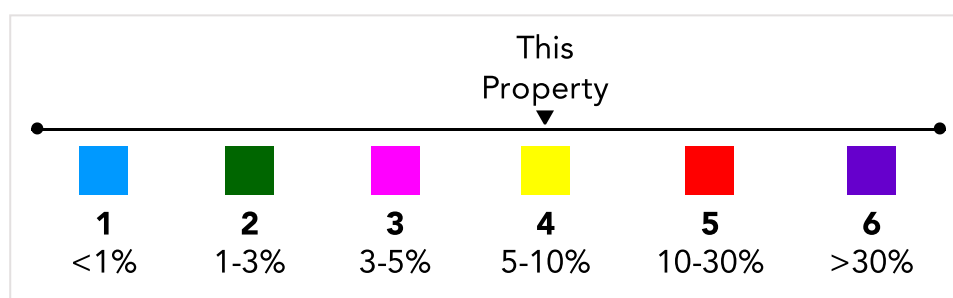
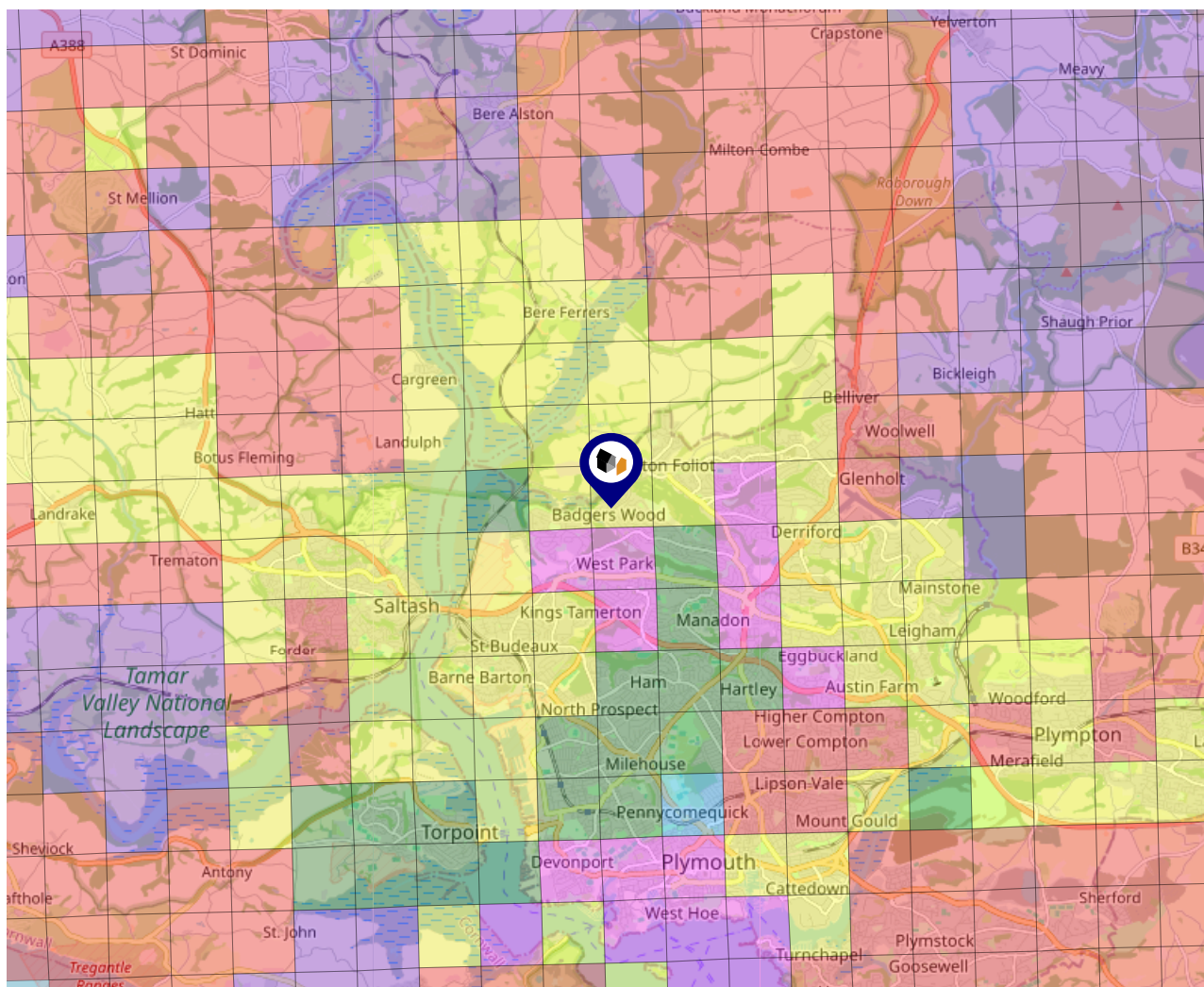
Masts & Pylons



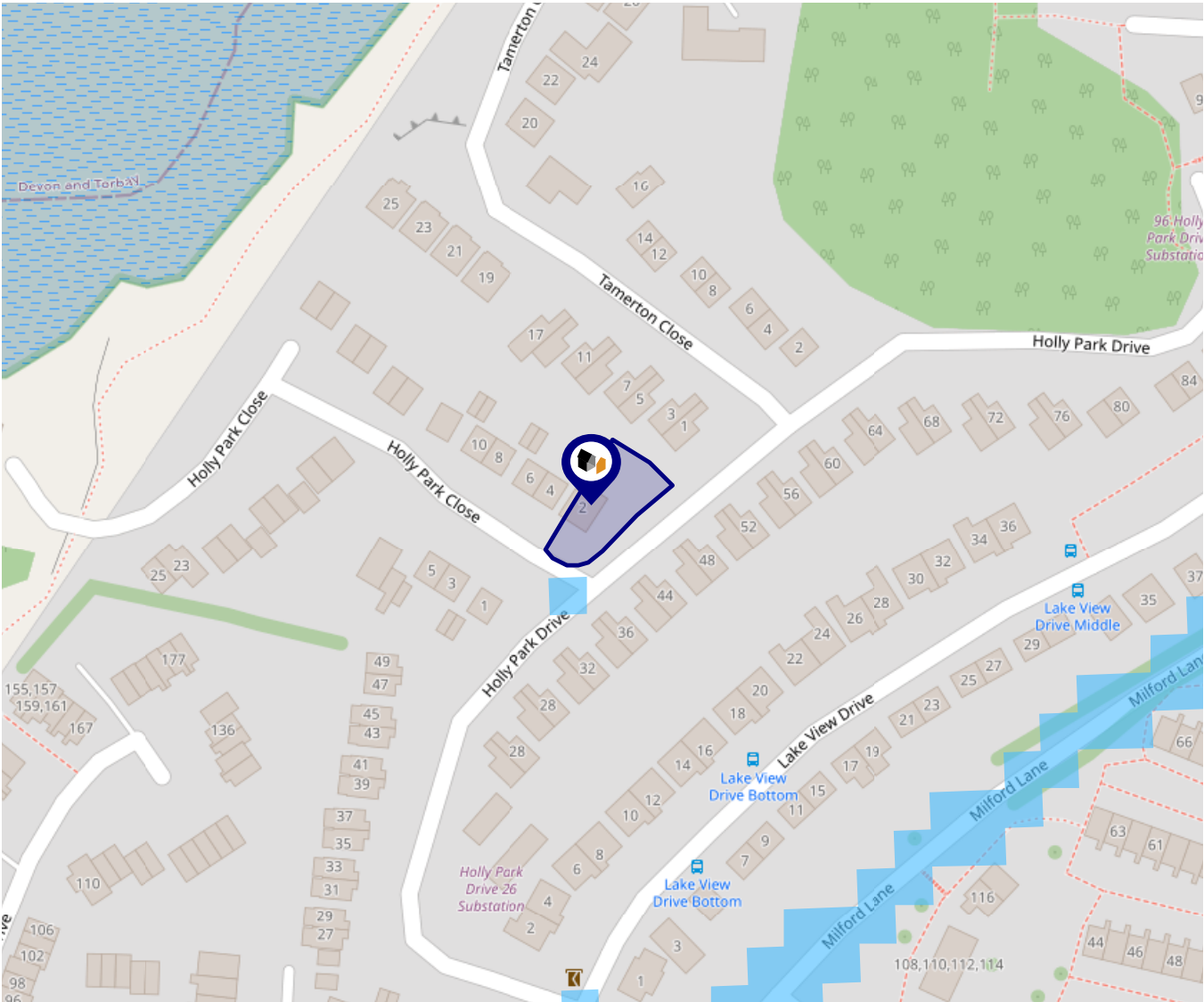
Key:

-  Power Pylons
-  Communication Masts

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

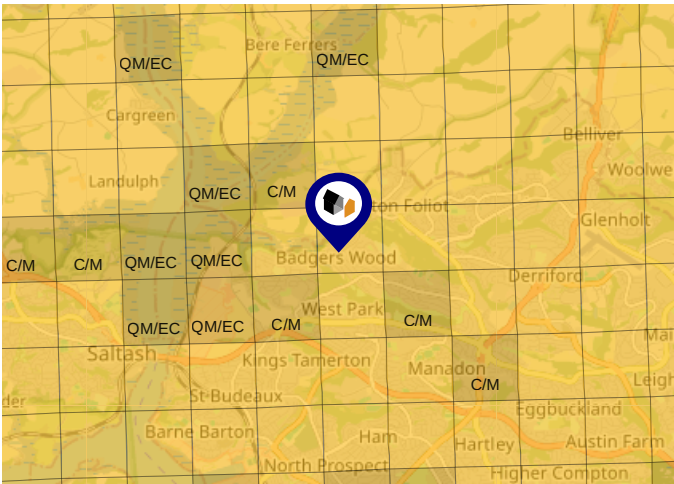


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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)

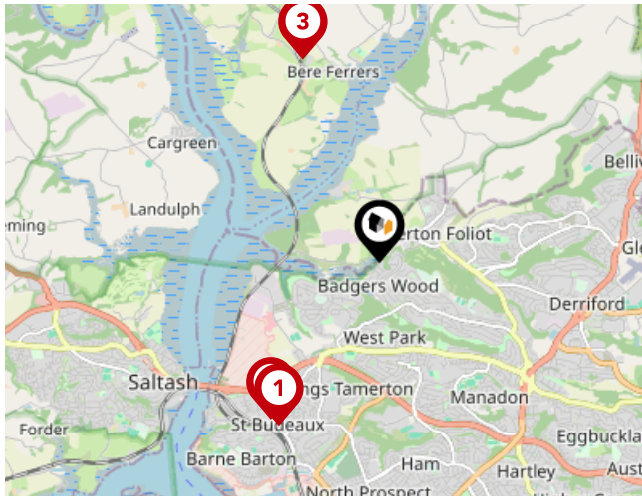
Carbon Content:	NONE	Soil Texture:	CLAY TO CLAYEY LOAM
Parent Material Grain:	ARGILLACEOUS	Soil Depth:	DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		



Primary Classifications (Most Common Clay Types)

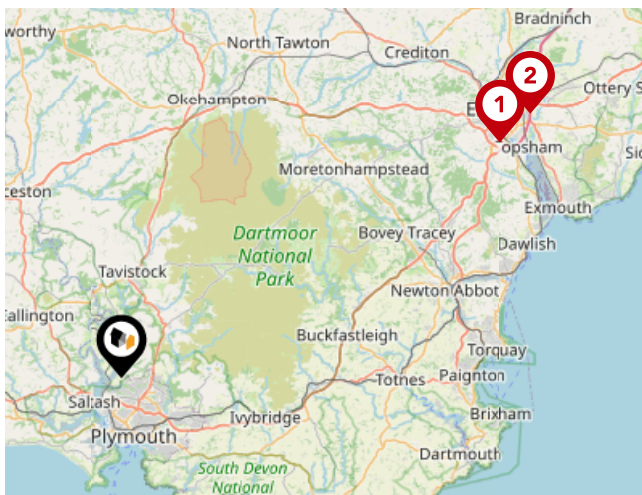
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay &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



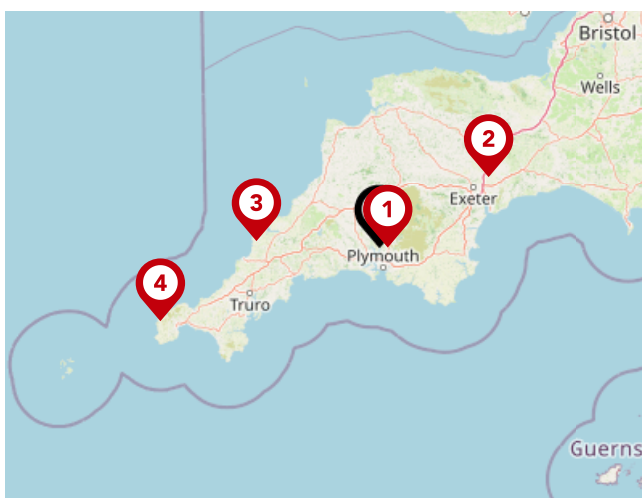
National Rail Stations

Pin	Name	Distance
1	St Budeaux Ferry Road Rail Station	1.81 miles
2	St Budeaux Victoria Road Rail Station	1.79 miles
3	Bere Ferrers Rail Station	2.06 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	33.62 miles
2	M5 J30	36.71 miles

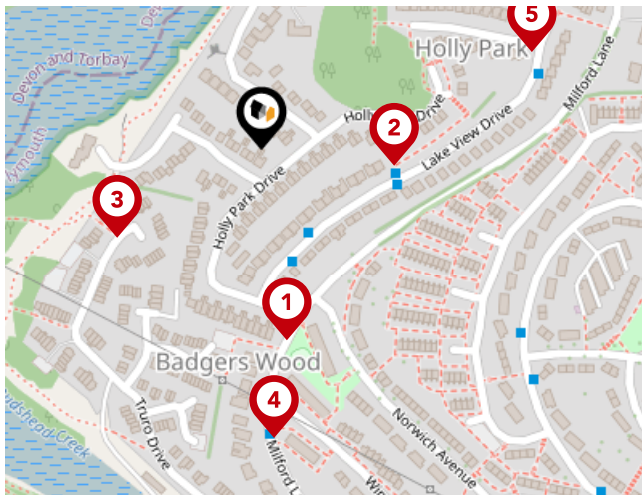


Airports/Helipads

Pin	Name	Distance
1	Glenholt	2.42 miles
2	Exeter Airport	39.15 miles
3	St Mawgan	37.06 miles
4	Joppa	70.06 miles

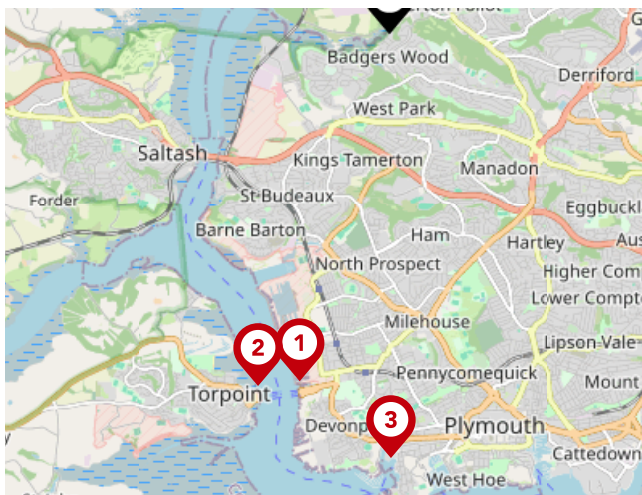
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Milford Lane Flats	0.11 miles
2	Lake View Drive Middle	0.08 miles
3	Truro Drive Top	0.1 miles
4	Winchester Gardens	0.17 miles
5	Lake View Drive Top	0.17 miles



Ferry Terminals

Pin	Name	Distance
1	Devonport Ferry Terminal	3.39 miles
2	Torpoint Ferry Terminal	3.55 miles
3	Plymouth Stonehouse Ferry Terminal	4.01 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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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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