

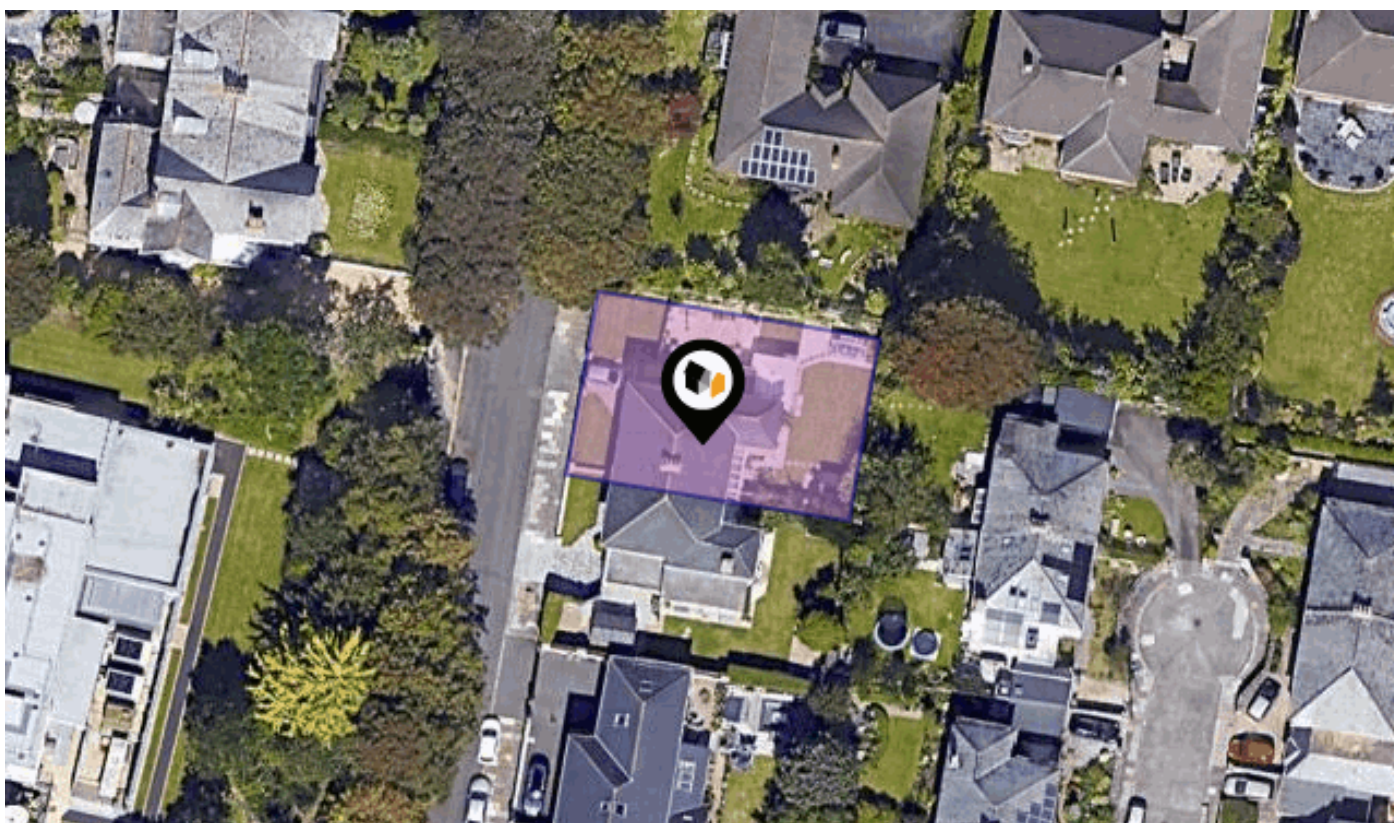


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 16th July 2026



12, SEYMOUR PARK, PLYMOUTH, PL3 5BQ

Lang Town & Country

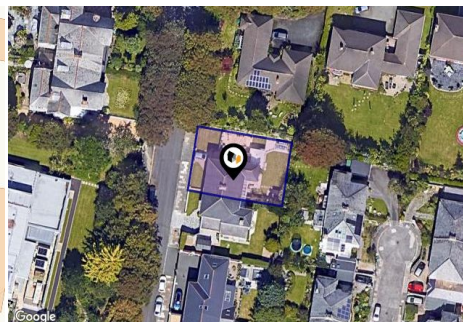
6 Mannamead Road, Plymouth, PL4 7AA

01752 456000

carrie@langtownandcountry.com

www.langtownandcountry.com





Property

Type:	Semi-Detached
Bedrooms:	4
Plot Area:	0.1 acres
Council Tax :	Band D
Annual Estimate:	£2,442
Title Number:	DN262002
UPRN:	100040484548
Restrictive Covenants:	Yes

Tenure:	Freehold
Latest FENSA Work:	11/06/2007 - 1 door

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)

8	57	1800
mb/s	mb/s	mb/s

Mobile Coverage:

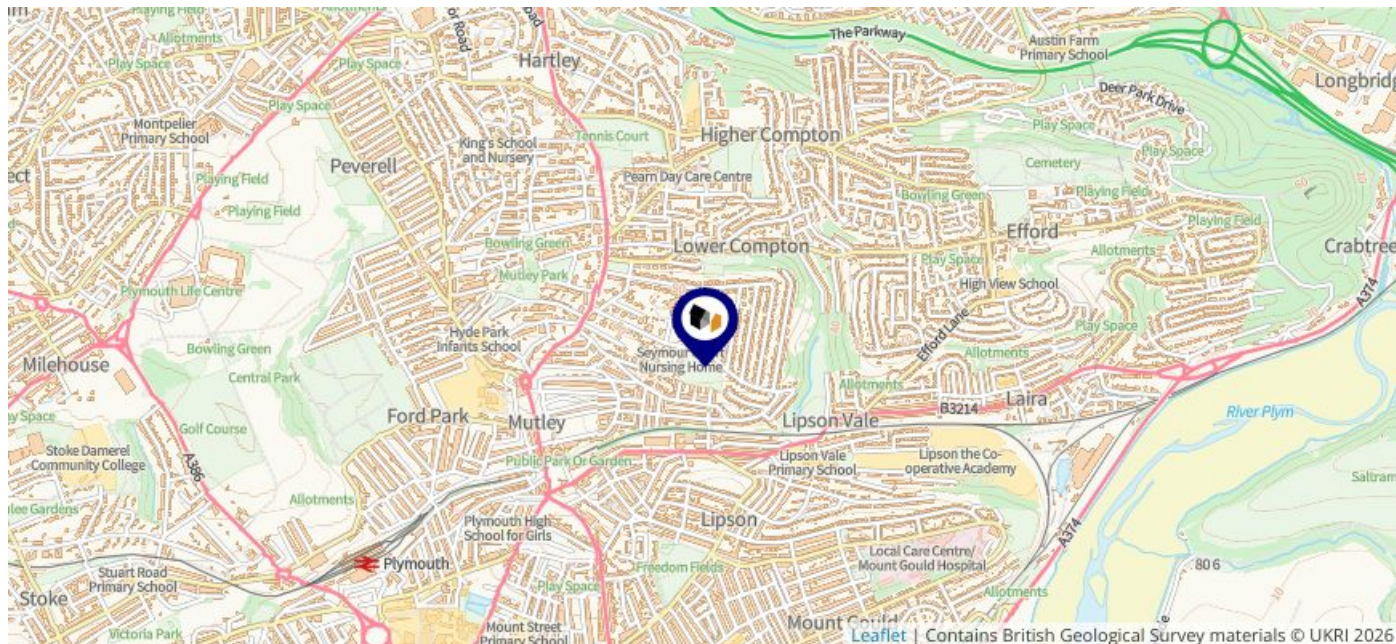
(based on calls indoors)



Satellite/Fibre TV Availability:



This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

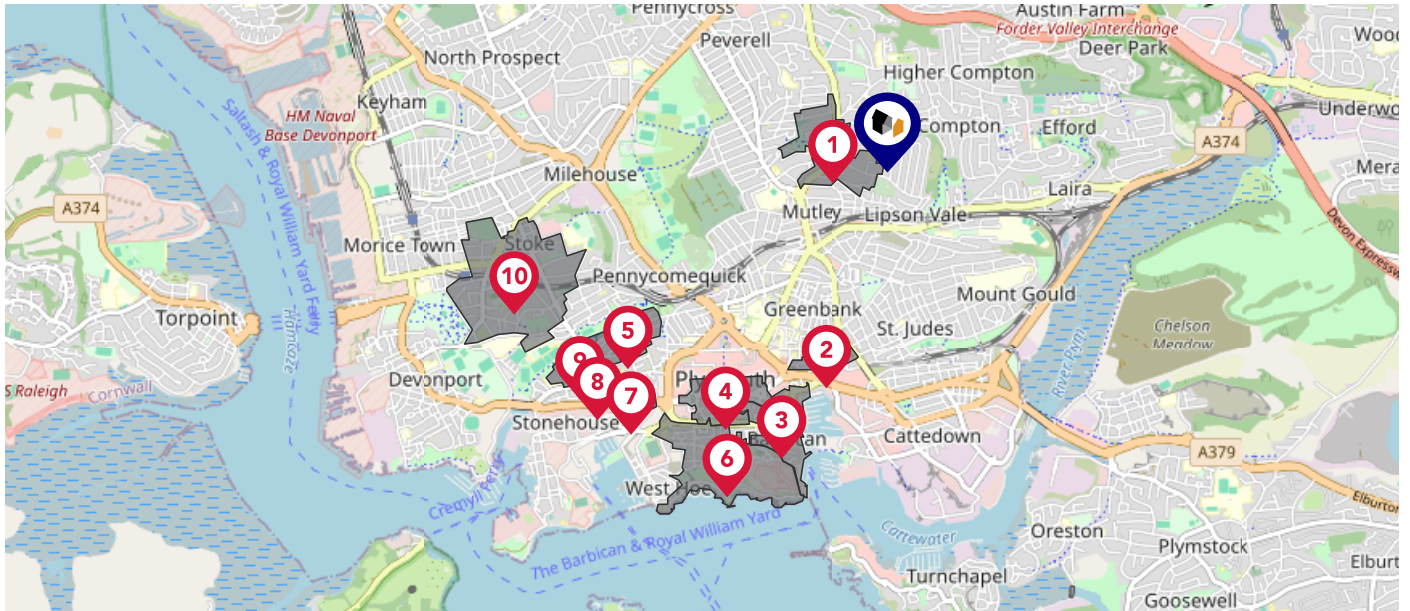
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

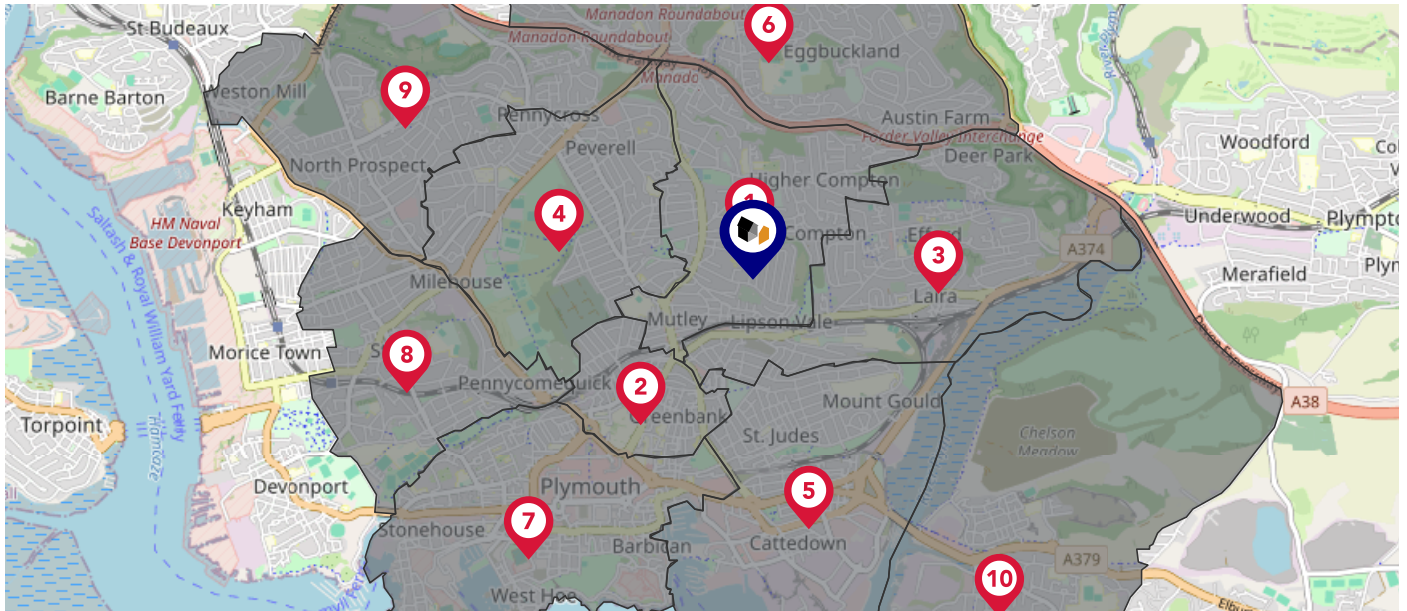
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

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

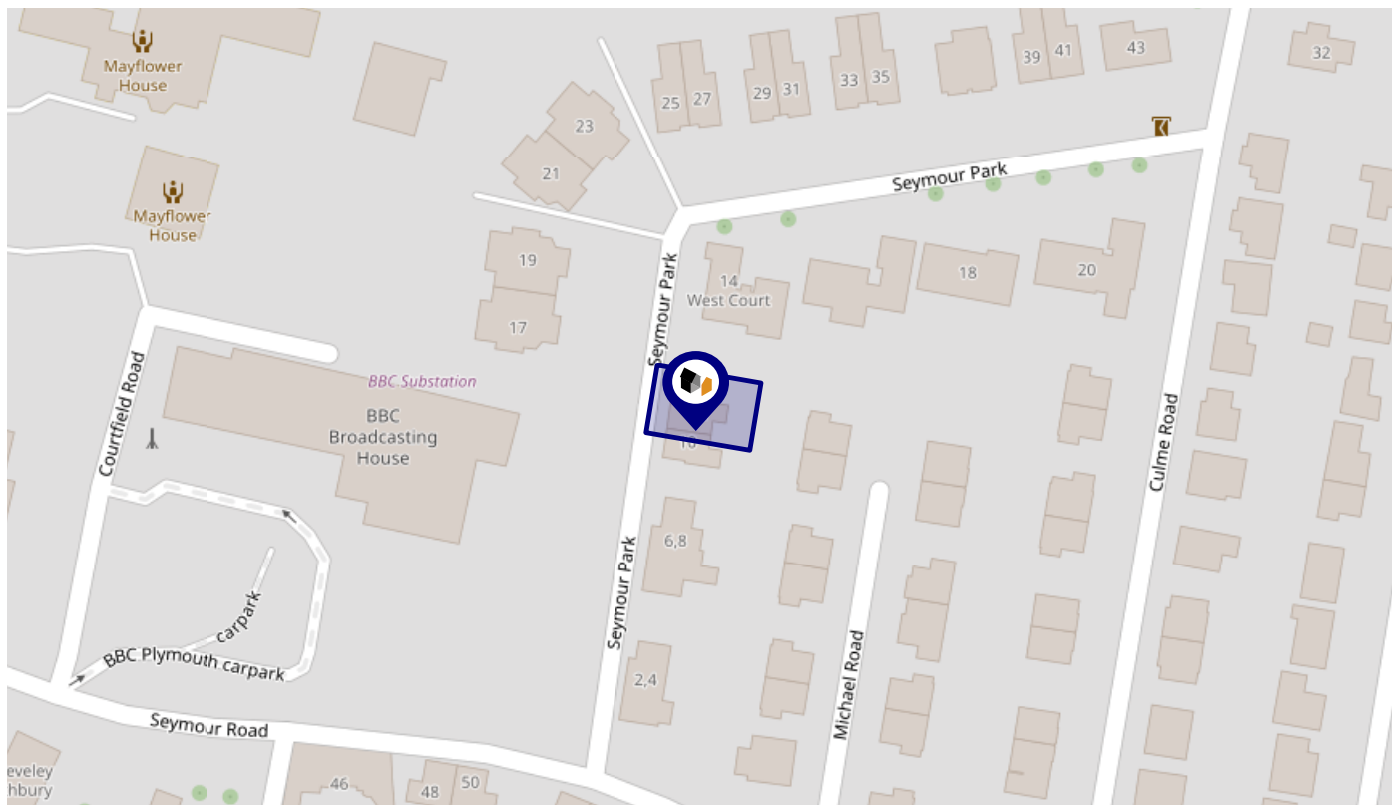
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

-  Compton Ward
-  Drake Ward
-  Efford and Lipson Ward
-  Peverell Ward
-  Sutton and Mount Gould Ward
-  Eggbuckland Ward
-  St. Peter and the Waterfront Ward
-  Stoke Ward
-  Ham Ward
-  Plymstock Radford 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:

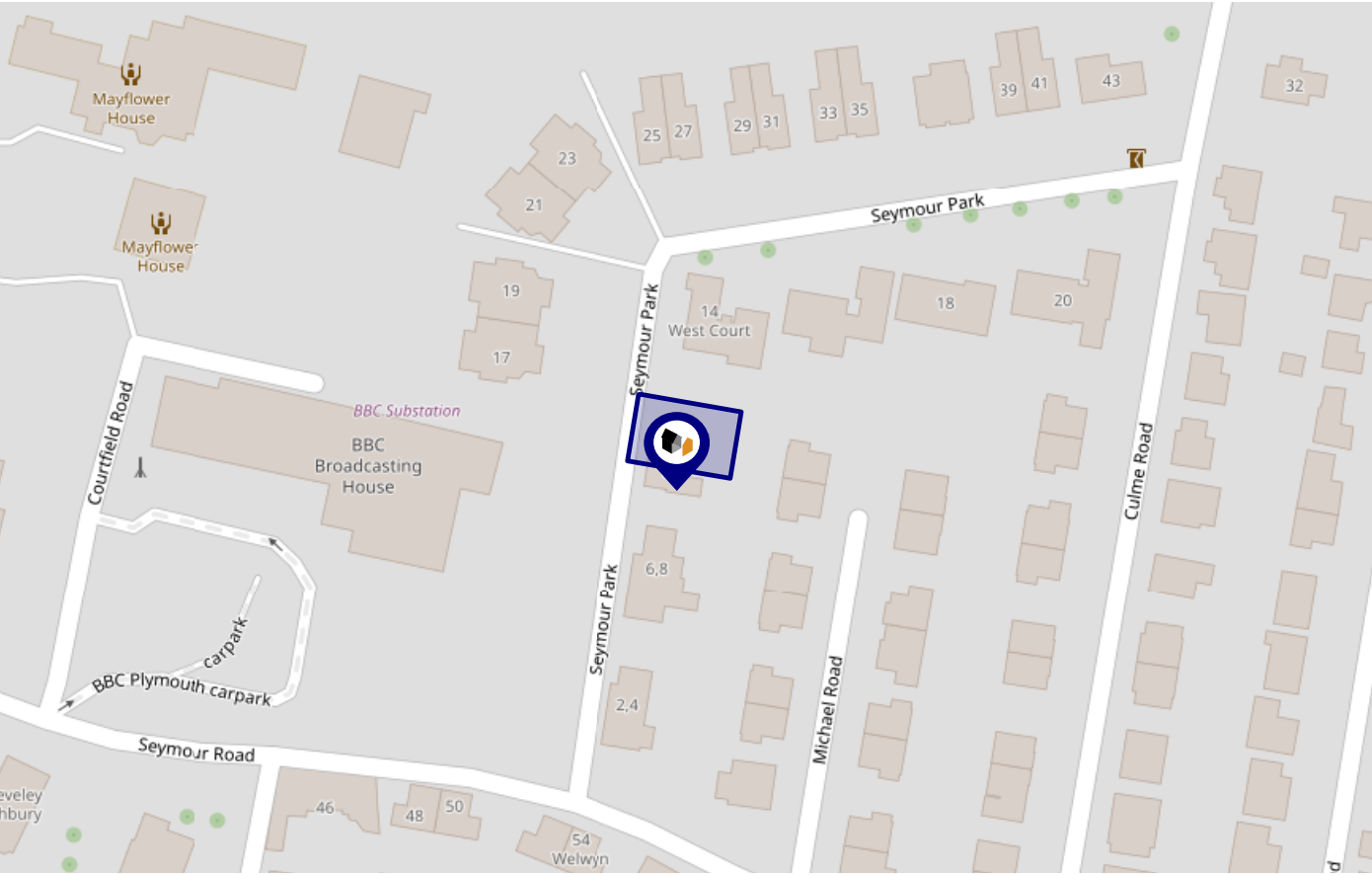
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

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.

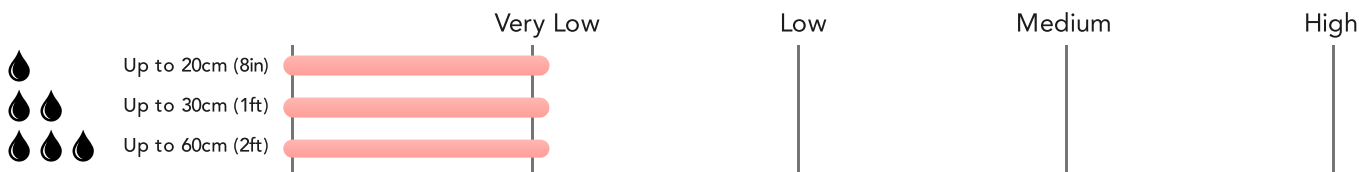


Risk Rating: Very low

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:

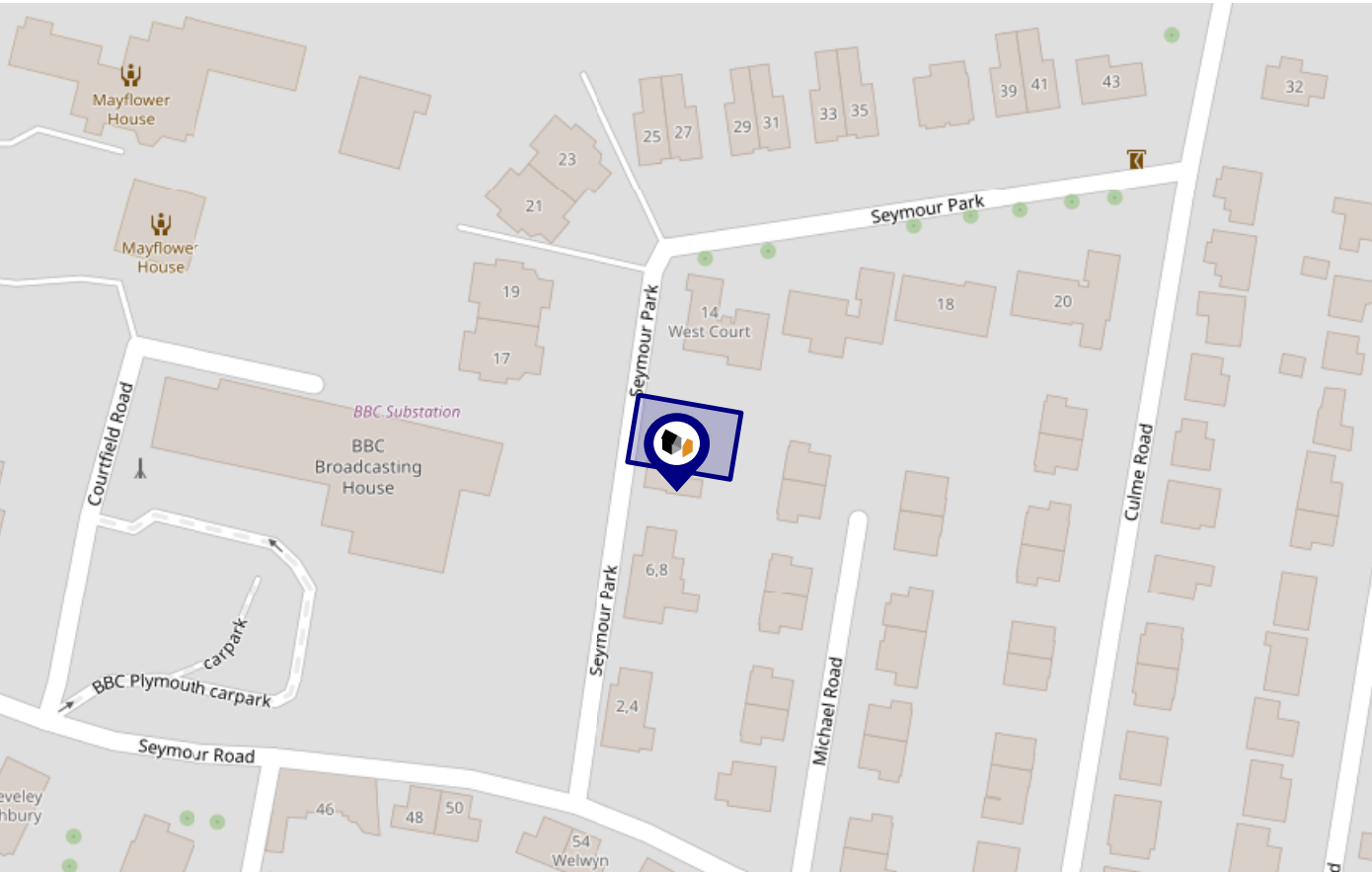


Flood Risk

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.

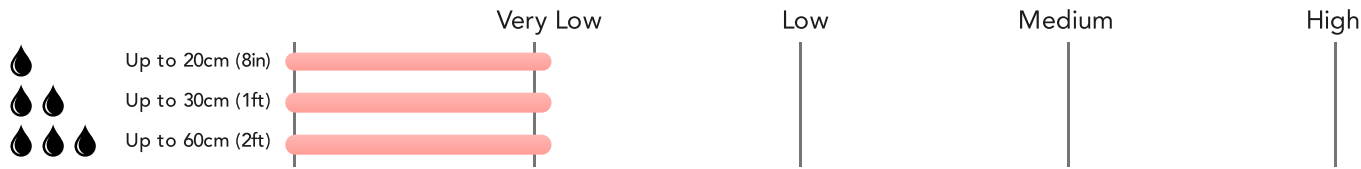


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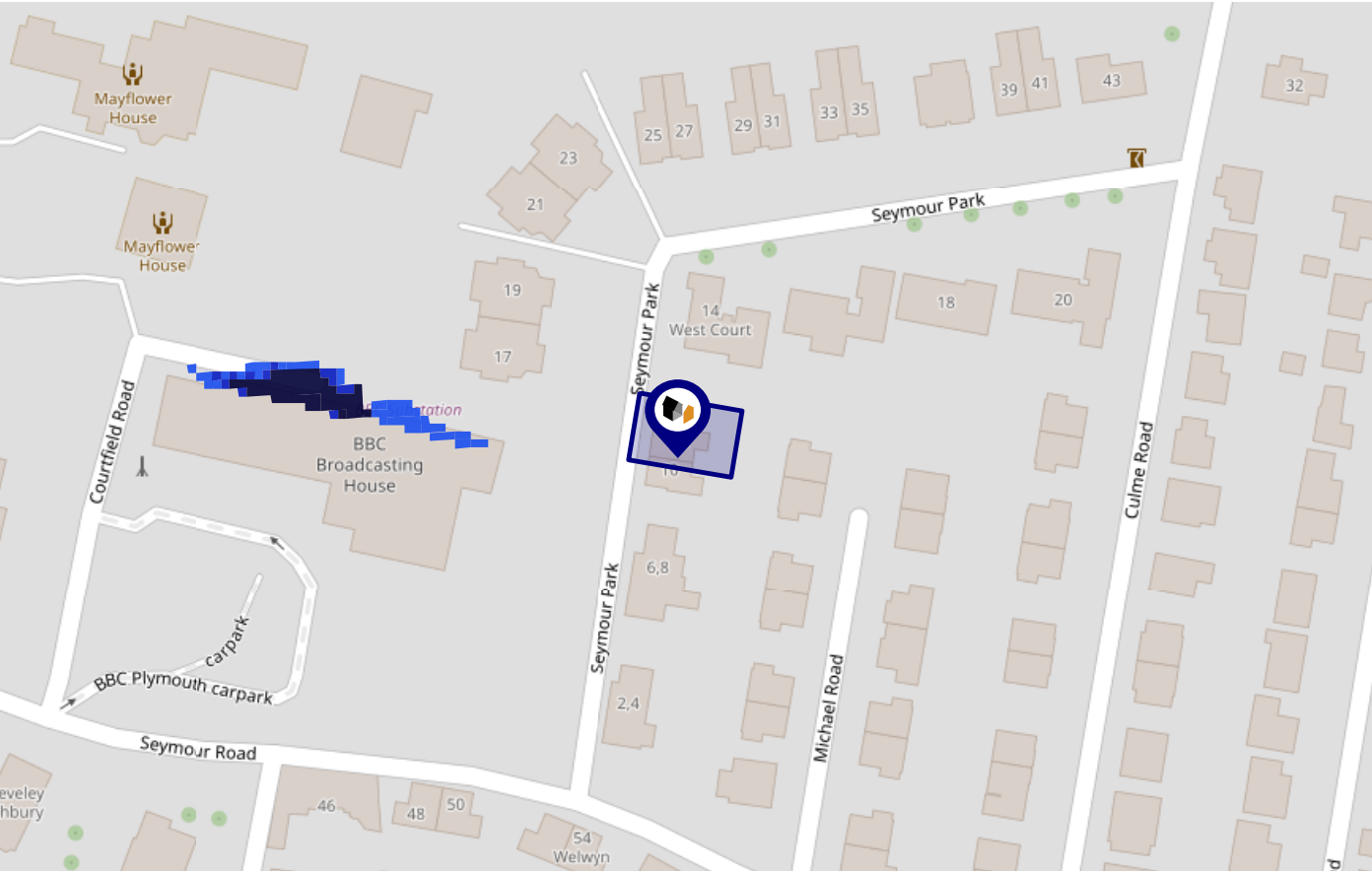


Flood Risk

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.

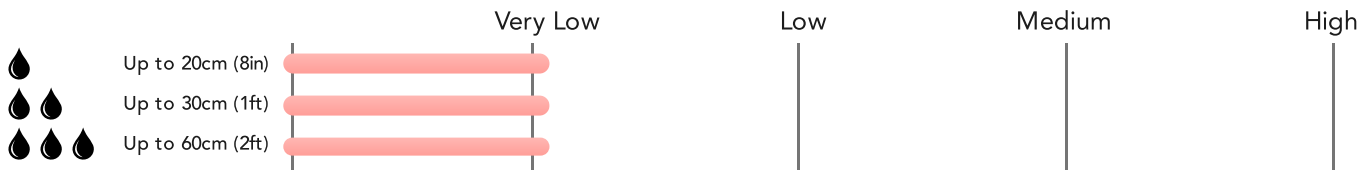


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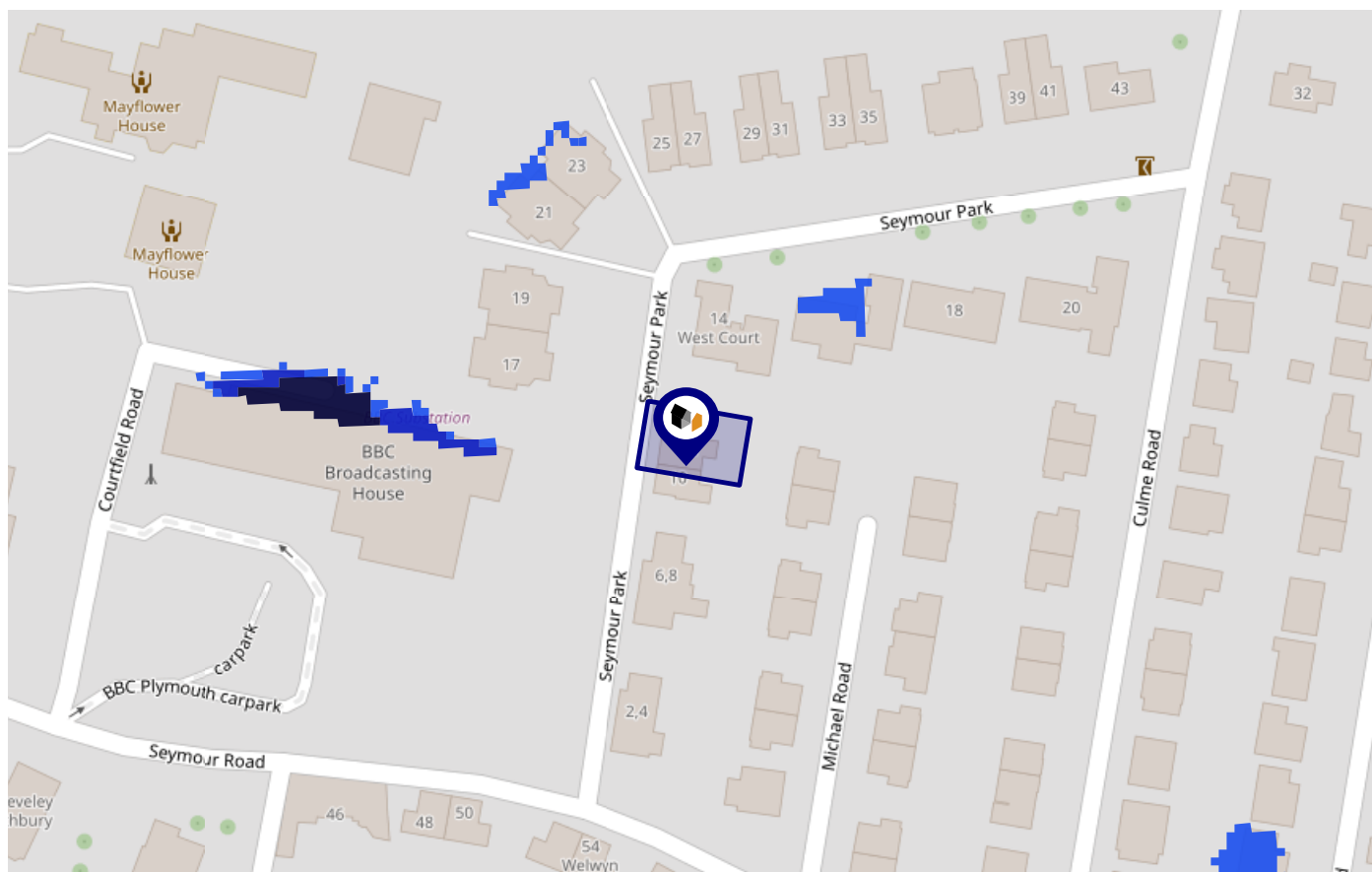
Chance of flooding to the following depths at this property:



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

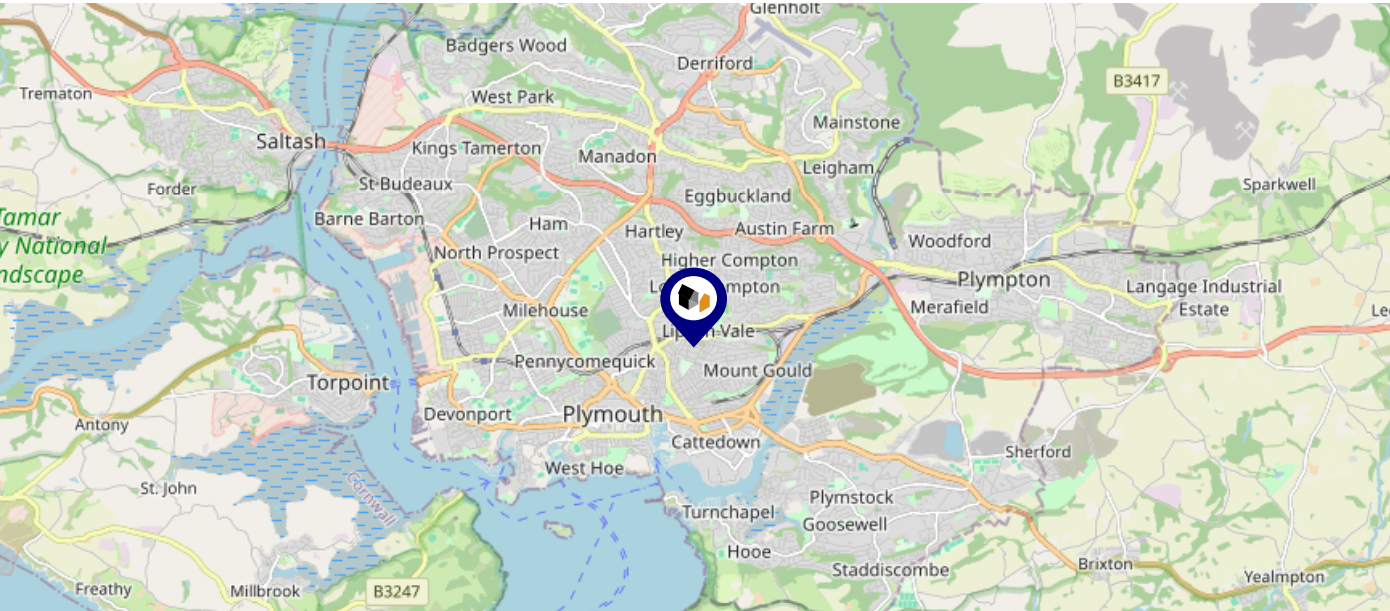
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Chance of flooding to the following depths at this property:



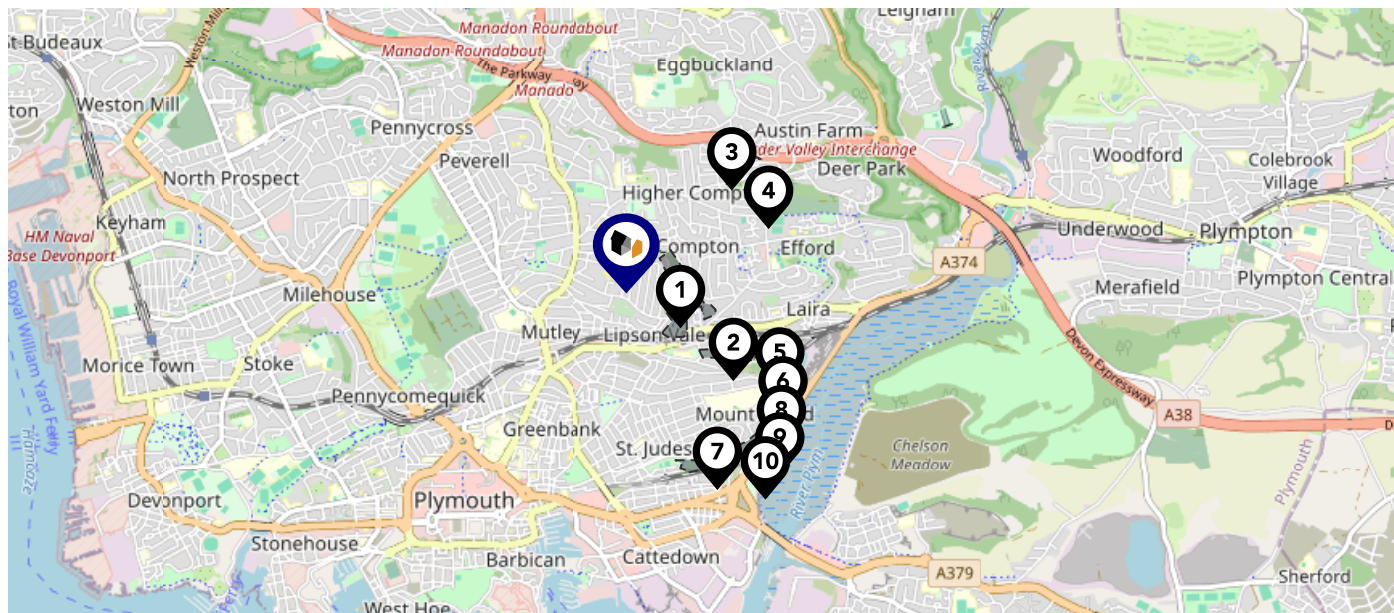
This map displays nearby areas that have been designated as Green Belt...



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.



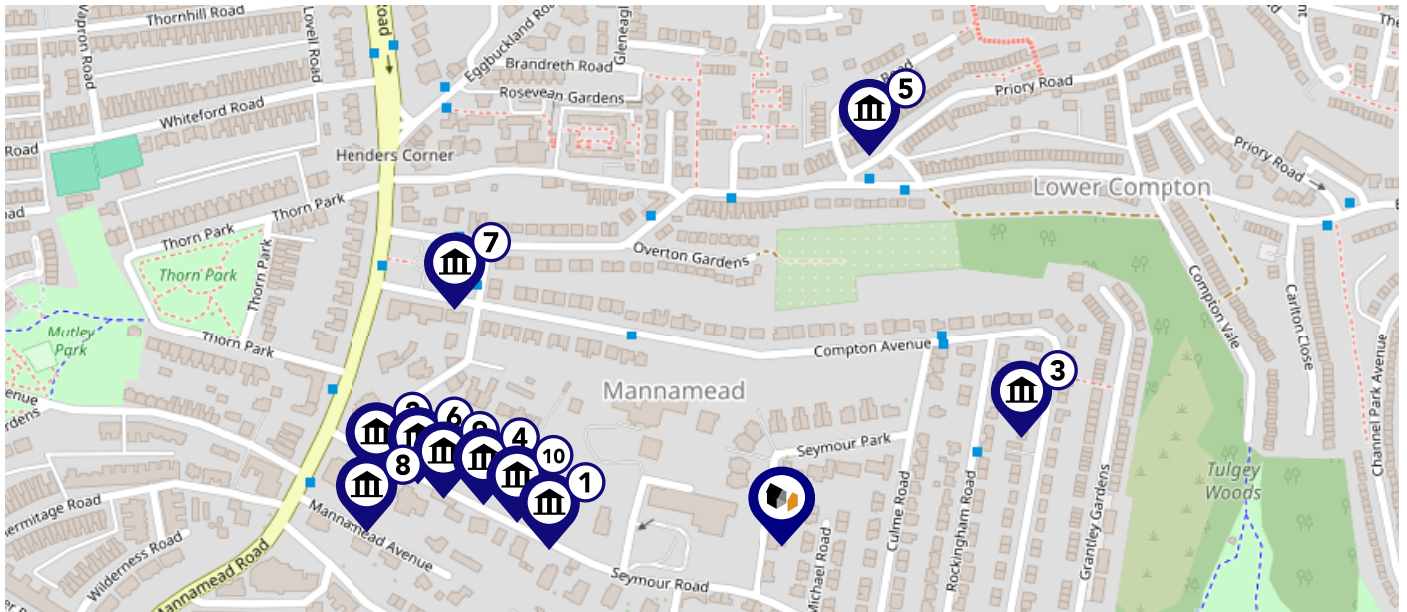
Nearby Landfill Sites

1	Lower Compton-Lipson Vale, Plymouth	Historic Landfill
2	Laira Lipson College-Laira, Plymouth	Historic Landfill
3	Valley View Close-Valley View Close, Plymouth	Historic Landfill
4	Eggbuckland Road Efford Adj Cemetery-Eggbuckland Road, Efford, Plymouth	Historic Landfill
5	School Playing Field Laira-School Playing Field Laira, Plymouth	Historic Landfill
6	Laira-Laira, Plymouth	Historic Landfill
7	Tothill Park Recreation Ground-Tothill Park Recreation Ground Mount Gold/Laira, Plymouth	Historic Landfill
8	Allotments Embankment Road-Laira, Plymouth	Historic Landfill
9	Embankment Road-Laira, Plymouth	Historic Landfill
10	Blagdons Shipyard-Embankment Road Lane, Laira, Plymouth	Historic Landfill

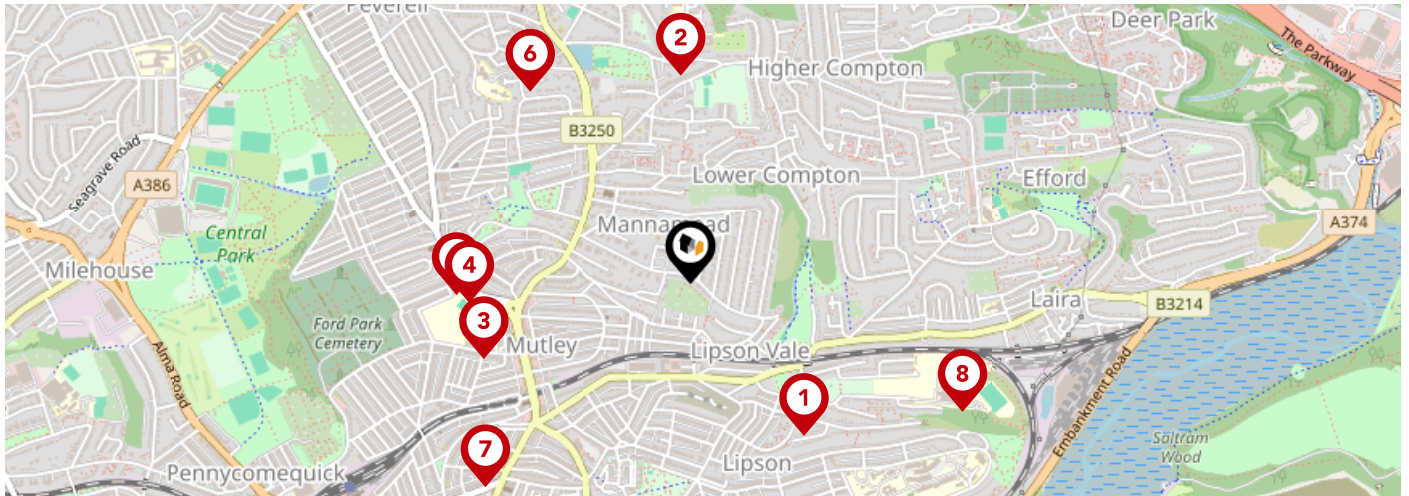
Maps

Listed Buildings

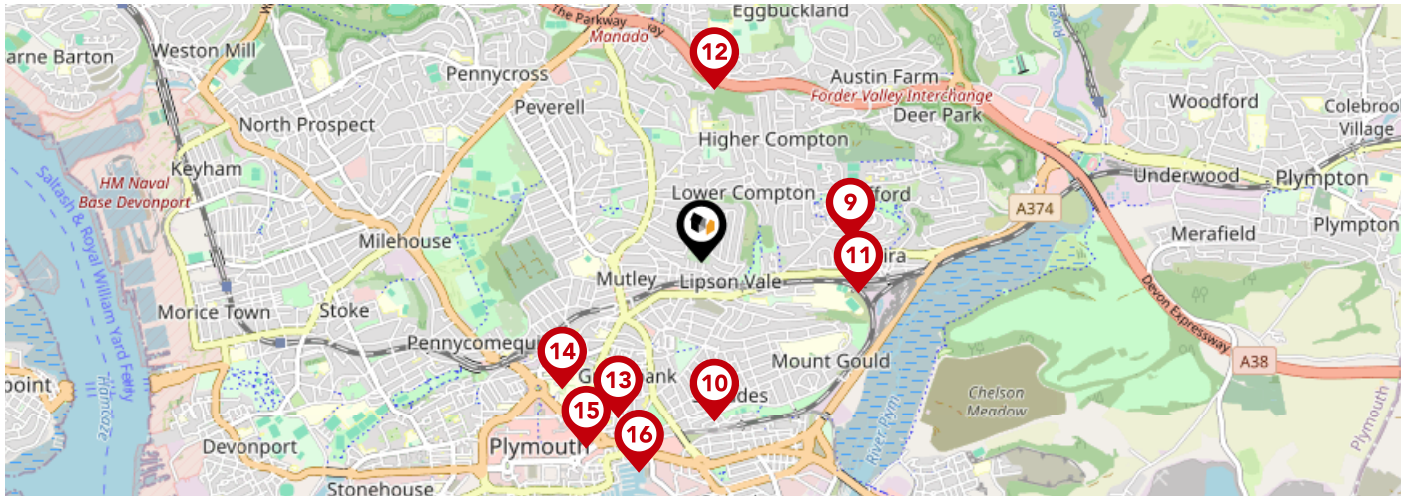
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1386384 - Clareham Court And Hyperion	Grade II	0.1 miles
	1386388 - The Ferns	Grade II	0.2 miles
	1130045 - 80, Compton Avenue	Grade II	0.2 miles
	1386386 - Seymour Nursing Home	Grade II	0.2 miles
	1386341 - 9, Priory Road	Grade II	0.2 miles
	1386385 - Kingston Lodge	Grade II	0.2 miles
	1386221 - Church Of Emmanuel	Grade II	0.2 miles
	1386390 - Woodbine And Bryntirion	Grade II	0.2 miles
	1386389 - Whitchurch	Grade II	0.2 miles
	1386387 - Standerton House	Grade II	0.2 miles



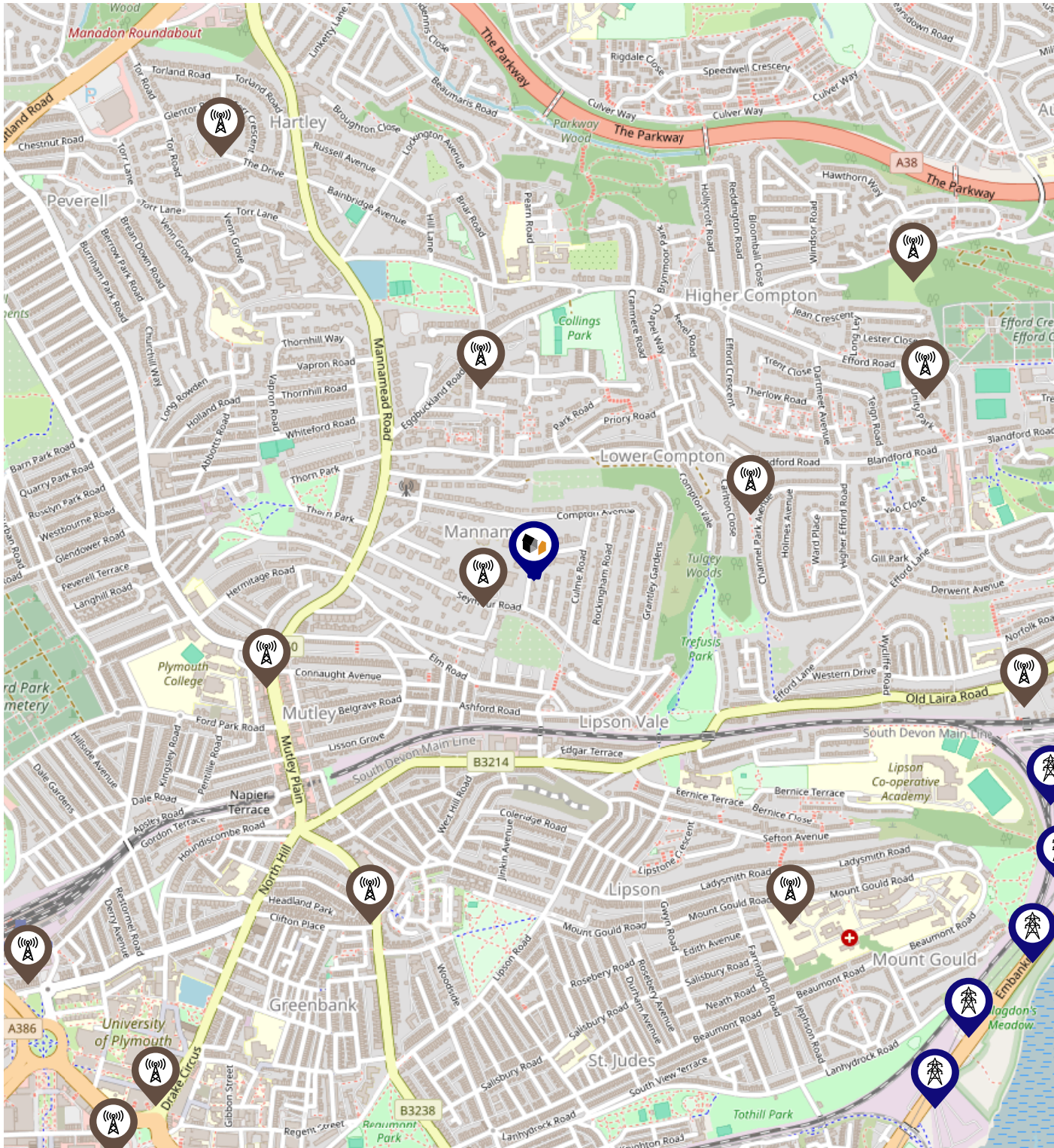
		Nursery	Primary	Secondary	College	Private
1	Lipson Vale Primary School Ofsted Rating: Good Pupils: 405 Distance:0.45	☐	☒	☐	☐	☐
2	Compton CofE Primary School Ofsted Rating: Good Pupils: 431 Distance:0.49	☐	☒	☐	☐	☐
3	Plymouth College Ofsted Rating: Not Rated Pupils: 513 Distance:0.52	☐	☐	☒	☐	☐
4	Hyde Park Infants' School Ofsted Rating: Not Rated Pupils: 243 Distance:0.53	☐	☒	☐	☐	☐
5	Hyde Park Junior School Ofsted Rating: Good Pupils: 355 Distance:0.55	☐	☒	☐	☐	☐
6	King's School Ofsted Rating: Not Rated Pupils: 298 Distance:0.59	☐	☒	☐	☐	☐
7	Plymouth High School for Girls Ofsted Rating: Good Pupils: 816 Distance:0.68	☐	☐	☒	☐	☐
8	Lipson Co-operative Academy Ofsted Rating: Good Pupils: 1102 Distance:0.71	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
	High View School Ofsted Rating: Outstanding Pupils: 356 Distance:0.72	☐	☒	☐	☐	☐
	Salisbury Road Primary School Ofsted Rating: Good Pupils: 381 Distance:0.75	☐	☒	☐	☐	☐
	Laira Green Primary School Ofsted Rating: Good Pupils: 230 Distance:0.76	☐	☒	☐	☐	☐
	Eggbuckland Community College Ofsted Rating: Requires improvement Pupils: 1040 Distance:0.82	☐	☐	☒	☐	☐
	Mount Street Primary School Ofsted Rating: Good Pupils: 258 Distance:0.83	☐	☒	☐	☐	☐
	Fletewood School at Derry Villas Ofsted Rating: Good Pupils: 58 Distance:0.89	☐	☒	☐	☐	☐
	Arts University Plymouth Ofsted Rating: Good Pupils:0 Distance:1.03	☐	☐	☒	☐	☐
	Holy Cross Catholic Primary School Ofsted Rating: Good Pupils: 306 Distance:1.03	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

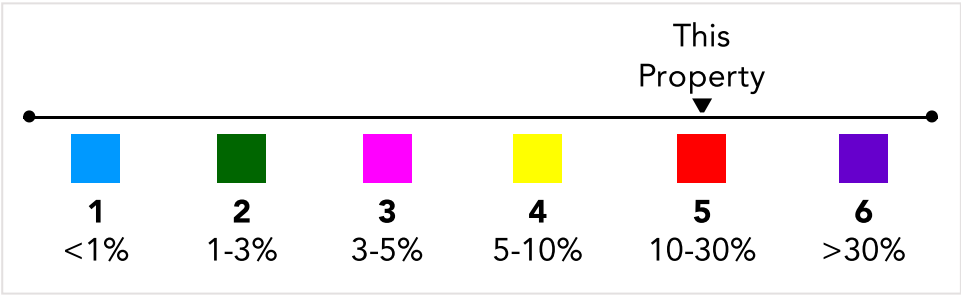
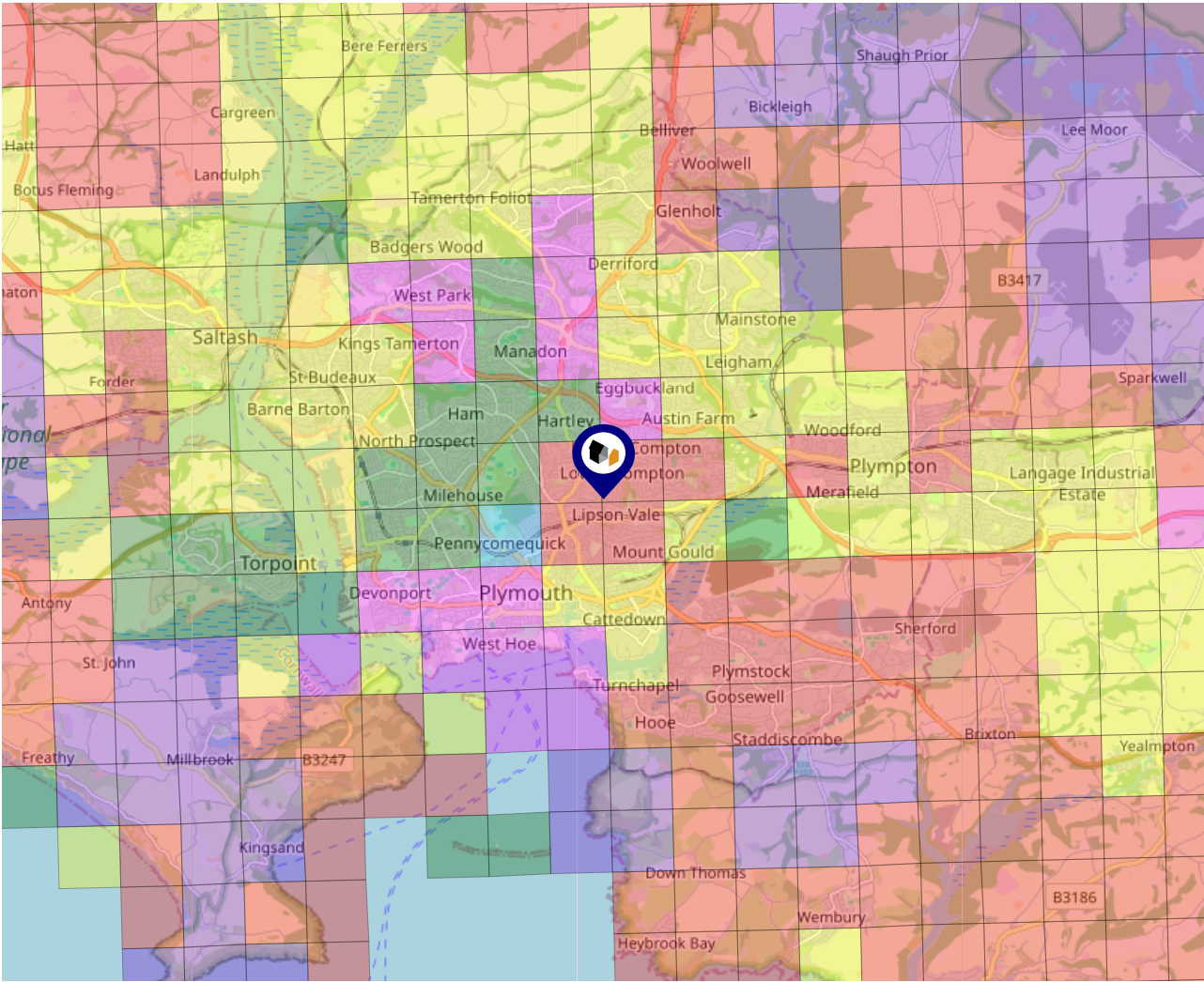


Key:

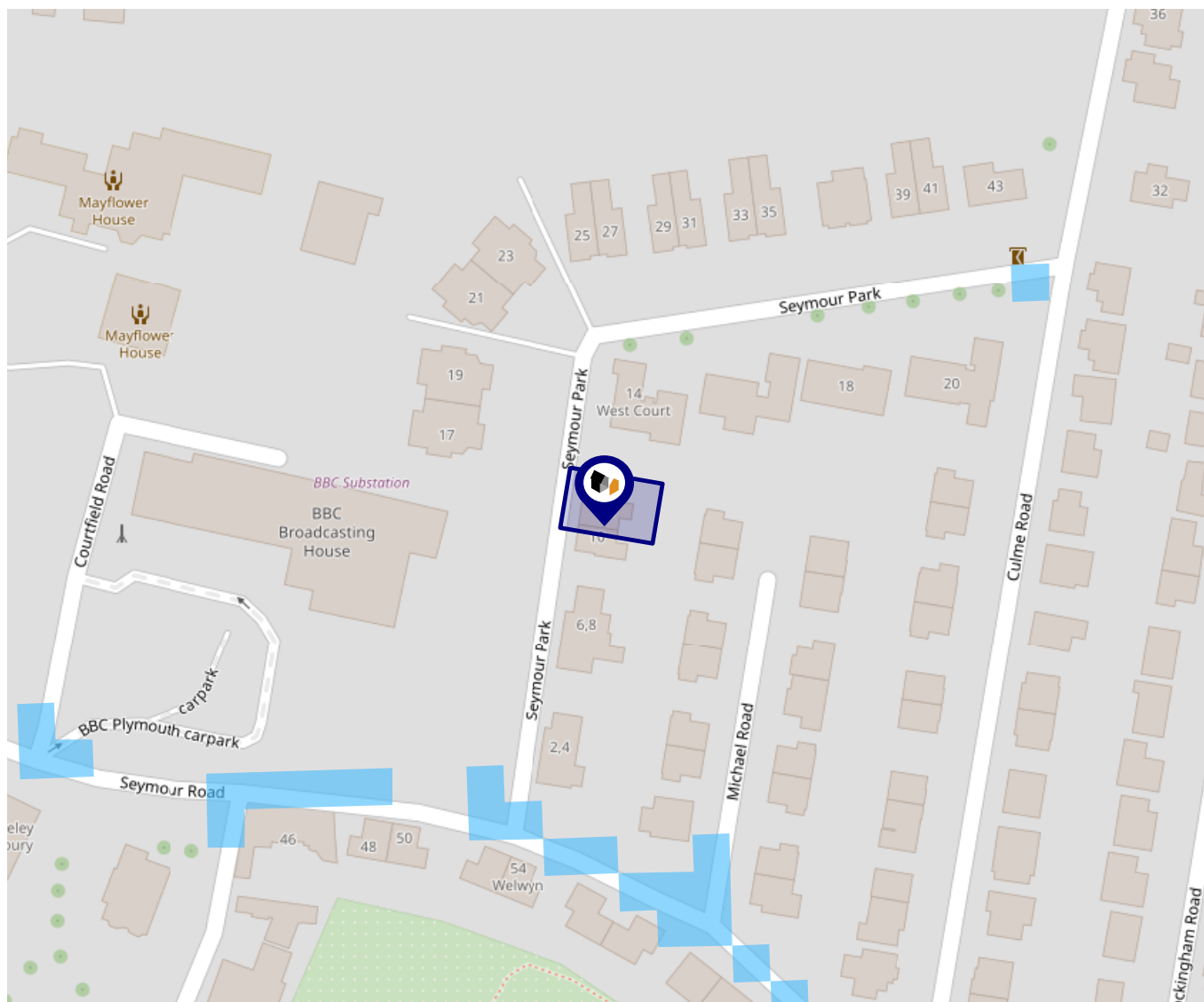
-  Power Pylons
-  Communication Masts

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).



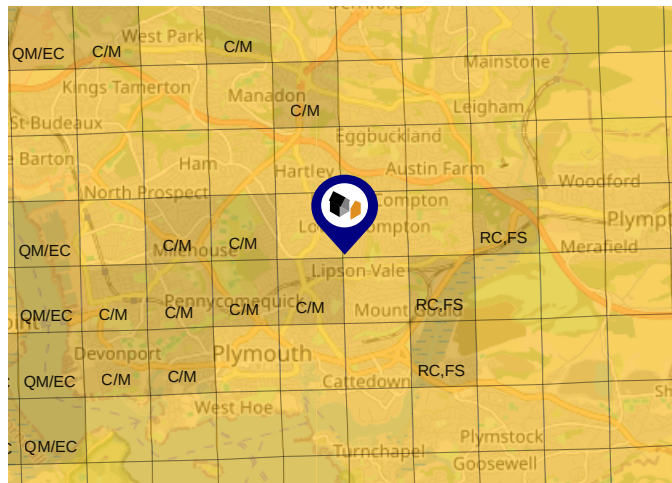
Local Area Road Noise



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.

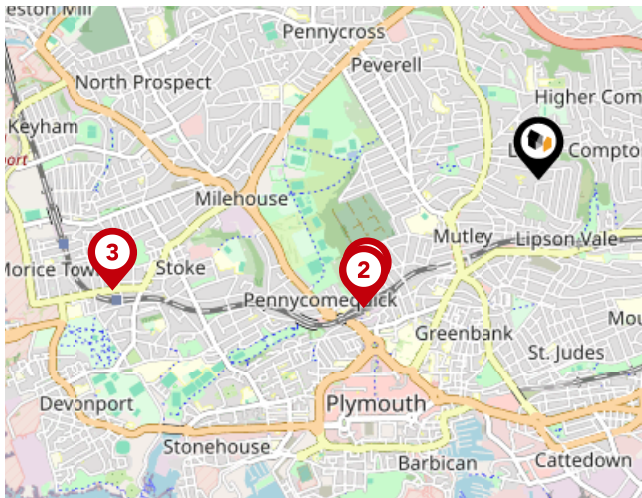
- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

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



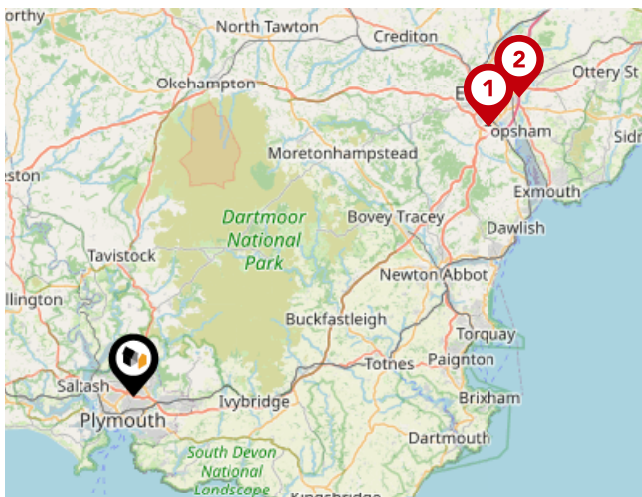
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay &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



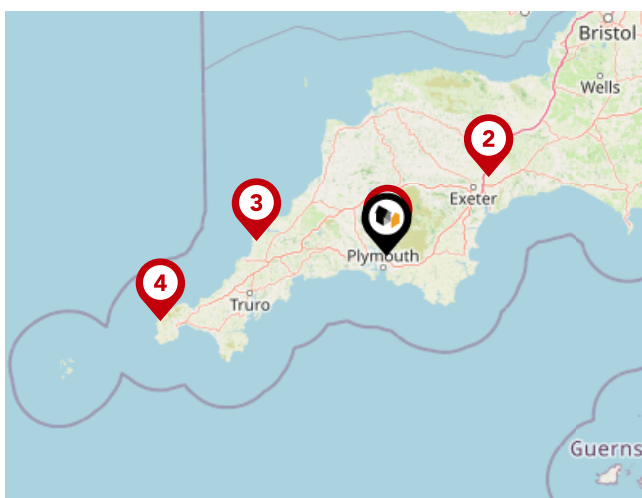
National Rail Stations

Pin	Name	Distance
	Plymouth Rail Station	0.99 miles
	Plymouth Rail Station	1.02 miles
	Devonport Rail Station	2.08 miles



Trunk Roads/Motorways

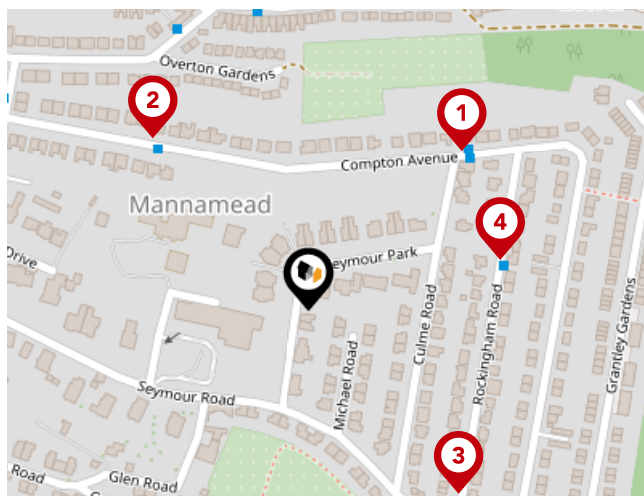
Pin	Name	Distance
	M5 J31	33.66 miles
	M5 J30	36.8 miles



Airports/Helipads

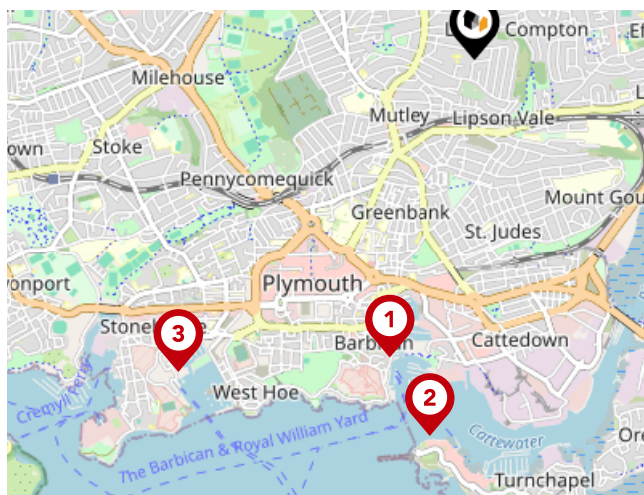
Pin	Name	Distance
	Glenholt	2.6 miles
	Exeter Airport	39.23 miles
	St Mawgan	39.02 miles
	Joppa	71 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Culme Avenue	0.13 miles
2	Compton Avenue	0.14 miles
3	Rockingham Road Bottom	0.14 miles
4	Rockingham Road Top	0.12 miles
5	Fosbrooke Court	0.19 miles



Ferry Terminals

Pin	Name	Distance
1	Plymouth (Barbican) Landing Stage	1.47 miles
2	Plymouth Mount Batten Ferry Landing	1.79 miles
3	Plymouth Ferry Terminal	2.03 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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