

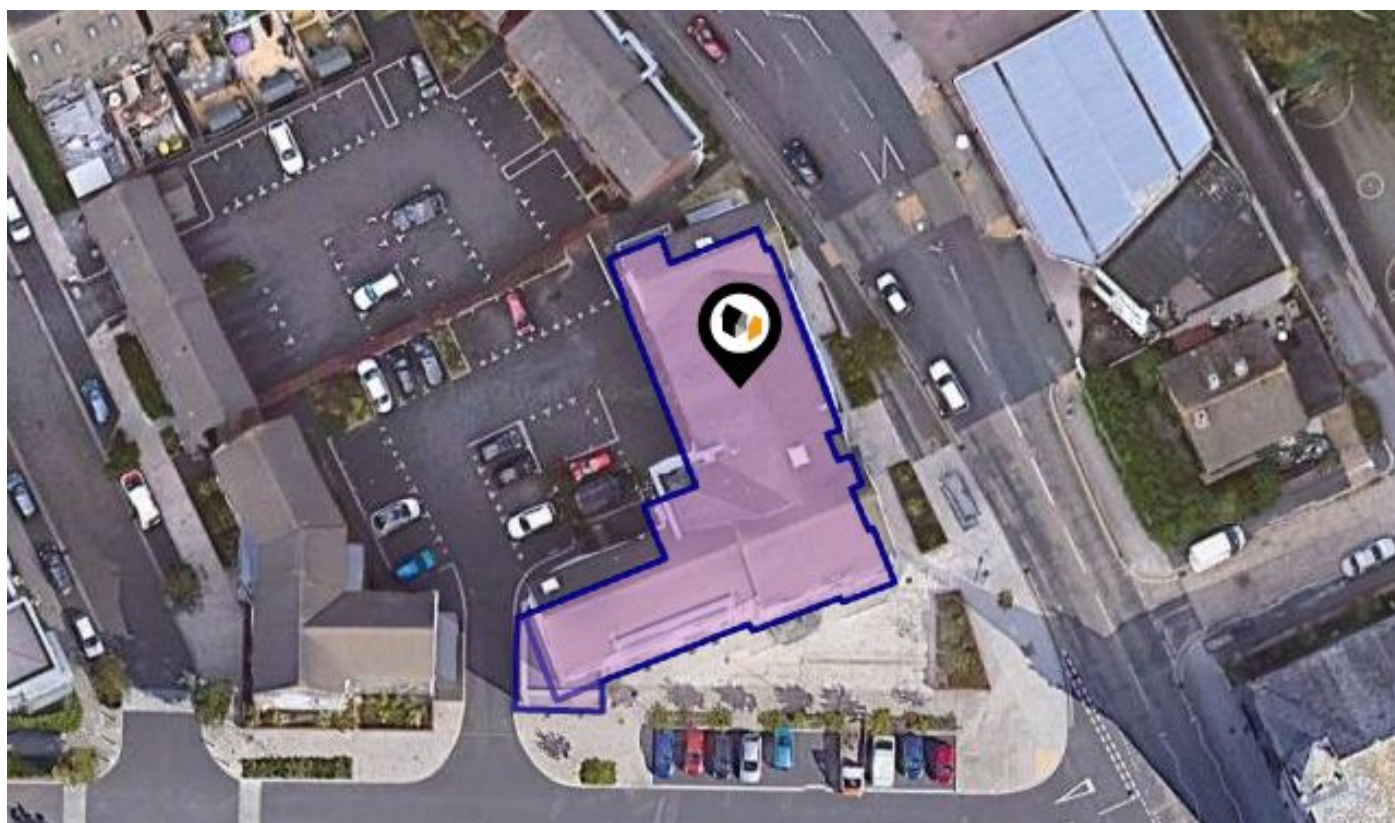


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 02nd July 2026



**FLAT 1, 74, CHAPEL STREET, DEVONPORT, PLYMOUTH, PL1
4TH**

Lang Town & Country

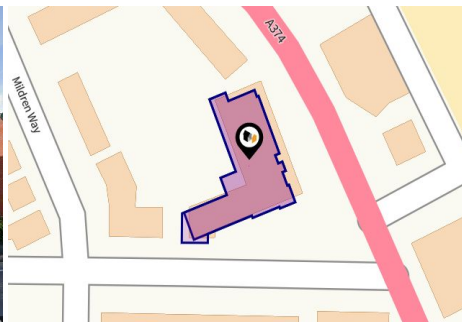
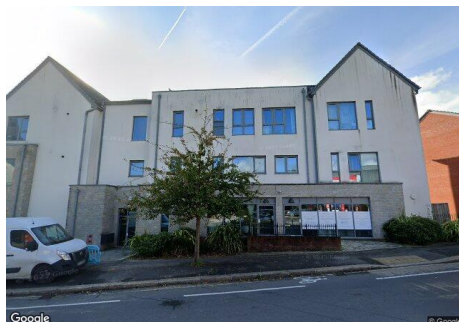
6 Mannamead Road, Plymouth, PL4 7AA

01752 456000

carrie@langtownandcountry.com

www.langtownandcountry.com





Property

Type:	Flat / Maisonette
Bedrooms:	2
Floor Area:	1,001 ft ² / 93 m ²
Plot Area:	0.31 acres
Year Built :	2019
Council Tax :	Band B
Annual Estimate:	£1,899
Title Number:	DN724514
UPRN:	10094639098
Restrictive Covenants:	No

Last Sold Date:	19/07/2019
Last Sold Price:	£155,000
Last Sold £/ft ² :	£154
Tenure:	Leasehold

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	-
mb/s	mb/s

Mobile Coverage: (based on calls indoors)

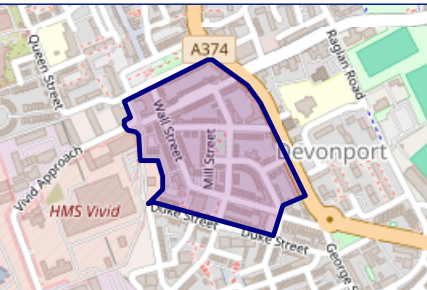


Satellite/Fibre TV Availability:



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.

Multiple Freehold Title Plans Detected



DN580255

Multiple Freehold Title Plans Detected



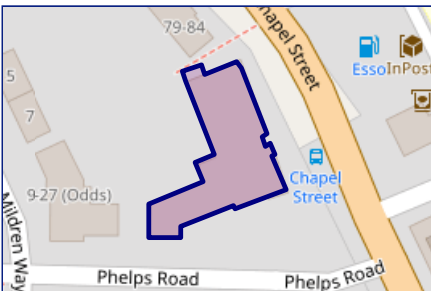
DN664299

Leasehold Title Plans



DN724514

Start Date: 19/07/2018
End Date: 01/01/3017
Lease Term: 999 years from and including 1 January 2018



DN701198

Start Date: 18/07/2019
End Date: 01/01/3017
Lease Term: 999 years less 3 days from and including 1 January 2018

Term Remaining: 991 years

KFB - Key Facts For Buyers

Term Remaining:

991 years



**FLAT 1, 74, CHAPEL STREET, DEVONPORT, PLYMOUTH,
PL1 4TH**



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Flat 1, 74, Chapel Street, Devonport, PL1 4TH

Energy rating

C

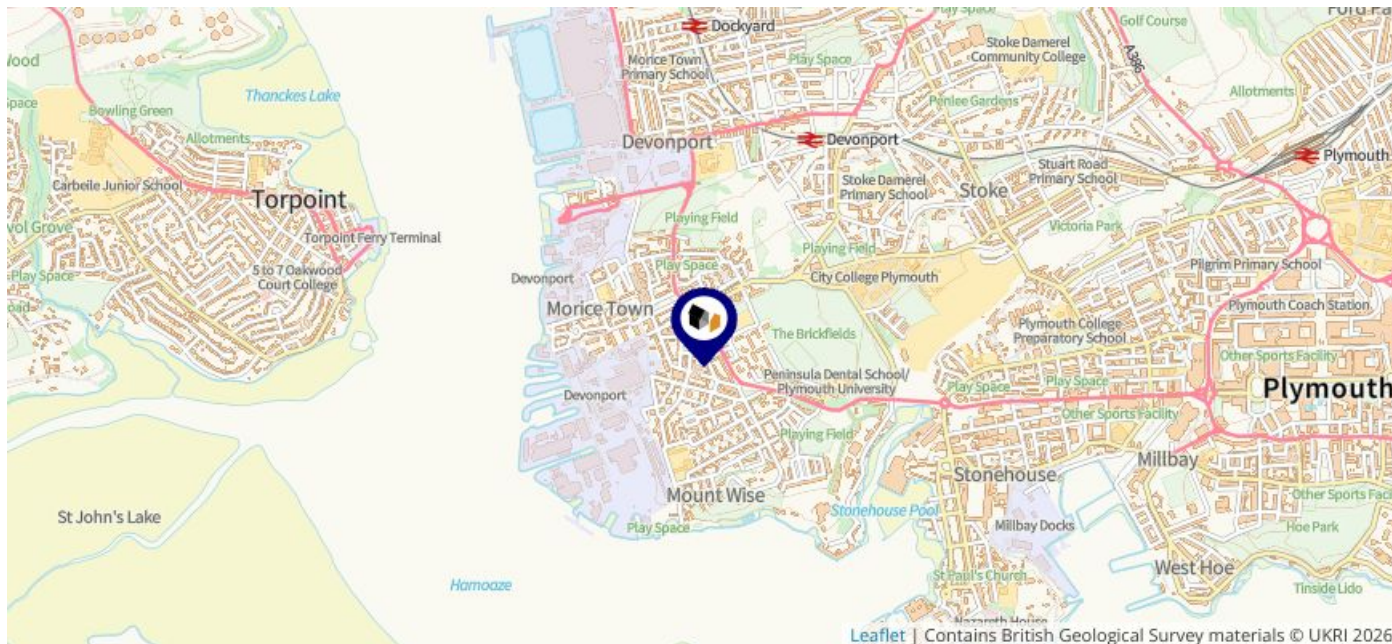
Valid until 28.05.2030

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

Additional EPC Data

Property Type:	Flat
Build Form:	Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Gas: mains gas
Floor Level:	2
Flat Top Storey:	No
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.19 W/m
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.22 W/m
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.12 W/m
Total Floor Area:	93 m ²

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✗ Adit
- ✗ Gutter Pit
- ✗ Shaft

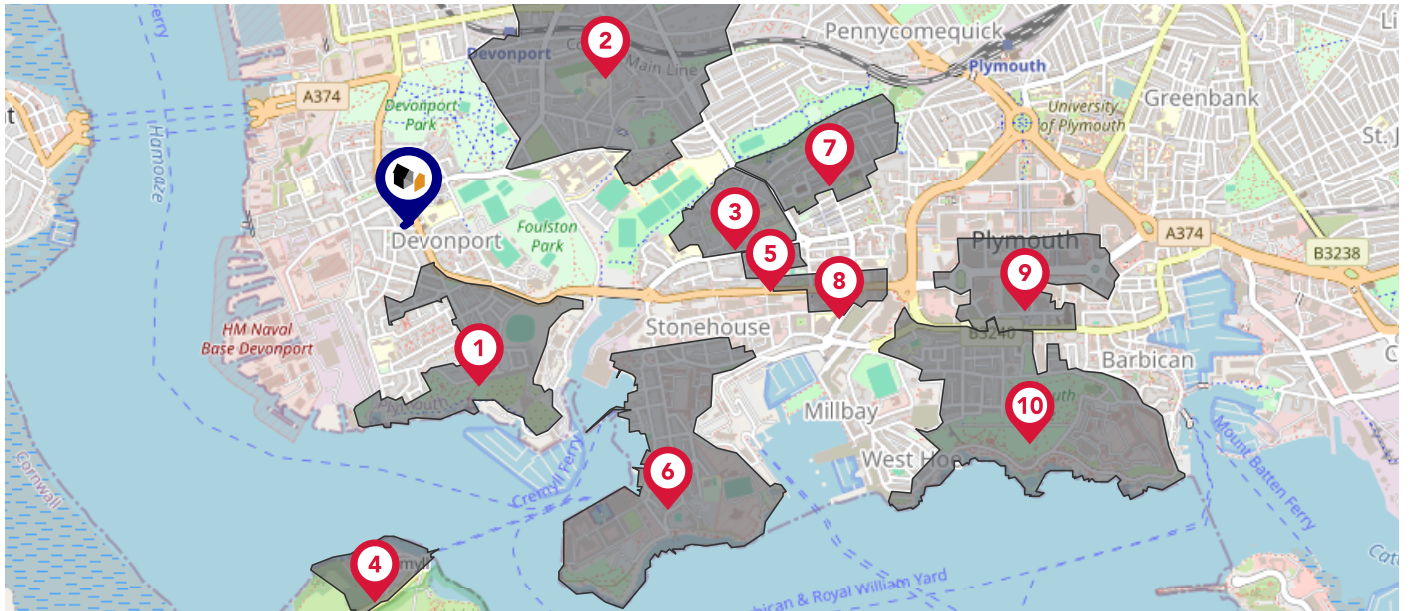
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

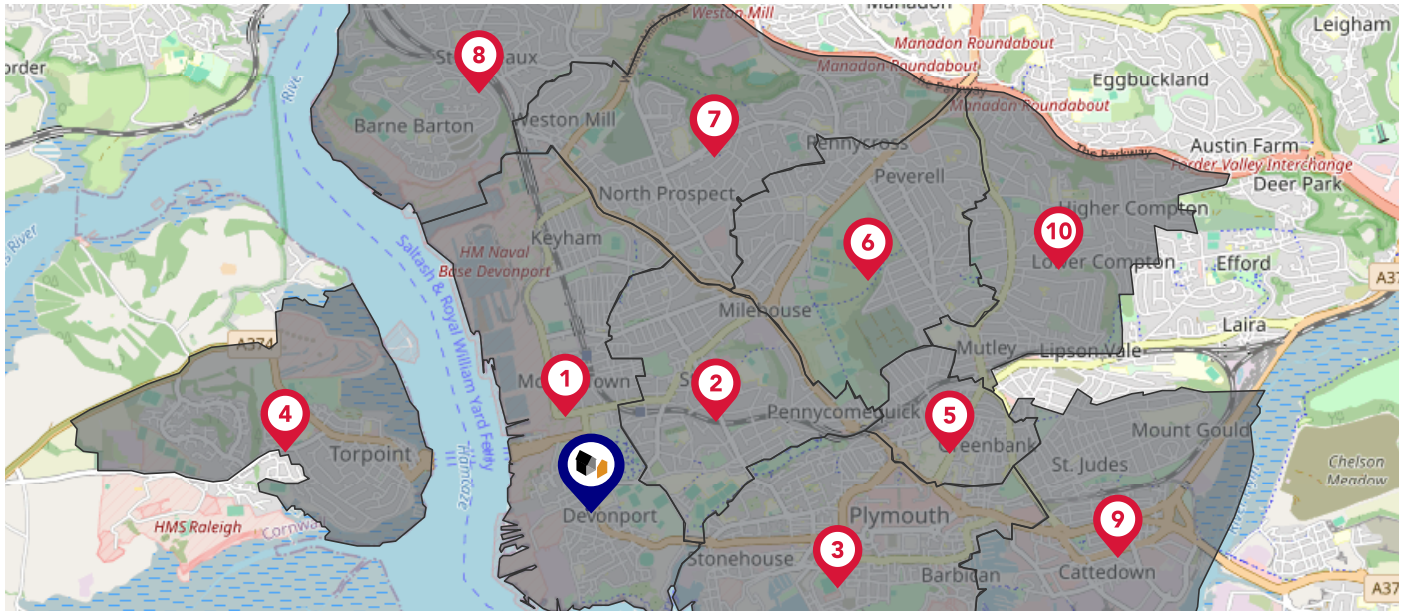
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

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

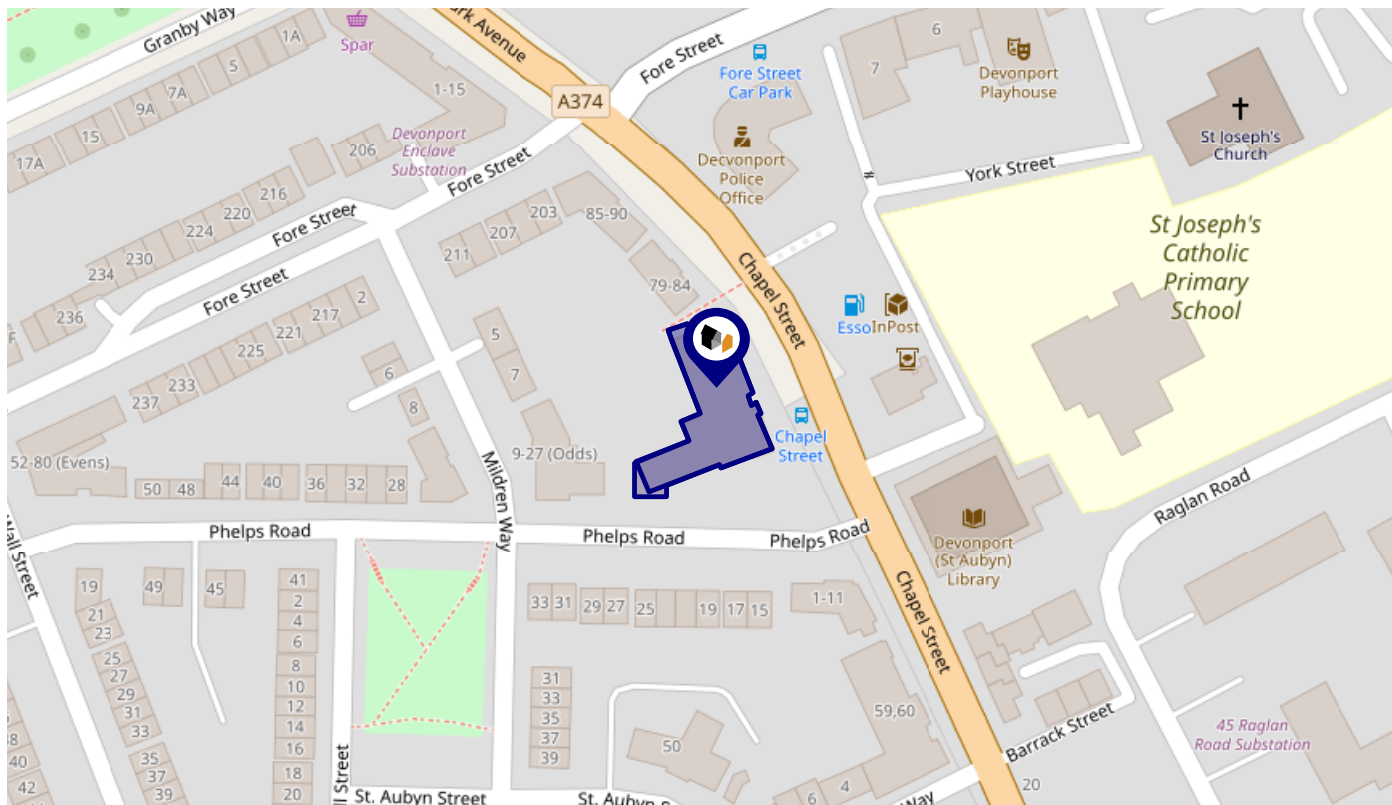
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

- | | |
|----|-----------------------------------|
| 1 | Devonport Ward |
| 2 | Stoke Ward |
| 3 | St. Peter and the Waterfront Ward |
| 4 | Torpoint ED |
| 5 | Drake Ward |
| 6 | Peverell Ward |
| 7 | Ham Ward |
| 8 | St. Budeaux Ward |
| 9 | Sutton and Mount Gould Ward |
| 10 | Compton 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:

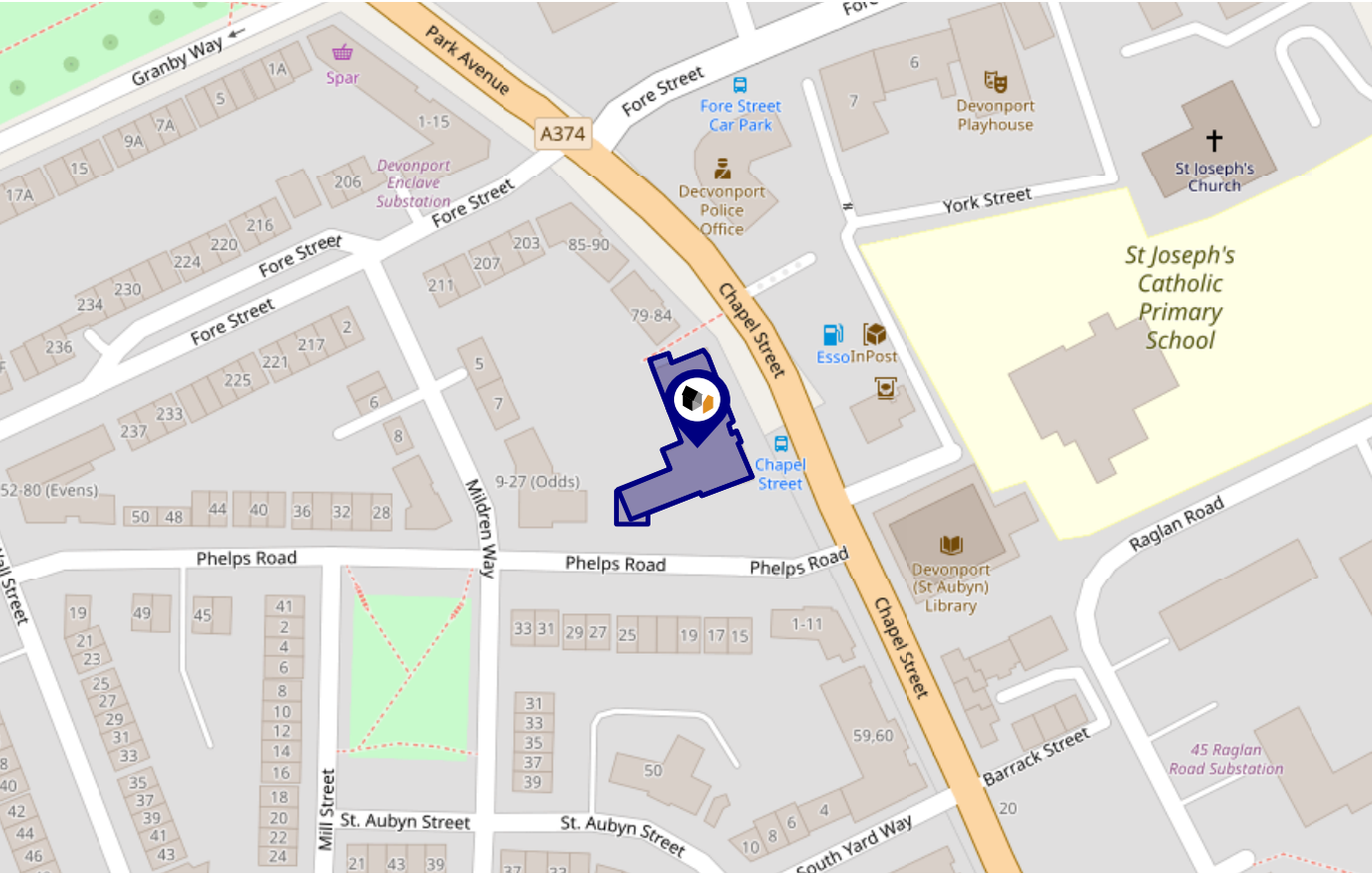
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

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.

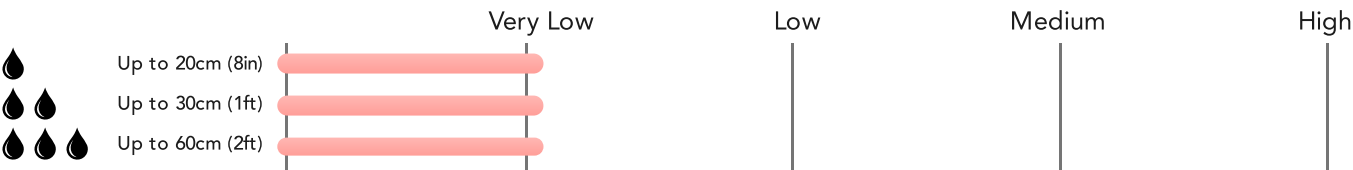


Risk Rating: Very low

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:

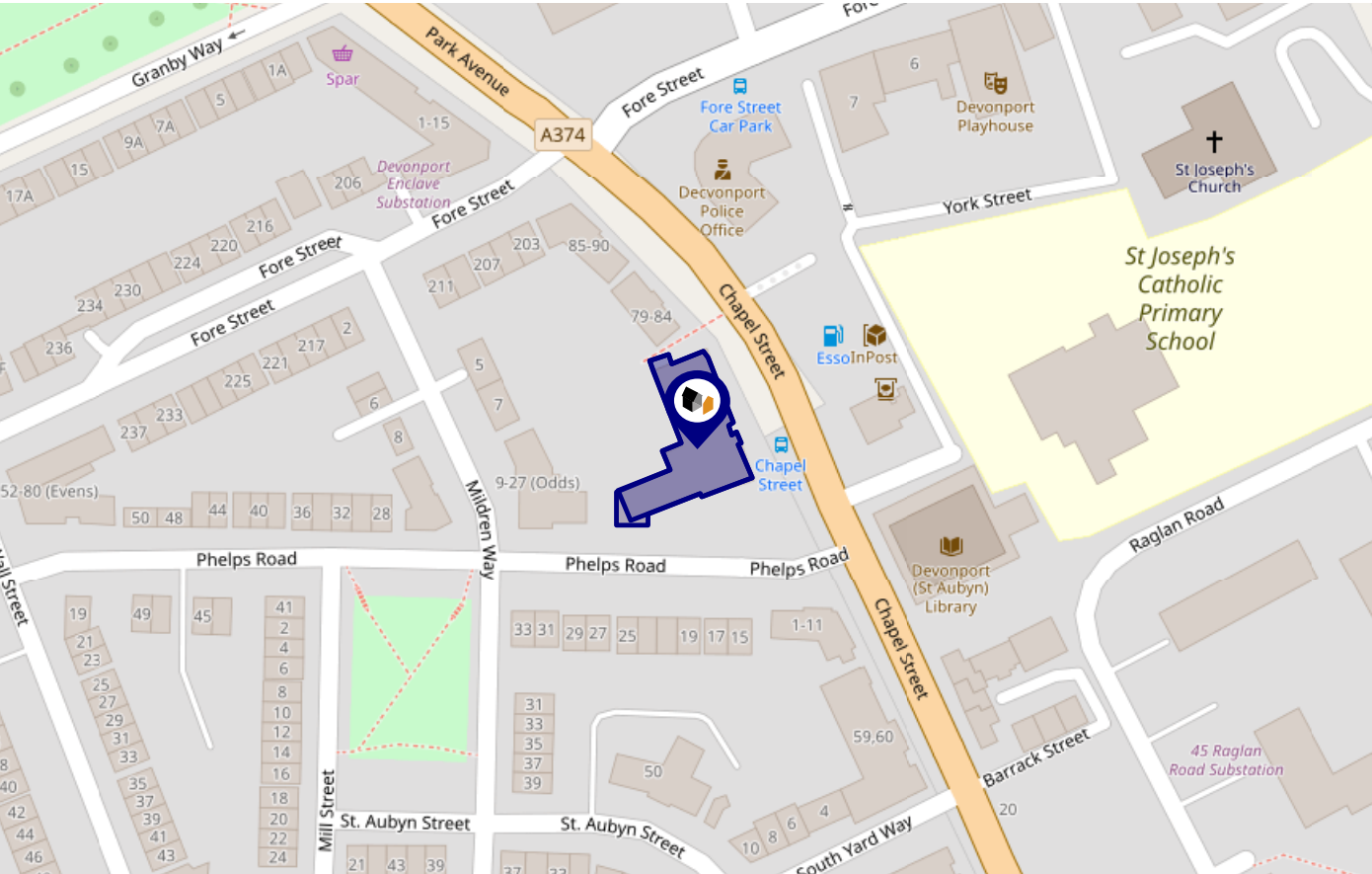


Flood Risk

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.

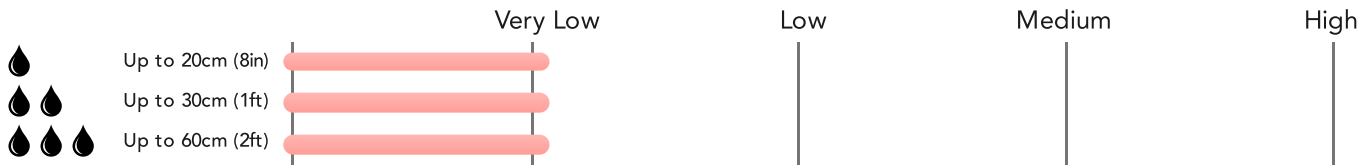


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

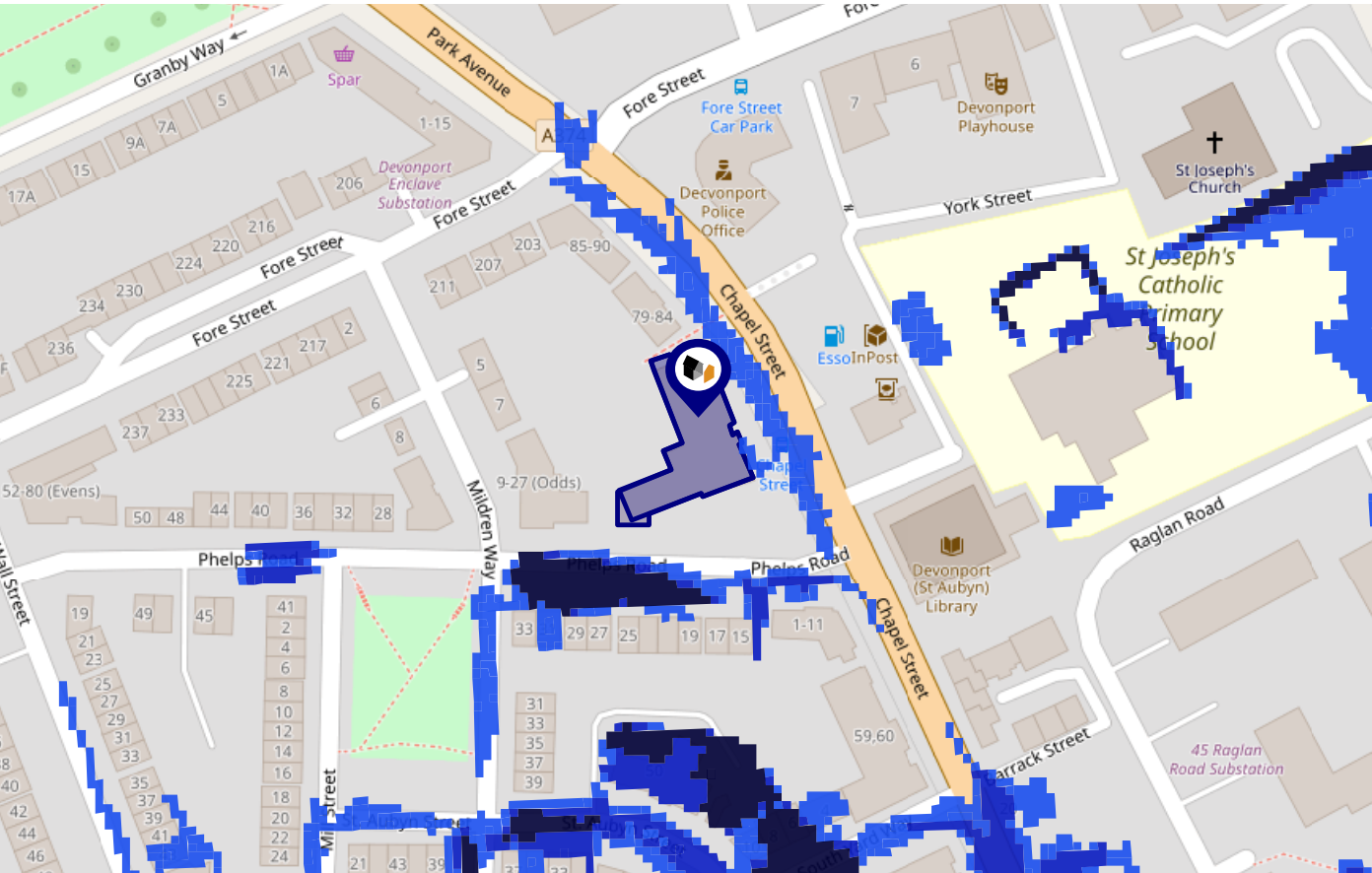


Flood Risk

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.

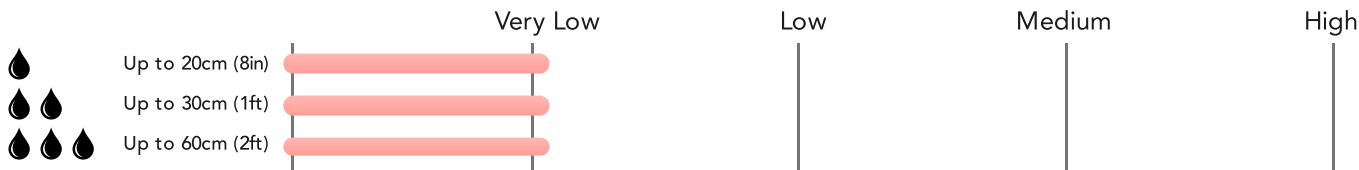


Risk Rating: Very low

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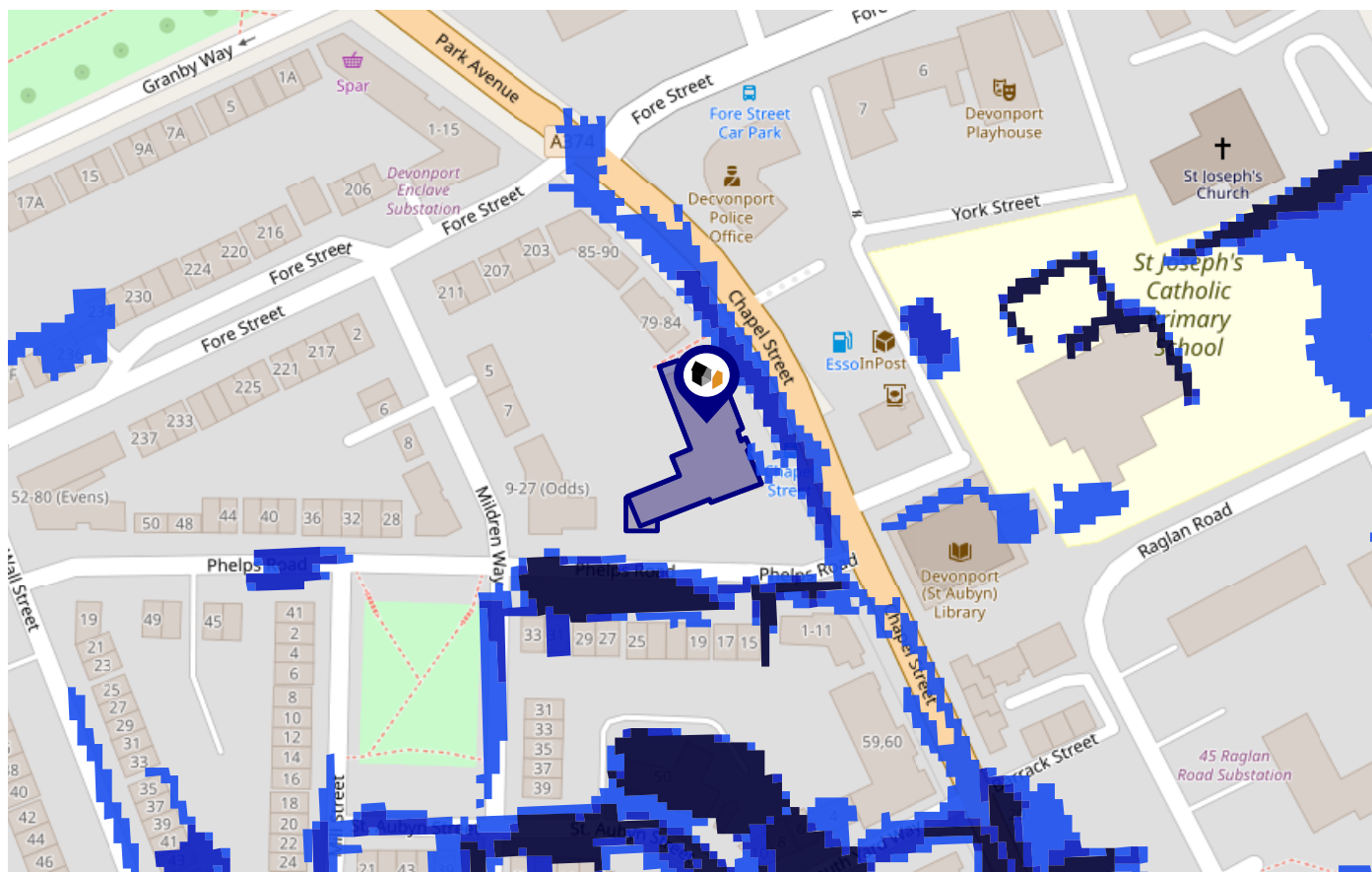
Chance of flooding to the following depths at this property:



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.

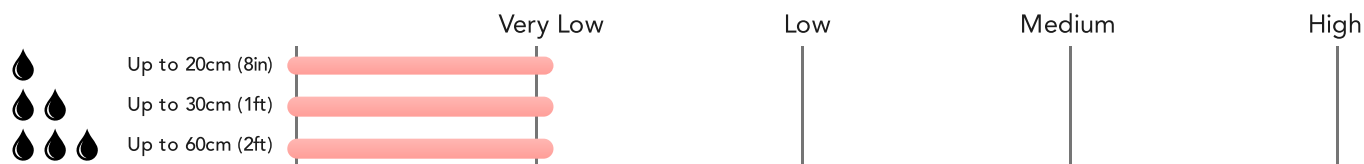


Risk Rating: Very low

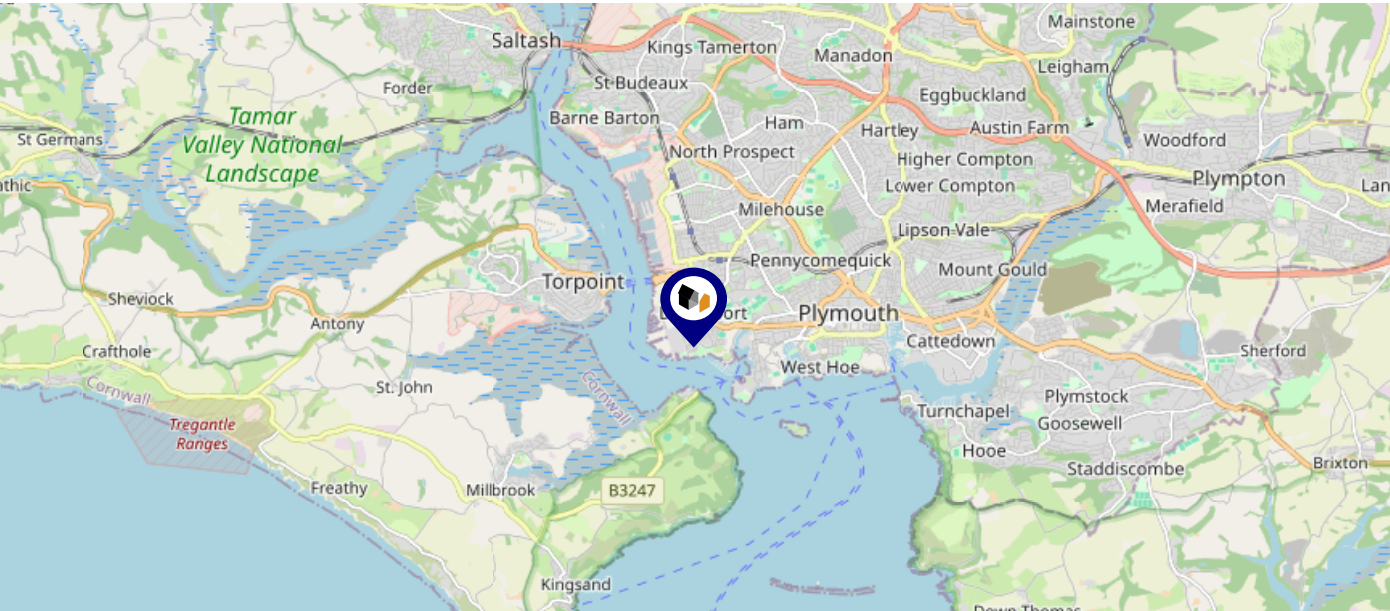
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Chance of flooding to the following depths at this property:



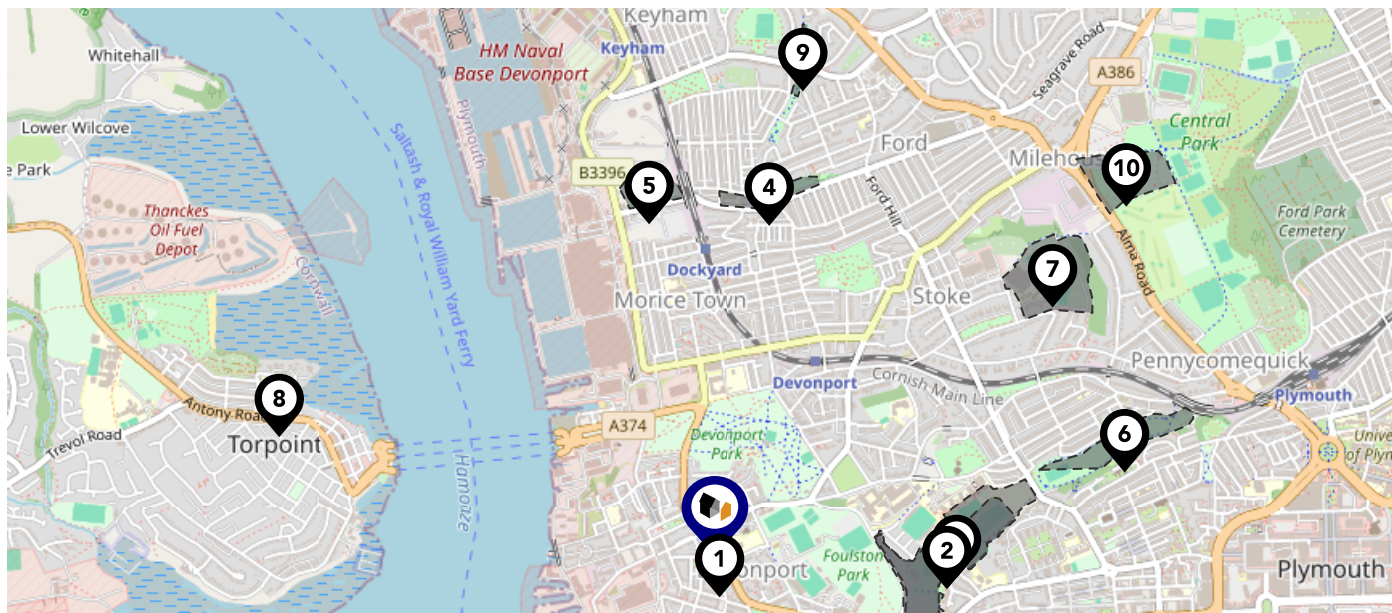
This map displays nearby areas that have been designated as Green Belt...



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.



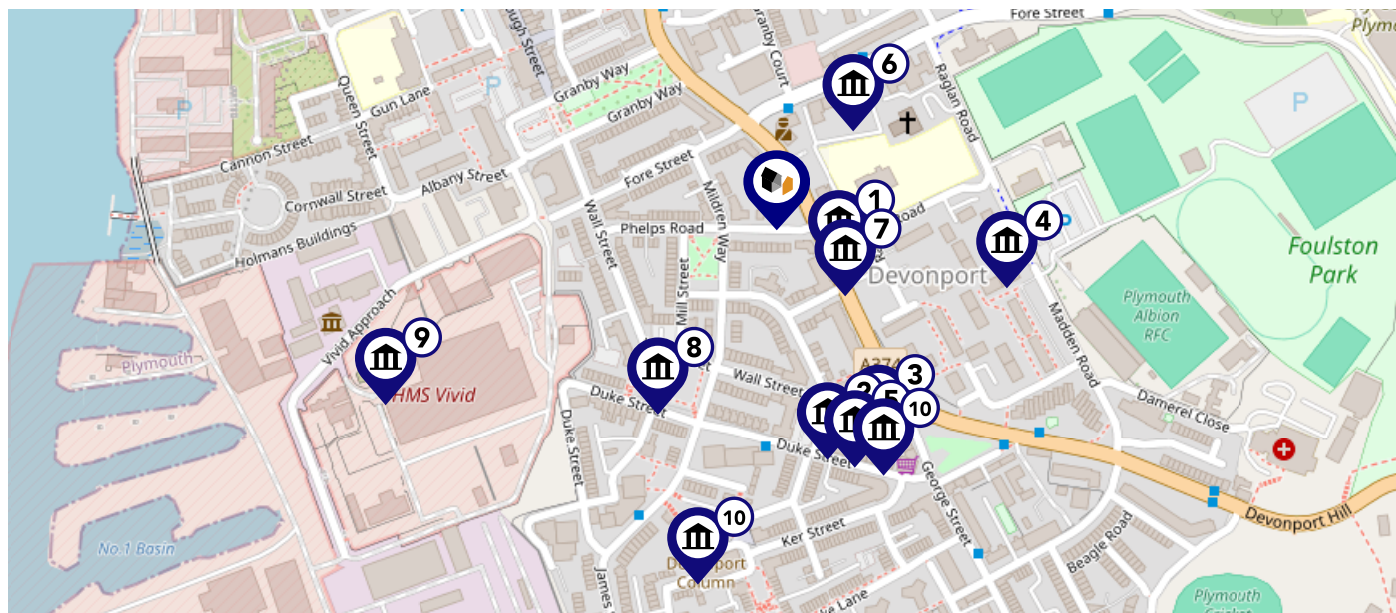
Nearby Landfill Sites

1	Hazardous Stores Return Centre-H M Naval Base, Devonport, Plymouth, Devon	Historic Landfill	☐
2	Stonehouse Playing Fields-Stonehouse Playing Fields, Stonehouse, Plymouth, Devon	Historic Landfill	☐
3	Stonehouse Lake-Plymouth, Devon	Historic Landfill	☐
4	Recreation Ground St Levan Ground And Alexandra Road-Recreation Ground, St Levan Road, Plymouth	Historic Landfill	☐
5	St Levan Road Recreation Ground-St Levan Road Recreation Ground, Devonport, Plymouth	Historic Landfill	☐
6	Victoria Park-Victoria Park, Plymouth	Historic Landfill	☐
7	Stoke School Playing Field And Allotments-Stoke School Playing Field And Allotments, Plymouth	Historic Landfill	☐
8	Antony Road Car Park-Antony Road Car Park, Torpoint	Historic Landfill	☐
9	Disused Railway Cutting-North Down, Devonport, Plymouth	Historic Landfill	☐
10	Central Park Milehouse-Central Park (Milehouse), Plymouth	Historic Landfill	☐

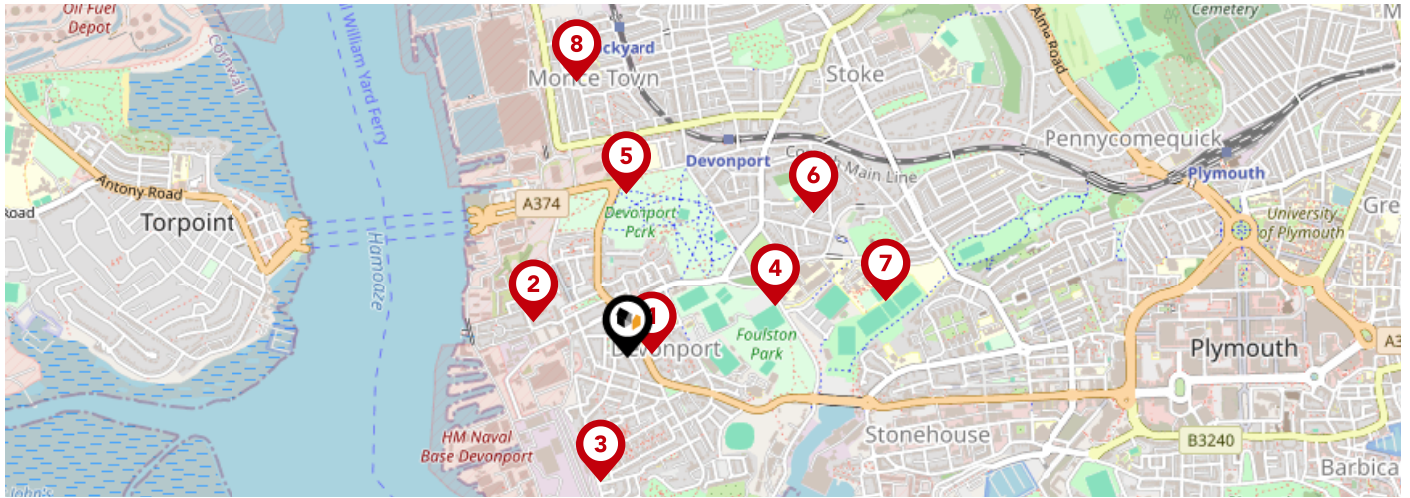
Maps

Listed Buildings

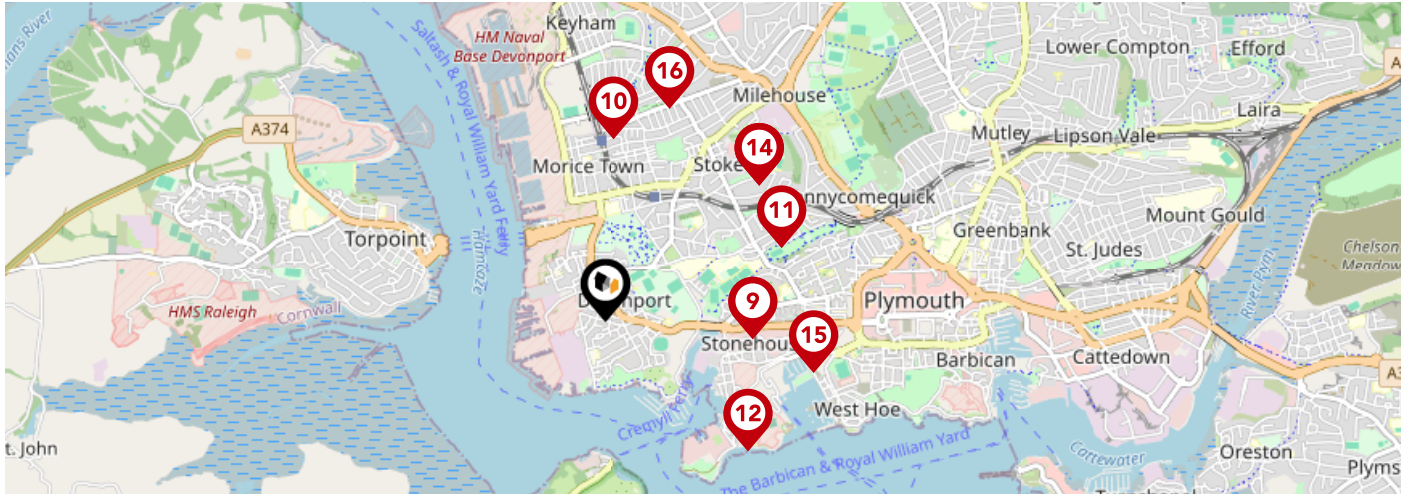
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1130019 - Church Of St Aubyn Including Attached Walls And Walls To North And South	Grade II	0.0 miles
	1130055 - 15, Cumberland Street	Grade II	0.1 miles
	1130018 - Nos. 41-43 (former Crown Hotel) And Nos 44-45, Chapel Street	Grade II	0.1 miles
	1386244 - Main Gateway At Raglan Barracks (barracks Not Included)	Grade II	0.1 miles
	1130054 - 8-14 Cumberland Street Including Beresford Arms Public House (no 9)	Grade II	0.1 miles
	1244420 - The Western Public House	Grade II	0.1 miles
	1130020 - Manor Office (atkey Goodman And Company And National Provincial)	Grade II	0.1 miles
	1378509 - Former Devonport Market House	Grade II	0.1 miles
	1378510 - Walls And Railings Around Reservoir	Grade II	0.2 miles
	1130053 - 7, Cumberland Street	Grade II	0.2 miles
	1322008 - Devonport Column	Grade I	0.2 miles



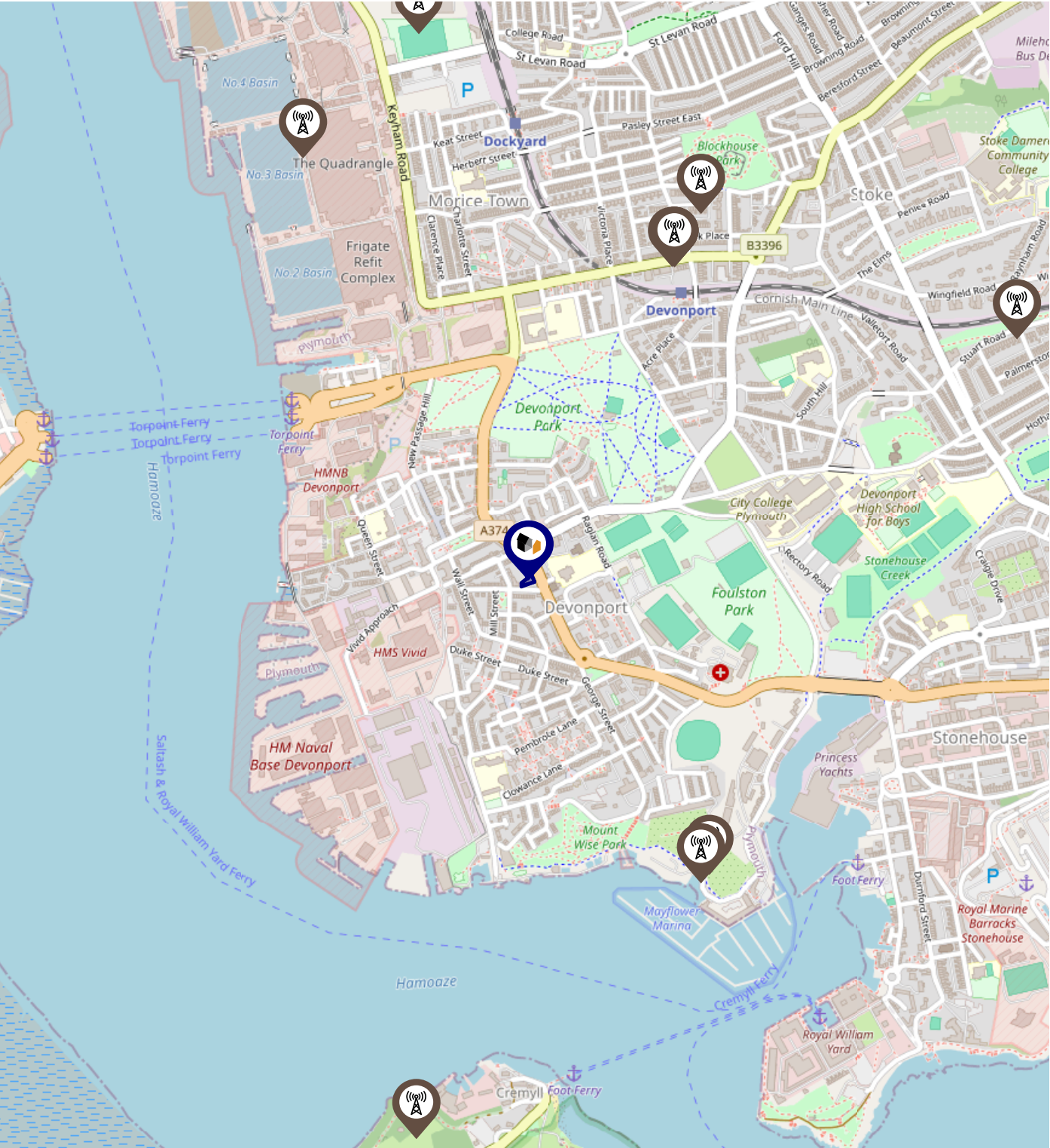
		Nursery	Primary	Secondary	College	Private
1	St Joseph's Catholic Primary School Ofsted Rating: Good Pupils: 206 Distance:0.06	☐	☒	☐	☐	☐
2	Marlborough Primary Academy Ofsted Rating: Good Pupils: 111 Distance:0.24	☐	☒	☐	☐	☐
3	Mount Wise Community Primary School Ofsted Rating: Good Pupils: 268 Distance:0.3	☐	☒	☐	☐	☐
4	City College Plymouth Ofsted Rating: Good Pupils:0 Distance:0.37	☐	☐	☒	☐	☐
5	UTC Plymouth Ofsted Rating: Good Pupils: 551 Distance:0.39	☐	☐	☒	☐	☐
6	Stoke Damerel Primary Academy Ofsted Rating: Good Pupils: 400 Distance:0.56	☐	☒	☐	☐	☐
7	Devonport High School for Boys Ofsted Rating: Good Pupils: 1231 Distance:0.62	☐	☐	☒	☐	☐
8	Morice Town Primary Academy Ofsted Rating: Good Pupils: 185 Distance:0.66	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
9	High Street Primary Academy Ofsted Rating: Good Pupils: 140 Distance:0.7	☐	☒	☐	☐	☐
10	College Road Primary School Ofsted Rating: Good Pupils: 204 Distance:0.86	☐	☒	☐	☐	☐
11	Stuart Road Primary Academy Ofsted Rating: Good Pupils: 189 Distance:0.9	☐	☒	☐	☐	☐
12	St George's CofE Primary Academy Ofsted Rating: Good Pupils: 90 Distance:0.92	☐	☒	☐	☐	☐
13	Scott Medical and Healthcare College Ofsted Rating: Good Pupils: 233 Distance:0.97	☐	☐	☒	☐	☐
14	Stoke Damerel Community College Ofsted Rating: Good Pupils: 1301 Distance:0.97	☐	☐	☒	☐	☐
15	Millbay Academy Ofsted Rating: Good Pupils: 545 Distance:1.01	☐	☒	☒	☐	☐
16	Ford Primary School Ofsted Rating: Requires improvement Pupils: 214 Distance:1.05	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

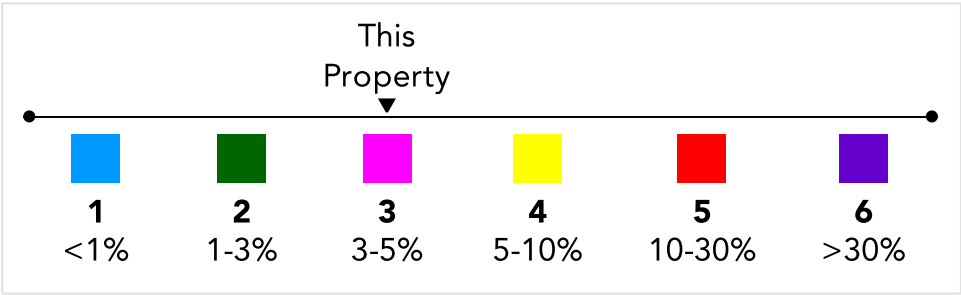
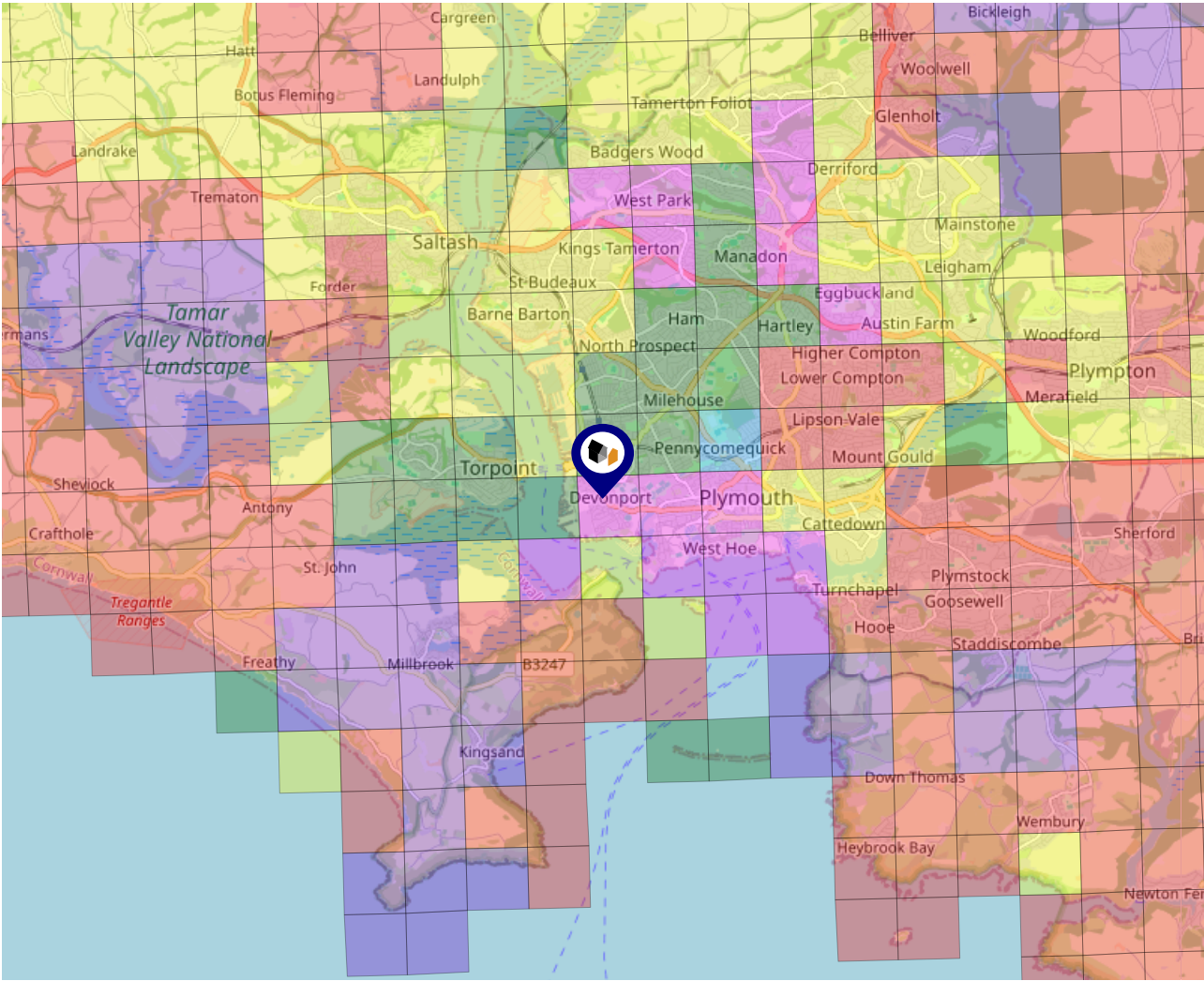


Key:

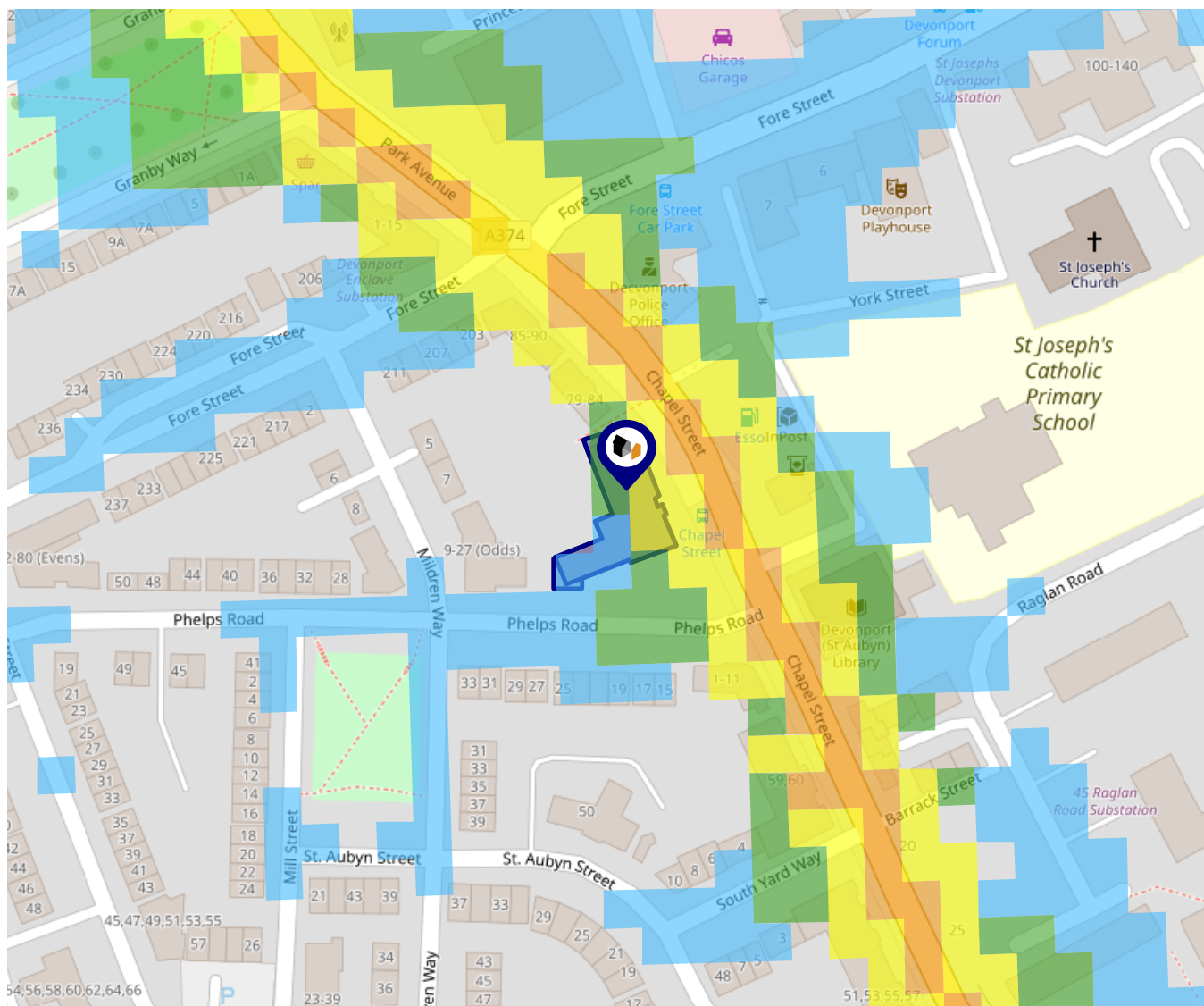
-  Power Pylons
-  Communication Masts

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

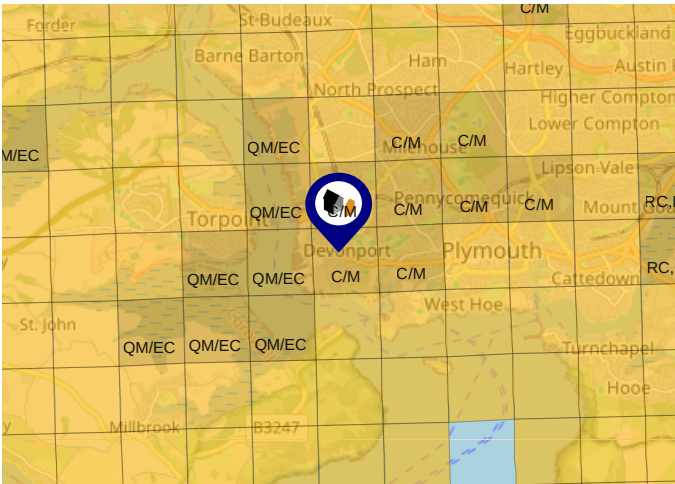


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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)

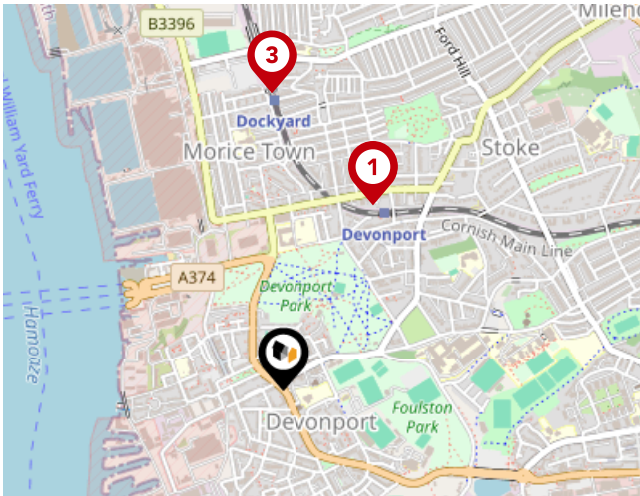
Carbon Content:	NONE	Soil Texture:	SILTY LOAM
Parent Material Grain:	ARGILLACEOUS	Soil Depth:	INTERMEDIATE-SHALLOW
Soil Group:	MEDIUM(SILTY)		



Primary Classifications (Most Common Clay Types)

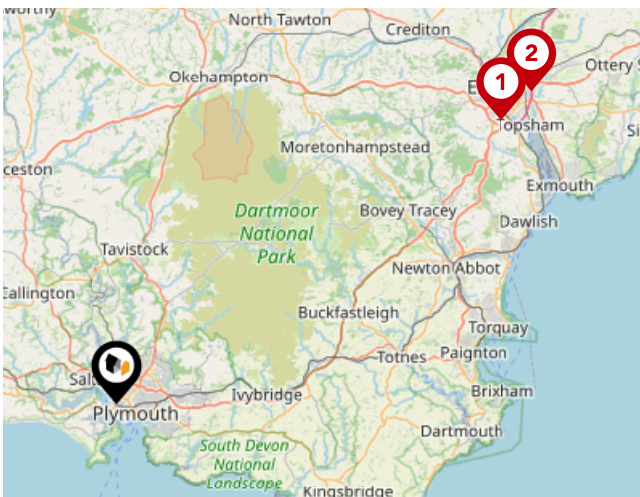
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay &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



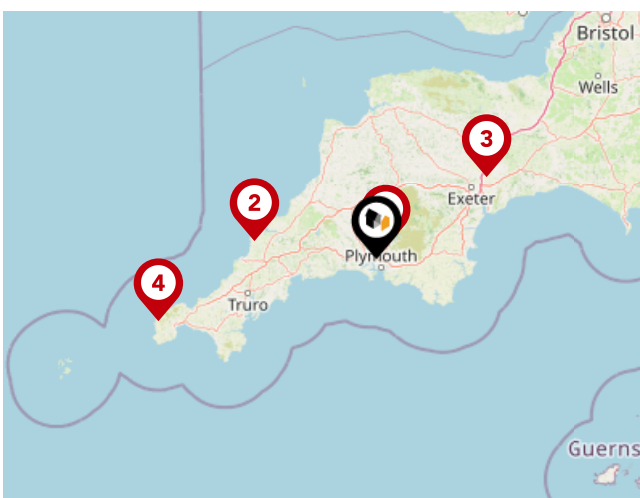
National Rail Stations

Pin	Name	Distance
1	Devonport Rail Station	0.49 miles
2	Devonport Rail Station	0.49 miles
3	Dockyard (Plymouth) Rail Station	0.71 miles



Trunk Roads/Motorways

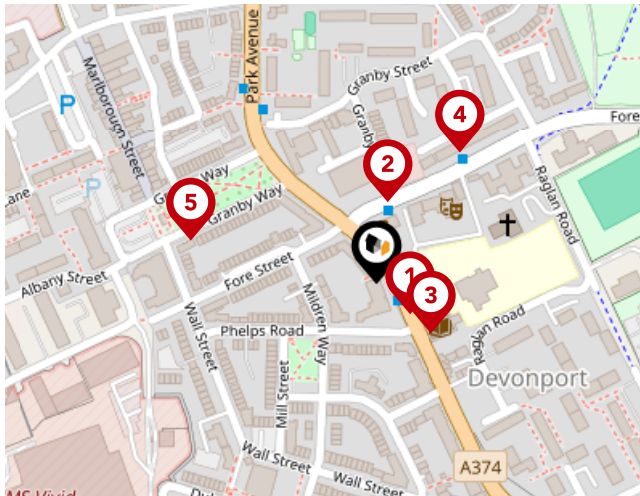
Pin	Name	Distance
1	M5 J31	36.01 miles
2	M5 J30	39.15 miles



Airports/Helipads

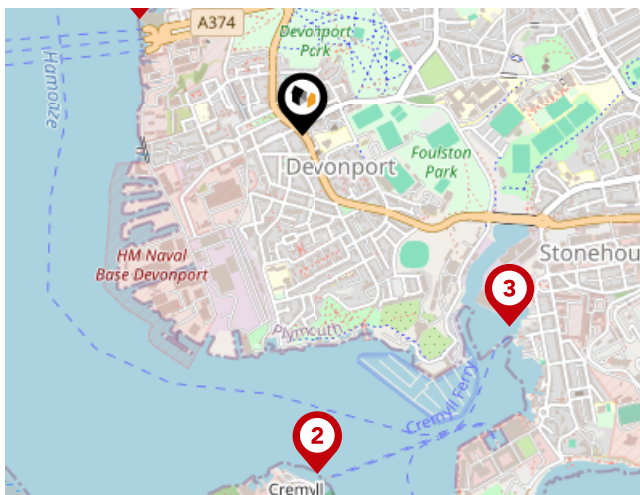
Pin	Name	Distance
1	Glenholt	4.52 miles
2	St Mawgan	36.94 miles
3	Exeter Airport	41.58 miles
4	Joppa	68.6 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Chapel Street	0.03 miles
2	Fore Street Car Park	0.05 miles
3	Chapel Street	0.04 miles
4	Devonport Forum	0.09 miles
5	Granby Gate	0.11 miles



Ferry Terminals

Pin	Name	Distance
1	Devonport Ferry Terminal	0.47 miles
2	Cremyll Mount Edgcumbe Ferry Landing	0.8 miles
3	Plymouth Stonehouse Ferry Terminal	0.66 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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