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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 12th August 2026



FLAT 58, AQUA HOUSE, 1, KINGDOM STREET, PLYMOUTH, PL1 3GJ

Lang Town & Country

6 Mannamead Road, Plymouth, PL4 7AA

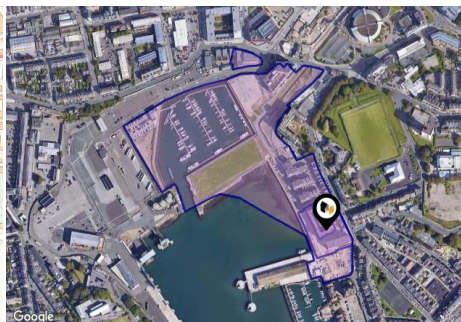
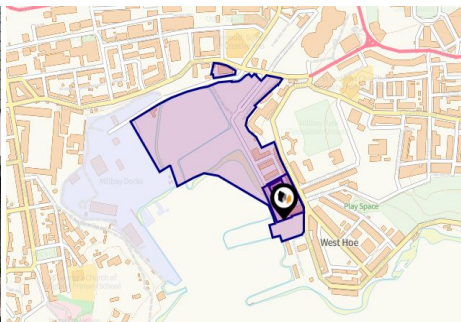
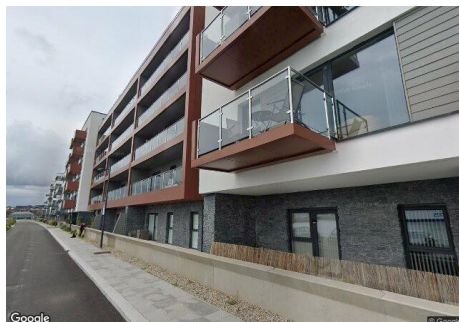
01752 456000

carrie@langtownandcountry.com

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Property

Type:	Flat / Maisonette
Bedrooms:	2
Floor Area:	753 ft ² / 70 m ²
Plot Area:	26.52 acres
Council Tax :	Band C
Annual Estimate:	£2,171
Title Number:	DN745786
UPRN:	10093900592
Restrictive Covenants:	Yes

Last Sold Date:	22/09/2021
Last Sold Price:	£240,000
Last Sold £/ft ² :	£318
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)

11 mb/s **1800** mb/s



Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property Multiple Title Plans

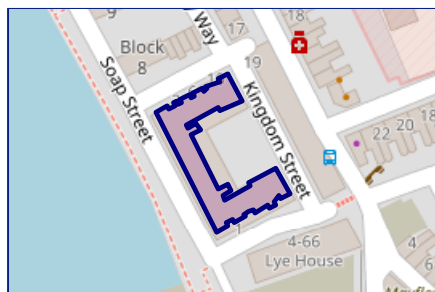
There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.

Freehold Title Plan



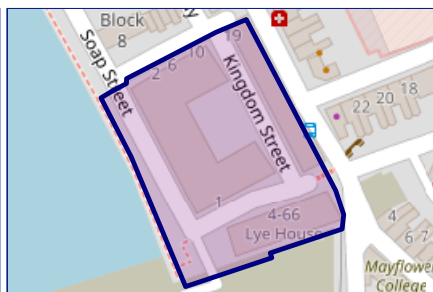
DN368173

Leasehold Title Plans



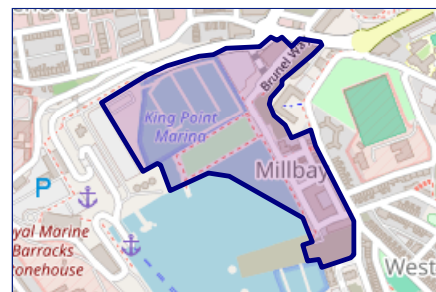
DN745786

Start Date: 16/12/2002
End Date: 17/12/3001
Lease Term: 999 years
from 17
December
2002
Term Remaining: 975 years



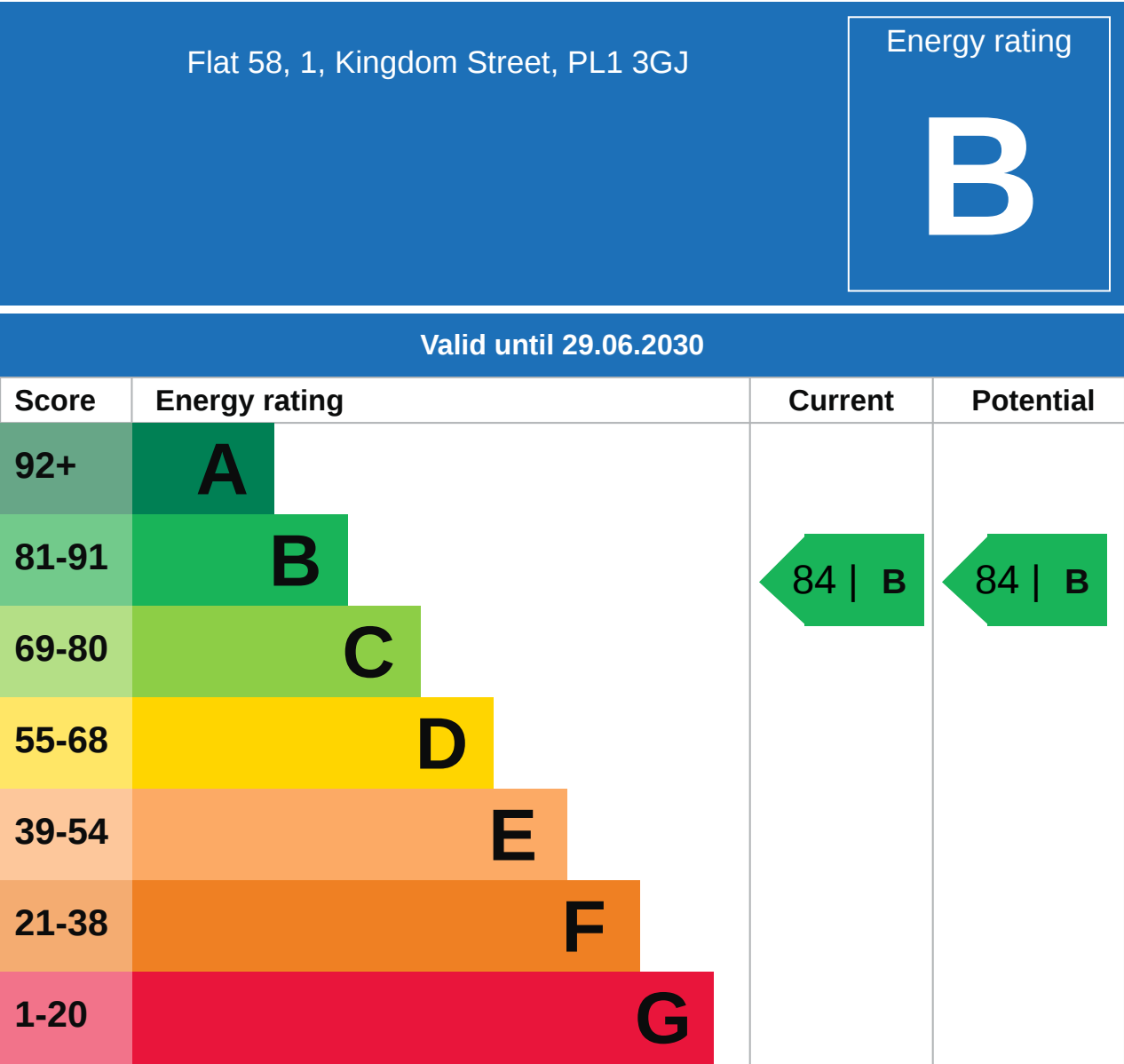
DN689502

Start Date: 06/09/2017
End Date: 22/12/2256
Lease Term: 250 years from
and including
22 December
2006
Term Remaining: 230 years



DN475212

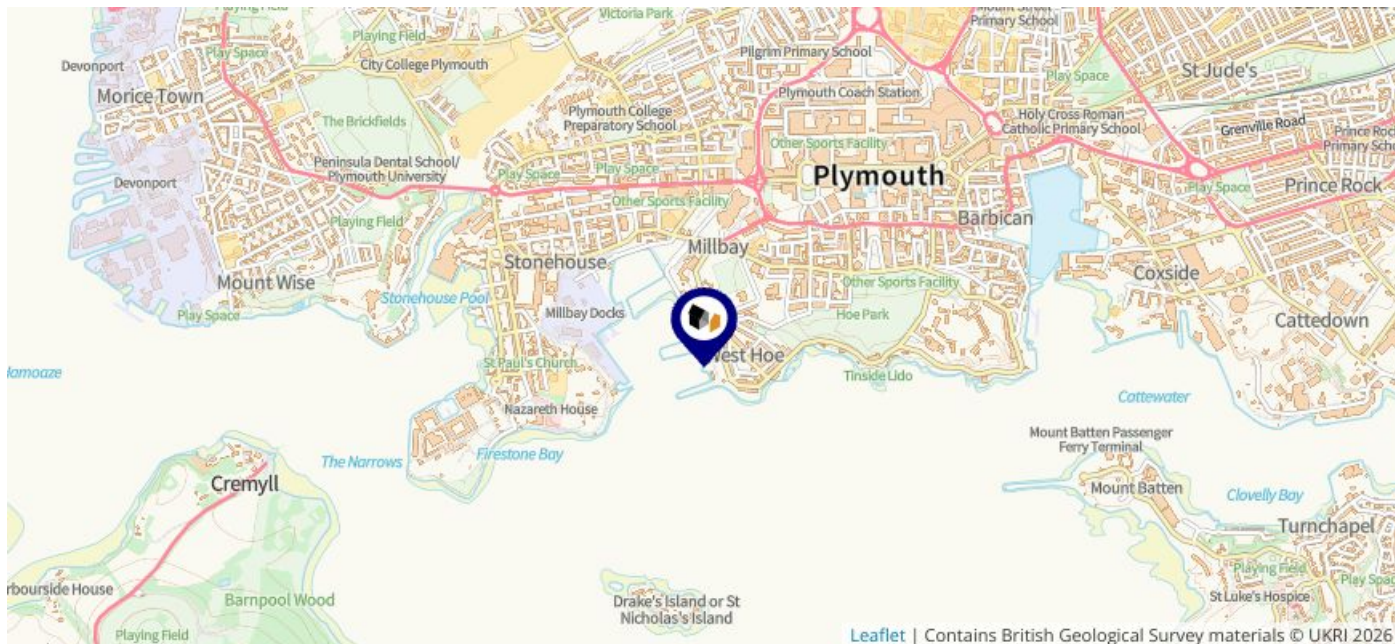
Start Date: 21/09/2021
End Date: 22/12/2256
Lease Term: 250 years less
3 days from 22
December
2006
Term Remaining: 230 years



Additional EPC Data

Property Type:	Flat
Build Form:	Mid-Terrace
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Floor Level:	Top floor
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.20 W/m-Â°K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.12 W/m-Â°K
Roof Energy:	Very Good
Main Heating:	Community scheme
Main Heating Controls:	Charging system linked to use of community heating, programmer and TRVs
Hot Water System:	Community scheme
Hot Water Energy Efficiency:	Very Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	(other premises below)
Total Floor Area:	70 m ²

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✗ Adit
- ✗ Gutter Pit
- ✗ Shaft

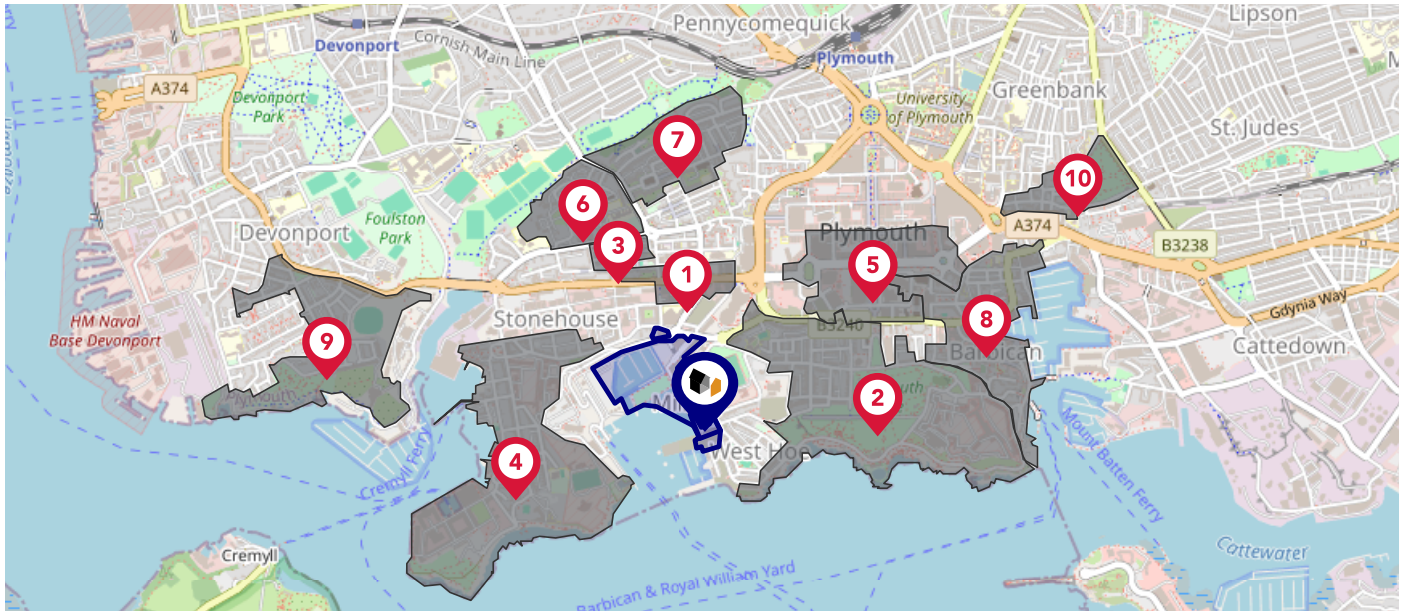
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

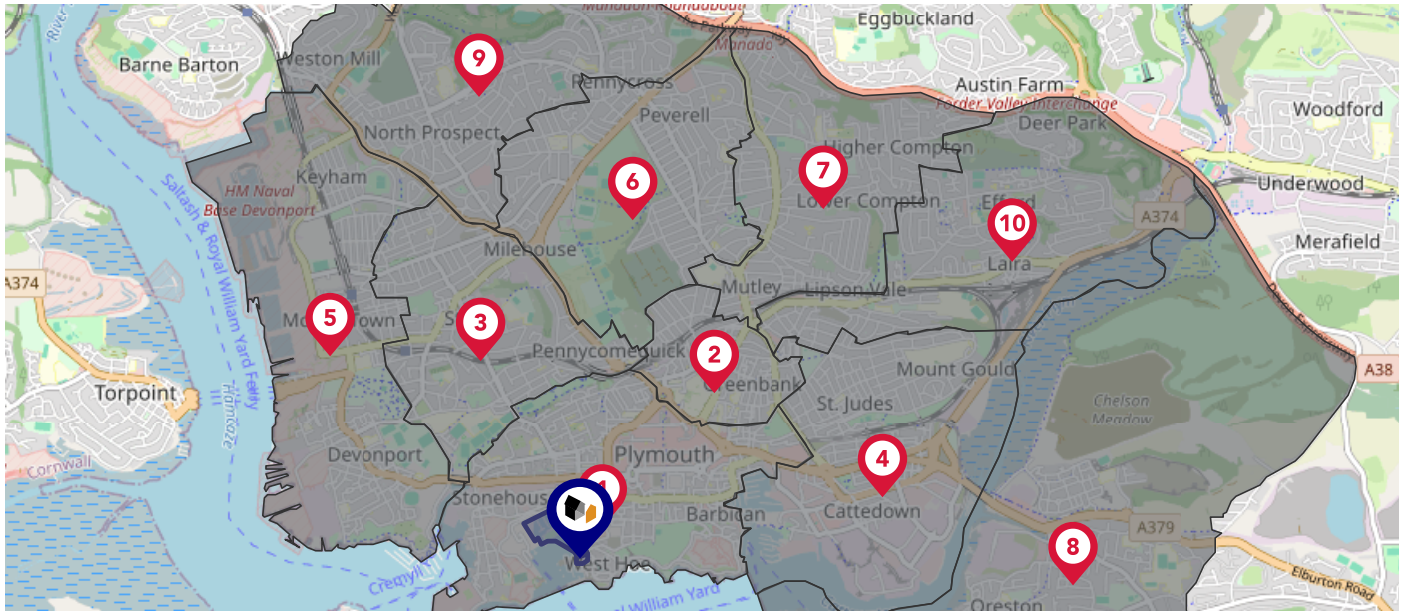
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

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

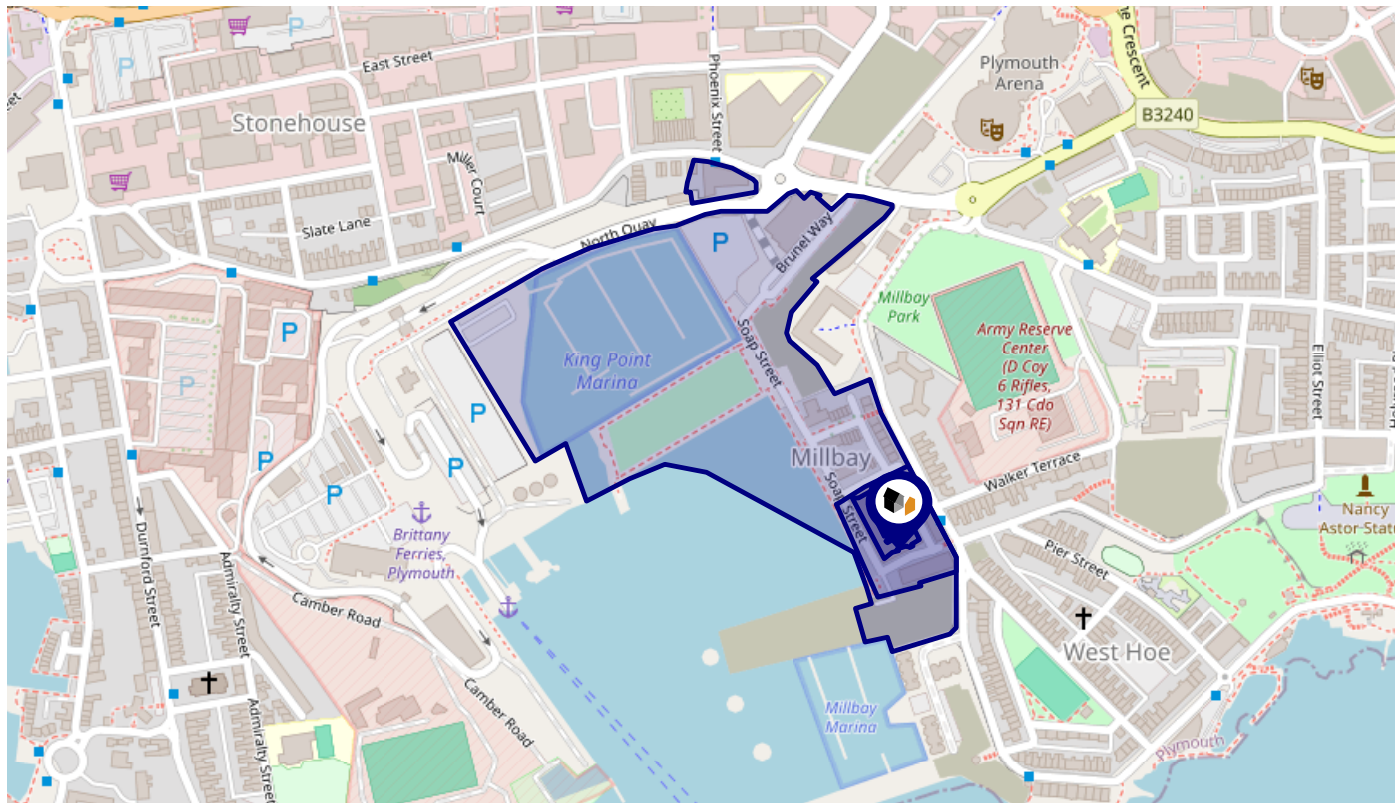
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

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

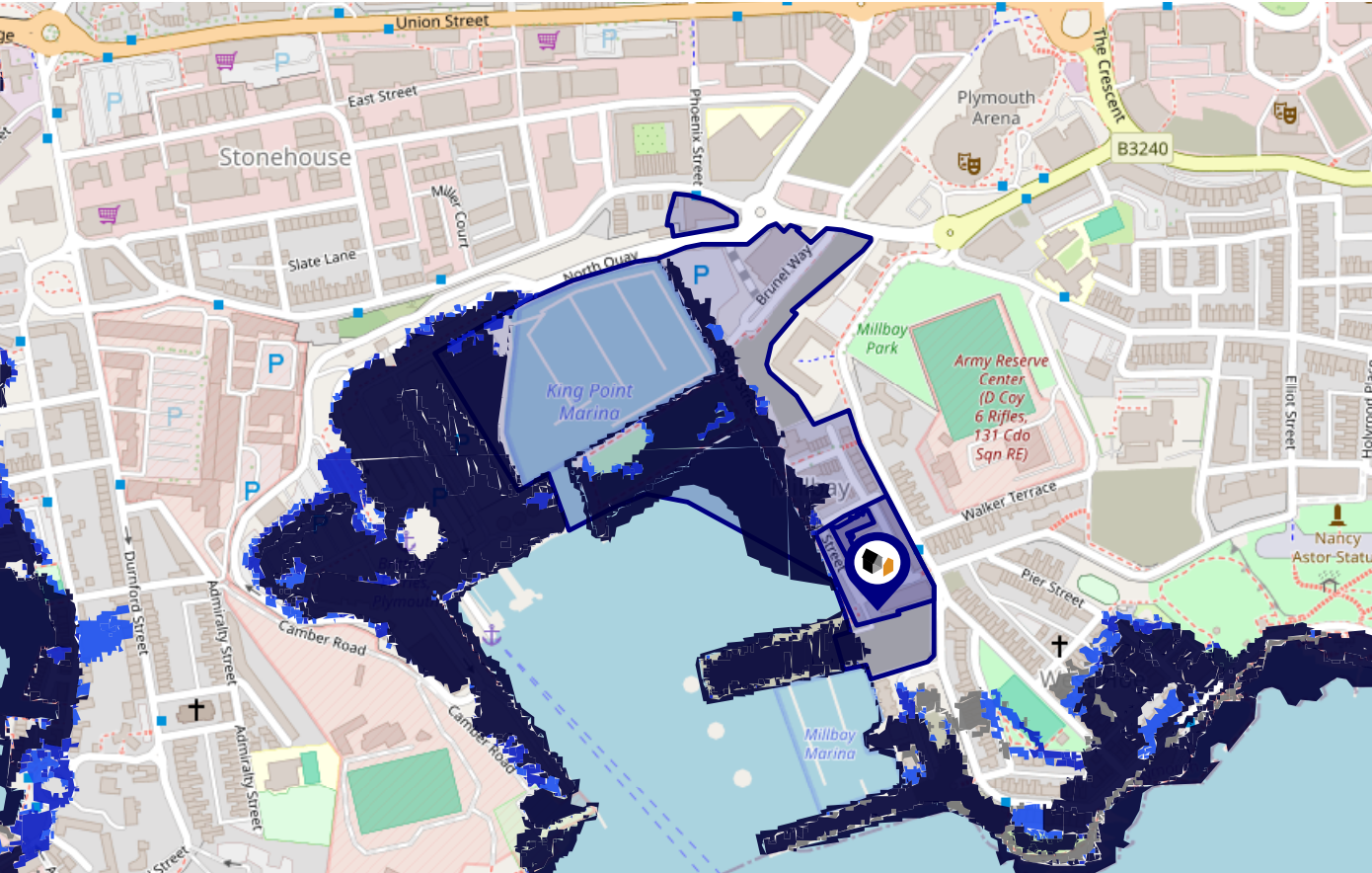
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

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.

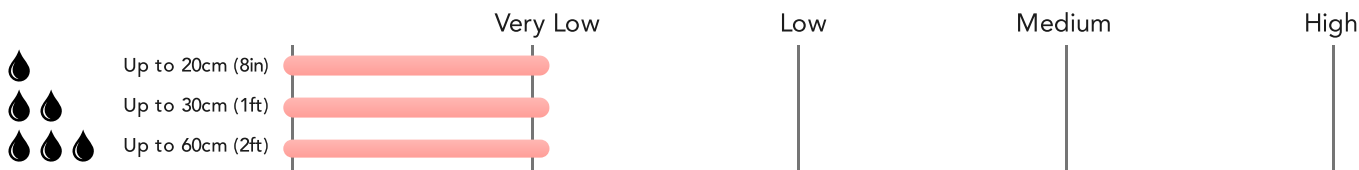


Risk Rating: Very low

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:

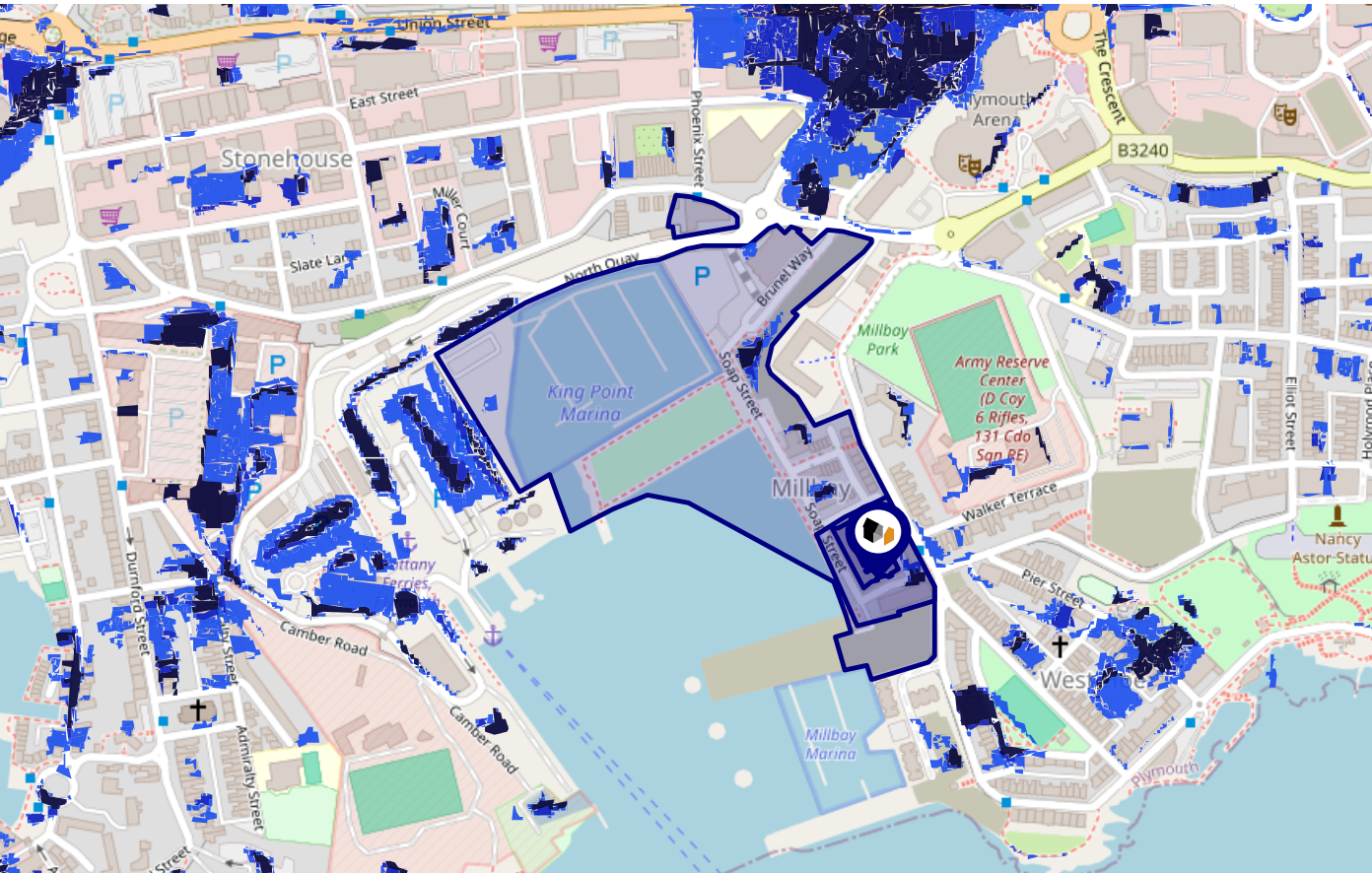


Flood Risk

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.

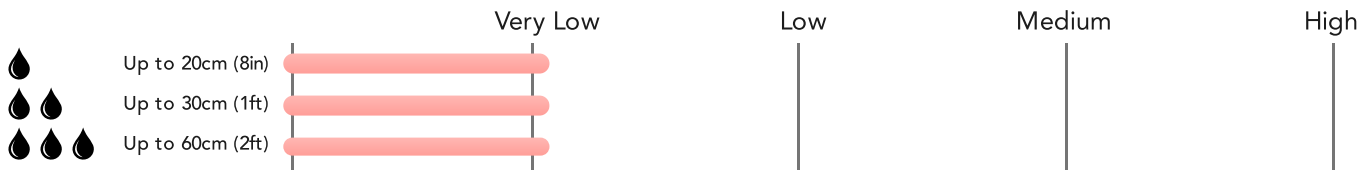


Risk Rating: Very low

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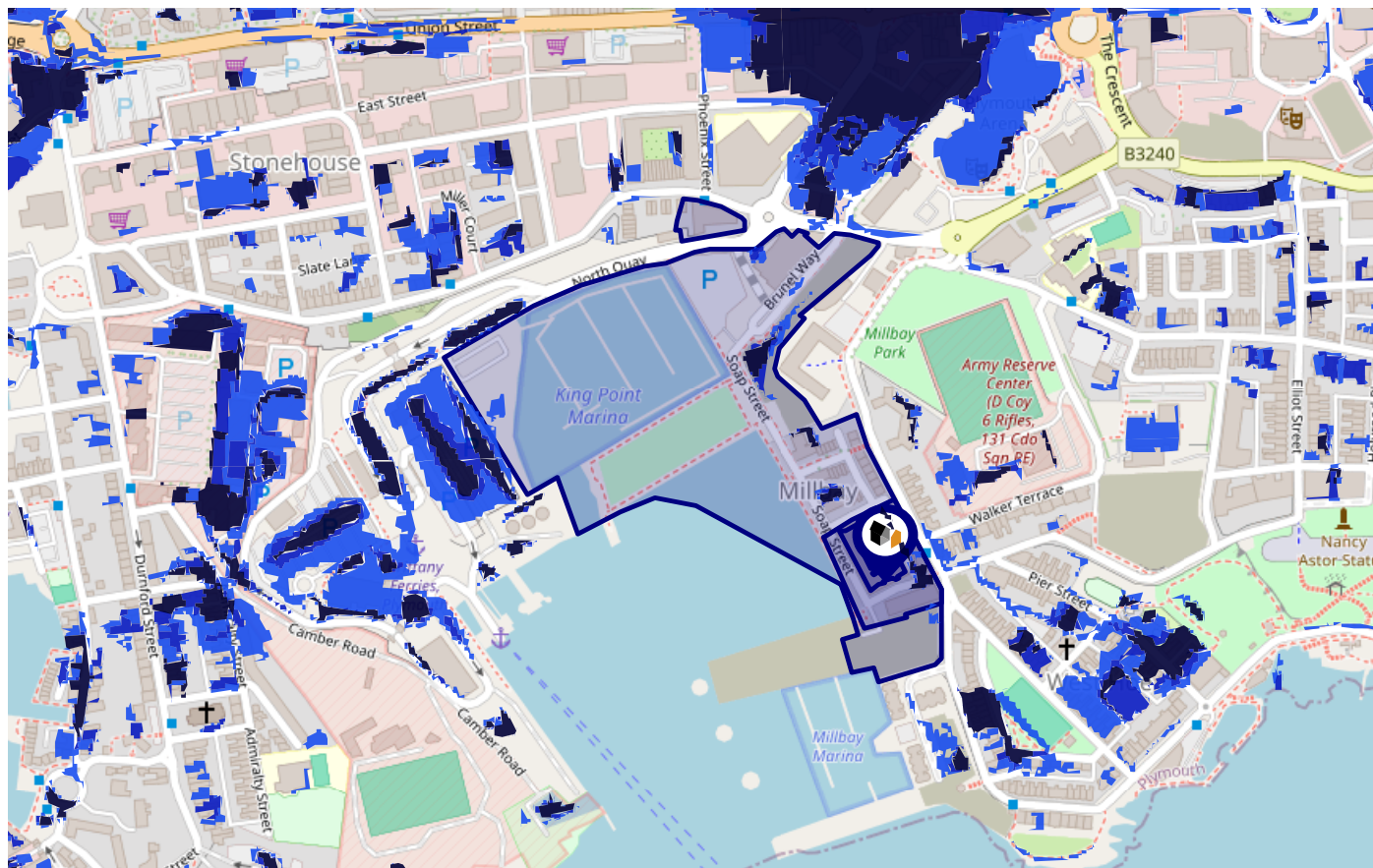
Chance of flooding to the following depths at this property:



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.

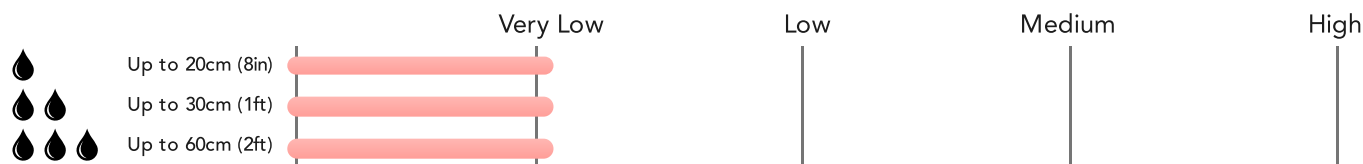


Risk Rating: Very low

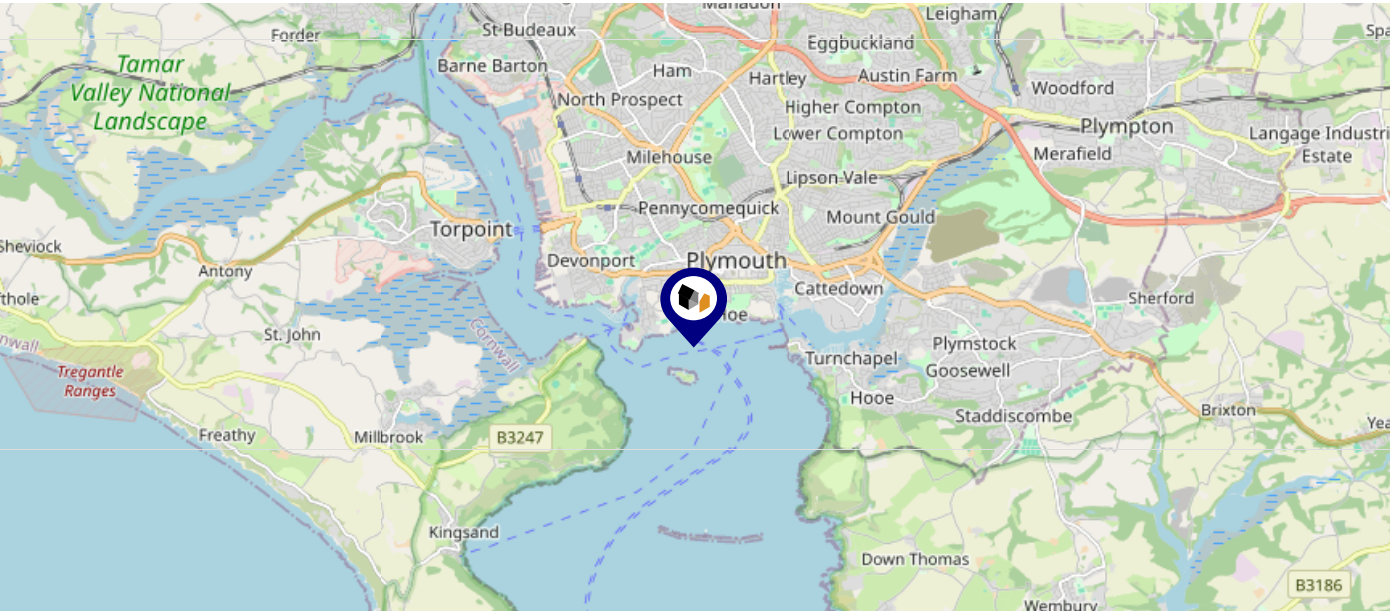
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Chance of flooding to the following depths at this property:



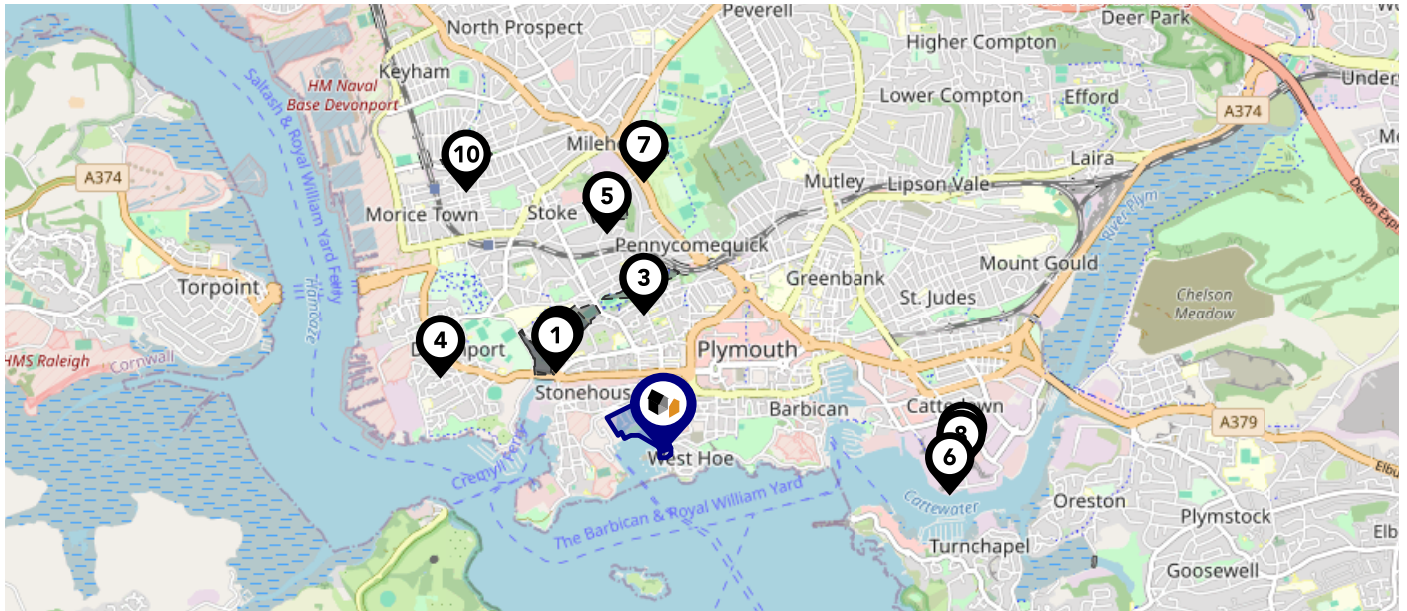
This map displays nearby areas that have been designated as Green Belt...



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	Stonehouse Playing Fields-Stonehouse Playing Fields, Stonehouse, Plymouth, Devon	Historic Landfill	☐
2	Stonehouse Lake-Plymouth, Devon	Historic Landfill	☐
3	Victoria Park-Victoria Park, Plymouth	Historic Landfill	☐
4	Hazardous Stores Return Centre-H M Naval Base, Devonport, Plymouth, Devon	Historic Landfill	☐
5	Stoke School Playing Field And Allotments-Stoke School Playing Field And Allotments, Plymouth	Historic Landfill	☐
6	Sevenside Waste Paper-Wallsend Industrial Estate, Cattledown, Plymouth, Devon	Historic Landfill	☐
7	Central Park Milehouse-Central Park (Milehouse), Plymouth	Historic Landfill	☐
8	Cattledown Road-Cattledown, Plymouth	Historic Landfill	☐
9	MacAdam Road-Cattledown, Plymouth	Historic Landfill	☐
10	Recreation Ground St Levan Ground And Alexandra Road-Recreation Ground, St Levan Road, Plymouth	Historic Landfill	☐

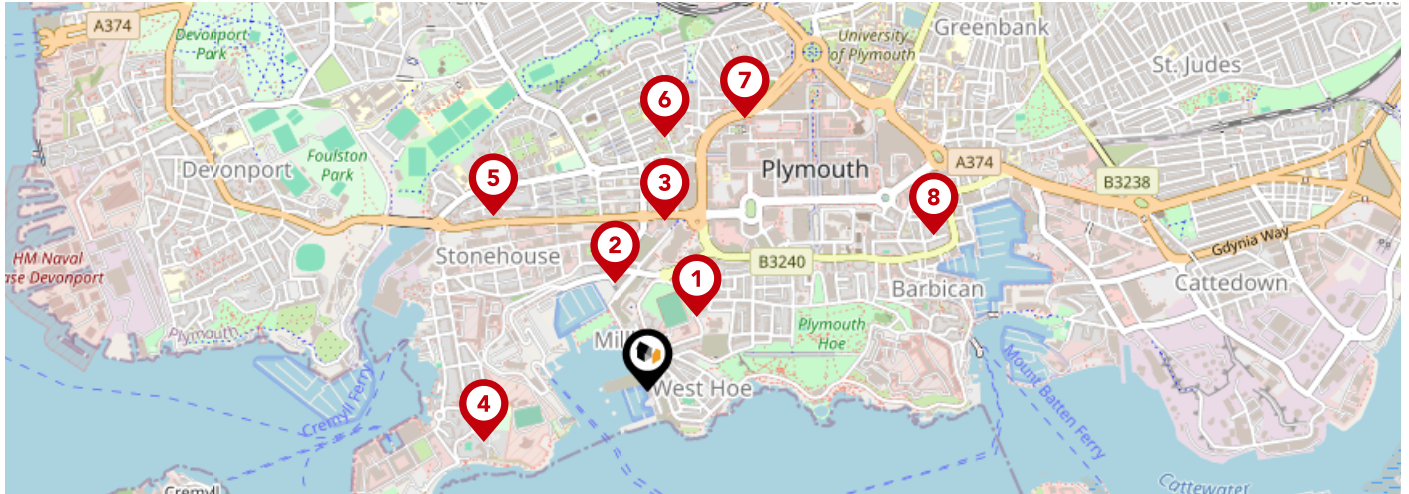
Maps

Listed Buildings

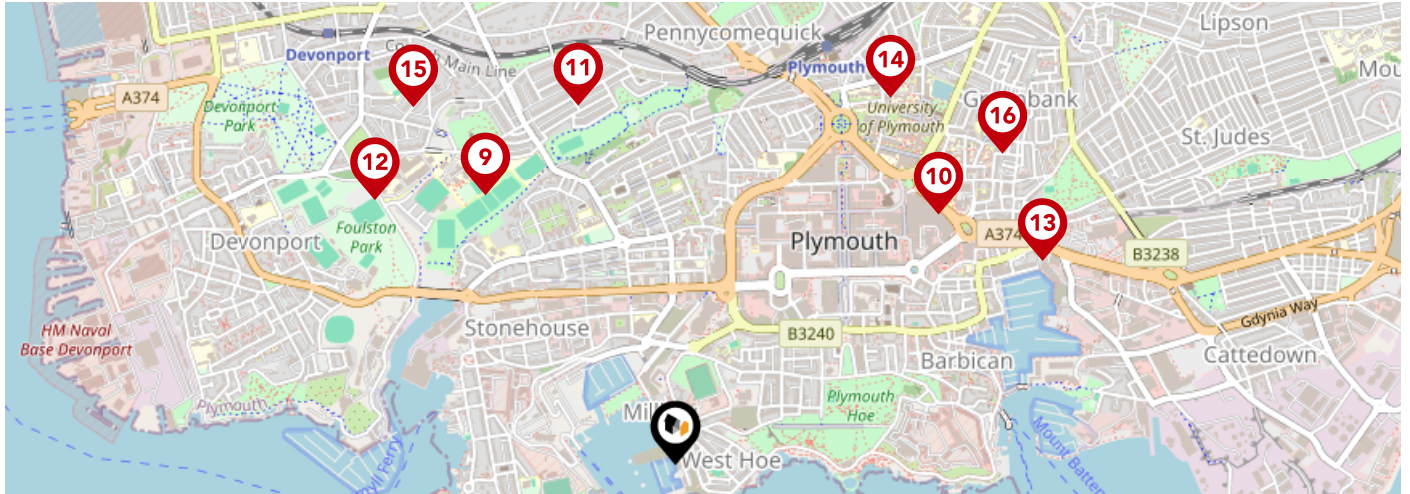
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1113301 - Former Dock Police Station And Custom Office At South East Entrance To Millbay Docks	Grade II	0.1 miles
	1386245 - Duke Of Cornwall Hotel And Attached Forecourt Walls And Railings	Grade II	0.2 miles
	1113297 - Numbers 23 To 39 And Attached Forecourt Walls And Railings	Grade II	0.2 miles
	1391484 - Millbay Docks, Inner Basin	Grade II	0.2 miles
	1386469 - The Grand Hotel	Grade II	0.2 miles
	1113300 - Walls And Railings To Road Frontage By West Hoe Pier	Grade II	0.2 miles
	1113298 - The Waterfront	Grade II	0.2 miles
	1113299 - West Hoe Pier	Grade II	0.2 miles
	1113330 - Belvedere	Grade II	0.3 miles
	1386444 - Number 1 And Attached Forecourt Wall And Railings	Grade II	0.3 miles
	1113331 - Numbers 5 And 7 And Attached Forecourt Walls And Railings	Grade II	0.3 miles



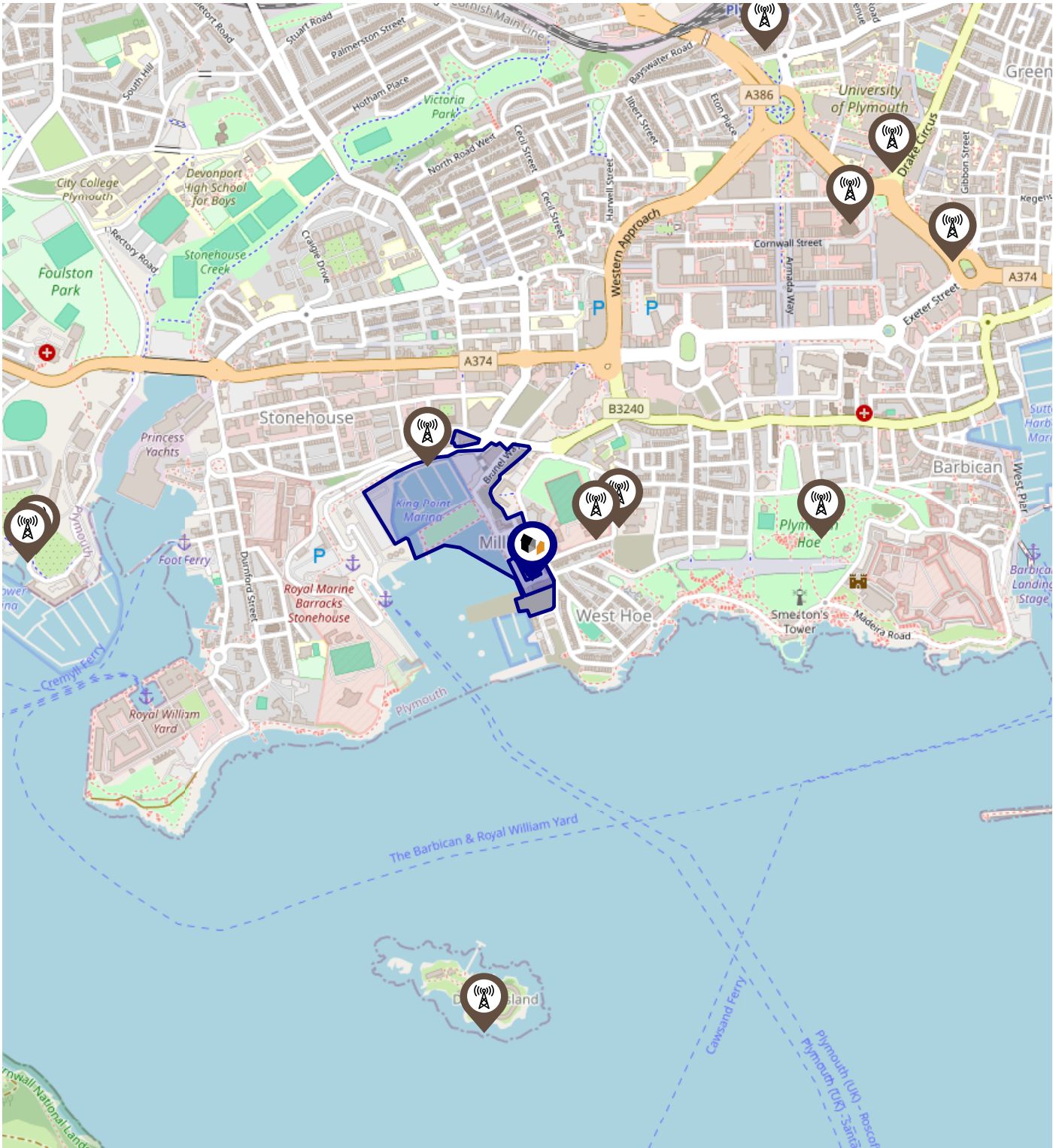
		Nursery	Primary	Secondary	College	Private
1	St Andrew's Cof E VA Primary School Ofsted Rating: Good Pupils: 208 Distance:0.21	☐	☒	☐	☐	☐
2	Millbay Academy Ofsted Rating: Good Pupils: 545 Distance:0.27	☐	☒	☒	☐	☐
3	St Peter's CofE Primary School Ofsted Rating: Good Pupils: 154 Distance:0.41	☐	☒	☐	☐	☐
4	St George's CofE Primary Academy Ofsted Rating: Good Pupils: 90 Distance:0.41	☐	☒	☐	☐	☐
5	High Street Primary Academy Ofsted Rating: Good Pupils: 140 Distance:0.55	☐	☒	☐	☐	☐
6	The Cathedral School of St Mary Ofsted Rating: Requires improvement Pupils: 109 Distance:0.6	☐	☒	☐	☐	☐
7	Pilgrim Primary Academy Ofsted Rating: Outstanding Pupils: 390 Distance:0.69	☐	☒	☐	☐	☐
8	ACE Schools Plymouth Ofsted Rating: Good Pupils: 233 Distance:0.77	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
9	Devonport High School for Boys Ofsted Rating: Good Pupils: 1231 Distance:0.78	☐	☐	☒	☐	☐
10	Arts University Plymouth Ofsted Rating: Good Pupils:0 Distance:0.86	☐	☐	☒	☐	☐
11	Stuart Road Primary Academy Ofsted Rating: Good Pupils: 189 Distance:0.88	☐	☒	☐	☐	☐
12	City College Plymouth Ofsted Rating: Good Pupils:0 Distance:0.95	☐	☐	☒	☐	☐
13	Holy Cross Catholic Primary School Ofsted Rating: Good Pupils: 306 Distance:0.99	☐	☒	☐	☐	☐
14	Fletewood School at Derry Villas Ofsted Rating: Good Pupils: 58 Distance:1	☐	☒	☐	☐	☐
15	Stoke Damerel Primary Academy Ofsted Rating: Good Pupils: 400 Distance:1.05	☐	☒	☐	☐	☐
16	Mount Street Primary School Ofsted Rating: Good Pupils: 258 Distance:1.06	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

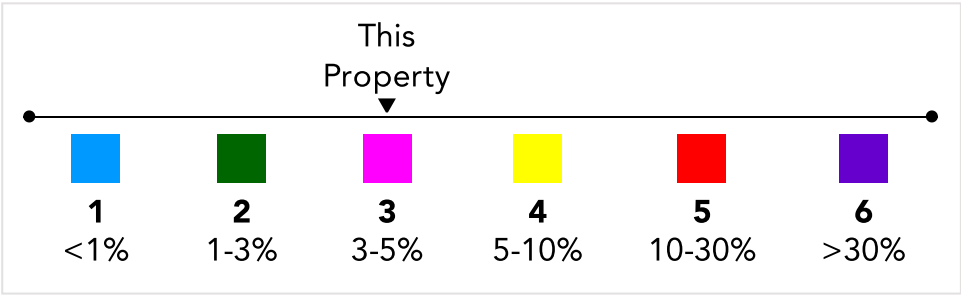
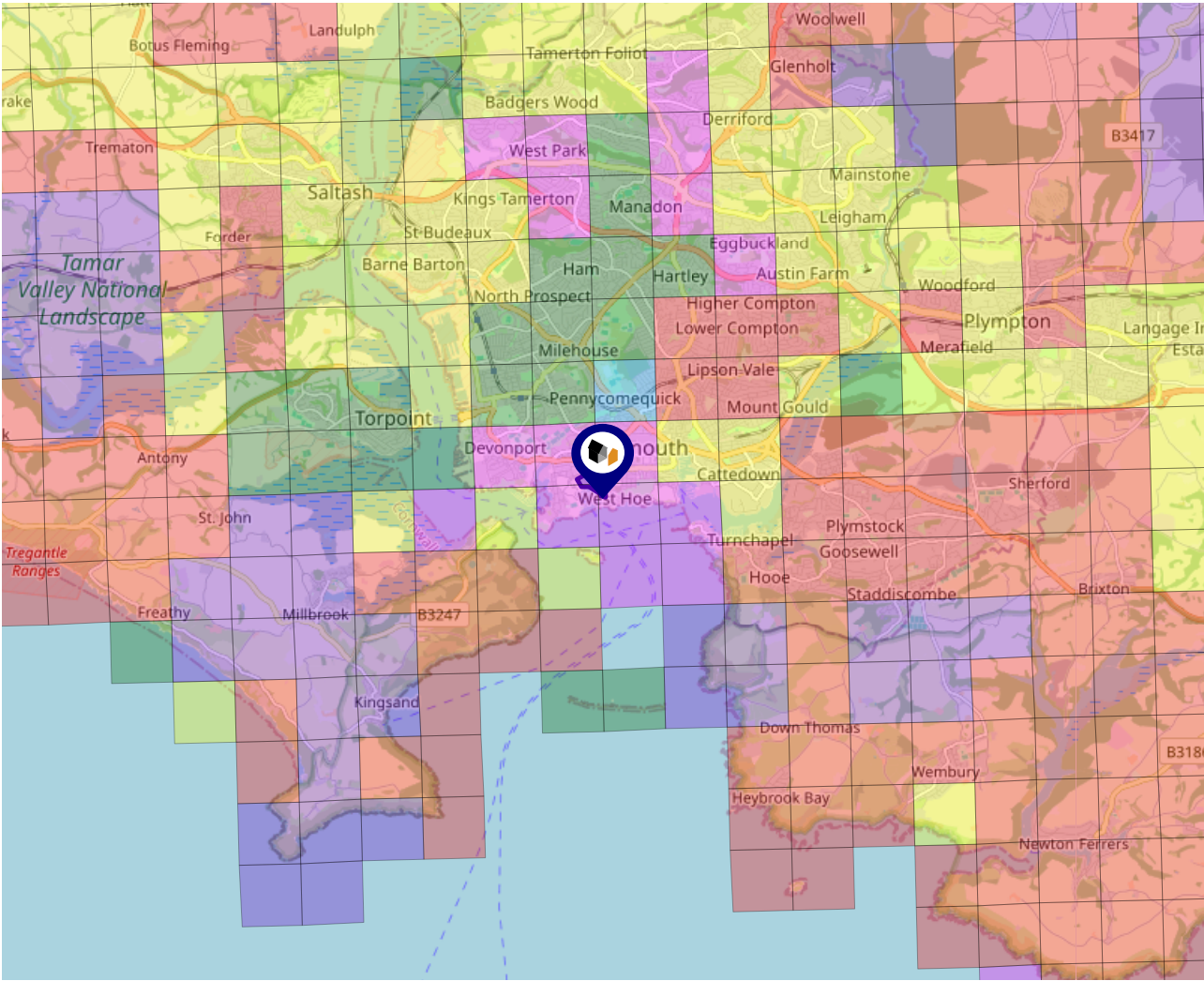


Key:

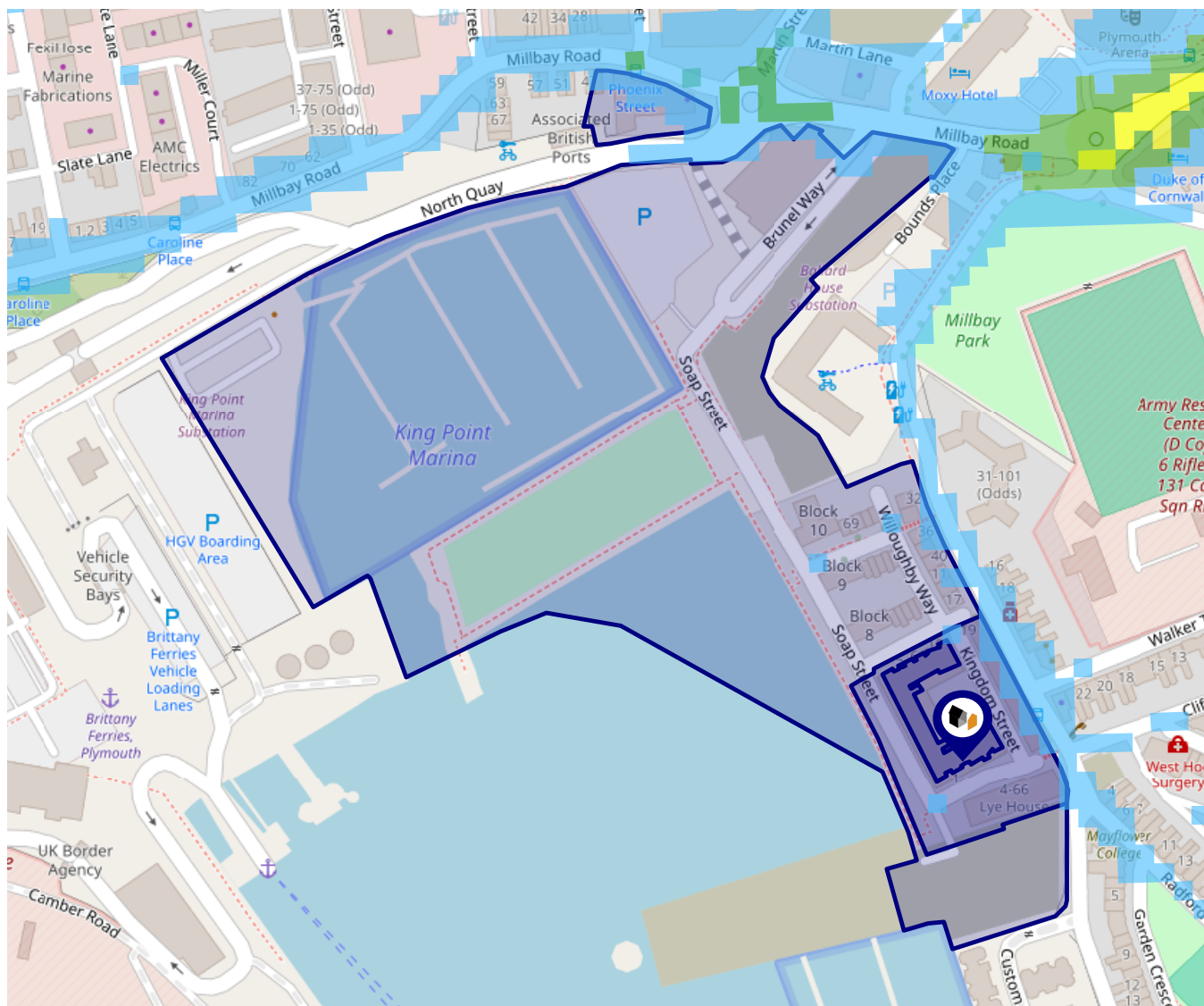
-  Power Pylons
-  Communication Masts

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

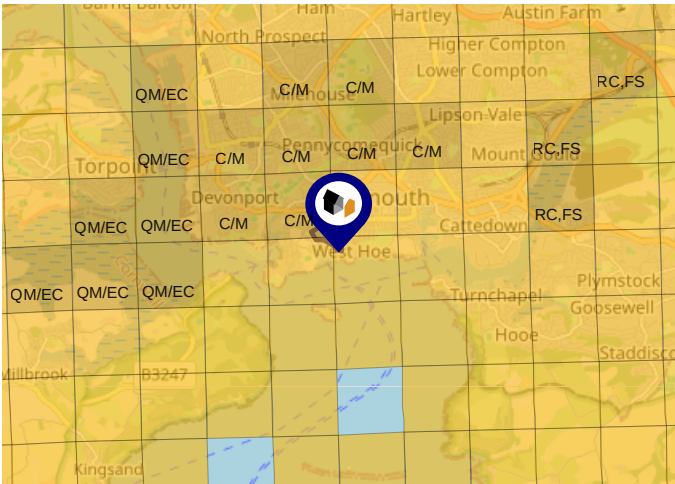


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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		

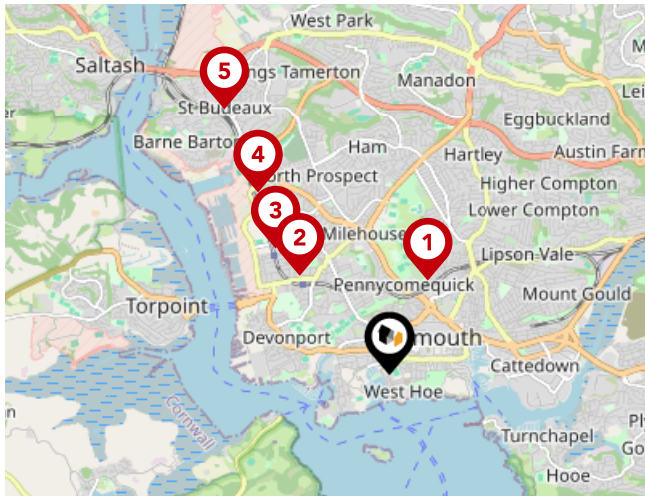


Primary Classifications (Most Common Clay Types)

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)

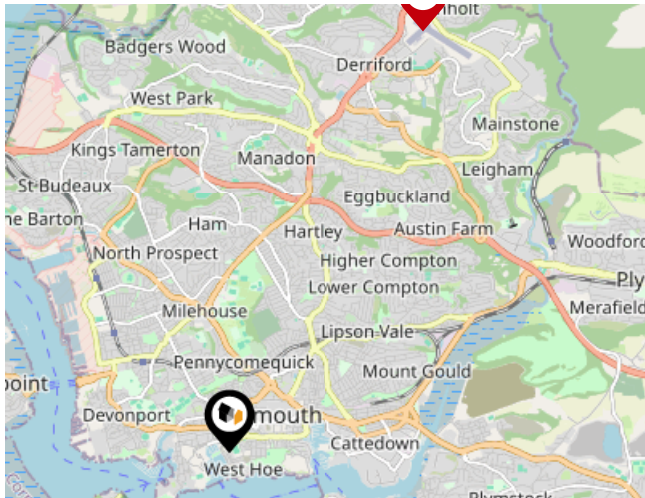


National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	0.96 miles
2	Devonport Rail Station	1.27 miles
3	Dockyard (Plymouth) Rail Station	1.61 miles
4	Keyham Rail Station	2.12 miles
5	St Budeaux Ferry Road Rail Station	2.96 miles

Trunk Roads/Motorways

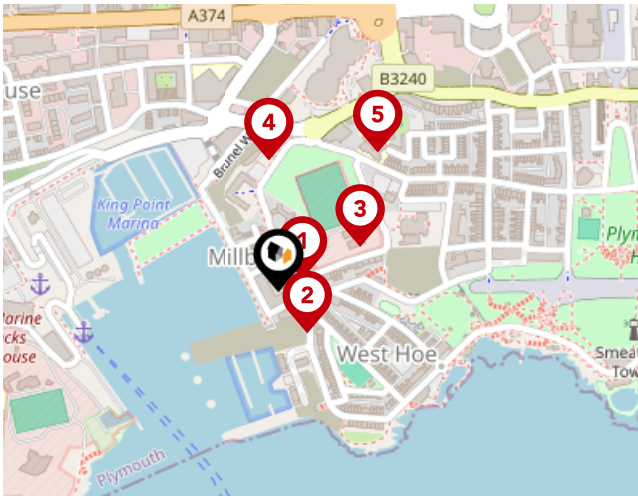
No Trunk Roads/Motorways found within 50 km of this property.



Airports/Helipads

Pin	Name	Distance
1	Plymouth City Airport	4.37 miles

Area Transport (Local)

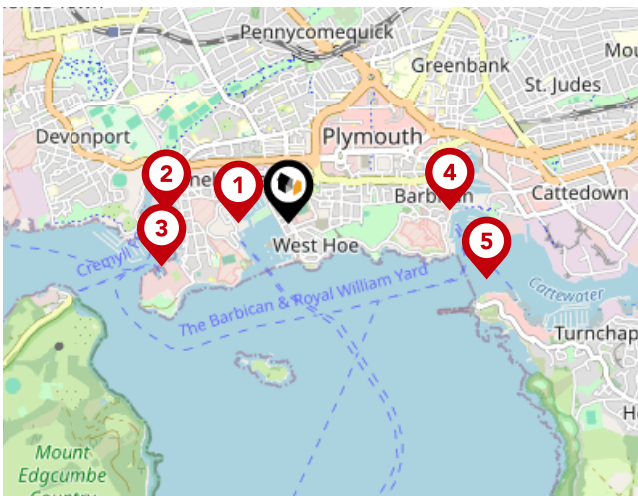


Bus Stops/Stations

Pin	Name	Distance
1	West Hoe Post Office	0.03 miles
2	Rusty Anchor	0.05 miles
3	Walker Terrace	0.11 miles
4	Telecom House	0.15 miles
5	St Andrews School	0.2 miles

Local Connections

No Local Connections found within 30 km of this property.



Ferry Terminals

Pin	Name	Distance
1	Plymouth Ferry Terminal	0.23 miles
2	Plymouth Stonehouse Ferry Terminal	0.57 miles
3	Royal William Yard Ferry Landing	0.63 miles
4	Plymouth (Barbican) Landing Stage	0.76 miles
5	Plymouth Mount Batten Ferry Landing	0.97 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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