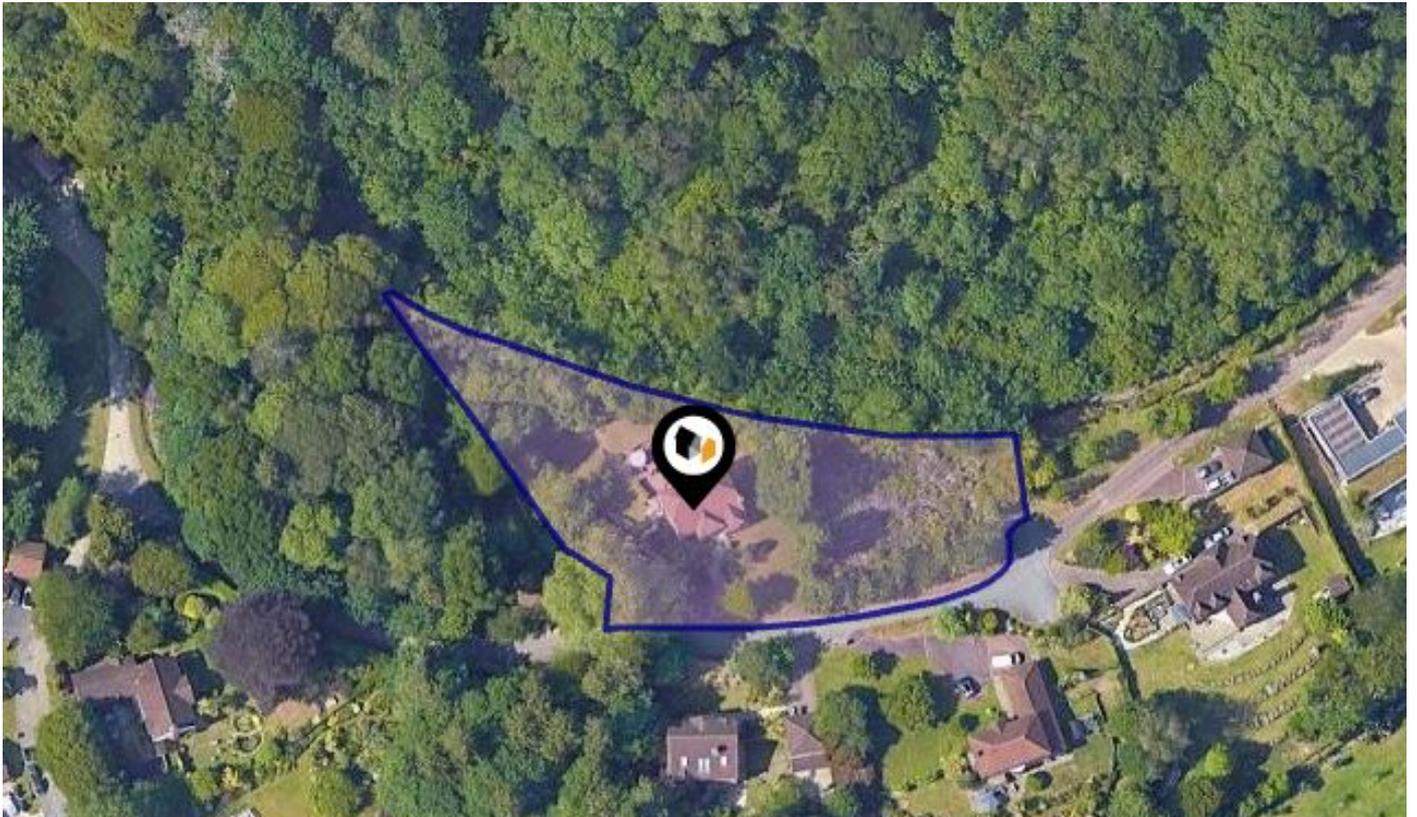




See More Online

# KFB: Key Facts For Buyers

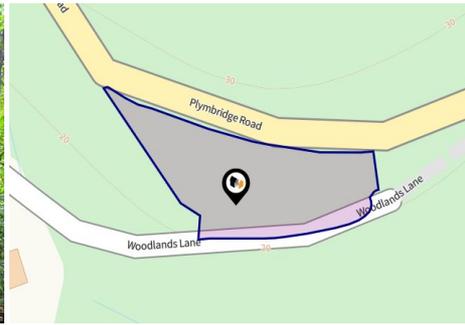
A Guide to This Property & the Local Area  
**Monday 16th February 2026**



**1, WOODLANDS LANE, PLYMOUTH, PL6 8AS**

6 Mannamead Road Plymouth Devon PL4 7AA  
01752 256000  
property@langtownandcountry.com  
www.langtownandcountry.com

# Property Overview



## Property

<b>Type:</b>	Detached	<b>Last Sold Date:</b>	19/04/1996
<b>Bedrooms:</b>	5	<b>Last Sold Price:</b>	£245,000
<b>Plot Area:</b>	0.78 acres	<b>Last Sold £/ft<sup>2</sup>:</b>	£111
<b>Year Built :</b>	1996	<b>Tenure:</b>	Freehold
<b>Council Tax :</b>	Band G		
<b>Annual Estimate:</b>	£3,876		
<b>Title Number:</b>	DN368842		
<b>UPRN:</b>	10094640288		

## Local Area

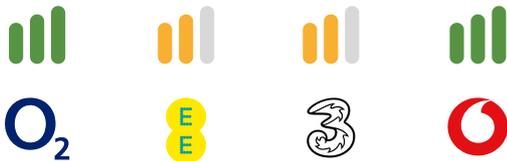
<b>Local Authority:</b>	City of plymouth
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	Very low
• Surface Water	Very low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

**24** mb/s      **1000** mb/s



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



### Satellite/Fibre TV Availability:



# Planning History

## This Address

Planning records for: *1, Woodlands Lane, Plymouth, PL6 8AS*

Reference - 19/01037/OUT	
Decision:	Decided
Date:	26th June 2019
Description:	Outline application for new dwelling on land adjoining 1 Woodlands Lane with all matters reserved

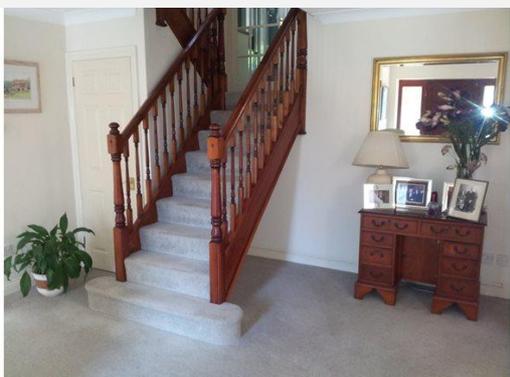
  

Reference - 23/01158/TPO	
Decision:	Decided
Date:	10th August 2023
Description:	London Plane - Removal of one branch.

Reference - 24/00907/TPO	
Decision:	Decided
Date:	16th July 2024
Description:	T1 Sycamore- Fell, T2 Ash- Fell suffering from ADB, T3 Cypress- Fell, G1 Ash- Coppice

# Gallery Photos



# Gallery Photos



# Gallery

## Photos

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# Maps

## Coal Mining

This map displays nearby coal mine entrances and their classifications.



### Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

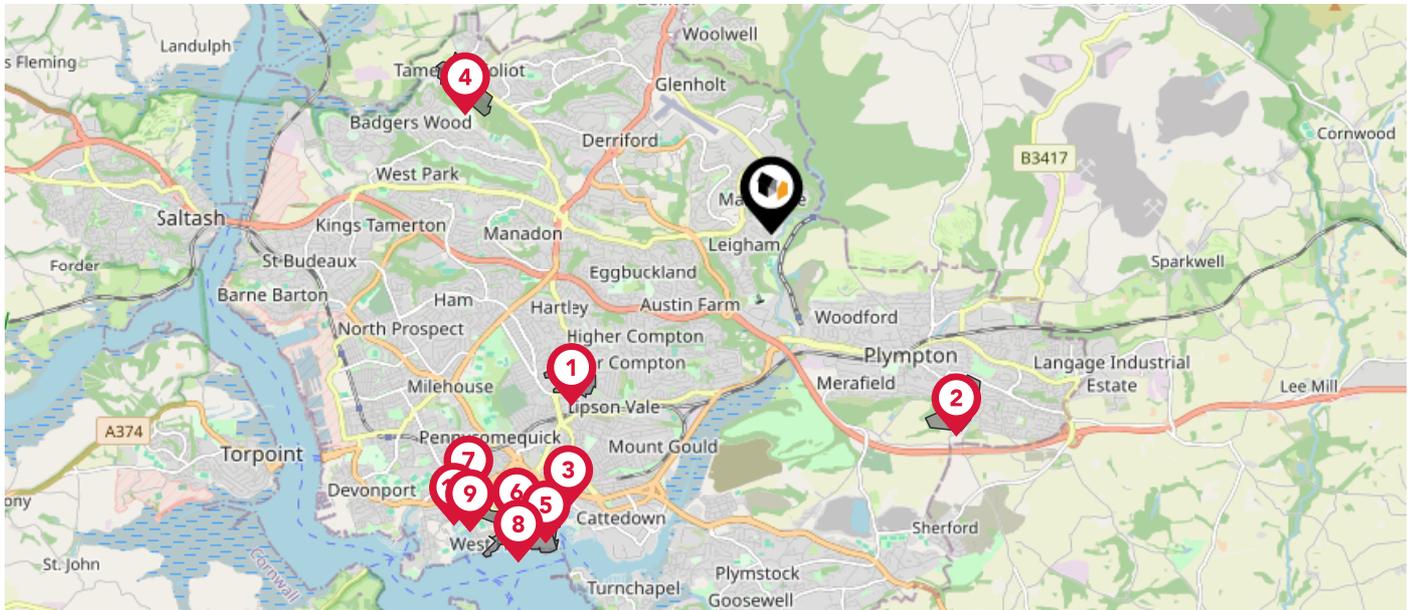
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



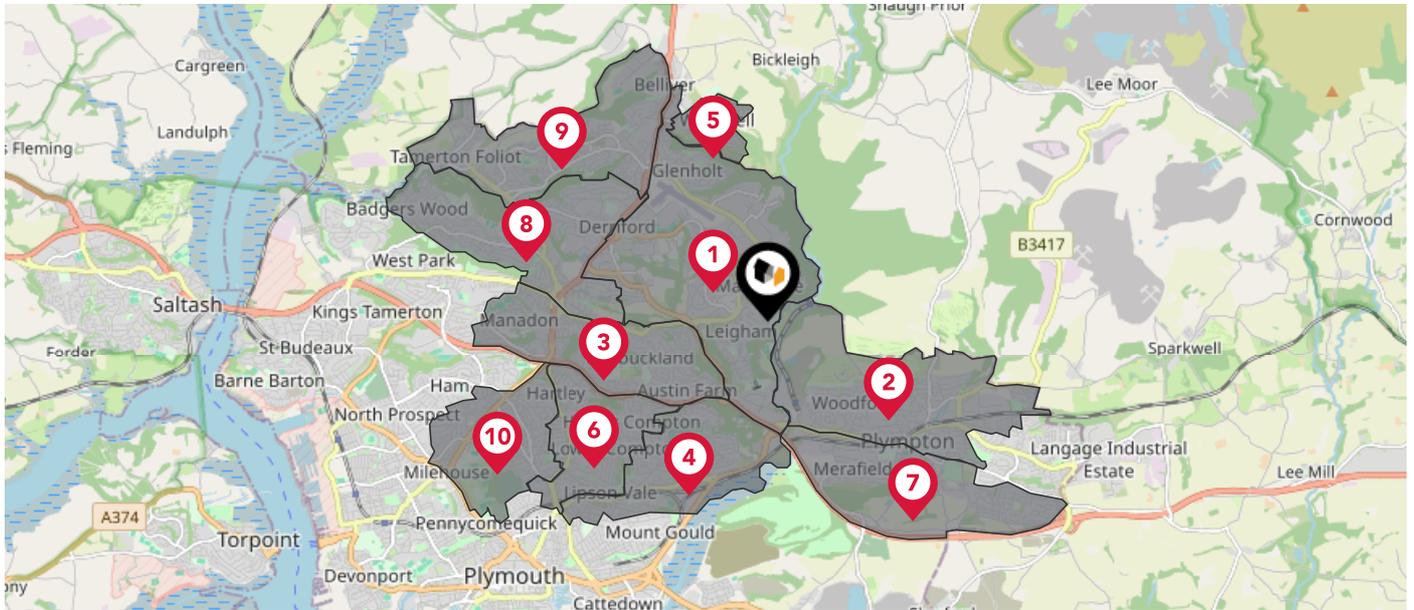
### Nearby Conservation Areas

- 1 Mannamead
- 2 Plympton St Maurice
- 3 Ebrington Street
- 4 Tamerton Foliot
- 5 Barbican
- 6 City Centre
- 7 North Stonehouse
- 8 The Hoe
- 9 Union Street
- 10 Adelaide Street/Clarence Place

# Maps

## Council Wards

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



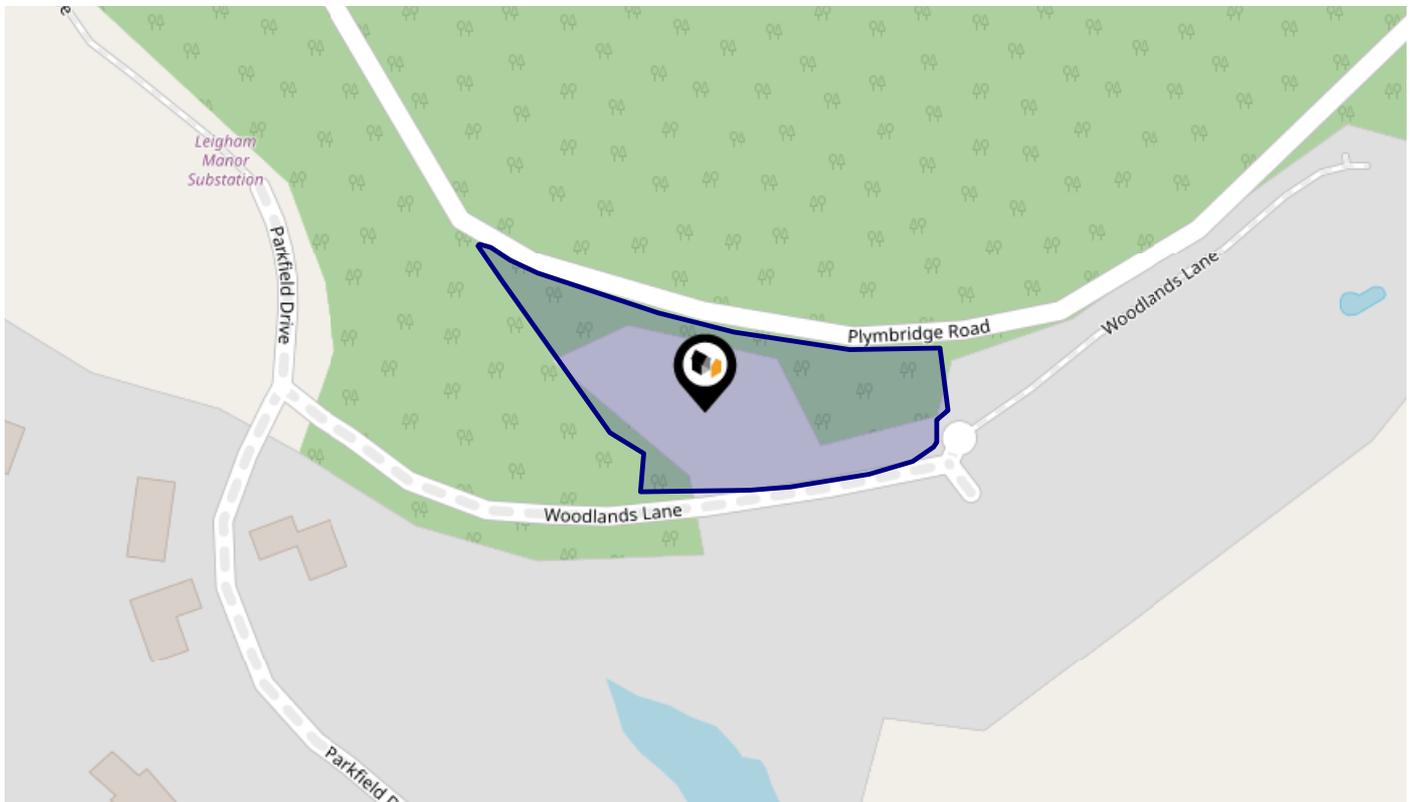
### Nearby Council Wards

- 1 Moor View Ward
- 2 Plympton St. Mary Ward
- 3 Eggbuckland Ward
- 4 Efford and Lipson Ward
- 5 Woolwell Ward
- 6 Compton Ward
- 7 Plympton Erle Ward
- 8 Budshead Ward
- 9 Southway Ward
- 10 Peverell Ward

# Maps

## Rail Noise

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.

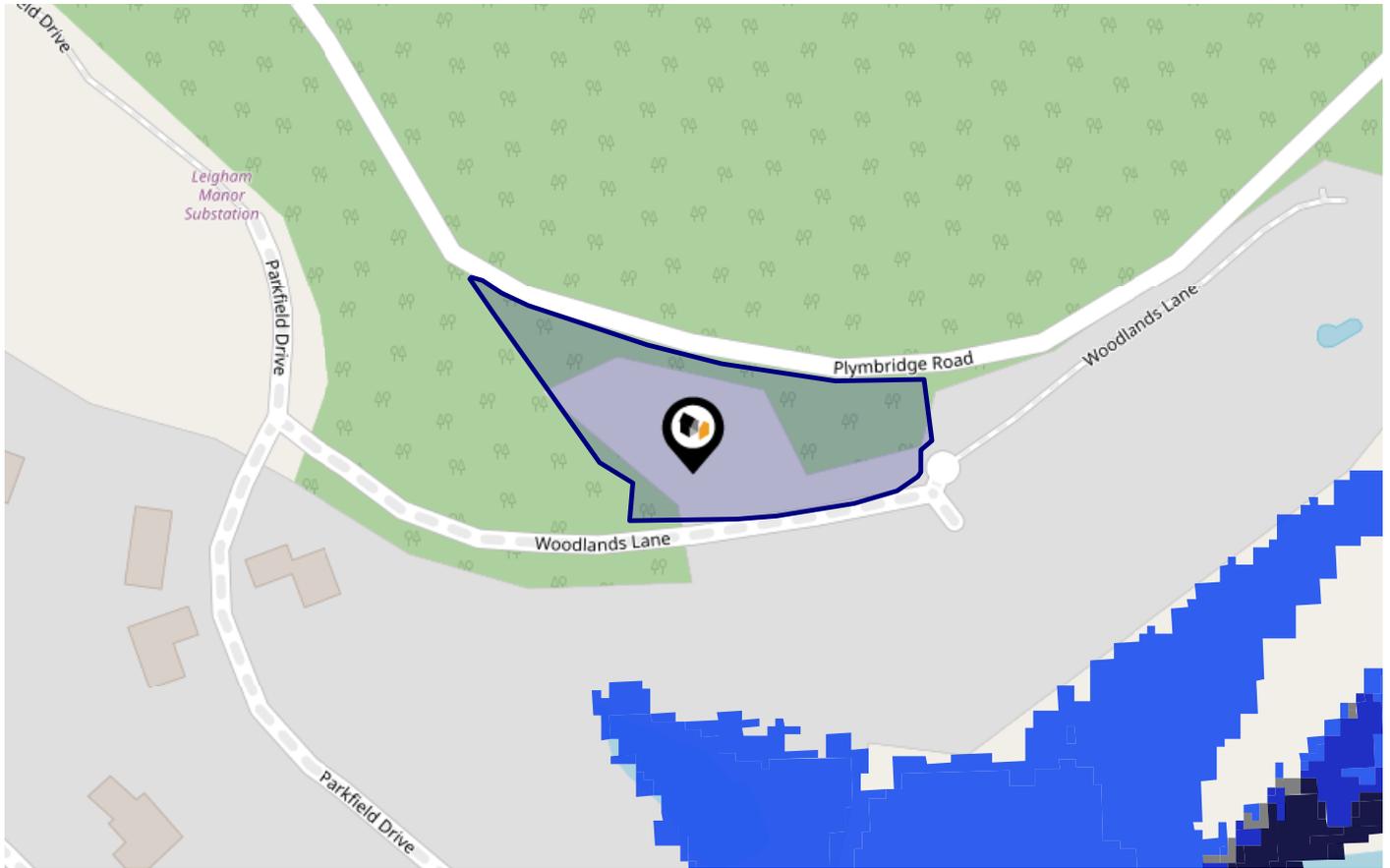
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

5		75.0+ dB	<span style="color: red;">■</span>
4		70.0-74.9 dB	<span style="color: orange;">■</span>
3		65.0-69.9 dB	<span style="color: yellow;">■</span>
2		60.0-64.9 dB	<span style="color: green;">■</span>
1		55.0-59.9 dB	<span style="color: blue;">■</span>

# 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.

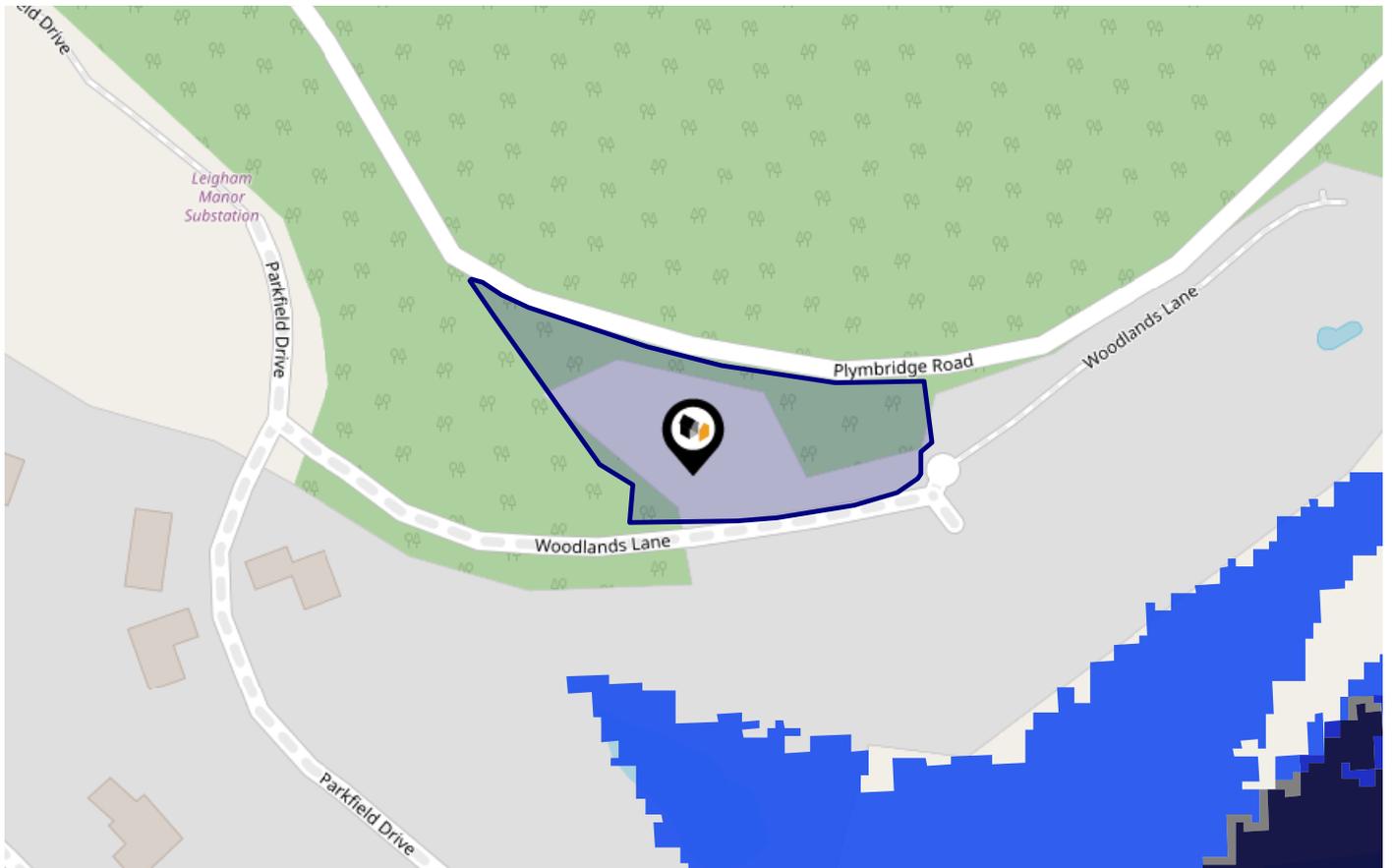
Chance of flooding to the following depths at this property:



# 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**

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.

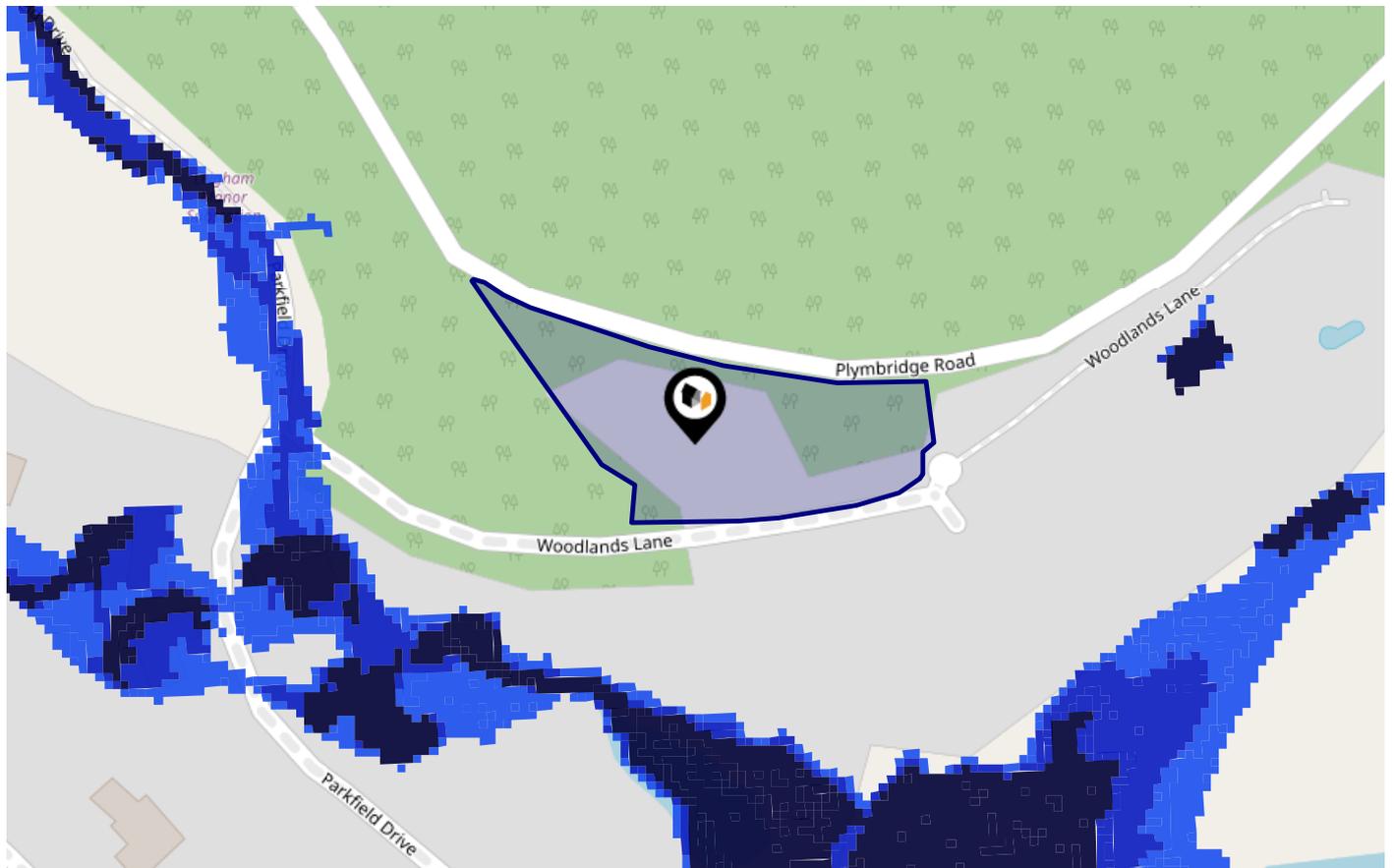
Chance of flooding to the following depths at this property:



# Flood Risk

## 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**

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.

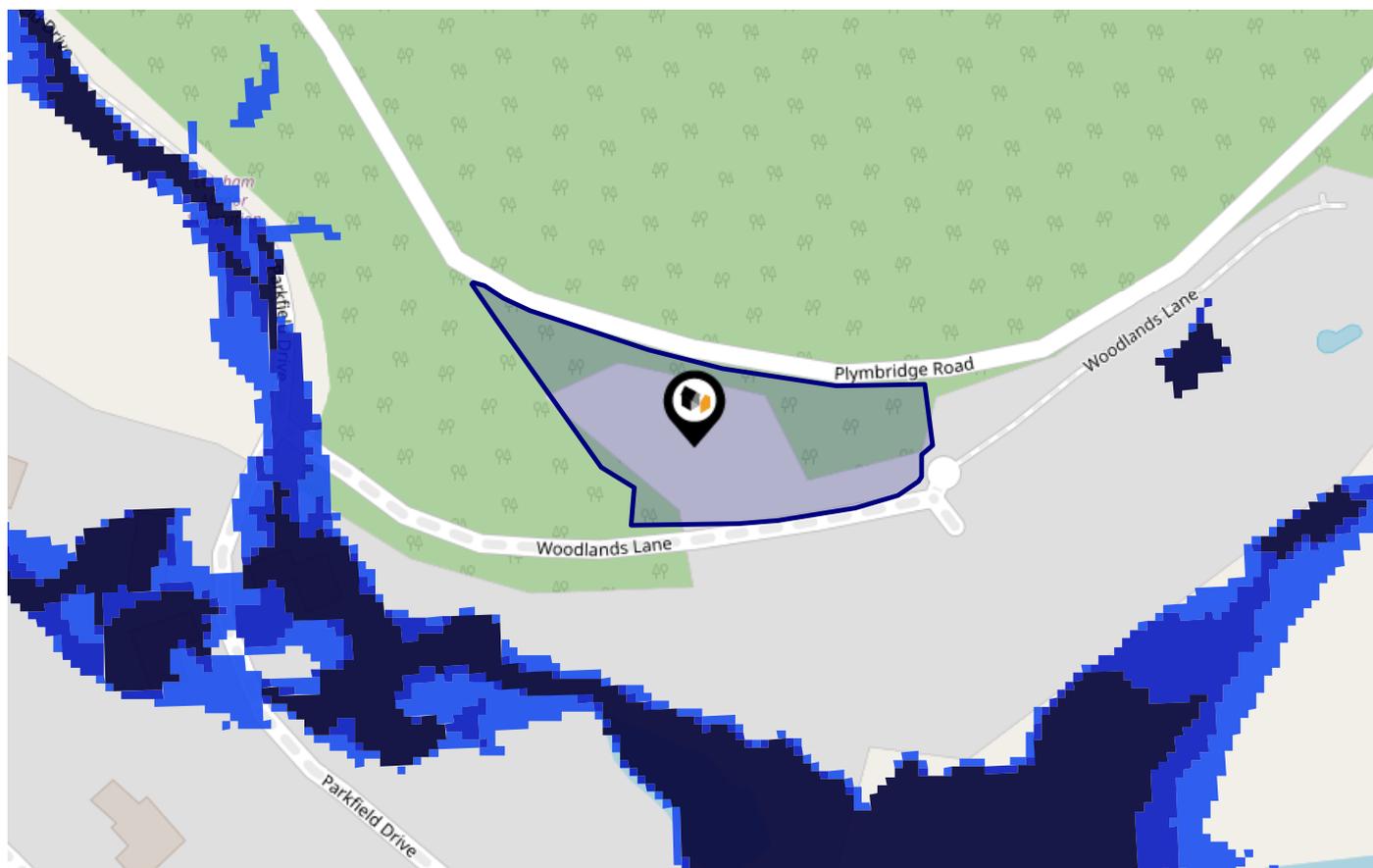
Chance of flooding to the following depths at this property:



# Flood Risk

## 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.

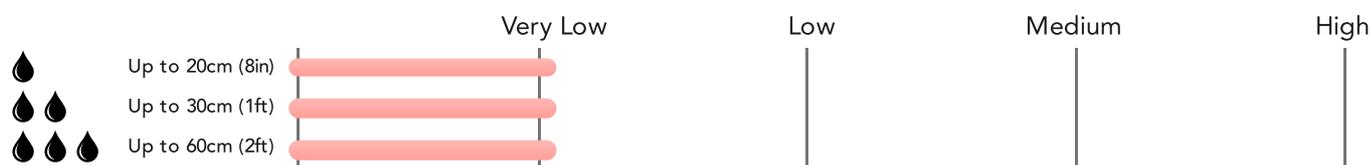


**Risk Rating:** Very low

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.

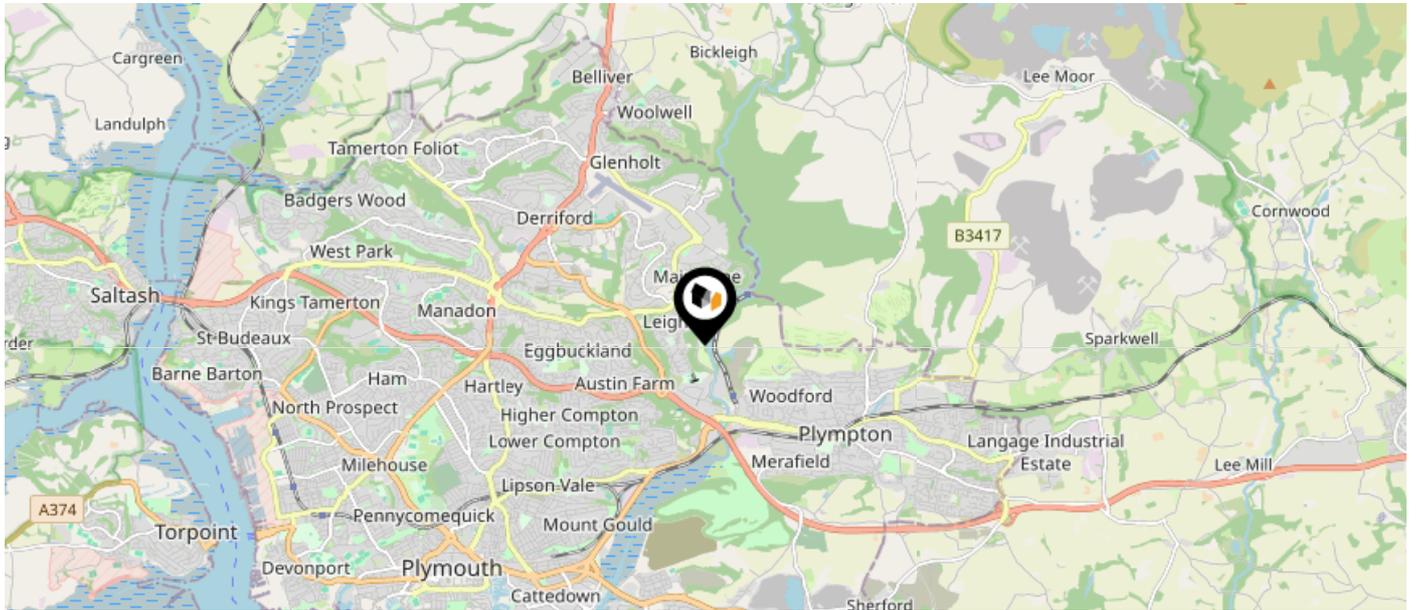
Chance of flooding to the following depths at this property:



# Maps

## Green Belt

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



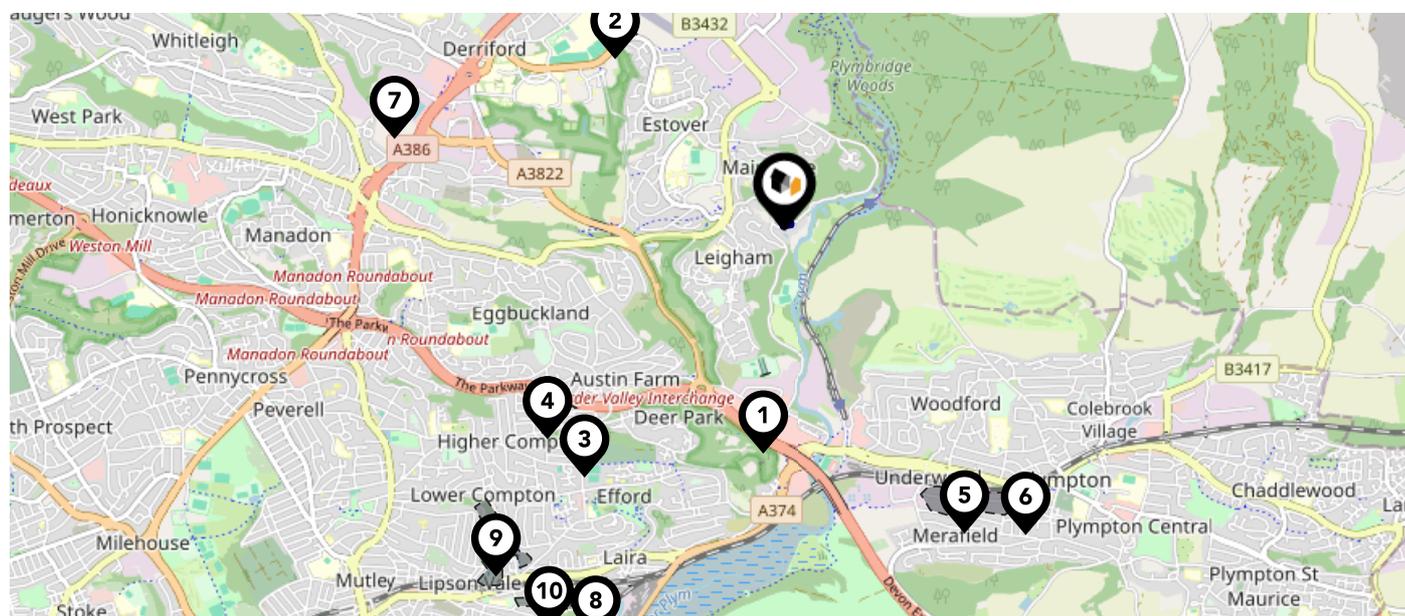
Nearby Green Belt Land

No data available.

# Maps

## Landfill Sites

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.



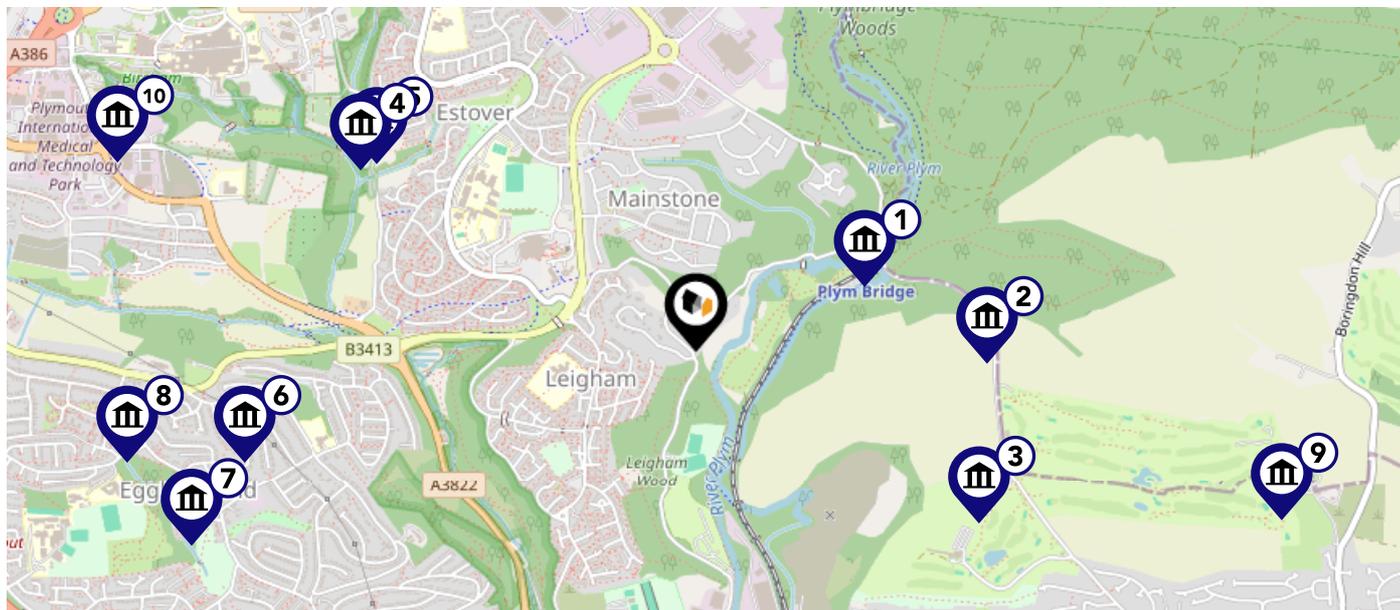
### Nearby Landfill Sites

<b>1</b>	Tecalamet Marsh Mills-Off Longbridge Road, Plymouth	Historic Landfill	<input type="checkbox"/>
<b>2</b>	Derriford-Derriford, Plymouth	Historic Landfill	<input type="checkbox"/>
<b>3</b>	Eggbuckland Road Efford Adj Cemetery-Eggbuckland Road, Efford, Plymouth	Historic Landfill	<input type="checkbox"/>
<b>4</b>	Valley View Close-Valley View Close, Plymouth	Historic Landfill	<input type="checkbox"/>
<b>5</b>	Valley Road Plympton-Valley Road, Plympton, Plymouth	Historic Landfill	<input type="checkbox"/>
<b>6</b>	Recreation Ground Linketty Road Plympt-Recreation Ground Linketty Road Plympton, Plymouth	Historic Landfill	<input type="checkbox"/>
<b>7</b>	Crownhill Sewage Works-Crownhill Sewage Works, Plymouth	Historic Landfill	<input type="checkbox"/>
<b>8</b>	School Playing Field Laira-School Playing Field Laira, Plymouth	Historic Landfill	<input type="checkbox"/>
<b>9</b>	Lower Compton-Lipson Vale, Plymouth	Historic Landfill	<input type="checkbox"/>
<b>10</b>	Laira Lipson College-Laira, Plymouth	Historic Landfill	<input type="checkbox"/>

# Maps

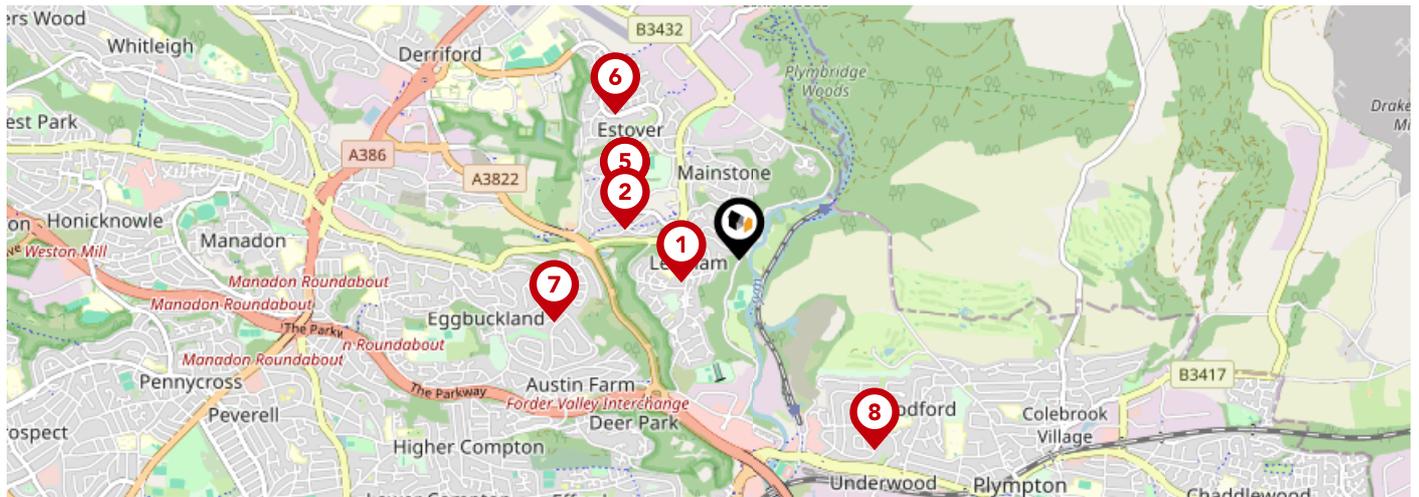
## Listed Buildings

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



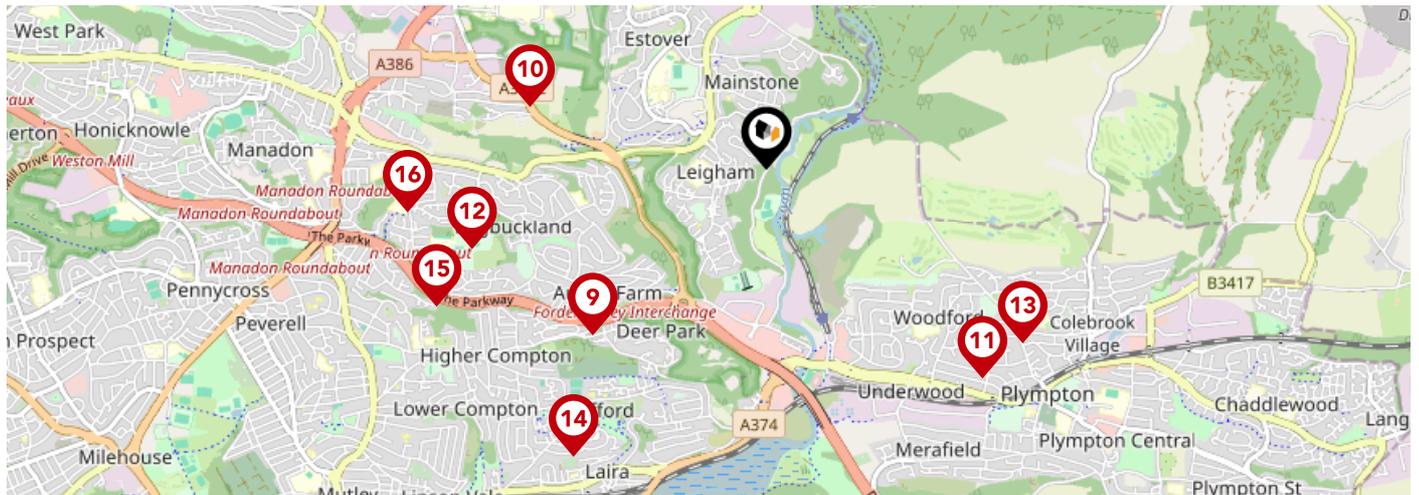
Listed Buildings in the local district	Grade	Distance
 1162902 - Plym Bridge	Grade II	0.4 miles
 1245698 - Gate Piers Approximately 1300 Metres North West Of Boringdon Hall	Grade II	0.7 miles
 1386330 - Boringdon Arch (triumphal Arch) And Triumphal Arch Cottage And Outbuilding	Grade II	0.8 miles
 1330573 - Fursdon Farmhouse	Grade II	0.9 miles
 1330572 - Fursdon Barn	Grade II	0.9 miles
 1390897 - Egguckland Keep	Grade II	1.1 miles
 1130025 - Church Of St Edward King Of The West Saxons	Grade II	1.2 miles
 1130024 - Bowden Farm	Grade II	1.3 miles
 1330575 - Boringdon House	Grade I	1.4 miles
 1425964 - Western Morning News	Grade II	1.4 miles

# Area Schools



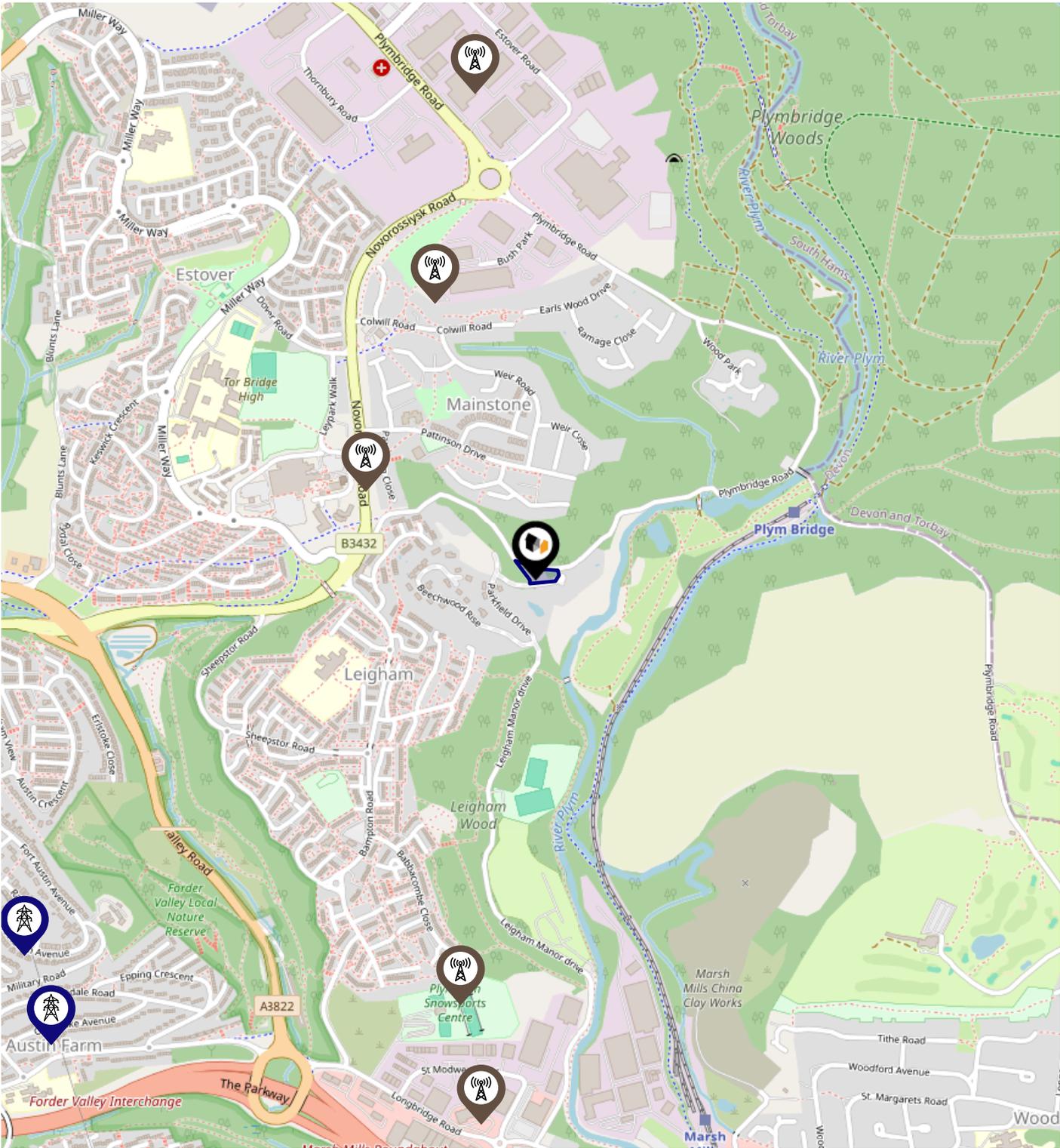
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Leigham Primary School</b> Ofsted Rating: Good   Pupils: 399   Distance:0.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Tor Bridge Primary School</b> Ofsted Rating: Outstanding   Pupils: 184   Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Plym Bridge Nursery School and Day Care</b> Ofsted Rating: Good   Pupils: 54   Distance:0.61	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Tor Bridge High</b> Ofsted Rating: Good   Pupils: 1171   Distance:0.61	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Cann Bridge School</b> Ofsted Rating: Good   Pupils: 95   Distance:0.61	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Thornbury Primary School</b> Ofsted Rating: Good   Pupils: 285   Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>St Edward's CofE Primary School</b> Ofsted Rating: Good   Pupils: 219   Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Woodford Primary School</b> Ofsted Rating: Good   Pupils: 402   Distance:1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools



	Nursery	Primary	Secondary	College	Private
<p><b>9</b> <b>Austin Farm Academy</b> Ofsted Rating: Good   Pupils: 125   Distance: 1.14</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>10</b> <b>St Matthew's Church of England Primary and Nursery Academy</b> Ofsted Rating: Good   Pupils: 484   Distance: 1.15</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>11</b> <b>Hele's School</b> Ofsted Rating: Good   Pupils: 1386   Distance: 1.42</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>12</b> <b>Egguckland Vale Primary School</b> Ofsted Rating: Good   Pupils: 396   Distance: 1.44</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>13</b> <b>Boringdon Primary School</b> Ofsted Rating: Good   Pupils: 394   Distance: 1.46</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>14</b> <b>High View School</b> Ofsted Rating: Outstanding   Pupils: 356   Distance: 1.64</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15</b> <b>Egguckland Community College</b> Ofsted Rating: Requires improvement   Pupils: 1040   Distance: 1.68</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16</b> <b>Widey Court Primary School</b> Ofsted Rating: Good   Pupils: 602   Distance: 1.7</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Local Area Masts & Pylons



**Key:**

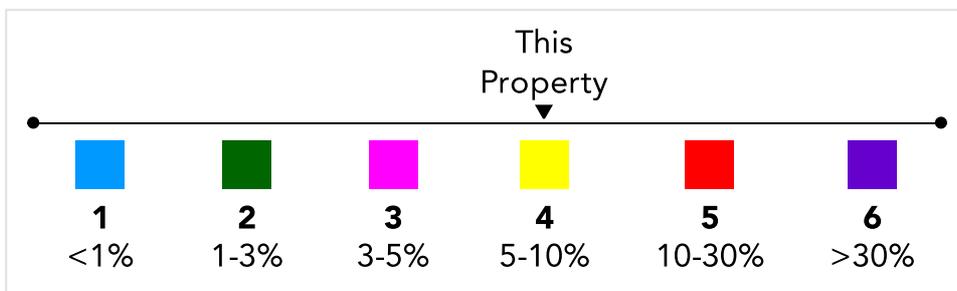
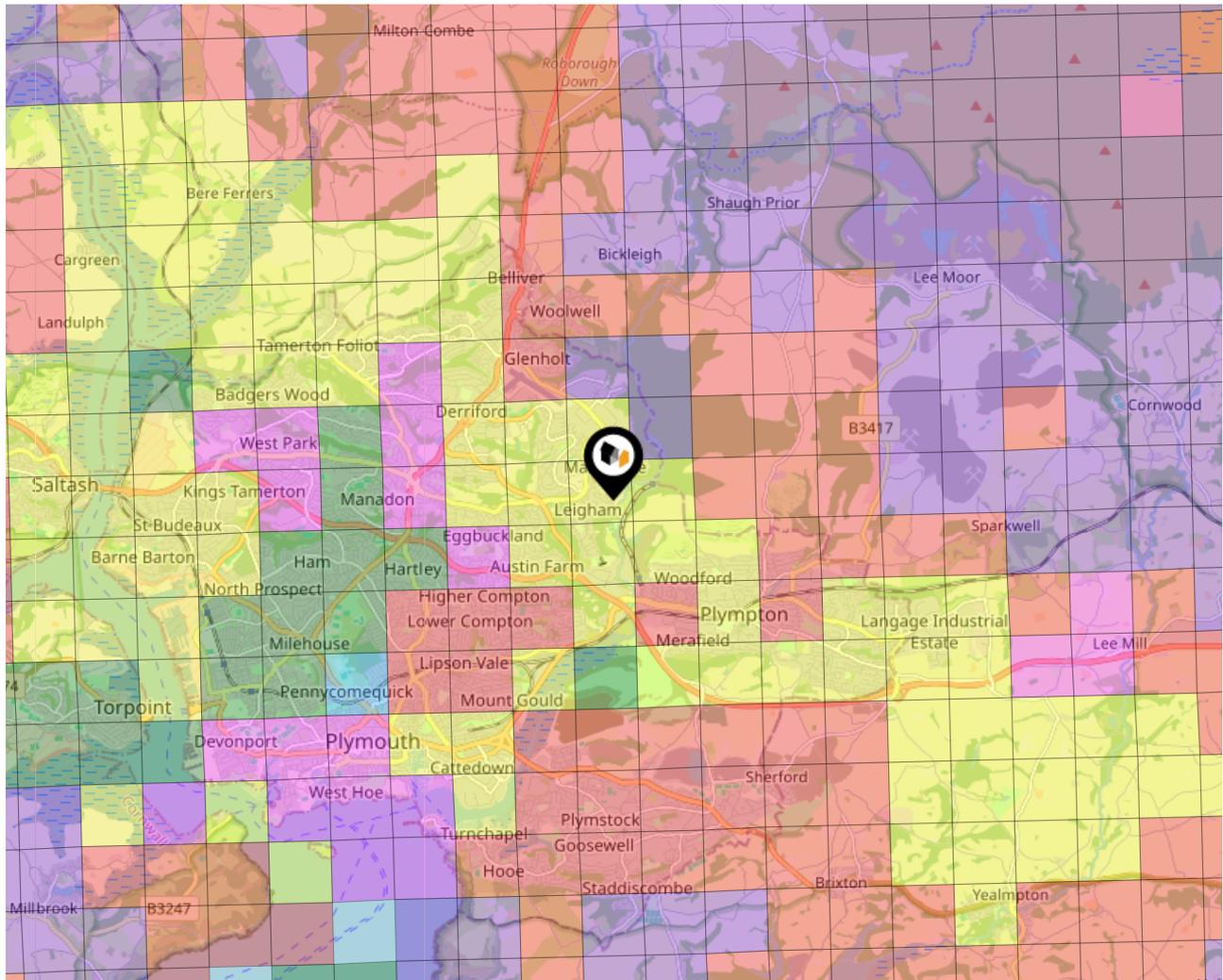
-  Power Pylons
-  Communication Masts

# Environment

## Radon Gas

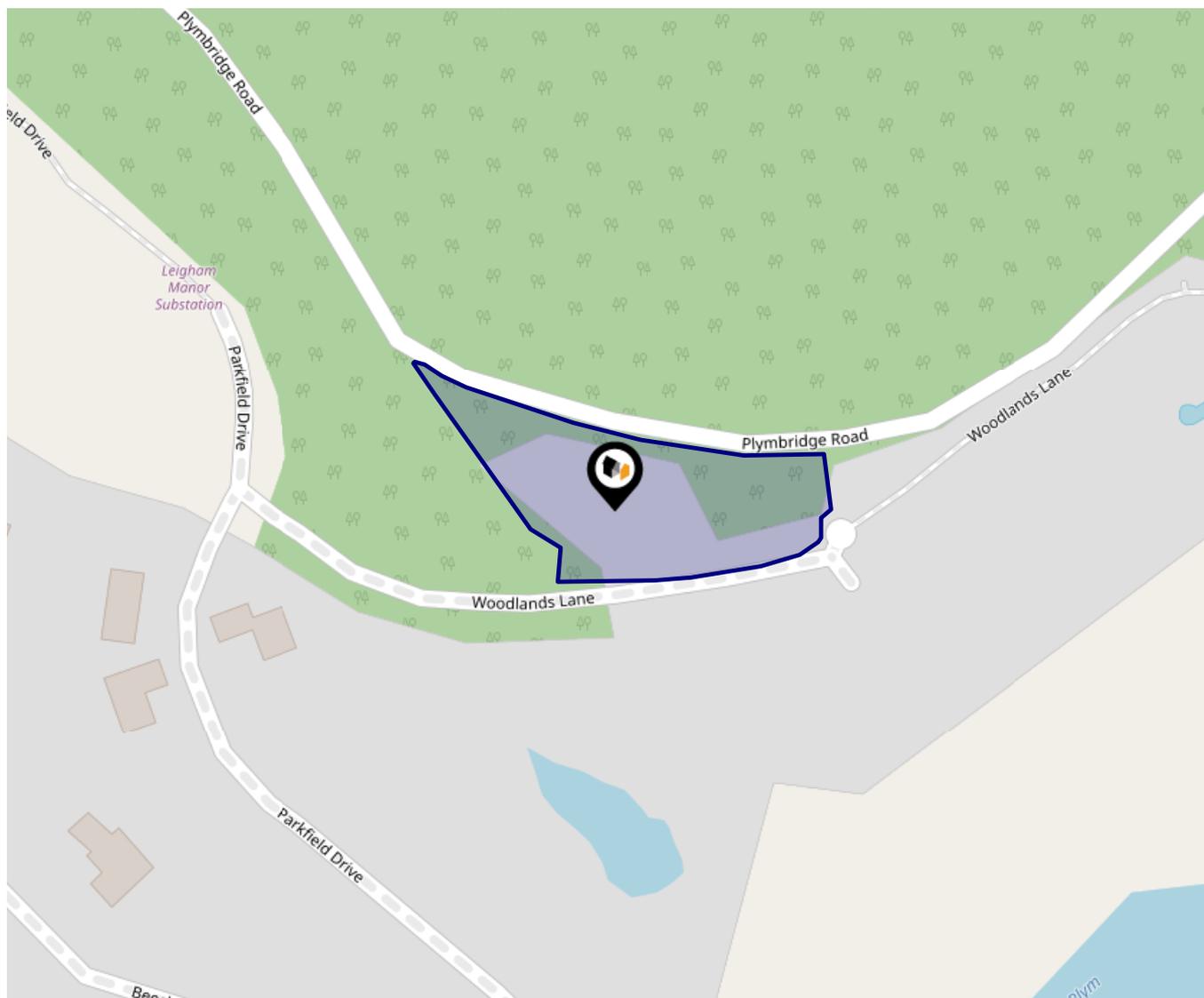
### What is Radon?

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/m<sup>3</sup>).



# Local Area

## Road Noise



This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

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:

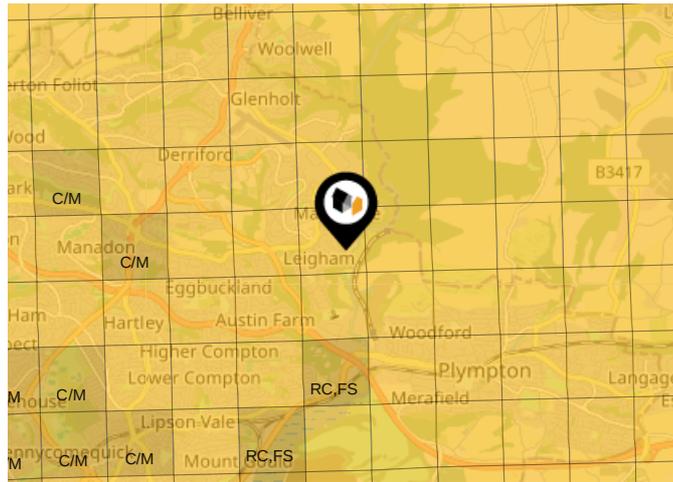
- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

# Environment

## Soils & Clay

Ground Composition for this Address (Surrounding square kilometer zone around property)

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

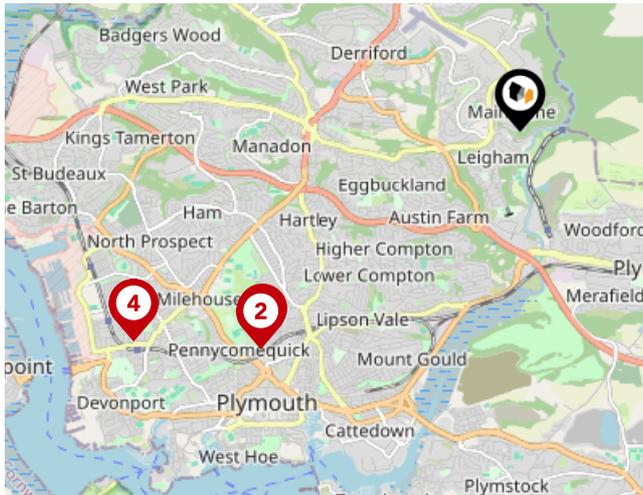


### Primary Classifications (Most Common Clay Types)

- |               |  |
|---------------|--|
| <b>C/M</b>    | Claystone / Mudstone                         |
| <b>FPC,S</b>  | Floodplain Clay, Sand / Gravel               |
| <b>FC,S</b>   | Fluvial Clays & Silts                        |
| <b>FC,S,G</b> | Fluvial Clays, Silts, Sands & Gravel         |
| <b>PM/EC</b>  | Prequaternary Marine / Estuarine Clay / Silt |
| <b>QM/EC</b>  | Quaternary Marine / Estuarine Clay / Silt    |
| <b>RC</b>     | Residual Clay                                |
| <b>RC/LL</b>  | Residual Clay & Loamy Loess                  |
| <b>RC,S</b>   | River Clay & Silt                            |
| <b>RC,FS</b>  | Riverine Clay & Floodplain Sands and Gravel  |
| <b>RC,FL</b>  | Riverine Clay & Fluvial Sands and Gravel     |
| <b>TC</b>     | Terrace Clay                                 |
| <b>TC/LL</b>  | Terrace Clay & Loamy Loess                   |

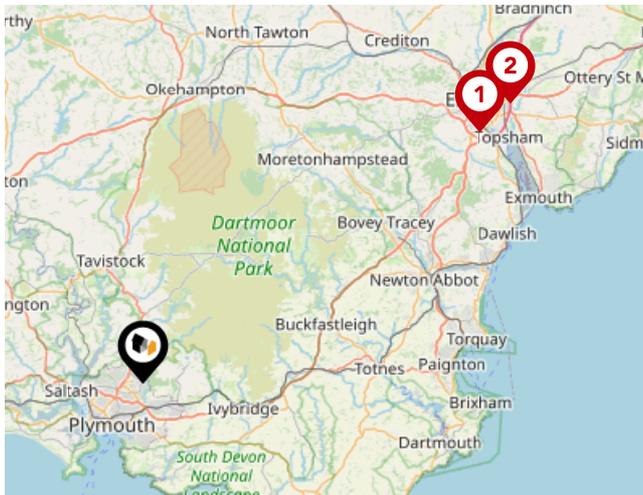
# Area

## Transport (National)



### National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	3.17 miles
2	Plymouth Rail Station	3.2 miles
3	Devonport Rail Station	4.14 miles
4	Devonport Rail Station	4.14 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	31.48 miles
2	M5 J30	34.62 miles

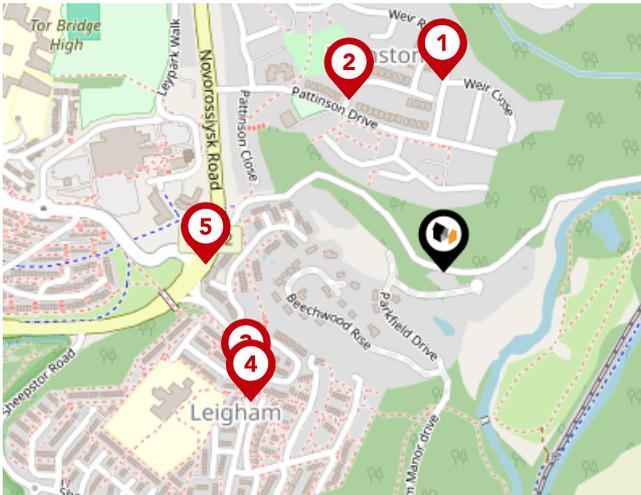


### Airports/Helipads

Pin	Name	Distance
1	Glenholt	1.42 miles
2	Exeter Airport	37.05 miles
3	St Mawgan	40.5 miles
4	Joppa	72.96 miles

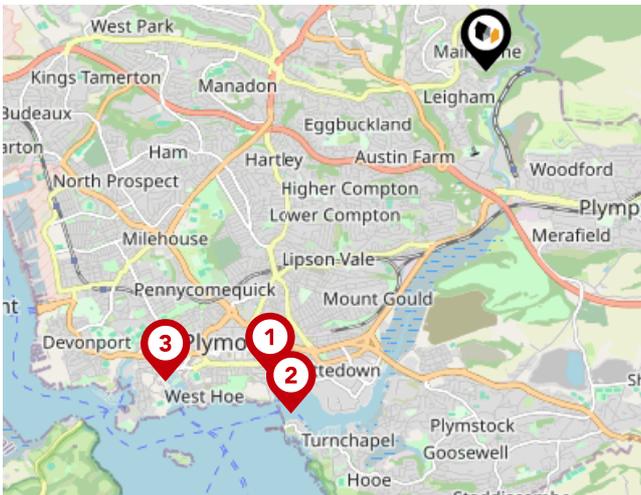
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Weir Close	0.23 miles
2	Briarleigh Close	0.23 miles
3	Cockington Close	0.27 miles
4	Bradfield Close	0.27 miles
5	Novorossisk Road	0.28 miles



### Ferry Terminals

Pin	Name	Distance
1	Plymouth (Barbican) Landing Stage	3.52 miles
2	Plymouth Mount Batten Ferry Landing	3.73 miles
3	Plymouth Ferry Terminal	4.21 miles

# Agent Disclaimer

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## Important - Please Read

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These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of or the seller.

They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

Please note that all appliances and heating systems are not tested by and therefore no warranties can be given as to their good working order.

# Data Quality

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