



KPF: Key Property Facts

An Analysis of This Property & The Local Area

Thursday 20th August 2026



FLAT 5, 247, NORTH ROAD WEST, PLYMOUTH, PL1 5DQ

Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

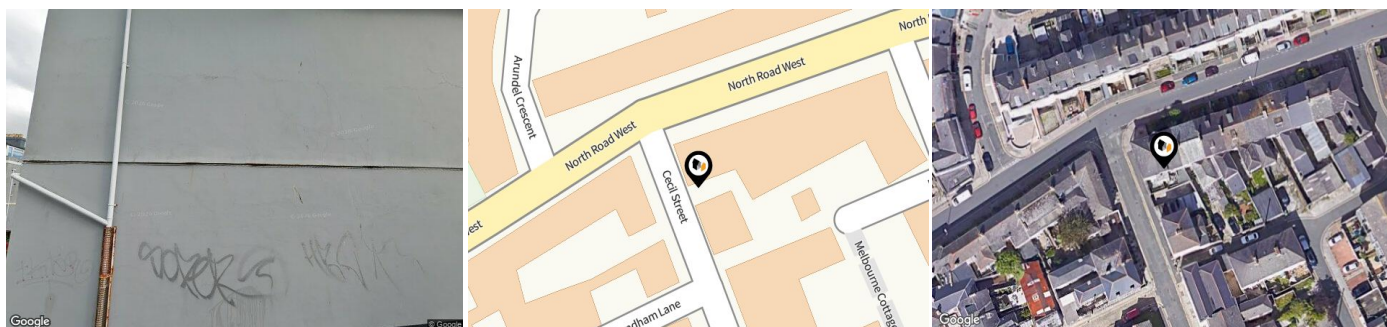
Emma.judge@landwoodgroup.com

<https://landwoodgroup.com/>



Property Overview

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Property

Type: Flat / Maisonette
Bedrooms: 1
Floor Area: 452 ft² / 42 m²
Year Built : Before 1900
Council Tax : Band A
Annual Estimate: £1,628
UPRN: 100040470230
Restrictive Covenants: No

Last Sold Date: 15/02/2008
Last Sold Price: £85,000
Last Sold £/ft²: £303

Local Area

Local Authority: City of plymouth
Conservation Area: North Stonehouse
Flood Risk:
● Rivers & Seas Very low
● Surface Water Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

15 **80** **5500**
mb/s mb/s mb/s



Mobile Coverage:
(based on calls indoors)

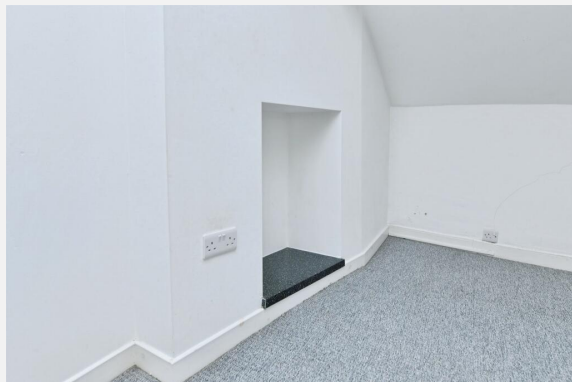


Satellite/Fibre TV Availability:



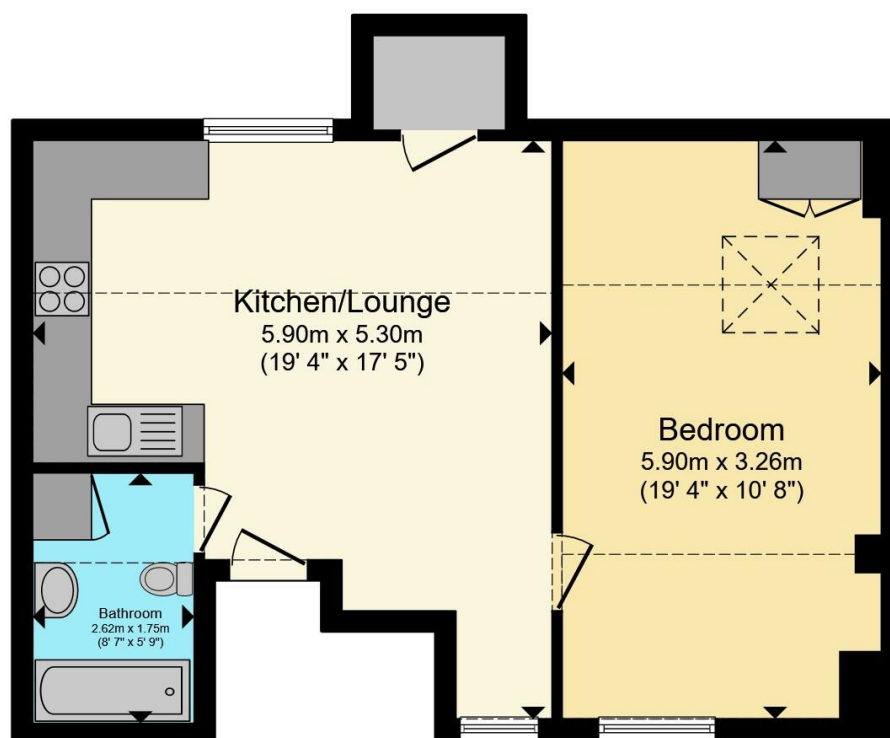








FLAT 5, 247, NORTH ROAD WEST, PLYMOUTH, PL1 5DQ



Floor Plan

Total floor area 48.9 m² (526 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

Property
EPC - Certificate

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Flat 5, 247 North Road West, PL1 5DQ		Energy rating	
		G	
Valid until 20.01.2036		Certificate number 42364229450000398222	
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		45 E
21-38	F		
1-20	G	11 G	

Property

EPC - Additional Data

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Additional EPC Data

Property Type:	Flat
Build Form:	Not Recorded
Transaction Type:	Rental
Energy Tariff:	Single
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	3
Flat Top Storey:	Yes
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Timber frame, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very Poor
Main Heating:	Room heaters, electric
Main Heating Controls:	Appliance thermostats
Hot Water System:	Electric immersion, standard tariff
Hot Water Energy Efficiency:	Very Poor
Lighting:	Below average lighting efficiency
Floors:	(another dwelling below)
Total Floor Area:	42 m ²

Market Sold in Street

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Ground Floor Flat, 276, North Road West, Plymouth, PL1 5DQ					Flat-maisonette House
Last Sold Date:	17/02/2026	19/12/2002	27/06/2002		
Last Sold Price:	£80,000	£44,500	£27,500		
237, North Road West, Plymouth, PL1 5DQ					Terraced House
Last Sold Date:	01/05/2025	13/07/2018	11/08/2010	09/09/2002	25/08/2000
Last Sold Price:	£300,000	£189,500	£160,000	£100,000	£55,000
231, North Road West, Plymouth, PL1 5DQ					other House
Last Sold Date:	28/03/2025				
Last Sold Price:	£110,000				
280, North Road West, Plymouth, PL1 5DQ					Terraced House
Last Sold Date:	07/08/2024	15/05/2024	20/10/2016	11/09/1998	
Last Sold Price:	£207,000	£210,000	£175,000	£36,000	
245, North Road West, Plymouth, PL1 5DQ					Semi-detached House
Last Sold Date:	28/03/2024	27/10/2006	09/09/2005	21/07/2003	04/09/1998
Last Sold Price:	£226,000	£191,000	£132,000	£132,000	£43,500
Flat 1, 284, North Road West, Plymouth, PL1 5DQ					Flat-maisonette House
Last Sold Date:	16/06/2023	17/11/2005			
Last Sold Price:	£118,000	£75,000			
235, North Road West, Plymouth, PL1 5DQ					other House
Last Sold Date:	11/03/2022	31/07/2018	17/03/2015	21/11/2012	
Last Sold Price:	£244,000	£205,000	£187,000	£90,000	
Ground Floor Flat, 296, North Road West, Plymouth, PL1 5DQ					Flat-maisonette House
Last Sold Date:	13/12/2019				
Last Sold Price:	£105,000				
Lower Ground Floor Flat, 296, North Road West, Plymouth, PL1 5DQ					Flat-maisonette House
Last Sold Date:	13/12/2019	21/03/2019	02/02/2007	02/07/2004	
Last Sold Price:	£102,000	£58,000	£77,000	£65,001	
First And Second Floor Flat, 296, North Road West, Plymouth, PL1 5DQ					Flat-maisonette House
Last Sold Date:	13/12/2019				
Last Sold Price:	£125,000				
268, North Road West, Plymouth, PL1 5DQ					Terraced House
Last Sold Date:	27/07/2018	15/08/1997			
Last Sold Price:	£250,000	£38,000			
298, North Road West, Plymouth, PL1 5DQ					other House
Last Sold Date:	22/02/2018				
Last Sold Price:	£146,000				

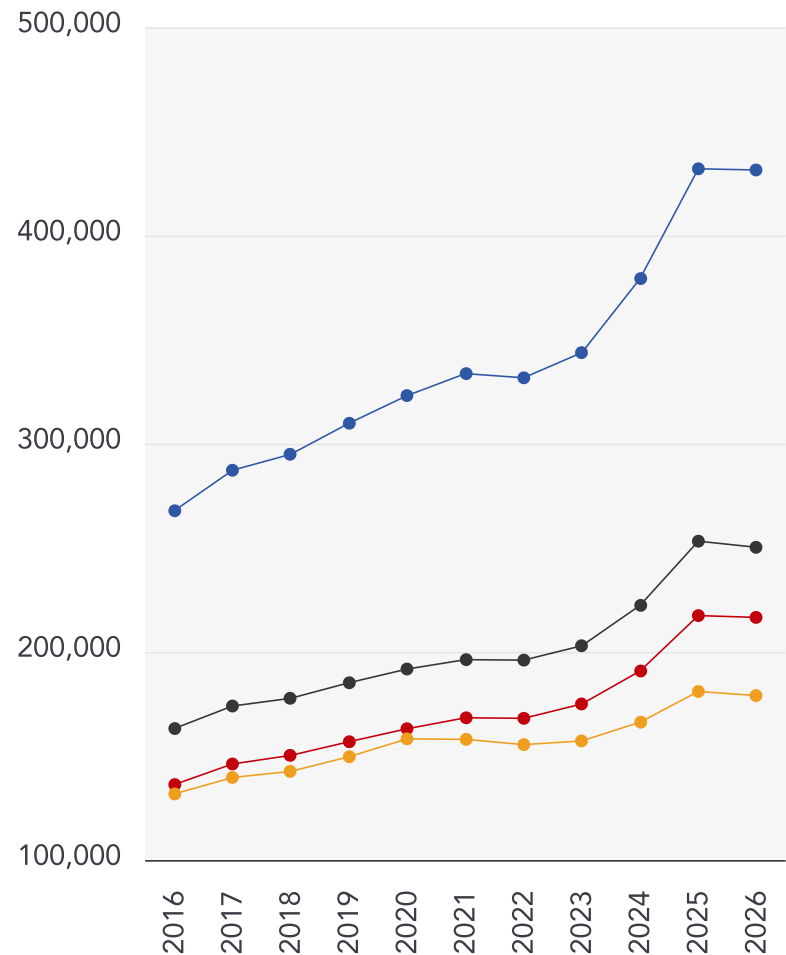
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics

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10 Year History of Average House Prices by Property Type in PL1



Detached

+61.14%

Terraced

+53.36%

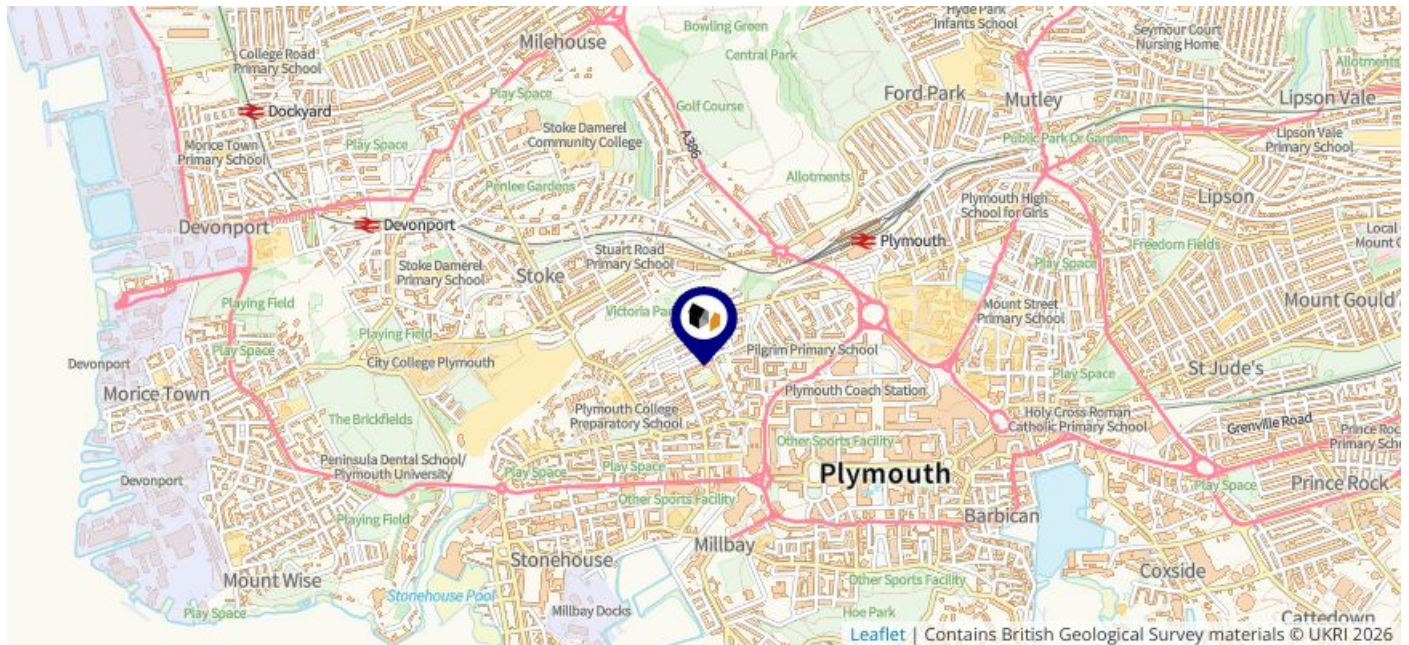
Semi-Detached

+58.94%

Flat

+35.87%

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.

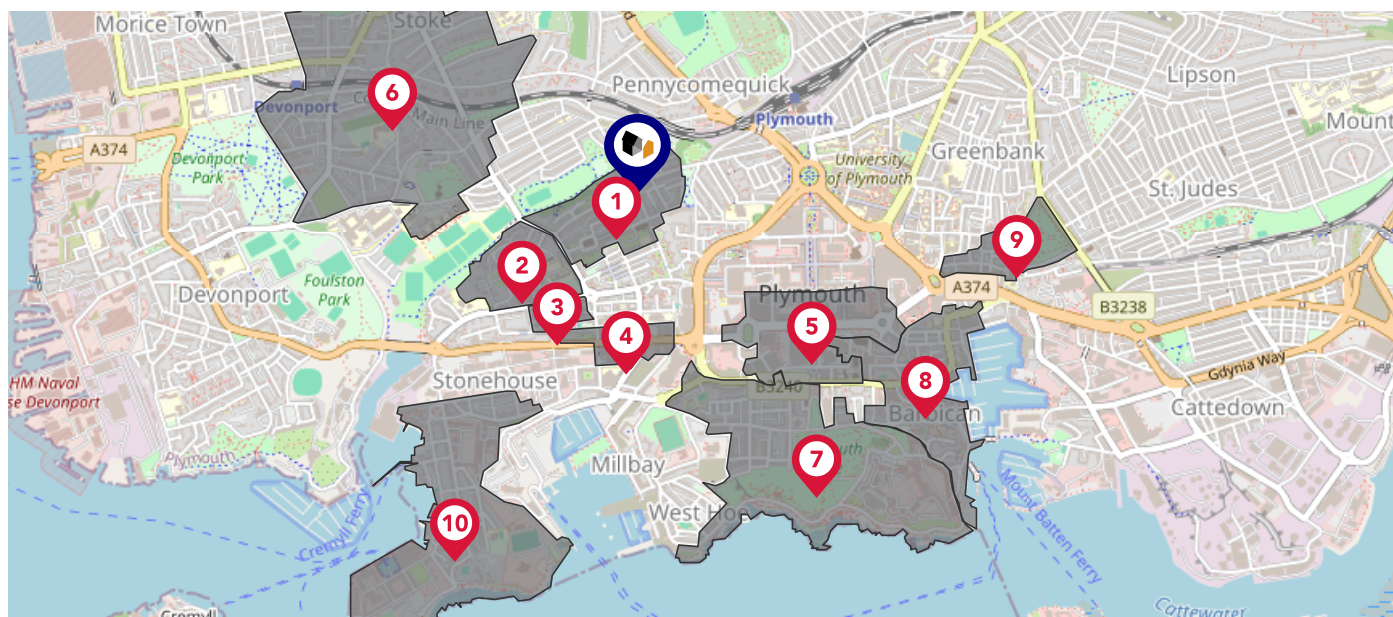
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

Maps

Conservation Areas

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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



North Stonehouse



Royal Naval Hospital



Adelaide Street/Clarence Place



Union Street



City Centre



Stoke



The Hoe



Barbican



Ebrington Street



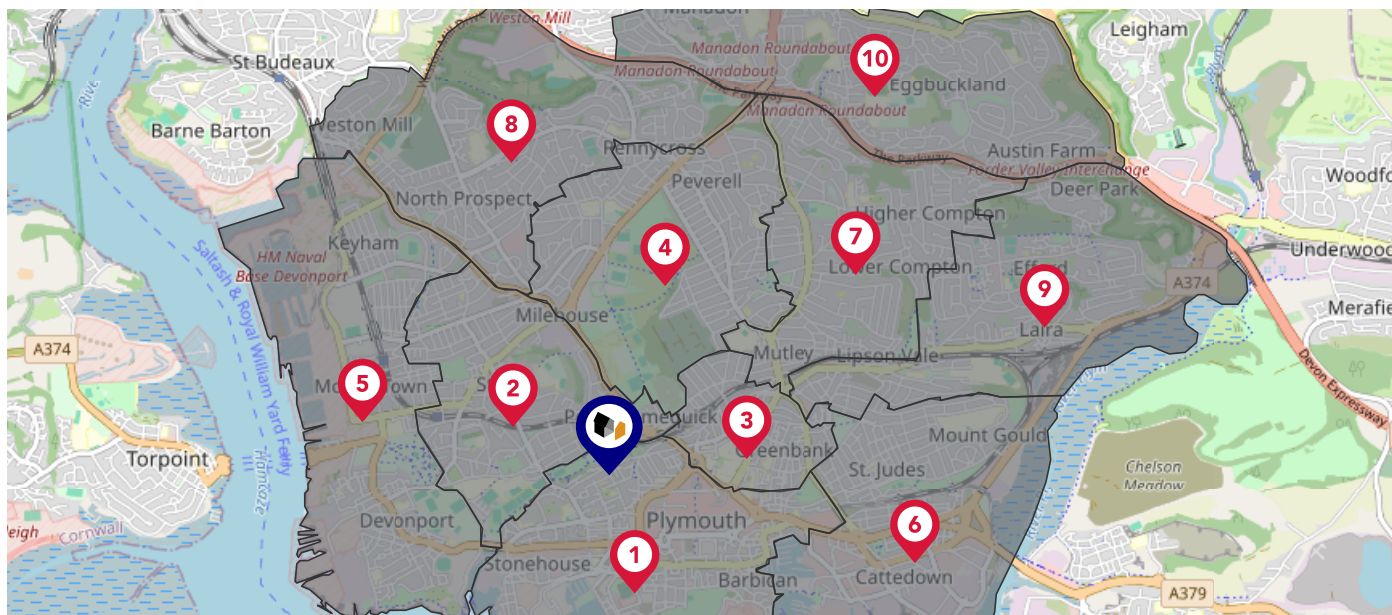
Stonehouse Peninsula

Maps

Council Wards

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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

Stoke Ward

3

Drake Ward

4

Peverell Ward

5

Devonport Ward

6

Sutton and Mount Gould Ward

7

Compton Ward

8

Ham Ward

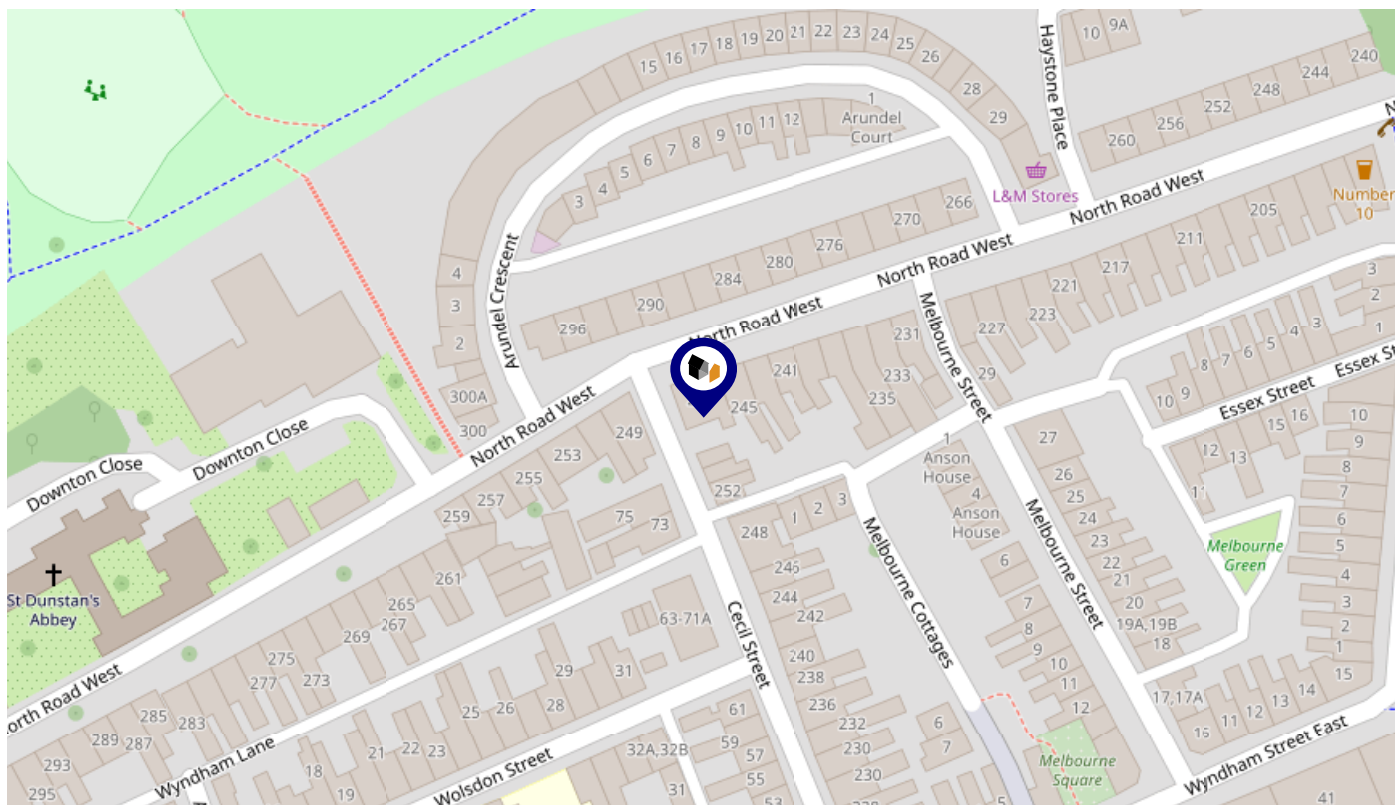
9

Efford and Lipson Ward

10

Eggbuckland 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:

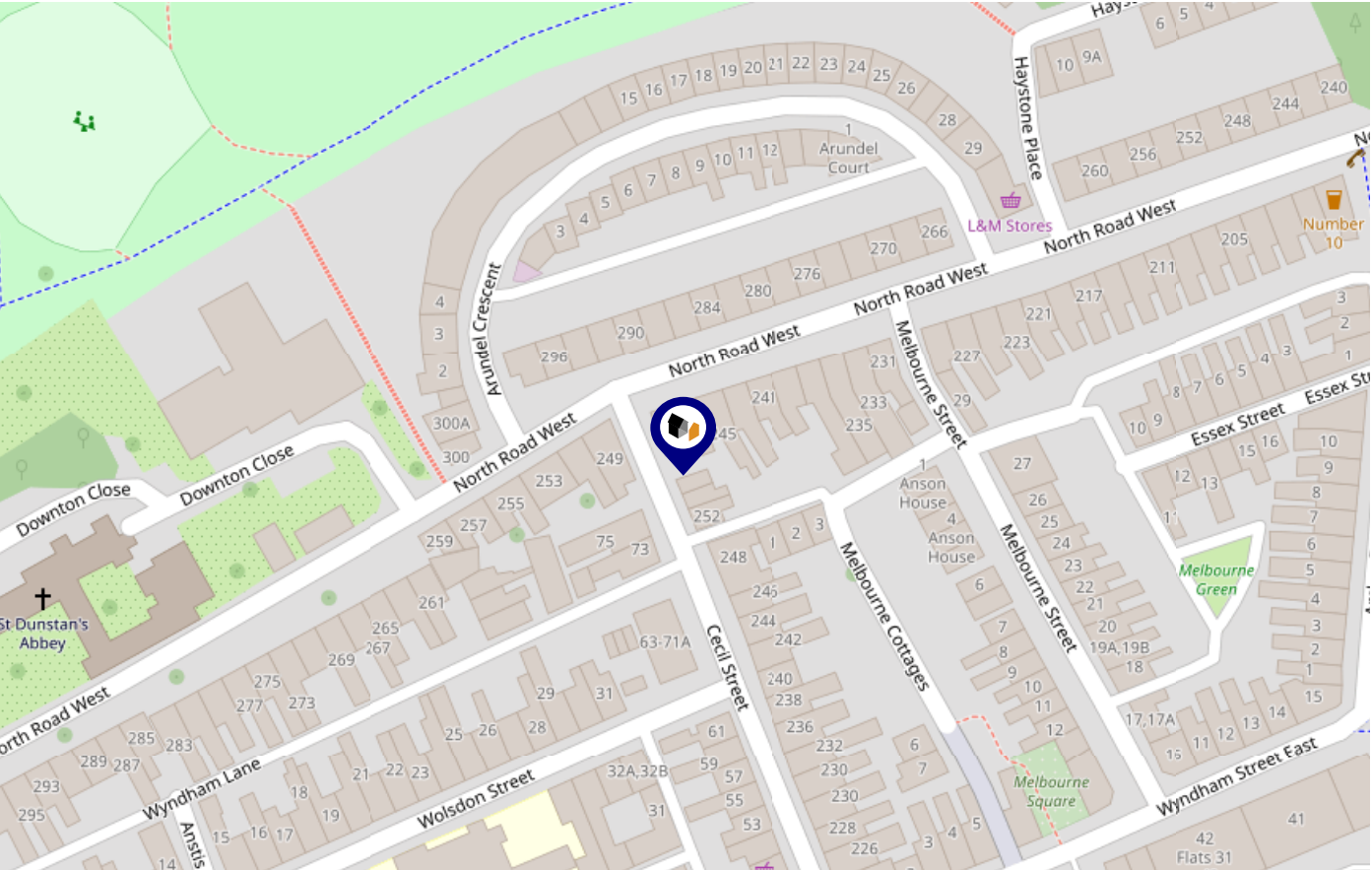
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

Flood Risk

Rivers & Seas - Flood Risk

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This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

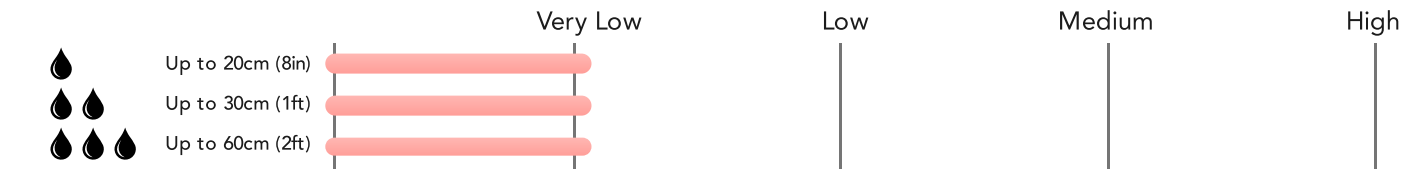


Risk Rating: Very low

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:

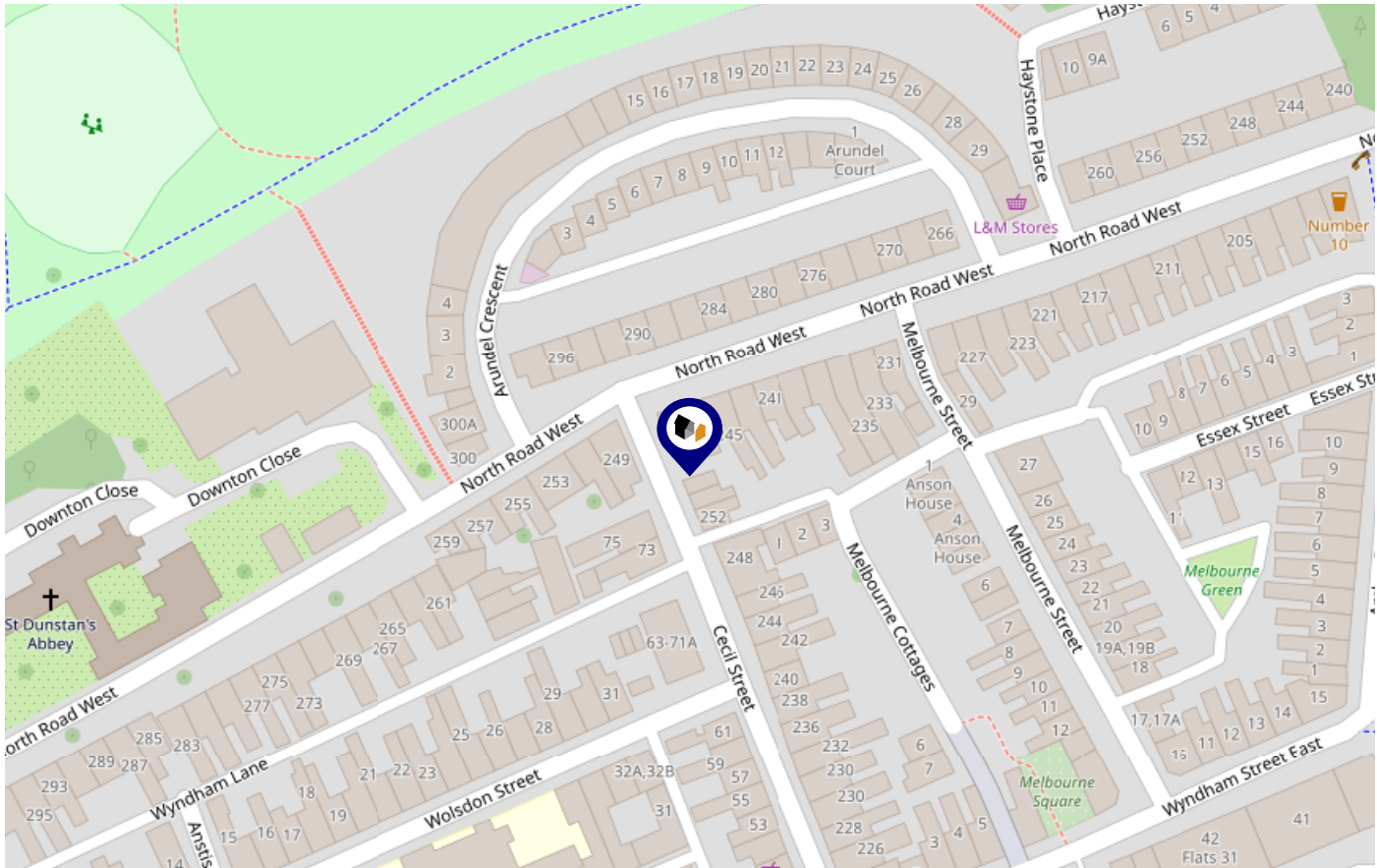


Flood Risk

Rivers & Seas - Climate Change

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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.

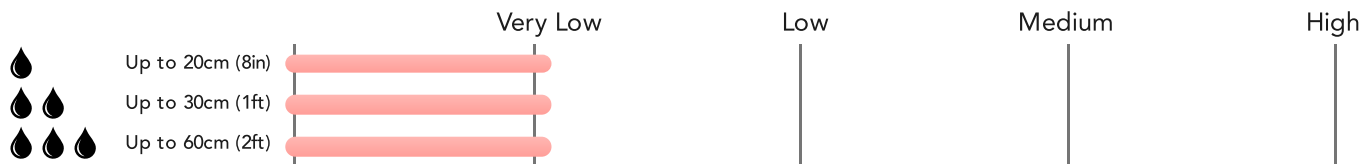


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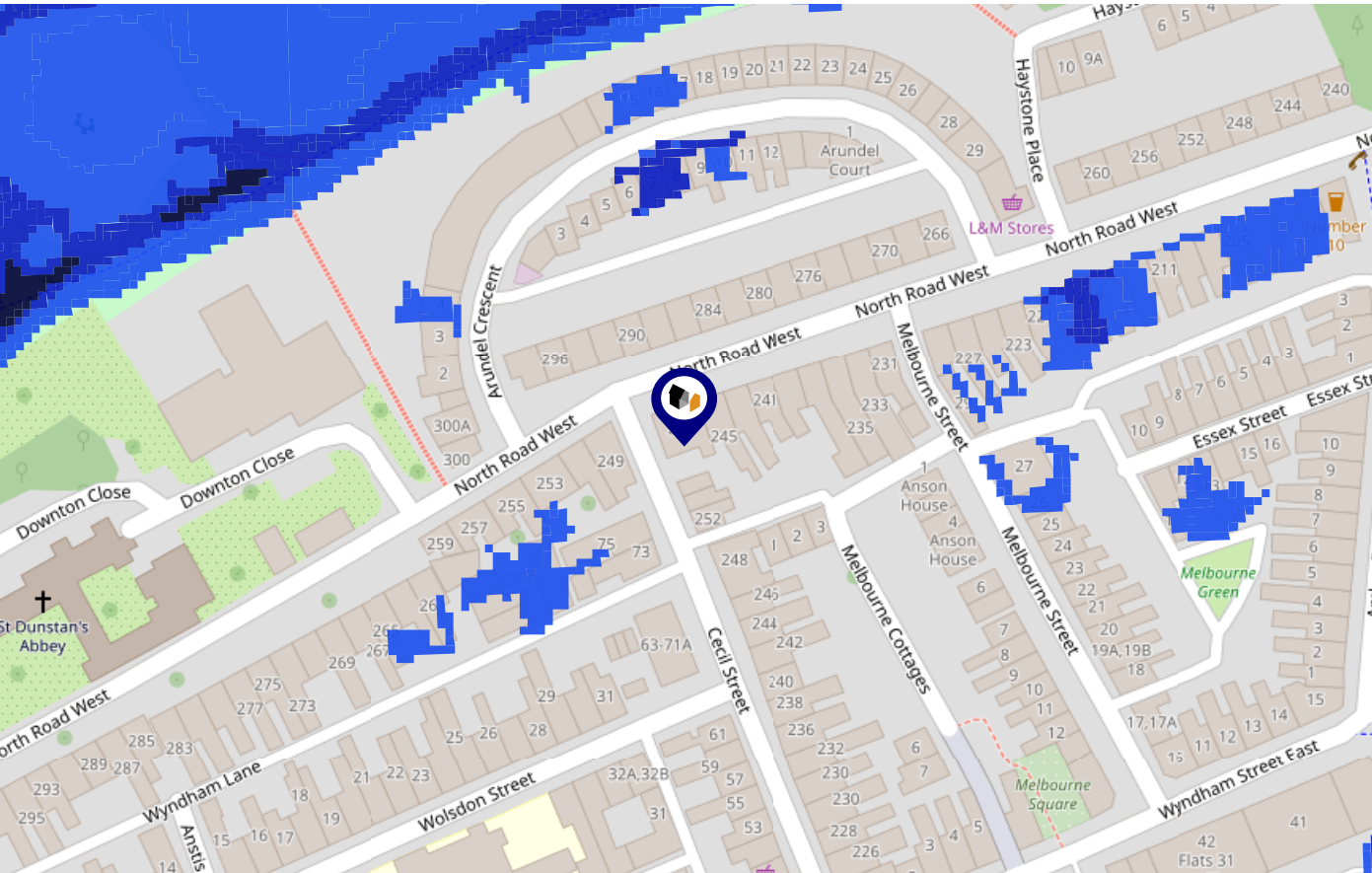
KPF - Key Property Facts

Flood Risk

Surface Water - Flood Risk

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This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

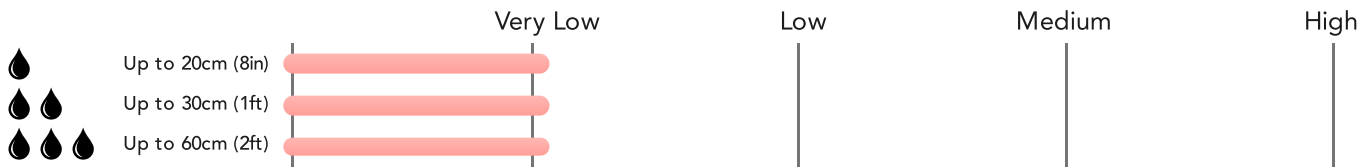


Risk Rating: Very low

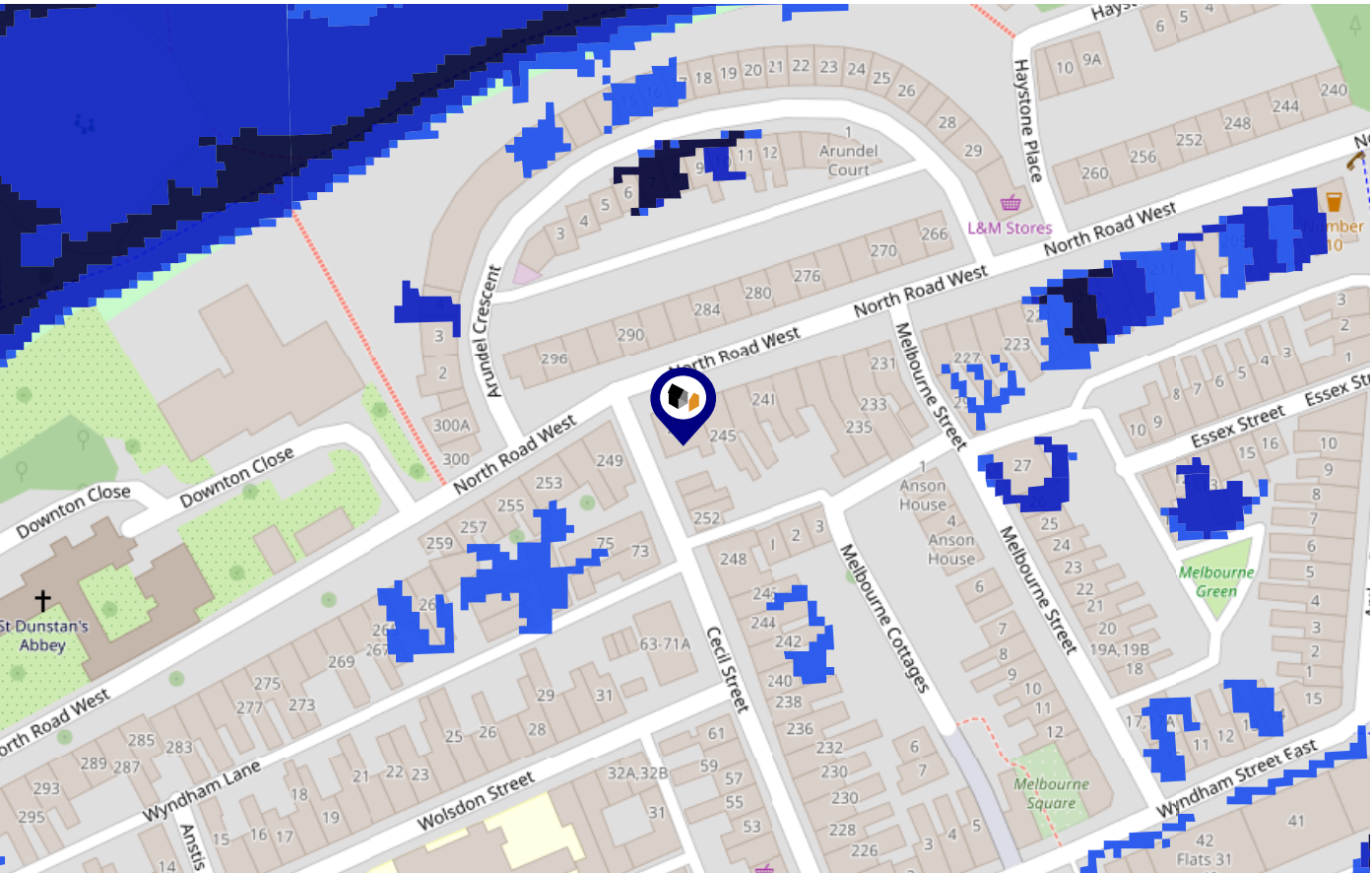
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:



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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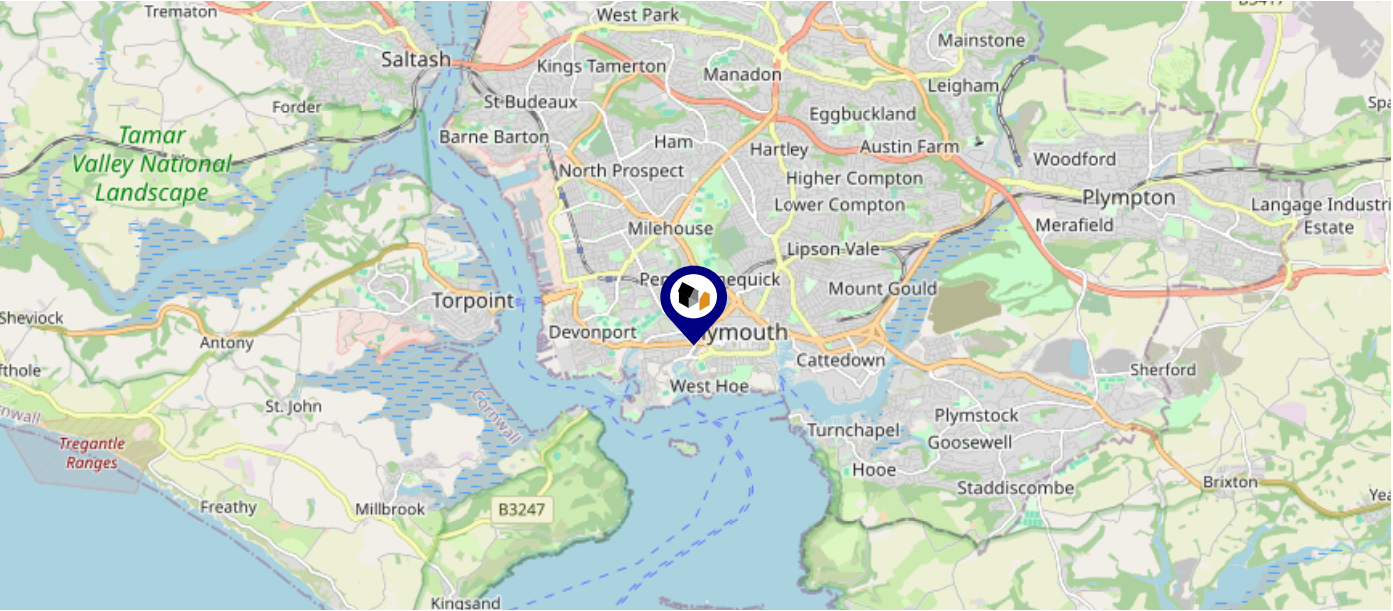


Maps

Green Belt

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GROUP

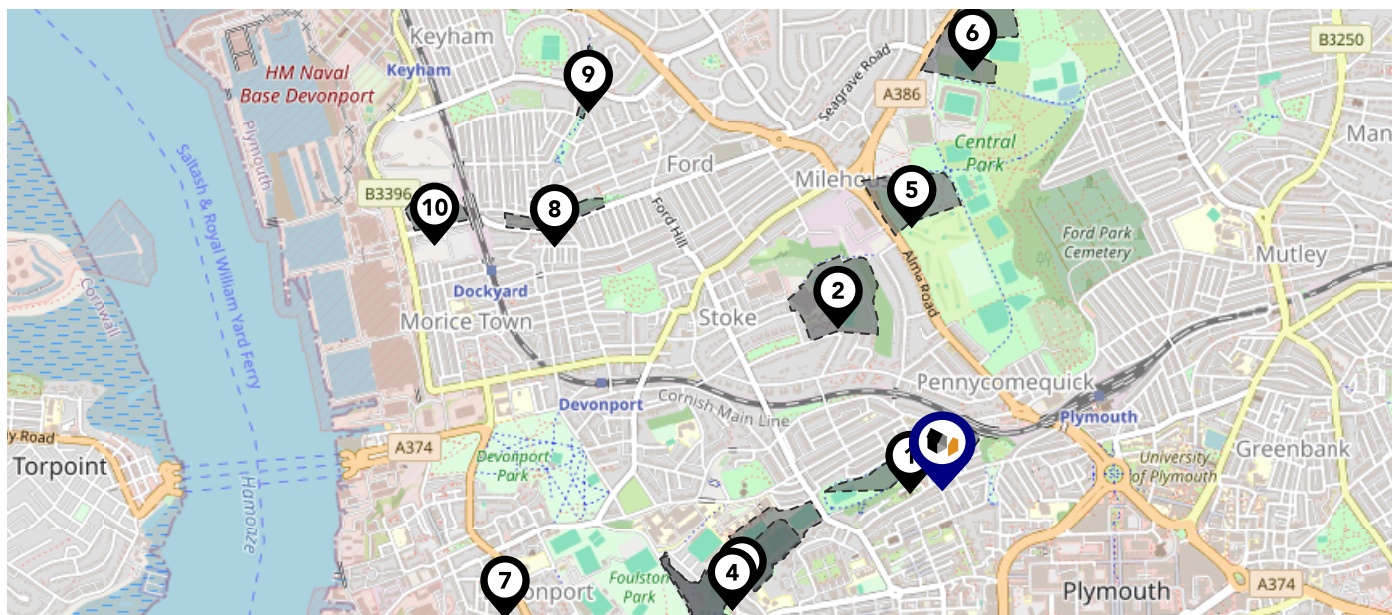
This map displays nearby areas that have been designated as Green Belt...



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

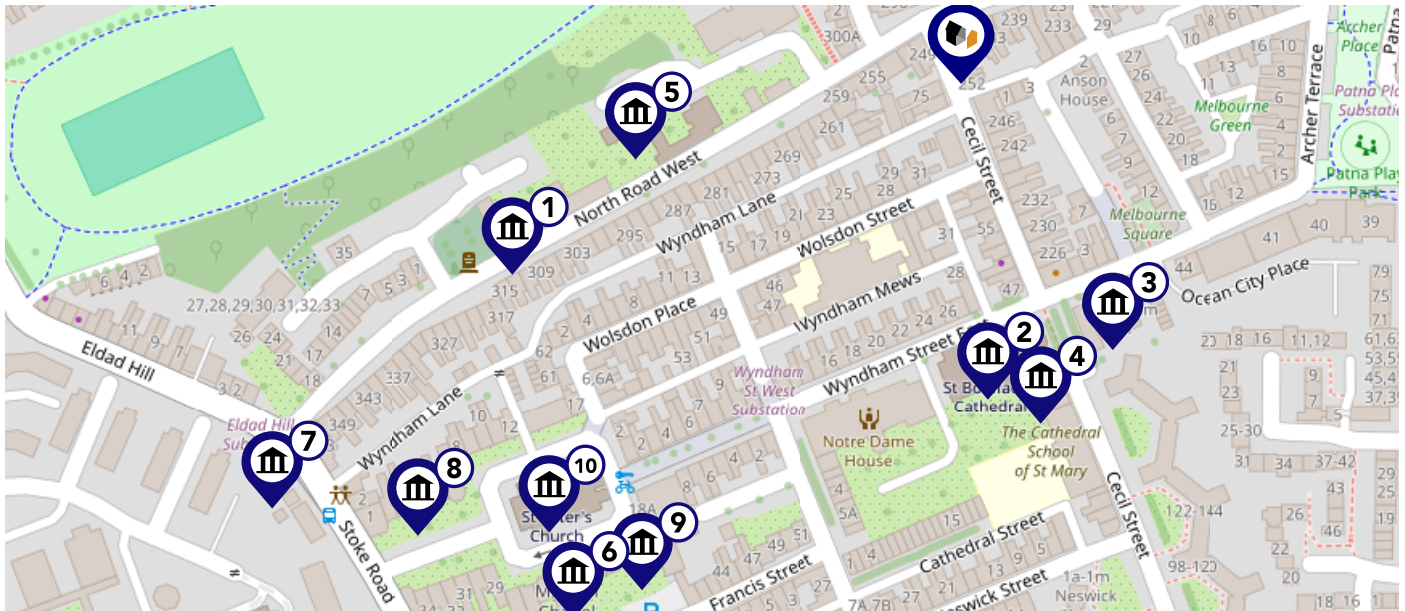
1	Victoria Park-Victoria Park, Plymouth	Historic Landfill	
2	Stoke School Playing Field And Allotments-Stoke School Playing Field And Allotments, Plymouth	Historic Landfill	
3	Stonehouse Lake-Plymouth, Devon	Historic Landfill	
4	Stonehouse Playing Fields-Stonehouse Playing Fields, Stonehouse, Plymouth,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

Maps

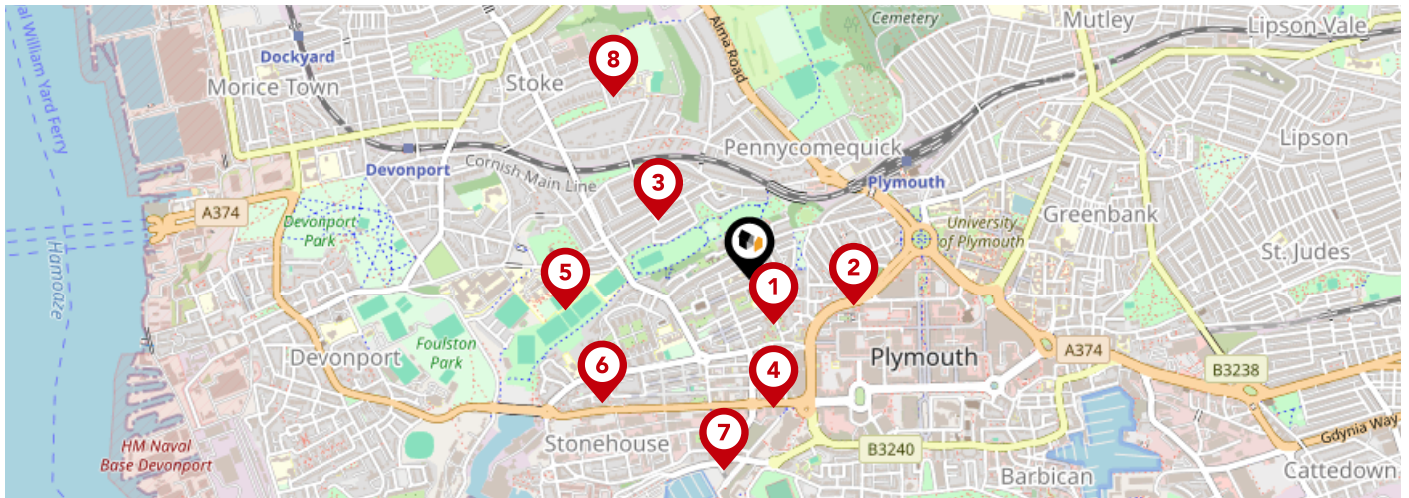
Listed Buildings

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



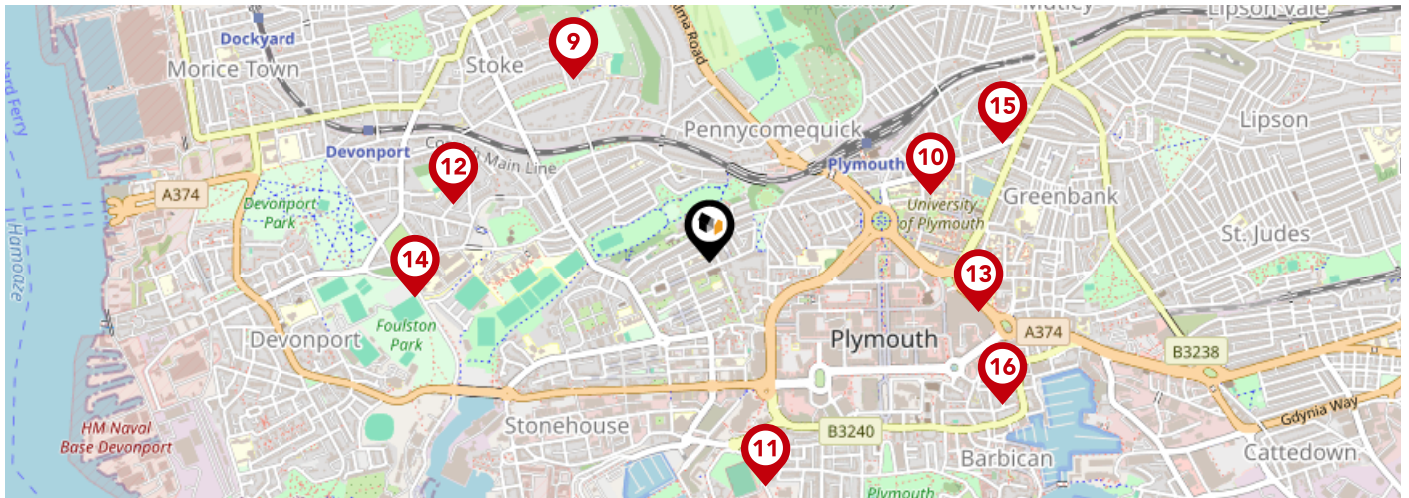
Listed Buildings in the local district		Grade	Distance
	1386300 - St Dunstans Abbey School And Attached Road Frontage Walls	Grade II	0.1 miles
	1386510 - Roman Catholic Cathedral Of St Mary And St Boniface	Grade II	0.1 miles
	1386509 - Former Nonconformist Chapel	Grade II	0.1 miles
	1130016 - St Boniface School	Grade II	0.1 miles
	1386299 - St Dunstans Abbey And Attached Road Frontage Walls	Grade II	0.1 miles
	1386506 - 19-28, Wyndham Square	Grade II	0.2 miles
	1113325 - Former Royal Naval Hospital Water Tower	Grade II	0.2 miles
	1386503 - 2-7, Wyndham Square	Grade II	0.2 miles
	1386505 - 18, Wyndham Square	Grade II	0.2 miles
	1386508 - Church Of St Peter	Grade II	0.2 miles



		Nursery	Primary	Secondary	College	Private
1	The Cathedral School of St Mary Ofsted Rating: Requires improvement Pupils: 109 Distance:0.12	☐	☒	☐	☐	☐
2	Pilgrim Primary Academy Ofsted Rating: Outstanding Pupils: 390 Distance:0.25	☐	☒	☐	☐	☐
3	Stuart Road Primary Academy Ofsted Rating: Good Pupils: 189 Distance:0.26	☐	☒	☐	☐	☐
4	St Peter's CofE Primary School Ofsted Rating: Good Pupils: 154 Distance:0.31	☐	☒	☐	☐	☐
5	Devonport High School for Boys Ofsted Rating: Good Pupils: 1231 Distance:0.44	☐	☐	☒	☐	☐
6	High Street Primary Academy Ofsted Rating: Good Pupils: 140 Distance:0.45	☐	☒	☐	☐	☐
7	Millbay Academy Ofsted Rating: Good Pupils: 545 Distance:0.45	☐	☒	☒	☐	☐
8	Scott Medical and Healthcare College Ofsted Rating: Good Pupils: 233 Distance:0.54	☐	☐	☒	☐	☐

Area Schools

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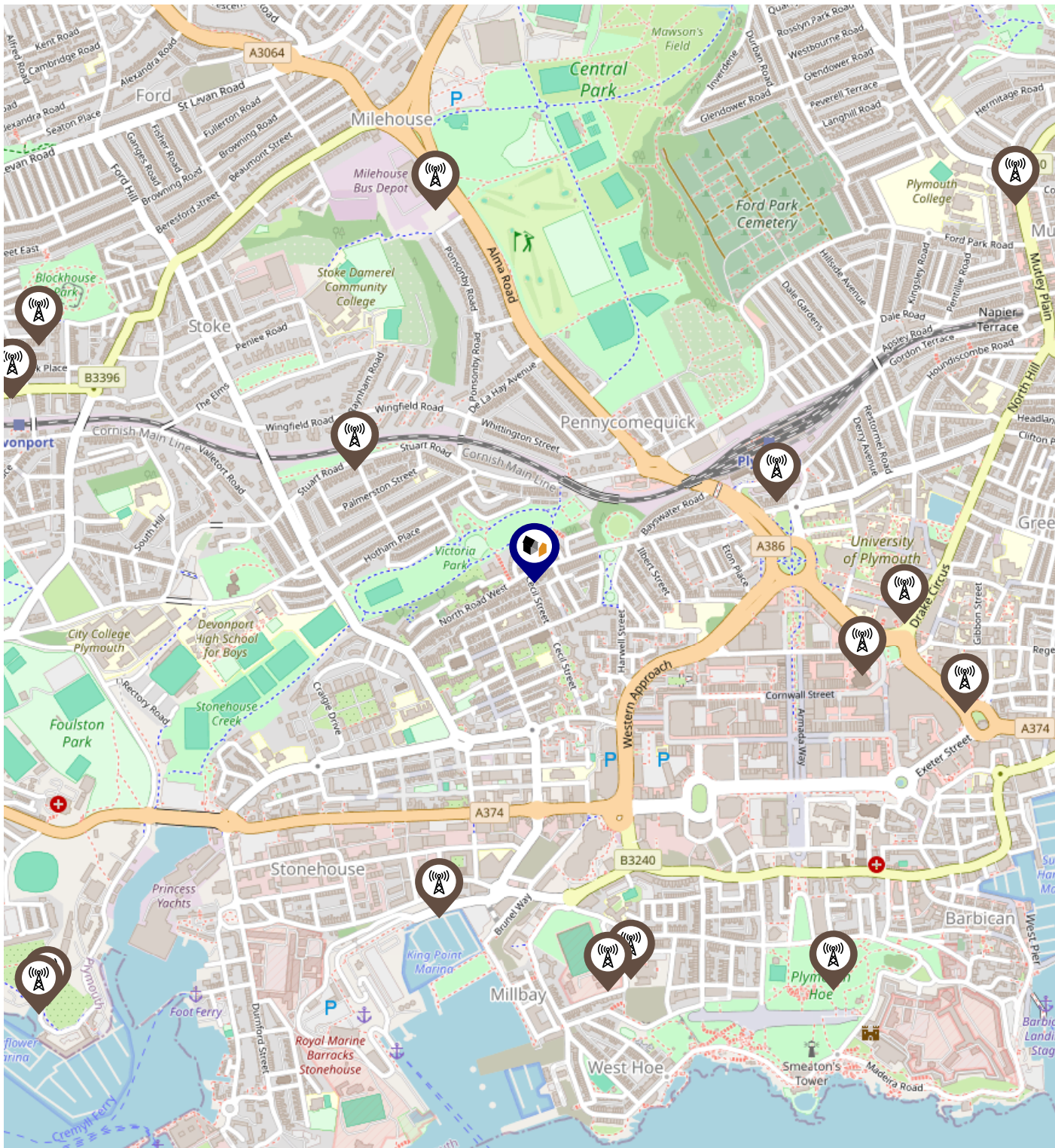


		Nursery	Primary	Secondary	College	Private
9	Stoke Damerel Community College Ofsted Rating: Good Pupils: 1301 Distance:0.54	☐	☐	☒	☐	☐
10	Fletewood School at Derry Villas Ofsted Rating: Good Pupils: 58 Distance:0.54	☐	☒	☐	☐	☐
11	St Andrew's Cof E VA Primary School Ofsted Rating: Good Pupils: 208 Distance:0.54	☐	☒	☐	☐	☐
12	Stoke Damerel Primary Academy Ofsted Rating: Good Pupils: 400 Distance:0.62	☐	☒	☐	☐	☐
13	Arts University Plymouth Ofsted Rating: Good Pupils:0 Distance:0.64	☐	☐	☒	☐	☐
14	City College Plymouth Ofsted Rating: Good Pupils:0 Distance:0.7	☐	☐	☒	☐	☐
15	Plymouth High School for Girls Ofsted Rating: Good Pupils: 816 Distance:0.75	☐	☐	☒	☐	☐
16	ACE Schools Plymouth Ofsted Rating: Good Pupils: 233 Distance:0.77	☐	☐	☒	☐	☐

Local Area

Masts & Pylons

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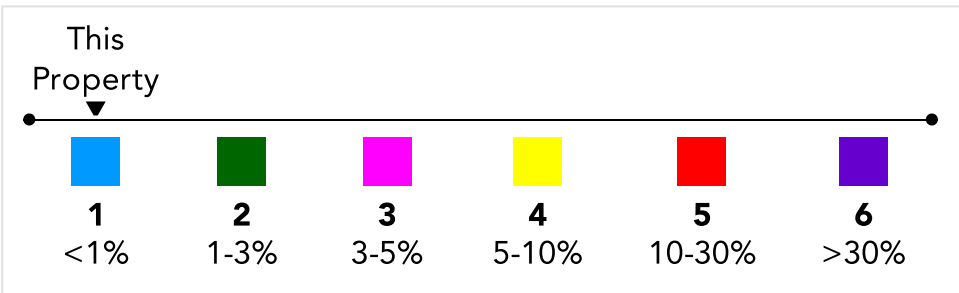
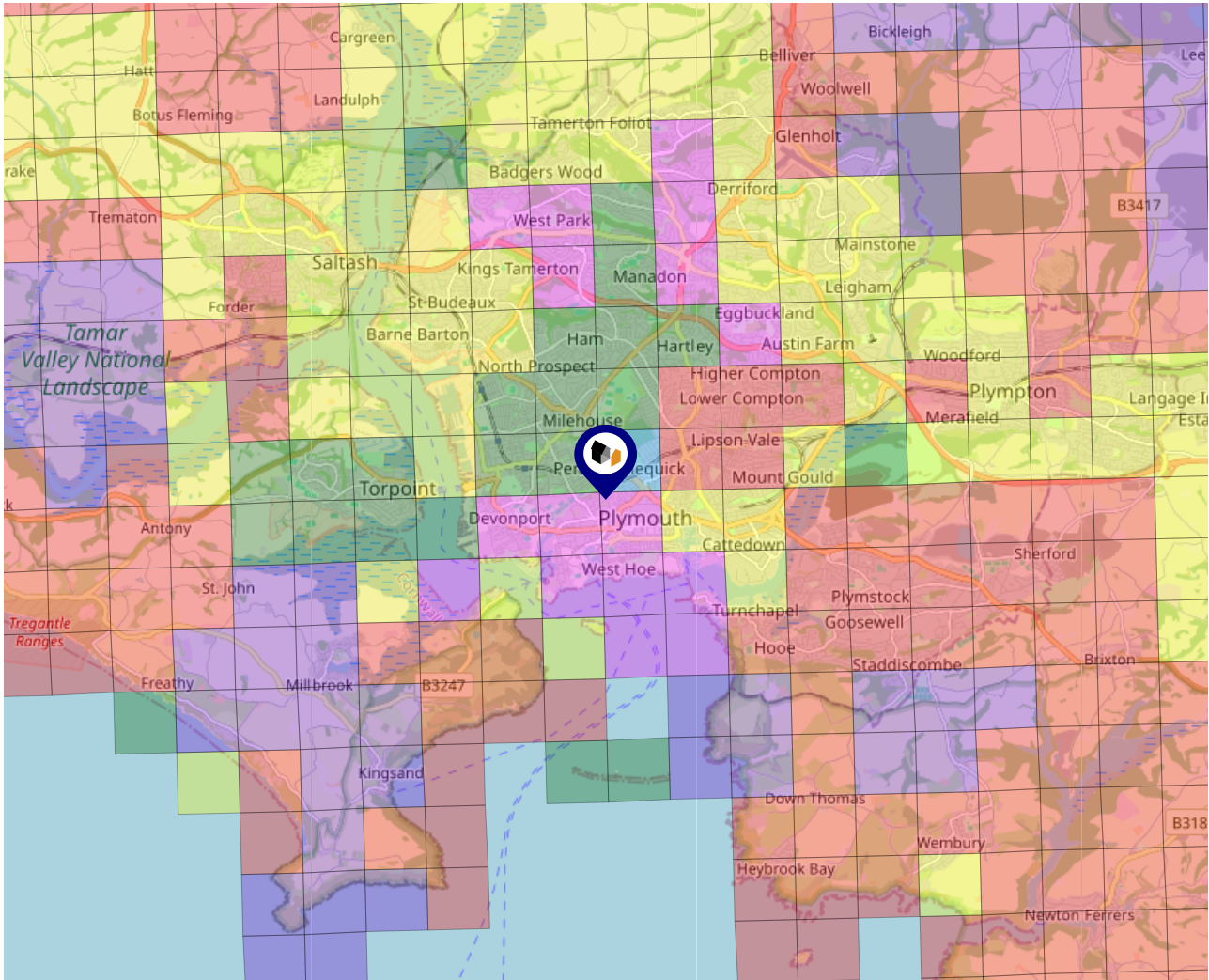


Key:

-  Power Pylons
-  Communication Masts

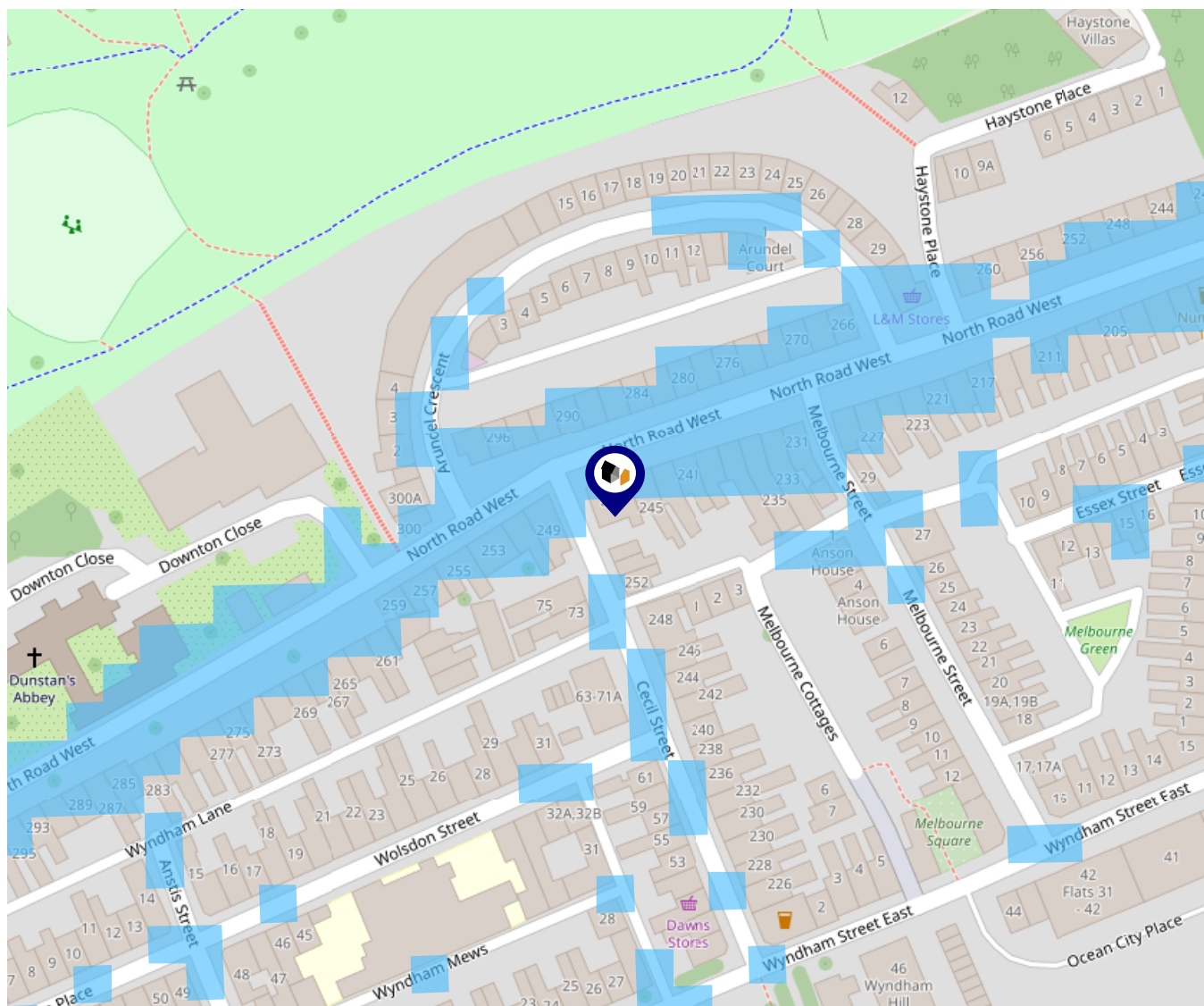
What is Radon?

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

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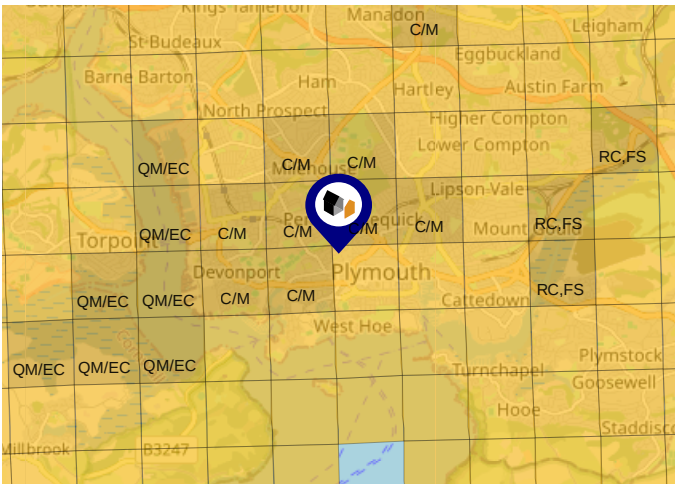


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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)		



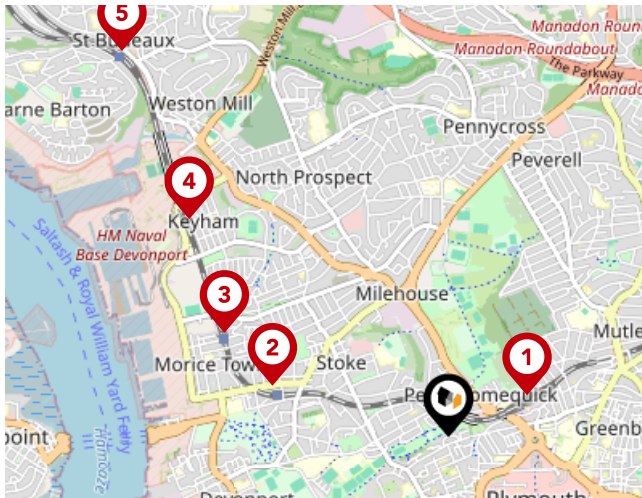
Primary Classifications (Most Common Clay Types)

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)

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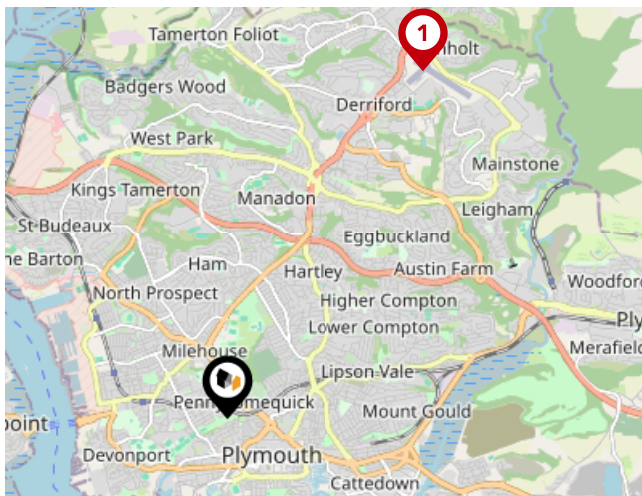


National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	0.41 miles
2	Devonport Rail Station	0.86 miles
3	Dockyard (Plymouth) Rail Station	1.17 miles
4	Keyham Rail Station	1.59 miles
5	St Budeaux Ferry Road Rail Station	2.38 miles

Trunk Roads/Motorways

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



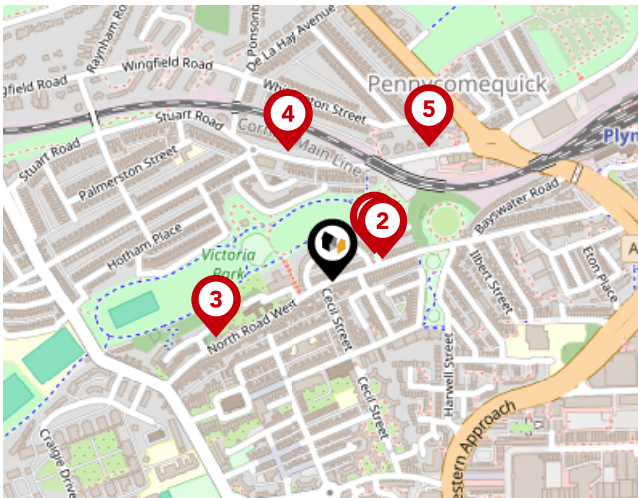
Airports/Helipads

Pin	Name	Distance
1	Plymouth City Airport	3.75 miles

Area

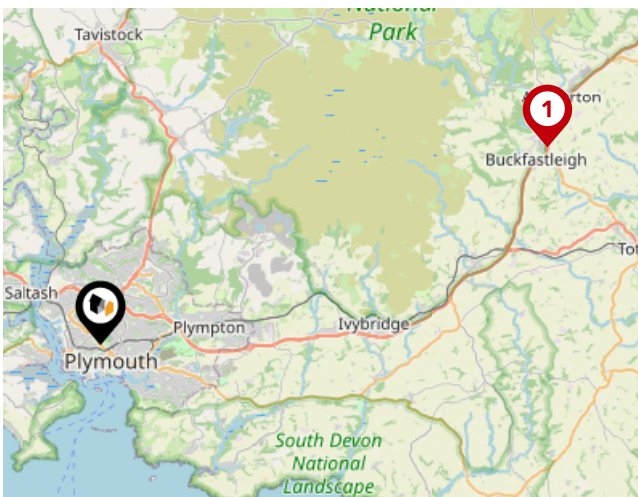
Transport (Local)

LANDWOOD
GROUP



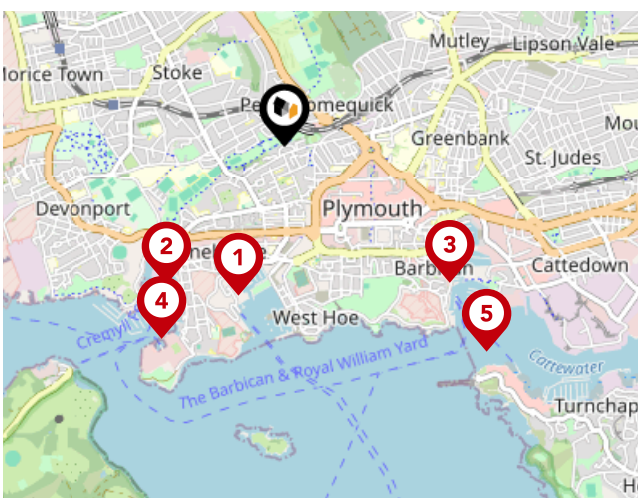
Bus Stops/Stations

Pin	Name	Distance
1	Arundel Crescent	0.05 miles
2	Melbourne Street	0.06 miles
3	Wantage Gardens	0.15 miles
4	St Barnabas Court	0.16 miles
5	Stuart Road	0.19 miles



Local Connections

Pin	Name	Distance
1	Buckfastleigh (South Devon Railway)	18.42 miles



Ferry Terminals

Pin	Name	Distance
1	Plymouth Ferry Terminal	0.73 miles
2	Plymouth Stonehouse Ferry Terminal	0.85 miles
3	Plymouth (Barbican) Landing Stage	1.01 miles
4	Royal William Yard Ferry Landing	1.08 miles
5	Plymouth Mount Batten Ferry Landing	1.35 miles

The Landwood Group logo, consisting of the words "LANDWOOD" and "GROUP" stacked vertically in a white, sans-serif font, set against an orange square background with rounded corners.

LANDWOOD GROUP

Landwood Group

At Landwood Group, we are proud of the work we do and the results we achieve. Clients come to us for services including property and machinery asset valuations and appraisals for secured lending and recovery situations; residential and commercial property management and property and business asset sales.

Working from offices in Manchester and covering all of the UK, place your trust in our highly experienced team to deliver an end to end service that will exceed your expectations.

Our Team

Professional, experienced, friendly, focused and down to earth, Landwood Group staff care about doing the best job we can for you.

The service every client gets is director-led, personal and tailored to them – and our reputation has been built up over many years. We'd love to get to know you and your business better.

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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