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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Monday 11th May 2026

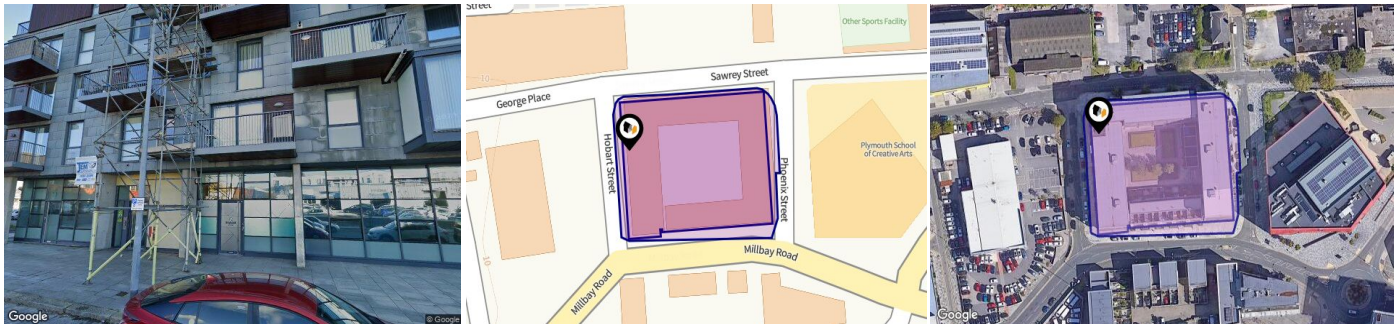


FLAT 52, 12, HOBART STREET, PLYMOUTH, PL1 3DG

Lang Town & Country

6 Mannamead Road, Plymouth, PL4 7AA
01752 456000
carrie@langtownandcountry.com
www.langtownandcountry.com





Property

Type:	Flat / Maisonette	Last Sold Date:	03/03/2017
Bedrooms:	2	Last Sold Price:	£172,000
Floor Area:	667 ft ² / 62 m ²	Last Sold £/ft²:	£257
Plot Area:	2.43 acres	Tenure:	Leasehold
Year Built :	2009		
Council Tax :	Band C		
Annual Estimate:	£2,171		
Title Number:	DN590807		
UPRN:	10012062679		
Restrictive Covenants:	Yes		

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)

9 mb/s	80 mb/s	1000 mb/s
		

Mobile Coverage: (based on calls indoors)

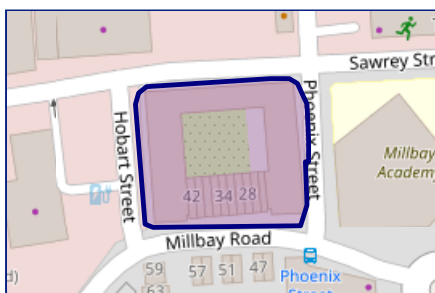


Satellite/Fibre TV Availability:



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.

Freehold Title Plan



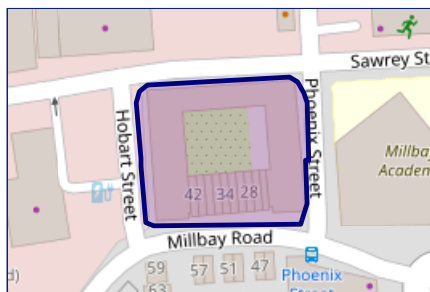
DN600445

Leasehold Title Plans



DN590807

Start Date: 21/12/2006
End Date: 22/12/2256
Lease Term: 250 years from 22
December 2006
Term Remaining: 230 years



DN549917

Start Date: 28/05/2009
End Date: 22/12/2256
Lease Term: 250 years less 3 days
from 22 December 2006
Term Remaining: 230 years

Flat 52, 12 Hobart Street, PLYMOUTH, PL1 3DG

Energy rating

B

Valid until 06.05.2036

Certificate number
 0836-4125-7600-0853-2206

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Mid-floor flat
Walls:	System built, as built, insulated (assumed)
Walls Energy:	Good
Roof:	(another dwelling above)
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Good lighting efficiency
Lighting Energy:	Good
Floors:	(another dwelling below)
Secondary Heating:	None
Air Tightness:	(not tested)
Total Floor Area:	62 m ²

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

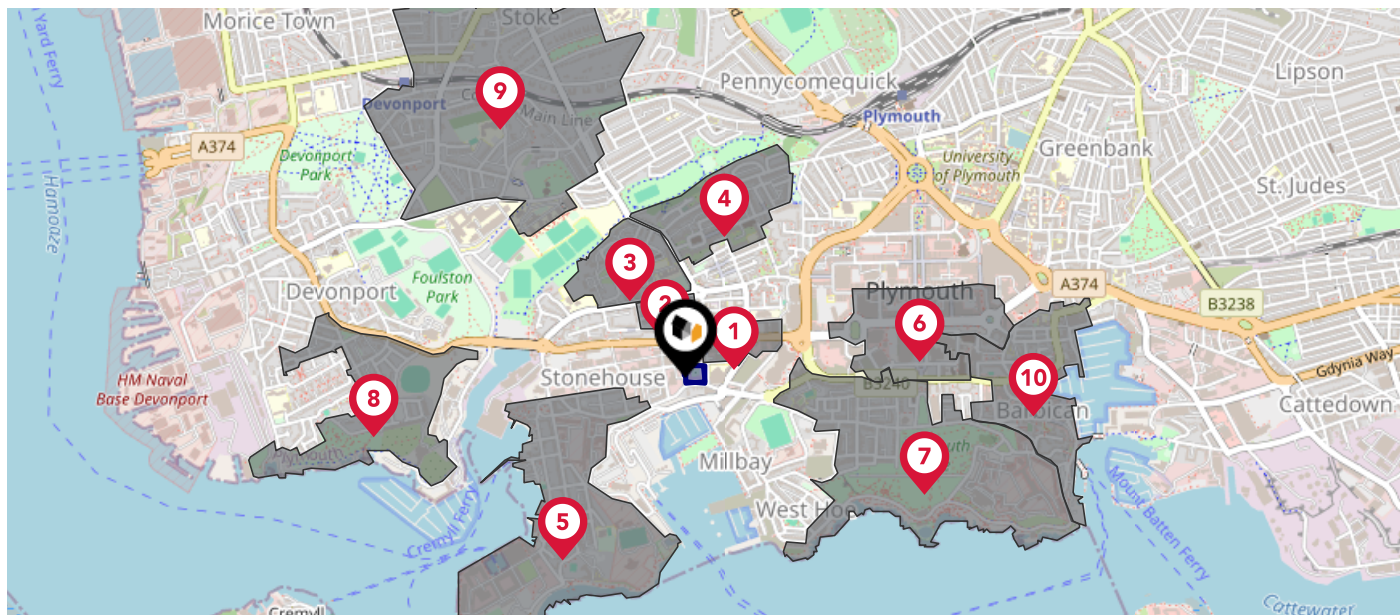
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

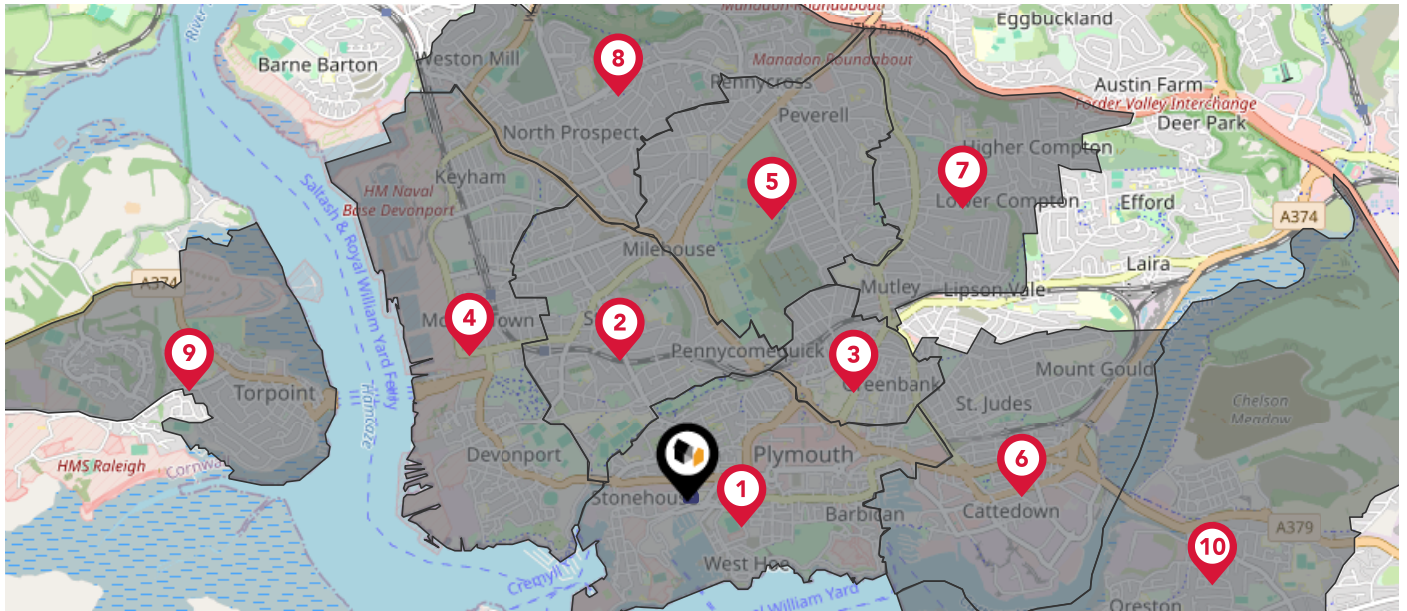
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.













Nearby Conservation Areas

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

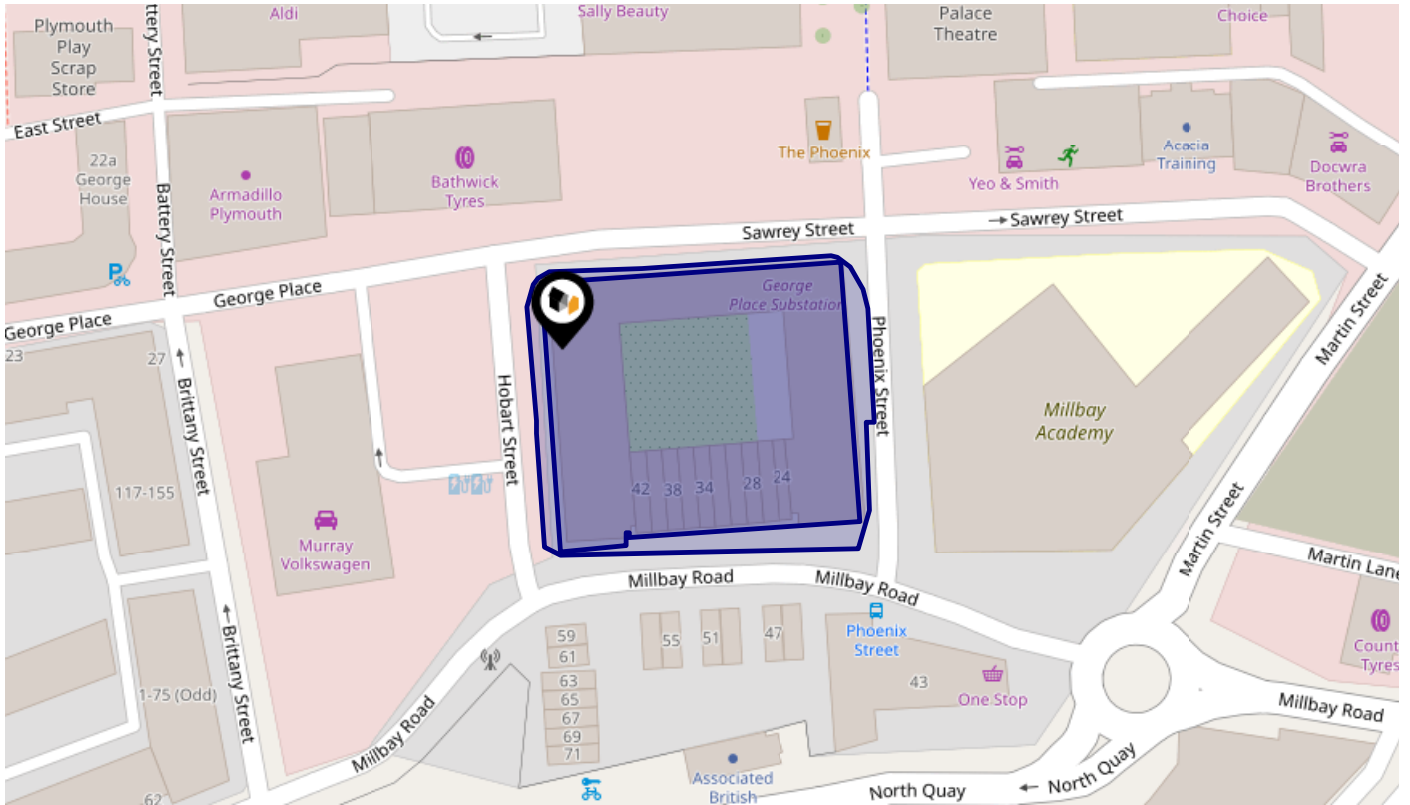
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

-  St. Peter and the Waterfront Ward
-  Stoke Ward
-  Drake Ward
-  Devonport Ward
-  Peverell Ward
-  Sutton and Mount Gould Ward
-  Compton Ward
-  Ham Ward
-  Torpoint ED
-  Plymstock Radford Ward

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...

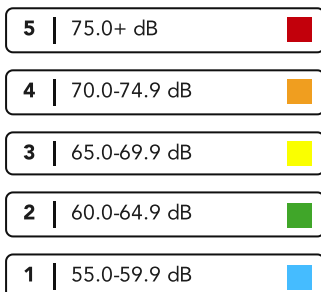


Rail Noise Data

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:

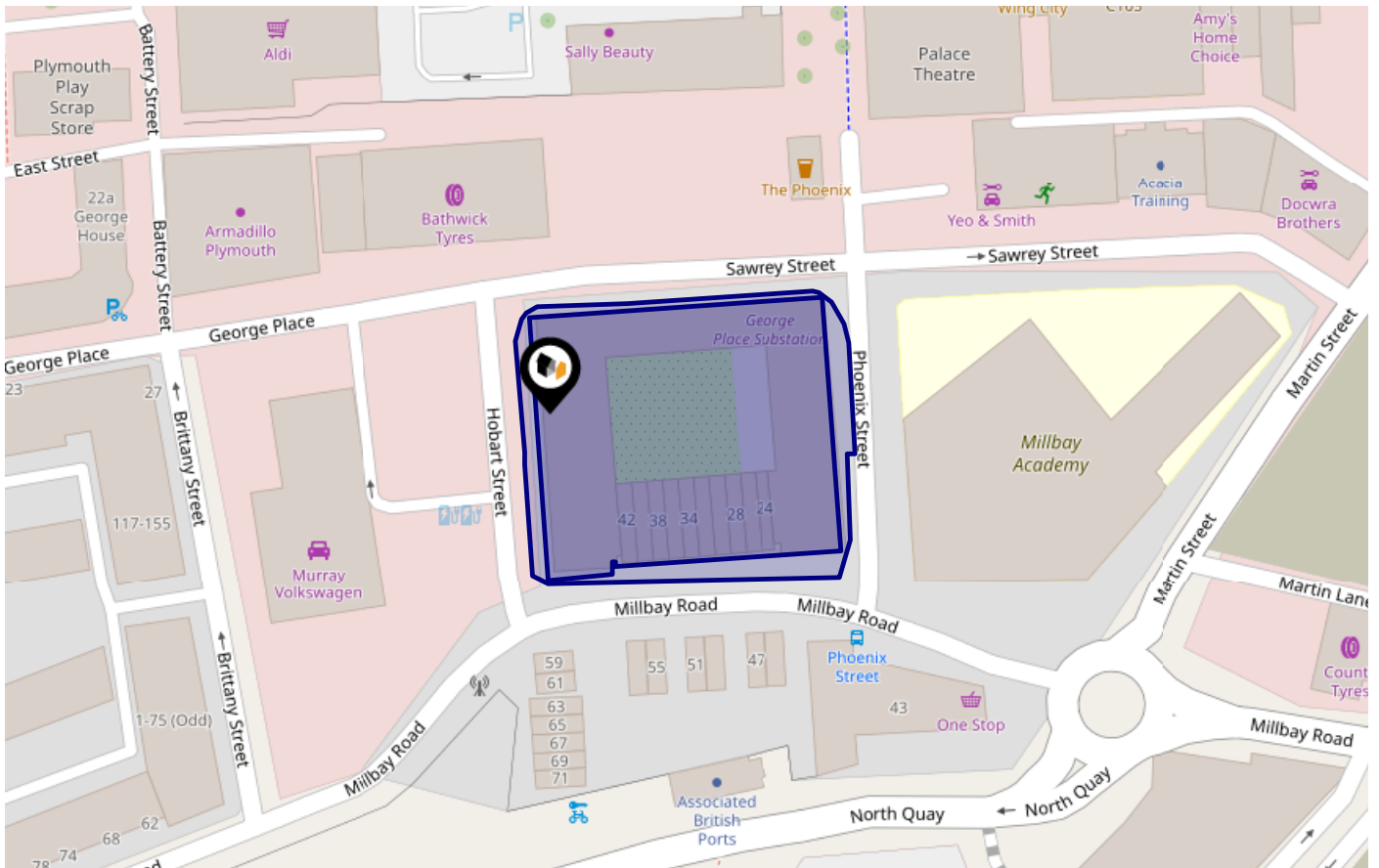


Flood Risk

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:

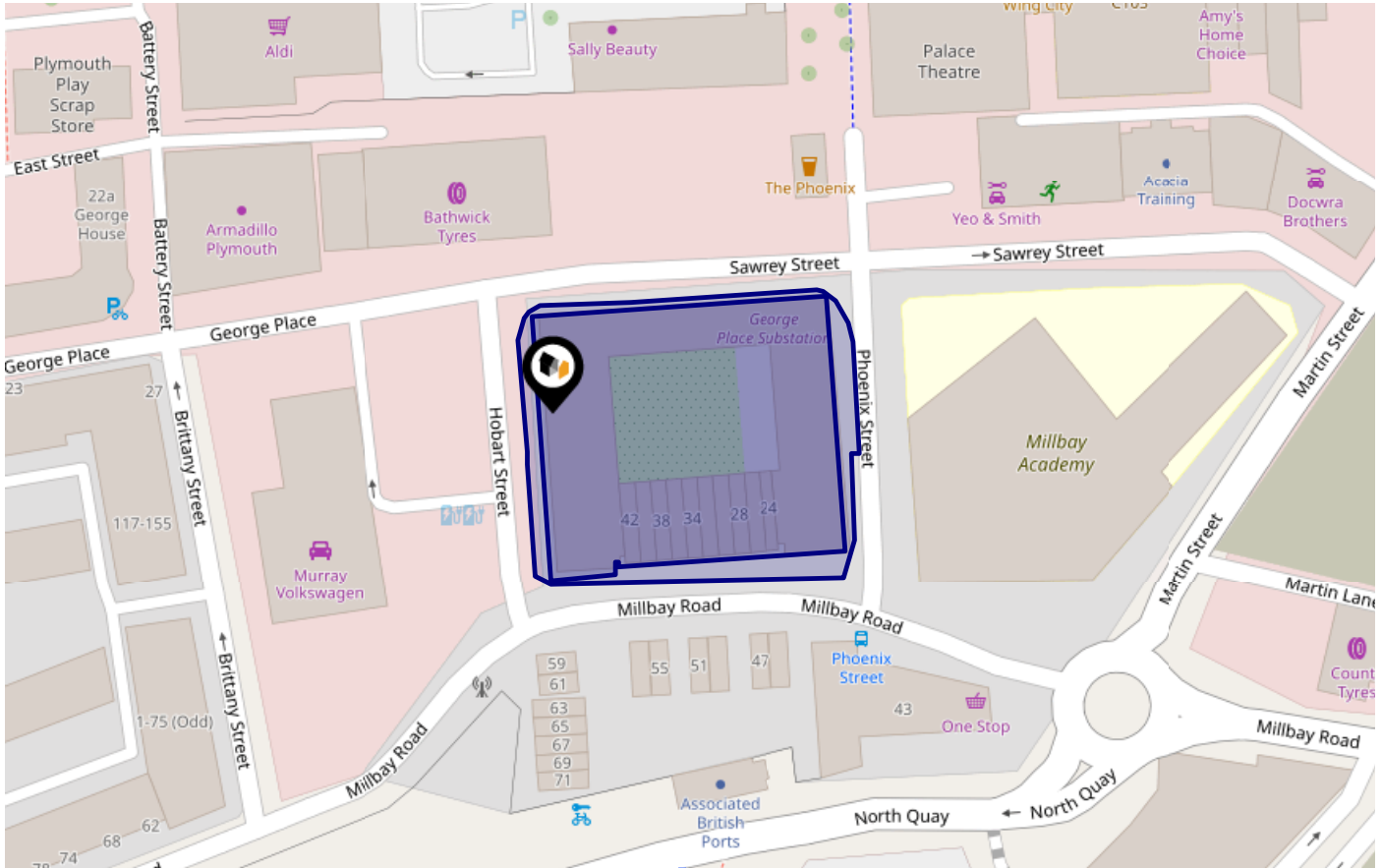


Flood Risk

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:

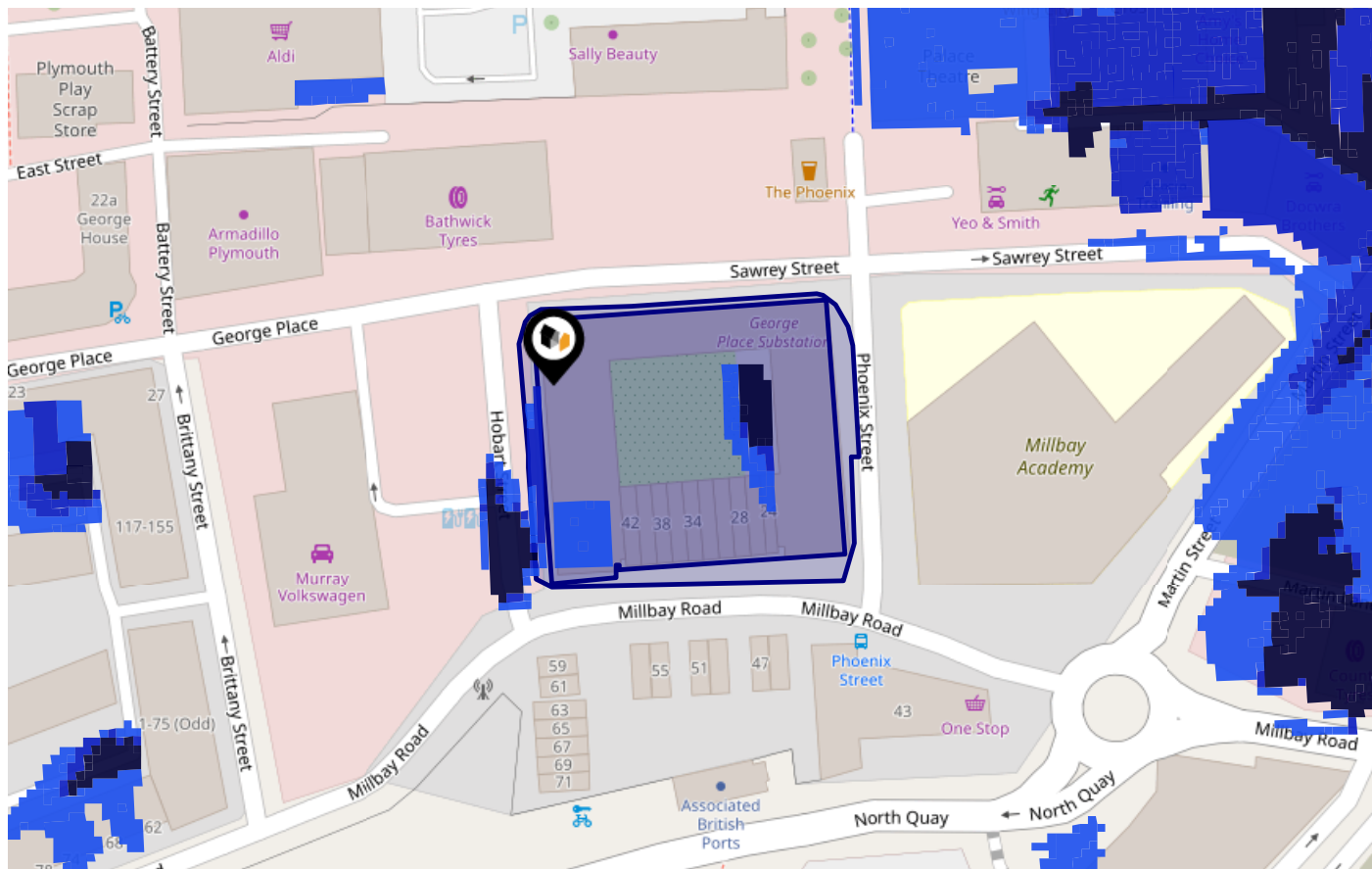


Flood Risk

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.

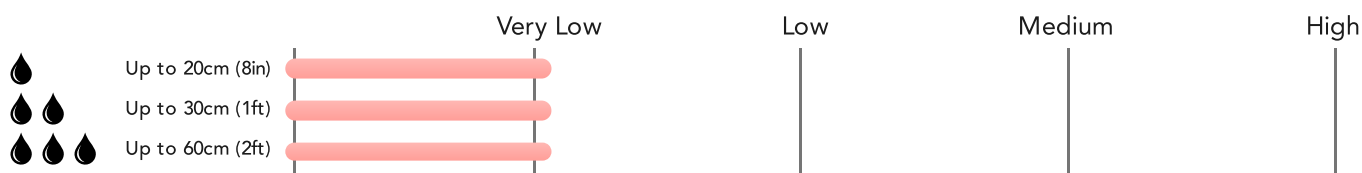


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Chance of flooding to the following depths at this property:

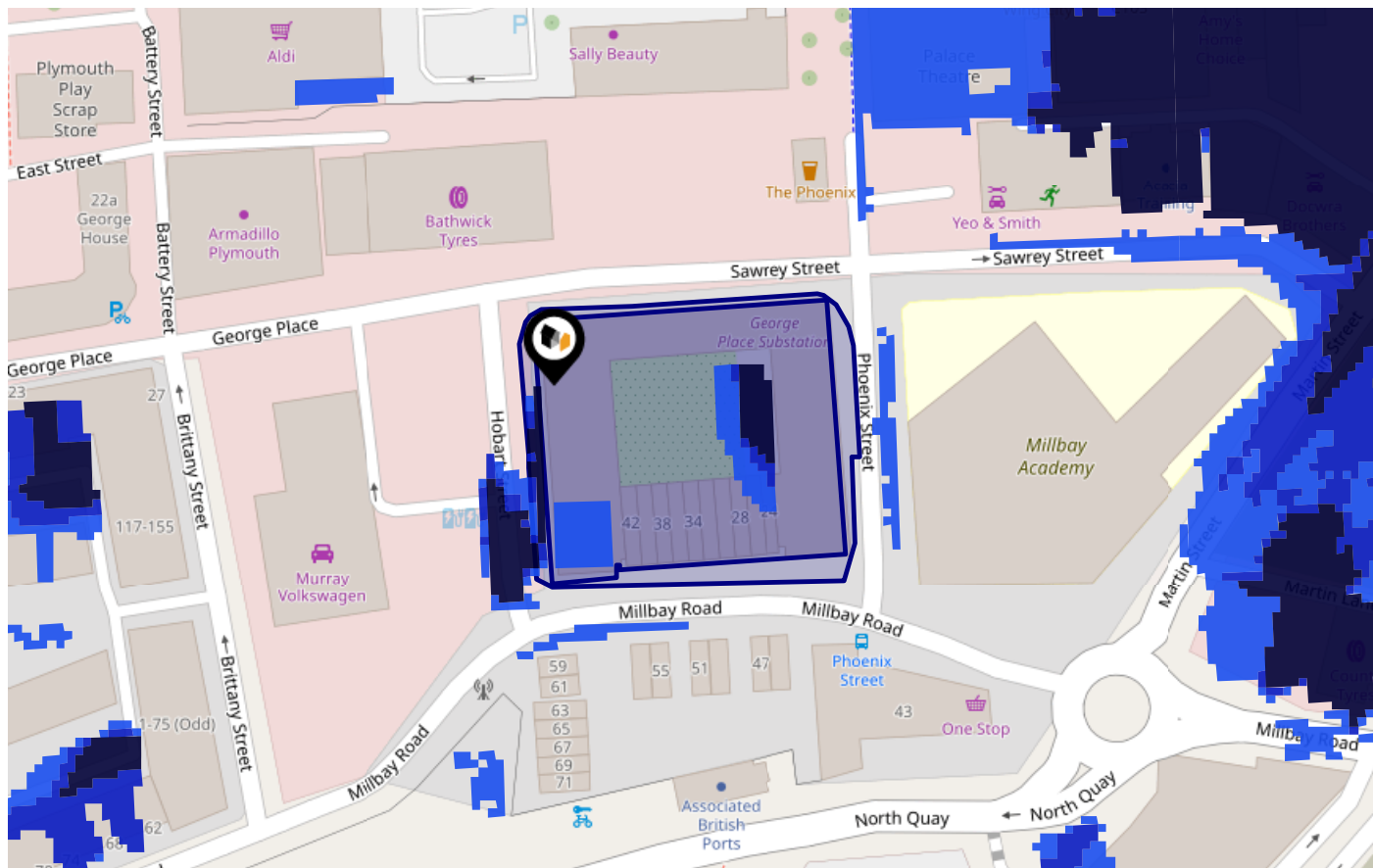


Flood Risk

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.

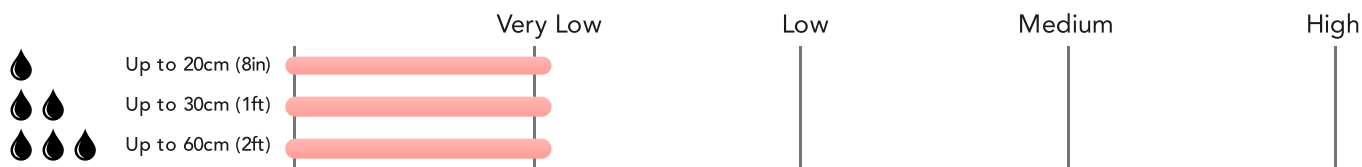


Risk Rating: Very low

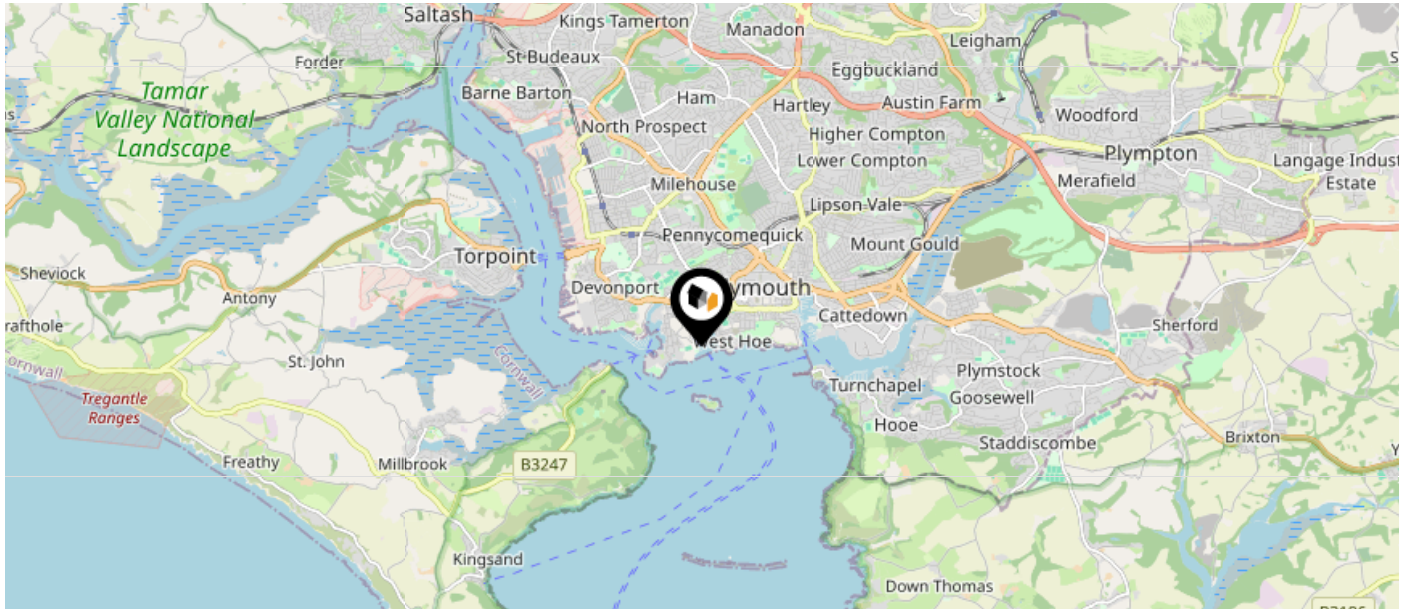
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
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Chance of flooding to the following depths at this property:



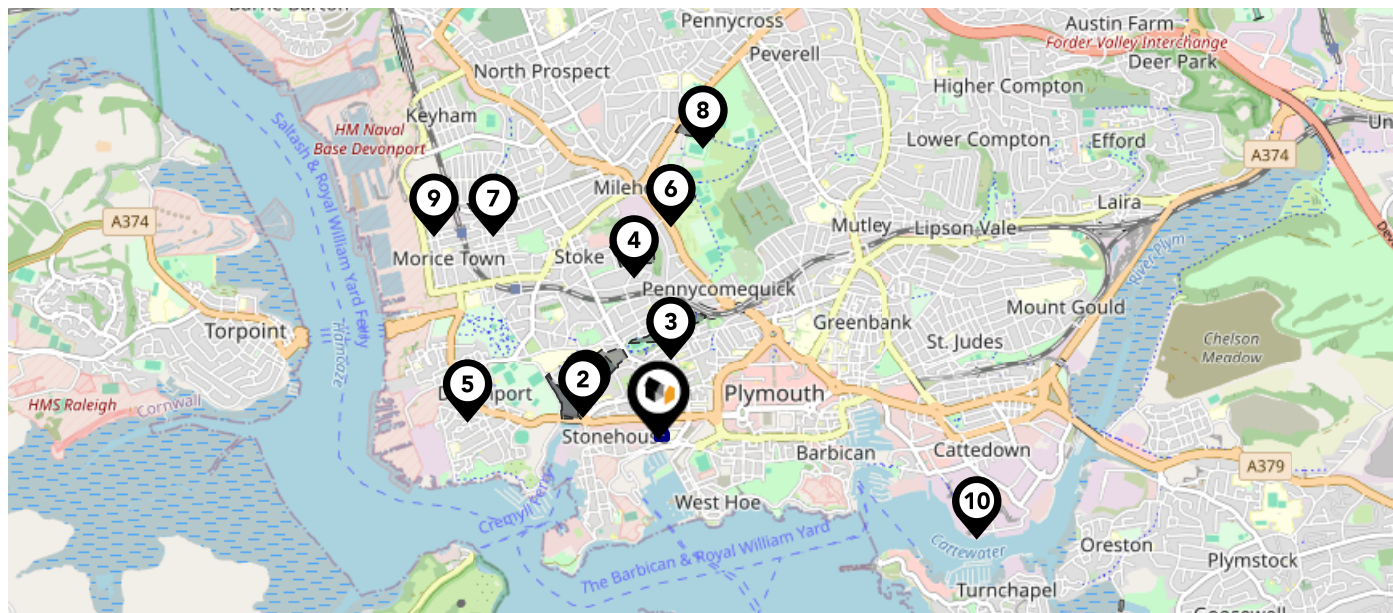
This map displays nearby areas that have been designated as Green Belt...



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

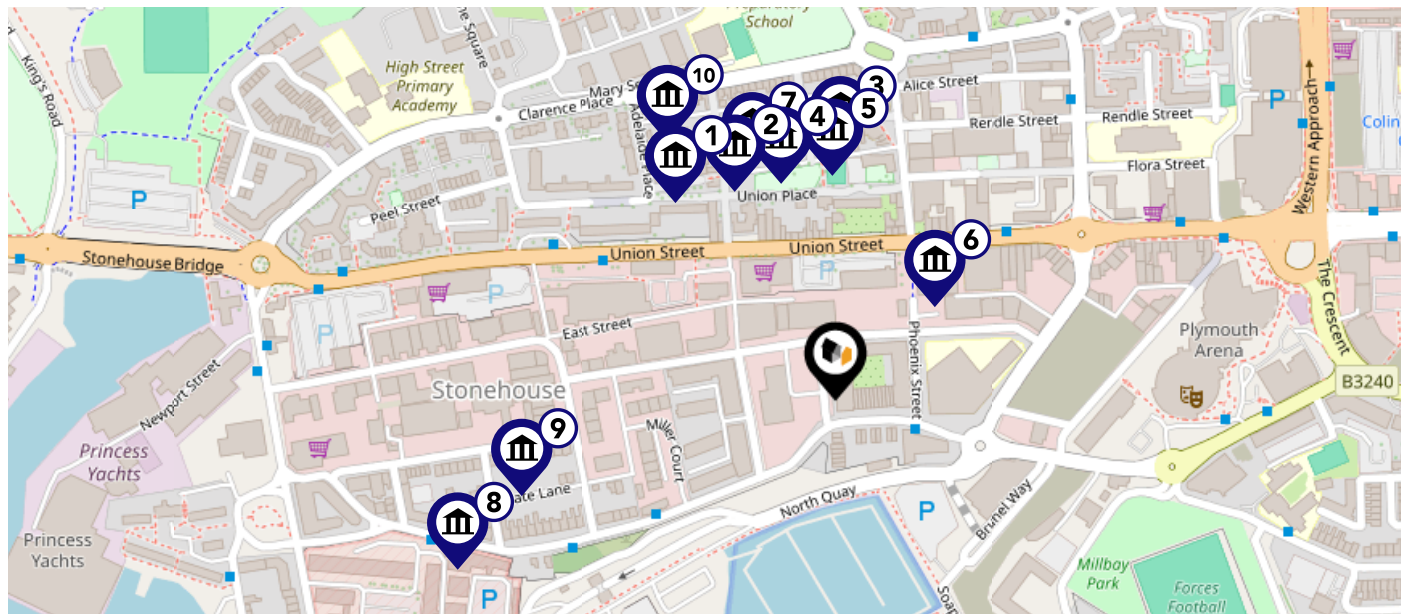
	Stonehouse Lake-Plymouth, Devon	Historic Landfill <input type="checkbox"/>
	Stonehouse Playing Fields-Stonehouse Playing Fields, Stonehouse, Plymouth, Devon	Historic Landfill <input type="checkbox"/>
	Victoria Park-Victoria Park, Plymouth	Historic Landfill <input type="checkbox"/>
	Stoke School Playing Field And Allotments-Stoke School Playing Field And Allotments, Plymouth	Historic Landfill <input type="checkbox"/>
	Hazardous Stores Return Centre-H M Naval Base, Devonport, Plymouth, Devon	Historic Landfill <input type="checkbox"/>
	Central Park Milehouse-Central Park (Milehouse), Plymouth	Historic Landfill <input type="checkbox"/>
	Recreation Ground St Levan Ground And Alexandra Road-Recreation Ground, St Levan Road, Plymouth	Historic Landfill <input type="checkbox"/>
	Peverell Cricket Ground-Peverell Cricket Ground, Plymouth	Historic Landfill <input type="checkbox"/>
	St Levan Road Recreation Ground-St Levan Road Recreation Ground, Devonport, Plymouth	Historic Landfill <input type="checkbox"/>
	Sevenside Waste Paper-Wallsend Industrial Estate, Cattedown, Plymouth, Devon	Historic Landfill <input type="checkbox"/>

Maps

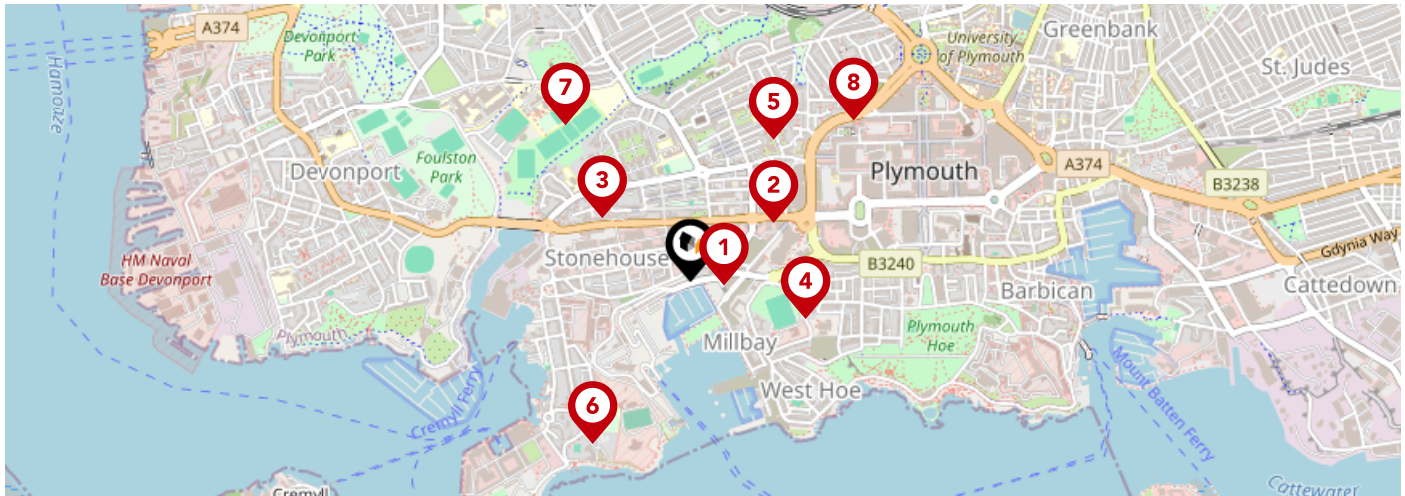
Listed Buildings



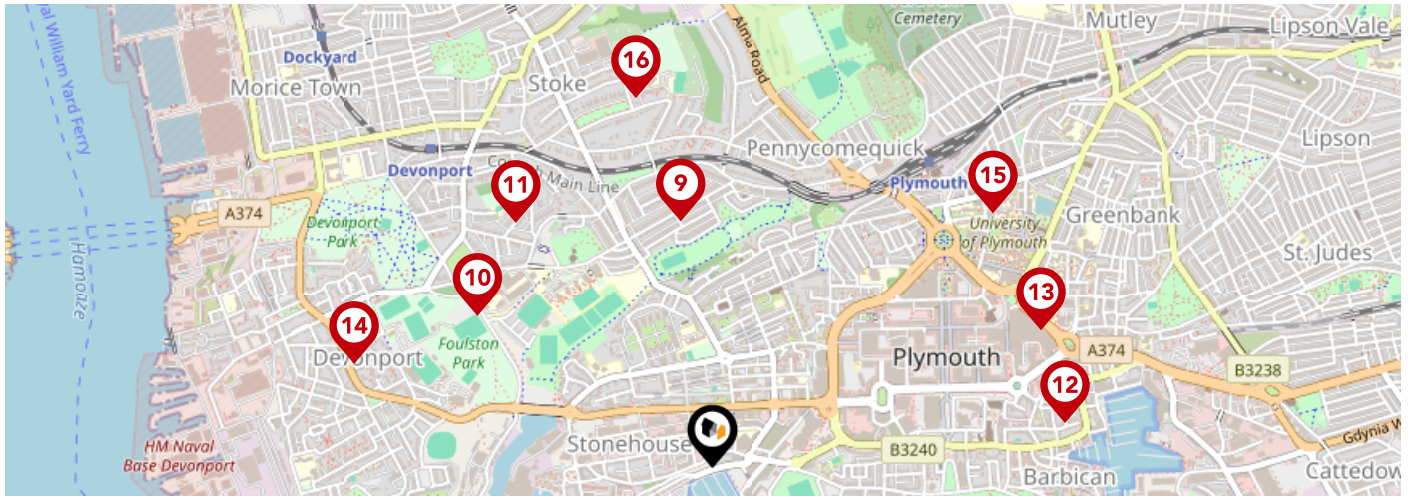
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1129958 - 47-53, Adelaide Street And The Famous Firkin Public House, 2, Adelaide Place	Grade II	0.1 miles
	1129957 - 42-45 And 45a, Adelaide Street	Grade II	0.1 miles
	1129954 - 24, 25 And 26, Adelaide Street	Grade II	0.1 miles
	1129956 - 35-39, Adelaide Street	Grade II	0.1 miles
	1129955 - 28-34, Adelaide Street	Grade II	0.1 miles
	1386483 - Former Palace Theatre And Great Western Hotel	Grade II	0.1 miles
	1129953 - 10-19, Adelaide Street	Grade II	0.1 miles
	1130010 - 5-9, Caroline Place	Grade II	0.2 miles
	1244516 - Numbers 39 To 48 And Forecourt Railings To Number 39 And Numbers 43 To 47	Grade II	0.2 miles
	1330548 - 2-11, Clarence Place	Grade II	0.2 miles

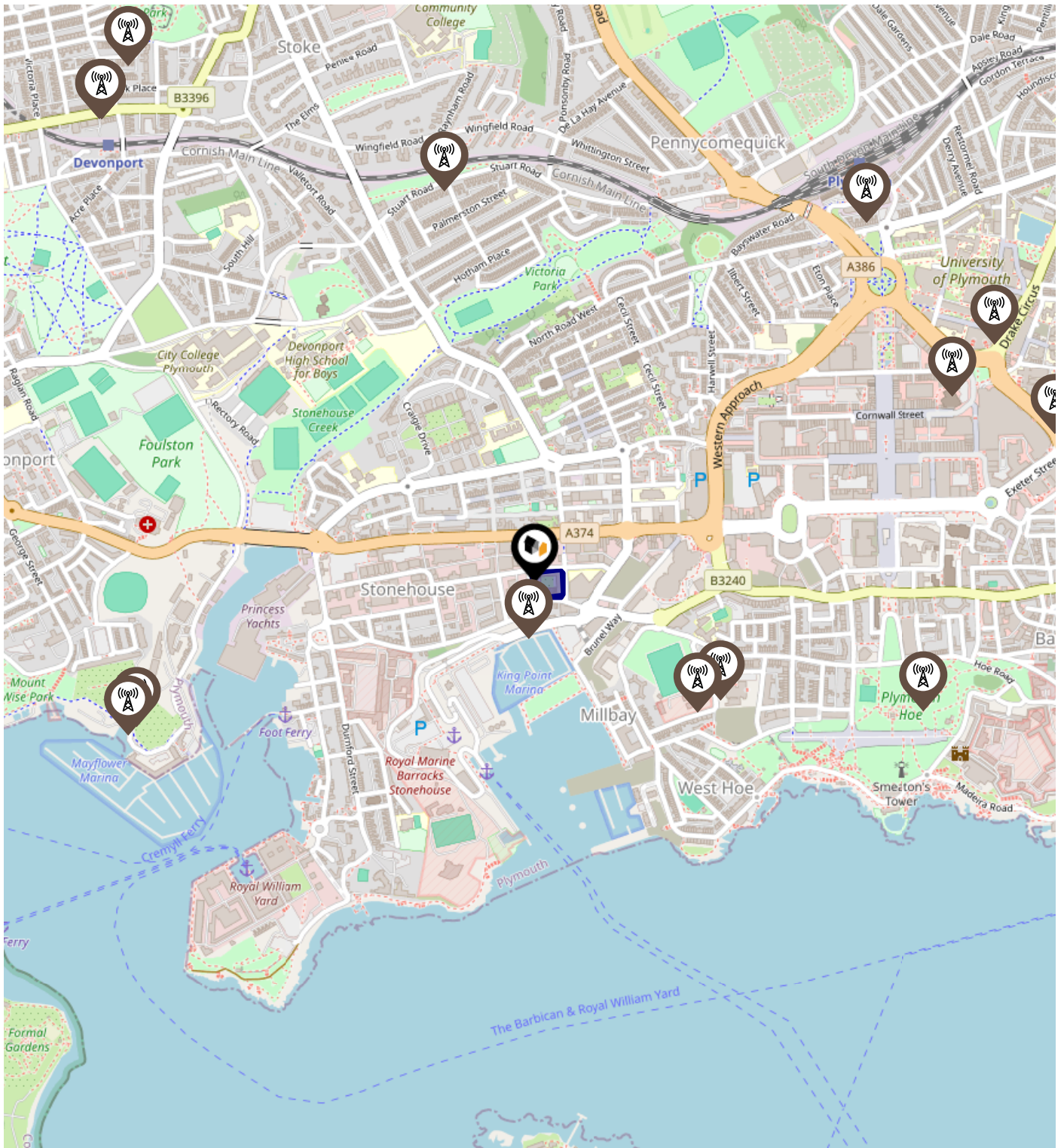


		Nursery	Primary	Secondary	College	Private
1	Millbay Academy Ofsted Rating: Good Pupils: 545 Distance:0.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Peter's CofE Primary School Ofsted Rating: Good Pupils: 154 Distance:0.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	High Street Primary Academy Ofsted Rating: Good Pupils: 140 Distance:0.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St Andrew's Cof E VA Primary School Ofsted Rating: Good Pupils: 208 Distance:0.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	The Cathedral School of St Mary Ofsted Rating: Requires improvement Pupils: 109 Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St George's CofE Primary Academy Ofsted Rating: Good Pupils: 90 Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Devonport High School for Boys Ofsted Rating: Good Pupils: 1231 Distance:0.47	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Pilgrim Primary Academy Ofsted Rating: Outstanding Pupils: 390 Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





	Nursery	Primary	Secondary	College	Private
<p>9 Stuart Road Primary Academy Ofsted Rating: Good Pupils: 189 Distance:0.59</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 City College Plymouth Ofsted Rating: Good Pupils:0 Distance:0.66</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Stoke Damerel Primary Academy Ofsted Rating: Good Pupils: 400 Distance:0.74</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 ACE Schools Plymouth Ofsted Rating: Good Pupils: 233 Distance:0.84</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Arts University Plymouth Ofsted Rating: Good Pupils:0 Distance:0.84</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 St Joseph's Catholic Primary School Ofsted Rating: Good Pupils: 206 Distance:0.89</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Fletewood School at Derry Villas Ofsted Rating: Good Pupils: 58 Distance:0.89</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Scott Medical and Healthcare College Ofsted Rating: Good Pupils: 233 Distance:0.89</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons

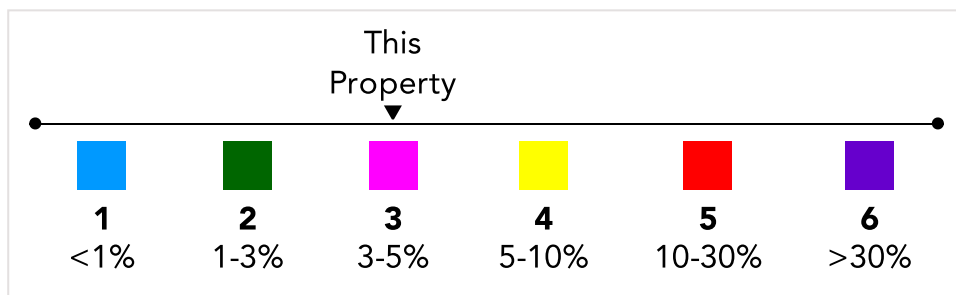
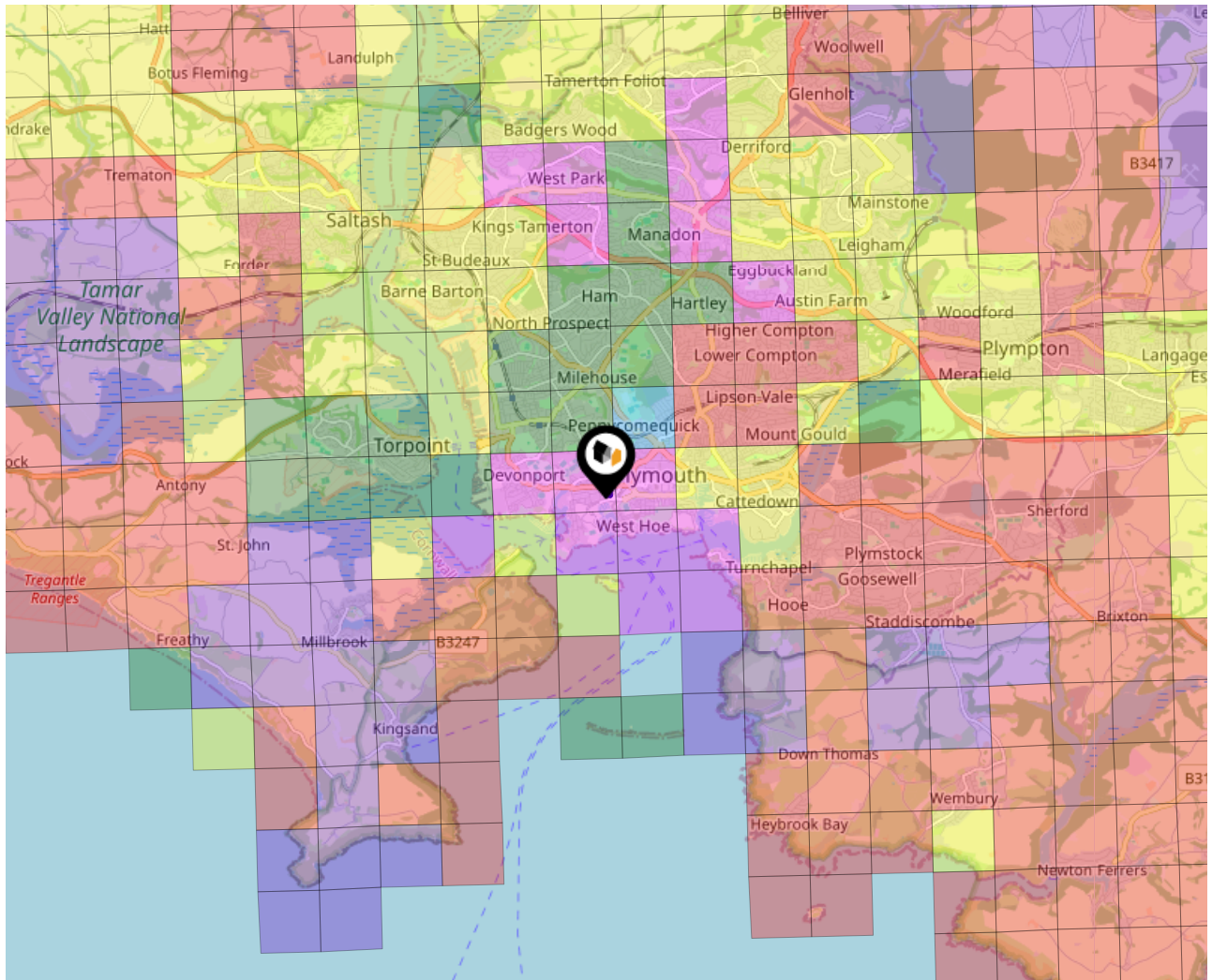


Key:

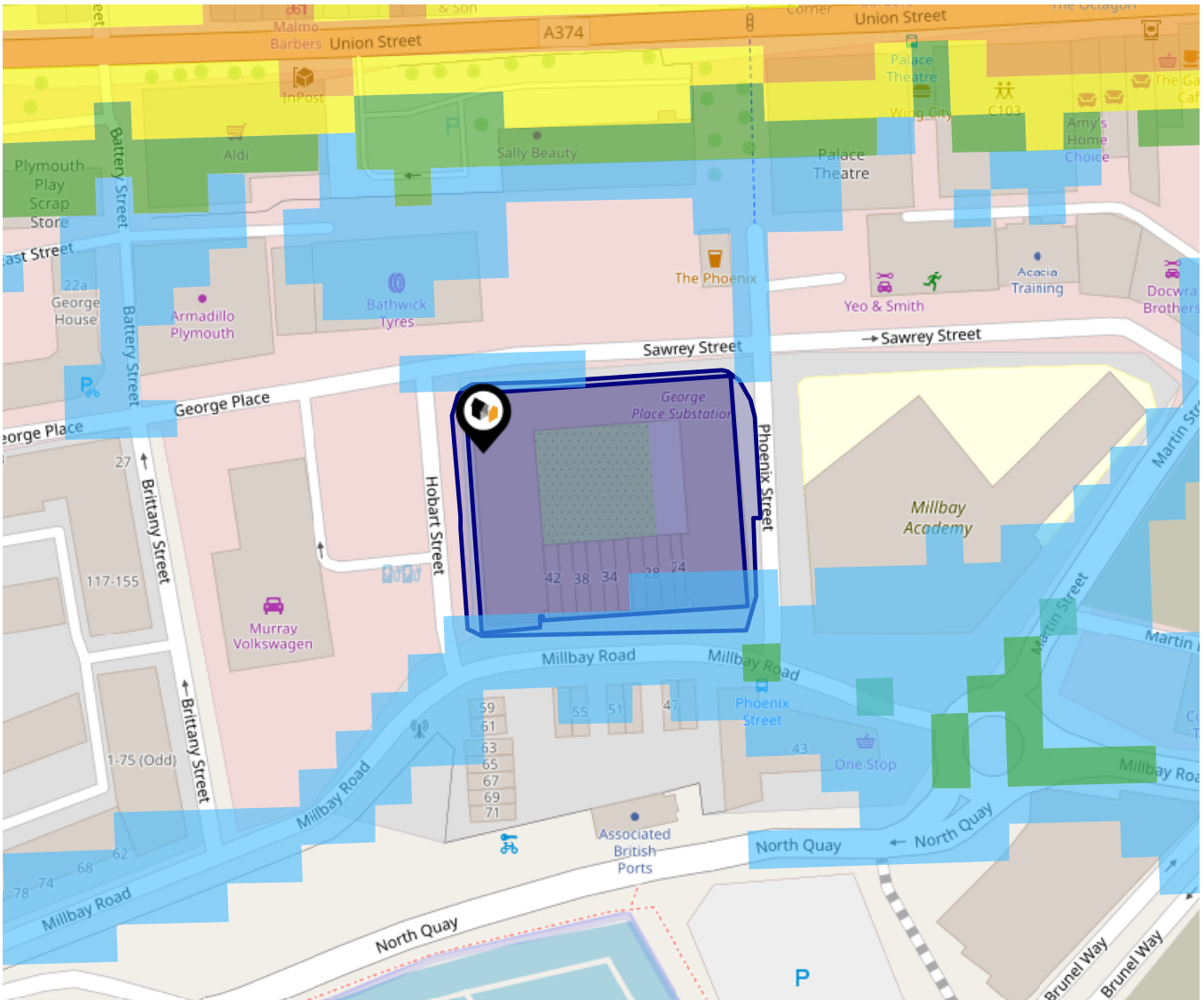
-  Power Pylons
-  Communication Masts

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

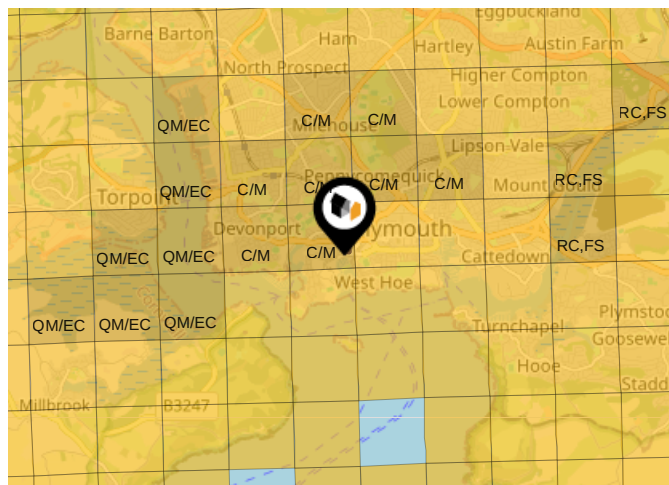


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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)

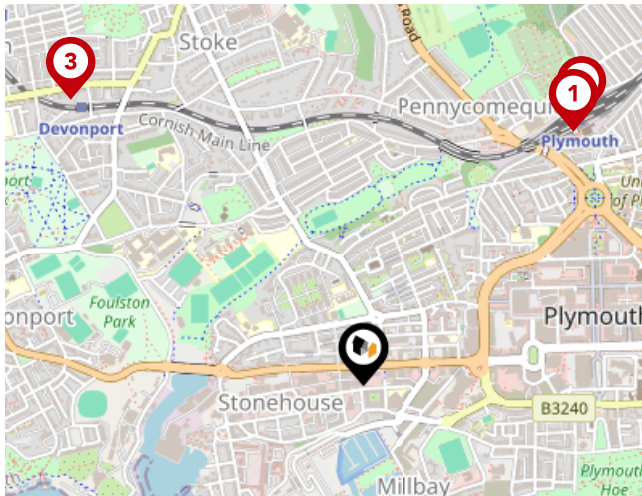
Carbon Content:	NONE	Soil Texture:	LOAM TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	SHALLOW
Soil Group:	LIGHT TO MEDIUM		



Primary Classifications (Most Common Clay Types)

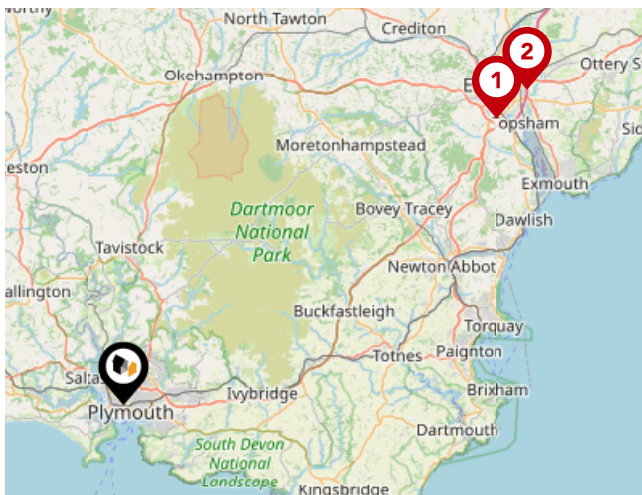
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay &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



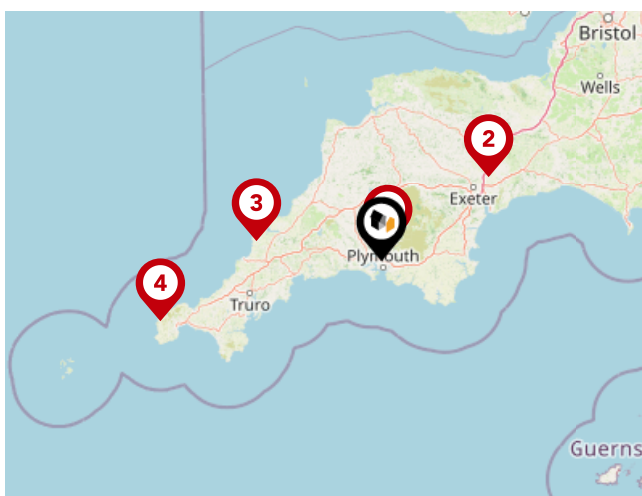
National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	0.78 miles
2	Plymouth Rail Station	0.81 miles
3	Devonport Rail Station	0.97 miles



Trunk Roads/Motorways

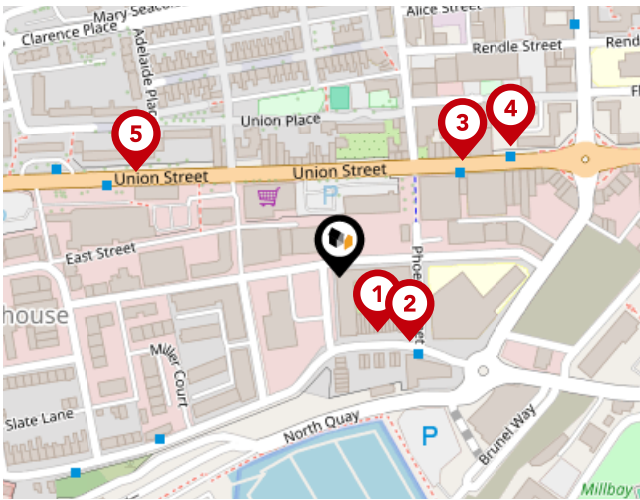
Pin	Name	Distance
1	M5 J31	35.43 miles
2	M5 J30	38.58 miles



Airports/Helipads

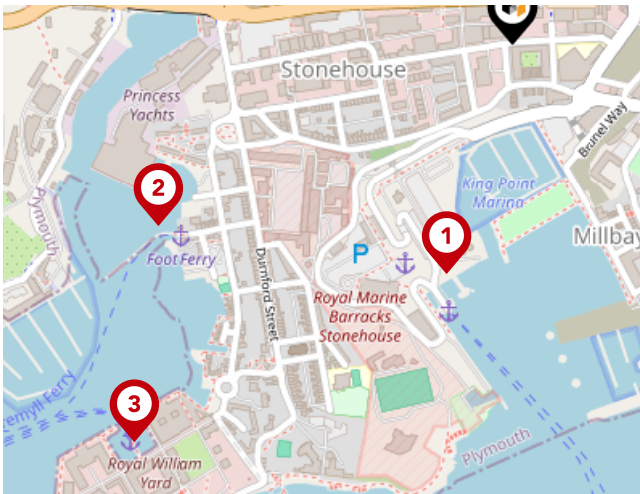
Pin	Name	Distance
1	Glenholt	4.21 miles
2	Exeter Airport	41 miles
3	St Mawgan	37.88 miles
4	Joppa	69.41 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Martin Street	0.04 miles
2	Phoenix Street	0.06 miles
3	Palace Theatre	0.1 miles
4	The Octagon	0.13 miles
5	Union Street	0.14 miles



Ferry Terminals

Pin	Name	Distance
1	Plymouth Ferry Terminal	0.28 miles
2	Plymouth Stonehouse Ferry Terminal	0.47 miles
3	Royal William Yard Ferry Landing	0.65 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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