LANG TOWN & COUNTRY
SALES

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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 05th November 2026



64, GIFFORD TERRACE ROAD, PLYMOUTH, PL3 4JE

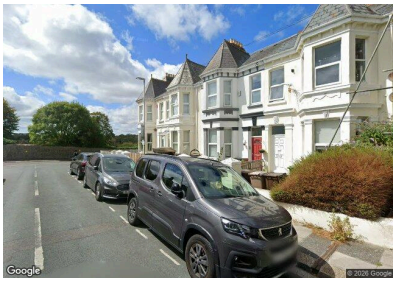
Lang Town & Country

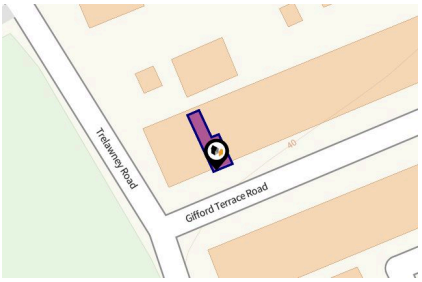
6 Mannamead Road, Plymouth, PL4 7AA
01752 456000
carrie@langtownandcountry.com
www.langtownandcountry.com

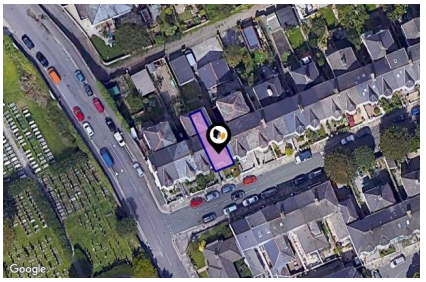
arla | propertymark PROTECTED
naea | propertymark PROTECTED
The Property Ombudsman

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Property
Overview







Property

Type:	Flat / Maisonette	**Last Sold Date:**	28/07/2023
Bedrooms:	1	**Last Sold Price:**	£40,000
Floor Area:	409 ft^2 / 38 m^2	**Last Sold £/ft^2:**	£97
Plot Area:	0.08 acres	**Tenure:**	Leasehold
Year Built :	1930-1949	**Latest FENSA Work:**	03/02/2015 - 3 windows
Council Tax :	Band A		04/08/2014 - 1 window
Annual Estimate:	£1,628		
Title Number:	DN273441		
UPRN:	100041161991		
Restrictive Covenants:	Yes		

Local Area

Local Authority:	Plymouth
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

10 mb/s	56 mb/s	5500 mb/s

Mobile Coverage:
(based on calls indoors)

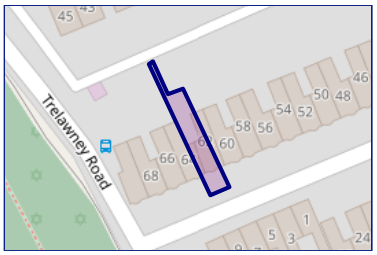
Satellite/Fibre TV Availability:

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Property
Multiple Title Plans

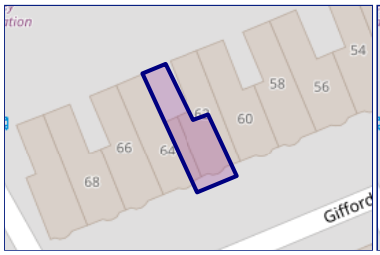
There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.

Freehold Title Plan



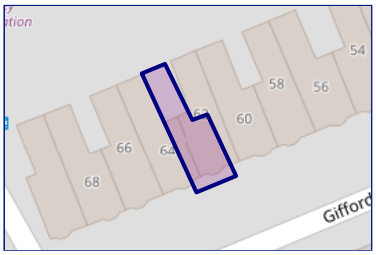
DN235015

Leasehold Title Plans



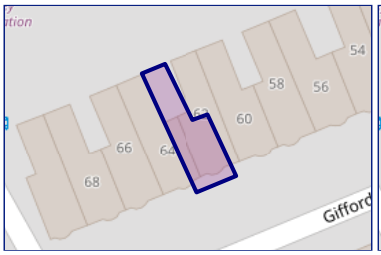
DN273441

Start Date:	10/08/1989
End Date:	04/08/2188
Lease Term:	199 years from 4 August 1989
Term Remaining:	161 years



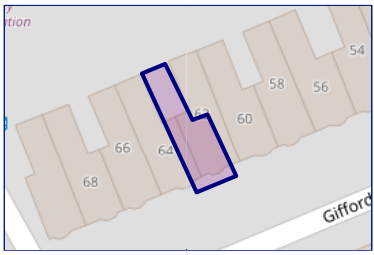
DN273332

Start Date:	03/08/1989
End Date:	04/08/2188
Lease Term:	199 years from 4 August 1989
Term Remaining:	161 years



DN268991

Start Date:	31/08/1989
End Date:	04/08/2188
Lease Term:	199 years from 4 August 1989
Term Remaining:	161 years



DN270781

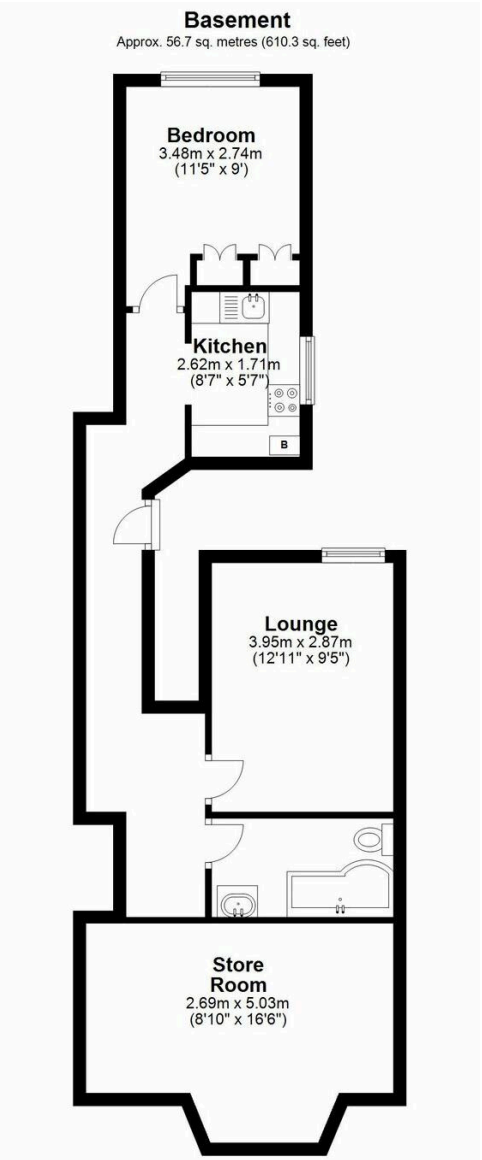
Start Date:	14/09/1989
End Date:	15/09/2188
Lease Term:	199 years from 15 September 1989
Term Remaining:	161 years

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Gallery
Floorplan

LANG TOWN & COUNTRY SALES

64, GIFFORD TERRACE ROAD, PLYMOUTH, PL3 4JE



Total area: approx. 56.7 sq. metres (610.3 sq. feet)
Gifford Terrace Road, Peverell, Plymouth

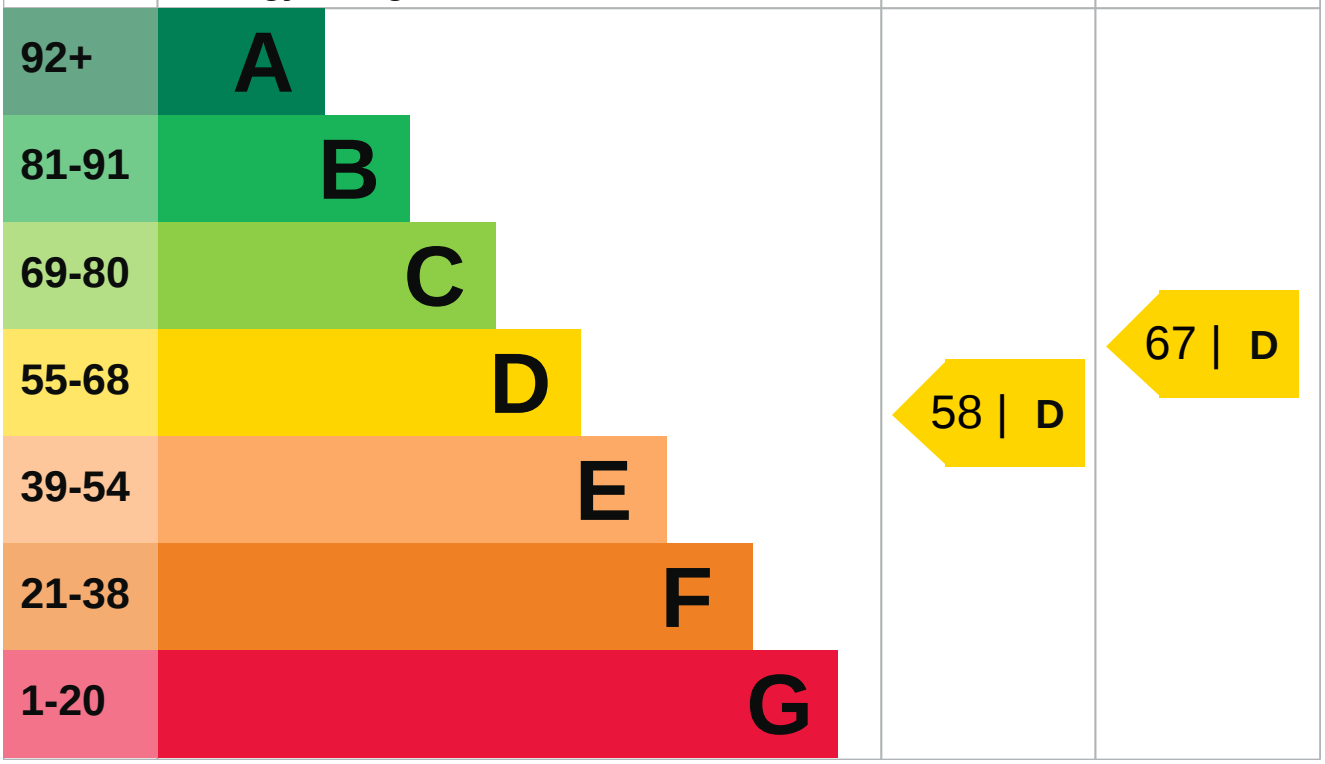
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Top Floor Flat, 64 Gifford Terrace Road, PL3 4JE

Energy rating

D

Valid until 19.06.2029



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Property
EPC - Additional Data

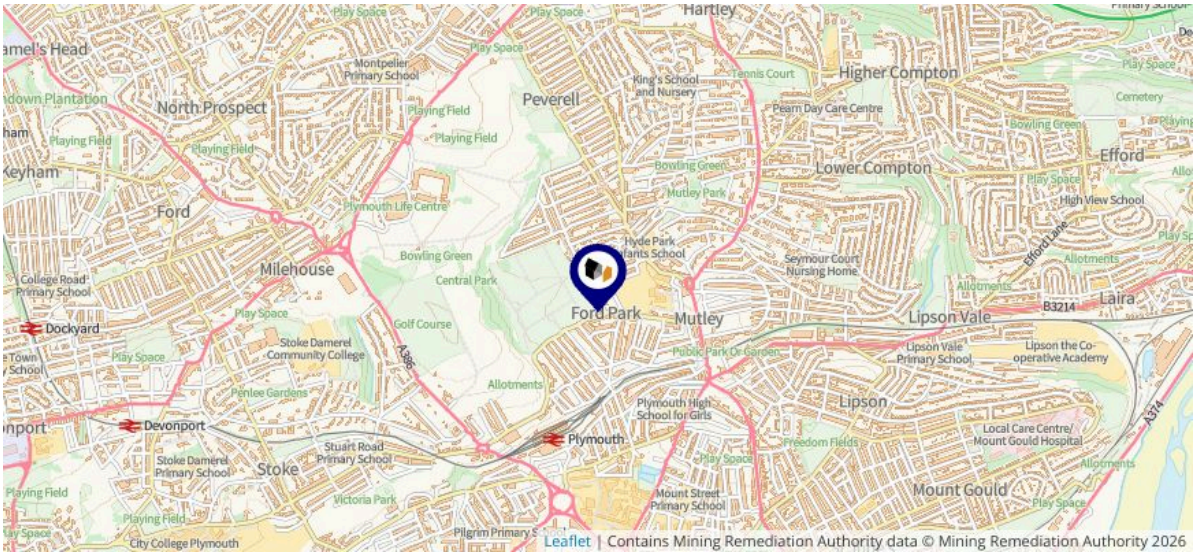
Additional EPC Data

Property Type:	Flat
Build Form:	Mid-Terrace
Transaction Type:	Rental (private)
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	3rd
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 20% of fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	38 m^2

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Maps
Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

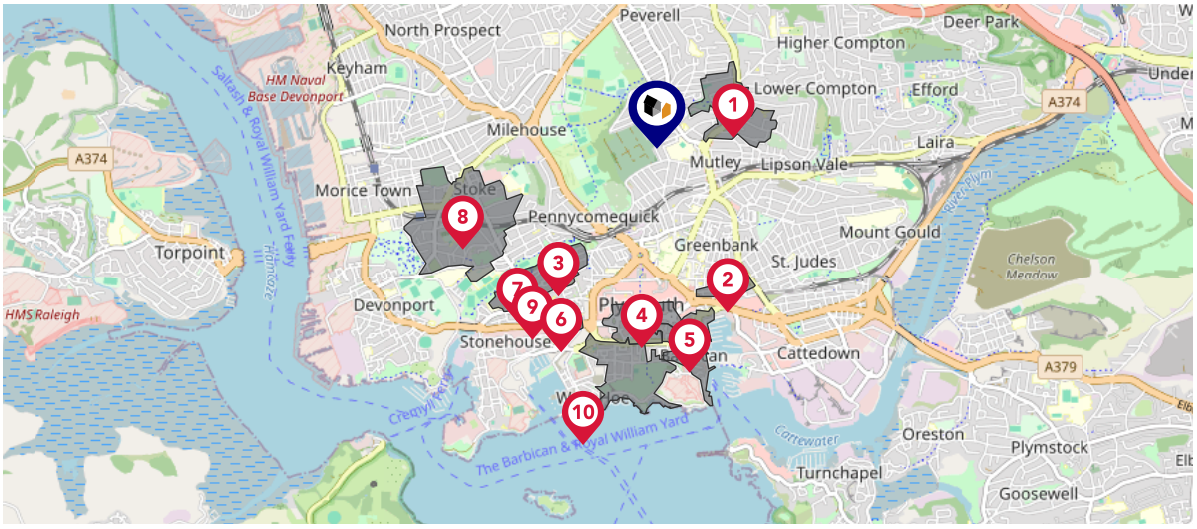
- Adit
- Gutter Pit
- Shaft

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.

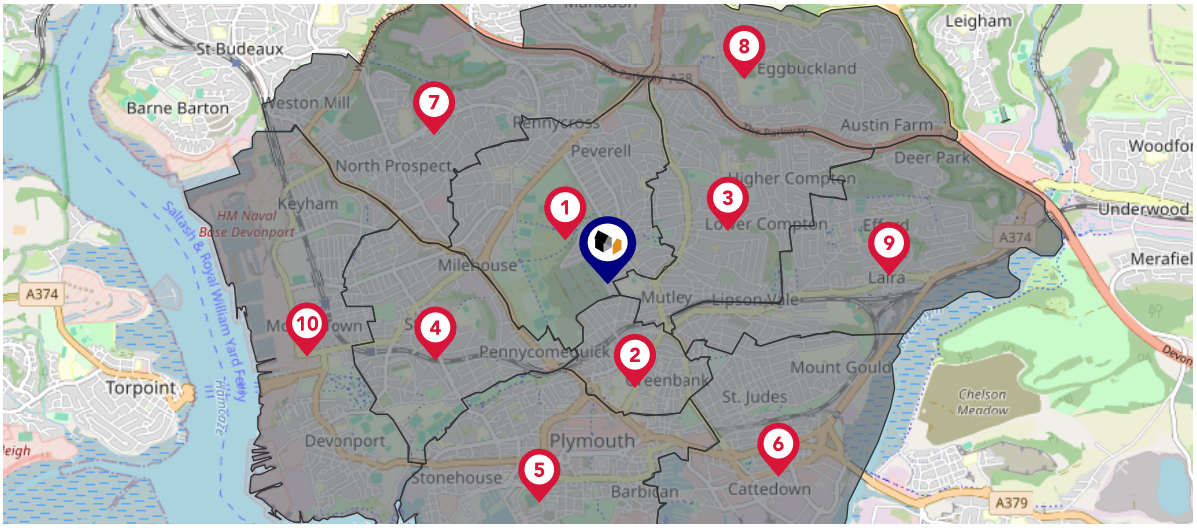


Nearby Conservation Areas	
1	Mannamead
2	Ebrington Street
3	North Stonehouse
4	City Centre
5	Barbican
6	Union Street
7	Millfields
8	Stoke
9	Adelaide Street
10	The Hoe

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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



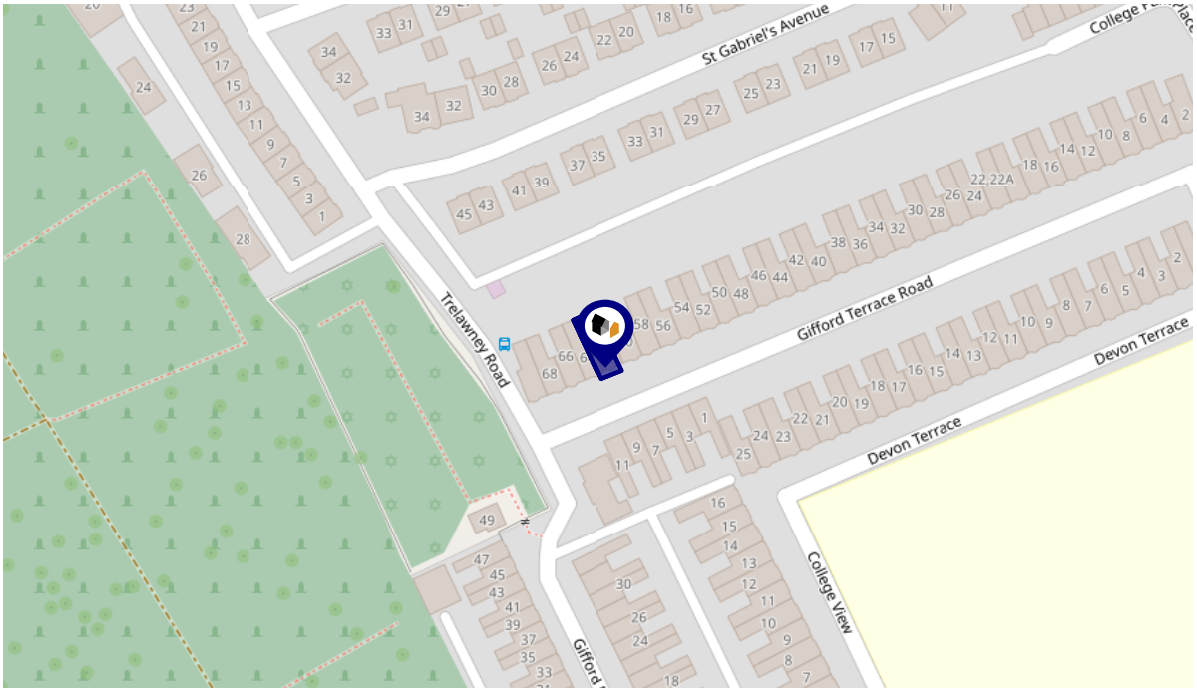
Nearby Council Wards

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

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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.

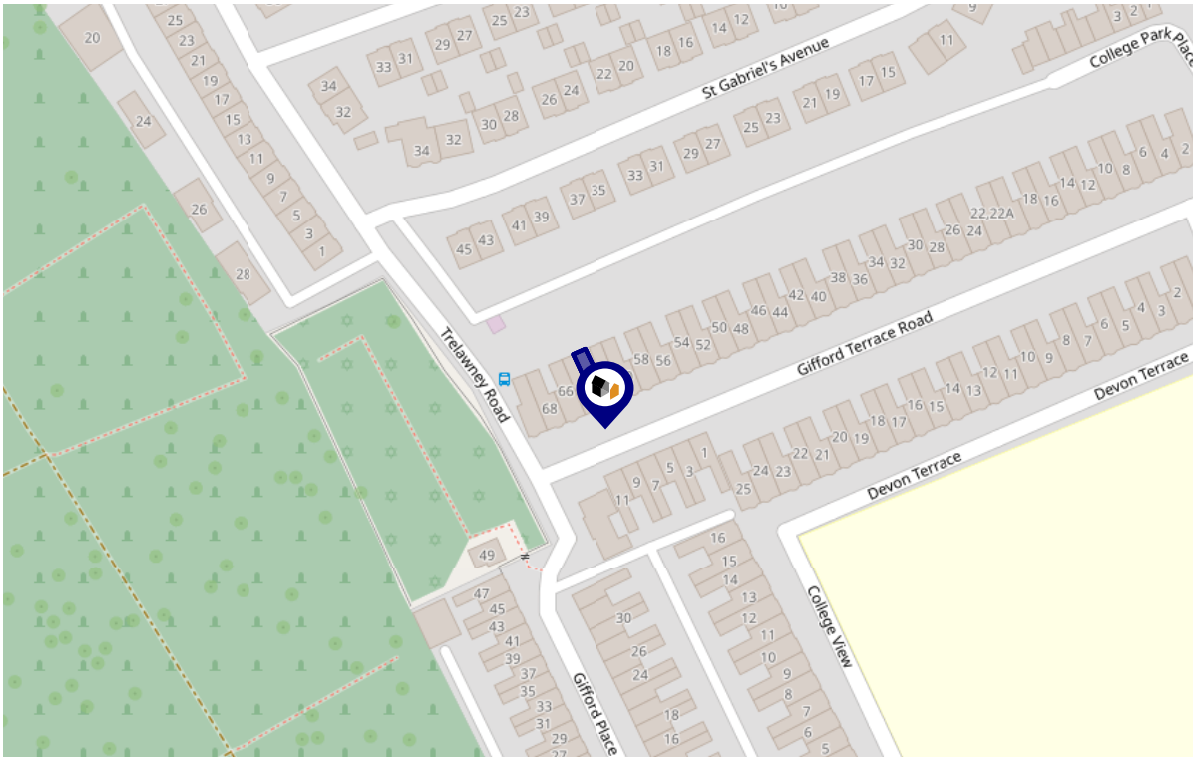
The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

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
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.

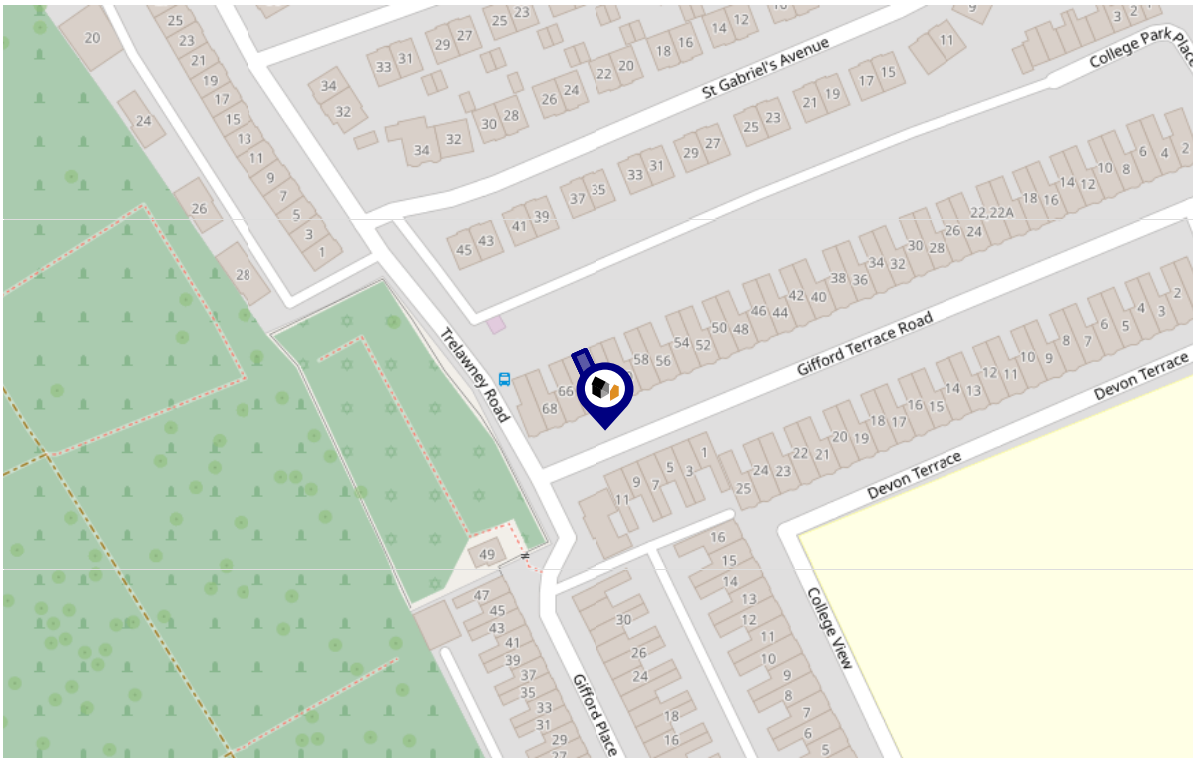
Chance of flooding to the following depths at this property:



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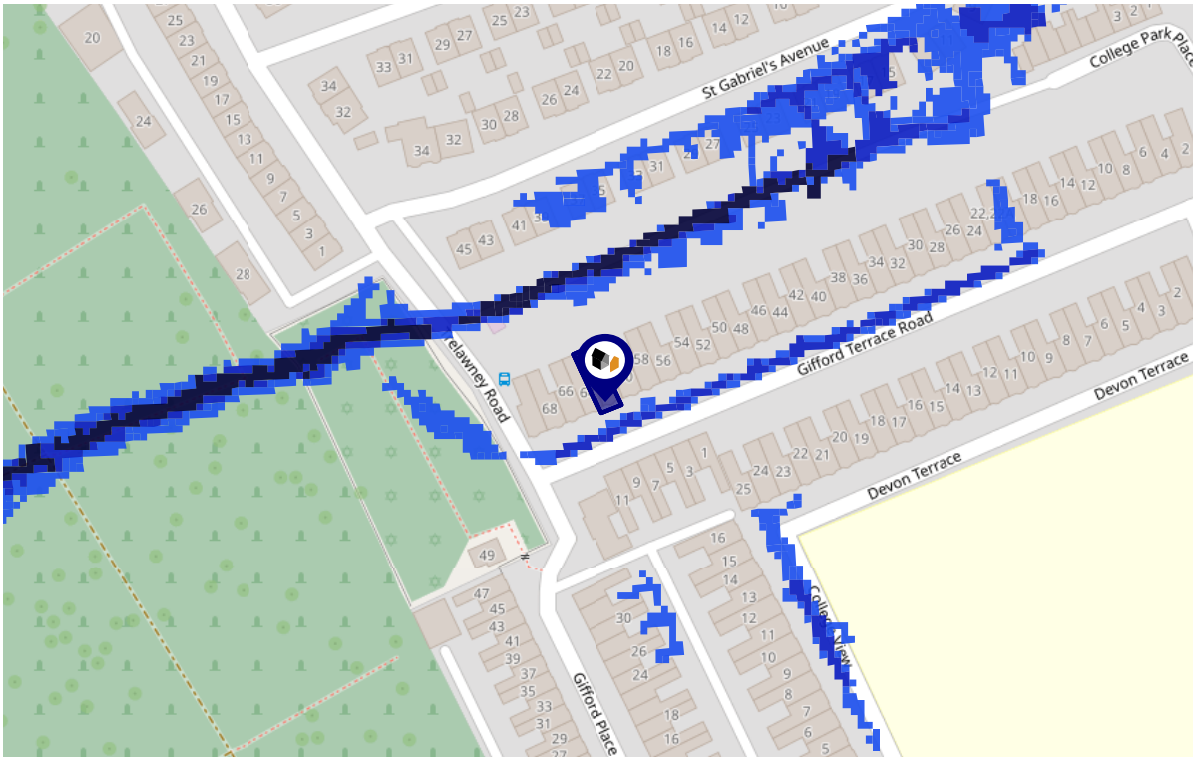
Chance of flooding to the following depths at this property:



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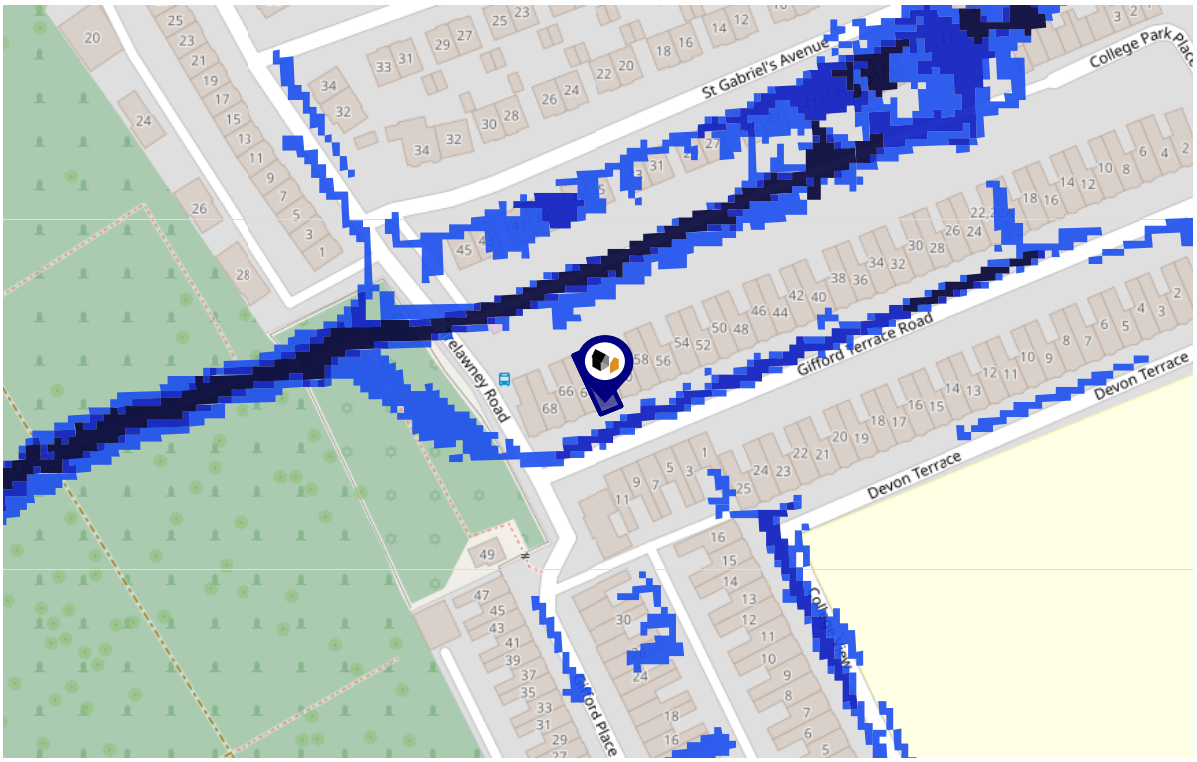
Chance of flooding to the following depths at this property:



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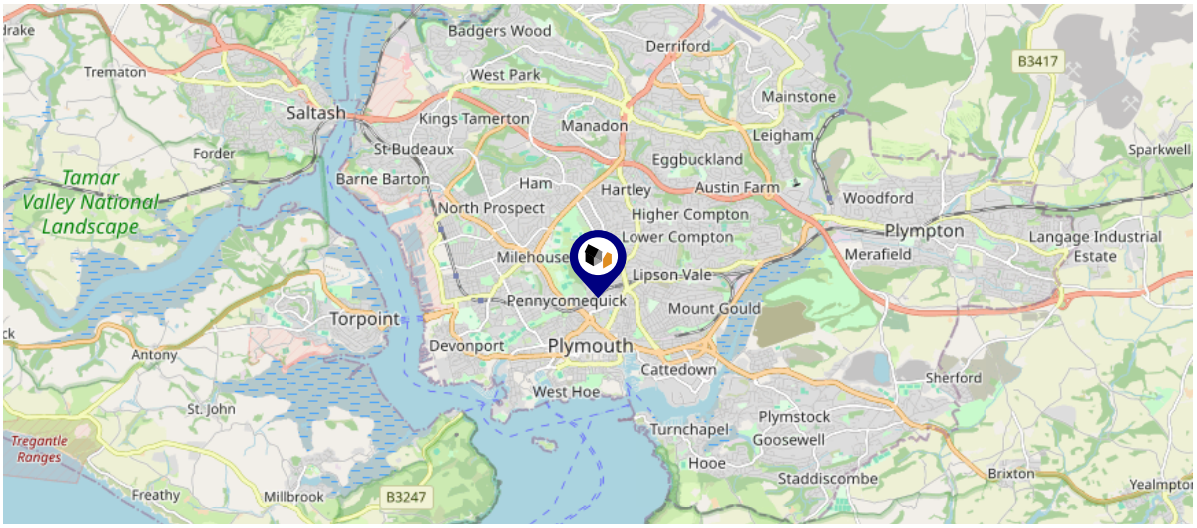
Chance of flooding to the following depths at this property:



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Maps
Green Belt

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



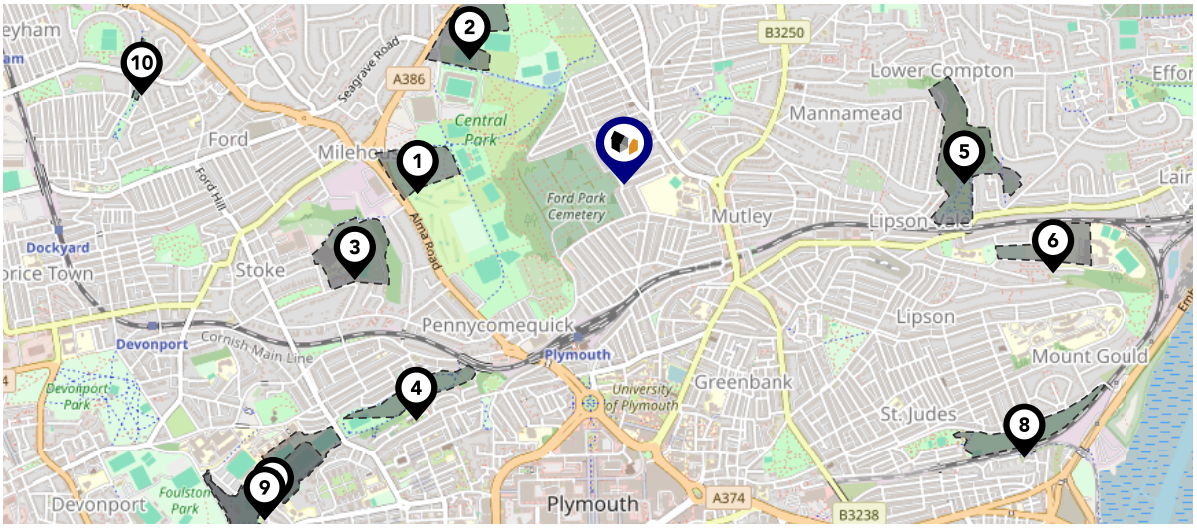
Nearby Green Belt Land

No data available.

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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.



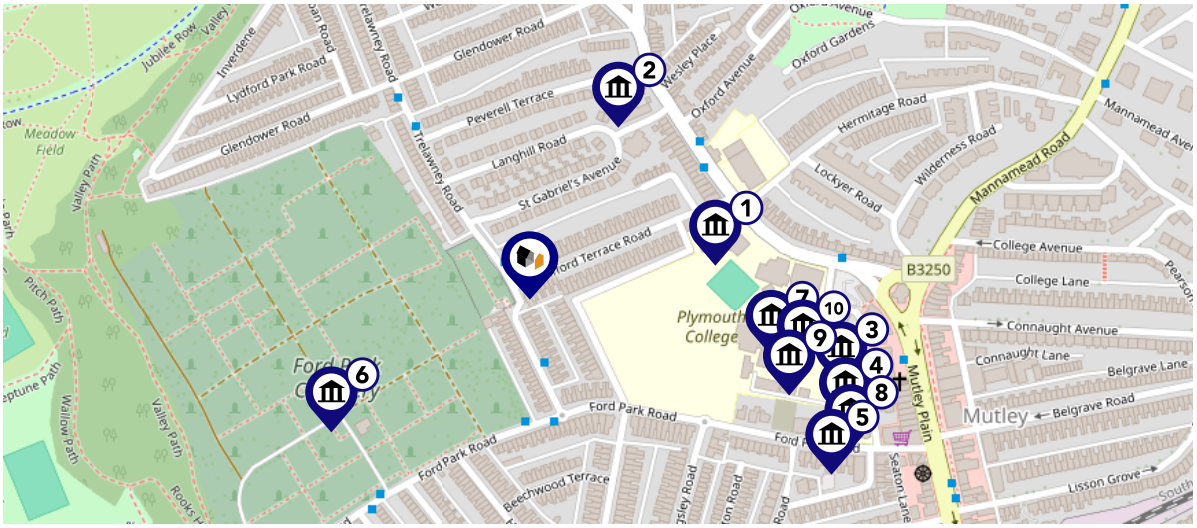
Nearby Landfill Sites

1	Central Park Milehouse-Central Park (Milehouse), Plymouth	Historic Landfill
2	Peverell Cricket Ground-Peverell Cricket Ground, Plymouth	Historic Landfill
3	Stoke School Playing Field And Allotments-Stoke School Playing Field And Allotments, Plymouth	Historic Landfill
4	Victoria Park-Victoria Park, Plymouth	Historic Landfill
5	Lower Compton-Lipson Vale, Plymouth	Historic Landfill
6	Laira Lipson College-Laira, Plymouth	Historic Landfill
7	Stonehouse Lake-Plymouth, Devon	Historic Landfill
8	Tothill Park Recreation Ground-Tothill Park Recreation Ground Mount Gold/Laira, Plymouth	Historic Landfill
9	Stonehouse Playing Fields-Stonehouse Playing Fields, Stonehouse, Plymouth, Devon	Historic Landfill
10	Disused Railway Cutting-North Down, Devonport, Plymouth	Historic Landfill

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Maps
Listed Buildings

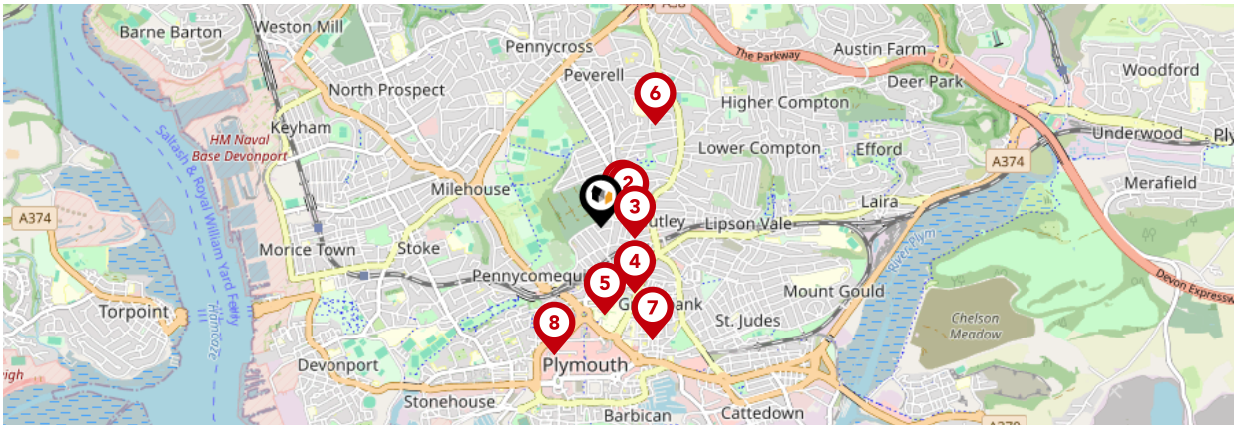
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
1322004 - Plymouth College	Grade II	0.1 miles
1322003 - Church Of St Gabriel	Grade II	0.1 miles
1244524 - 12 And 14, Ford Park	Grade II	0.2 miles
1244523 - 6, 8 (college House) And 10, Ford Park	Grade II	0.2 miles
1244528 - Gate Piers And Flanking Walls To South East Entrance	Grade II	0.2 miles
1407641 - Church Of England Chapel At Ford Park Cemetery	Grade II	0.2 miles
1244525 - 1 And 2, Shaftesbury Villas	Grade II	0.2 miles
1244522 - 2 And 4, Ford Park	Grade II	0.2 miles
1244526 - The Headmaster's House	Grade II	0.2 miles
1244527 - 2 And 3, Wedgwood Villas	Grade II	0.2 miles

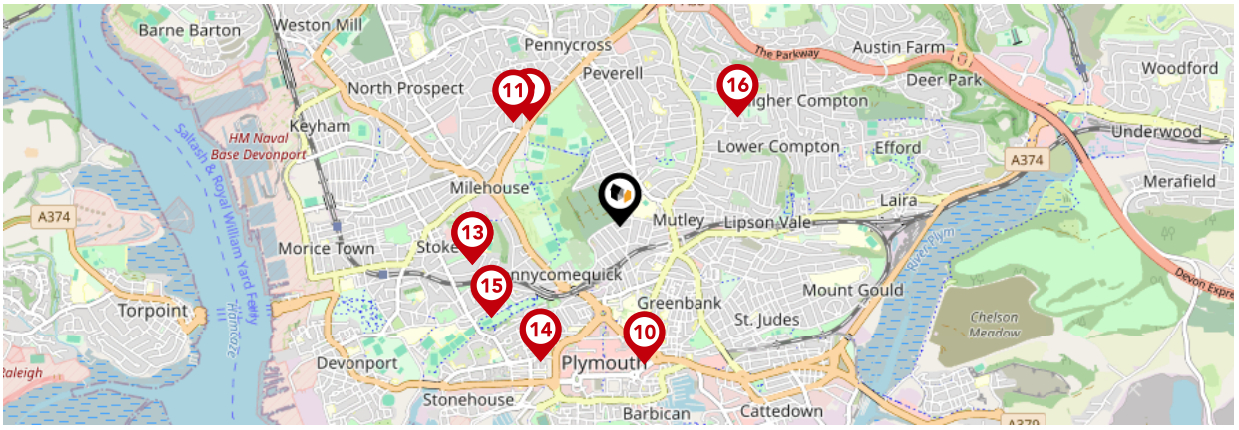
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Area
Schools



		Nursery	Primary	Secondary	College	Private
1	**Hyde Park Junior School** Ofsted Rating: Good | Pupils: 355 | Distance:0.15	☐	☑	☐	☐	☐
2	**Hyde Park Infants' School** Ofsted Rating: Not Rated | Pupils: 243 | Distance:0.17	☐	☑	☐	☐	☐
3	**Plymouth College** Ofsted Rating: Not Rated | Pupils: 513 | Distance:0.2	☐	☐	☑	☐	☐
4	**Plymouth High School for Girls** Ofsted Rating: Good | Pupils: 816 | Distance:0.41	☐	☐	☑	☐	☐
5	**Fletewood School at Derry Villas** Ofsted Rating: Good | Pupils: 58 | Distance:0.49	☐	☑	☐	☐	☐
6	**King's School** Ofsted Rating: Not Rated | Pupils: 298 | Distance:0.64	☐	☑	☐	☐	☐
7	**Mount Street Primary School** Ofsted Rating: Good | Pupils: 258 | Distance:0.68	☐	☑	☐	☐	☐
8	**Pilgrim Primary Academy** Ofsted Rating: Outstanding | Pupils: 390 | Distance:0.75	☐	☑	☐	☐	☐

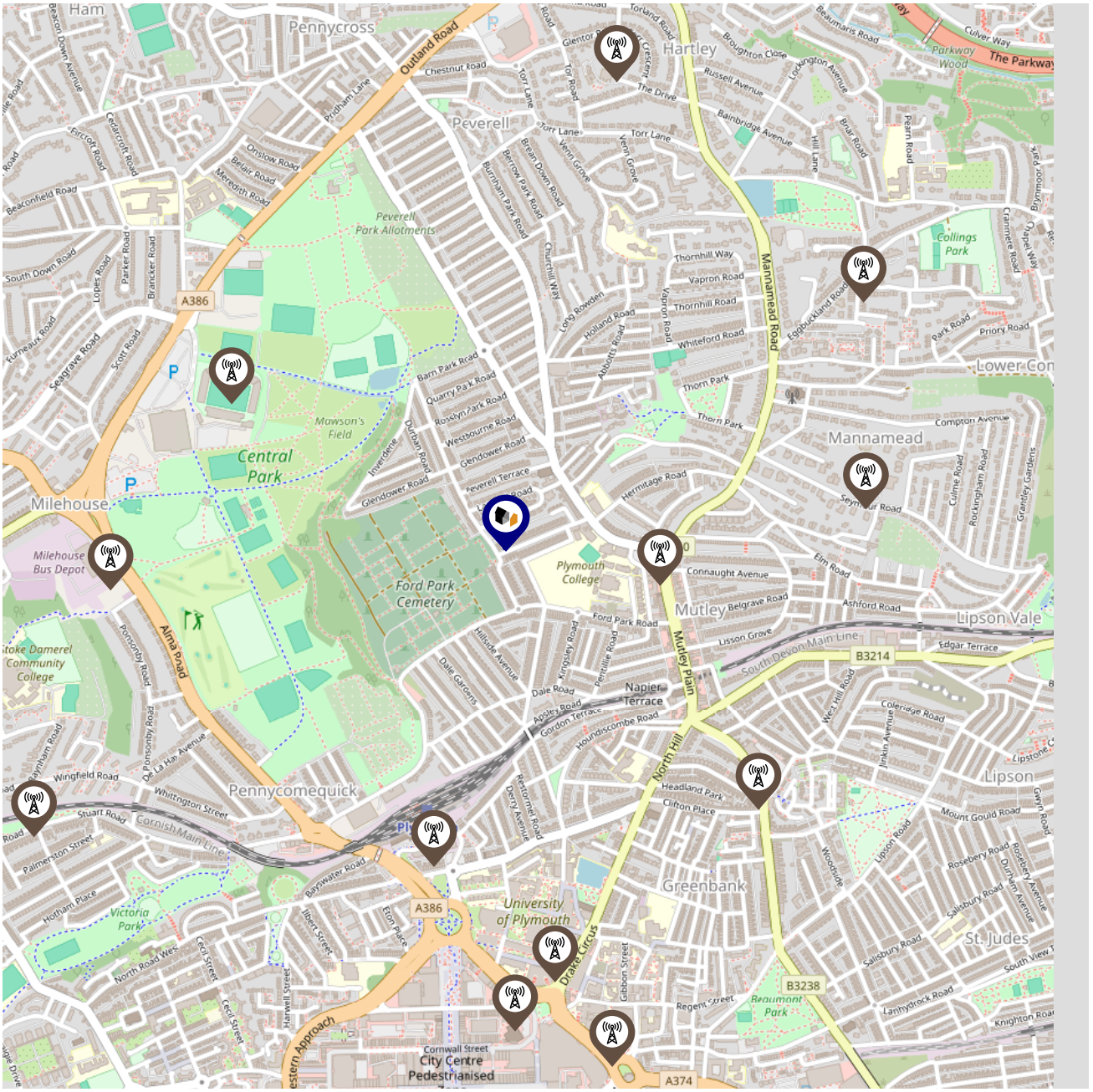
Area
Schools



		Nursery	Primary	Secondary	College	Private
9	**Devonport High School for Girls** Ofsted Rating: Good | Pupils: 860 | Distance:0.77	☐	☐	☑	☐	☐
10	**Arts University Plymouth** Ofsted Rating: Good | Pupils:0 | Distance:0.77	☐	☐	☑	☐	☐
11	**Montpelier Primary School** Ofsted Rating: Good | Pupils: 652 | Distance:0.82	☐	☑	☐	☐	☐
12	**Scott Medical and Healthcare College** Ofsted Rating: Good | Pupils: 233 | Distance:0.85	☐	☐	☑	☐	☐
13	**Stoke Damerel Community College** Ofsted Rating: Good | Pupils: 1301 | Distance:0.85	☐	☐	☑	☐	☐
14	**The Cathedral School of St Mary** Ofsted Rating: Requires improvement | Pupils: 109 | Distance:0.87	☐	☑	☐	☐	☐
15	**Stuart Road Primary Academy** Ofsted Rating: Good | Pupils: 189 | Distance:0.88	☐	☑	☐	☐	☐
16	**Compton CofE Primary School** Ofsted Rating: Good | Pupils: 431 | Distance:0.89	☐	☑	☐	☐	☐

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Local Area
Masts & Pylons



Key:

Power Pylons

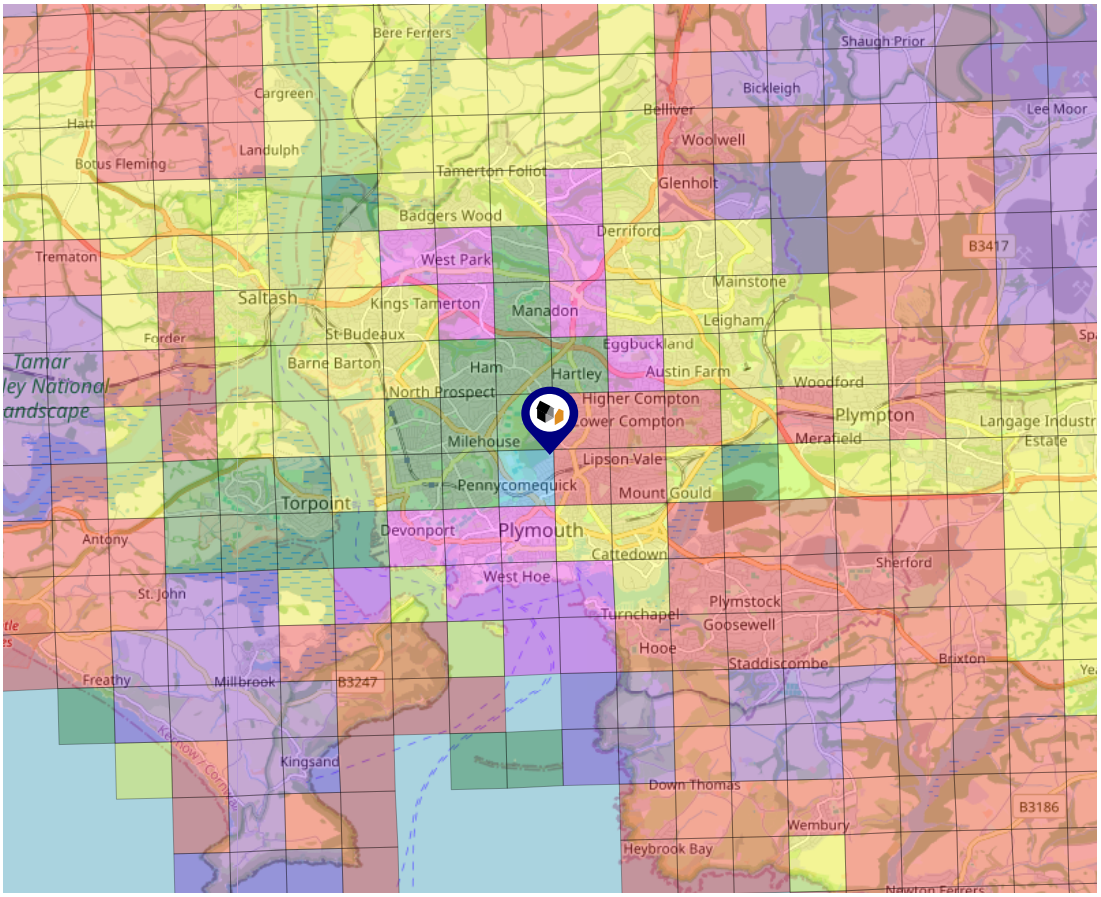
Communication Masts

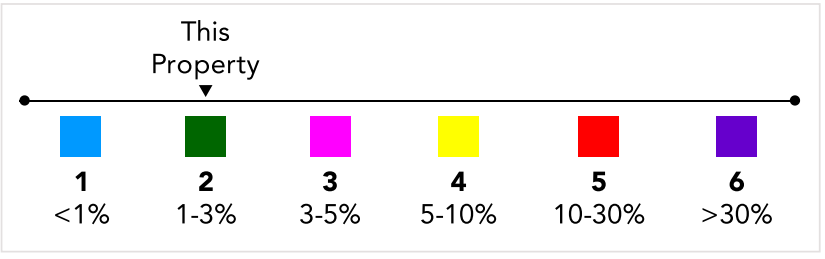
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Environment
Radon Gas

What is Radon?

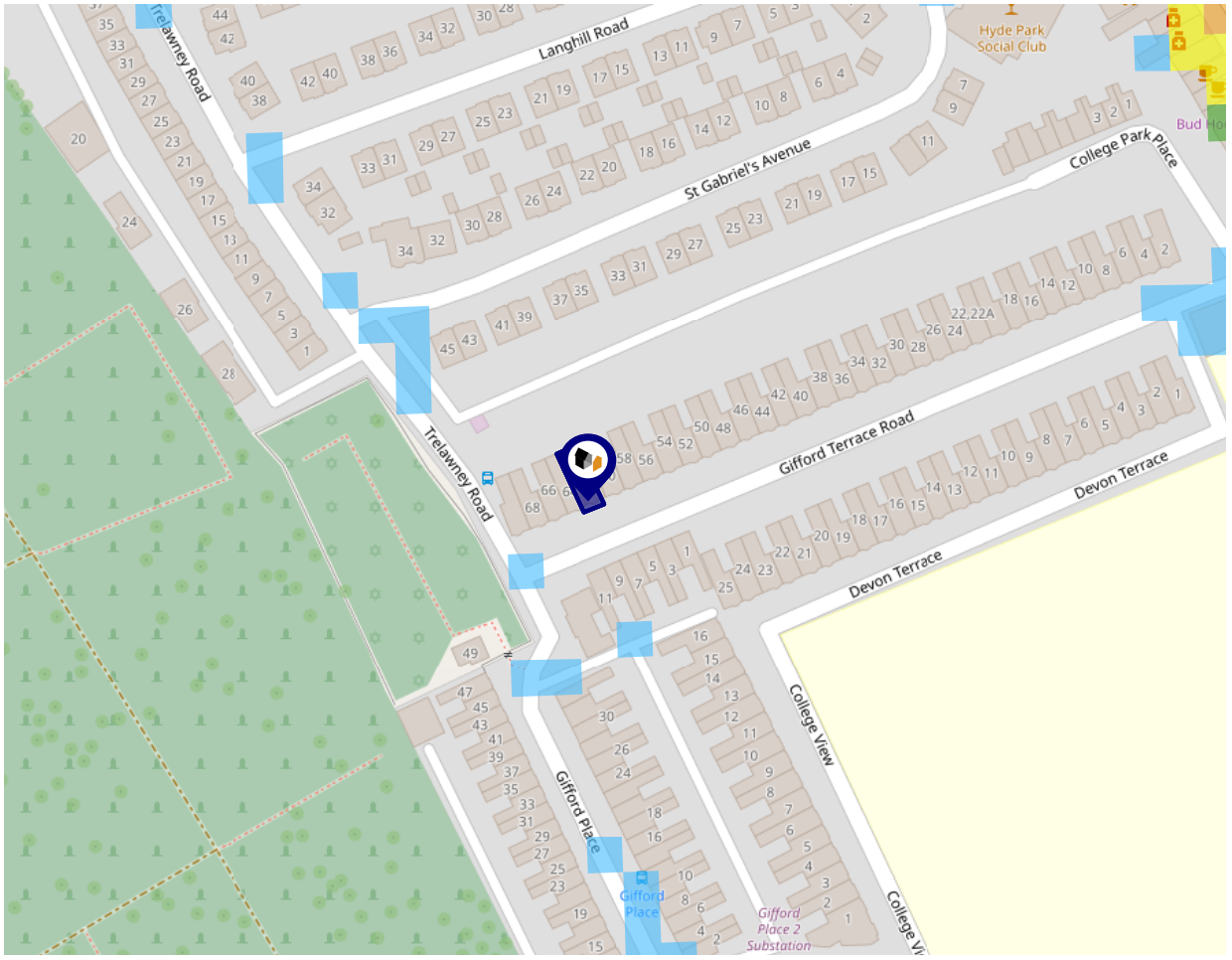
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m3).





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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.

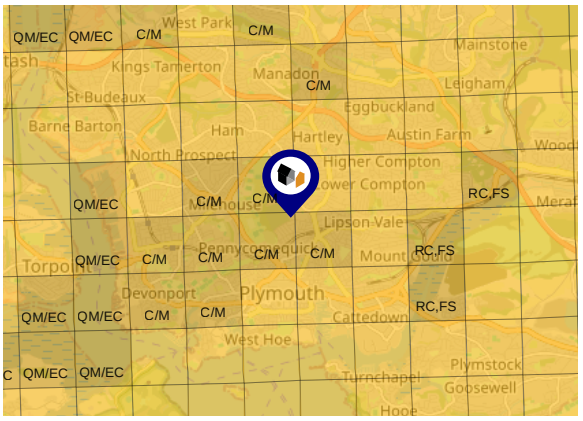
- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

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Environment
Soils & Clay

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

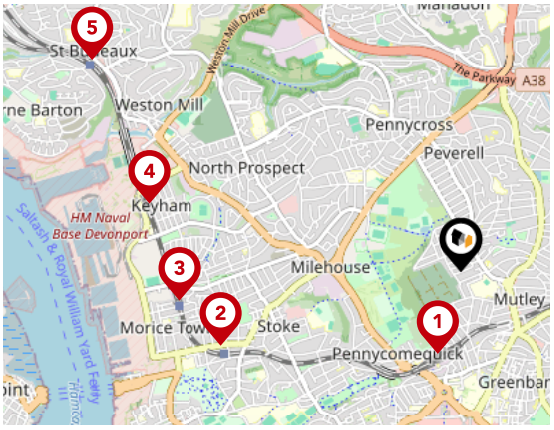
Carbon Content:	NONE	**Soil Texture:**	LOAM TO SILTY LOAM
Parent Material Grain:	ARGILLACEOUS	**Soil Depth:**	INTERMEDIATE-SHALLOW
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		



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)

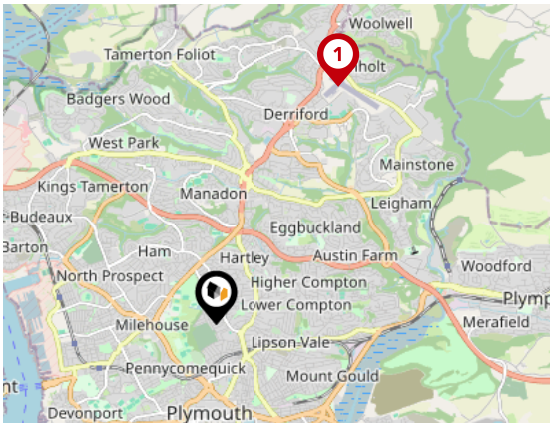


National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	0.47 miles
2	Devonport Rail Station	1.39 miles
3	Dockyard (Plymouth) Rail Station	1.57 miles
4	Keyham Rail Station	1.76 miles
5	St Budeaux Ferry Road Rail Station	2.35 miles

Trunk Roads/Motorways

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

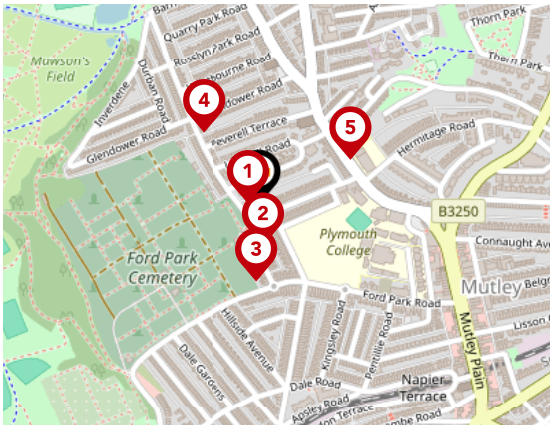


Airports/Helipads

Pin	Name	Distance
1	Plymouth City Airport	2.94 miles

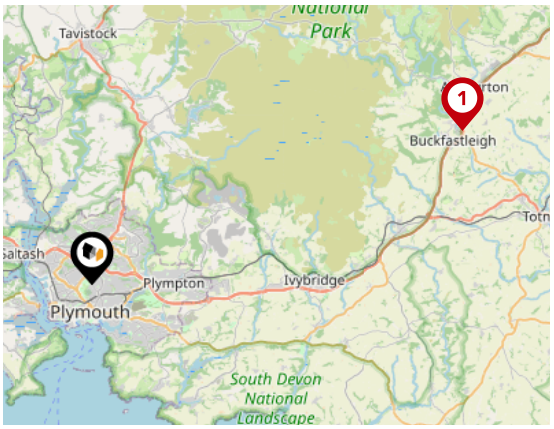
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Area
Transport (Local)



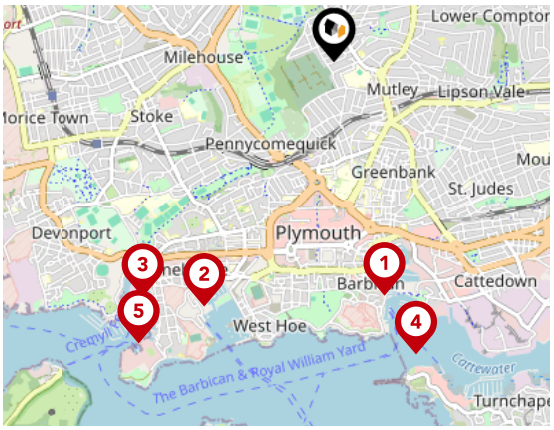
Bus Stops/Stations

Pin	Name	Distance
1	Gifford Terrace	0.01 miles
2	Gifford Place	0.05 miles
3	Ford Park Road	0.1 miles
4	Trelawney Road	0.12 miles
5	Hyde Park Shops	0.14 miles



Local Connections

Pin	Name	Distance
1	Buckfastleigh (South Devon Railway)	17.71 miles



Ferry Terminals

Pin	Name	Distance
1	Plymouth (Barbican) Landing Stage	1.32 miles
2	Plymouth Ferry Terminal	1.53 miles
3	Plymouth Stonehouse Ferry Terminal	1.67 miles
4	Plymouth Mount Batten Ferry Landing	1.67 miles
5	Royal William Yard Ferry Landing	1.89 miles

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Market
Market summary

LANG TOWN & COUNTRY SALES

Local summary Based on 1 mile radius

Summary of all properties within radius:

Property type	Flat	Terraced	Semi-Detached	Detached	Bungalow	Unspecified
OM / SSTC	(169/109) 64%	(193/179) 93%	(31/35) 113%	(18/18) 100%	(9/3) 33%	(5/5) 100%

Total on market: 416 **Total sold:** 346 **Average days on market:** 98

Similar properties within radius:

Description			Price Ranges			Supply and demand				
Match	Beds	Type	Highest £	Lowest £	Average £	No. on market	No. SSTC	Total	SSTC %	ADOM
Exact	—	—	—	—	—	—	—	—	—	—
+1 Type	—	—	—	—	—	—	—	—	—	—
+1 Beds	—	—	—	—	—	—	—	—	—	—
All considered			—	—	—	—	—	—	—	—

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LANG TOWN & COUNTRY SALES

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Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

Royal Mail