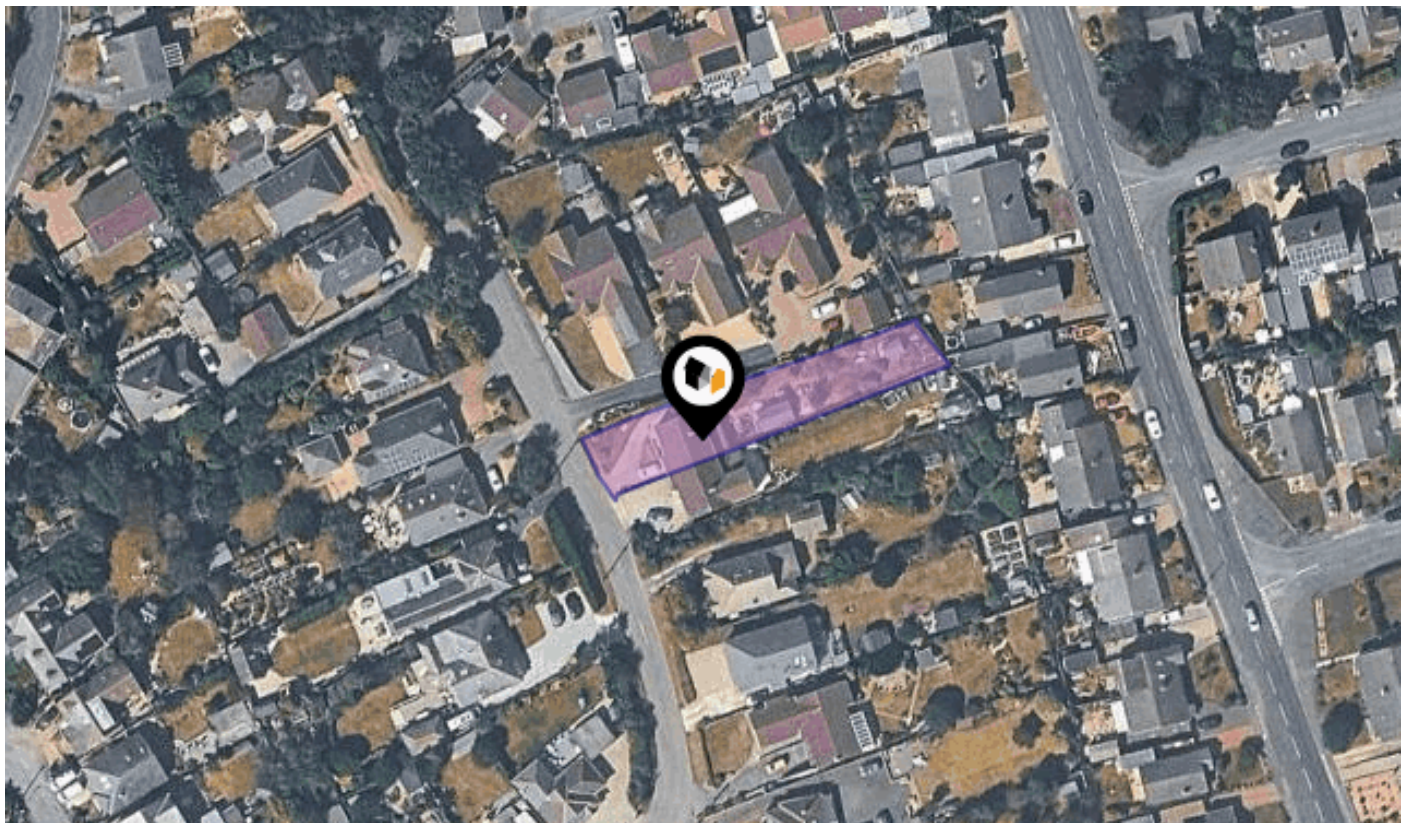




See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Wednesday 24th June 2026



45, CHURCH ROAD, WEMBURY, PLYMOUTH, PL9 0JF

Lang Town & Country

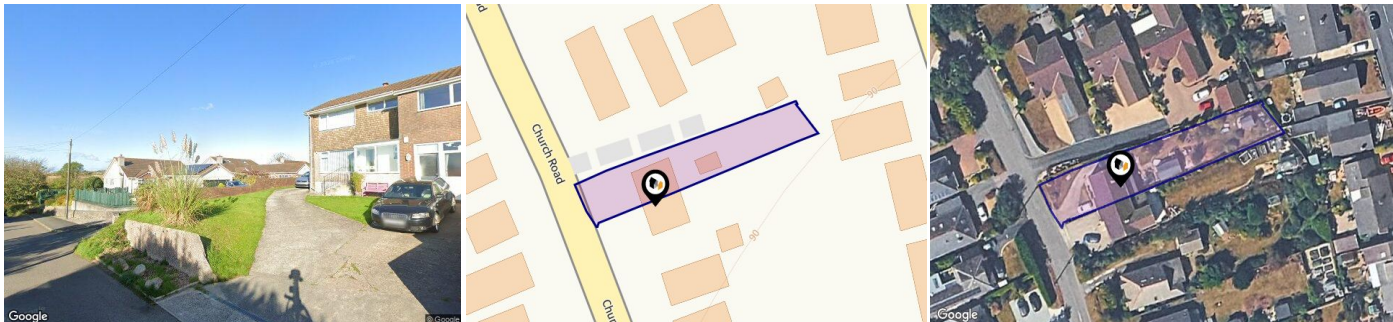
6 Mannamead Road, Plymouth, PL4 7AA

01752 456000

carrie@langtownandcountry.com

www.langtownandcountry.com








Property

Type:	Semi-Detached	Last Sold Date:	12/04/2023
Bedrooms:	4	Last Sold Price:	£425,000
Floor Area:	1,453 ft ² / 135 m ²	Last Sold £/ft²:	£292
Plot Area:	0.16 acres	Tenure:	Freehold
Council Tax :	Band D	Latest FENSA Work:	19/06/2006 - 2 windows 11/04/2006 - 6 windows
Annual Estimate:	£2,615		
Title Number:	DN82067		
UPRN:	100040291678		
Restrictive Covenants:	Yes		

Local Area

Local Authority:	South hams
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

15 mb/s	80 mb/s	1800 mb/s
		

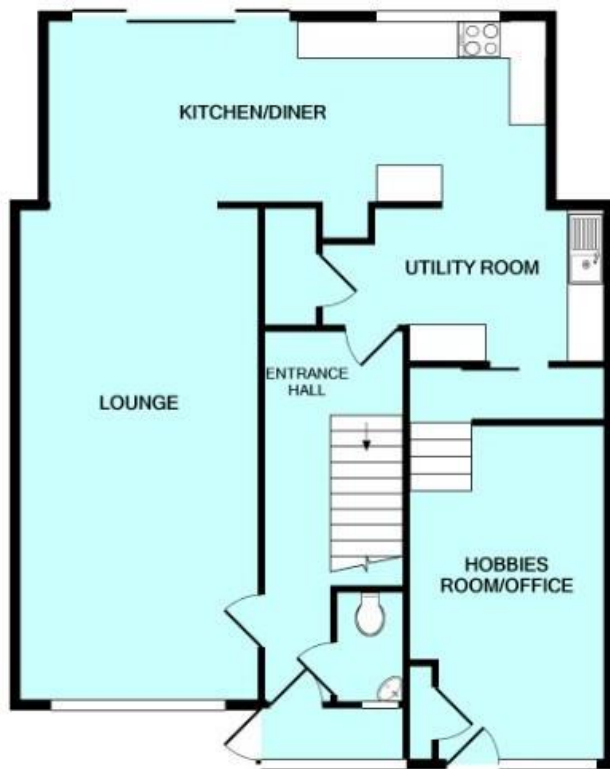
Mobile Coverage: (based on calls indoors)



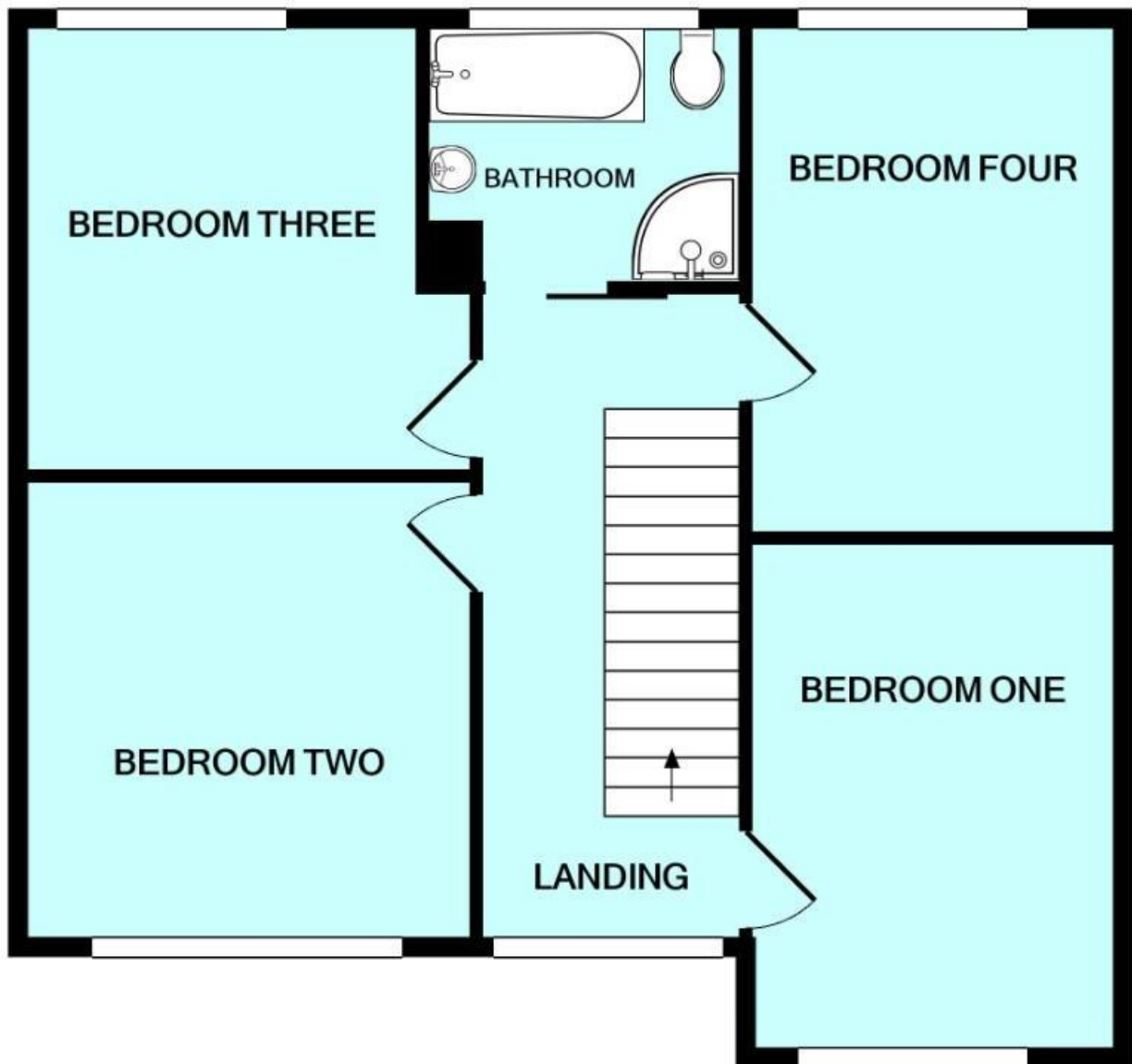
Satellite/Fibre TV Availability:



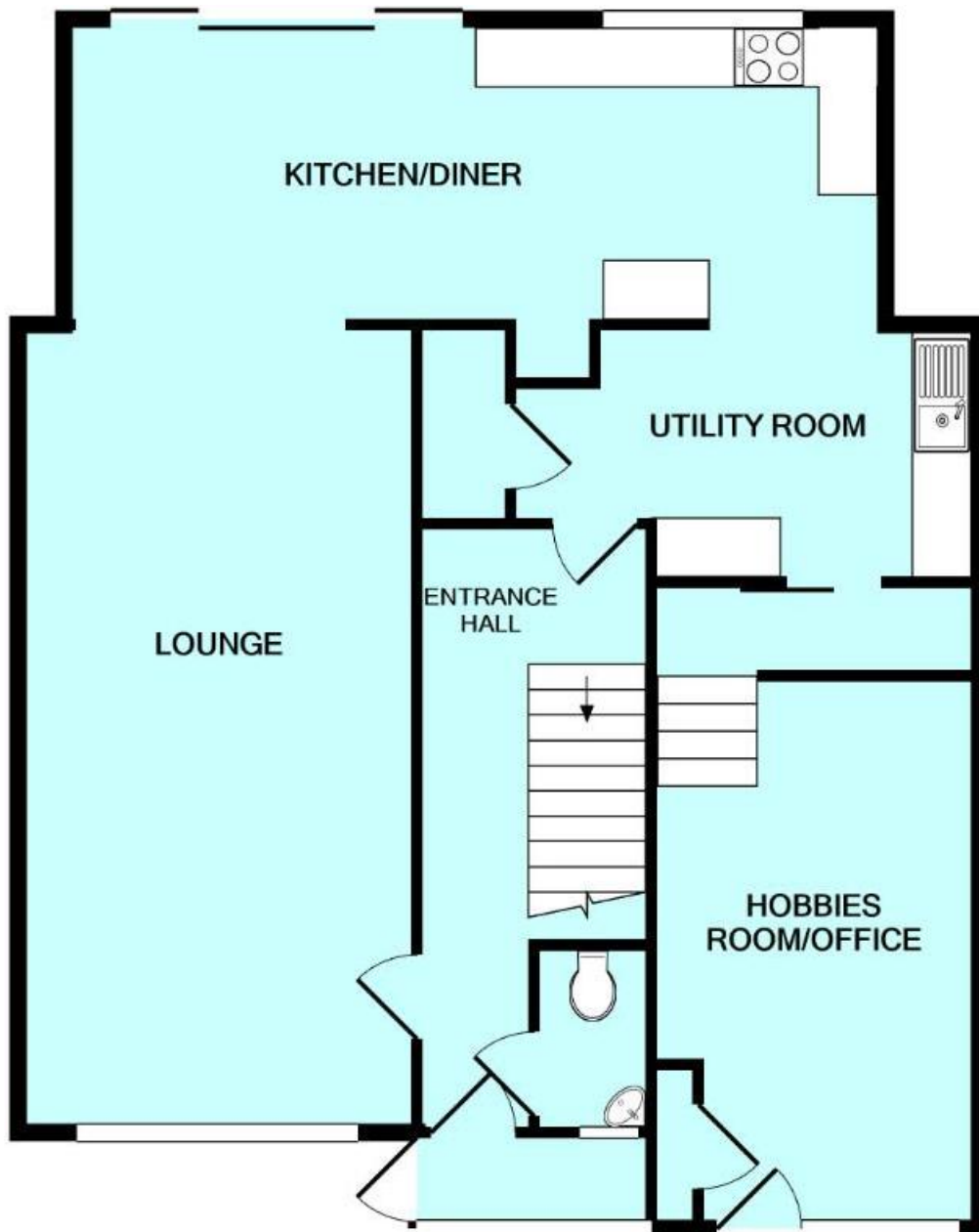
45, CHURCH ROAD, WEMBURY, PLYMOUTH, PL9 0JF



45, CHURCH ROAD, WEMBURY, PLYMOUTH, PL9 0JF



45, CHURCH ROAD, WEMBURY, PLYMOUTH, PL9 0JF



Property EPC - Certificate

45 Church Road, Wembury, PL9 0JF

Energy rating

C

Valid until 23.01.2033

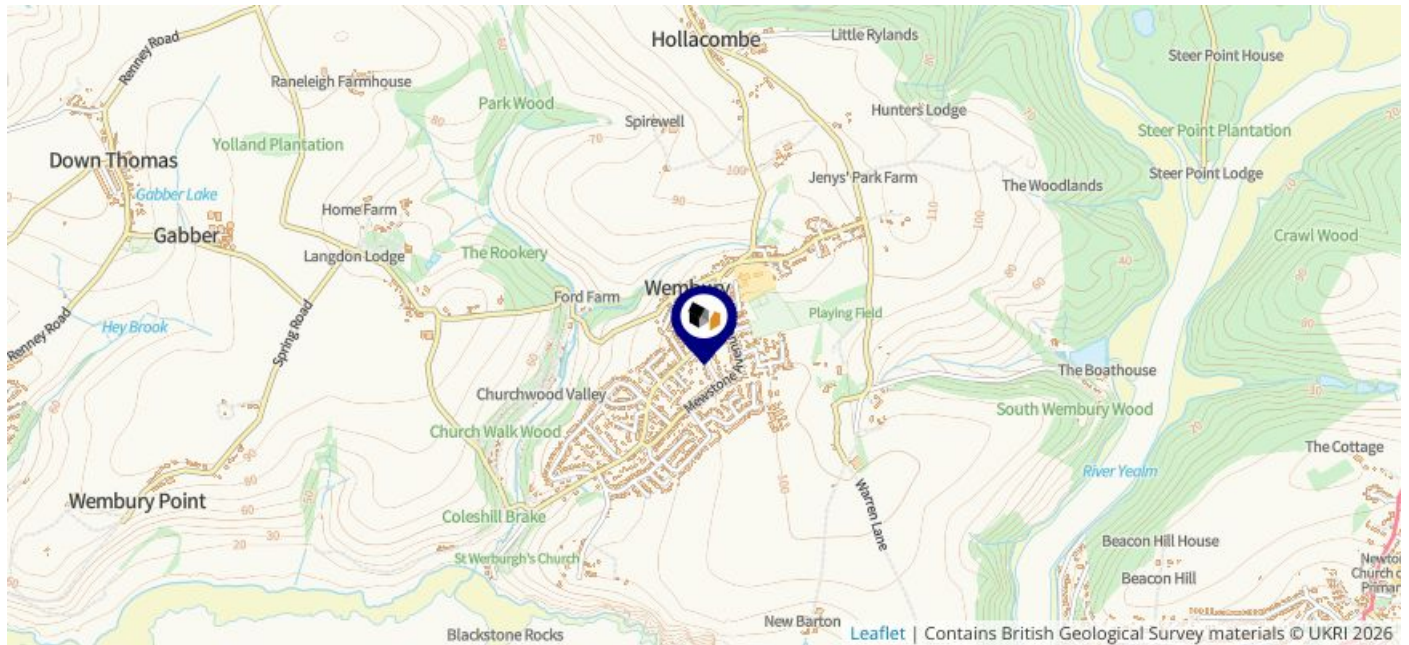
Certificate number
2348-1002-7249-6717-9204

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 270 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 61% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	135 m ²

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

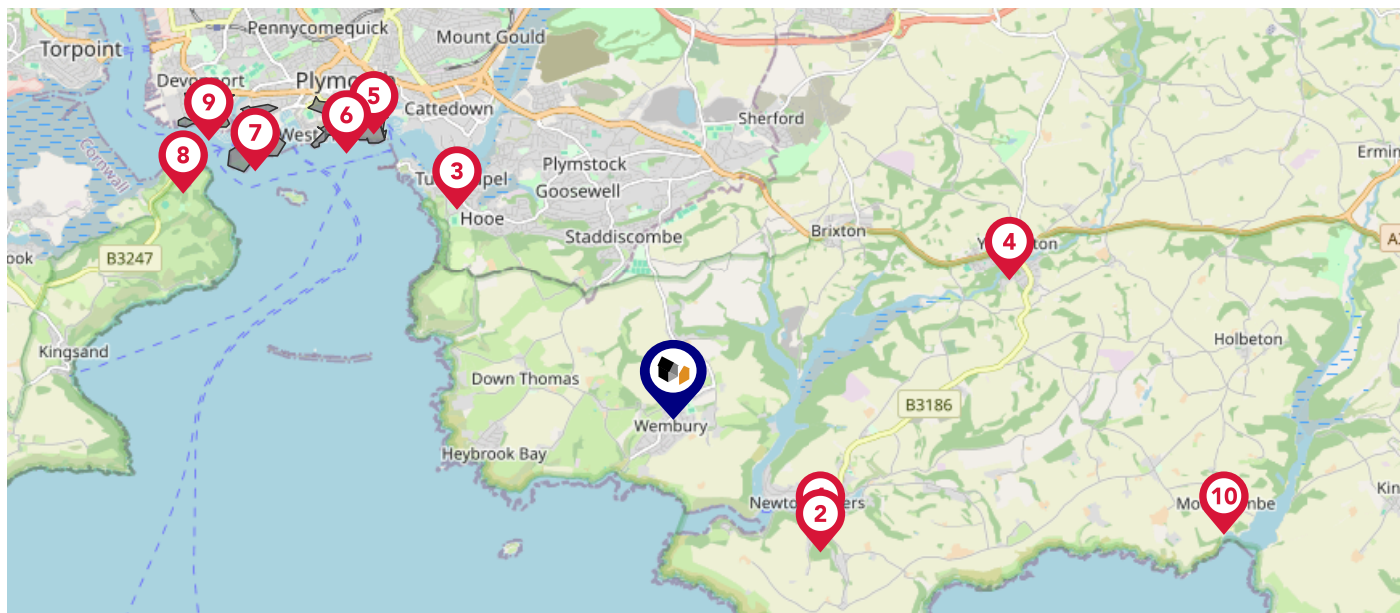
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

Maps

Conservation Areas

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



Nearby Conservation Areas

1 Newton Ferrers

2 Noss Mayo

3 Turnchapel

4 Yealmpton

5 Barbican

6 The Hoe

7 Stonehouse Peninsula

8 Cremyll

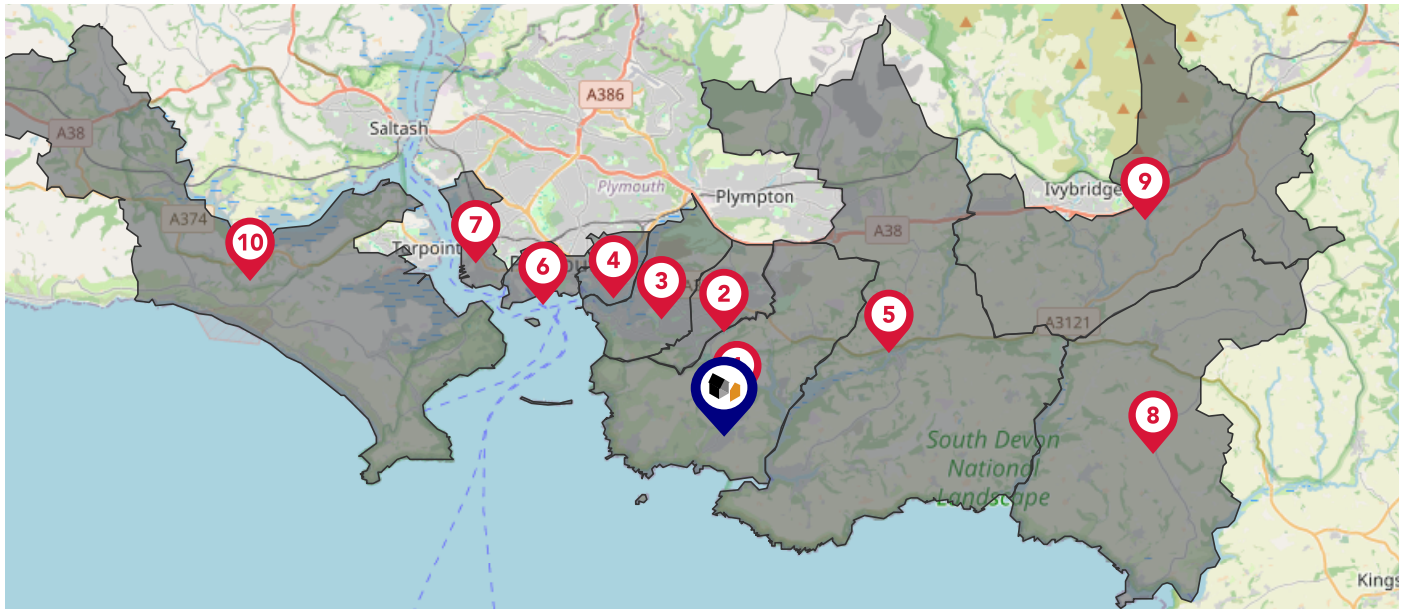
9 Devonport

10 Mothecombe

Maps

Council Wards

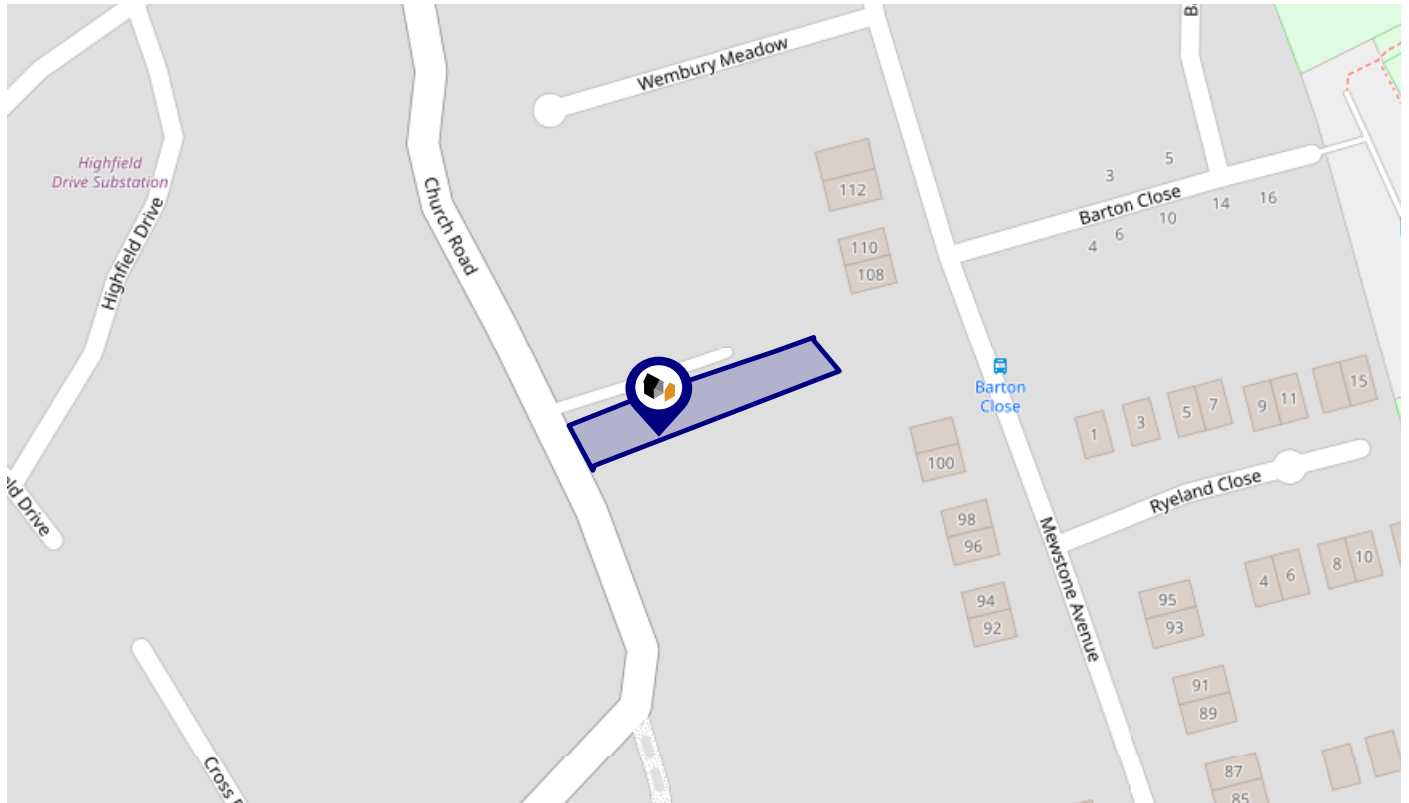
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

- 1 Wembury & Brixton Ward
- 2 Plymstock Dunstone Ward
- 3 Plymstock Radford Ward
- 4 Sutton and Mount Gould Ward
- 5 Newton & Yealmpton Ward
- 6 St. Peter and the Waterfront Ward
- 7 Devonport Ward
- 8 Charterlands Ward
- 9 Ermington & Ugborough Ward
- 10 Rame Peninsula & St. Germans ED

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

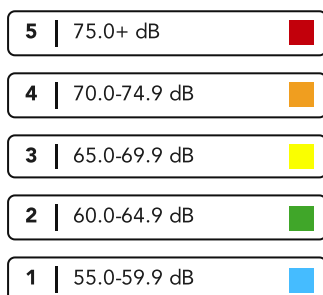


Rail Noise Data

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.

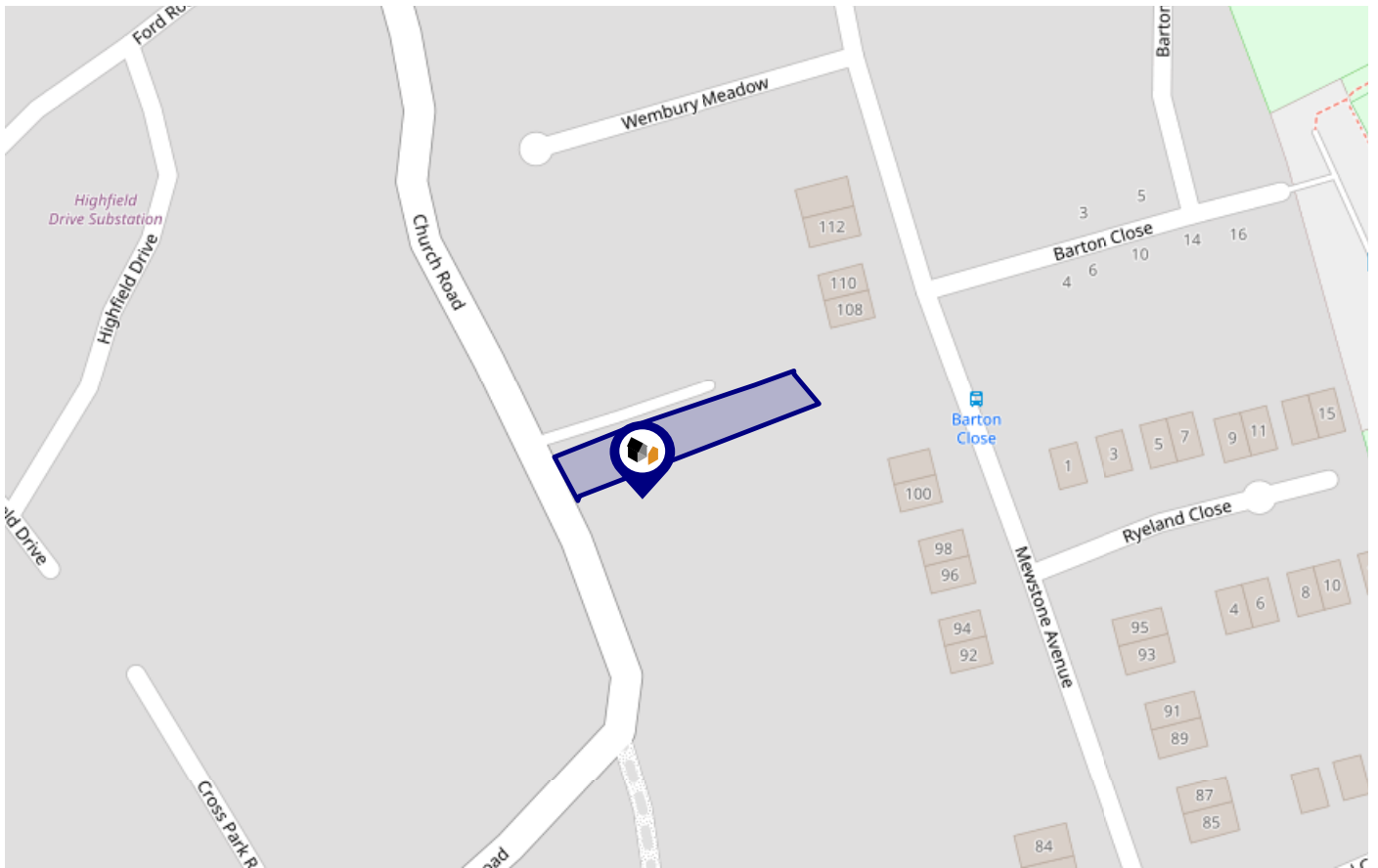
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:



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:

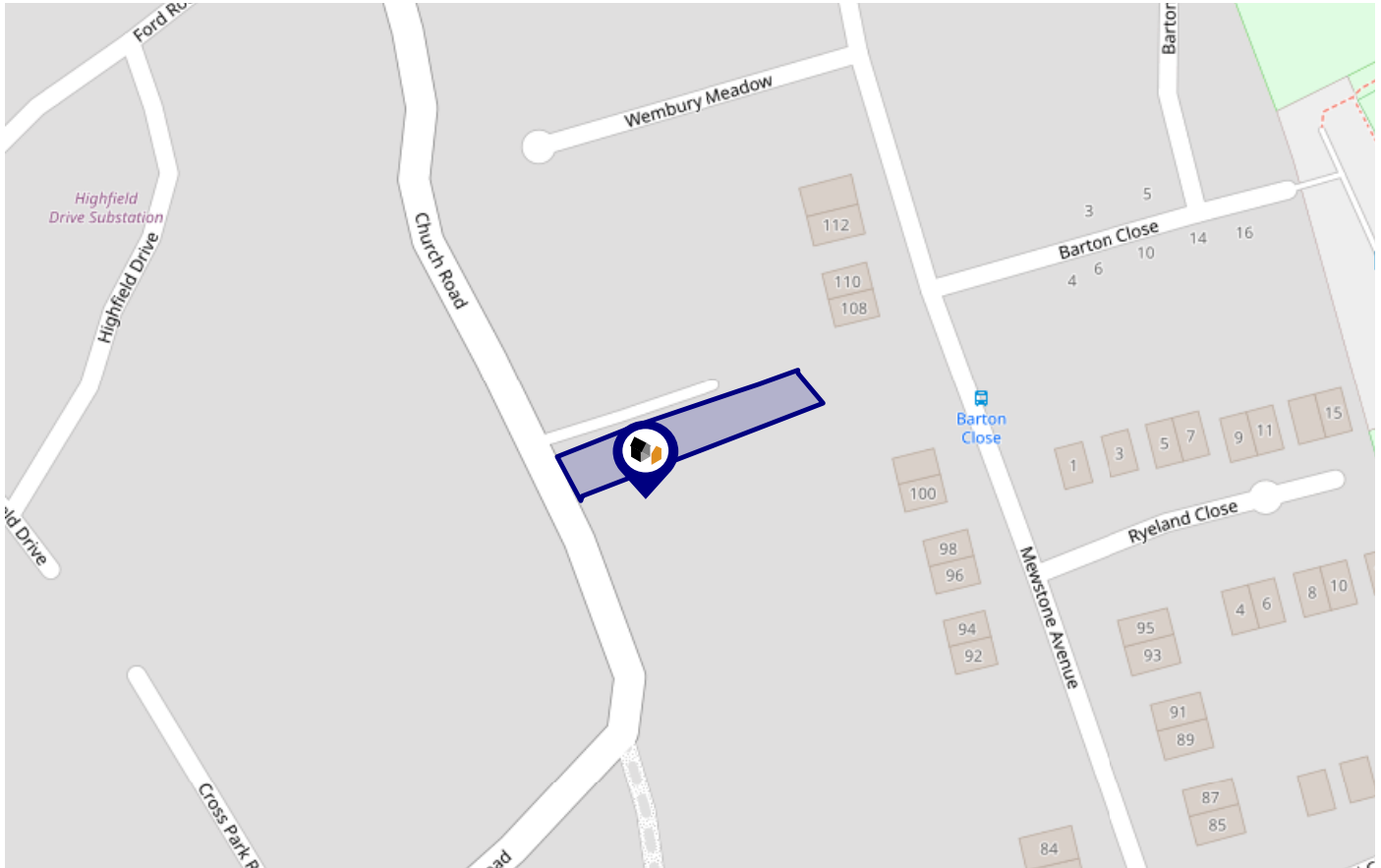


Flood Risk

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

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.
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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:

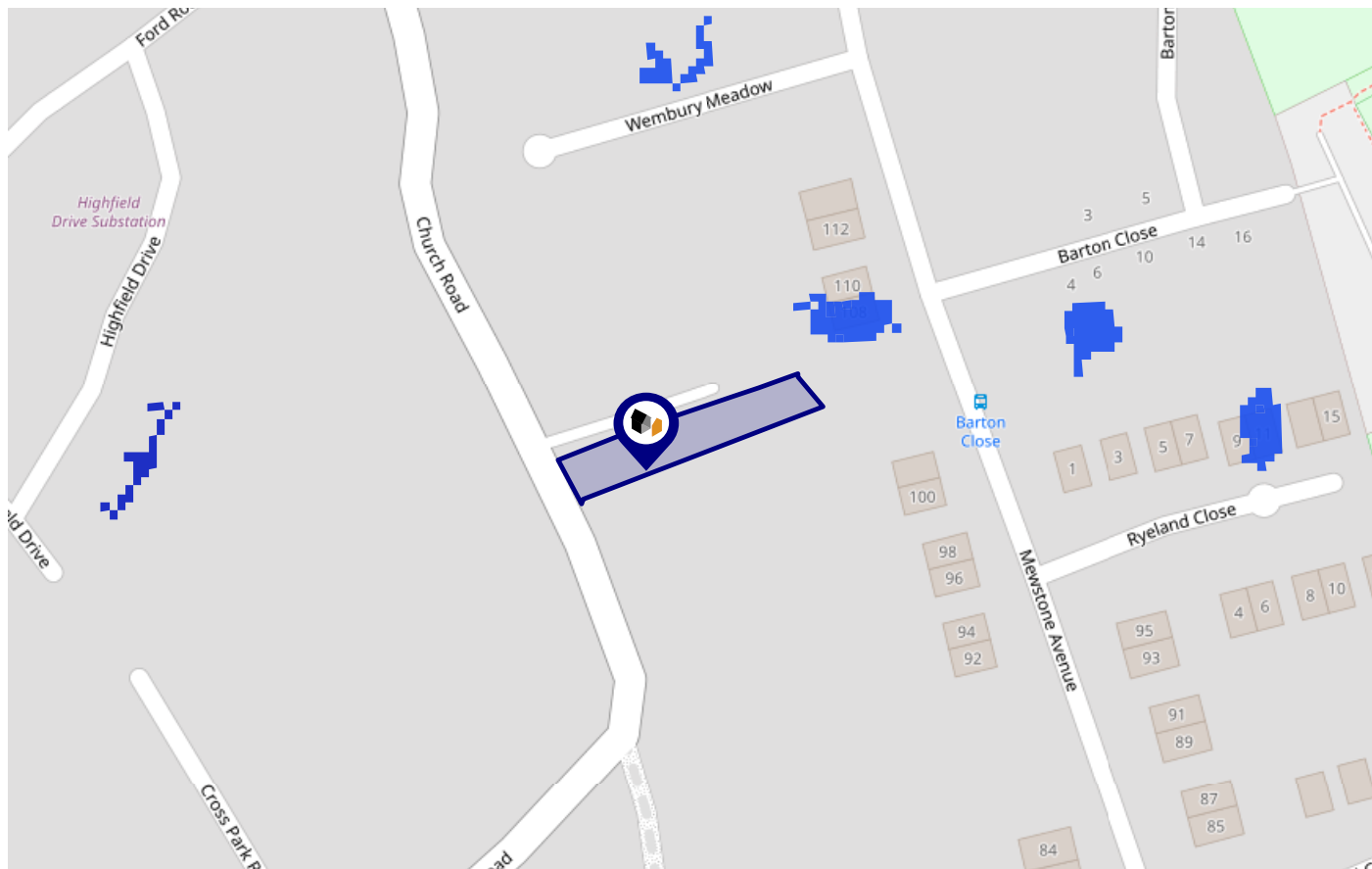


Flood Risk

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.

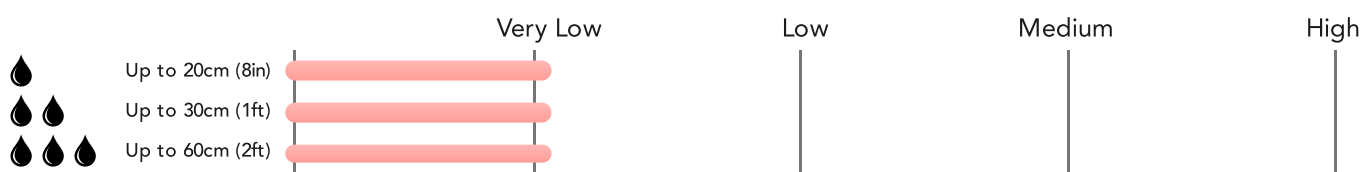


Risk Rating: Very low

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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- 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:

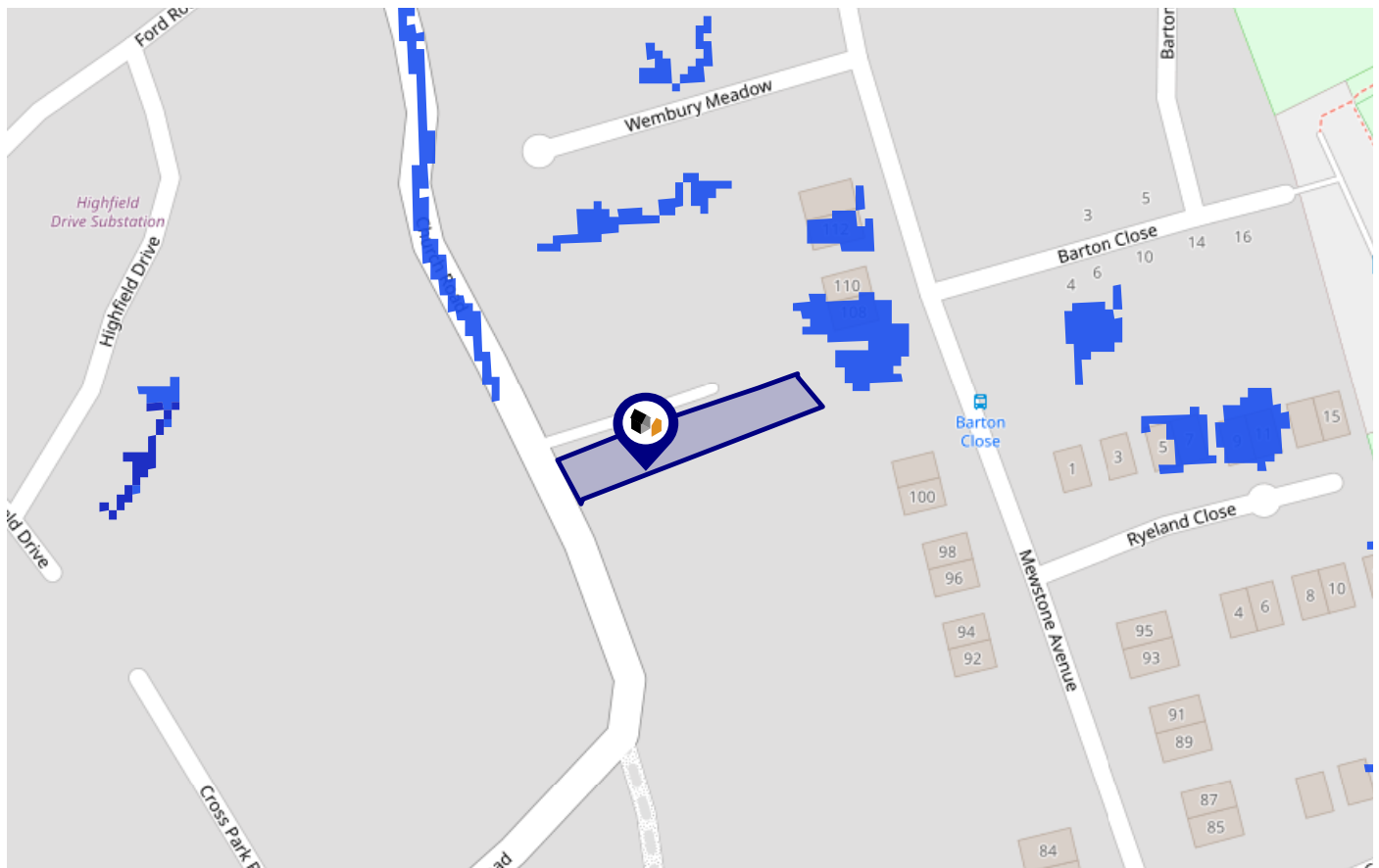


Flood Risk

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**

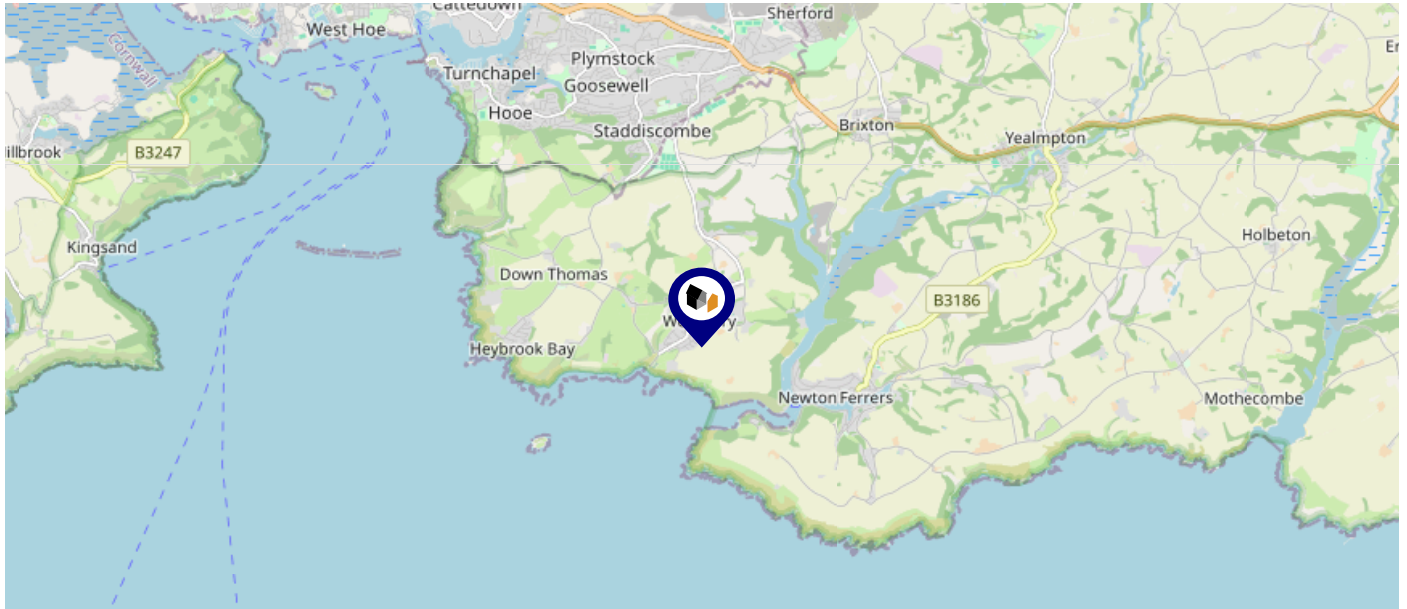
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



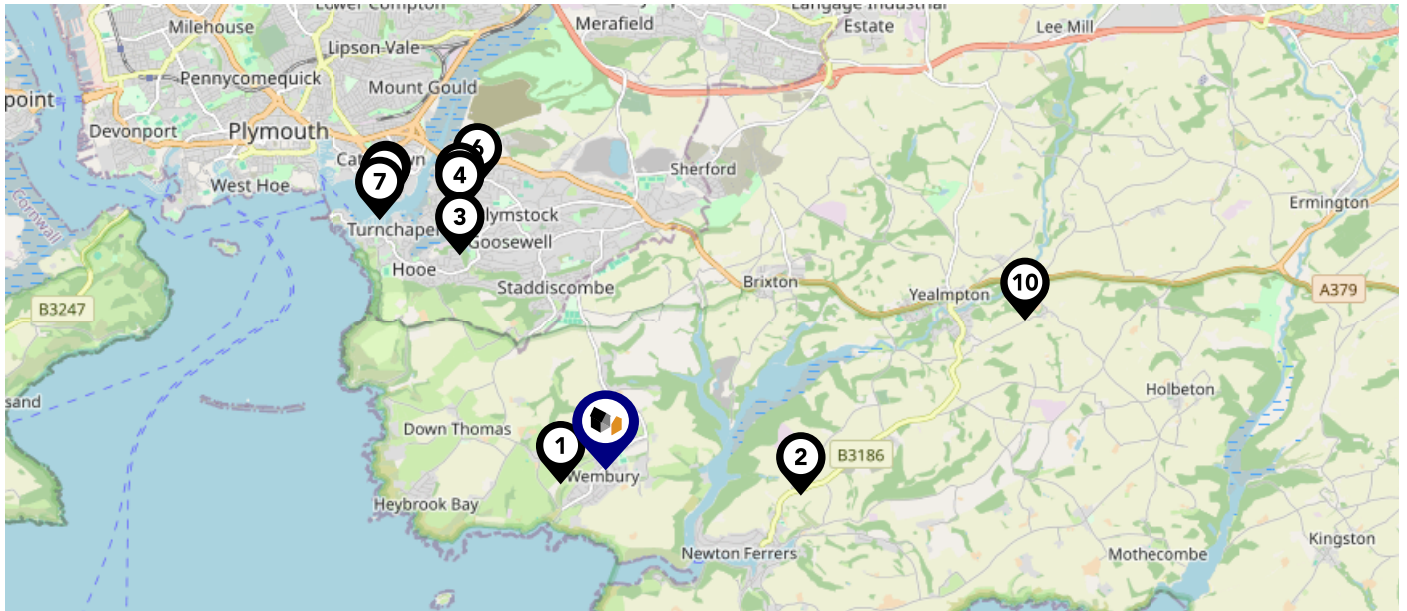
This map displays nearby areas that have been designated as Green Belt...



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.



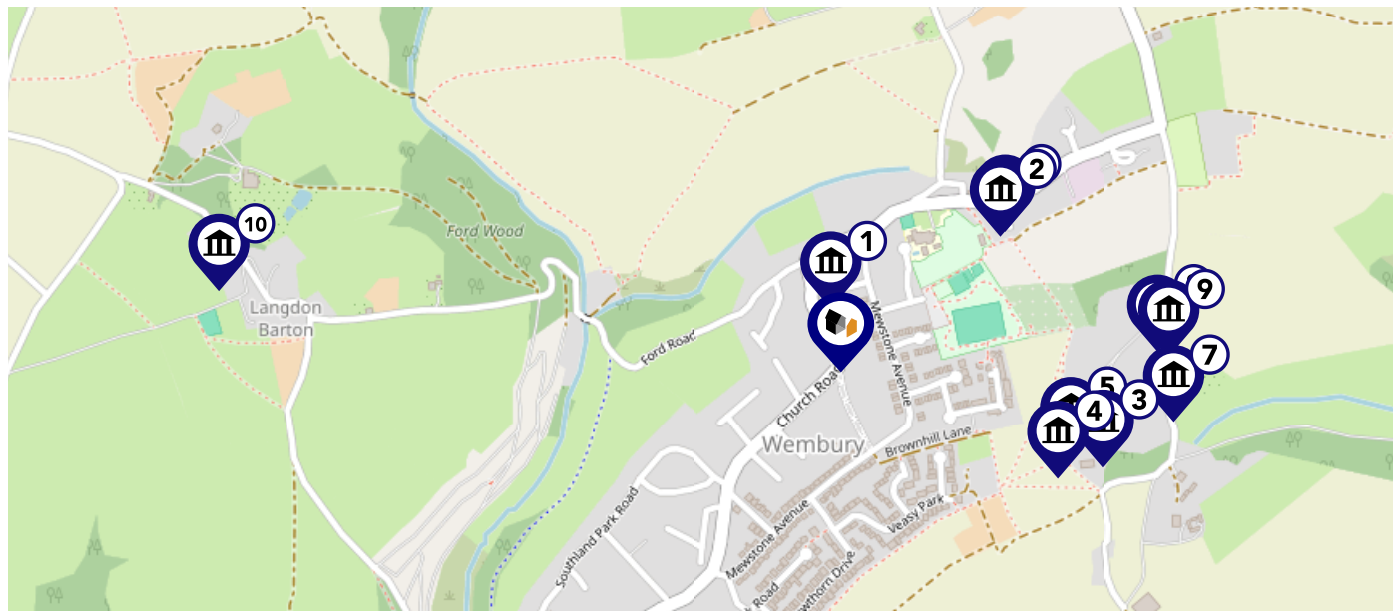
Nearby Landfill Sites











	Churchwood valley-Wembury, Cornwall	Historic Landfill 
	EA/EPR/EP3596HQ/A001	Active Landfill 
	Radford Quarry Oreston-Radford Quarry Oreston, Plymouth	Historic Landfill 
	Bedford Quarry Oreston B-Oreston, Plymouth	Historic Landfill 
	Bedford Quarry Oreston A-Oreston, Plymouth	Historic Landfill 
	Former Warkham Quarry-Pomphlett, Plymouth	Historic Landfill 
	Sevenside Waste Paper-Wallsend Industrial Estate, Cattledown, Plymouth, Devon	Historic Landfill 
	Cattledown Road-Cattledown, Plymouth	Historic Landfill 
	MacAdam Road-Cattledown, Plymouth	Historic Landfill 
	Devon County Council Depot-Yealmbridge, Cornwall	Historic Landfill 

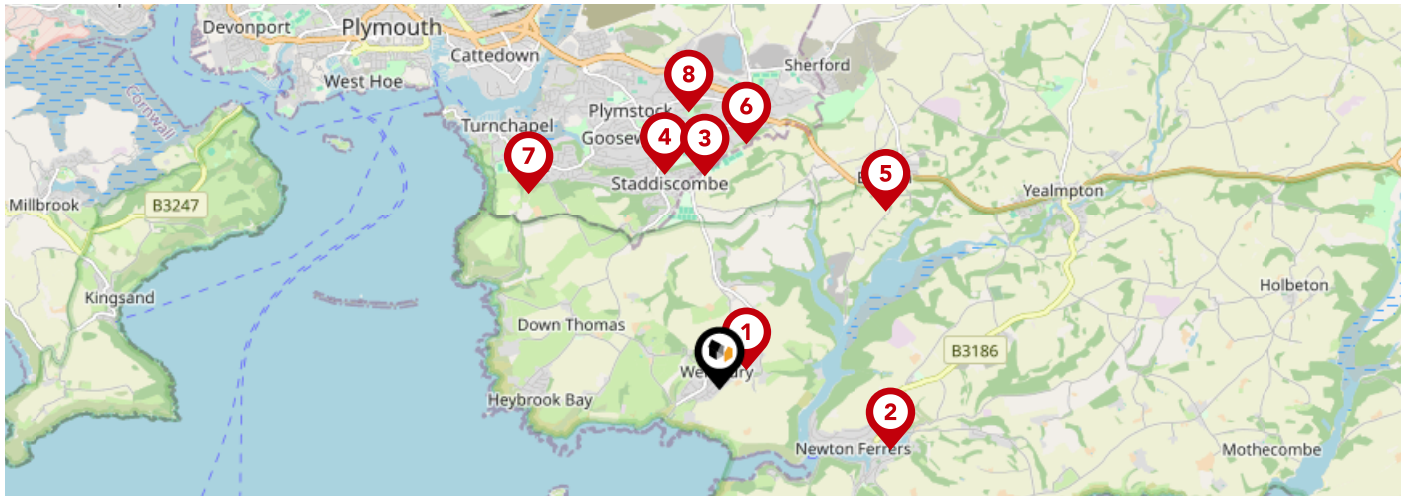
Maps









Listed Buildings

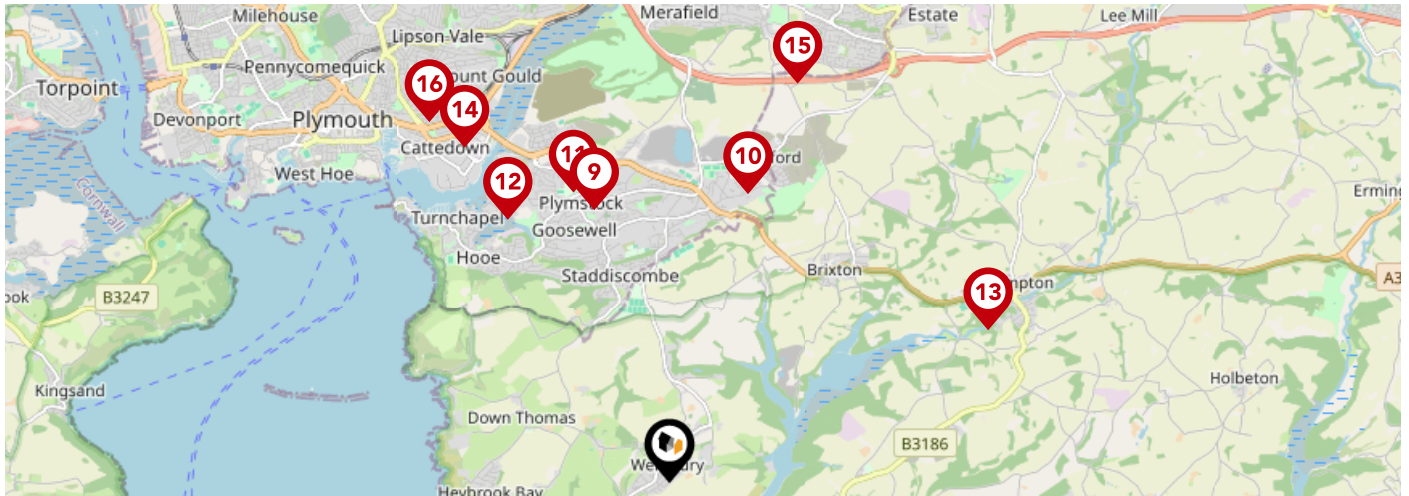
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











Listed Buildings in the local district	Grade	Distance
 1108589 - West Wembury House	Grade II	0.1 miles
 1387283 - Blacksmiths Shop Immediately West South West Of Number 27	Grade II	0.3 miles
 1108590 - Wembury House	Grade II	0.3 miles
 1169185 - Wall Approximately 90 Metres West Of Wembury House	Grade II	0.3 miles
 1108591 - Garden Walls And Two Pairs Of Gate Piers Immediately North West And South East Of Wembury House	Grade II	0.3 miles
 1108584 - 27, Knighton Road	Grade II	0.3 miles
 1108592 - Kitchen Garden Walls And Gate Piers Approximately 120 Metres North East Of Wembury House	Grade II	0.4 miles
 1169193 - Two Pairs Of Gate Piers And Link Walls Approximately 230 Metres North North East Of Wembury House	Grade II	0.4 miles
 1306680 - Hele Almshouses	Grade II	0.4 miles
 1108586 - The Tithe Barn	Grade II	0.7 miles

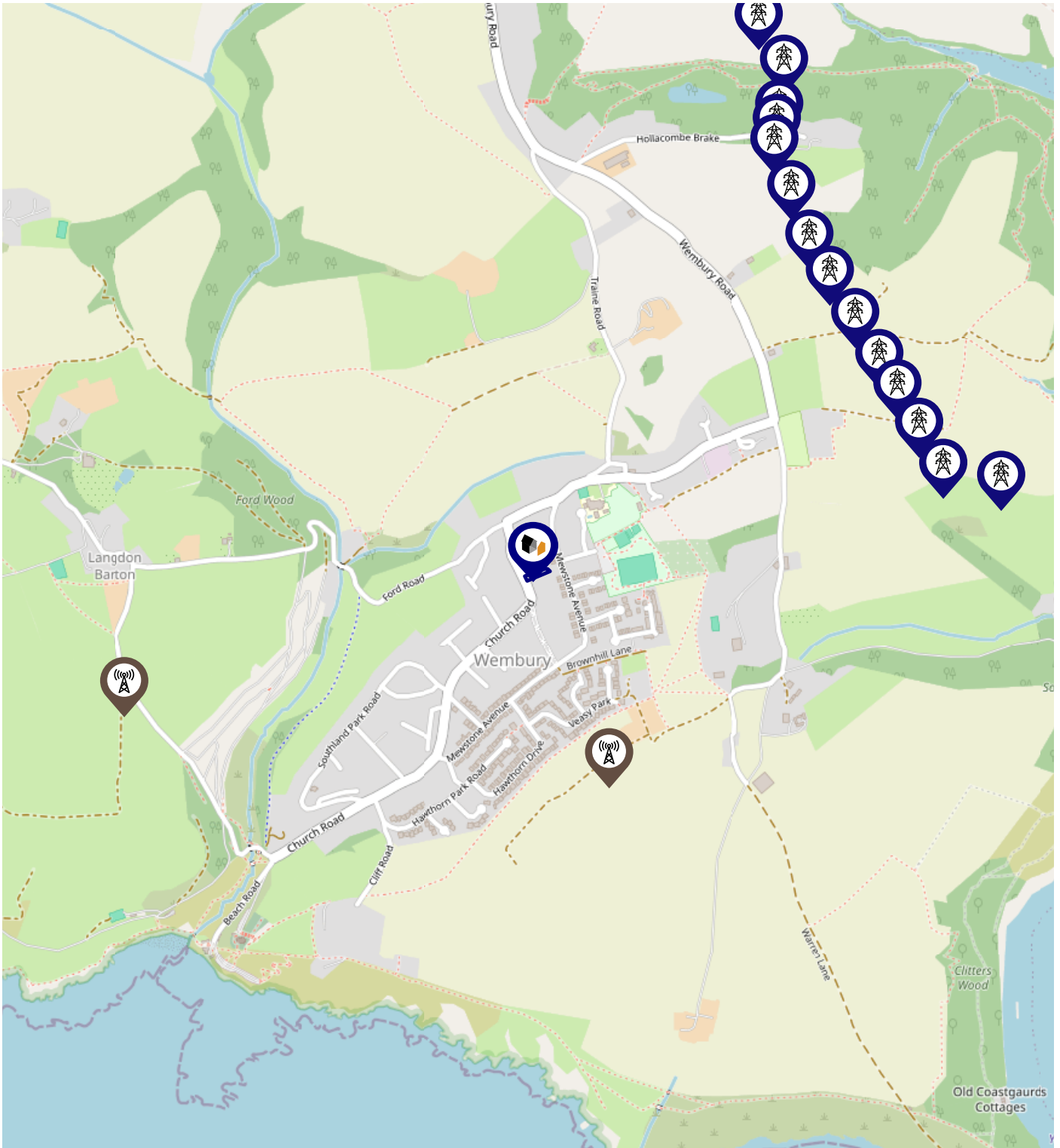


		Nursery	Primary	Secondary	College	Private
	Wembury Primary School Ofsted Rating: Good Pupils: 184 Distance:0.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Newton Ferrers Church of England Primary School Ofsted Rating: Good Pupils: 125 Distance:1.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Coombe Dean School Ofsted Rating: Good Pupils: 995 Distance:2.02	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Goosewell Primary Academy Ofsted Rating: Good Pupils: 419 Distance:2.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Mary's Church of England Primary School Ofsted Rating: Outstanding Pupils: 102 Distance:2.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Elburton Primary School Ofsted Rating: Outstanding Pupils: 465 Distance:2.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hooe Primary Academy Ofsted Rating: Good Pupils: 212 Distance:2.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Morley Meadow Primary School Ofsted Rating: Good Pupils: 224 Distance:2.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





	Nursery	Primary	Secondary	College	Private
 Plymstock School Ofsted Rating: Good Pupils: 1671 Distance:2.67	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Sherford Vale School & Nursery Ofsted Rating: Good Pupils: 258 Distance:2.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Pomphlett Primary School Ofsted Rating: Good Pupils: 424 Distance:2.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Oreston Community Academy Ofsted Rating: Good Pupils: 419 Distance:2.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Yealmpton Primary School Ofsted Rating: Good Pupils: 180 Distance:3.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Prince Rock Primary School Ofsted Rating: Outstanding Pupils: 408 Distance:3.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Plympton St Maurice Primary School Ofsted Rating: Good Pupils: 187 Distance:3.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Salisbury Road Primary School Ofsted Rating: Good Pupils: 381 Distance:4.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons

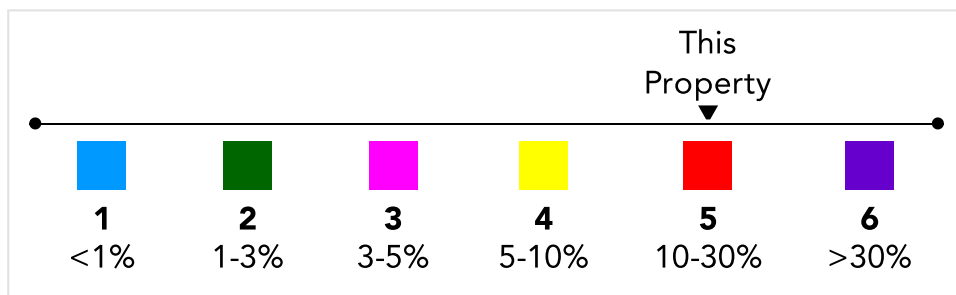
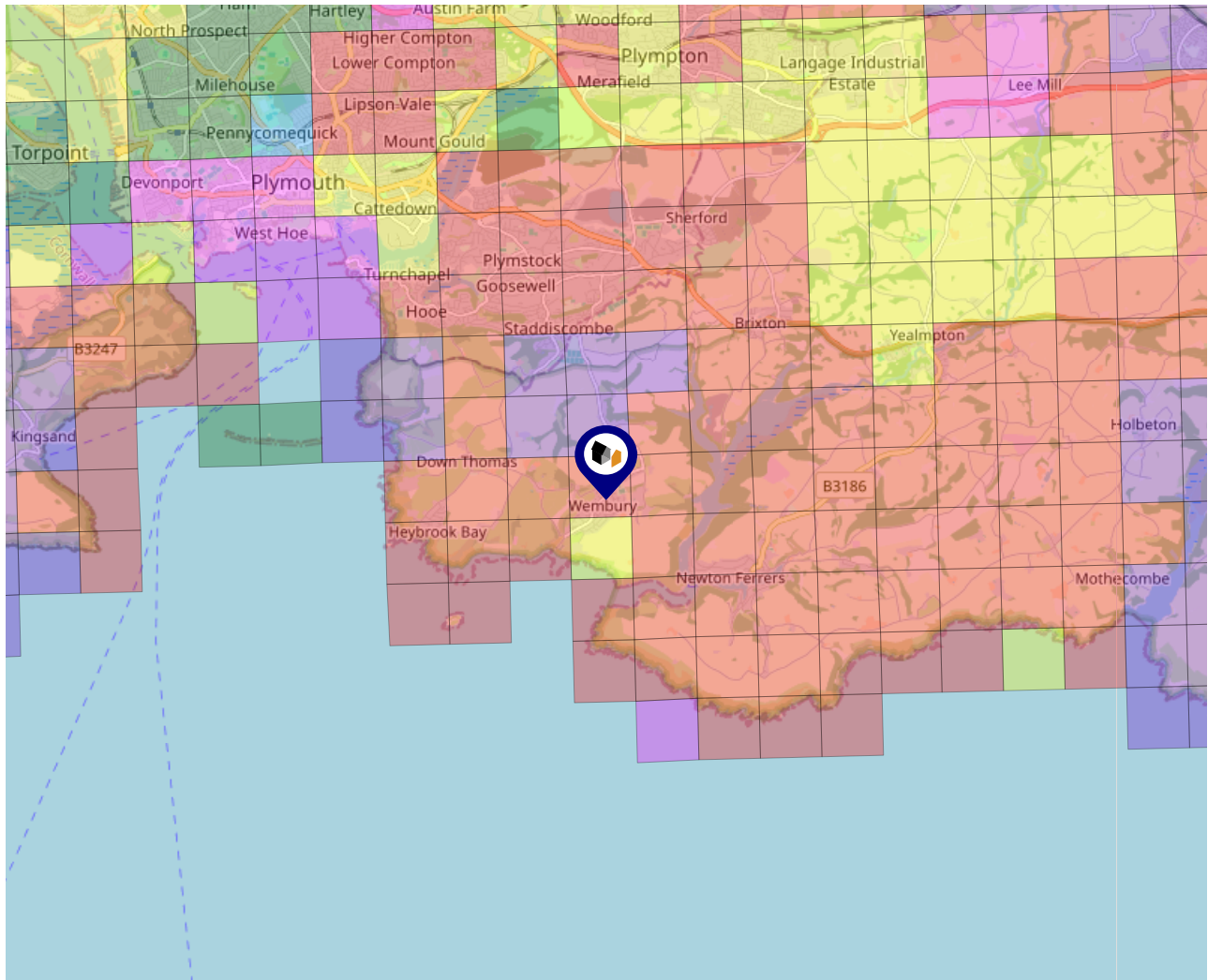


Key:

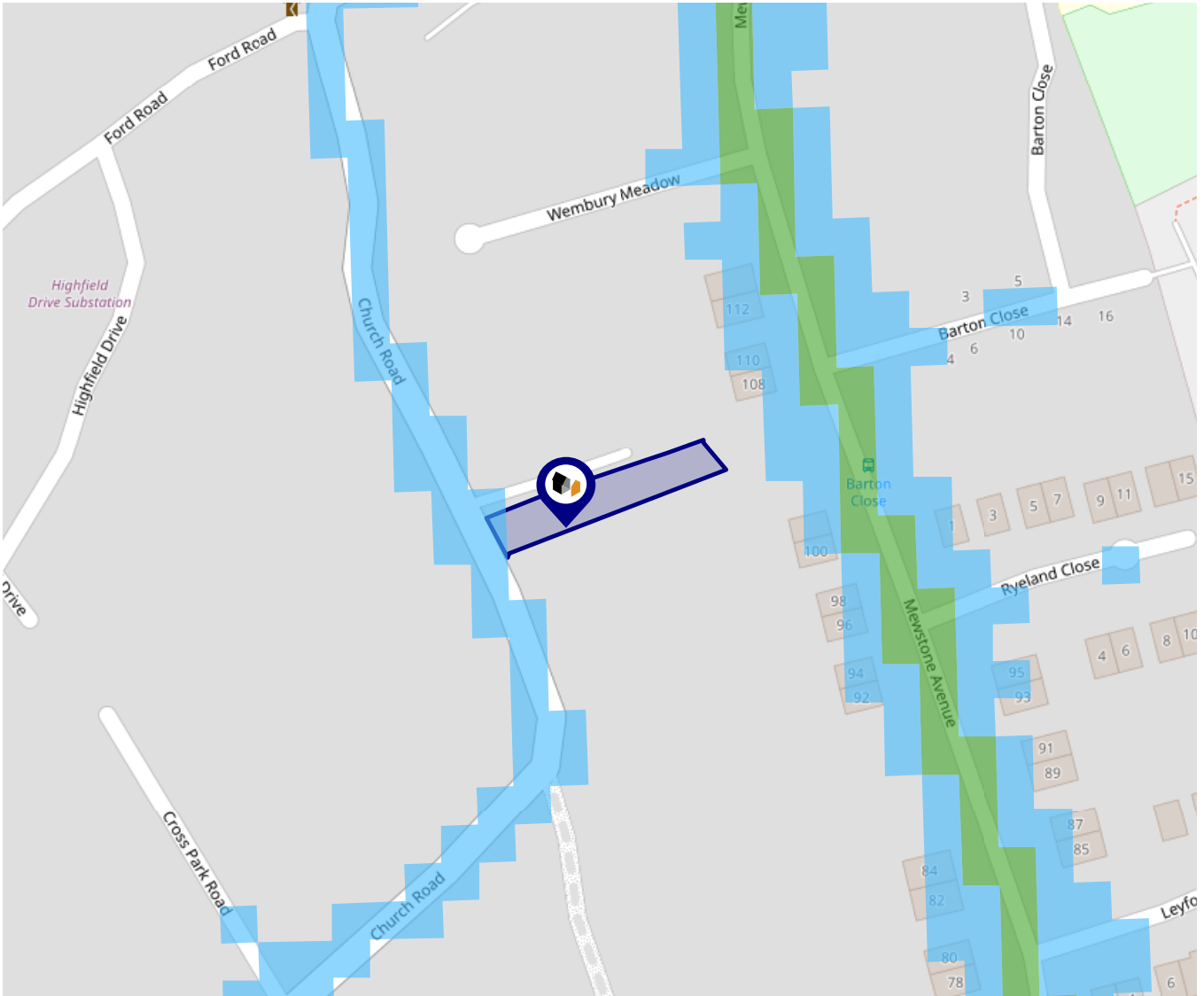
-  Power Pylons
-  Communication Masts

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

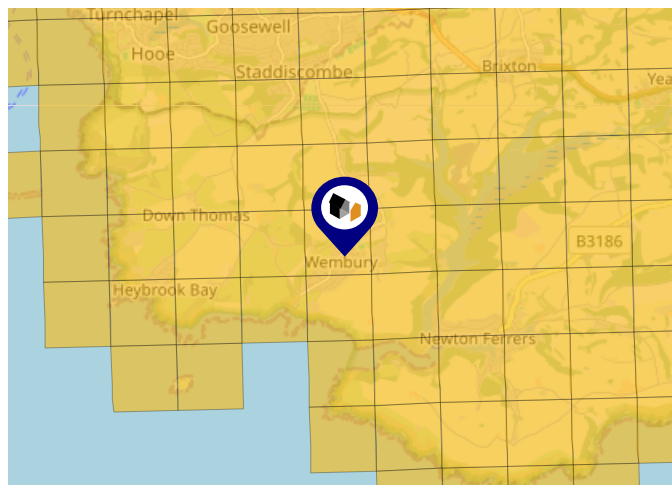


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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:	SILTY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	INTERMEDIATE
Soil Group:	MEDIUM(SILTY)		

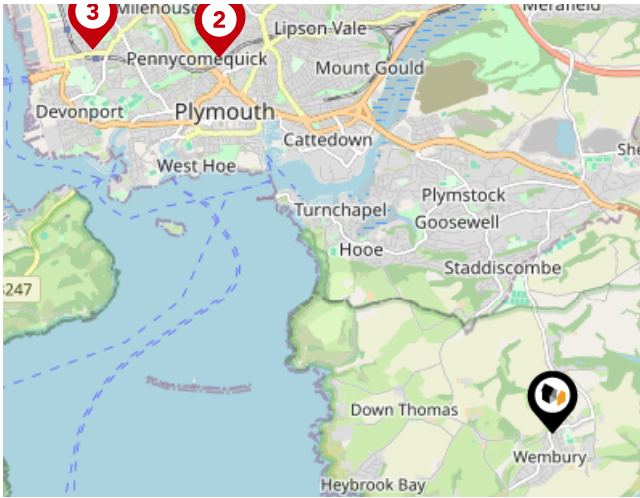


Primary Classifications (Most Common Clay Types)

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

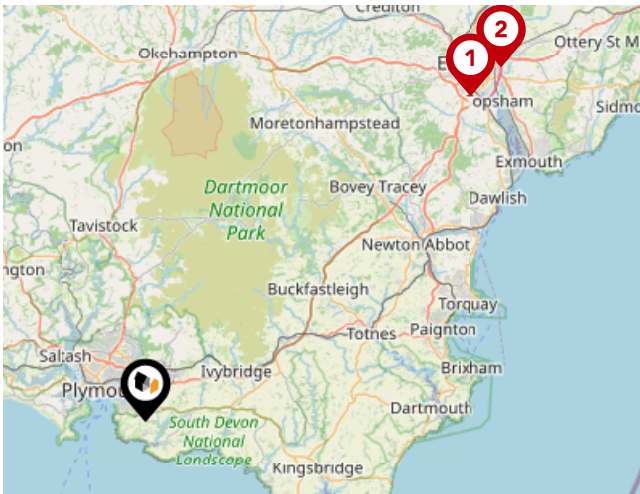
Area

Transport (National)



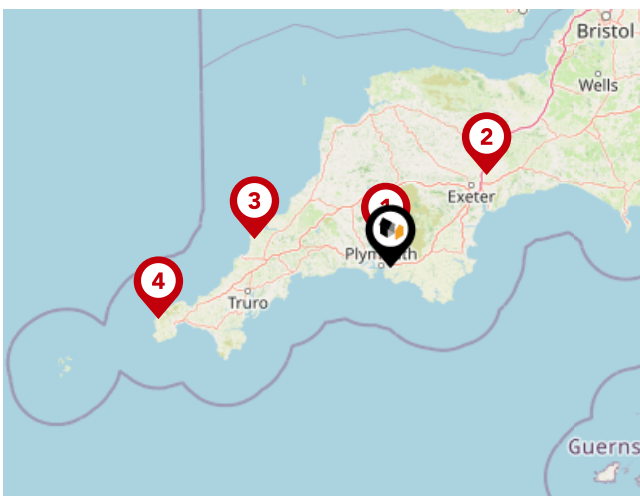
National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	4.77 miles
2	Plymouth Rail Station	4.76 miles
3	Devonport Rail Station	5.67 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	34.65 miles
2	M5 J30	37.81 miles

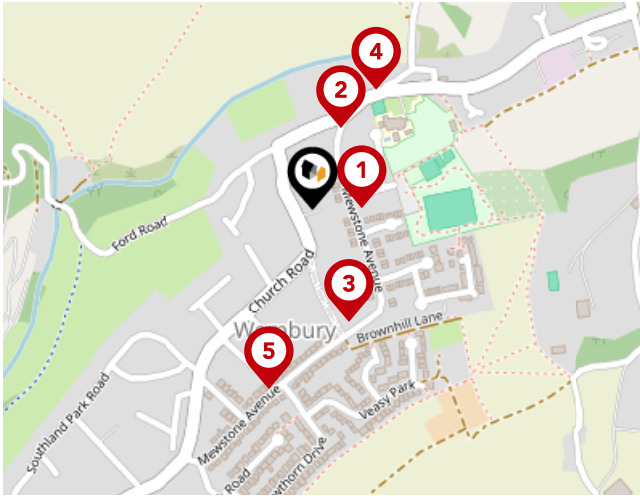


Airports/Helipads

Pin	Name	Distance
1	Glenholt	6.88 miles
2	Exeter Airport	40.19 miles
3	St Mawgan	42.01 miles
4	Joppa	72.3 miles

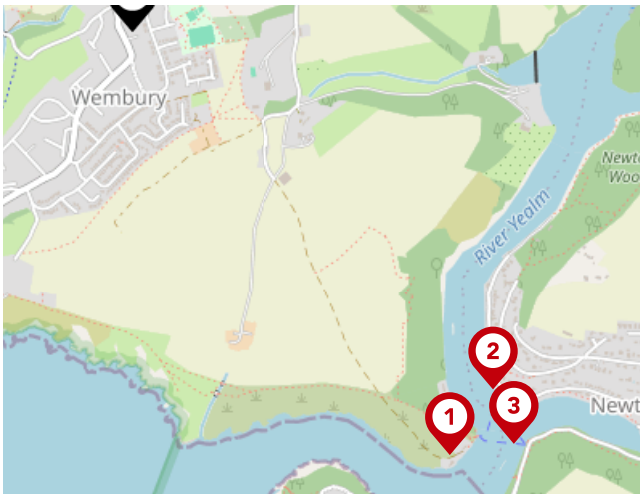
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Barton Close	0.06 miles
2	Wembury Meadow	0.1 miles
3	Brownhill Lane	0.14 miles
4	The Odd Wheel	0.16 miles
5	Hawthorn Drive	0.22 miles



Ferry Terminals

Pin	Name	Distance
1	Warren Point Ferry Landing	1.25 miles
2	Newton Ferrers Ferry Landing	1.2 miles
3	Noss Mayo Ferry Landing	1.33 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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Lang Town & Country

6 Mannamead Road, Plymouth, PL4 7AA

01752 456000

carrie@langtownandcountry.com

www.langtownandcountry.com

