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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 08th January 2025



56, KINGDOM STREET, PLYMOUTH, PL1 3GL

6 Mannamead Road Plymouth Devon PL4 7AA

01752 256000

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www.langtownandcountry.com



Property Overview



Property

| | | | |
|-------------------------|---|------------------------------------|---|
| Type: | Flat / Maisonette | Last Sold Date: | 21/03/2022 |
| Bedrooms: | 2 | Last Sold Price: | £235,000 |
| Floor Area: | 828 ft ² / 77 m ² | Last Sold £/ft²: | £283 |
| Plot Area: | 26.36 acres | Tenure: | Leasehold |
| Council Tax : | Band C | Start Date: | 20/03/2022 |
| Annual Estimate: | £1,969 | End Date: | 22/12/2256 |
| Title Number: | DN748981 | Lease Term: | 250 years less 3 days from 22 December 2006 |
| UPRN: | 10093900633 | Term Remaining: | 232 years |

Local Area

| | |
|---------------------------|------------------|
| Local Authority: | City of plymouth |
| Conservation Area: | No |
| Flood Risk: | |
| • Rivers & Seas | No Risk |
| • Surface Water | Very Low |

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

14 mb/s **1000** mb/s



Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property

Multiple Title Plans

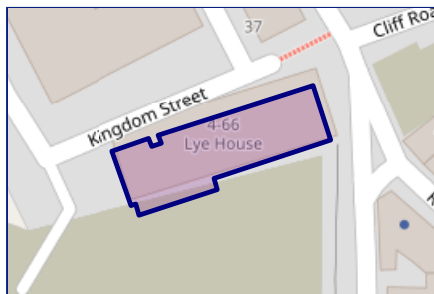
There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.

Freehold Title Plan



DN368173

Leasehold Title Plans



DN748981

Start Date: 16/12/2002
End Date: 17/12/3001
Lease Term: 999 years
from 17
December
2002

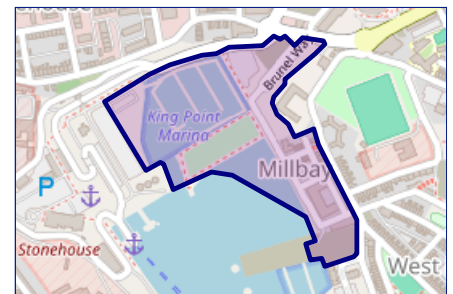
Term Remaining: 977 years



DN689502

Start Date: 06/09/2017
End Date: 22/12/2256
Lease Term: 250 years from
and including
22 December
2006

Term Remaining: 232 years



DN475212

Start Date: 20/03/2022
End Date: 22/12/2256
Lease Term: 250 years less
3 days from 22
December
2006

Term Remaining: 232 years

Property EPC - Certificate

56, Kingdom Street, PL1 3GL

Energy rating

B

Valid until 26.01.2030

| Score | Energy rating | Current | Potential |
|-------|---------------|---------------|---------------|
| 92+ | A | | |
| 81-91 | B | 85 B | 85 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

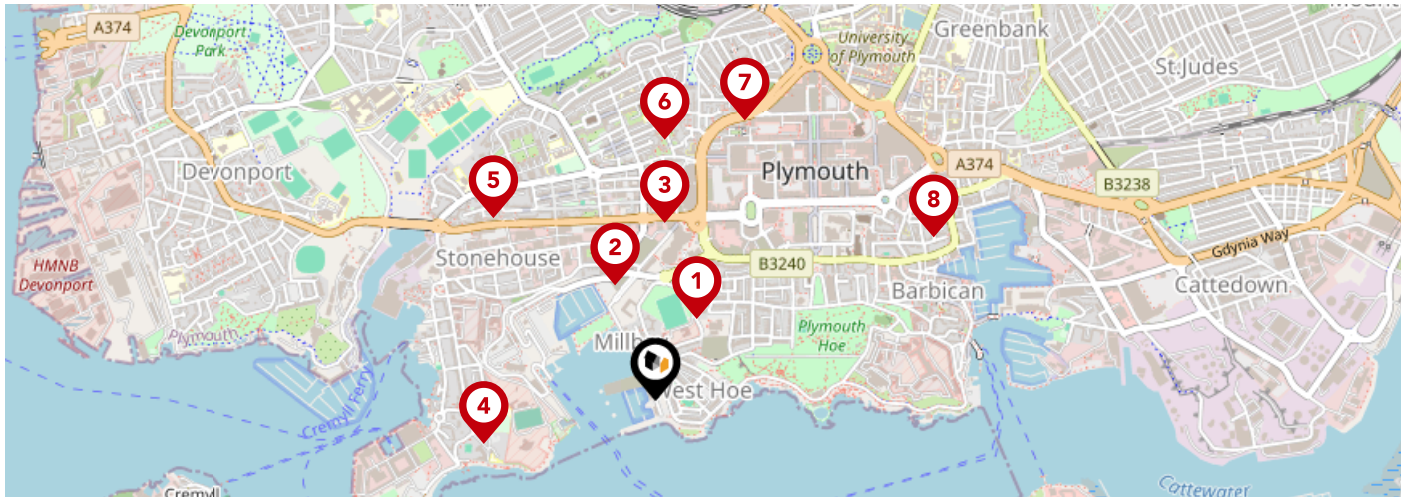
Property

EPC - Additional Data

Additional EPC Data

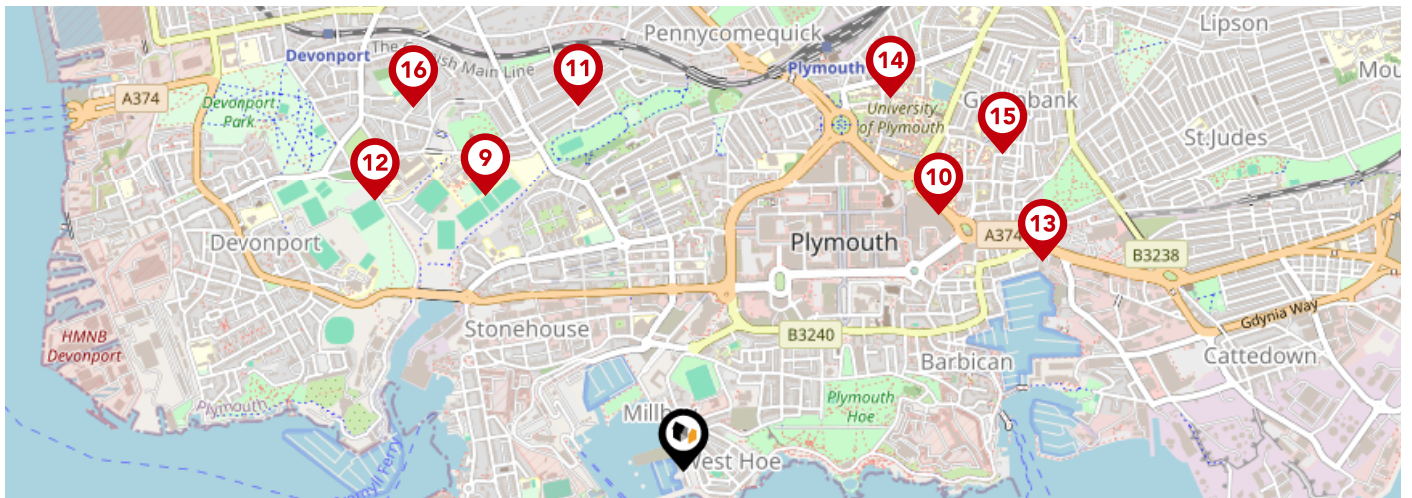
| | |
|-------------------------------------|---|
| Property Type: | Flat |
| Build Form: | Mid-Terrace |
| Transaction Type: | New dwelling |
| Energy Tariff: | Standard tariff |
| Floor Level: | Top floor |
| Flat Top Storey: | No |
| Top Storey: | 0 |
| Previous Extension: | 0 |
| Open Fireplace: | 0 |
| Walls: | Average thermal transmittance 0.20 W/m ² ·K |
| Walls Energy: | Very Good |
| Roof: | Average thermal transmittance 0.12 W/m ² ·K |
| Roof Energy: | Very Good |
| Main Heating: | Community scheme |
| Main Heating Controls: | Charging system linked to use of community heating, programmer and TRVs |
| Hot Water System: | Community scheme |
| Hot Water Energy Efficiency: | Very Good |
| Lighting: | Low energy lighting in all fixed outlets |
| Floors: | (other premises below) |
| Total Floor Area: | 77 m ² |

Area Schools



| | | Nursery | Primary | Secondary | College | Private |
|----------|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | St Andrew's Cof E VA Primary School Ofsted Rating: Good Pupils: 208 Distance:0.21 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | Millbay Academy Ofsted Rating: Good Pupils: 545 Distance:0.29 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | St Peter's CofE Primary School Ofsted Rating: Good Pupils: 154 Distance:0.42 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | St George's CofE Primary Academy Ofsted Rating: Good Pupils: 90 Distance:0.42 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | High Street Primary Academy Ofsted Rating: Good Pupils: 140 Distance:0.58 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | The Cathedral School of St Mary Ofsted Rating: Requires improvement Pupils: 109 Distance:0.62 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | Pilgrim Primary Academy Ofsted Rating: Outstanding Pupils: 390 Distance:0.7 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | ACE Schools Plymouth Ofsted Rating: Good Pupils: 233 Distance:0.76 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

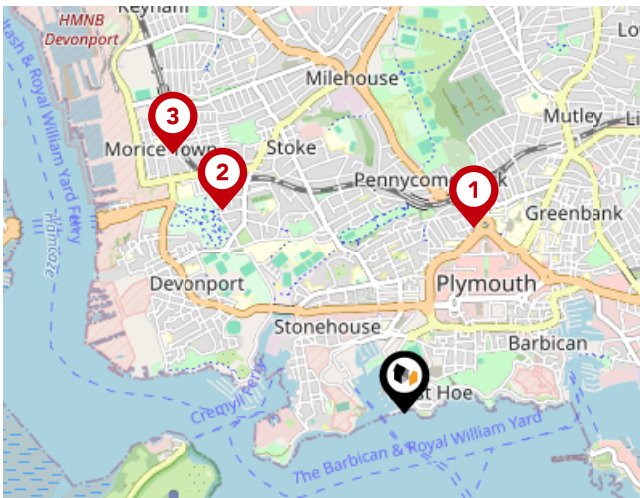
Area Schools



| | Nursery | Primary | Secondary | College | Private |
|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <p>9 Devonport High School for Boys Ofsted Rating: Good Pupils: 1231 Distance:0.8</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>10 Arts University Plymouth Ofsted Rating: Good Pupils:0 Distance:0.85</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>11 Stuart Road Primary Academy Ofsted Rating: Good Pupils: 189 Distance:0.9</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>12 City College Plymouth Ofsted Rating: Good Pupils:0 Distance:0.97</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>13 Holy Cross Catholic Primary School Ofsted Rating: Good Pupils: 306 Distance:0.98</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>14 Fletewood School at Derry Villas Ofsted Rating: Good Pupils: 58 Distance:1.01</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>15 Mount Street Primary School Ofsted Rating: Good Pupils: 258 Distance:1.06</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>16 Stoke Damerel Primary Academy Ofsted Rating: Good Pupils: 400 Distance:1.07</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

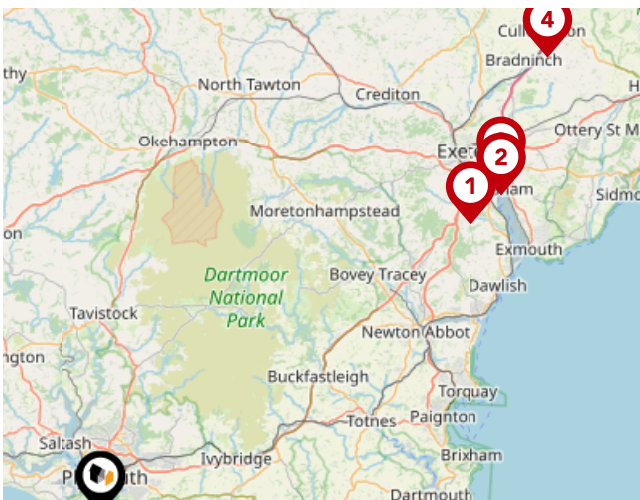
Area

Transport (National)



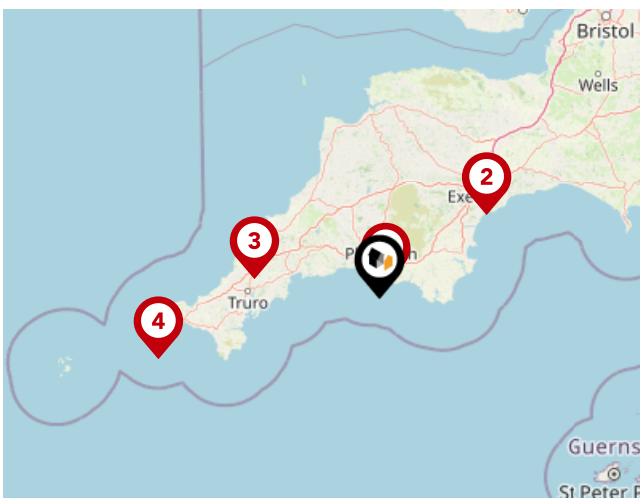
National Rail Stations

| Pin | Name | Distance |
|-----|----------------------------------|------------|
| 1 | Plymouth Rail Station | 0.94 miles |
| 2 | Devonport Rail Station | 1.29 miles |
| 3 | Dockyard (Plymouth) Rail Station | 1.65 miles |



Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|--------|-------------|
| 1 | M5 J31 | 35.47 miles |
| 2 | M5 J30 | 38.62 miles |
| 3 | M5 J29 | 39.4 miles |
| 4 | M5 J28 | 48.09 miles |

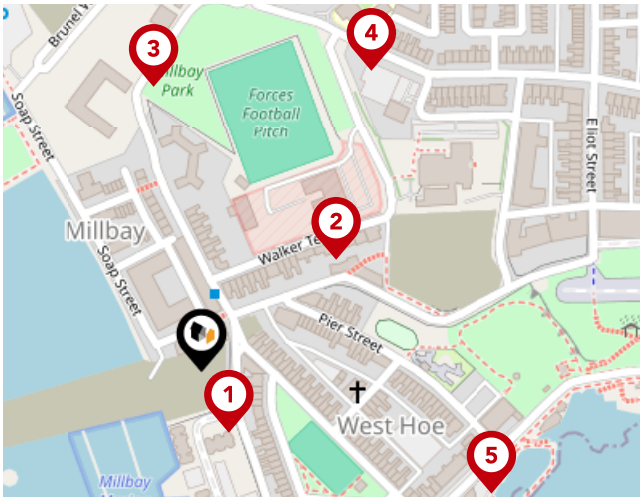


Airports/Helipads

| Pin | Name | Distance |
|-----|----------------|-------------|
| 1 | Glenholt | 4.39 miles |
| 2 | Exeter Airport | 41.04 miles |
| 3 | St Mawgan | 38.09 miles |
| 4 | Joppa | 69.51 miles |

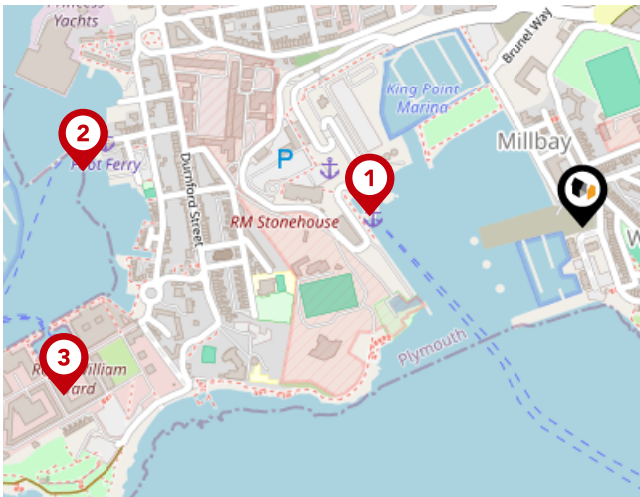
Area

Transport (Local)



Bus Stops/Stations

| Pin | Name | Distance |
|-----|-------------------|------------|
| 1 | Rusty Anchor | 0.04 miles |
| 2 | Walker Terrace | 0.1 miles |
| 3 | Telecom House | 0.17 miles |
| 4 | St Andrews School | 0.21 miles |
| 5 | West Hoe Park | 0.19 miles |



Ferry Terminals

| Pin | Name | Distance |
|-----|------------------------------------|------------|
| 1 | Plymouth Ferry Terminal | 0.25 miles |
| 2 | Plymouth Stonehouse Ferry Terminal | 0.59 miles |
| 3 | Royal William Yard Ferry Landing | 0.64 miles |

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