

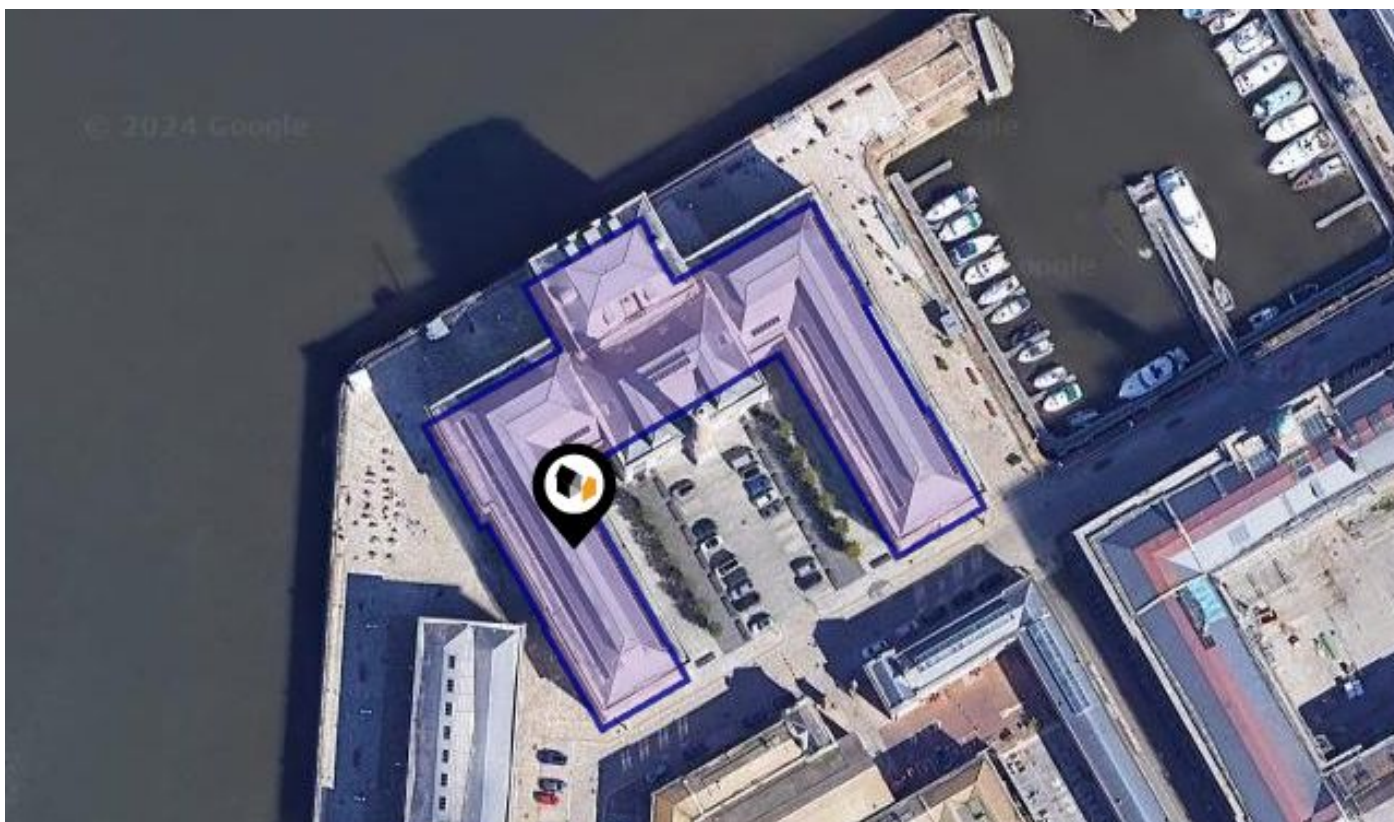


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 12th August 2024



8, ROYAL WILLIAM YARD, PLYMOUTH, PL1

Lang Town & Country

6 The Broadway Plymstock Plymouth PL9 7AU

01752 456000

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Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	2		
Floor Area:	1,130 ft ² / 105 m ²		
Plot Area:	0.81 acres		
Year Built :	2013		
Council Tax :	Band E		
Annual Estimate:	£2,707		
Title Number:	DN634021		

Local Area

Local Authority:	City of plymouth
Conservation Area:	Stonehouse Peninsula
Flood Risk:	
● Rivers & Seas	No Risk
● Surface Water	Very Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

4 mb/s	80 mb/s	- 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



DN386955

Leasehold Title Plans



DN616612

Start Date: 04/09/2011
End Date: 05/09/3010
Lease Term: 999 years from 5
September 2011
Term Remaining: 986 years



DN634021

Start Date: 27/03/2013
End Date: 24/06/2126
Lease Term: 125 years (less 10 days)
from 24 June 2001
Term Remaining: 101 years

Property EPC - Certificate



8 Royal William Yard, PL1

Energy rating

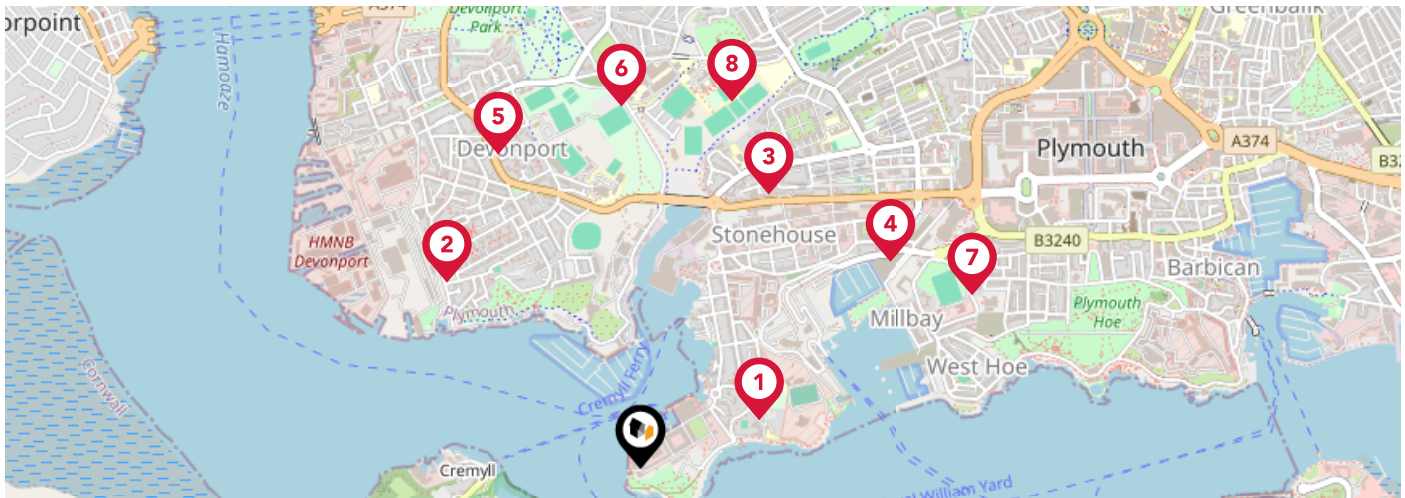
C

Valid until 02.11.2031

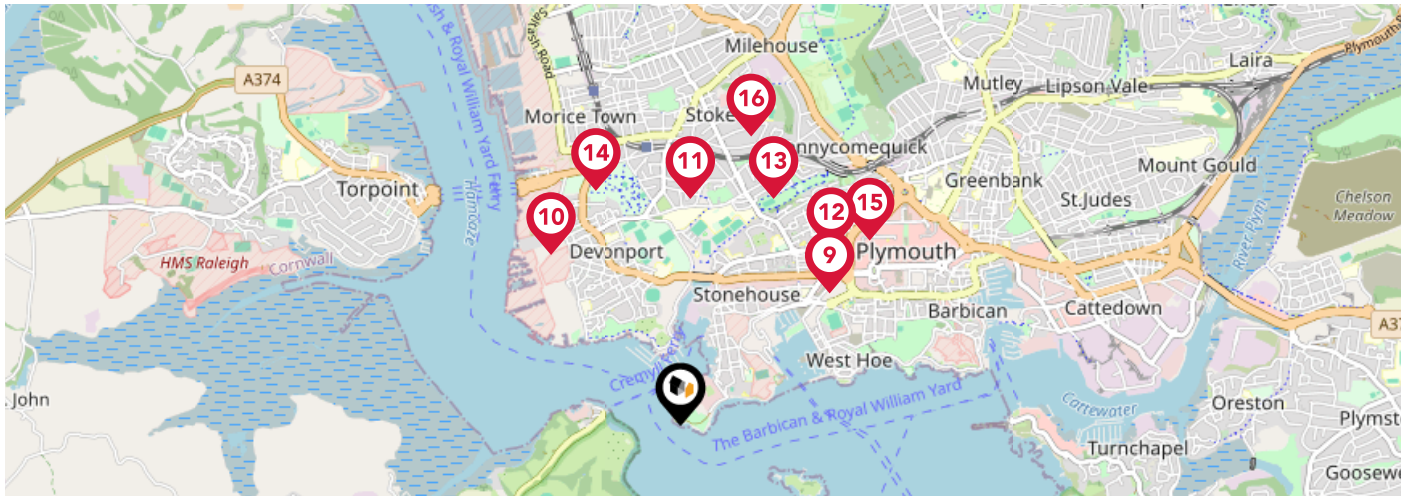
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 c	79 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Maisonette
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Electricity (community)
Main Gas:	No
Floor Level:	02
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Granite or whinstone, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, insulated at rafters
Roof Energy:	Poor
Main Heating:	Community scheme
Main Heating Controls:	Charging system linked to use of community heating, TRVs
Hot Water System:	Community scheme
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 78% of fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	105 m ²



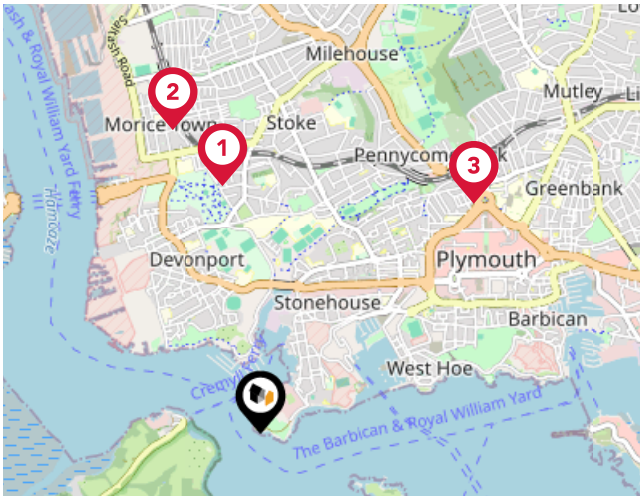
		Nursery	Primary	Secondary	College	Private
1	St George's CofE Primary Academy Ofsted Rating: Good Pupils: 90 Distance:0.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Mount Wise Community Primary School Ofsted Rating: Good Pupils: 268 Distance:0.63	<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:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Millbay Academy Ofsted Rating: Good Pupils: 545 Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Joseph's Catholic Primary School Ofsted Rating: Good Pupils: 206 Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	City College Plymouth Ofsted Rating: Good Pupils:0 Distance:0.86	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Andrew's Cof E VA Primary School Ofsted Rating: Good Pupils: 208 Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Devonport High School for Boys Ofsted Rating: Good Pupils: 1231 Distance:0.89	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
<p>9 St Peter's CofE Primary School Ofsted Rating: Good Pupils: 154 Distance:0.95</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Marlborough Primary Academy Ofsted Rating: Good Pupils: 111 Distance:1.02</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Stoke Damerel Primary Academy Ofsted Rating: Good Pupils: 400 Distance:1.08</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 The Cathedral School of St Mary Ofsted Rating: Requires improvement Pupils: 109 Distance:1.09</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Stuart Road Primary Academy Ofsted Rating: Good Pupils: 189 Distance:1.16</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 UTC Plymouth Ofsted Rating: Good Pupils: 551 Distance:1.19</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Pilgrim Primary Academy Ofsted Rating: Outstanding Pupils: 390 Distance:1.26</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:1.41</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

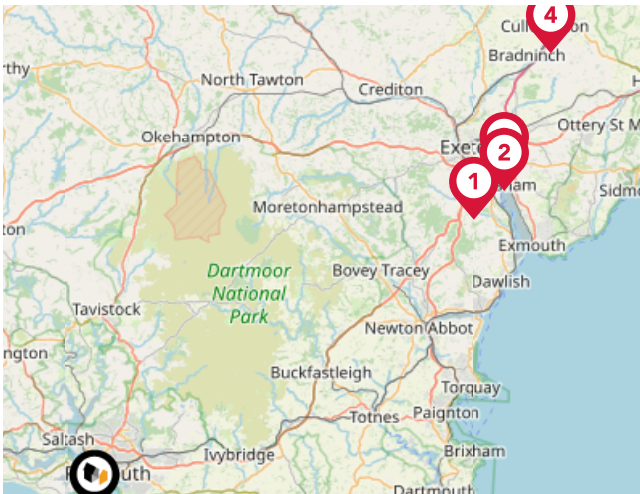
Area

Transport (National)



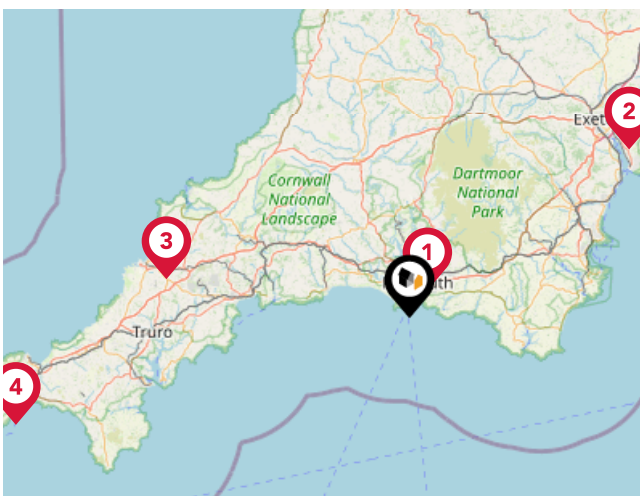
National Rail Stations

Pin	Name	Distance
1	Devonport Rail Station	1.19 miles
2	Dockyard (Plymouth) Rail Station	1.5 miles
3	Plymouth Rail Station	1.49 miles



Trunk Roads/Motorways

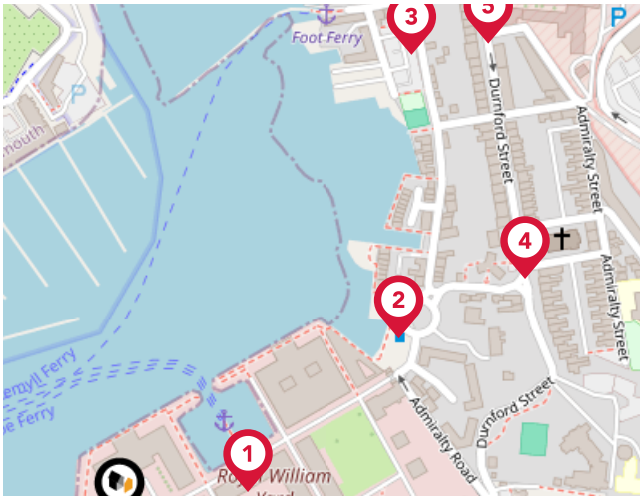
Pin	Name	Distance
1	M5 J31	36.14 miles
2	M5 J30	39.29 miles
3	M5 J29	40.06 miles
4	M5 J28	48.72 miles



Airports/Helipads

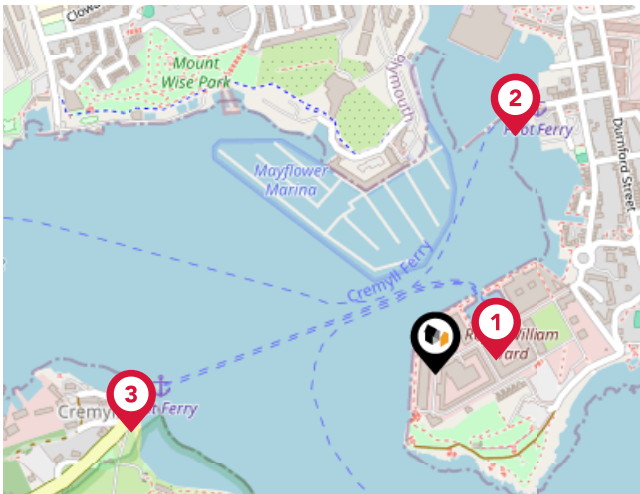
Pin	Name	Distance
1	Plymouth City Airport	4.9 miles
2	Exeter International Airport	41.71 miles
3	Newquay St Mawgan Airport	37.45 miles
4	Penzance Airport	61.92 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Inside Royal William Yard	0.08 miles
2	Royal William Yard	0.2 miles
3	Cremyll Street	0.32 miles
4	St Paul's Church	0.28 miles
5	Admiralty Street	0.36 miles



Ferry Terminals

Pin	Name	Distance
1	Royal William Yard Ferry Landing	0.07 miles
2	Plymouth Stonehouse Ferry Terminal	0.3 miles
3	Cremyll Mount Edgcombe Ferry Landing	0.37 miles

Important - Please Read

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Lang Town & Country

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