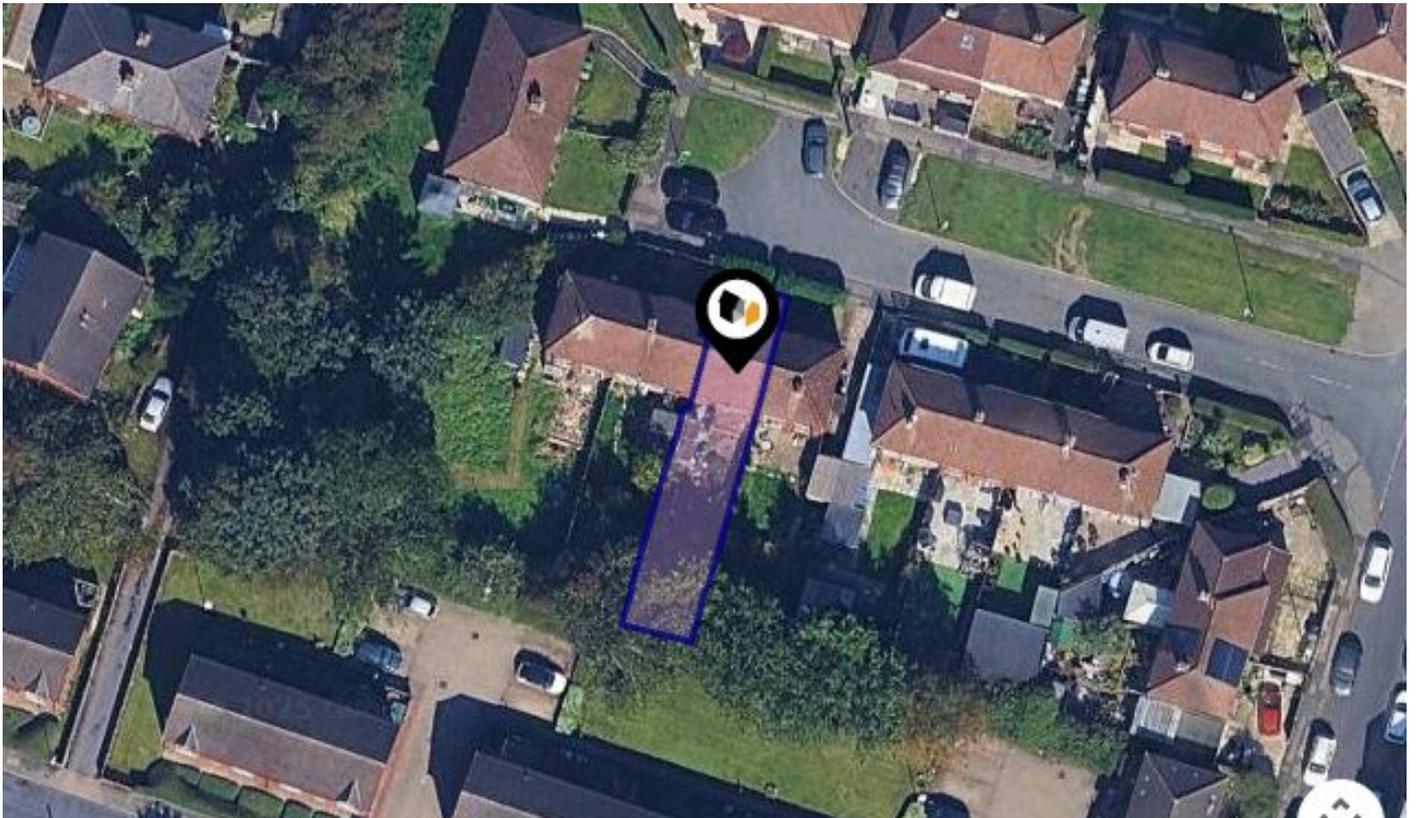




KPF: Key Property Facts

An Analysis of This Property & The Local Area

Wednesday 16th April 2025



11, BATH CLOSE, LEEDS, LS13 3BE

Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

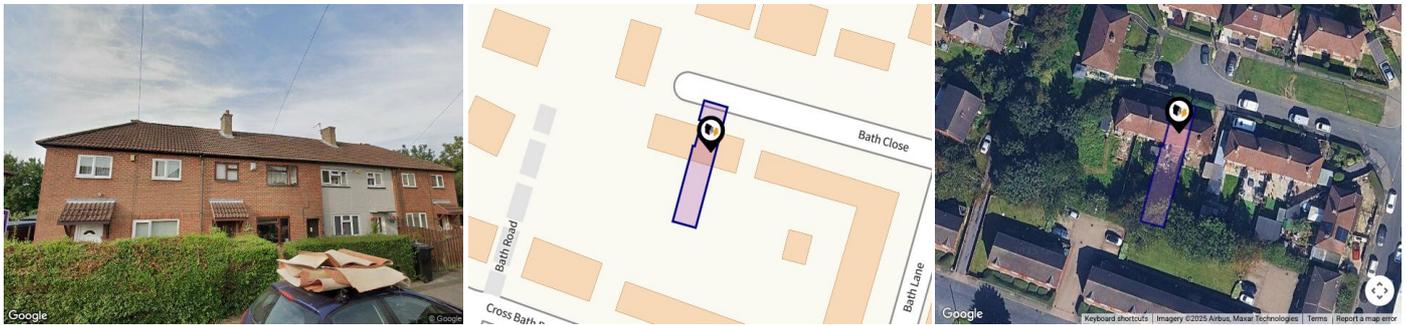
Heather.twiss@landwoodgroup.com

<https://landwoodgroup.com/>



Property Overview

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Property

Type:	Terraced	Last Sold Date:	11/11/2005
Bedrooms:	3	Last Sold Price:	£84,000
Floor Area:	710 ft ² / 66 m ²	Last Sold £/ft²:	£118
Plot Area:	0.04 acres	Tenure:	Freehold
Year Built :	1950-1966		
Council Tax :	Band A		
Annual Estimate:	£1,448		
Title Number:	YWE20102		
UPRN:	72014596		

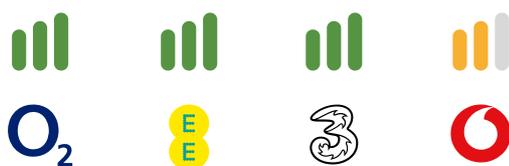
Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

7 mb/s	80 mb/s	1800 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

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11, Bath Close, LS13 3BE

Energy rating

D

Valid until 03.03.2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Property

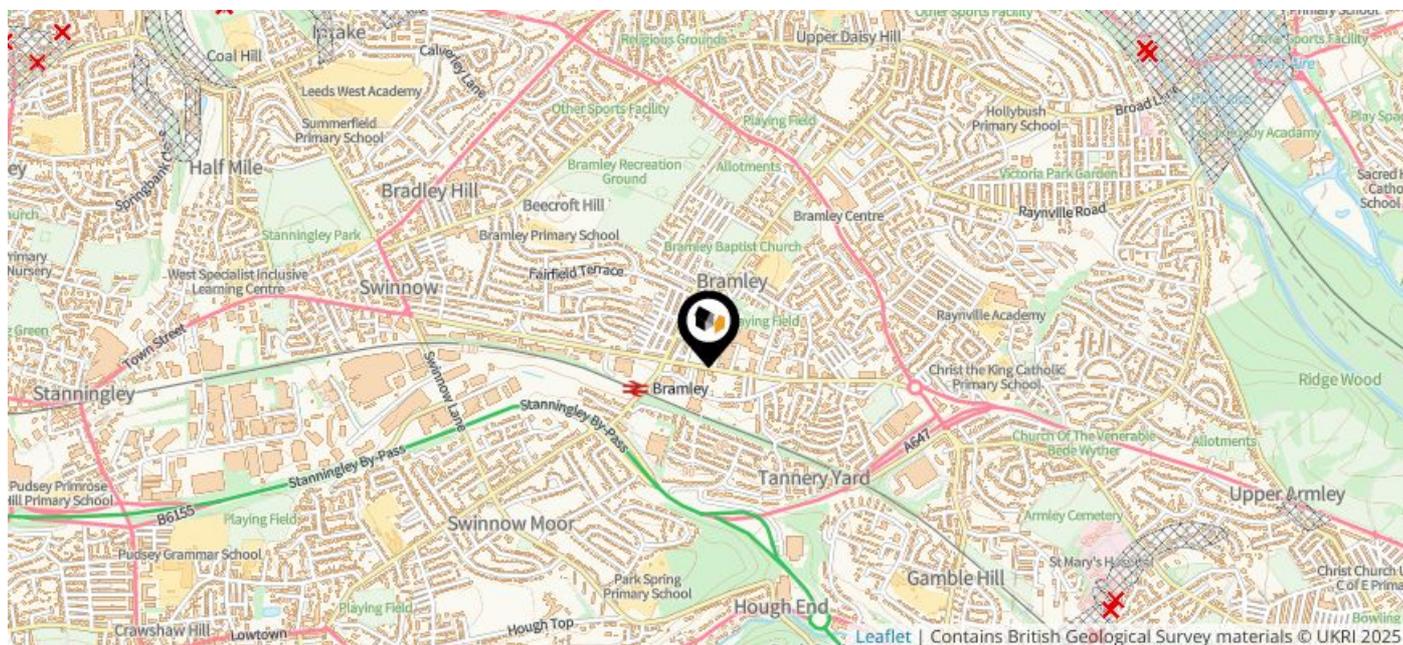
EPC - Additional Data

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Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	ECO assessment
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very Poor
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 11% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	66 m ²

This map displays nearby coal mine entrances and their classifications.



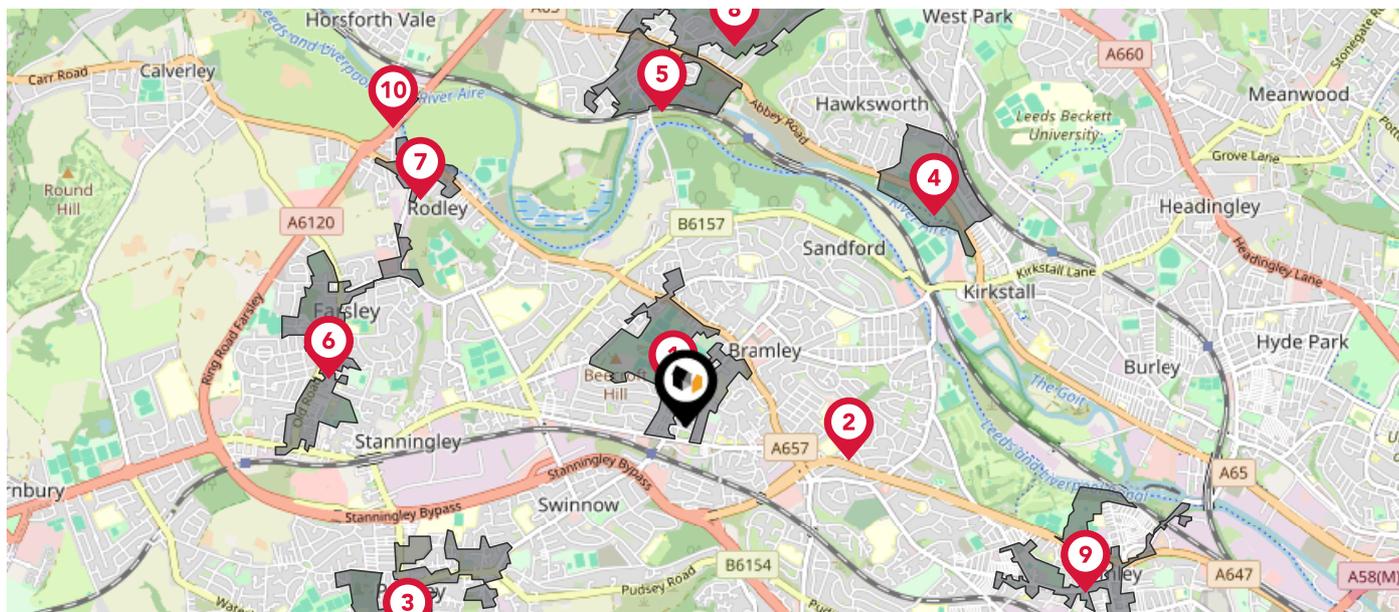
Mine Entry

- ✕ 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.

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.



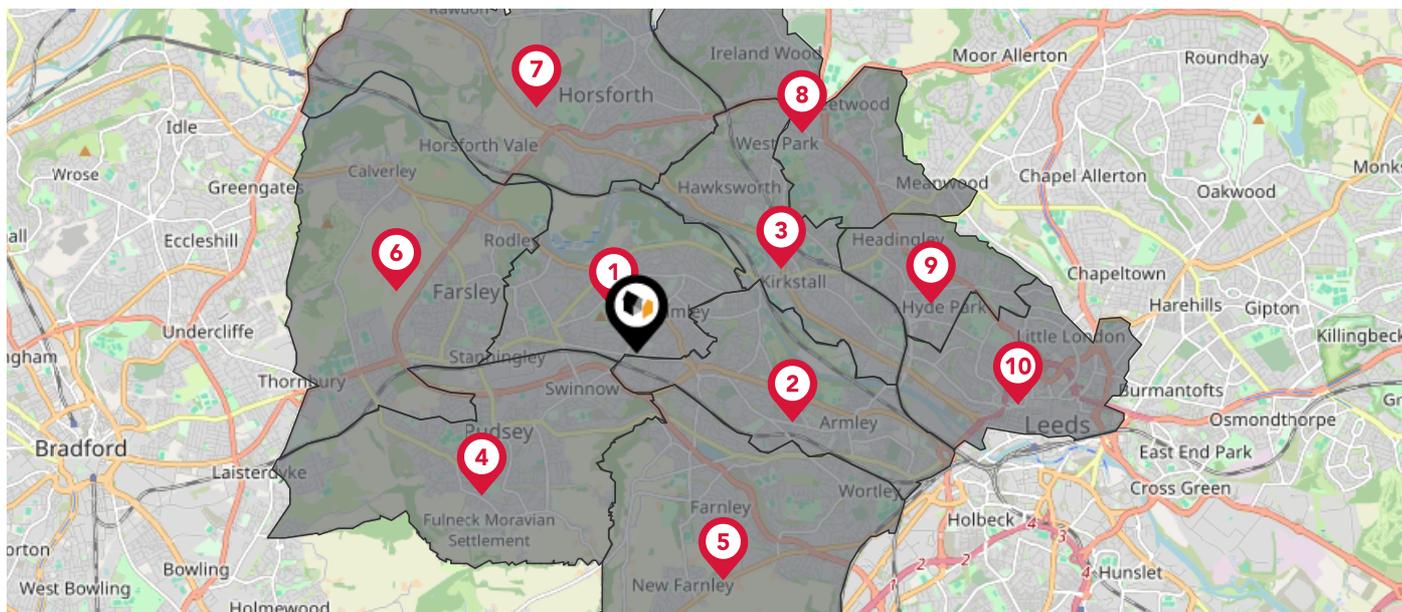
Nearby Conservation Areas

- 1 BRAMLEY TOWN
- 2 Bramley - HILL TOP
- 3 PUDSEY
- 4 Kirkstall - KIRKSTALL ABBEY
- 5 NEWLAY
- 6 FARSLEY
- 7 RODLEY
- 8 HORSFORTH CRAGG HILL & WOODSIDE
- 9 ARMLEY
- 10 CALVERLEY BRIDGE

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



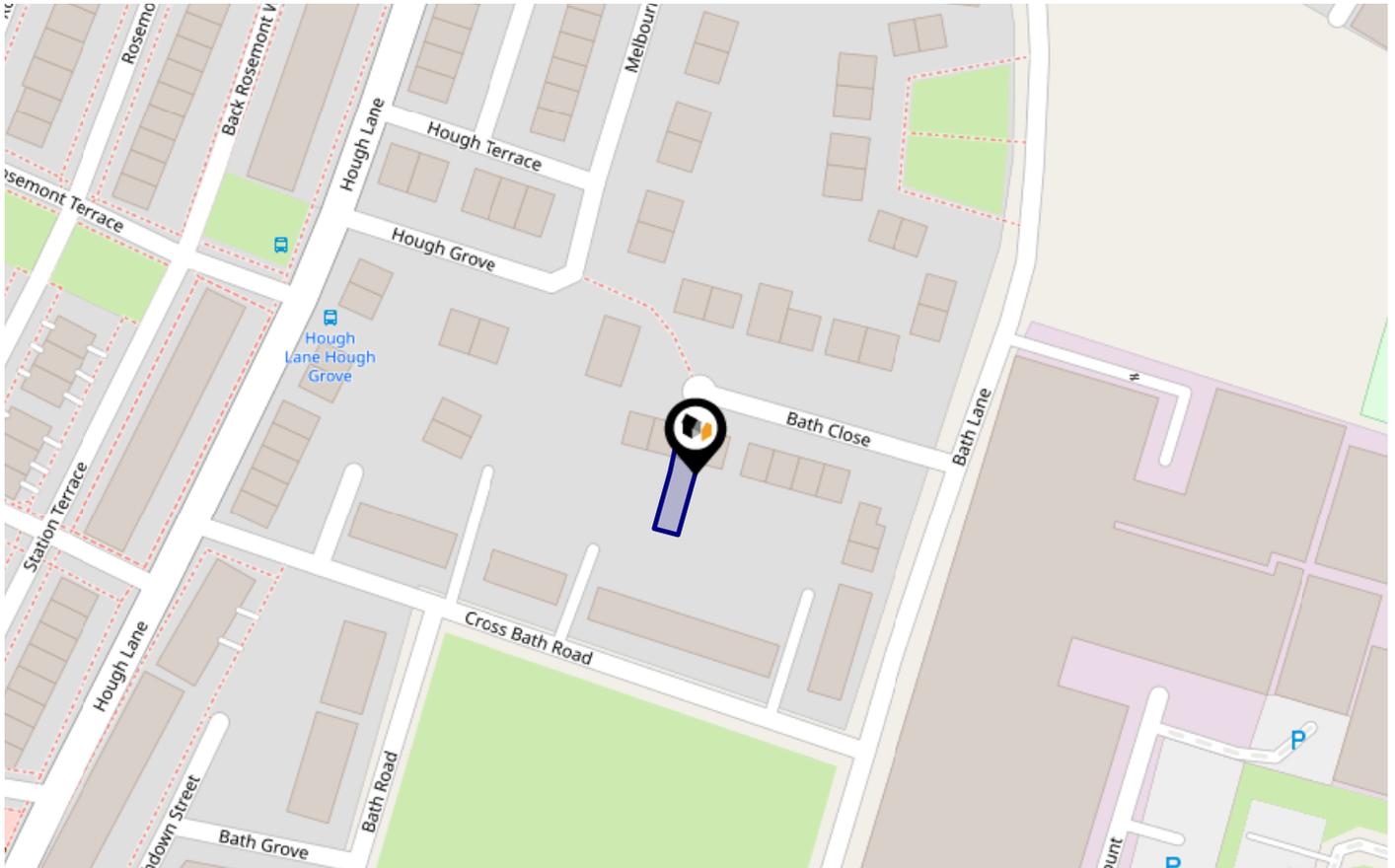
Nearby Council Wards

- 1 Bramley & Stanningley Ward
- 2 Armley Ward
- 3 Kirkstall Ward
- 4 Pudsey Ward
- 5 Farnley & Wortley Ward
- 6 Calverley & Farsley Ward
- 7 Horsforth Ward
- 8 Weetwood Ward
- 9 Headingley & Hyde Park Ward
- 10 Little London & Woodhouse Ward

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 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

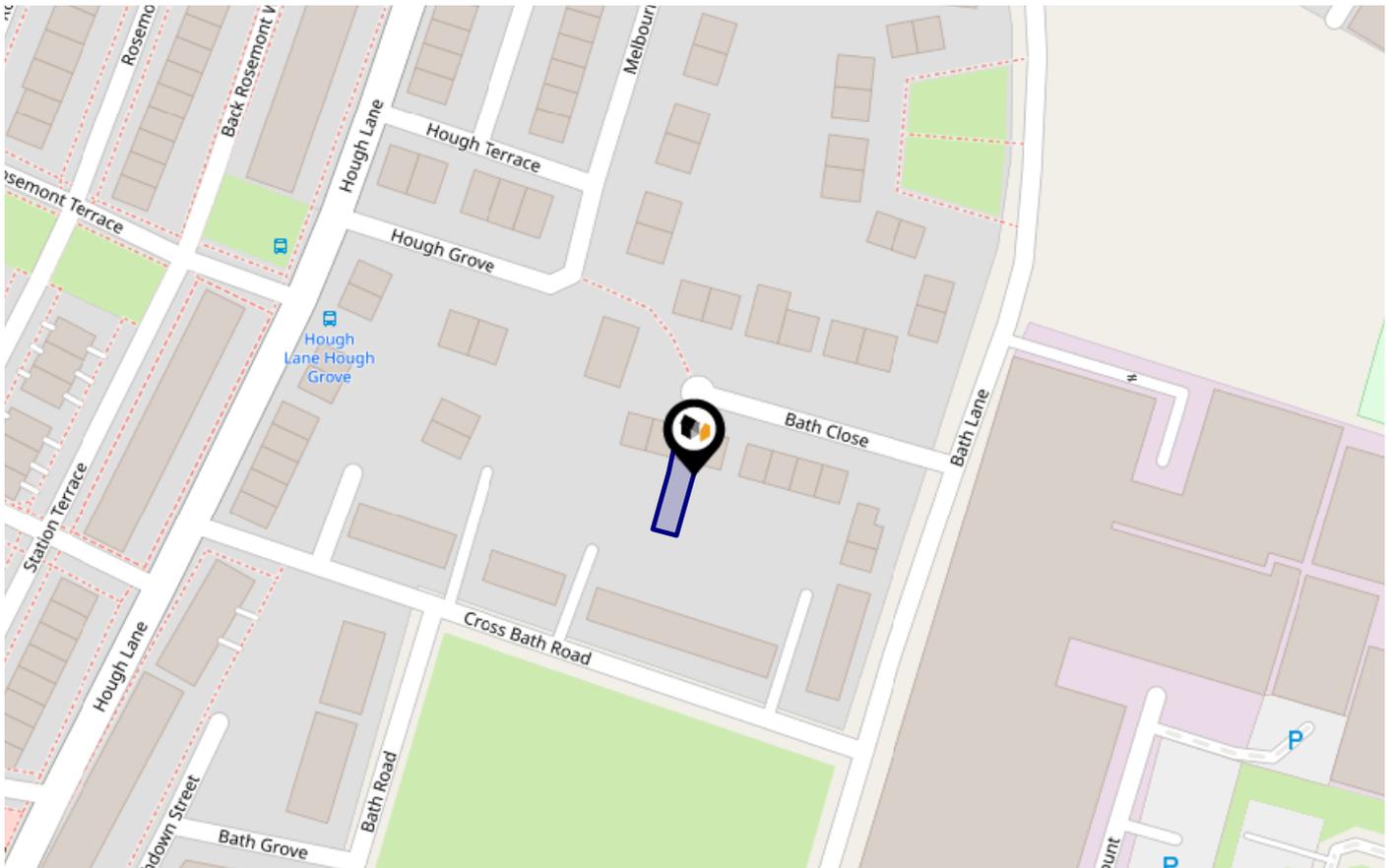
Chance of flooding to the following depths at this property:



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.
- **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.

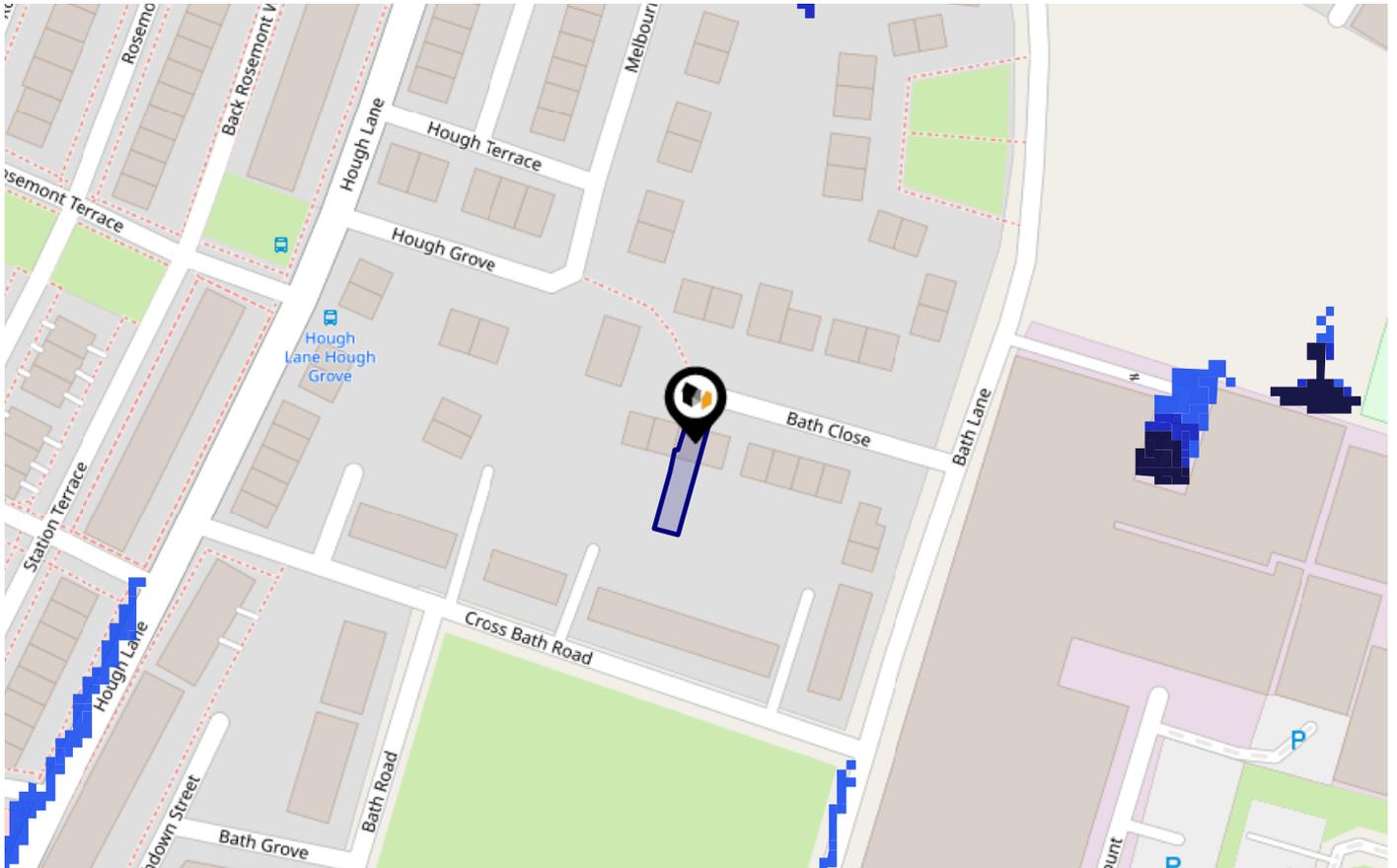
Chance of flooding to the following depths at this property:



Flood Risk

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.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

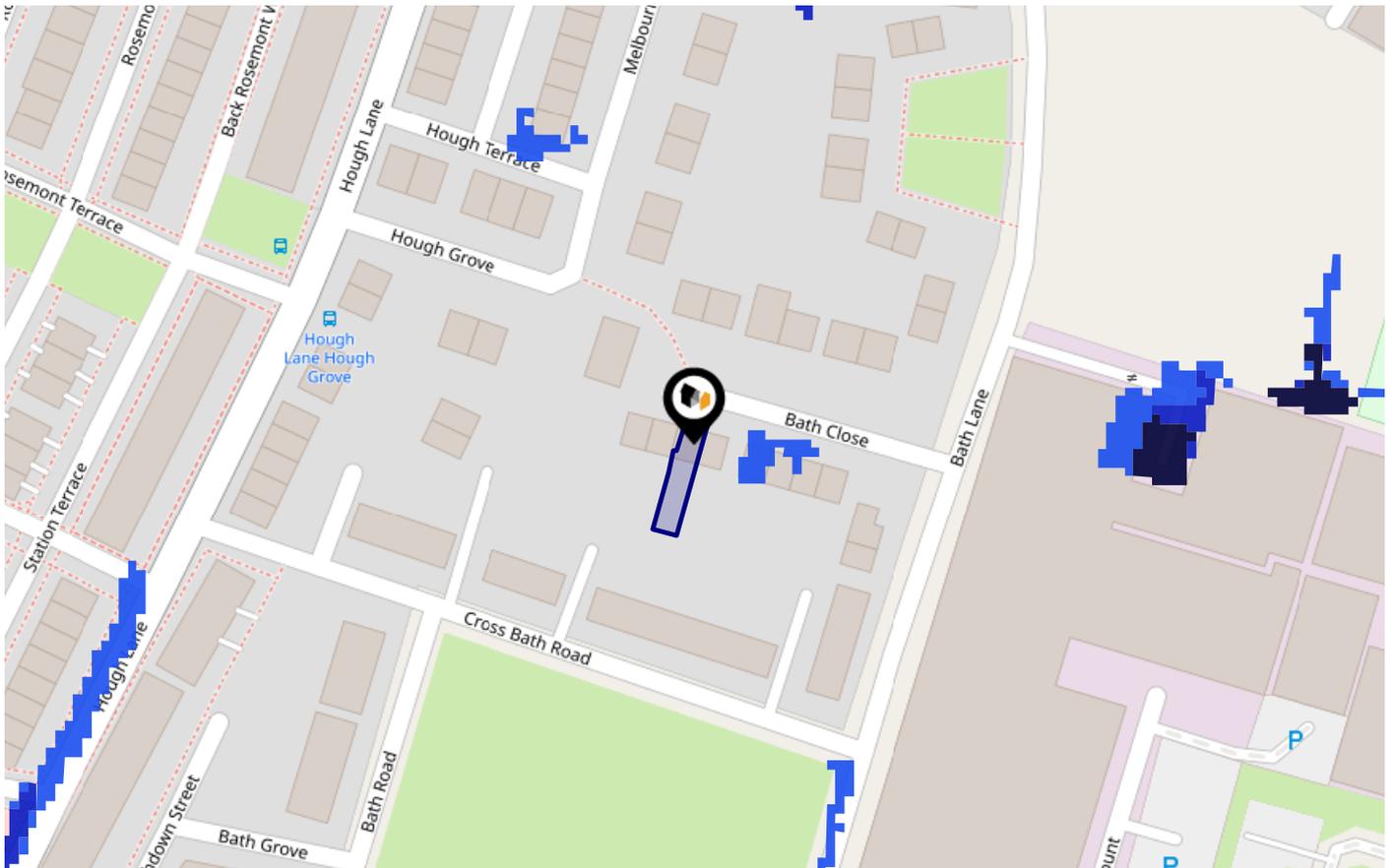
Chance of flooding to the following depths at this property:



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.
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

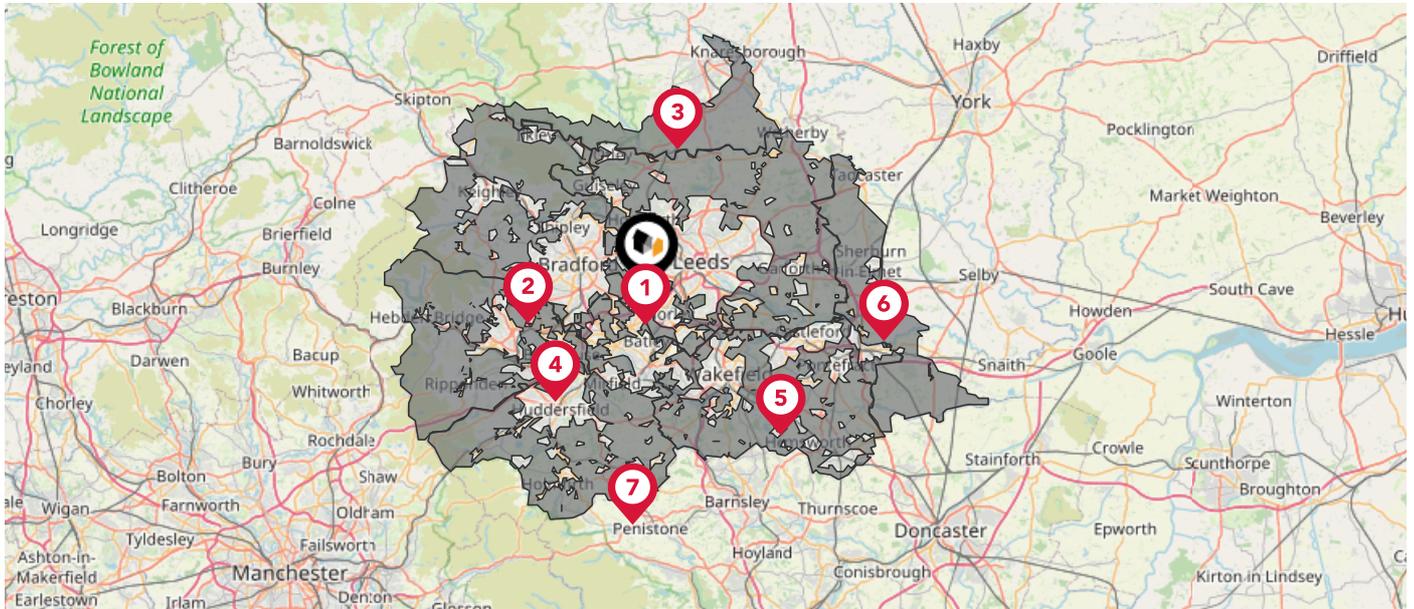
Chance of flooding to the following depths at this property:



Maps

Green Belt

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



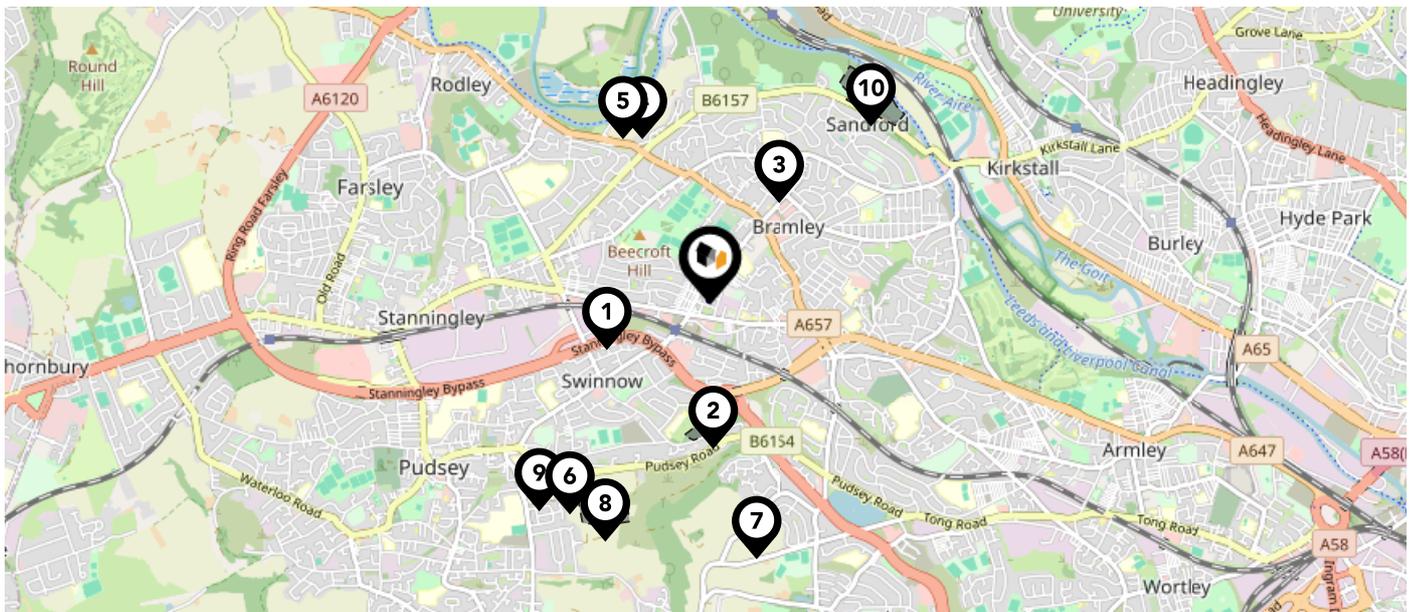
Nearby Green Belt Land

- 1 South and West Yorkshire Green Belt - Leeds
- 2 South and West Yorkshire Green Belt - Bradford
- 3 South and West Yorkshire Green Belt - Harrogate
- 4 South and West Yorkshire Green Belt - Calderdale
- 5 South and West Yorkshire Green Belt - Wakefield
- 6 South and West Yorkshire Green Belt - Selby
- 7 South and West Yorkshire Green Belt - Kirklees

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.



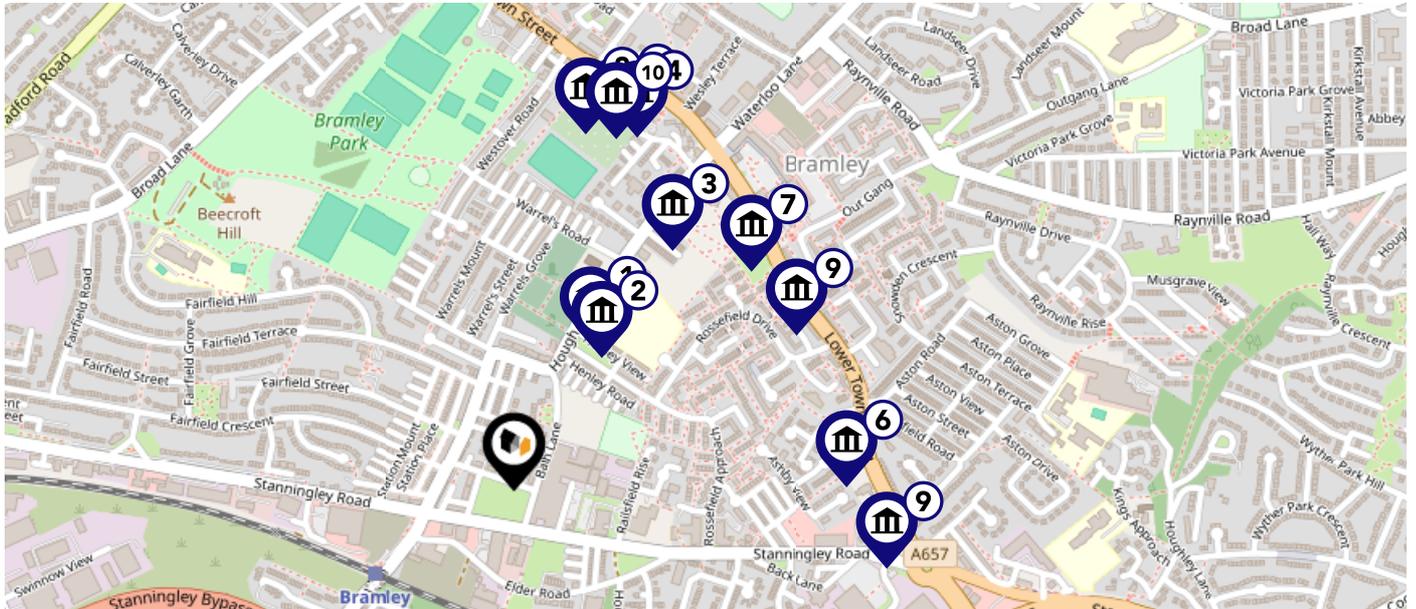
Nearby Landfill Sites

1	Swinnow View-Swinnow Lane, Pudsey	Historic Landfill
2	Park Spring Quarries-Hough End, Bramley, Leeds, West Yorkshire	Historic Landfill
3	Wellington Mills-Broad Lane, Bramley	Historic Landfill
4	Glintdale Limited-Ross Mills, Town Street, Rodley, Leeds, West Yorkshire	Historic Landfill
5	Land Adjacent to River Aire and Ross Mill Cottage-Rodley Lane, Bramley, Leeds	Historic Landfill
6	Land Adjoining-43 Houghside Road, Crimbles, Pudsey	Historic Landfill
7	Mount Pleasant Farm-Gamble Lane, Leeds, West Yorkshire	Historic Landfill
8	Houghside STW-Houghside Road, Pudsey	Historic Landfill
9	Mill Dams-Lowtown, Pudsey	Historic Landfill
10	Land adjacent to Leeds and Bradford Road-Kirkstall/Sandford	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



1255562 - Gate Piers, Gate, Wall And Railings To North Of Hough Lane Centre

Grade II

0.2 miles



1255556 - Hough Lane Centre

Grade II

0.2 miles



1255555 - Church Of St Peter

Grade II

0.3 miles



1255829 - 257, Upper Town Street

Grade II

0.4 miles



1255785 - 261, Upper Town Street

Grade II

0.4 miles



1375109 - Barley Mow Public House

Grade II

0.4 miles



1375110 - Stocks Hill Pump And Raised Pavement

Grade II

0.4 miles



1255786 - Warrels House

Grade II

0.4 miles



1375107 - 112, Lower Town Street

Grade II

0.4 miles



1255784 - 259, Upper Town Street

Grade II

0.4 miles



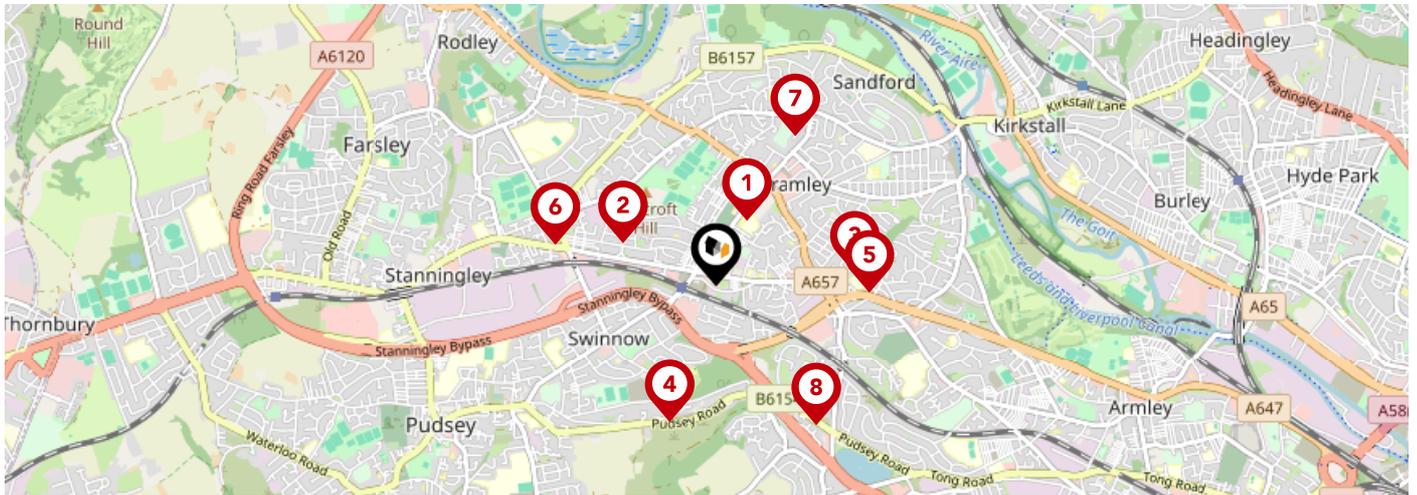
1375106 - Town End House

Grade II

0.4 miles

Area Schools

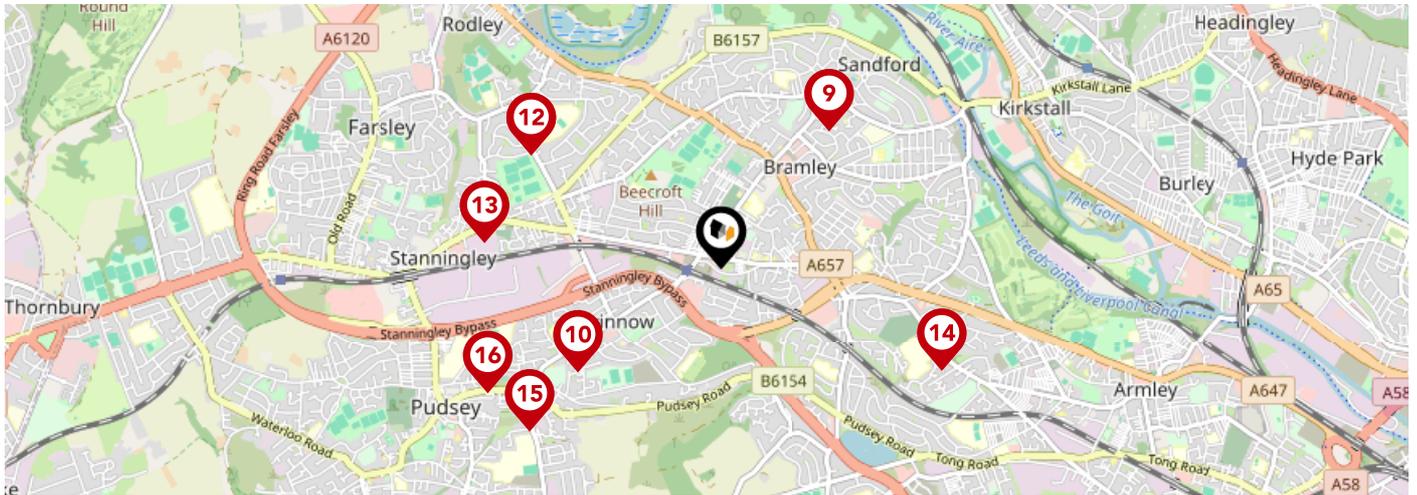
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	Nursery	Primary	Secondary	College	Private
<p>1 Bramley St Peter's Church of England Primary School Ofsted Rating: Good Pupils: 405 Distance:0.32</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Bramley Park Academy Ofsted Rating: Outstanding Pupils: 302 Distance:0.45</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Raynville Academy Ofsted Rating: Good Pupils: 446 Distance:0.6</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Park Spring Primary School Ofsted Rating: Good Pupils: 411 Distance:0.63</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Christ The King Catholic Primary School, A Voluntary Academy Ofsted Rating: Good Pupils: 166 Distance:0.67</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Stanningley Primary School Ofsted Rating: Good Pupils: 223 Distance:0.73</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Whitecote Primary School Ofsted Rating: Good Pupils: 438 Distance:0.75</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Greenhill Primary School Ofsted Rating: Good Pupils: 404 Distance:0.75</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools

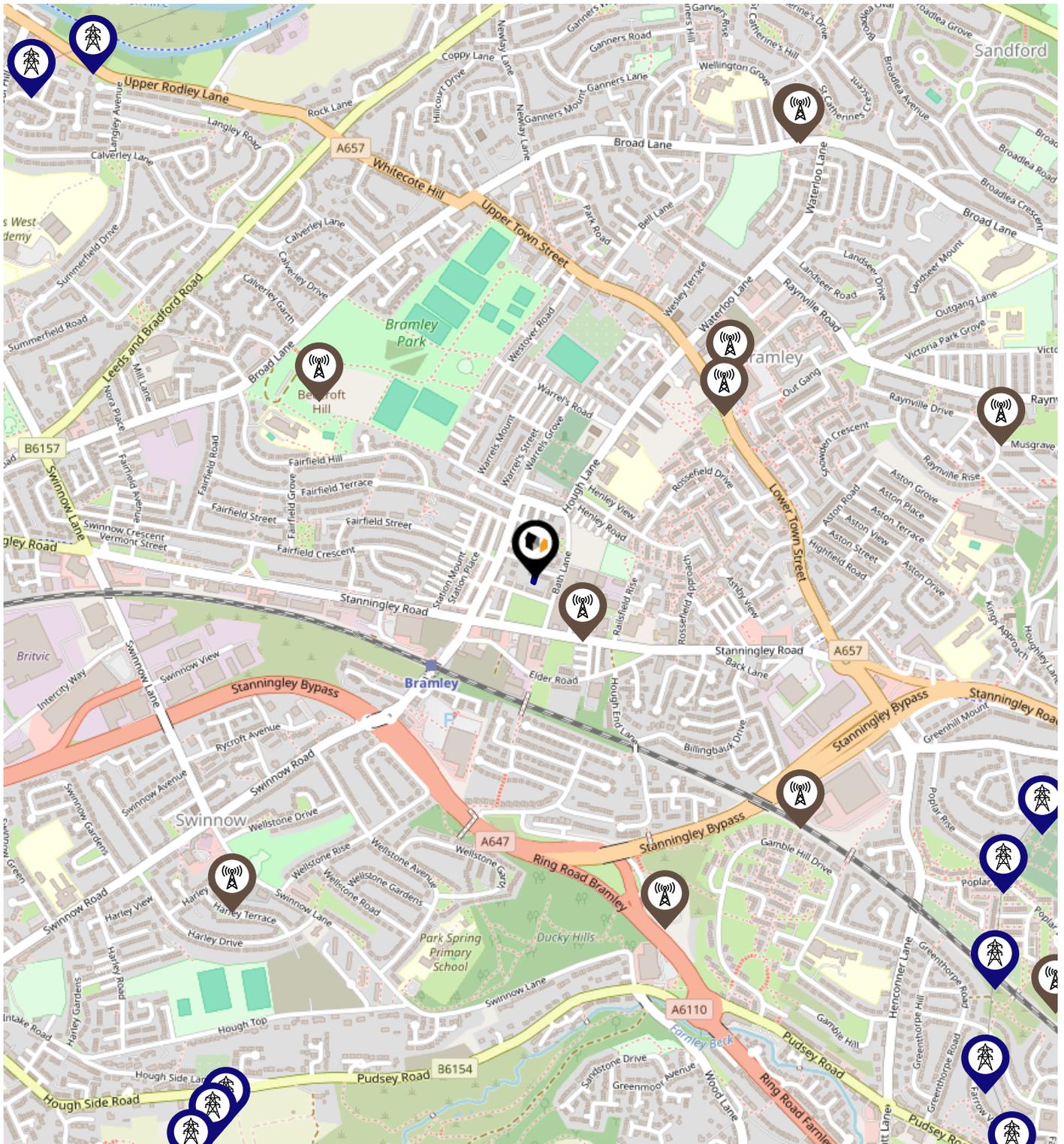
LANDWOOD GROUP



	Nursery	Primary	Secondary	College	Private
<p>9 Hollybush Primary Ofsted Rating: Good Pupils: 394 Distance:0.76</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Swinnow Primary School Ofsted Rating: Requires improvement Pupils: 256 Distance:0.77</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Summerfield Primary School Ofsted Rating: Good Pupils: 209 Distance:0.97</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Leeds West Academy Ofsted Rating: Good Pupils: 1434 Distance:0.97</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 West Specialist Inclusive Learning Centre Ofsted Rating: Good Pupils: 271 Distance:1.04</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Armley Grange School Ofsted Rating: Requires improvement Pupils: 42 Distance:1.06</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Lowtown Primary School Ofsted Rating: Good Pupils: 207 Distance:1.1</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 St Joseph's Catholic Primary School, A Voluntary Academy Ofsted Rating: Good Pupils: 326 Distance:1.15</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons

LANDWOOD
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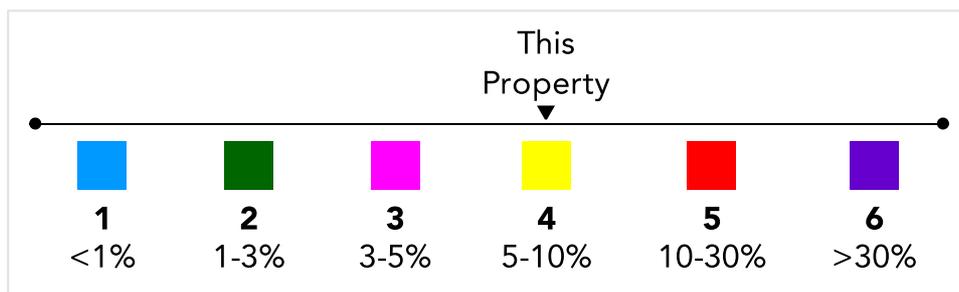
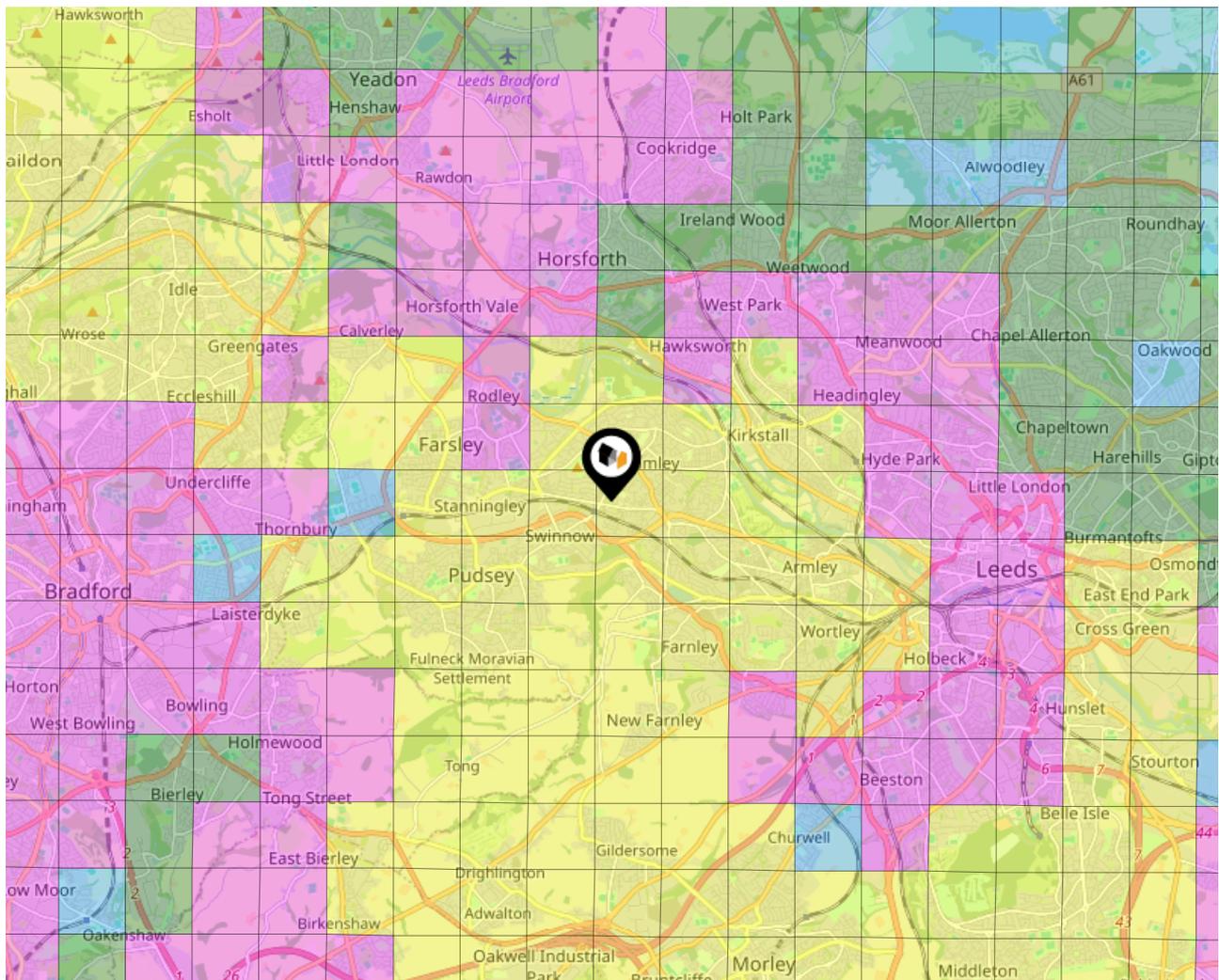


Key:

-  Power Pylons
-  Communication Masts

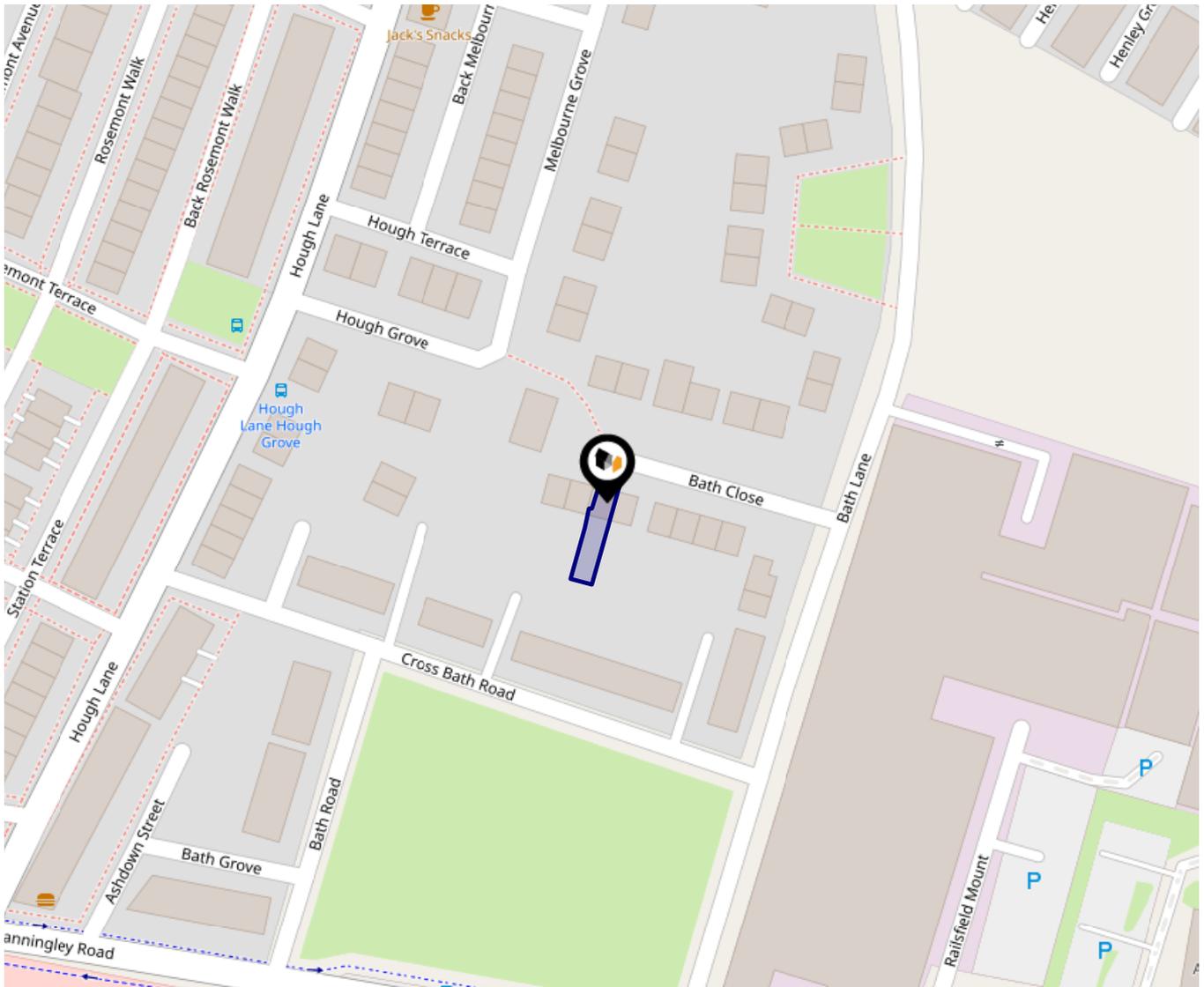
What is Radon?

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

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GROUP



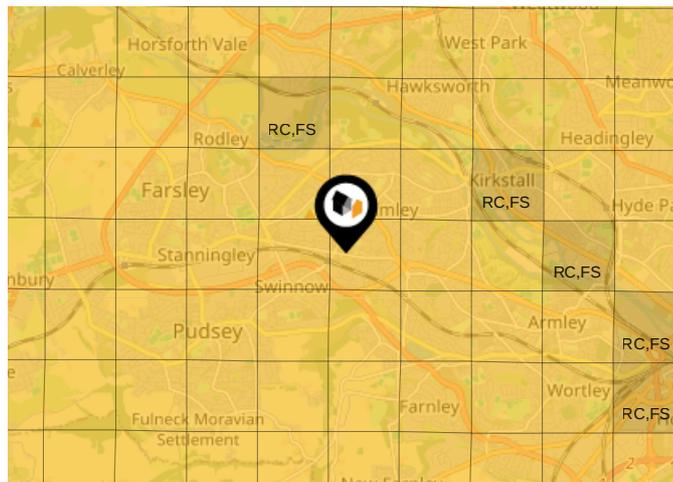
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

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:

- 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)

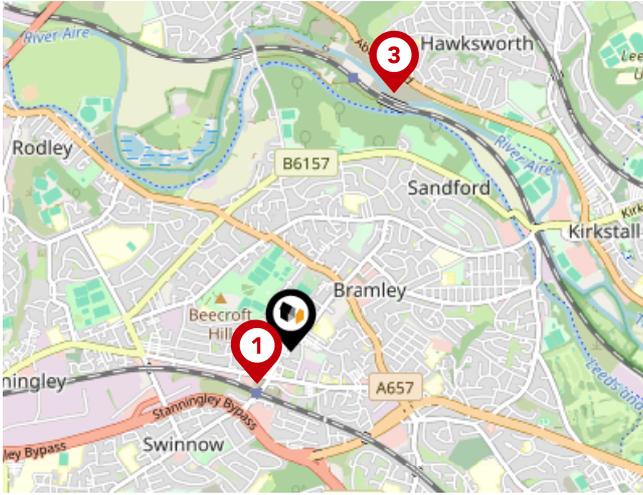
Carbon Content:	NONE	Soil Texture:	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS	Soil Depth:	SHALLOW
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)		



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	Bramley (West Yorks) Rail Station	0.2 miles
2	Bramley Rail Station	0.2 miles
3	Kirkstall Forge Rail Station	1.22 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M621 J1	3.05 miles
2	M62 J27	4.15 miles
3	M621 J2	3.27 miles
4	M621 J2A	3.57 miles
5	M621 J3	3.9 miles



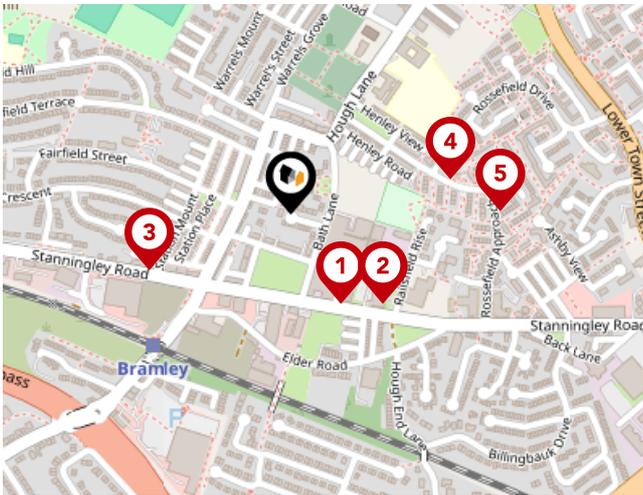
Airports/HELIPADS

Pin	Name	Distance
1	Leeds Bradford Airport	4.39 miles
2	Finningley	34.09 miles
3	Teesside Airport	49.42 miles
4	Manchester Airport	40.45 miles

Area

Transport (Local)

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Bus Stops/Stations

Pin	Name	Distance
1	Railsfield Mount	0.11 miles
2	Railsfield Mount	0.14 miles
3	Station Mount	0.17 miles
4	Rossefield Gr Henley Crescent	0.18 miles
5	Rossefield Approach	0.23 miles

Landwood Group

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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