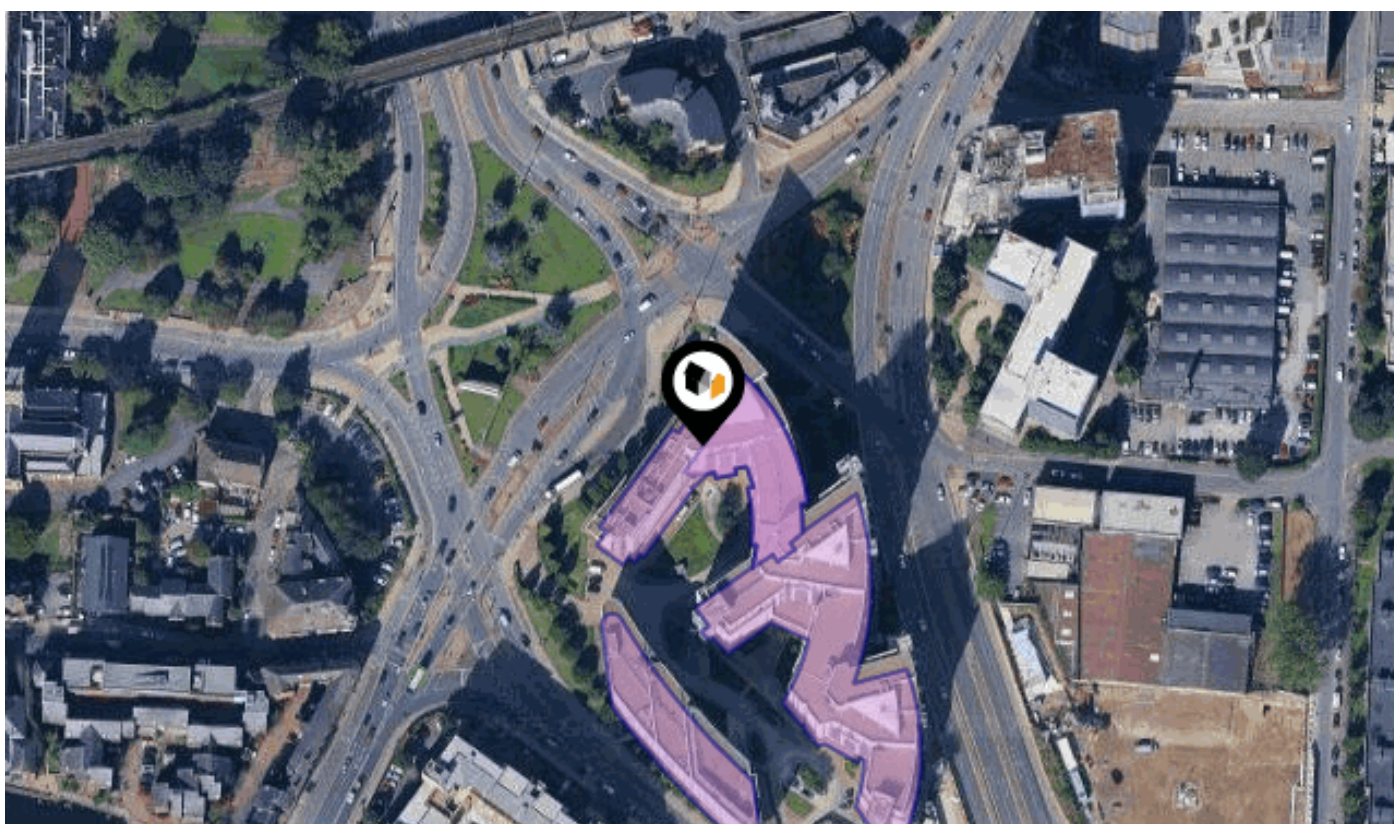




KPF: Key Property Facts

An Analysis of This Property & The Local Area

Wednesday 30th April 2025



APARTMENT 803, THE GATEWAY NORTH, CROWN POINT ROAD, LEEDS, LS9 8BX

Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

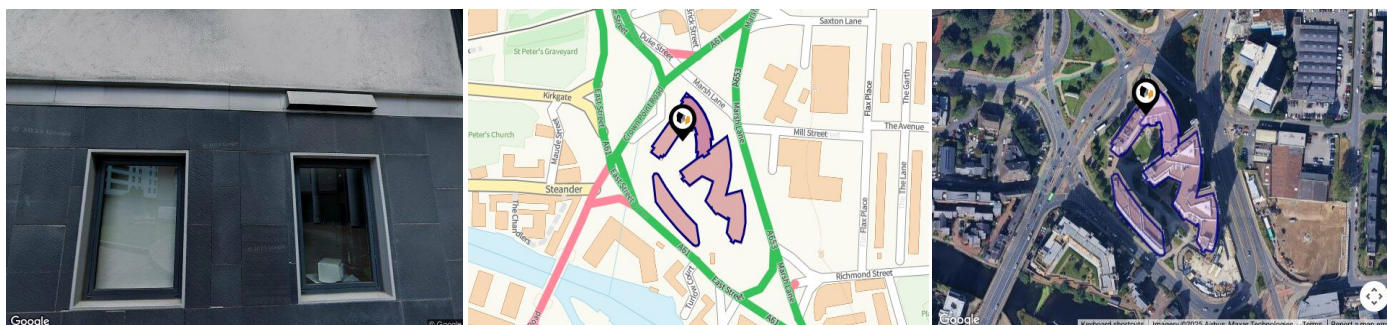
Heather.twiss@landwoodgroup.com

<https://landwoodgroup.com/>



Property Overview

LANDWOOD GROUP



Property

Type:	Flat / Maisonette	Last Sold Date:	09/01/2007
Bedrooms:	2	Last Sold Price:	£213,000
Floor Area:	721 ft ² / 67 m ²	Last Sold £/ft²:	£295
Plot Area:	1.96 acres	Tenure:	Leasehold
Year Built :	2007	Start Date:	15/01/2013
Council Tax :	Band D	End Date:	31/03/3005
Annual Estimate:	£2,172	Lease Term:	999 years from and including
Title Number:	YY14789		31 March 2006
UPRN:	72576894	Term Remaining:	980 years

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

16 **1000**
mb/s mb/s



Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

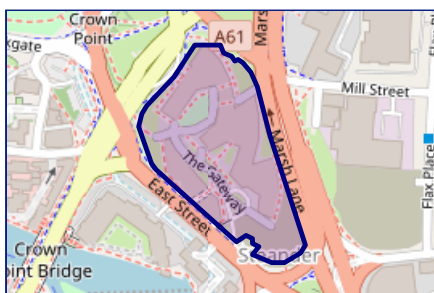


Property Multiple Title Plans

LANDWOOD
GROUP

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



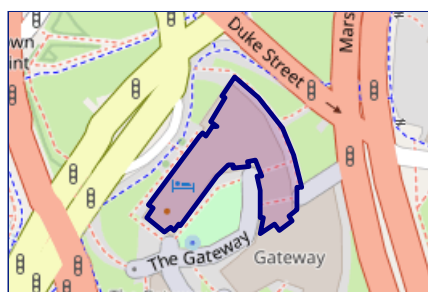
WYK747993

Leasehold Title Plans



YY14789

Start Date: 08/01/2007
End Date: 31/03/2157
Lease Term: 150 years from 31 March 2007
Term Remaining: 132 years



WYK846592

Start Date: 15/01/2013
End Date: 31/03/3005
Lease Term: 999 years from and including 31 March 2006
Term Remaining: 980 years

Property
EPC - Certificate

LANDWOOD
GROUP

Apartment 803 The Gateway North, Crown Point Road,
LS9 8BX

Energy rating

C

Valid until 07.09.2030

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 c	86 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

LANDWOOD
GROUP

Additional EPC Data

Property Type:	Flat
Build Form:	Enclosed Mid-Terrace
Transaction Type:	Rental (private)
Energy Tariff:	Unknown
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	8th
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	System built, as built, insulated (assumed)
Walls Energy:	Good
Roof:	(another dwelling above)
Main Heating:	Room heaters, electric
Main Heating Controls:	Appliance thermostats
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 27% of fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	67 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.

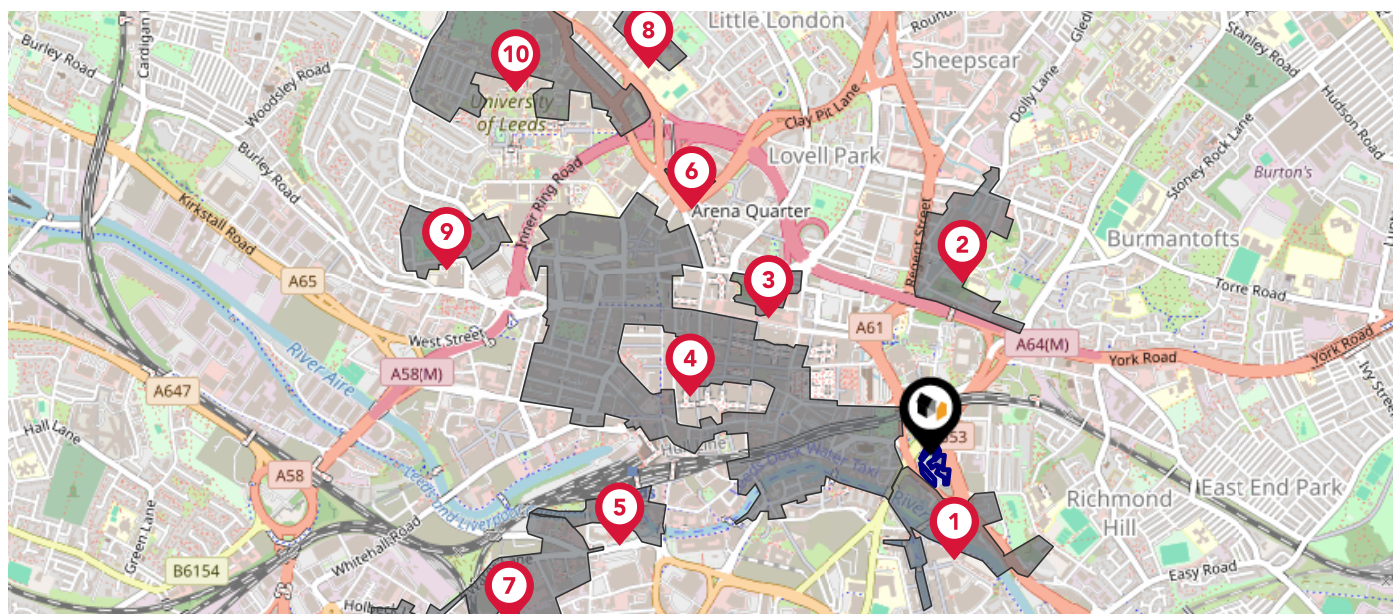
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

Maps

Conservation Areas

LANDWOOD
GROUP

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



Central Area - EASTERN RIVERSIDE



MABGATE



Grand Quarter



Central Area - LEEDS CITY CENTRE



Central Area - CANAL WHARF



Central Area - QUEEN SQUARE



HOLBECK



Woodhouse - BLENHEIM SQUARE



Woodhouse - HANOVER SQUARE - WOODHOUSE SQUARE



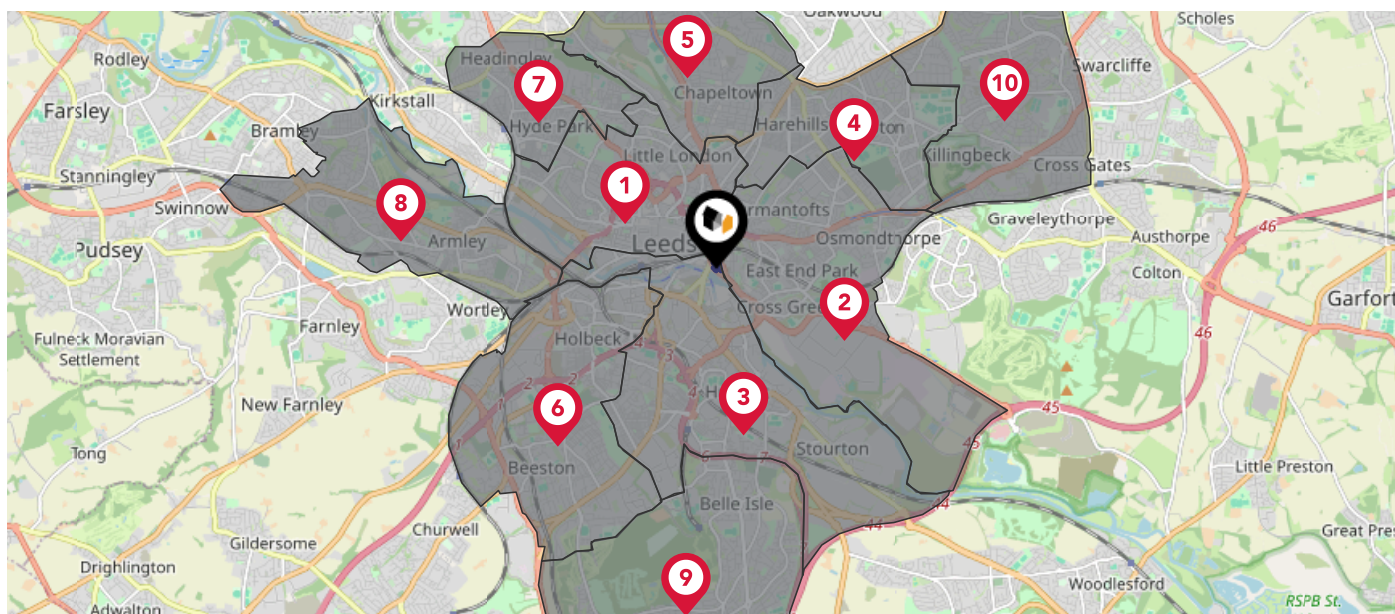
Woodhouse - WOODHOUSE LANE - UNIVERSITY PRECINCT

Maps

Council Wards

LANDWOOD
GROUP

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

Little London & Woodhouse Ward

2

Burmantofts & Richmond Hill Ward

3

Hunslet & Riverside Ward

4

Gipton & Harehills Ward

5

Chapel Allerton Ward

6

Beeston & Holbeck Ward

7

Headingley & Hyde Park Ward

8

Armley Ward

9

Middleton Park Ward

10

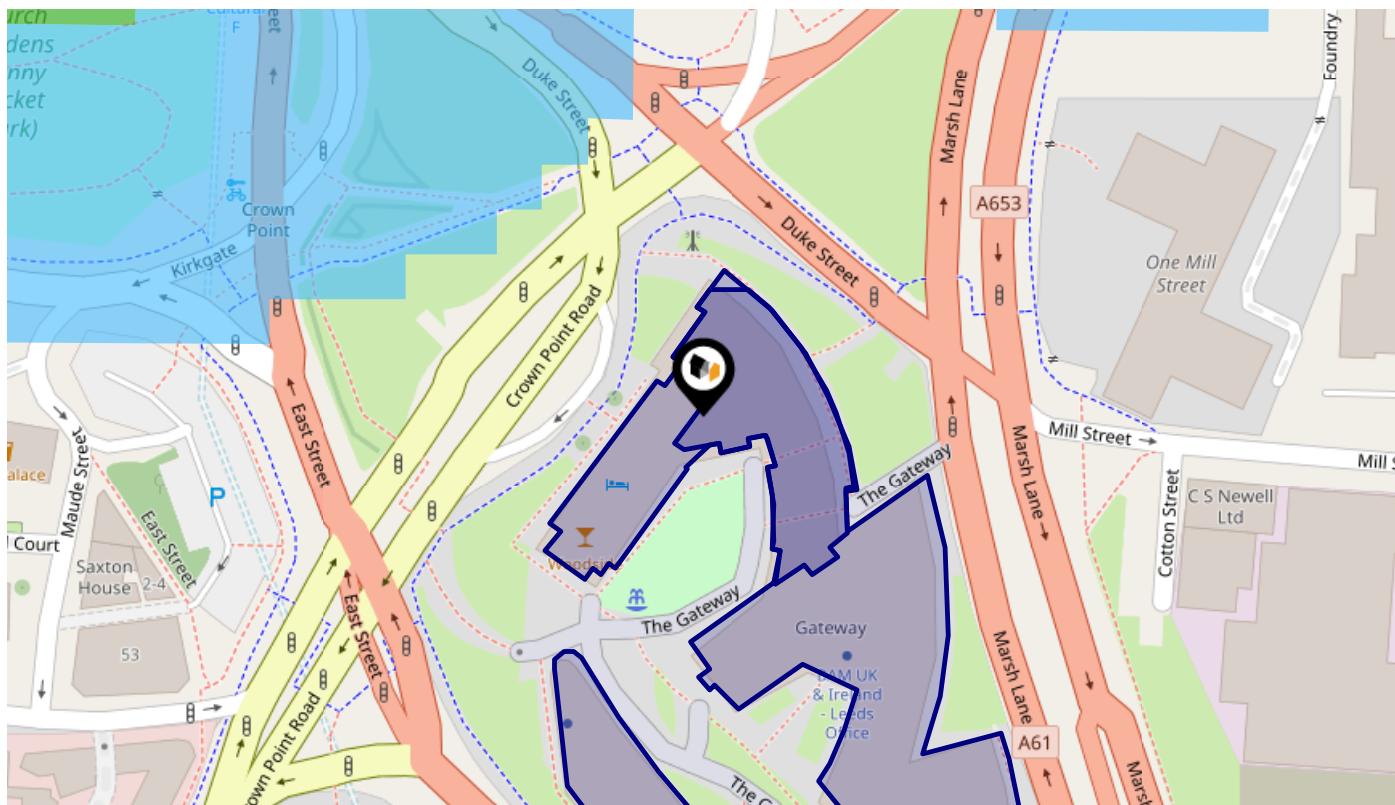
Killingbeck & Seacroft Ward

Maps

Rail Noise

LANDWOOD
GROUP

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:

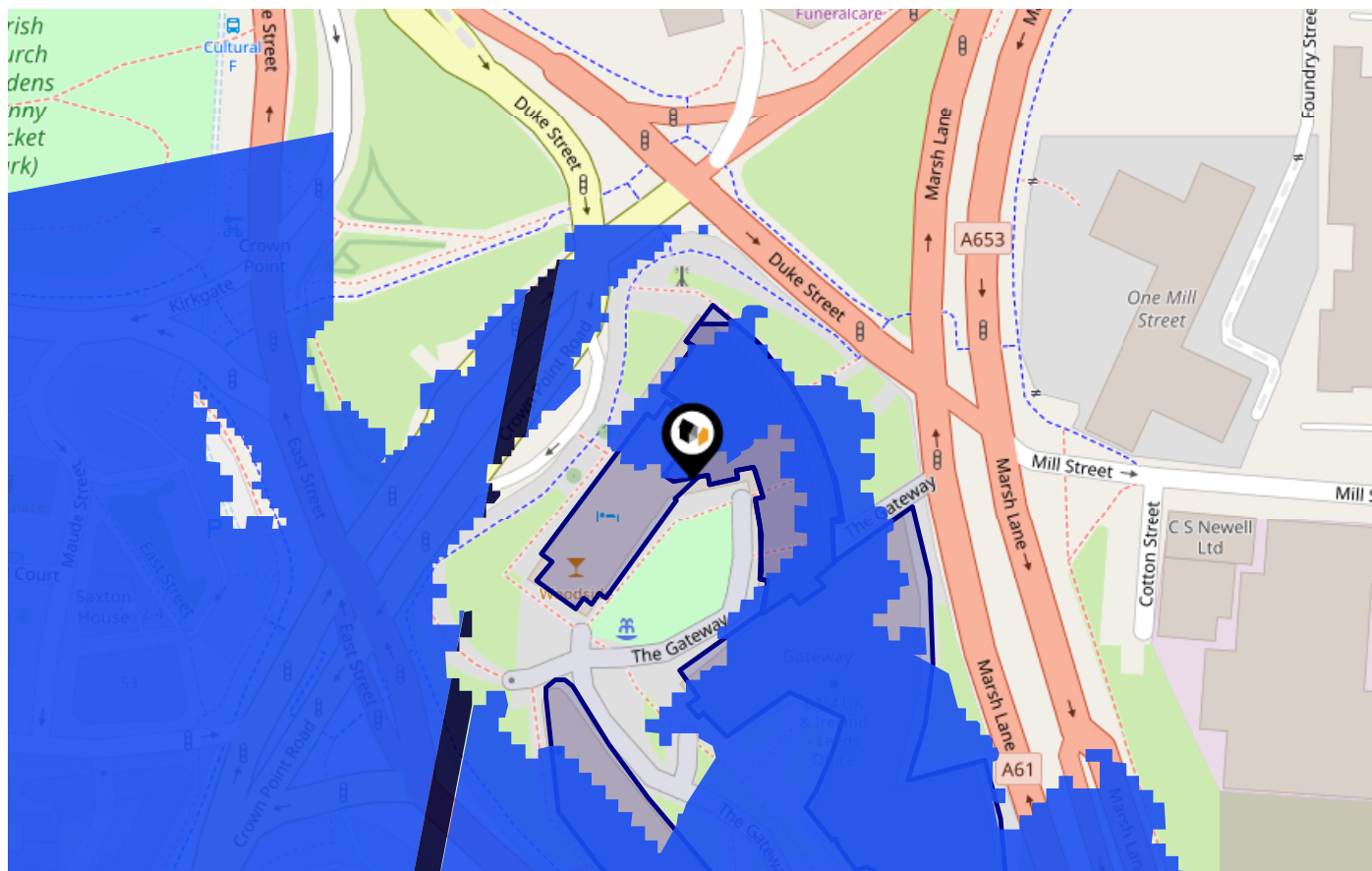
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

Flood Risk

Rivers & Seas - Flood Risk

LANDWOOD
GROUP

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

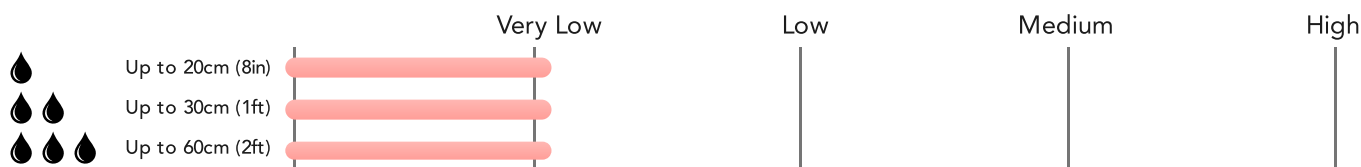


Risk Rating: Low

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:

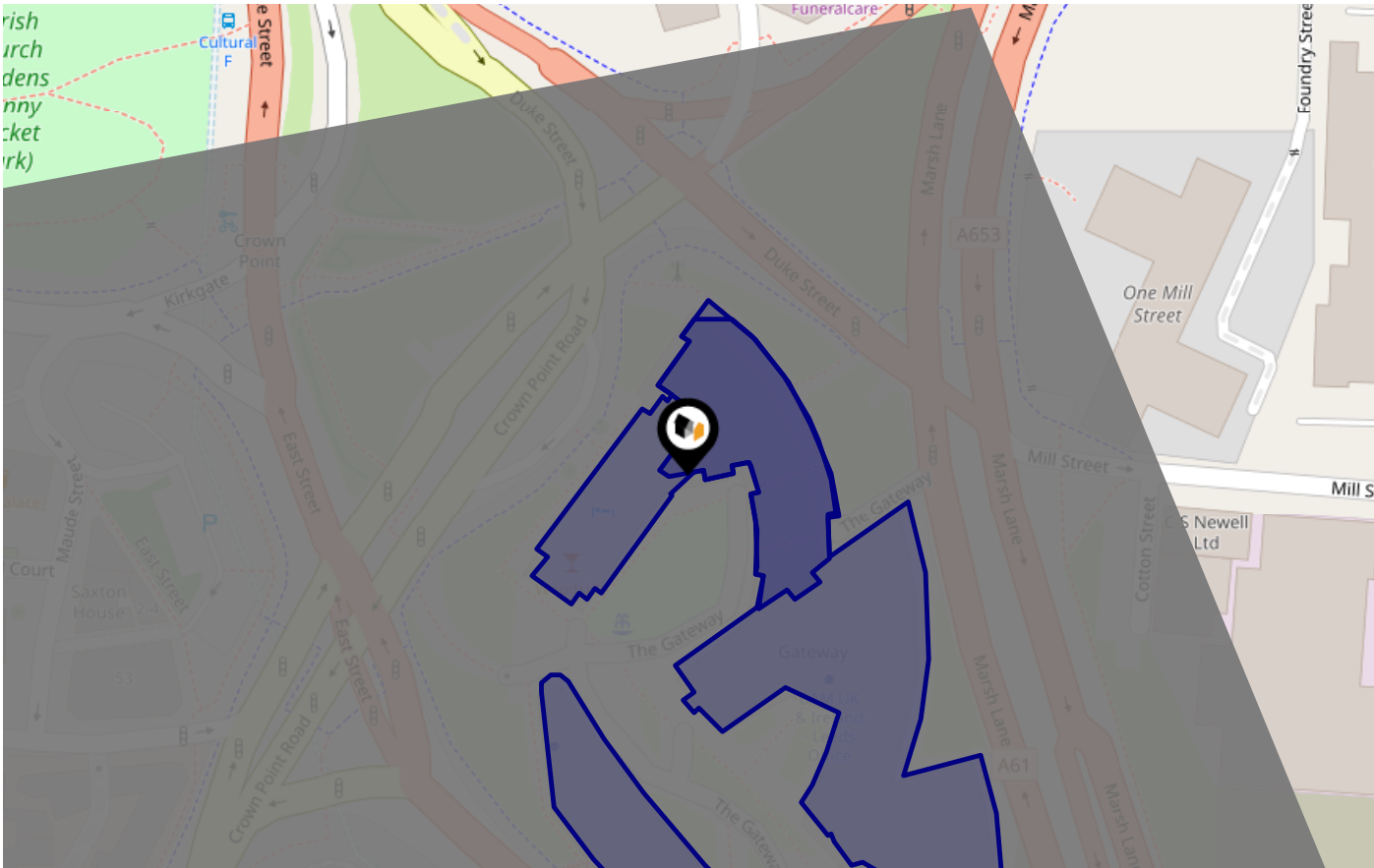


Flood Risk

Rivers & Seas - Climate Change

LANDWOOD
GROUP

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.

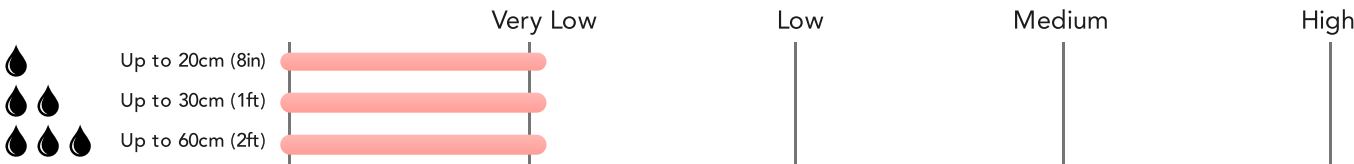


Risk Rating: Very low

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:

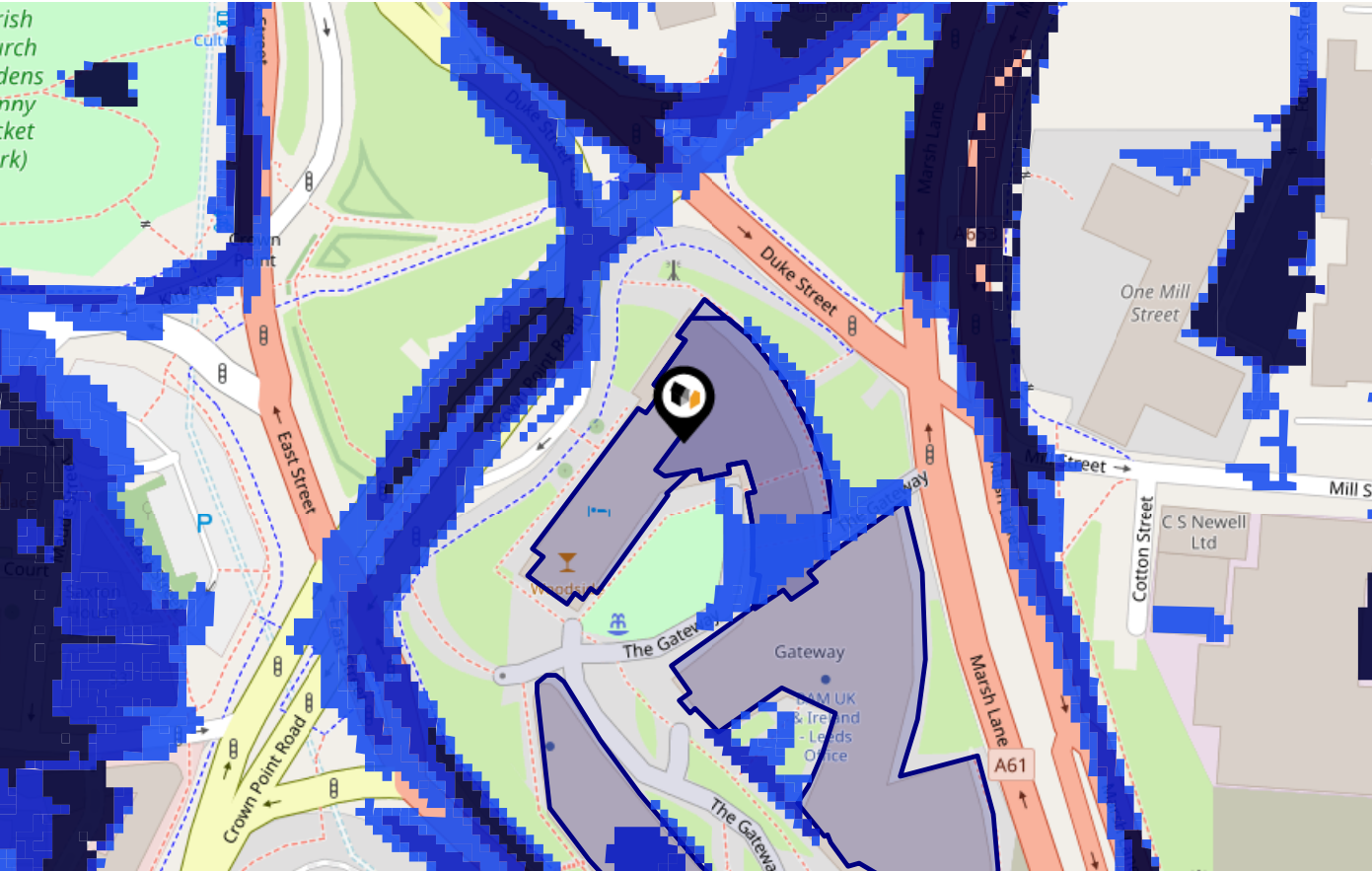


KPF - Key Property Facts

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.

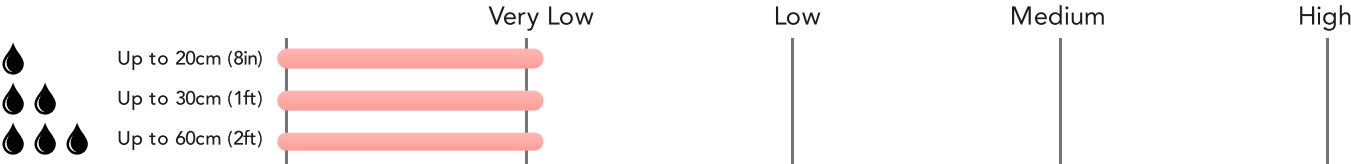


Risk Rating: Very low

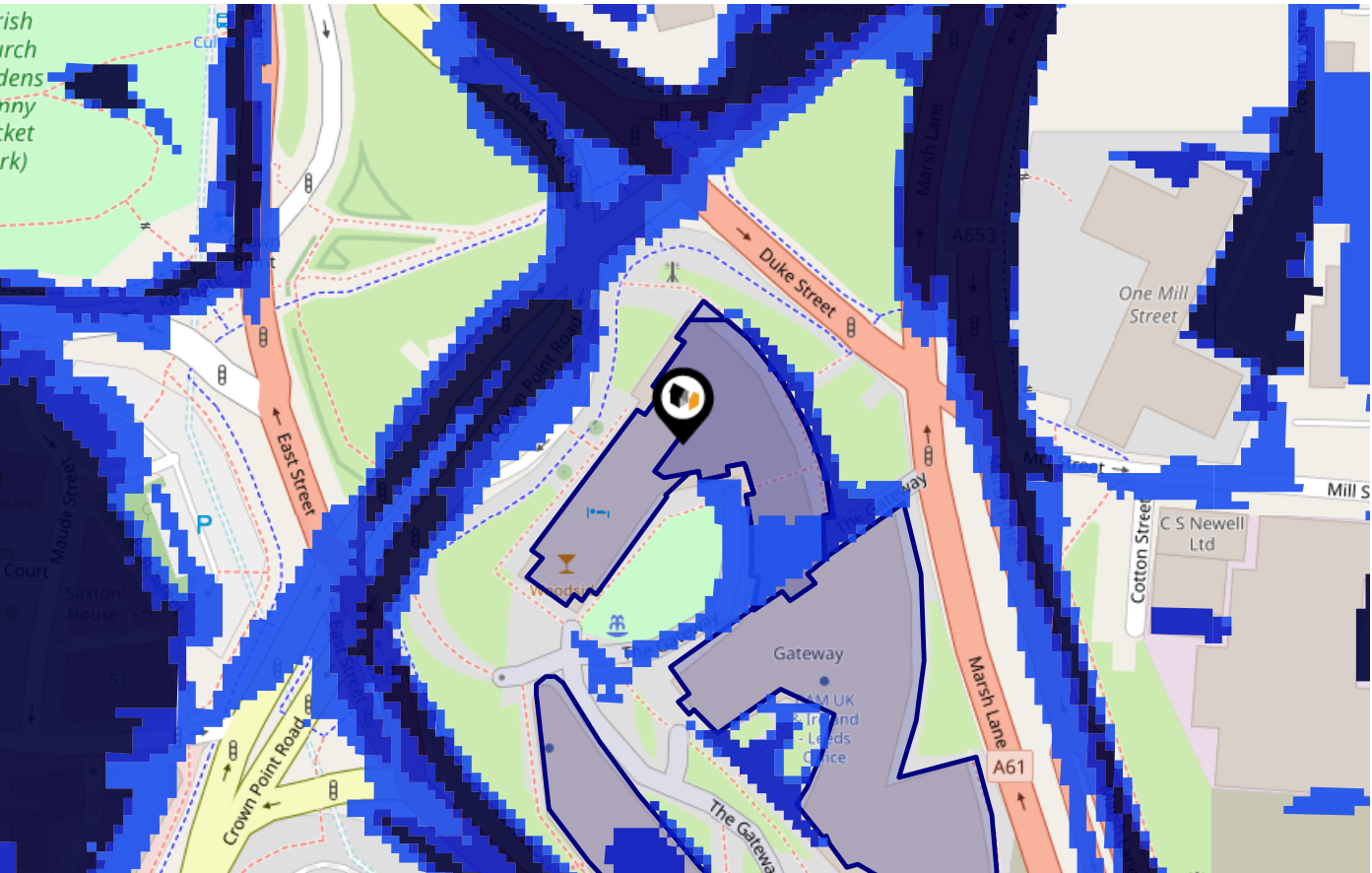
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



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.

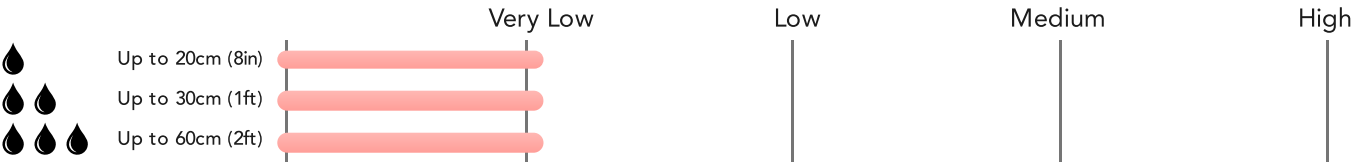


Risk Rating: Very low

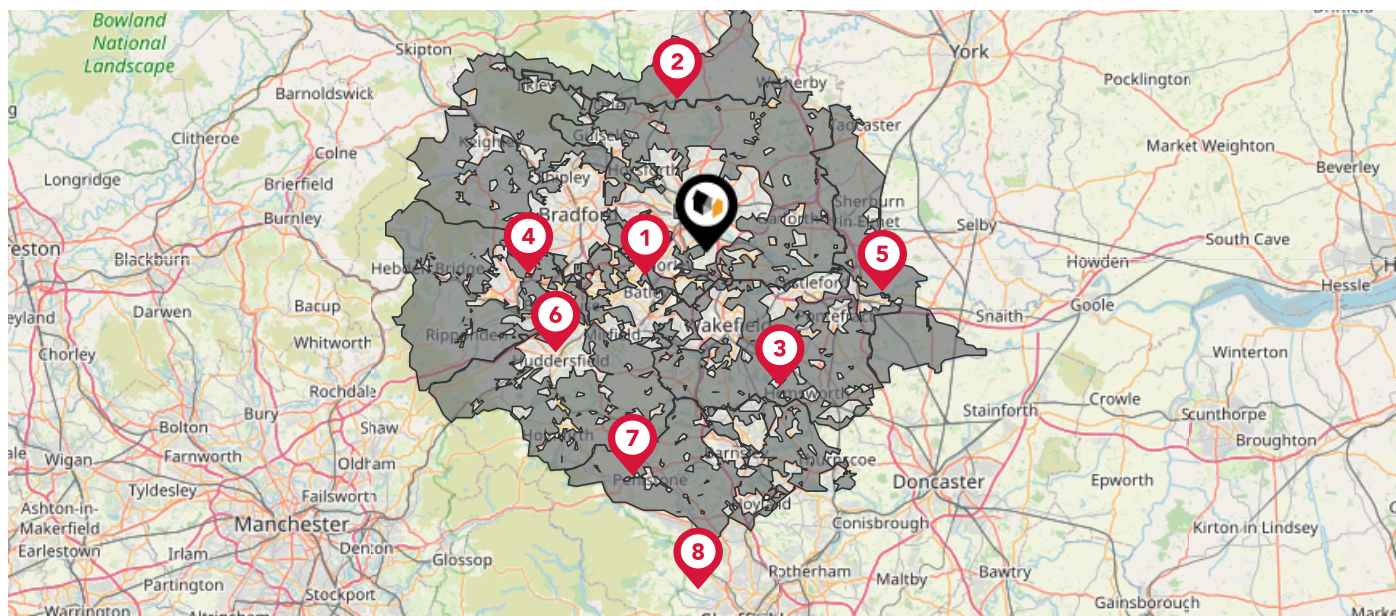
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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

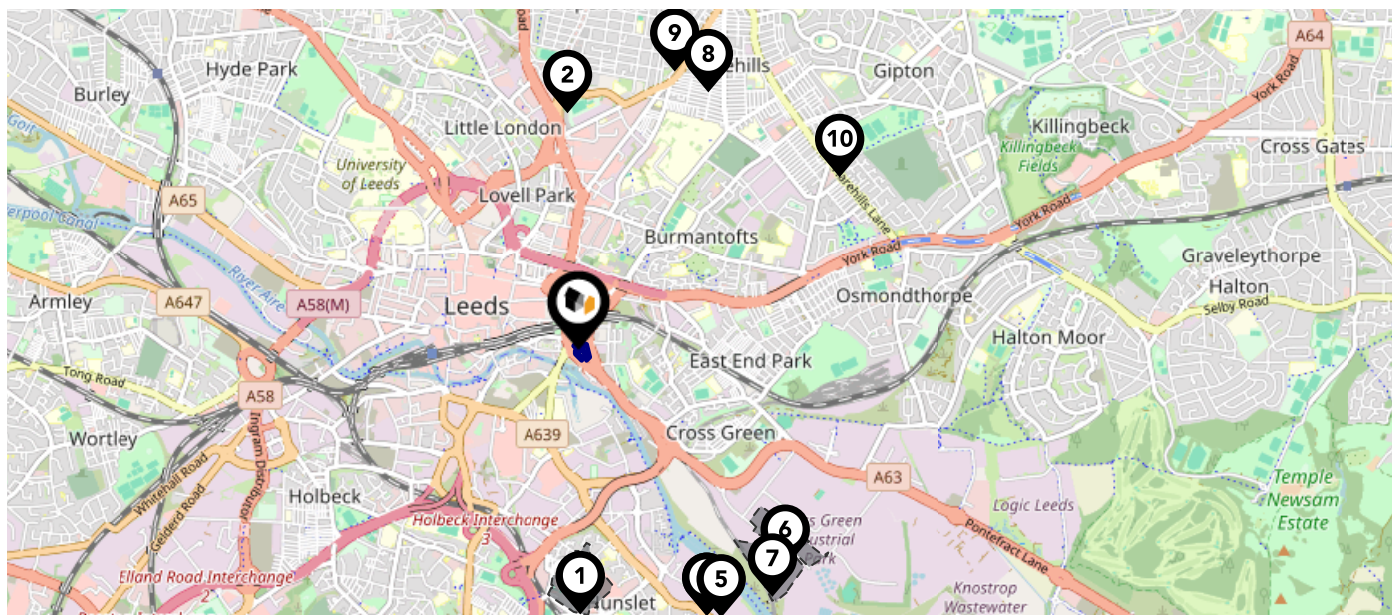
-  South and West Yorkshire Green Belt - Leeds
-  South and West Yorkshire Green Belt - Harrogate
-  South and West Yorkshire Green Belt - Wakefield
-  South and West Yorkshire Green Belt - Bradford
-  South and West Yorkshire Green Belt - Selby
-  South and West Yorkshire Green Belt - Calderdale
-  South and West Yorkshire Green Belt - Kirklees
-  South and West Yorkshire Green Belt - Barnsley

Maps

Landfill Sites

LANDWOOD
GROUP

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

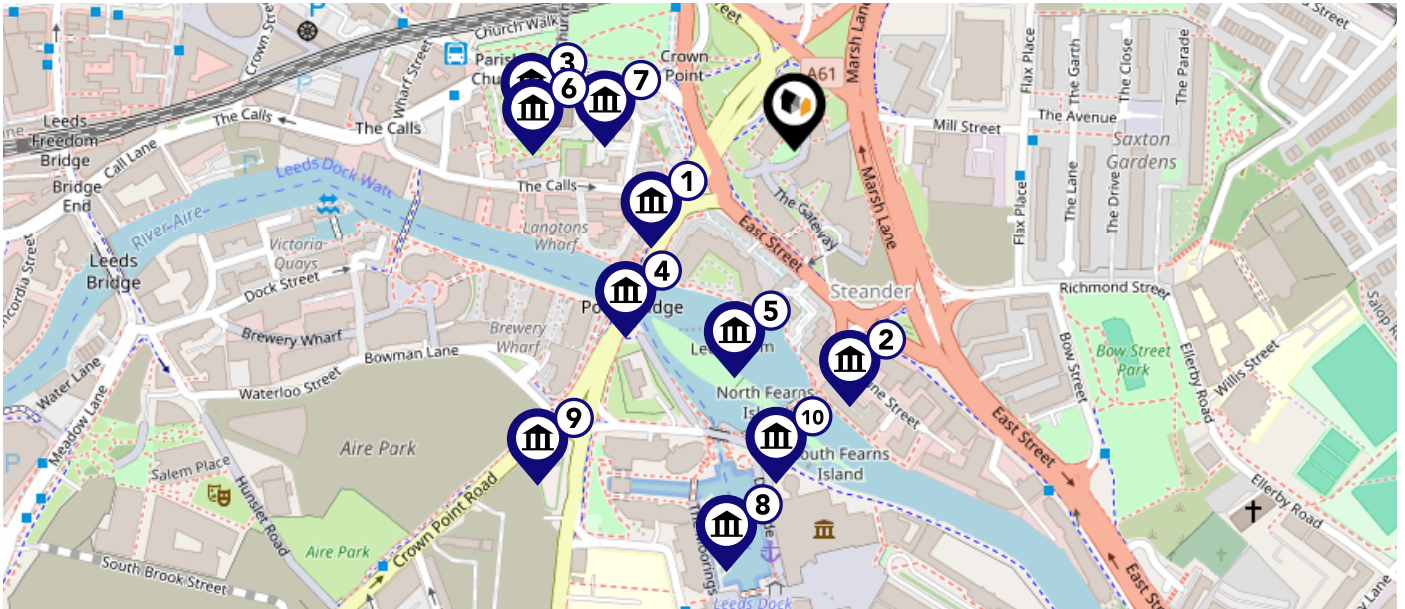
1	Hunslet Grange, Former Housing Site-Leek Street Flats, Hunslet Green, Hunslet	Historic Landfill	<input type="checkbox"/>
2	Junction of Barrack Road and Chapeltown Road-Sheepscar, Leeds	Historic Landfill	<input type="checkbox"/>
3	Knostrop Depot-Hunslet Road, Leeds	Historic Landfill	<input type="checkbox"/>
4	Severn Way-Hunslet, Leeds	Historic Landfill	<input type="checkbox"/>
5	Curve of Roadway directly behind Severn Way Industrial Estate-Hunslet, Leeds	Historic Landfill	<input type="checkbox"/>
6	Refuse Tip off Knowsthorpe Lane-Knowsthorpe Lane, Cross Green	Historic Landfill	<input type="checkbox"/>
7	Hunslet East Tip Site-Knowesthorpe Lane, Leeds, Hunslet, West Yorkshire	Historic Landfill	<input type="checkbox"/>
8	Elford Place, Banstead Terrace-Roundhay Road, Harehills, Leeds	Historic Landfill	<input type="checkbox"/>
9	Land Adjacent Gathorne Terrace-Harehills, Leeds	Historic Landfill	<input type="checkbox"/>
10	Harehills Depot-Kimberley Road, Leeds	Historic Landfill	<input type="checkbox"/>











Maps

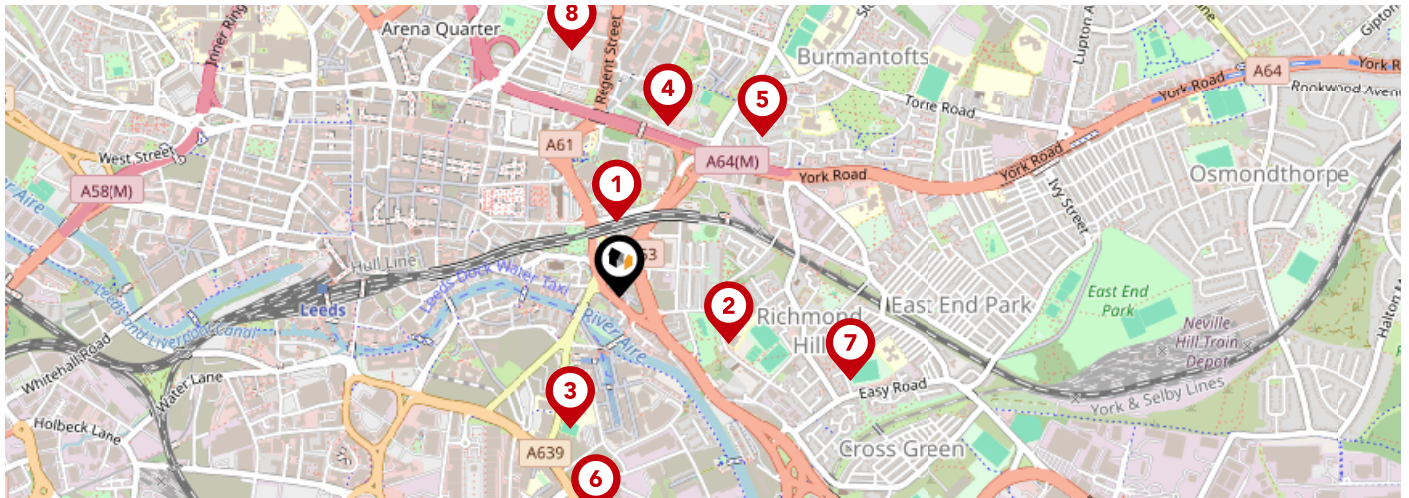
Listed Buildings

LANDWOOD
GROUP

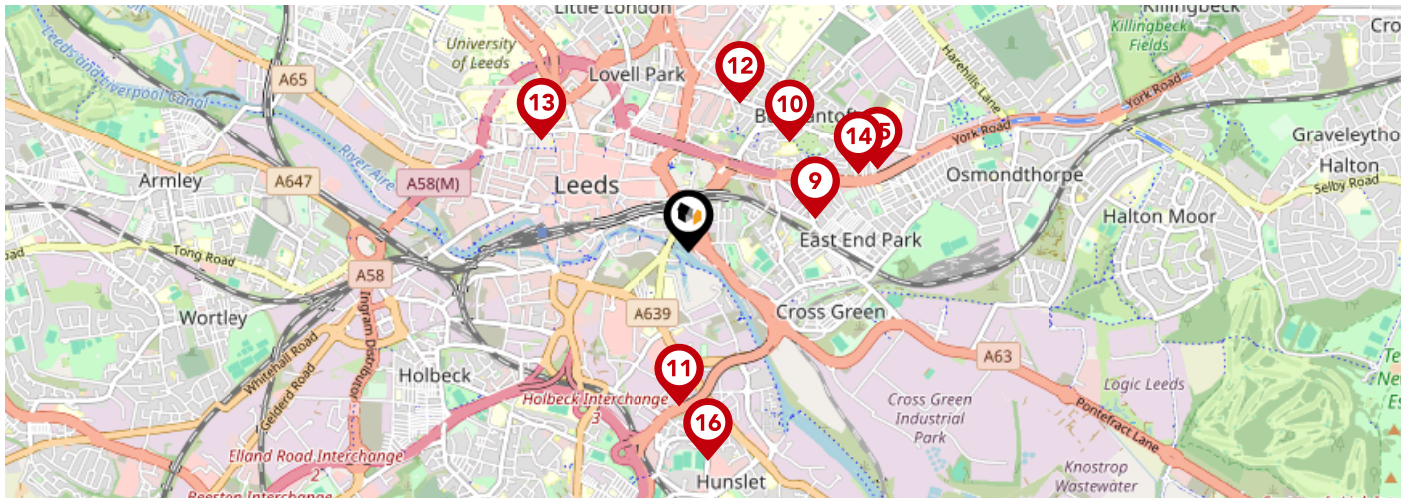
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











Listed Buildings in the local district	Grade	Distance
 1255931 - The Chandlers	Grade II	0.1 miles
 1375215 - Bollard On Street Corner	Grade II	0.1 miles
 1375049 - North Boundary Wall And Steps, North West Gate And Piers, War Memorial And East Bar Stone	Grade II	0.1 miles
 1375272 - Crown Point Bridge Over River Aire	Grade II	0.1 miles
 1375063 - Leeds Dam On River Aire	Grade II	0.1 miles
 1375046 - Parish Church Of St Peter	Grade I	0.1 miles
 1375047 - Gateway And Boundary Wall To East Of Parish Church Of St Peter	Grade II	0.1 miles
 1375061 - Basin Of New Dock Clarence Dock	Grade II	0.2 miles
 1375269 - Boundary Wall With Gate Piers And Gates To Chadwick Lodge	Grade II	0.2 miles
 1375056 - Aire And Calder Navigation Cut And Locks	Grade II	0.2 miles



		Nursery	Primary	Secondary	College	Private
1	Leeds College of Music Ofsted Rating: Not Rated Pupils:0 Distance:0.17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Mount St Mary's Catholic High School Ofsted Rating: Good Pupils: 942 Distance:0.26	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	The Ruth Gorse Academy Ofsted Rating: Outstanding Pupils: 1274 Distance:0.31	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St Peter's Church of England Primary School Ofsted Rating: Not Rated Pupils:0 Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Ebor Gardens Primary Academy Ofsted Rating: Good Pupils: 434 Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	University Technical College Leeds Ofsted Rating: Good Pupils: 444 Distance:0.48	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	The Richmond Hill Academy Ofsted Rating: Good Pupils: 636 Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Leeds College of Building Ofsted Rating: Requires improvement Pupils:0 Distance:0.55	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

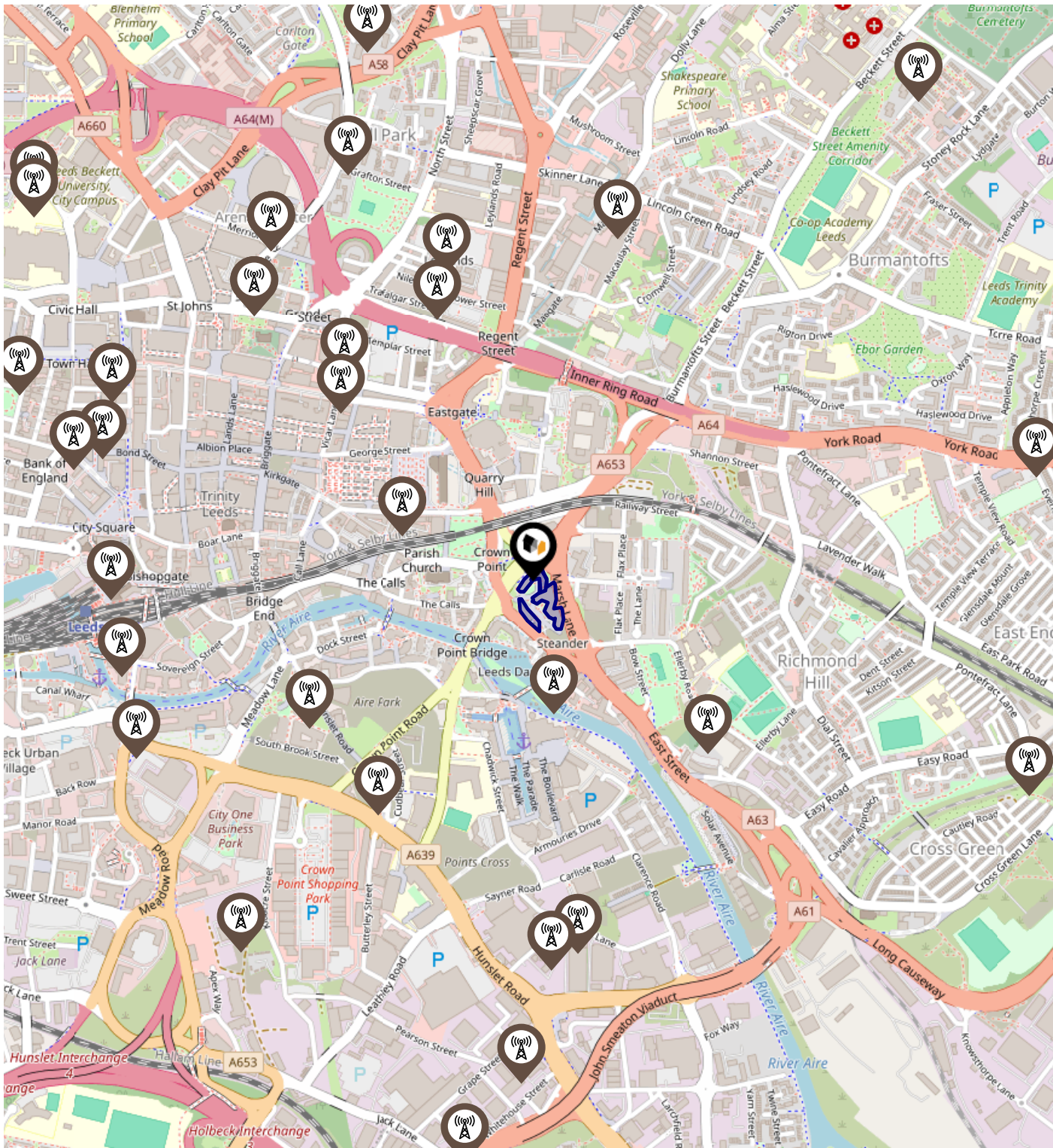


		Nursery	Primary	Secondary	College	Private
	All Saint's Richmond Hill Church of England Primary School Ofsted Rating: Good Pupils: 245 Distance:0.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Co-op Academy Leeds Ofsted Rating: Good Pupils: 937 Distance:0.65	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	LS-TEN Ofsted Rating: Inadequate Pupils: 17 Distance:0.68	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Shakespeare Primary School Ofsted Rating: Good Pupils: 739 Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Adel Beck Ofsted Rating: Not Rated Pupils:0 Distance:0.81	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Trinity Academy Leeds Ofsted Rating: Outstanding Pupils: 721 Distance:0.82	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Patrick Catholic Primary School Ofsted Rating: Good Pupils: 204 Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Joseph's Catholic Primary School, Hunslet Ofsted Rating: Good Pupils: 211 Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Local Area

Masts & Pylons

LANDWOOD
GROUP

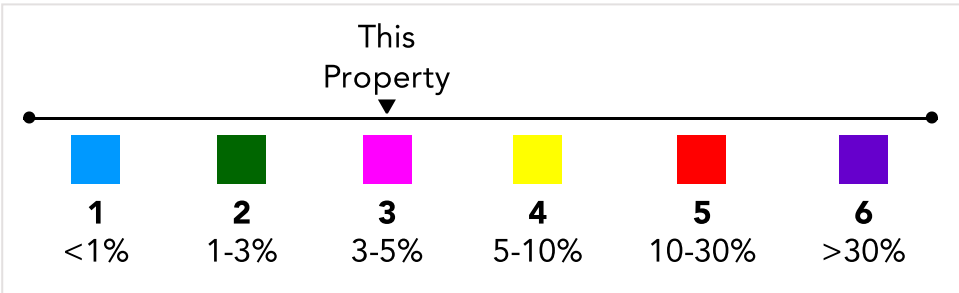
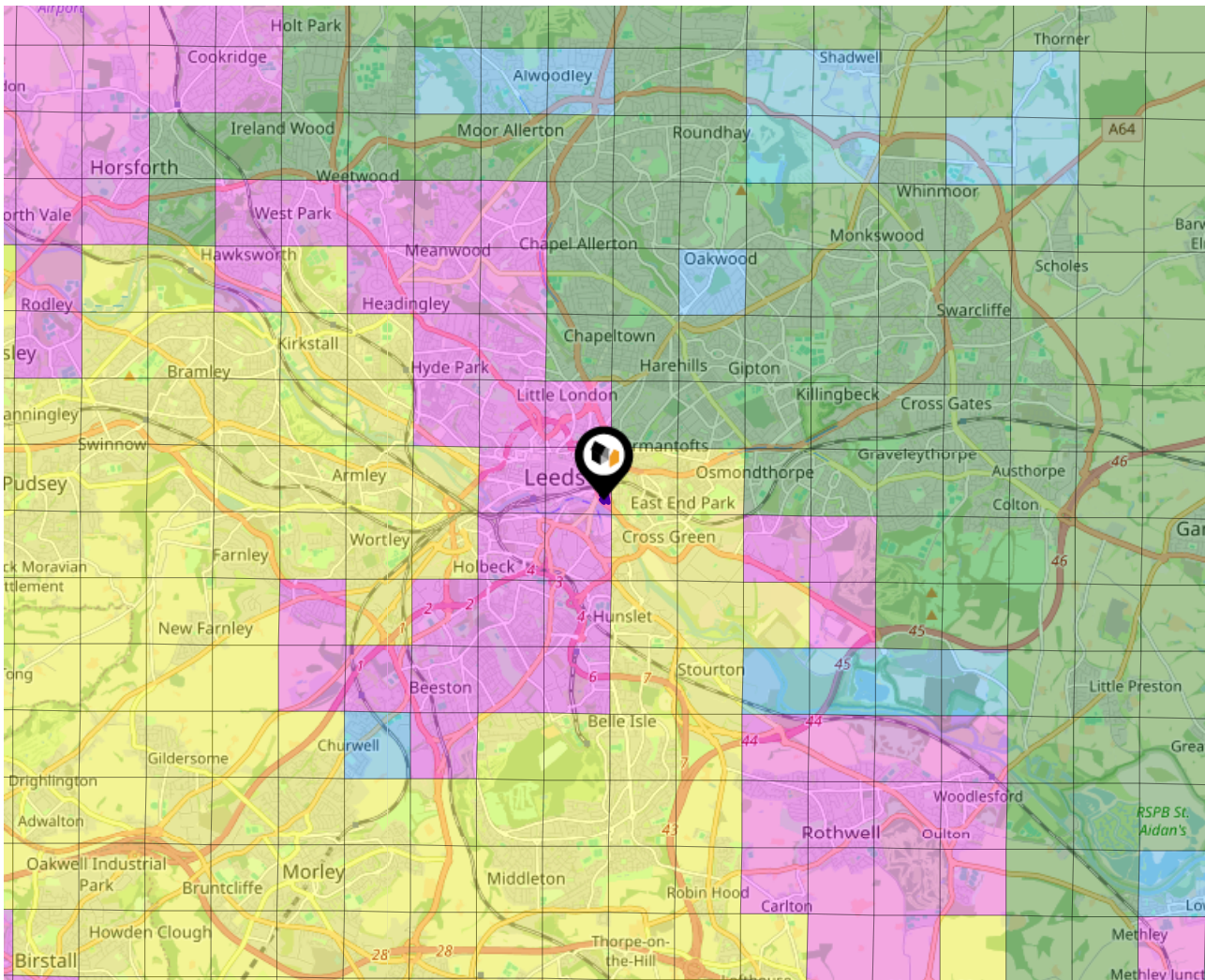


Key:

-  Power Pylons
-  Communication Masts

What is Radon?

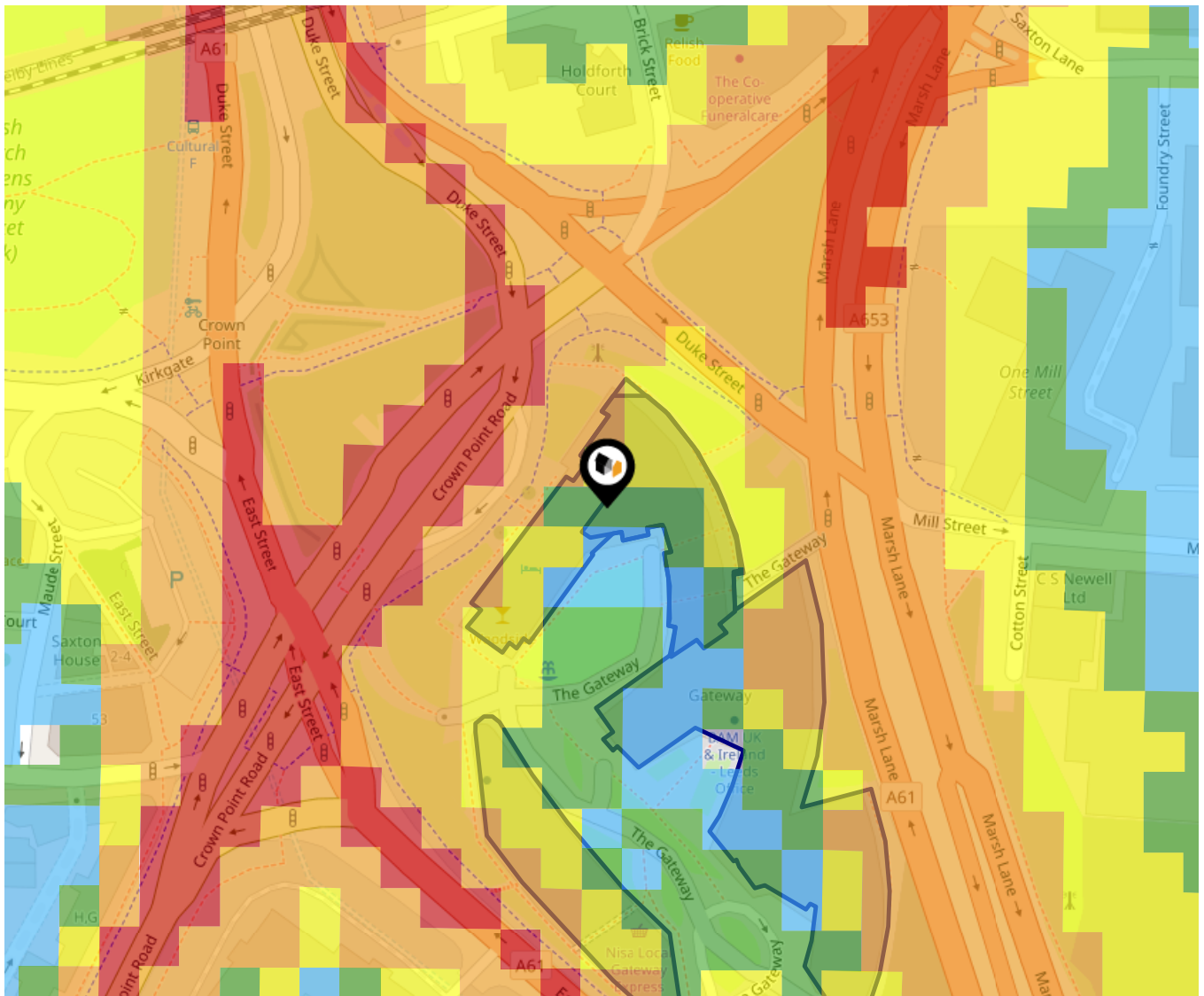
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic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



Local Area

Road Noise

LANDWOOD
GROUP



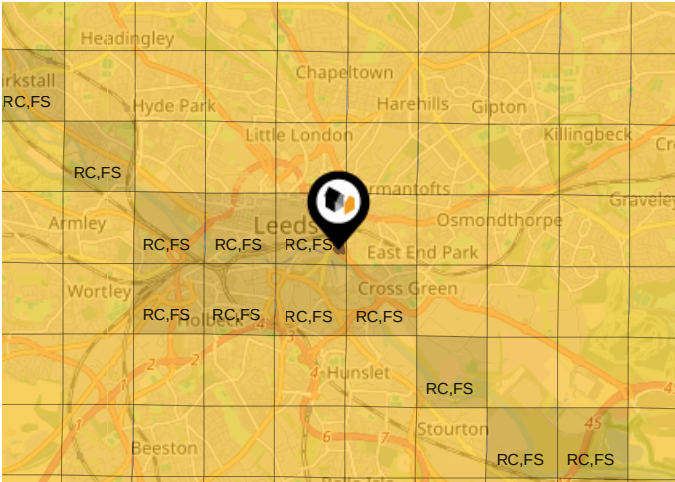
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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:	LOAM TO CLAY
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	INTERMEDIATE-SHALLOW
Soil Group:	MEDIUM TO HEAVY		



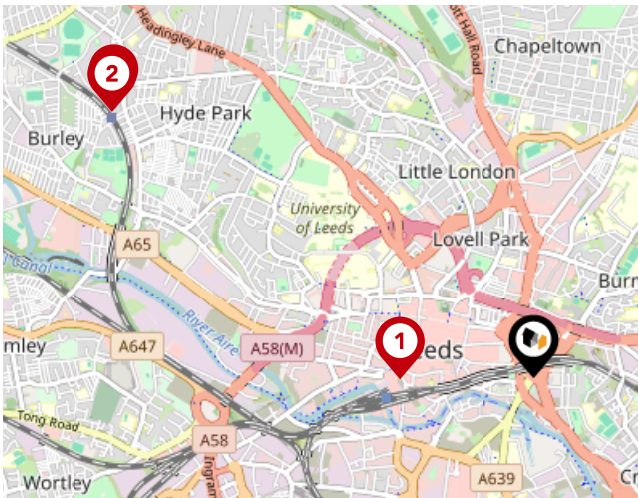
Primary Classifications (Most Common Clay Types)

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

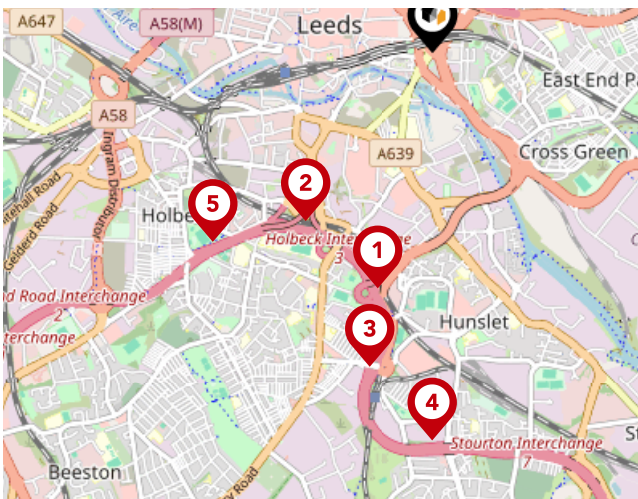
Transport (National)

LANDWOOD
GROUP



National Rail Stations

Pin	Name	Distance
1	Leeds Rail Station	0.59 miles
2	Burley Park Station	2.18 miles
3	Burley Park Rail Station	2.19 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M621 J4	1.06 miles
2	M621 J3	0.92 miles
3	M621 J5	1.4 miles
4	M621 J6	1.7 miles
5	M621 J2A	1.27 miles



Airports/Helipads

Pin	Name	Distance
1	Leeds Bradford Airport	7.28 miles
2	Finningley	30.51 miles
3	Teesside Airport	49.75 miles
4	Manchester Airport	42.66 miles

Area

Transport (Local)

LANDWOOD
GROUP



Bus Stops/Stations

Pin	Name	Distance
1	Cultural F	0.08 miles
2	Cultural D	0.14 miles
3	Cultural G	0.13 miles
4	Flax Place The Avenue	0.13 miles
5	Kirkgate High Court	0.14 miles

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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

Heather.twiss@landwoodgroup.com

<https://landwoodgroup.com/>

