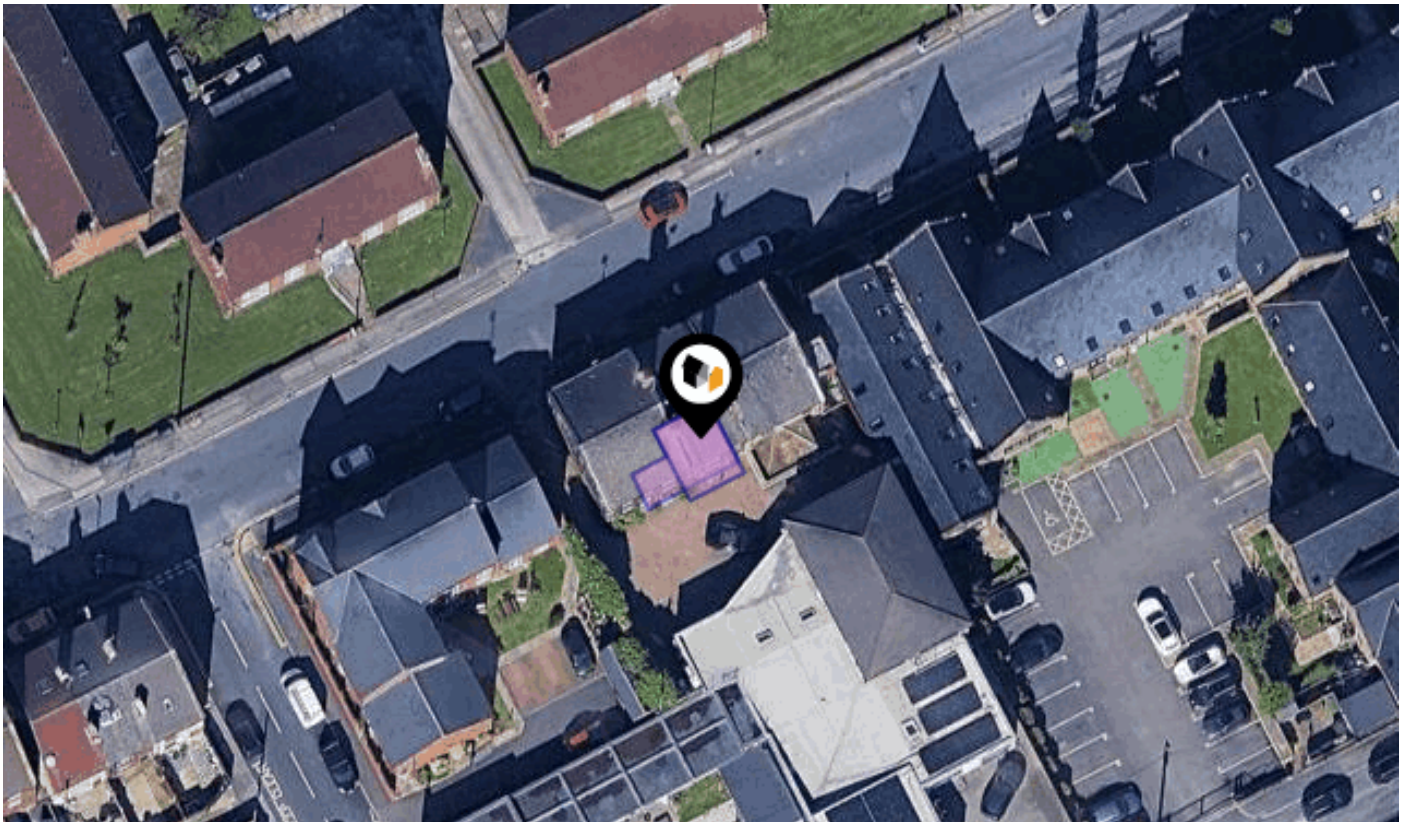




KPF: Key Property Facts

An Analysis of This Property & The Local Area

Wednesday 29th October 2025



50, PEEL STREET, MORLEY, LEEDS, LS27 8QE

Landwood Group

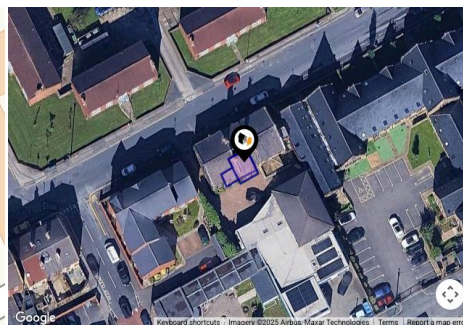
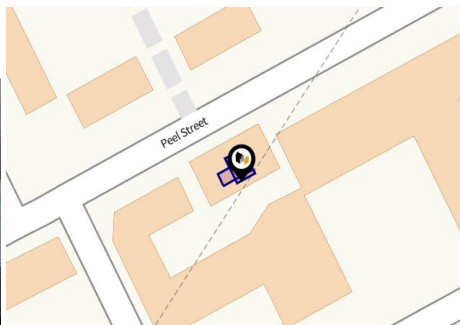
77 Deansgate Manchester M3 2BW

0161 710 2010

Heather.twiss@landwoodgroup.com

<https://landwoodgroup.com/>





Property

Type:	Terraced
Bedrooms:	1
Floor Area:	484 ft ² / 45 m ²
Plot Area:	0.02 acres
Council Tax :	Band A
Annual Estimate:	£1,448
Title Number:	WYK909492
UPRN:	72366461

Last Sold Date:	19/10/2017
Last Sold Price:	£85,000
Last Sold £/ft ² :	£176
Tenure:	Freehold

Local Area

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

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

20
mb/s



248
mb/s



1800
mb/s



Mobile Coverage:

(based on calls indoors)



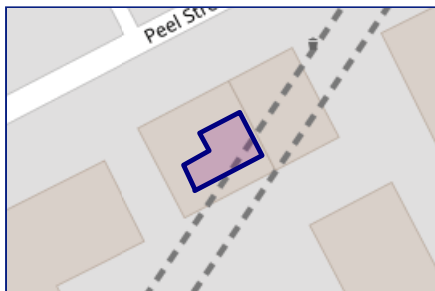
Satellite/Fibre TV Availability:



Property Multiple Title Plans

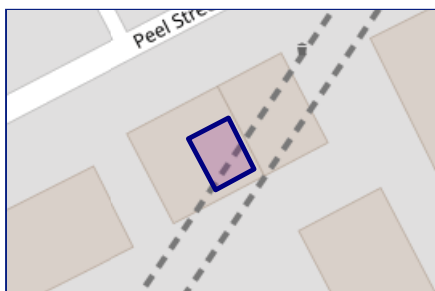
LANDWOOD
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Multiple Freehold Title Plans Detected



WYK909492

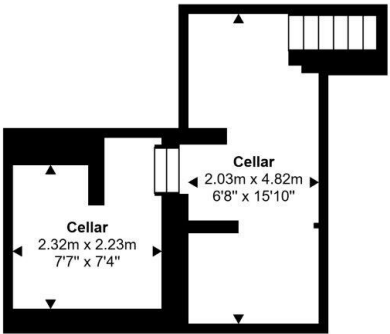
Multiple Freehold Title Plans Detected



WYK375936

50, PEEL STREET, MORLEY, LEEDS, LS27 8QE

Approx Gross Internal Area
62 sq m / 666 sq ft



Cellar
Approx 18 sq m / 199 sq ft



Ground Floor
Approx 22 sq m / 233 sq ft



First Floor
Approx 22 sq m / 235 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

Property
EPC - Certificate

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50 Peel Street, Morley, LS27 8QE

Energy rating

D

Valid until 07.12.2032

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Property

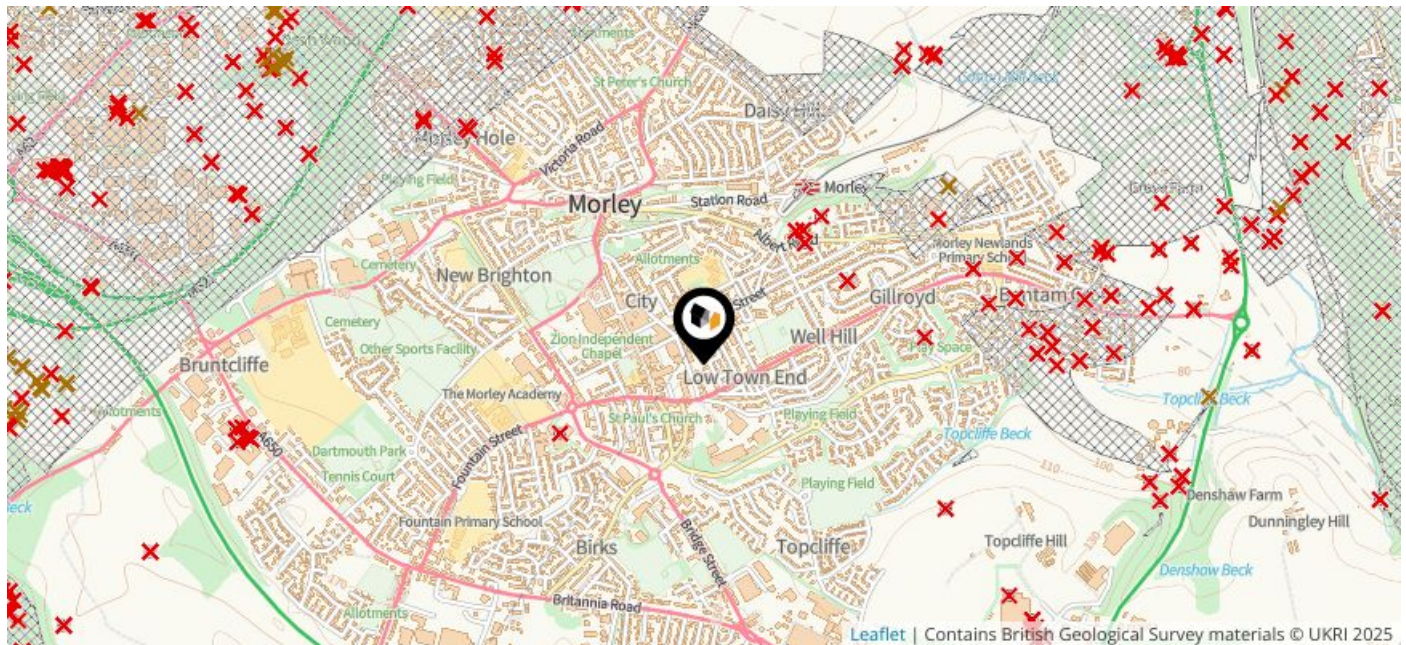
EPC - Additional Data

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Additional EPC Data

Property Type:	House
Build Form:	Enclosed Mid-Terrace
Transaction Type:	Rental
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Sandstone or limestone, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	To unheated space, no insulation (assumed)
Total Floor Area:	45 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.

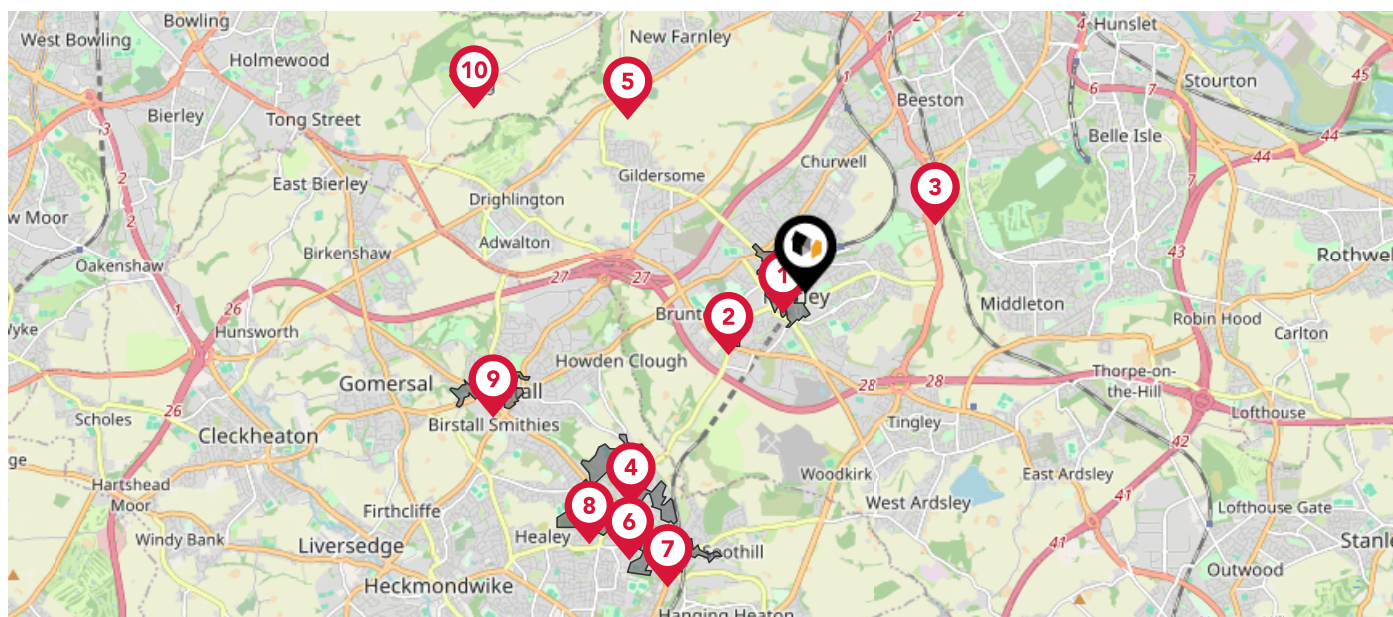
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

Maps

Conservation Areas

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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



MORLEY TOWN CENTRE



Morley - DARTMOUTH PARK



Beeston - STANK HALL



Upper Batley



Farnley - UPPER MOOR SIDE



Batley Market Place



Station Road



Cross Bank



Birstall



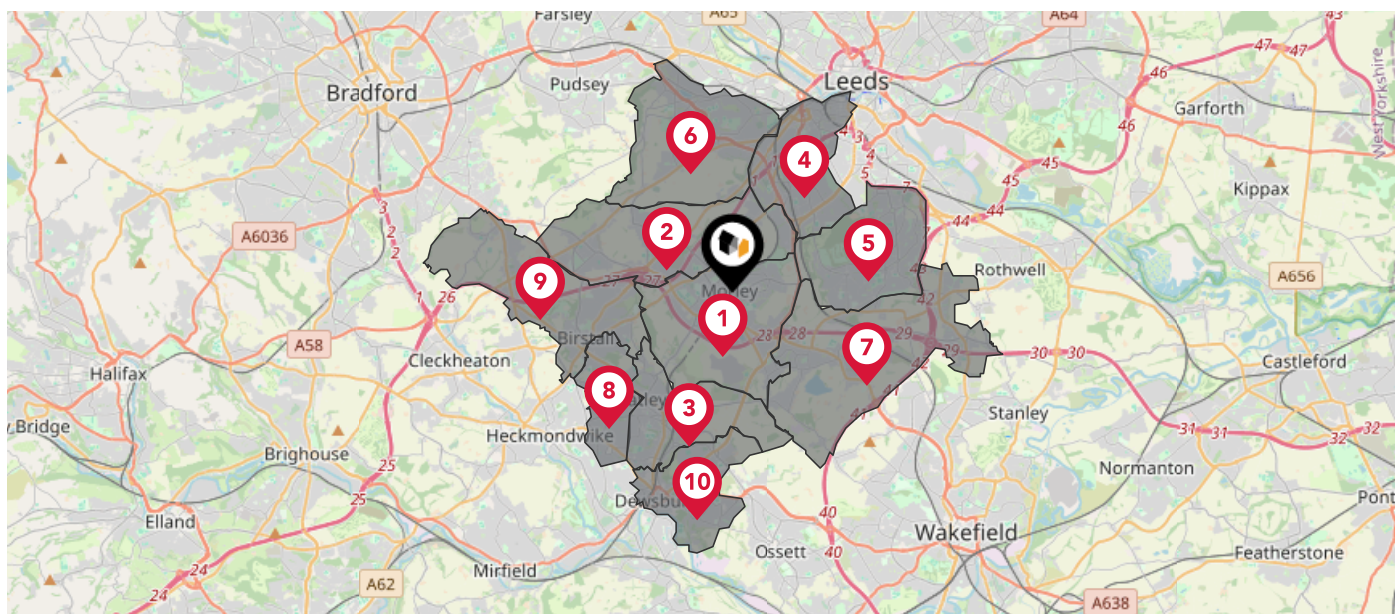
Tong

Maps

Council Wards

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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



Morley South Ward



Morley North Ward



Batley East Ward



Beeston & Holbeck Ward



Middleton Park Ward



Farnley & Wortley Ward



Ardsley & Robin Hood Ward



Batley West Ward

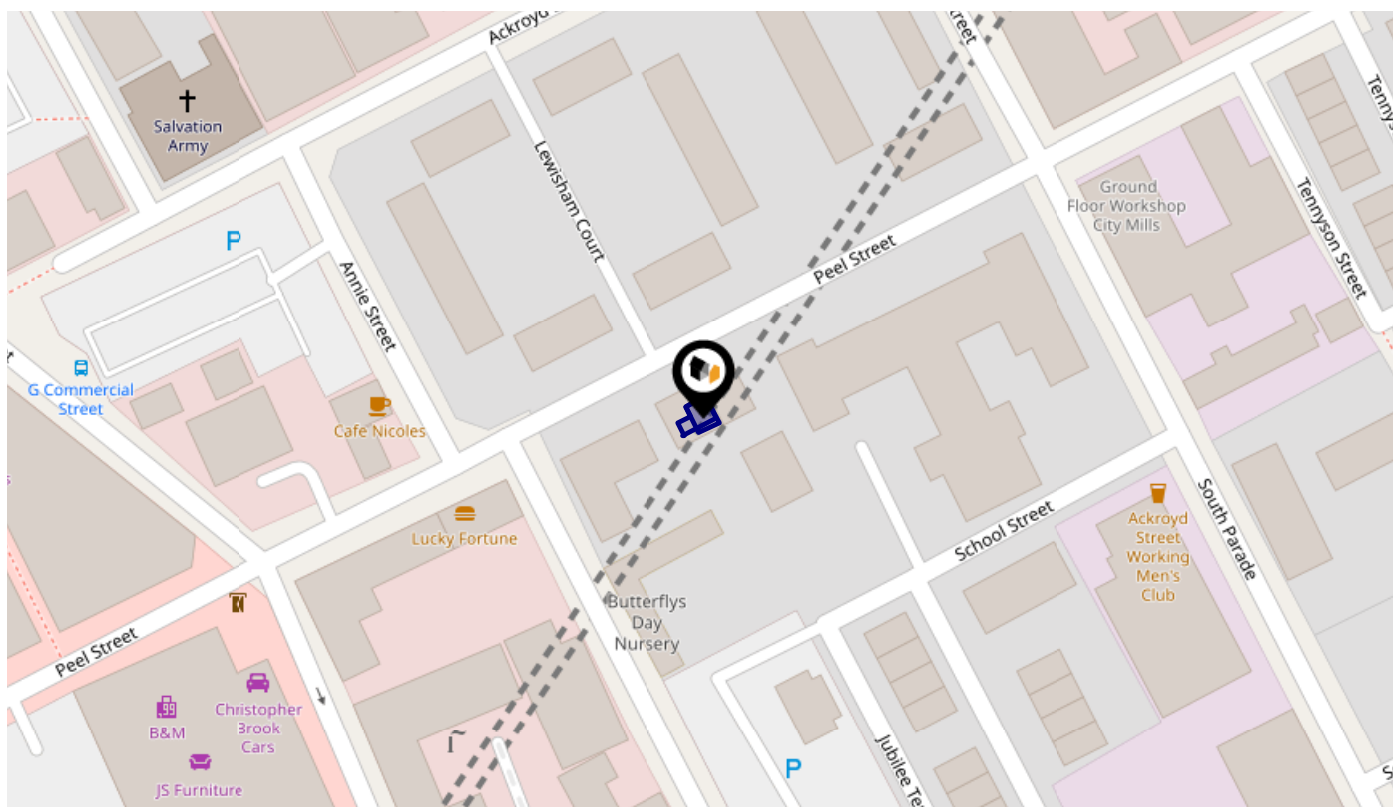


Birstall and Birkenshaw Ward



Dewsbury East Ward

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:

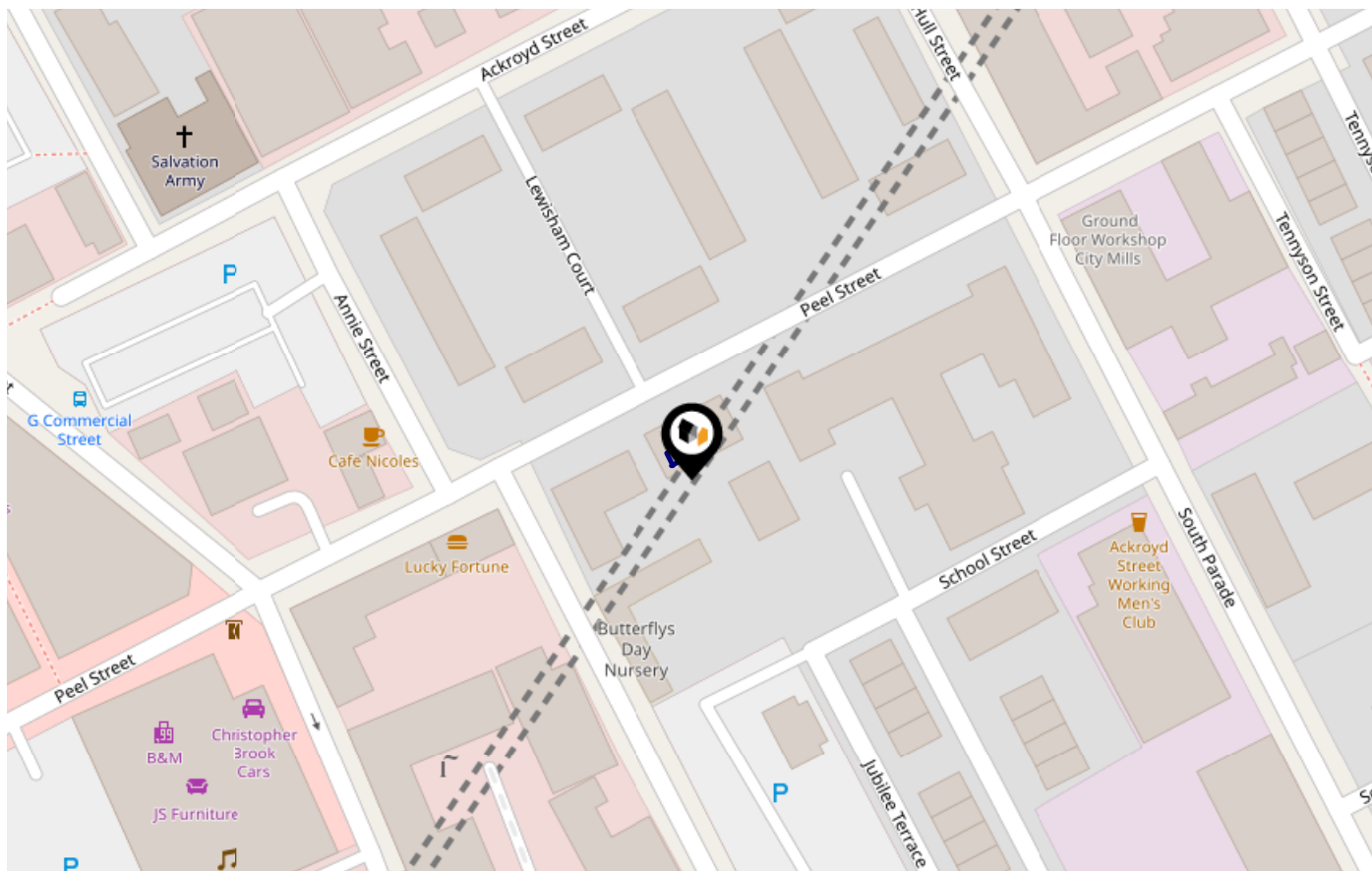
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

Flood Risk

Rivers & Seas - Flood Risk

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

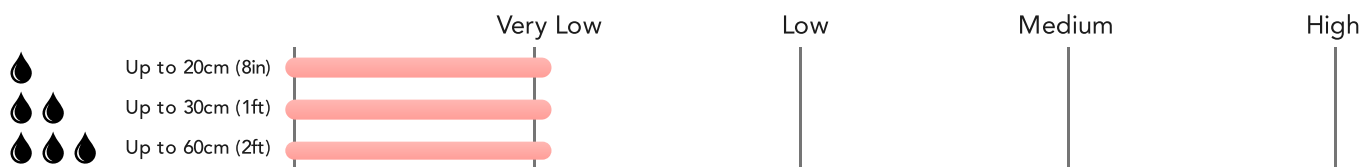


Risk Rating: Very low

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:

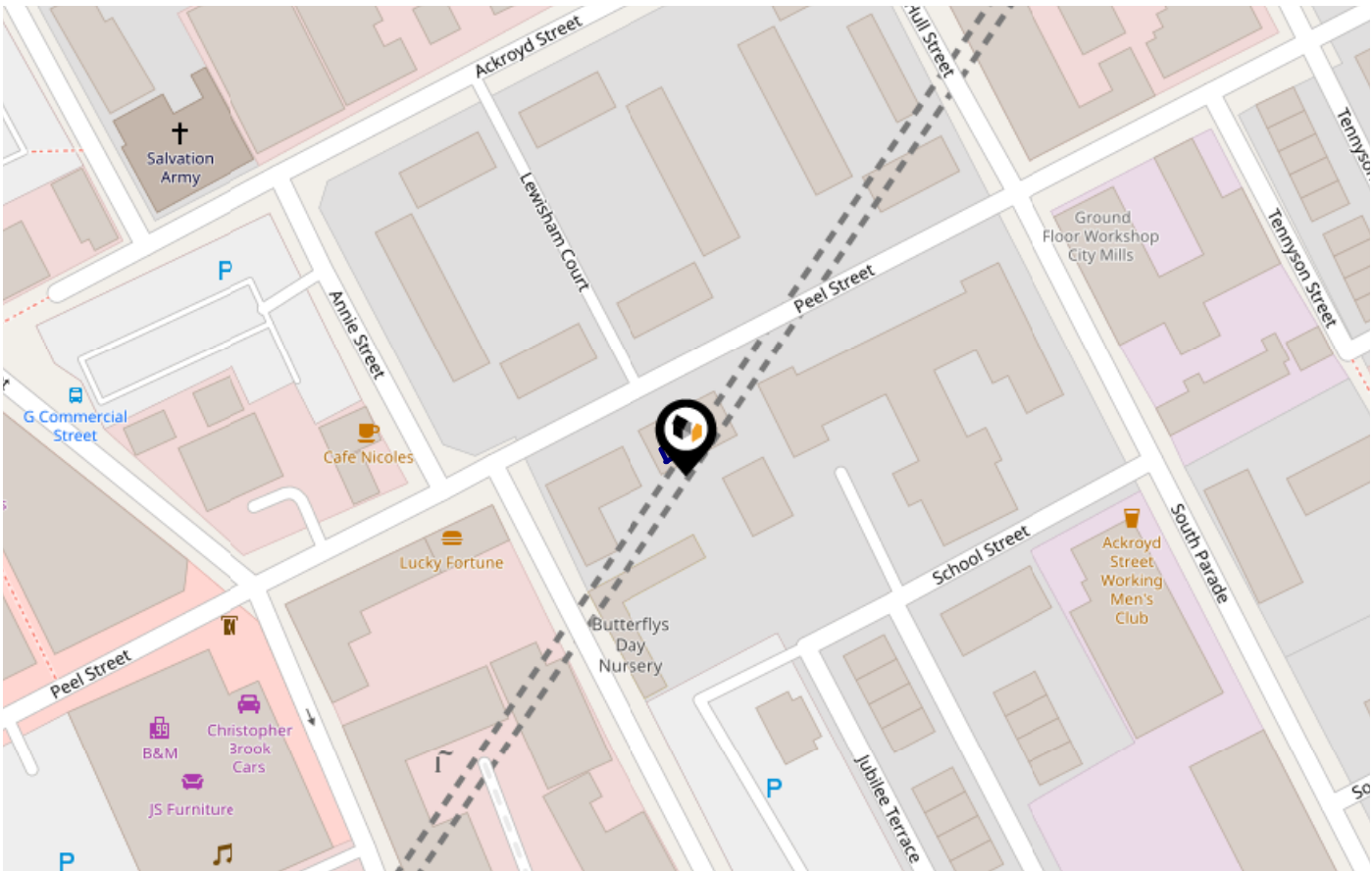


Flood Risk

Rivers & Seas - Climate Change

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.

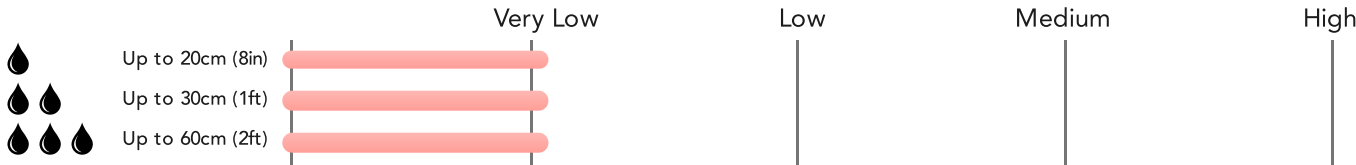


Risk Rating: Very low

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.
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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:



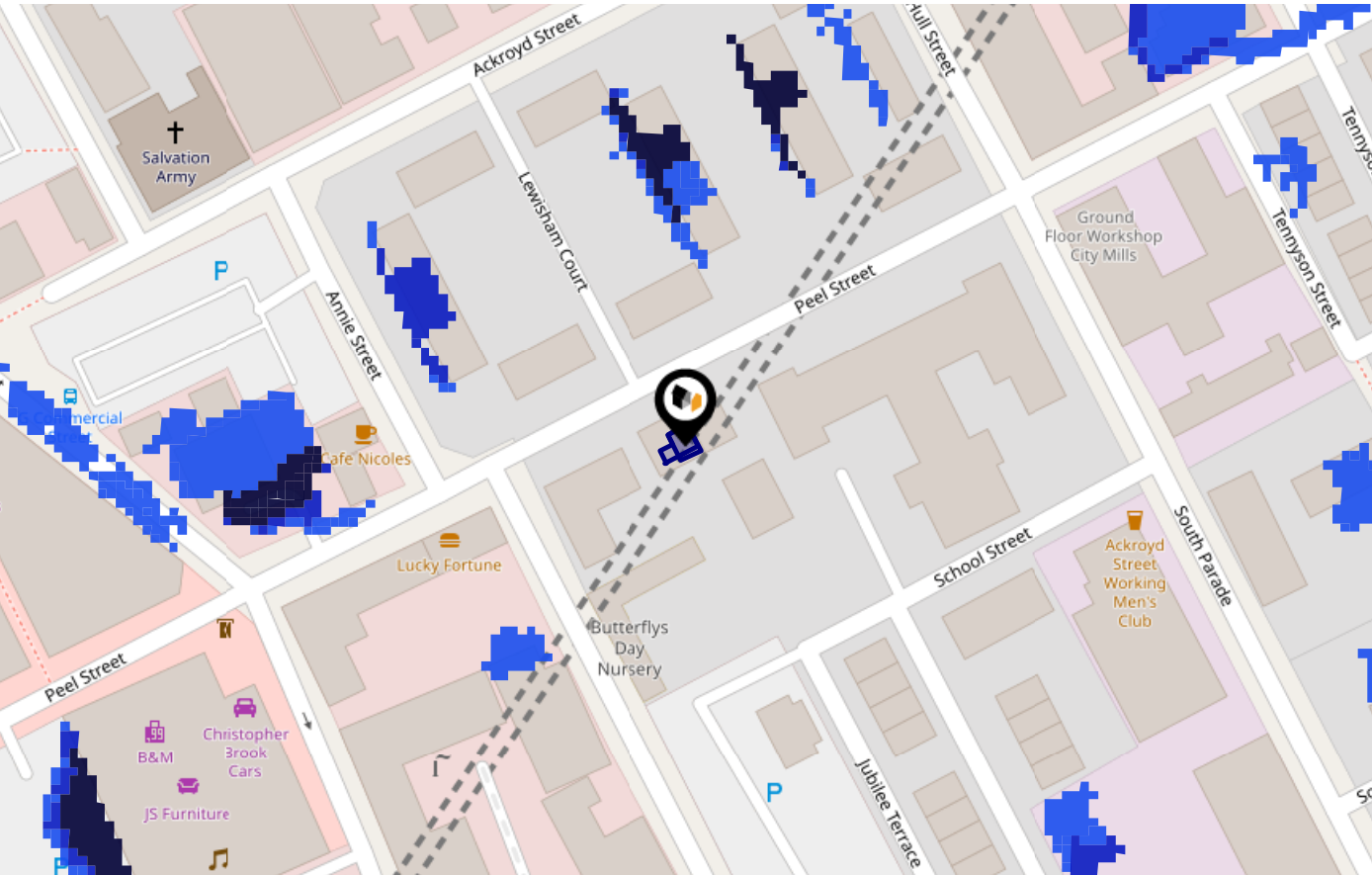
KPF - Key Property Facts

Flood Risk

Surface Water - Flood Risk

LANDWOOD
GROUP

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

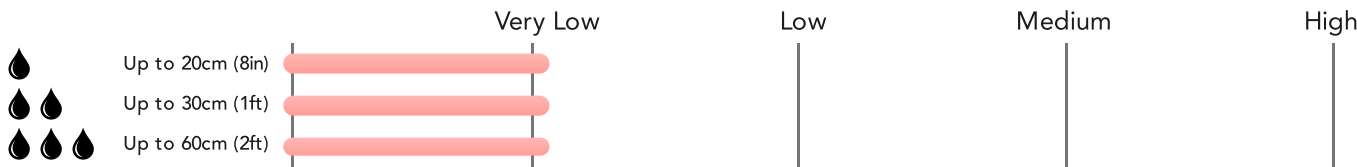


Risk Rating: Very low

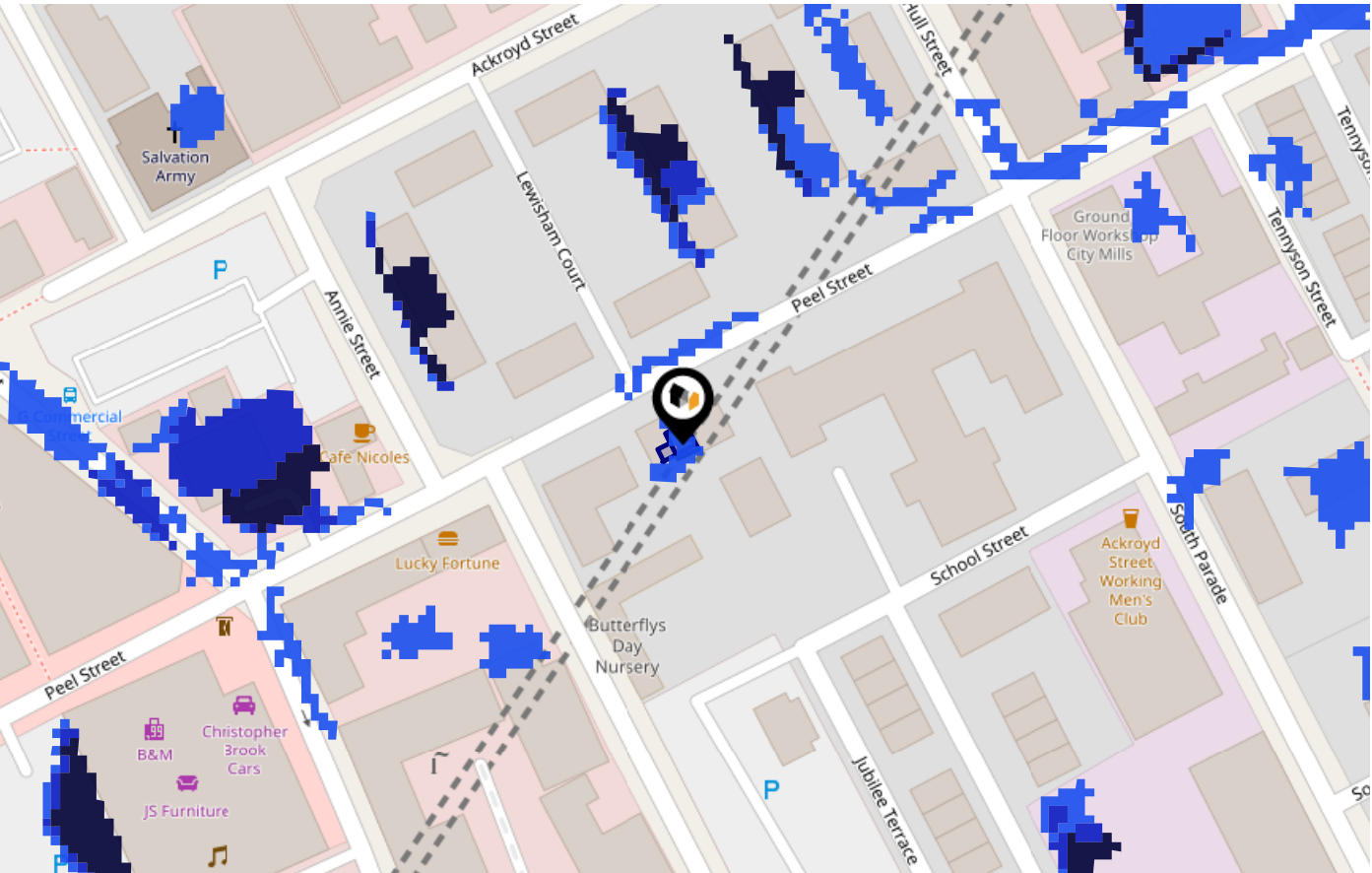
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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 (0.1%) 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 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: Low

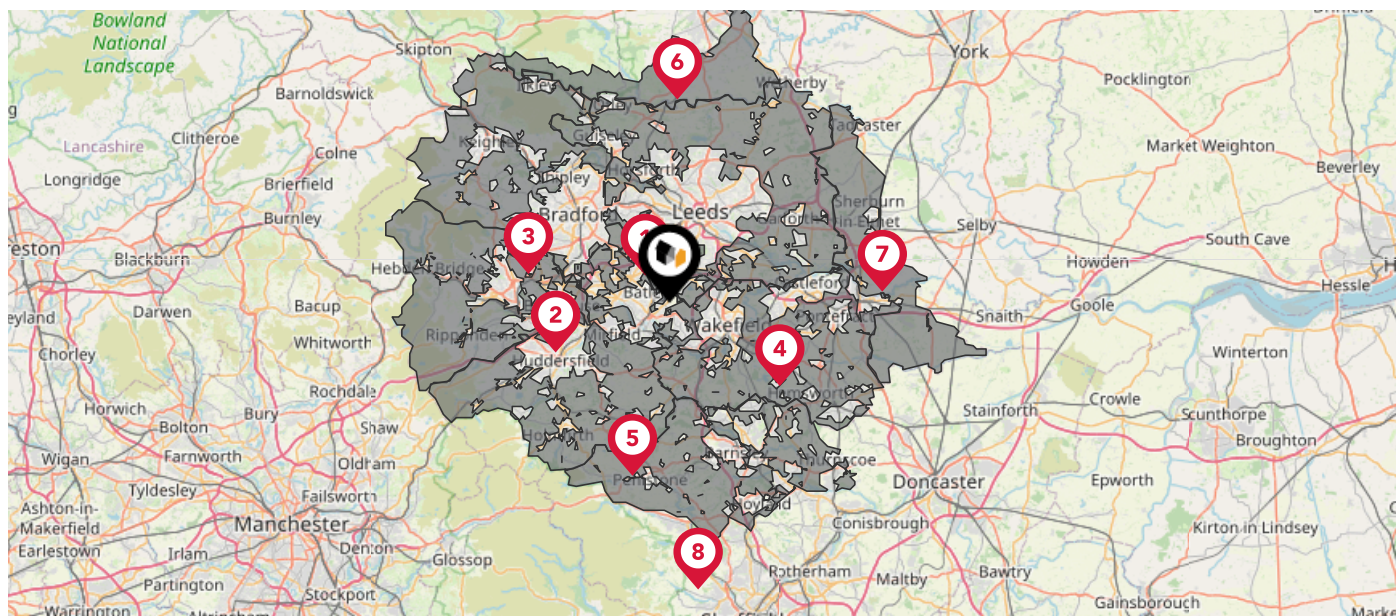
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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

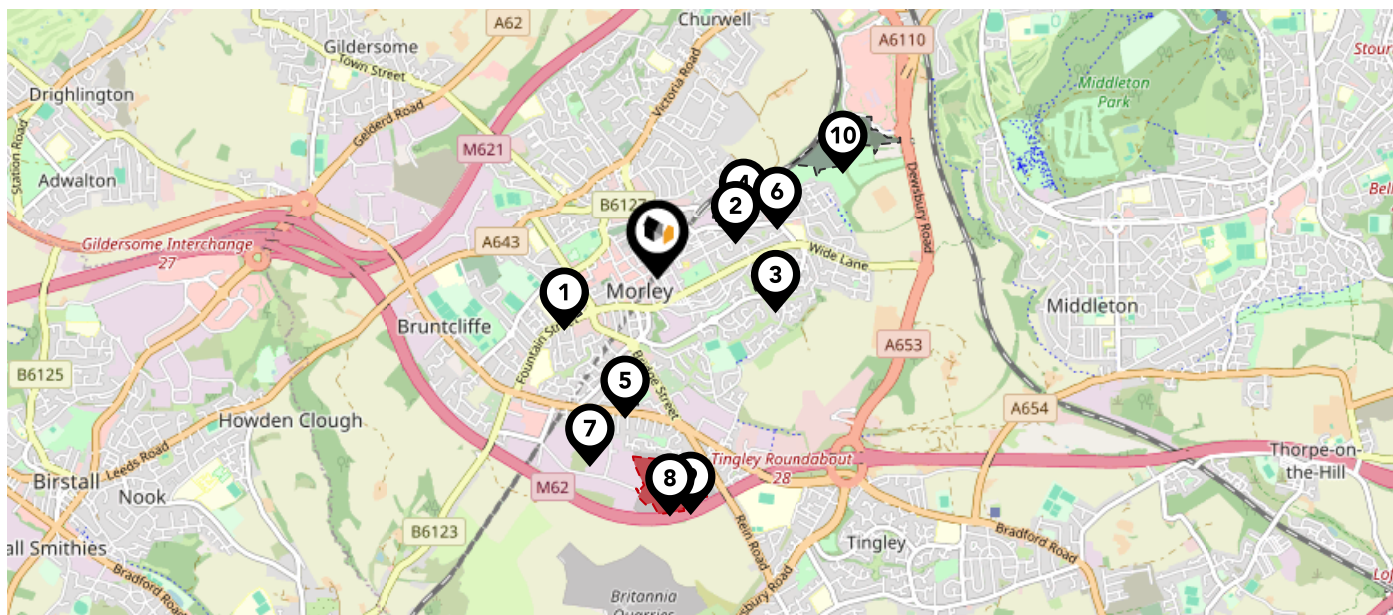
- 1 South and West Yorkshire Green Belt - Leeds
- 2 South and West Yorkshire Green Belt - Calderdale
- 3 South and West Yorkshire Green Belt - Bradford
- 4 South and West Yorkshire Green Belt - Wakefield
- 5 South and West Yorkshire Green Belt - Kirklees
- 6 South and West Yorkshire Green Belt - Harrogate
- 7 South and West Yorkshire Green Belt - Selby
- 8 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	Morley High School-Fountain Street, Morley	Historic Landfill	☐
2	Albert Road No. 2-Morley	Historic Landfill	☐
3	Gillroyd Mills-Wide Lane, Morley	Historic Landfill	☐
4	Morley Holder Station-Valley Road, Morley	Historic Landfill	☐
5	Hembrigg Quarry-Bridge Street, Morley	Historic Landfill	☐
6	Albert Road No. 1-Morley	Historic Landfill	☐
7	Former Quarries, Howley Park Road-Morley	Historic Landfill	☐
8	No name provided by source	Active Landfill	☒
9	Rein Road Quarry-Morley	Historic Landfill	☐
10	Morley Holder Station-Morley, Leeds	Historic Landfill	☐

Maps

Listed Buildings

LANDWOOD
GROUP

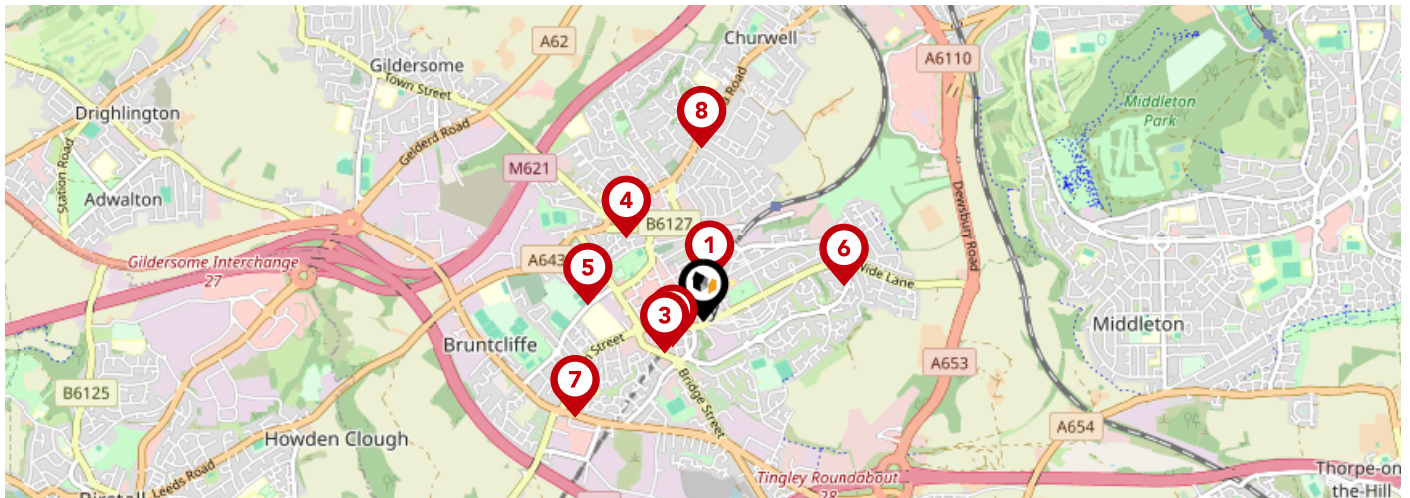
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



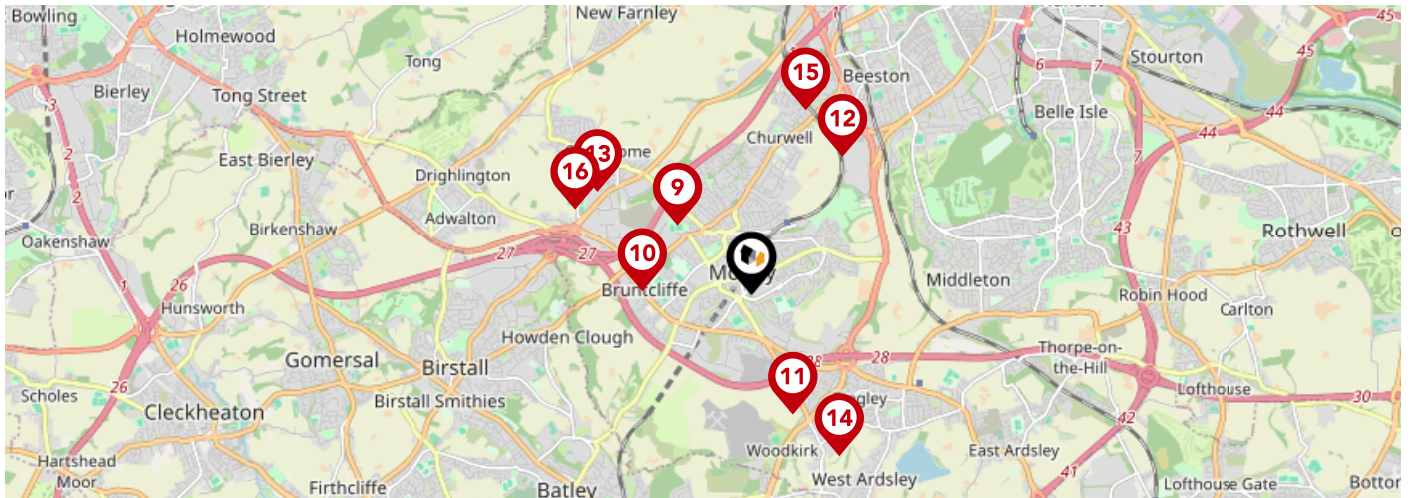
Listed Buildings in the local district	Grade	Distance
 1299689 - Commercial Street Mill And Attached Chimney	Grade II	0.1 miles
 1262803 - 10, Wesley Road	Grade II	0.2 miles
 1135107 - Abbey House Veterinary Clinic And 4 Dogs Grooming Centre	Grade II	0.2 miles
 1250232 - Barclays Bank And Figure Fitness Centre	Grade II	0.2 miles
 1250517 - Former Coach House To Rear Of House Occupied As Offices By Rentokil Limited	Grade II	0.2 miles
 1263107 - Group Of 5 Tombs Approximately 8 Metres East Of Canted Bay On East End Of Church Of St Mary	Grade II	0.2 miles
 1135112 - The Town Hall	Grade I	0.2 miles
 1250717 - Group Of 3 Chest Tombs To Elizabeth Ellis 1723 William Robuck 1720 And Joseph Hall 1739 Approximately 20 Metres East Of East Window Of Church Of St Mary	Grade II	0.2 miles
 1263374 - National Westminster Bank	Grade II	0.2 miles
 1135108 - Mikes Carpet Warehouse	Grade II	0.2 miles

Area Schools

LANDWOOD
GROUP



		Nursery	Primary	Secondary	College	Private
1	Seven Hills Primary School Ofsted Rating: Good Pupils: 444 Distance:0.17	☐	☒	☐	☐	☐
2	Queenswood School Ofsted Rating: Good Pupils: 25 Distance:0.18	☐	☒	☐	☐	☐
3	The Morley Academy Ofsted Rating: Outstanding Pupils: 1431 Distance:0.22	☐	☐	☒	☐	☐
4	Morley Victoria Primary School Ofsted Rating: Outstanding Pupils: 471 Distance:0.5	☐	☒	☐	☐	☐
5	St Francis Catholic Primary School, Morley Ofsted Rating: Good Pupils: 230 Distance:0.51	☐	☒	☐	☐	☐
6	Morley Newlands Academy Ofsted Rating: Outstanding Pupils: 707 Distance:0.63	☐	☒	☐	☐	☐
7	Fountain Primary School Ofsted Rating: Good Pupils: 443 Distance:0.7	☐	☒	☐	☐	☐
8	Churwell Primary School Ofsted Rating: Good Pupils: 461 Distance:0.75	☐	☒	☐	☐	☐

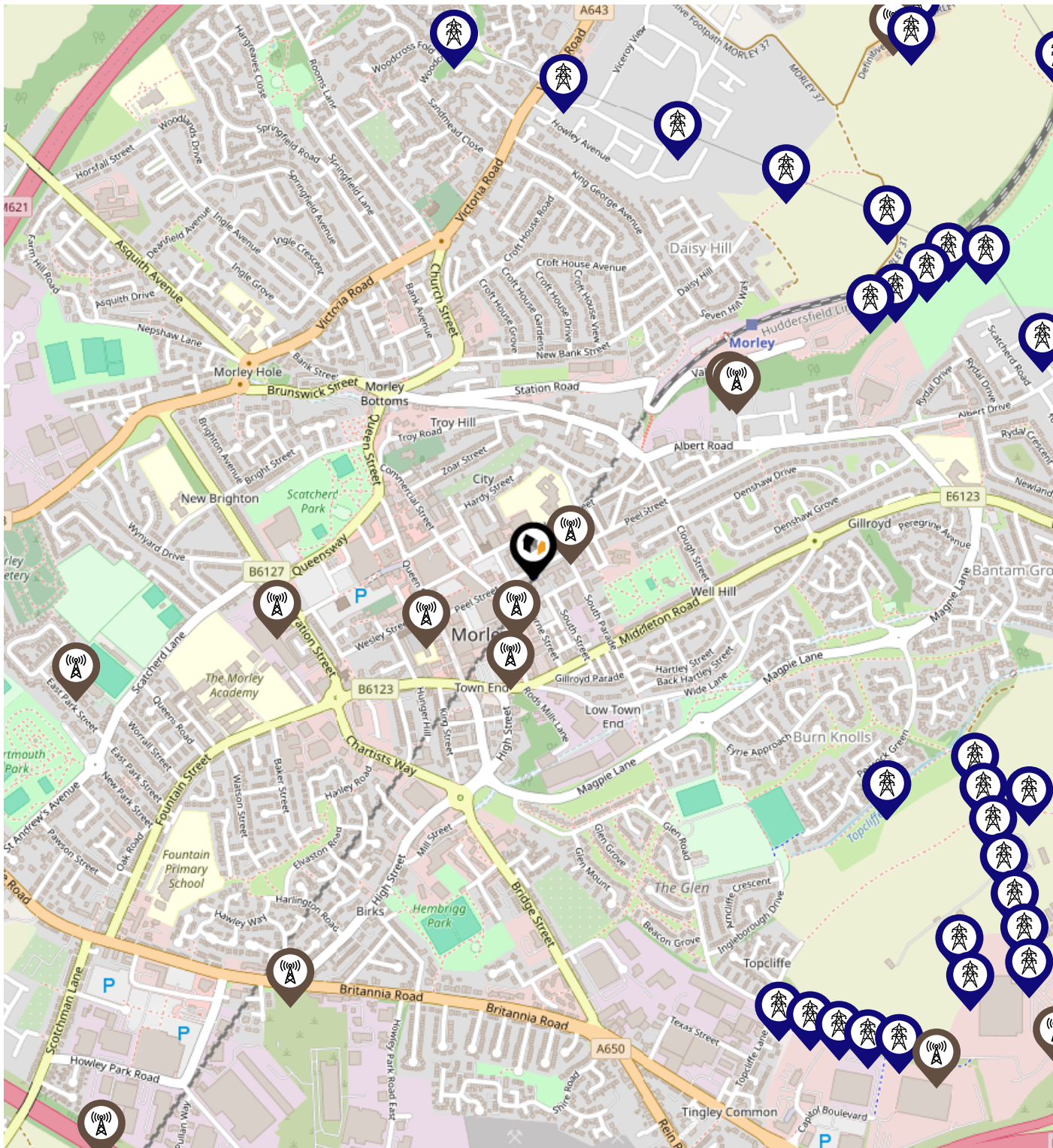


		Nursery	Primary	Secondary	College	Private
9	Asquith Primary School Ofsted Rating: Good Pupils: 399 Distance:0.88	☐	☒	☐	☐	☐
10	Bruntcliffe Academy Ofsted Rating: Good Pupils: 1365 Distance:0.95	☐	☐	☒	☐	☐
11	Woodkirk Academy Ofsted Rating: Good Pupils: 1799 Distance:1.12	☐	☐	☒	☐	☐
12	Elliott Hudson College Ofsted Rating: Outstanding Pupils: 1226 Distance:1.45	☐	☐	☒	☐	☐
13	Gildersome Primary School Ofsted Rating: Good Pupils: 397 Distance:1.61	☐	☒	☐	☐	☐
14	Westerton Primary Academy Ofsted Rating: Good Pupils: 700 Distance:1.62	☐	☒	☐	☐	☐
15	Cottingley Primary Academy Ofsted Rating: Good Pupils: 301 Distance:1.68	☐	☒	☐	☐	☐
16	Birchfield Primary School Ofsted Rating: Good Pupils: 233 Distance:1.71	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

LANDWOOD
GROUP

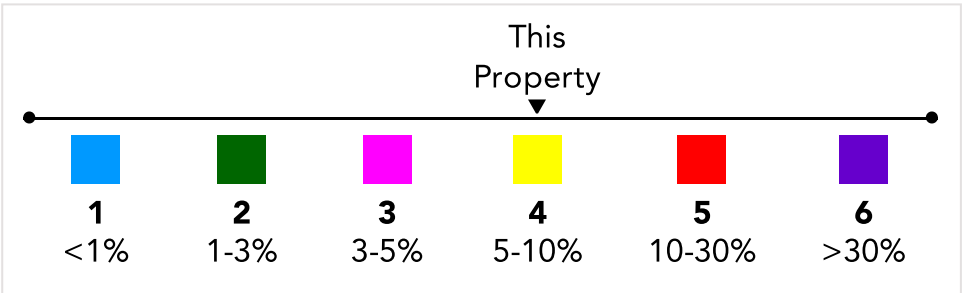
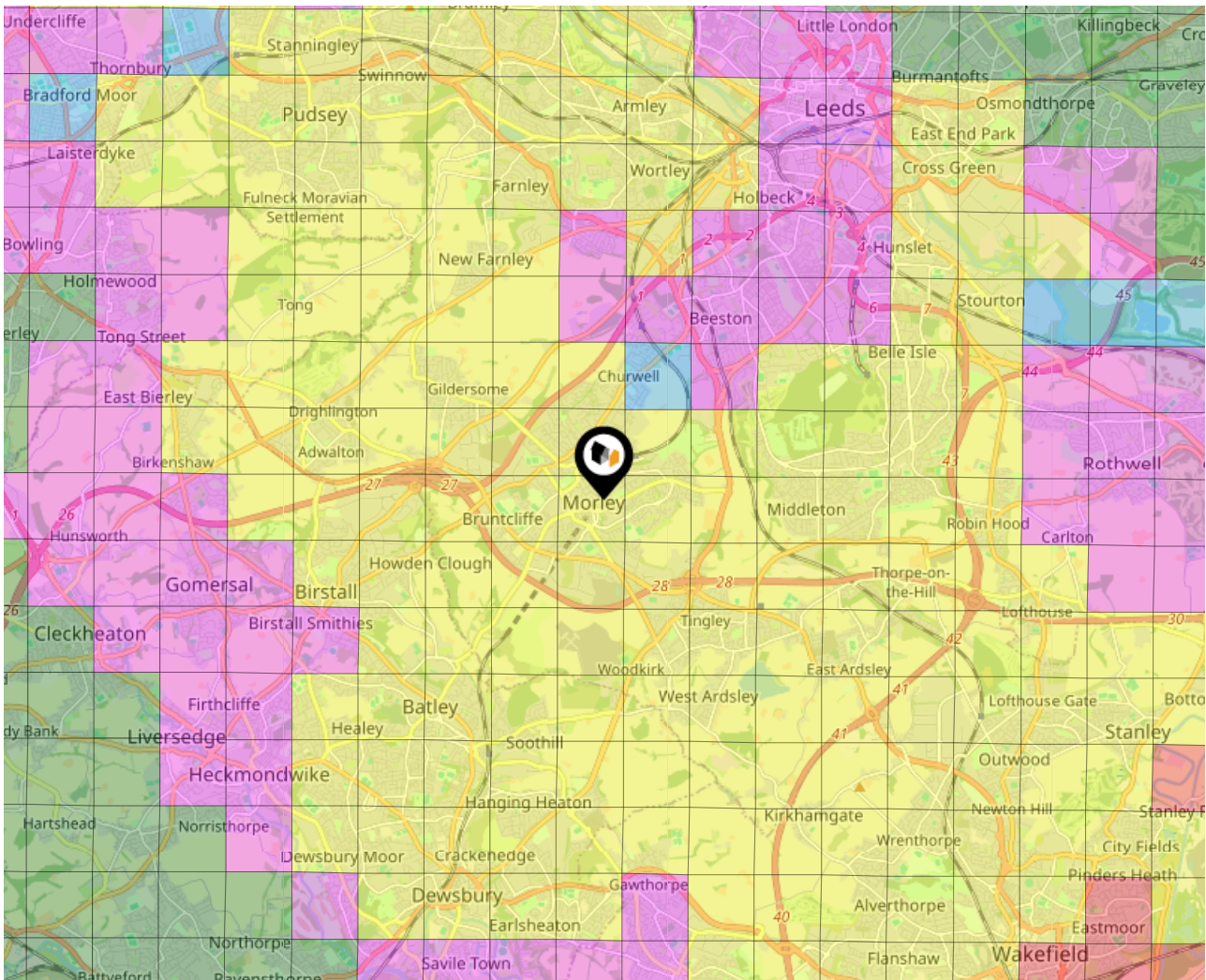


Key:

-  Power Pylons
-  Communication Masts

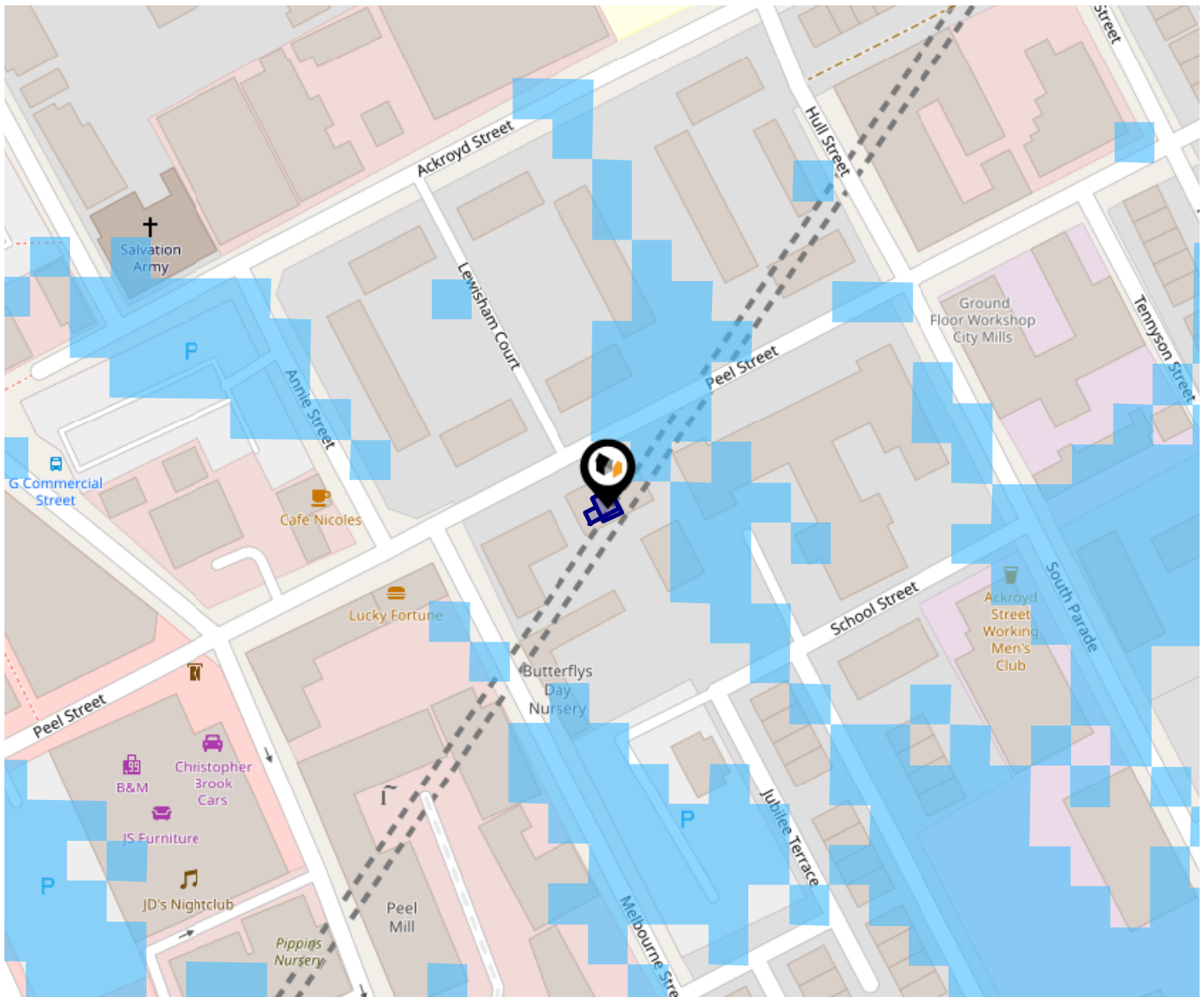
What is Radon?

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



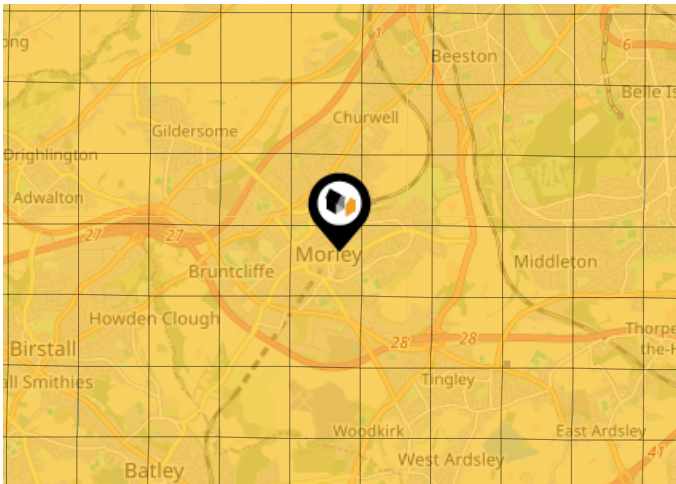
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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



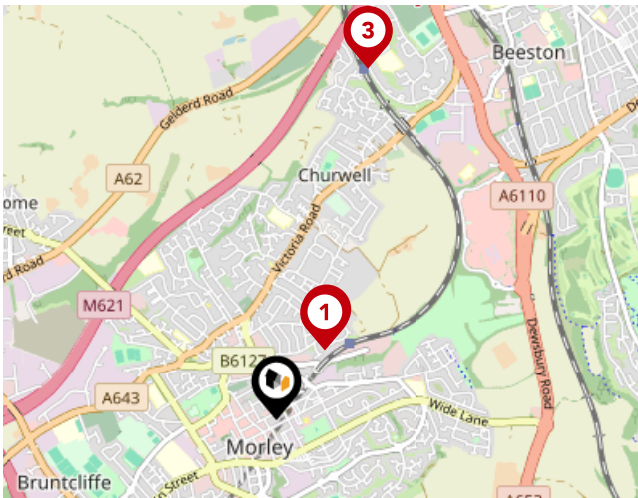
Primary Classifications (Most Common Clay Types)

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

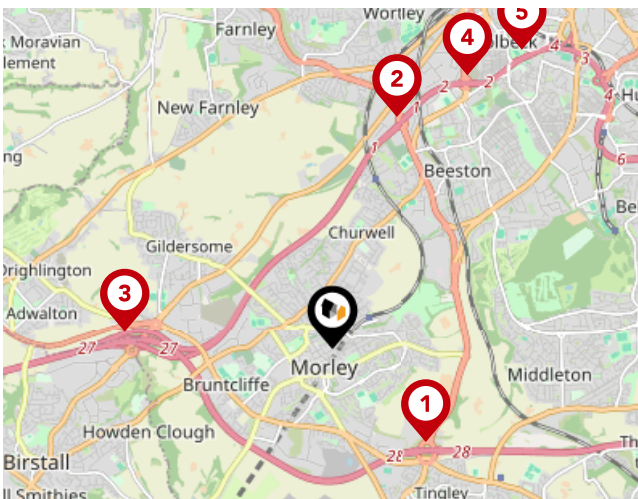
Transport (National)

LANDWOOD
GROUP



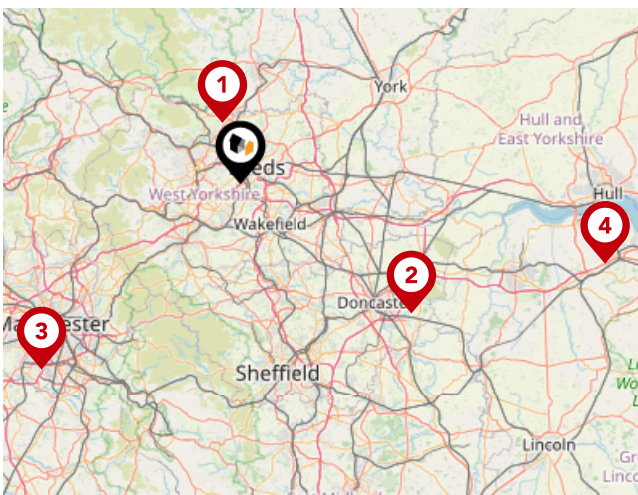
National Rail Stations

Pin	Name	Distance
1	Morley Rail Station	0.37 miles
2	Morley Rail Station	0.38 miles
3	Cottingley Rail Station	1.59 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M62 J28	1.16 miles
2	M621 J1	2.11 miles
3	M62 J27	1.83 miles
4	M621 J2	2.68 miles
5	M621 J2A	3.1 miles



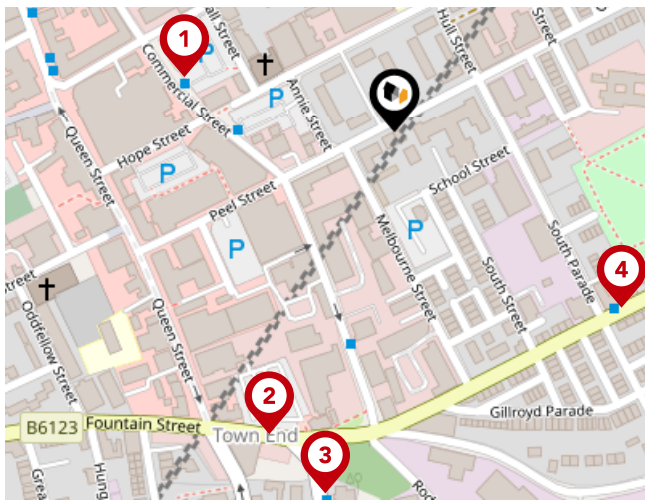
Airports/Helipads

Pin	Name	Distance
1	Leeds Bradford Airport	8.92 miles
2	Finningley	30.22 miles
3	Manchester Airport	38.32 miles
4	Humberside Airport	52.37 miles

Area

Transport (Local)

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Bus Stops/Stations

Pin	Name	Distance
1	Morley Town Hall D	0.12 miles
2	New Pavillion	0.18 miles
3	St Pauls Street	0.2 miles
4	South Parade	0.16 miles
5	Morley Town Hall B	0.21 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.



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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.



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