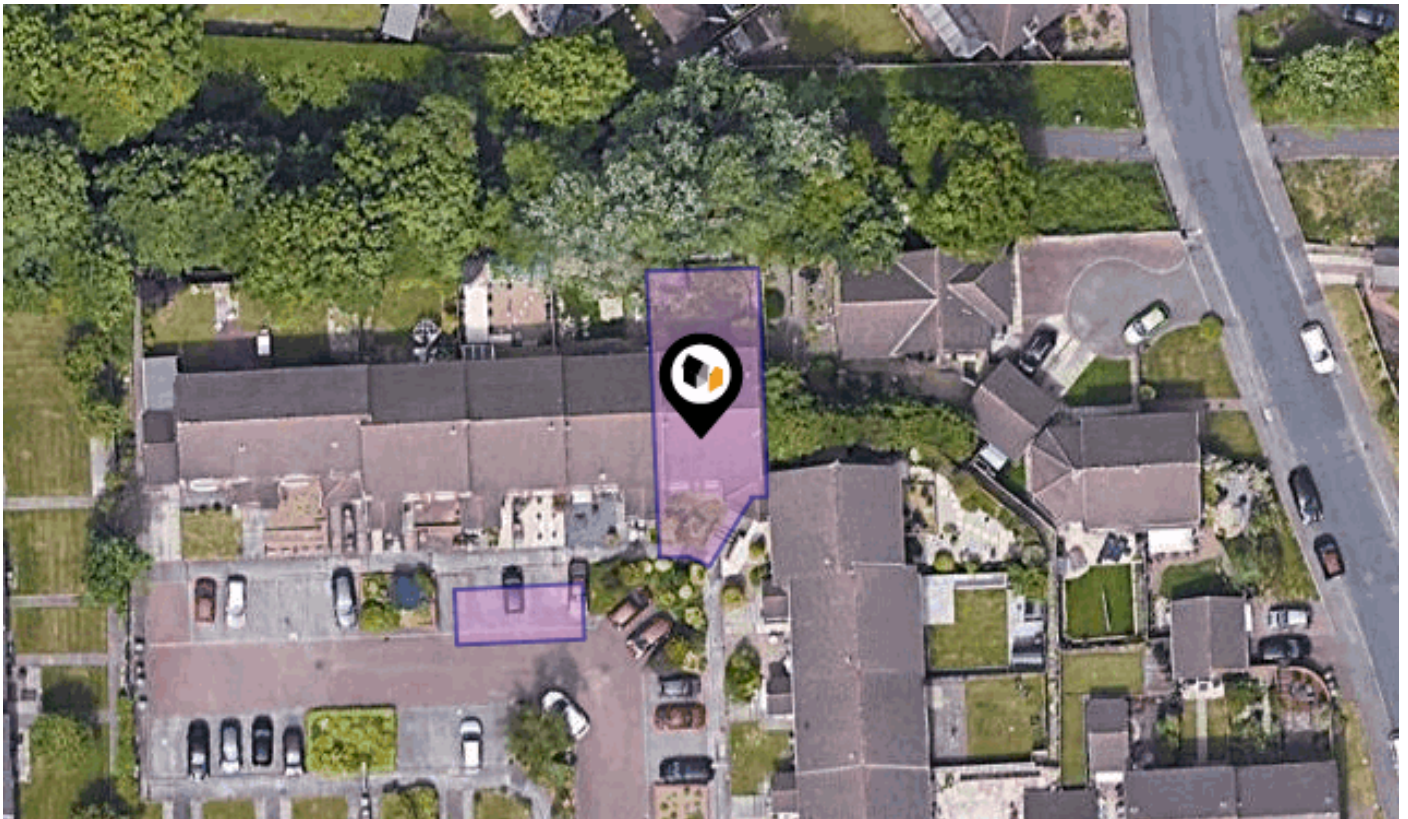




KPF: Key Property Facts

An Analysis of This Property & The Local Area

Wednesday 01st October 2025



30, BELFRY COURT, WAKEFIELD, WF1 3TY

Landwood Group

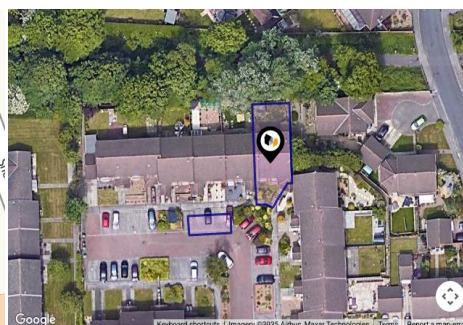
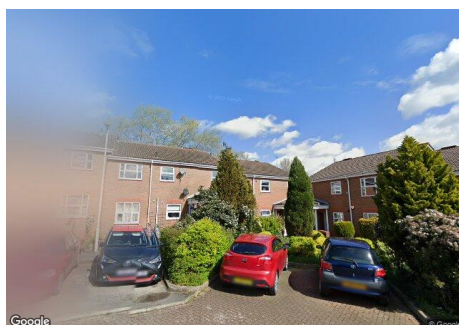
77 Deansgate Manchester M3 2BW

0161 710 2010

Heather.twiss@landwoodgroup.com

<https://landwoodgroup.com/>





Property

Type:	Flat / Maisonette	Last Sold Date:	26/08/2008
Bedrooms:	2	Last Sold Price:	£125,000
Floor Area:	635 ft ² / 59 m ²	Last Sold £/ft ² :	£185
Plot Area:	0.06 acres	Tenure:	Leasehold
Year Built :	1983-1990	Start Date:	11/08/1991
Council Tax :	Band B	End Date:	01/01/2089
Annual Estimate:	£1,700	Lease Term:	99 years from 1 January 1990
Title Number:	WYK496007	Term Remaining:	63 years
UPRN:	63009327		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

16 mb/s	36 mb/s	1800 mb/s

Mobile Coverage: (based on calls indoors)



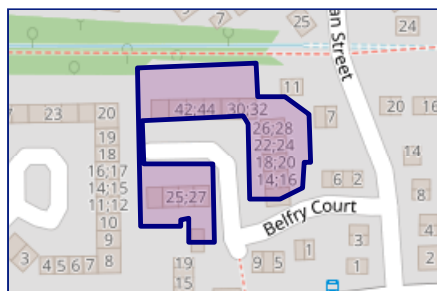
Satellite/Fibre TV Availability:



Property Multiple Title Plans

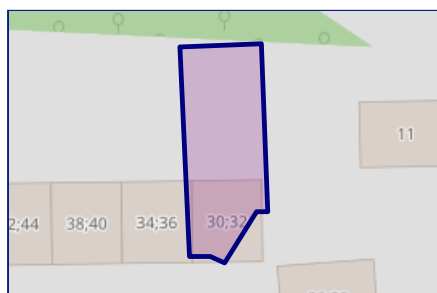
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Freehold Title Plan



WYK602473

Leasehold Title Plan



WYK496007

Start Date: 11/08/1991
End Date: 01/01/2089
Lease Term: 99 years from 1 January 1990
Term Remaining: 63 years

Property
EPC - Certificate

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30 Belfry Court, WF1 3TY

Energy rating

C

Valid until 09.05.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 c	76 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

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Additional EPC Data

Property Type:	Flat
Build Form:	End-Terrace
Transaction Type:	Rental
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	00
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	(another dwelling above)
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	59 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.

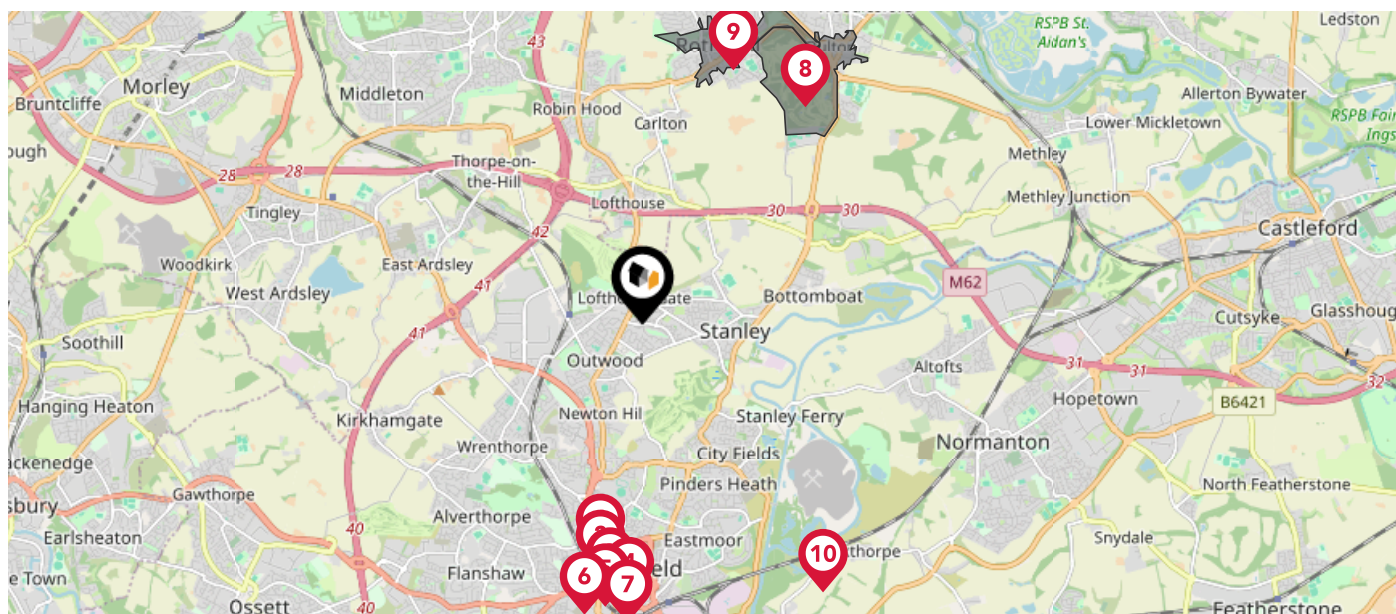
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

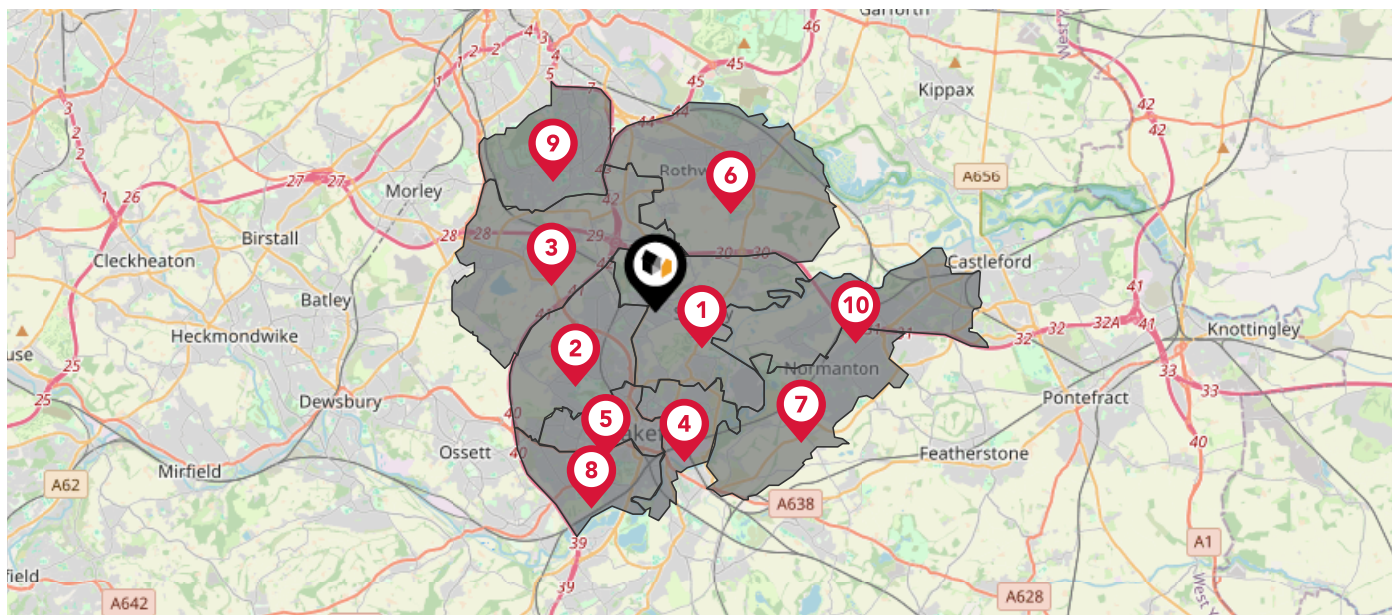
- 1 St Johns Wakefield
- 2 Wentworth Terrace Wakefield
- 3 Wood Street Wakefield
- 4 Wakefield Cathedral
- 5 Upper Westgate Wakefield
- 6 Lower Westgate Wakefield
- 7 South Parade Wakefield
- 8 OULTON
- 9 ROTHWELL
- 10 Kirkthorpe

Maps











Council Wards

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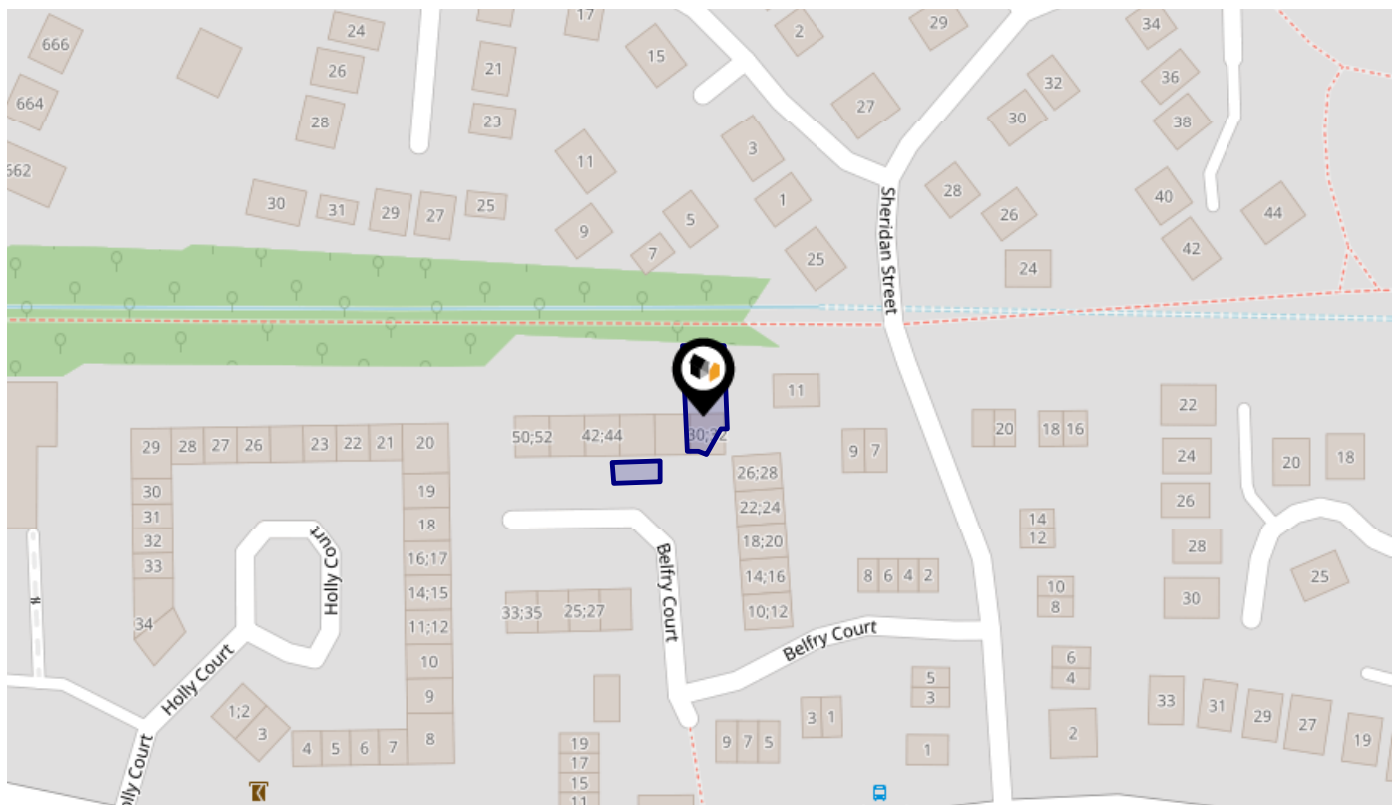
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

-  Stanley and Outwood East Ward
-  Wrenthorpe and Outwood West Ward
-  Ardsley & Robin Hood Ward
-  Wakefield East Ward
-  Wakefield North Ward
-  Rothwell Ward
-  Normanton Ward
-  Wakefield West Ward
-  Middleton Park Ward
-  Altofts and Whitwood 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:

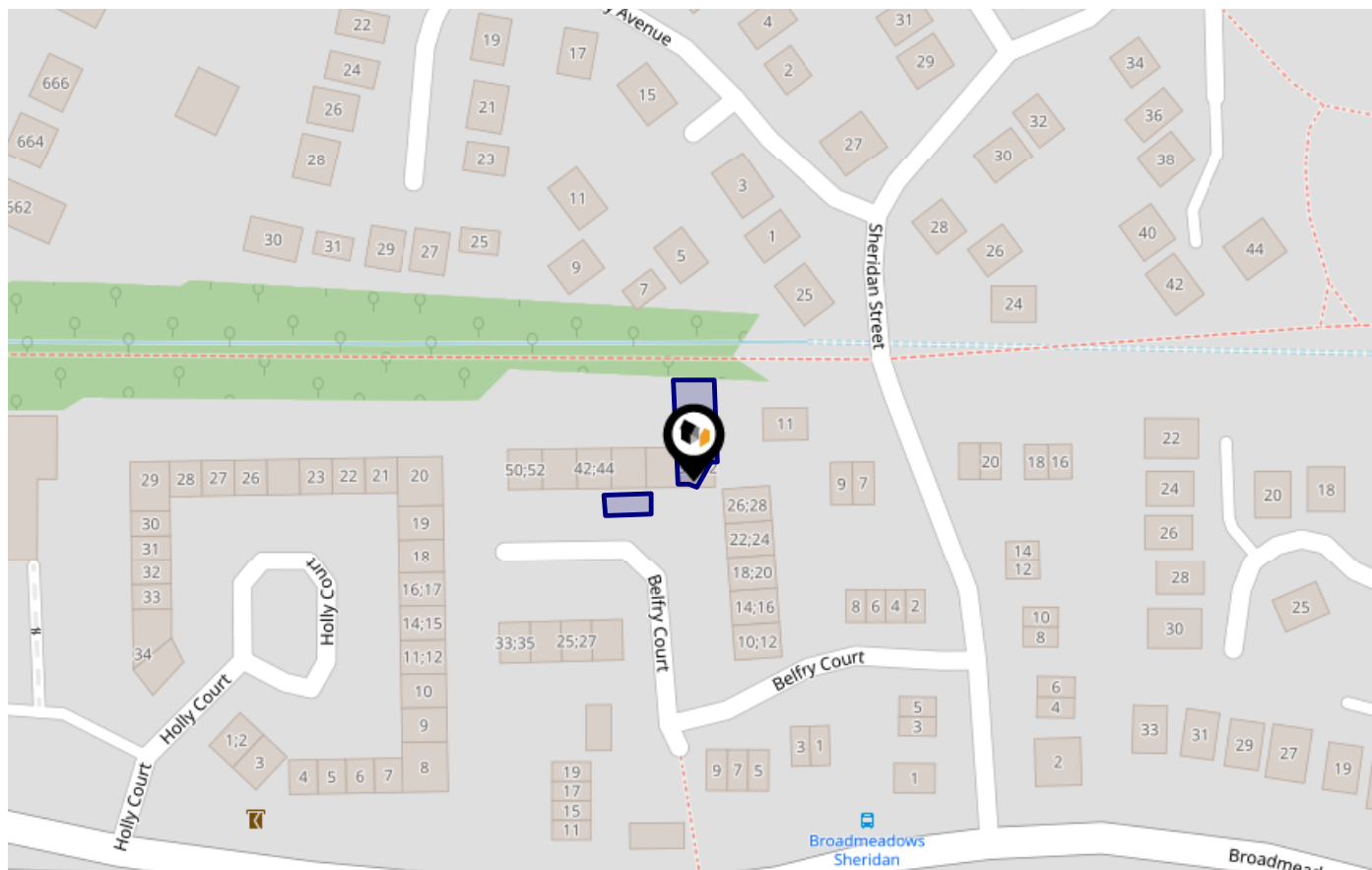
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

Flood Risk

Rivers & Seas - Flood Risk

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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.

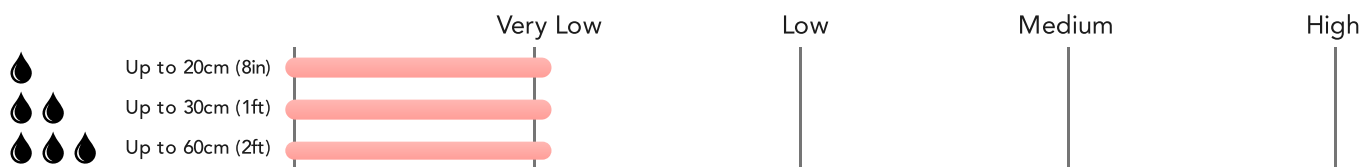


Risk Rating: Very low

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.

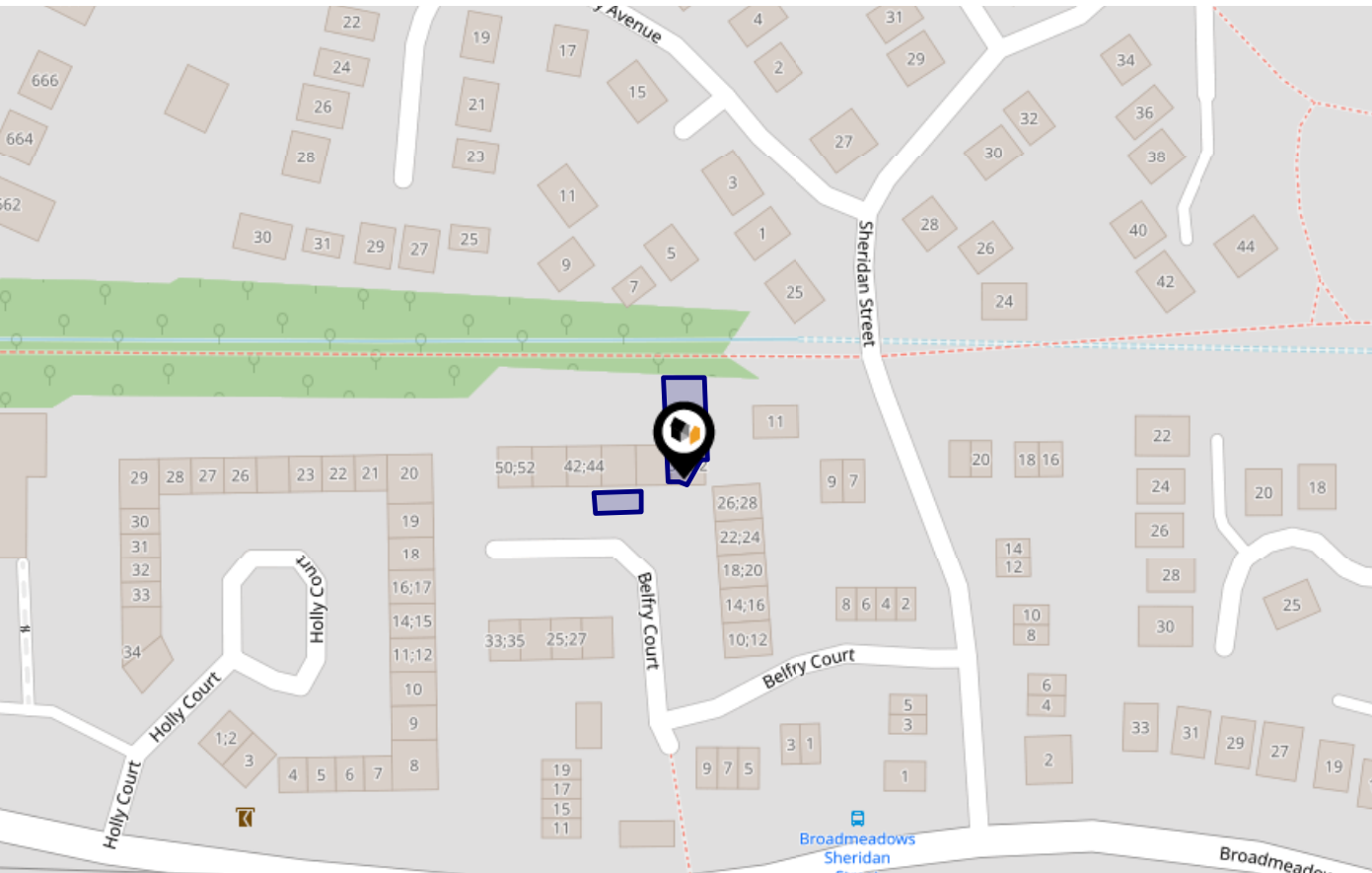
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Climate Change

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.

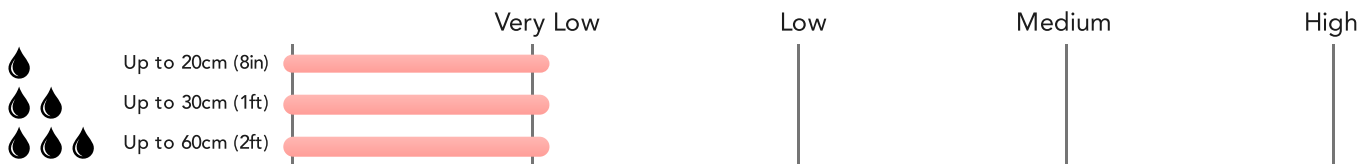


Risk Rating: Very low

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:

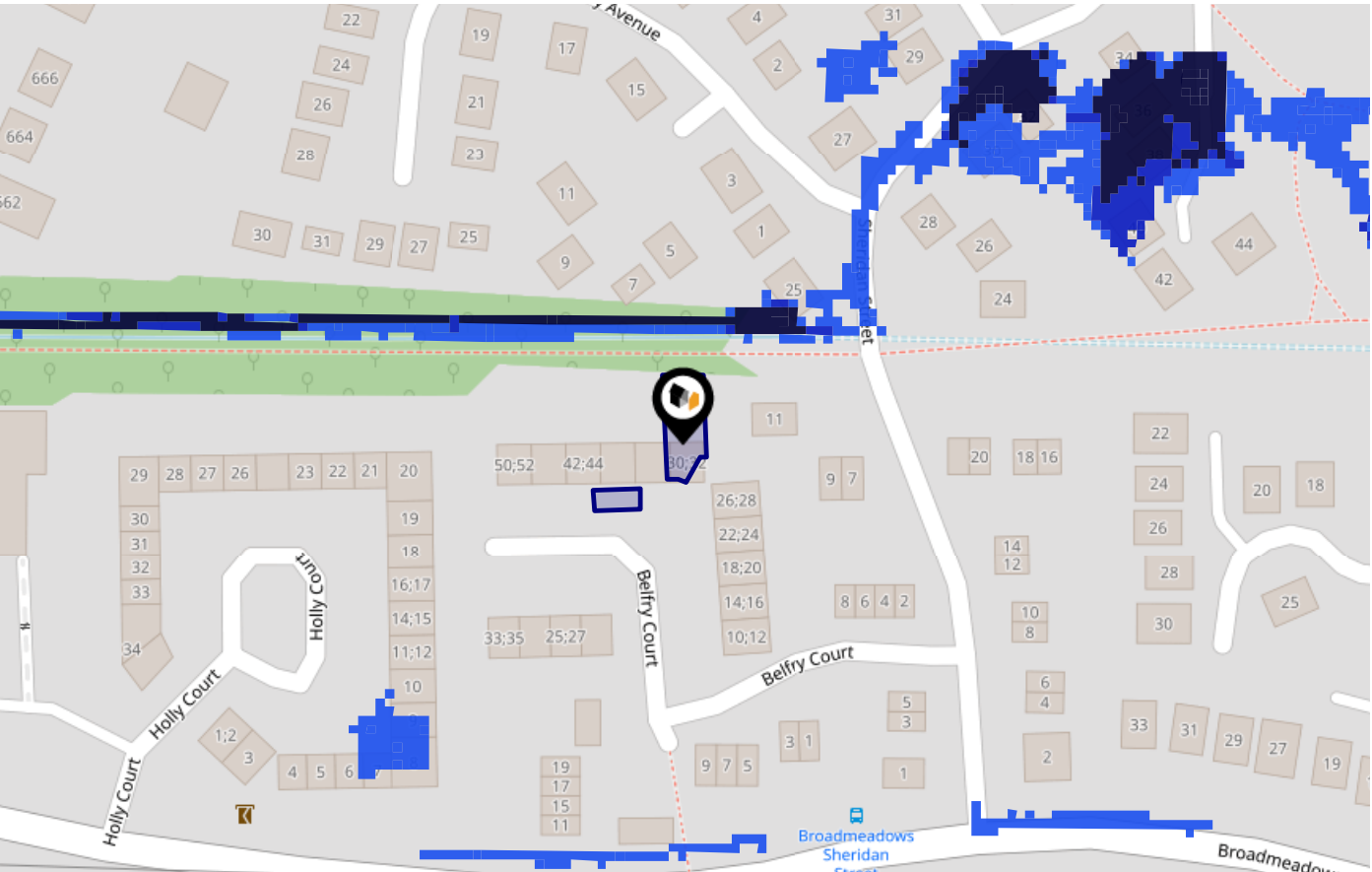


Flood Risk

Surface Water - Flood Risk

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

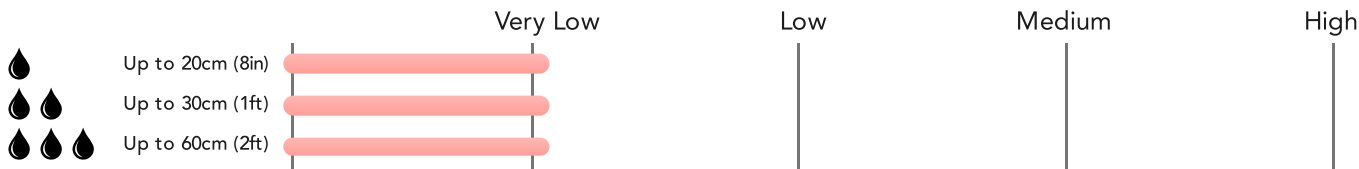


Risk Rating: Very low

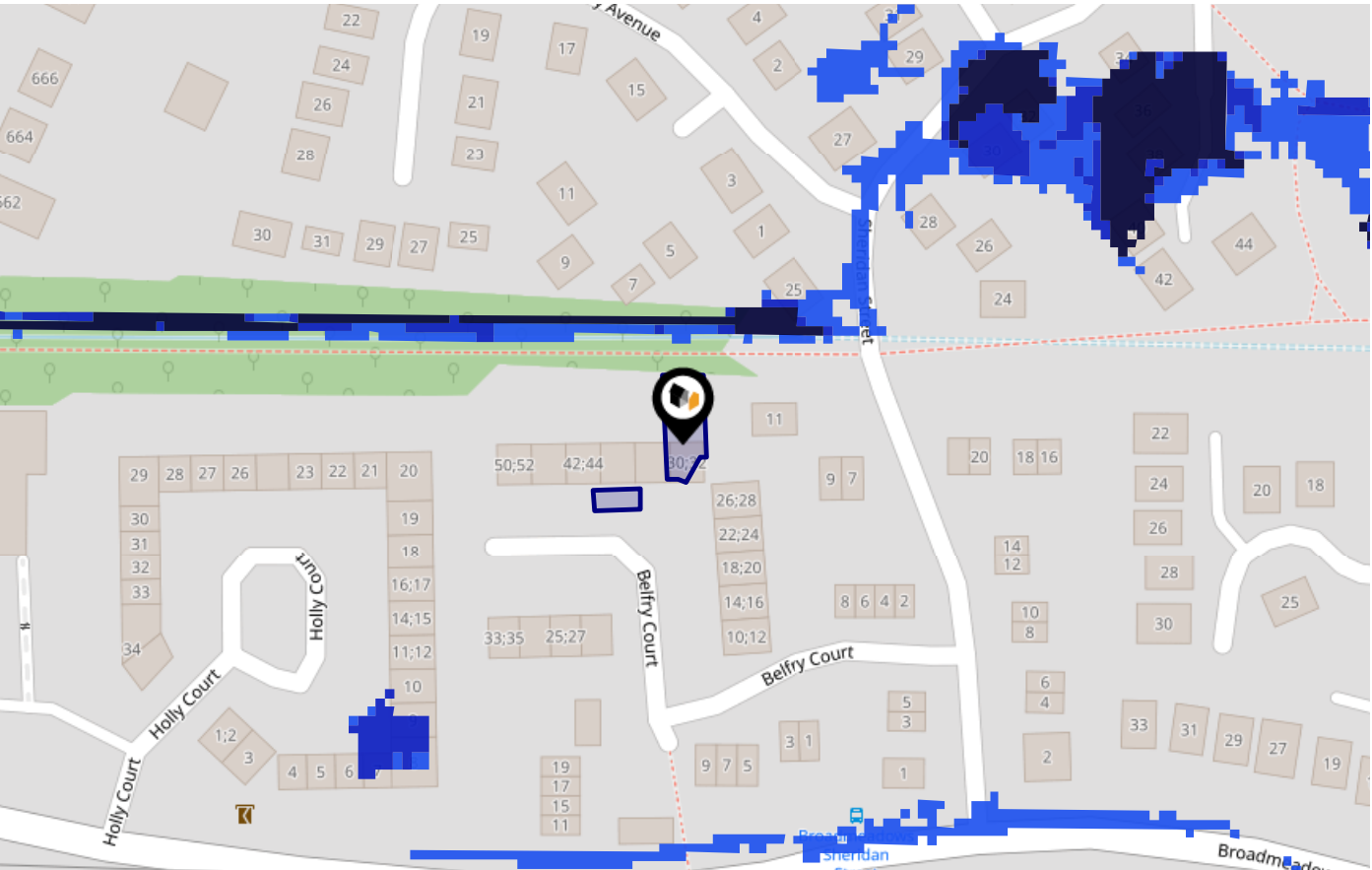
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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.

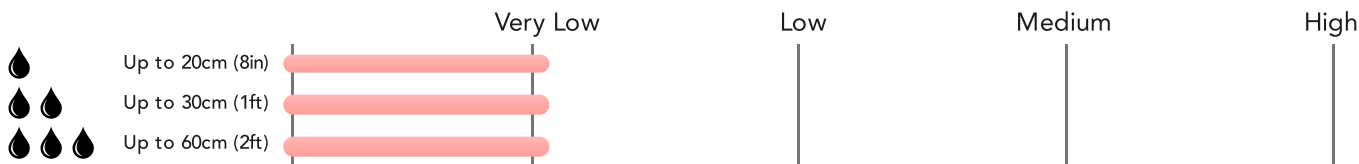


Risk Rating: Very low

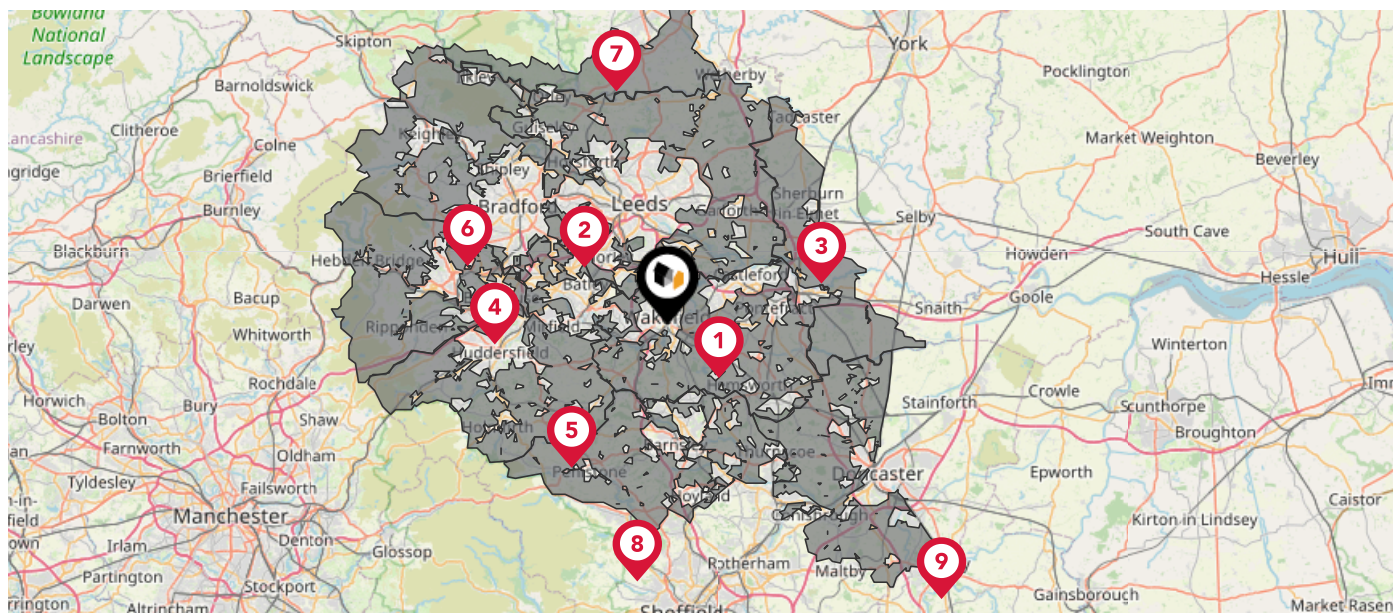
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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

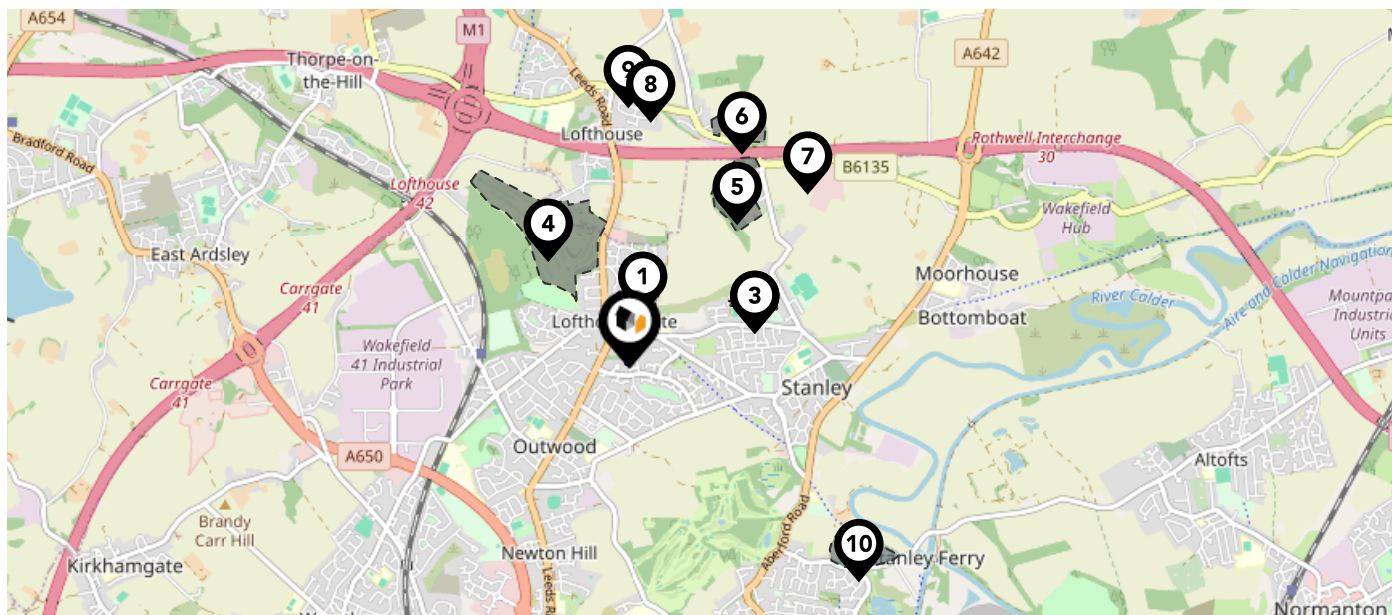
- 1 South and West Yorkshire Green Belt - Wakefield
- 2 South and West Yorkshire Green Belt - Leeds
- 3 South and West Yorkshire Green Belt - Selby
- 4 South and West Yorkshire Green Belt - Calderdale
- 5 South and West Yorkshire Green Belt - Kirklees
- 6 South and West Yorkshire Green Belt - Bradford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

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

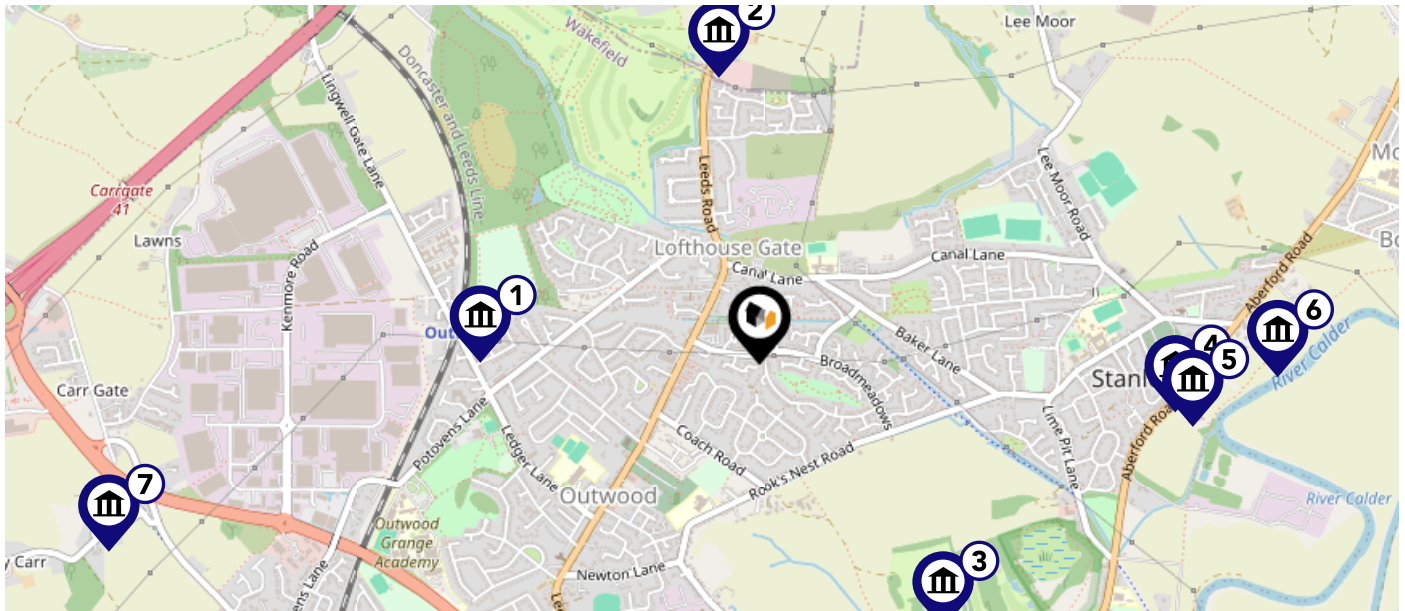
1	Lofthouse Gate Landfill-Park View, Wakefield, Lofthouse Gate, West Yorkshire	Historic Landfill	<input type="checkbox"/>
2	Rodillians RUFC-Lee Moor Road, Stanley	Historic Landfill	<input type="checkbox"/>
3	Rodillians RUFC-Lee Moor Road, Stanley	Historic Landfill	<input type="checkbox"/>
4	Lofthouse Hill Golf Course-Park View, Leeds Road, Lofthouse Gate, Wakefield	Historic Landfill	<input type="checkbox"/>
5	Land off Lee Moor Lane-Carlton, Stanley, Near Wakefield	Historic Landfill	<input type="checkbox"/>
6	Lee Moor Lane-Lofthouse	Historic Landfill	<input type="checkbox"/>
7	Patrick Green-Oulton	Historic Landfill	<input type="checkbox"/>
8	Green Lane-Lofthouse	Historic Landfill	<input type="checkbox"/>
9	Cemetery Lane-Lofthouse	Historic Landfill	<input type="checkbox"/>
10	Ferry Lane-Stanley, Wakefield, West Yorkshire	Historic Landfill	<input type="checkbox"/>








Maps

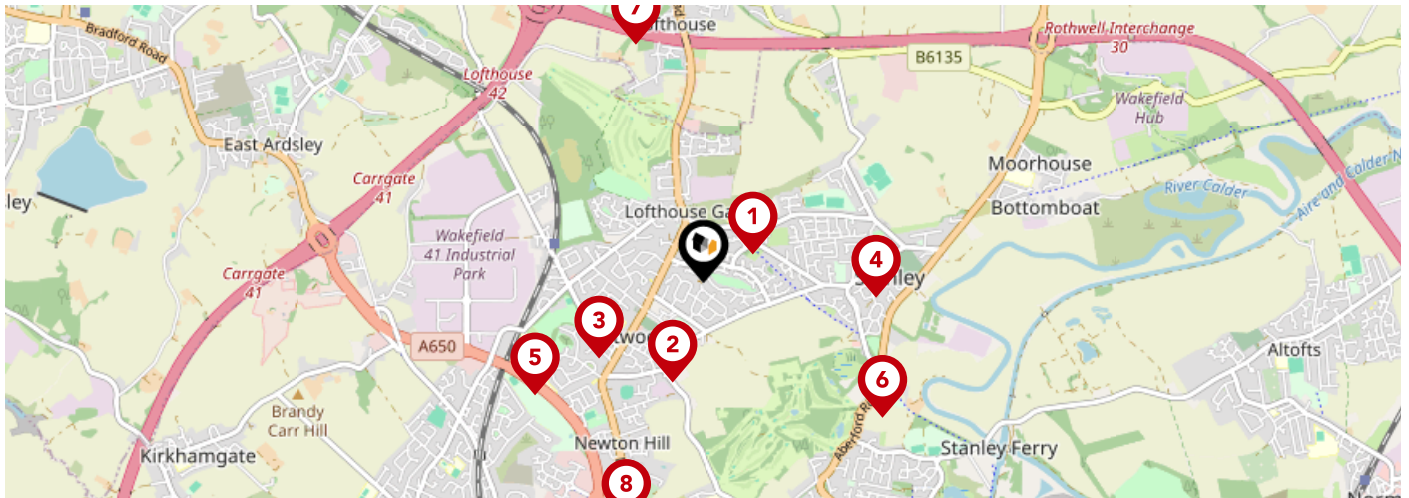
Listed Buildings

LANDWOOD
GROUP

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



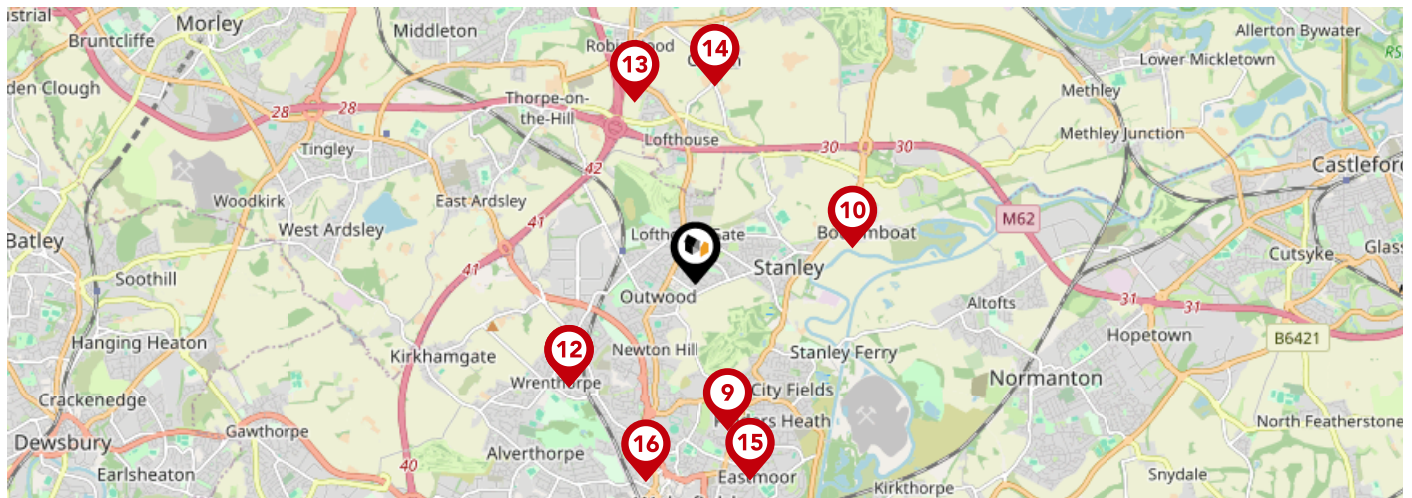
Listed Buildings in the local district	Grade	Distance
 1135491 - 1-7 Railway Terrace	Grade II	0.6 miles
 1313490 - Hopkinson's House	Grade II	0.6 miles
 1313261 - Hatfeild Hall	Grade II	0.7 miles
 1135489 - Church Of St Peter	Grade II	0.9 miles
 1135487 - 420, Aberford Road	Grade II	1.0 miles
 1184466 - Nos 12a, 14, 16, 18 And 20, Including Attached Gate Piers To Left	Grade II	1.2 miles
 1313262 - Melbourne House	Grade II	1.5 miles



		Nursery	Primary	Secondary	College	Private
1	Outwood Primary Academy Lofthouse Gate Ofsted Rating: Outstanding Pupils: 451 Distance:0.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Rooks Nest Academy Ofsted Rating: Good Pupils: 367 Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Outwood Primary Academy Ledger Lane Ofsted Rating: Outstanding Pupils: 471 Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Stanley St Peters Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 307 Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Outwood Grange Academy Ofsted Rating: Good Pupils: 1974 Distance:0.88	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Stanley Grove Primary and Nursery Academy Ofsted Rating: Good Pupils: 233 Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Rodillian Academy Ofsted Rating: Good Pupils: 1635 Distance:1.09	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Newton Hill Community School Ofsted Rating: Good Pupils: 302 Distance:1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools

LANDWOOD
GROUP

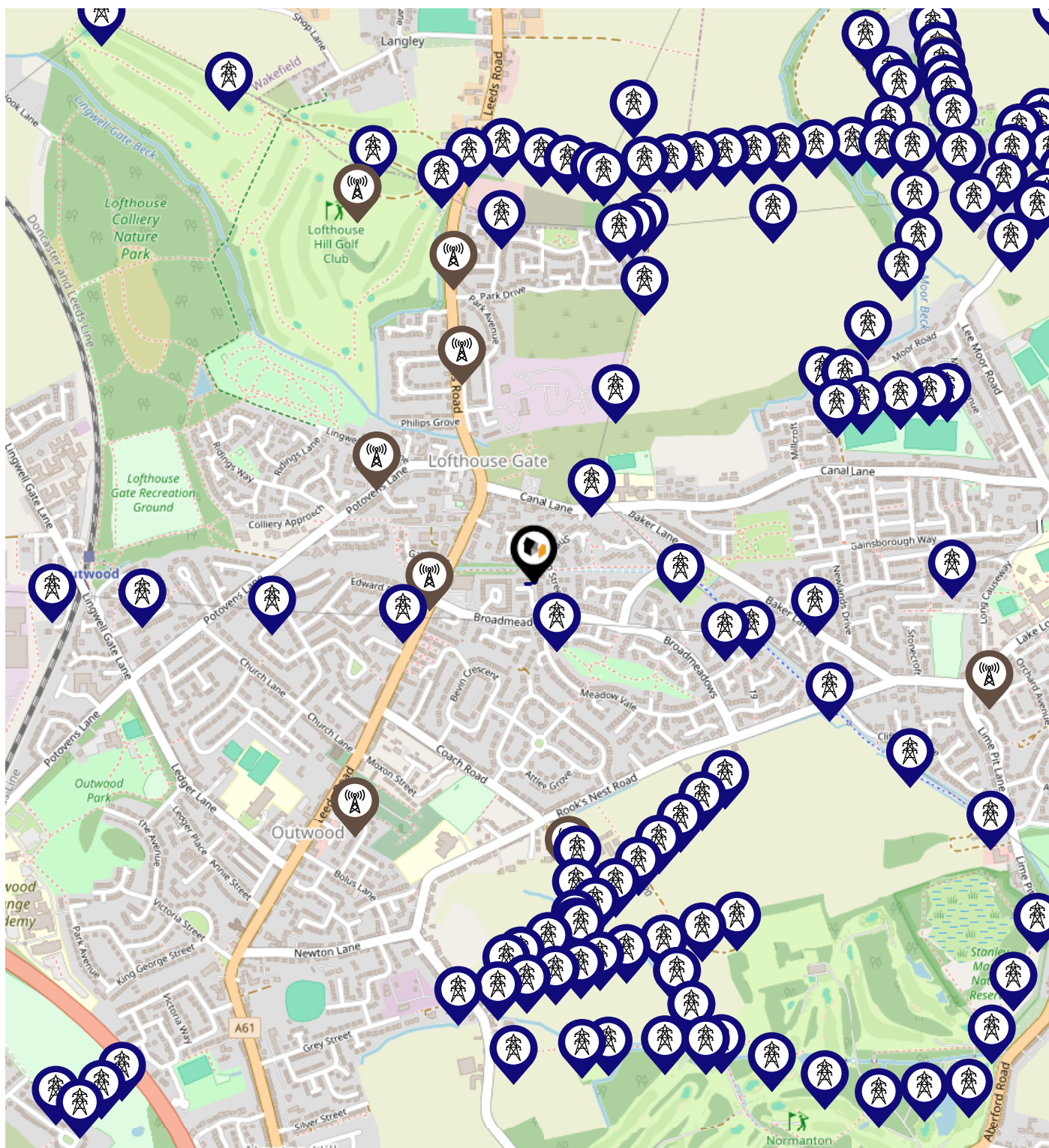


		Nursery	Primary	Secondary	College	Private
9	Meadowcroft School Ofsted Rating: Good Pupils: 119 Distance:1.31	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Kingsland Primary School Ofsted Rating: Outstanding Pupils: 201 Distance:1.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Wrenthorpe Academy Ofsted Rating: Good Pupils: 309 Distance:1.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Pinderfields Hospital PRU Ofsted Rating: Good Pupils: 91 Distance:1.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Robin Hood Primary School Ofsted Rating: Good Pupils: 450 Distance:1.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Carlton Primary School Ofsted Rating: Good Pupils: 340 Distance:1.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Ivy Lane School Ofsted Rating: Good Pupils: 29 Distance:1.79	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Wakefield St Johns Church of England Voluntary Aided Junior and Infant School Ofsted Rating: Good Pupils: 207 Distance:1.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Local Area

Masts & Pylons

LANDWOOD
GROUP

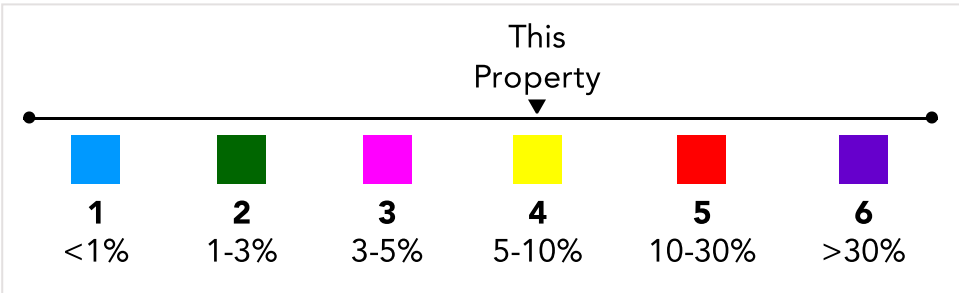
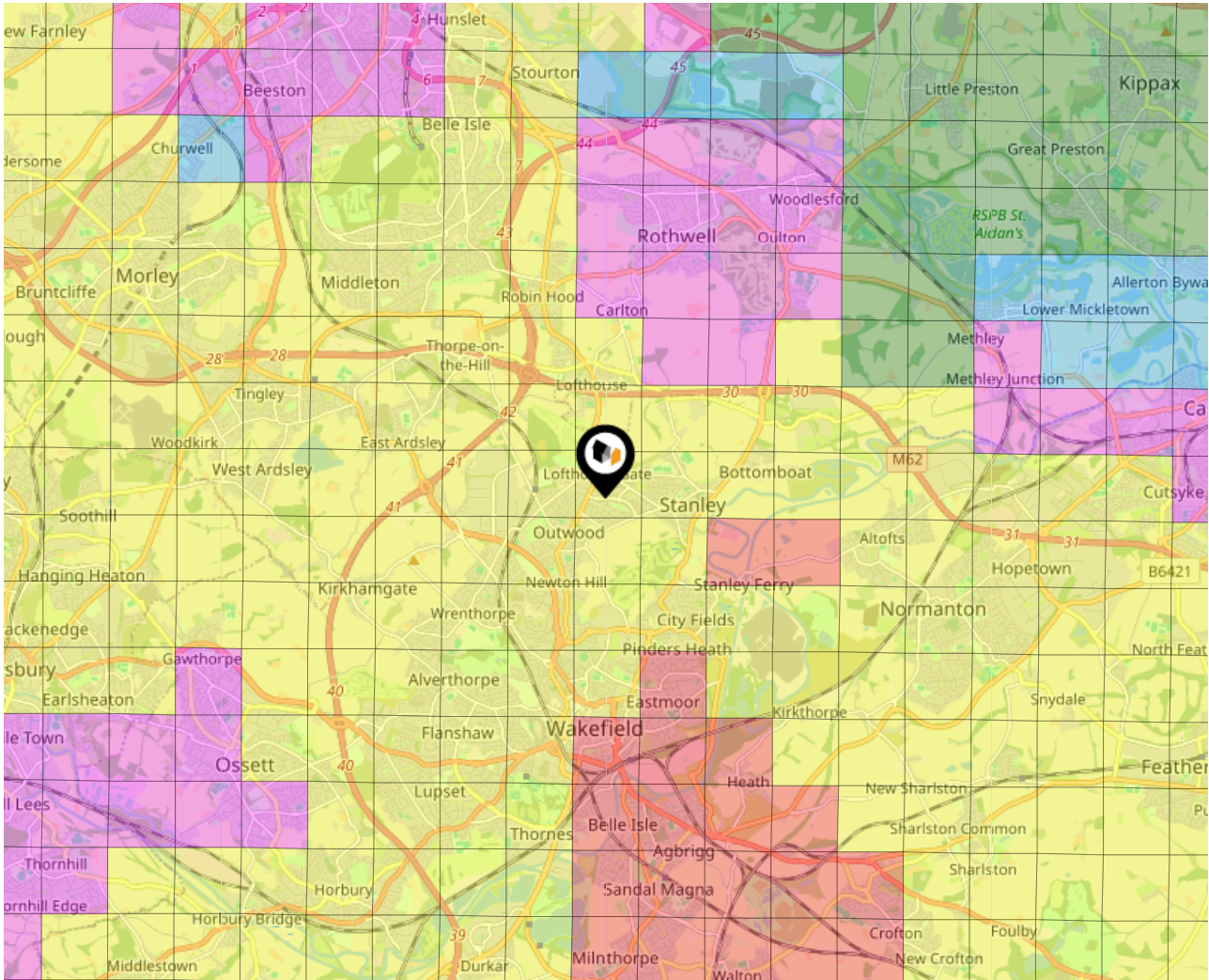


Key:

-  Power Pylons
-  Communication Masts

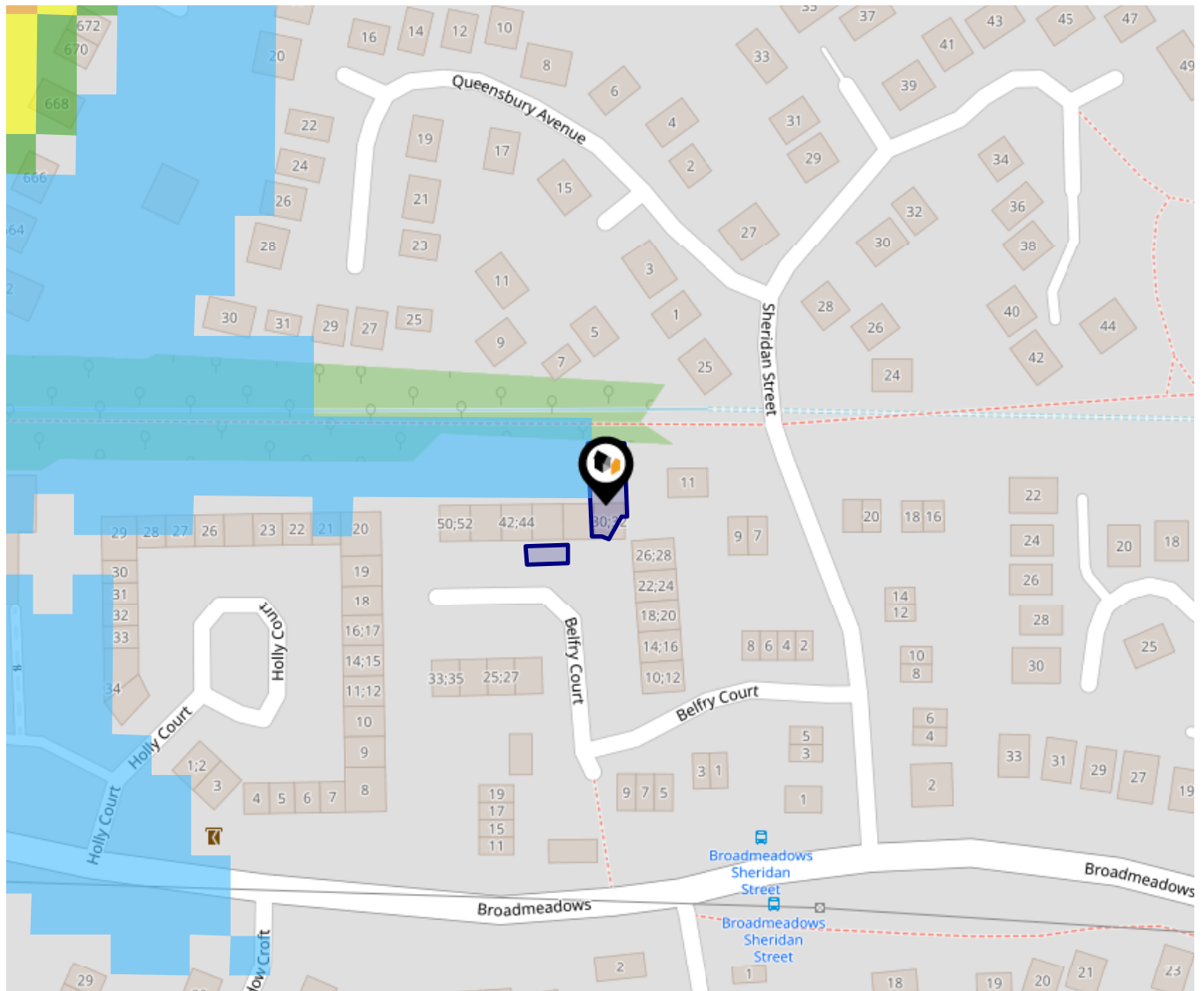
What is Radon?

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

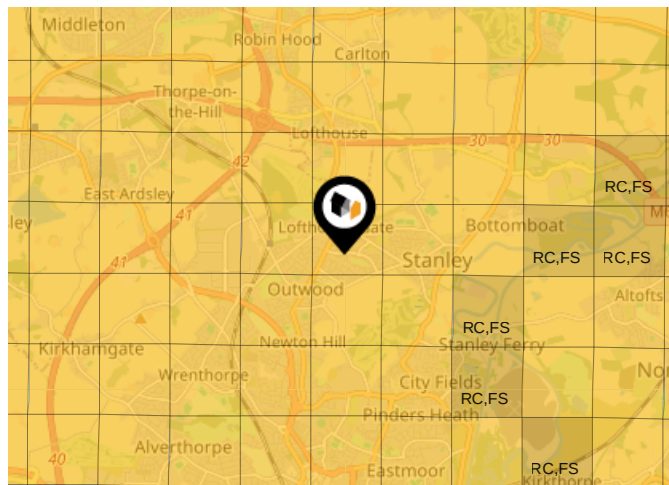


This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

Carbon Content:	NONE	Soil Texture:	CLAYEY LOAM TO SANDY
Parent Material Grain:	ARGILLIC -		LOAM
	ARENACEOUS	Soil Depth:	INTERMEDIATE-SHALLOW
Soil Group:	HEAVY TO MEDIUM		



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

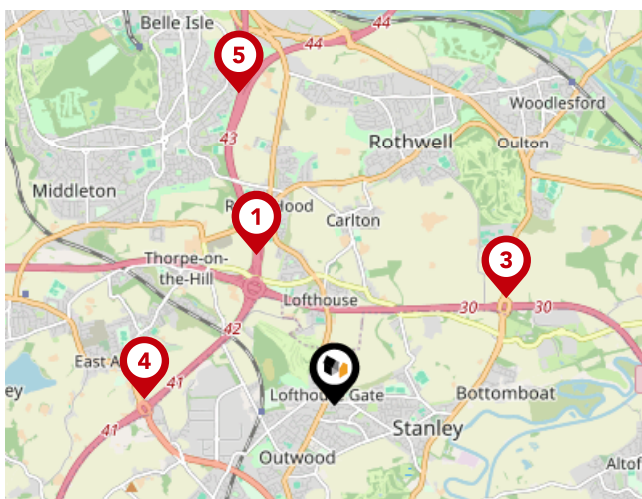
Transport (National)

LANDWOOD
GROUP



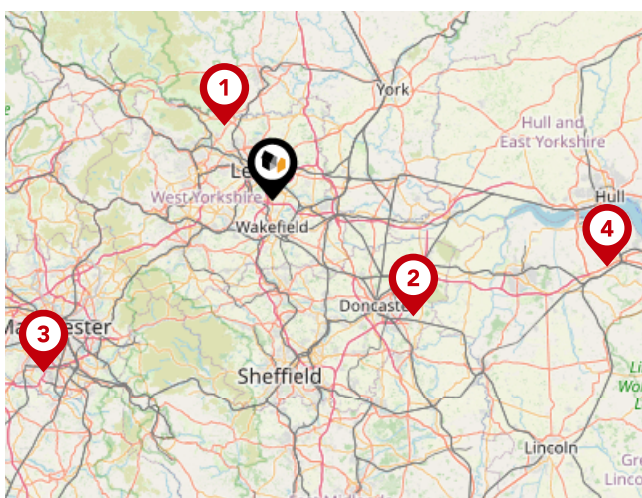
National Rail Stations

Pin	Name	Distance
1	Outwood Rail Station	0.65 miles
2	Outwood Rail Station	0.66 miles
3	Outwood Rail Station	0.67 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J42	1.48 miles
2	M62 J29	1.5 miles
3	M62 J30	1.78 miles
4	M1 J41	1.67 miles
5	M1 J43	2.86 miles



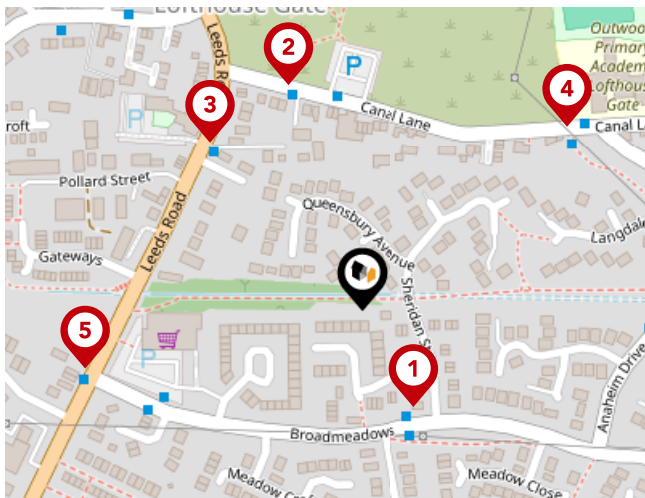
Airports/Helipads

Pin	Name	Distance
1	Leeds Bradford Airport	12.62 miles
2	Finningley	25.62 miles
3	Manchester Airport	40.22 miles
4	Humberside Airport	47.85 miles

Area

Transport (Local)

LANDWOOD
GROUP



Bus Stops/Stations

Pin	Name	Distance
1	Broadmeadows Sheridan Street	0.06 miles
2	Canal Lane Leeds Rd	0.13 miles
3	Canal Lane	0.12 miles
4	Canal Lane Baker Ln	0.15 miles
5	Broadmeadows	0.16 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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