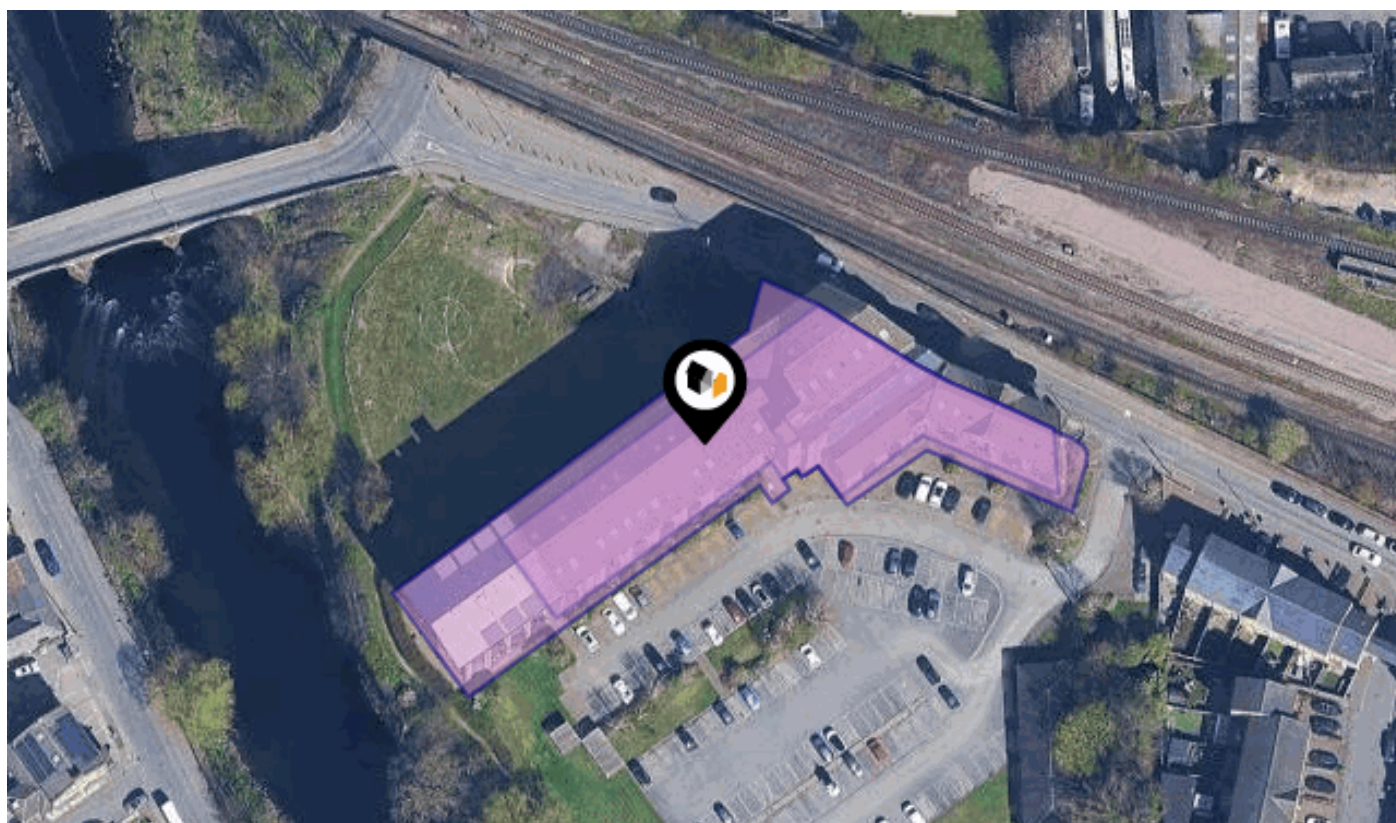




DRR: Desktop Research Report

The key facts about this property & the local market

Monday 20th July 2026 - 10:34



110, LEDGARD WHARF, MIRFIELD, WF14 8LZ

Landwood Group

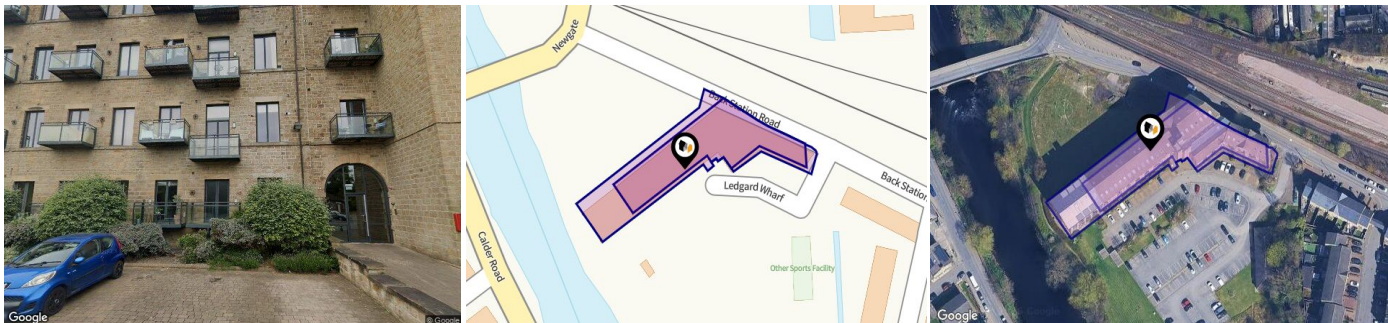
77 Deansgate Manchester M3 2BW

0161 710 2010

Emma.judge@landwoodgroup.com

<https://landwoodgroup.com/>





Property

Type:	Flat / Maisonette
Bedrooms:	1
TUFA(GIA):	441 ft ² / 41 m ²
Plot Area:	0.97 acres
Year Built :	2007
Council Tax :	Band A
Annual Estimate:	£1,627
Title Number:	WYK867899
UPRN:	83200159
Restrictive Covenants:	No

Last Sold Date:	23/11/2007
Last Sold Price:	£125,000
Last Sold £/ft ² :	£283
Tenure:	Leasehold

Local Area

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

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

17
mb/s



80
mb/s



5500
mb/s



Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:



Property

Multiple Title Plans

LANDWOOD
GROUP

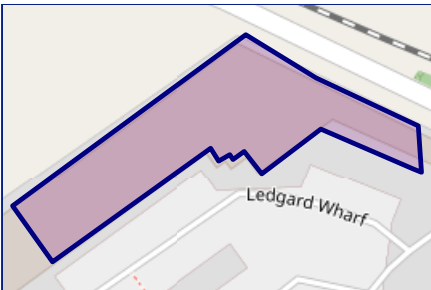
There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.

Freehold Title Plan



WYK898535

Leasehold Title Plans



WYK867899

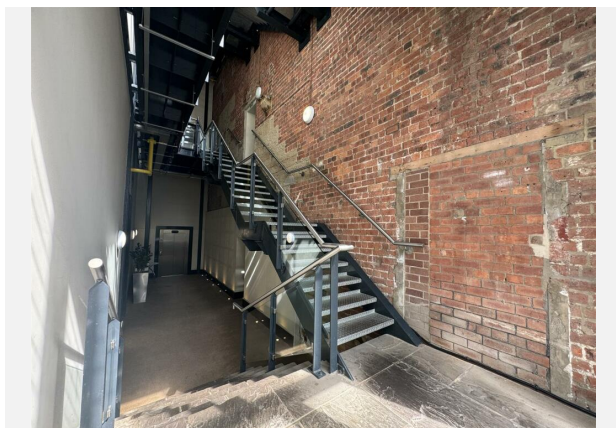
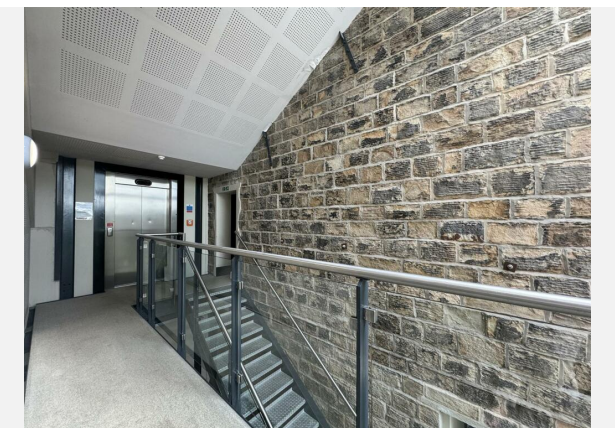
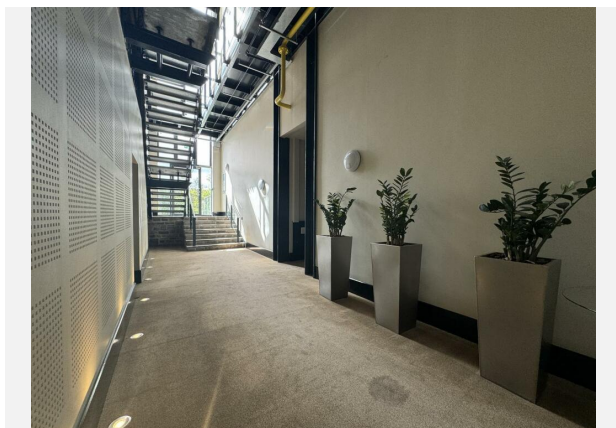
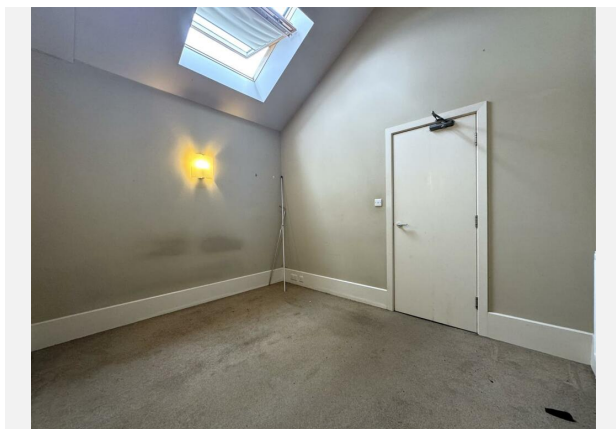
Start Date: 12/07/2006
End Date: 01/07/3004
Lease Term: 999 years from 1 July 2005
Term Remaining: 978 years



WYK830447

Start Date: 22/11/2007
End Date: 01/07/3004
Lease Term: 999 years less one day from 1 July 2005
Term Remaining: 978 years

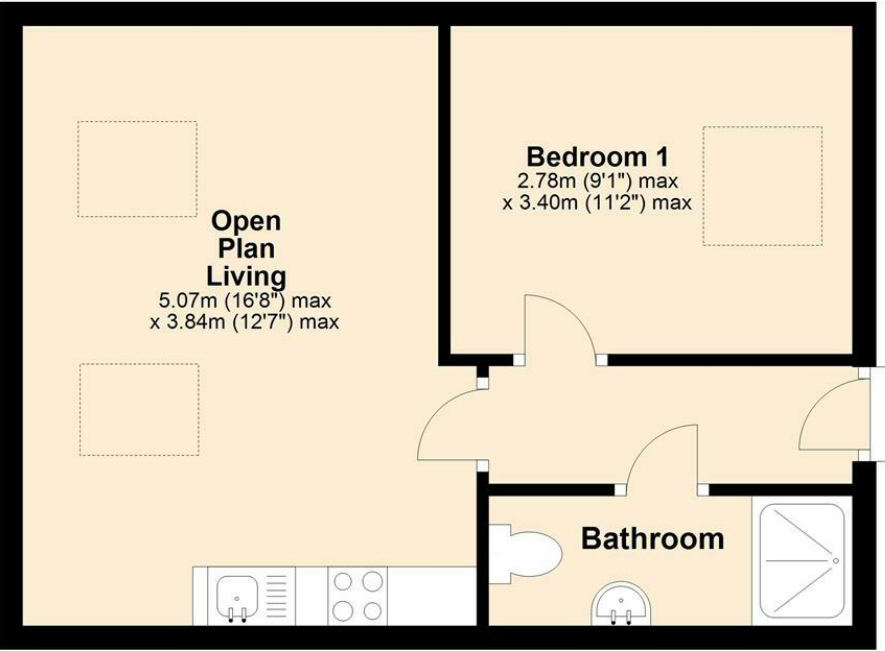




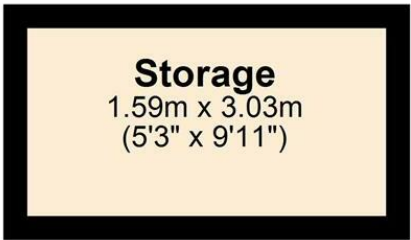


110, LEDGARD WHARF, MIRFIELD, WF14 8LZ

Third Floor



Mezzanine



110, Ledgard Wharf, WF14 8LZ

Energy rating

D

Valid until 24.03.2029

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	67 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:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	4th
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Timber frame, as built, no insulation (assumed)
Walls Energy:	Poor
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 all fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	41 m ²

Market Sold in Street

LANDWOOD
GROUP

105, Ledgard Wharf, Mirfield, WF14 8LZ				Flat-maisonette House
Last Sold Date:	19/12/2025	24/07/2007		
Last Sold Price:	£65,000	£142,000		
121, Ledgard Wharf, Mirfield, WF14 8LZ				Flat-maisonette House
Last Sold Date:	16/10/2025	08/07/2016	19/05/2009	
Last Sold Price:	£55,000	£94,995	£100,000	
103, Ledgard Wharf, Mirfield, WF14 8LZ				Flat-maisonette House
Last Sold Date:	31/03/2025	06/04/2022	24/01/2022	
Last Sold Price:	£110,000	£58,000	£39,800	
117, Ledgard Wharf, Mirfield, WF14 8LZ				Flat-maisonette House
Last Sold Date:	04/10/2024	02/10/2007		
Last Sold Price:	£50,000	£108,745		
106, Ledgard Wharf, Mirfield, WF14 8LZ				Flat-maisonette House
Last Sold Date:	19/01/2024	26/02/2014		
Last Sold Price:	£92,500	£124,995		
116, Ledgard Wharf, Mirfield, WF14 8LZ				Flat-maisonette House
Last Sold Date:	21/10/2022	19/10/2006		
Last Sold Price:	£100,000	£116,440		
111, Ledgard Wharf, Mirfield, WF14 8LZ				Flat-maisonette House
Last Sold Date:	26/05/2022	01/08/2017	19/01/2007	
Last Sold Price:	£67,500	£69,000	£130,000	
113, Ledgard Wharf, Mirfield, WF14 8LZ				Flat-maisonette House
Last Sold Date:	03/03/2022	30/10/2006		
Last Sold Price:	£63,750	£130,000		
100, Ledgard Wharf, Mirfield, WF14 8LZ				Flat-maisonette House
Last Sold Date:	11/06/2021	09/11/2006		
Last Sold Price:	£67,500	£120,588		
118, Ledgard Wharf, Mirfield, WF14 8LZ				Flat-maisonette House
Last Sold Date:	19/10/2020	23/10/2006		
Last Sold Price:	£44,000	£130,500		
120, Ledgard Wharf, Mirfield, WF14 8LZ				Flat-maisonette House
Last Sold Date:	21/12/2016	19/05/2009		
Last Sold Price:	£83,500	£100,000		
123, Ledgard Wharf, Mirfield, WF14 8LZ				Flat-maisonette House
Last Sold Date:	21/12/2016	20/05/2009		
Last Sold Price:	£83,500	£100,000		

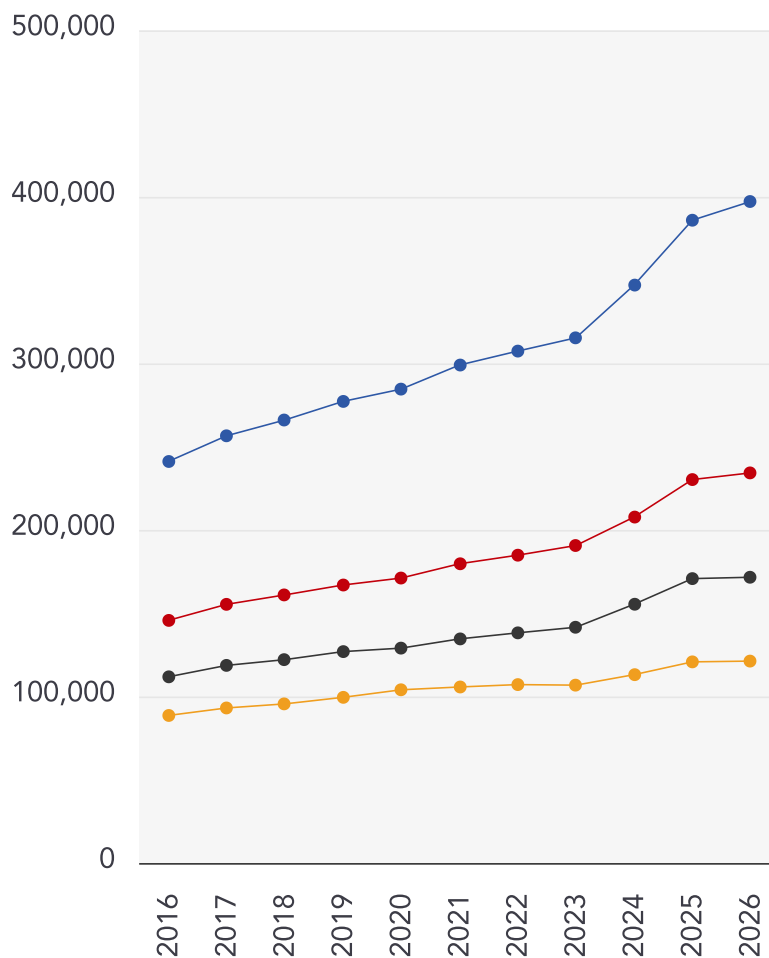
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics

LANDWOOD
GROUP

10 Year History of Average House Prices by Property Type in WF14



Detached

+64.74%

Semi-Detached

+60.79%

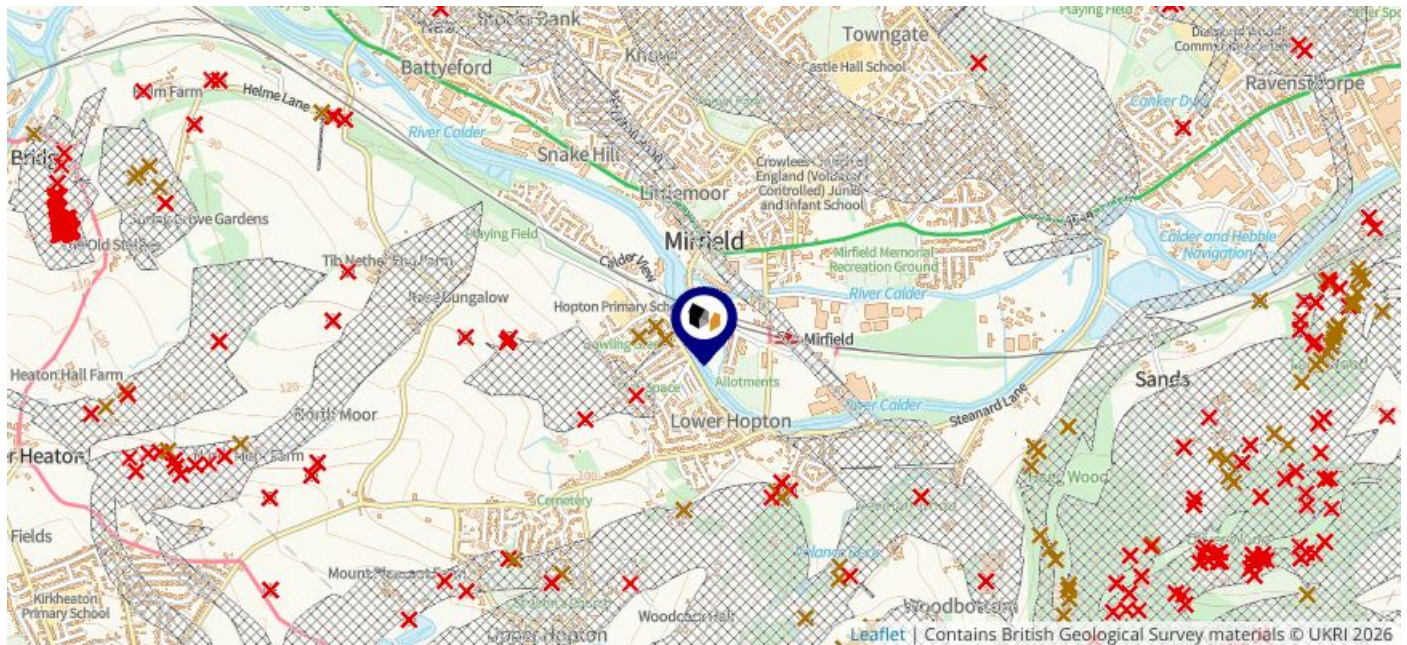
Terraced

+53.47%

Flat

+36.84%

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.

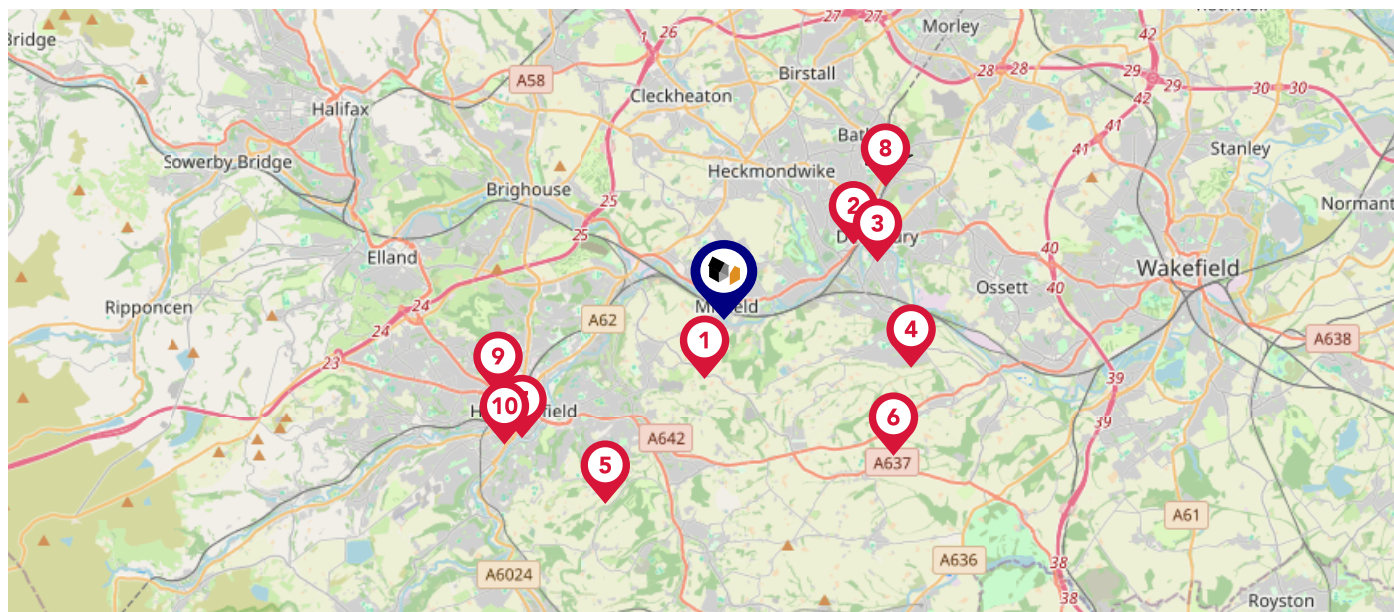
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

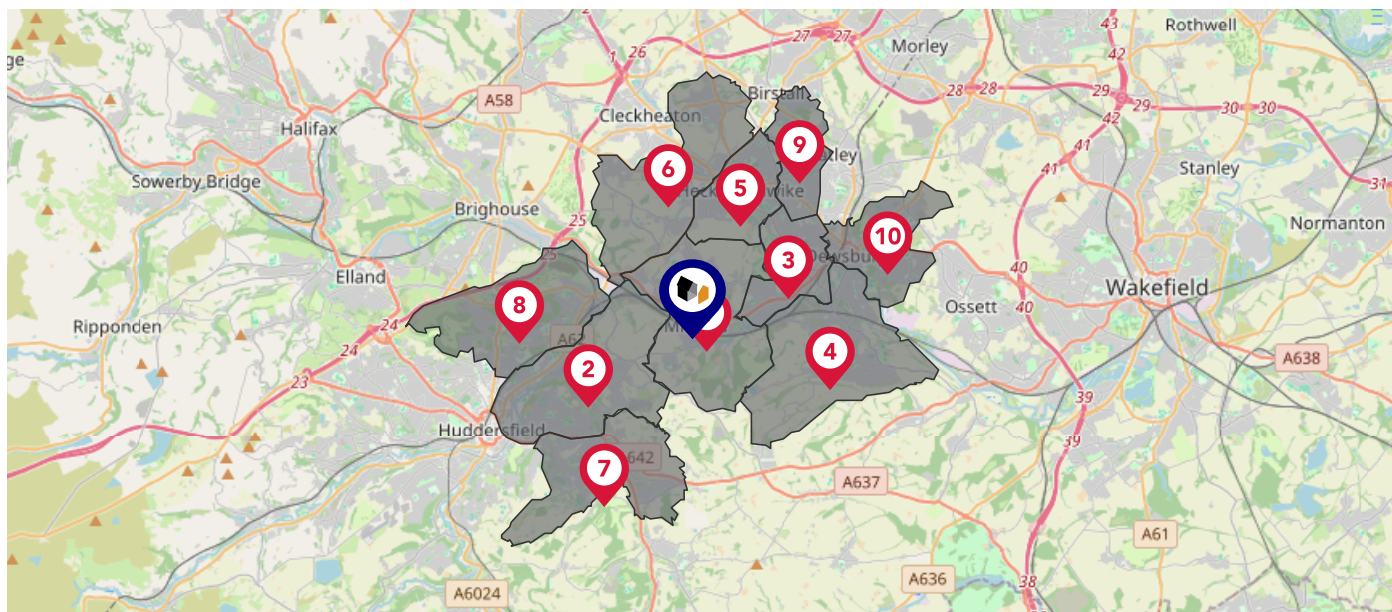
- 1 Upper Hopton
- 2 Northfields
- 3 Dewsbury Town Centre
- 4 Thornhill
- 5 Almondbury
- 6 Hope Pit
- 7 Huddersfield Town Centre
- 8 Station Road
- 9 Birkby
- 10 Springwood

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

Mirfield Ward

2

Dalton Ward

3

Dewsbury West Ward

4

Dewsbury South Ward

5

Heckmondwike Ward

6

Liversedge and Gomersal Ward

7

Almondbury Ward

8

Ashbrow Ward

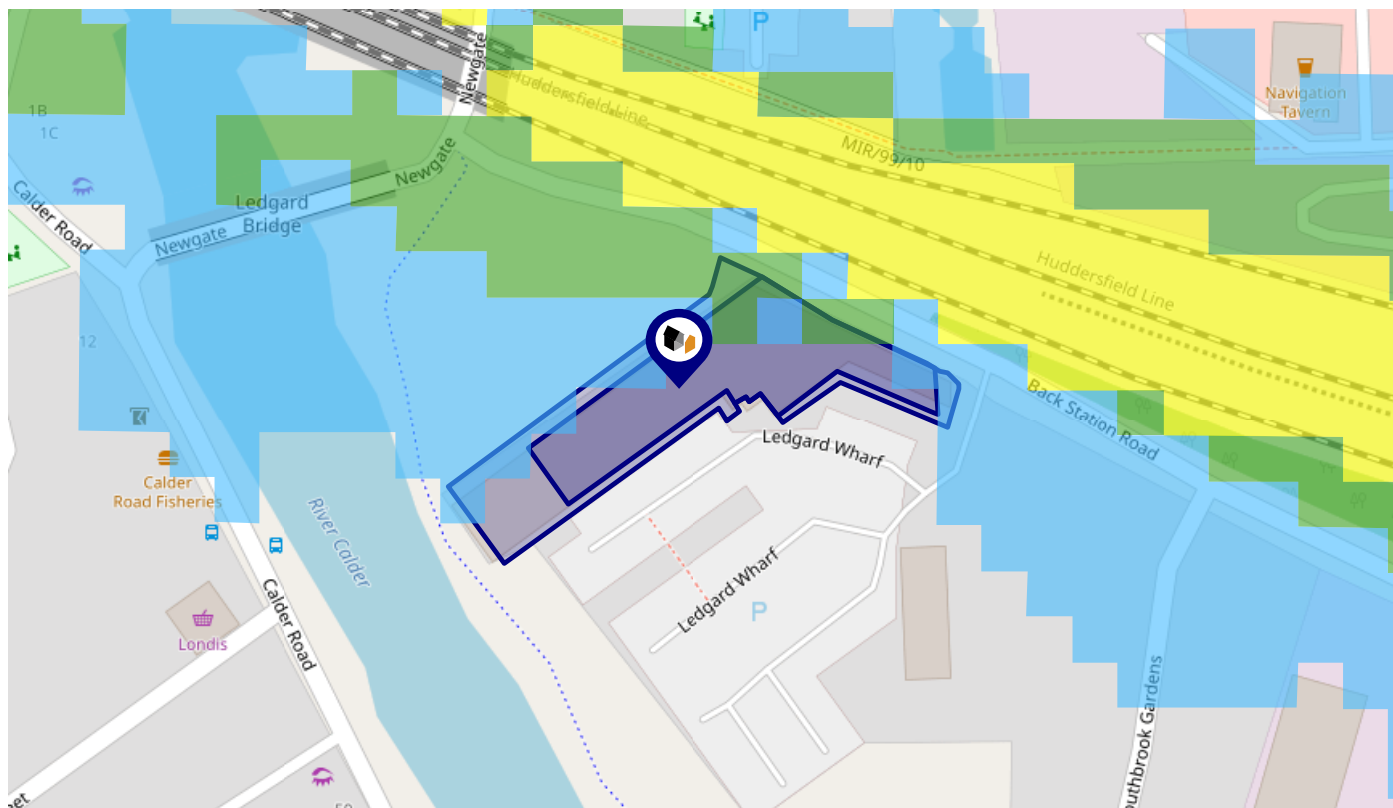
9

Batley West Ward

10

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:

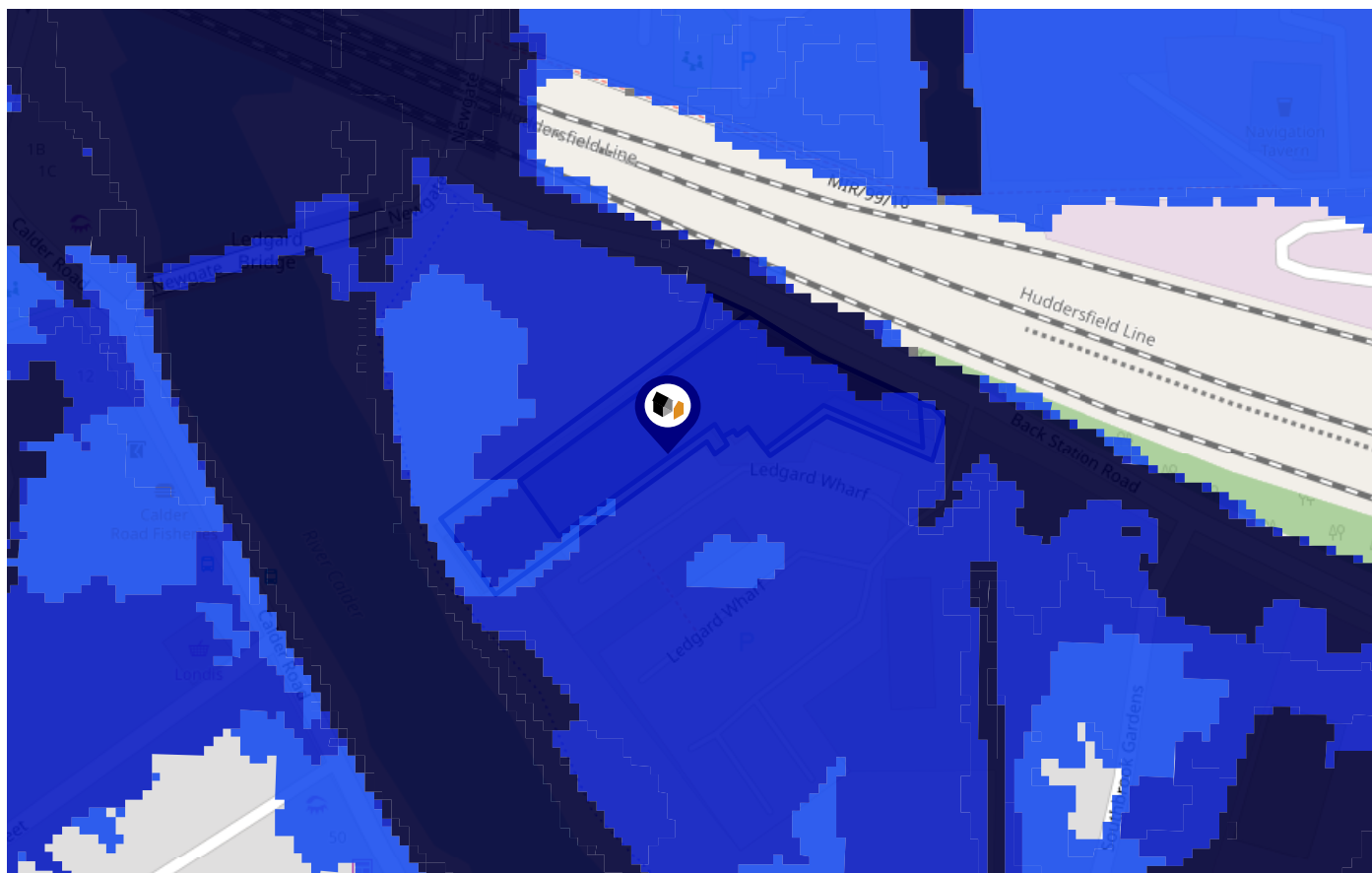
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

Flood Risk

Rivers & Seas - Flood Risk

LANDWOOD
GROUP

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

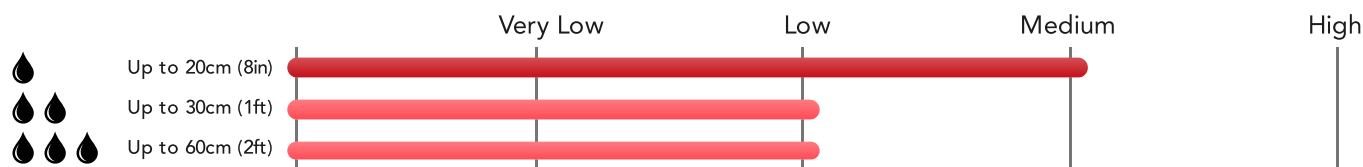


Risk Rating: Medium

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.

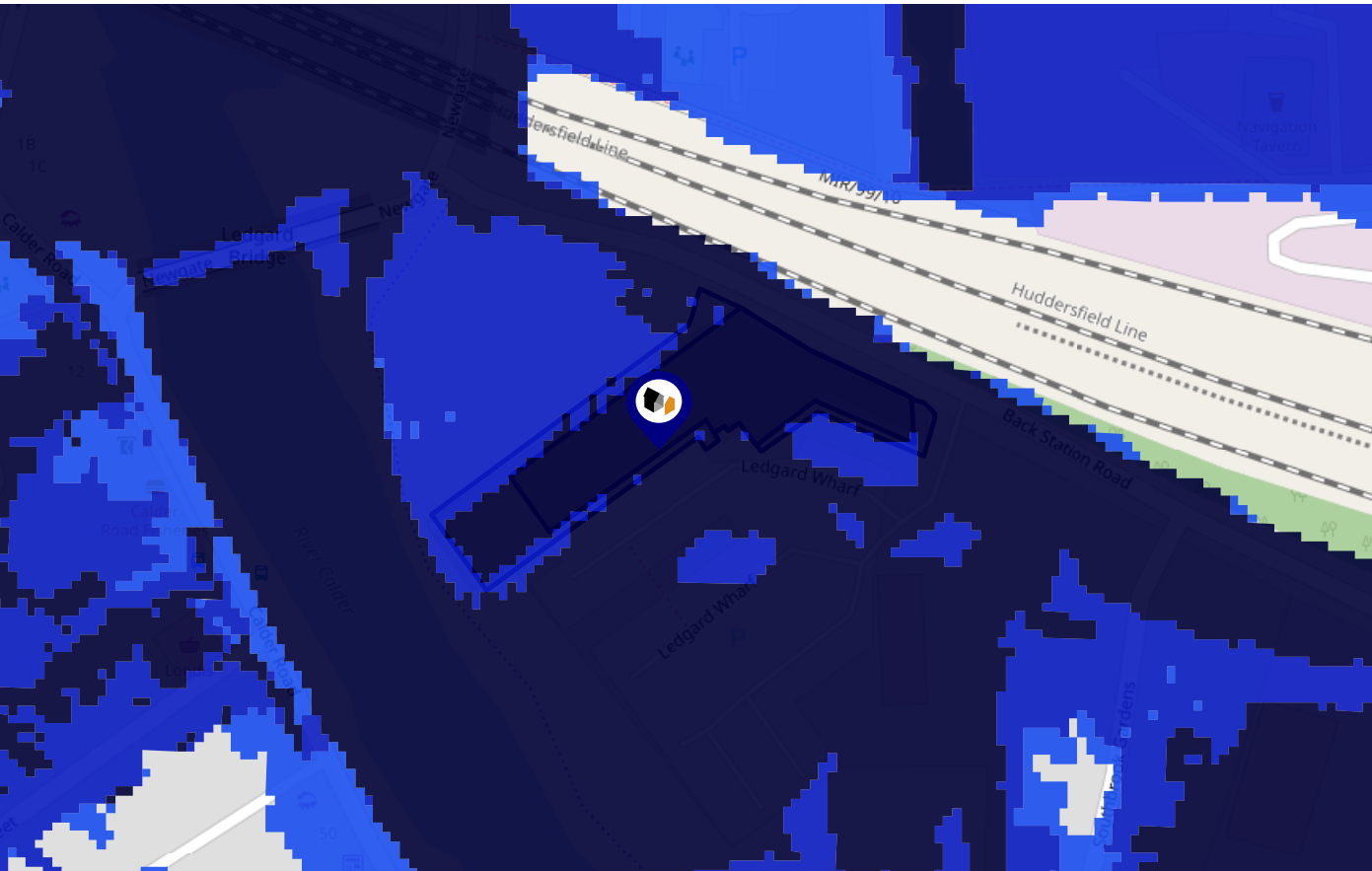
Chance of flooding to the following depths at this property:



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: High

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.

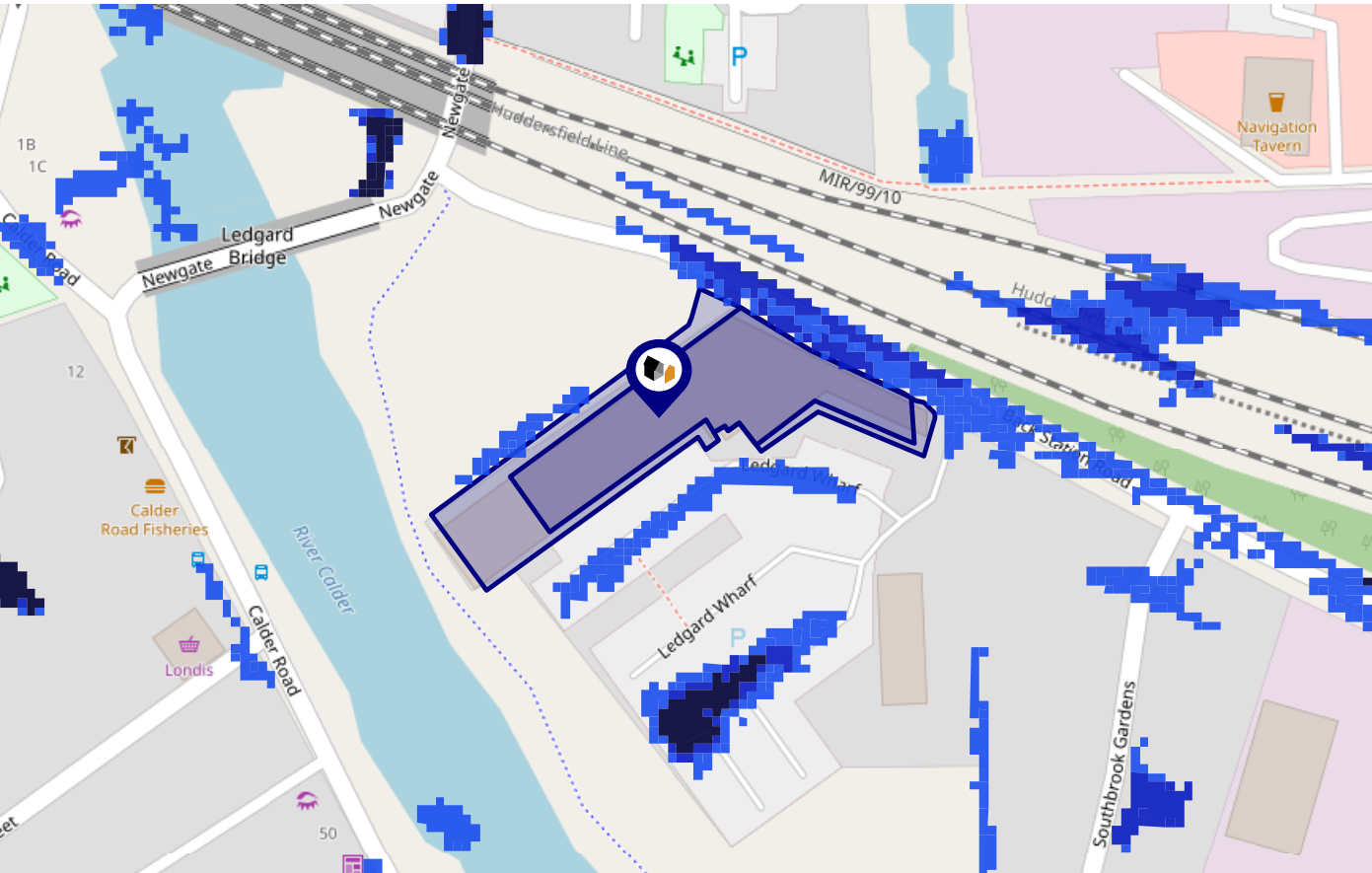
Chance of flooding to the following depths at this property:



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.

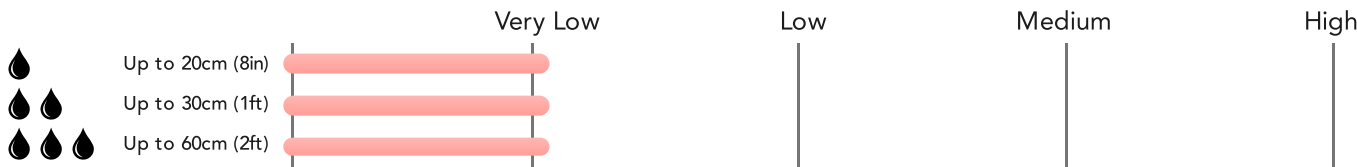


Risk Rating: Very low

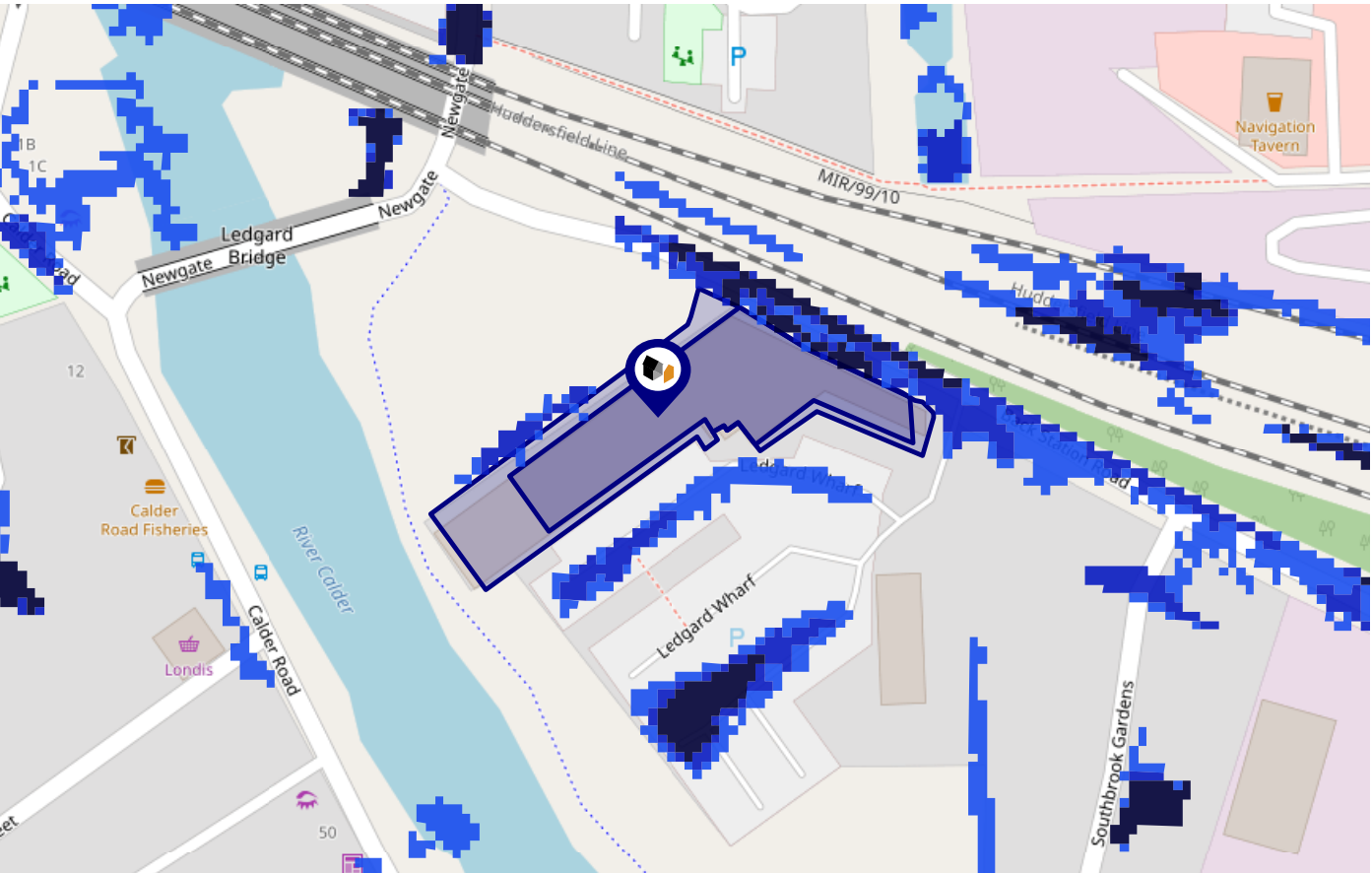
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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 (0.1%) 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

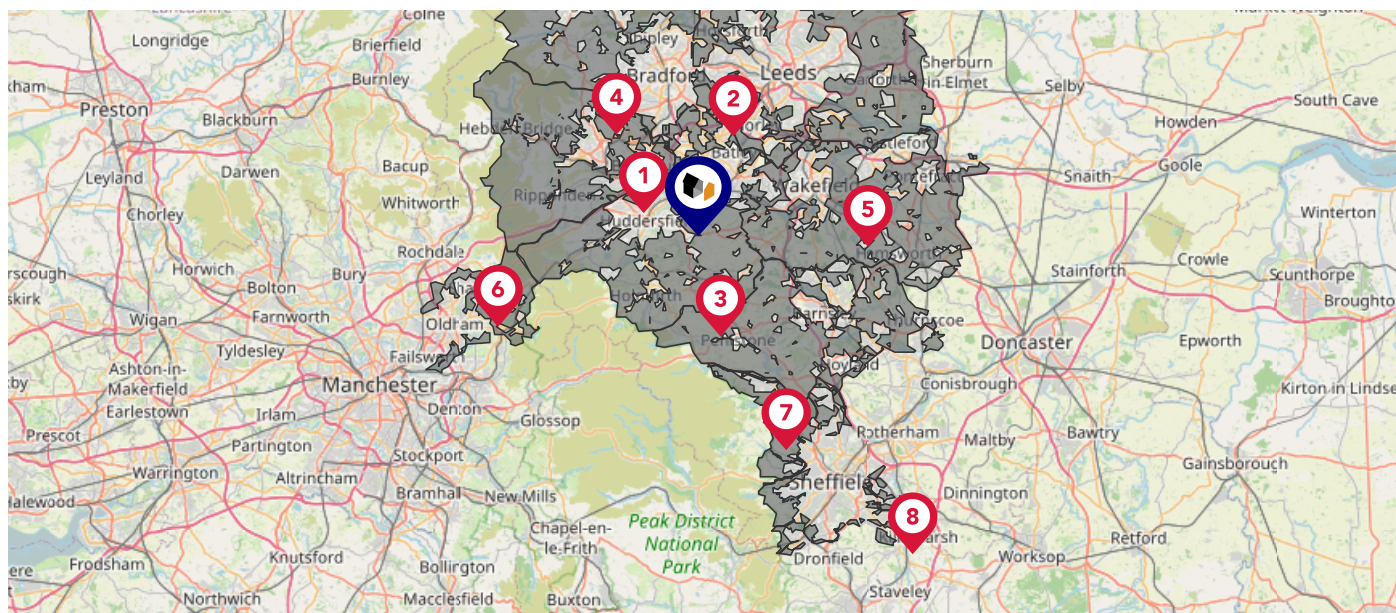
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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 - Calderdale

2

South and West Yorkshire Green Belt - Leeds

3

South and West Yorkshire Green Belt - Kirklees

4

South and West Yorkshire Green Belt - Bradford

5

South and West Yorkshire Green Belt - Wakefield

6

Merseyside and Greater Manchester Green Belt - Oldham

7

South and West Yorkshire Green Belt - Barnsley

8

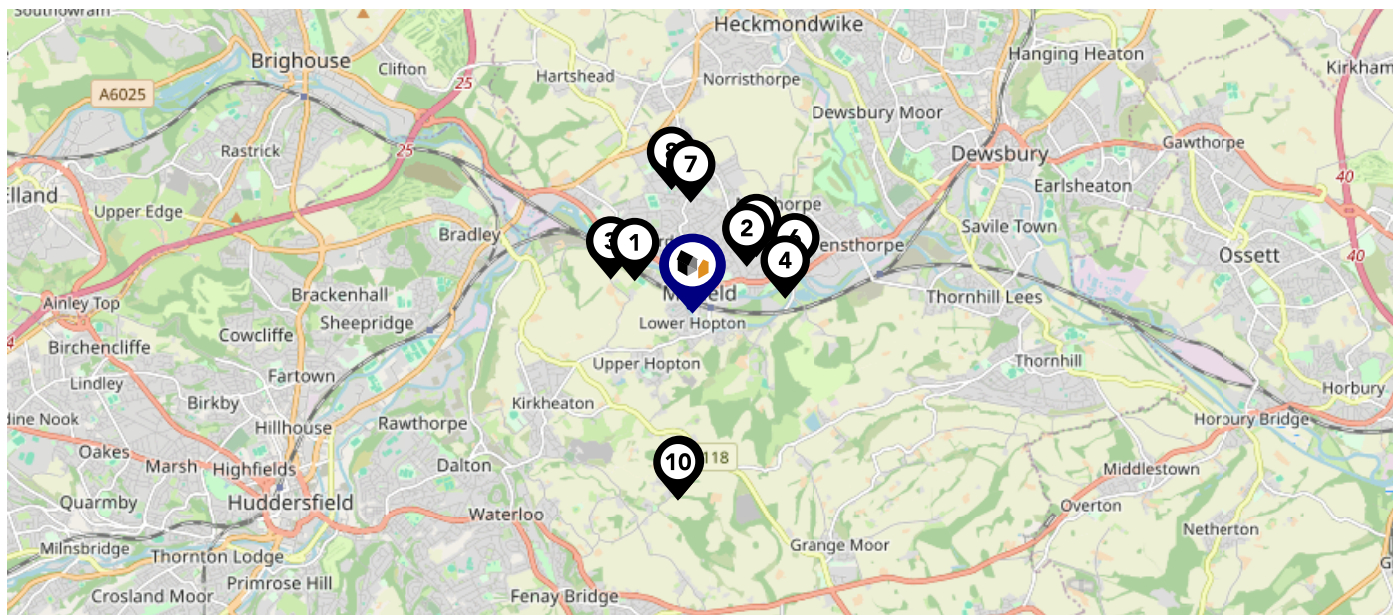
South and West Yorkshire Green Belt - Sheffield

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

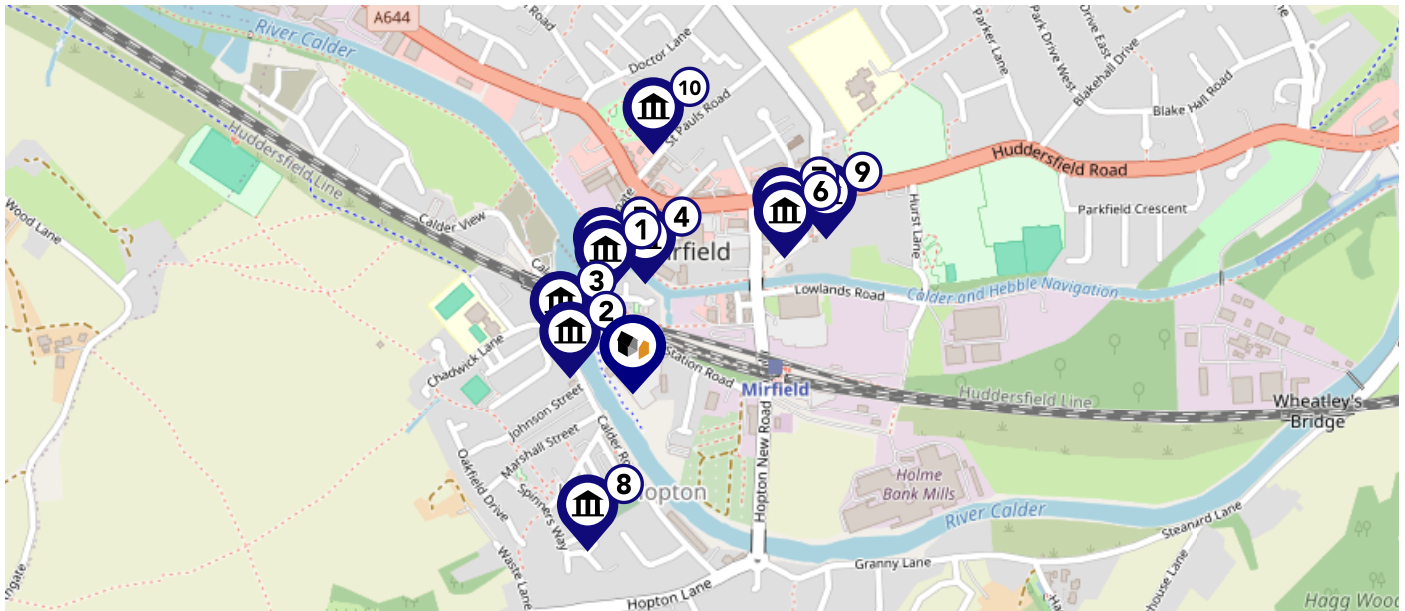
1	Sandsfield-Huddersfield Road, Battysford	Historic Landfill	
2	Railway Cutting West of Dunbottle Lane-Towngate, Mirfield	Historic Landfill	
3	EA/EPR/XP3195ZS/A001	Active Landfill	
4	Railway Cutting-Church Lane, Mirfield	Historic Landfill	
5	Disused Railway cutting-Dunbottle Lane, Mirfield	Historic Landfill	
6	Railway Cutting-Church Lane, Mirfield	Historic Landfill	
7	Old Bank Road-Mirfield	Historic Landfill	
8	Taylor Hall Lane Landfill-Taylor Hall Lane, Dewsbury, Mirfield, West Yorkshire	Historic Landfill	
9	Healey Green Lane, Houses Hill-Houses Hill, Kirkheaton	Historic Landfill	
10	Healey Green Tip-Houses Hill, Kirkheaton, Huddersfield, West Yorkshire	Historic Landfill	

Maps

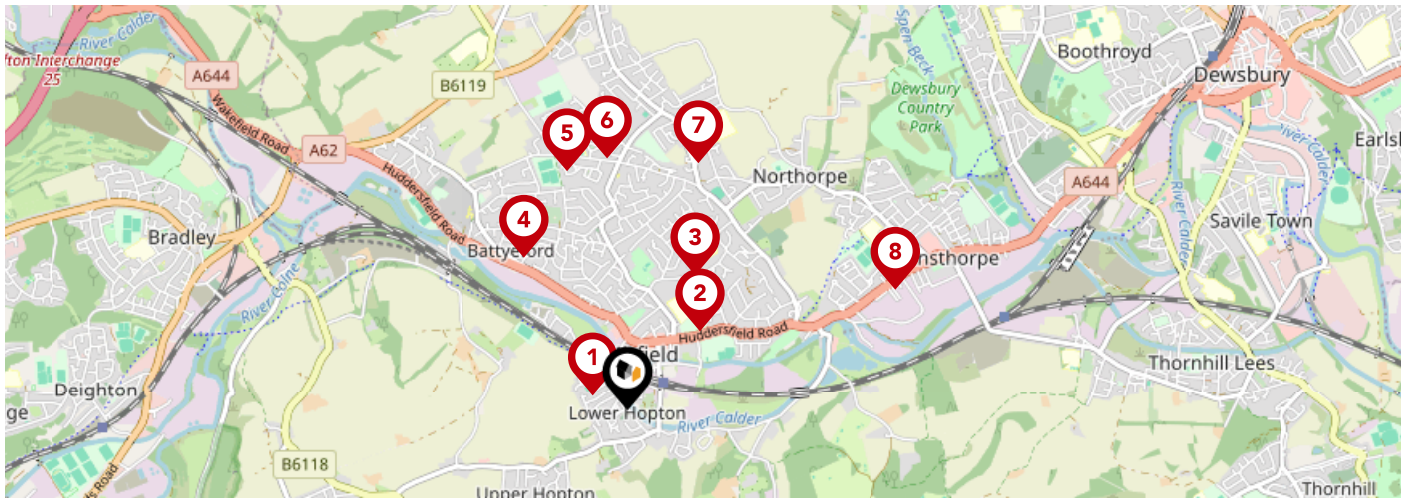
Listed Buildings

LANDWOOD
GROUP

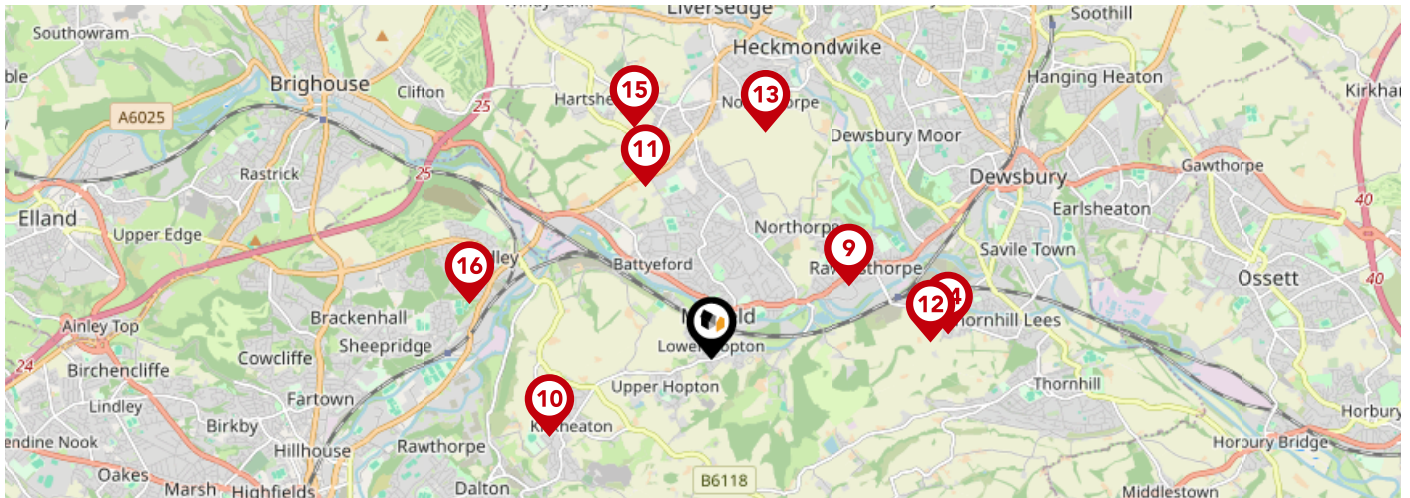
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1134676 - Calder And Hebble Navigation Flood Lock At Newgate Bridge	Grade II	0.1 miles
	1183989 - Ledgard Bridge (over River Calder)	Grade II	0.1 miles
	1313676 - Railway Bridge Over River Calder (mirfield Cooper Bridge Line)	Grade II	0.1 miles
	1134683 - Church Of St Paul	Grade II	0.1 miles
	1134688 - Former Lock-keepers Cottage	Grade II	0.1 miles
	1300357 - Trinity Methodist Church	Grade II	0.2 miles
	1134684 - Front Wall, Railings And Gatepiers To Trinity Methodist Church	Grade II	0.2 miles
	1134675 - Hopton Congregational Church	Grade II	0.2 miles
	1134685 - Gatepiers And Gates To Water Hall	Grade II	0.3 miles
	1439587 - Mirfield War Memorial	Grade II	0.3 miles



		Nursery	Primary	Secondary	College	Private
1	Hopton Primary School Ofsted Rating: Good Pupils: 326 Distance:0.17	☐	☒	☐	☐	☐
2	Crowlees Church of England Voluntary Controlled Junior and Infant School Ofsted Rating: Outstanding Pupils: 414 Distance:0.47	☐	☒	☐	☐	☐
3	Castle Hall Academy Ofsted Rating: Good Pupils: 782 Distance:0.66	☐	☐	☒	☐	☐
4	Battysford CofE (VC) Primary School Ofsted Rating: Good Pupils: 436 Distance:0.81	☐	☒	☐	☐	☐
5	The Mirfield Free Grammar Ofsted Rating: Good Pupils: 1449 Distance:1.08	☐	☐	☒	☐	☐
6	Old Bank Academy Ofsted Rating: Good Pupils: 95 Distance:1.11	☐	☒	☐	☐	☐
7	Crossley Fields Junior and Infant School Ofsted Rating: Good Pupils: 538 Distance:1.13	☐	☒	☐	☐	☐
8	Ravensthorpe Church of England Voluntary Controlled Junior School Ofsted Rating: Good Pupils: 424 Distance:1.29	☐	☒	☐	☐	☐

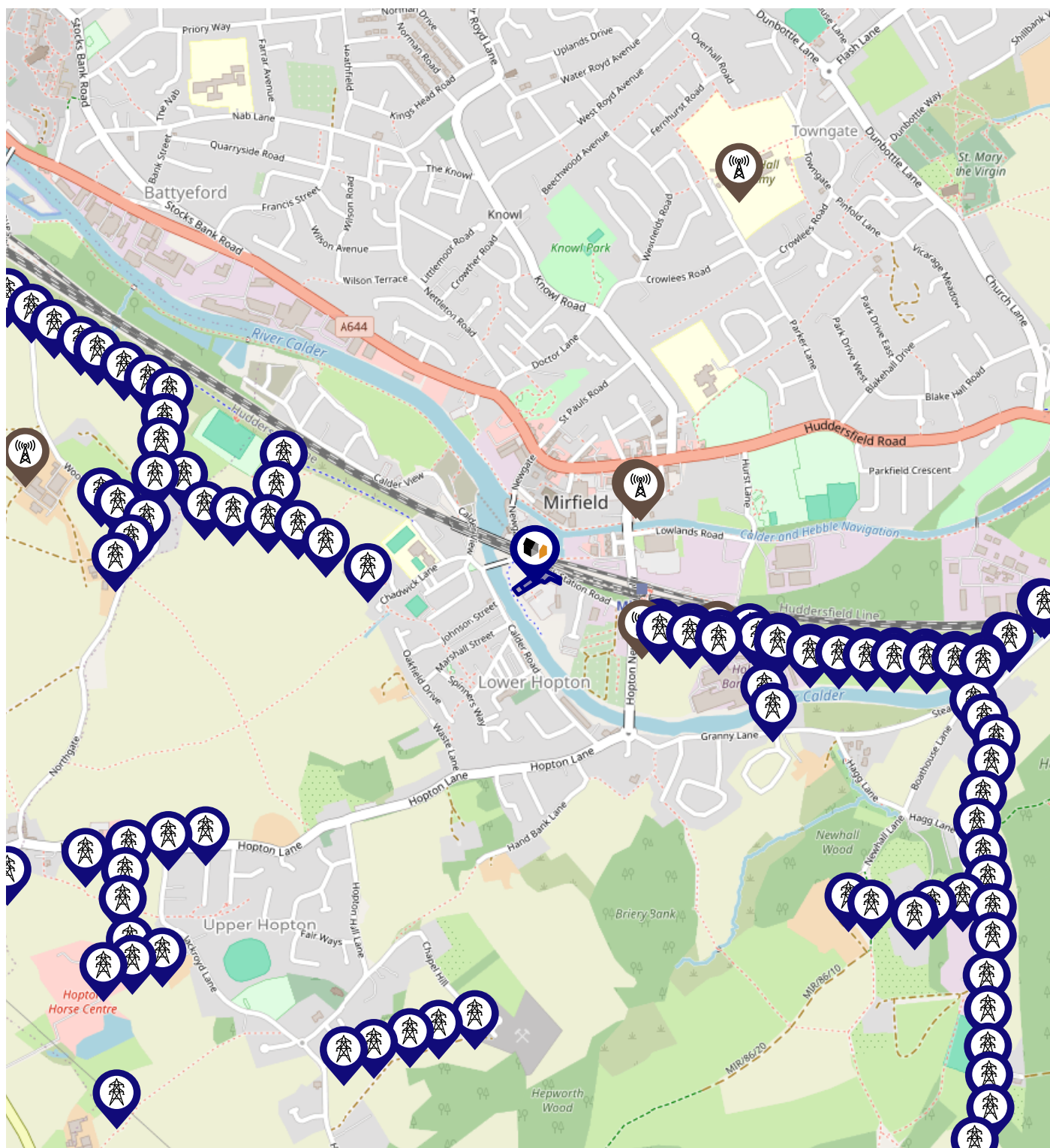


		Nursery	Primary	Secondary	College	Private
9	Diamond Wood Community Academy Ofsted Rating: Good Pupils: 378 Distance:1.38	☐	☒	☐	☐	☐
10	Kirkheaton Primary School Ofsted Rating: Good Pupils: 363 Distance:1.58	☐	☒	☐	☐	☐
11	Hollybank School Ofsted Rating: Outstanding Pupils: 38 Distance:1.61	☐	☐	☒	☐	☐
12	Ravenshall School Ofsted Rating: Outstanding Pupils: 209 Distance:1.94	☐	☐	☒	☐	☐
13	Norristhorpe Junior and Infant School Ofsted Rating: Good Pupils: 417 Distance:2.05	☐	☒	☐	☐	☐
14	Rida Boys High School Ofsted Rating: Inadequate Pupils: 64 Distance:2.1	☐	☐	☒	☐	☐
15	Roberttown Church of England Voluntary Controlled Junior and Infant School Ofsted Rating: Outstanding Pupils: 238 Distance:2.14	☐	☒	☐	☐	☐
16	St Thomas CE (VC) Primary School Ofsted Rating: Requires improvement Pupils: 414 Distance:2.18	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

LANDWOOD
GROUP

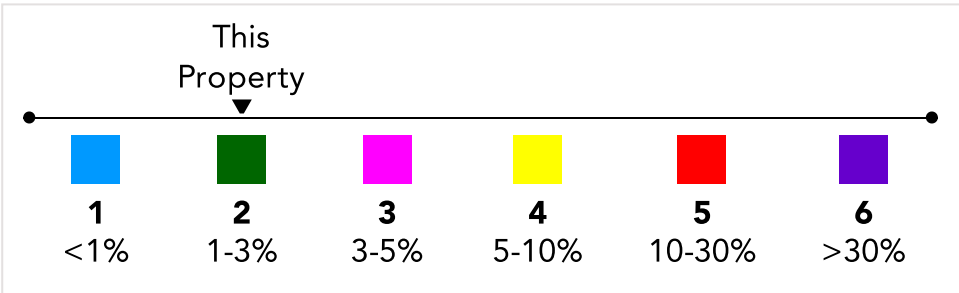
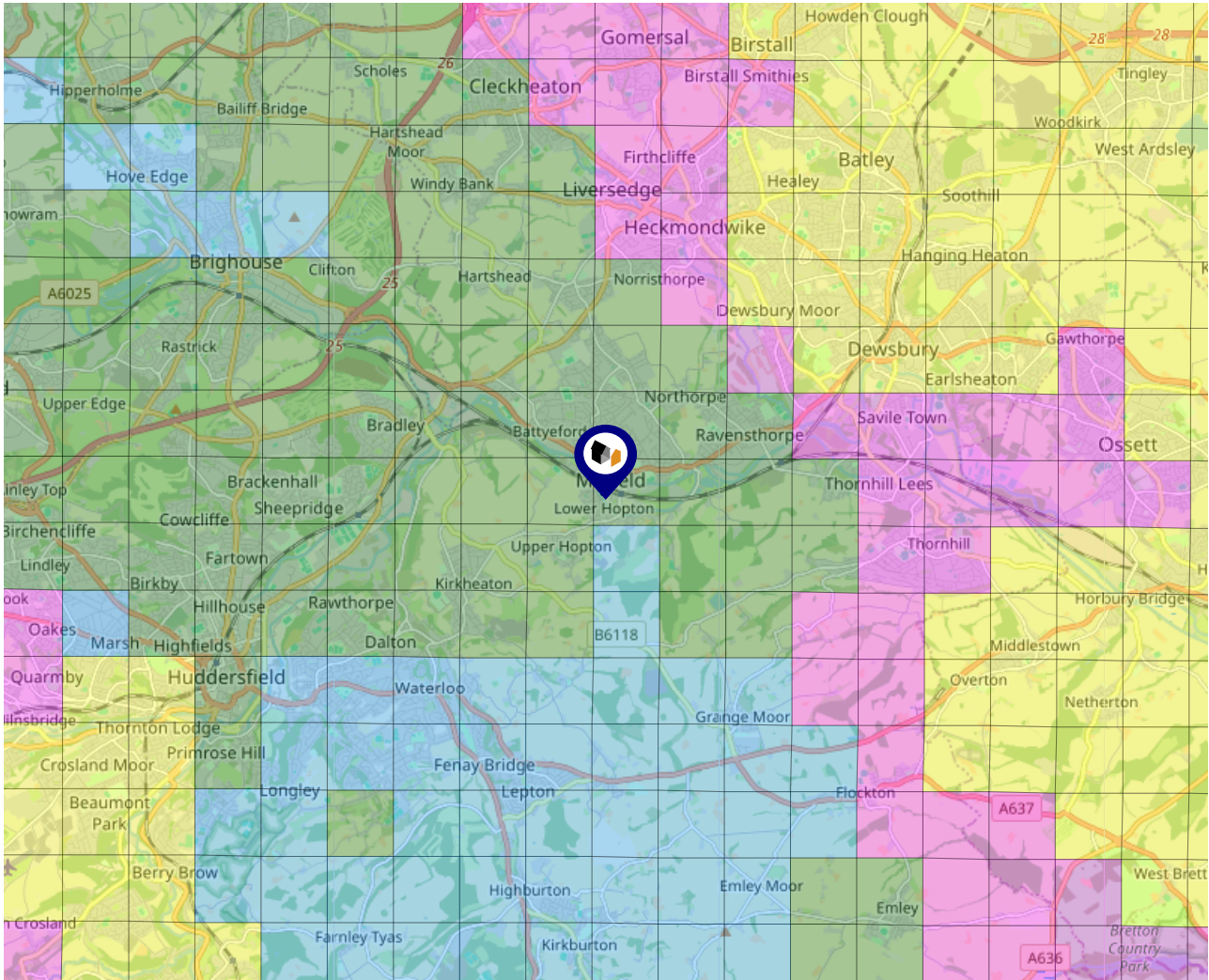


Key:

-  Power Pylons
-  Communication Masts

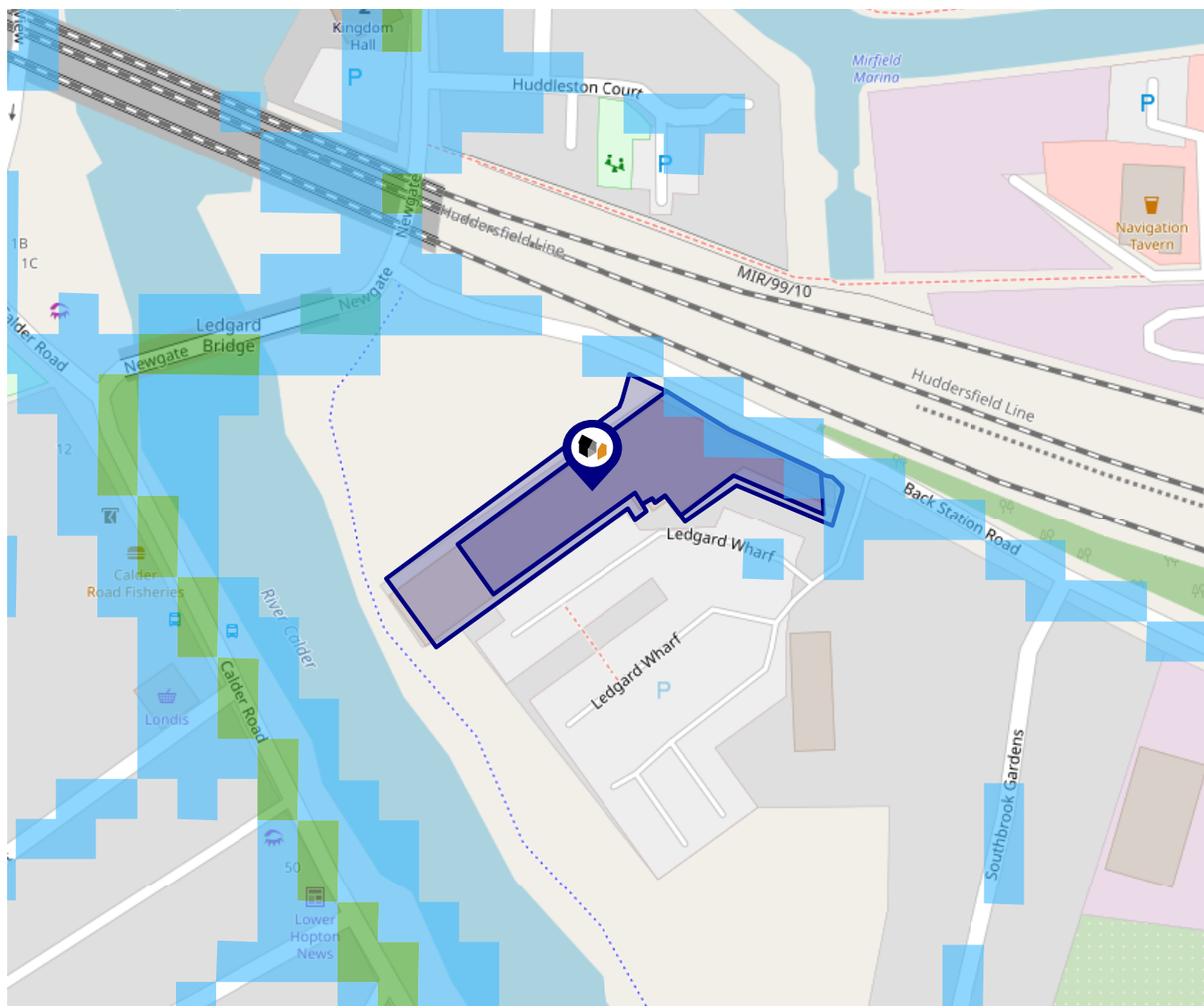
What is Radon?

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

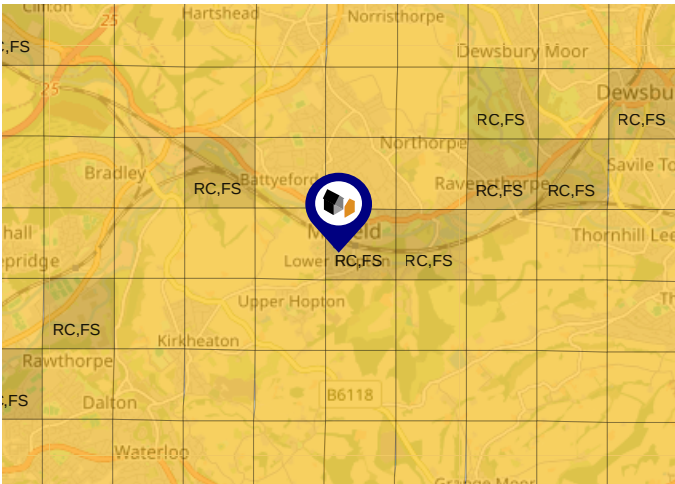


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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		



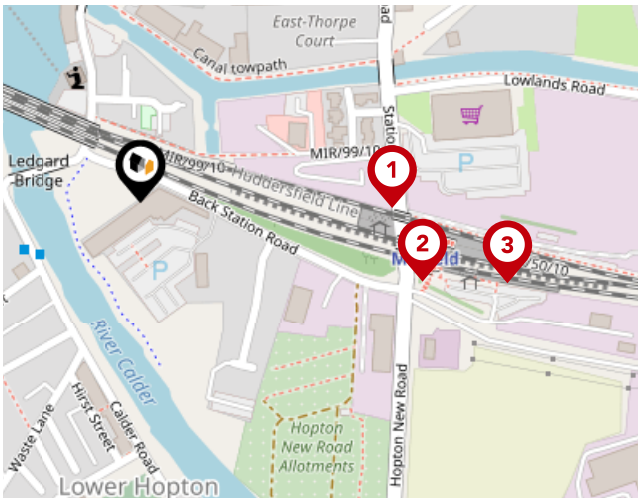
Primary Classifications (Most Common Clay Types)

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

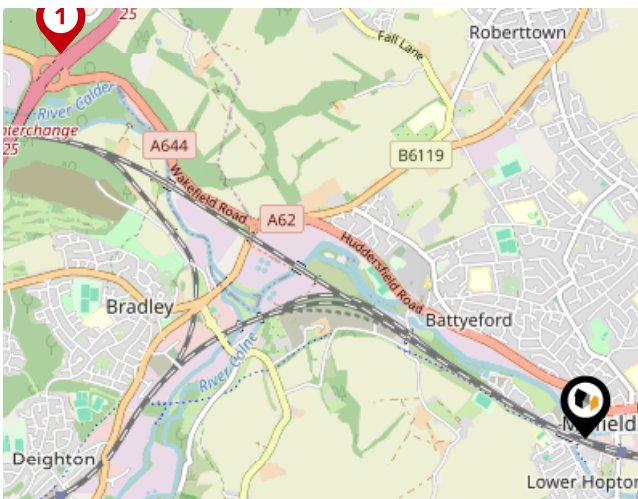
Transport (National)

LANDWOOD
GROUP



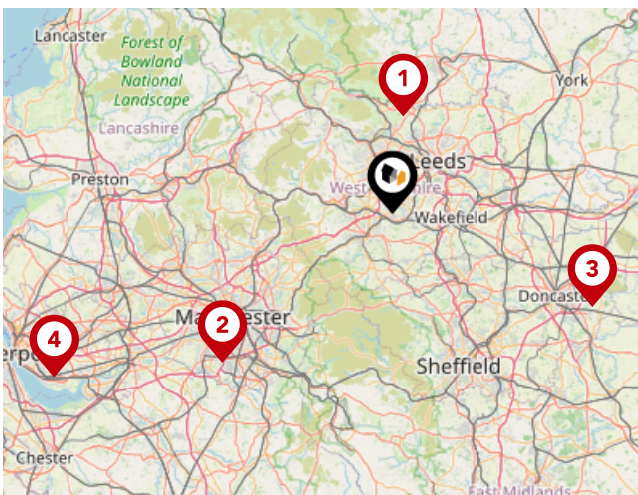
National Rail Stations

Pin	Name	Distance
1	Mirfield Rail Station	0.14 miles
2	Mirfield Rail Station	0.16 miles
3	Mirfield Rail Station	0.21 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M62 J25	2.86 miles
2	M62 J26	4.64 miles
3	M606 J1	4.66 miles
4	M62 J27	5.7 miles
5	M606 J2	6.11 miles



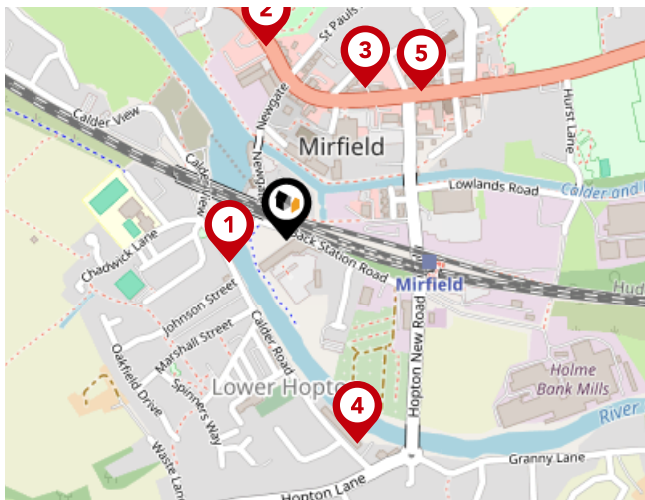
Airports/Helipads

Pin	Name	Distance
1	Leeds Bradford Airport	13.72 miles
2	Manchester Airport	31.9 miles
3	Finningley	31.09 miles
4	Speke	52.98 miles

Area

Transport (Local)

LANDWOOD
GROUP



Bus Stops/Stations

Pin	Name	Distance
1	Calder Road Johnson St	0.07 miles
2	Ings Grove Park	0.21 miles
3	Station Road	0.19 miles
4	Calder Road Granny Ln	0.24 miles
5	Station Road	0.22 miles

The Landwood Group logo, consisting of the words "LANDWOOD GROUP" in white, uppercase, sans-serif font, centered within an orange square with rounded corners.

Landwood Group

At Landwood Group, we are proud of the work we do and the results we achieve. Clients come to us for services including property and machinery asset valuations and appraisals for secured lending and recovery situations; residential and commercial property management and property and business asset sales.

Working from offices in Manchester and covering all of the UK, place your trust in our highly experienced team to deliver an end to end service that will exceed your expectations.

Our Team

Professional, experienced, friendly, focused and down to earth, Landwood Group staff care about doing the best job we can for you.

The service every client gets is director-led, personal and tailored to them – and our reputation has been built up over many years. We'd love to get to know you and your business better.

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.



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

The information contained within this report is for general information purposes only.

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

Emma.judge@landwoodgroup.com

<https://landwoodgroup.com/>

