



KPF: Key Property Facts

An Analysis of This Property & The Local Area

Monday 28th September 2026



18, WELLS COURT, YEADON, LEEDS, LS19 7RJ

Landwood Group

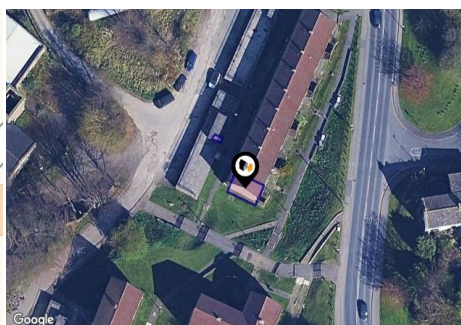
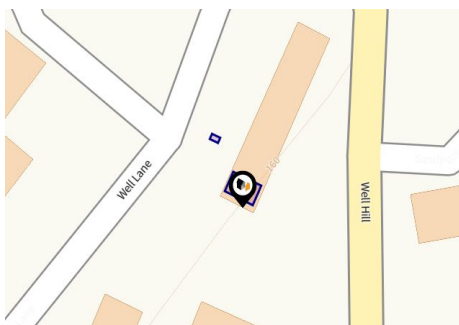
77 Deansgate Manchester M3 2BW

0161 710 2010

Emma.judge@landwoodgroup.com

<https://landwoodgroup.com/>





Property

Type:	Flat / Maisonette	Last Sold Date:	18/03/2005
Bedrooms:	2	Last Sold Price:	£103,500
Floor Area:	731 ft ² / 68 m ²	Last Sold £/ft²:	£141
Plot Area:	0.01 acres	Tenure:	Leasehold
Council Tax :	Band A	Latest FENSA Work:	05/04/2010 - 6 windows, 1 door
Annual Estimate:	£1,522		
Title Number:	WYK695964		
UPRN:	72301157		
Restrictive Covenants:	No		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

7 mb/s	69 mb/s	1800 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property Multiple Title Plans

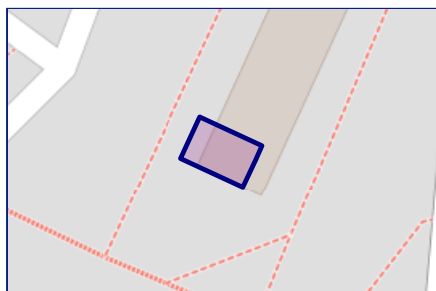
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Freehold Title Plan



WYK892451

Leasehold Title Plan



WYK695964

Start Date: 03/06/2001
End Date: 12/11/2115
Lease Term: 125 years from 12 November 1990
Term Remaining: 89 years

Property
EPC - Certificate

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18 Wells Court, Yeadon, LEEDS, LS19 7RJ		Energy rating	
		C	
Valid until 22.07.2036		Certificate number 1400-3679-0922-1629-3363	
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 c	72 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:	Top-floor flat
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, insulated (assumed)
Roof Energy:	Average
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer and room thermostat
Main Heating Controls Energy:	Average
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Good lighting efficiency
Lighting Energy:	Good
Floors:	(another dwelling below)
Secondary Heating:	None
Air Tightness:	(not tested)
Total Floor Area:	68 m ²

Market Sold in Street

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15, Wells Court, Leeds, LS19 7RJ		Terraced House
Last Sold Date:	14/09/2007	
Last Sold Price:	£100,000	
18, Wells Court, Leeds, LS19 7RJ		Flat-maisonette House
Last Sold Date:	18/03/2005	
Last Sold Price:	£103,500	

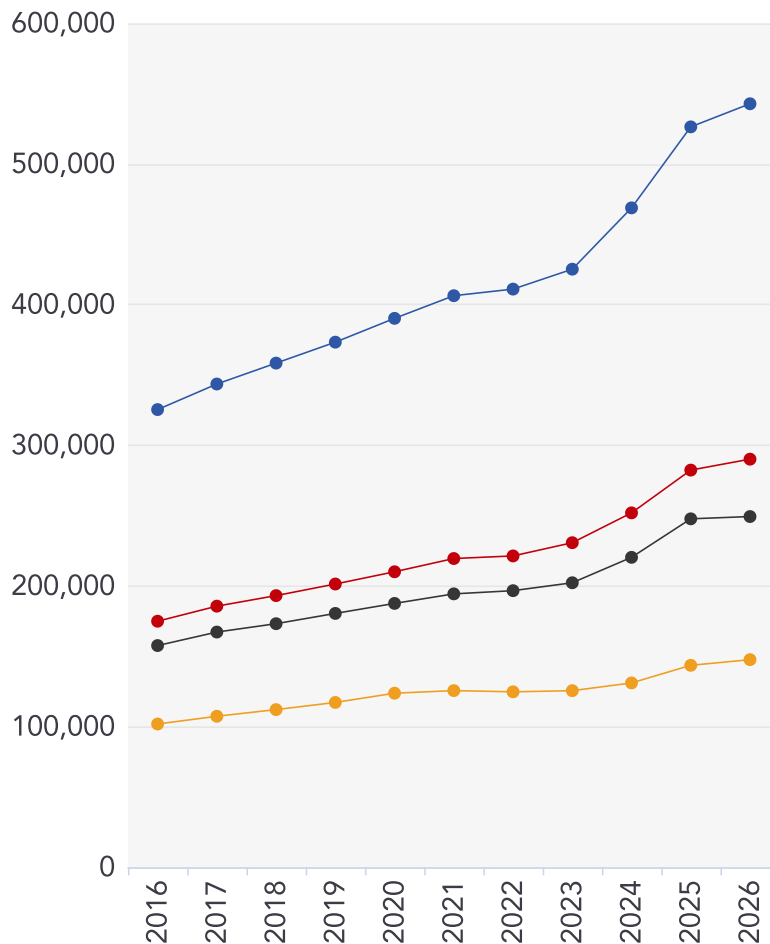
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics

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10 Year History of Average House Prices by Property Type in LS19



Detached

+66.82%

Semi-Detached

+65.87%

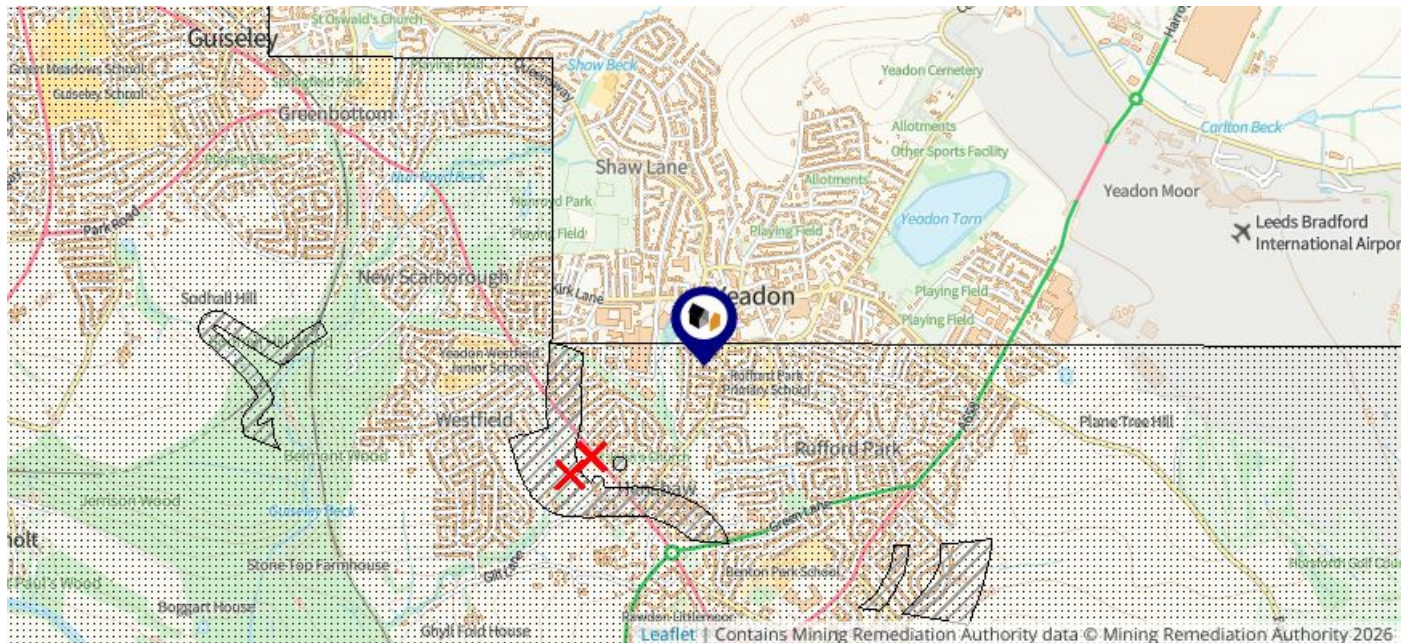
Terraced

+58.19%

Flat

+44.93%

This map displays nearby coal mine entrances and their classifications.



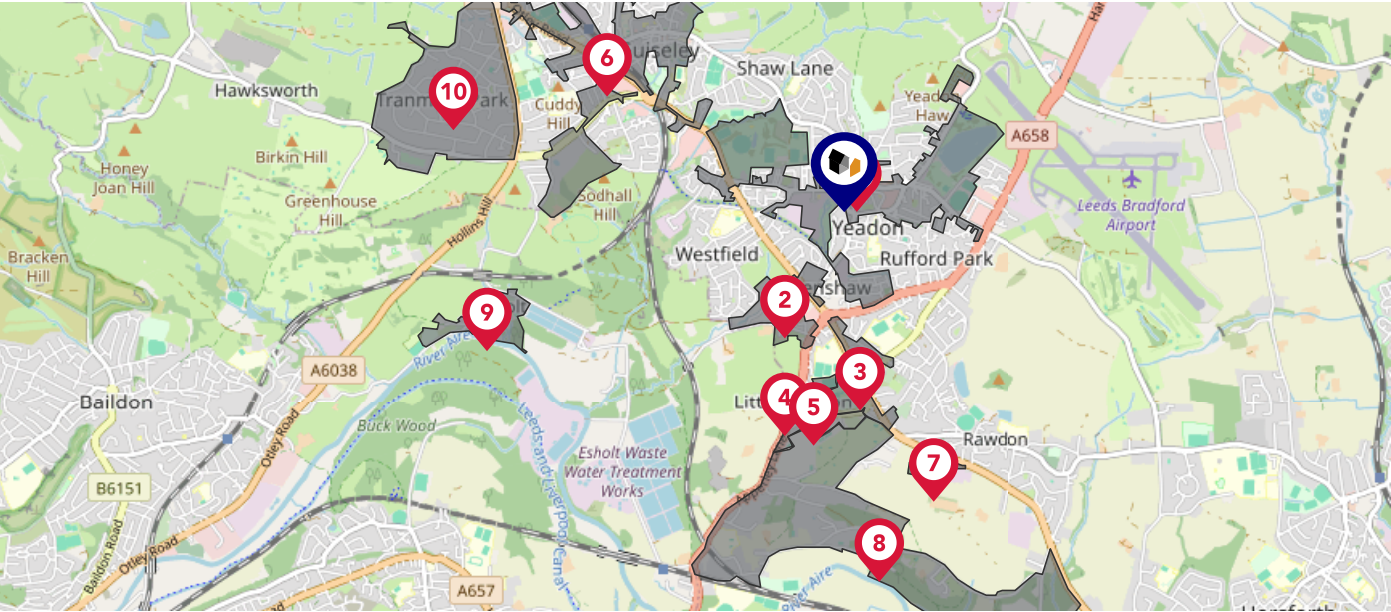
Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



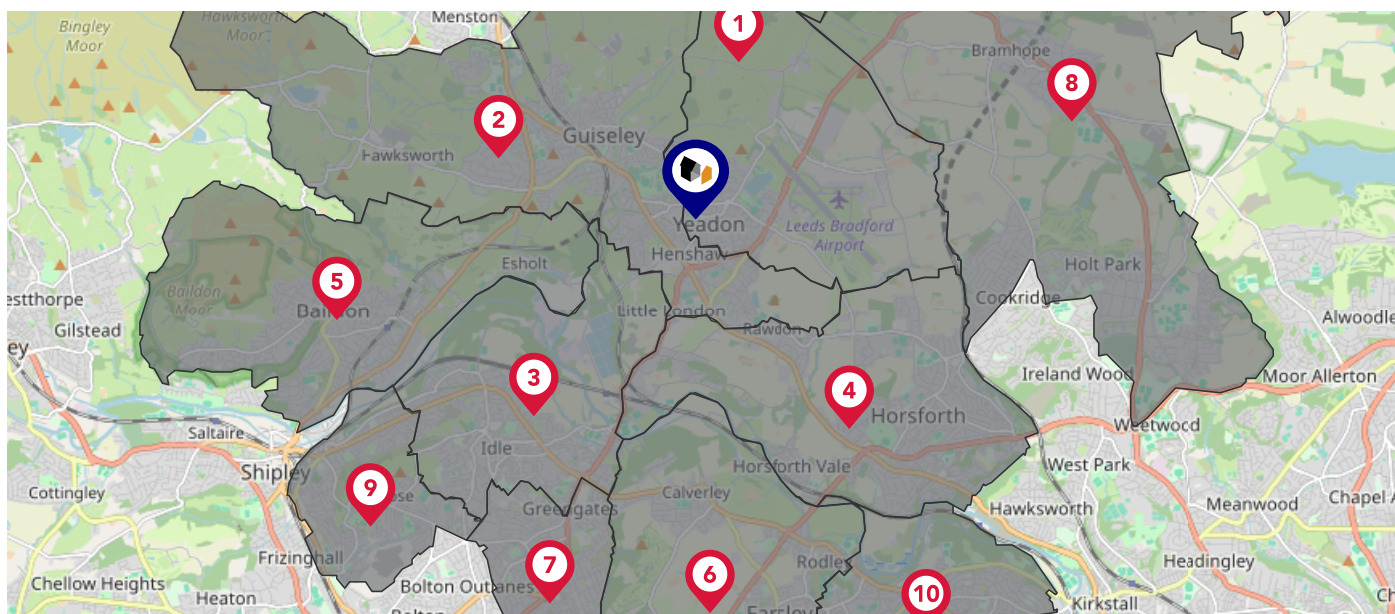
Nearby Conservation Areas	
1	YEADON
2	NETHER YEADON
3	RAWDON - LITTLEMOOR
4	Little London
5	RAWDON - LITTLE LONDON
6	GUISELEY
7	RAWDON - LOW GREEN
8	RAWDON - CRAGG WOOD
9	Esholt
10	TRANMERE PARK

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



Otley & Yeadon Ward



Guiseley & Rawdon Ward



Idle and Thackley Ward



Horsforth Ward



Baildon Ward



Calverley & Farsley Ward



Eccleshill Ward



Adel & Wharfedale Ward



Windhill and Wrose Ward



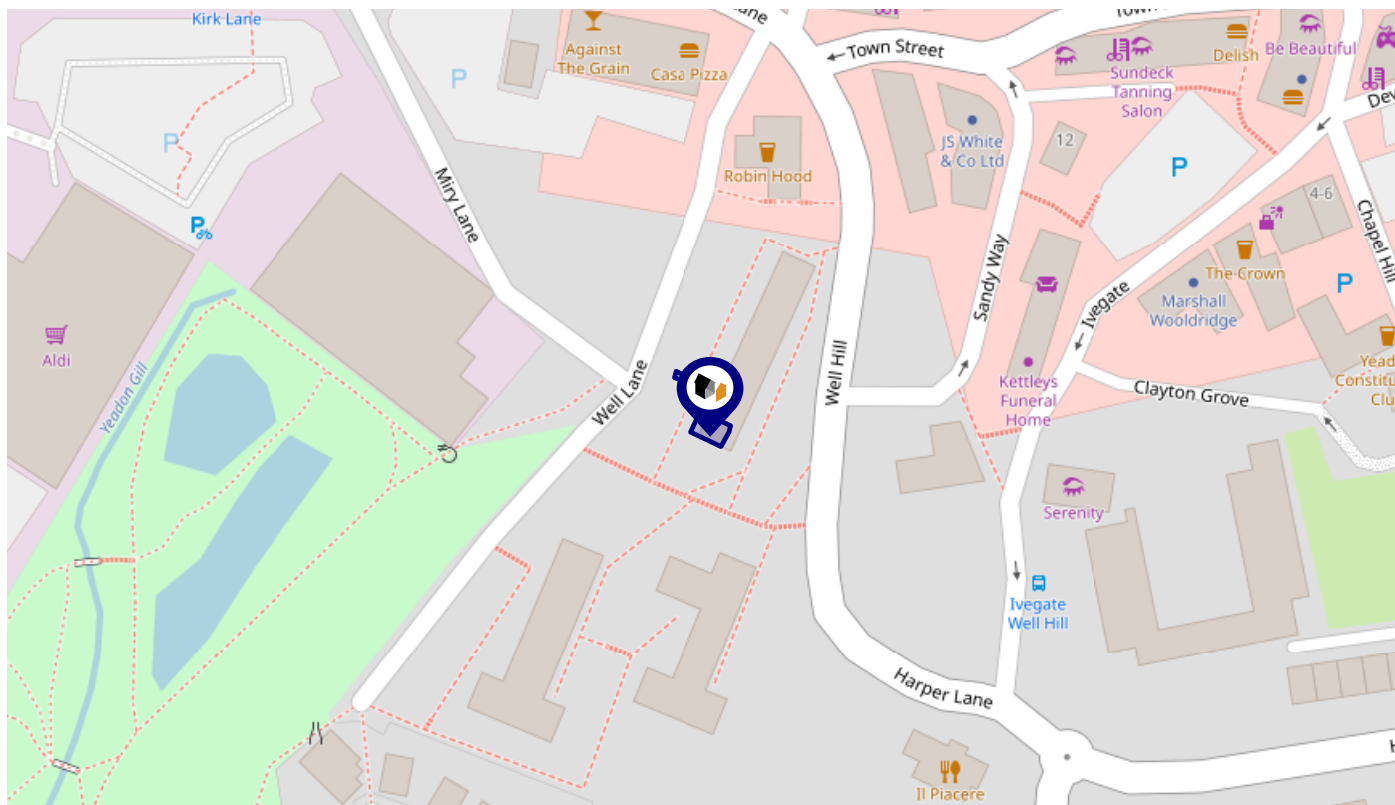
Bramley & Stanningley Ward

Maps

Rail Noise

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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:

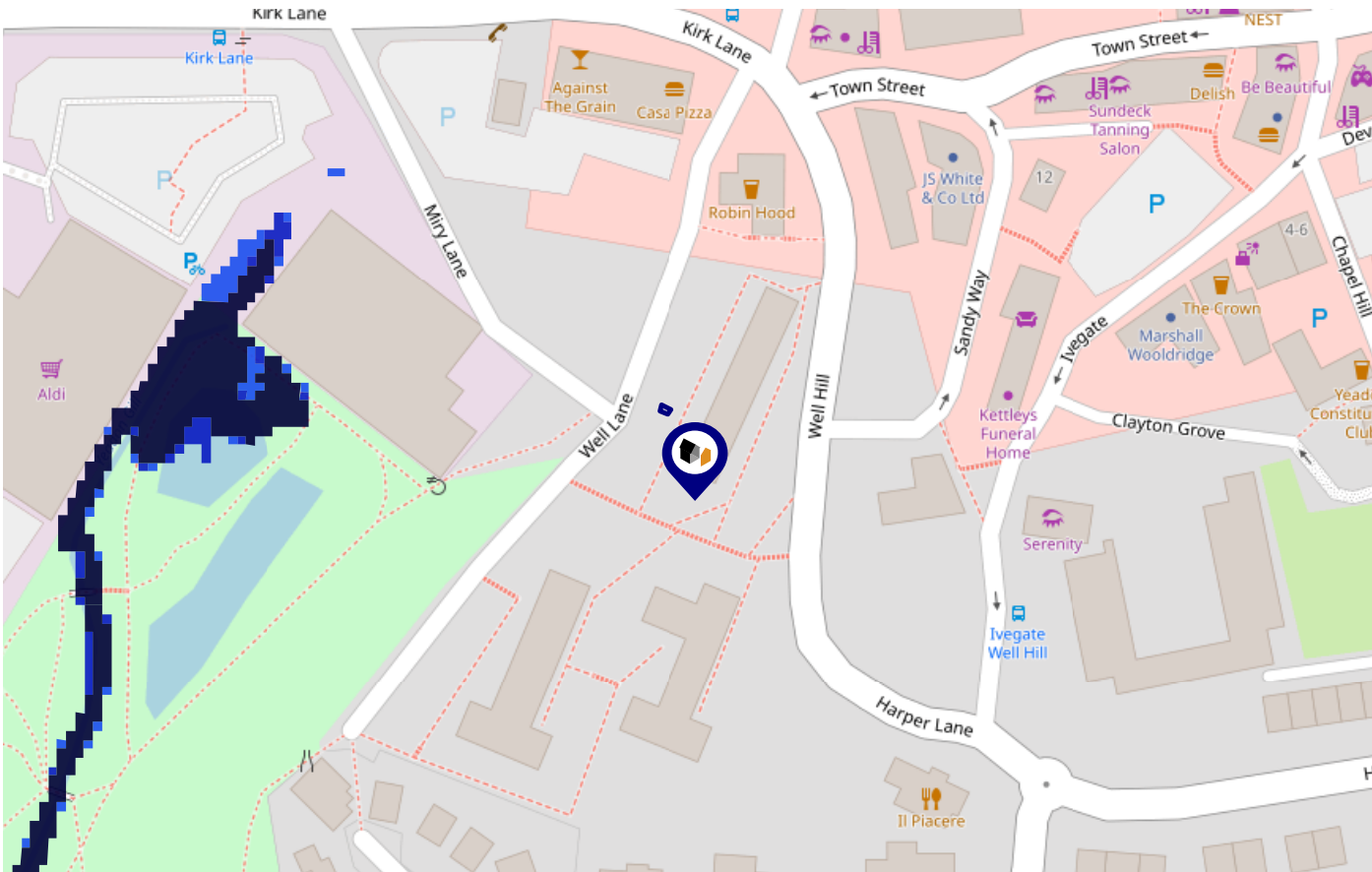
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

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.

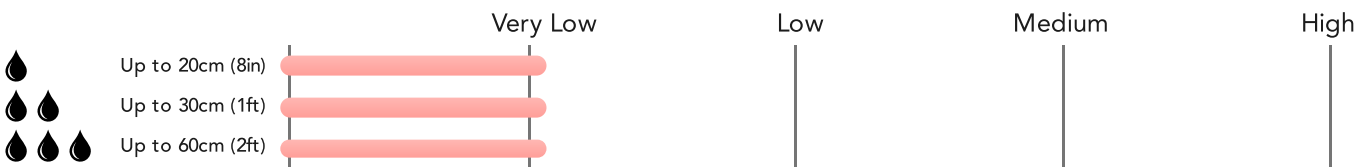


Risk Rating: Very low

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:

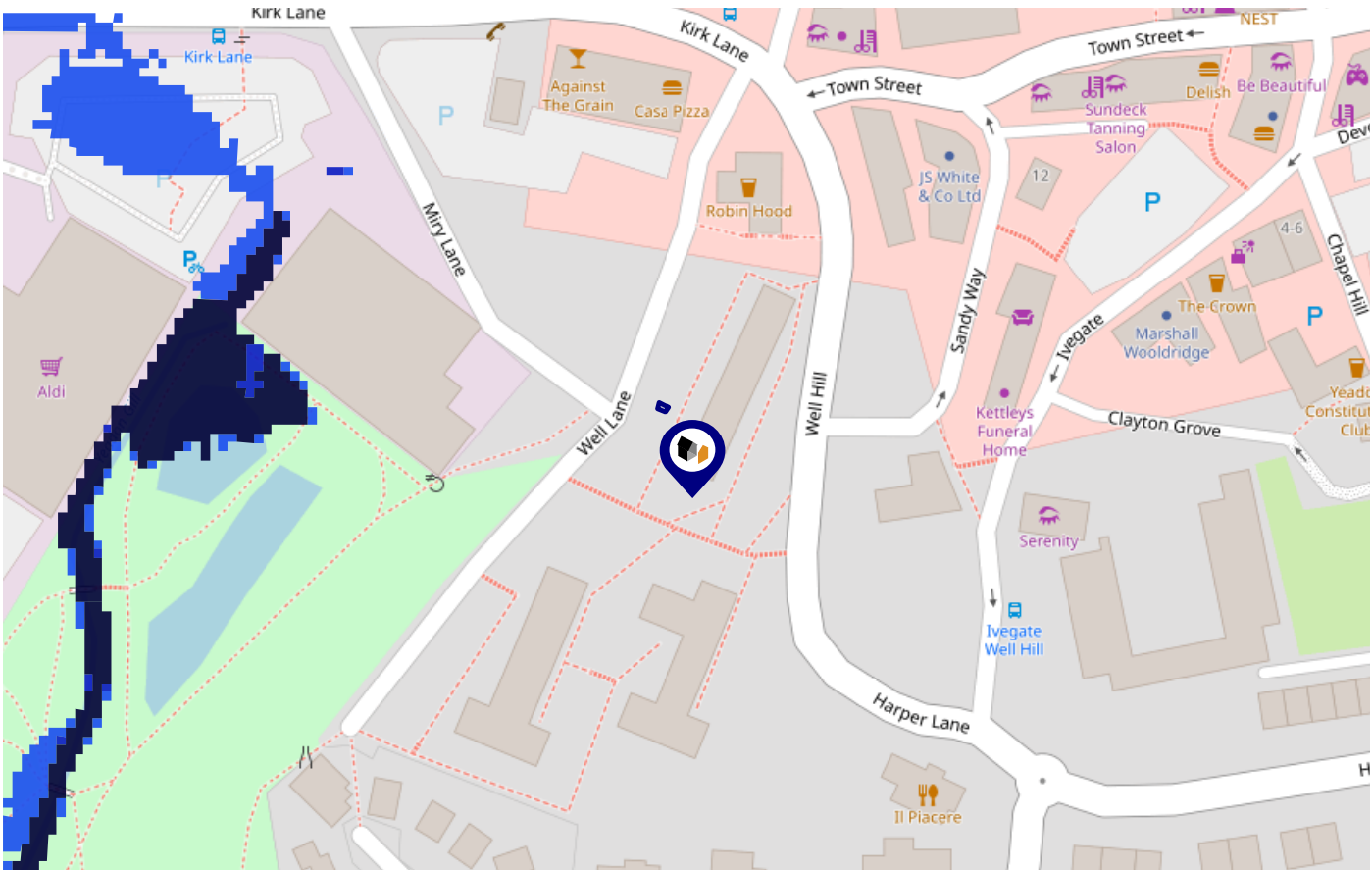


Flood Risk

Rivers & Seas - Climate Change

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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.

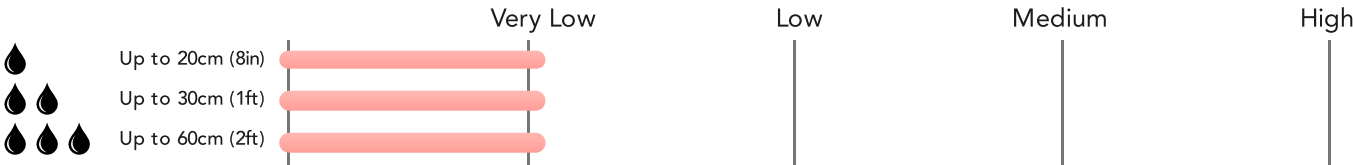


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Chance of flooding to the following depths at this property:



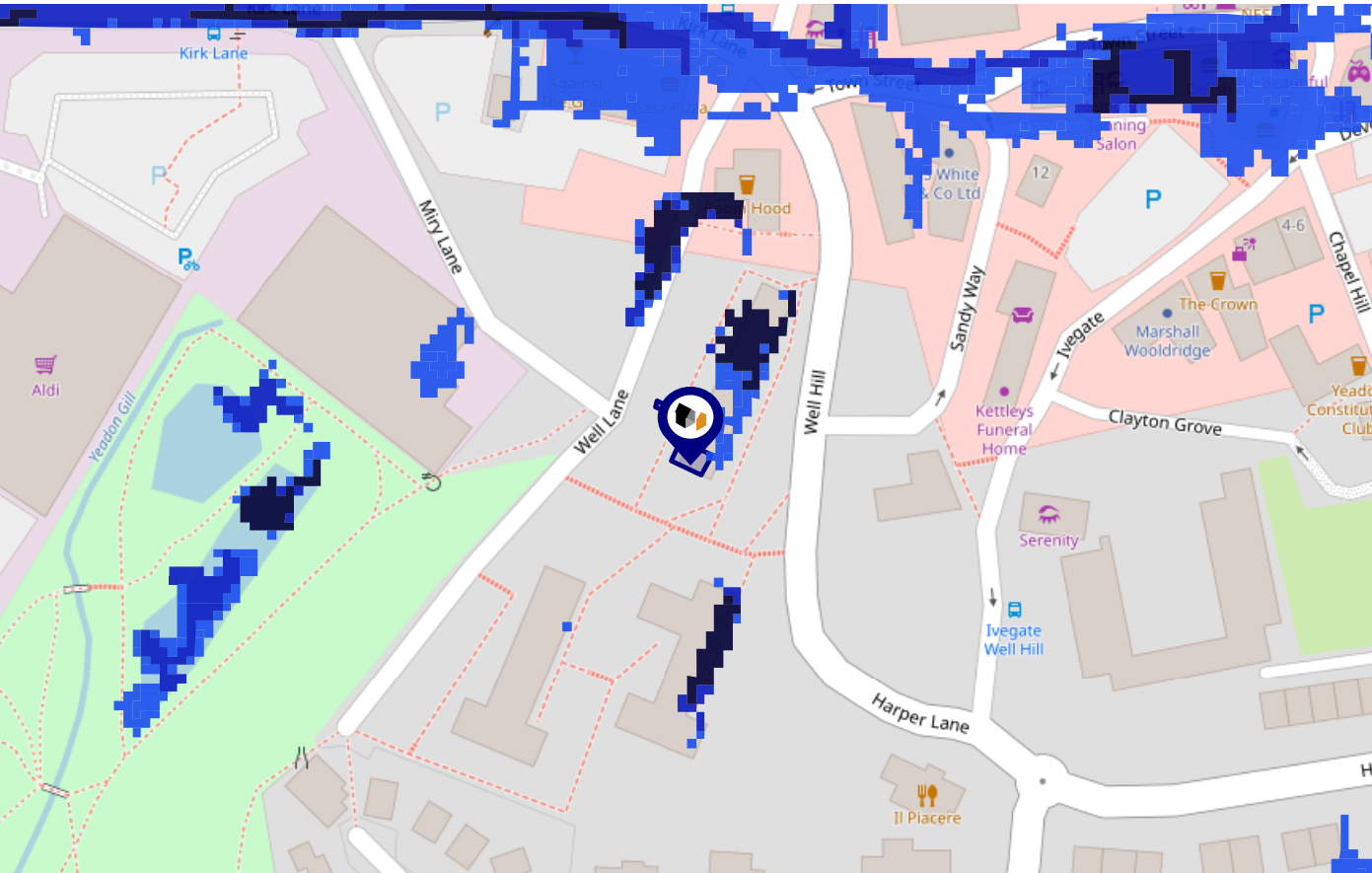
KPF - Key Property Facts

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.

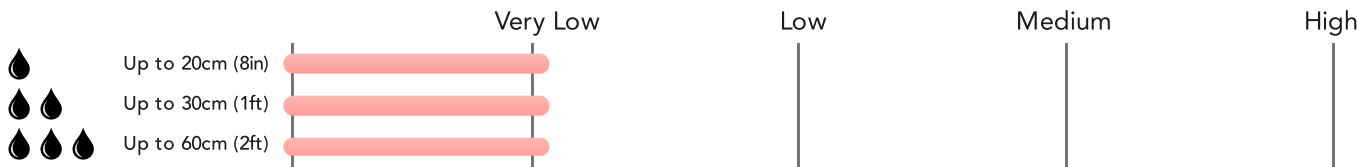


Risk Rating: Very low

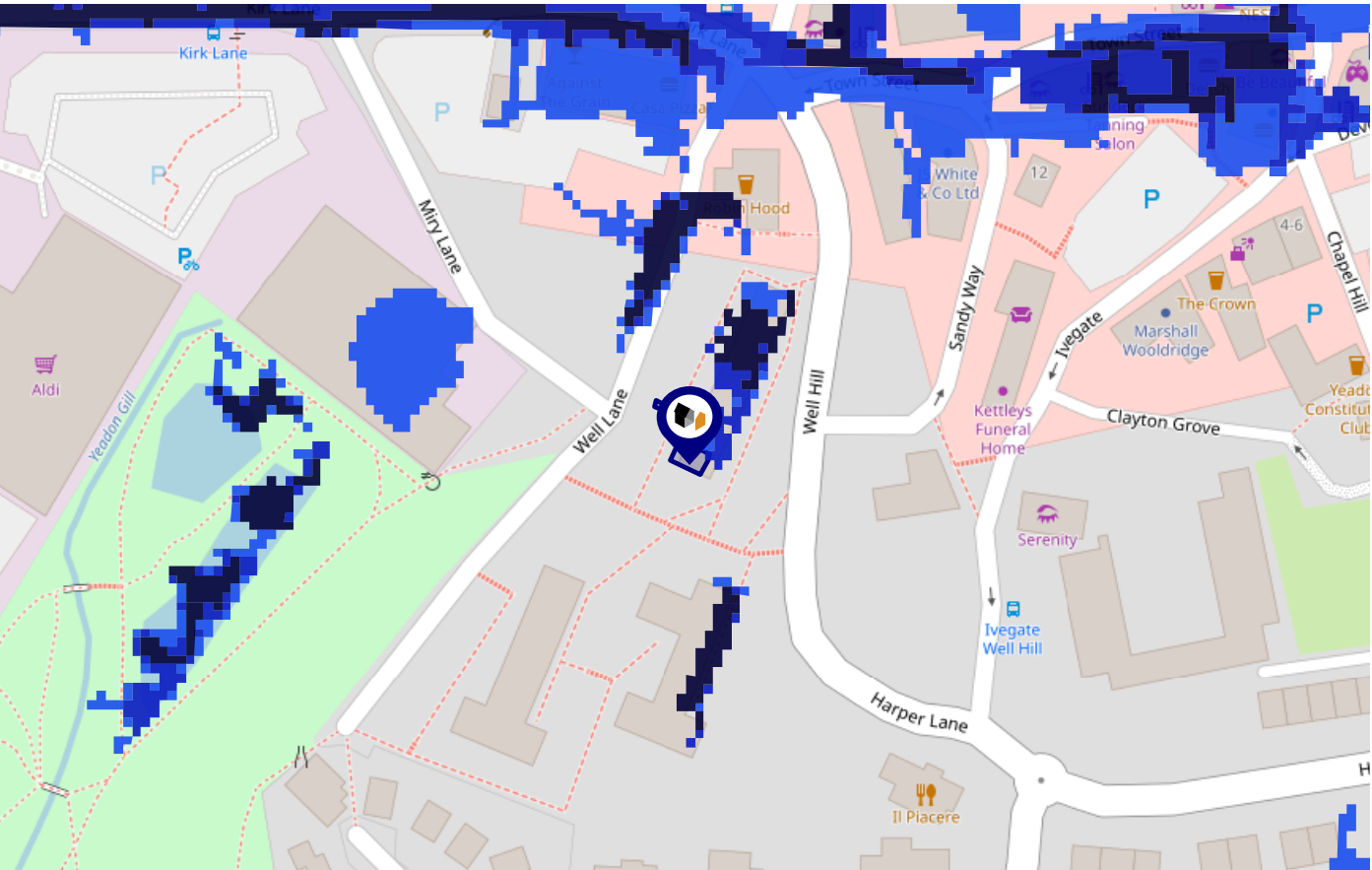
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:



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

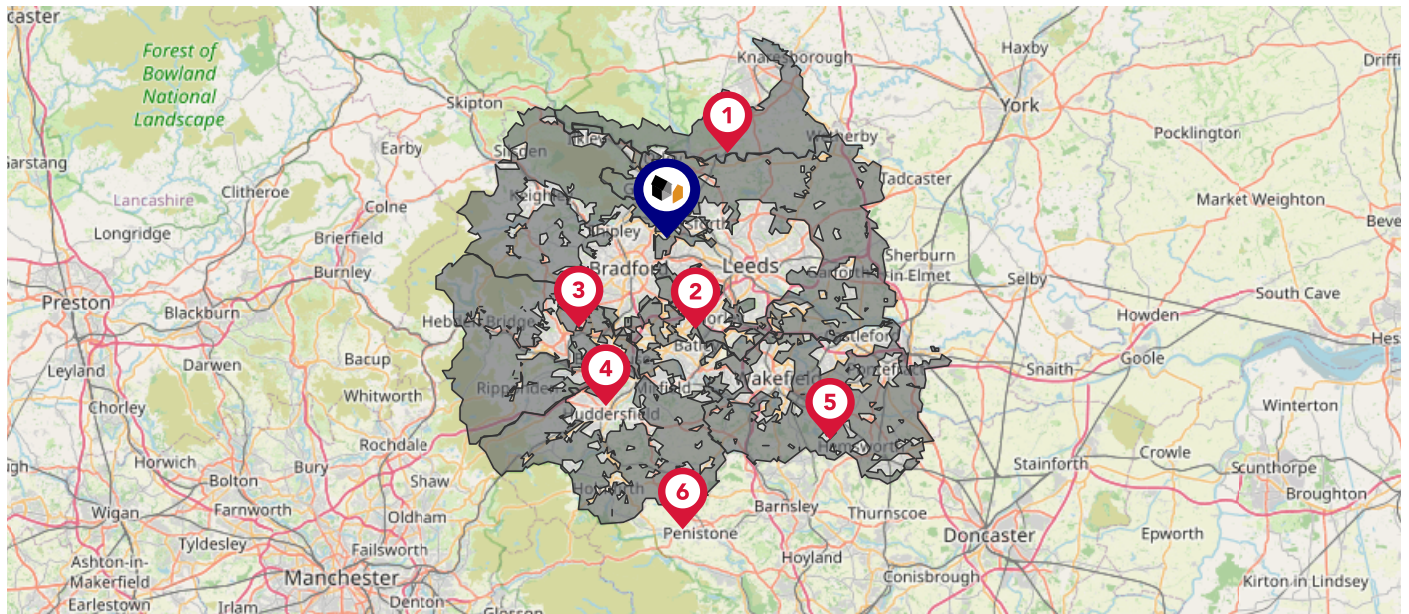
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Chance of flooding to the following depths at this property:



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



Nearby Green Belt Land

1

South and West Yorkshire Green Belt - Harrogate

2

South and West Yorkshire Green Belt - Leeds

3

South and West Yorkshire Green Belt - Bradford

4

South and West Yorkshire Green Belt - Calderdale

5

South and West Yorkshire Green Belt - Wakefield

6

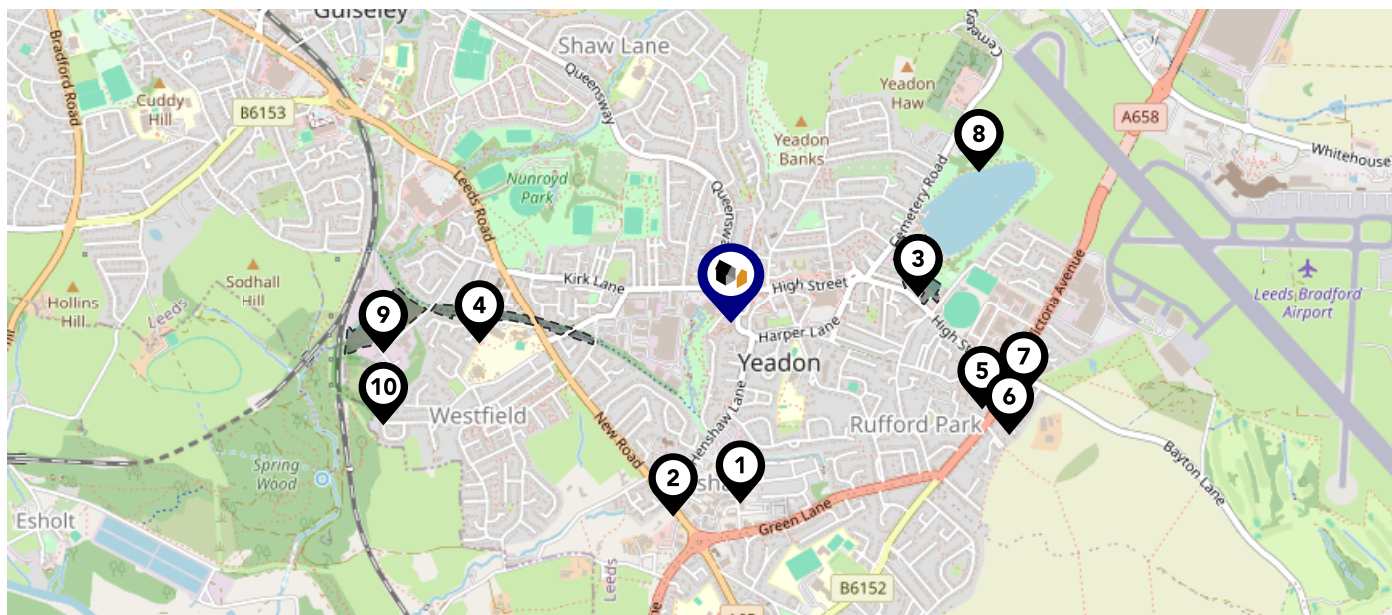
South and West Yorkshire Green Belt - Kirklees

Maps

Landfill Sites

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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	Naylor Jennings-Green Lane, Yeadon	Historic Landfill	☐
2	1 Gill Lane-Yeadon	Historic Landfill	☐
3	High Street-Cemetery Road, Yeadon	Historic Landfill	☐
4	Milners Road-Yeadon	Historic Landfill	☐
5	Old Quarry, Grange Avenue-Grange Avenue, Yeadon	Historic Landfill	☐
6	Old Reservoir, Moorfield Croft-Off Harrogate Road, Yeadon	Historic Landfill	☐
7	Caraland Caravans-Bayton Lane, Yeadon	Historic Landfill	☐
8	BMX Track-Cemetery Lane, Yeadon	Historic Landfill	☐
9	Milners Road-New Scarborough, Yeadon, West Yorkshire	Historic Landfill	☐
10	Old Clay Pit-Milners Road, New Scarborough, Yeadon	Historic Landfill	☐

Maps

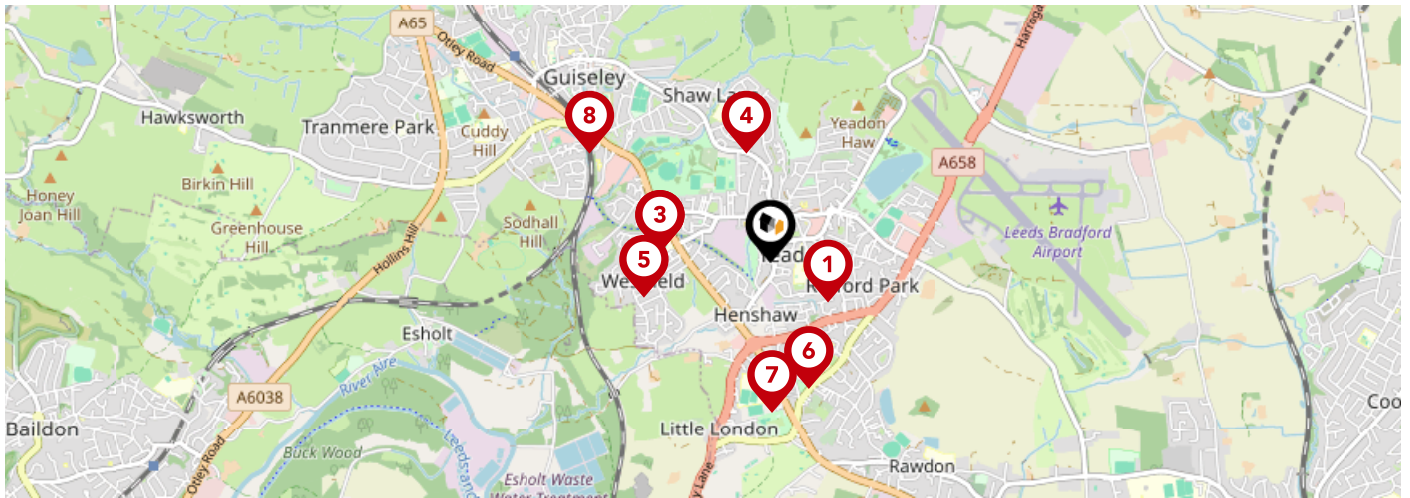
Listed Buildings

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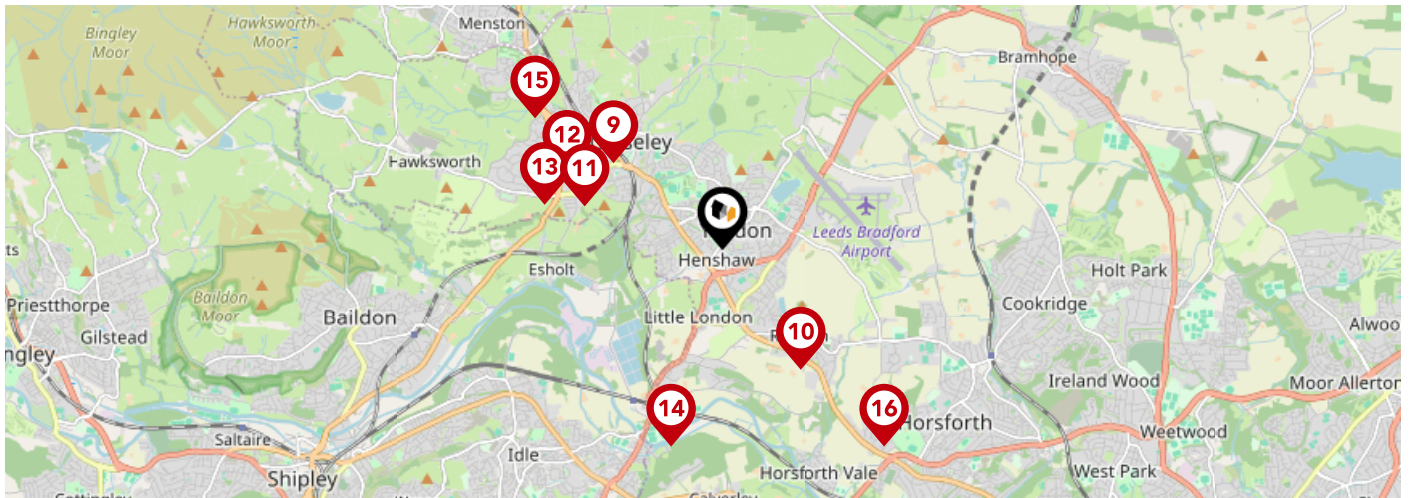
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1204127 - Willow Cottage	Grade II	0.0 miles
 1135628 - 1 And 3, Town Street (see Details For Further Address Information)	Grade II	0.1 miles
 1204098 - Yeadon Town Hall	Grade II	0.1 miles
 1313171 - Church Of St Andrew	Grade II	0.2 miles
 1204072 - 26 And 24, Gill Lane	Grade II	0.4 miles
 1313193 - Trinity Church	Grade II	0.5 miles
 1135627 - Low Hall	Grade II	0.5 miles
 1135588 - Trinity Church Sunday School	Grade II	0.5 miles
 1204364 - 6 And 7 High Fold	Grade II	0.6 miles
 1204232 - Entrance Gateway To Friends' Meeting House, With Attached Front Wall	Grade II	0.6 miles



		Nursery	Primary	Secondary	College	Private
1	Rufford Park Primary School Ofsted Rating: Good Pupils: 318 Distance:0.32	☐	☒	☐	☐	☐
2	Yeadon Westfield Junior School Ofsted Rating: Good Pupils: 202 Distance:0.48	☐	☒	☐	☐	☐
3	Ss. Peter and Paul Catholic Primary School, a Voluntary Academy Ofsted Rating: Outstanding Pupils: 209 Distance:0.48	☐	☒	☐	☐	☐
4	Queensway Primary School Ofsted Rating: Serious Weaknesses Pupils: 97 Distance:0.49	☐	☒	☐	☐	☐
5	Yeadon Westfield Infant School Ofsted Rating: Good Pupils: 154 Distance:0.57	☐	☒	☐	☐	☐
6	Benton Park School Ofsted Rating: Requires improvement Pupils: 1519 Distance:0.58	☐	☐	☒	☐	☐
7	Rawdon Littlemoor Primary School Ofsted Rating: Good Pupils: 313 Distance:0.66	☐	☒	☐	☐	☐
8	St. Oswald's CofE Primary School Ofsted Rating: Good Pupils: 420 Distance:0.92	☐	☒	☐	☐	☐

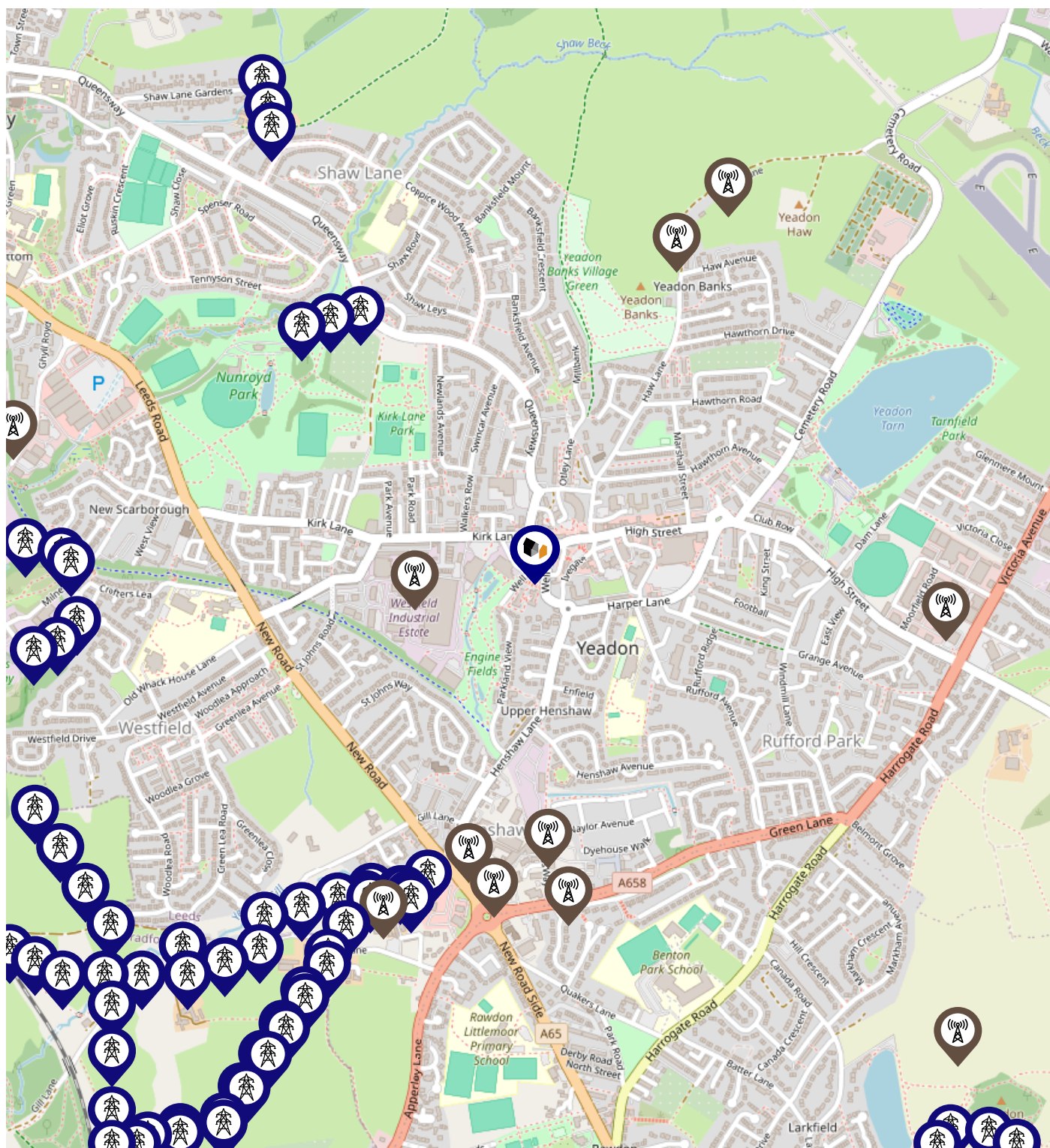


		Nursery	Primary	Secondary	College	Private
9	Guisley Primary School Ofsted Rating: Good Pupils: 423 Distance:1.22	☐	☒	☐	☐	☐
10	Rawdon St Peter's Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 315 Distance:1.25	☐	☒	☐	☐	☐
11	Guisley School Ofsted Rating: Good Pupils: 1417 Distance:1.27	☐	☐	☒	☐	☐
12	Green Meadows Academy Ofsted Rating: Good Pupils: 218 Distance:1.51	☐	☐	☒	☐	☐
13	Tranmere Park Primary School Ofsted Rating: Good Pupils: 317 Distance:1.61	☐	☒	☐	☐	☐
14	Woodhouse Grove School Ofsted Rating: Not Rated Pupils: 1073 Distance:1.78	☐	☐	☒	☐	☐
15	St. Mary's Menston, a Catholic Voluntary Academy Ofsted Rating: Outstanding Pupils: 1195 Distance:2	☐	☐	☒	☐	☐
16	West End Primary School Ofsted Rating: Good Pupils: 261 Distance:2.24	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

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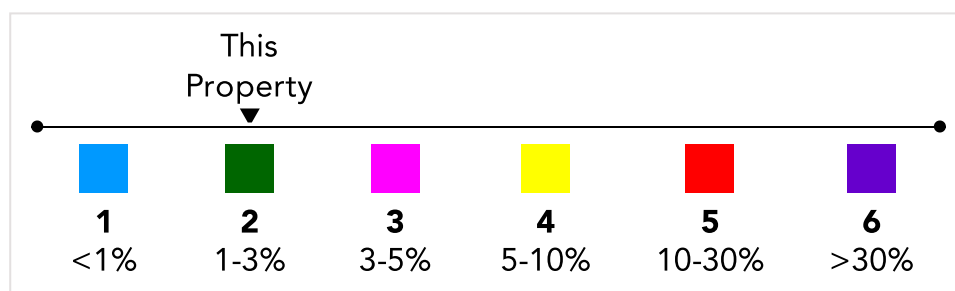
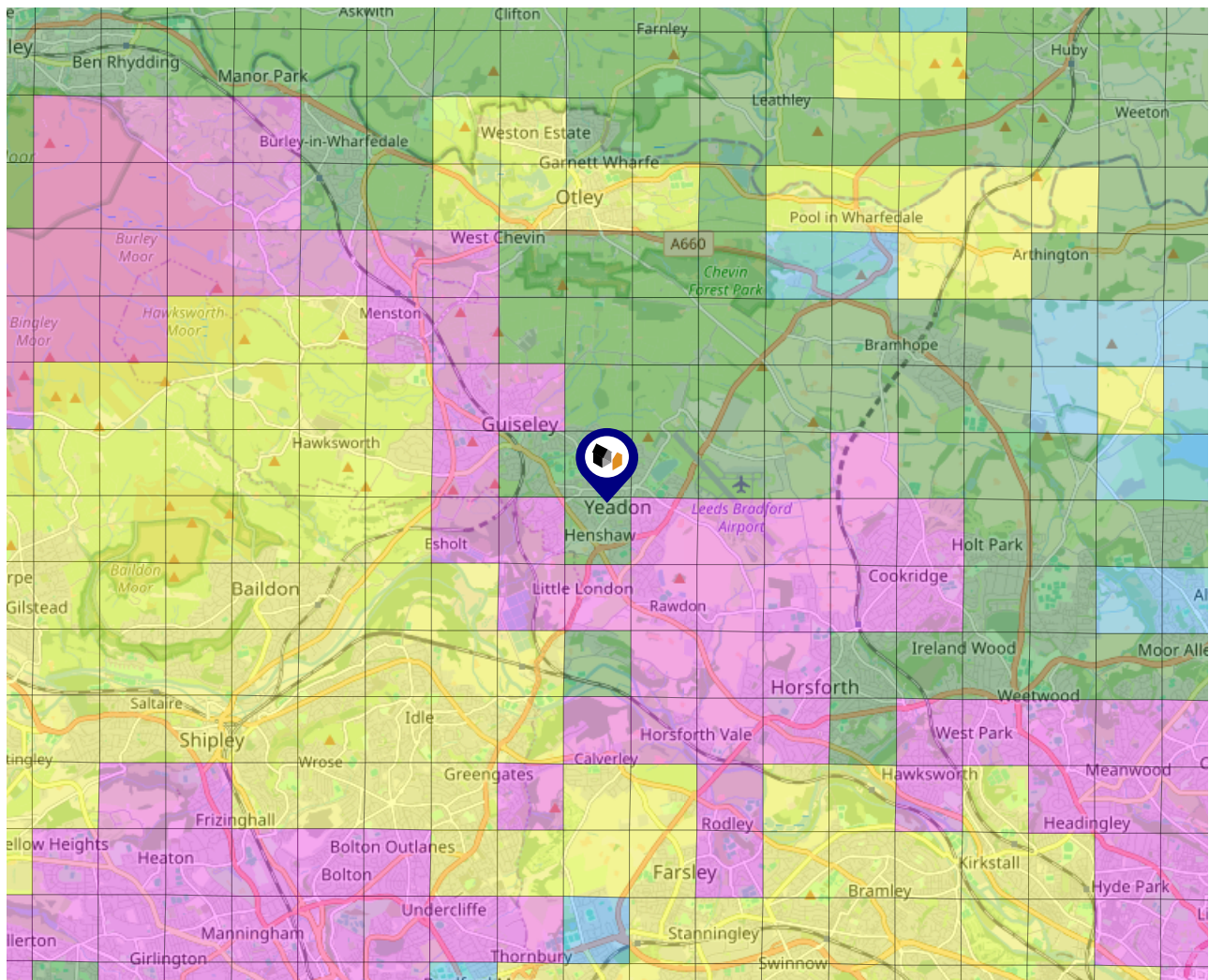


Key:

-  Power Pylons
-  Communication Masts

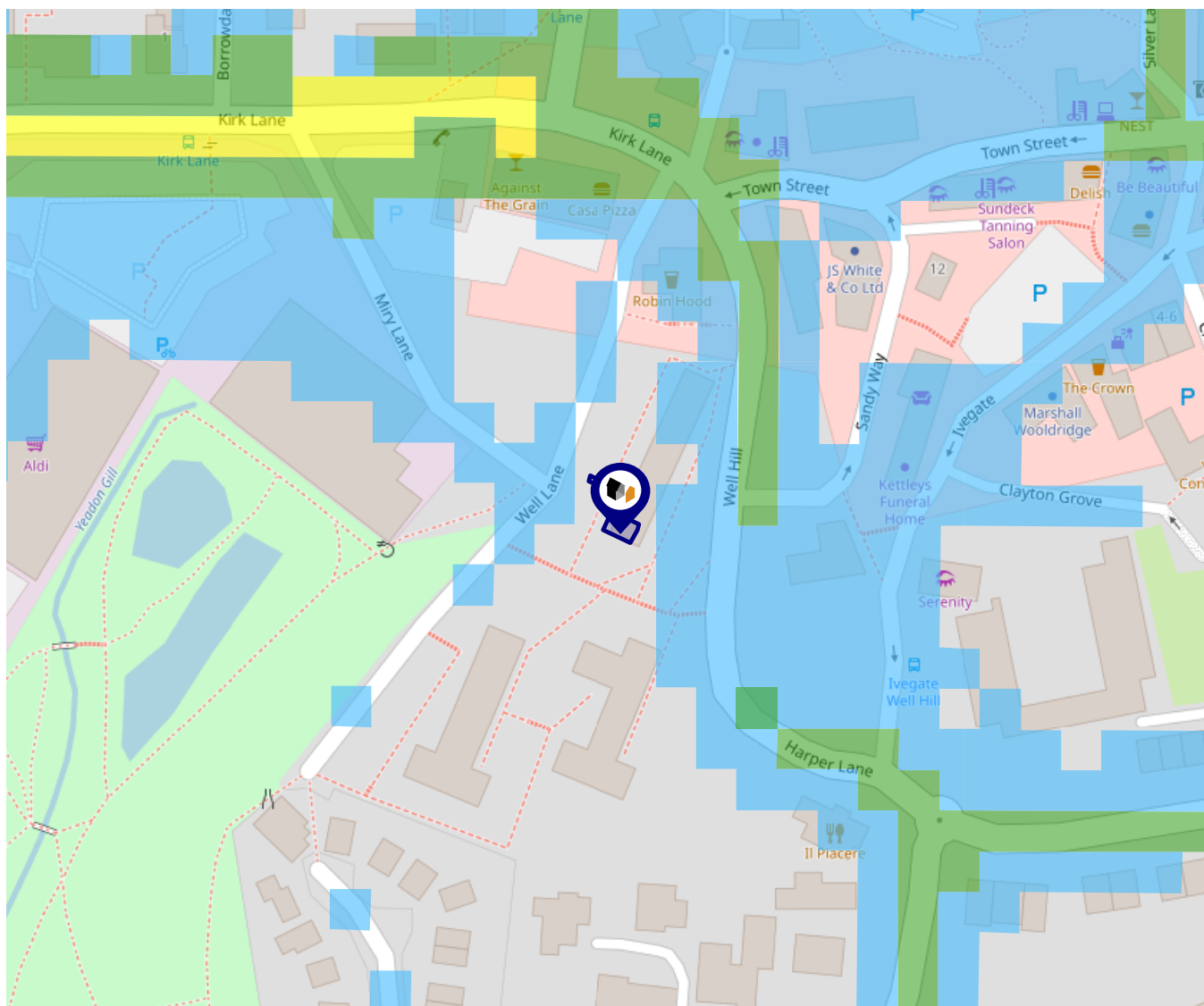
What is Radon?

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



Local Area Road Noise

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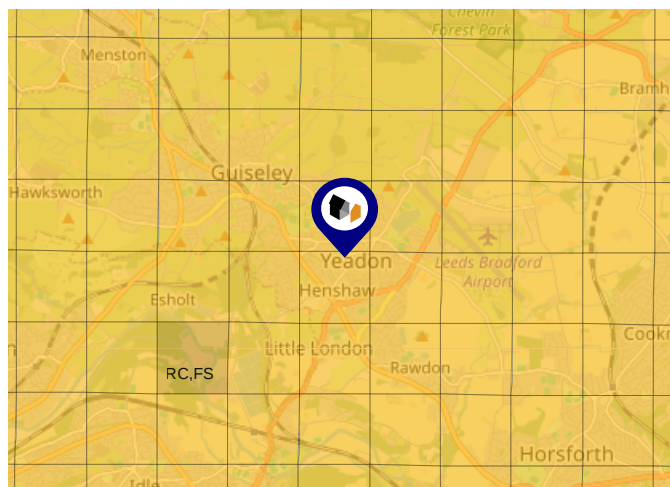


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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:	VARIABLE(LOW)	Soil Texture:	CLAYEY LOAM TO SILTY
Parent Material Grain:	MIXED (ARGILLIC-RUDACEOUS)	Soil Depth:	LOAM DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		



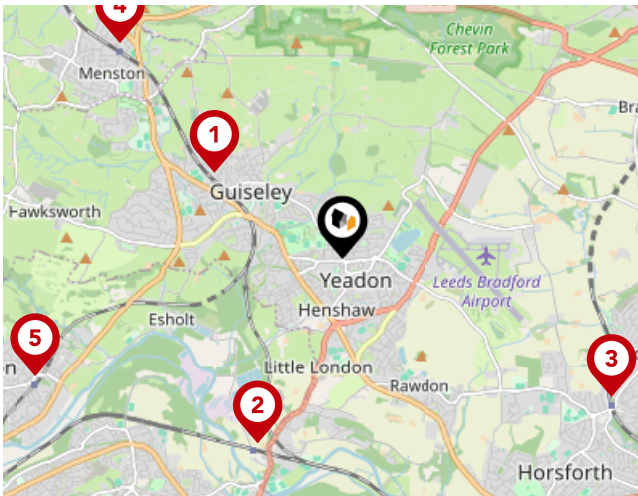
Primary Classifications (Most Common Clay Types)

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

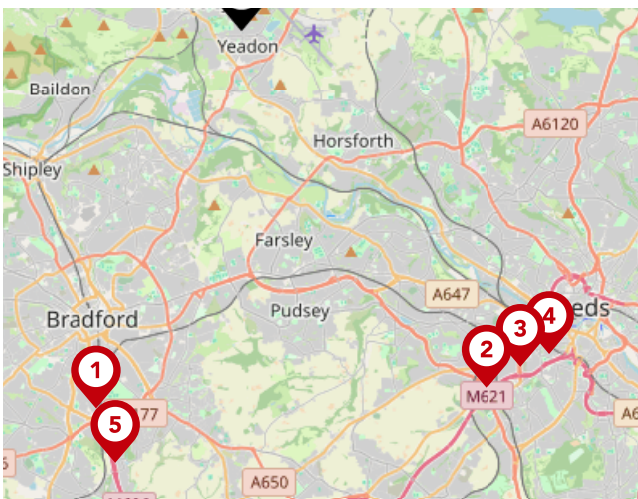
Transport (National)

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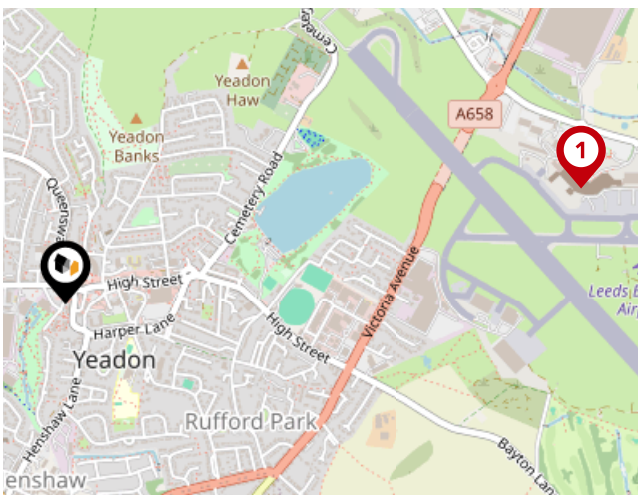
National Rail Stations

Pin	Name	Distance
1	Guiseley Rail Station	1.34 miles
2	Apperley Bridge Rail Station	1.77 miles
3	Horsforth Rail Station	2.63 miles
4	Menston Rail Station	2.7 miles
5	Baildon Rail Station	2.87 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M606 J3	7.09 miles
2	M621 J1	7.56 miles
3	M621 J2	7.63 miles
4	M621 J2A	7.79 miles
5	M606 J2	7.88 miles



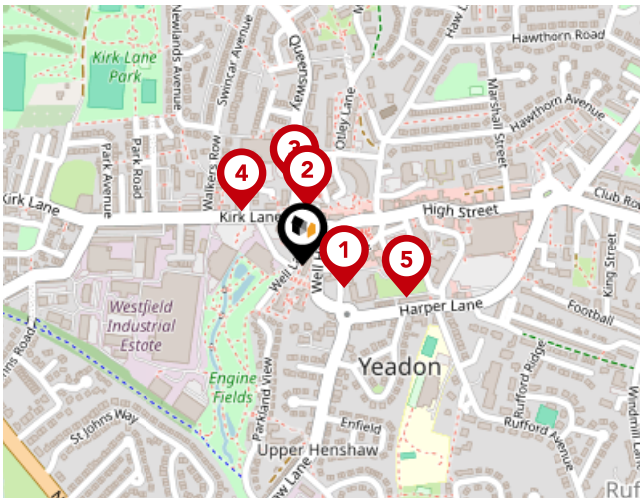
Airports/Helipads

Pin	Name	Distance
1	Leeds Bradford International Airport	1.15 miles

Area

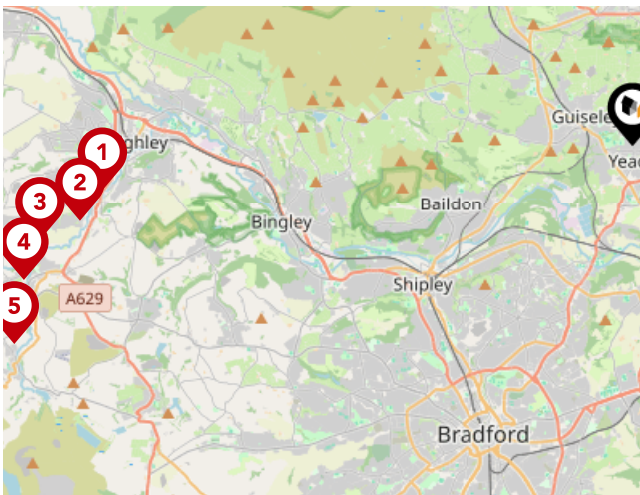
Transport (Local)

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Bus Stops/Stations

Pin	Name	Distance
1	Ivelgate	0.05 miles
2	Old Haworth Lane	0.06 miles
3	Haworth Lane Kirk Ln	0.08 miles
4	Kirk Lane	0.08 miles
5	Brooklands Crescent	0.11 miles



Local Connections

Pin	Name	Distance
1	Ingrow West (Keighley & Worth Valley Railway)	9.29 miles
2	Damems (Keighley & Worth Valley Railway)	9.73 miles
3	Oakworth (Keighley & Worth Valley Railway)	10.48 miles
4	Haworth (Keighley & Worth Valley Railway)	10.9 miles
5	Oxenhope (Keighley & Worth Valley Railway)	11.34 miles

Ferry Terminals

No Ferry Terminals found within 60 km of this property.

The Landwood Group logo, consisting of the words "LANDWOOD" and "GROUP" stacked vertically in a white, sans-serif font, set against an orange square background with rounded corners.

Landwood Group

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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.



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