



KPF: Key Property Facts

An Analysis of This Property & The Local Area
Tuesday 30th June 2026



14, HENSHAW MEWS, YEADON, LEEDS, LS19 7TT

Landwood Group

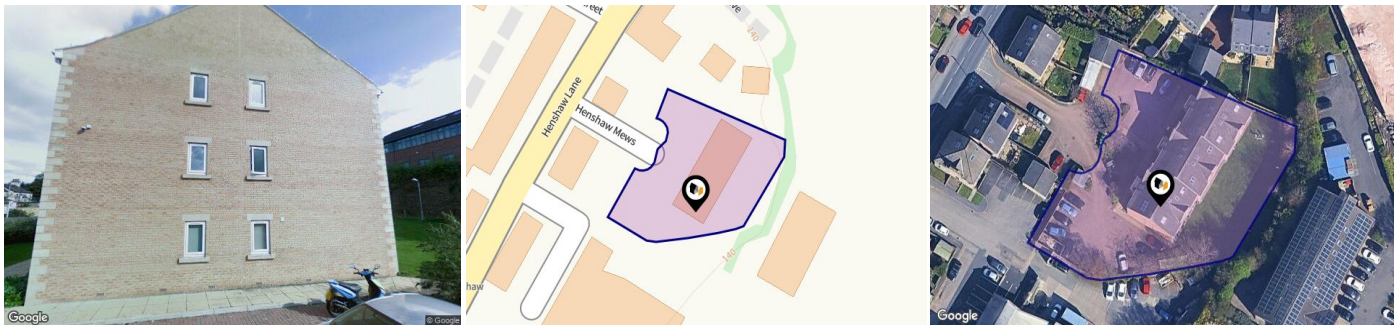
77 Deansgate Manchester M3 2BW

0161 710 2010

Emma.judge@landwoodgroup.com

<https://landwoodgroup.com/>





Property

Type:	Flat / Maisonette	Last Sold Date:	05/09/2005
Bedrooms:	2	Last Sold Price:	£115,515
Floor Area:	635 ft ² / 59 m ²	Last Sold £/ft²:	£181
Plot Area:	0.5 acres	Tenure:	Leasehold
Year Built :	2005		
Council Tax :	Band B		
Annual Estimate:	£1,776		
Title Number:	WYK787551		
UPRN:	72573197		
Restrictive Covenants:	Yes		

Local Area

Local Authority:	Leeds	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:		13	80	-
● Rivers & Seas	Very low	mb/s	mb/s	mb/s
● Surface Water	Very low			



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:

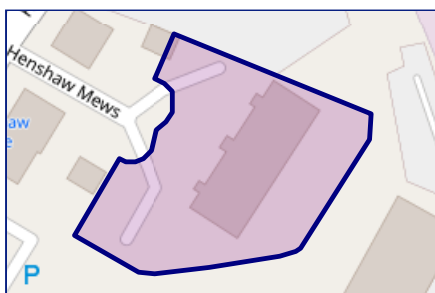


Property Multiple Title Plans

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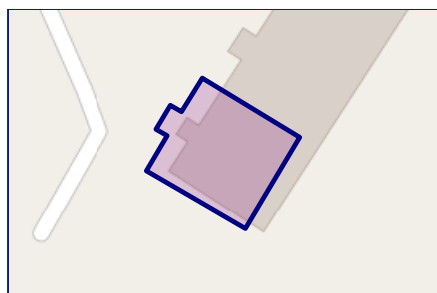
There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.

Freehold Title Plan



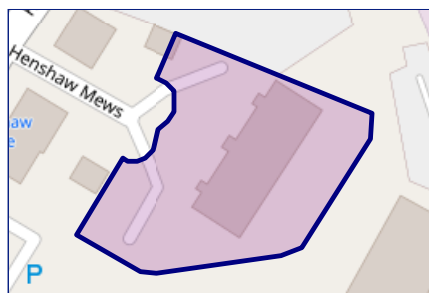
WYK787549

Leasehold Title Plans



WYK829360

Start Date: 04/04/2004
End Date: 05/04/3003
Lease Term: 999 years from 5 April 2004
Term Remaining: 977 years



WYK787551

Start Date: 17/08/2006
End Date: 24/06/2129
Lease Term: 125 years from 24 June 2004
Term Remaining: 103 years



Gallery Photos

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Property
EPC - Certificate

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14, Henshaw Mews, Yeadon, LEEDS, LS19 7TT

Energy rating

B

Valid until 05.03.2030

Certificate number
 8270-6127-6420-7446-8206

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	84 B
69-80	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:	Ground-floor flat
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	(another dwelling above)
Window:	Fully double glazed
Window Energy:	Good
Main Heating:	Electric storage heaters
Main Heating Energy:	Average
Main Heating Controls:	Controls for high heat retention storage heaters
Main Heating Controls Energy:	Good
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 55% of fixed outlets
Lighting Energy:	Good
Floors:	Suspended, insulated (assumed)
Secondary Heating:	Room heaters, electric
Total Floor Area:	59 m ²

Market Sold in Street

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2, Henshaw Mews, Leeds, LS19 7TT		Flat-maisonette House			
Last Sold Date:	30/10/2025	05/09/2005			
Last Sold Price:	£115,000	£115,515			
7, Henshaw Mews, Leeds, LS19 7TT		Flat-maisonette House			
Last Sold Date:	29/07/2025	09/11/2020	17/07/2013	11/05/2005	
Last Sold Price:	£138,000	£124,000	£80,000	£115,514	
12, Henshaw Mews, Leeds, LS19 7TT		Flat-maisonette House			
Last Sold Date:	11/07/2025				
Last Sold Price:	£152,000				
20, Henshaw Mews, Leeds, LS19 7TT		Flat-maisonette House			
Last Sold Date:	06/01/2025	05/12/2022	24/07/2017	09/03/2012	
Last Sold Price:	£150,000	£150,000	£123,000	£120,000	
11, Henshaw Mews, Leeds, LS19 7TT		Flat-maisonette House			
Last Sold Date:	28/10/2024	26/11/2021	05/07/2005		
Last Sold Price:	£150,000	£141,000	£147,032		
18, Henshaw Mews, Leeds, LS19 7TT		Flat-maisonette House			
Last Sold Date:	12/08/2024				
Last Sold Price:	£125,000				
10, Henshaw Mews, Leeds, LS19 7TT		Flat-maisonette House			
Last Sold Date:	12/07/2024	17/02/2023	01/09/2017	28/02/2007	05/05/2005
Last Sold Price:	£130,000	£125,000	£92,501	£123,000	£115,514
19, Henshaw Mews, Leeds, LS19 7TT		Flat-maisonette House			
Last Sold Date:	23/06/2023	05/10/2006			
Last Sold Price:	£123,000	£123,000			
9, Henshaw Mews, Leeds, LS19 7TT		Flat-maisonette House			
Last Sold Date:	11/03/2022	10/05/2006			
Last Sold Price:	£121,550	£115,514			
15, Henshaw Mews, Leeds, LS19 7TT		Flat-maisonette House			
Last Sold Date:	25/06/2021	03/06/2005			
Last Sold Price:	£115,000	£115,514			
1, Henshaw Mews, Leeds, LS19 7TT		Flat-maisonette House			
Last Sold Date:	07/03/2019	03/05/2005			
Last Sold Price:	£120,000	£115,515			
17, Henshaw Mews, Leeds, LS19 7TT		Flat-maisonette House			
Last Sold Date:	01/12/2017	26/05/2005			
Last Sold Price:	£94,500	£115,514			

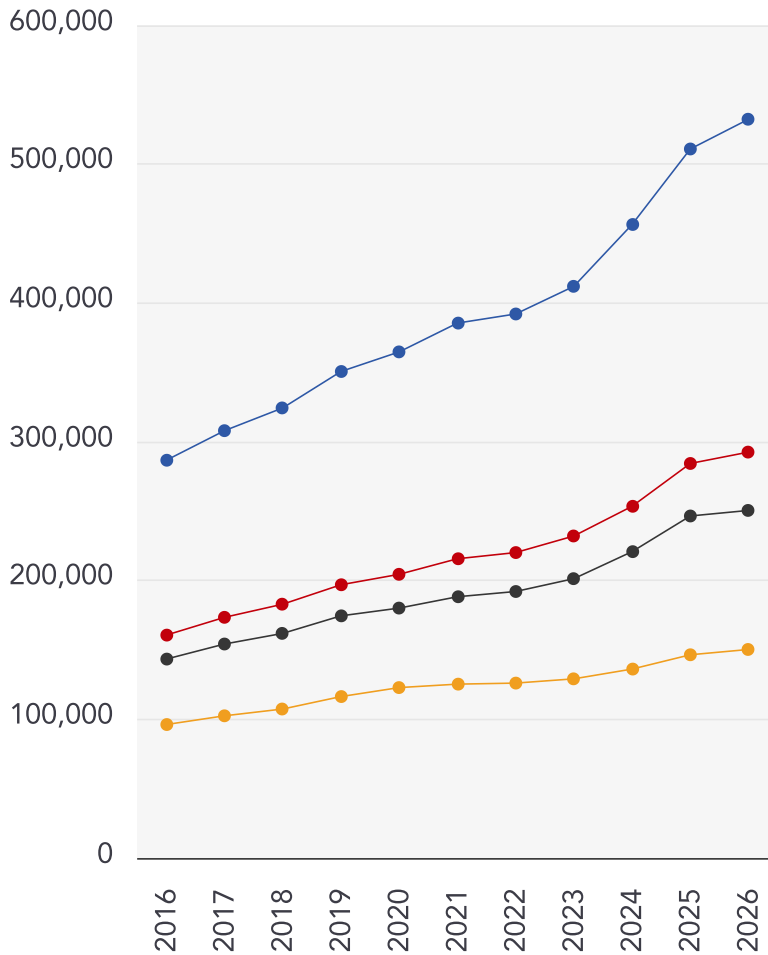
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics

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



Detached

+85.72%

Semi-Detached

+82.09%

Terraced

+74.72%

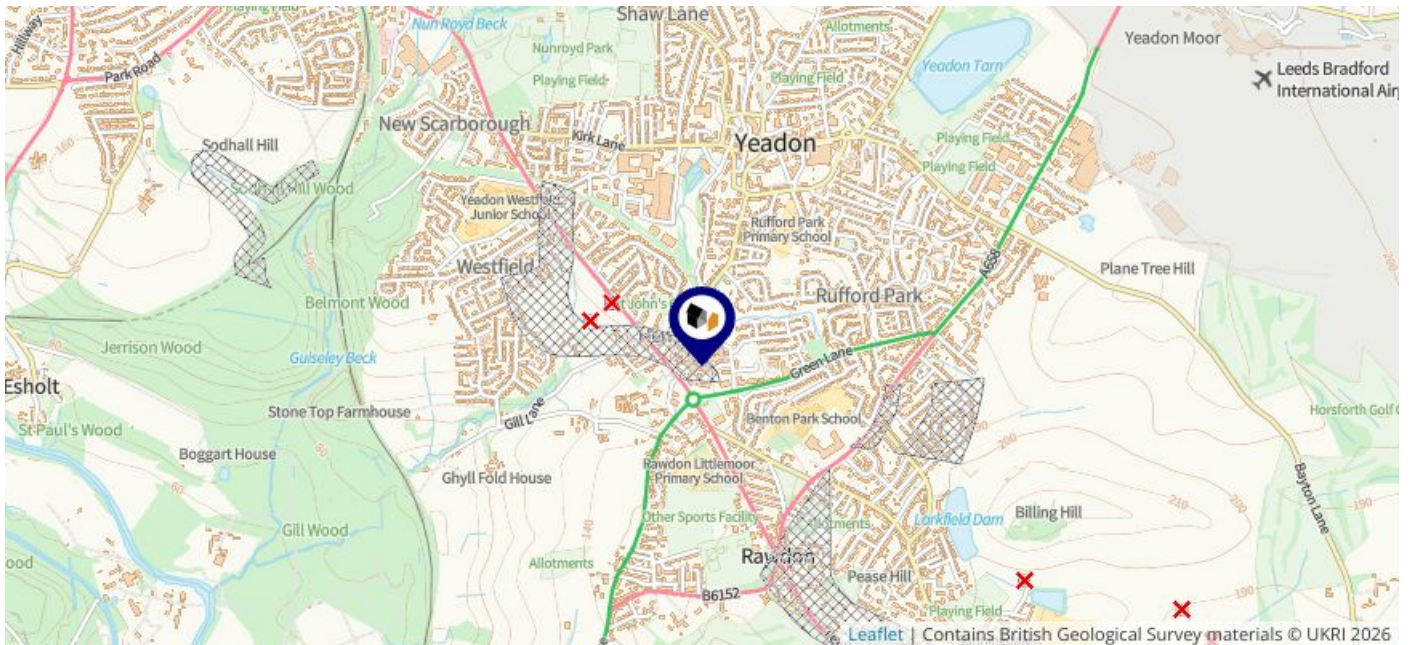
Flat

+56.23%

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



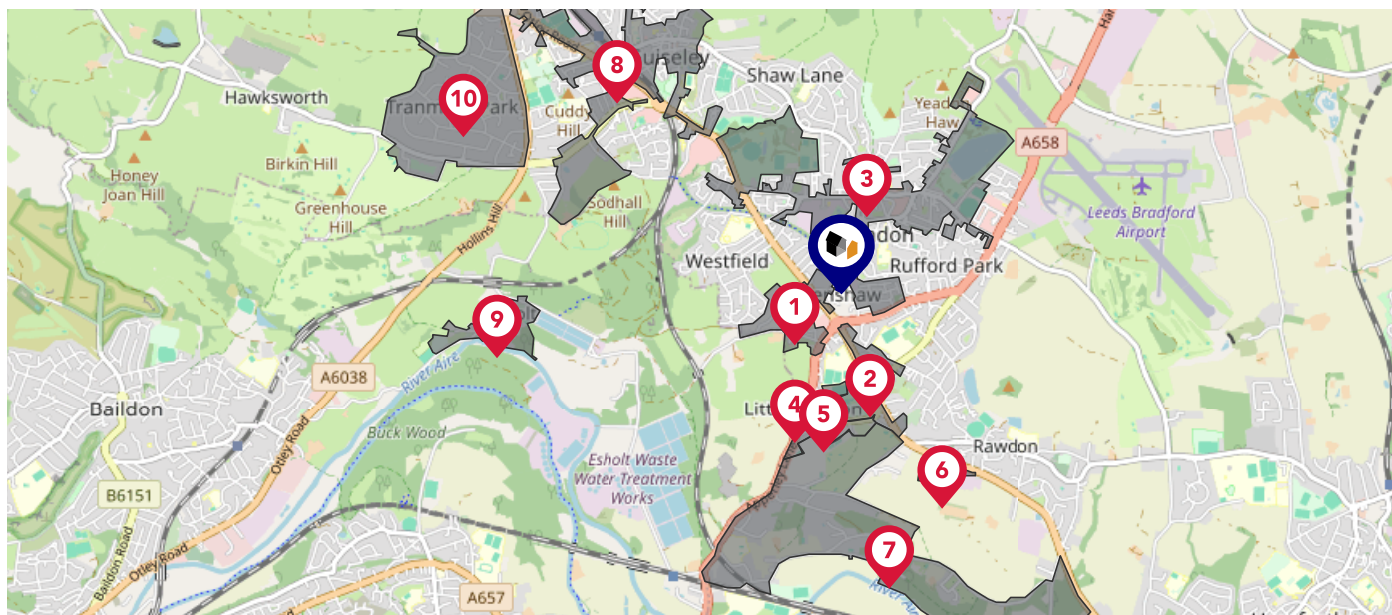
Mine Entry

- ✗ 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 NETHER YEADON

- 2 RAWDON - LITTLEMOOR

- 3 YEADON

- 4 Little London

- 5 RAWDON - LITTLE LONDON

- 6 RAWDON - LOW GREEN

- 7 RAWDON - CRAGG WOOD

- 8 GUISELEY

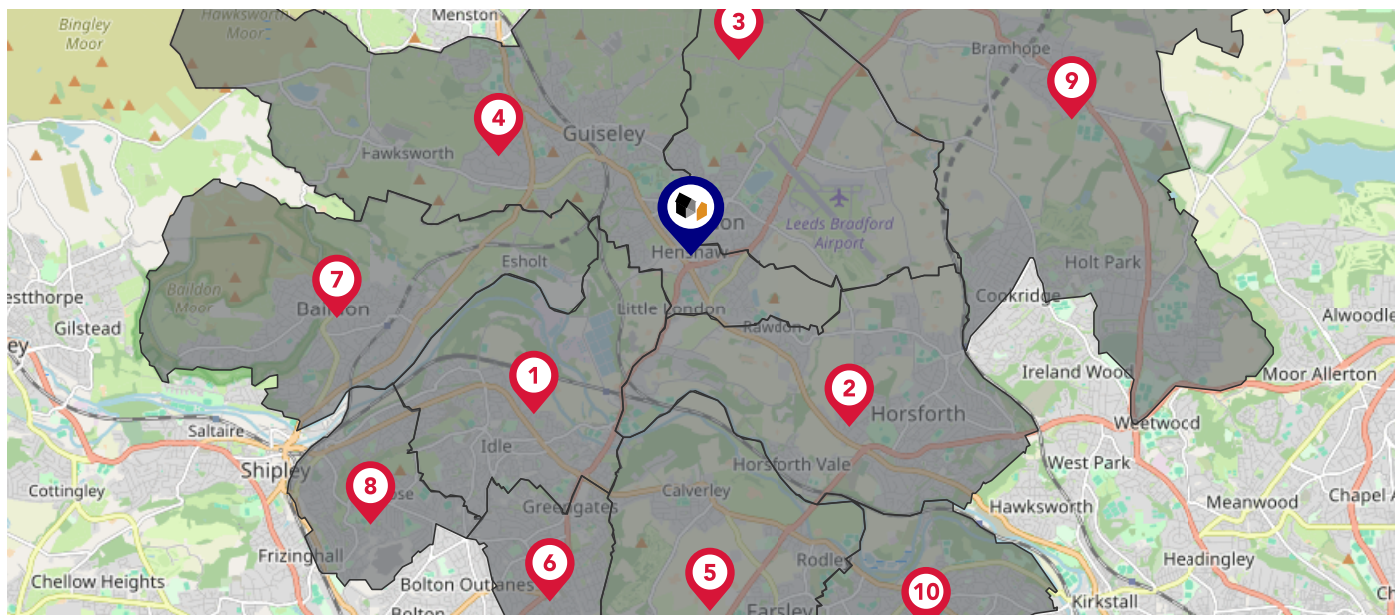
- 9 Esholt

- 10 TRANMERE PARK











Maps

Council Wards

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

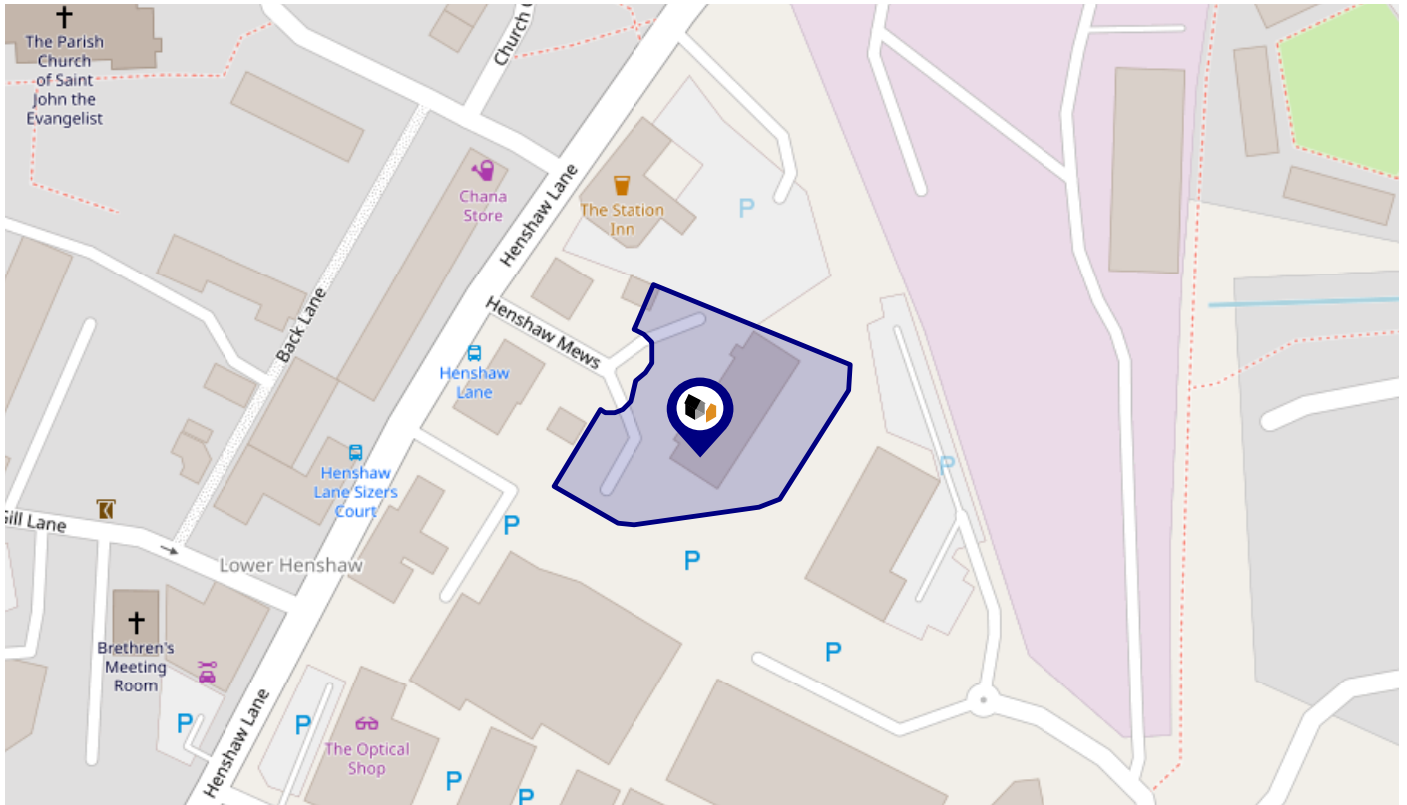
-  Idle and Thackley Ward
-  Horsforth Ward
-  Otley & Yeadon Ward
-  Guiseley & Rawdon Ward
-  Calverley & Farsley Ward
-  Eccleshill Ward
-  Baildon Ward
-  Windhill and Wrose Ward
-  Adel & Wharfedale Ward
-  Bramley & Stanningley Ward

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.

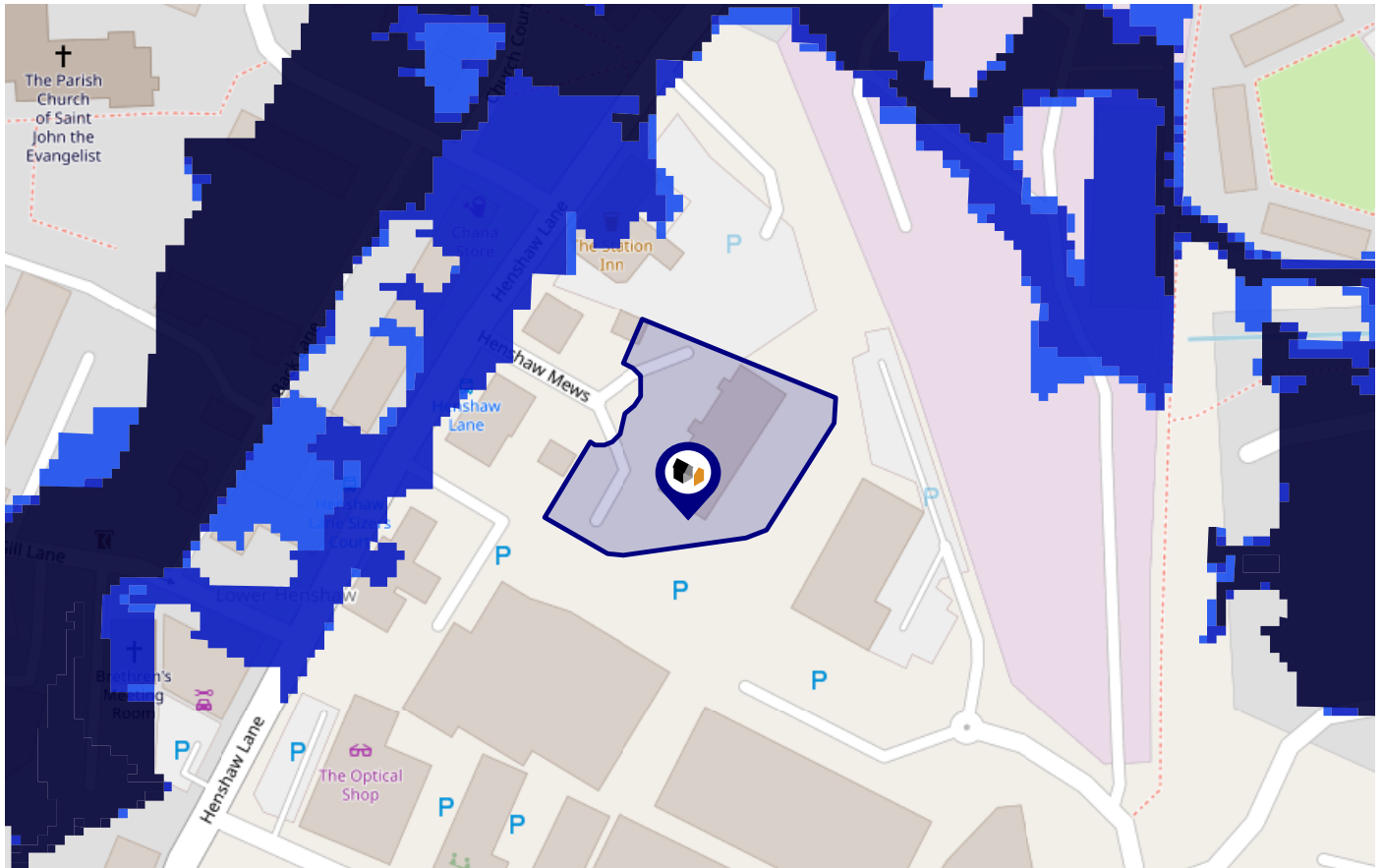
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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

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.

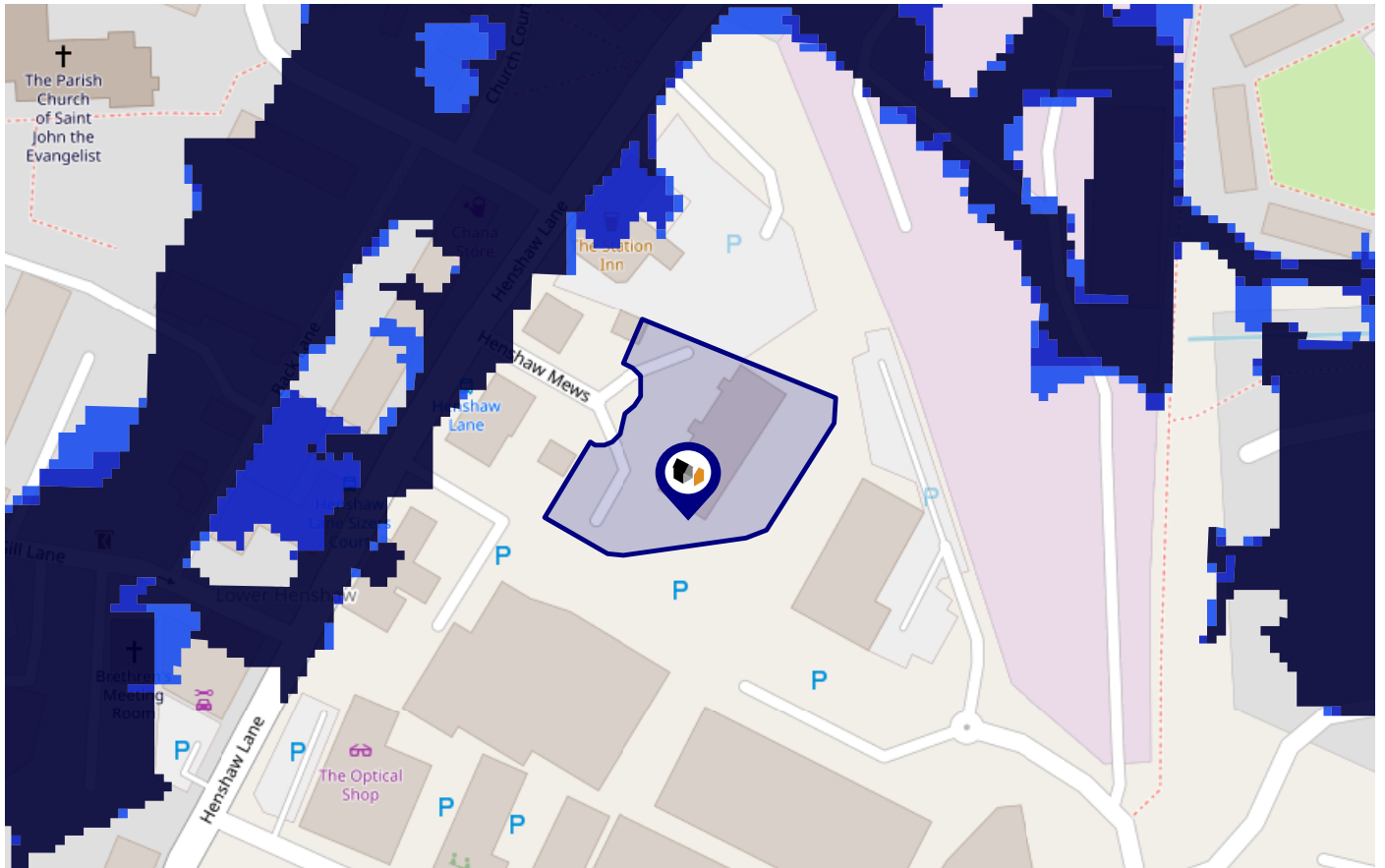
Chance of flooding to the following depths at this property:



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

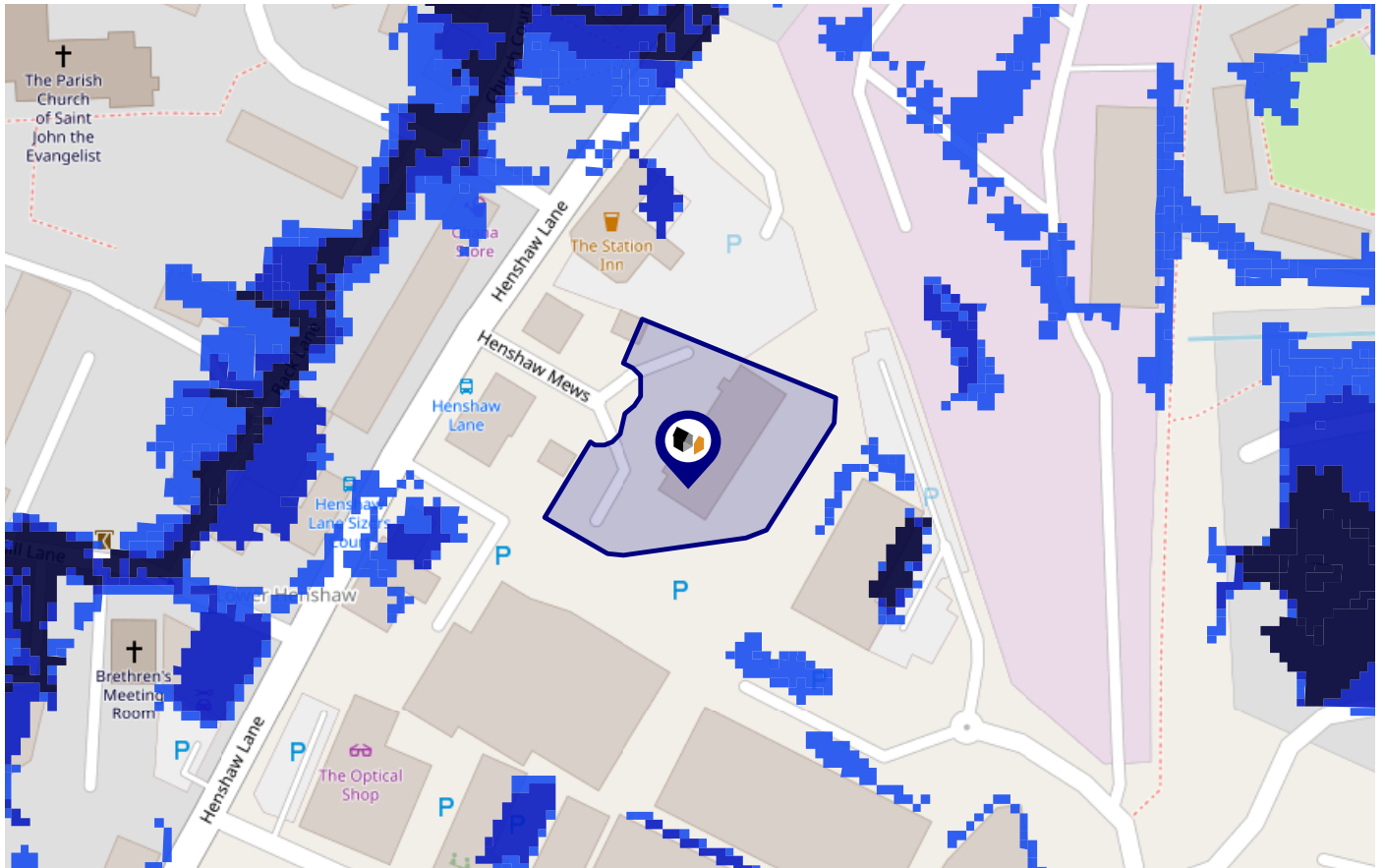
Chance of flooding to the following depths at this property:



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.
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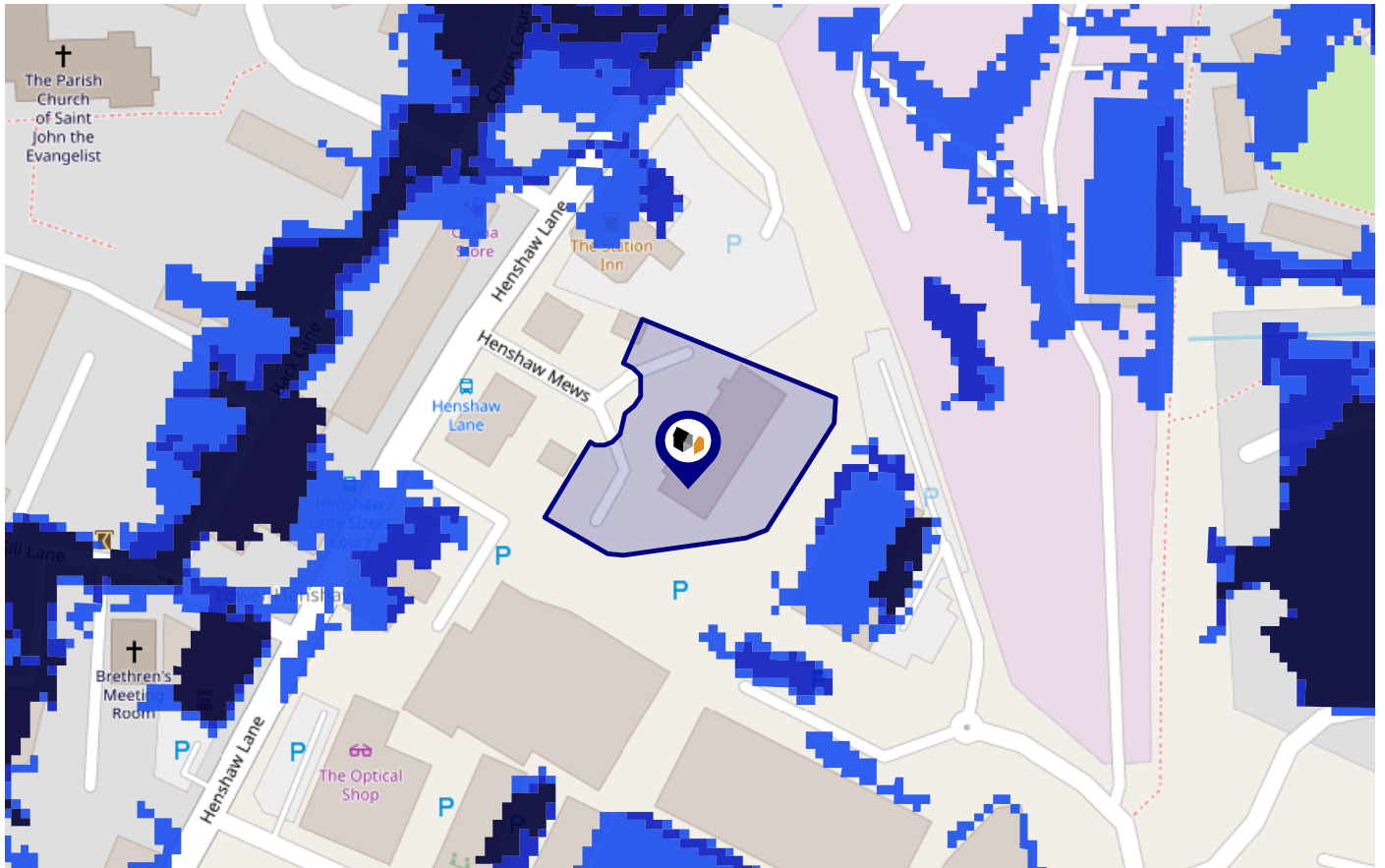
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Climate Change

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

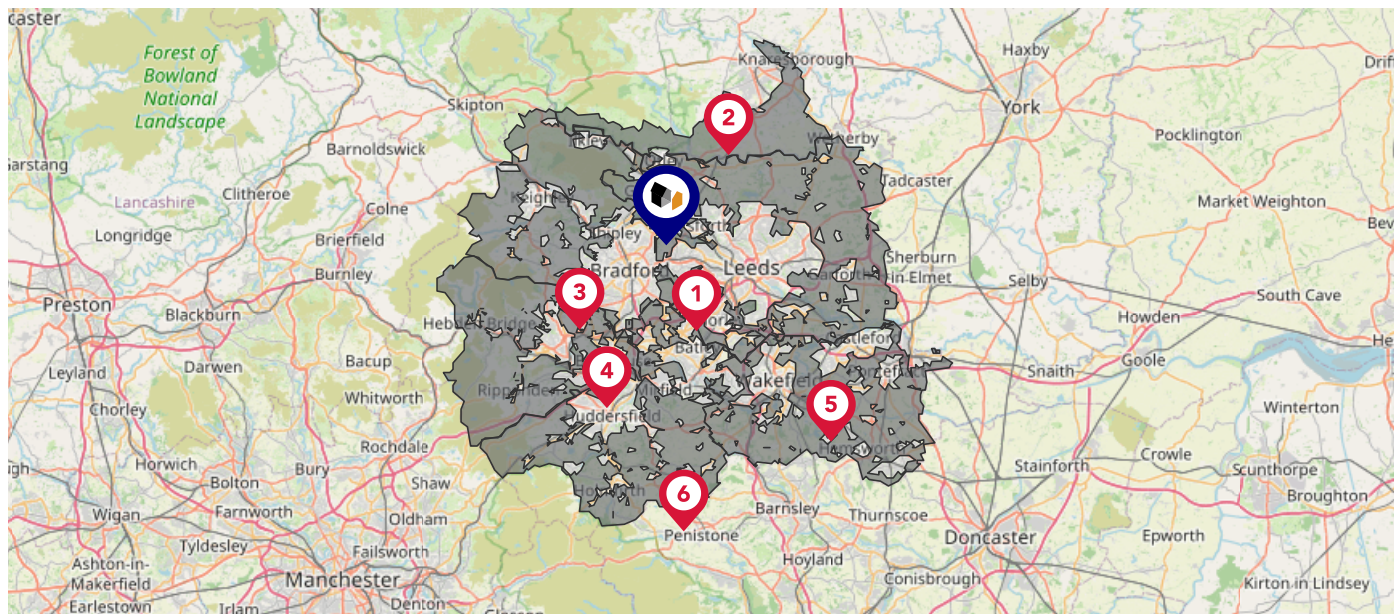
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:



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



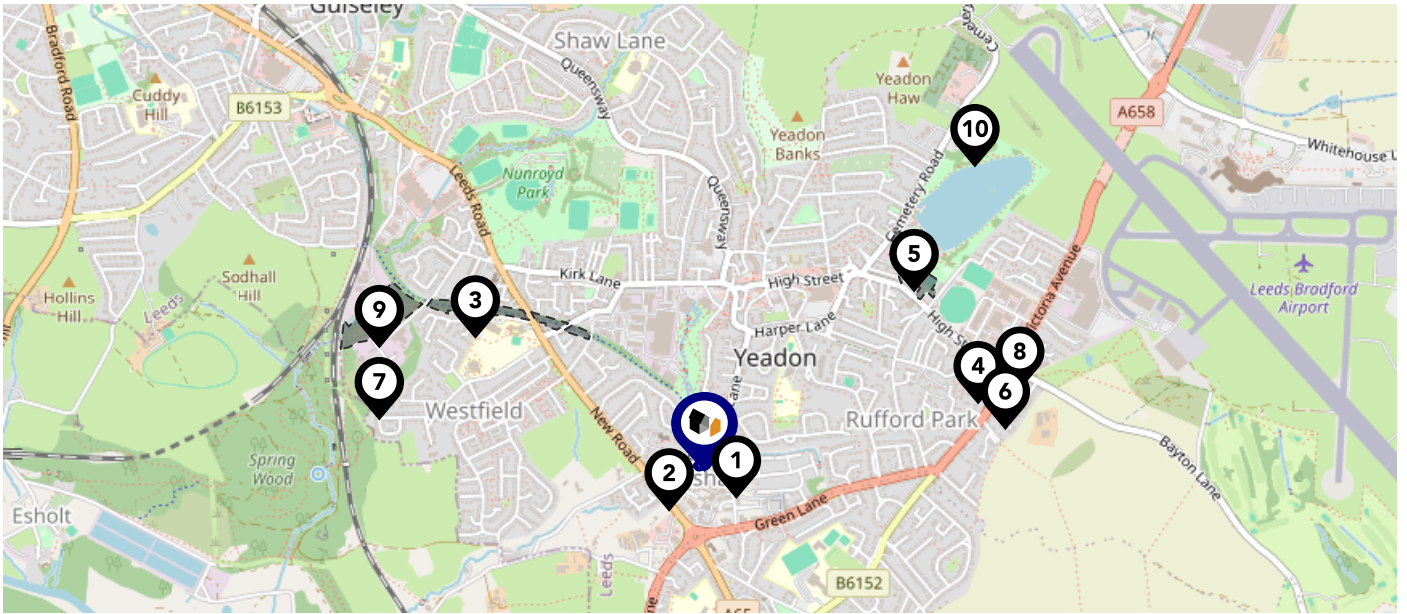
Nearby Green Belt Land

- 1 South and West Yorkshire Green Belt - Leeds
- 2 South and West Yorkshire Green Belt - Harrogate
- 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

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

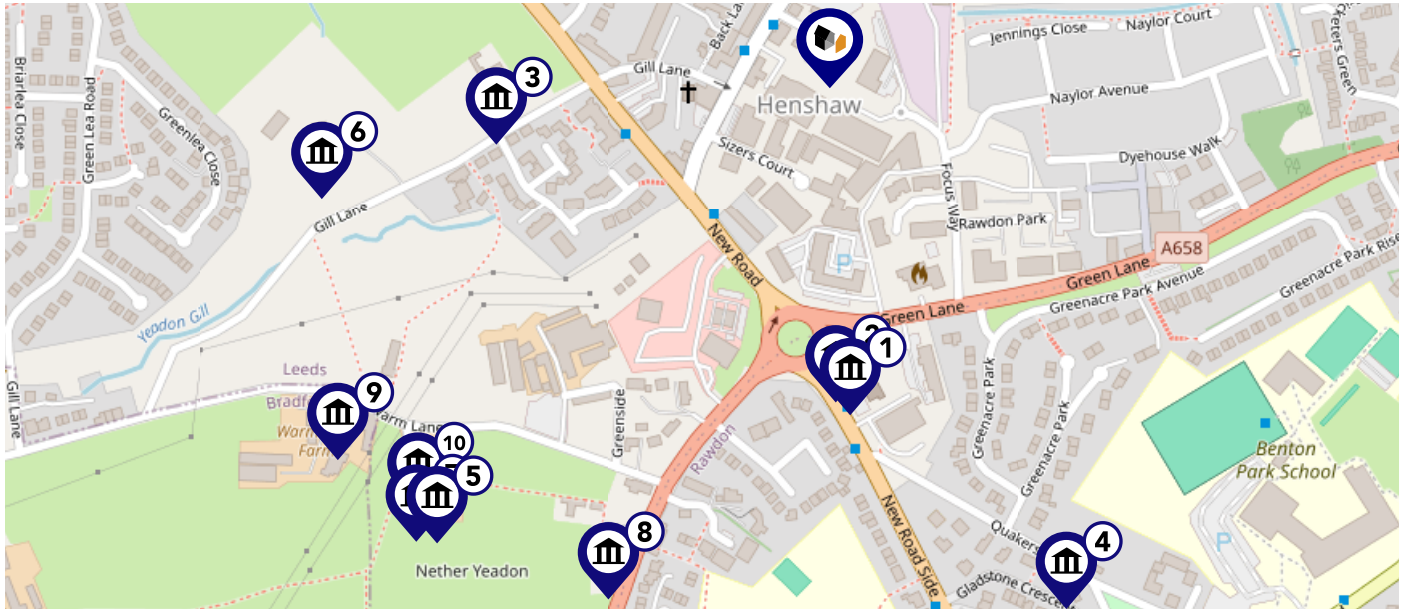
1	Naylor Jennings-Green Lane, Yeadon	Historic Landfill	<input type="checkbox"/>
2	1 Gill Lane-Yeadon	Historic Landfill	<input type="checkbox"/>
3	Milners Road-Yeadon	Historic Landfill	<input type="checkbox"/>
4	Old Quarry, Grange Avenue-Grange Avenue, Yeadon	Historic Landfill	<input type="checkbox"/>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

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



1313193 - Trinity Church

Grade II

0.2 miles



1135588 - Trinity Church Sunday School

Grade II

0.2 miles



1204072 - 26 And 24, Gill Lane

Grade II

0.2 miles



1204232 - Entrance Gateway To Friends' Meeting House, With Attached Front Wall

Grade II

0.3 miles



1204364 - 6 And 7 High Fold

Grade II

0.3 miles



1135627 - Low Hall

Grade II

0.3 miles



1135596 - Barn Attached At South End Of Number 3 High Fold

Grade II

0.3 miles



1135626 - The Old Rawdon Manse

Grade II

0.3 miles



1133618 - 1, 2 And 3, Warm Lane

Grade II

0.3 miles



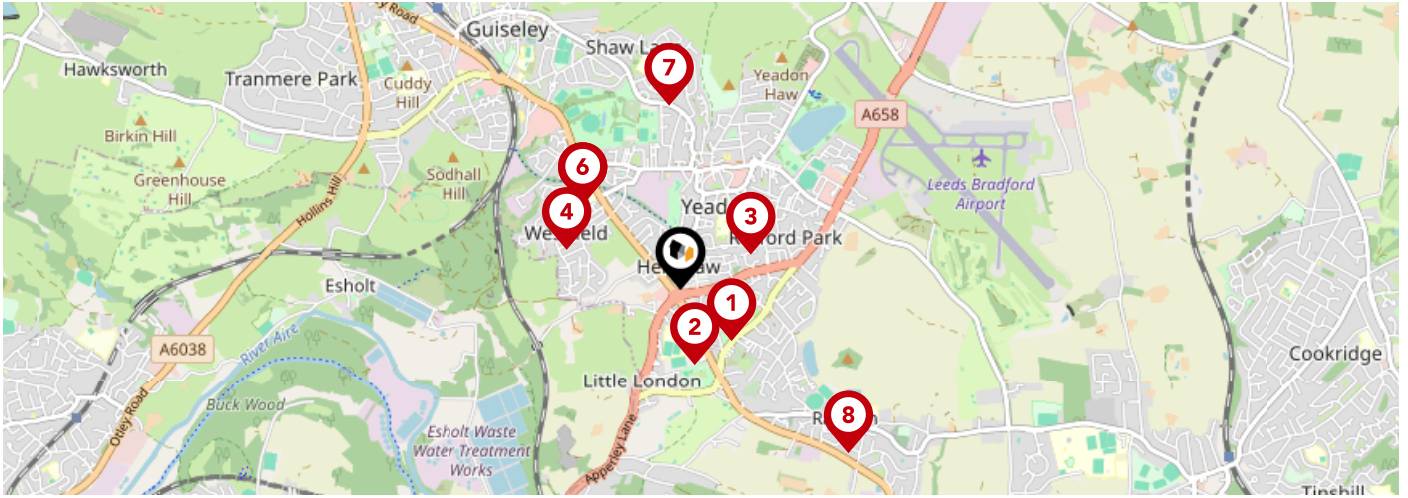
1135594 - 1 High Fold

Grade II

0.3 miles

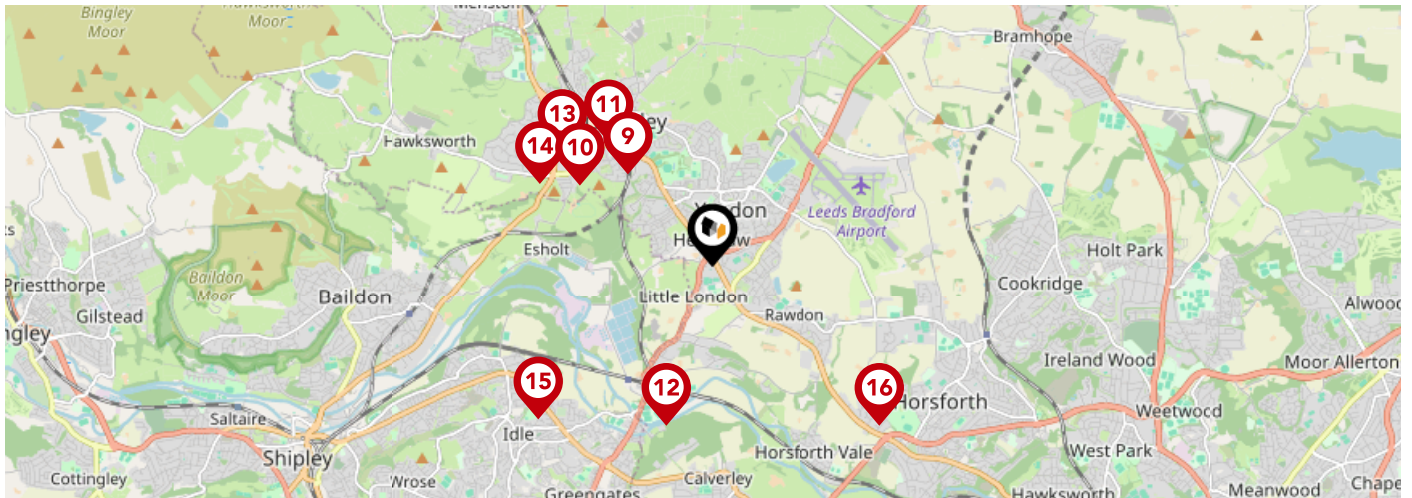
Area Schools









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		Nursery	Primary	Secondary	College	Private
1	Benton Park School Ofsted Rating: Requires improvement Pupils: 1519 Distance:0.32	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Rawdon Littlemoor Primary School Ofsted Rating: Good Pupils: 313 Distance:0.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Rufford Park Primary School Ofsted Rating: Good Pupils: 318 Distance:0.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Yeadon Westfield Infant School Ofsted Rating: Good Pupils: 154 Distance:0.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Yeadon Westfield Junior School Ofsted Rating: Good Pupils: 202 Distance:0.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Ss. Peter and Paul Catholic Primary School, a Voluntary Academy Ofsted Rating: Outstanding Pupils: 209 Distance:0.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Queensway Primary School Ofsted Rating: Serious Weaknesses Pupils: 97 Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Rawdon St Peter's Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 315 Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

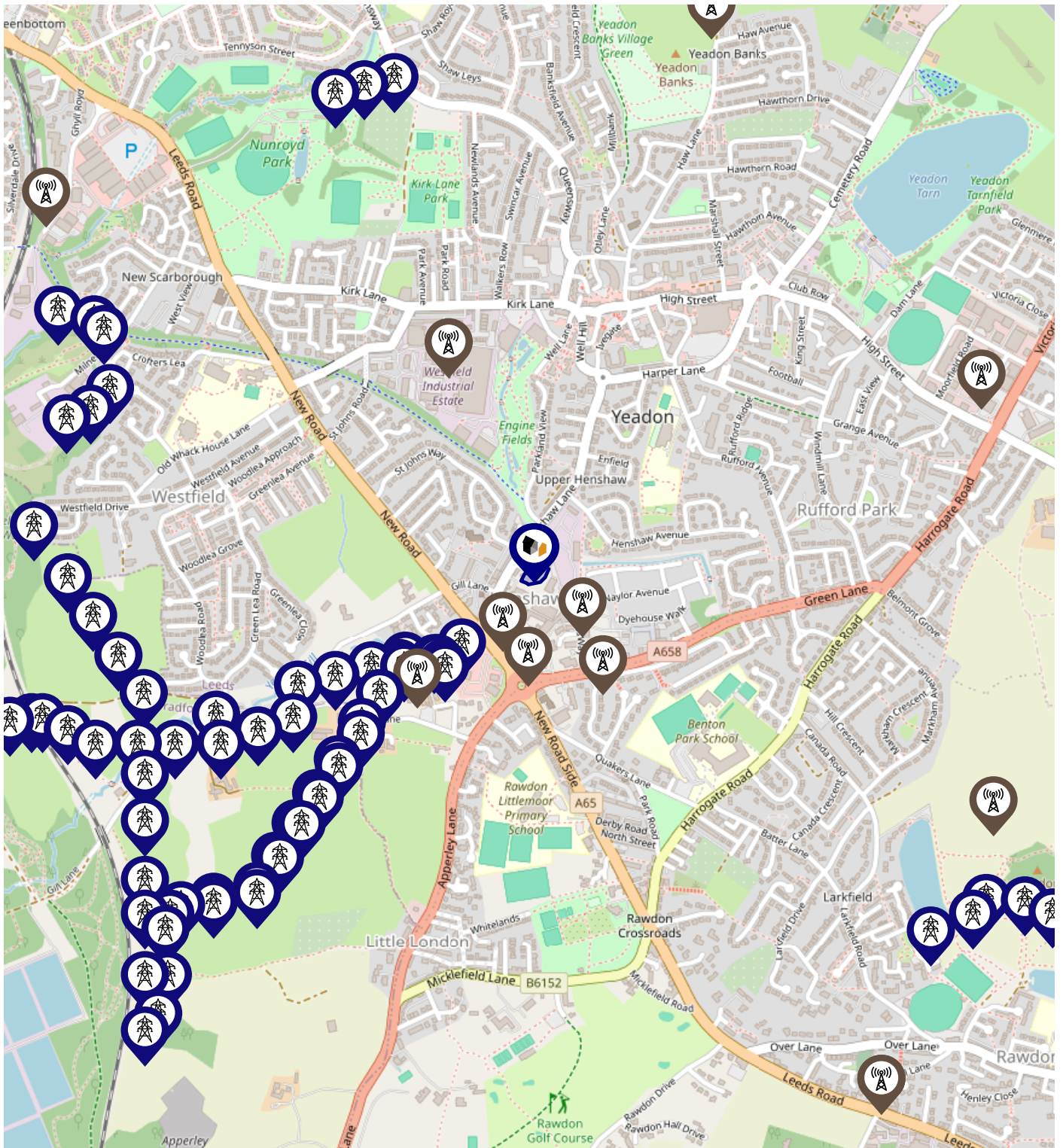
Area Schools





		Nursery	Primary	Secondary	College	Private
	St. Oswald's CofE Primary School Ofsted Rating: Good Pupils: 420 Distance:1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Guiseley School Ofsted Rating: Good Pupils: 1417 Distance:1.36	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Guiseley Primary School Ofsted Rating: Good Pupils: 423 Distance:1.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Woodhouse Grove School Ofsted Rating: Not Rated Pupils: 1073 Distance:1.45	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Green Meadows Academy Ofsted Rating: Good Pupils: 218 Distance:1.65	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Tranmere Park Primary School Ofsted Rating: Good Pupils: 317 Distance:1.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Immanuel College Ofsted Rating: Good Pupils: 1702 Distance:2.02	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	West End Primary School Ofsted Rating: Good Pupils: 261 Distance:2.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons

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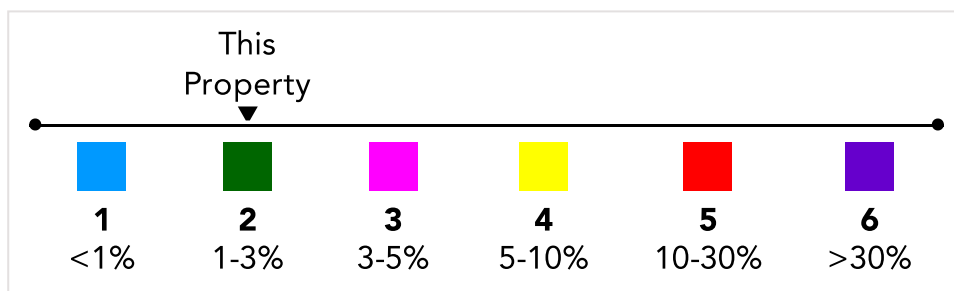
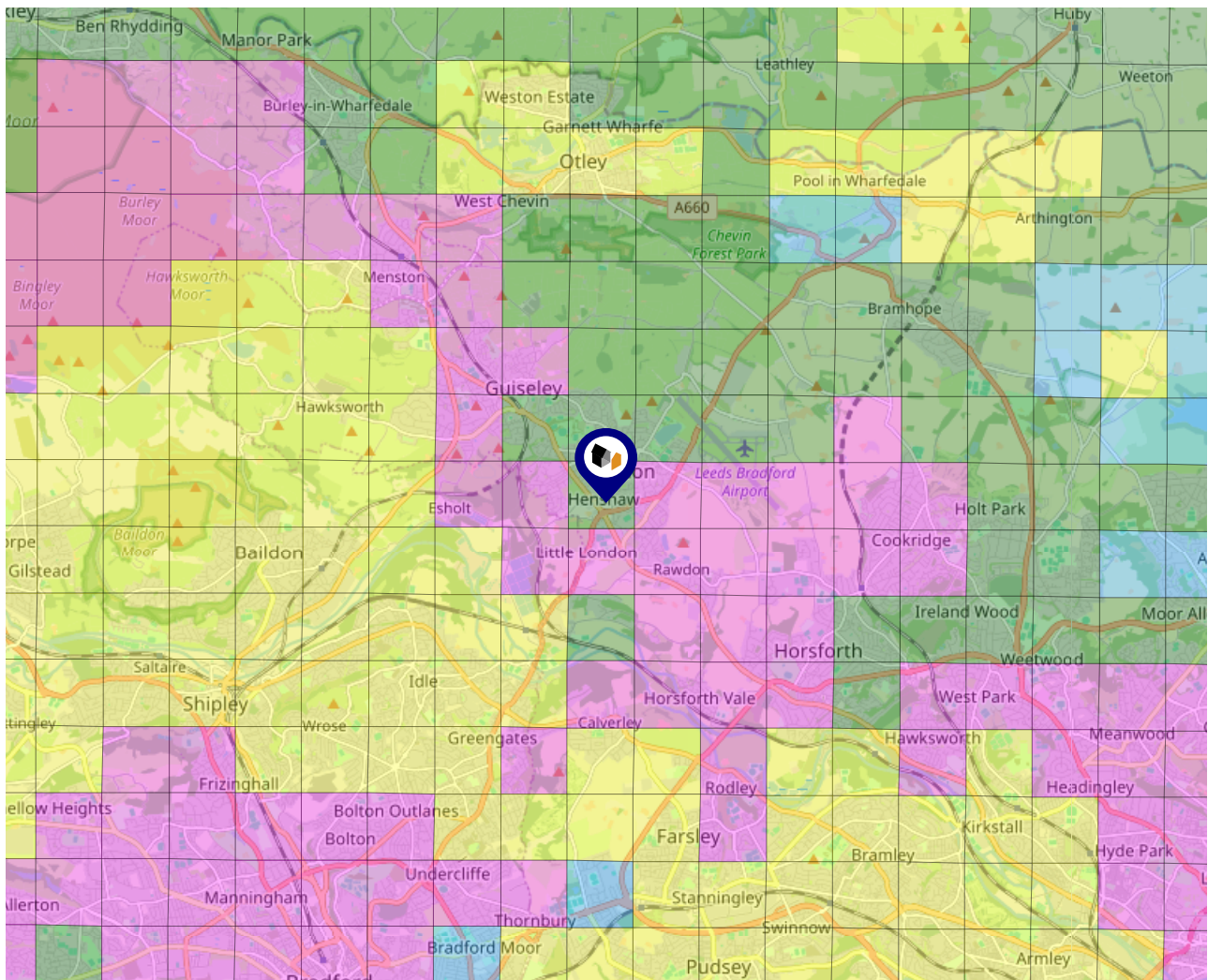


Key:

-  Power Pylons
-  Communication Masts

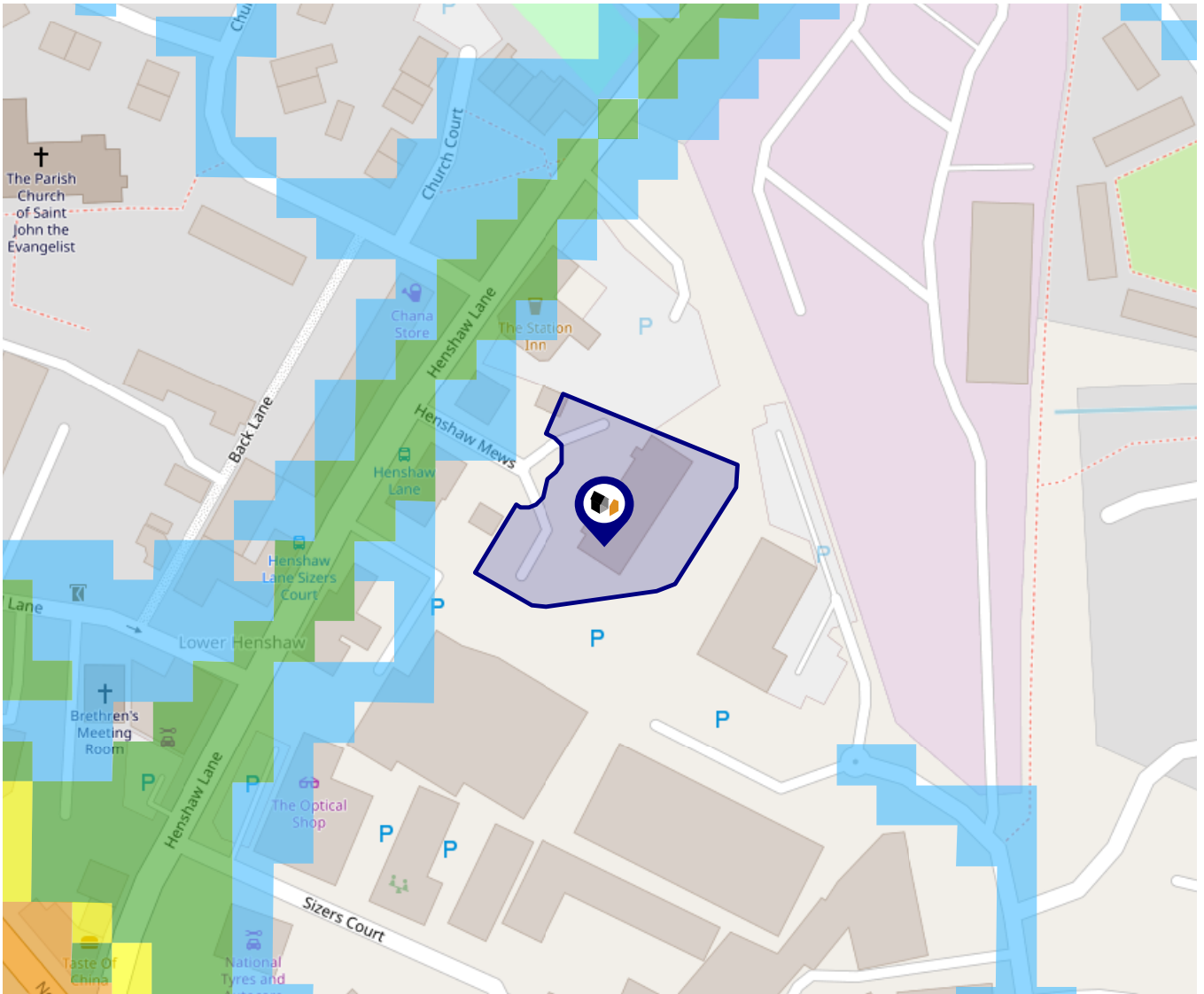
What is Radon?

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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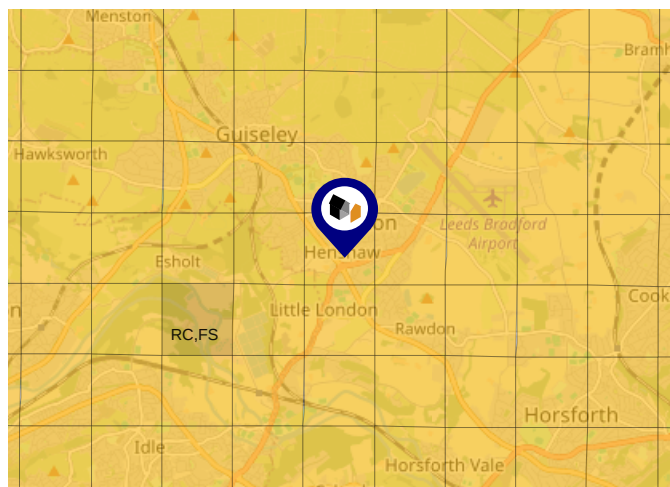


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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		



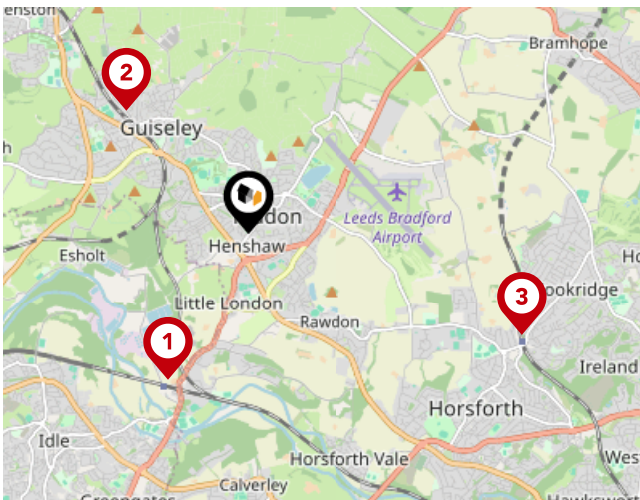
Primary Classifications (Most Common Clay Types)

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

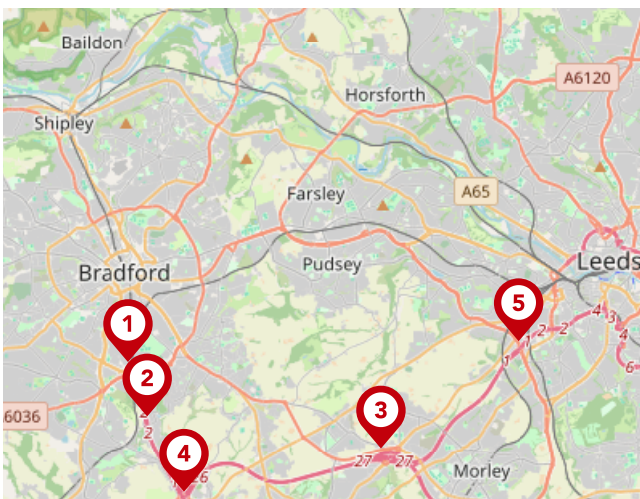
Transport (National)

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National Rail Stations

Pin	Name	Distance
1	Apperley Bridge Rail Station	1.46 miles
2	Guiseley Rail Station	1.51 miles
3	Horsforth Rail Station	2.56 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M606 J3	6.77 miles
2	M606 J2	7.56 miles
3	M62 J27	8.04 miles
4	M606 J1	8.69 miles
5	M621 J1	7.33 miles



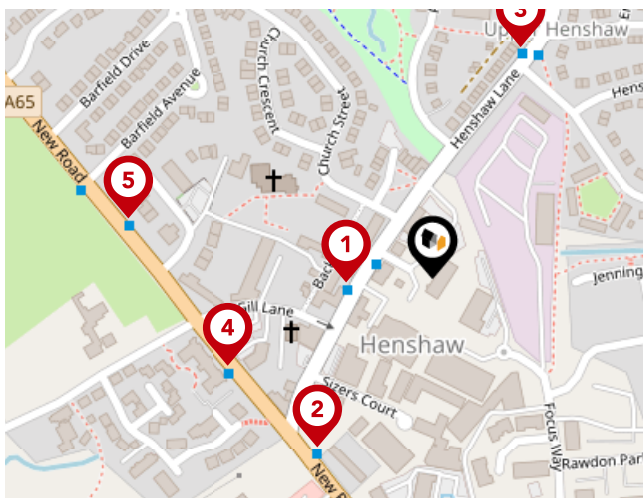
Airports/Helipads

Pin	Name	Distance
1	Leeds Bradford Airport	1.32 miles
2	Teesside Airport	46.18 miles
3	Manchester Airport	41.81 miles
4	Finningley	38.23 miles

Area

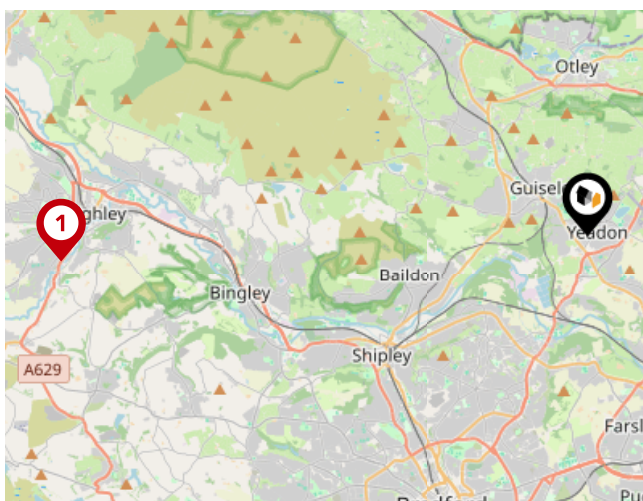
Transport (Local)

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Bus Stops/Stations

Pin	Name	Distance
1	Henshaw Lane Sizers Court	0.05 miles
2	Henshaw Lane	0.11 miles
3	Henshaw Lane Henshaw Ave	0.14 miles
4	Henshaw Lane	0.12 miles
5	Barfield Avenue	0.17 miles



Local Connections

Pin	Name	Distance
1	Ingrow West (Keighley & Worth Valley Railway)	9.23 miles

The logo consists of the words "LANDWOOD" and "GROUP" stacked vertically in a white, sans-serif font, centered within an orange rounded square.

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.



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