



# KPF: Key Property Facts

An Analysis of This Property & The Local Area  
**Tuesday 09th June 2026**



**APARTMENT 215, MANOR MILLS, INGRAM STREET, LEEDS,  
LS11 9BN**

## Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

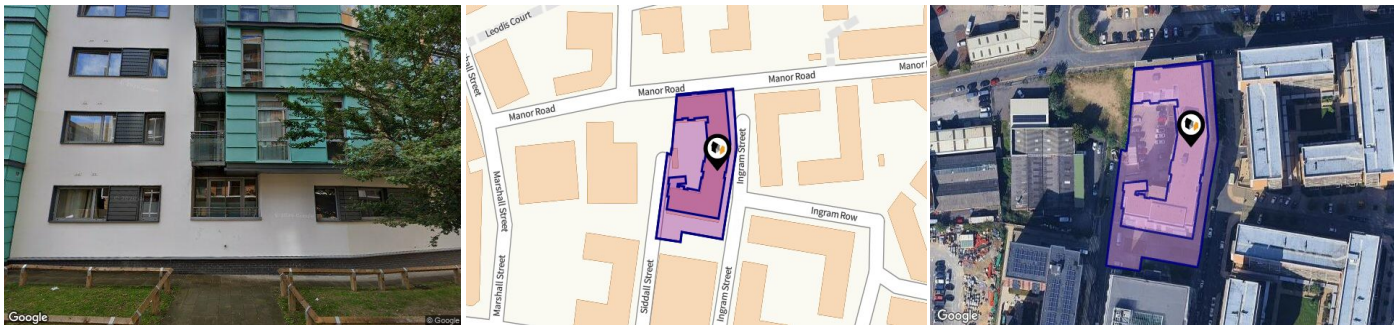
Emma.judge@landwoodgroup.com

<https://landwoodgroup.com/>



# Property Overview

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## Property

<b>Type:</b>	Flat / Maisonette	<b>Last Sold Date:</b>	16/01/2009
<b>Bedrooms:</b>	1	<b>Last Sold Price:</b>	£112,255
<b>Floor Area:</b>	387 ft <sup>2</sup> / 36 m <sup>2</sup>	<b>Last Sold £/ft<sup>2</sup>:</b>	£289
<b>Plot Area:</b>	2.45 acres	<b>Tenure:</b>	Leasehold
<b>Year Built :</b>	2009		
<b>Council Tax :</b>	Band A		
<b>Annual Estimate:</b>	£1,522		
<b>Title Number:</b>	WYK885262		
<b>UPRN:</b>	72657205		
<b>Restrictive Covenants:</b>	No		

## Local Area

<b>Local Authority:</b>	Leeds	<b>Estimated Broadband Speeds</b> (Standard - Superfast - Ultrafast)	
<b>Conservation Area:</b>	No	<b>15</b> mb/s	<b>1800</b> mb/s
<b>Flood Risk:</b>			
● Rivers & Seas	Low		
● Surface Water	Very low		

**Mobile Coverage:**  
(based on calls indoors)



**Satellite/Fibre TV Availability:**

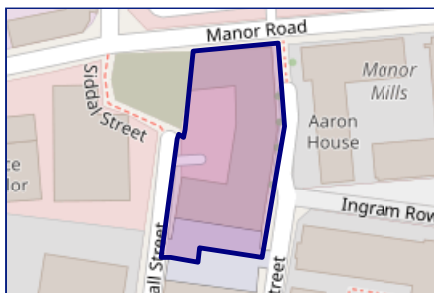


# Property Multiple Title Plans

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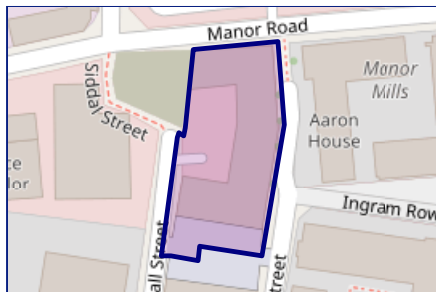
There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.

## Freehold Title Plan



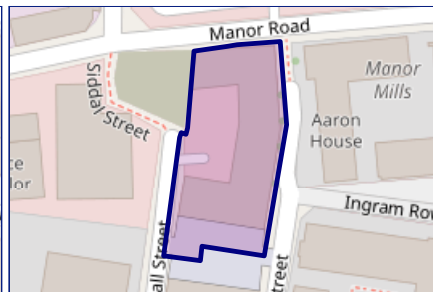
**YWE26205**

## Leasehold Title Plans



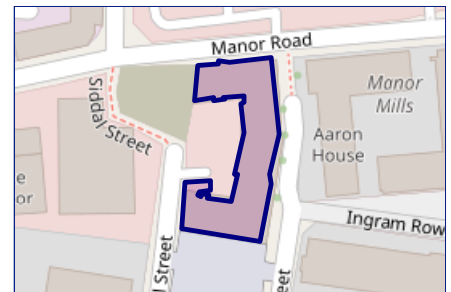
**WYK885262**

Start Date: 29/05/2008  
End Date: 01/01/3005  
Lease Term: 999 years  
from and  
including 1  
January 2006  
Term Remaining: 979 years



**WYK879756**

Start Date: 16/07/2008  
End Date: 01/01/3005  
Lease Term: 999 years plus  
10 days from  
and including 1  
January 2006  
Term Remaining: 979 years



**WYK898221**

Start Date: 15/01/2009  
End Date: 01/01/3005  
Lease Term: 999 years (less  
3 days) from  
and including 1  
January 2006  
Term Remaining: 979 years

# Property EPC - Certificate

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Apartment 215, Manor Mills, Ingram Street, LS11 9BN

Energy rating

**D**

Valid until 26.09.2032

Certificate number  
5600-9532-7722-4220-0123

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		77   <b>C</b>
55-68	<b>D</b>	61   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

# Property

## EPC - Additional Data

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### Additional EPC Data

<b>Property Type:</b>	Flat
<b>Build Form:</b>	End-Terrace
<b>Transaction Type:</b>	Rental
<b>Energy Tariff:</b>	Unknown
<b>Main Fuel:</b>	Electricity (not community)
<b>Main Gas:</b>	No
<b>Floor Level:</b>	01
<b>Flat Top Storey:</b>	No
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	System built, as built, insulated (assumed)
<b>Walls Energy:</b>	Very Good
<b>Roof:</b>	(another dwelling above)
<b>Main Heating:</b>	Room heaters, electric
<b>Main Heating Controls:</b>	Programmer and appliance thermostats
<b>Hot Water System:</b>	Electric immersion, off-peak
<b>Hot Water Energy Efficiency:</b>	Average
<b>Lighting:</b>	Low energy lighting in 38% of fixed outlets
<b>Floors:</b>	(other premises below)
<b>Total Floor Area:</b>	36 m <sup>2</sup>

# Maps

## Coal Mining

This map displays nearby coal mine entrances and their classifications.



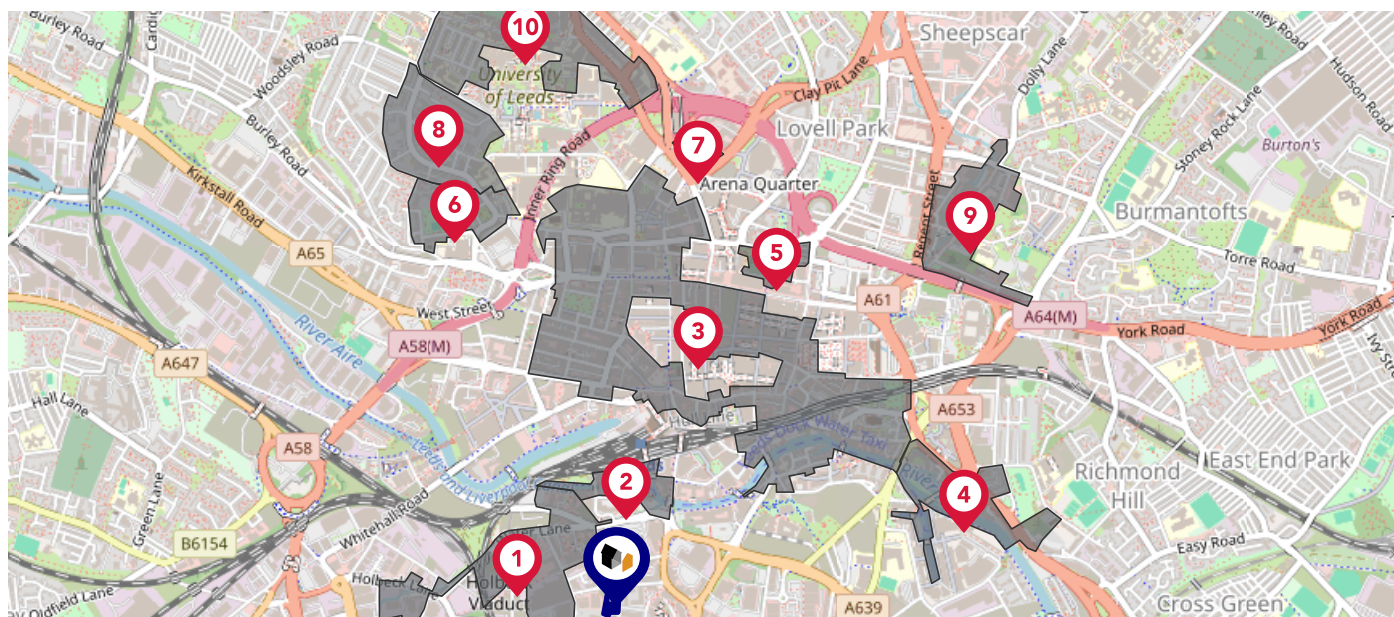
### Mine Entry

- ✕ 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



HOLBECK



CENTRAL AREA - CANAL WHARF



LEEDS CITY CENTRE



CENTRAL AREA - EASTERN RIVERSIDE



GRAND QUARTER



WOODHOUSE - HANOVER SQUARE / WOODHOUSE SQUARE



CENTRAL AREA - QUEEN SQUARE



WOODHOUSE - CLARENDON ROAD



MABGATE

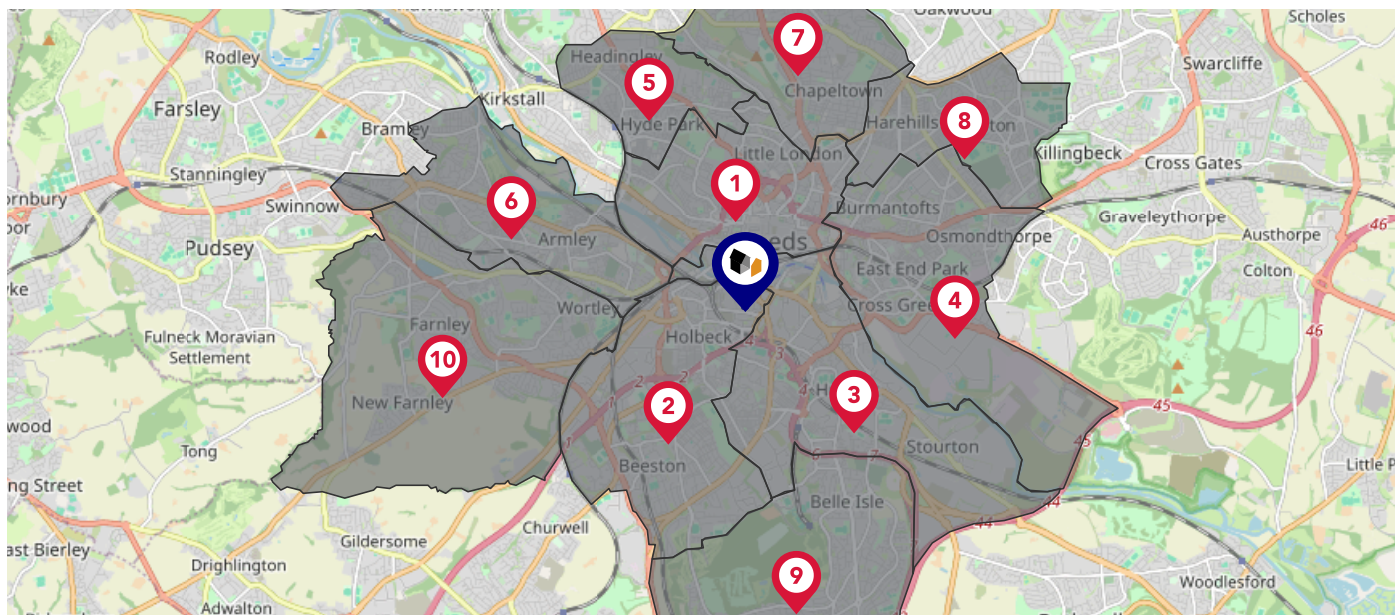


WOODHOUSE LANE / UNIVERSITY PRECINCT











# Maps

## Council Wards

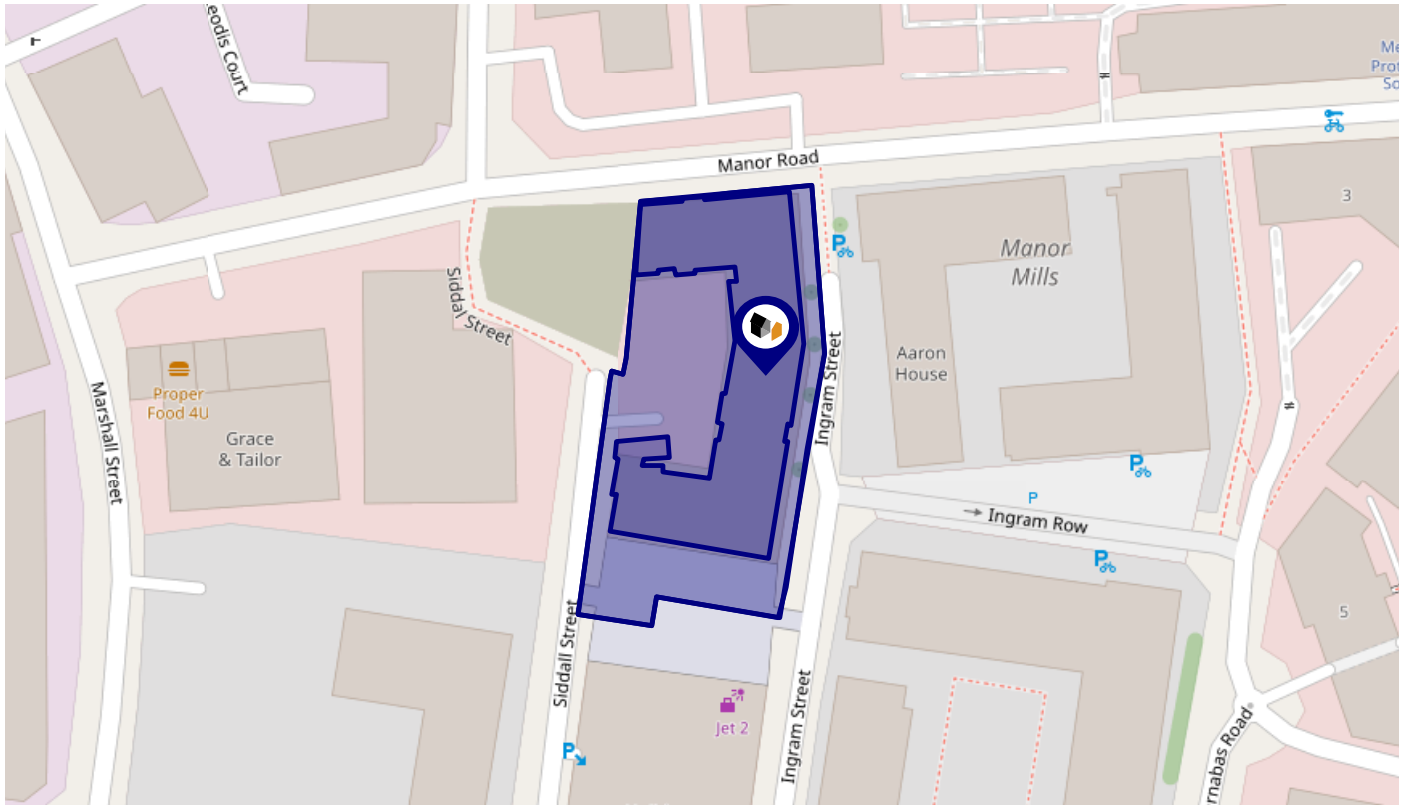
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



### Nearby Council Wards

-  Little London & Woodhouse Ward
-  Beeston & Holbeck Ward
-  Hunslet & Riverside Ward
-  Burmantofts & Richmond Hill Ward
-  Headingley & Hyde Park Ward
-  Armley Ward
-  Chapel Allerton Ward
-  Gipton & Harehills Ward
-  Middleton Park Ward
-  Farnley & Wortley 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.

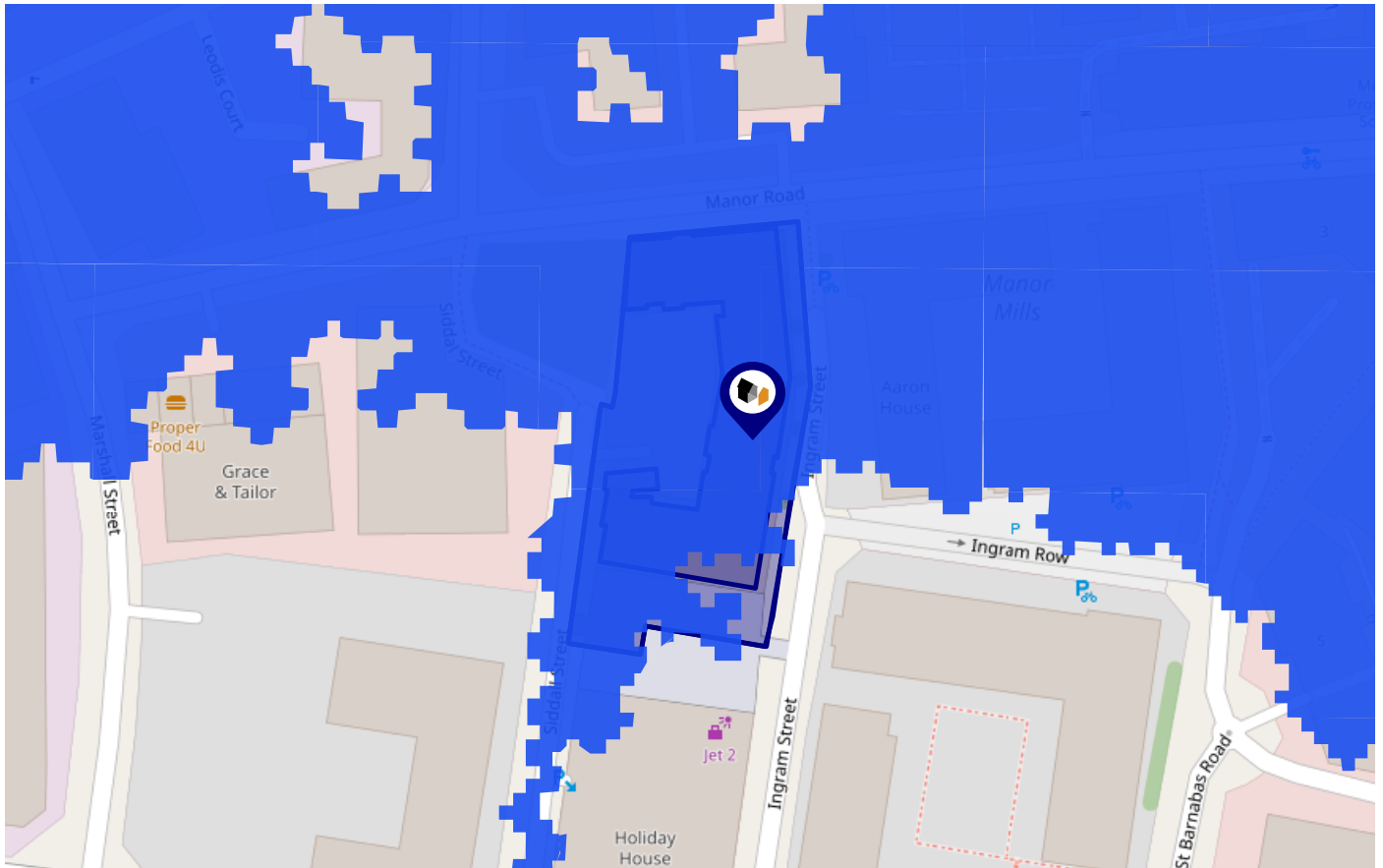
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

5		75.0+ dB	<span style="color: red;">■</span>
4		70.0-74.9 dB	<span style="color: orange;">■</span>
3		65.0-69.9 dB	<span style="color: yellow;">■</span>
2		60.0-64.9 dB	<span style="color: green;">■</span>
1		55.0-59.9 dB	<span style="color: blue;">■</span>

# 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: 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.

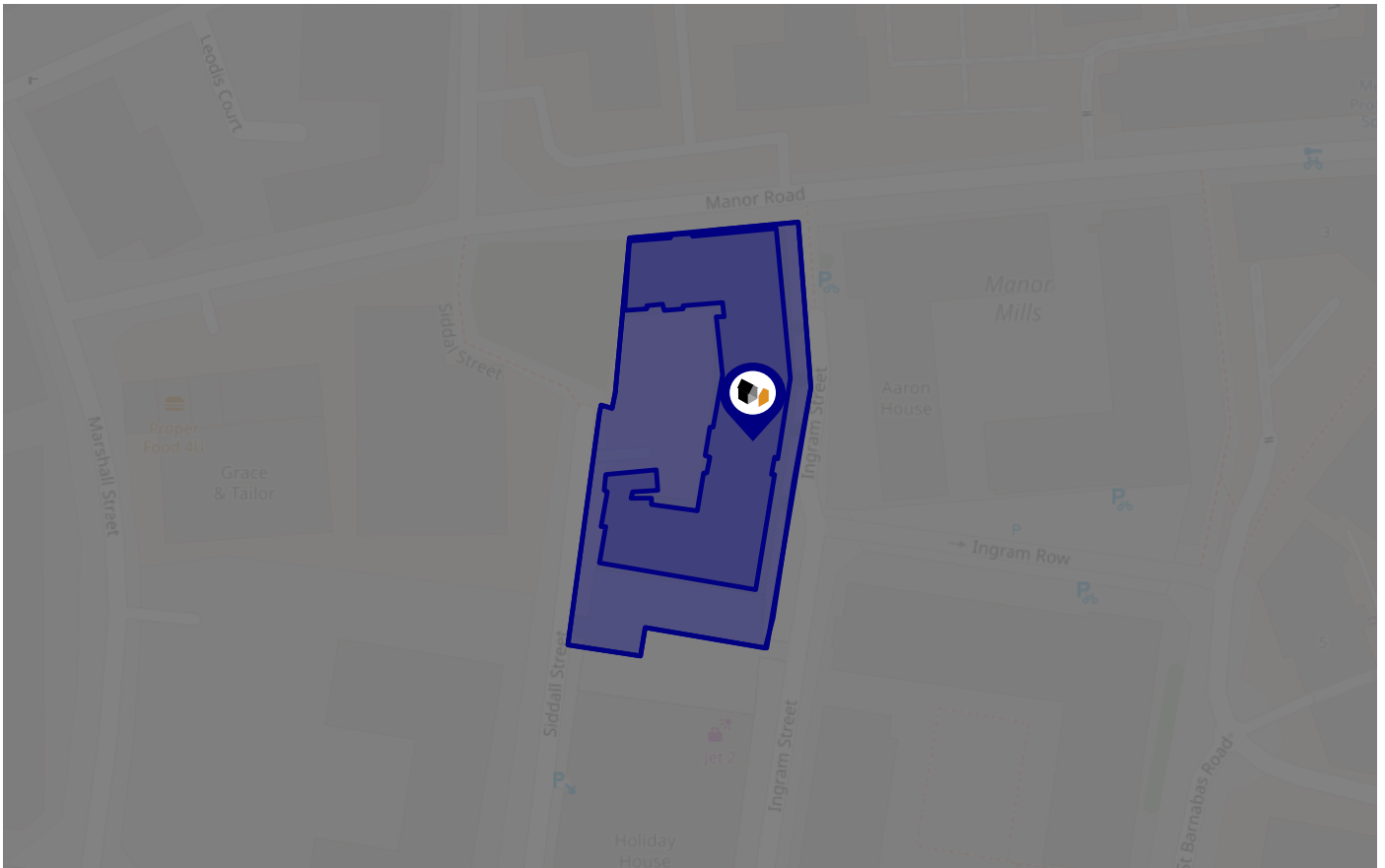
Chance of flooding to the following depths at this property:



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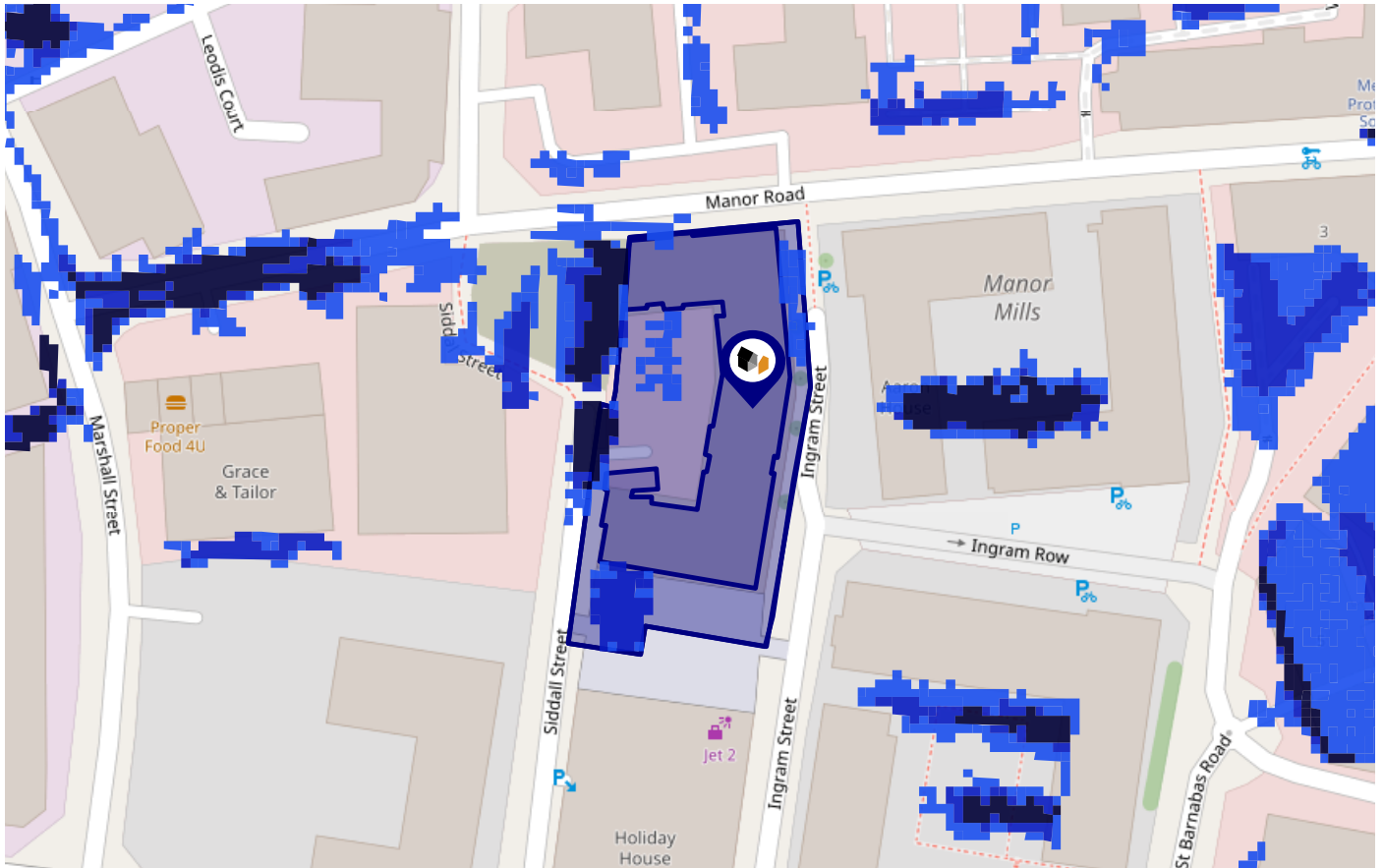
Chance of flooding to the following depths at this property:



# 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.

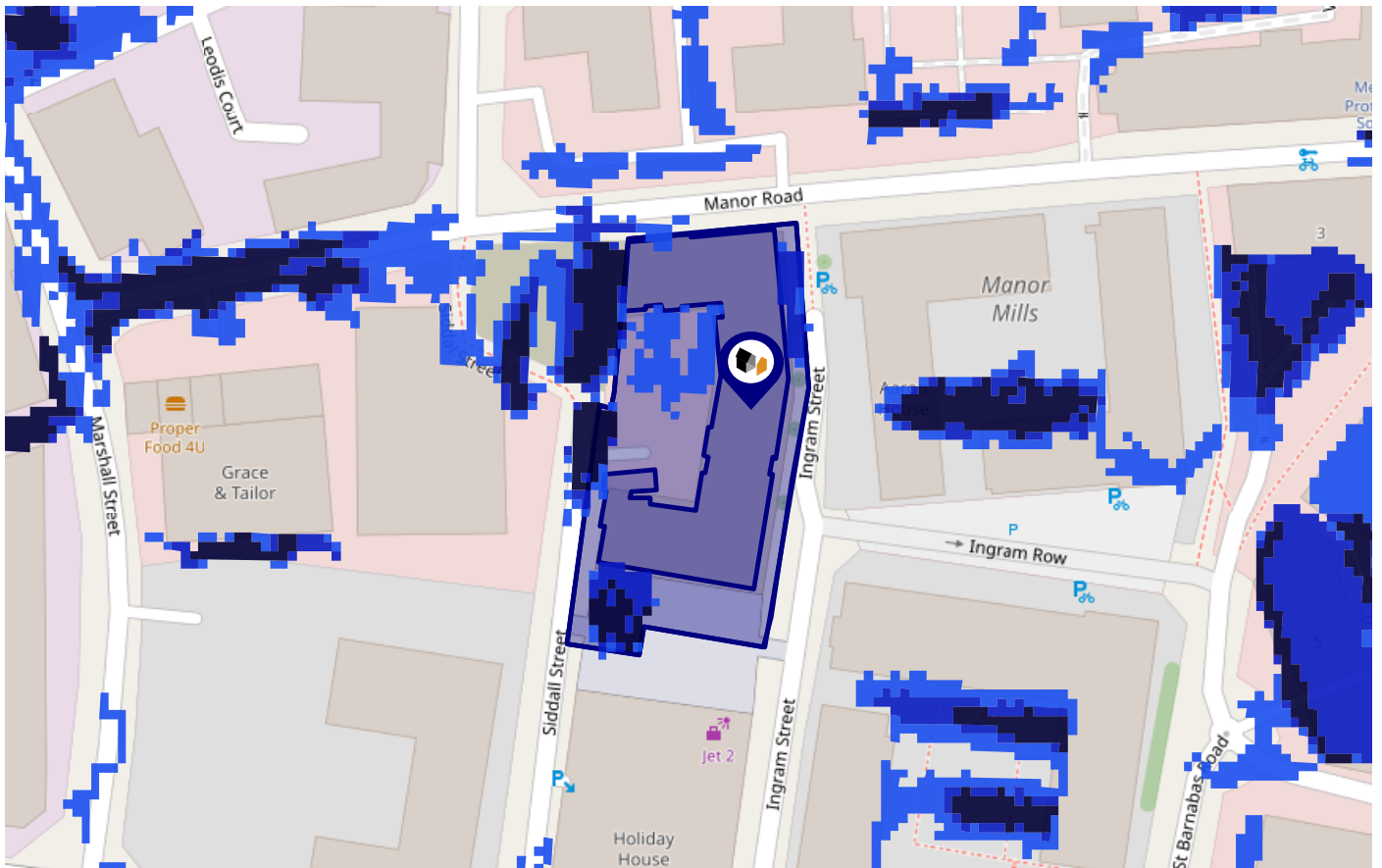
Chance of flooding to the following depths at this property:



# 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

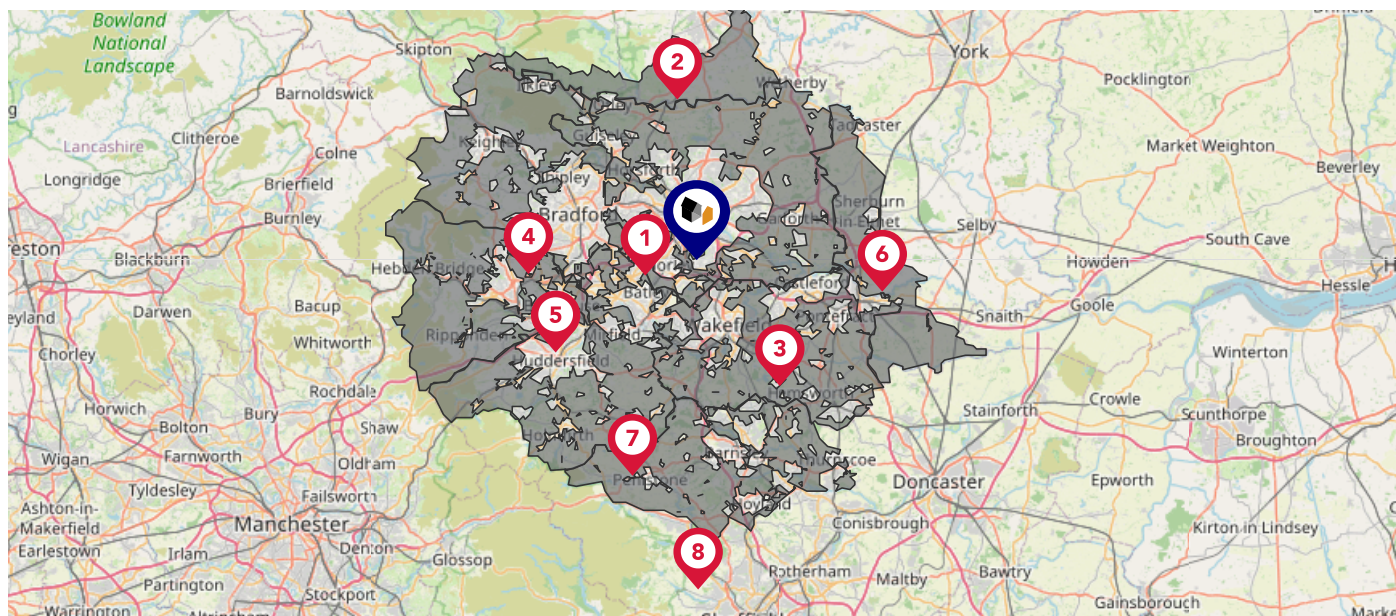
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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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...



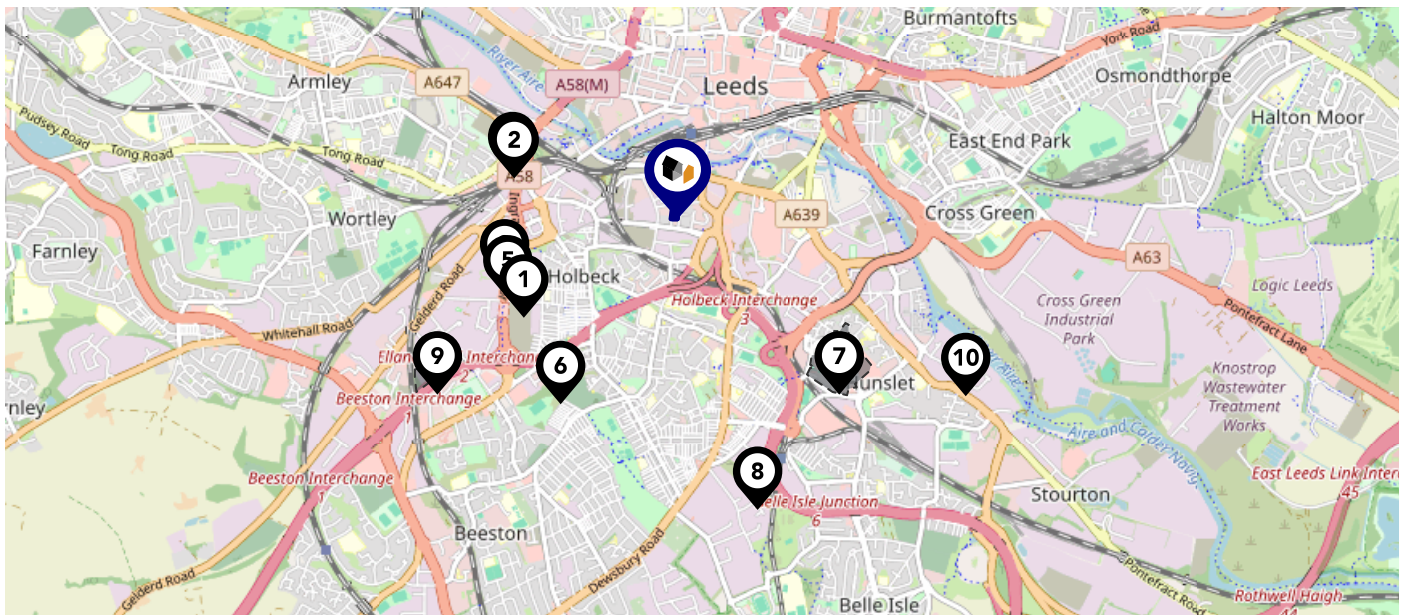
### Nearby Green Belt Land

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

# Maps

## Landfill Sites

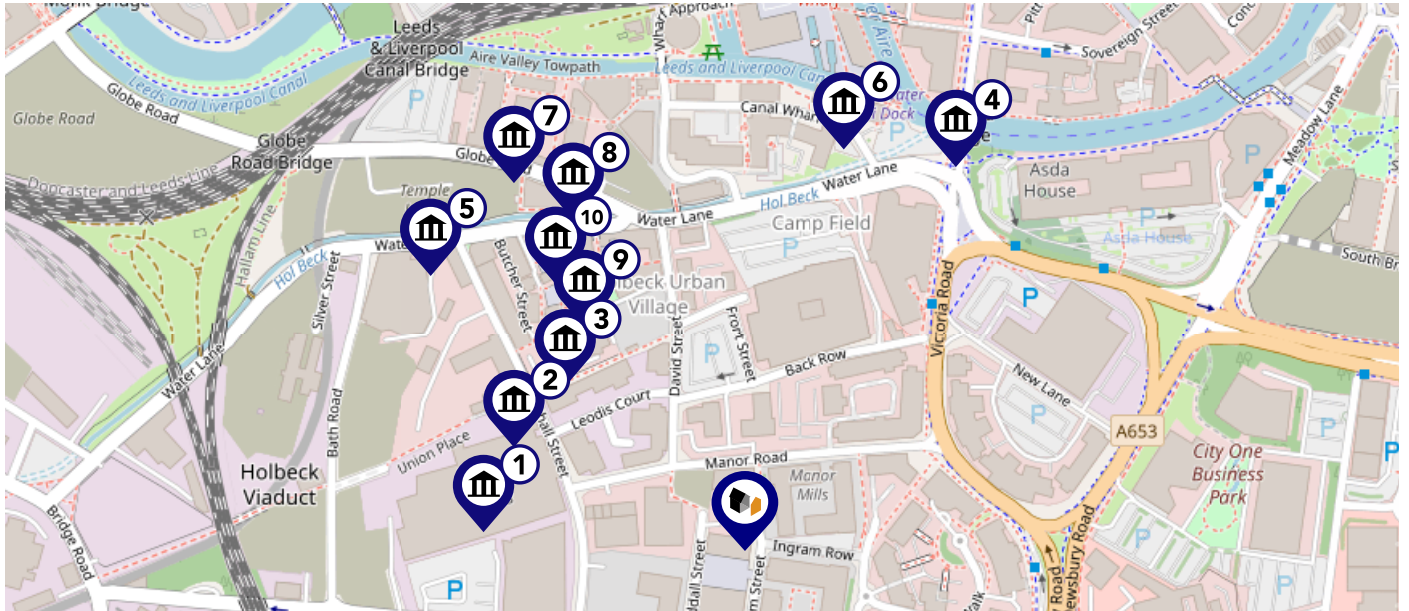
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



### Nearby Landfill Sites

<b>1</b>	Brown Lane East-Holbeck	Historic Landfill	<input type="checkbox"/>
<b>2</b>	New Wortley Holder Station / Armley Gyratory-Leeds	Historic Landfill	<input type="checkbox"/>
<b>3</b>	Domestic Road-Holbeck, Leeds	Historic Landfill	<input type="checkbox"/>
<b>4</b>	New Wortley Holder Station-Wellington Road, Leeds	Historic Landfill	<input type="checkbox"/>
<b>5</b>	Gelderd Trading Estate-Holbeck, Leeds	Historic Landfill	<input type="checkbox"/>
<b>6</b>	Allied Brickworks-Elland Road, Leeds, Yorkshire	Historic Landfill	<input type="checkbox"/>
<b>7</b>	Hunslet Grange, Former Housing Site-Leek Street Flats, Hunslet Green, Hunslet	Historic Landfill	<input type="checkbox"/>
<b>8</b>	John King and Company Leeds Limited-Garnet Road, Leeds	Historic Landfill	<input type="checkbox"/>
<b>9</b>	Lowfields Road-Leeds, West Yorkshire	Historic Landfill	<input type="checkbox"/>
<b>10</b>	Knostrop Depot-Hunslet Road, Leeds	Historic Landfill	<input type="checkbox"/>

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



1375162 - Temple Mill

Grade I

0.1 miles



1375166 - Gate Lodge To Temple Mill

Grade II

0.1 miles



1375470 - The Victoria Foundry Machine And Erecting Shops Now Rover Garage

Grade II

0.1 miles



1375218 - Victoria Bridge

Grade II

0.2 miles



1255738 - Bridge Over Hol Beck

Grade II

0.2 miles



1255696 - Former Leeds And Liverpool Canal Company Warehouse

Grade II

0.2 miles



1256247 - Tower Works, The Giotto Tower Dust Extraction Chimney

Grade II

0.2 miles



1256289 - Tower Works, Entrance Range

Grade II

0.2 miles



1375468 - Former Machine And Fitting Shops For Fenton Murray And Wood Engineers

Grade II

0.2 miles

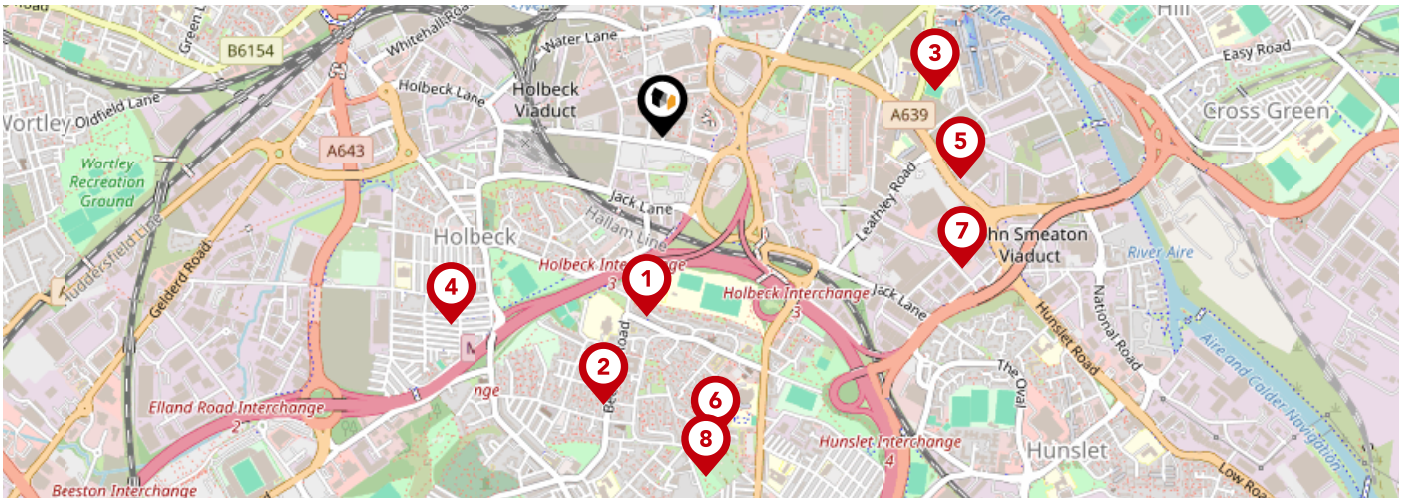


1255782 - 105, Water Lane

Grade II

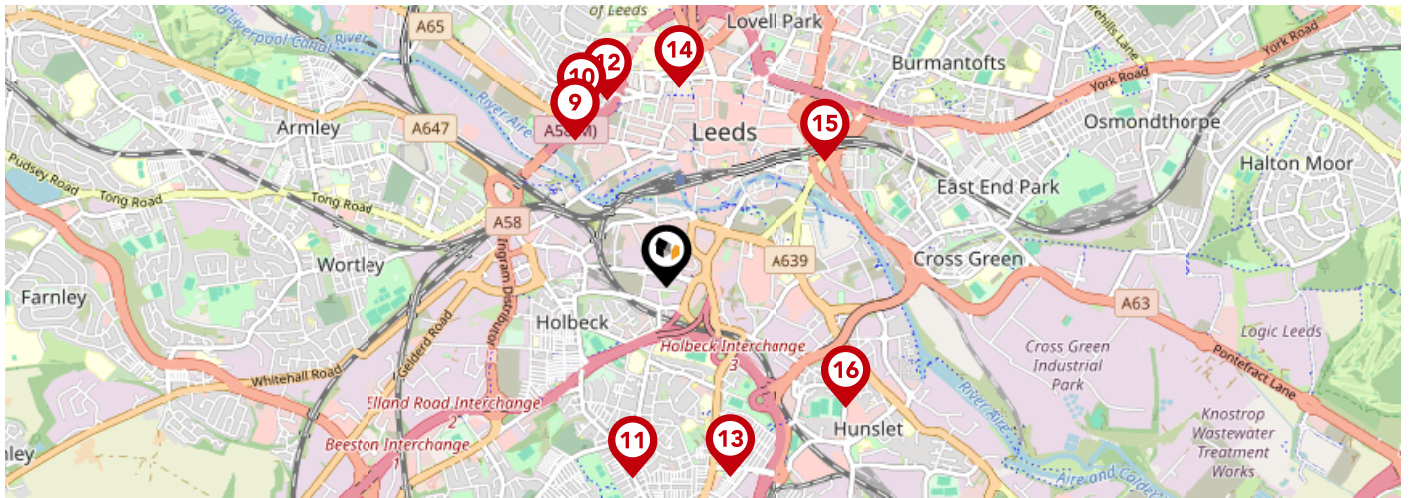
0.2 miles









# Area Schools



	Nursery	Primary	Secondary	College	Private
<p><b>1</b> <b>Lane End Primary School</b> Ofsted Rating: Good   Pupils: 416   Distance:0.4</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>2</b> <b>Beeston Hill St Luke's Church of England Primary School</b> Ofsted Rating: Good   Pupils: 465   Distance:0.6</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>3</b> <b>The Ruth Gorse Academy</b> Ofsted Rating: Outstanding   Pupils: 1274   Distance:0.61</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>4</b> <b>Ingram Road Primary School</b> Ofsted Rating: Requires improvement   Pupils: 350   Distance:0.62</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>5</b> <b>University Technical College Leeds</b> Ofsted Rating: Good   Pupils: 444   Distance:0.66</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>6</b> <b>New Bowerley Community School</b> Ofsted Rating: Requires improvement   Pupils: 401   Distance:0.67</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>7</b> <b>LS-TEN</b> Ofsted Rating: Inadequate   Pupils: 17   Distance:0.72</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>8</b> <b>St Francis of Assisi Catholic Primary School, a Voluntary Academy</b> Ofsted Rating: Good   Pupils: 233   Distance:0.75</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

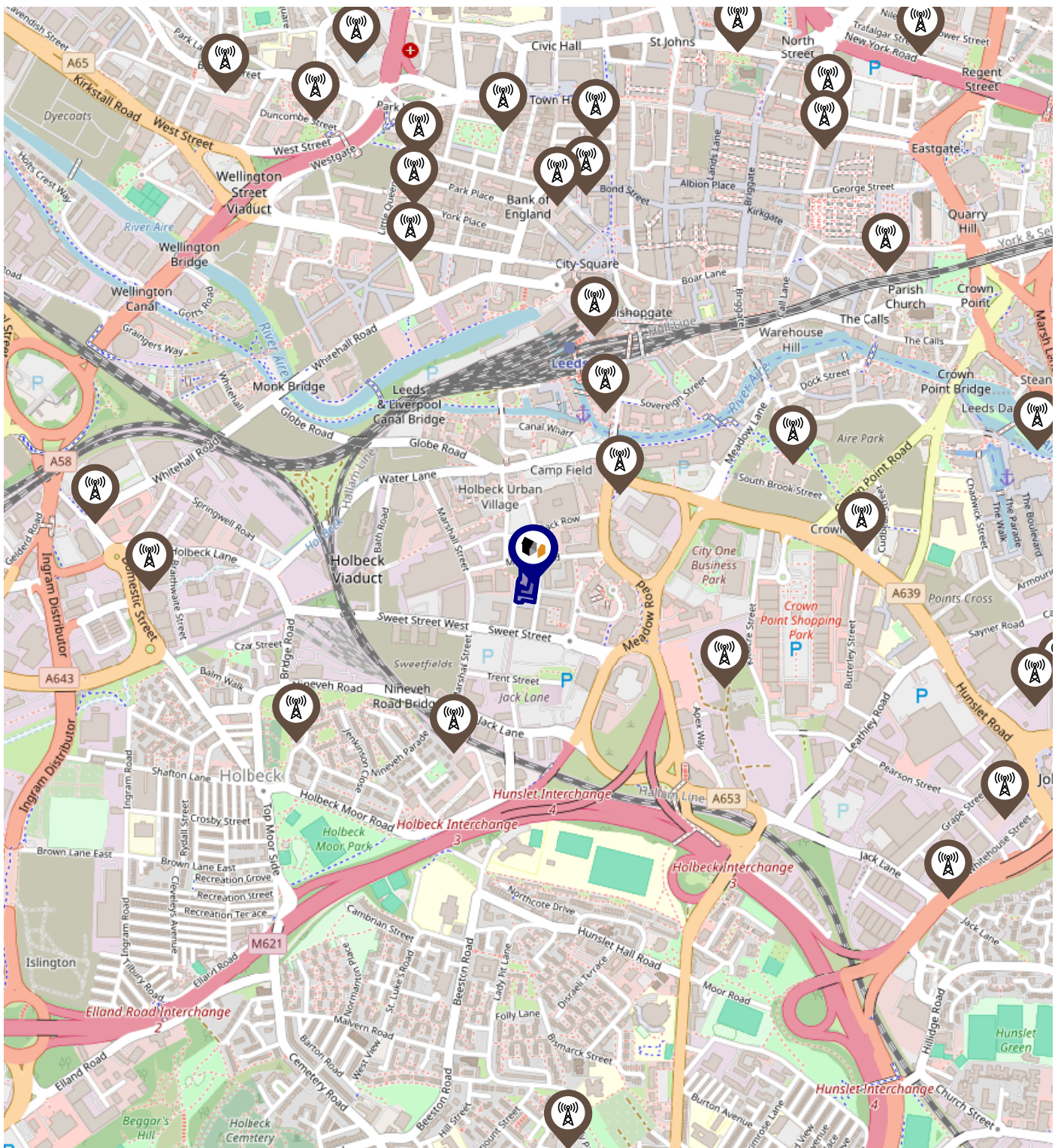
# Area Schools





		Nursery	Primary	Secondary	College	Private
	<b>NHS England (Choices College)</b> Ofsted Rating: Good   Pupils:0   Distance:0.75	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Luminate Education Group</b> Ofsted Rating: Good   Pupils:0   Distance:0.84	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Greenmount Primary School</b> Ofsted Rating: Good   Pupils: 476   Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Swarthmore Education Centre</b> Ofsted Rating: Not Rated   Pupils:0   Distance:0.86	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hunslet Moor Primary School</b> Ofsted Rating: Good   Pupils: 458   Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Adel Beck</b> Ofsted Rating: Not Rated   Pupils:0   Distance:0.88	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Leeds College of Music</b> Ofsted Rating: Not Rated   Pupils:0   Distance:0.89	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Joseph's Catholic Primary School, Hunslet</b> Ofsted Rating: Good   Pupils: 211   Distance:0.95	<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:

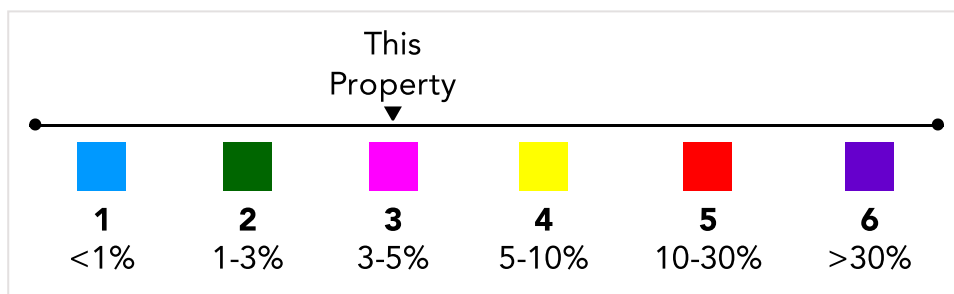
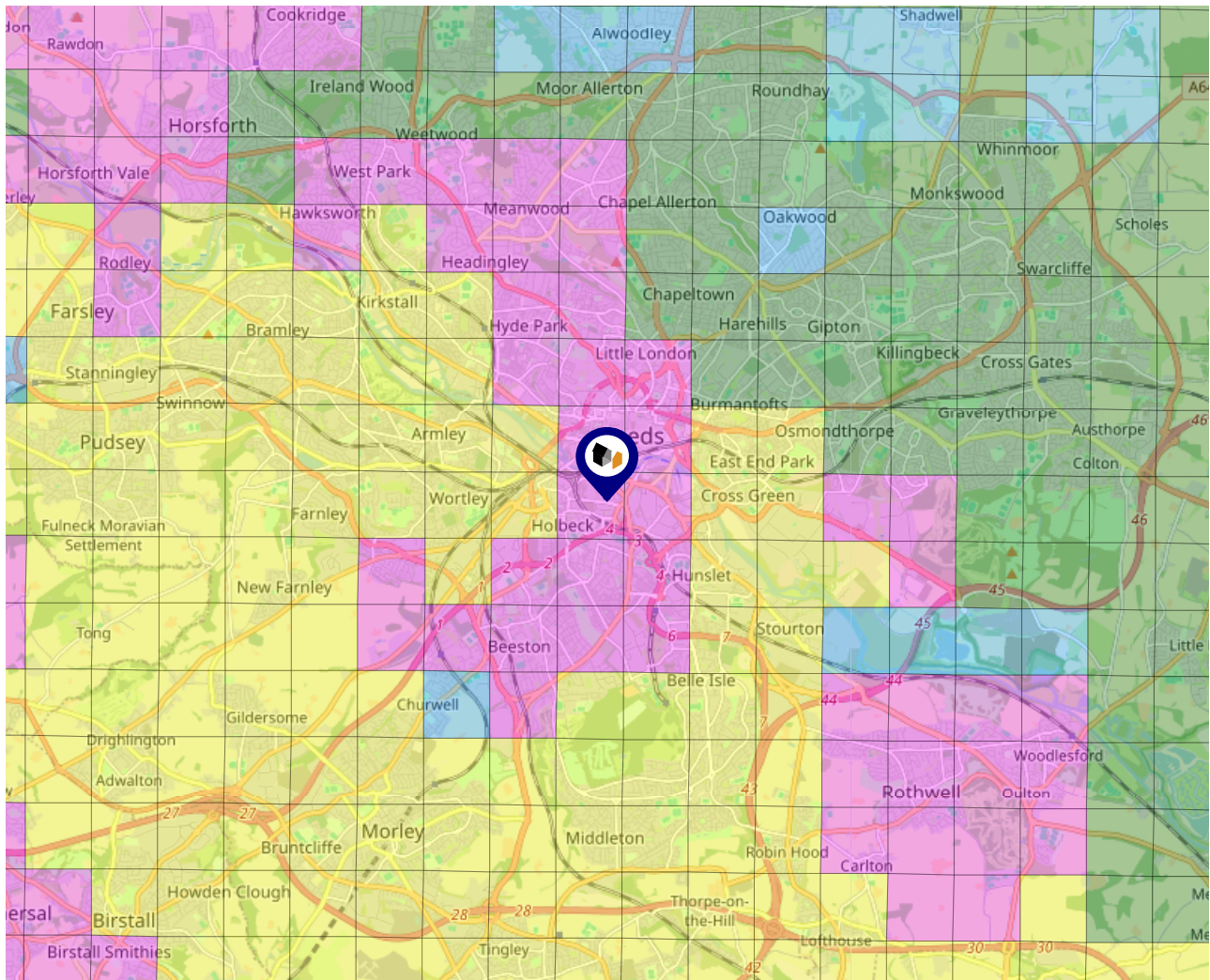
-  Power Pylons
-  Communication Masts

# Environment

## Radon Gas

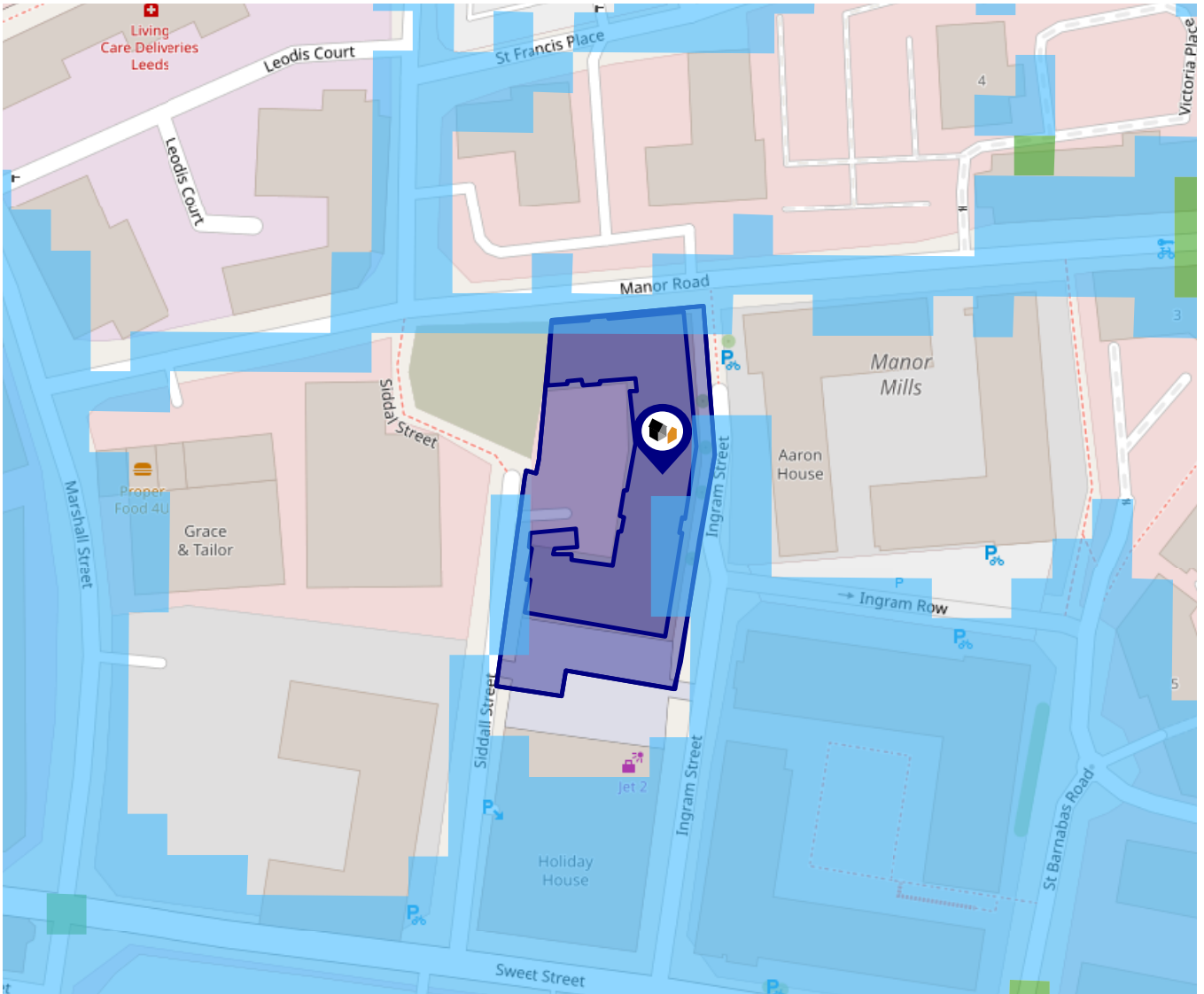
### What is Radon?

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/m<sup>3</sup>).



# Local Area Road Noise

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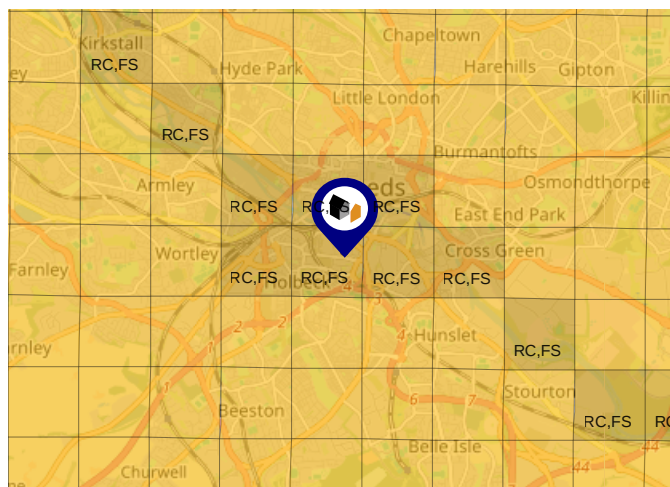


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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)

<b>Carbon Content:</b>	NONE	<b>Soil Texture:</b>	SAND TO SANDY LOAM
<b>Parent Material Grain:</b>	ARENACEOUS - RUDACEOUS	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	LIGHT(SANDY) TO MEDIUM(SANDY)		



### Primary Classifications (Most Common Clay Types)

<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</b>	Residual Clay & Loamy Loess
<b>RC,S</b>	River Clay & Silt
<b>RC,FS</b>	Riverine Clay & Floodplain Sands and Gravel
<b>RC,FL</b>	Riverine Clay & Fluvial Sands and Gravel
<b>TC</b>	Terrace Clay
<b>TC/LL</b>	Terrace Clay & Loamy Loess

# Area

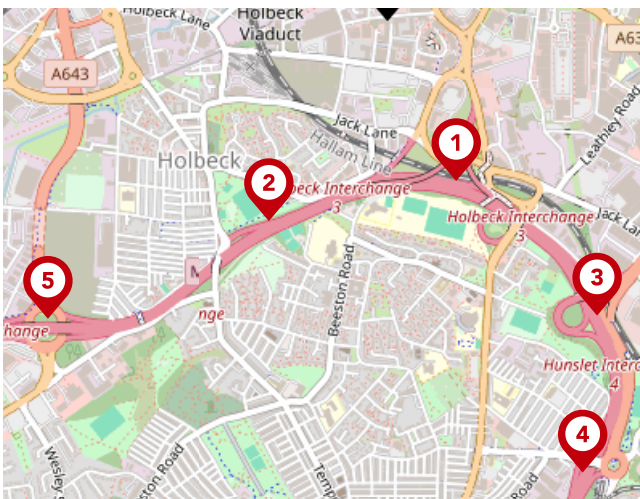
## Transport (National)

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### National Rail Stations

Pin	Name	Distance
1	Leeds Rail Station	0.41 miles
2	Leeds Rail Station	0.4 miles
3	Leeds Rail Station	0.45 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M621 J3	0.38 miles
2	M621 J2A	0.51 miles
3	M621 J4	0.8 miles
4	M621 J5	1.08 miles
5	M621 J2	0.99 miles



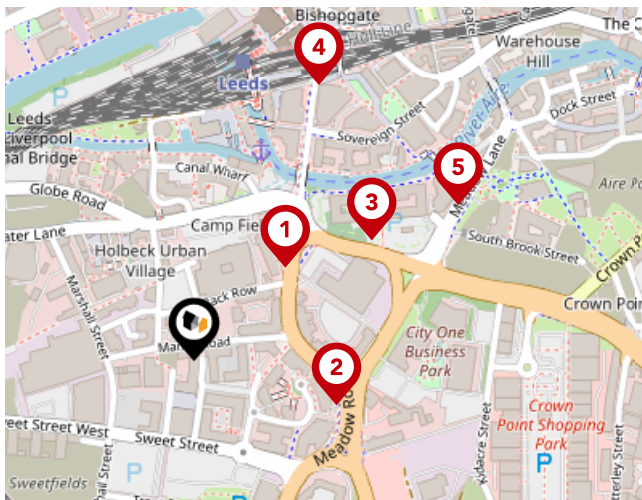
### Airports/Helipads

Pin	Name	Distance
1	Leeds Bradford Airport	7.09 miles
2	Finningley	30.74 miles
3	Teesside Airport	50.13 miles
4	Manchester Airport	41.82 miles

# Area

## Transport (Local)

LANDWOOD  
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### Bus Stops/Stations

Pin	Name	Distance
1	Southbank G	0.14 miles
2	Sweet Street	0.16 miles
3	Southbank E	0.24 miles
4	Station E	0.33 miles
5	Southbank B	0.34 miles

# 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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