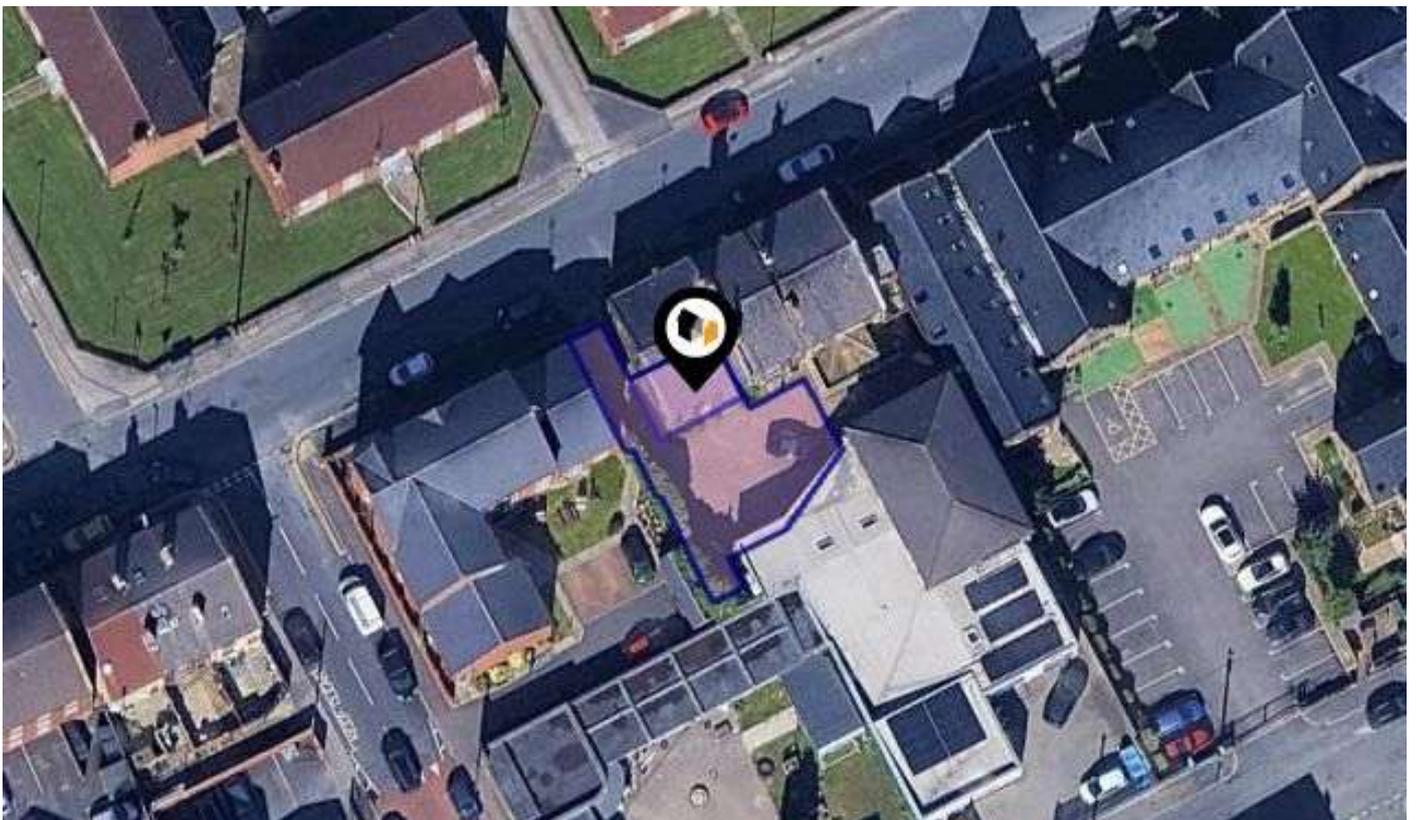




KPF: Key Property Facts

An Analysis of This Property & The Local Area
Monday 16th March 2026



48, PEEL STREET, MORLEY, LEEDS, LS27 8QE

Landwood Group

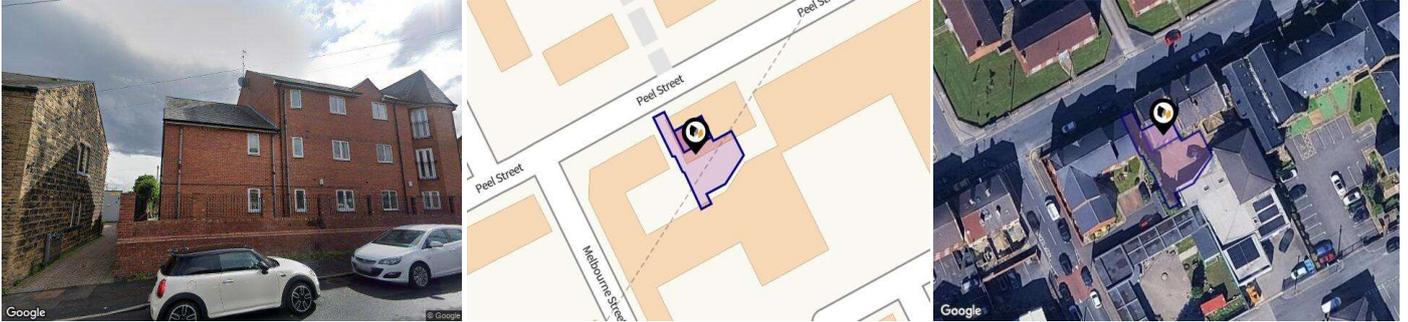
77 Deansgate Manchester M3 2BW

0161 710 2010

Emma.judge@landwoodgroup.com

<https://landwoodgroup.com/>





Property

Type:	Terraced	Last Sold Date:	19/10/2017
Bedrooms:	2	Last Sold Price:	£100,000
Floor Area:	731 ft ² / 68 m ²	Last Sold £/ft²:	£135
Plot Area:	0.07 acres	Tenure:	Freehold
Year Built :	1900-1929		
Council Tax :	Band A		
Annual Estimate:	£1,448		
Title Number:	WYK909004		
UPRN:	72366457		

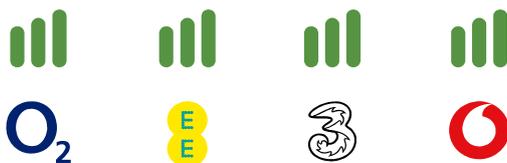
Local Area

Local Authority:	Leeds
Conservation Area:	MORLEY
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

21 mb/s	80 mb/s	330 mb/s

Mobile Coverage: (based on calls indoors)



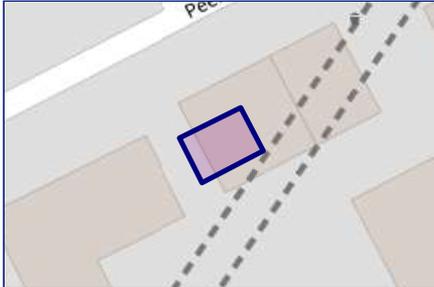
Satellite/Fibre TV Availability:



Property Multiple Title Plans

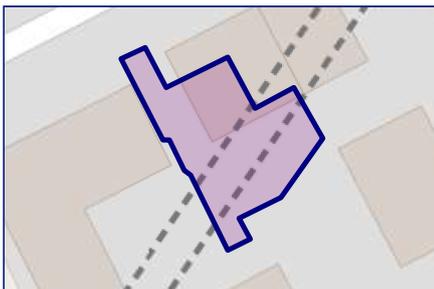
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Multiple Freehold Title Plans Detected



WYK909004

Multiple Freehold Title Plans Detected



WYK594726

Property EPC - Certificate

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48 Peel Street, Morley, LS27 8QE

Energy rating

D

Valid until 18.05.2033

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

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Additional EPC Data

Property Type:	House
Build Form:	Enclosed End-Terrace
Transaction Type:	Rental
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Sandstone or limestone, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 270 mm loft insulation
Roof Energy:	Good
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:	To unheated space, no insulation (assumed)
Total Floor Area:	68 m ²

This map displays nearby coal mine entrances and their classifications.



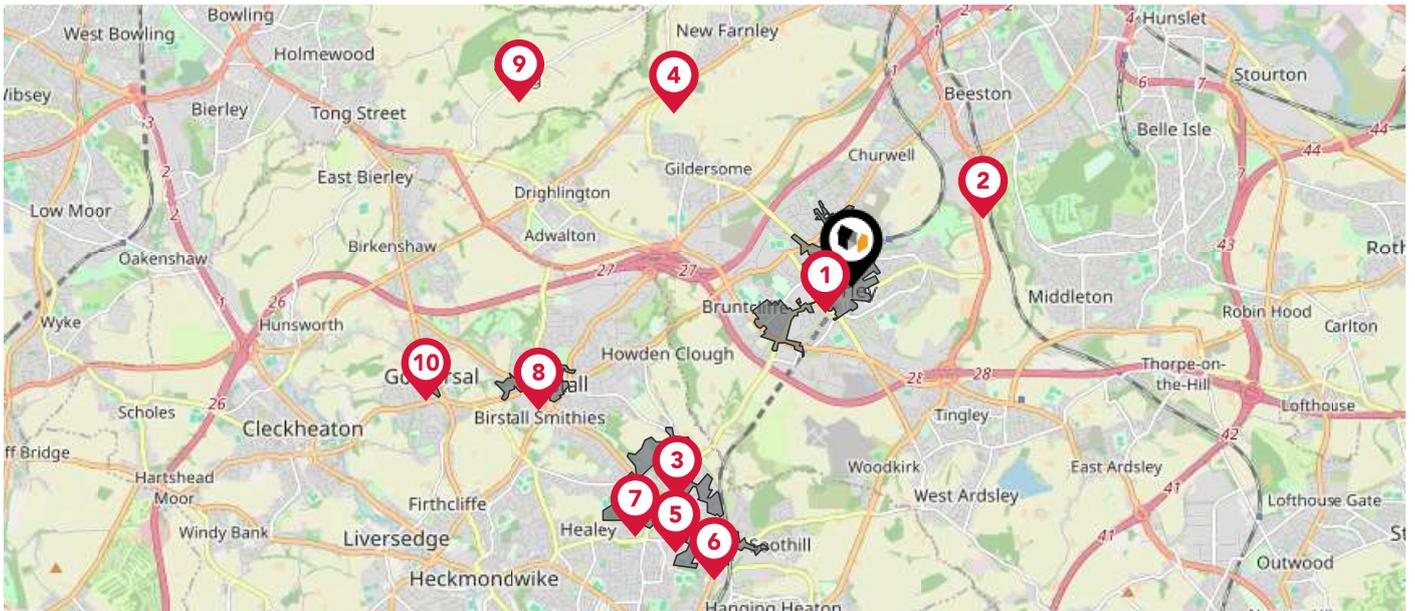
Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

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

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

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.



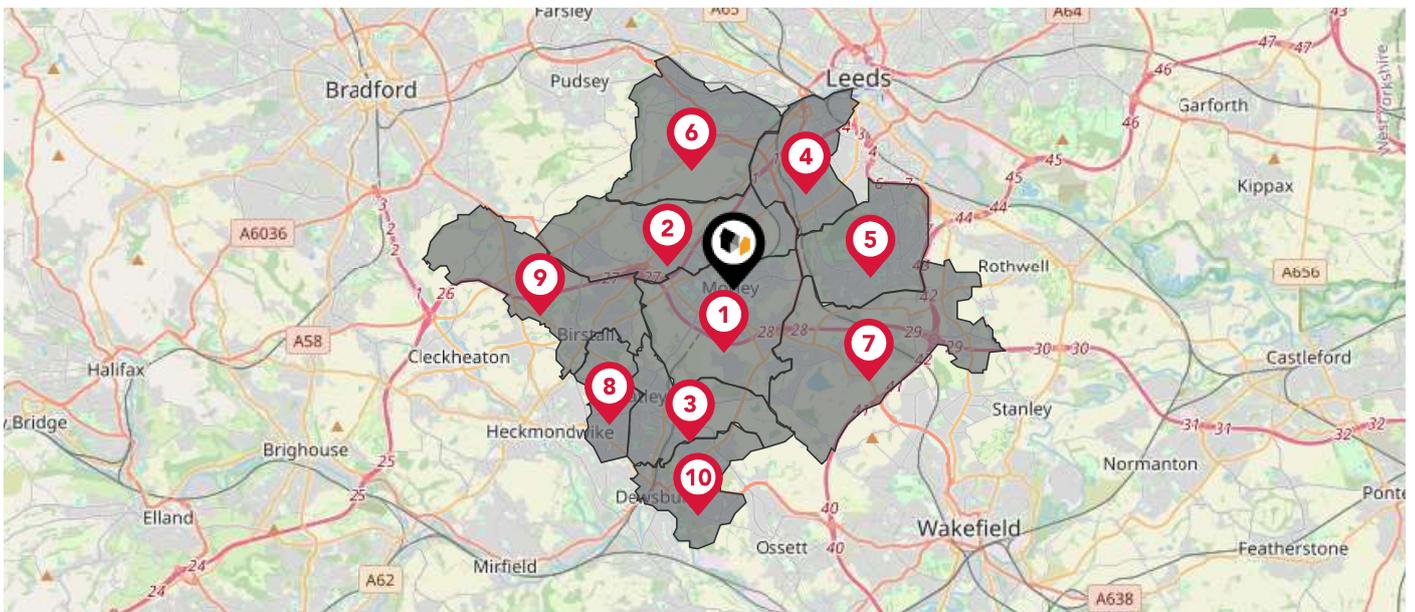
Nearby Conservation Areas

- 1 MORLEY
- 2 BEESTON - STANK HALL
- 3 Upper Batley
- 4 FARNLEY - UPPER MOOR SIDE
- 5 Batley Market Place
- 6 Station Road
- 7 Cross Bank
- 8 Birstall
- 9 Tong
- 10 Gomersal

Maps

Council Wards

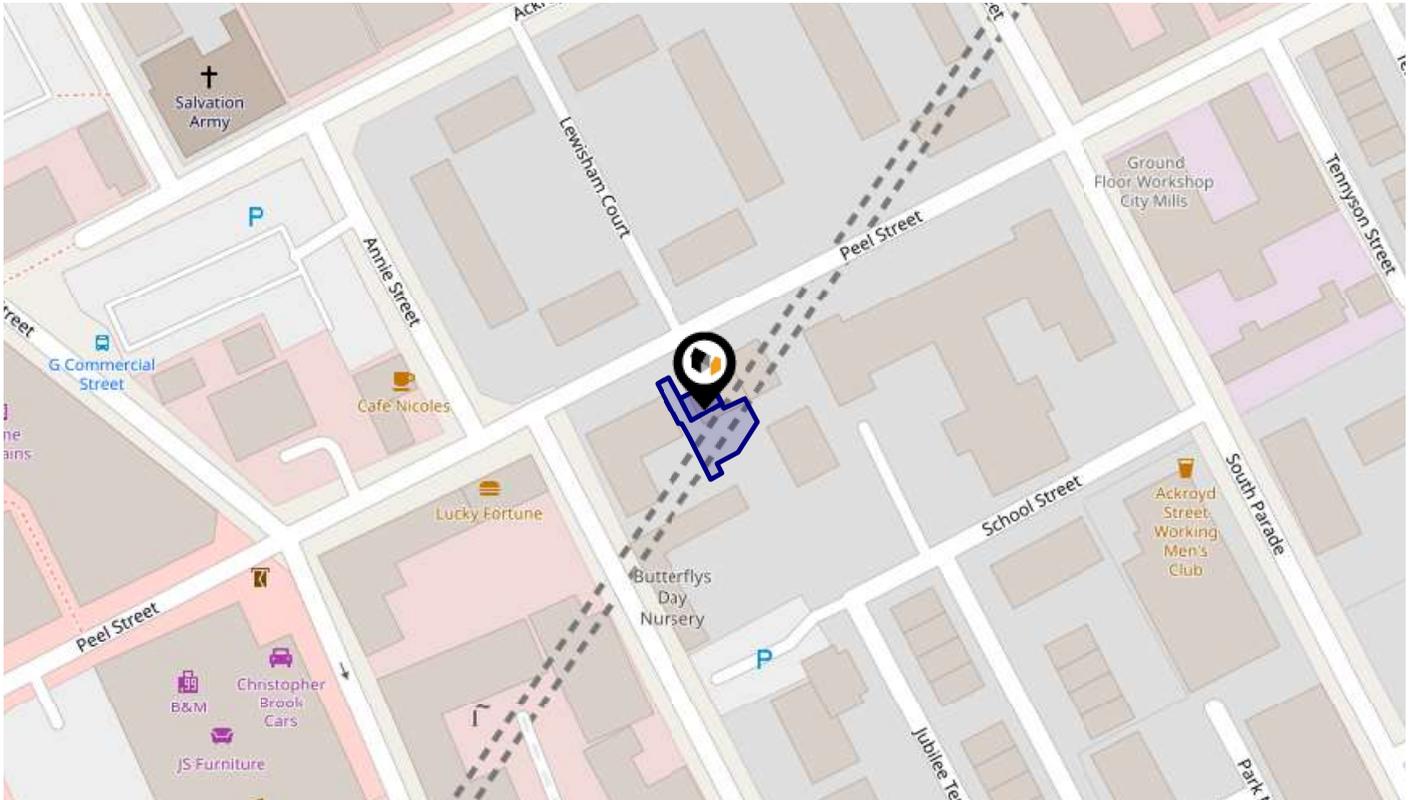
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

- 1 Morley South Ward
- 2 Morley North Ward
- 3 Batley East Ward
- 4 Beeston & Holbeck Ward
- 5 Middleton Park Ward
- 6 Farnley & Wortley Ward
- 7 Ardsley & Robin Hood Ward
- 8 Batley West Ward
- 9 Birstall and Birkenshaw 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.

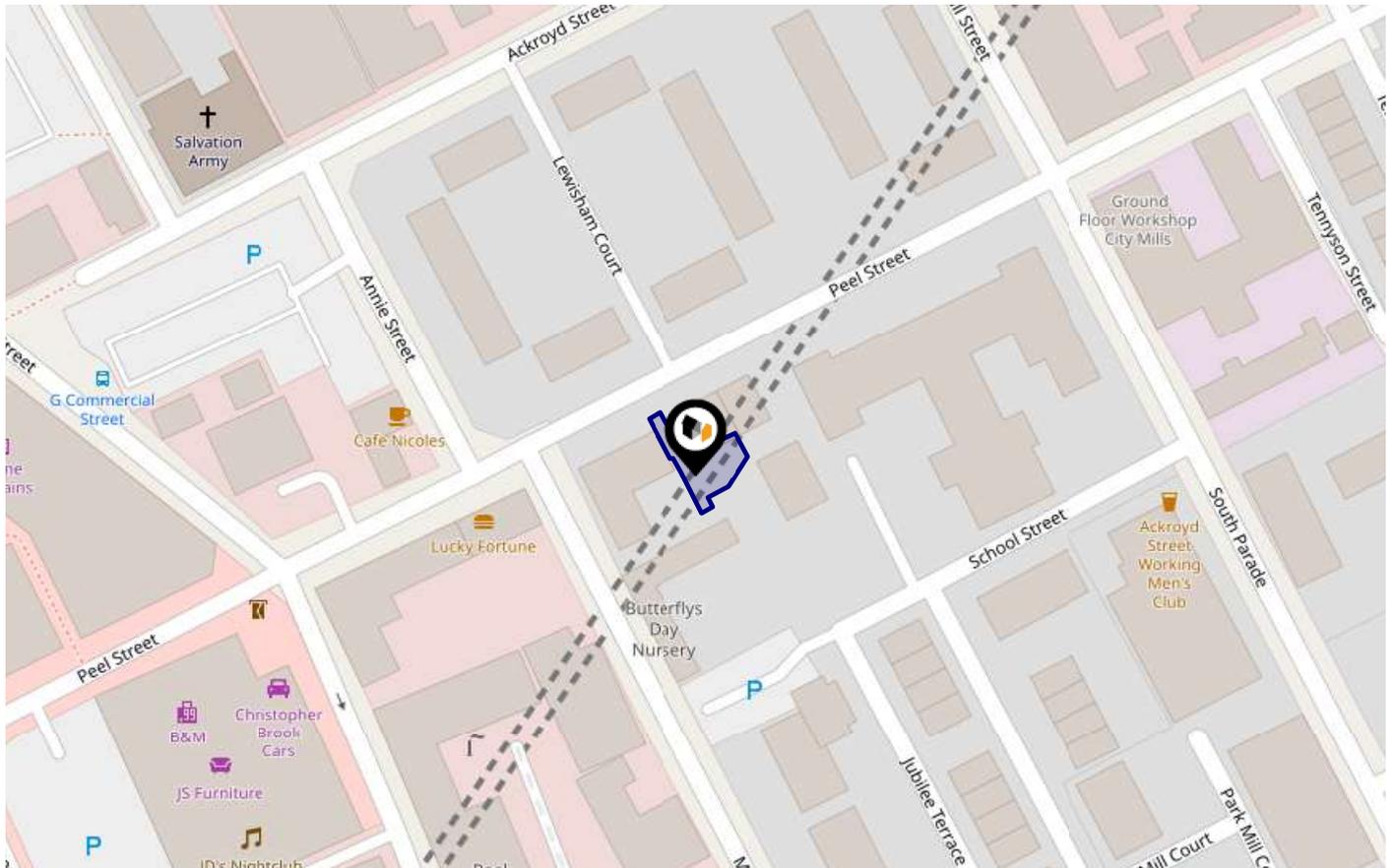
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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

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



Risk Rating: Very low

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

- **High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- **Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- **Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- **Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

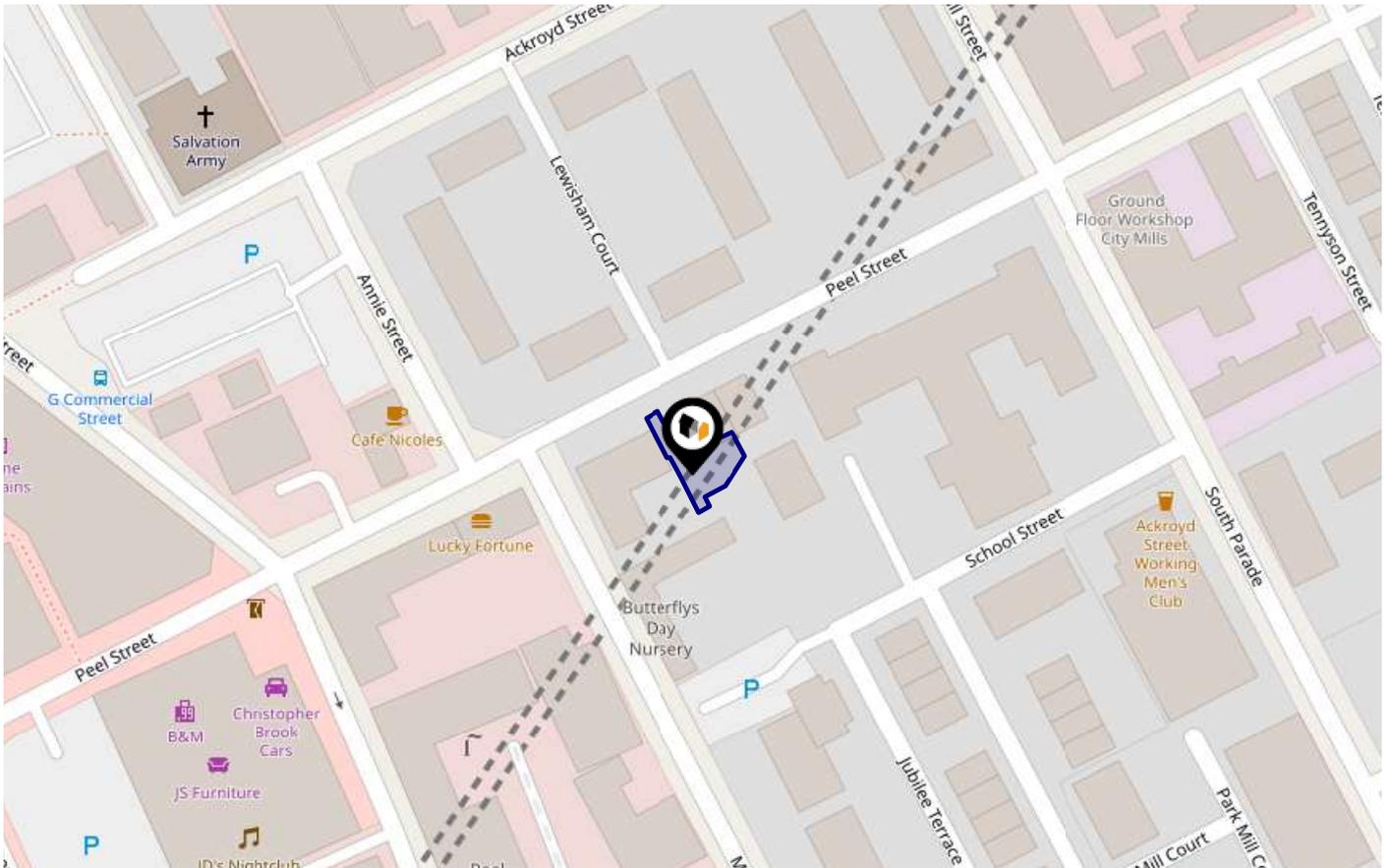
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Climate Change

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



Risk Rating: **Very low**

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

- **High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- **Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
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- **Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

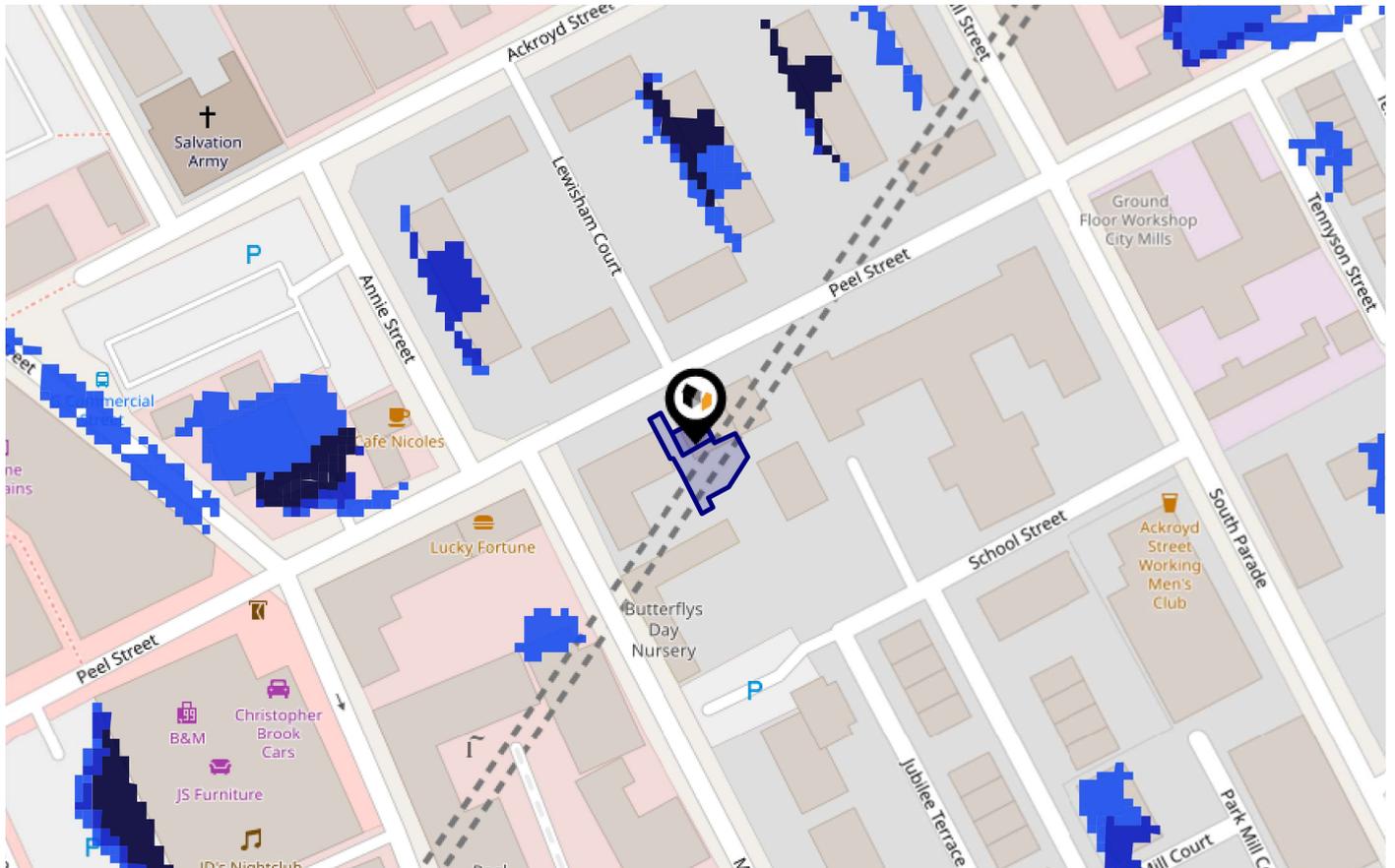
Chance of flooding to the following depths at this property:



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.
- 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.

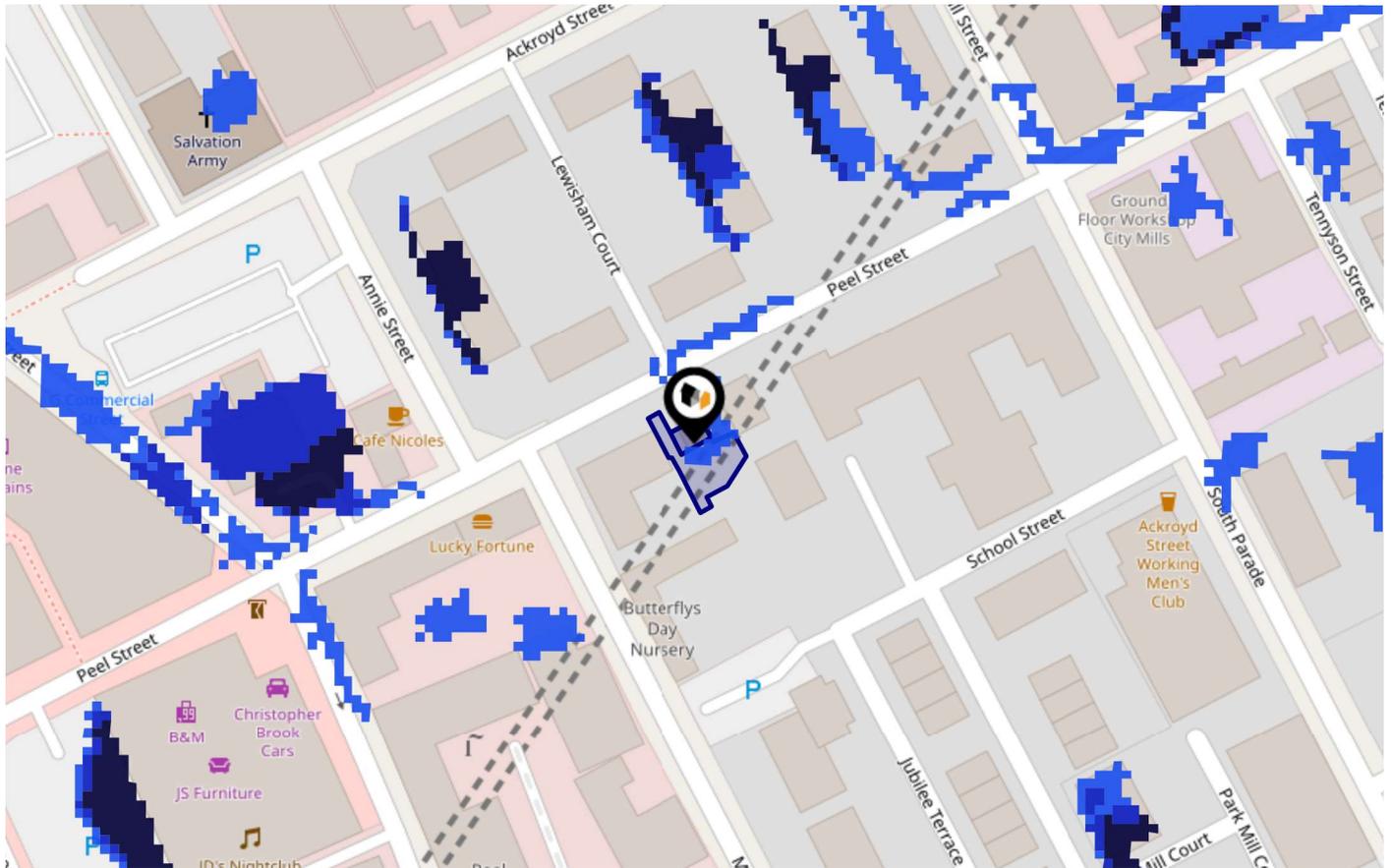
Chance of flooding to the following depths at this property:



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**

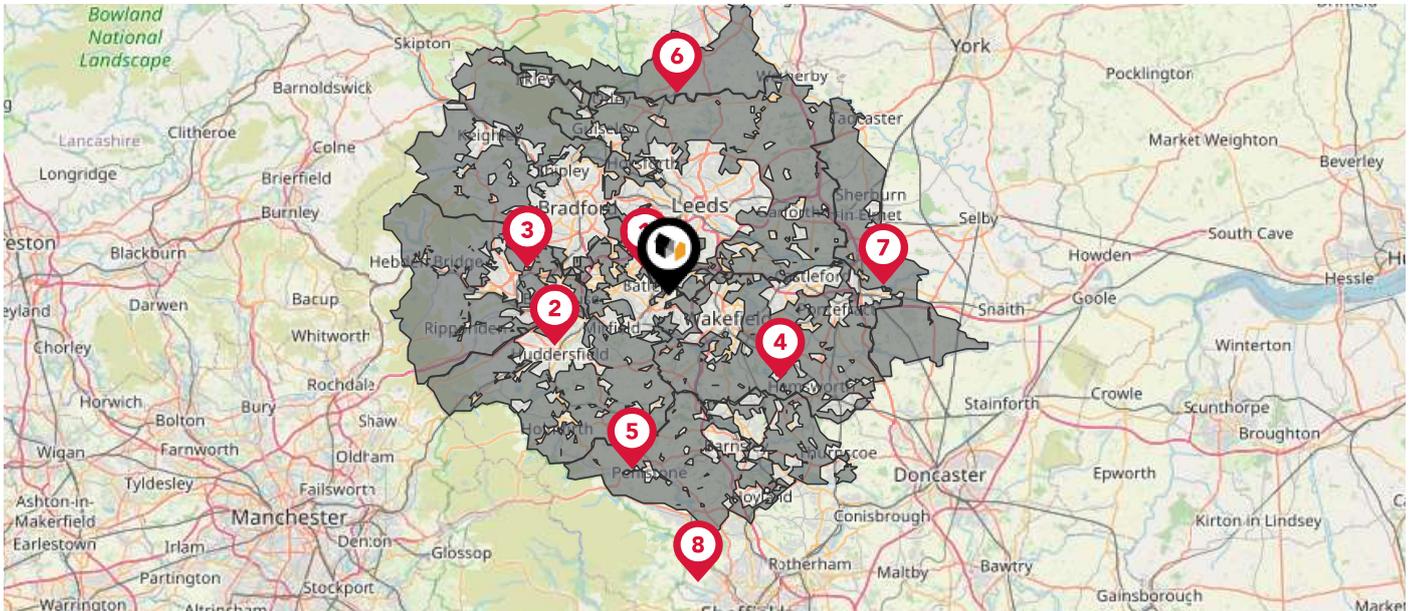
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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...



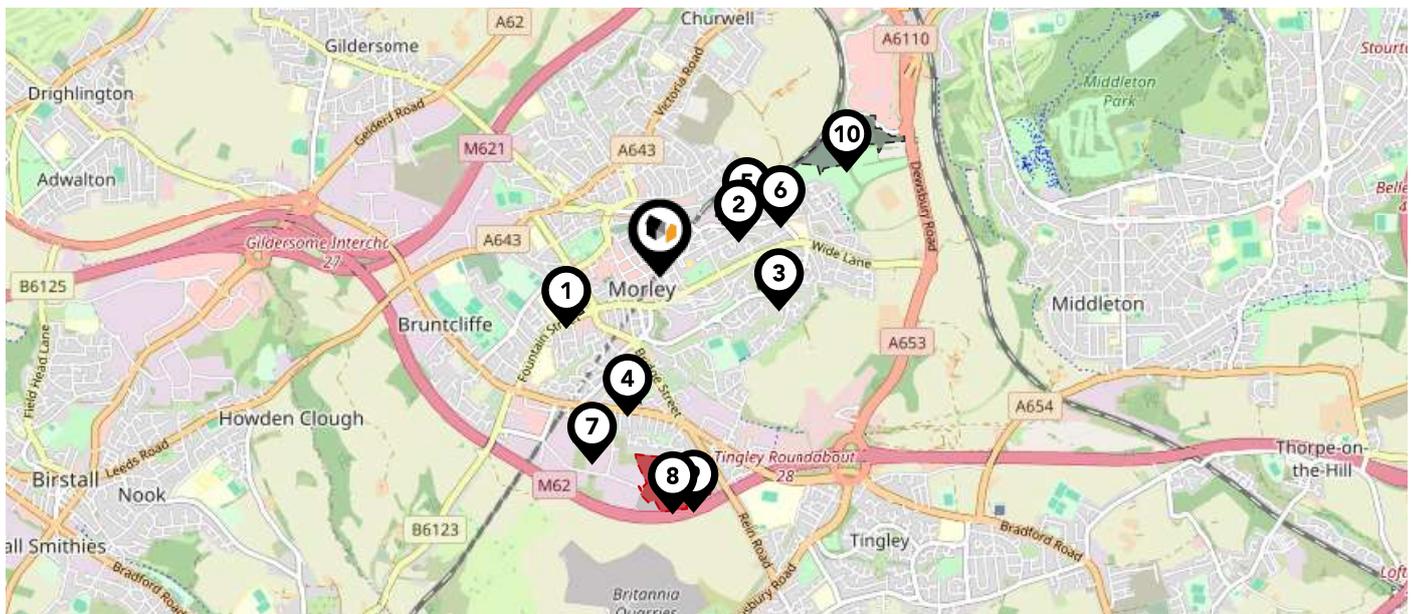
Nearby Green Belt Land

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

1	Morley High School-Fountain Street, Morley	Historic Landfill
2	Albert Road No. 2-Morley	Historic Landfill
3	Gillroyd Mills-Wide Lane, Morley	Historic Landfill
4	Hembrigg Quarry-Bridge Street, Morley	Historic Landfill
5	Morley Holder Station-Valley Road, Morley	Historic Landfill
6	Albert Road No. 1-Morley	Historic Landfill
7	Former Quarries, Howley Park Road-Morley	Historic Landfill
8	No name provided by source	Active Landfill
9	Rein Road Quarry-Morley	Historic Landfill
10	Morley Holder Station-Morley, Leeds	Historic Landfill

Maps

Listed Buildings

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



1299689 - Commercial Street Mill And Attached Chimney

Grade II

0.1 miles



1250517 - Former Coach House To Rear Of House Occupied As Offices By Rentokil Limited

Grade II

0.2 miles



1262803 - 10, Wesley Road

Grade II

0.2 miles



1263107 - Group Of 5 Tombs Approximately 8 Metres East Of Canted Bay On East End Of Church Of St Mary

Grade II

0.2 miles



1135107 - Abbey House Veterinary Clinic And 4 Dogs Grooming Centre

Grade II

0.2 miles



1263374 - National Westminster Bank

Grade II

0.2 miles



1250717 - Group Of 3 Chest Tombs To Elizabeth Ellis 1723 William Robuck 1720 And Joseph Hall 1739 Approximately 20 Metres East Of East Window Of Church Of St Mary

Grade II

0.2 miles



1135117 - Group Of 6 Raised Slabs Close To South Buttress Of Nave Of Church Of St Mary

Grade II

0.2 miles



1135112 - The Town Hall

Grade I

0.2 miles



1135108 - Mikes Carpet Warehouse

Grade II

0.2 miles



1250232 - Barclays Bank And Figure Fitness Centre

Grade II

0.2 miles

Area Schools

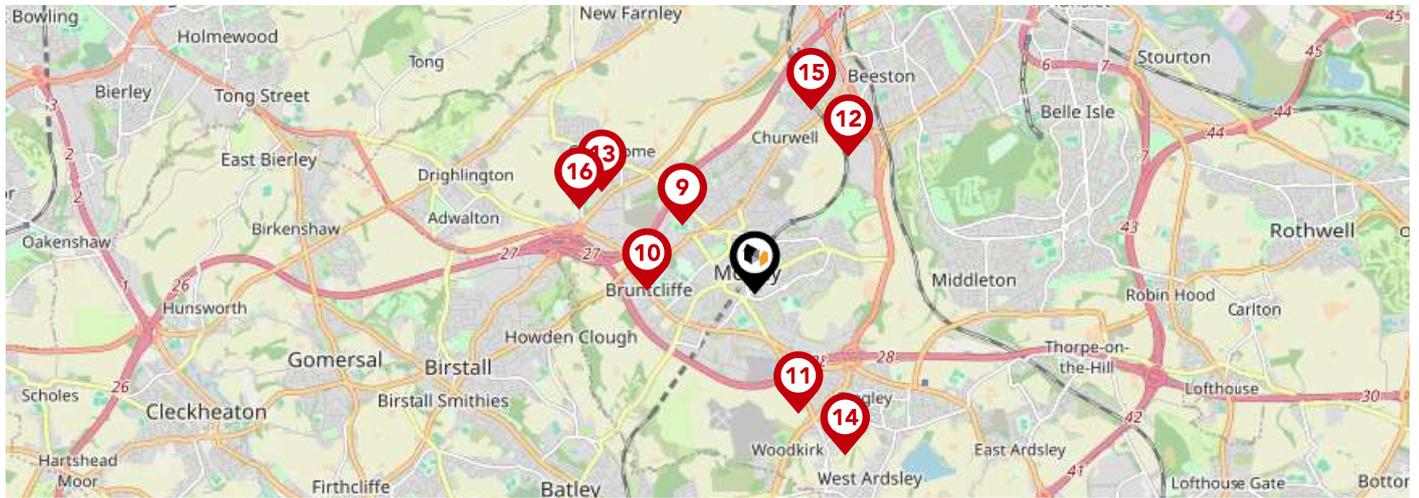
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		Nursery	Primary	Secondary	College	Private
1	Seven Hills Primary School Ofsted Rating: Good Pupils: 444 Distance:0.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Queenswood School Ofsted Rating: Good Pupils: 25 Distance:0.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	The Morley Academy Ofsted Rating: Outstanding Pupils: 1431 Distance:0.21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Morley Victoria Primary School Ofsted Rating: Outstanding Pupils: 471 Distance:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Francis Catholic Primary School, Morley Ofsted Rating: Good Pupils: 230 Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Morley Newlands Academy Ofsted Rating: Outstanding Pupils: 707 Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Fountain Primary School Ofsted Rating: Good Pupils: 443 Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Churwell Primary School Ofsted Rating: Good Pupils: 461 Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

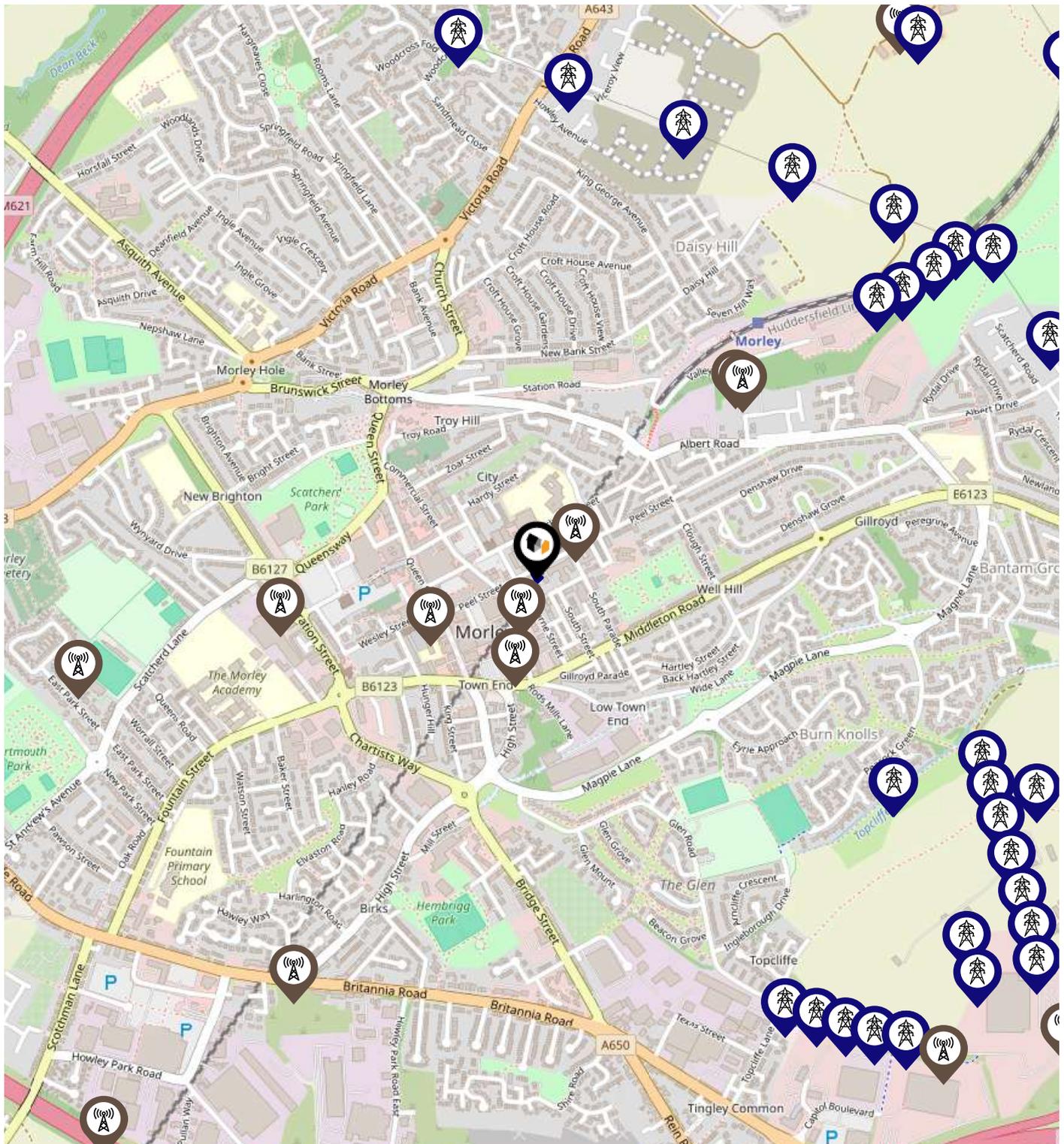
Area Schools

LANDWOOD GROUP



	Nursery	Primary	Secondary	College	Private
 Asquith Primary School Ofsted Rating: Good Pupils: 399 Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Bruntcliffe Academy Ofsted Rating: Good Pupils: 1365 Distance:0.95	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Woodkirk Academy Ofsted Rating: Good Pupils: 1799 Distance:1.12	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Elliott Hudson College Ofsted Rating: Outstanding Pupils: 1226 Distance:1.46	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Gildersome Primary School Ofsted Rating: Good Pupils: 397 Distance:1.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Westerton Primary Academy Ofsted Rating: Good Pupils: 700 Distance:1.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Cottingley Primary Academy Ofsted Rating: Good Pupils: 301 Distance:1.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Birchfield Primary School Ofsted Rating: Good Pupils: 233 Distance:1.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

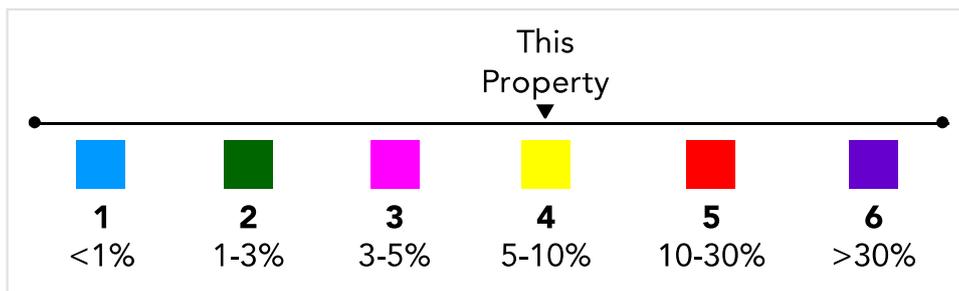
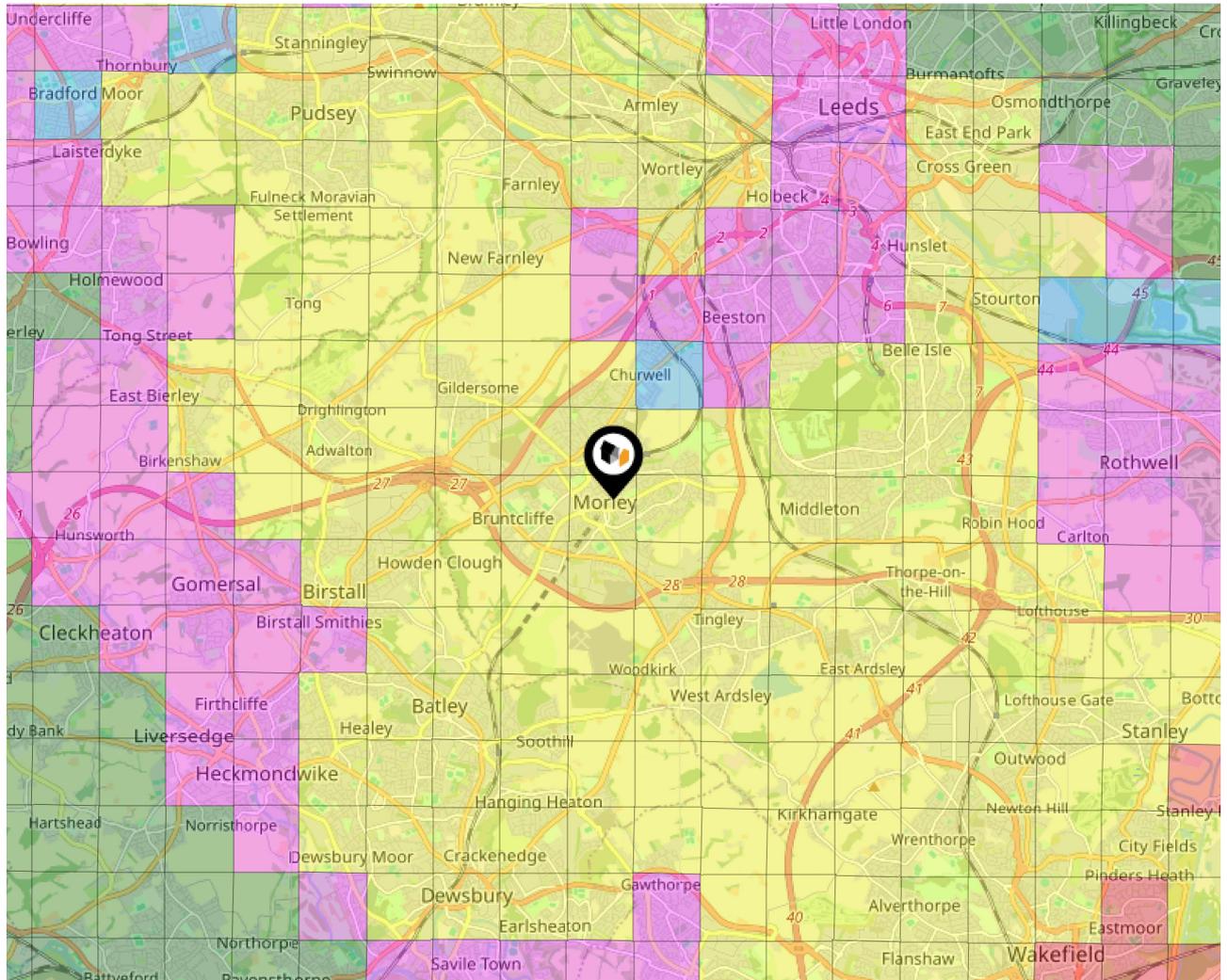
Local Area Masts & Pylons



- Key:**
- Power Pylons
 - Communication Masts

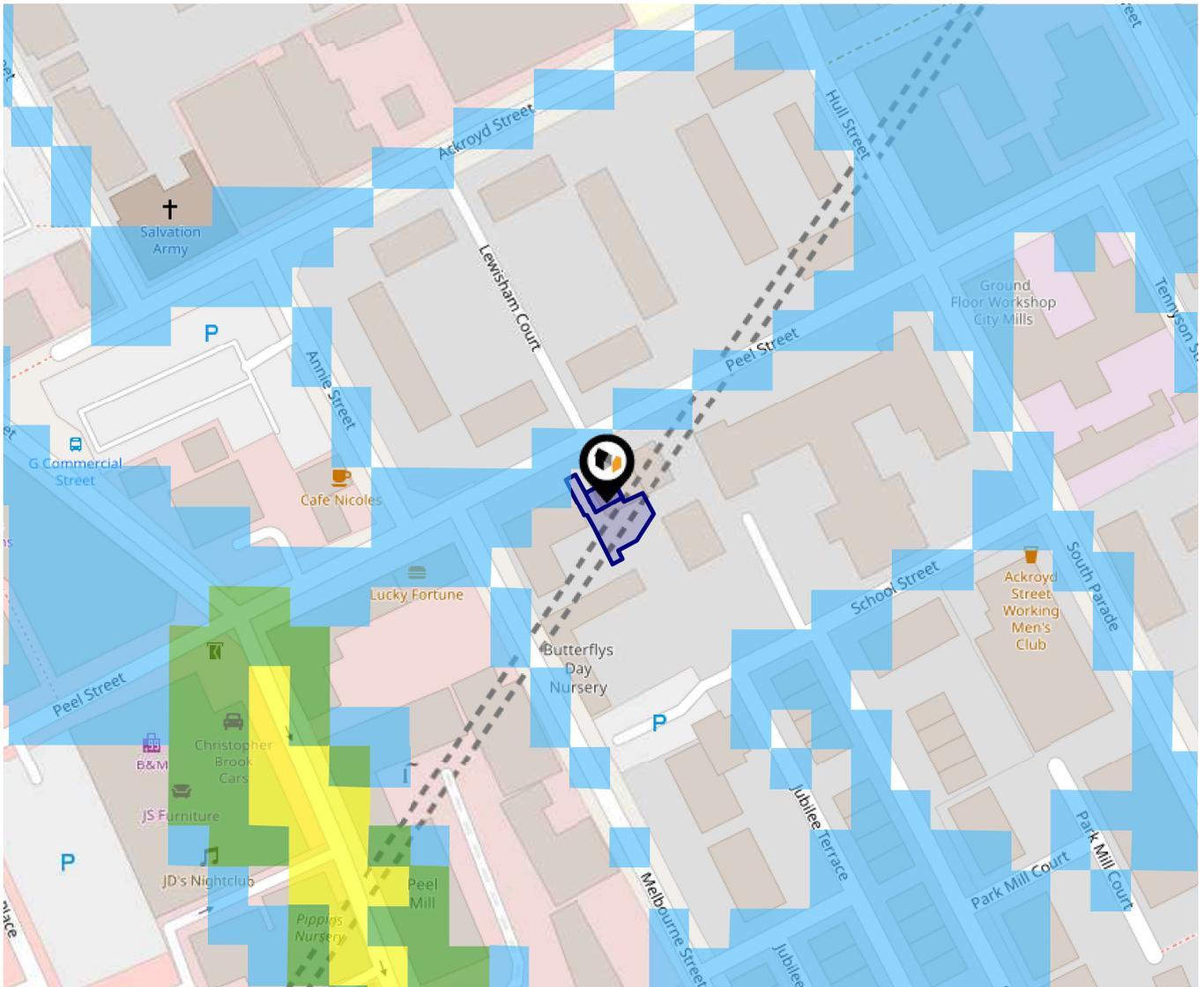
What is Radon?

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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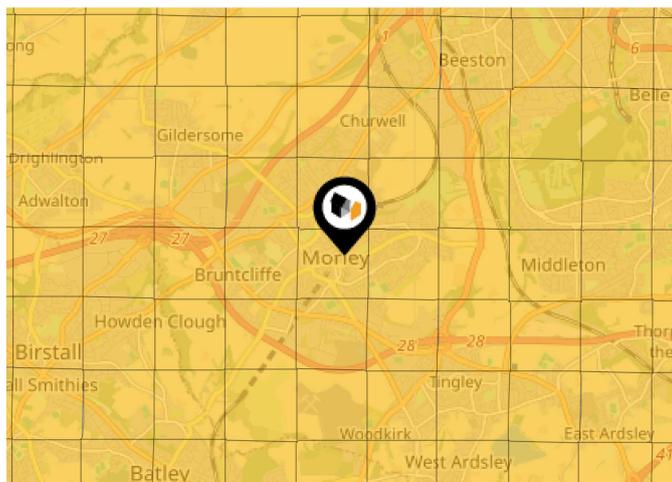


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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:	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

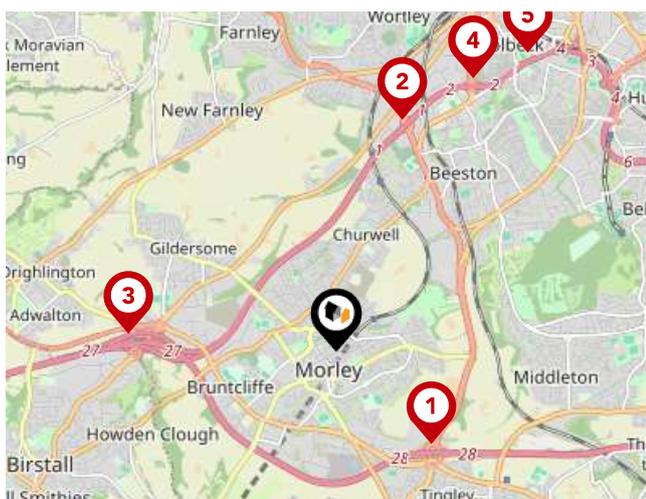
Transport (National)

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National Rail Stations

Pin	Name	Distance
1	Morley Rail Station	0.37 miles
2	Morley Rail Station	0.39 miles
3	Cottingley Rail Station	1.59 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M621 J2A	3.11 miles
2	M621 J1	2.12 miles
3	M62 J27	1.83 miles
4	M621 J2	2.68 miles
5	M62 J28	1.16 miles



Airports/HELIPADS

Pin	Name	Distance
1	Leeds Bradford Airport	8.92 miles
2	Manchester Airport	38.32 miles
3	Humberside Airport	52.38 miles
4	Finningley	30.22 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Morley Town Hall D	0.12 miles
2	New Pavillion	0.18 miles
3	St Pauls Street	0.2 miles
4	South Parade	0.16 miles
5	Morley Town Hall B	0.21 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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