



KPF: Key Property Facts

An Analysis of This Property & The Local Area
Wednesday 22nd April 2026



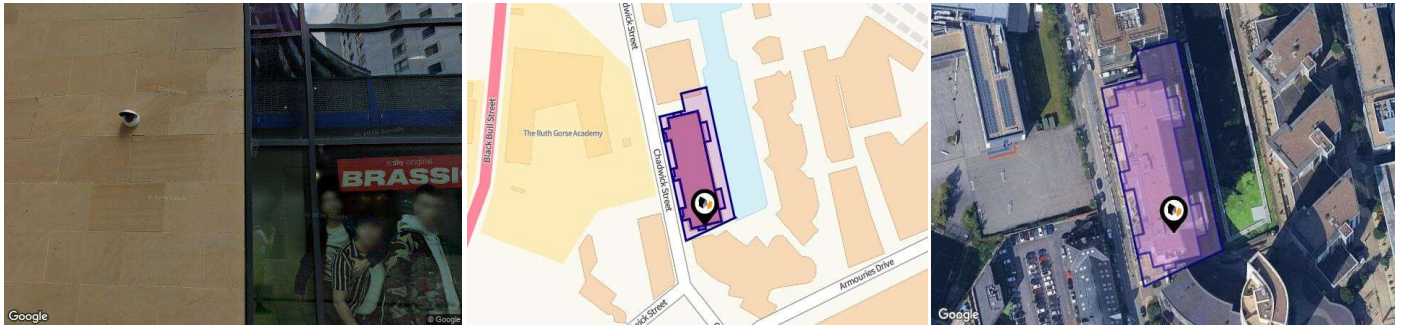
**183 LA SALLE, CHADWICK STREET, HUNSLET, LEEDS, LS10
1NW**

Landwood Group

77 Deansgate Manchester M3 2BW
0161 710 2010

Emma.judge@landwoodgroup.com
<https://landwoodgroup.com/>





Property

Type:	Flat / Maisonette	Last Sold Date:	12/10/2007
Bedrooms:	1	Last Sold Price:	£139,000
Floor Area:	473 ft ² / 44 m ²	Last Sold £/ft²:	£293
Plot Area:	2.1 acres	Tenure:	Leasehold
Year Built :	2007		
Council Tax :	Band C		
Annual Estimate:	£2,030		
Title Number:	WYK904205		
UPRN:	72654230		
Restrictive Covenants:	No		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

15 mb/s	218 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property Multiple Title Plans

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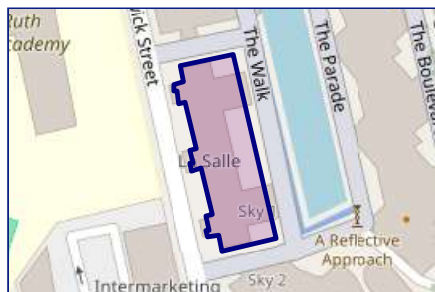
There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.

Freehold Title Plan



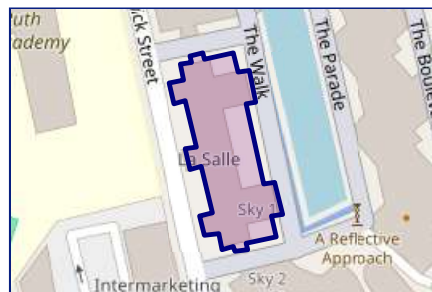
WYK436164

Leasehold Title Plans



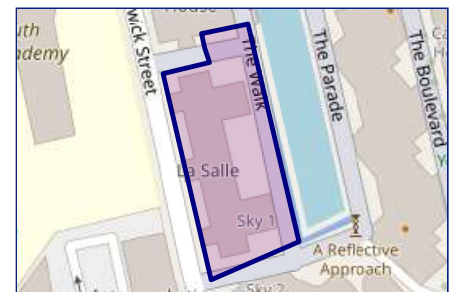
WYK904205

Start Date: 02/11/2006
 End Date: 26/03/2152
 Lease Term: 150 years (less 3 days) from 26 March 2002
 Term Remaining: 126 years



WYK872088

Start Date: 18/10/2007
 End Date: 26/03/2152
 Lease Term: 150 years (less 10 days) from 26 March 2002
 Term Remaining: 126 years

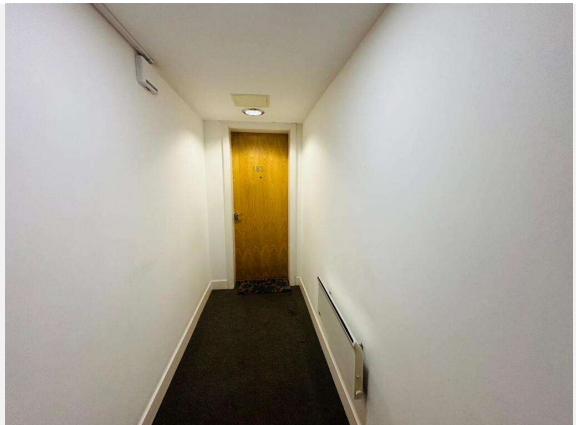
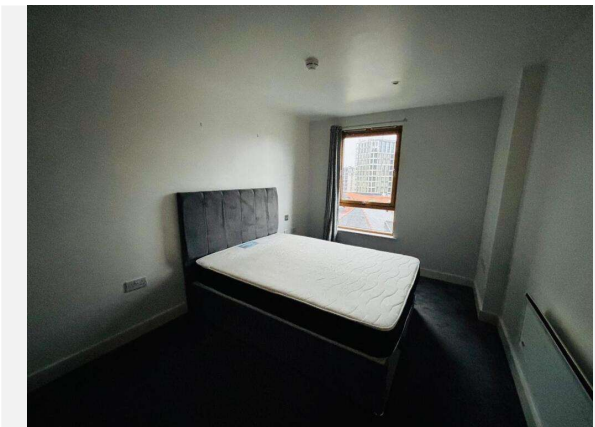
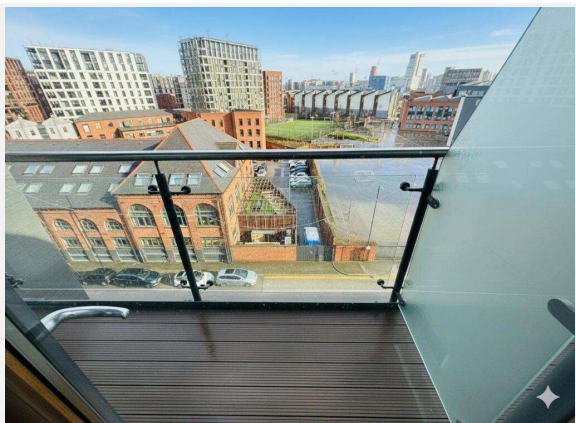
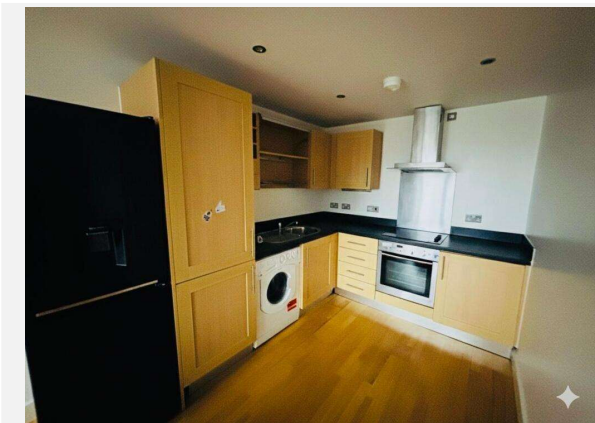
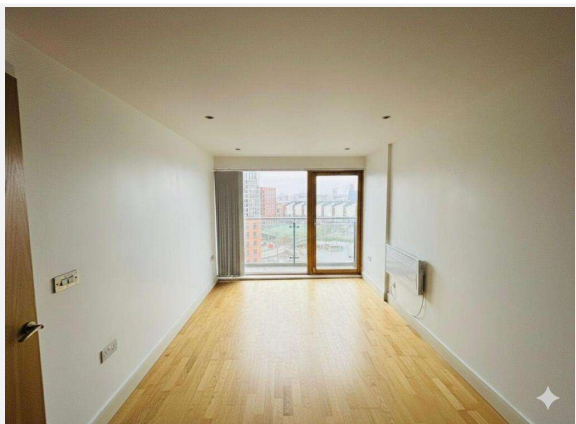
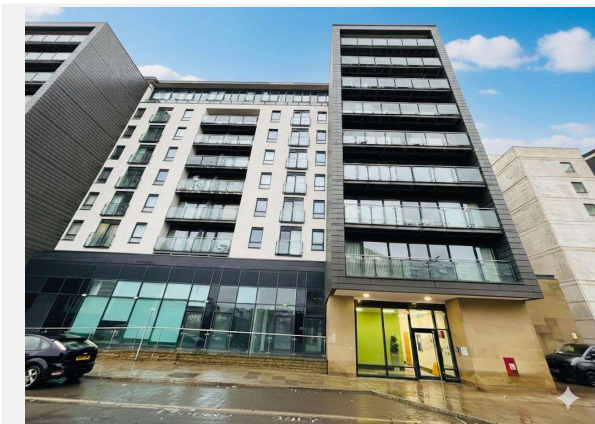


WYK837303

Start Date: 30/04/2009
 End Date: 26/03/2152
 Lease Term: 150 years less 7 days from 26 March 2002
 Term Remaining: 126 years

Gallery Photos

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**183 LA SALLE, CHADWICK STREET, HUNSLET, LEEDS, LS10
1NW**



Fifth Floor
Approx. 43.98 sqm.
(473.39 sqft.)

Property EPC - Certificate

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183 La Salle, Chadwick Street, Hunslet, LS10 1NW

Energy rating

B

Valid until 14.01.2030

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 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:	Flat
Build Form:	Mid-Terrace
Transaction Type:	Rental (private)
Energy Tariff:	Unknown
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	5th
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	System built, as built, insulated (assumed)
Walls Energy:	Good
Roof:	(another dwelling above)
Main Heating:	Room heaters, electric
Main Heating Controls:	Programmer and appliance thermostats
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in 50% of fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	44 m ²

This map displays nearby coal mine entrances and their classifications.



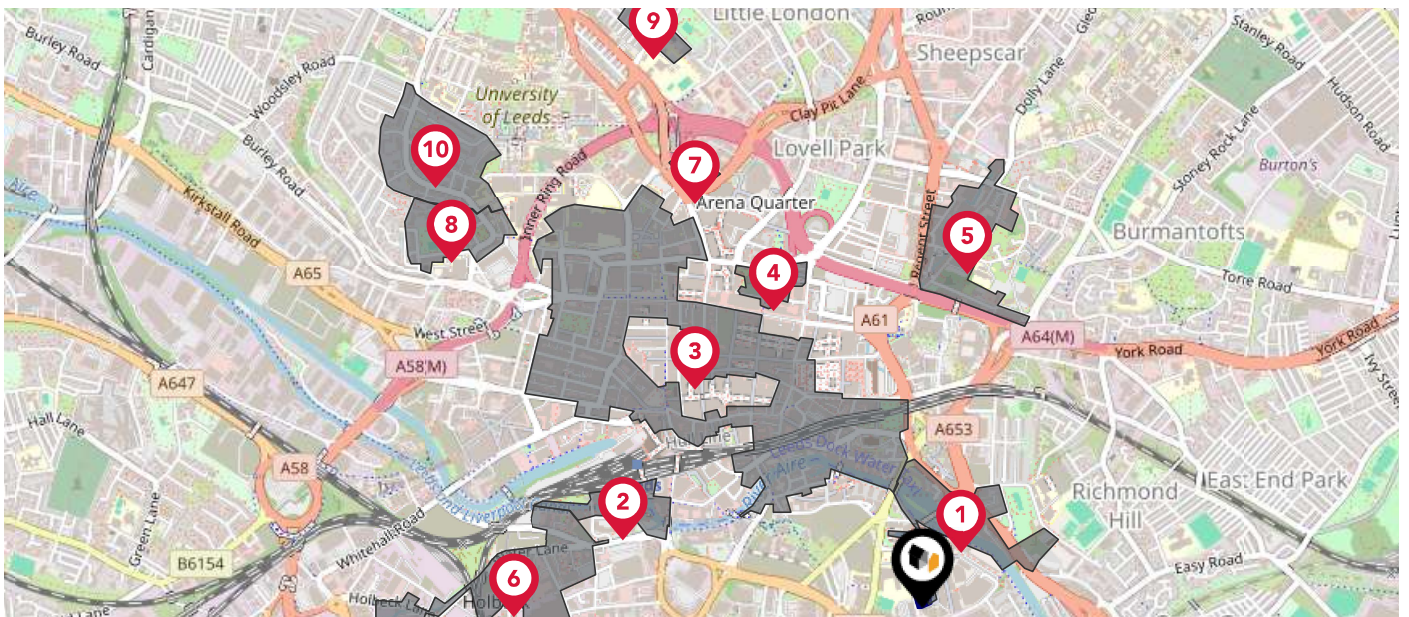
Mine Entry

- ✕ 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



CENTRAL AREA - EASTERN RIVERSIDE



CENTRAL AREA - CANAL WHARF



LEEDS CITY CENTRE



GRAND QUARTER



MABGATE



HOLBECK



CENTRAL AREA - QUEEN SQUARE



WOODHOUSE - HANOVER SQUARE / WOODHOUSE SQUARE



WOODHOUSE - BLENHEIM SQUARE

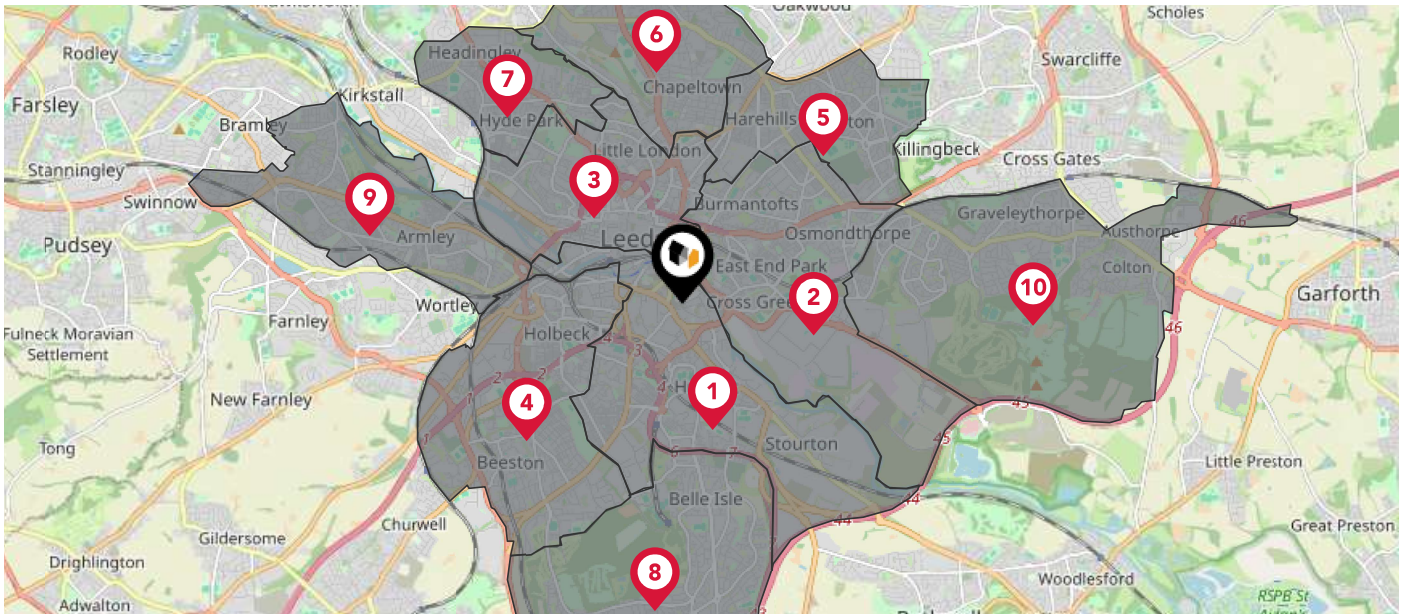


WOODHOUSE - CLARENDON ROAD

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



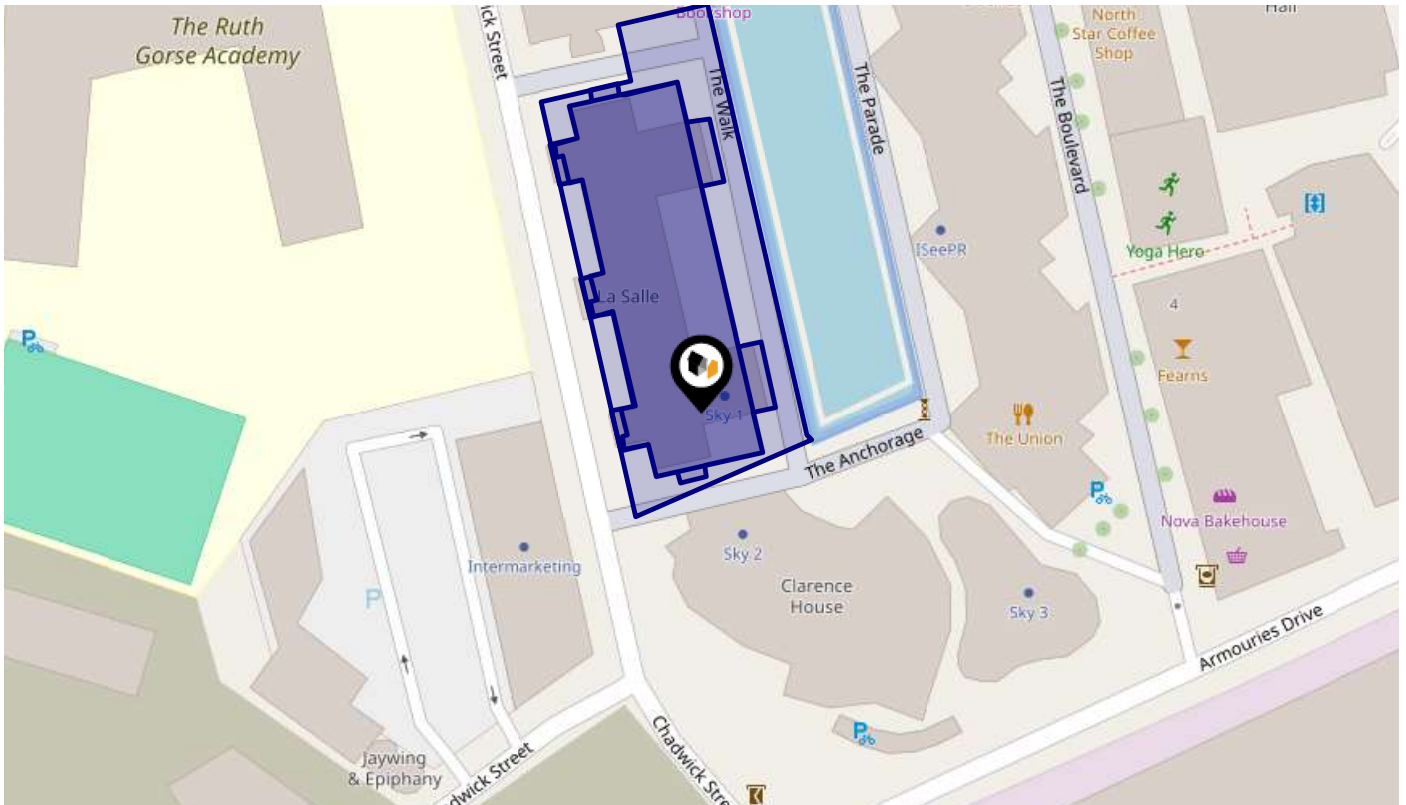
Nearby Council Wards

- 1 Hunslet & Riverside Ward
- 2 Burmantofts & Richmond Hill Ward
- 3 Little London & Woodhouse Ward
- 4 Beeston & Holbeck Ward
- 5 Gipton & Harehills Ward
- 6 Chapel Allerton Ward
- 7 Headingley & Hyde Park Ward
- 8 Middleton Park Ward
- 9 Armley Ward
- 10 Temple Newsam Ward

Maps

Rail Noise

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.

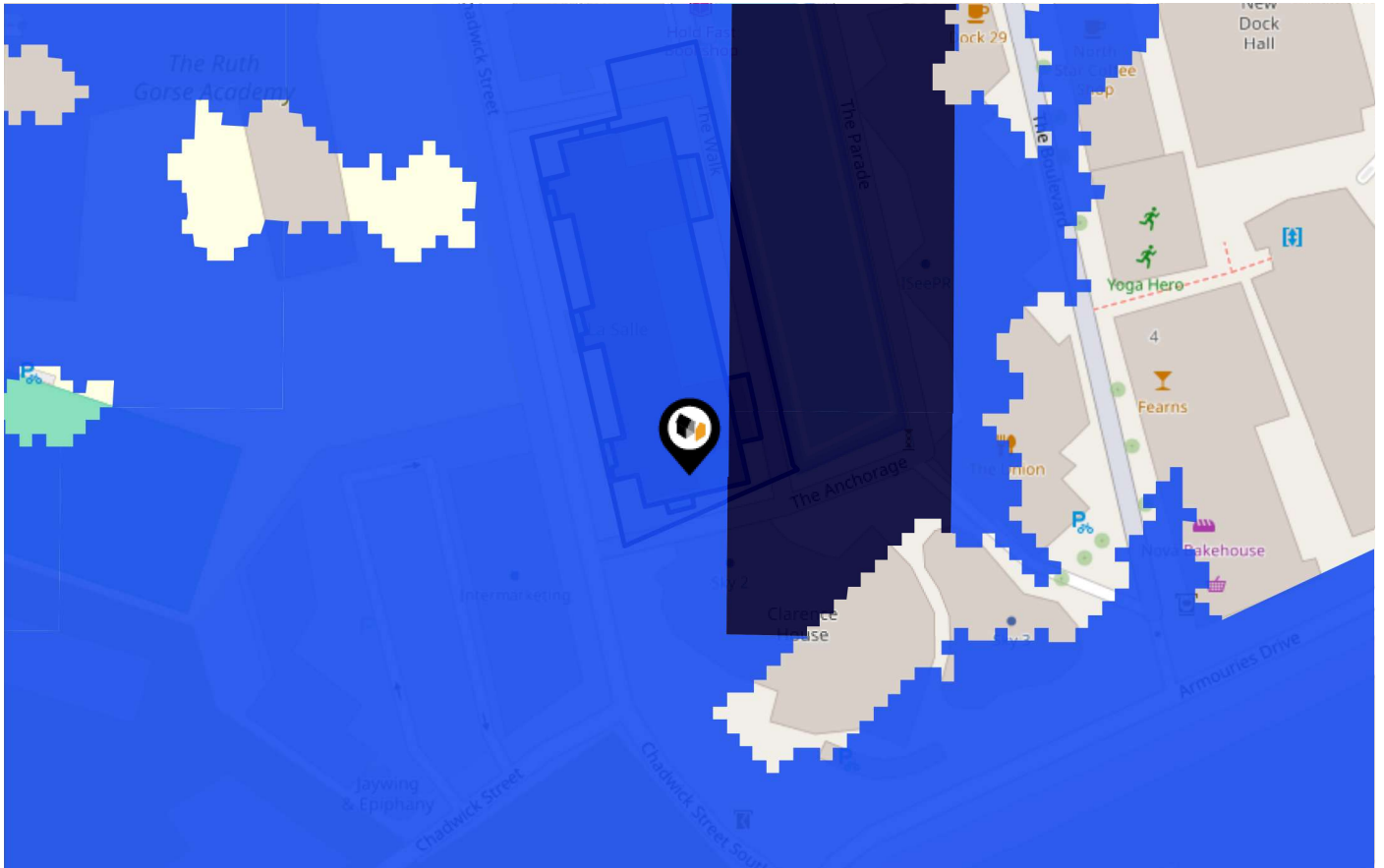
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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: 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.

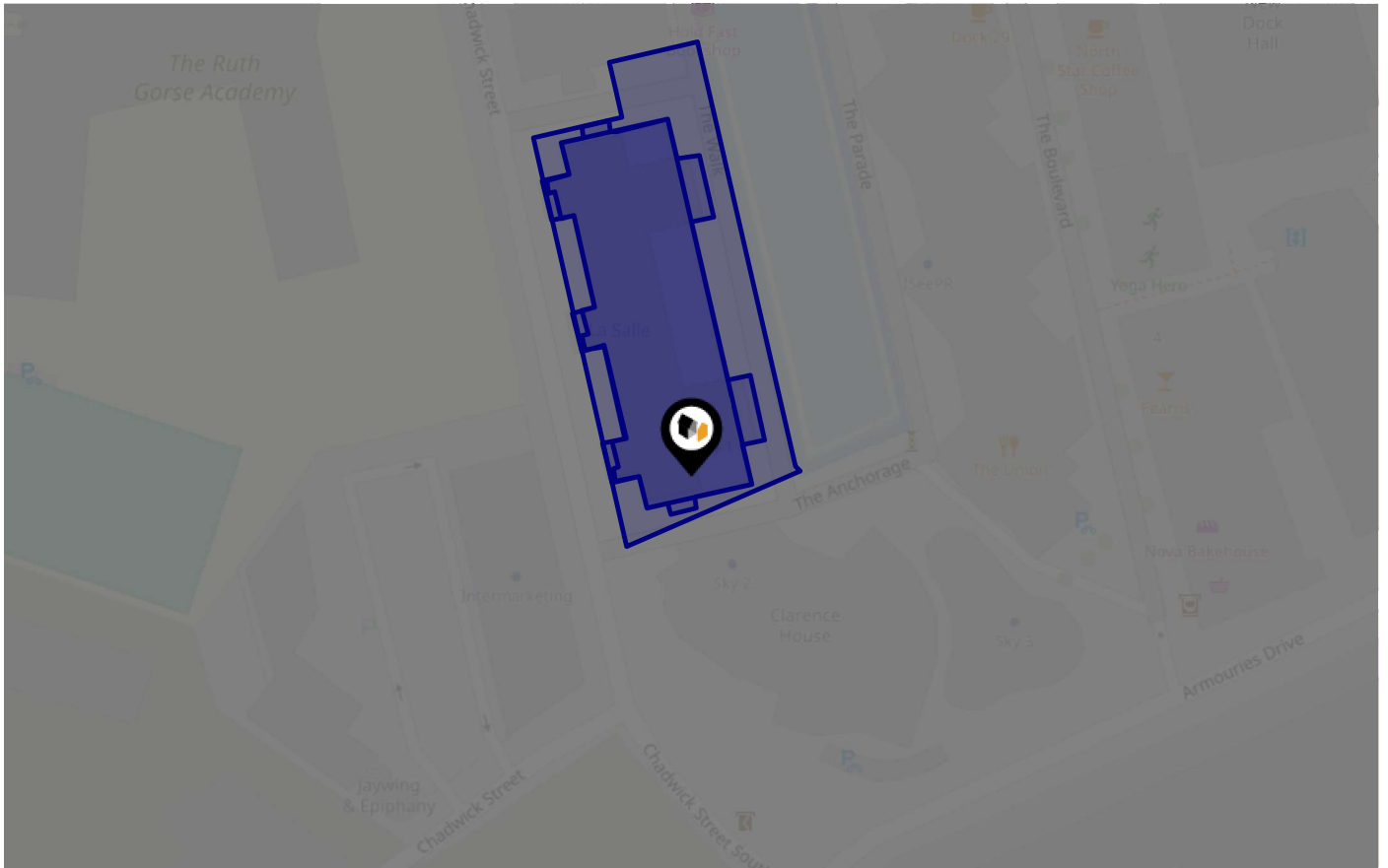
Chance of flooding to the following depths at this property:



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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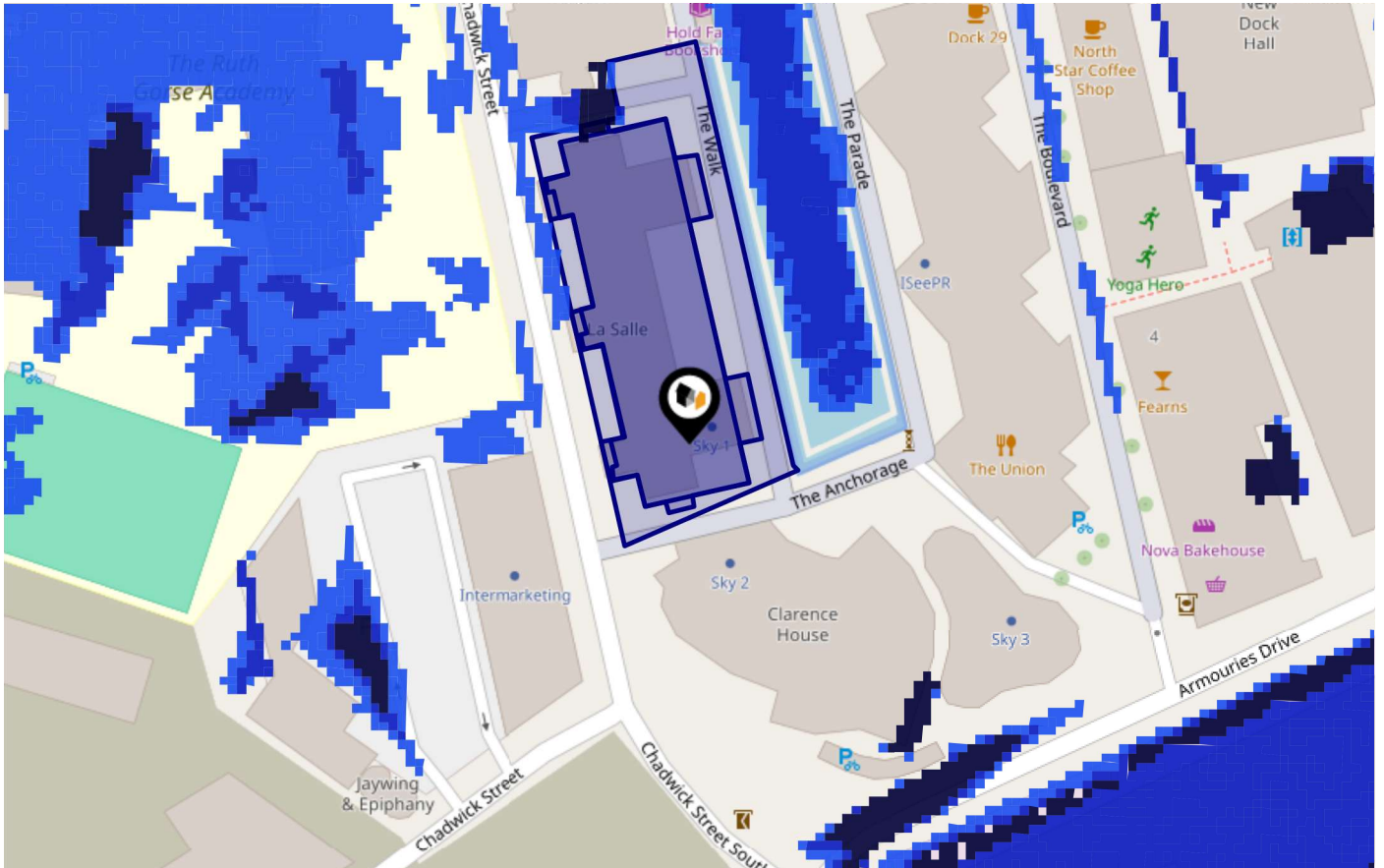
Chance of flooding to the following depths at this property:



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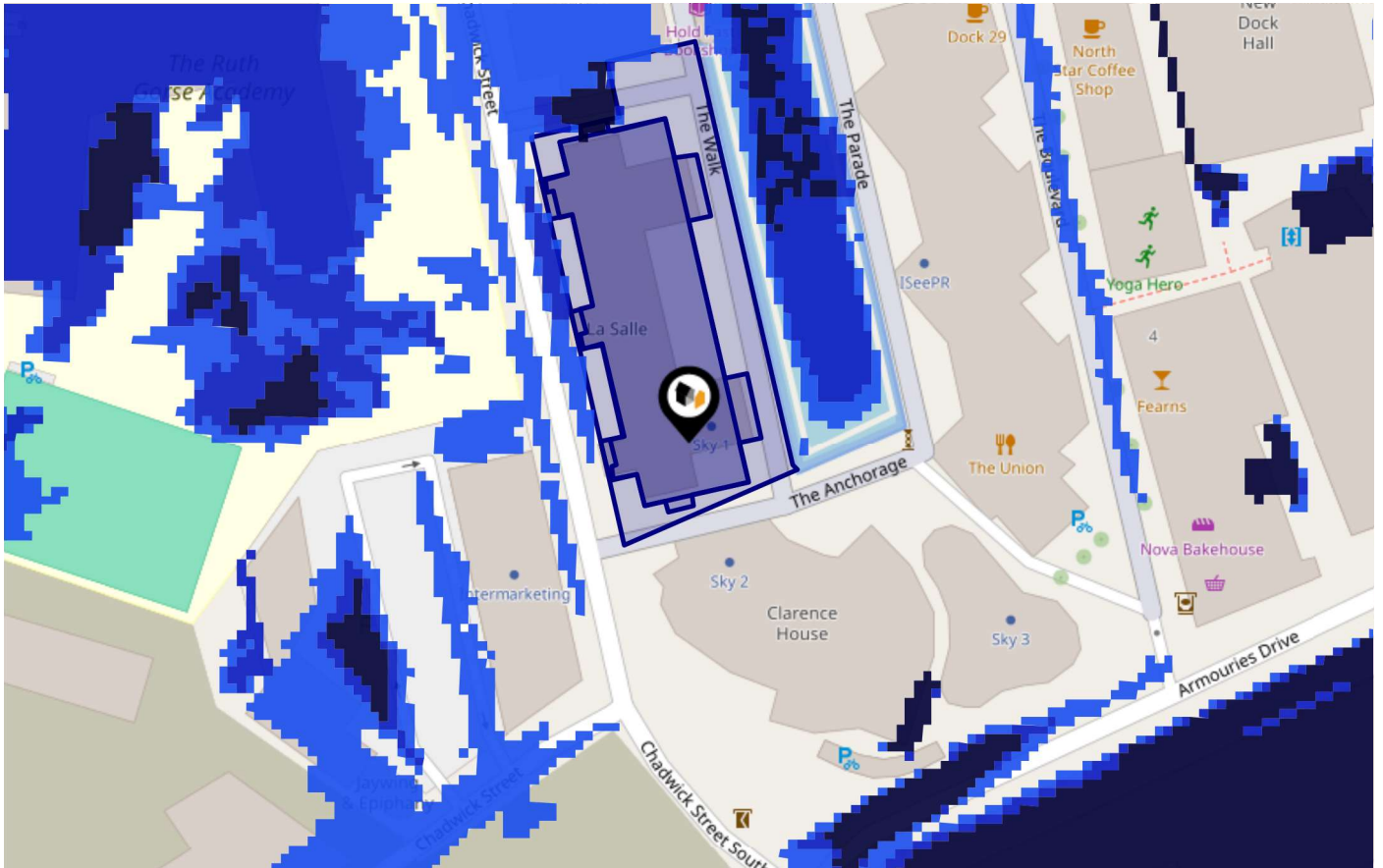
Chance of flooding to the following depths at this property:



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

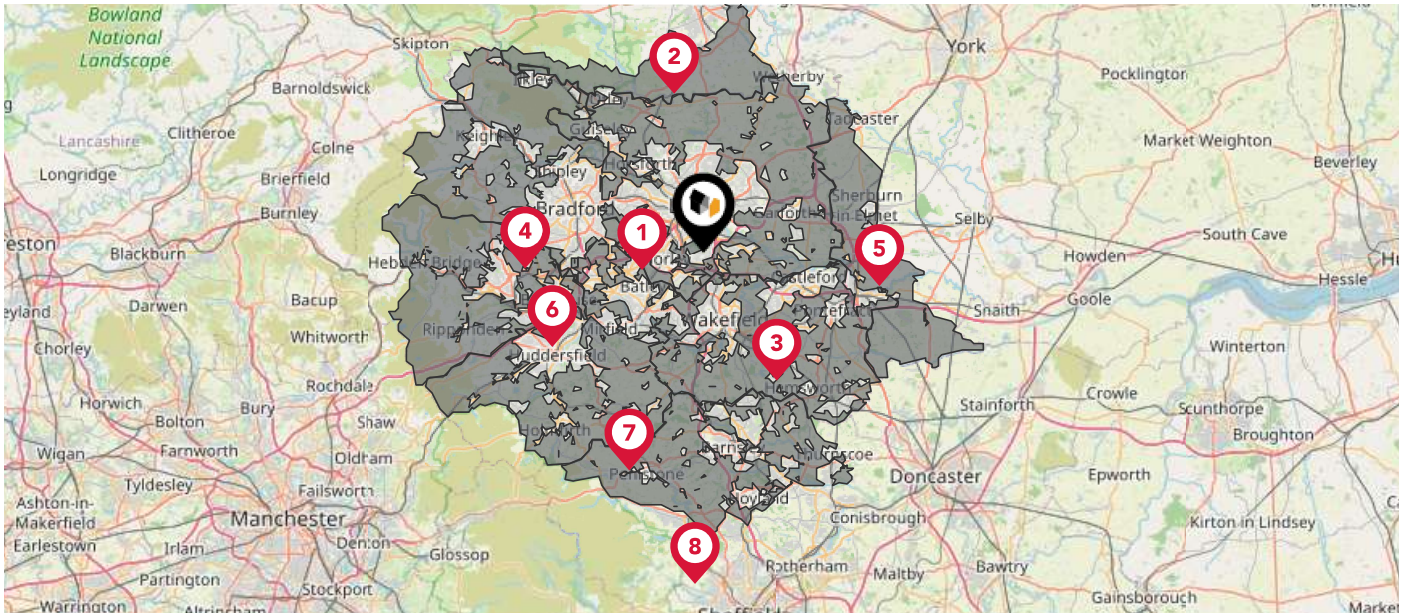
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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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 - Selby
- 6 South and West Yorkshire Green Belt - Calderdale
- 7 South and West Yorkshire Green Belt - Kirkstall
- 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	Hunslet Grange, Former Housing Site-Leek Street Flats, Hunslet Green, Hunslet	Historic Landfill <input type="checkbox"/>
2	Knostrup Depot-Hunslet Road, Leeds	Historic Landfill <input type="checkbox"/>
3	Severn Way-Hunslet, Leeds	Historic Landfill <input type="checkbox"/>
4	Curve of Roadway directly behind Severn Way Industrial Estate-Hunslet, Leeds	Historic Landfill <input type="checkbox"/>
5	Refuse Tip off Knowsthorpe Lane-Knowsthorpe Lane, Cross Green	Historic Landfill <input type="checkbox"/>
6	Hunslet East Tip Site-Knowesthorpe Lane, Leeds, Hunslet, West Yorkshire	Historic Landfill <input type="checkbox"/>
7	Land at Junction of Pepper Road/Pepper Lane-Hunslet, Leeds	Historic Landfill <input type="checkbox"/>
8	Coghlan Bright Steel Limited-Hunslet Forge, Thwaite Gate, Leeds	Historic Landfill <input type="checkbox"/>
9	John King and Company Leeds Limited-Garnet Road, Leeds	Historic Landfill <input type="checkbox"/>
10	Nursery Mount Road, Hunslet-Woodhouse Hill, Leeds	Historic Landfill <input type="checkbox"/>

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



1375061 - Basin Of New Dock Clarence Dock

Grade II

0.1 miles



1375362 - Yarn Warehouse

Grade II

0.2 miles



1375215 - Bollard On Street Corner

Grade II

0.2 miles



1255574 - Alf Cooke Ltd Packaging (cookes Printers)

Grade II

0.2 miles



1375269 - Boundary Wall With Gate Piers And Gates To Chadwick Lodge

Grade II

0.2 miles



1375056 - Aire And Calder Navigation Cut And Locks

Grade II

0.2 miles



1375063 - Leeds Dam On River Aire

Grade II

0.2 miles



1375265 - Chadwick Lodge And Attached Walls And Railings

Grade II

0.2 miles



1375364 - Bank Mills C And Attached Tow Warehouse

Grade II

0.2 miles



1375216 - Dyeworks And Attached Warehouse

Grade II

0.2 miles









Area Schools



	Nursery	Primary	Secondary	College	Private
<p>1 The Ruth Gorse Academy Ofsted Rating: Outstanding Pupils: 1274 Distance:0.1</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 University Technical College Leeds Ofsted Rating: Good Pupils: 444 Distance:0.13</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 LS-TEN Ofsted Rating: Inadequate Pupils: 17 Distance:0.33</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Mount St Mary's Catholic High School Ofsted Rating: Good Pupils: 942 Distance:0.36</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Leeds College of Music Ofsted Rating: Not Rated Pupils:0 Distance:0.51</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 The Richmond Hill Academy Ofsted Rating: Good Pupils: 636 Distance:0.56</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 St Joseph's Catholic Primary School, Hunslet Ofsted Rating: Good Pupils: 211 Distance:0.58</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 St Peter's Church of England Primary School Ofsted Rating: Not Rated Pupils:0 Distance:0.73</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

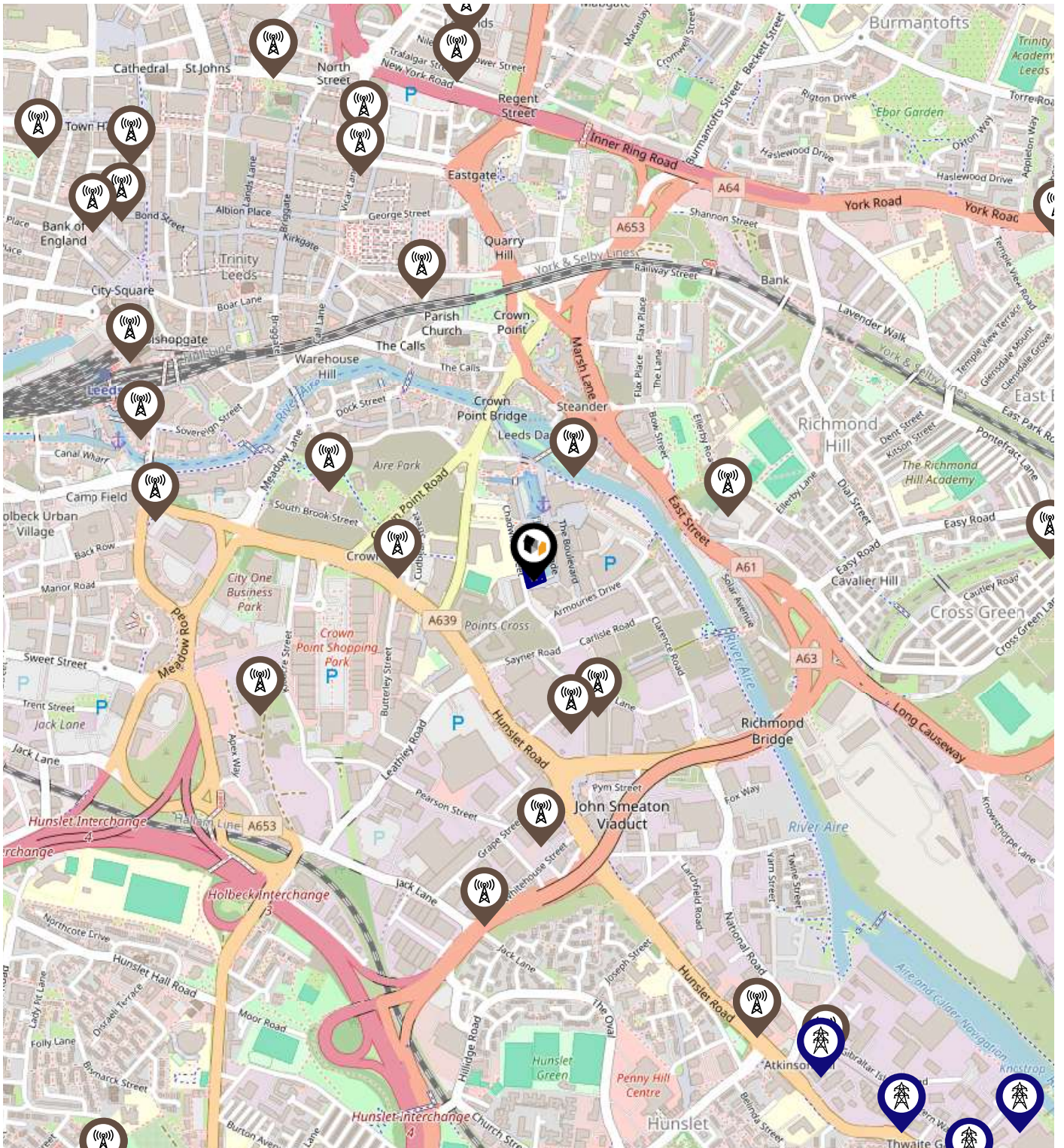
Area Schools





		Nursery	Primary	Secondary	College	Private
	All Saint's Richmond Hill Church of England Primary School Ofsted Rating: Good Pupils: 245 Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ebor Gardens Primary Academy Ofsted Rating: Good Pupils: 434 Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lane End Primary School Ofsted Rating: Good Pupils: 416 Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Marys Church of England Primary Academy Ofsted Rating: Not Rated Pupils: 223 Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Leeds College of Building Ofsted Rating: Requires improvement Pupils:0 Distance:0.89	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Low Road Primary School Ofsted Rating: Good Pupils: 209 Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	New Bowerley Community School Ofsted Rating: Requires improvement Pupils: 401 Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Co-op Academy Leeds Ofsted Rating: Good Pupils: 937 Distance:0.95	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons

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Key:

-  Power Pylons
-  Communication Masts

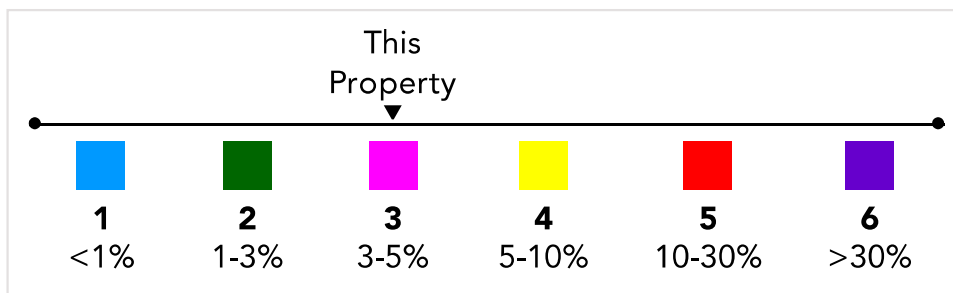
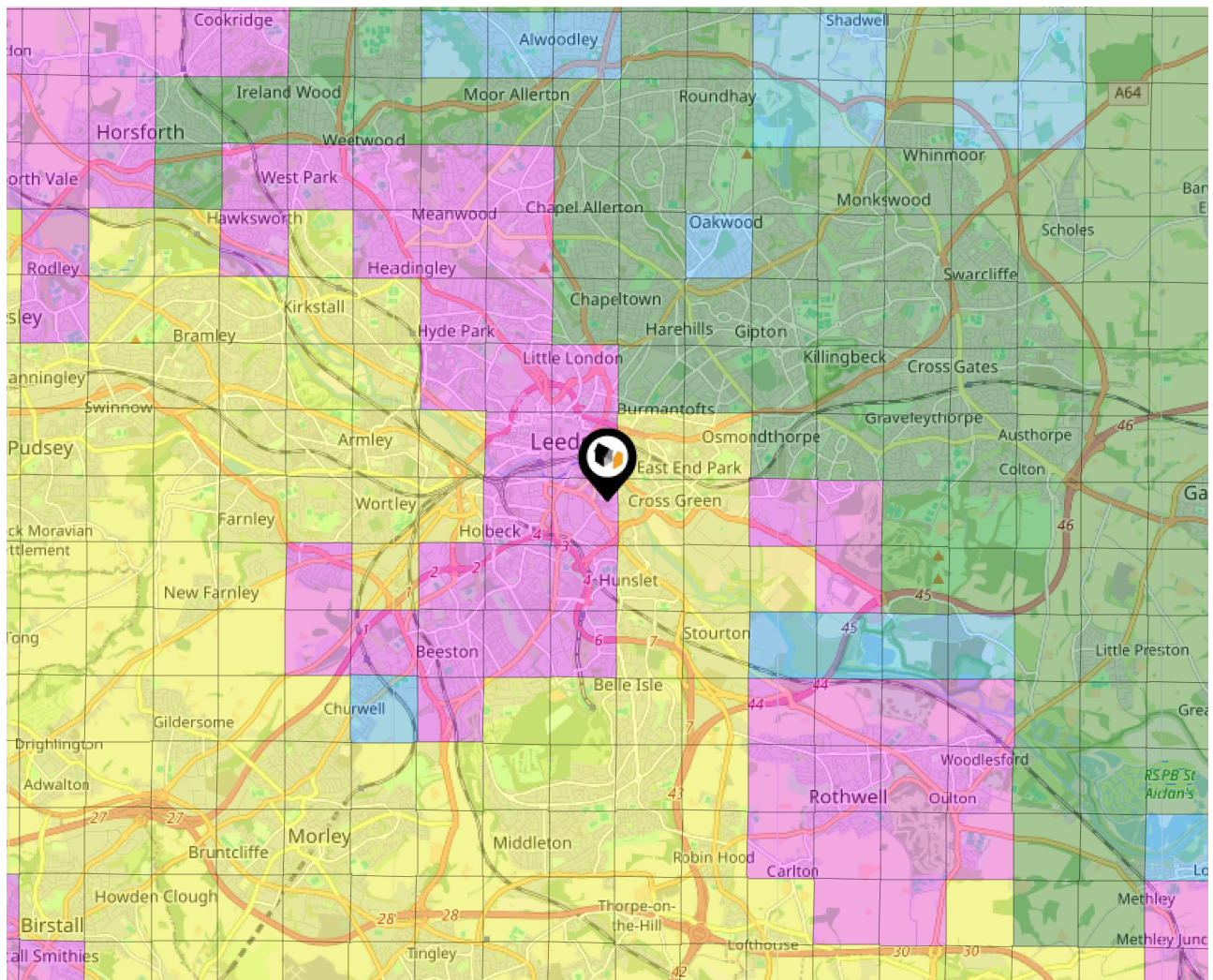
Environment

Radon Gas



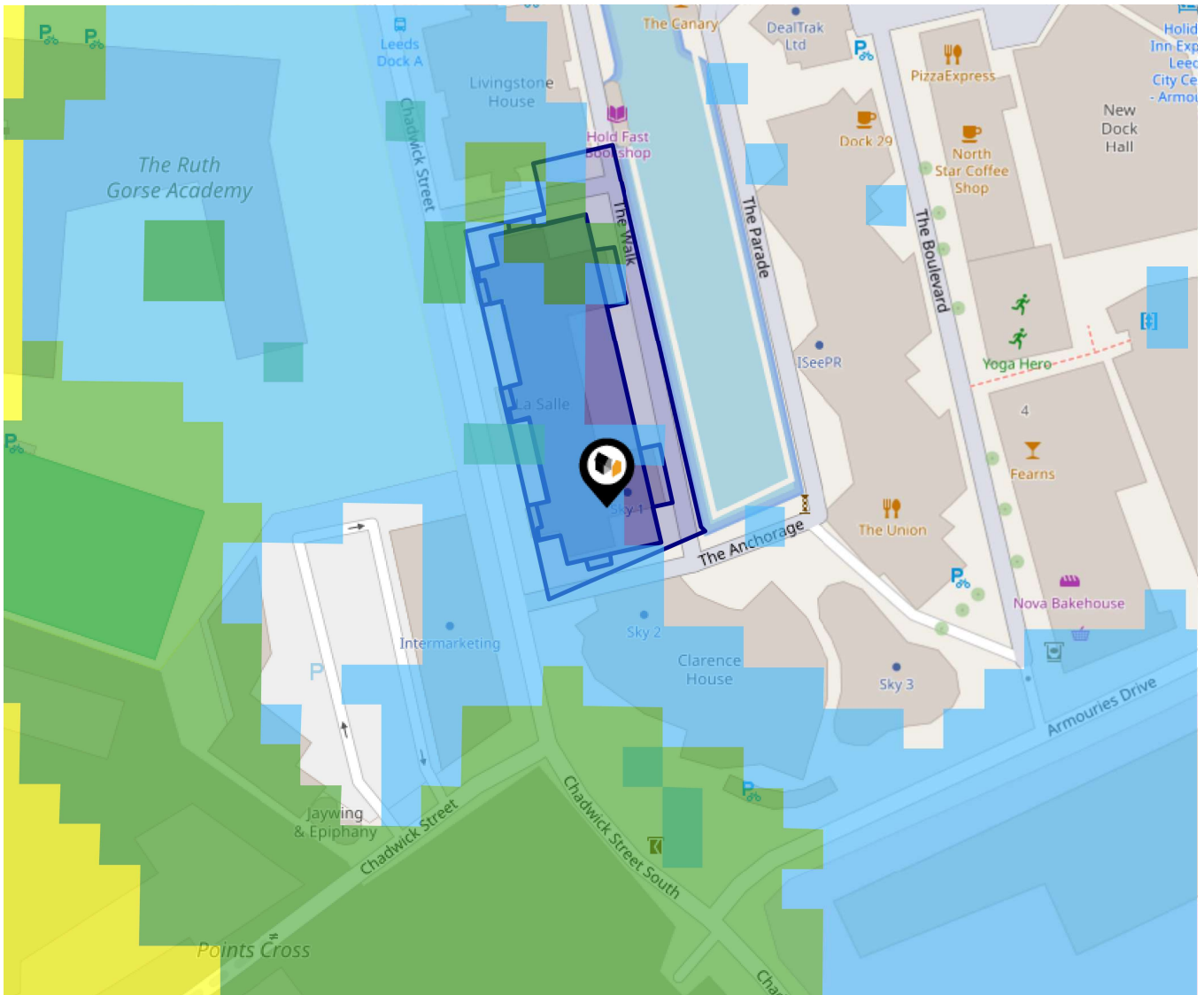
What is Radon?

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/m³).



Local Area Road Noise

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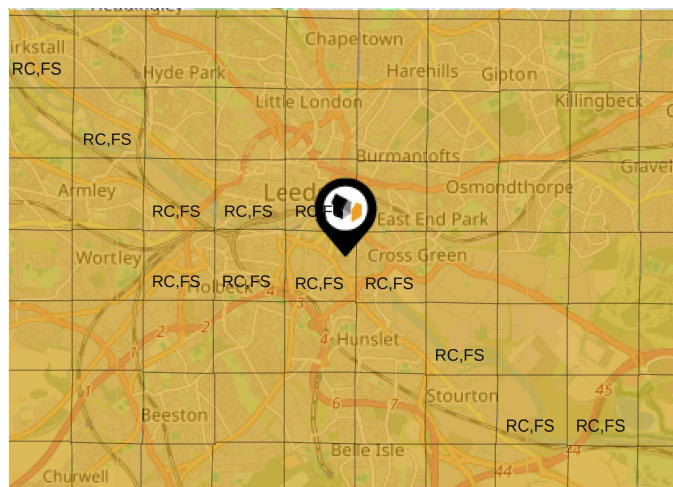


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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:	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)		



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	Leeds Rail Station	0.65 miles
2	Leeds Rail Station	0.73 miles
3	Leeds Rail Station	0.72 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M621 J4	0.72 miles
2	M621 J3	0.66 miles
3	M621 J5	1.06 miles
4	M621 J6	1.36 miles
5	M621 J2A	1.05 miles

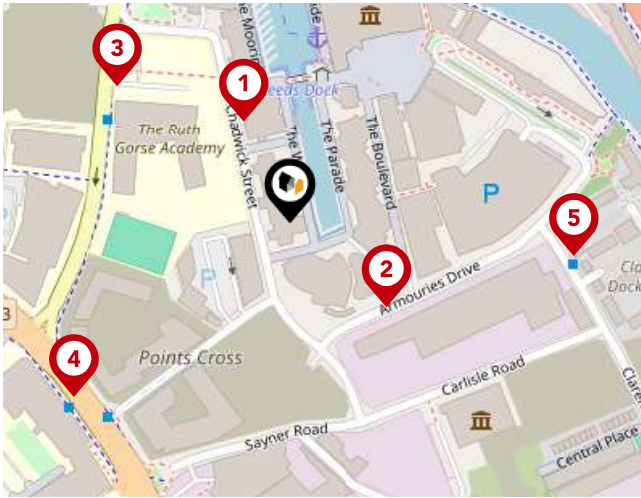


Airports/Helipads

Pin	Name	Distance
1	Leeds Bradford Airport	7.51 miles
2	Finningley	30.29 miles
3	Teesside Airport	50.03 miles
4	Manchester Airport	42.34 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Leeds Dock A	0.06 miles
2	Armouries Drive Chadwick Street	0.07 miles
3	Leeds Dock B	0.12 miles
4	LCC Printworks	0.15 miles
5	Liberty Dock	0.16 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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