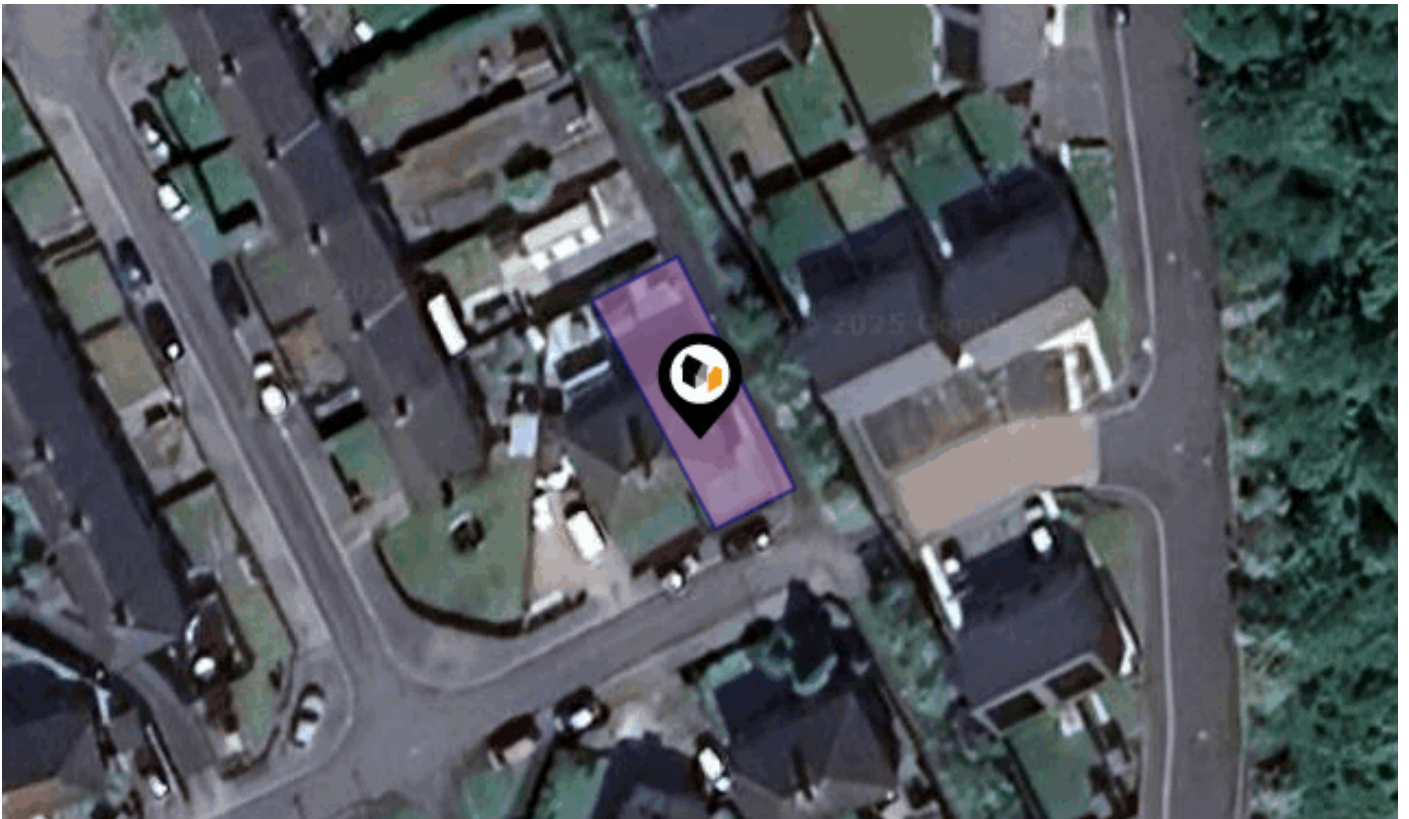




DRR: Desktop Research Report

The key facts about this property & the local market

Wednesday 29th January 2025 - 11:34



60, GARDEN VILLAGE, MICKLEFIELD, LEEDS, LS25 4AB

Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

Heather.twiss@landwoodgroup.com

<https://landwoodgroup.com/>

street-view-image



Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Plot Area:	0.04 acres		
Council Tax :	Band A		
Annual Estimate:	£1,377		
Title Number:	WYK735145		
UPRN:	72321924		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

1 mb/s	76 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)

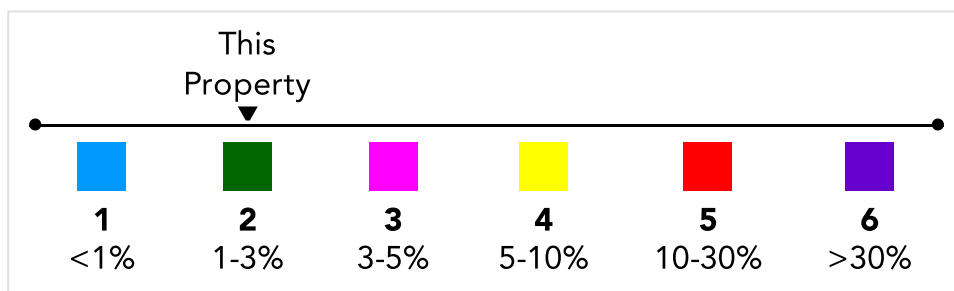
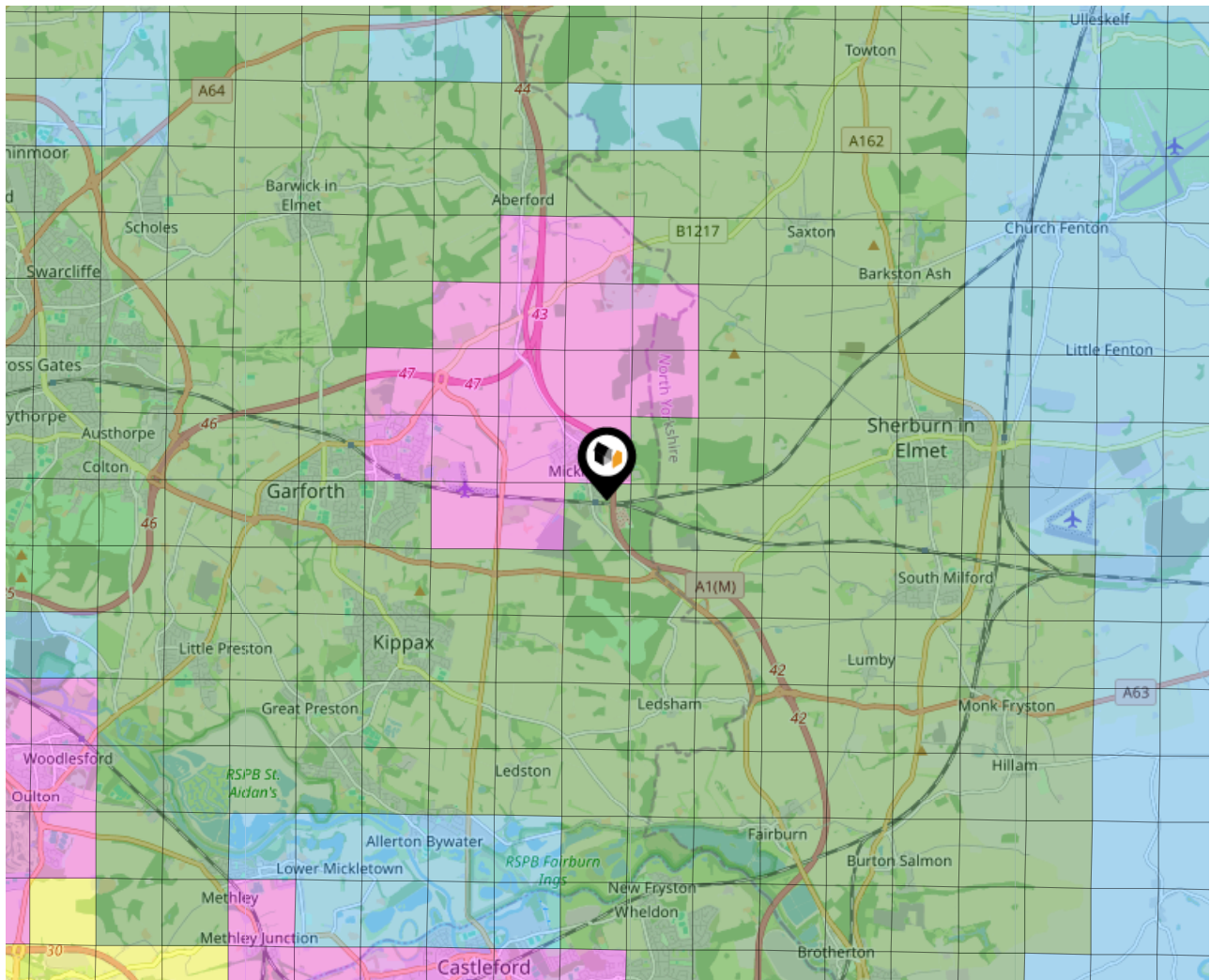


Satellite/Fibre TV Availability:



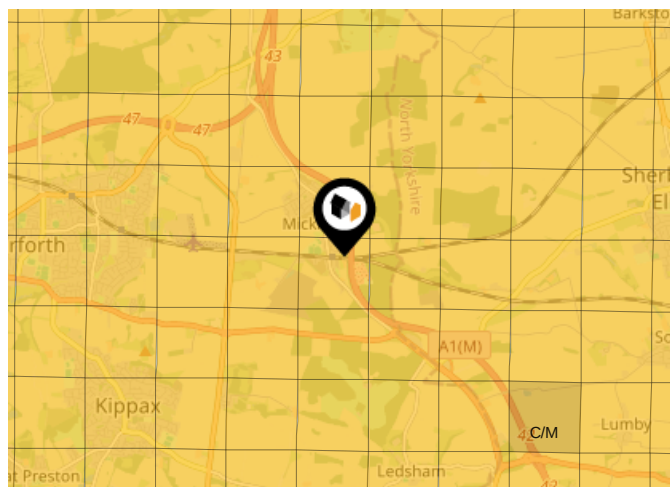
What is Radon?

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).



Ground Composition for this Address (Surrounding square kilometer zone around property)

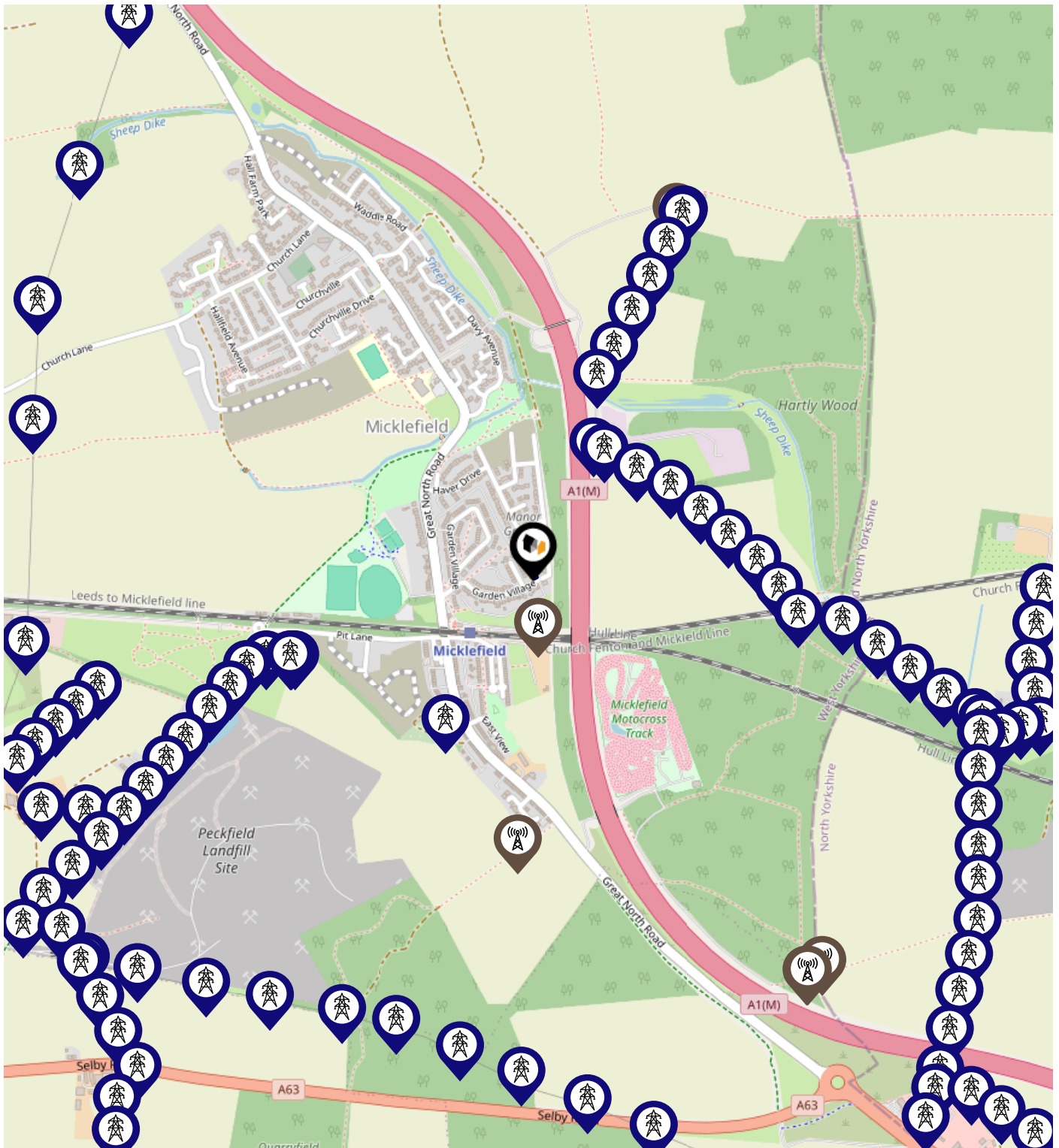
Carbon Content:	MOD	Soil Texture:	LOAM TO SILTY
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	DEEP-INTERMEDIATE
Soil Group:	LIGHT(SILTY) TO MEDIUM(SILTY)		



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

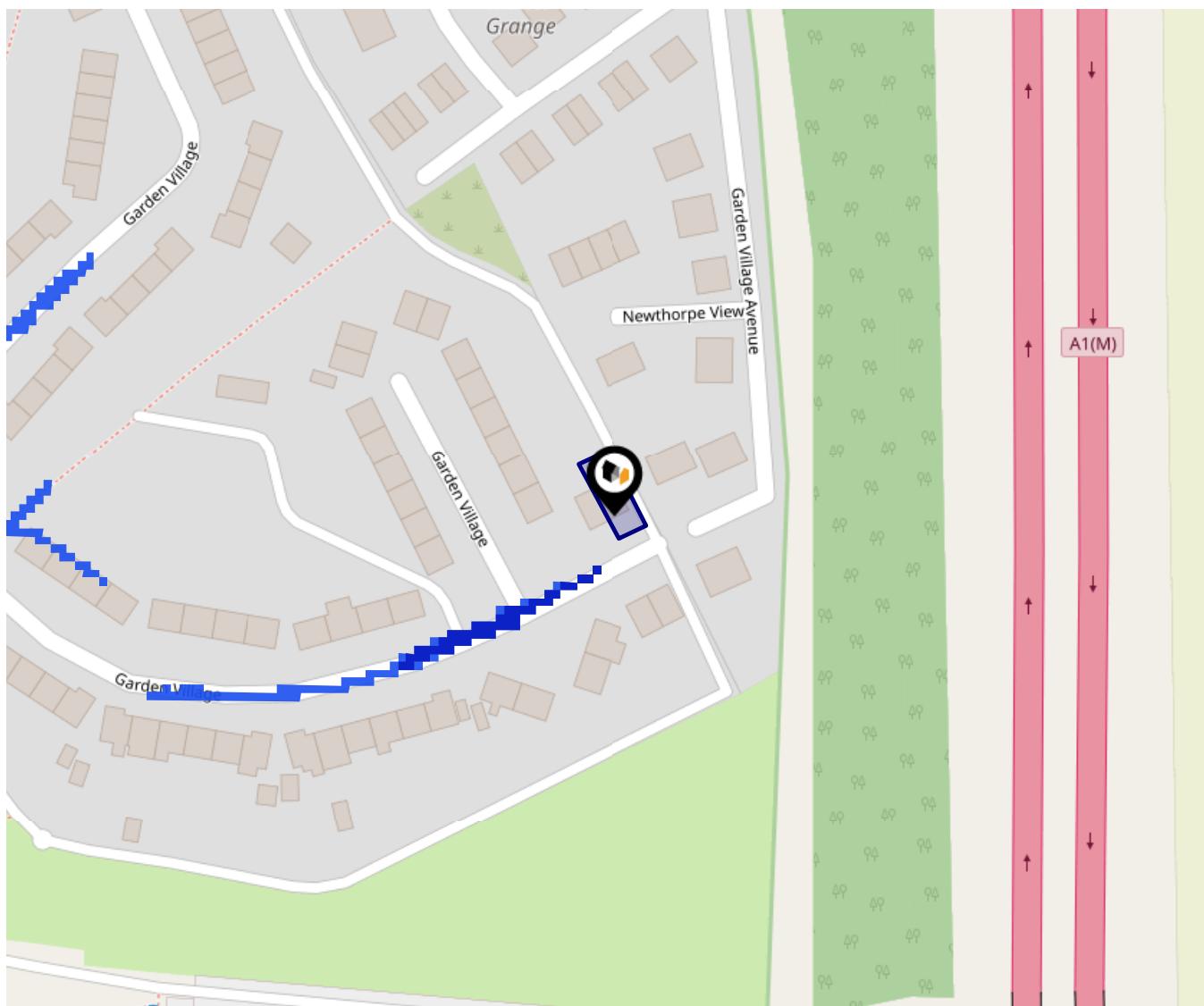
Local Area Masts & Pylons



- Key:**
- Power Pylons
 - Communication Masts

Local Area Surface Water Risk

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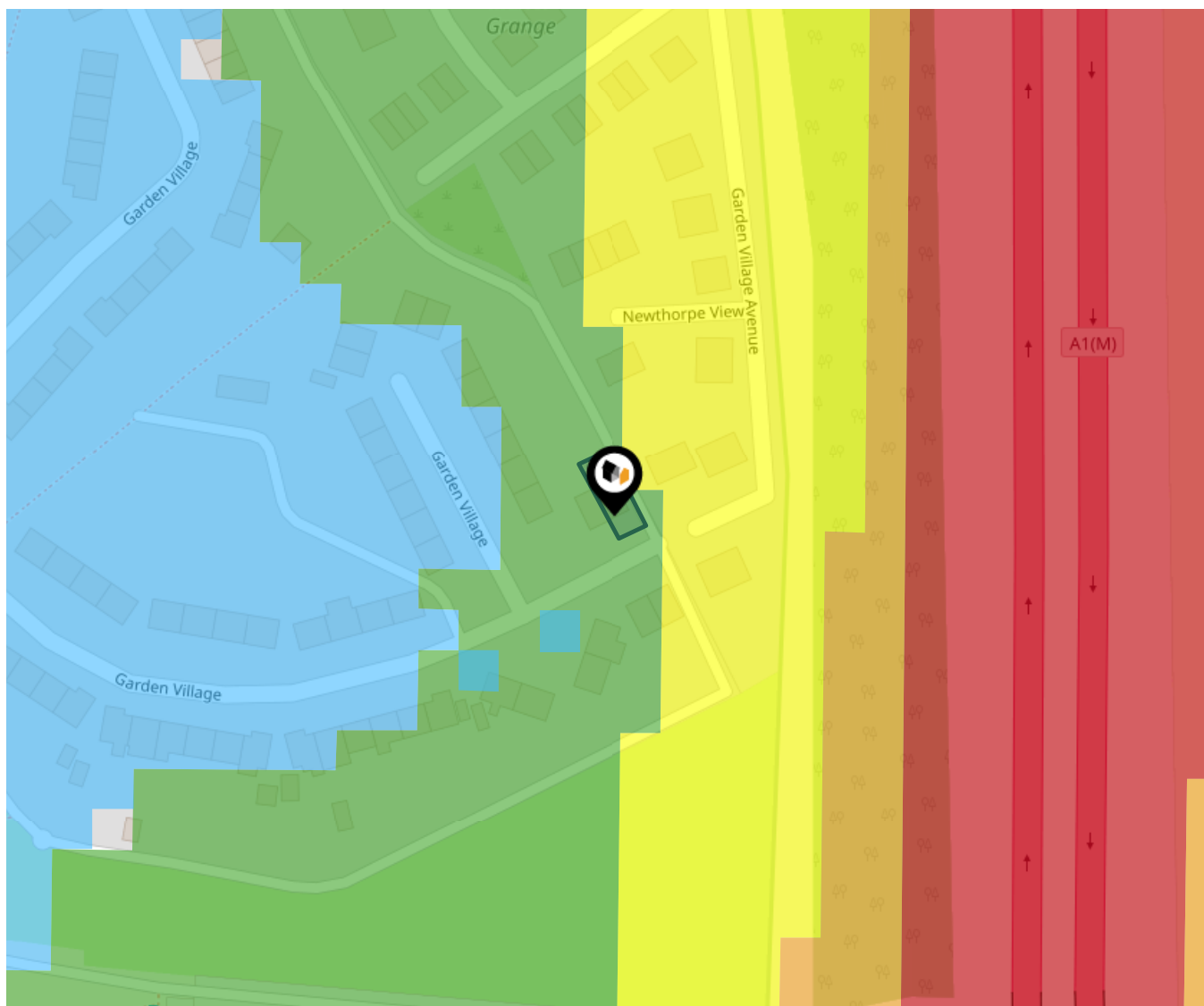
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

Risk Rating For This Property:

Very Low

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

Local Area Road Noise



This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

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:

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Market Sold in Street

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44, Garden Village, Leeds, LS25 4AB	Semi-detached House				
Last Sold Date:	18/05/2023				
Last Sold Price:	£150,000				
17, Garden Village, Leeds, LS25 4AB	Terraced House				
Last Sold Date:	01/03/2022	08/03/2012			
Last Sold Price:	£150,000	£103,000			
38, Garden Village, Leeds, LS25 4AB	Semi-detached House				
Last Sold Date:	11/02/2022				
Last Sold Price:	£163,000				
35, Garden Village, Leeds, LS25 4AB	Terraced House				
Last Sold Date:	21/09/2021	26/11/2004			
Last Sold Price:	£115,000	£95,000			
28, Garden Village, Leeds, LS25 4AB	Terraced House				
Last Sold Date:	30/07/2021				
Last Sold Price:	£125,000				
11, Garden Village, Leeds, LS25 4AB	Semi-detached House				
Last Sold Date:	26/03/2021	24/05/2004	24/03/2000		
Last Sold Price:	£129,995	£86,450	£37,000		
9, Garden Village, Leeds, LS25 4AB	Semi-detached House				
Last Sold Date:	14/12/2020	24/04/2017			
Last Sold Price:	£127,000	£112,500			
34, Garden Village, Leeds, LS25 4AB	Terraced House				
Last Sold Date:	05/06/2020	05/04/2006	28/11/2003		
Last Sold Price:	£123,000	£96,000	£65,000		
31, Garden Village, Leeds, LS25 4AB	Terraced House				
Last Sold Date:	21/06/2019				
Last Sold Price:	£120,000				
27, Garden Village, Leeds, LS25 4AB	Terraced House				
Last Sold Date:	24/08/2018	02/10/2015	18/09/2015	14/09/2006	28/07/2000
Last Sold Price:	£134,950	£123,500	£125,000	£119,995	£39,995
12, Garden Village, Leeds, LS25 4AB	Terraced House				
Last Sold Date:	04/04/2016	30/04/2012	27/04/2004		
Last Sold Price:	£125,000	£106,995	£83,000		
5, Garden Village, Leeds, LS25 4AB	Terraced House				
Last Sold Date:	20/02/2015				
Last Sold Price:	£82,000				

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

Market Sold in Street

LANDWOOD
GROUP

47, Garden Village, Leeds, LS25 4AB				Terraced House
Last Sold Date:	23/10/2013	03/08/2011		
Last Sold Price:	£108,000	£72,000		
58, Garden Village, Leeds, LS25 4AB				Semi-detached House
Last Sold Date:	26/04/2013			
Last Sold Price:	£107,000			
56, Garden Village, Leeds, LS25 4AB				Terraced House
Last Sold Date:	28/09/2012	18/07/2008	01/06/2001	
Last Sold Price:	£105,000	£105,000	£44,995	
1, Garden Village, Leeds, LS25 4AB				Terraced House
Last Sold Date:	29/03/2010	18/09/2006		
Last Sold Price:	£111,000	£127,995		
14, Garden Village, Leeds, LS25 4AB				Terraced House
Last Sold Date:	24/08/2009			
Last Sold Price:	£80,000			
55, Garden Village, Leeds, LS25 4AB				Semi-detached House
Last Sold Date:	23/06/2008			
Last Sold Price:	£58,000			
15, Garden Village, Leeds, LS25 4AB				Terraced House
Last Sold Date:	31/03/2008	30/11/2007		
Last Sold Price:	£110,000	£109,800		
10, Garden Village, Leeds, LS25 4AB				Terraced House
Last Sold Date:	30/01/2008			
Last Sold Price:	£100,000			
49, Garden Village, Leeds, LS25 4AB				Semi-detached House
Last Sold Date:	07/04/2006			
Last Sold Price:	£119,995			
43, Garden Village, Leeds, LS25 4AB				Terraced House
Last Sold Date:	18/11/2005			
Last Sold Price:	£109,000			
25, Garden Village, Leeds, LS25 4AB				Terraced House
Last Sold Date:	09/09/2005	18/08/2000		
Last Sold Price:	£118,000	£42,000		
2, Garden Village, Leeds, LS25 4AB				Semi-detached House
Last Sold Date:	19/12/2003	09/12/1999		
Last Sold Price:	£79,950	£37,000		

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

Market Sold in Street

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52, Garden Village, Leeds, LS25 4AB	Terraced House
Last Sold Date: 10/10/2003	
Last Sold Price: £67,500	
6, Garden Village, Leeds, LS25 4AB	Terraced House
Last Sold Date: 19/07/2002 23/02/2001	
Last Sold Price: £52,000 £35,000	
41, Garden Village, Leeds, LS25 4AB	Terraced House
Last Sold Date: 26/11/1999	
Last Sold Price: £31,400	
48, Garden Village, Leeds, LS25 4AB	Terraced House
Last Sold Date: 18/10/1996	
Last Sold Price: £25,500	

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

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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Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

Heather.twiss@landwoodgroup.com

<https://landwoodgroup.com/>



Valuation Office
Agency



Royal Mail