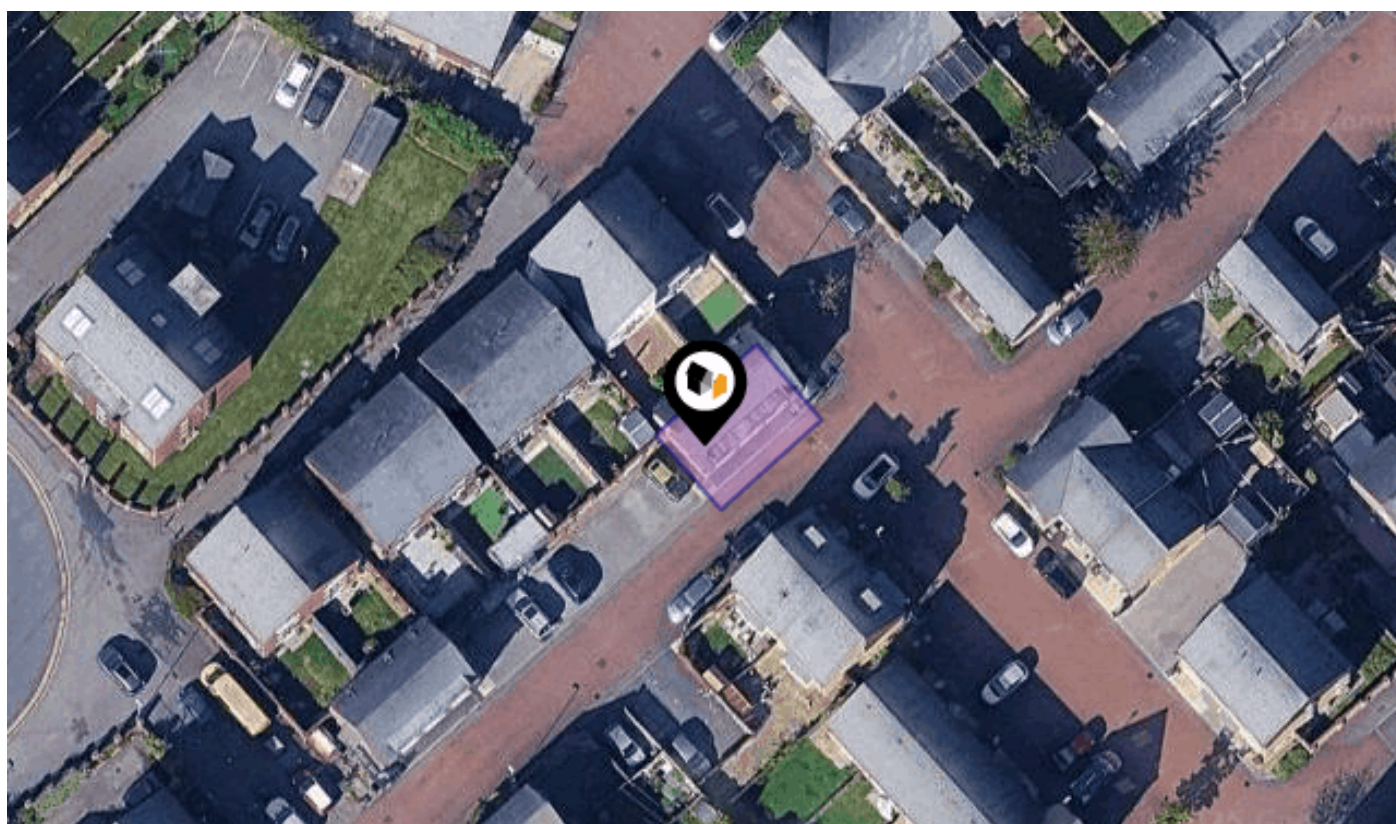# KPF: Key Property Facts

An Analysis of This Property & The Local Area

Wednesday 16ᵗʰ April 2025

15, OAKLANDS PLACE, GIPTON, LEEDS, LS8 3TU
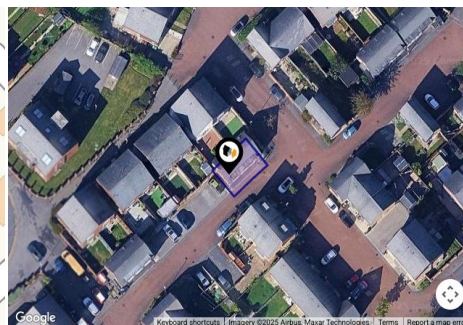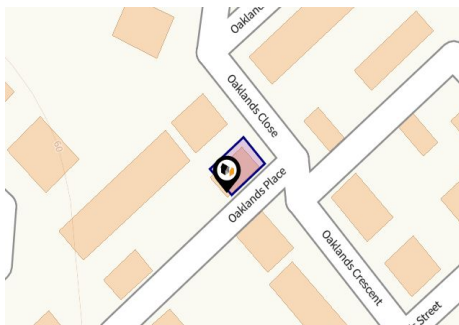
Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

Heather.twiss@landwoodgroup.com

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RICS

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Property
Overview

Property

Type:	Detached	**Last Sold Date:**	30/03/2011
Bedrooms:	3	**Last Sold Price:**	£99,995
Floor Area:	581 ft^2 / 54 m^2	**Last Sold £/ft^2:**	£167
Plot Area:	0.02 acres	**Tenure:**	Leasehold
Year Built :	2011	**Start Date:**	29/03/2011
Council Tax :	Band A	**End Date:**	01/01/2134
Annual Estimate:	£1,448	**Lease Term:**	125 years from 1 January 2009
Title Number:	WYK934884	**Term Remaining:**	108 years
UPRN:	72678759		

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

12	**80**	**1800**
mb/s	mb/s	mb/s

Mobile Coverage:
(based on calls indoors)

O2   EE   Three   Vodafone

Satellite/Fibre TV Availability:

✔ BT   ✔ sky   ✗ Virgin media

Property
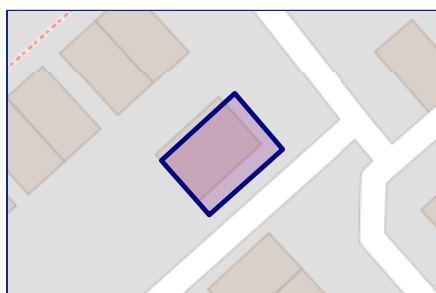## Multiple Title Plans

---

Freehold Title Plan
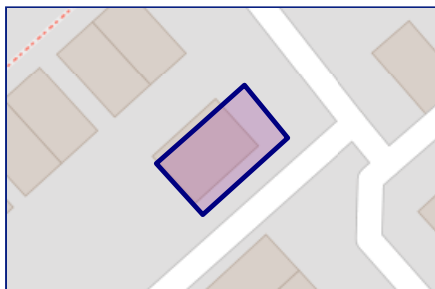
YY1904

Leasehold Title Plan

WYK934884

Start Date: 29/03/2011
End Date: 01/01/2134
Lease Term: 125 years from 1 January 2009
Term Remaining: 108 years

15 Oaklands Place, Gipton, LS8 3TU

Energy rating

C

Valid until 02.12.2034

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

Current: 77 | C

Potential: 77 | C

Additional EPC Data

Property Type:	Flat
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	01
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:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
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 75% of fixed outlets
Floors:	To unheated space, insulated (assumed)
Total Floor Area:	54 m^2

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This map displays nearby coal mine entrances and their classifications.

Leaflet | Contains British Geological Survey materials © UKRI 2025
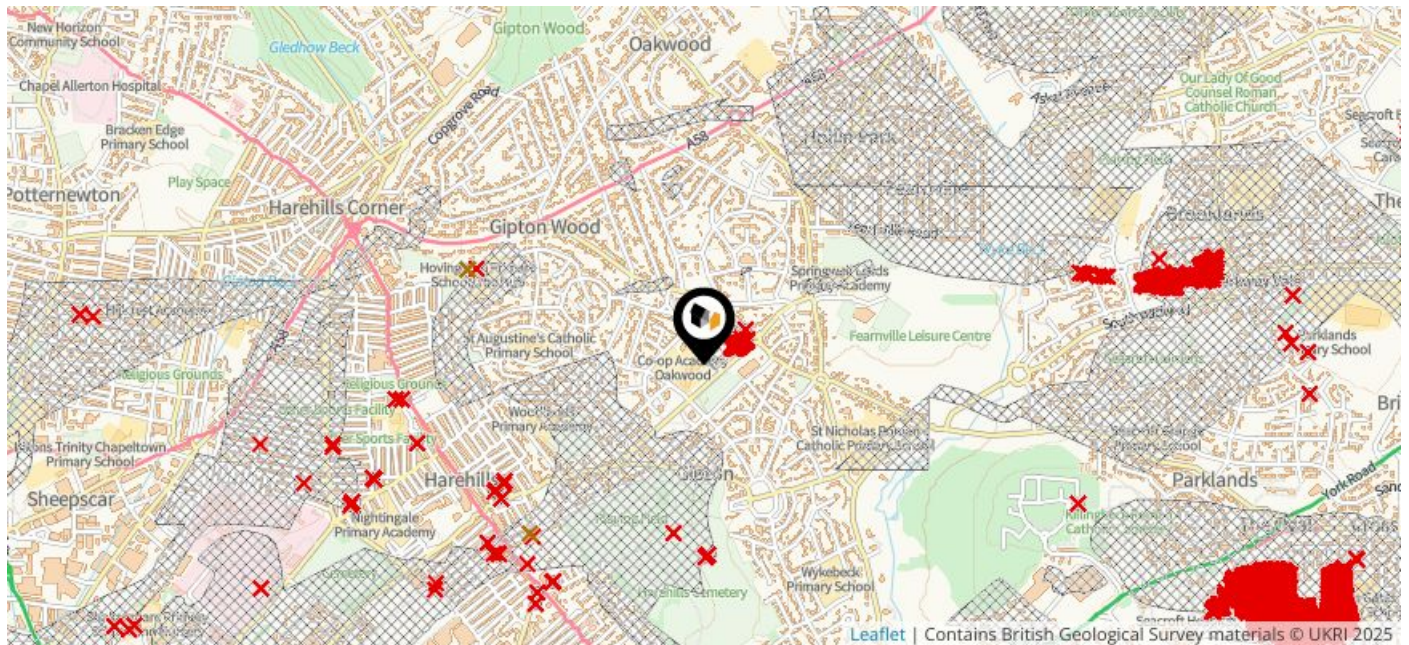
Mine Entry

✕ 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.

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Conservation Areas

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.
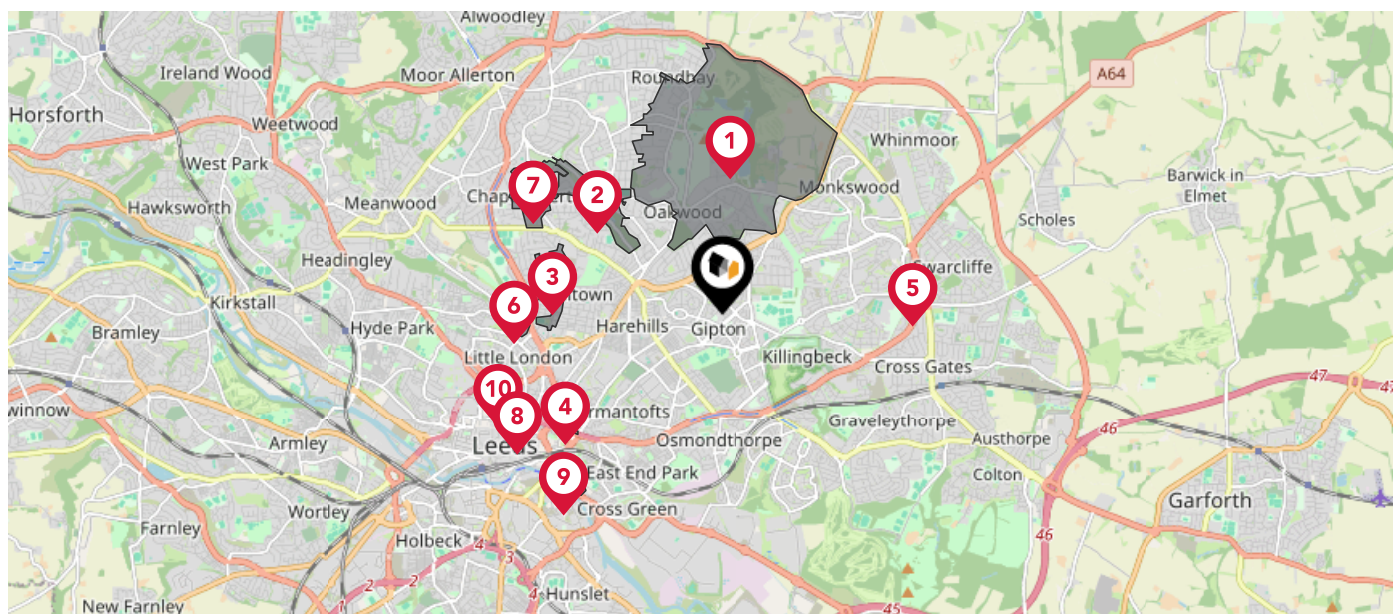

Nearby Conservation Areas

1	ROUNDHAY
2	GLEDHOW VALLEY
3	CHAPELTOWN
4	MABGATE
5	Seacroft - DAWSONS COURT
6	BUSLINGTHORPE
7	CHAPEL ALLERTON
8	Grand Quarter
9	Central Area - EASTERN RIVERSIDE
10	Central Area - QUEEN SQUARE

Council Wards

LANDWOOD GROUP

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
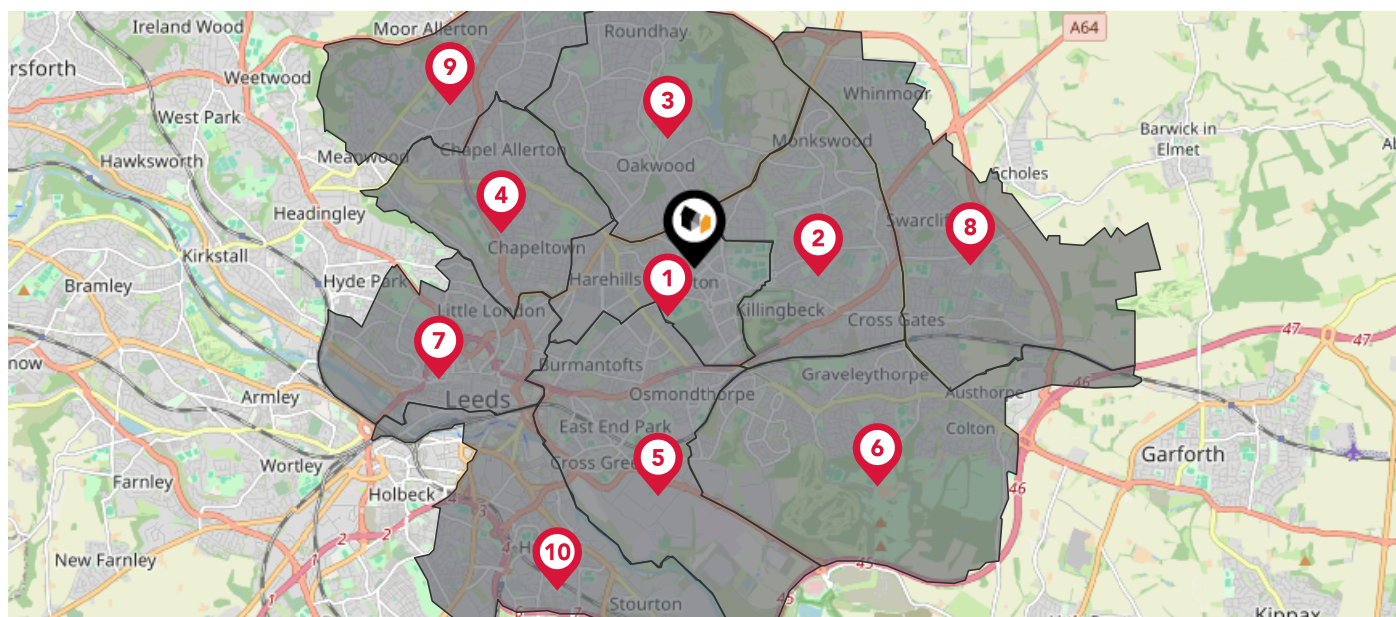
Nearby Council Wards

1	Gipton & Harehills Ward
2	Killingbeck & Seacroft Ward
3	Roundhay Ward
4	Chapel Allerton Ward
5	Burmantofts & Richmond Hill Ward
6	Temple Newsam Ward
7	Little London & Woodhouse Ward
8	Cross Gates & Whinmoor Ward
9	Moortown Ward
10	Hunslet & Riverside Ward

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Rivers & Seas - Flood Risk

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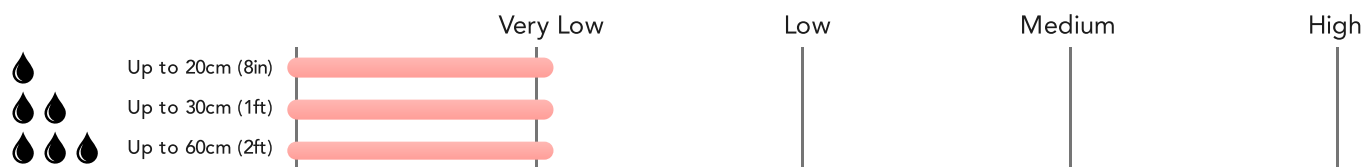

Risk Rating: Very low

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 (0.25%)** in any one year.

Very Low Risk - an area in which the risk is below **1 in 1000 (0.25%)** in any one year.

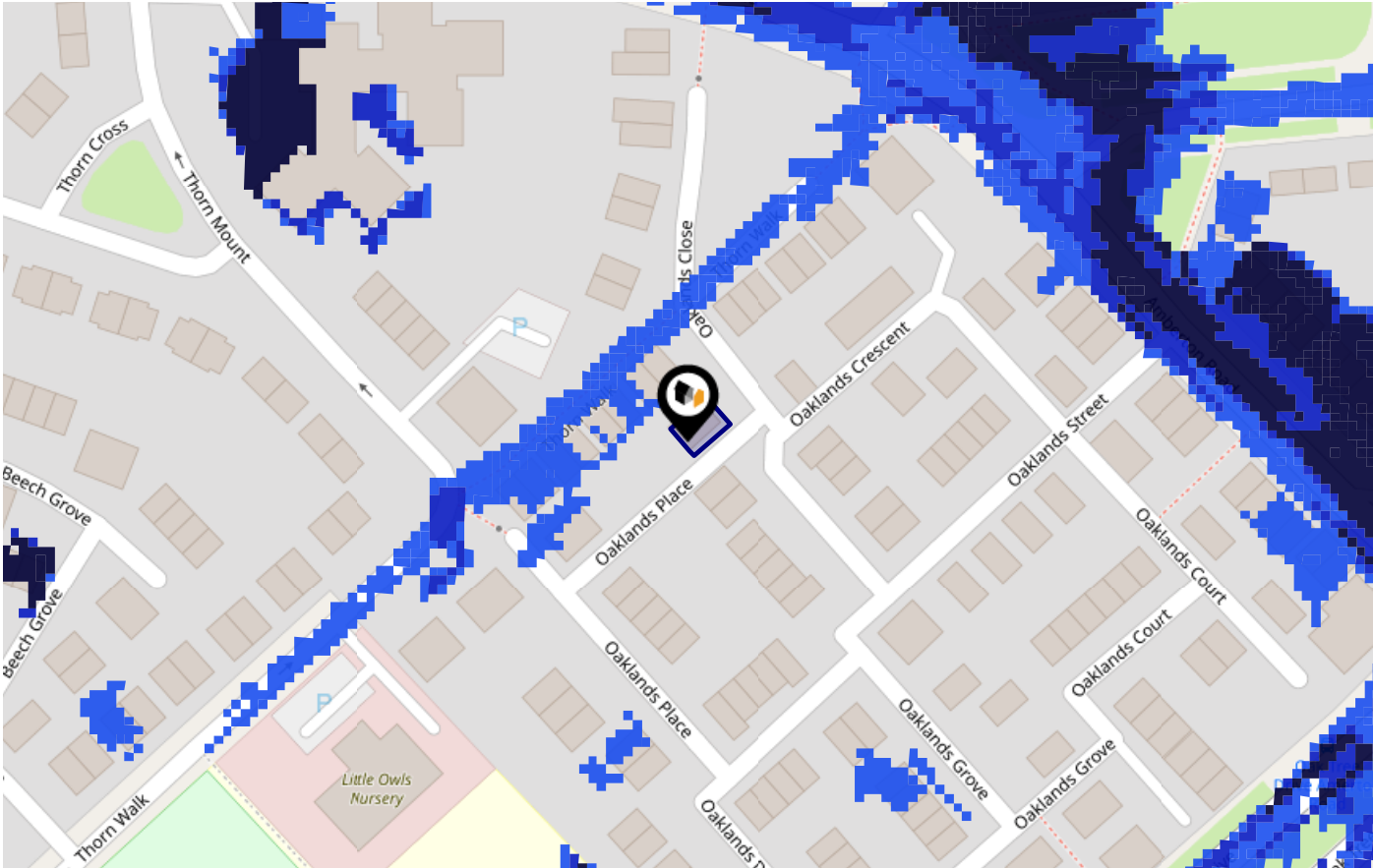Chance of flooding to the following depths at this property:

	Very Low	Low	Medium	High
Up to 20cm (8in)				
Up to 30cm (1ft)				
Up to 60cm (2ft)				

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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.
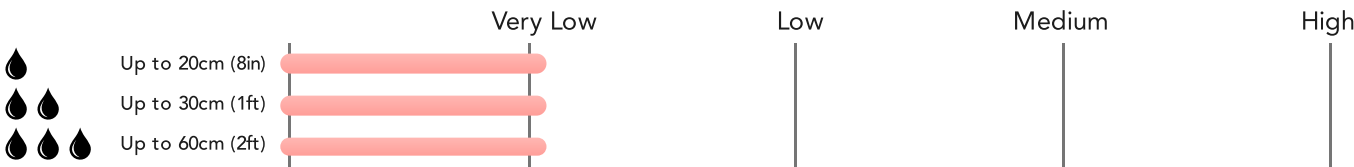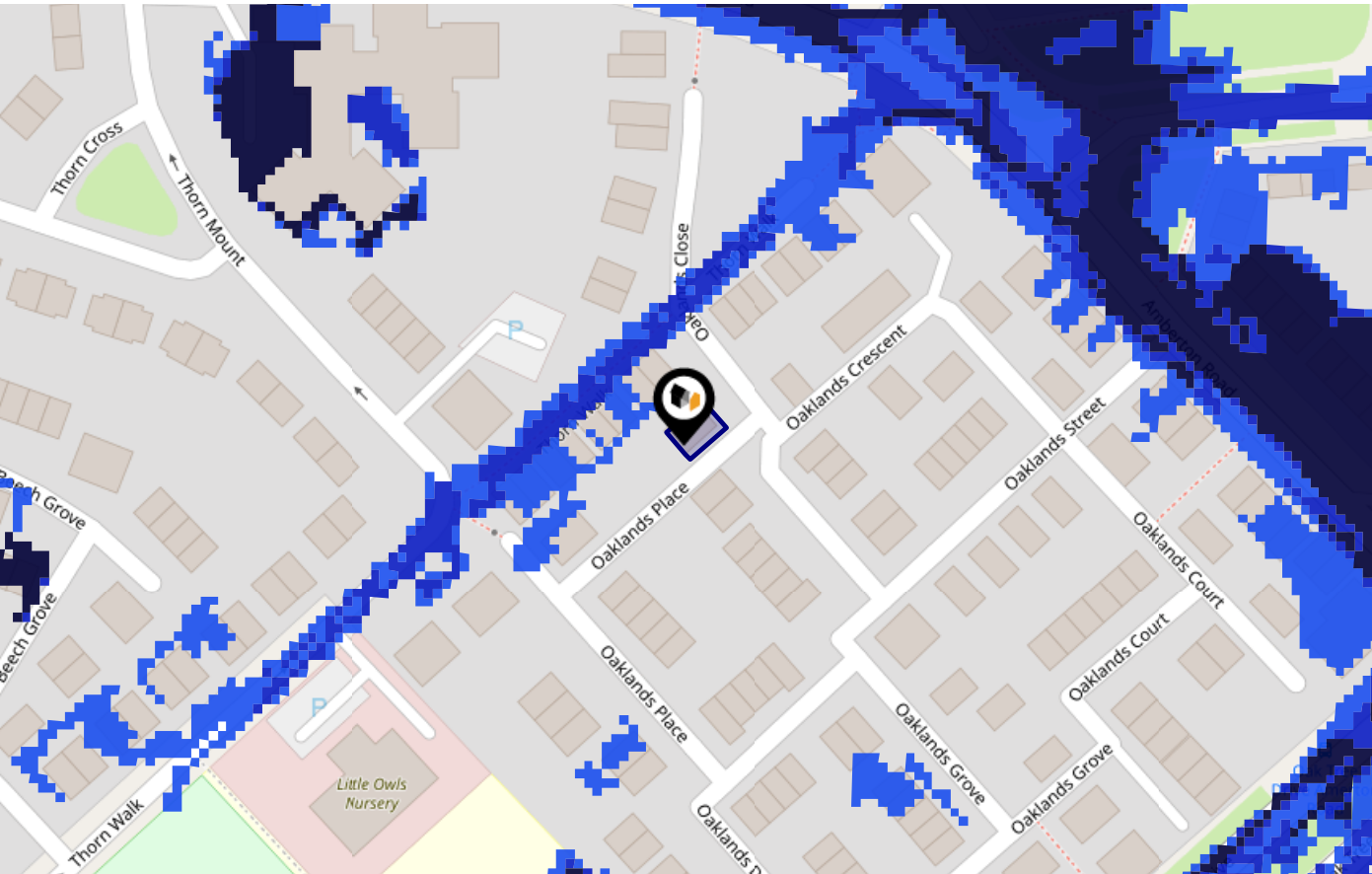

Risk Rating: Very low

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.

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:

		Very Low	Low	Medium	High
Up to 20cm (8in)					
Up to 30cm (1ft)					
Up to 60cm (2ft)					

KPF - Key Property Facts

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 (0.25%)** in any one year.

Very Low Risk - an area in which the risk is below **1 in 1000 (0.25%)** in any one year.

Chance of flooding to the following depths at this property:

	Very Low	Low	Medium	High
Up to 20cm (8in)				
Up to 30cm (1ft)				
Up to 60cm (2ft)				

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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:

		Very Low	Low	Medium	High
Up to 20cm (8in)					
Up to 30cm (1ft)					
Up to 60cm (2ft)					

This map displays nearby areas that have been designated as Green Belt...
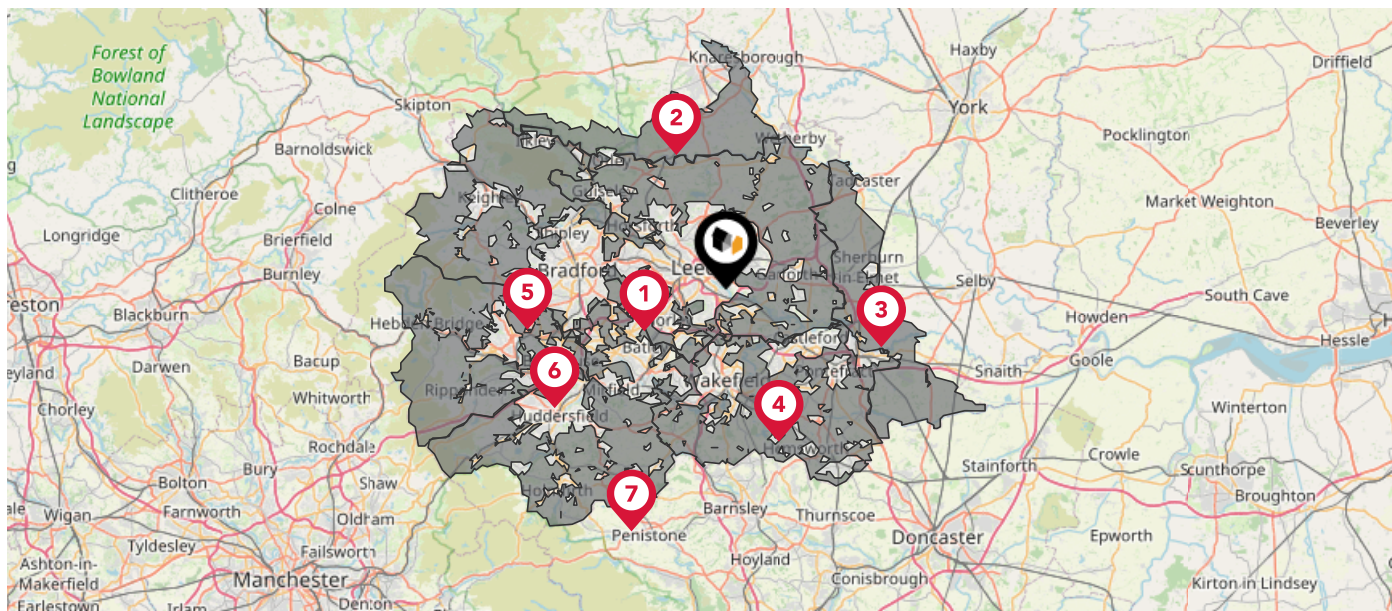
Nearby Green Belt Land	
1	South and West Yorkshire Green Belt - Leeds
2	South and West Yorkshire Green Belt - Harrogate
3	South and West Yorkshire Green Belt - Selby
4	South and West Yorkshire Green Belt - Wakefield
5	South and West Yorkshire Green Belt - Bradford
6	South and West Yorkshire Green Belt - Calderdale
7	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.
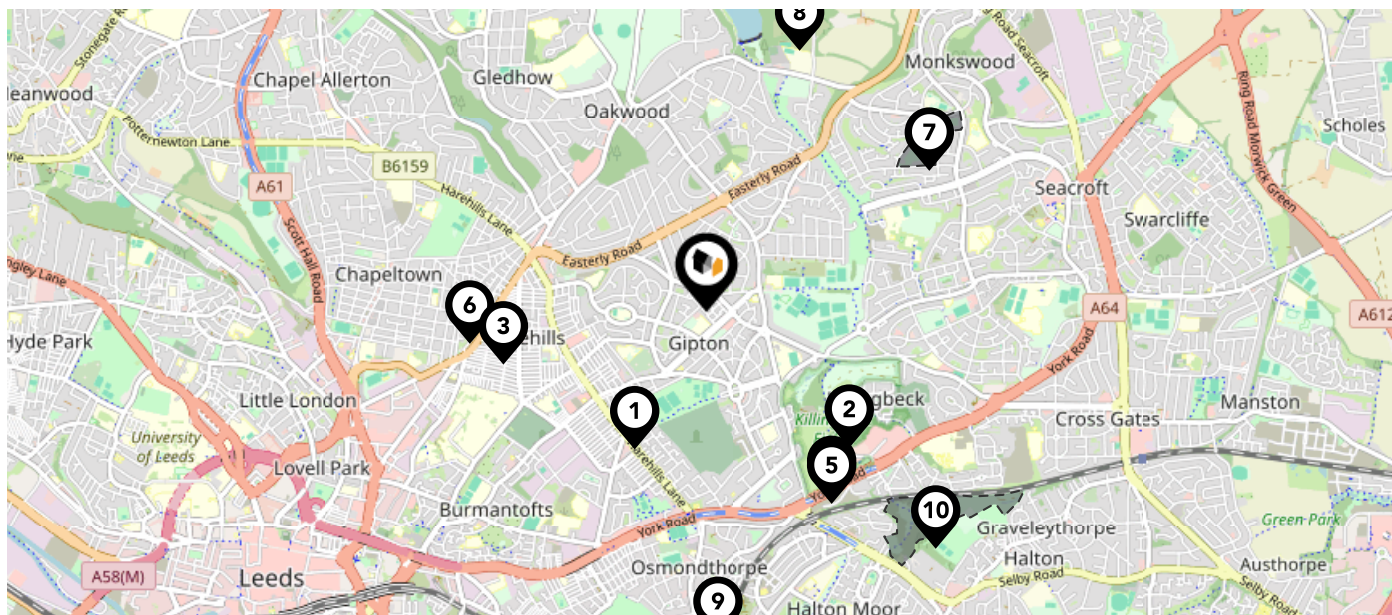
Nearby Landfill Sites

1	Harehills Depot-Kimberley Road, Leeds	Historic Landfill
2	Killingbeck Hospital-Killingbeck, Leeds	Historic Landfill
3	Elford Place, Banstead Terrace-Roundhay Road, Harehills, Leeds	Historic Landfill
4	East Bank of Wyke Beck-Fronting York Road, Leeds	Historic Landfill
5	York Road-Leeds, West Yorkshire	Historic Landfill
6	Land Adjacent Gathorne Terrace-Harehills, Leeds	Historic Landfill
7	Land Bounded by The Rein-Kentmere Approach, Kentmere Crescent, Kentmere Avenue and Baggot Hill Drive, Leeds	Historic Landfill
8	North of Brainwood School, Elmete Lane-Elmete Lane, Leeds	Historic Landfill
9	Rockwood Road-Osmondthorpe	Historic Landfill
10	Halton Dene-Selby Road, Leeds, West Yorkshire	Historic Landfill

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# Maps
Listed Buildings

This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...
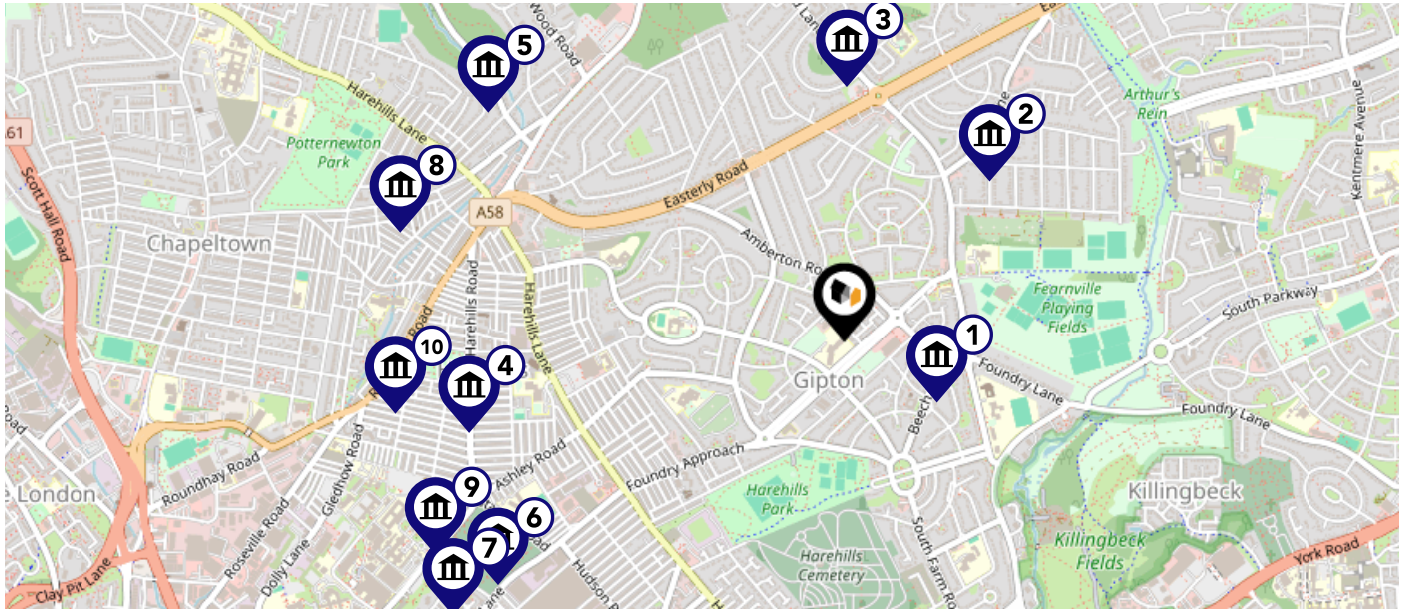

Listed Buildings in the local district	Grade	Distance
① 1255904 - Church Of The Epiphany	Grade I	0.3 miles
② 1375342 - Fearnville	Grade II	0.5 miles
③ 1375292 - Hollin Hill House	Grade II	0.6 miles
④ 1256053 - Harehills Middle School	Grade II	0.8 miles
⑤ 1256285 - Gipton Spa	Grade II	0.9 miles
⑥ 1256309 - Galli Family Memorial In Beckett Street Cemetery At Ngr 3202 3465	Grade II	0.9 miles
⑦ 1256308 - Beckett Street Cemetery Monument To Sarah Kidney	Grade II	1.0 miles
⑧ 1256043 - Church Of The Three Hierarchs	Grade II	1.0 miles
⑨ 1256272 - St James Hospital Northside Building	Grade II	1.0 miles
⑩ 1256175 - Church Of St Aidan	Grade II	1.0 miles
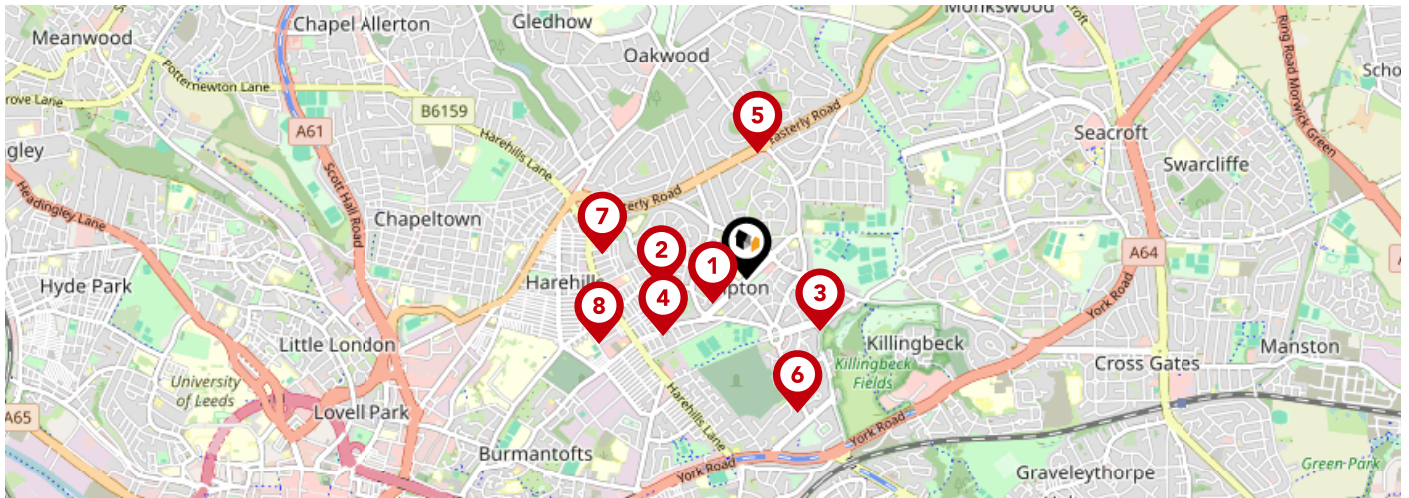
	Nursery	Primary	Secondary	College	Private
1 **Co-op Academy Oakwood** Ofsted Rating: Good | Pupils: 458 | Distance:0.18	☐	☑	☐	☐	☐
2 **St Augustine's Catholic Primary School, A Voluntary Academy** Ofsted Rating: Good | Pupils: 474 | Distance:0.37	☐	☑	☐	☐	☐
3 **St Nicholas Catholic Primary School** Ofsted Rating: Good | Pupils: 315 | Distance:0.4	☐	☑	☐	☐	☐
4 **Co-op Academy Woodlands** Ofsted Rating: Good | Pupils: 449 | Distance:0.44	☐	☑	☐	☐	☐
5 **John Jamieson School** Ofsted Rating: Good | Pupils: 431 | Distance:0.56	☐	☐	☑	☐	☐
6 **Wykebeck Primary School** Ofsted Rating: Good | Pupils: 408 | Distance:0.62	☐	☑	☐	☐	☐
7 **Hovingham Primary School** Ofsted Rating: Requires improvement | Pupils: 713 | Distance:0.64	☐	☑	☐	☐	☐
8 **Harehills Primary School** Ofsted Rating: Good | Pupils: 701 | Distance:0.7	☐	☑	☐	☐	☐
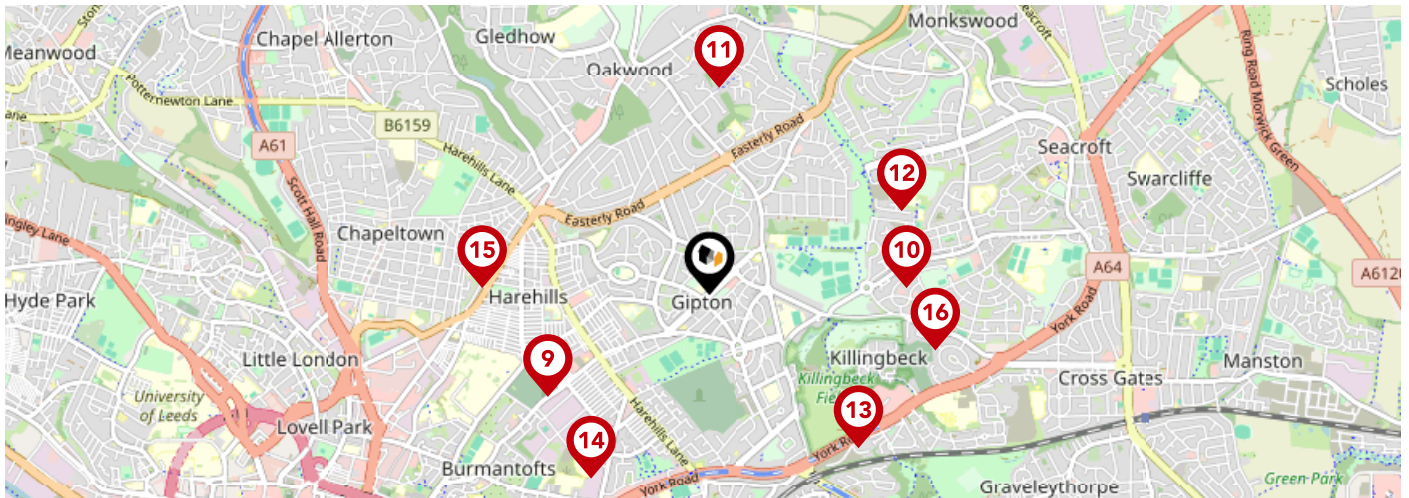
		Nursery	Primary	Secondary	College	Private
9	**Co-op Academy Nightingale** Ofsted Rating: Good | Pupils: 399 | Distance:0.84	☐	☑	☐	☐	☐
10	**Leeds East Academy** Ofsted Rating: Good | Pupils: 1051 | Distance:0.86	☐	☐	☑	☐	☐
11	**Roundhay St John's Church of England Primary School** Ofsted Rating: Good | Pupils: 242 | Distance:0.91	☐	☑	☐	☐	☐
12	**Bishop Young Church of England Academy** Ofsted Rating: Good | Pupils: 772 | Distance:0.92	☐	☐	☑	☐	☐
13	**The Pivot Academy LS East** Ofsted Rating: Not Rated | Pupils: 63 | Distance:0.94	☐	☐	☑	☐	☐
14	**Co-op Academy Brownhill** Ofsted Rating: Good | Pupils: 457 | Distance:0.96	☐	☑	☐	☐	☐
15	**Bankside Primary School** Ofsted Rating: Good | Pupils: 724 | Distance:0.99	☐	☑	☐	☐	☐
16	**Seacroft Grange Primary School** Ofsted Rating: Good | Pupils: 210 | Distance:1.02	☐	☑	☐	☐	☐

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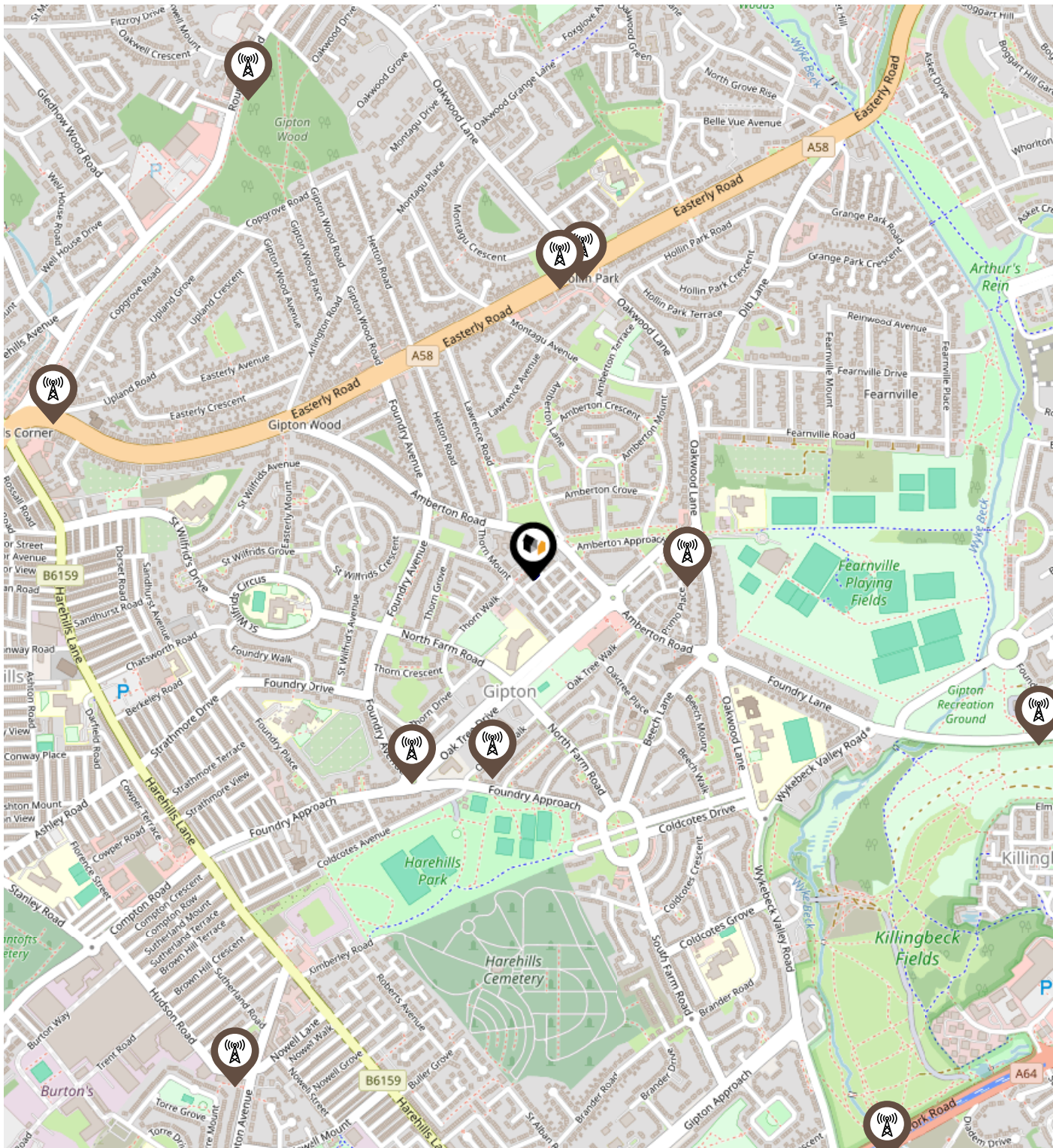
Key:

Power Pylons

Communication Masts

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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).

This
Property

1	2	3	4	5	6
<1%	1-3%	3-5%	5-10%	10-30%	>30%
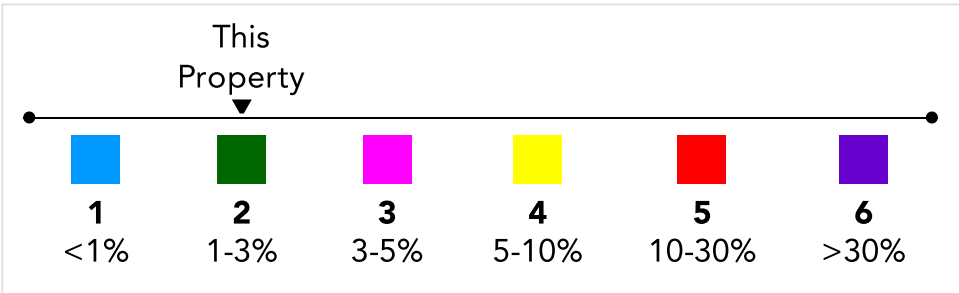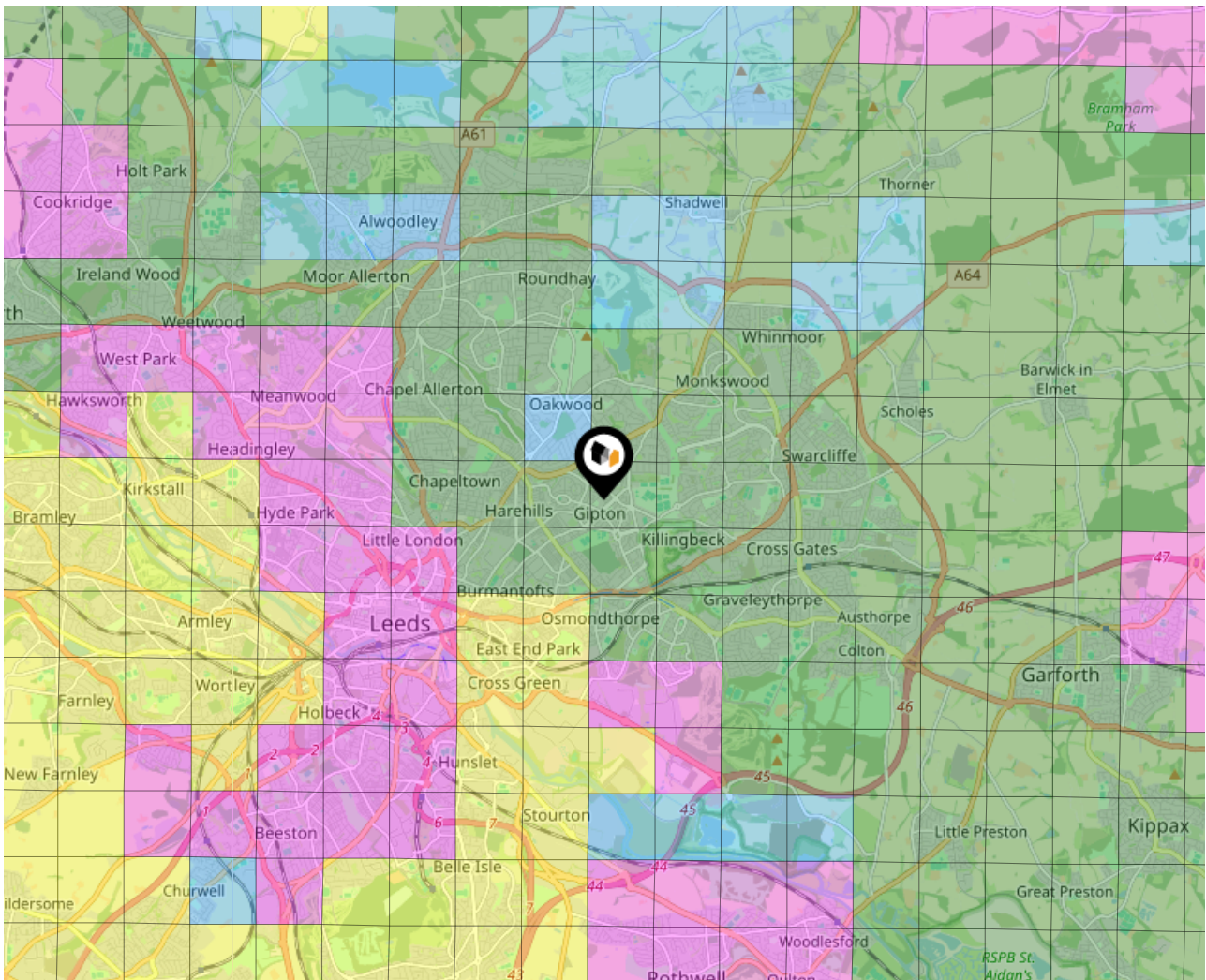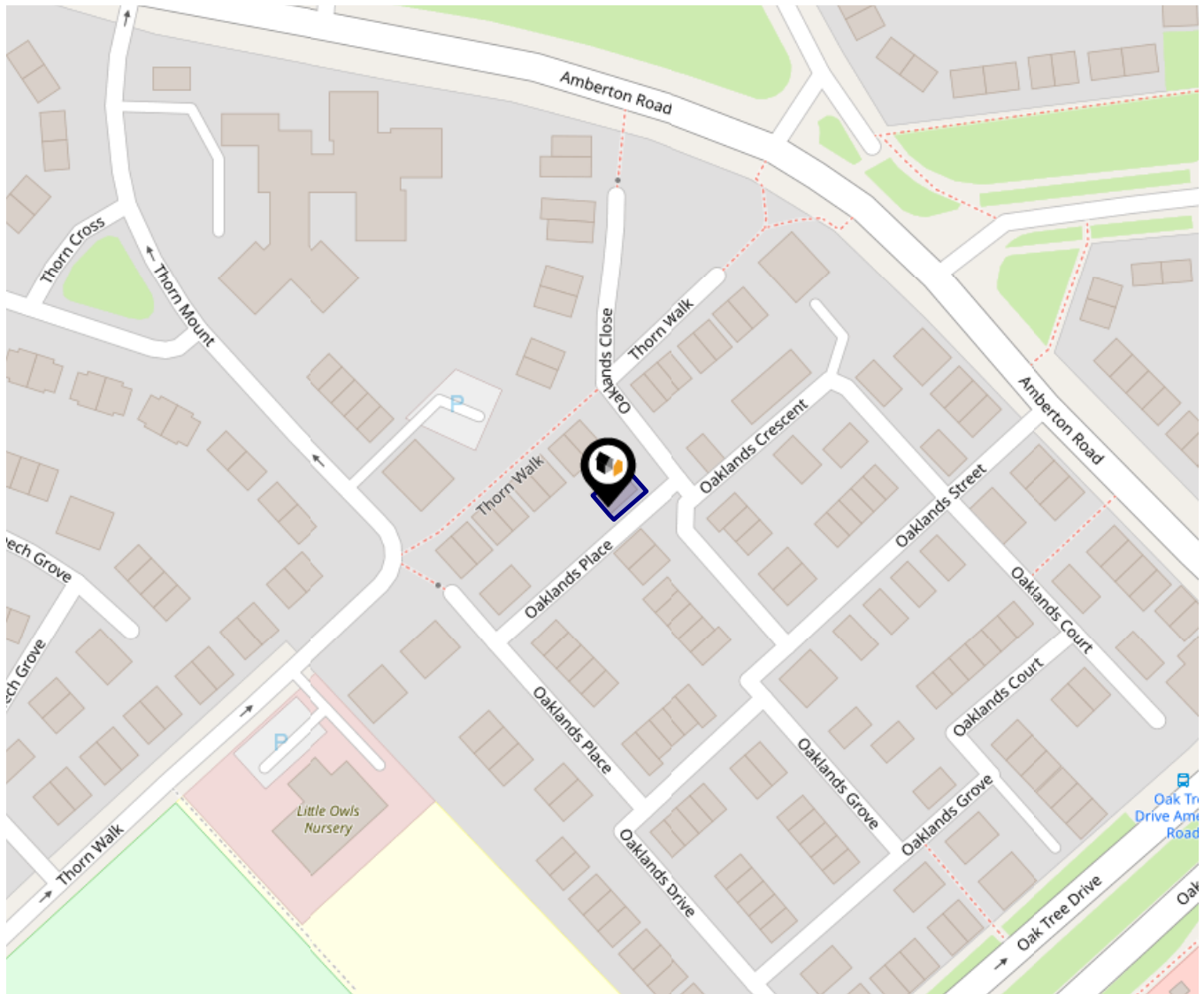
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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

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		
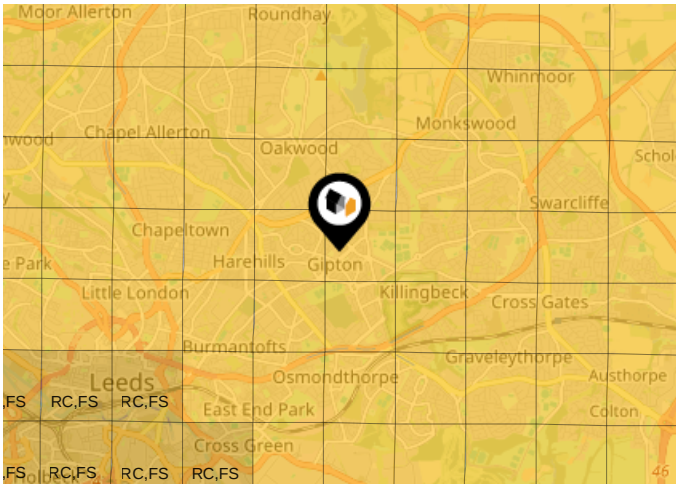
Primary Classifications (Most Common Clay Types)

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

Transport (National)
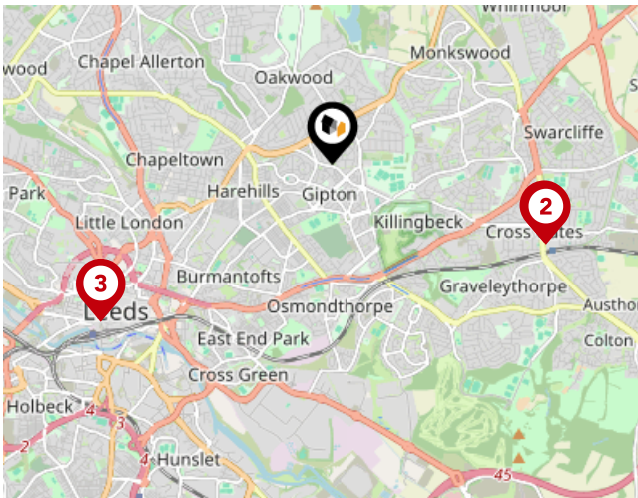
National Rail Stations

Pin	Name	Distance
1	Cross Gates Rail Station	1.97 miles
2	Cross Gates Station	1.99 miles
3	Leeds Rail Station	2.46 miles
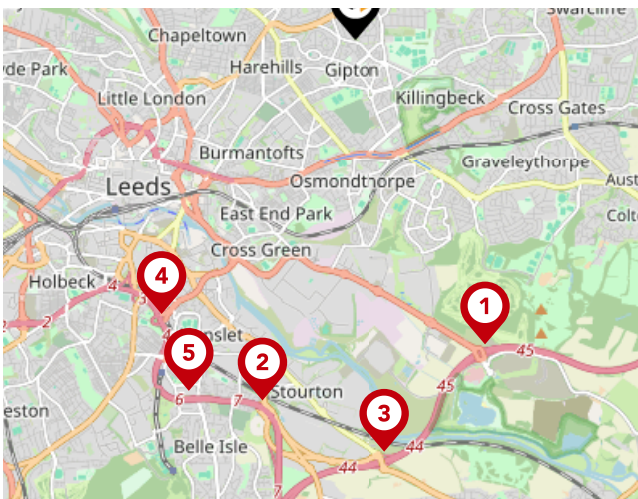
Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J45	2.88 miles
2	M621 J7	3.25 miles
3	M1 J44	3.61 miles
4	M621 J4	2.93 miles
5	M621 J6	3.39 miles

Airports/Helipads

Pin	Name	Distance
1	Leeds Bradford Airport	7.63 miles
2	Finningley	30.52 miles
3	Teesside Airport	48.3 miles
4	Manchester Airport	44.65 miles
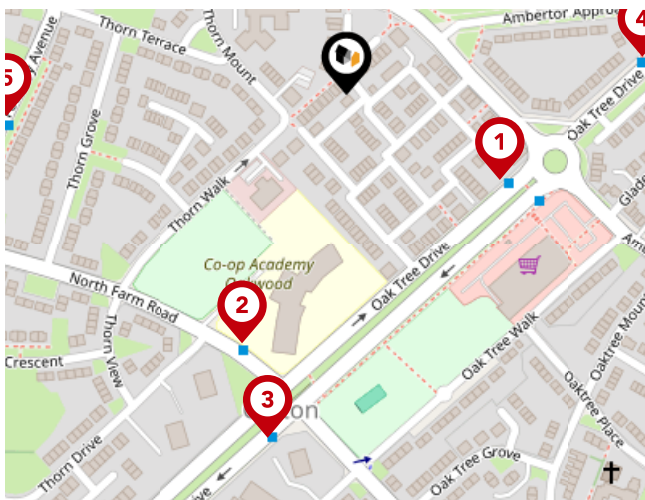
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Bus Stops/Stations

Pin	Name	Distance
1	Gipton Lidl	0.1 miles
2	Oakwood Academy	0.15 miles
3	North Farm Road	0.19 miles
4	Amberton Approach	0.16 miles
5	Foundry Avenue	0.19 miles

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Data Quality

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Environment Agency

Historic England

Office for National Statistics

Ofcom

Valuation Office Agency

Ofsted

Royal Mail