

Preliminary Market Research

553 Example Road, Leeds LS9 000

Project: refurbishment of a 2 bedroom terraced house and flip

TABLE OF CONTENTS

	Page
EXECUTIVE SUMMARY	1
RIGHTMOVE CHECK	2
a) Selling Price for 2 Bedroom	2
b) Selling Price for 3 Bedroom	4
c) Sold STC	6
ZOOPLA CHECK	10
LHA BY POSTCODE	12
RIGHTMOVE CHECK	12
a) Renting Price for 2 Bedroom	12
b) Renting Price for 3 Bedroom	13
MOUSEPRICE	14
a) Sold prices and valuations	14
b) Street Info	15
c) Price Trends	16
d) Flips and Flops	17
e) Average Current Values	19
f) Price/Earnings Ratio	20
g) Housing Stock	21
h) Heatmap	22
GOOGLE MAPS	23
STREETCHECK	25
a) Summary	25
b) Housing	26
c) People	28
d) Culture	32
e) Employment	34
f) Crime	36
g) Nearby	38

Executive summary:

The study was performed to explore the potential flip project and provide some additional level of confidence regarding the potential market values for sales and rentals.

A comparative study was done for 2 bed and 3 bed units. Seeing the lack of comparables within immediate proximity the search scope was enlarged to ½ mile radius.

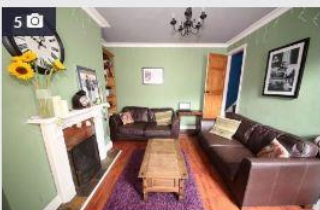
Major findings:

- selling price for 2 BR units (9 properties on the market) is within range of 27,5 to 85 KGBP, for 3 BR (11 properties on the market) the range is 70 – 125 KGBP;
- sold STC (16 properties: 10 for 2 beds and 6 for 3 beds) which allows to derive the market liquidity indicator of 111% for 2 bed units and 54,5% for 3 bed units;
- current average house price for the terraced houses is 81 KGBP (drop in value is 2,83% in the past 12 months);
- LHA rates as the very minimal safety level for rental estimates are 529,82 GBP/pcm for 2 BR unit and 647,72 GBP/pcm for 3 BR unit. The market rental price for the only 2 bed unit within ½ mile is 575 GBP/pcm and for 3 bed units it is 550 GBP/pcm.
- current valuation of the building is 76,5 KGBP, with valuation range of 69 – 84 KGBP;
- very strong house price growth of 4,65% in the past 12 months for LS9 (Leeds) in comparison to 3,5% as the national average, with a very decent market liquidity indicator for the LS9 area of 62,40%;
- only several flops for OL10 show negative values (-0,48% – -1,09% of AER) explained by a pre-crisis acquisition at top price level while flips provide a whopping return at AER of 4,48% - 20,83%;
- average current values for LS9 are 95,1 KGBP for 2 bed unit and 99,2 KGBP for 3 bed unit;
- good price/earnings (affordability) ratio of 7,13 for LS9 postal code in comparison to 12,15 national average;
- housing stock in LS9 is dominated by terraced houses (62,11%), followed by flats (19,91%), semi-detached (16,98%) and detached (1,01%) houses. The owners occupy 29,28% of properties, and 44,97% are socially rented dwellings;
- heatmap shows a consistent row of value estimates of 70-80 KGBP with islet of ~120 – 140 KGBP value estimates for the adjacent building;
- Google maps cross-check indicates that several green areas are within 100 - 400 m, which might favourably impact the residential attractiveness of this development project. At the same time Harenhill cemetery is within 250 m from the property, which, according to the local agent, however doesn't impact adversely the property sellability/letability.
- Additional research, performed on the area major demographics, supports the hypothesis of a strong demand for social rentals, hosting semi-skilled and unskilled manual workers, including those on state benefit. The area sees comparative majority of male population (55%) with dominance of people aged 30-60. 48% of the population are single, while 29% are married. The qualification levels are quite low, reflecting the occupational level of the population. The amount of crimes committed in the immediate proximity is not particularly alarming. Good proximity to the primary schools and medical care, supporting the hypothesis of a family with a young child as target customers.

Preliminary research findings:

- 1) Rightmove – check for selling price for 2 BR (9 properties): ~27,5 – 85 KGBP
DUV (within 1/2 mile)

<http://www.rightmove.co.uk/pro...>

		2 bedroom terraced house for sale 0.30 miles IDEAL INVESTMENT PROPERTY. Ritz Properties are pleased to offer for sale this end two bedroom through terraced property situated on Torre Mount for £85,000. The property Added on 31/10/2016
£85,000		3
		2 bedroom terraced house for sale 0.33 miles A deceptively spacious back-to-back terrace property offering much improved accommodation, with the advantage of being situated on the 'sunny side' of the street, with a Added on 07/07/2017
£80,000		1
		2 bedroom terraced house for sale 0.34 miles ***BUYERS TAKE A LOOK AT ME I'M AS CONVENIENT AS CAN BE...HANDY FOR LEEDS...I SHOULD BE ON YOUR SHORT LIST TO SEE*** NO CHAIN Added on 29/04/2017 by
£79,999 Guide Price		2
		2 bedroom terraced house for sale 0.37 miles Cassini Properties are delighted to offer this well presented Two Double Bedroom Terrace property for sale. The property benefits from Double Glazing and Gas Central Heating, Added on 03/07/2017 by
£79,995		1




2 bedroom terraced house for sale

0.41 miles
 IDEAL INVESTMENT PROPERTY. Hogan's is pleased to offer for sale this two bedroom TENANTED terraced property that benefits from PVCu double glazing and gas central heating.

Added on 13/06/2017 by

£72,500

8 




2 bedroom terraced house for sale

0.37 miles
 IDEAL INVESTMENT PROPERTY. Hogan's is pleased to offer for sale this well presented two bedroom terraced property. With benefits that include PVCu double glazing and gas

Added today by Hogan's

£72,495






2 bedroom terraced house for sale

0.41 miles
 *** FABULOUS OPPORTUNITY *** TO OWN THIS TWO BEDROOM MID TERRACE PROPERTY THAT WOULD CERTAINLY APPEAL TO A YOUNG FAMILY, FIRST TIME

Added on 26/07/2017 by

£65,000
Offers Over

4 




2 bedroom terraced house for sale

0.15 miles
 Hogan's is pleased to offer for sale this two bedroom terraced property. Would ideally suit the investor and/or first time buyer. Close to all local shops, school and amenities.

Added on 21/11/2016 by

£62,500






2 bedroom town house for sale

0.01 miles
 ***THIS PROPERTY WILL BE OFFERED FOR SALE BY UNCONDITIONAL AUCTION ON 6TH September at The Cedar Court Hotel, Bradford, BD5 8HQ. REGISTRATION FROM

Added on 17/07/2017 by

£27,500
Guide Price

Em 5 

<http://www.rightmove.co.uk/pro...>




3 bedroom terraced house for sale

St

0.39 miles

A fantastic Three Bedroom End of Terrace which offers spacious accommodation over two floors and is offered to the market with no onwads chain, Having great local public

Added on 18/01/2017 by

£114,950



3 bedroom terraced house for sale

9

0.50 miles

*** PRICE REDUCED FOR A LIMITED TIME ONLY - BOOK A VIEWING NOW TO AVOID DISAPPOINTMENT ***A fantastic three bedroom end terrace property situated on the edge of a quiet cul-de-sac and within close proximity to all local transport links, facilities and park. The property is not only spa...

Reduced on 15/07/2017 by neesus nairs , Crossgates

£110,000
Offers in Excess of

PREMIUM LISTING

1

✉

3 bedroom end of terrace house for sale

L

0.28 miles

£105,000 NEW PRICE

Reduced on 05/07/2017 by

£105,000
Guide Price

PREMIUM LISTING

;

✉

3 bedroom terraced house for sale

!

0.31 miles

Guide Price £100,000 - £110,000 Set on the doorstep to Leeds City Centre, motorway link road and bus routes is this three bedroom mid terrace. Briefly comprising: Entrance hall,

Reduced on 23/03/2017 b

£100,000
Guide Price

✉

3 bedroom terraced house for sale

Di

0.37 miles

IDEAL FAMILY HOME. Hogan's is pleased to offer for sale this three bedroom through terrace that benefits from PVCu double glazing and gas central heating. Would ideally suit the

Added on 14/07/2017 by

£99,995

1

✉

3 bedroom terraced house for sale

!

0.26 miles

REDUCED BY £19K FOR A QUICK SALE A BEAUTIFULLY PRESENTED THREE BEDROOM MID THROUGH TERRACE PROPERTY. Ritz Properties are pleased to offer this ideal

Reduced on 22/05/2017 by

£90,000
Fixed Price

✉




3 bedroom terraced house for sale

0.06 miles
 IDEAL INVESTMENT PROPERTY. Hogan's is pleased to offer for sale this three bedroom through terraced property that benefits from PVCu double glazing and gas central heating.

Added on 20/07/2017 by |

£85,000







3 bedroom terraced house for sale

0.09 miles
 IDEAL INVESTMENT PROPERTY. Hogan's pleased to offer for sale this three bedroom through terrace that benefit from PVCu double glazing. Would ideally suit the investor and/or

Added on 10/07/2017 |

£69,995




Sold STC – 16 properties:

<http://www.rightmove.co.uk/pro...>




2 bedroom terraced house for sale

Clift

0.36 miles
 Preston Baker are pleased to present to the market this well-presented mid-terraced property which is situated just off

SOLD STC

Added on 05/07/2017 by |

£80,000







2 bedroom terraced house for sale

C

0.49 miles
 A beautifully presented two bedroom mid terrace back to back property which sits prominently on Compton road. The

SOLD STC

Added on 10/07/2017 by |

£80,000






2 bedroom terraced house for sale
Hi...
0.32 miles
CHAIN FREEAN IDEAL OPPORTUNITY FOR INVESTORS AND FIRST TIME BUYERS
SOLD STC
Added on 26/05/2017 by M

£79,999
Guide Price

42



2 bedroom terraced house for sale
Brown
0.42 miles
Moorland property services are pleased to offer this 2 bedroom back-to-back property situated in Leeds LS9.
SOLD STC
Added on 26/01/2017 by Moorland Property Services Leeds

£75,000



2 bedroom terraced house for sale
Bro...
0.41 miles
A well presented back to back that is ideal as a first home. The accommodation comprises of lounge, modern kitchen, cellar, two double bedrooms and a house bathroom. The property is central heated and double glazed and has a garden to the front. Viewing are recommend.
SOLD STC
Added on 17/02/2017 by ...

£75,000
VIEWING ADVISED



2 bedroom terraced house for sale
Cli...
0.34 miles
Moorland Property Services offer this two bedroom back to back for sale. This property is ideal for first time buyer or buy
SOLD STC
Added on 26/01/2017 by

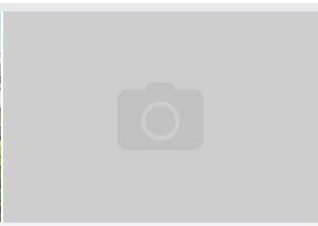
£75,000

5



2 bedroom terraced house for sale
...
0.16 miles
Recently refurbished and improved terrace property ideally placed close to local shopping and transport links. Having gas
SOLD STC
Added on 29/10/2016 by

£72,500

		2 bedroom terraced house for sale B1 0.43 miles Brand new to the market, offered with no chain this extended two bed mid terraced property! Perfect for investors and first SOLD STC Reduced on 11/04/2017
£70,000		
		2 bedroom terraced house for sale B1 0.17 miles IDEAL INVESTOR OR FIRST TIME BUYER OPPORTUNITY - BACK-TO-BACK TERRACE PROPERTY - TWO DOUBLE SOLD STC Added on 11/07/2017 b
£70,000 Offers Over		
		2 bedroom property for sale Sut 0.46 miles IDEAL INVESTMENT PROPERTY. Hogan's is pleased to offer for sale this two bedroom TENANTED terraced property that SOLD STC Added on 22/06/2017 ds
£69,995		
		3 bedroom terraced house for sale Skelton 0.36 miles MUST BE VIEWED. Hogan's is pleased to offer for sale this WELL PRESENTED three bedroom EXTENDED semi SOLD STC Added on 02/06/2017 by
£134,995		
		3 bedroom property for sale M1 0.19 miles EXCELLENT FIRST TIME BUYER OR YOUNG FAMILY OPPORTUNITY. Deceptively spacious and very well presented SOLD STC Reduced on 12/11/20!
£105,000		




13  

3 bedroom town house for sale
 Sl...
 0.36 miles
 CHAIN FREE...INVESTORS ARE GOING TO LOVE ME...

SOLD STC
 Added on 25/07/2017 b

£95,000
 Guide Price








12   

3 bedroom terraced house for sale
 ...
 0.17 miles
 The property is conveniently located close to local amenities such as shops, supermarkets and bus links to the city centre.

SOLD STC
 Added on 13/04/2017 l

£90,000








2 

3 bedroom terraced house for sale
 St...
 0.45 miles
 IDEAL INVESTMENT PROPERTY. TENANTED. Hogan's is pleased to offer for sale this two bedroom plus box room

SOLD STC
 Added on 07/06/2017 b

£69,995

13 451 3128
 cal call rate








1 

3 bedroom terraced house for sale
 Compton Crescent, Harehills, LS9
 0.49 miles
 Hogan's is pleased to offer for sale this three bedroom terraced property. Would ideally suit the investor and/or first

SOLD STC
 Added on 23/11/2016 by Hogi

£65,495





- 2) **Zoopla – check for prices of the sold houses:** current average value for flats 67,4 KGBP vs terraced houses 76,7 KGBP

<https://www.zoopla.co.uk/ho...>

... vs. terraced houses:

House prices in LS9 G s Lane, Leeds



What's the average house price in LS9 G s Lane, Leeds?

The average price for property in LS9 G s Lane, Leeds stood at £104,135 in August 2017. This is a rise of 0.50% in the last three months (since May 2017) and rise of 0.99% since 12 months ago. In terms of property types, flats in LS9 G s Lane, Leeds sold for an average of £151,834 and terraced houses for £81,263. This is according to the current Zoopla estimates.

Other properties:

Address ▼	Last sale	Zoopla estimate
★ <u>54</u> <u>LG</u> Terraced house, Freehold, 2 Beds, 1 Bath, 1 Recep Get Agent Valuation	Mar 2009 £70,000 Property history	<u>£78,000</u> ? Refine estimate Overpaying on your mortgage? Save today
★ <u>55</u> <u>LG</u> Terraced house, Freehold, 2 Beds, 1 Bath, 2 Recepts Get Agent Valuation	Oct 2013 £56,000 Previous sales (2) ▼ Property history	<u>£69,000</u> ? Refine estimate Overpaying on your mortgage? Save today
★ <u>56</u> <u>G</u> Terraced house, Freehold Get Agent Valuation	May 2002 £34,000	<u>£83,000</u> ? Refine estimate Overpaying on your mortgage? Save today
★ <u>5</u> <u>G</u> Terraced house, Freehold, 2 Beds, 1 Bath, 1 Recep Get Agent Valuation	—	Not known ? Refine estimate Overpaying on your mortgage? Save today
★ <u>5</u> <u>G</u> Terraced house, Freehold, 3 Beds, 2 Baths, 1 Recep Get Agent Valuation	— Property history	Not known ? Refine estimate Overpaying on your mortgage? Save today

- 3) **LHA by postcode – check for social housing rent:** for 2 BR flat the expected LHA rent is 529.82 GBP/pcm; for 3 BR flat it is 647.72 GBP/pcm

<https://lha-direct...>

Leeds BRMA

Shared Accommodation Rate:	£62.48 per week
One Bedroom Rate:	£100.05 per week
Two Bedrooms Rate:	£122.36 per week
Three Bedrooms Rate:	£149.59 per week
Four Bedrooms Rate:	£195.62 per week

Expected average LHA rent for a 2 BR flat:

$$122.36 * 4.33 = 529.82 \text{ GBP/pcm}$$

Expected average LHA rent for a 3 BR flat:

$$149.59 * 4.33 = 647.72 \text{ GBP/pcm}$$

Rightmove check – for market renting price for 2 BR (1 property): 575 GBP/pcm (within 1/2 mile)

<http://www.rightmove.co.uk/pro...>



2 bedroom terraced house
Broomfield, Leeds
0.42 miles
AVAILABLE 16TH AUGUST 2017 | FURNISHED | Recently refurbished | 1.5 miles to Leeds City Centre
Added on 12/07/2017 by

£575 pcm
£133 pw (fees apply)



Rightmove check – for market renting price for 3 BR (2 properties): 550 GBP/pcm
(within 1/2 mile)

<http://www.rightmove.co.uk/pro...>

		3 bedroom end of terrace house Daw 0.41 miles Let-Leeds are delighted to offer a lovely, spacious, three bedroom through terrace, conveniently located for those working in the City, ideal for a professional couple or family.
£550 pcm £127 pw (fees apply)		Added today!
		3 bedroom terraced house 30 V 0.46 miles Spacious 3 bedroomed terraced property in the heart of Burmantofts, Leeds 9. Comprises dining kitchen and living room on ground floor. Bedroom and bathroom on floor 1. 2
£550 pcm £127 pw (fees apply)		Added on 28/03/2017 by!

4) Mouseprice – area guide and major trends:

<http://www.mouseprice.com/pro...>

Sold prices and valuations ():

ls Lane, Leeds, L ;

Sold price	Date	Change	Annual change ?
£56,000	11 Oct 13	-30%	-8.5%
£80,000	06 Oct 09	191%	13.7%
£27,500	21 Jun 01	-	-

Valuation: ?	£76,500
Value range: ?	£69,000 to £84,000
Rental estimate:	£450 pcm
Rental range:	£400 to £500 pcm
Tenure:	Freehold
Type:	Terrace
Year built:	N/A
Bedrooms:	2
Internal area m ² :	72 check EPC area

<http://www.mouseprice.com/pro...>

in Leeds LS9 comprises 190 properties. Over half of these properties are residential (the total number of homes in is 96). Mouseprice.com uses a range of data sources to compile the information on Harehills Lane that appears below. This includes the general public, Mouseprice.com data and third-party data. There is a wealth of property market information on Mouseprice.com which you might find useful, including valuation estimates for every property in England and Wales and the data we hold on every postcode district in our area guide section.

The least expensive recorded transaction in is 381, which sold on 04/03/1999 for £16,750. The most expensive house purchase in is 321, which sold on 16/06/2005 for £280,000. The most recent transaction to have been recorded in was 515. It sold on 11/12/2015 for £120,000. More information on property transactions is available on the Leeds area guide on the Mouseprice.com website.

There are 46 flats, apartments or maisonettes on . Fourteen of these properties were built fifty-one years ago in 1966. On average, properties on are worth £126,227, which makes it one of the more expensive parts of LS9 Leeds, where the average house price is £101,031. This price is calculated using an automated valuation estimate (called an AVM) provided on the Mouseprice website. They are calculated based on a reasonable number of transactions which have been recorded in since 1/01/1995.

Mouseprice.com doesn't currently list any properties for sale in . There are, however, 41 properties for sale in Leeds LS9. The lowest asking price is currently £50,000 for a property on Brignall Garth, while the highest is £225,000 for a property on East Street. The average asking price for all the properties in Leeds LS9 is £98,658. The most recent property to have been listed as for sale on the Mouseprice.com website is located on Glenthorpe Crescent and was added on 27/07/2017 with an asking price of £105,000. This currently remains the same.

There is currently 1 property for rent in and 49 properties for rent in Leeds LS9 which are listed on Mouseprice.com. You can visit the For Rent section of the Mouseprice.com website to view all of these properties, as well as many others.

It is likely an EPC is available for this property with a more accurate measure of internal area in the EPC register

Price Trends (5^{yr})

.G):

<http://www.mouseprice.com/ar...>

LS9 (Leeds) Price trends

GROWTH RATE	LS	NATIONAL
5yr house price growth	14.45%	3.50%
5yr house price CAGR	2.28%	3.71%
Last 12 months house price growth	4.65%	3.50%

MARKET CHARACTERISTICS	LS9	LS	NATIONAL
Market size Indicator: no. of transactions	11,837	300,080	21,749,695
Market size Indicator: total no. of properties	18,971	363,727	28,158,214
Market liquidity Indicator: transactions / properties	62.40%	82.50%	77.24%
Market growth indicator: new homes built	1,311	31,875	2,211,495
Market growth indicator: new builds / transactions	0.00%	10.62%	10.17%

Notes

CAGR: Compound Annual Growth Rate is the year-over-year growth rate of house prices over a specified period of time (in this case five years). This figure gives an indication of the returns that have been seen historically. It can also be seen as a "smoothed" rate of return.

Data sources: Total number of properties: ONS 2011 Census data. Other data: HM Land Registry. Land Registry data is updated quarterly and dates back to January 1995.

No. of transactions: This is the count of all transactions in the relevant geographic segment since 1st January 1995 as recorded by Land Registry.

No. of properties: This is the count of all residential properties in the relevant geographic segment.

New homes built: This is the count of all new build transactions in the relevant geographic segment since 1st January 1995 as recorded by Land Registry.

<http://www.mouseprice.com/are...>

LS9 (Leeds) Flips & flops

Recent market activity - flips

PREVIOUS SALE PRICE	PREVIOUS SALE DATE	RECENT SALE PRICE	RECENT SALE DATE	CHANGE (%)	AER (%)	ADDRESS
£58,000	26 Nov 15	£74,000	10 Mar 17	27.59%	20.83%	32 Dawlish Avenue
£69,000	17 Dec 13	£123,700	27 Mar 17	79.28%	19.50%	99 Wykebeck Valley Road
£47,500	05 Sep 13	£73,000	08 Mar 17	53.68%	13.04%	36 Bellbrooke Avenue
£60,000	19 Aug 09	£117,000	31 Mar 17	95.00%	9.16%	2 Stowe Grove
£30,500	18 Jun 99	£90,000	31 Mar 17	195.08%	6.27%	74 Dawlish Road
£36,000	19 Jul 02	£81,000	31 Mar 17	125.00%	5.67%	21 Bellbrooke Place
£170,000	12 Dec 14	£192,000	10 Mar 17	12.94%	5.57%	180 Roberts Wharf Neptune Street
£38,995	13 Jul 01	£89,500	13 Apr 17	129.52%	5.41%	4 Richmond Croft
£33,995	04 Mar 02	£75,000	04 Apr 17	120.62%	5.38%	8 Vinery Terrace
£75,000	20 Aug 10	£100,000	12 Mar 17	33.33%	4.48%	178 Osmondthorpe Lane

Recent market activity - flops

PREVIOUS SALE PRICE	PREVIOUS SALE DATE	RECENT SALE PRICE	RECENT SALE DATE	CHANGE (%)	AER (%)	ADDRESS
£86,500	02 Nov 07	£78,000	30 Mar 17	-9.83%	-1.09%	7 Copperfield Row
£95,000	17 Nov 06	£86,000	06 Mar 17	-9.47%	-0.96%	64 Dawlish Mount
£135,000	24 Aug 07	£125,000	10 Mar 17	-7.41%	-0.80%	24 Roberts Wharf East Street
£75,000	07 Jan 09	£72,100	13 Apr 17	-3.87%	-0.48%	17 Seaforth Mount
£210,000	18 Mar 05	£210,000	03 Mar 17	0.00%	0.00%	125 Merchants Quay
£194,500	26 Feb 07	£200,000	03 Mar 17	2.83%	0.28%	55 Roberts Wharf East Street
£68,500	21 Mar 16	£68,700	15 Mar 17	0.29%	0.30%	5 Brownhill Avenue
£55,000	14 Nov 03	£57,500	05 Apr 17	4.55%	0.33%	26 Clifton Mount
£115,005	01 Mar 07	£119,950	18 Apr 17	4.30%	0.42%	47 Roberts Wharf East Street
£84,000	06 May 05	£92,000	17 Mar 17	9.52%	0.77%	16 Dawlish Terrace

LS9 (Leeds) Average current values

PROPERTIES	LS9	LS	NATIONAL
1 Bedroom properties	£92,400	£107,800	£207,600
2 Bedroom properties	£95,100	£141,200	£224,900
3 Bedroom properties	£99,200	£188,400	£257,400
4 Bedroom properties	£95,800	£319,100	£448,300
5+ Bedroom properties	£108,100	£446,300	£752,200

LS9 (Leeds) Price/earnings ratio

	LS9	LS	NATIONAL
Average current value	£100,800	£201,400	£297,400
Average Earnings	£14,132	£21,185	£24,478
Price / Earnings	7.13	9.51	12.15

Notes

Price to earnings ratios are effective measures of the relative affordability of property in a given area. The data displayed above shows the average current value of property (Price), divided by the average annual household income (Earnings). The result is displayed above. For example, if the average price of property was two hundred thousand and the average earnings were twenty thousand, the price earnings ratio would be displayed as 10.00x. In other words, the average property was worth ten times the average household income.

As one can imagine, there are many ways to measure average earnings and average prices. Depending on assumptions the results will be different. The most important thing when comparing the results between different areas is to ensure that the method of calculating average prices and earnings is consistent between the two areas you are comparing. Mouseprice ensure that the methodology used for each area is consistent.

Source: Calnea Analytics proprietary price data and earnings survey data - updated quarterly

LS9 (Leeds) Housing stock

	LS9	LS	NATIONAL
Total Detached	191	60,157	6,537,774
% Detached	1.01%	16.54%	23.22%
Semi-Detached	3,221	125,940	7,884,863
% Semi-Detached	16.98%	34.62%	28.00%
Terrace	11,782	126,110	8,716,938
% Terrace	62.11%	34.67%	30.96%
Flat	3,777	51,523	5,018,357
% Flat	19.91%	14.17%	17.82%
Temporary	8	424	106,013
% Temporary	0.05%	0.12%	0.44%

Home ownership

Owner Occupied	4,982	194,637	14,853,678
% Owner Occupied	29.28%	53.51%	63.57%
Socially Rented	7,652	70,824	4,118,461
% Socially Rented	44.97%	19.47%	17.63%

Notes

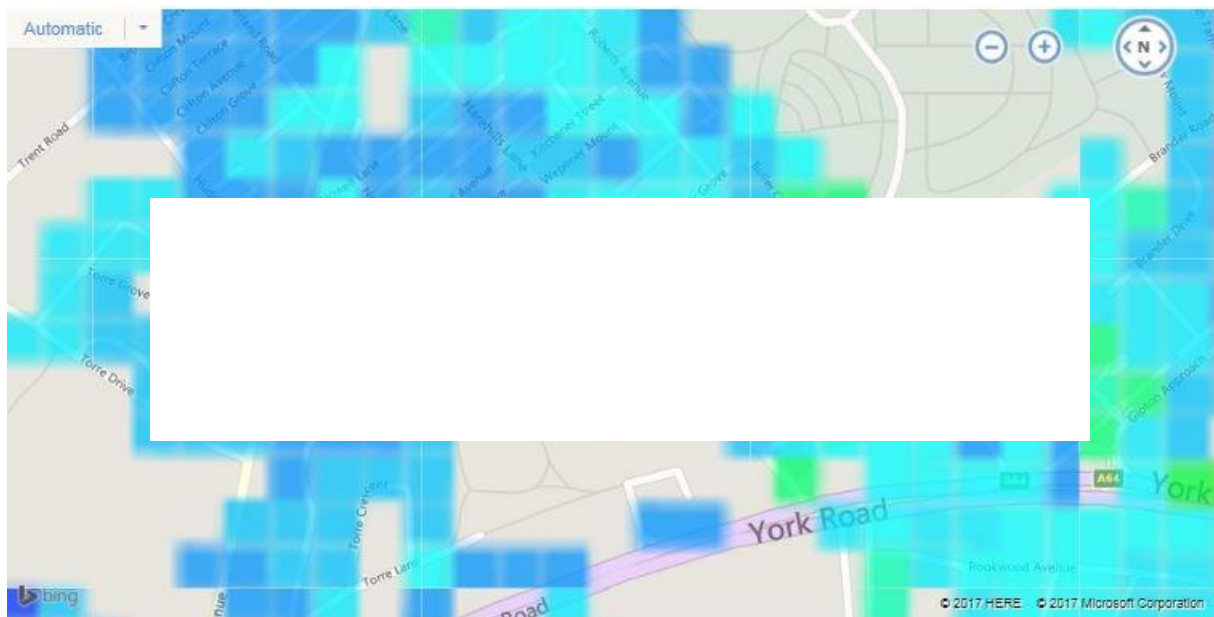
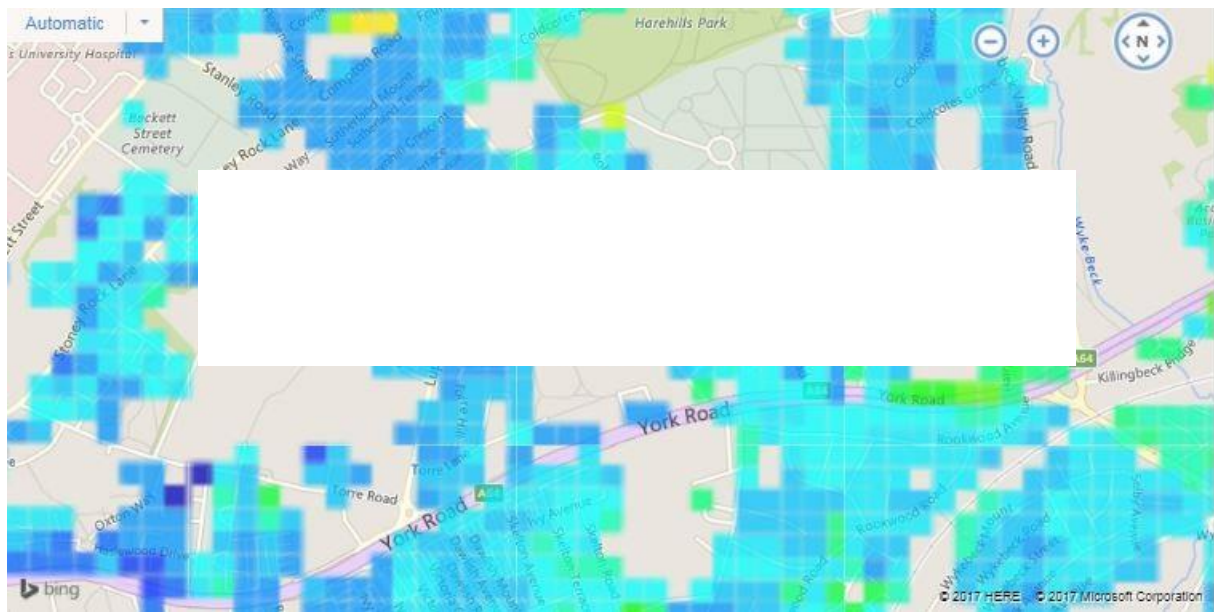
Housing stock notes: The data above illustrates the relative proportions of the differing types of property. Based on information collected in the 2011 census, the percentages provide an indication of how common particular types of housing are within the postcode district. It is important to note that as homes are demolished and built these percentages will fluctuate accordingly. Temporary: This refers to temporary accommodation, such as caravans. Please note that end of terrace properties are defined as terrace, as opposed to semi detached.

Home ownership notes: Owner Occupied refers to all households which are owned by the person who lives there, regardless of whether or not they have a mortgage. It also includes properties with shared ownership. Socially Rented refers to all households which are rented at a subsidised rate. This includes council houses, housing associations or Registered Social Landlords (RSLs), housing co-operatives and charitable trusts. You may have correctly noticed that the percentages shown do not add up to 100 per cent. This is due to some data which is not included; these are as follows. Private rented: This refers to all households which are rented by a private landlord or letting agency. Other: This refers to all households which are not covered in the other categories. This includes renting from an employer of a household member, renting from a relative or friend of a household member, or living rent free.

Heatmap (5

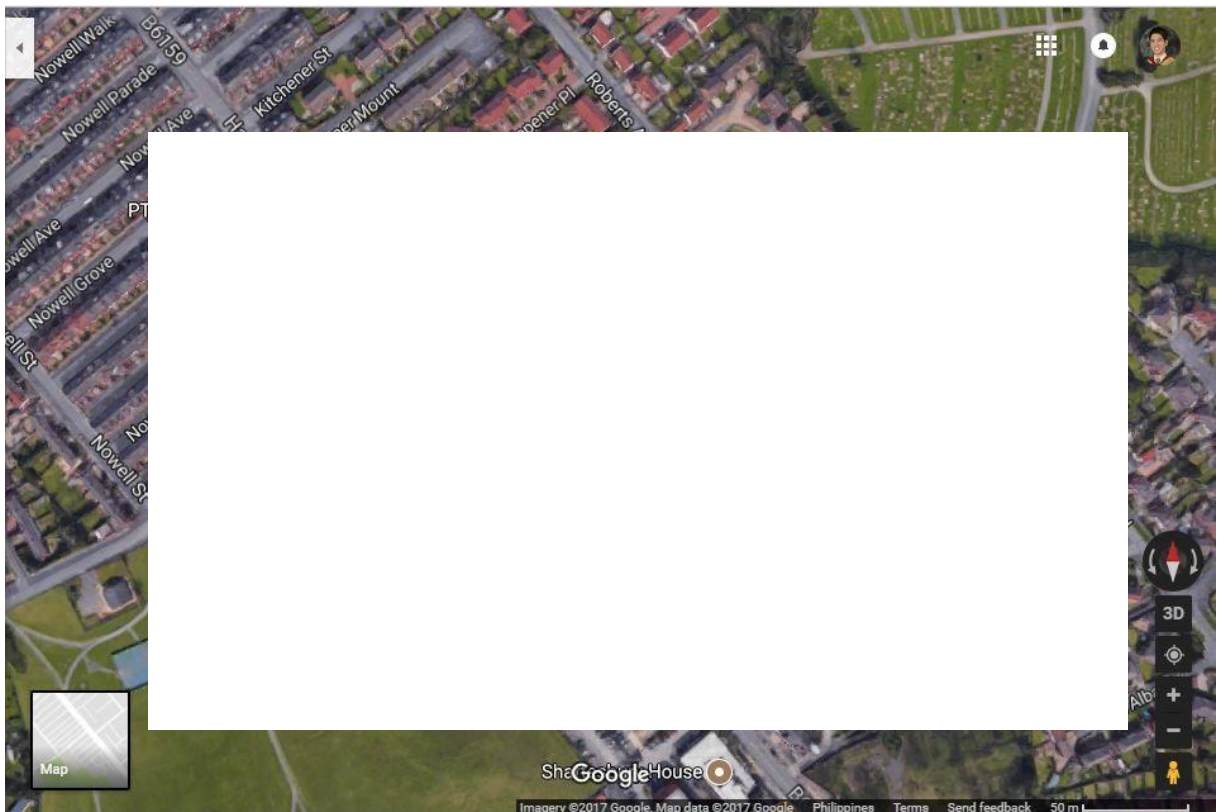
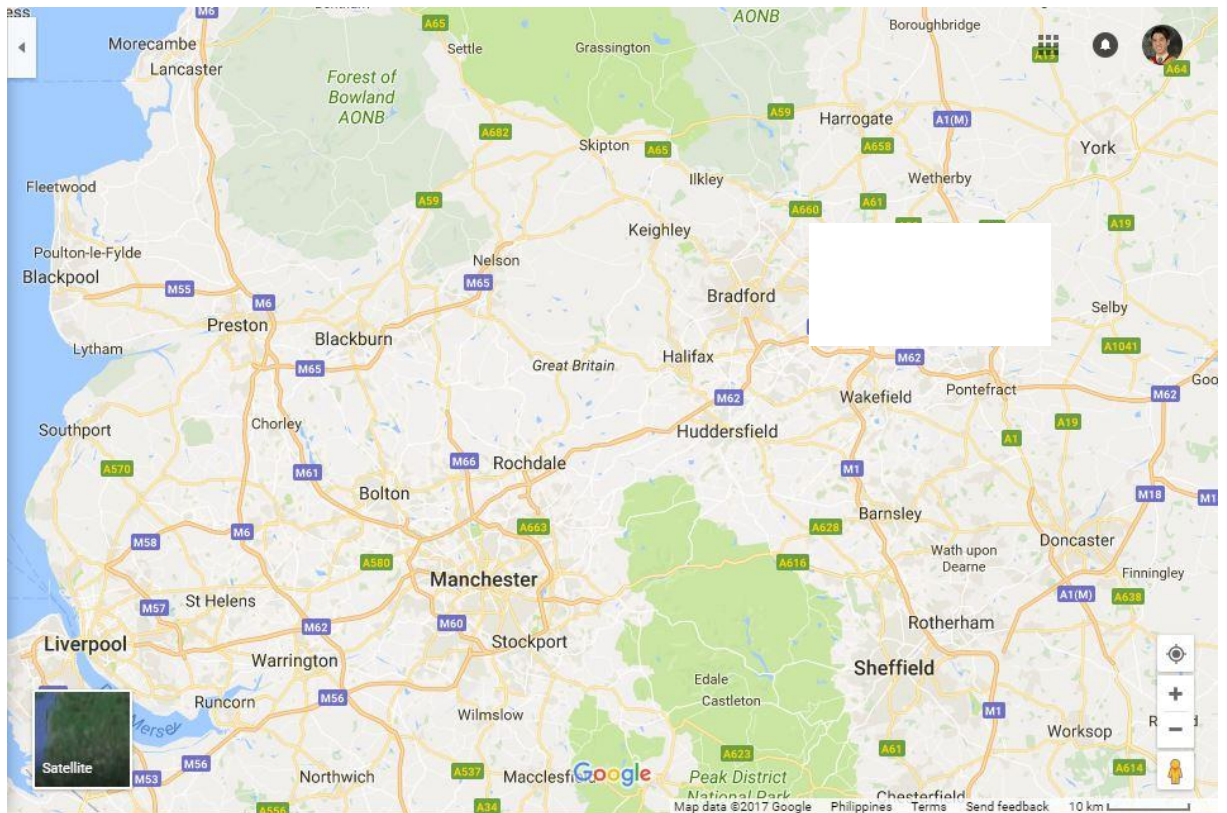
3):

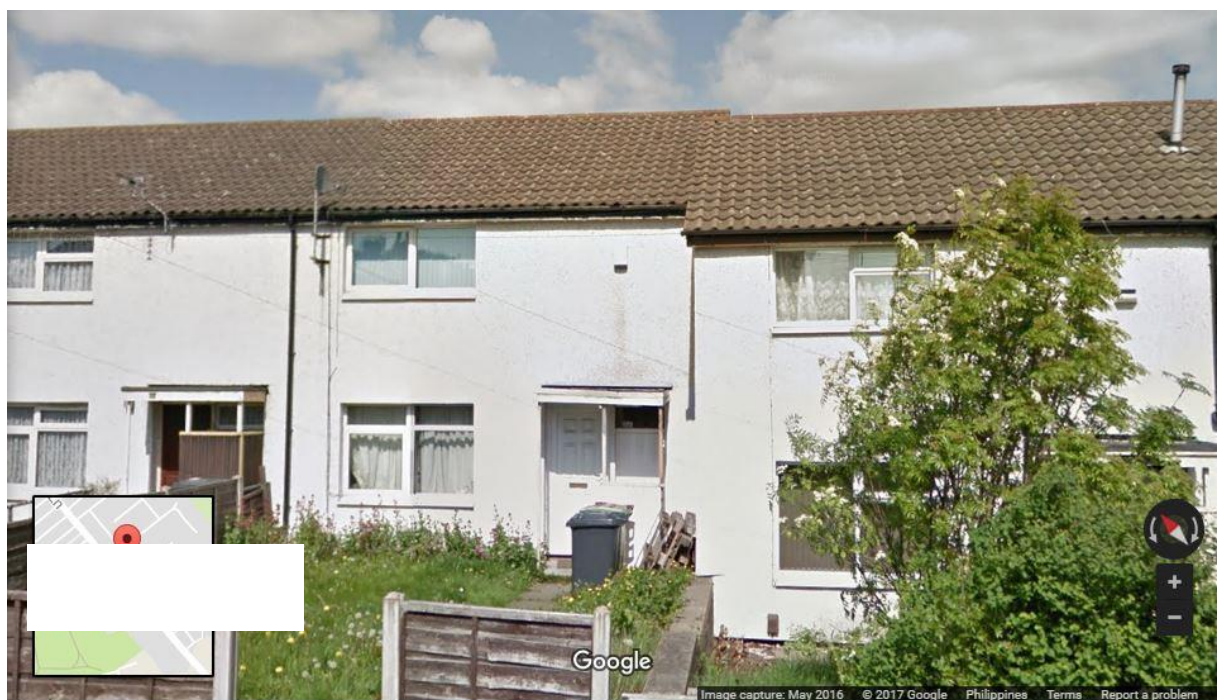
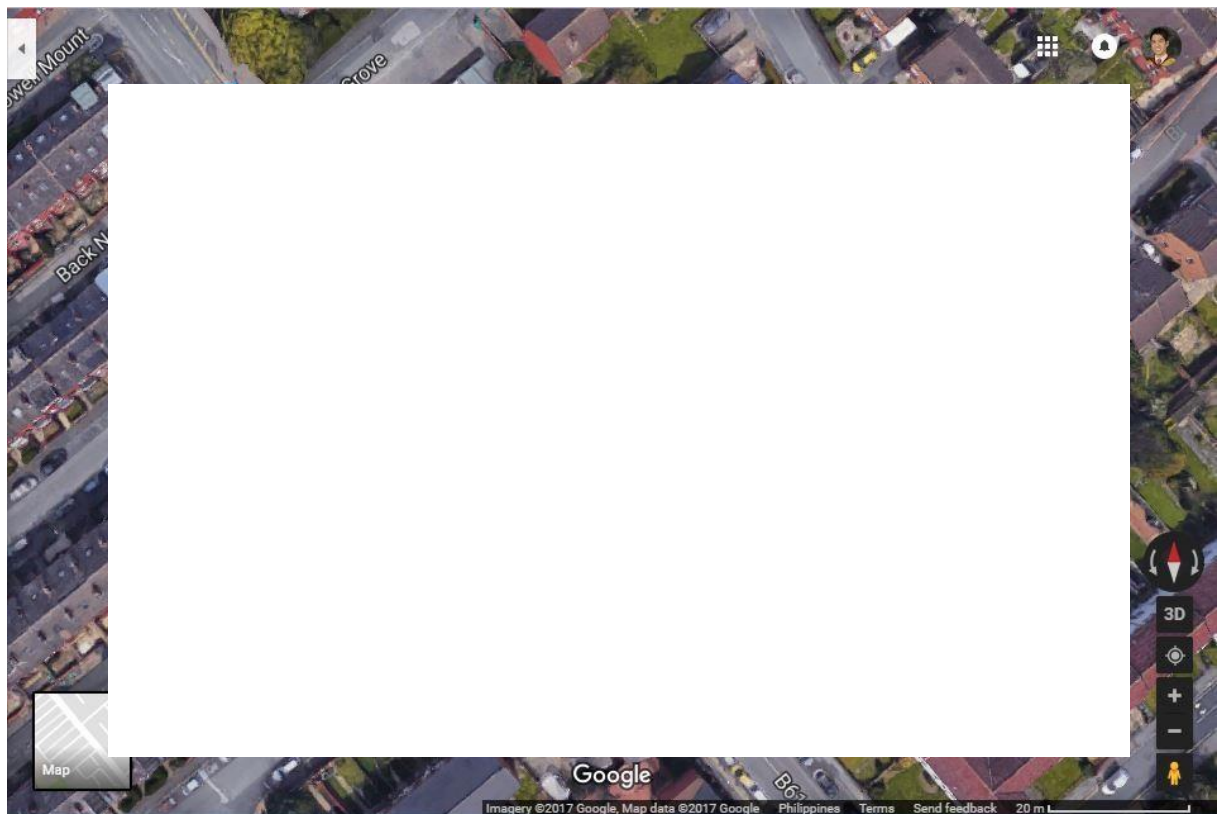
<http://www.mouseprice.com/pro...>



5) Google map – satellite and street view: photo from September 2014

<https://www.google.com.ph/map...>





6) Streetcheck – area information:

<https://www.streetcheck.co.uk/pos...>

Summary (£ .G):

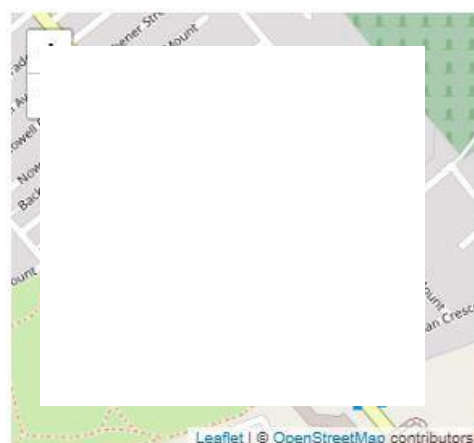
<https://www.streetcheck.co.uk/pos...>

Harehills Lane in Leeds is in the Yorkshire and The Humber region of England. The postcode is within the Burmantofts and Richmond Hill ward/electoral division, which is in the constituency of Leeds Central. This page combines information for the address 1

3, **and the neighbourhood in which it resides**. If you wish, you can also [view information for the whole of LS9 here](#). For more details on the exact area these statistics cover, please see the map below and click "Show Census Area Covered" immediately below the map.

Basic Information

Area Type	Urban
Local Authority	Leeds
Ward	Burmantofts and Richmond Hill
Constituency	Leeds Central
Region	Yorkshire and The Humber
Country	England

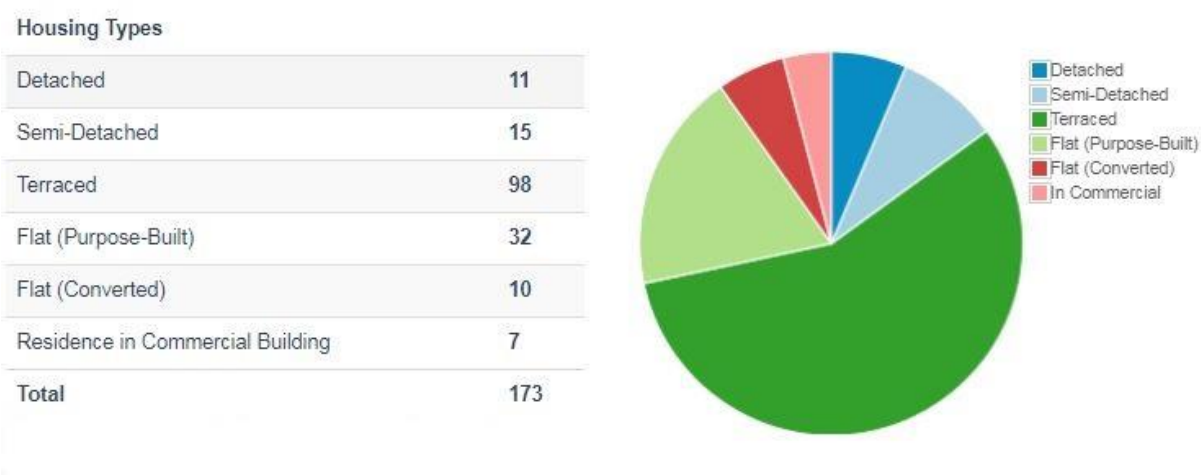


Housing (.G):

<https://www.streetcheck.co.uk/pos...>

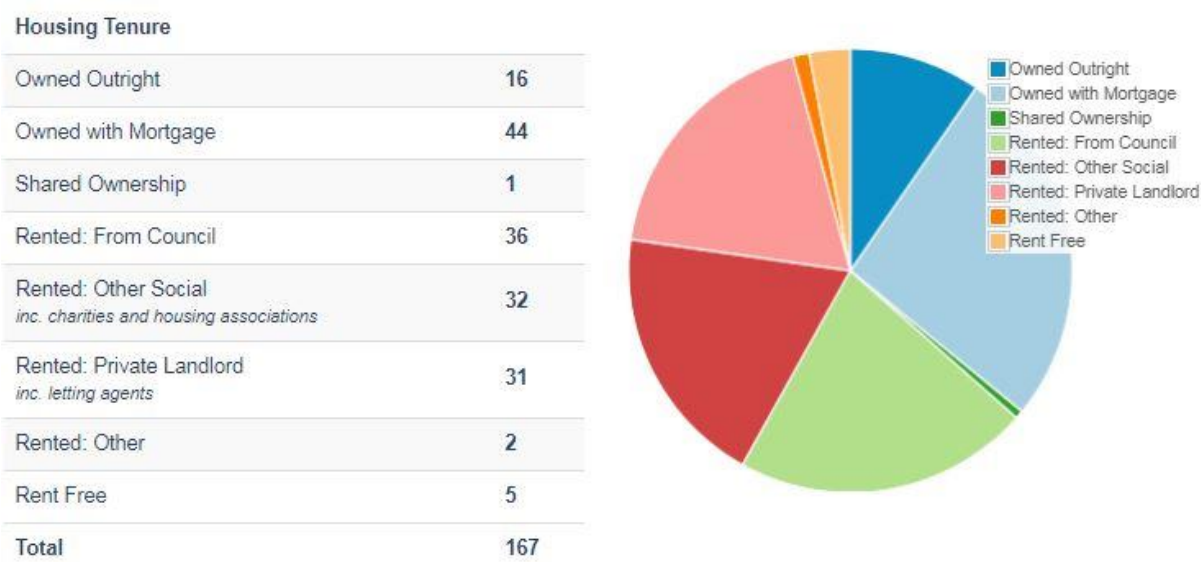
Housing Types

The area containing e, Leeds consists predominantly of terraced housing, which is common in suburban and inner-city areas. **Please note that the figures may include adjacent streets** - see the Summary tab for an explanation and map of the area that these figures cover.



Housing Tenure

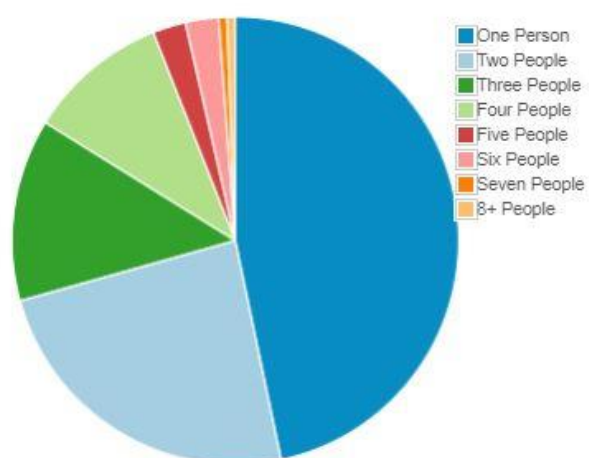
The area containing l a, Leeds contains a higher than average level of social housing - 41% of household spaces. This contrasts with the national average of just over 18%.



Housing Occupancy

This data lists the total number of residents normally resident within each household. The figures do not record under- or over-occupancy.

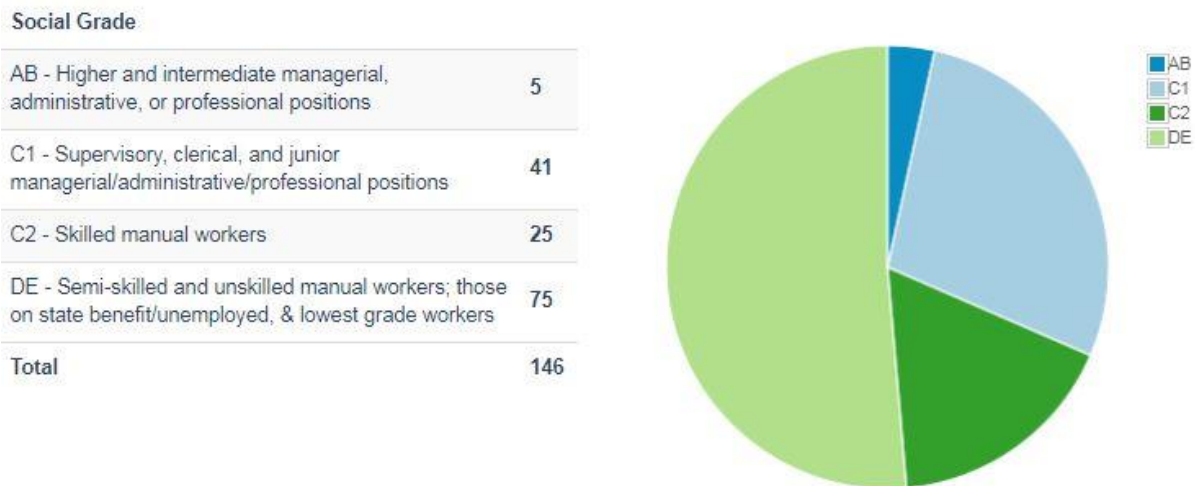
Housing Occupancy	
One Person	78
Two People	40
Three People	22
Four People	17
Five People	4
Six People	4
Seven People	1
8+ People	1
Total	167



<https://www.streetcheck.co.uk/pos...>

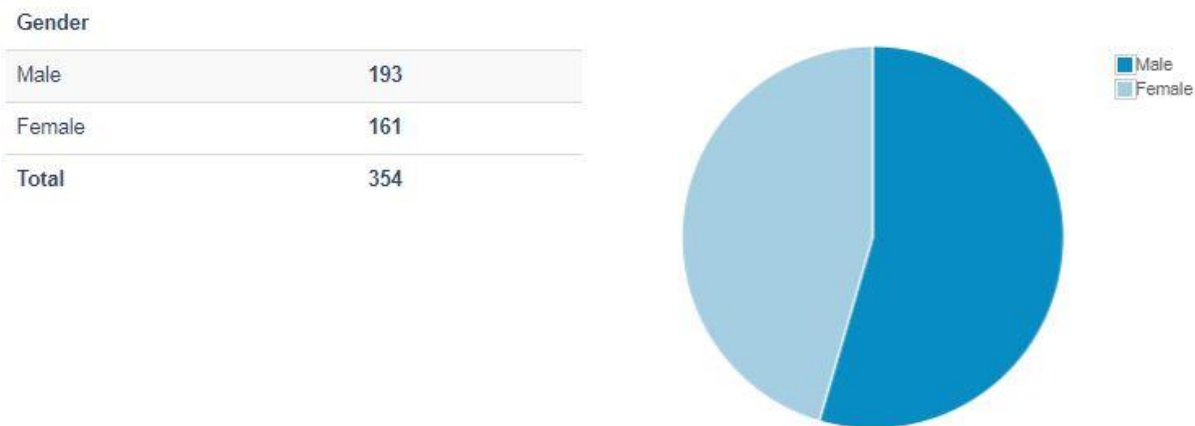
Social Grade

Social Grade approximations are derived from an algorithm created by the Market Research Society. The figures shown are per-household rather than individual - more specifically, the job title and employer of the "household reference person" is used, analogous to what traditionally was called the head of the household. Only household reference persons between the ages of 16-64 are included.



Gender

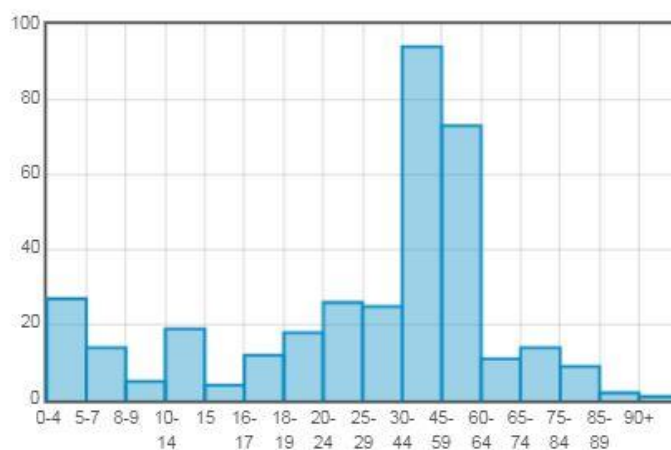
Across the UK as a whole, the gender split is roughly equal at 49% male, 51% female. This address in Leeds Central constituency is broadly in line with those figures, with 55% male.



Age Groups

Across the UK as a whole, the median age is 39. In general, inner city areas show high concentrations of people aged 18-30, suburbs show larger numbers of small children and adults aged 30-50, and rural and small towns are more popular with older workers and retirees. Many poorer areas lack a majority age group, which is due in part to the people in that area being constrained by circumstance rather than being able to choose where to retire, raise a family or grow up.

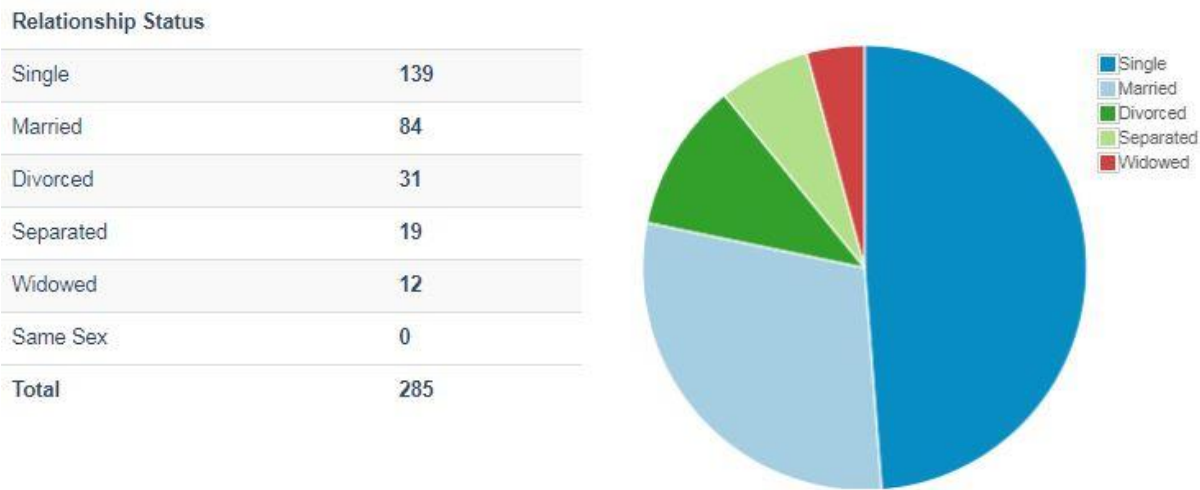
Age Groups	
0-4	27
5-7	14
8-9	5
10-14	19
15	4
16-17	12
18-19	18
20-24	26
25-29	25
30-44	94
45-59	73
60-64	11
65-74	14
75-84	9
85-89	2
90+	1
Total	354



Relationship Status

The number of residents who are separated in this area is high - 5% of the area's population. This contrasts with a national average of just 2.7%.

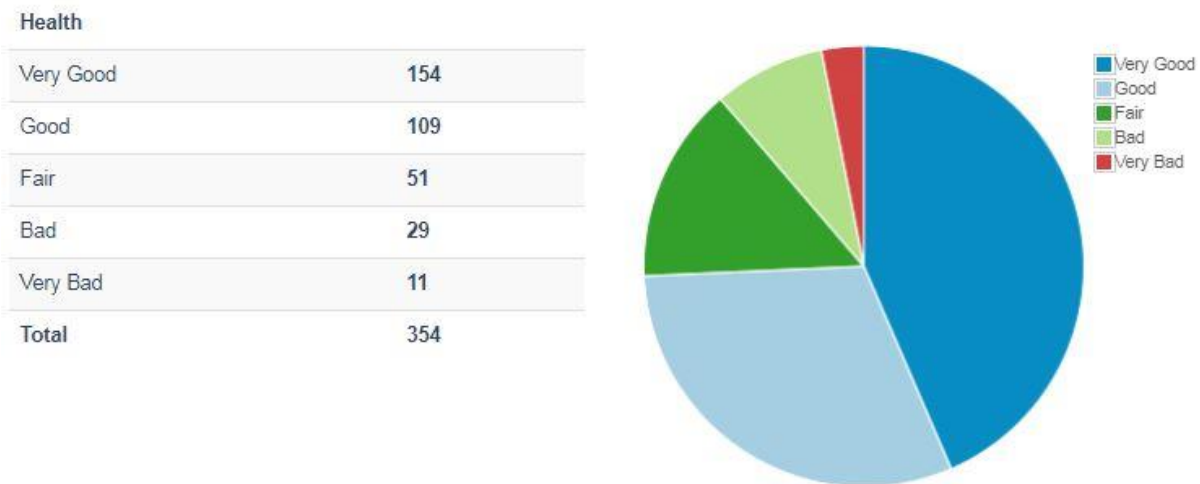
Figures for relationship status do not include those aged under 16, or those family members aged 16-18 who are in full-time education.



Health

Health in the UK is strongly tied to age as you would expect, but the affluence of a neighbourhood also has strong influence, with deprived areas often showing poorer standards of health.

Overall, the UK considers itself to be healthy - 81.1% of residents rated their health as Very Good or Good. The full breakdown is as follows for the United Kingdom: 47.1% Very Good, 34% Good, 13.3% Fair, 4.3% Bad and 1.3% Very Bad.



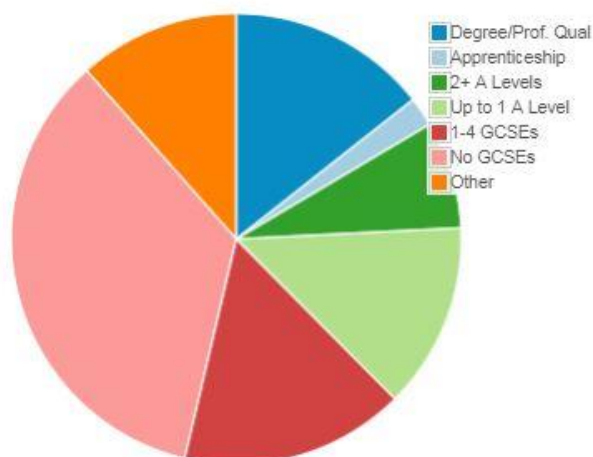
Education & Qualifications

At the time of the 2011 census, across the UK 22.9% of residents had no qualification, 13.2% had 1-4 GCSEs, 15.2% had 5+ GCSEs and 1-2 A/AS-Levels, 12.3% had 2+ A-Levels, 27.1% had a degree (or similar), and 3.6% had an apprenticeship.

The qualification levels are based on current qualification names. The former Ordinary Levels (O-Levels) and CSEs will be included in the GCSE figures, and Higher School Certificates (HSCs) will be counted as A Levels.

Highest Qualification Level Achieved

Degree or Similar <i>e.g. professional qualification (accountancy etc)</i>	41
Apprenticeship	6
2+ A Levels	22
5+ GCSEs, an A-Level or 1-2 AS Levels	38
1-4 GCSEs	46
No GCSEs	99
Other	33
Total	285



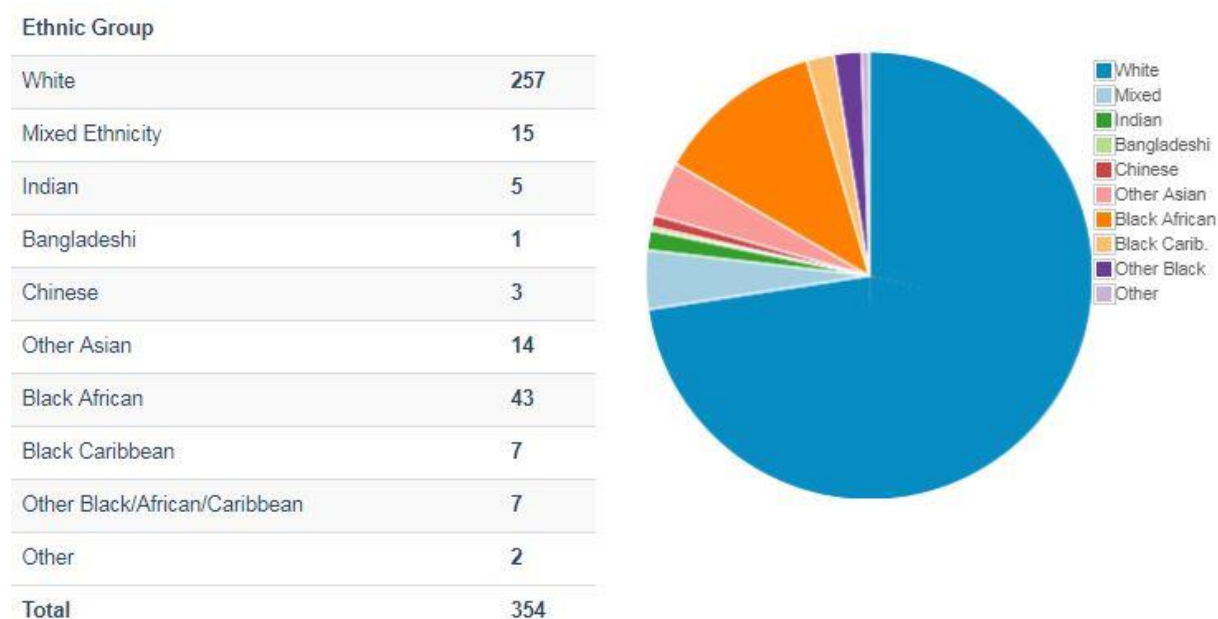
<https://www.streetcheck.co.uk/pos...>

Ethnic Group

As whole, the UK population claims itself as approximately 86% white, with this area being 73% white.

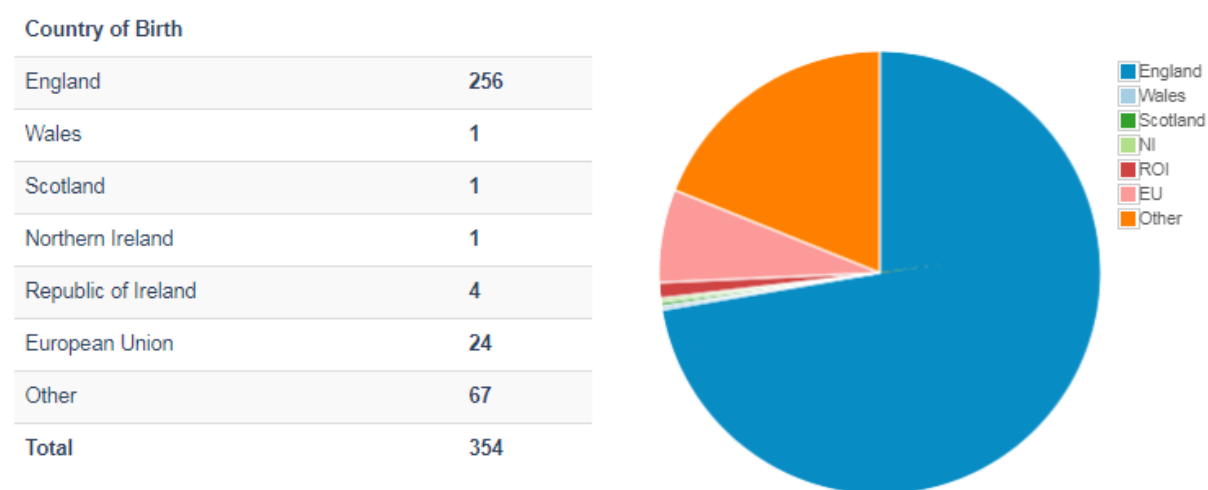
As a country with a diverse population, the UK is home to other sizable ethnic groups, with mixed ethnicity (2.1%), Indian (2.4%) and Pakistani (1.9%) being the largest groups reported.

There is considerable division of ethnicities within the UK, with ethnically diverse addresses uncommon outside of urban areas.



Country of Birth

At the time of the 2011 census, approximately 83.5% of the resident population of England was born in England. The other groups were 1% Welsh, 1.35% Scottish, 0.4% Northern Irish, 0.75% from the Republic of Ireland, 3.75% from other European Union countries, and 9.4% from outside of Europe, with the remainder not stated.

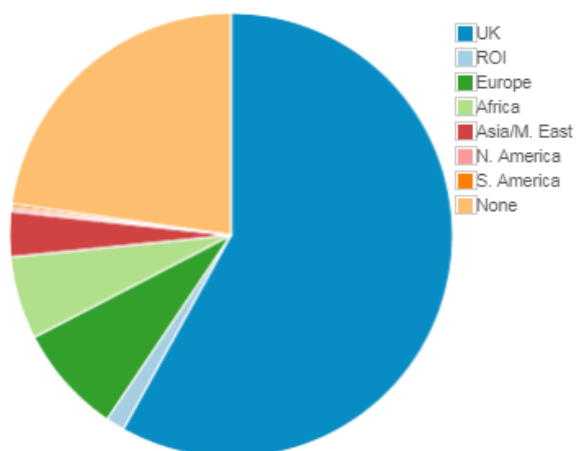


Passport(s) Held

Note that an individual may hold one or more passports. The data may include people living in adjacent addresses to LS9 6LG

Passport(s) Held

United Kingdom	212
Republic of Ireland	5
Europe (including European Union)	29
African Countries	22
Middle East or Asia	12
North America or Caribbean	1
Central America	0
South America	1
Oceania (Australia, New Zealand, Indonesia and nearby islands)	0
None	83

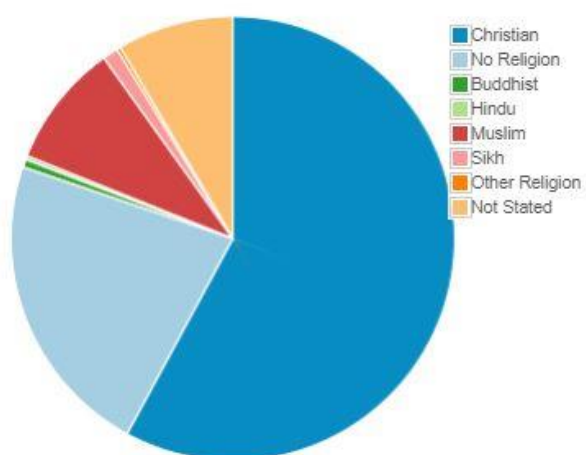


Religion

England and Wales are primarily Christian countries, with 59.3% of residents Christian. However, a sizeable portion of the population (25.1%) claim to have no religion. Some 4.8% identify themselves as Muslim, 1.5% Hindu, 0.4% Buddhist, 0.5% Jewish, 0.8% Sikh, and 0.4% as other religions, while the remaining 7.2% did not state their religious views.

Religion

Christian	205
No Religion	79
Buddhist	2
Hindu	1
Jewish	0
Muslim	32
Sikh	4
Other Religion	1
Not Stated	30
Total	354

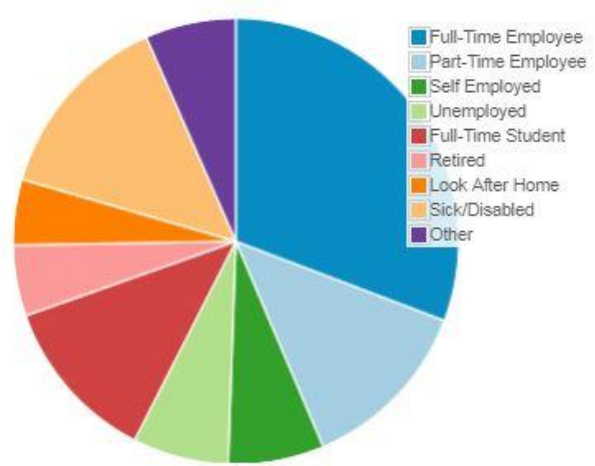


<https://www.streetcheck.co.uk/pos...>

Economic Activity

Figures for economic activity do not include those aged under 16, or those family members aged 16-18 who are in full-time education. This data is therefore based on 42.4 million of the United Kingdom's 57.8 million residents. The data was correct as of the 2011 census, which was a period of depressed economic activity.

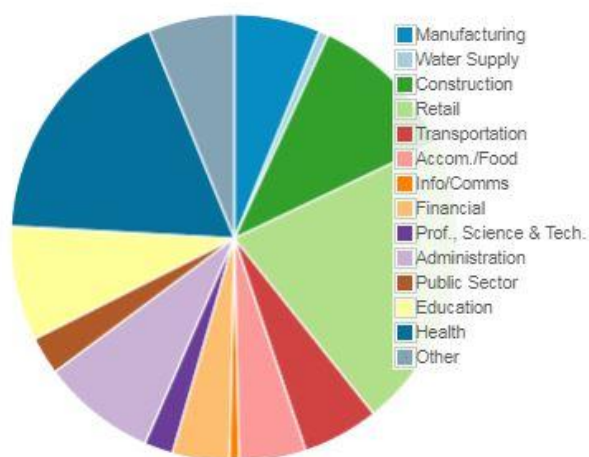
Economic Activity	
Full-Time Employee	84
Part-Time Employee <i>(defined as 30 hours or less per week)</i>	35
Self Employed	19
Unemployed	19
Full-Time Student <i>(with or without job)</i>	33
Retired	14
Looking After Home or Family	13
Long-Term Sick or Disabled	38
Other	18
Total	273



Employment Industry

This data is based on resident aged 16-74 on census day 2011, who were in employment.

Employment Industry	
Manufacturing	9
Water Supply <i>Inc. Sewage and Waste Management</i>	1
Construction	16
Retail <i>Inc. Wholesale</i>	31
Transportation <i>Inc. Storage and Logistics</i>	8
Accommodation and Food	7
Information and Communication	1
Financial Services <i>Inc. Insurance</i>	6
Professional, Scientific and Technical	3
Administration	12
Public Administration and Defence	4
Education	12
Health <i>Inc. Social Work</i>	26
Other <i>Inc. Arts, Recreation etc.</i>	9
Total	145



<https://www.streetcheck.co.uk/pos...>

Harehills Lane, Leeds, LS9 6LG is within the Inner East policing neighbourhood, under the West Yorkshire Police force area. For non-urgent queries, contact 101. For emergency assistance, please contact 999. In April 2017, 769 crimes were reported within one mile of LS9 6LG.

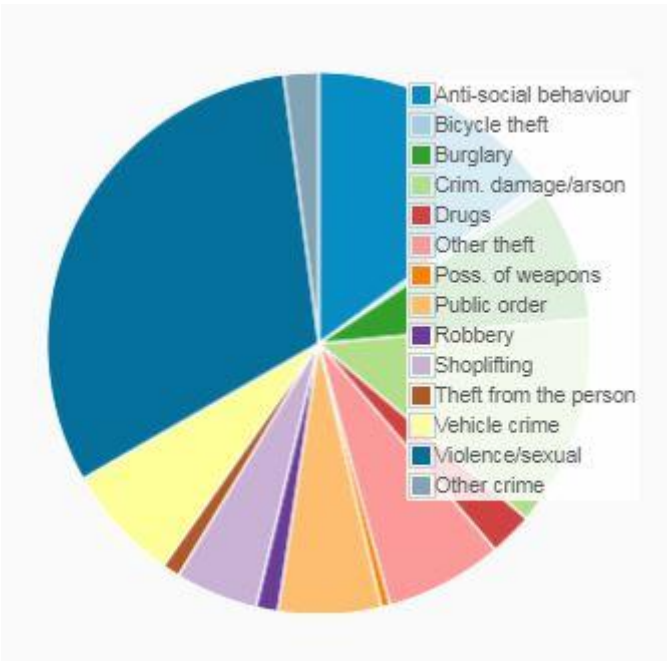
Latest Crime in OL10 3AA

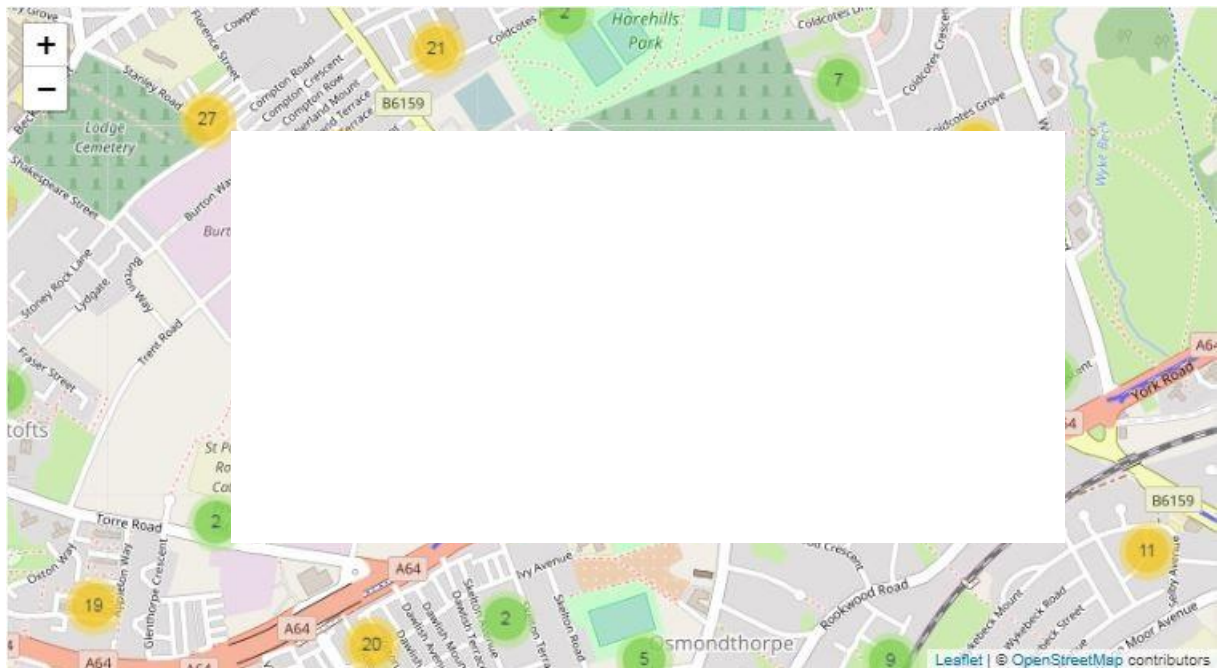
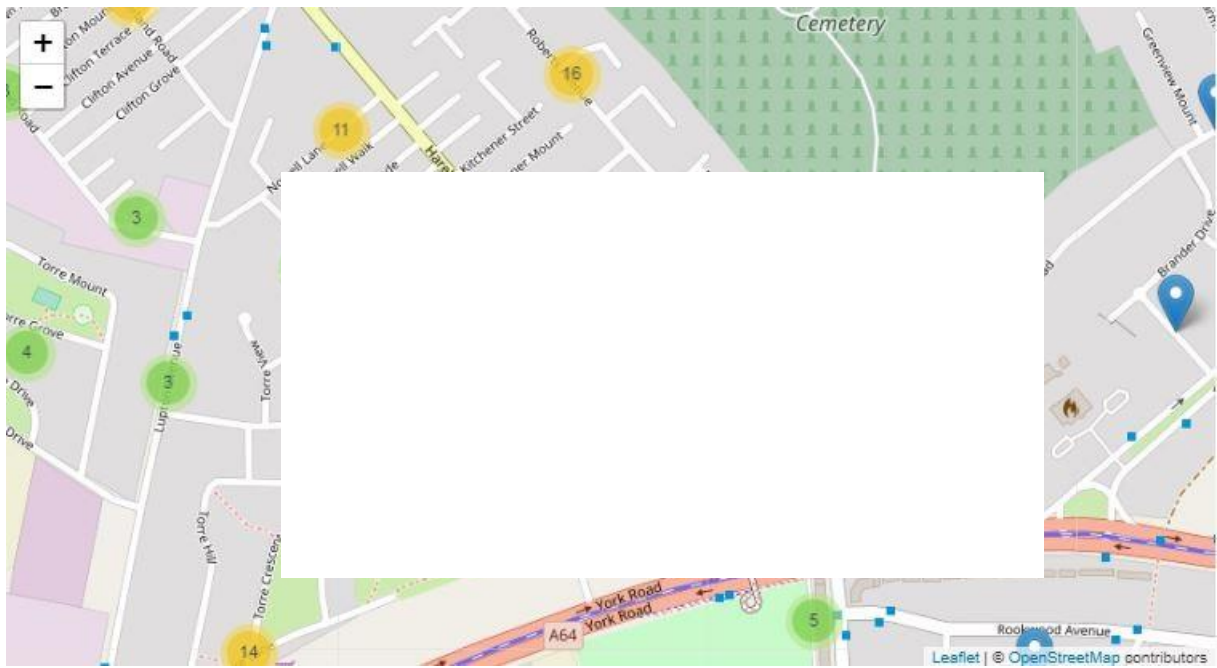
<https://www.streetcheck.co.uk/crime...>

Harehills Lane, Leeds, LS9 6LG is within the Inner East policing neighbourhood, under the West Yorkshire Police force area.

We have found 769 crimes in April 2017 within 1 mile of the centre of LS9 6LG. All crime locations are approximate for reasons of privacy. [Find out more here](#)

You are viewing crimes during April 2017. If you would like to find information for other months, you can select them from the dropdown list below. Alternatively, [click here to view the previous month](#).

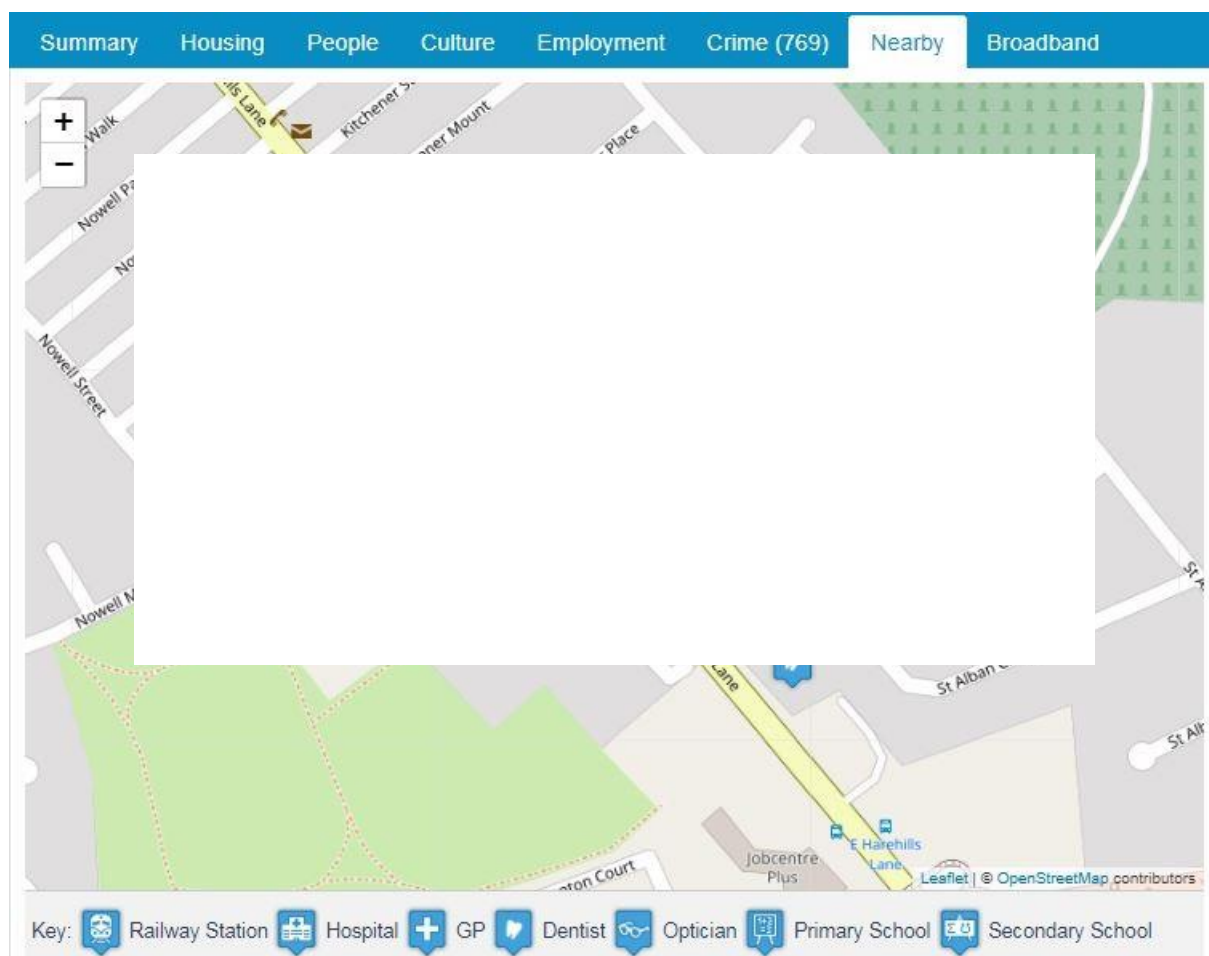


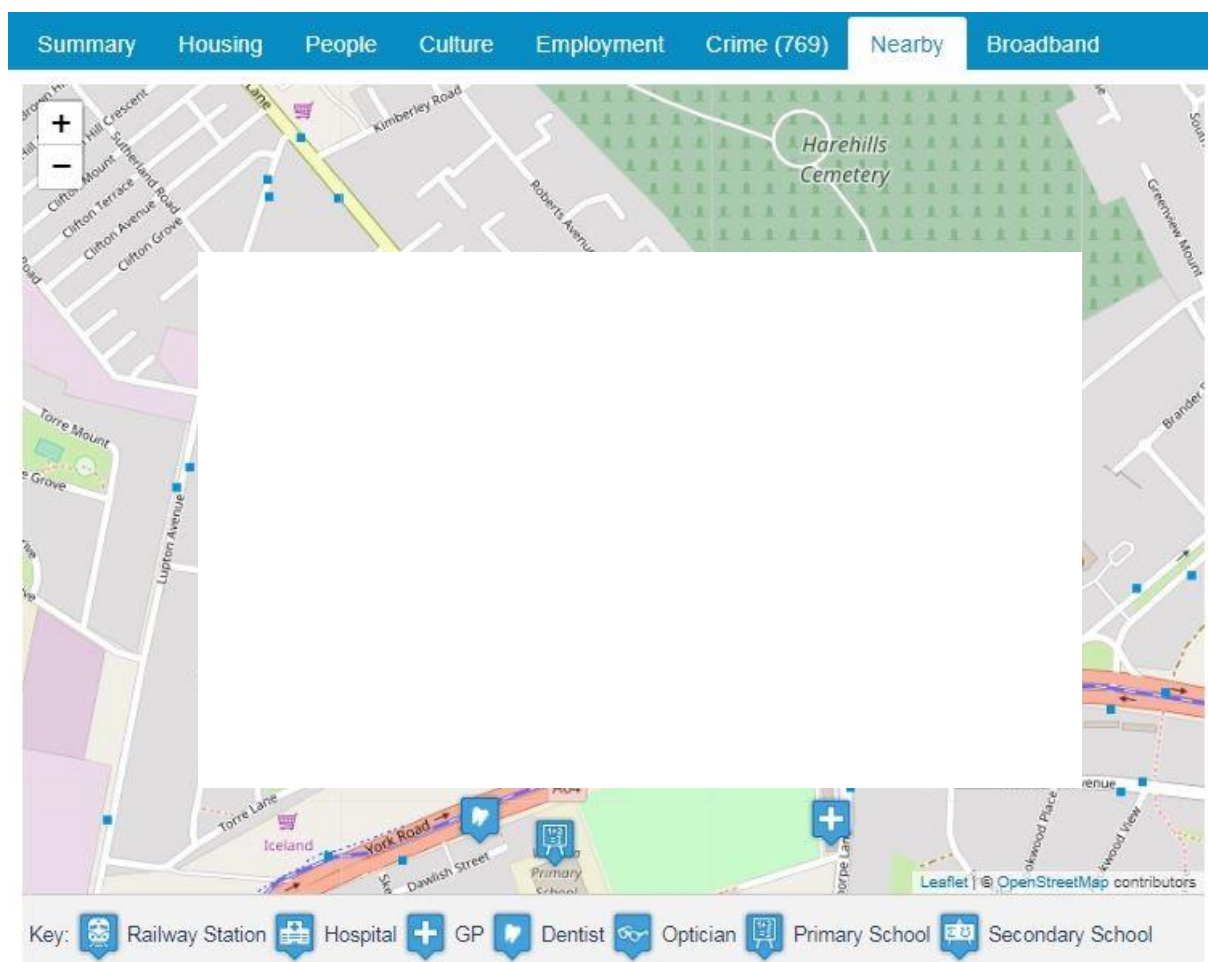


Nearby (5)

G):

<https://www.streetcheck.co.uk/pos...>





Below are the details of the closest services to L5. All distances are straightline distances, please consult the map of the facility to check the exact location. You can also view these details on our [interactive services map for L5](#).

Nearest Railway Stations

Listed here are the 20 closest railway stations to Harrogate. The nearest railway station is Leeds, approximately 2 miles away.

Name	Approximate Distance*
Leeds	2 miles
Cross Gates	2 miles
Burley Park	3.2 miles
Headingley	3.9 miles
Woodlesford	4 miles
Cottingley	4.3 miles
Garforth	4.9 miles
Kirkstall Forge	5.2 miles
Morley	5.2 miles
East Garforth	5.4 miles
Bramley (West Yorks)	5.6 miles
Horsforth	6.1 miles
Outwood	6.1 miles
Micklefield	7.2 miles
New Pudsey	7.3 miles
Normanton	7.8 miles
Castleford	8.1 miles
Batley	8.2 miles
Wakefield Westgate	8.3 miles
Wakefield Kirkgate	8.6 miles

Nearest Primary Schools

Listed here are the 10 closest primary schools to I
nearest is Victoria Primary Academy, approximately 420 yards away.

G. The

Name	Approximate Distance*	Ofsted Rating
Victoria Primary Academy	420 yards	★ ★ ★ ☆ ☆
Brownhill Primary Academy	700 yards	★ ★ ★ ★ ☆
Wykebeck Primary School	860 yards	★ ★ ★ ★ ☆
St Patrick Catholic Primary School	0.5 miles	★ ★ ★ ★ ☆
Woodlands Primary Academy	0.6 miles	★ ★ ★ ★ ☆
Nightingale Primary Academy	0.7 miles	★ ★ ★ ★ ☆
Shakespeare Primary School	0.7 miles	★ ★ ★ ★ ☆
Oakwood Primary Academy	0.7 miles	★ ★ ★ ★ ☆
Corpus Christi Catholic Primary School	0.7 miles	★ ★ ★ ★ ☆
Meadowfield Primary School	0.8 miles	★ ★ ★ ★ ☆

Nearest Secondary Schools

Listed here are the 10 closest secondary schools to H
nearest is Corpus Christi Catholic College, approximately 0.8 miles away.

G. The

Name	Approximate Distance*	Ofsted Rating
Corpus Christi Catholic College	0.8 miles	★ ★ ★ ★ ☆
The Co-operative Academy of Leeds	0.8 miles	★ ★ ★ ☆ ☆
Temple Learning Academy	1 mile	
Mount St Mary's Catholic High School	1.2 miles	★ ★ ★ ☆ ☆
Bishop Young Church of England Academy	1.5 miles	★ ☆ ☆ ☆ ☆
The Ruth Gorse Academy	1.6 miles	
Temple Moor High School Science College	1.7 miles	★ ★ ★ ★ ☆
University Technical College Leeds	1.7 miles	
Leeds East Academy	1.8 miles	★ ★ ★ ☆ ☆
Roundhay School	1.9 miles	★ ★ ★ ★ ★

Nearest Doctor's Surgeries/GP Practices

Listed here are the 10 closest GPs (General Practitioners) to Harehills Lane, Leeds, LS9 6LG. The nearest is The Garden Surgery, approximately 450 yards away. Please consult the [NHS Choices website](#) to check if the facility is currently accepting new NHS patients.

Name	Approximate Distance*
The Garden Surgery	450 yards
Shaftesbury Medical Centre	610 yards
Bellbrooke Surgery	730 yards
The Medical Centre	0.5 miles
York Road Surgery - Onemedicalgroup	0.7 miles
Dr Yuen Fong Solomon Wong	0.7 miles
Conway Medical Centre	0.7 miles
East Park Medical Centre	0.9 miles
Lincoln Green Medical Centre	1 mile
Oakwood Lane Medical Practice	1.1 miles

Nearest Dentists

Listed here are the 10 closest dentists to Harehills Lane, Leeds, LS9 6LG. The nearest is SIWEK, approximately 150 yards away. Please consult the [NHS Choices website](#) to check if the facility is currently accepting new NHS patients.

Name	Approximate Distance*
SIWEK	150 yards
Yorkshire Smiles Ltd	410 yards
J H Sager Ltd	790 yards
mydentist, Compton Road, Leeds	0.5 miles
Jem Dental Care	0.7 miles
Genix Healthcare East Park	0.9 miles
New Smile Dental Care	0.9 miles
SIWEK JP MR	1 mile
mydentist, Spencer Place, Chapeltown	1.2 miles
PERFECT SMILE CLINIC	1.2 miles

Nearest Hospitals

Listed here are the 10 closest hospitals to [Horsforth](#). The nearest is St James's Hospital, approximately 0.8 miles away.

Name	Approximate Distance*
St James's Hospital	0.8 miles
Becklin Centre	1 mile
Newsam Centre	1.2 miles
Seacroft Hospital	1.3 miles
Chapel Allerton Hospital	1.8 miles
Spire Leeds Hospital	2.1 miles
Leeds General Infirmary	2.1 miles
Nuffield Health, Leeds Hospital	2.2 miles
Leeds Dental Hospital	2.2 miles
The Mount	2.4 miles

Nearest Opticians

Listed here are the 10 closest opticians to [Horsforth](#). The nearest is Goldwyn Opticians, approximately 0.6 miles away.

Name	Approximate Distance*
Goldwyn Opticians	0.6 miles
Maxwell Vites Opticians Ltd	0.6 miles
Asda Stores Ltd	1.1 miles
Nevies Opticians Ltd	1.1 miles
Eye2Eye Opticians	1.1 miles
Kamal Singh Saimbi	1.1 miles
Mrs Marianne C Hick	1.4 miles
Eyesite Opticians	1.4 miles
Simon Falk Eyecare	1.6 miles
Contact Lens & Spectacle Services	1.7 miles

** Distances are measured in a straight line from the given postcode. Please consult the facility's map page or your preferred route finding/GPS app for driving directions.*