



**Maxfield**

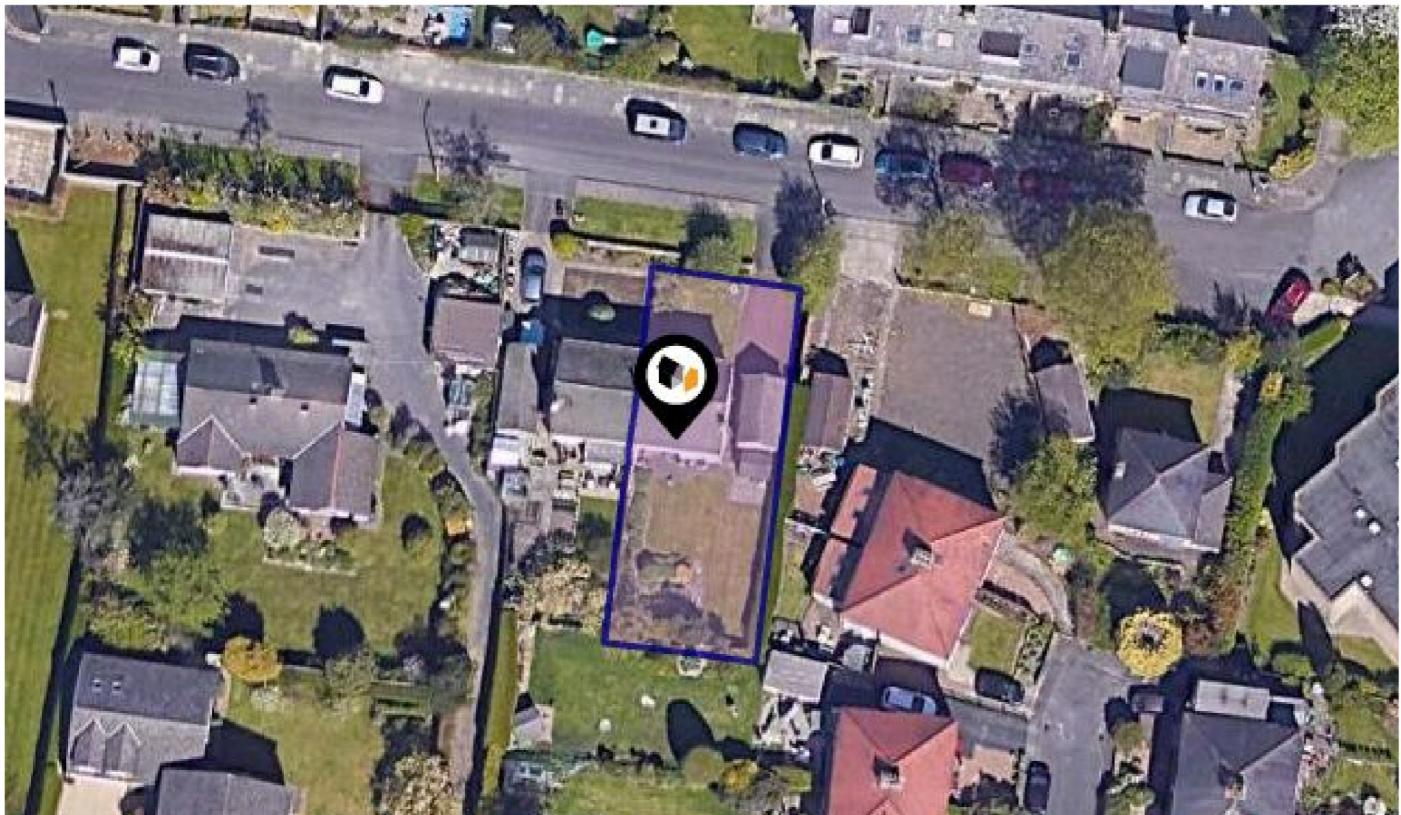


See More Online

# **MIR: Material Info**

The Material Information Affecting this Property

**Saturday 24<sup>th</sup> January 2026**



**7, VICTORIA AVENUE, SHIPLEY, BD18 4SQ**

## **KM Maxfield**

KM Maxfield Estate Agents, 55 Bingley Road, Saltaire, BD18 4SB

01274 592280

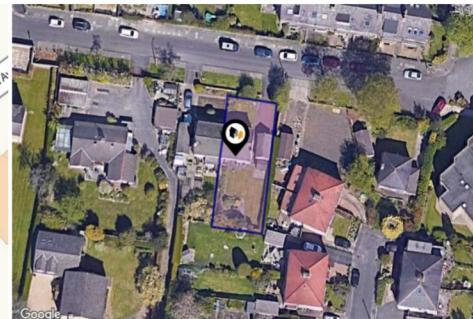
saltaire@kmmaxfield.com

[www.kmmaxfield.com](http://www.kmmaxfield.com)



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# Property Overview



## Property

Type:	Semi-Detached
Bedrooms:	3
Plot Area:	0.09 acres
Council Tax :	Band C
Annual Estimate:	£1,997
Title Number:	WYK756998
UPRN:	100051292696

Tenure: Freehold

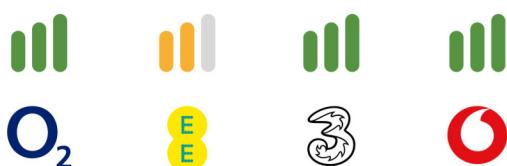
## Local Area

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

**Estimated Broadband Speeds**  
(Standard - Superfast - Ultrafast)



**Mobile Coverage:**  
(based on calls indoors)



**Satellite/Fibre TV Availability:**



Planning records for: **2 Victoria Avenue Shipley West Yorkshire BD18 4SQ**

**Reference - 75/01100/FUL**

**Decision:** Refused

**Date:** 28th February 1975

**Description:**

Conversion To Two Flats

Planning records for: **3 Victoria Avenue Shipley West Yorkshire BD18 4SQ**

**Reference - 96/01453/FUL**

**Decision:** Granted

**Date:** 15th May 1996

**Description:**

Single storey extension and double garage

**Reference - 17/00222/VOC**

**Decision:** Granted

**Date:** 17th January 2017

**Description:**

Removal of Condition 2 of permission 96/01453/FUL with regards to the retention of wall and trees

Planning records for: **8 Victoria Avenue Shipley West Yorkshire BD18 4SQ**

**Reference - 18/01854/OUT**

**Decision:** Granted

**Date:** 09th May 2018

**Description:**

Construction of 3-bedroom dwelling with car parking and garage

Planning records for: **8 Victoria Avenue Shipley West Yorkshire BD18 4SQ**

## Reference - 19/04002/HOU

**Decision:** Granted

**Date:** 23rd September 2019

**Description:**

Build retaining wall in side garden and backfill to bring middle tier level with upper tier.

## Reference - 16/09470/OUT

**Decision:** Granted

**Date:** 20th December 2016

**Description:**

Construction of detached dwelling with parking and garage

## Reference - 24/02470/HOU

**Decision:** Granted

**Date:** 01st July 2024

**Description:**

Front dormer

## Reference - 21/05933/HOU

**Decision:** Granted

**Date:** 15th December 2021

**Description:**

Carport with balcony on top, attached to rear side of property at sub ground to ground floor level. Re-open ground floor doorway, new door. Two new ground floor windows at side of property. Already completed - removal of external stone staircase and rebuild of garden wall.

Planning records for: **22 Victoria Avenue Shipley BD18 4SQ**

**Reference - 08/02970/FUL**

**Decision:** Granted

**Date:** 02nd May 2008

**Description:**

Construction of a two storey extension to rear elevation from basement level with balcony above ground and first floor level

**Reference - 04/00385/FUL**

**Decision:** Refused

**Date:** 30th January 2004

**Description:**

Erection of carport to side of dwelling

# KM Maxfield

## Testimonials



### Testimonial 1



Thank you Karen and everybody at Maxfields for making the sale of our flat so easy. Your service help and kindness was very much appreciated. Would recommend Maxfields with no hesitation whatsoever.!

### Testimonial 2



"I am writing to thank you for all your help in selling my mums house. We chose Maxfields because we thought your valuation was honest and accurate and you proved us right. You kept us informed every step of the way and have provided a thoroughly professional and caring service."

### Testimonial 3



"I would recommend 'Maxfield' estate agents to anyone. I have never met a company so friendly and helpful. We put our house on the market and under a week it had sold. The kindness, help and advice was fantastic from such a warm family business. Many thanks."



# Disclaimer



## Important - Please read

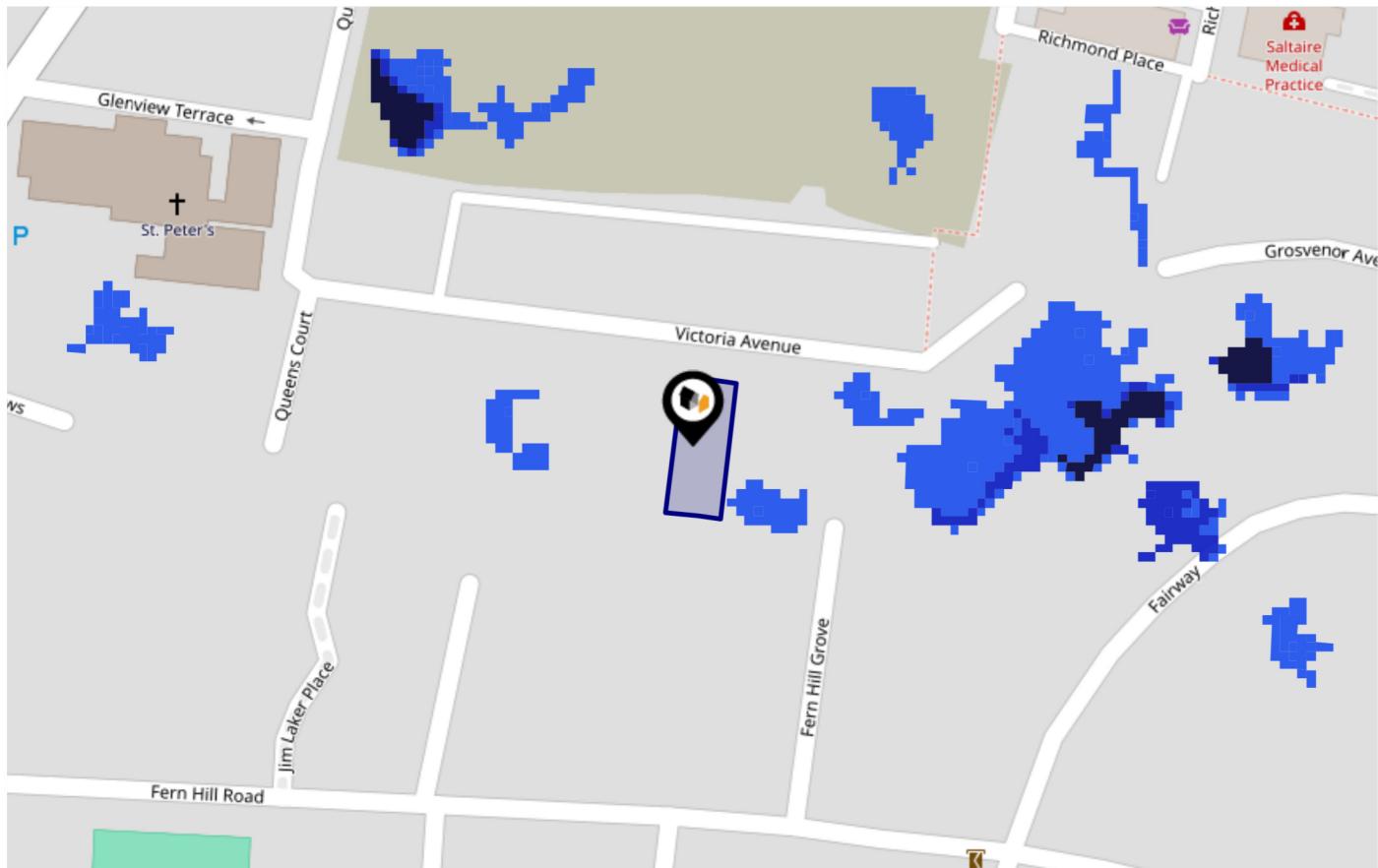
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# Flood Risk

## Surface Water - Flood Risk



This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

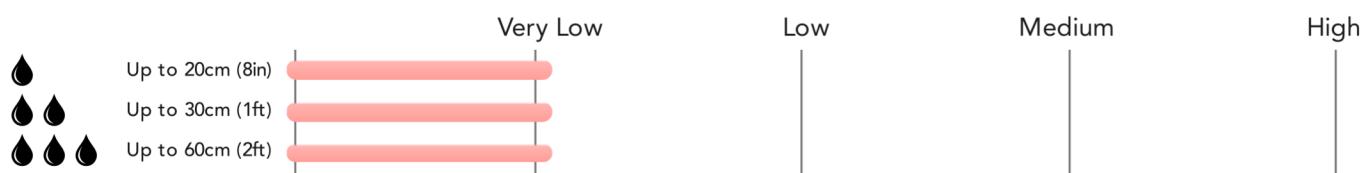


**Risk Rating: Very low**

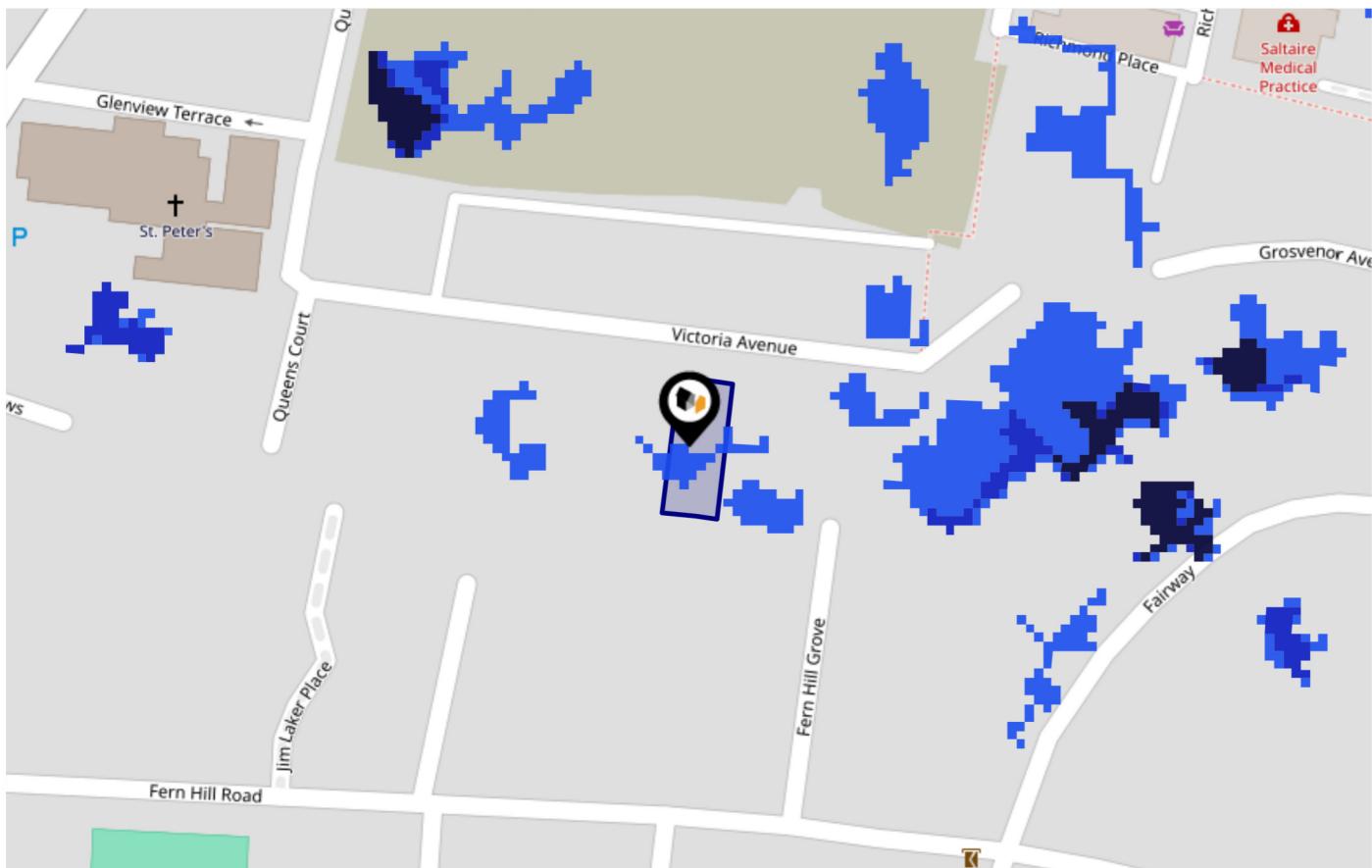
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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

Chance of flooding to the following depths at this property:



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.

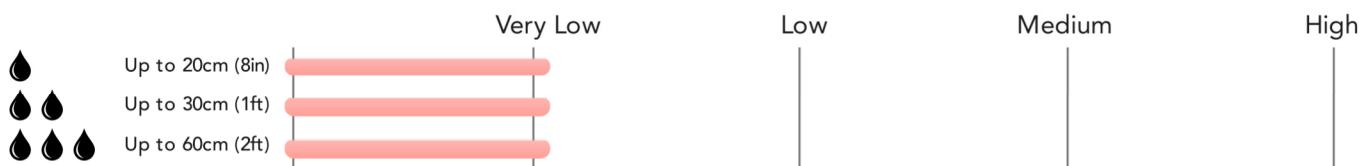


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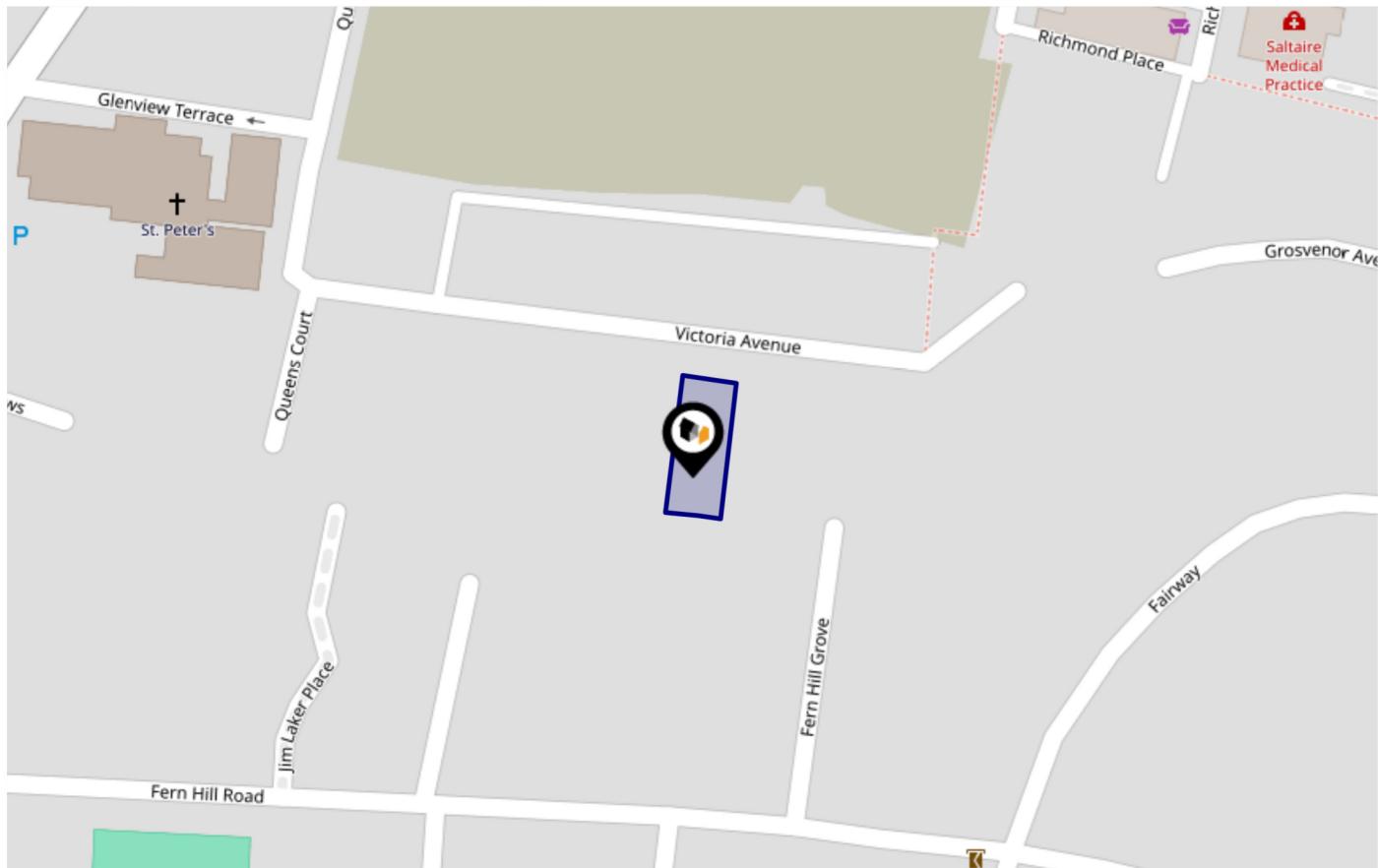


# Flood Risk

## Rivers & Seas - Flood Risk



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

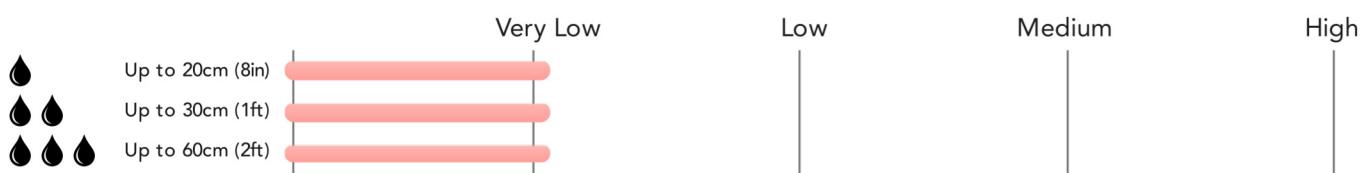


**Risk Rating: Very low**

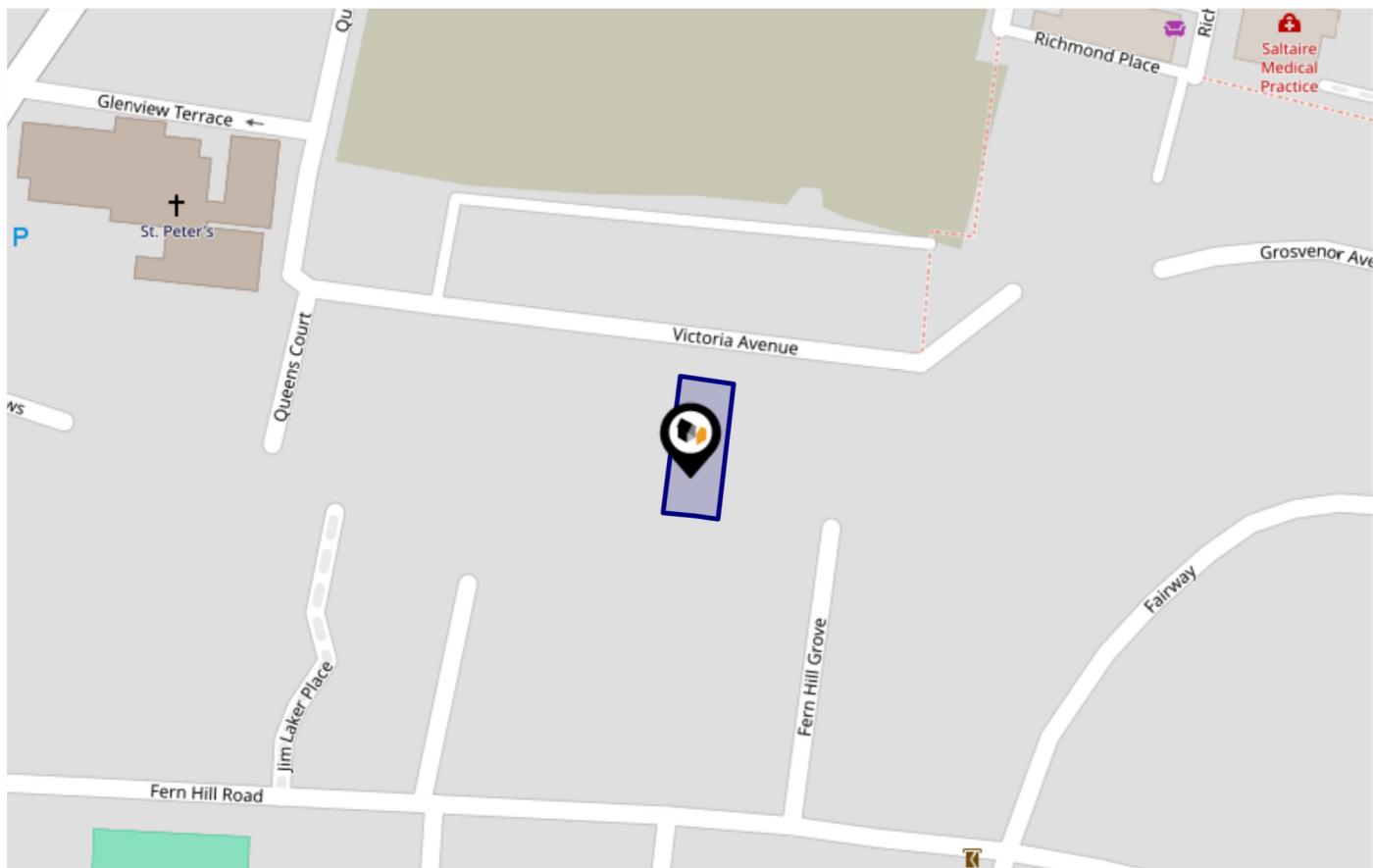
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- █ **Very Low Risk** - an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

Chance of flooding to the following depths at this property:



This map 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.

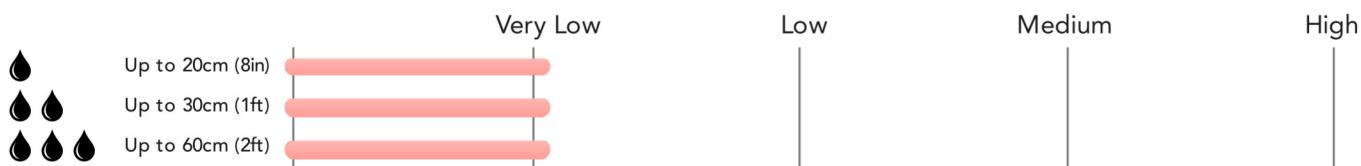


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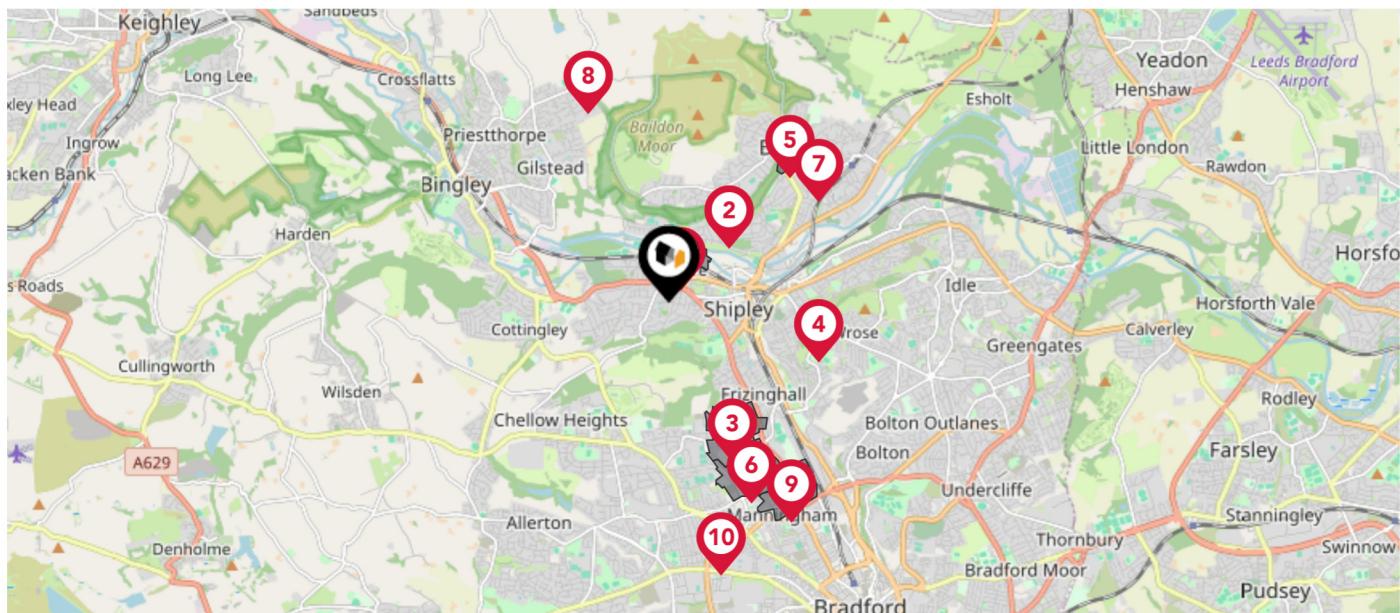


# Maps

## 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

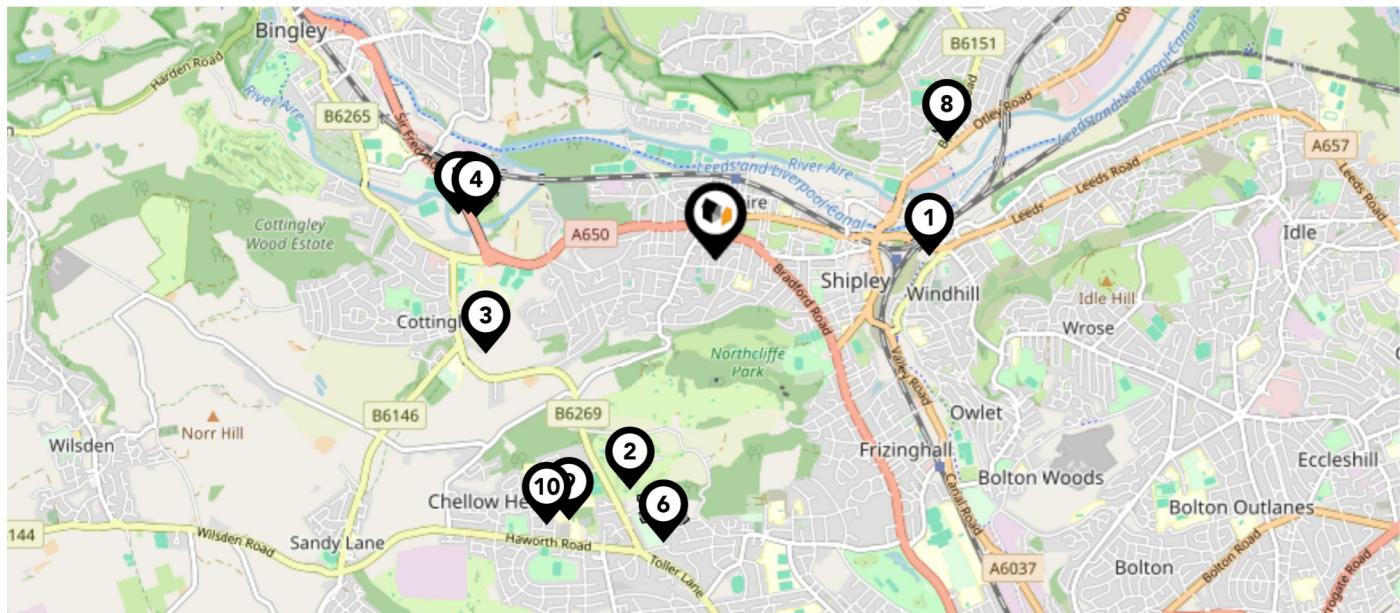
	Saltaire
	Baildon Green
	Heaton Estates
	Wrose
	Baildon
	North Park Road
	Baildon Station Road
	Eldwick Beck
	St Paul
	Whetley Grove

# 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

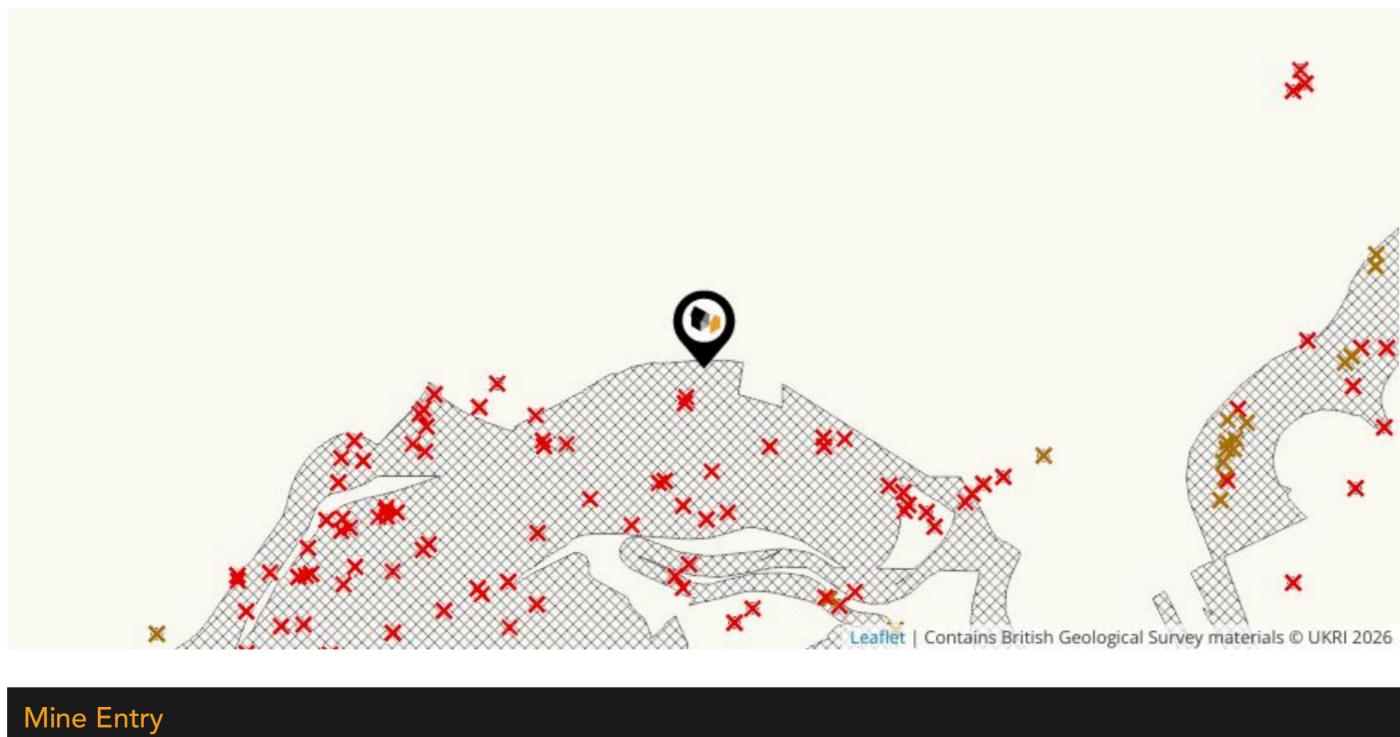
1	Shipley Gas Holder-Land to the North of Leeds Road, Brigate, Shipley, Known as Gasometer Works	Historic Landfill	<input type="checkbox"/>
2	Shay Grange Farm-Off Long Lane, Heaton, Bradford, West Yorkshire	Historic Landfill	<input type="checkbox"/>
3	Nab Wood Grammar School-Cottingley, Bingley	Historic Landfill	<input type="checkbox"/>
4	Dowley Gap-Water Pollution Control Works, Sludge Lagoon, Off Wagon Lane, Bingley	Historic Landfill	<input type="checkbox"/>
5	Dowley Gap-Wagon Lane, Bingley, Yorkshire	Historic Landfill	<input type="checkbox"/>
6	Weather Royd Quarries-Off Shay Lane, Heaton	Historic Landfill	<input type="checkbox"/>
7	No name provided by source	Active Landfill	<input checked="" type="checkbox"/>
8	Ferniehurst Quarry-Baildon Road, Baildon Wood Bottom	Historic Landfill	<input type="checkbox"/>
9	Heaton Moore School No.2-Heaton Moore School, Heaton Moore	Historic Landfill	<input type="checkbox"/>
10	Heaton Moore School No.1-Heaton Moore School, Heaton Moore	Historic Landfill	<input type="checkbox"/>

# Maps

## Coal Mining



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.

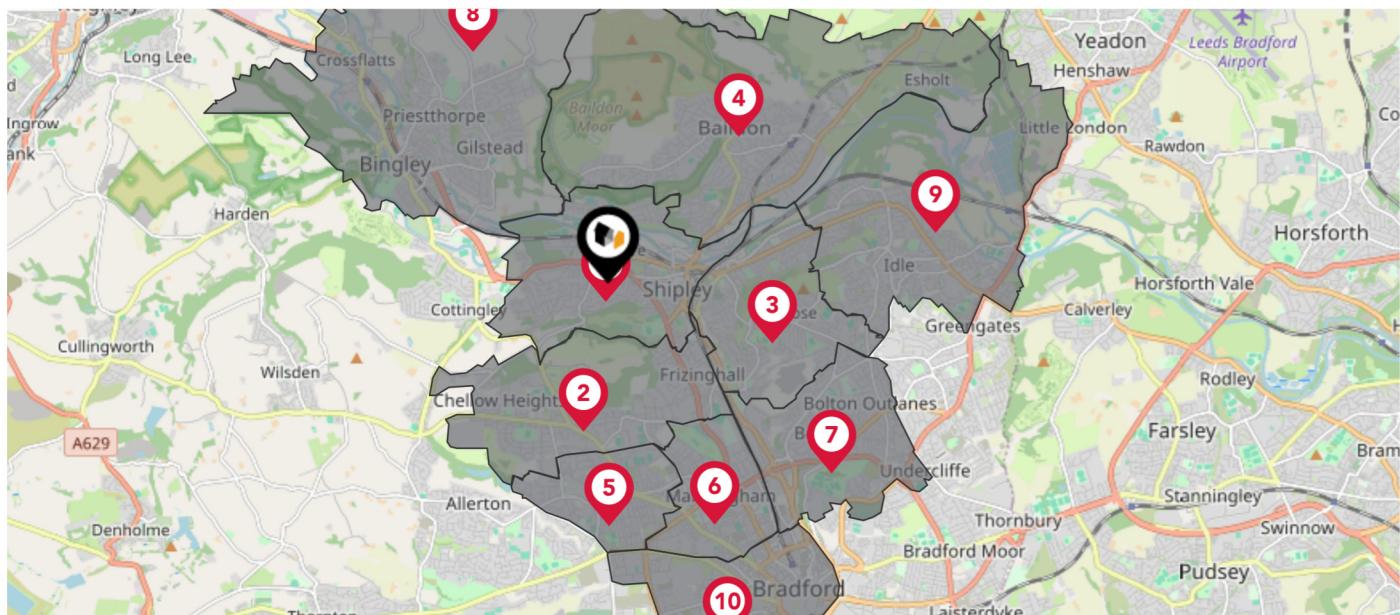
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

# 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

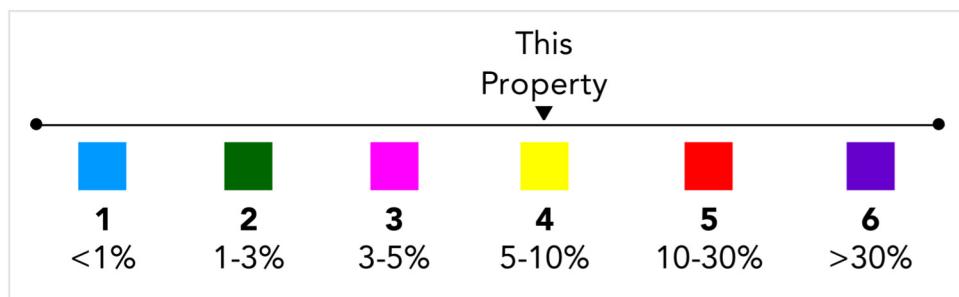
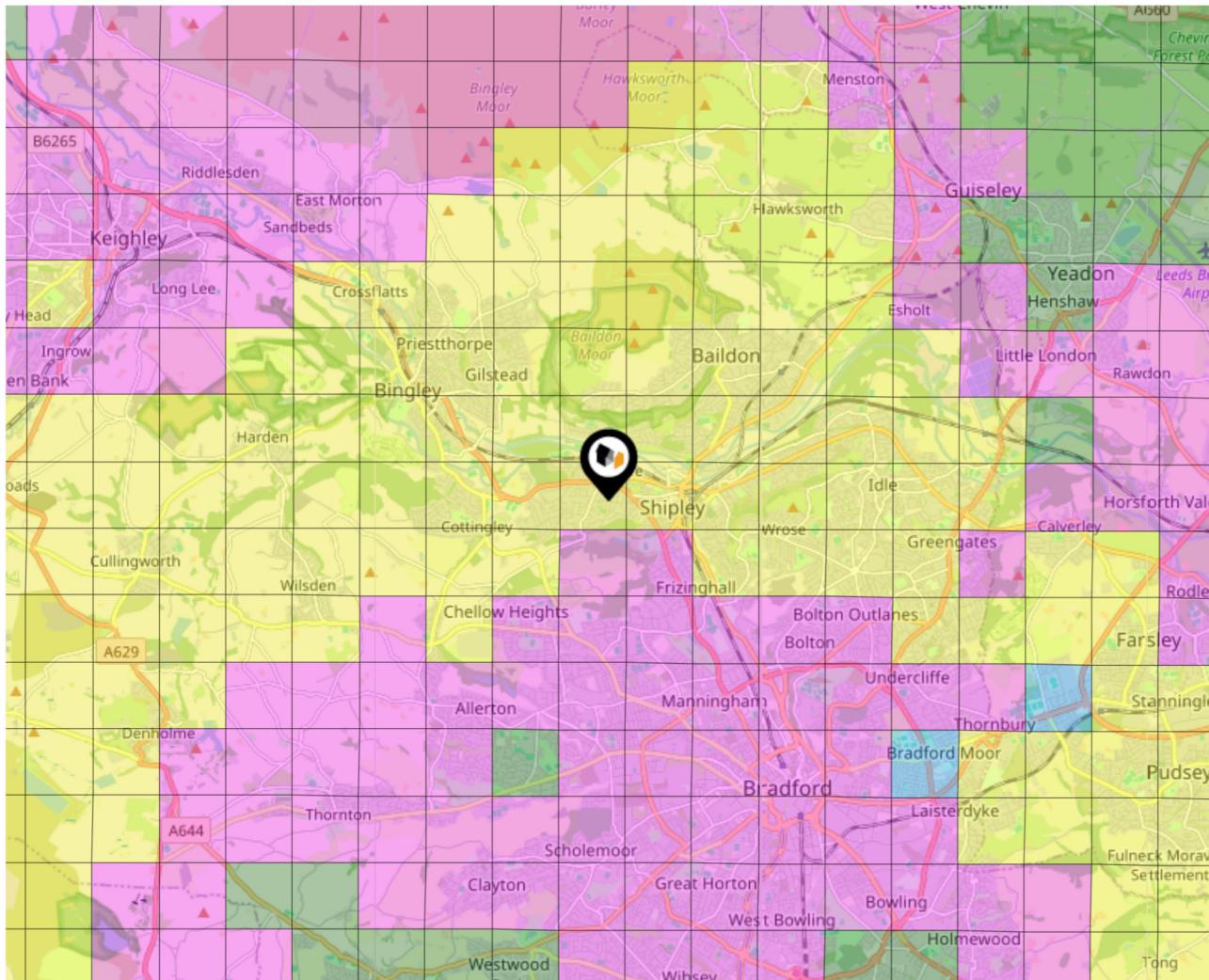


### Nearby Council Wards

- 1 Shipley Ward
- 2 Heaton Ward
- 3 Windhill and Wrose Ward
- 4 Baildon Ward
- 5 Toller Ward
- 6 Manningham Ward
- 7 Bolton and Undercliffe Ward
- 8 Bingley Ward
- 9 Idle and Thackley Ward
- 10 City Ward

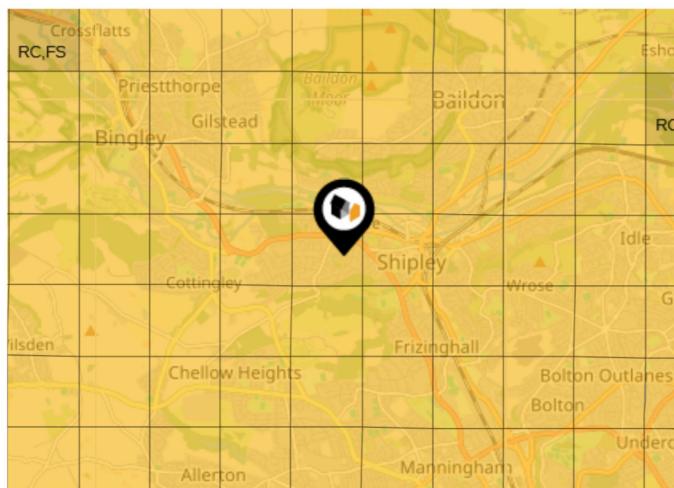
## What is Radon?

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/m<sup>3</sup>).



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

<b>Carbon Content:</b>	VARIABLE(LOW)	<b>Soil Texture:</b>	CLAYEY LOAM TO SILTY
<b>Parent Material Grain:</b>	MIXED (ARGILLIC-RUDACEOUS)	<b>Soil Depth:</b>	LOAM DEEP
<b>Soil Group:</b>	MEDIUM TO LIGHT(SILTY) TO HEAVY		



## Primary Classifications (Most Common Clay Types)

<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</b>	Residual Clay & Loamy Loess
<b>RC,S</b>	River Clay & Silt
<b>RC,FS</b>	Riverine Clay & Floodplain Sands and Gravel
<b>RC,FL</b>	Riverine Clay & Fluvial Sands and Gravel
<b>TC</b>	Terrace Clay
<b>TC/LL</b>	Terrace Clay & Loamy Loess

# Local Area Masts & Pylons



## Key:

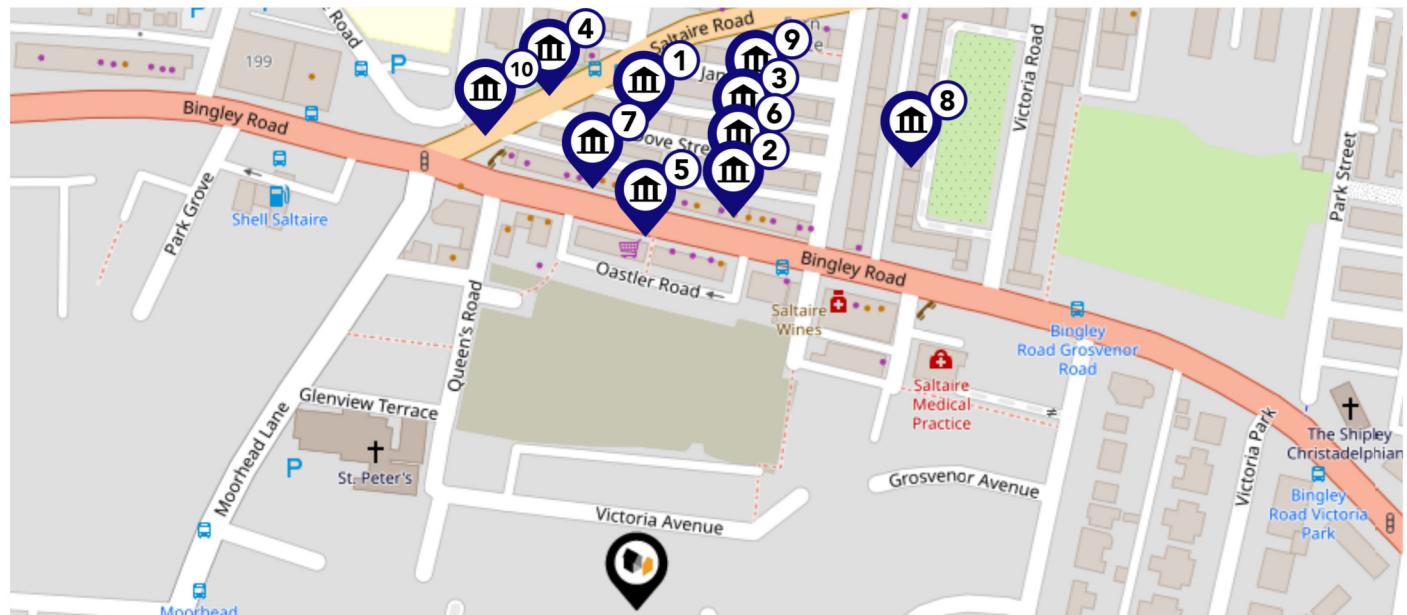
- Power Pylons
- Communication Masts

# Maps

## Listed Buildings

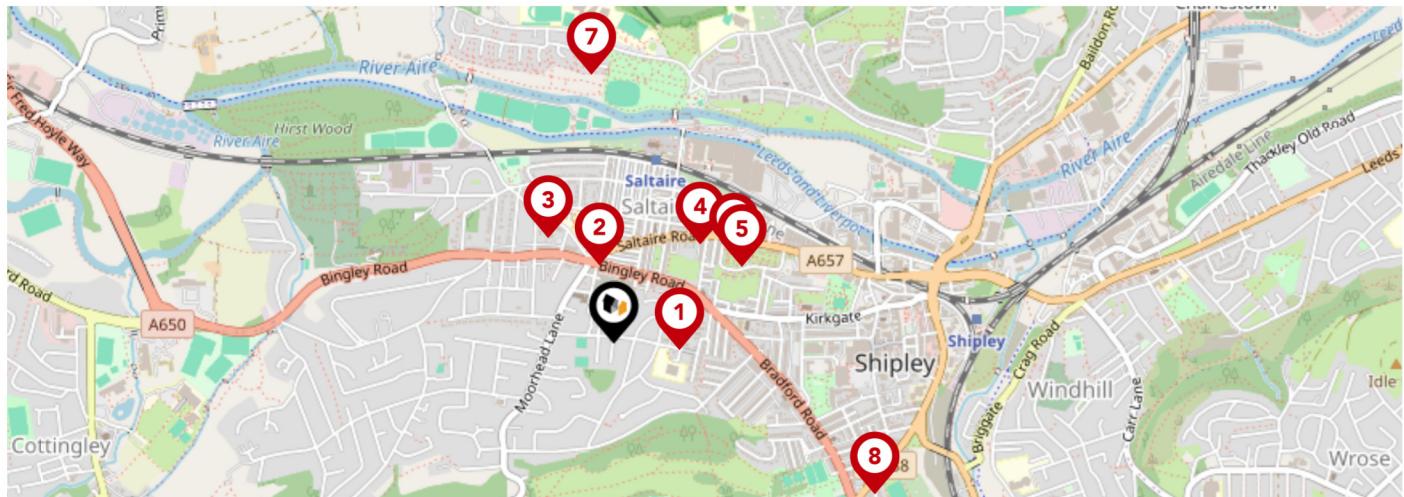


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
1133580 - 12, 13, 14 And 15, Jane Street	Grade II	0.1 miles
1314172 - 29-40, Dove Street	Grade II	0.1 miles
1314197 - 16-27, Jane Street	Grade II	0.1 miles
1200222 - 1, 2, 3 And 4, Myrtle Place	Grade II	0.1 miles
1133565 - 51-97, Bingley Road	Grade II	0.1 miles
1199908 - 1-12, Dove Street	Grade II	0.1 miles
1199917 - 22-28, Dove Street	Grade II	0.1 miles
1133526 - Numbers 24-49 Including Wall, Piers And Railings To South, And Wall And Piers To North	Grade II	0.1 miles
1300931 - 1-11, Jane Street	Grade II	0.1 miles
1314184 - The Old Bank	Grade II	0.1 miles

# Area Schools



Nursery Primary Secondary College Private

## 1 St Walburga's Catholic Primary School, A Voluntary Academy

Ofsted Rating: Good | Pupils: 235 | Distance:0.14



## 2 Saltaire Primary School

Ofsted Rating: Good | Pupils: 418 | Distance:0.17



## 3 Hirst Wood Nursery School

Ofsted Rating: Good | Pupils: 84 | Distance:0.27



## 4 Shipley College

Ofsted Rating: Requires improvement | Pupils: 0 | Distance:0.29



## 5 Wycliffe CofE Primary School

Ofsted Rating: Good | Pupils: 340 | Distance:0.32



## 6 Bradford Alternative Provision Academy

Ofsted Rating: Outstanding | Pupils: 78 | Distance:0.32



## 7 Titus Salt School

Ofsted Rating: Good | Pupils: 1451 | Distance:0.59

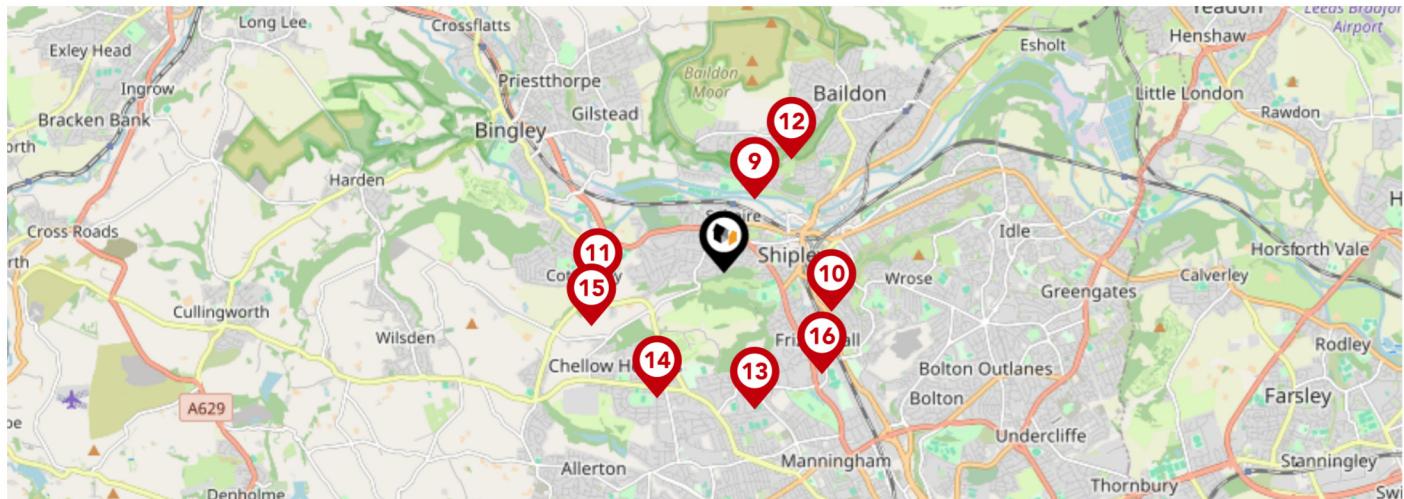


## 8 Shipley CofE Primary School

Ofsted Rating: Good | Pupils: 205 | Distance:0.66



# Area Schools



Nursery Primary Secondary College Private



## Baildon Glen Primary School

Ofsted Rating: Not Rated | Pupils: 171 | Distance: 0.69



## High Crags Primary Leadership Academy

Ofsted Rating: Good | Pupils: 351 | Distance: 1.01



## Dixons Cottingley Academy

Ofsted Rating: Good | Pupils: 872 | Distance: 1.1



## Sandal Primary School

Ofsted Rating: Good | Pupils: 454 | Distance: 1.17



## Heaton St Barnabas' CofE Aided Primary School

Ofsted Rating: Good | Pupils: 401 | Distance: 1.23



## High Park School

Ofsted Rating: Good | Pupils: 117 | Distance: 1.23



## Cottingley Village Primary School

Ofsted Rating: Good | Pupils: 431 | Distance: 1.23

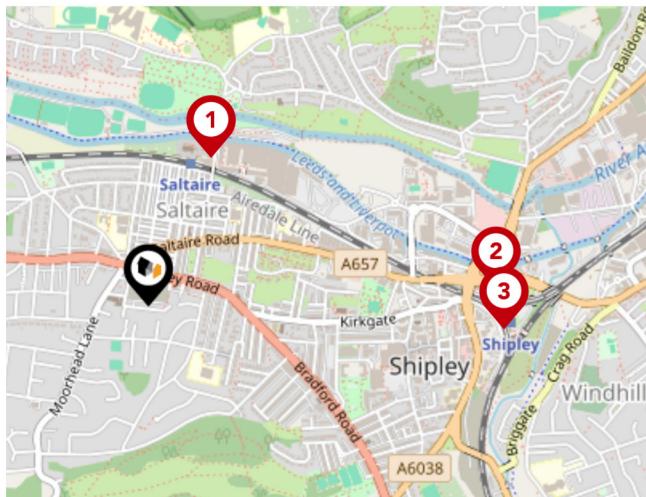


## Frizinghall Primary School

Ofsted Rating: Good | Pupils: 416 | Distance: 1.24



# Area Transport (National)



## National Rail Stations

Pin	Name	Distance
1	Saltaire Rail Station	0.35 miles
2	Shipley Rail Station	0.76 miles
3	Shipley Rail Station	0.78 miles



## Trunk Roads/Motorways

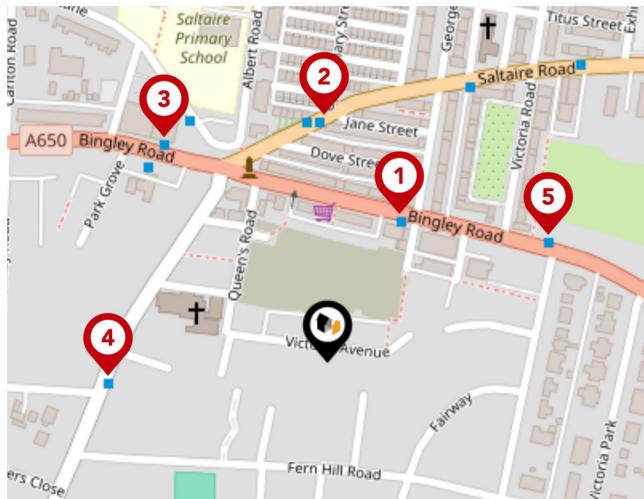
Pin	Name	Distance
1	M606 J3	4.8 miles
2	M606 J2	5.79 miles
3	M606 J1	7.25 miles
4	M62 J26	7.27 miles
5	M62 J25	9.67 miles



## Airports/Helpads

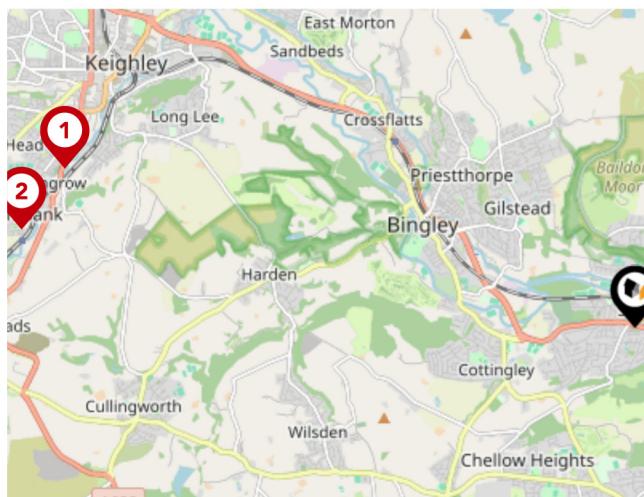
Pin	Name	Distance
1	Leeds Bradford Airport	5.94 miles
2	Manchester Airport	37.92 miles
3	Teesside Airport	49.06 miles
4	Finningley	40.3 miles

# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Victoria Road	0.09 miles
2	Saltaire Rd Jane Street	0.14 miles
3	Saltaire Junction	0.15 miles
4	Moorhead Lane Kendal Ave	0.12 miles
5	Victoria Road	0.14 miles



## Local Connections

Pin	Name	Distance
1	Ingrow West (Keighley & Worth Valley Railway)	5.17 miles
2	Damems (Keighley & Worth Valley Railway)	5.43 miles

# KM Maxfield

## 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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### KM Maxfield

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www.kmmaxfield.com

