

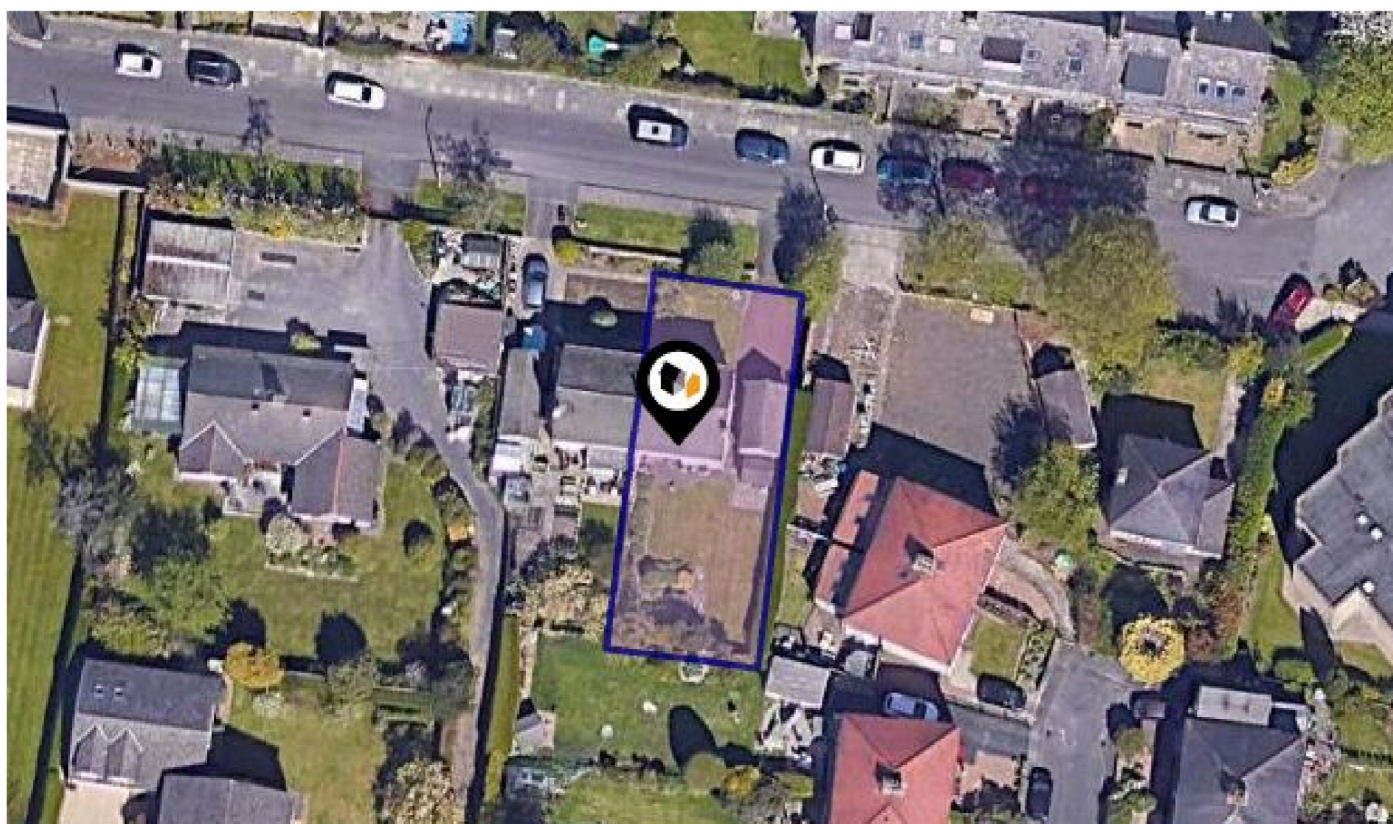


See More Online

MIR: Material Info

The Material Information Affecting this Property

Saturday 24th January 2026



7, VICTORIA AVENUE, SHIPLEY, BD18 4SQ

KM Maxfield

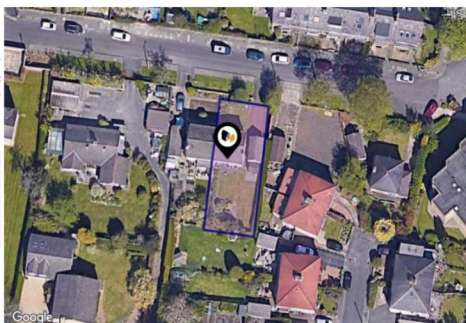
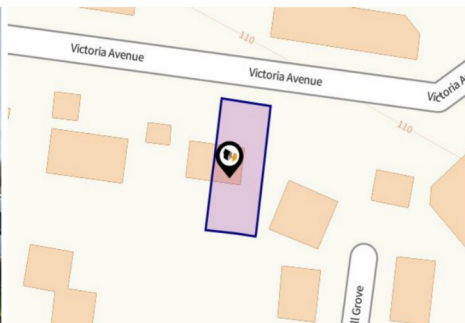
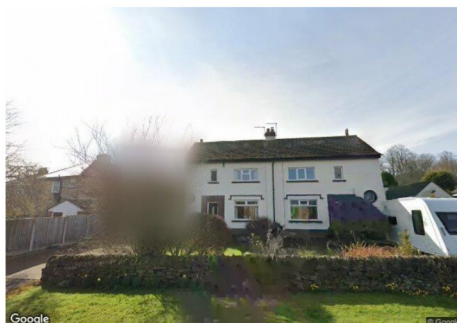
KM Maxfield Estate Agents, 55 Bingley Road, Saltaire, BD18 4SB

01274 592280

saltaire@kmmaxfield.com

www.kmmaxfield.com





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)

15 mb/s	243 mb/s	1800 mb/s
		

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

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."



/km.maxfield



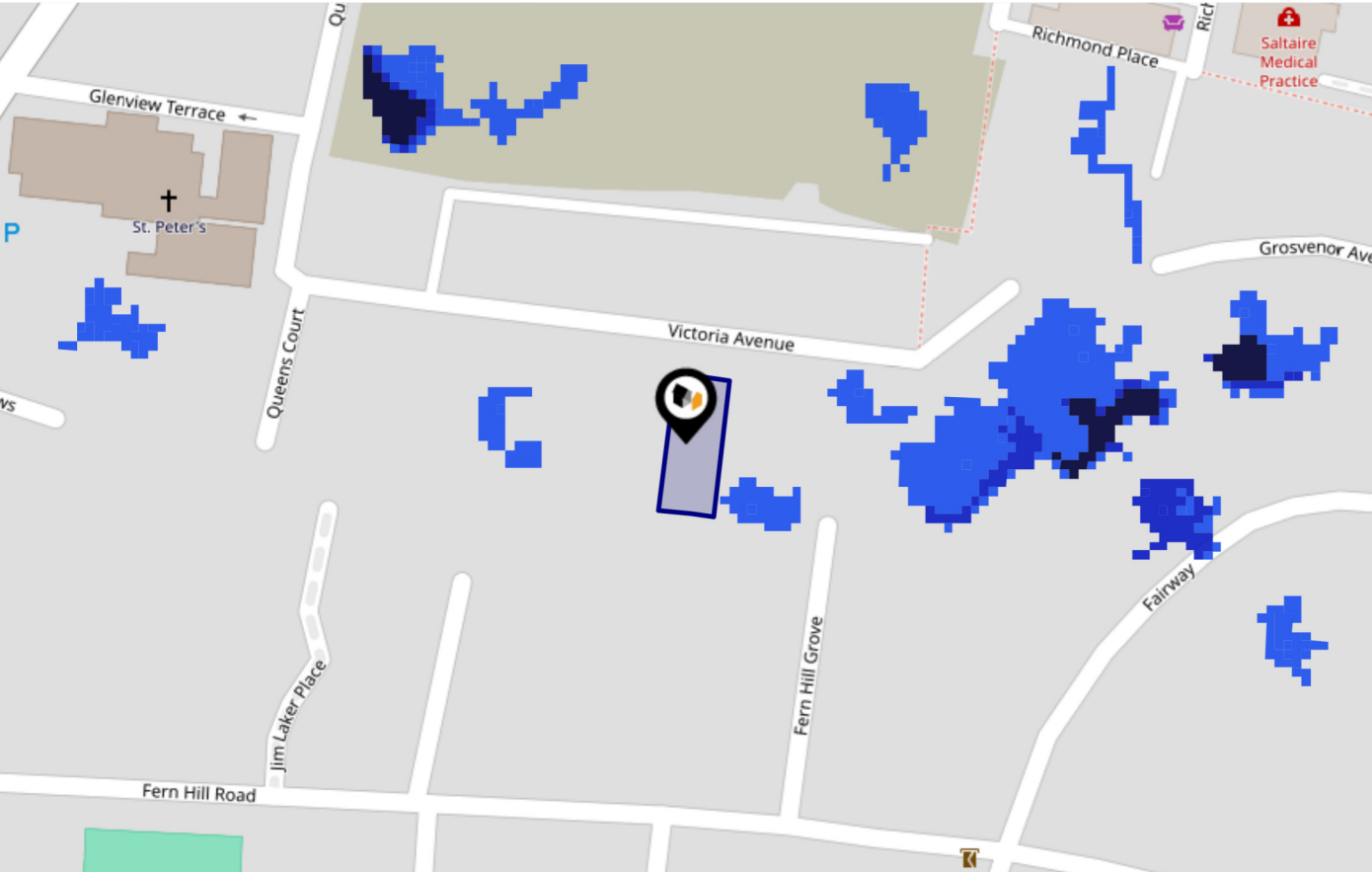
/kmmaxfield

Important - Please read

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.

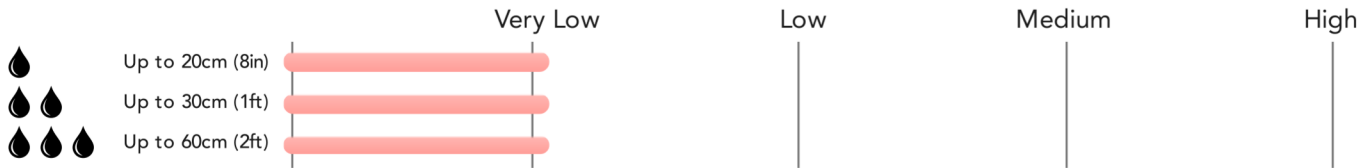


Risk Rating: Very low

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:

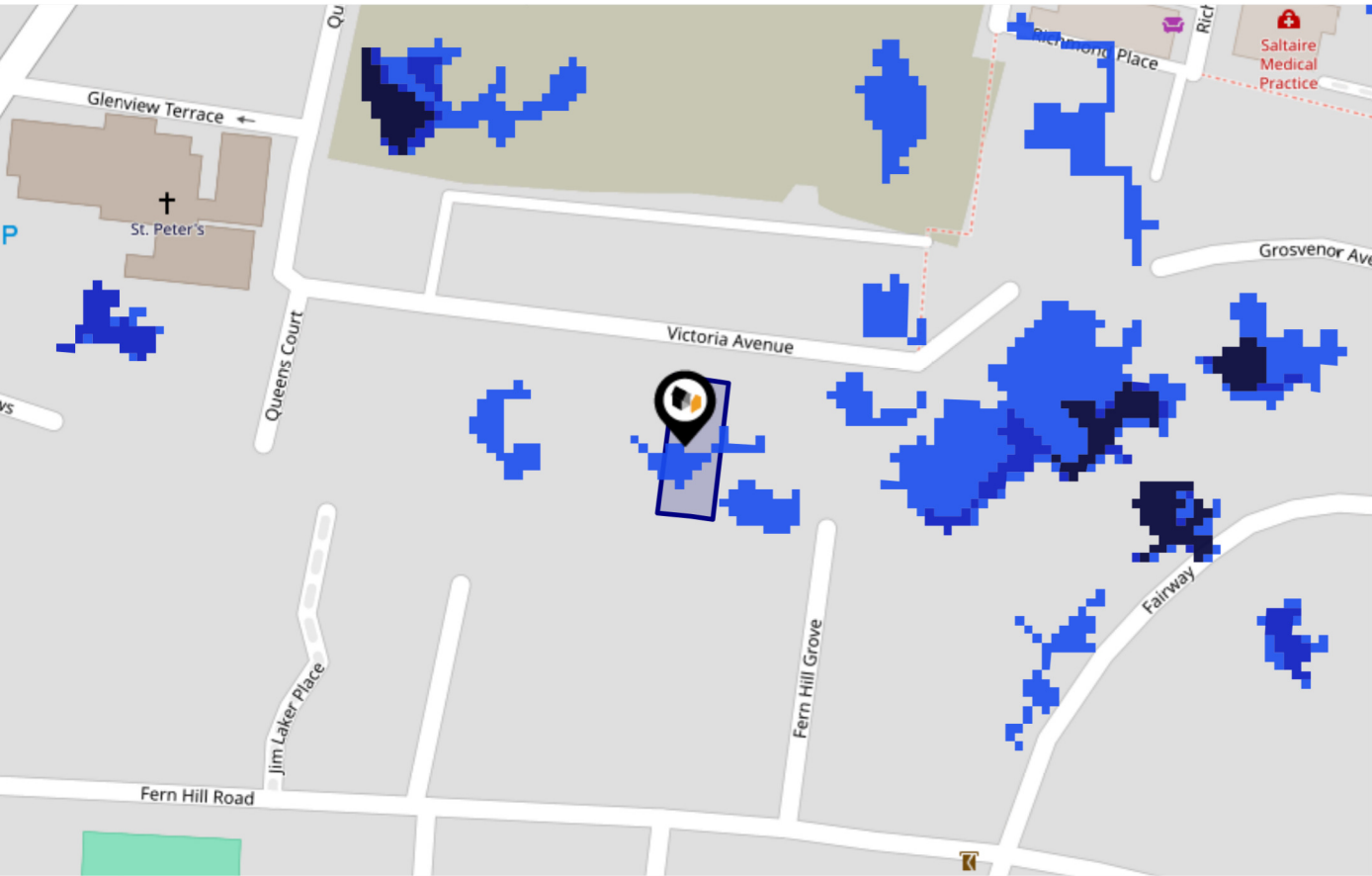


Flood Risk

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.

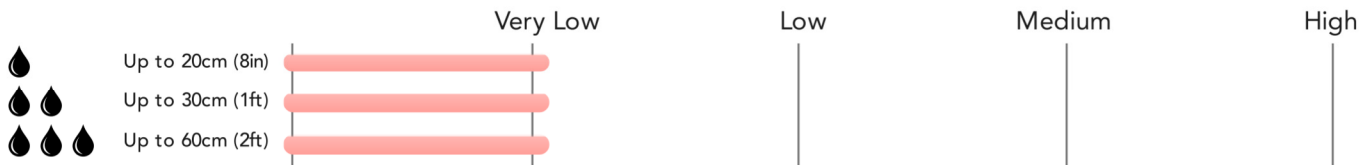


Risk Rating: Very low

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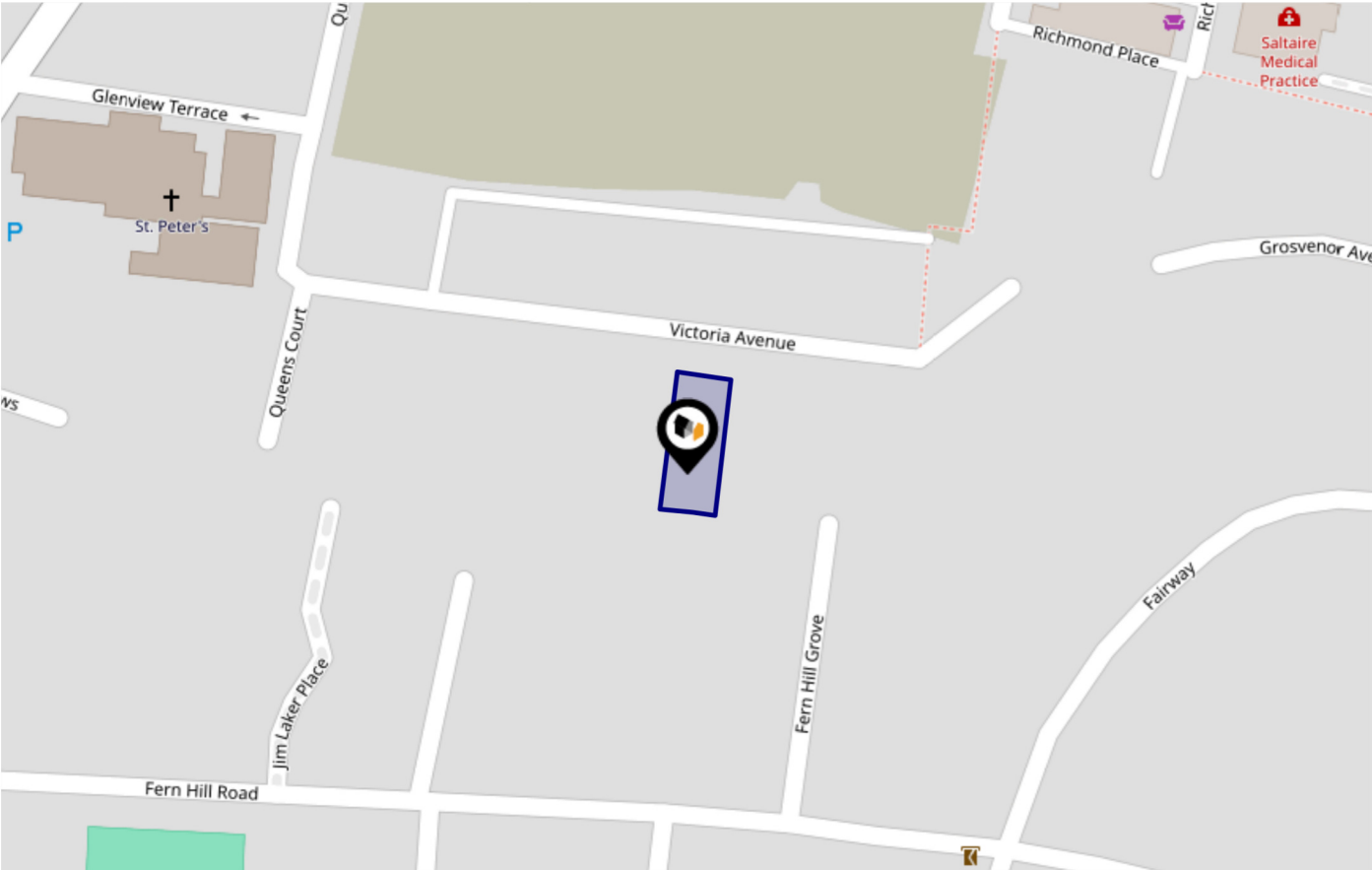
Chance of flooding to the following depths at this property:



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.

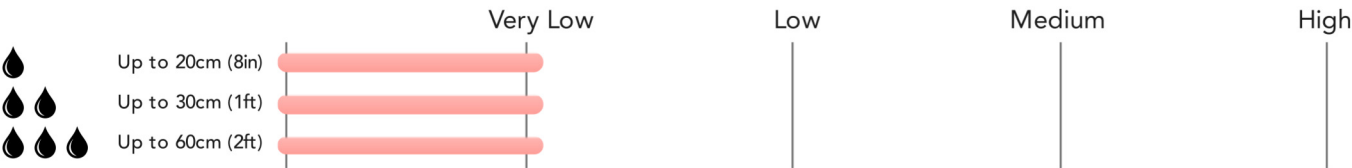


Risk Rating: Very low

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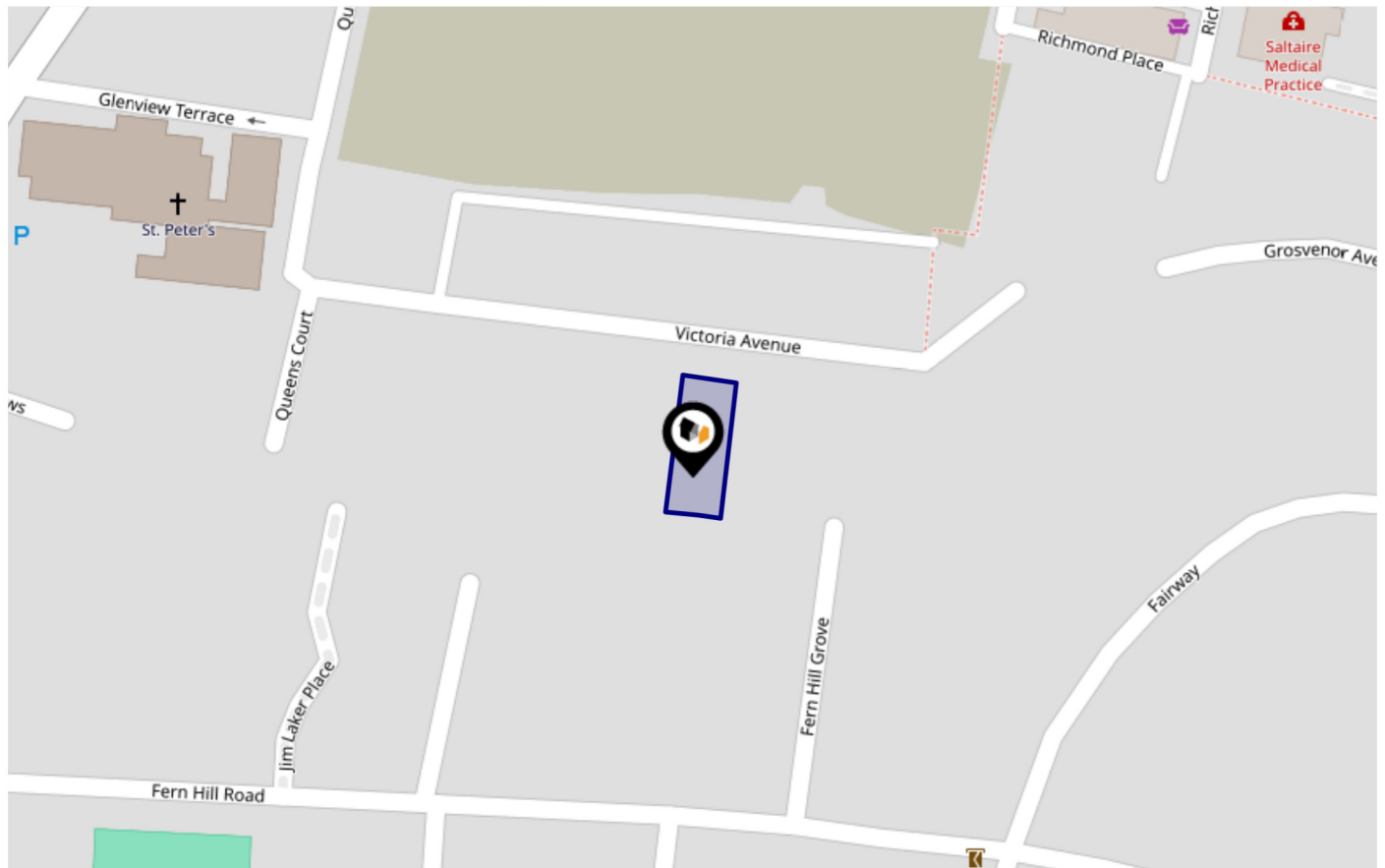
Chance of flooding to the following depths at this property:



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

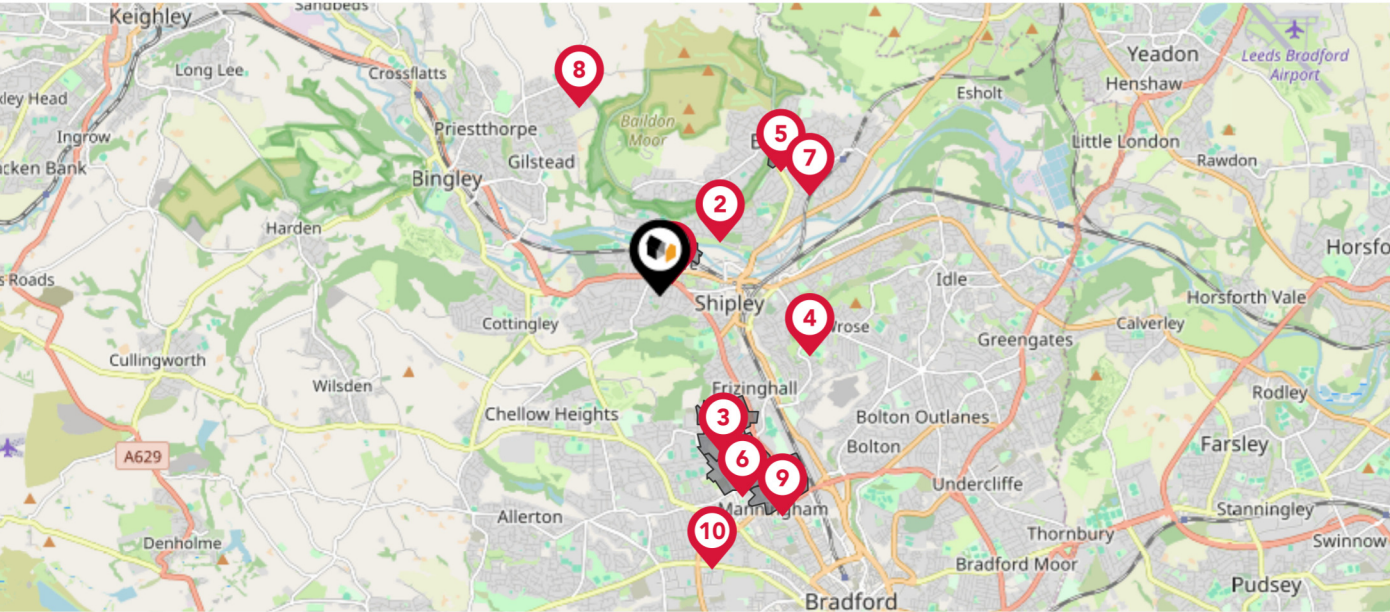
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.











- 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:

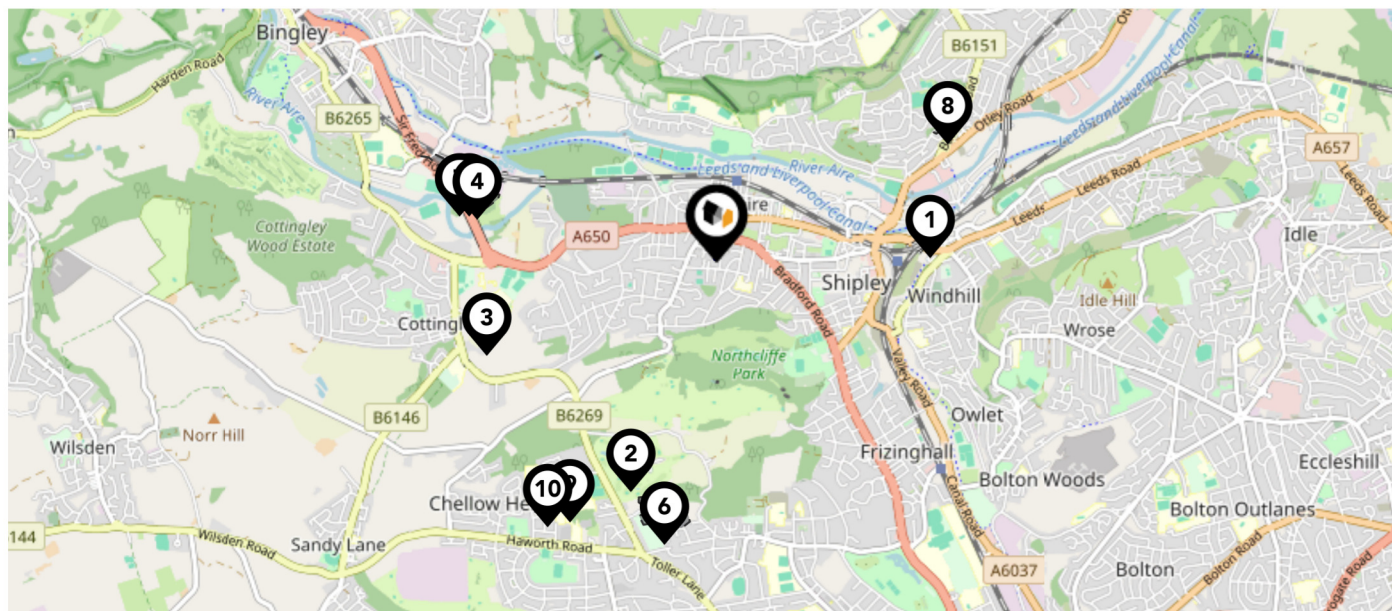


This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.























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

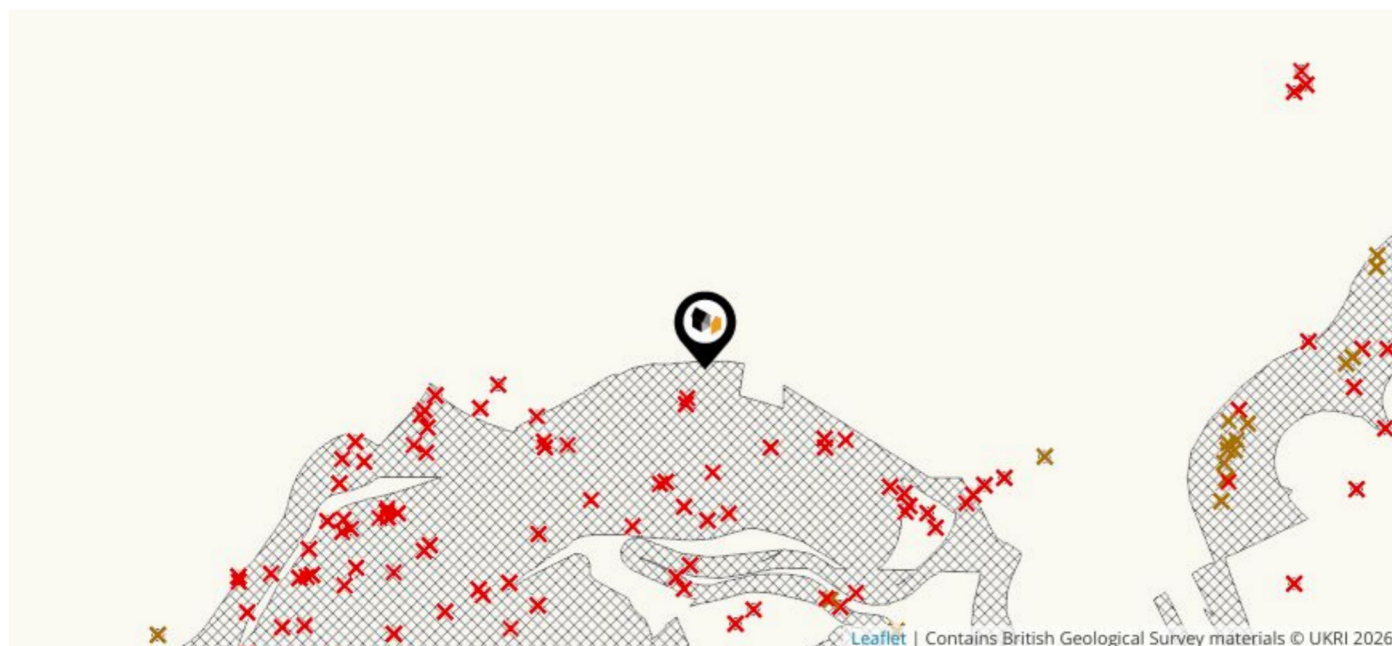
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

	Shipley Gas Holder-Land to the North of Leeds Road, Brigate, Shipley, Known as Gasometer Works	Historic Landfill 
	Shay Grange Farm-Off Long Lane, Heaton, Bradford, West Yorkshire	Historic Landfill 
	Nab Wood Grammar School-Cottingley, Bingley	Historic Landfill 
	Dowley Gap-Water Pollution Control Works, Sludge Lagoon, Off Wagon Lane, Bingley	Historic Landfill 
	Dowley Gap-Wagon Lane, Bingley, Yorkshire	Historic Landfill 
	Weather Royd Quarries-Off Shay Lane, Heaton	Historic Landfill 
	No name provided by source	Active Landfill 
	Ferniehurst Quarry-Baildon Road, Baildon Wood Bottom	Historic Landfill 
	Heaton Moore School No.2-Heaton Moore School, Heaton Moore	Historic Landfill 
	Heaton Moore School No.1-Heaton Moore School, Heaton Moore	Historic Landfill 

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

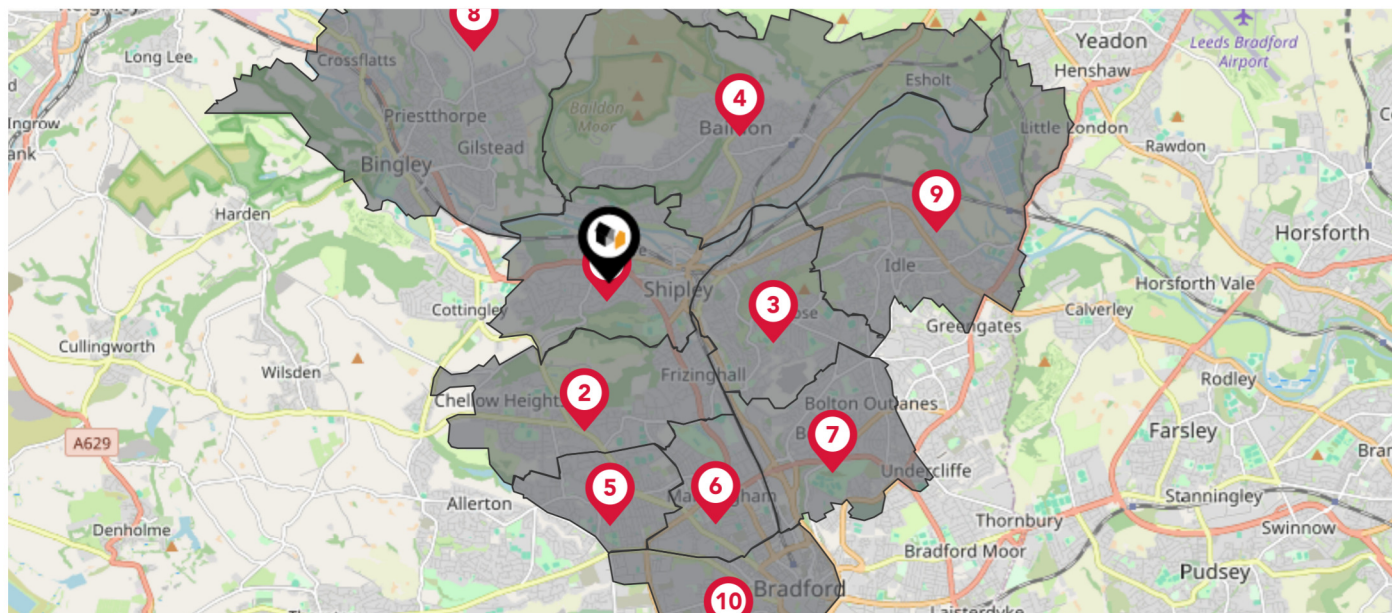
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

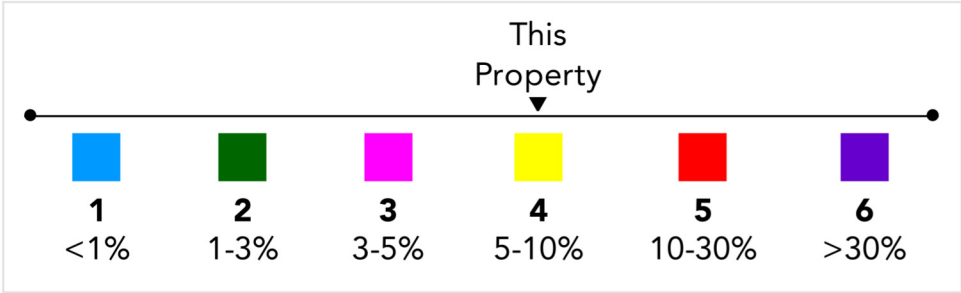
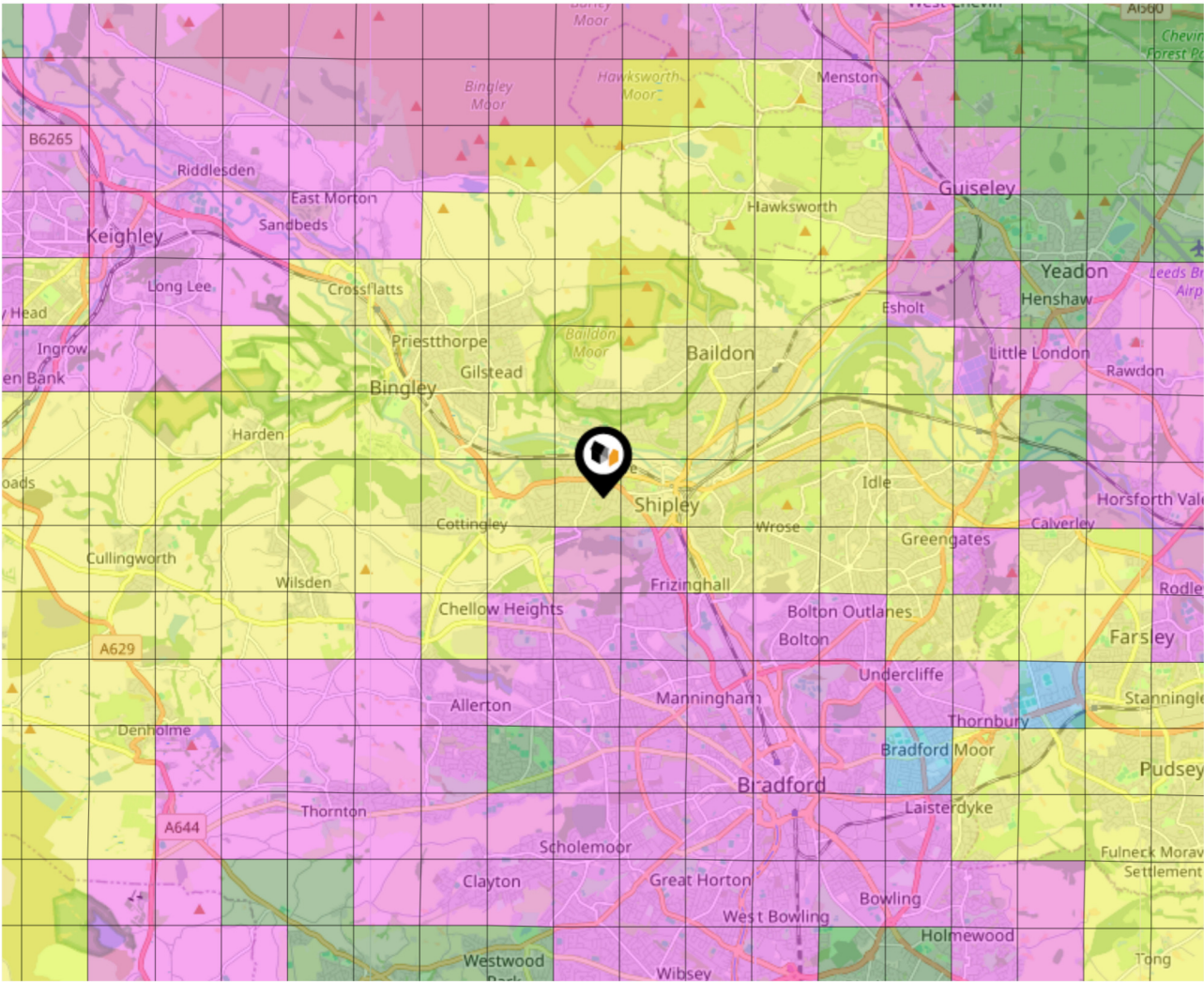
Idle and Thackley Ward

10

City Ward

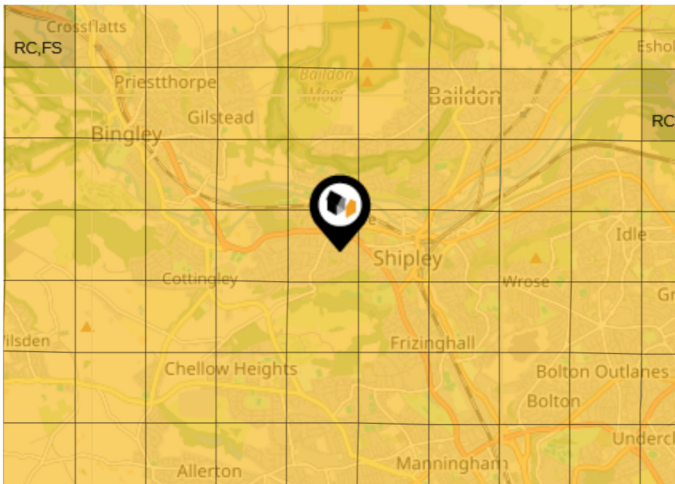
What is Radon?

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/m³).



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

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

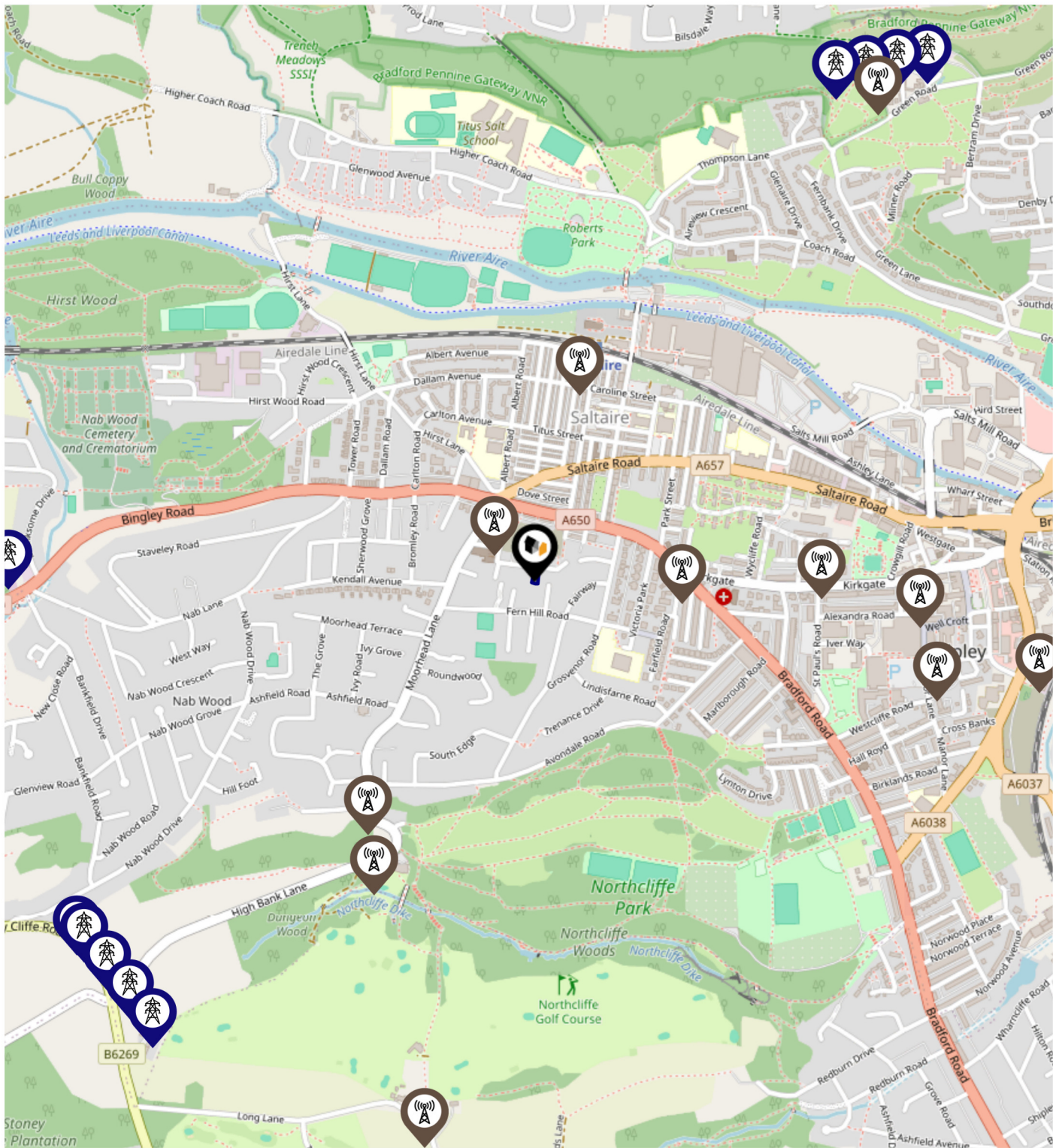


Primary Classifications (Most Common Clay Types)



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



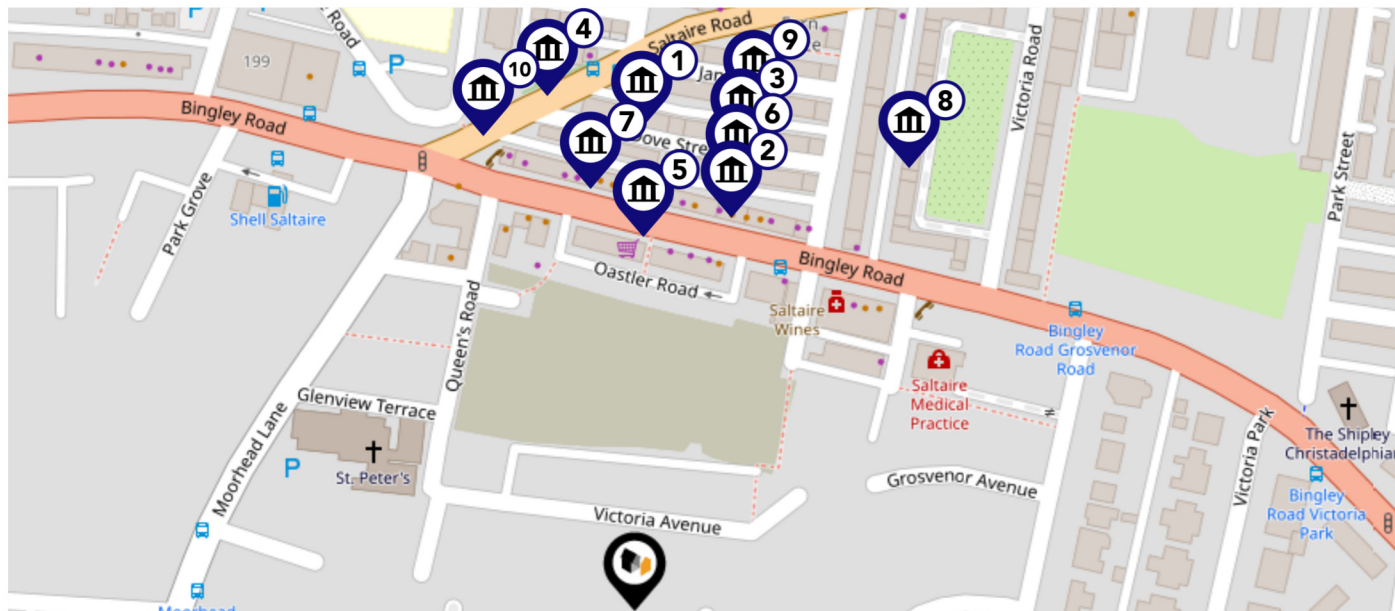
Key:










-  Power Pylons
-  Communication Masts

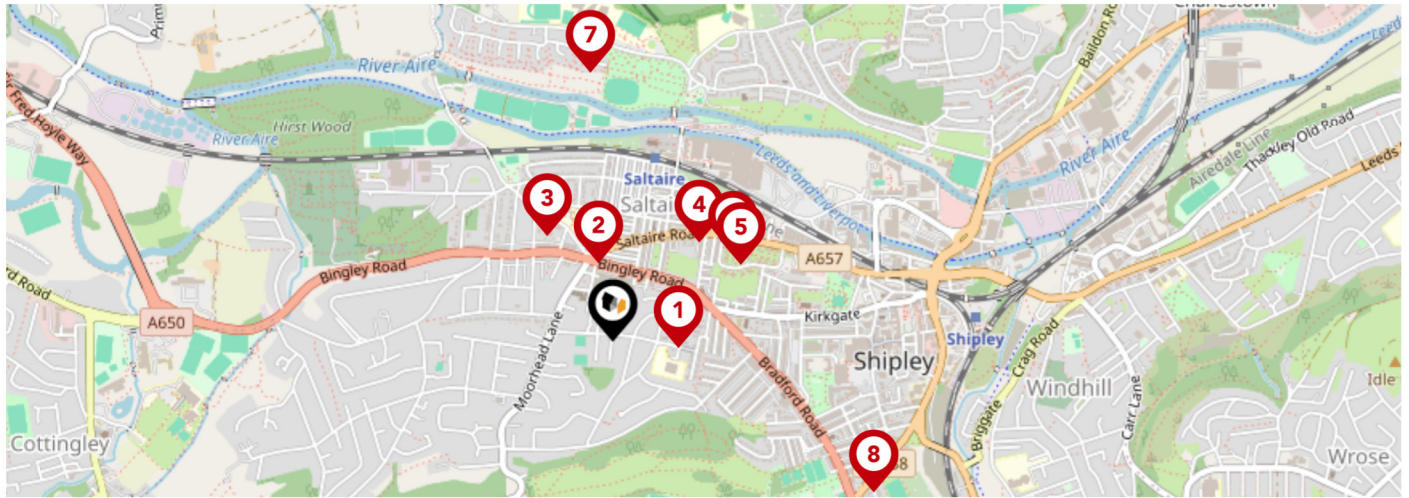
Maps

Listed Buildings

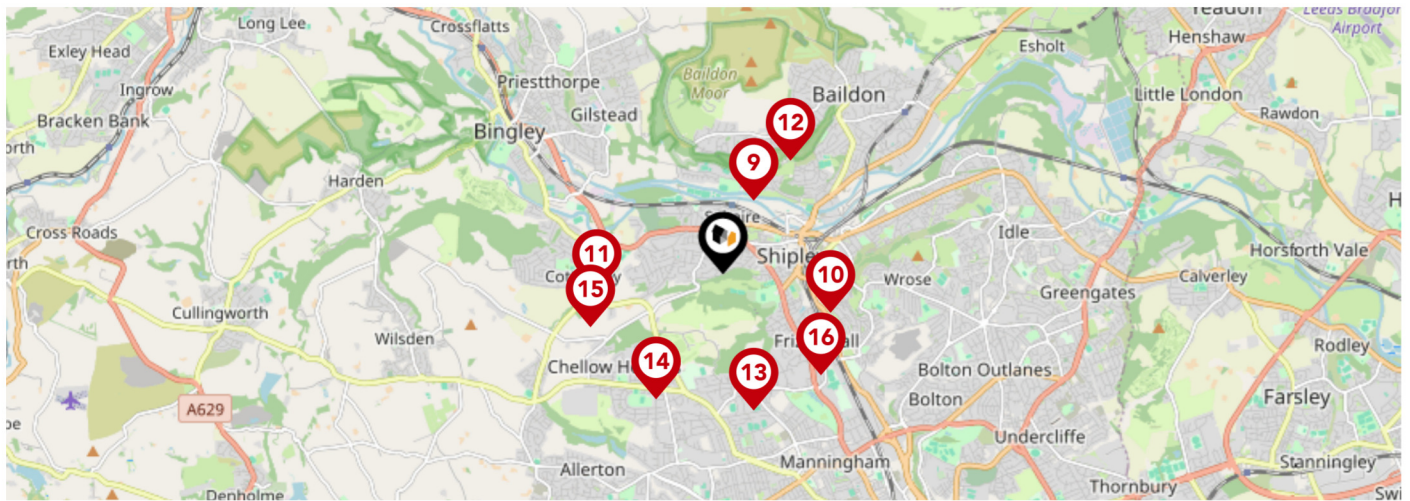
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











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



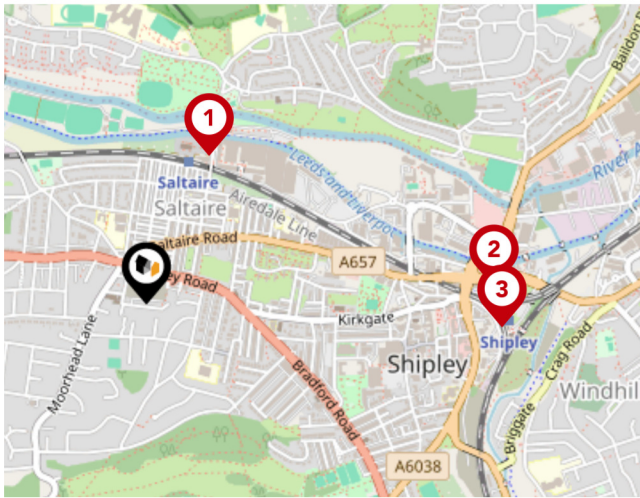
		Nursery	Primary	Secondary	College	Private
1	St Walburga's Catholic Primary School, A Voluntary Academy Ofsted Rating: Good Pupils: 235 Distance:0.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Saltaire Primary School Ofsted Rating: Good Pupils: 418 Distance:0.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Hirst Wood Nursery School Ofsted Rating: Good Pupils: 84 Distance:0.27	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Shipton College Ofsted Rating: Requires improvement Pupils:0 Distance:0.29	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Wycliffe CofE Primary School Ofsted Rating: Good Pupils: 340 Distance:0.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Bradford Alternative Provision Academy Ofsted Rating: Outstanding Pupils: 78 Distance:0.32	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Titus Salt School Ofsted Rating: Good Pupils: 1451 Distance:0.59	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Shipton CofE Primary School Ofsted Rating: Good Pupils: 205 Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Baildon Glen Primary School Ofsted Rating: Not Rated Pupils: 171 Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	High Craggs Primary Leadership Academy Ofsted Rating: Good Pupils: 351 Distance:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Dixons Cottingley Academy Ofsted Rating: Good Pupils: 872 Distance:1.1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sandal Primary School Ofsted Rating: Good Pupils: 454 Distance:1.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Heaton St Barnabas' CofE Aided Primary School Ofsted Rating: Good Pupils: 401 Distance:1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	High Park School Ofsted Rating: Good Pupils: 117 Distance:1.23	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cottingley Village Primary School Ofsted Rating: Good Pupils: 431 Distance:1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Frizinghall Primary School Ofsted Rating: Good Pupils: 416 Distance:1.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

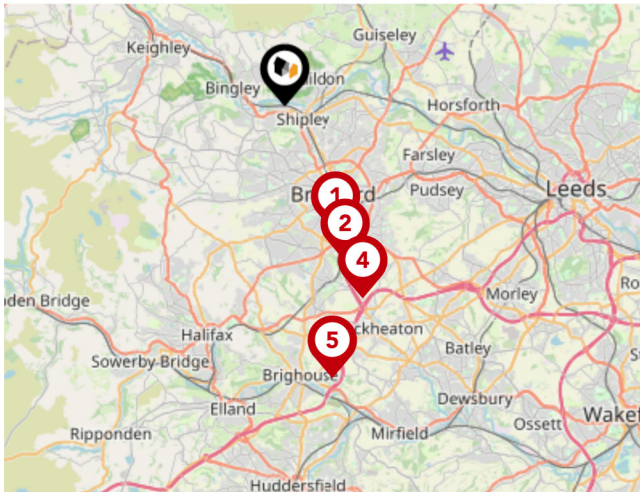
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Saltire 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

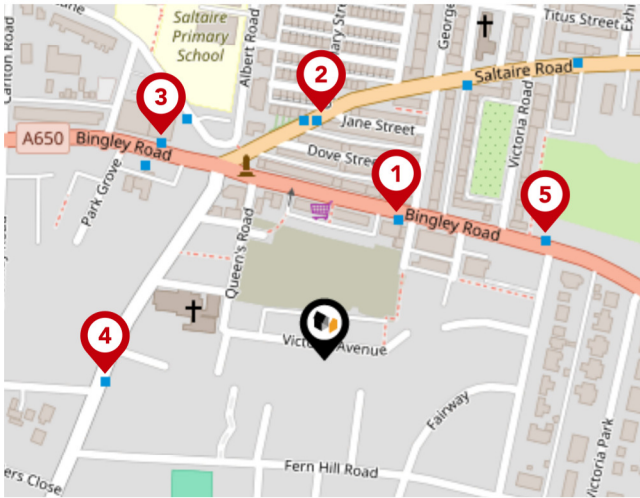


Airports/Helipads

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

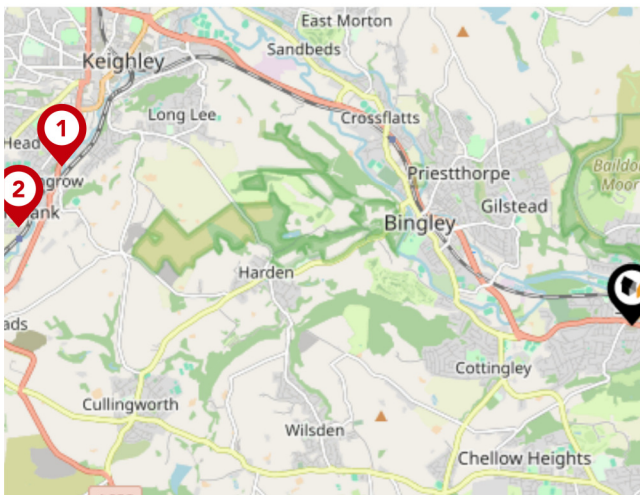
Area

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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