



See More Online

# MIR: Material Info

The Material Information Affecting this Property

**Tuesday 13<sup>th</sup> May 2025**



**76, NAB WOOD CRESCENT, SHIPLEY, BD18 4HY**

## KM Maxfield

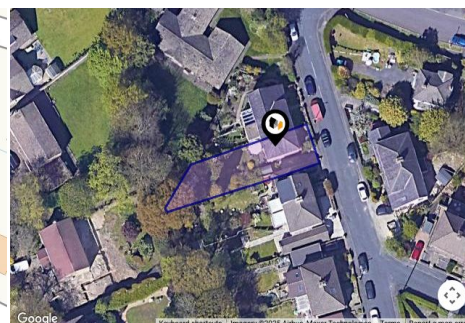
KM Maxfield Estate Agents, 55 Bingley Road, Saltaire, BD18 4SB

01274 592280

saltaire@kmmaxfield.com

www.kmmaxfield.com





## Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	861 ft <sup>2</sup> / 80 m <sup>2</sup>
Plot Area:	0.08 acres
Year Built :	1930-1949
Council Tax :	Band C
Annual Estimate:	£1,997
Title Number:	WYK51322
UPRN:	100051287873


Last Sold Date:	11/09/2006
Last Sold Price:	£153,000
Last Sold £/ft <sup>2</sup> :	£177
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)

<b>7</b>	<b>56</b>	<b>1800</b>
mb/s	mb/s	mb/s
		

### Mobile Coverage:

(based on calls indoors)



### Satellite/Fibre TV Availability:



Planning records for: **47 Nab Wood Crescent Shipley West Yorkshire BD18 4HY**

Reference - 22/04895/HOU	
Decision:	Granted
Date:	15th November 2022
Description:	Alterations to 'as built' single-storey rear extension

Reference - 22/02813/HOU	
Decision:	Refused
Date:	24th June 2022
Description:	Single storey rear extension and loft conversion with dormer window to rear elevation (retrospective)

Reference - 22/03820/HOU	
Decision:	Refused
Date:	02nd September 2022
Description:	Resubmission of retrospective application for as built single-storey rear extension (with ground floor washroom) and loft conversion with dormer window to rear elevation

Planning records for: **49 Nab Wood Crescent Shipley West Yorkshire BD18 4HY**

Reference - 22/03285/CLP	
Decision:	Granted
Date:	26th July 2022
Description:	Hip to gable wall with rear dormer window

Planning records for: **50 Nab Wood Crescent Shipley West Yorkshire BD18 4HY**

Reference - 90/05175/FUL	
Decision:	Granted
Date:	27th July 1990
Description:	First floor extension over garage to form bedroom as amended by plans

Planning records for: **53 Nab Wood Crescent Shipley West Yorkshire BD18 4HY**

Reference - 81/03565/FUL	
Decision:	Granted
Date:	30th April 1981
Description:	Extension To Dwelling

Reference - 82/00176/FUL	
Decision:	Granted
Date:	13th January 1982
Description:	Extension Attached Garage

Reference - 19/03943/HOU	
Decision:	Granted
Date:	17th September 2019
Description:	Single storey rear extension to provide facilities for a disabled person

Planning records for: **53 Nab Wood Crescent Shipley West Yorkshire BD18 4HY**

Reference - 90/01154/FUL	
Decision:	Granted
Date:	15th February 1990
Description:	Erection of a garage

Reference - 86/05970/FUL	
Decision:	Pending Consideration
Date:	03rd October 1986
Description:	Change of use from residential to dental laboratory in extension, bedroom and store

Planning records for: **54 Nab Wood Crescent Shipley West Yorkshire BD18 4HY**

Reference - 75/01870/FUL	
Decision:	Granted
Date:	04th April 1975
Description:	Greenhouse

Reference - 90/07108/FUL	
Decision:	Granted
Date:	01st November 1990
Description:	Extension to form bedroom kitchen utility room and garage

Planning records for: **56 Nab Wood Crescent Shipley West Yorkshire BD18 4HY**

<b>Reference - 13/04786/HOU</b>
<b>Decision:</b> Refused
<b>Date:</b> 20th November 2013
<b>Description:</b> Construction of two storey side and rear extension with part single storey rear extension

<b>Reference - 13/02938/HOU</b>
<b>Decision:</b> Refused
<b>Date:</b> 23rd July 2013
<b>Description:</b> Two storey side and rear extension with part single storey rear extension.

<b>Reference - 14/01082/HOU</b>
<b>Decision:</b> Granted
<b>Date:</b> 12th March 2014
<b>Description:</b> Construction of two storey side and rear extension with part single storey rear extension. Also detached garage to the rear garden.

<b>Reference - 13/03849/HOU</b>
<b>Decision:</b> Refused
<b>Date:</b> 19th September 2013
<b>Description:</b> Two storey side and rear extension with part single storey rear extension

Planning records for: **60 Nab Wood Crescent Shipley West Yorkshire BD18 4HY**

Reference - 92/05841/FUL	
Decision:	Granted
Date:	24th September 1992
Description:	Single storey side extension as amended by revised plans received 03.11.92

Planning records for: **62 Nab Wood Crescent Shipley West Yorkshire BD18 4HY**

Reference - 00/03696/FUL	
Decision:	Granted
Date:	29th November 2000
Description:	Sun lounge extension to rear of dwelling

Planning records for: **66 Nab Wood Crescent Shipley West Yorkshire BD18 4HY**

Reference - 80/21989/FUL	
Decision:	Granted
Date:	17th March 1980
Description:	Two Storey Extension

Reference - 89/03846/FUL	
Decision:	Granted
Date:	18th May 1989
Description:	First floor extension over existing ground floor extension to provide bedroom



Planning records for: **68 Nab Wood Crescent Shipley West Yorkshire BD18 4HY**

Reference - 91/04683/FUL	
Decision:	Granted
Date:	08th August 1991
Description:	White upvc conservatory with polycarbon roof part block and stone

Planning records for: **70 Nab Wood Crescent Shipley West Yorkshire BD18 4HY**

Reference - 17/01711/HOU	
Decision:	Granted
Date:	24th March 2017
Description:	Demolition of existing extension. Construction of kitchen extension patio deck, with basement room below and internal access

Planning records for: **72 Nab Wood Crescent Shipley West Yorkshire BD18 4HY**

Reference - 78/03346/FUL	
Decision:	Granted
Date:	16th May 1978
Description:	Ext-Garage With Bedroom Over

Planning records for: **74 Nab Wood Crescent Shipley West Yorkshire BD18 4HY**

Reference - 18/01313/HOU	
Decision:	Granted
Date:	28th March 2018
Description:	Single storey extension and elevated platform to rear



Planning records for: *74 Nab Wood Crescent Shipley West Yorkshire BD18 4HY*

Reference - 17/01375/HOU	
Decision:	Granted
Date:	14th March 2017
Description:	Loft conversion including hip to gable extension to north elevation and dormer window to west (rear) elevation

Planning records for: *78 Nab Wood Crescent Shipley West Yorkshire BD18 4HY*

Reference - 87/06323/FUL	
Decision:	Granted
Date:	29th September 1987
Description:	Two storey extension to property

76, Nab Wood Crescent, BD18 4HY

Energy rating

**D**

Valid until 15.11.2029

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		82   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	62   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

### Additional EPC Data

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<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Triple glazing
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	1
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, no insulation (assumed)
<b>Walls Energy:</b>	Poor
<b>Roof:</b>	Pitched, 200 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	80 m <sup>2</sup>



### KM Maxfield

KM Maxfield is a modern independent estate agency with traditional values. Our office is situated in the 'World Heritage Site' of Saltaire, a beautiful area that we know like the back of our hands. We take pride in providing a personal and professional service. Our expertise expands across residential sales, lettings & property management and auctions, to working alongside financial advisors and conveyancers.

Our philosophy is simple. We keep the lines of communication open. Our experience tells us that being friendly, approachable and offering sound advice, is the only reliable way of building trust. We have an array of awards and titles under our belts including our Director, Karen Maxfield having been the first ever Lady President of the Bradford & District Auctioneers & Estate Agents Association.



### Karen Maxfield MNAEA – Director

Karen has been a local estate agent for many years where she established a reputation for professional integrity and excellence. In 2005 she won the coveted NAEA Young Estate Agent of the Year Award in association with TTC training and was the 2010 first ever Lady President of the Bradford & District Auctioneers & Estate Agents Association.

Qualified in Level 2 & 3 Sale of Residential Property and is a member of the National Association of Estate Agents. The NAEA was established with the goal of upholding good practice and high professional standards in UK estate agency.

Karen was one of the founding Directors of Maxwells Residential Ltd before deciding to move on and put her own name above the door. She says "We are a modern, forward thinking estate agency which is based on traditional estate agency values. We can make a difference to our clients by providing a professional service that they can trust."

### 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

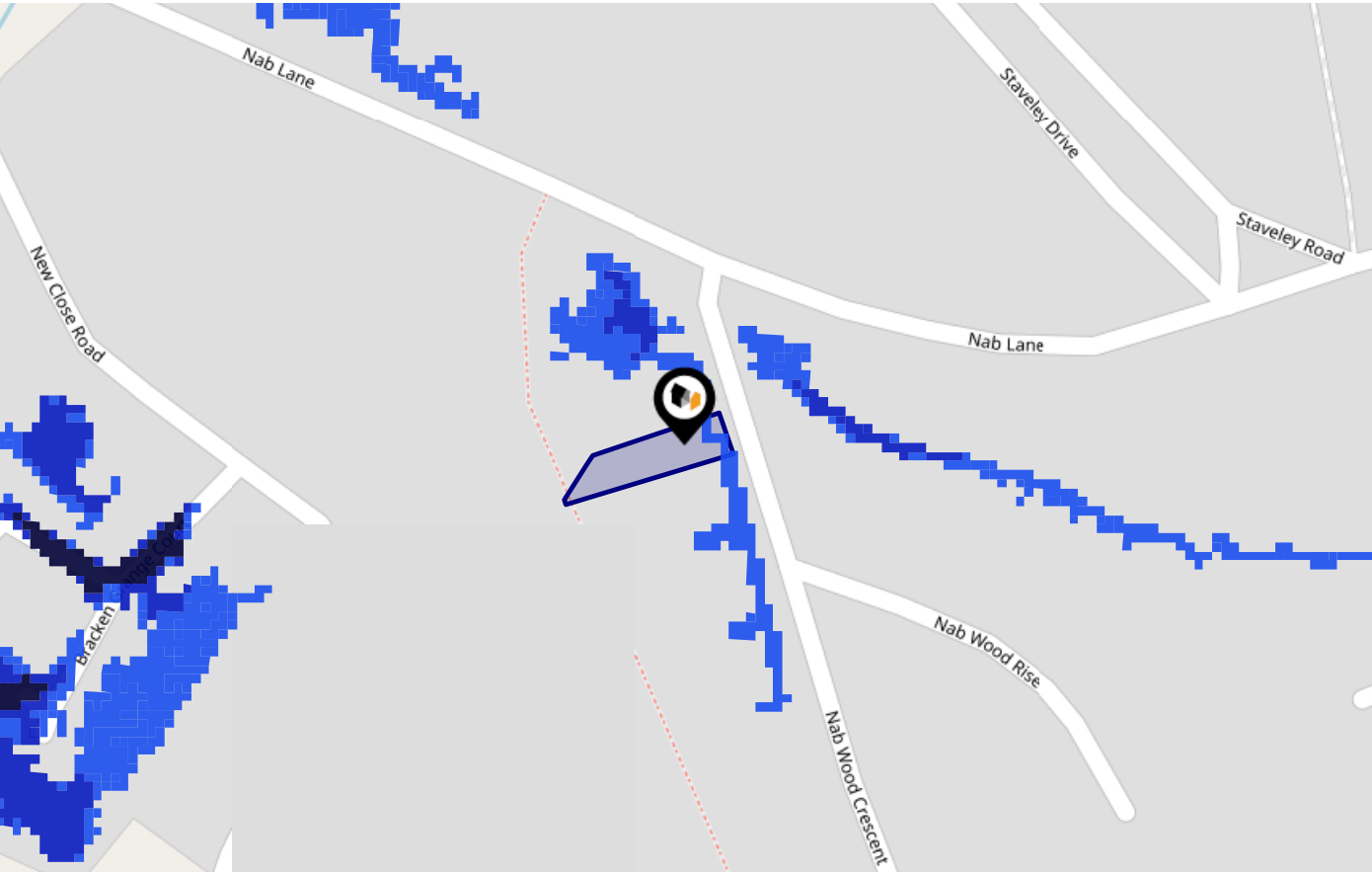


/kmmaxfield

# 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.

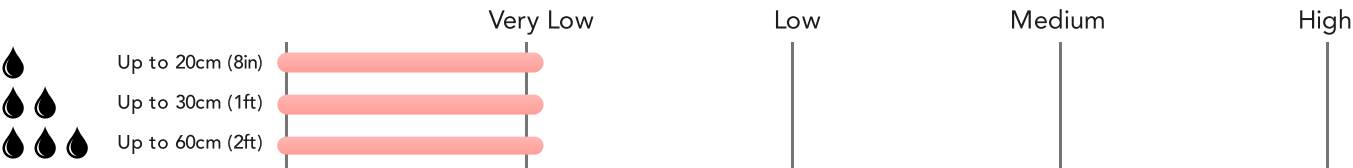


Risk Rating: Very low

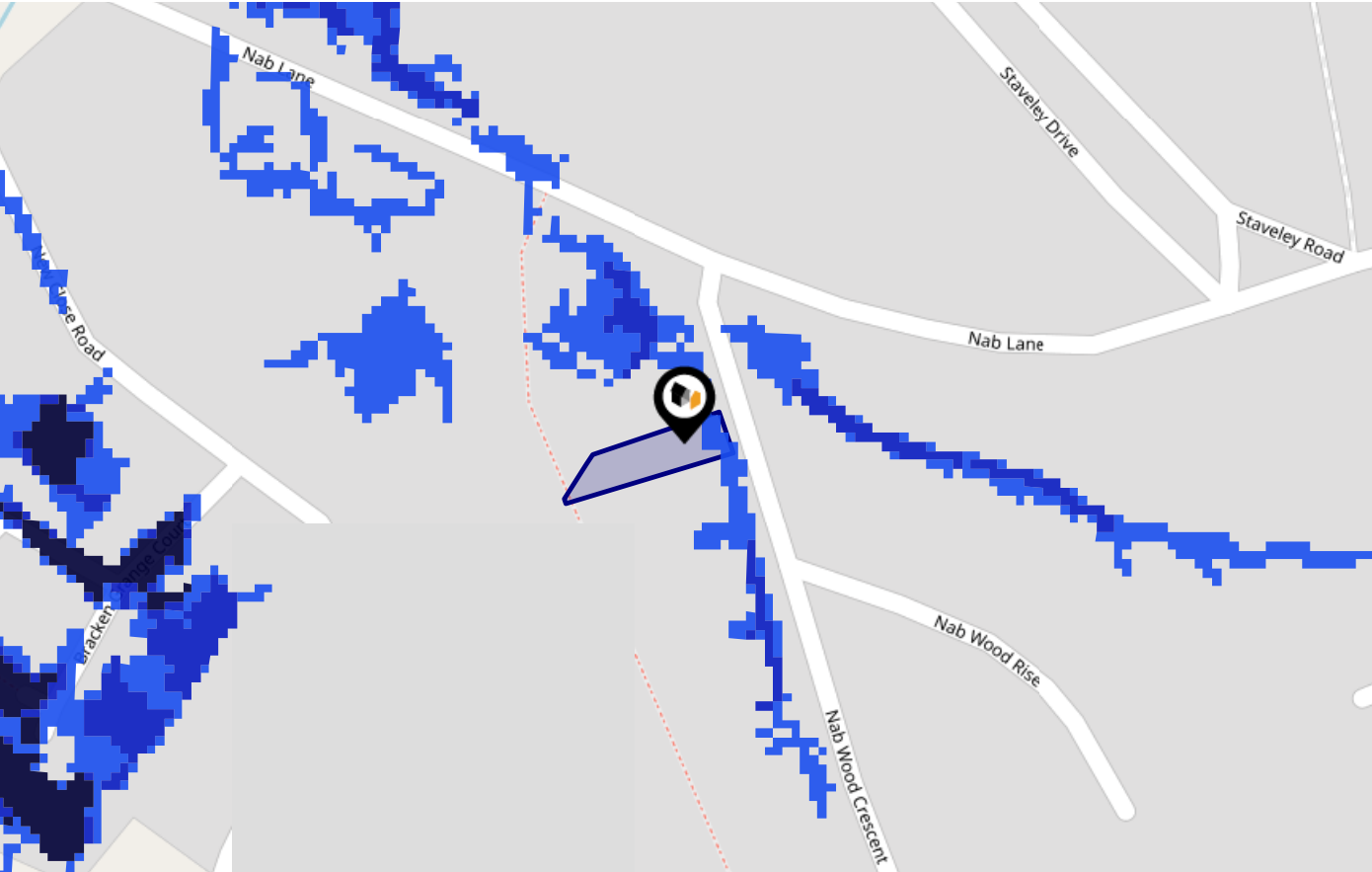
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



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.

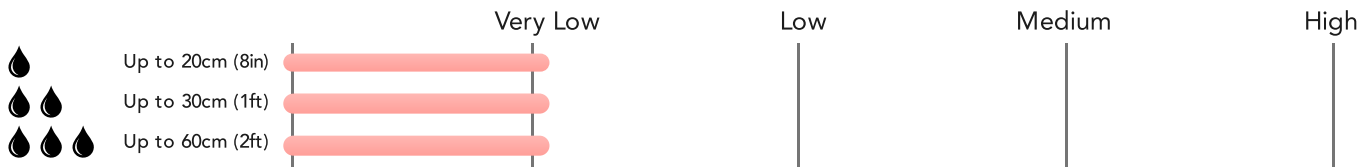


Risk Rating: Very low

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Chance of flooding to the following depths at this property:



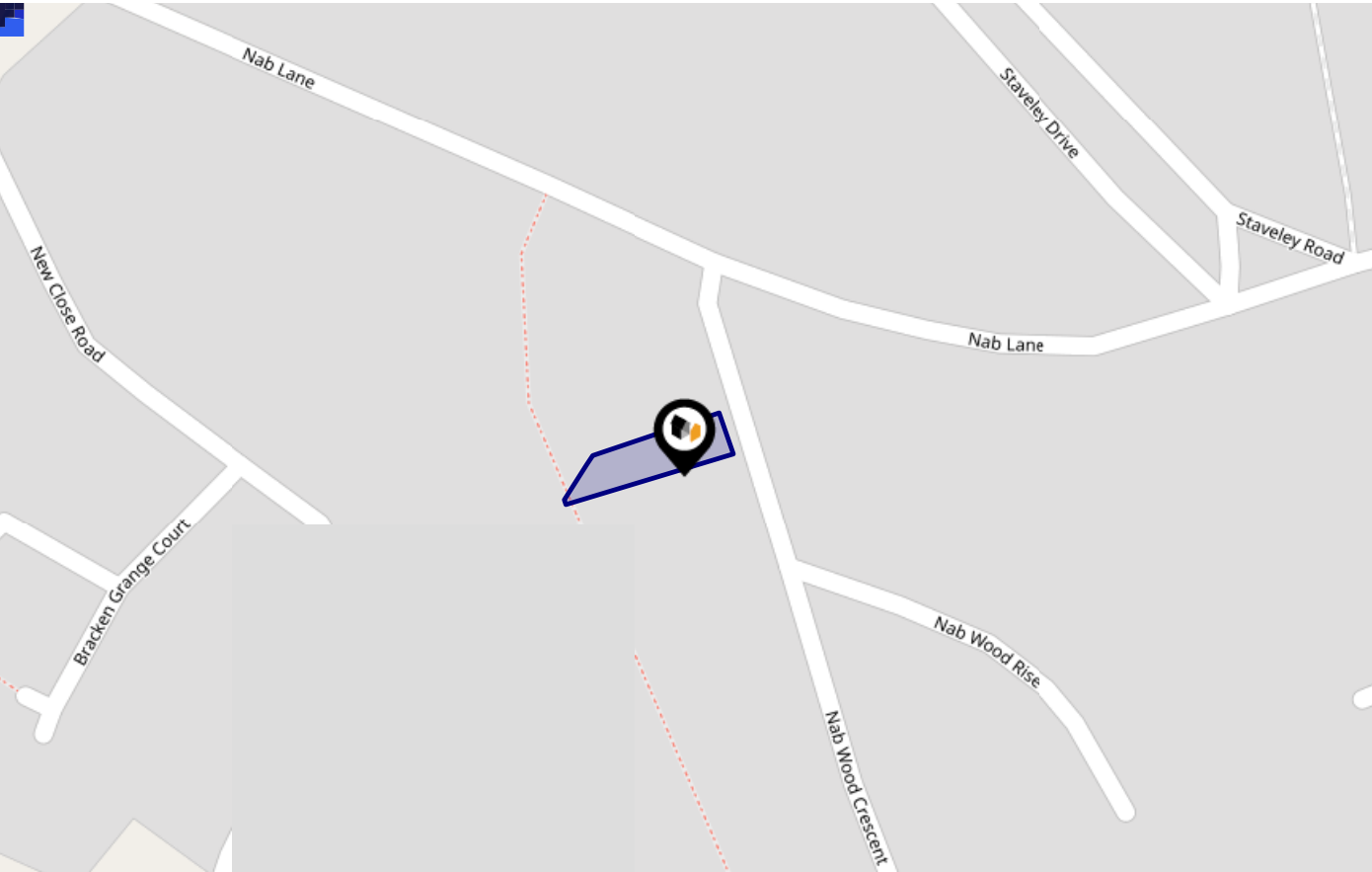


# Flood Risk

## 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.

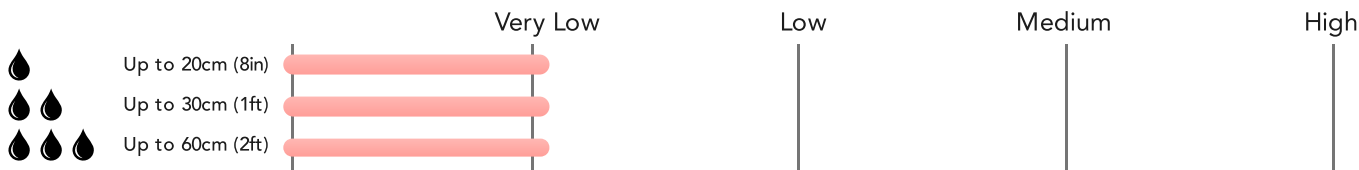


Risk Rating: Very low

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.

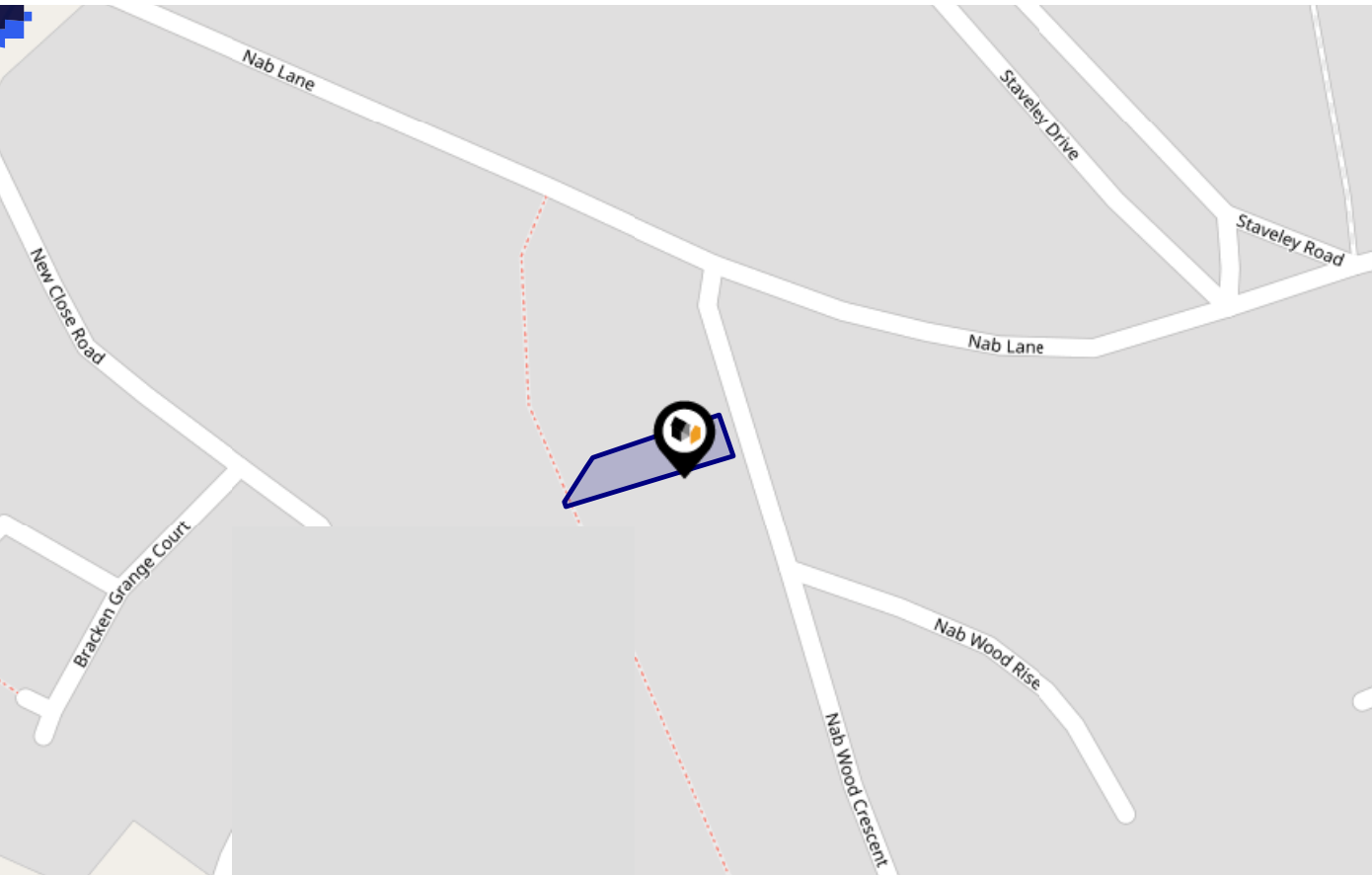
Chance of flooding to the following depths at this property:



# 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.

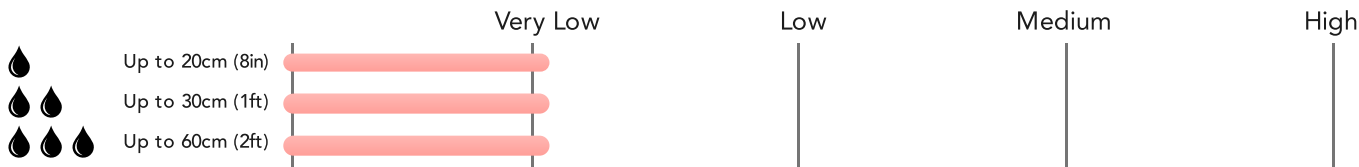


Risk Rating: Very low

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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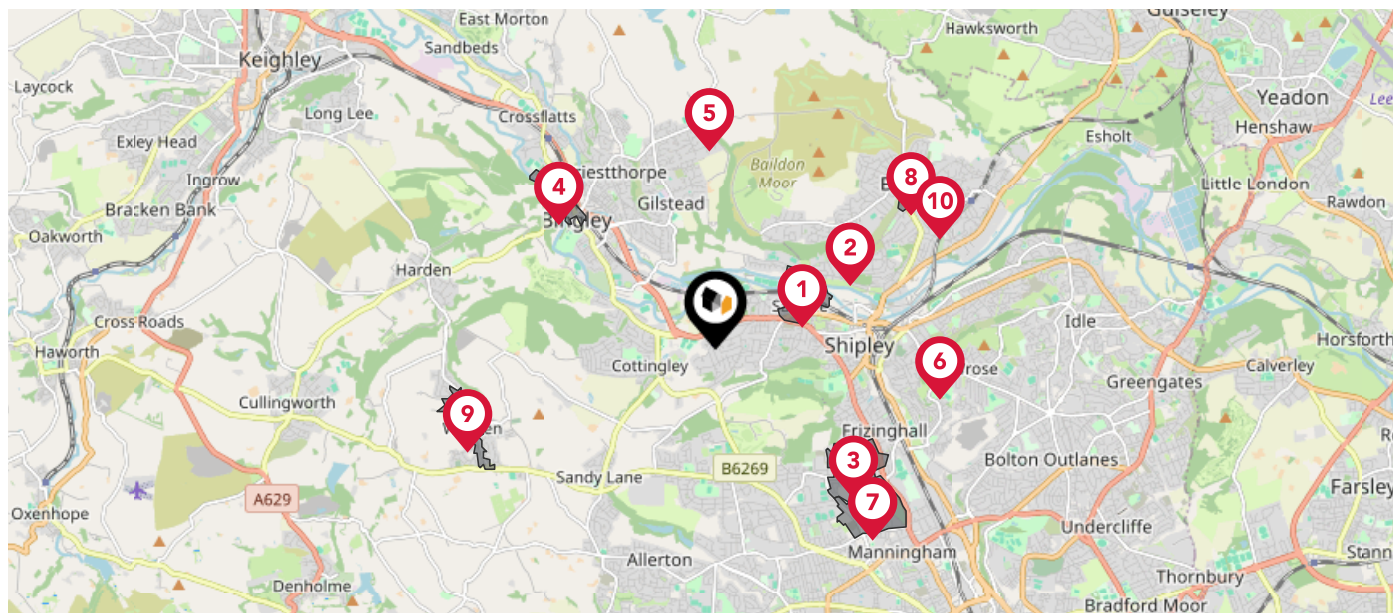
Chance of flooding to the following depths at this property:



# 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

1

Saltaire

2

Baildon Green

3

Heaton Estates

4

Bingley

5

Eldwick Beck

6

Wrose

7

North Park Road

8

Baildon

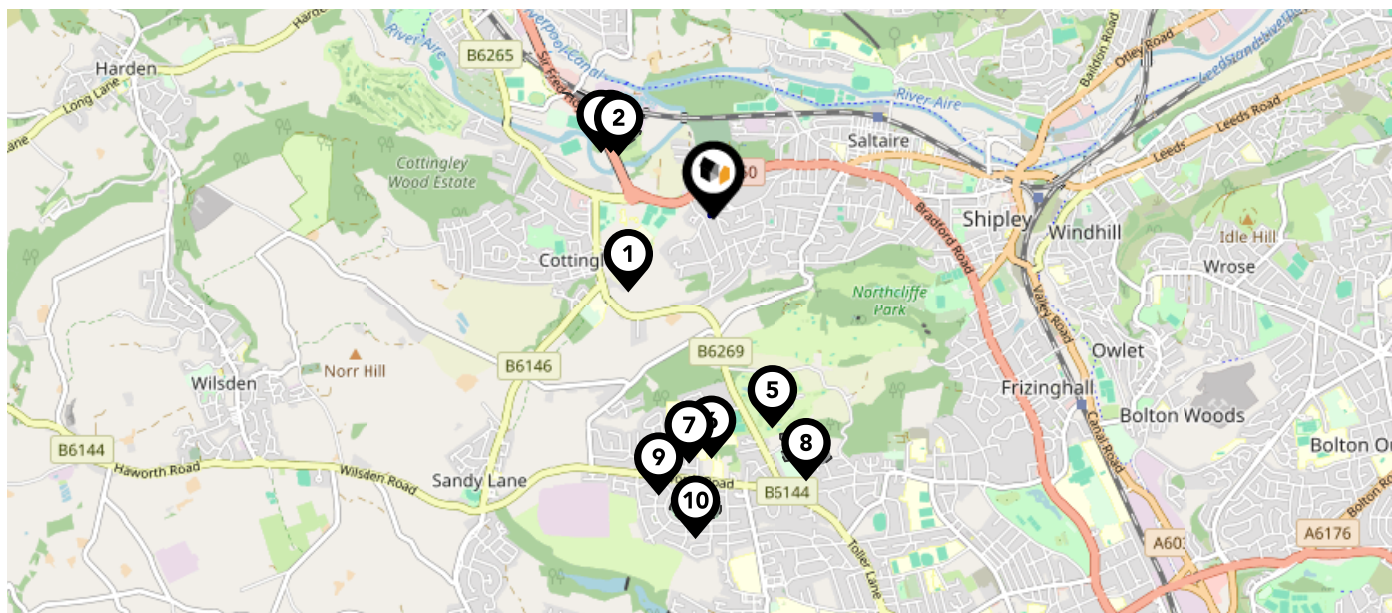
9

Wilsden






10

Baildon Station Road

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.

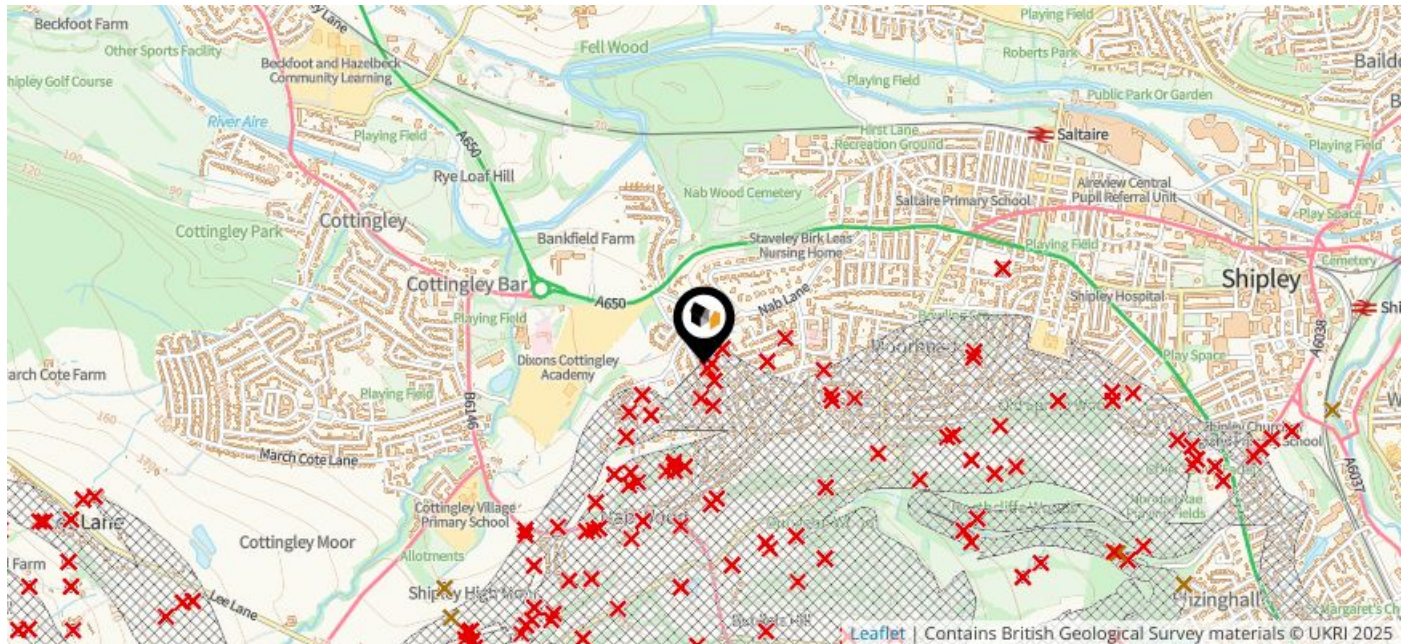


### Nearby Landfill Sites

<b>1</b>	Nab Wood Grammar School-Cottingley, Bingley	Historic Landfill	
<b>2</b>	Dowley Gap-Water Pollution Control Works, Sludge Lagoon, Off Wagon Lane, Bingley	Historic Landfill	
<b>3</b>	Dowley Gap-Wagon Lane, Bingley, Yorkshire	Historic Landfill	
<b>4</b>	No name provided by source	Active Landfill	
<b>5</b>	Shay Grange Farm-Off Long Lane, Heaton, Bradford, West Yorkshire	Historic Landfill	
<b>6</b>	Heaton Moore School No.2-Heaton Moore School, Heaton Moore	Historic Landfill	
<b>7</b>	Heaton Moore School No.1-Heaton Moore School, Heaton Moore	Historic Landfill	
<b>8</b>	Weather Royd Quarries-Off Shay Lane, Heaton	Historic Landfill	
<b>9</b>	Heaton Park Quarries-Haworth Road, Sandy Lane	Historic Landfill	
<b>10</b>	Playing Fields-Haworth Road	Historic Landfill	



This map displays nearby coal mine entrances and their classifications.



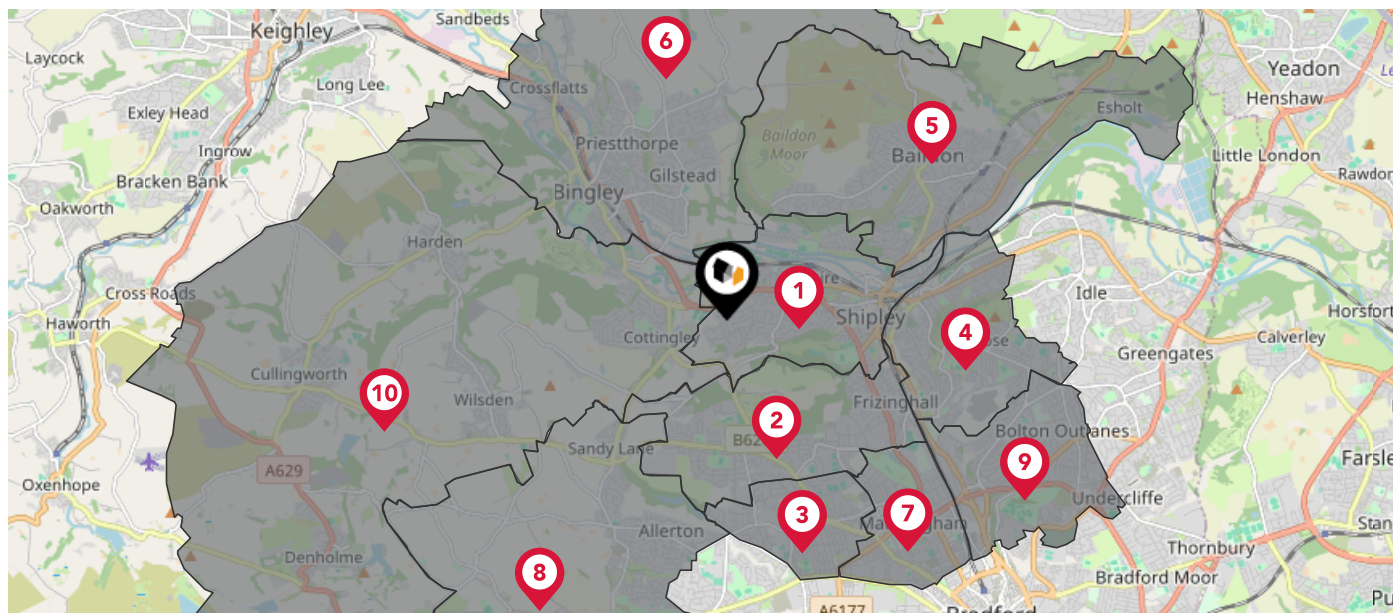
### Mine Entry

- ✕ 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.

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

Toller Ward

4

Windhill and Wrose Ward

5

Baildon Ward

6

Bingley Ward

7

Manningham Ward

8

Thornton and Allerton Ward

9

Bolton and Undercliffe Ward

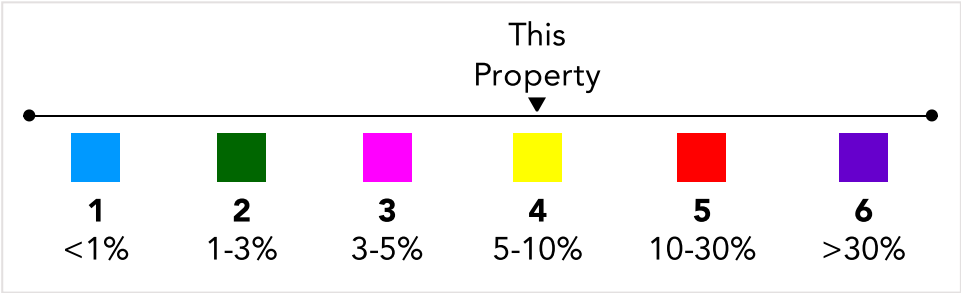
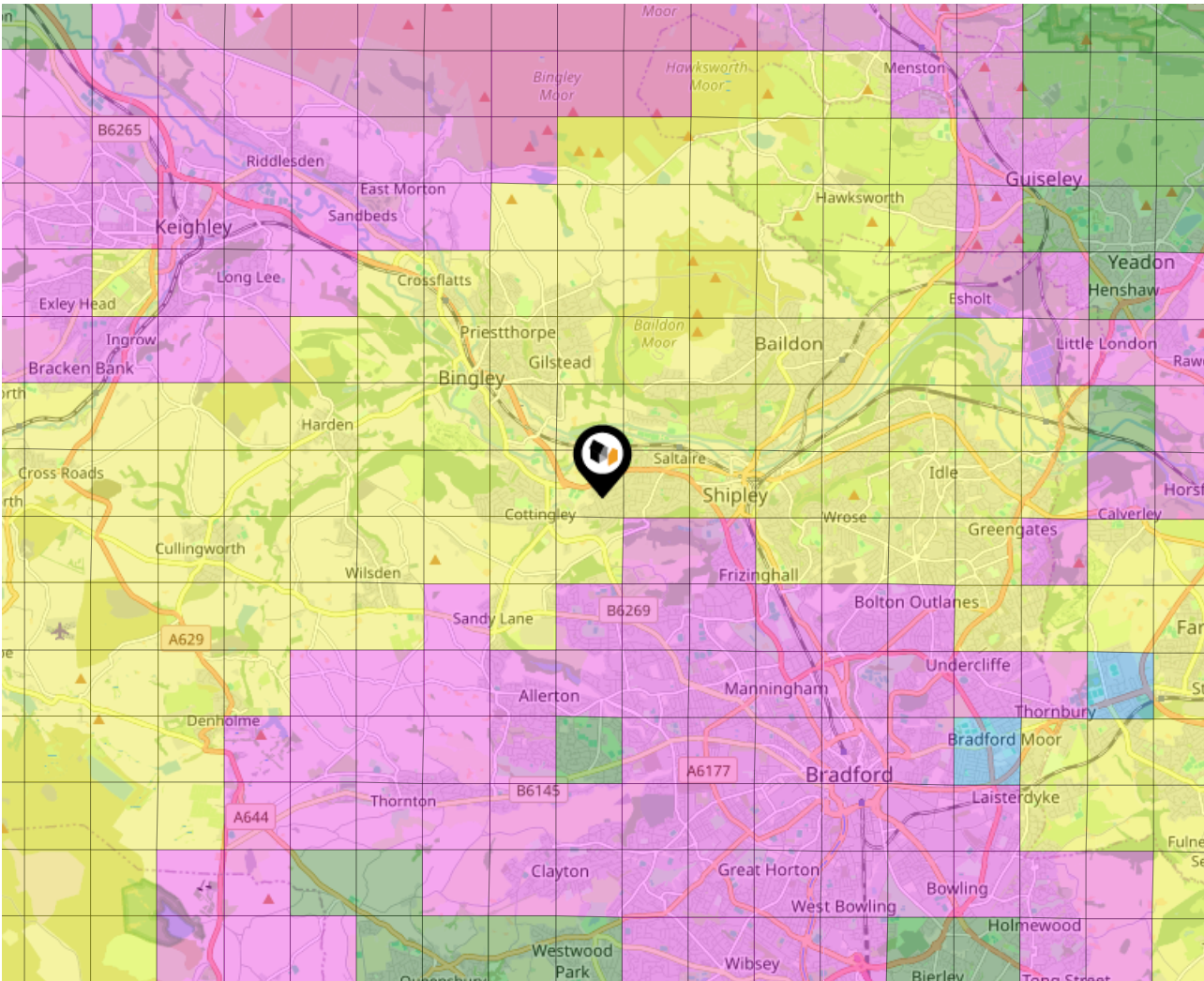
10

Bingley Rural Ward



### What is Radon?

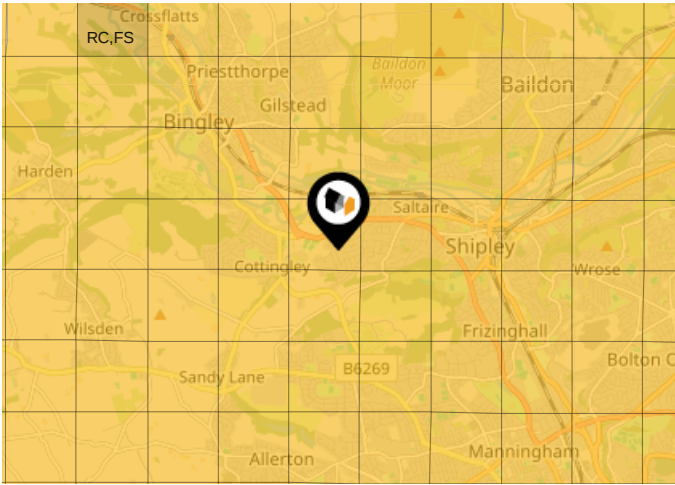
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic 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		

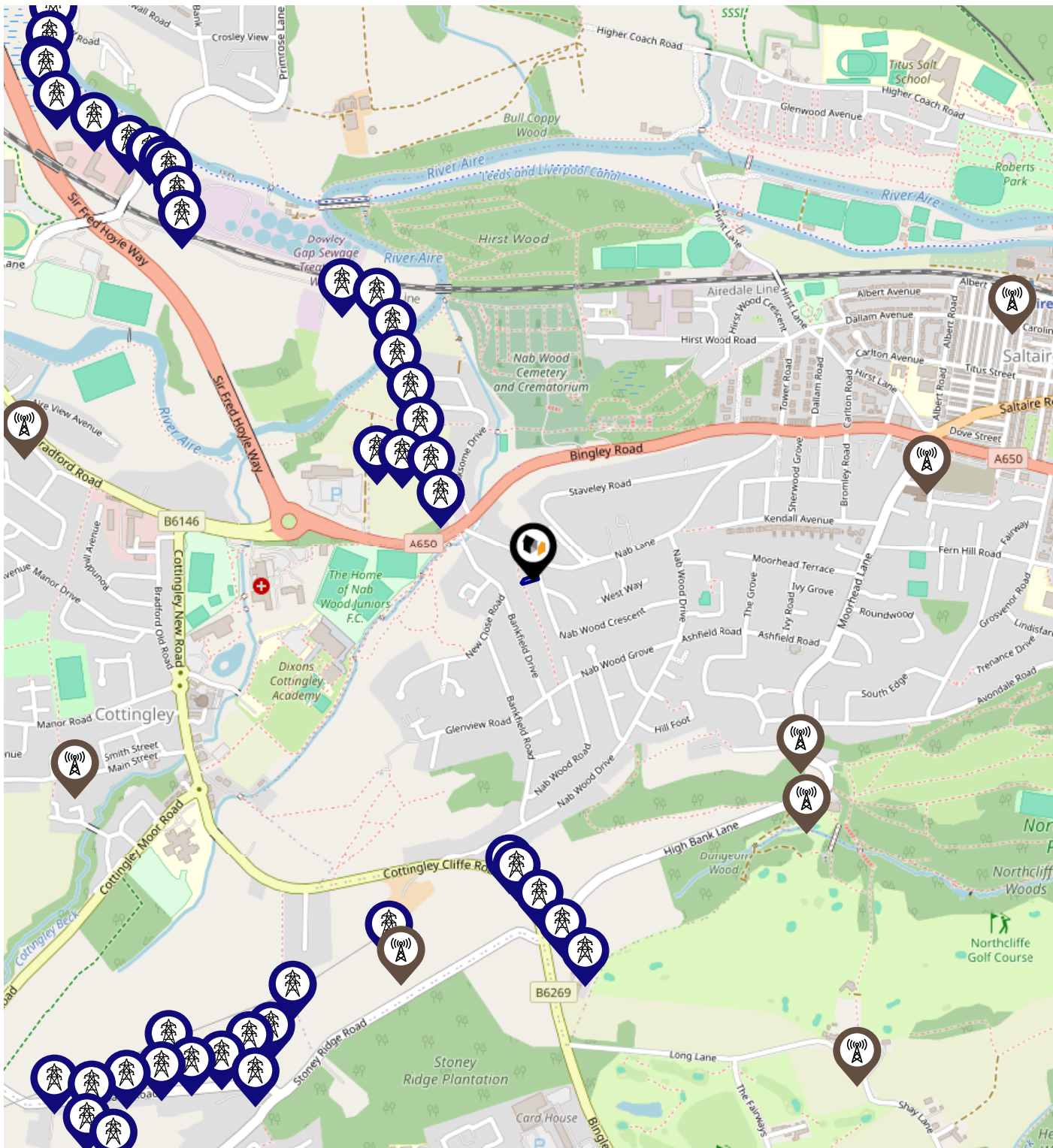


Primary Classifications (Most Common Clay Types)



<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



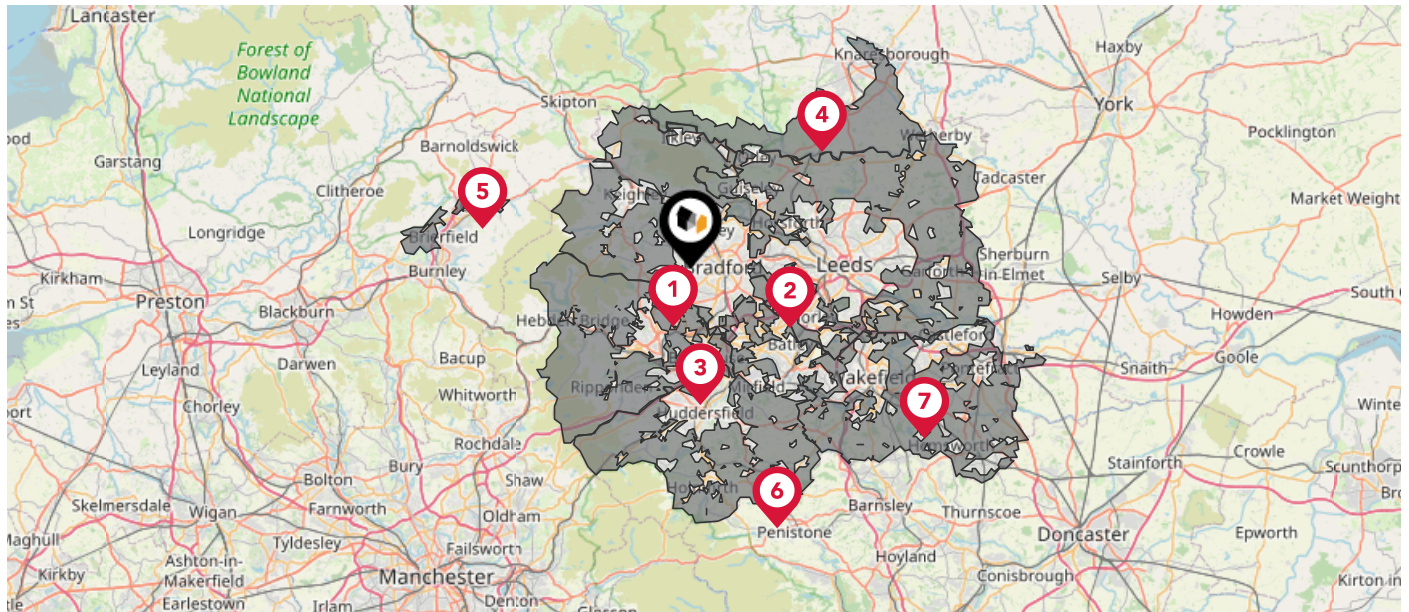
### Key:

-  Power Pylons
-  Communication Masts

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
--	-------	----------

This map displays nearby areas that have been designated as Green Belt...



### Nearby Green Belt Land

1

South and West Yorkshire Green Belt - Bradford

2

South and West Yorkshire Green Belt - Leeds

3

South and West Yorkshire Green Belt - Calderdale

4

South and West Yorkshire Green Belt - Harrogate

5

Merseyside and Greater Manchester Green Belt - Pendle

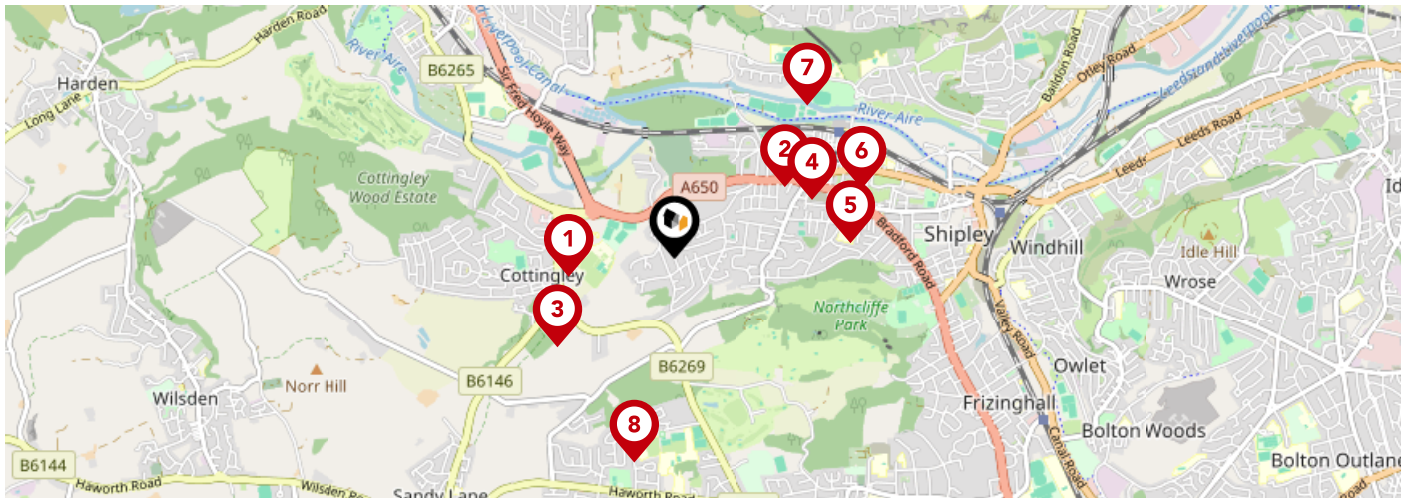
6

South and West Yorkshire Green Belt - Kirklees

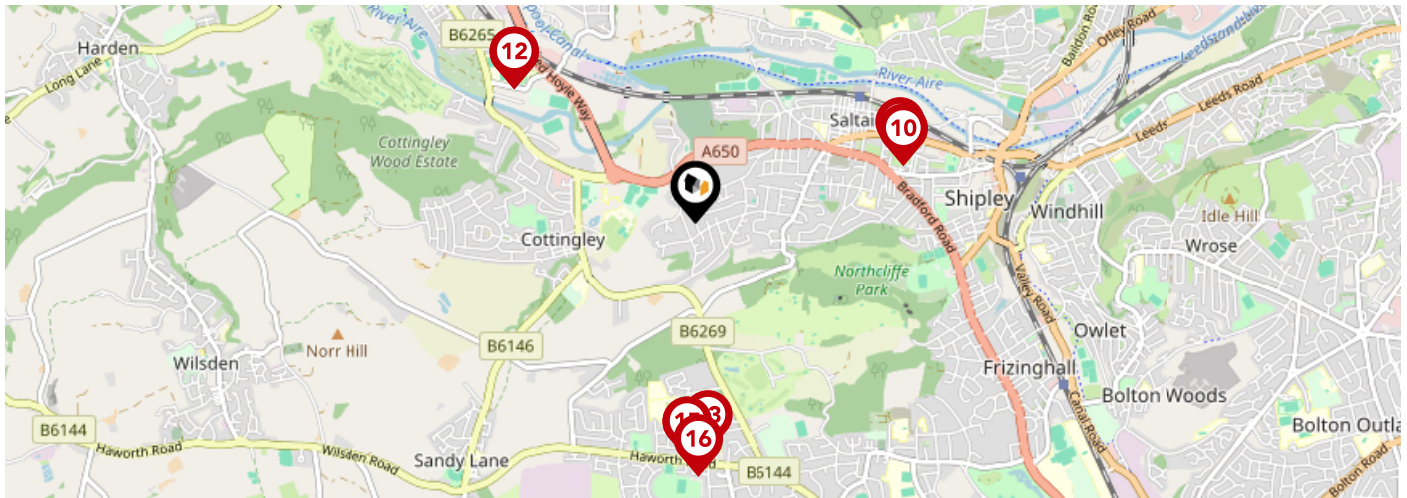
7









South and West Yorkshire Green Belt - Wakefield





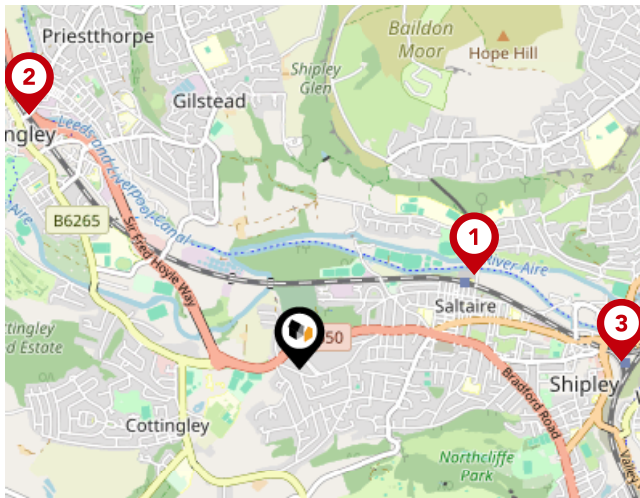
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Dixons Cottingley Academy</b> Ofsted Rating: Good   Pupils: 872   Distance:0.47	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Hirst Wood Nursery School</b> Ofsted Rating: Good   Pupils: 84   Distance:0.58	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Cottingley Village Primary School</b> Ofsted Rating: Good   Pupils: 431   Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Saltaire Primary School</b> Ofsted Rating: Good   Pupils: 418   Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>St Walburga's Catholic Primary School, A Voluntary Academy</b> Ofsted Rating: Good   Pupils: 235   Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Shipley College</b> Ofsted Rating: Requires improvement   Pupils:0   Distance:0.87	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Titus Salt School</b> Ofsted Rating: Good   Pupils: 1451   Distance:0.89	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Belle Vue Girls' Academy</b> Ofsted Rating: Good   Pupils: 1033   Distance:0.91	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>






		Nursery	Primary	Secondary	College	Private
	<b>Bradford Alternative Provision Academy</b> Ofsted Rating: Outstanding   Pupils: 78   Distance:0.94	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Wycliffe CofE Primary School</b> Ofsted Rating: Good   Pupils: 340   Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Beckfoot School</b> Ofsted Rating: Outstanding   Pupils: 1631   Distance:0.99	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hazelbeck Special School</b> Ofsted Rating: Outstanding   Pupils: 155   Distance:0.99	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>High Park School</b> Ofsted Rating: Good   Pupils: 117   Distance:1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Chellow Heights Special School</b> Ofsted Rating: Good   Pupils: 254   Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Beckfoot Upper Heaton</b> Ofsted Rating: Good   Pupils: 716   Distance:1.03	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Beckfoot Heaton Primary</b> Ofsted Rating: Good   Pupils: 779   Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

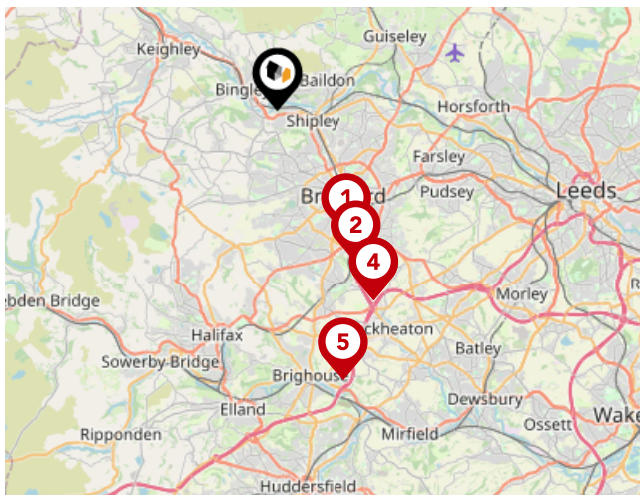
# Area

## Transport (National)








### National Rail Stations

Pin	Name	Distance
	Saltire Rail Station	0.87 miles
	Bingley Rail Station	1.63 miles
	Shipley Rail Station	1.41 miles







### Trunk Roads/Motorways

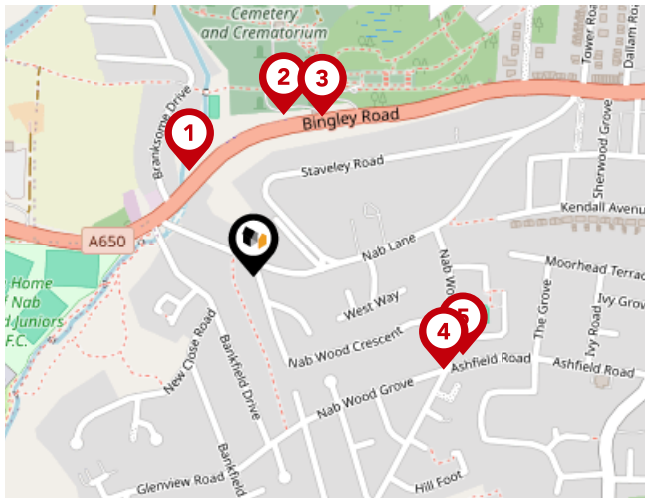
Pin	Name	Distance
	M606 J3	4.98 miles
	M606 J2	5.97 miles
	M606 J1	7.43 miles
	M62 J26	7.45 miles
	M62 J25	9.71 miles



### Airports/Helipads

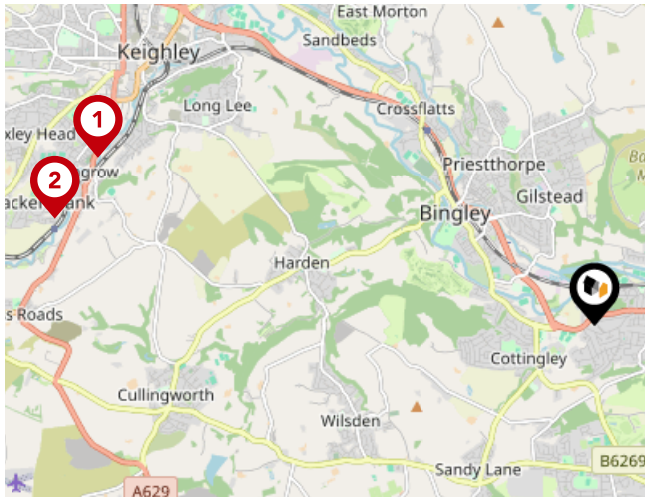
Pin	Name	Distance
	Leeds Bradford Airport	6.56 miles
	Manchester Airport	37.69 miles
	Teesside Airport	49.4 miles
	Finningley	40.75 miles





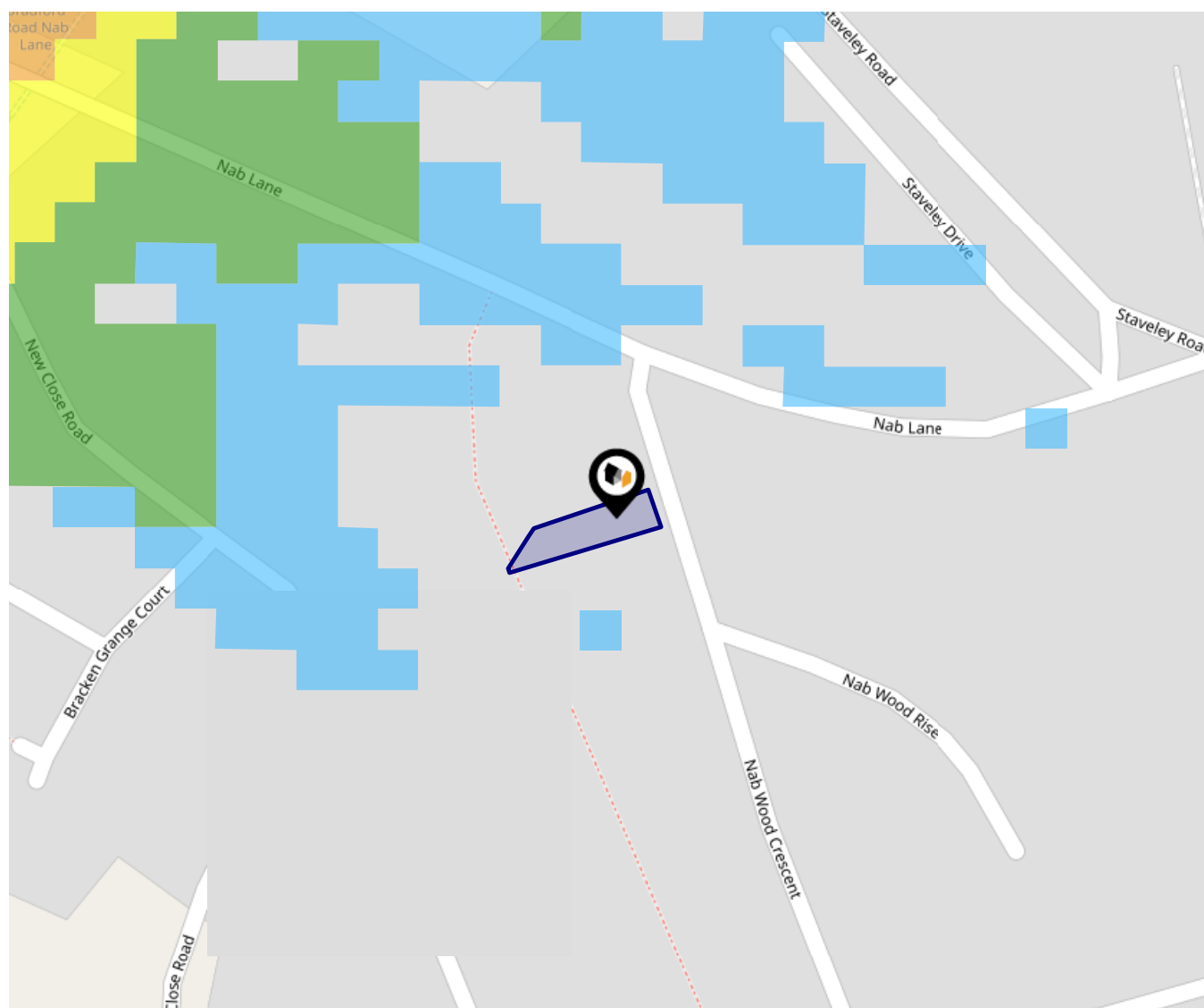
### Bus Stops/Stations

Pin	Name	Distance
1	Nab Lane	0.13 miles
2	Nab Wood Cemetery	0.18 miles
3	Nab Wood Cemetery	0.19 miles
4	Nab Wood Drive Ashfield Rd	0.23 miles
5	Nab Wood Drive	0.24 miles



### Local Connections

Pin	Name	Distance
1	Ingrow West (Keighley & Worth Valley Railway)	4.59 miles
2	Damems (Keighley & Worth Valley Railway)	4.82 miles



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

# 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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