



See More Online

# MIR: Material Info

The Material Information Affecting this Property

**Thursday 24<sup>th</sup> April 2025**



**10, SUNNY BRAE CRESCENT, BINGLEY, BD16 4RF**

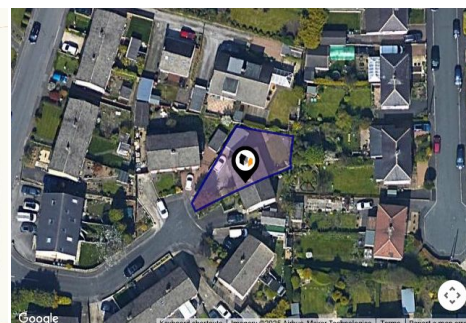
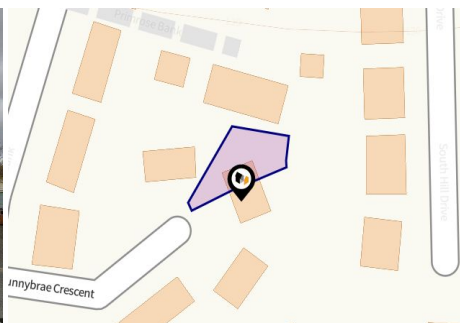
## KM Maxfield

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:	882 ft <sup>2</sup> / 82 m <sup>2</sup>
Plot Area:	0.06 acres
Year Built :	1950-1966
Council Tax :	Band B
Annual Estimate:	£1,747
Title Number:	WYK23513
UPRN:	100051126521

Last Sold Date:	15/06/2015
Last Sold Price:	£142,000
Last Sold £/ft <sup>2</sup> :	£160
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>15</b> mb/s	<b>76</b> mb/s	<b>1800</b> mb/s
		

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



### Satellite/Fibre TV Availability:



Planning records for: *10, Sunny Brae Crescent, Bingley, BD16 4RF*

**Reference - 20/00835/HOU**

**Decision:** Granted

**Date:** 02nd March 2020

**Description:**

Demolition of existing detached garage and construction of a two-storey side extension.

**Reference - 75/02172/FUL**

**Decision:** Granted

**Date:** 17th April 1975

**Description:**

Lock Up Garage

**Reference - 19/02953/CLP**

**Decision:** Granted

**Date:** 01st August 2019

**Description:**

Single storey extension to rear elevation

**Reference - 18/01985/HOU**

**Decision:** Refused

**Date:** 14th May 2018

**Description:**

Demolition of existing detached garage and construction of two-storey side and single-storey rear extension

Planning records for: *1 Sunny Brae Crescent Gilstead Bingley West Yorkshire BD16 4RF*

Reference - 06/03080/PHH	
Decision:	Decided
Date:	27th April 2006
Description:	Erection of two storey side extension

Planning records for: *12 Sunny Brae Crescent Gilstead Bingley West Yorkshire BD16 4RF*

Reference - 80/71393/FUL	
Decision:	Granted
Date:	04th June 1980
Description:	Car Port-Porch & Bathrm Over



10, Sunny Brae Crescent, BD16 4RF

Energy rating

**D**

Valid until 09.09.2025

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		79   C
55-68	<b>D</b>	60   D	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

### Additional EPC Data

---

<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	ECO assessment
<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>	Double glazing, unknown install date
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, limited insulation
<b>Roof Energy:</b>	Very Poor
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer and room thermostat
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 80% of fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	82 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

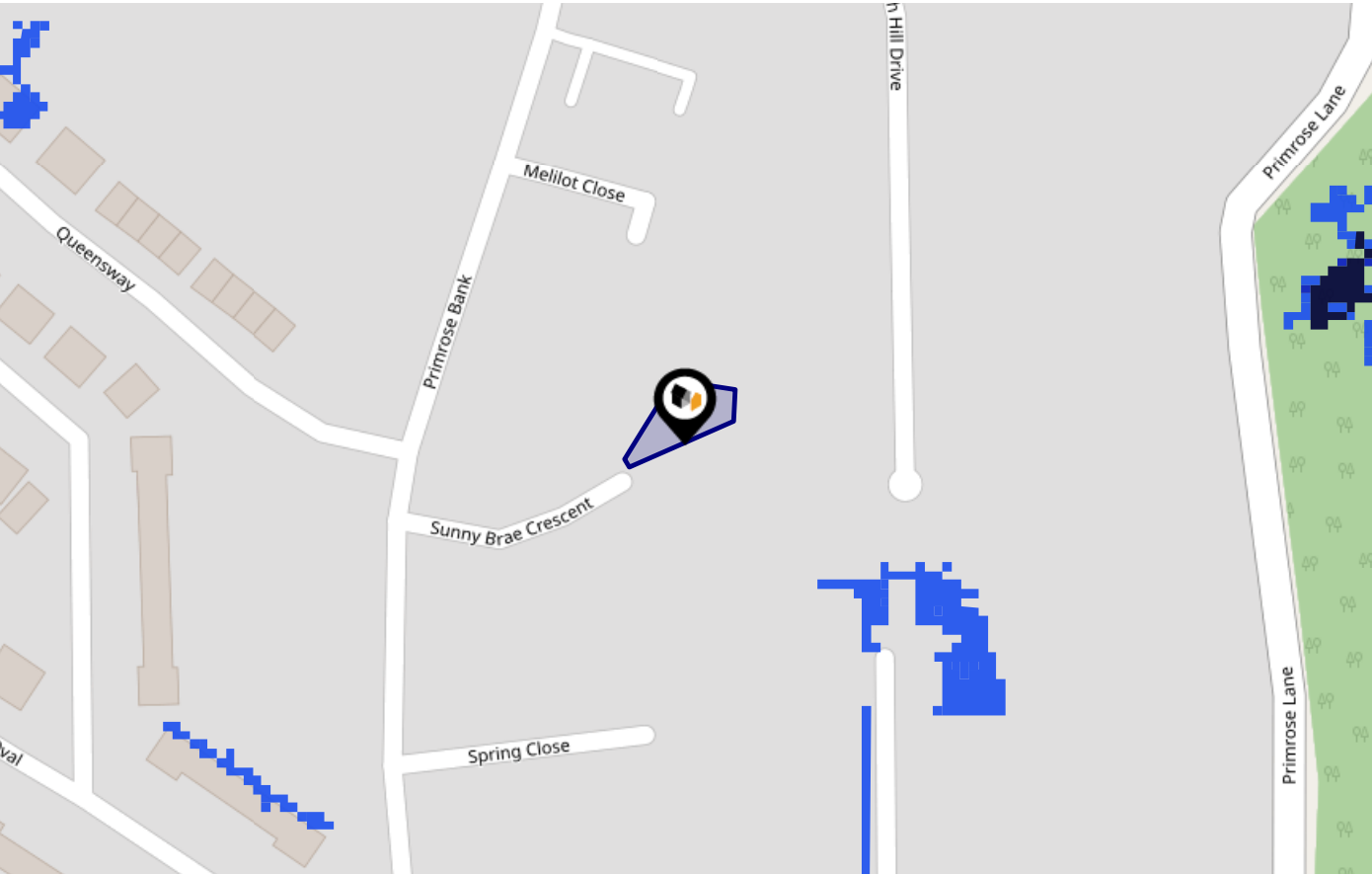


/kmmaxfield

# 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.

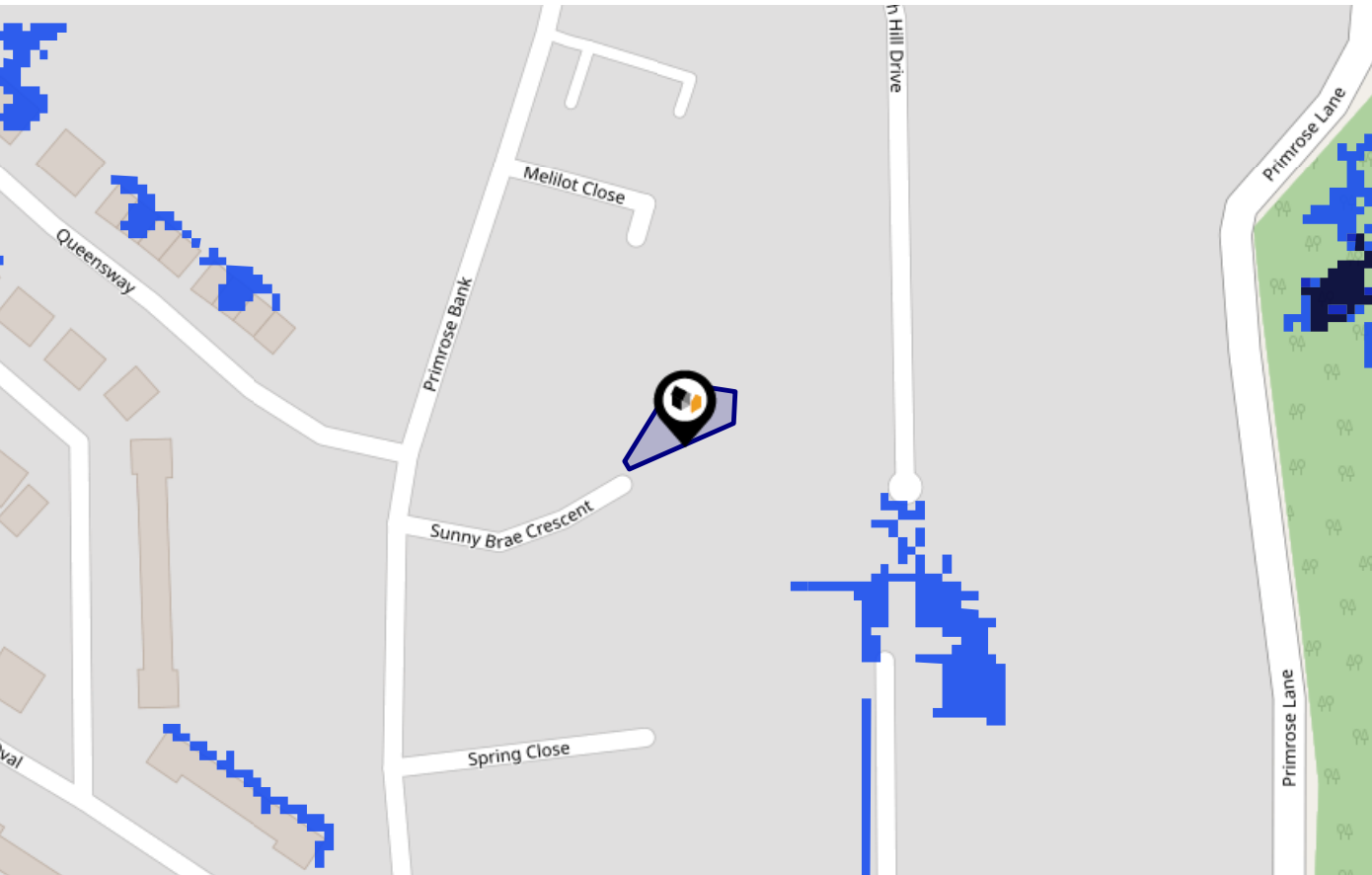
-  **High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
-  **Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
-  **Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.25%) 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.

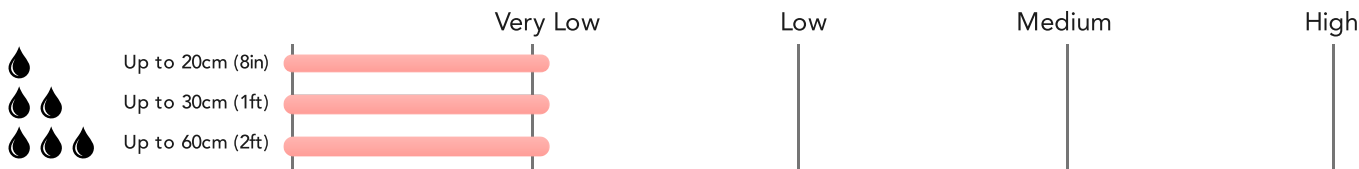


Risk Rating: Very low

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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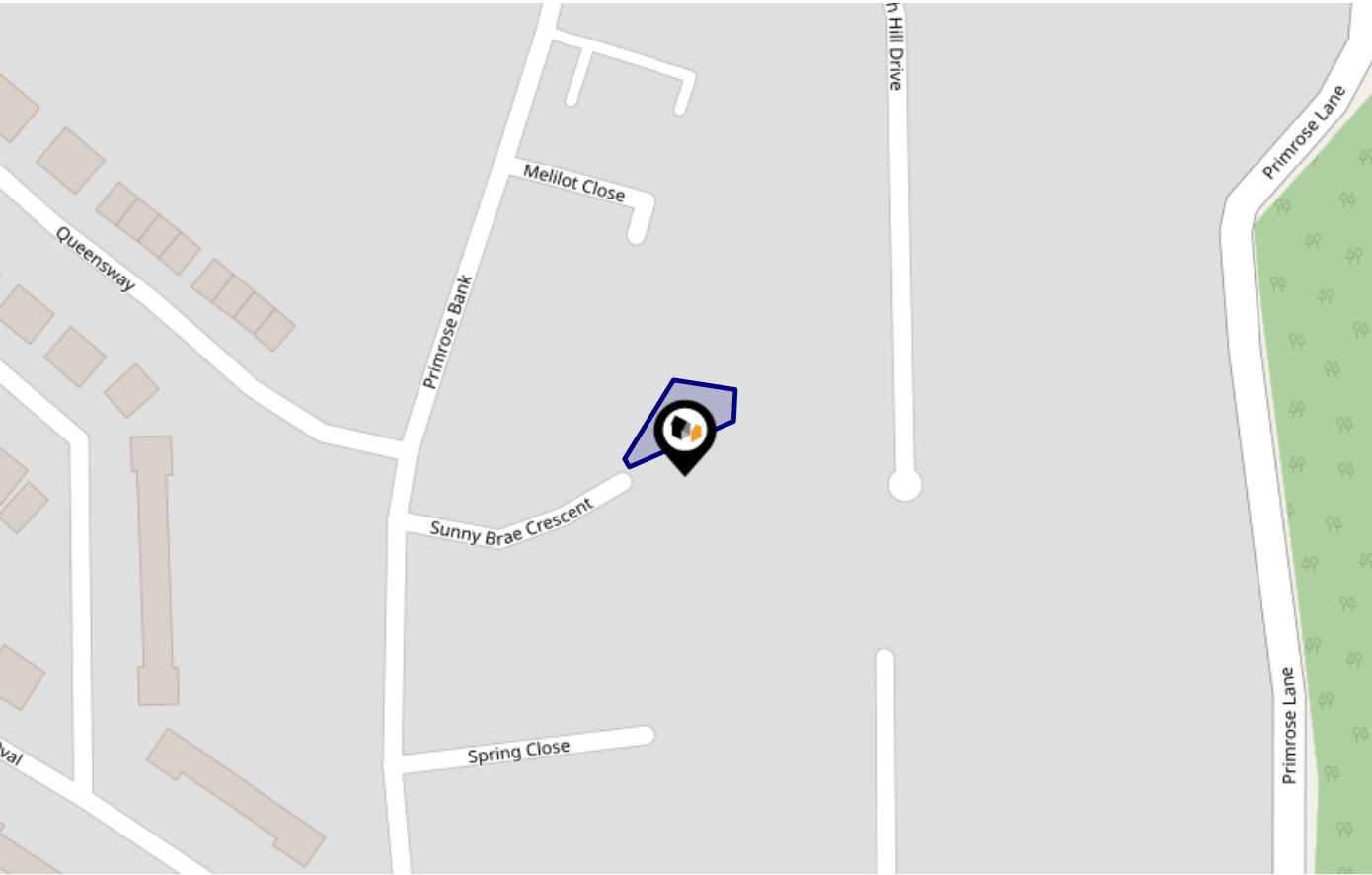
Chance of flooding to the following depths at this property:



# 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.

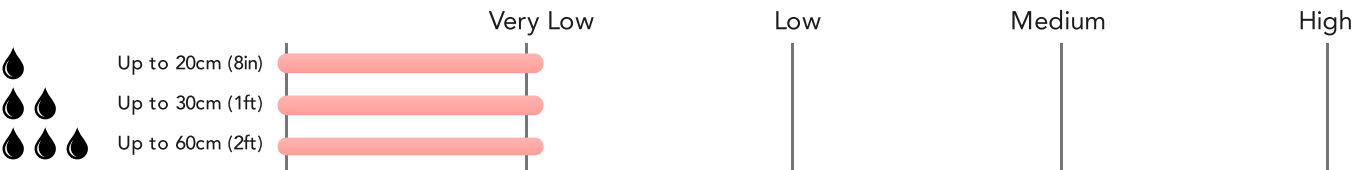


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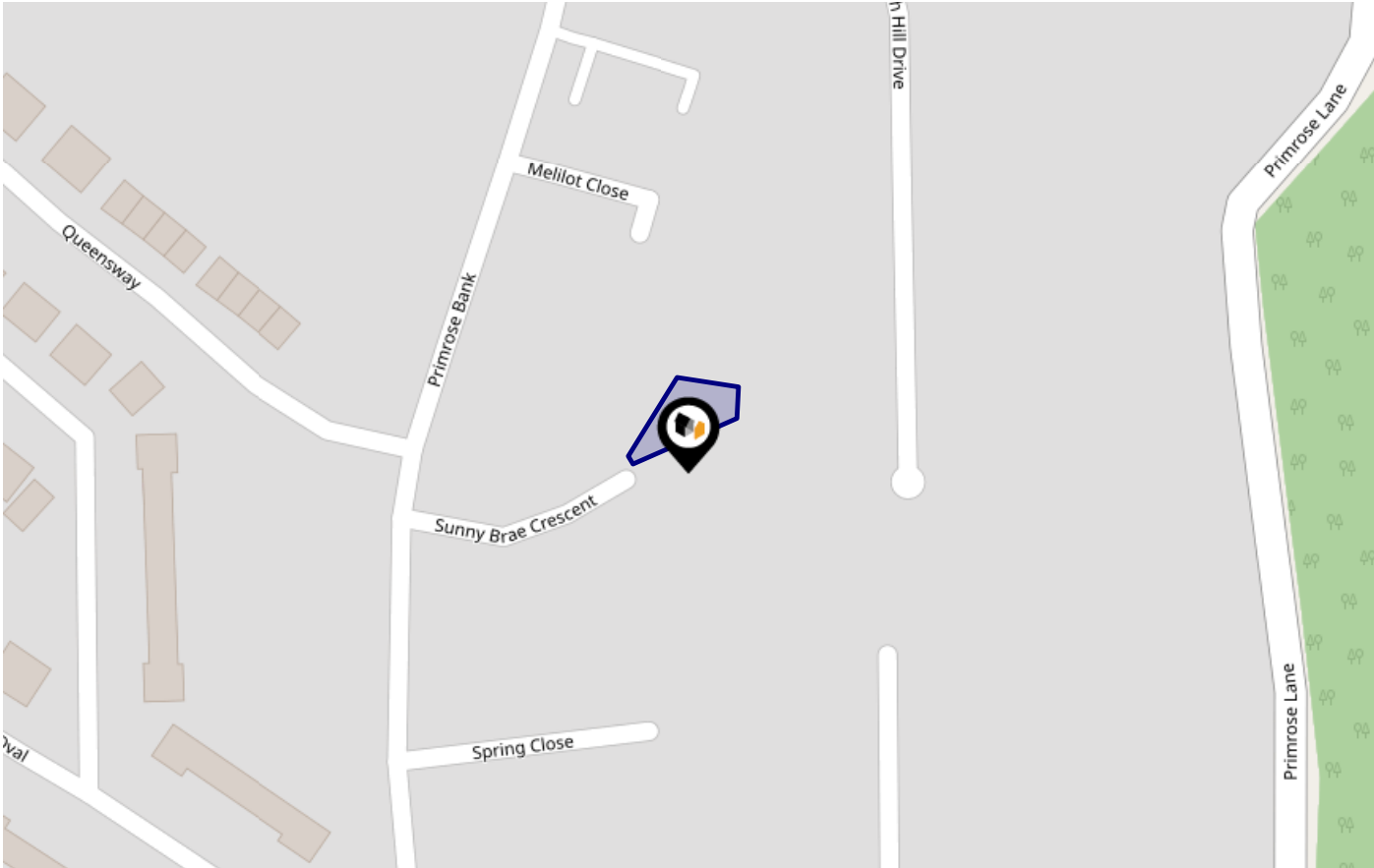
Chance of flooding to the following depths at this property:



# 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.

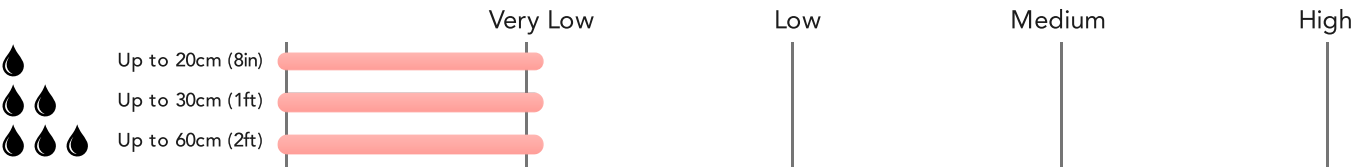


Risk Rating: Very low

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.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
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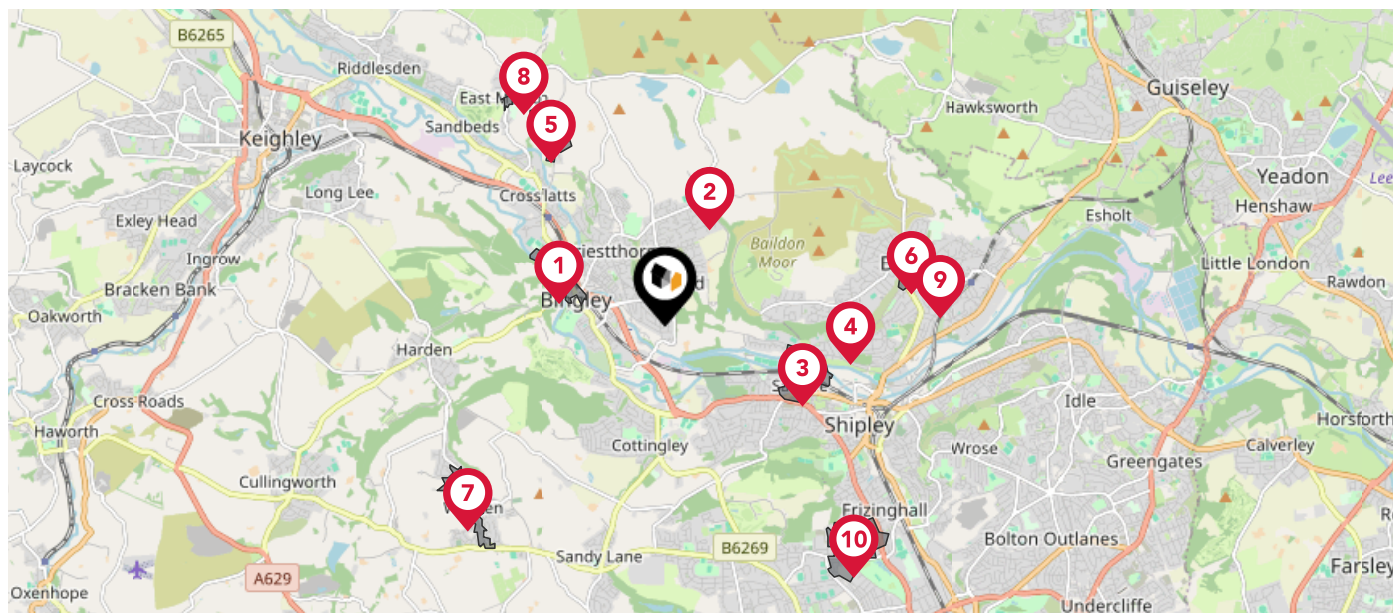
Chance of flooding to the following depths at this property:



# 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

Bingley

2

Eldwick Beck

3

Saltaire

4

Baildon Green

5

Micklethwaite

6

Baildon

7

Wilsden

8

East Morton

9

Baildon Station Road

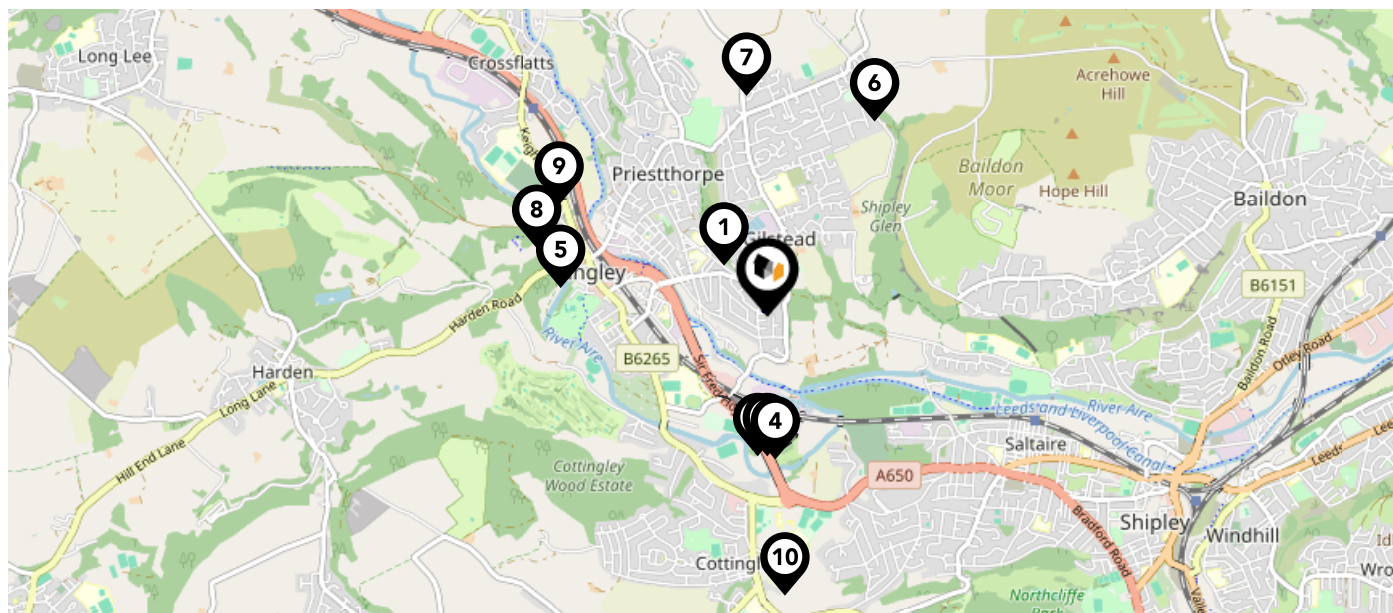
10

Heaton Estates





















# 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.

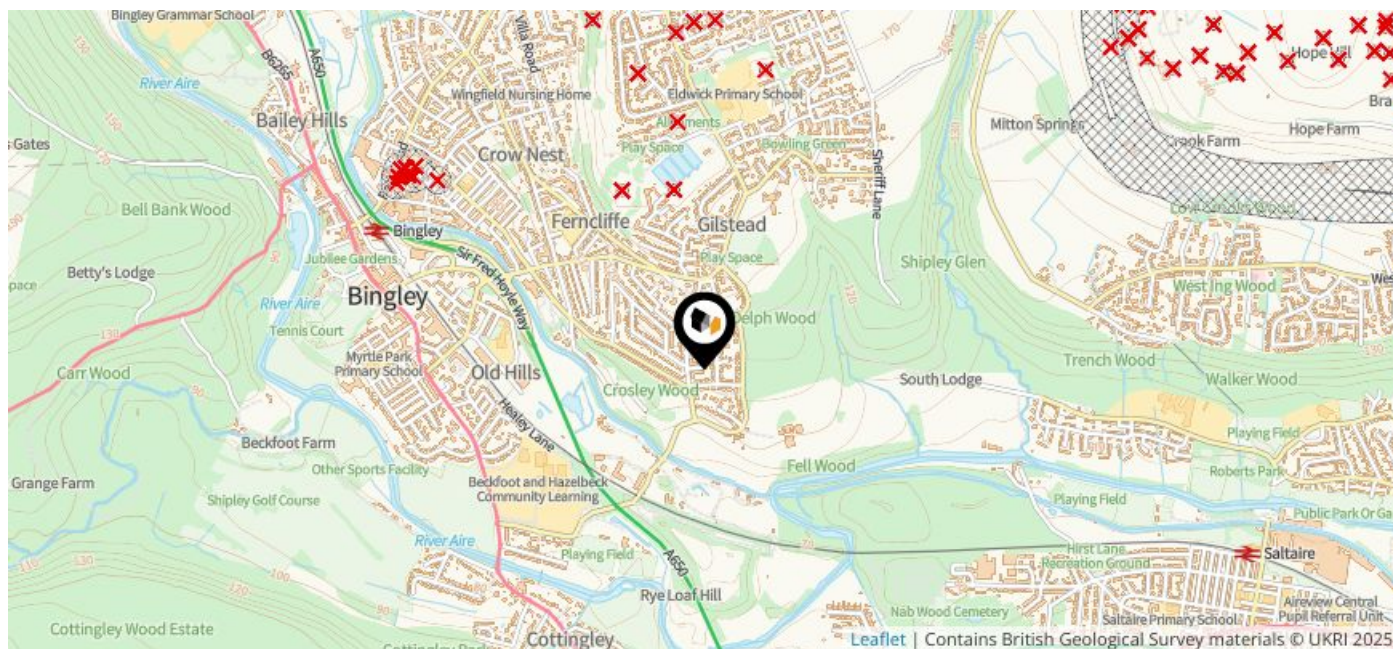


### Nearby Landfill Sites

	EA/EPR/QP3790ZY/A001	Active Landfill 
	No name provided by source	Active Landfill 
	Dowley Gap-Wagon Lane, Bingley, Yorkshire	Historic Landfill 
	Dowley Gap-Water Pollution Control Works, Sludge Lagoon, Off Wagon Lane, Bingley	Historic Landfill 
	Ireland Bridge-Bingley	Historic Landfill 
	Quarry Saltaire Road-Eldwick, Bingley	Historic Landfill 
	The Refuse Tip-Height Lane, Eldwick, West Yorkshire	Historic Landfill 
	Bingley Holder Station-Ireland Bridge, Bingley, Bradford	Historic Landfill 
	Bingley Auction Mart-Keighley Road, Bailey Hills	Historic Landfill 
	Nab Wood Grammar School-Cottingley, Bingley	Historic Landfill 



This map displays nearby coal mine entrances and their classifications.



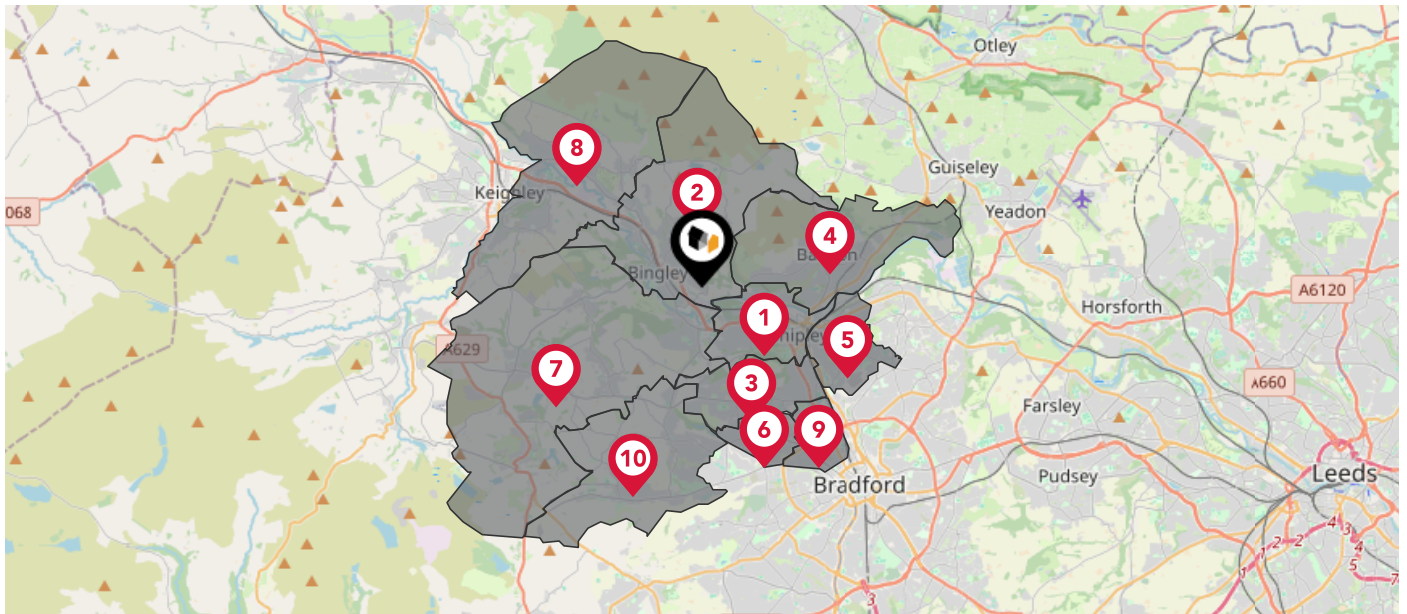
### Mine Entry

- ✕ 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



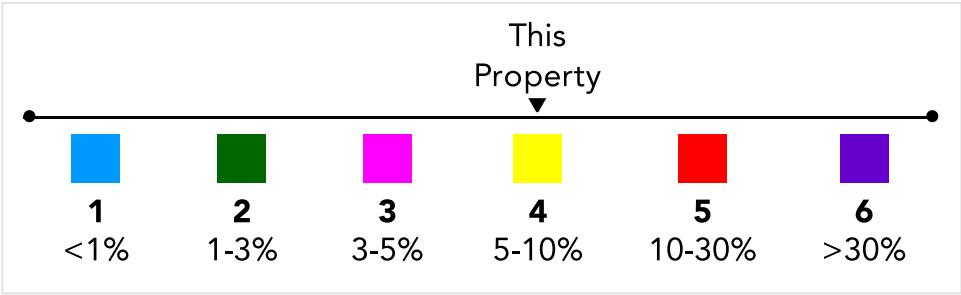
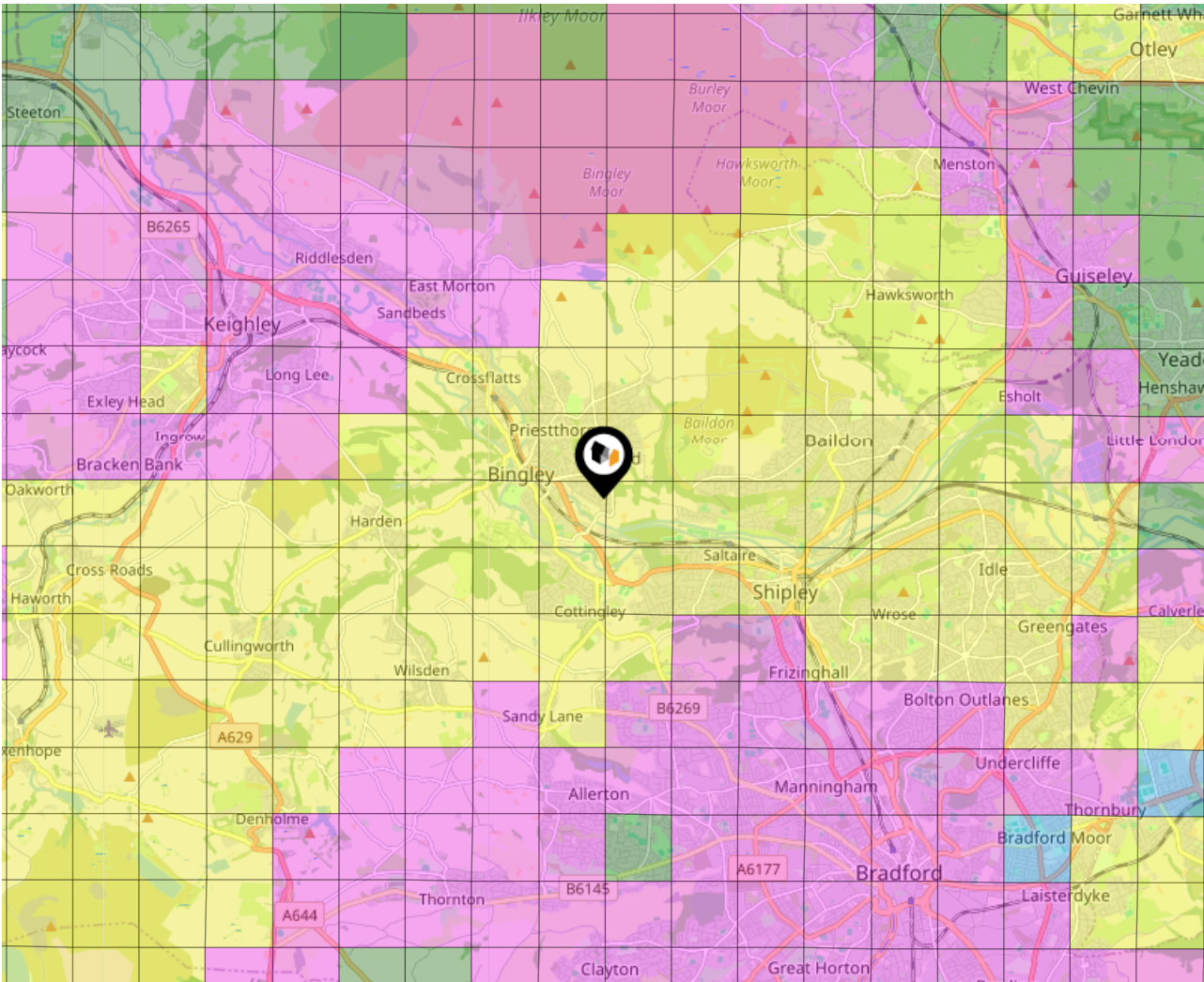
### Nearby Council Wards

- |    |                            |
|----|----------------------------|
| 1  | Shipley Ward               |
| 2  | Bingley Ward               |
| 3  | Heaton Ward                |
| 4  | Baildon Ward               |
| 5  | Windhill and Wrose Ward    |
| 6  | Toller Ward                |
| 7  | Bingley Rural Ward         |
| 8  | Keighley East Ward         |
| 9  | Manningham Ward            |
| 10 | Thornton and Allerton Ward |



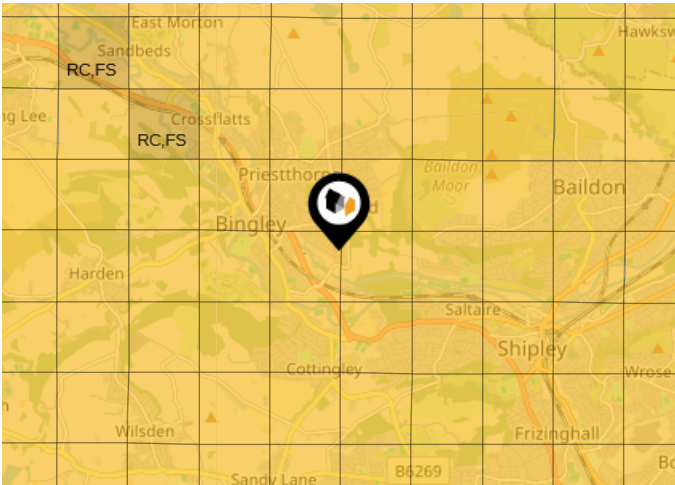
### What is Radon?

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)

<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		

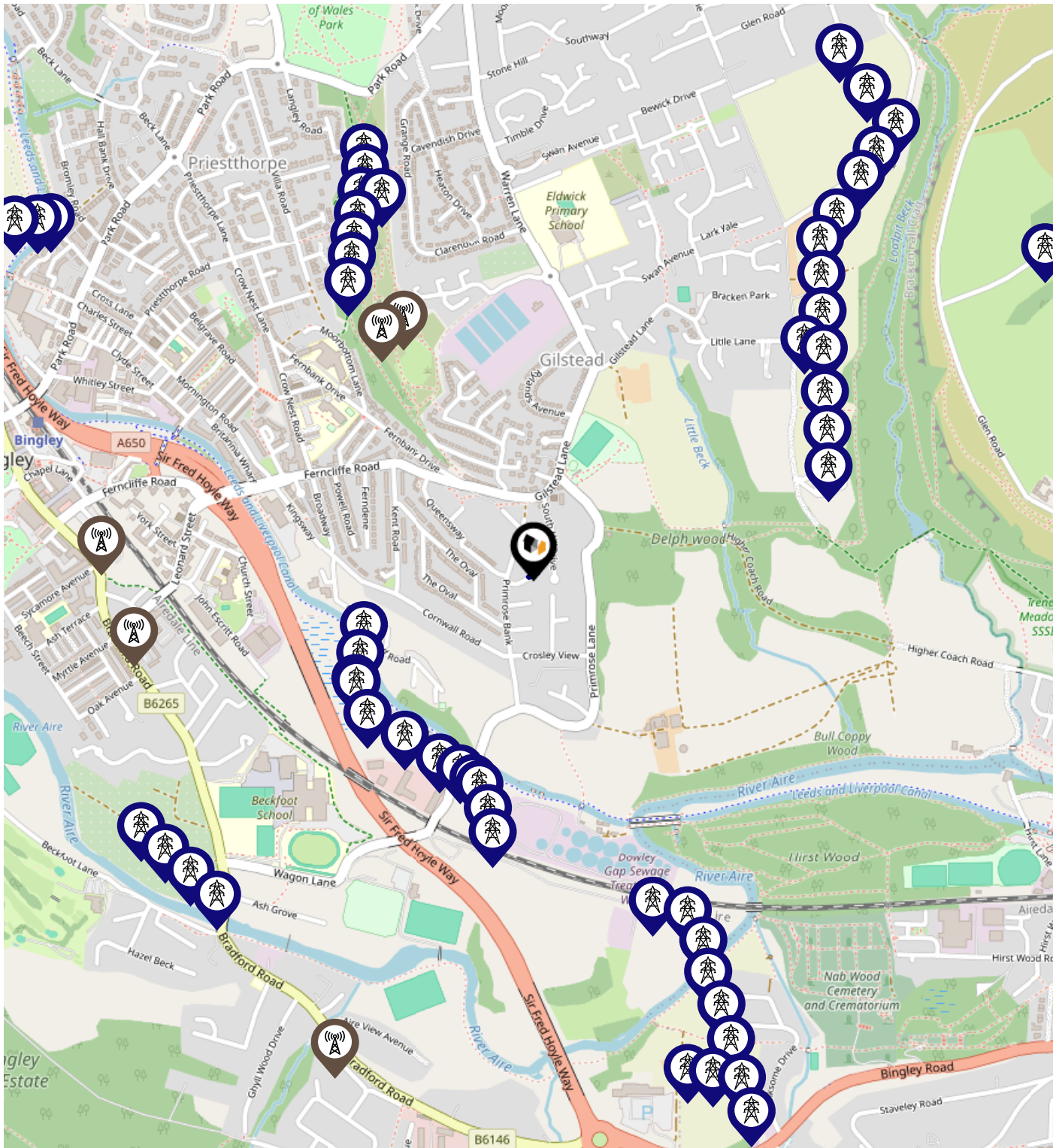


Primary Classifications (Most Common Clay Types)



<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:

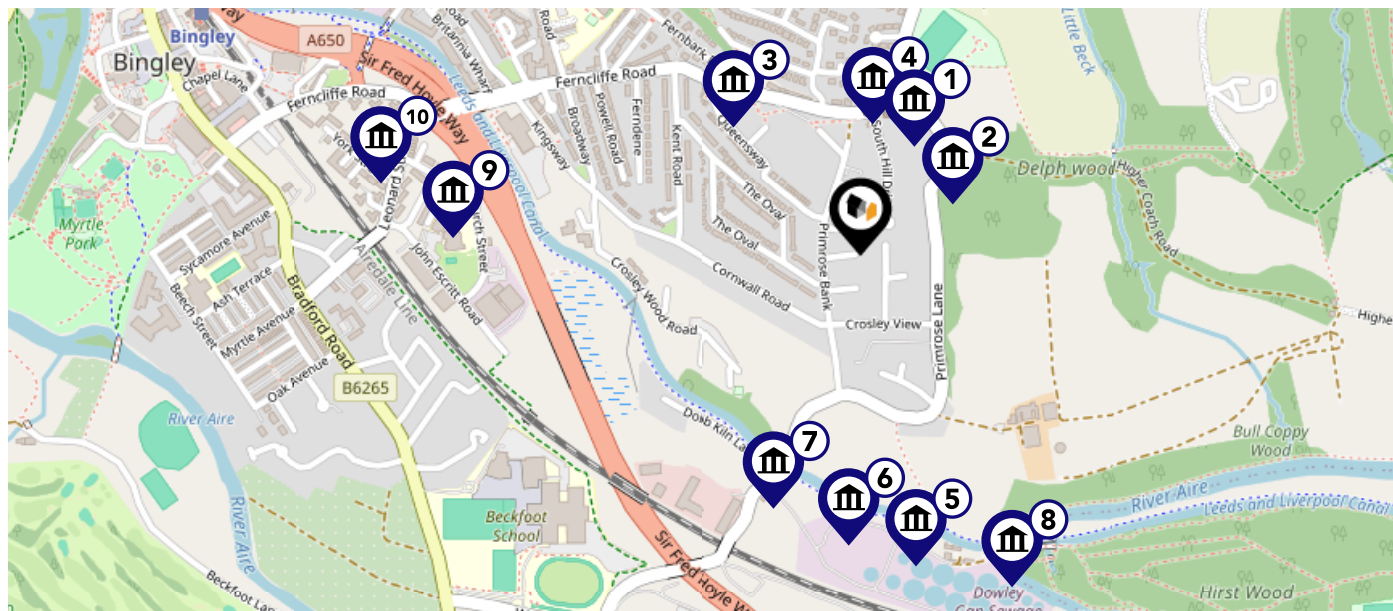
-  Power Pylons
-  Communication Masts













# Maps

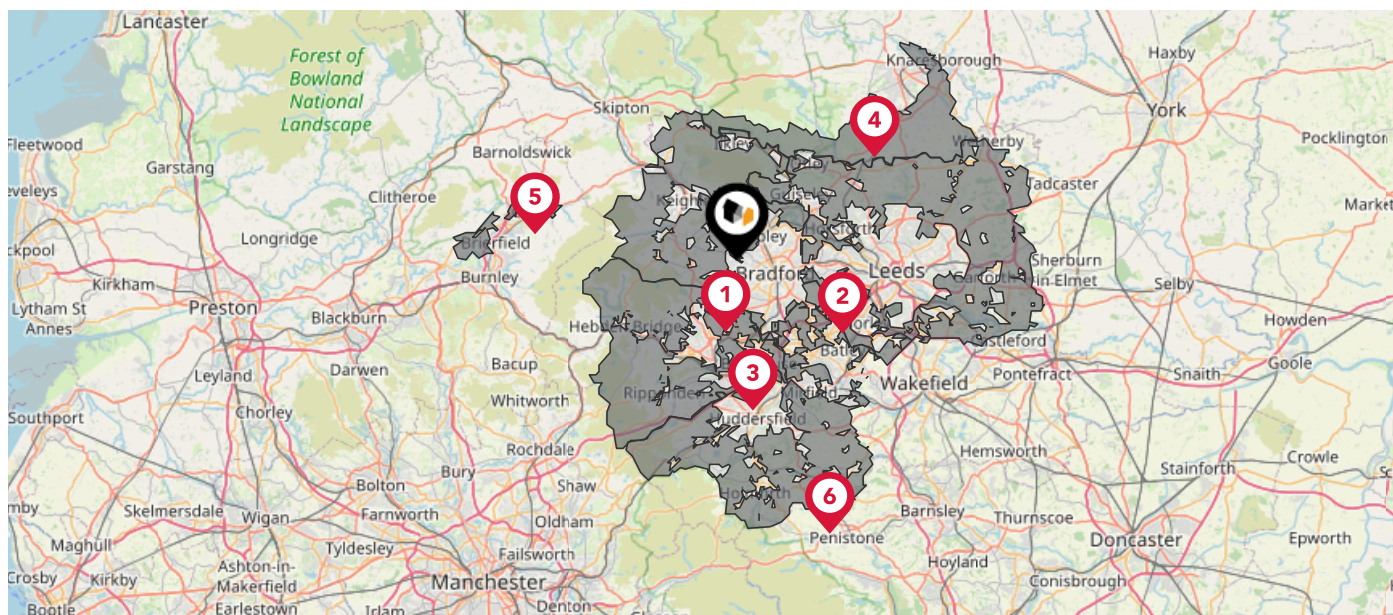
## Listed Buildings

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
 1200235 - Milner Fields Gardens	Grade II	0.1 miles
 1314295 - North Lodge To Milner Field And Attached Gatepiers	Grade II	0.1 miles
 1283324 - Railings, Wall, Gate Piers And Gates Flanking Road To Front Of Gilstead Methodist Chapel	Grade II	0.2 miles
 1133389 - 53 And 55, Gilstead Lane	Grade II	0.2 miles
 1133358 - Leeds And Liverpool Canal Dowley Gap Bridge (number 206)	Grade II	0.3 miles
 1133359 - Leeds And Liverpool Canal Two Rise Locks With Overflow Channel Dowley Gap	Grade II	0.3 miles
 1133360 - Leeds And Liverpool Canal Scourer Bridge (number 205)	Grade II	0.3 miles
 1133548 - Leeds And Liverpool Canal, Dowley Gap Aqueduct	Grade II	0.4 miles
 1314302 - Holy Trinity Church Of England First School	Grade II	0.4 miles
 1133362 - Bingley Independent Methodist Church	Grade II	0.5 miles

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

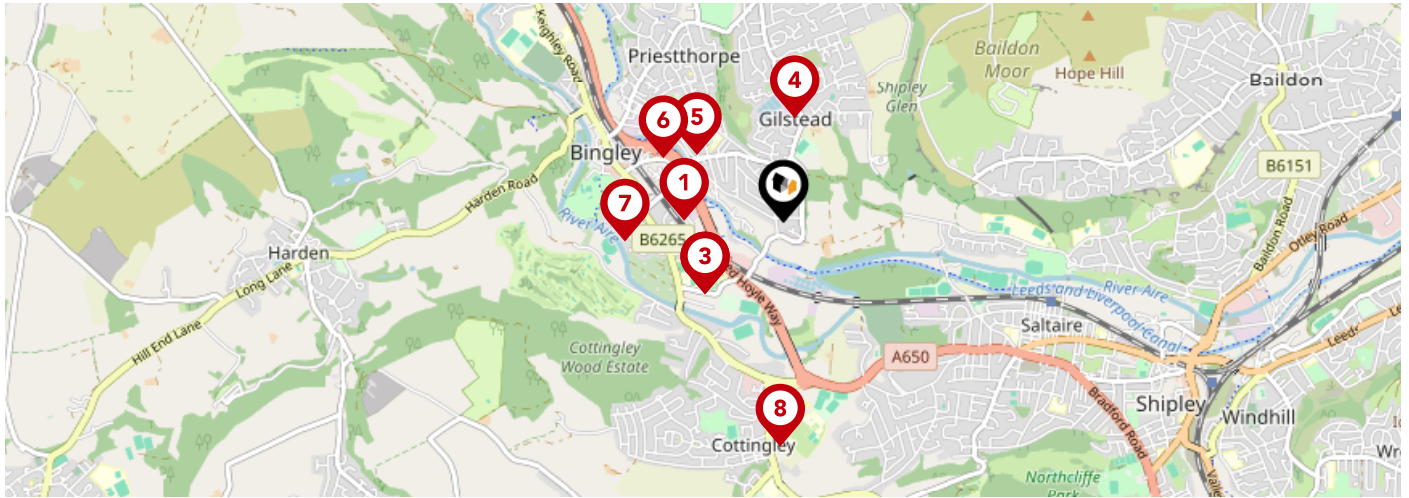
South and West Yorkshire Green Belt - Harrogate

5

Merseyside and Greater Manchester Green Belt - Pendle

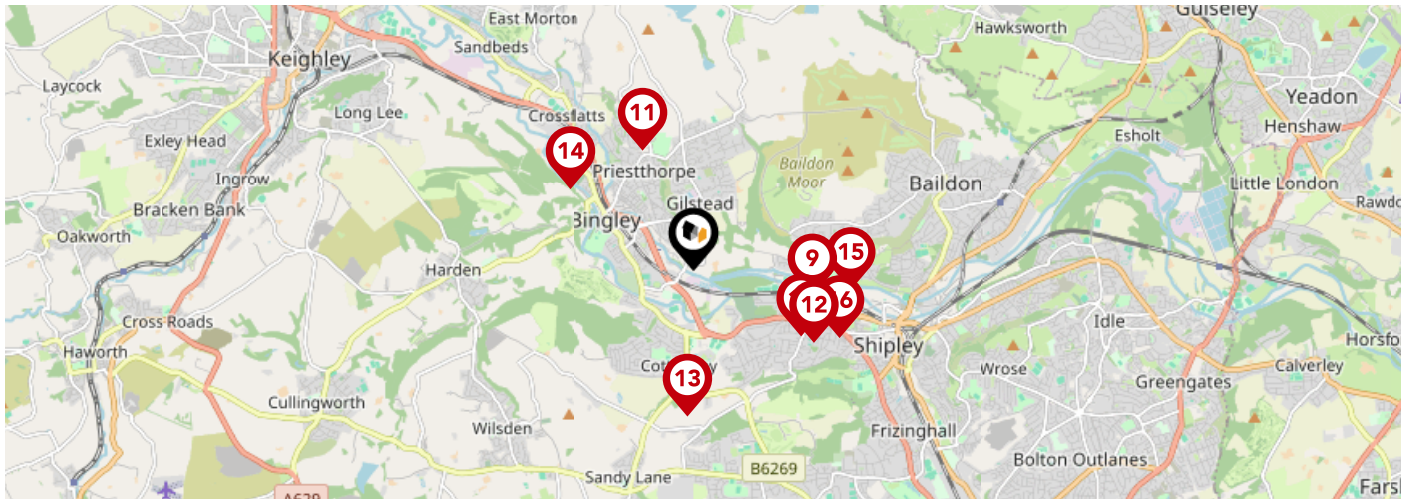
6









South and West Yorkshire Green Belt - Kirklees



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Trinity All Saints CofE VA Primary School</b> Ofsted Rating: Good   Pupils: 213   Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Beckfoot School</b> Ofsted Rating: Outstanding   Pupils: 1631   Distance:0.46	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Hazelbeck Special School</b> Ofsted Rating: Outstanding   Pupils: 155   Distance:0.46	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Eldwick Primary School</b> Ofsted Rating: Good   Pupils: 547   Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>St Joseph's Catholic Primary School, A Voluntary Academy</b> Ofsted Rating: Good   Pupils: 183   Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Beckfoot Priestthorpe Primary School &amp; Nursery</b> Ofsted Rating: Good   Pupils: 200   Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Myrtle Park Primary</b> Ofsted Rating: Good   Pupils: 233   Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Dixons Cottingley Academy</b> Ofsted Rating: Good   Pupils: 872   Distance:0.97	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

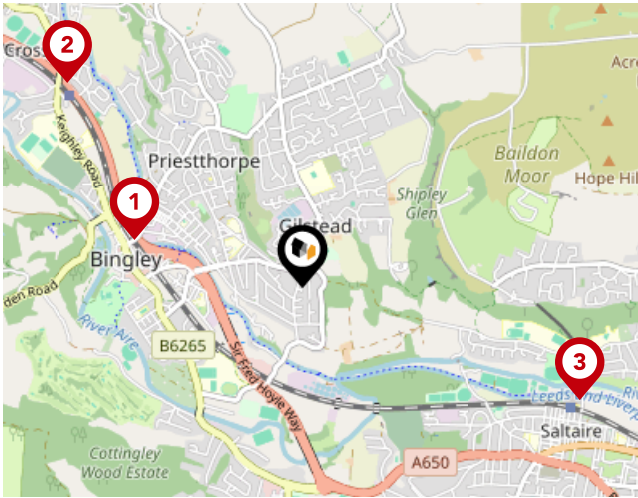




		Nursery	Primary	Secondary	College	Private
	<b>Titus Salt School</b> Ofsted Rating: Good   Pupils: 1451   Distance:1.06	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hirst Wood Nursery School</b> Ofsted Rating: Good   Pupils: 84   Distance:1.1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Lady Lane Park School &amp; Nursery</b> Ofsted Rating: Not Rated   Pupils: 140   Distance:1.14	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Saltaire Primary School</b> Ofsted Rating: Good   Pupils: 418   Distance:1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cottingley Village Primary School</b> Ofsted Rating: Good   Pupils: 431   Distance:1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bingley Grammar School</b> Ofsted Rating: Good   Pupils: 1932   Distance:1.29	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Baildon Glen Primary School</b> Ofsted Rating: Not Rated   Pupils: 171   Distance:1.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Shipley College</b> Ofsted Rating: Requires improvement   Pupils:0   Distance:1.4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

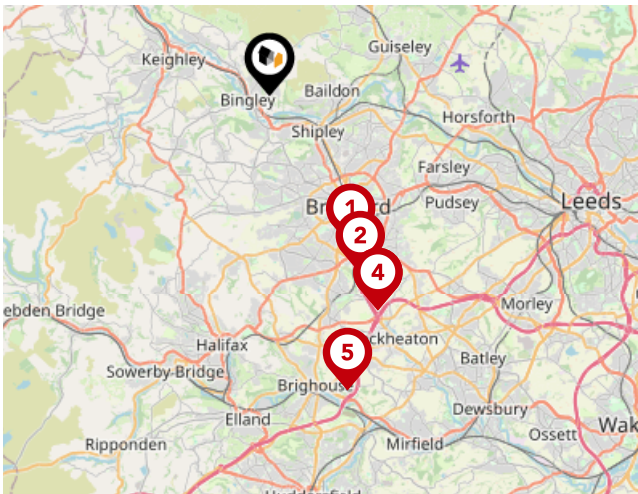
# Area

## Transport (National)



### National Rail Stations

Pin	Name	Distance
	Bingley Rail Station	0.76 miles
	Crossflatts Rail Station	1.36 miles
	Saltire Rail Station	1.31 miles



### Trunk Roads/Motorways

Pin	Name	Distance
	M606 J3	5.99 miles
	M606 J2	6.98 miles
	M606 J1	8.44 miles
	M62 J26	8.46 miles
	M62 J25	10.7 miles



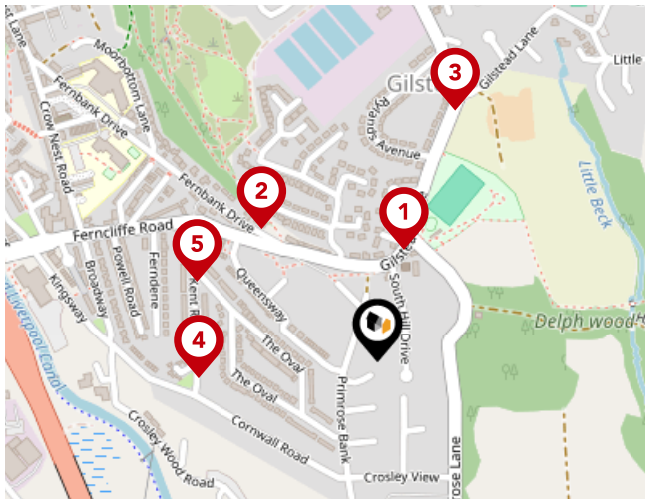
### Airports/Helipads

Pin	Name	Distance
	Leeds Bradford Airport	6.7 miles
	Manchester Airport	38.25 miles
	Teesside Airport	48.68 miles
	Finningley	41.66 miles



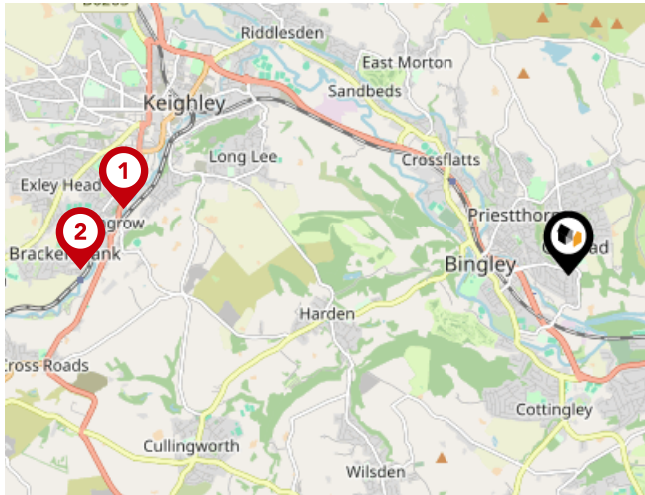
# Area

## Transport (Local)



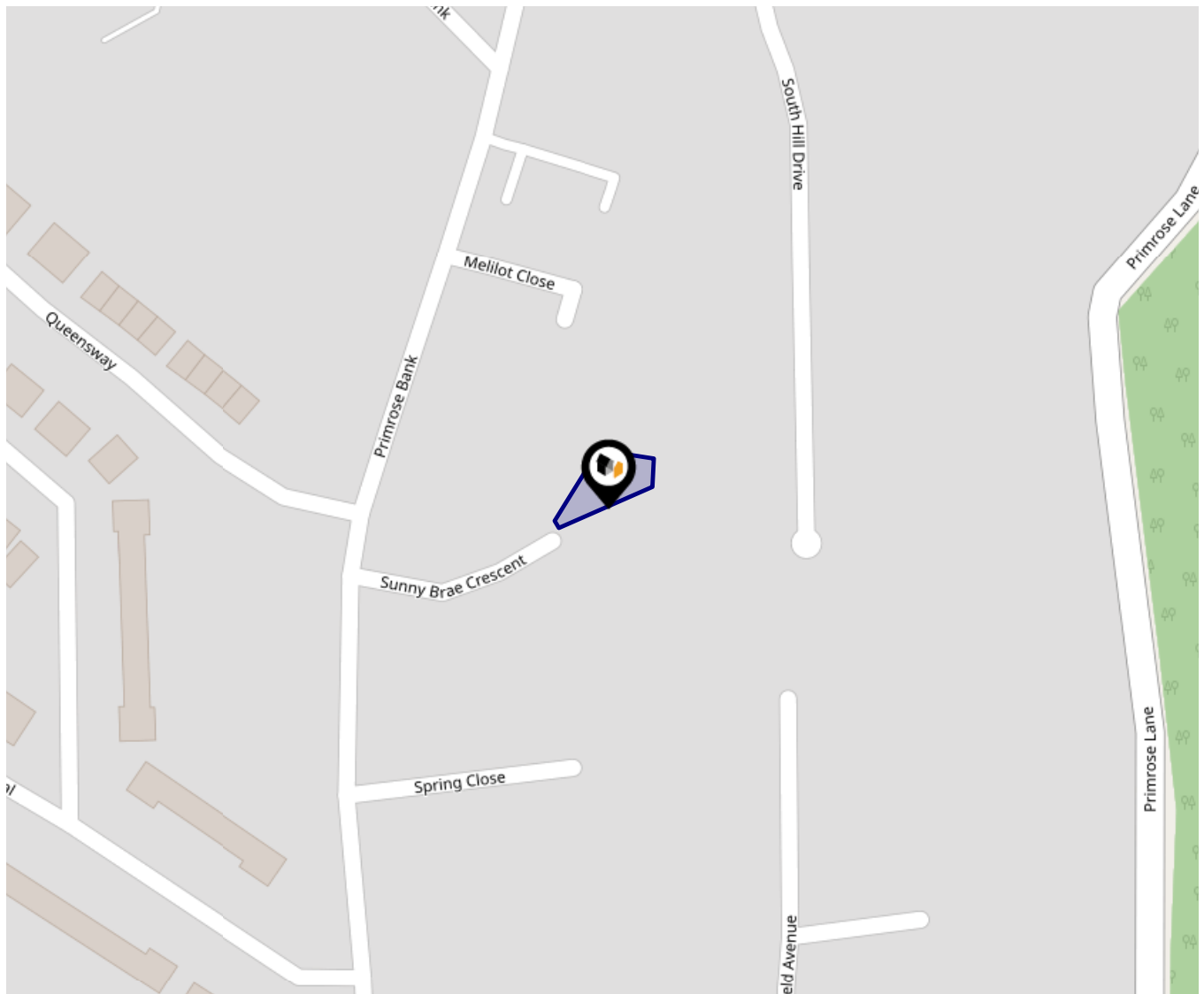
### Bus Stops/Stations

Pin	Name	Distance
1	Gilstead Lane Primrose Ln	0.13 miles
2	Fernbank Drive Ferncliffe Rd	0.19 miles
3	Gilstead Lane Warren Ln	0.29 miles
4	Gloucester Rd Kent Road	0.2 miles
5	Kent Road The Oval	0.22 miles








### Local Connections

Pin	Name	Distance
1	Ingrow West (Keighley & Worth Valley Railway)	3.94 miles
2	Damems (Keighley & Worth Valley Railway)	4.28 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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