

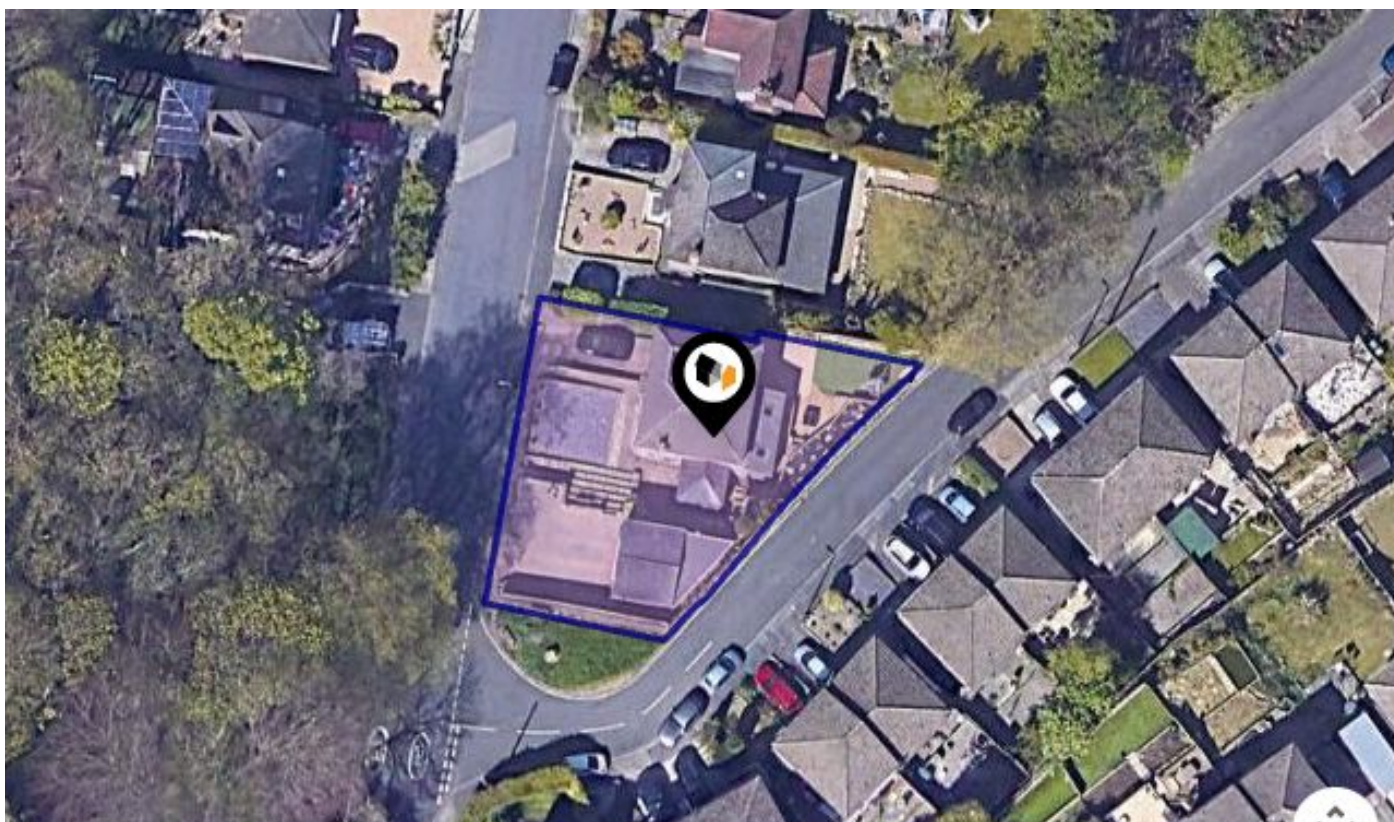


See More Online

MIR: Material Info

The Material Information Affecting this Property

Monday 17th March 2025



36, BANKFIELD ROAD, SHIPLEY, BD18 4AJ

KM Maxfield

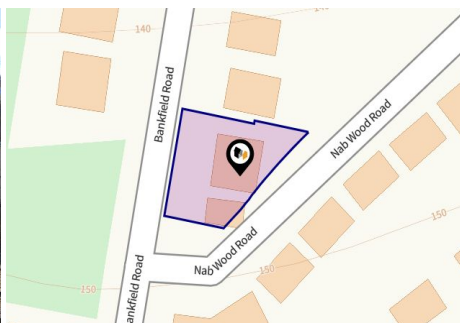
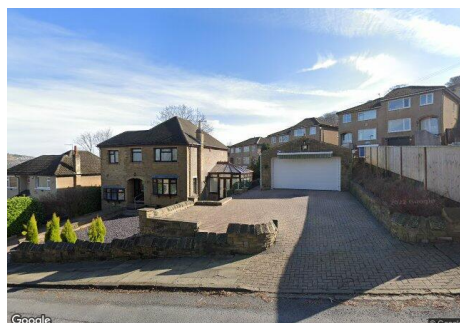
KM Maxfield Estate Agents, 55 Bingley Road, Saltaire, BD18 4SB

01274 592280

saltaire@kmmaxfield.com

www.kmmaxfield.com





Property



Type:	Detached
Bedrooms:	5
Floor Area:	1,431 ft ² / 133 m ²
Plot Area:	0.14 acres
Year Built :	1950-1966
Council Tax :	Band F
Annual Estimate:	£2,969
Title Number:	WYK86312
UPRN:	100051278822

Last Sold Date:	14/09/2018
Last Sold Price:	£305,000
Last Sold £/ft ² :	£213
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)

4 mb/s	54 mb/s	1800 mb/s
		

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: *36, Bankfield Road, Shipley, BD18 4AJ*

Reference - 88/04090/FUL
Decision: Pending Consideration
Date: 26th May 1988
Description: Erection of a detached double garage

Reference - 16/00217/OUT
Decision: Refused
Date: 25th January 2016
Description: Construction of detached house

Reference - 87/04481/FUL
Decision: Pending Consideration
Date: 09th July 1987
Description: House extension

Reference - 13/03417/HOU
Decision: Granted
Date: 21st August 2013
Description: Single storey extension to rear

Planning records for: **33 Bankfield Road Shipley West Yorkshire BD18 4AJ**

Reference - 19/04207/TPO	
Decision:	Refused
Date:	08th October 2019
Description:	T1 Sycamore - Reduce to below the main fork - to the lower epicormic growth

Reference - 13/02759/TPO	
Decision:	Refused
Date:	17th September 2013
Description:	T1 - Ash, Remove right hand limb (if looking from road)

Reference - 16/08536/TPO	
Decision:	Refused
Date:	20th October 2016
Description:	T1, T2, T3, T4 - Sycamore trees - Fell

Planning records for: **20 Bankfield Road Shipley West Yorkshire BD18 4AJ**

Reference - 03/03738/FUL	
Decision:	Granted
Date:	12th September 2003
Description:	Conservatory to south west side elevation of property

Planning records for: **23 Bankfield Road Shipley West Yorkshire BD18 4AJ**

Reference - 12/03019/HOU	
Decision:	Refused
Date:	15th August 2012
Description:	Construction of single storey extension

Planning records for: **24 Bankfield Road Shipley West Yorkshire BD18 4AJ**

Reference - 18/03950/HOU	
Decision:	Granted
Date:	14th September 2018
Description:	Proposed decking area to rear of property

Planning records for: **25 Bankfield Road Nab Wood Shipley West Yorkshire BD18 4AJ**

Reference - 95/00321/FUL	
Decision:	Granted
Date:	23rd February 1995
Description:	Extension to form kitchen and garage

Planning records for: **26 Bankfield Road Shipley West Yorkshire BD18 4AJ**

Reference - 16/08298/HOU	
Decision:	Granted
Date:	10th October 2016
Description:	Demolish two single garages and construction of two-storey side extension and detached garage

Planning records for: **26 Bankfield Road Shipley West Yorkshire BD18 4AJ**

Reference - 16/02997/HOU
Decision: Refused
Date: 26th May 2016
Description: Construction of two storey side extension

Reference - 16/03867/NMA01
Decision: Granted
Date: 03rd May 2018
Description: Non-material amendment to planning permission 16/03867/FUL: Increase in height to the rear of cattery from 1800mm to 1920mm

Reference - 04/04358/FUL
Decision: Granted
Date: 24th September 2004
Description: Demolition of conservatory and replacement with single storey extension

Reference - 24/02178/HOU
Decision: Granted
Date: 10th June 2024
Description: Demolition of existing side extension and garages; construction of single-storey side extension

Planning records for: **26 Bankfield Road Shipley West Yorkshire BD18 4AJ**

Reference - 17/00847/FUL

Decision: Granted

Date: 20th March 2017

Description:

Construction of cattery kitchen at side of house (as ancillary addition to cattery approved under 16/03867/FUL)

Reference - 16/03867/FUL

Decision: Granted

Date: 26th May 2016

Description:

Construction of cattery

Reference - 25/00274/HOU

Decision: Pending Decision

Date: 23rd January 2025

Description:

Demolition of double garage and construction of single storey side extension. (Retrospective)

Reference - 21/05405/HOU

Decision: Refused

Date: 18th November 2021

Description:

Replace dry stone wall to the front of the property with a new stone or brick wall with gates

Planning records for: **27 Bankfield Road Shipley West Yorkshire BD18 4AJ**

Reference - 24/04666/HOU
Decision: Granted
Date: 04th December 2024
Description: Demolition of detached side garage and attached rear store and construction of two-storey side extension and attached garage, hip to gable roof extension and front and rear dormer windows
Reference - 21/02831/HOU
Decision: Granted
Date: 26th May 2021
Description: Two-storey and single-storey side extension, hip-to-gable roof enlargement and dormer windows to front and rear
Reference - 20/01946/TPO
Decision: Granted
Date: 01st June 2020
Description: T1 Oak - Crown lift to 4.5m, crown thin by 15%, and remove dead, damaged, weak and crossing branches. T2 Sycamore - Crown lift to 4.5m, crown thin by 15%, and remove dead, damaged, weak and crossing branches.
Reference - 21/02519/CLP
Decision: Granted
Date: 11th May 2021
Description: Hip to gable roof alteration and rear dormer

Planning records for: **29 Bankfield Road Shipley West Yorkshire BD18 4AJ**

Reference - 07/10188/TPO

Decision: Decided

Date: 18th December 2007

Description:

? - Not Valid - no proposal & no plan

Reference - 07/07896/FUL

Decision: Refused

Date: 30th August 2007

Description:

Construction of detached house

Reference - 80/75918/OUT

Decision: Refused

Date: 06th September 1982

Description:

Detached Hse

Reference - 81/02167/FUL

Decision: Refused

Date: 20th March 1981

Description:

Detached House

Planning records for: *29 Bankfield Road Nab Wood Shipley West Yorkshire BD18 4AJ*

Reference - 80/20095/FUL

Decision: Granted

Date: 07th January 1980

Description:

Conversion Of Existing Garage To Sunroom And New Garage

Reference - 09/00255/FUL

Decision: Granted

Date: 19th January 2009

Description:

Construction of one pair of semi-detached dwellings

Reference - 08/00745/FUL

Decision: Granted

Date: 30th January 2008

Description:

Construction of detached house

Reference - 81/02166/FUL

Decision: Refused

Date: 20th March 1981

Description:

Detached House

Planning records for: **29 Bankfield Road Nab Wood Shipley West Yorkshire BD18 4AJ**

Reference - 05/07525/TPO	
Decision:	Granted
Date:	10th October 2005
Description:	Removal of T1 a mature Sycamore and replacement with 2 Hornbeam.

Reference - 82/05918/OUT	
Decision:	Refused
Date:	06th September 1982
Description:	Detached Hse & Garage

Reference - 91/01650/OUT	
Decision:	Refused
Date:	26th March 1991
Description:	Construction of domestic residence detached house or bungalow

Planning records for: **32 Bankfield Road Nab Wood Shipley West Yorkshire BD18 4AJ**

Reference - 79/05382/FUL	
Decision:	Granted
Date:	24th July 1979
Description:	Ext For Dining Room

Planning records for: **32 Bankfield Road Nab Wood Shipley West Yorkshire BD18 4AJ**

Reference - 83/04224/FUL	
Decision:	Granted
Date:	07th June 1983
Description:	Rear Ext

Planning records for: **34 Bankfield Road Shipley West Yorkshire BD18 4AJ**

Reference - 19/01389/HOU	
Decision:	Granted
Date:	28th March 2019
Description:	Single storey attached garage to side

Reference - 12/04150/HOU	
Decision:	Granted
Date:	16th October 2012
Description:	Single storey side & rear extension new pitched roof to replace flat roof.

Planning records for: **38 Bankfield Road Nab Wood Shipley West Yorkshire BD18 4AJ**

Reference - 89/04184/FUL	
Decision:	Granted
Date:	26th May 1989
Description:	Two storey bedroom and sitting room extension

Planning records for: *42 Bankfield Road Nab Wood Shipley West Yorkshire BD18 4AJ*

Reference - 93/01348/FUL	
Decision:	Granted
Date:	11th May 1993
Description:	First floor extension over garage

36, Bankfield Road, BD18 4AJ

Energy rating

D

Valid until 29.03.2025

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

Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 63% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	133 m ²



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

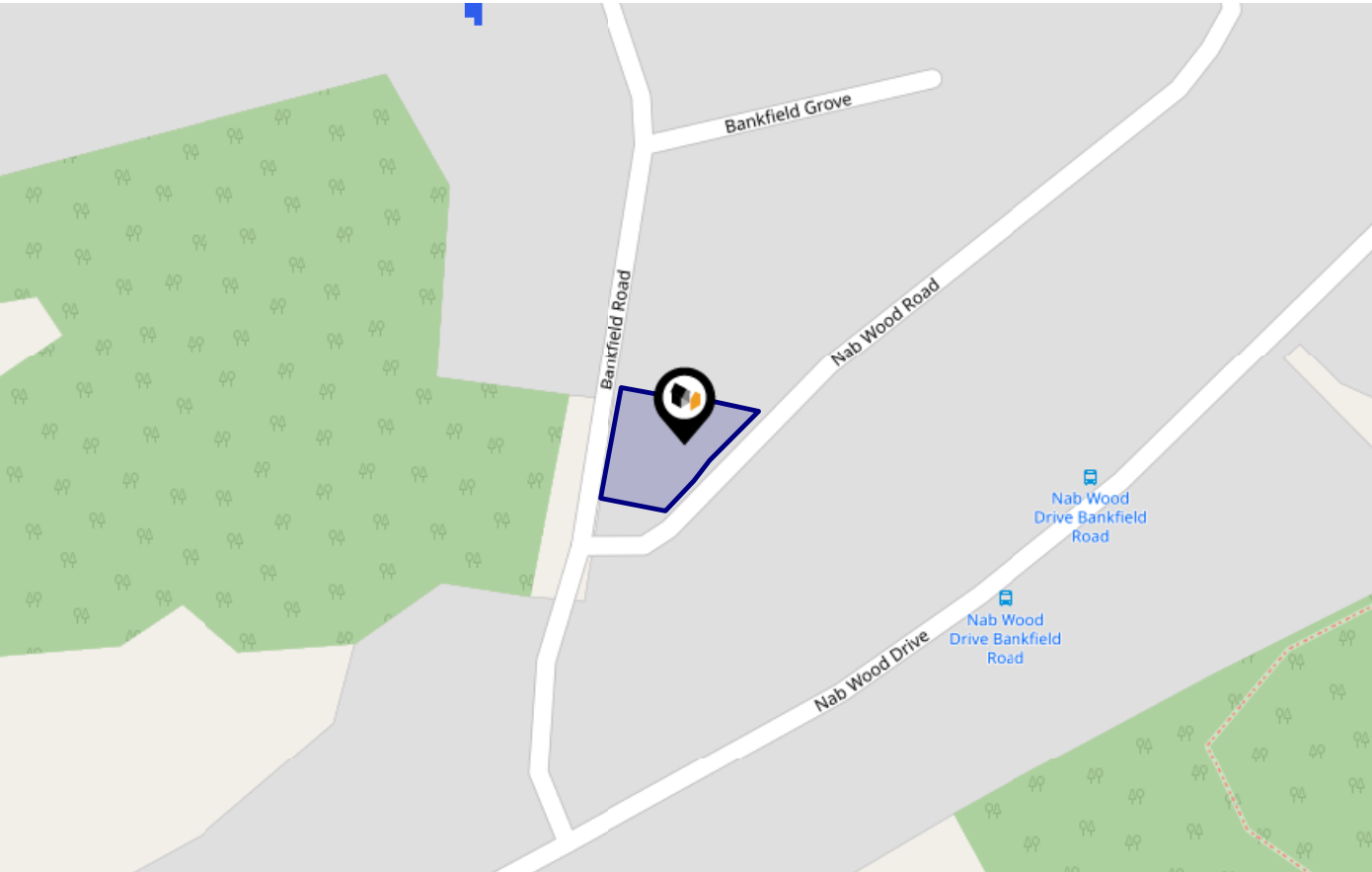


/kmmaxfield

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.

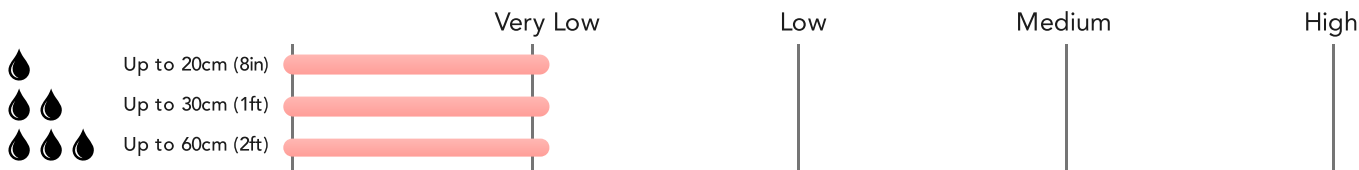


Risk Rating: Very low

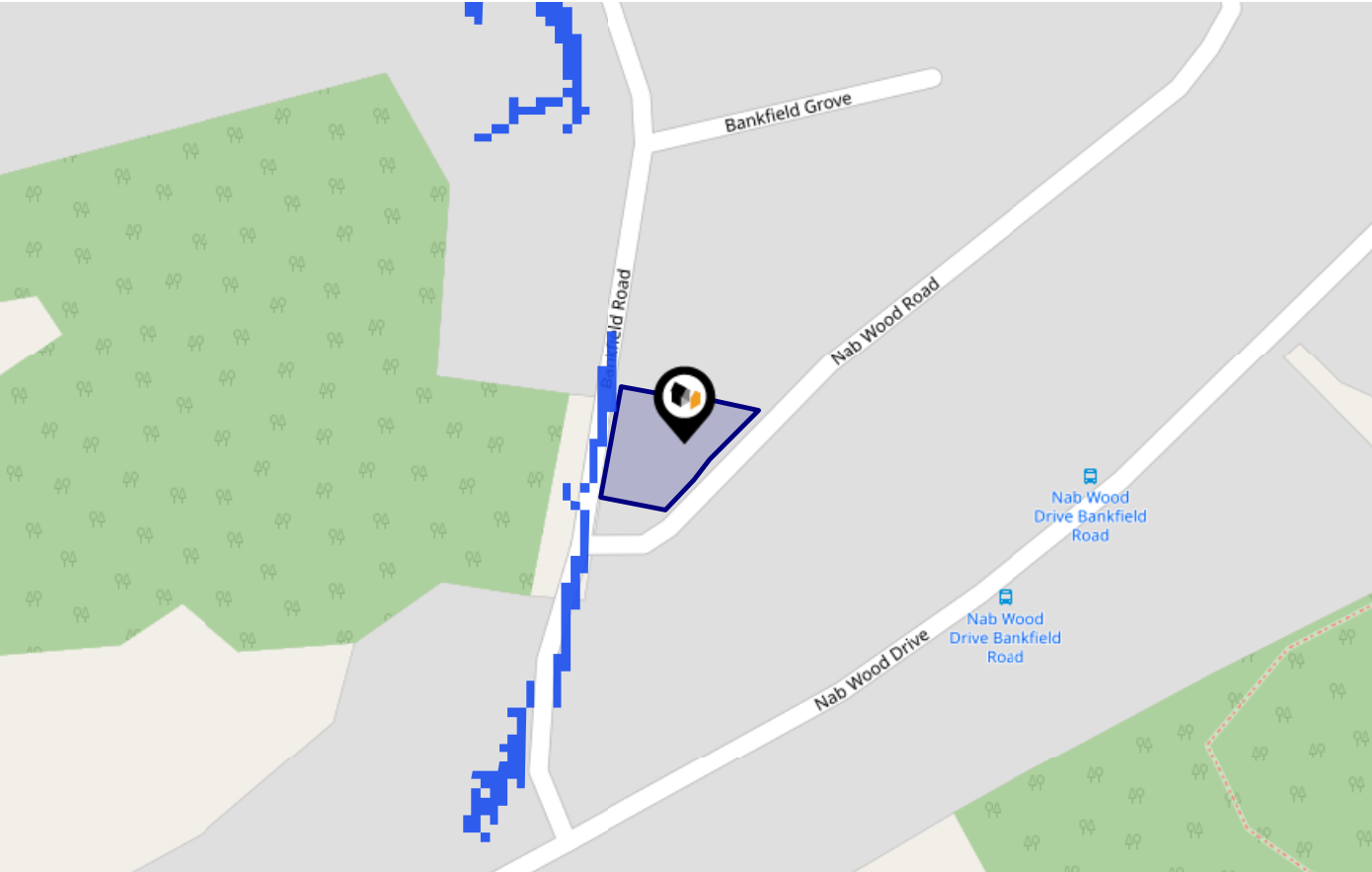
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

-  **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.

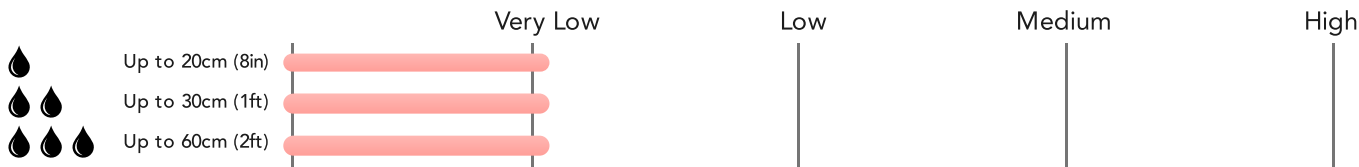


Risk Rating: Very low

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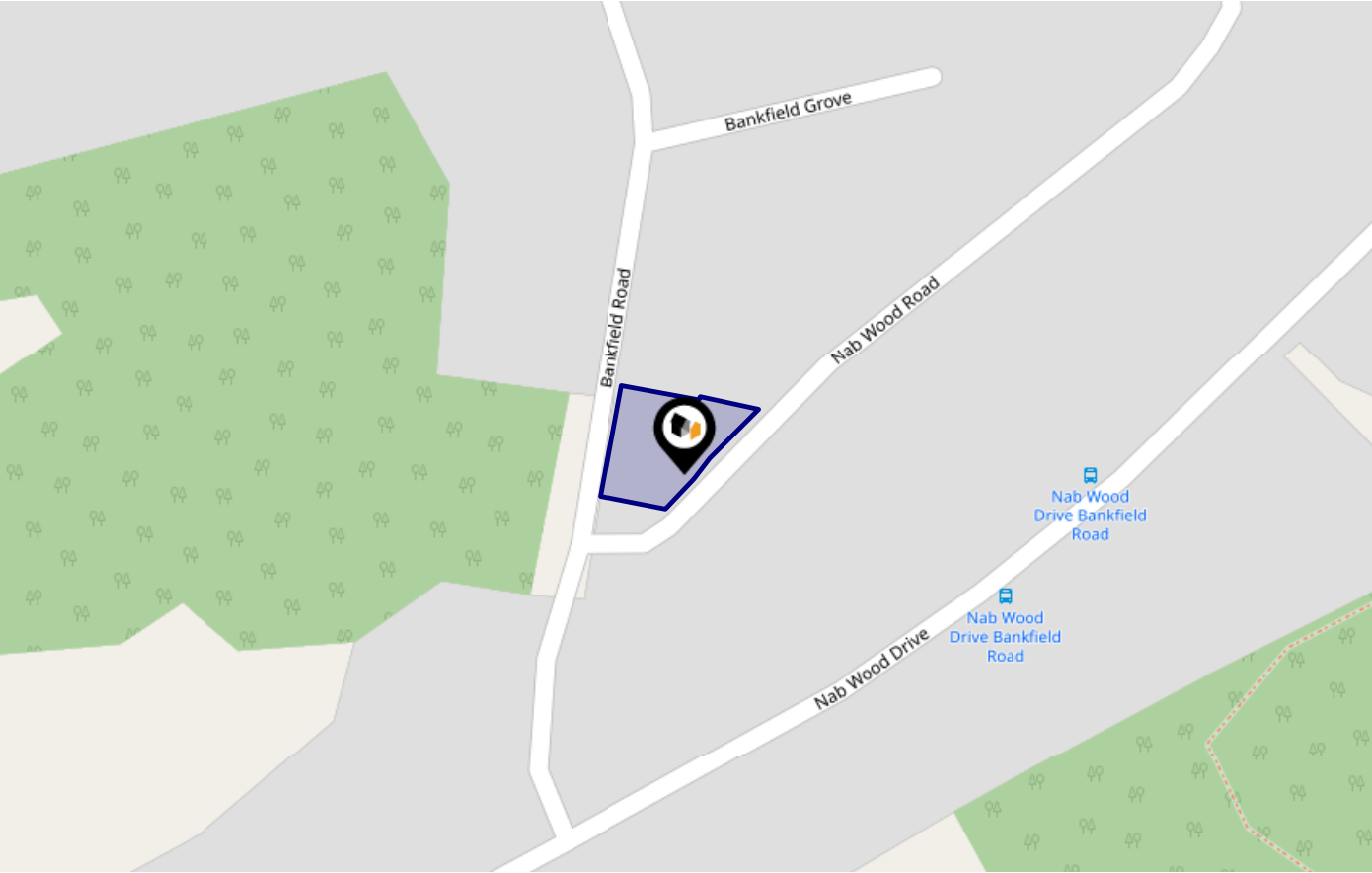
Chance of flooding to the following depths at this property:



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.

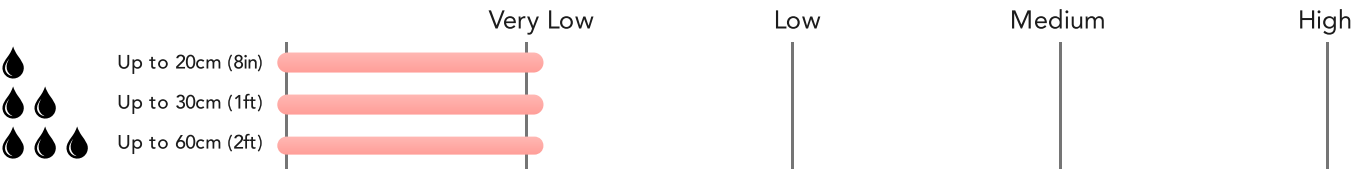


Risk Rating: Very low

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-  **Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

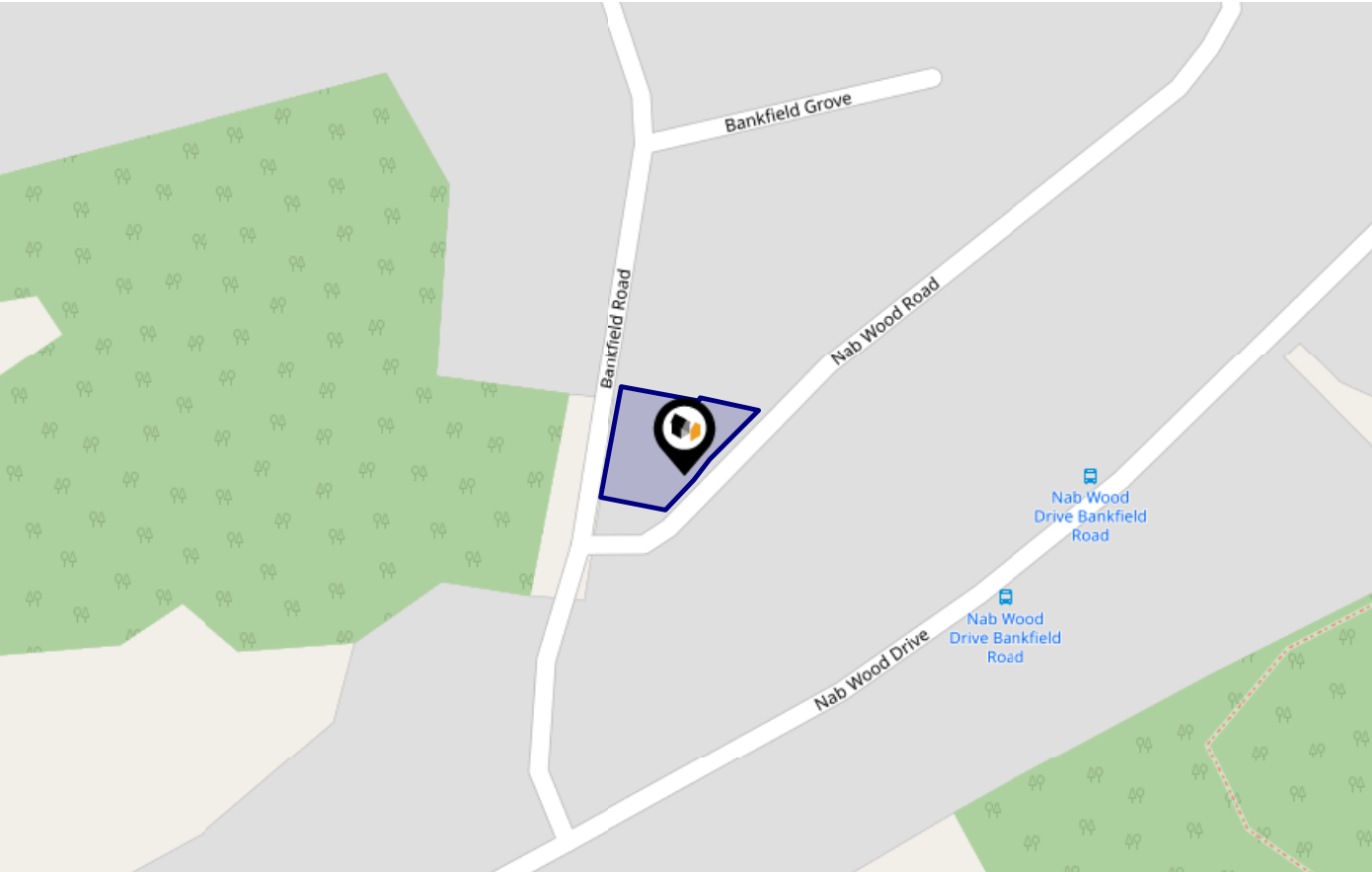
Chance of flooding to the following depths at this property:



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.

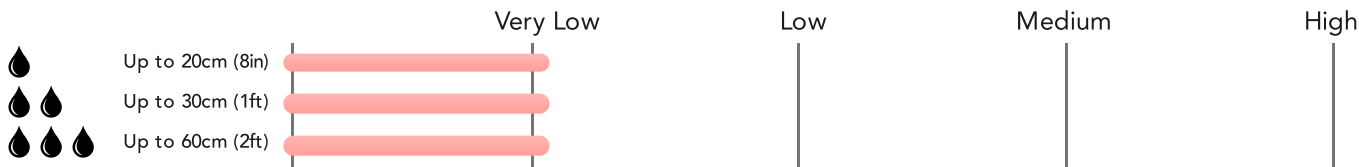


Risk Rating: Very low

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.

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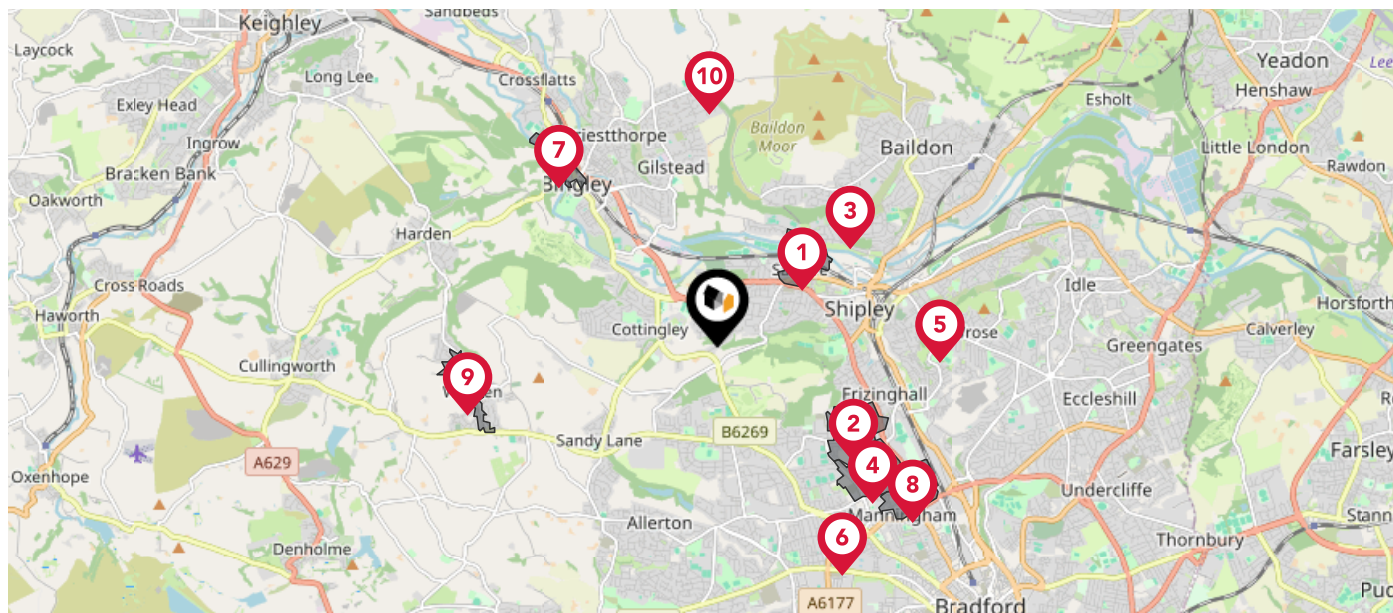
Chance of flooding to the following depths at this property:



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

Heaton Estates

3

Baildon Green

4

North Park Road

5

Wroase

6

Whetley Grove

7

Bingley

8

St Paul

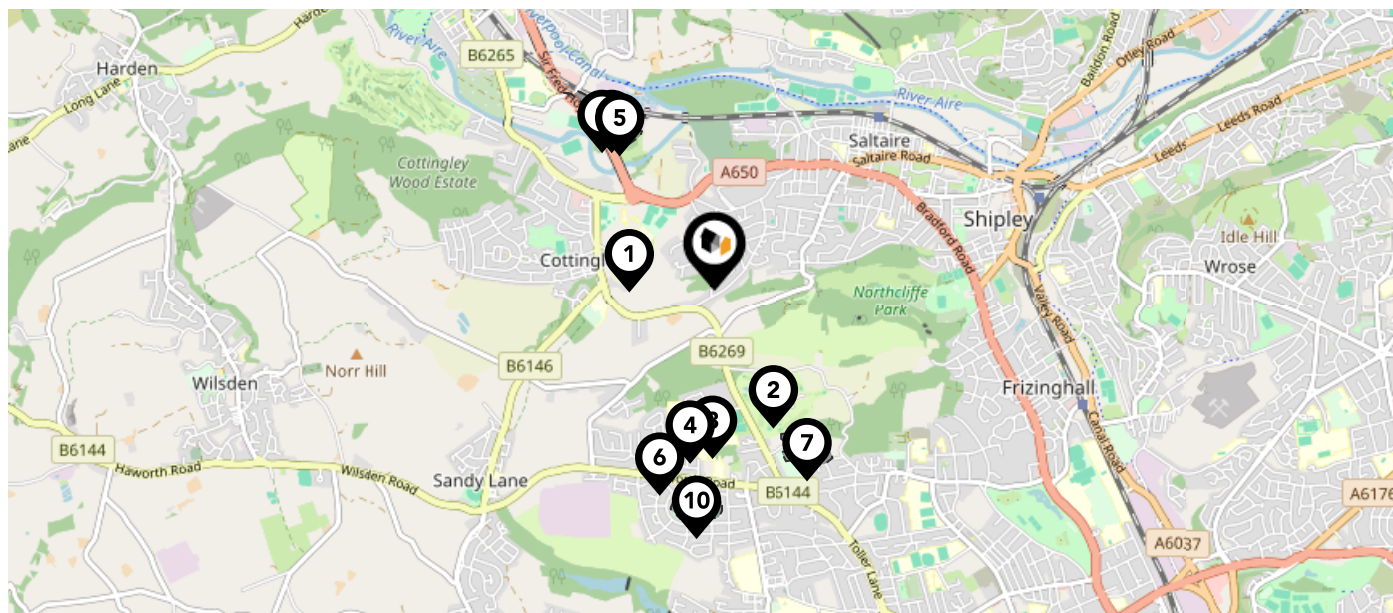
9

Wilsden




















10

Eldwick Beck

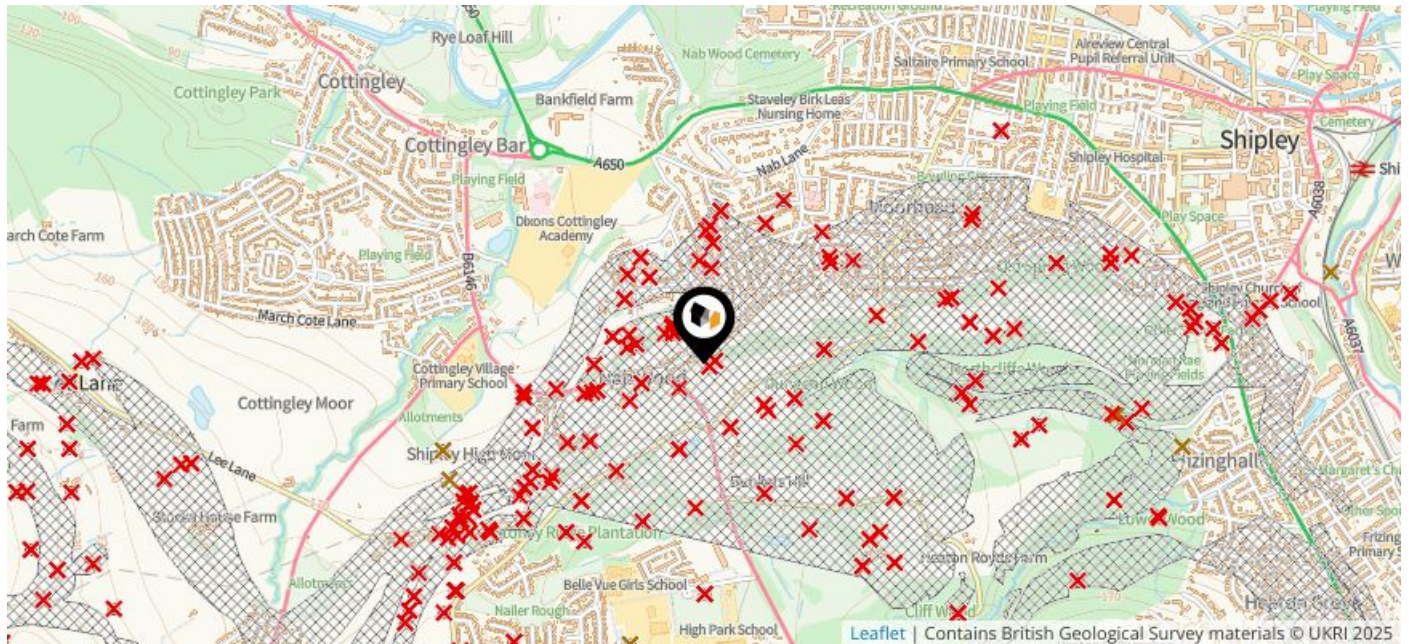
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

	Nab Wood Grammar School-Cottingley, Bingley	Historic Landfill 
	Shay Grange Farm-Off Long Lane, Heaton, Bradford, West Yorkshire	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 
	Dowley Gap-Water Pollution Control Works, Sludge Lagoon, Off Wagon Lane, Bingley	Historic Landfill 
	Heaton Park Quarries-Haworth Road, Sandy Lane	Historic Landfill 
	Weather Royd Quarries-Off Shay Lane, Heaton	Historic Landfill 
	Dowley Gap-Wagon Lane, Bingley, Yorkshire	Historic Landfill 
	No name provided by source	Active Landfill 
	Playing Fields-Haworth Road	Historic Landfill 

This map displays nearby coal mine entrances and their classifications.



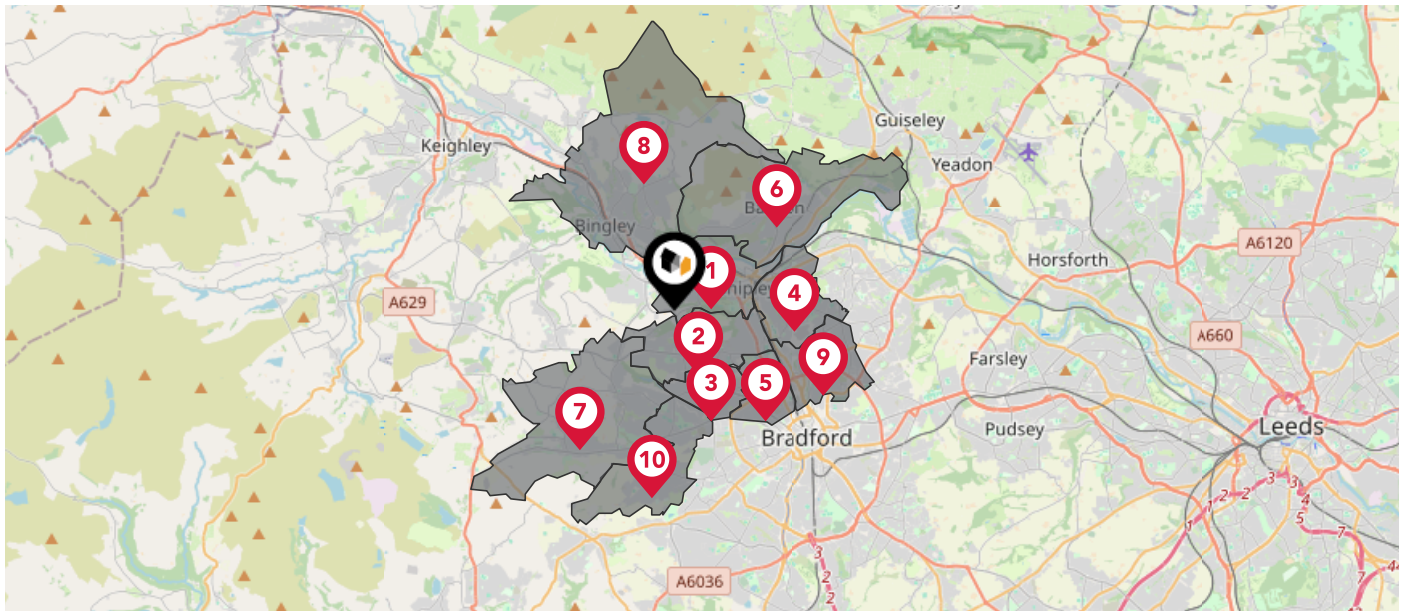
Mine Entry

- ✕ 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

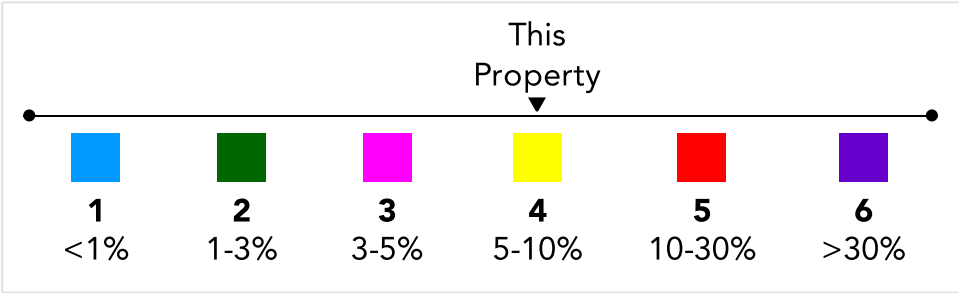
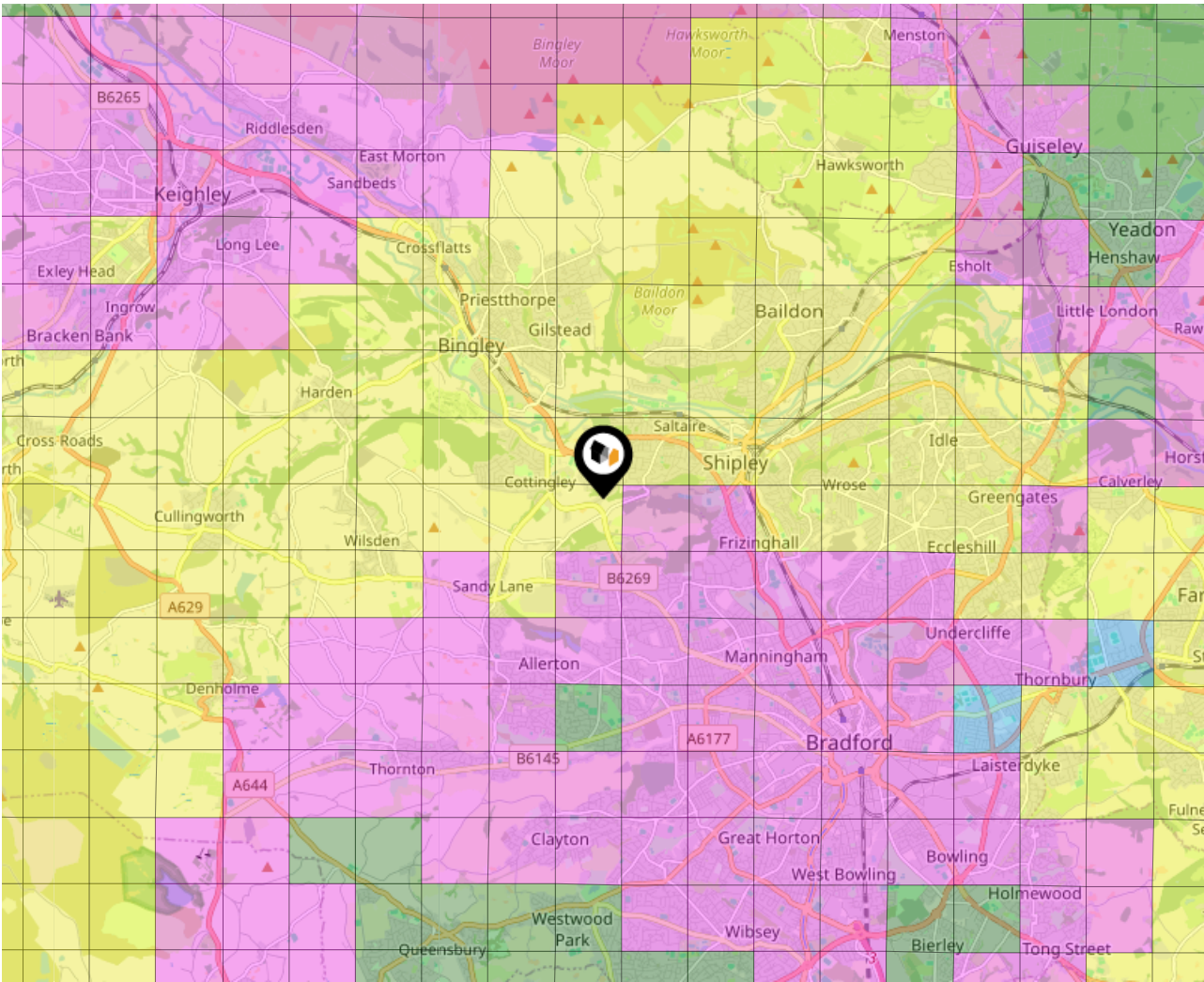


Nearby Council Wards

- | | |
|----|------------------------------------|
| 1 | Shipley Ward |
| 2 | Heaton Ward |
| 3 | Toller Ward |
| 4 | Windhill and Wrose Ward |
| 5 | Manningham Ward |
| 6 | Baildon Ward |
| 7 | Thornton and Allerton Ward |
| 8 | Bingley Ward |
| 9 | Bolton and Undercliffe Ward |
| 10 | Clayton and Fairweather Green Ward |

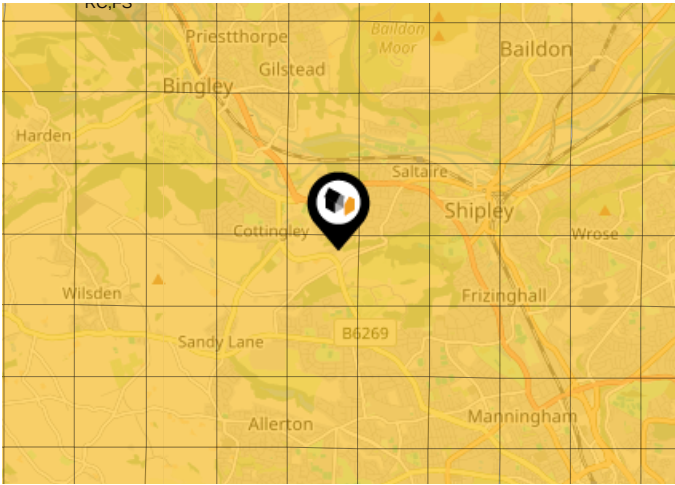
What is Radon?

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 DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		

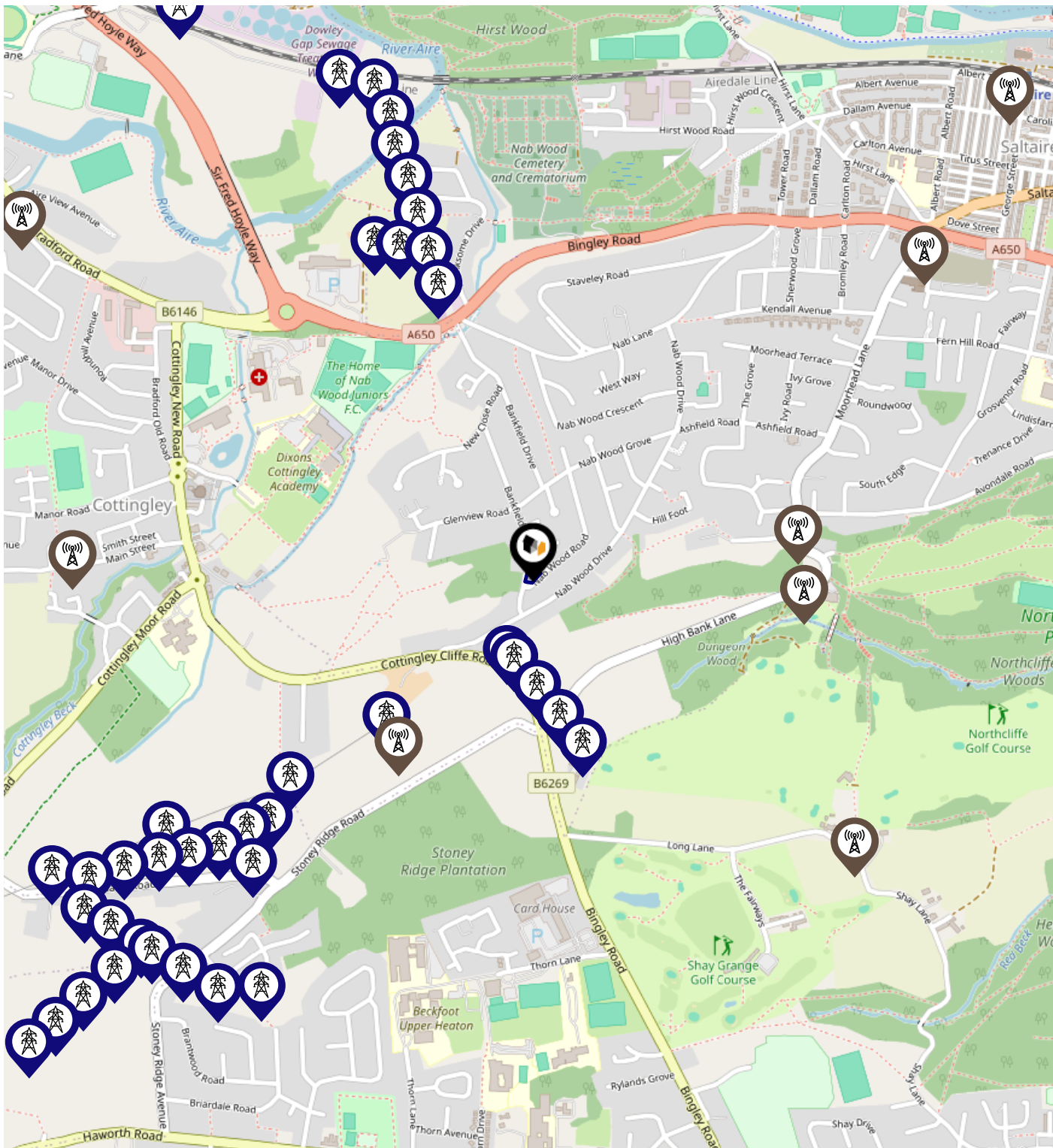


Primary Classifications (Most Common Clay Types)



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

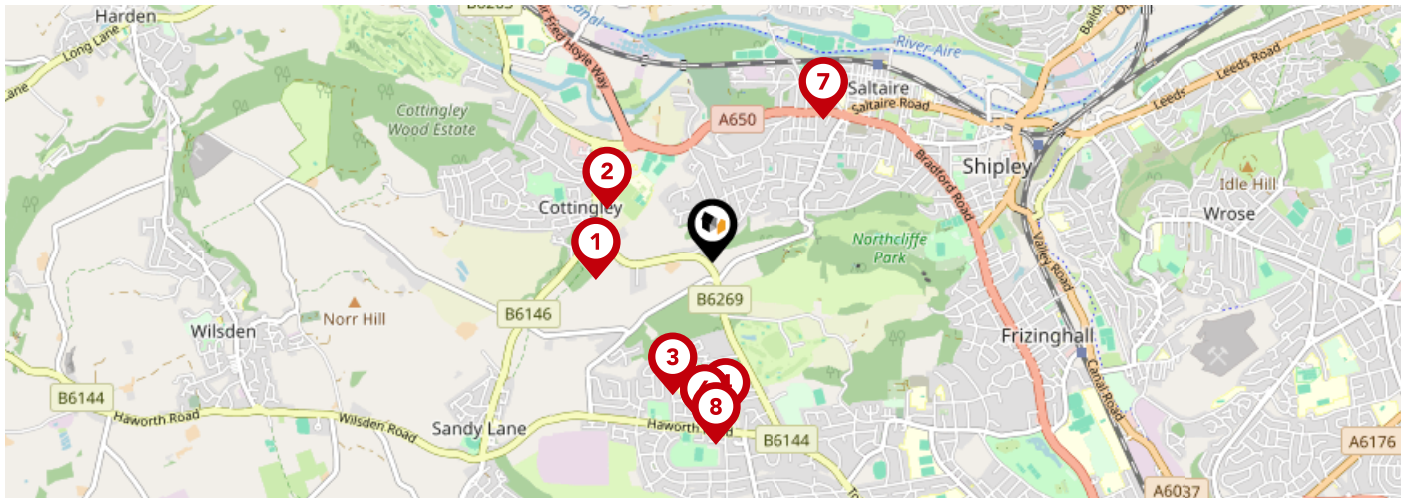
Local Area

Masts & Pylons

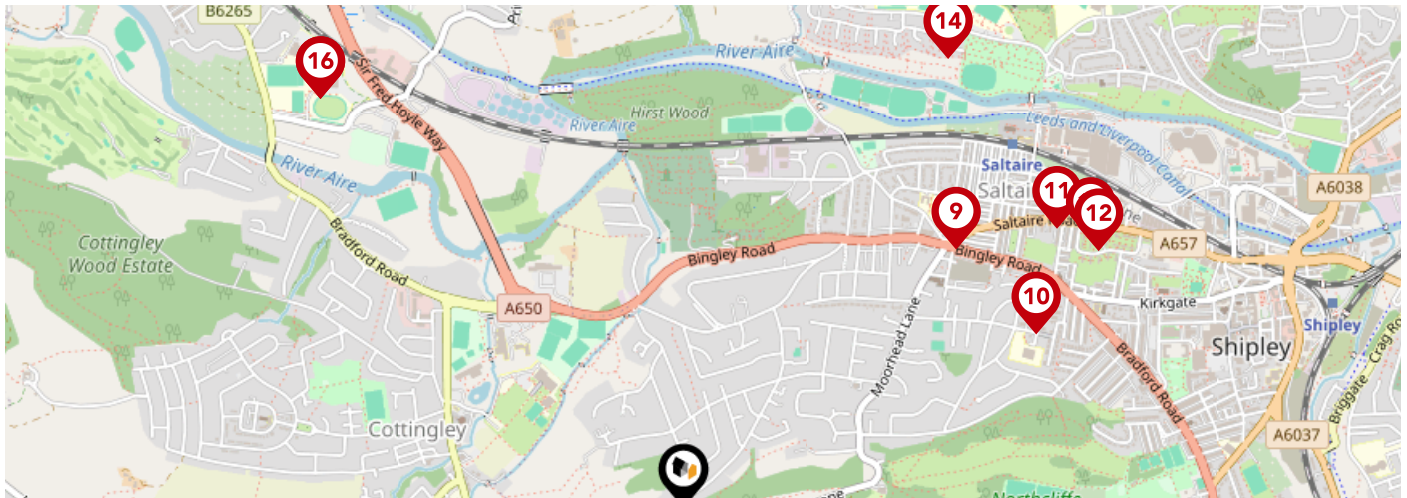










Key:

-  Power Pylons
-  Communication Masts



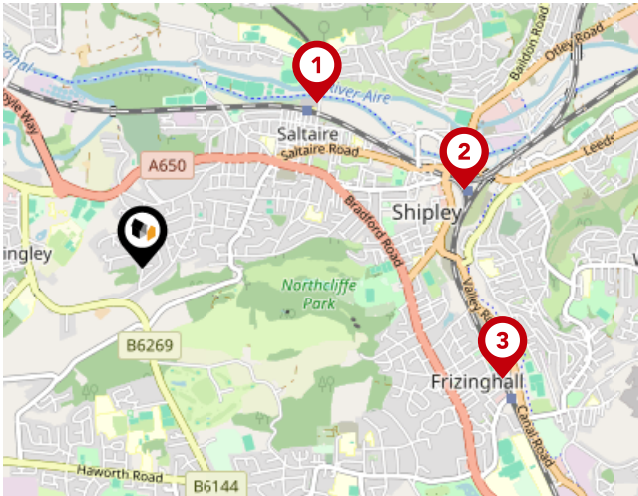
		Nursery	Primary	Secondary	College	Private
1	Cottingley Village Primary School Ofsted Rating: Good Pupils: 431 Distance:0.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Dixons Cottingley Academy Ofsted Rating: Good Pupils: 872 Distance:0.52	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Belle Vue Girls' Academy Ofsted Rating: Good Pupils: 1033 Distance:0.61	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	High Park School Ofsted Rating: Good Pupils: 117 Distance:0.7	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Chellow Heights Special School Ofsted Rating: Good Pupils: 254 Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Beckfoot Upper Heaton Ofsted Rating: Good Pupils: 716 Distance:0.73	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Hirst Wood Nursery School Ofsted Rating: Good Pupils: 84 Distance:0.79	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Beckfoot Heaton Primary Ofsted Rating: Good Pupils: 779 Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Saltaire Primary School Ofsted Rating: Good Pupils: 418 Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Walburga's Catholic Primary School, A Voluntary Academy Ofsted Rating: Good Pupils: 235 Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Shipley College Ofsted Rating: Requires improvement Pupils:0 Distance:1.02	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Wycliffe CofE Primary School Ofsted Rating: Good Pupils: 340 Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bradford Alternative Provision Academy Ofsted Rating: Outstanding Pupils: 78 Distance:1.07	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Titus Salt School Ofsted Rating: Good Pupils: 1451 Distance:1.14	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Beckfoot School Ofsted Rating: Outstanding Pupils: 1631 Distance:1.2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hazelbeck Special School Ofsted Rating: Outstanding Pupils: 155 Distance:1.2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

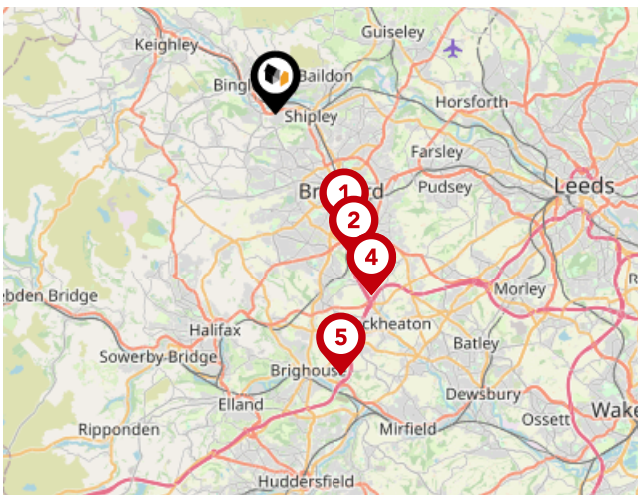
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Saltaire Rail Station	1.05 miles
2	Shipley Rail Station	1.45 miles
3	Frizinghall Rail Station	1.65 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M606 J3	4.72 miles
2	M606 J2	5.7 miles
3	M606 J1	7.16 miles
4	M62 J26	7.18 miles
5	M62 J25	9.42 miles

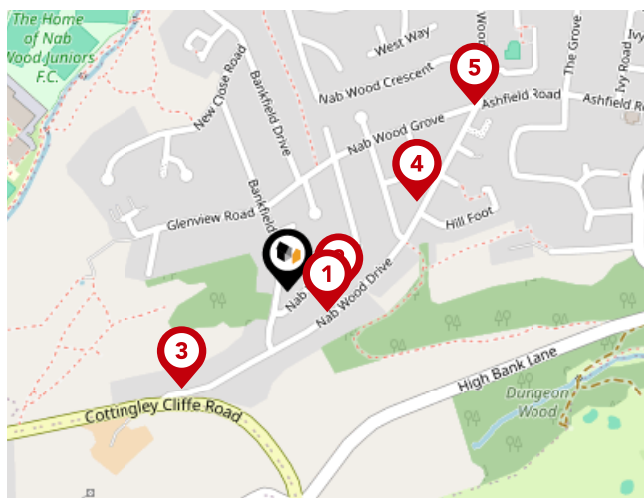


Airports/Helipads

Pin	Name	Distance
1	Leeds Bradford Airport	6.67 miles
2	Manchester Airport	37.43 miles
3	Teesside Airport	49.68 miles
4	Finningley	40.57 miles

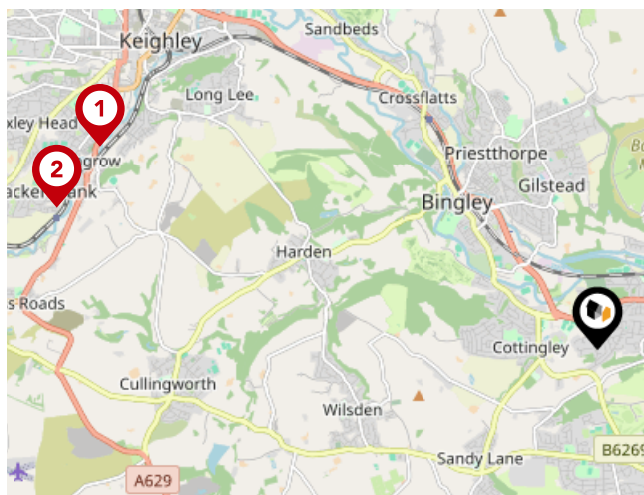
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Nab Wood Drive Bankfield Rd	0.05 miles
2	Nab Wood Drive Bankfield Rd	0.06 miles
3	Nab Wood Drive Cortingley Cliffe Rd	0.16 miles
4	Nab Wood Drive Hillfoot	0.17 miles
5	Nab Wood Drive Ashfield Rd	0.29 miles



Local Connections

Pin	Name	Distance
1	Ingrow West (Keighley & Worth Valley Railway)	4.7 miles
2	Damems (Keighley & Worth Valley Railway)	4.89 miles

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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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