

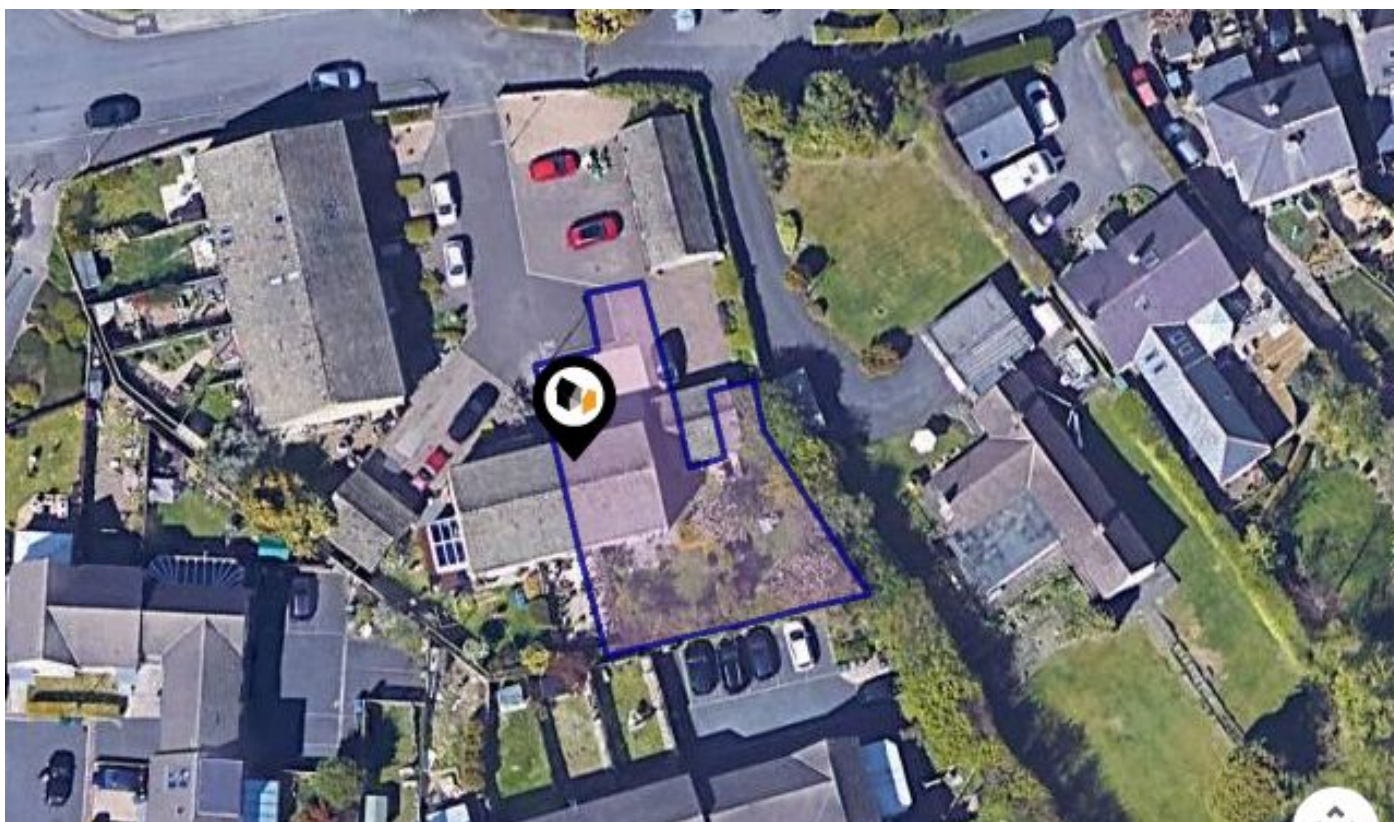


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# MIR: Material Info

The Material Information Affecting this Property

**Tuesday 11<sup>th</sup> March 2025**



**8, MANOR FOLD, COTTINGLEY, BINGLEY, BD16 1TE**

## KM Maxfield

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

01274 592280

saltaire@kmmaxfield.com

www.kmmaxfield.com














## Property

Type:	Terraced	Last Sold Date:	05/07/1996
Bedrooms:	3	Last Sold Price:	£64,000
Plot Area:	0.1 acres	Tenure:	Freehold
Year Built :	1996		
Council Tax :	Band C		
Annual Estimate:	£1,827		
Title Number:	WYK592286		
UPRN:	100051934975		

## Local Area

Local Authority:	Bradford	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:		6	41	900
• Rivers & Seas	Very low	mb/s	mb/s	mb/s
• Surface Water	Very low			
Mobile Coverage:		Satellite/Fibre TV Availability:		
(based on calls indoors)				
				
O <sub>2</sub>	EE	3	O	sky
				

Planning records for: **1 Titania Close Cottingley Bingley West Yorkshire BD16 1TE**

Reference - 05/02868/FUL	
Decision:	Granted
Date:	26th April 2005
Description:	Erection of conservatory to rear of property

Planning records for: **2 Lysander Way Cottingley Bingley West Yorkshire BD16 1TE**

Reference - 04/04165/FUL	
Decision:	Refused
Date:	05th October 2004
Description:	Changing position of approved wood fence to be sited nearer to the side boundary

Planning records for: **4 Manor Fold Cottingley Bingley West Yorkshire BD16 1TE**

Reference - 00/02682/FUL	
Decision:	Granted
Date:	14th August 2000
Description:	Enlargement of sitting room window



### 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

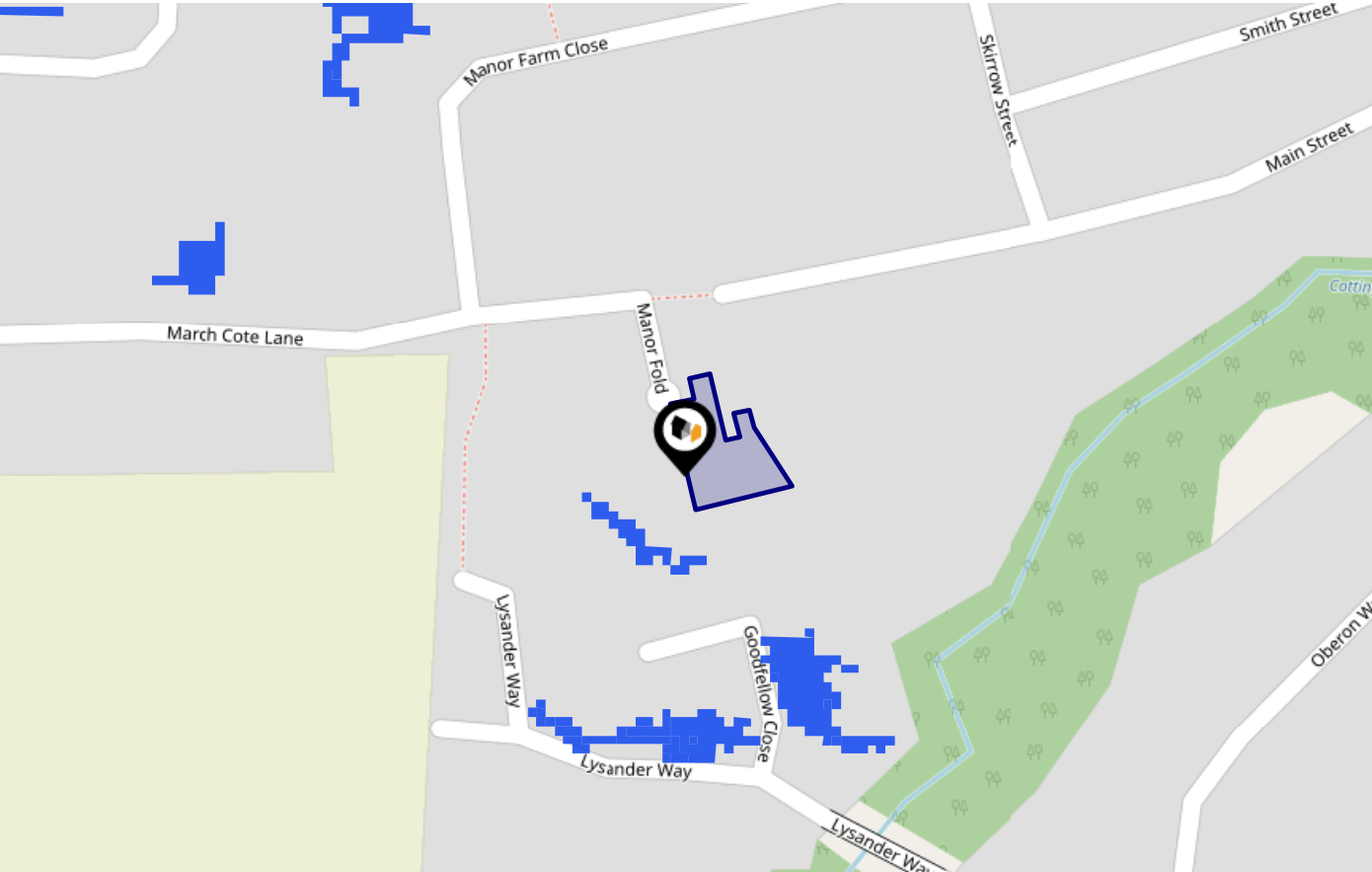


/kmmaxfield

# 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.

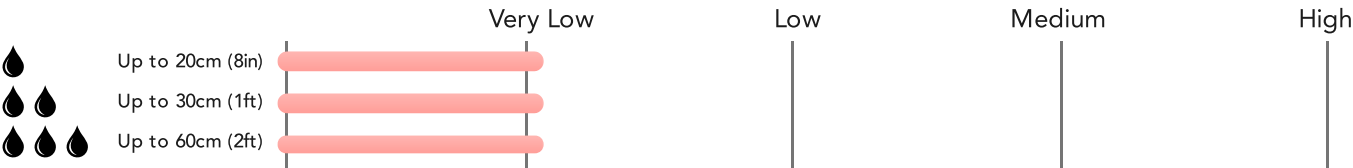


Risk Rating: Very low

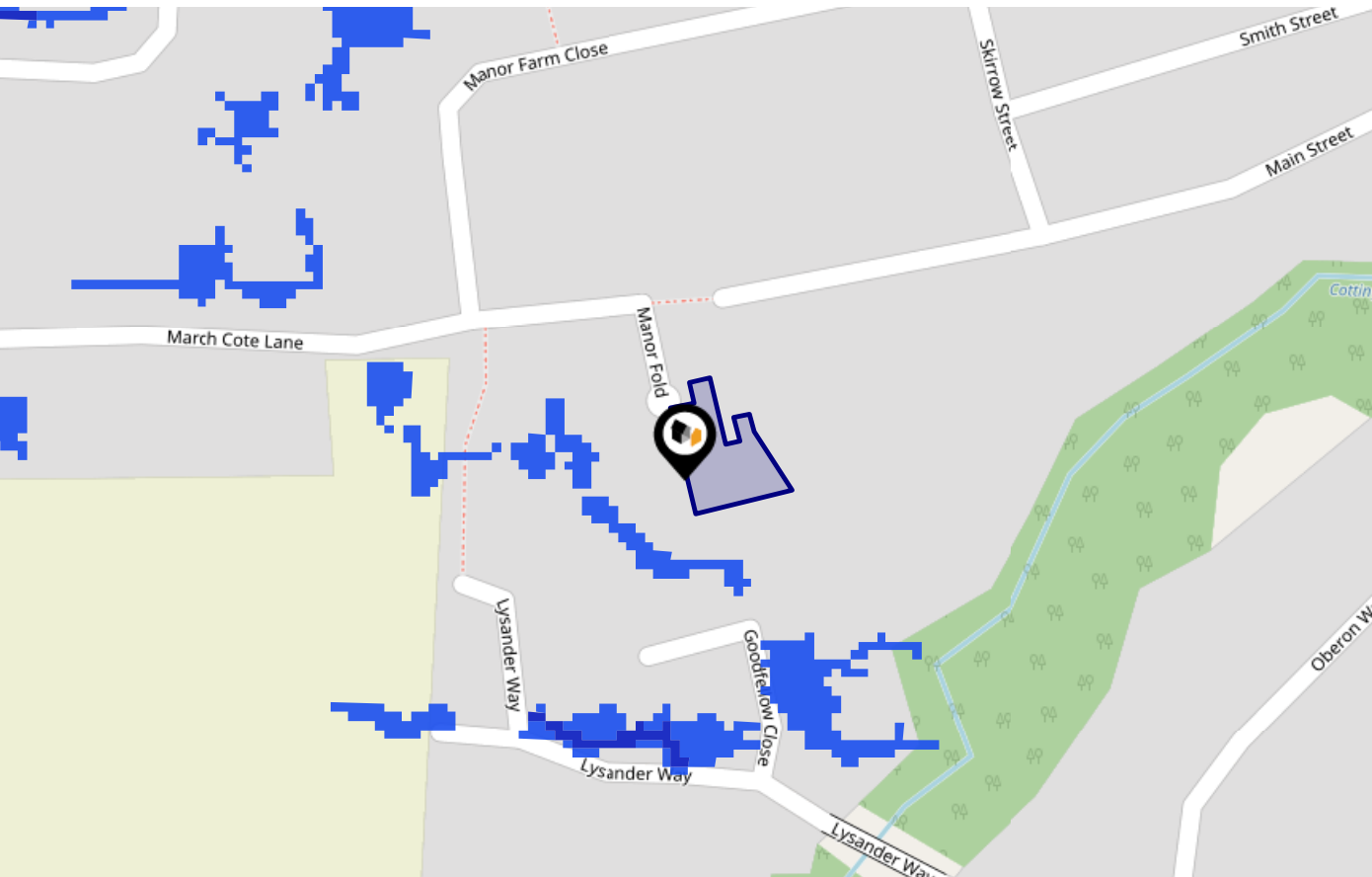
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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.

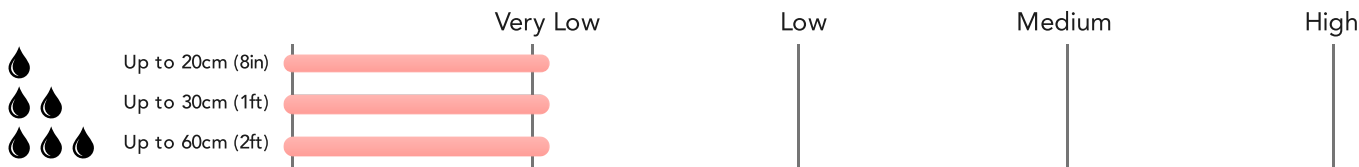


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

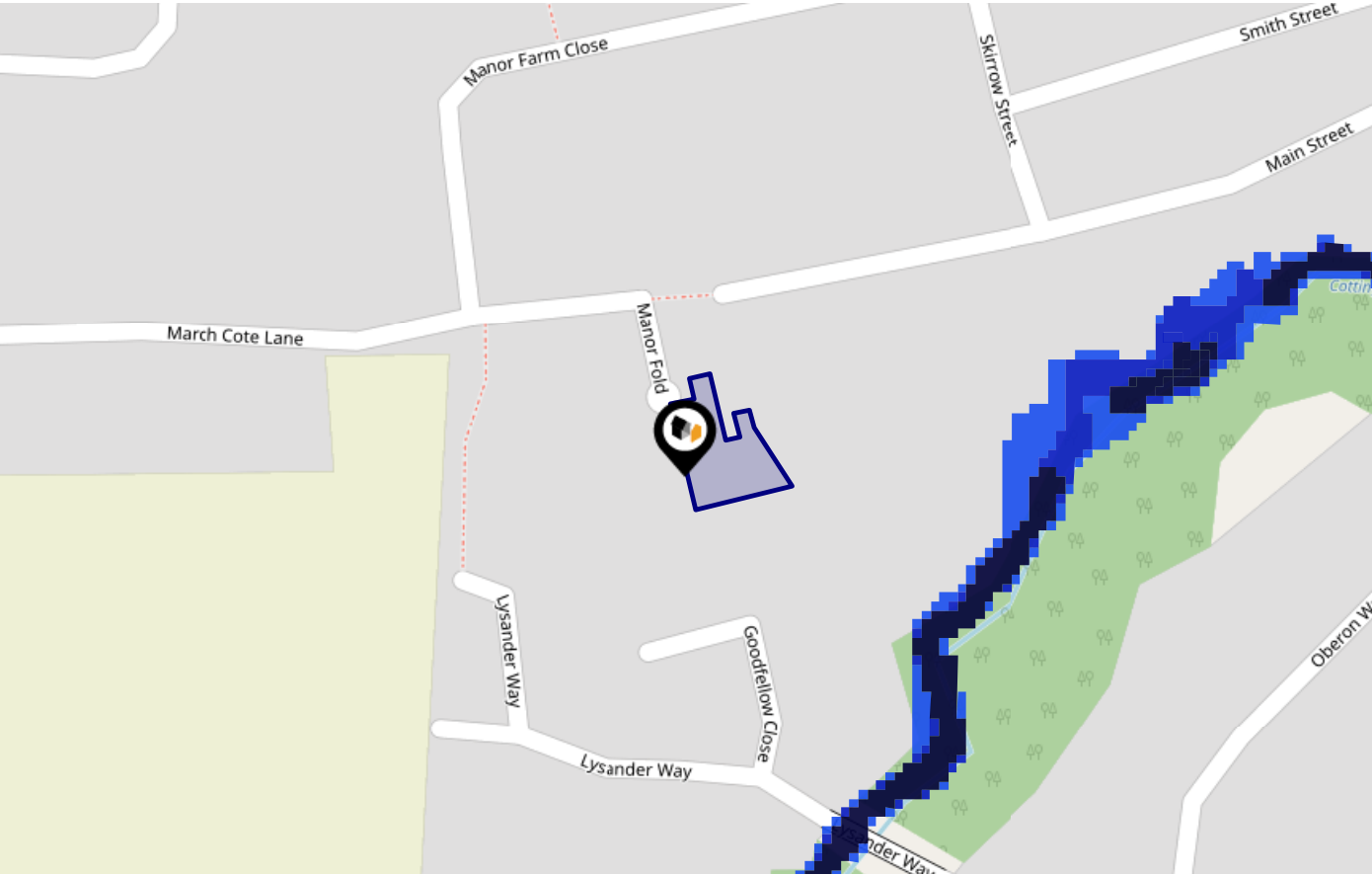


# Flood Risk

## 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.

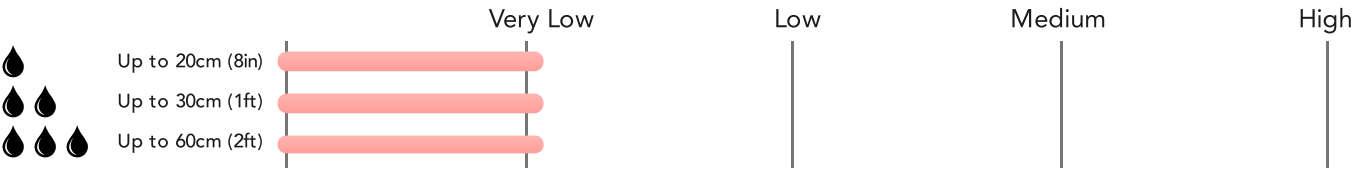


Risk Rating: Very low

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Chance of flooding to the following depths at this property:



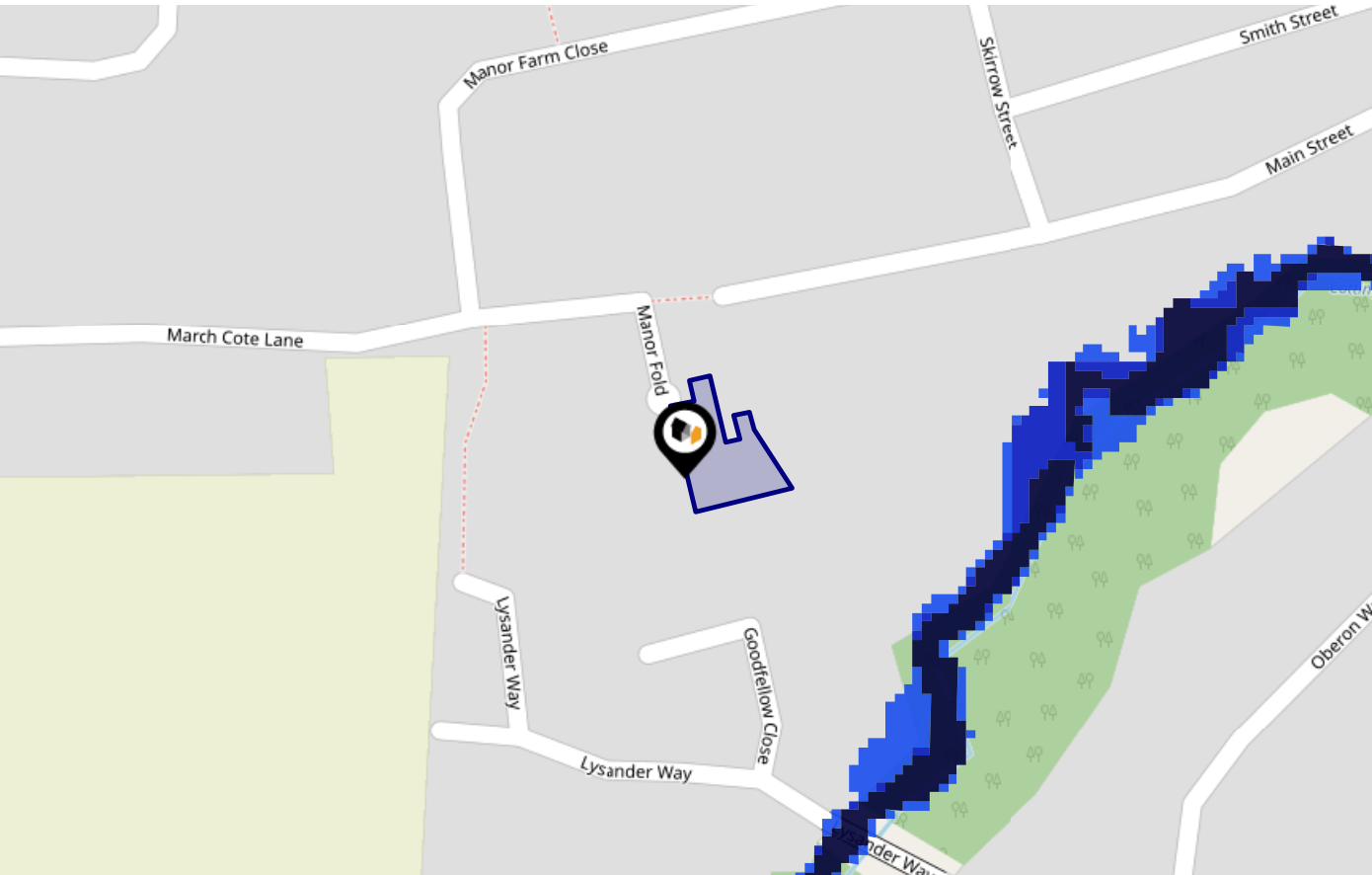


# Flood Risk

## 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.

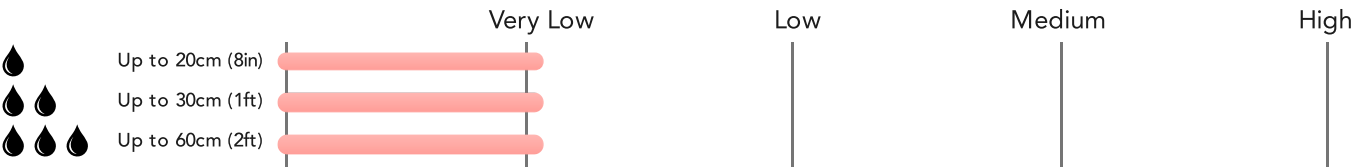


**Risk Rating:** Very low

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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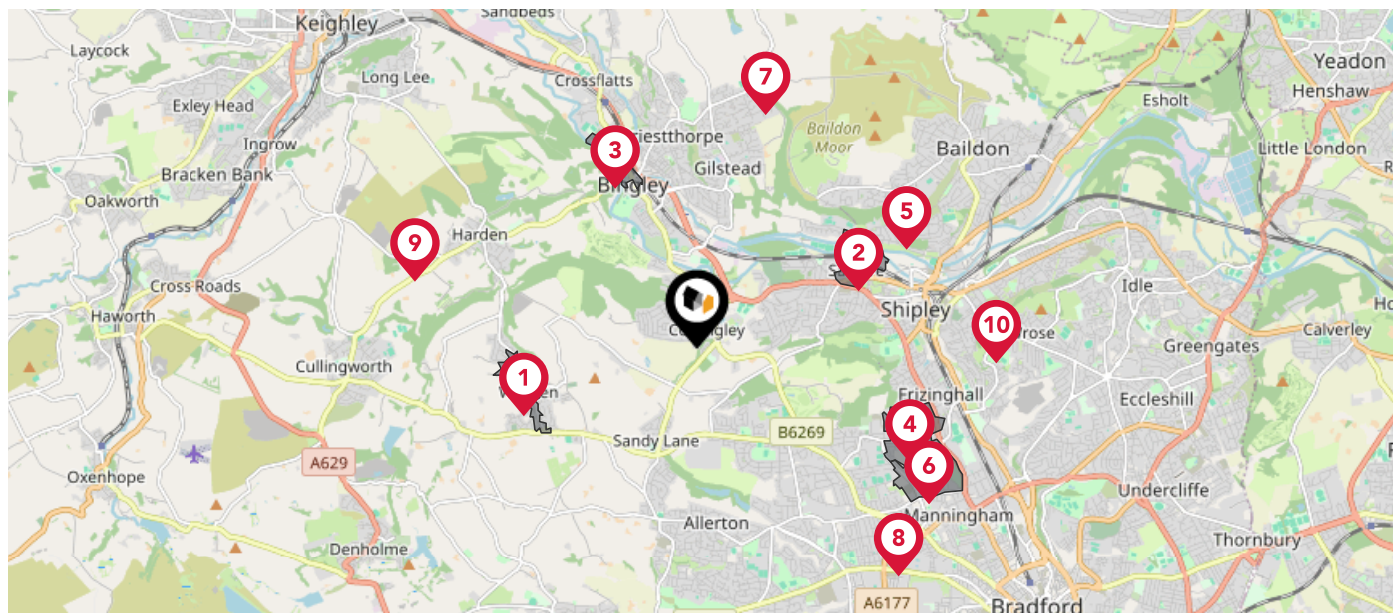
Chance of flooding to the following depths at this property:



# 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



Wilsden



Saltaire



Bingley



Heaton Estates



Baildon Green



North Park Road



Eldwick Beck



Whetley Grove

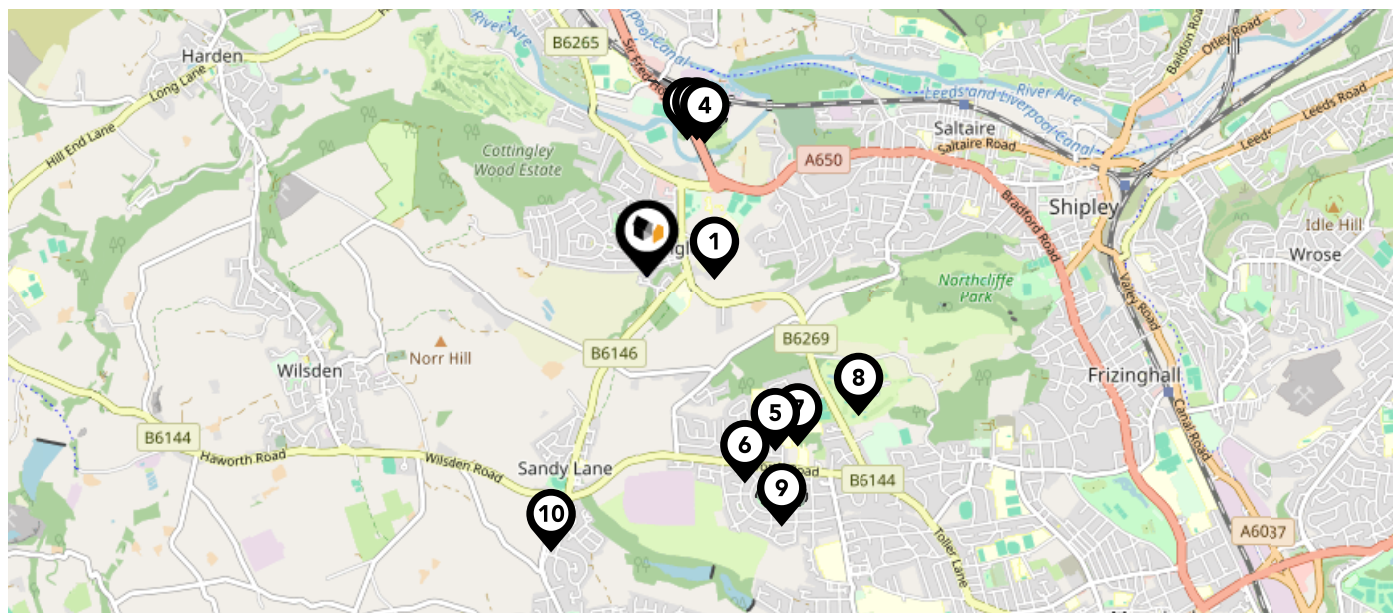


Ryecroft



Wrose

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.

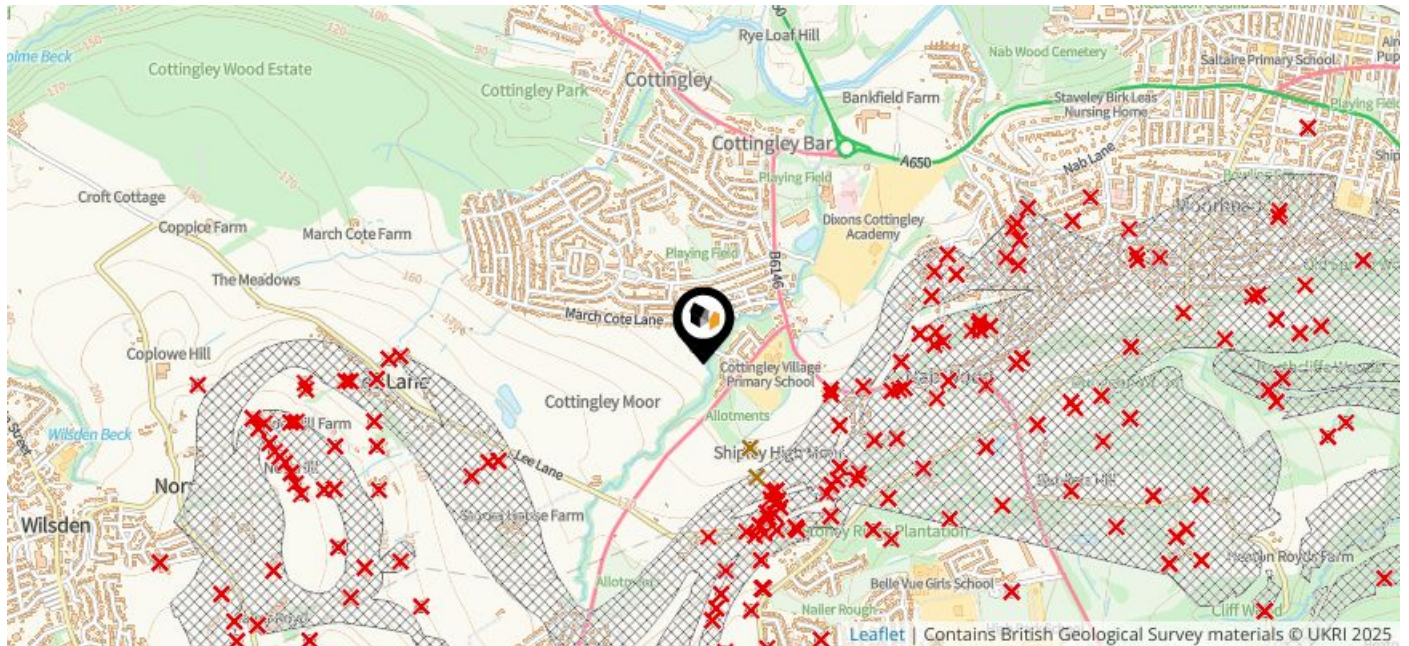


### Nearby Landfill Sites

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



This map displays nearby coal mine entrances and their classifications.



### Mine Entry

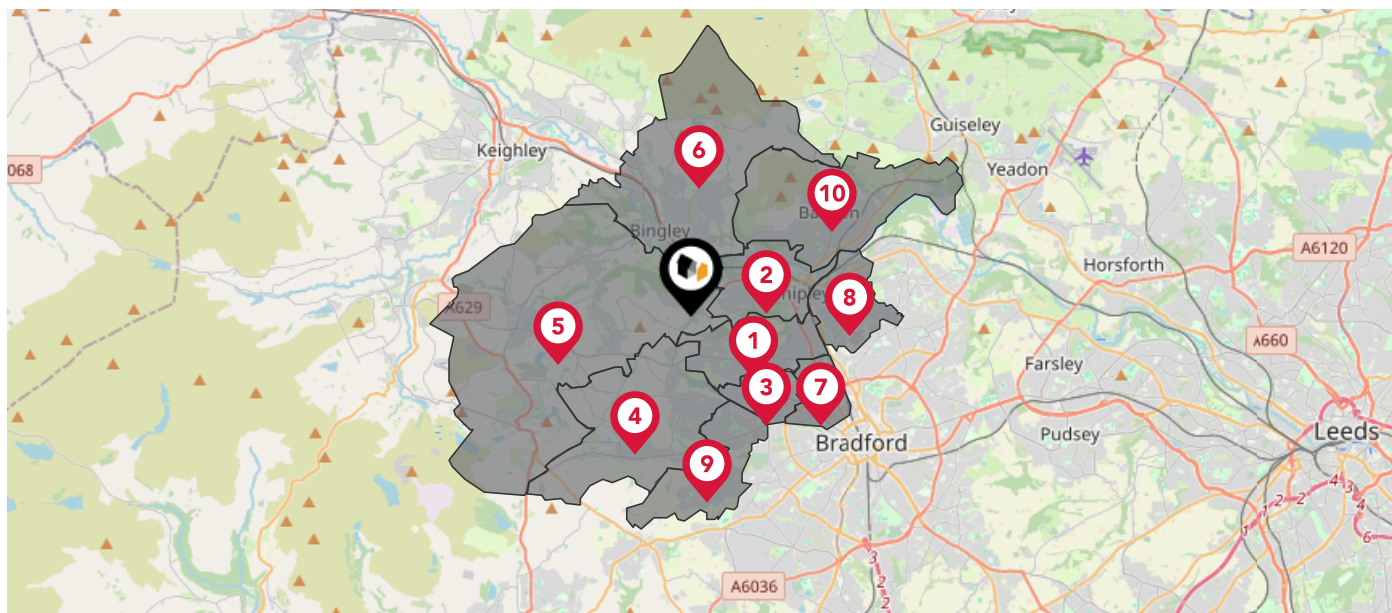
- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

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

Heaton Ward

2

ShIPLEY Ward

3

Toller Ward

4

Thornton and Allerton Ward

5

Bingley Rural Ward

6

Bingley Ward

7

Manningham Ward

8

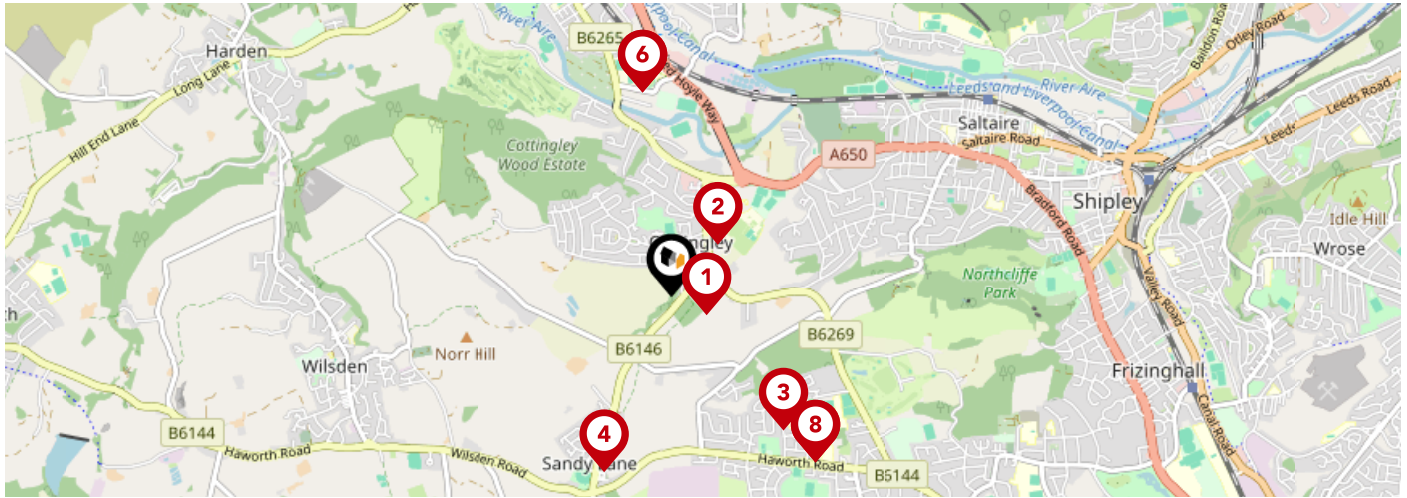
Windhill and Wrose Ward

9

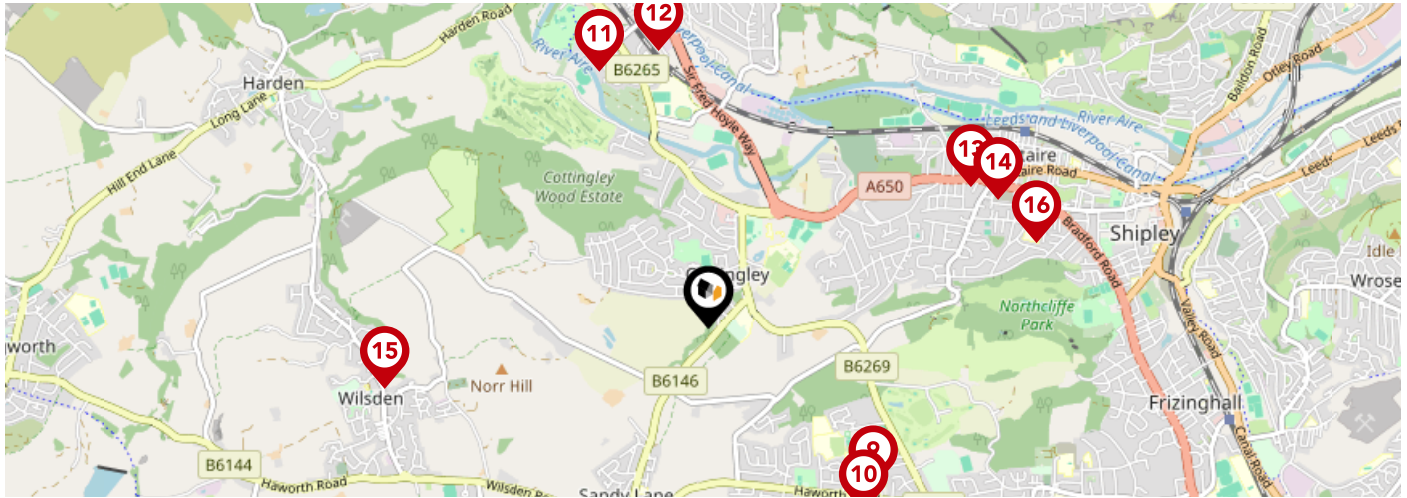
Clayton and Fairweather Green Ward









10

Baildon Ward



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Cottingley Village Primary School</b> Ofsted Rating: Good   Pupils: 431   Distance:0.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Dixons Cottingley Academy</b> Ofsted Rating: Good   Pupils: 872   Distance:0.32	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Belle Vue Girls' Academy</b> Ofsted Rating: Good   Pupils: 1033   Distance:0.76	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Sandy Lane Primary School</b> Ofsted Rating: Good   Pupils: 348   Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Beckfoot School</b> Ofsted Rating: Outstanding   Pupils: 1631   Distance:0.91	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Hazelbeck Special School</b> Ofsted Rating: Outstanding   Pupils: 155   Distance:0.91	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Chellow Heights Special School</b> Ofsted Rating: Good   Pupils: 254   Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Beckfoot Upper Heaton</b> Ofsted Rating: Good   Pupils: 716   Distance:0.96	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

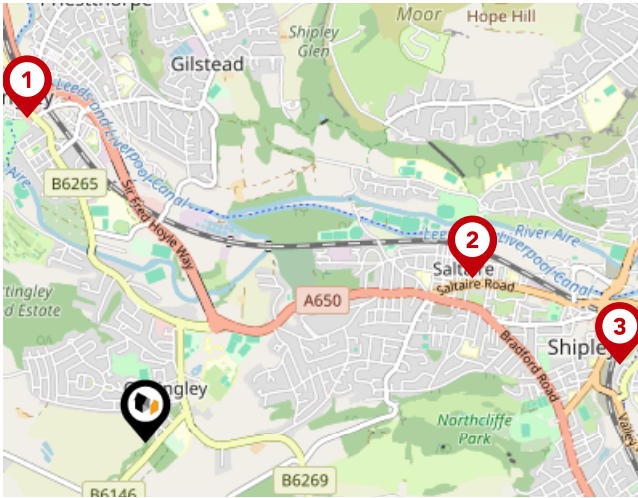


		Nursery	Primary	Secondary	College	Private
	<b>High Park School</b> Ofsted Rating: Good   Pupils: 117   Distance:1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Beckfoot Heaton Primary</b> Ofsted Rating: Good   Pupils: 779   Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Myrtle Park Primary</b> Ofsted Rating: Good   Pupils: 233   Distance:1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Trinity All Saints CofE VA Primary School</b> Ofsted Rating: Good   Pupils: 213   Distance:1.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hirst Wood Nursery School</b> Ofsted Rating: Good   Pupils: 84   Distance:1.31	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Saltaire Primary School</b> Ofsted Rating: Good   Pupils: 418   Distance:1.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Wilsden Primary School</b> Ofsted Rating: Good   Pupils: 276   Distance:1.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Walburga's Catholic Primary School, A Voluntary Academy</b> Ofsted Rating: Good   Pupils: 235   Distance:1.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



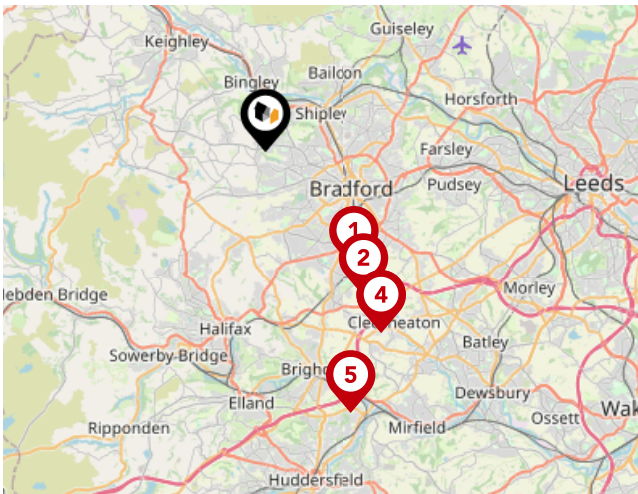
# Area

## Transport (National)



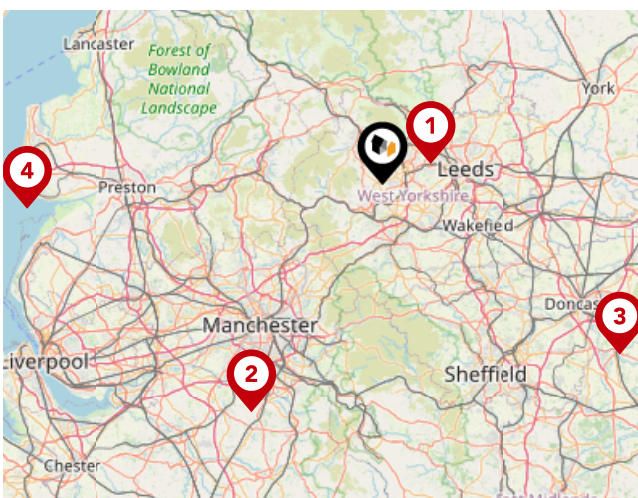
### National Rail Stations

Pin	Name	Distance
1	Bingley Rail Station	1.52 miles
2	Saltire Rail Station	1.61 miles
3	Shipley Rail Station	2.11 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M606 J3	5.09 miles
2	M606 J2	6.04 miles
3	M62 J26	7.51 miles
4	M606 J1	7.5 miles
5	M62 J25	9.6 miles



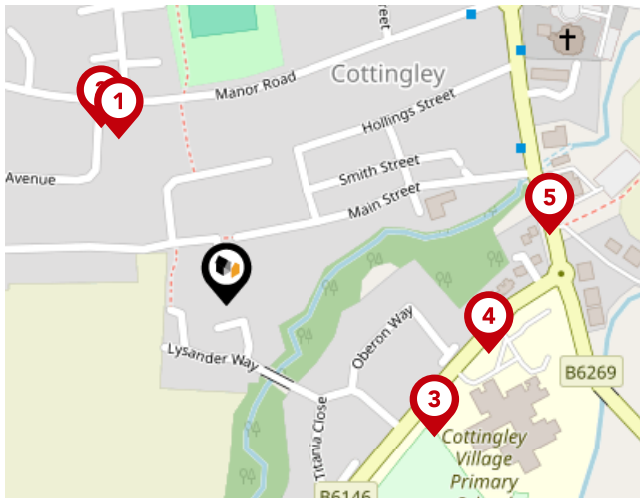
### Airports/Helipads

Pin	Name	Distance
1	Leeds Bradford Airport	7.29 miles
2	Manchester Airport	37.09 miles
3	Finningley	41.12 miles
4	Highfield	49.83 miles



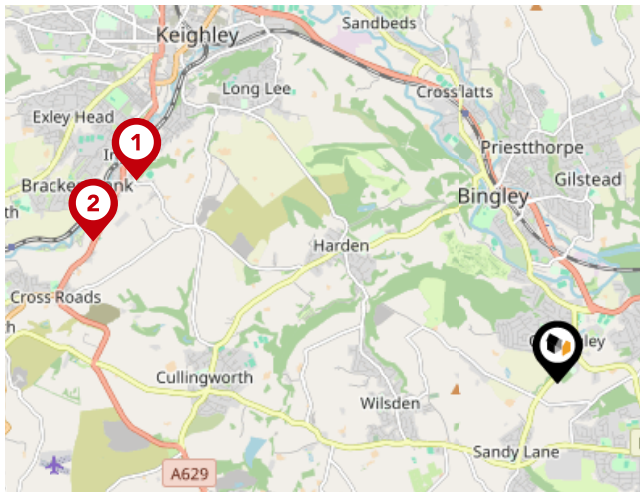
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Manor Road Carnoustie Grove	0.11 miles
2	Manor Rd Rycroft Avenue	0.12 miles
3	Cottingley Moor Road Lysander Wy	0.13 miles
4	Cottingley Moor Road Bradford Old Rd	0.15 miles
5	Throstle Nest Farm	0.18 miles



### Local Connections

Pin	Name	Distance
1	Ingrow West (Keighley & Worth Valley Railway)	4.09 miles
2	Damems (Keighley & Worth Valley Railway)	4.25 miles

# KM Maxfield

## Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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#### KM Maxfield

KM Maxfield Estate Agents, 55 Bingley  
Road, Saltaire, BD18 4SB  
01274 592280  
saltaire@kmmaxfield.com  
www.kmmaxfield.com

