

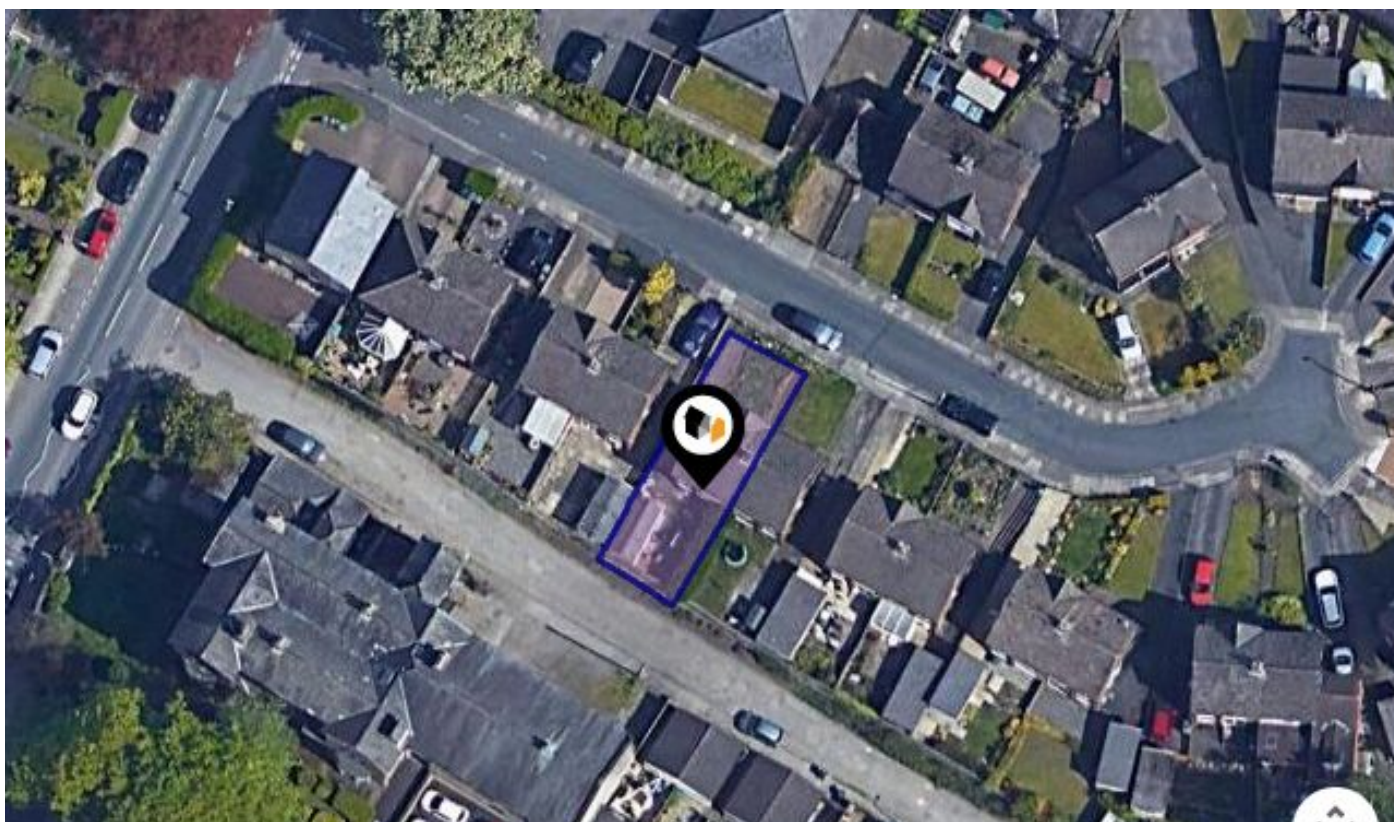


See More Online

MIR: Material Info

The Material Information Affecting this Property

Tuesday 13th May 2025



5, SPRINGFIELD GROVE, BINGLEY, BD16 4LP

KM Maxfield

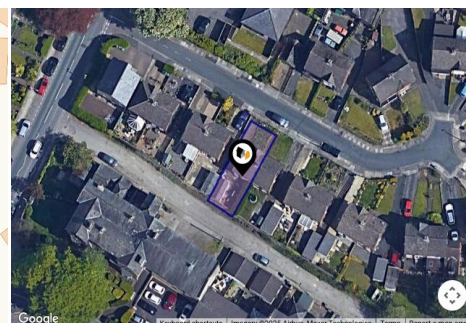
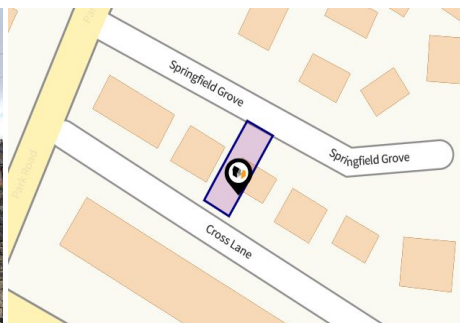
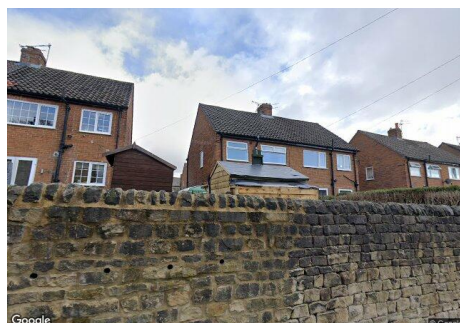
KM Maxfield Estate Agents, 55 Bingley Road, Saltaire, BD18 4SB

01274 592280

saltaire@kmmaxfield.com

www.kmmaxfield.com





Property

Type:	Semi-Detached
Bedrooms:	2
Floor Area:	656 ft ² / 61 m ²
Plot Area:	0.04 acres
Year Built :	1950-1966
Council Tax :	Band C
Annual Estimate:	£1,997
Title Number:	WYK831275
UPRN:	100051126280

Last Sold Date:	25/08/2006
Last Sold Price:	£125,000
Last Sold £/ft ² :	£187
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)

16 mb/s	71 mb/s	1000 mb/s
		

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: **1 Springfield Grove Bingley West Yorkshire BD16 4LP**

Reference - 09/00030/SUB01
Decision: Granted
Date: 14th May 2009
Description: Submission of details to discharge planning conditions numbers 2, 7 and 8 of planning permission 09/00030/FUL dated 01/04/2009 :- Construction of detached dwelling

Reference - 09/00030/FUL
Decision: Granted
Date: 05th January 2009
Description: Construction of detached dwelling

Reference - 03/01260/FUL
Decision: Granted
Date: 19th March 2003
Description: Conservatory to side of dwelling

Reference - 08/02914/FUL
Decision: Refused
Date: 28th April 2008
Description: Construction of detached dwelling

Planning records for: *Land Adjacent To 1 Springfield Grove Bingley West Yorkshire BD16 4LP*

Reference - 07/09333/FUL	
Decision:	Refused
Date:	29th October 2007
Description:	Construction of detached dwelling

Planning records for: *2 Springfield Grove Bingley West Yorkshire BD16 4LP*

Reference - 76/07588/FUL	
Decision:	Granted
Date:	01st December 1976
Description:	Greenhouse

Planning records for: *10 Springfield Grove Bingley West Yorkshire BD16 4LP*

Reference - 96/00485/FUL	
Decision:	Granted
Date:	16th February 1996
Description:	Erection of garage

Planning records for: *11 Springfield Grove Bingley West Yorkshire BD16 4LP*

Reference - 02/01919/FUL	
Decision:	Granted
Date:	27th May 2002
Description:	Single and two storey extension to rear of property involving re-siting of existing garage and installation of new rear dormer window

Planning records for: **12 Springfield Grove Bingley West Yorkshire BD16 4LP**

Reference - 02/01918/FUL	
Decision:	Granted
Date:	21st June 2002
Description:	Single storey extension to rear and attached garage with bedroom above to side/rear of property

Planning records for: **14 Springfield Grove Bingley West Yorkshire BD16 4LP**

Reference - 02/01881/FUL	
Decision:	Granted
Date:	27th May 2002
Description:	Two storey extension to property to create sun room and third bedroom

Planning records for: **19 Springfield Grove Bingley West Yorkshire BD16 4LP**

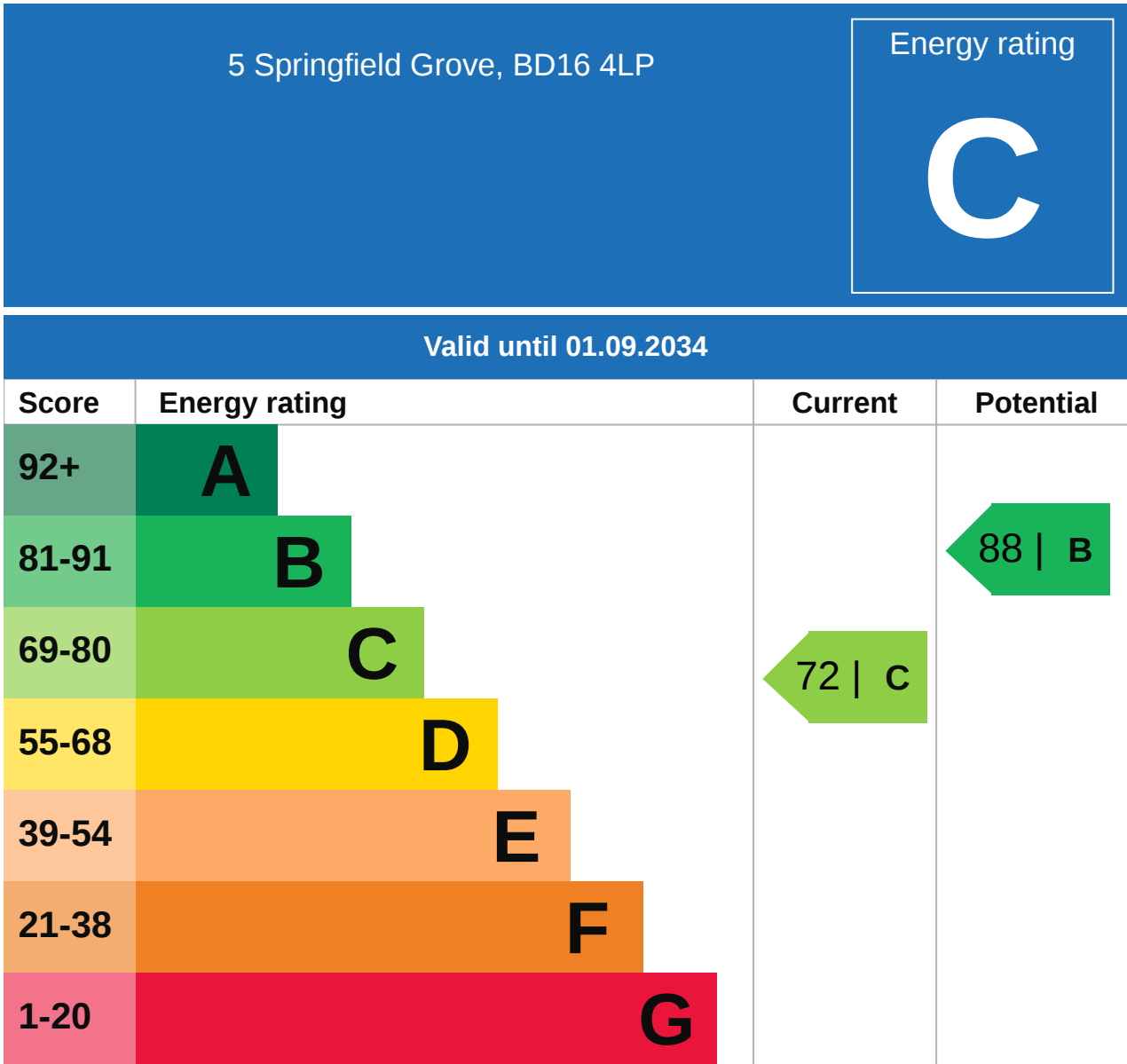
Reference - 81/03102/FUL	
Decision:	Granted
Date:	14th April 1981
Description:	Garage And Bedroom Extension

Planning records for: **20 Springfield Grove Bingley West Yorkshire BD16 4LP**

Reference - 05/06888/PHH	
Decision:	Decided
Date:	13th September 2005
Description:	Single storey extension to rear and box dormer window to rear

Planning records for: *20 Springfield Grove Bingley West Yorkshire BD16 4LP*

Reference - 06/04134/PHH	
Decision:	Decided
Date:	31st May 2006
Description:	Erection of ground floor extension to rear of property with single pitch roof



Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Rental
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:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 270 mm loft insulation
Roof Energy:	Good
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 67% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	61 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

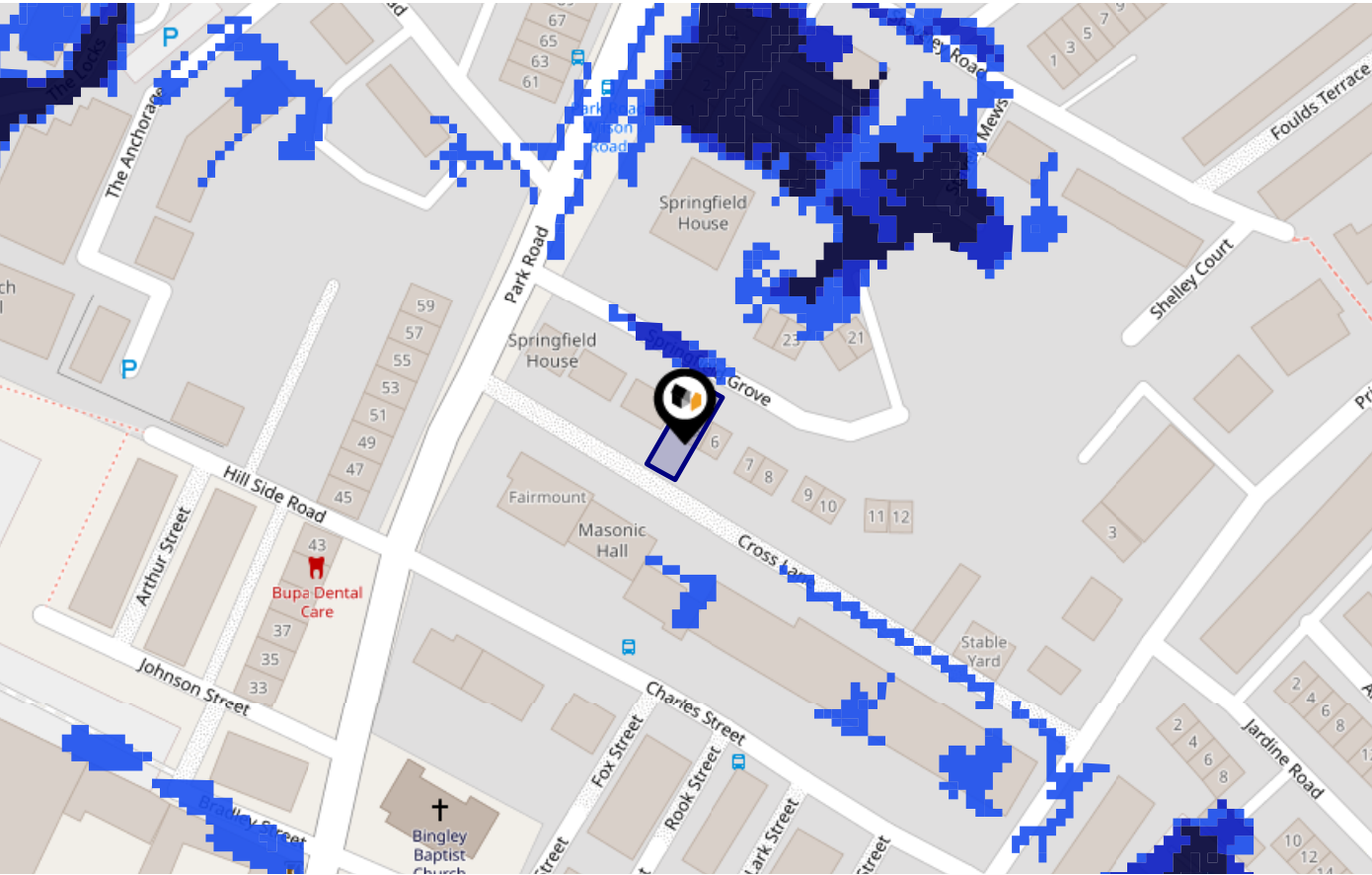


/kmmaxfield

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.

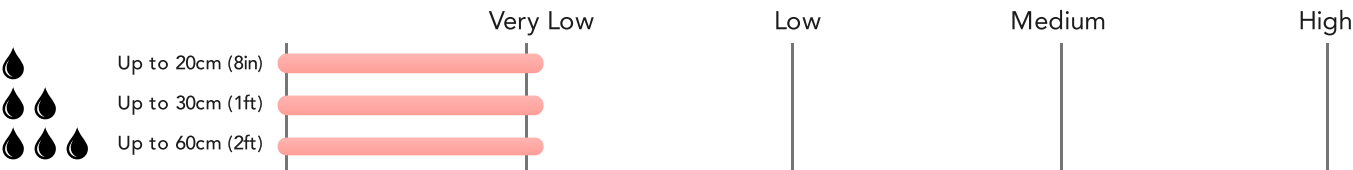


Risk Rating: Very low

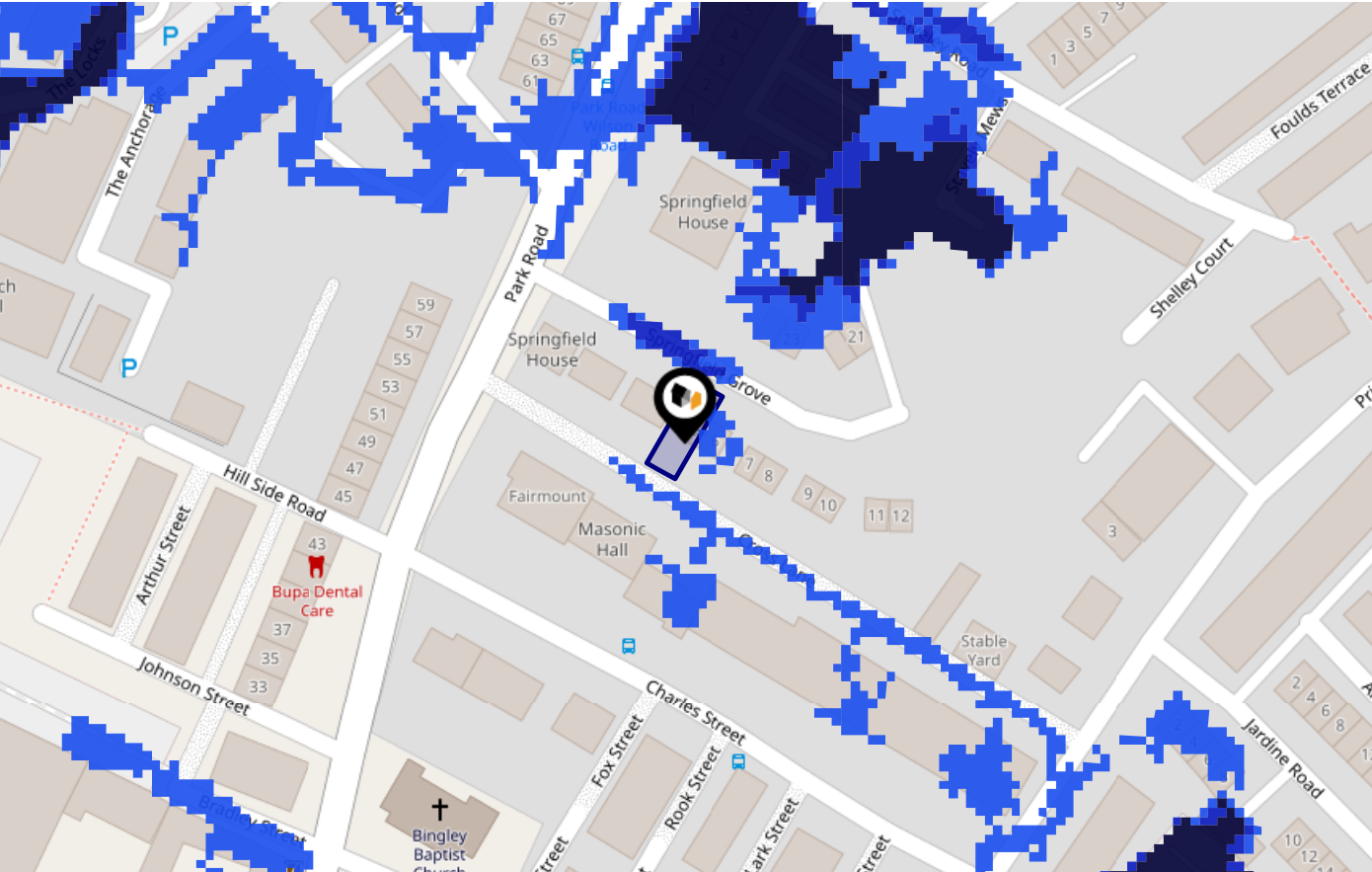
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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.

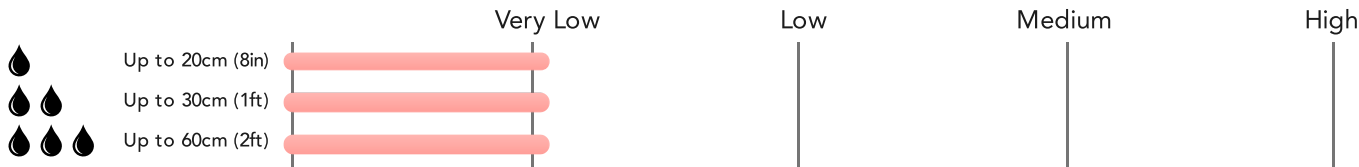


Risk Rating: Very low

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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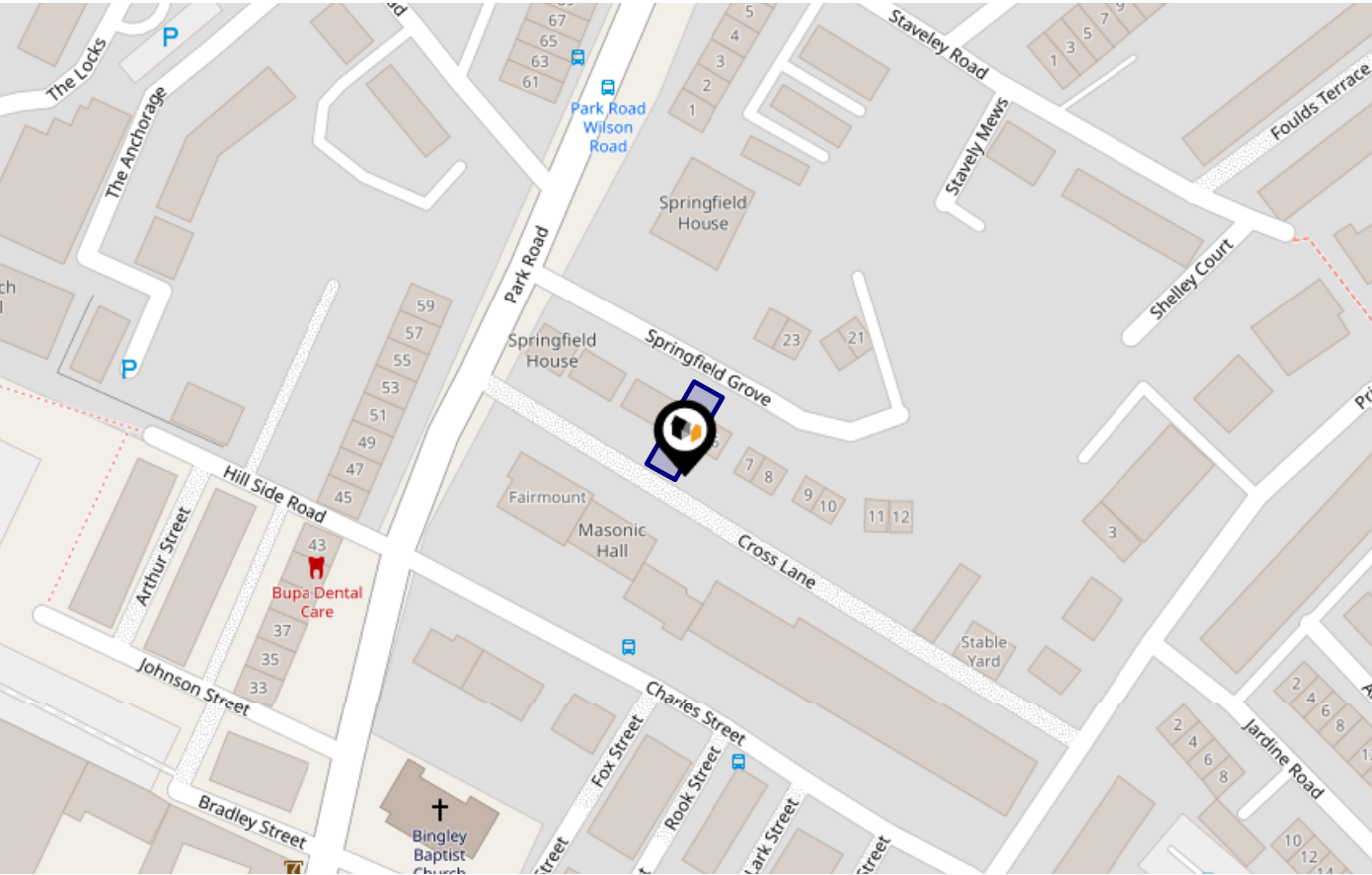
Chance of flooding to the following depths at this property:



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.

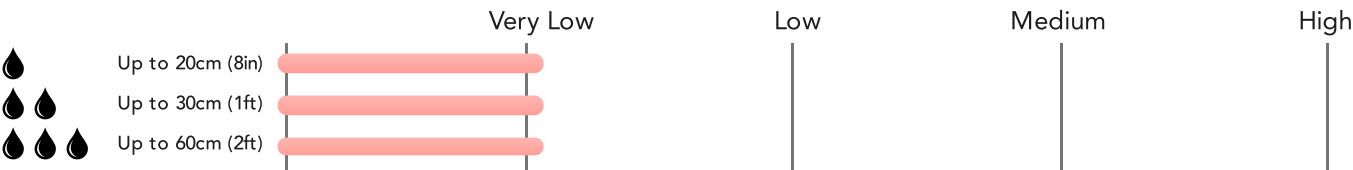


Risk Rating: Very low

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

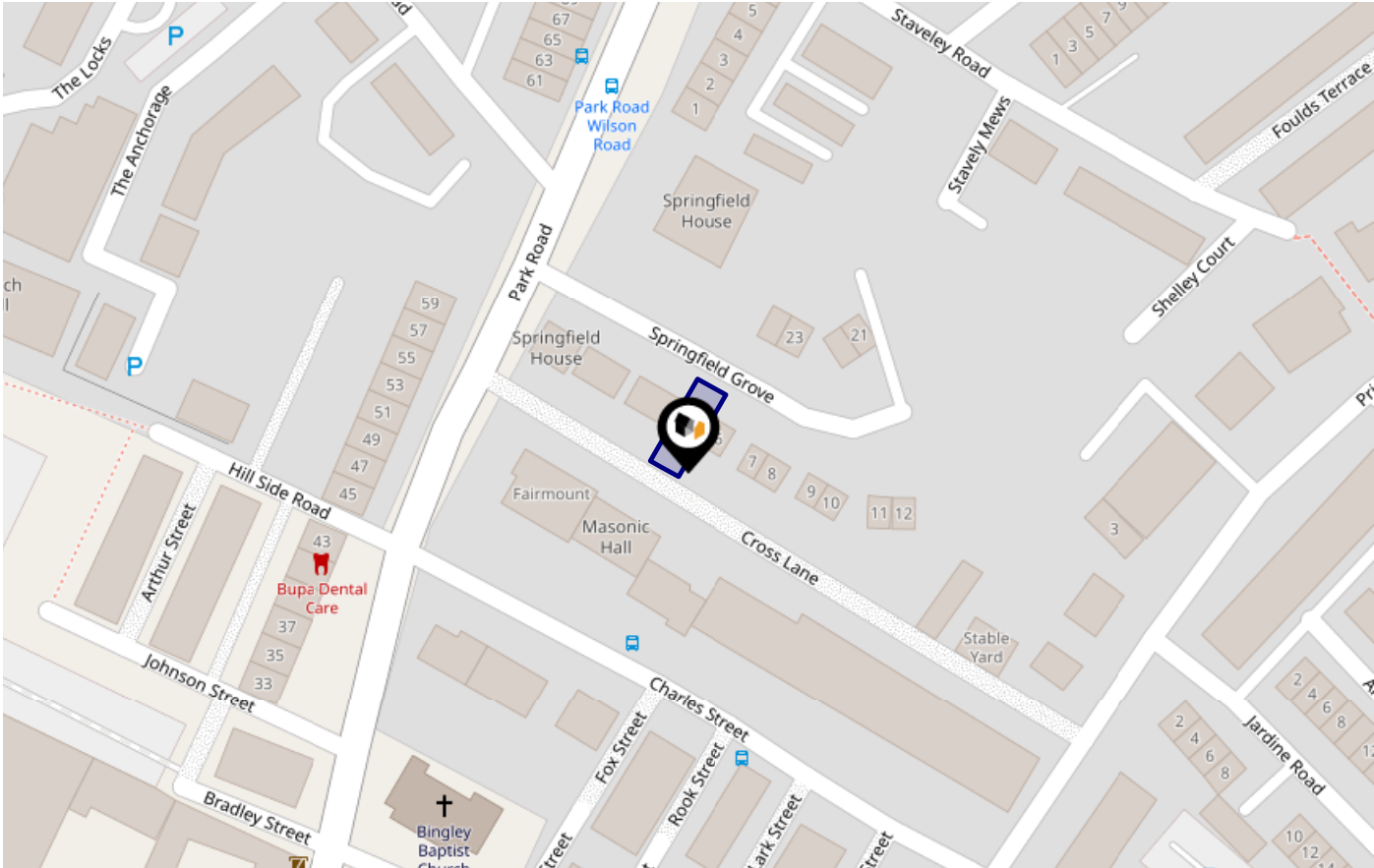
Chance of flooding to the following depths at this property:



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.

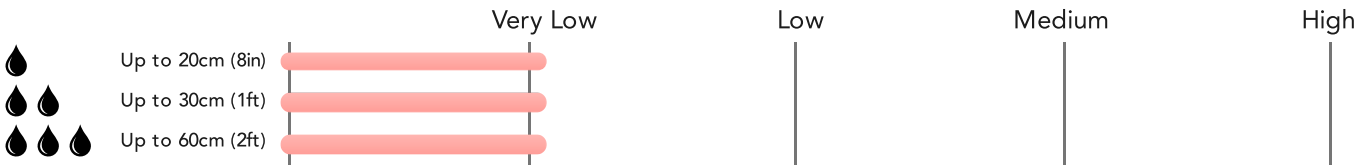


Risk Rating: Very low

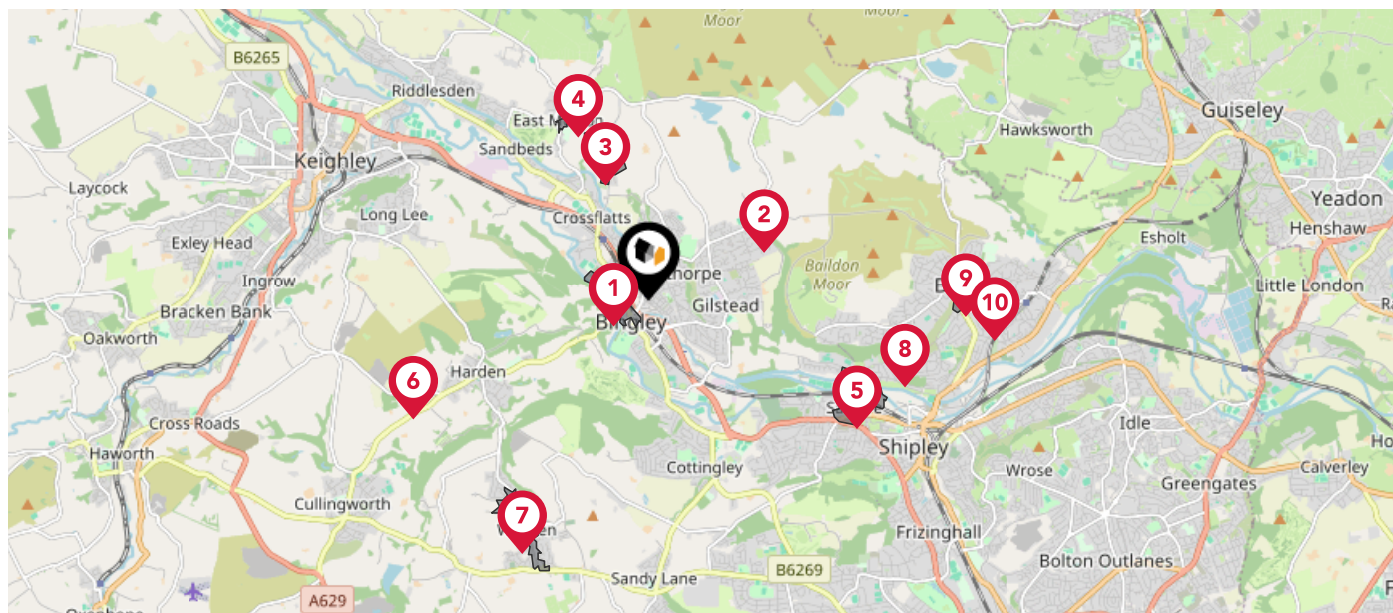
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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Chance of flooding to the following depths at this property:



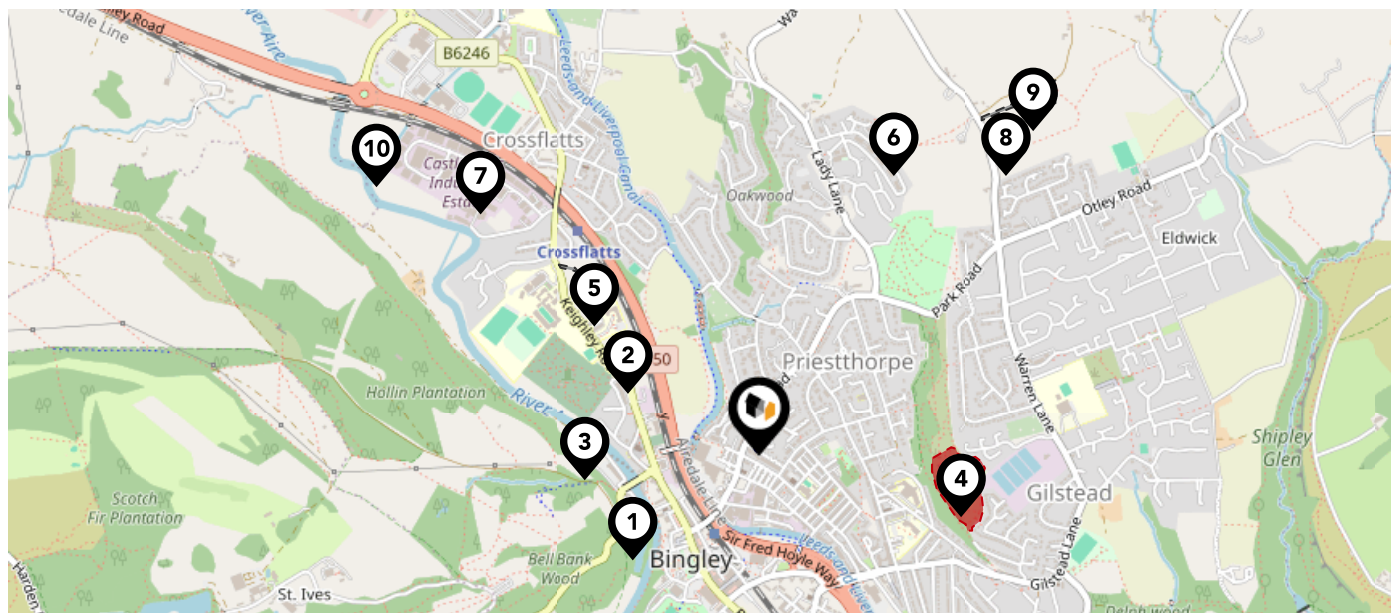
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

-  1 Bingley
-  2 Eldwick Beck
-  3 Micklethwaite
-  4 East Morton
-  5 Saltaire
-  6 Ryecroft
-  7 Wilsden
-  8 Baildon Green
-  9 Baildon
-  10 Baildon Station Road

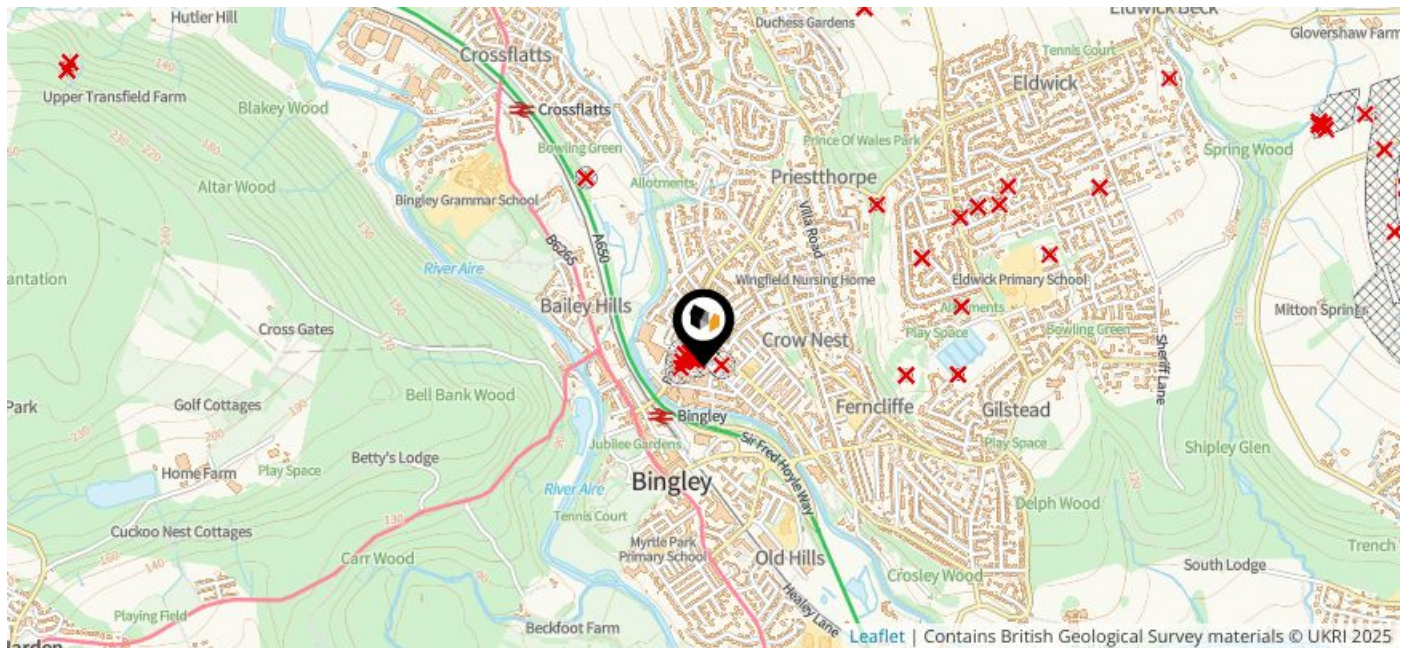
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Ireland Bridge-Bingley	Historic Landfill
2	Bingley Auction Mart-Keighley Road, Bailey Hills	Historic Landfill
3	Bingley Holder Station-Ireland Bridge, Bingley, Bradford	Historic Landfill
4	EA/EPR/QP3790ZY/A001	Active Landfill
5	Coolgardie-Keighley Road, Bingley	Historic Landfill
6	Land off Lady Park Avenue-Lady Lane Park, Eldwick, Bingley	Historic Landfill
7	Carrick and Fosters-Crossflatts, Bingley, Yorkshire	Historic Landfill
8	The Refuse Tip-Height Lane, Eldwick, West Yorkshire	Historic Landfill
9	Lower Height Farm-Height Lane, Eldwick	Historic Landfill
10	Castlefields Industrial Estate-Aireville Road Keighley	Historic Landfill

This map displays nearby coal mine entrances and their classifications.



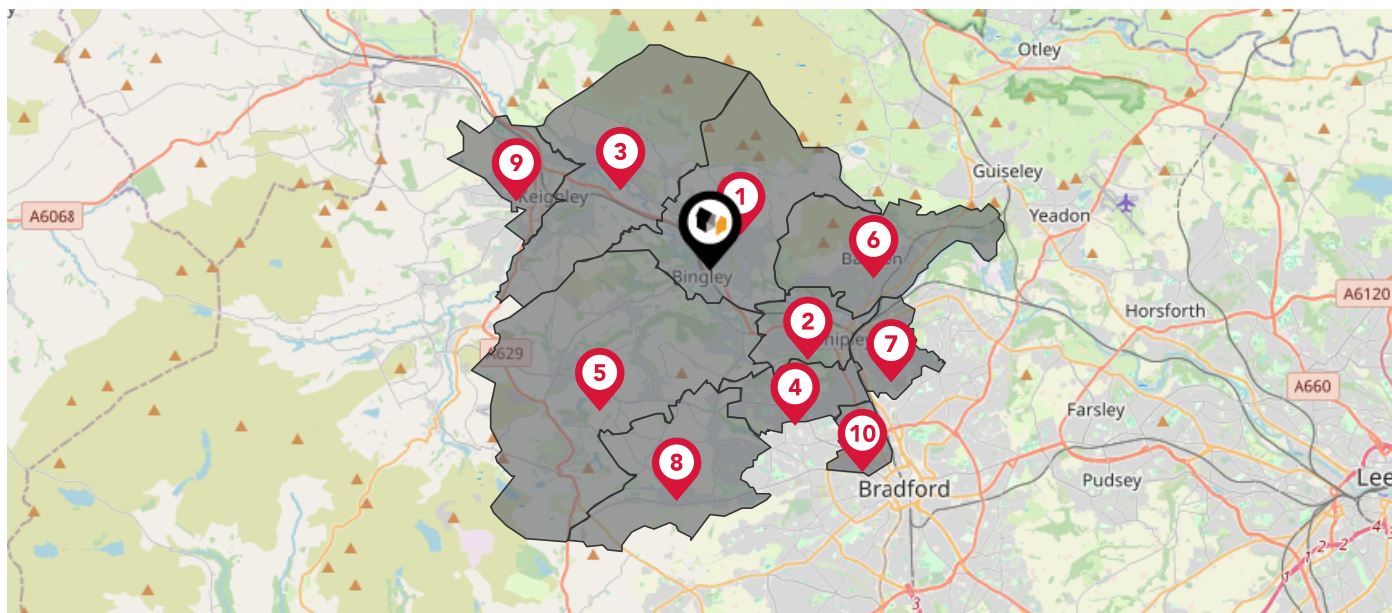
Mine Entry

- ✕ 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

Bingley Ward

2

Shipley Ward

3

Keighley East Ward

4

Heaton Ward

5

Bingley Rural Ward

6

Baildon Ward

7

Windhill and Wrose Ward

8

Thornton and Allerton Ward

9

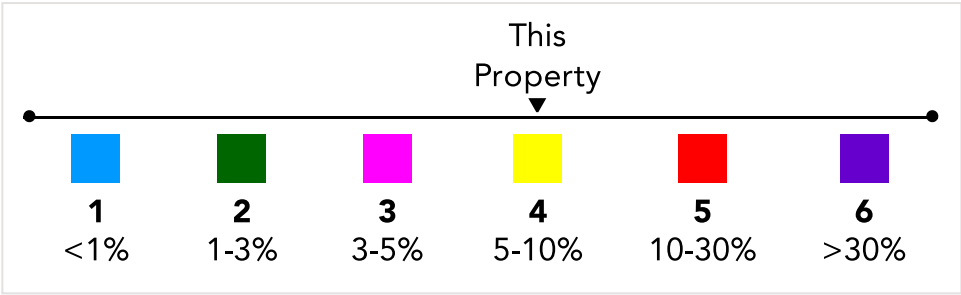
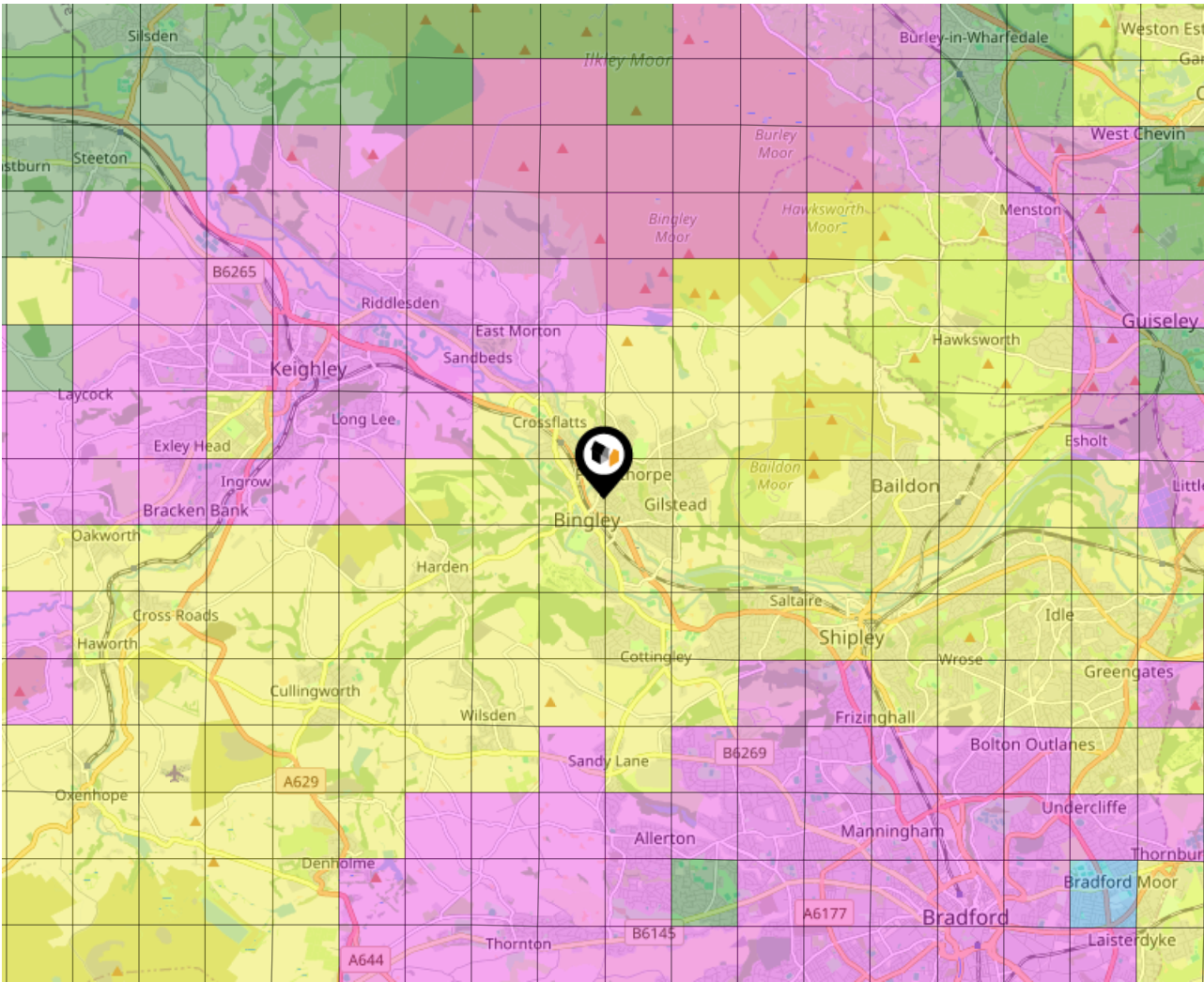
Keighley Central Ward

10

Manningham Ward

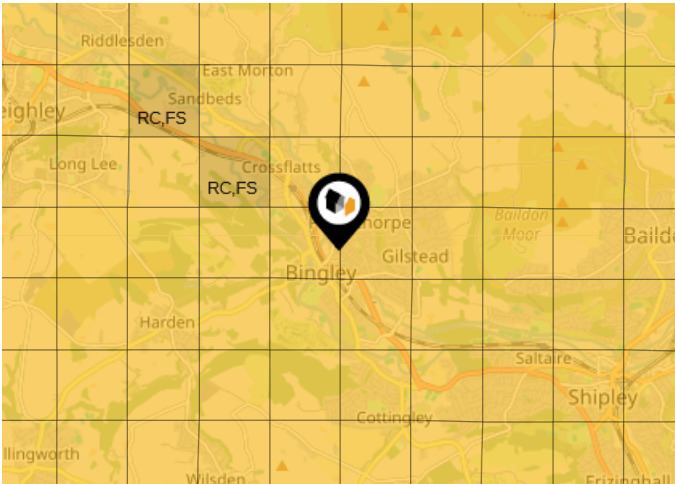
What is Radon?

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:	NONE	Soil Texture:	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS	Soil Depth:	SHALLOW
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)		

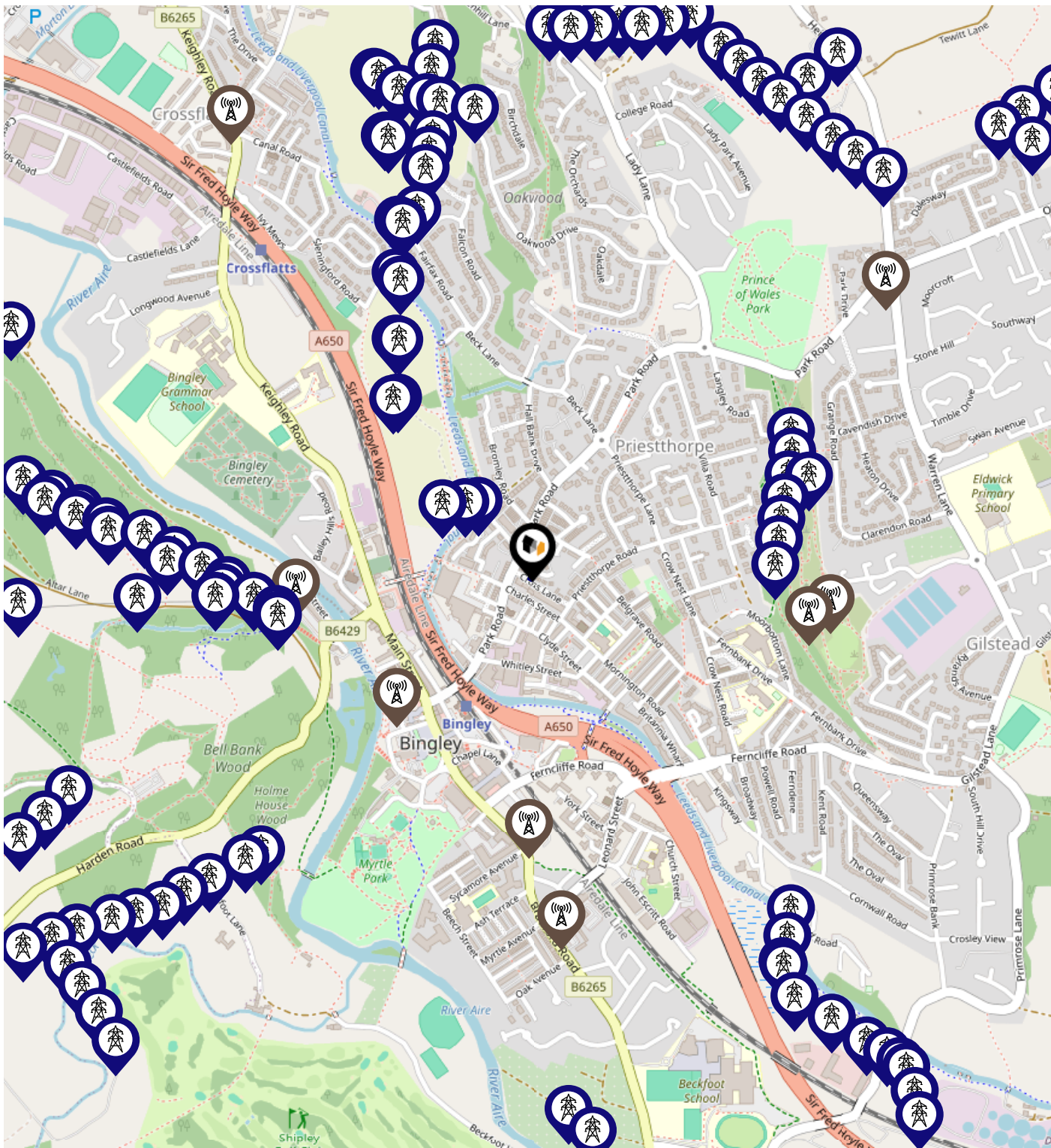


Primary Classifications (Most Common Clay Types)



C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess

Local Area

Masts & Pylons



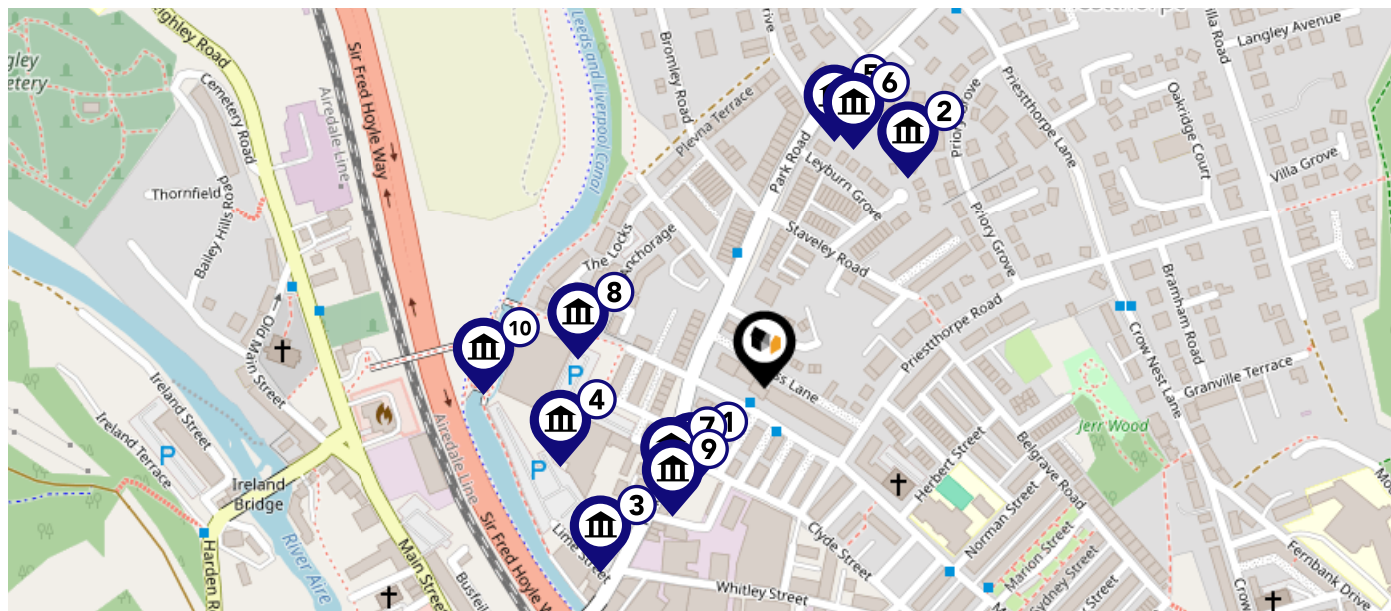
Key:











-  Power Pylons
-  Communication Masts

Maps

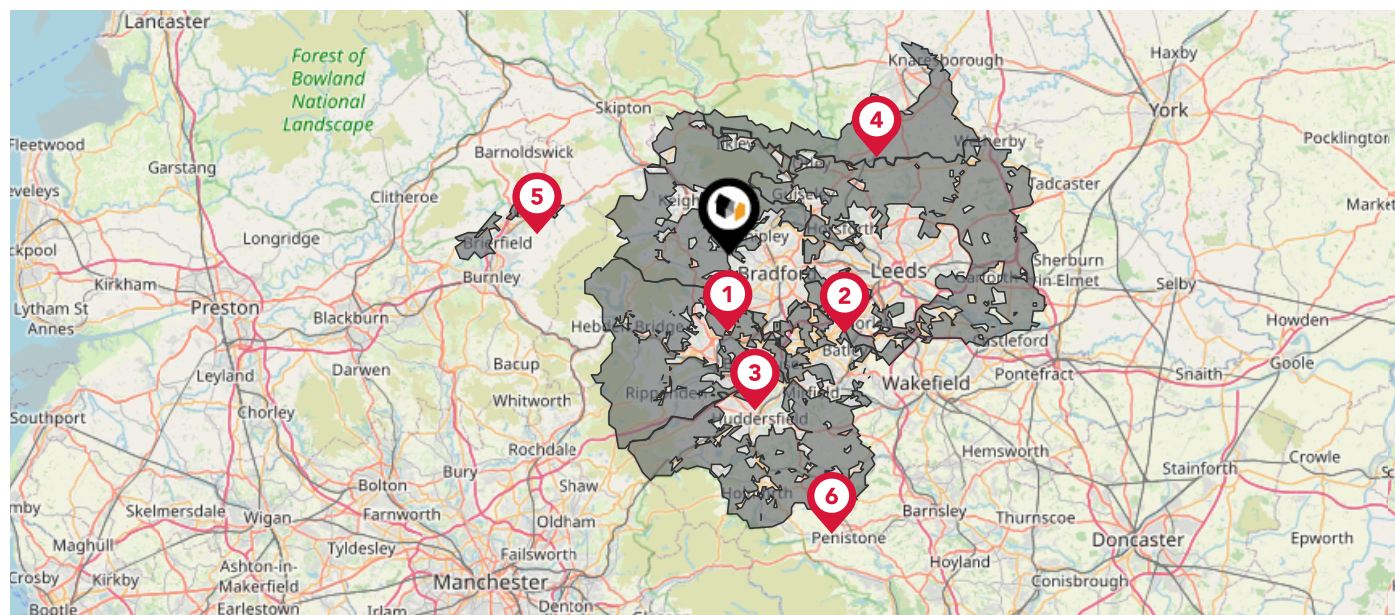
Listed Buildings

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



Listed Buildings in the local district		Grade	Distance
	1314293 - Bingley Baptist Church	Grade II	0.1 miles
	1133342 - Gazebo Approximately 60 Metres South East Of No 60	Grade II	0.1 miles
	1245219 - Bingley Church Of England First School	Grade II	0.1 miles
	1133363 - Bowling Green Mill Engine House And Attached Chimney Occupied By Damart	Grade II	0.1 miles
	1314294 - Wall, Gatepiers, Steps And Mounting Block Approximately 10 Metres South West Of Monks Barn	Grade II	0.1 miles
	1300878 - Monks Barn	Grade II	0.1 miles
	1133341 - Wall Railings And Gatepiers To Bingley Baptist Church	Grade II	0.1 miles
	1199661 - That Part Of Mill Fronting Road Occupied By Bingley Mill Limited Tops Warehouse	Grade II	0.1 miles
	1314275 - That Part Of Park Road Tannery At Junction With Park Road	Grade II	0.1 miles
	1133361 - Leeds And Liverpool Canal Three Rise Locks With Overflow Channel	Grade II	0.1 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

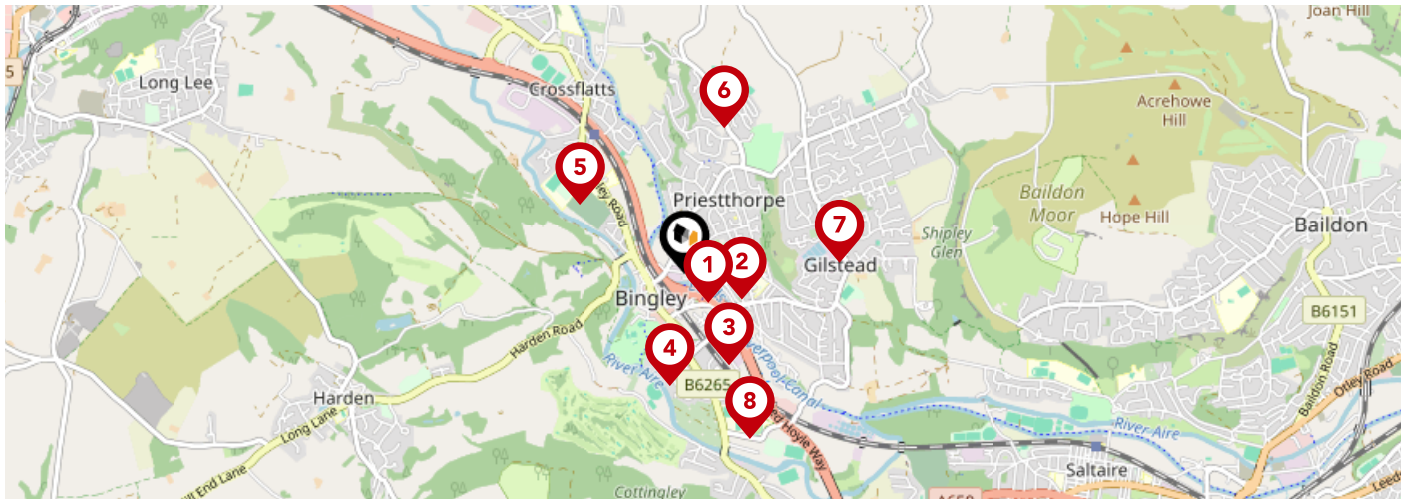
South and West Yorkshire Green Belt - Harrogate

5

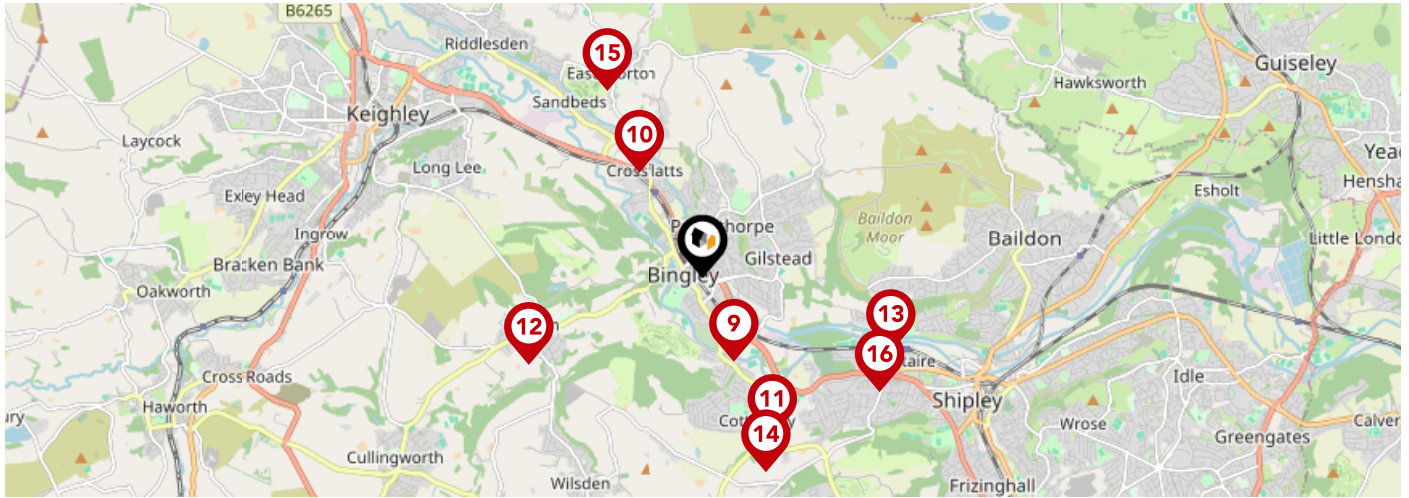
Merseyside and Greater Manchester Green Belt - Pendle









6

South and West Yorkshire Green Belt - Kirklees



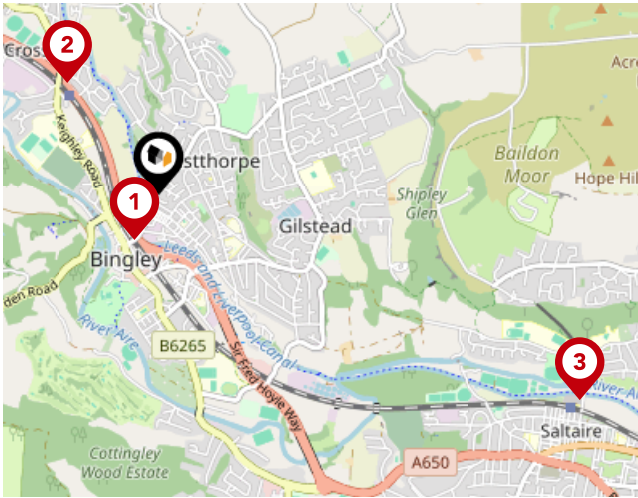
		Nursery	Primary	Secondary	College	Private
1	Beckfoot Priestthorpe Primary School & Nursery Ofsted Rating: Good Pupils: 200 Distance:0.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Joseph's Catholic Primary School, A Voluntary Academy Ofsted Rating: Good Pupils: 183 Distance:0.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Trinity All Saints CofE VA Primary School Ofsted Rating: Good Pupils: 213 Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Myrtle Park Primary Ofsted Rating: Good Pupils: 233 Distance:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Bingley Grammar School Ofsted Rating: Good Pupils: 1932 Distance:0.55	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Lady Lane Park School & Nursery Ofsted Rating: Not Rated Pupils: 140 Distance:0.66	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Eldwick Primary School Ofsted Rating: Good Pupils: 547 Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Beckfoot School Ofsted Rating: Outstanding Pupils: 1631 Distance:0.78	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Hazelbeck Special School Ofsted Rating: Outstanding Pupils: 155 Distance:0.78	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Crossflatts Primary School Ofsted Rating: Good Pupils: 465 Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Dixons Cottingley Academy Ofsted Rating: Good Pupils: 872 Distance:1.52	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Harden Primary School Ofsted Rating: Good Pupils: 213 Distance:1.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Titus Salt School Ofsted Rating: Good Pupils: 1451 Distance:1.78	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cottingley Village Primary School Ofsted Rating: Good Pupils: 431 Distance:1.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	East Morton CofE Primary School Ofsted Rating: Good Pupils: 230 Distance:1.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hirst Wood Nursery School Ofsted Rating: Good Pupils: 84 Distance:1.85	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

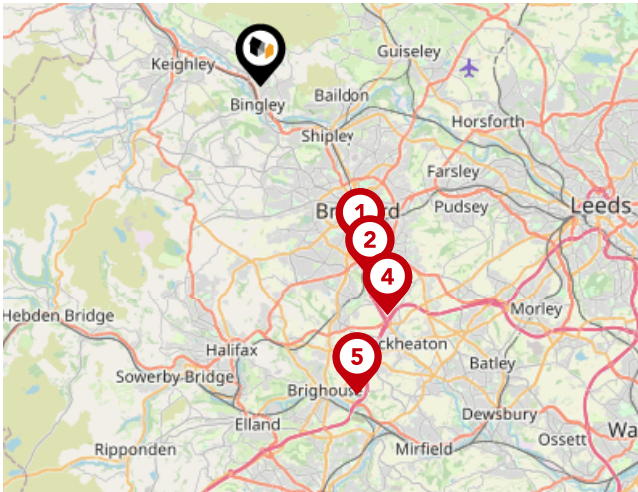
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Bingley Rail Station	0.22 miles
2	Crossflatts Rail Station	0.63 miles
3	Saltire Rail Station	2.05 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M606 J3	6.66 miles
2	M606 J2	7.64 miles
3	M606 J1	9.1 miles
4	M62 J26	9.11 miles
5	M62 J25	11.27 miles



Airports/Helipads

Pin	Name	Distance
1	Leeds Bradford Airport	7.23 miles
2	Manchester Airport	38.31 miles
3	Teesside Airport	48.49 miles
4	Finningley	42.4 miles

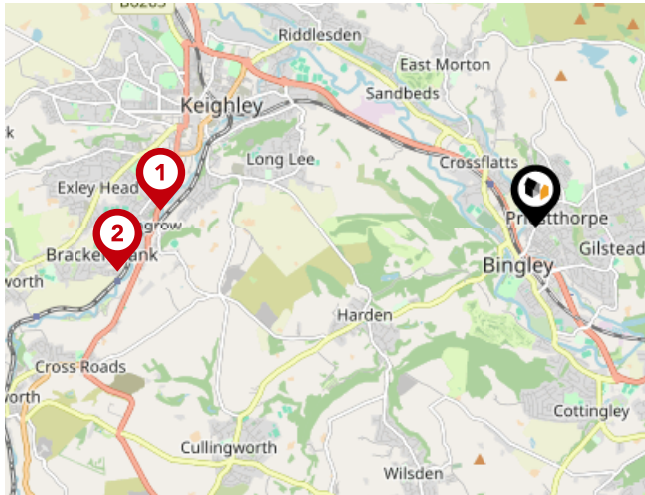
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Charles St Fox Street	0.04 miles
2	Park Rd Wilson Road	0.05 miles
3	Park Rd Hall Bank Drive	0.15 miles
4	Mornington Rd Norman Street	0.16 miles
5	Mornington Rd Norman Street	0.18 miles

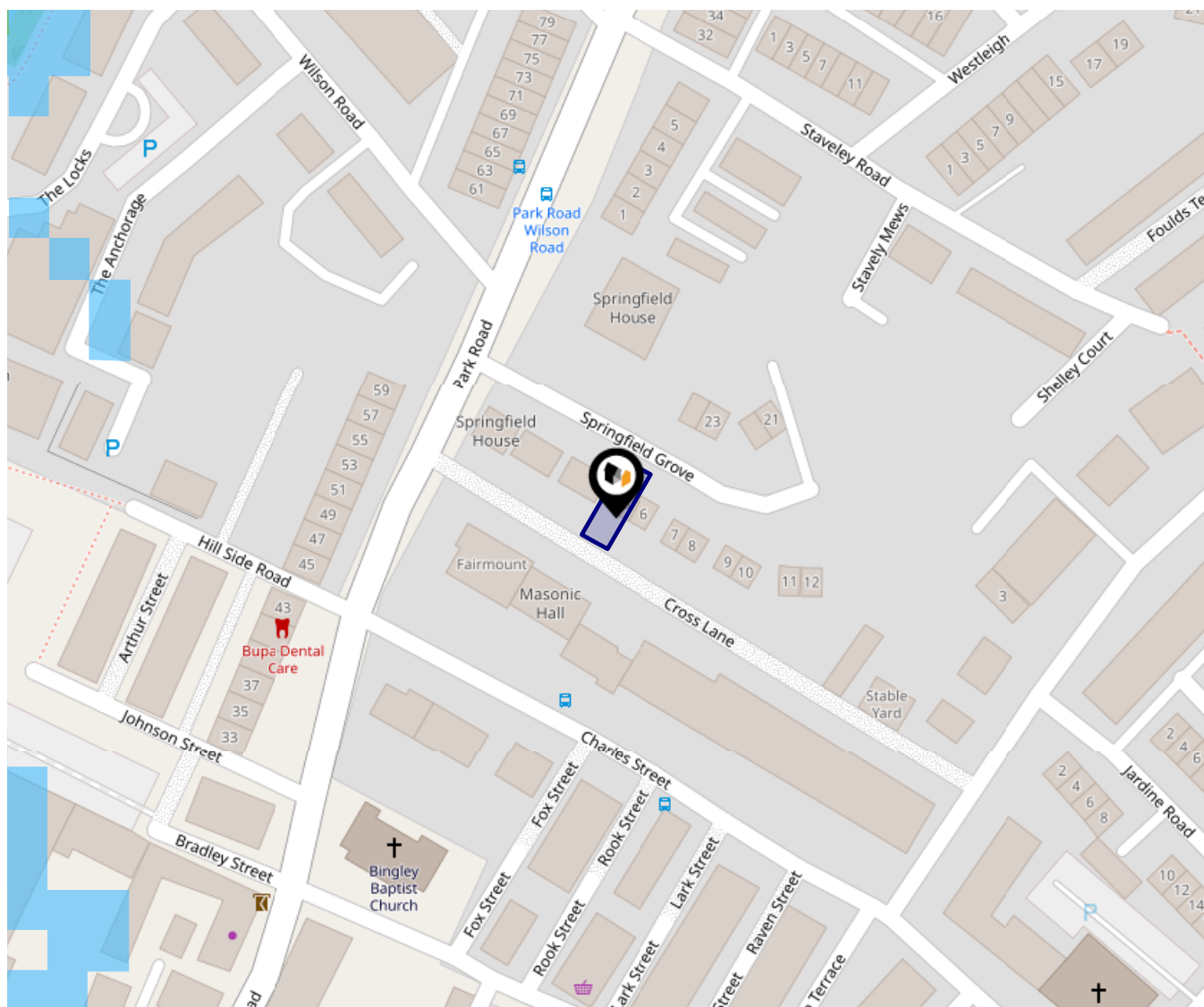


Local Connections

Pin	Name	Distance
1	Ingrow West (Keighley & Worth Valley Railway)	3.28 miles
2	Damems (Keighley & Worth Valley Railway)	3.67 miles

Local Area

Road Noise



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

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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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