

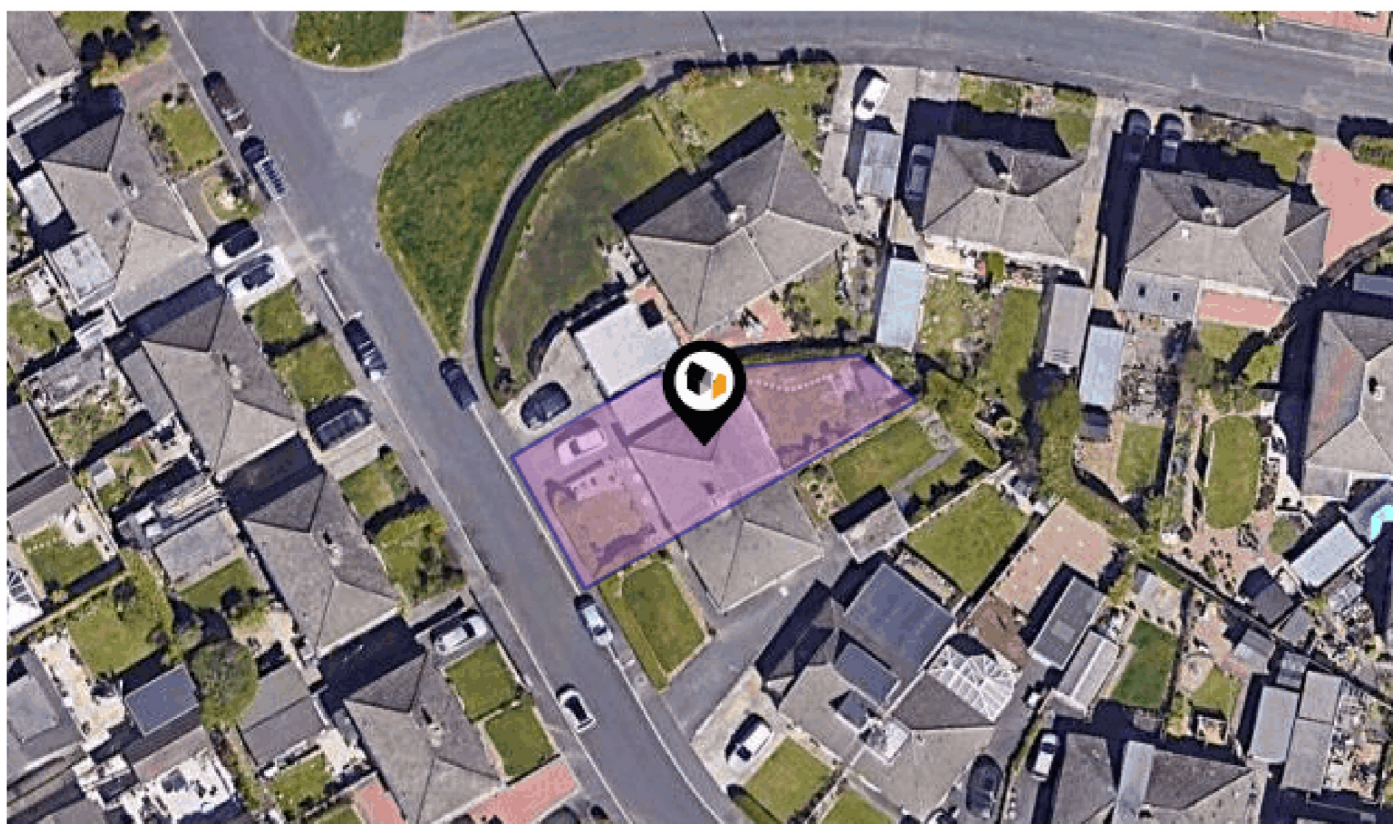


See More Online

MIR: Material Info

The Material Information Affecting this Property

Thursday 08th January 2026



26, HEATON DRIVE, BAILDON, SHIPLEY, BD17 5PH

KM Maxfield

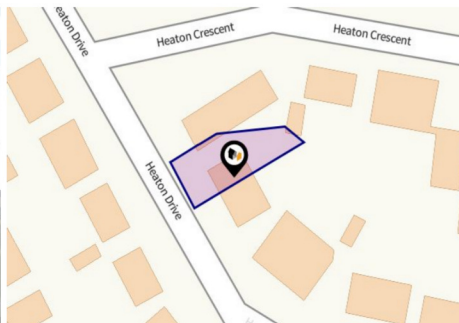
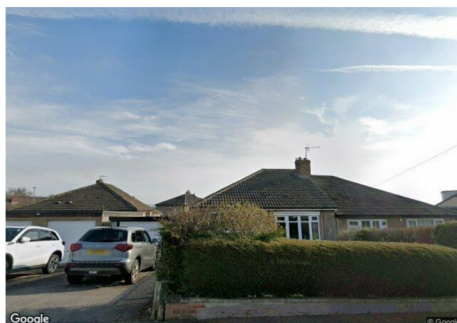
KM Maxfield Estate Agents, 55 Bingley Road, Saltaire, BD18 4SB

01274 592280

saltaire@kmmaxfield.com

www.kmmaxfield.com





Property




Type:	Semi-Detached
Bedrooms:	2
Floor Area:	624 ft ² / 58 m ²
Plot Area:	0.07 acres
Year Built :	1930-1949
Council Tax :	Band C
Annual Estimate:	£1,997
Title Number:	YY4079
UPRN:	100051284281

Last Sold Date:	04/05/2012
Last Sold Price:	£126,000
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)

1 mb/s	34 mb/s	1800 mb/s
		

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: **12 Heaton Drive Baildon Shipley West Yorkshire BD17 5PH**

Reference - 75/00466/FUL	
Decision:	Refused
Date:	29th January 1975
Description:	Extension To House

Planning records for: **14 Heaton Drive Baildon Shipley West Yorkshire BD17 5PH**

Reference - 80/22897/FUL	
Decision:	Granted
Date:	31st March 1980
Description:	Car Port

Planning records for: **18 Heaton Drive Baildon Shipley West Yorkshire BD17 5PH**

Reference - 75/06052/FUL	
Decision:	Granted
Date:	06th October 1975
Description:	Convert Loft 2 Bedrms Dormer

Planning records for: **20 Heaton Drive Baildon Shipley West Yorkshire BD17 5PH**

Reference - 01/03486/FUL	
Decision:	Granted
Date:	18th October 2001
Description:	Conservatory and dormer window to rear of dwelling

Planning records for: **22 Heaton Drive Baildon West Yorkshire BD17 5PH**

Reference - 13/03433/HOU	
Decision:	Granted
Date:	23rd August 2013
Description:	Resubmission of proposal for rear and side extension and dormer windows.

Reference - 13/00957/HOU	
Decision:	Refused
Date:	07th March 2013
Description:	Construction of side and rear extension, two dormer windows and alterations to form gable roof instead of hipped roof

Planning records for: **28 Heaton Drive Baildon Shipley West Yorkshire BD17 5PH**

Reference - 04/02315/FUL	
Decision:	Refused
Date:	21st May 2004
Description:	Erection of two storey side and rear extension

Planning records for: **30 Heaton Drive Baildon Shipley West Yorkshire BD17 5PH**

Reference - 93/03103/FUL	
Decision:	Granted
Date:	27th September 1993
Description:	Erection of greenhouse and potting shed

Planning records for: **32 Heaton Drive Baildon West Yorkshire BD17 5PH**

Reference - 21/02326/HOU	
Decision:	Granted
Date:	04th May 2021
Description:	Demolition of existing garage and construction of two-storey side and rear extension

Reference - 22/02782/HOU	
Decision:	Granted
Date:	23rd June 2022
Description:	Single-storey side and rear extension with internal alterations. Existing pebbledash render to be removed and replaced with new silicone render.

Planning records for: **33 Heaton Drive Baildon Shipley West Yorkshire BD17 5PH**

Reference - 83/02418/FUL	
Decision:	Granted
Date:	29th April 1983
Description:	Kitchen Ext

Reference - 03/00947/FUL	
Decision:	Granted
Date:	17th March 2003
Description:	Erection of rear conservatory and detached garage within rear garden of property

Planning records for: **34 Heaton Drive Baildon West Yorkshire BD17 5PH**

Reference - 16/08240/HOU
<p>Decision: Granted</p>
<p>Date: 07th October 2016</p>
<p>Description: Construction side extension over existing single story garage to provide additional accommodation and living space</p>
Reference - 83/06495/FUL
<p>Decision: Granted</p>
<p>Date: 02nd September 1983</p>
<p>Description: Extension</p>
Reference - 18/01929/HOU
<p>Decision: Granted</p>
<p>Date: 17th May 2018</p>
<p>Description: Retrospective planning application for timber framed garden/summer house</p>
Reference - 93/03408/FUL
<p>Decision: Granted</p>
<p>Date: 25th October 1993</p>
<p>Description: Conservatory</p>

Planning records for: **34 Heaton Drive Baildon Shipley West Yorkshire BD17 5PH**

Reference - 03/04678/FUL	
Decision:	Granted
Date:	24th December 2003
Description:	Ground floor utility room wc and dining room extension to property

Planning records for: **39 Heaton Drive Baildon West Yorkshire BD17 5PH**

Reference - 17/05889/PNH	
Decision:	Decided
Date:	16th October 2017
Description:	Construction of single storey rear extension of the following dimensions: Depth of proposed extension from rear wall: 3.5M Maximum height of proposed extension: 3.5M Height to eaves of proposed extension: 2.3M Depth of total extension from original rear wall: 3.5M Maximum height of total extension: 3.5M Height to eaves of total extension: 2.3M

Planning records for: **43 Heaton Drive Baildon Shipley West Yorkshire BD17 5PH**

Reference - 79/08024/FUL	
Decision:	Granted
Date:	22nd October 1979
Description:	Kitchen - Diningroom Ext

Planning records for: **47 Heaton Drive Baildon Shipley West Yorkshire BD17 5PH**

Reference - 03/00610/FUL	
Decision:	Granted
Date:	24th February 2003
Description:	Two storey side extension to property to provide porch, utility and dining room with bedroom over and addition of conservatory to rear

Planning records for: **57 Heaton Drive Baildon West Yorkshire BD17 5PH**

Reference - 20/05783/HOU	
Decision:	Granted
Date:	17th December 2020
Description:	Construction of two storey side extension

Planning records for: **61 Heaton Drive Baildon Shipley West Yorkshire BD17 5PH**

Reference - 78/05766/FUL	
Decision:	Granted
Date:	14th August 1978
Description:	Dining Room, Bedroom, Kitchen & Carport

Reference - 02/02933/FUL	
Decision:	Granted
Date:	25th July 2002
Description:	Demolition of existing porch and car port and replace with new

26 Heaton Drive Baildon SHIPLEY BD17 5PH

Energy rating

D

Valid until 28.11.2035

Certificate number
23225131921115193506

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Semi-detached bungalow
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall, filled cavity
Walls Energy:	Cavity wall, filled cavity
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Pitched, 200 mm loft insulation
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	From main system
Lighting:	Below average lighting efficiency
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	58 m ²

Building Safety

Accessibility / Adaptations

Restrictive Covenants

Rights of Way (Public & Private)

Construction Type

Property Lease Information

Listed Building Information

Stamp Duty

Other

Other

Electricity Supply

Gas Supply

Central Heating

Water Supply

Drainage



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

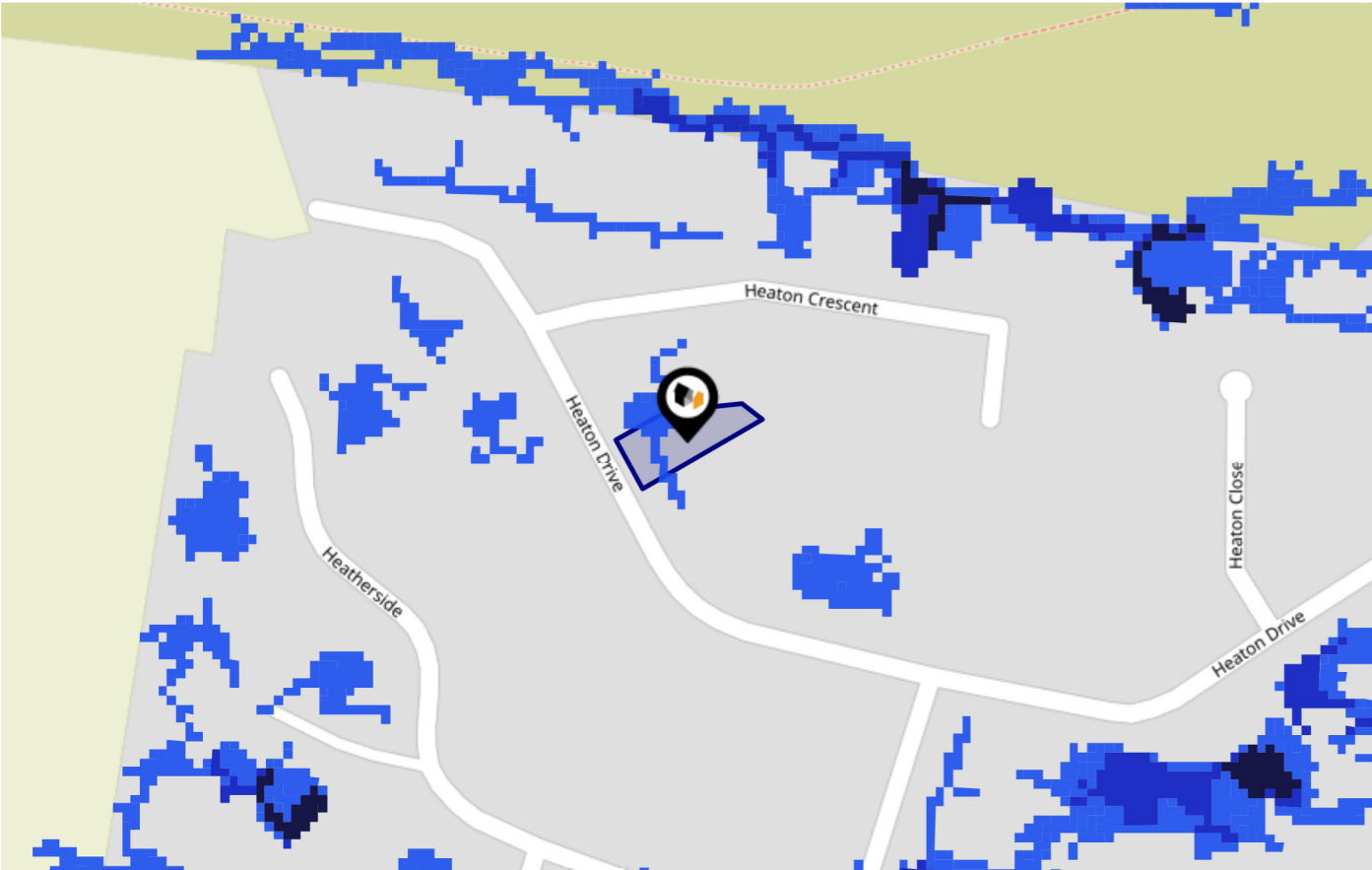
Important - Please read

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.

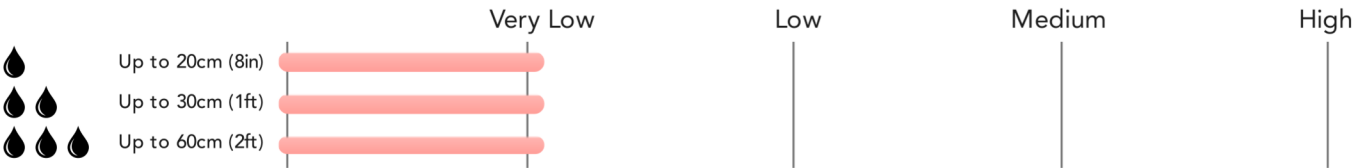


Risk Rating: Very low

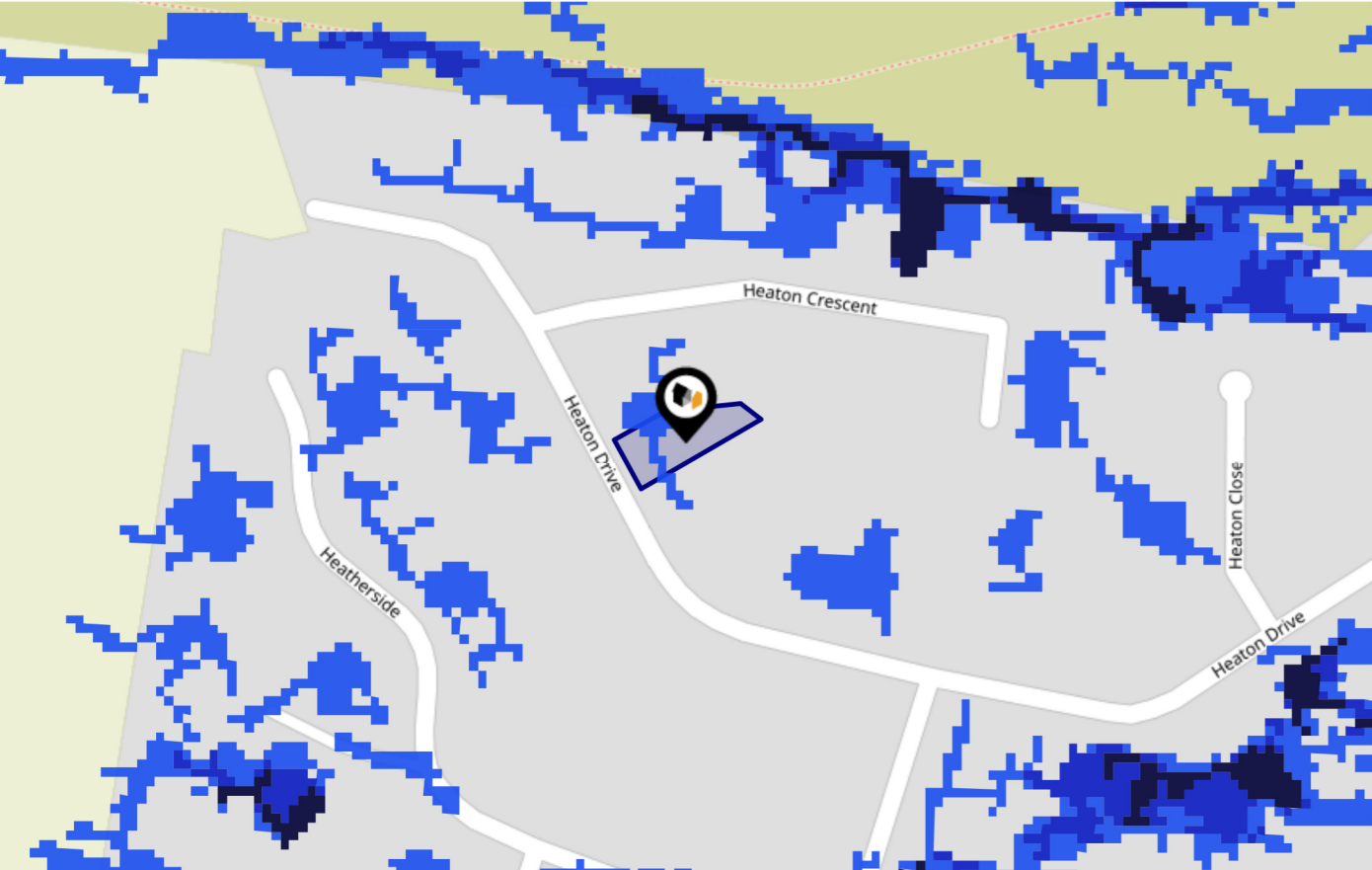
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

-  **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 (0.1%) in any one year.
-  **Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) 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.

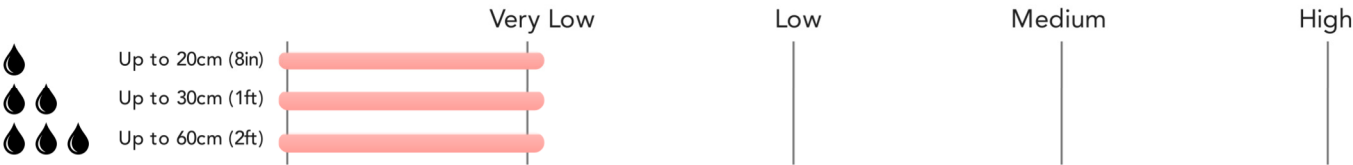


Risk Rating: Very low

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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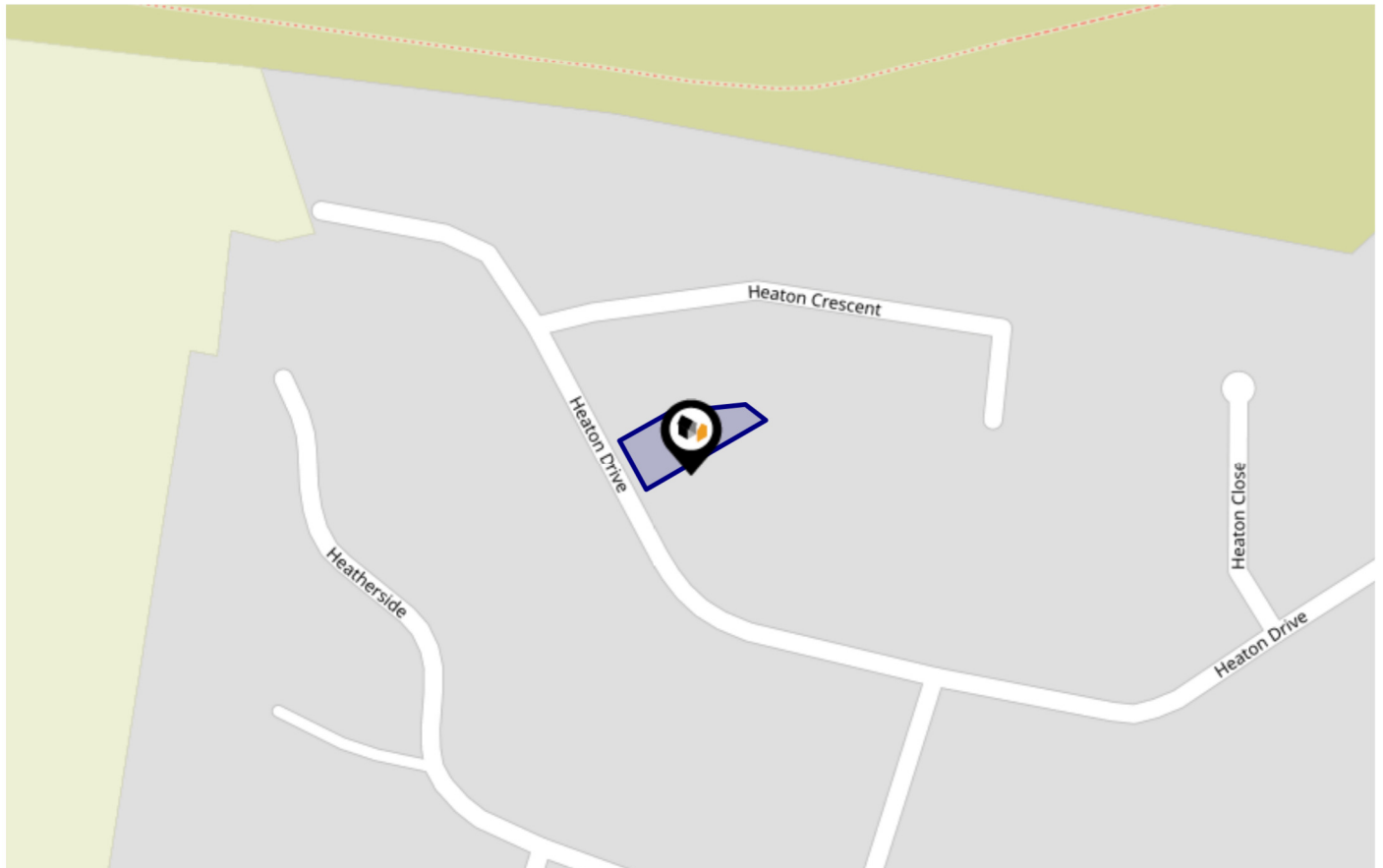
Chance of flooding to the following depths at this property:



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

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 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

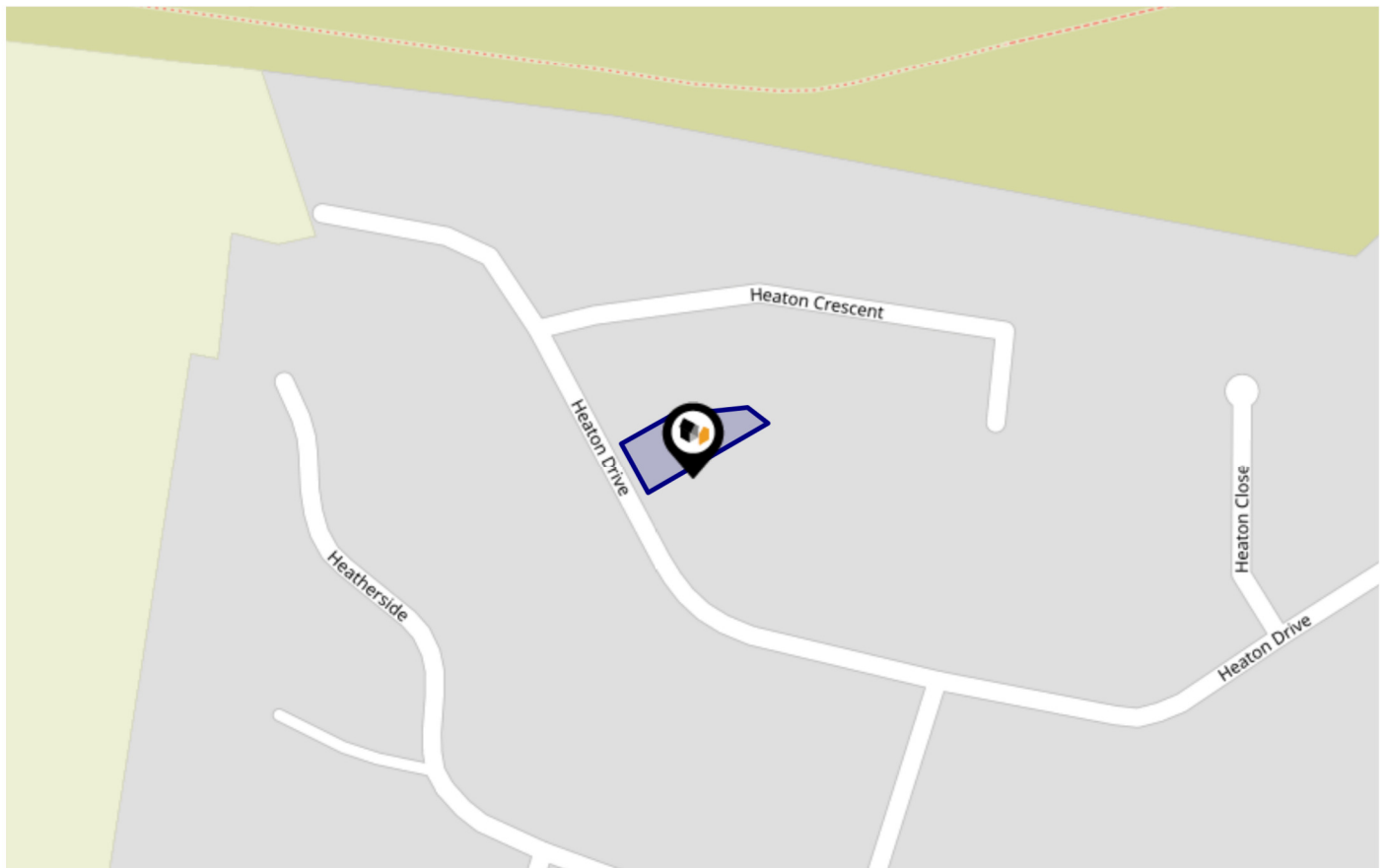
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Climate Change

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



Risk Rating: Very low

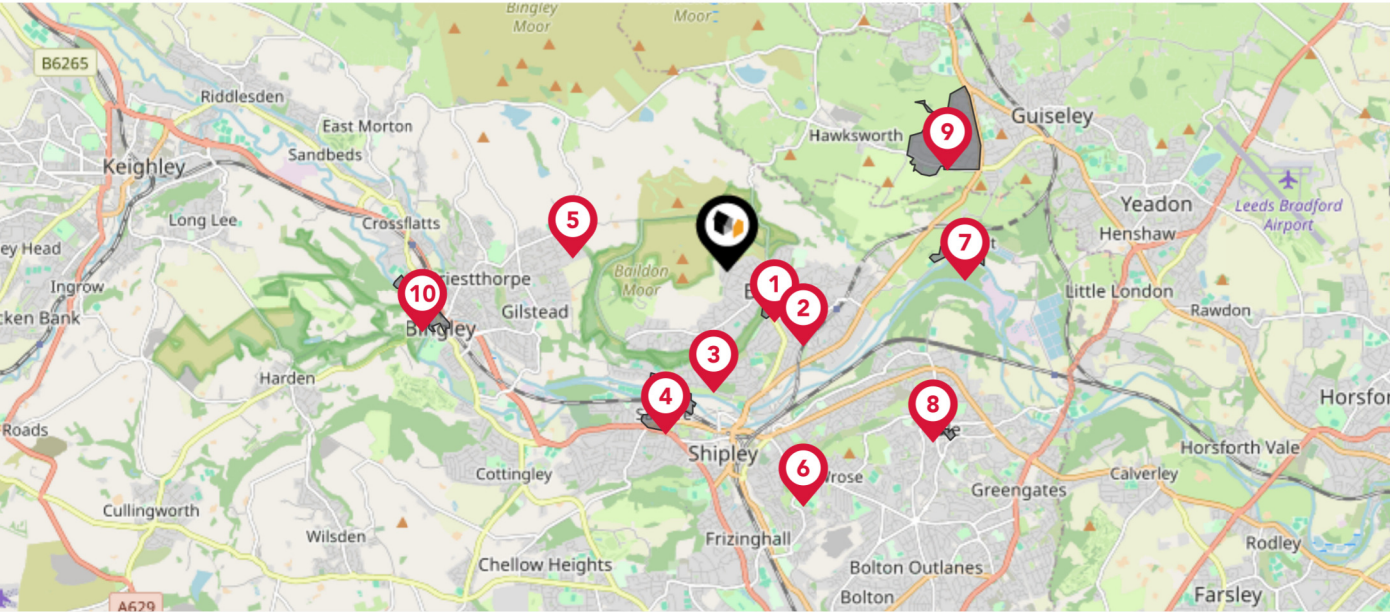
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- **High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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Chance of flooding to the following depths at this property:

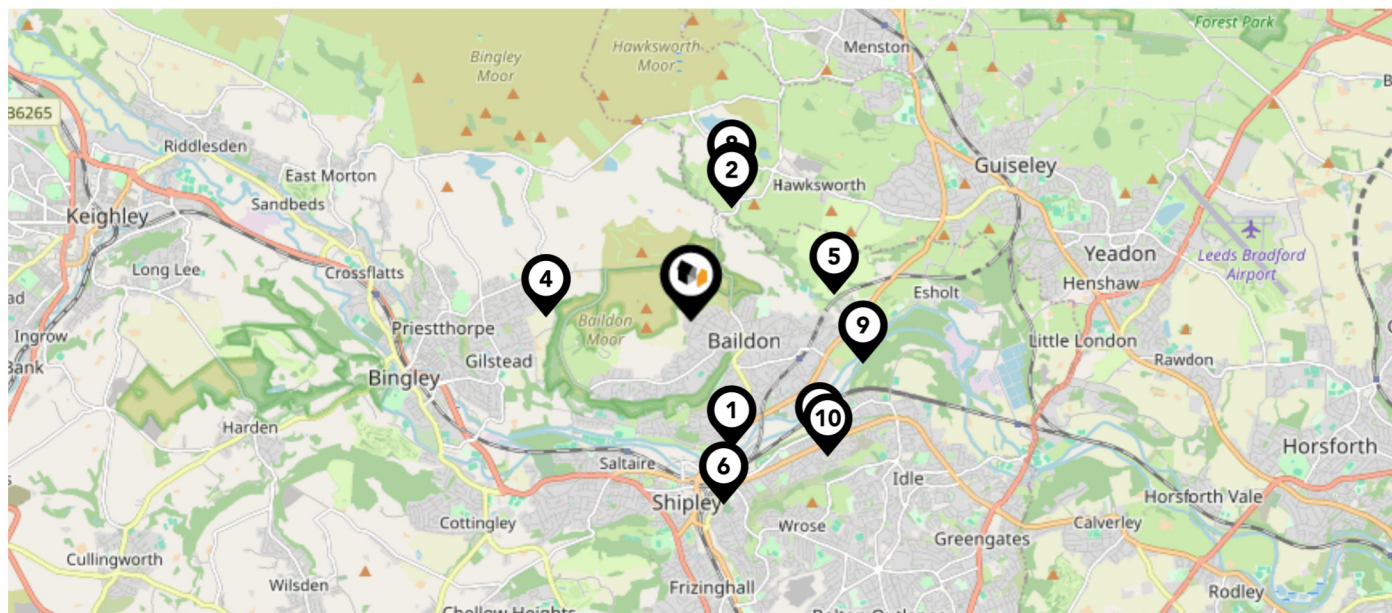


This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas	
1	Baildon
2	Baildon Station Road
3	Baildon Green
4	Saltaire
5	Eldwick Beck
6	Wrose
7	Esholt
8	Idle and The Green
9	TRANMERE PARK
10	Bingley

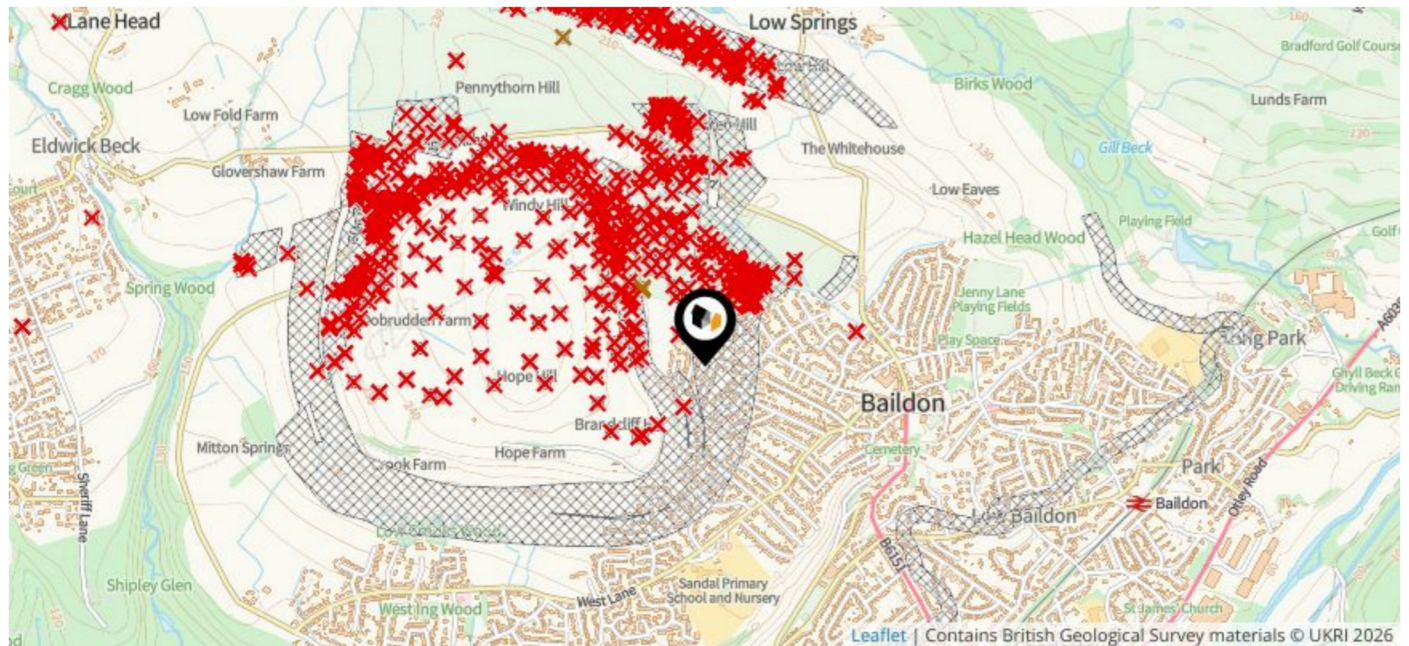
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

	Ferniehurst Quarry-Baildon Road, Baildon Wood Bottom	Historic Landfill 
	Storth House Farm-Hawthorn, Leeds	Historic Landfill 
	Land at Storth House Farm-Hawthorn, Near Guiseley, Leeds	Historic Landfill 
	Quarry Saltaire Road-Eldwick, Bingley	Historic Landfill 
	Lund Farm-Hawthorn, Guiseley, Bradford	Historic Landfill 
	Shipley Gas Holder-Land to the North of Leeds Road, Brigate, Shipley, Known as Gasometer Works	Historic Landfill 
	Thackley West Wood-Thackley End	Historic Landfill 
	Meadowcroft Farm-Goose Lane, Hawthorn	Historic Landfill 
	Golf Driving Range-Esholt Lane	Historic Landfill 
	Windhill Old Road-Thackley End, Bradford	Historic Landfill 

This map displays nearby coal mine entrances and their classifications.



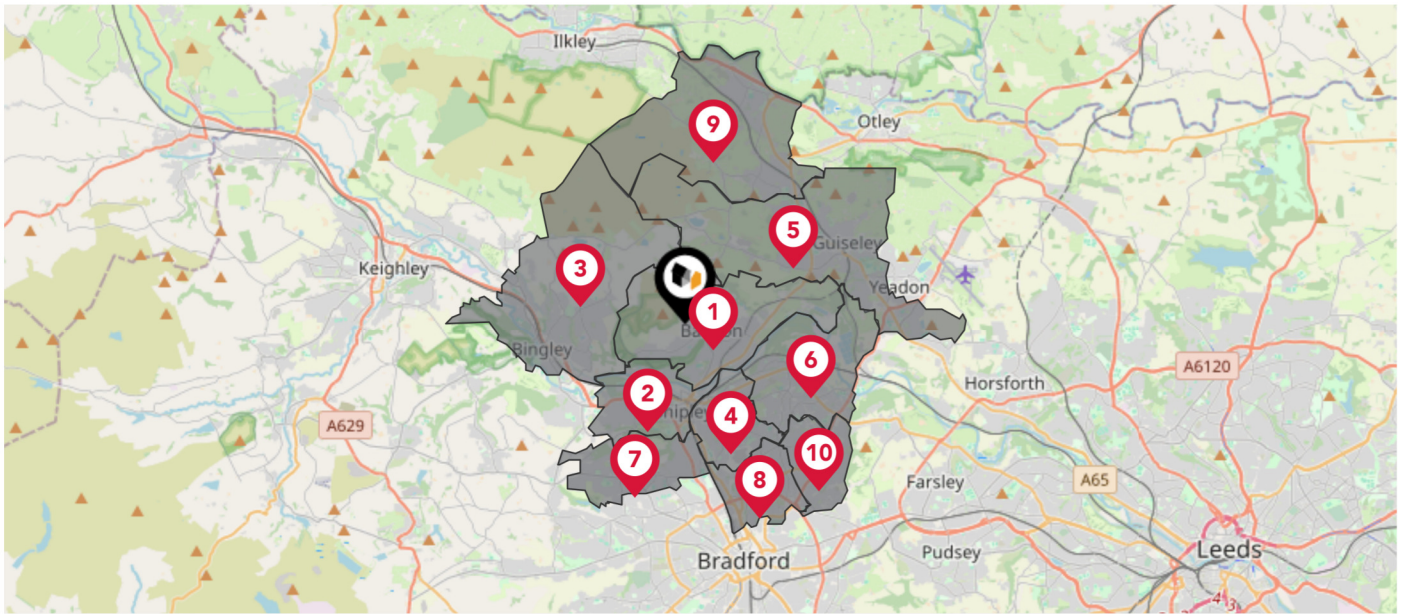
Mine Entry

- ✕ 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



Baildon Ward



Shipley Ward



Bingley Ward



Windhill and Wrose Ward



Guiseley & Rawdon Ward



Idle and Thackley Ward



Heaton Ward



Bolton and Undercliffe Ward



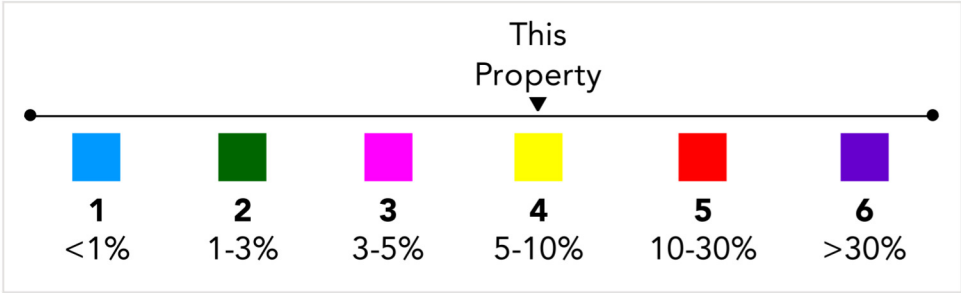
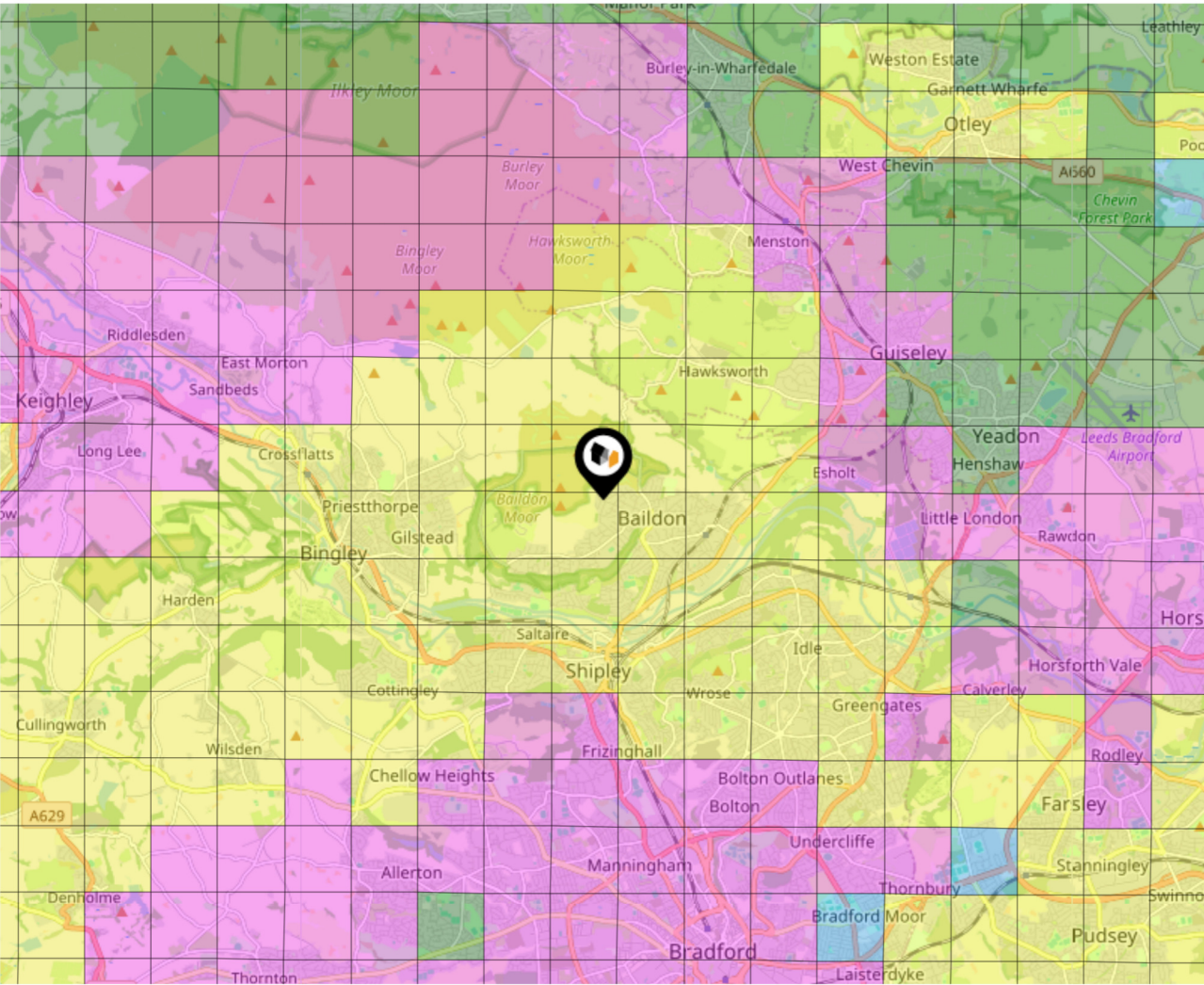
Wharfedale Ward



Eccleshill Ward

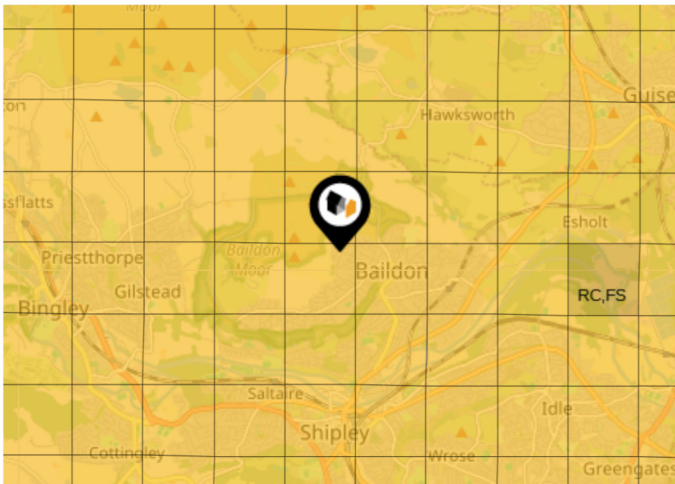
What is Radon?

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

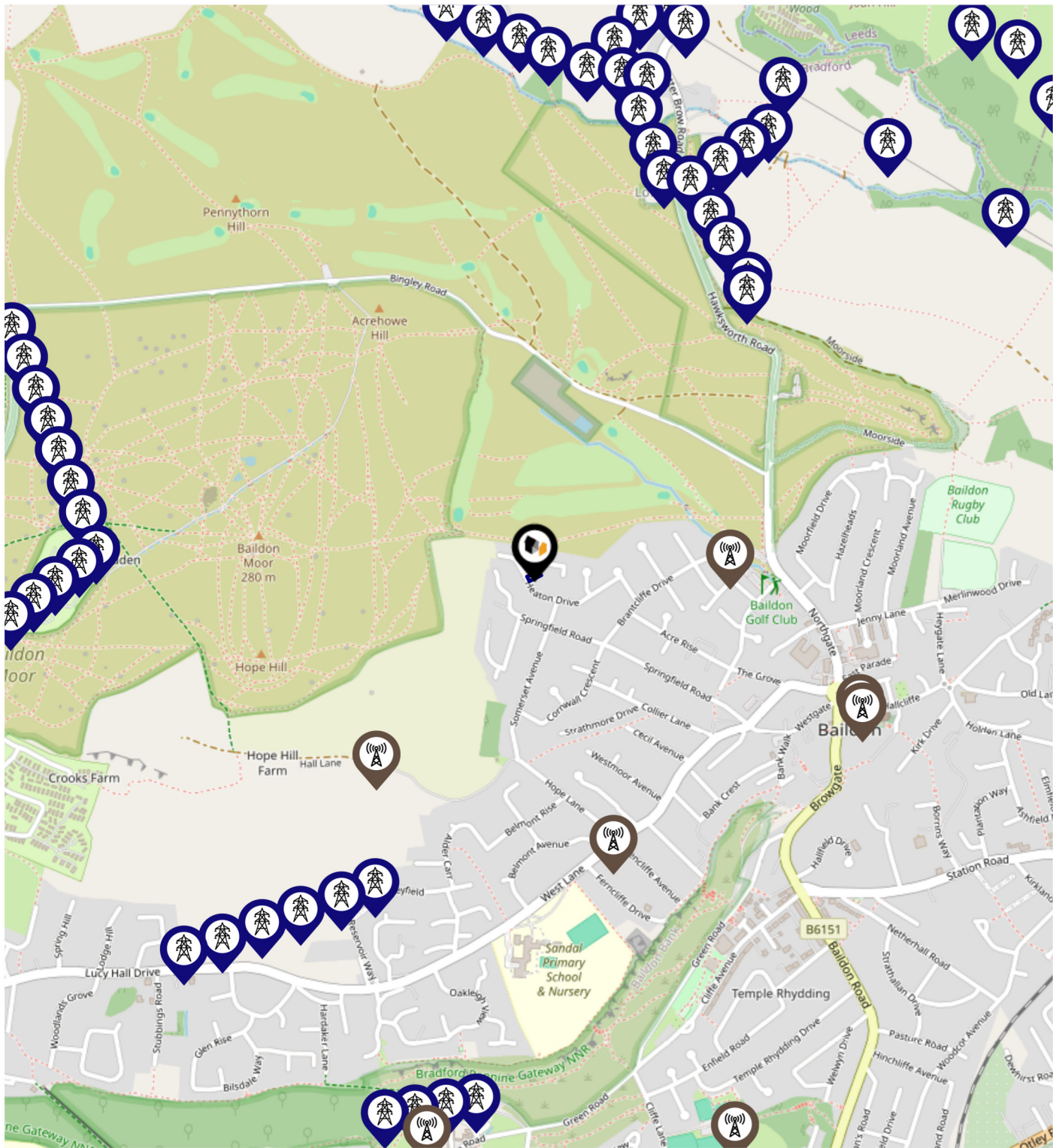


Primary Classifications (Most Common Clay Types)



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



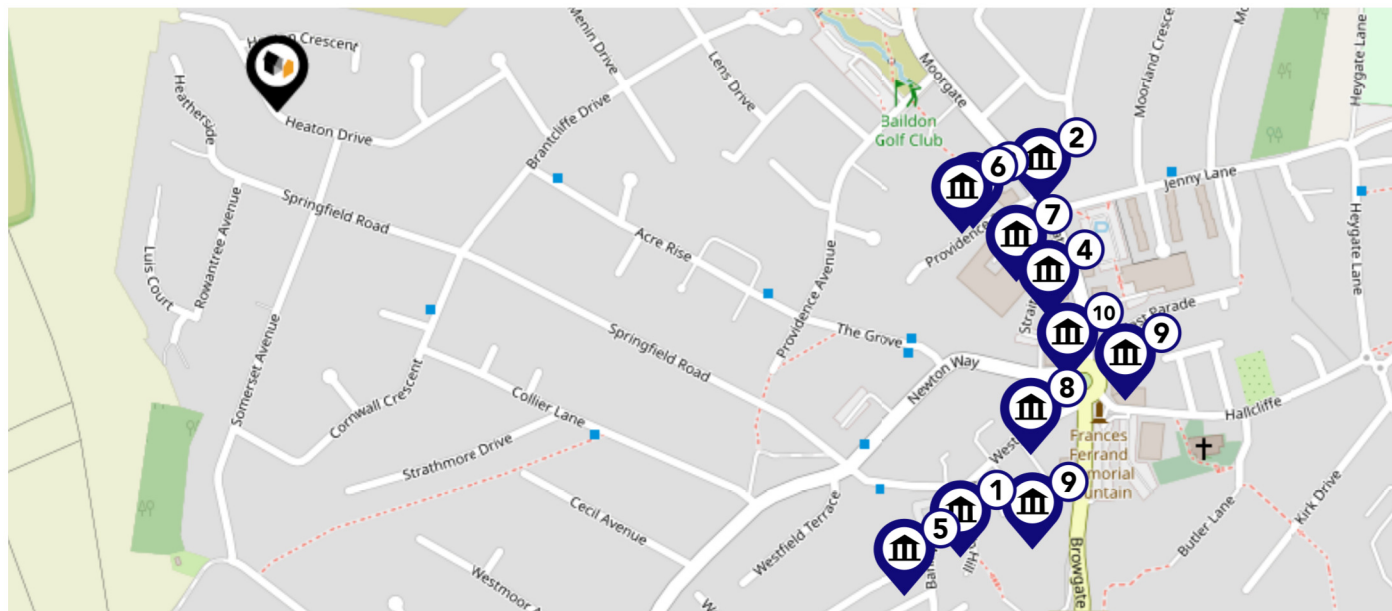
Key:

-  Power Pylons
-  Communication Masts

Maps

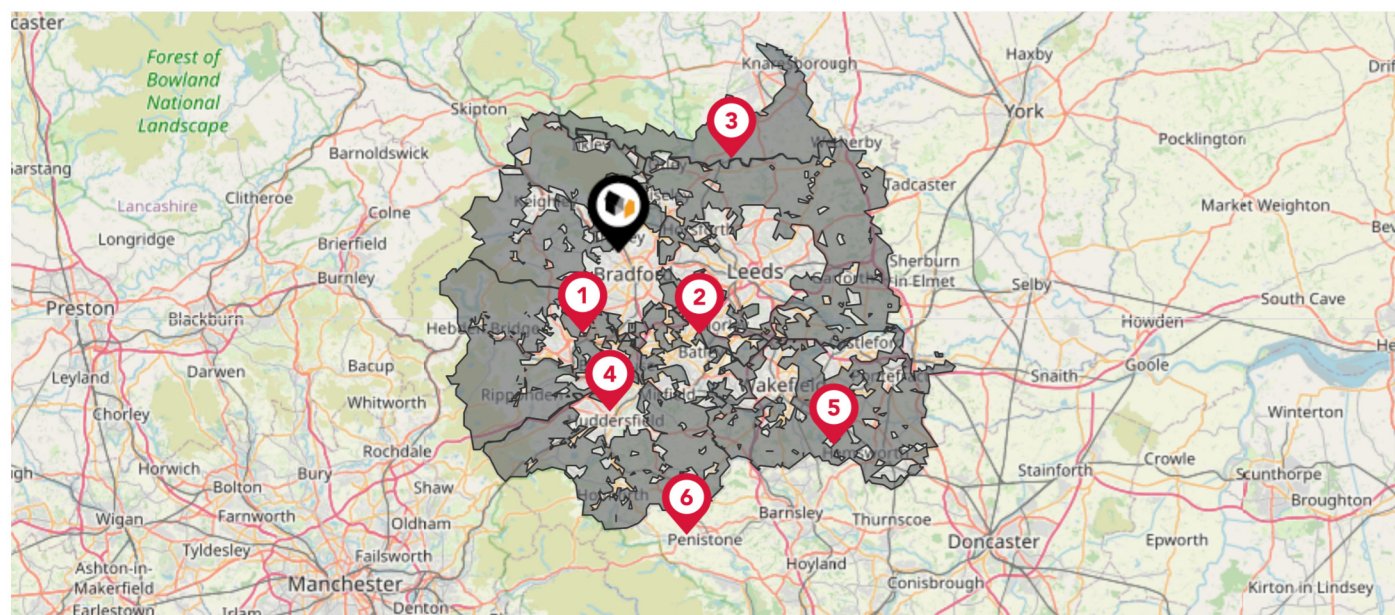
Listed Buildings

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



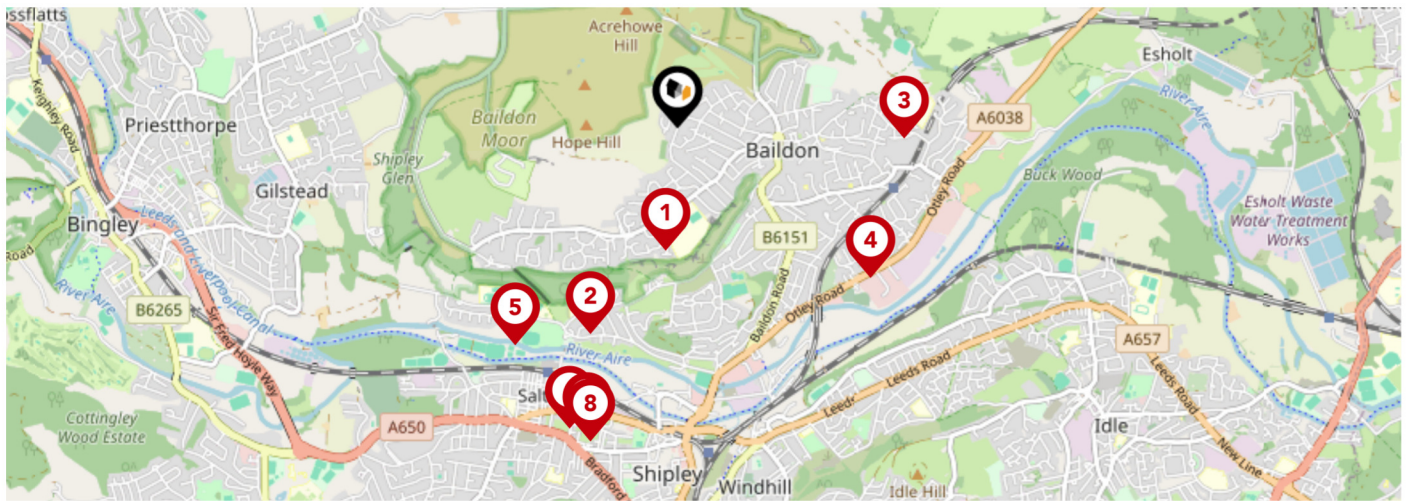
Listed Buildings in the local district		Grade	Distance
	1199367 - Old Hall	Grade II	0.4 miles
	1199206 - Moorfield	Grade II	0.4 miles
	1133408 - 14, Low Fold	Grade II	0.4 miles
	1283491 - 24, 26, 28 And 30, Northgate	Grade II	0.4 miles
	1133440 - Bank Walk House	Grade II	0.4 miles
	1314286 - 16, Low Fold	Grade II	0.4 miles
	1314287 - 4-storey Mill Warehouse Forming Part Of The Premises Of John Peel And Son Limited	Grade II	0.4 miles
	1133416 - The Old Mill Restaurant	Grade II	0.5 miles
	1133410 - Barn Attached To The Rear Of The Angel Public House	Grade II	0.5 miles
	1199245 - Stocks	Grade II	0.5 miles
	1133400 - Baildon Moravian Church	Grade II	0.5 miles

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

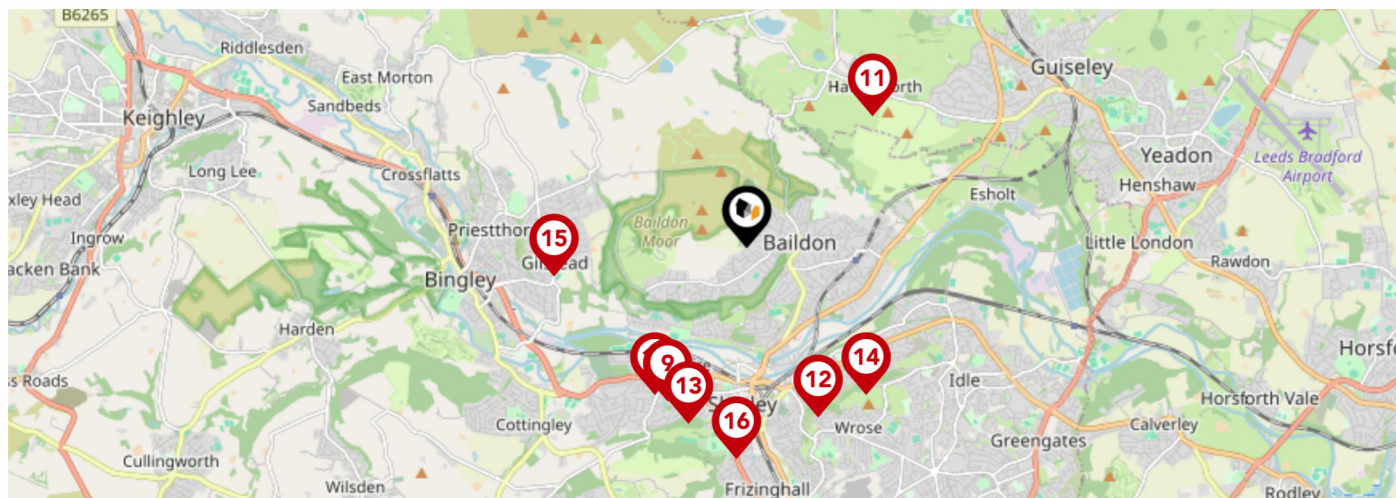










Nearby Green Belt Land

-  South and West Yorkshire Green Belt - Bradford
-  South and West Yorkshire Green Belt - Leeds
-  South and West Yorkshire Green Belt - Harrogate
-  South and West Yorkshire Green Belt - Calderdale
-  South and West Yorkshire Green Belt - Wakefield
-  South and West Yorkshire Green Belt - Kirklees



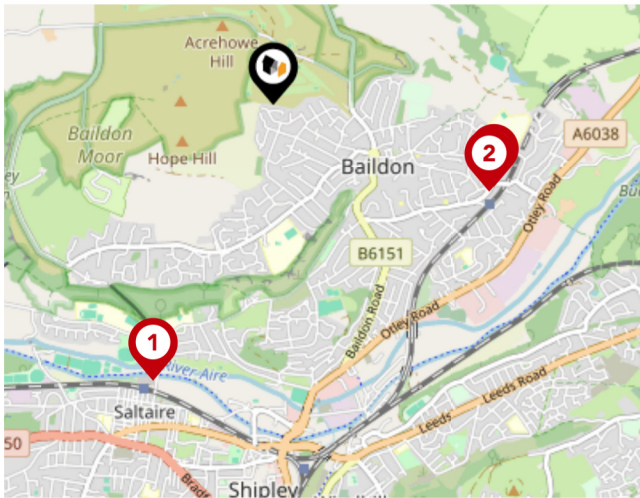
		Nursery	Primary	Secondary	College	Private
1	Sandal Primary School Ofsted Rating: Good Pupils: 454 Distance:0.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Baildon Glen Primary School Ofsted Rating: Not Rated Pupils: 171 Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Baildon Church of England Primary School Ofsted Rating: Outstanding Pupils: 444 Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Hoyle Court Primary School Ofsted Rating: Good Pupils: 327 Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Titus Salt School Ofsted Rating: Good Pupils: 1451 Distance:1.17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Shipley College Ofsted Rating: Requires improvement Pupils:0 Distance:1.39	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Bradford Alternative Provision Academy Ofsted Rating: Outstanding Pupils: 78 Distance:1.39	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Wycliffe CofE Primary School Ofsted Rating: Good Pupils: 340 Distance:1.41	<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:1.52	<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:1.52	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hawksworth Church of England Primary School Ofsted Rating: Good Pupils: 93 Distance:1.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Christ Church Church of England Academy Ofsted Rating: Good Pupils: 194 Distance:1.61	<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:1.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Anthony's Catholic Primary School, A Voluntary Academy Ofsted Rating: Good Pupils: 110 Distance:1.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Eldwick Primary School Ofsted Rating: Good Pupils: 547 Distance:1.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Shipley CofE Primary School Ofsted Rating: Good Pupils: 205 Distance:1.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

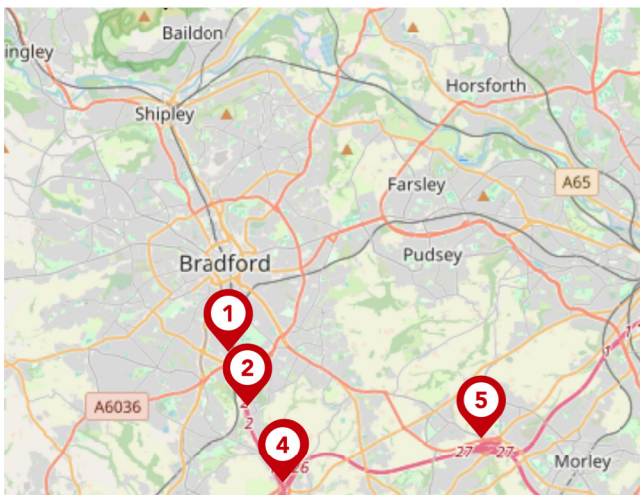
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Saltaire Rail Station	1.31 miles
2	Baidon Rail Station	1.02 miles
3	Baidon Rail Station	1.03 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M606 J3	6.09 miles
2	M606 J2	7.08 miles
3	M606 J1	8.5 miles
4	M62 J26	8.53 miles
5	M62 J27	9.31 miles

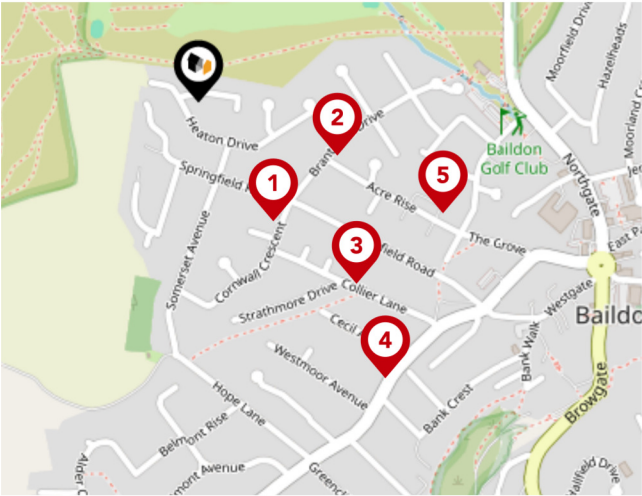


Airports/Helipads

Pin	Name	Distance
1	Leeds Bradford Airport	4.85 miles
2	Manchester Airport	39.56 miles
3	Teesside Airport	47.41 miles
4	Finningley	40.73 miles

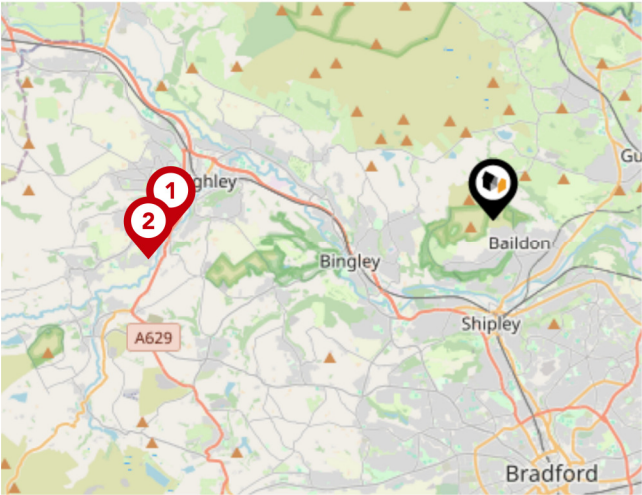
Area

Transport (Local)



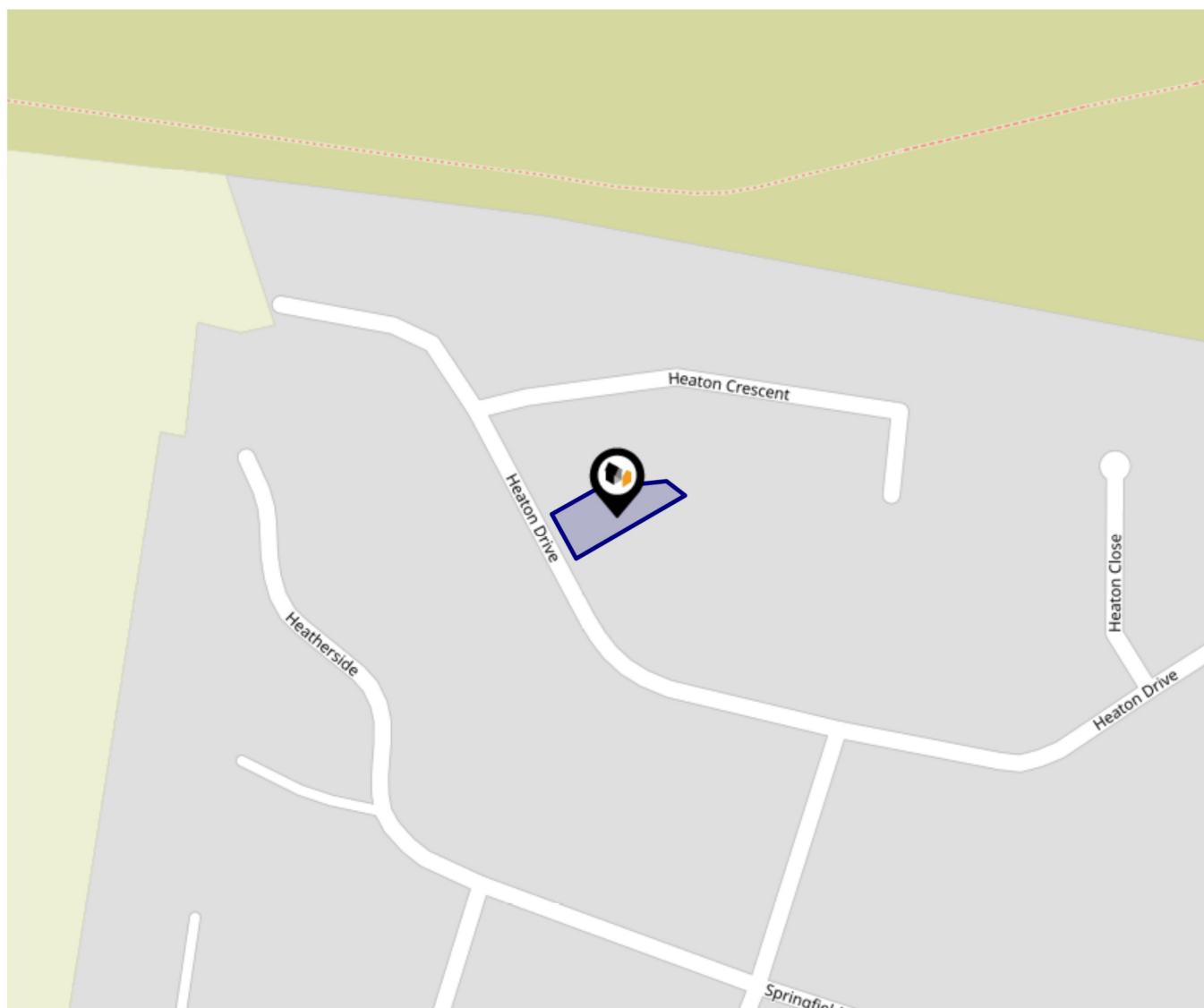
Bus Stops/Stations

Pin	Name	Distance
1	Collier Lane Bentley Close	0.15 miles
2	Acre Rise Brantcliffe Drive	0.16 miles
3	Collier Lane Strathmore Dr	0.26 miles
4	West Lane Bank Crest	0.37 miles
5	The Grove Providence Avenue	0.29 miles








Local Connections

Pin	Name	Distance
1	Ingrow West (Keighley & Worth Valley Railway)	5.64 miles
2	Damems (Keighley & Worth Valley Railway)	6.05 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

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