



Maxfield

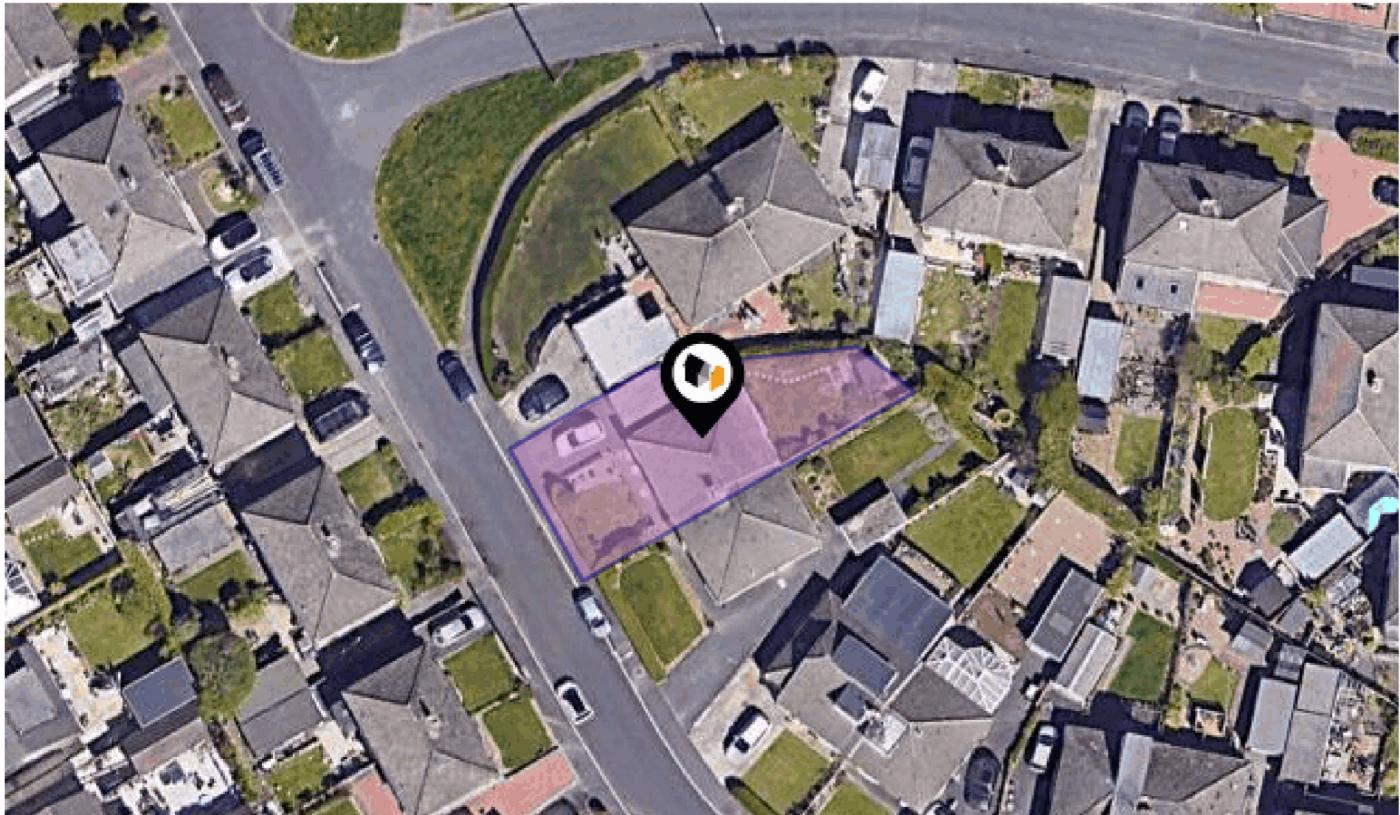


See More Online

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



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sprint
Know any property instantly

Property Overview



Property

Type:	Semi-Detached	Last Sold Date:	04/05/2012
Bedrooms:	2	Last Sold Price:	£126,000
Floor Area:	624 ft ² / 58 m ²	Last Sold £/ft ² :	£187
Plot Area:	0.07 acres	Tenure:	Freehold
Year Built :	1930-1949		
Council Tax :	Band C		
Annual Estimate:	£1,997		
Title Number:	YY4079		
UPRN:	100051284281		

Local Area

Local Authority:	Bradford
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)



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

Decision: Granted

Date: 07th October 2016

Description:

Construction side extension over existing single story garage to provide additional accommodation and living space

Reference - 83/06495/FUL

Decision: Granted

Date: 02nd September 1983

Description:

Extension

Reference - 18/01929/HOU

Decision: Granted

Date: 17th May 2018

Description:

Retrospective planning application for timber framed garden/summer house

Reference - 93/03408/FUL

Decision: Granted

Date: 25th October 1993

Description:

Conservatory

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

Property EPC - Certificate



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		

Property

EPC - Additional Data



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

Material Information



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."

KM Maxfield

Testimonials



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."



Disclaimer



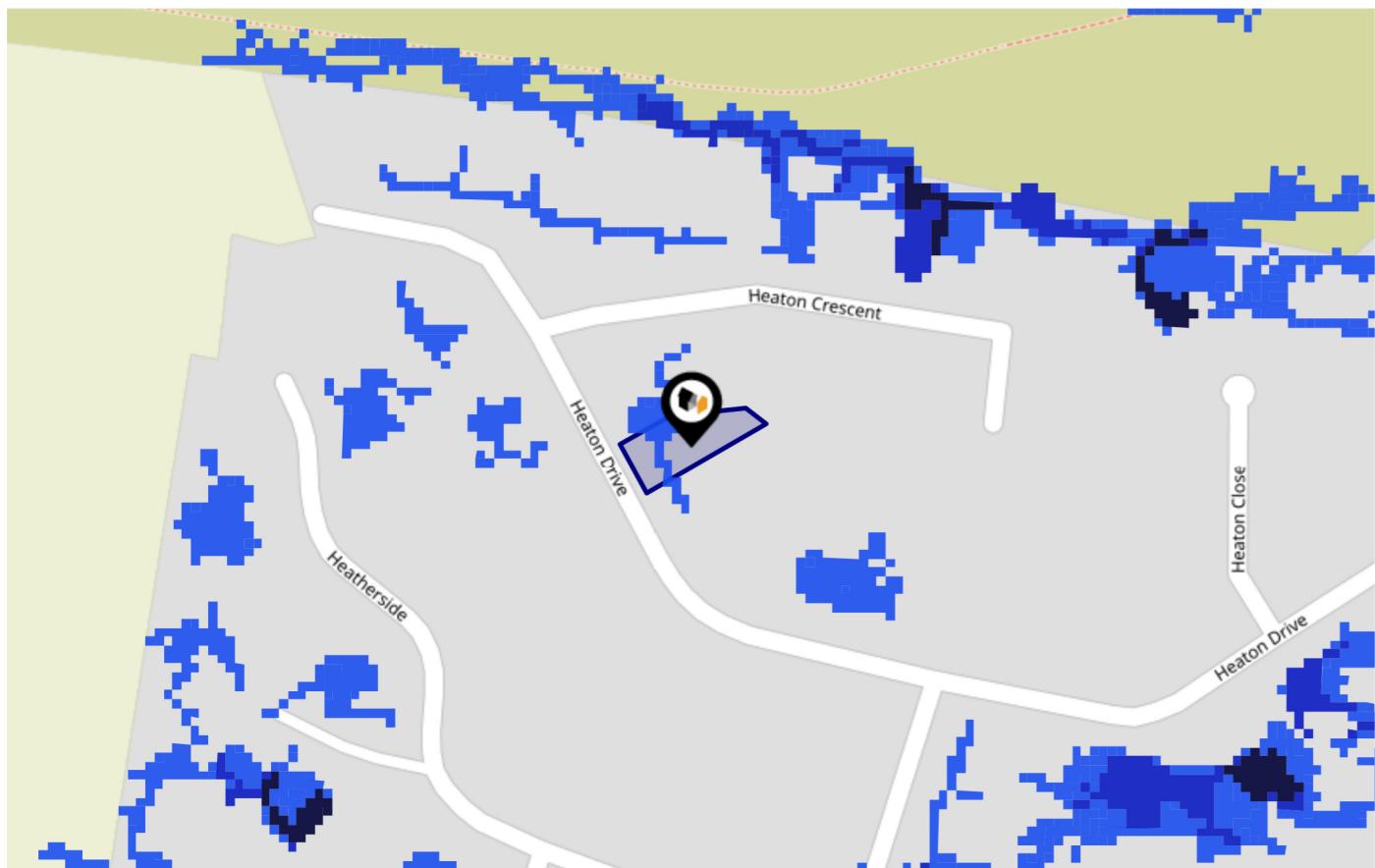
Important - Please read

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.

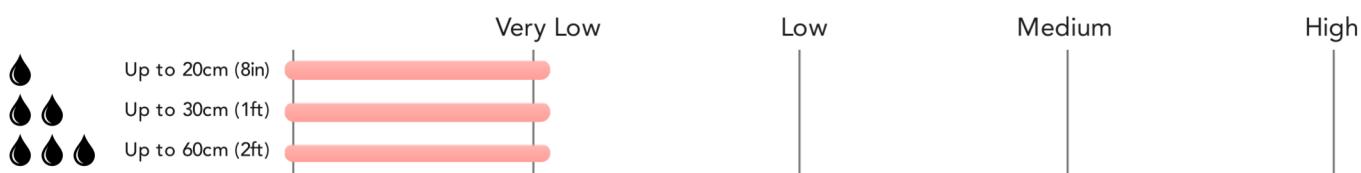


Risk Rating: Very low

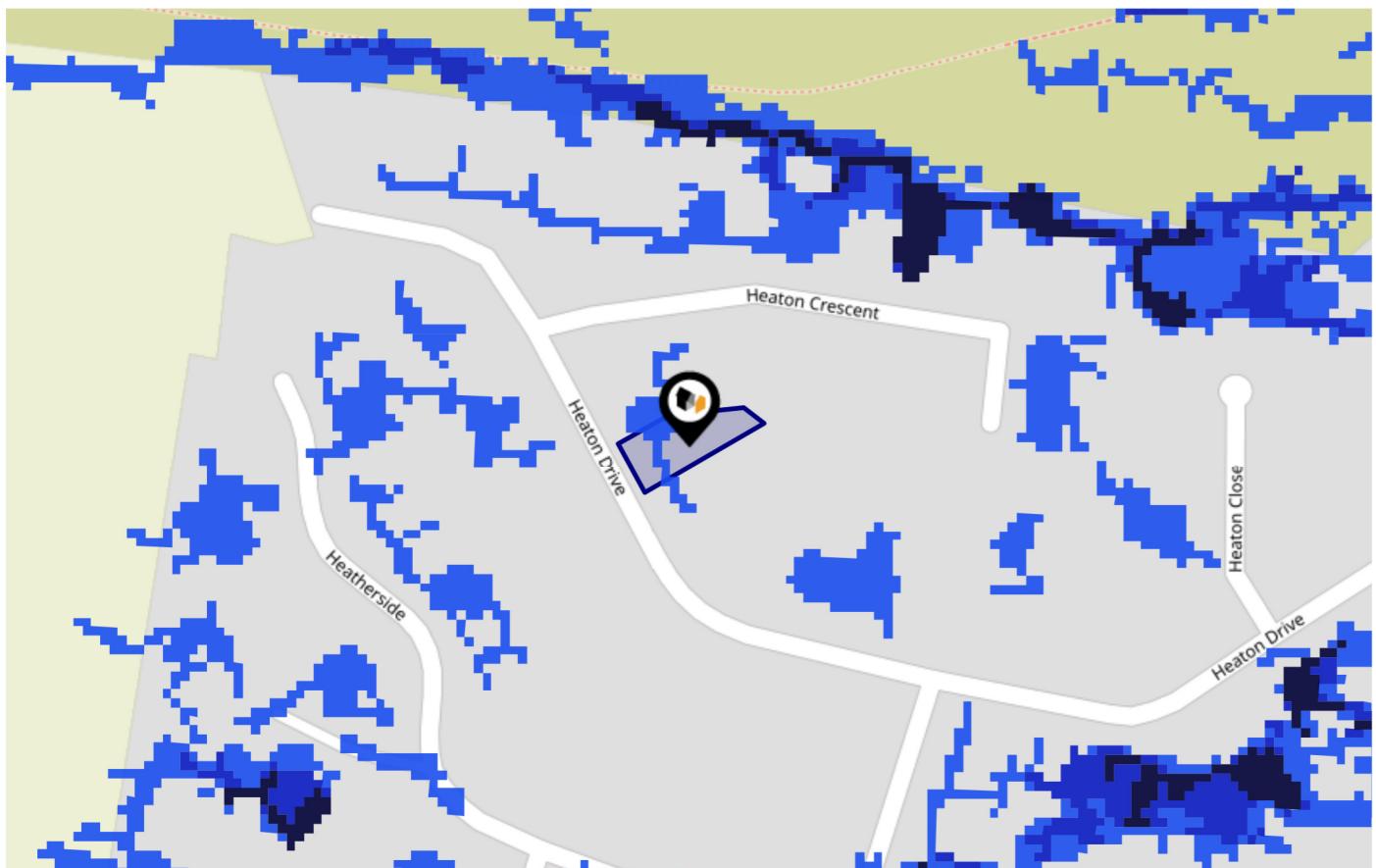
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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.
- █ **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:

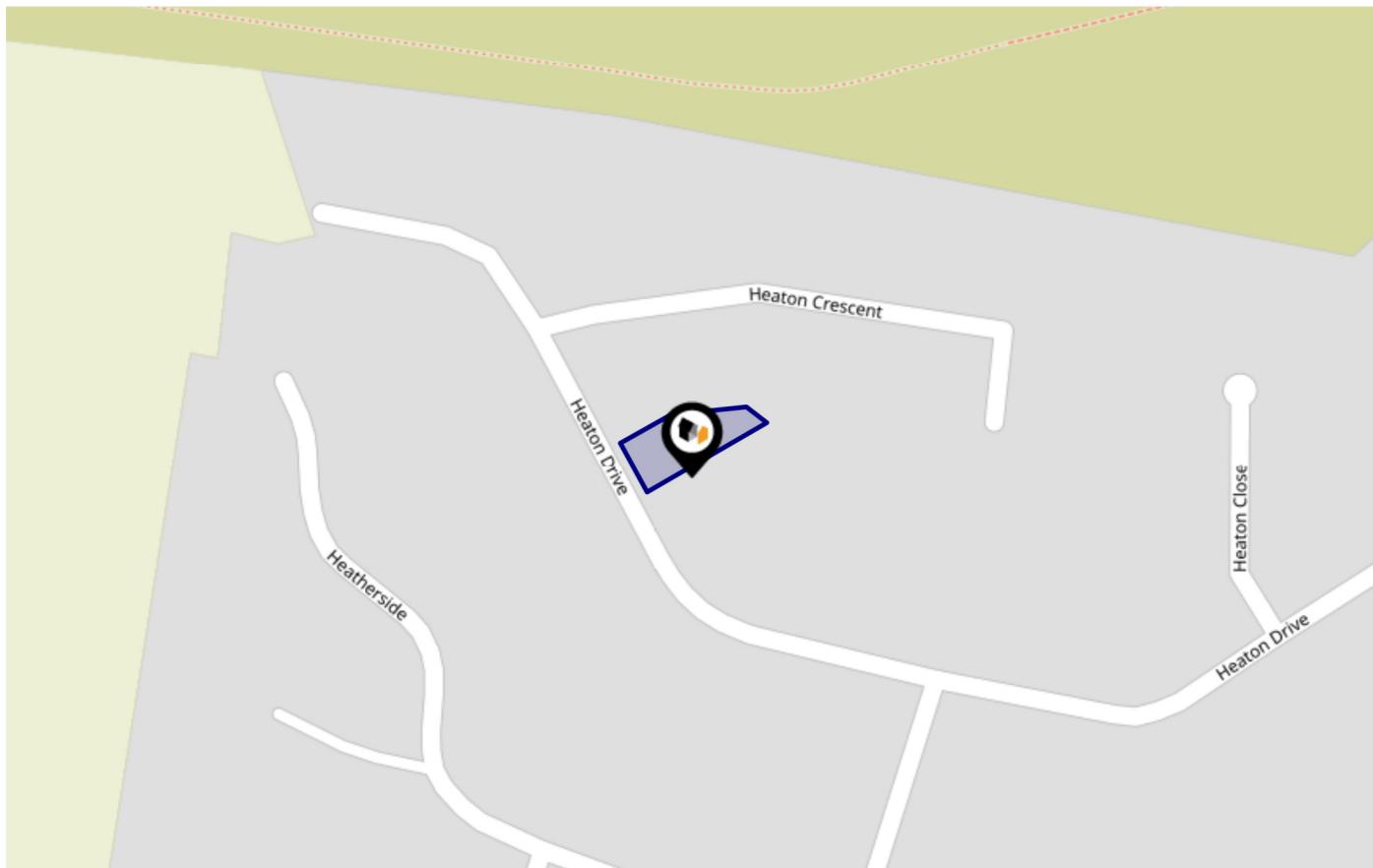


Flood Risk

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.

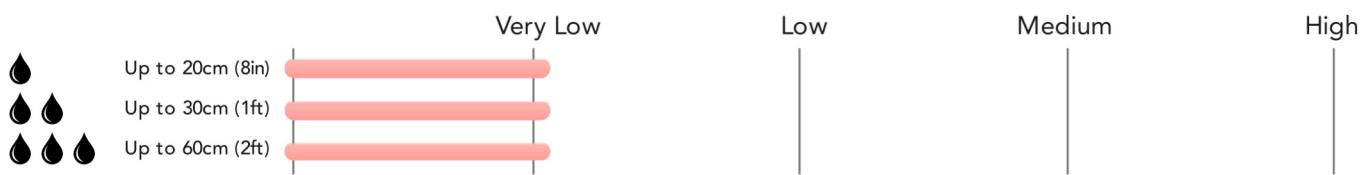


Risk Rating: Very low

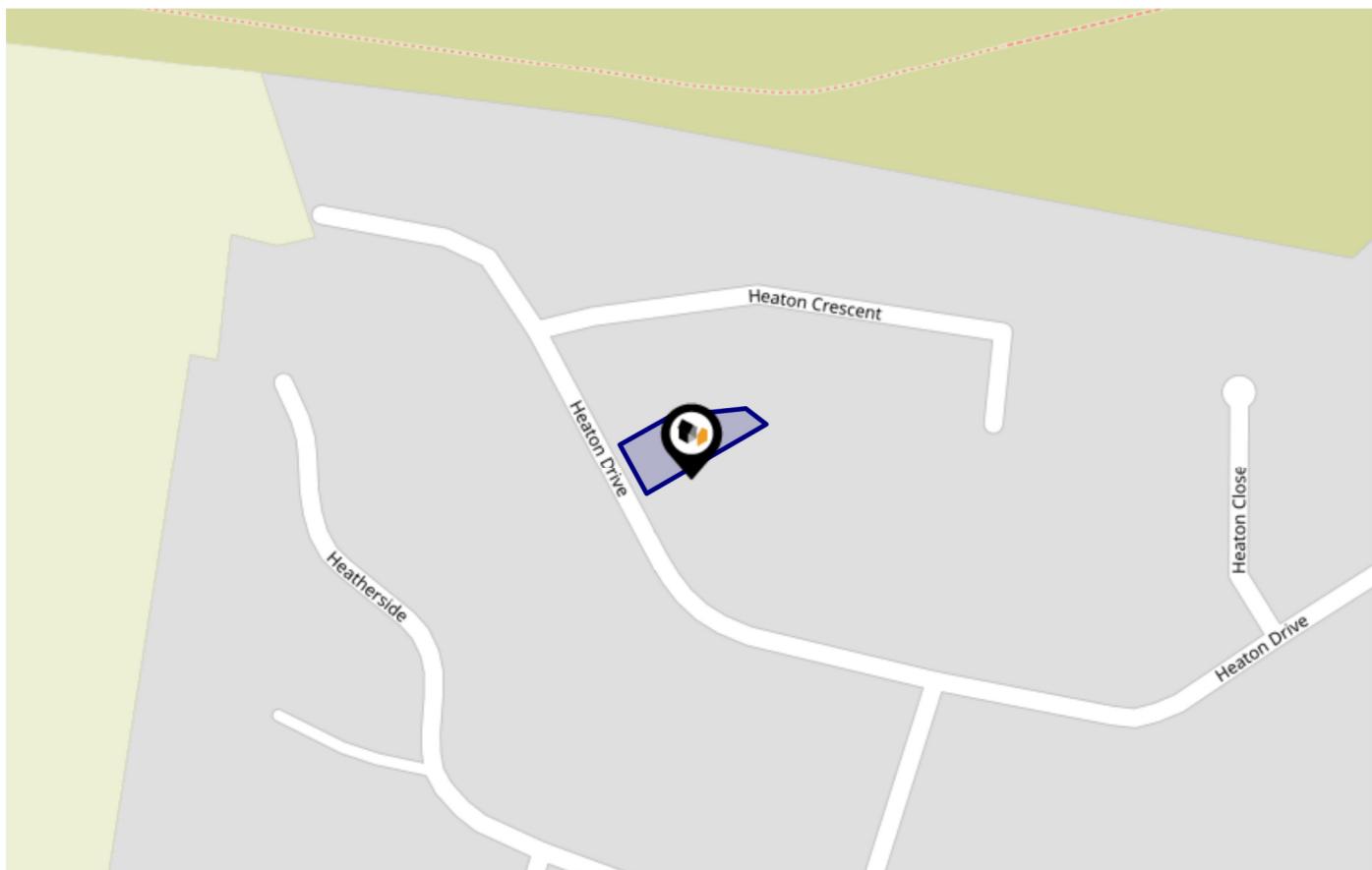
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- **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:



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.
- **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:

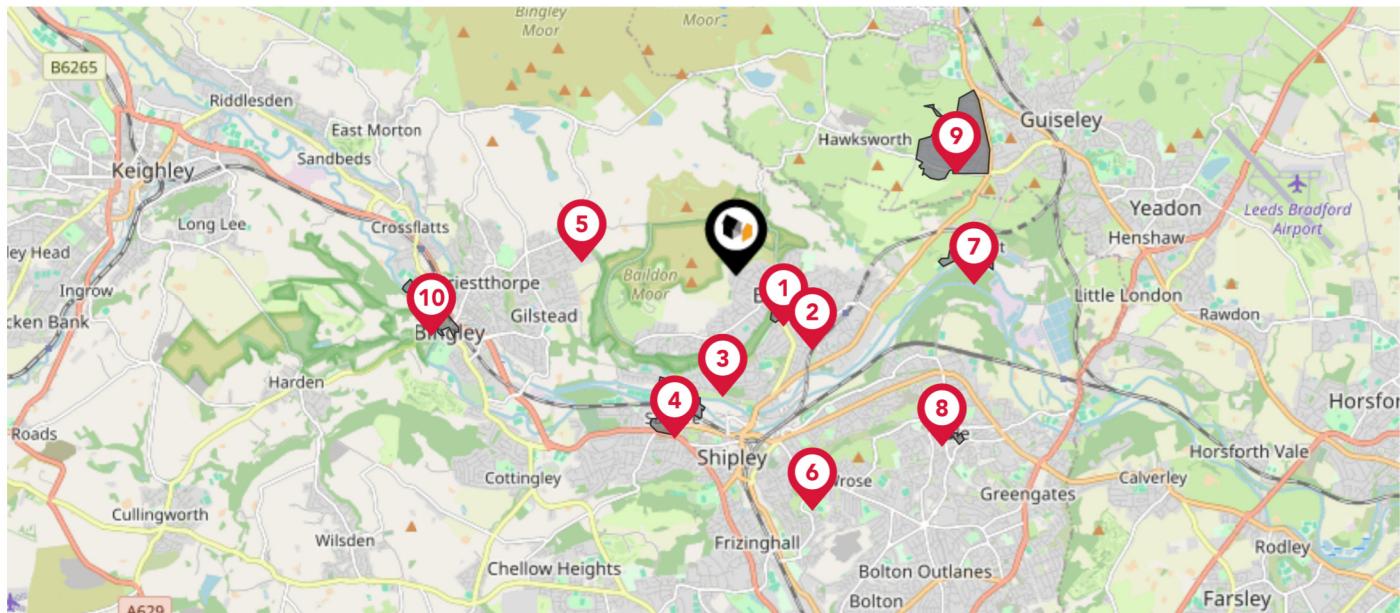


Maps

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 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

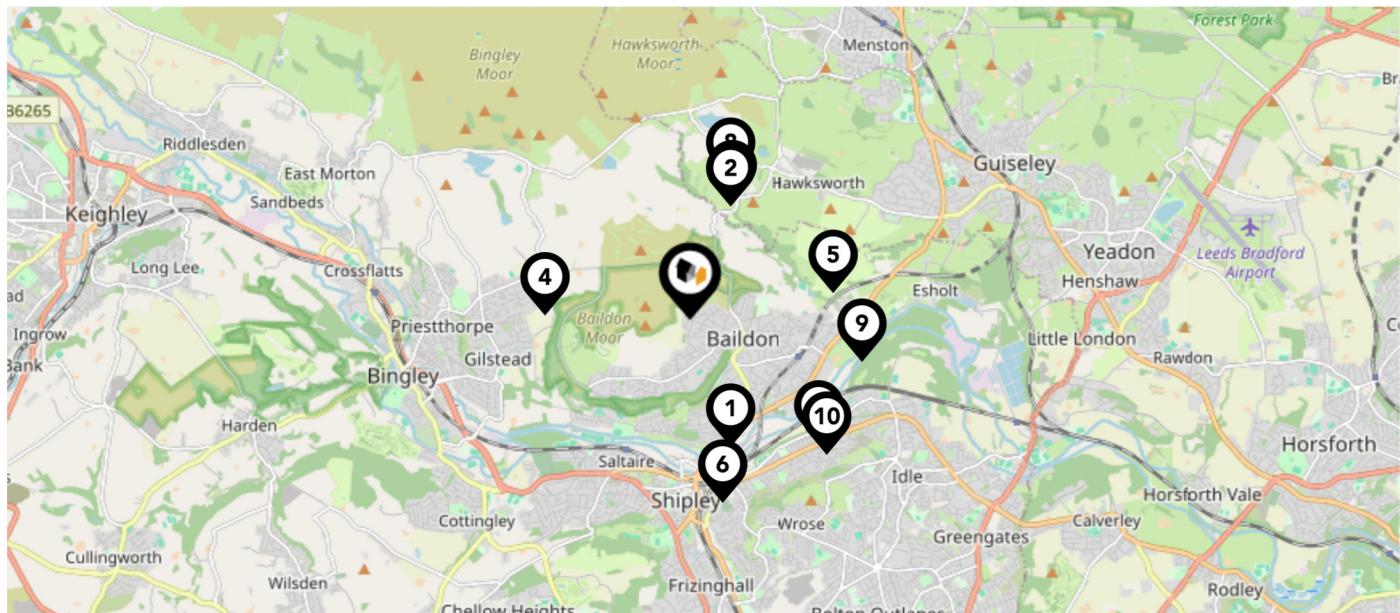
10 Bingley

Maps

Landfill Sites



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



Nearby Landfill Sites

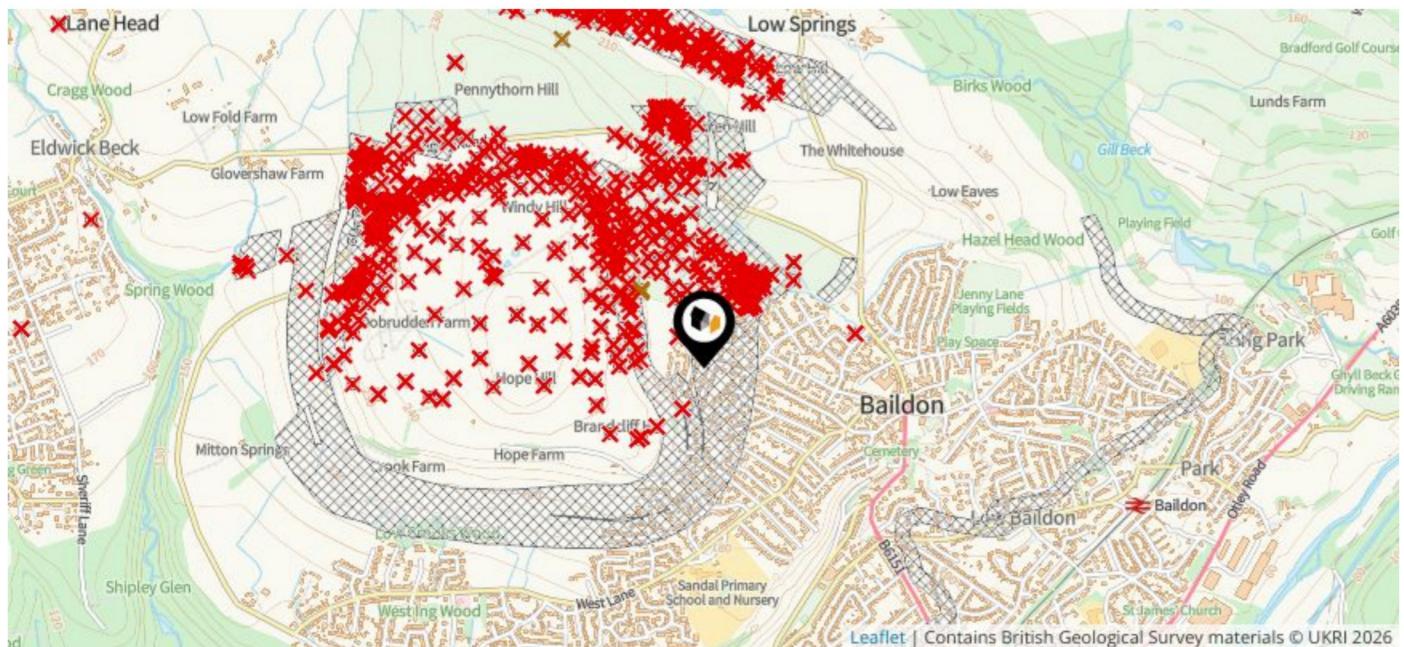
1	Ferniehurst Quarry-Baildon Road, Baildon Wood Bottom	Historic Landfill	<input type="checkbox"/>
2	Storth House Farm-Hawksworth, Leeds	Historic Landfill	<input type="checkbox"/>
3	Land at Storth House Farm-Hawksworth, Near Guiseley, Leeds	Historic Landfill	<input type="checkbox"/>
4	Quarry Saltaire Road-Eldwick, Bingley	Historic Landfill	<input type="checkbox"/>
5	Lund Farm-Hawksworth, Guiseley, Bradford	Historic Landfill	<input type="checkbox"/>
6	Shipley Gas Holder-Land to the North of Leeds Road, Brigate, Shipley, Known as Gasometer Works	Historic Landfill	<input type="checkbox"/>
7	Thackley West Wood-Thackley End	Historic Landfill	<input type="checkbox"/>
8	Meadowcroft Farm-Goose Lane, Hawksworth	Historic Landfill	<input type="checkbox"/>
9	Golf Driving Range-Esholt Lane	Historic Landfill	<input type="checkbox"/>
10	Windhill Old Road-Thackley End, Bradford	Historic Landfill	<input type="checkbox"/>

Maps

Coal Mining



This map displays nearby coal mine entrances and their classifications.



Mine Entry

- Yellow 'X': Adit
- Green 'X': Gutter Pit
- Red 'X': 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.

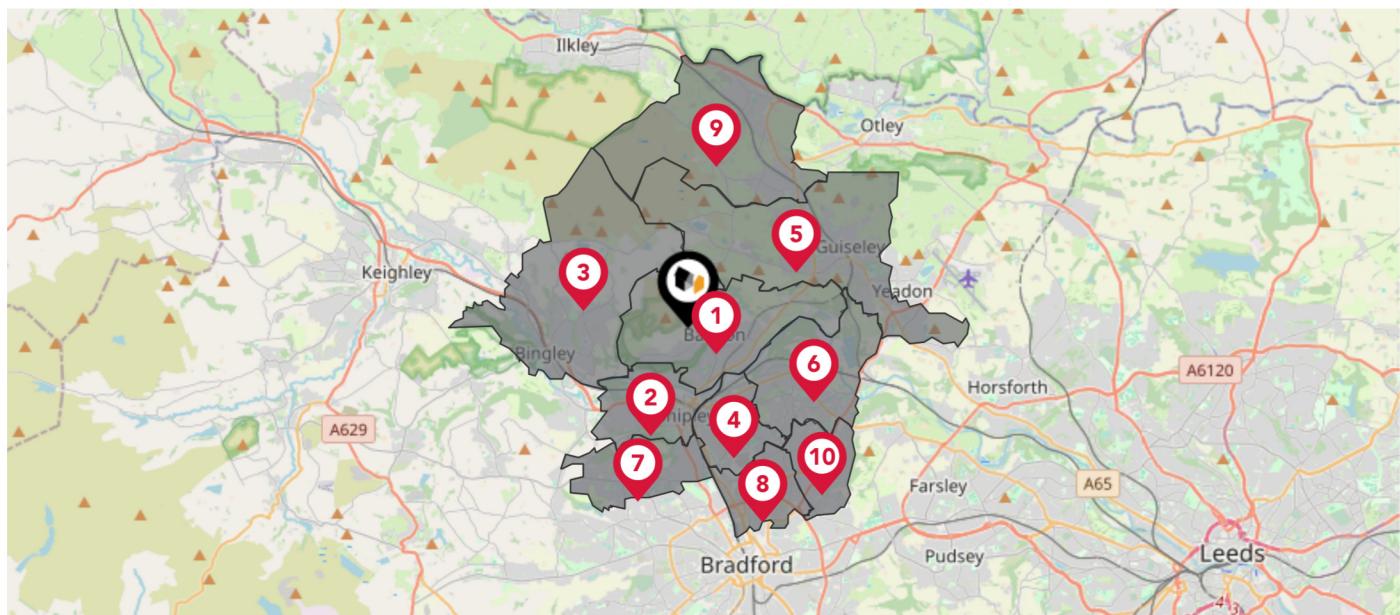
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

Maps

Council Wards



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



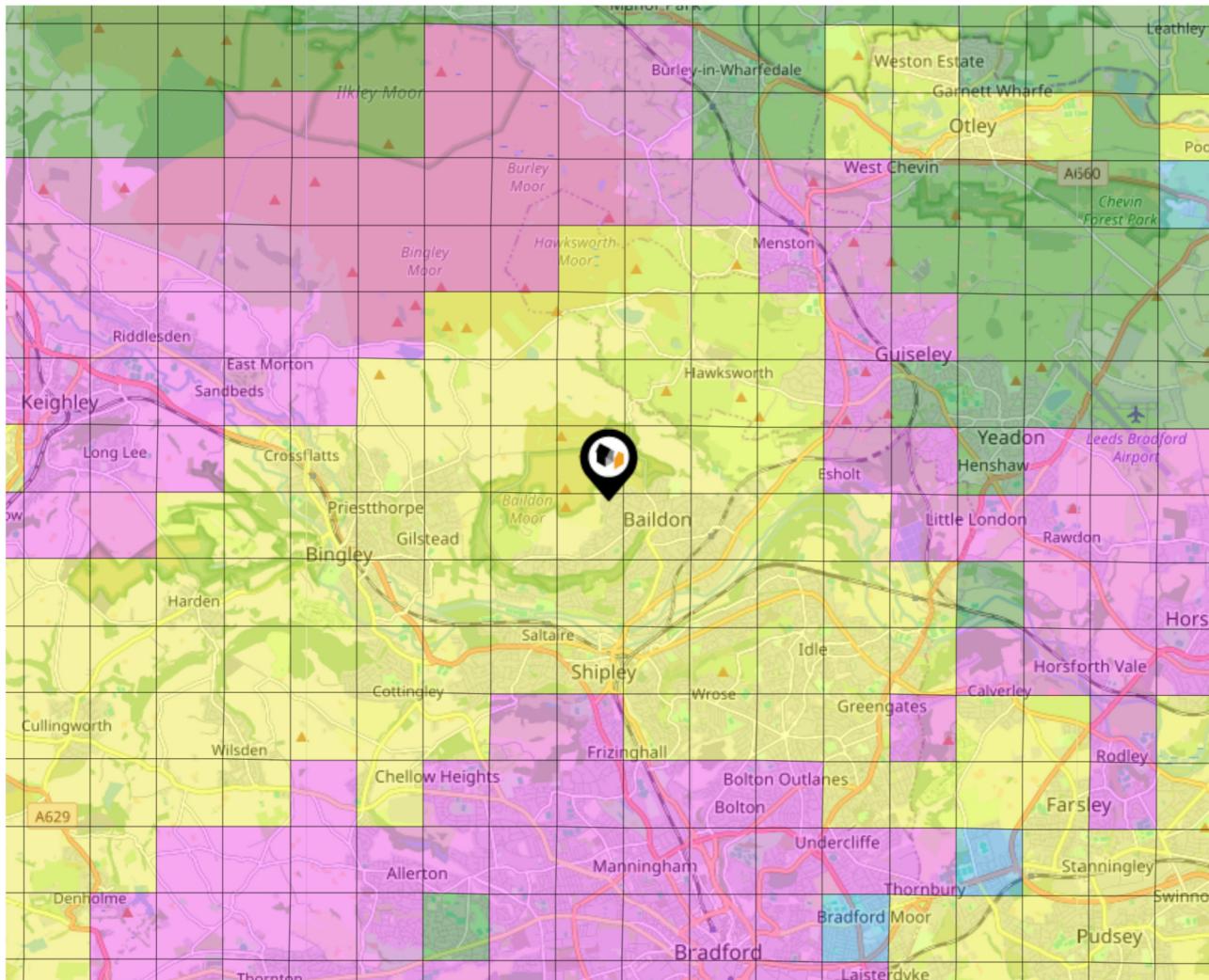
Wharfedale Ward



Eccleshill Ward

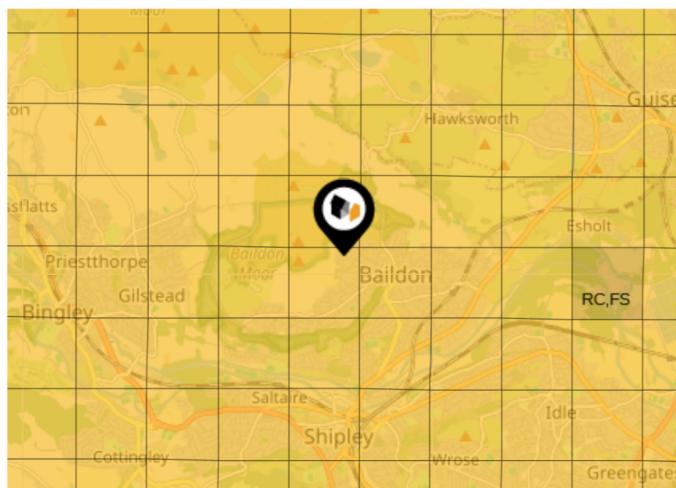
What is Radon?

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)

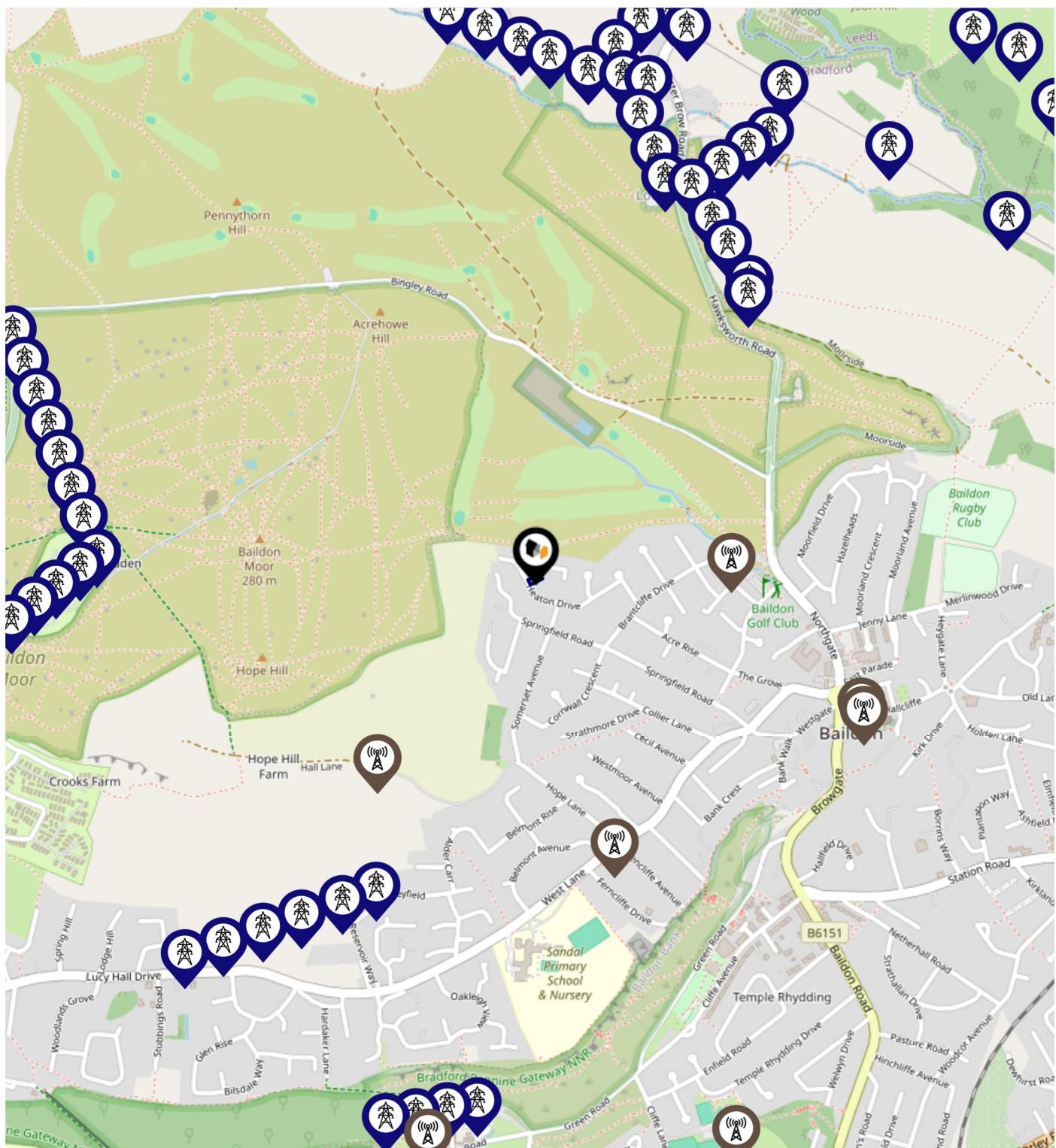
Carbon Content:	VARIABLE(LOW)	Soil Texture:	CLAYEY LOAM TO SILTY
Parent Material Grain:	MIXED (ARGILLIC-RUDACEOUS)	Soil Depth:	LOAM DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		



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:

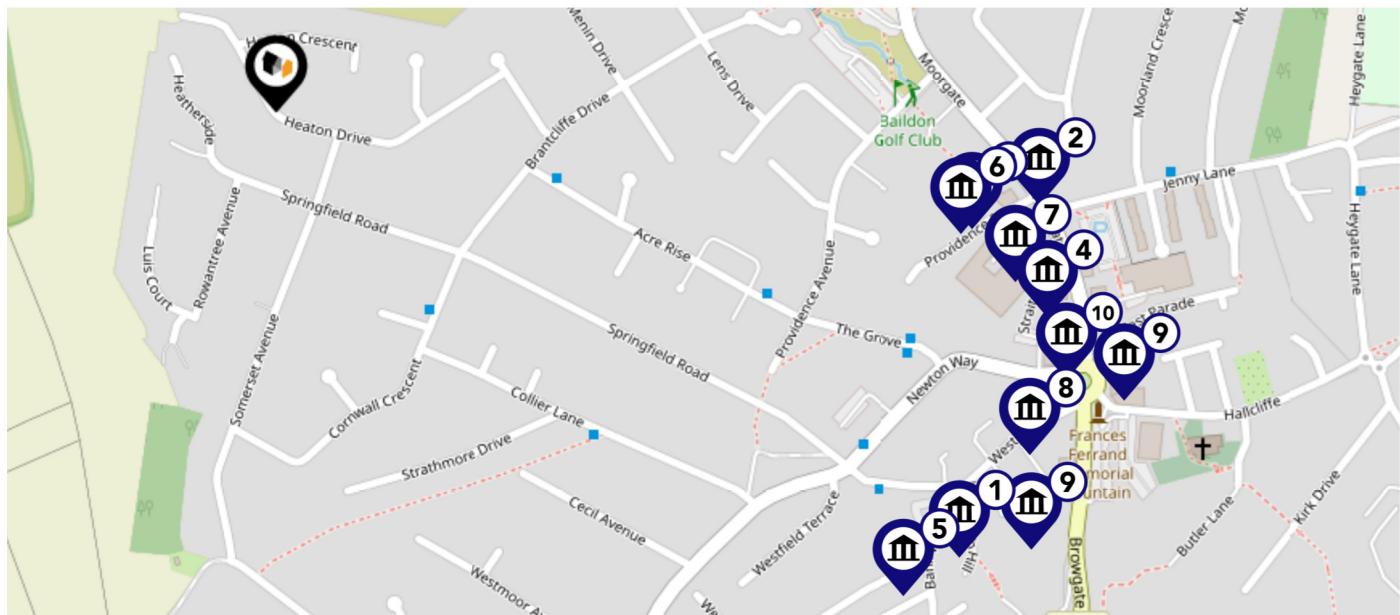
- Power Pylons
- Communication Masts

Maps

Listed Buildings



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



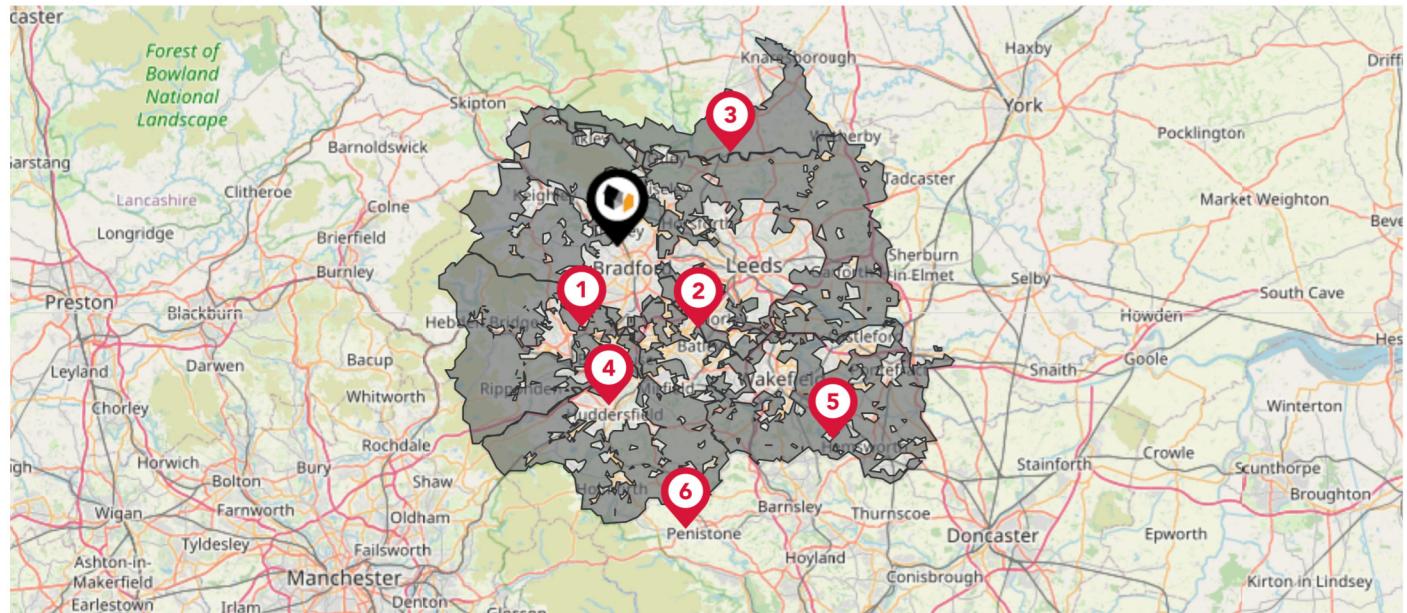
Listed Buildings in the local district	Grade	Distance
① 1199367 - Old Hall	Grade II	0.4 miles
② 1199206 - Moorfield	Grade II	0.4 miles
③ 1133408 - 14, Low Fold	Grade II	0.4 miles
④ 1283491 - 24, 26, 28 And 30, Northgate	Grade II	0.4 miles
⑤ 1133440 - Bank Walk House	Grade II	0.4 miles
⑥ 1314286 - 16, Low Fold	Grade II	0.4 miles
⑦ 1314287 - 4-storey Mill Warehouse Forming Part Of The Premises Of John Peel And Son Limited	Grade II	0.4 miles
⑧ 1133416 - The Old Mill Restaurant	Grade II	0.5 miles
⑨ 1133410 - Barn Attached To The Rear Of The Angel Public House	Grade II	0.5 miles
⑩ 1199245 - Stocks	Grade II	0.5 miles
⑪ 1133400 - Baildon Moravian Church	Grade II	0.5 miles

Maps

Green Belt



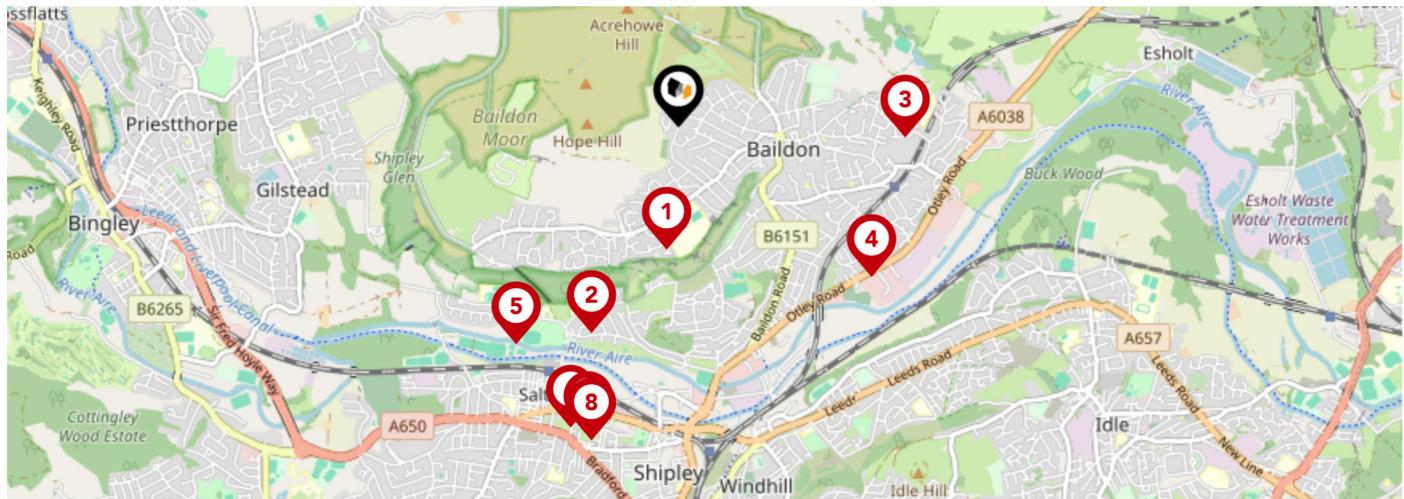
This map displays nearby areas that have been designated as Green Belt...



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 - Harrogate
- 4 South and West Yorkshire Green Belt - Calderdale
- 5 South and West Yorkshire Green Belt - Wakefield
- 6 South and West Yorkshire Green Belt - Kirklees

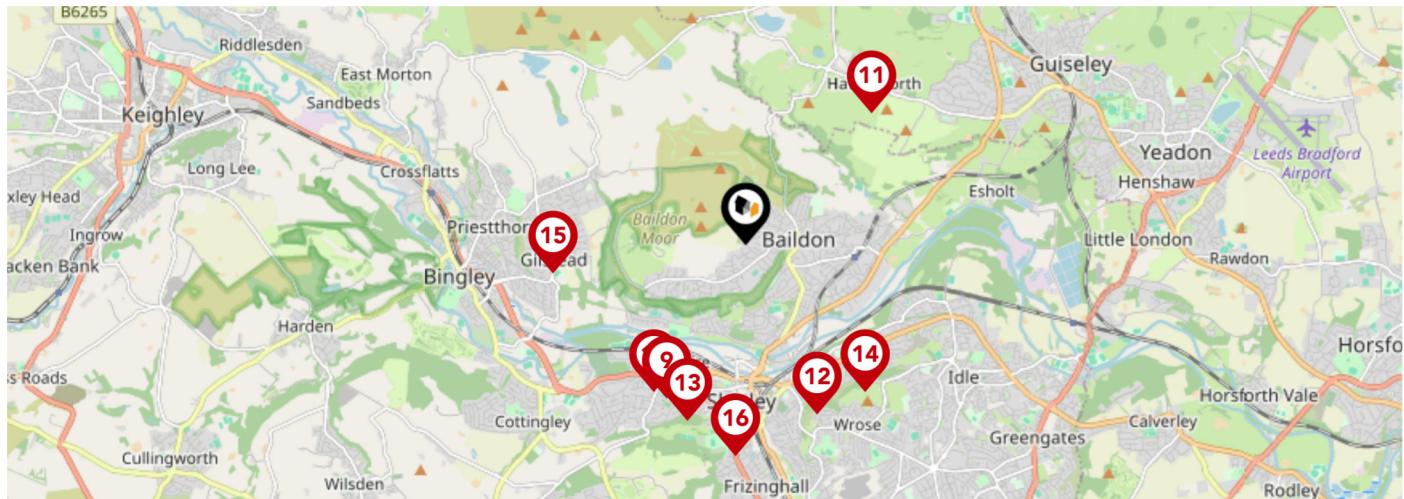
Area Schools



Nursery Primary Secondary College Private

1	Sandal Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 454 Distance:0.53					
2	Baildon Glen Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Not Rated Pupils: 171 Distance:0.97					
3	Baildon Church of England Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Outstanding Pupils: 444 Distance:1					
4	Hoyle Court Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 327 Distance:1.07					
5	Titus Salt School	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 1451 Distance:1.17					
6	Shipley College	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Requires improvement Pupils:0 Distance:1.39					
7	Bradford Alternative Provision Academy	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Outstanding Pupils: 78 Distance:1.39					
8	Wycliffe CofE Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 340 Distance:1.41					

Area Schools



Nursery Primary Secondary College Private



Saltaire Primary School

Ofsted Rating: Good | Pupils: 418 | Distance: 1.52



Hirst Wood Nursery School

Ofsted Rating: Good | Pupils: 84 | Distance: 1.52



Haworth Church of England Primary School

Ofsted Rating: Good | Pupils: 93 | Distance: 1.59



Christ Church Church of England Academy

Ofsted Rating: Good | Pupils: 194 | Distance: 1.61



St Walburga's Catholic Primary School, A Voluntary Academy

Ofsted Rating: Good | Pupils: 235 | Distance: 1.62



St Anthony's Catholic Primary School, A Voluntary Academy

Ofsted Rating: Good | Pupils: 110 | Distance: 1.66



Eldwick Primary School

Ofsted Rating: Good | Pupils: 547 | Distance: 1.71

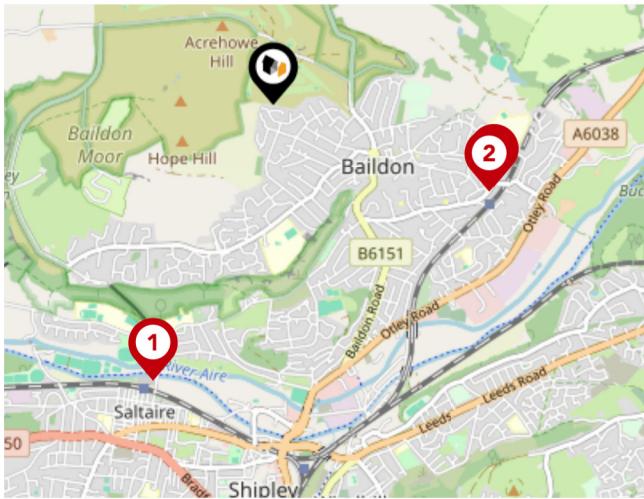


Shipley CofE Primary School

Ofsted Rating: Good | Pupils: 205 | Distance: 1.86



Area Transport (National)



National Rail Stations

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



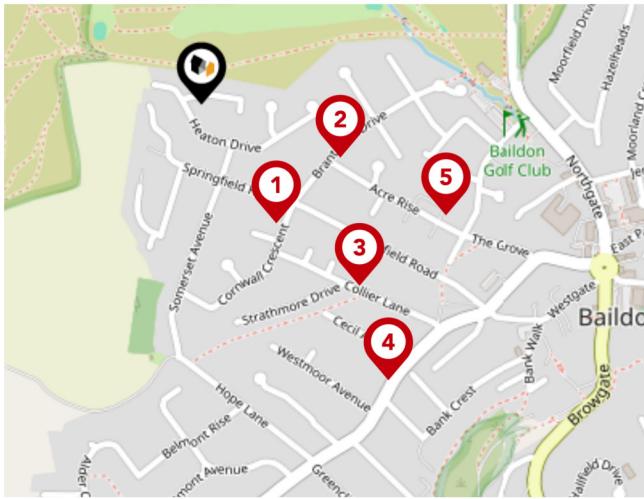
Trunk Roads/Motorways

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



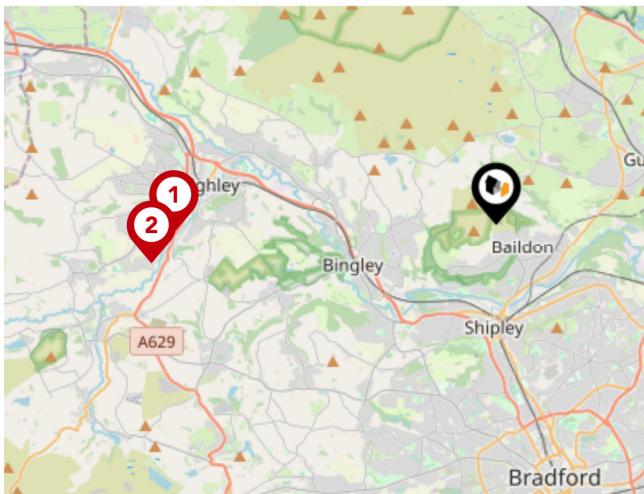
Airports/Helpads

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



Bus Stops/Stations

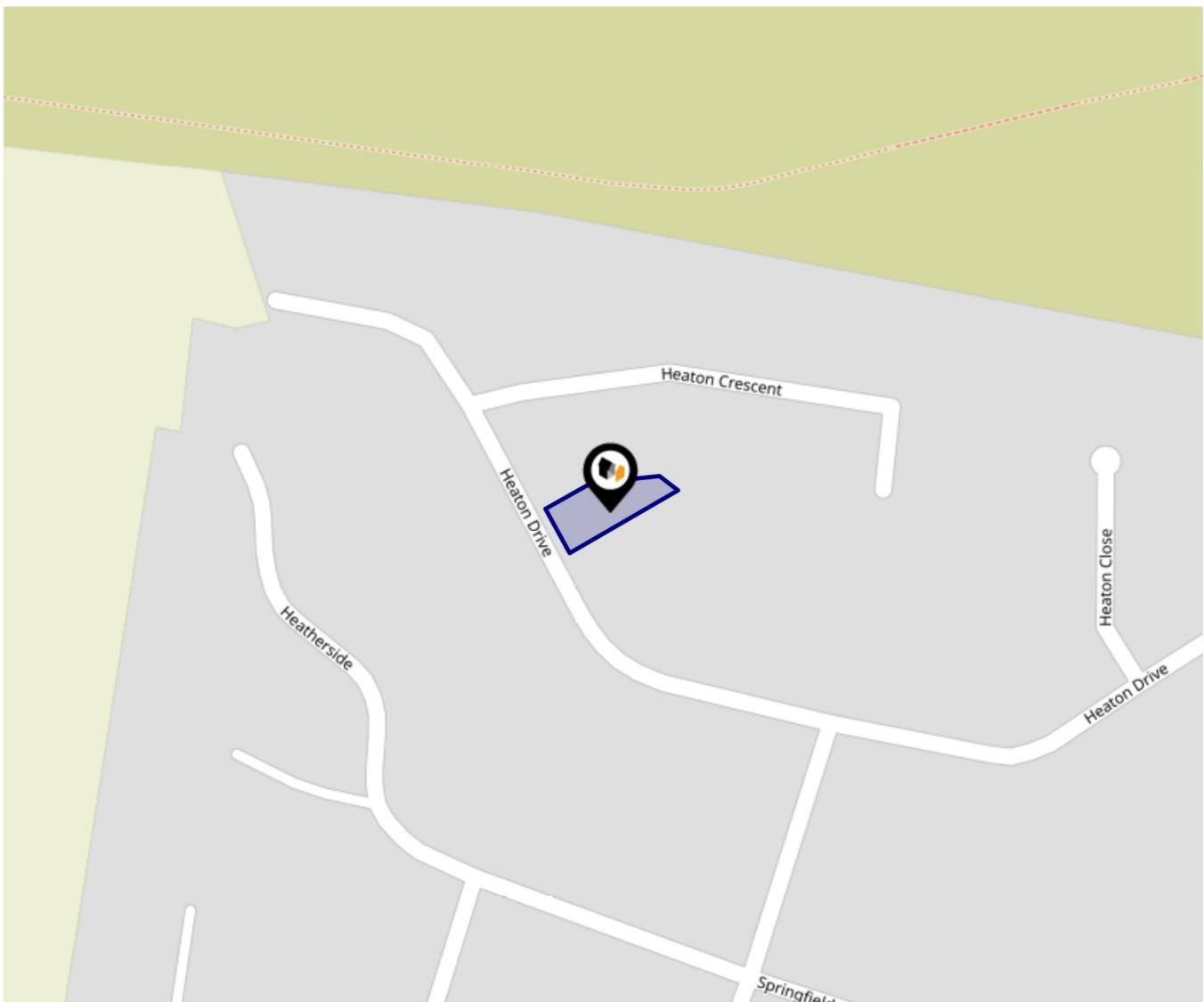
Pin	Name	Distance
1	Collier Lane Bentley Close	0.15 miles
2	Acre Rise Brantcliffe Drive	0.16 miles
3	Collier Lane Strathmore Dr	0.26 miles
4	West Lane Bank Crest	0.37 miles
5	The Grove Providence Avenue	0.29 miles



Local Connections

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

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

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