

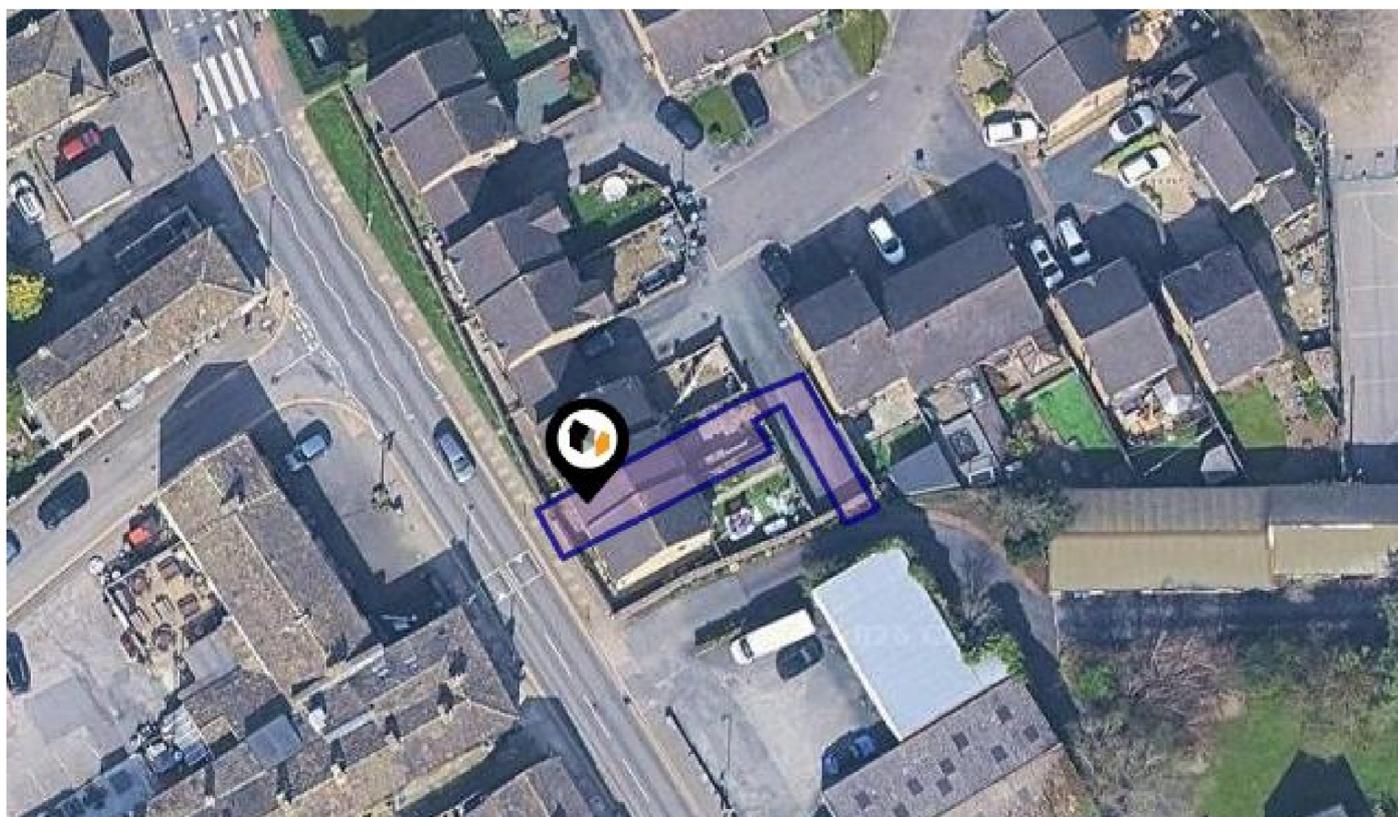


See More Online

MIR: Material Info

The Material Information Affecting this Property

Monday 02nd March 2026



9, VILLAGE MEWS, WILSDEN, BRADFORD, BD15 0DG

KM Maxfield

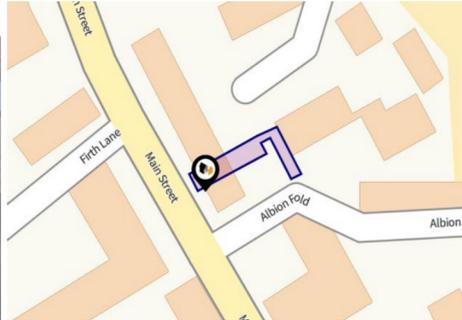
KM Maxfield Estate Agents, 55 Bingley Road, Saltaire, BD18 4SB

01274 592280

saltaire@kmmaxfield.com

www.kmmaxfield.com





Property

Type: Terraced
Bedrooms: 3
Plot Area: 0.03 acres
Year Built : 1995
Council Tax : Band C
Annual Estimate: £1,997
Title Number: WYK575393
UPRN: 100051934334

Last Sold Date: 29/10/2012
Last Sold Price: £118,500
Last Sold £/ft²: £164
Tenure: Freehold

Local Area

Local Authority: Bradford
Conservation Area: Wilsden
Flood Risk:

- Rivers & Seas: Very low
- Surface Water: Very low

Estimated Broadband Speeds
 (Standard - Superfast - Ultrafast)

5 mb/s	80 mb/s	2000 mb/s
		

Mobile Coverage:
 (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: *15 Village Mews Wilsden Bradford West Yorkshire BD15 0DG*

Reference - 16/05654/CPN	
Decision:	Granted
Date:	07th July 2016
Description:	T1 - Conifer - Fell - Tree has outgrown its location and is blocking light to the property windows T2 - Cherry - Fell - Poor specimen in decline & has outgrown its location blocking light to property windows

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

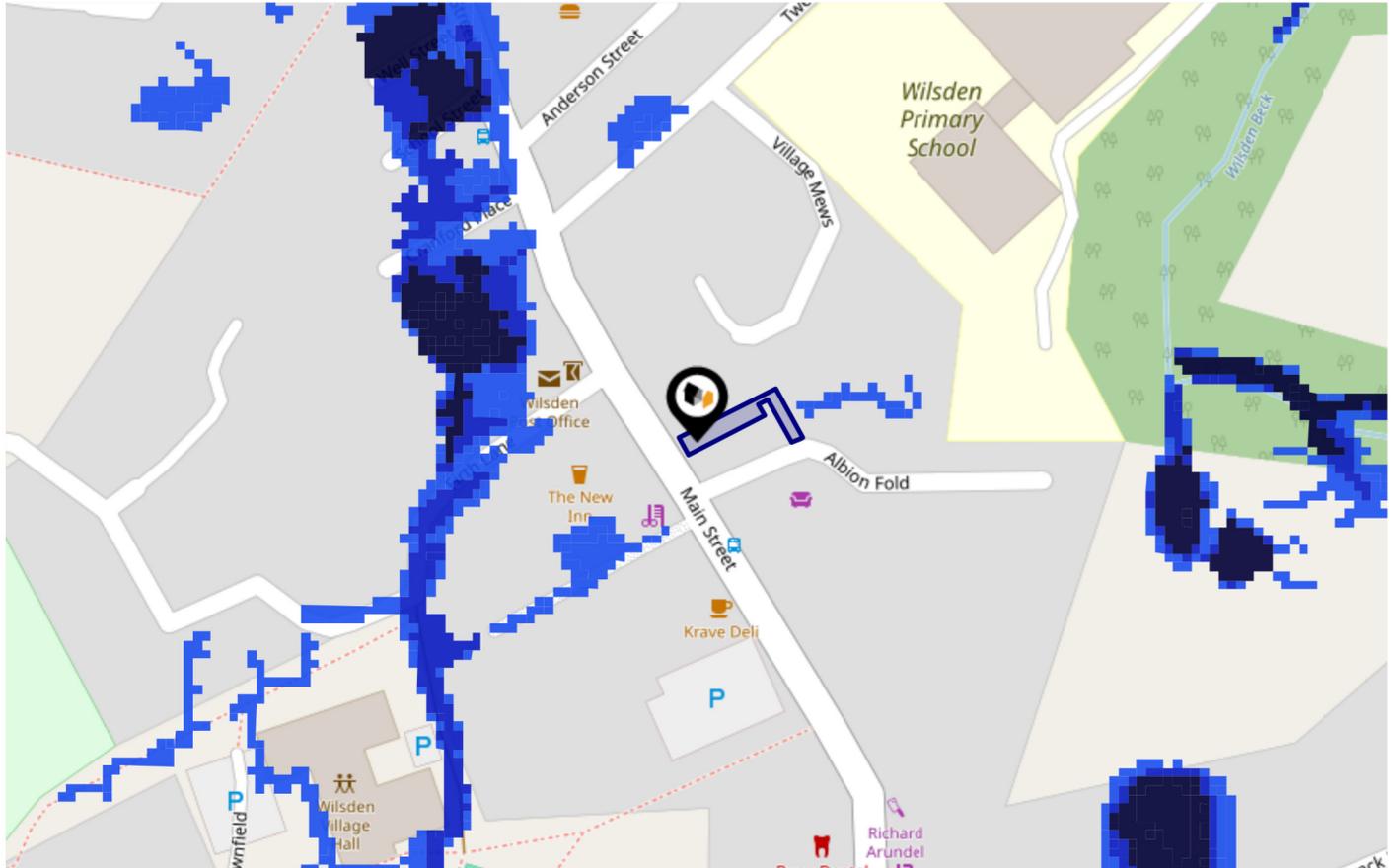


Important - Please read

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.

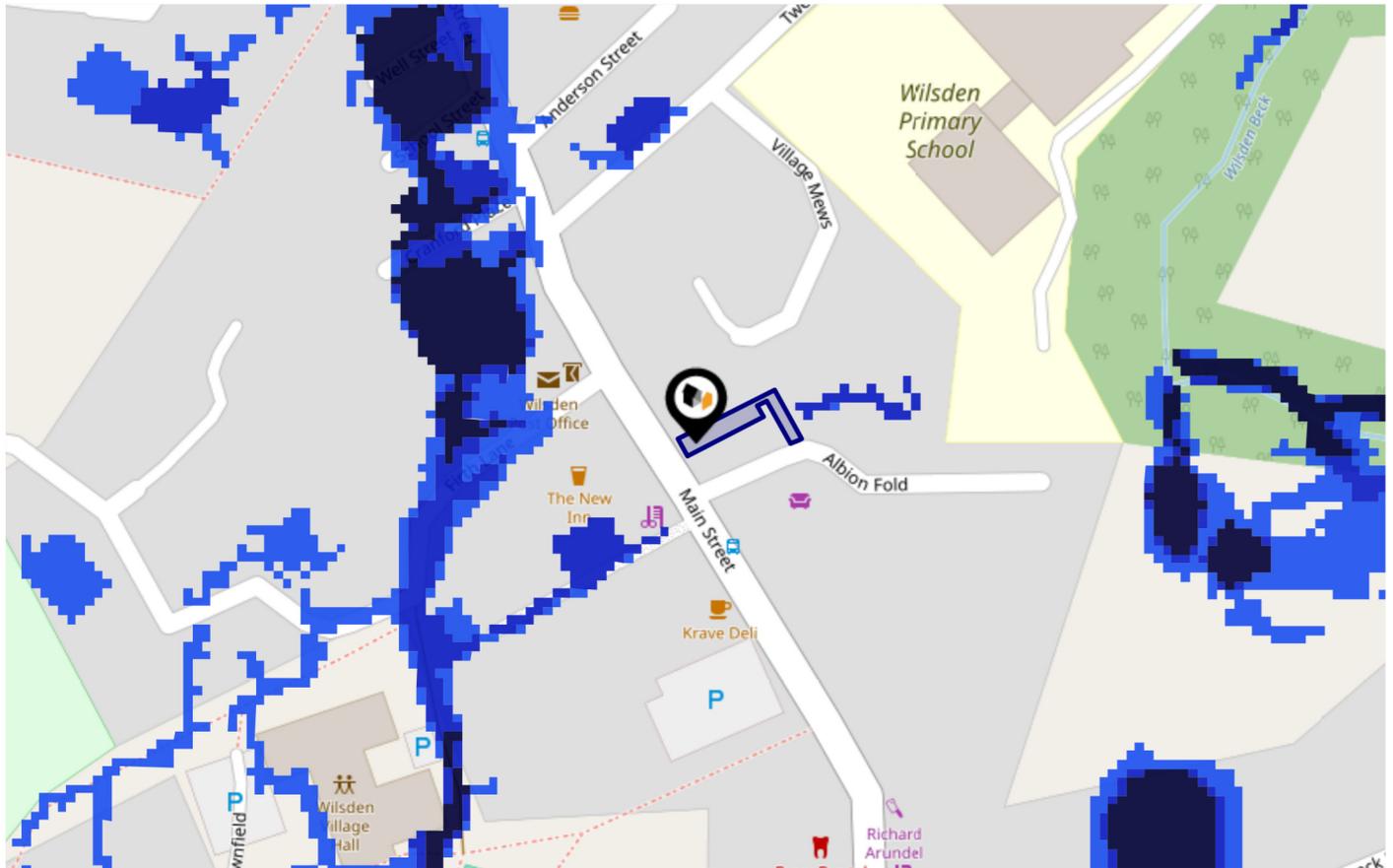
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Climate Change

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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- 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 - 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.
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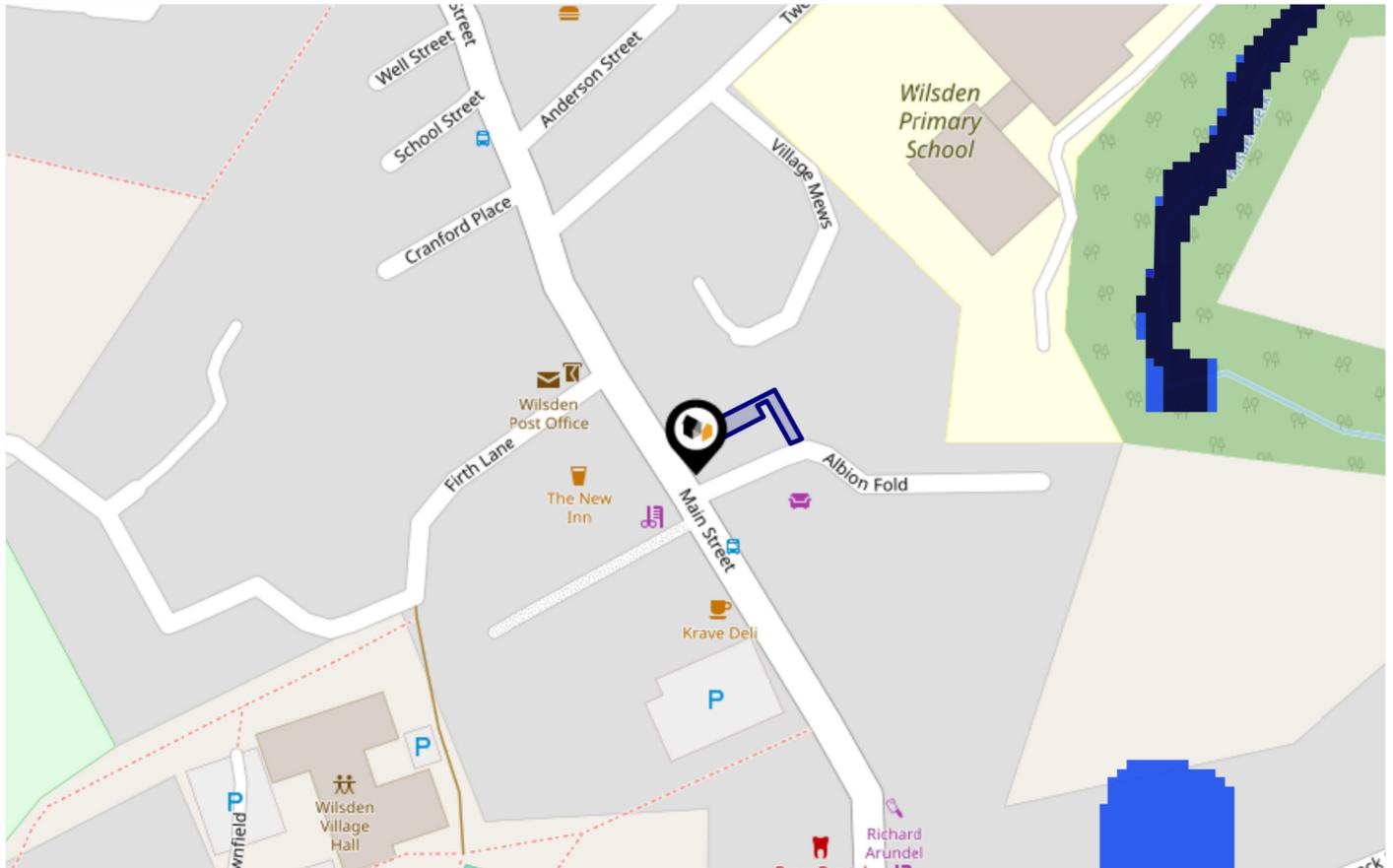
Chance of flooding to the following depths at this property:



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

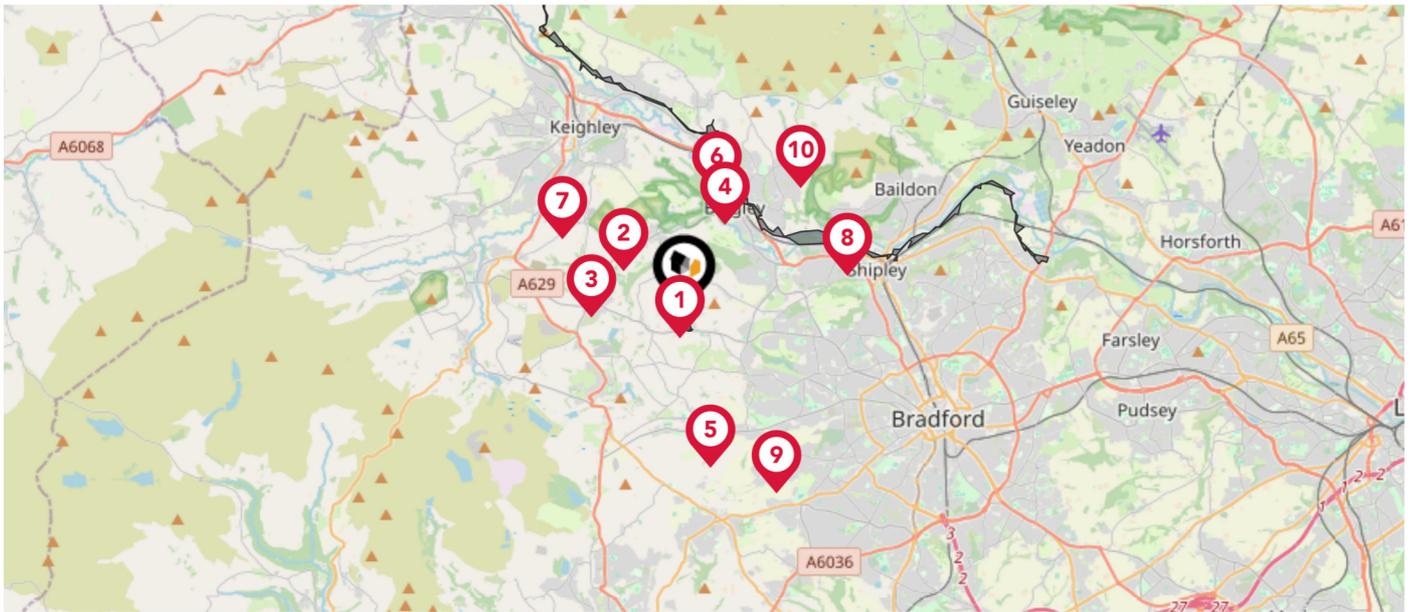
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- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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Chance of flooding to the following depths at this property:



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



Wilsden



Ryecroft



Cullingworth



Bingley



Thornton



Leeds Liverpool Canal



Hainworth



Saltaire



Clayton

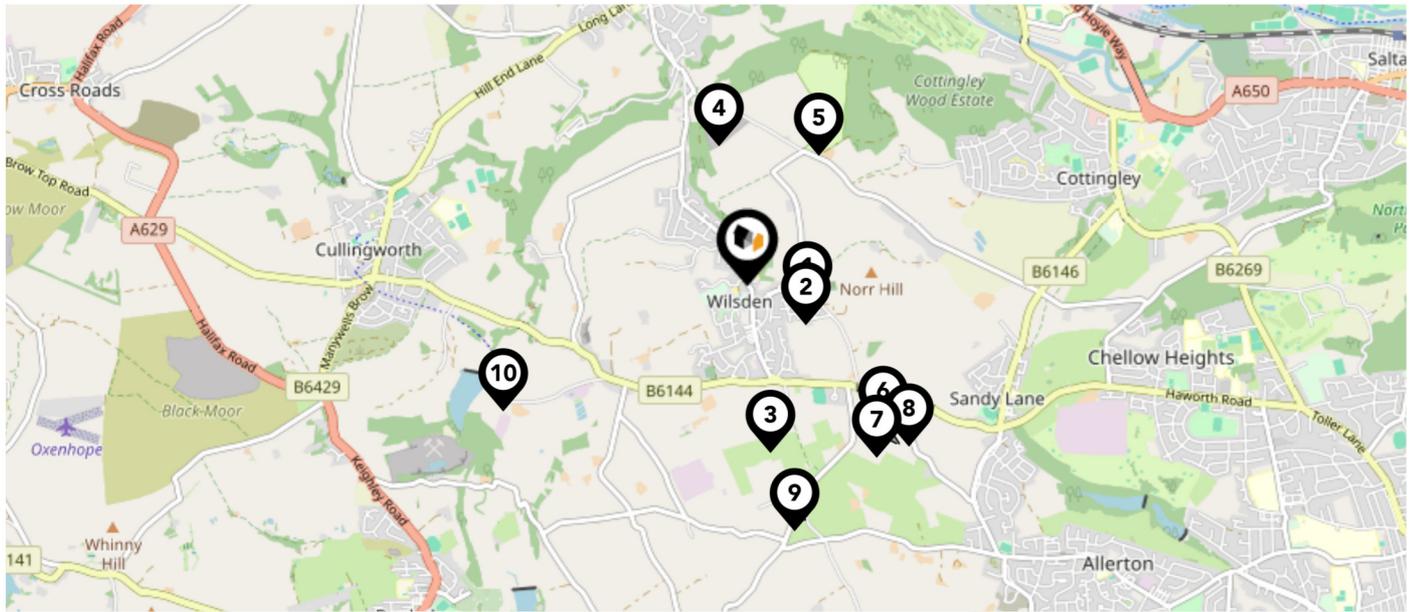


Eldwick Beck

Maps

Landfill Sites

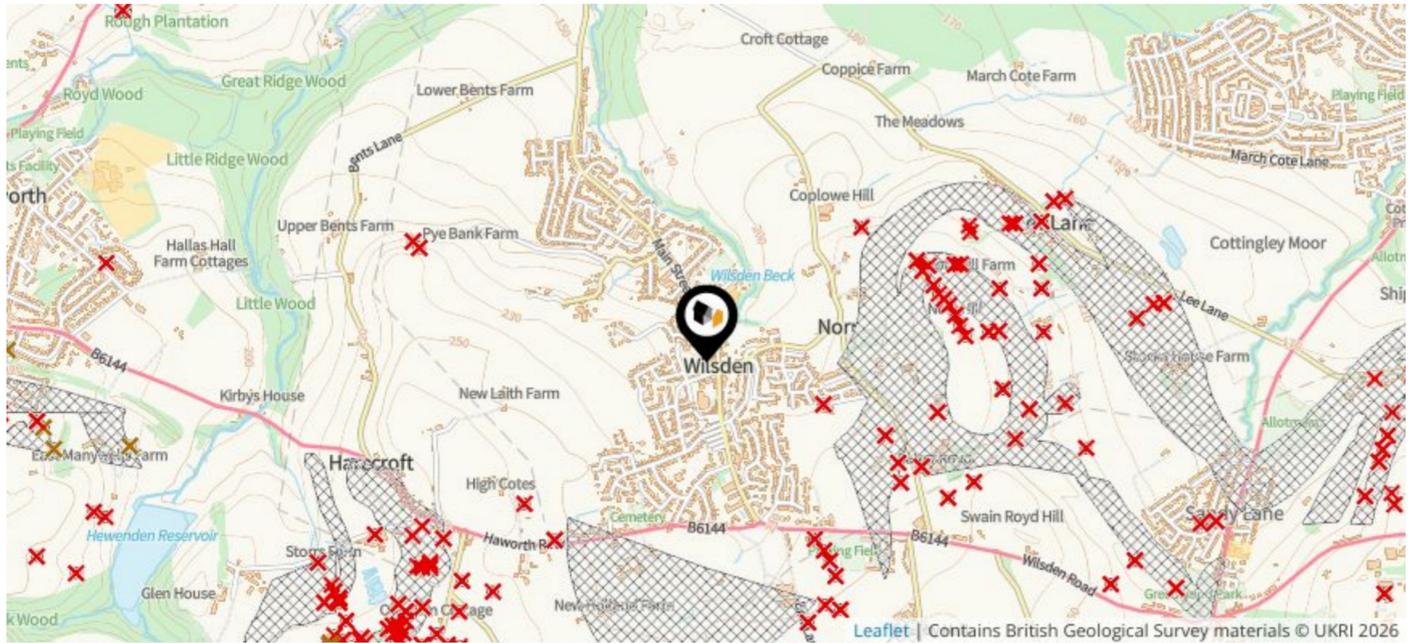
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

	Land off Crack Lane-Norr Farm, Wilsden	Historic Landfill 
	Field Nothside-Birkshead Mill, Crack Lane, Wilsden	Historic Landfill 
	Land at New House Farm-Bob Lane, Wilsden	Historic Landfill 
	Top Bank Quarry-Harden	Historic Landfill 
	Blackhills Scout Camp Site-Lee Lane, Cottingley	Historic Landfill 
	Prune Park Lane-Heaton	Historic Landfill 
	Fields North East Side of Gazeby Hall-Wilsden	Historic Landfill 
	Land to the North of Prune Park Lane-Allerton, Bradford	Historic Landfill 
	Northside of Bungalow and Field on the Opposite Site East of the Road-Mutton Lane and Back Lane, Allerton	Historic Landfill 
	The Sidings (North)-Station Road, Harecroft, Wilsden	Historic Landfill 

This map displays nearby coal mine entrances and their classifications.



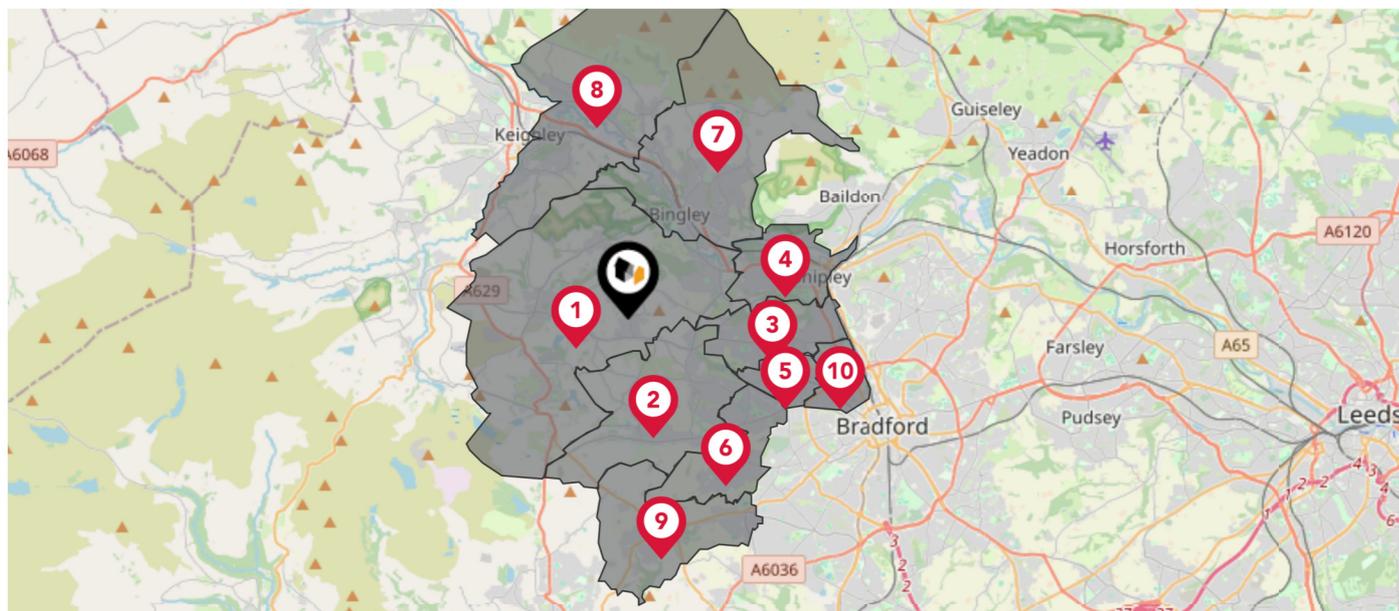
Mine Entry

- ✕ 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

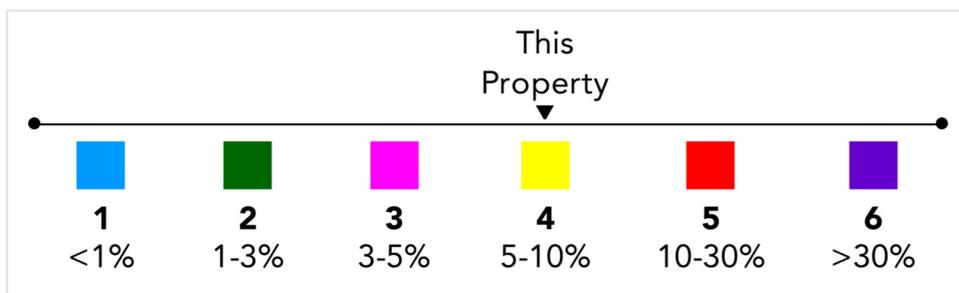
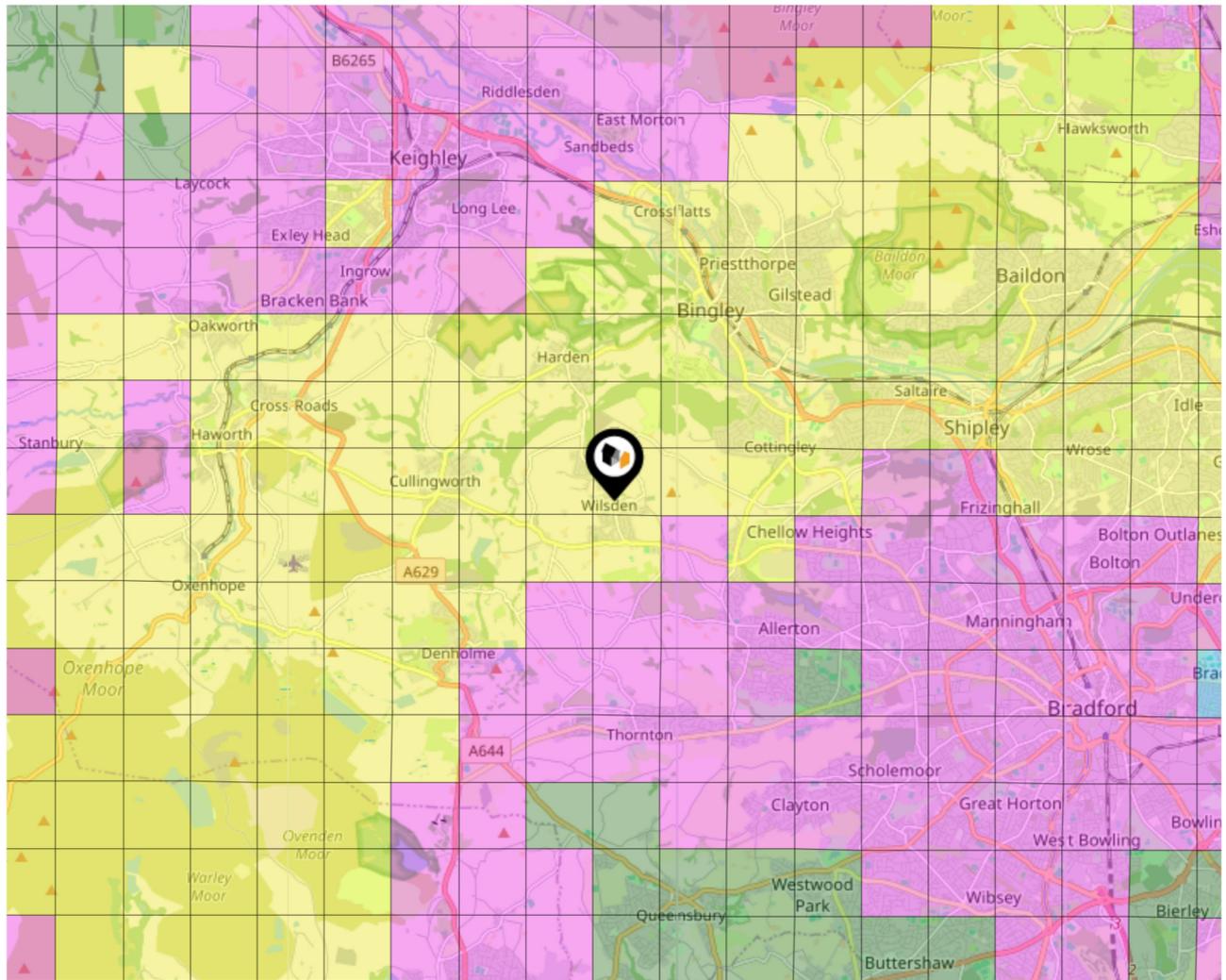


Nearby Council Wards

-  Bingley Rural Ward
-  Thornton and Allerton Ward
-  Heaton Ward
-  Shipley Ward
-  Toller Ward
-  Clayton and Fairweather Green Ward
-  Bingley Ward
-  Keighley East Ward
-  Queensbury Ward
-  Manningham Ward

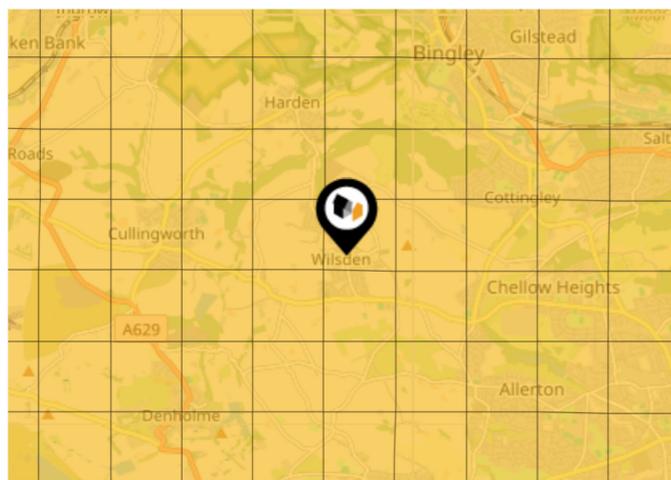
What is Radon?

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)

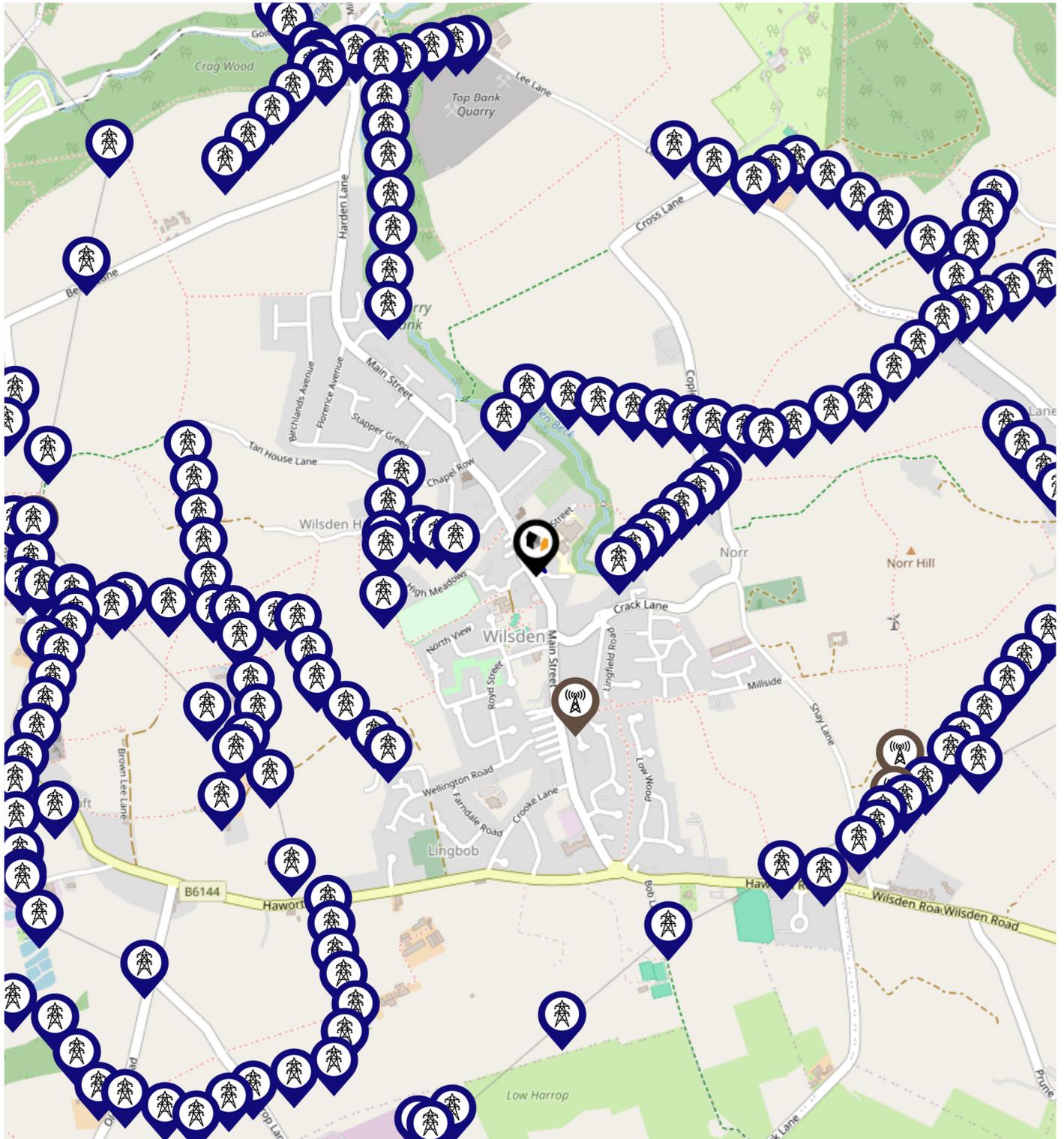
Carbon Content:	NONE	Soil Texture:	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS	Soil Depth:	SHALLOW
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)		



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



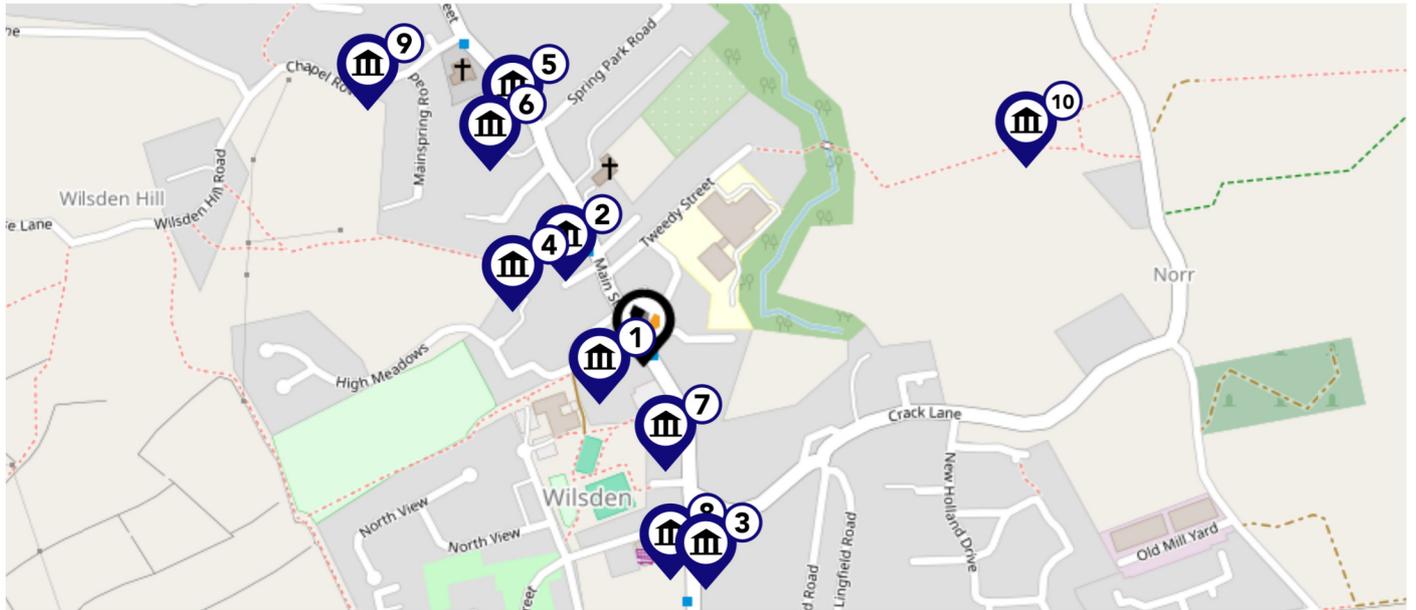
Key:

-  Power Pylons
-  Communication Masts

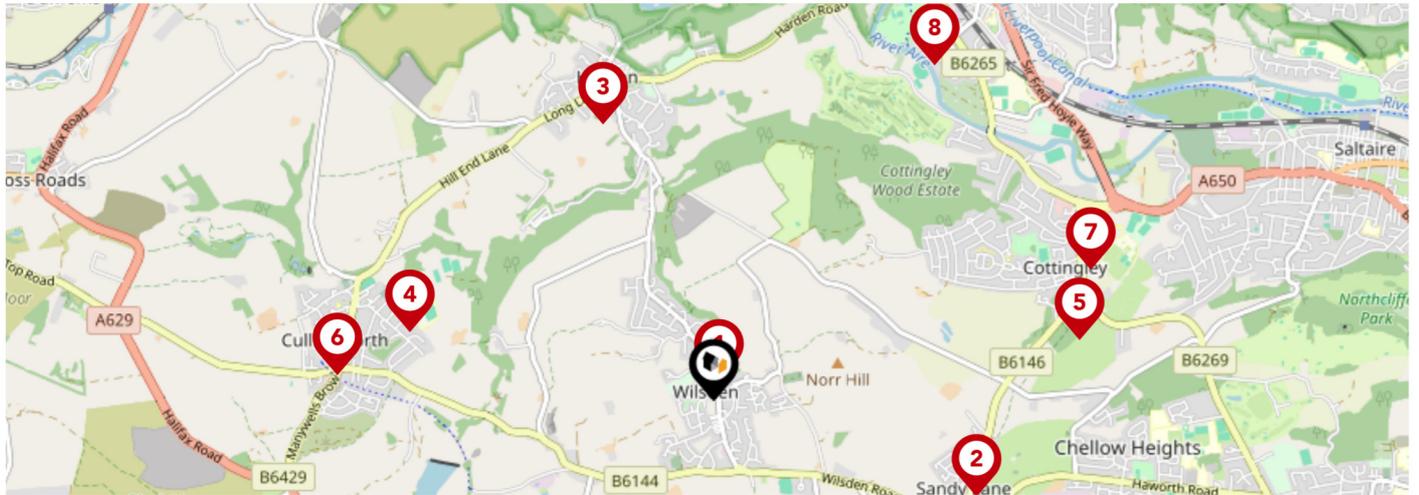
Maps

Listed Buildings

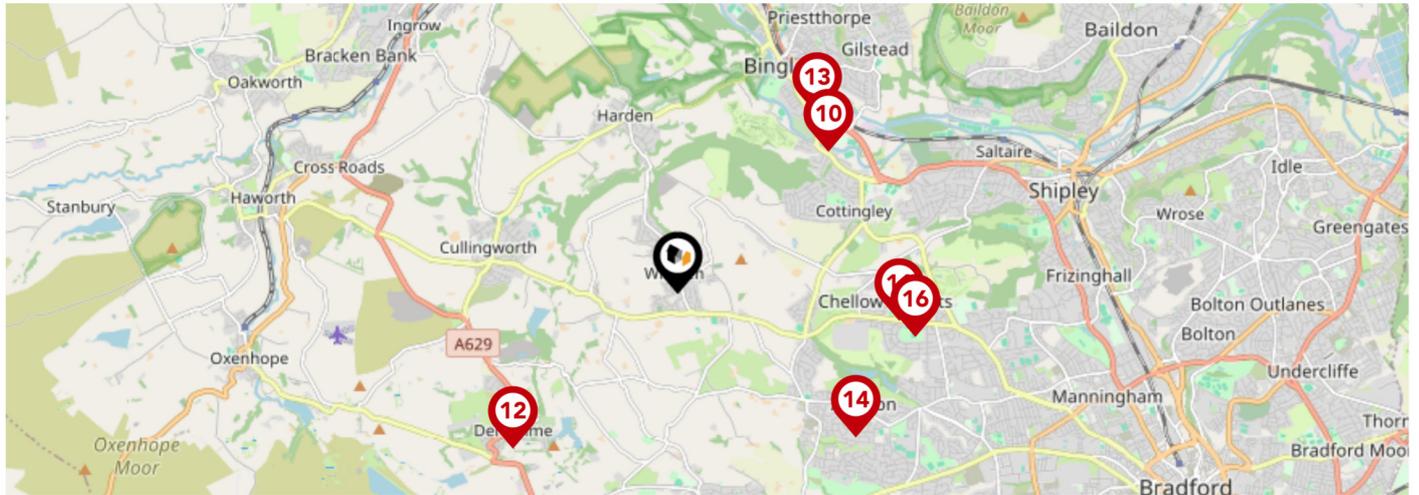
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1133384 - 4-20 Club Row Including 118 Main Street	Grade II	0.0 miles
 1314306 - Mechanics Institute	Grade II	0.1 miles
 1133366 - Wilsden Independent Sunday School	Grade II	0.1 miles
 1133367 - Walls Flanking Footpaths To ' Wilsden Hill' And The Recreation Ground	Grade II	0.1 miles
 1283192 - Numbers 71 To 77 (odd) And Numbers 1 To 5 (odd) Garden View (adjoining To North East)	Grade II	0.1 miles
 1199856 - Spring Mill House	Grade II	0.1 miles
 1199871 - 134 And 136, Main Street	Grade II	0.1 miles
 1199873 - Wilsden Cooperative Society	Grade II	0.1 miles
 1133383 - 2-16, Chapel Row	Grade II	0.2 miles
 1283355 - Norr Fold Farm Barn	Grade II	0.2 miles



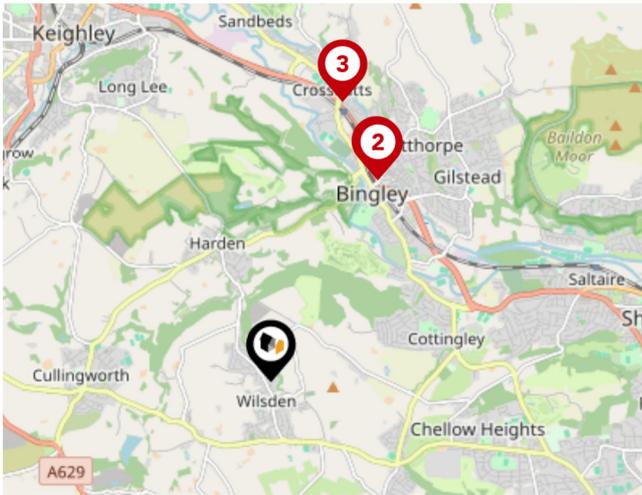
		Nursery	Primary	Secondary	College	Private
1	Wilsden Primary School Ofsted Rating: Good Pupils: 276 Distance:0.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Sandy Lane Primary School Ofsted Rating: Good Pupils: 348 Distance:1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Harden Primary School Ofsted Rating: Good Pupils: 213 Distance:1.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Parkside School Ofsted Rating: Not Rated Pupils: 1144 Distance:1.35	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Cottingley Village Primary School Ofsted Rating: Good Pupils: 431 Distance:1.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Cullingworth Village Primary School Ofsted Rating: Good Pupils: 320 Distance:1.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Dixons Cottingley Academy Ofsted Rating: Good Pupils: 872 Distance:1.75	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Myrtle Park Primary Ofsted Rating: Good Pupils: 233 Distance:1.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
 Beckfoot School Ofsted Rating: Outstanding Pupils: 1631 Distance:1.81	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Hazelbeck Special School Ofsted Rating: Outstanding Pupils: 155 Distance:1.81	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Belle Vue Girls' Academy Ofsted Rating: Good Pupils: 1033 Distance:1.95	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Denholme Primary School Ofsted Rating: Good Pupils: 224 Distance:1.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Trinity All Saints CofE VA Primary School Ofsted Rating: Good Pupils: 213 Distance:1.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Beckfoot Allerton Primary School and Nursery Ofsted Rating: Requires improvement Pupils: 421 Distance:2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Chellow Heights Special School Ofsted Rating: Good Pupils: 254 Distance:2.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Beckfoot Upper Heaton Ofsted Rating: Good Pupils: 716 Distance:2.11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

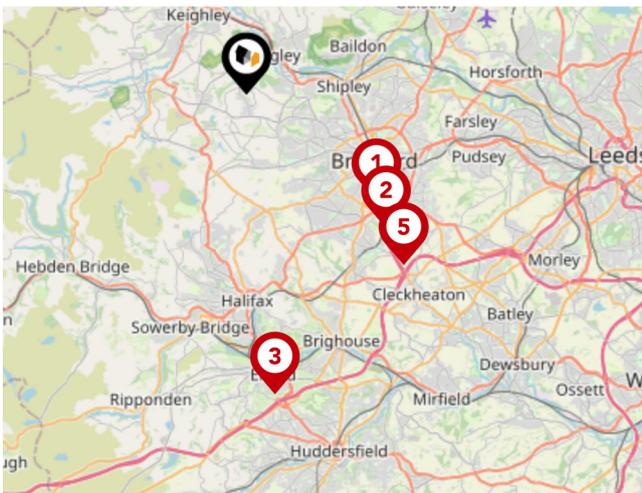
Area

Transport (National)



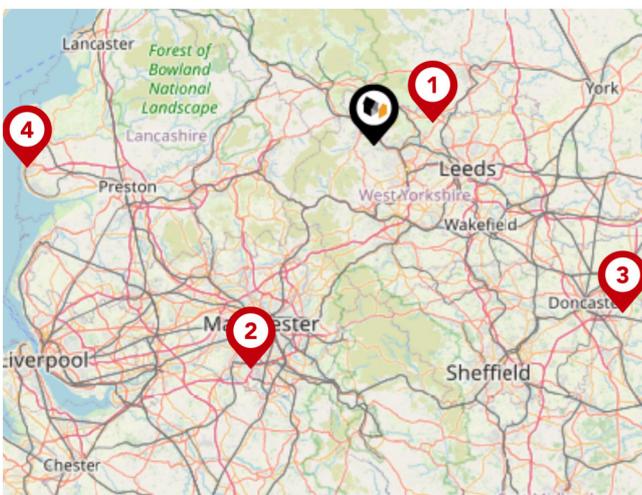
National Rail Stations

Pin	Name	Distance
1	Bingley Rail Station	2 miles
2	Bingley Rail Station	1.99 miles
3	Crossflatts Rail Station	2.53 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M606 J3	5.84 miles
2	M606 J2	6.71 miles
3	M62 J24	10.61 miles
4	M62 J26	8.12 miles
5	M606 J1	8.11 miles



Airports/Helipads

Pin	Name	Distance
1	Leeds Bradford Airport	8.76 miles
2	Manchester Airport	35.89 miles
3	Finningley	42.11 miles
4	Highfield	48.37 miles

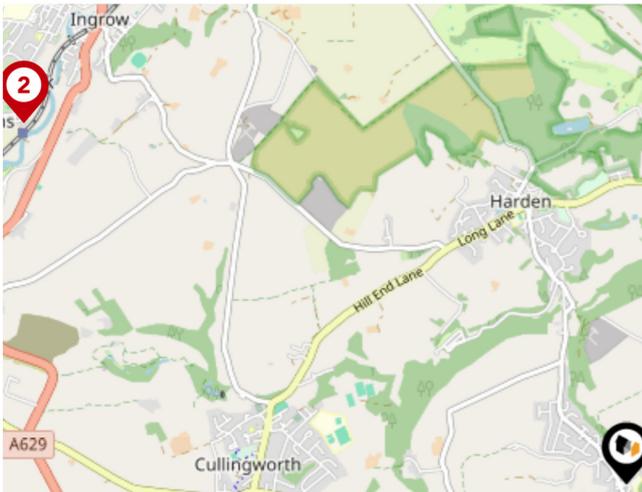
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Main St High Meadows	0.02 miles
2	Main St High Meadows	0.05 miles
3	Main St Royd Street	0.15 miles
4	Main St Royd Street	0.18 miles
5	Main Street Chapel Row	0.18 miles



Local Connections

Pin	Name	Distance
1	Ingrow West (Keighley & Worth Valley Railway)	3.09 miles
2	Damems (Keighley & Worth Valley Railway)	3.06 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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