

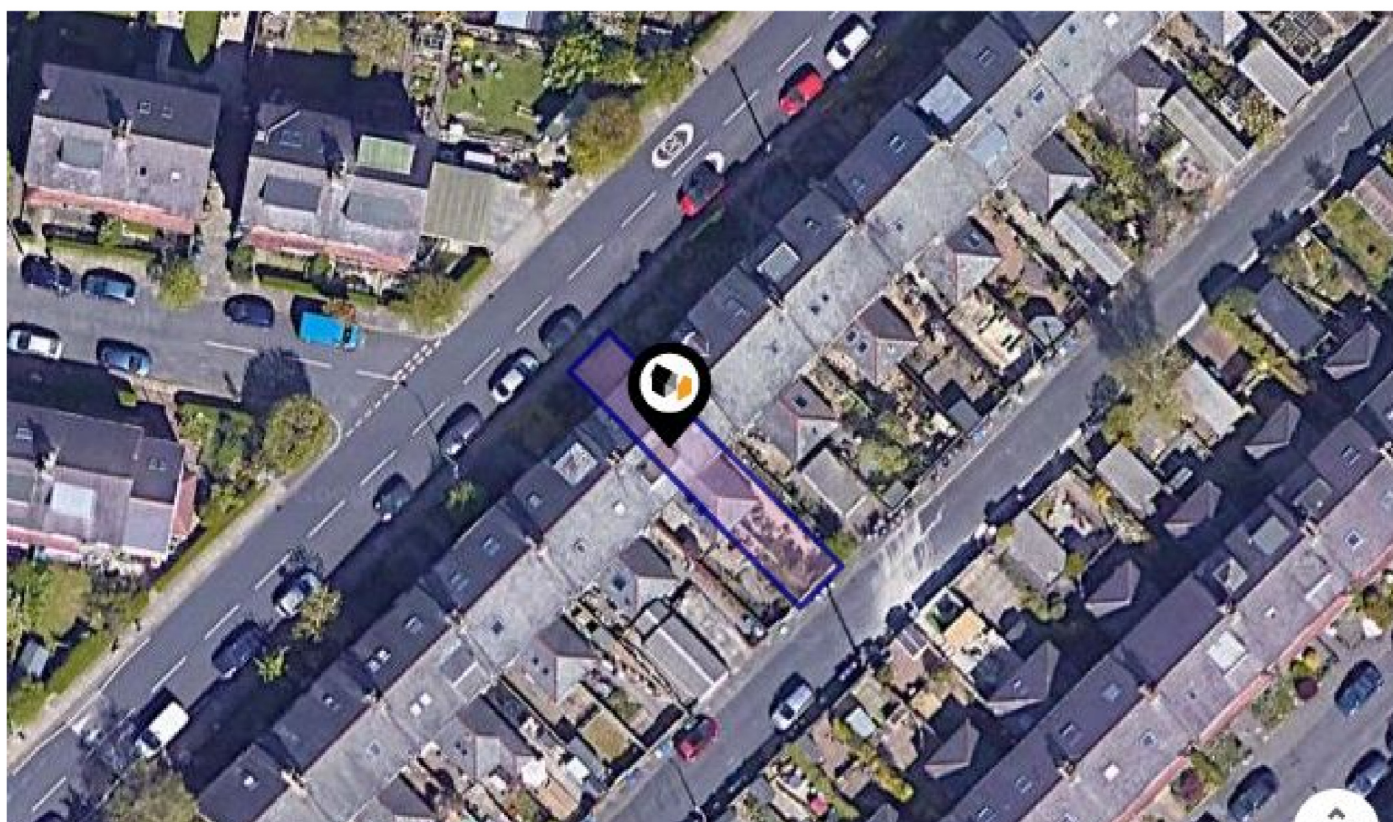


See More Online

# MIR: Material Info

The Material Information Affecting this Property

**Tuesday 01<sup>st</sup> April 2025**



**41, AVONDALE ROAD, SHIPLEY, BD18 4QR**

## KM Maxfield

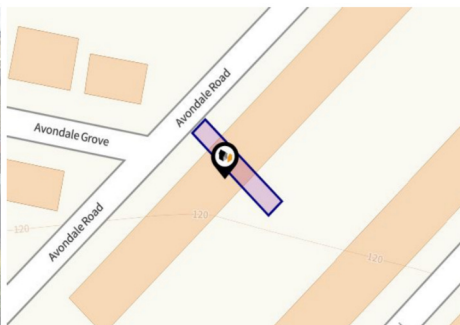
KM Maxfield Estate Agents, 55 Bingley Road, Saltaire, BD18 4SB

01274 592280

saltaire@kmmaxfield.com

www.kmmaxfield.com





## Property

Type:	Terraced
Bedrooms:	4
Plot Area:	0.03 acres
Council Tax :	Band C
Annual Estimate:	£1,997
Title Number:	WYK133480
UPRN:	100051278437

Last Sold Date:	06/12/2002
Last Sold Price:	£85,000
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)

<b>16</b> mb/s	<b>53</b> mb/s	<b>1800</b> mb/s
		

### Mobile Coverage:

(based on calls indoors)



### Satellite/Fibre TV Availability:



Planning records for: **2 Avondale Road Shipley West Yorkshire BD18 4QR**

Reference - 75/01400/FUL	
Decision:	Granted
Date:	13th March 1975
Description:	Garage

Planning records for: **21 Avondale Road Shipley West Yorkshire BD18 4QR**

Reference - 89/07501/FUL	
Decision:	Granted
Date:	16th October 1989
Description:	Construction of a dormer window

Reference - 92/02858/FUL	
Decision:	Granted
Date:	07th May 1992
Description:	Erection of replacement garage

Planning records for: **27 Avondale Road Shipley West Yorkshire BD18 4QR**

Reference - 15/06919/HOU	
Decision:	Granted
Date:	21st December 2015
Description:	Construction of new dormer windows to front and rear elevations

Planning records for: **31 Avondale Road Shipley West Yorkshire BD18 4QR**

Reference - 74/00689/FUL	
Decision:	Granted
Date:	01st May 1974
Description:	Garage For Car

Planning records for: **35 Avondale Road Shipley West Yorkshire BD18 4QR**

Reference - 75/01937/FUL	
Decision:	Granted
Date:	08th April 1975
Description:	Lock Up Garage

Reference - 77/01773/FUL	
Decision:	Granted
Date:	25th March 1977
Description:	Greenhouse

Planning records for: **39 Avondale Road Shipley West Yorkshire BD18 4QR**

Reference - 80/74119/FUL	
Decision:	Granted
Date:	25th September 1980
Description:	Replacement Garage



Planning records for: **45 Avondale Road Shipley West Yorkshire BD18 4QR**

Reference - 86/03536/FUL	
Decision:	Pending Consideration
Date:	16th June 1986
Description:	Erection of a concrete garage

Planning records for: **53 Avondale Road Shipley West Yorkshire BD18 4QR**

Reference - 87/06596/FUL	
Decision:	Granted
Date:	13th October 1987
Description:	Extension to property to provide ground floor shower and wc

Planning records for: **61 Avondale Road Shipley West Yorkshire BD18 4QR**

Reference - 88/08638/FUL	
Decision:	Granted
Date:	23rd November 1988
Description:	Cloakroom/shower extension

Reference - 06/08335/OUT	
Decision:	Unknown
Date:	28th November 2006
Description:	Construction of dwelling attached to No. 61 Avondale Road

Planning records for: **61 Avondale Road Shipley West Yorkshire BD18 4QR**

Reference - 07/06282/OUT	
Decision:	Granted
Date:	19th July 2007
Description:	Construction of dwelling

Reference - 07/02907/OUT	
Decision:	Refused
Date:	22nd May 2007
Description:	Construction of dwelling



### 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



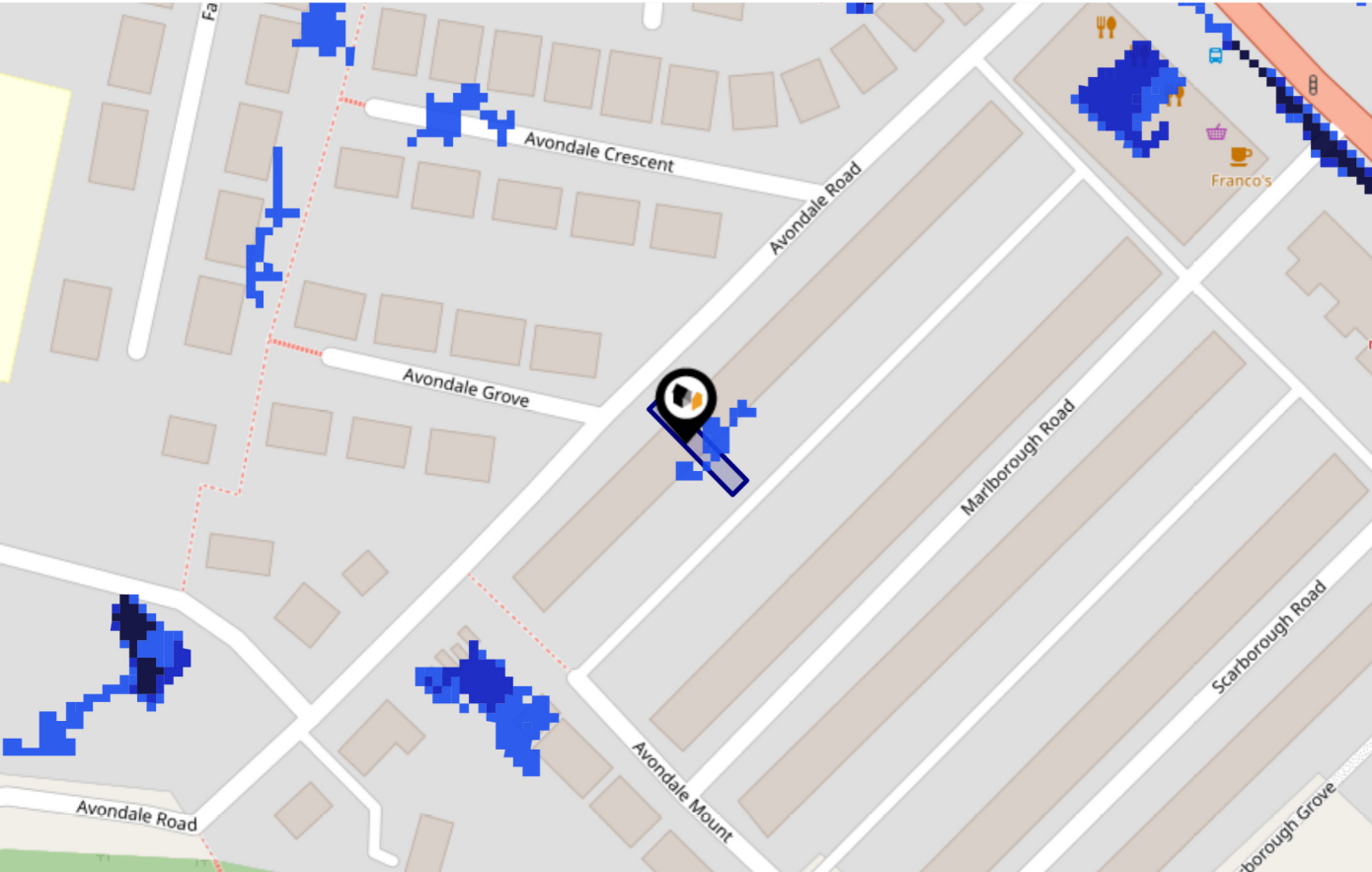
/kmmaxfield



# 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.

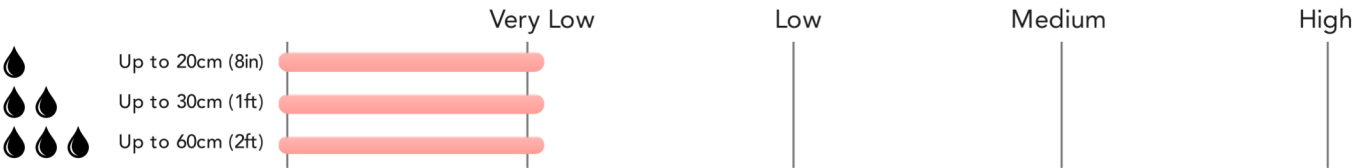


Risk Rating: Very low

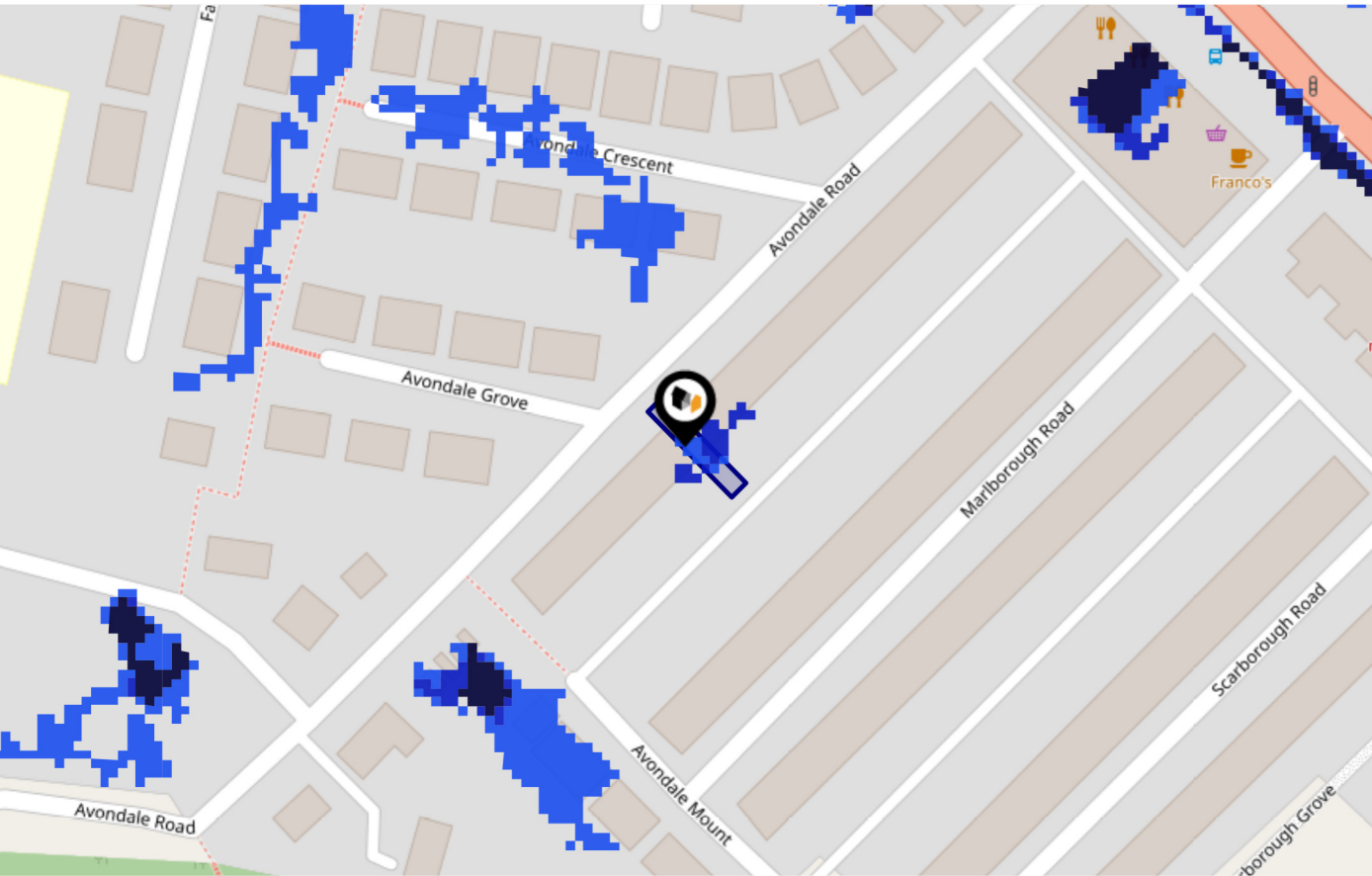
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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.

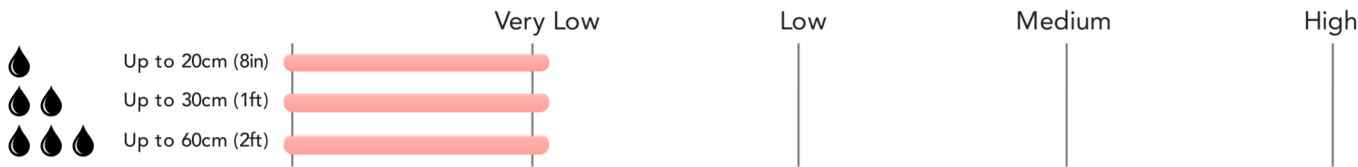


Risk Rating: Very low

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.
-  **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.

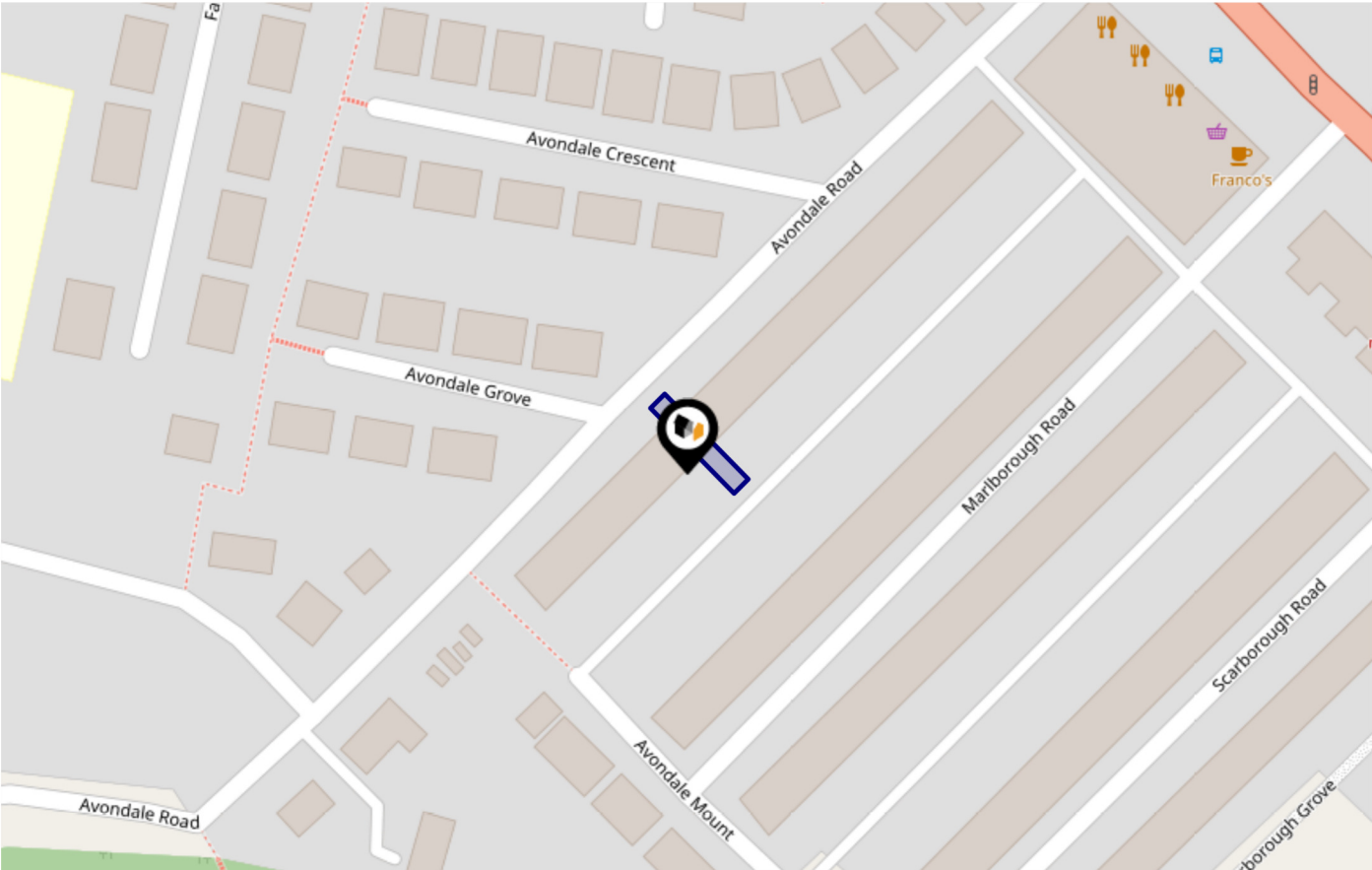
Chance of flooding to the following depths at this property:



# Flood Risk

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

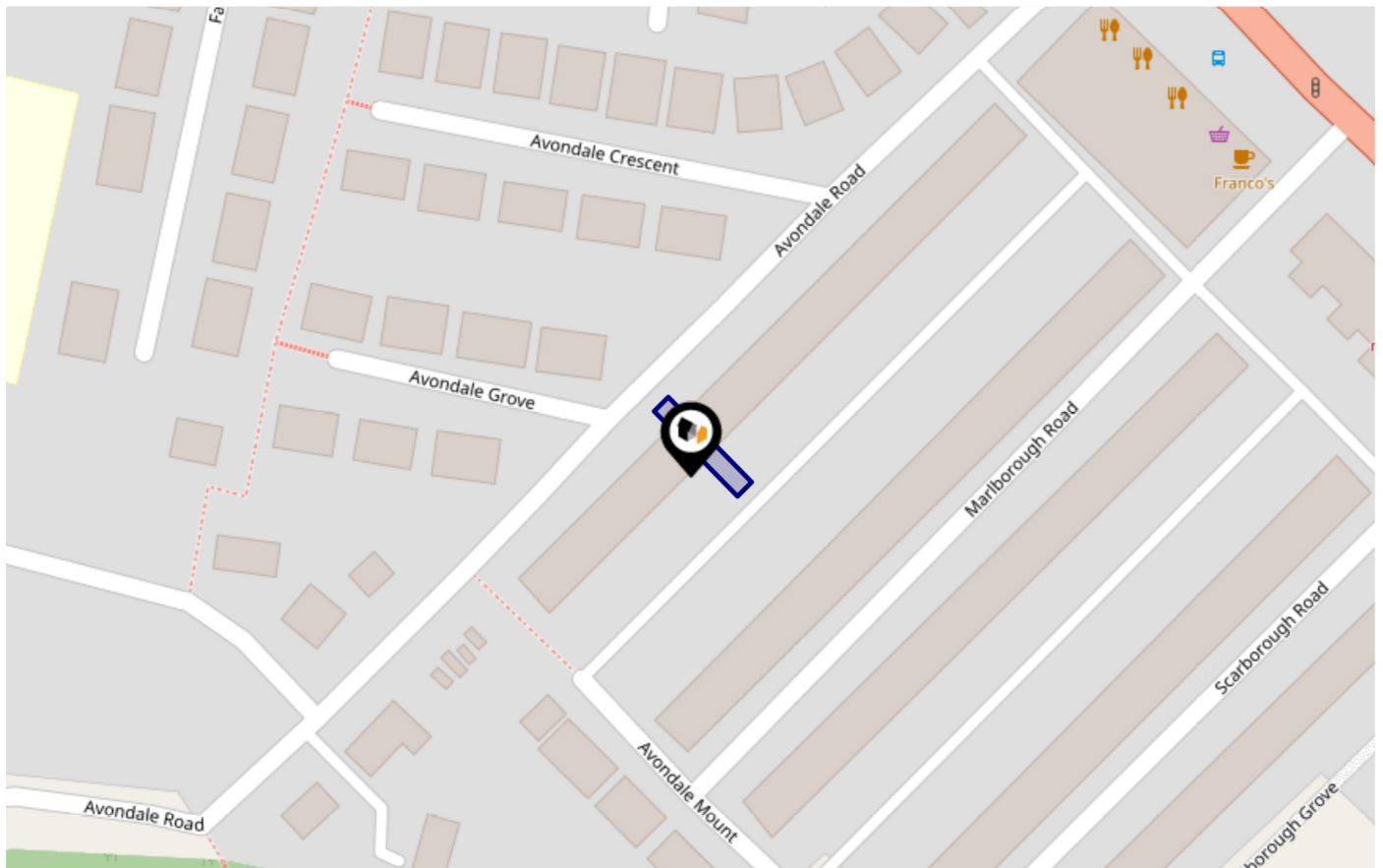
Chance of flooding to the following depths at this property:



# Flood Risk

## Rivers & Seas - Climate Change

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



Risk Rating: Very low

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

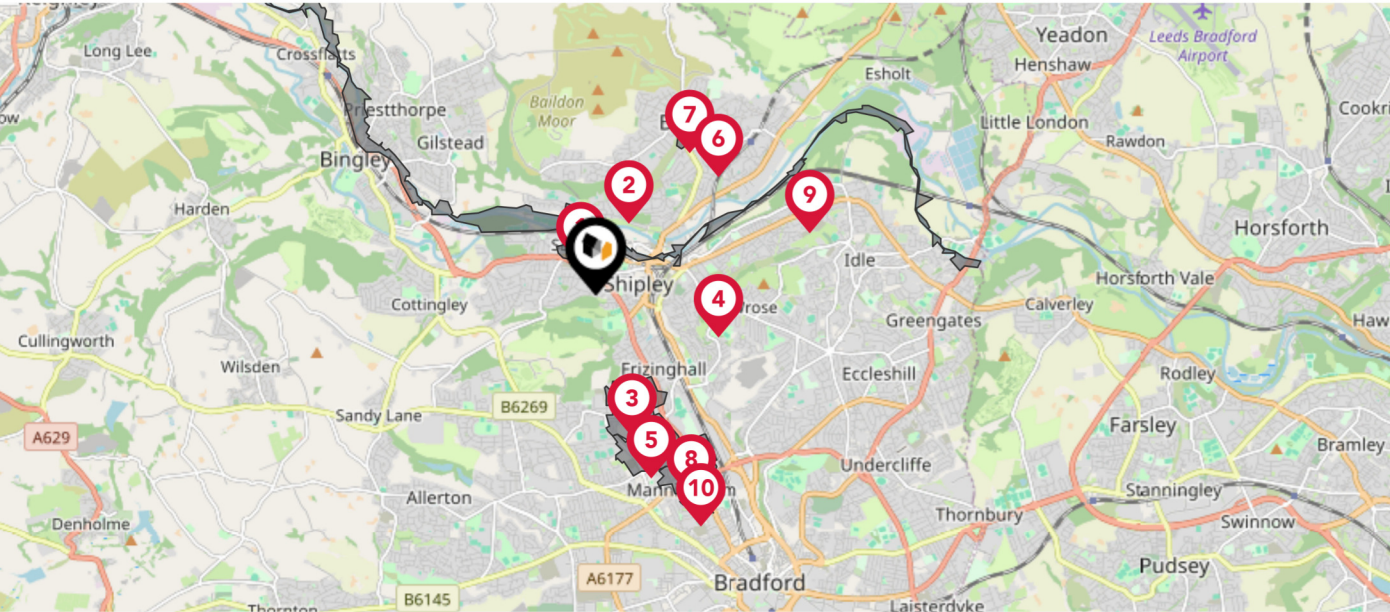
- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any 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:



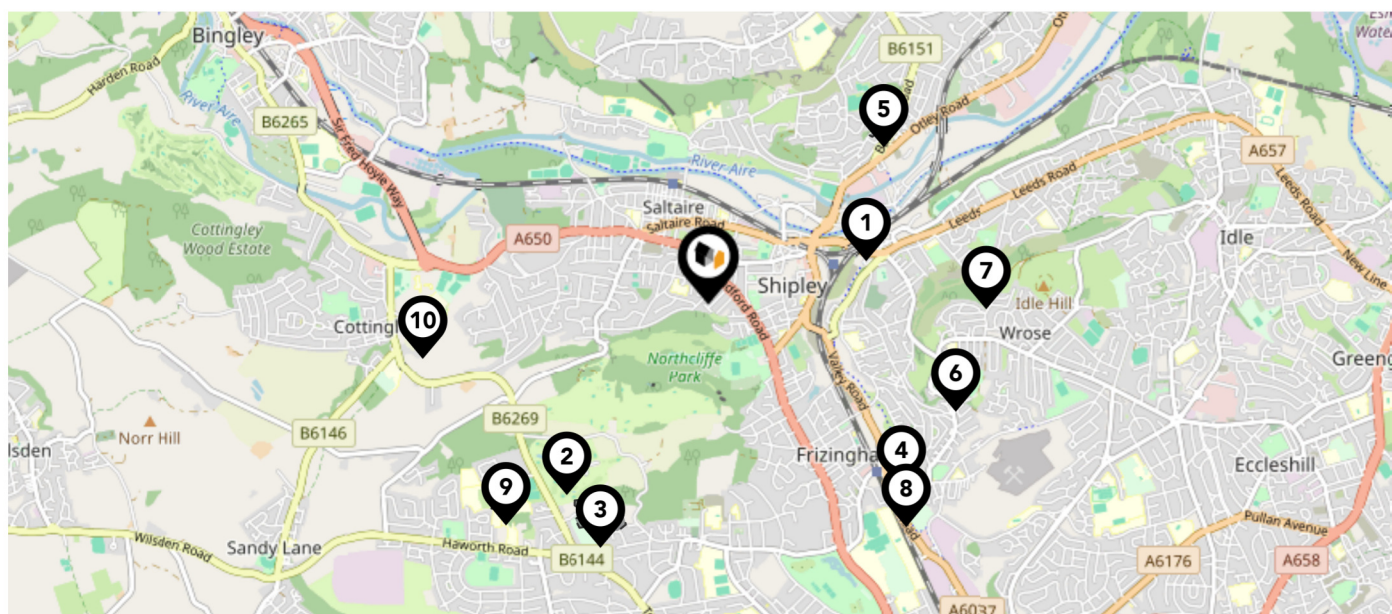


This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas	
	Saltaire
	Baildon Green
	Heaton Estates
	Wrose
	North Park Road
	Baildon Station Road
	Baildon
	St Paul
	Leeds Liverpool Canal
	Apsley Crescent

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

	Shipley Gas Holder-Land to the North of Leeds Road, Brigate, Shipley, Known as Gasometer Works	Historic Landfill 
	Shay Grange Farm-Off Long Lane, Heaton, Bradford, West Yorkshire	Historic Landfill 
	Weather Royd Quarries-Off Shay Lane, Heaton	Historic Landfill 
	Powell Road-Owlet	Historic Landfill 
	Ferniehurst Quarry-Baildon Road, Baildon Wood Bottom	Historic Landfill 
	Gaisby Hill-Wrose	Historic Landfill 
	Wrose Brow Road Tip-Shipley, West Yorkshire	Historic Landfill 
	Clockhouse Playing Fields-Gaisby Lane, Bradford Grammar School, Keighley Road, Heaton Grove	Historic Landfill 
	Heaton Moore School No.2-Heaton Moore School, Heaton Moore	Historic Landfill 
	Nab Wood Grammar School-Cottingley, Bingley	Historic Landfill 



This map displays nearby coal mine entrances and their classifications.



### Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

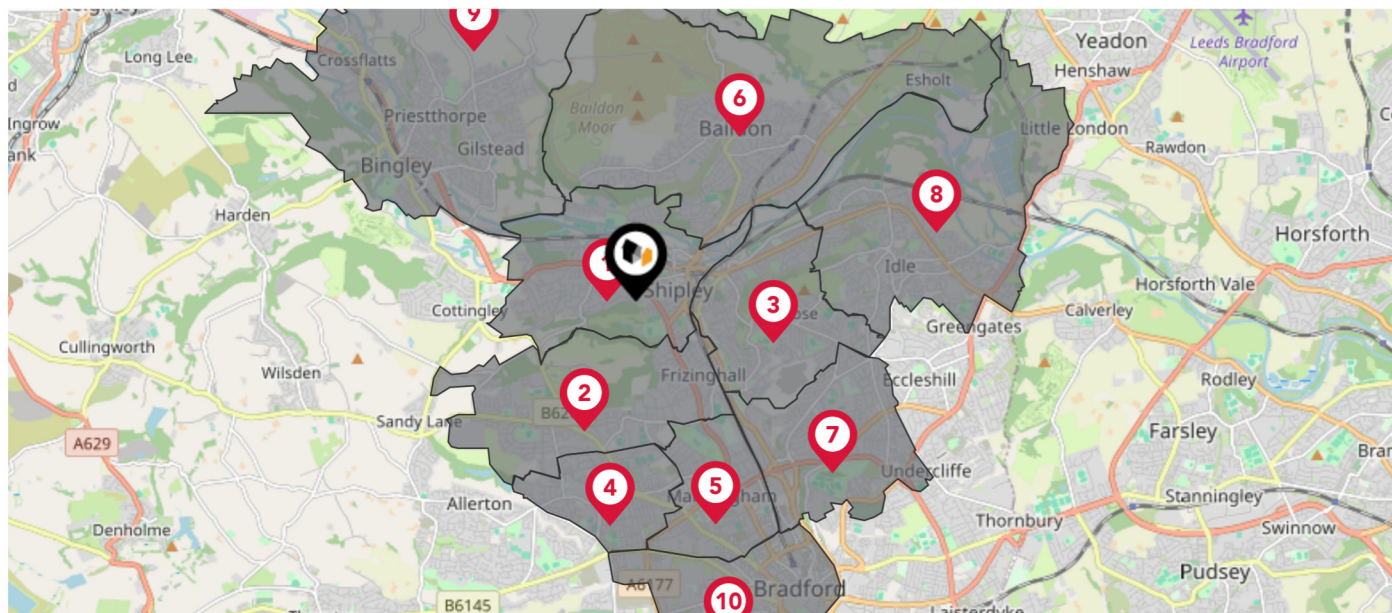
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.

# 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

1

Shipley Ward

2

Heaton Ward

3

Windhill and Wrose Ward

4

Toller Ward

5

Manningham Ward

6

Baildon Ward

7

Bolton and Undercliffe Ward

8

Idle and Thackley Ward

9

Bingley Ward

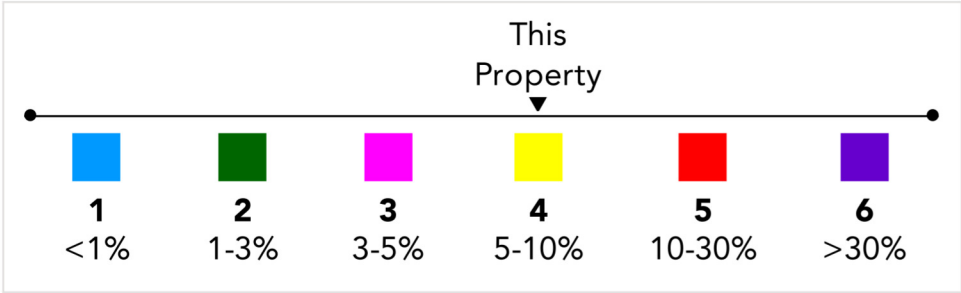
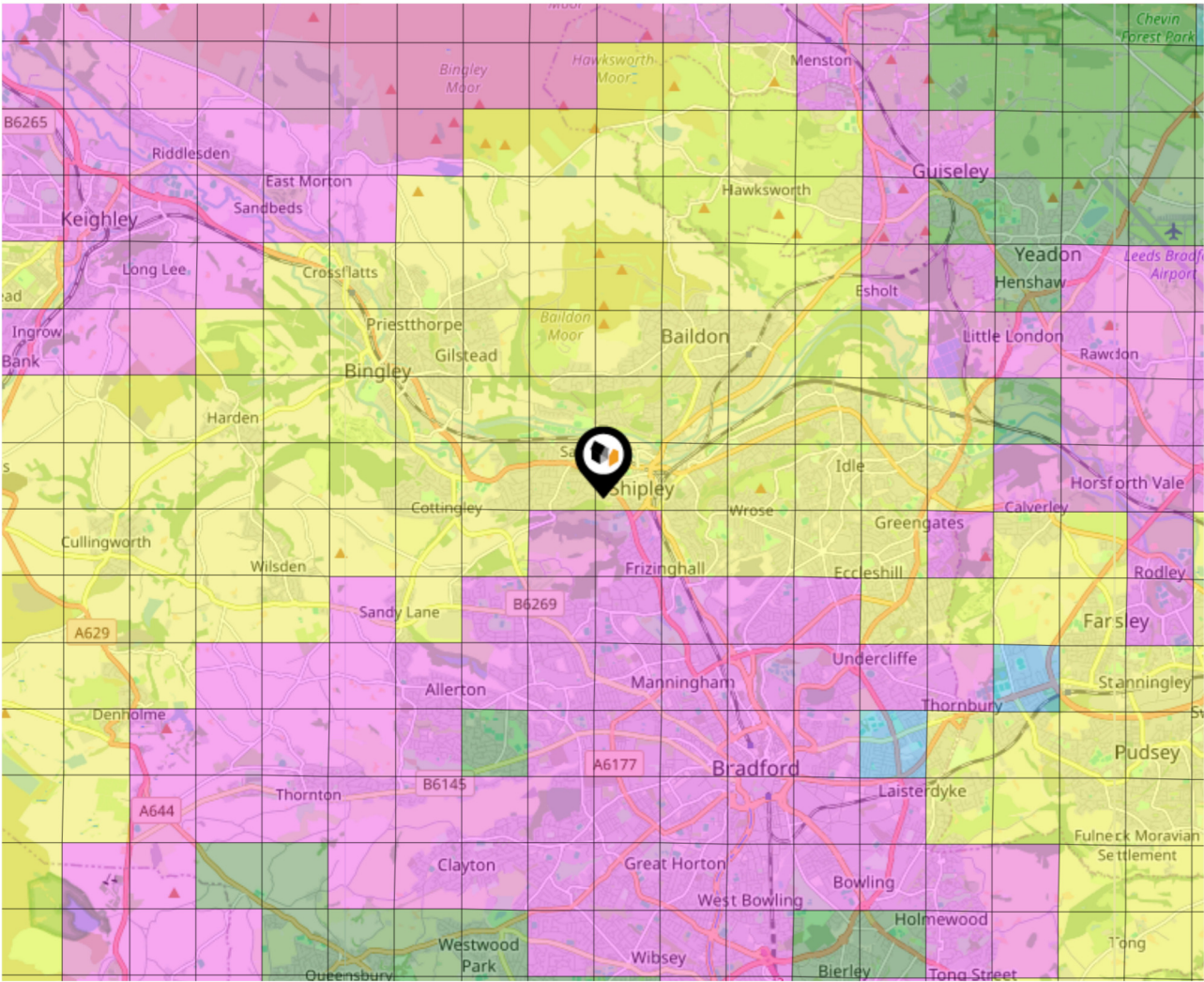
10

City Ward



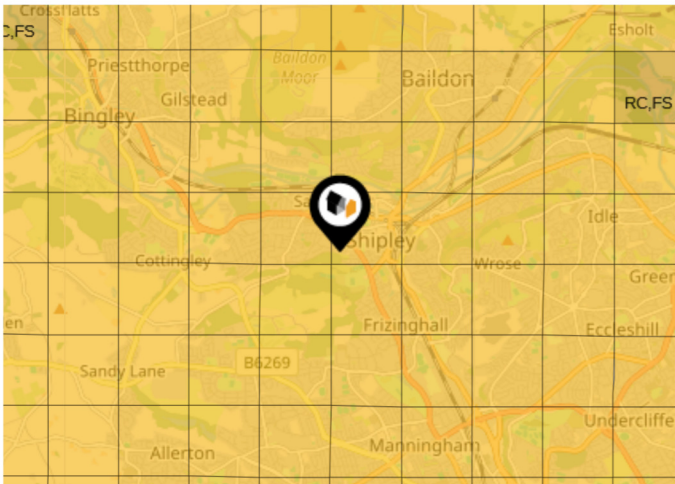
### What is Radon?

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/m<sup>3</sup>).



Ground Composition for this Address (Surrounding square kilometer zone around property)

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



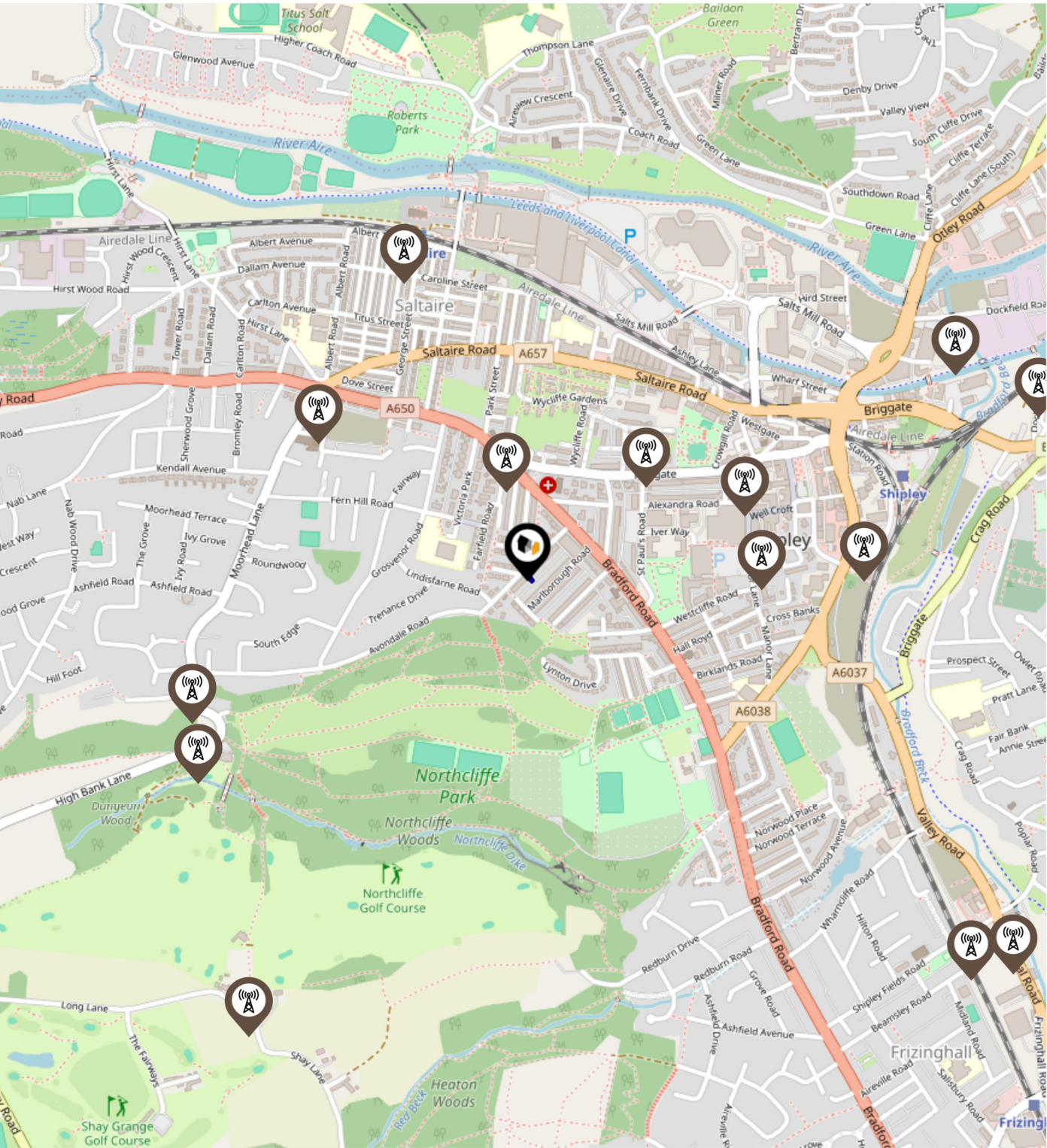
Primary Classifications (Most Common Clay Types)

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



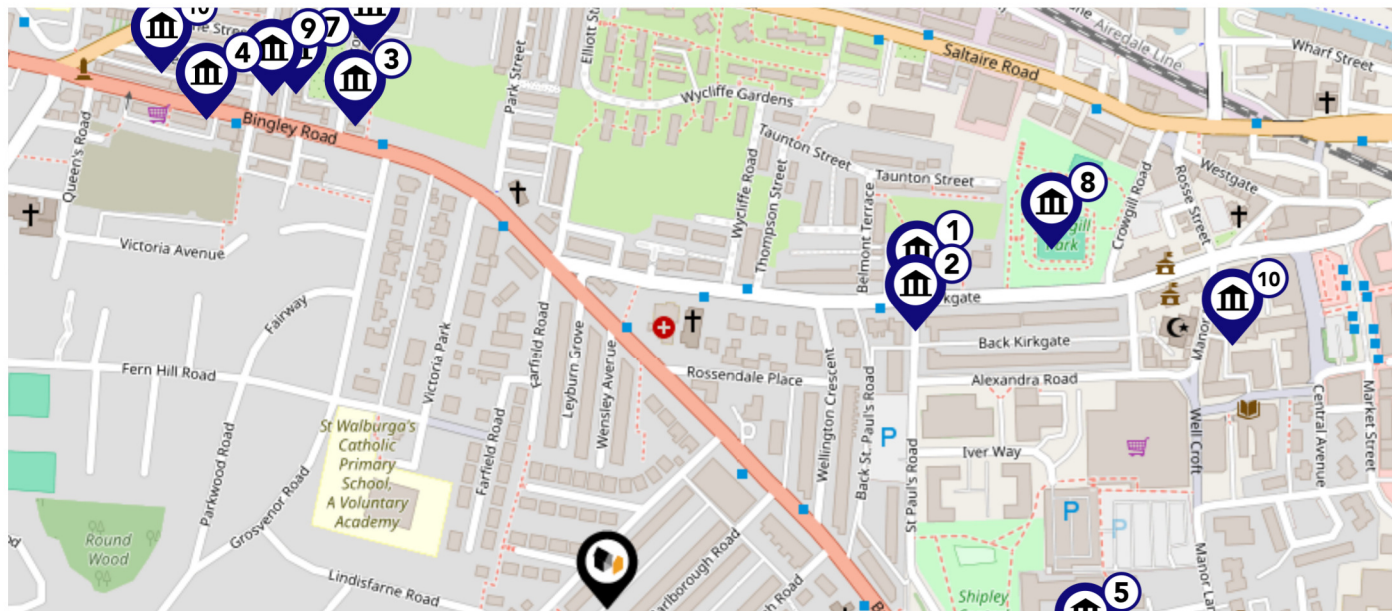
# Local Area












## Masts & Pylons



- Key:**
-  Power Pylons
  -  Communication Masts

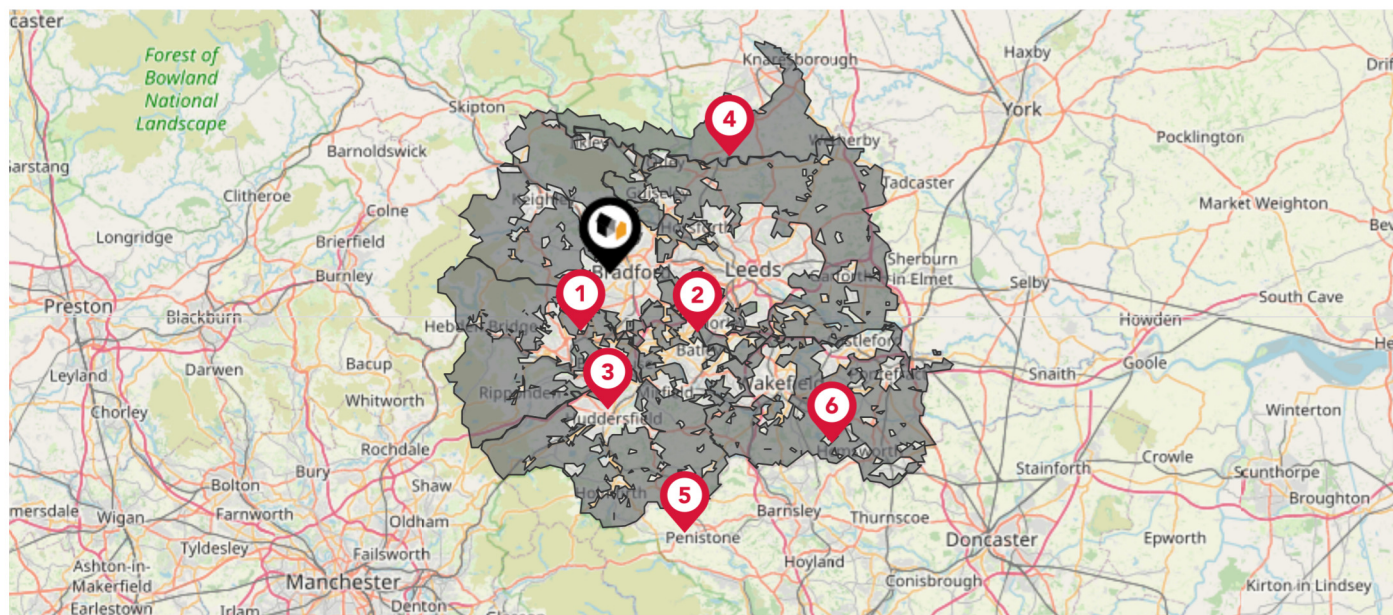
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1133546 - Church Of St Paul	Grade II	0.2 miles
	1133547 - Gates And Gate Piers To Church Of St Paul	Grade II	0.2 miles
	1133561 - Numbers 50-64 Including Railings And Piers To Bingley Road	Grade II	0.3 miles
	1314172 - 29-40, Dove Street	Grade II	0.3 miles
	1133529 - Westcliffe Road Methodist Chapel	Grade II	0.3 miles
	1200466 - Sir Titus Salt's Hospital Including Wall And Piers To Saltaire Road	Grade II	0.3 miles
	1133526 - Numbers 24-49 Including Wall, Piers And Railings To South, And Wall And Piers To North	Grade II	0.3 miles
	1465488 - Shipley War Memorial	Grade II	0.3 miles
	1314173 - 2-18, George Street (see Details For Further Address Information)	Grade II	0.3 miles
	1300902 - Manor Lane Wesleyan Reformed Church Including Number 21	Grade II	0.4 miles
	1133580 - 12, 13, 14 And 15, Jane Street	Grade II	0.4 miles

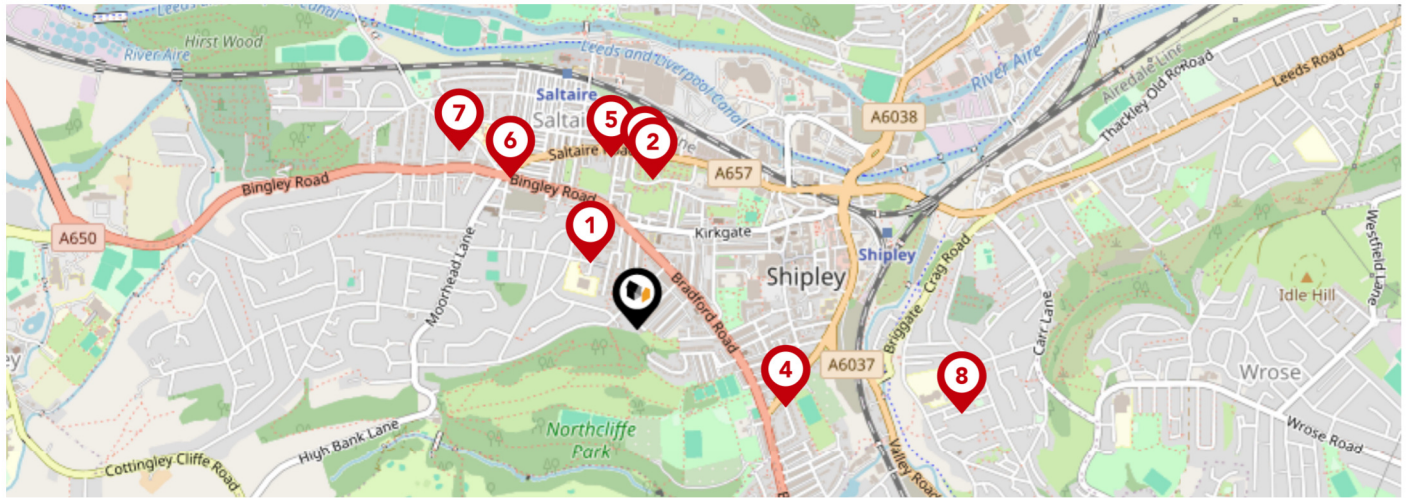


This map displays nearby areas that have been designated as Green Belt...



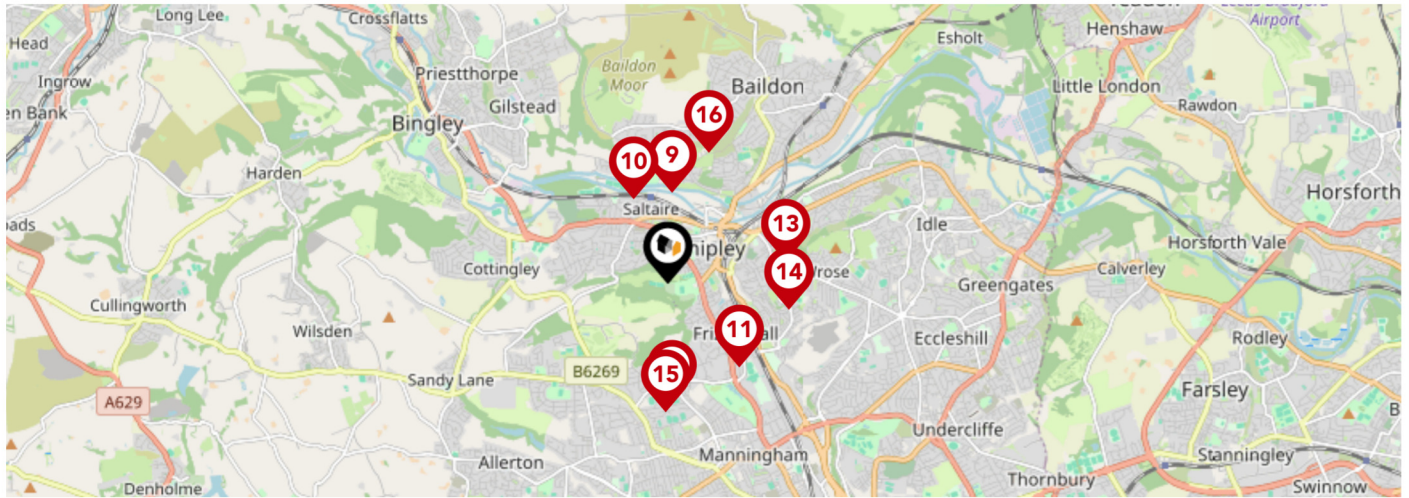
### Nearby Green Belt Land









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



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>St Walburga's Catholic Primary School, A Voluntary Academy</b> Ofsted Rating: Good   Pupils: 235   Distance:0.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Wycliffe CofE Primary School</b> Ofsted Rating: Good   Pupils: 340   Distance:0.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Bradford Alternative Provision Academy</b> Ofsted Rating: Outstanding   Pupils: 78   Distance:0.35	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Shipley CofE Primary School</b> Ofsted Rating: Good   Pupils: 205   Distance:0.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Shipley College</b> Ofsted Rating: Requires improvement   Pupils:0   Distance:0.38	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Saltaire Primary School</b> Ofsted Rating: Good   Pupils: 418   Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Hirst Wood Nursery School</b> Ofsted Rating: Good   Pupils: 84   Distance:0.55	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>High Crag Primary Leadership Academy</b> Ofsted Rating: Good   Pupils: 351   Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

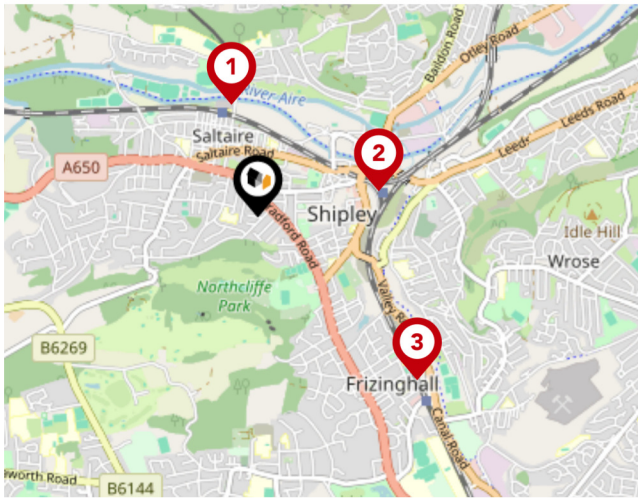




		Nursery	Primary	Secondary	College	Private
	<b>Baildon Glen Primary School</b> Ofsted Rating: Not Rated   Pupils: 171   Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Titus Salt School</b> Ofsted Rating: Good   Pupils: 1451   Distance:0.8	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Frizinghall Primary School</b> Ofsted Rating: Good   Pupils: 416   Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Heaton St Barnabas' CofE Aided Primary School</b> Ofsted Rating: Good   Pupils: 401   Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Christ Church Church of England Academy</b> Ofsted Rating: Good   Pupils: 194   Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Low Ash Primary School</b> Ofsted Rating: Good   Pupils: 477   Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Bede's and St Joseph's Catholic College, A Voluntary Academy</b> Ofsted Rating: Good   Pupils: 1784   Distance:1.12	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Sandal Primary School</b> Ofsted Rating: Good   Pupils: 454   Distance:1.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

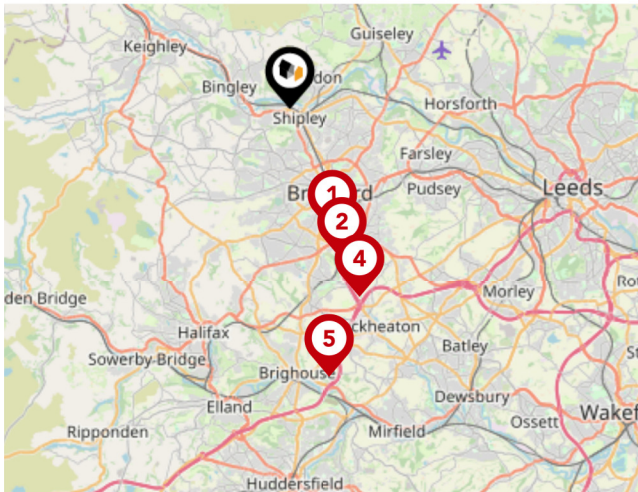
# Area

## Transport (National)



### National Rail Stations

Pin	Name	Distance
1	Saltire Rail Station	0.5 miles
2	Shipley Rail Station	0.54 miles
3	Frizinghall Rail Station	1.01 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M606 J3	4.56 miles
2	M606 J2	5.56 miles
3	M606 J1	7.01 miles
4	M62 J26	7.03 miles
5	M62 J25	9.47 miles



### Airports/Helipads

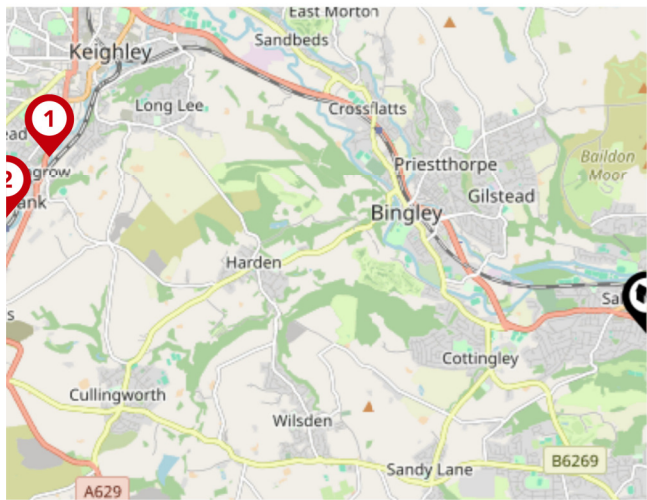
Pin	Name	Distance
1	Leeds Bradford Airport	5.79 miles
2	Manchester Airport	38.08 miles
3	Teesside Airport	49.21 miles
4	Finningley	40.01 miles





### Bus Stops/Stations

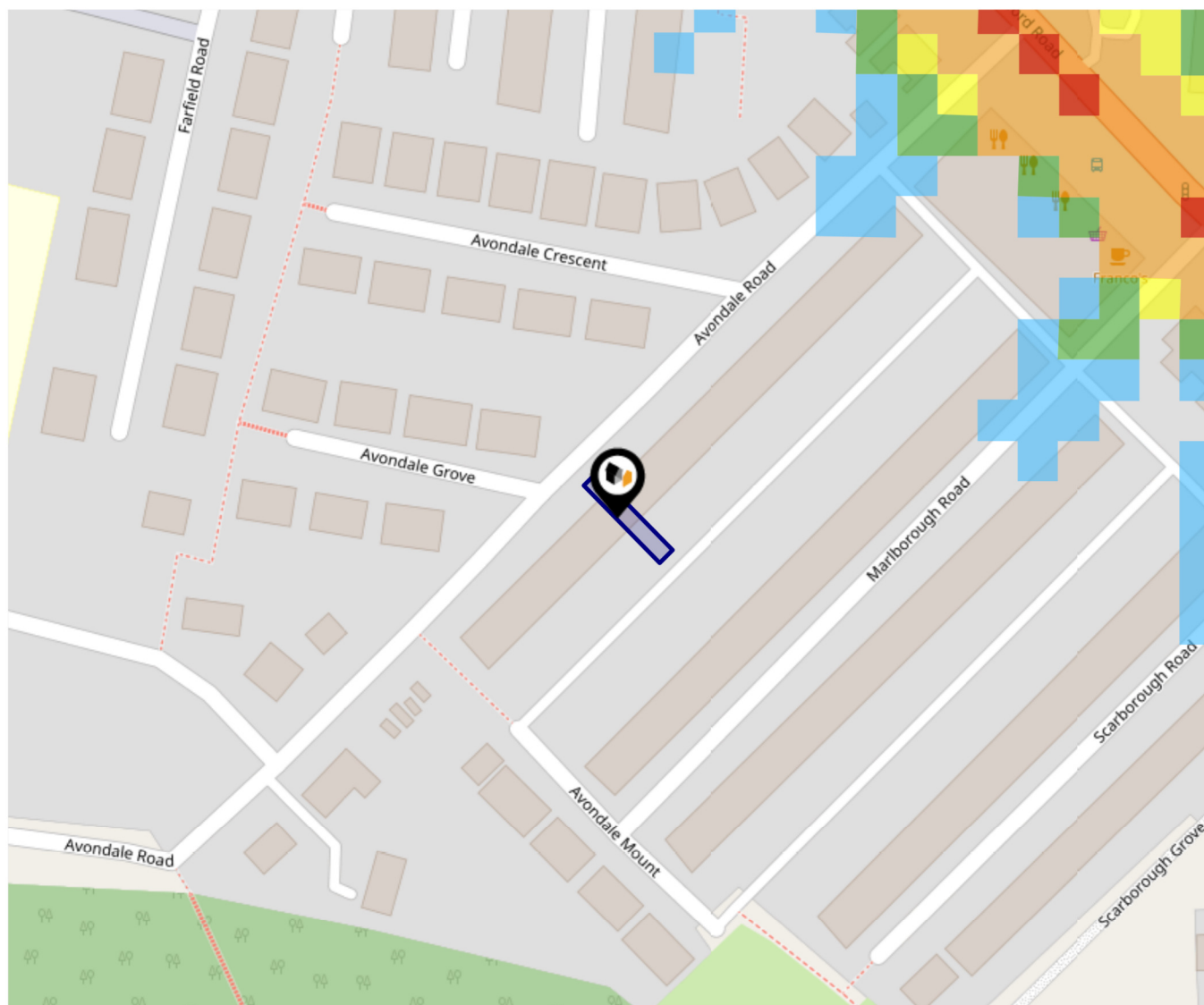
Pin	Name	Distance
1	Kirkgate	0.13 miles
2	Avondale Road	0.09 miles
3	Shipley Hospital	0.16 miles
4	Shipley Hospital	0.17 miles
5	Shipley Central Park	0.14 miles



### Local Connections






Pin	Name	Distance
1	Ingrow West (Keighley & Worth Valley Railway)	5.45 miles
2	Damems (Keighley & Worth Valley Railway)	5.7 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

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.



### Contains public sector information licensed under the Open Government License v3.0

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