



Maxfield

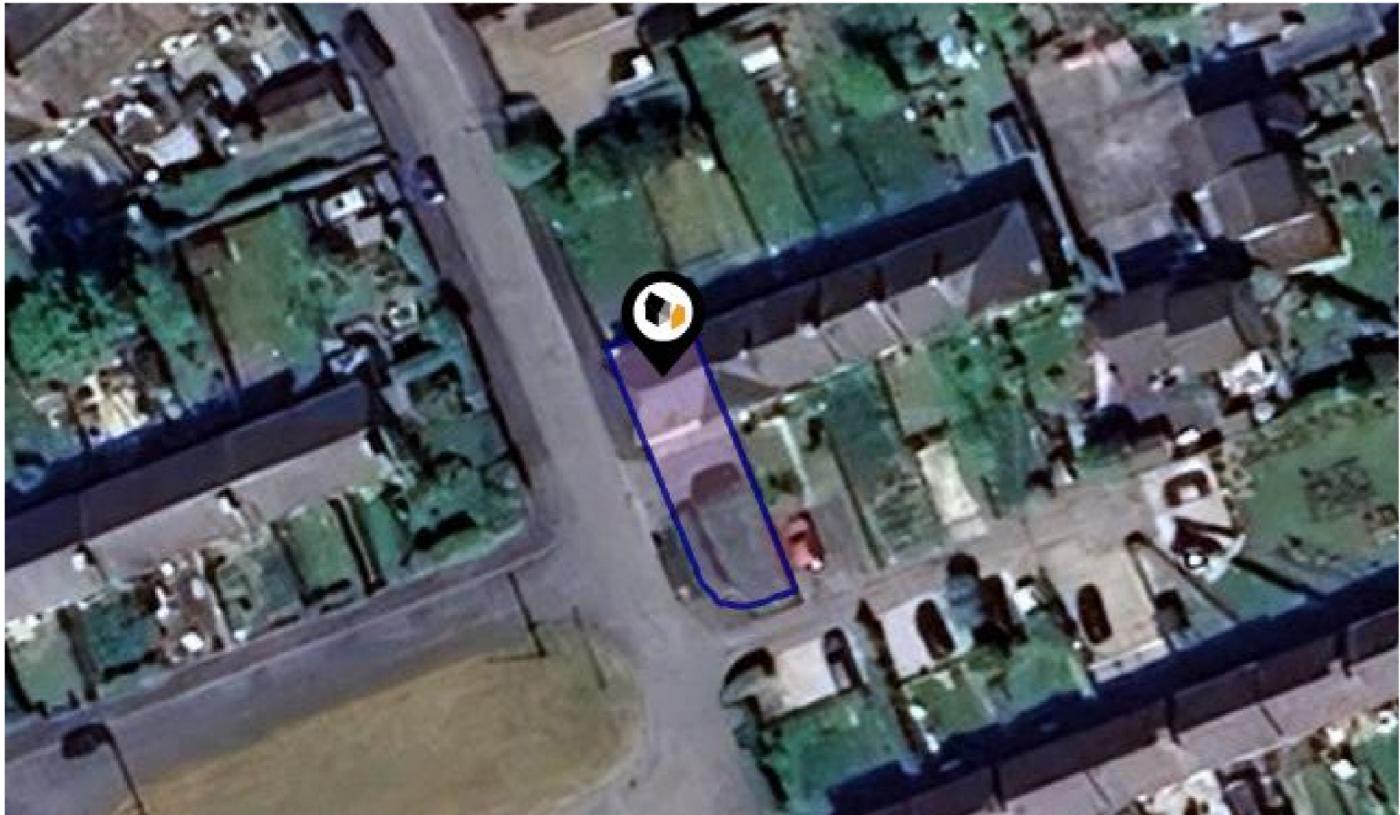


See More Online

MIR: Material Info

The Material Information Affecting this Property

Thursday 08th January 2026



**27A, HIGHFIELD TERRACE, CULLINGWORTH, BRADFORD,
BD13 5HR**

KM Maxfield

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www.kmmaxfield.com



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Property Overview



Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	2		
Plot Area:	0.04 acres		
Council Tax :	Band A		
Annual Estimate:	£1,497		
Title Number:	YY146253		
UPRN:	10094873230		

Local Area

Local Authority:	Bradford mdc
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: **1 Highfield Terrace Cullingworth Bradford West Yorkshire BD13 5HR**

Reference - 88/01467/FUL**Decision:** Granted**Date:** 26th February 1988**Description:**

Extension to property

Planning records for: **19 Highfield Terrace Cullingworth Bingley Bradford West Yorkshire BD13 5HR**

Reference - 05/03520/PHH**Decision:** Decided**Date:** 24th May 2005**Description:**

Demolish existing porch and replace with conservatory

Planning records for: **20 Highfield Terrace Cullingworth Bradford West Yorkshire BD13 5HR**

Reference - 84/05245/FUL**Decision:** Granted**Date:** 10th September 1984**Description:**

Single Storey Extension

Planning records for: **26 Highfield Terrace Cullingworth Bingley West Yorkshire BD13 5HR**

Reference - 07/01790/PHH**Decision:** Decided**Date:** 06th March 2007**Description:**

Conservatory to rear of property

Planning records for: **27 Highfield Terrace Cullingworth Bingley West Yorkshire BD13 5HR**

Reference - 19/03311/FUL

Decision: Granted

Date: 13th August 2019

Description:

Alterations to existing end terrace dwelling and construction of new dwelling attached to number 27

Reference - 83/07699/FUL

Decision: Granted

Date: 03rd November 1983

Description:

Porch

Planning records for: **5 Highfield Terrace Cullingworth Bingley West Yorkshire BD13 5HR**

Reference - 06/04183/FUL

Decision: Granted

Date: 07th June 2006

Description:

Erection of porch to front of property

Reference - 07/01121/PHH

Decision: Decided

Date: 05th February 2007

Description:

Conservatory to rear

Planning records for: **6 Highfield Terrace Cullingworth Bradford West Yorkshire BD13 5HR**

Reference - 92/04818/FUL

Decision: Granted

Date: 03rd August 1992

Description:

Rear extension as amended by revised plans dated 22.09.92

Reference - 93/02342/FUL

Decision: Granted

Date: 27th July 1993

Description:

Enlargement of approved extension from 2.5m to 3.0m

Reference - 85/03437/FUL

Decision: Granted

Date: 29th May 1985

Description:

Porch

Planning records for: **7 Highfield Terrace Cullingworth Bingley West Yorkshire BD13 5HR**

Reference - 14/00495/HOU

Decision: Granted

Date: 05th February 2014

Description:

Single storey rear and side extension

Gallery Photos



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



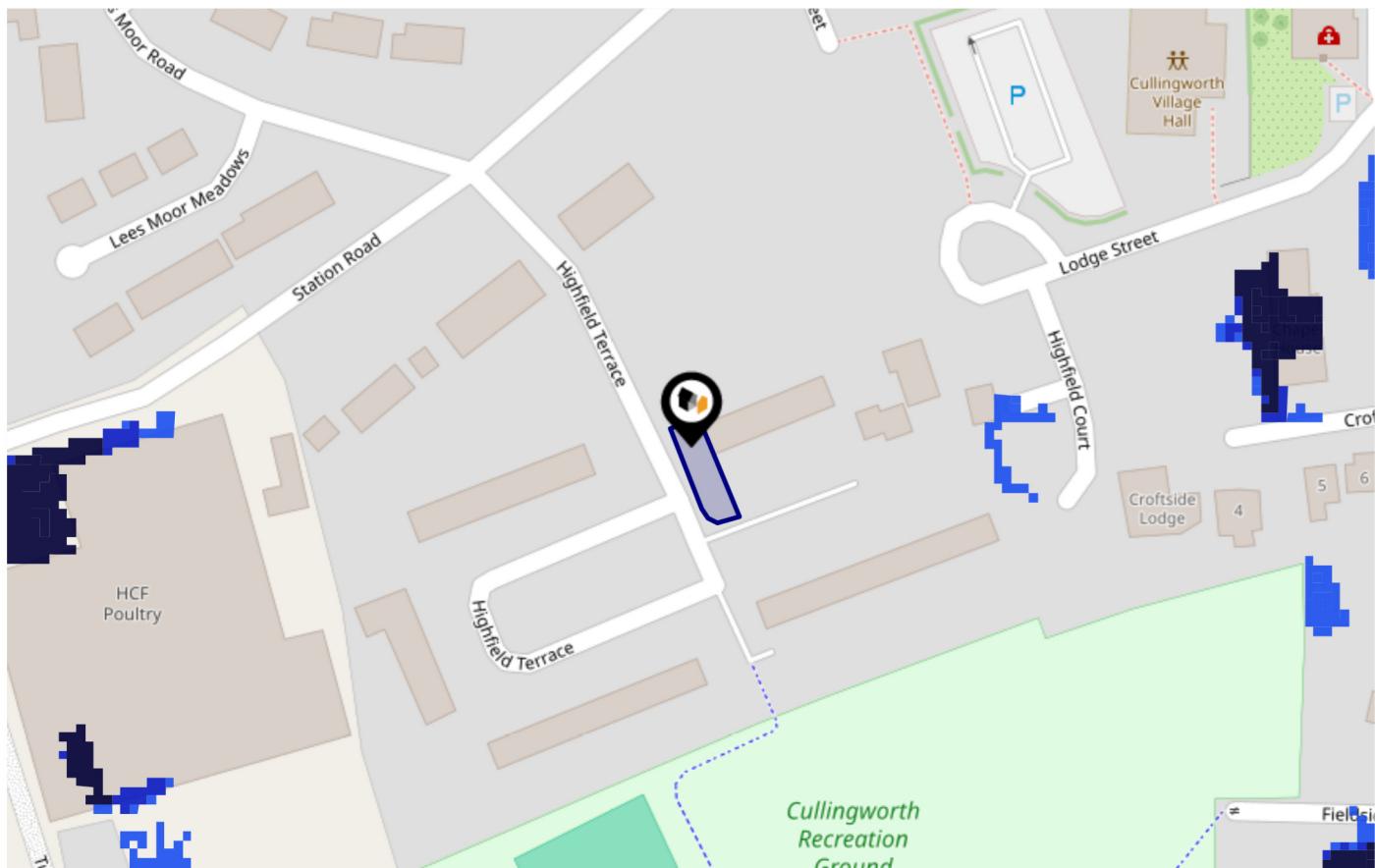
Important - Please read

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.

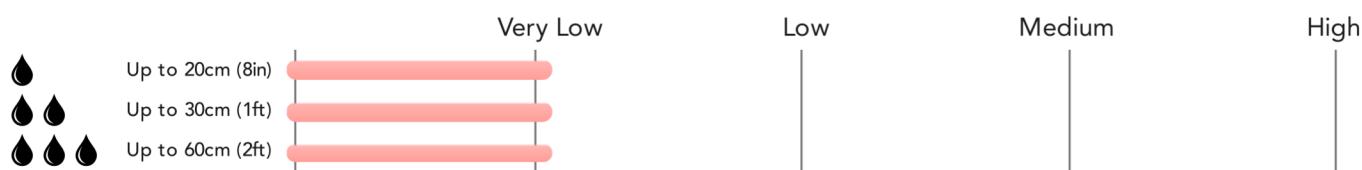


Risk Rating: **Very low**

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:

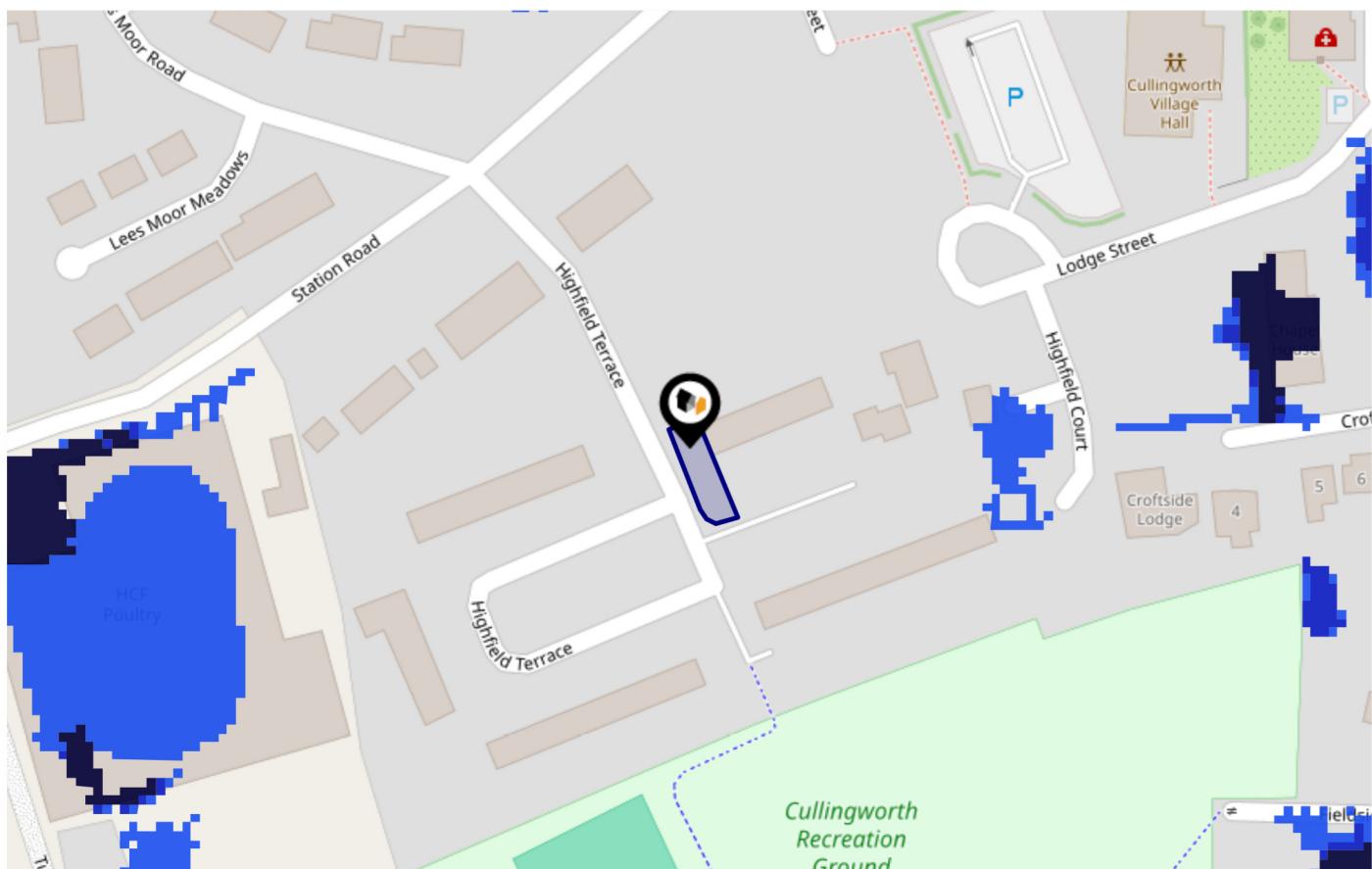


Flood Risk

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.

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Chance of flooding to the following depths at this property:

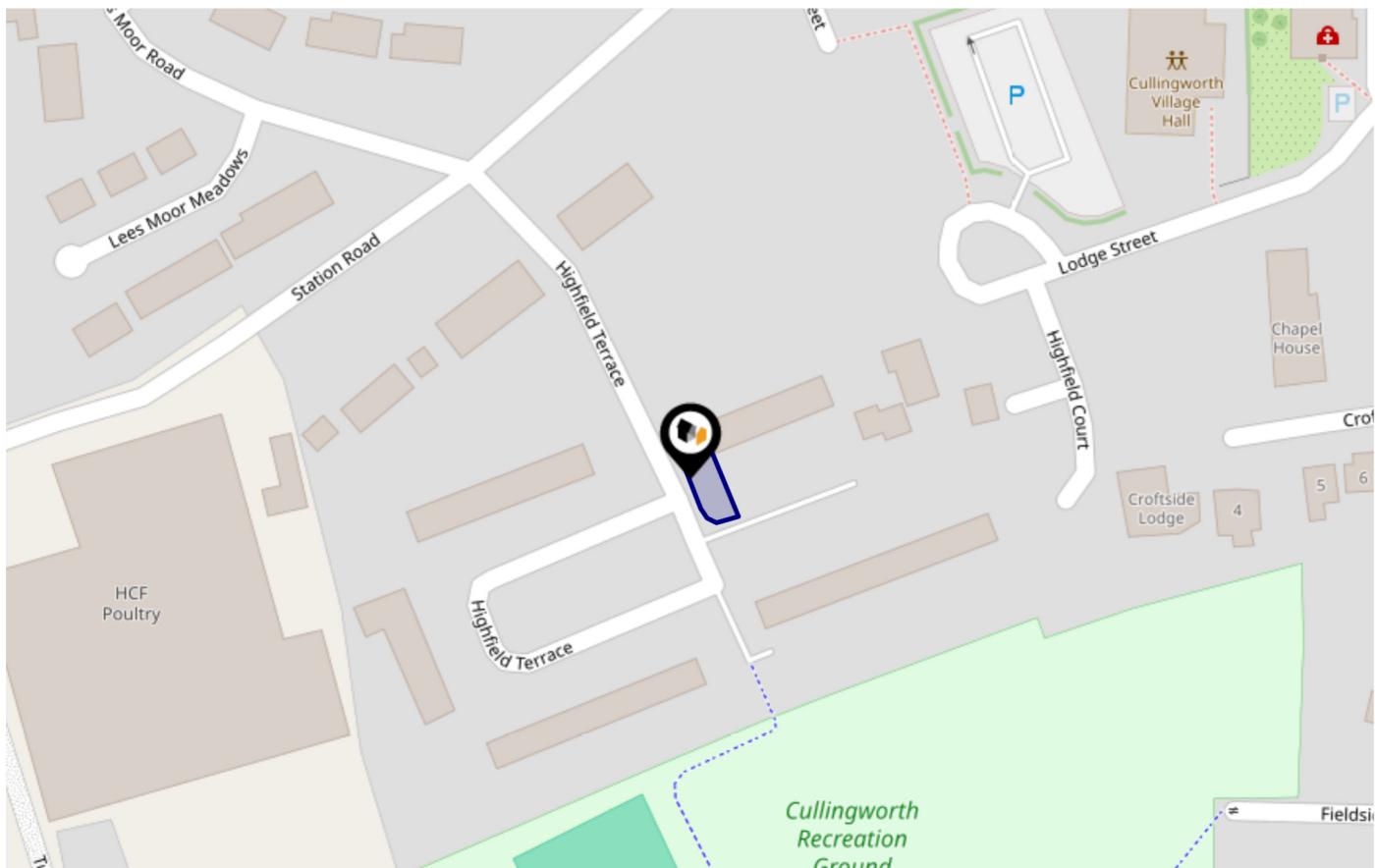


Flood Risk

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.

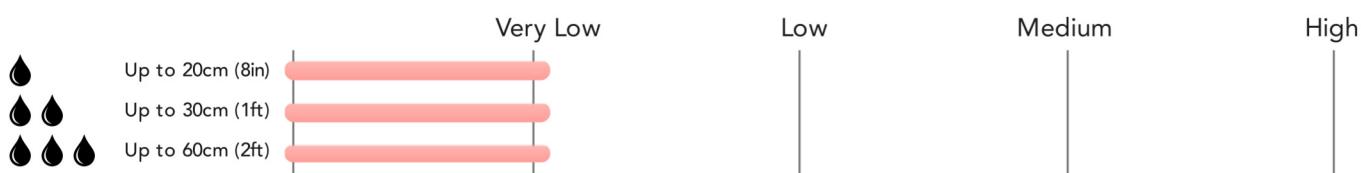


Risk Rating: Very low

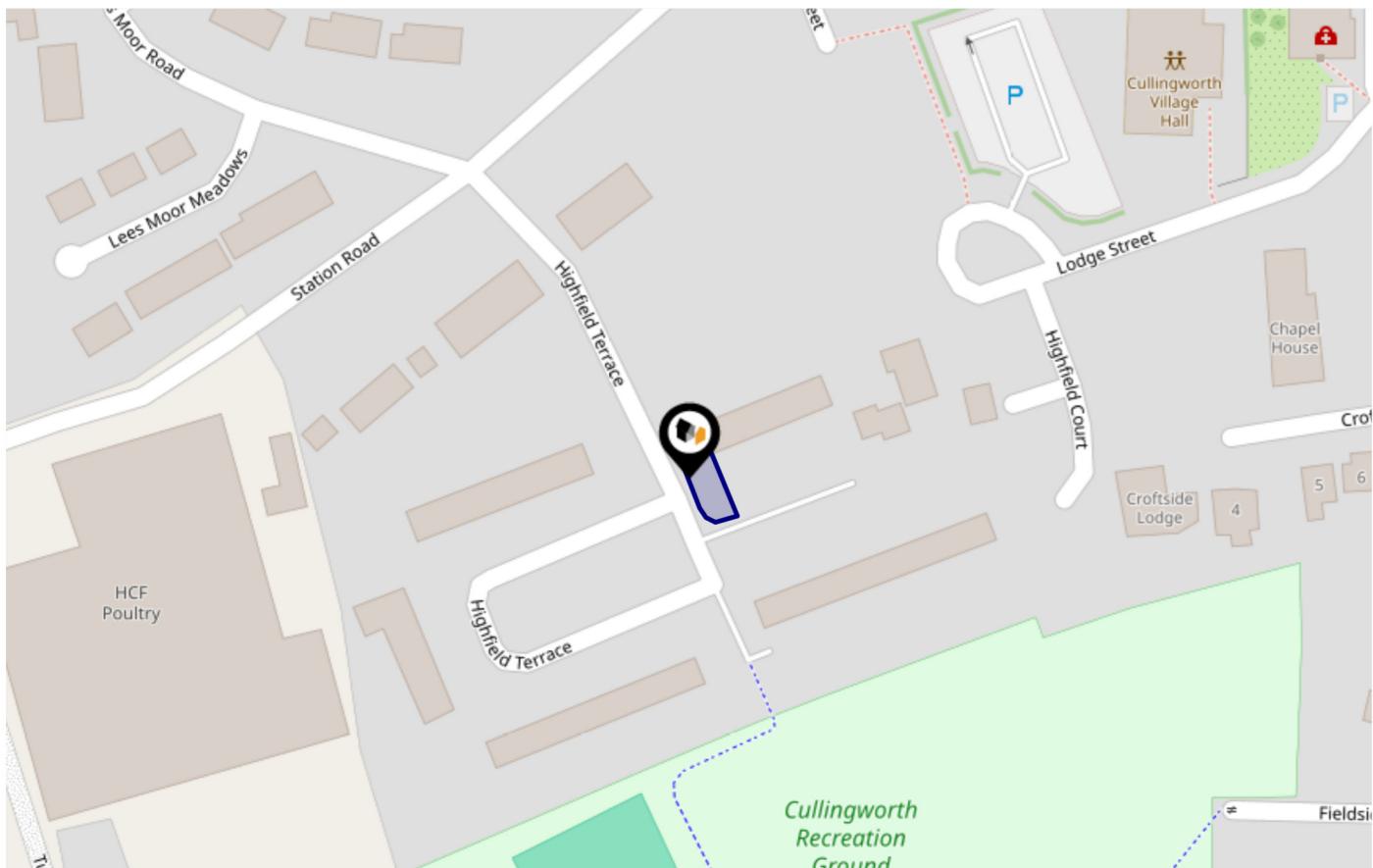
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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.

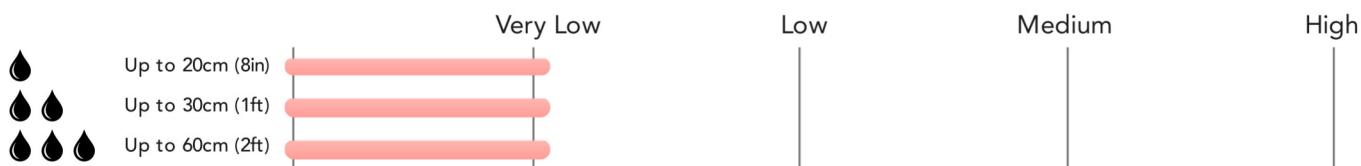


Risk Rating: Very low

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

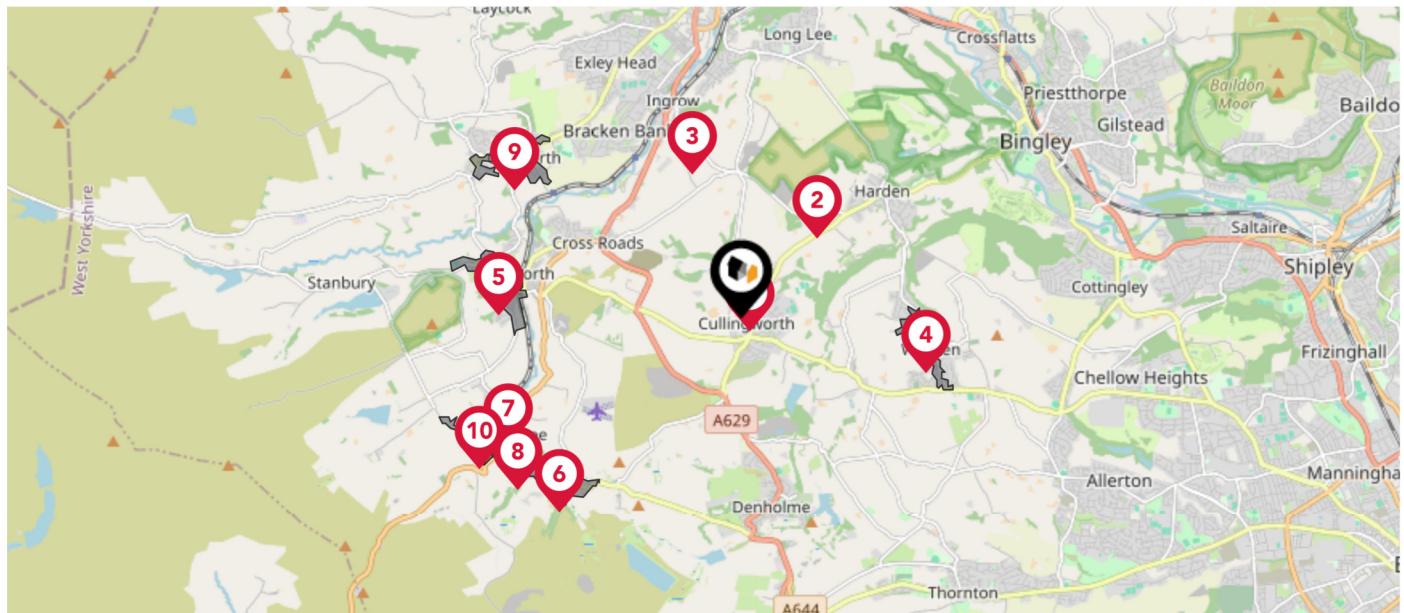


Maps

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

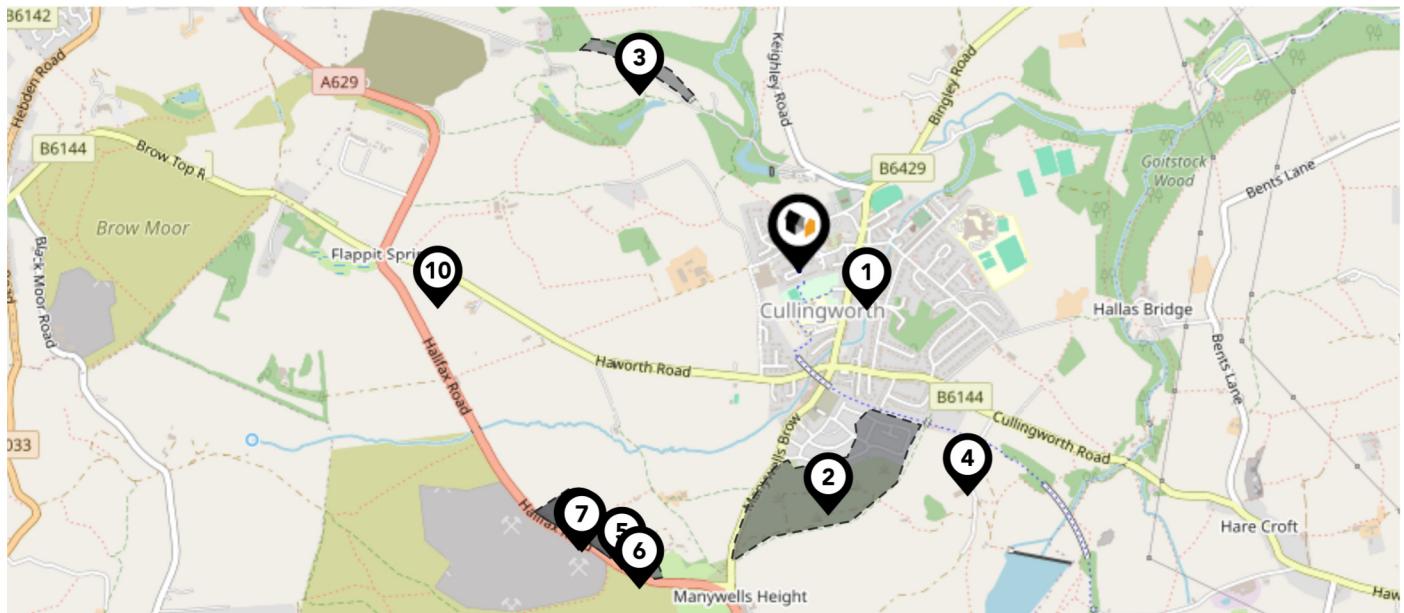
	Cullingworth
	Ryecroft
	Hainworth
	Wilsden
	Haworth
	Leeming
	Oxenholme Station Road
	Oxenholme Lower Town
	Oakworth
	Oxenholme Upper Town

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

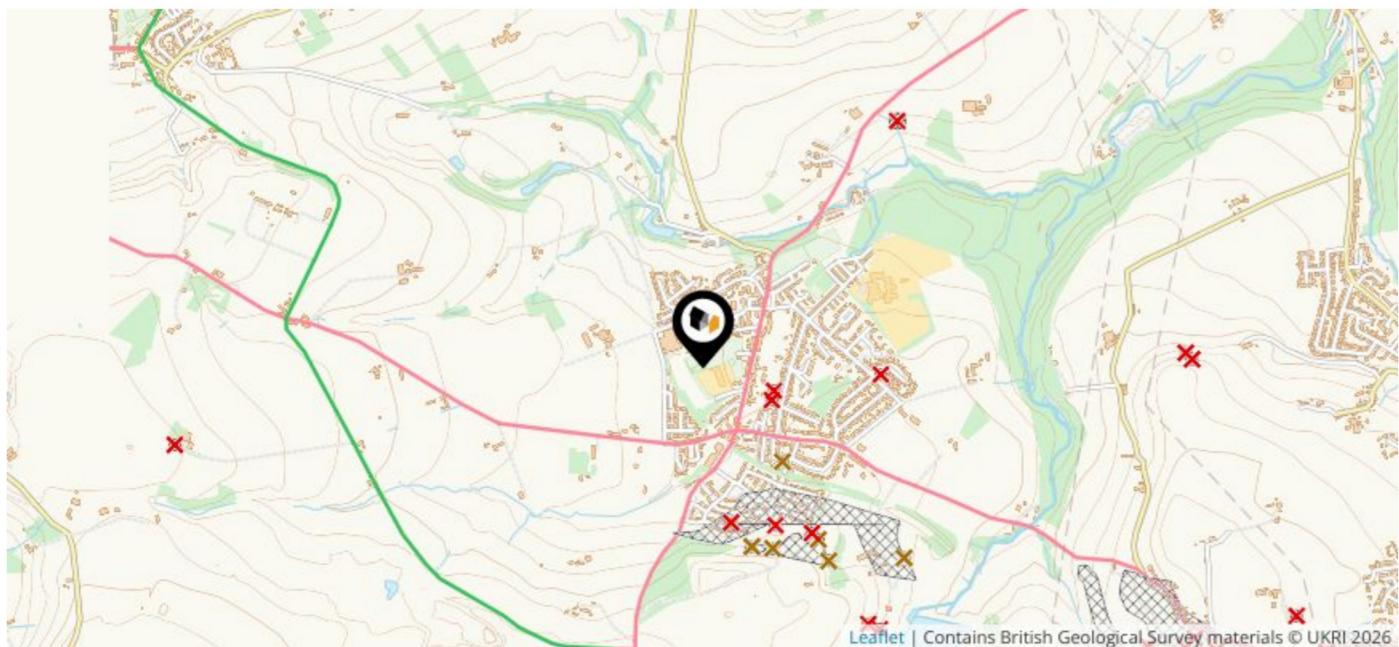
1	Bingley Roofing Centre-Cullingworth Mills, Cullingworth, Bingley	Historic Landfill	<input type="checkbox"/>
2	Manywells Quarry-Manywells Brow, Cullingworth, Bradford, West Yorkshire	Historic Landfill	<input type="checkbox"/>
3	Ex Railway Cutting-Sugden End, Cullingworth	Historic Landfill	<input type="checkbox"/>
4	Land at East Manywells Farm-Doll Lane, off Cullingworth Road, Cullingworth	Historic Landfill	<input type="checkbox"/>
5	EA/EPR/XP3699ZD/A001	Active Landfill	<input checked="" type="checkbox"/>
6	North View Farm-Manywells Lane, Cullingworth	Historic Landfill	<input type="checkbox"/>
7	West Manywells Quarry-Halifax Road, Cullingworth	Historic Landfill	<input type="checkbox"/>
8	West Manywells Quarry - Intake Farm-Halifax Road, Cullingworth	Historic Landfill	<input type="checkbox"/>
9	West Manywells Quarry - Intake Farm-Cullingworth Fronting Onto A620 Halifax Road	Historic Landfill	<input type="checkbox"/>
10	Brown Hill Farm-Flappit Spring, Cullingworth	Historic Landfill	<input type="checkbox"/>

Maps

Coal Mining



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.

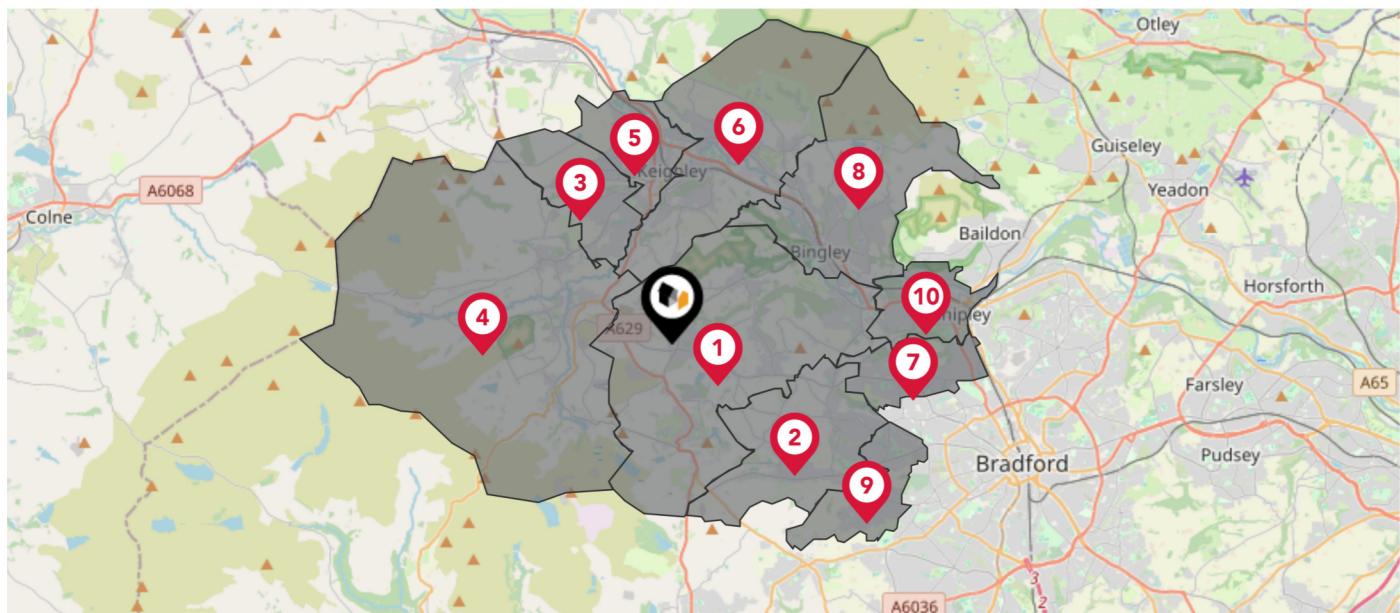
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear 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 Bingley Rural Ward



2 Thornton and Allerton Ward



3 Keighley West Ward



4 Worth Valley Ward



5 Keighley Central Ward



6 Keighley East Ward



7 Heaton Ward



8 Bingley Ward



9 Clayton and Fairweather Green Ward



10 Shipley Ward

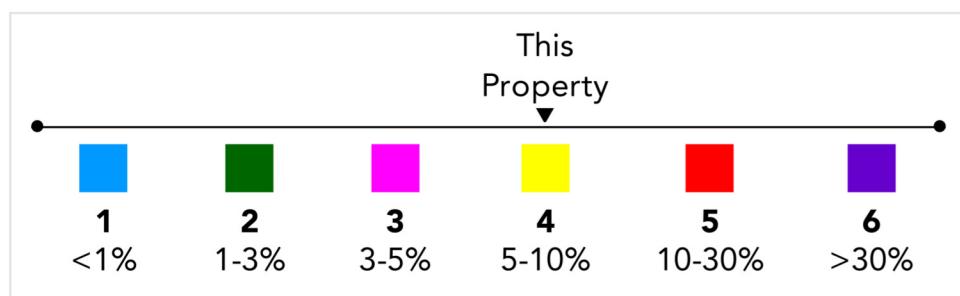
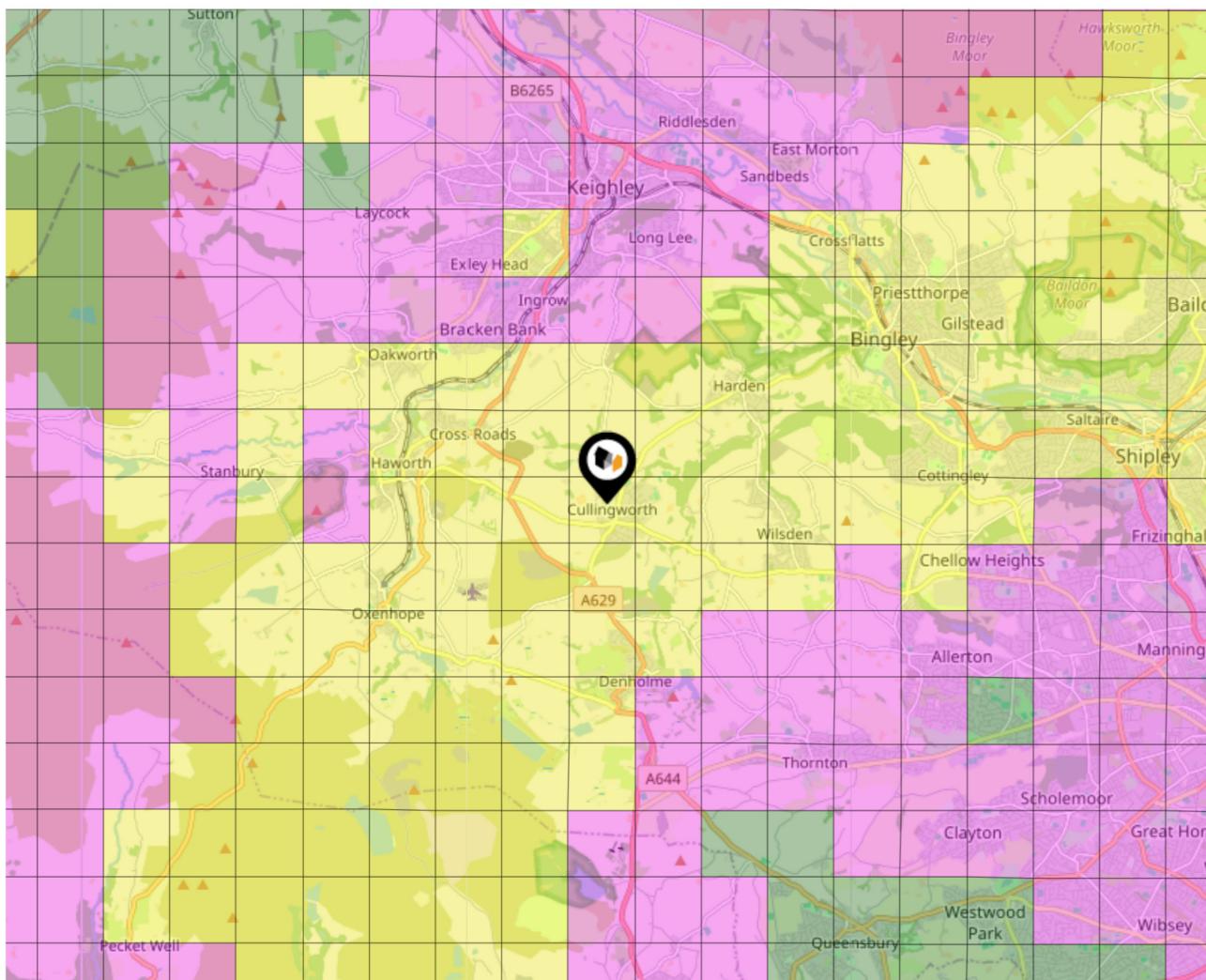
Environment

Radon Gas



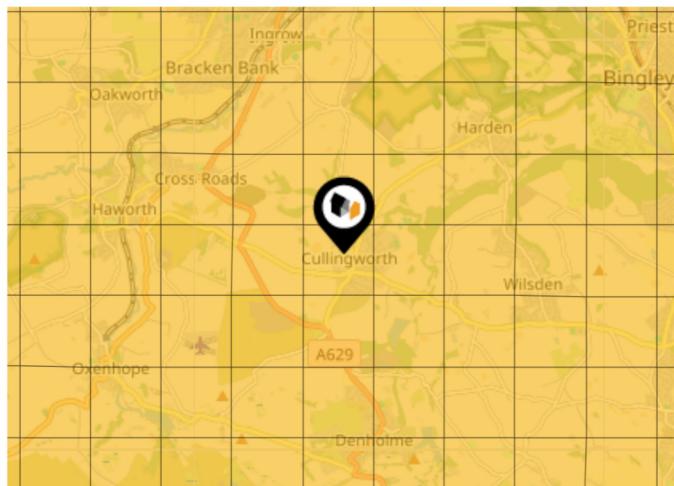
What is Radon?

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)

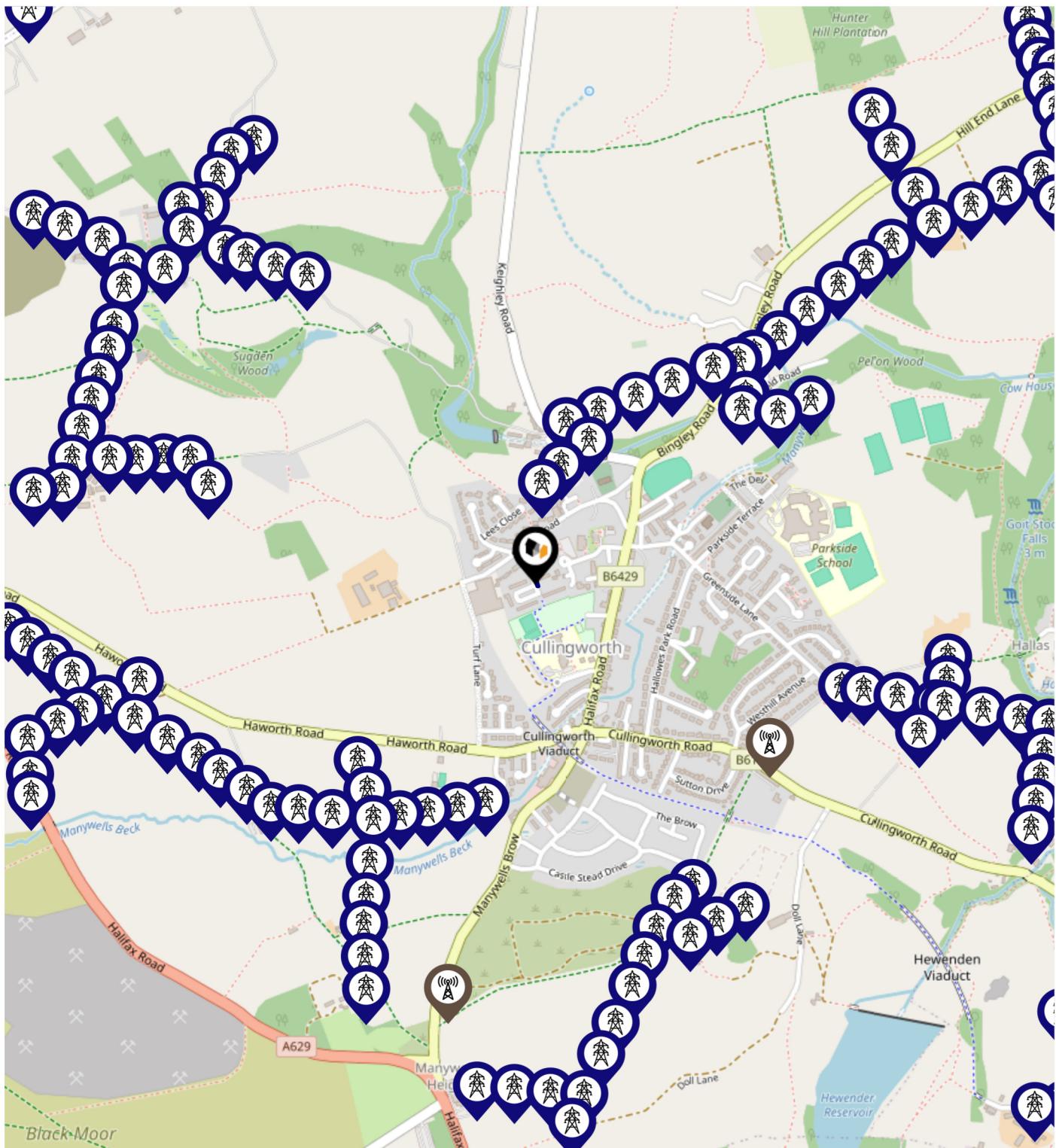
Carbon Content:	VARIABLE(LOW)	Soil Texture:	CLAYEY LOAM TO SILTY
Parent Material Grain:	MIXED (ARGILLIC-RUDACEOUS)	Soil Depth:	LOAM DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		



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...



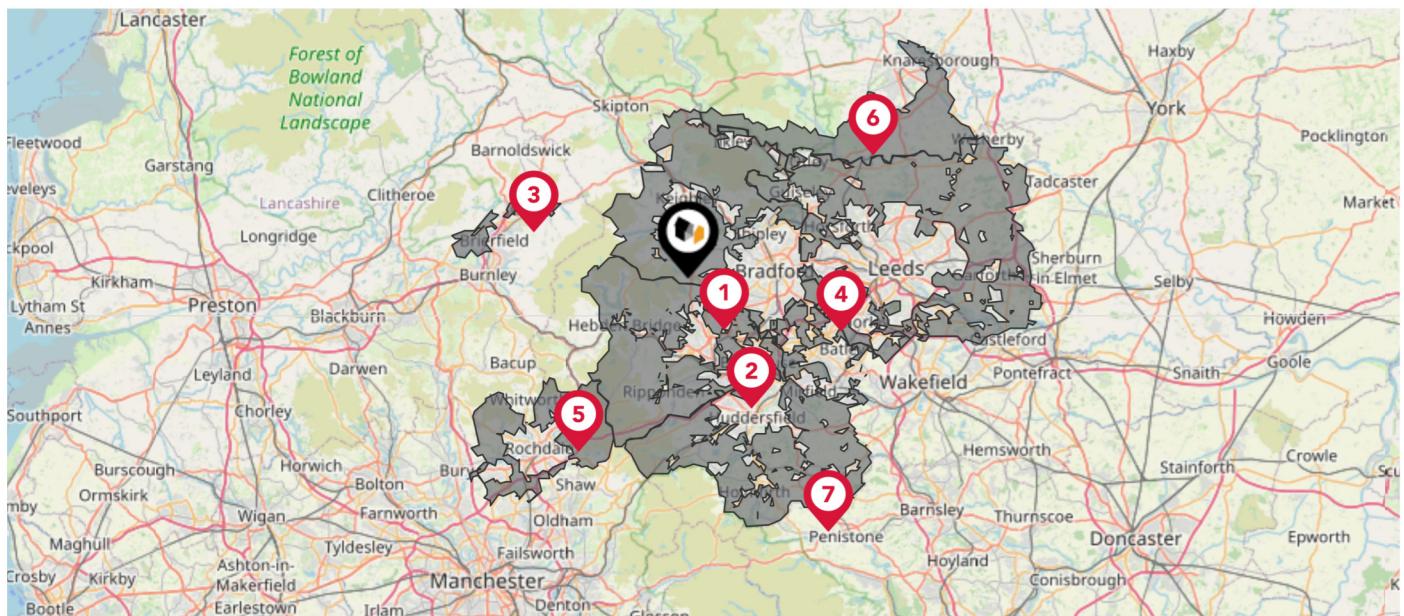
Listed Buildings in the local district	Grade	Distance
 1133349 - 30, Station Road	Grade II	0.1 miles
 1300807 - 14 And 14a, Station Road	Grade II	0.1 miles
 1133390 - Cullingworth Baptist Church	Grade II	0.1 miles
 1283305 - Boundary Wall Railings And Gates At Cullingworth Baptist Church	Grade II	0.1 miles
 1314298 - Town End Farmhouse	Grade II	0.1 miles
 1300805 - 5, Station Road	Grade II	0.1 miles
 1200318 - 26 And 28, Station Road	Grade II	0.1 miles
 1314299 - 16 And 18, Station Road	Grade II	0.1 miles
 1200314 - Manor Farm Cottage	Grade II	0.1 miles
 1133348 - 17 And 19, Station Road	Grade II	0.1 miles

Maps

Green Belt



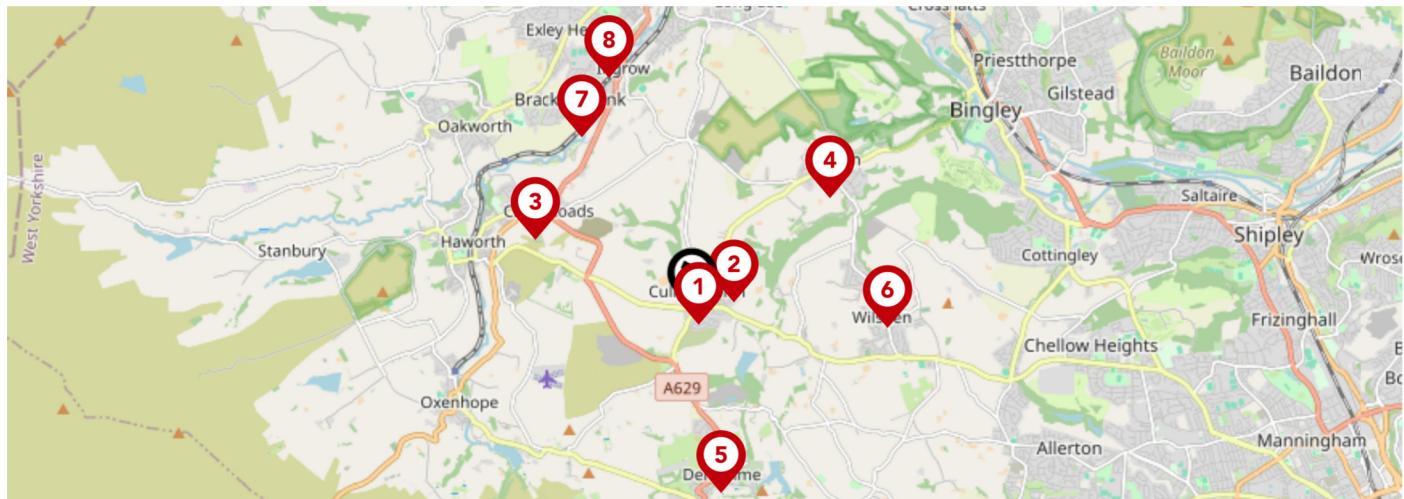
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

- 1 South and West Yorkshire Green Belt - Bradford
- 2 South and West Yorkshire Green Belt - Calderdale
- 3 Merseyside and Greater Manchester Green Belt - Pendle
- 4 South and West Yorkshire Green Belt - Leeds
- 5 Merseyside and Greater Manchester Green Belt - Rochdale
- 6 South and West Yorkshire Green Belt - Harrogate
- 7 South and West Yorkshire Green Belt - Kirklees

Area Schools



Nursery Primary Secondary College Private



Cullingworth Village Primary School

Ofsted Rating: Good | Pupils: 320 | Distance: 0.14



Parkside School

Ofsted Rating: Not Rated | Pupils: 1144 | Distance: 0.39



Lees Primary School

Ofsted Rating: Good | Pupils: 212 | Distance: 1.49



Harden Primary School

Ofsted Rating: Good | Pupils: 213 | Distance: 1.57



Denholme Primary School

Ofsted Rating: Good | Pupils: 224 | Distance: 1.61



Wilsden Primary School

Ofsted Rating: Good | Pupils: 276 | Distance: 1.73



Worth Valley Primary School

Ofsted Rating: Good | Pupils: 249 | Distance: 1.79

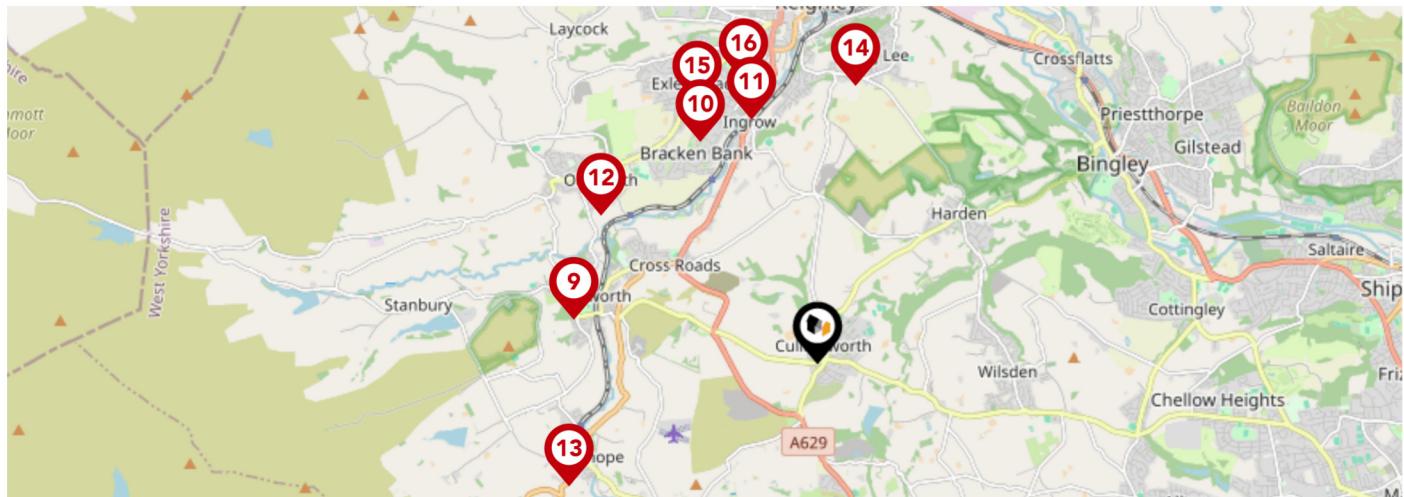


Ingrow Primary School

Ofsted Rating: Good | Pupils: 401 | Distance: 2.15



Area Schools



Nursery Primary Secondary College Private



Haworth Primary School

Ofsted Rating: Good | Pupils: 293 | Distance: 2.16



Beckfoot Oakbank

Ofsted Rating: Serious Weaknesses | Pupils: 1546 | Distance: 2.2



St Joseph's Catholic Primary School

Ofsted Rating: Good | Pupils: 327 | Distance: 2.22



Oakworth Primary School

Ofsted Rating: Good | Pupils: 426 | Distance: 2.3



Oxenhope CofE Primary School

Ofsted Rating: Good | Pupils: 192 | Distance: 2.42



Long Lee Primary School

Ofsted Rating: Good | Pupils: 369 | Distance: 2.46



Beckfoot Nessfield

Ofsted Rating: Requires improvement | Pupils: 278 | Distance: 2.51

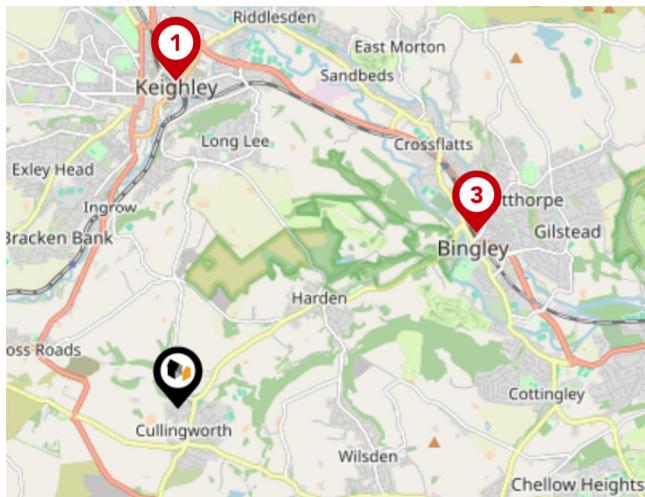


Holcroft Primary School

Ofsted Rating: Good | Pupils: 369 | Distance: 2.56

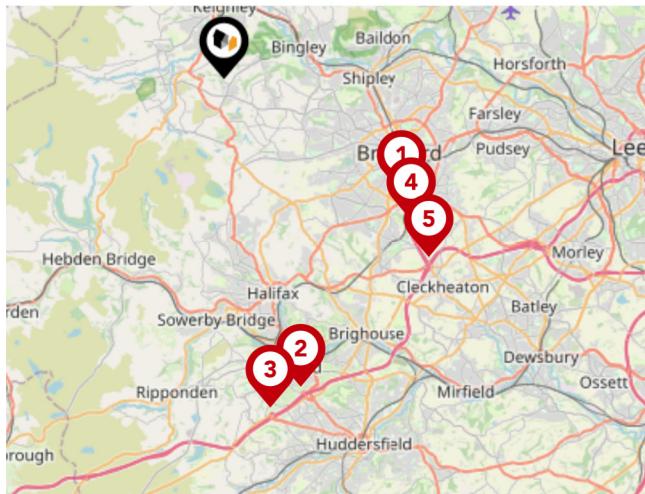


Area Transport (National)



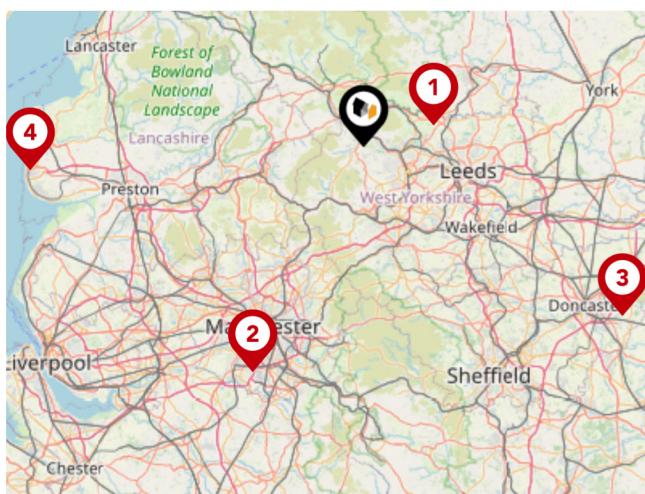
National Rail Stations

Pin	Name	Distance
1	Keighley Rail Station	2.87 miles
2	Keighley Rail Station	2.89 miles
3	Bingley Rail Station	3.04 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M606 J3	7.35 miles
2	M62 J24	11.12 miles
3	M62 J23	11.63 miles
4	M606 J2	8.16 miles
5	M62 J26	9.49 miles



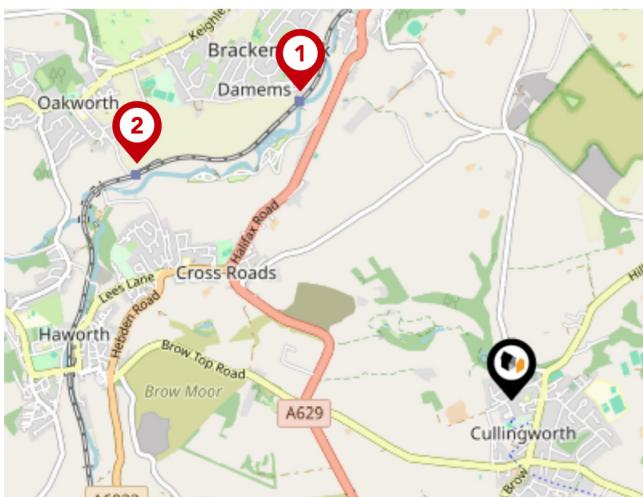
Airports/Helpads

Pin	Name	Distance
1	Leeds Bradford Airport	10.29 miles
2	Manchester Airport	35.31 miles
3	Finningley	43.65 miles
4	Highfield	46.69 miles



Bus Stops/Stations

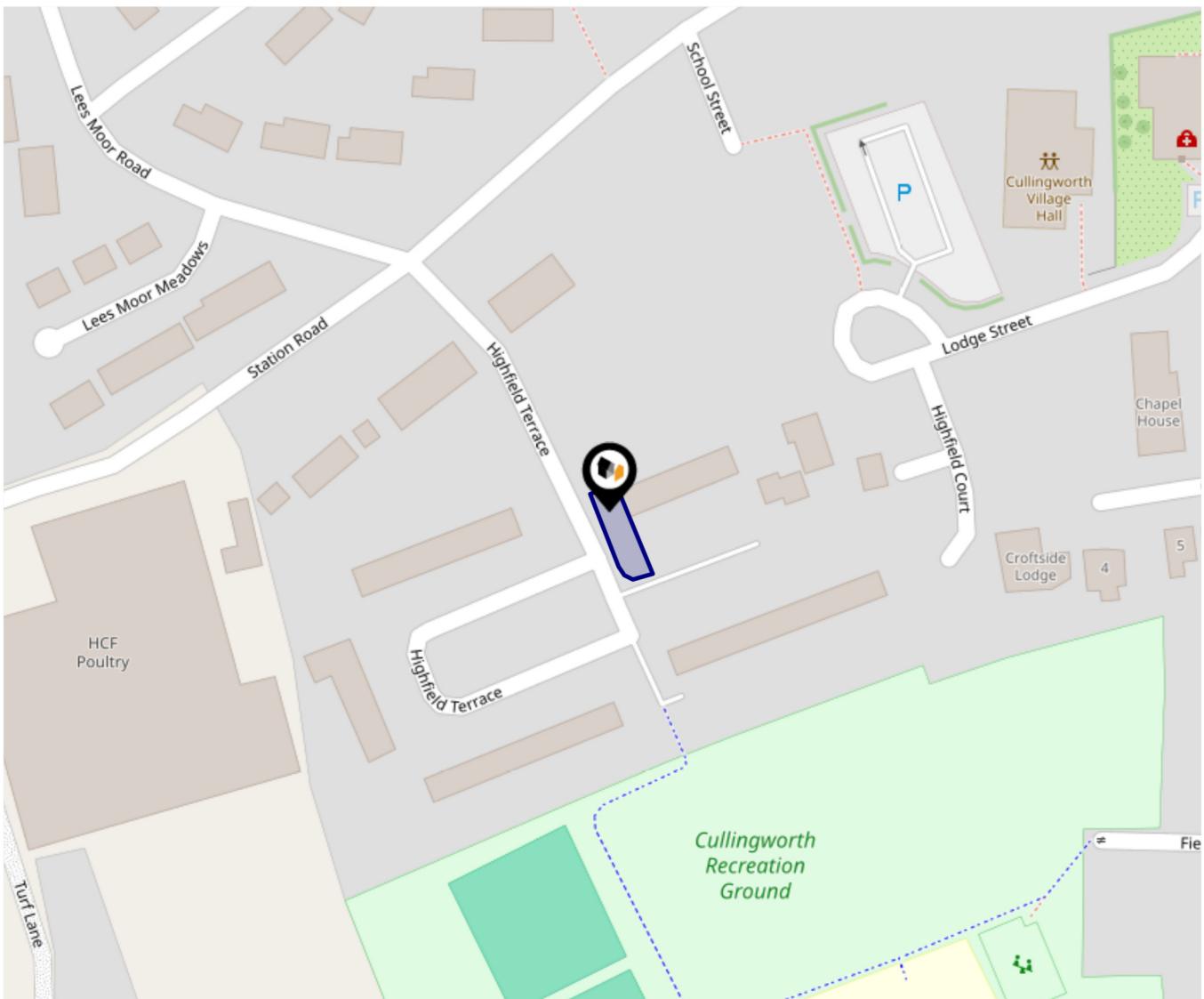
Pin	Name	Distance
1	Halifax Road Post Office	0.12 miles
2	Halifax Road Post Office	0.12 miles
3	Halifax Rd South Road	0.19 miles
4	Haworth Rd Turf Lane	0.27 miles
5	Greenside Ln Birkdale Close	0.31 miles



Local Connections

Pin	Name	Distance
1	Damems (Keighley & Worth Valley Railway)	1.64 miles
2	Oakworth (Keighley & Worth Valley Railway)	1.94 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

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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