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MIR: Material Info

The Material Information Affecting this Property

Thursday 08th January 2026



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

KM Maxfield

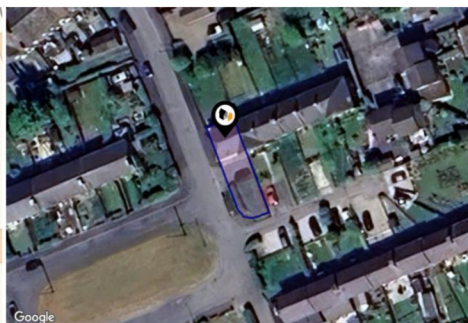
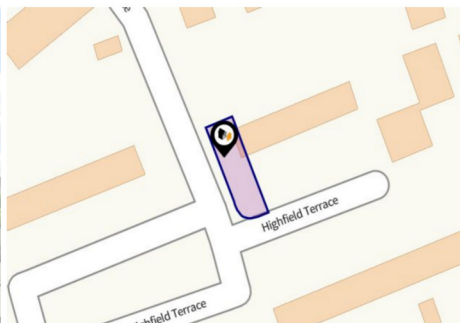
KM Maxfield Estate Agents, 55 Bingley Road, Saltaire, BD18 4SB

01274 592280

saltaire@kmmaxfield.com

www.kmmaxfield.com





Property




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

Tenure: Freehold

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)

16 mb/s	42 mb/s	2000 mb/s
		

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



Electricity Supply

Gas Supply

Central Heating

Water Supply

Drainage



KM Maxfield

KM Maxfield is a modern independent estate agency with traditional values. Our office is situated in the 'World Heritage Site' of Saltaire, a beautiful area that we know like the back of our hands. We take pride in providing a personal and professional service. Our expertise expands across residential sales, lettings & property management and auctions, to working alongside financial advisors and conveyancers.

Our philosophy is simple. We keep the lines of communication open. Our experience tells us that being friendly, approachable and offering sound advice, is the only reliable way of building trust. We have an array of awards and titles under our belts including our Director, Karen Maxfield having been the first ever Lady President of the Bradford & District Auctioneers & Estate Agents Association.



Karen Maxfield MNAEA – Director

Karen has been a local estate agent for many years where she established a reputation for professional integrity and excellence. In 2005 she won the coveted NAEA Young Estate Agent of the Year Award in association with TTC training and was the 2010 first ever Lady President of the Bradford & District Auctioneers & Estate Agents Association.

Qualified in Level 2 & 3 Sale of Residential Property and is a member of the National Association of Estate Agents. The NAEA was established with the goal of upholding good practice and high professional standards in UK estate agency.

Karen was one of the founding Directors of Maxwells Residential Ltd before deciding to move on and put her own name above the door. She says "We are a modern, forward thinking estate agency which is based on traditional estate agency values. We can make a difference to our clients by providing a professional service that they can trust."

Testimonial 1



Thank you Karen and everybody at Maxfields for making the sale of our flat so easy. Your service help and kindness was very much appreciated. Would recommend Maxfields with no hesitation whatsoever.!

Testimonial 2



"I am writing to thank you for all your help in selling my mums house. We chose Maxfields because we thought your valuation was honest and accurate and you proved us right. You kept us informed every step of the way and have provided a thoroughly professional and caring service."

Testimonial 3



"I would recommend 'Maxfield' estate agents to anyone. I have never met a company so friendly and helpful. We put our house on the market and under a week it had sold. The kindness, help and advice was fantastic from such a warm family business. Many thanks."



/km.maxfield



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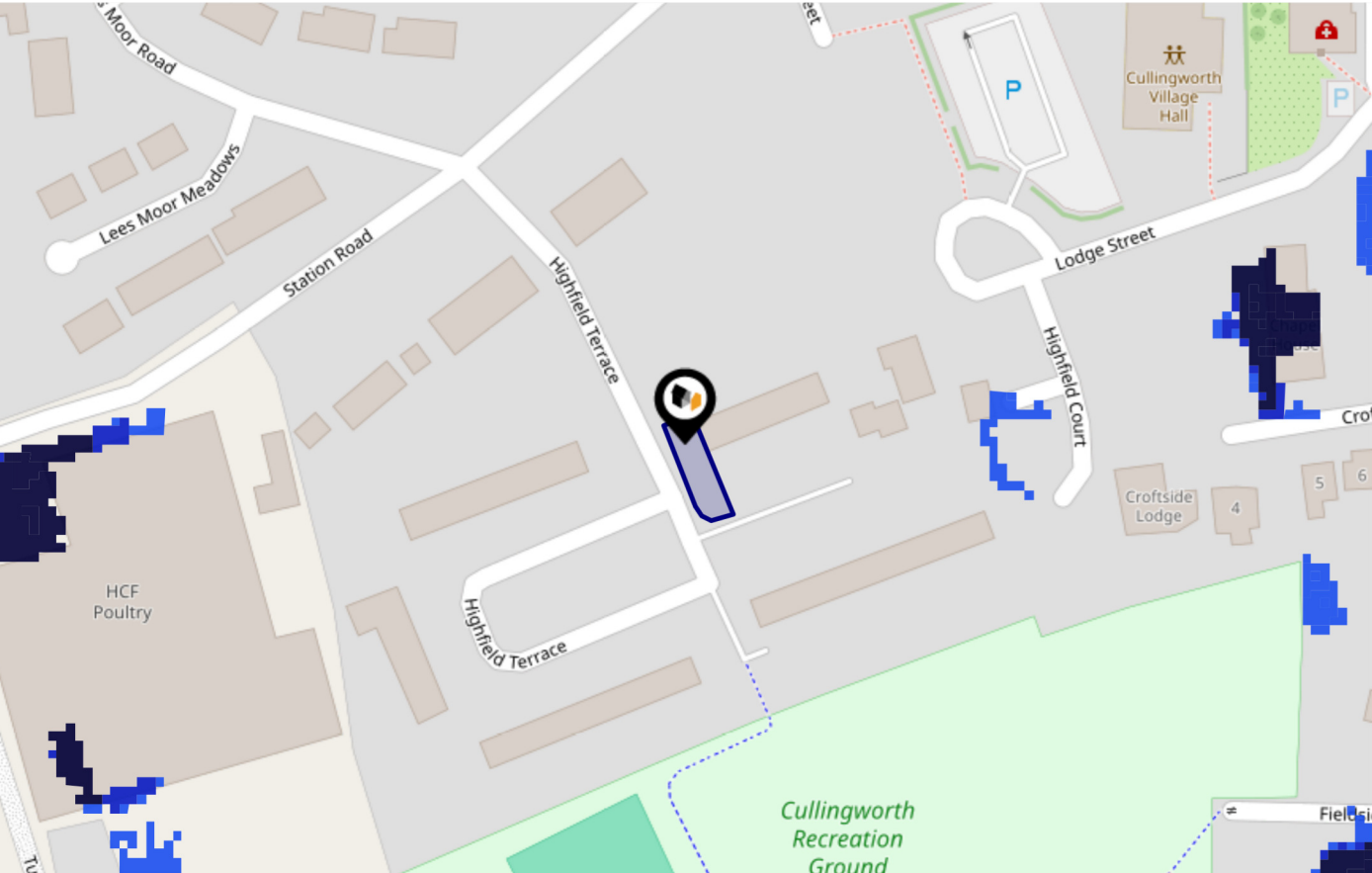
Important - Please read

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.

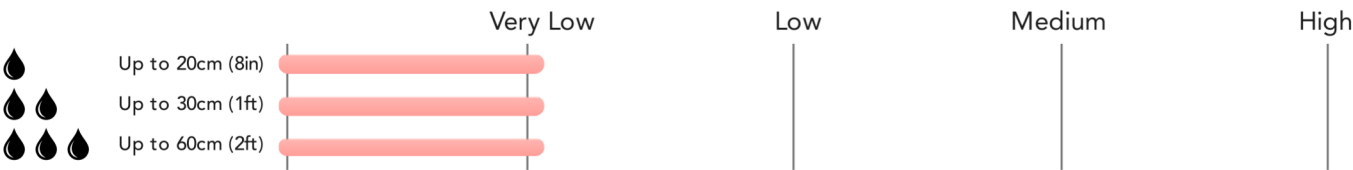


Risk Rating: Very low

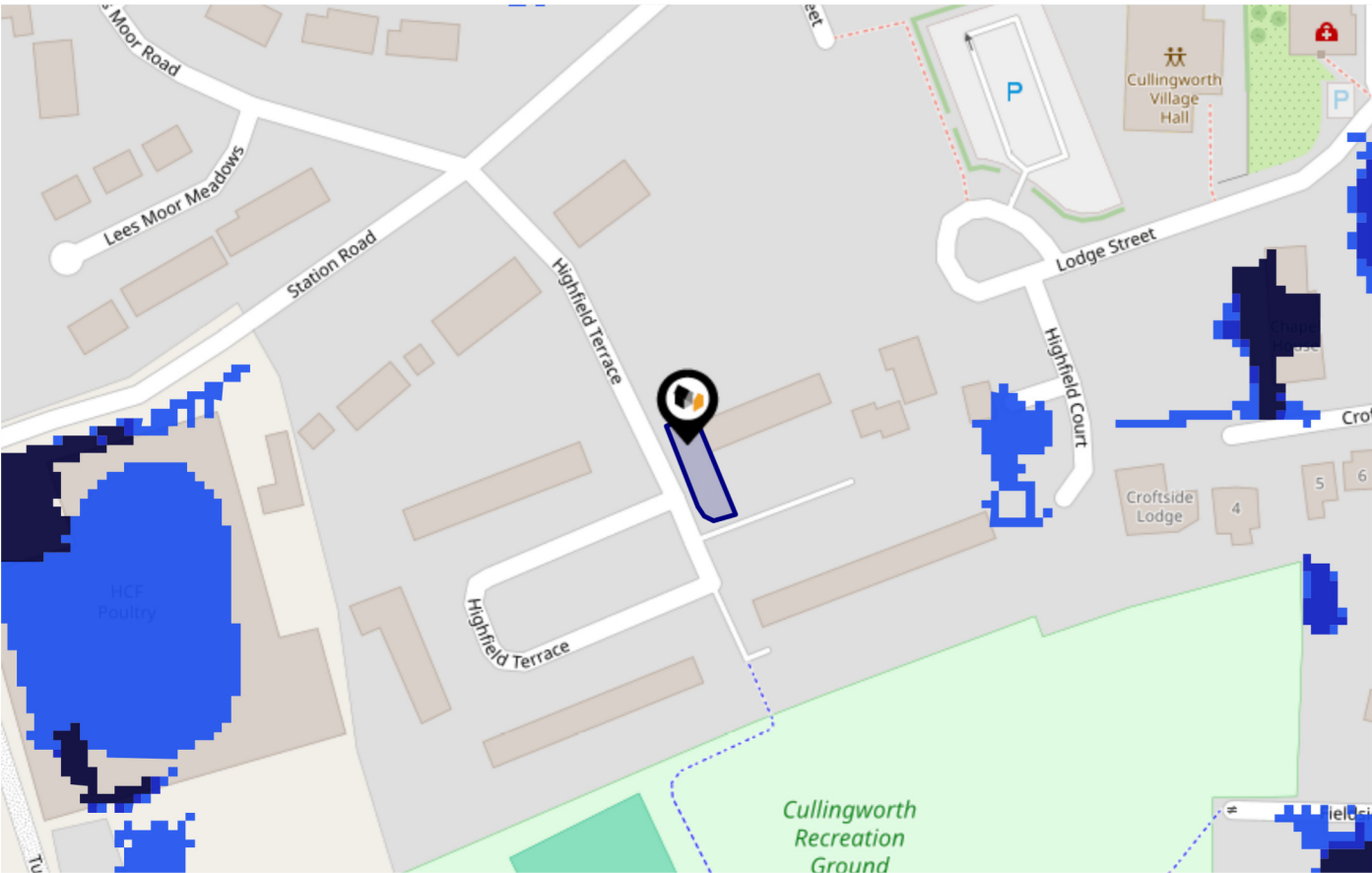
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

-  **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.

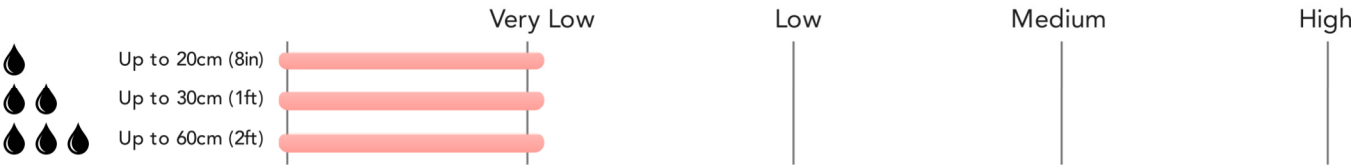


Risk Rating: Very low

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.

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- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
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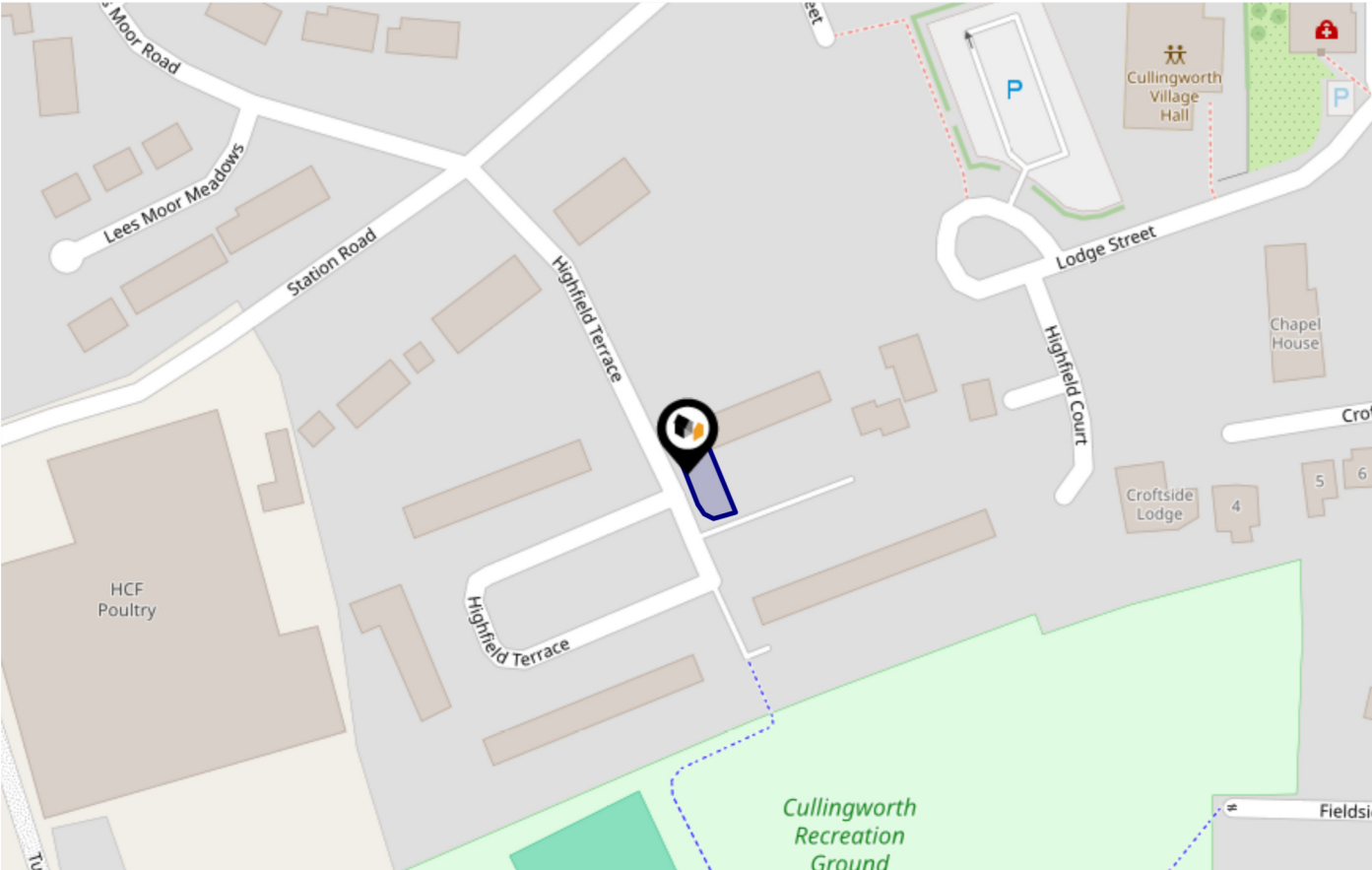
Chance of flooding to the following depths at this property:



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.

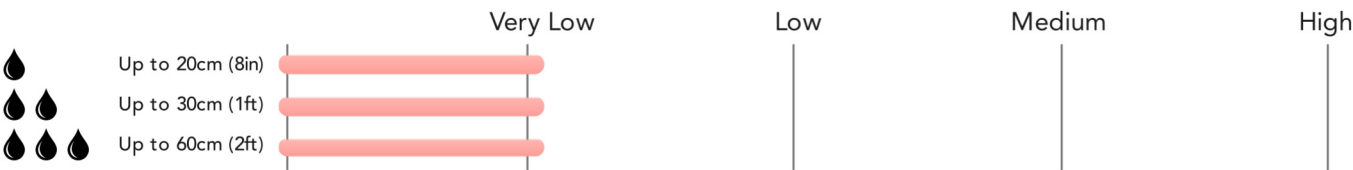


Risk Rating: Very low

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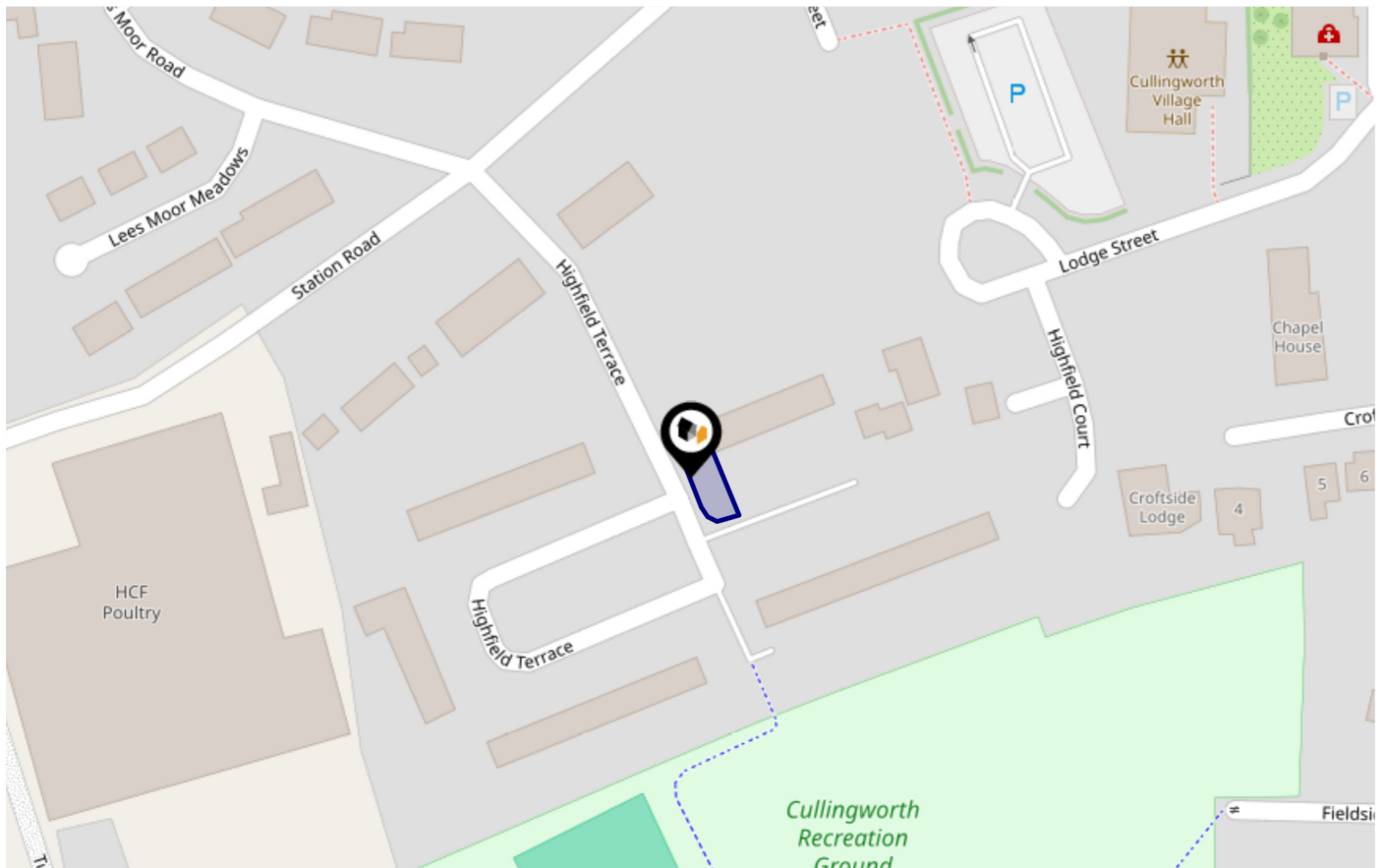
Chance of flooding to the following depths at this property:



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

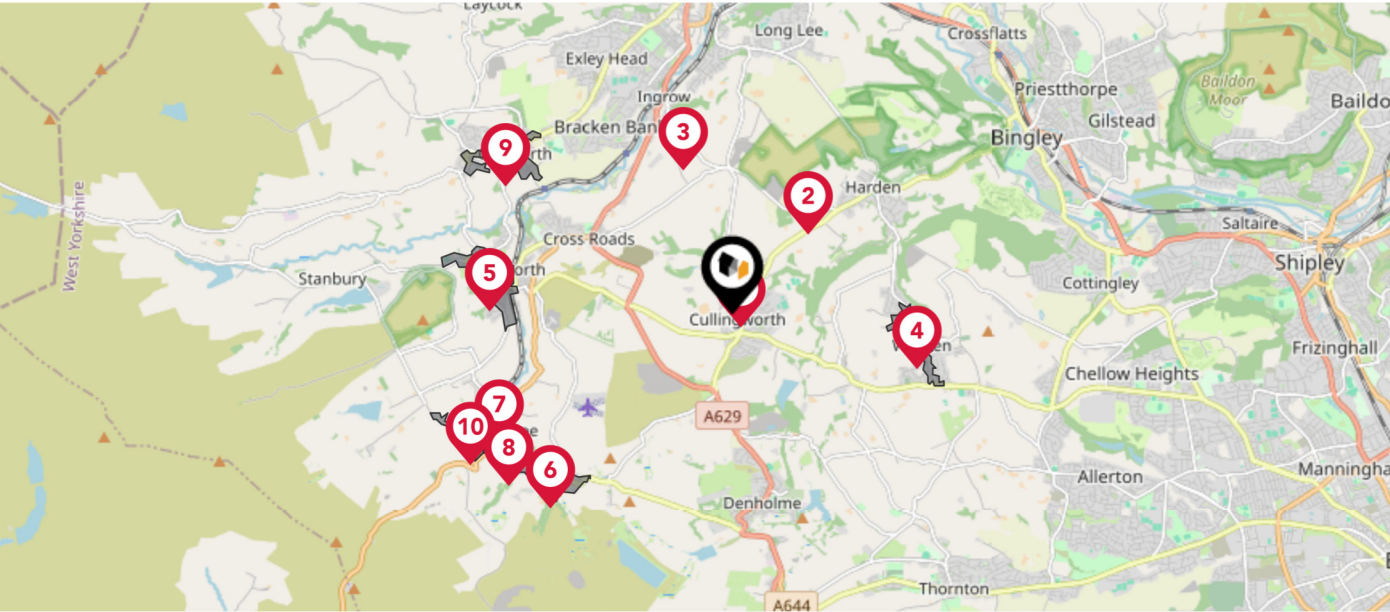
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Chance of flooding to the following depths at this property:

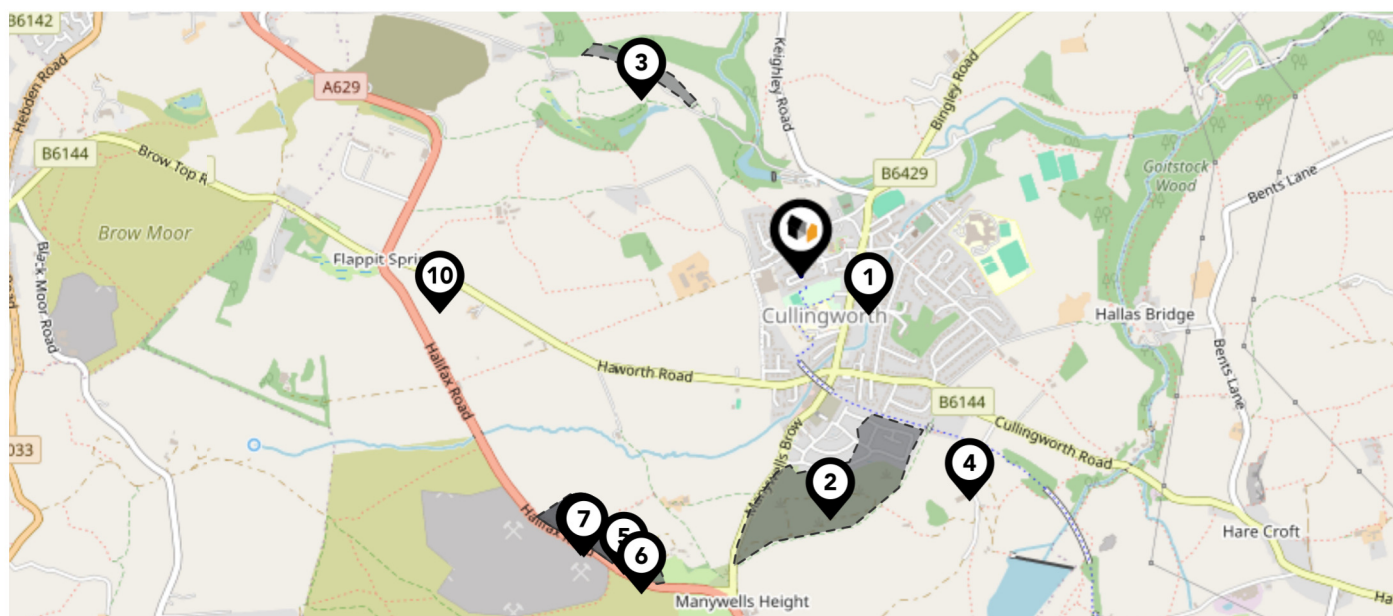


This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas	
1	Cullingworth
2	Ryecroft
3	Hainworth
4	Wilsden
5	Haworth
6	Leeming
7	Oxenhope Station Road
8	Oxenhope Lower Town
9	Oakworth
10	Oxenhope Upper Town

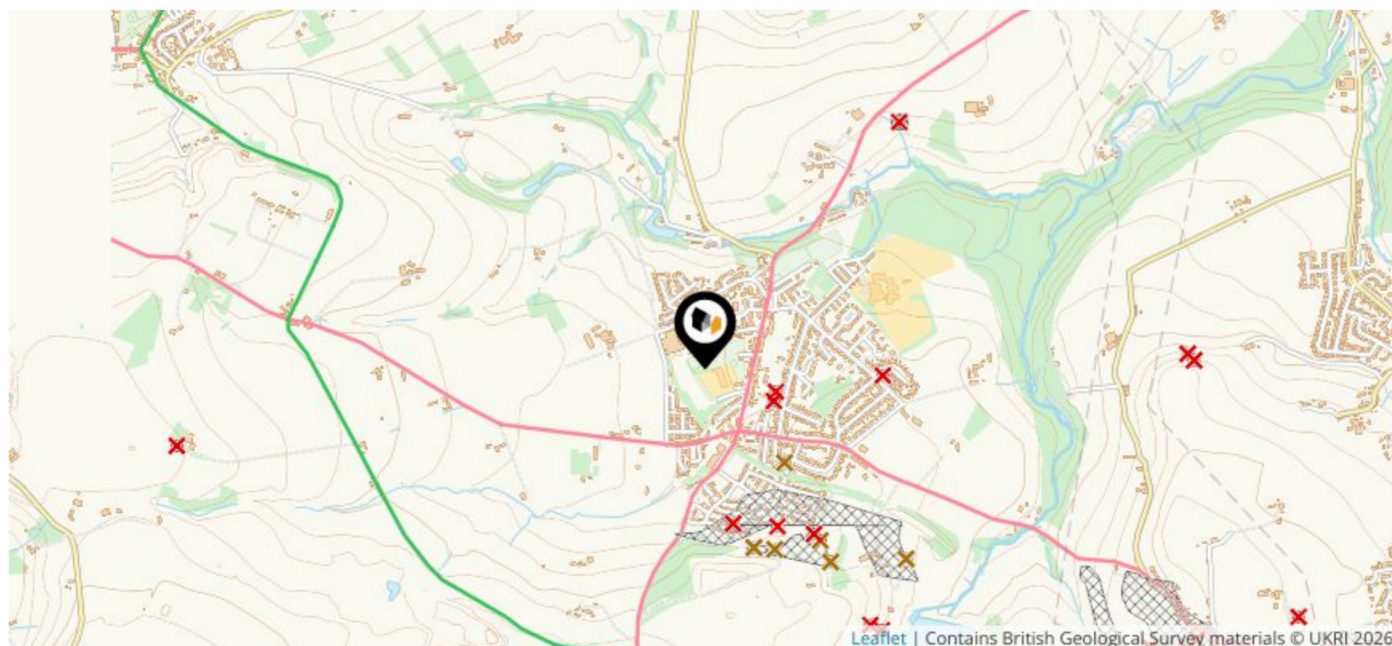
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

	Bingley Roofing Centre-Cullingworth Mills, Cullingworth, Bingley	Historic Landfill 
	Manywells Quarry-Manywells Brow, Cullingworth, Bradford, West Yorkshire	Historic Landfill 
	Ex Railway Cutting-Sugden End, Cullingworth	Historic Landfill 
	Land at East Manywells Farm-Doll Lane, off Cullingworth Road, Cullingworth	Historic Landfill 
	EA/EPR/XP3699ZD/A001	Active Landfill 
	North View Farm-Manywells Lane, Cullingworth	Historic Landfill 
	West Manywells Quarry-Halifax Road, Cullingworth	Historic Landfill 
	West Manywells Quarry - Intake Farm-Halifax Road, Cullingworth	Historic Landfill 
	West Manywells Quarry - Intake Farm-Cullingworth Fronting Onto A620 Halifax Road	Historic Landfill 
	Brown Hill Farm-Flappit Spring, Cullingworth	Historic Landfill 

This map displays nearby coal mine entrances and their classifications.



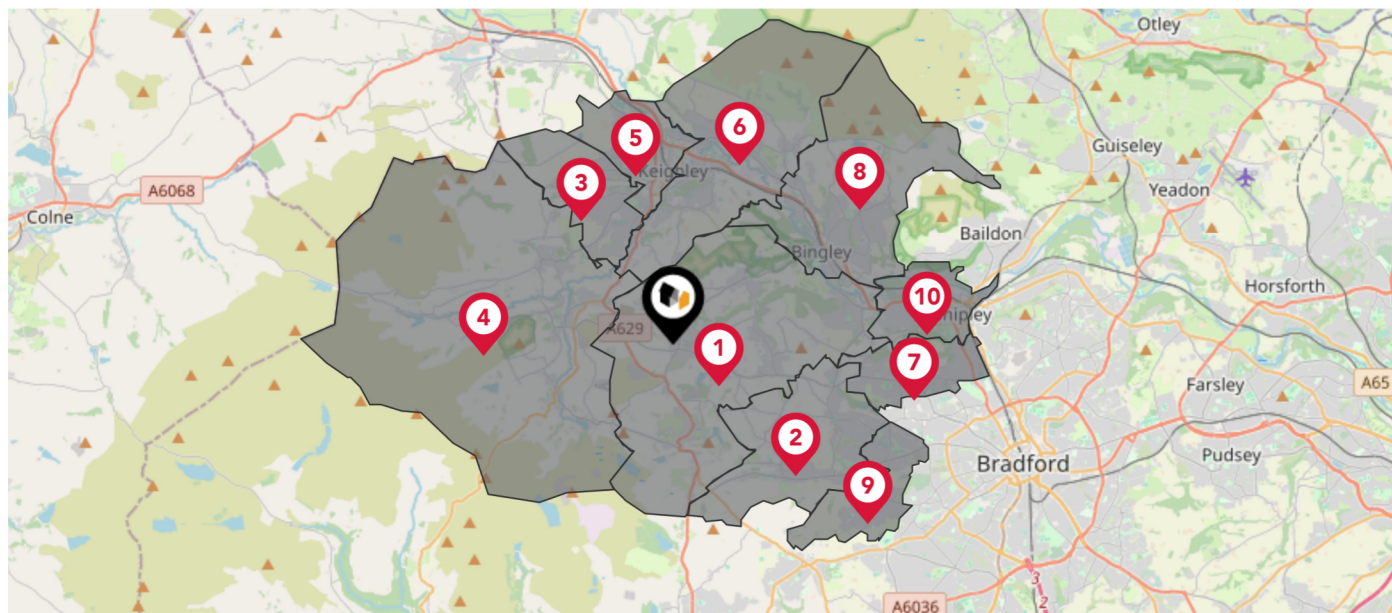
Mine Entry

- ✕ 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



Keighley West Ward



Worth Valley Ward



Keighley Central Ward



Keighley East Ward



Heaton Ward



Bingley Ward



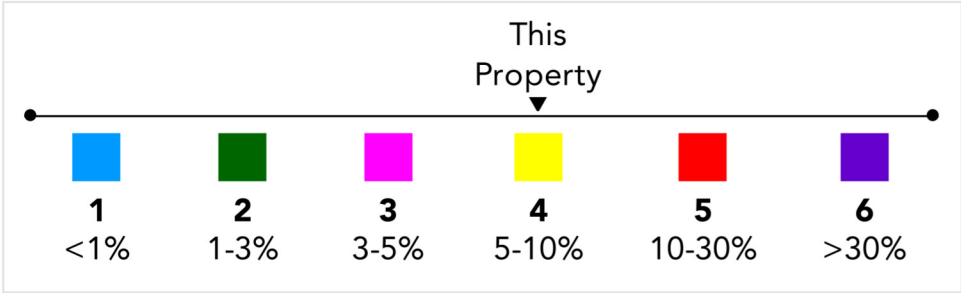
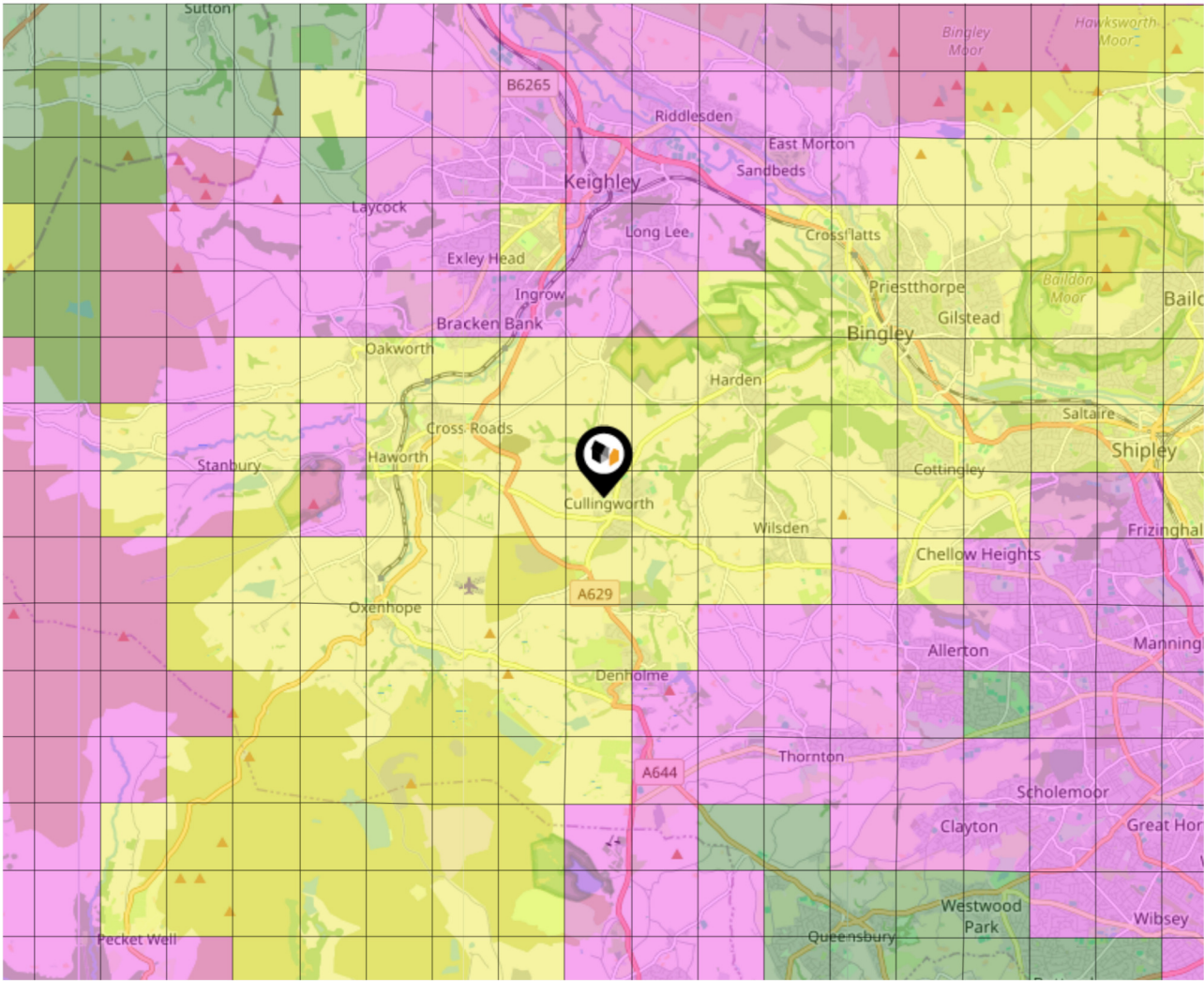
Clayton and Fairweather Green Ward



Shipley Ward

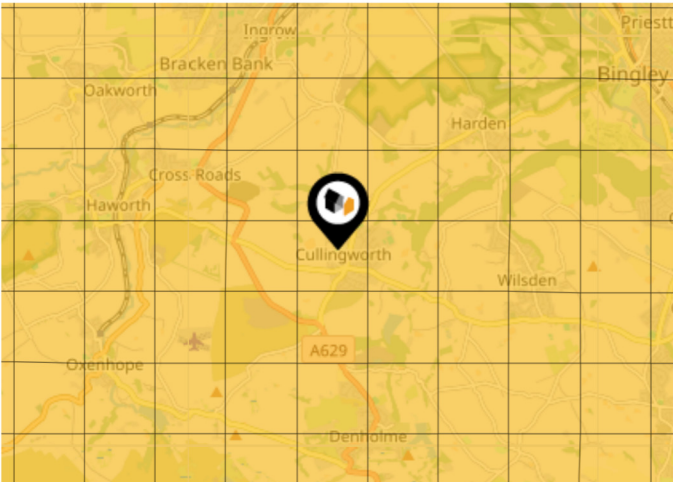
What is Radon?

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

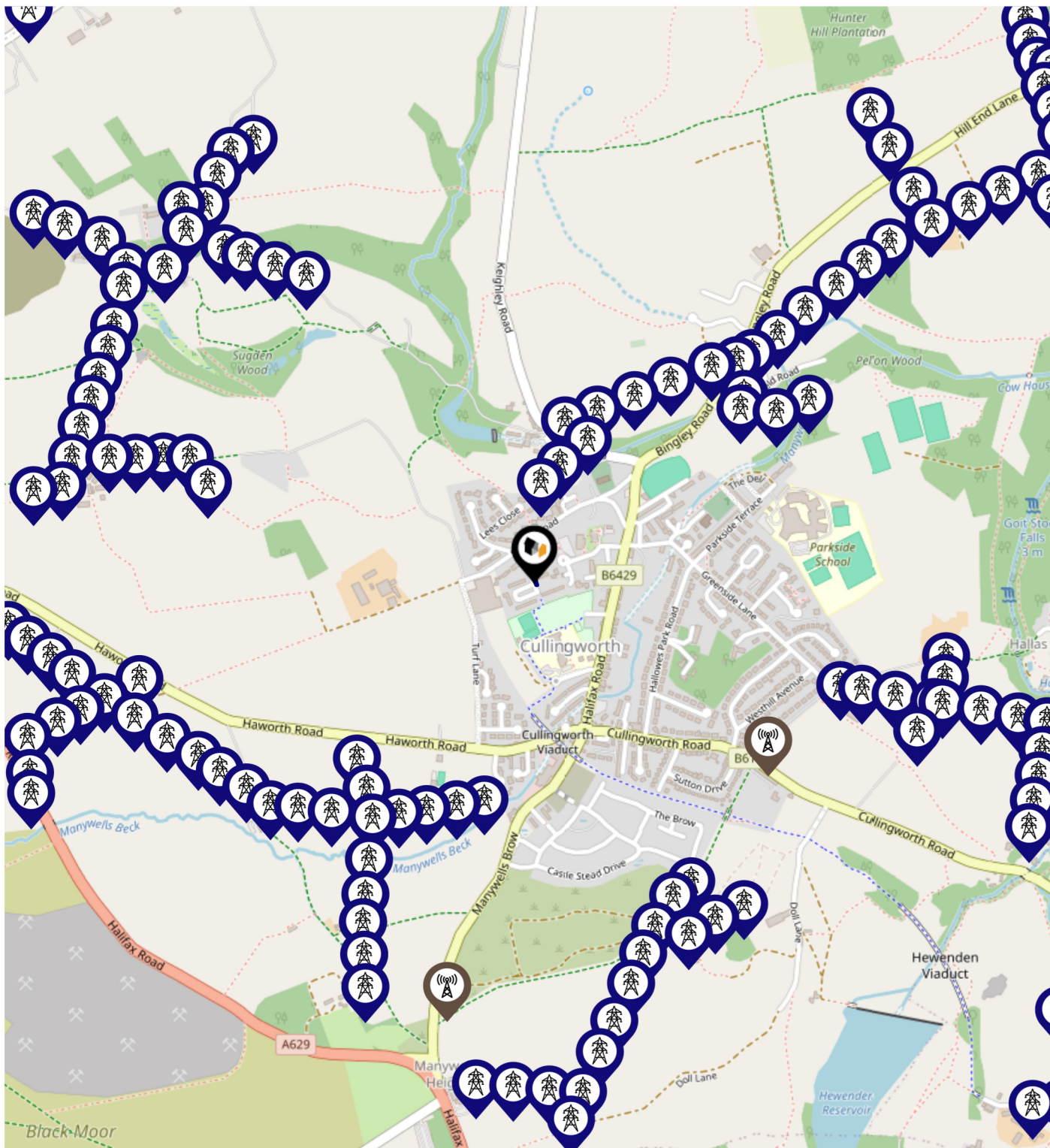


Primary Classifications (Most Common Clay Types)



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

Local Area

Masts & Pylons



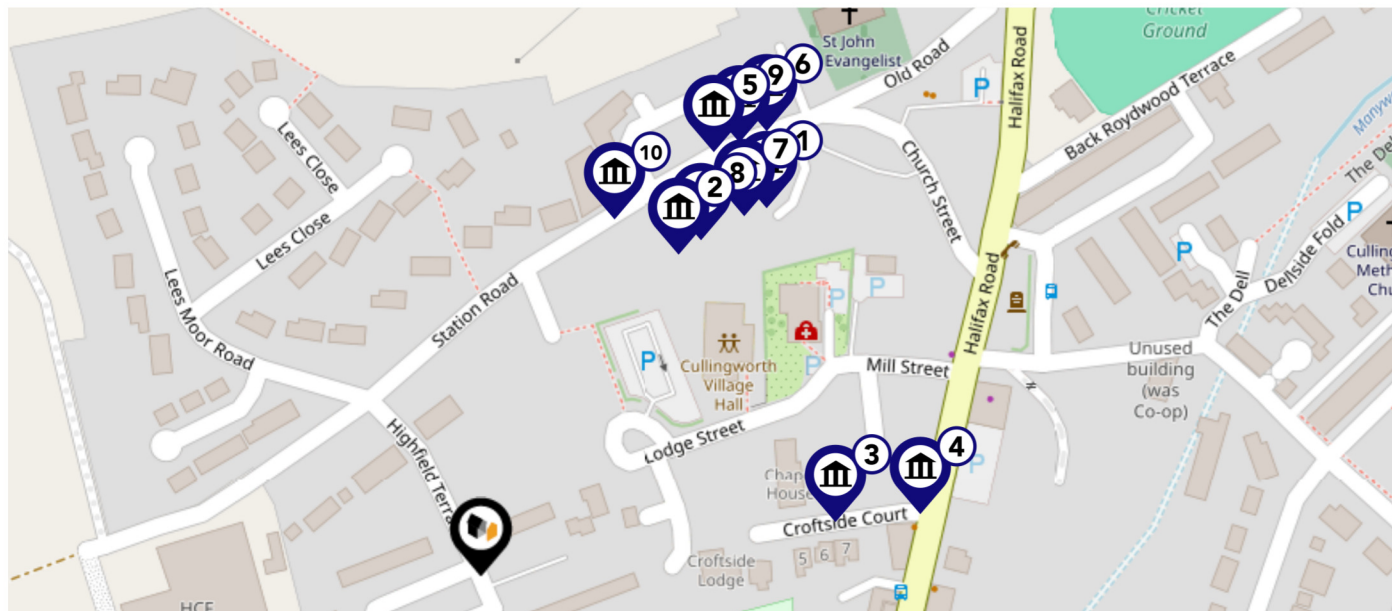
Key:











-  Power Pylons
-  Communication Masts

Maps

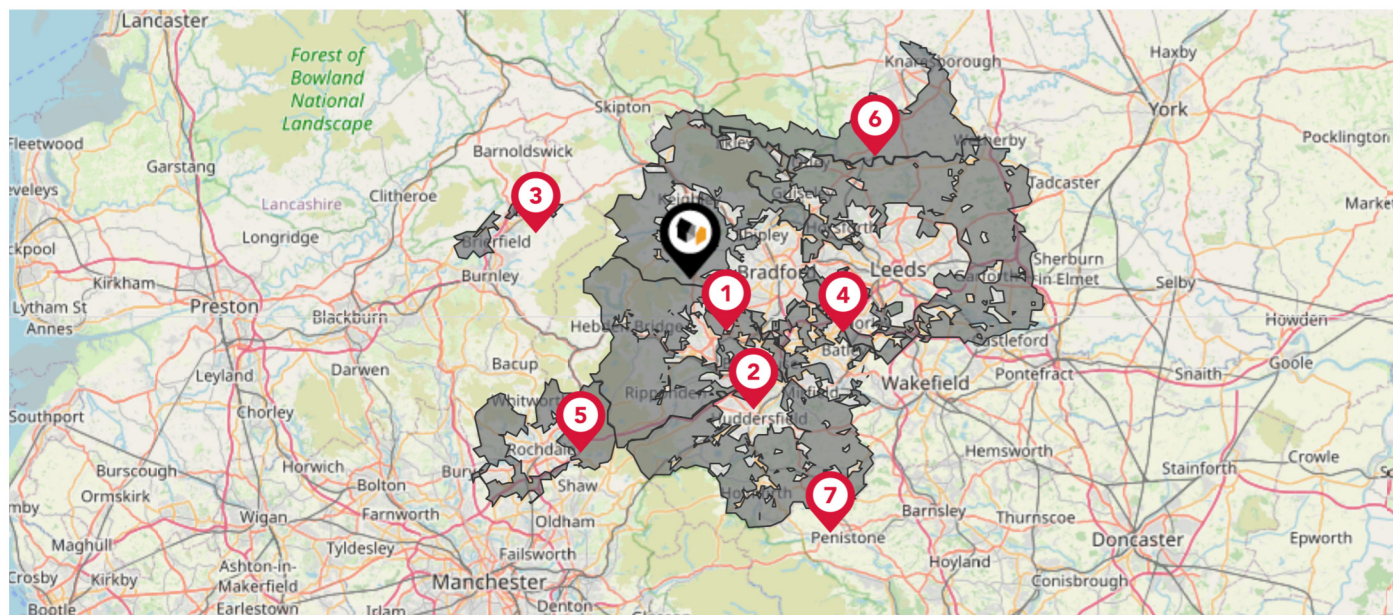
Listed Buildings

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



Listed Buildings in the local district	Grade	Distance
 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

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

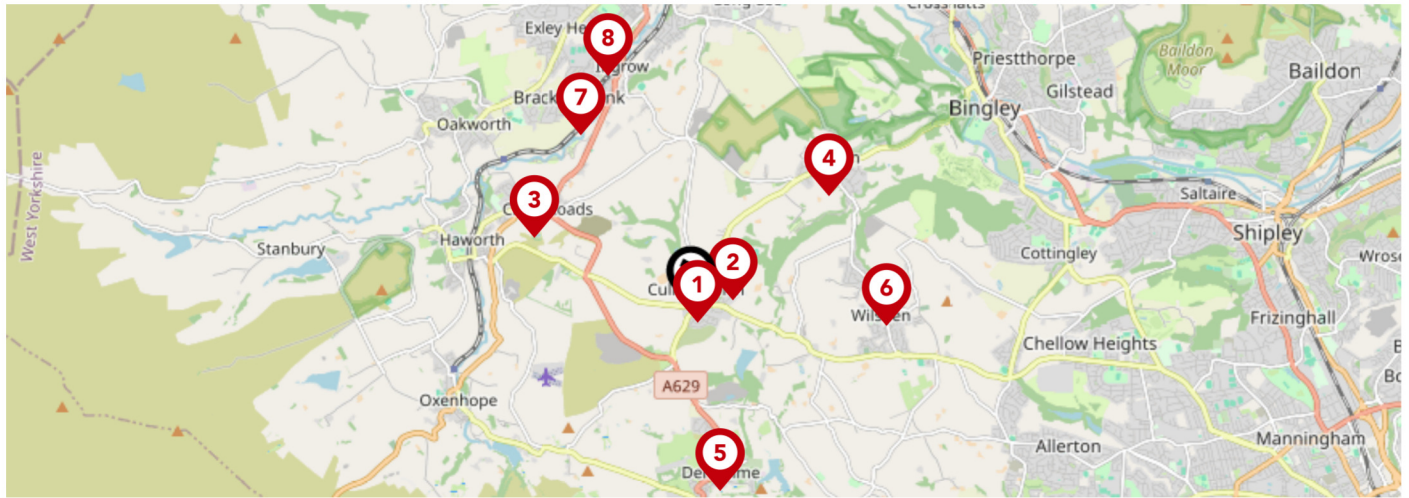
Merseyside and Greater Manchester Green Belt - Rochdale

6

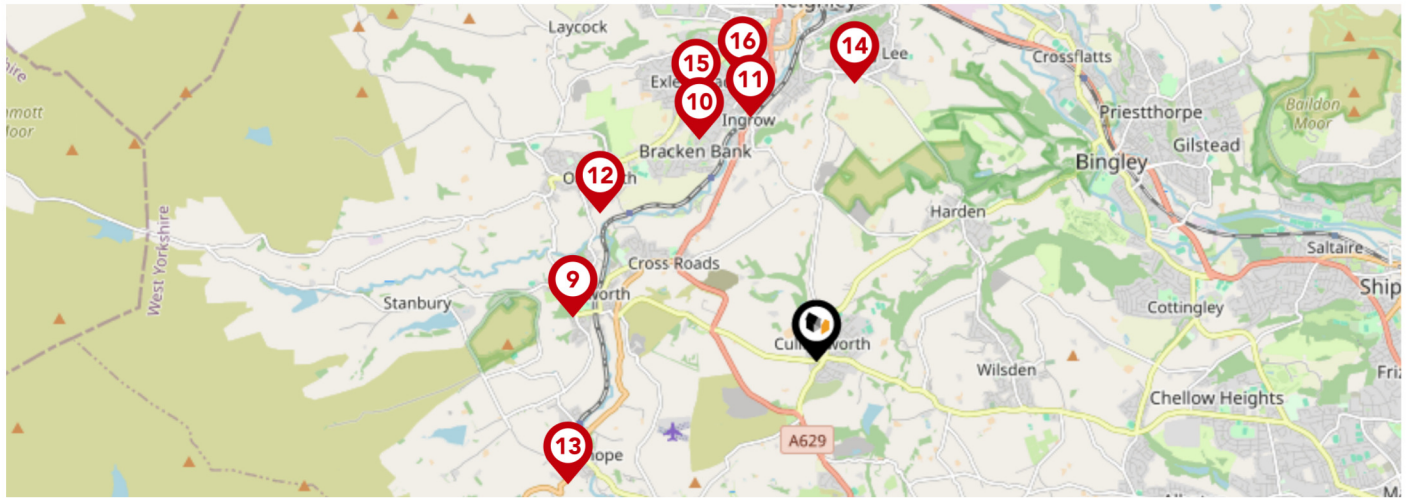
South and West Yorkshire Green Belt - Harrogate









7

South and West Yorkshire Green Belt - Kirklees



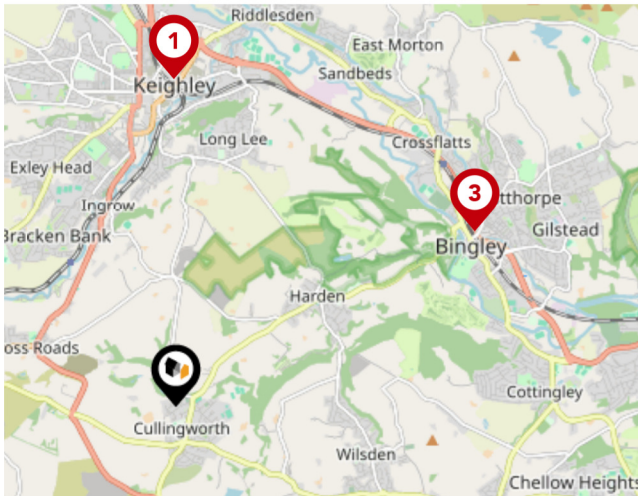
		Nursery	Primary	Secondary	College	Private
1	Cullingworth Village Primary School Ofsted Rating: Good Pupils: 320 Distance:0.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Parkside School Ofsted Rating: Not Rated Pupils: 1144 Distance:0.39	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Lees Primary School Ofsted Rating: Good Pupils: 212 Distance:1.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Harden Primary School Ofsted Rating: Good Pupils: 213 Distance:1.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Denholme Primary School Ofsted Rating: Good Pupils: 224 Distance:1.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Wilsden Primary School Ofsted Rating: Good Pupils: 276 Distance:1.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Worth Valley Primary School Ofsted Rating: Good Pupils: 249 Distance:1.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Ingrow Primary School Ofsted Rating: Good Pupils: 401 Distance:2.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Haworth Primary School Ofsted Rating: Good Pupils: 293 Distance:2.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Beckfoot Oakbank Ofsted Rating: Serious Weaknesses Pupils: 1546 Distance:2.2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Joseph's Catholic Primary School Ofsted Rating: Good Pupils: 327 Distance:2.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Oakworth Primary School Ofsted Rating: Good Pupils: 426 Distance:2.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Oxenhope CofE Primary School Ofsted Rating: Good Pupils: 192 Distance:2.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Long Lee Primary School Ofsted Rating: Good Pupils: 369 Distance:2.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Beckfoot Nessfield Ofsted Rating: Requires improvement Pupils: 278 Distance:2.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Holycroft Primary School Ofsted Rating: Good Pupils: 369 Distance:2.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

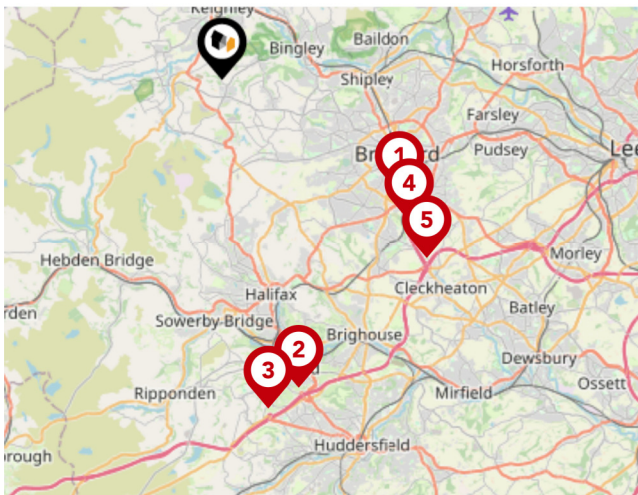
Area

Transport (National)



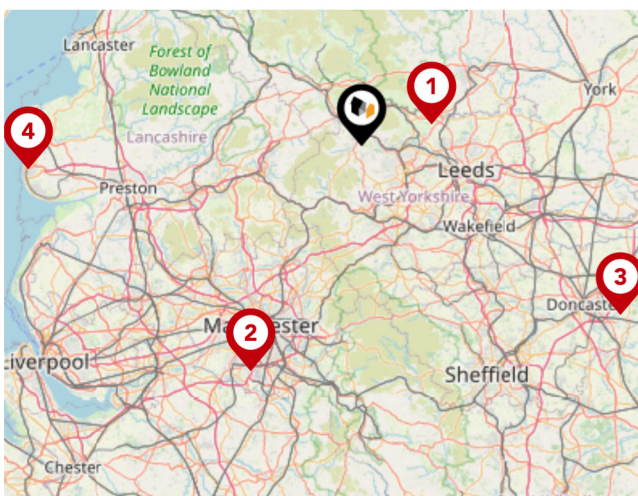
National Rail Stations

Pin	Name	Distance
1	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



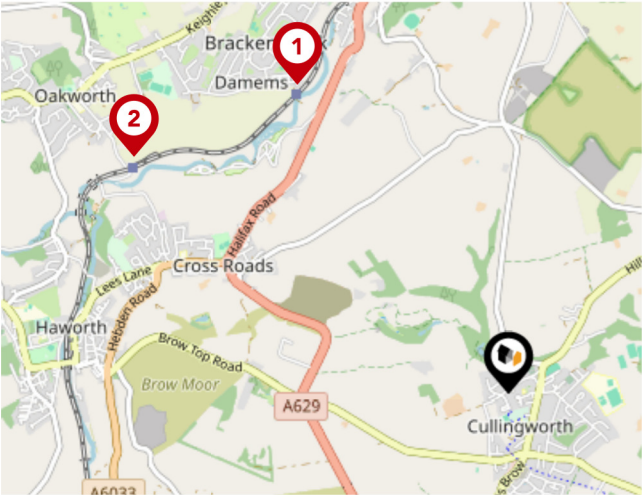
Airports/Helipads

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



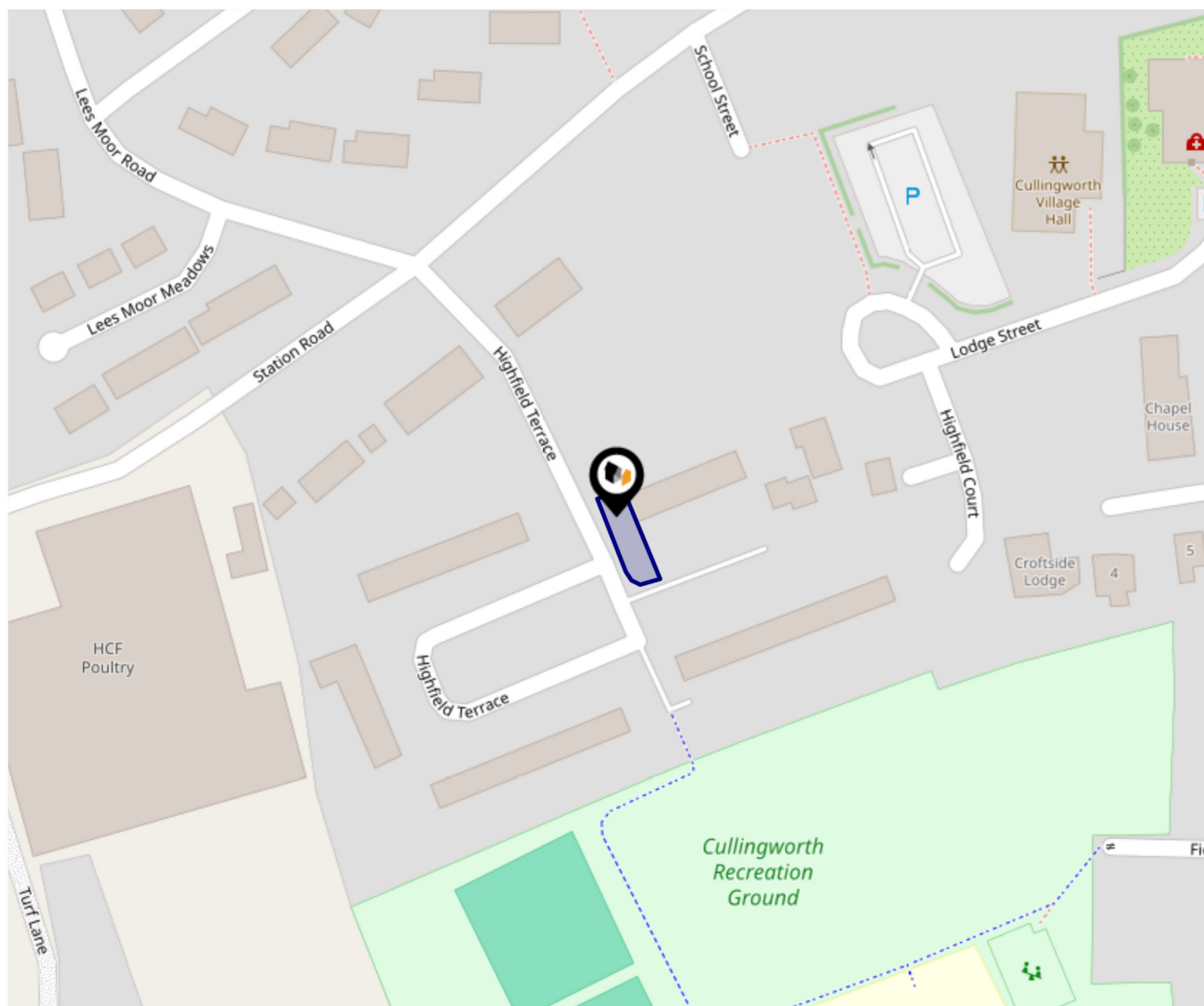
Bus Stops/Stations

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



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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