

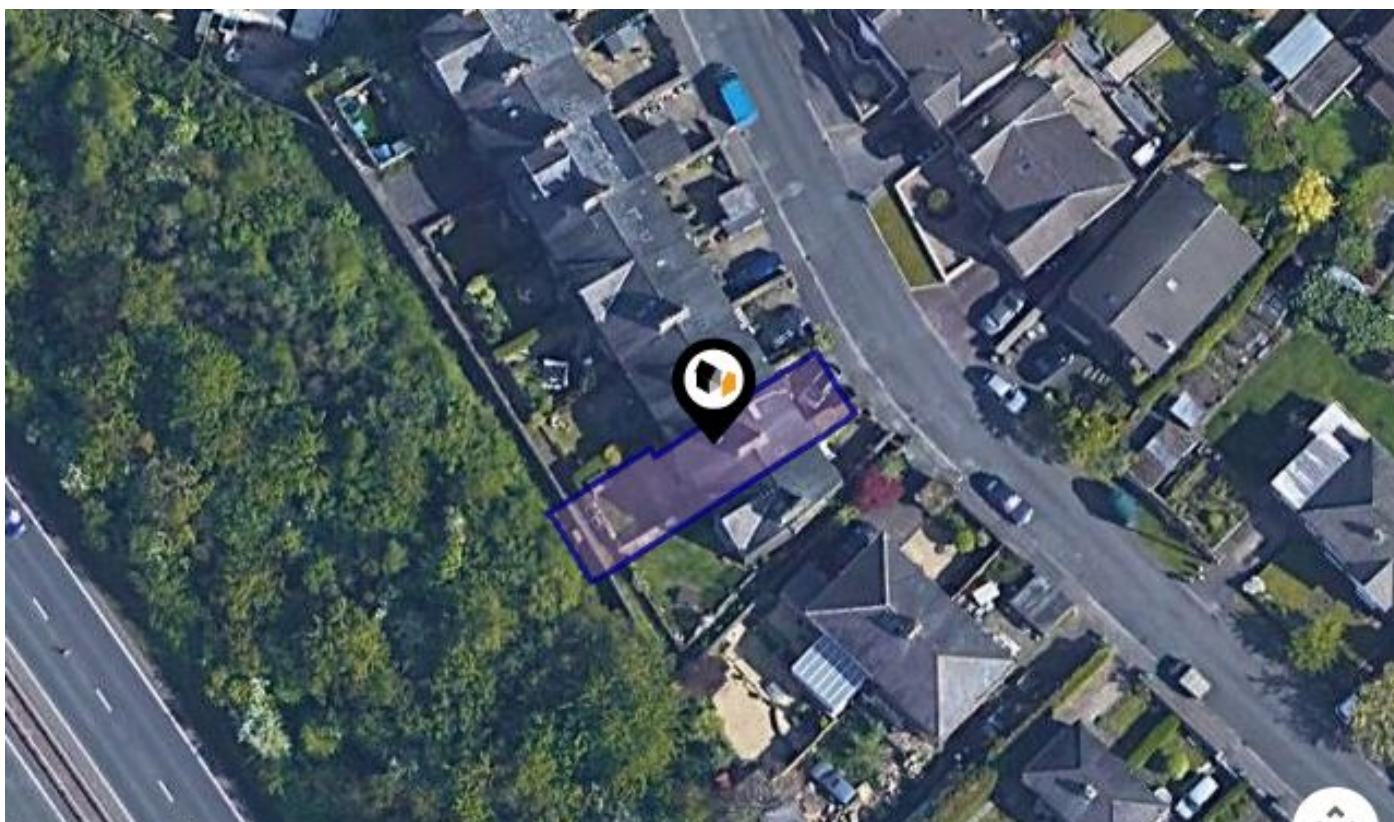


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# MIR: Material Info

The Material Information Affecting this Property

**Wednesday 23<sup>rd</sup> April 2025**



**20, SLENINGFORD TERRACE, BINGLEY, BD16 2SG**

## KM Maxfield

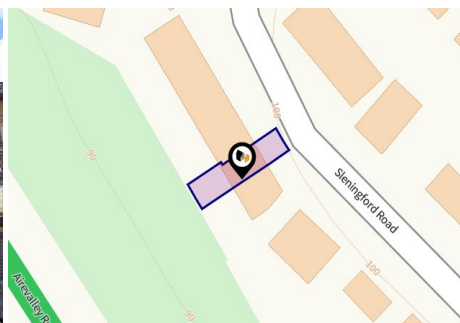
KM Maxfield Estate Agents, 55 Bingley Road, Saltaire, BD18 4SB

01274 592280

saltaire@kmmaxfield.com

www.kmmaxfield.com





## Property

Type:	Terraced
Bedrooms:	4
Floor Area:	1,453 ft <sup>2</sup> / 135 m <sup>2</sup>
Plot Area:	0.04 acres
Year Built :	Before 1900
Council Tax :	Band C
Annual Estimate:	£1,997
Title Number:	WYK548598
UPRN:	10010573947

Last Sold Date:	08/04/2015
Last Sold Price:	£165,000
Last Sold £/ft <sup>2</sup> :	£113
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)

<b>6</b>	<b>59</b>	<b>1000</b>
mb/s	mb/s	mb/s
		

### Mobile Coverage:

(based on calls indoors)



### Satellite/Fibre TV Availability:



Planning records for: **8 Sleningford Terrace Crossflatts Bingley West Yorkshire BD16 2SG**

Reference - 75/00293/FUL	
Decision:	Granted
Date:	20th January 1975
Description:	Kitchen Extension

Planning records for: **22 Sleningford Terrace Sleningford Road Bingley West Yorkshire BD16 2SG**

Reference - 22/01566/CLP	
Decision:	Granted
Date:	05th April 2022
Description:	Rear dormer window (retrospective) with alteration to cladding

20 SLENGFORD ROAD, BINGLEY, BD16 2SG

Energy rating

**E**

Valid until 03.06.2020

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>	44   E	55   D
21-38	<b>F</b>		
1-20	<b>G</b>		



### 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



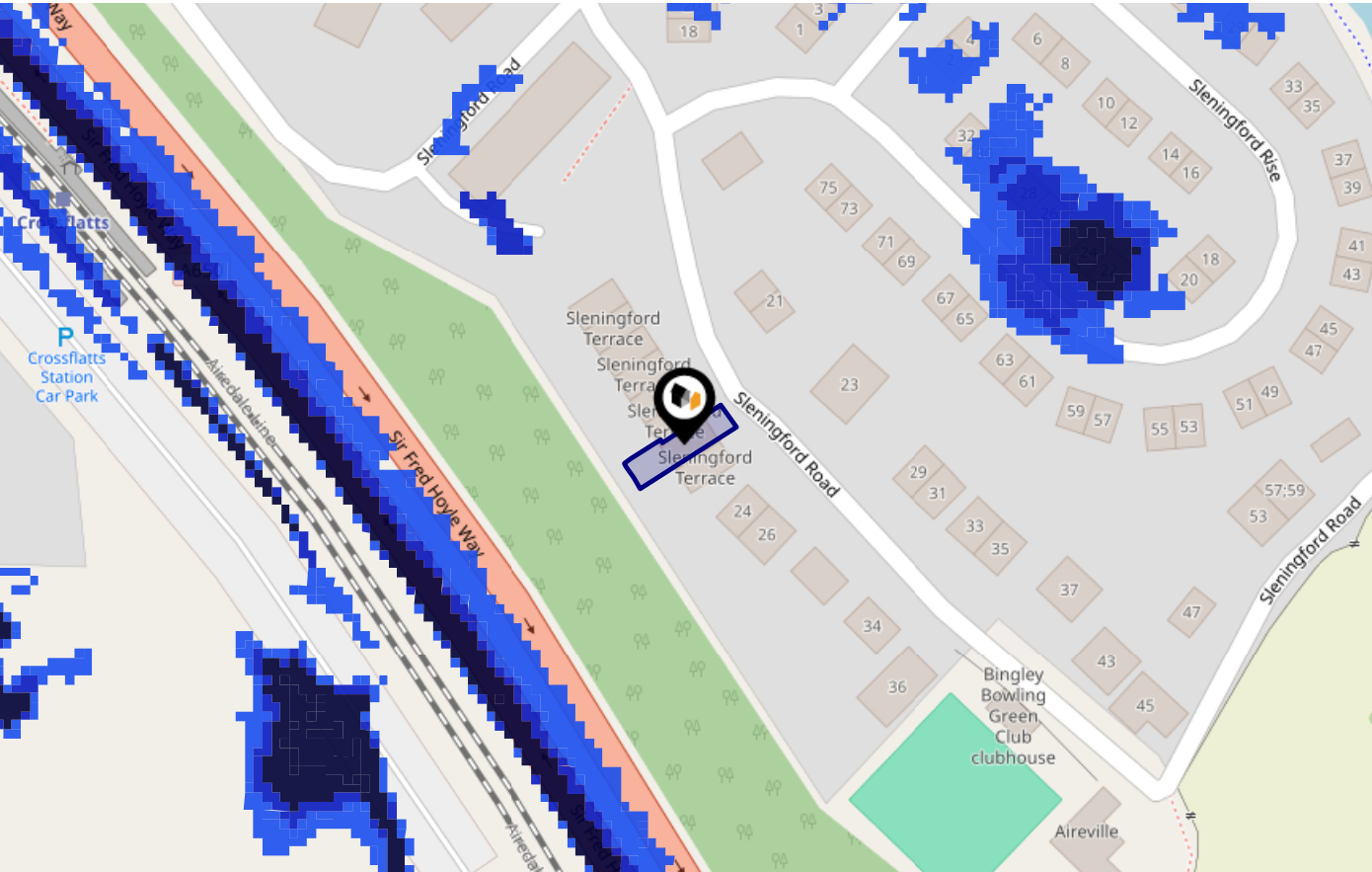
/kmmaxfield



# 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.

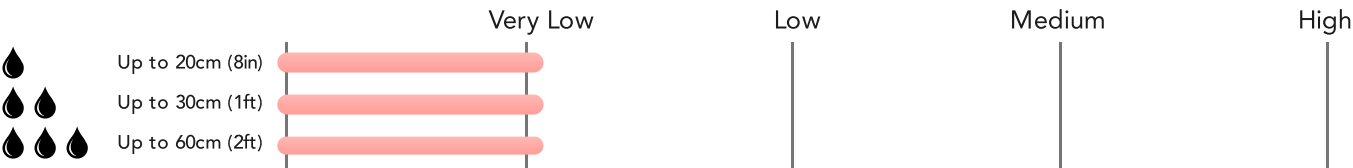


Risk Rating: Very low

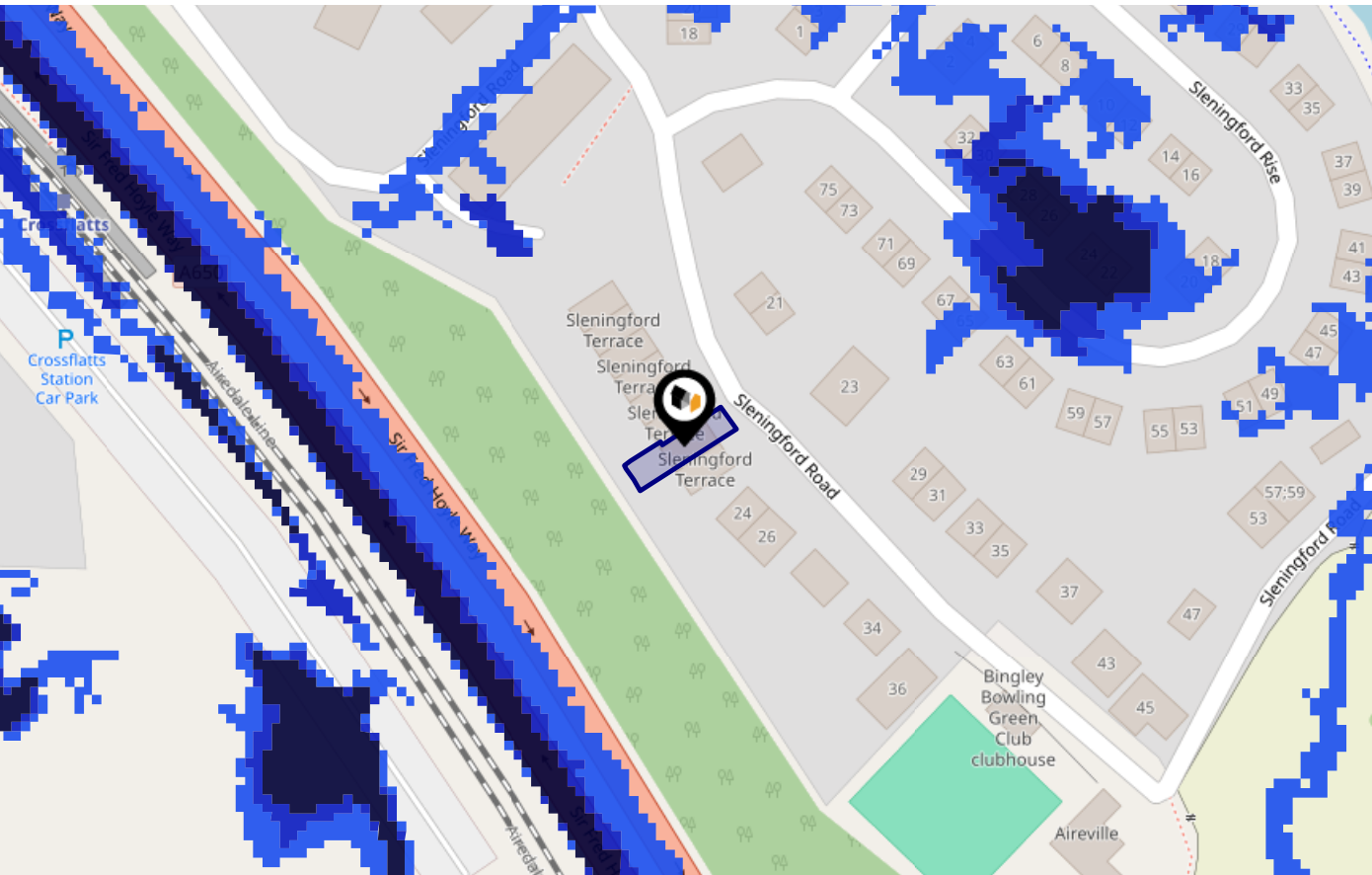
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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.

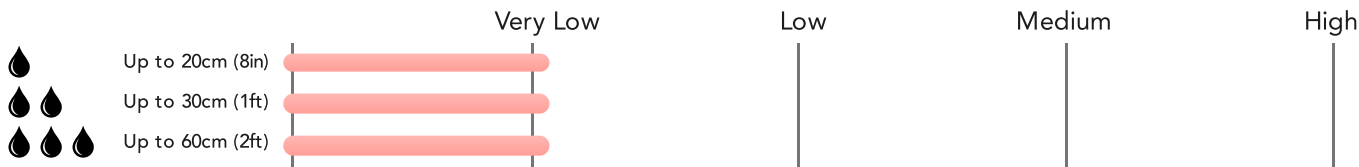


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

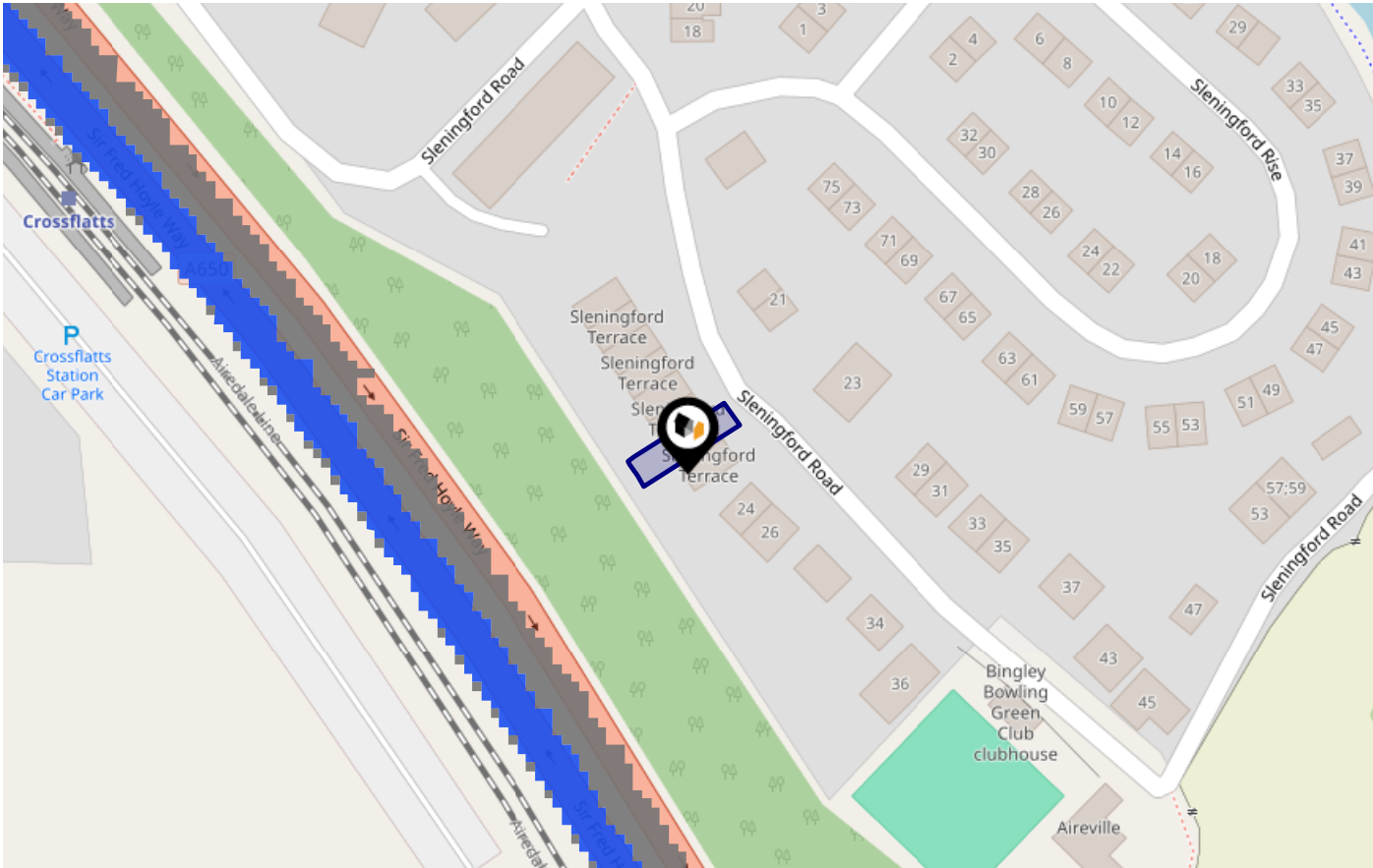




# Flood Risk

## 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.

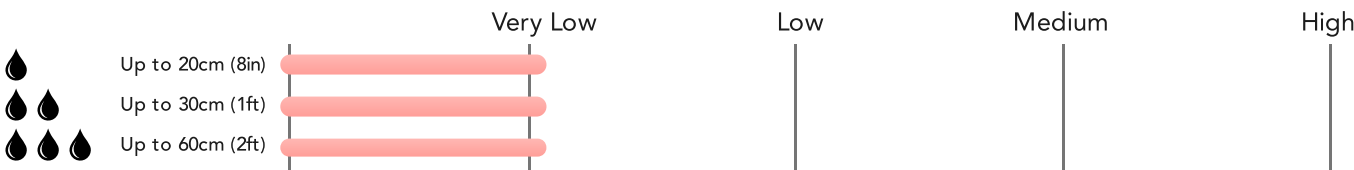


**Risk Rating:** Very low

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.
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- 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.

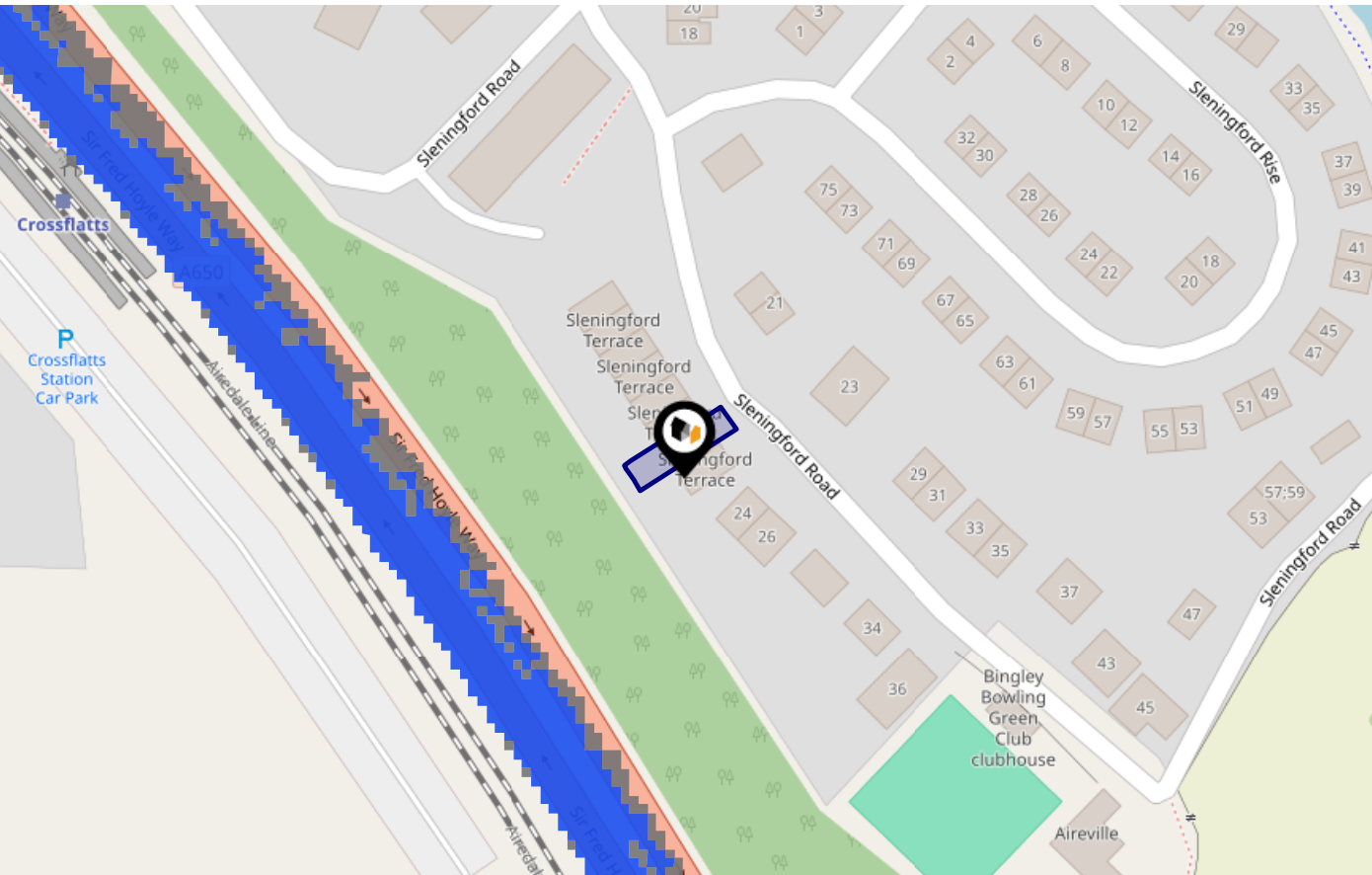
Chance of flooding to the following depths at this property:



# 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.

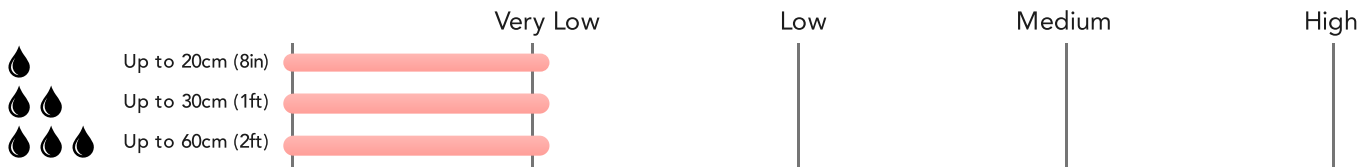


Risk Rating: Very low

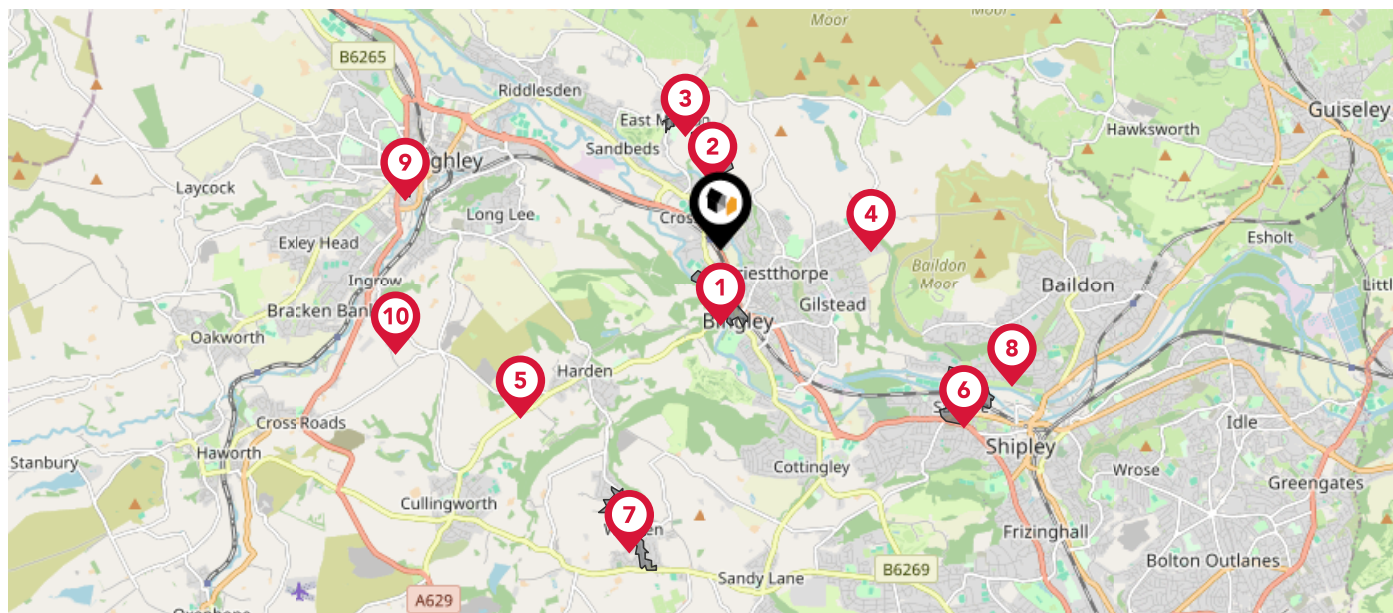
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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



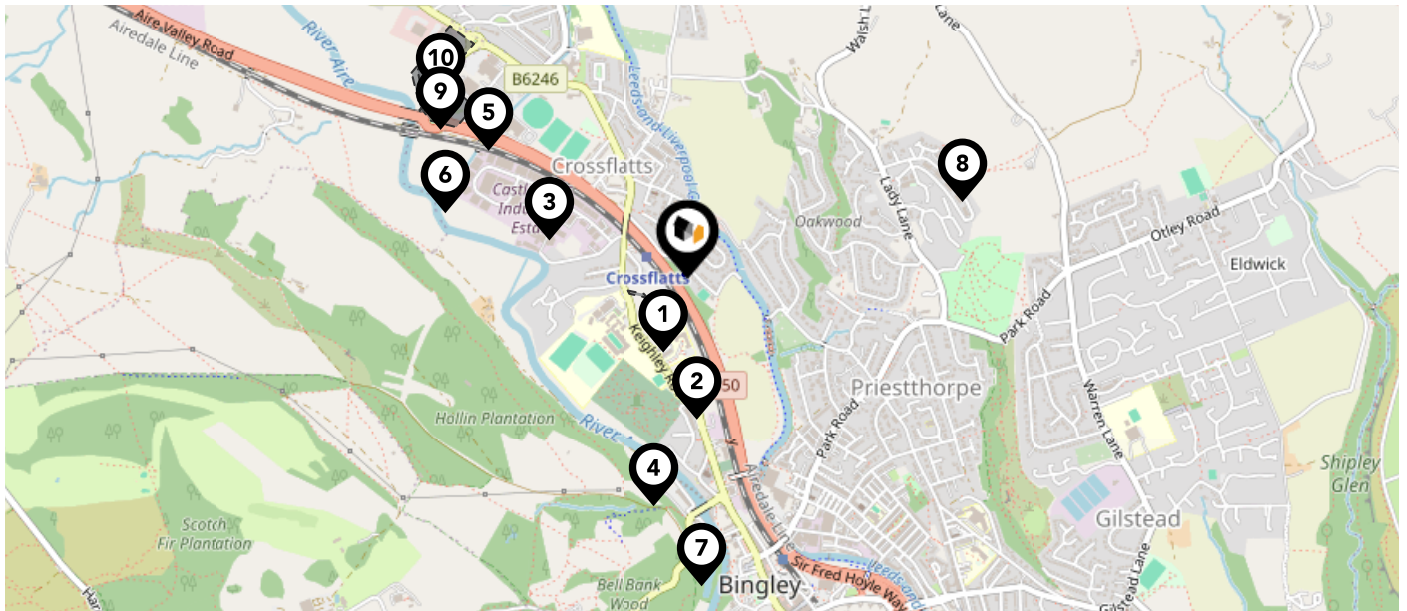
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



















### Nearby Conservation Areas

- 1 Bingley
- 2 Micklethwaite
- 3 East Morton
- 4 Eldwick Beck
- 5 Rycroft
- 6 Saltaire
- 7 Wilsden
- 8 Baildon Green
- 9 Keighley Town Centre
- 10 Hainworth

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.

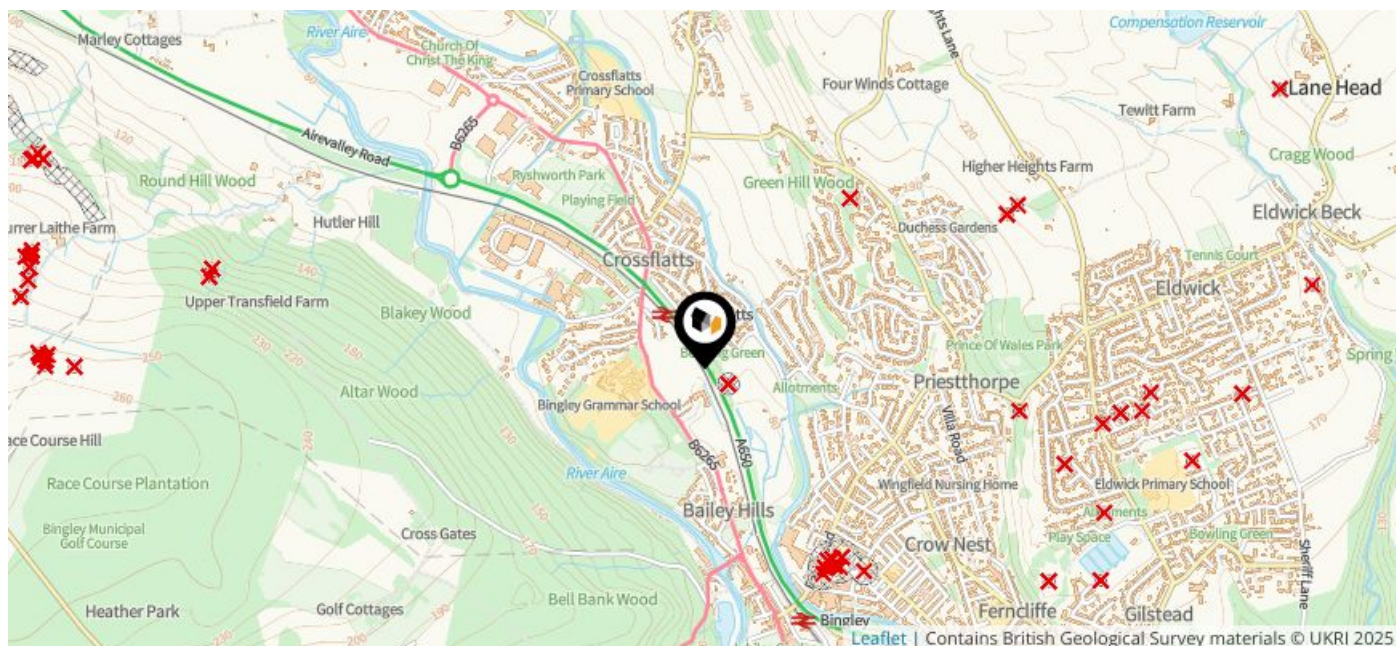


### Nearby Landfill Sites

	Coolgardie-Keighley Road, Bingley	Historic Landfill 
	Bingley Auction Mart-Keighley Road, Bailey Hills	Historic Landfill 
	Carrick and Fosters-Crossflatts, Bingley, Yorkshire	Historic Landfill 
	Bingley Holder Station-Ireland Bridge, Bingley, Bradford	Historic Landfill 
	Repton Foundry-Off Croft Road, Crossflatts	Historic Landfill 
	Castlefields Industrial Estate-Aireville Road Keighley	Historic Landfill 
	Ireland Bridge-Bingley	Historic Landfill 
	Land off Lady Park Avenue-Lady Lane Park, Eldwick, Bingley	Historic Landfill 
	Land to the South West of Phoenix Foundry-Phoenix Foundry, Bingley	Historic Landfill 
	Crossflatts Link Road-Bingley	Historic Landfill 



This map displays nearby coal mine entrances and their classifications.



### Mine Entry

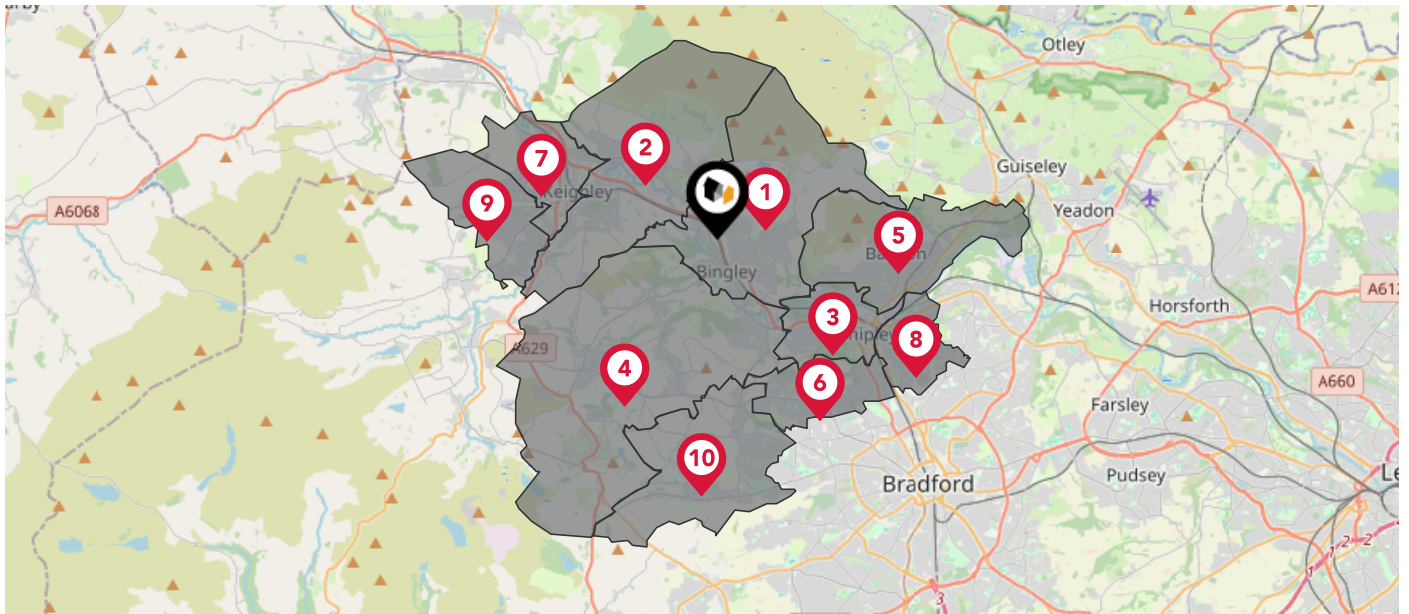
- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

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.



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

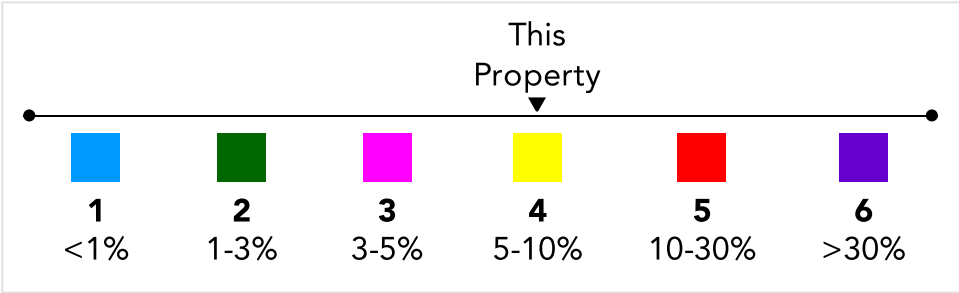
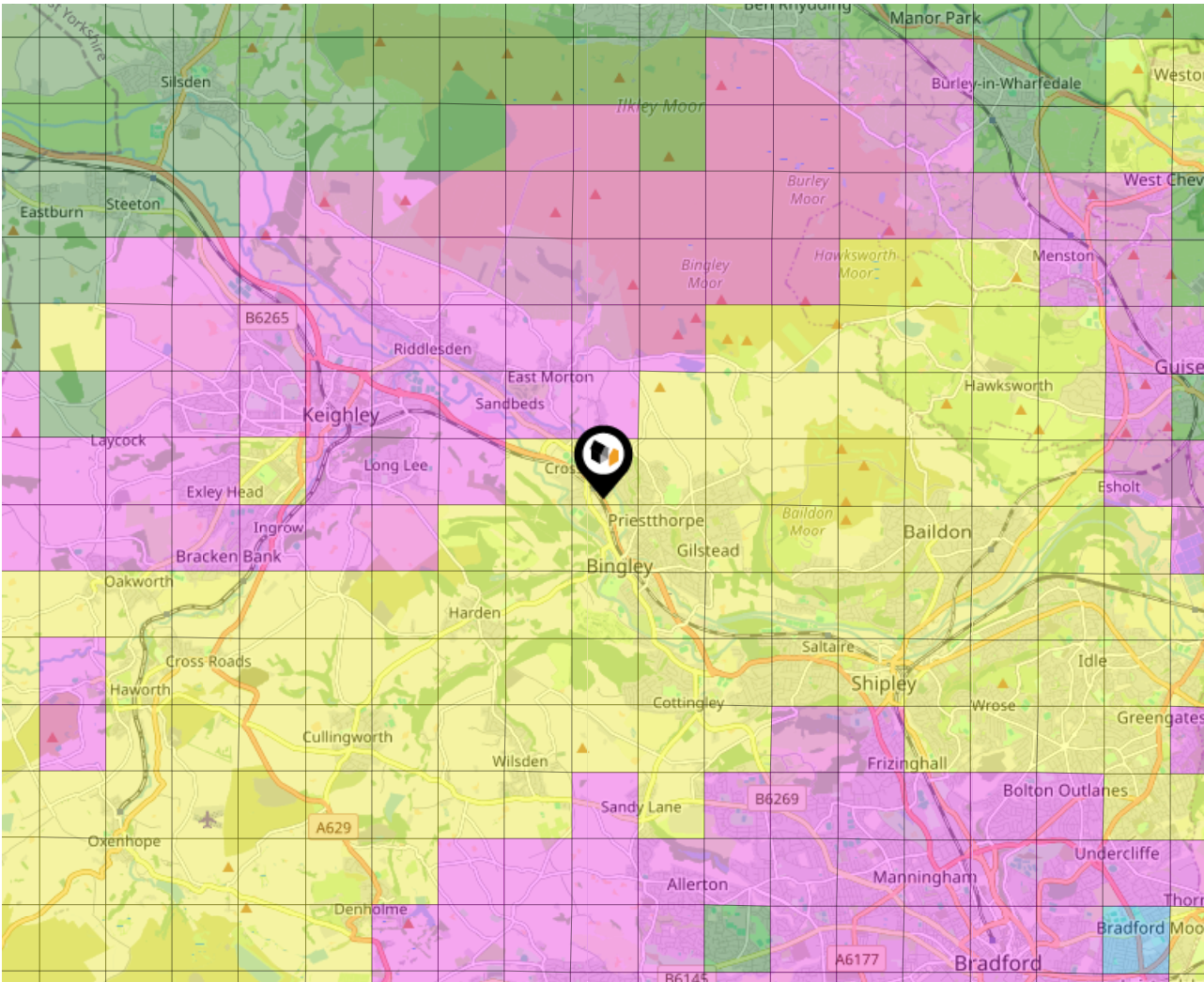


### Nearby Council Wards

- |    |                            |
|----|----------------------------|
| 1  | Bingley Ward               |
| 2  | Keighley East Ward         |
| 3  | Shipley Ward               |
| 4  | Bingley Rural Ward         |
| 5  | Baildon Ward               |
| 6  | Heaton Ward                |
| 7  | Keighley Central Ward      |
| 8  | Windhill and Wrose Ward    |
| 9  | Keighley West Ward         |
| 10 | Thornton and Allerton Ward |

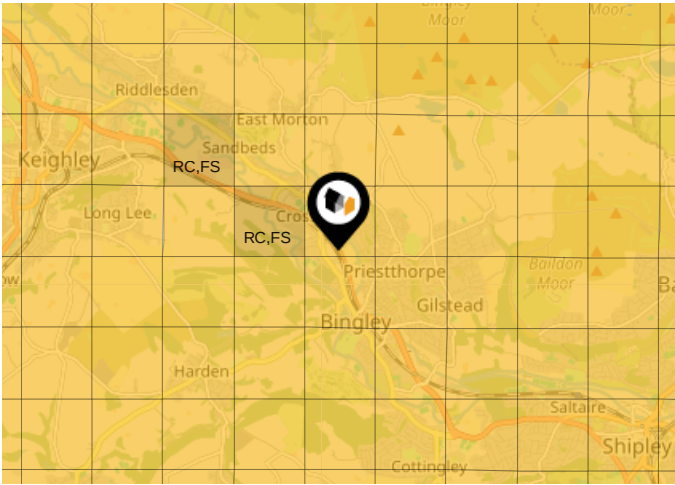
### What is Radon?

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		



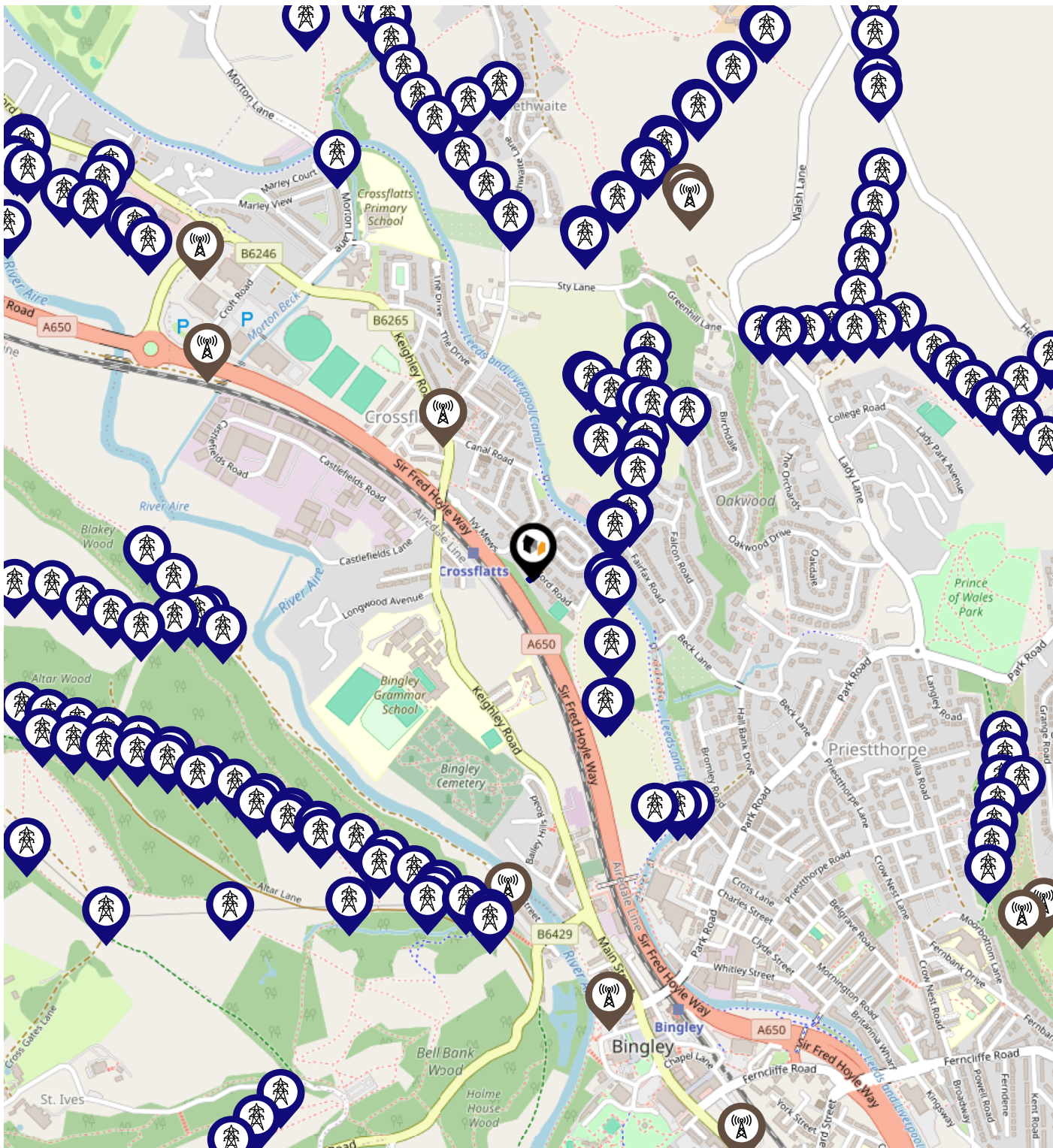
Primary Classifications (Most Common Clay Types)

<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



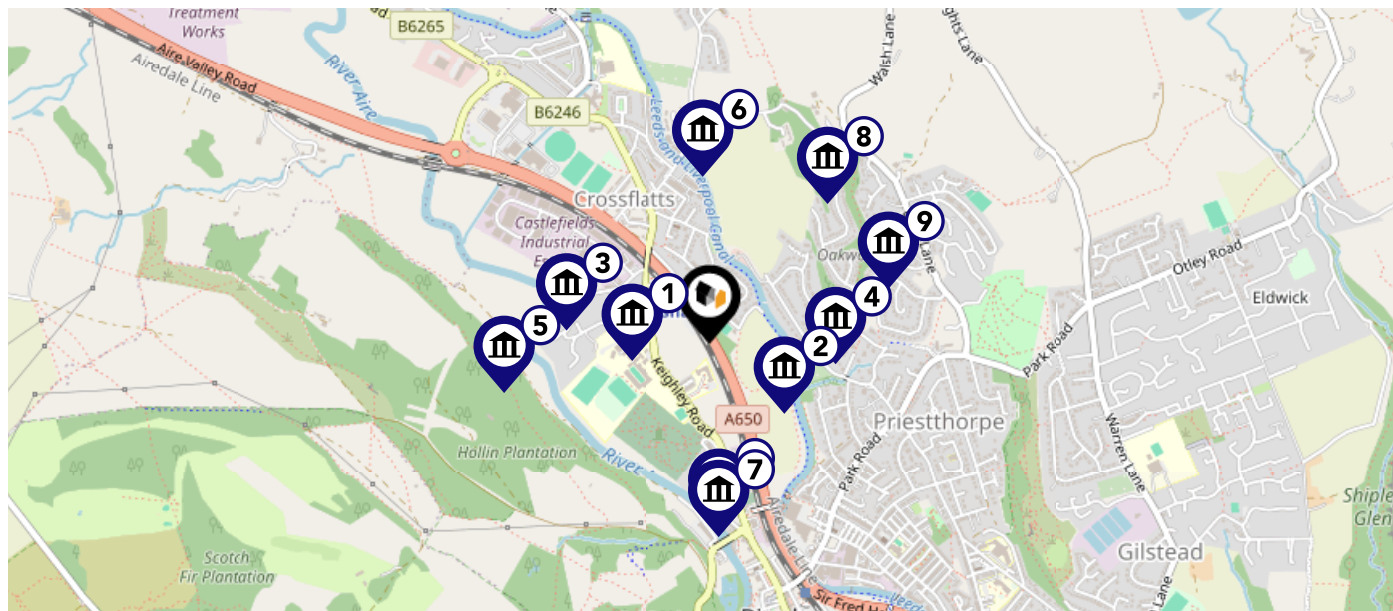
### Key:











-  Power Pylons
-  Communication Masts

# Maps

## Listed Buildings

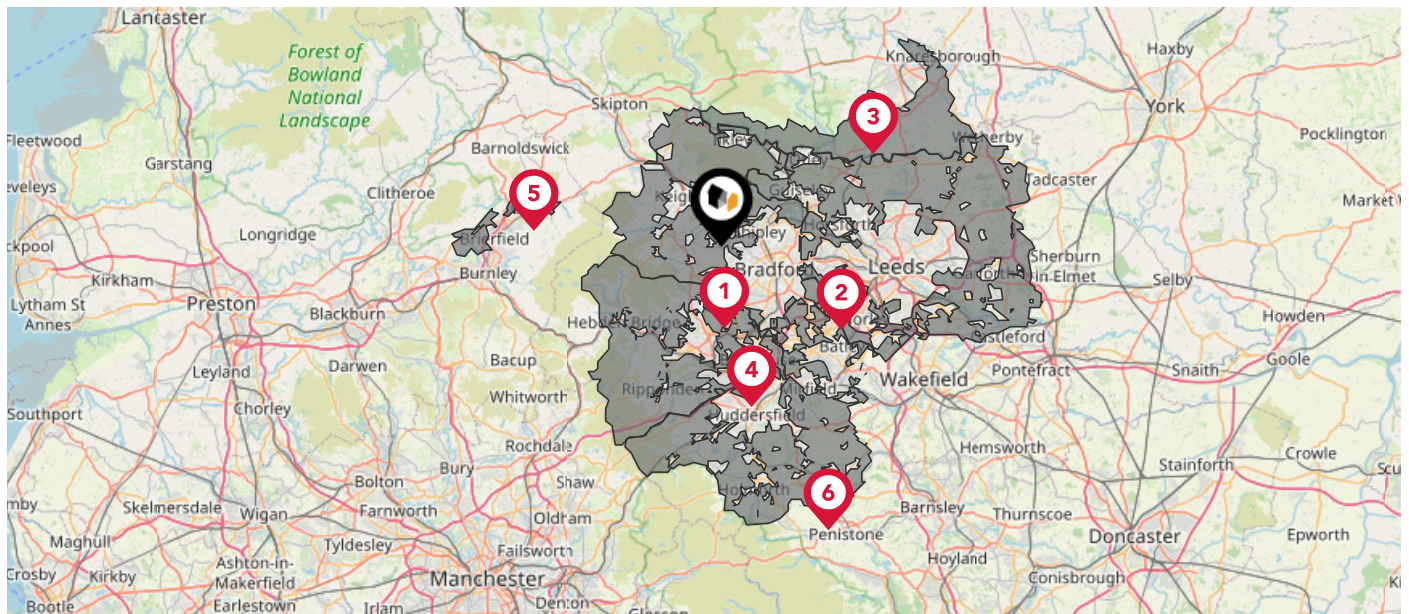
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1314304 - The Lodge	Grade II	0.2 miles
 1314303 - Leeds And Liverpool Canal Five Rise Locks With Overflow Channel	Grade I	0.2 miles
 1133382 - 2, 3, 4, 5 And 6, Castlefields	Grade II	0.3 miles
 1199532 - Gawthorpe Hall Including South Wing Gawthorpe Hall	Grade II	0.3 miles
 1314253 - Ravenroyd	Grade II	0.4 miles
 1300984 - Laythorpe Farmhouse And Attached Barn	Grade II	0.4 miles
 1133373 - Old School House	Grade II	0.4 miles
 1199544 - Green Hill Hall And Green Hill Hall Cottage	Grade II	0.4 miles
 1133355 - Oakwood Hall	Grade II	0.4 miles
 1200053 - 2,4,6,8,10a,12 And 12a, Keighley Road (see Details For Further Address Information)	Grade II	0.4 miles

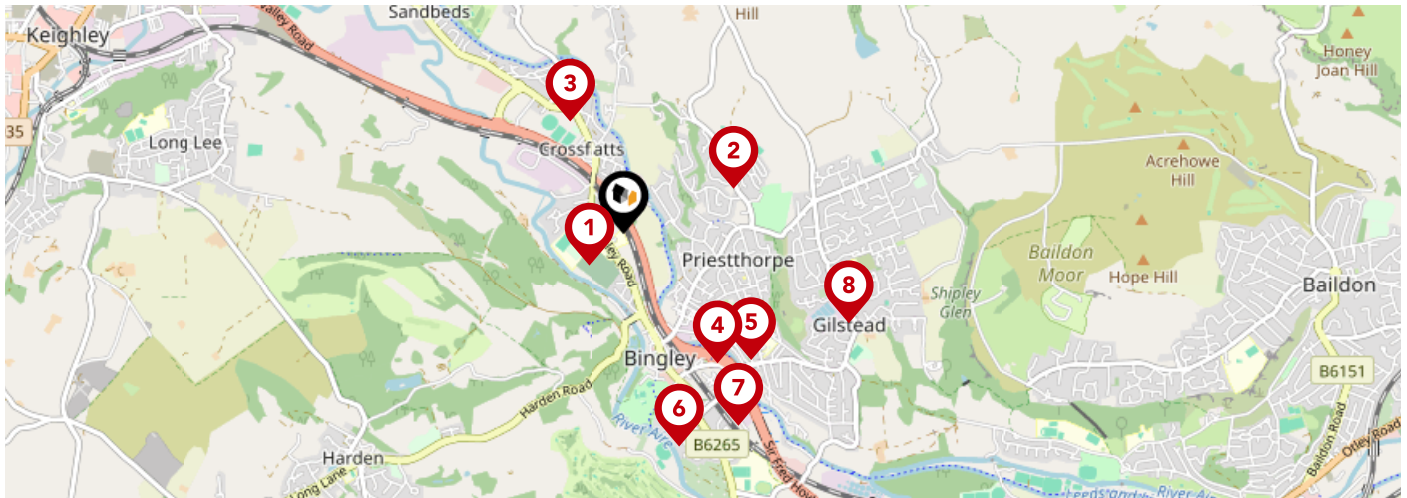










This map displays nearby areas that have been designated as Green Belt...

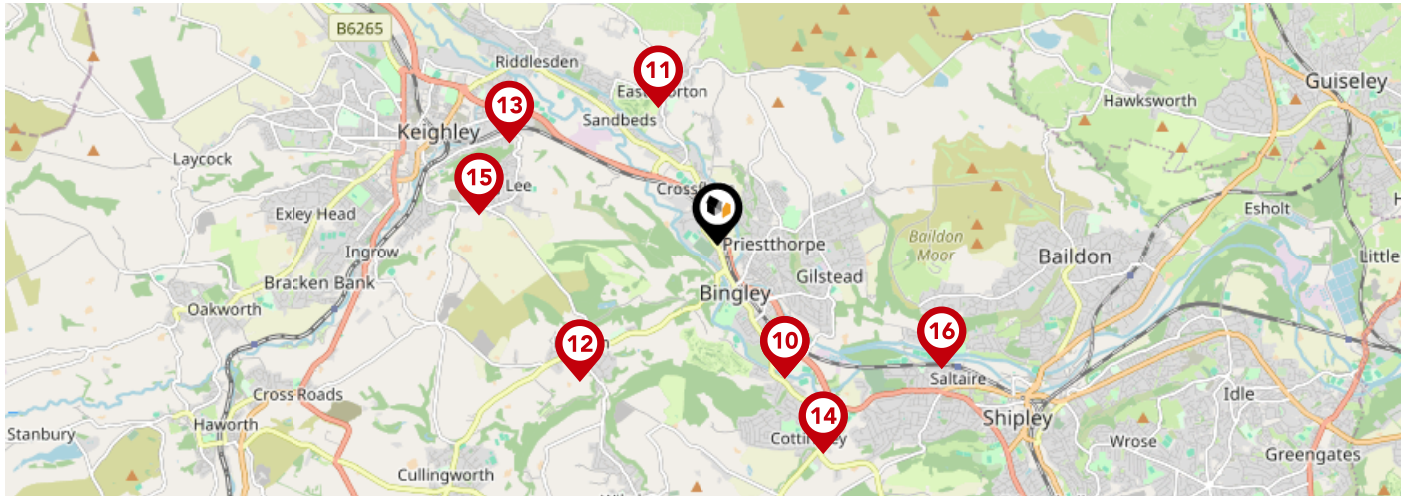










### Nearby Green Belt Land

-  South and West Yorkshire Green Belt - Bradford
-  South and West Yorkshire Green Belt - Leeds
-  South and West Yorkshire Green Belt - Harrogate
-  South and West Yorkshire Green Belt - Calderdale
-  Merseyside and Greater Manchester Green Belt - Pendle
-  South and West Yorkshire Green Belt - Kirklees



		Nursery	Primary	Secondary	College	Private
	<b>Bingley Grammar School</b> Ofsted Rating: Good   Pupils: 1932   Distance:0.21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Lady Lane Park School &amp; Nursery</b> Ofsted Rating: Not Rated   Pupils: 140   Distance:0.52	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Crossflatts Primary School</b> Ofsted Rating: Good   Pupils: 465   Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Beckfoot Priestthorpe Primary School &amp; Nursery</b> Ofsted Rating: Good   Pupils: 200   Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Joseph's Catholic Primary School, A Voluntary Academy</b> Ofsted Rating: Good   Pupils: 183   Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Myrtle Park Primary</b> Ofsted Rating: Good   Pupils: 233   Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Trinity All Saints CofE VA Primary School</b> Ofsted Rating: Good   Pupils: 213   Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Eldwick Primary School</b> Ofsted Rating: Good   Pupils: 547   Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

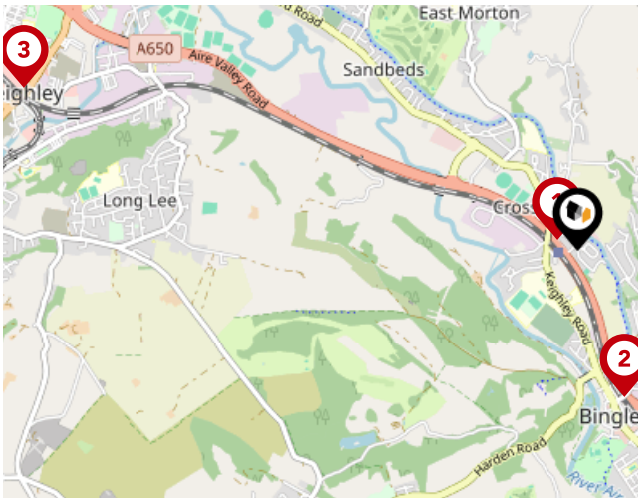


		Nursery	Primary	Secondary	College	Private
	<b>Beckfoot School</b> Ofsted Rating: Outstanding   Pupils: 1631   Distance:1.31	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hazelbeck Special School</b> Ofsted Rating: Outstanding   Pupils: 155   Distance:1.31	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>East Morton CofE Primary School</b> Ofsted Rating: Good   Pupils: 230   Distance:1.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Harden Primary School</b> Ofsted Rating: Good   Pupils: 213   Distance:1.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Strong Close Nursery School</b> Ofsted Rating: Good   Pupils: 91   Distance:2.03	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Dixons Cottingley Academy</b> Ofsted Rating: Good   Pupils: 872   Distance:2.05	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Long Lee Primary School</b> Ofsted Rating: Good   Pupils: 369   Distance:2.1	<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:2.24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



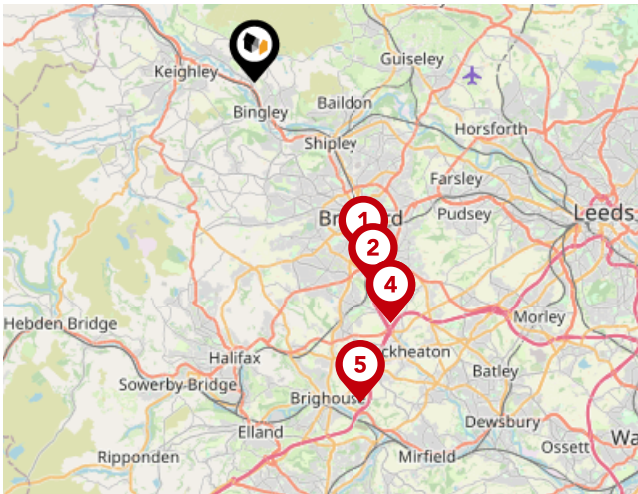
# Area

## Transport (National)



### National Rail Stations

Pin	Name	Distance
1	Crossflatts Rail Station	0.1 miles
2	Bingley Rail Station	0.67 miles
3	Keighley Rail Station	2.53 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M606 J3	7.2 miles
2	M606 J2	8.17 miles
3	M606 J1	9.63 miles
4	M62 J26	9.65 miles
5	M62 J25	11.78 miles



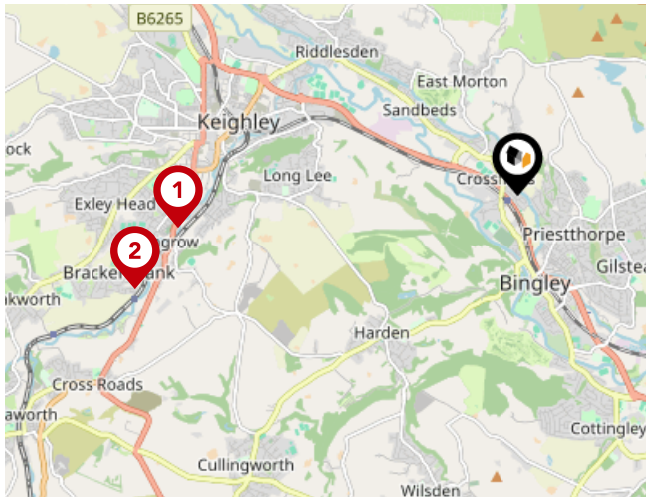
### Airports/Helipads

Pin	Name	Distance
1	Leeds Bradford Airport	7.47 miles
2	Manchester Airport	38.55 miles
3	Teesside Airport	48.18 miles
4	Finningley	42.91 miles



## Bus Stops/Stations

Pin	Name	Distance
1	Bingley Grammar School	0.18 miles
2	Bingley Grammar School	0.2 miles
3	Crossflatts Station	0.14 miles
4	Grammar School	0.15 miles
5	Micklethwaite Lane	0.22 miles

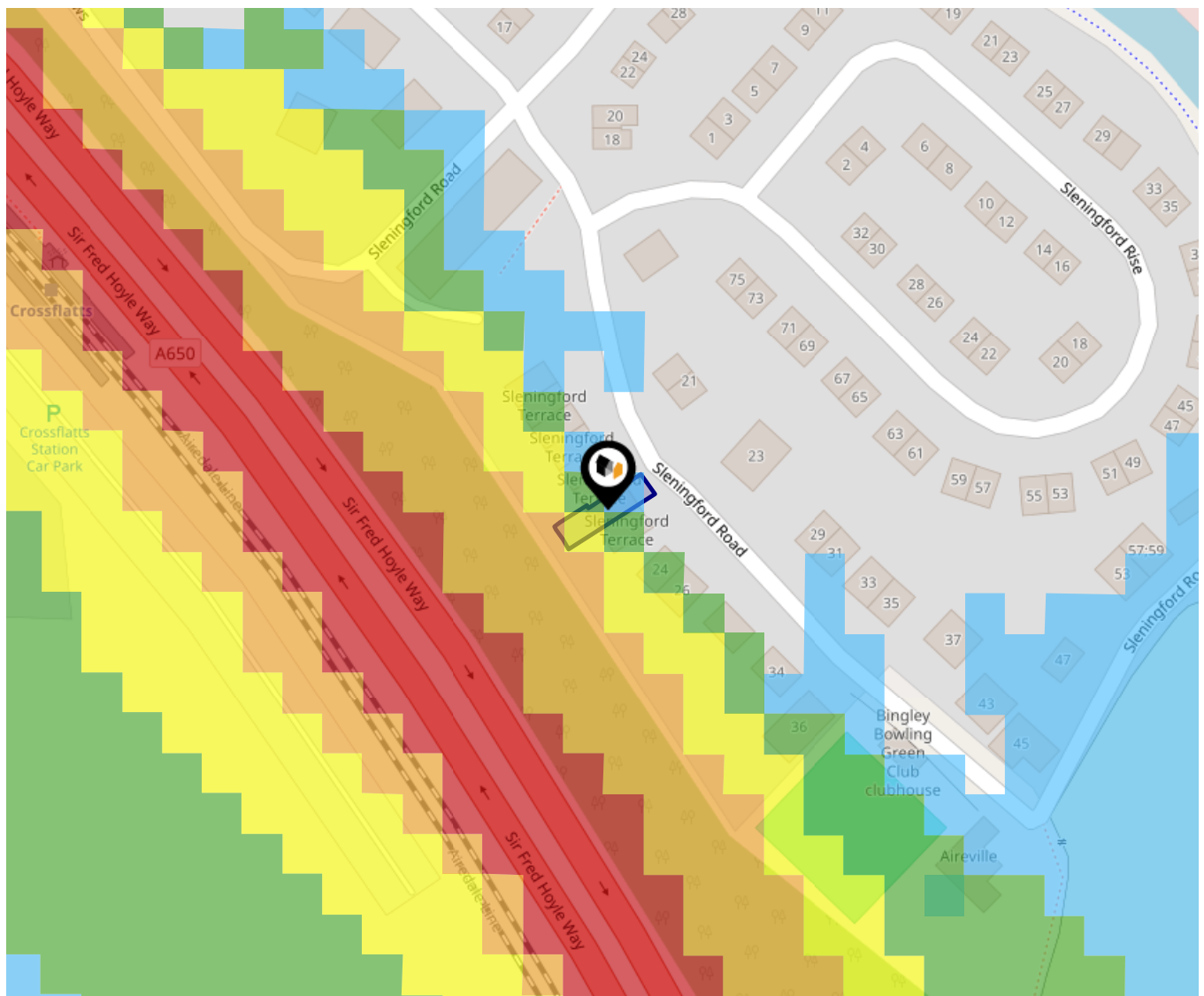


## Local Connections

Pin	Name	Distance
1	Ingrow West (Keighley & Worth Valley Railway)	2.98 miles
2	Damems (Keighley & Worth Valley Railway)	3.44 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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Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



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