

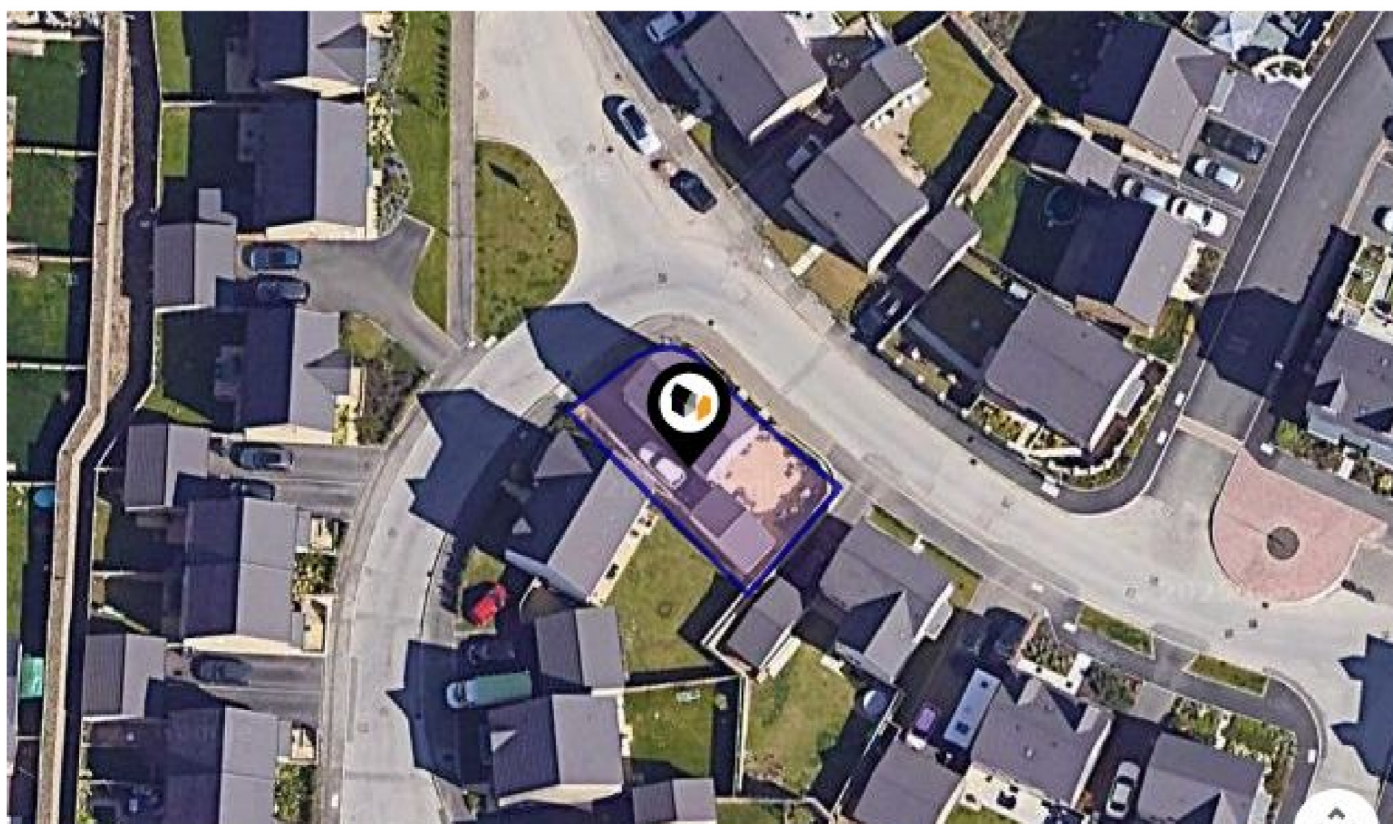


See More Online

MIR: Material Info

The Material Information Affecting this Property

Wednesday 26th March 2025



37, BROMPTON DRIVE, BRADFORD, BD10 0DW

KM Maxfield

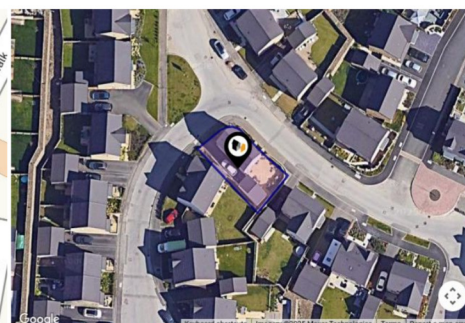
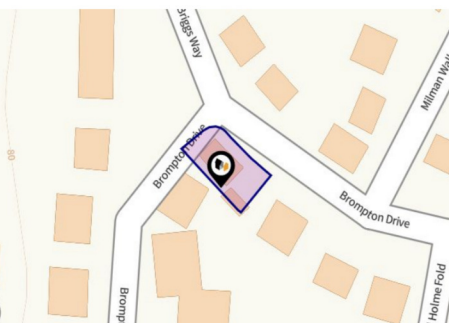
KM Maxfield Estate Agents, 55 Bingley Road, Saltaire, BD18 4SB

01274 592280

saltaire@kmmaxfield.com

www.kmmaxfield.com





Property

Type:	Detached
Bedrooms:	3
Floor Area:	947 ft ² / 88 m ²
Plot Area:	0.05 acres
Year Built :	2018
Council Tax :	Band E
Annual Estimate:	£2,512
Title Number:	YY101271
UPRN:	10091675659

Last Sold Date:	29/03/2018
Last Sold Price:	£252,000
Last Sold £/ft ² :	£266
Tenure:	Freehold

Local Area

Local Authority:	Bradford
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds

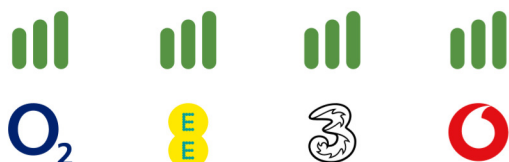
(Standard - Superfast - Ultrafast)

15 **1800**
mb/s mb/s



Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: **135 Brompton Drive Apperley Bridge Bradford West Yorkshire BD10 0DW**

Reference - 23/03001/HOU	
Decision:	Pending Consideration
Date:	24th August 2023
Description:	An outer garden hub at the bottom of garden

Planning records for: **101 Brompton Drive Apperley Bridge Bradford West Yorkshire BD10 0DW**

Reference - 19/03512/HOU	
Decision:	Granted
Date:	16th August 2019
Description:	Single storey rear extension

37, Brompton Drive, BD10 0DW

Energy rating

B

Valid until 05.03.2028

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.21 W/m-Â°K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.11 W/m-Â°K
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.14 W/m-Â°K
Total Floor Area:	88 m ²



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



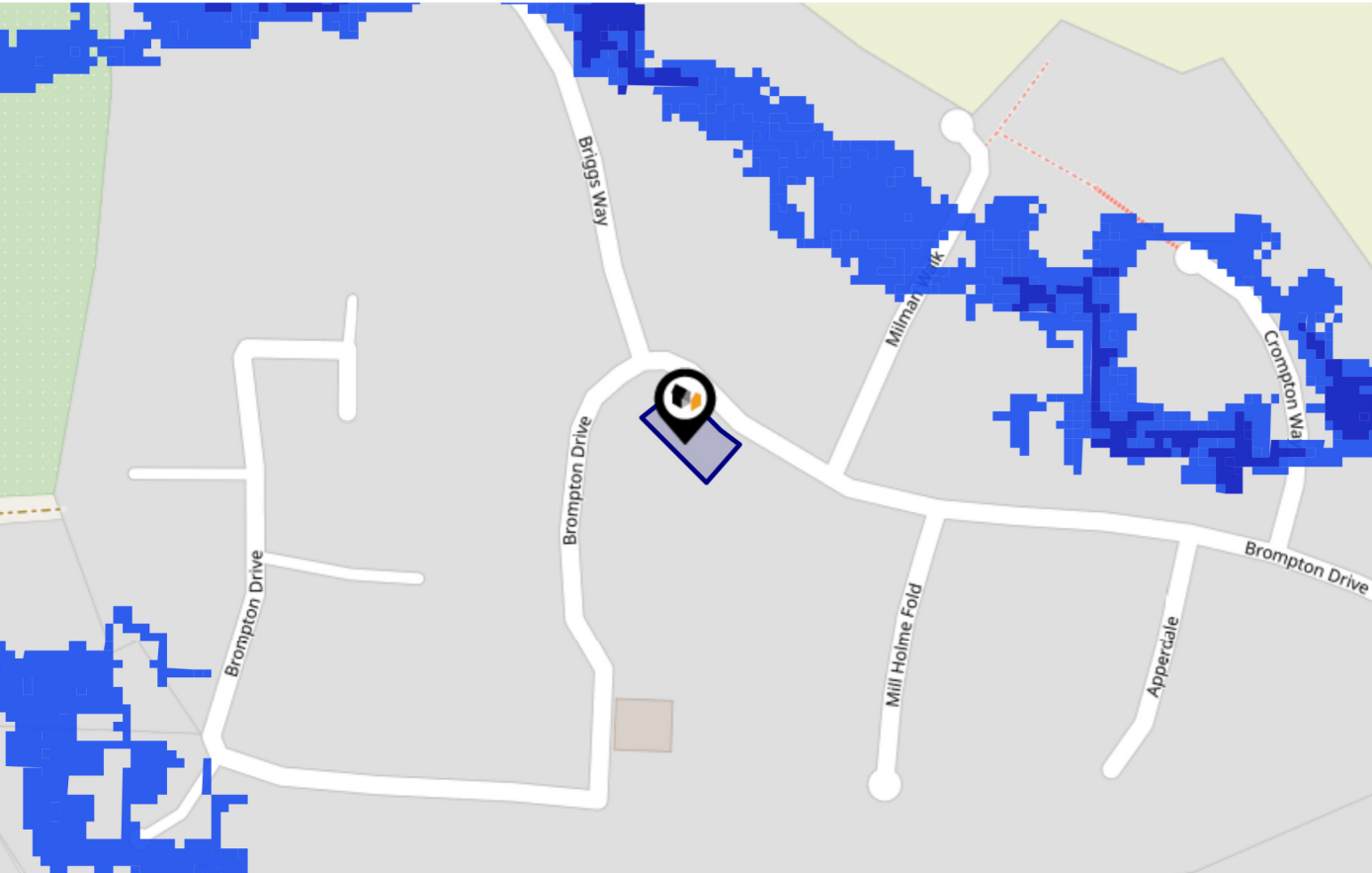
/kmmaxfield

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.

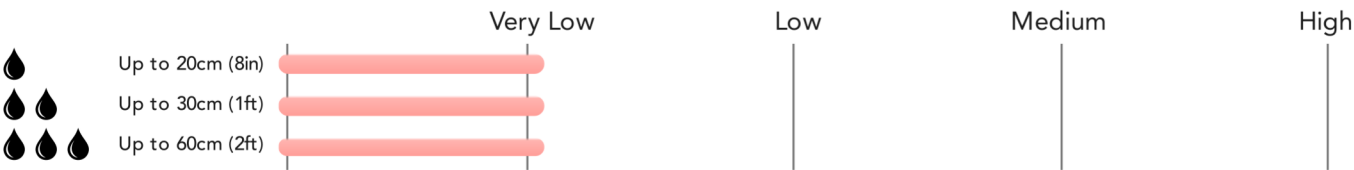


Risk Rating: Very low

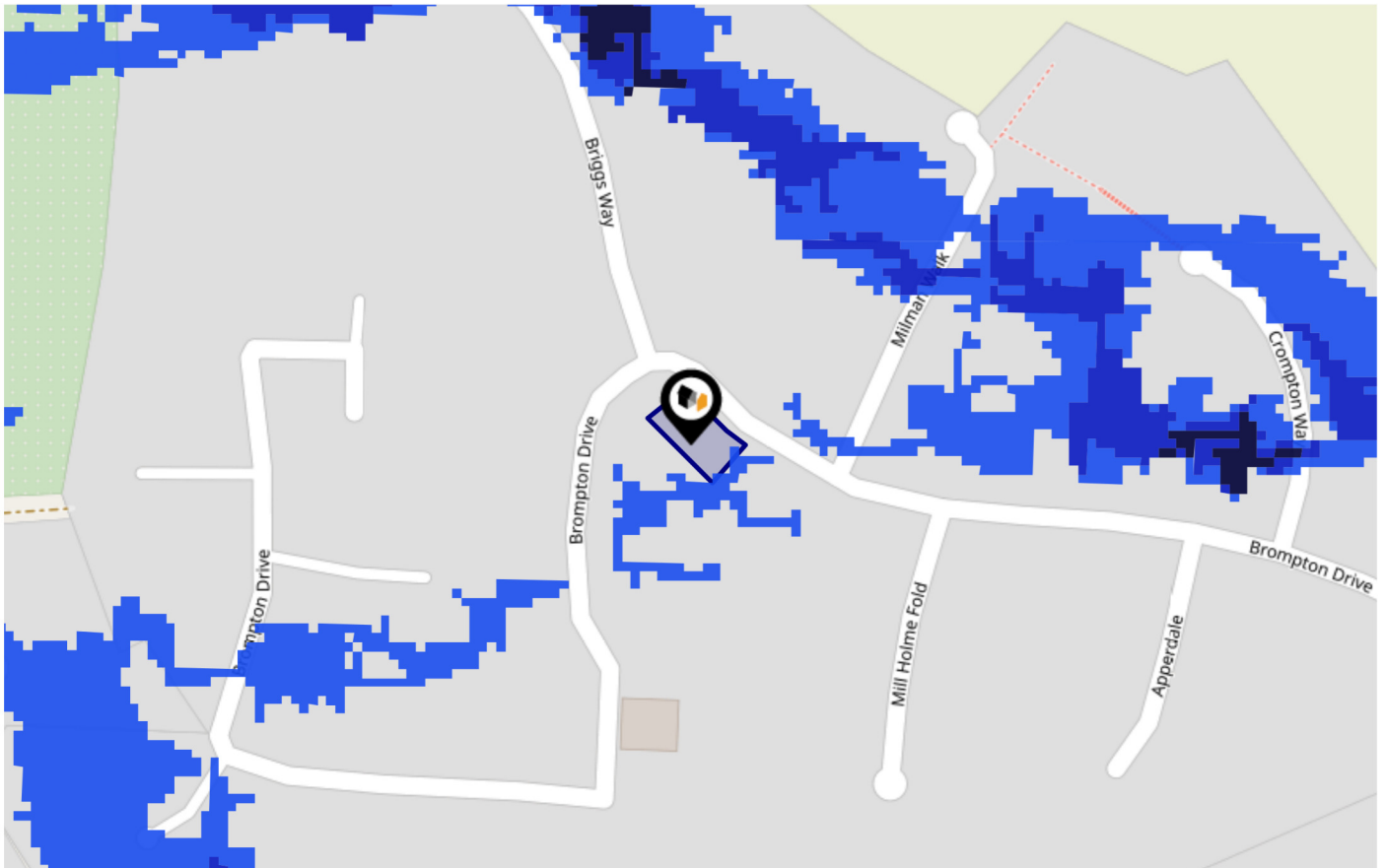
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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.

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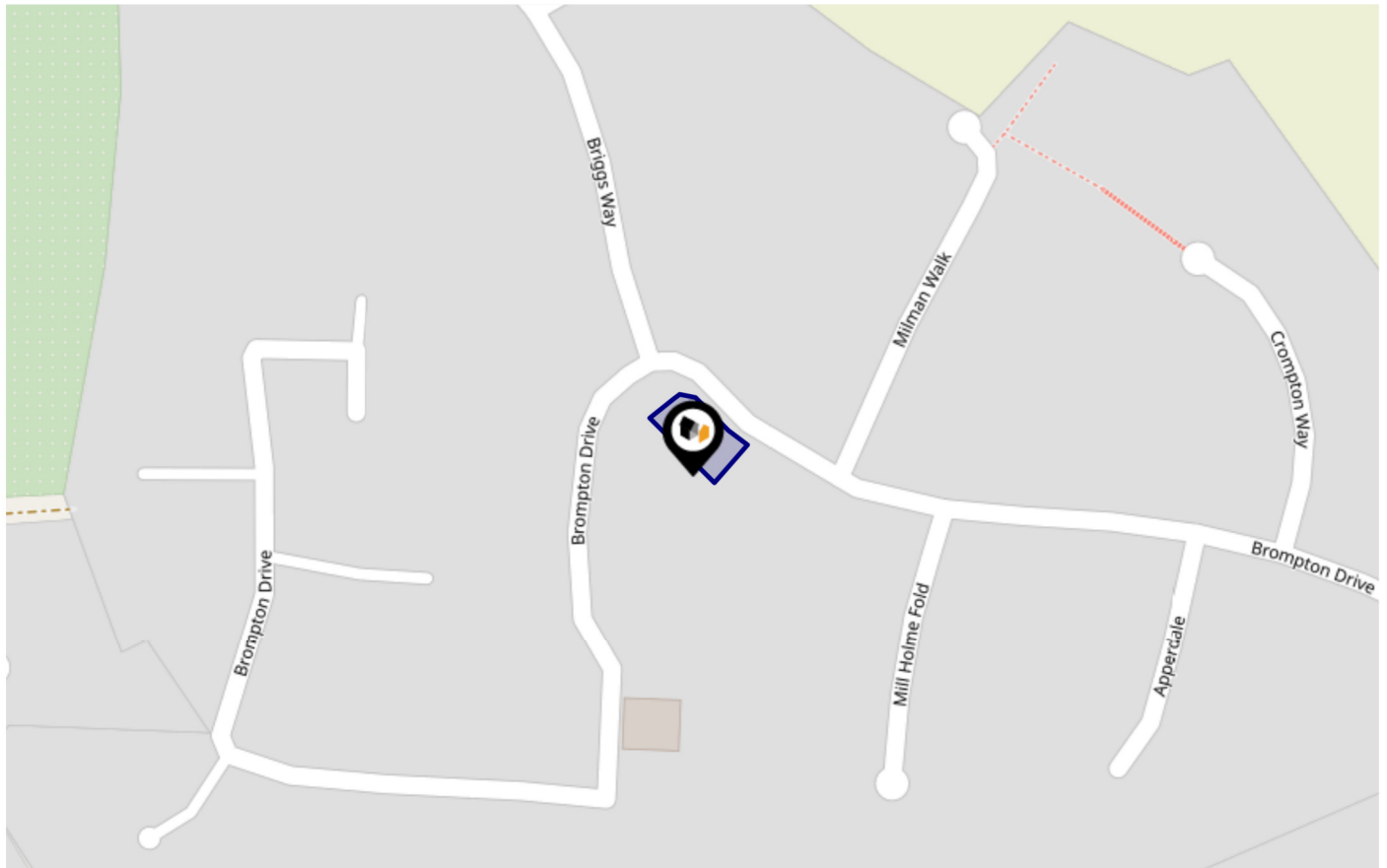
Chance of flooding to the following depths at this property:



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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Chance of flooding to the following depths at this property:

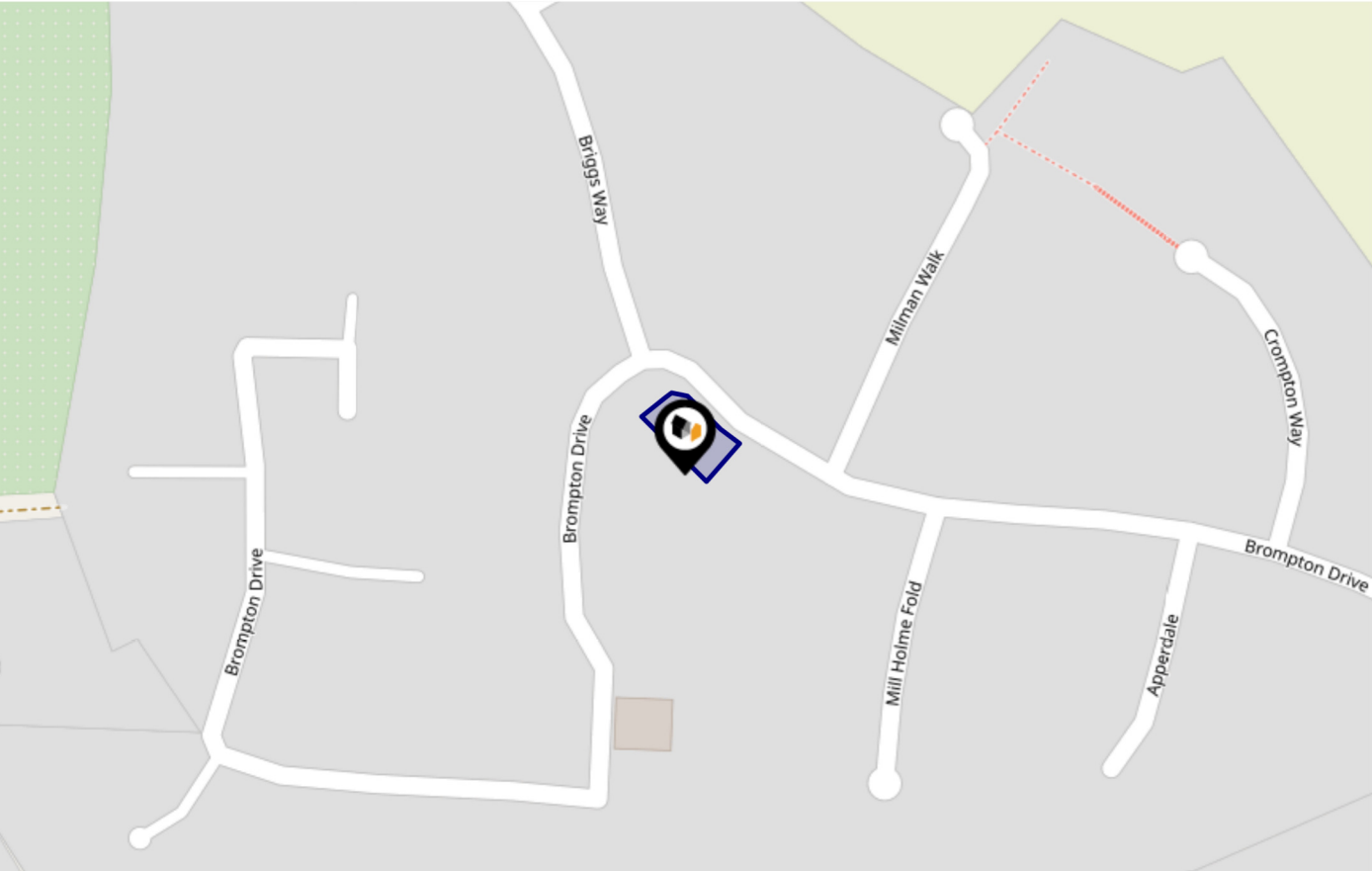


Flood Risk

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.

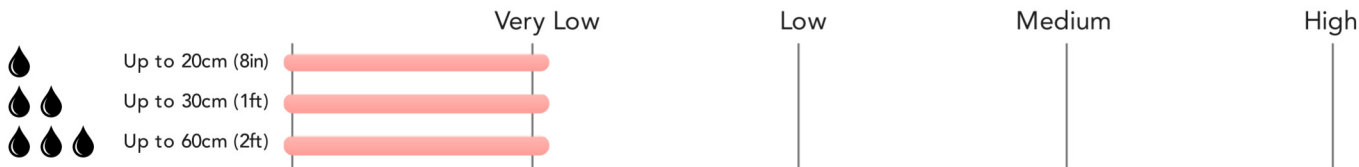


Risk Rating: Very low

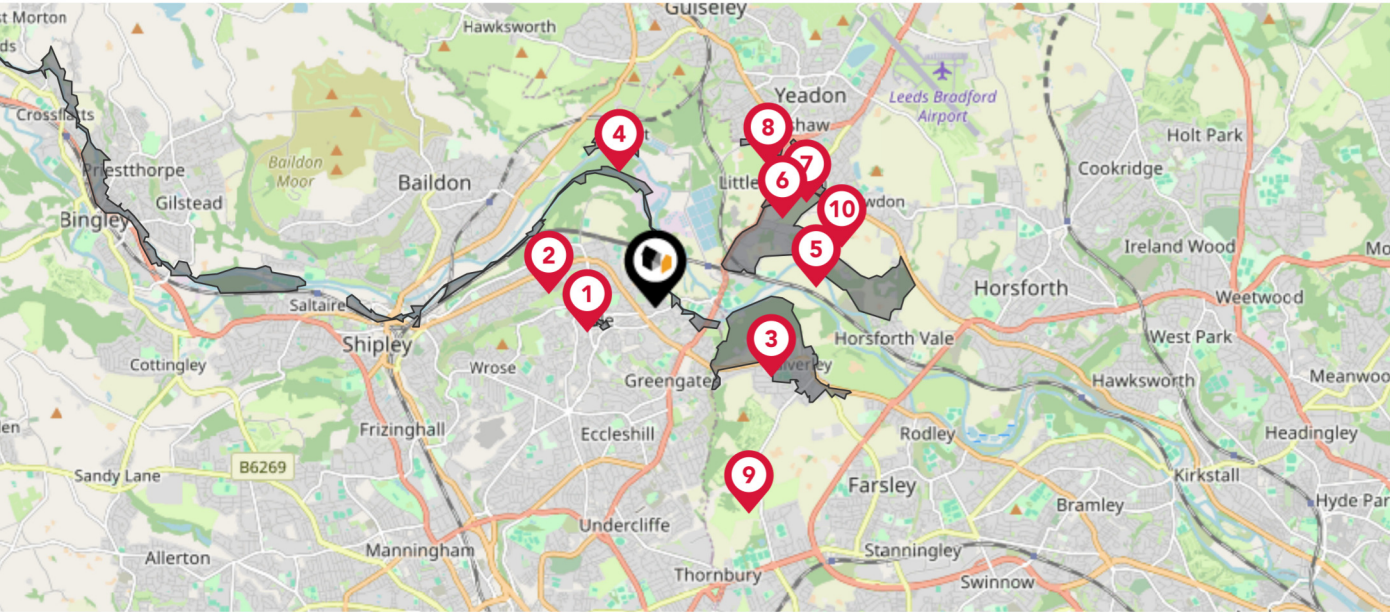
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.











- 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:

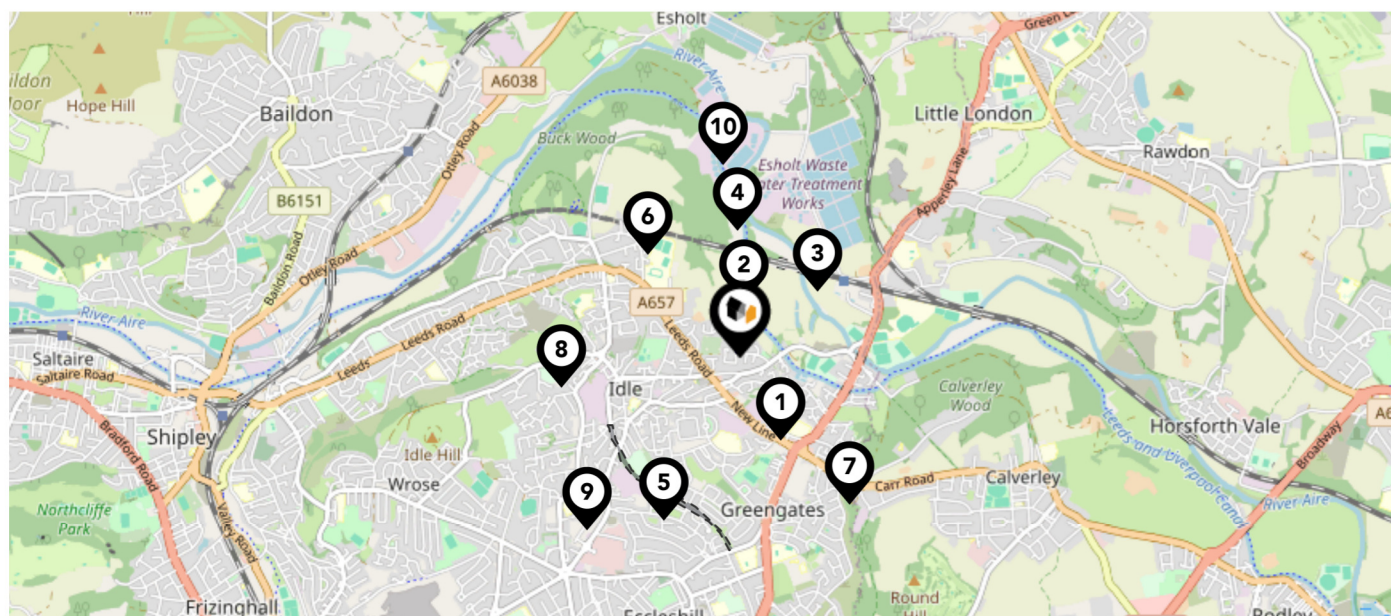


This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas	
	Idle and The Green
	Leeds Liverpool Canal
	CALVERLEY
	Esholt
	Rawdon - CRAGG WOOD
	Rawdon - LITTLE LONDON
	Rawdon - LITTLEMOOR
	NETHER YEADON
	WOODHALL HILLS
	Rawdon - LOW GREEN

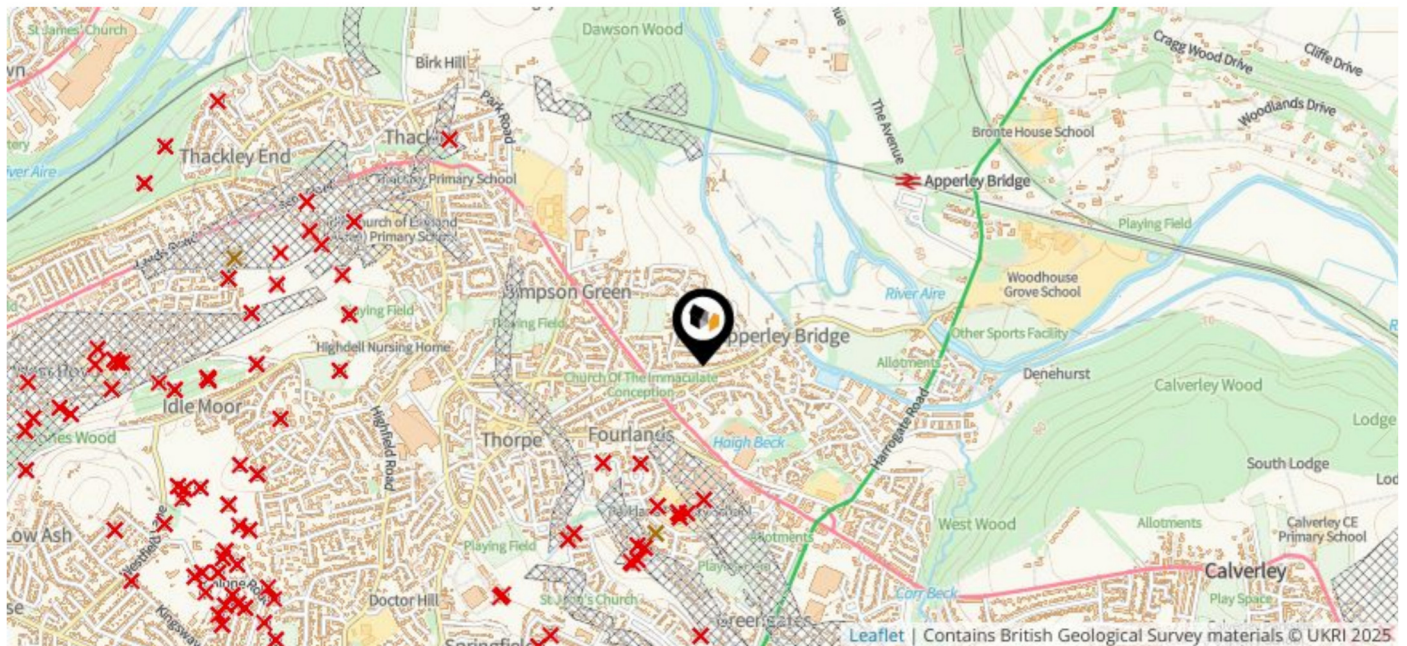
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

	Valley Mills-Apperley Bridge, Bradford	Historic Landfill 
	Bottom Farm-Thackley Canal Bridge	Historic Landfill 
	Esholt Sewage Works-The Avenue, Apperley Bridge	Historic Landfill 
	Esholt Sewage Treatment Works-Idle, Bradford, West Yorkshire	Historic Landfill 
	Railway Cutting at Thorpe Edge-Off Bradford Road, Thorpe Edge	Historic Landfill 
	Low Ash Farm-Thackley	Historic Landfill 
	Land at New Line-Greengates	Historic Landfill 
	Land West of Burial Ground-Crooked Lane-Westfield Lane, Idle, Bradford	Historic Landfill 
	Doctor Hill-Moor End, Bradford	Historic Landfill 
	Esholt Sewage Treatment Works-Idle, Bradford, West Yorkshire	Historic Landfill 

This map displays nearby coal mine entrances and their classifications.



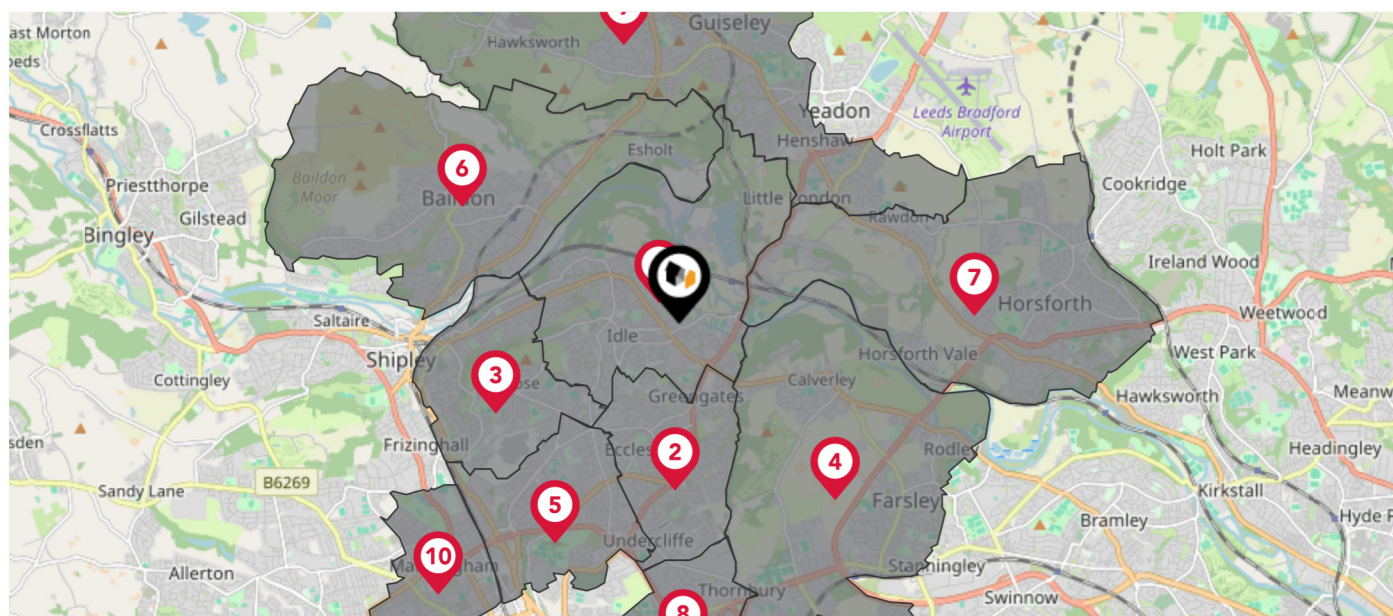
Mine Entry

- ✕ 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

Idle and Thackley Ward

2

Eccleshill Ward

3

Windhill and Wrose Ward

4

Calverley & Farsley Ward

5

Bolton and Undercliffe Ward

6

Baildon Ward

7

Horsforth Ward

8

Bradford Moor Ward

9

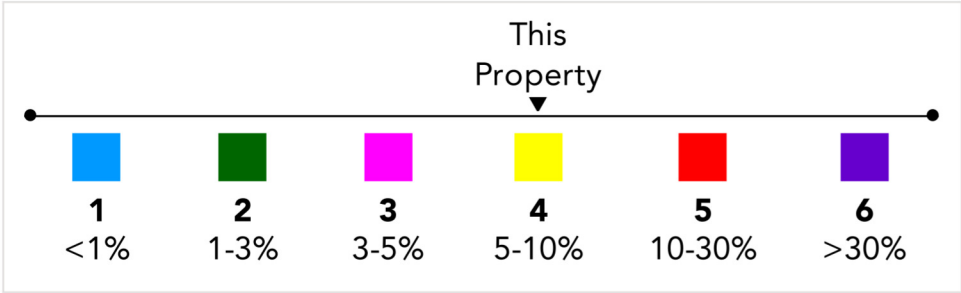
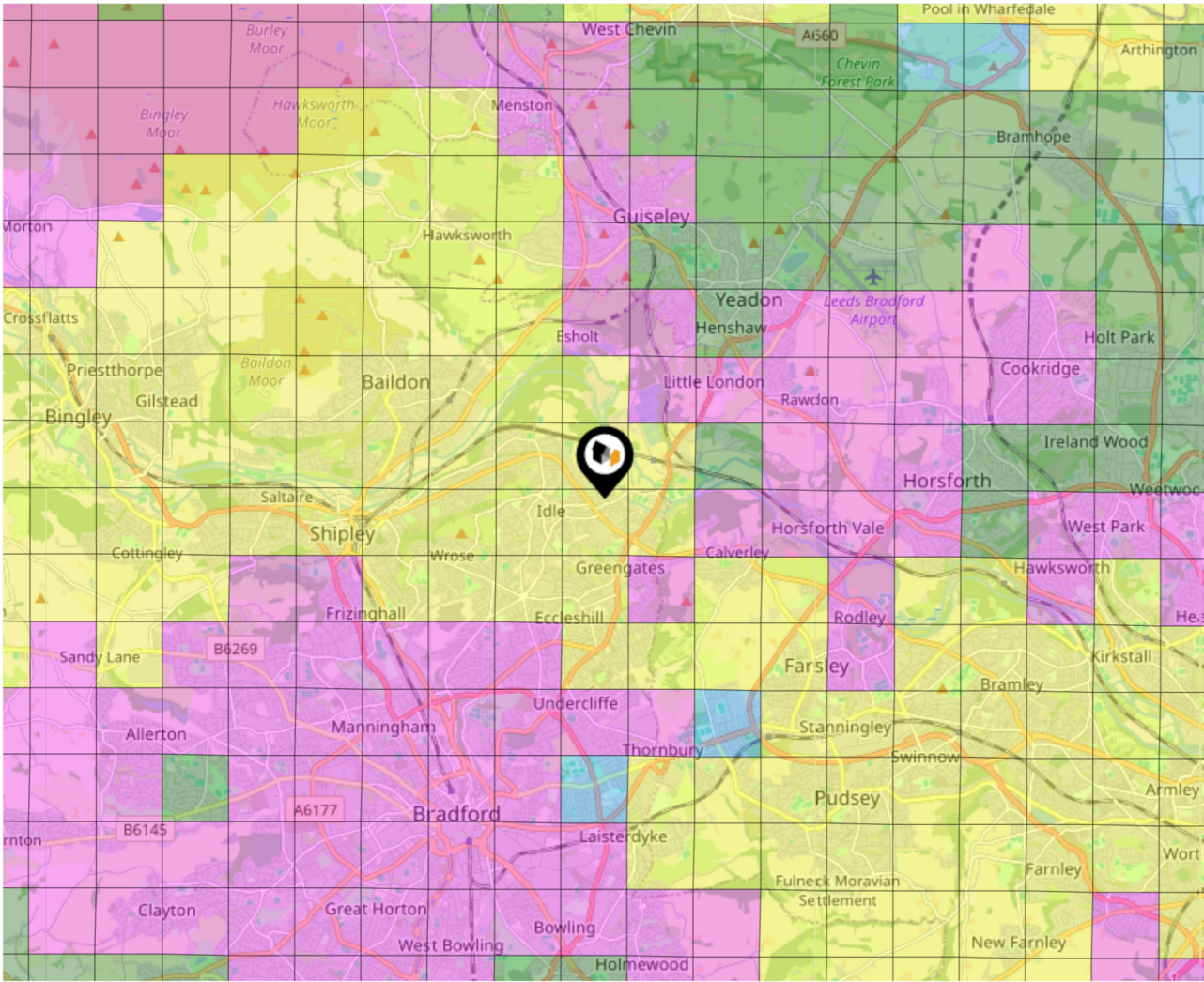
Guiseley & Rawdon Ward

10

Manningham Ward

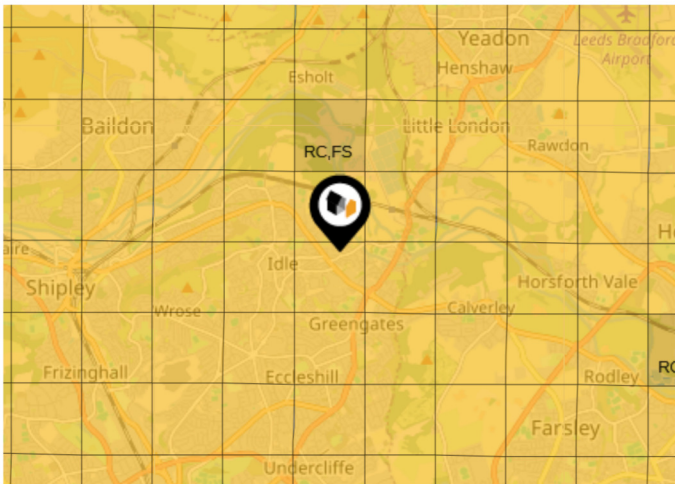
What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m³).



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

Carbon Content:	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		

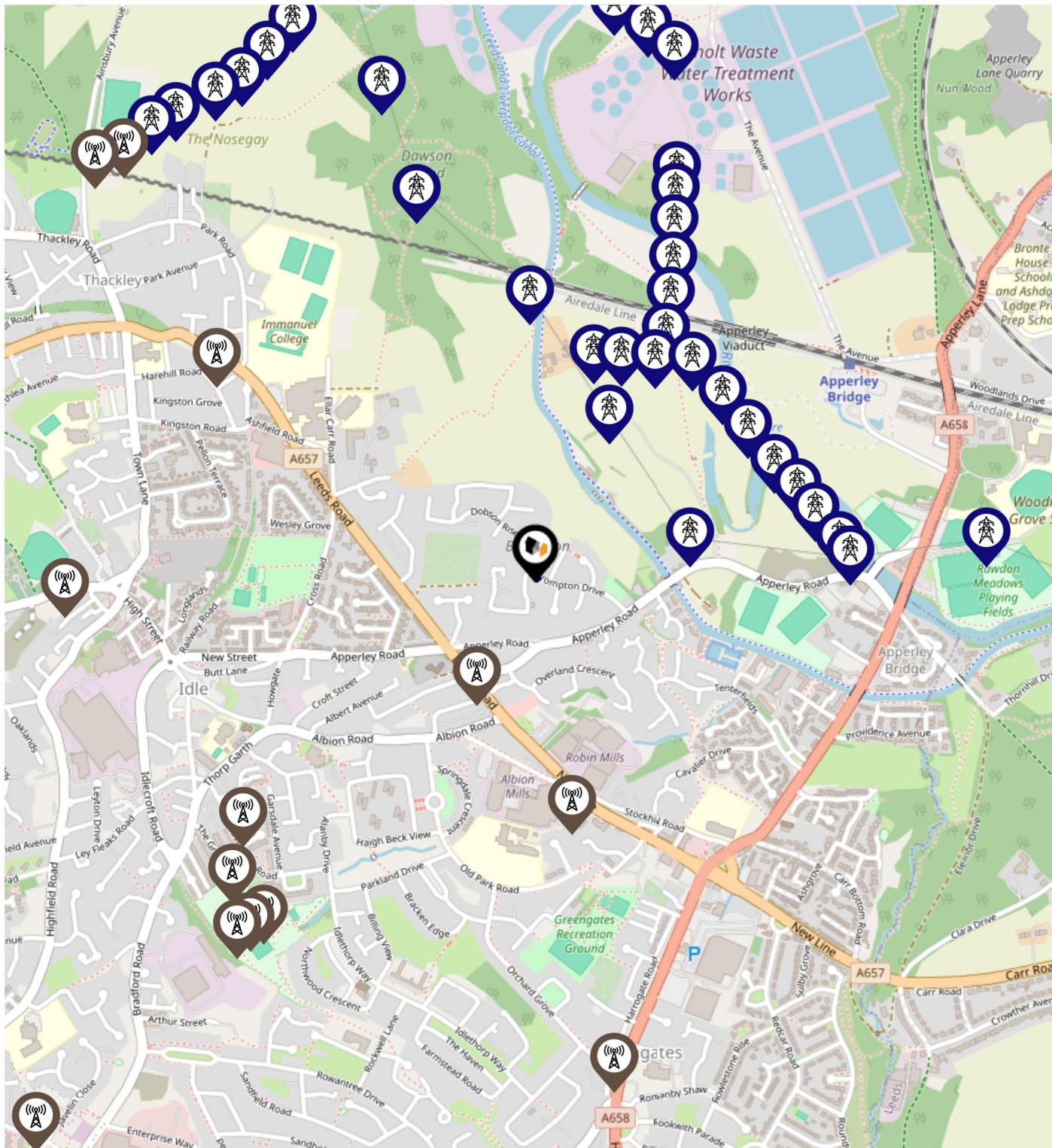


Primary Classifications (Most Common Clay Types)



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

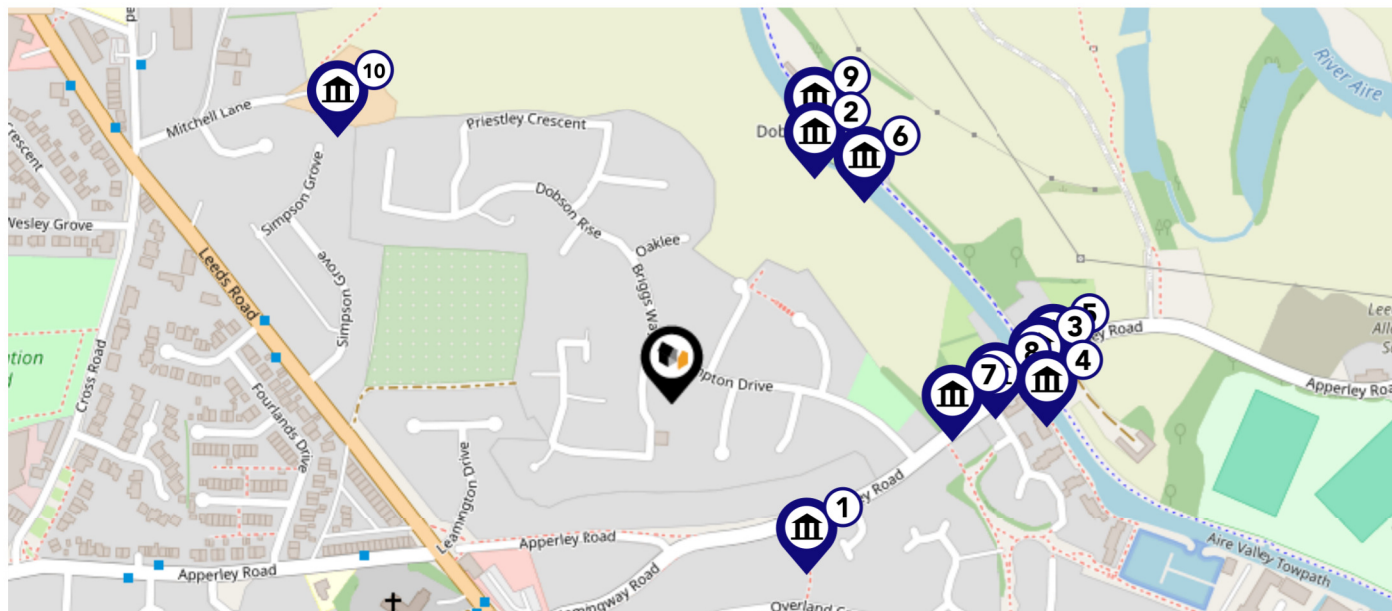
Masts & Pylons













Key:

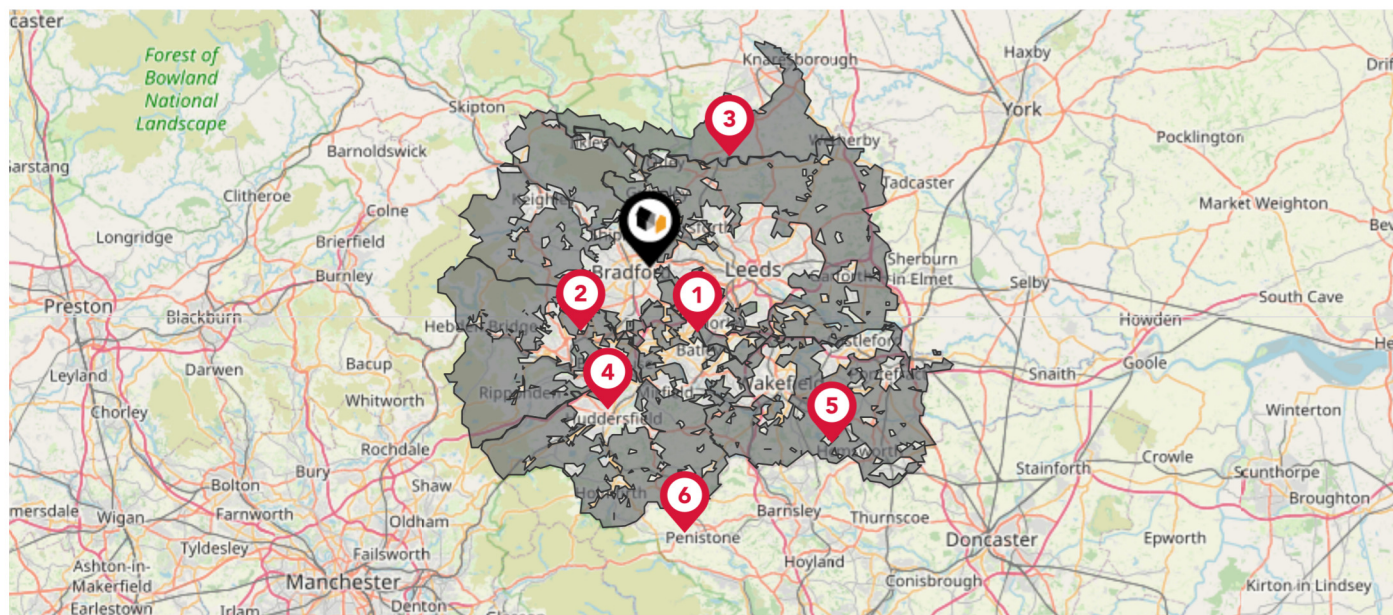
-  Power Pylons
-  Communication Masts

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



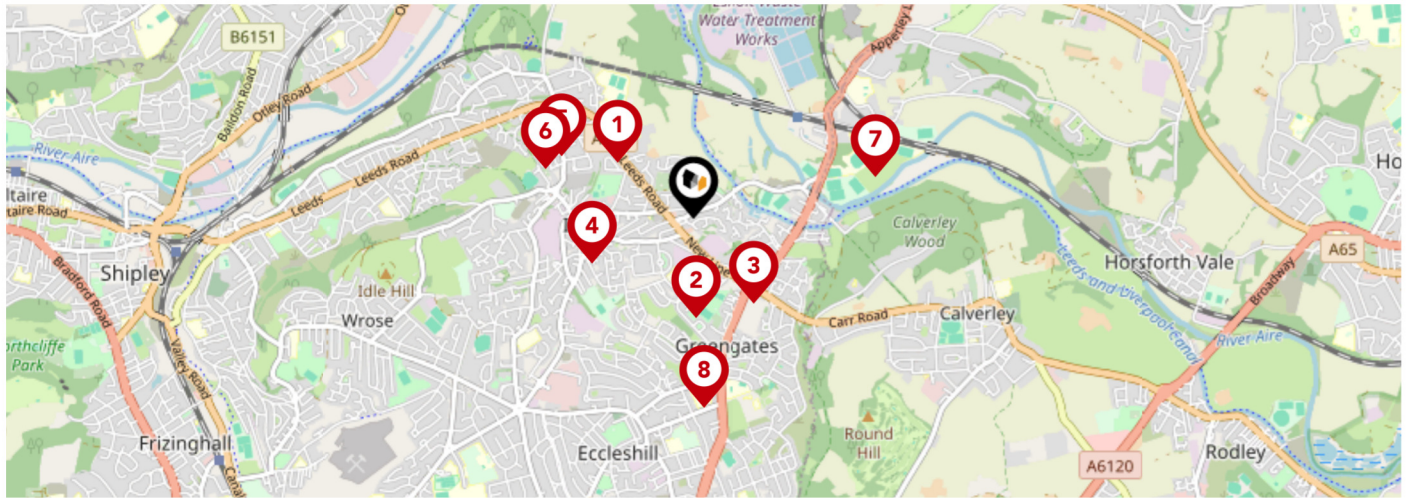
Listed Buildings in the local district		Grade	Distance
	1314322 - Mill Holme Farmhouse And Integral Barn	Grade II	0.1 miles
	1314478 - Leeds And Liverpool Canal Retaining Walls, Gates And Shoot Of Dobson Locks	Grade II	0.2 miles
	1184399 - 291, Apperley Road (see Details For Further Address Information)	Grade II	0.2 miles
	1133325 - Field House	Grade II	0.2 miles
	1133327 - Barn Adjacent To East End Of Number 293	Grade II	0.2 miles
	1133038 - Leeds And Liverpool Canal Cottages Adjacent To Dobson Locks	Grade II	0.2 miles
	1184369 - 287, Apperley Road	Grade II	0.2 miles
	1133326 - 289, Apperley Road	Grade II	0.2 miles
	1133039 - Leeds And Liverpool Canal British Waterways Authority Works Depot Building By Summit Of Dobson Locks	Grade II	0.2 miles
	1314509 - Farm Cottage, Simpson Green Farmhouse And Integral Barn And L-shaped Range Of Byre And Outbuildings To Rear	Grade II	0.2 miles









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

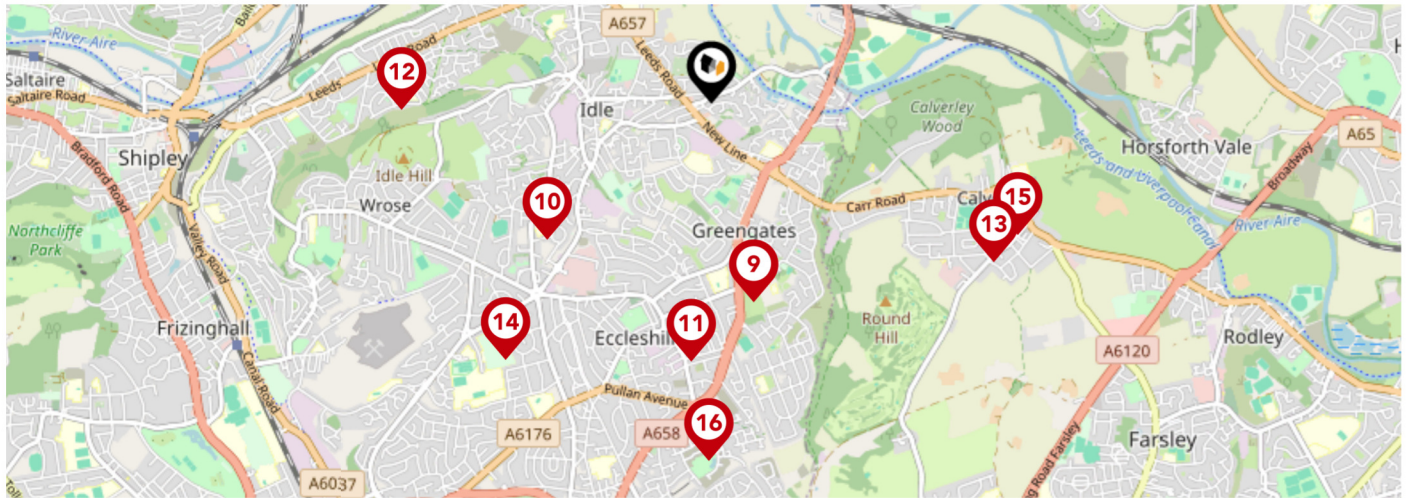










Nearby Green Belt Land

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



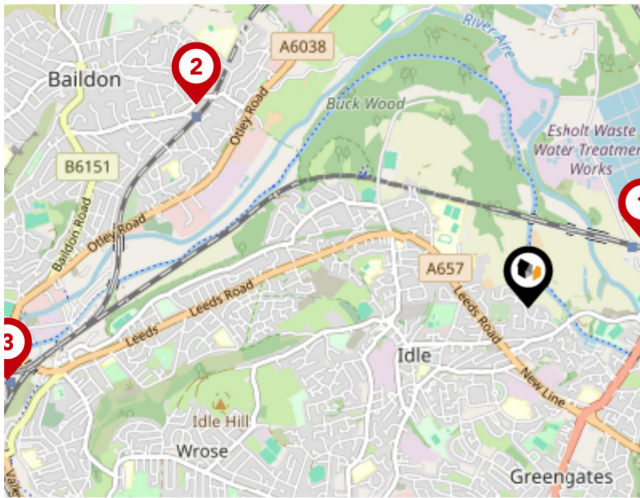
		Nursery	Primary	Secondary	College	Private
	Immanuel College Ofsted Rating: Good Pupils: 1702 Distance:0.41	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Co-op Academy Parkland Ofsted Rating: Requires improvement Pupils: 221 Distance:0.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Greengates Primary Academy Ofsted Rating: Good Pupils: 211 Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Thorpe Primary Ofsted Rating: Good Pupils: 206 Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Thackley Primary School Ofsted Rating: Good Pupils: 468 Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Idle CofE Primary School Ofsted Rating: Outstanding Pupils: 411 Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Woodhouse Grove School Ofsted Rating: Not Rated Pupils: 1073 Distance:0.82	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Our Lady and St Brendan's Catholic Primary School, A Voluntary Academy Ofsted Rating: Requires improvement Pupils: 197 Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>






		Nursery	Primary	Secondary	College	Private
	Holybrook Primary School Ofsted Rating: Outstanding Pupils: 270 Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Blakehill Primary School Ofsted Rating: Good Pupils: 417 Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cavendish Primary School Ofsted Rating: Good Pupils: 458 Distance:1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Anthony's Catholic Primary School, A Voluntary Academy Ofsted Rating: Good Pupils: 110 Distance:1.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Calverley Parkside Primary School Ofsted Rating: Good Pupils: 234 Distance:1.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Swain House Primary School Ofsted Rating: Good Pupils: 510 Distance:1.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Calverley Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 415 Distance:1.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Luke's CofE Primary School Ofsted Rating: Good Pupils: 206 Distance:1.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

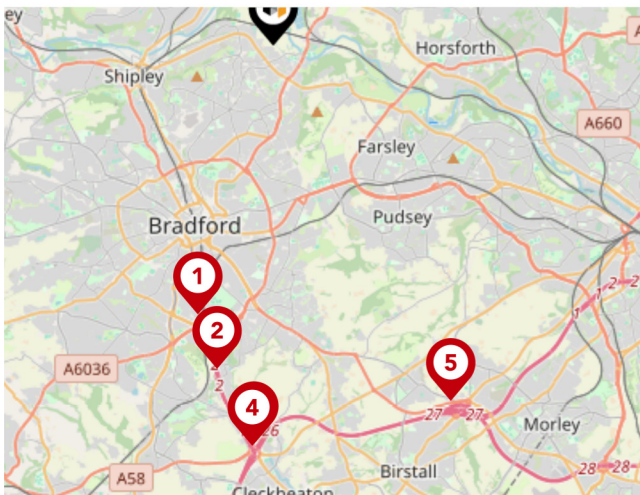
Area

Transport (National)








National Rail Stations

Pin	Name	Distance
	Apperley Bridge Rail Station	0.58 miles
	Baildon Rail Station	1.7 miles
	Shipley Rail Station	2.3 miles




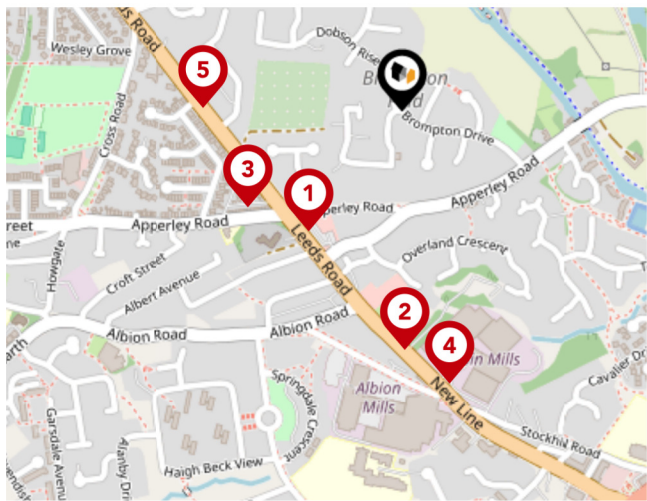
Trunk Roads/Motorways

Pin	Name	Distance
	M606 J3	4.9 miles
	M606 J2	5.75 miles
	M606 J1	6.99 miles
	M62 J26	7.02 miles
	M62 J27	6.97 miles



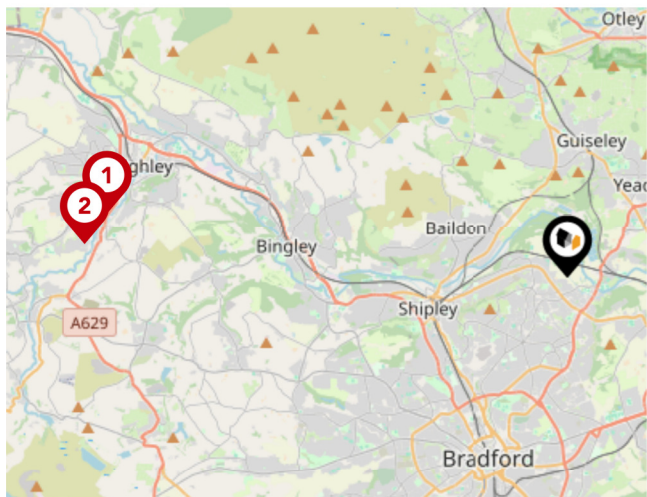
Airports/Helipads

Pin	Name	Distance
	Leeds Bradford Airport	3.21 miles
	Manchester Airport	39.98 miles
	Teesside Airport	48.06 miles
	Finningley	38.08 miles



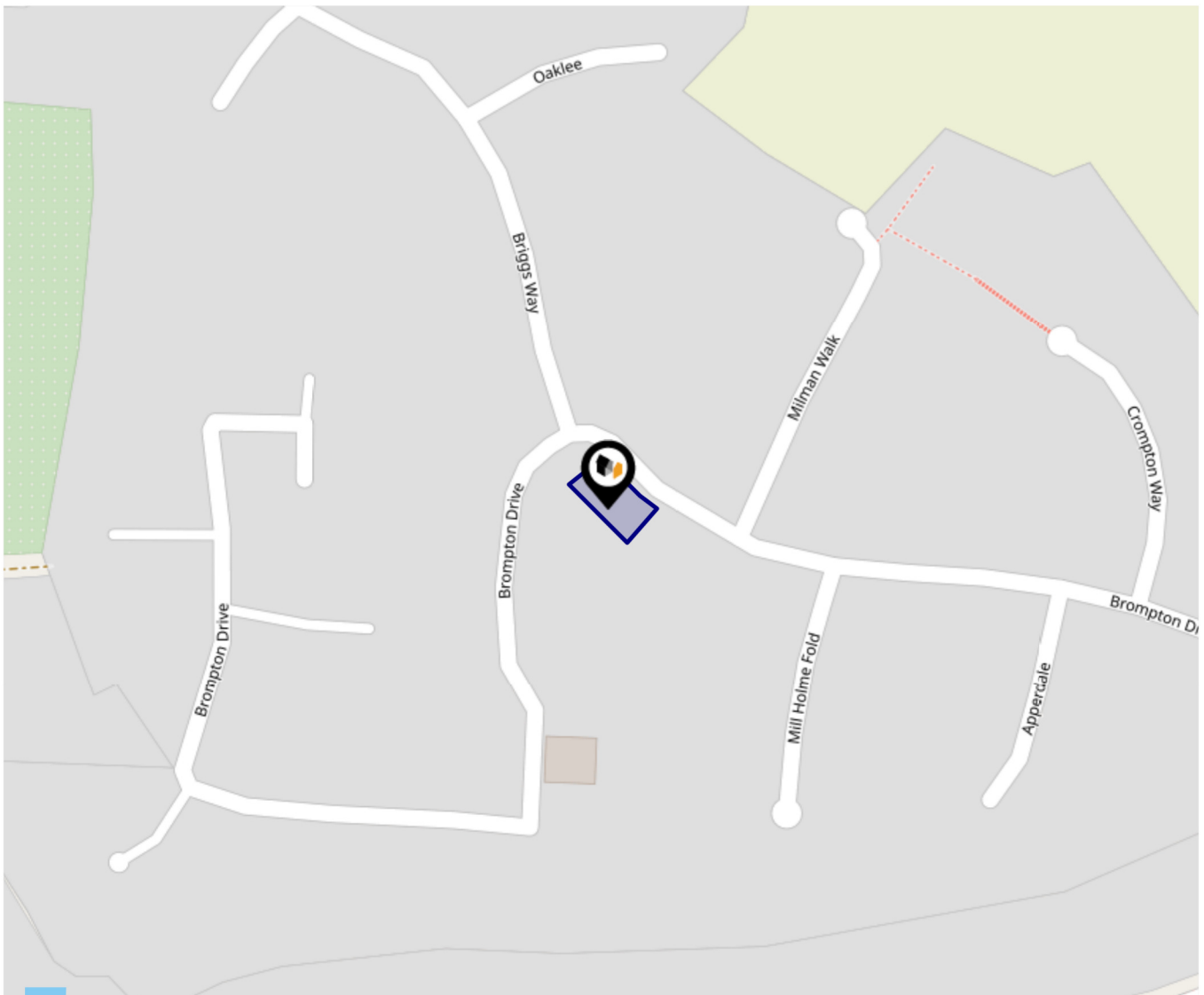
Bus Stops/Stations

Pin	Name	Distance
1	Leeds Rd Marlborough Road	0.17 miles
2	Leeds Road Albion Rd	0.26 miles
3	Apperley Road Leeds Rd	0.2 miles
4	Leeds Road Albion Rd	0.3 miles
5	Leeds Rd Fourlands Drive	0.22 miles



Local Connections

Pin	Name	Distance
1	Ingrow West (Keighley & Worth Valley Railway)	8.11 miles
2	Damems (Keighley & Worth Valley Railway)	8.43 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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The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

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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