

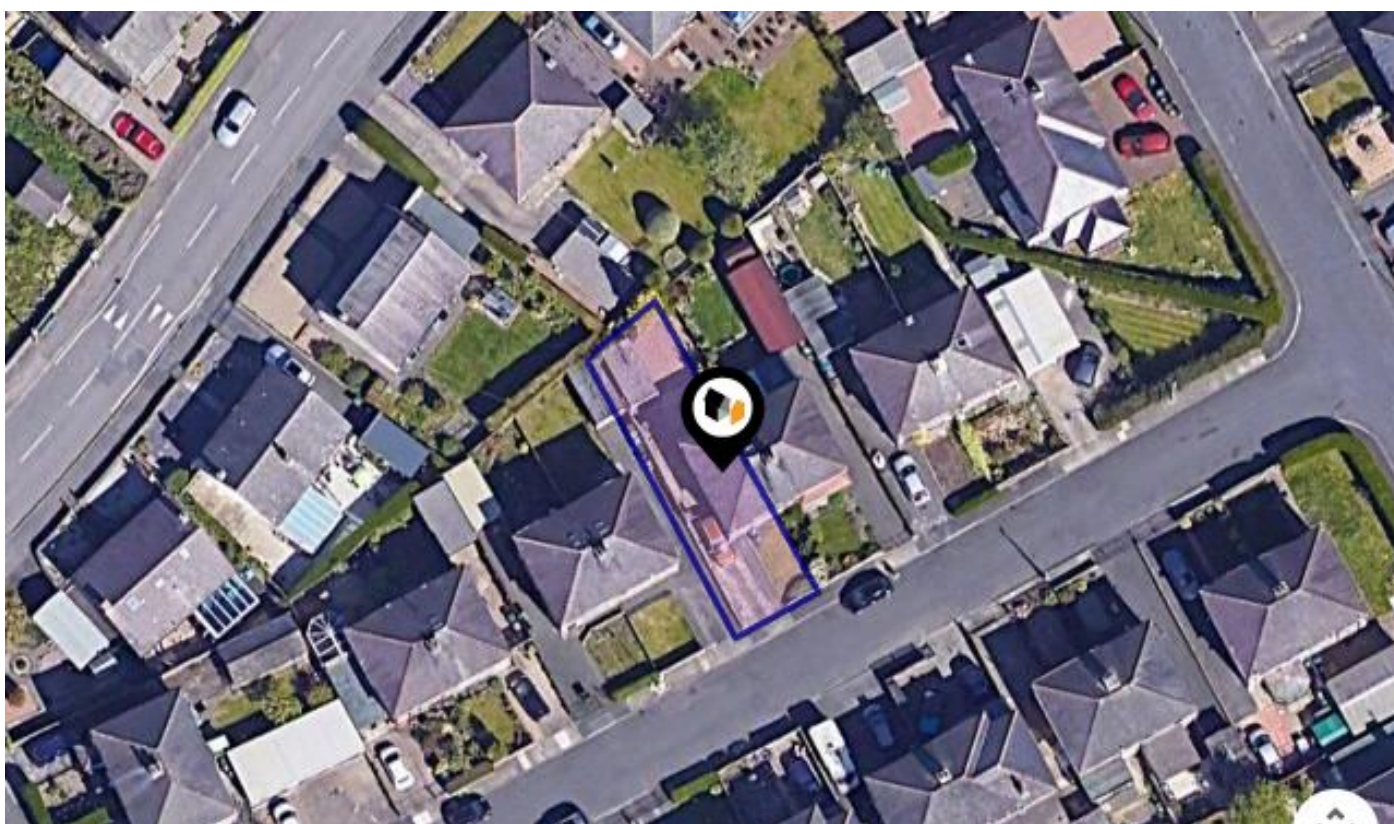


See More Online

MIR: Material Info

The Material Information Affecting this Property

Thursday 20th November 2025



8, BROOKFIELD AVENUE, SHIPLEY, BD18 1DW

KM Maxfield

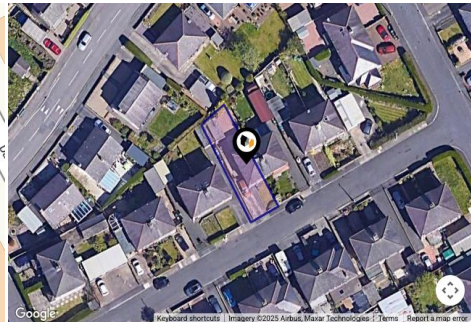
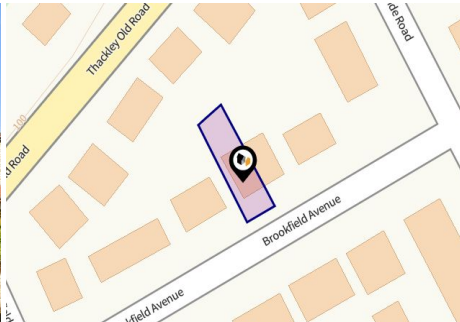
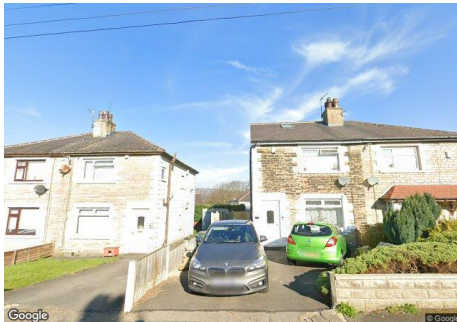
KM Maxfield Estate Agents, 55 Bingley Road, Saltaire, BD18 4SB

01274 592280

saltaire@kmmaxfield.com

www.kmmaxfield.com





Property

Type:	Semi-Detached	Last Sold Date:	21/06/2024
Bedrooms:	3	Last Sold Price:	£180,000
Floor Area:	1,205 ft ² / 112 m ²	Last Sold £/ft ² :	£149
Plot Area:	0.05 acres	Tenure:	Freehold
Year Built :	1930-1949		
Council Tax :	Band B		
Annual Estimate:	£1,747		
Title Number:	WYK610401		
UPRN:	100051280054		

Local Area

Local Authority:	Bradford	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low			
• Surface Water	Very low			
		7 mb/s	218 mb/s	1800 mb/s
				
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		
				
O ₂	EE	3	O2	sky
				
				Virgin media

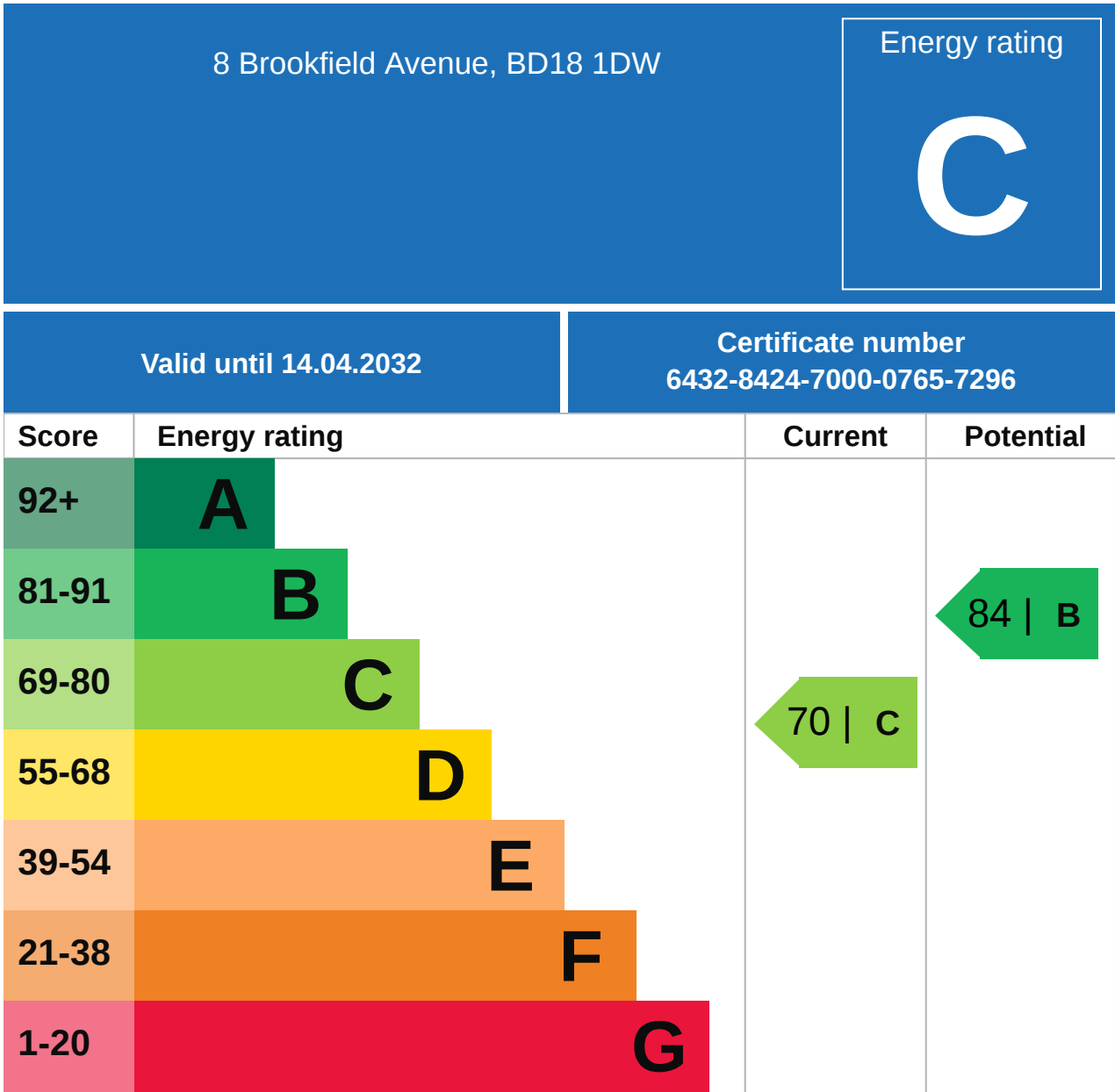
Planning History

This Address



Planning records for: *8, Brookfield Avenue, Shipley, BD18 1DW*

Reference - 21/05720/CLP	
Decision:	Granted
Date:	22nd November 2021
Description:	Complete dwelling house renovation including single storey rear extension and roof conversion from hip to gable with dormer window to rear elevation



Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, insulated (assumed)
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	112 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

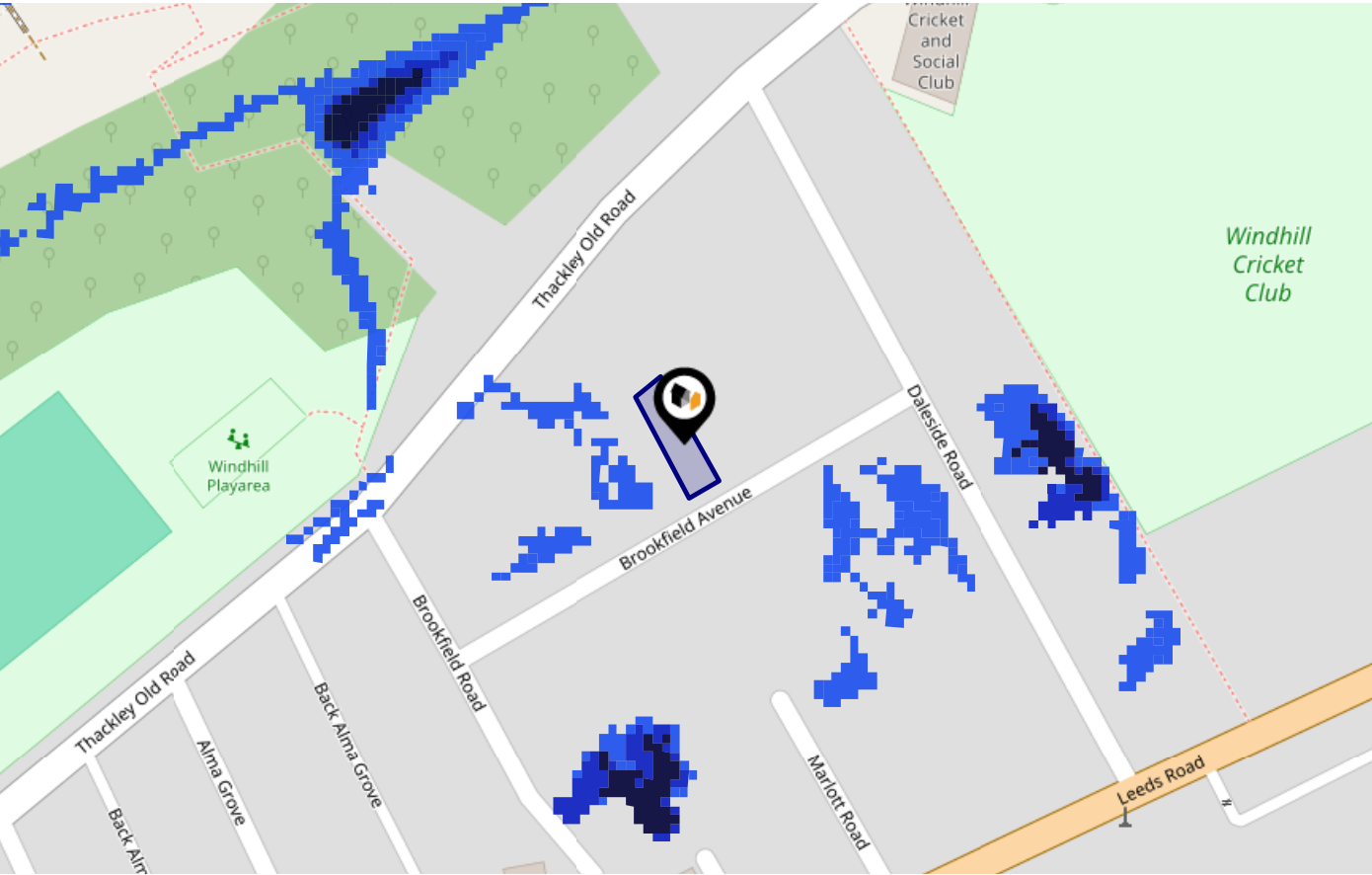


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Flood Risk

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.

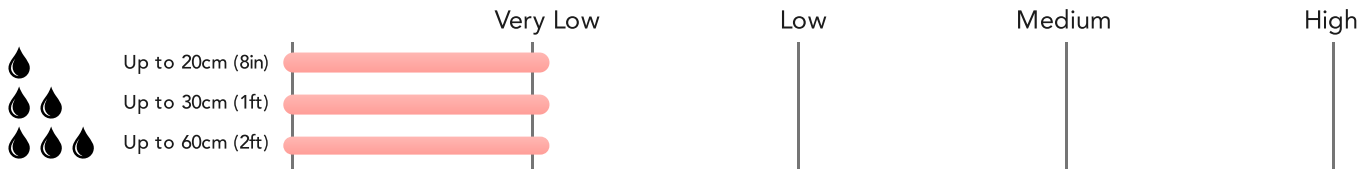


Risk Rating: Very low

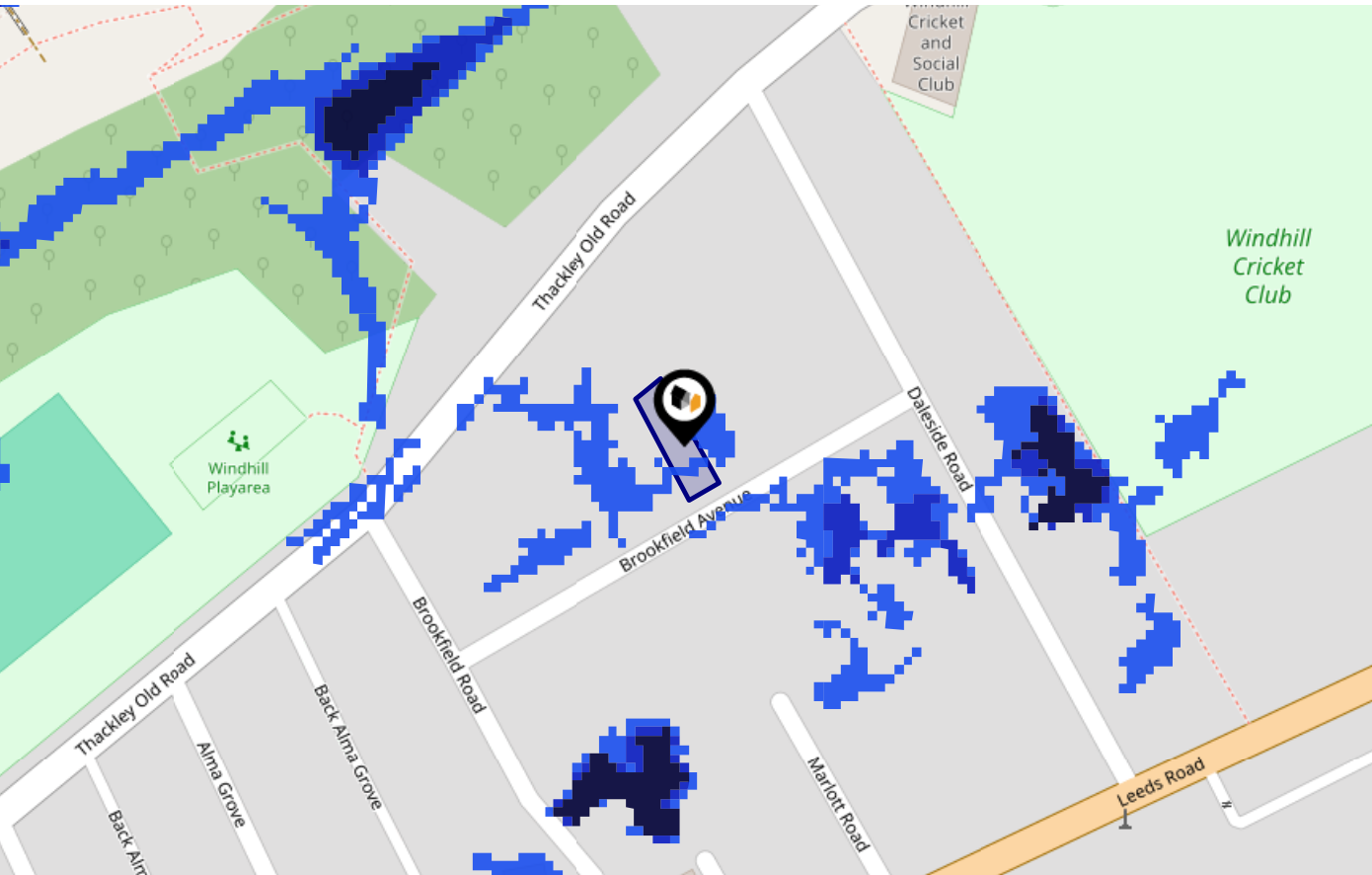
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

-  **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.

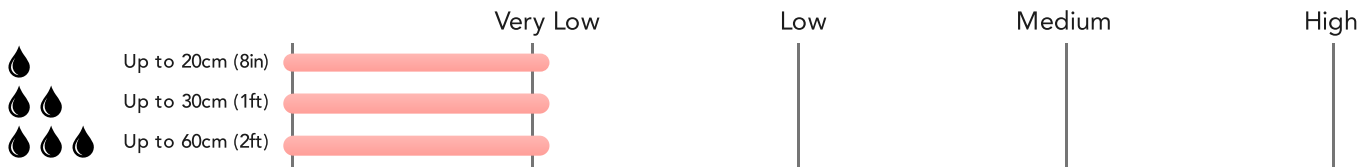


Risk Rating: Very low

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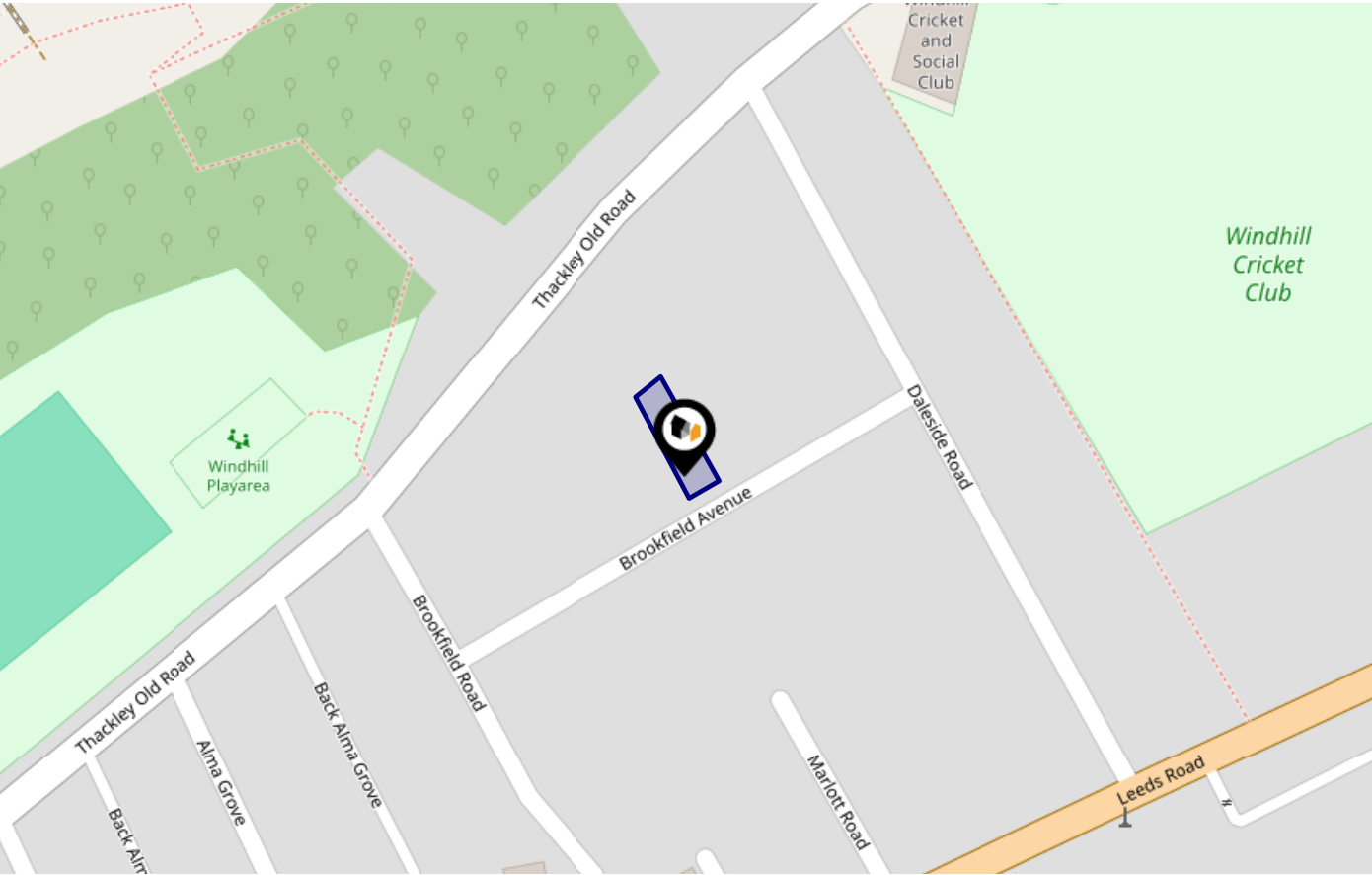
Chance of flooding to the following depths at this property:



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.

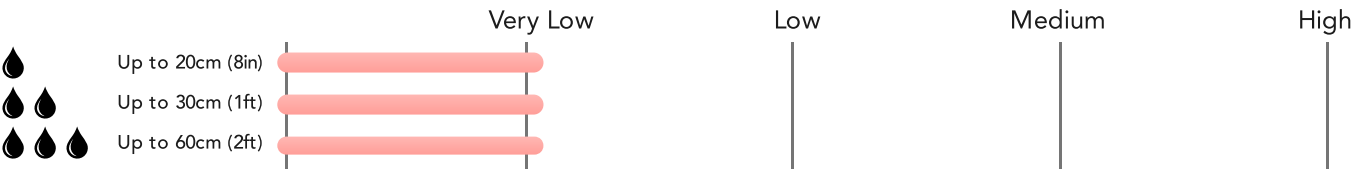


Risk Rating: Very low

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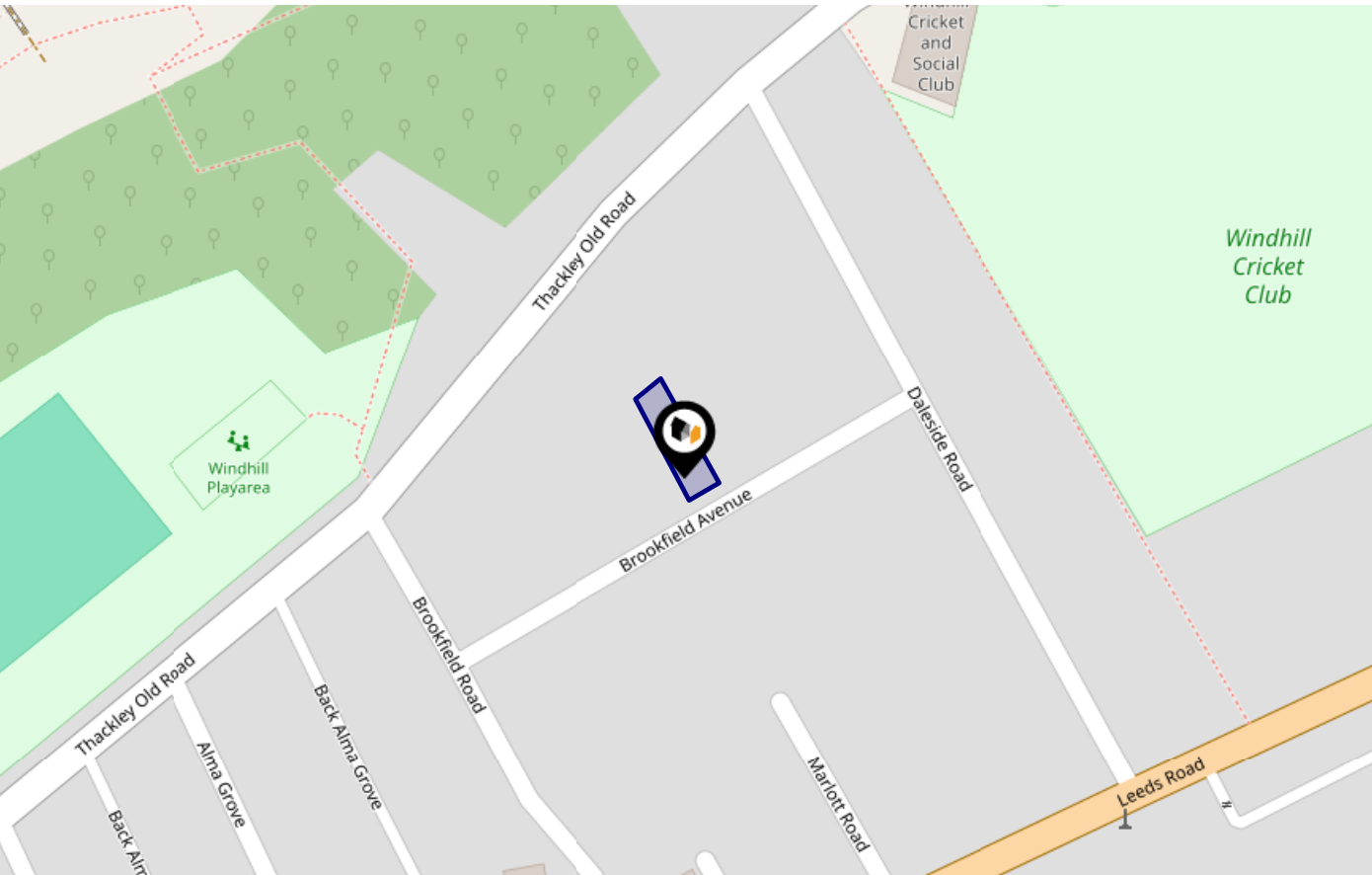
Chance of flooding to the following depths at this property:



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.

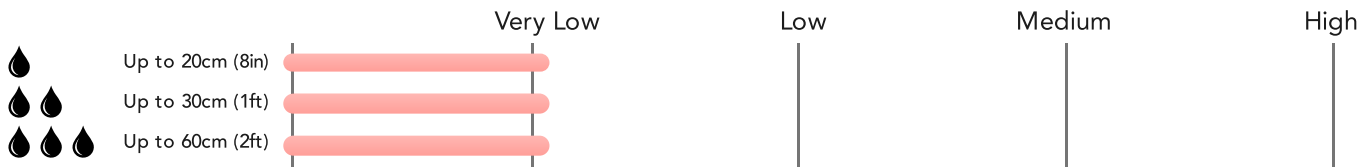


Risk Rating: Very low

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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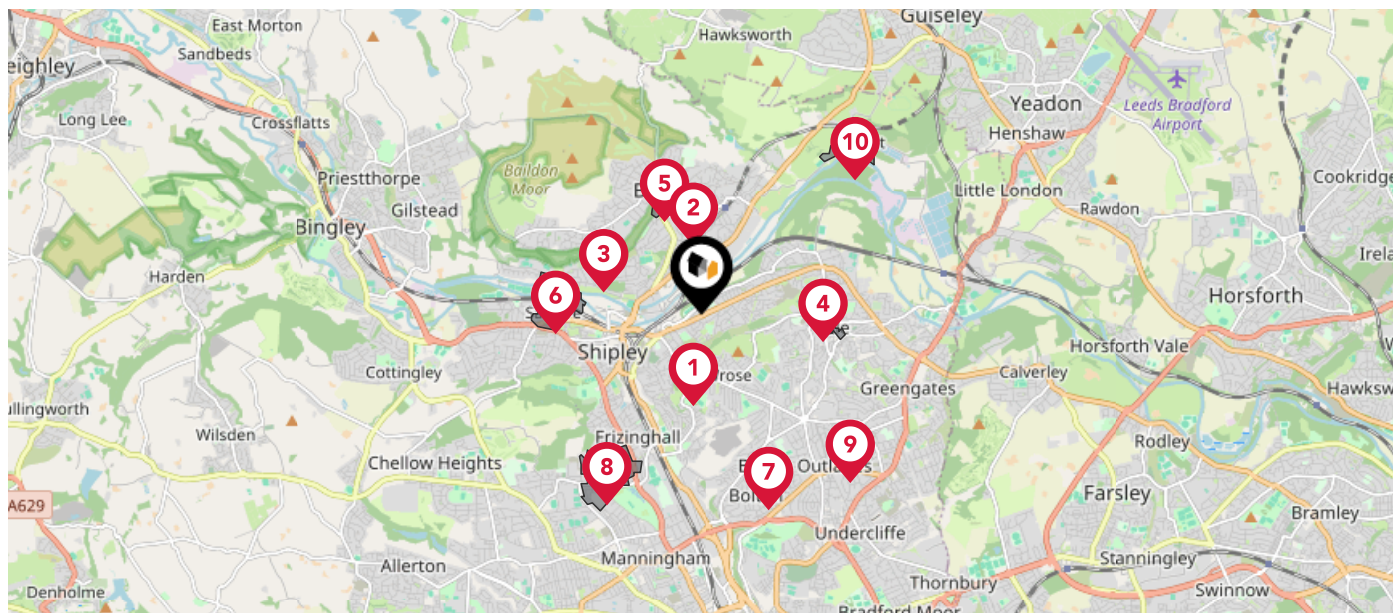
Chance of flooding to the following depths at this property:



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

1

Wrose

2

Baildon Station Road

3

Baildon Green

4

Idle and The Green

5

Baildon

6

Saltaire

7

Hodgson Fold

8

Heaton Estates

9

Eccleshill

10

Esholt

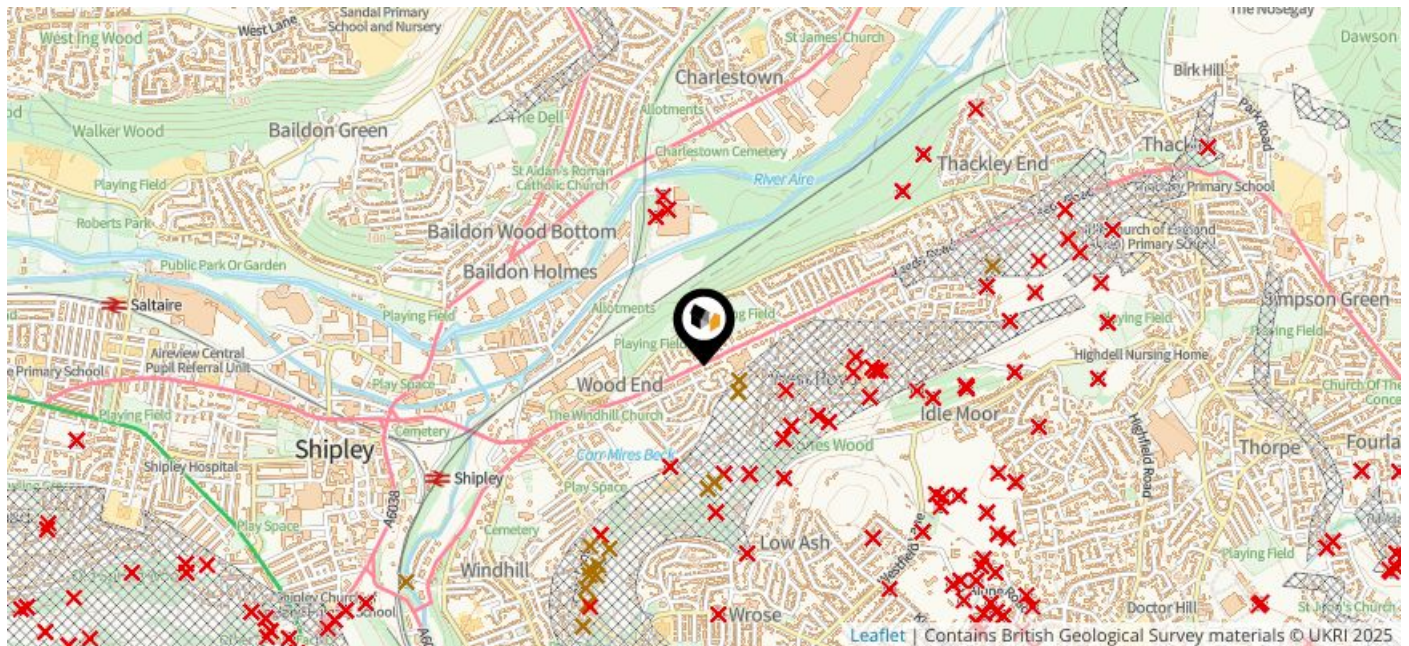
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

	Wrose Brow Road Tip-Shipley, West Yorkshire	Historic Landfill 
	Catstones Quarry-Low Ash Road, Wrose	Historic Landfill 
	Shipley Gas Holder-Land to the North of Leeds Road, Brigade, Shipley, Known as Gasometer Works	Historic Landfill 
	Ferniehurst Quarry-Baildon Road, Baildon Wood Bottom	Historic Landfill 
	Windhill Old Road-Thackley End, Bradford	Historic Landfill 
	Thackley West Wood-Thackley End	Historic Landfill 
	Westfield Lane/Westcliffe Grove-Idle Moor, Bradford	Historic Landfill 
	Bantree Court-Thackley	Historic Landfill 
	Claremont Quarry-Sandhill Fold, Idle Moor, Bradford	Historic Landfill 
	Gaisby Hill-Wrose	Historic Landfill 

This map displays nearby coal mine entrances and their classifications.



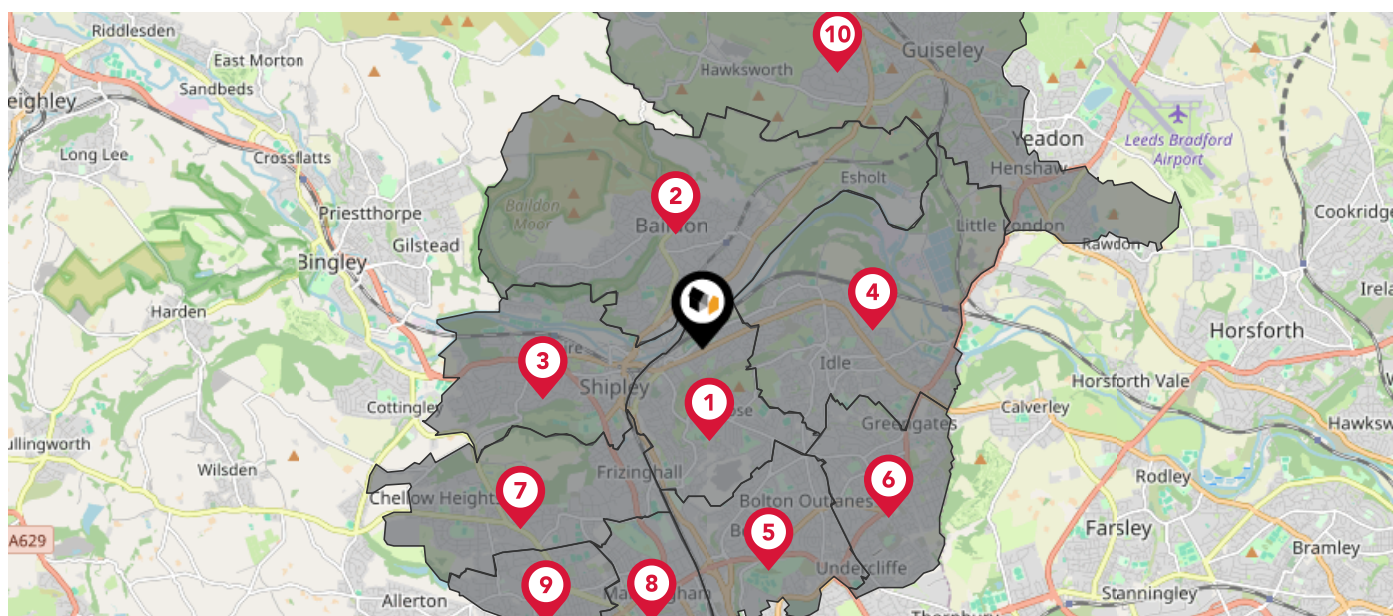
Mine Entry

- ✕ 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



Windhill and Wrose Ward



Baildon Ward



ShIPLEY Ward



Idle and Thackley Ward



Bolton and Undercliffe Ward



Eccleshill Ward



Heaton Ward



Manningham Ward



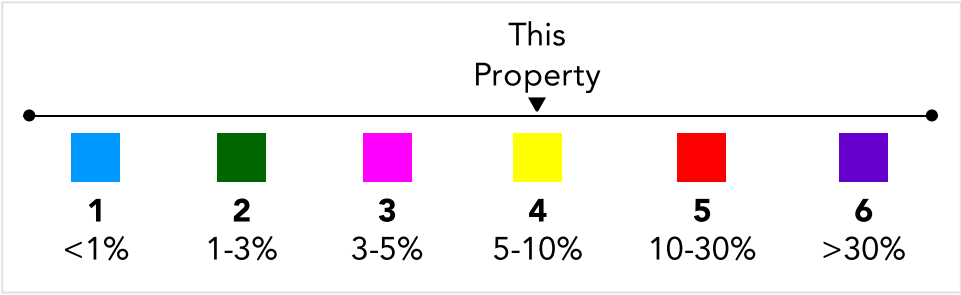
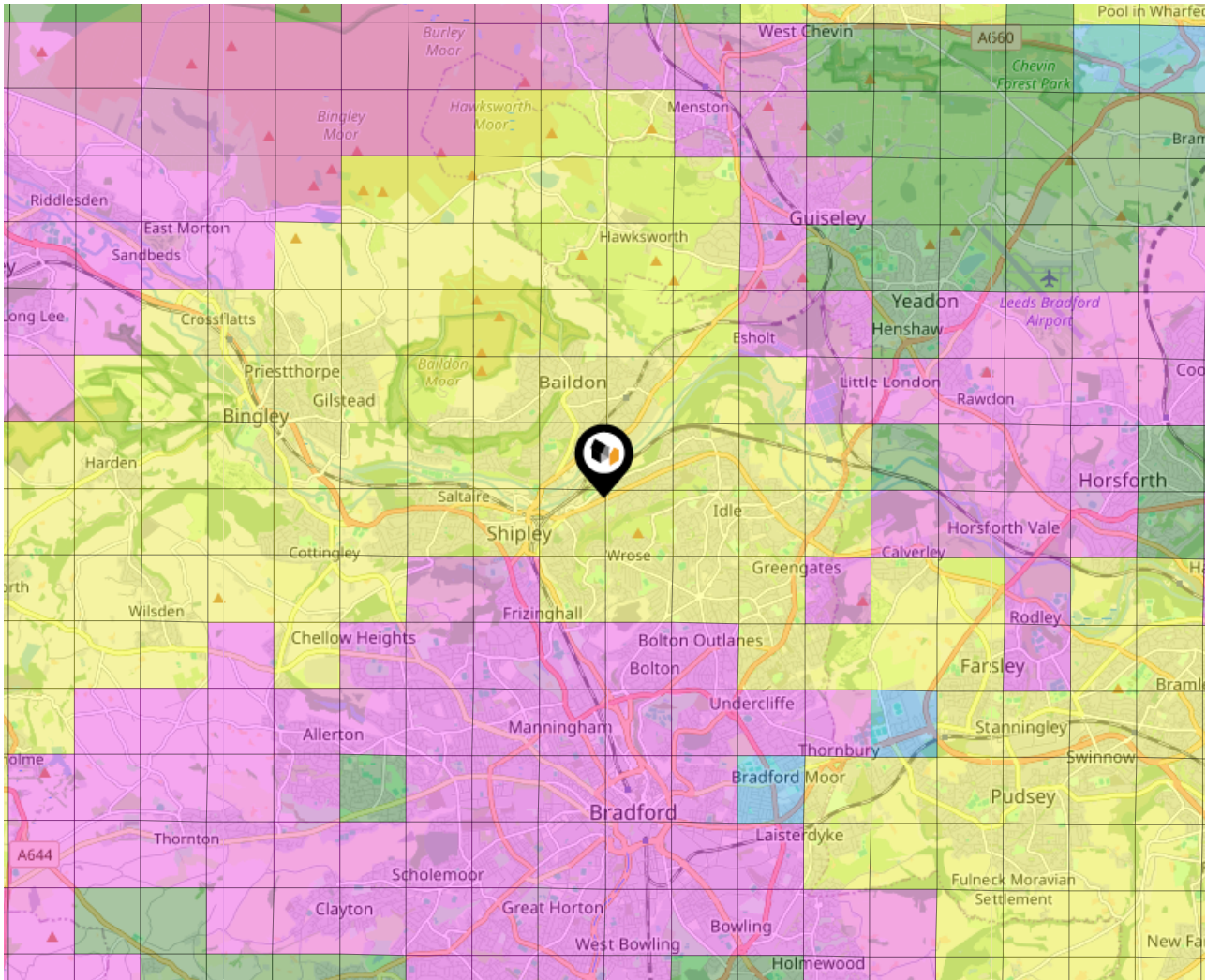
Toller Ward



Guiseley & Rawdon Ward

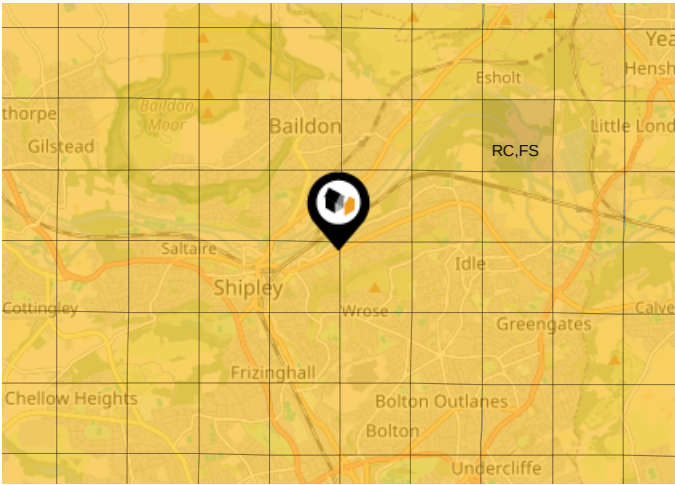
What is Radon?

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		

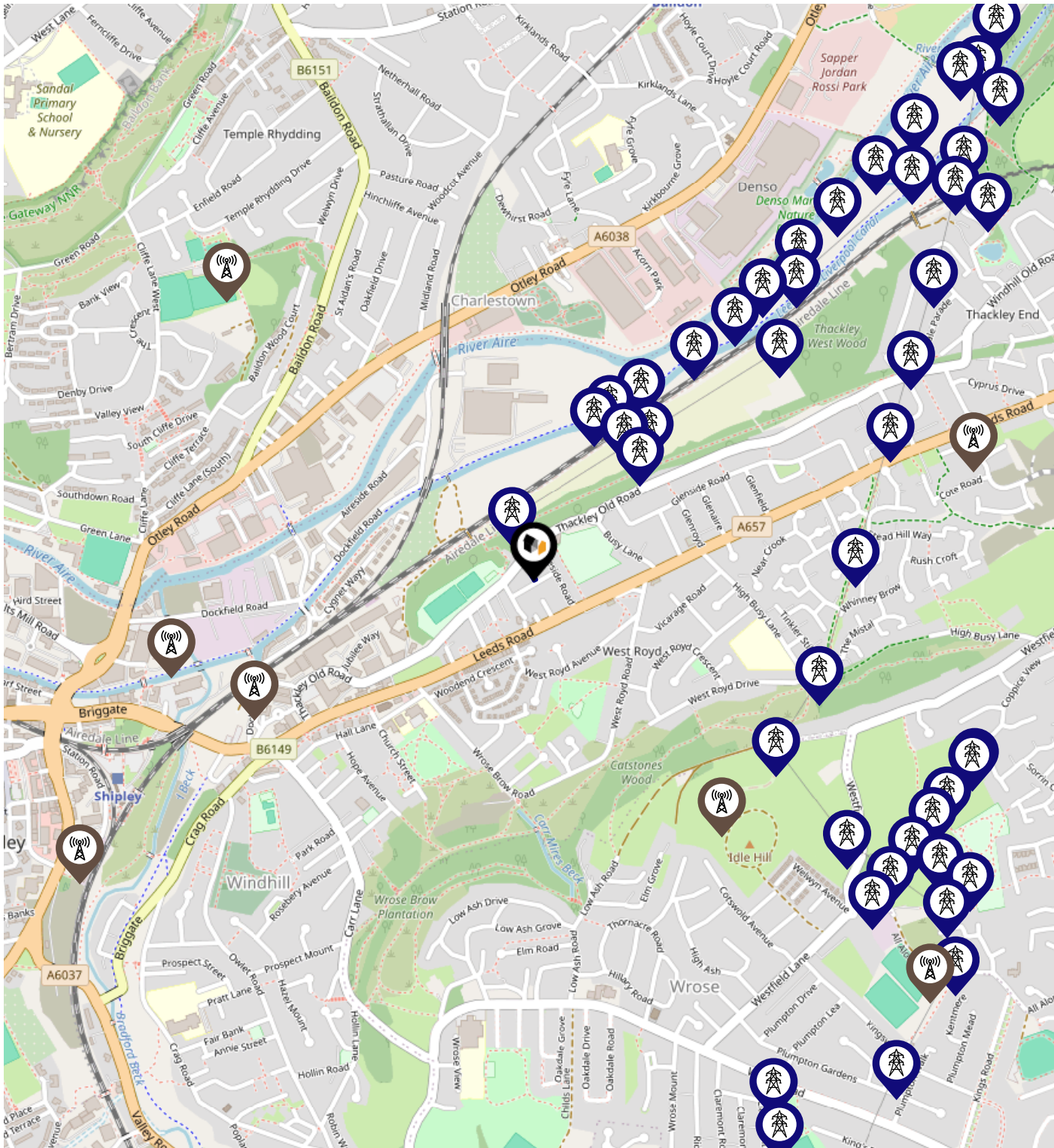


Primary Classifications (Most Common Clay Types)

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



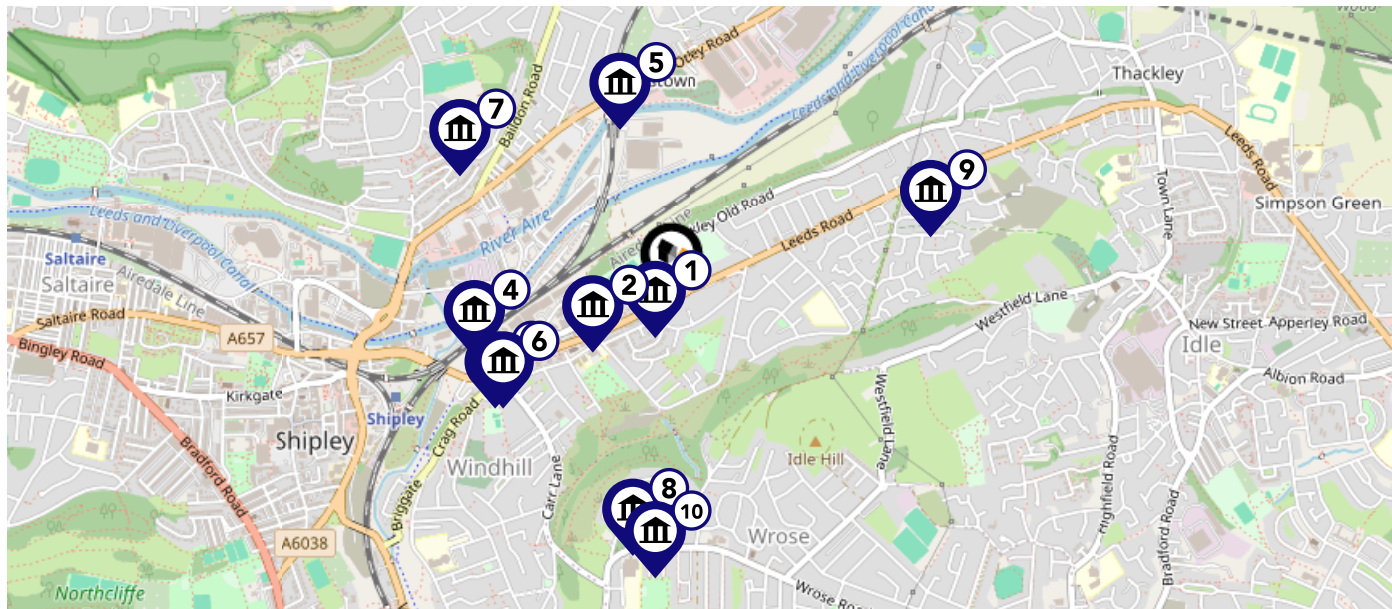
Key:

-  Power Pylons
-  Communication Masts

Maps

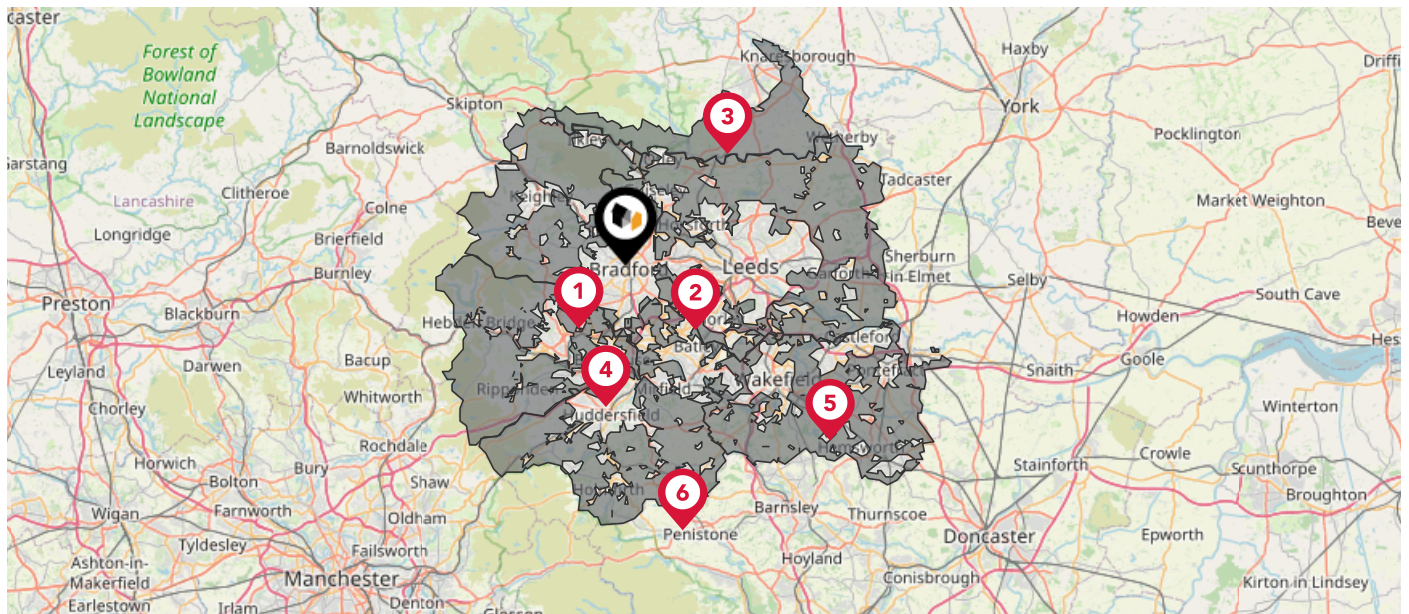
Listed Buildings

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



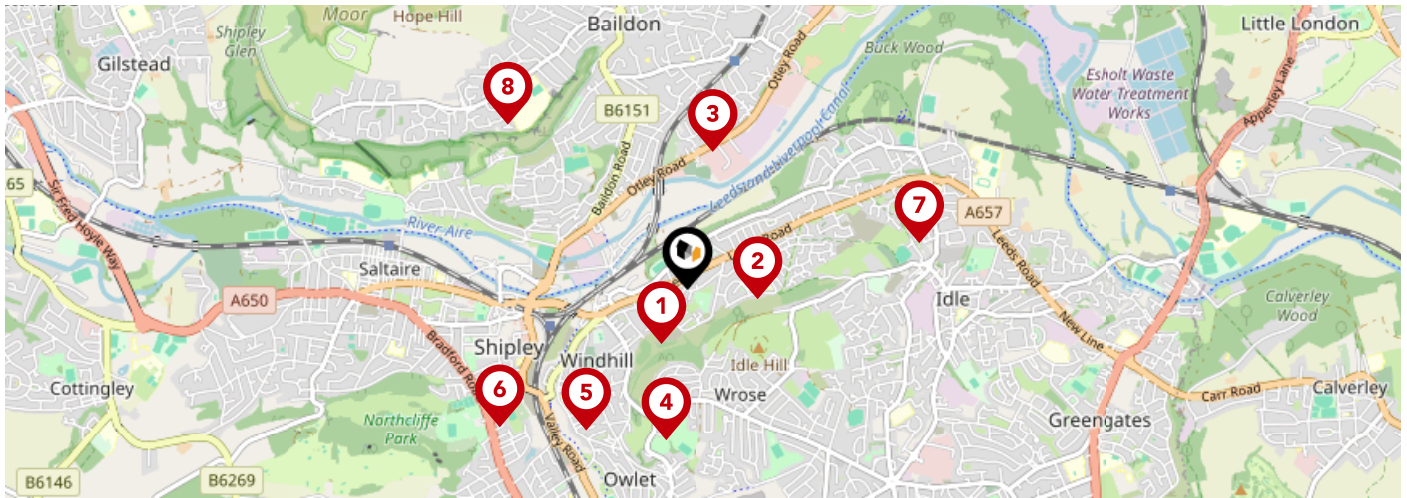
Listed Buildings in the local district	Grade	Distance
 1200658 - 6, Wood Top	Grade II	0.1 miles
 1300827 - 7, Thackley Old Road	Grade II	0.2 miles
 1133549 - Number 15 Including Walls And Gate Piers	Grade II	0.4 miles
 1314199 - Leeds And Liverpool Canal, Canal Bridge Number 208 200 Metres West Of Junction With Dock Lane	Grade II	0.4 miles
 1283441 - Milestone Opposite Reception Office Of Shipley Paint Company	Grade II	0.4 miles
 1314201 - Number 15, Part To East	Grade II	0.4 miles
 1429341 - Ferniehurst Farm	Grade II	0.5 miles
 1241996 - Barn In Old Bull Yard, 25 Metres North East Of 28 Towngate	Grade II	0.5 miles
 1318872 - Cote Farmhouse, Former Farmhouse (now Outbuilding) And Barn	Grade II	0.6 miles
 1200257 - 3 And 5, Snowden Road	Grade II	0.6 miles

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

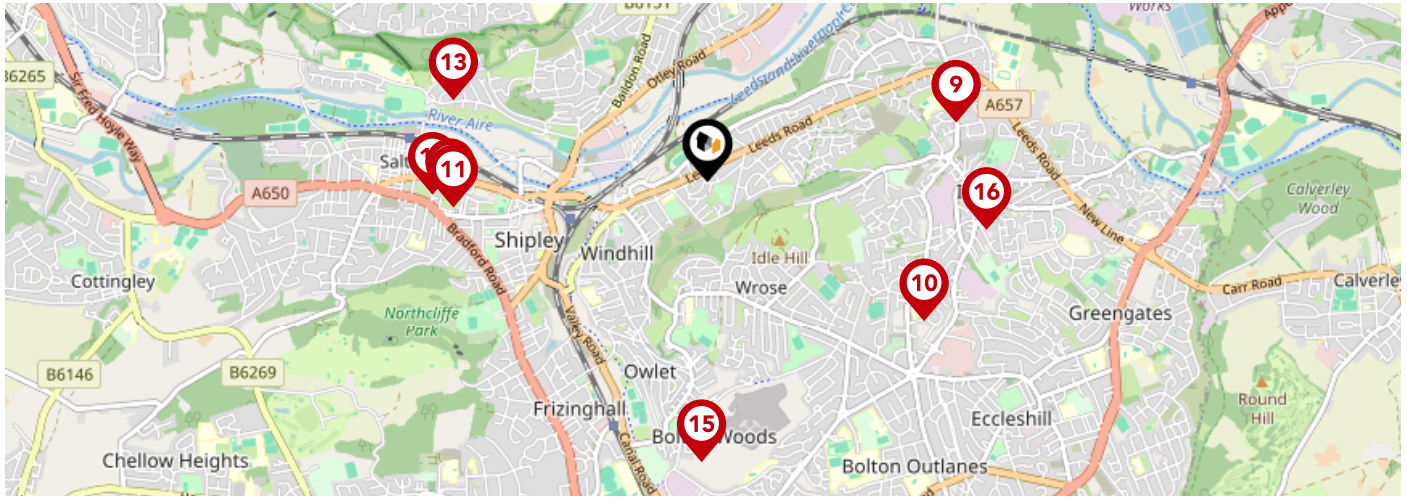


Nearby Green Belt Land

-  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
-  South and West Yorkshire Green Belt - Wakefield
-  South and West Yorkshire Green Belt - Kirklees



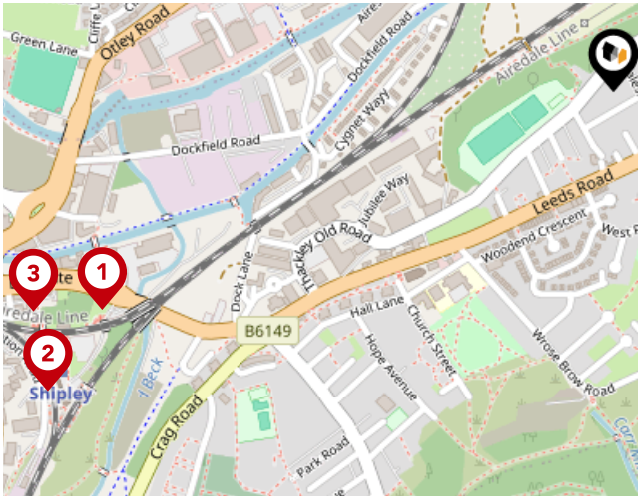
		Nursery	Primary	Secondary	College	Private
	Christ Church Church of England Academy Ofsted Rating: Good Pupils: 194 Distance:0.26	☐	☒	☐	☐	☐
	St Anthony's Catholic Primary School, A Voluntary Academy Ofsted Rating: Good Pupils: 110 Distance:0.31	☐	☒	☐	☐	☐
	Hoyle Court Primary School Ofsted Rating: Good Pupils: 327 Distance:0.61	☐	☒	☐	☐	☐
	Low Ash Primary School Ofsted Rating: Good Pupils: 477 Distance:0.66	☐	☒	☐	☐	☐
	High Craggs Primary Leadership Academy Ofsted Rating: Good Pupils: 351 Distance:0.76	☐	☒	☐	☐	☐
	Shipley CofE Primary School Ofsted Rating: Good Pupils: 205 Distance:1.02	☐	☒	☐	☐	☐
	Idle CofE Primary School Ofsted Rating: Outstanding Pupils: 411 Distance:1.04	☐	☒	☐	☐	☐
	Sandal Primary School Ofsted Rating: Good Pupils: 454 Distance:1.06	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Thackley Primary School Ofsted Rating: Good Pupils: 468 Distance:1.12	☐	☒	☐	☐	☐
	Blakehill Primary School Ofsted Rating: Good Pupils: 417 Distance:1.12	☐	☒	☐	☐	☐
	Wycliffe CofE Primary School Ofsted Rating: Good Pupils: 340 Distance:1.12	☐	☒	☐	☐	☐
	Bradford Alternative Provision Academy Ofsted Rating: Outstanding Pupils: 78 Distance:1.14	☐	☐	☒	☐	☐
	Baildon Glen Primary School Ofsted Rating: Not Rated Pupils: 171 Distance:1.17	☐	☒	☐	☐	☐
	Shipley College Ofsted Rating: Requires improvement Pupils:0 Distance:1.21	☐	☐	☒	☐	☐
	Bradford Christian School Ofsted Rating: Not Rated Pupils: 151 Distance:1.23	☐	☐	☒	☐	☐
	Thorpe Primary Ofsted Rating: Good Pupils: 206 Distance:1.24	☐	☒	☐	☐	☐

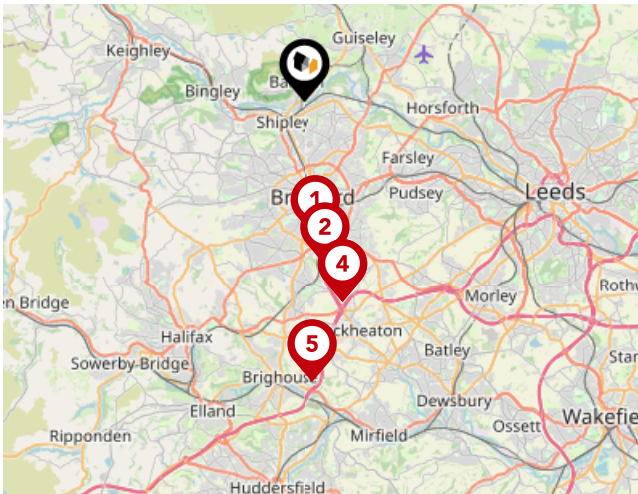
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Shipley Rail Station	0.61 miles
2	Shipley Rail Station	0.7 miles
3	Shipley Rail Station	0.68 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M606 J3	4.75 miles
2	M606 J2	5.73 miles
3	M606 J1	7.13 miles
4	M62 J26	7.15 miles
5	M62 J25	9.81 miles

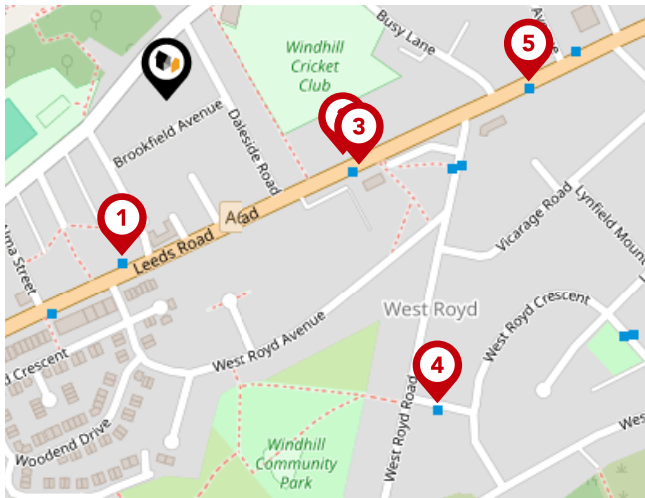


Airports/Helipads

Pin	Name	Distance
1	Leeds Bradford Airport	4.56 miles
2	Manchester Airport	38.91 miles
3	Teesside Airport	48.4 miles
4	Finningley	39.37 miles

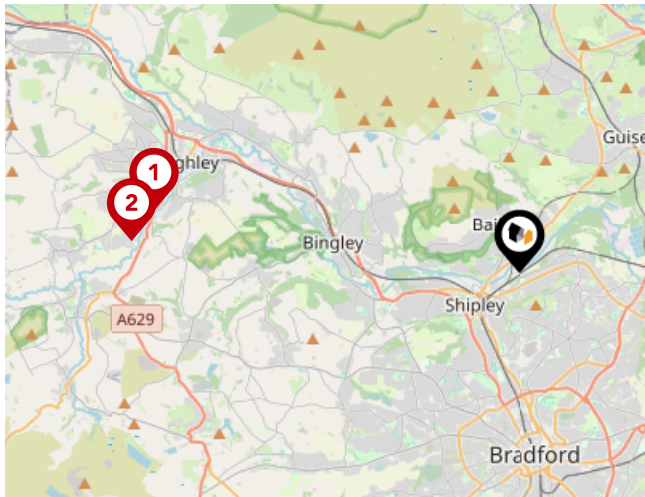
Area

Transport (Local)



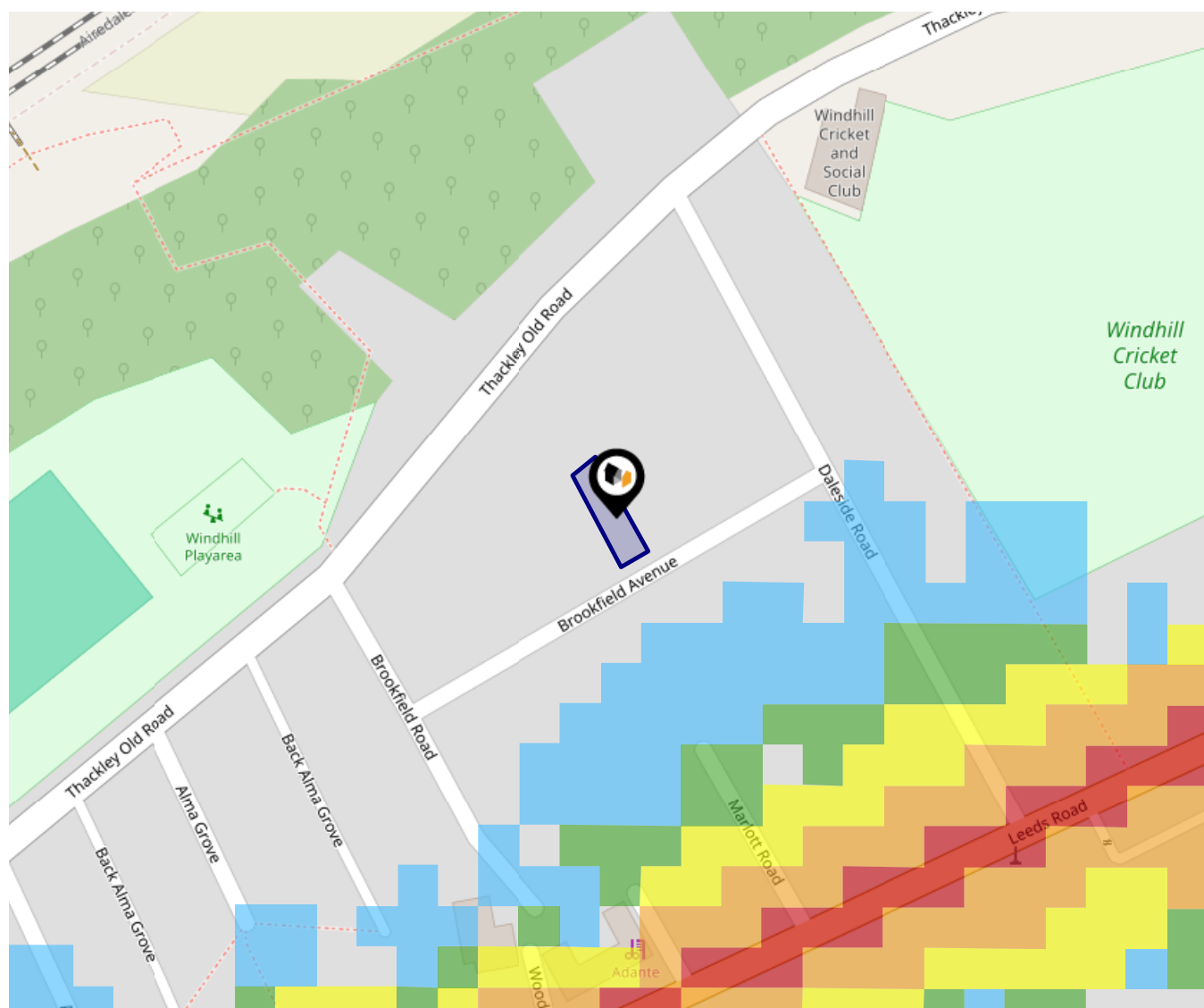
Bus Stops/Stations

Pin	Name	Distance
1	West Royd Avenue	0.09 miles
2	Daleside Road	0.1 miles
3	Daleside Road	0.11 miles
4	W Royd Mount W Royd Rd	0.22 miles
5	Busy Lane	0.2 miles



Local Connections

Pin	Name	Distance
1	Ingrow West (Keighley & Worth Valley Railway)	6.47 miles
2	Damems (Keighley & Worth Valley Railway)	6.78 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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