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# MIR: Material Info

The Material Information Affecting this Property

**Wednesday 04<sup>th</sup> February 2026**



**8, HIGH ASH PARK, ALLERTON, BRADFORD, BD15 8AJ**

## KM Maxfield

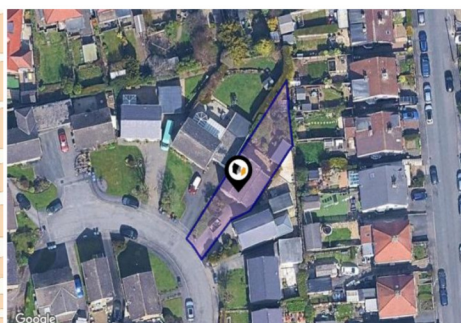
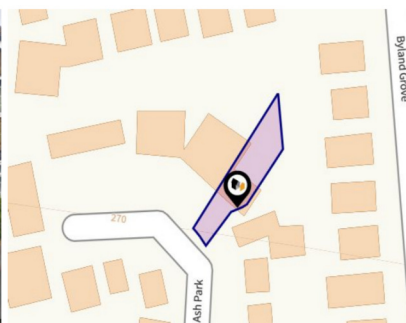
KM Maxfield Estate Agents, 55 Bingley Road, Saltaire, BD18 4SB

01274 592280

saltaire@kmmaxfield.com

www.kmmaxfield.com





## Property




Type:	Detached
Bedrooms:	4
Floor Area:	936 ft <sup>2</sup> / 87 m <sup>2</sup>
Plot Area:	0.08 acres
Council Tax :	Band D
Annual Estimate:	£2,246
Title Number:	WYK149943
UPRN:	100051175042

**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)

<b>6</b>	<b>80</b>	<b>1000</b>
mb/s	mb/s	mb/s
		

**Mobile Coverage:**  
(based on calls indoors)



**Satellite/Fibre TV Availability:**



# Planning History

## This Address



Planning records for: *8, High Ash Park, Allerton, Bradford, BD15 8AJ*

Reference - 86/06831/FUL	
Decision:	Pending Consideration
Date:	10th November 1986
Description:	Extension to property to provide kitchen and garage

Planning records for: **3 High Ash Park Thornton Bradford West Yorkshire BD15 8AJ**

Reference - 05/09066/FUL	
Decision:	Granted
Date:	12th December 2005
Description:	Construction of a two storey extension to rear of dwelling

Planning records for: **5 High Ash Park Allerton Bradford West Yorkshire BD15 8AJ**

Reference - 87/06118/FUL	
Decision:	Granted
Date:	25th September 1987
Description:	Extension to provide conservatory and laundry

Reference - 04/02702/FUL	
Decision:	Refused
Date:	14th June 2004
Description:	Construction of two storey extension to rear of dwelling

Reference - 04/04304/FUL	
Decision:	Granted
Date:	20th October 2004
Description:	Construction of two and single storey extension to rear of dwelling

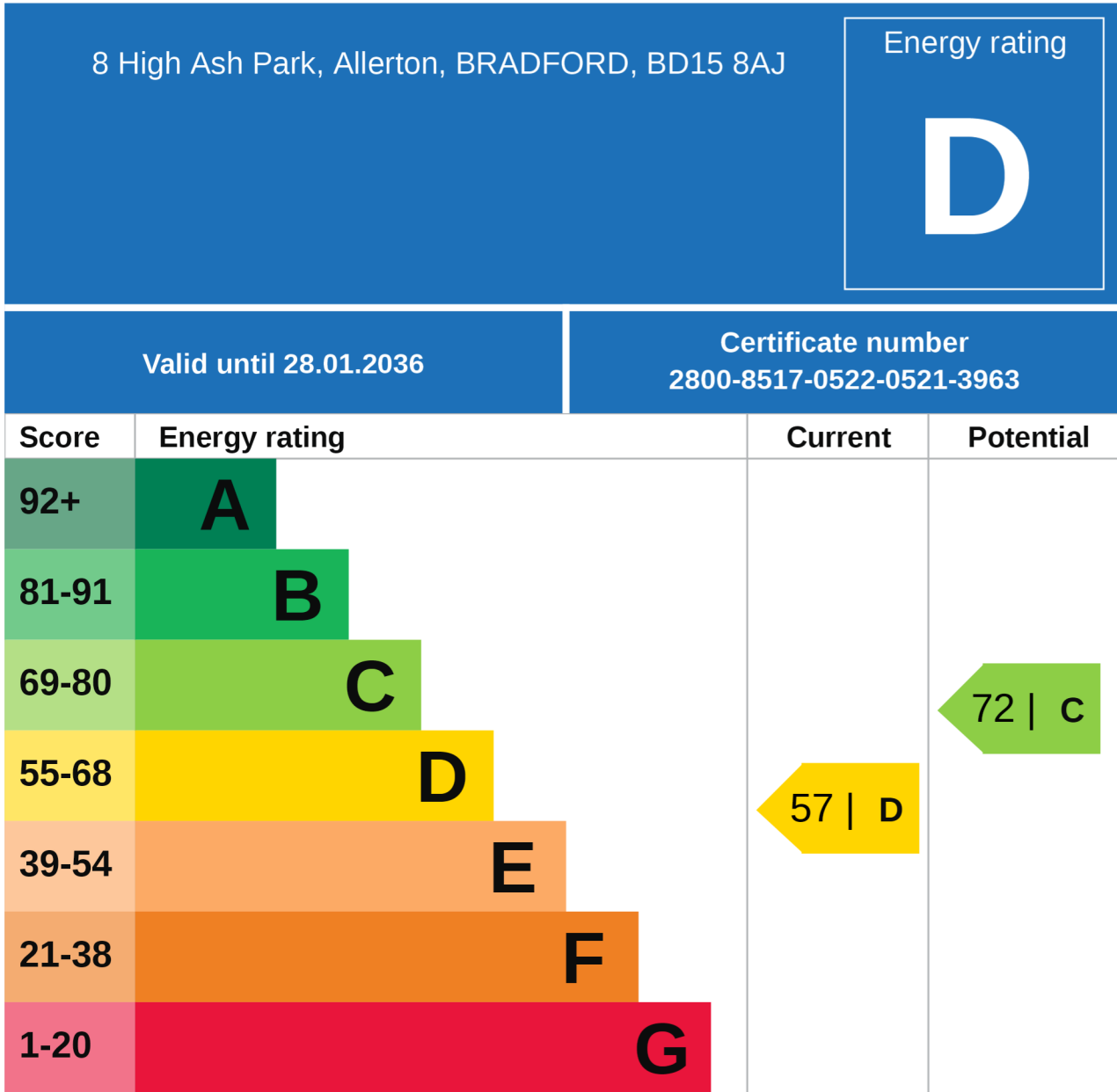


Planning records for: **11 High Ash Park Allerton Bradford West Yorkshire BD15 8AJ**

Reference - 93/03786/FUL	
Decision:	Granted
Date:	26th November 1993
Description:	Two storey rear kitchen utility and bedroom extension

Planning records for: **12 High Ash Park Bradford West Yorkshire BD15 8AJ**

Reference - 22/00808/HOU	
Decision:	Refused
Date:	21st February 2022
Description:	Rear double storey extension



### Additional EPC Data

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<b>Property Type:</b>	Detached house
<b>Walls:</b>	Cavity wall, as built, no insulation (assumed)
<b>Walls Energy:</b>	Poor
<b>Roof:</b>	Pitched, 200 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Poor
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Main Heating Controls Energy:</b>	Good
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Excellent lighting efficiency
<b>Lighting Energy:</b>	Very good
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Secondary Heating:</b>	Room heaters, electric
<b>Air Tightness:</b>	(not tested)
<b>Total Floor Area:</b>	87 m <sup>2</sup>

### 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



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## Important - Please read

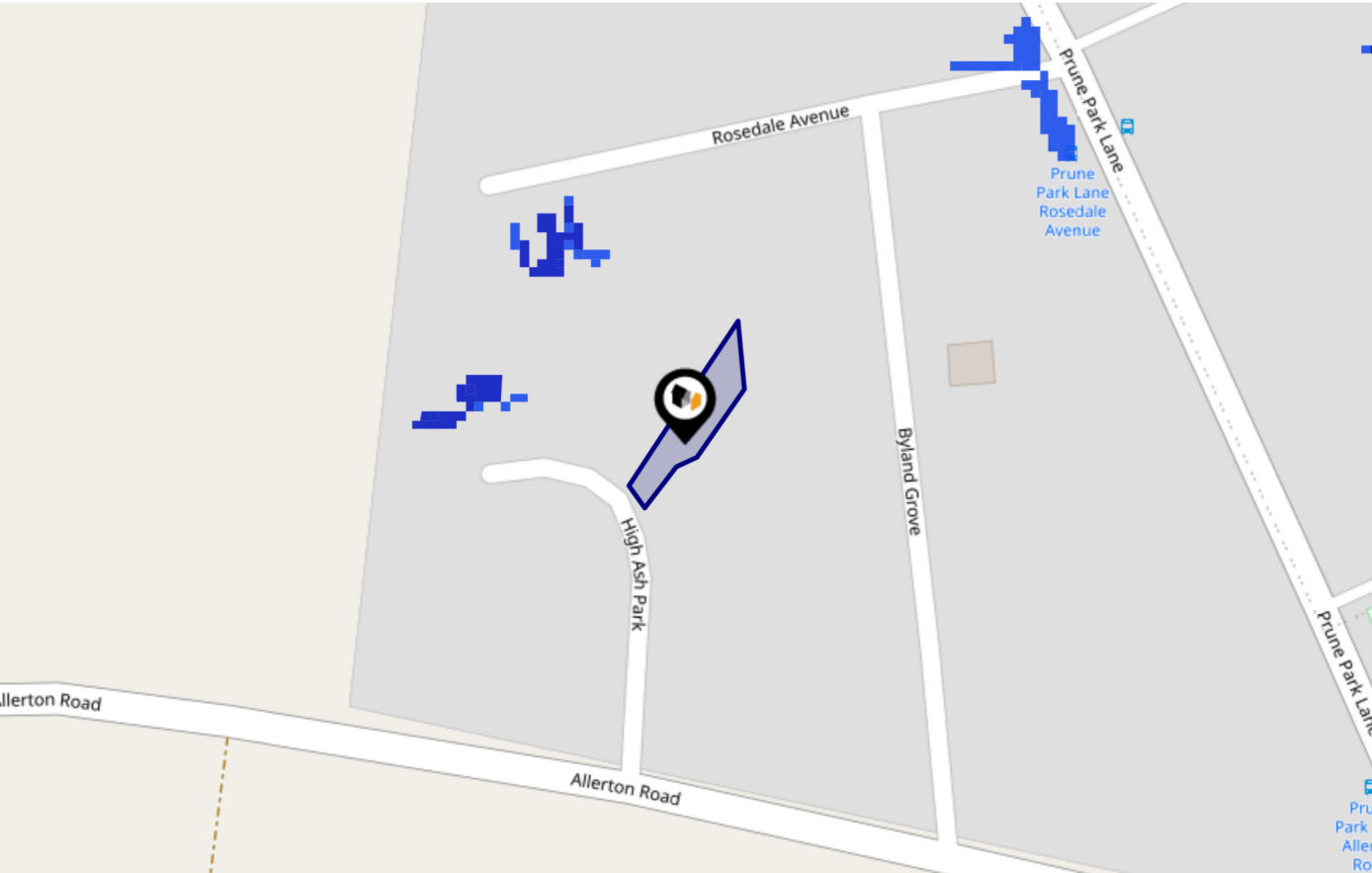
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# Flood Risk

## 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.

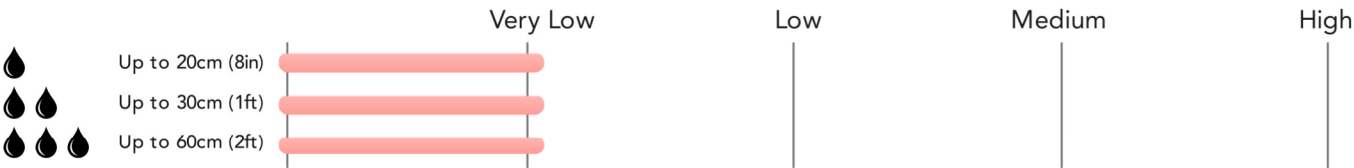


Risk Rating: Very low

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:

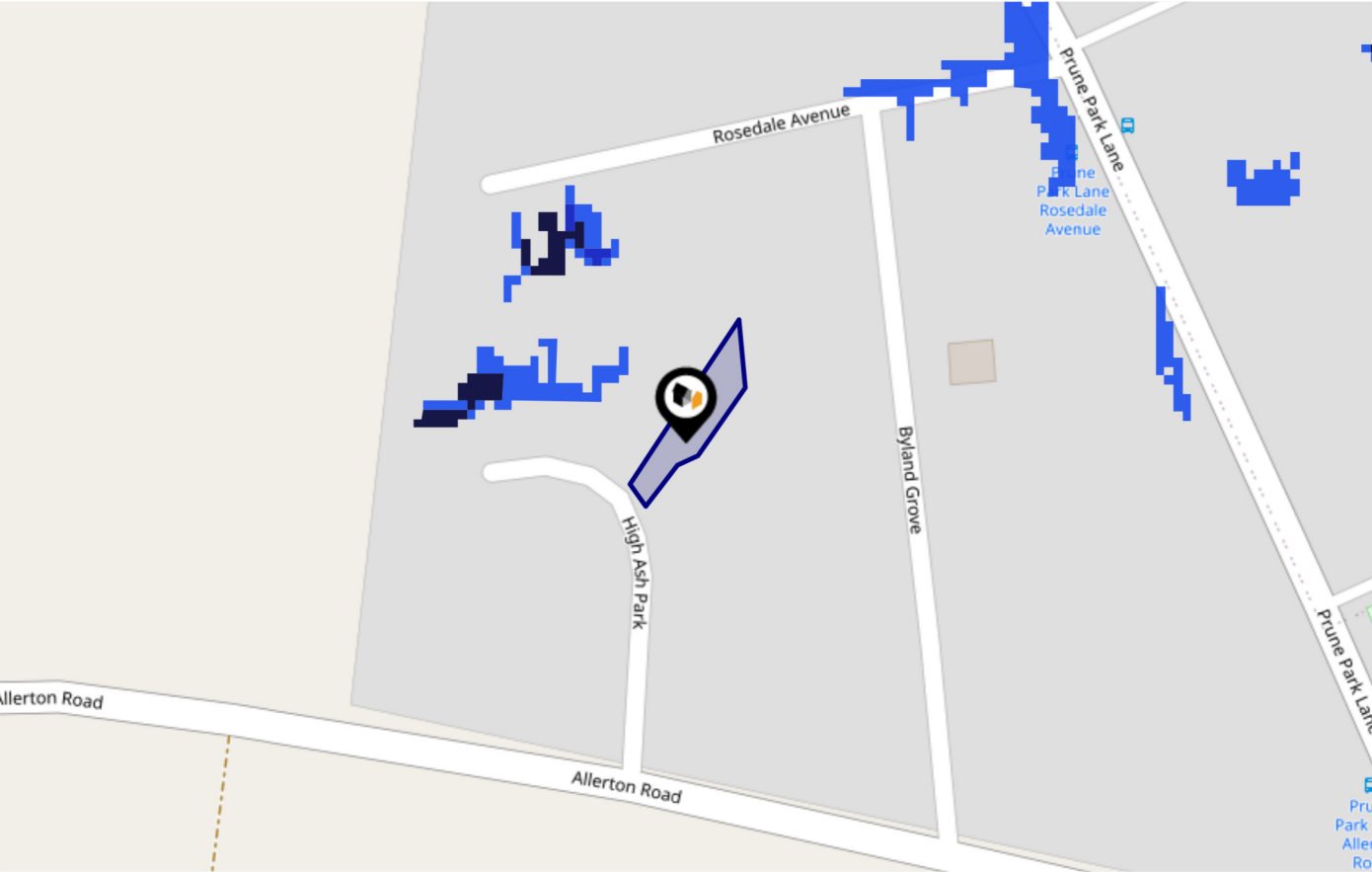


# Flood Risk

## 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.

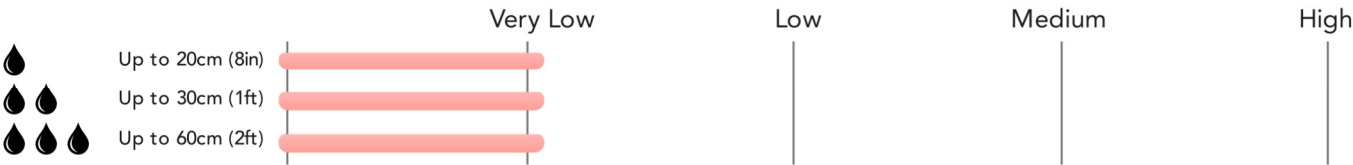


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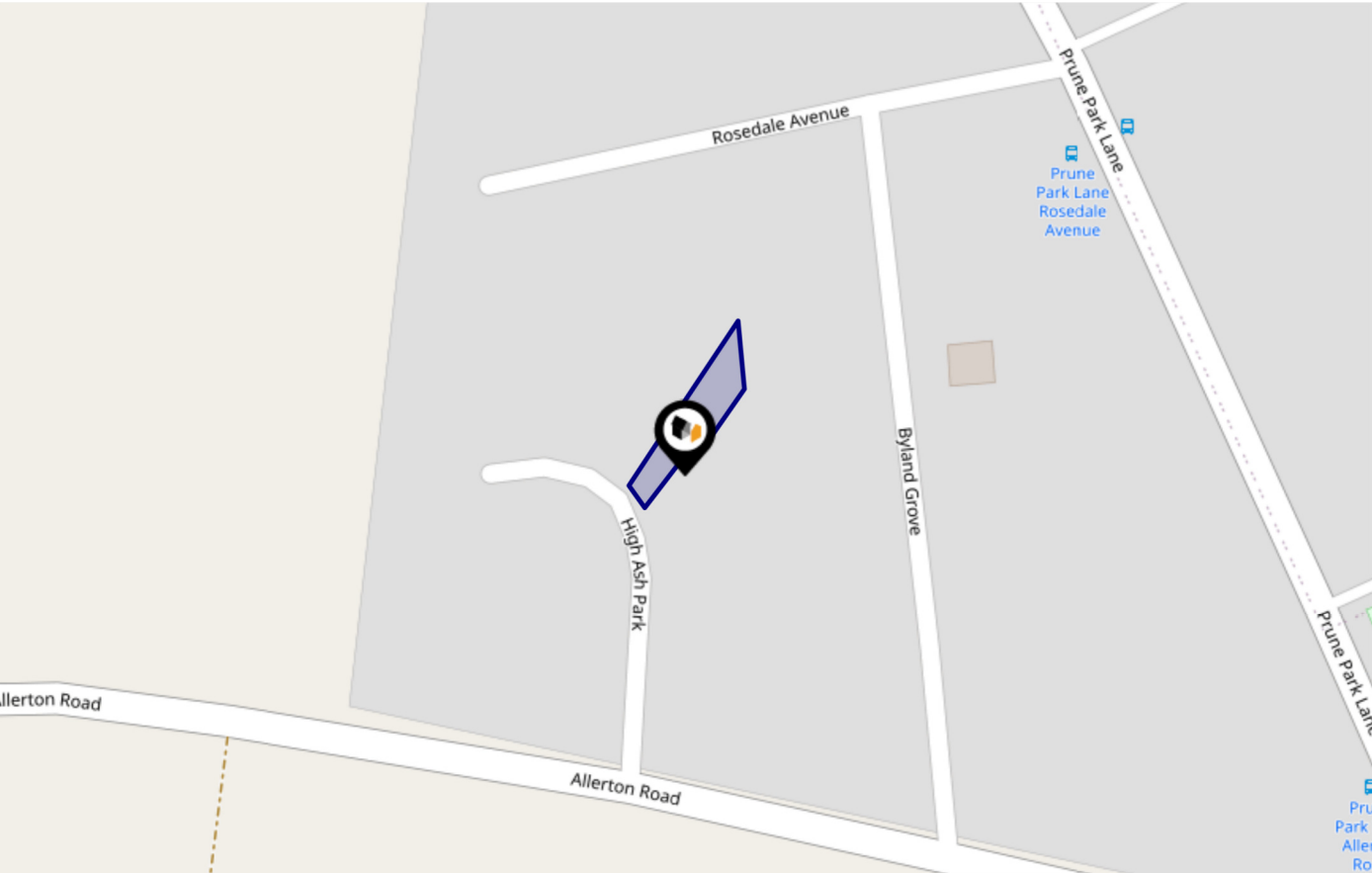


# Flood Risk

## 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.

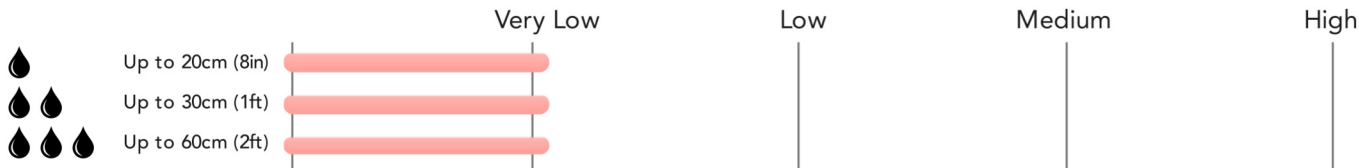


Risk Rating: Very low

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Chance of flooding to the following depths at this property:



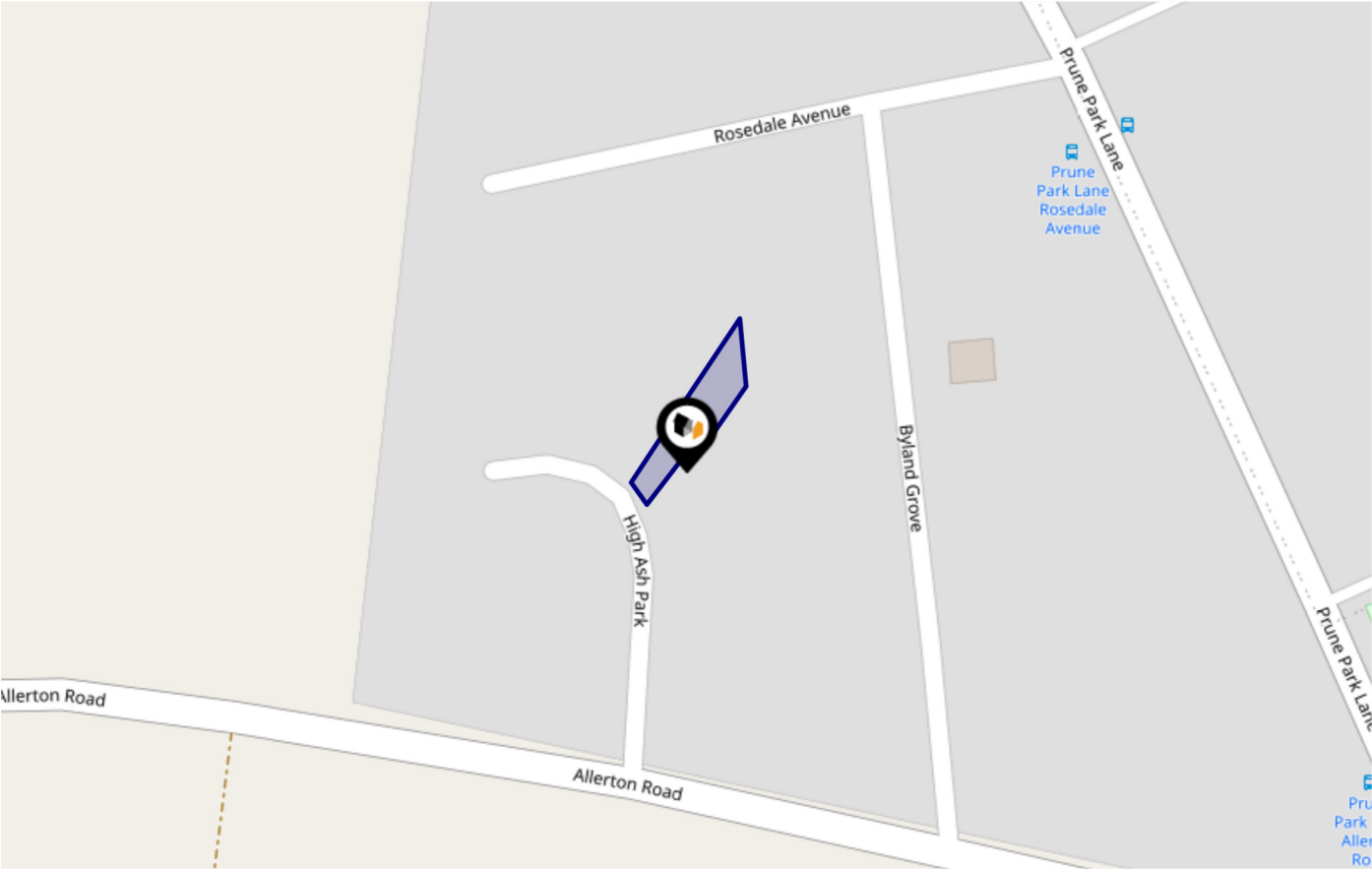


# Flood Risk

## 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.

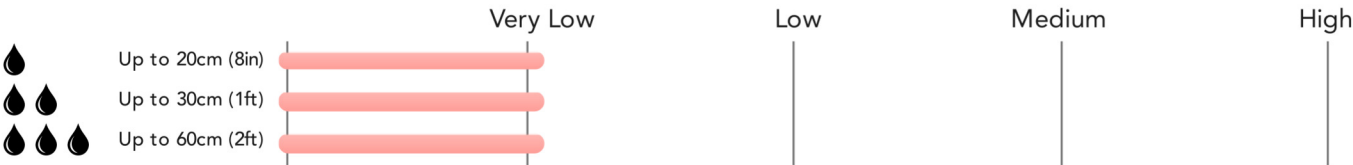


Risk Rating: Very low

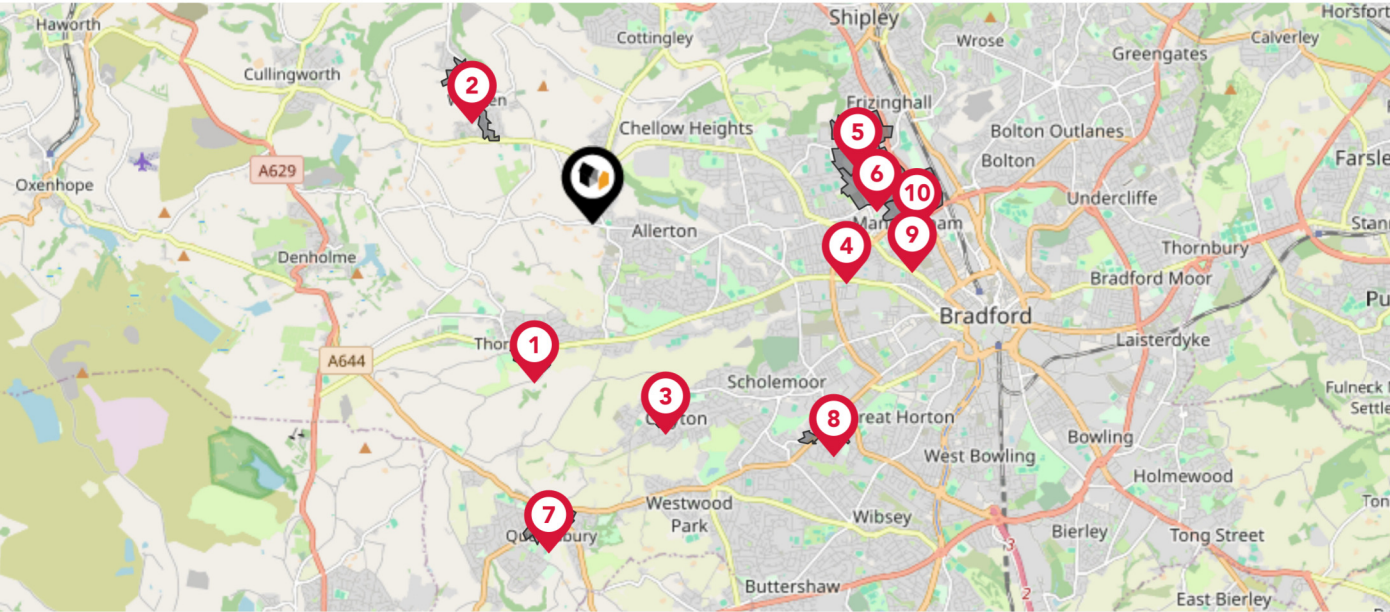
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.











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Chance of flooding to the following depths at this property:



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	
	Thornton
	Wilsden
	Clayton
	Whetley Grove
	Heaton Estates
	North Park Road
	Queensbury
	Great Horton
	Southfield Square
	St Paul

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.

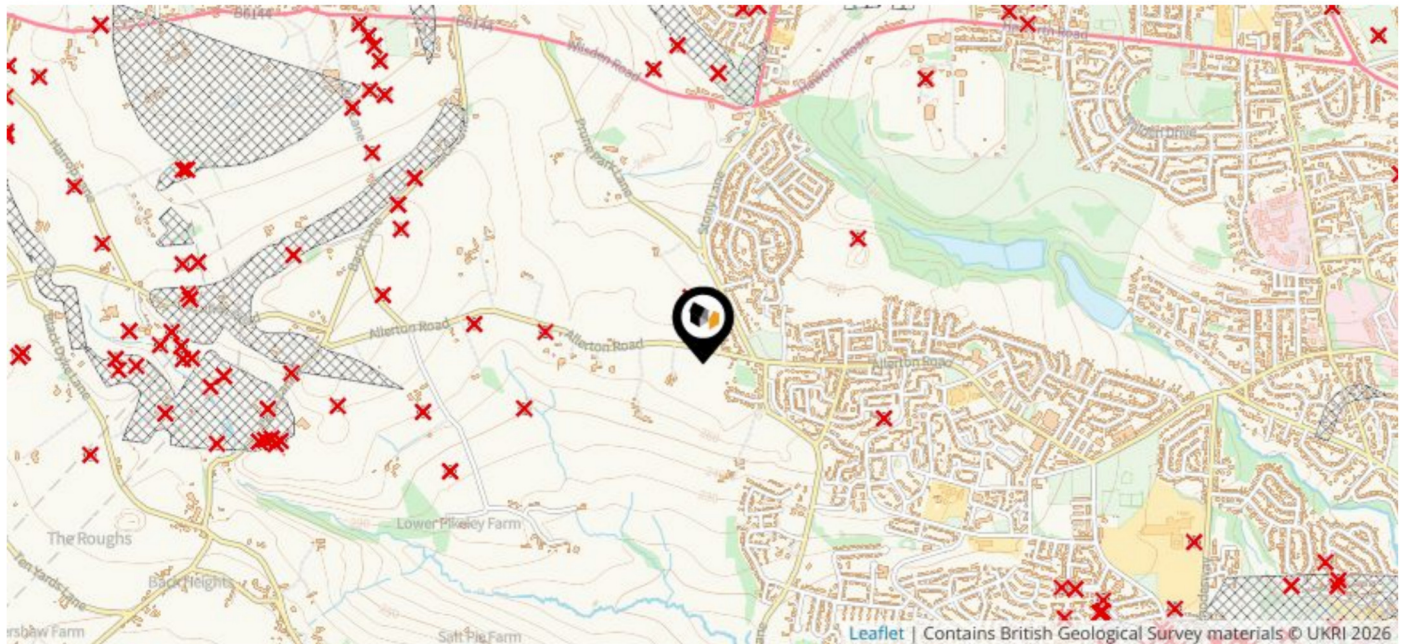


### Nearby Landfill Sites

	West Hills Farm-Prune Park Lane, Wilsden, Allerton, Bradford	Historic Landfill 
	Land at Whinney Hill Farm-Prune Park Lane, Bradford	Historic Landfill 
	Ellcliffe Quarries-Stony Lane Allerton	Historic Landfill 
	Stony Lane-Allerton	Historic Landfill 
	Land to the North of Prune Park Lane-Allerton, Bradford	Historic Landfill 
	Fields North East Side of Gazeby Hall-Wilsden	Historic Landfill 
	Prune Park Lane-Heaton	Historic Landfill 
	Northside of Bungalow and Field on the Opposite Site East of the Road-Mutton Lane and Back Lane, Allerton	Historic Landfill 
	Private Tip-Thornton, Bradford, West Yorkshire	Historic Landfill 
	Land at New House Farm-Bob Lane, Wilsden	Historic Landfill 



This map displays nearby coal mine entrances and their classifications.



### Mine Entry

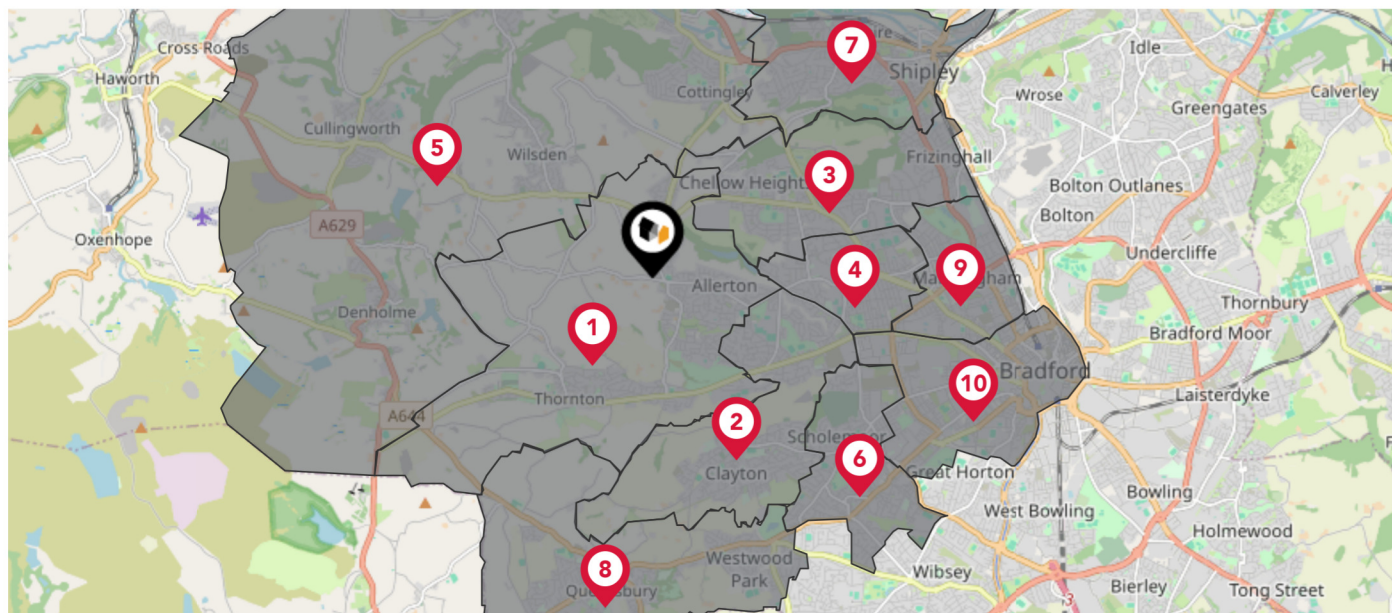
- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

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

Thornton and Allerton Ward

2

Clayton and Fairweather Green Ward

3

Heaton Ward

4

Toller Ward

5

Bingley Rural Ward

6

Great Horton Ward

7

Shipley Ward

8

Queensbury Ward

9

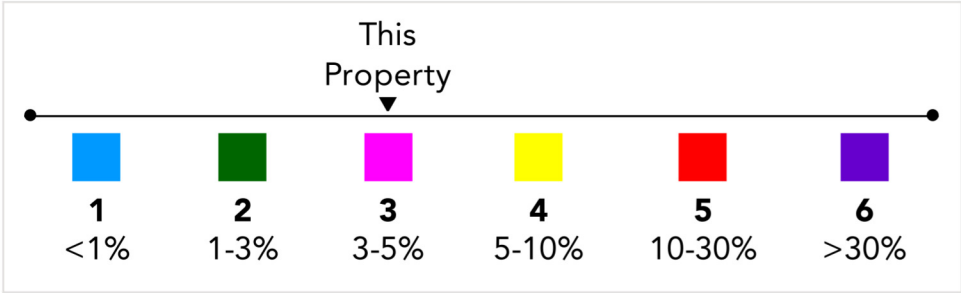
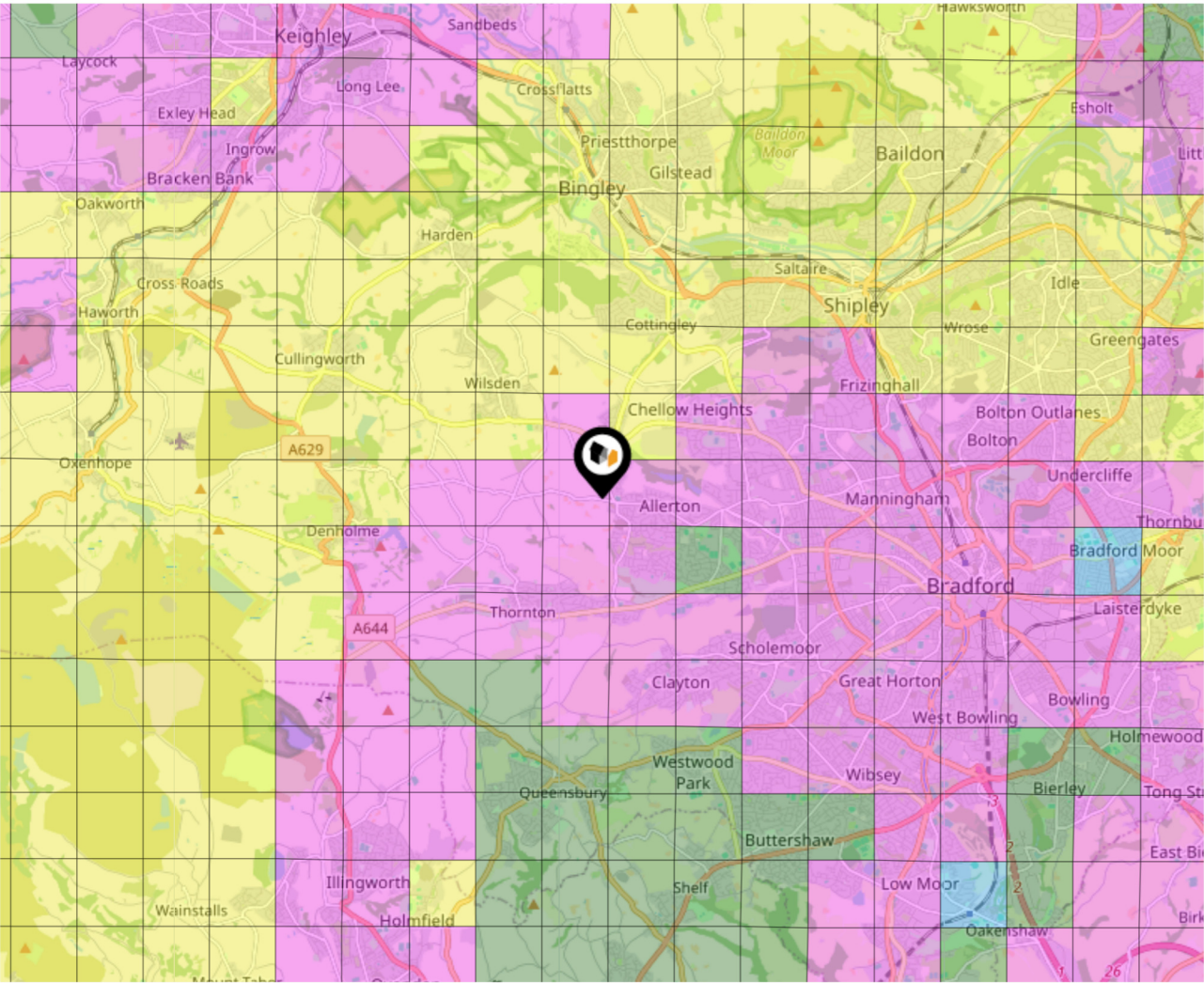
Manningham Ward

10

City Ward

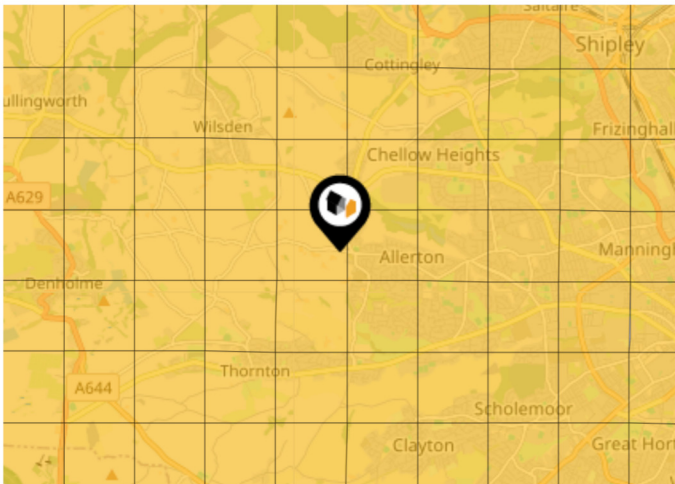
### What is Radon?

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)		LOAM
		<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	MEDIUM TO LIGHT(SILTY) TO HEAVY		



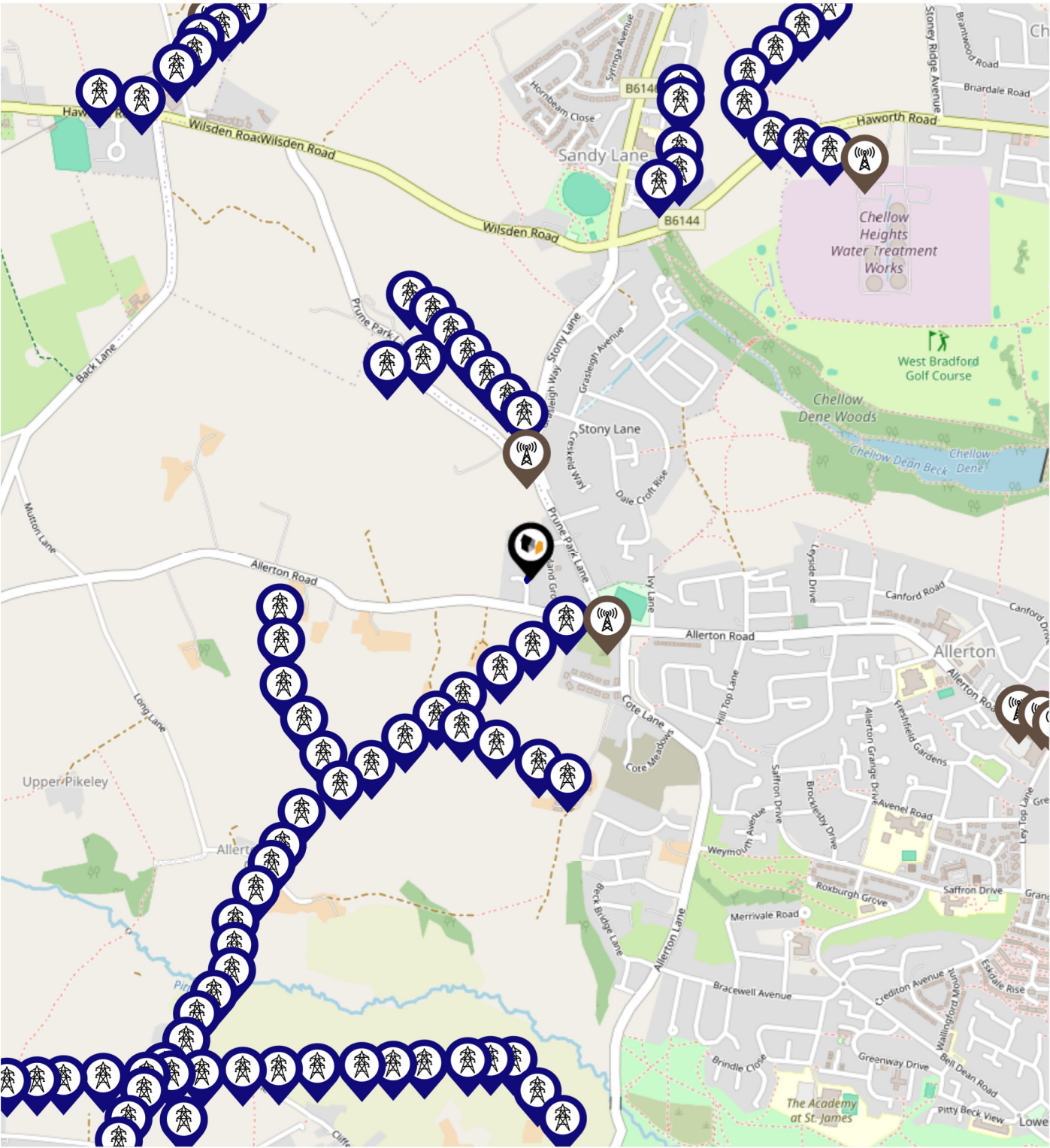
### Primary Classifications (Most Common Clay Types)



<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



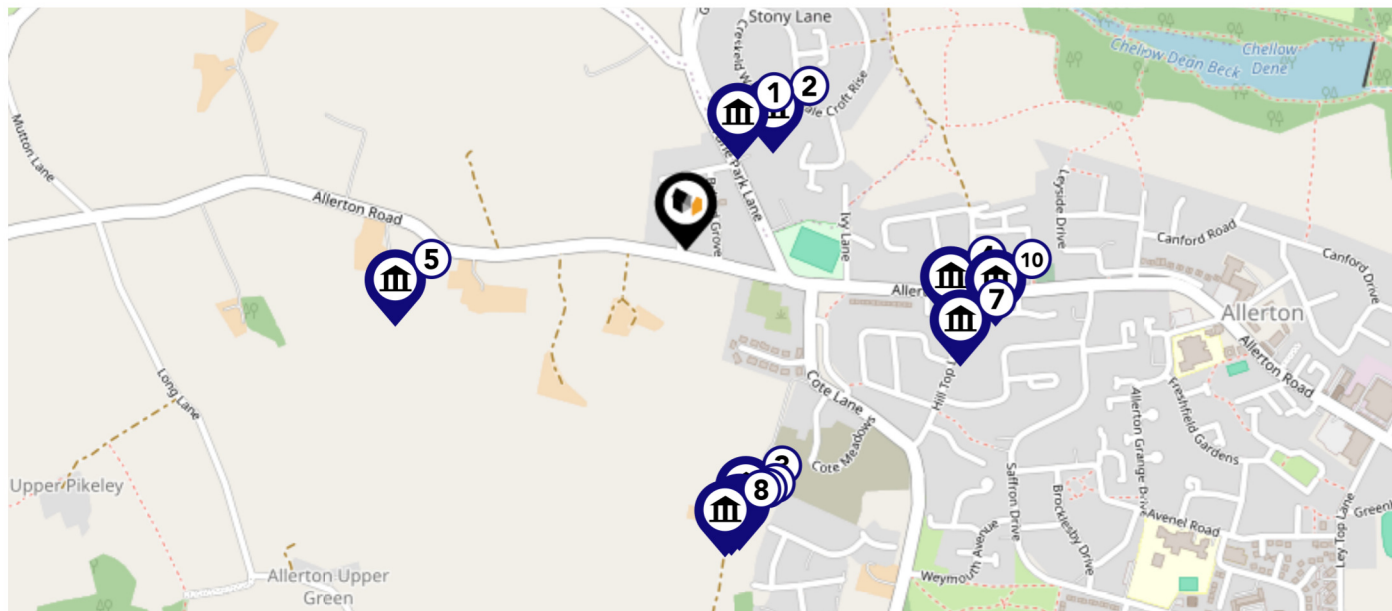
- Key:**
-  Power Pylons
  -  Communication Masts













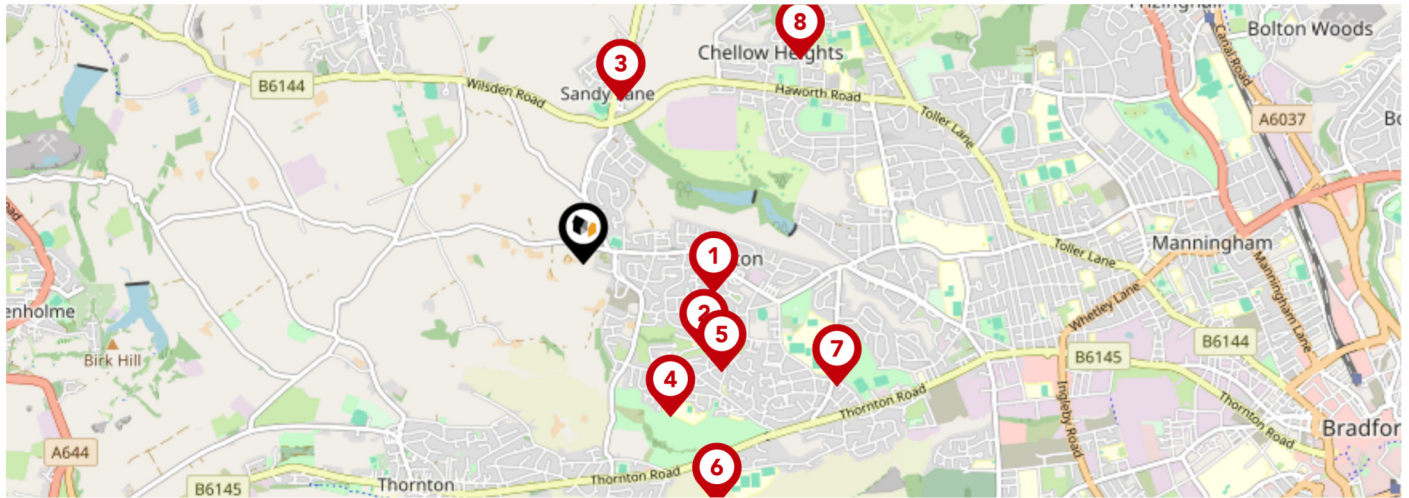
# Maps

## Listed Buildings

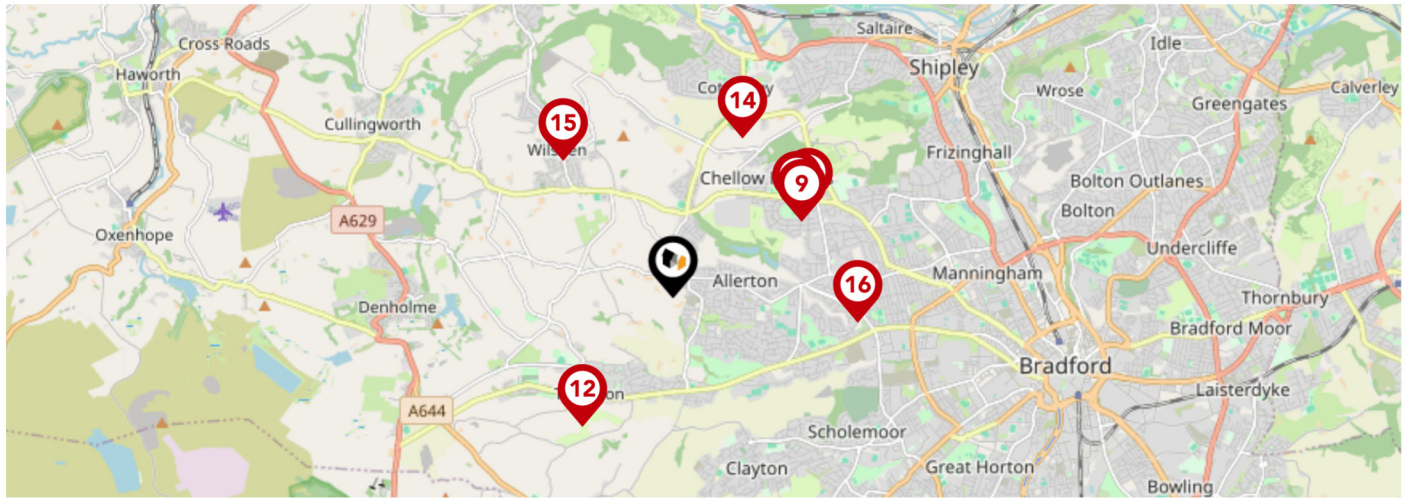
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











Listed Buildings in the local district		Grade	Distance
	1314555 - Cliffe View	Grade II	0.1 miles
	1132901 - 31-38, Prune Park Road	Grade II	0.2 miles
	1133194 - Upper Bailey Fold	Grade II	0.3 miles
	1133320 - 456, Allerton Road (see Details For Further Address Information)	Grade II	0.3 miles
	1314319 - Moor House Farmhouse And Adjoining Barn	Grade II	0.3 miles
	1314364 - Lower Bailey Fold Farmhouse	Grade II	0.3 miles
	1133074 - Hilltop Farmhouse, Adjoining Barn At Right Angles And Number 15	Grade II	0.3 miles
	1133195 - Barn Immediately South West Of Lower Bailey Fold Farmhouse	Grade II	0.3 miles
	1133196 - Barn To North East Of Lower Bailey Fold Farmhouse	Grade II	0.3 miles
	1133319 - 422-440, Allerton Road	Grade II	0.4 miles



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Beckfoot Allerton Primary School and Nursery</b> Ofsted Rating: Requires improvement   Pupils: 421   Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Ley Top Primary School</b> Ofsted Rating: Requires improvement   Pupils: 404   Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Sandy Lane Primary School</b> Ofsted Rating: Good   Pupils: 348   Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>The Academy At St. James</b> Ofsted Rating: Good   Pupils: 327   Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>St Matthew's Catholic Primary School, a Voluntary Academy</b> Ofsted Rating: Good   Pupils: 229   Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Beckfoot Thornton</b> Ofsted Rating: Good   Pupils: 1290   Distance:1.21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Dixons Allerton Academy</b> Ofsted Rating: Requires improvement   Pupils: 1864   Distance:1.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Belle Vue Girls' Academy</b> Ofsted Rating: Good   Pupils: 1033   Distance:1.3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

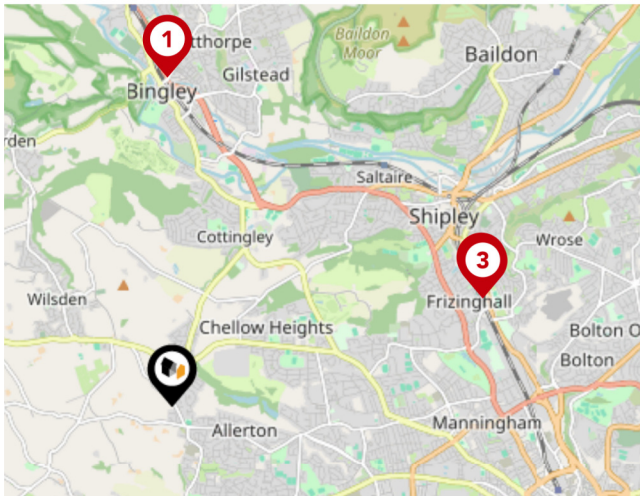


		Nursery	Primary	Secondary	College	Private
	<b>Beckfoot Heaton Primary</b> Ofsted Rating: Good   Pupils: 779   Distance:1.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Chellow Heights Special School</b> Ofsted Rating: Good   Pupils: 254   Distance:1.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Beckfoot Upper Heaton</b> Ofsted Rating: Good   Pupils: 716   Distance:1.33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Thornton Primary School</b> Ofsted Rating: Good   Pupils: 503   Distance:1.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>High Park School</b> Ofsted Rating: Good   Pupils: 117   Distance:1.42	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cottingley Village Primary School</b> Ofsted Rating: Good   Pupils: 431   Distance:1.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Wilsden Primary School</b> Ofsted Rating: Good   Pupils: 276   Distance:1.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bradford Girls' Grammar School</b> Ofsted Rating: Requires improvement   Pupils: 1041   Distance:1.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



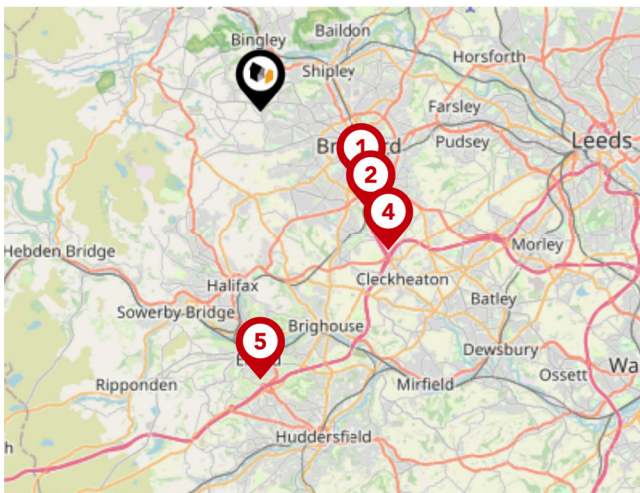
# Area

## Transport (National)



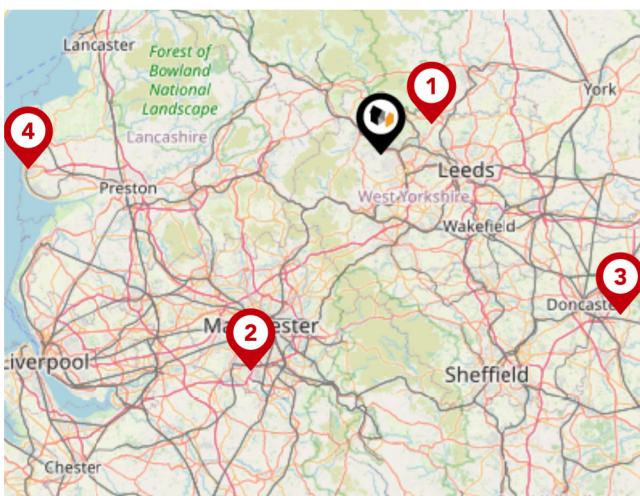
### National Rail Stations

Pin	Name	Distance
1	Bingley Rail Station	2.89 miles
2	Frizinghall Rail Station	2.88 miles
3	Frizinghall Rail Station	2.88 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M606 J3	4.37 miles
2	M606 J2	5.22 miles
3	M62 J26	6.62 miles
4	M606 J1	6.61 miles
5	M62 J24	9.43 miles

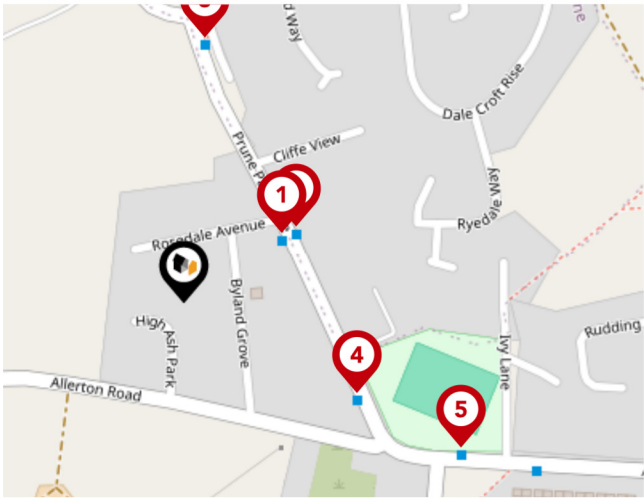


### Airports/Helipads

Pin	Name	Distance
1	Leeds Bradford Airport	8.37 miles
2	Manchester Airport	35.4 miles
3	Finningley	40.66 miles
4	Highfield	49.3 miles

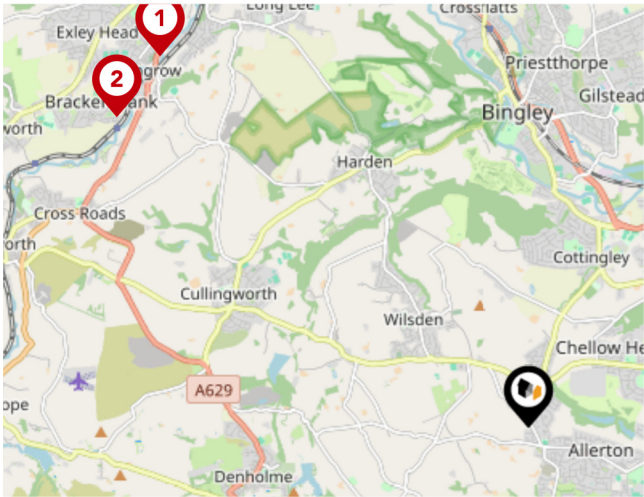
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Prune Park Lane Rosedale Ave	0.07 miles
2	Prune Park Lane Rosedale Ave	0.07 miles
3	Stony Lane Dalecroft Rise	0.15 miles
4	Prune Park Lane Allerton Rd	0.11 miles
5	Allerton Road Ivy Ln	0.17 miles



### Local Connections

Pin	Name	Distance
1	Ingrow West (Keighley & Worth Valley Railway)	4.58 miles
2	Damems (Keighley & Worth Valley Railway)	4.51 miles

# 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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