



Maxfield

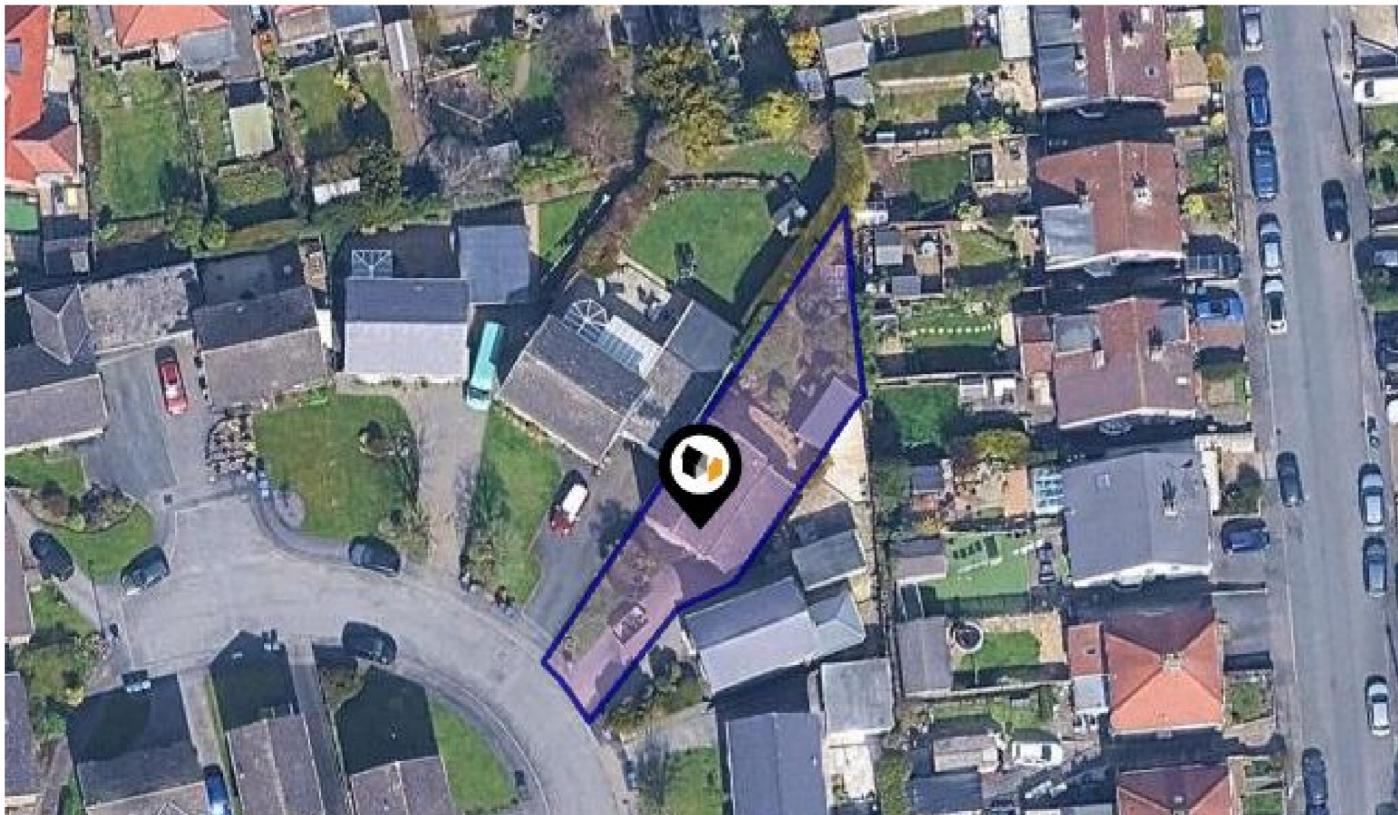


See More Online

MIR: Material Info

The Material Information Affecting this Property

Wednesday 04th February 2026



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

KM Maxfield

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

01274 592280

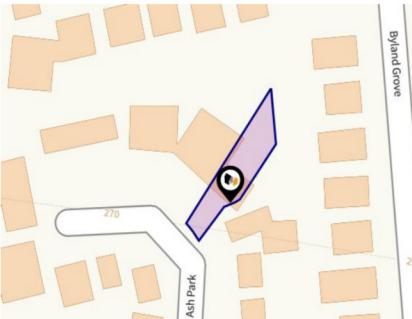
saltaire@kmmaxfield.com

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Property Overview



Property

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

Tenure:

Freehold

Local Area

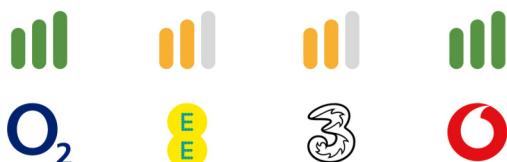
Local Authority:	Bradford
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)



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

Property EPC - Certificate



8 High Ash Park, Allerton, BRADFORD, BD15 8AJ

Energy rating

D

Valid until 28.01.2036

Certificate number
2800-8517-0522-0521-3963

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		 72 C
55-68	D	 57 D	
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data



Additional EPC Data

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

KM Maxfield

Testimonials



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."



Disclaimer



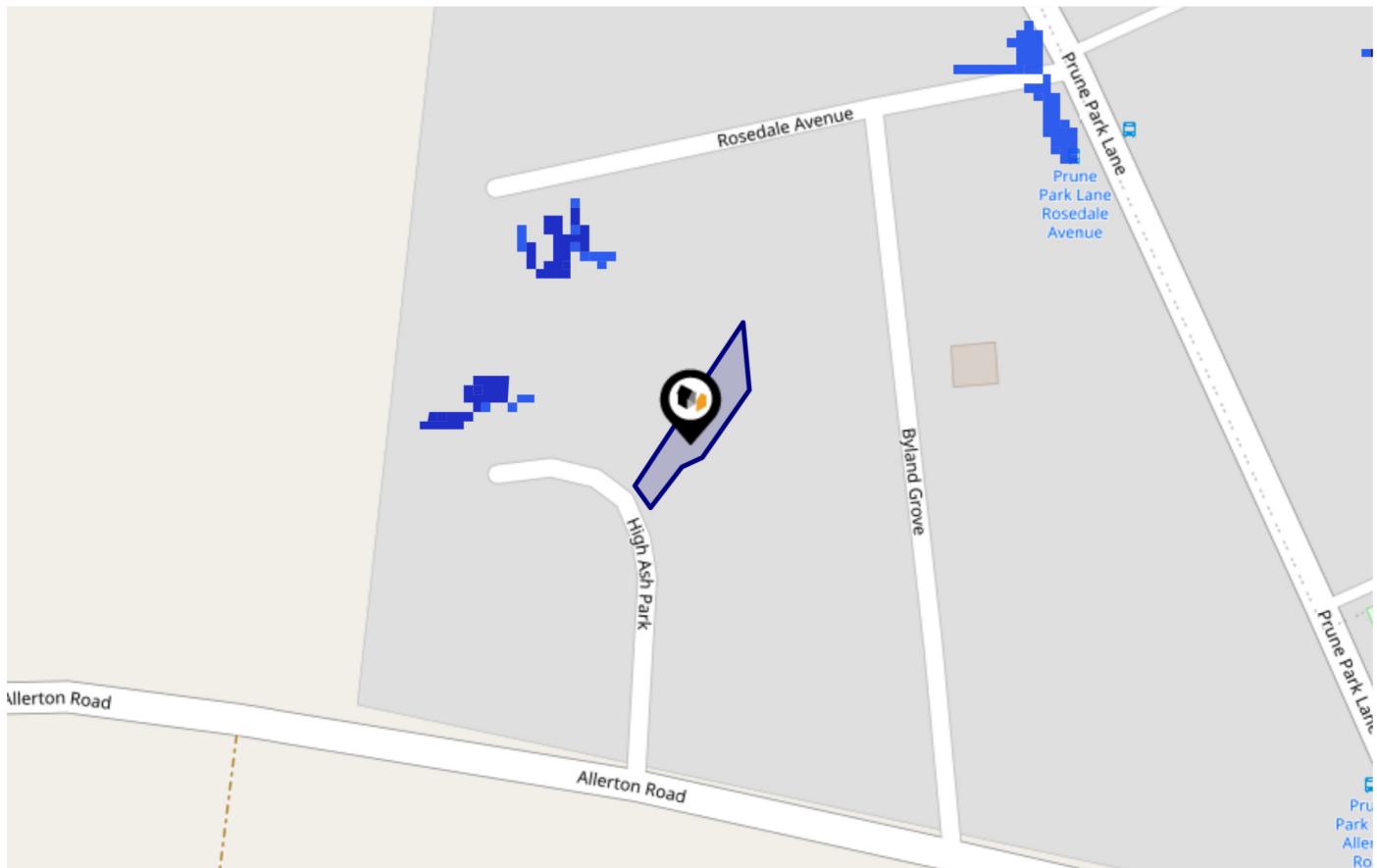
Important - Please read

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.

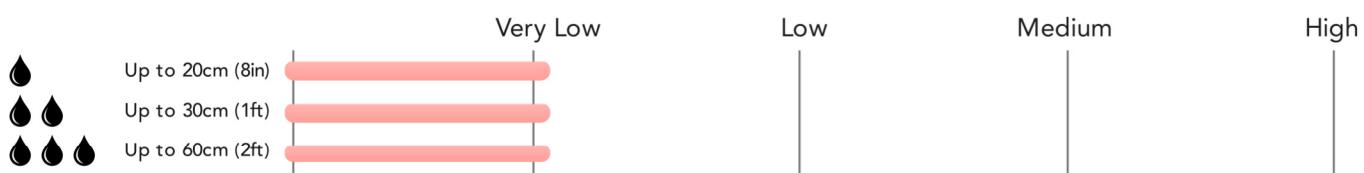


Risk Rating: Very low

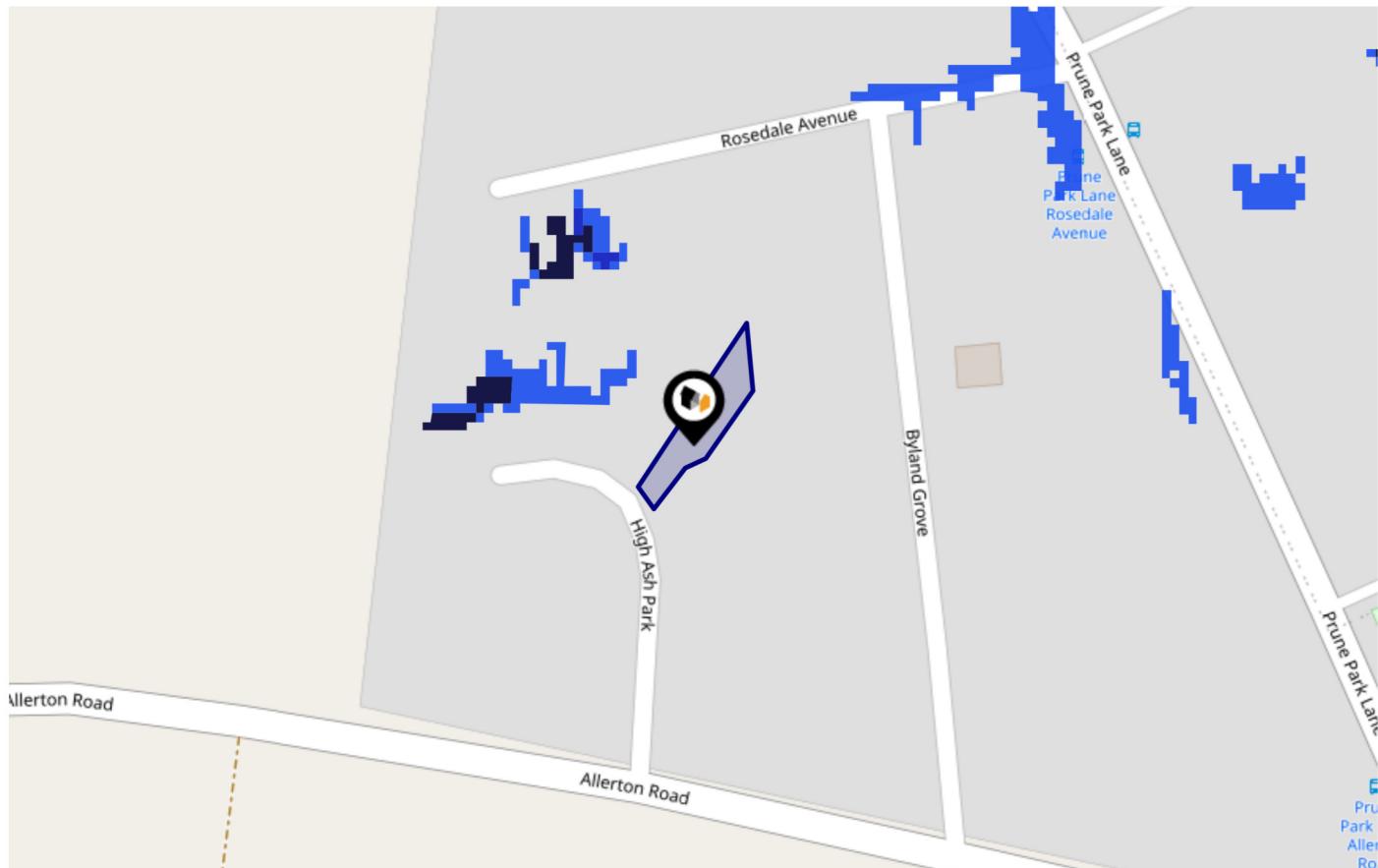
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- █ **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.

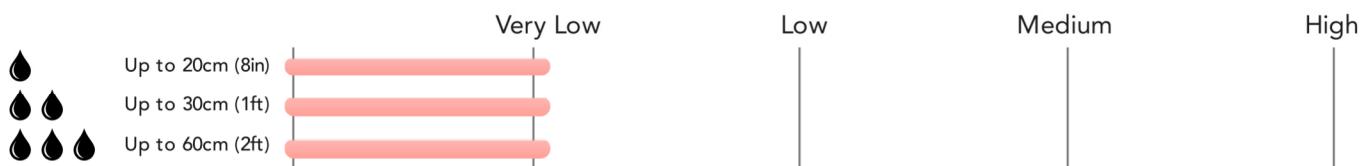


Risk Rating: Very low

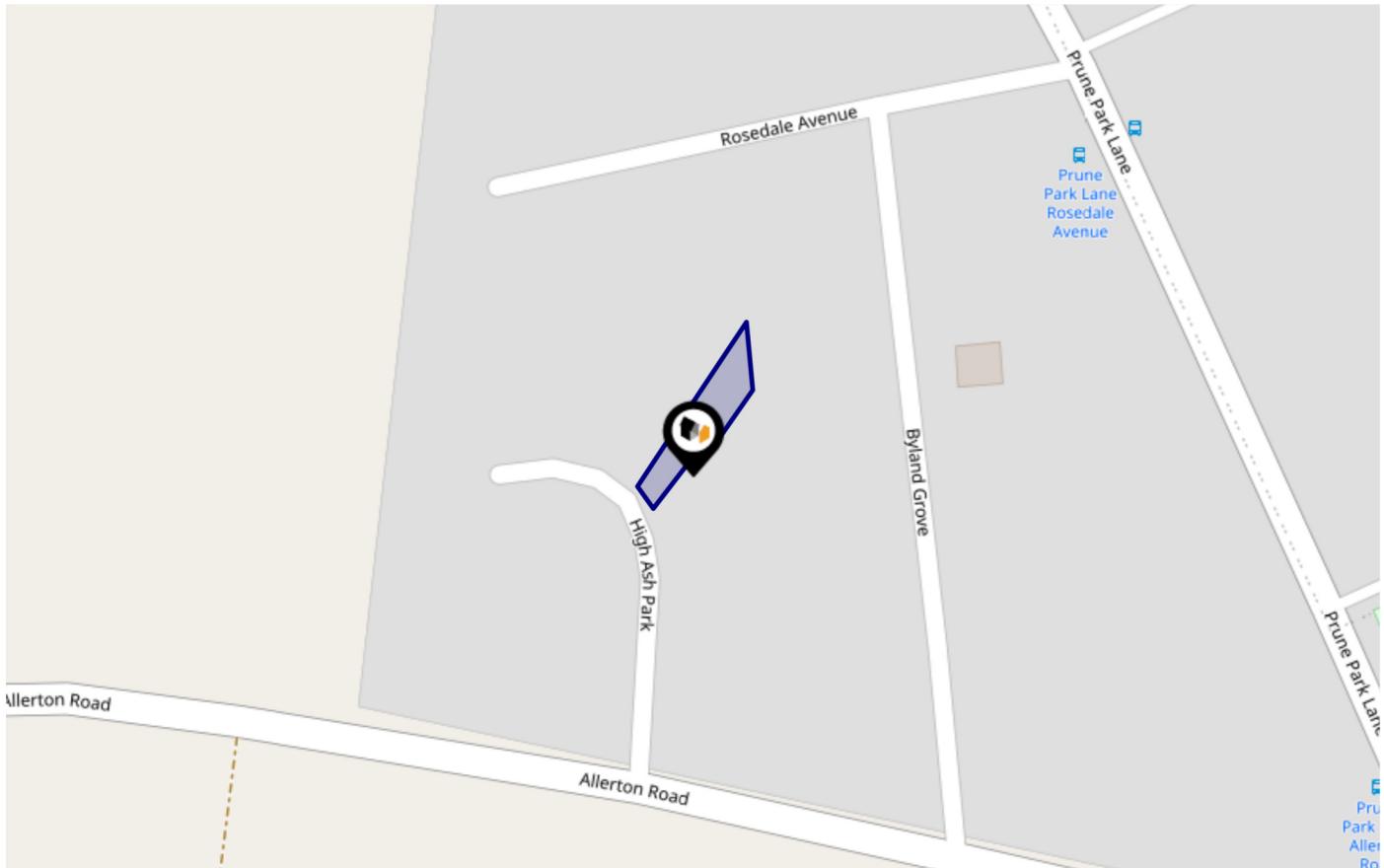
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- **Very Low Risk** - an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

Chance of flooding to the following depths at this property:



This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

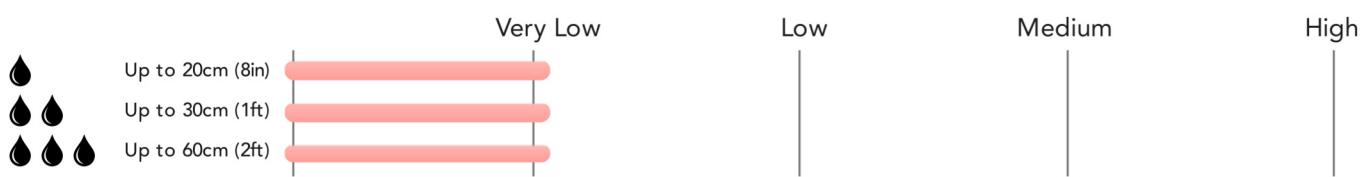


Risk Rating: Very low

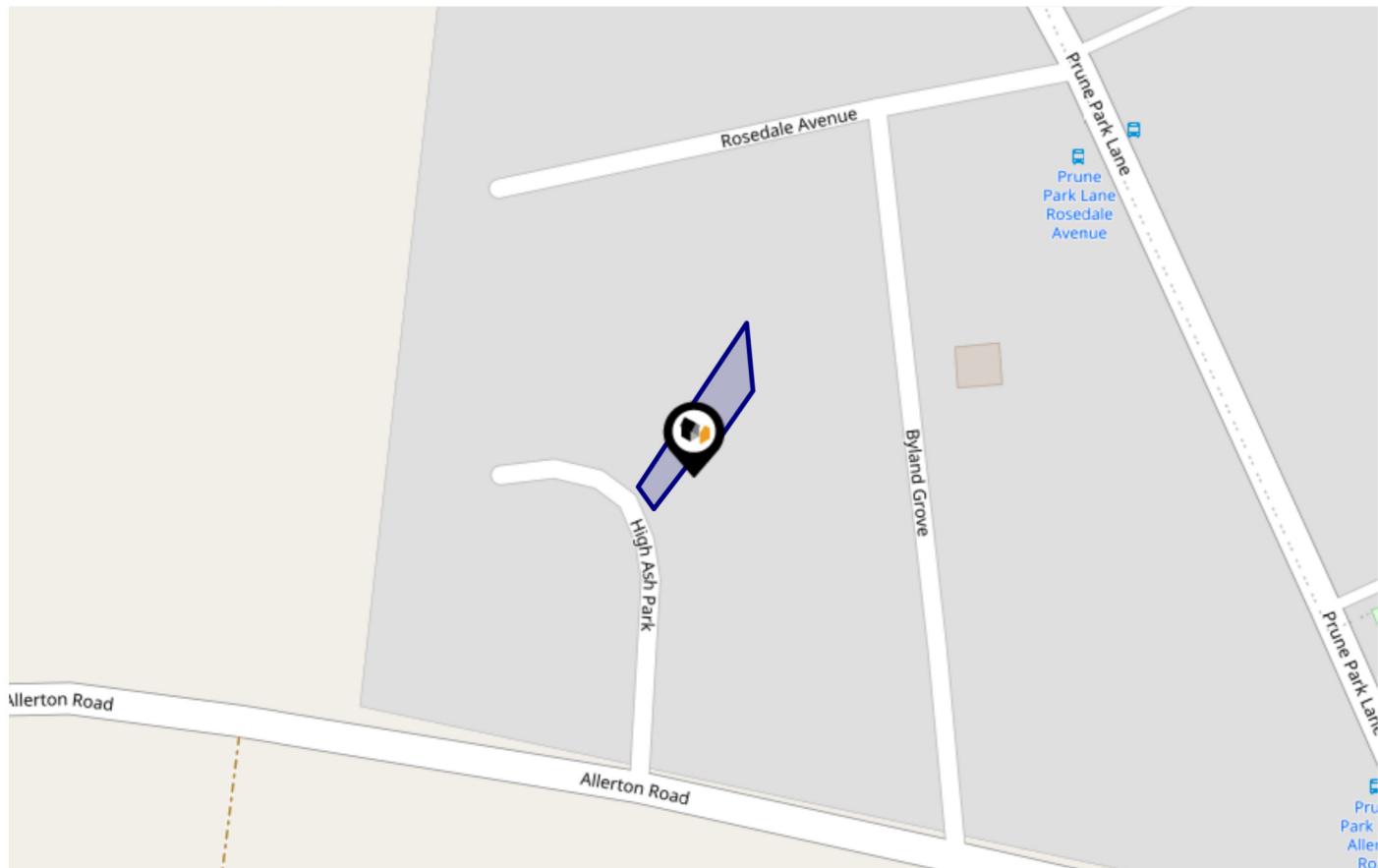
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- **Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- **Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:



This map shows the future chance of flooding 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.
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- **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:

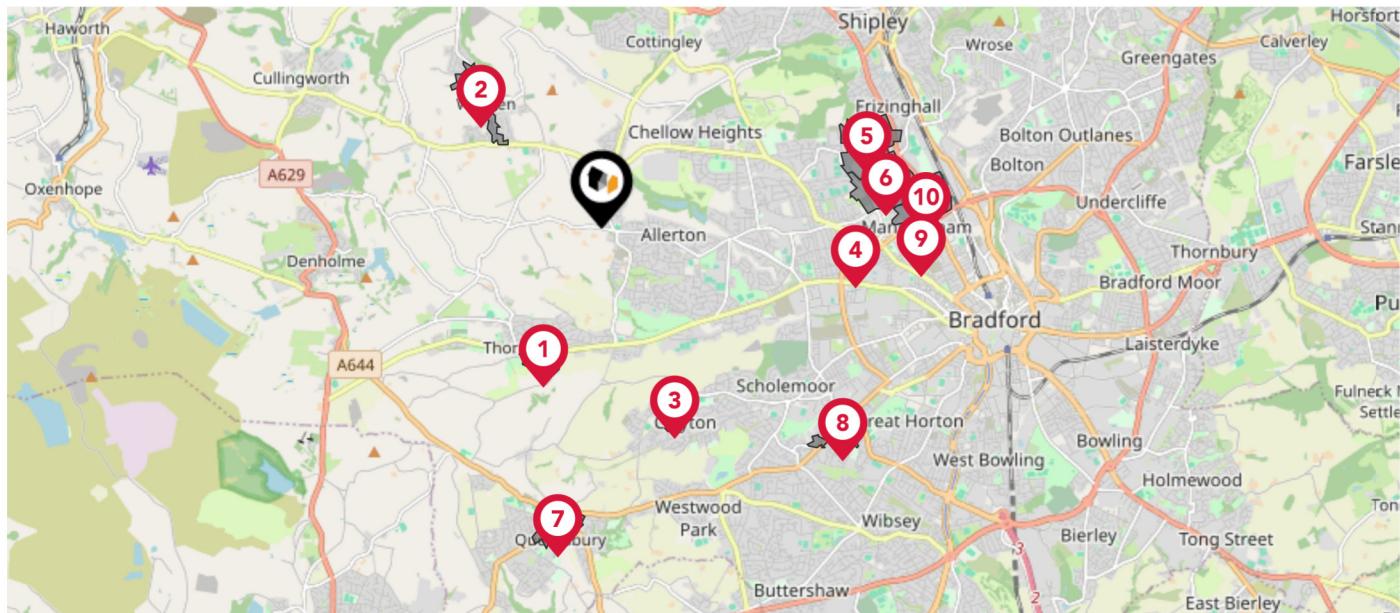


Maps

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 Thornton

2 Wilsden

3 Clayton

4 Whetley Grove

5 Heaton Estates

6 North Park Road

7 Queensbury

8 Great Horton

9 Southfield Square

10 St Paul

Maps

Landfill Sites



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

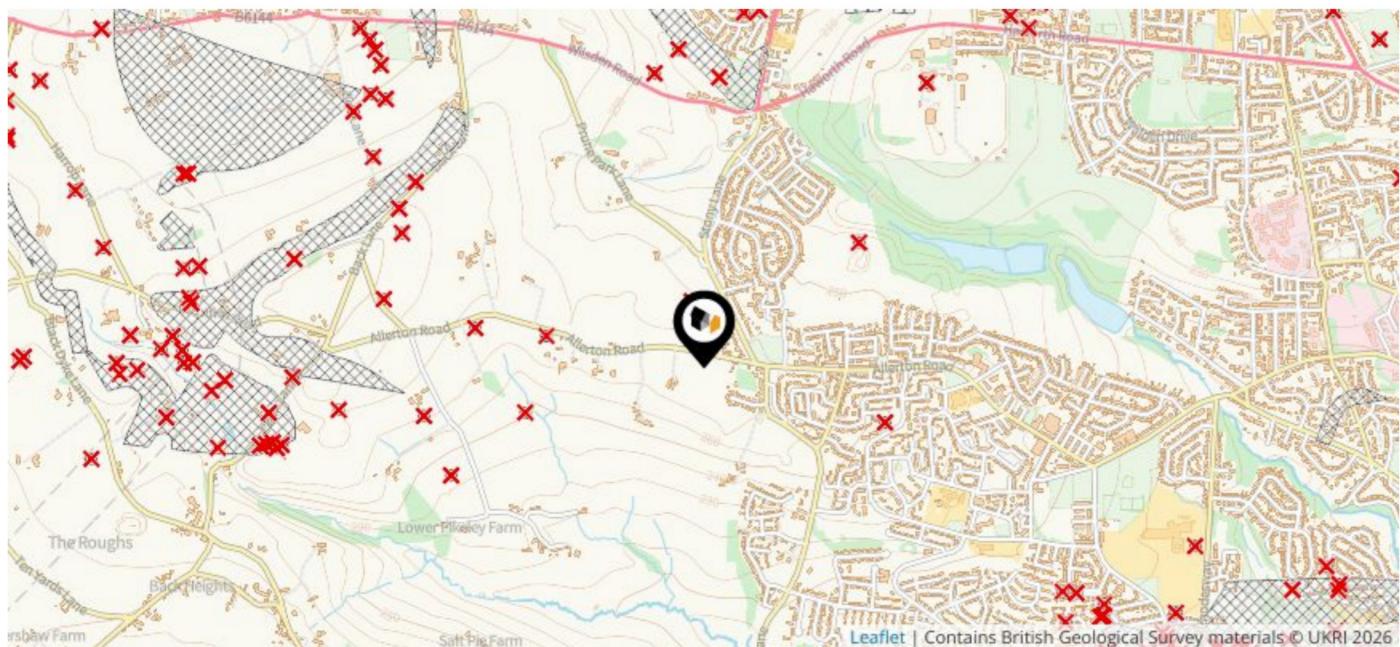
1	West Hills Farm-Prune Park Lane, Wilsden, Allerton, Bradford	Historic Landfill	<input type="checkbox"/>
2	Land at Whinney Hill Farm-Prune Park Lane, Bradford	Historic Landfill	<input type="checkbox"/>
3	Ellcliffe Quarries-Stony Lane Allerton	Historic Landfill	<input type="checkbox"/>
4	Stony Lane-Allerton	Historic Landfill	<input type="checkbox"/>
5	Land to the North of Prune Park Lane-Allerton, Bradford	Historic Landfill	<input type="checkbox"/>
6	Fields North East Side of Gazeby Hall-Wilsden	Historic Landfill	<input type="checkbox"/>
7	Prune Park Lane-Heaton	Historic Landfill	<input type="checkbox"/>
8	Northside of Bungalow and Field on the Opposite Site East of the Road-Mutton Lane and Back Lane, Allerton	Historic Landfill	<input type="checkbox"/>
9	Private Tip-Thornton, Bradford, West Yorkshire	Historic Landfill	<input type="checkbox"/>
10	Land at New House Farm-Bob Lane, Wilsden	Historic Landfill	<input type="checkbox"/>

Maps

Coal Mining



This map displays nearby coal mine entrances and their classifications.



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.

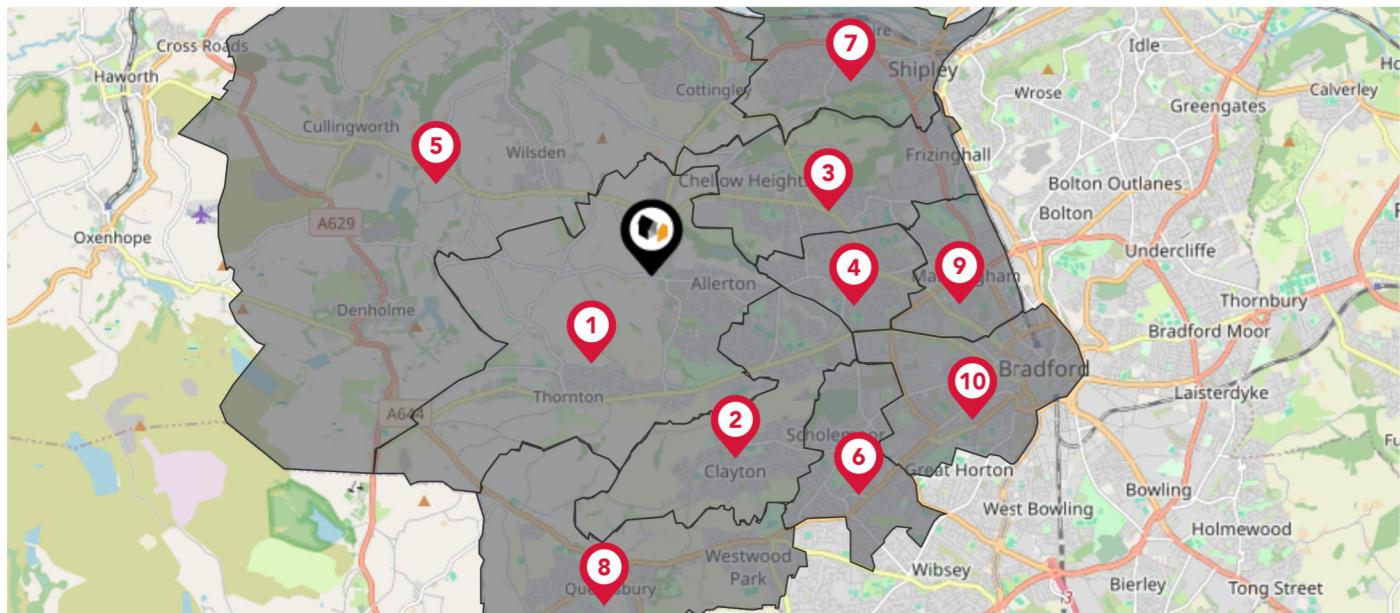
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

Maps

Council Wards



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



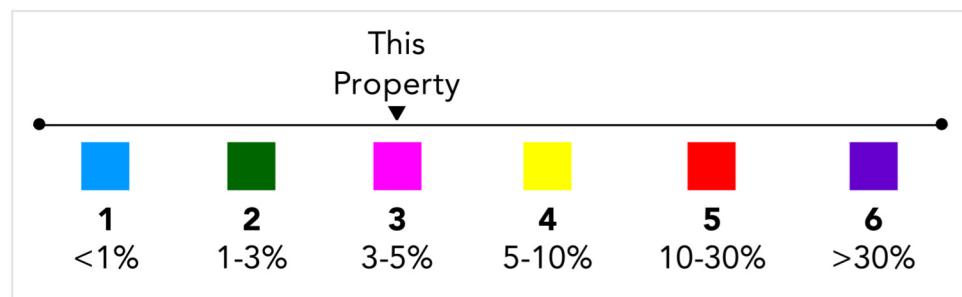
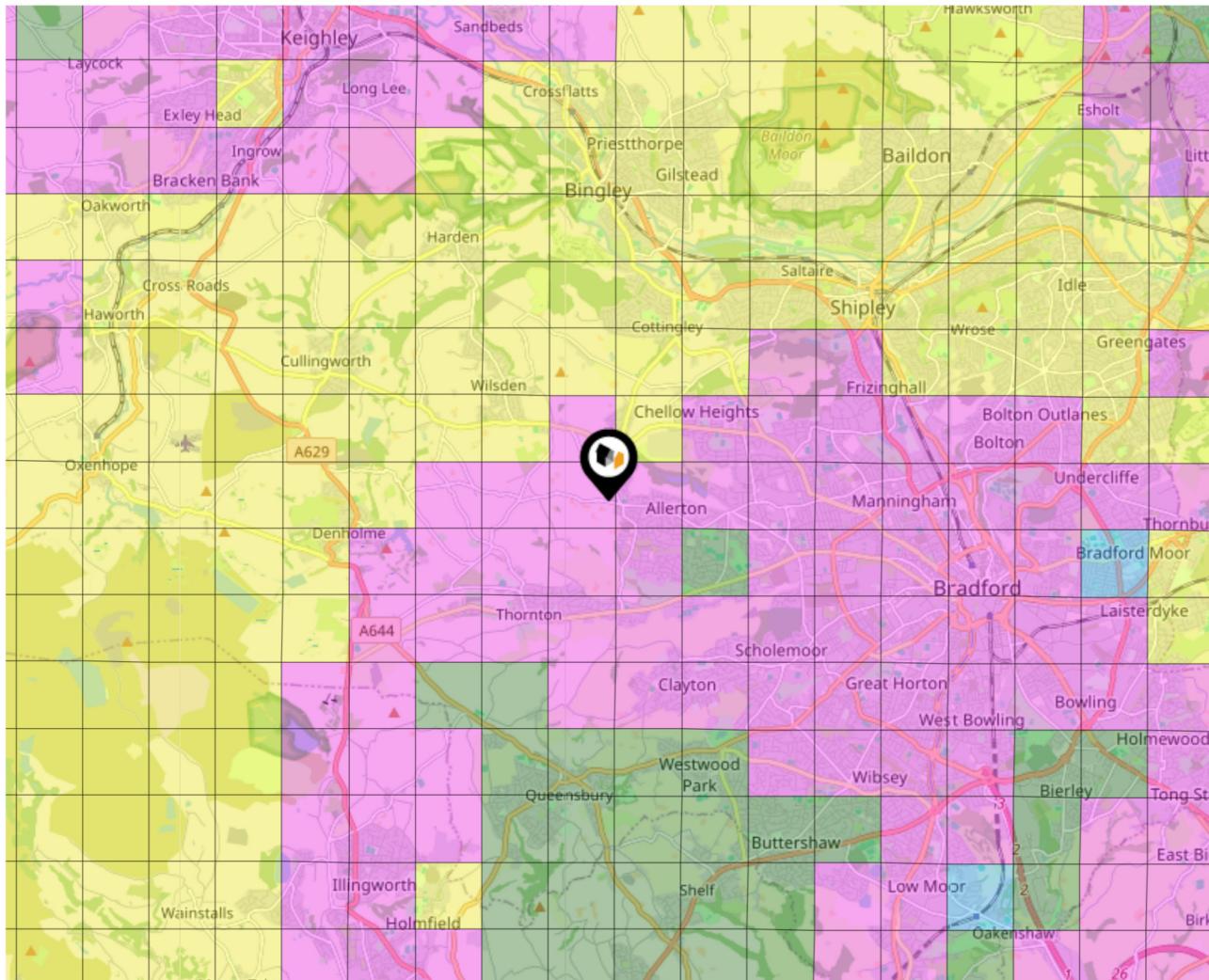
9 Manningham Ward



10 City Ward

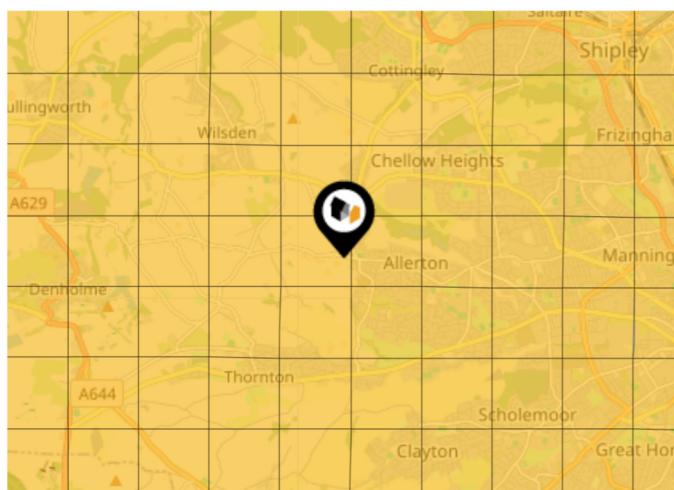
What is Radon?

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/m³).



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

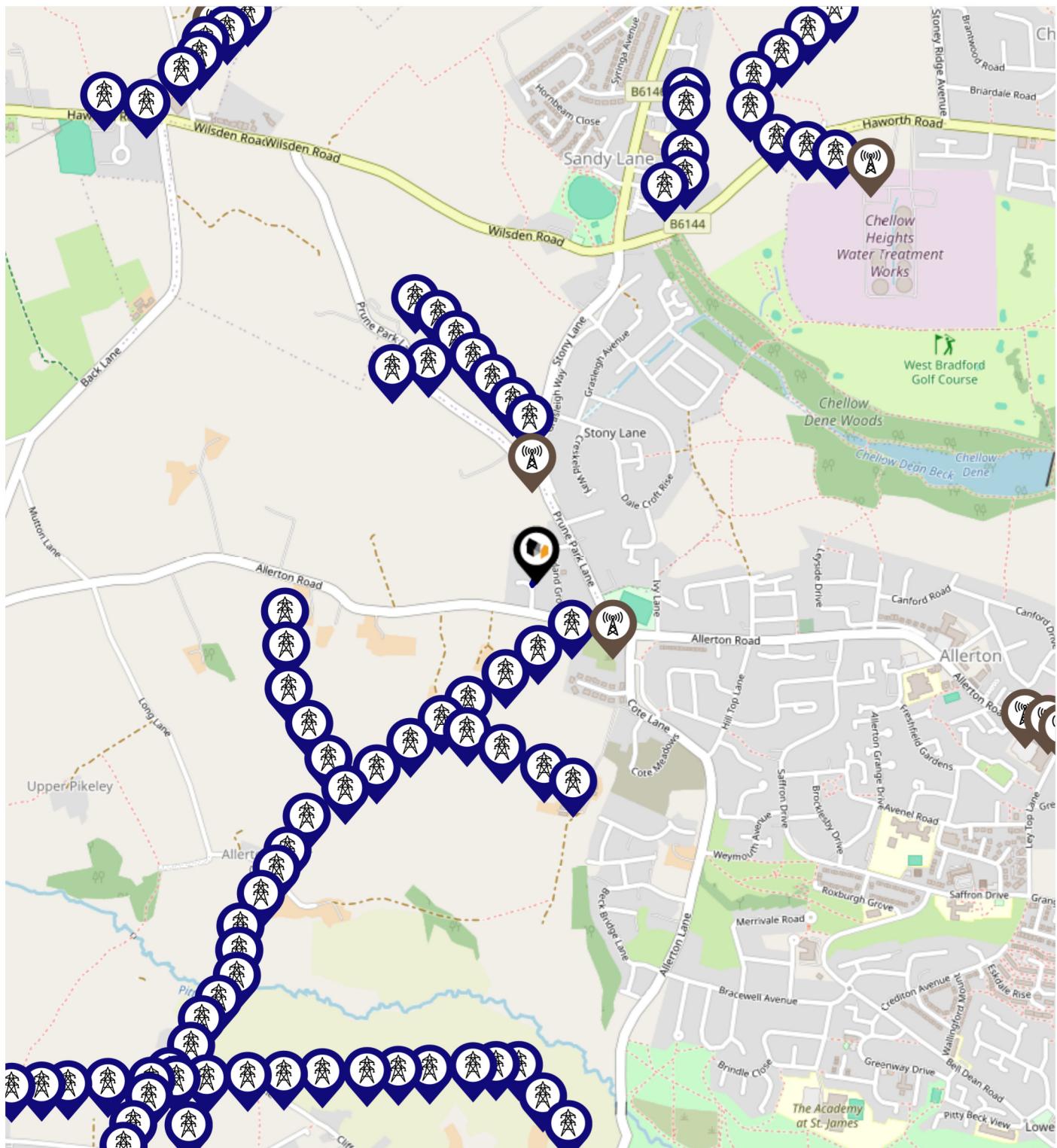
Carbon Content:	VARIABLE(LOW)	Soil Texture:	CLAYEY LOAM TO SILTY
Parent Material Grain:	MIXED (ARGILLIC-RUDACEOUS)	Soil Depth:	LOAM DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		



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:

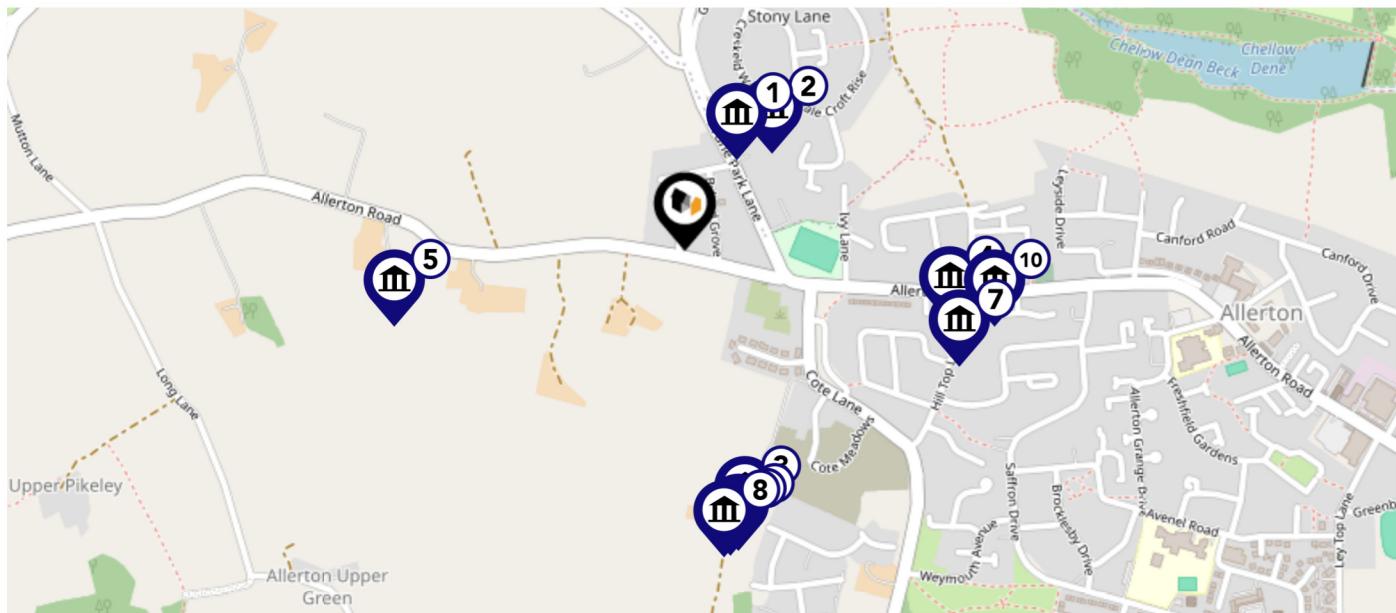
-  Power Pylons
-  Communication Masts

Maps

Listed Buildings

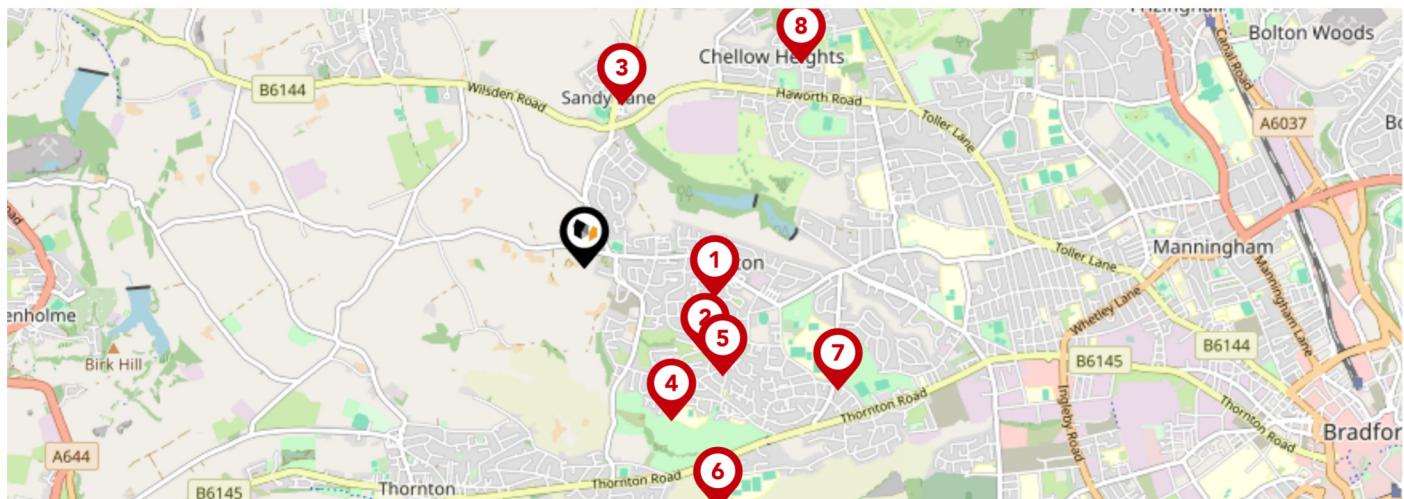


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
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

Area Schools



Nursery Primary Secondary College Private



Beckfoot Allerton Primary School and Nursery

Ofsted Rating: Requires improvement | Pupils: 421 | Distance:0.59



Ley Top Primary School

Ofsted Rating: Requires improvement | Pupils: 404 | Distance:0.66



Sandy Lane Primary School

Ofsted Rating: Good | Pupils: 348 | Distance:0.73



The Academy At St. James

Ofsted Rating: Good | Pupils: 327 | Distance:0.77



St Matthew's Catholic Primary School, a Voluntary Academy

Ofsted Rating: Good | Pupils: 229 | Distance:0.77



Beckfoot Thornton

Ofsted Rating: Good | Pupils: 1290 | Distance:1.21



Dixons Allerton Academy

Ofsted Rating: Requires improvement | Pupils: 1864 | Distance:1.24

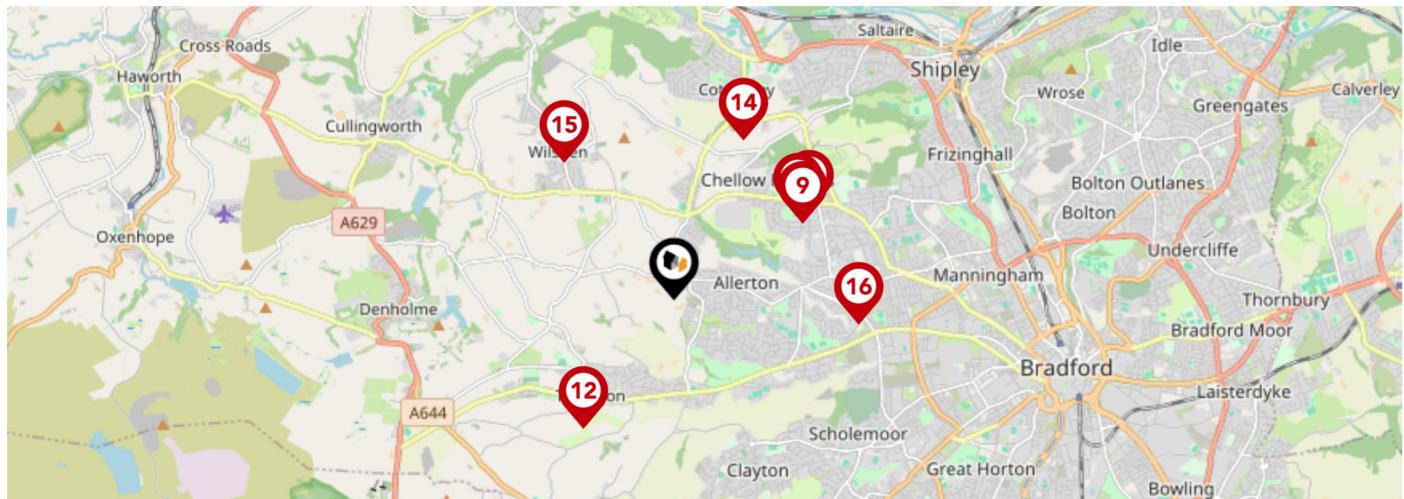


Belle Vue Girls' Academy

Ofsted Rating: Good | Pupils: 1033 | Distance:1.3



Area Schools



Nursery Primary Secondary College Private



Beckfoot Heaton Primary

Ofsted Rating: Good | Pupils: 779 | Distance: 1.32



Chellow Heights Special School

Ofsted Rating: Good | Pupils: 254 | Distance: 1.33



Beckfoot Upper Heaton

Ofsted Rating: Good | Pupils: 716 | Distance: 1.33



Thornton Primary School

Ofsted Rating: Good | Pupils: 503 | Distance: 1.36



High Park School

Ofsted Rating: Good | Pupils: 117 | Distance: 1.42



Cottingley Village Primary School

Ofsted Rating: Good | Pupils: 431 | Distance: 1.53



Wilsden Primary School

Ofsted Rating: Good | Pupils: 276 | Distance: 1.55

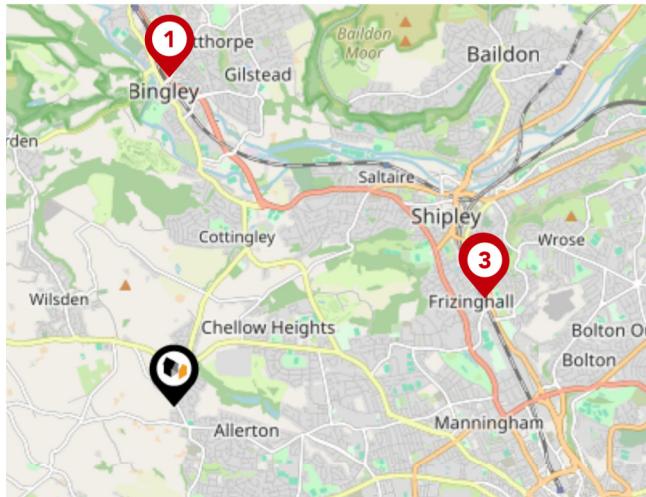


Bradford Girls' Grammar School

Ofsted Rating: Requires improvement | Pupils: 1041 | Distance: 1.64



Area Transport (National)



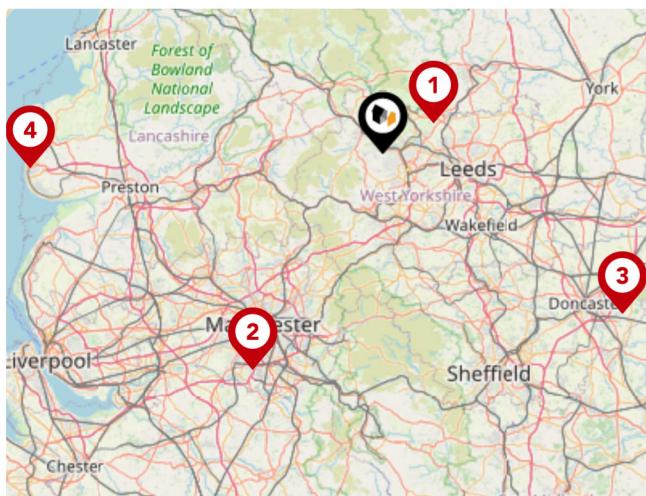
National Rail Stations

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

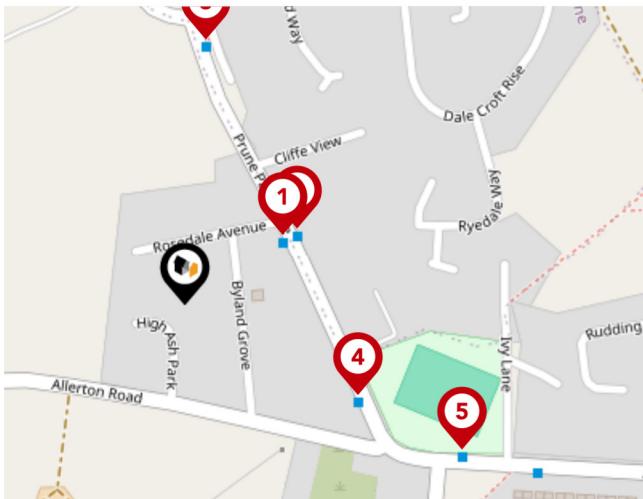
Pin	Name	Distance
1	M606 J3	4.37 miles
2	M606 J2	5.22 miles
3	M62 J26	6.62 miles
4	M606 J1	6.61 miles
5	M62 J24	9.43 miles



Airports/Helpads

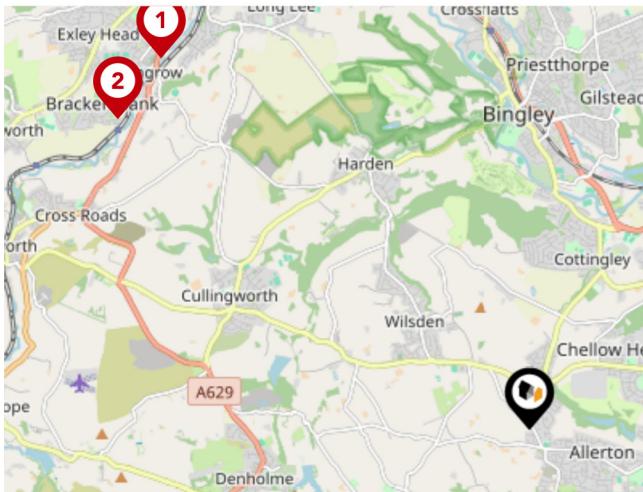
Pin	Name	Distance
1	Leeds Bradford Airport	8.37 miles
2	Manchester Airport	35.4 miles
3	Finningley	40.66 miles
4	Highfield	49.3 miles

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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