

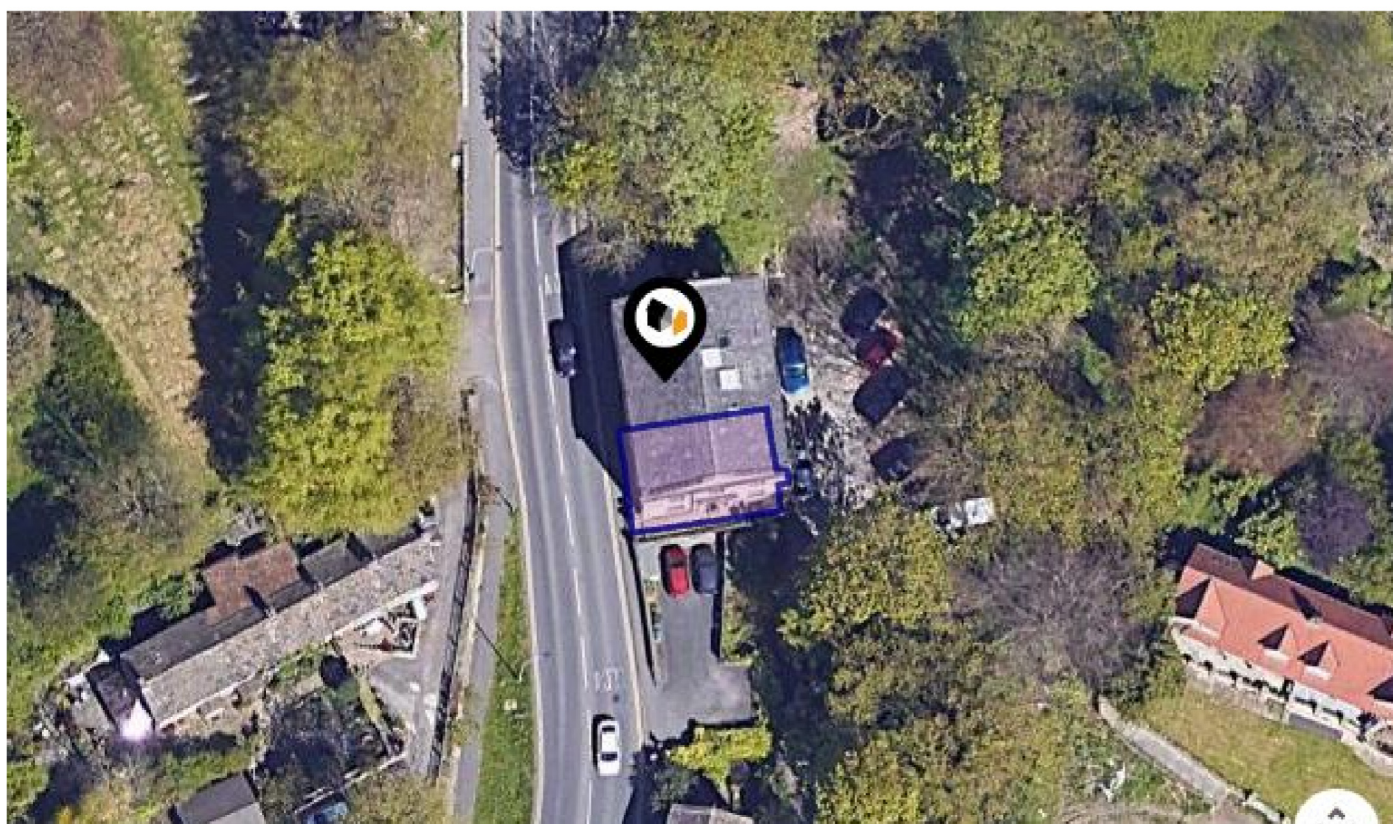


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MIR: Material Info

The Material Information Affecting this Property

Friday 14th March 2025



**FLAT 6, MOORLAND RIDGE, 1, BUTLER LANE, BAILDON,
SHIPLEY, BD17 6PG**

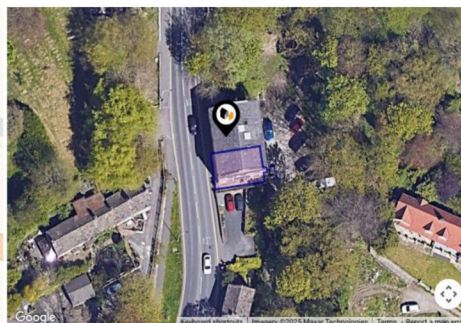
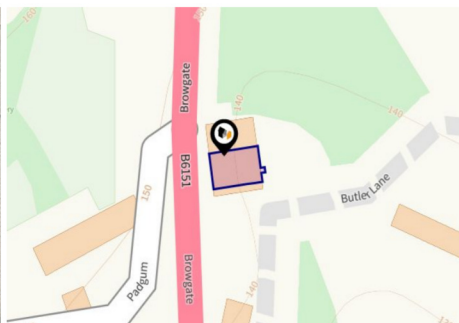
KM Maxfield

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

01274 592280

saltaire@kmmaxfield.com

www.kmmaxfield.com



Property

Type: Flat / Maisonette
Bedrooms: 2
Plot Area: 0.03 acres
Year Built : 2001
Council Tax : Band D
Annual Estimate: £2,055
Title Number: WYK694694
UPRN: 200002729640


Last Sold Date: 02/09/2020
Last Sold Price: £142,000
Last Sold £/ft²: £202
Tenure: Leasehold
Start Date: 24/05/2001
End Date: 25/03/2999
Lease Term: 999 years from and including 25 March 2000
Term Remaining: 974 years

Local Area

Local Authority: Bradford
Conservation Area: Baildon
Flood Risk:
 • Rivers & Seas Very low
 • Surface Water Low

Estimated Broadband Speeds
 (Standard - Superfast - Ultrafast)

7 **50** **1800**
 mb/s mb/s mb/s



Mobile Coverage:
 (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: ***Kellcliffe House Butler Lane Baildon West Yorkshire BD17 6PG***

Reference - 11/01011/CPN
Decision: Granted
Date: 04th March 2011
Description: T1 Ash Draw back to give a max clearance of 2.0 metres horizontally between elevation and crown spread and a max clearance on 2.0 metres vertically between roof and overhanging crown. Crown thin evenly by a max of 10 percent.

Reference - 15/07815/TPO
Decision: Refused
Date: 16th December 2015
Description: T1 Ash - remove

Reference - 14/01002/CPN
Decision: Granted
Date: 06th March 2014
Description: T1 Ash, draw back to give 2m clearance from property.

Planning records for: ***Butler House Butler Lane Baildon West Yorkshire BD17 6PG***

Reference - 07/09270/LBC
Decision: Granted
Date: 30th October 2007
Description: Replacement of existing windows with box sash double glazed windows

Planning records for: ***Butler House Butler Lane Baildon BD17 6PG***

Reference - 08/03724/LBC	
Decision:	Decided
Date:	06th June 2008
Description:	Construction of contemporary split level detached bungalow on land adjacent to 27 Kirk Drive Baildon (land belonging to Butler House)

Reference - 08/03723/FUL	
Decision:	Granted
Date:	27th June 2008
Description:	Construction of contemporary split level detached bungalow on land adjacent to 27 Kirk Drive Baildon

Reference - 07/09532/TPO	
Decision:	Granted
Date:	25th October 2007
Description:	Fell the trees below and grind out stumps.2 replacement trees as conditioned. T1 Apple T3 Holly T4 Lawson Cypress T5 Cherry G12 Apple x2 G11Apple x2 Almond x1 G7 Sycamore x7

Planning records for: ***Flat 3 Moorland Ridge 1 Butler Farm Butler Lane Baildon Shipley West Yorkshire BD17 6PG***

Reference - 02/03564/FUL	
Decision:	Granted
Date:	01st October 2002
Description:	Erection of a tiled canopy over patio

Planning records for: ***Flat 7 And 8 1 Butler Lane Baildon West Yorkshire BD17 6PG***

Reference - 06/09209/FUL	
Decision:	Refused
Date:	01st December 2006
Description:	Alterations to roof to form roof terrace

Reference - 07/02744/FUL	
Decision:	Granted
Date:	02nd April 2007
Description:	Alterations to roof to form roof terrace (resubmission of application 06/09209/FUL)

Planning records for: ***1 Butler Lane Baildon West Yorkshire BD17 6PG***

Reference - 16/00510/TPO	
Decision:	Granted
Date:	27th January 2016
Description:	T1 Horse Chestnut - reduce 1m from property leavng a crown spread of 7m towards the property and deadwood.



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

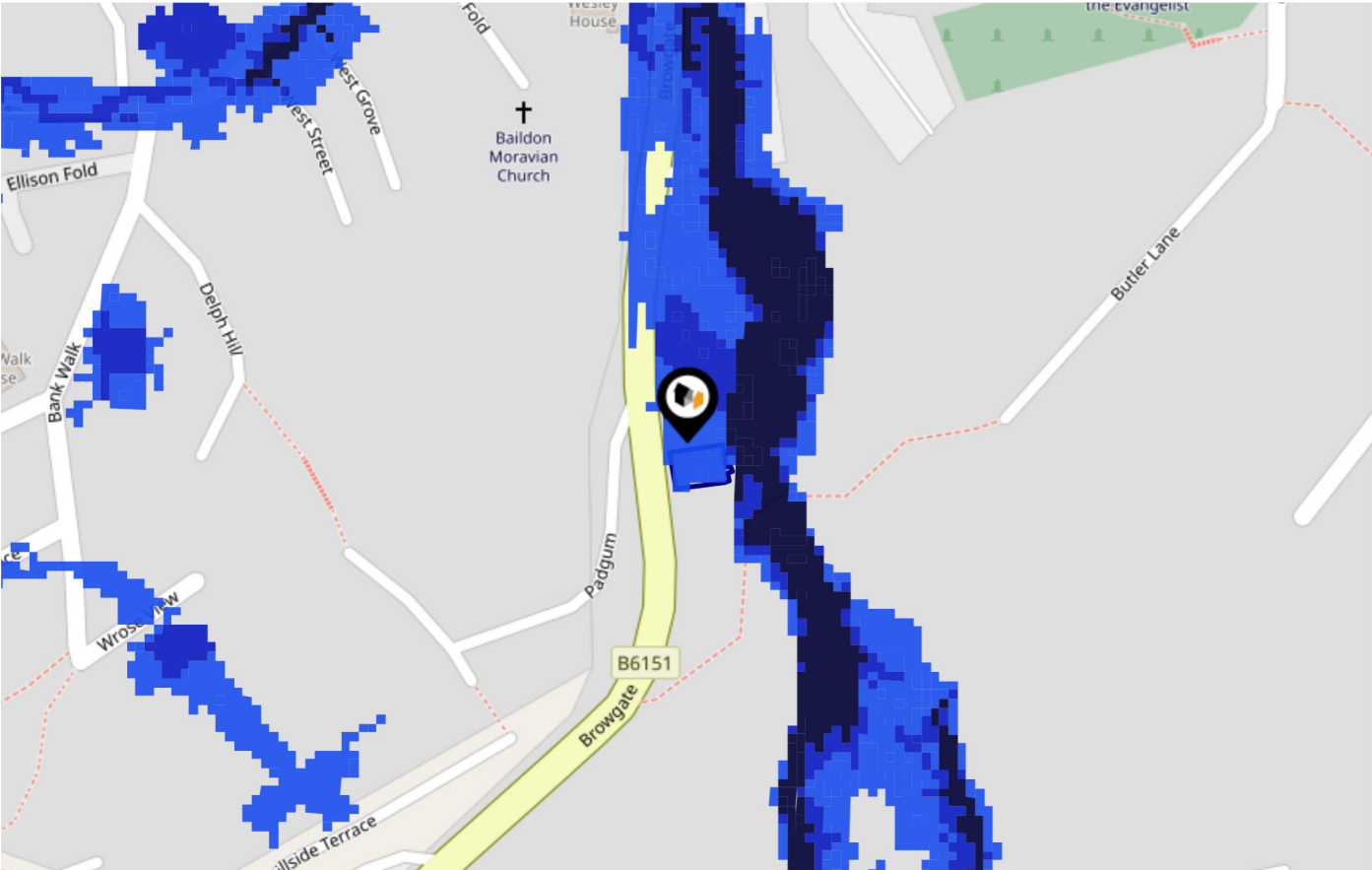


/kmmaxfield

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: Low

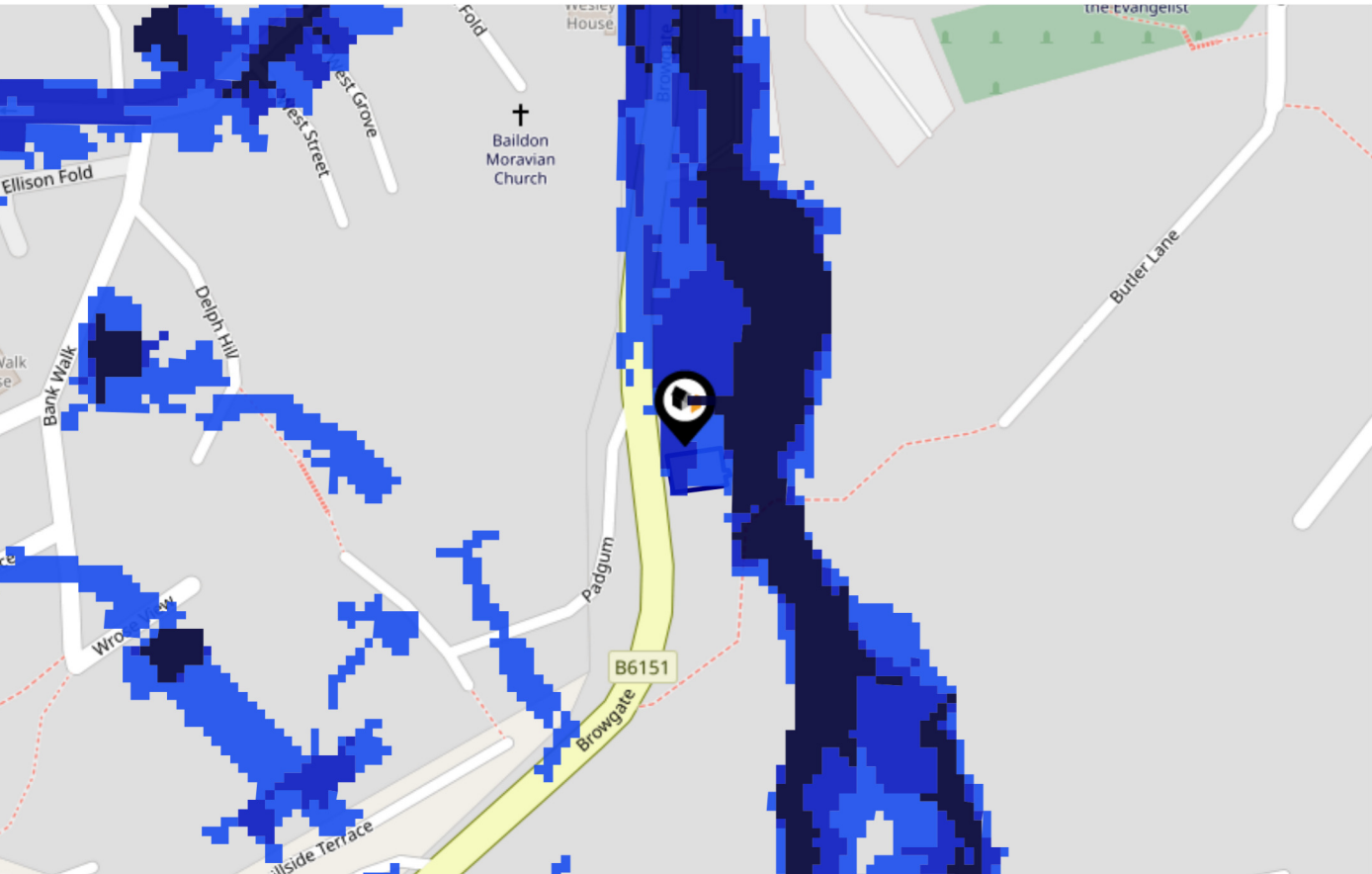
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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: Medium

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.

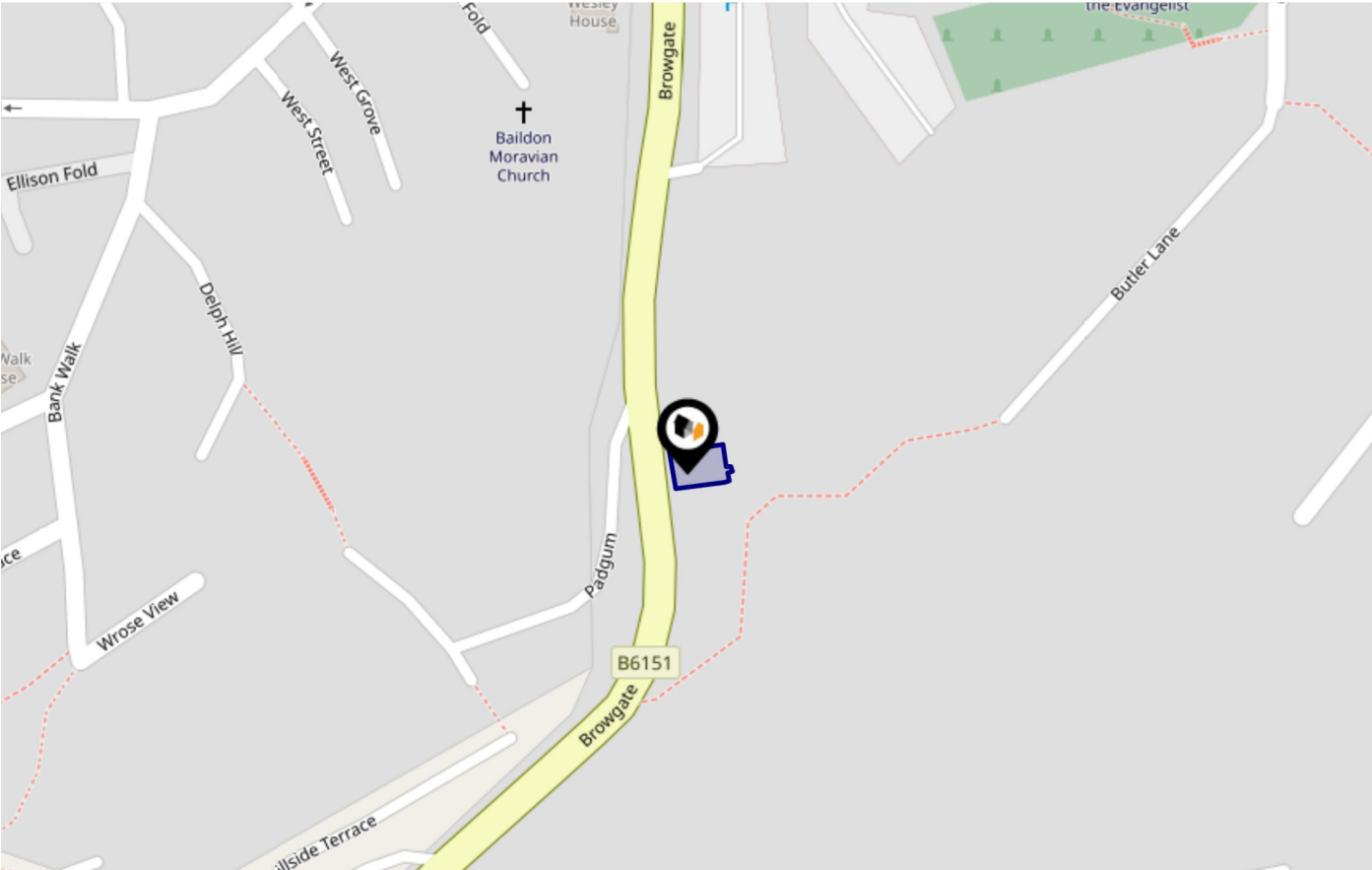
Chance of flooding to the following depths at this property:



Flood Risk

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.
- 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.

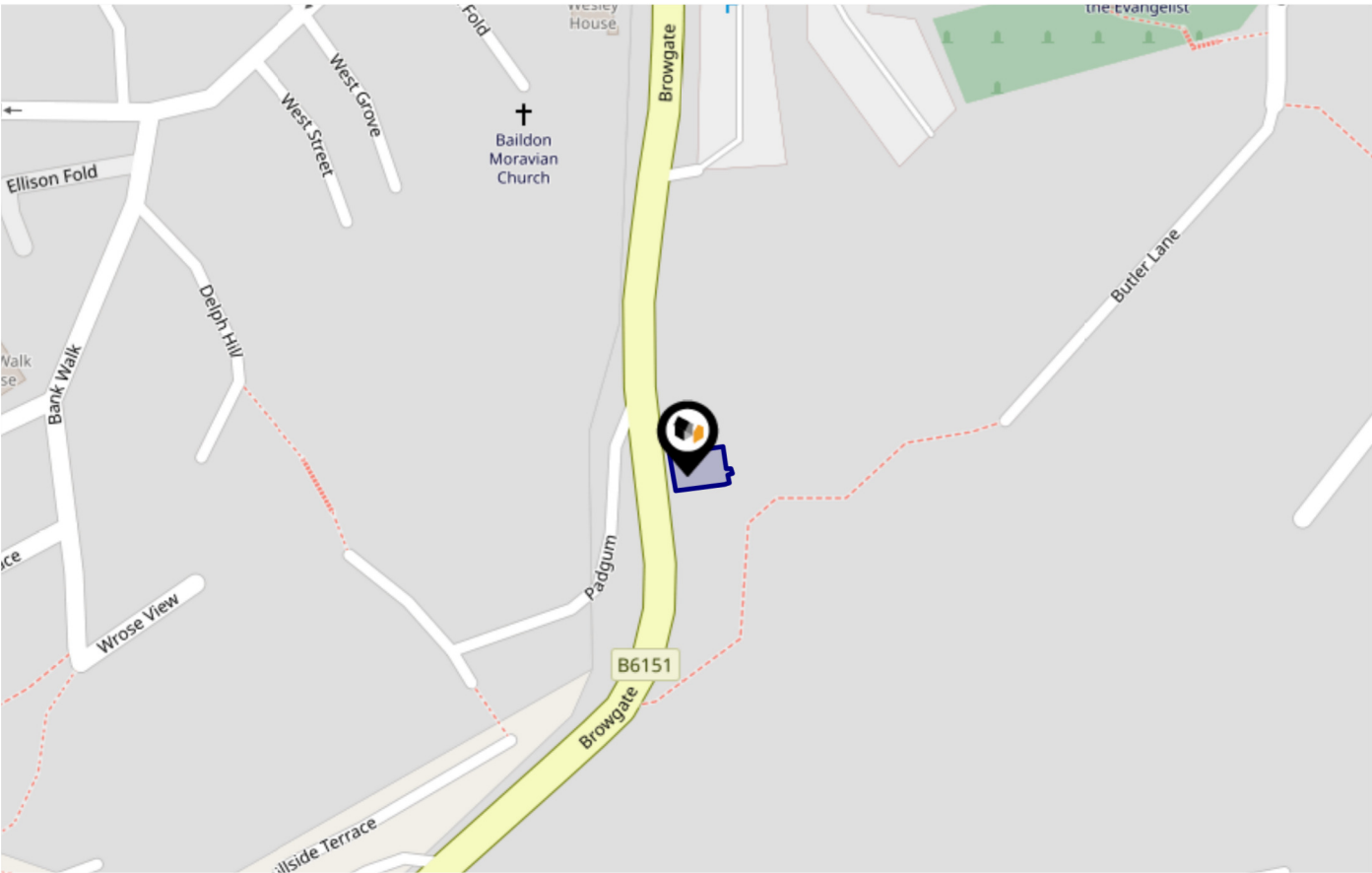
Chance of flooding to the following depths at this property:



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.

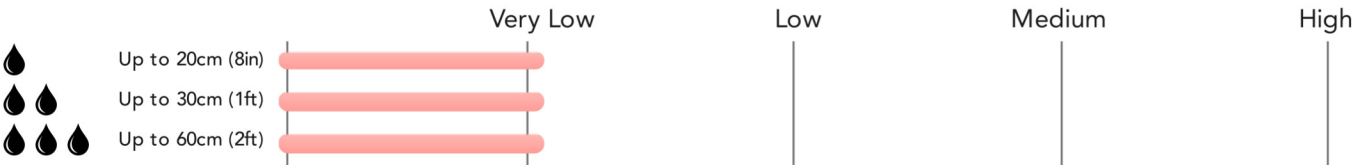


Risk Rating: Very low

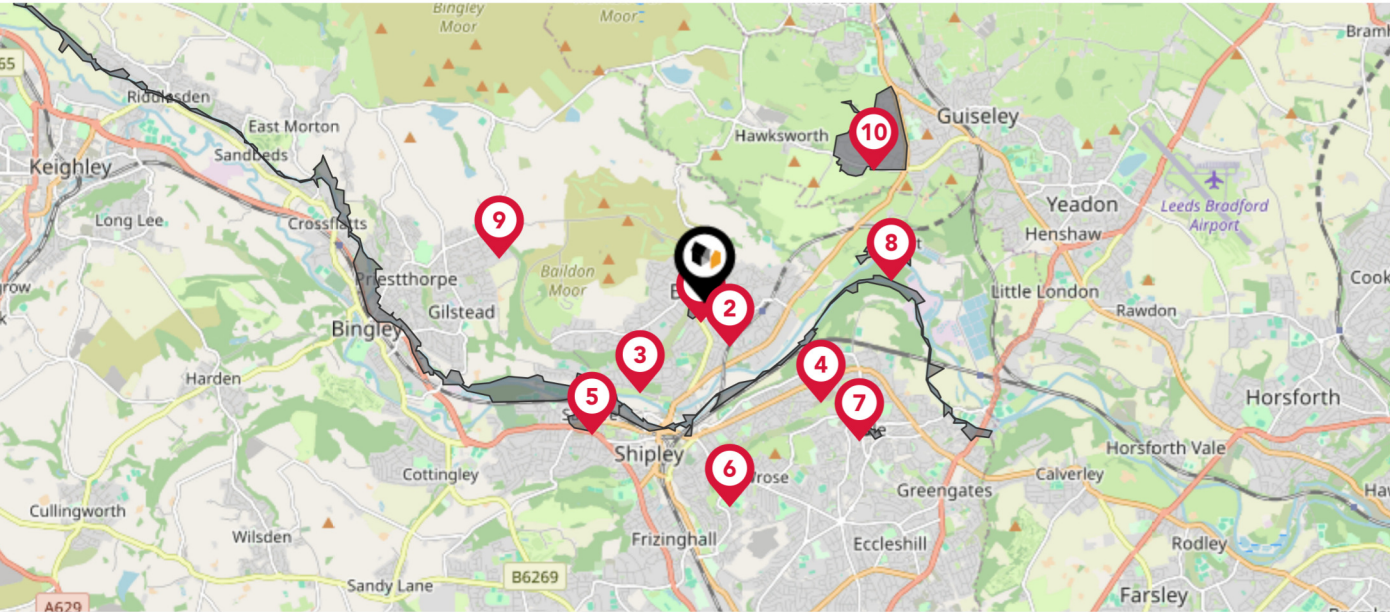
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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.

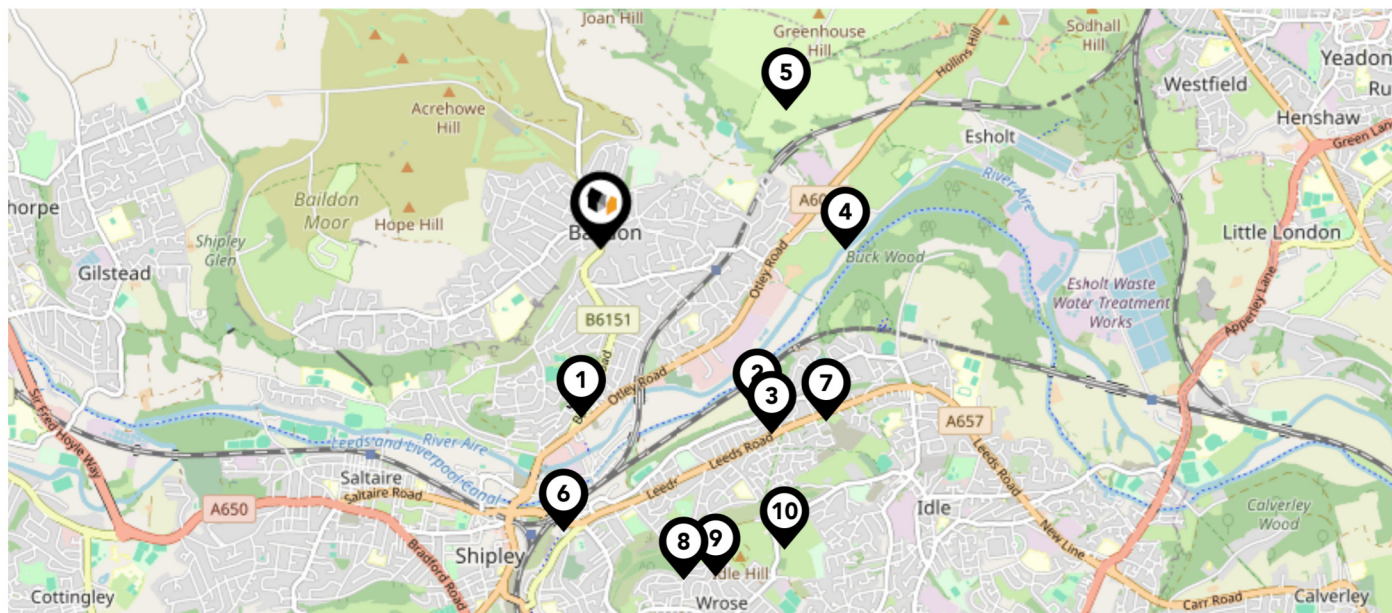


Nearby Conservation Areas	
1	Baildon
2	Baildon Station Road
3	Baildon Green
4	Leeds Liverpool Canal
5	Saltaire
6	Wrose
7	Idle and The Green
8	Esholt
9	Eldwick Beck
10	TRANMERE PARK

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	Ferniehurst Quarry-Baildon Road, Baildon Wood Bottom	Historic Landfill
2	Thackley West Wood-Thackley End	Historic Landfill
3	Windhill Old Road-Thackley End, Bradford	Historic Landfill
4	Golf Driving Range-Esholt Lane	Historic Landfill
5	Lund Farm-Hawksworth, Guiseley, Bradford	Historic Landfill
6	Shipley Gas Holder-Land to the North of Leeds Road, Brigade, Shipley, Known as Gasometer Works	Historic Landfill
7	Bantree Court-Thackley	Historic Landfill
8	Wrose Brow Road Tip-Shipley, West Yorkshire	Historic Landfill
9	Catstones Quarry-Low Ash Road, Wrose	Historic Landfill
10	Westfield Lane/Westcliffe Grove-Idle Moor, Bradford	Historic Landfill

This map displays nearby coal mine entrances and their classifications.



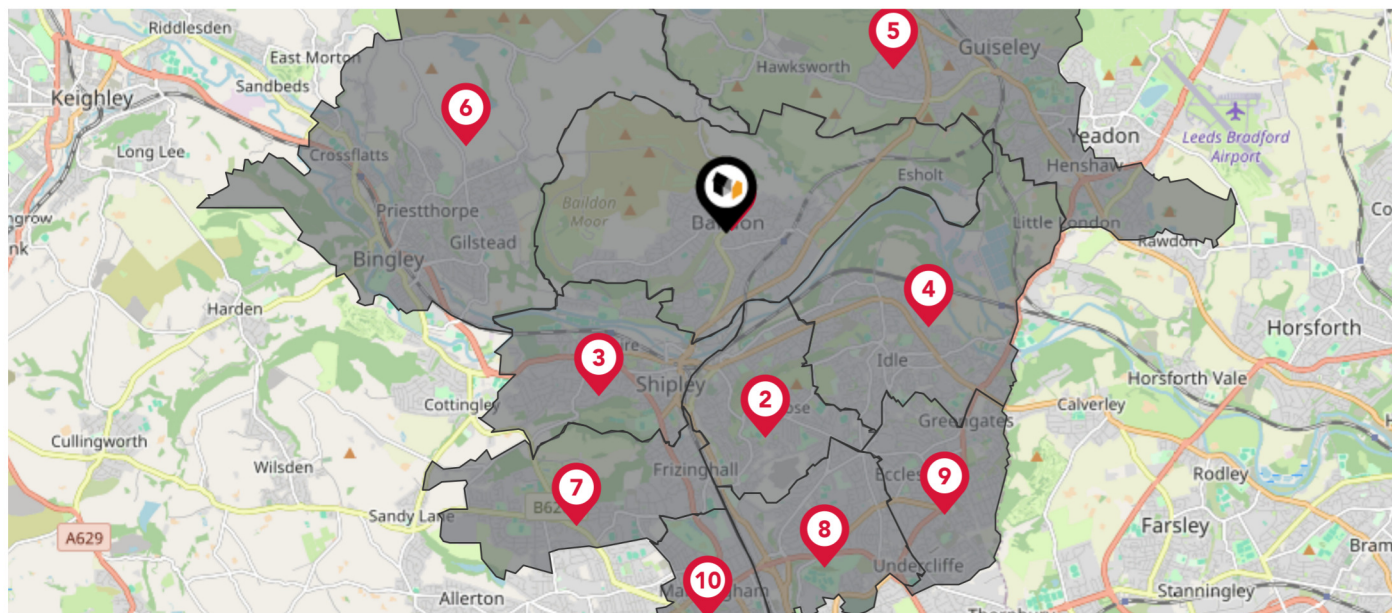
Mine Entry

- ✕ 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

Baildon Ward

2

Windhill and Wrose Ward

3

Shipley Ward

4

Idle and Thackley Ward

5

Guiseley & Rawdon Ward

6

Bingley Ward

7

Heaton Ward

8

Bolton and Undercliffe Ward

9

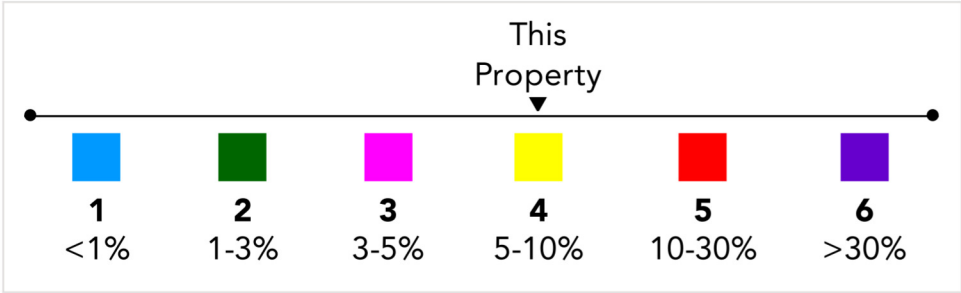
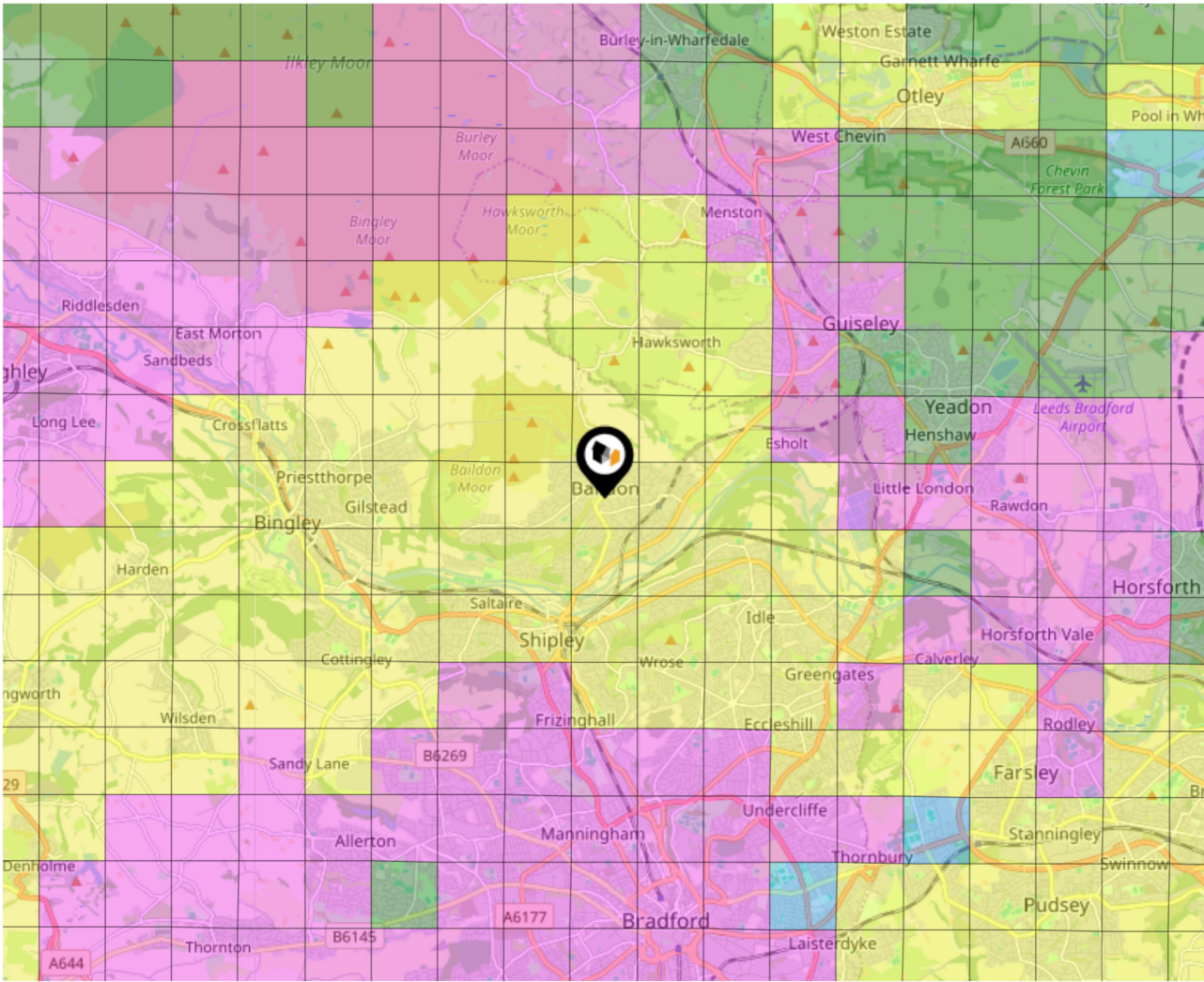
Eccleshill Ward

10

Manningham Ward

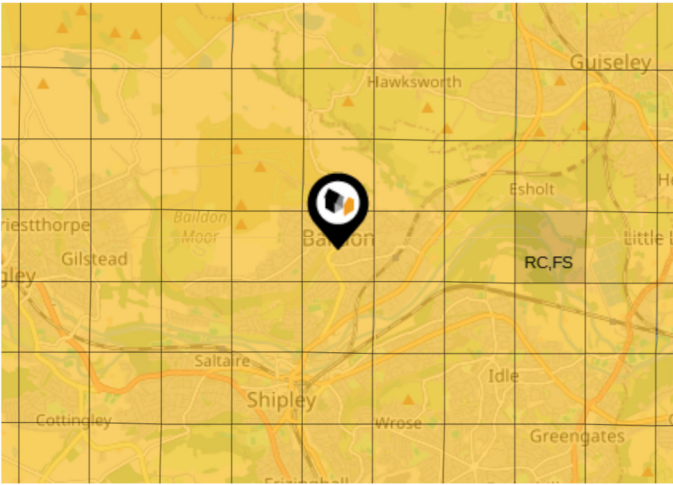
What is Radon?

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)		LOAM
		Soil Depth:	DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		

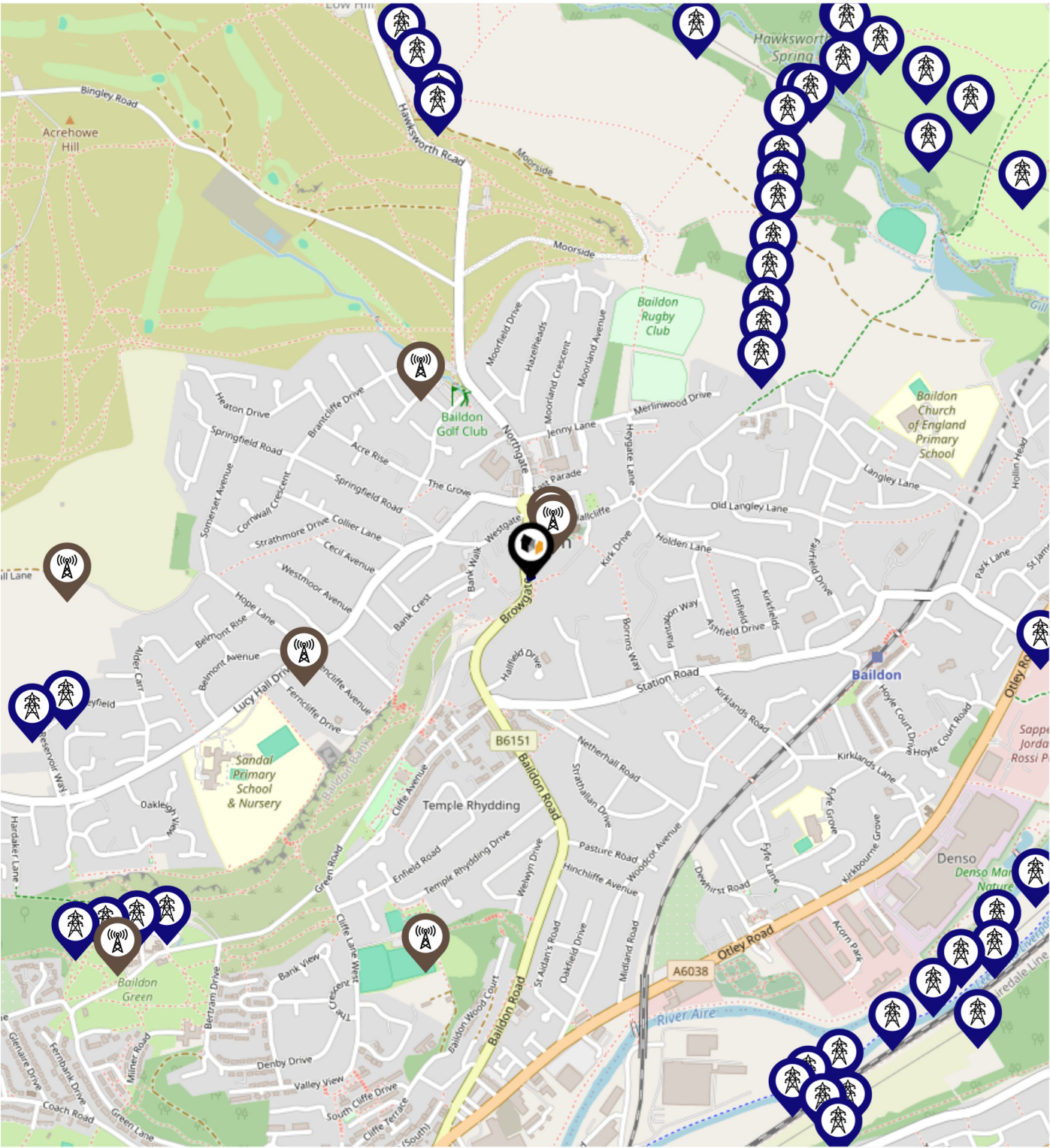


Primary Classifications (Most Common Clay Types)



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

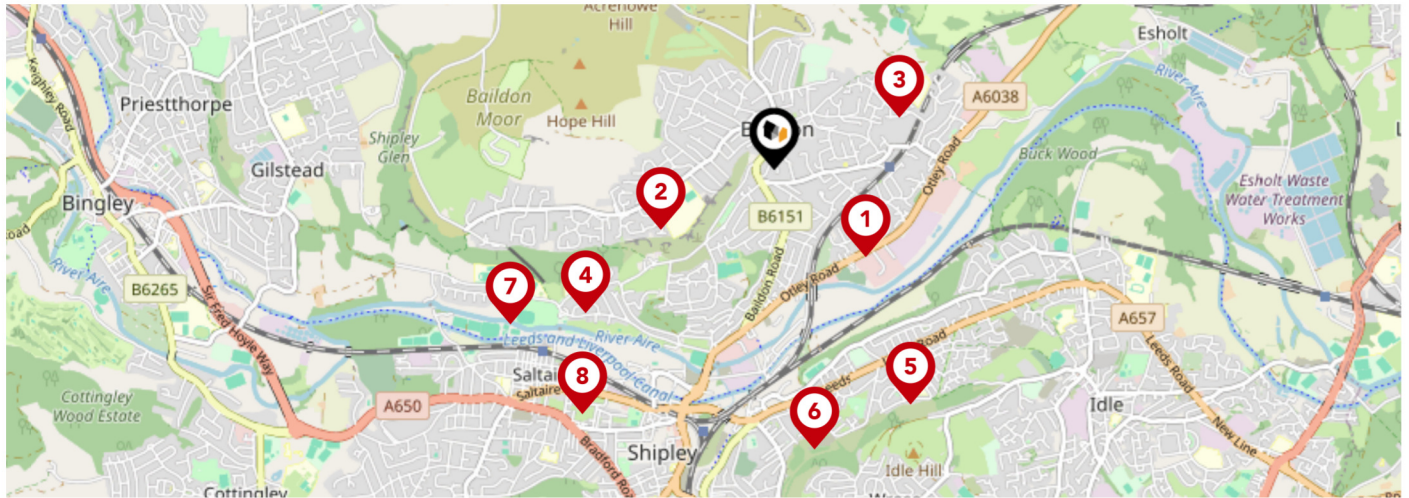
Local Area

Masts & Pylons

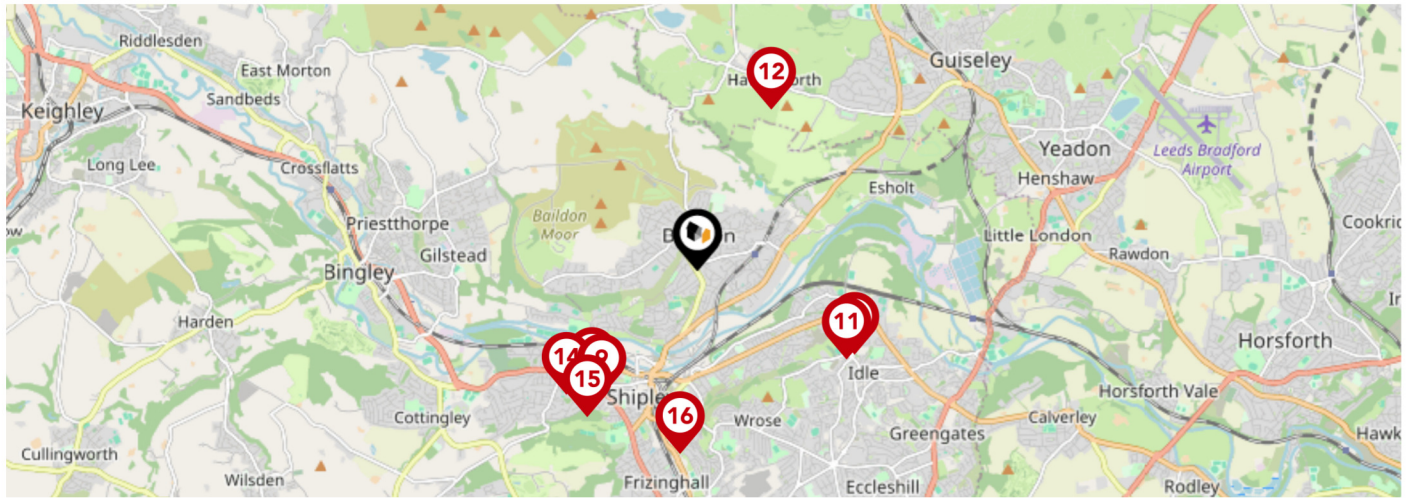










Key:

-  Power Pylons
-  Communication Masts



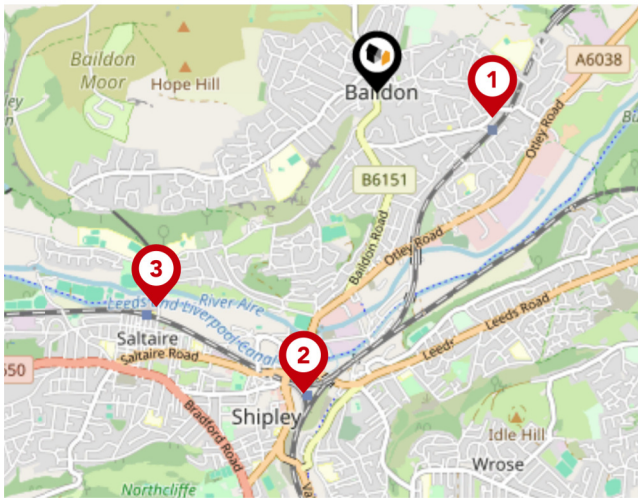
		Nursery	Primary	Secondary	College	Private
1	Hoyle Court Primary School Ofsted Rating: Good Pupils: 327 Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Sandal Primary School Ofsted Rating: Good Pupils: 454 Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Baildon Church of England Primary School Ofsted Rating: Outstanding Pupils: 444 Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Baildon Glen Primary School Ofsted Rating: Not Rated Pupils: 171 Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Anthony's Catholic Primary School, A Voluntary Academy Ofsted Rating: Good Pupils: 110 Distance:1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Christ Church Church of England Academy Ofsted Rating: Good Pupils: 194 Distance:1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Titus Salt School Ofsted Rating: Good Pupils: 1451 Distance:1.33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Bradford Alternative Provision Academy Ofsted Rating: Outstanding Pupils: 78 Distance:1.35	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Wycliffe CofE Primary School Ofsted Rating: Good Pupils: 340 Distance:1.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Shipley College Ofsted Rating: Requires improvement Pupils:0 Distance:1.38	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Idle CofE Primary School Ofsted Rating: Outstanding Pupils: 411 Distance:1.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hawthorth Church of England Primary School Ofsted Rating: Good Pupils: 93 Distance:1.56	<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:1.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Saltaire Primary School Ofsted Rating: Good Pupils: 418 Distance:1.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Walburga's Catholic Primary School, A Voluntary Academy Ofsted Rating: Good Pupils: 235 Distance:1.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	High Crag Primary Leadership Academy Ofsted Rating: Good Pupils: 351 Distance:1.61	<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
1	Baildon Rail Station	0.51 miles
2	Shipley Rail Station	1.35 miles
3	Saltire Rail Station	1.34 miles



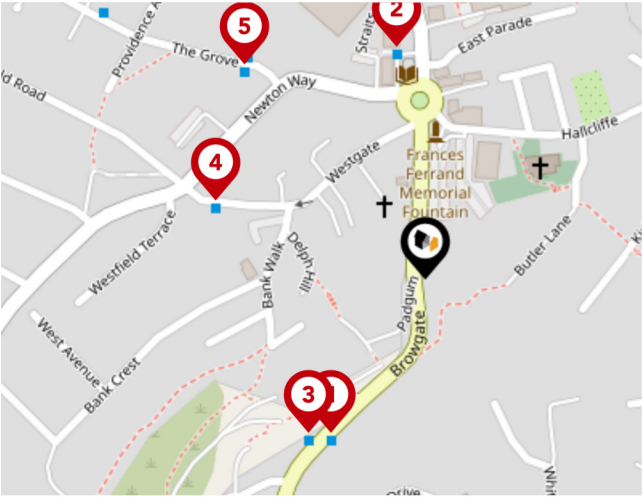
Trunk Roads/Motorways

Pin	Name	Distance
1	M606 J3	5.76 miles
2	M606 J2	6.73 miles
3	M606 J1	8.14 miles
4	M62 J26	8.16 miles
5	M62 J27	8.83 miles



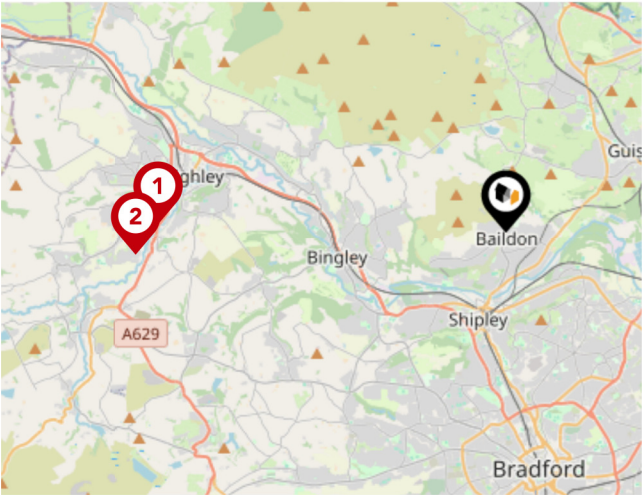
Airports/Helipads

Pin	Name	Distance
1	Leeds Bradford Airport	4.48 miles
2	Manchester Airport	39.74 miles
3	Teesside Airport	47.6 miles
4	Finningley	40.21 miles



Bus Stops/Stations

Pin	Name	Distance
1	Browgate	0.1 miles
2	Baildon Towngate	0.13 miles
3	Browgate	0.11 miles
4	Westgate Newton Way	0.12 miles
5	The Grove Newton Way	0.15 miles



Local Connections

Pin	Name	Distance
1	Ingrow West (Keighley & Worth Valley Railway)	6.08 miles
2	Damems (Keighley & Worth Valley Railway)	6.47 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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KM Maxfield

KM Maxfield Estate Agents, 55 Bingley
Road, Saltaire, BD18 4SB
01274 592280
saltaire@kmmaxfield.com
www.kmmaxfield.com

