

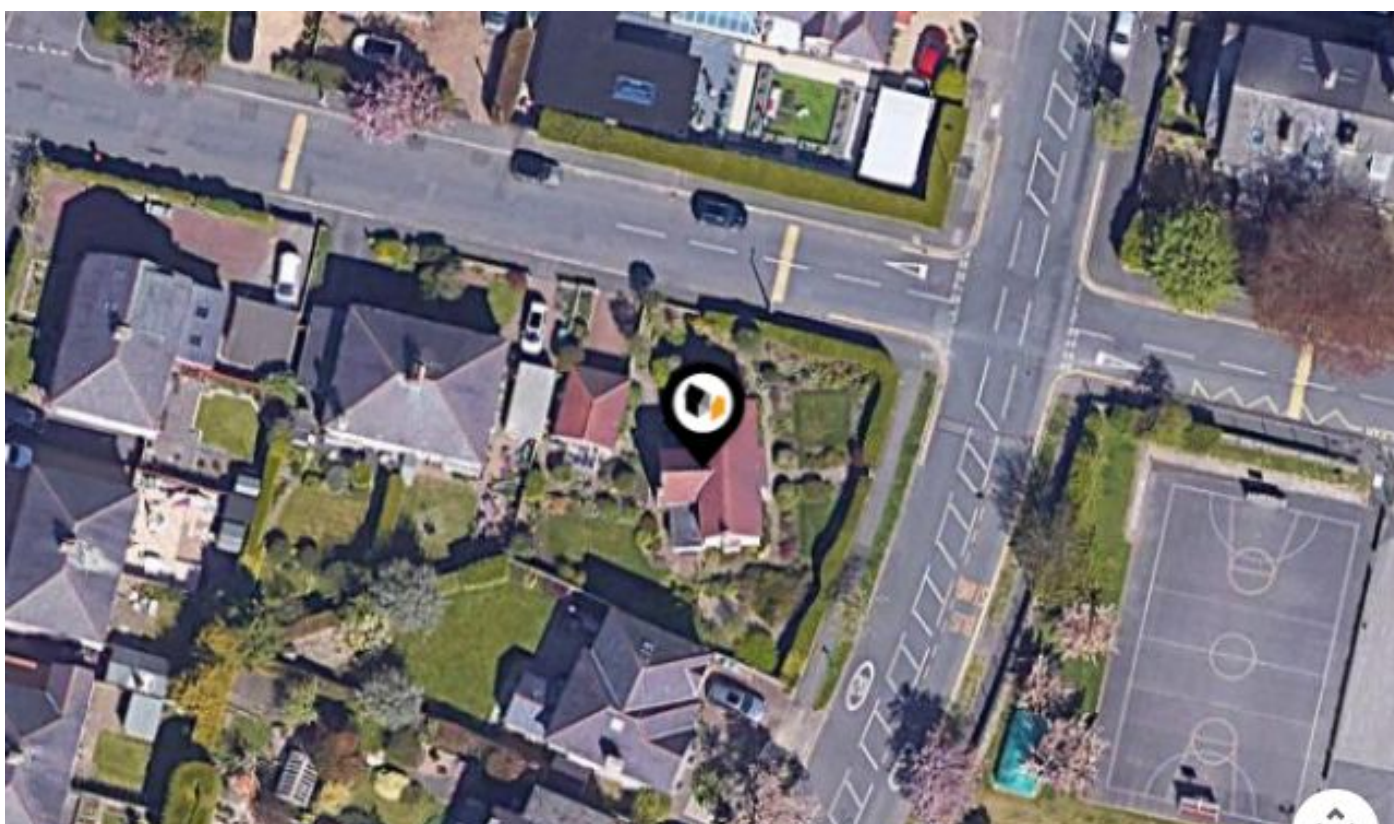


See More Online

MIR: Material Info

The Material Information Affecting this Property

Monday 11th August 2025



21, GROSVENOR ROAD, SHIPLEY, BD18 4SU

KM Maxfield

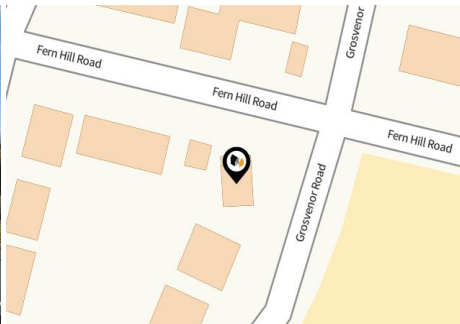
KM Maxfield Estate Agents, 55 Bingley Road, Saltaire, BD18 4SB

01274 592280

saltaire@kmmaxfield.com

www.kmmaxfield.com





Property

Type:	Detached
Bedrooms:	3
Council Tax :	Band E
Annual Estimate:	£2,745
UPRN:	100051283650

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
mb/s



80
mb/s



1800
mb/s



Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: **25 Grosvenor Road Shipley West Yorkshire BD18 4SU**

Reference - 06/06971/FUL	
Decision:	Granted
Date:	25th September 2006
Description:	Removal of garage & construction of 2 storey side extension and single storey rear extension

Planning records for: **27 Grosvenor Road Shipley West Yorkshire BD18 4SU**

Reference - 07/06793/FUL	
Decision:	Granted
Date:	01st August 2007
Description:	Demolition of garage, formation of two storey extension to form garage, bedroom and shower

Planning records for: **29 Grosvenor Road Shipley West Yorkshire BD18 4SU**

Reference - 10/04236/NMA01	
Decision:	Granted
Date:	24th February 2011
Description:	-Non-Material Amendment to planning approval 10/04236/HOU (construction of a single storey rear extension): to convert front of garage to a study/lounge and replace garage door with window

Reference - 10/04236/HOU	
Decision:	Granted
Date:	13th September 2010
Description:	Construction of a single storey rear extension

Planning records for: **31 Grosvenor Road Shipley West Yorkshire BD18 4SU**

Reference - 23/00134/HOU
<p>Decision: Granted</p>
<p>Date: 13th January 2023</p>
<p>Description: Single storey side and rear extension, hip to gable roof extension with dormer to rear elevation and roof lights to front elevation</p>
Reference - 07/10450/FUL
<p>Decision: Granted</p>
<p>Date: 05th December 2007</p>
<p>Description: Construction of single storey side extension</p>
Reference - 22/02386/PNH
<p>Decision: Pending Consideration</p>
<p>Date: 31st May 2022</p>
<p>Description: Construction of single storey rear extension of the following dimensions:Depth of proposed extension from rear wall of original dwelling house: 4.60 metresMaximum height of proposed extension: 4.80 metresHeight to eaves of proposed extension: 3.27 metres</p>
Reference - 22/00665/HOU
<p>Decision: Granted</p>
<p>Date: 28th February 2022</p>
<p>Description: Single storey extension with remodelling of hipped roof to form gable with dormer window to rear elevation</p>

Planning records for: **31 Grosvenor Road Shipley West Yorkshire BD18 4SU**

Reference - 23/00188/PNH	
Decision:	Decided
Date:	15th March 2023
Description:	Construction of single storey rear extension of the following dimensions :- Depth of proposed extension from rear wall of original dwellinghouse : 4.6 metres Maximum height of proposed extension : 3.98 metres Height to eaves of proposed extension : 2.76 metres

Planning records for: **37 Grosvenor Road Shipley West Yorkshire BD18 4SU**

Reference - 74/03091/FUL	
Decision:	Granted
Date:	16th August 1974
Description:	Porch

Planning records for: **58 Grosvenor Road Shipley West Yorkshire BD18 4SU**

Reference - 16/06782/HOU	
Decision:	Granted
Date:	09th August 2016
Description:	Removal of existing garage and construction of two-storey side extension

Reference - 16/06782/NMA01	
Decision:	Granted
Date:	23rd January 2017
Description:	Non-material amendment to planning permission 16/06782/HOU dated 04.10.2016: Removal of existing garage and construction of a two storey side extension (additional window to side elevation)



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

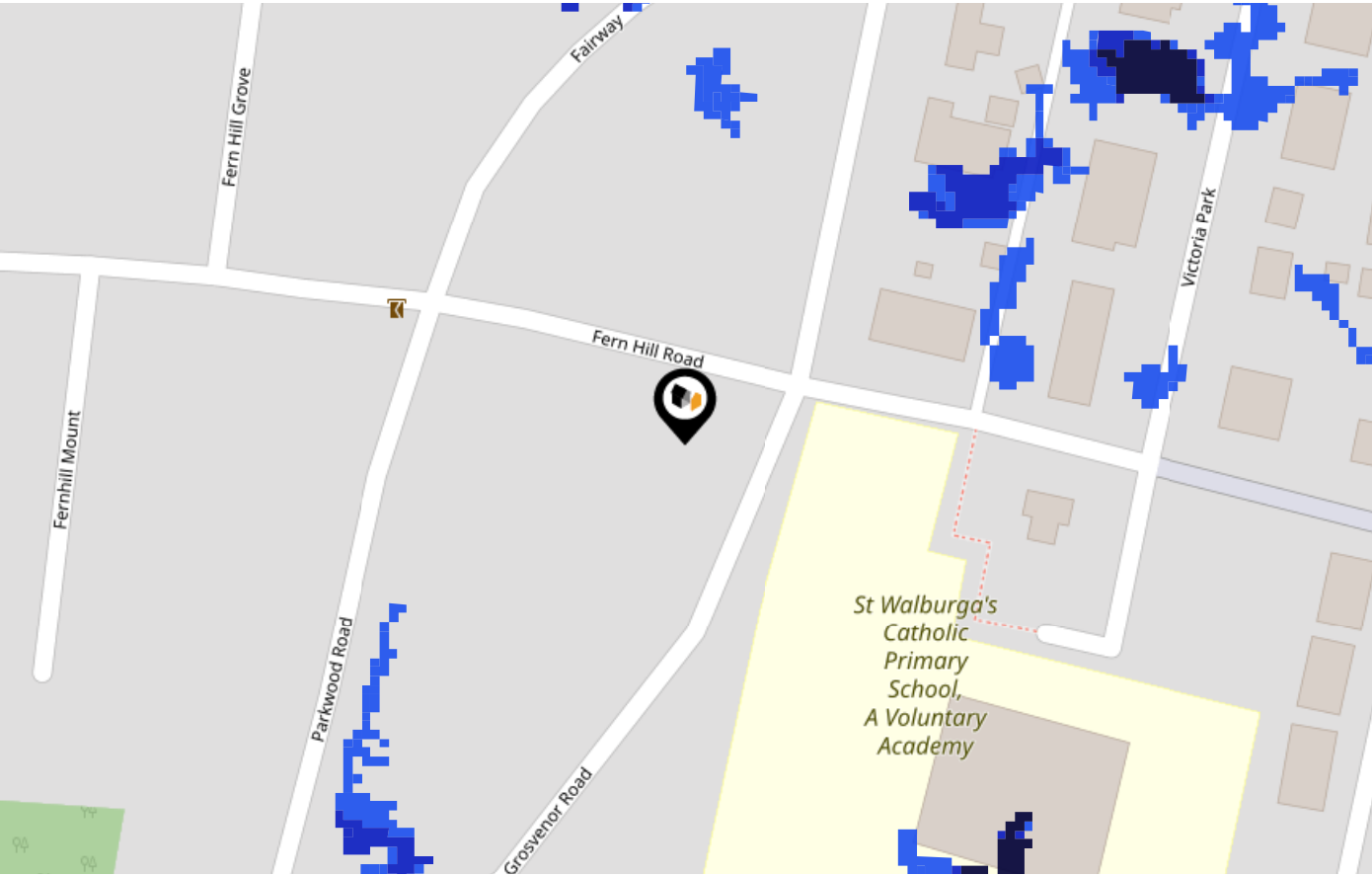


/kmmaxfield

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.

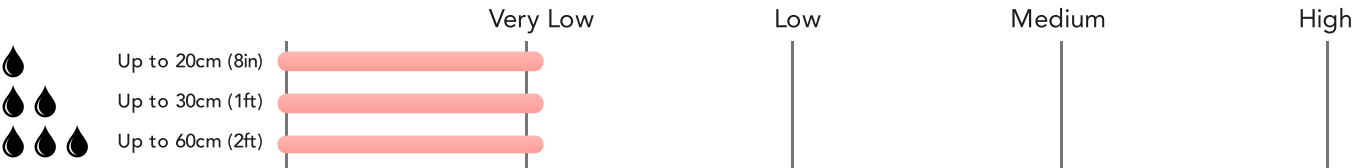


Risk Rating: Very low

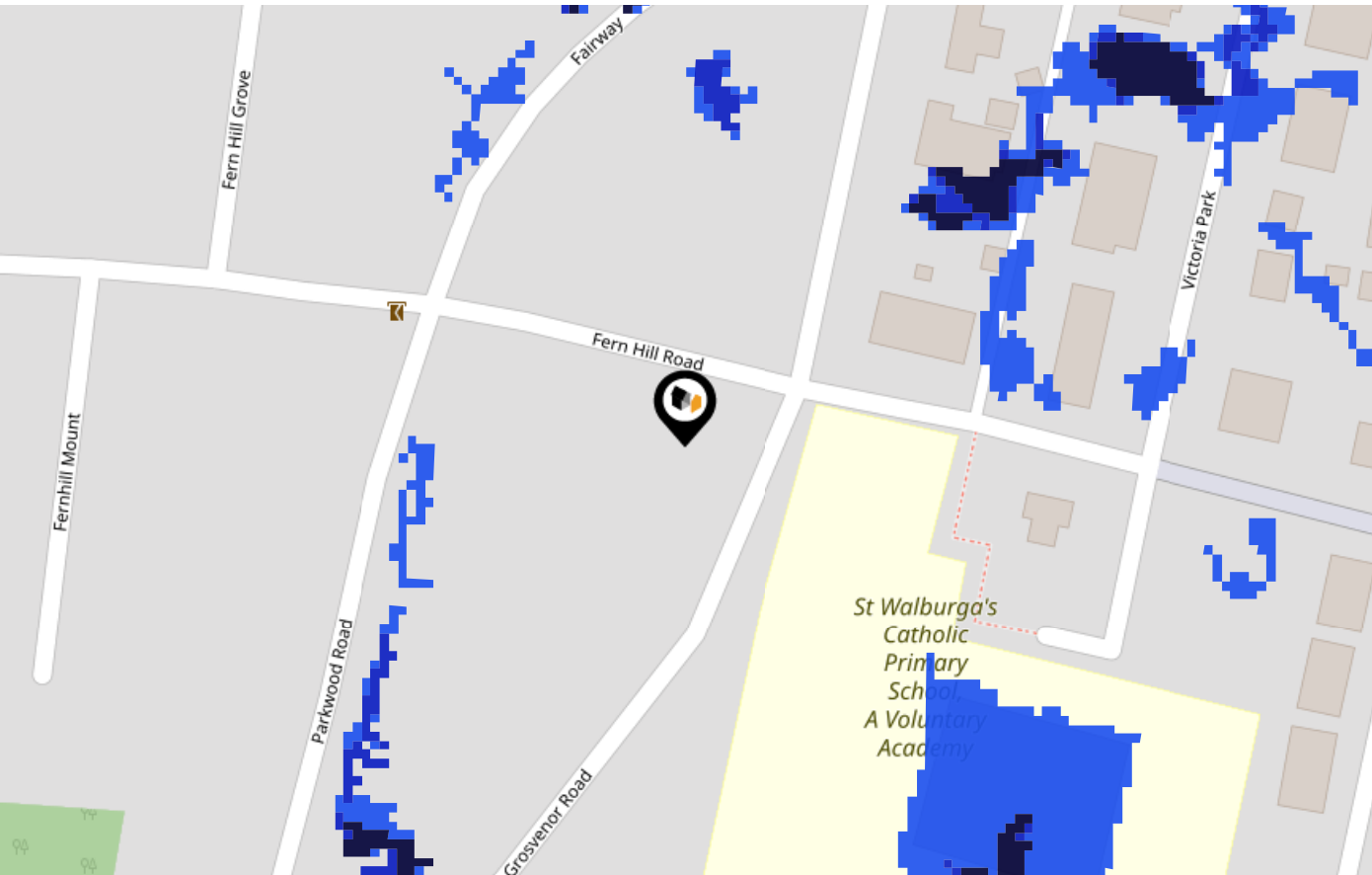
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

-  **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 (0.1%) 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.

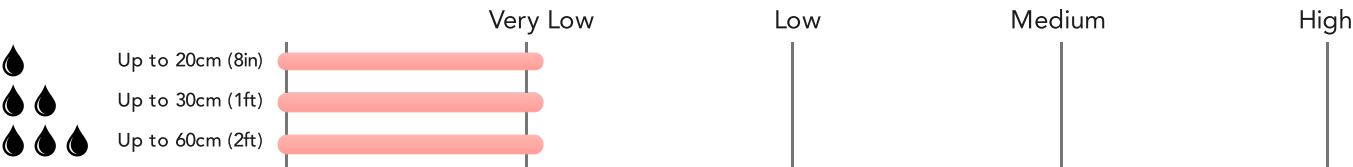


Risk Rating: Very low

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.

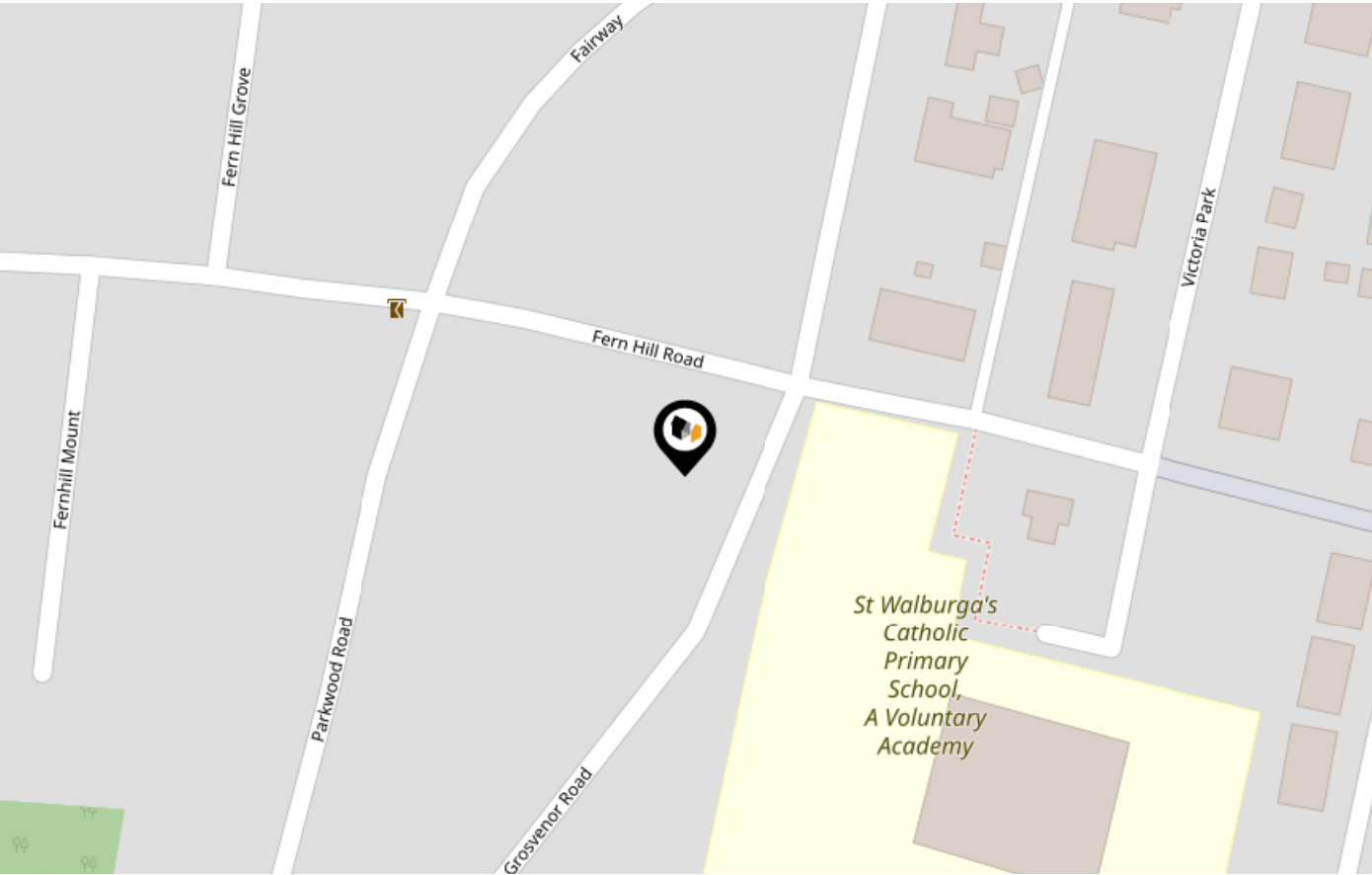
Chance of flooding to the following depths at this property:



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.

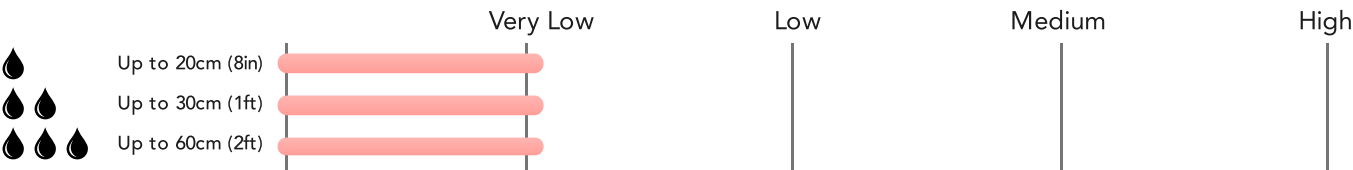


Risk Rating: Very low

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 (0.1%) in any one year.
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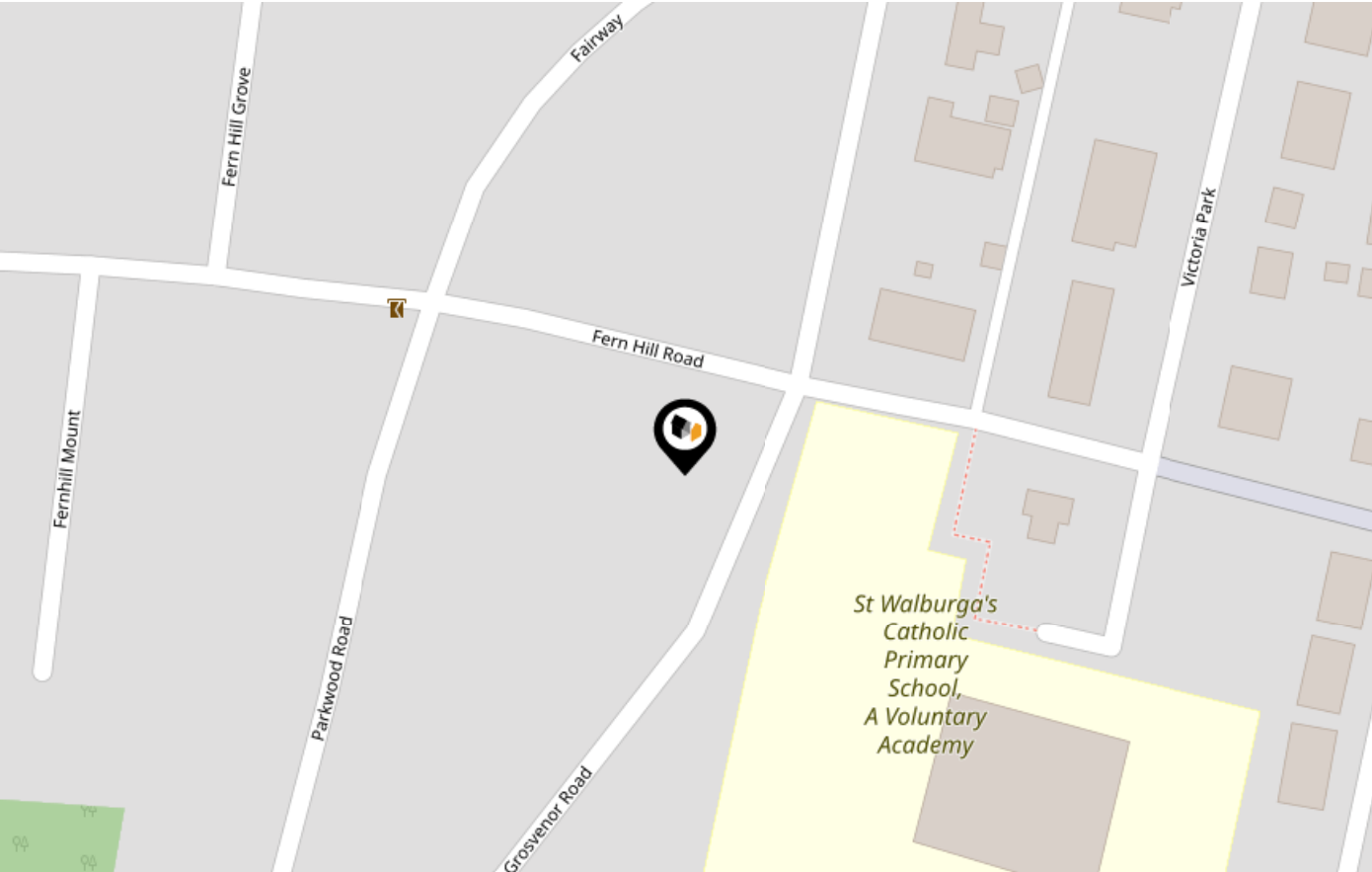
Chance of flooding to the following depths at this property:



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.

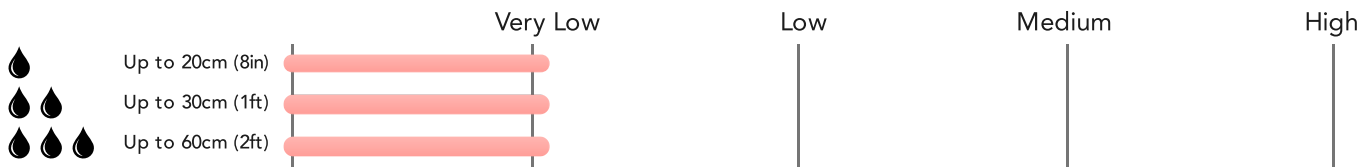


Risk Rating: Very low

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.

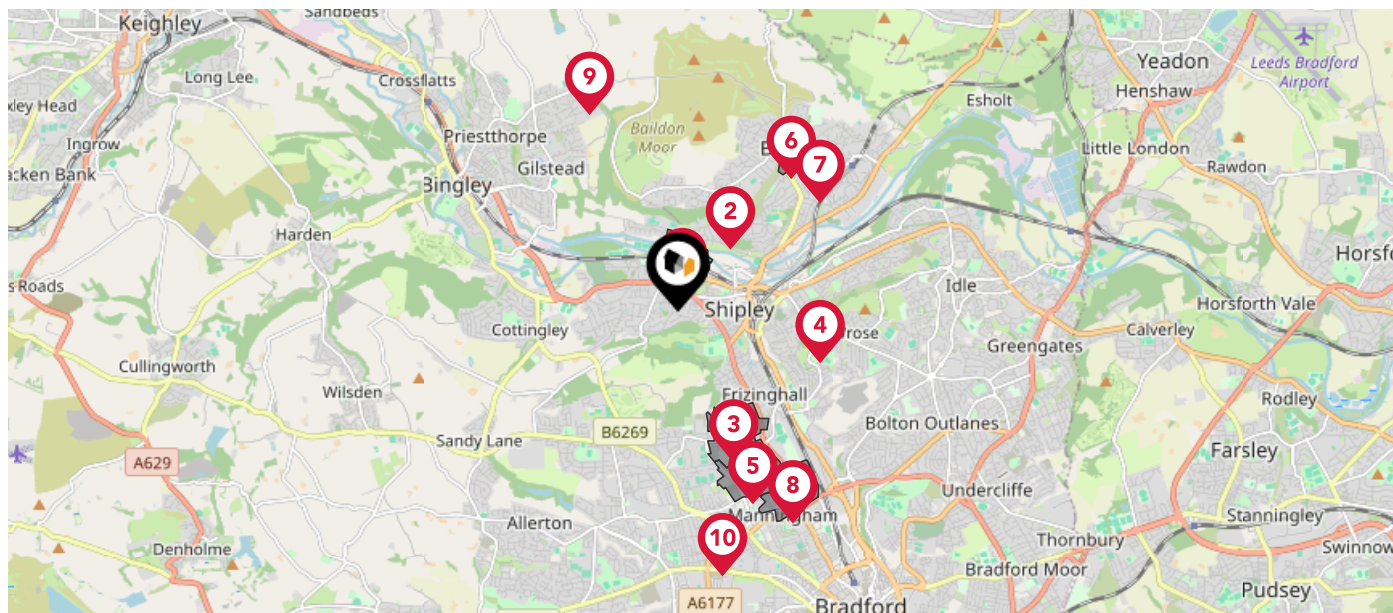
Chance of flooding to the following depths at this property:



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

Saltaire

2

Baildon Green

3

Heaton Estates

4

Wrose

5

North Park Road

6

Baildon

7

Baildon Station Road

8

St Paul

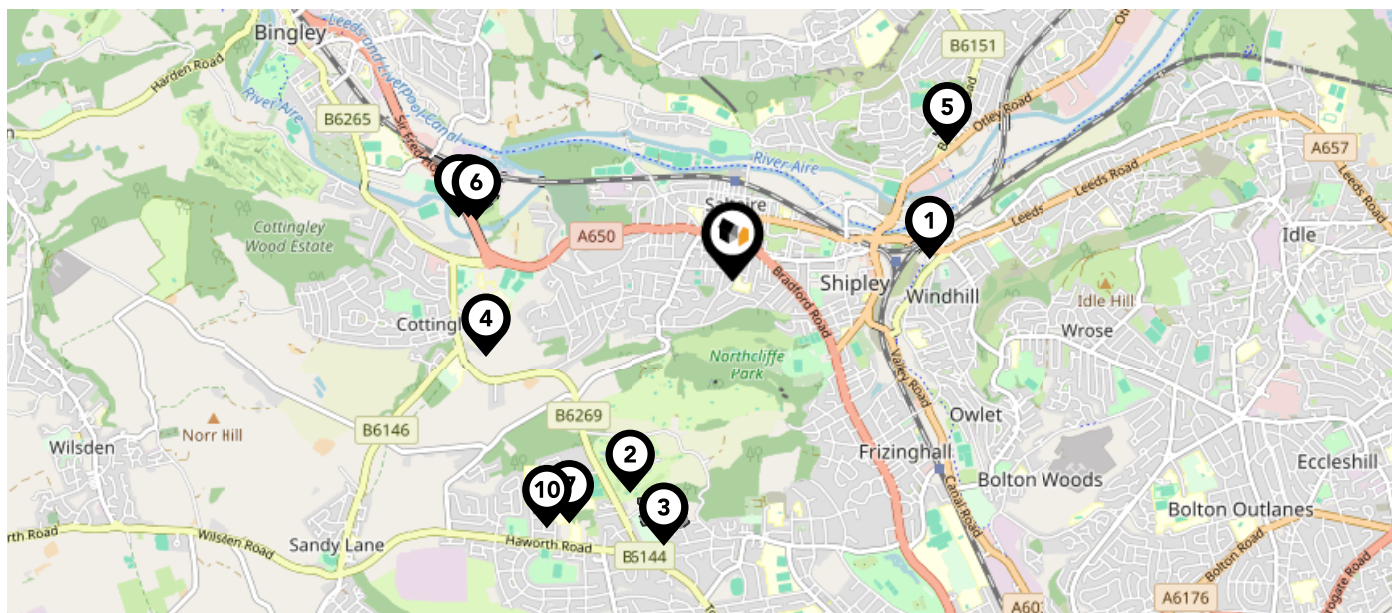
9

Eldwick Beck

10

Whetley Grove

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

	Shipley Gas Holder-Land to the North of Leeds Road, Brigate, Shipley, Known as Gasometer Works	Historic Landfill 
	Shay Grange Farm-Off Long Lane, Heaton, Bradford, West Yorkshire	Historic Landfill 
	Weather Royd Quarries-Off Shay Lane, Heaton	Historic Landfill 
	Nab Wood Grammar School-Cottingley, Bingley	Historic Landfill 
	Ferniehurst Quarry-Baildon Road, Baildon Wood Bottom	Historic Landfill 
	Dowley Gap-Water Pollution Control Works, Sludge Lagoon, Off Wagon Lane, Bingley	Historic Landfill 
	Heaton Moore School No.2-Heaton Moore School, Heaton Moore	Historic Landfill 
	Dowley Gap-Wagon Lane, Bingley, Yorkshire	Historic Landfill 
	No name provided by source	Active Landfill 
	Heaton Moore School No.1-Heaton Moore School, Heaton Moore	Historic Landfill 

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

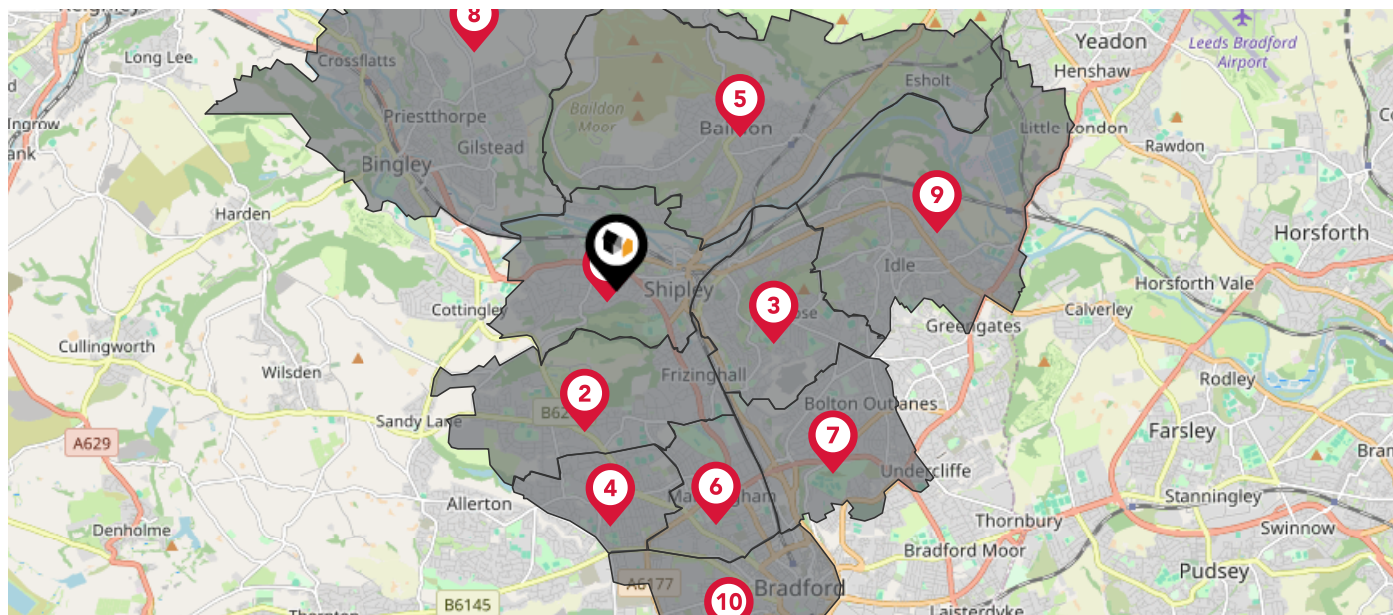
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.

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

Shipleigh Ward

2

Heaton Ward

3

Windhill and Wrose Ward

4

Toller Ward

5

Baildon Ward

6

Manningham Ward

7

Bolton and Undercliffe Ward

8

Bingley Ward

9

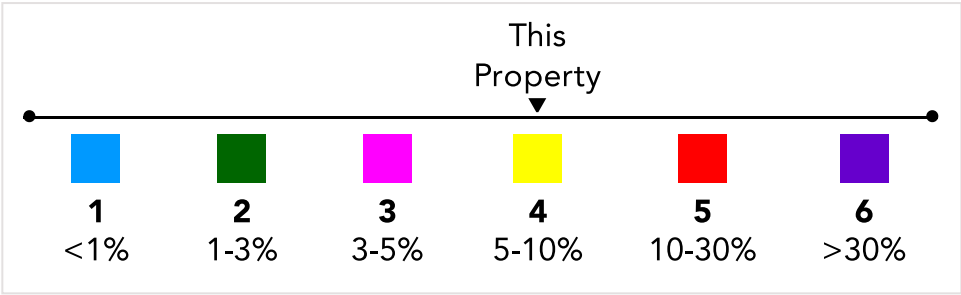
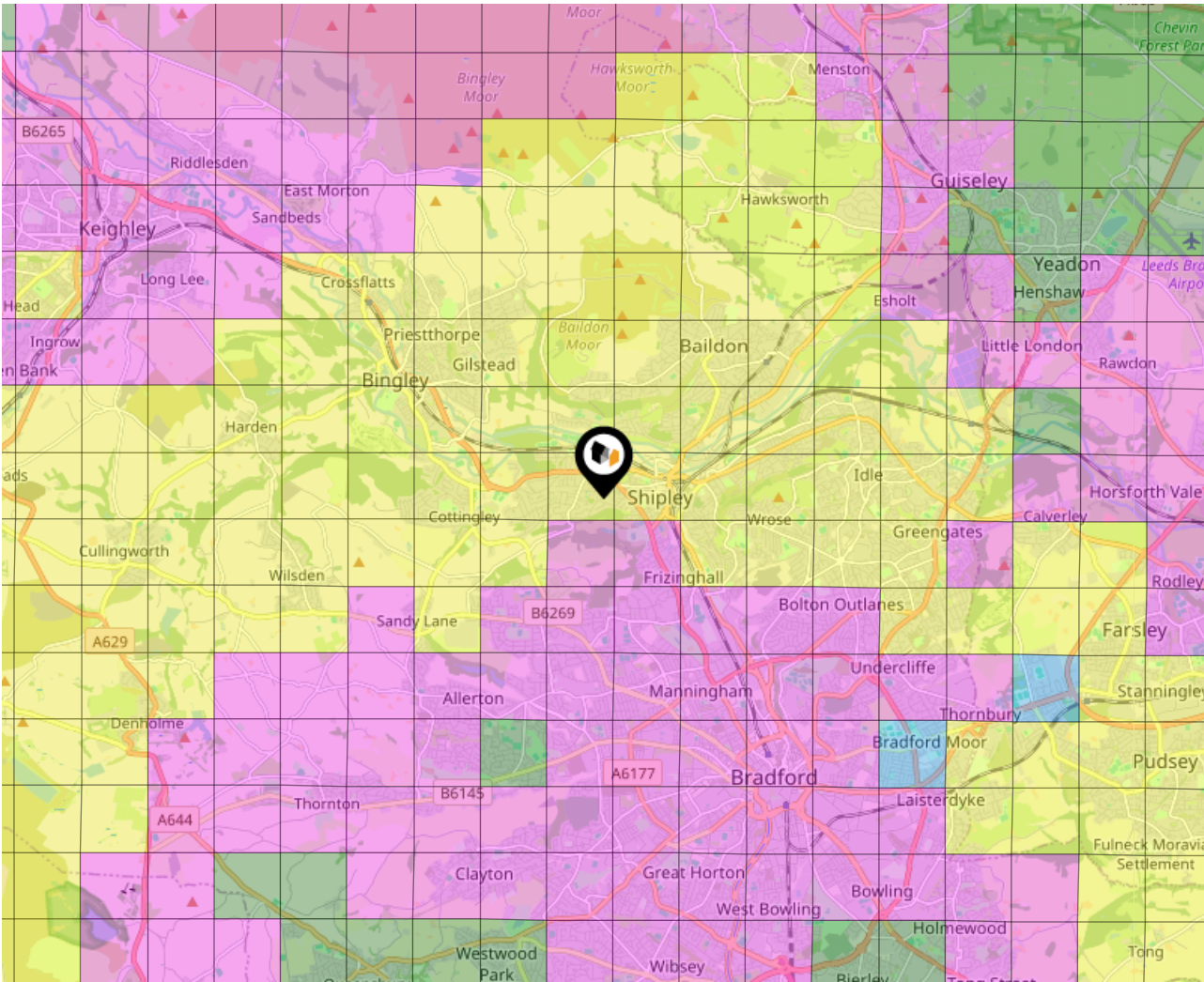
Idle and Thackley Ward

10

City Ward

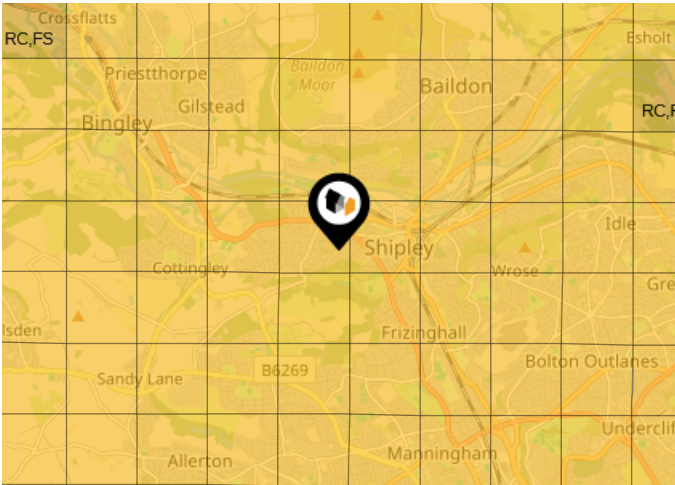
What is Radon?

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



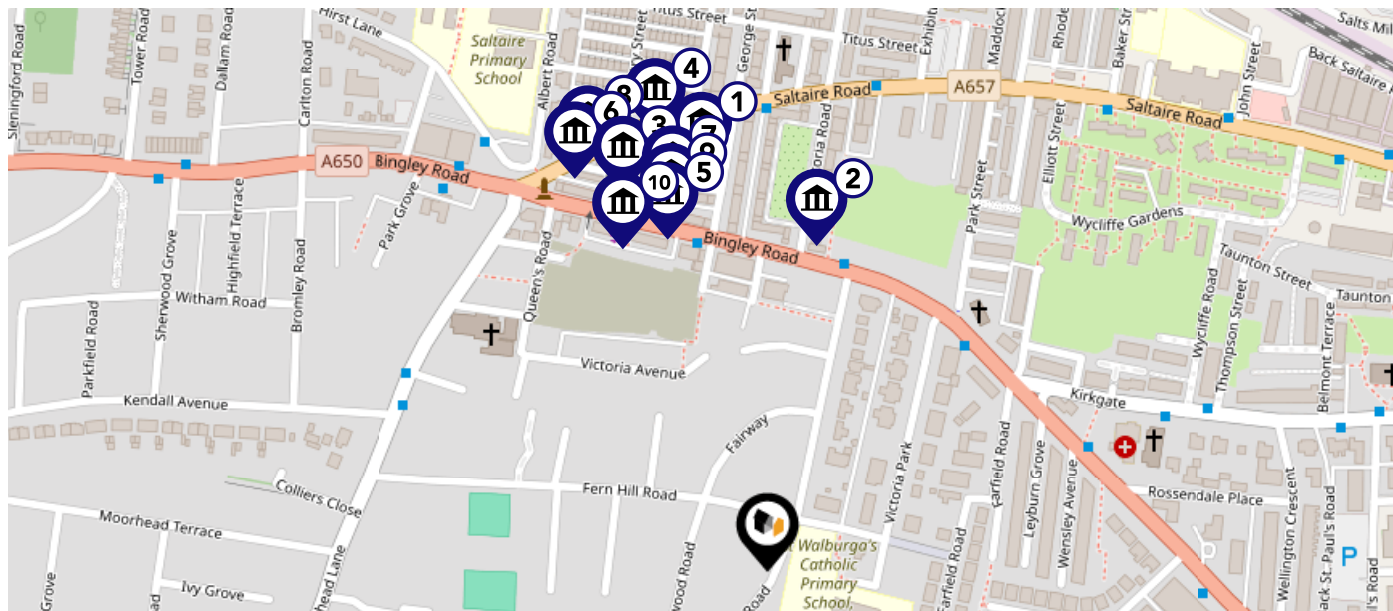
Key:











-  Power Pylons
-  Communication Masts

Maps

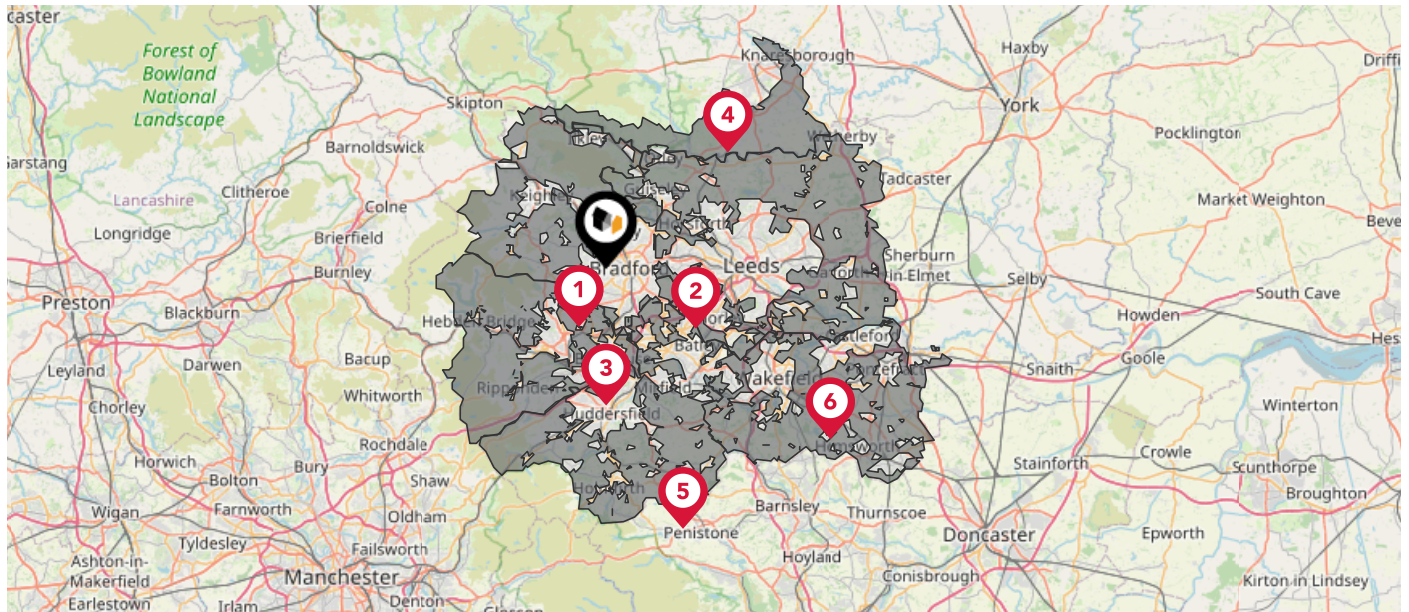
Listed Buildings

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



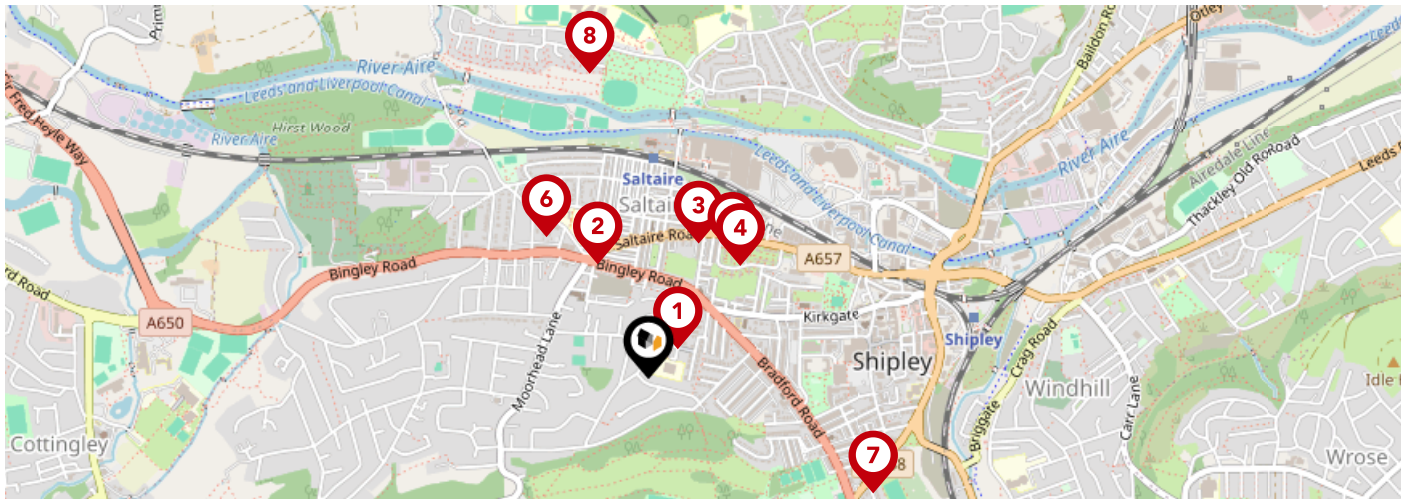
Listed Buildings in the local district		Grade	Distance
	1300988 - 1-5, Fern Place	Grade II	0.2 miles
	1133561 - Numbers 50-64 Including Railings And Piers To Bingley Road	Grade II	0.2 miles
	1133580 - 12, 13, 14 And 15, Jane Street	Grade II	0.2 miles
	1133558 - 107, Saltaire Road (see Details For Further Address Information)	Grade II	0.2 miles
	1314172 - 29-40, Dove Street	Grade II	0.2 miles
	1200222 - 1, 2, 3 And 4, Myrtle Place	Grade II	0.2 miles
	1314197 - 16-27, Jane Street	Grade II	0.2 miles
	1314198 - 8-14, Katherine Street	Grade II	0.2 miles
	1199908 - 1-12, Dove Street	Grade II	0.2 miles
	1133565 - 51-97, Bingley Road	Grade II	0.2 miles

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

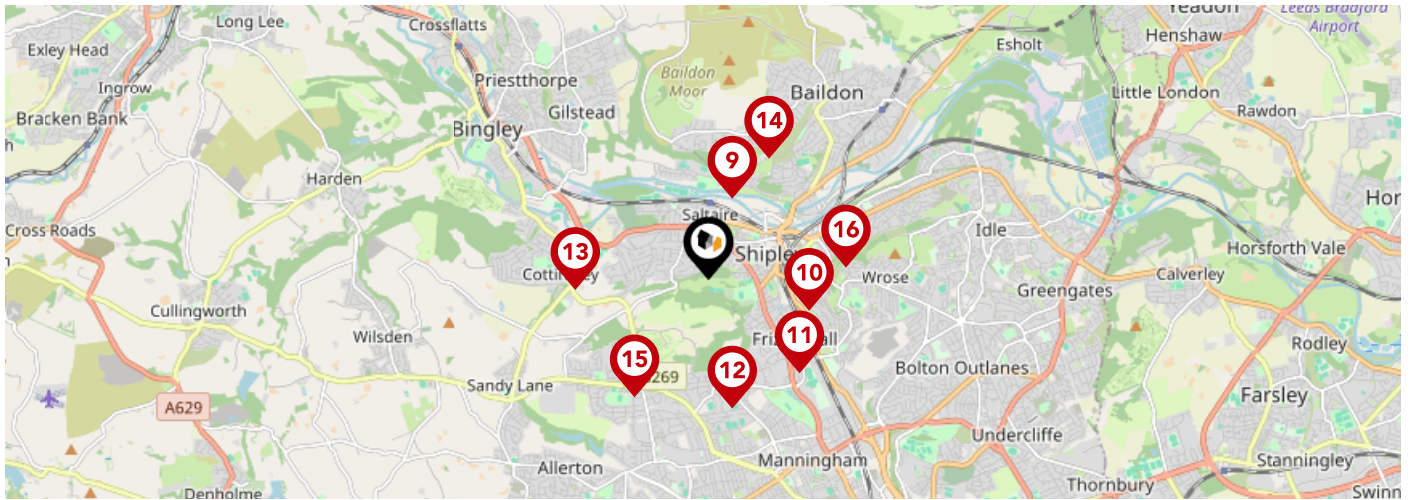










Nearby Green Belt Land

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



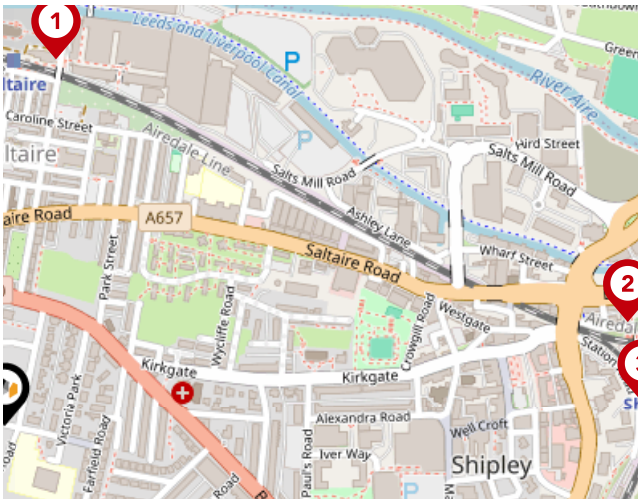
		Nursery	Primary	Secondary	College	Private
1	St Walburga's Catholic Primary School, A Voluntary Academy Ofsted Rating: Good Pupils: 235 Distance:0.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Saltaire Primary School Ofsted Rating: Good Pupils: 418 Distance:0.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Shipley College Ofsted Rating: Requires improvement Pupils:0 Distance:0.31	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Wycliffe CofE Primary School Ofsted Rating: Good Pupils: 340 Distance:0.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Bradford Alternative Provision Academy Ofsted Rating: Outstanding Pupils: 78 Distance:0.32	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Hirst Wood Nursery School Ofsted Rating: Good Pupils: 84 Distance:0.38	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Shipley CofE Primary School Ofsted Rating: Good Pupils: 205 Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Titus Salt School Ofsted Rating: Good Pupils: 1451 Distance:0.68	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Baildon Glen Primary School Ofsted Rating: Not Rated Pupils: 171 Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	High Craggs Primary Leadership Academy Ofsted Rating: Good Pupils: 351 Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Frizinghall Primary School Ofsted Rating: Good Pupils: 416 Distance:1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Heaton St Barnabas' CofE Aided Primary School Ofsted Rating: Good Pupils: 401 Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Dixons Cottingley Academy Ofsted Rating: Good Pupils: 872 Distance:1.17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sandal Primary School Ofsted Rating: Good Pupils: 454 Distance:1.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	High Park School Ofsted Rating: Good Pupils: 117 Distance:1.21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Christ Church Church of England Academy Ofsted Rating: Good Pupils: 194 Distance:1.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

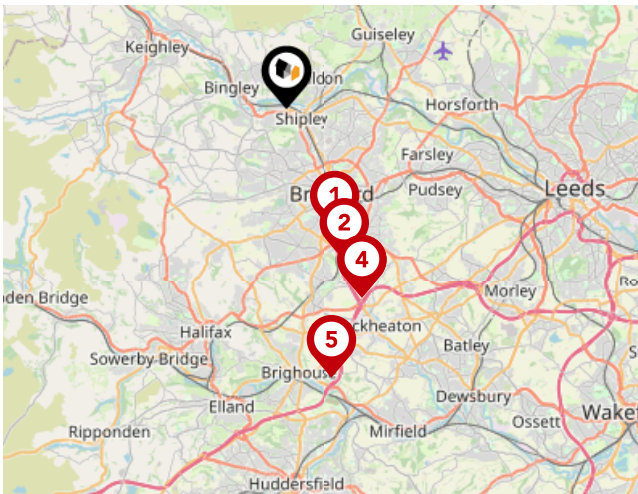
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Saltire Rail Station	0.41 miles
2	Shipley Rail Station	0.69 miles
3	Shipley Rail Station	0.7 miles



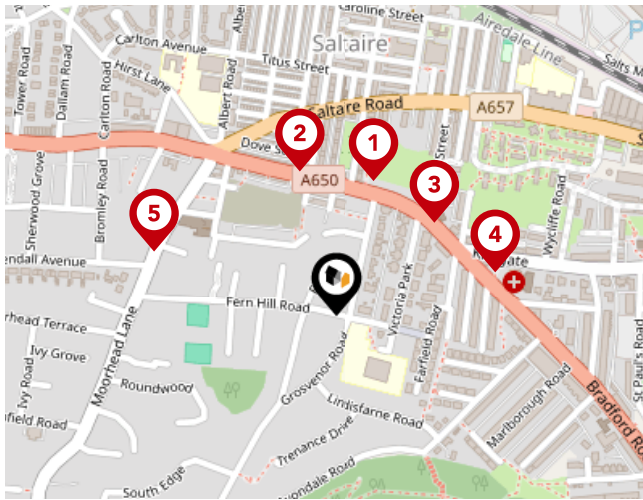
Trunk Roads/Motorways

Pin	Name	Distance
1	M606 J3	4.7 miles
2	M606 J2	5.69 miles
3	M606 J1	7.15 miles
4	M62 J26	7.17 miles
5	M62 J25	9.58 miles








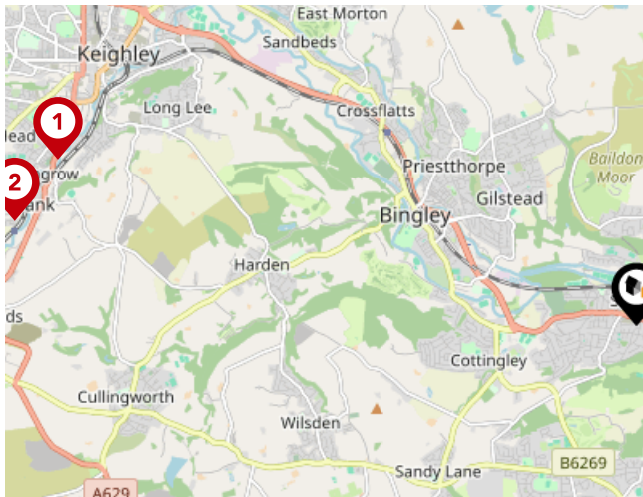
Airports/Helipads

Pin	Name	Distance
1	Leeds Bradford Airport	5.9 miles
2	Manchester Airport	37.9 miles
3	Teesside Airport	49.11 miles
4	Finningley	40.19 miles





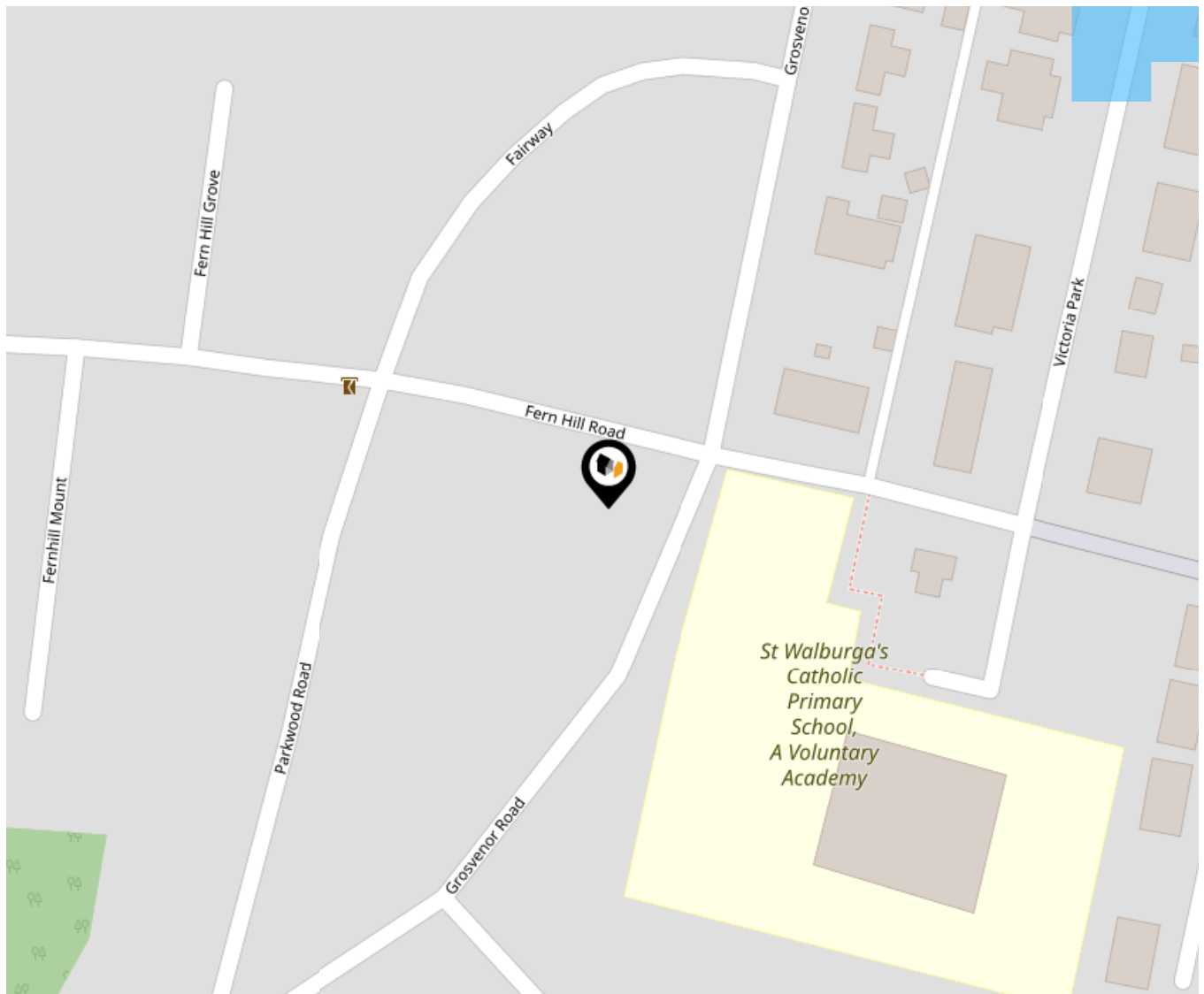
Bus Stops/Stations

Pin	Name	Distance
	Victoria Road	0.15 miles
	Victoria Road	0.16 miles
	Kirkgate	0.15 miles
	Kirkgate	0.18 miles
	Moorhead Lane Kendal Ave	0.21 miles



Local Connections

Pin	Name	Distance
	Ingrow West (Keighley & Worth Valley Railway)	5.26 miles
	Damems (Keighley & Worth Valley Railway)	5.52 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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www.kmmaxfield.com

