

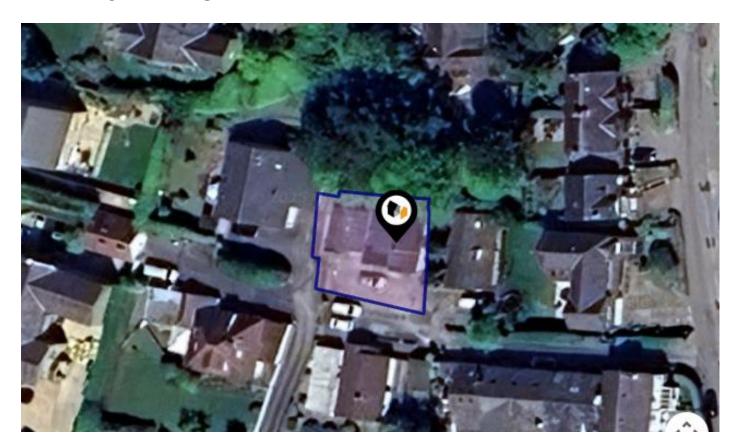


See More Online

# MIR: Material Info

The Material Information Affecting this Property

Tuesday 12<sup>th</sup> August 2025



## 7, HIGHFIELD MEWS, EAST MORTON, KEIGHLEY, BD20 5SQ

#### KM Maxfield

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





# Property

## **Overview**









#### **Property**

Detached Type:

**Bedrooms:** 

Floor Area: 1,151 ft<sup>2</sup> / 107 m<sup>2</sup>

Plot Area: 0.08 acres Year Built : 1967-1975 Council Tax: Band E Annual Estimate: £2,745 Title Number: WYK15794 **UPRN:** 100051263815

Freehold Tenure:

#### Local Area

**Local Authority:** Bradford **Conservation Area:** No

Flood Risk:

Rivers & Seas Very low Surface Water Very low

**Estimated Broadband Speeds** (Standard - Superfast - Ultrafast)

**54** 

mb/s mb/s

mb/s

#### **Mobile Coverage:**

(based on calls indoors)











#### Satellite/Fibre TV Availability:





















# Planning

## In Street



Planning records for: 2 Highfield Mews East Morton Keighley West Yorkshire BD20 5SQ

Reference - 11/01463/FUL

**Decision:** Refused

**Date:** 13th May 2011

Description:

Change of use of annexe to self contained flat

Reference - 12/02544/FUL

**Decision:** Granted

**Date:** 19th June 2012

Description:

Change of use of existing annexe to self contained flat

Planning records for: 4 Highfield Mews East Morton Keighley BD20 5SQ

Reference - 86/04122/FUL

**Decision:** Pending Consideration

**Date:** 11th July 1986

Description:

Bedroom in roof space Street Lane East Morton Keighley

Planning records for: The Orchard 6 Highfield Mews East Morton Keighley West Yorkshire BD20 5SQ

Reference - 94/03377/FUL

**Decision:** Granted

Date: 09th November 1994

**Description:** 

Erection of attached garage

# **EPC** - Certificate



**Energy rating** 7 Highfield Mews, East Morton, BD20 5SQ Valid until 12.04.2035 **Energy rating** Score Current **Potential** 92+ B 81-91 82 | **B** 69-80 67 | D 55-68 39-54 21-38

1-20

## Property

# **EPC - Additional Data**



#### **Additional EPC Data**

**Property Type:** Bungalow

**Build Form:** Detached

Marketed sale **Transaction Type:** 

**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, filled cavity

Walls Energy: Good

**Roof:** Flat, limited insulation (assumed)

**Roof Energy:** Poor

Main Heating: Boiler and radiators, mains gas

**Main Heating** 

Programmer, TRVs and bypass **Controls:** 

**Hot Water System:** From main system

**Hot Water Energy** 

**Efficiency:** 

Good

Lighting: Low energy lighting in 78% of fixed outlets

Floors: Suspended, no insulation (assumed)

**Total Floor Area:**  $107 \text{ m}^2$ 

## KM Maxfield

## **About Us**





#### 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."



## 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."





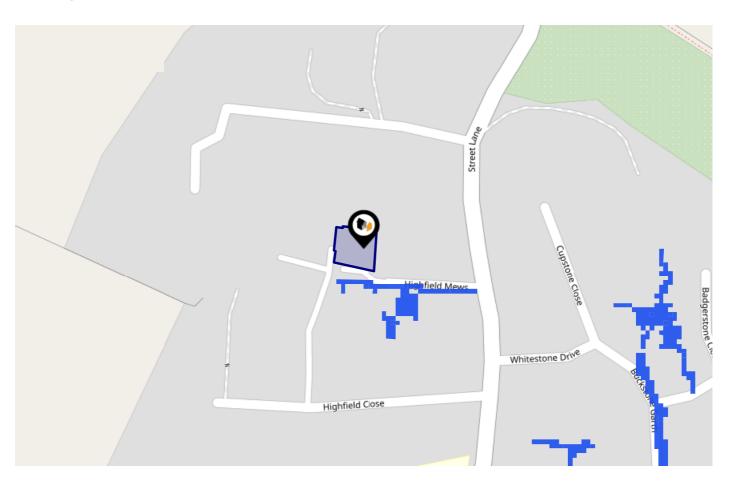
/kmmaxfield



# **Surface Water - Flood Risk**



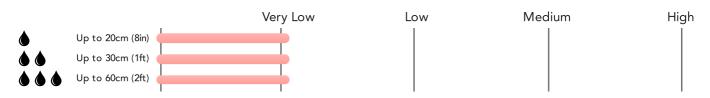
This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.



#### 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.

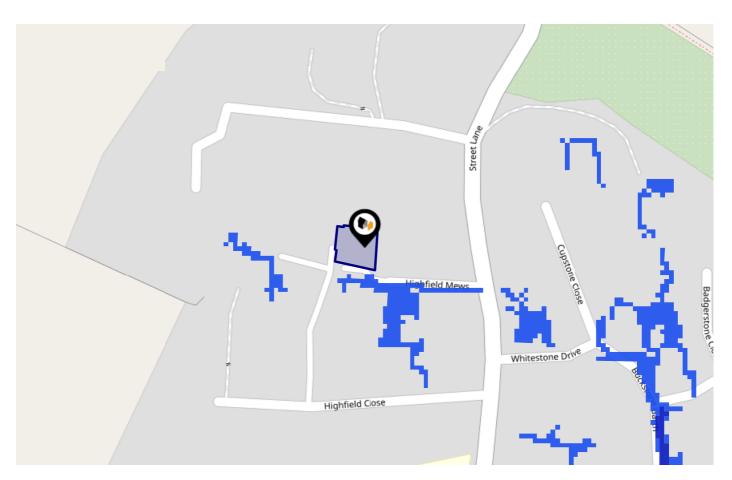




# **Surface Water - Climate Change**



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.



#### 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.

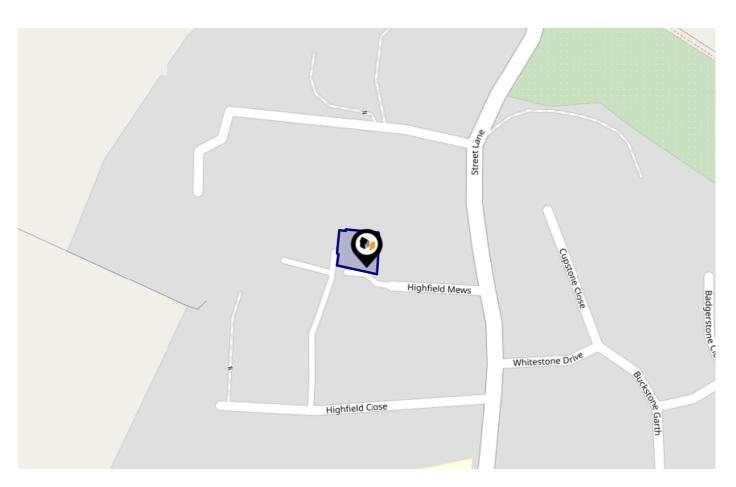
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## **Rivers & Seas - Flood Risk**



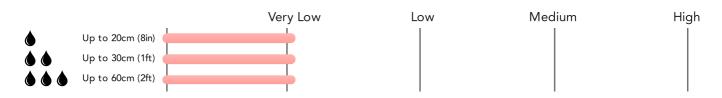
This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.



#### 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.
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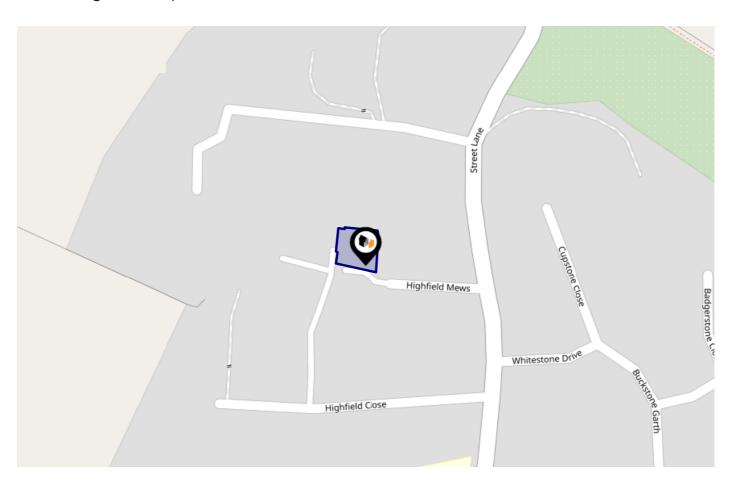




# **Rivers & Seas - Climate Change**



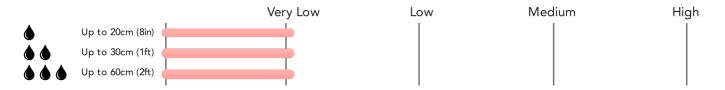
This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time 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.

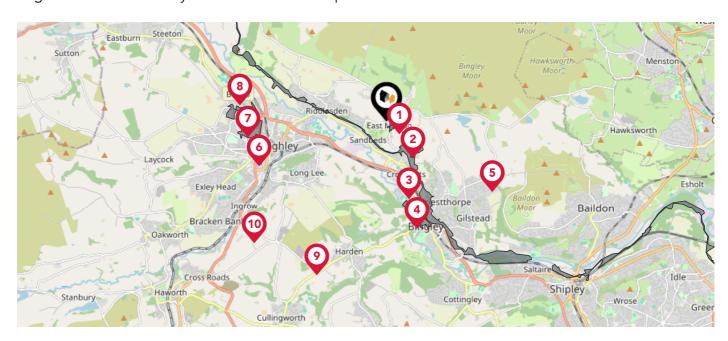
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# **Conservation Areas**



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 Cons	Nearby Conservation Areas		
<b>①</b>	East Morton		
2	Micklethwaite		
3	Leeds Liverpool Canal		
4	Bingley		
5	Eldwick Beck		
6	Keighley Town Centre		
7	Devonshire Park and Cliffe Castle		
8	Low Utley		
9	Ryecroft		
10	Hainworth		



# **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	Mill Dam-Cliff Mill, East Morton, Keighley	Historic Landfill	
2	Cliffe Delph-Off Morton Lane, East Morton, Keighley	Historic Landfill	
3	Land at Bradford Road-Sunbeds, Bingley	Historic Landfill	
4	Land at Bradford Road-Sandbeds, Bingley, Keighley	Historic Landfill	
5	Crossflatts Link Road-Bingley	Historic Landfill	
<b>©</b>	Land to the South West of Phoenix Foundry-Phoenix Foundry, Bingley	Historic Landfill	
7	Marley Hill-Keighley	Historic Landfill	
8	Repton Foundry-Off Croft Road, Crossflats	Historic Landfill	
9	Hutler Hi <b>ll</b> -Marley, Bingley	Historic Landfill	
10	North of Marley Road Sewage Treatment Works-Aire Valley Road, Keighley	Historic Landfill	



# **Coal Mining**



This map displays nearby coal mine entrances and their classifications.



#### Mine Entry

- X Adit
- X 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.

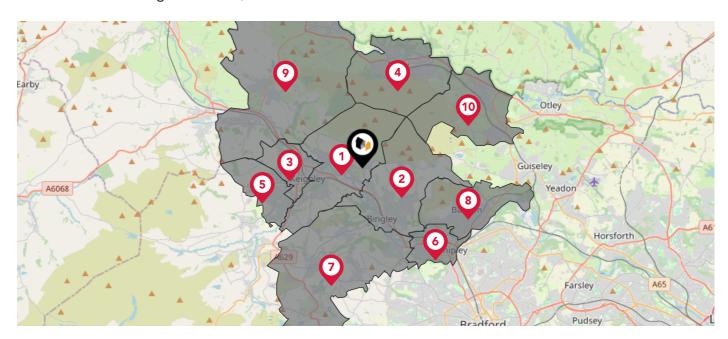
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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



# **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	Keighley East Ward	
2	Bingley Ward	
3	Keighley Central Ward	
4	Ilkley Ward	
5	Keighley West Ward	
6	Shipley Ward	
7	Bingley Rural Ward	
8	Baildon Ward	
9	Craven Ward	
10	Wharfedale Ward	



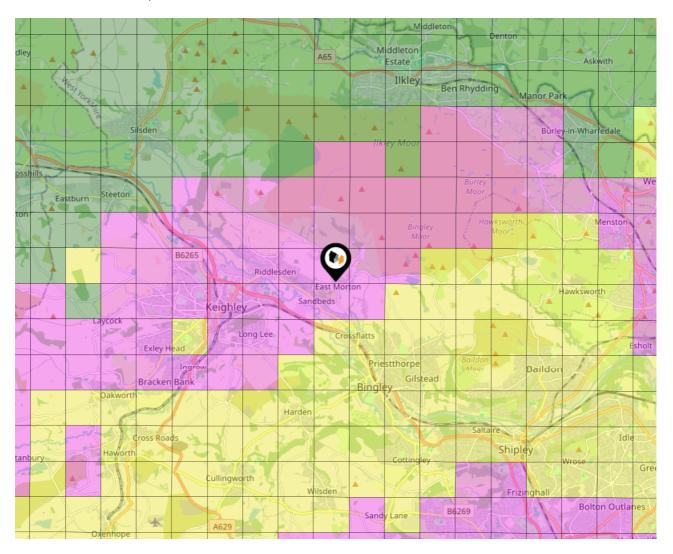
## Environment

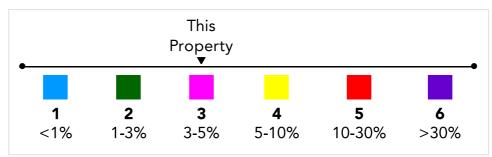
## **Radon Gas**



#### 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).







## Environment

# Soils & Clay



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- LOAM

RUDACEOUS) 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

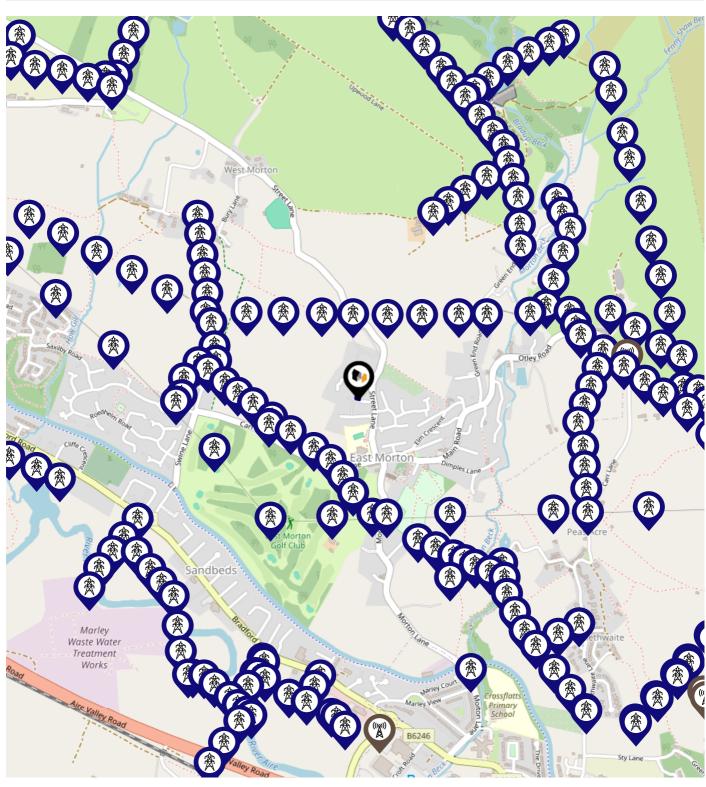
TC/LL Terrace Clay & Loamy Loess



# Local Area

# **Masts & Pylons**





Key:

Power Pylons

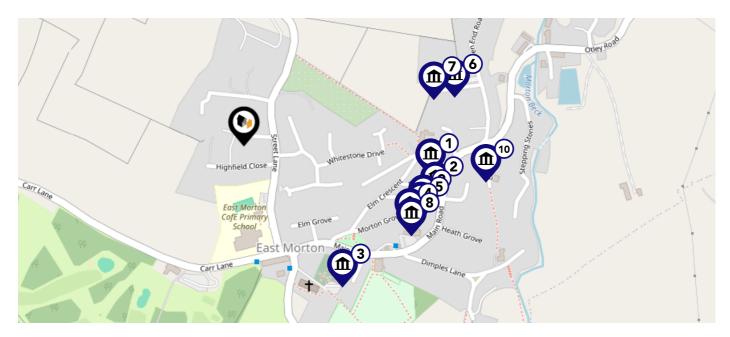
Communication Masts



# **Listed Buildings**



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

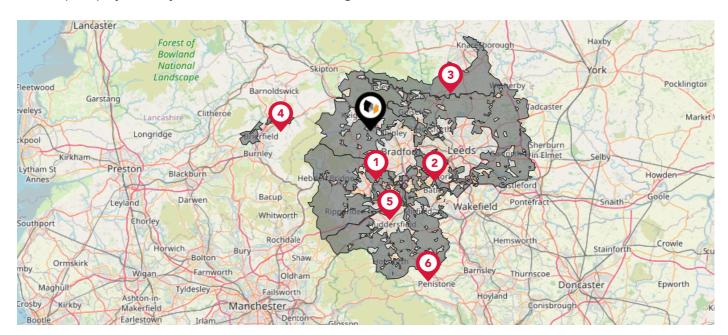


Listed B	uildings in the local district	Grade	Distance
	1134023 - 3-6, The Square	Grade II	0.2 miles
(m <sup>2</sup> )	1300893 - Laurel Bank	Grade II	0.2 miles
<b>m</b> <sup>3</sup>	1134090 - East Morton Congregational Church Including Sunday School Adjoining To Rear	Grade II	0.2 miles
<b>(n)</b>	1313898 - 2, 3 And 4, Croft Road	Grade II	0.2 miles
<b>m</b> 5	1283370 - Outbuilding And Garage Adjoining Croft House To South West	Grade II	0.2 miles
<b>6</b>	1199648 - Green End Farmhouse And Attached Barn And Former Cottage	Grade II	0.2 miles
(m)(7)	1313924 - Barn Approximately 7 Metres To West Of Green End Farmhouse	Grade II	0.2 miles
<b>m</b> <sup>8</sup>	1283374 - 5, Croft Road	Grade II	0.2 miles
(m)(9)	1134128 - Croft House	Grade II	0.2 miles
<b>(n)</b>	1134087 - 9, Little Lane	Grade II	0.3 miles

## **Green Belt**



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

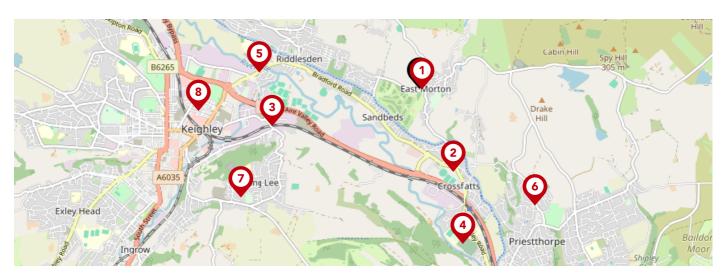


# South and West Yorkshire Green Belt - Bradford South and West Yorkshire Green Belt - Leeds South and West Yorkshire Green Belt - Harrogate Merseyside and Greater Manchester Green Belt - Pendle South and West Yorkshire Green Belt - Calderdale South and West Yorkshire Green Belt - Kirklees

# Area

# **Schools**





		Nursery	Primary	Secondary	College	Private
1	East Morton CofE Primary School Ofsted Rating: Good   Pupils: 230   Distance: 0.02		<b>✓</b>			
2	Crossflatts Primary School Ofsted Rating: Good   Pupils: 465   Distance:0.78		$\checkmark$			
3	Strong Close Nursery School Ofsted Rating: Good   Pupils: 91   Distance:1.33	$\checkmark$				
4	Bingley Grammar School Ofsted Rating: Good   Pupils: 1932   Distance:1.41			$\checkmark$		
5	Riddlesden St Mary's CofE Primary School Ofsted Rating: Good   Pupils: 444   Distance:1.41		$\checkmark$			
6	Lady Lane Park School & Nursery Ofsted Rating: Not Rated   Pupils: 140   Distance:1.44			<b>✓</b>		
7	Long Lee Primary School Ofsted Rating: Good   Pupils: 369   Distance:1.82		<b>✓</b>			
8	Eastwood Community School Ofsted Rating: Good   Pupils: 482   Distance:1.94					

# Area

# **Schools**

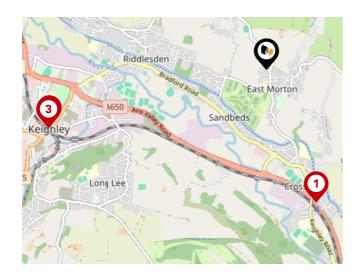




		Nursery	Primary	Secondary	College	Private
9	Beckfoot Priestthorpe Primary School & Nursery Ofsted Rating: Good   Pupils: 200   Distance:2.01		<b>✓</b>			
10	Parkwood Primary School Ofsted Rating: Good   Pupils: 221   Distance: 2.03		$\checkmark$			
<b>11</b>	St Joseph's Catholic Primary School, A Voluntary Academy Ofsted Rating: Good   Pupils: 183   Distance: 2.07		<b>▽</b>			
12	Eldwick Primary School Ofsted Rating: Good   Pupils: 547   Distance:2.21		<b>▽</b>			
<b>1</b> 3	St Anne's Catholic Primary School Ofsted Rating: Good   Pupils: 255   Distance:2.26		$\checkmark$			
14)	Myrtle Park Primary Ofsted Rating: Good   Pupils: 233   Distance: 2.28		<b>✓</b>			
15	Trinity All Saints CofE VA Primary School Ofsted Rating: Good   Pupils: 213   Distance:2.3		<b>✓</b>			
16)	Carlton Keighley Ofsted Rating: Good   Pupils: 762   Distance: 2.41			$\checkmark$		

# **Transport (National)**





### National Rail Stations

Pin	Name	Distance
•	Crossflatts Rail Station	1.24 miles
2	Keighley Rail Station	1.96 miles
3	Keighley Rail Station	1.97 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M606 J3	8.51 miles
2	M606 J2	9.49 miles
3	M606 J1	10.95 miles
4	M62 J26	10.97 miles
5	M62 J25	13.1 miles



## Airports/Helipads

Pin	Name	Distance
1	Leeds Bradford Airport	7.98 miles
2	Manchester Airport	39.19 miles
3	Teesside Airport	47.17 miles
4	Finningley	44.07 miles



## Area

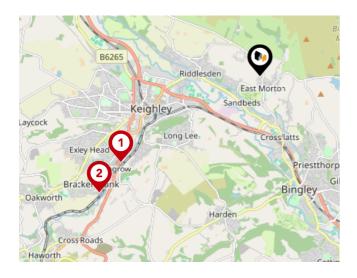
# **Transport (Local)**





## Bus Stops/Stations

Pin	Name	Distance
1	Carr Lane Primary School	0.14 miles
2	Morton Lane St Lukes Church	0.17 miles
3	Busfield Arms PH	0.21 miles
4	Morton Lane Sunnycliffe	0.35 miles
5	Carr Lane Carr Bank	0.33 miles



### **Local Connections**

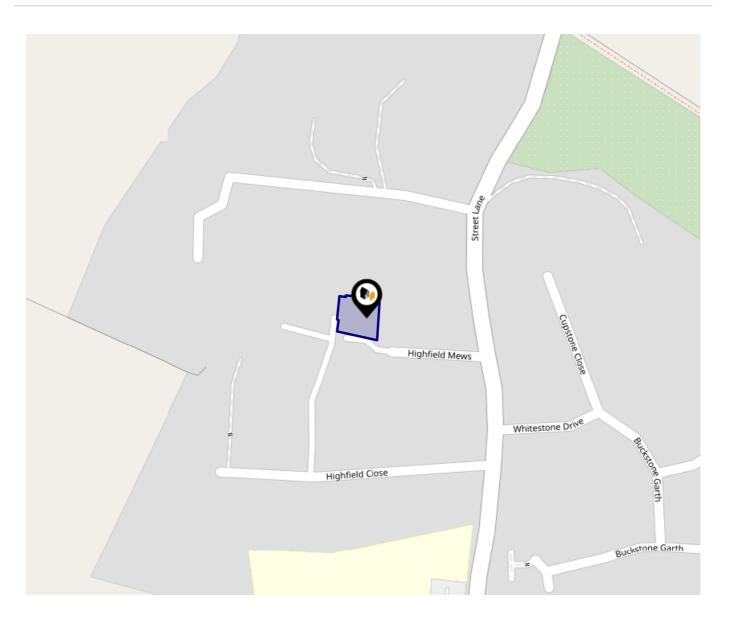
Pin	Name	Distance
1	Ingrow West (Keighley & Worth Valley Railway)	2.85 miles
2	Damems (Keighley & Worth Valley Railway)	3.47 miles



## Local Area

## **Road Noise**





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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