

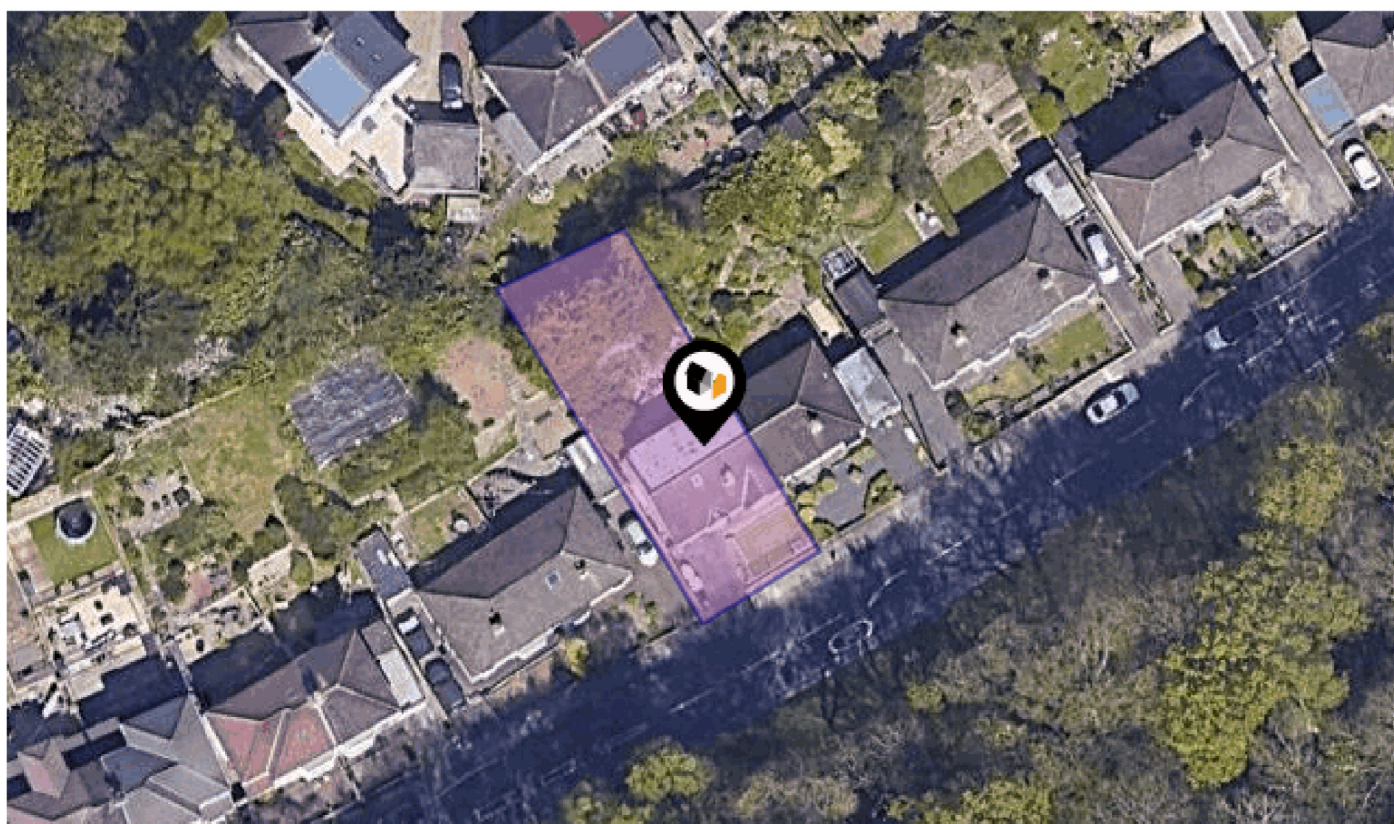


See More Online

# MIR: Material Info

The Material Information Affecting this Property

**Thursday 27<sup>th</sup> March 2025**



**68, AVONDALE ROAD, SHIPLEY, BD18 4QX**

## KM Maxfield

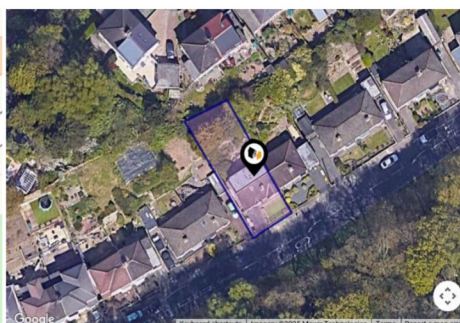
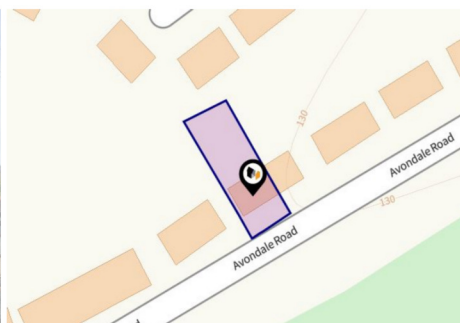
KM Maxfield Estate Agents, 55 Bingley Road, Saltaire, BD18 4SB

01274 592280

saltaire@kmmaxfield.com

www.kmmaxfield.com





## Property

Type:	Semi-Detached
Bedrooms:	4
Plot Area:	0.09 acres
Year Built :	1930-1949
Council Tax :	Band C
Annual Estimate:	£1,827
Title Number:	WYK286267
UPRN:	100051278464

Last Sold Date:	01/03/2017
Last Sold Price:	£94,000
Last Sold £/ft <sup>2</sup> :	£155
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)

**25**  
mb/s



**1800**  
mb/s



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



### Satellite/Fibre TV Availability:



Planning records for: **12 Avondale Road Shipley West Yorkshire BD18 4QX**

Reference - 10/05750/HOU	
Decision:	Granted
Date:	22nd November 2010
Description:	Replace flat bitumen roof with a sloping slated roof to match the original slated roof. Extend to form a toilet and shower room to an existing bedroom

Reference - 10/03205/HOU	
Decision:	Granted
Date:	01st September 2010
Description:	Replace a flat bitumen roof with a sloping slated roof and extension to form a toilet and shower room

Planning records for: **20 Avondale Road Shipley West Yorkshire BD18 4QX**

Reference - 06/03909/FUL	
Decision:	Granted
Date:	08th June 2006
Description:	Removal of existing garage and erection of two storey extension

Planning records for: **28 Avondale Road Shipley West Yorkshire BD18 4QX**

Reference - 16/02492/HOU	
Decision:	Granted
Date:	04th April 2016
Description:	Two storey side extension and rear extension with front porch

Planning records for: **34 Avondale Road Shipley West Yorkshire BD18 4QX**

Reference - 88/07263/FUL	
Decision:	Granted
Date:	29th September 1988
Description:	Alterations to form bedroom in roofspace

Planning records for: **54 Avondale Road Shipley West Yorkshire BD18 4QX**

Reference - 23/00749/HOU	
Decision:	Granted
Date:	02nd March 2023
Description:	First floor extension to form additional bathroom

Reference - 80/75663/FUL	
Decision:	Granted
Date:	27th November 1980
Description:	Kitchen Extension

Planning records for: **60 Avondale Road Shipley West Yorkshire BD18 4QX**

Reference - 88/08206/FUL	
Decision:	Granted
Date:	08th November 1988
Description:	Two storey extension to dwelling



Planning records for: **60 Avondale Road Shipley West Yorkshire BD18 4QX**

Reference - 77/03403/FUL	
Decision:	Refused
Date:	09th June 1977
Description:	Attached garage and kitchen with bedroom and bathroom over

Planning records for: **62 Avondale Road Shipley West Yorkshire BD18 4QX**

Reference - 20/04556/HOU	
Decision:	Granted
Date:	08th October 2020
Description:	Single storey side extension with hip to gable roof enlargement, front and rear dormer windows and front portico

Planning records for: **64 Avondale Road Shipley West Yorkshire BD18 4QX**

Reference - 23/03496/HOU	
Decision:	Granted
Date:	22nd September 2023
Description:	Demolish garage and construct part-double/part-single storey rear and side extensions with front and rear dormer windows and front porch

Planning records for: **74 Avondale Road Shipley West Yorkshire BD18 4QX**

Reference - 83/00035/FUL	
Decision:	Granted
Date:	05th January 1983
Description:	Kitchen Extension

Planning records for: **74 Avondale Road Shipley West Yorkshire BD18 4QX**

Reference - 21/02610/HOU	
Decision:	Granted
Date:	17th May 2021
Description:	Conversion of existing ground floor garage into extended kitchen area and construction of first floor side extension

Planning records for: **76 Avondale Road Nab Wood Shipley West Yorkshire BD18 4QX**

Reference - 04/02124/FUL	
Decision:	Granted
Date:	20th May 2004
Description:	Two storey extension to side and dormer window to rear

Planning records for: **78 Avondale Road Shipley West Yorkshire BD18 4QX**

Reference - 10/00646/HOU	
Decision:	Refused
Date:	19th February 2010
Description:	Two storey side and rear extension and single storey rear extension

Reference - 10/02238/HOU	
Decision:	Refused
Date:	12th May 2010
Description:	Two storey side and rear extension and single storey rear extension

Planning records for: **78 Avondale Road Shipley West Yorkshire BD18 4QX**

Reference - 11/00031/HOU	
Decision:	Granted
Date:	05th January 2011
Description:	Two storey side extension and single storey rear extension

Planning records for: **82 Avondale Road Shipley West Yorkshire BD18 4QX**

Reference - 18/03781/HOU	
Decision:	Granted
Date:	30th August 2018
Description:	Construction of two storey extension to side and rear.

Reference - 18/01852/HOU	
Decision:	Refused
Date:	03rd May 2018
Description:	Construction of two storey extensions to side and rear elevations

Planning records for: **84 Avondale Road Shipley West Yorkshire BD18 4QX**

Reference - 13/02712/HOU	
Decision:	Refused
Date:	10th July 2013
Description:	Double storey side and rear extension.

Planning records for: **88 Avondale Road Shipley West Yorkshire BD18 4QX**

Reference - 00/01539/FUL	
Decision:	Granted
Date:	15th May 2000
Description:	Two storey side extension to property

Planning records for: **92 Avondale Road Shipley West Yorkshire BD18 4QX**

Reference - 06/01834/FUL	
Decision:	Granted
Date:	13th March 2006
Description:	Construction of a two storey side extension and conservatory to rear

Planning records for: **94 Avondale Road Shipley West Yorkshire BD18 4QX**

Reference - 75/03523/FUL	
Decision:	Granted
Date:	20th June 1975
Description:	Garage extension with bedroom over





### 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

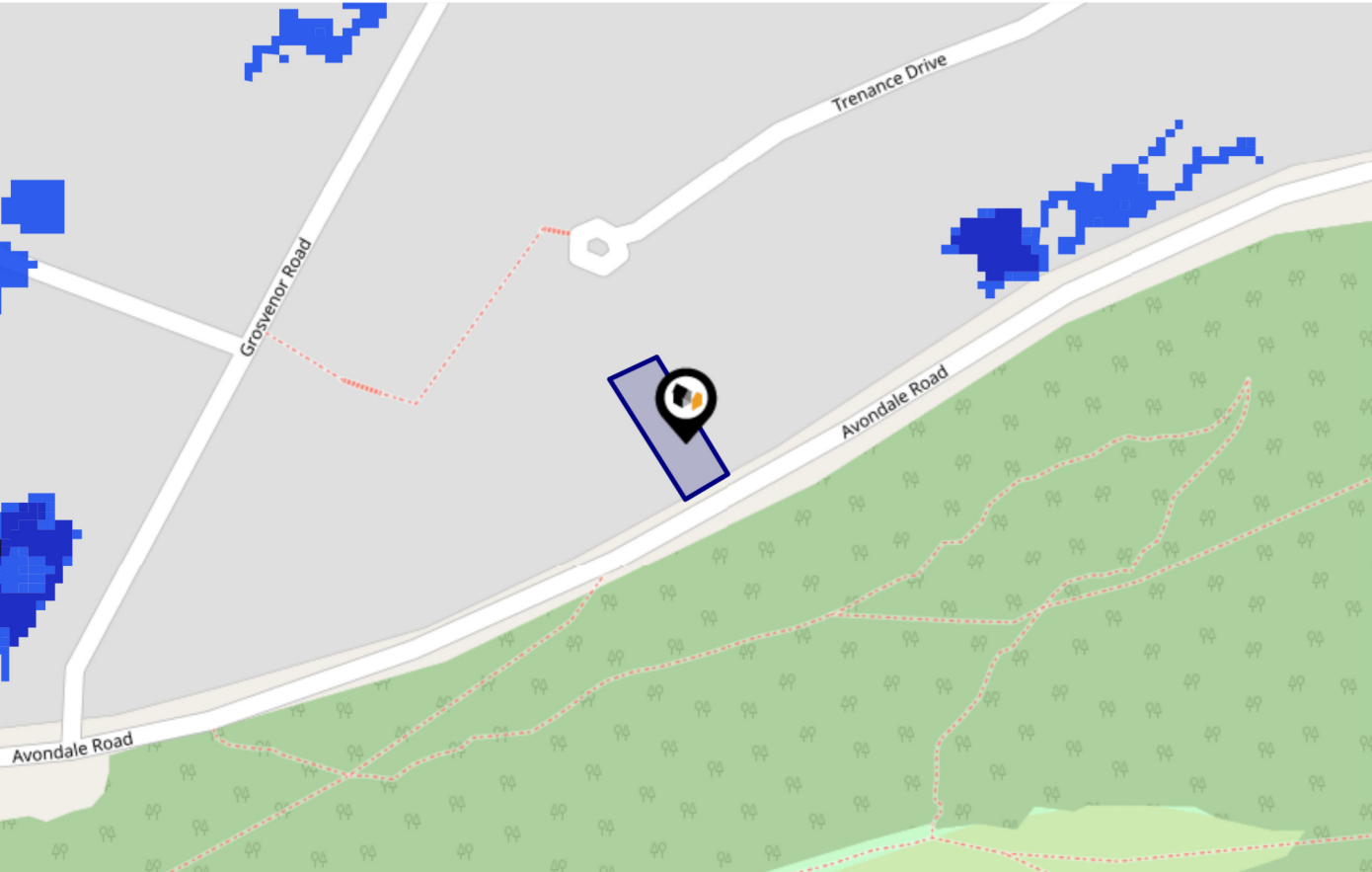


/kmmaxfield

# 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.

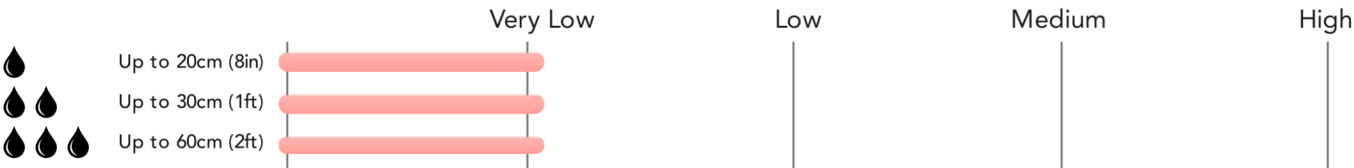


Risk Rating: Very low

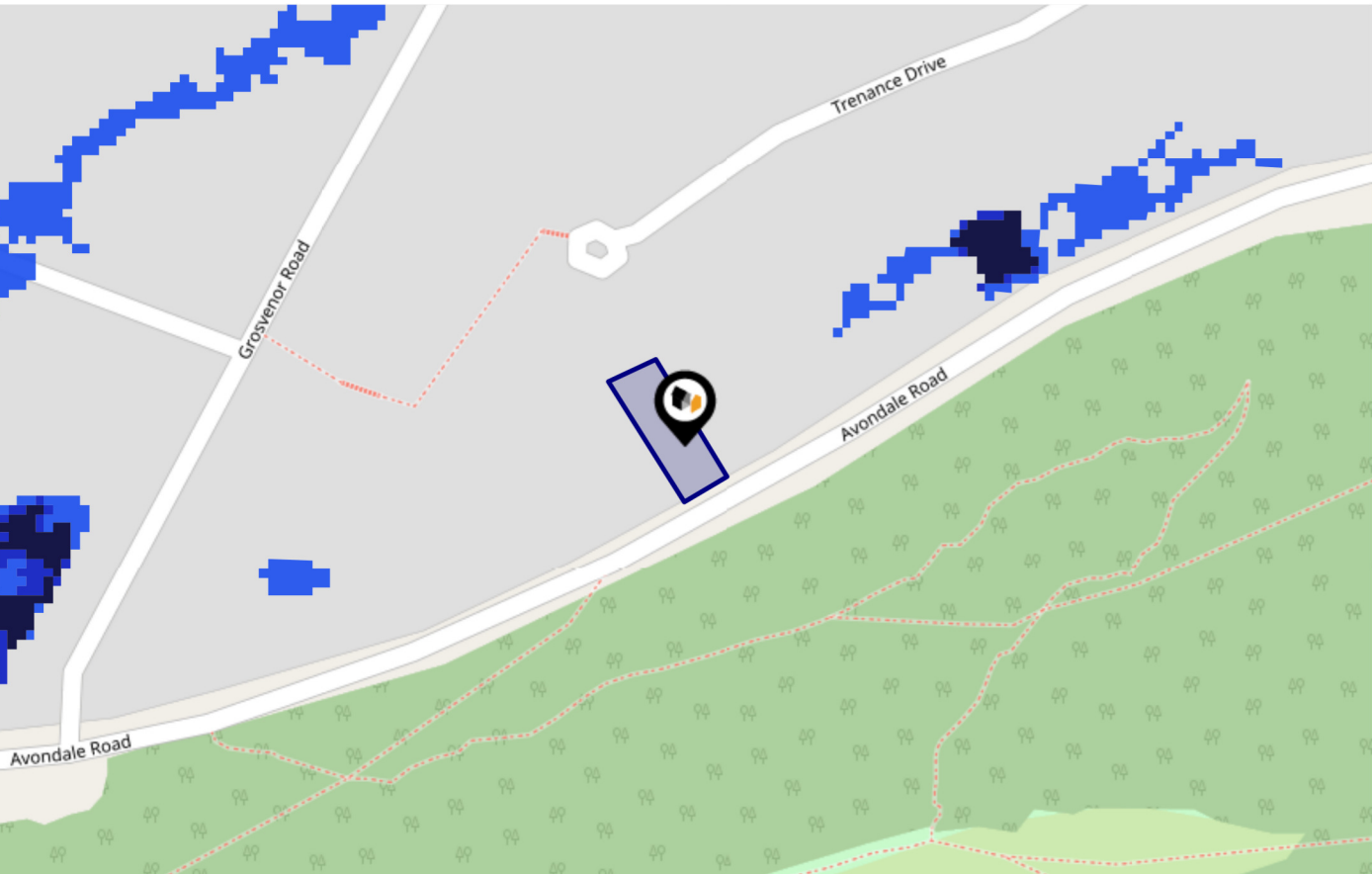
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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 (0.25%) 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.

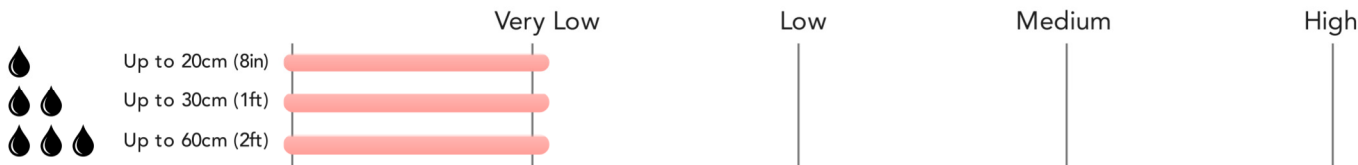


Risk Rating: Very low

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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Chance of flooding to the following depths at this property:

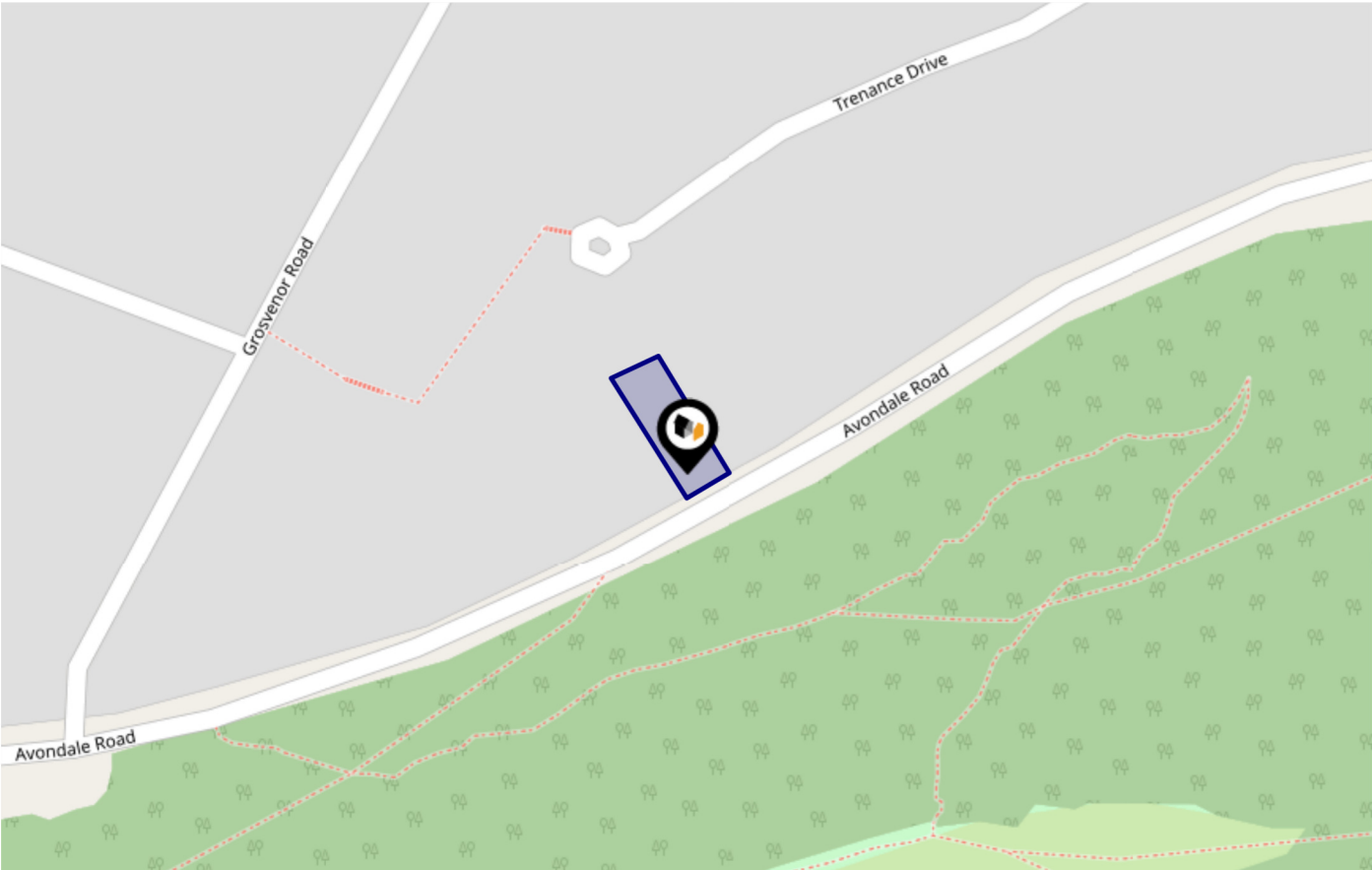




# Flood Risk

## 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.

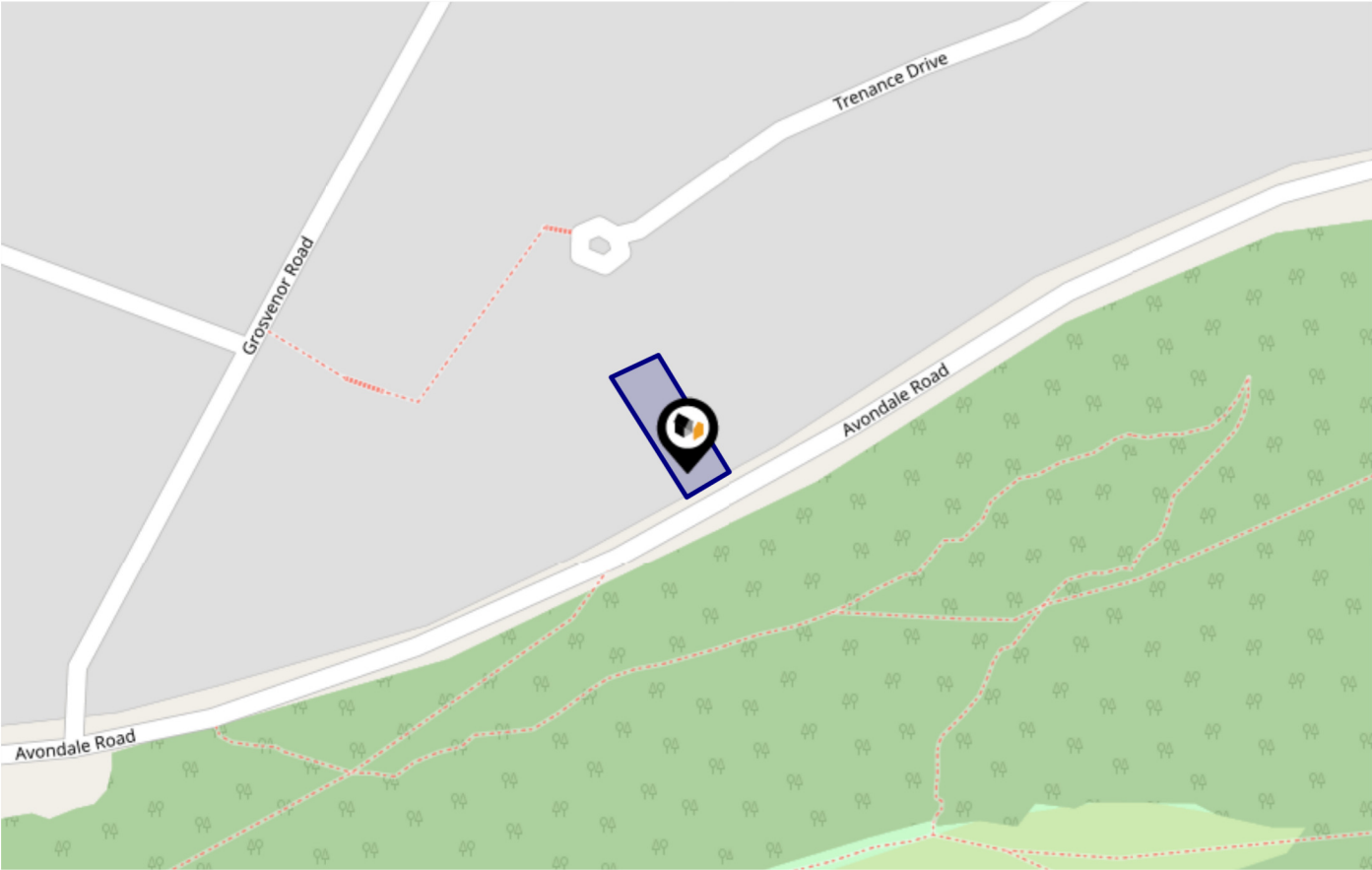
Chance of flooding to the following depths at this property:



# 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.

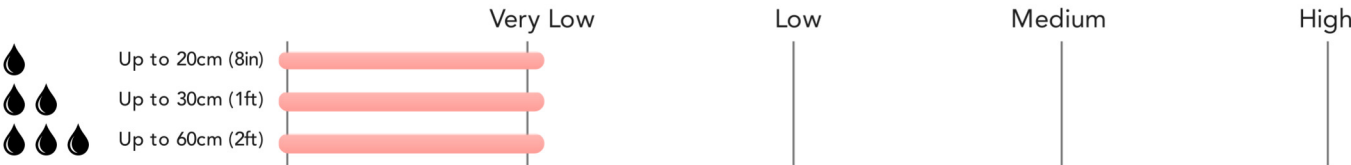


Risk Rating: Very low

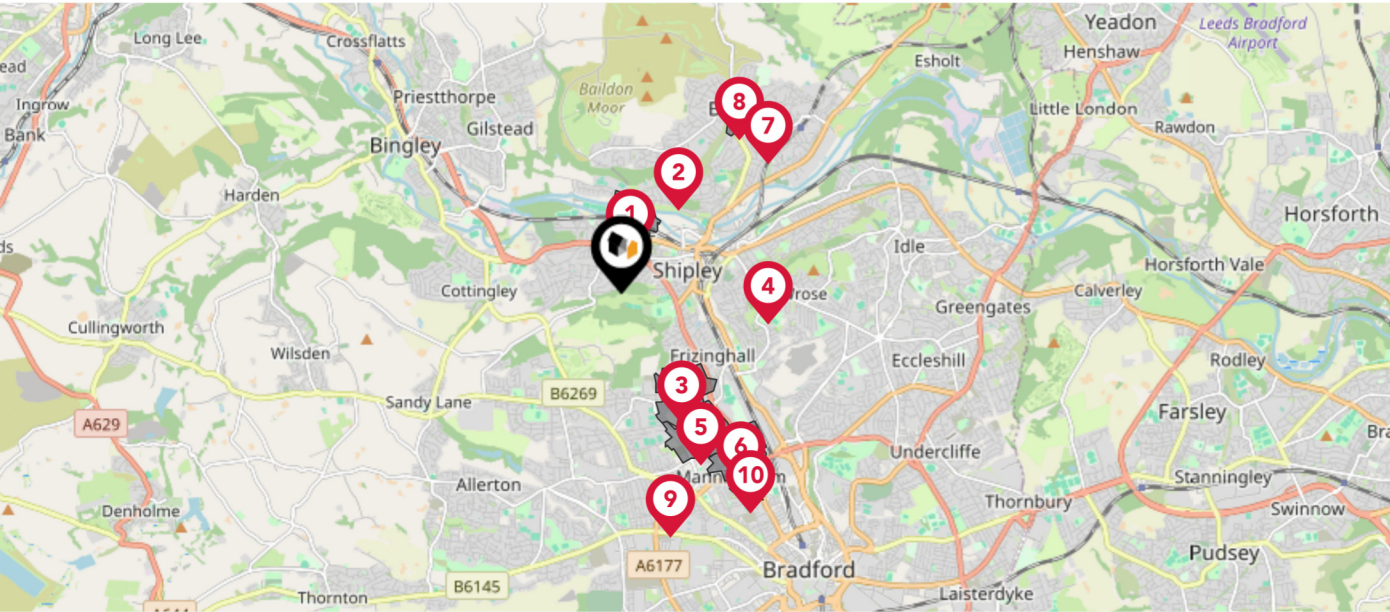
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.











- 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:



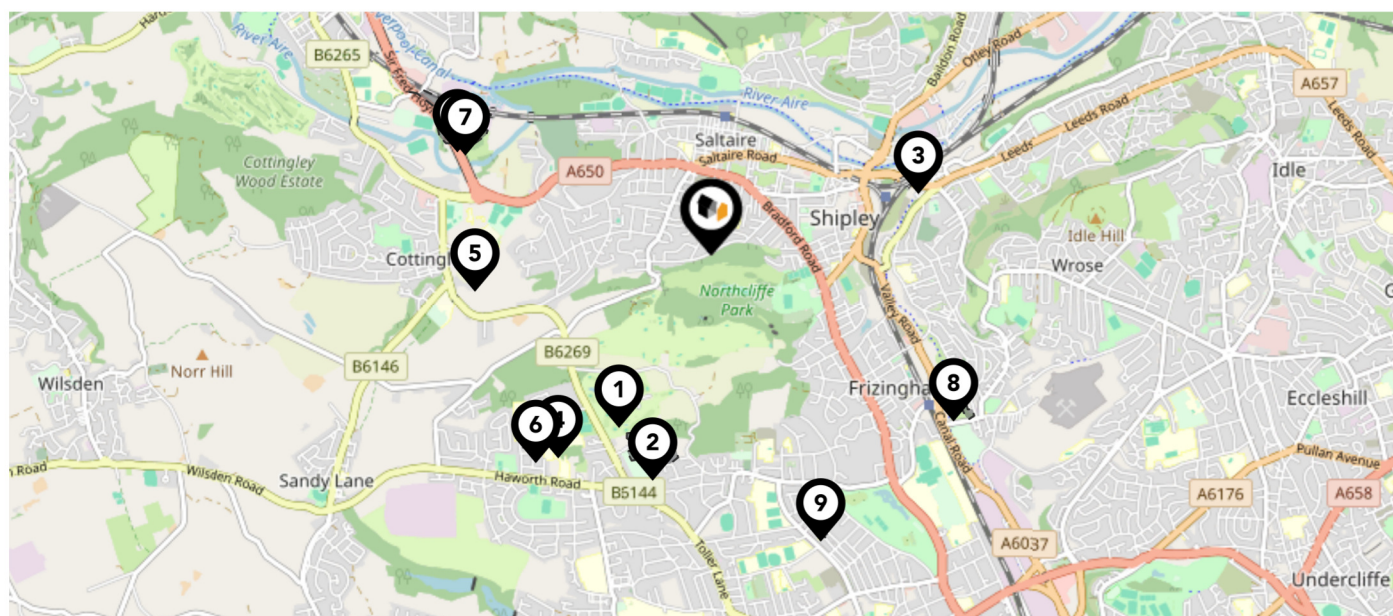
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas	
	Saltaire
	Baildon Green
	Heaton Estates
	Wrose
	North Park Road
	St Paul
	Baildon Station Road
	Baildon
	Whetley Grove
	Apsley Crescent



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.

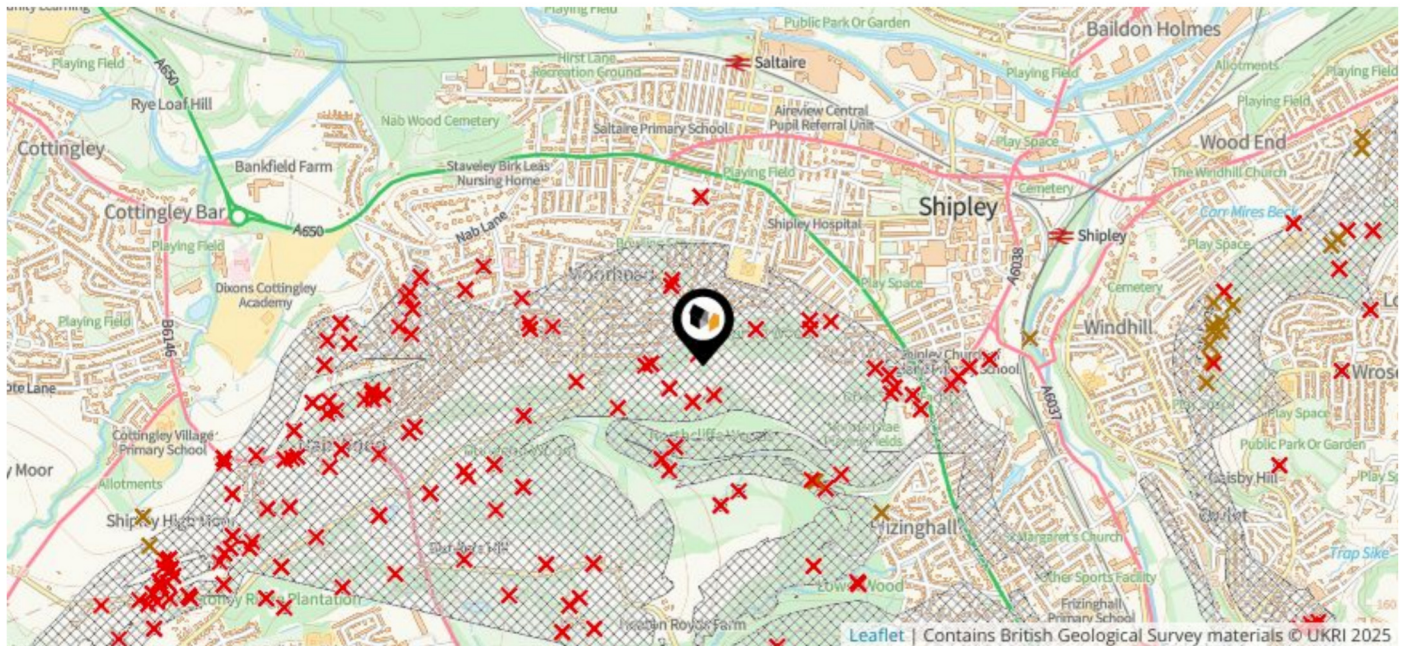


### Nearby Landfill Sites

	Shay Grange Farm-Off Long Lane, Heaton, Bradford, West Yorkshire	Historic Landfill 
	Weather Royd Quarries-Off Shay Lane, Heaton	Historic Landfill 
	Shipley Gas Holder-Land to the North of Leeds Road, Brigate, Shipley, Known as Gasometer Works	Historic Landfill 
	Heaton Moore School No.2-Heaton Moore School, Heaton Moore	Historic Landfill 
	Nab Wood Grammar School-Cottingley, Bingley	Historic Landfill 
	Heaton Moore School No.1-Heaton Moore School, Heaton Moore	Historic Landfill 
	Dowley Gap-Water Pollution Control Works, Sludge Lagoon, Off Wagon Lane, Bingley	Historic Landfill 
	Powell Road-Owlet	Historic Landfill 
	Heaton Reservoir-Off Birr Road, Heaton, Bradford	Historic Landfill 
	Dowley Gap-Wagon Lane, Bingley, Yorkshire	Historic Landfill 



This map displays nearby coal mine entrances and their classifications.



### Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

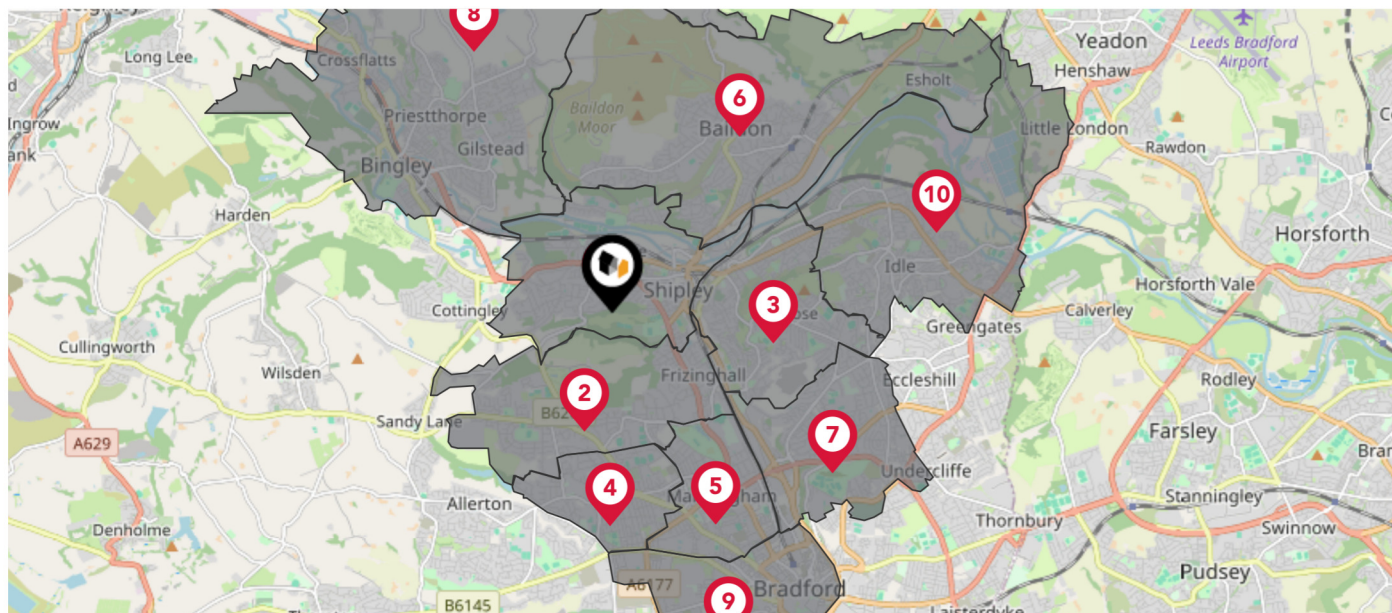
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

Shipley Ward

2

Heaton Ward

3

Windhill and Wrose Ward

4

Toller Ward

5

Manningham Ward

6

Baildon Ward

7

Bolton and Undercliffe Ward

8

Bingley Ward

9

City Ward

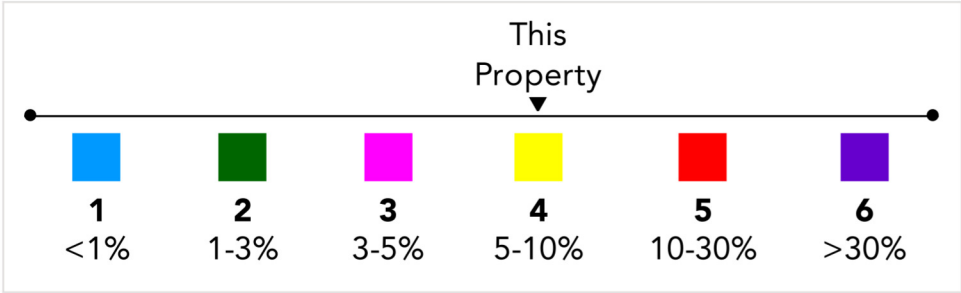
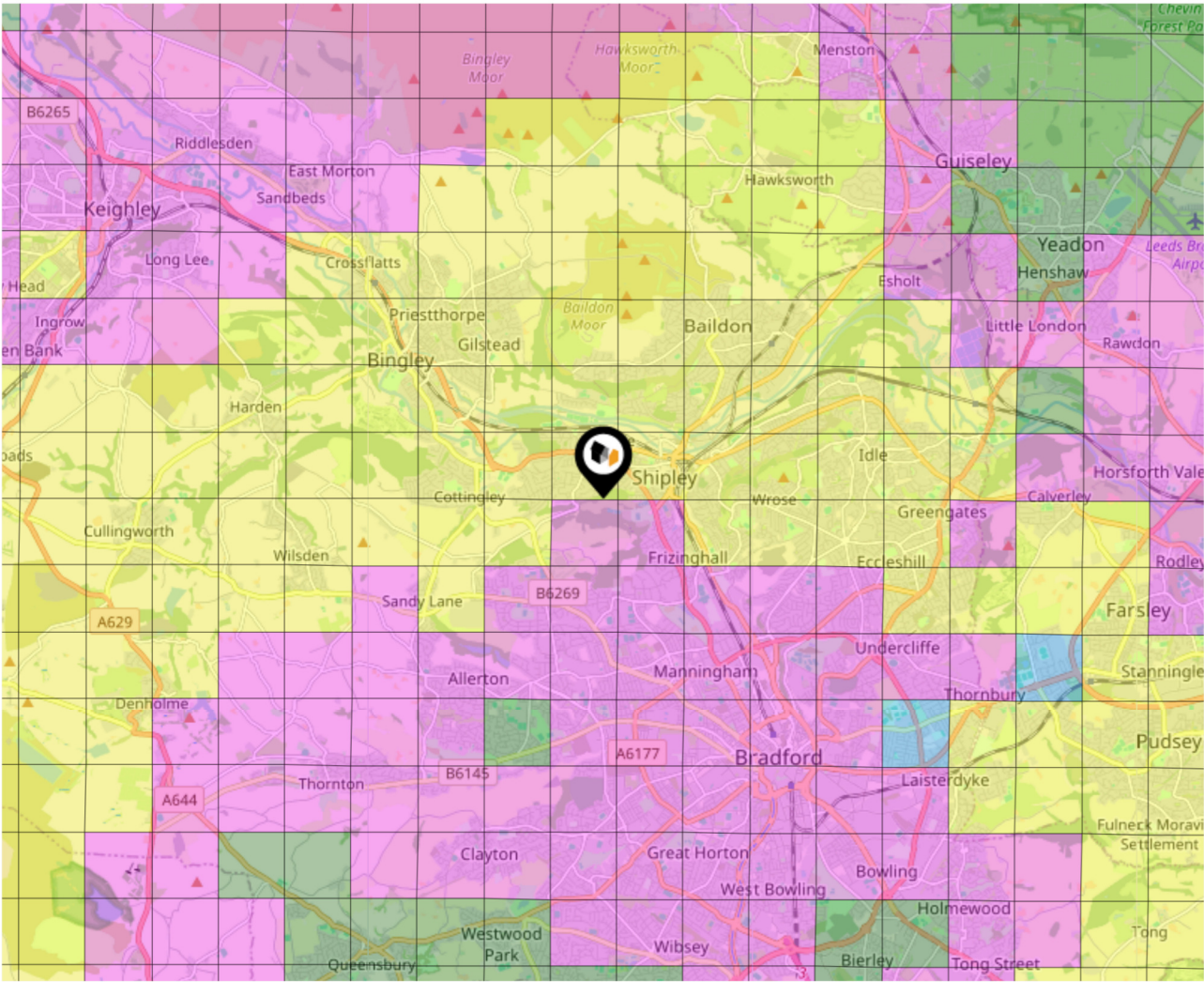
10

Idle and Thackley Ward



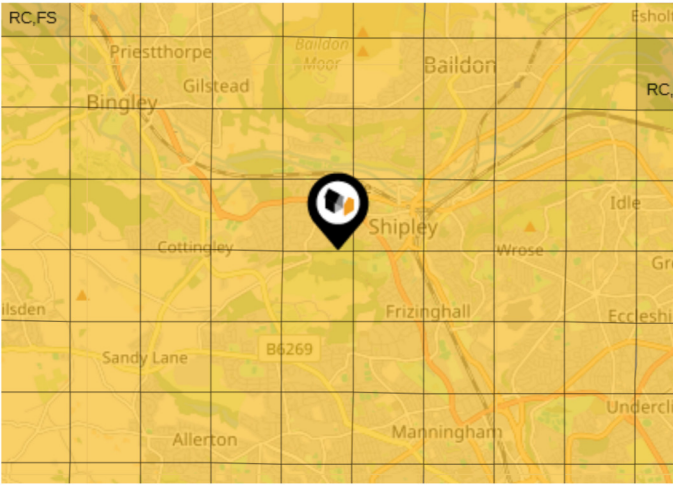
### What is Radon?

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



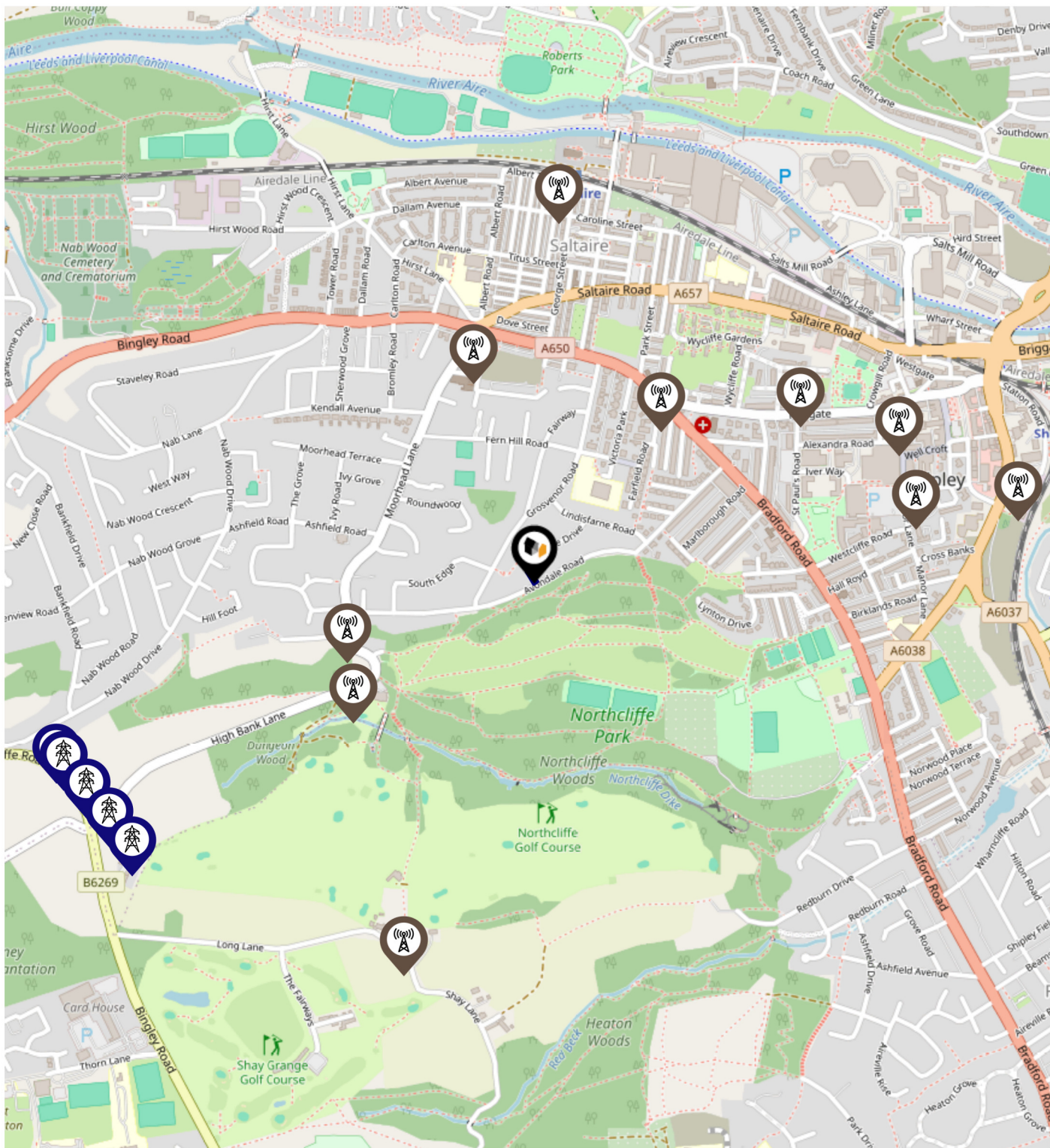
Primary Classifications (Most Common Clay Types)

<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



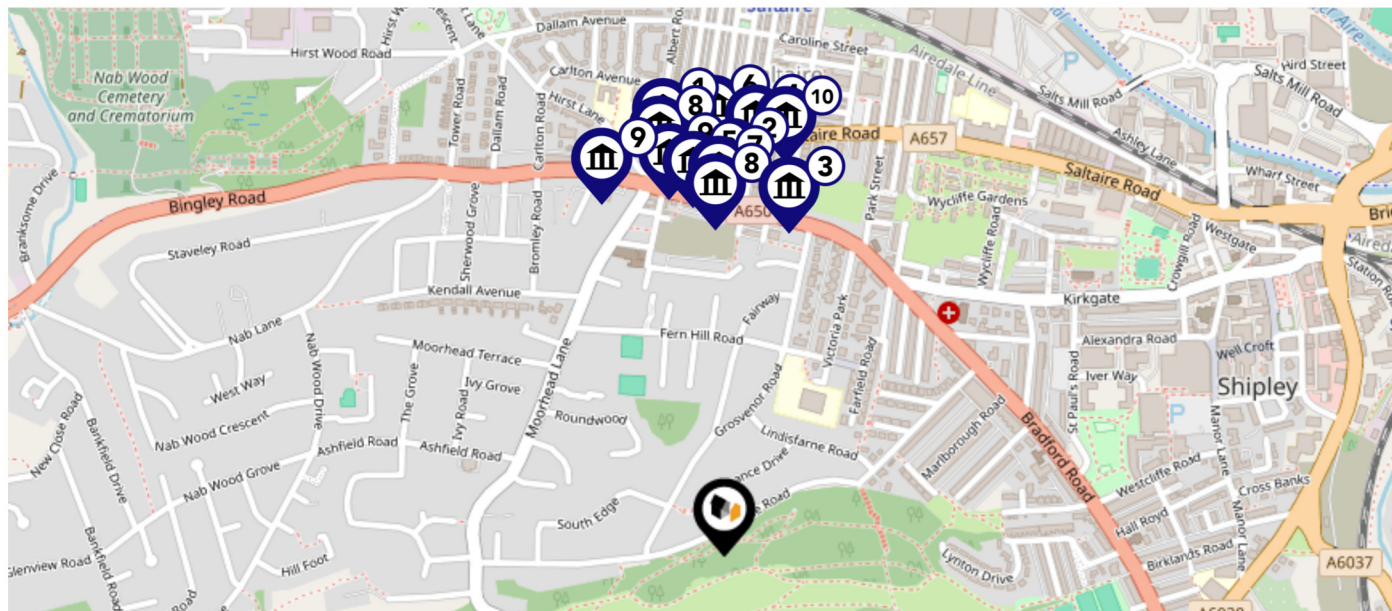
### Key:













-  Power Pylons
-  Communication Masts

# Maps

## Listed Buildings

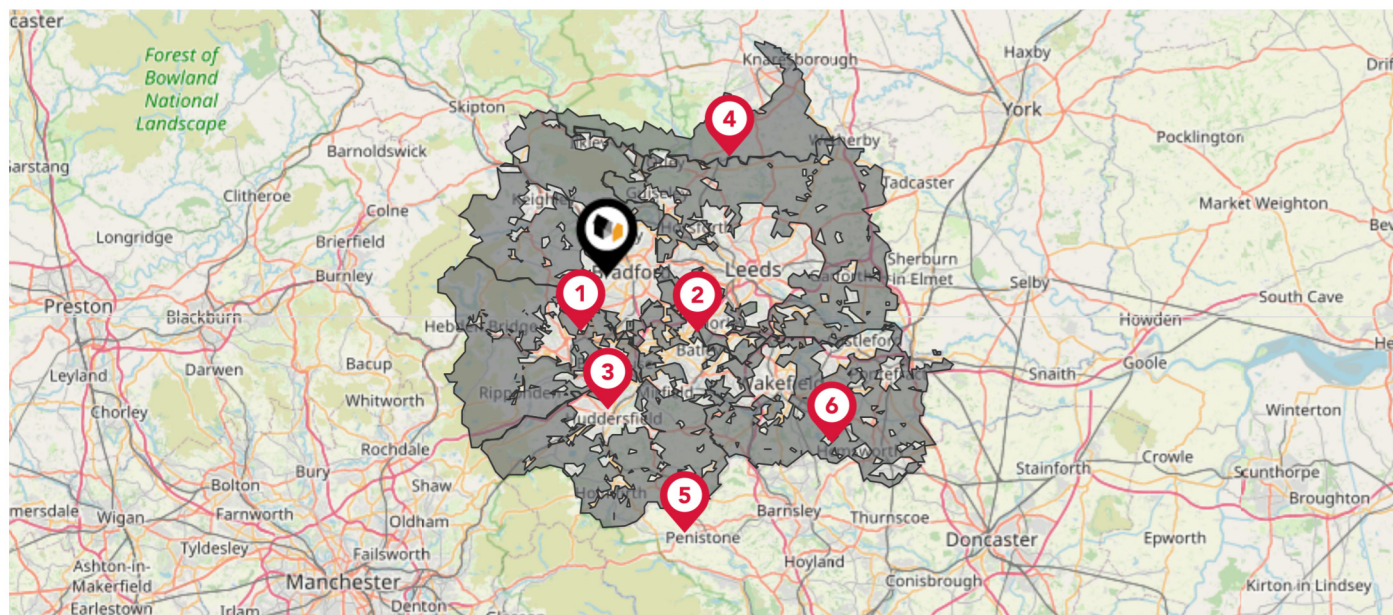
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1199680 - 15, 17, 19 And 21, Albert Road	Grade II	0.4 miles
	1300988 - 1-5, Fern Place	Grade II	0.4 miles
	1133561 - Numbers 50-64 Including Railings And Piers To Bingley Road	Grade II	0.4 miles
	1199992 - 19-26, George Street (see Details For Further Address Information)	Grade II	0.4 miles
	1133580 - 12, 13, 14 And 15, Jane Street	Grade II	0.4 miles
	1133568 - 1-9, Constance Street	Grade II	0.4 miles
	1314197 - 16-27, Jane Street	Grade II	0.4 miles
	1314172 - 29-40, Dove Street	Grade II	0.4 miles
	1200222 - 1, 2, 3 And 4, Myrtle Place	Grade II	0.4 miles
	1200554 - 50 And 51, Titus Street (see Details For Further Address Information)	Grade II	0.4 miles
	1133593 - 11 And 13, Albert Road	Grade II	0.4 miles
	1314207 - Tram Shed At Junction With Clarence Road	Grade II	0.4 miles

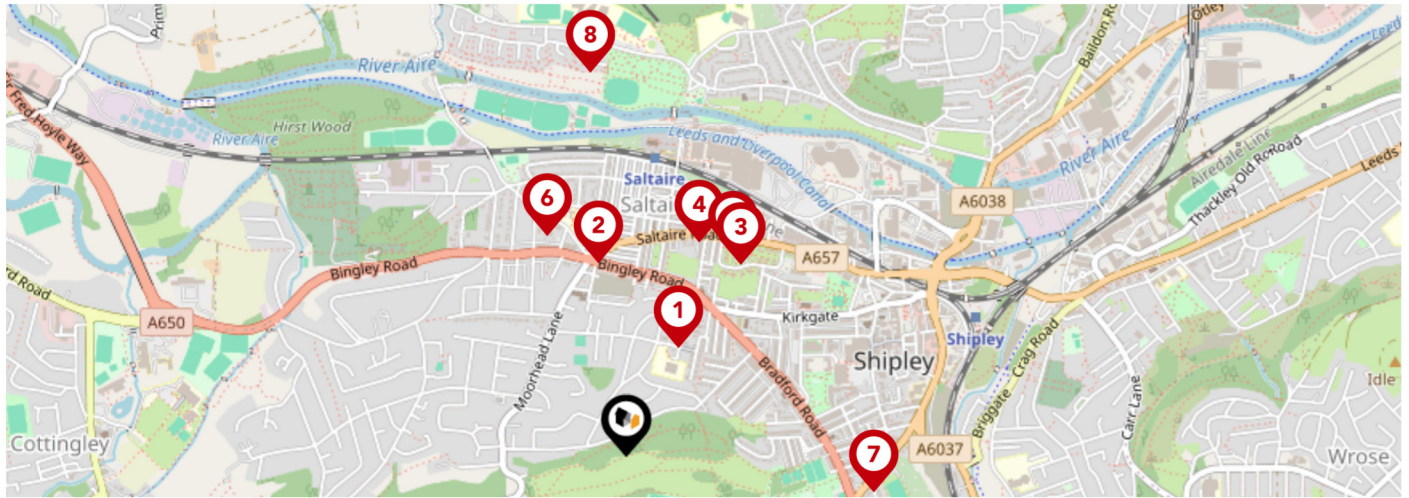


This map displays nearby areas that have been designated as Green Belt...



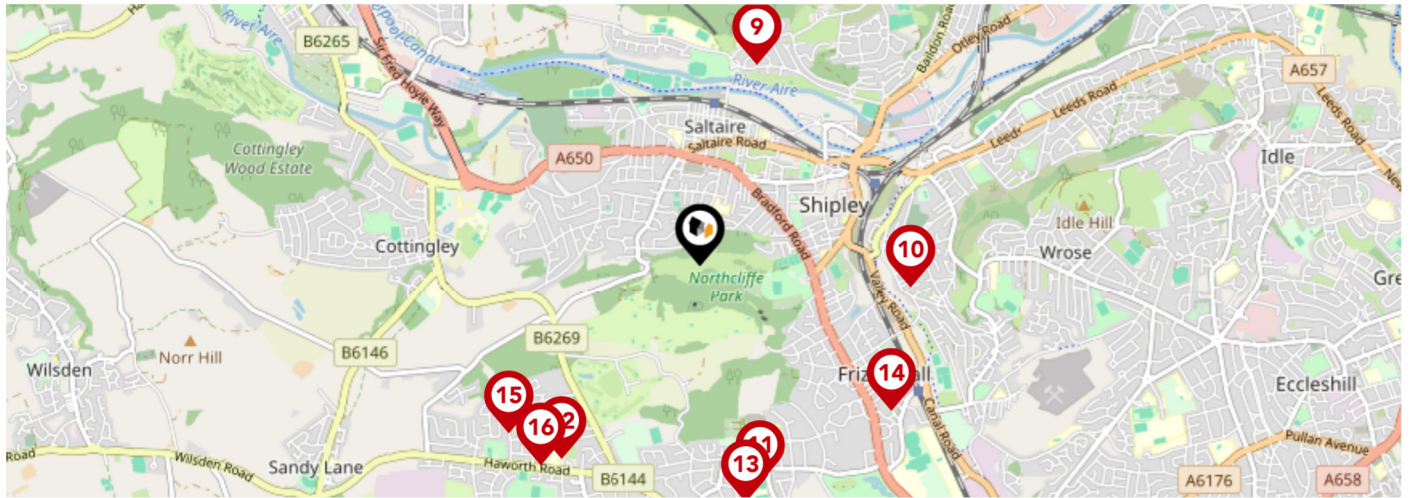
### Nearby Green Belt Land









-  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
<b>1</b>	<b>St Walburga's Catholic Primary School, A Voluntary Academy</b> Ofsted Rating: Good   Pupils: 235   Distance:0.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Saltaire Primary School</b> Ofsted Rating: Good   Pupils: 418   Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Wycliffe CofE Primary School</b> Ofsted Rating: Good   Pupils: 340   Distance:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Shipley College</b> Ofsted Rating: Requires improvement   Pupils:0   Distance:0.5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Bradford Alternative Provision Academy</b> Ofsted Rating: Outstanding   Pupils: 78   Distance:0.5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Hirst Wood Nursery School</b> Ofsted Rating: Good   Pupils: 84   Distance:0.51	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Shipley CofE Primary School</b> Ofsted Rating: Good   Pupils: 205   Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Titus Salt School</b> Ofsted Rating: Good   Pupils: 1451   Distance:0.84	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

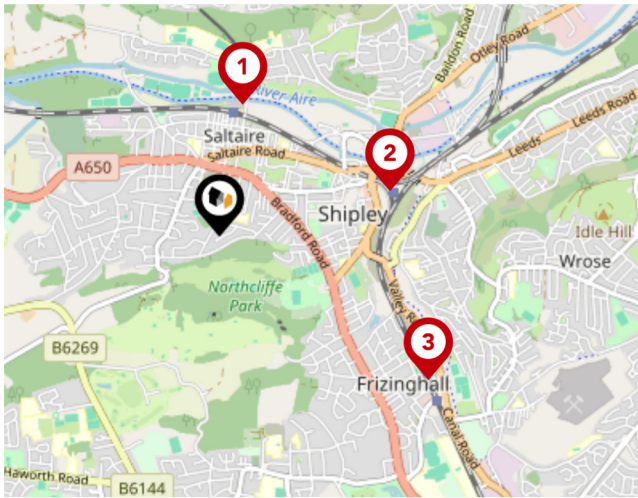




		Nursery	Primary	Secondary	College	Private
	<b>Baildon Glen Primary School</b> Ofsted Rating: Not Rated   Pupils: 171   Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>High Craggs Primary Leadership Academy</b> Ofsted Rating: Good   Pupils: 351   Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Heaton St Barnabas' CofE Aided Primary School</b> Ofsted Rating: Good   Pupils: 401   Distance:0.98	<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:1.03	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Bede's and St Joseph's Catholic College, A Voluntary Academy</b> Ofsted Rating: Good   Pupils: 1784   Distance:1.05	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Frizinghall Primary School</b> Ofsted Rating: Good   Pupils: 416   Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Belle Vue Girls' Academy</b> Ofsted Rating: Good   Pupils: 1033   Distance:1.11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Chellow Heights Special School</b> Ofsted Rating: Good   Pupils: 254   Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

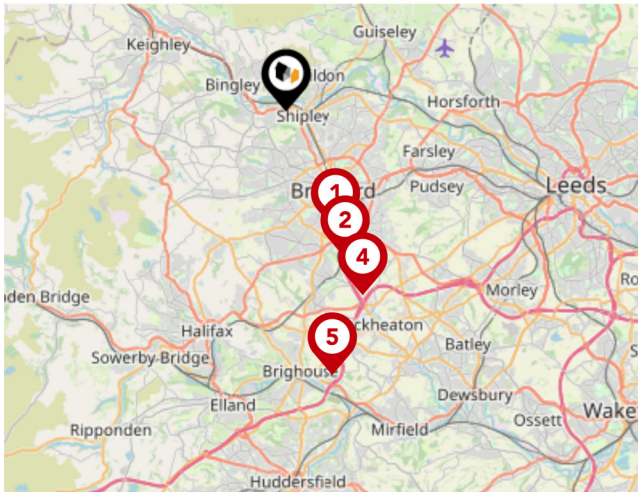
# Area

## Transport (National)



### National Rail Stations

Pin	Name	Distance
1	Saltire Rail Station	0.59 miles
2	Shipley Rail Station	0.77 miles
3	Frizinghall Rail Station	1.11 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M606 J3	4.55 miles
2	M606 J2	5.55 miles
3	M606 J1	7.01 miles
4	M62 J26	7.03 miles
5	M62 J25	9.42 miles

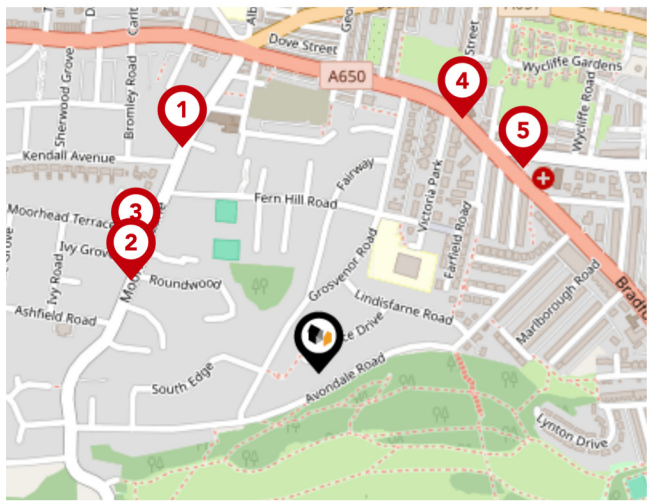


### Airports/Helipads

Pin	Name	Distance
1	Leeds Bradford Airport	6.02 miles
2	Manchester Airport	37.89 miles
3	Teesside Airport	49.35 miles
4	Finningley	40.13 miles

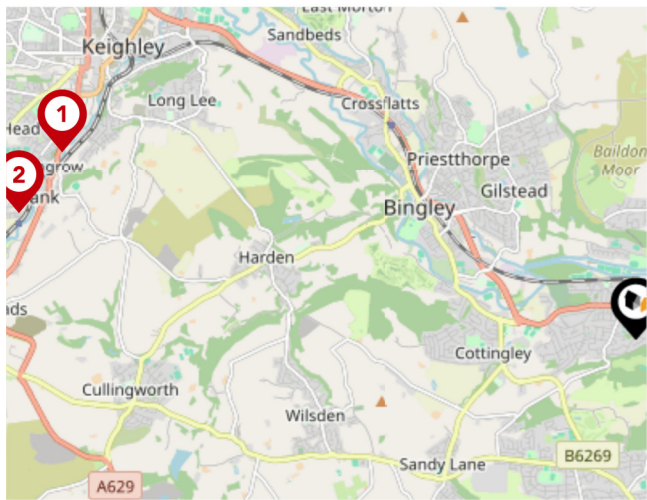
# Area

## Transport (Local)



### Bus Stops/Stations

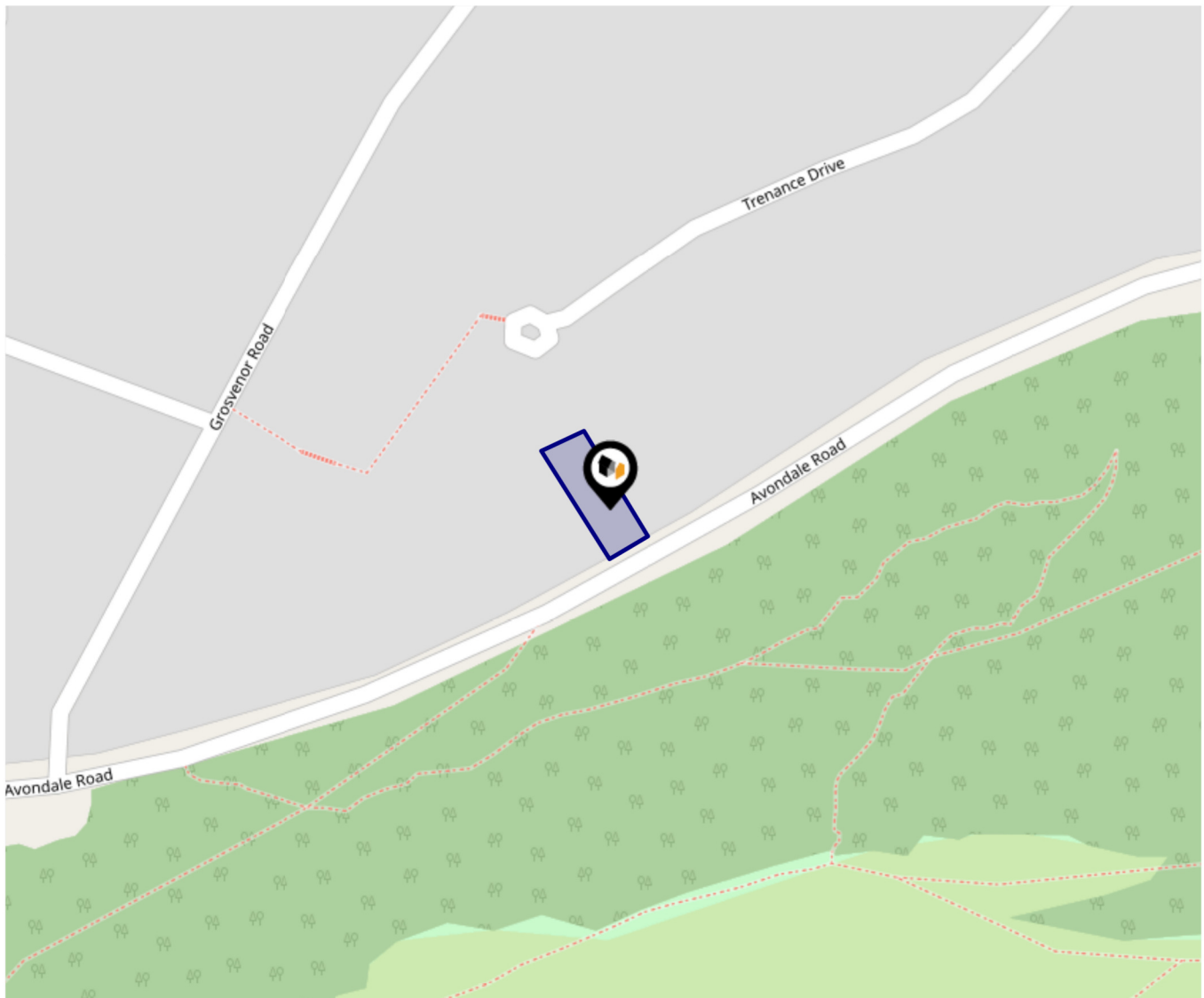
Pin	Name	Distance
1	Moorhead Lane Kendal Ave	0.29 miles
2	Moorhead Lane Roundwood	0.23 miles
3	Moorhead Lane Roundwood	0.24 miles
4	Kirkgate	0.32 miles
5	Kirkgate	0.32 miles



### Local Connections

Pin	Name	Distance
1	Ingrow West (Keighley & Worth Valley Railway)	5.27 miles
2	Damems (Keighley & Worth Valley Railway)	5.5 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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The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

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