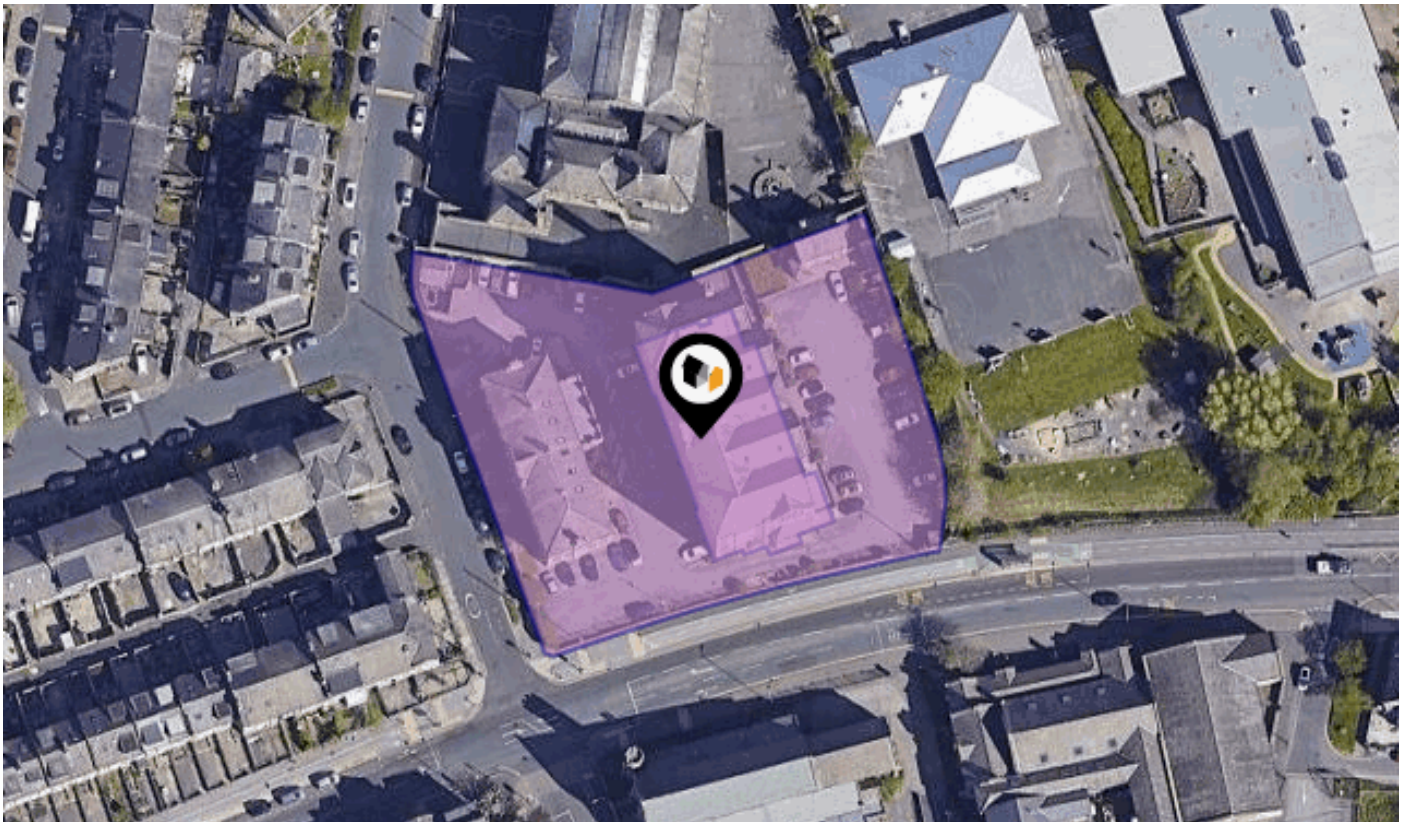# KPF: Key Property Facts

An Analysis of This Property & The Local Area

Thursday 22nd May 2025

FLAT 18, BYRON HALLS, BYRON STREET, BRADFORD, BD3 0AR

RICS
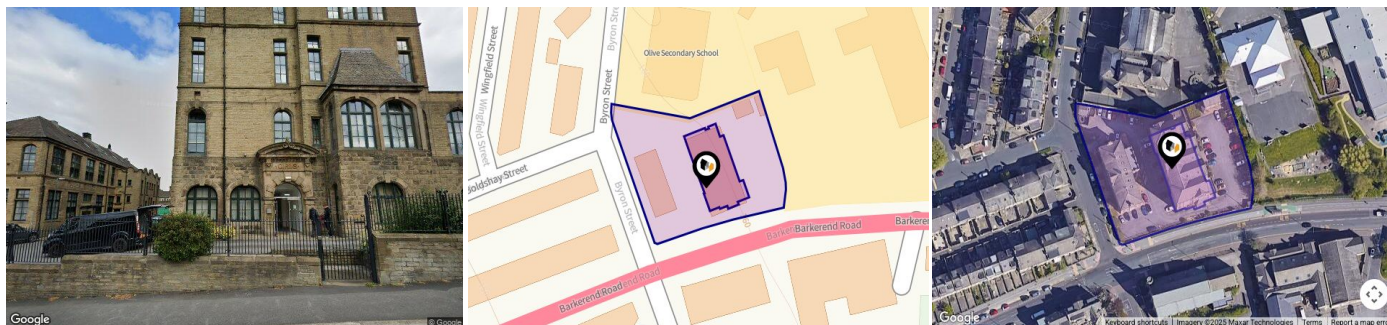Regulated by RICS

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Property

Type:	Flat / Maisonette	**Last Sold Date:**	25/07/2005
Bedrooms:	1	**Last Sold Price:**	£132,500
Floor Area:	699 ft^2 / 65 m^2	**Last Sold £/ft^2:**	£189
Plot Area:	1.17 acres	**Tenure:**	Leasehold
Year Built :	1900-1929	**Start Date:**	24/06/2004
Council Tax :	Band B	**End Date:**	01/01/2128
Annual Estimate:	£1,747	**Lease Term:**	125 years from 1 January 2003
Title Number:	WYK778332	**Term Remaining:**	102 years
UPRN:	10002322551		

Local Area

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

Satellite/Fibre TV Availability:
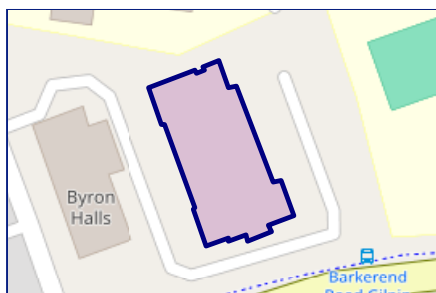
✓ BT ✓ sky ✗ Virgin media

There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.

Freehold Title Plan

WYK741409

Leasehold Title Plans

WYK778332

Start Date:	08/10/2003
End Date:	01/01/3002
Lease Term:	999 years from 1 January 2003
Term Remaining:	977 years

WYK751379

Start Date:	24/06/2004
End Date:	01/01/2128
Lease Term:	125 years from 1 January 2003
Term Remaining:	102 years

Flat 18 Byron Halls, Byron Street, BD3 0AR

Energy rating

C

Valid until 30.06.2029

Score	Energy rating		Current	Potential
92+	A			
81-91	B			87 | B
69-80	C		73 | C	
55-68	D			
39-54	E			
21-38	F			
1-20	G			

Additional EPC Data

Property Type:	Maisonette
Build Form:	Mid-Terrace
Transaction Type:	Rental (private)
Energy Tariff:	Unknown
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	1st
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Sandstone or limestone, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	(another dwelling above)
Main Heating:	Room heaters, electric
Main Heating Controls:	Programmer and appliance thermostats
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Average
Lighting:	No low energy lighting
Floors:	(another dwelling below)
Total Floor Area:	65 m^2

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.

Conservation Areas

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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.
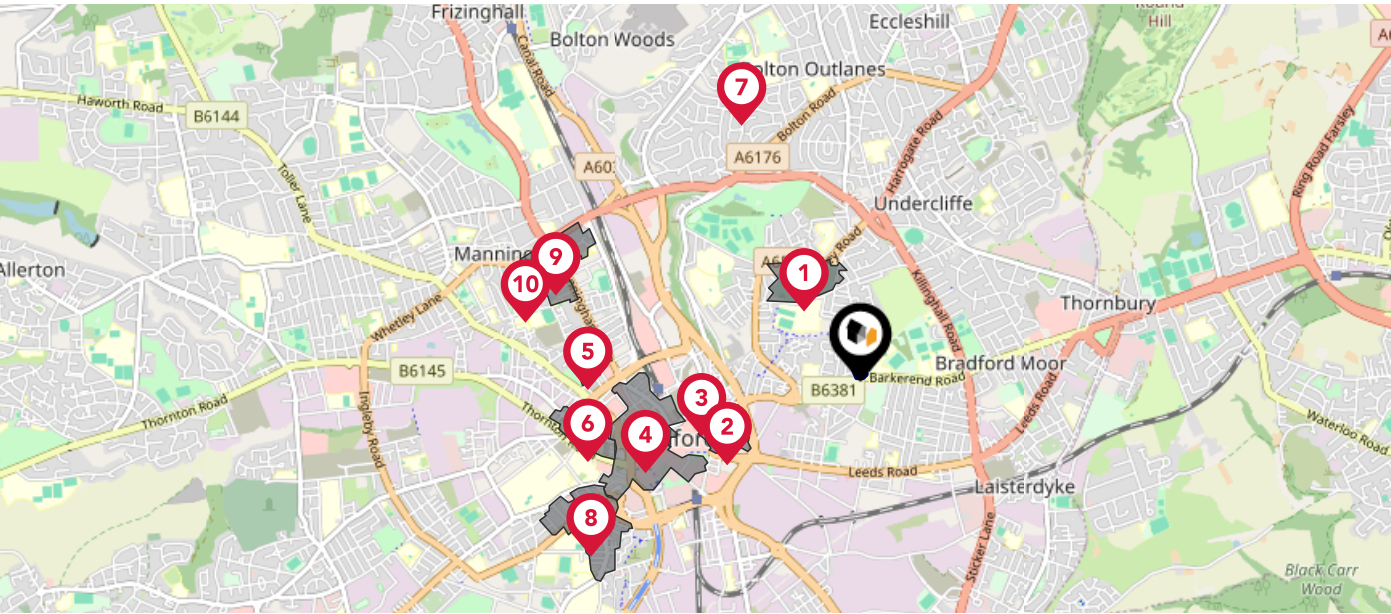

Nearby Conservation Areas	
1	Undercliffe Cemetery
2	Little Germany
3	Cathedral Precinct
4	City Centre
5	Eldon Place
6	The Goitside
7	Hodgson Fold
8	Little Horton Lane
9	Apsley Crescent
10	Southfield Square

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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
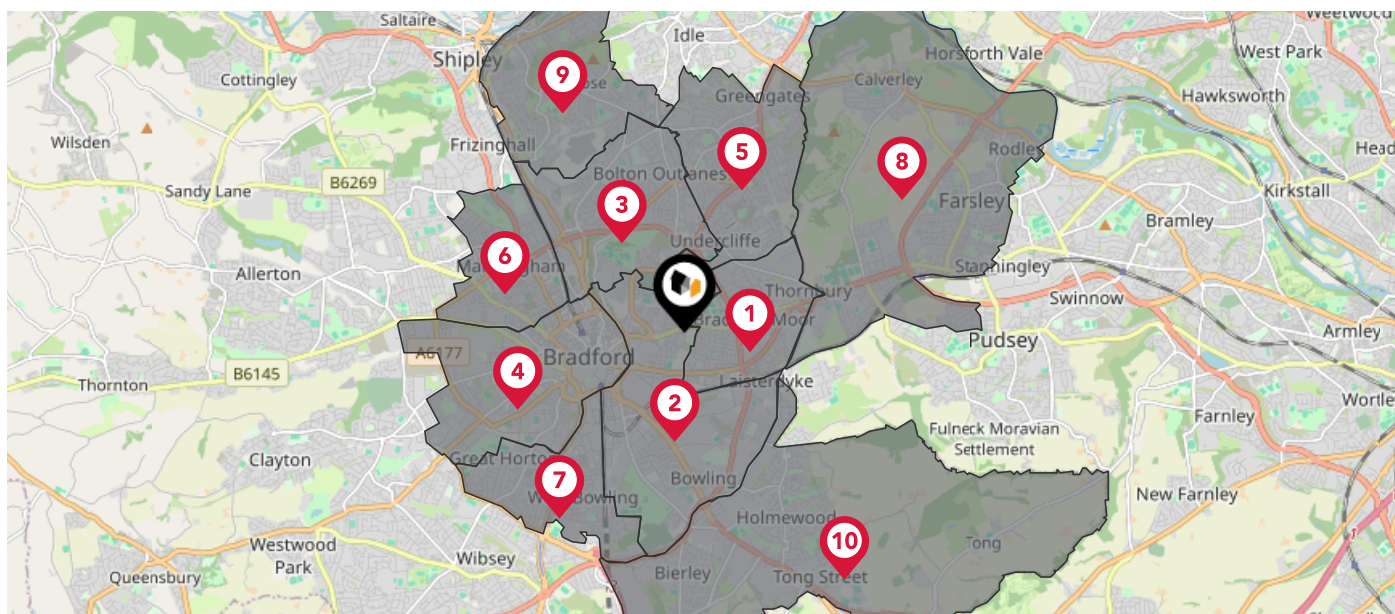
Nearby Council Wards	
1	Bradford Moor Ward
2	Bowling and Barkerend Ward
3	Bolton and Undercliffe Ward
4	City Ward
5	Eccleshill Ward
6	Manningham Ward
7	Little Horton Ward
8	Calverley & Farsley Ward
9	Windhill and Wrose Ward
10	Tong Ward

Rail Noise

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...
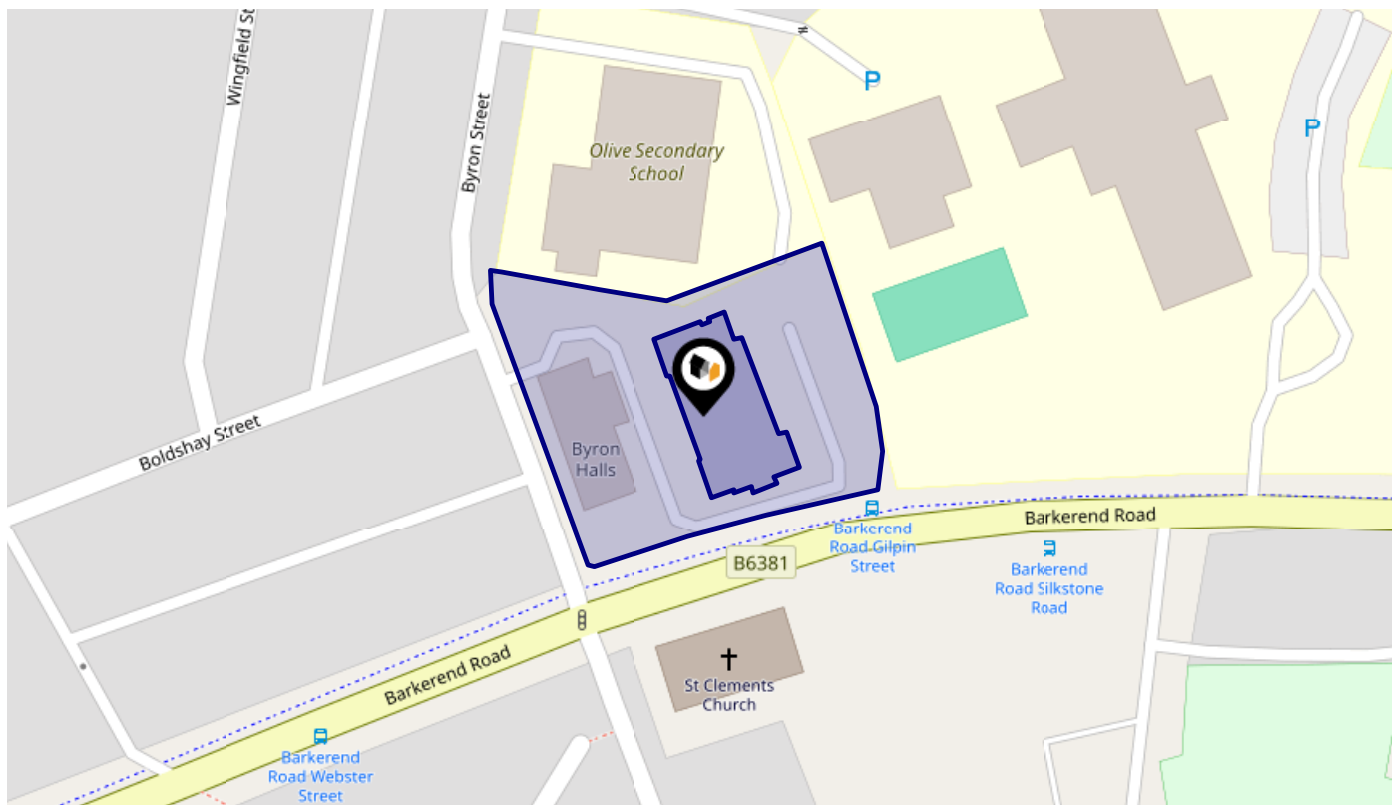
Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

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:

5	75.0+ dB	🟥
4	70.0-74.9 dB	🟧
3	65.0-69.9 dB	🟨
2	60.0-64.9 dB	🟩
1	55.0-59.9 dB	🟦

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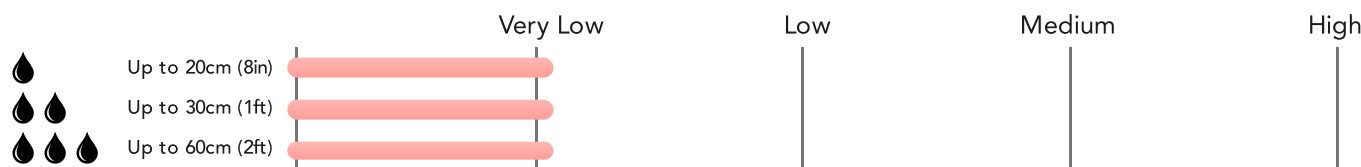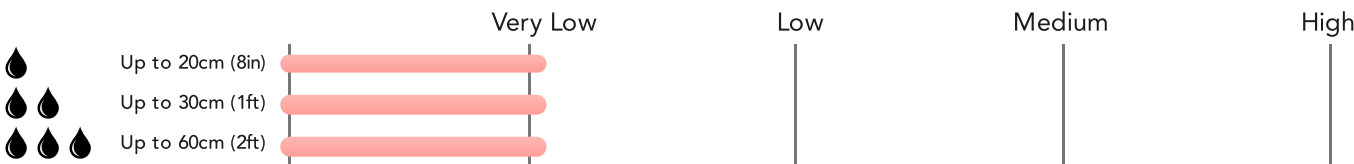

Risk Rating: Very low

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.

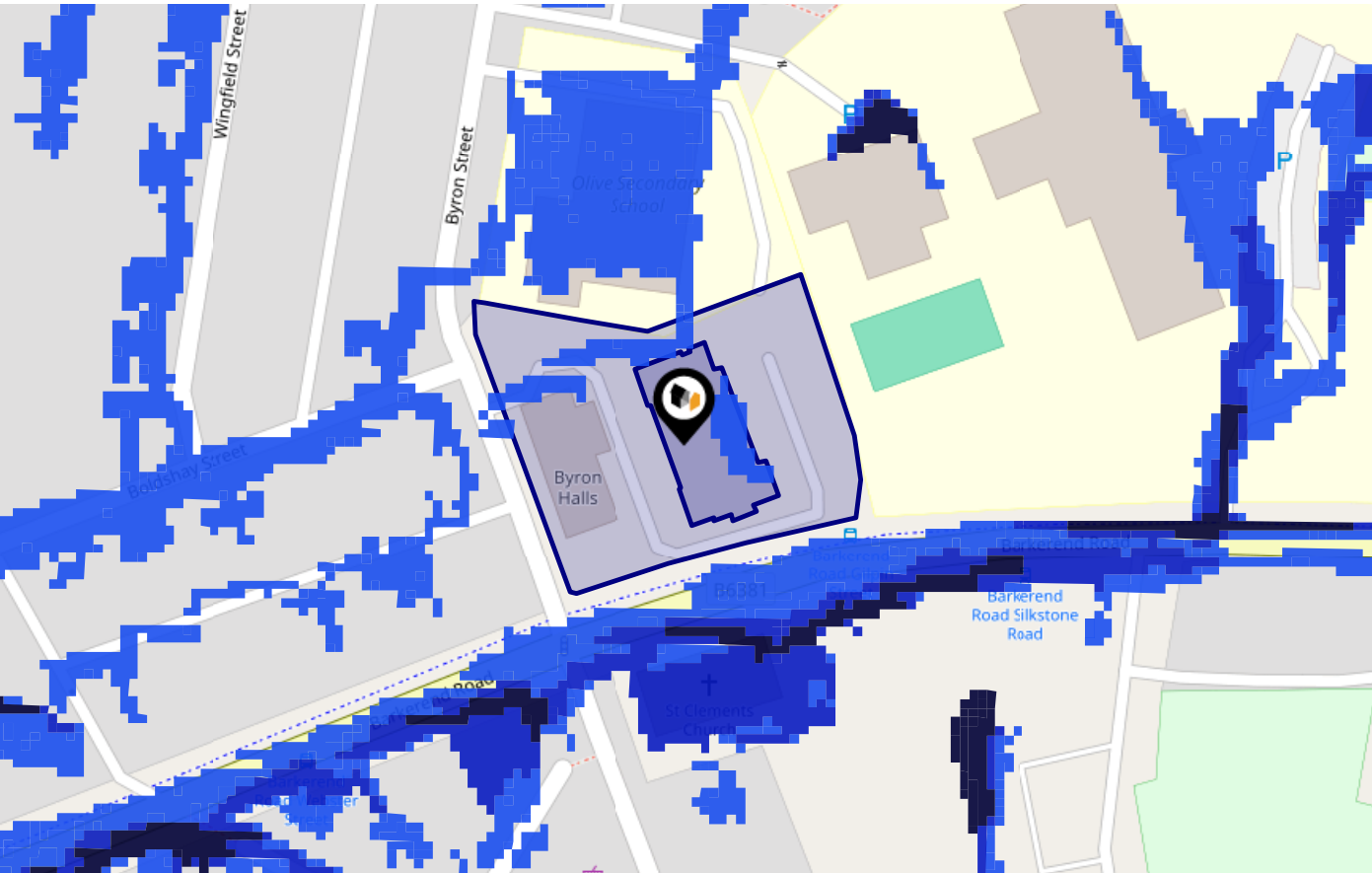Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
🌢	Up to 20cm (8in)				
🌢🌢	Up to 30cm (1ft)				
🌢🌢🌢	Up to 60cm (2ft)				

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.
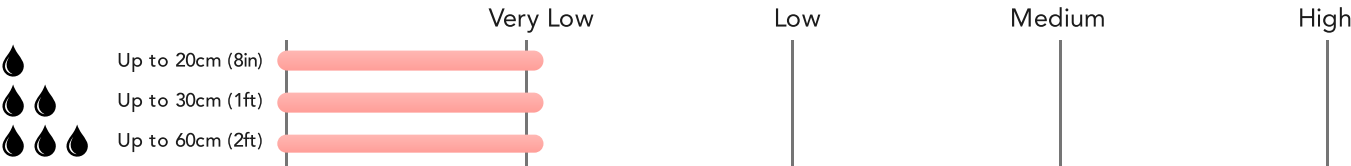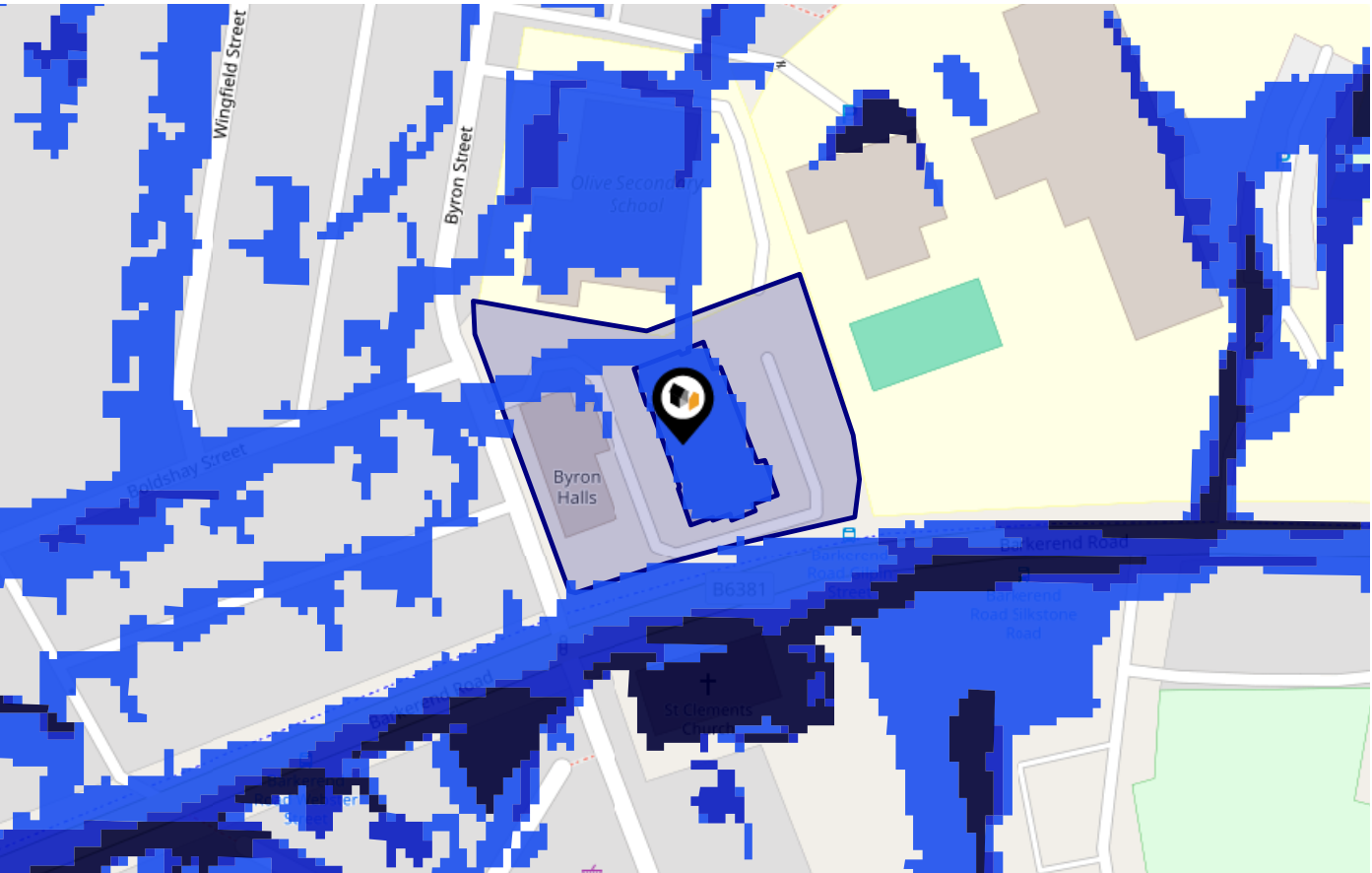

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- **Very Low Risk -** an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
Up to 20cm (8in)					
Up to 30cm (1ft)					
Up to 60cm (2ft)					

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.
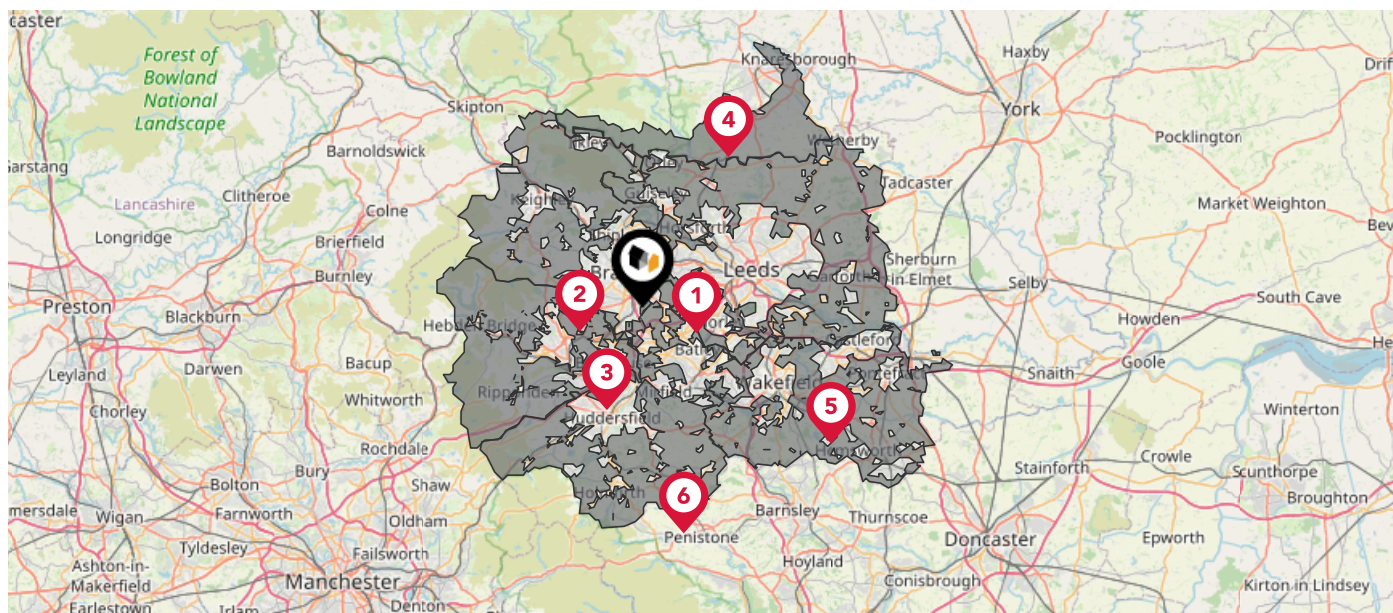

Risk Rating: Very low

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:

		Very Low	Low	Medium	High
💧	Up to 20cm (8in)				
💧💧	Up to 30cm (1ft)				
💧💧💧	Up to 60cm (2ft)				

Flood Risk
Surface Water - Climate Change

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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: 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:

		Very Low	Low	Medium	High
💧	Up to 20cm (8in)				
💧💧	Up to 30cm (1ft)				
💧💧💧	Up to 60cm (2ft)				

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

Nearby Green Belt Land	
1	South and West Yorkshire Green Belt - Leeds
2	South and West Yorkshire Green Belt - Bradford
3	South and West Yorkshire Green Belt - Calderdale
4	South and West Yorkshire Green Belt - Harrogate
5	South and West Yorkshire Green Belt - Wakefield
6	South and West Yorkshire Green Belt - Kirklees

Landfill Sites

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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.
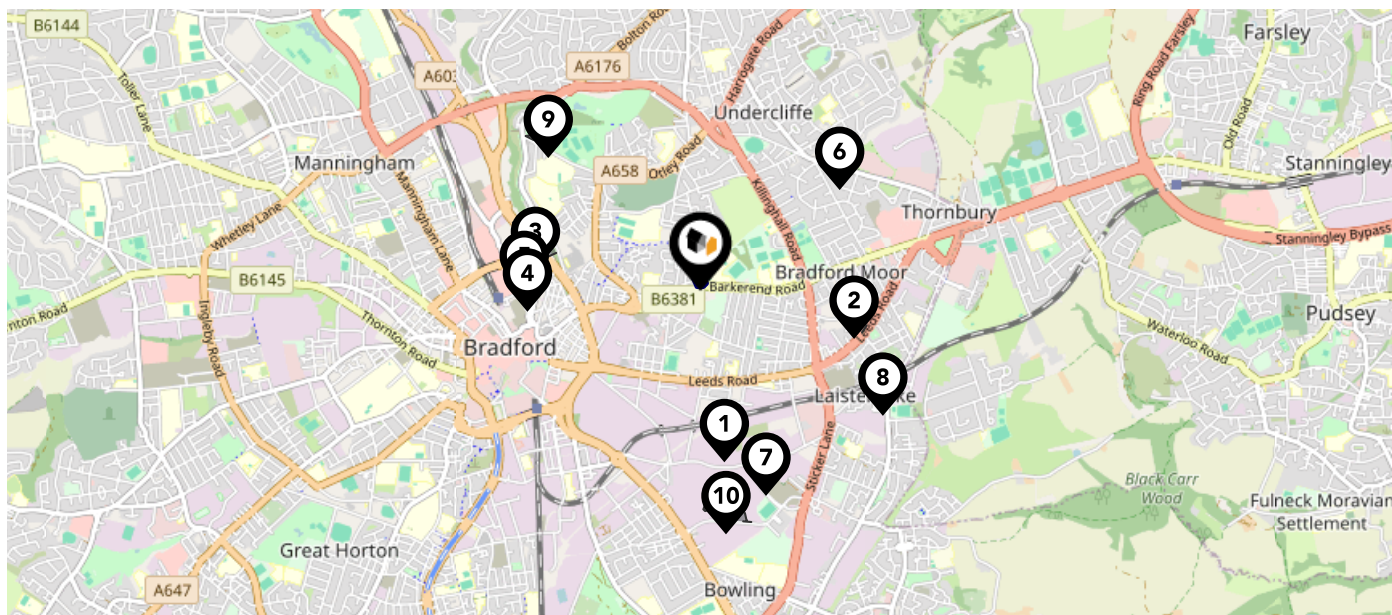
Nearby Landfill Sites

1	Birkshall Street-Bowling, Bradford	Historic Landfill
2	Land adjoining Leeds Road at the junction with Thornsbury Road-Thornsbury Road, Bradford	Historic Landfill
3	Old Canal Road-Bradford	Historic Landfill
4	Former Mill Street Gasworks-Land off Leeming Street, Bradford	Historic Landfill
5	Midland Mill-Old Canal Road, Bradford	Historic Landfill
6	Gain Lane-Fagley, Bradford, Leeds	Historic Landfill
7	Uppercroft Mills-Bowling Back Lane, Bradford 4	Historic Landfill
8	Laisterdyke Sidings-Dick Lane, Laisterdyke, Bradford	Historic Landfill
9	Peel Park-Cliffe Road, Bradford	Historic Landfill
10	Bowling Back Lane-Bradford, West Yorkshire	Historic Landfill

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This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...
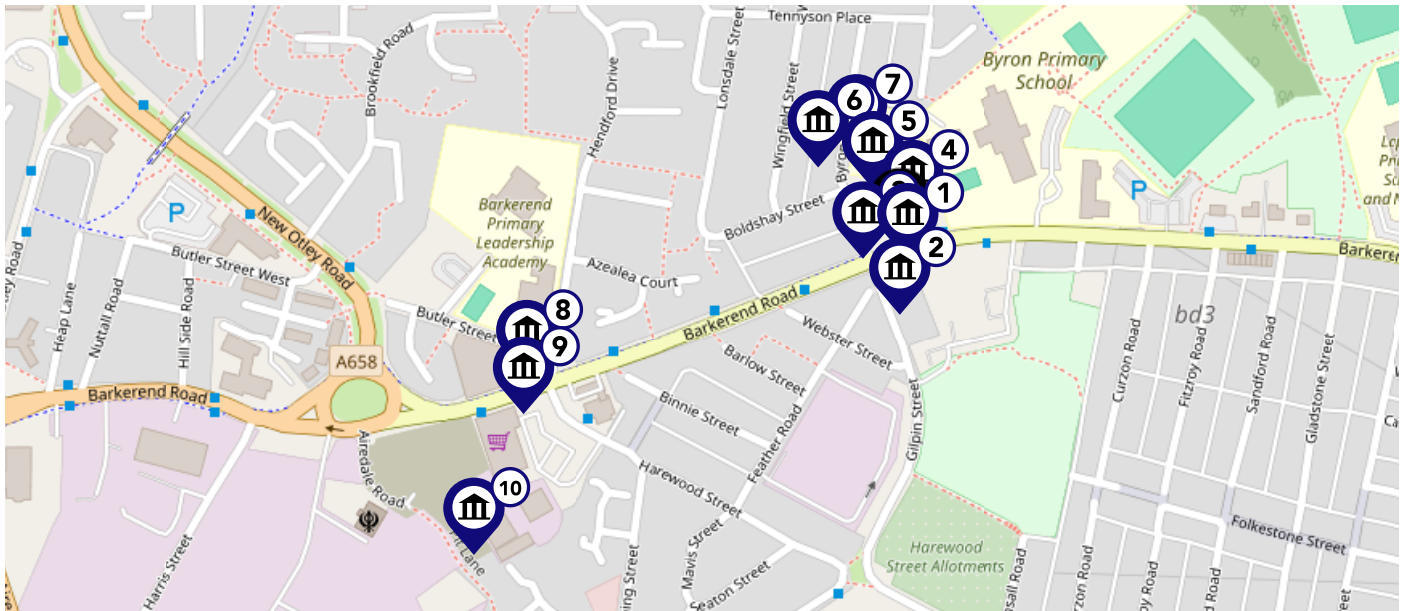
Listed Buildings in the local district	Grade	Distance
1 1389476 - Carlton-bolling School	Grade II	0.0 miles
2 1184649 - Church Of St Clement	Grade II	0.0 miles
3 1389477 - Former Craft Block At Carlton-bolling School	Grade II	0.0 miles
4 1389478 - School House At Carlton-bolling School	Grade II	0.0 miles
5 1389474 - Byron First School	Grade II	0.0 miles
6 1133266 - Boldshay Hall	Grade II	0.1 miles
7 1389475 - School House At Byron Primary School	Grade II	0.1 miles
8 1389480 - Barkerend School And Attached Shed And Boundary Wall	Grade II	0.2 miles
9 1184614 - 1, Hendford Drive (see Details For Further Address Information)	Grade II	0.2 miles
10 1314311 - Barkerend Mills	Grade II	0.3 miles
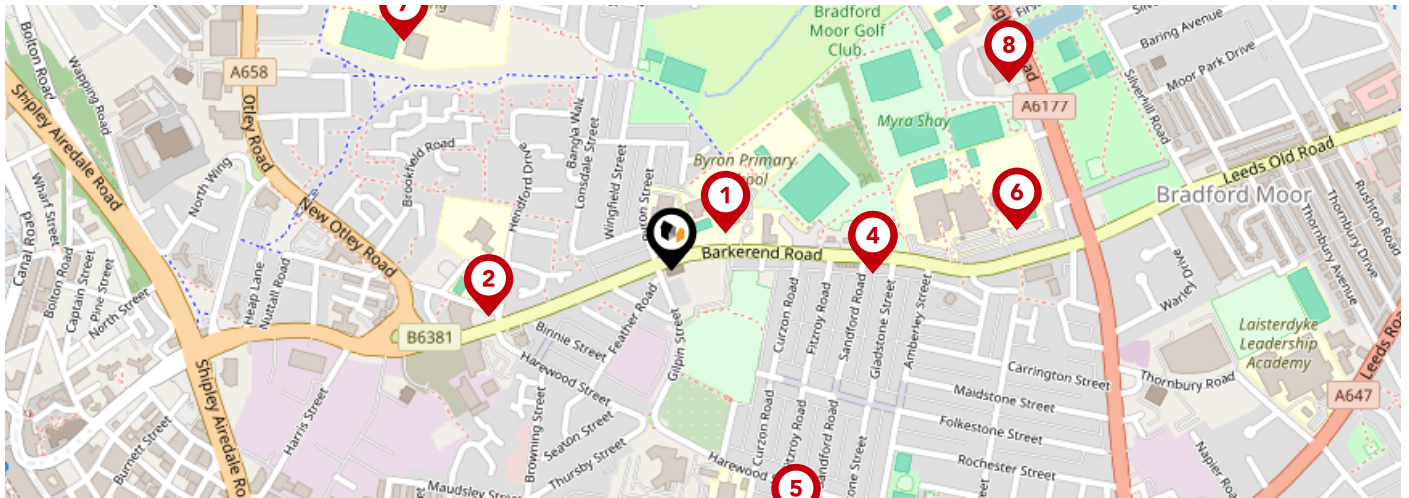
	Nursery	Primary	Secondary	College	Private
1 Byron Primary School Ofsted Rating: Good | Pupils: 683 | Distance:0.07	☐	☑	☐	☐	☐
2 Barkerend Primary Leadership Academy Ofsted Rating: Outstanding | Pupils: 564 | Distance:0.21	☐	☑	☐	☐	☐
3 Lapage Primary School and Nursery Ofsted Rating: Good | Pupils: 691 | Distance:0.22	☐	☑	☐	☐	☐
4 Co-op Academy Delius Ofsted Rating: Good | Pupils: 170 | Distance:0.22	☐	☑	☐	☐	☐
5 Feversham Primary Academy Ofsted Rating: Outstanding | Pupils: 511 | Distance:0.31	☐	☑	☐	☐	☐
6 Dixons Marchbank Primary Ofsted Rating: Outstanding | Pupils: 478 | Distance:0.38	☐	☑	☐	☐	☐
7 Carlton Bolling Ofsted Rating: Outstanding | Pupils: 1640 | Distance:0.39	☐	☐	☑	☐	☐
8 Killinghall Primary School Ofsted Rating: Good | Pupils: 717 | Distance:0.42	☐	☑	☐	☐	☐
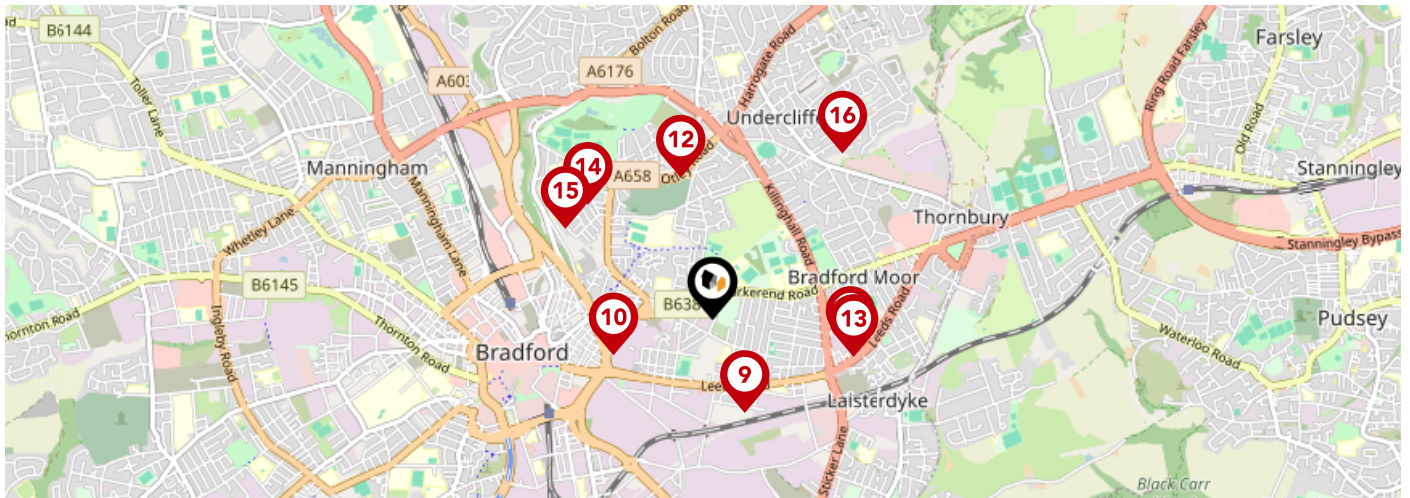
		Nursery	Primary	Secondary	College	Private
9	**Co-Op Academy Penny Oaks** Ofsted Rating: Good | Pupils: 204 | Distance:0.43	☐	☑	☐	☐	☐
10	**Training and Skills Centre** Ofsted Rating: Inadequate | Pupils: 9 | Distance:0.46	☐	☐	☑	☐	☐
11	**Laisterdyke Leadership Academy** Ofsted Rating: Good | Pupils: 873 | Distance:0.61	☐	☐	☑	☐	☐
12	**Peel Park Primary School and Nursery** Ofsted Rating: Good | Pupils: 581 | Distance:0.64	☐	☑	☐	☐	☐
13	**Eden Boys' Leadership Academy, Bradford** Ofsted Rating: Outstanding | Pupils: 603 | Distance:0.64	☐	☐	☑	☐	☐
14	**Feversham Girls' Secondary Academy** Ofsted Rating: Outstanding | Pupils: 801 | Distance:0.75	☐	☐	☑	☐	☐
15	**Westminster Church of England Primary Academy** Ofsted Rating: Good | Pupils: 516 | Distance:0.76	☐	☑	☐	☐	☐
16	**St. Clare's Catholic Primary School, A Voluntary Academy** Ofsted Rating: Good | Pupils: 198 | Distance:0.92	☐	☑	☐	☐	☐

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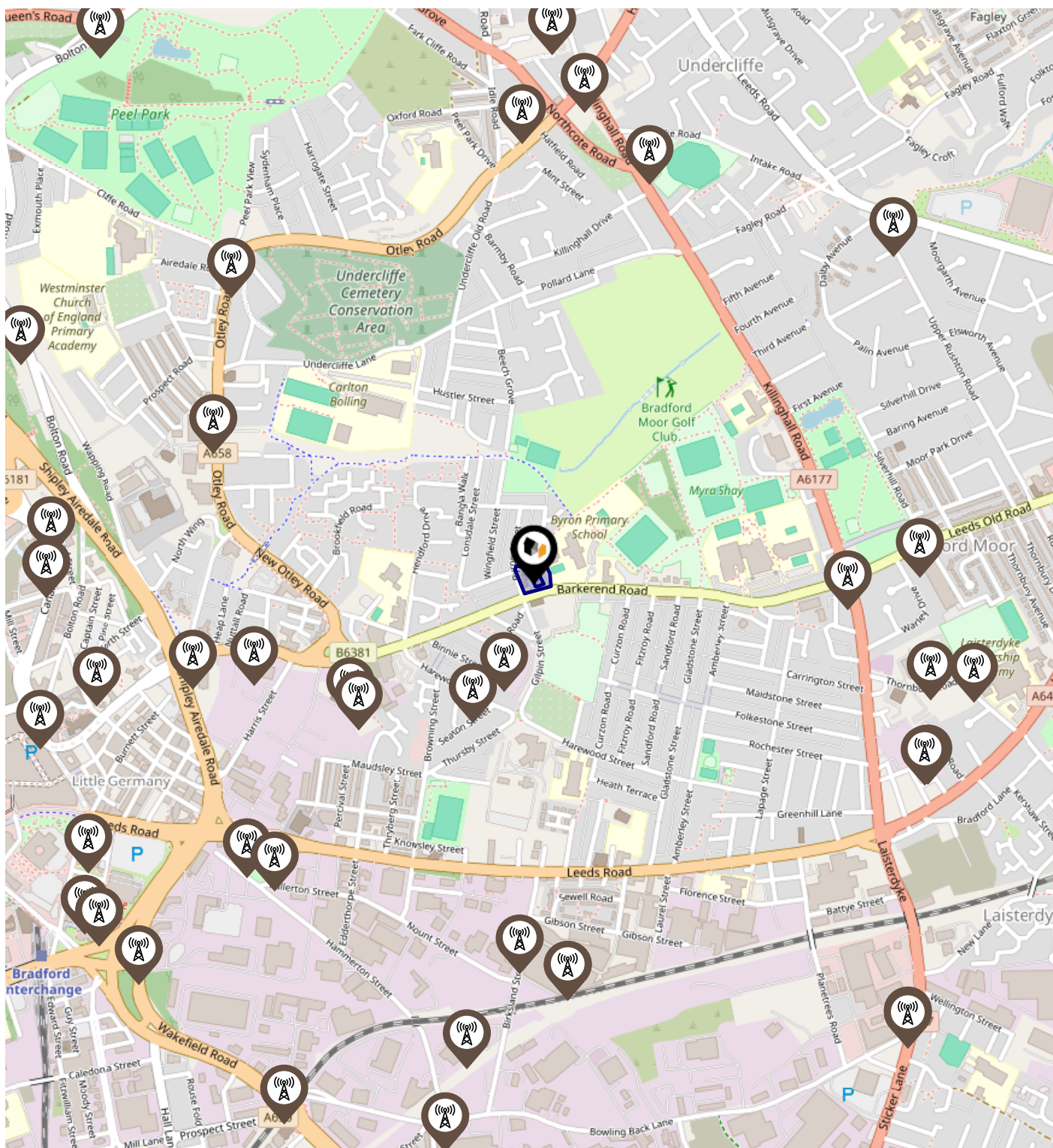
Key:

Power Pylons

Communication Masts

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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).
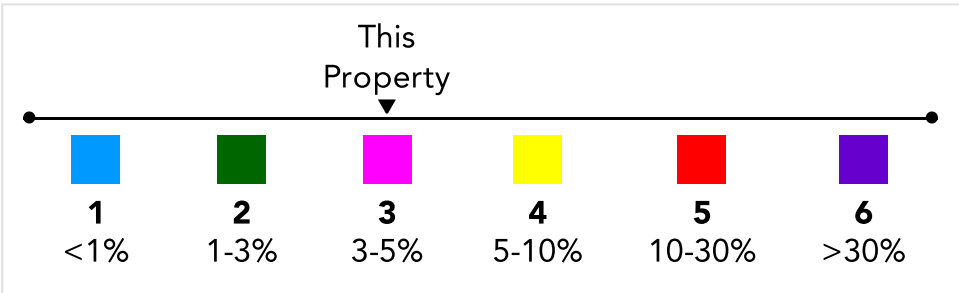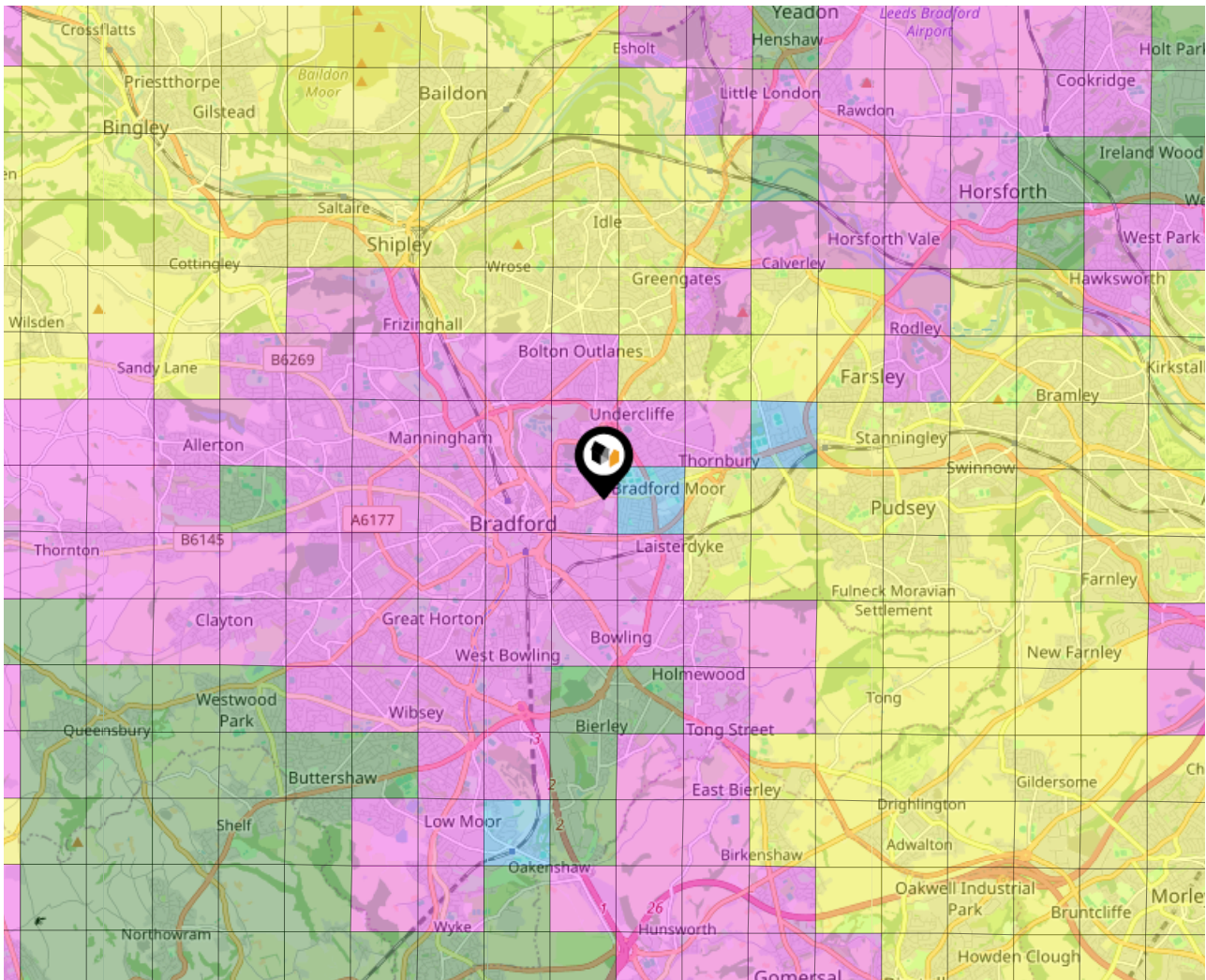
	This Property ▼				
1 <1%	**2** 1-3%	**3** 3-5%	**4** 5-10%	**5** 10-30%	**6** >30%
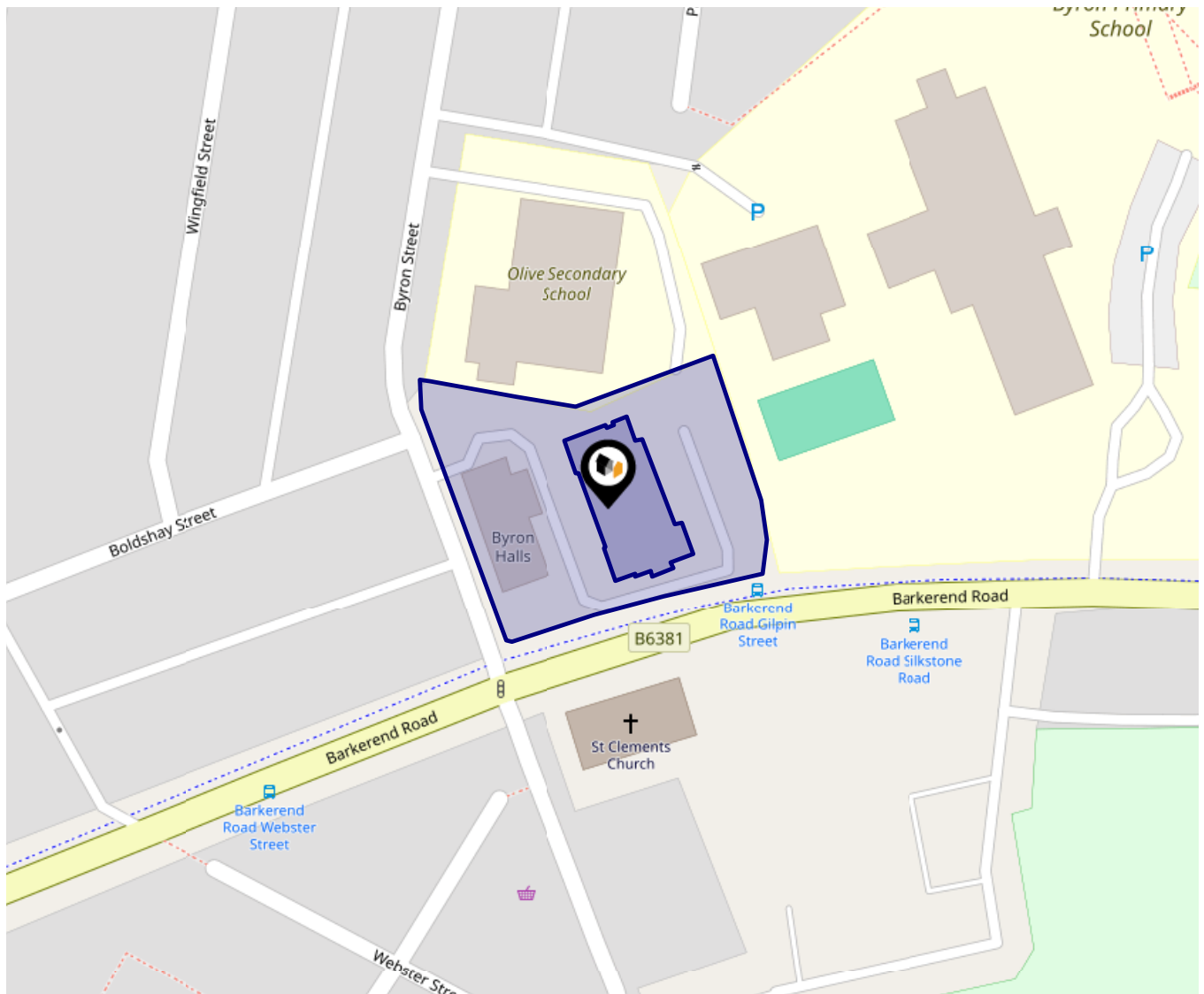
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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

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

Carbon Content: VARIABLE(LOW)

Parent Material Grain: MIXED (ARGILLIC-RUDACEOUS)

Soil Group: MEDIUM TO LIGHT(SILTY) TO HEAVY

Soil Texture: CLAYEY LOAM TO SILTY LOAM

Soil Depth: DEEP
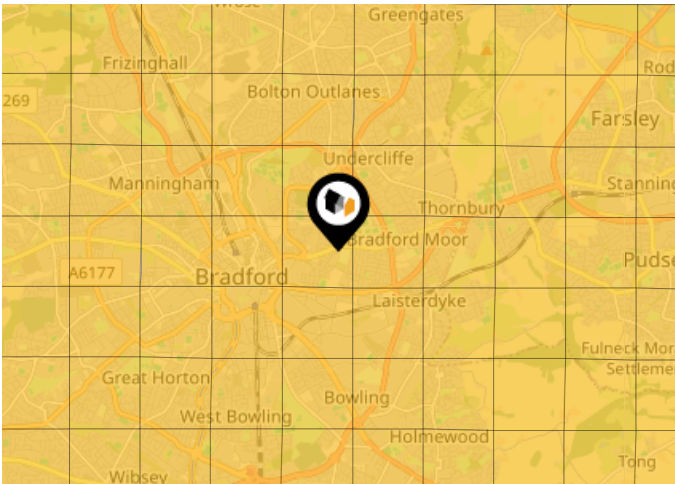
Primary Classifications (Most Common Clay Types)

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

Transport (National)

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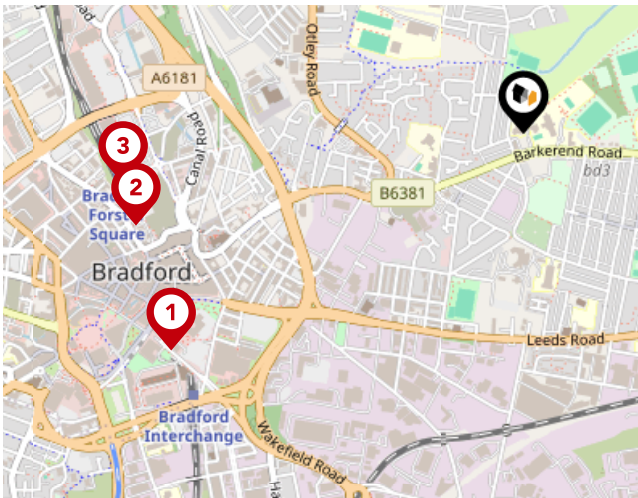
National Rail Stations

Pin	Name	Distance
1	Bradford Interchange Rail Station	0.9 miles
2	Bradford Foster Square Rail Station	0.87 miles
3	Bradford Forster Square Rail Station	0.88 miles
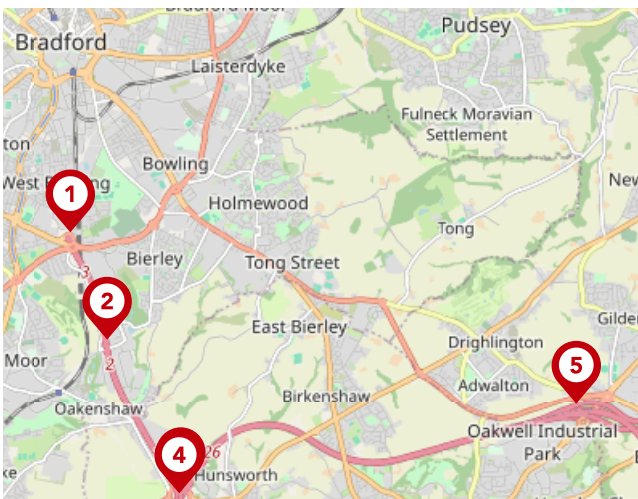
Trunk Roads/Motorways

Pin	Name	Distance
1	M606 J3	2.16 miles
2	M606 J2	3 miles
3	M606 J1	4.29 miles
4	M62 J26	4.31 miles
5	M62 J27	5.09 miles
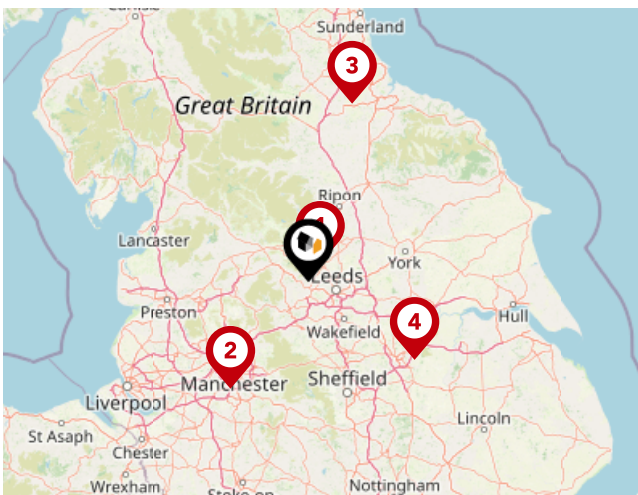
Airports/Helipads

Pin	Name	Distance
1	Leeds Bradford Airport	5.67 miles
2	Manchester Airport	37.47 miles
3	Teesside Airport	50.81 miles
4	Finningley	36.83 miles

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Transport (Local)
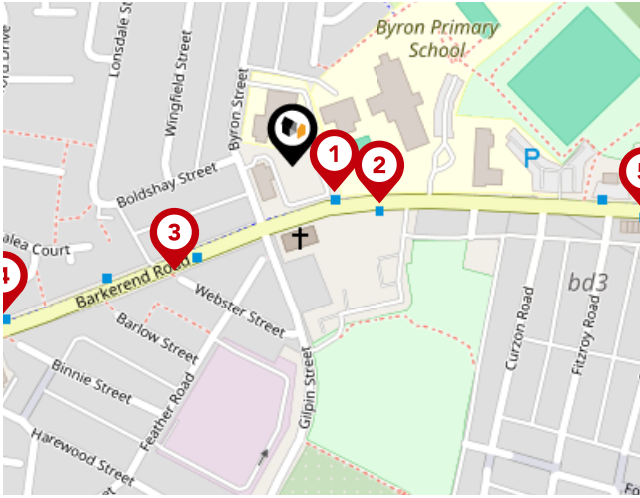
Bus Stops/Stations

Pin	Name	Distance
1	Karmand Community Centre	0.03 miles
2	Karmand Community Centre	0.05 miles
3	Barkerend Road Webster St	0.09 miles
4	Barkerend Rd Harewood Street	0.18 miles
5	Barkerend Road Fitzroy Rd	0.19 miles
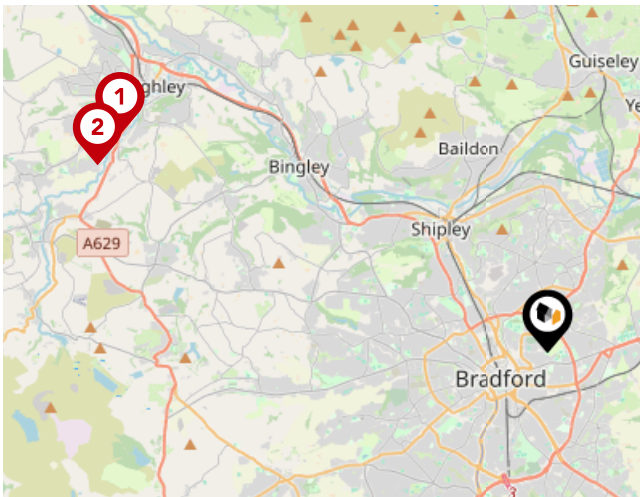
Local Connections

Pin	Name	Distance
1	Ingrow West (Keighley & Worth Valley Railway)	8.41 miles
2	Damems (Keighley & Worth Valley Railway)	8.53 miles

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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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Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.

KPF - Key Property Facts

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0161 710 2010

Heather.twiss@landwoodgroup.com

https://landwoodgroup.com/

Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

Valuation Office Agency

Ofsted

Royal Mail