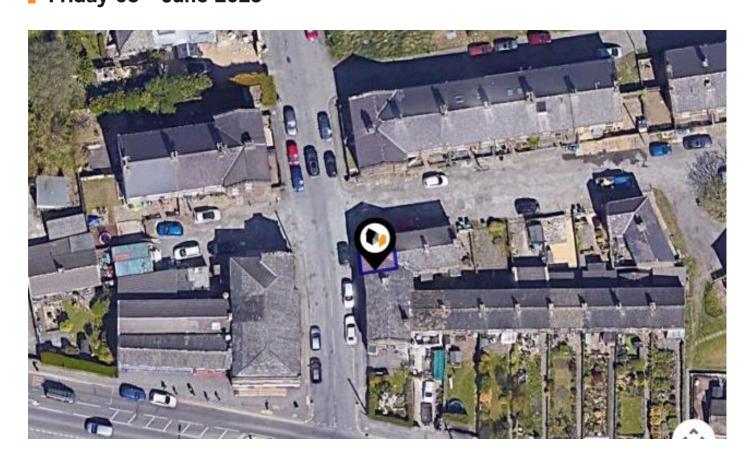




See More Online

KPF: Key Property Facts

An Analysis of This Property & The Local Area **Friday 06th June 2025**



13, HILL STREET, BRADFORD, BD6 3BW

Landwood Group

77 Deansgate Manchester M3 2BW 0161 710 2010 Heather.twiss@landwoodgroup.com https://landwoodgroup.com/





Property

Overview





Property

Type: Shop / Showroom

Plot Area: 0.01 acres **Title Number:** WYK443367 **UPRN:** 100052191681

Freehold Tenure:

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

Local Area

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

Flood Risk:

Rivers & Seas Very low Surface Water Very low

123

mb/s mb/s

Satellite/Fibre TV Availability:

Mobile Coverage: (based on calls indoors)











2000

mb/s





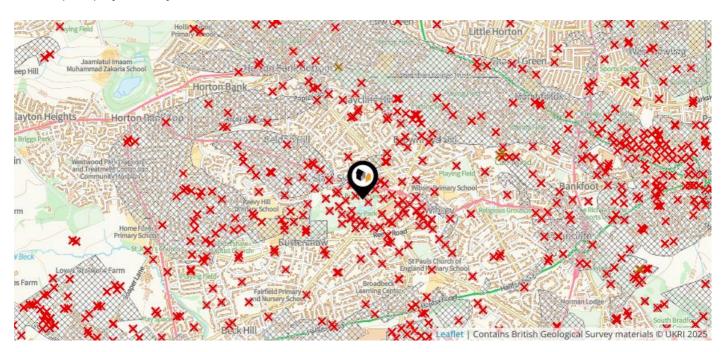




Coal Mining



This map displays nearby coal mine entrances and their classifications.



Mine Entry

× 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.

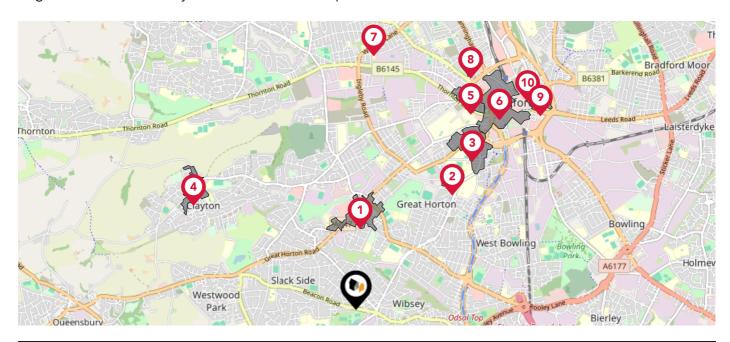
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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



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.

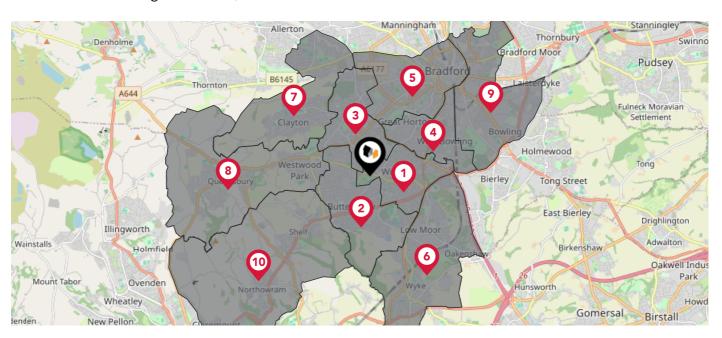


Nearby Cons	Nearby Conservation Areas			
1	Great Horton			
2	Little Horton Green			
3	Little Horton Lane			
4	Clayton			
5	The Goitside			
6	City Centre			
7	Whetley Grove			
8	Eldon Place			
9	Little Germany			
10	Cathedral Precinct			

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

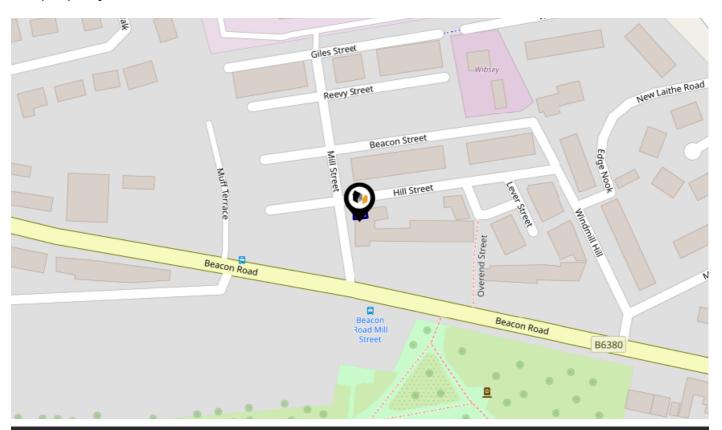


Nearby Cour	ncil Wards
1	Wibsey Ward
2	Royds Ward
3	Great Horton Ward
4	Little Horton Ward
5	City Ward
6	Wyke Ward
7	Clayton and Fairweather Green Ward
8	Queensbury Ward
9	Bowling and Barkerend Ward
10	Northowram and Shelf Ward

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.

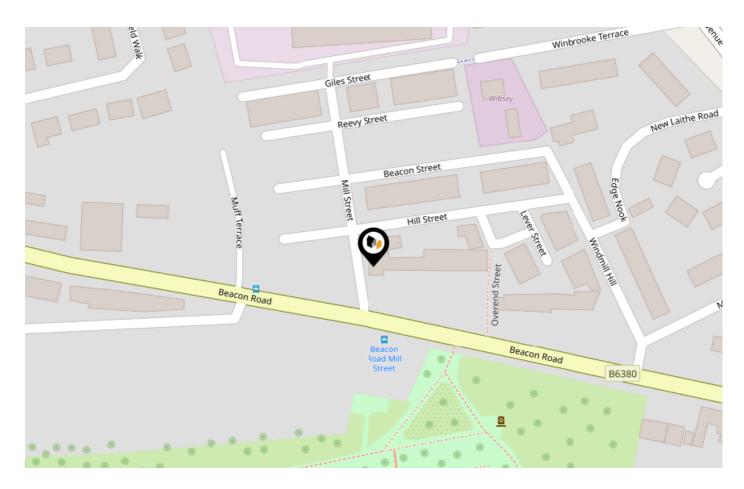
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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	

Rivers & Seas - Flood Risk



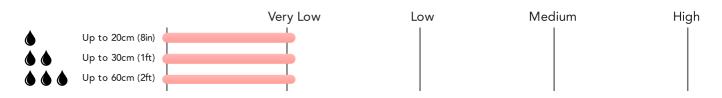
This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.



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.

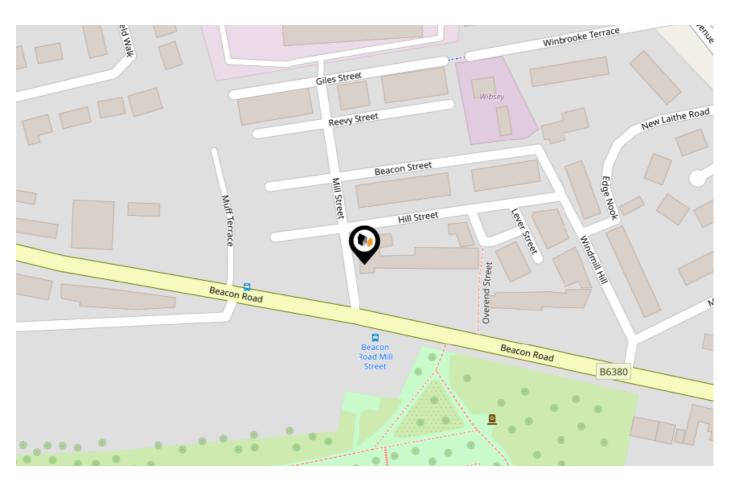




Rivers & Seas - Climate Change



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.

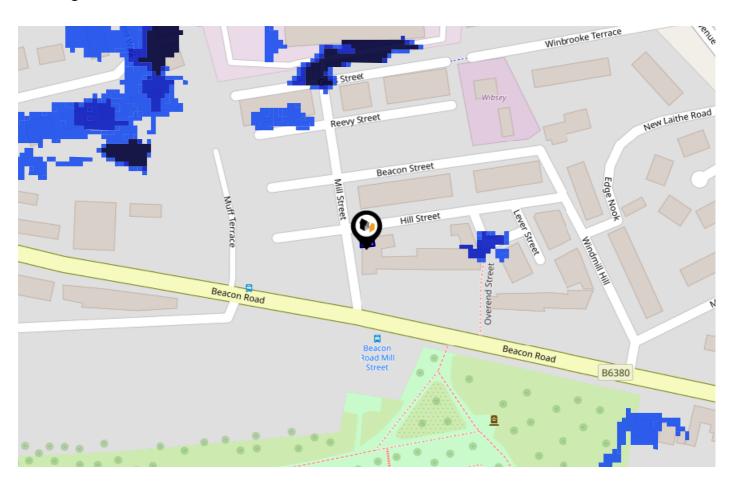
- **High Risk** an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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- **Very Low Risk -** an area in which the risk is below 1 in 1000 (0.1%) in any one year.



Surface Water - Flood Risk



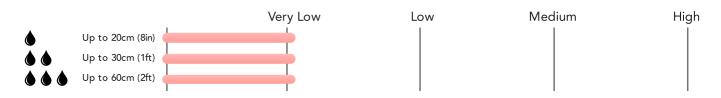
This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.



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.





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.

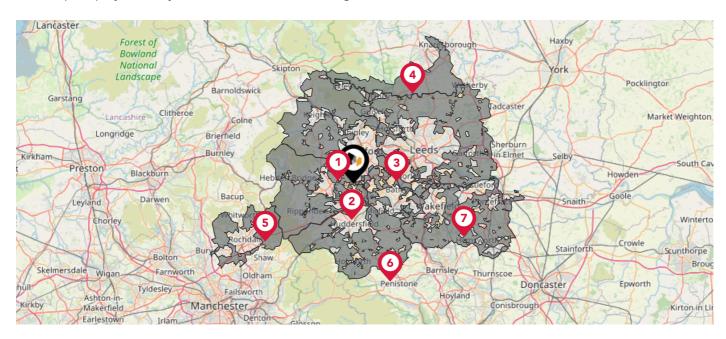
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- **Very Low Risk -** an area in which the risk is below 1 in 1000 (0.1%) in any one year.



Green Belt



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

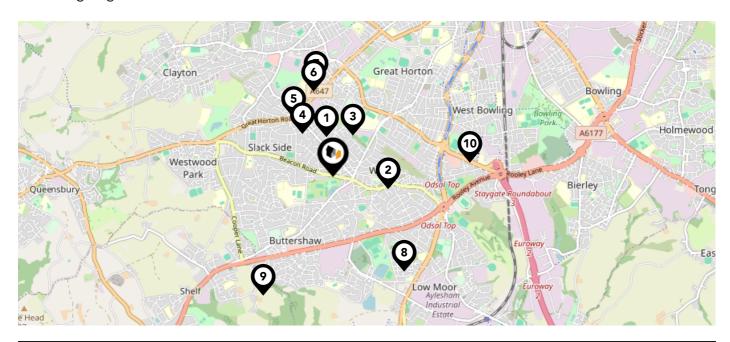


Nearby Green Belt Land		
1	South and West Yorkshire Green Belt - Bradford	
2	South and West Yorkshire Green Belt - Calderdale	
3	South and West Yorkshire Green Belt - Leeds	
4	South and West Yorkshire Green Belt - Harrogate	
5	Merseyside and Greater Manchester Green Belt - Rochdale	
6	South and West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

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.

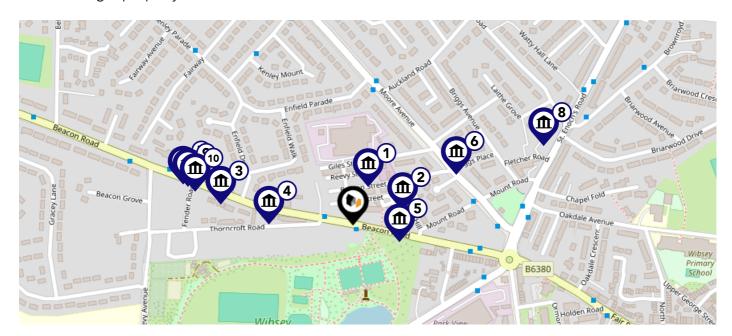


Nearby l	_andfill Sites		
1	Tip at Beldon Road-Bradford, West Yorkshire	Historic Landfill	
2	Wibsey School-Playing Fields, Northfield Road, Wibsey	Historic Landfill	
3	Haycliffe Road-Clover Street, Bradford	Historic Landfill	
4	Valley Fields-Bounded by Moore View and Moore Avenue, Bradford	Historic Landfill	
5	Hollybank Road/Bartle Lane-Great Horton, Bradford	Historic Landfill	
6	Havelock Street-Upper Green, Great Horton	Historic Landfill	
7	Disused Railway Cutting-Off Beckside Road, Westcroft Road, Great Horton, Bradford	Historic Landfill	
3	Manor Row-Low Moor,Bradford	Historic Landfill	
9	Mill House Farm-Manorley Lane, Shelf	Historic Landfill	
10	Raymond Street-Bradford, West Yorkshire	Historic Landfill	

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
(m)	1133170 - 1-9, Giles Street	Grade II	0.0 miles
(m) ⁽²⁾	1104849 - 2, 4, 6 And 8, Edge Nook	Grade II	0.1 miles
m 3	1133306 - 140-144, Beacon Road	Grade II	0.1 miles
(m)	1299983 - 104-112, Beacon Road	Grade II	0.1 miles
m ⁵	1133305 - 28-34, Beacon Road Bd6	Grade II	0.1 miles
6	1133291 - 3-21, Briggs Place	Grade II	0.1 miles
(m)(7)	1314314 - 188, 190 And 194 Beacon Road	Grade II	0.2 miles
(m) (8)	1133727 - Dog And Gun Public House	Grade II	0.2 miles
(m)(9)	1133307 - Numbers 184 And 186 And Number 178 To Rear	Grade II	0.2 miles
(m)	1184743 - Numbers 182 And 174 To Rear	Grade II	0.2 miles



Area

Schools



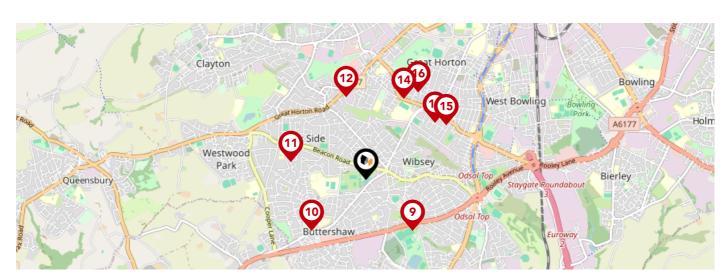


		Nursery	Primary	Secondary	College	Private
①	Wibsey Primary School Ofsted Rating: Good Pupils: 684 Distance: 0.36		▽			
2	Buttershaw Business & Enterprise College Academy Ofsted Rating: Serious Weaknesses Pupils: 1454 Distance: 0.43			\checkmark		
3	Reevy Hill Primary School Ofsted Rating: Good Pupils: 229 Distance:0.45		\checkmark			
4	St Paul's CofE Primary School Ofsted Rating: Good Pupils: 201 Distance: 0.45		✓			
5	Broadbeck Learning Centre Ofsted Rating: Good Pupils: 14 Distance: 0.47			\checkmark		
6	Co-op Academy Southfield Ofsted Rating: Good Pupils: 325 Distance:0.5			\checkmark		
7	Co-op Academy Grange Ofsted Rating: Serious Weaknesses Pupils: 1450 Distance:0.5			\checkmark		
8	Southmere Primary Academy Ofsted Rating: Good Pupils: 375 Distance:0.59		\checkmark			

Area

Schools



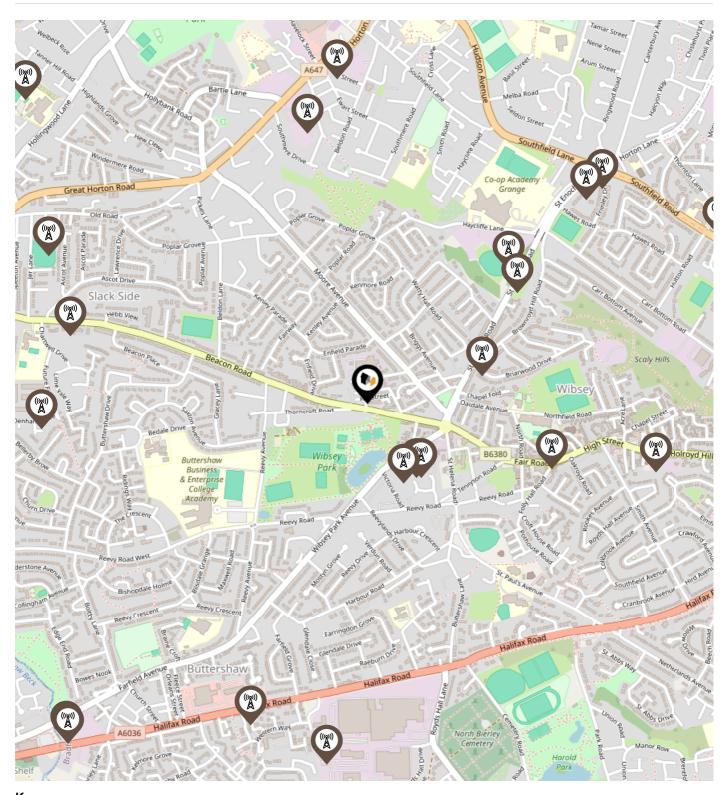


		Nursery	Primary	Secondary	College	Private
9	St Winefride's Catholic Primary School, A Voluntary Academy Ofsted Rating: Good Pupils: 410 Distance:0.6		✓			
10	Farfield Primary and Nursery School Ofsted Rating: Good Pupils: 431 Distance:0.65		$\overline{\mathbf{v}}$			
11	St John the Evangelist Catholic Primary School Ofsted Rating: Good Pupils: 197 Distance: 0.68		\checkmark			
12	Brackenhill Primary School Ofsted Rating: Good Pupils: 459 Distance:0.74		\checkmark			
13	Eternal Light Ofsted Rating: Not Rated Pupils: 164 Distance: 0.78			\checkmark		
14	Canterbury Nursery School and Centre for Children and Families Ofsted Rating: Outstanding Pupils: 160 Distance:0.78	\checkmark				
15	Marshfield Primary Ofsted Rating: Good Pupils: 445 Distance:0.85		\checkmark			
16)	Horton Park Primary School Ofsted Rating: Good Pupils: 421 Distance: 0.89		✓			

Local Area

Masts & Pylons





Key:

Power Pylons

Communication Masts



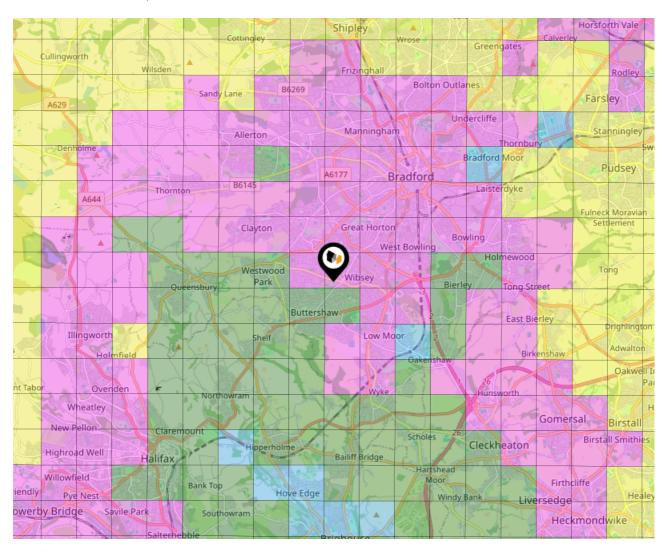
Environment

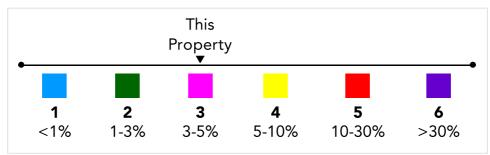
Radon Gas



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).



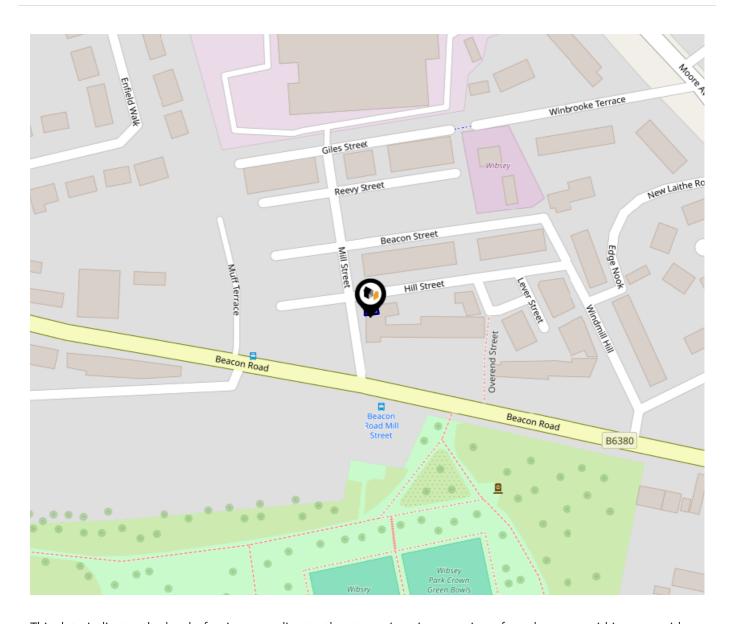




Local Area

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



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-

RUDACEOUS) Soil Depth: DEEP

LOAM

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

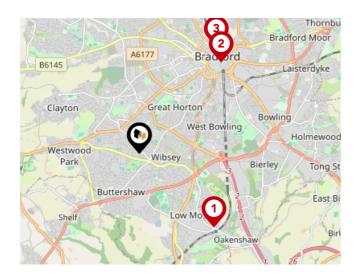
TC/LL Terrace Clay & Loamy Loess



Area

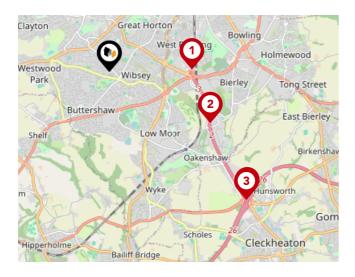
Transport (National)





National Rail Stations

Pin	Name	Distance
1	Low Moor Rail Station	1.83 miles
2	Bradford Interchange Rail Station	2.14 miles
3	Bradford Foster Square Rail Station	2.3 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M606 J3	1.44 miles
2	M606 J2	1.98 miles
3	M62 J26	3.28 miles
4	M606 J1	3.27 miles
5	M62 J25	5.2 miles



Airports/Helipads

Pin	Name	Distance
1	Leeds Bradford Airport	8.61 miles
2	Manchester Airport	34.37 miles
3	Finningley	37.49 miles
4	Highfield	51.37 miles



Area

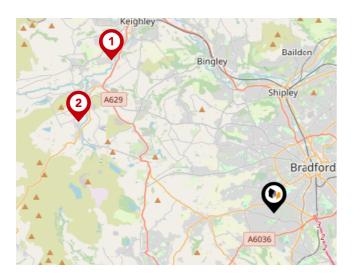
Transport (Local)





Bus Stops/Stations

Pin	Name	Distance
1	Wibsey Park North	0.03 miles
2	Wibsey Park North	0.03 miles
3	Moore Ave Enfield Parade	0.14 miles
4	Moore Ave Mount Road	0.13 miles
5	Park View	0.16 miles



Local Connections

Pin	Name	Distance
1	Damems (Keighley & Worth Valley Railway)	7.81 miles
2	Oxenhope (Keighley & Worth Valley Railway)	7.55 miles



Landwood Group

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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