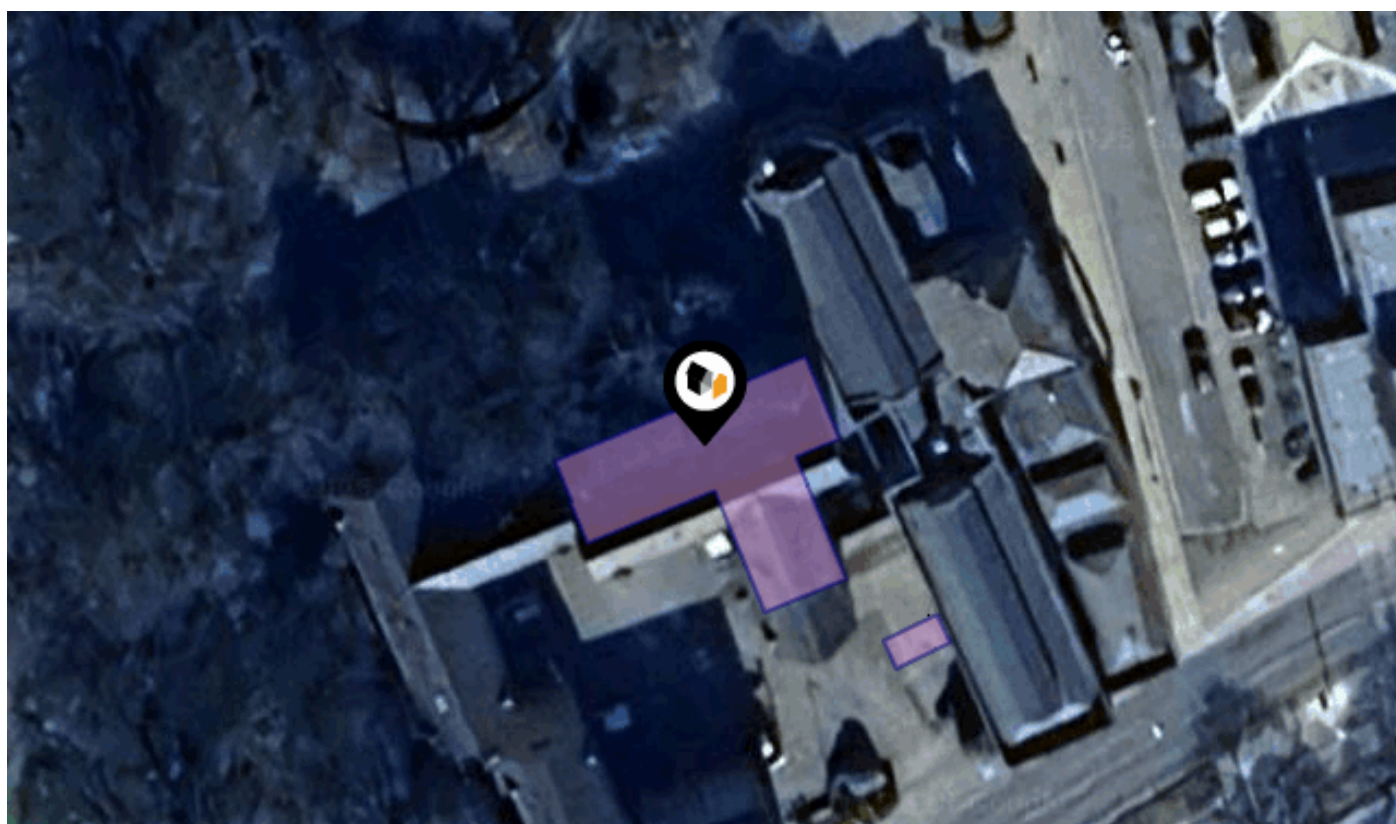




KPF: Key Property Facts

An Analysis of This Property & The Local Area

Thursday 26th June 2025



17 NORTH PARK, KING CROSS STREET, HALIFAX, HX1 2HH

Landwood Group

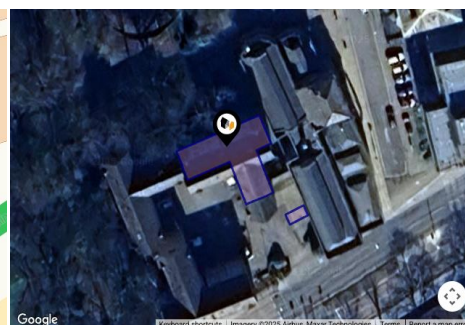
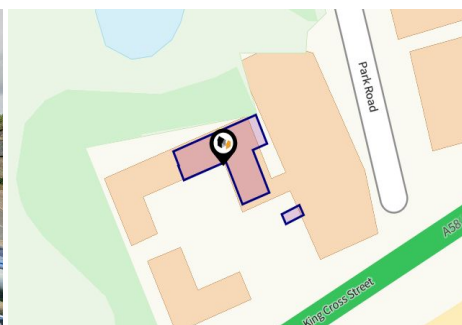
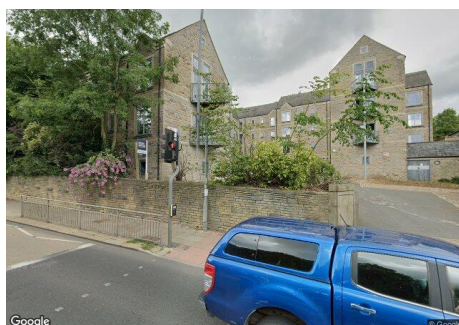
77 Deansgate Manchester M3 2BW

0161 710 2010

Heather.twiss@landwoodgroup.com

<https://landwoodgroup.com/>





Property

Type:	Flat / Maisonette
Bedrooms:	2
Floor Area:	581 ft ² / 54 m ²
Plot Area:	0.06 acres
Year Built :	2007
Council Tax :	Band A
Annual Estimate:	£1,535
Title Number:	WYK881574
UPRN:	10035033278

Last Sold Date:	17/12/2007
Last Sold Price:	£145,000
Last Sold £/ft ² :	£240
Tenure:	Leasehold
Start Date:	16/12/2007
End Date:	31/12/3004
Lease Term:	from 1 January 2005 until 31 December 3004
Term Remaining:	980 years

Local Area

Local Authority:	Calderdale
Conservation Area:	Peoples Park, Halifax
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

16	80	-
mb/s	mb/s	mb/s
		

Mobile Coverage: (based on calls indoors)



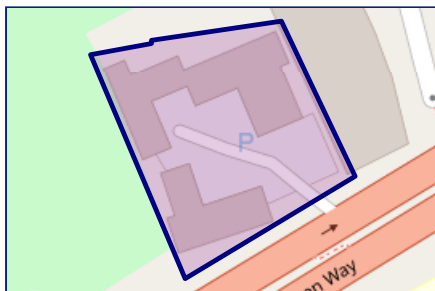
Satellite/Fibre TV Availability:



Property Multiple Title Plans

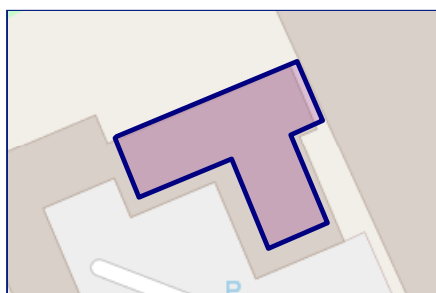
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Freehold Title Plan



WYK503589

Leasehold Title Plan



WYK881574

Start Date: 16/12/2007
End Date: 31/12/3004
Lease Term: from 1 January 2005 until 31 December 3004
Term Remaining: 980 years

Property
EPC - Certificate

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17 North Park, King Cross Street, HALIFAX, HX1 2HH

Energy rating

D

Valid until 17.06.2035

Certificate number
9830-3051-1206-0065-5200

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

Property

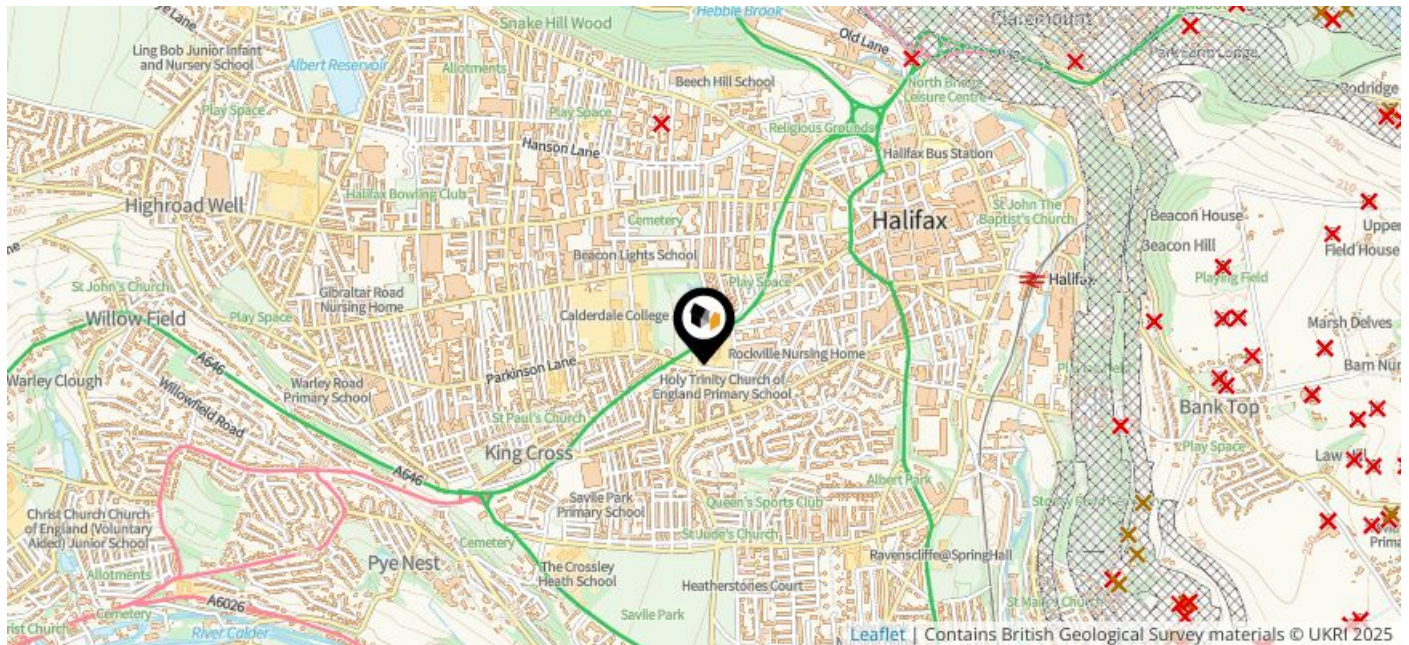
EPC - Additional Data

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GROUP

Additional EPC Data

Property Type:	Mid-floor flat
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	(another dwelling above)
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Room heaters, electric
Main Heating Energy:	Very poor
Main Heating Controls:	Programmer and appliance thermostats
Main Heating Controls Energy:	Good
Hot Water System:	Electric immersion, standard tariff
Hot Water Energy Efficiency:	Very poor
Lighting:	Below average lighting efficiency
Lighting Energy:	Poor
Floors:	(another dwelling below)
Secondary Heating:	None
Air Tightness:	(not tested)
Total Floor Area:	54 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.

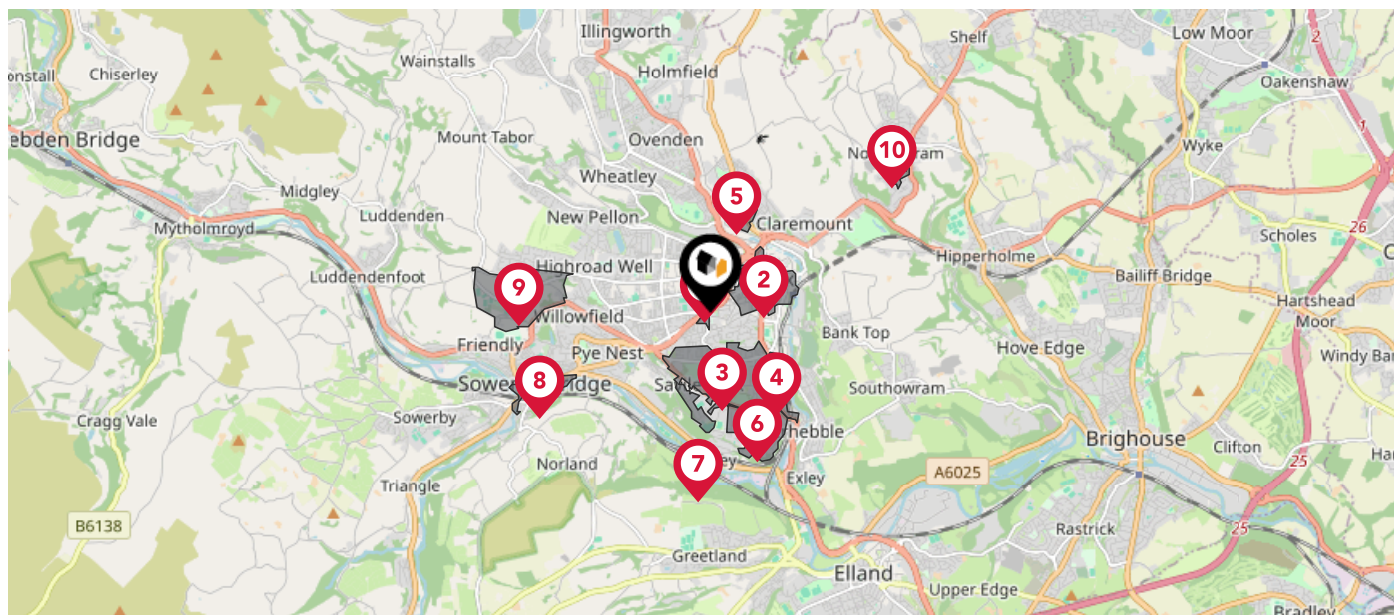
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

Maps

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

Peoples Park, Halifax

2

Halifax Town Centre

3

Savile Park, Halifax

4

Huddersfield Road East, Halifax

5

Akroydon

6

Skircoat Green, Halifax

7

Copley

8

Sowerby Bridge

9

Warley

10

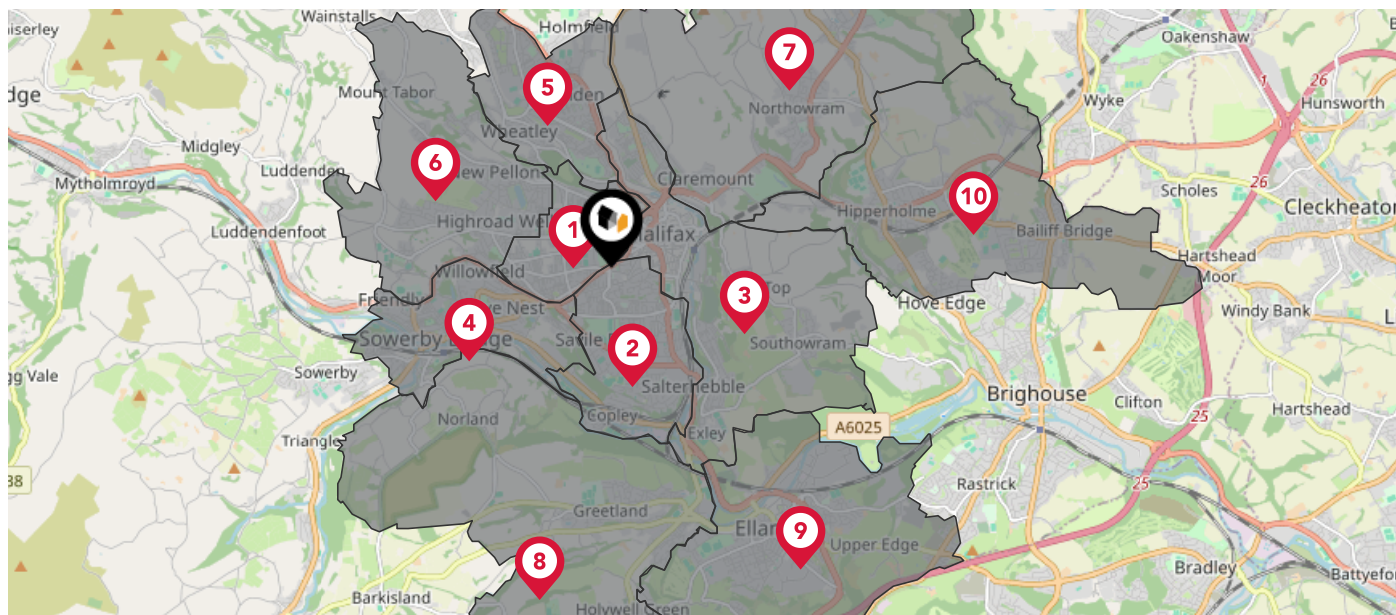
Northowram Village

Maps

Council Wards

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GROUP

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

Park Ward

2

Skircoat Ward

3

Town Ward

4

Sowerby Bridge Ward

5

Ovenden Ward

6

Warley Ward

7

Northowram and Shelf Ward

8

Greetland and Stainland Ward

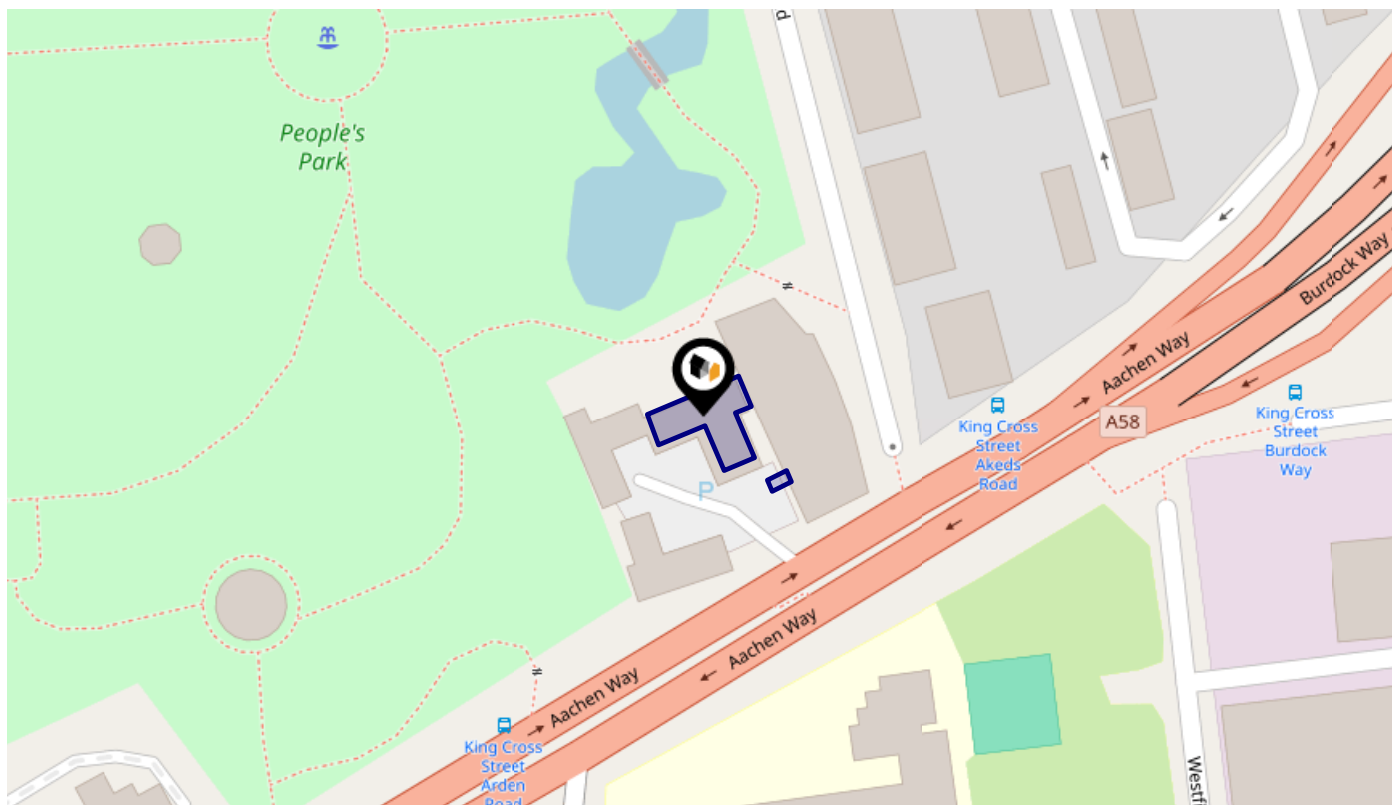
9

Elland Ward

10

Hipperholme and Lightcliffe Ward

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:

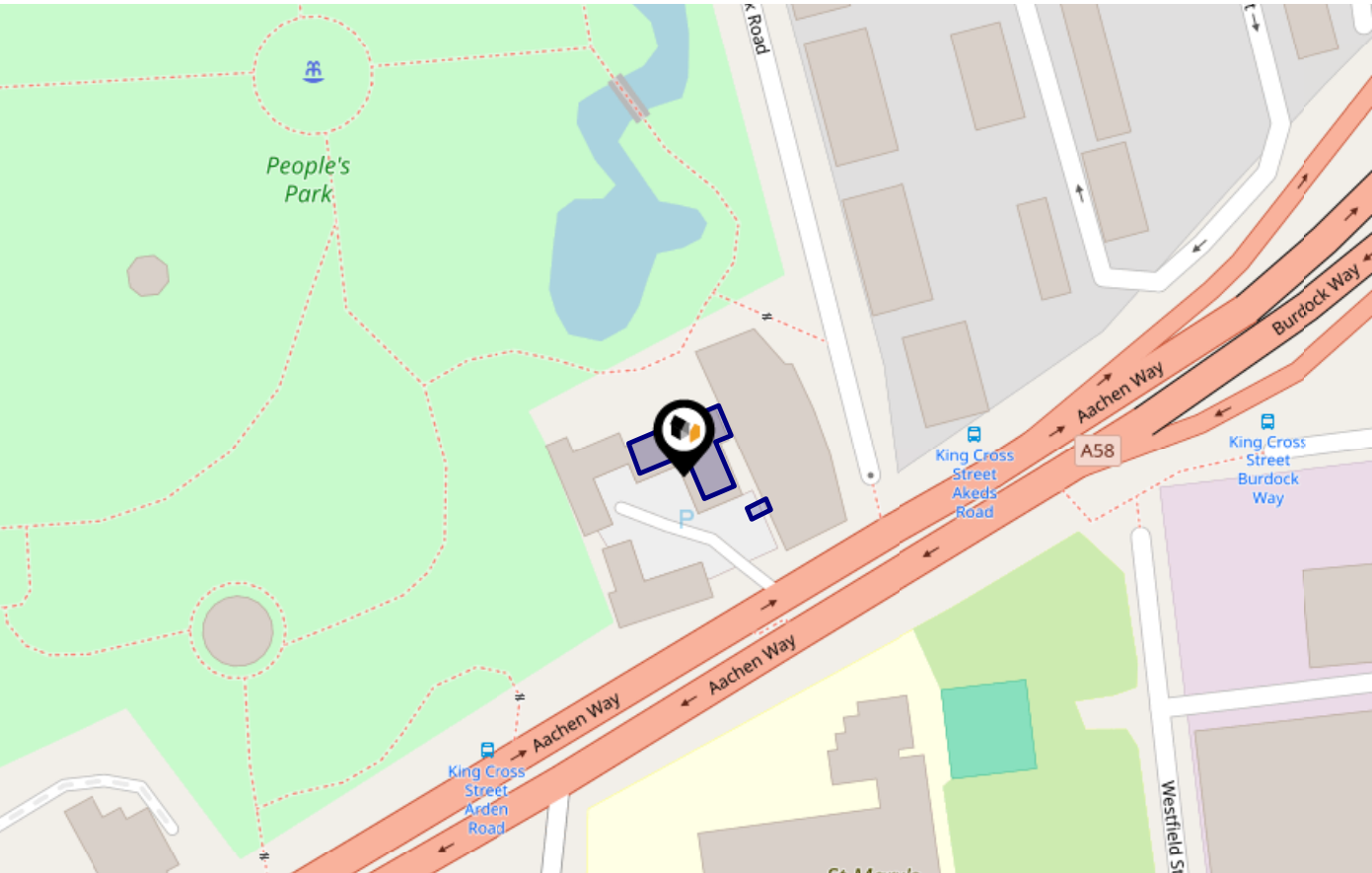
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

Flood Risk

Rivers & Seas - Flood Risk

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GROUP

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

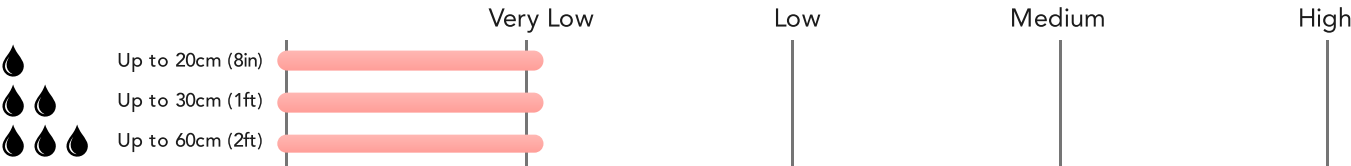


Risk Rating: Very low

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.
- 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:

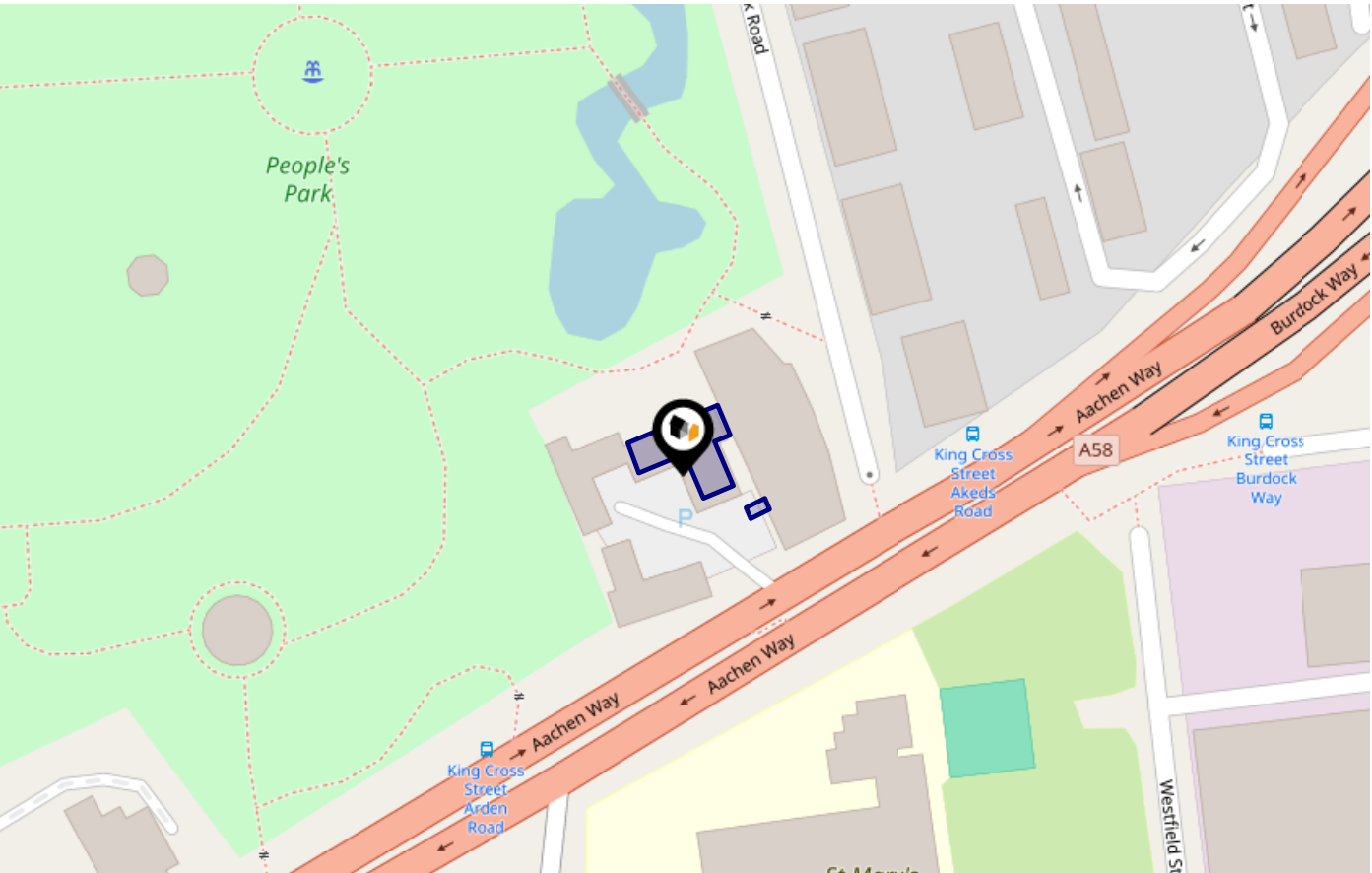


Flood Risk

Rivers & Seas - Climate Change

LANDWOOD
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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.

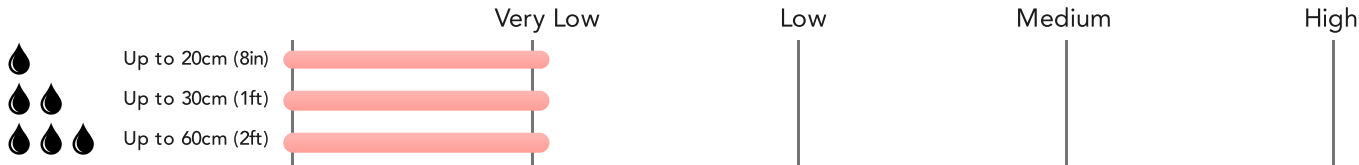


Risk Rating: Very low

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:

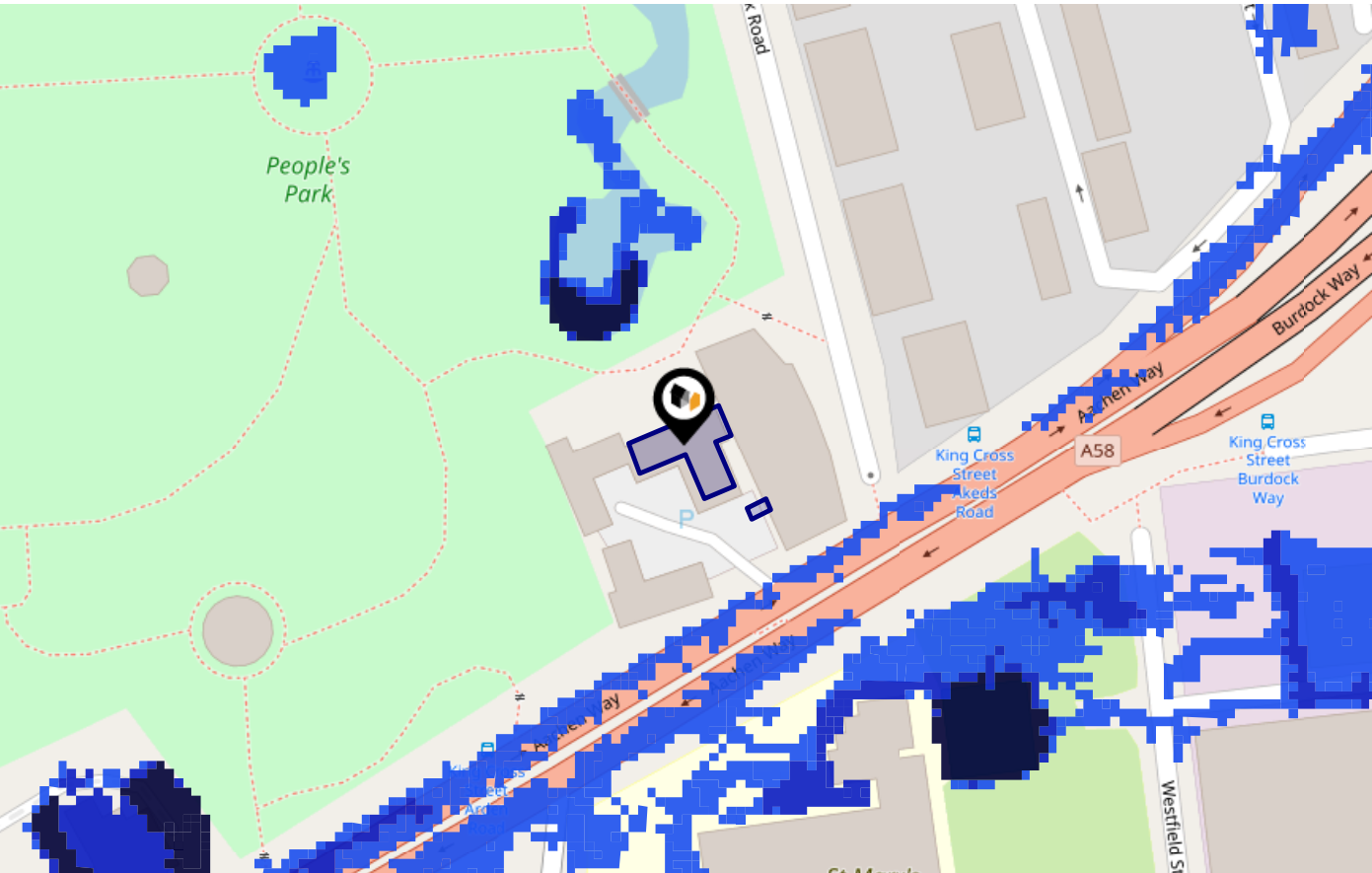


Flood Risk

Surface Water - Flood Risk

LANDWOOD
GROUP

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

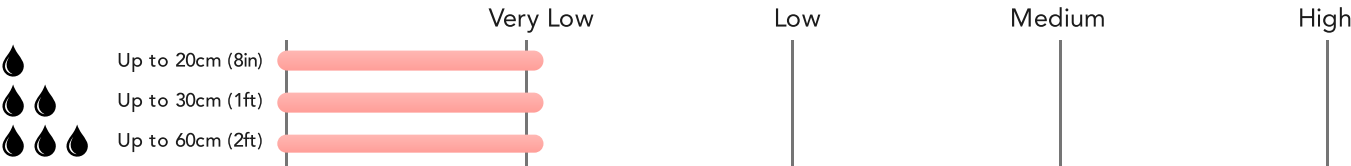


Risk Rating: Very low

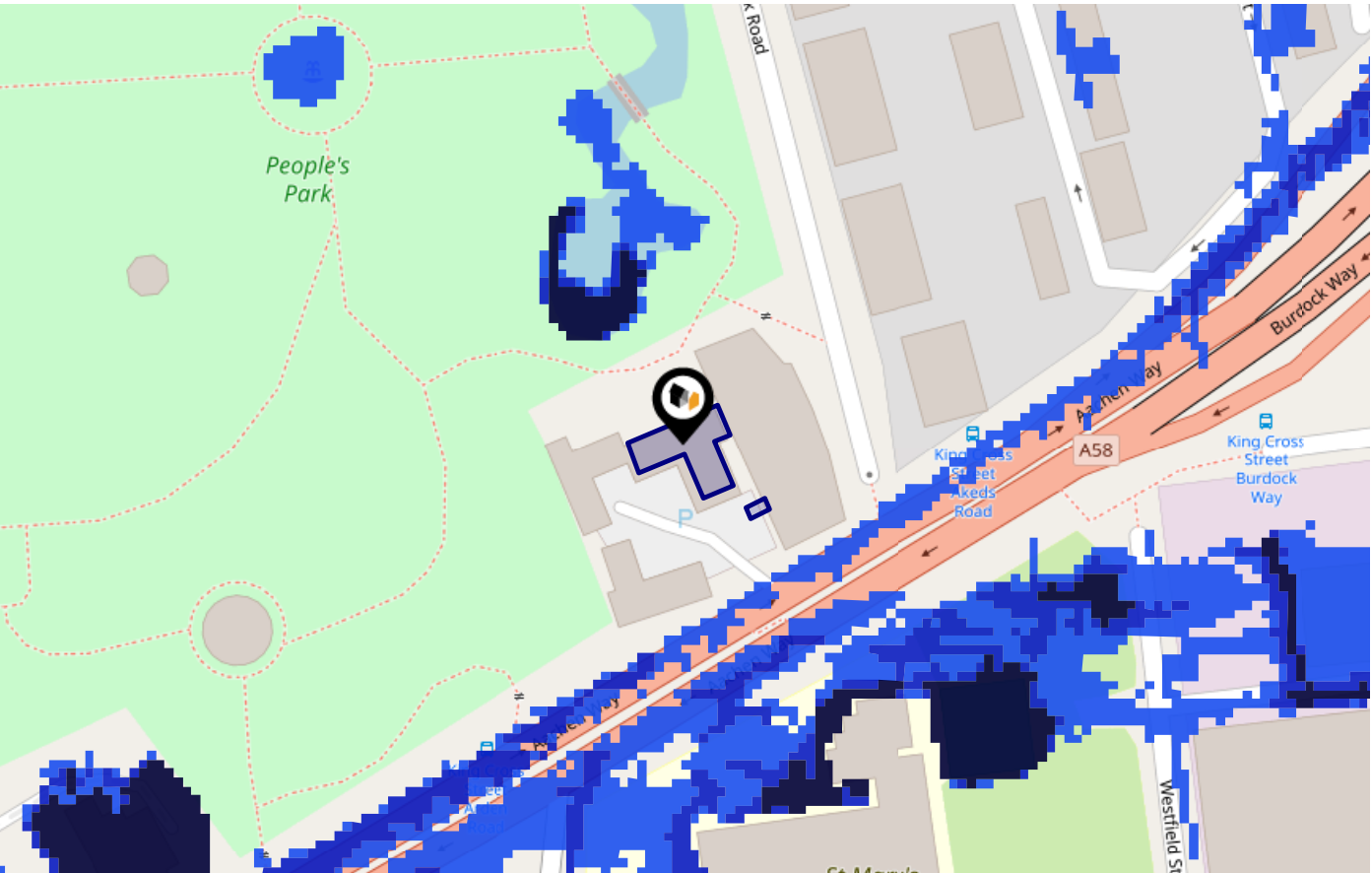
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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

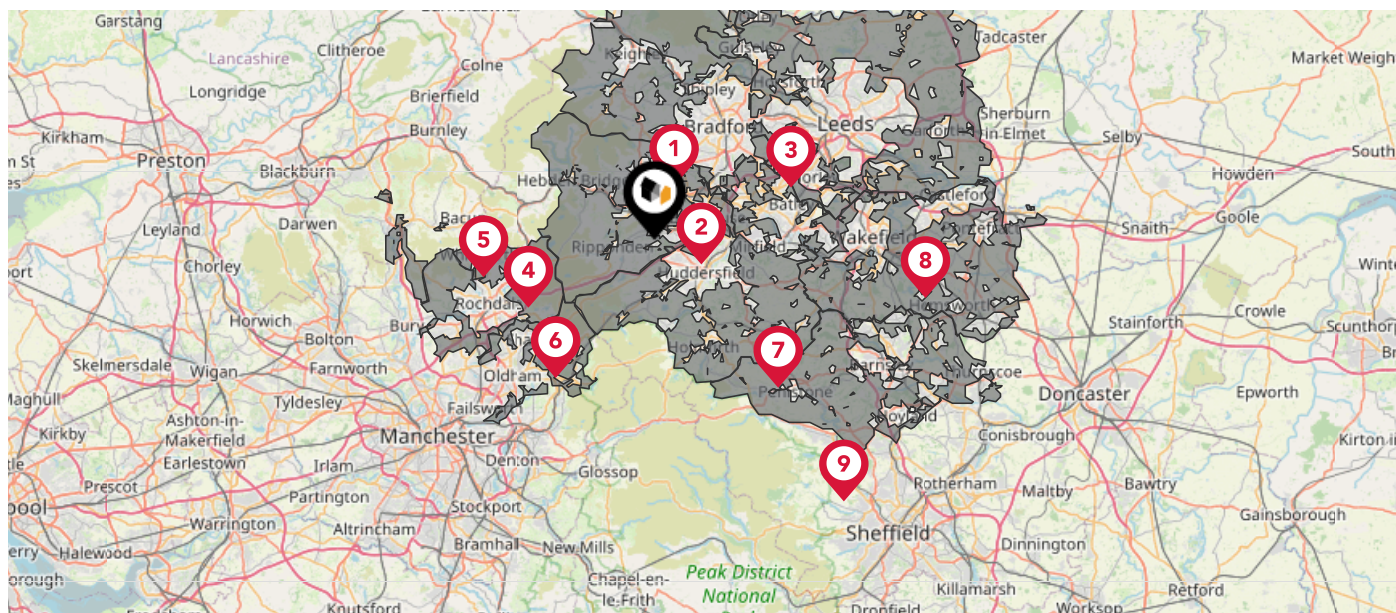
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



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 - Calderdale



South and West Yorkshire Green Belt - Leeds



Merseyside and Greater Manchester Green Belt - Rochdale



Merseyside and Greater Manchester Green Belt - Rossendale



Merseyside and Greater Manchester Green Belt - Oldham



South and West Yorkshire Green Belt - Kirklees



South and West Yorkshire Green Belt - Wakefield



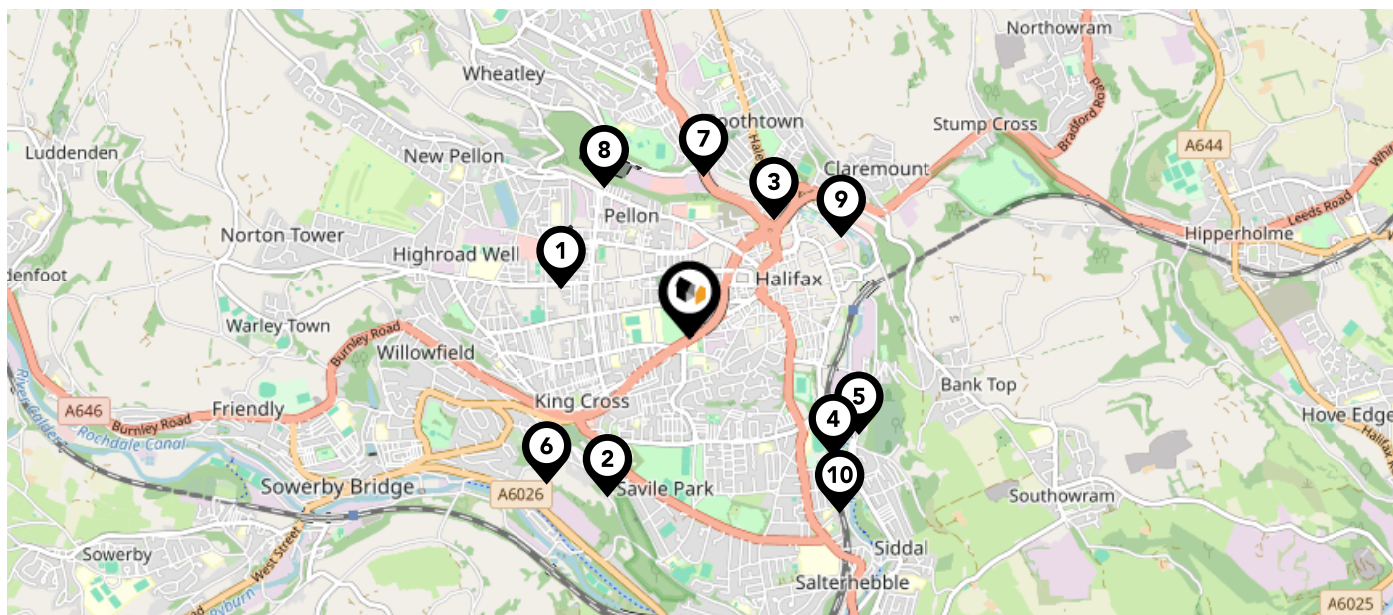
South and West Yorkshire Green Belt - Barnsley

Maps

Landfill Sites

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GROUP

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	St Pauls Station Cutting-Between Gibbet Street and Battinson Road, Pellon, Halifax	Historic Landfill	☐
2	Wakefield Gate-Delph Hill, off Skircoat Moor Road, Halifax	Historic Landfill	☐
3	Old Lane Railway Sidings-Old Lane, Dean Clough, Halifax	Historic Landfill	☐
4	Shaw Lodge Mills-Boys Lane, Halifax	Historic Landfill	☐
5	Stoney Royd Holder Station-Siddal New Road, Halifax	Historic Landfill	☐
6	Washer Lane Industrial Estate-Washer Lane, Halifax	Historic Landfill	☐
7	Walsh Lane-Lee Bank, Halifax	Historic Landfill	☐
8	Birks Hall Tip-Shroggs Road, Halifax, Yorkshire	Historic Landfill	☐
9	Garden Street Mills-Garden Street North	Historic Landfill	☐
10	Farrar Mill Lane-Halifax	Historic Landfill	☐

Maps

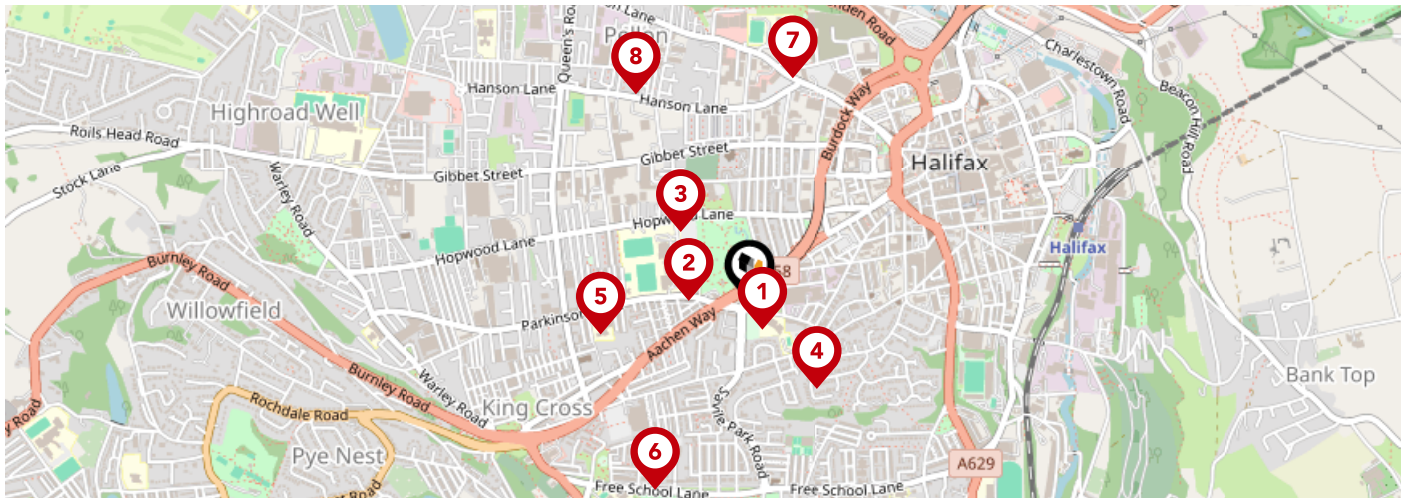
Listed Buildings

LANDWOOD
GROUP

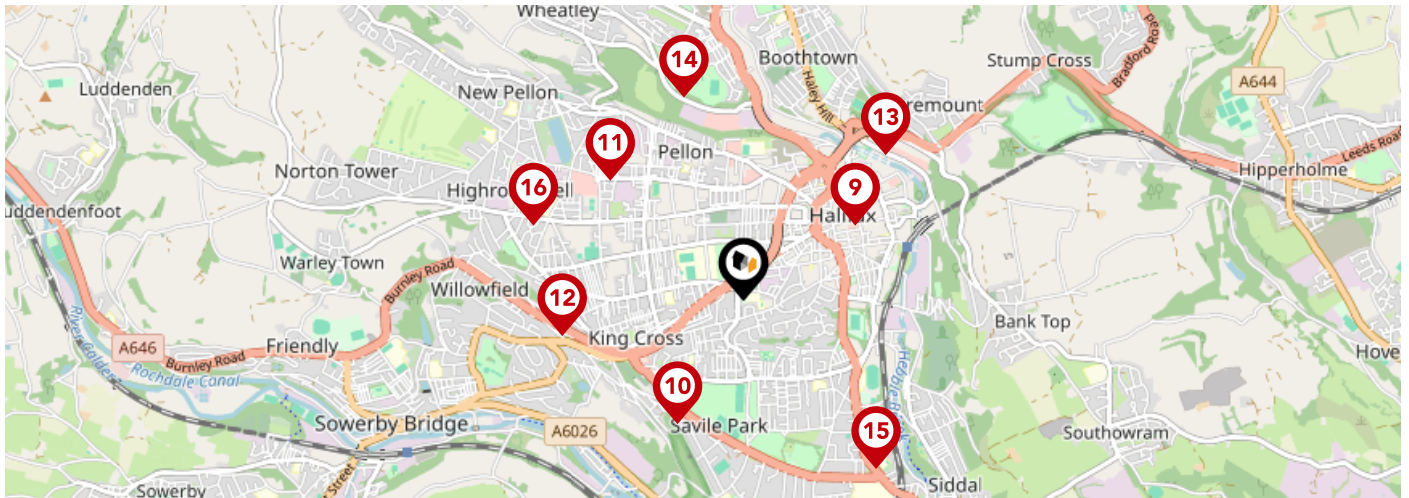
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1254015 - Southern Bridge In People's Park	Grade II	0.0 miles
 1271793 - Public Baths	Grade II	0.0 miles
 1254017 - Pair Of Entrance Piers To South East Entrance Of People's Park	Grade II	0.0 miles
 1242836 - 6 Cast Iron Urns On Pedestals To Terrace In People's Park	Grade II	0.1 miles
 1254014 - Northern Bridge In People's Park	Grade II	0.1 miles
 1254016 - Pair Of Piers To North East Entrance Of People's Park	Grade II	0.1 miles
 1261518 - Steps To Centre Of Terrace In Peoples Park	Grade II	0.1 miles
 1314031 - Joesph Crossleys Almshouses Joesph Crossleys Almshouses, Terrace Walls, Bridges, Piers And Steps At Joseph Crossleys Almshouses	Grade II	0.1 miles
 1261519 - Sundial In People's Park	Grade II	0.1 miles
 1254012 - Sundial In People's Park	Grade II	0.1 miles



		Nursery	Primary	Secondary	College	Private
1	St Mary's Catholic Primary Academy Ofsted Rating: Good Pupils: 302 Distance:0.07	☐	☒	☐	☐	☐
2	Calderdale College Ofsted Rating: Good Pupils:0 Distance:0.13	☐	☐	☒	☐	☐
3	Beacon Lights Schools Ofsted Rating: Good Pupils: 131 Distance:0.22	☐	☐	☒	☐	☐
4	Holy Trinity Primary School, A Church of England Academy Ofsted Rating: Requires improvement Pupils: 422 Distance:0.24	☐	☒	☐	☐	☐
5	Parkinson Lane Community Primary School Ofsted Rating: Outstanding Pupils: 563 Distance:0.33	☐	☒	☐	☐	☐
6	Savile Park Primary School Ofsted Rating: Good Pupils: 369 Distance:0.46	☐	☒	☐	☐	☐
7	Beech Hill School Ofsted Rating: Good Pupils: 518 Distance:0.5	☐	☒	☐	☐	☐
8	St Augustine's CofE School Ofsted Rating: Not Rated Pupils: 163 Distance:0.52	☐	☒	☐	☐	☐

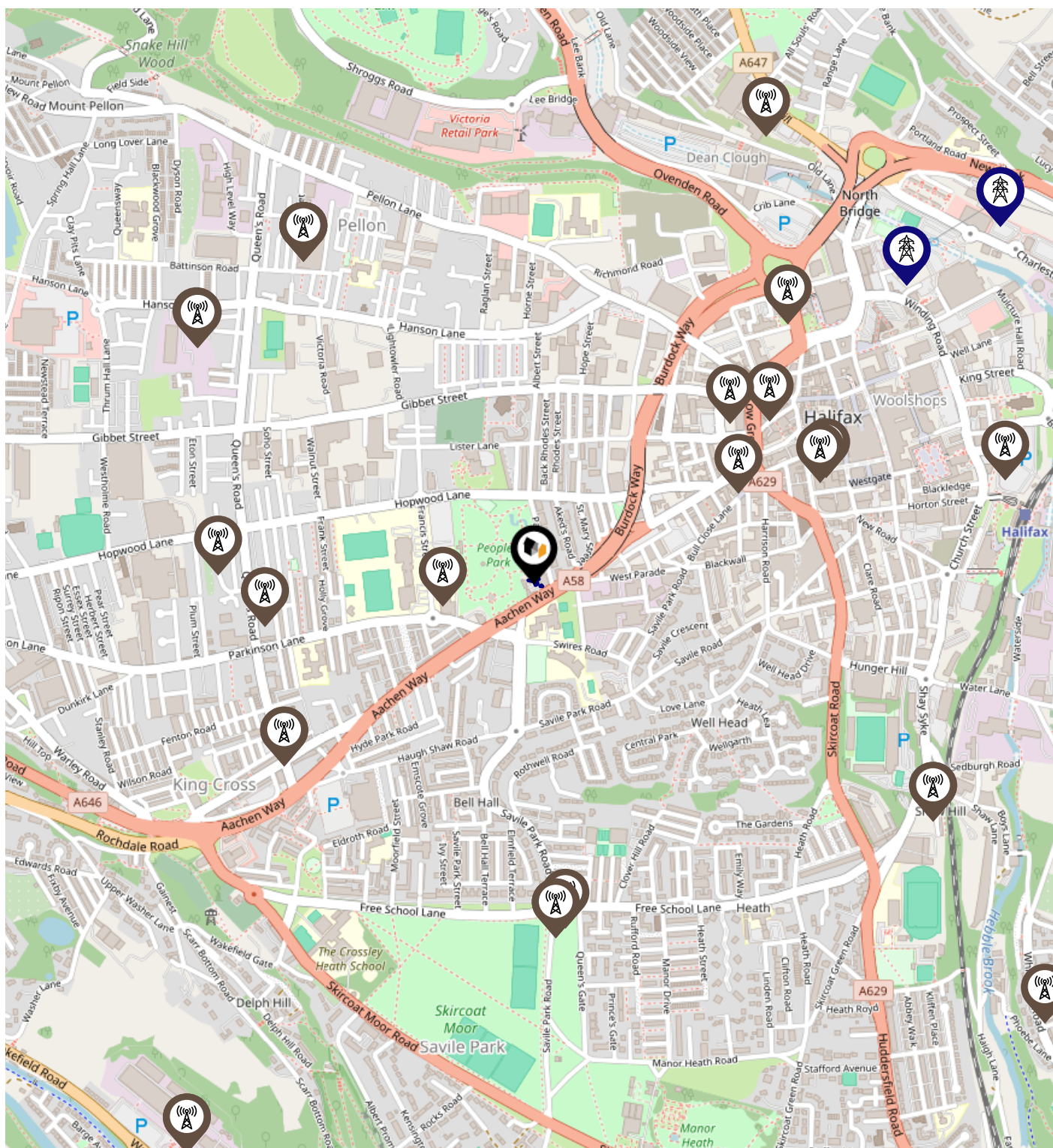


		Nursery	Primary	Secondary	College	Private
9	Trinity Sixth Form Academy Ofsted Rating: Outstanding Pupils: 746 Distance:0.6	☐	☐	☒	☐	☐
10	The Crossley Heath School Ofsted Rating: Good Pupils: 1133 Distance:0.61	☐	☐	☒	☐	☐
11	Mount Pellon Primary Academy Ofsted Rating: Good Pupils: 316 Distance:0.78	☐	☒	☐	☐	☐
12	Warley Road Primary Academy Ofsted Rating: Good Pupils: 539 Distance:0.81	☐	☒	☐	☐	☐
13	St Joseph's Catholic Primary Academy Ofsted Rating: Good Pupils: 152 Distance:0.89	☐	☒	☐	☐	☐
14	Lee Mount Academy Ofsted Rating: Requires improvement Pupils: 297 Distance:0.93	☐	☒	☐	☐	☐
15	Stafford Hall School Ofsted Rating: Good Pupils: 10 Distance:0.94	☐	☐	☒	☐	☐
16	The Halifax Academy Ofsted Rating: Good Pupils: 1449 Distance:0.97	☐	☒	☒	☐	☐

Local Area

Masts & Pylons

LANDWOOD
GROUP

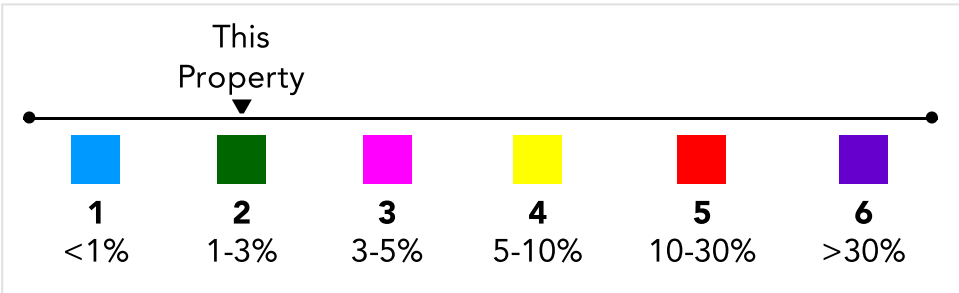
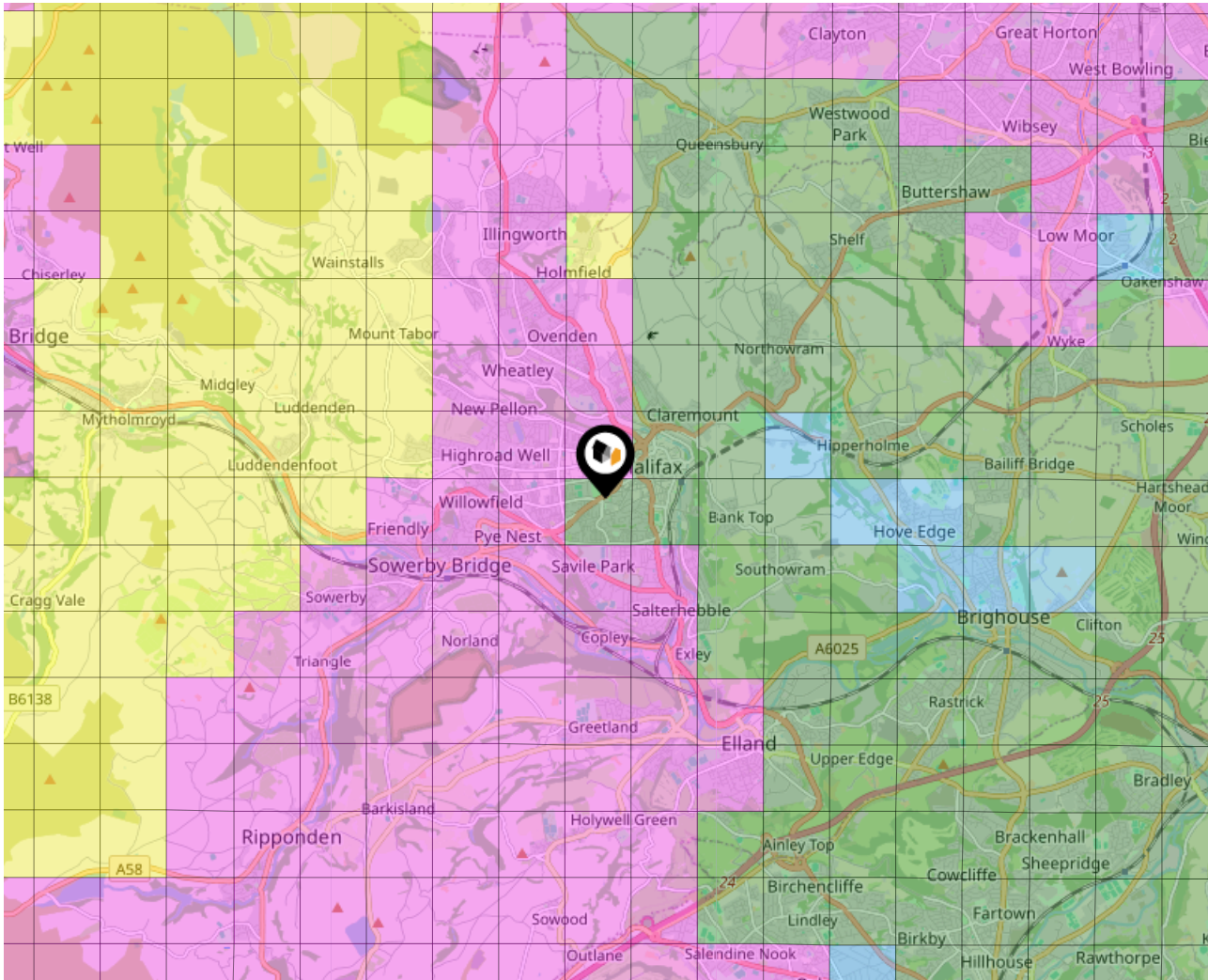


Key:

-  Power Pylons
-  Communication Masts

What is Radon?

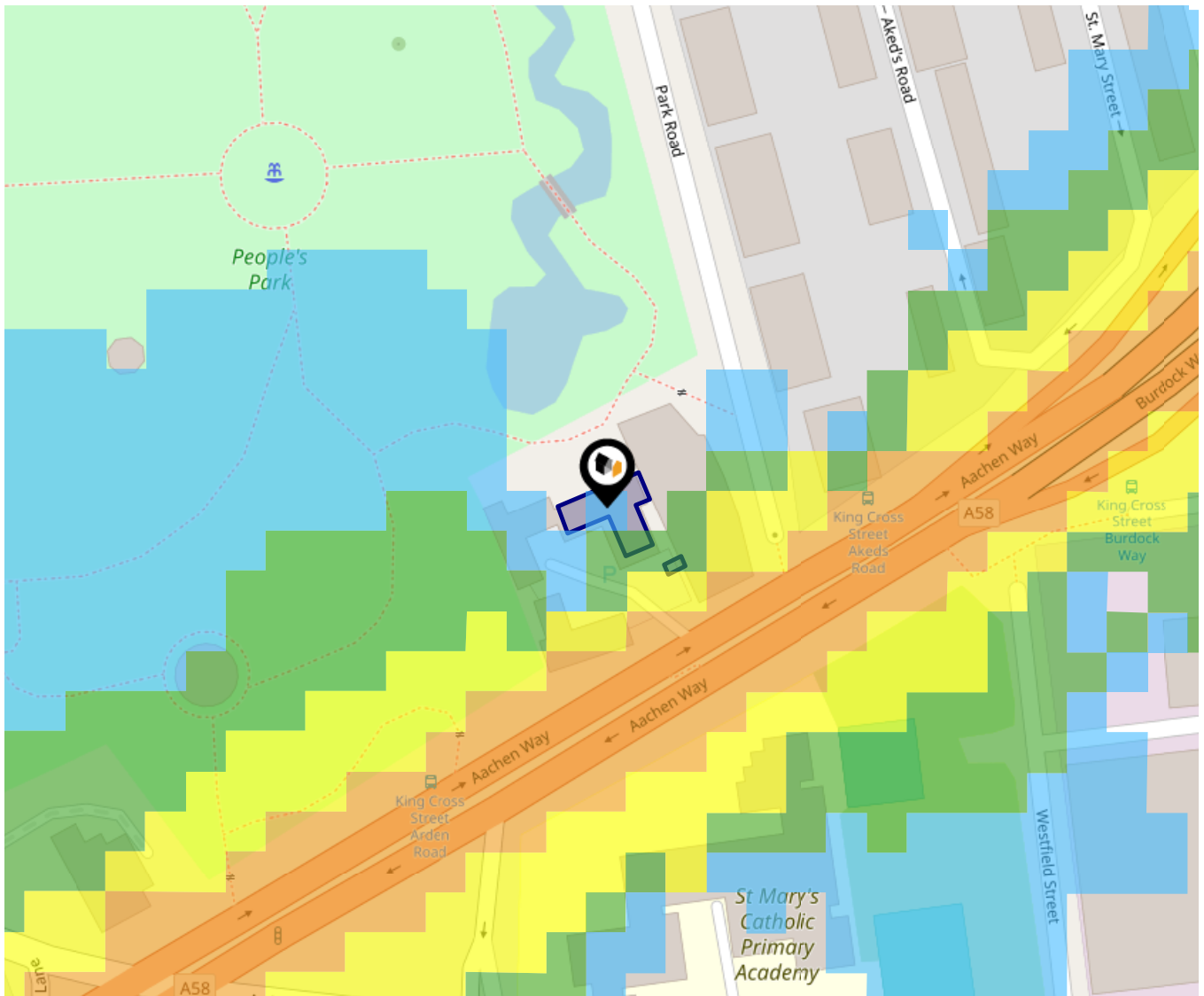
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m³).



Local Area

Road Noise

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GROUP



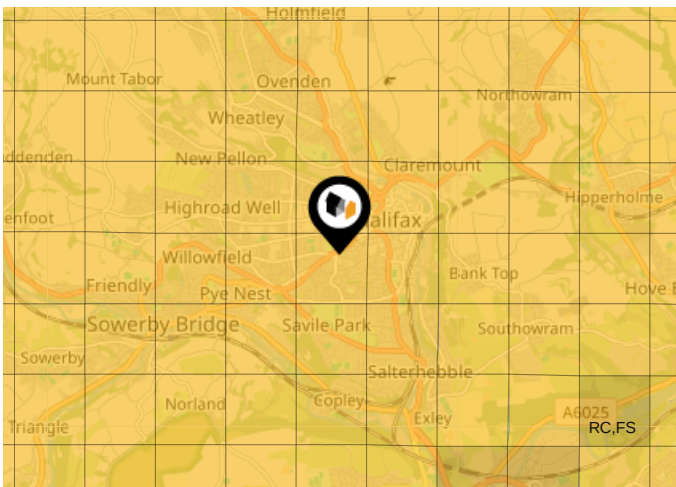
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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

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

Carbon Content:	NONE	Soil Texture:	SILTY LOAM TO SANDY LOAM
Parent Material Grain:	ARENACEOUS	Soil Depth:	INTERMEDIATE-SHALLOW
Soil Group:	LIGHT(SILTY) TO MEDIUM(SILTY)		



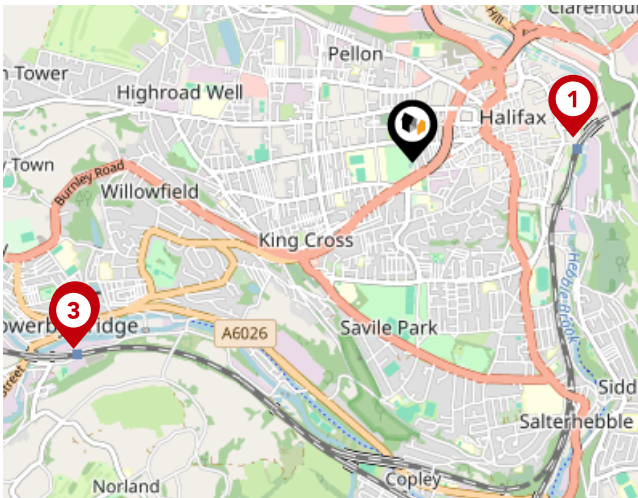
Primary Classifications (Most Common Clay Types)

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

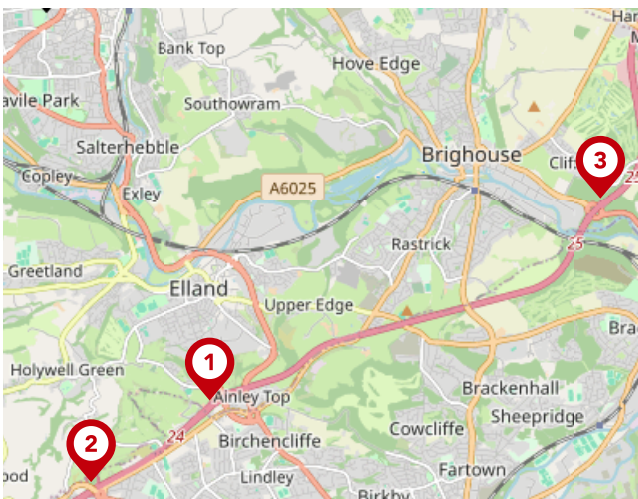
Transport (National)

LANDWOOD
GROUP



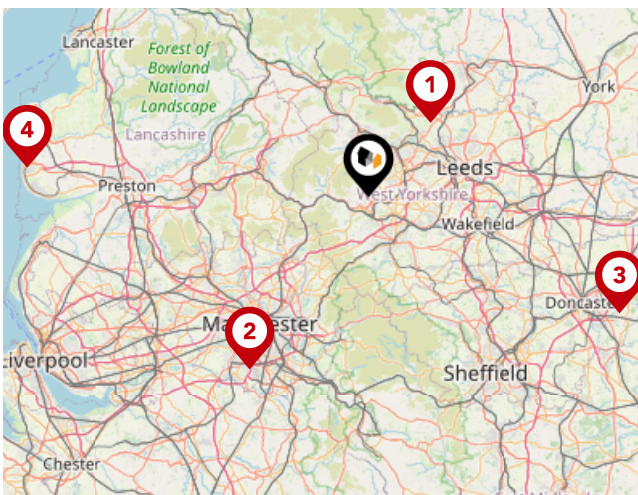
National Rail Stations

Pin	Name	Distance
1	Halifax Rail Station	0.72 miles
2	Sowerby Bridge Rail Station	1.68 miles
3	Sowerby Bridge Rail Station	1.7 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M62 J24	3.69 miles
2	M62 J23	4.14 miles
3	M62 J25	5.13 miles
4	M606 J3	6.04 miles
5	M606 J2	5.84 miles



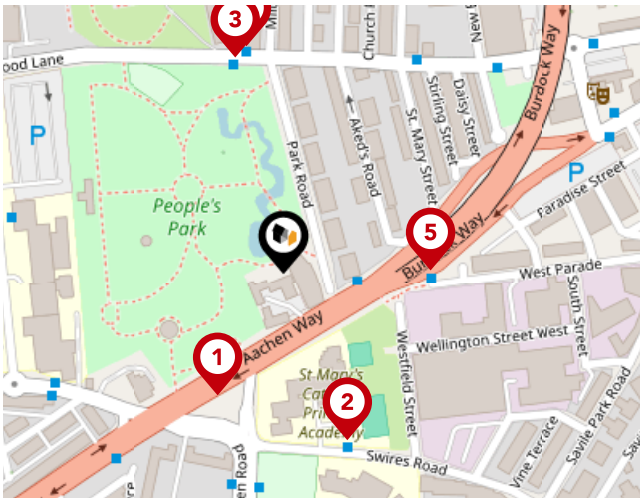
Airports/Helipads

Pin	Name	Distance
1	Leeds Bradford Airport	13.45 miles
2	Manchester Airport	29.56 miles
3	Finningley	38.99 miles
4	Highfield	48.05 miles

Area

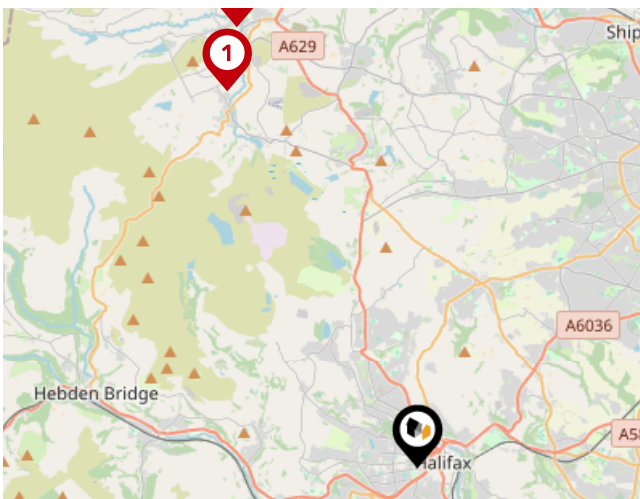
Transport (Local)

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GROUP



Bus Stops/Stations

Pin	Name	Distance
1	People's Park	0.08 miles
2	Swires Rd Westfield Street	0.1 miles
3	Hopwood Lane People's Park	0.12 miles
4	Hopwood Lane People's Park	0.13 miles
5	Burdock Way	0.08 miles



Local Connections

Pin	Name	Distance
1	Oxenhope (Keighley & Worth Valley Railway)	7.39 miles
2	Haworth (Keighley & Worth Valley Railway)	8.36 miles

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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