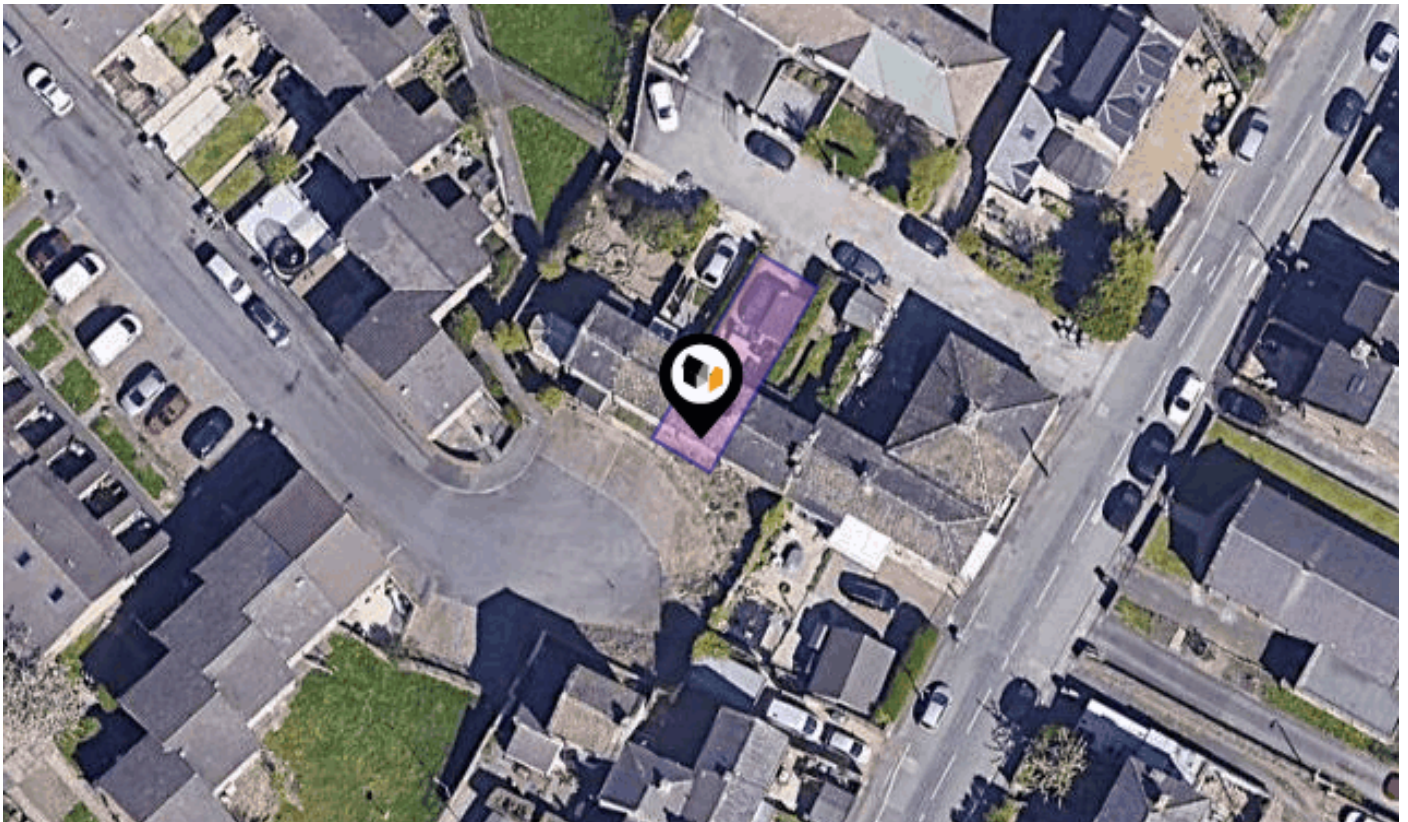




KPF: Key Property Facts

An Analysis of This Property & The Local Area

Friday 07th November 2025



5, WORSNOP BUILDINGS, WYKE, BRADFORD, BD12 8PS

Landwood Group

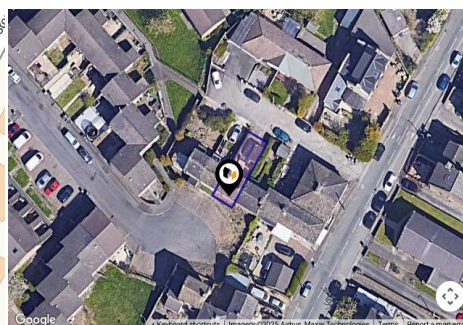
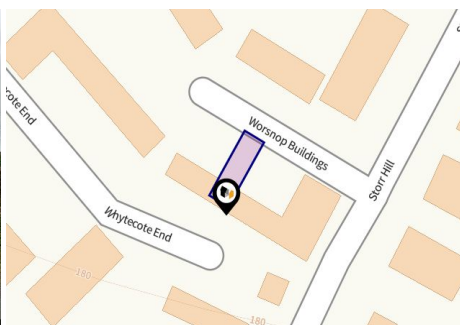
77 Deansgate Manchester M3 2BW

0161 710 2010

Heather.twiss@landwoodgroup.com

<https://landwoodgroup.com/>





Property

Type:	Terraced
Bedrooms:	2
Floor Area:	505 ft ² / 47 m ²
Plot Area:	0.02 acres
Year Built :	1900-1929
Council Tax :	Band A
Annual Estimate:	£1,497
Title Number:	YY139865
UPRN:	100051239219

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)

15
mb/s



80
mb/s



2000
mb/s



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Property
EPC - Certificate

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5 WORSNOP BUILDINGS, WYKE, BRADFORD, BD12
8PS

Energy rating

D

Valid until 29.04.2031

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Property

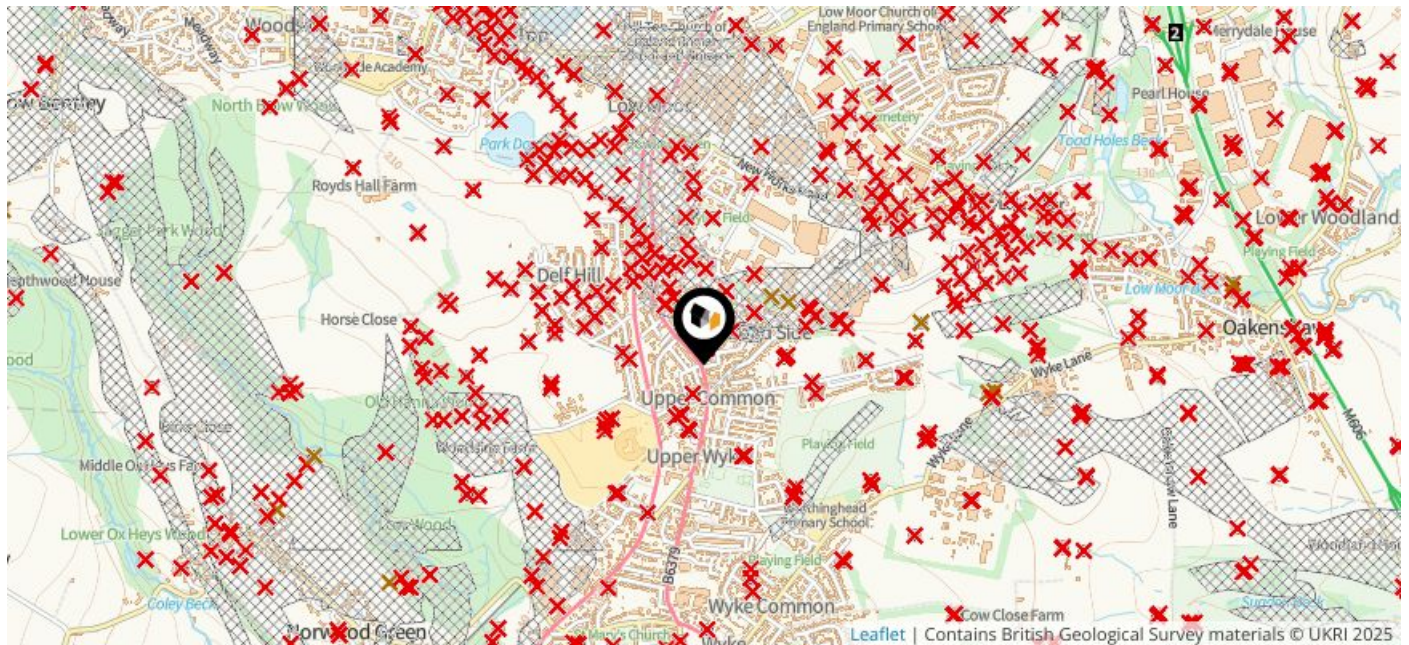
EPC - Additional Data

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GROUP

Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
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:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Sandstone or limestone, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	47 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.

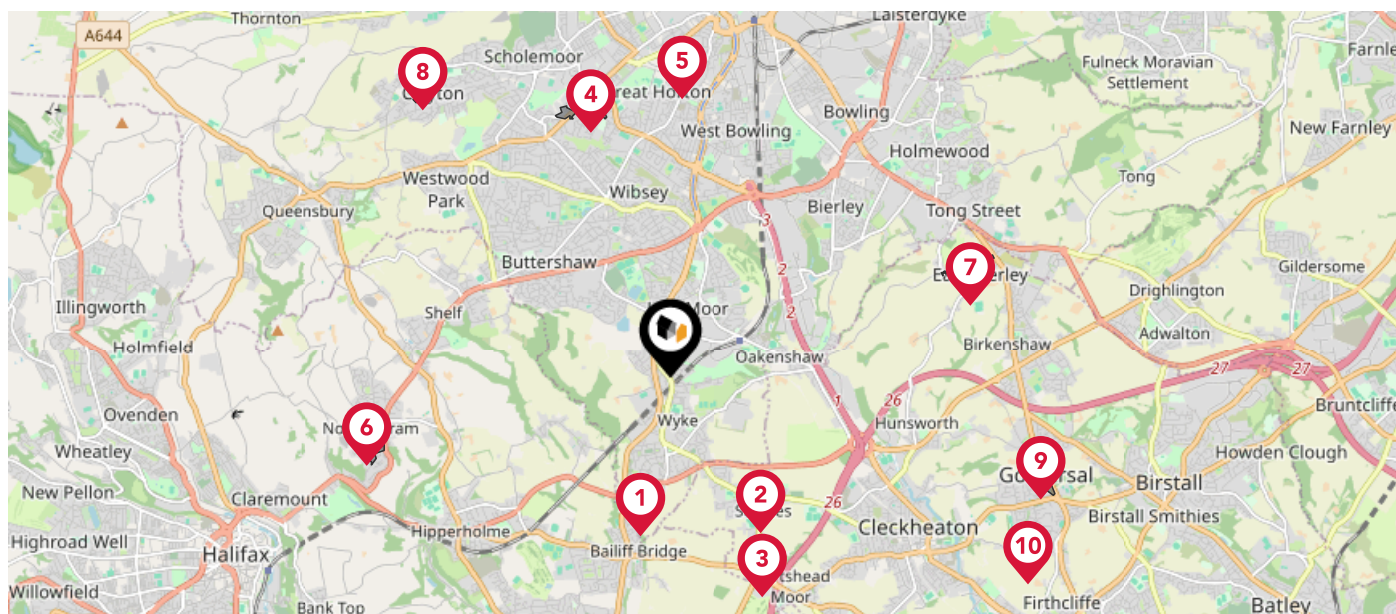
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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



Lower Wyke



Scholes



Hartshead Moor Top



Great Horton



Little Horton Green



Northowram Village



East Brierley



Clayton



Gomersal



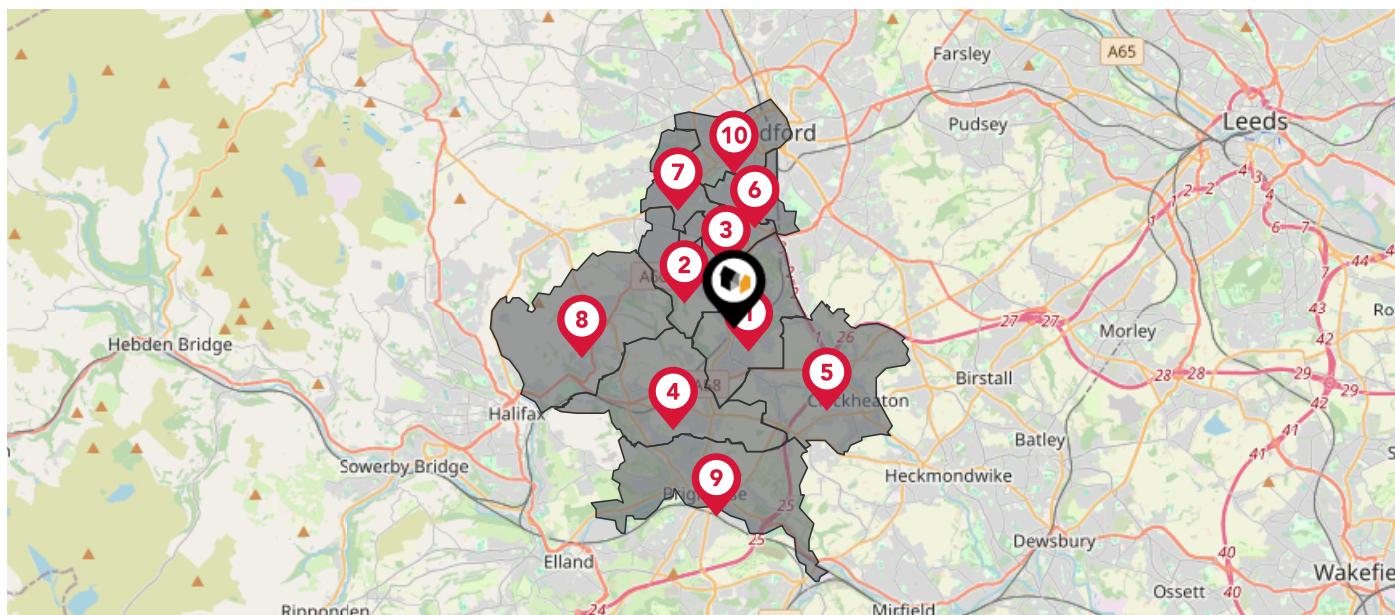
Little Gomersal

Maps

Council Wards

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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

Wyke Ward

2

Royds Ward

3

Wibsey Ward

4

Hipperholme and Lightcliffe Ward

5

Cleckheaton Ward

6

Little Horton Ward

7

Great Horton Ward

8

Northowram and Shelf Ward

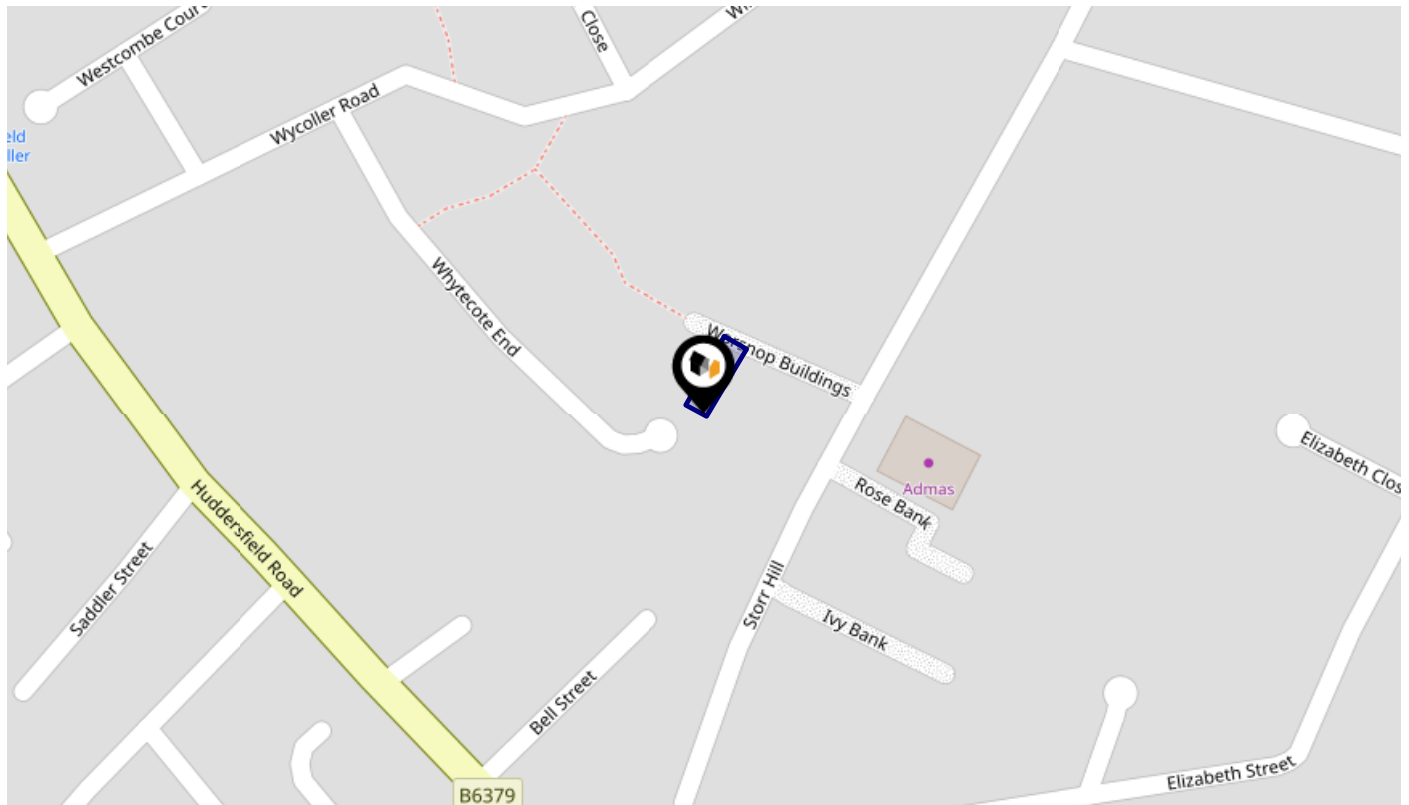
9

Brighouse Ward

10

City 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:

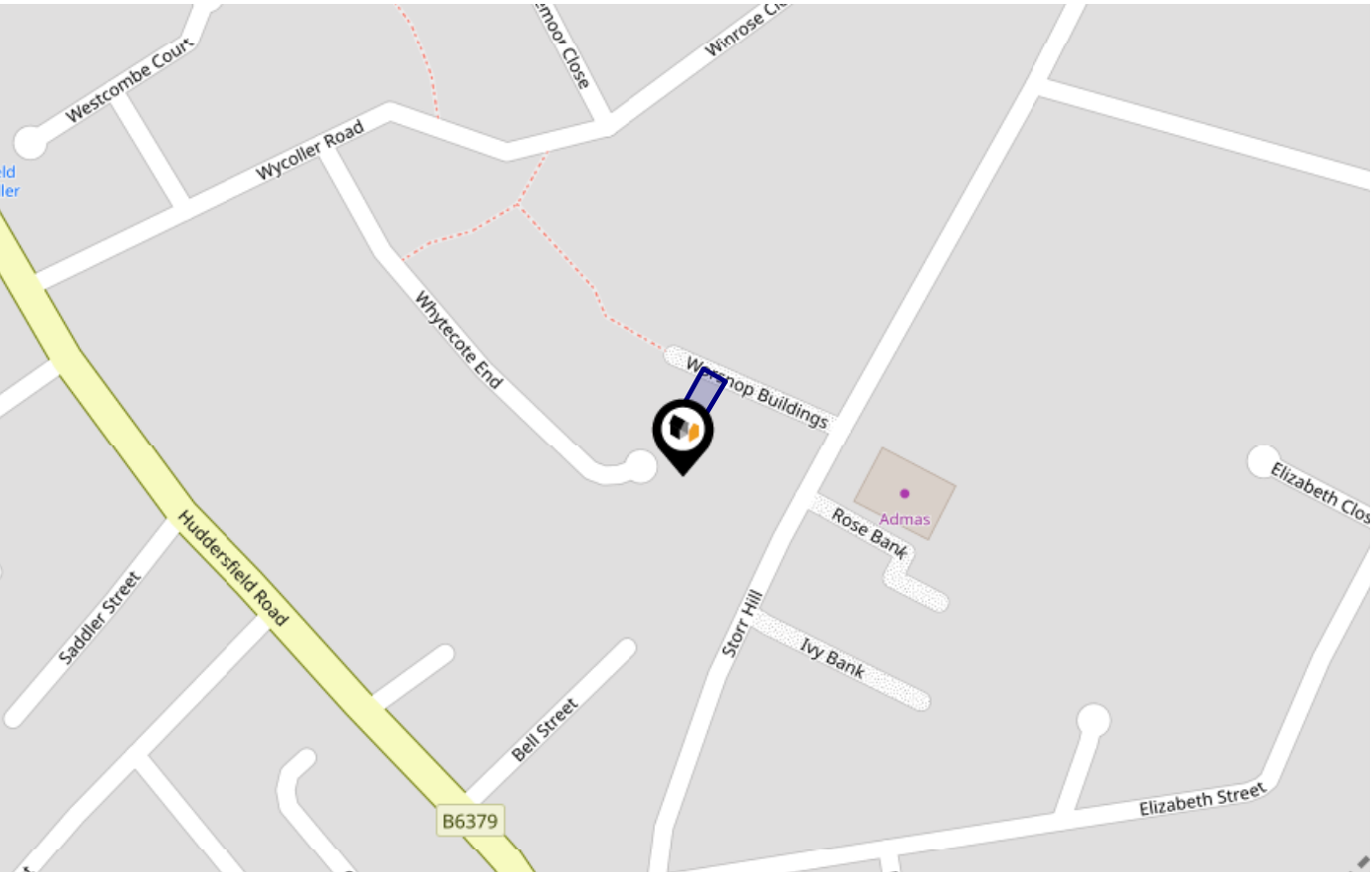
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

Flood Risk

Rivers & Seas - Flood Risk

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

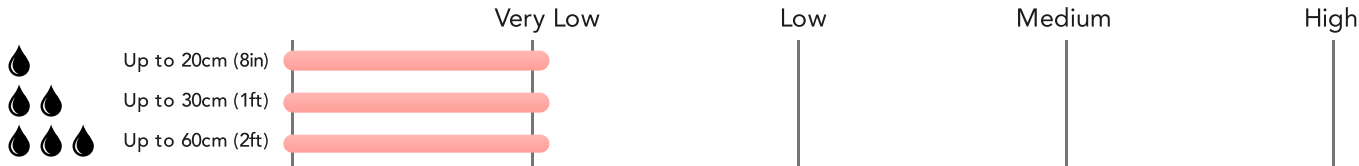


Risk Rating: Very low

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.

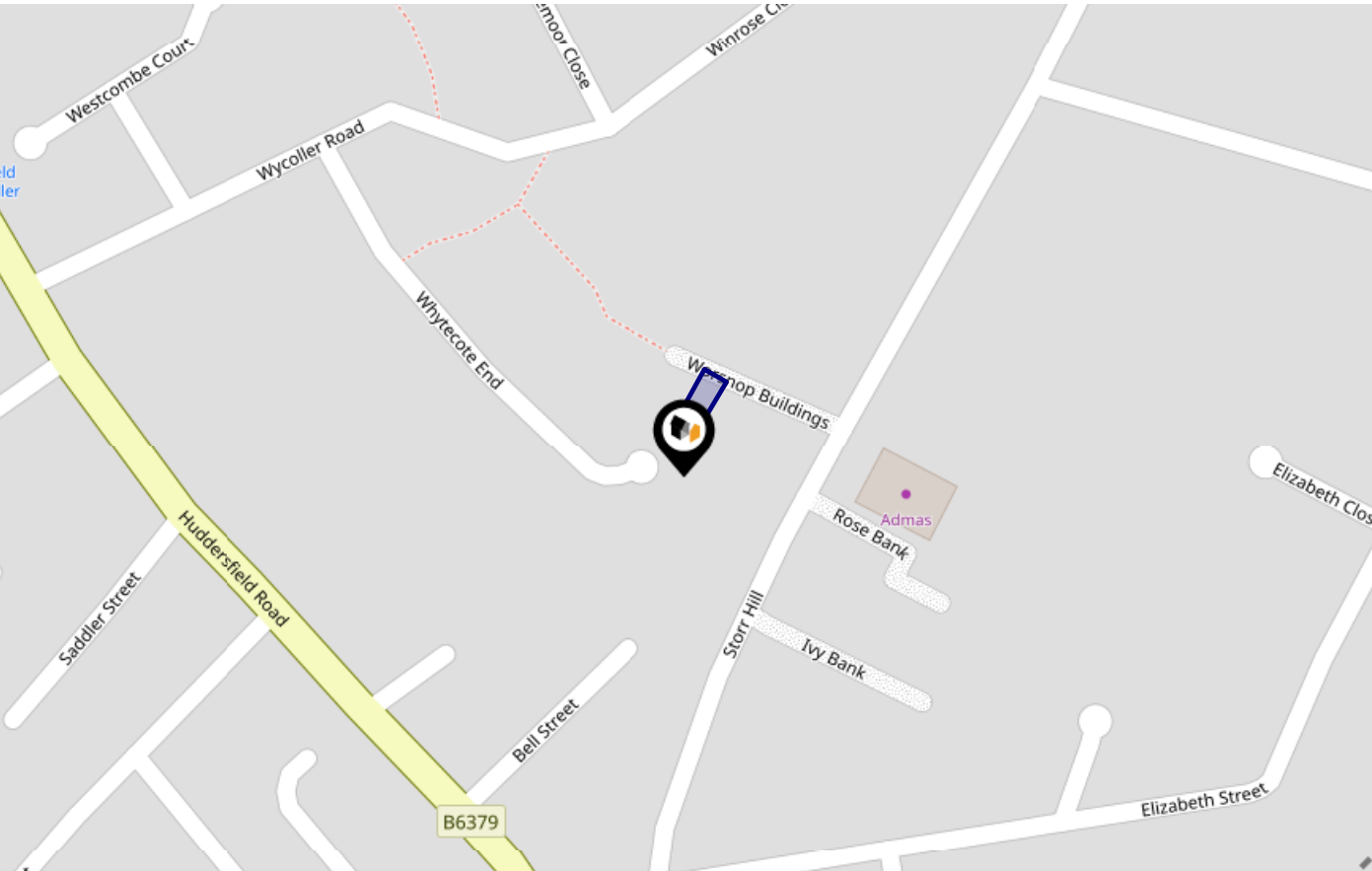
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Climate Change

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.

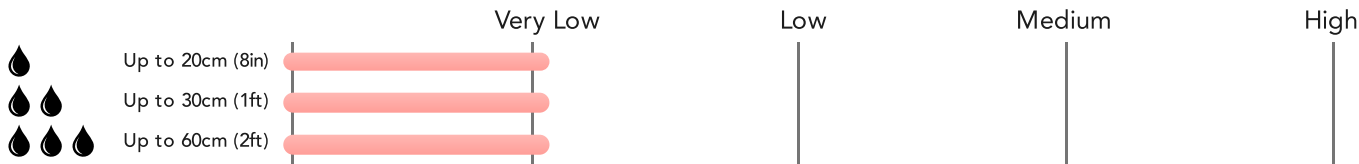


Risk Rating: Very low

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:

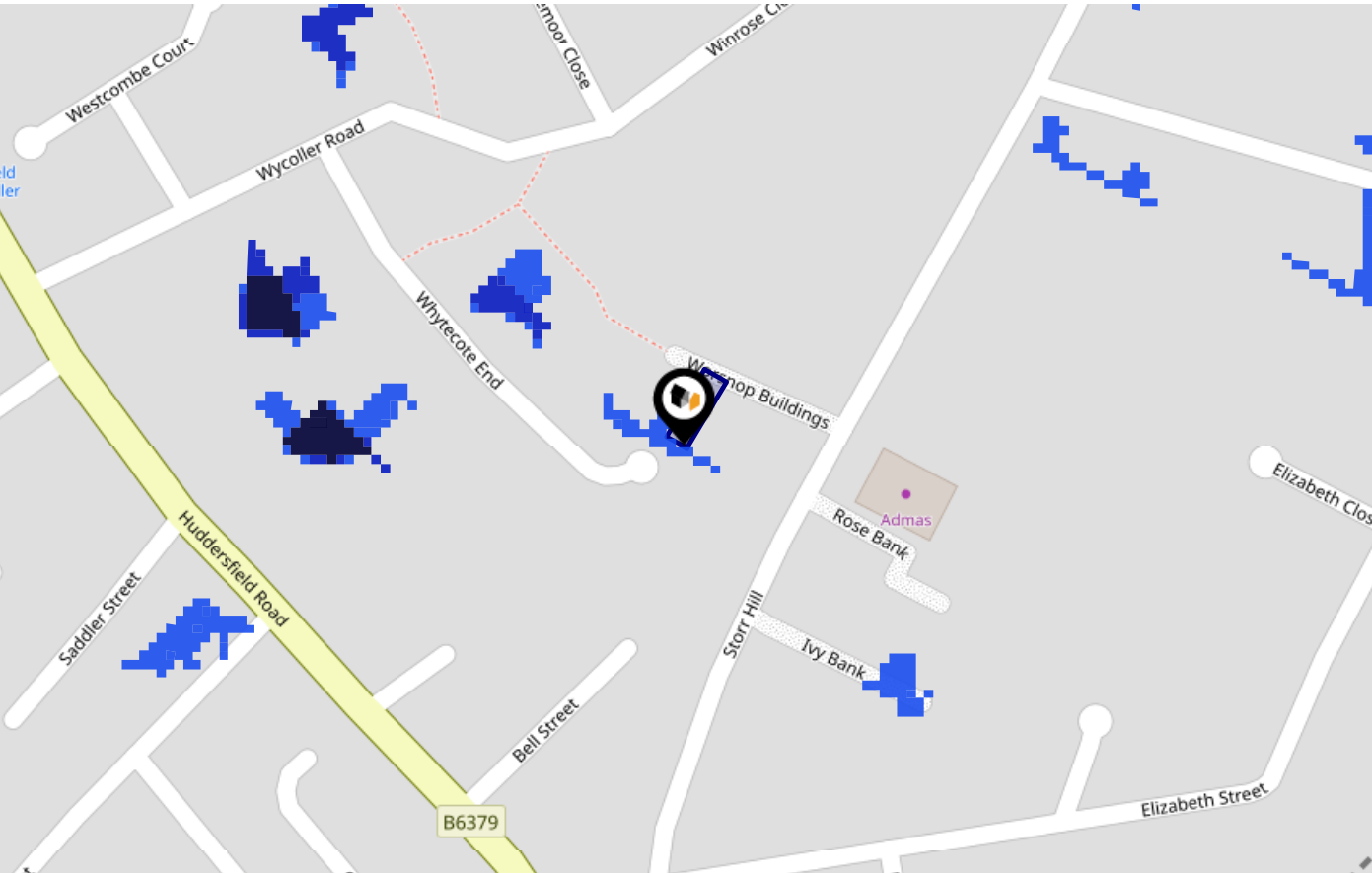


Flood Risk

Surface Water - Flood Risk

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

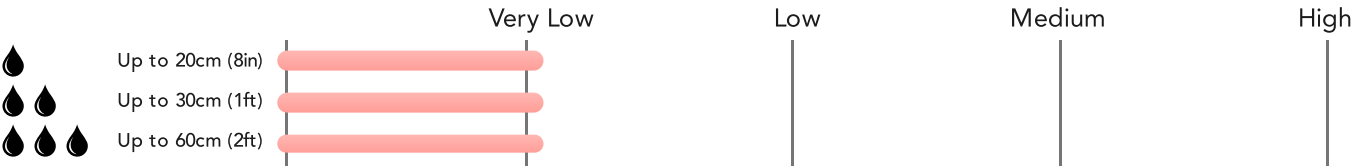


Risk Rating: Very low

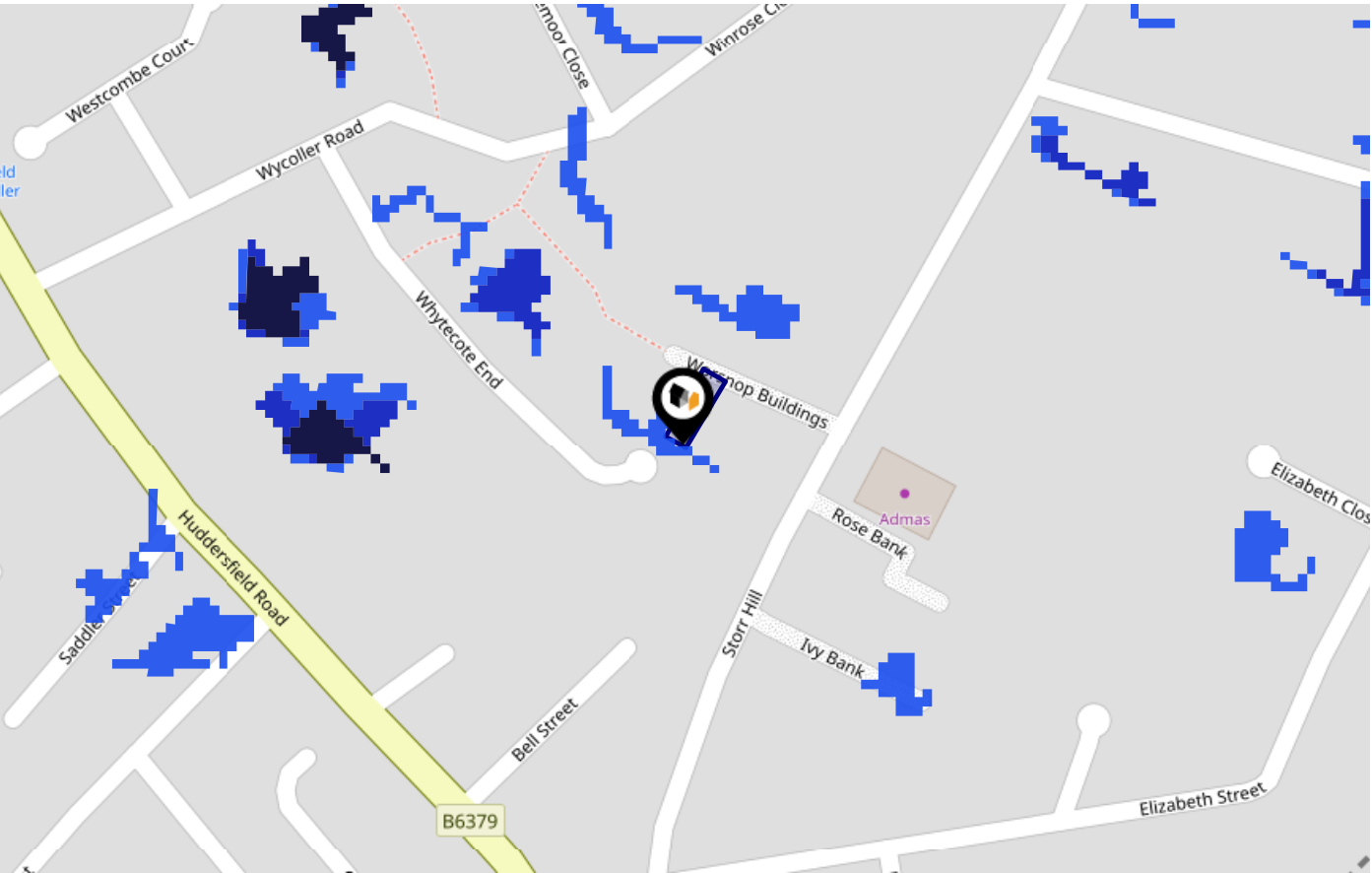
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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.

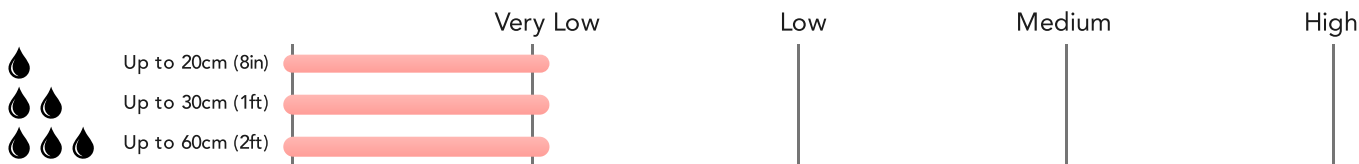


Risk Rating: Very low

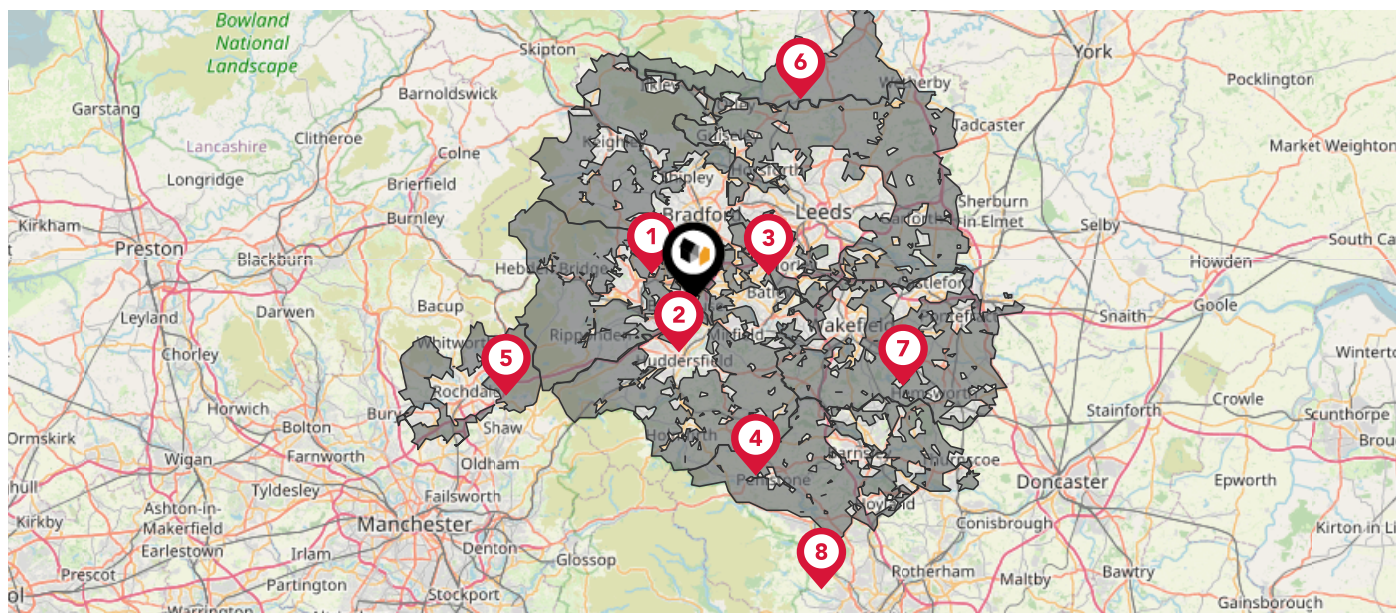
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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

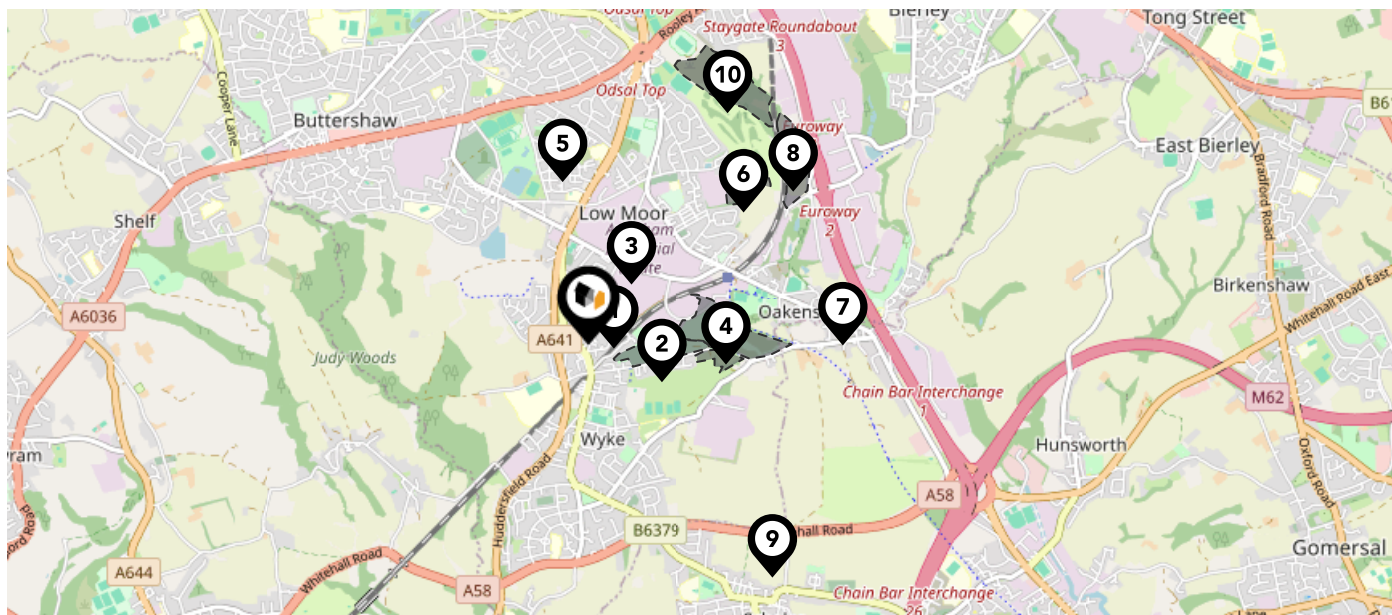
- 1 South and West Yorkshire Green Belt - Bradford
- 2 South and West Yorkshire Green Belt - Calderdale
- 3 South and West Yorkshire Green Belt - Leeds
- 4 South and West Yorkshire Green Belt - Kirklees
- 5 Merseyside and Greater Manchester Green Belt - Rochdale
- 6 South and West Yorkshire Green Belt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

Maps

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

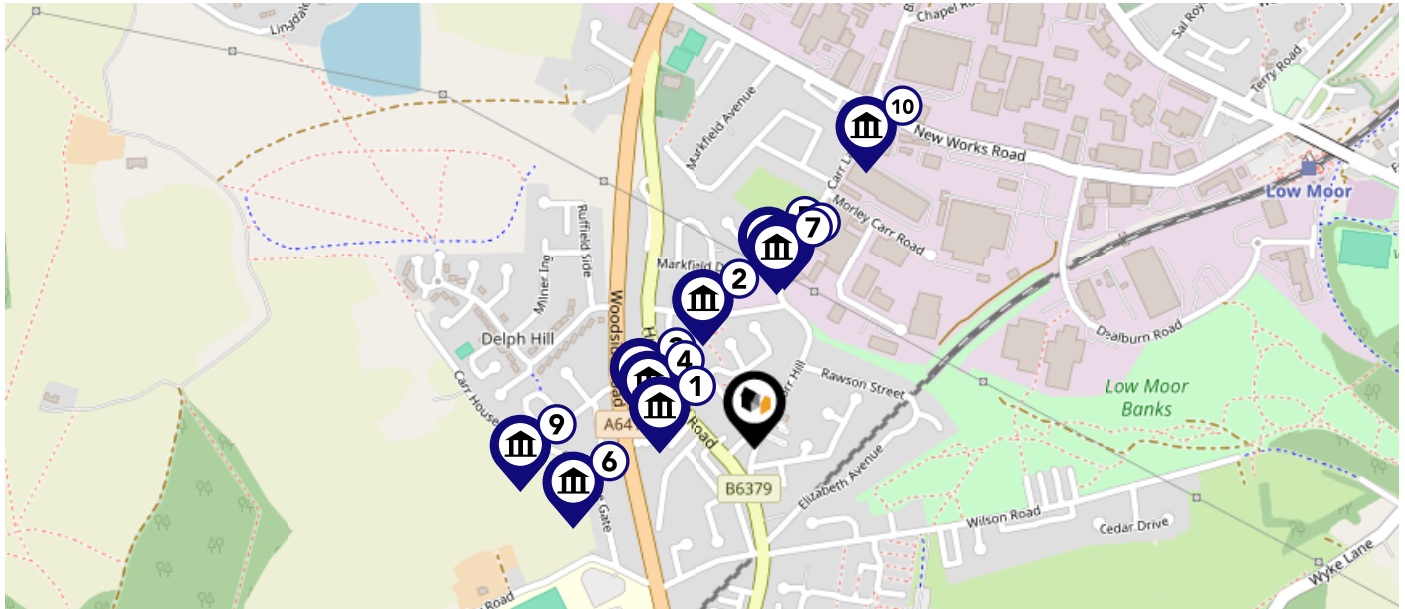
1	Spartan Road-Low Moor, Bradford	Historic Landfill	☐
2	Storr Hill Brick Works-Wilson Road, Bradford, Wyke, West Yorkshire	Historic Landfill	☐
3	Land at Junction of Brighouse Road-New Works Road, Low Moor, Bradford	Historic Landfill	☐
4	Wood Ash Pit-Wilson Road, Wyke, Bradford	Historic Landfill	☐
5	Manor Row-Low Moor, Bradford	Historic Landfill	☐
6	Land Off Parkhouse Road-Low Moor, Bradford	Historic Landfill	☐
7	Oakenshaw Spinning Mills-Bradford Road, Oakenshaw	Historic Landfill	☐
8	Furness Road Trading Estate-Furness Road, Bradford	Historic Landfill	☐
9	Top Tip-Whitehall Road, Wyke, Near Bradford, West Yorkshire	Historic Landfill	☐
10	Odsal Wood Tip-Pearson Road, Bradford, West Yorkshire	Historic Landfill	☐

Maps

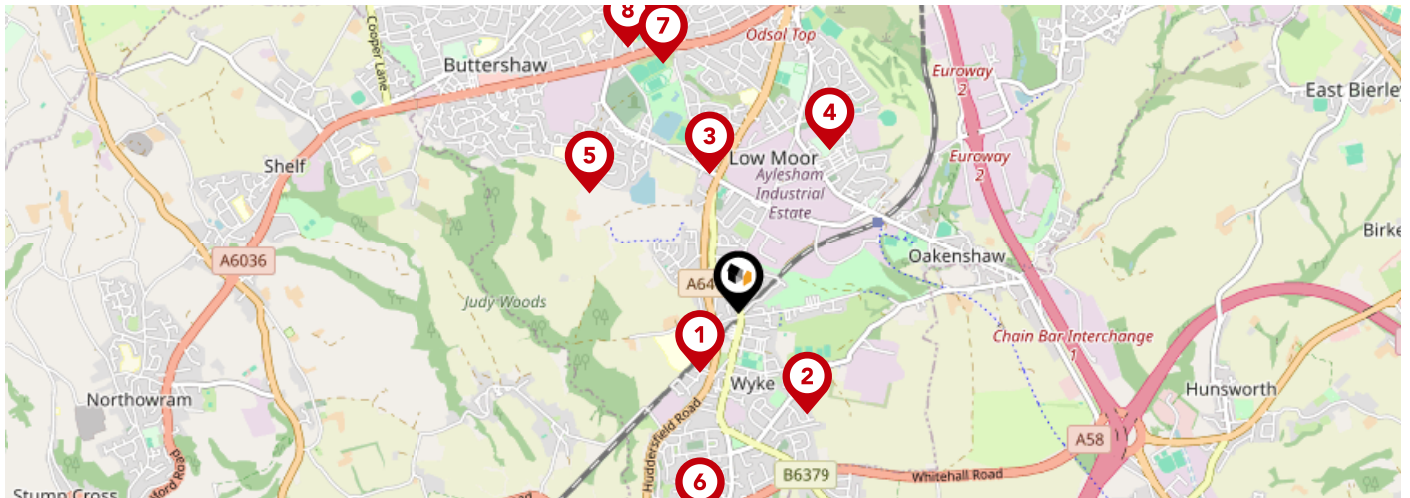
Listed Buildings

LANDWOOD
GROUP

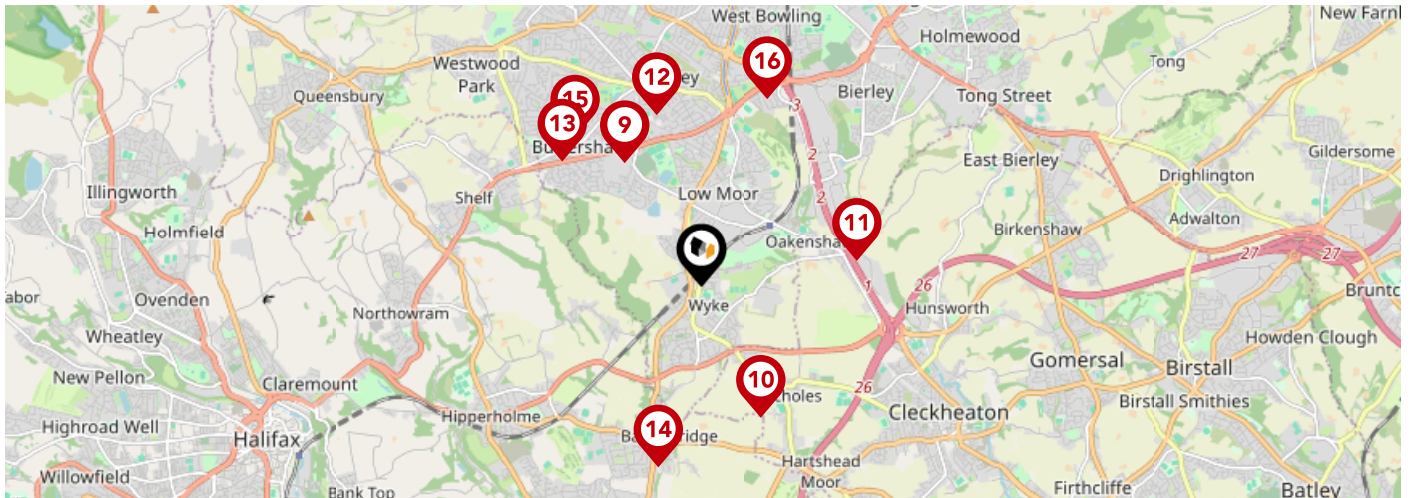
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1133062 - 420-432, Huddersfield Road	Grade II	0.1 miles
 1133083 - Holly Hall Cottage	Grade II	0.1 miles
 1133061 - 402 And 404, Huddersfield Road	Grade II	0.1 miles
 1077007 - Nos. 408-414 (even), Including Nos. 412a And 414a	Grade II	0.1 miles
 1116092 - Coach House To North Of Whitteron House	Grade II	0.2 miles
 1133271 - 53, 55 And 57, Carr House Gate	Grade II	0.2 miles
 1314331 - Whitteron House	Grade II	0.2 miles
 1133273 - Forecourt Wall And Gate Piers Fronting Road Between Whitteron House And Number 28	Grade II	0.2 miles
 1314330 - 109, 111 And 113, Carr House Gate	Grade II	0.3 miles
 1133272 - 3, Carr Lane (see Details For Further Address Information)	Grade II	0.3 miles



		Nursery	Primary	Secondary	College	Private
1	Appleton Academy Ofsted Rating: Good Pupils: 1249 Distance:0.31	☐	☒	☒	☐	☐
2	Worthinghead Primary School Ofsted Rating: Good Pupils: 211 Distance:0.54	☐	☒	☐	☐	☐
3	Hill Top CofE Primary School Ofsted Rating: Good Pupils: 241 Distance:0.62	☐	☒	☐	☐	☐
4	Low Moor CofE Primary School Ofsted Rating: Good Pupils: 413 Distance:0.82	☐	☒	☐	☐	☐
5	Woodside Academy Ofsted Rating: Good Pupils: 392 Distance:0.84	☐	☒	☐	☐	☐
6	Shirley Manor Primary School Ofsted Rating: Good Pupils: 191 Distance:0.92	☐	☒	☐	☐	☐
7	St Winefride's Catholic Primary School, A Voluntary Academy Ofsted Rating: Good Pupils: 410 Distance:1.14	☐	☒	☐	☐	☐
8	St Paul's CofE Primary School Ofsted Rating: Good Pupils: 201 Distance:1.26	☐	☒	☐	☐	☐

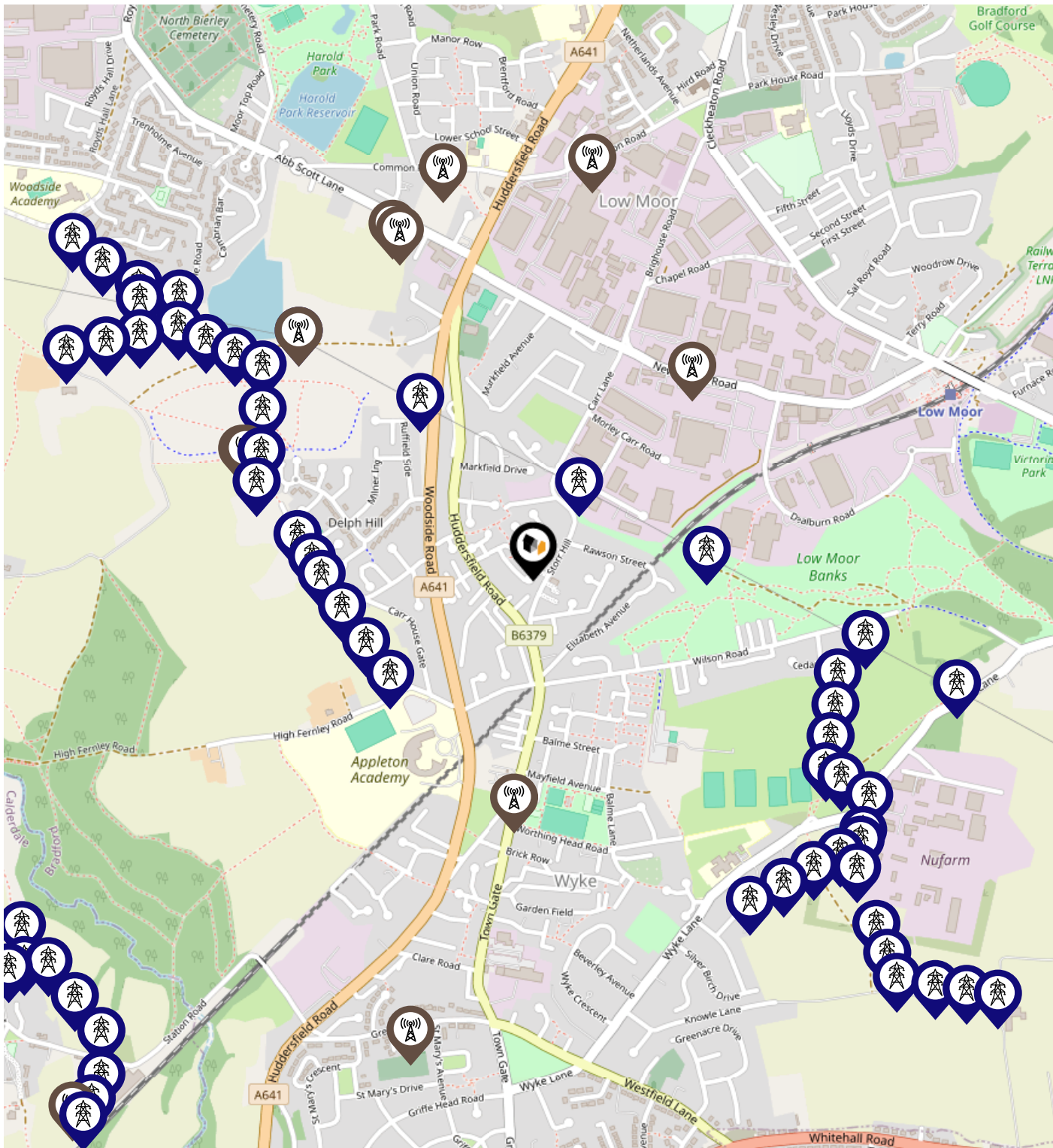


		Nursery	Primary	Secondary	College	Private
	Broadbeck Learning Centre Ofsted Rating: Good Pupils: 14 Distance:1.26	☐	☐	☒	☐	☐
	Scholes Village Primary School Ofsted Rating: Good Pupils: 233 Distance:1.27	☐	☒	☐	☐	☐
	Woodlands Church of England Primary Academy Ofsted Rating: Good Pupils: 102 Distance:1.39	☐	☒	☐	☐	☐
	Wibsey Primary School Ofsted Rating: Good Pupils: 684 Distance:1.54	☐	☒	☐	☐	☐
	Farfield Primary and Nursery School Ofsted Rating: Good Pupils: 431 Distance:1.63	☐	☒	☐	☐	☐
	Bailiffe Bridge Junior and Infant School Ofsted Rating: Good Pupils: 191 Distance:1.64	☐	☒	☐	☐	☐
	Buttershaw Business & Enterprise College Academy Ofsted Rating: Serious Weaknesses Pupils: 1454 Distance:1.71	☐	☐	☒	☐	☐
	St Matthew's CofE Primary School and Nursery Ofsted Rating: Requires improvement Pupils: 423 Distance:1.75	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

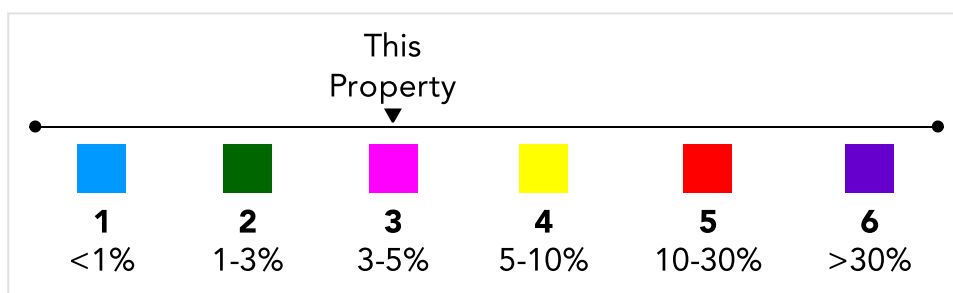
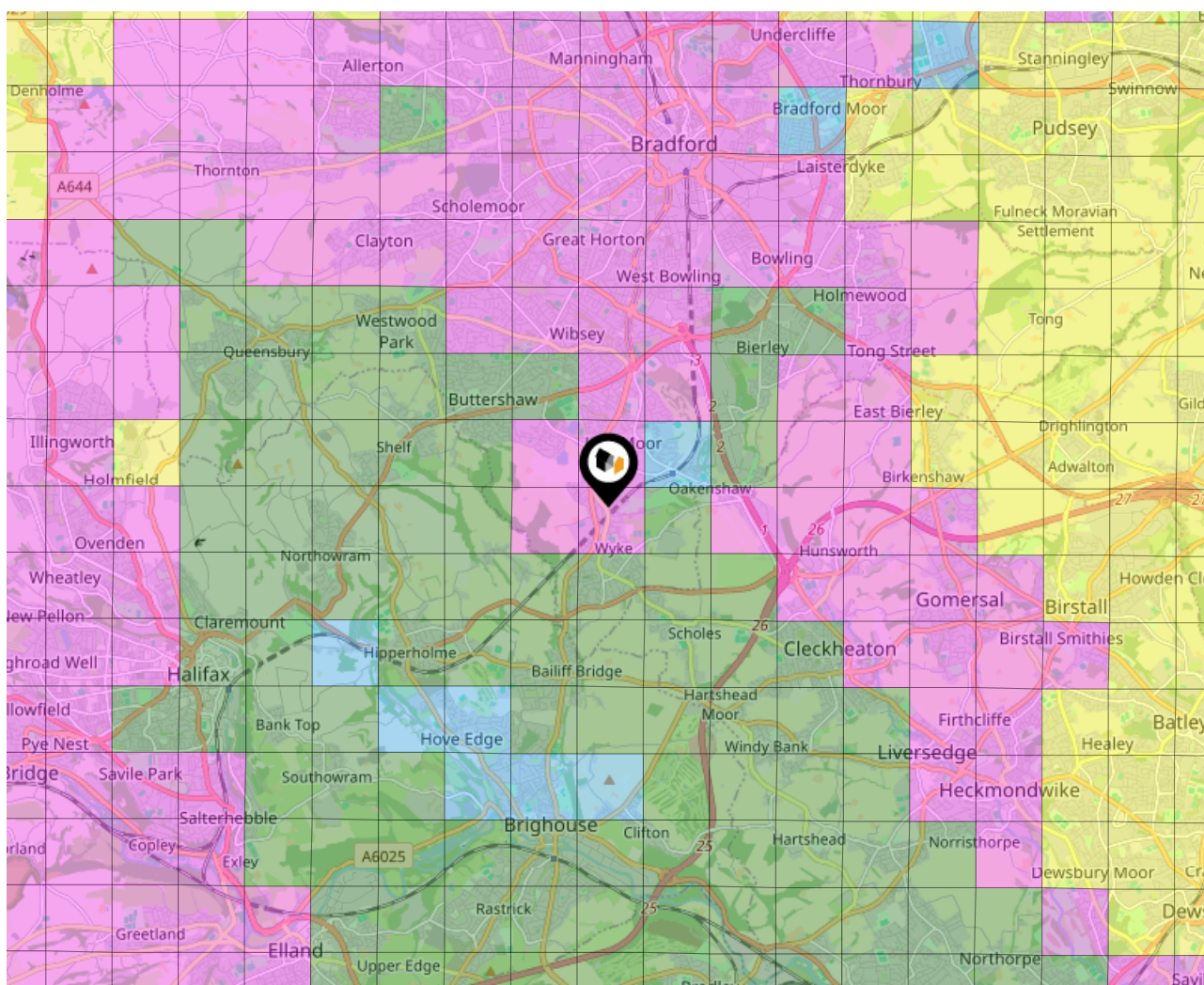
LANDWOOD
GROUP



Key:

-  Power Pylons
-  Communication Masts

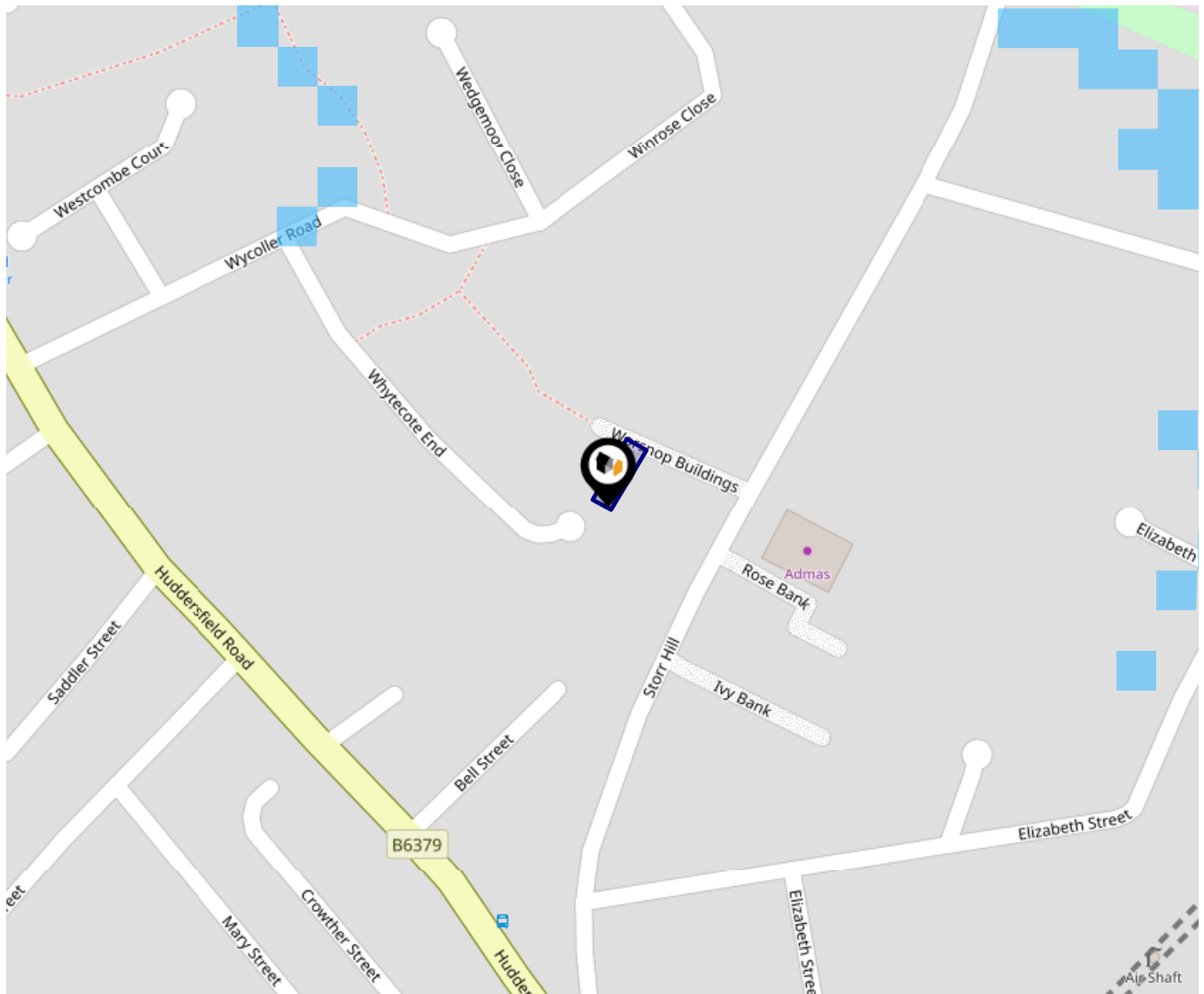
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic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



Local Area

Road Noise

LANDWOOD
GROUP



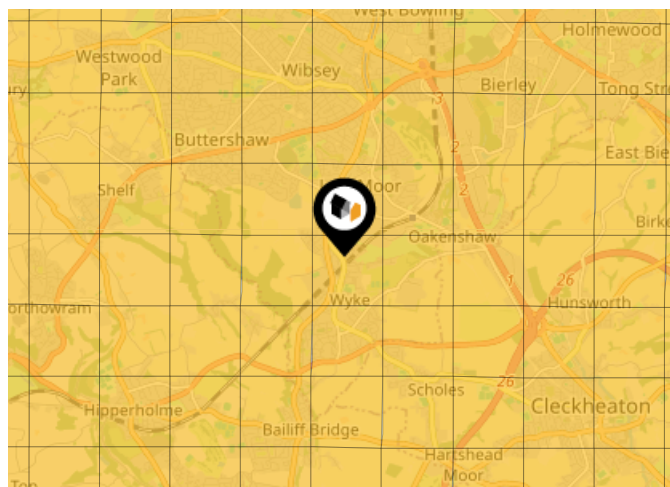
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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:	VARIABLE(LOW)	Soil Texture:	CLAYEY LOAM TO SILTY
Parent Material Grain:	MIXED (ARGILLIC- RUDACEOUS)	Soil Depth:	LOAM DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		



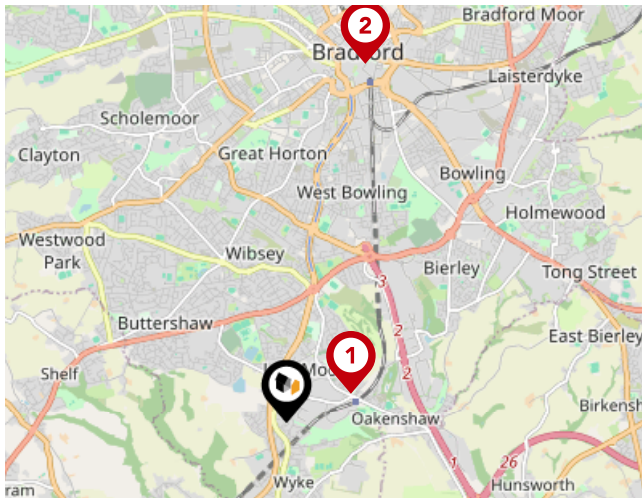
Primary Classifications (Most Common Clay Types)

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

Area

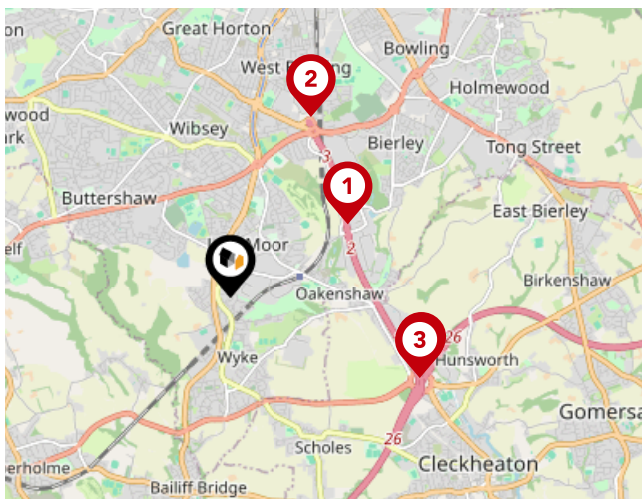
Transport (National)

LANDWOOD
GROUP



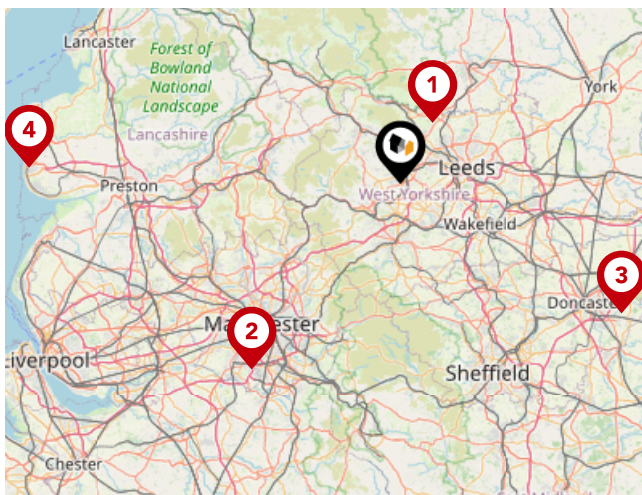
National Rail Stations

Pin	Name	Distance
1	Low Moor Rail Station	0.62 miles
2	Bradford Interchange Rail Station	3.21 miles
3	Brighouse Rail Station	3.36 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M606 J2	1.22 miles
2	M606 J3	1.74 miles
3	M62 J26	1.8 miles
4	M606 J1	1.81 miles
5	M62 J25	3.53 miles



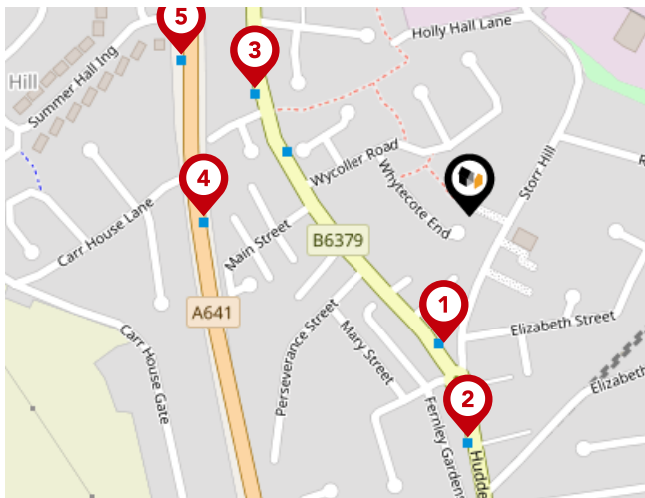
Airports/Helipads

Pin	Name	Distance
1	Leeds Bradford Airport	9.54 miles
2	Manchester Airport	33.6 miles
3	Finningley	36.07 miles
4	Highfield	52.16 miles

Area

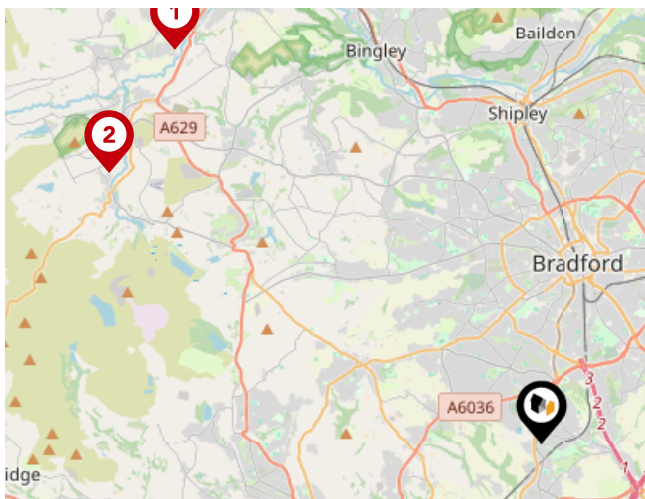
Transport (Local)

LANDWOOD
GROUP



Bus Stops/Stations

Pin	Name	Distance
1	Storrs Hill	0.07 miles
2	Storrs Hill	0.12 miles
3	Carr House Lane	0.14 miles
4	Summer Hall Ing	0.15 miles
5	Summer Hall Ing	0.18 miles



Local Connections

Pin	Name	Distance
1	Damems (Keighley & Worth Valley Railway)	9.42 miles
2	Oxenhope (Keighley & Worth Valley Railway)	8.93 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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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.



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