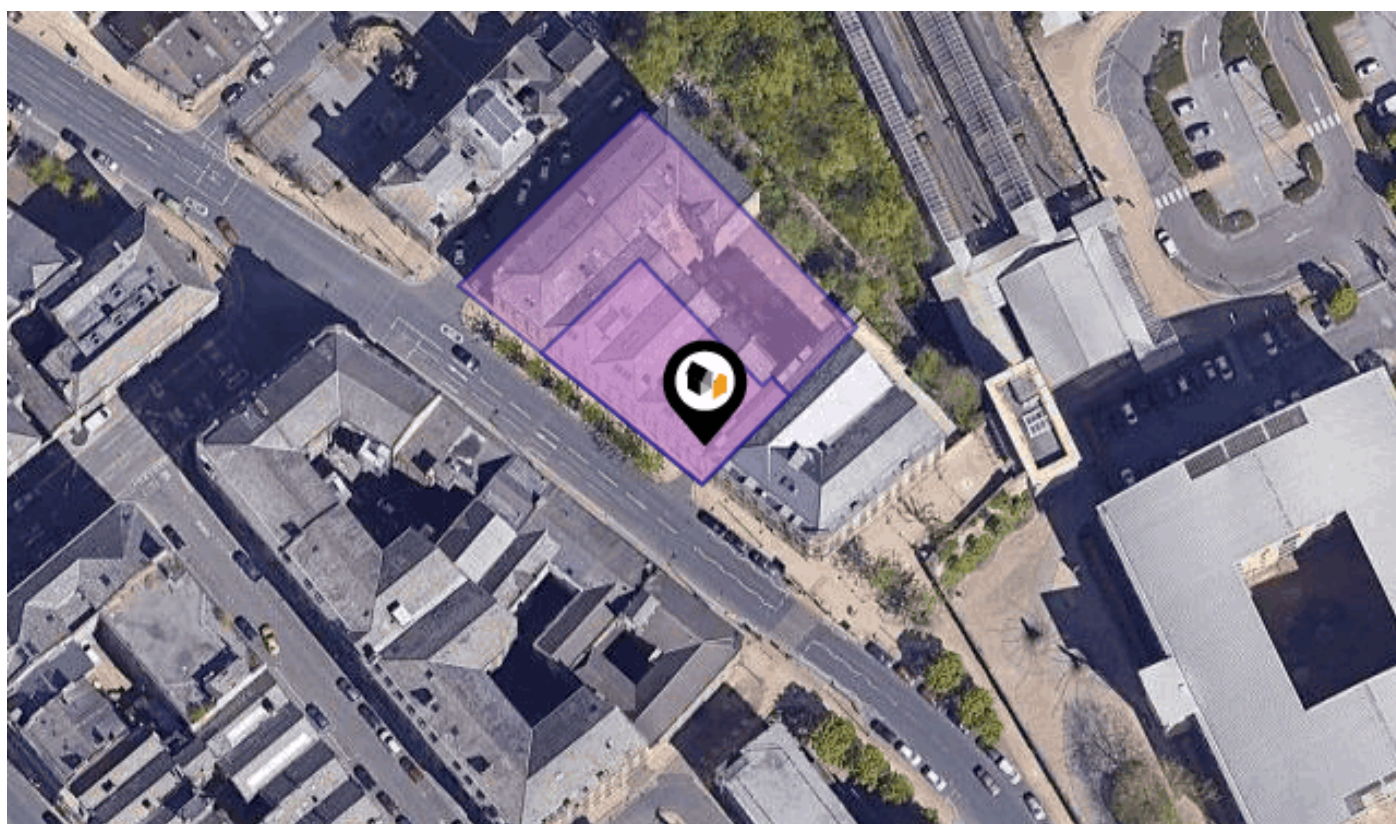




KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 05th November 2025



**APARTMENT 51, BROADGATE HOUSE, 2, BROAD STREET,
BRADFORD, BD1 4QQ**

Landwood Group

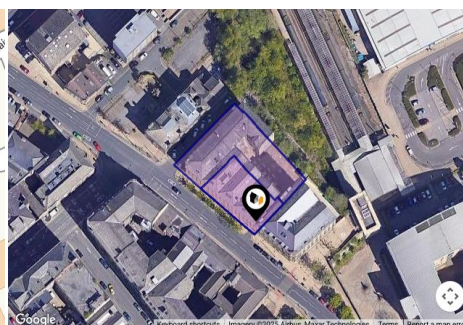
77 Deansgate Manchester M3 2BW

0161 710 2010

Heather.twiss@landwoodgroup.com

<https://landwoodgroup.com/>





Property

Type:	Flat / Maisonette	Last Sold Date:	06/02/2004
Bedrooms:	1	Last Sold Price:	£80,000
Floor Area:	527 ft ² / 49 m ²	Last Sold £/ft²:	£161
Plot Area:	0.65 acres	Tenure:	Leasehold
Year Built :	2003-2006	Start Date:	05/02/2004
Council Tax :	Band A	End Date:	01/01/2128
Annual Estimate:	£1,497	Lease Term:	125 Years less 3 days starting on 1 January 2003
Title Number:	WYK747677	Term Remaining:	102 years
UPRN:	10002325546		

Local Area

Local Authority:	Bradford
Conservation Area:	City Centre
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

15 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



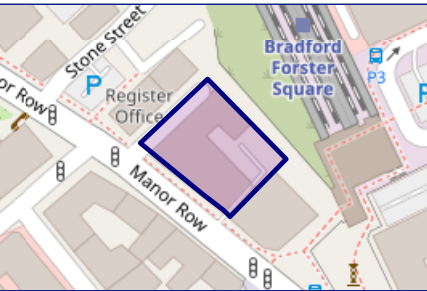
Property

Multiple Title Plans

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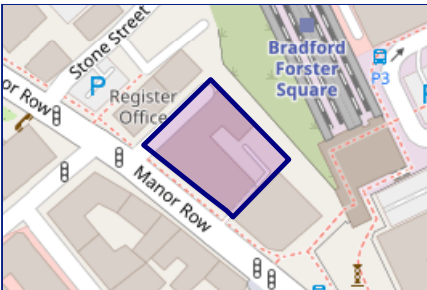
There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.

Freehold Title Plan



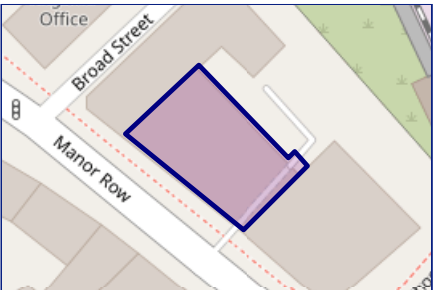
WYK674170

Leasehold Title Plans



WYK747677

Start Date: 11/08/2003
End Date: 01/01/2128
Lease Term: 125 years from 1 January 2003
Term Remaining: 102 years



WYK768157

Start Date: 05/02/2004
End Date: 01/01/2128
Lease Term: 125 Years less 3 days starting on 1 January 2003
Term Remaining: 102 years

Property
EPC - Certificate

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Apartment 51, Broadgate House, 2 Broad Street, BD1
4QQ

Energy rating

C

Valid until 17.07.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

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Additional EPC Data

Property Type:	Flat
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	03
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:	(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:	Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	49 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.

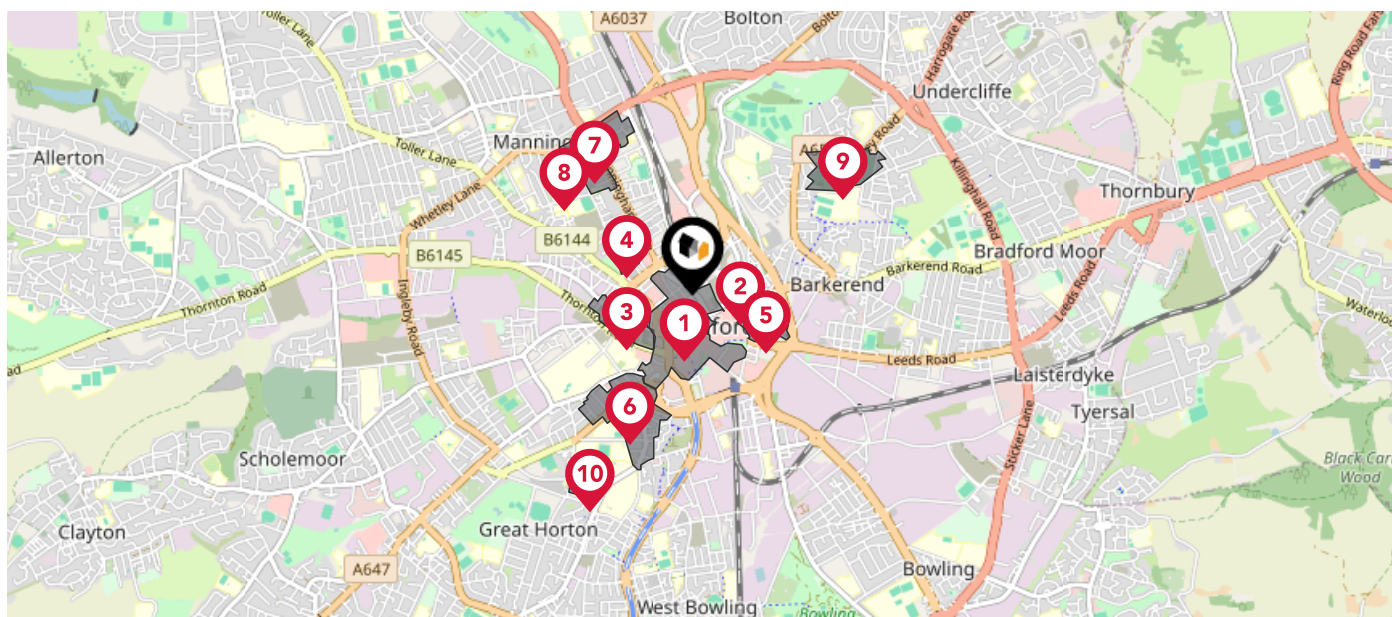
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

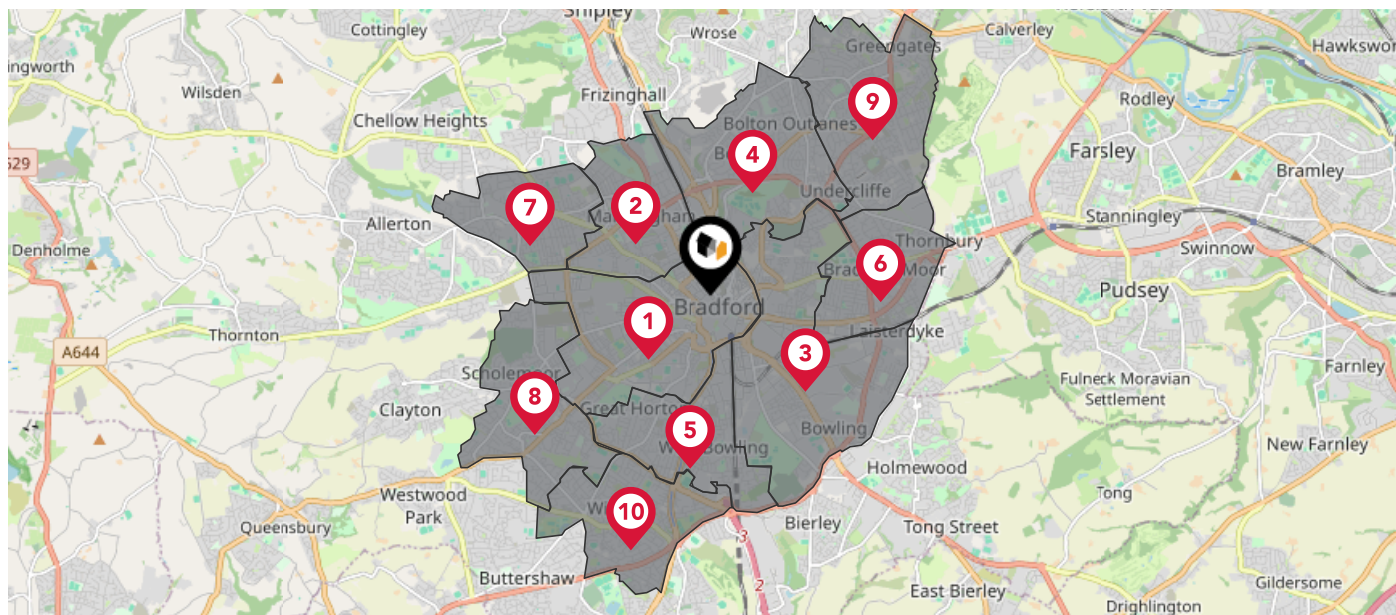
-  1 City Centre
-  2 Cathedral Precinct
-  3 The Goitside
-  4 Eldon Place
-  5 Little Germany
-  6 Little Horton Lane
-  7 Apsley Crescent
-  8 Southfield Square
-  9 Undercliffe Cemetery
-  10 Little Horton Green

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

City Ward

2

Manningham Ward

3

Bowling and Barkerend Ward

4

Bolton and Undercliffe Ward

5

Little Horton Ward

6

Bradford Moor Ward

7

Toller Ward

8

Great Horton Ward

9

Eccleshill Ward

10

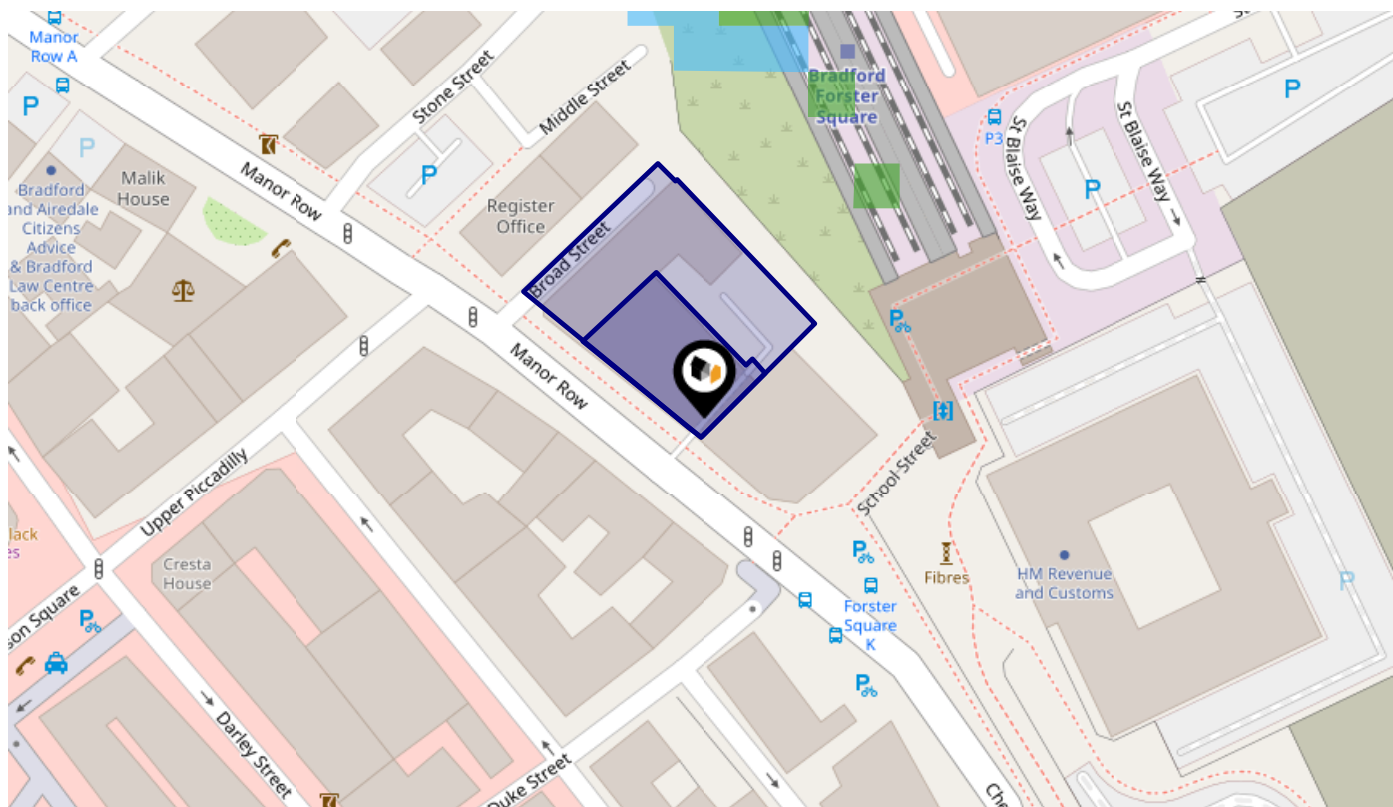
Wibsey Ward

Maps

Rail Noise

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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:

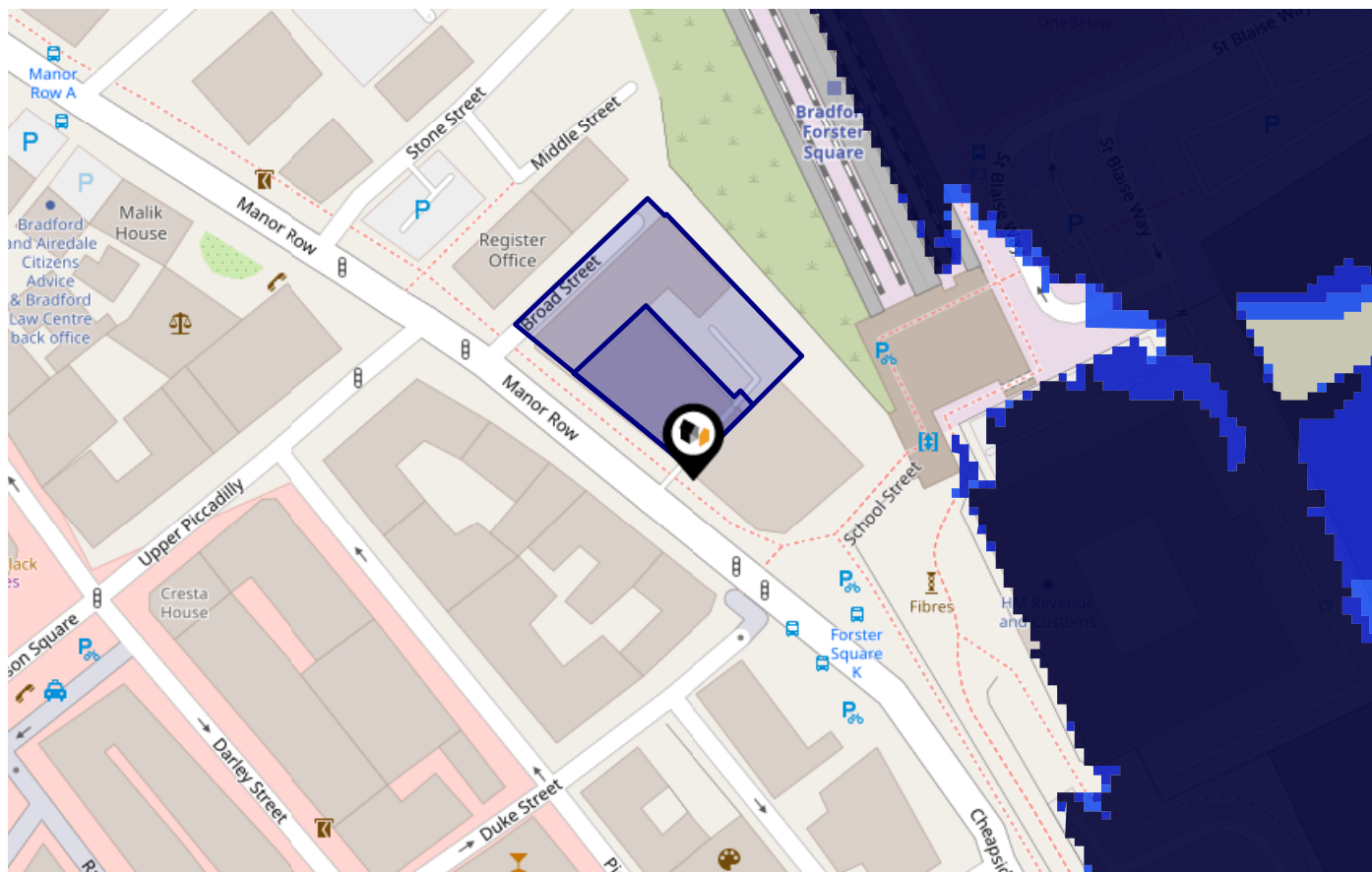
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

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.

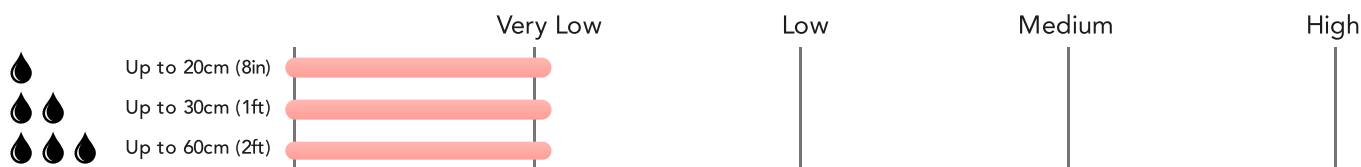


Risk Rating: Very low

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:



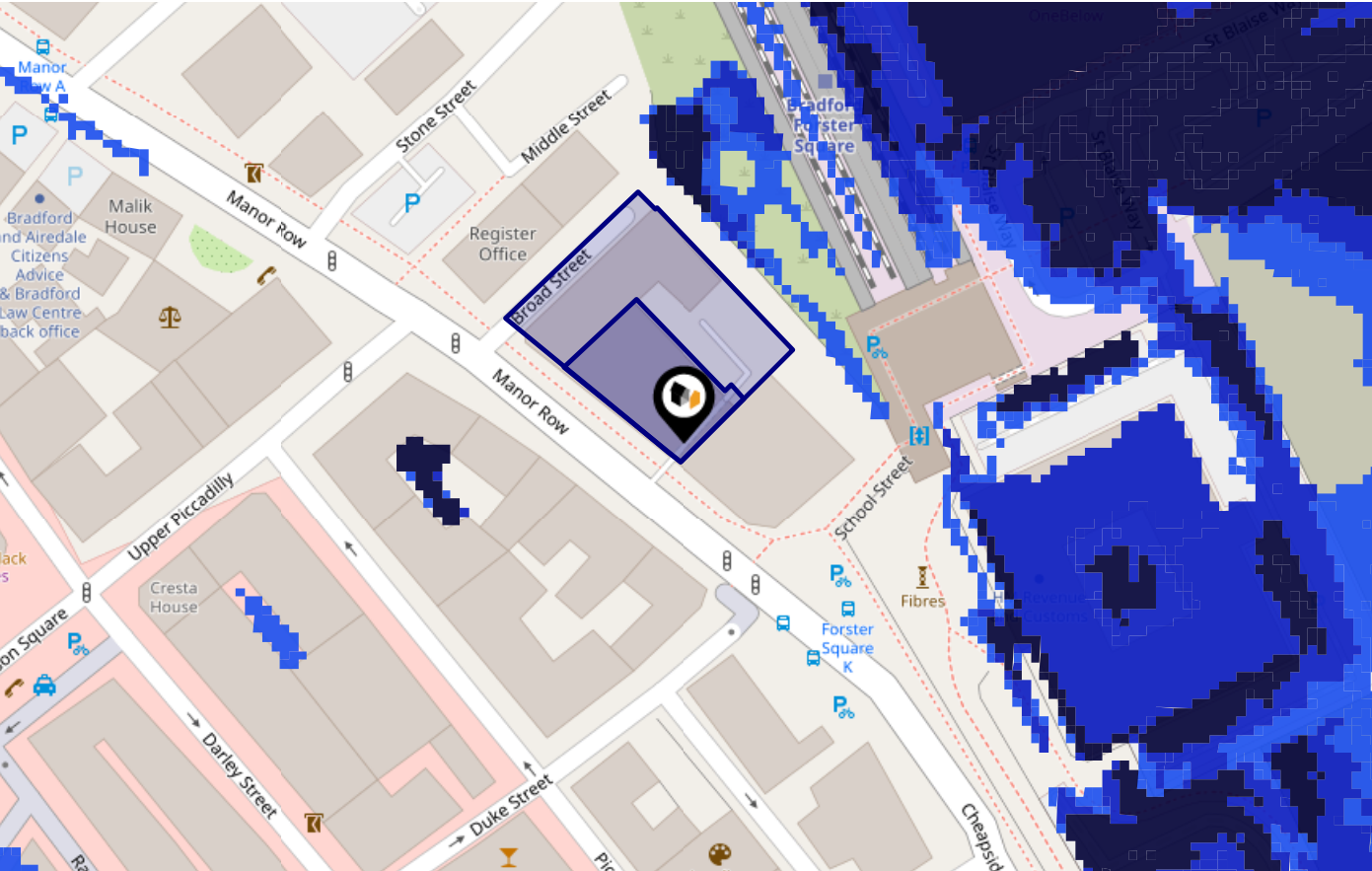
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Flood Risk

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.

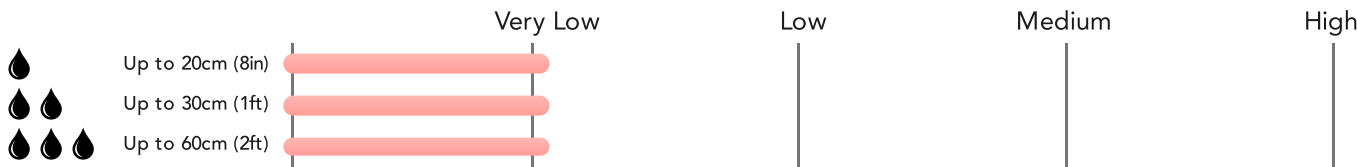


Risk Rating: Very low

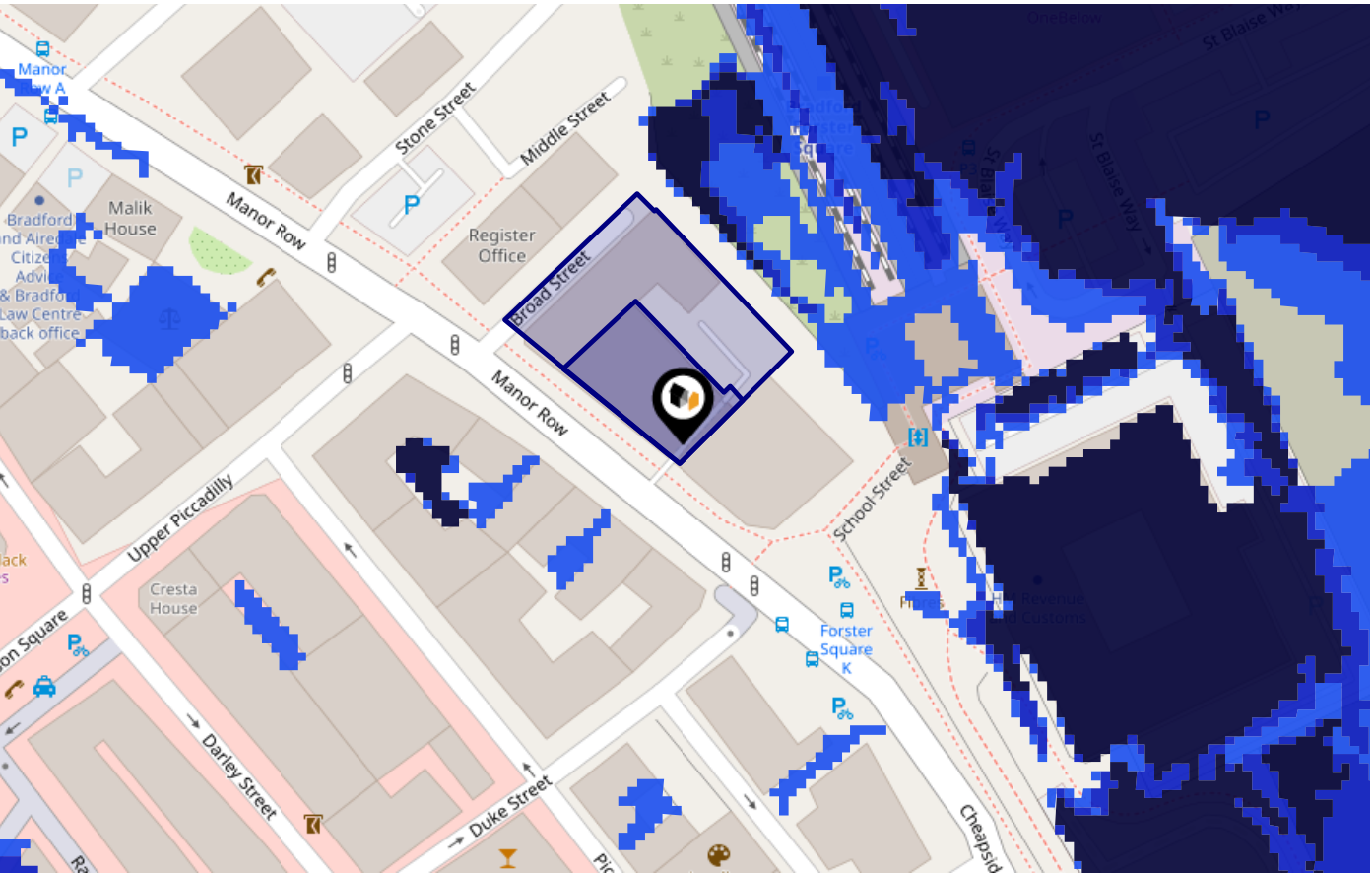
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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.

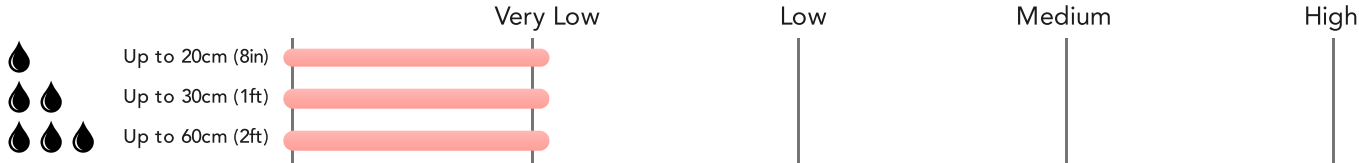


Risk Rating: Very low

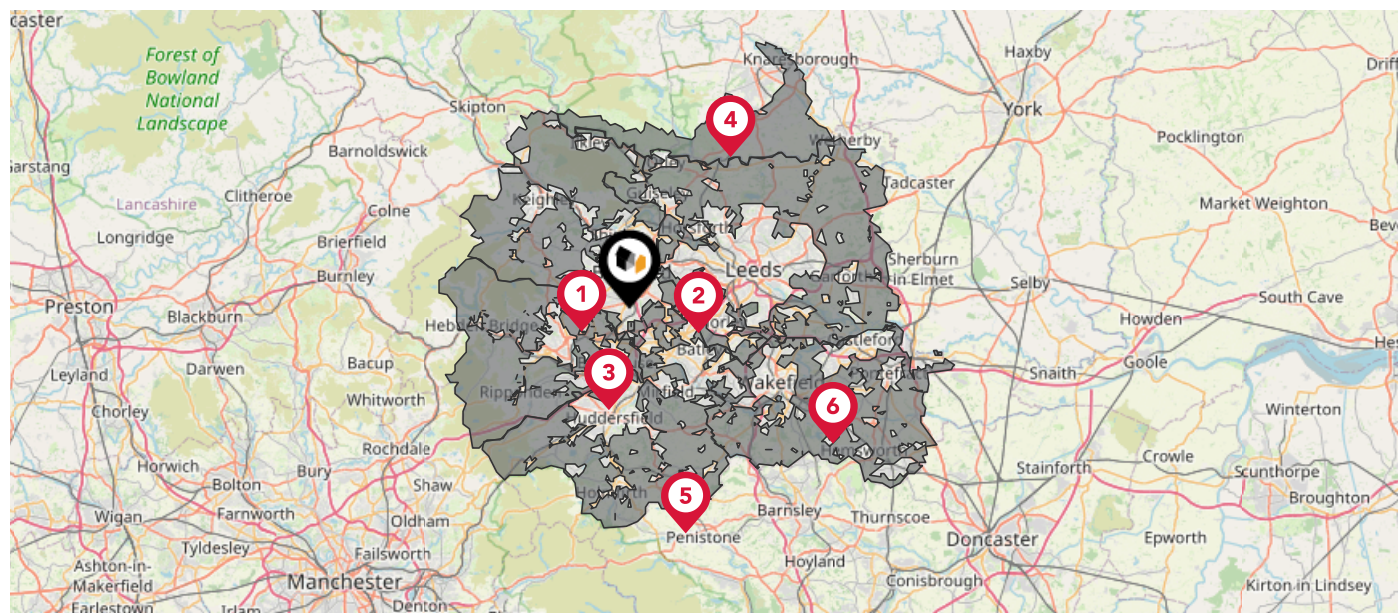
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



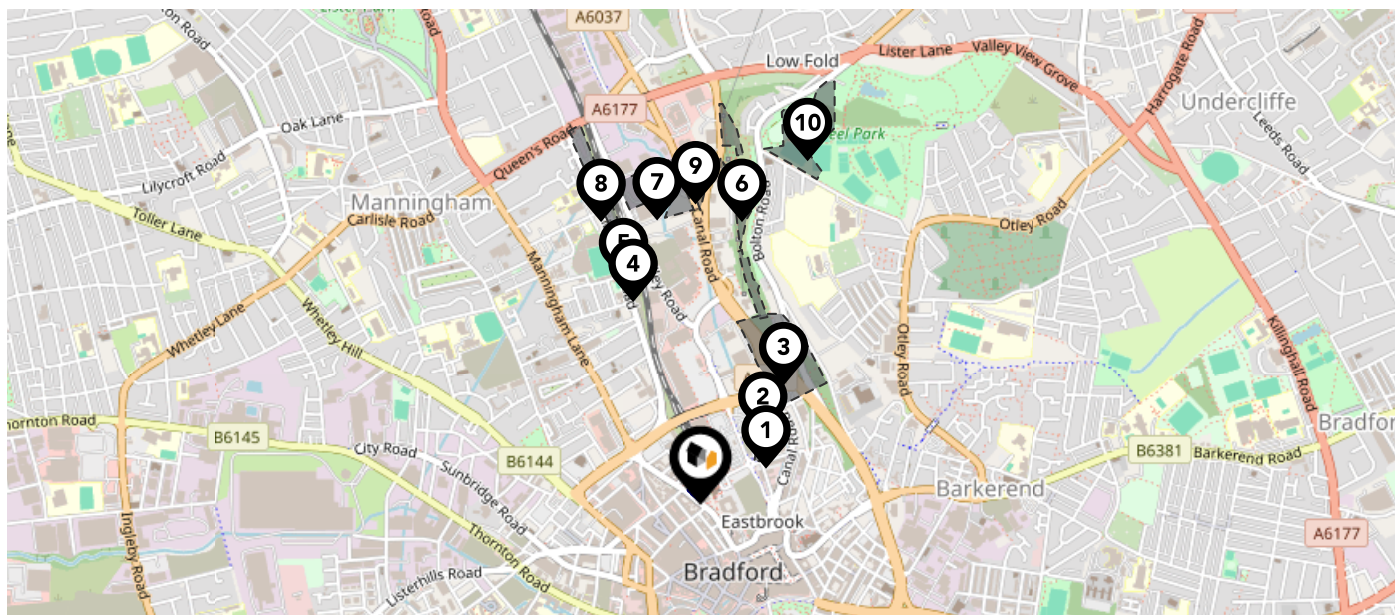
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

-  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

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	Former Mill Street Gasworks-Land off Leeming Street, Bradford	Historic Landfill	☐
2	Midland Mill-Old Canal Road, Bradford	Historic Landfill	☐
3	Old Canal Road-Bradford	Historic Landfill	☐
4	Midland Road-Clayton, Bradford	Historic Landfill	☐
5	Land Adjacent To Midland Road-Bradford, West Yorkshire	Historic Landfill	☐
6	CEGB Land-Valley Road Holder Station, Kings Road, Bradford	Historic Landfill	☐
7	Valley Road Holder Station-Canal Road, Bradford	Historic Landfill	☐
8	Reusable Building Supplies-Land adjacent to Midland Road, Bradford	Historic Landfill	☐
9	CEGB Land at Canal Road Holder Station-Canal Road, Bradford	Historic Landfill	☐
10	Peel Park-Cliffe Road, Bradford	Historic Landfill	☐

Maps

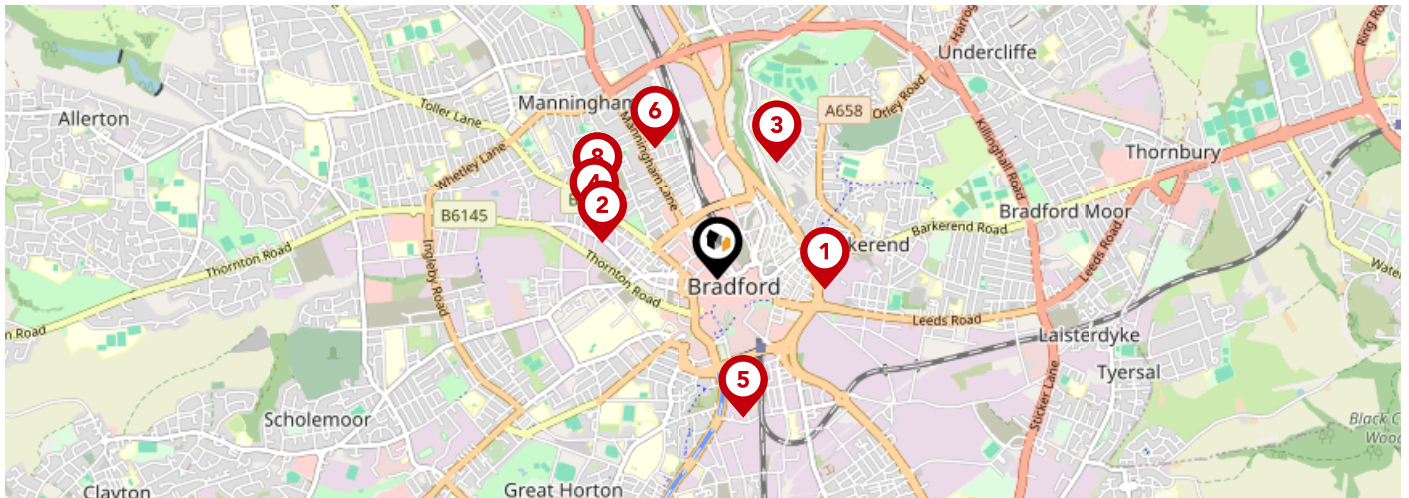
Listed Buildings

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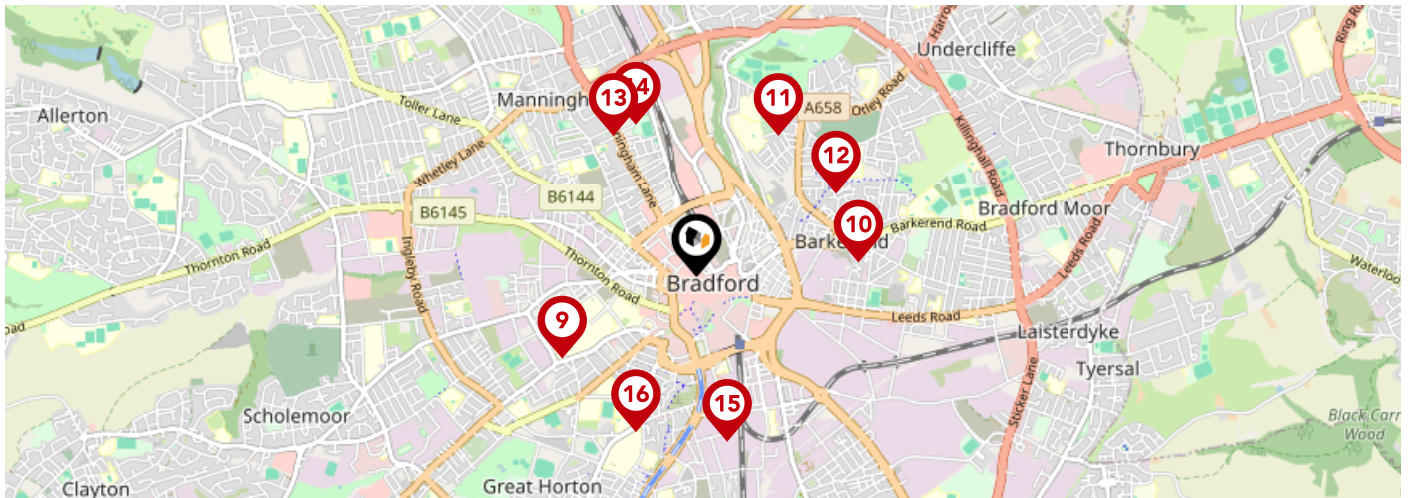
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1132981 - Registry Office	Grade II	0.0 miles
	1270377 - Furness House, Forward House, Equity Chambers And Auburn House	Grade II	0.0 miles
	1132979 - Manor Buildings	Grade II	0.0 miles
	1132980 - 8-20, Manor Row Bd1 (see Details For Further Address Information)	Grade II	0.0 miles
	1314481 - 1-11, Manor Row (see Details For Further Address Information)	Grade II	0.0 miles
	1208742 - Forecourt Railings To Number 28a	Grade II	0.1 miles
	1132928 - 8, Piccadilly Bd1	Grade II	0.1 miles
	1314533 - The Union Club	Grade II	0.1 miles
	1133067 - Rawson Hotel	Grade II	0.1 miles
	1132975 - York House	Grade II	0.1 miles
	1086976 - Cresta House	Grade II	0.1 miles



		Nursery	Primary	Secondary	College	Private
1	Training and Skills Centre Ofsted Rating: Inadequate Pupils: 9 Distance:0.47	☐	☐	☒	☐	☐
2	The Home Study Project Co Pakistan Community and Neighbourhood Assoc Ofsted Rating: Not Rated Pupils:0 Distance:0.53	☐	☐	☒	☐	☐
3	Westminster Church of England Primary Academy Ofsted Rating: Good Pupils: 516 Distance:0.58	☐	☒	☐	☐	☐
4	Dixons Manningham Academy Ofsted Rating: Good Pupils: 427 Distance:0.6	☐	☒	☐	☐	☐
5	New College Bradford Ofsted Rating: Outstanding Pupils:0 Distance:0.61	☐	☐	☒	☐	☐
6	One In A Million Free School Ofsted Rating: Requires improvement Pupils: 368 Distance:0.64	☐	☐	☒	☐	☐
7	Abbey Green Nursery School Ofsted Rating: Outstanding Pupils: 90 Distance:0.64	☒	☐	☐	☐	☐
8	Green Lane Primary School Ofsted Rating: Good Pupils: 591 Distance:0.64	☐	☒	☐	☐	☐

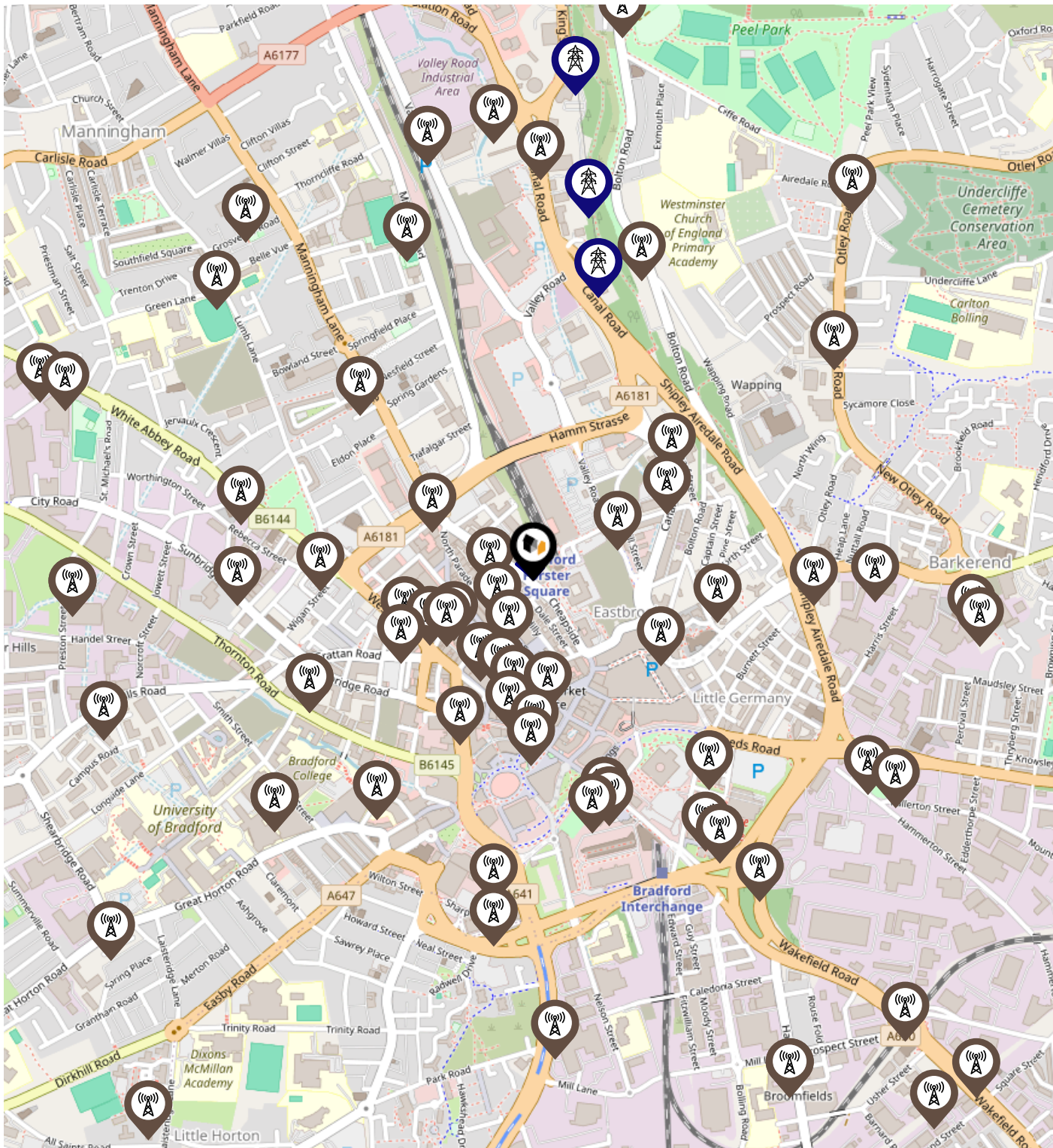


		Nursery	Primary	Secondary	College	Private
	Bradford College Ofsted Rating: Good Pupils:0 Distance:0.69	☐	☐	☒	☐	☐
	Barkerend Primary Leadership Academy Ofsted Rating: Outstanding Pupils: 564 Distance:0.71	☐	☒	☐	☐	☐
	Feversham Girls' Secondary Academy Ofsted Rating: Outstanding Pupils: 801 Distance:0.71	☐	☐	☒	☐	☐
	Carlton Bolling Ofsted Rating: Outstanding Pupils: 1640 Distance:0.72	☐	☐	☒	☐	☐
	Al Mumin Primary and Secondary School Ofsted Rating: Not Rated Pupils: 217 Distance:0.72	☐	☐	☒	☐	☐
	Midland Road Nursery School Ofsted Rating: Outstanding Pupils: 104 Distance:0.72	☒	☐	☐	☐	☐
	Rainbow Primary Leadership Academy Ofsted Rating: Good Pupils: 374 Distance:0.73	☐	☒	☐	☐	☐
	Dixons McMillan Academy Ofsted Rating: Good Pupils: 660 Distance:0.73	☐	☐	☒	☐	☐

Local Area

Masts & Pylons

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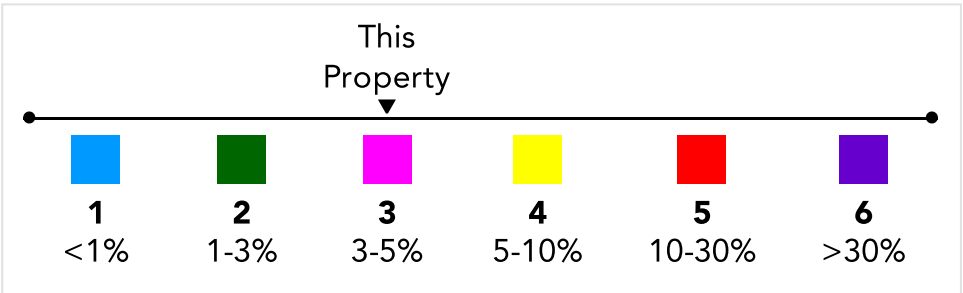
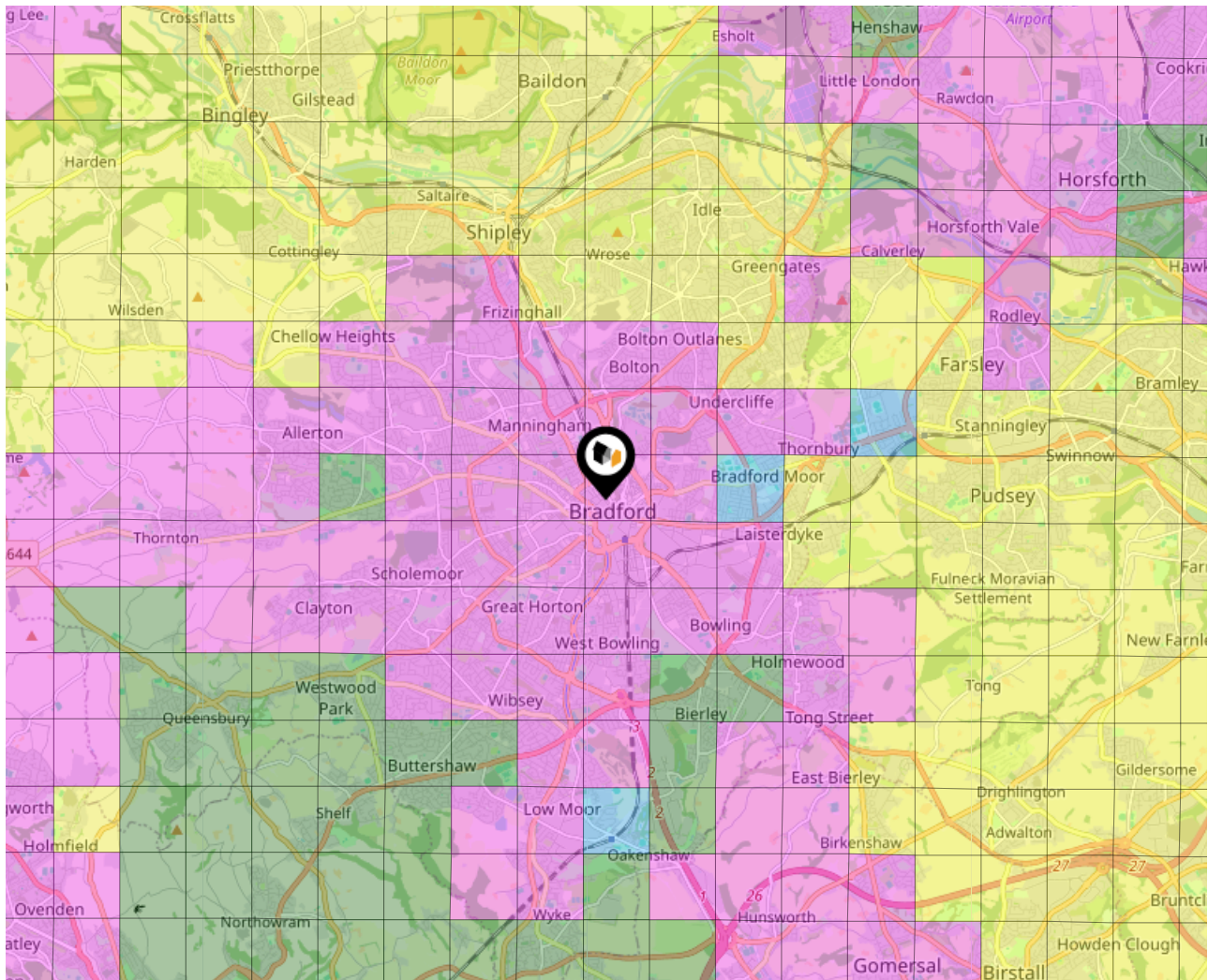


Key:

-  Power Pylons
-  Communication Masts

What is Radon?

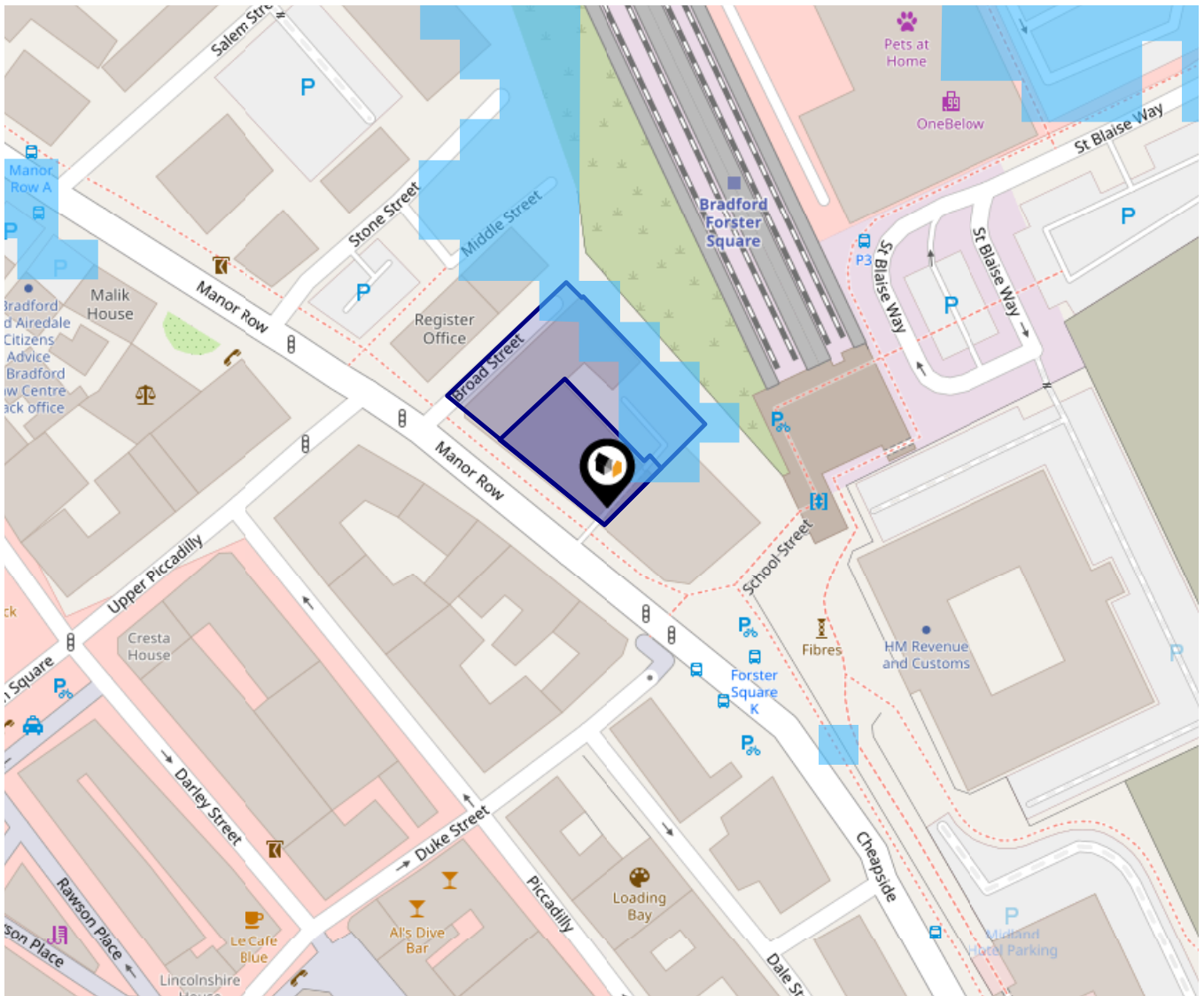
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic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



Local Area

Road Noise

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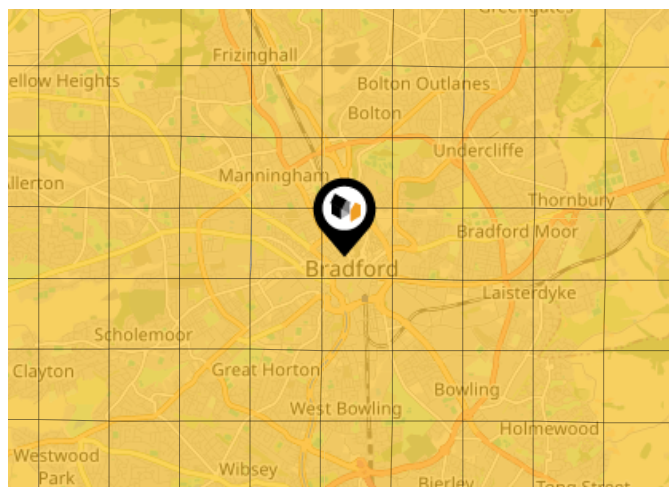
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

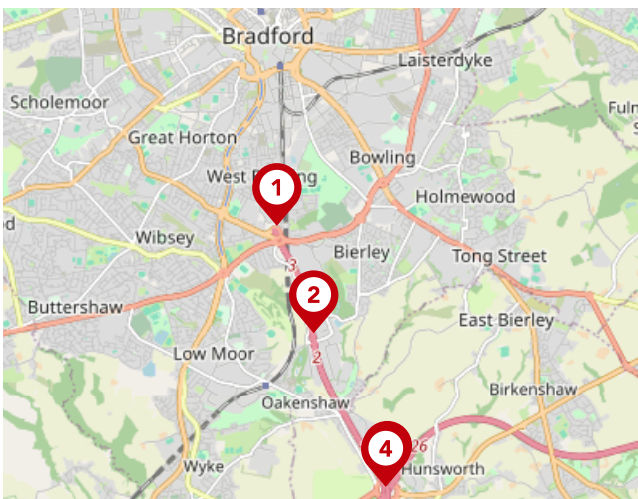
Transport (National)

LANDWOOD
GROUP



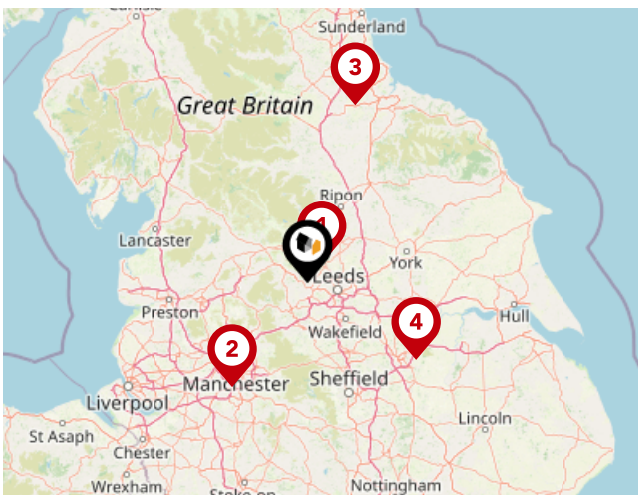
National Rail Stations

Pin	Name	Distance
1	Bradford Foster Square Rail Station	0.05 miles
2	Bradford Foster Square Rail Station	0.1 miles
3	Bradford Interchange Rail Station	0.38 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M606 J3	1.91 miles
2	M606 J2	2.89 miles
3	M606 J1	4.31 miles
4	M62 J26	4.33 miles
5	M62 J25	6.97 miles



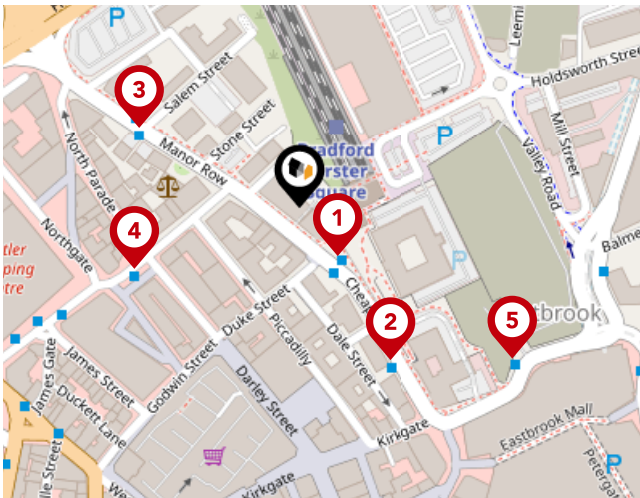
Airports/Helipads

Pin	Name	Distance
1	Leeds Bradford Airport	6.28 miles
2	Manchester Airport	36.7 miles
3	Teesside Airport	51.08 miles
4	Finningley	37.5 miles

Area

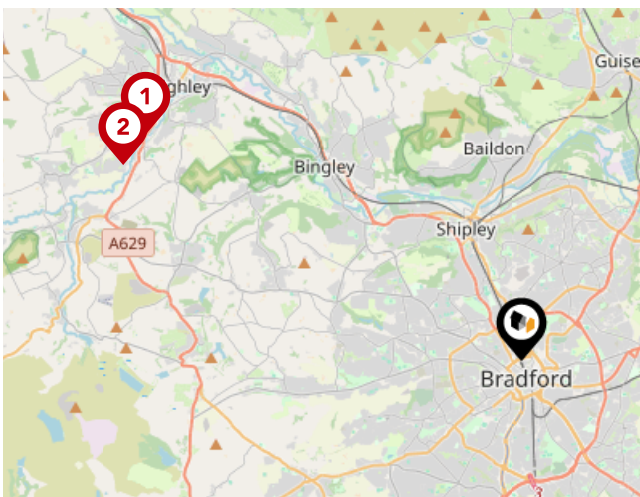
Transport (Local)

LANDWOOD
GROUP



Bus Stops/Stations

Pin	Name	Distance
1	Forster Square K	0.03 miles
2	Cheapside L	0.1 miles
3	Manor Row A	0.1 miles
4	Rawson Square I	0.1 miles
5	Cheapside M	0.14 miles



Local Connections

Pin	Name	Distance
1	Ingrow West (Keighley & Worth Valley Railway)	7.68 miles
2	Damems (Keighley & Worth Valley Railway)	7.75 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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<https://landwoodgroup.com/>



Valuation Office
Agency

