

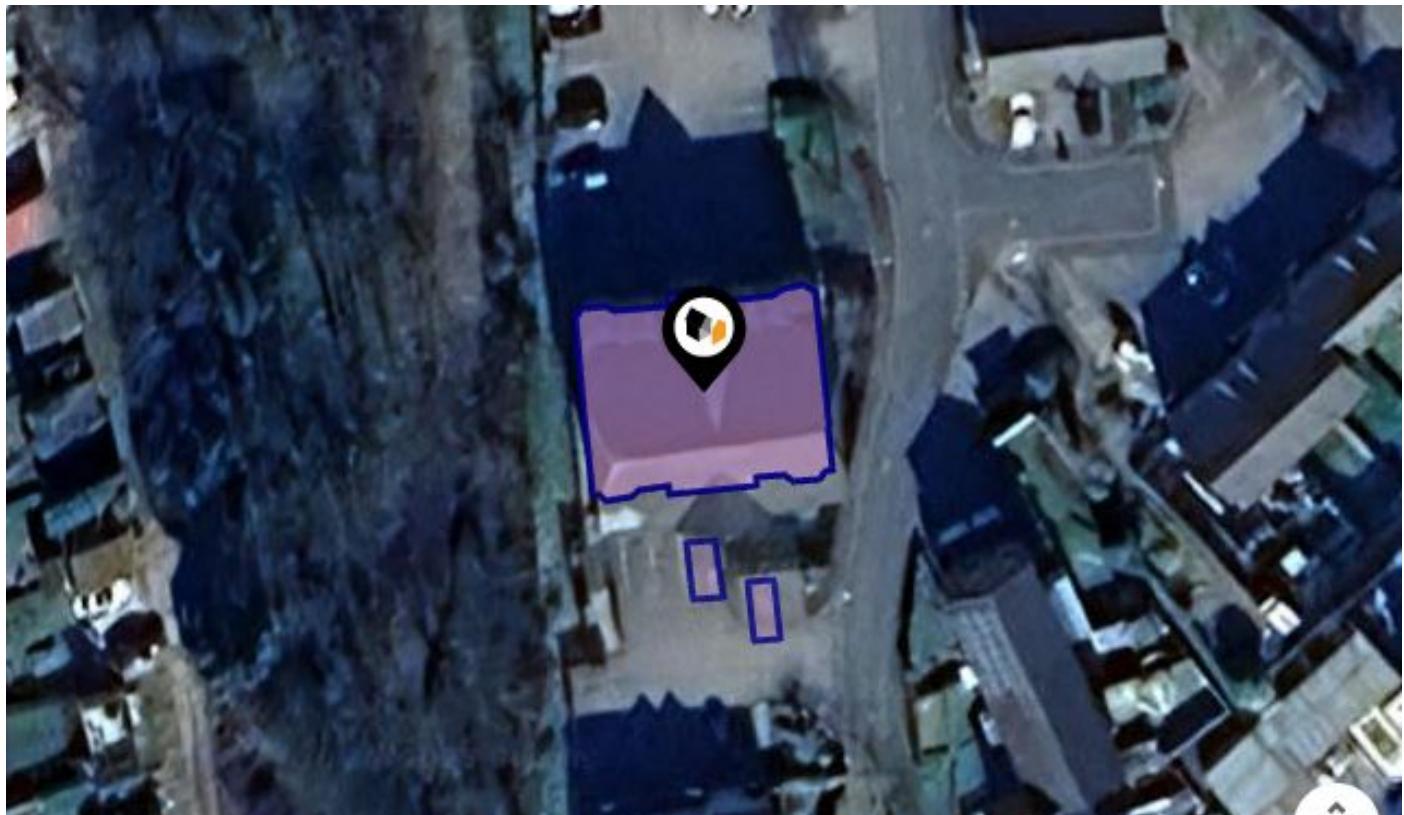


See More Online

KPF: Key Property Facts

An Analysis of This Property & The Local Area

Tuesday 18th November 2025



**APARTMENT 1, CALDER EDGE, TROOPER LANE, HALIFAX,
HX3 9LS**

Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

louise.bugeja@landwoodgroup.com

<https://landwoodgroup.com/>



Property Overview

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Property

Type:	Flat / Maisonette
Bedrooms:	2
Floor Area:	613 ft ² / 57 m ²
Plot Area:	0.14 acres
Year Built :	2006
Council Tax :	Band B
Annual Estimate:	£1,791
Title Number:	WYK841565
UPRN:	10035033111

Last Sold Date:	13/11/2006
Last Sold Price:	£154,950
Last Sold £/ft ² :	£252
Tenure:	Leasehold
Start Date:	23/11/2006
End Date:	01/01/3005
Lease Term:	999 years from 1 January 2006
Term Remaining:	979 years

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

12
mb/s **80**
mb/s **2000**
mb/s



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Property Multiple Title Plans

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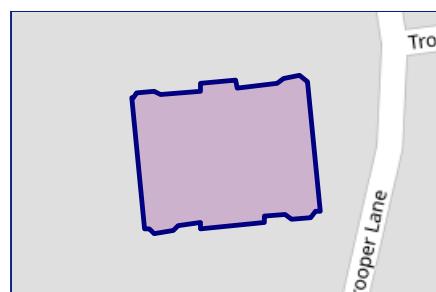
There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.

Freehold Title Plan



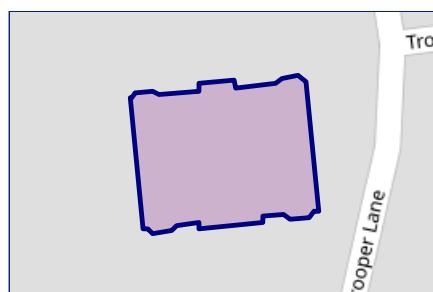
WYK754199

Leasehold Title Plans



WYK841565

Start Date: 12/11/2006
End Date: 01/01/3005
Lease Term: 999 years from 1 January 2006
Term Remaining: 979 years



WYK843401

Start Date: 23/11/2006
End Date: 01/01/3005
Lease Term: 999 years from 1 January 2006
Term Remaining: 979 years

Property EPC - Certificate

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Apartment 1 Calder Edge, Trooper Lane, HX3 9LS

Energy rating

C

Valid until 03.02.2029

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

Property

EPC - Additional Data

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Additional EPC Data

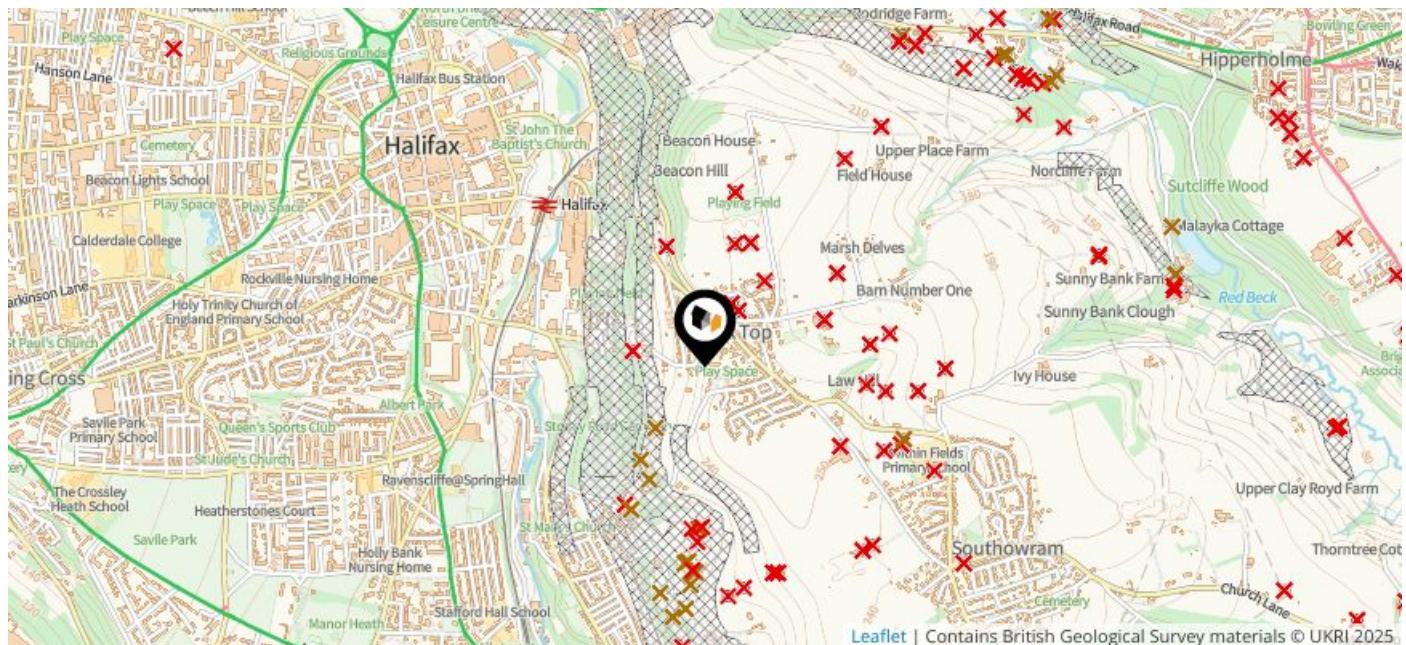
Property Type:	Flat
Build Form:	Semi-Detached
Transaction Type:	Rental (private)
Energy Tariff:	Unknown
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	Ground
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Very Good
Roof:	(another dwelling above)
Main Heating:	Electric storage heaters
Main Heating Controls:	Manual charge control
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, insulated (assumed)
Total Floor Area:	57 m ²

Maps

Coal Mining

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This map displays nearby coal mine entrances and their classifications.



Mine Entry

- Yellow 'X': Adit
- Green 'X': Gutter Pit
- Red 'X': 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.

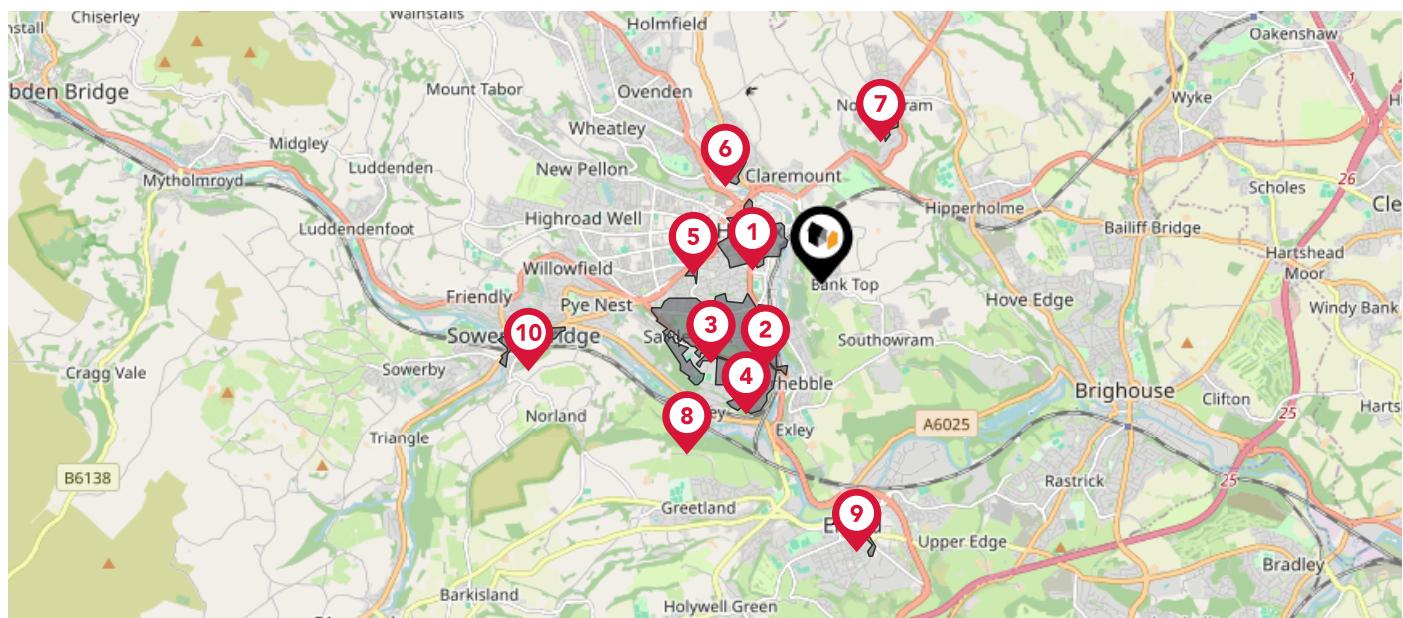
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

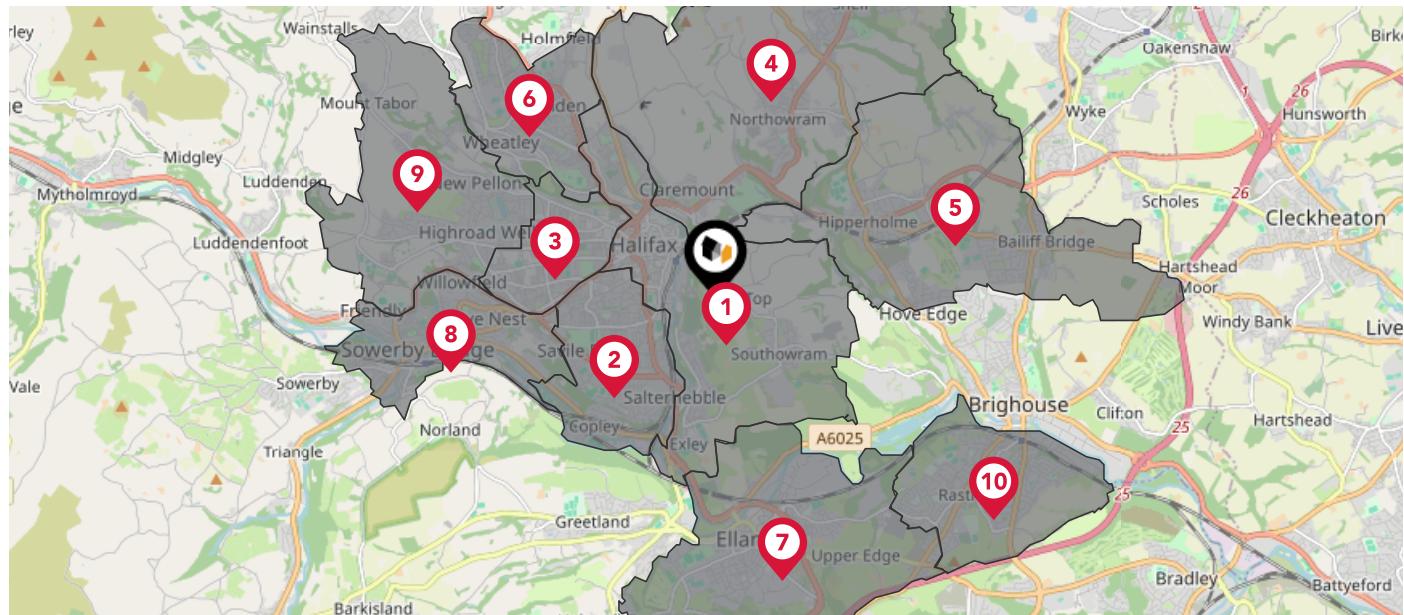
- 1 Halifax Town Centre
- 2 Huddersfield Road East, Halifax
- 3 Savile Park, Halifax
- 4 Skircoat Green, Halifax
- 5 Peoples Park, Halifax
- 6 Akroydon
- 7 Northowram Village
- 8 Copley
- 9 Elland
- 10 Sowerby Bridge

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

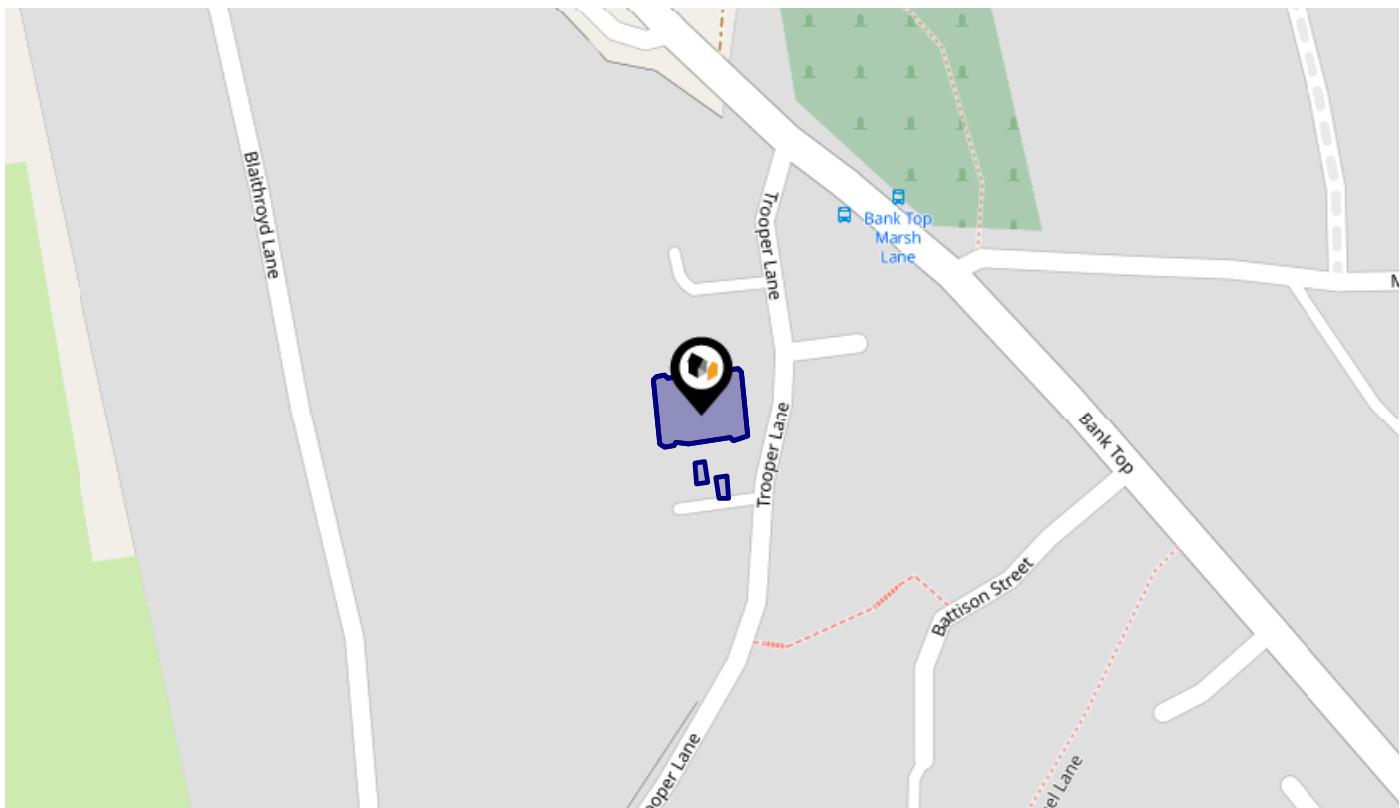
- 1 Town Ward
- 2 Skircoat Ward
- 3 Park Ward
- 4 Northowram and Shelf Ward
- 5 Hipperholme and Lightcliffe Ward
- 6 Ovenden Ward
- 7 Elland Ward
- 8 Sowerby Bridge Ward
- 9 Warley Ward
- 10 Rastrick Ward

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

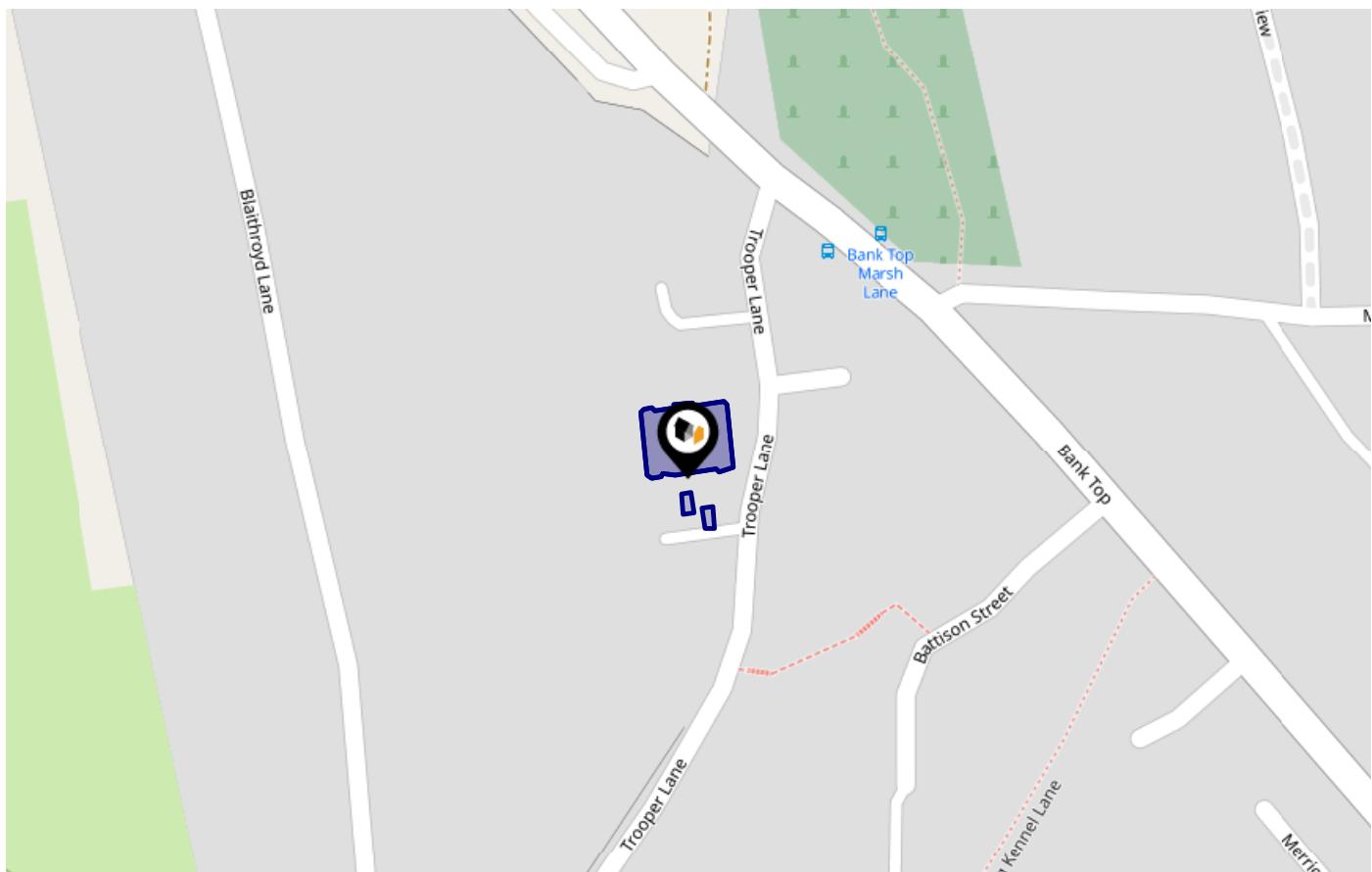
This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

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	

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

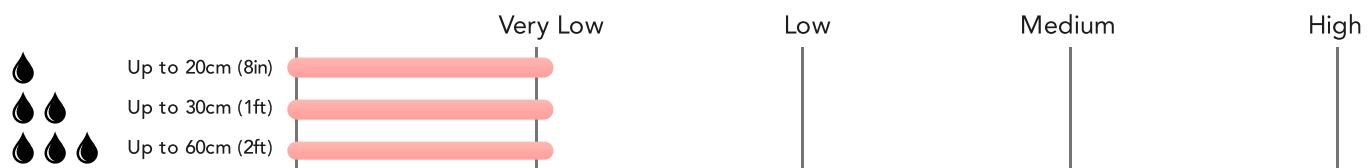


Risk Rating: Very low

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:

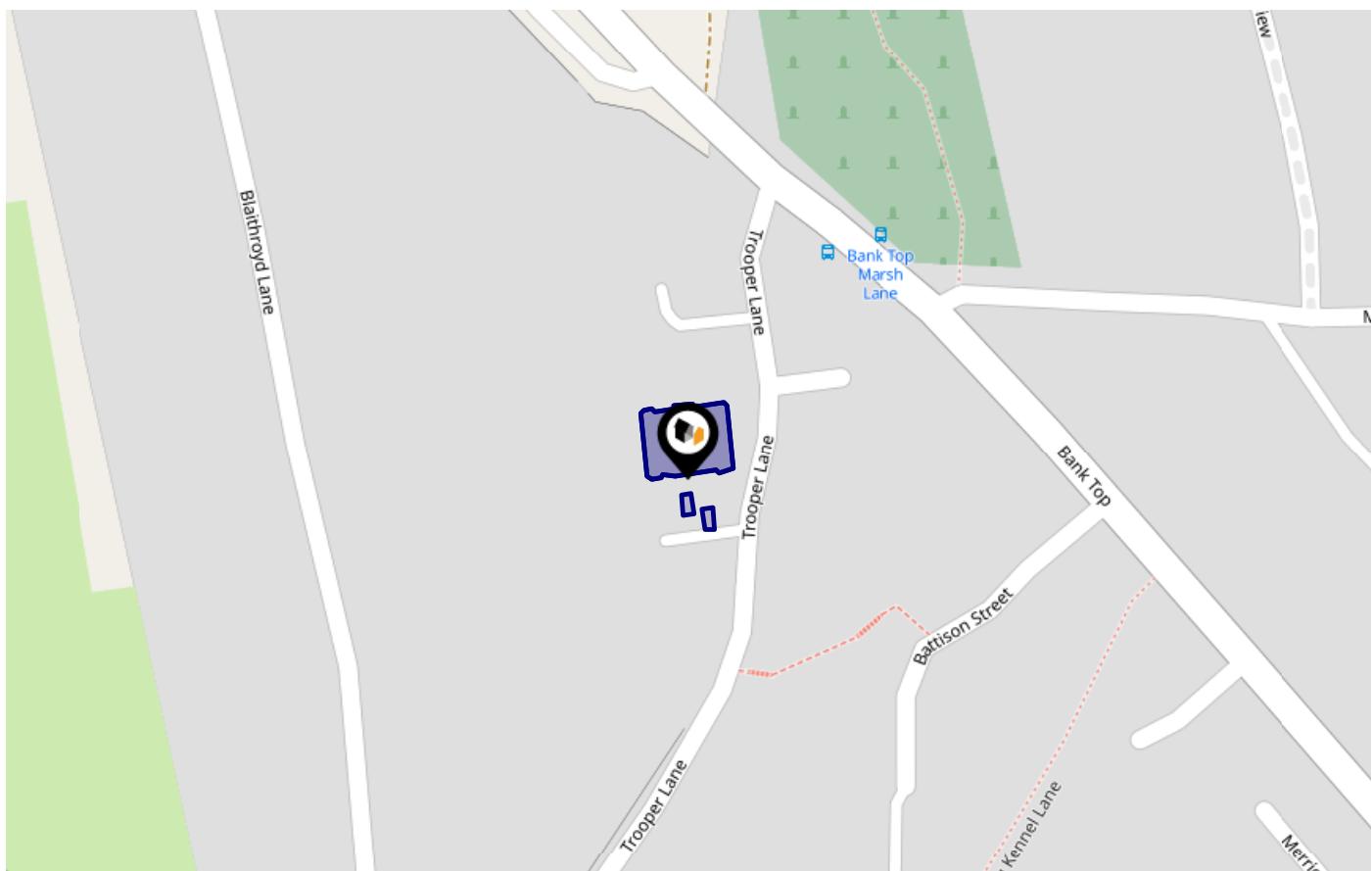


Flood Risk

Rivers & Seas - Climate Change

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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.

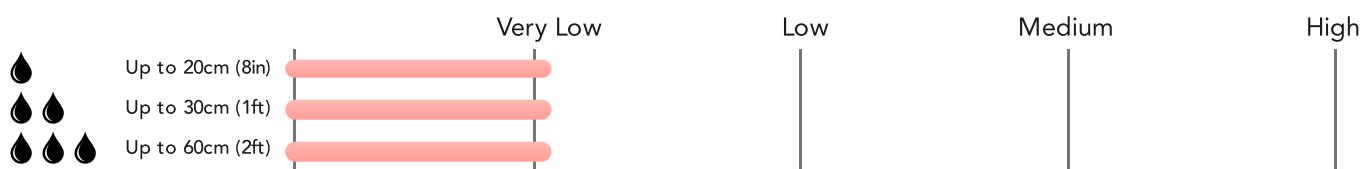


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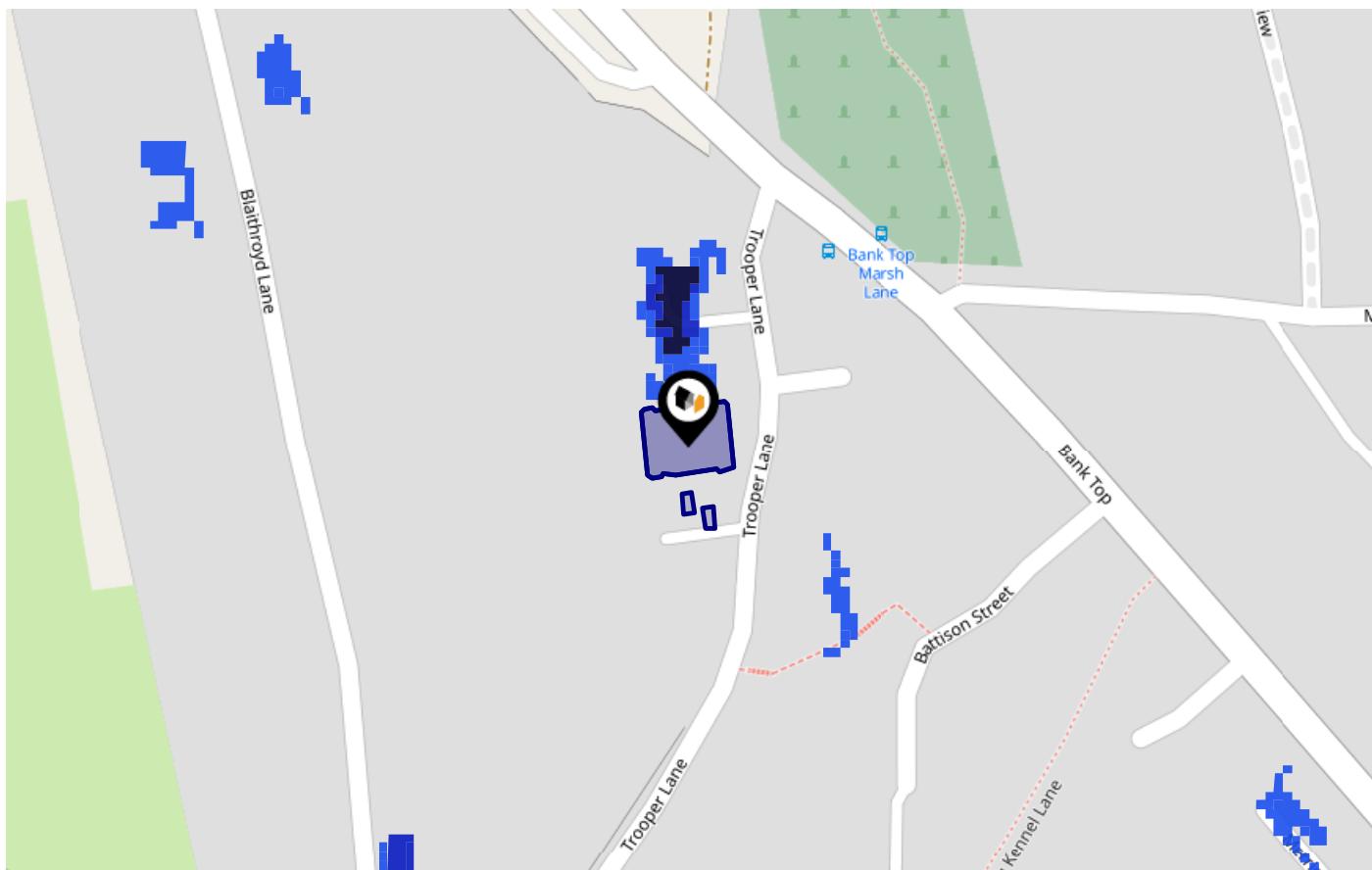


Flood Risk

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.

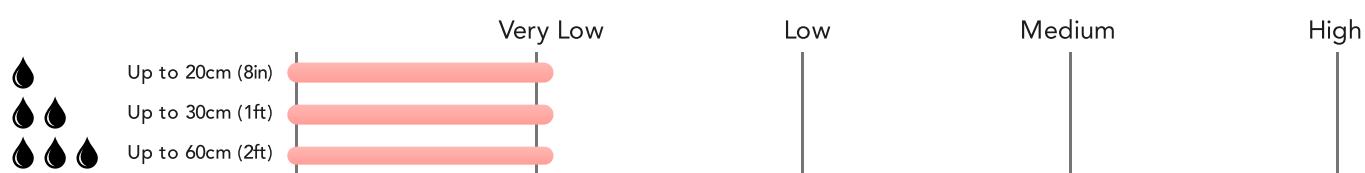


Risk Rating: Very low

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- 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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Chance of flooding to the following depths at this property:

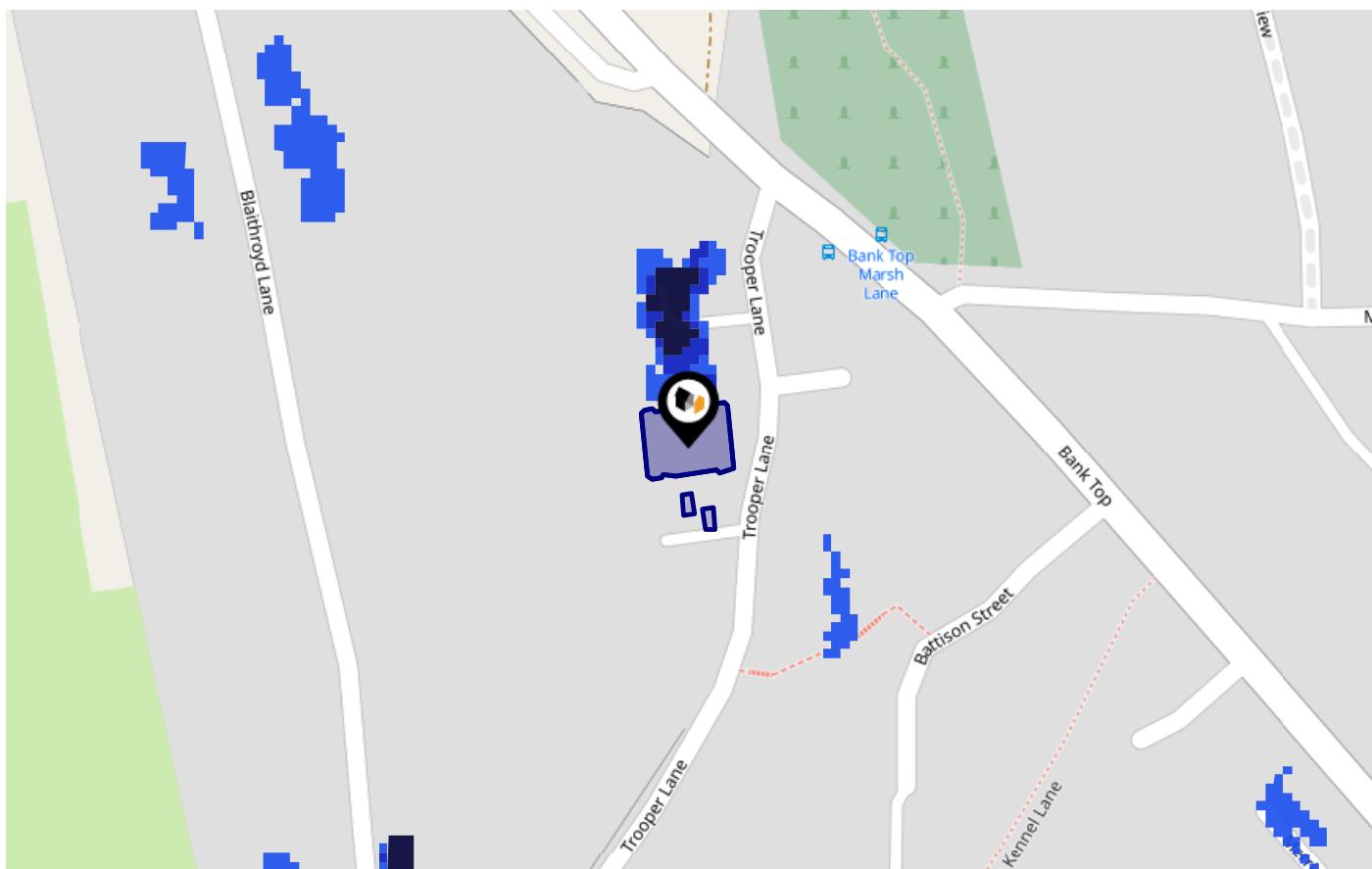


Flood Risk

Surface Water - Climate Change

LANDWOOD
GROUP

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.

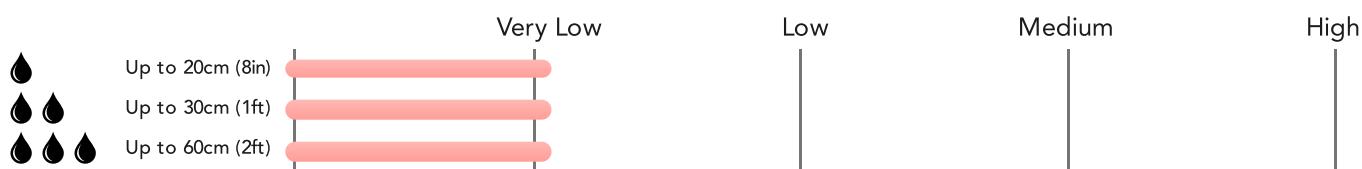


Risk Rating: Very low

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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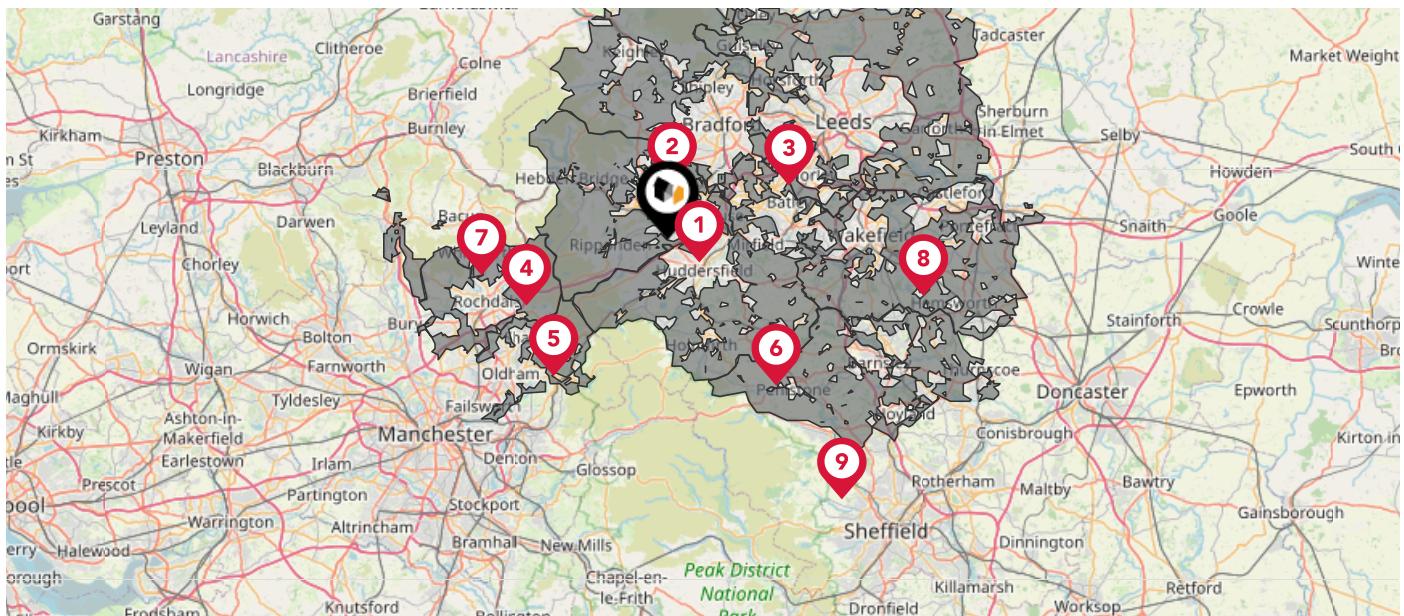


Maps

Green Belt

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



Nearby Green Belt Land

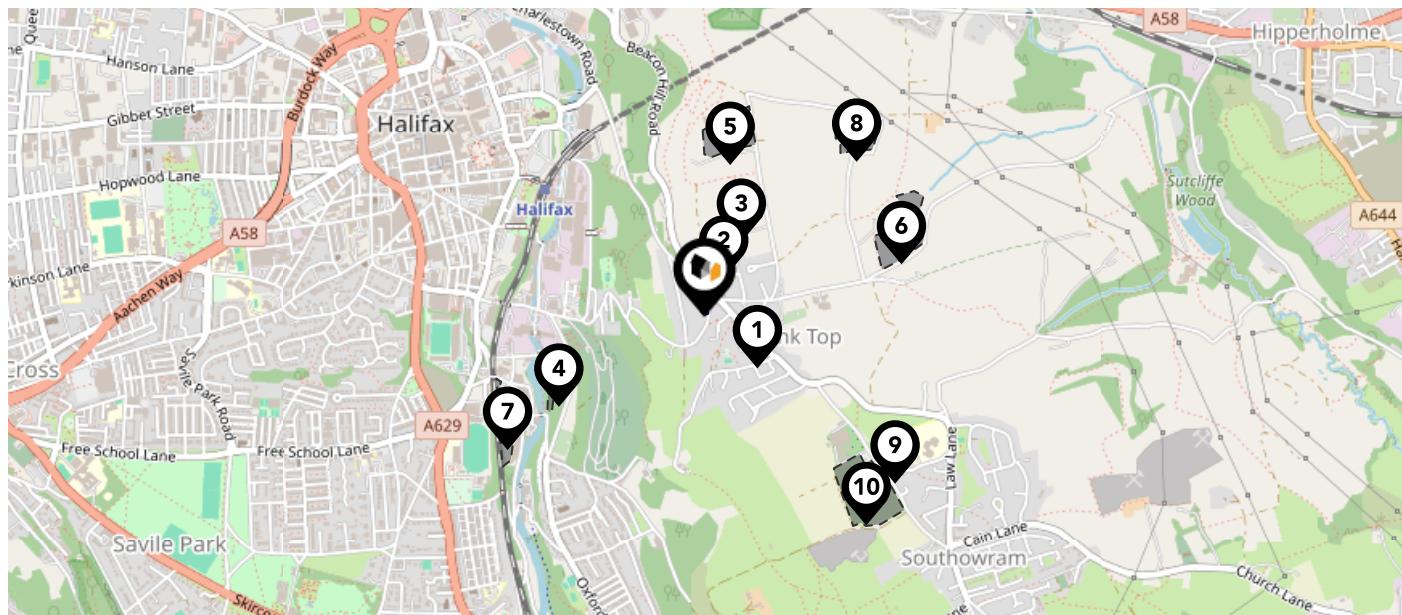
- 1 South and West Yorkshire Green Belt - Calderdale
- 2 South and West Yorkshire Green Belt - Bradford
- 3 South and West Yorkshire Green Belt - Leeds
- 4 Merseyside and Greater Manchester Green Belt - Rochdale
- 5 Merseyside and Greater Manchester Green Belt - Oldham
- 6 South and West Yorkshire Green Belt - Kirklees
- 7 Merseyside and Greater Manchester Green Belt - Rossendale
- 8 South and West Yorkshire Green Belt - Wakefield
- 9 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

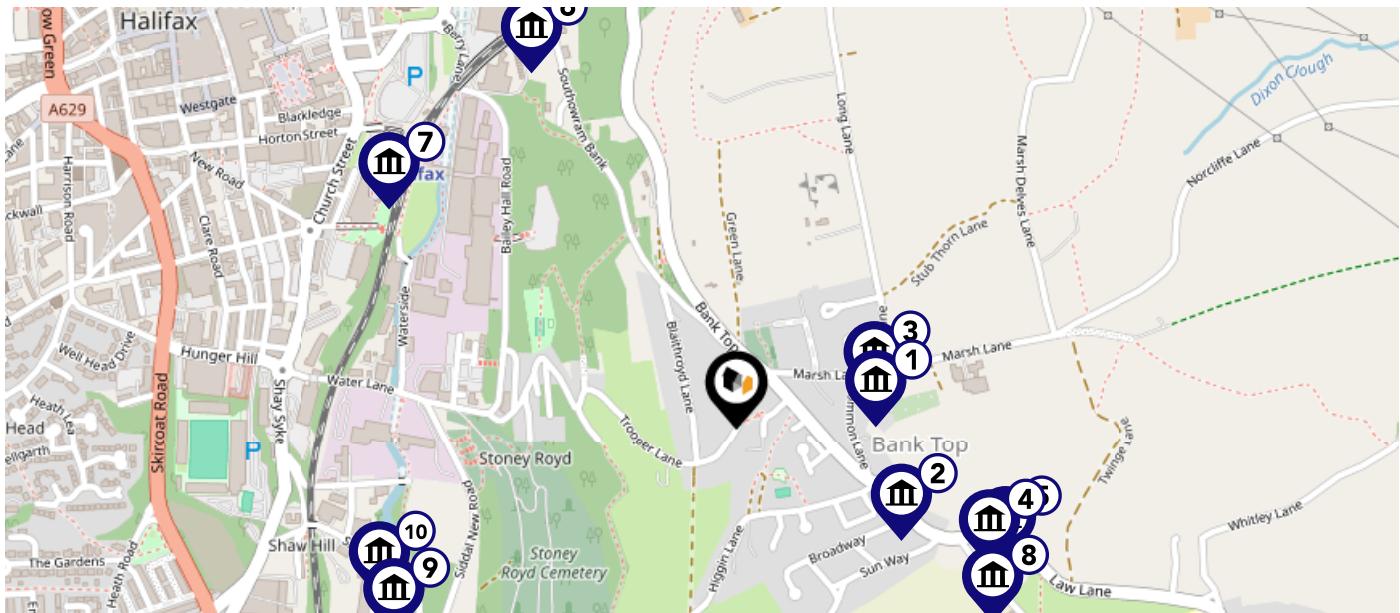
1	Bank Top Works-Bank Top, Southowram	Historic Landfill	<input type="checkbox"/>
2	Slaten Quarry-Long Lane, Halifax, Yorkshire	Historic Landfill	<input type="checkbox"/>
3	EA/EPR/EP3194ZU/V002	Active Landfill	<input checked="" type="checkbox"/>
4	Stoney Royd Holder Station-Siddal New Road, Halifax	Historic Landfill	<input type="checkbox"/>
5	Beacon Hill-Long Lane, Southowram	Historic Landfill	<input type="checkbox"/>
6	Marsh Lane Tip-Southoram, Halifax, West Yorkshire	Historic Landfill	<input type="checkbox"/>
7	Shaw Lodge Mills-Boys Lane, Halifax	Historic Landfill	<input type="checkbox"/>
8	Marsh Delves Lane-Southowram	Historic Landfill	<input type="checkbox"/>
9	Within Fields-Off Law Lane, Southowram	Historic Landfill	<input type="checkbox"/>
10	Pinnar Lane Quarries-Southowram, Halifax	Historic Landfill	<input type="checkbox"/>

Maps

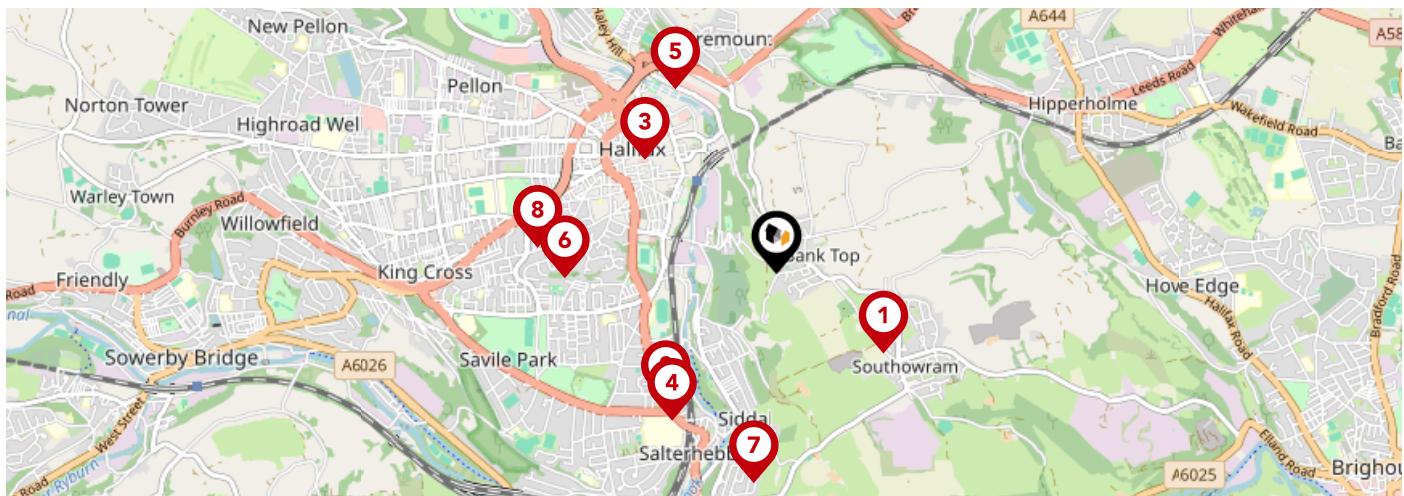
Listed Buildings

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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
	1133815 - 3-21, Marsh Lane	Grade II	0.2 miles
	1314041 - Upper Marsh Farmhouse And Attached Barn	Grade II	0.2 miles
	1133816 - Bankfield Farmhouse	Grade II	0.2 miles
	1314061 - Number 39 And Adjacent Block	Grade II	0.3 miles
	1133810 - Law Hill House	Grade II	0.3 miles
	1138787 - Western Portal To Beacon Hill Railway Tunnel	Grade II	0.4 miles
	1259136 - Halifax Railway Station	Grade II	0.4 miles
	1184255 - Highfield Farmhouse And Highfield Farm Cottage	Grade II	0.4 miles
	1391915 - Shaw Lodge Mill Engine House And Boiler House	Grade II	0.4 miles
	1391916 - Shaw Lodge Mill Chimney	Grade II	0.4 miles



Nursery Primary Secondary College Private



Withinfields Primary School

Ofsted Rating: Good | Pupils: 331 | Distance: 0.59



Stafford Hall School

Ofsted Rating: Good | Pupils: 10 | Distance: 0.75



Trinity Sixth Form Academy

Ofsted Rating: Outstanding | Pupils: 746 | Distance: 0.76



Salterhebble Junior and Infant School

Ofsted Rating: Good | Pupils: 205 | Distance: 0.79



St Joseph's Catholic Primary Academy

Ofsted Rating: Good | Pupils: 152 | Distance: 0.92



Holy Trinity Primary School, A Church of England Academy

Ofsted Rating: Requires improvement | Pupils: 422 | Distance: 0.93



Siddal Primary School

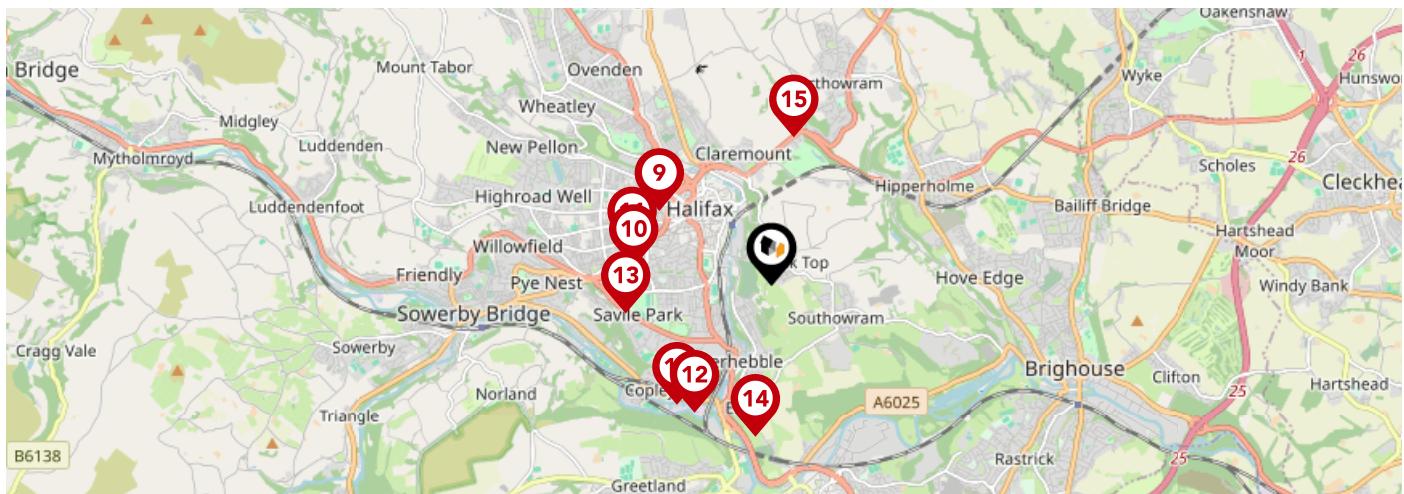
Ofsted Rating: Good | Pupils: 195 | Distance: 0.93



St Mary's Catholic Primary Academy

Ofsted Rating: Good | Pupils: 302 | Distance: 1.05





Nursery Primary Secondary College Private



Beech Hill School

Ofsted Rating: Good | Pupils: 518 | Distance: 1.18



Calderdale College

Ofsted Rating: Good | Pupils: 0 | Distance: 1.22



Beacon Lights Schools

Ofsted Rating: Good | Pupils: 131 | Distance: 1.27



All Saints' CofE Primary School

Ofsted Rating: Outstanding | Pupils: 207 | Distance: 1.29



Savile Park Primary School

Ofsted Rating: Good | Pupils: 369 | Distance: 1.3



Park Lane Academy

Ofsted Rating: Requires improvement | Pupils: 430 | Distance: 1.33



Salterlee Primary School

Ofsted Rating: Good | Pupils: 92 | Distance: 1.33



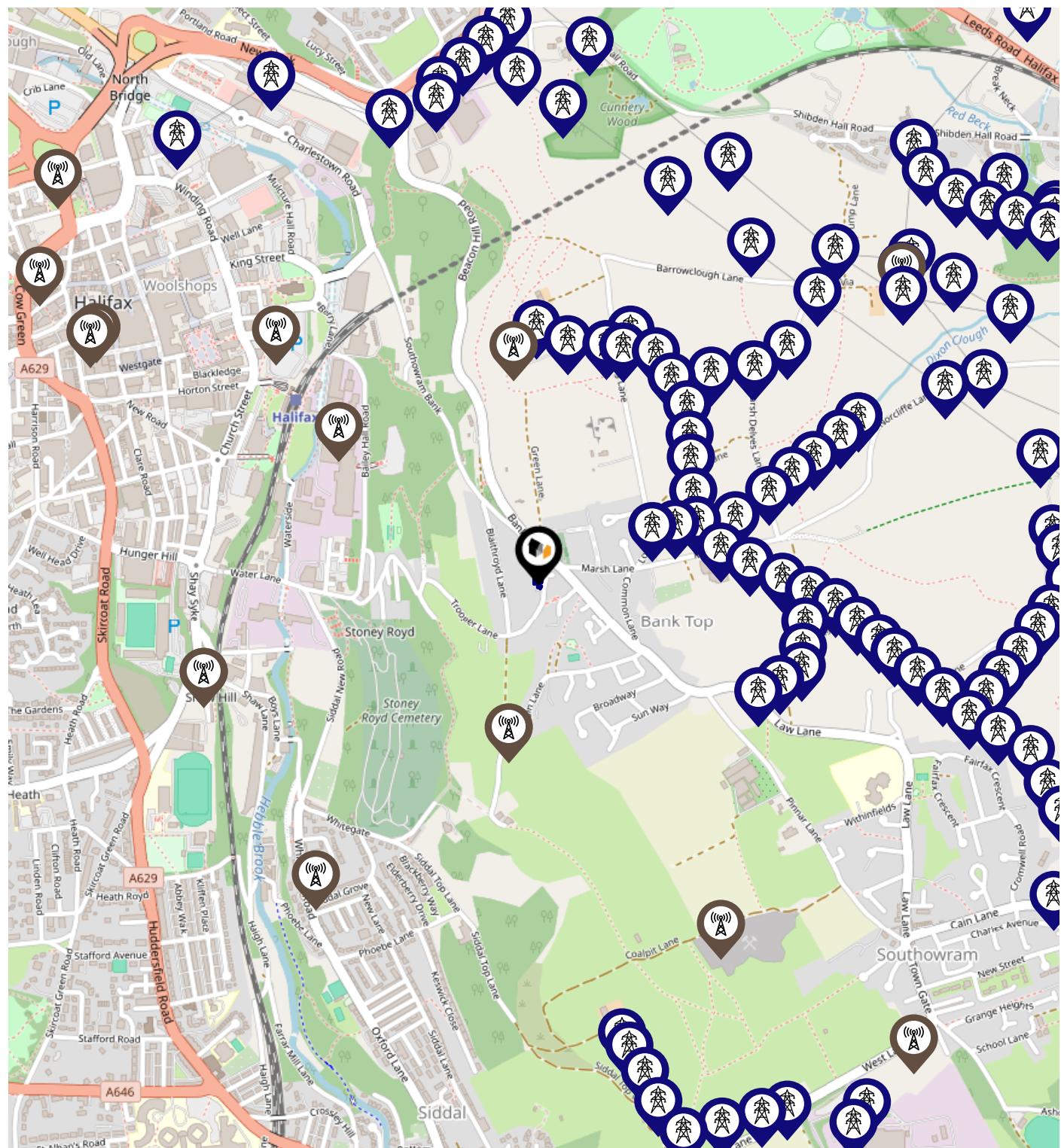
Ravenscliffe High School

Ofsted Rating: Outstanding | Pupils: 250 | Distance: 1.33



Local Area Masts & Pylons

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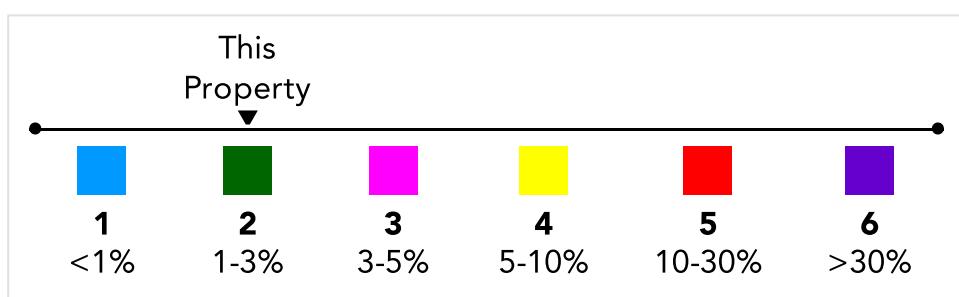
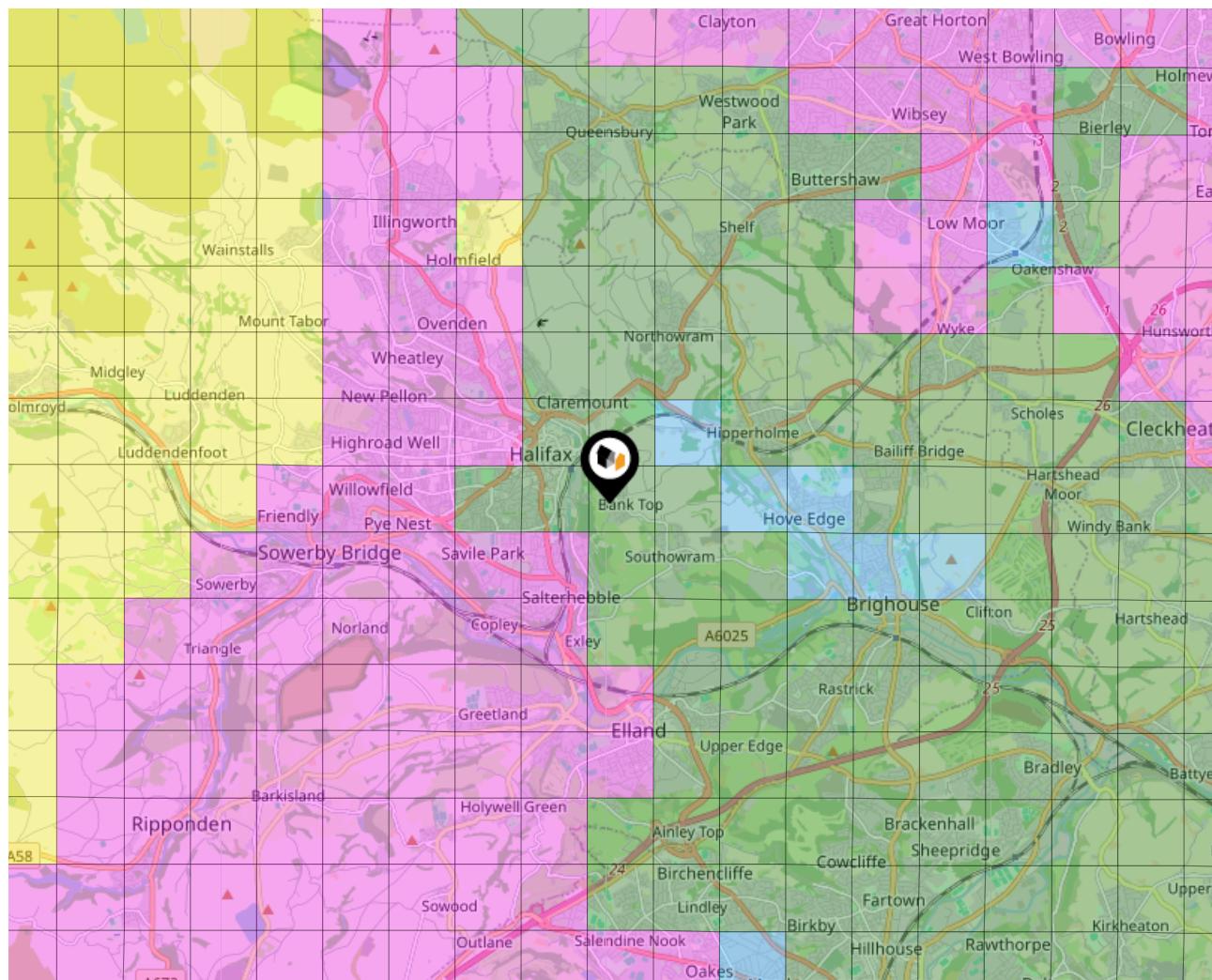


Key:

- Power Pylons
- Communication Masts

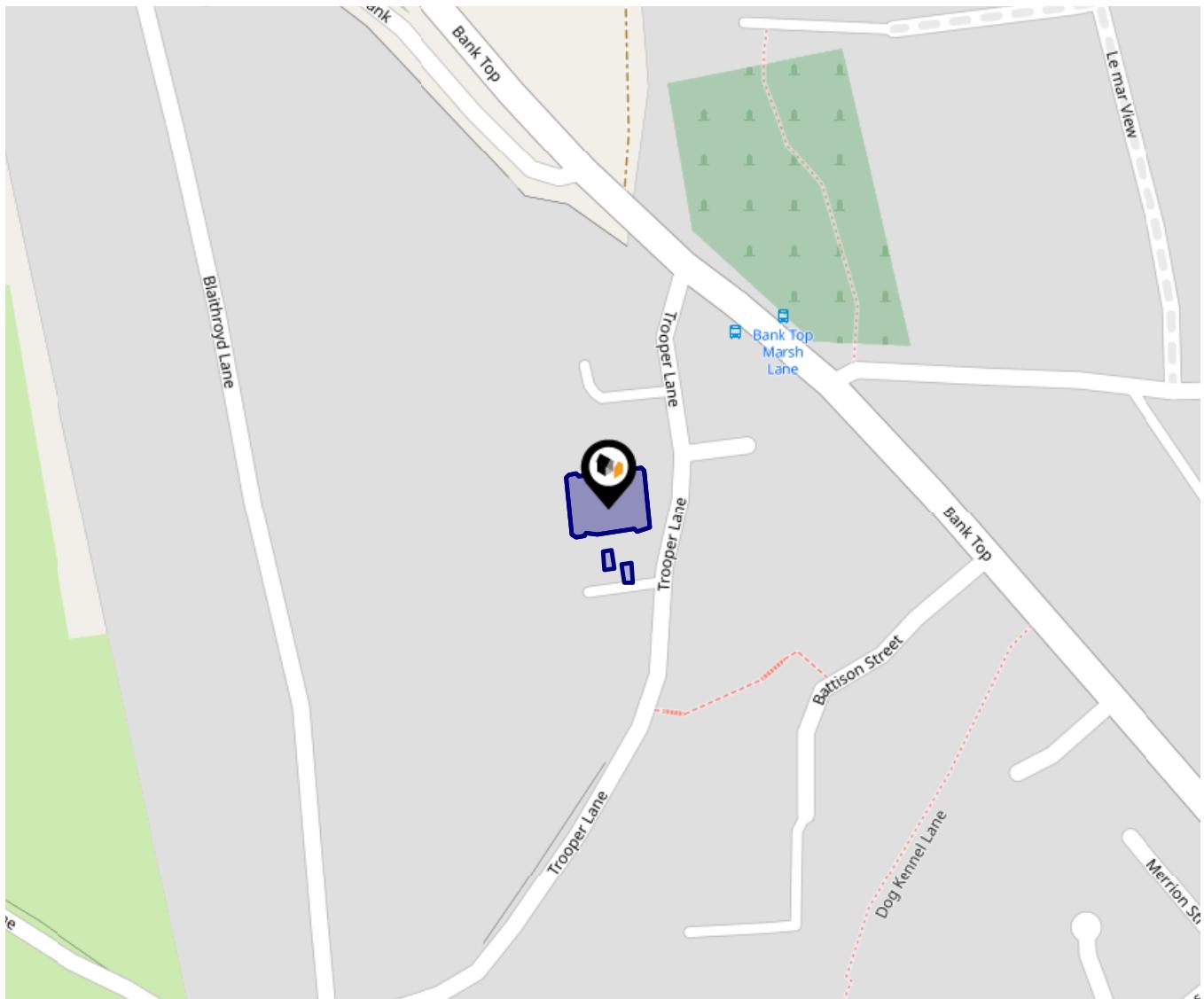
What is Radon?

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:

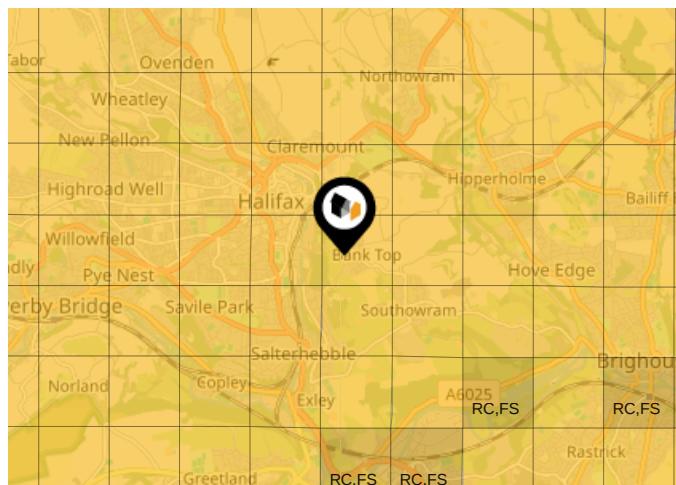
- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Environment Soils & Clay

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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)		

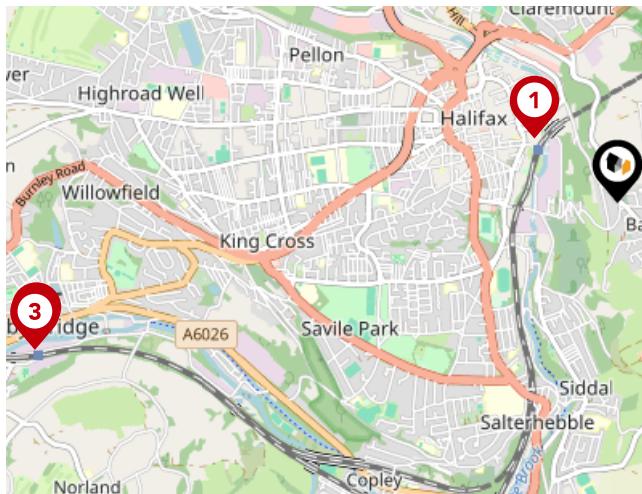


Primary Classifications (Most Common Clay Types)

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

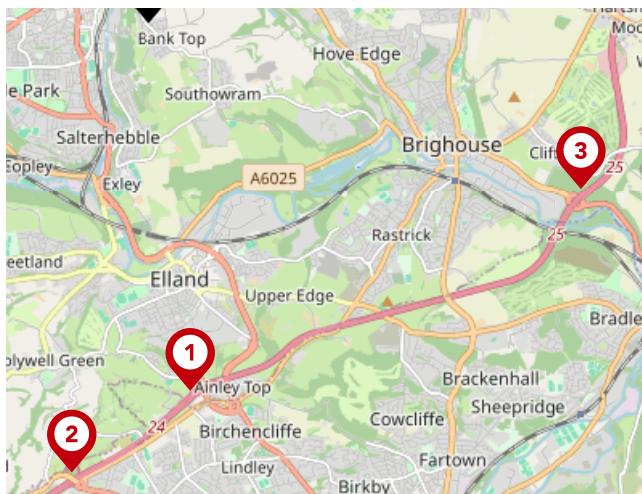
Area Transport (National)

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National Rail Stations

Pin	Name	Distance
1	Halifax Rail Station	0.46 miles
2	Sowerby Bridge Rail Station	2.63 miles
3	Sowerby Bridge Rail Station	2.64 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M62 J24	3.25 miles
2	M62 J23	4.01 miles
3	M62 J25	4.06 miles
4	M606 J3	5.31 miles
5	M606 J2	4.99 miles

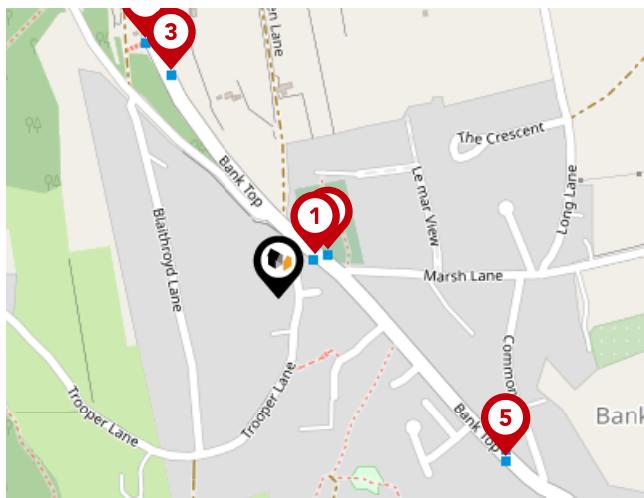


Airports/Helpads

Pin	Name	Distance
1	Leeds Bradford Airport	12.93 miles
2	Manchester Airport	30.05 miles
3	Finningley	37.94 miles
4	Speke	49.13 miles

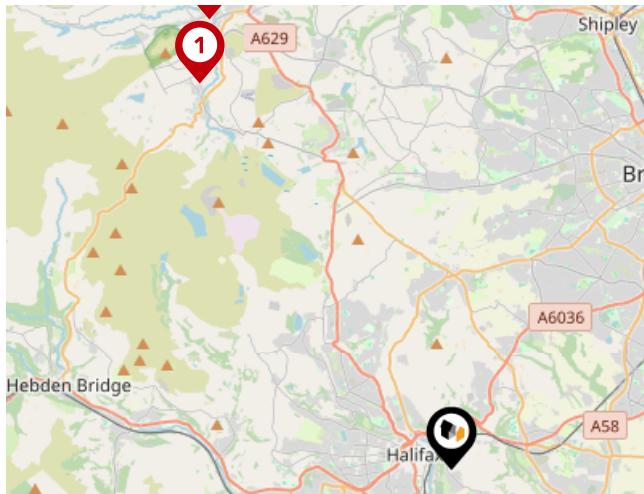
Area Transport (Local)

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Bus Stops/Stations

Pin	Name	Distance
1	Bank Top Marsh Lane	0.03 miles
2	Bank Top Marsh Lane	0.04 miles
3	Beacon Hill Rd Green Lane	0.14 miles
4	Beacon Hill Rd Green Lane	0.16 miles
5	Bank Top Common Lane	0.15 miles



Local Connections

Pin	Name	Distance
1	Oxenholme (Keighley & Worth Valley Railway)	8.07 miles
2	Haworth (Keighley & Worth Valley Railway)	8.97 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.

Powered by



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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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