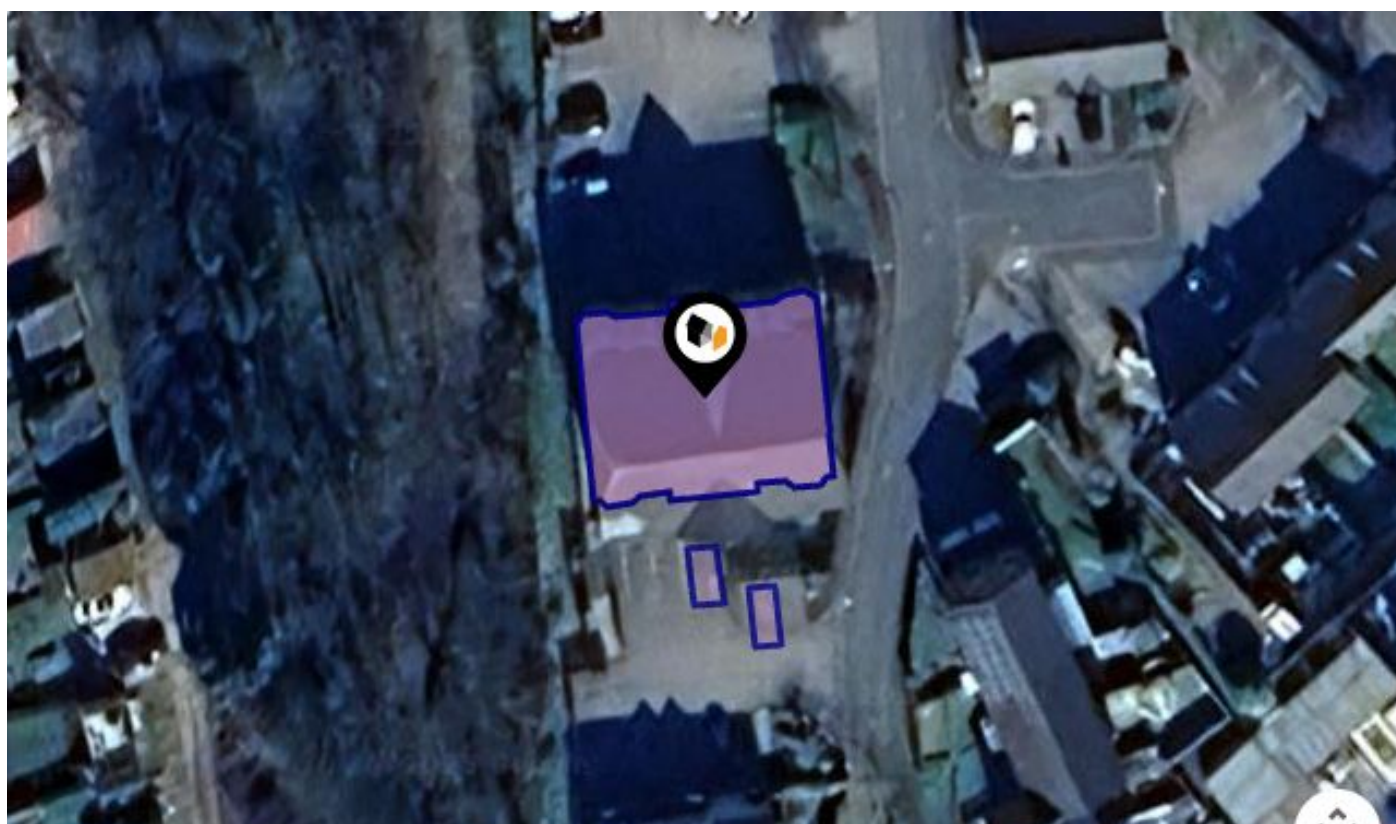




KPF: Key Property Facts

An Analysis of This Property & The Local Area

Tuesday 18th November 2025



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

Landwood Group

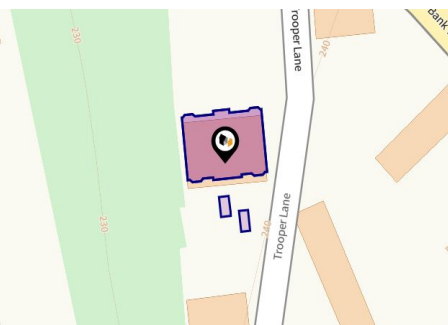
77 Deansgate Manchester M3 2BW

0161 710 2010

louise.bugeja@landwoodgroup.com

<https://landwoodgroup.com/>





Property

Type:	Flat / Maisonette	Last Sold Date:	13/11/2006
Bedrooms:	2	Last Sold Price:	£154,950
Floor Area:	613 ft ² / 57 m ²	Last Sold £/ft ² :	£252
Plot Area:	0.14 acres	Tenure:	Leasehold
Year Built :	2006	Start Date:	23/11/2006
Council Tax :	Band B	End Date:	01/01/3005
Annual Estimate:	£1,791	Lease Term:	999 years from 1 January 2006
Title Number:	WYK841565	Term Remaining:	979 years
UPRN:	10035033111		

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	80	2000
mb/s	mb/s	mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



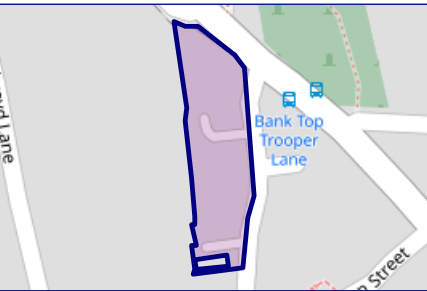
Property

Multiple Title Plans

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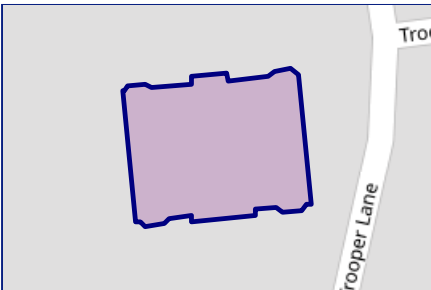
There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.

Freehold Title Plan



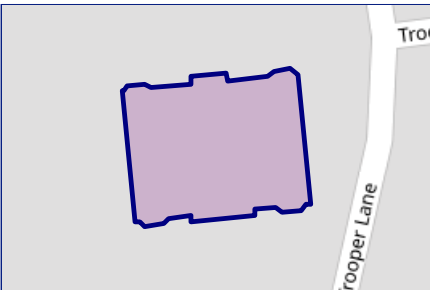
WYK754199

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		<div>Energy rating</div> <div>C</div>	
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

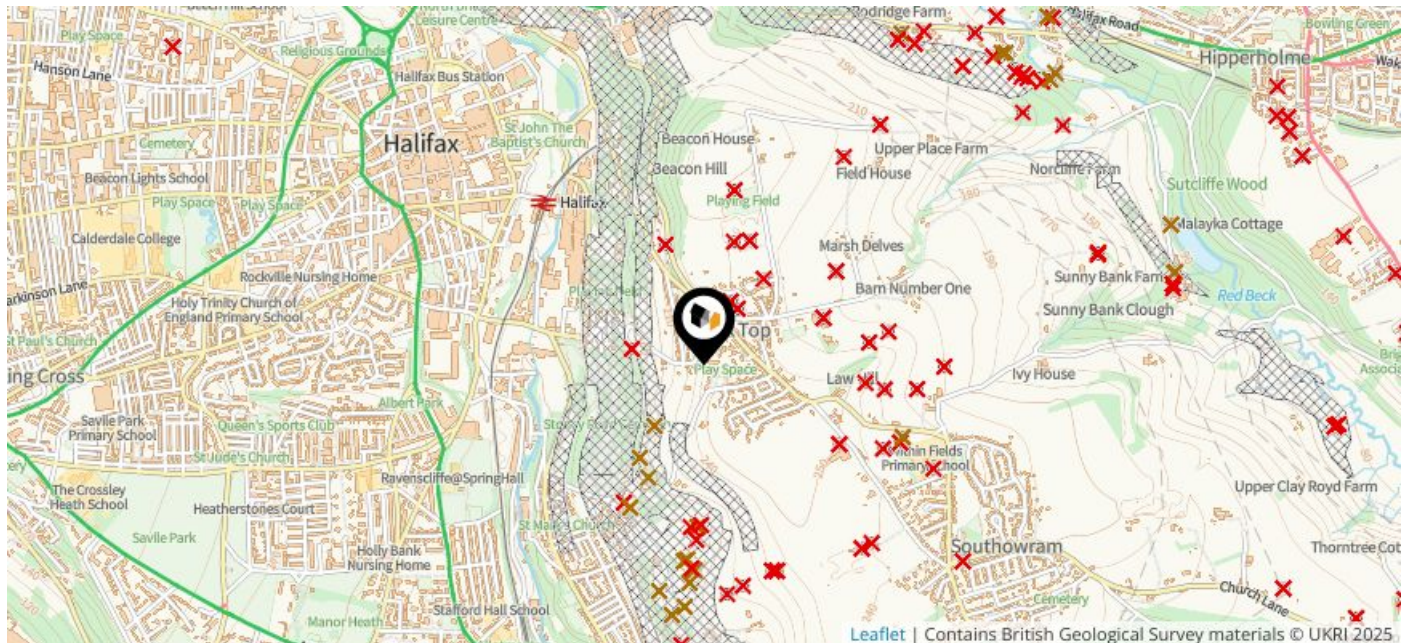
EPC - Additional Data

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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

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.

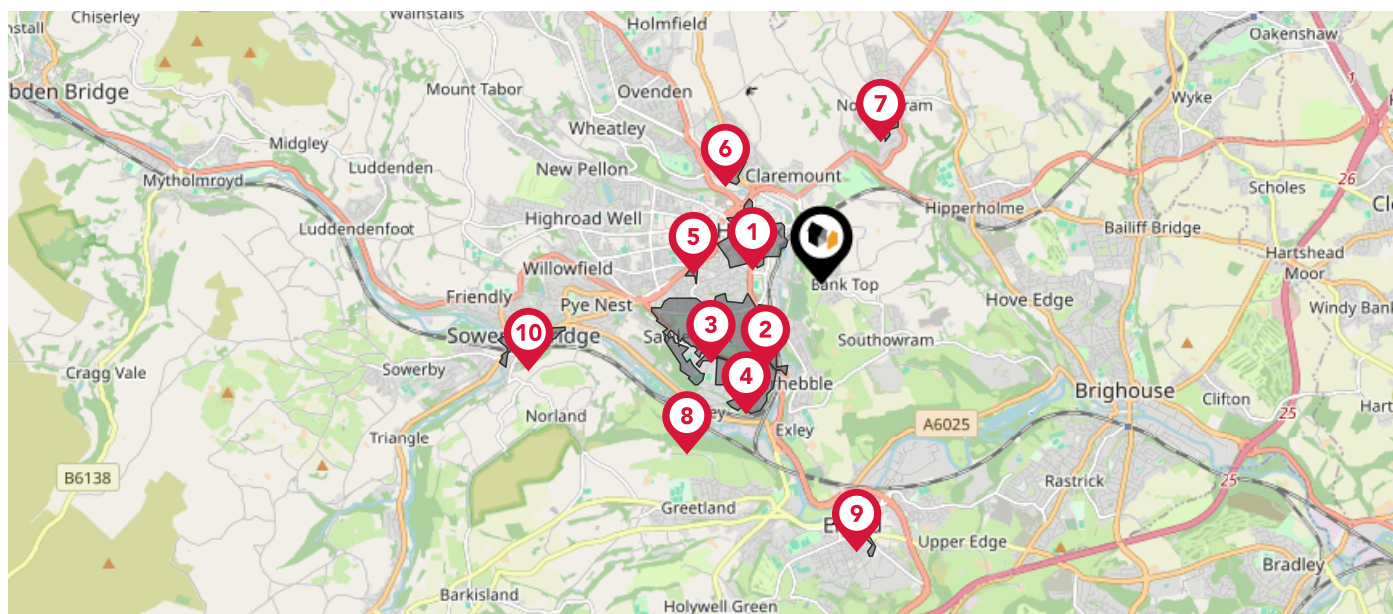
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

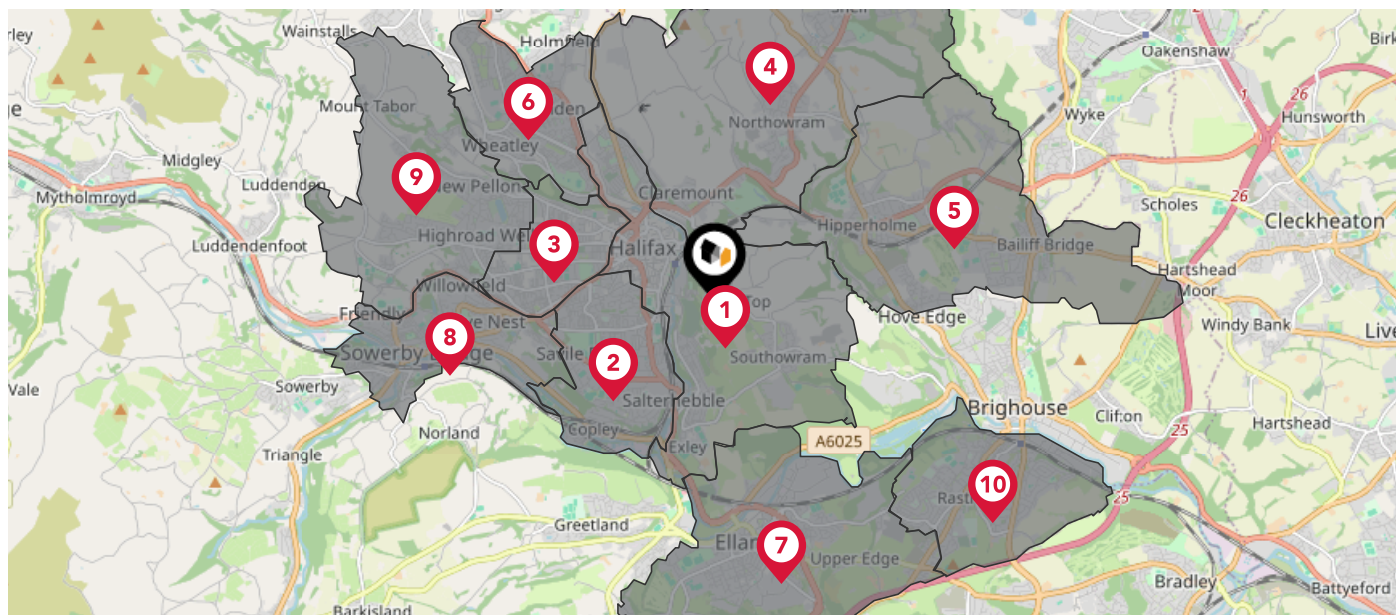
-  Halifax Town Centre
-  Huddersfield Road East, Halifax
-  Savile Park, Halifax
-  Skircoat Green, Halifax
-  Peoples Park, Halifax
-  Akroydon
-  Northowram Village
-  Copley
-  Elland
-  Sowerby Bridge

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



Town Ward



Skircoat Ward



Park Ward



Northowram and Shelf Ward



Hipperholme and Lightcliffe Ward



Ovenden Ward



Elland Ward



Sowerby Bridge Ward

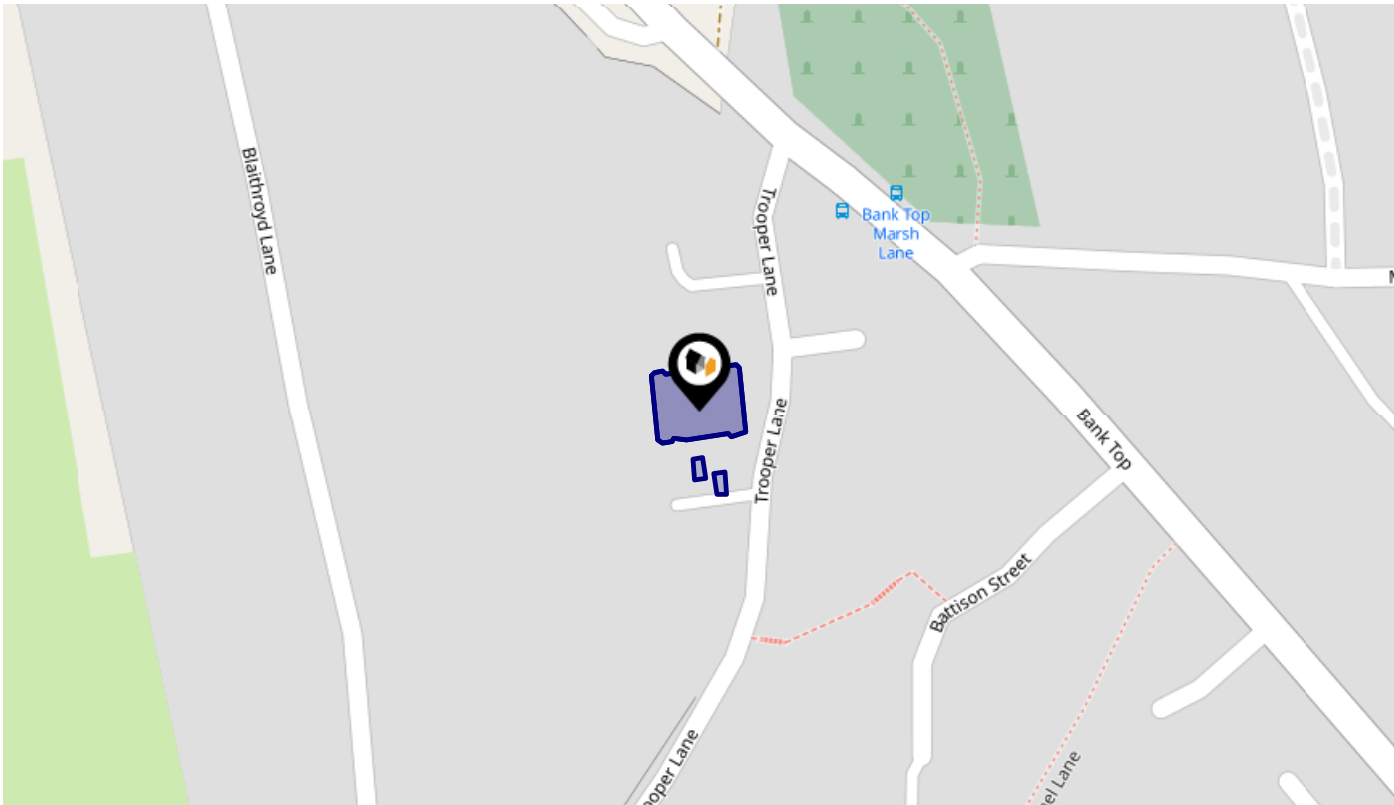


Warley Ward



Rastrick 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:

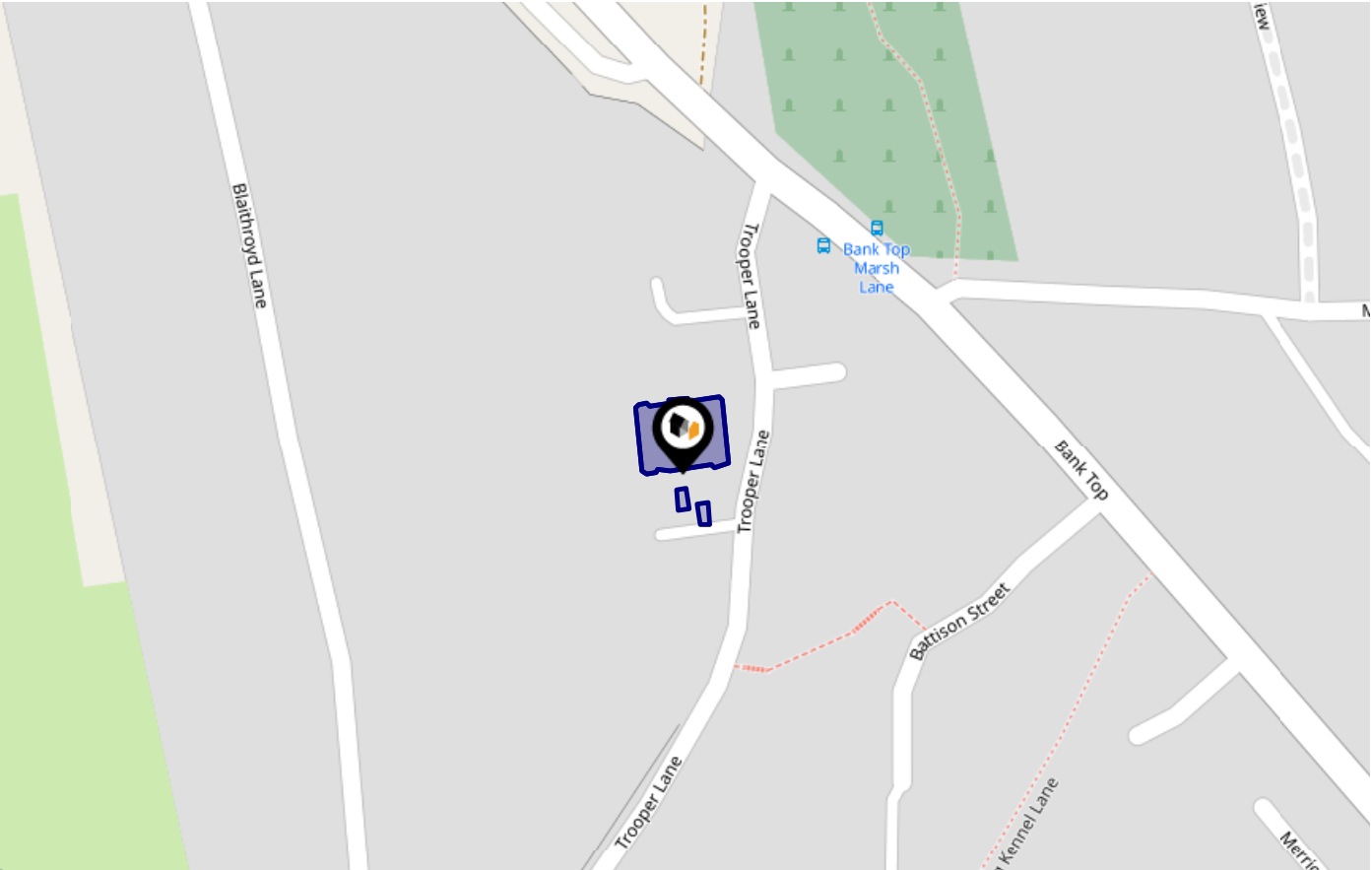
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

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.

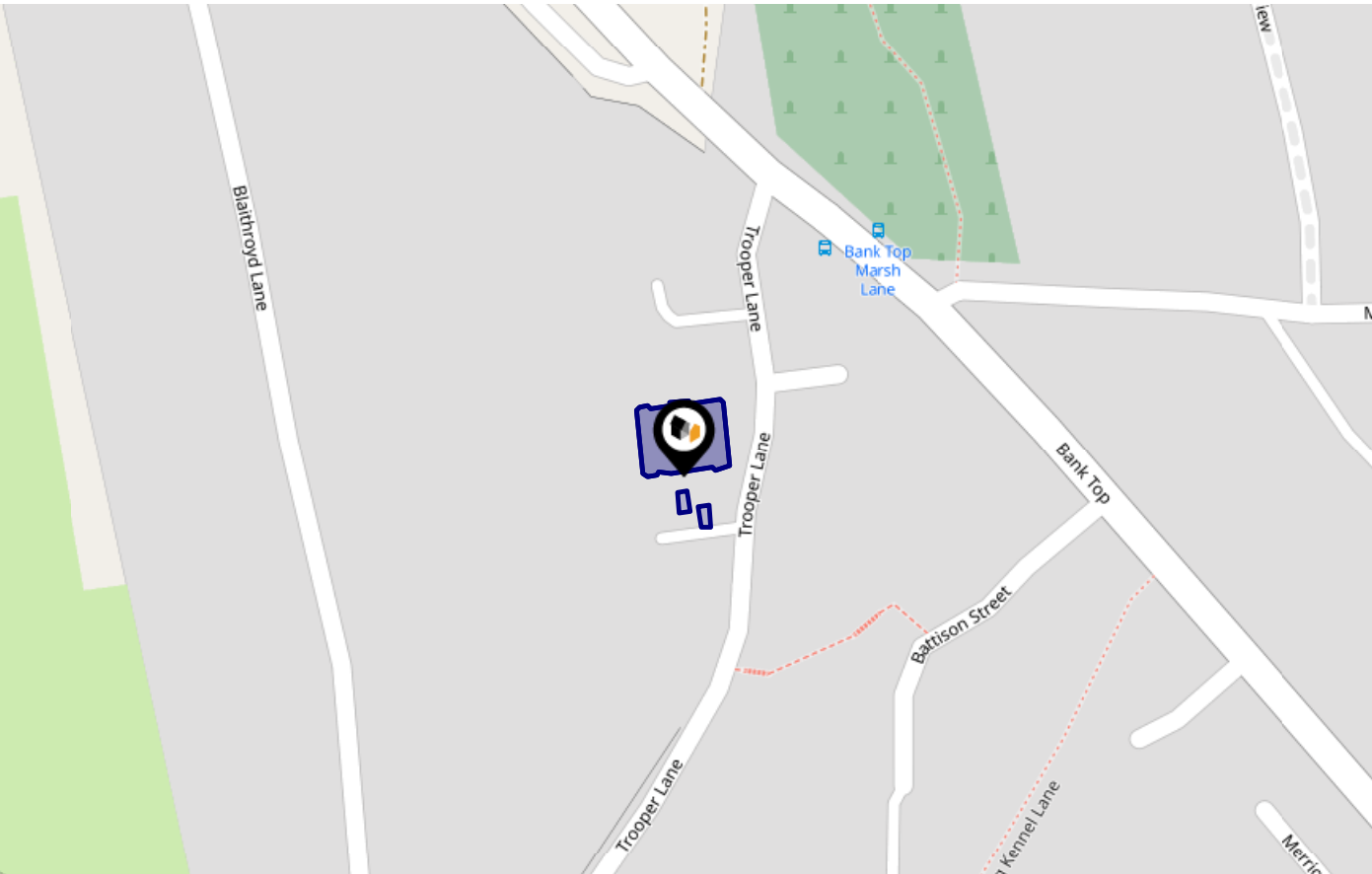
Chance of flooding to the following depths at this property:



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.

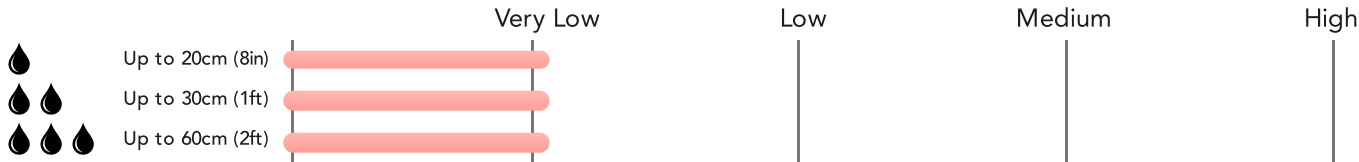


Risk Rating: Very low

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:

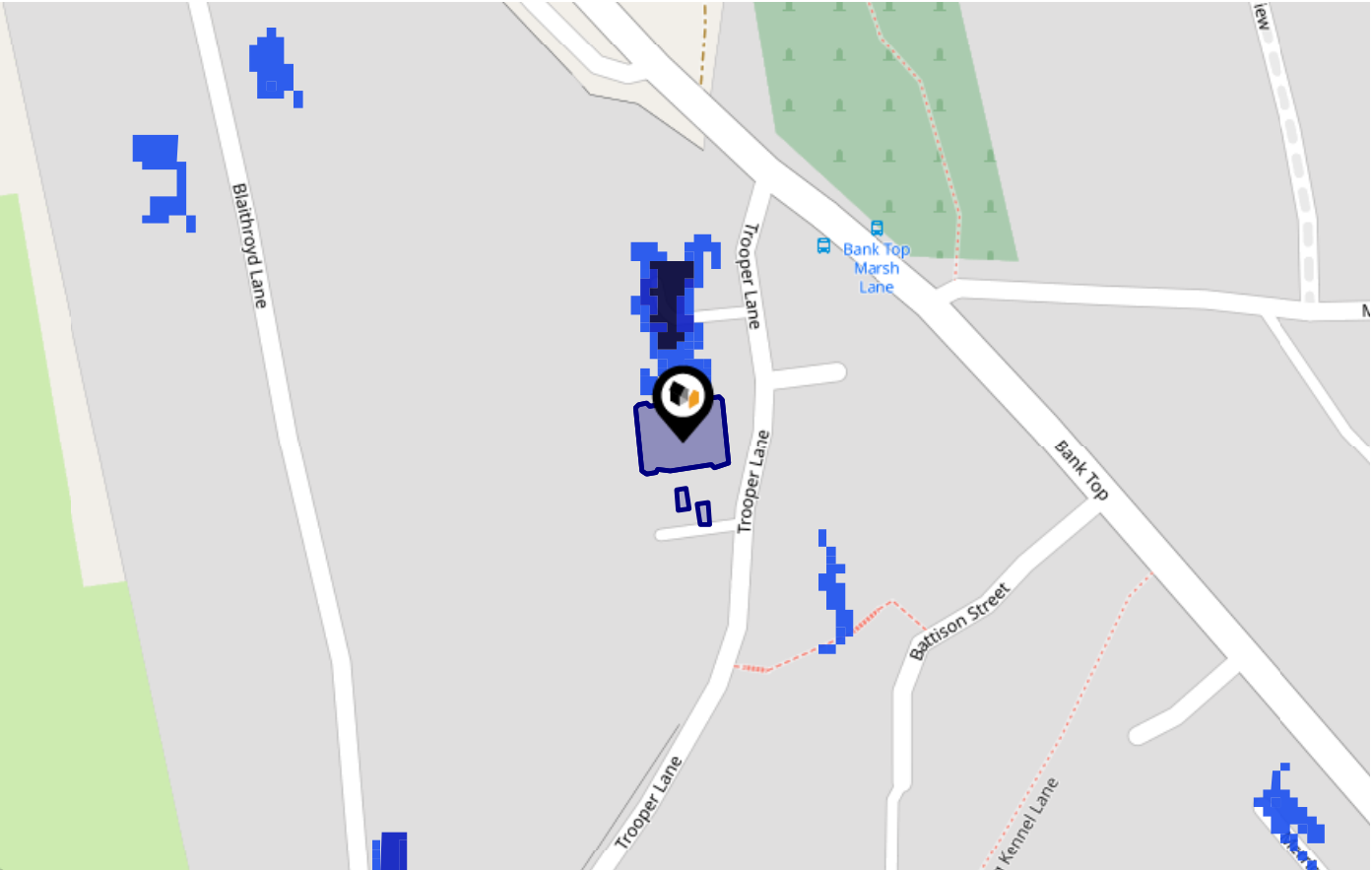


Flood Risk

Surface Water - Flood Risk

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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.

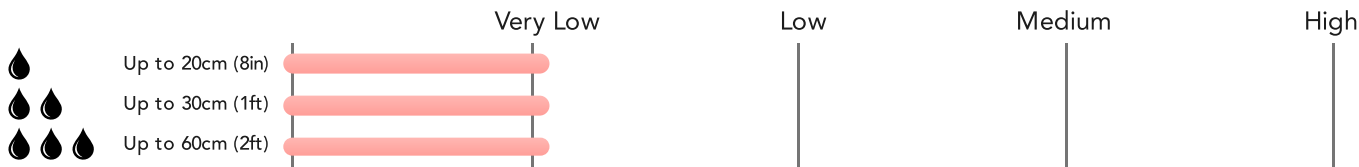


Risk Rating: Very low

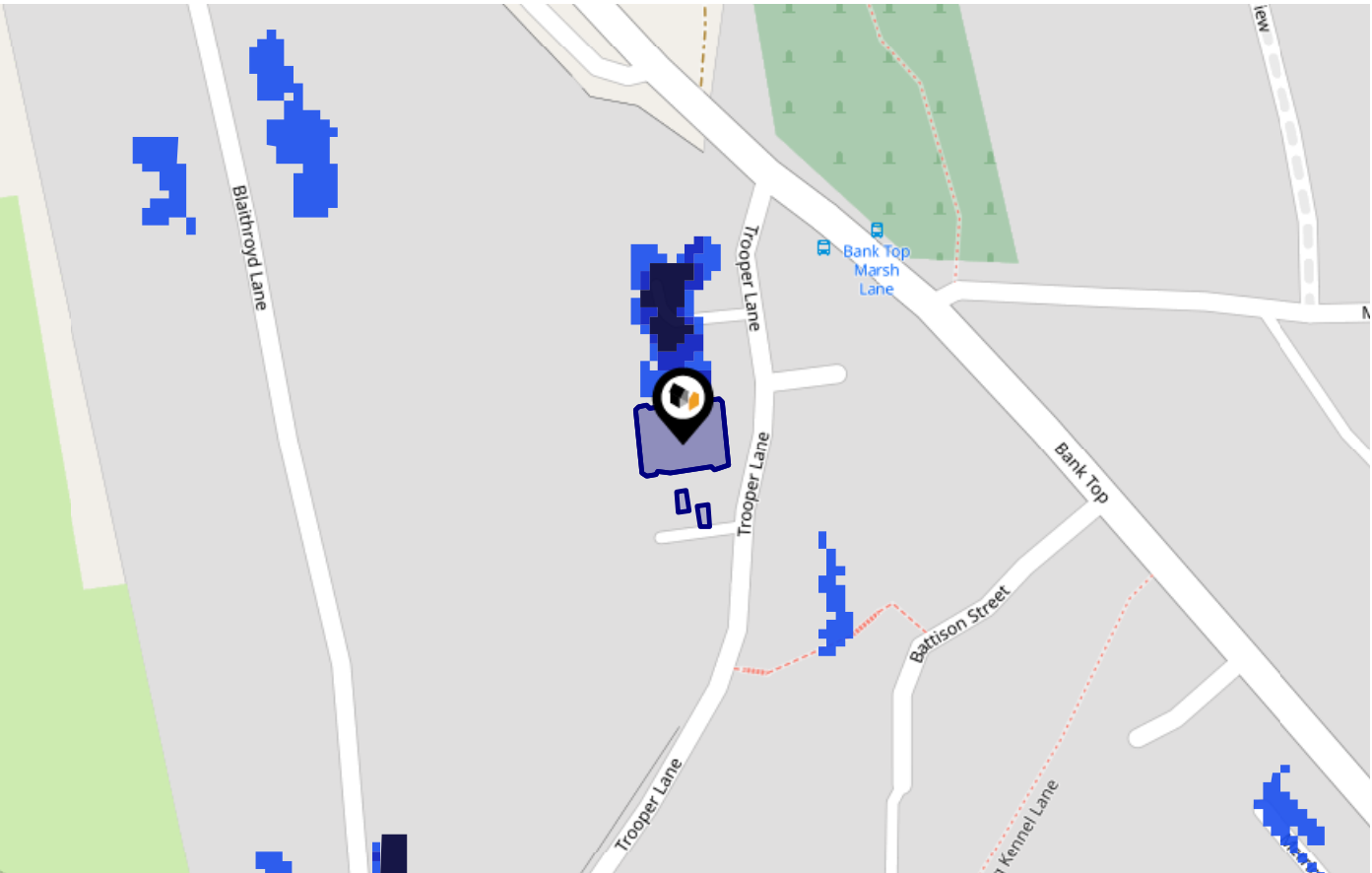
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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

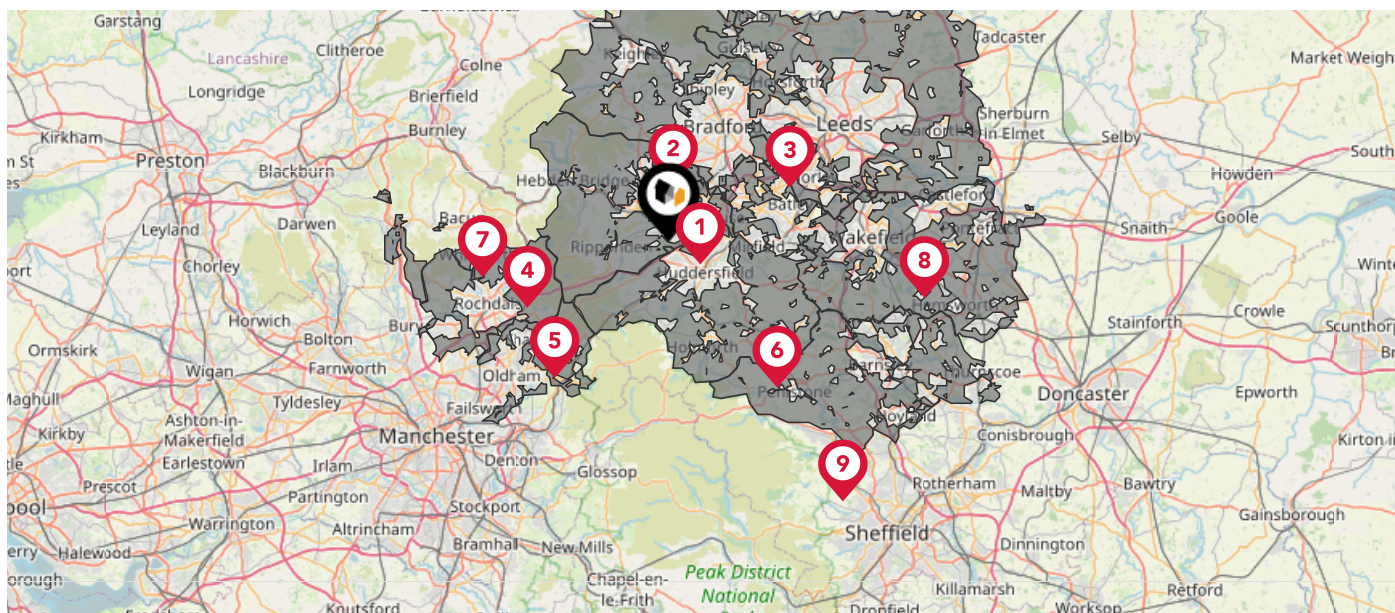
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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

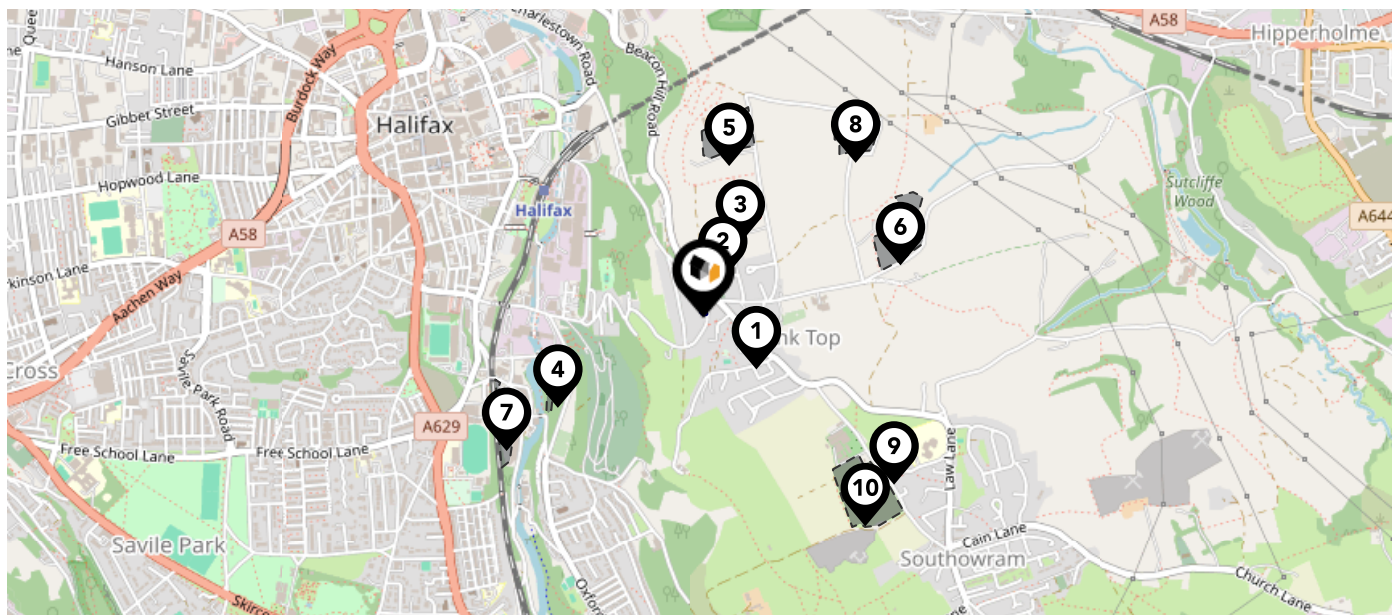
- 1 South and West Yorkshire Green Belt - Calderdale
- 2 South and West Yorkshire Green Belt - Bradford
- 3 South and West Yorkshire Green Belt - Leeds
- 4 Merseyside and Greater Manchester Green Belt - Rochdale
- 5 Merseyside and Greater Manchester Green Belt - Oldham
- 6 South and West Yorkshire Green 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

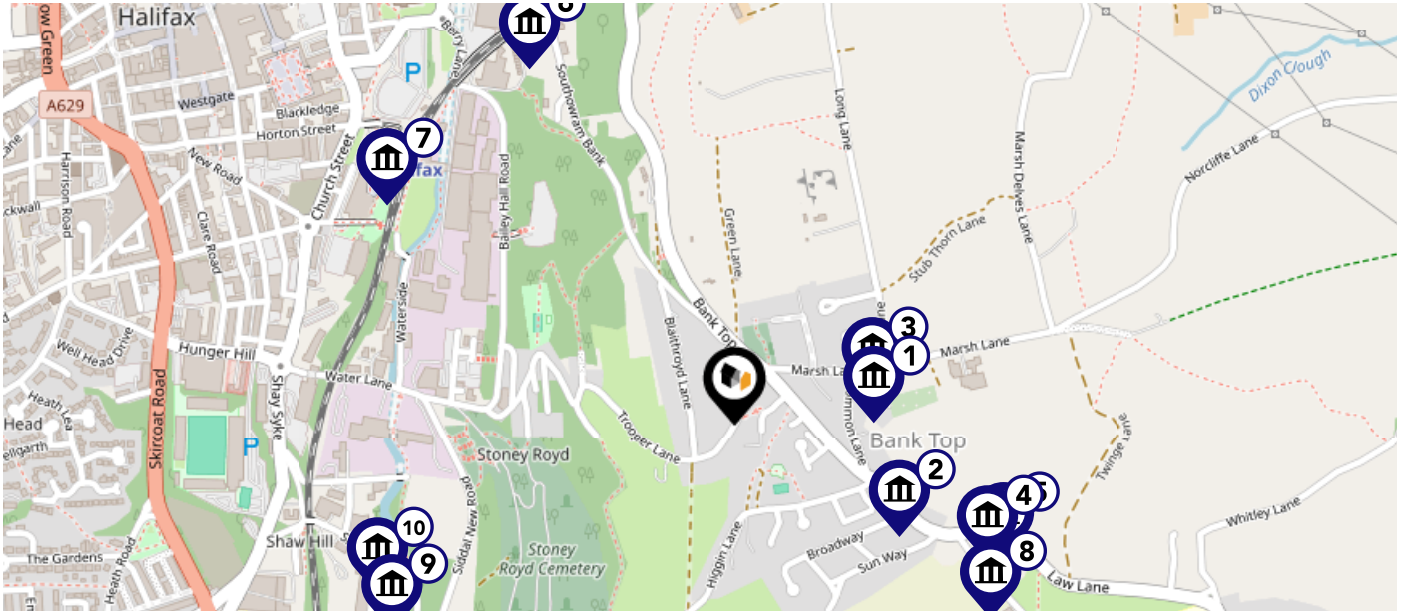
1	Bank Top Works-Bank Top, Southowram	Historic Landfill	
2	Slaten Quarry-Long Lane, Halifax, Yorkshire	Historic Landfill	
3	EA/EPR/EP3194ZU/V002	Active Landfill	
4	Stoney Royd Holder Station-Siddal New Road, Halifax	Historic Landfill	
5	Beacon Hill-Long Lane, Southowram	Historic Landfill	
6	Marsh Lane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











Maps

Listed Buildings

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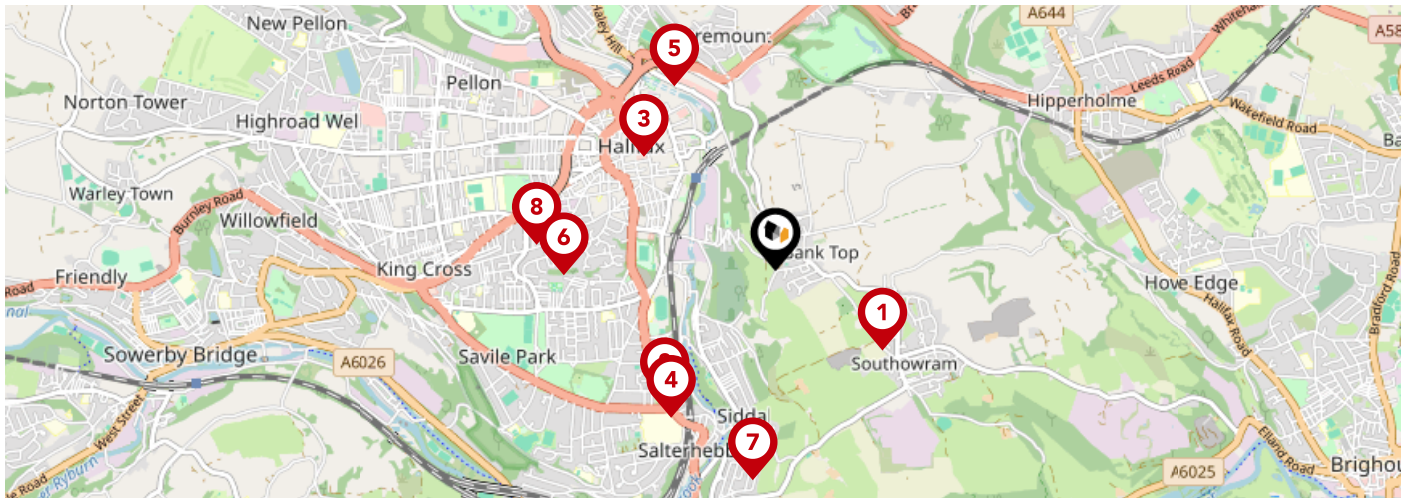
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	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

Area Schools

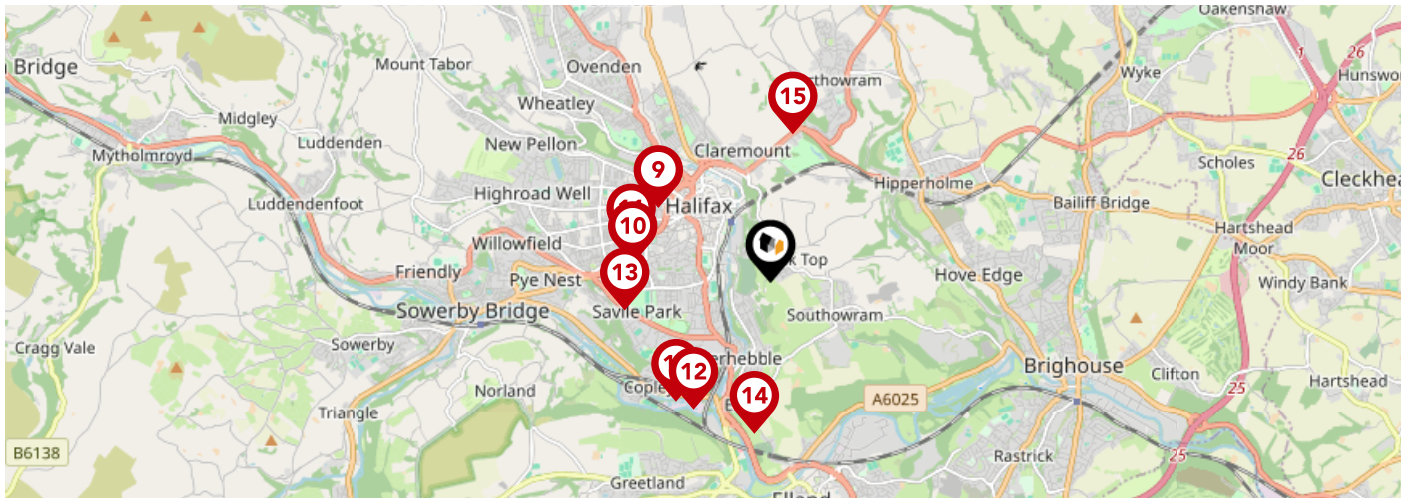
LANDWOOD
GROUP











		Nursery	Primary	Secondary	College	Private
1	Withinfields Primary School Ofsted Rating: Good Pupils: 331 Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Stafford Hall School Ofsted Rating: Good Pupils: 10 Distance:0.75	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Trinity Sixth Form Academy Ofsted Rating: Outstanding Pupils: 746 Distance:0.76	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Salterhebble Junior and Infant School Ofsted Rating: Good Pupils: 205 Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Joseph's Catholic Primary Academy Ofsted Rating: Good Pupils: 152 Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Holy Trinity Primary School, A Church of England Academy Ofsted Rating: Requires improvement Pupils: 422 Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Siddal Primary School Ofsted Rating: Good Pupils: 195 Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Mary's Catholic Primary Academy Ofsted Rating: Good Pupils: 302 Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools

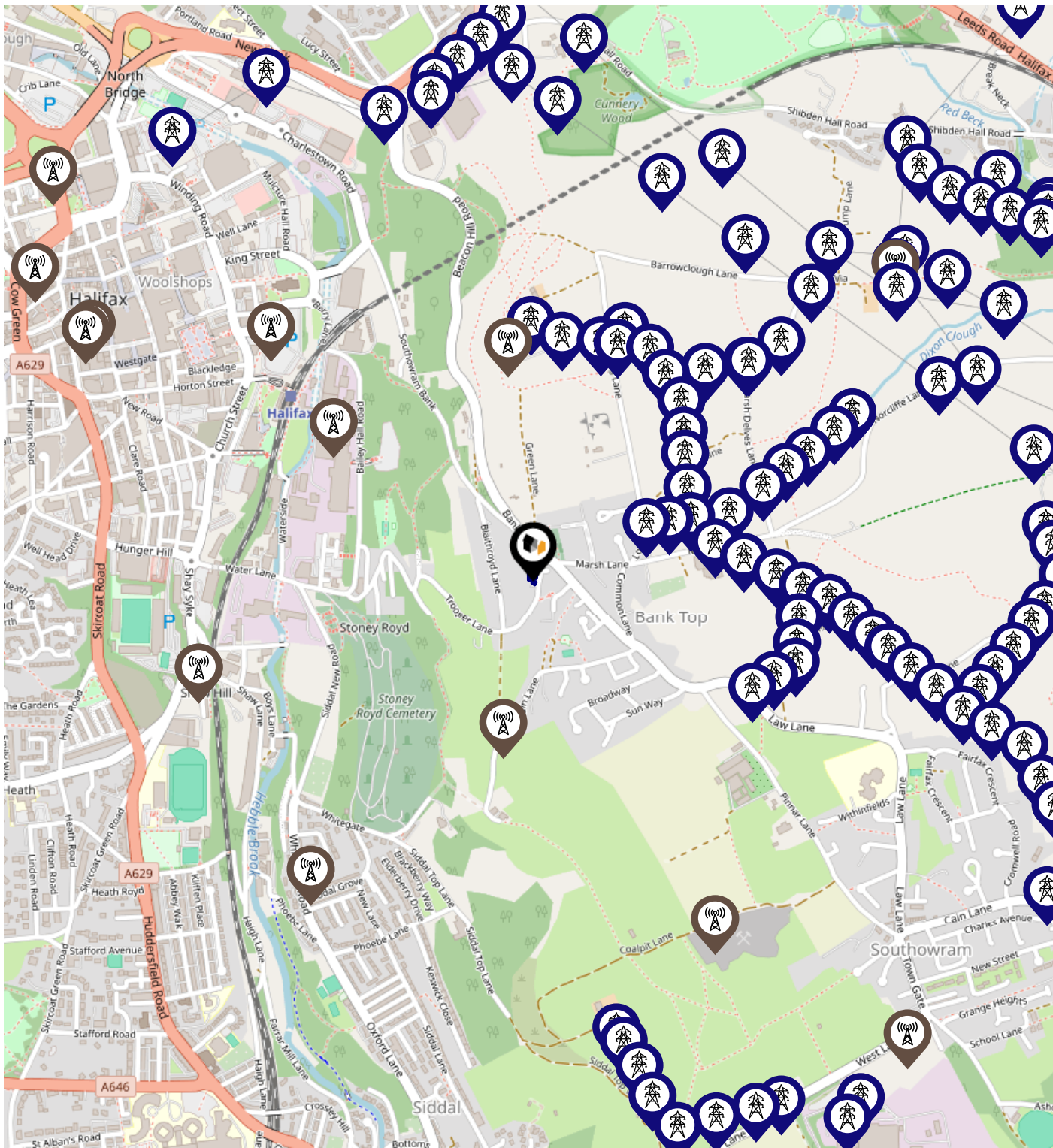
LANDWOOD
GROUP





		Nursery	Primary	Secondary	College	Private
	Beech Hill School Ofsted Rating: Good Pupils: 518 Distance: 1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Calderdale College Ofsted Rating: Good Pupils: 0 Distance: 1.22	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Beacon Lights Schools Ofsted Rating: Good Pupils: 131 Distance: 1.27	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	All Saints' CofE Primary School Ofsted Rating: Outstanding Pupils: 207 Distance: 1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Savile Park Primary School Ofsted Rating: Good Pupils: 369 Distance: 1.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Park Lane Academy Ofsted Rating: Requires improvement Pupils: 430 Distance: 1.33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Salterlee Primary School Ofsted Rating: Good Pupils: 92 Distance: 1.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ravenscliffe High School Ofsted Rating: Outstanding Pupils: 250 Distance: 1.33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons

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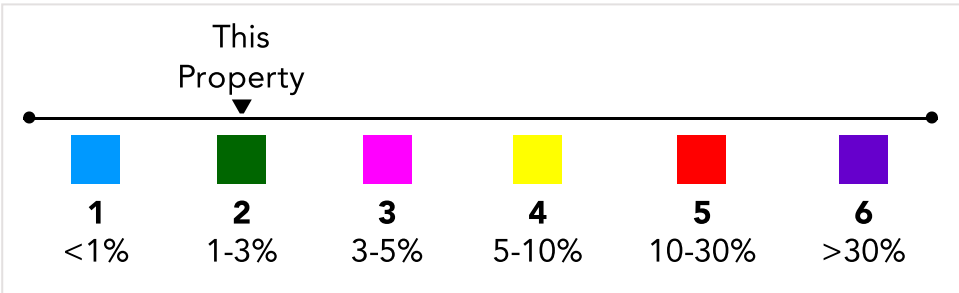
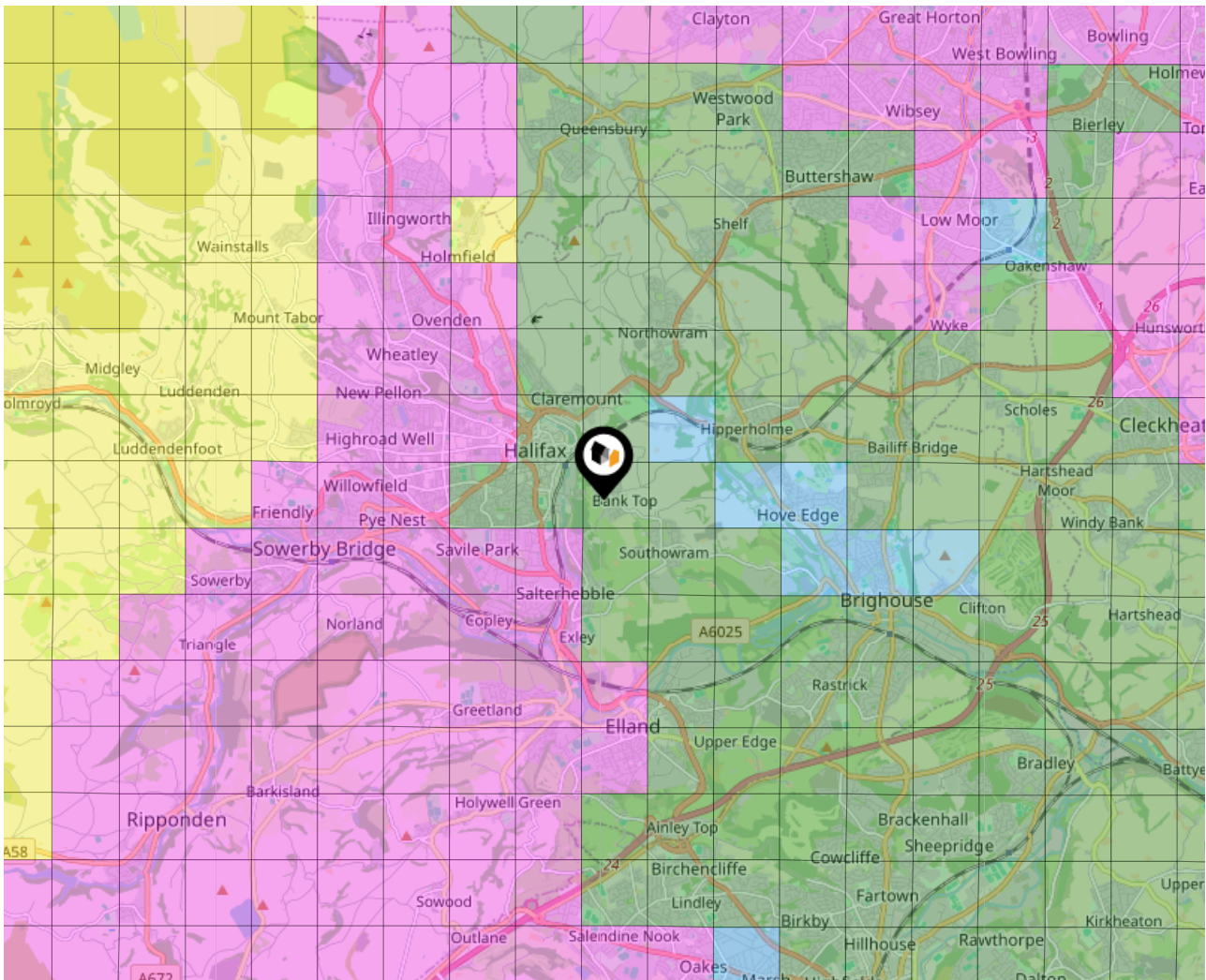


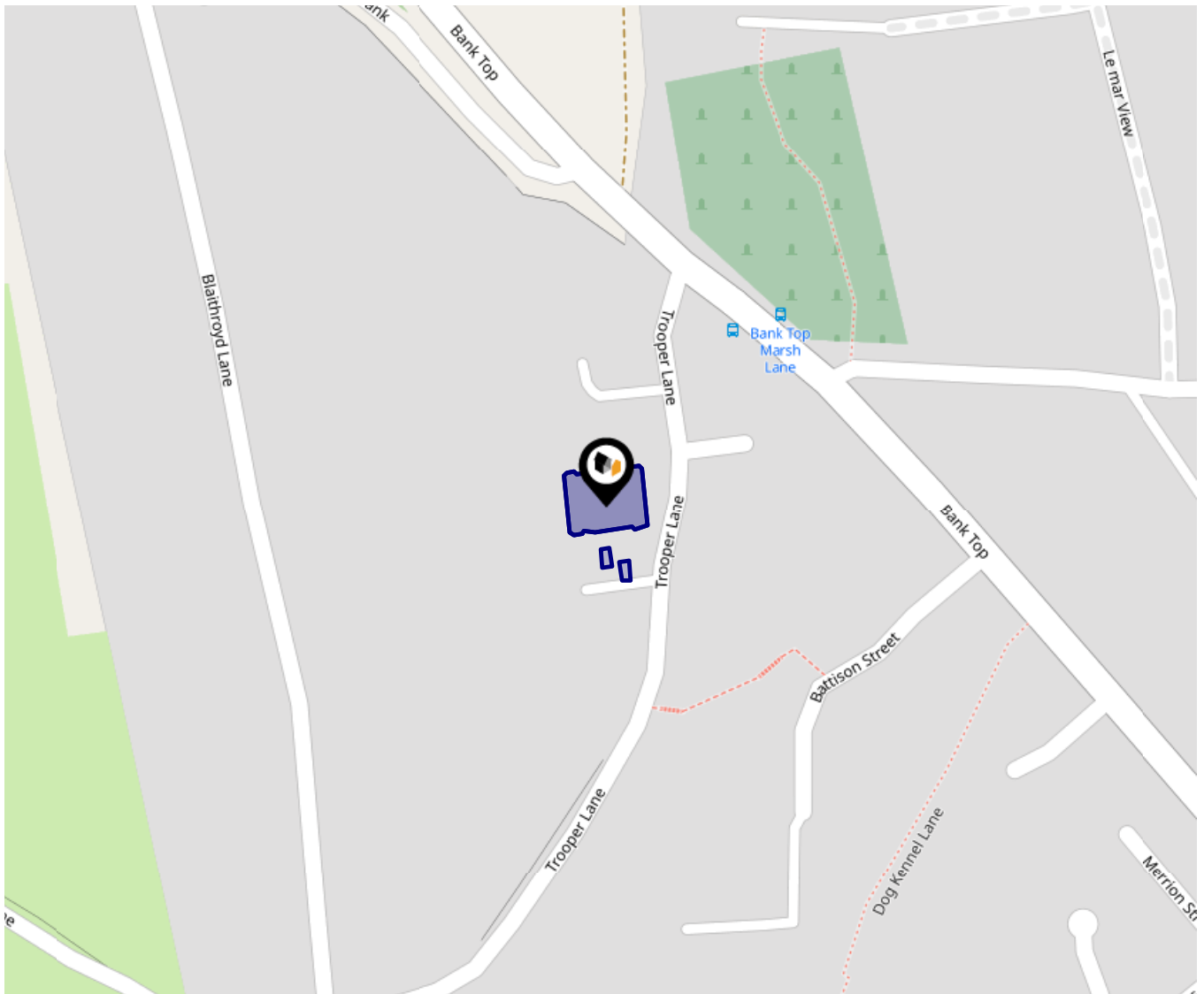
Key:

-  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).





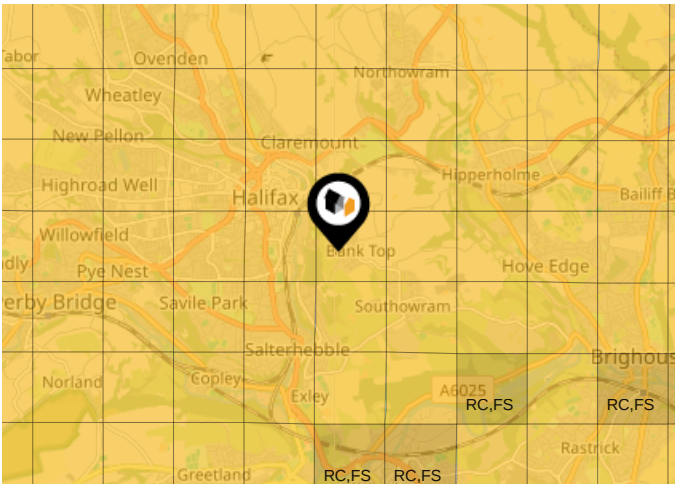
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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



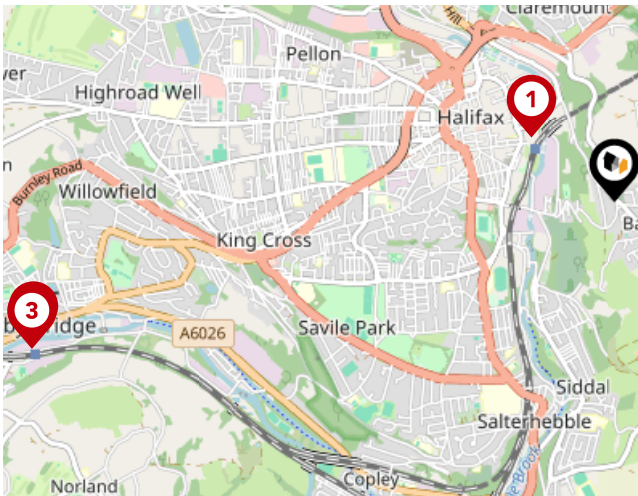
Primary Classifications (Most Common Clay Types)

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

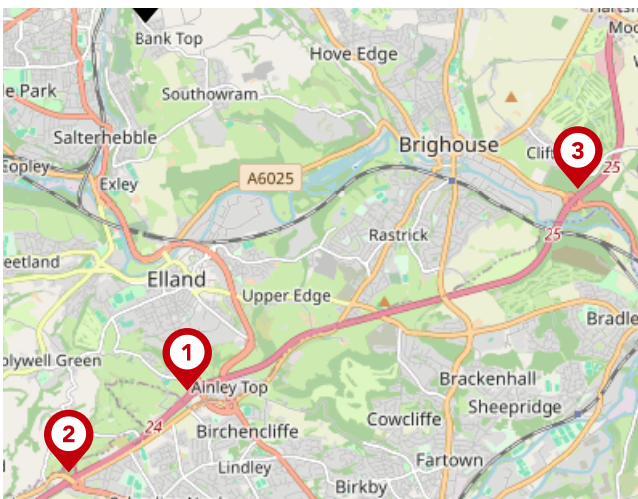
Transport (National)

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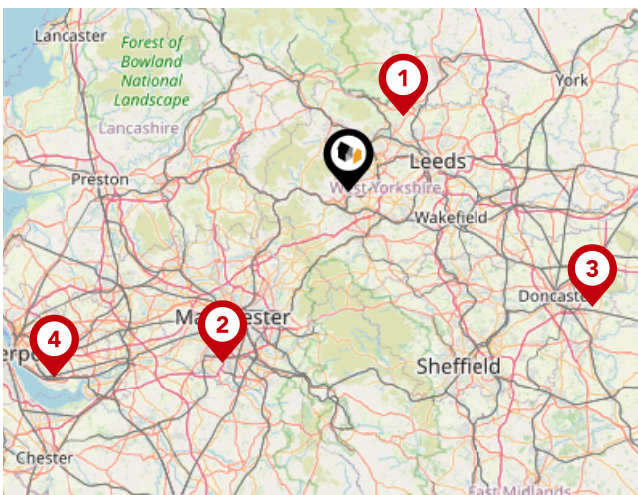
National Rail Stations

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



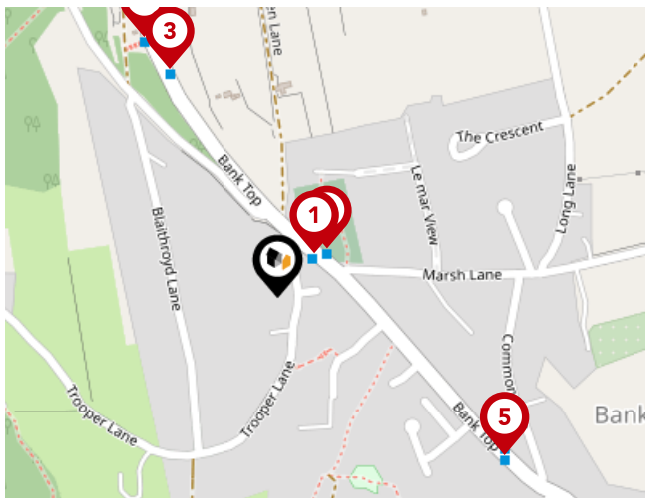
Airports/Helipads

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

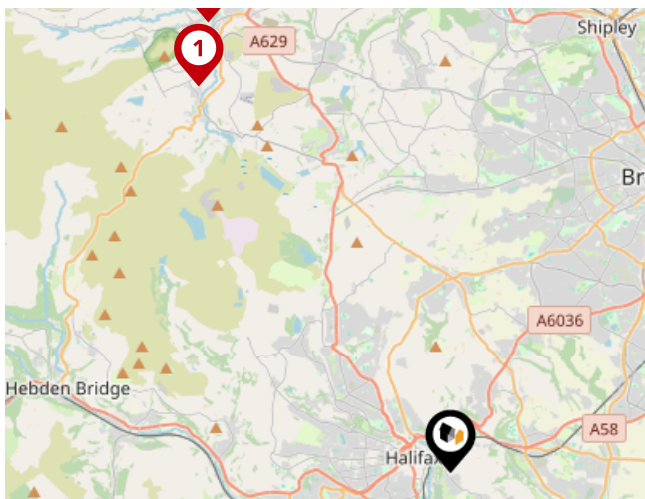
Transport (Local)

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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	Oxenhope (Keighley & Worth Valley Railway)	8.07 miles
2	Haworth (Keighley & Worth Valley Railway)	8.97 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.

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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