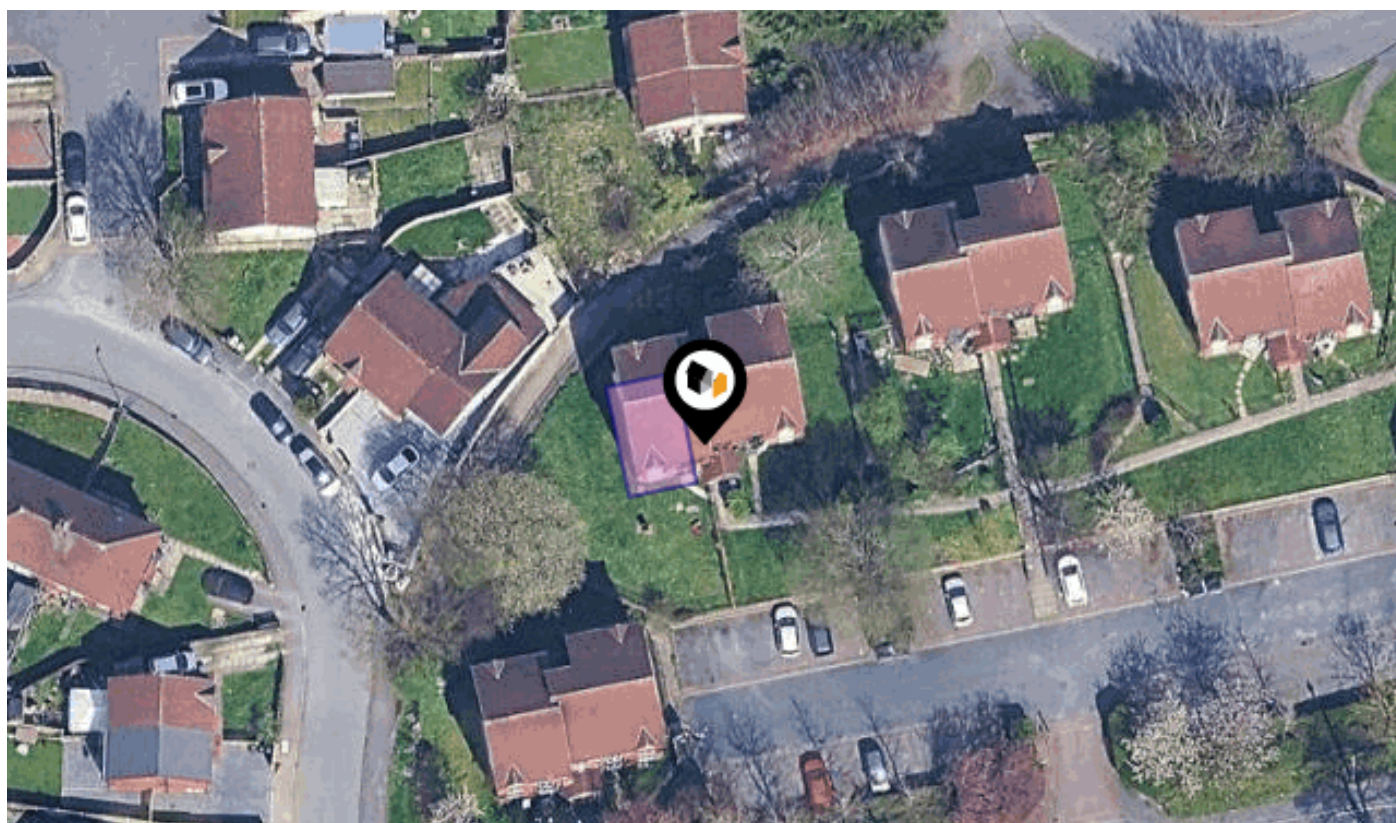




KPF: Key Property Facts

An Analysis of This Property & The Local Area

Thursday 30th July 2026



7, MALLARD COURT, BRADFORD, BD8 0NU

Landwood Group

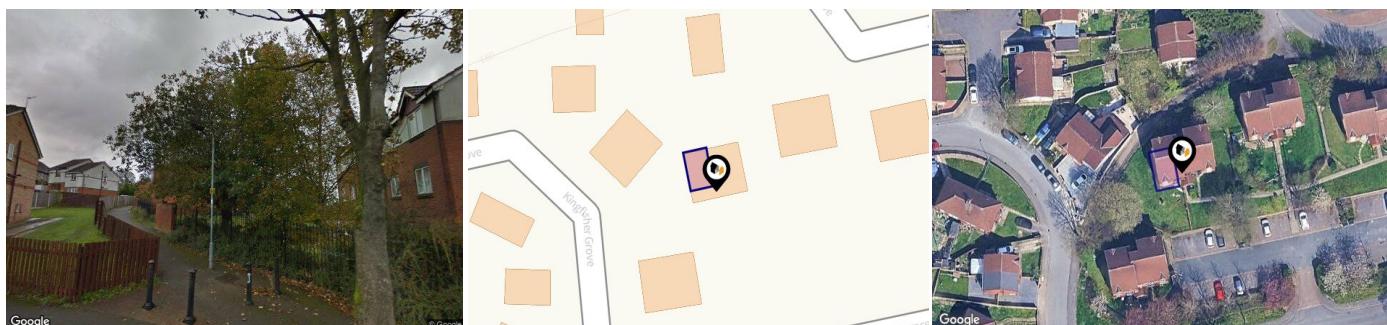
77 Deansgate Manchester M3 2BW

0161 710 2010

Emma.judge@landwoodgroup.com

<https://landwoodgroup.com/>





Property

Type:	Flat / Maisonette
Bedrooms:	2
Floor Area:	516 ft ² / 48 m ²
Plot Area:	0.01 acres
Year Built :	1983-1990
Council Tax :	Band A
Annual Estimate:	£1,574
Title Number:	WYK524770
UPRN:	100051191443
Restrictive Covenants:	Yes

Last Sold Date:	18/07/2005
Last Sold Price:	£43,000
Last Sold £/ft ² :	£84
Tenure:	Leasehold

Local Area

Local Authority:	Bradford mdc
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

3 **80** **10000**
mb/s mb/s mb/s

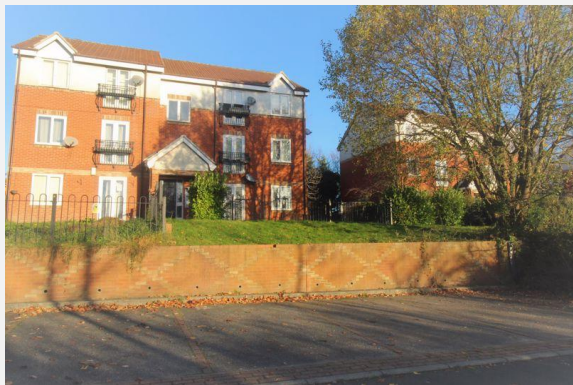


Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:





Property
EPC - Certificate

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7 Mallard Court, BD8 0NU

Energy rating

D

Valid until 20.03.2033

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	58 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:	Detached
Transaction Type:	Rental
Energy Tariff:	Unknown
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	00
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	(another dwelling above)
Main Heating:	Electric storage heaters, Room heaters, electric
Main Heating Controls:	Manual charge control
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	48 m ²

Market Sold in Street

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16, Mallard Court, Bradford, BD8 0NU					Flat-maisonette House	
Last Sold Date:	27/09/2024	15/11/2002	10/04/2000			
Last Sold Price:	£45,000	£14,750	£15,500			
22, Mallard Court, Bradford, BD8 0NU					Flat-maisonette House	
Last Sold Date:	12/09/2024	13/08/2004	02/04/2002	31/07/1997		
Last Sold Price:	£39,750	£34,000	£19,500	£20,000		
20, Mallard Court, Bradford, BD8 0NU					Semi-detached House	
Last Sold Date:	02/02/2024	03/03/2008				
Last Sold Price:	£45,000	£52,000				
26, Mallard Court, Bradford, BD8 0NU					Flat-maisonette House	
Last Sold Date:	27/01/2023	06/03/2020	05/02/2014	20/09/2007	12/04/2002	07/05/1999
Last Sold Price:	£54,000	£35,000	£37,500	£63,000	£16,000	£13,250
27, Mallard Court, Bradford, BD8 0NU					Flat-maisonette House	
Last Sold Date:	21/12/2022	05/02/2014	14/09/2007			
Last Sold Price:	£49,000	£37,500	£67,000			
12, Mallard Court, Bradford, BD8 0NU					Flat-maisonette House	
Last Sold Date:	03/10/2022	29/01/2010	21/07/1998			
Last Sold Price:	£39,750	£36,500	£17,950			
17, Mallard Court, Bradford, BD8 0NU					Flat-maisonette House	
Last Sold Date:	17/06/2022	05/02/2014	20/09/2007	21/04/2005	30/04/1998	
Last Sold Price:	£35,500	£37,500	£67,000	£35,000	£19,250	
11, Mallard Court, Bradford, BD8 0NU					Flat-maisonette House	
Last Sold Date:	14/05/2021	20/09/2007	02/12/2004	05/09/2002		
Last Sold Price:	£35,000	£65,000	£35,500	£15,000		
4, Mallard Court, Bradford, BD8 0NU					Flat-maisonette House	
Last Sold Date:	27/08/2020					
Last Sold Price:	£36,000					
2, Mallard Court, Bradford, BD8 0NU					Flat-maisonette House	
Last Sold Date:	16/12/2019	26/07/2006	12/02/1996			
Last Sold Price:	£42,500	£45,000	£28,500			
18, Mallard Court, Bradford, BD8 0NU					Flat-maisonette House	
Last Sold Date:	12/05/2019	23/07/2010	26/11/2004	25/05/2004	11/12/2003	
Last Sold Price:	£35,000	£35,000	£38,500	£34,000	£21,000	
23, Mallard Court, Bradford, BD8 0NU					Flat-maisonette House	
Last Sold Date:	05/02/2014	12/09/2007	30/06/2006			
Last Sold Price:	£37,500	£67,000	£44,000			

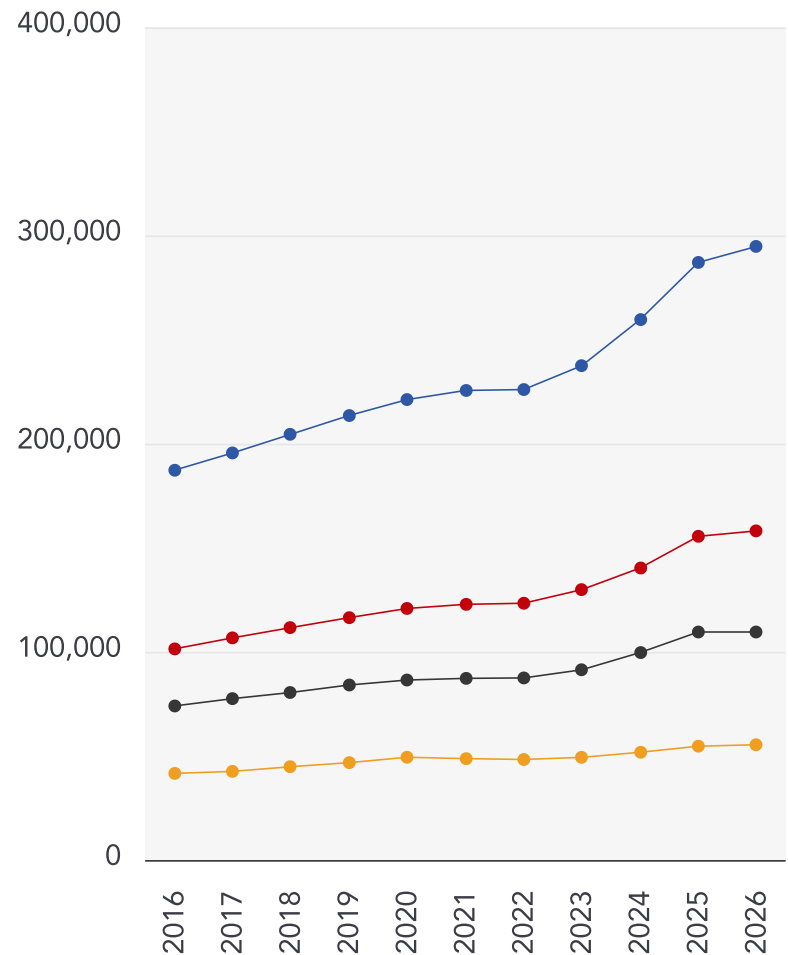
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics

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10 Year History of Average House Prices by Property Type in BD8



Detached

+57.42%

Semi-Detached

+55.89%

Terraced

+48%

Flat

+33.05%

This map displays nearby coal mine entrances and their classifications.



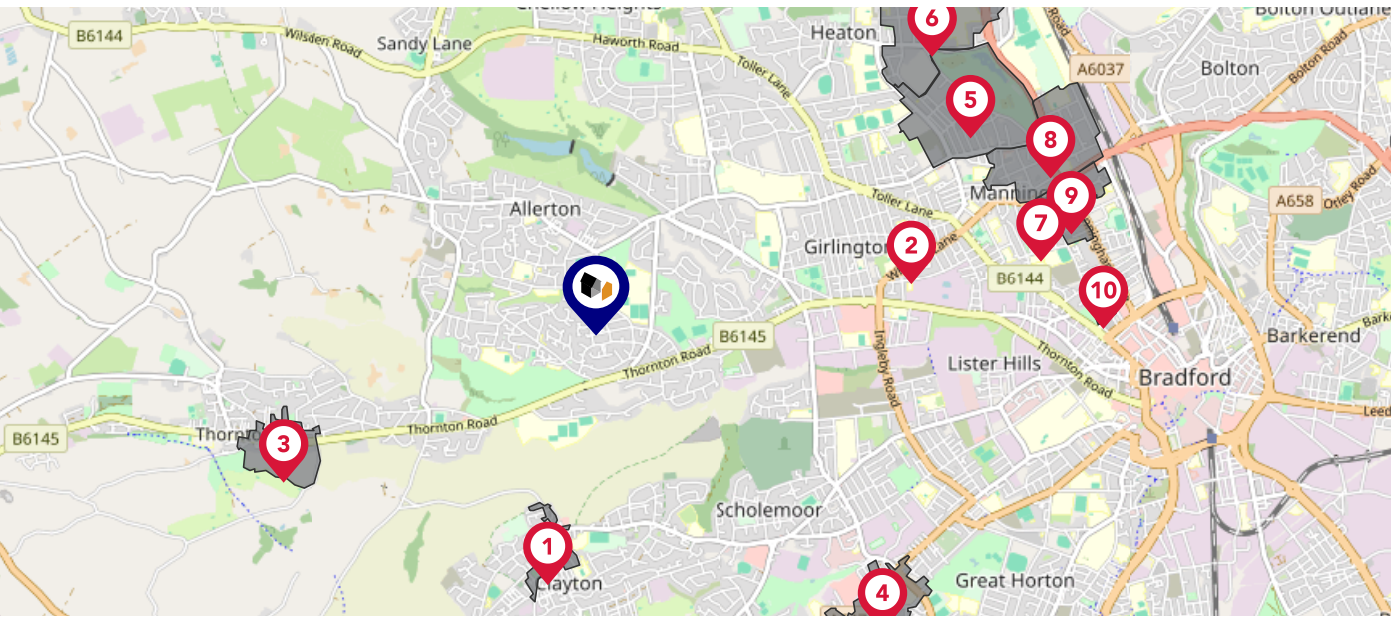
Mine Entry

- ✕ 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.

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.



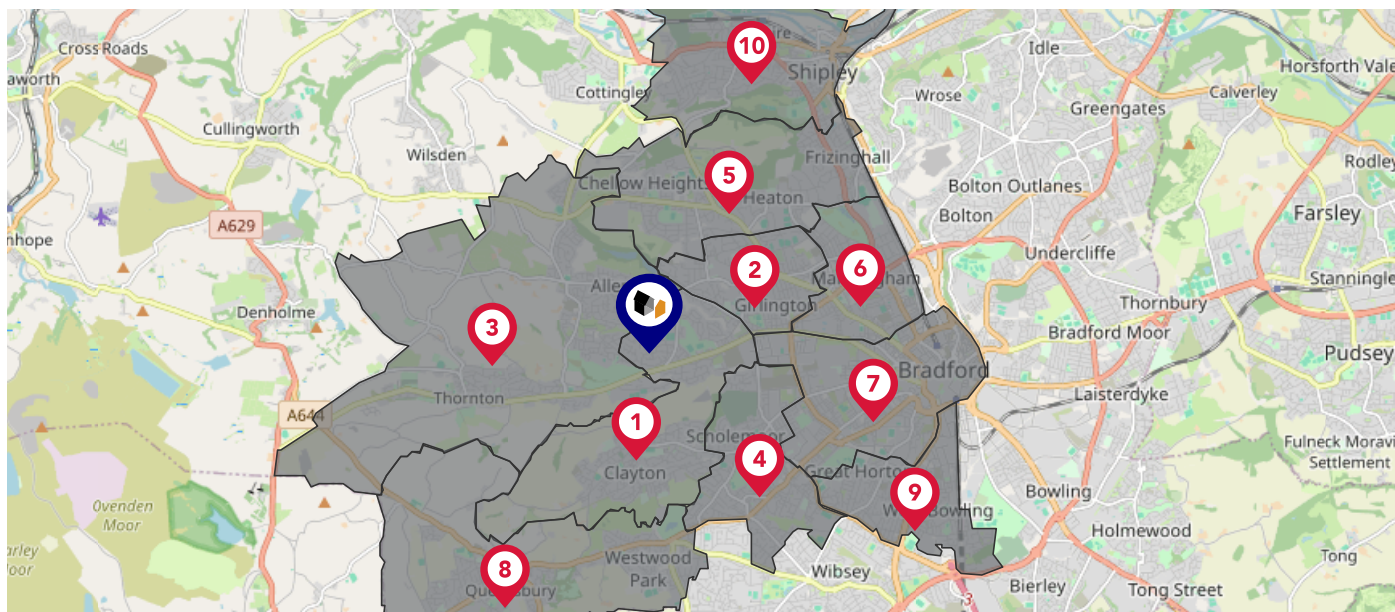
Nearby Conservation Areas	
1	Clayton
2	Whetley Grove
3	Thornton
4	Great Horton
5	North Park Road
6	Heaton Estates
7	Southfield Square
8	St Paul
9	Apsley Crescent
10	Eldon Place

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

Clayton and Fairweather Green Ward

2

Toller Ward

3

Thornton and Allerton Ward

4

Great Horton Ward

5

Heaton Ward

6

Manningham Ward

7

City Ward

8

Queensbury Ward

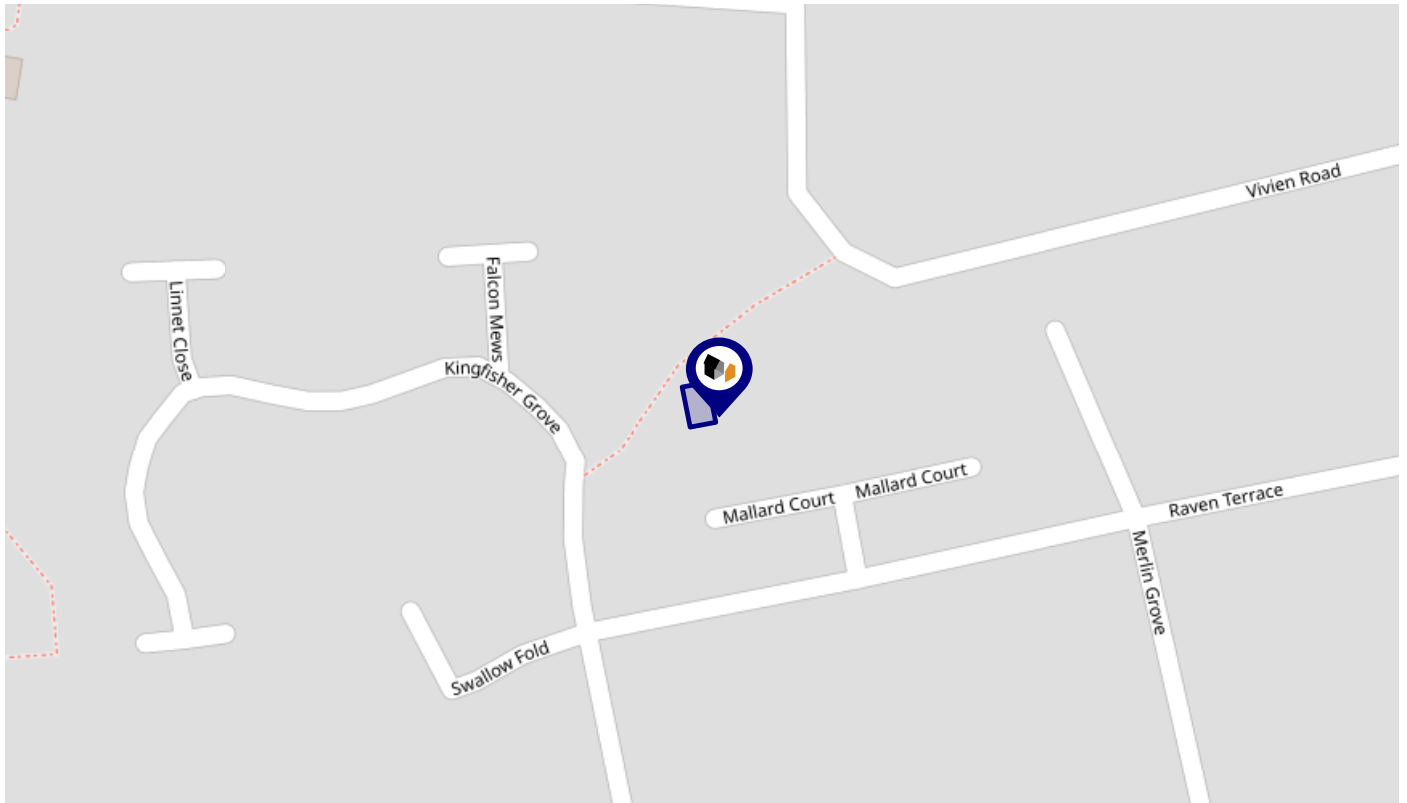
9

Little Horton Ward

10

Shipley 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:

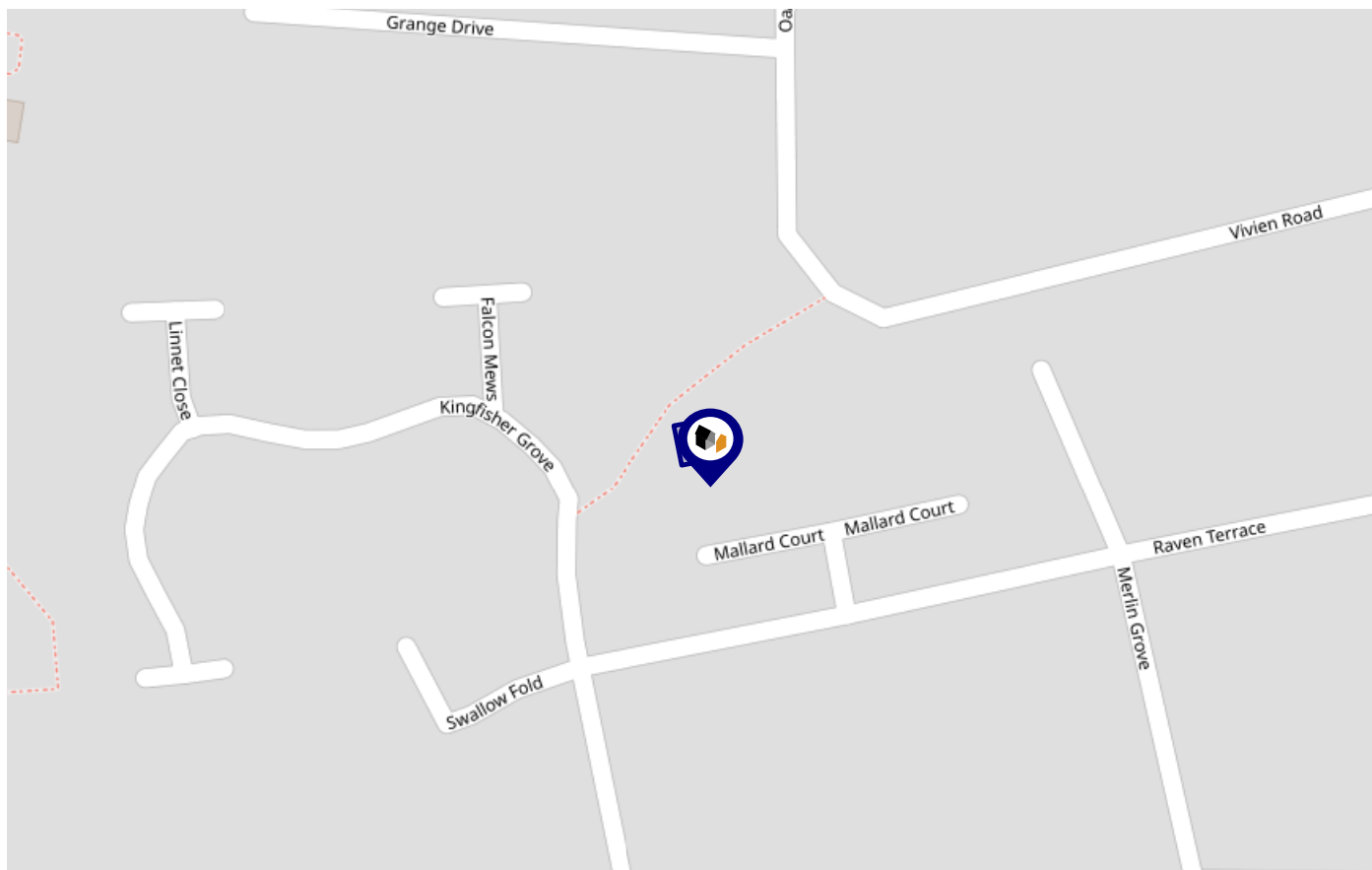
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

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.

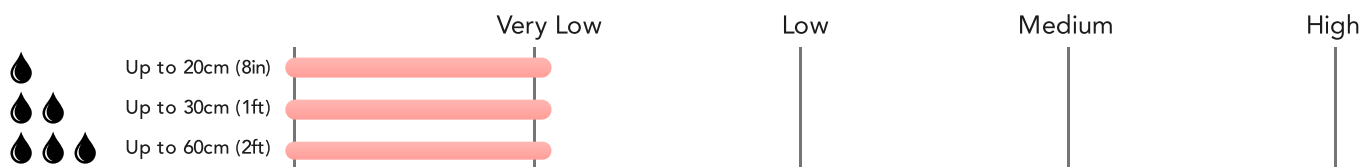


Risk Rating: Very low

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.

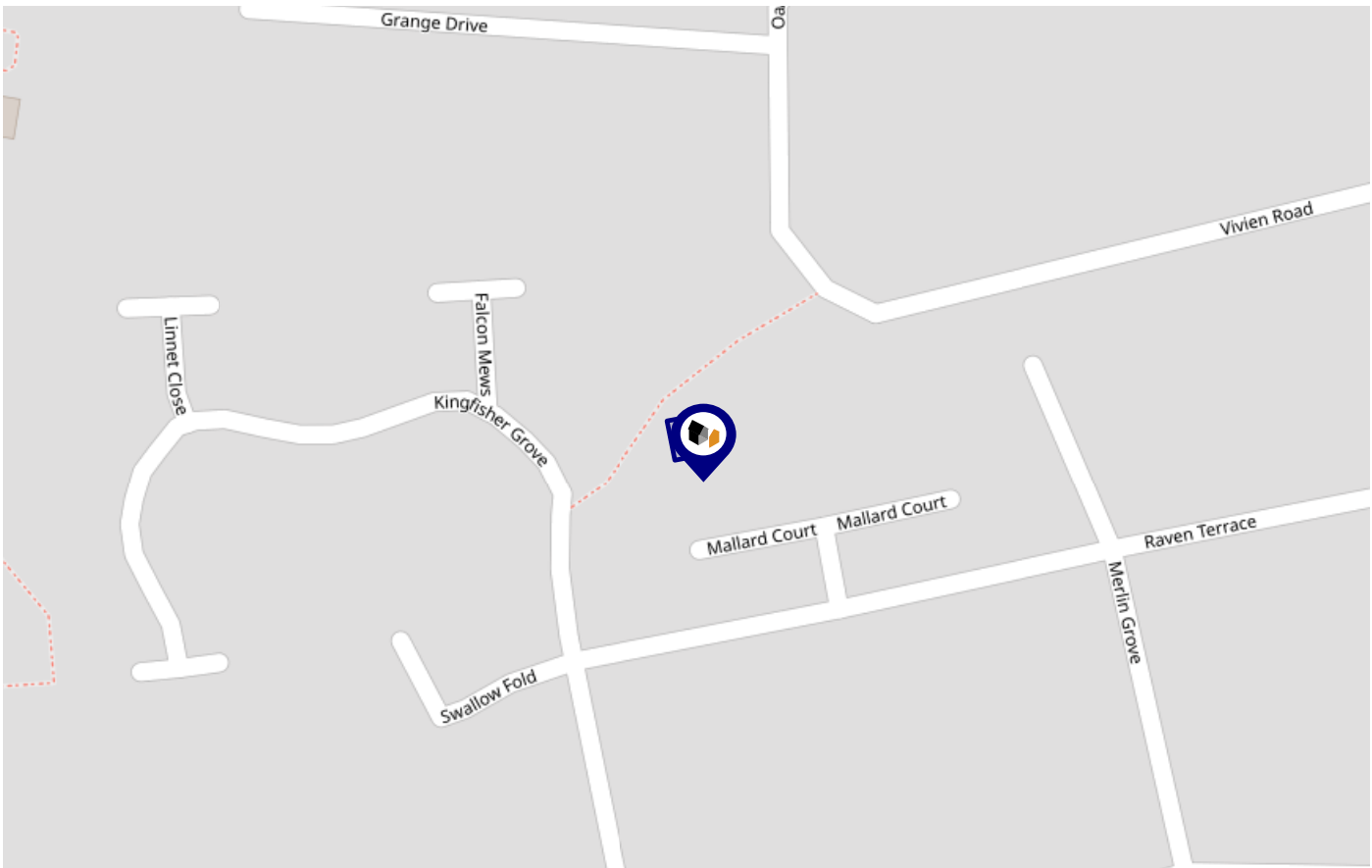
Chance of flooding to the following depths at this property:



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.

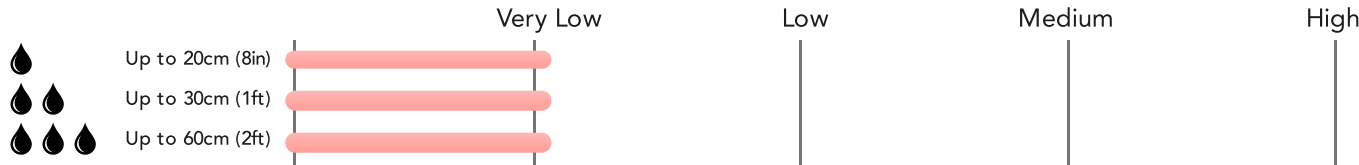


Risk Rating: Very low

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:

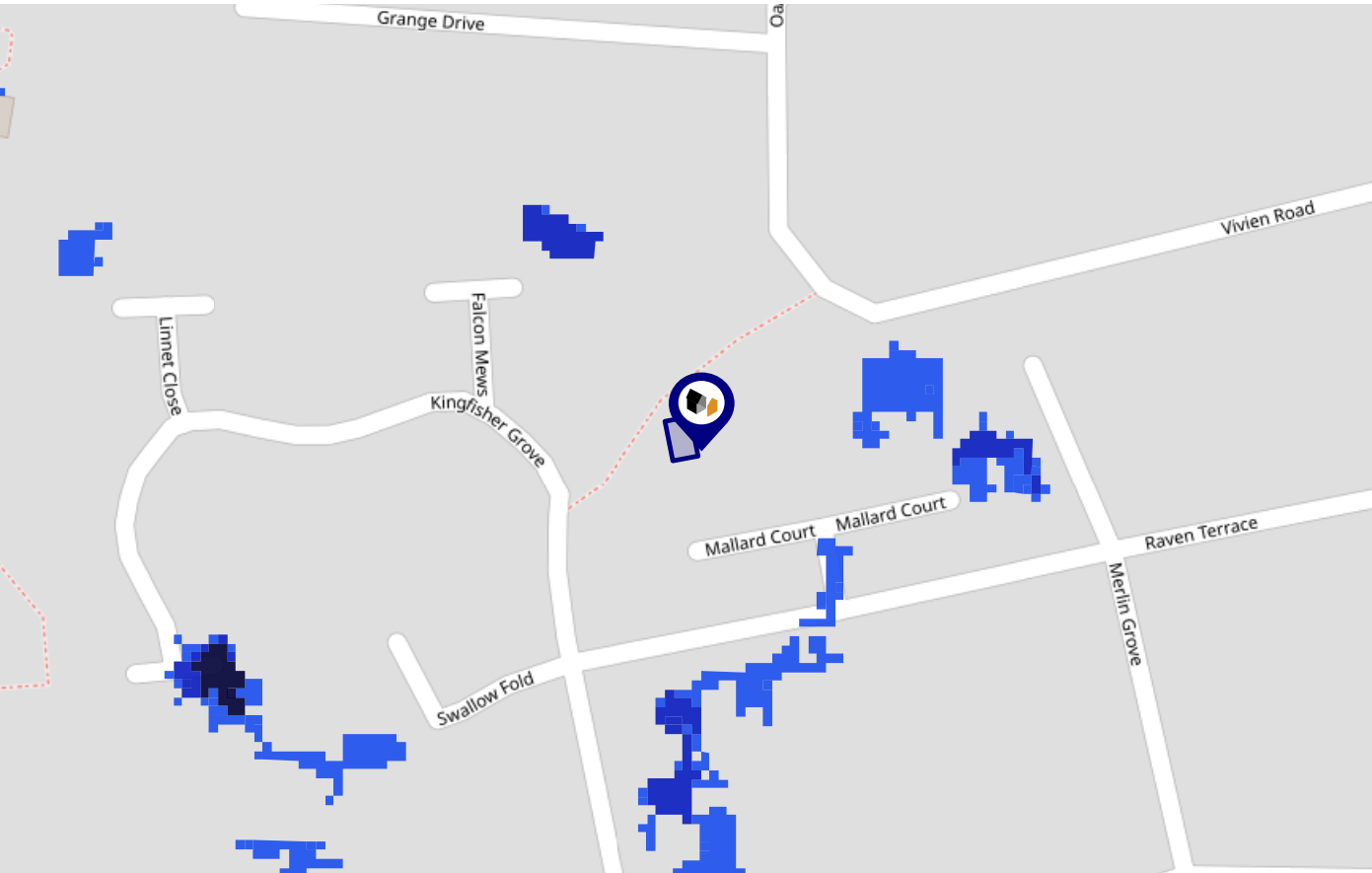


Flood Risk

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.

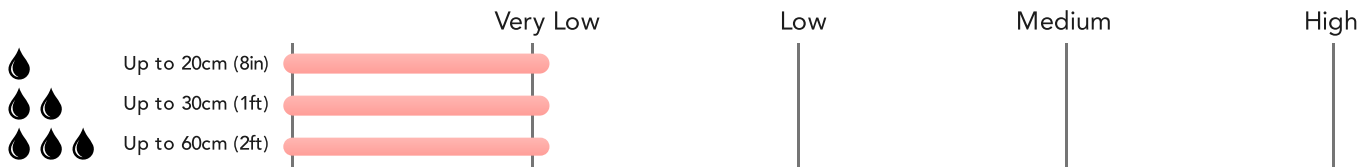


Risk Rating: Very low

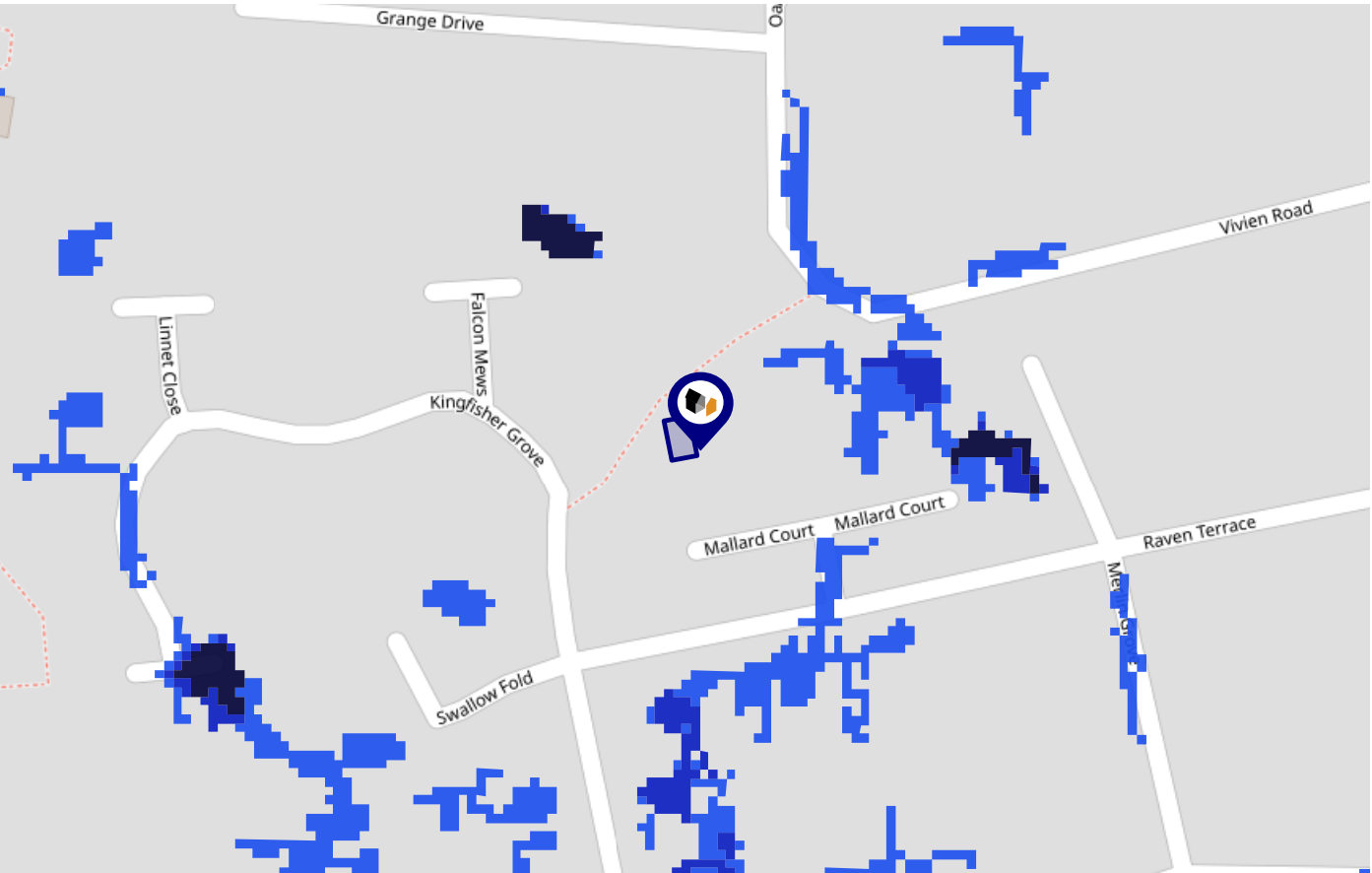
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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.

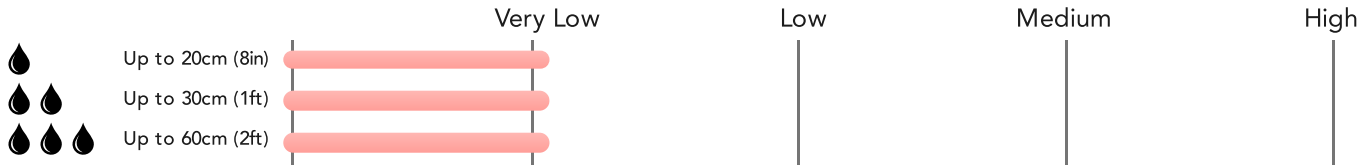


Risk Rating: Very low

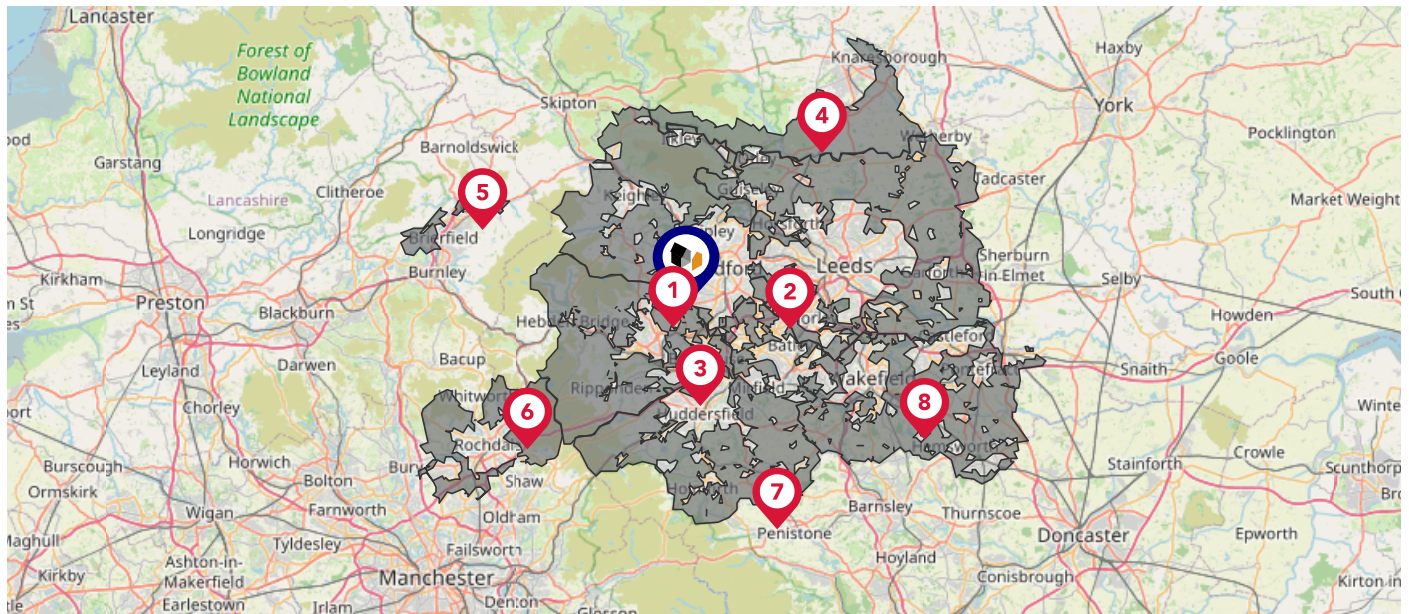
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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 - Leeds

3

South and West Yorkshire Green Belt - Calderdale

4

South and West Yorkshire Green Belt - Harrogate

5

Merseyside and Greater Manchester Green Belt - Pendle

6

Merseyside and Greater Manchester Green Belt - Rochdale

7

South and West Yorkshire Green Belt - Kirklees

8

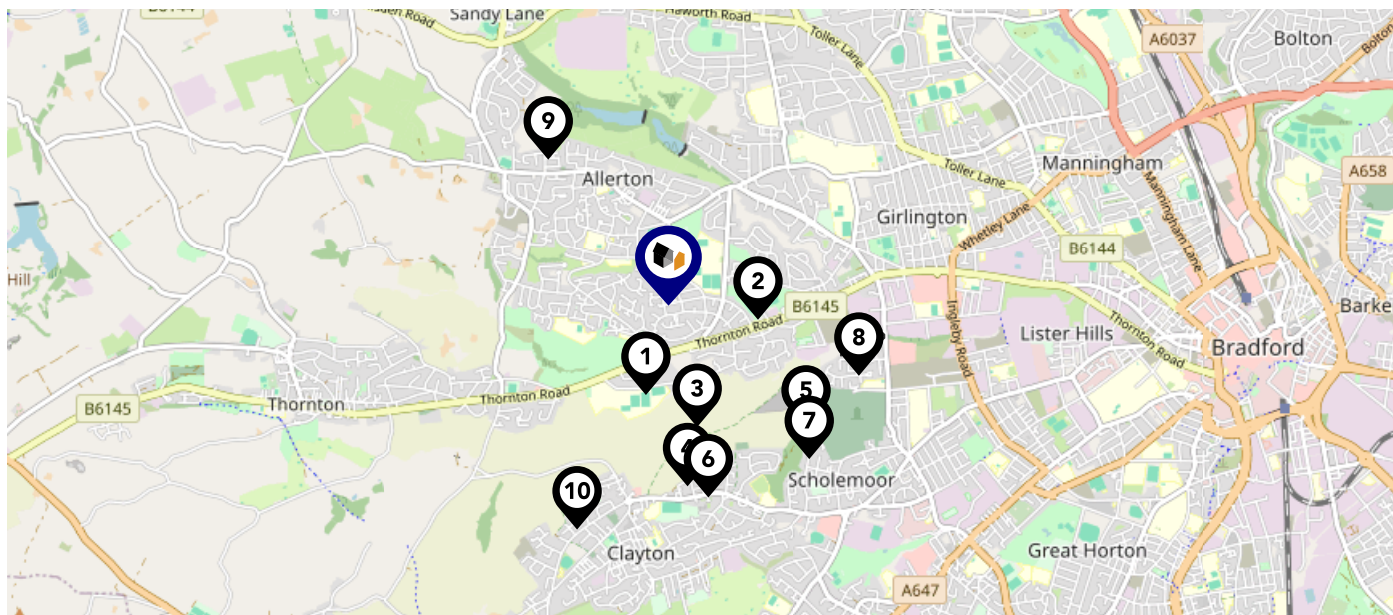
South and West Yorkshire Green Belt - Wakefield

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

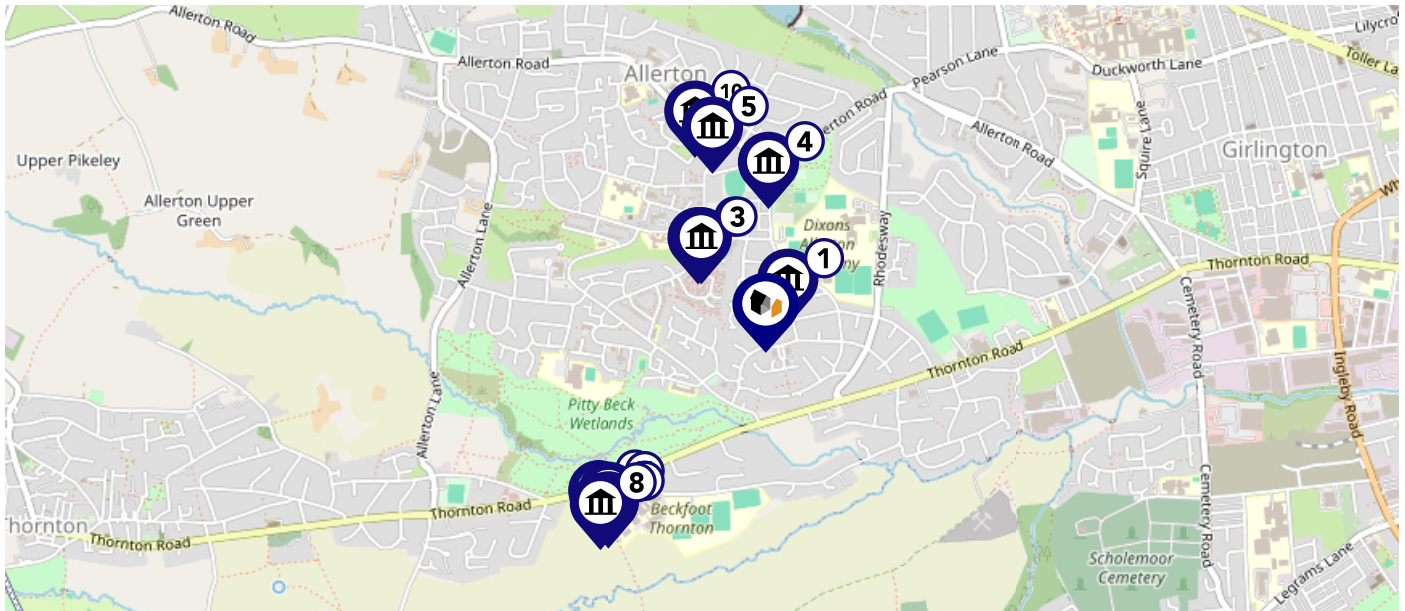
1	Thornton Road-Thornton, Bradford	Historic Landfill	☐
2	Land off Shuttleworth Lane-Fairweather Green	Historic Landfill	☐
3	Leaventhorpe Farm-Thornton, Bradford	Historic Landfill	☐
4	Land at Deep Lane-Clayton	Historic Landfill	☐
5	Land Adjacent to Bull Greave Wood-Greave Wood, Clayton	Historic Landfill	☐
6	Middle Lane Quarry-Buckingham Crescent, Clayton, Bradford	Historic Landfill	☐
7	Brooksbank Avenue-Clayton, Bradford	Historic Landfill	☐
8	Land adjacent to Middle Brook-Sams Mill, Cemetery Road, Bradford, West Yorkshire	Historic Landfill	☐
9	Ellcliffe Quarries-Stony Lane Allerton	Historic Landfill	☐
10	Town End Recreation Ground - Old Stone Quarries-Off Holts Lane, Clayton, Bradford	Historic Landfill	☐

Maps

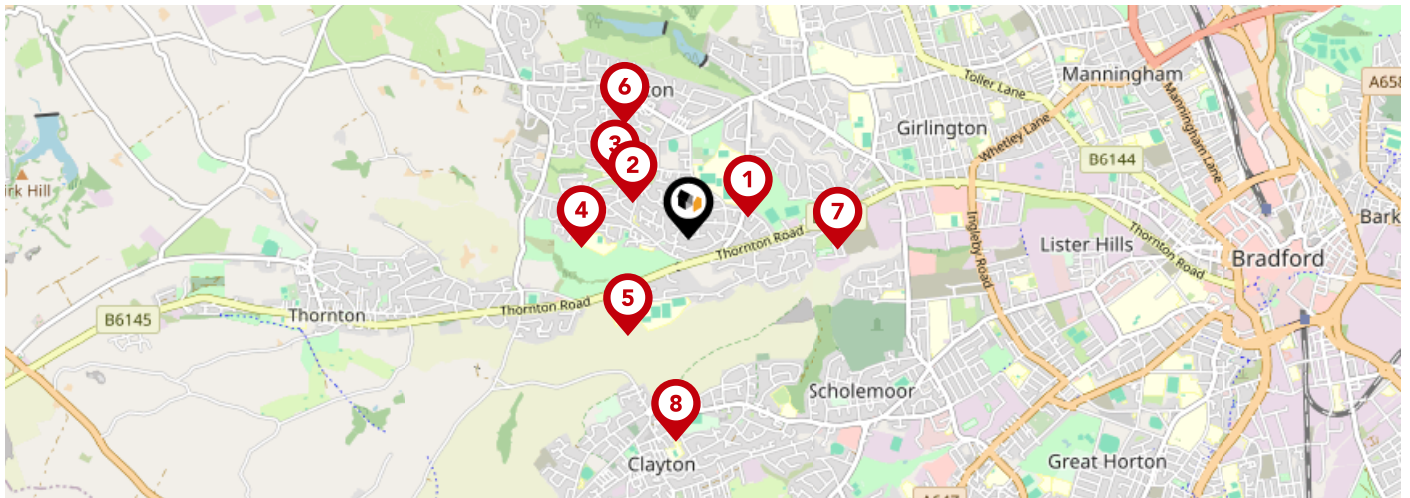
Listed Buildings

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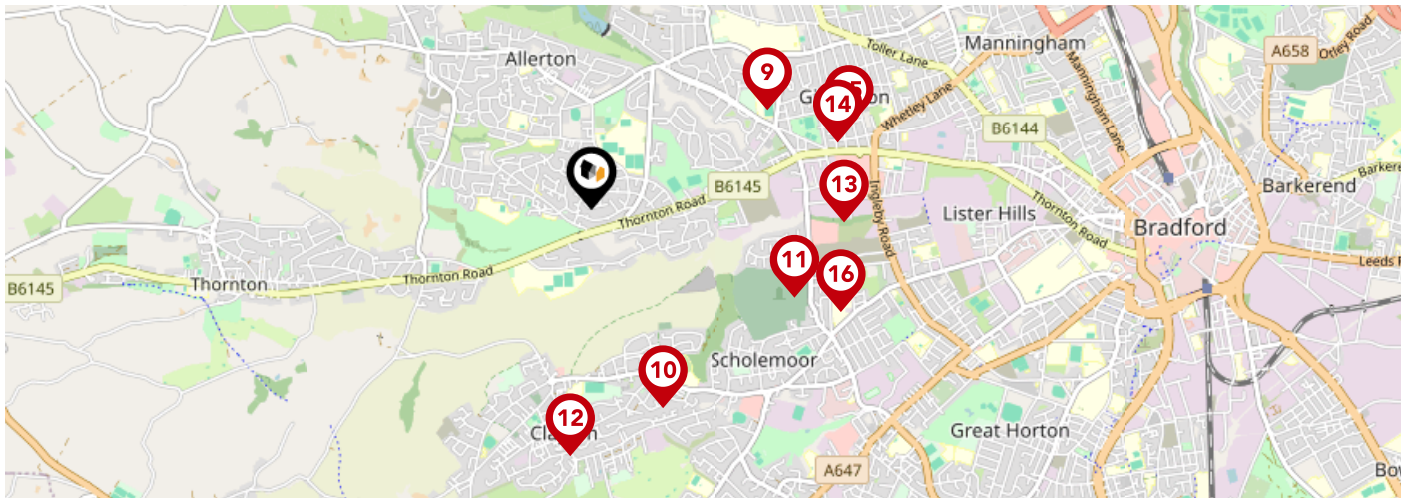
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1210057 - 39 And 41 (ellercroft) Oaks Lane And Adjoining Stables Fronting Road	Grade II	0.1 miles
 1314407 - Numbers 8 And 10 Grange Fold	Grade II	0.2 miles
 1133132 - Number 12 Grange Fold	Grade II	0.2 miles
 1314350 - War Memorial In Ladyhill Park	Grade II	0.3 miles
 1133317 - Two 4 Storey Blocks To Numbers 262 And 264 (allerton Warehouse) Occupied By British Mohair Spinners, One Fronting Road Up To And Opposite Number 239, And One At Right Angles To First Block In Yard To Rear	Grade II	0.4 miles
 1291180 - Outbuilding To East Of Leventhorpe Hall	Grade II	0.5 miles
 1133693 - Barn On East Side Of North Yard At Leventhorpe Hall	Grade II	0.5 miles
 1133692 - Leventhorpe Hall	Grade II	0.5 miles
 1314118 - Barn To North Of Leventhorpe Hall Fronting Road	Grade II	0.5 miles
 1133318 - Church Of St Peter	Grade II	0.5 miles



		Nursery	Primary	Secondary	College	Private
1	Dixons Allerton Academy Ofsted Rating: Requires improvement Pupils: 1864 Distance:0.28	☐	☒	☒	☐	☐
2	St Matthew's Catholic Primary School, a Voluntary Academy Ofsted Rating: Good Pupils: 229 Distance:0.29	☐	☒	☐	☐	☐
3	Ley Top Primary School Ofsted Rating: Requires improvement Pupils: 404 Distance:0.41	☐	☒	☐	☐	☐
4	The Academy At St. James Ofsted Rating: Good Pupils: 327 Distance:0.47	☐	☒	☐	☐	☐
5	Beckfoot Thornton Ofsted Rating: Good Pupils: 1290 Distance:0.5	☐	☐	☒	☐	☐
6	Beckfoot Allerton Primary School and Nursery Ofsted Rating: Requires improvement Pupils: 421 Distance:0.58	☐	☒	☐	☐	☐
7	Crossley Hall Primary School Ofsted Rating: Good Pupils: 704 Distance:0.65	☐	☒	☐	☐	☐
8	Clayton St John CofE Primary School Ofsted Rating: Requires improvement Pupils: 382 Distance:0.89	☐	☒	☐	☐	☐

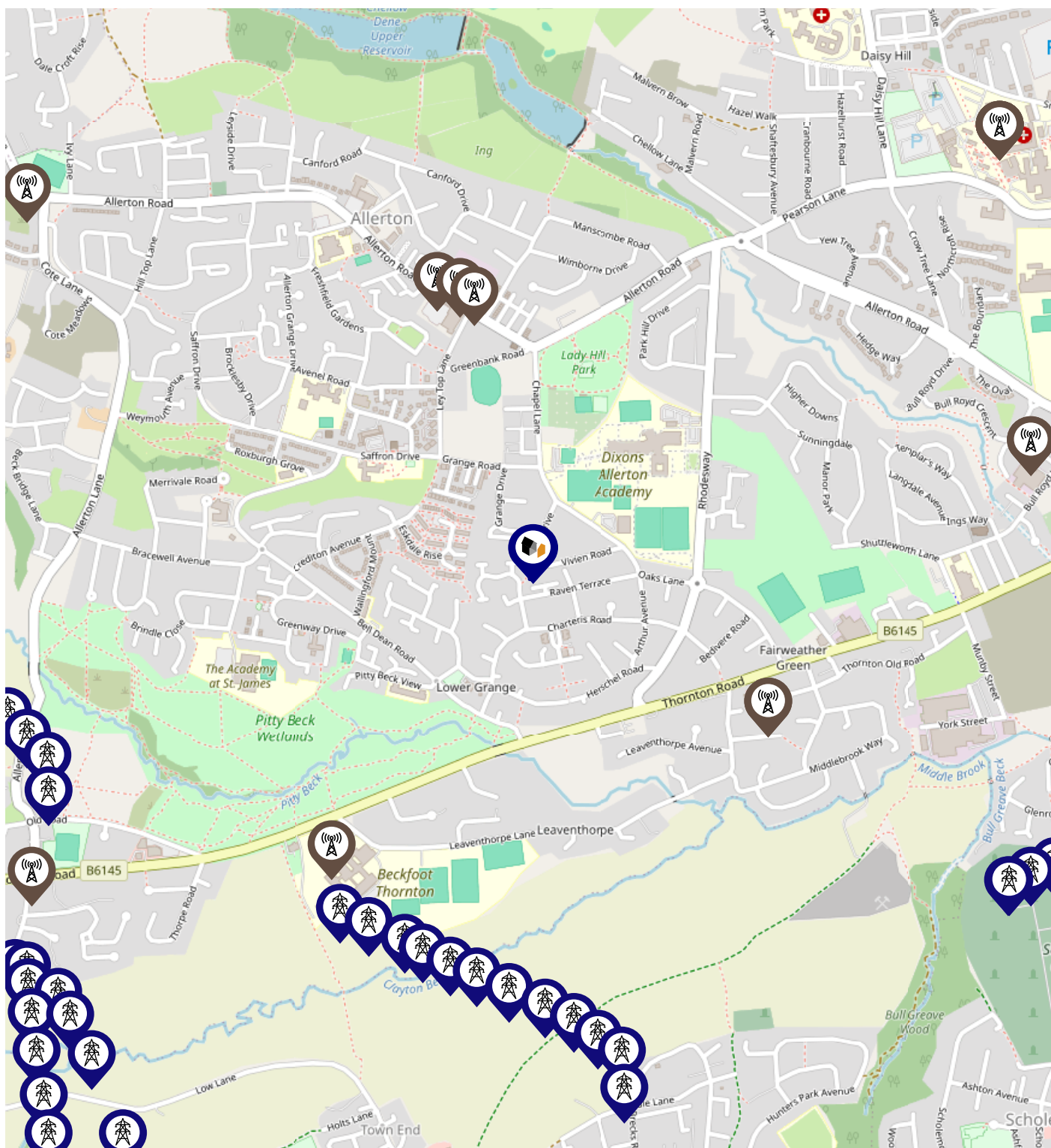


		Nursery	Primary	Secondary	College	Private
	Bradford Girls' Grammar School Ofsted Rating: Requires improvement Pupils: 1041 Distance:0.89	☐	☒	☒	☐	☐
	St Anthony's Catholic Primary School, A Voluntary Academy Ofsted Rating: Good Pupils: 229 Distance:0.93	☐	☒	☐	☐	☐
	Lidget Green Primary School Ofsted Rating: Good Pupils: 548 Distance:0.97	☐	☒	☐	☐	☐
	Clayton Village Primary School Ofsted Rating: Good Pupils: 202 Distance:1.08	☐	☒	☐	☐	☐
	St William's Catholic Primary School, A Voluntary Academy Ofsted Rating: Good Pupils: 140 Distance:1.11	☐	☒	☐	☐	☐
	St Edmund's Nursery School & Children's Centre Ofsted Rating: Outstanding Pupils: 253 Distance:1.12	☒	☐	☐	☐	☐
	Girlington Primary School Ofsted Rating: Good Pupils: 485 Distance:1.19	☐	☒	☐	☐	☐
	Dixons Kings Academy Ofsted Rating: Outstanding Pupils: 839 Distance:1.19	☐	☐	☒	☐	☐

Local Area

Masts & Pylons

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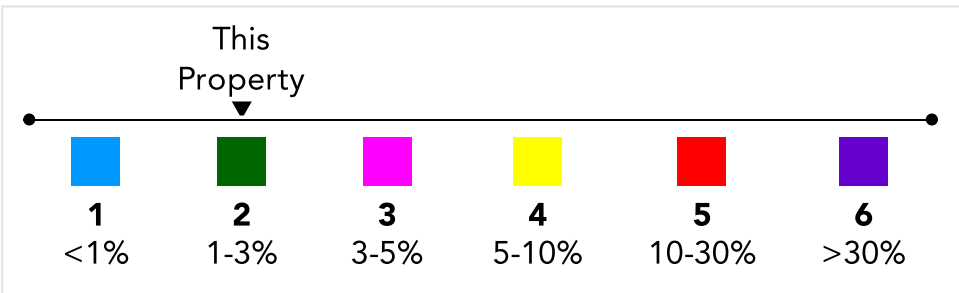
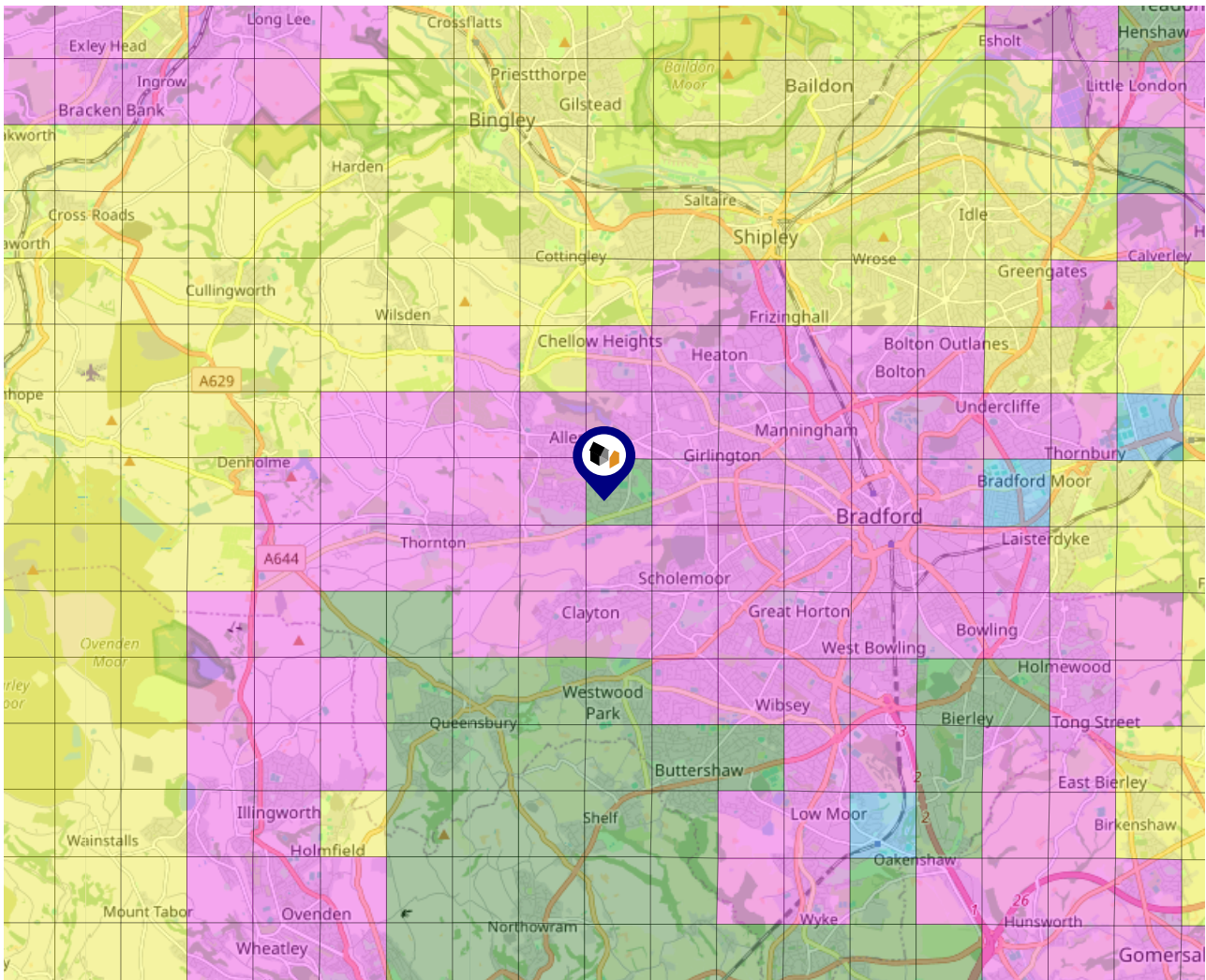


Key:

-  Power Pylons
-  Communication Masts

What is Radon?

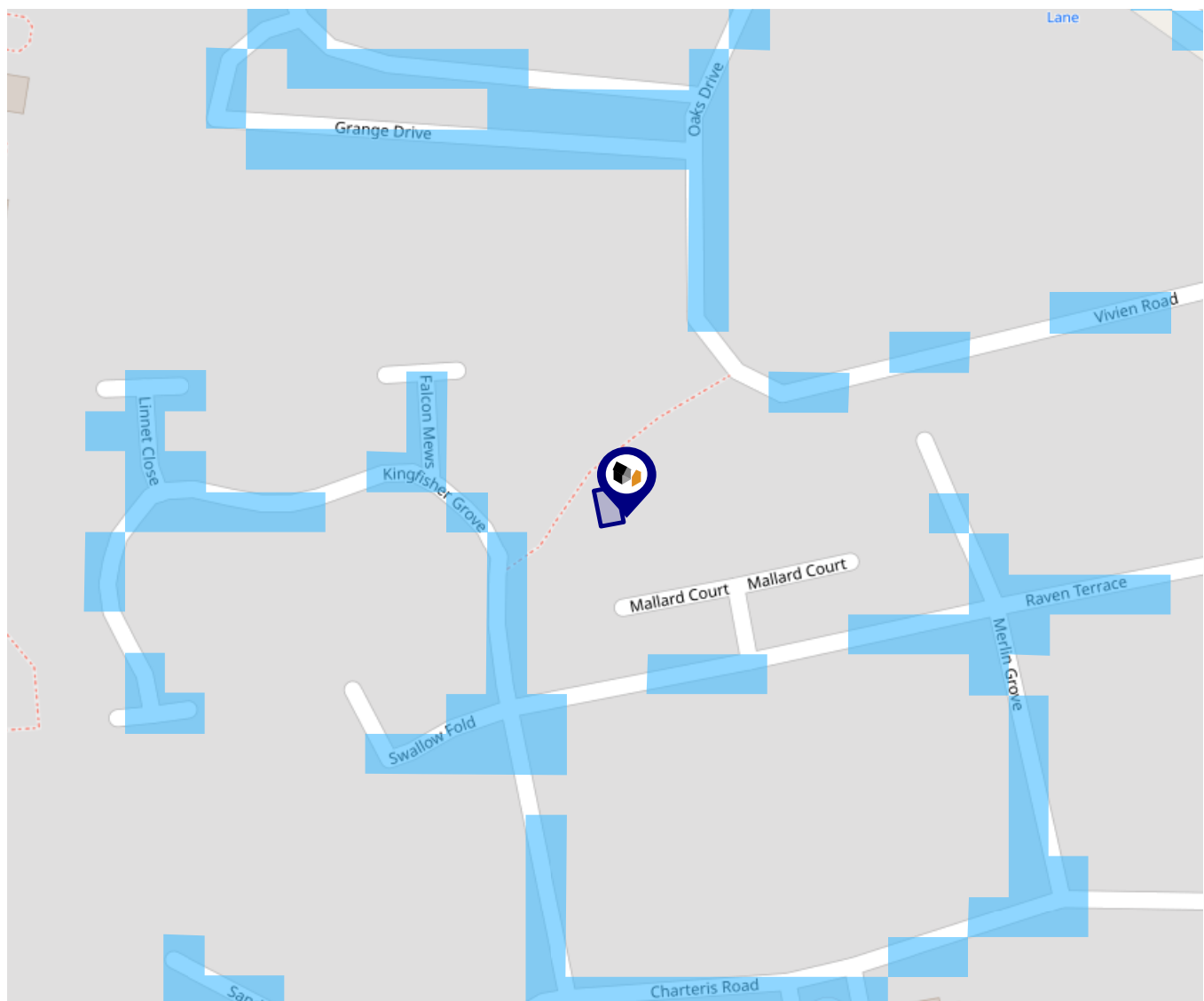
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic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



Local Area

Road Noise

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The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

75.0+ dB

70.0-74.9 dB

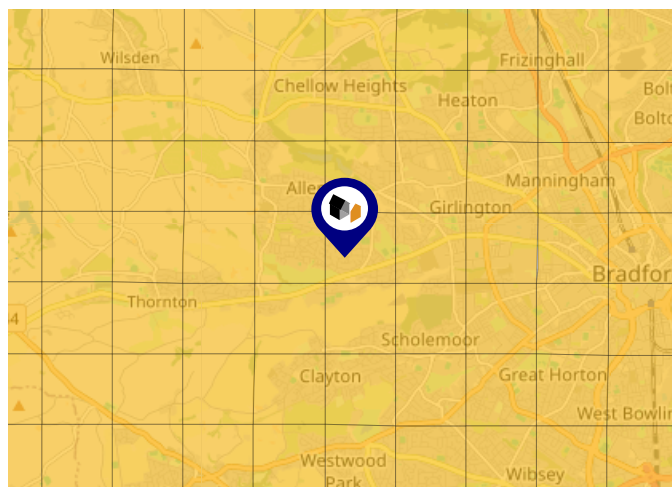
65.0-69.9 dB

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

The Landwood Group logo, consisting of the words "LANDWOOD" and "GROUP" stacked vertically in a white, sans-serif font, set against an orange square background with rounded corners.

Landwood Group

At Landwood Group, we are proud of the work we do and the results we achieve. Clients come to us for services including property and machinery asset valuations and appraisals for secured lending and recovery situations; residential and commercial property management and property and business asset sales.

Working from offices in Manchester and covering all of the UK, place your trust in our highly experienced team to deliver an end to end service that will exceed your expectations.

Our Team

Professional, experienced, friendly, focused and down to earth, Landwood Group staff care about doing the best job we can for you.

The service every client gets is director-led, personal and tailored to them – and our reputation has been built up over many years. We'd love to get to know you and your business better.

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.



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