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KPF: Key Property Facts

An Analysis of This Property & The Local Area



26, WENSLEYDALE HOUSE, DALE CLOSE, BATLEY, WF17 7LG

Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

Emma.judge@landwoodgroup.com

https://landwoodgroup.com/

RICS

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Property
Overview

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Property

Type:	Flat / Maisonette	**Last Sold Date:**	18/06/2010
Bedrooms:	2	**Last Sold Price:**	£65,000
Floor Area:	602 ft^2 / 56 m^2	**Last Sold £/ft^2:**	£108
Plot Area:	0.08 acres	**Tenure:**	Leasehold
Year Built :	1950-1966		
Council Tax :	Band A		
Annual Estimate:	£1,627		
Title Number:	WYK867044		
UPRN:	83166313		
Restrictive Covenants:	No		

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

9	60	5500
mb/s	mb/s	mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

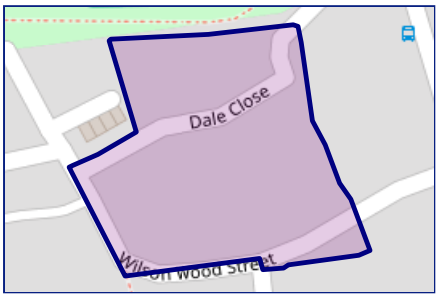
BT sky Virgin media

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Property
Multiple Title Plans

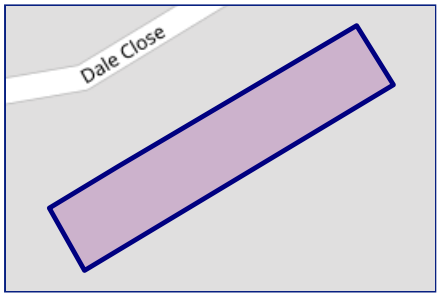
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Freehold Title Plan



WYK822344

Leasehold Title Plan



WYK867044

Start Date:	25/11/2007
End Date:	26/11/2132
Lease Term:	125 years from 26 November 2007
Term Remaining:	106 years

Property

EPC - Certificate

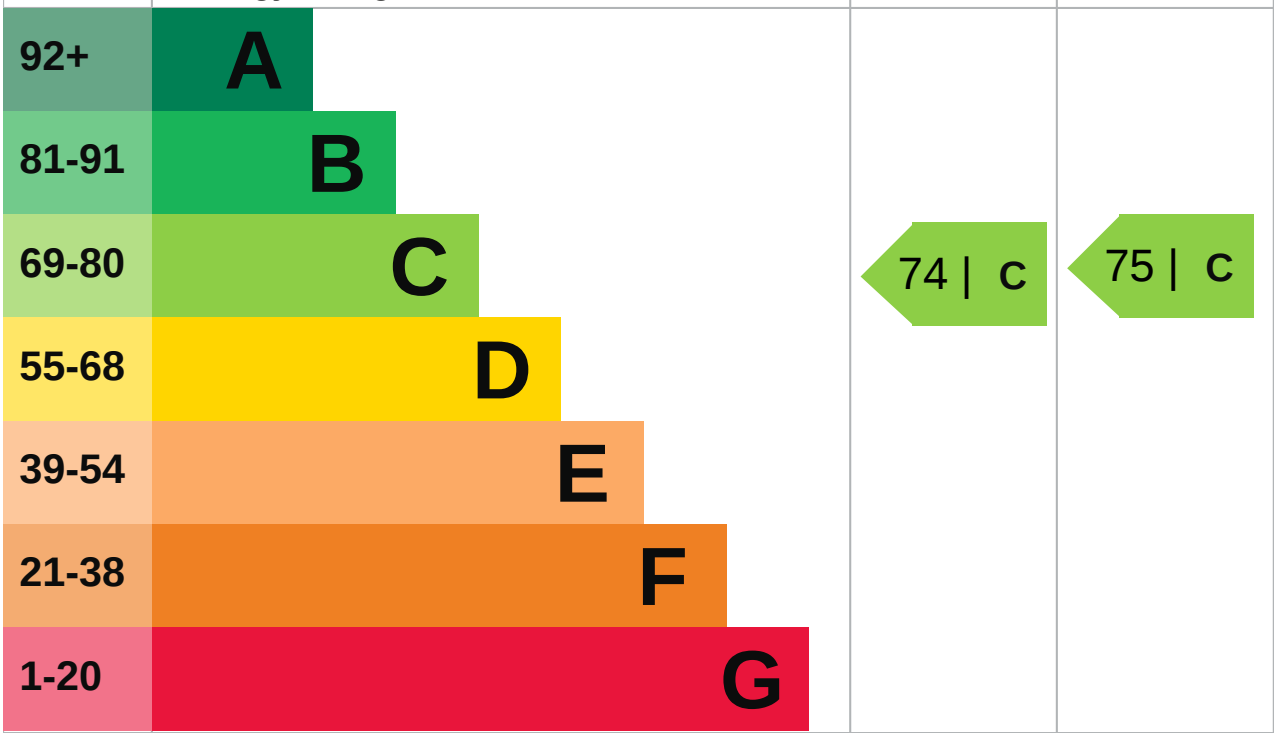
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26, WENSLEYDALE HOUSE, DALE CLOSE, BATLEY, WF17 7LG

Energy rating

C

Valid until 07.05.2020



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Property

EPC - Additional Data

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Additional EPC Data

Property Type:	Ground-floor flat
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	(another dwelling above)
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, TRVs and bypass
Main Heating Controls Energy:	Average
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, mains gas
Total Floor Area:	56 m^2

Market
Sold in Street

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27, Wensleydale House, Dale Close, Batley, WF17 7LG			Flat-maisonette House
Last Sold Date:	28/02/2018		
Last Sold Price:	£60,000		
25, Wensleydale House, Dale Close, Batley, WF17 7LG			Flat-maisonette House
Last Sold Date:	14/04/2015	16/04/2007	
Last Sold Price:	£60,000	£28,000	
23, Wensleydale House, Dale Close, Batley, WF17 7LG			Flat-maisonette House
Last Sold Date:	12/03/2014	04/12/2006	
Last Sold Price:	£38,000	£27,000	
19, Wensleydale House, Dale Close, Batley, WF17 7LG			Flat-maisonette House
Last Sold Date:	29/11/2010		
Last Sold Price:	£26,000		
26, Wensleydale House, Dale Close, Batley, WF17 7LG			Flat-maisonette House
Last Sold Date:	18/06/2010		
Last Sold Price:	£65,000		
21, Wensleydale House, Dale Close, Batley, WF17 7LG			Flat-maisonette House
Last Sold Date:	09/02/2004		
Last Sold Price:	£15,930		

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

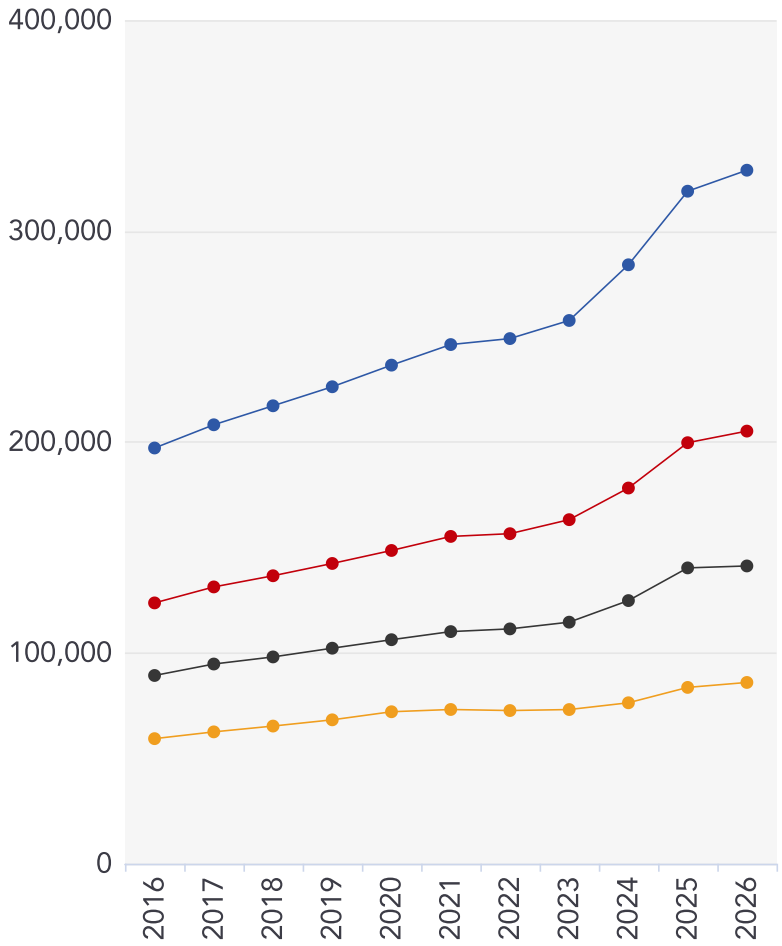
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Market

House Price Statistics

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10 Year History of Average House Prices by Property Type in WF17



Detached

+66.82%

Semi-Detached

+65.87%

Terraced

+58.19%

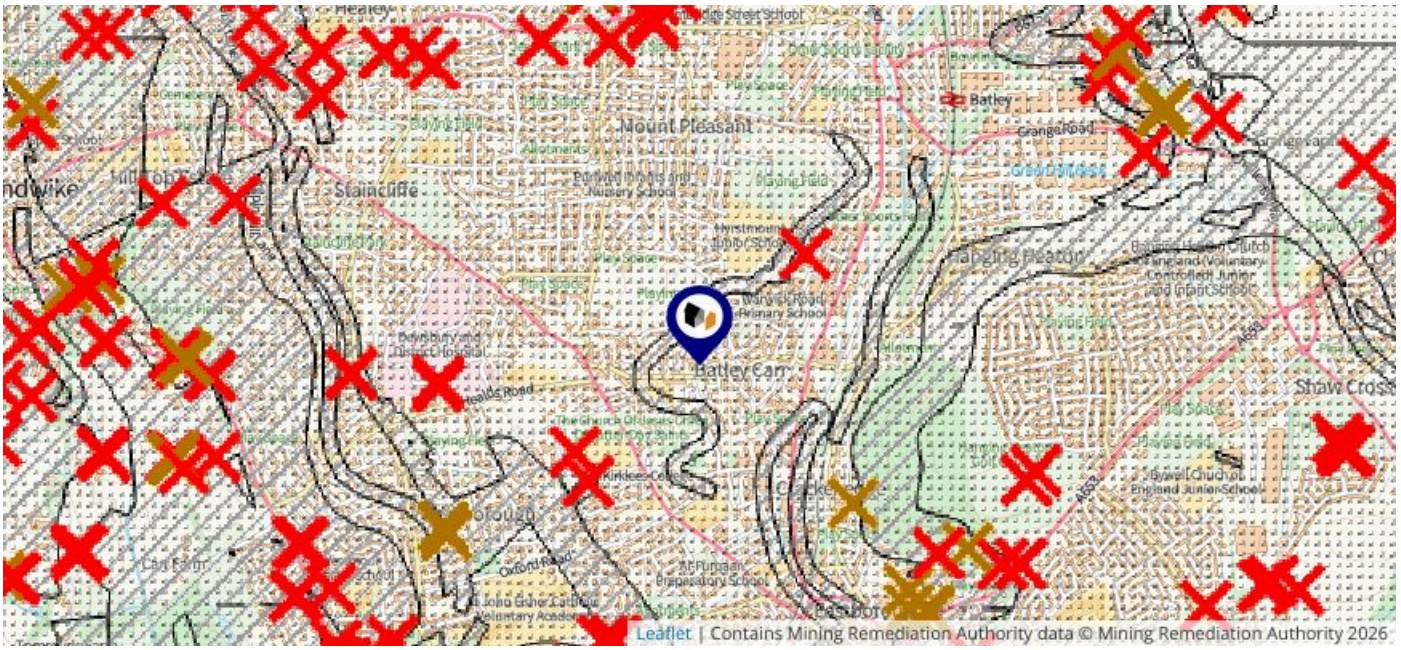
Flat

+44.93%

Maps
Coal Mining

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This map displays nearby coal mine entrances and their classifications.



Mine Entry

- Adit
- Gutter Pit
- Shaft

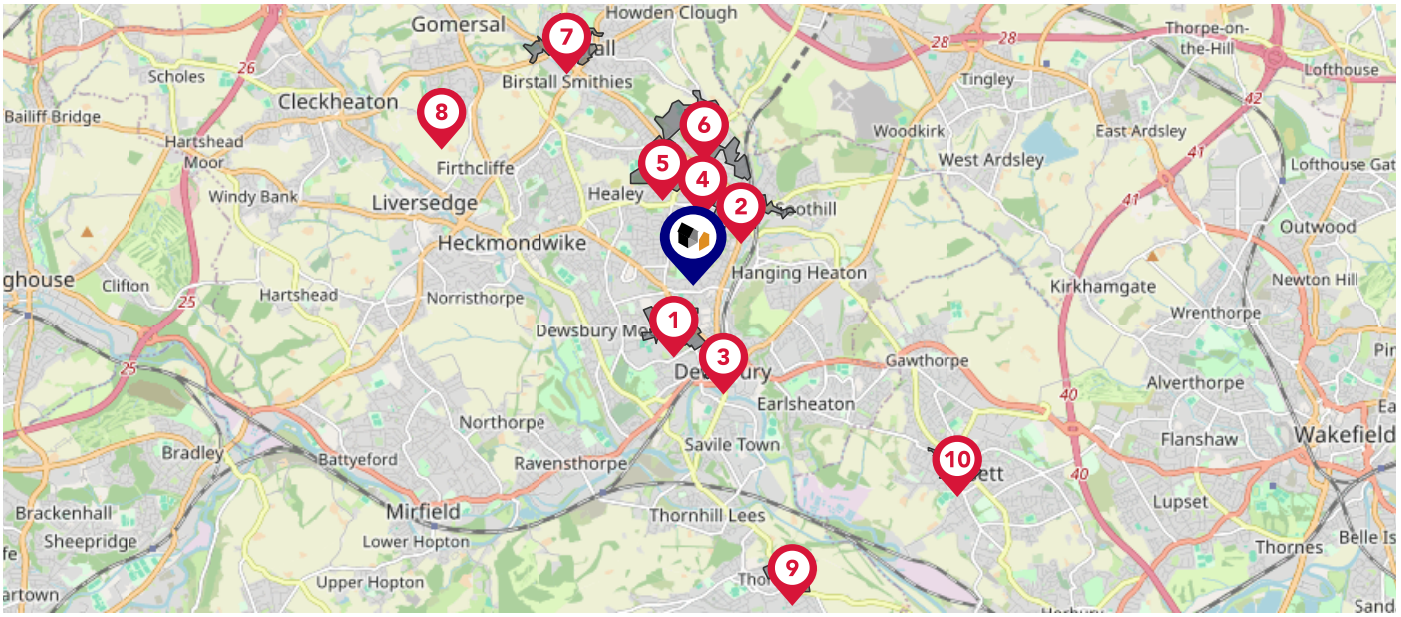
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



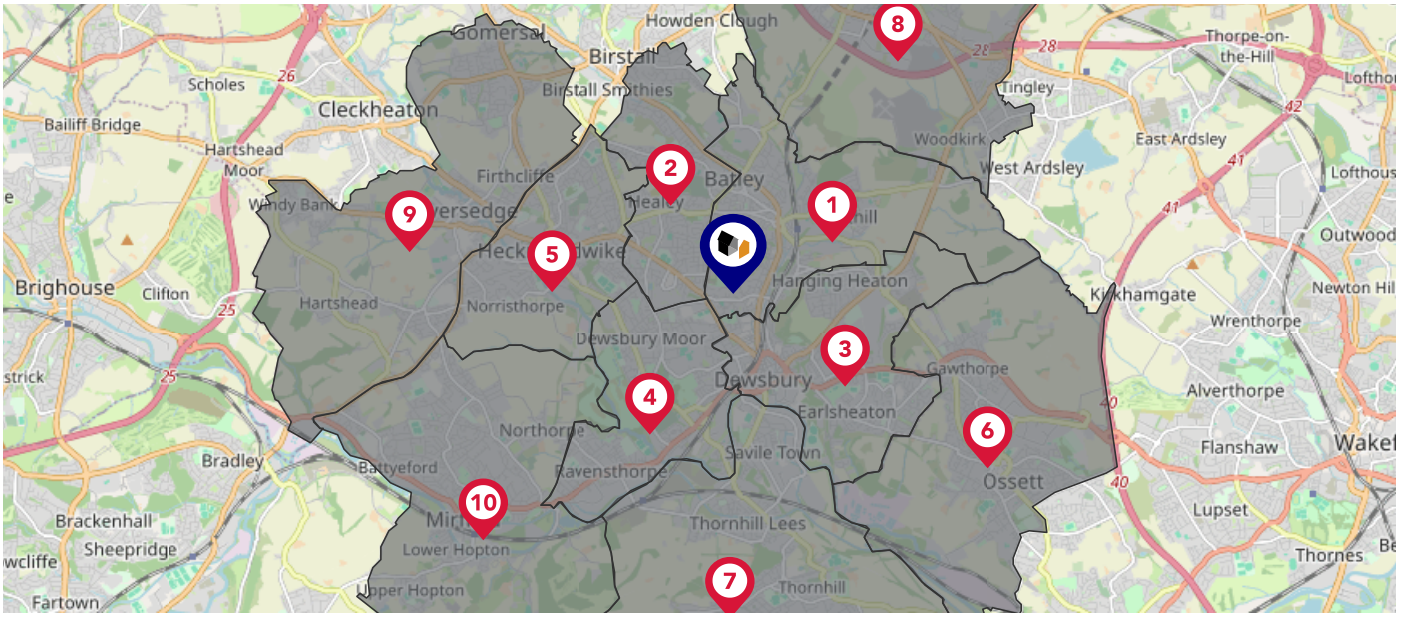
Nearby Conservation Areas

1	Northfields
2	Station Road
3	Dewsbury Town Centre
4	Batley Market Place
5	Cross Bank
6	Upper Batley
7	Birstall
8	Little Gomersal
9	Thornhill
10	Ossett

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

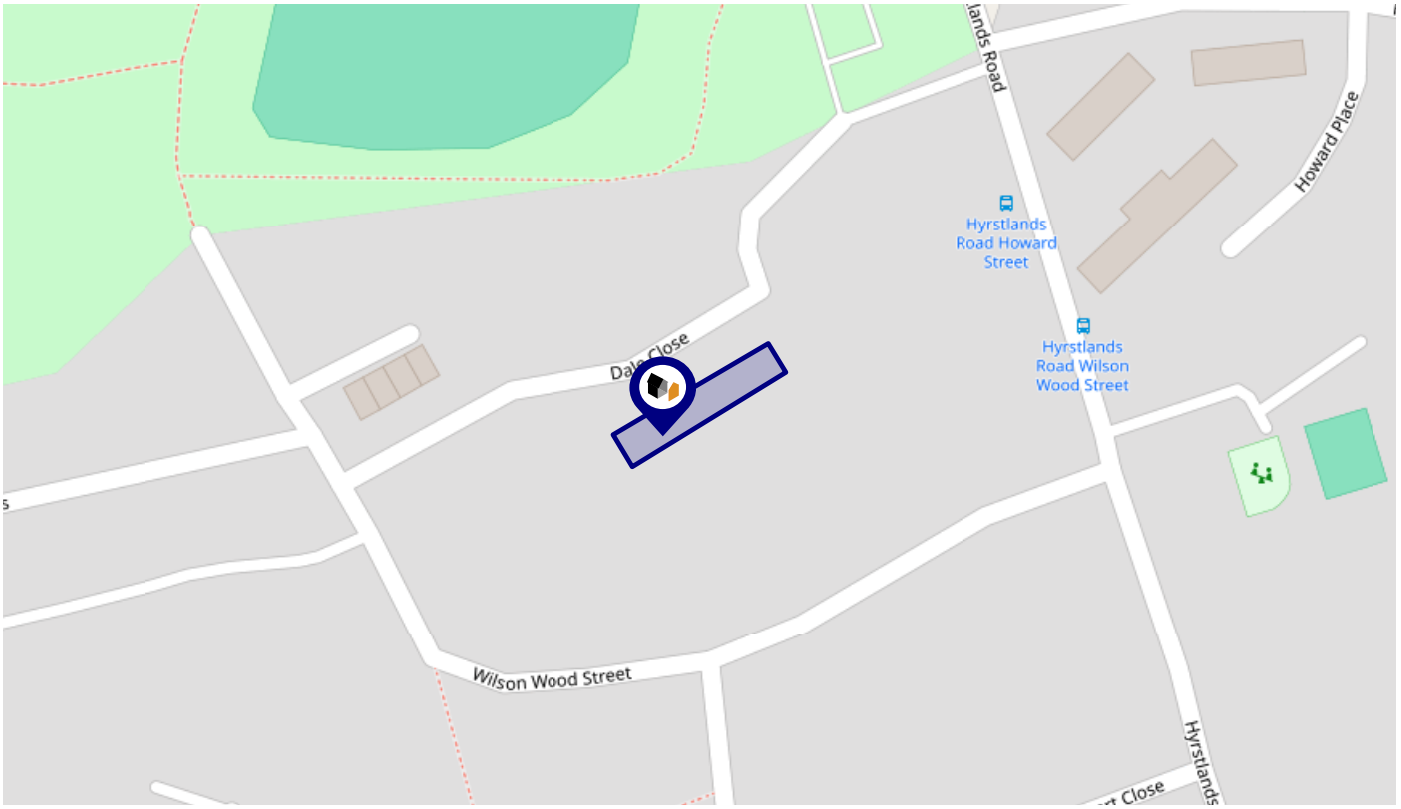


Nearby Council Wards

1	Batley East Ward
2	Batley West Ward
3	Dewsbury East Ward
4	Dewsbury West Ward
5	Heckmondwike Ward
6	Ossett Ward
7	Dewsbury South Ward
8	Morley South Ward
9	Liversedge and Gomersal Ward
10	Mirfield Ward

Maps
Rail Noise

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.

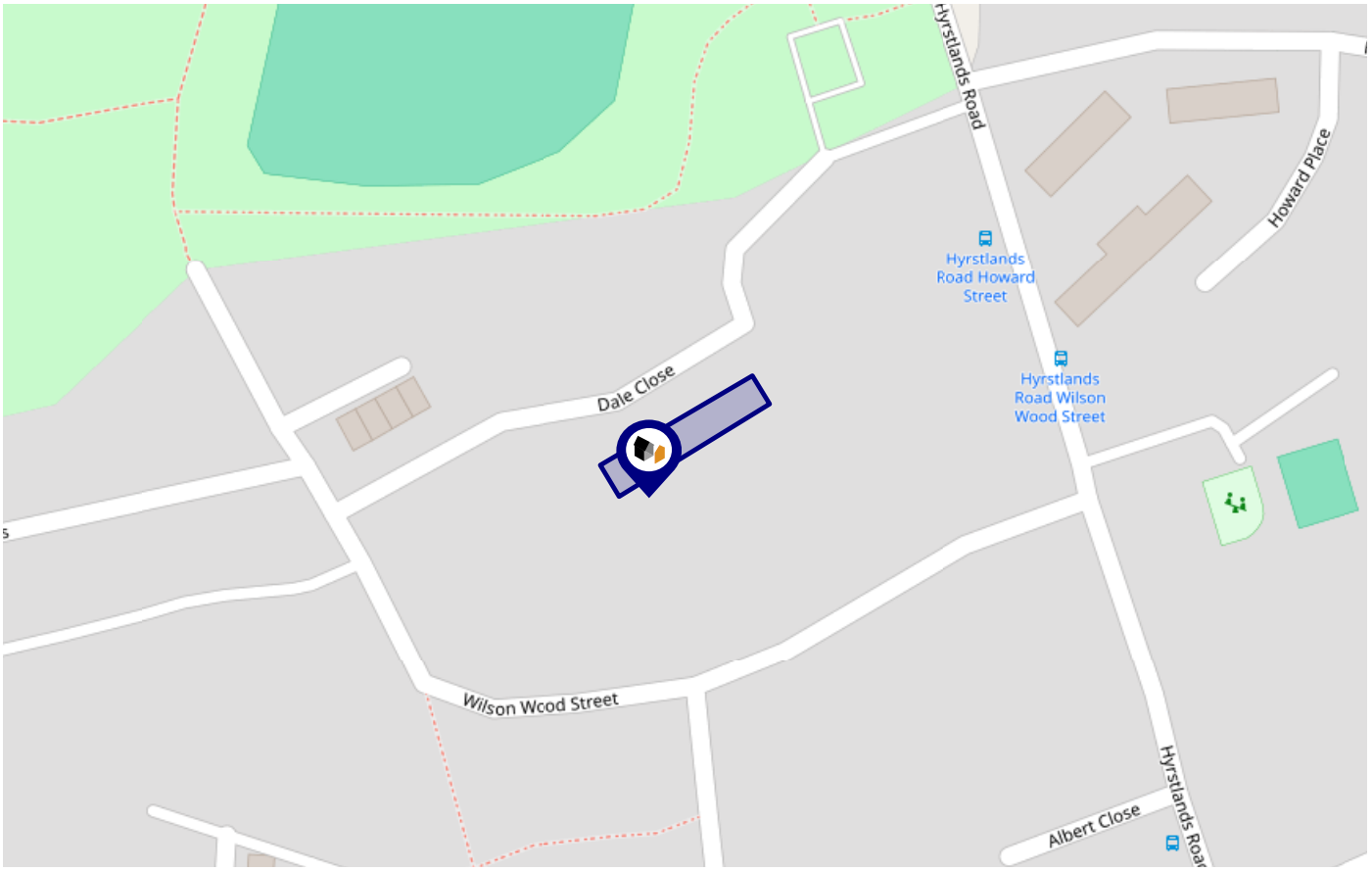
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

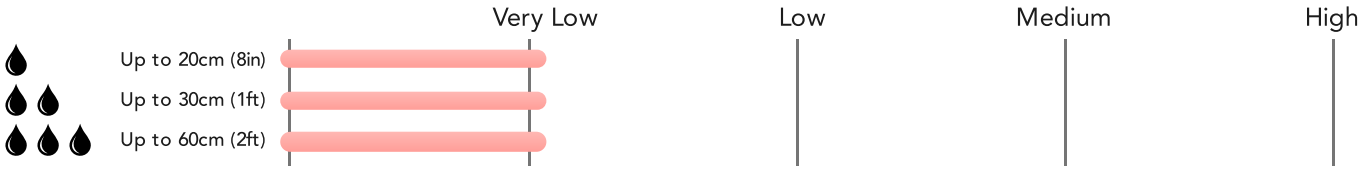


Risk Rating: Very low

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:

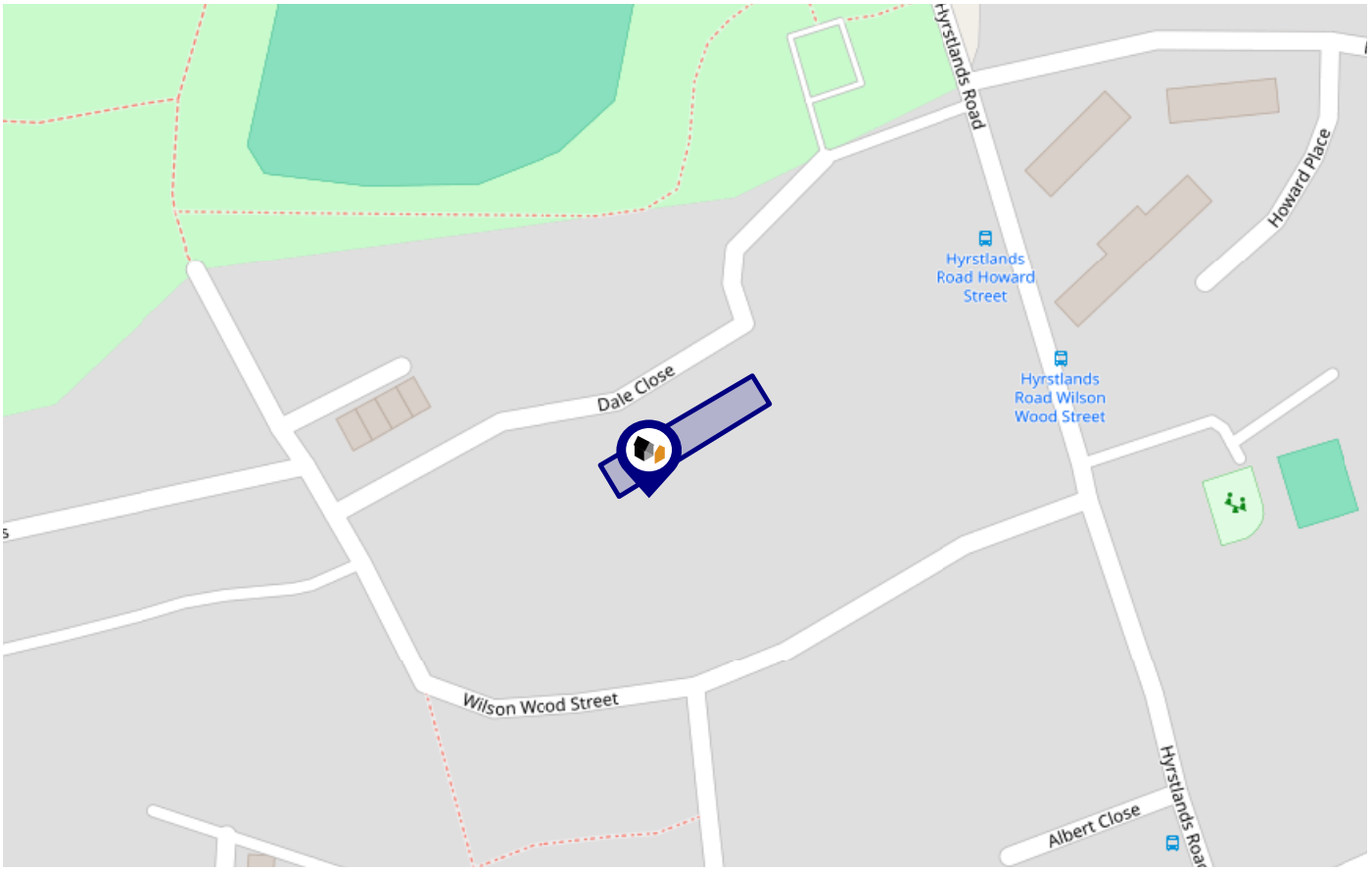


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Flood Risk
Rivers & Seas - Climate Change

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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.



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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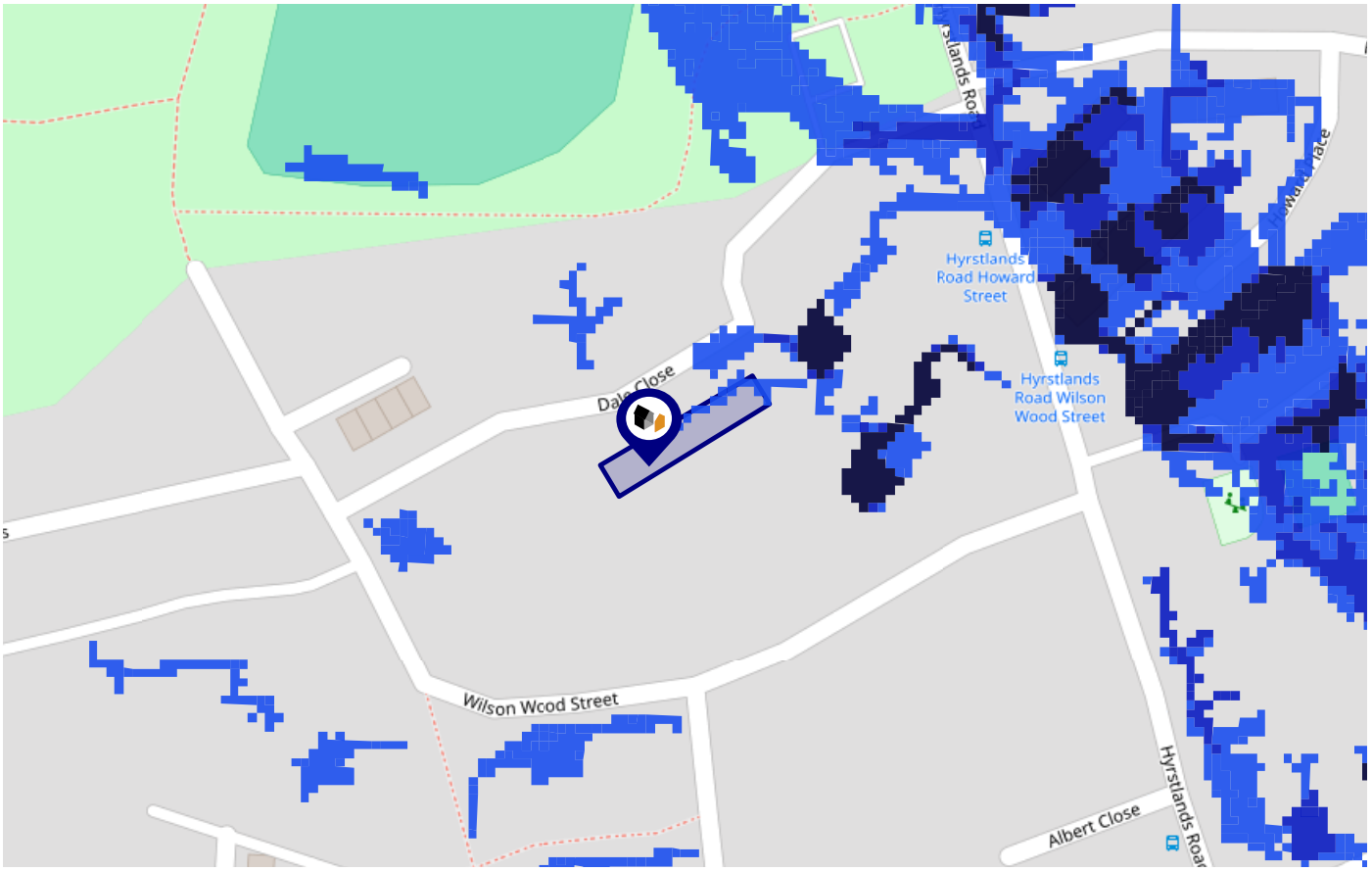


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Flood Risk
Surface Water - Flood Risk

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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.

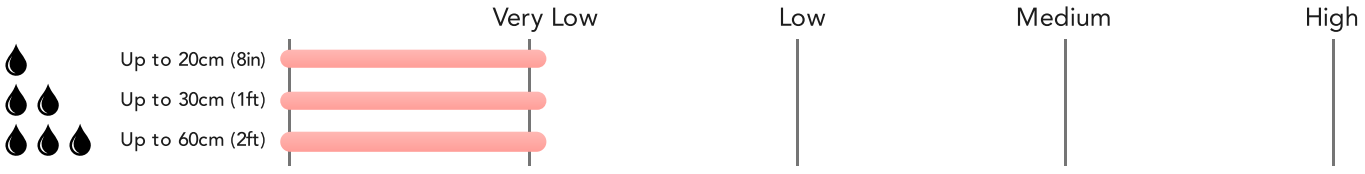


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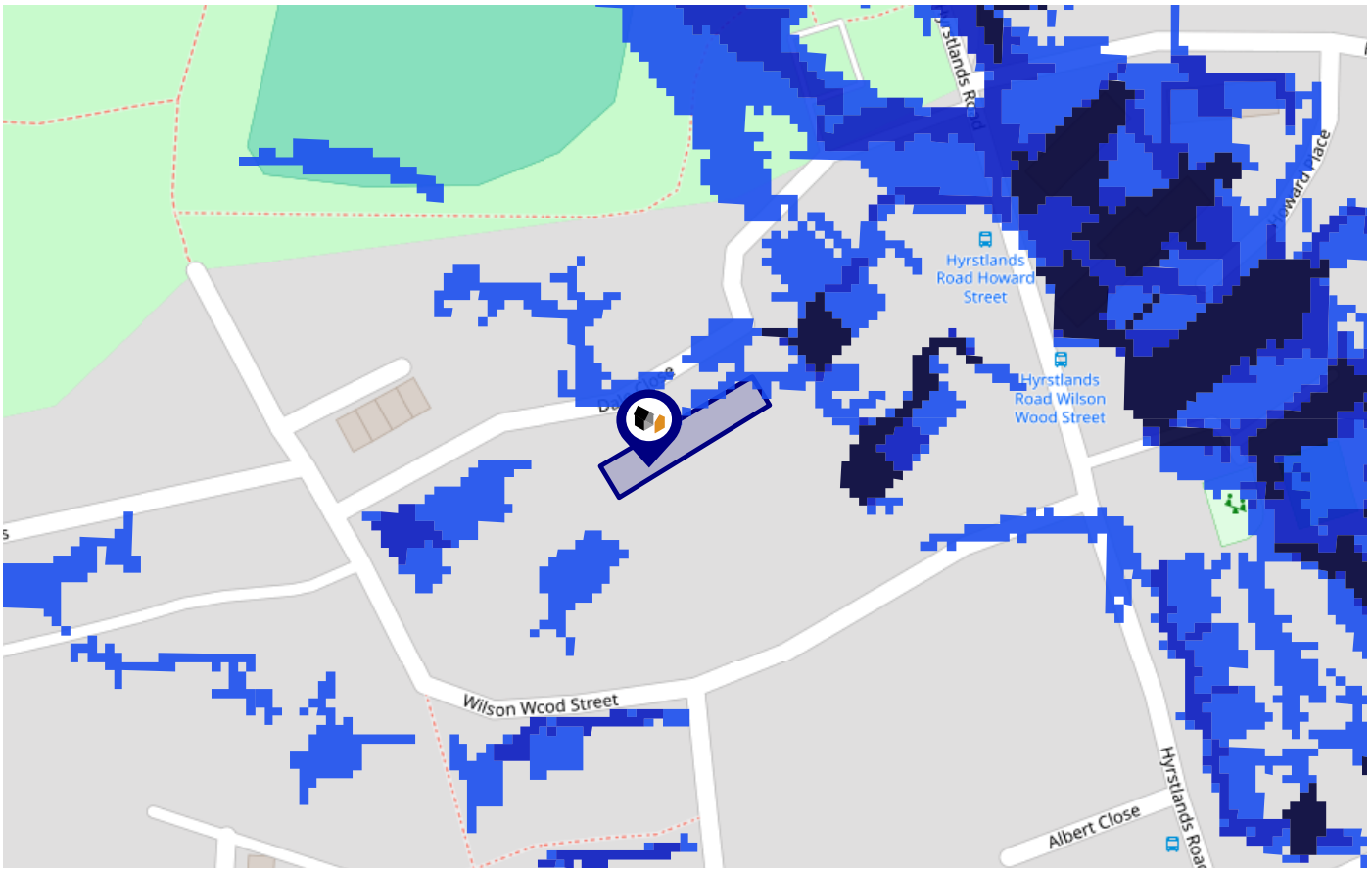


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Flood Risk
Surface Water - Climate Change

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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.

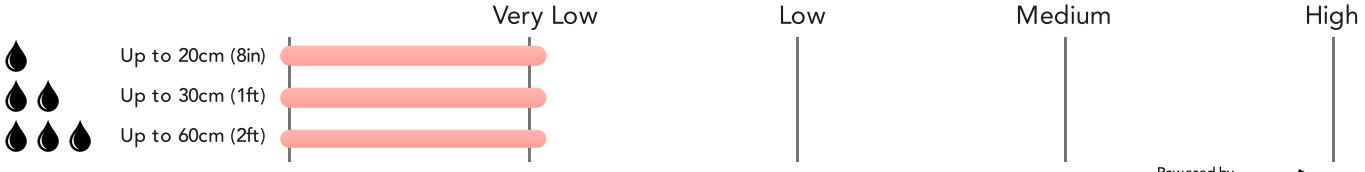


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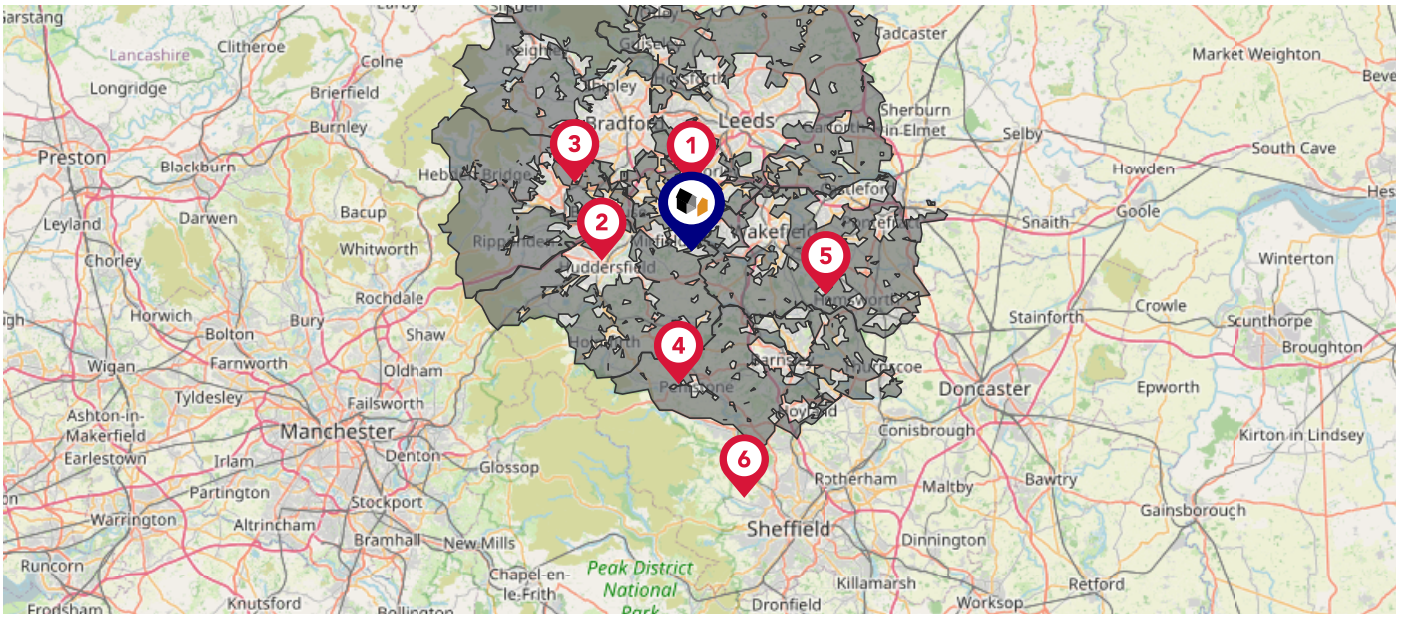
Chance of flooding to the following depths at this property:



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Maps
Green Belt

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



Nearby Green Belt Land

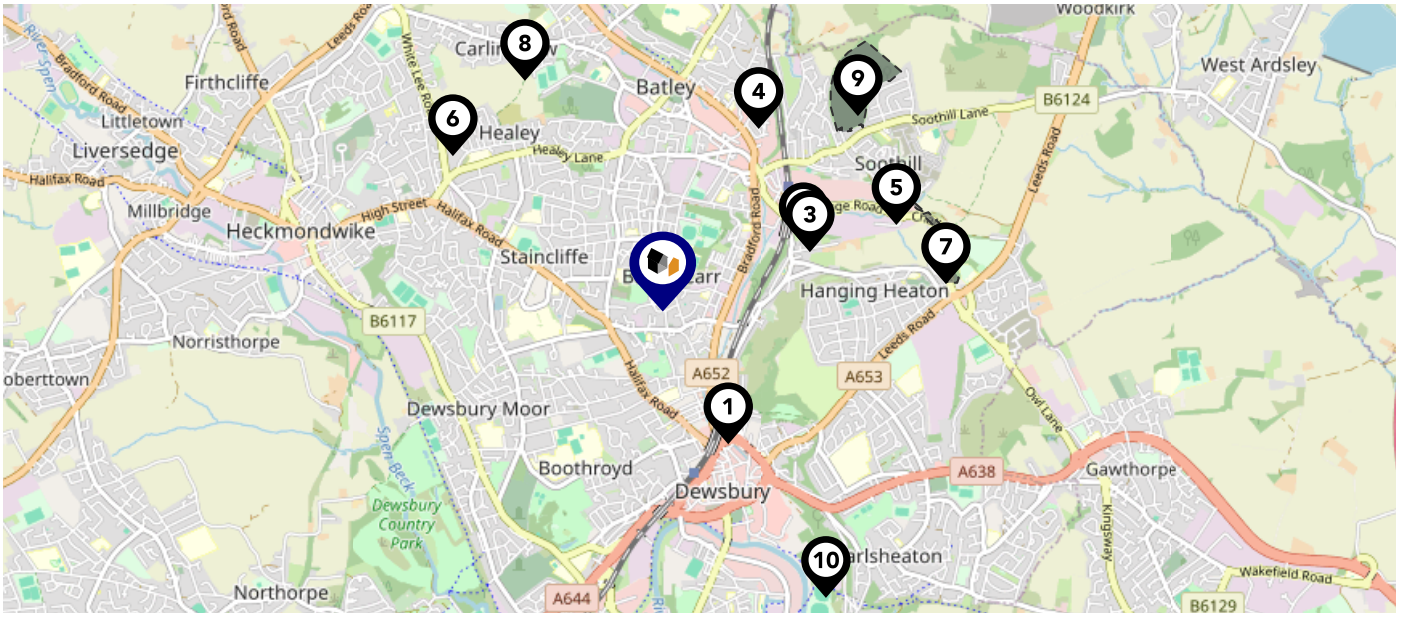
1	South and West Yorkshire Green Belt - Leeds
2	South and West Yorkshire Green Belt - Calderdale
3	South and West Yorkshire Green Belt - Bradford
4	South and West Yorkshire Green Belt - Kirklees
5	South and West Yorkshire Green Belt - Wakefield
6	South and West Yorkshire Green Belt - Barnsley

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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.



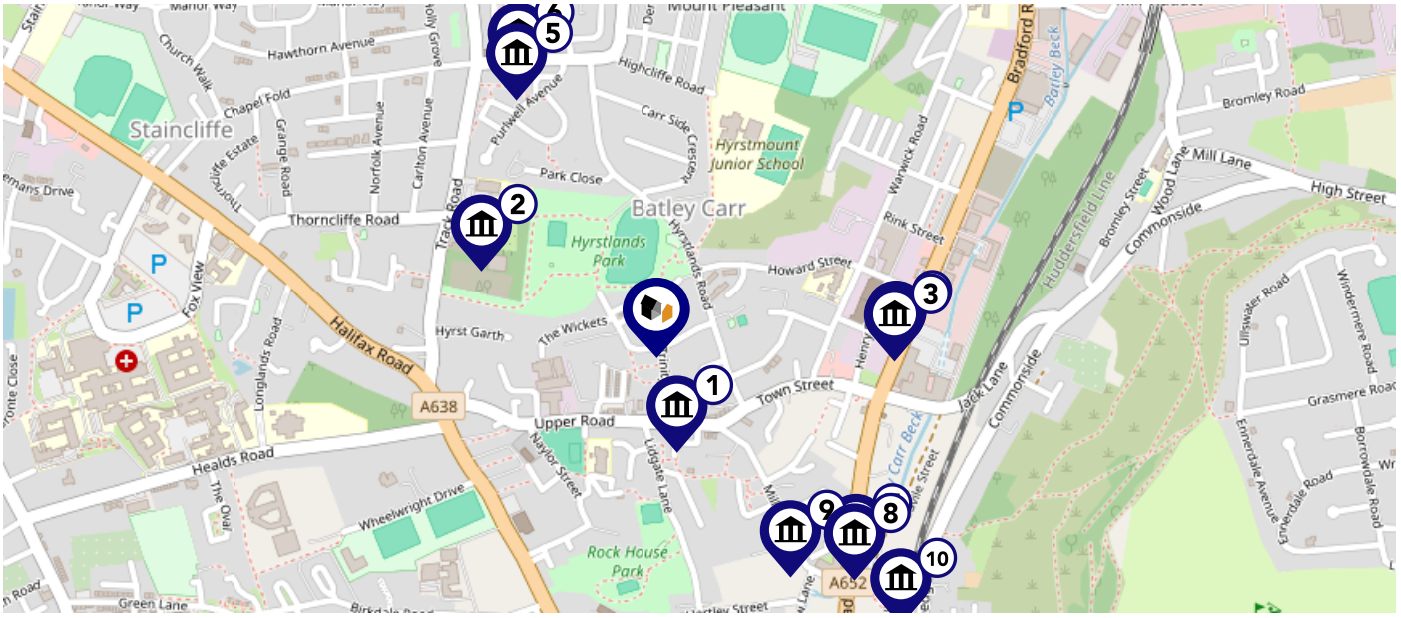
Nearby Landfill Sites

1	Land at Greaves Road-Crackenedge Lane, Dewsbury	Historic Landfill
2	Batley Holder Station No 1-Grange Road, Batley	Historic Landfill
3	Batley Holder Station No 2-Batley Holder Station, Grange Road, Batley	Historic Landfill
4	Bridge Street-Batley, Yorkshire	Historic Landfill
5	Grange Road Railway Cutting-Mill Forest Way, Lower Soothill, Batley	Historic Landfill
6	Jail Road-Off White Lee Road, Batley	Historic Landfill
7	Railway Cutting to the North of Leeds Road-Leeds Road, Chidswell, Dewsbury	Historic Landfill
8	Chaster Street-Carlinghow, Batley	Historic Landfill
9	Soothill Tip-Oakwood Road, Lower Soothill, Batley	Historic Landfill
10	Land adjacent to Little Royd Mill-Low Road, Earlsheaton, Dewsbury	Historic Landfill

Maps
Listed Buildings

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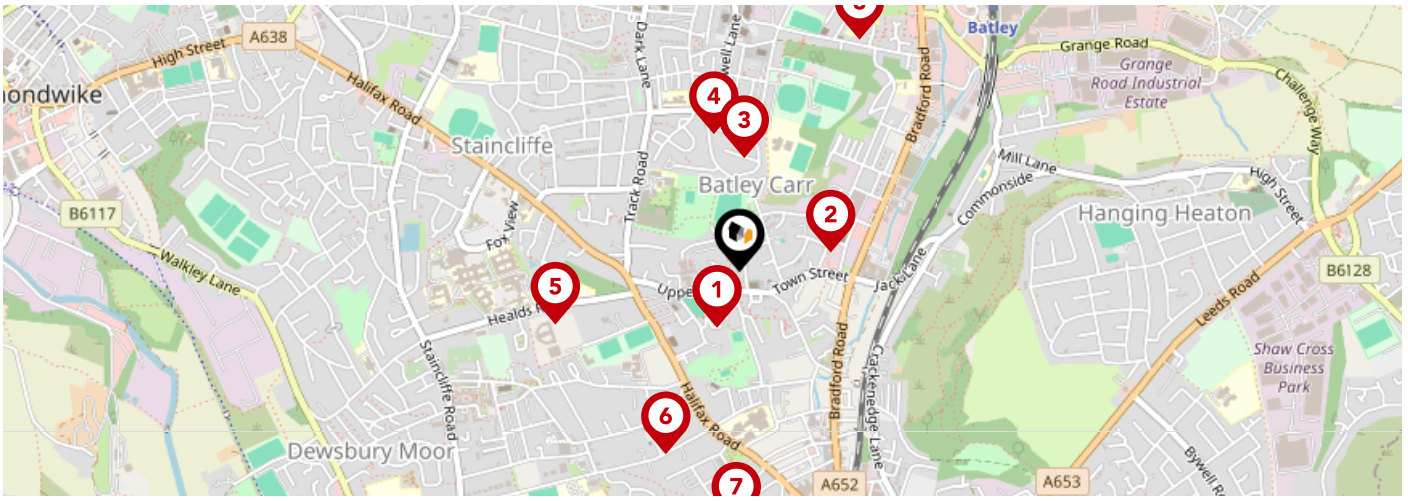
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
1 1183807 - Holy Trinity Church	Grade II	0.1 miles
2 1134621 - Hyrstlands	Grade II	0.2 miles
3 1268334 - 231, Bradford Road	Grade II	0.3 miles
4 1268335 - 233, Bradford Road	Grade II	0.3 miles
5 1134611 - Front Boundary Wall Gate Piers And Gates To Infant School	Grade II	0.3 miles
6 1134610 - Purlwell Infant School	Grade II	0.3 miles
7 1268341 - 152, Bradford Road	Grade II	0.3 miles
8 1268340 - 150, Bradford Road	Grade II	0.3 miles
9 1183732 - 6-storey Mill Building At South Part Of Batley Carr Mills	Grade II	0.3 miles
10 1449980 - Wood Lane Bridge	Grade II	0.4 miles

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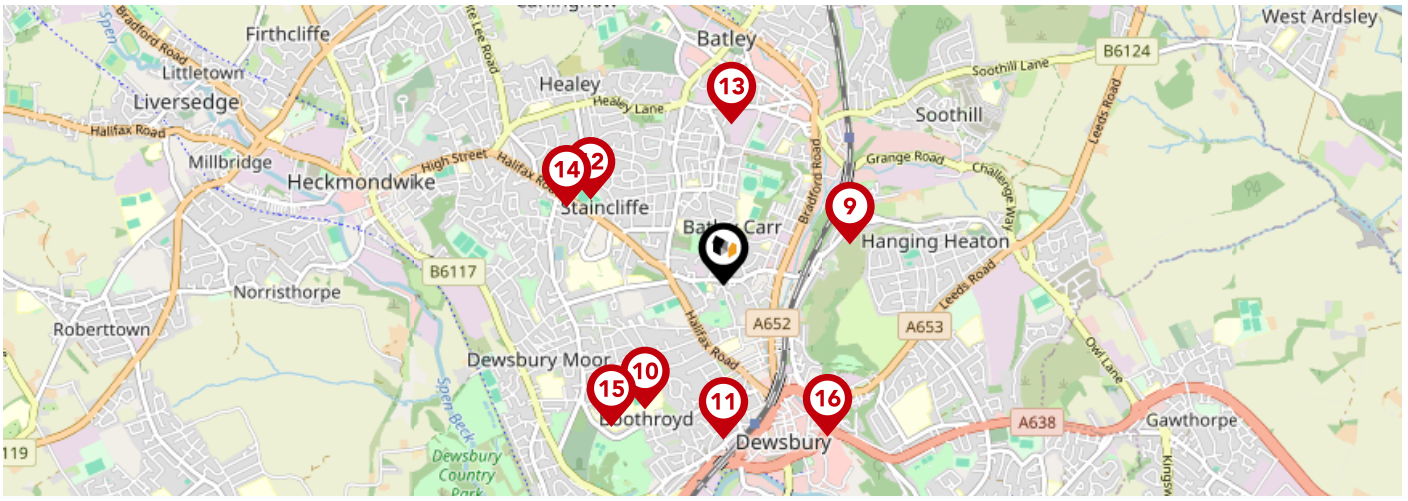
Area
Schools



		Nursery	Primary	Secondary	College	Private
1	Carlton Junior and Infant School Ofsted Rating: Good | Pupils: 218 | Distance:0.13	☐	☑	☐	☐	☐
2	Warwick Road Primary School Ofsted Rating: Good | Pupils: 386 | Distance:0.2	☐	☑	☐	☐	☐
3	Hyrstmount Junior School Ofsted Rating: Good | Pupils: 259 | Distance:0.25	☐	☑	☐	☐	☐
4	Purlwell Infant and Nursery School Ofsted Rating: Good | Pupils: 223 | Distance:0.31	☐	☑	☐	☐	☐
5	St Joseph's Catholic Primary Academy Ofsted Rating: Requires improvement | Pupils: 211 | Distance:0.42	☐	☑	☐	☐	☐
6	The Branch Christian School Ofsted Rating: Good | Pupils: 22 | Distance:0.43	☐	☐	☑	☐	☐
7	Al-Furqaan Preparatory School Ofsted Rating: Not Rated | Pupils: 145 | Distance:0.56	☐	☑	☐	☐	☐
8	Field Lane Junior Infant and Nursery School Ofsted Rating: Good | Pupils: 231 | Distance:0.57	☐	☑	☐	☐	☐

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Area
Schools

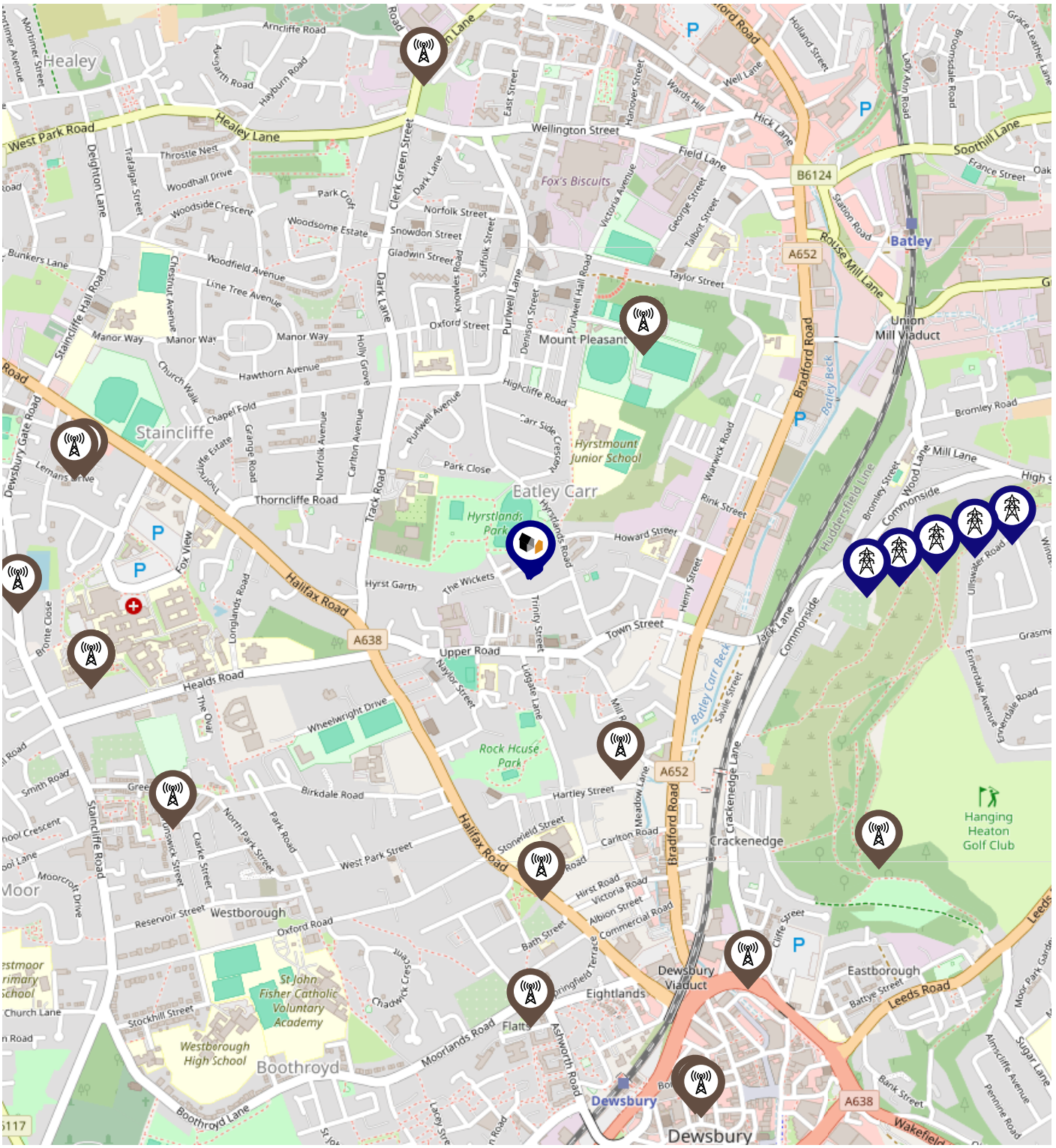


	Nursery	Primary	Secondary	College	Private
9 Mill Lane Primary School Ofsted Rating: Requires improvement | Pupils: 154 | Distance:0.58	☐	☑	☐	☐	☐
10 St John Fisher Catholic Voluntary Academy Ofsted Rating: Serious Weaknesses | Pupils: 958 | Distance:0.64	☐	☐	☑	☐	☐
11 Flatts Nursery School Ofsted Rating: Good | Pupils: 92 | Distance:0.67	☑	☐	☐	☐	☐
12 Manorfield Infant and Nursery School Ofsted Rating: Not Rated | Pupils: 253 | Distance:0.7	☐	☑	☐	☐	☐
13 Cambridge Street School Ofsted Rating: Not Rated | Pupils: 124 | Distance:0.71	☐	☐	☑	☐	☐
14 Staincliffe Church of England Voluntary Controlled Junior School Ofsted Rating: Good | Pupils: 332 | Distance:0.77	☐	☑	☐	☐	☐
15 Westborough High School Ofsted Rating: Good | Pupils: 927 | Distance:0.79	☐	☐	☑	☐	☐
16 Eastborough Academy Ofsted Rating: Requires improvement | Pupils:0 | Distance:0.8	☐	☑	☐	☐	☐

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Local Area
Masts & Pylons

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Key:

- Power Pylons
- Communication Masts

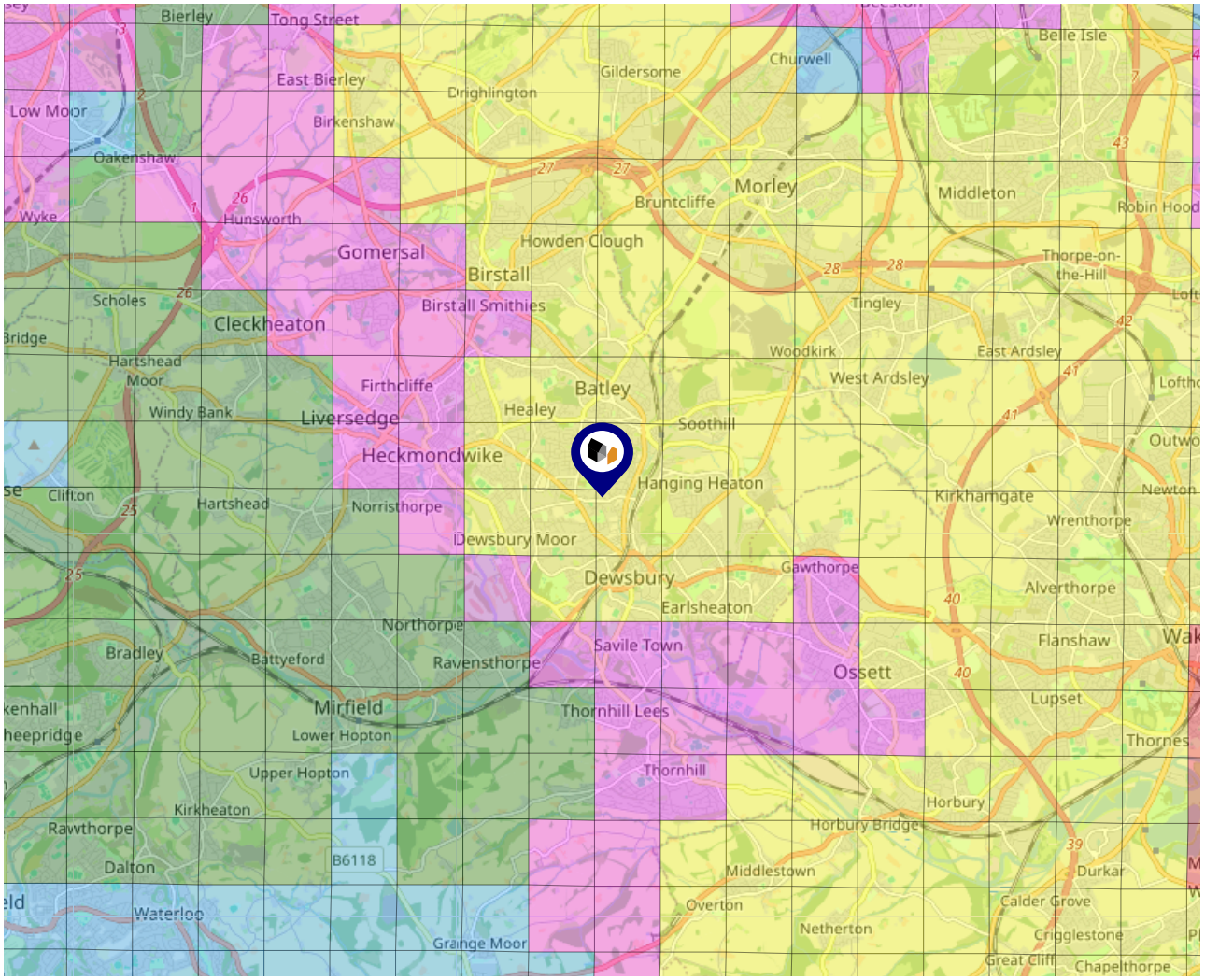
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Environment
Radon Gas

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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).

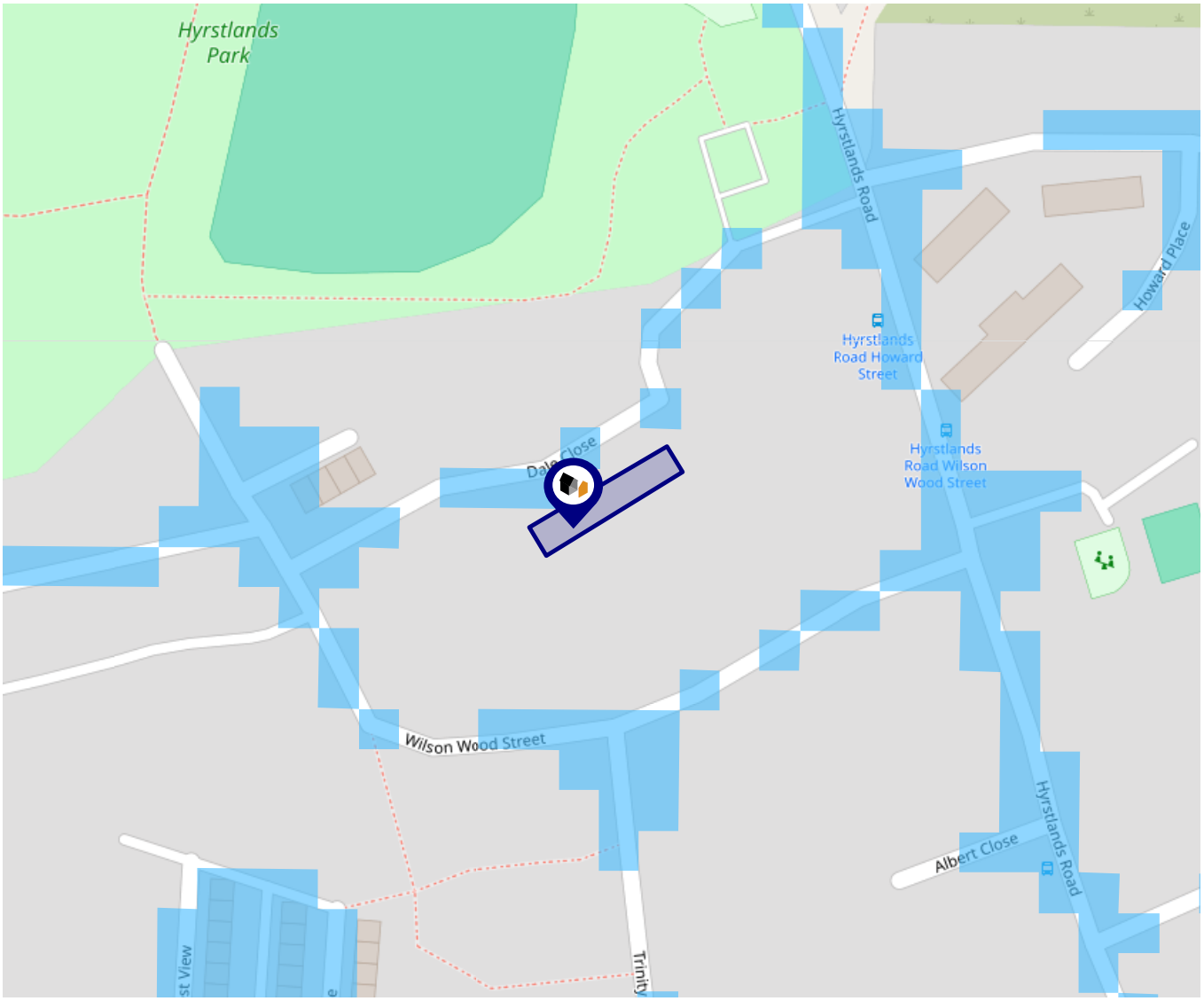


This Property

1	2	3	4	5	6
<1%	1-3%	3-5%	5-10%	10-30%	>30%

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Local Area
Road Noise



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

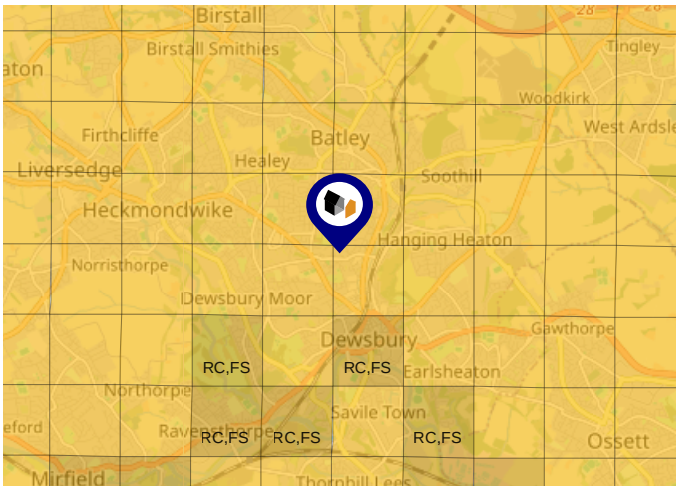
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Environment
Soils & Clay

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Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	NONE	**Soil Texture:**	LOAM TO CLAY
Parent Material Grain:	ARGILLIC - ARENACEOUS	**Soil Depth:**	INTERMEDIATE-SHALLOW
Soil Group:	MEDIUM TO HEAVY		



Primary Classifications (Most Common Clay Types)

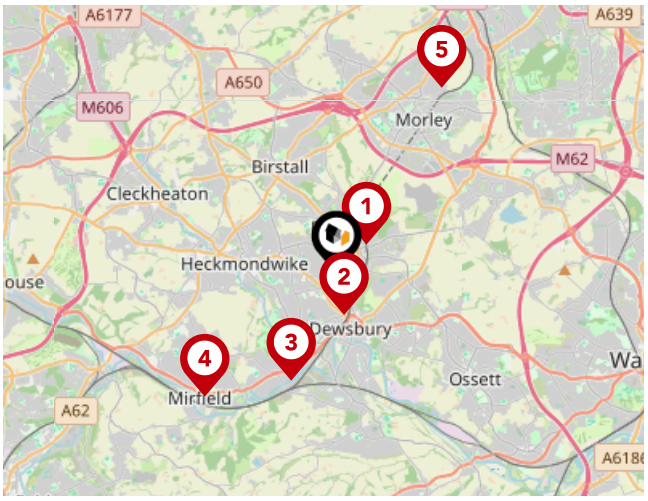
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & 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

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Area

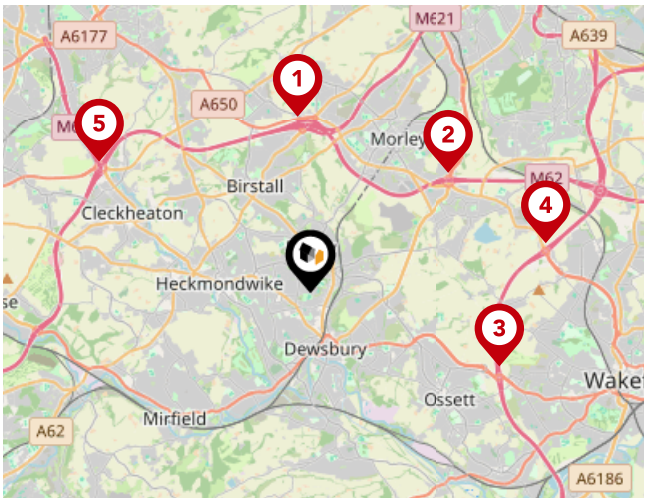
Transport (National)

LANDWOOD GROUP



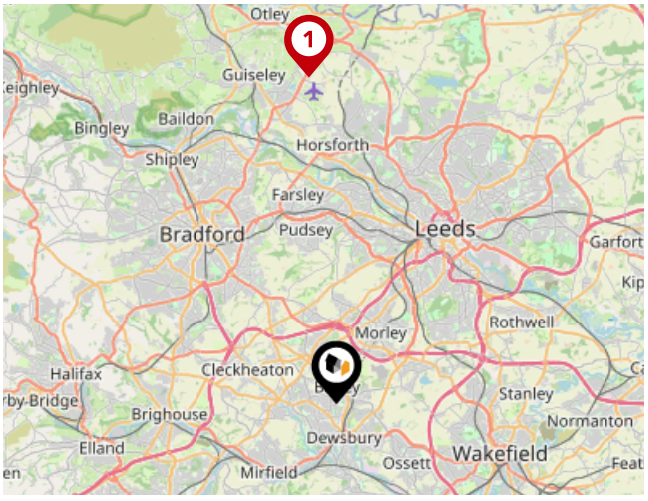
National Rail Stations

Pin	Name	Distance
1	Batley Rail Station	0.74 miles
2	Dewsbury Rail Station	0.75 miles
3	Ravensthorpe Rail Station	2.03 miles
4	Mirfield Rail Station	3.15 miles
5	Morley Rail Station	3.75 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M62 J27	3.09 miles
2	M62 J28	3.22 miles
3	M1 J40	3.57 miles
4	M1 J41	4.23 miles
5	M62 J26	4.34 miles



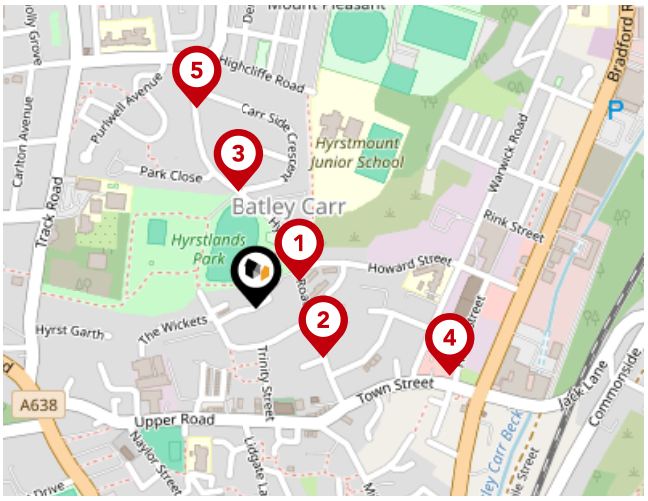
Airports/Helipads

Pin	Name	Distance
1	Leeds Bradford International Airport	11.5 miles

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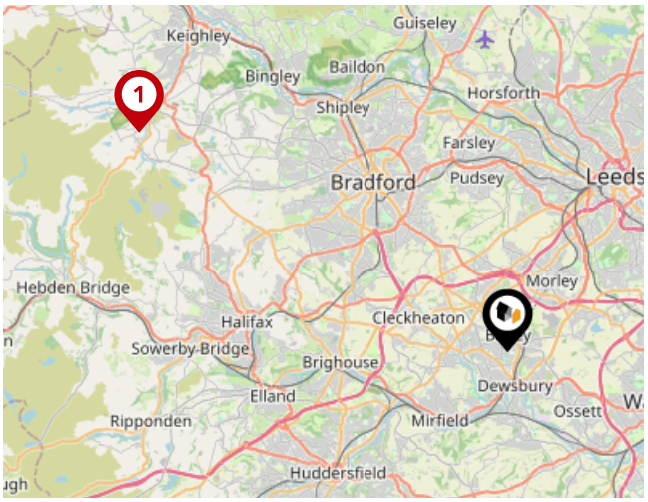
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Hyrstlands Road Howard St	0.05 miles
2	Hyrstlands Rd Town Street	0.09 miles
3	Hyrstlands Road Carr Side Cres	0.12 miles
4	Town Street Henry St	0.22 miles
5	Hyrstlands Road Carr Side Cres	0.22 miles



Local Connections

Pin	Name	Distance
1	Oxenhope (Keighley & Worth Valley Railway)	15.04 miles

Ferry Terminals

No Ferry Terminals found within 60 km of this property.

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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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