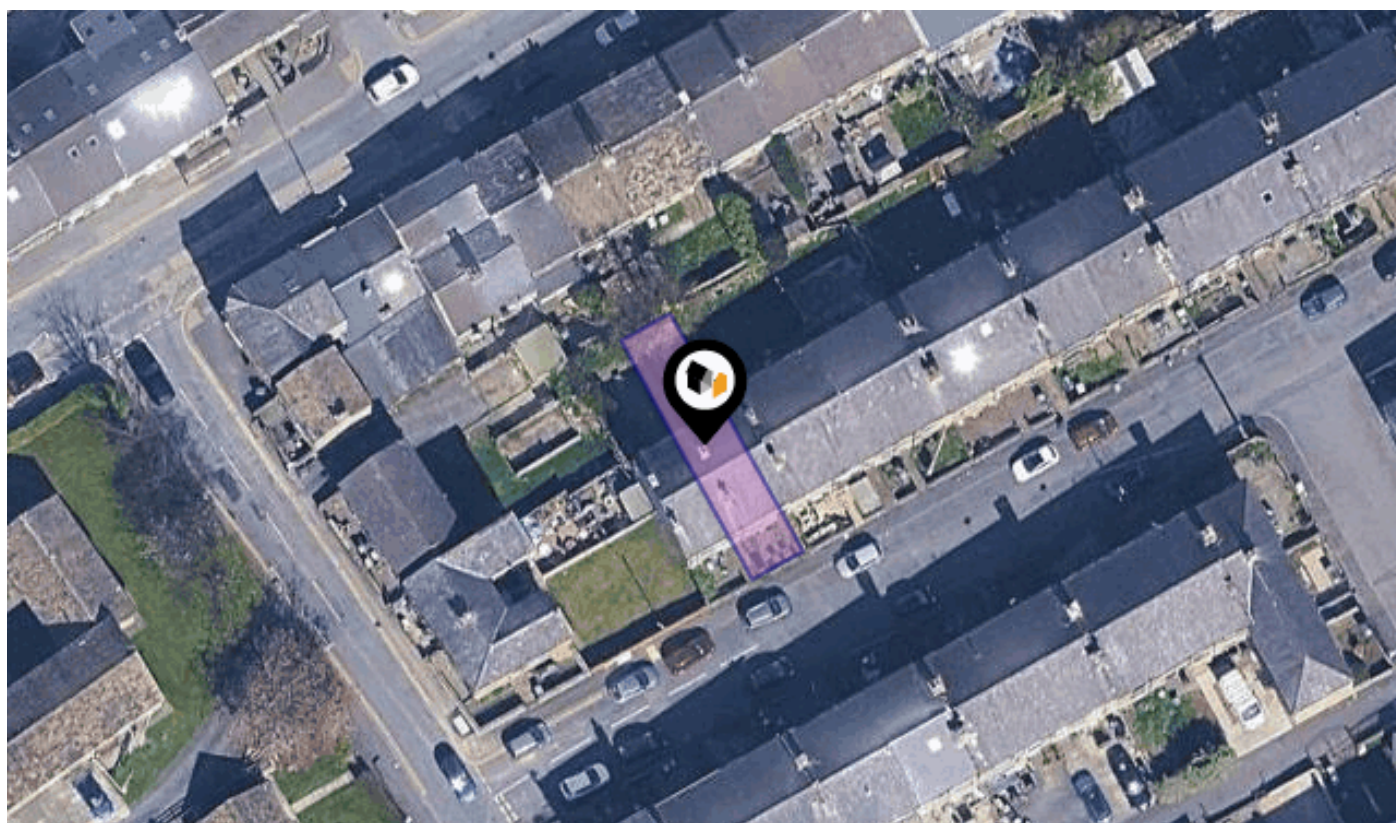




KPF: Key Property Facts

An Analysis of This Property & The Local Area

Friday 19th June 2026



86, COLLEGE STREET, HUDDERSFIELD, HD4 5EB

Landwood Group

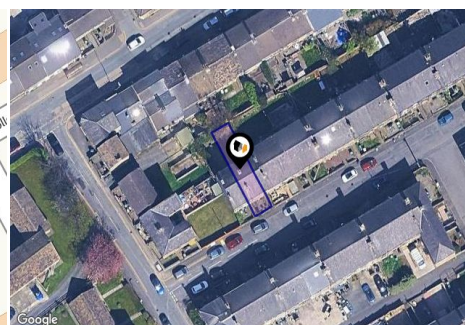
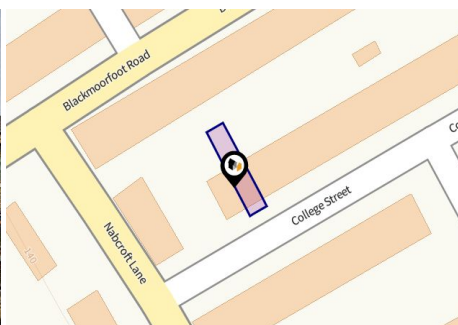
77 Deansgate Manchester M3 2BW

0161 710 2010

Emma.judge@landwoodgroup.com

<https://landwoodgroup.com/>





Property

Type:	Terraced
Bedrooms:	3
Floor Area:	904 ft ² / 84 m ²
Plot Area:	0.03 acres
Year Built :	Before 1900
Council Tax :	Band A
Annual Estimate:	£1,627
Title Number:	YWE9465
UPRN:	83030218
Restrictive Covenants:	No

Last Sold Date:	29/10/2012
Last Sold Price:	£74,000
Last Sold £/ft ² :	£81
Tenure:	Leasehold

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 **80** **1800**
mb/s mb/s mb/s



Mobile Coverage:

(based on calls indoors)



O₂



EE



3



O₂



BT



sky

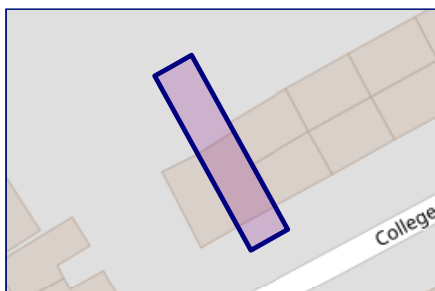


Virgin media

Property Multiple Title Plans

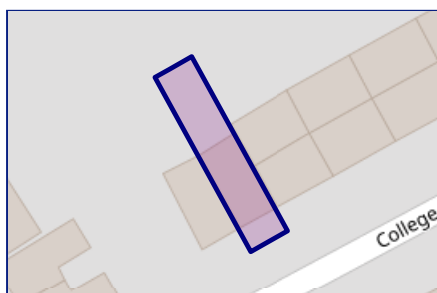
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Freehold Title Plan



WYK897071

Leasehold Title Plan



YWE9465

Start Date: 19/08/1912
End Date: 01/07/2909
Lease Term: 999 years from 1 July 1910
Term Remaining: 883 years

Property
EPC - Certificate

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86, College Street, HD4 5EB

Energy rating

D

Valid until 09.10.2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Property

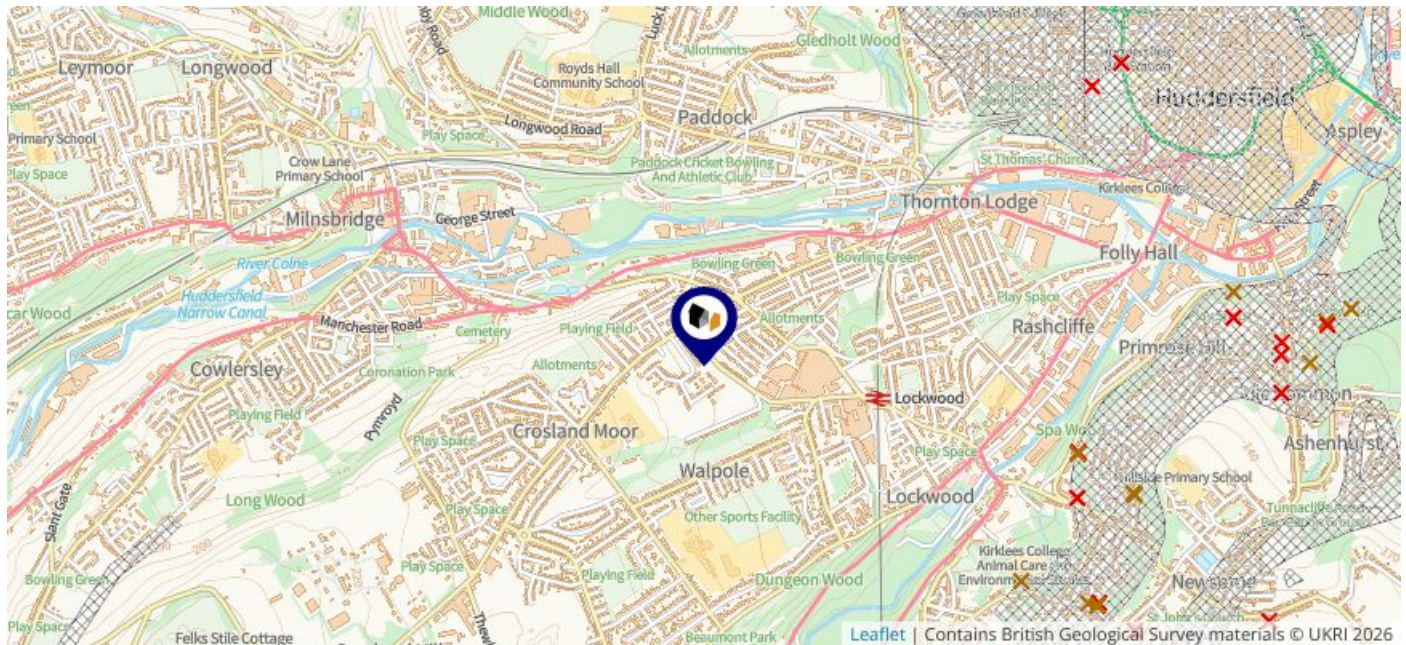
EPC - Additional Data

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Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	ECO assessment
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	1
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 270 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 58% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	84 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.

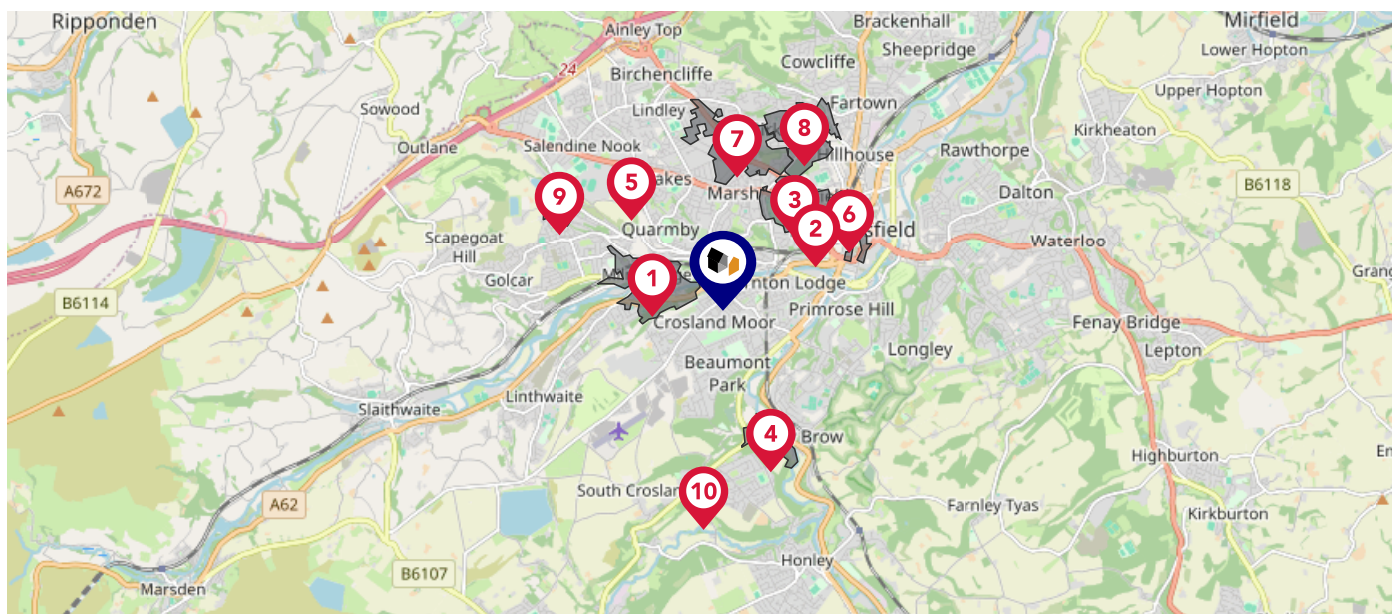
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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



Milnsbridge



Springwood



Greenhead Park



Armitage Bridge



Quarmby Fold



Huddersfield Town Centre



Edgerton



Birkby



Longwood Edge



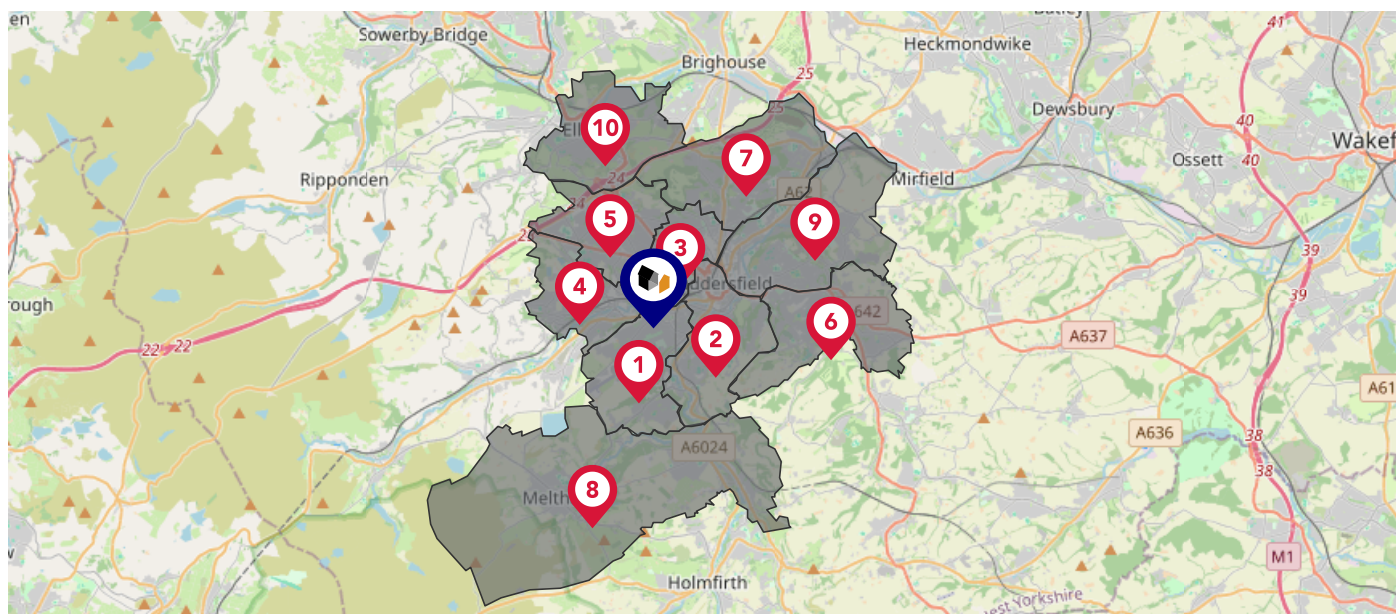
Netherton

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

Crosland Moor and Netherton Ward

2

Newsome Ward

3

Greenhead Ward

4

Golcar Ward

5

Lindley Ward

6

Almondbury Ward

7

Ashbrow Ward

8

Holme Valley North Ward

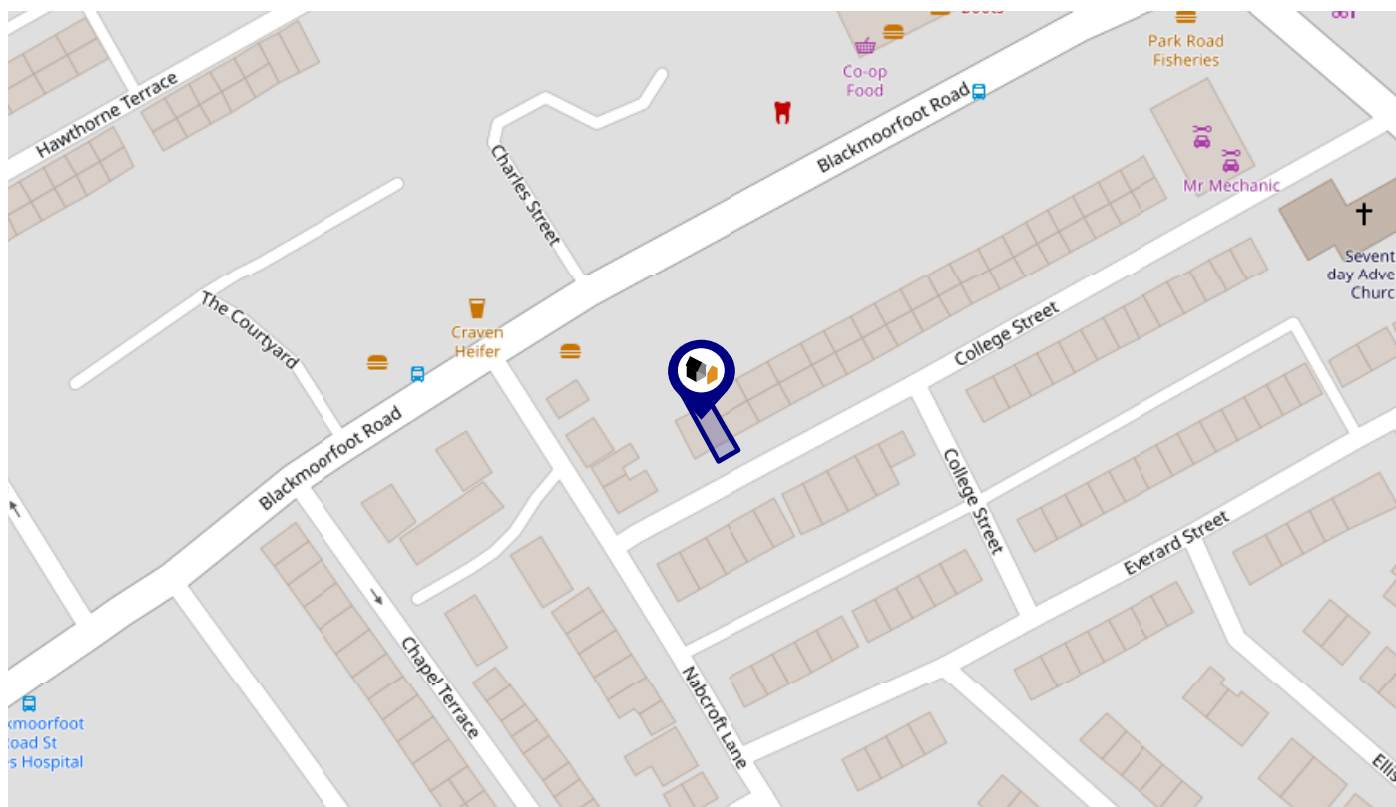
9

Dalton Ward

10

Elland 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:

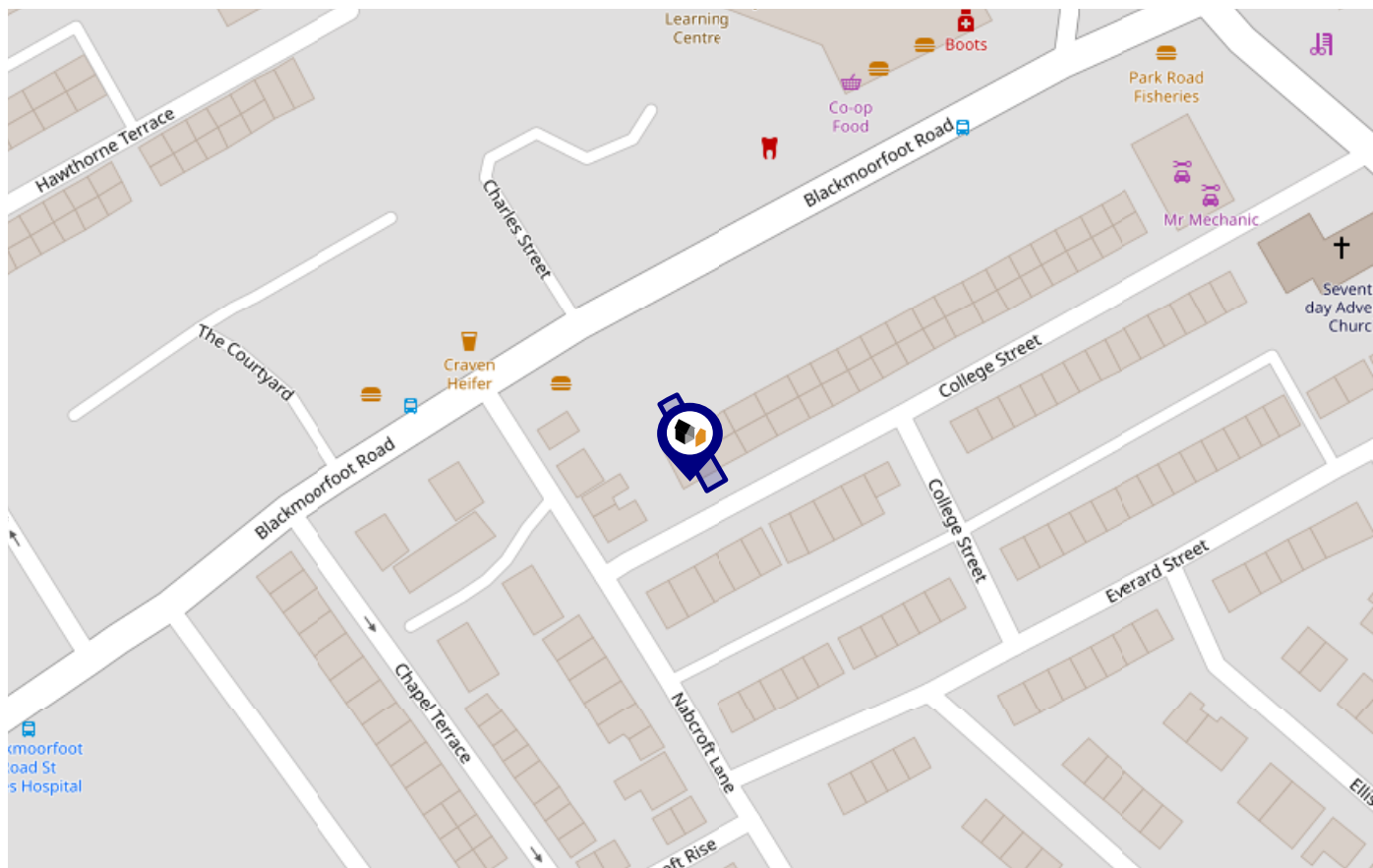
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

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.

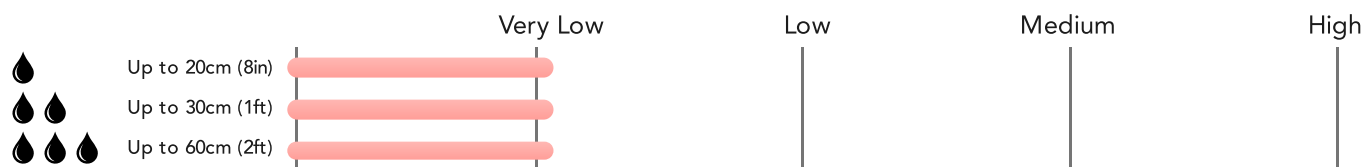


Risk Rating: Very low

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:

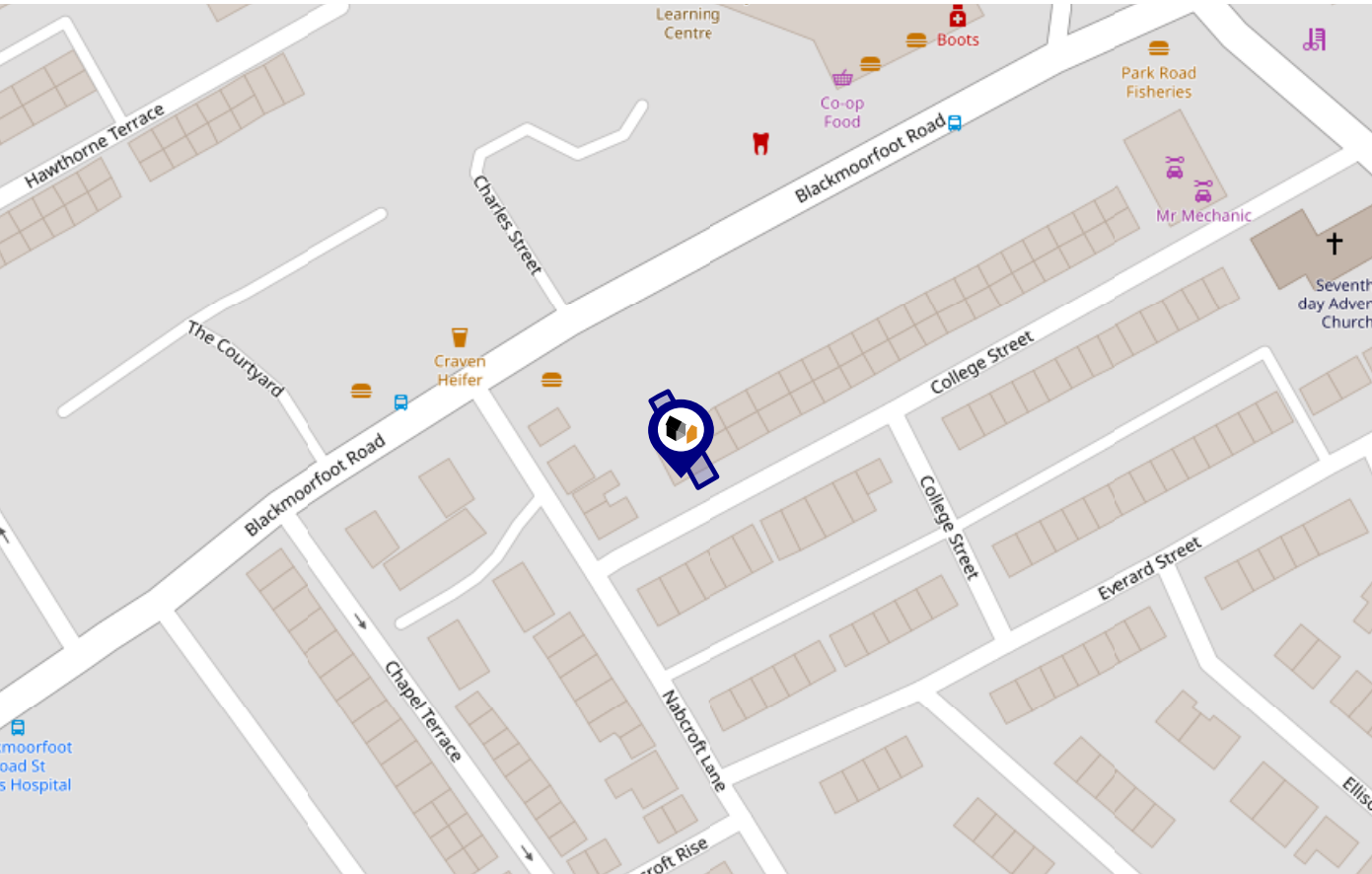


Flood Risk

Rivers & Seas - Climate Change

LANDWOOD
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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.

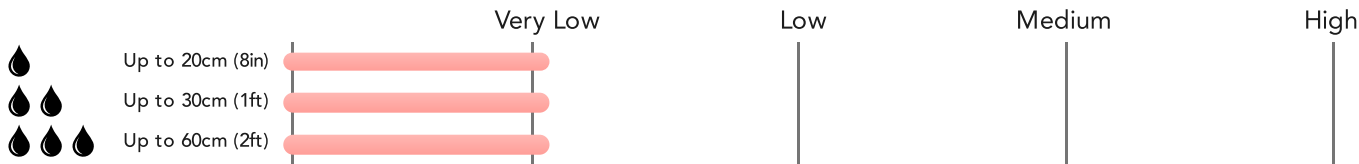


Risk Rating: Very low

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:

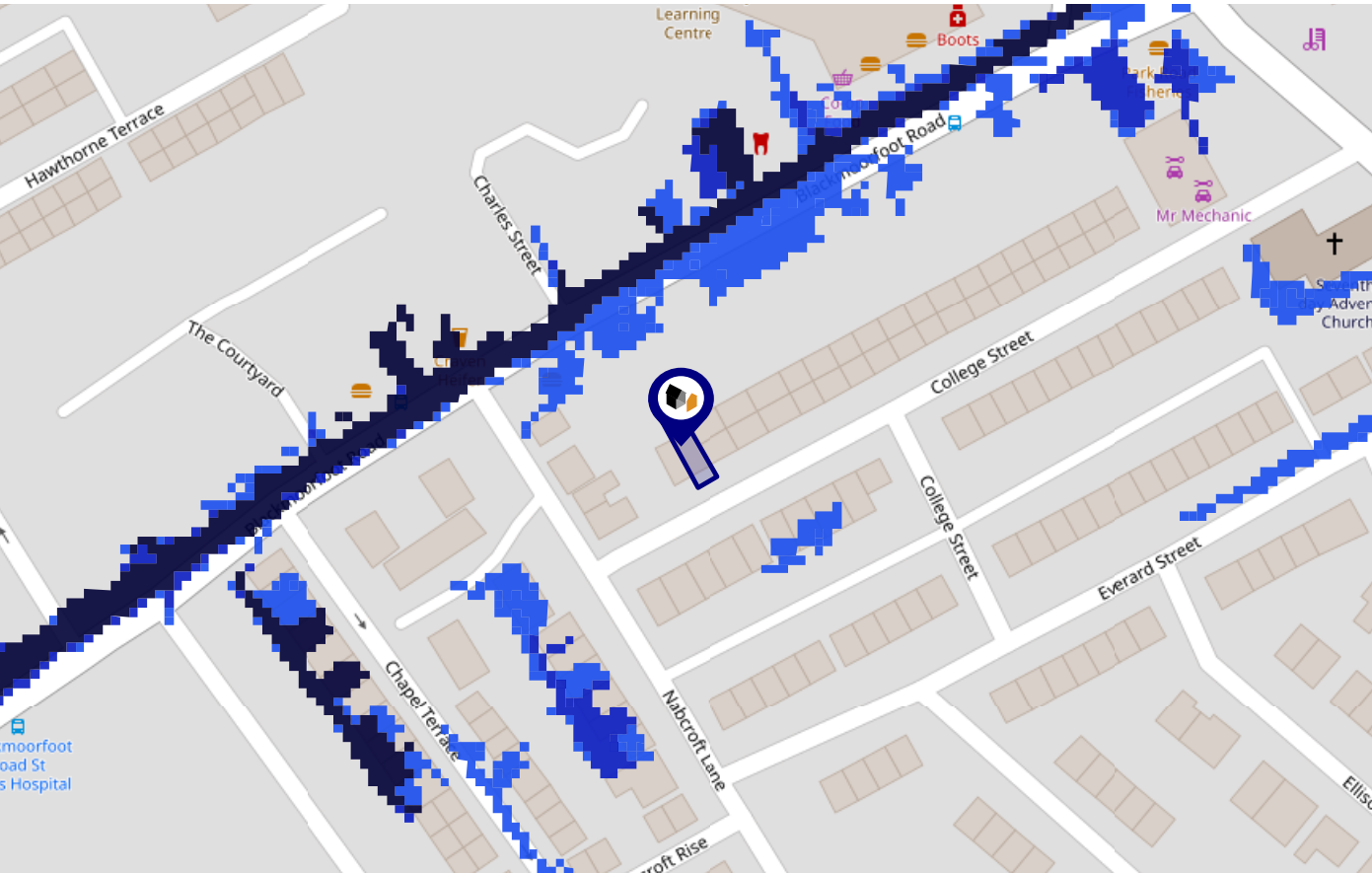


Flood Risk

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.

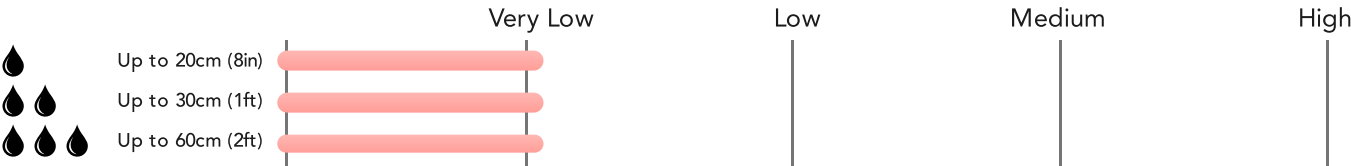


Risk Rating: Very low

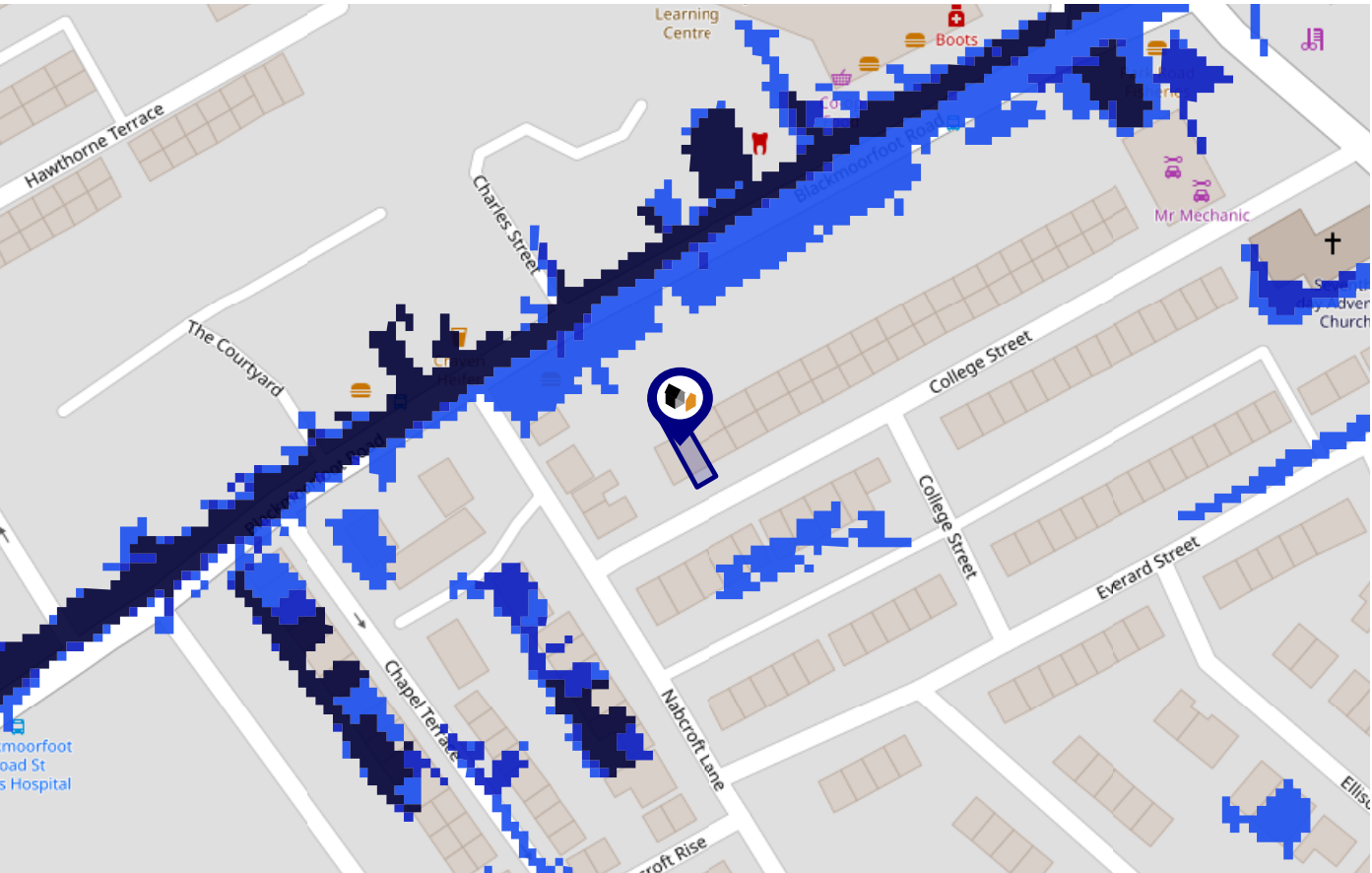
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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

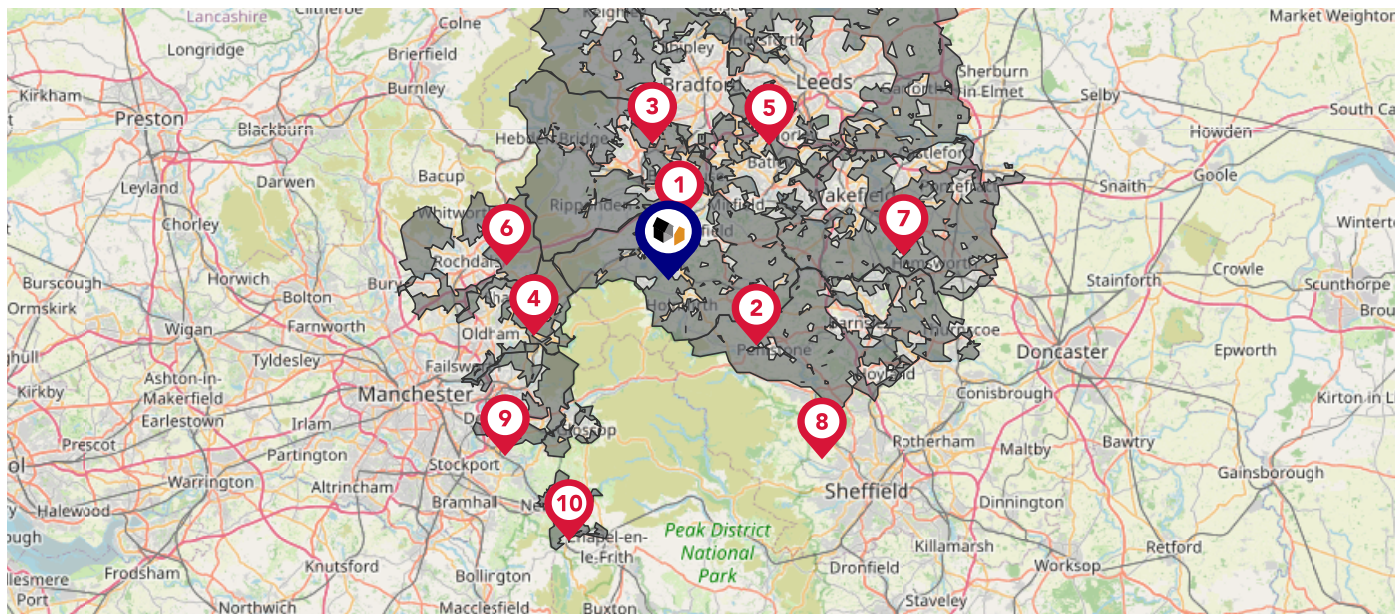
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



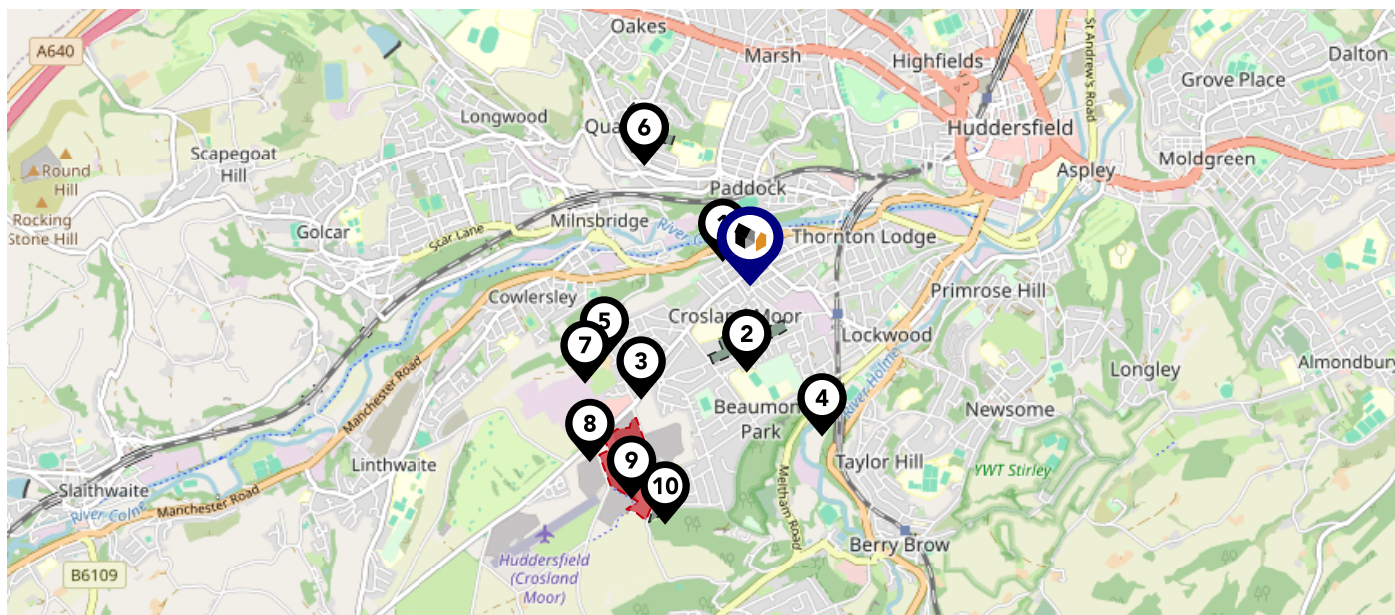
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

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

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

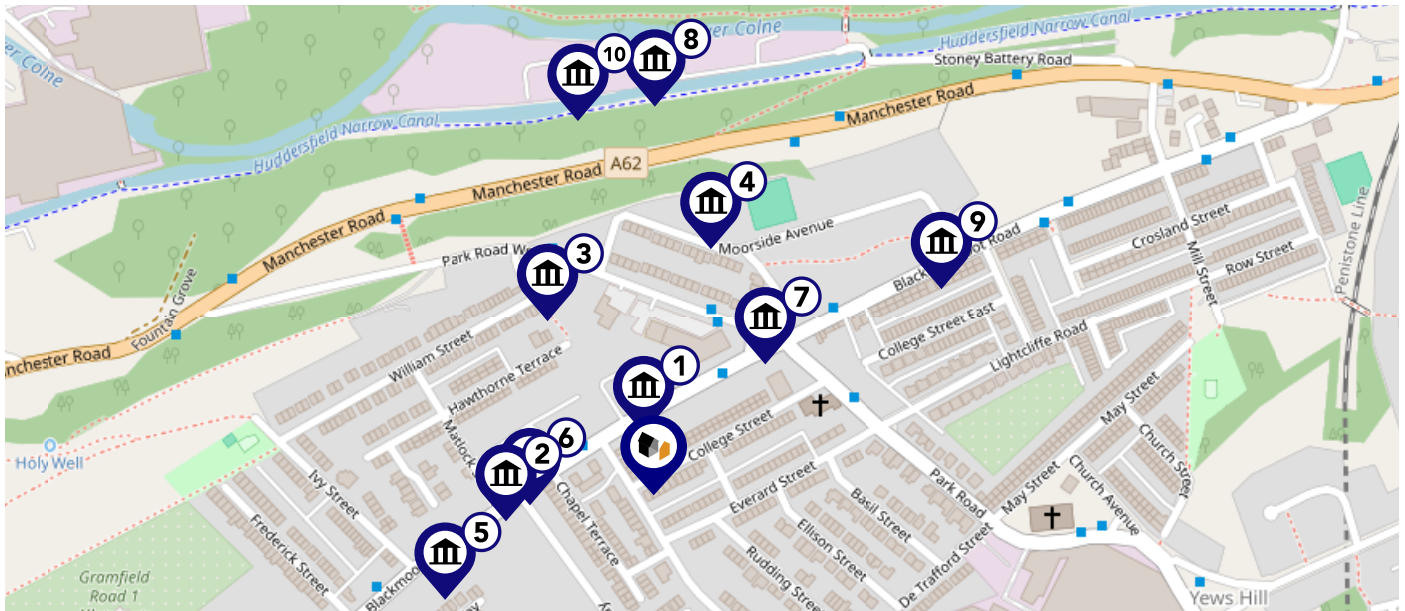
1	Land West of Tinker Grayson Production Unit-Stoney Battery Road, Huddersfield, Milns Bridge	Historic Landfill	
2	Dry Clough-Walpole Road, Croslan Moor	Historic Landfill	
3	Hob Lane-Croslan Hill	Historic Landfill	
4	Allotments-Meltham Road, Lockwood, Huddersfield	Historic Landfill	
5	Town Quarry-Deep Lane, Croslan Moor	Historic Landfill	
6	Royds Hall Playing Fields-Reinwood Road, Quarmby	Historic Landfill	
7	Quarry Road-Groslan Hill, Huddersfield, West Yorkshire	Historic Landfill	
8	Quarry-Blackmoorfoot Road, Croslan Moor, Huddersfield	Historic Landfill	
9	EA/EPR/EP3699VY/V007	Active Landfill	
10	Park Quarry-Thewlis Lane, Huddersfield, West Yorkshire	Historic Landfill	

Maps

Listed Buildings

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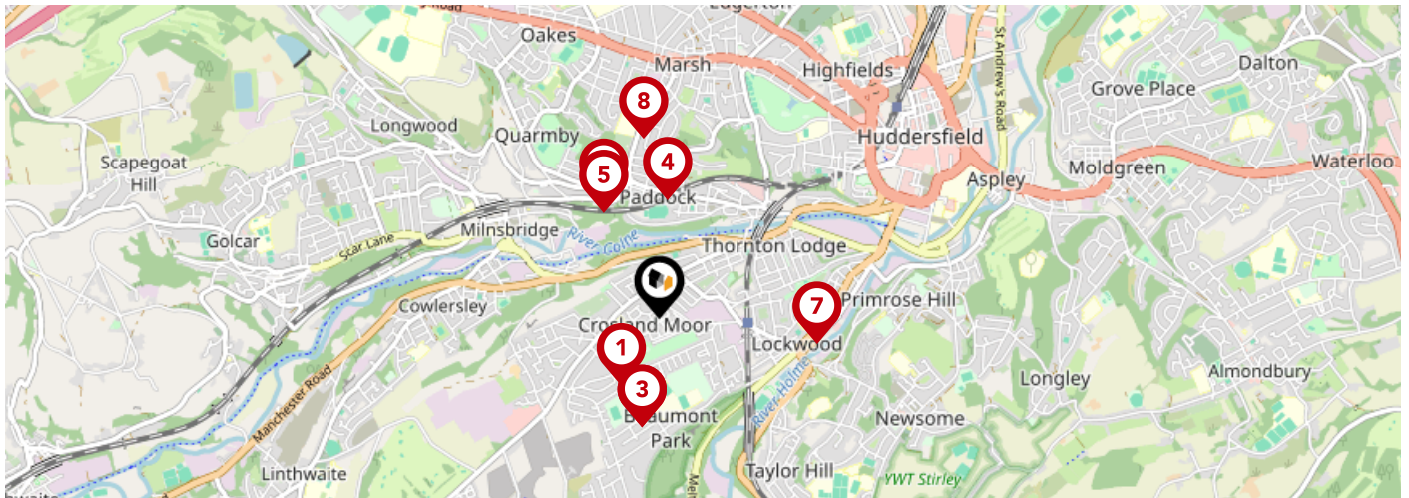
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



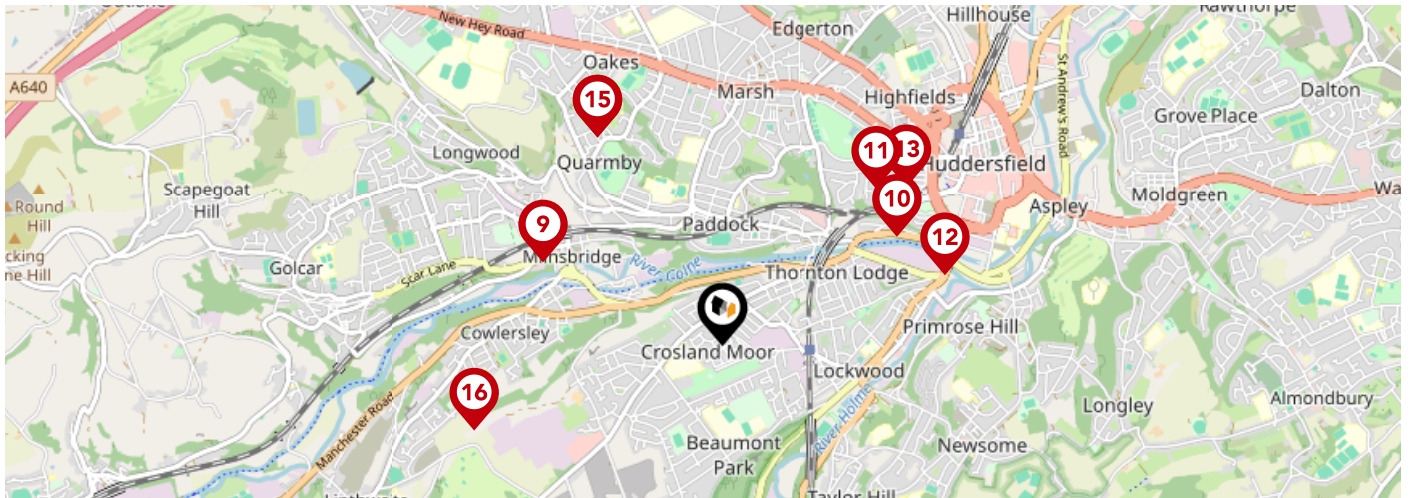
Listed Buildings in the local district	Grade	Distance
 1220523 - 126, Blackmoorfoot Road	Grade II	0.0 miles
 1220529 - 194 And 200, Blackmoorfoot Road	Grade II	0.1 miles
 1278969 - 33 And 35, Park Road West	Grade II	0.1 miles
 1216483 - Crosland Moor Liberal Club	Grade II	0.1 miles
 1313786 - 303 And 305, Blackmoorfoot Road	Grade II	0.1 miles
 1134395 - 174-190, Blackmoorfoot Road	Grade II	0.1 miles
 1313785 - 100, Blackmoorfoot Road	Grade II	0.1 miles
 1238910 - Mill Immediately East Of Britannia Mill	Grade II	0.2 miles
 1134394 - 58, Blackmoorfoot Road	Grade II	0.2 miles
 1273982 - Britannia Mill	Grade II	0.2 miles

Area Schools

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		Nursery	Primary	Secondary	College	Private
1	Oak CofE Primary School Ofsted Rating: Special Measures Pupils: 381 Distance:0.34	☐	☒	☐	☐	☐
2	Beaumont Primary Academy Ofsted Rating: Good Pupils: 685 Distance:0.49	☐	☒	☐	☐	☐
3	Moor End Academy Ofsted Rating: Outstanding Pupils: 1054 Distance:0.49	☐	☐	☒	☐	☐
4	Paddock Junior Infant and Nursery School Ofsted Rating: Good Pupils: 387 Distance:0.52	☐	☒	☐	☐	☐
5	Royds Hall, A Share Academy Ofsted Rating: Good Pupils: 1221 Distance:0.53	☐	☐	☒	☐	☐
6	Luck Lane, A Share Primary Academy Ofsted Rating: Not Rated Pupils:0 Distance:0.57	☐	☒	☐	☐	☐
7	Mount Pleasant Primary School Ofsted Rating: Good Pupils: 681 Distance:0.69	☐	☒	☐	☐	☐
8	Huddersfield Grammar School Ofsted Rating: Not Rated Pupils: 524 Distance:0.79	☐	☐	☒	☐	☐

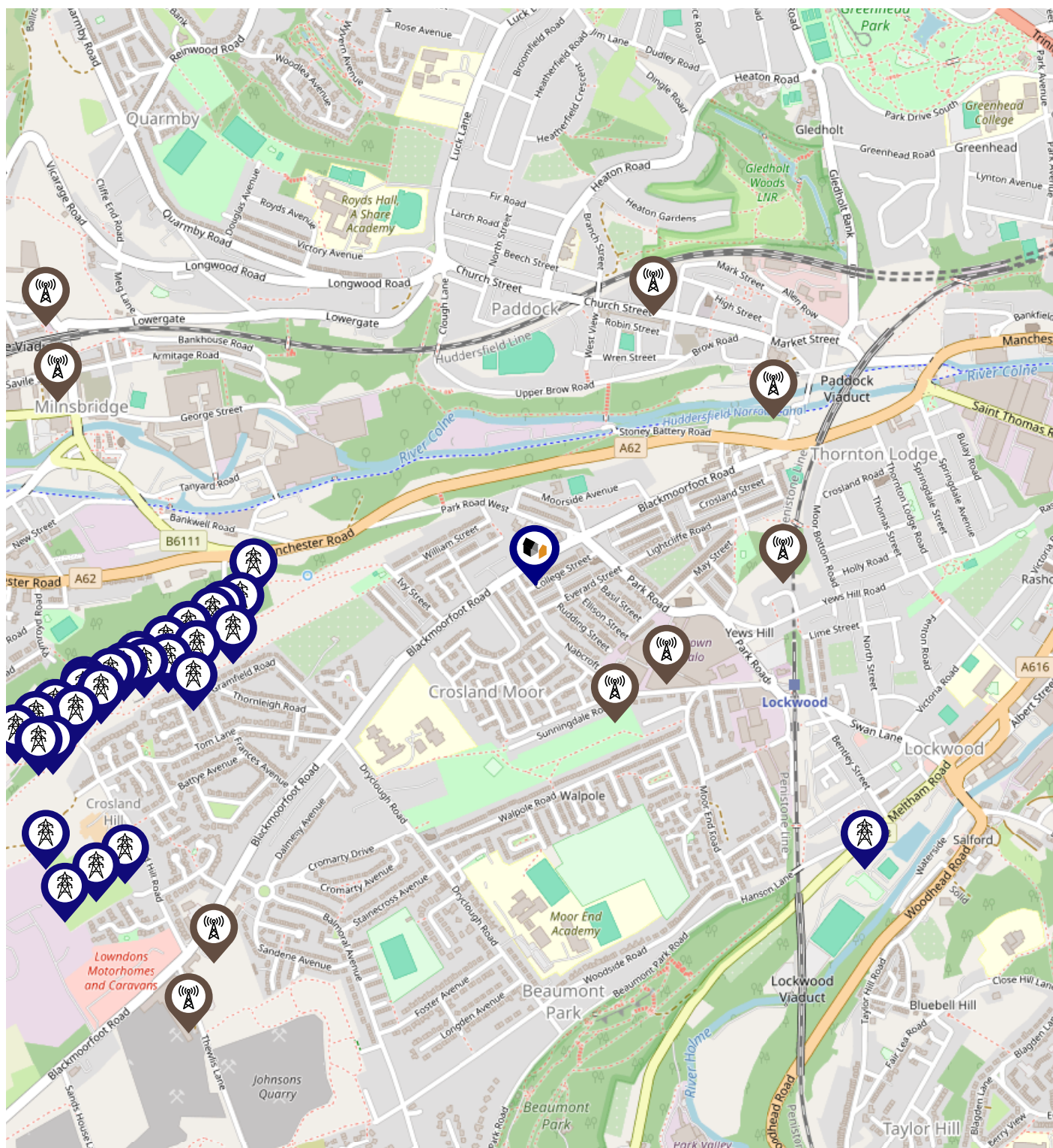


		Nursery	Primary	Secondary	College	Private
	Crow Lane Primary and Foundation Stage School Ofsted Rating: Good Pupils: 194 Distance:0.87	☐	☒	☐	☐	☐
	Spring Grove Junior Infant and Nursery School Ofsted Rating: Outstanding Pupils: 229 Distance:0.9	☐	☒	☐	☐	☐
	Greenhead College Ofsted Rating: Outstanding Pupils:0 Distance:0.96	☐	☐	☒	☐	☐
	Kirklees College Ofsted Rating: Good Pupils:0 Distance:1.02	☐	☐	☒	☐	☐
	ES Independent School Kirklees Ofsted Rating: Good Pupils: 29 Distance:1.07	☐	☐	☒	☐	☐
	Reinwood Infant and Nursery School Ofsted Rating: Good Pupils: 311 Distance:1.07	☐	☒	☐	☐	☐
	Reinwood Community Junior School Ofsted Rating: Good Pupils: 356 Distance:1.07	☐	☒	☐	☐	☐
	Woodside Green, A Share Primary Academy Ofsted Rating: Good Pupils: 161 Distance:1.16	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

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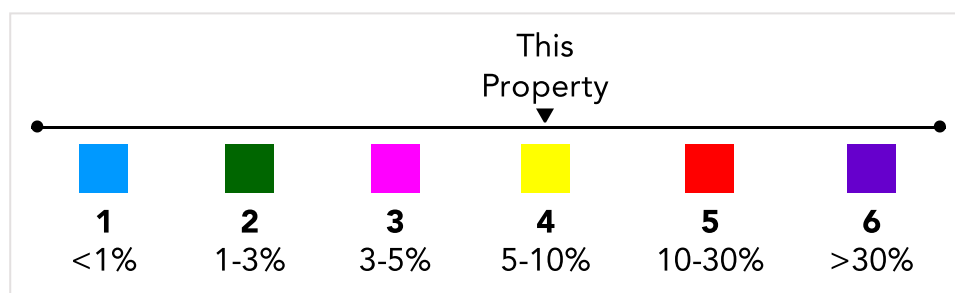
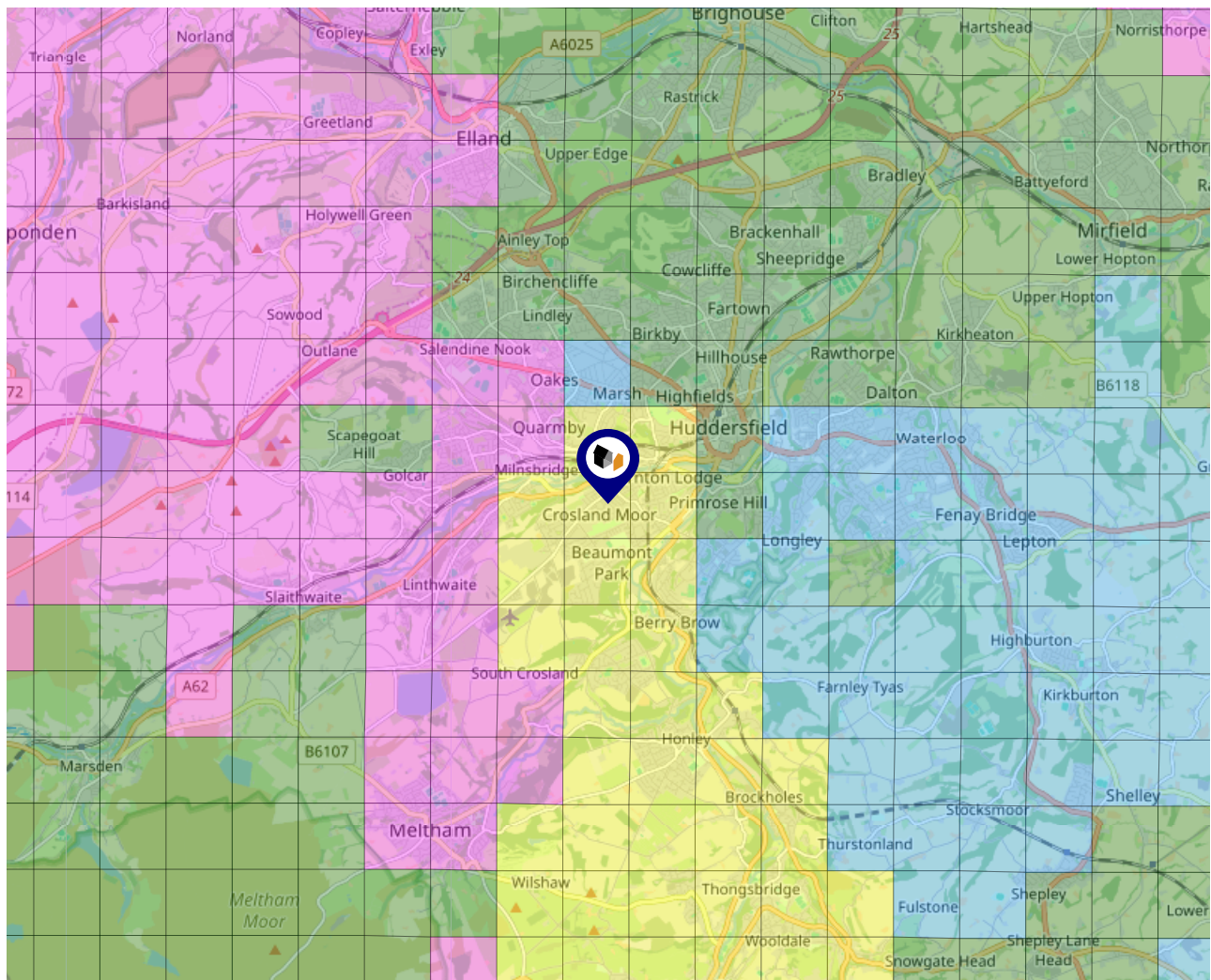


Key:

-  Power Pylons
-  Communication Masts

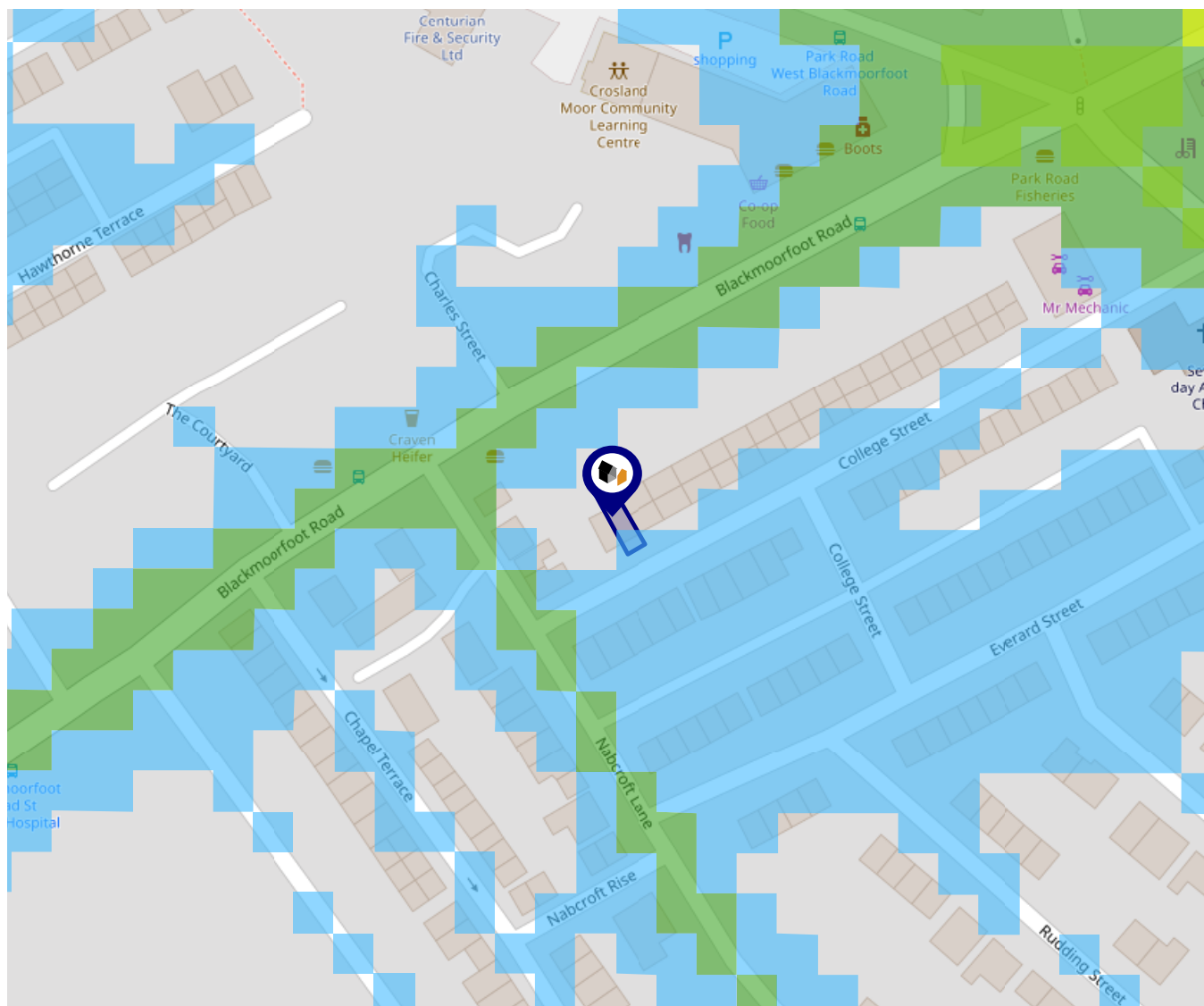
What is Radon?

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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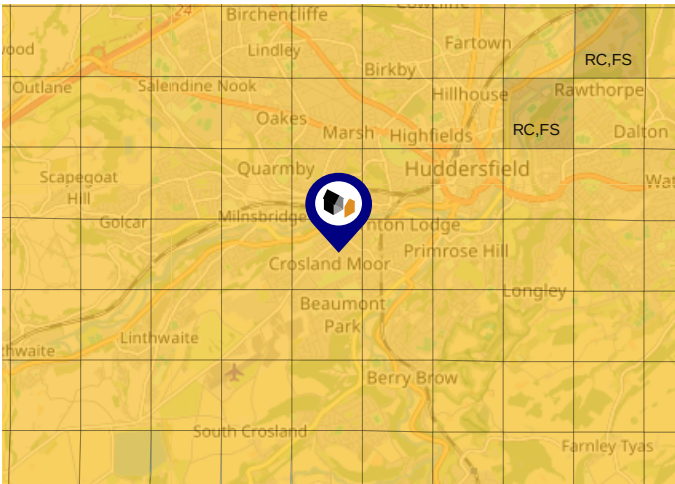


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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:	NONE	Soil Texture:	LOAM TO SANDY LOAM
Parent Material Grain:	ARENACEOUS	Soil Depth:	INTERMEDIATE-SHALLOW
Soil Group:	LIGHT(SILTY) TO MEDIUM(SILTY) TO HEAVY		



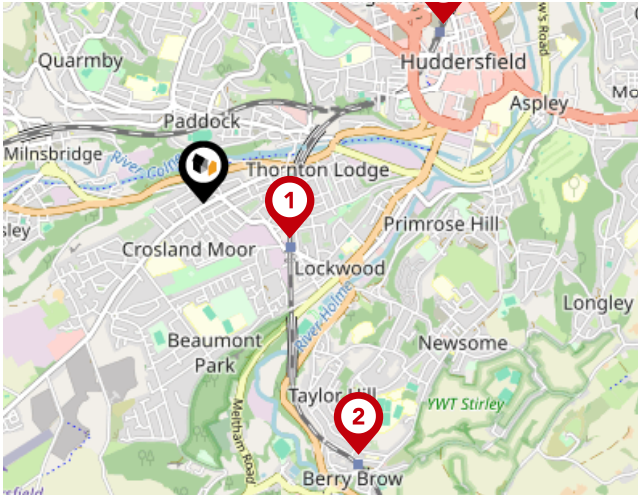
Primary Classifications (Most Common Clay Types)

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

Area

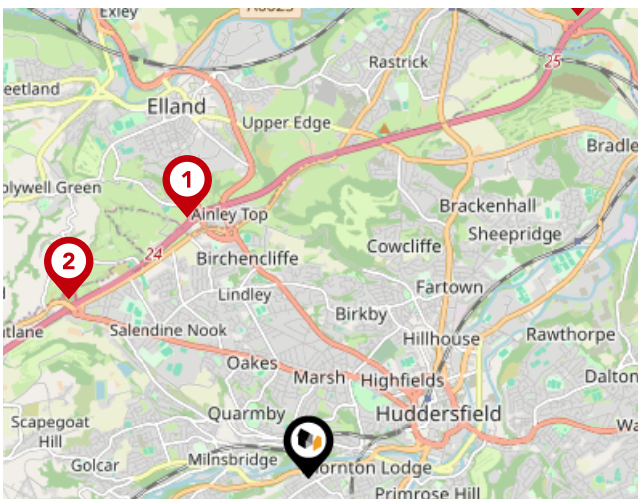
Transport (National)

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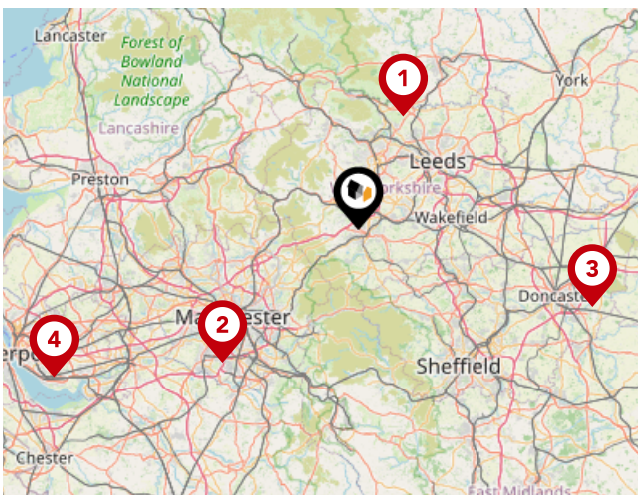
National Rail Stations

Pin	Name	Distance
1	Lockwood Rail Station	0.41 miles
2	Berry Brow Station	1.3 miles
3	Huddersfield Rail Station	1.31 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M62 J24	2.54 miles
2	M62 J23	2.64 miles
3	M62 J25	4.71 miles
4	M62 J26	7.66 miles
5	M606 J1	7.69 miles



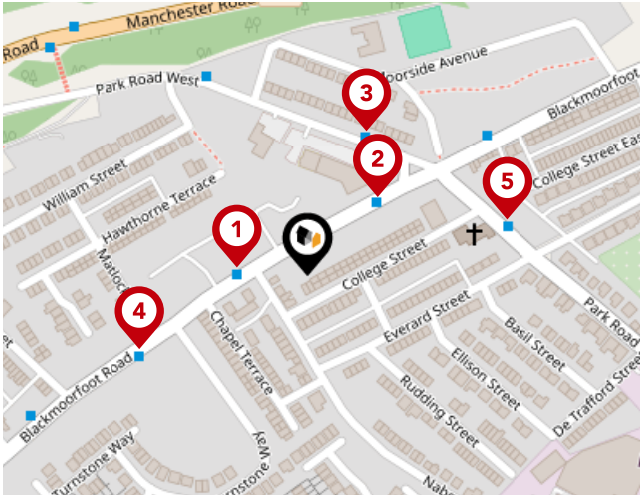
Airports/Helipads

Pin	Name	Distance
1	Leeds Bradford Airport	17.16 miles
2	Manchester Airport	26.83 miles
3	Finningley	34.57 miles
4	Speke	47.73 miles

Area

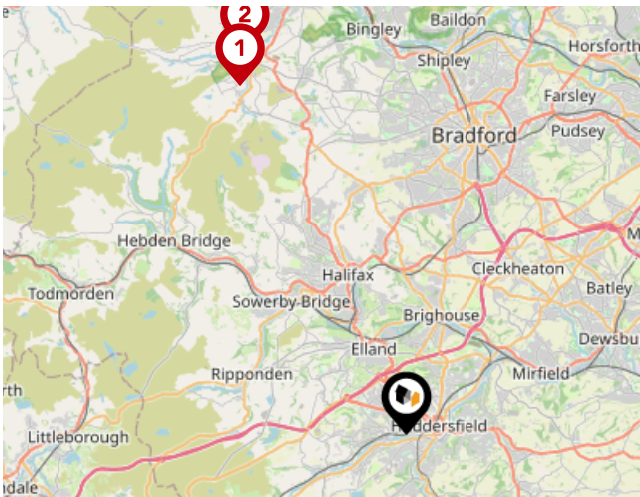
Transport (Local)

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Bus Stops/Stations

Pin	Name	Distance
1	Nabcroft Lane	0.04 miles
2	Park Road	0.06 miles
3	Park Rd West Blackmoorfoot Road	0.09 miles
4	Nabcroft Lane	0.1 miles
5	Park Rd College Street	0.11 miles



Local Connections

Pin	Name	Distance
1	Oxenhope (Keighley & Worth Valley Railway)	13.61 miles
2	Haworth (Keighley & Worth Valley Railway)	14.58 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.



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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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