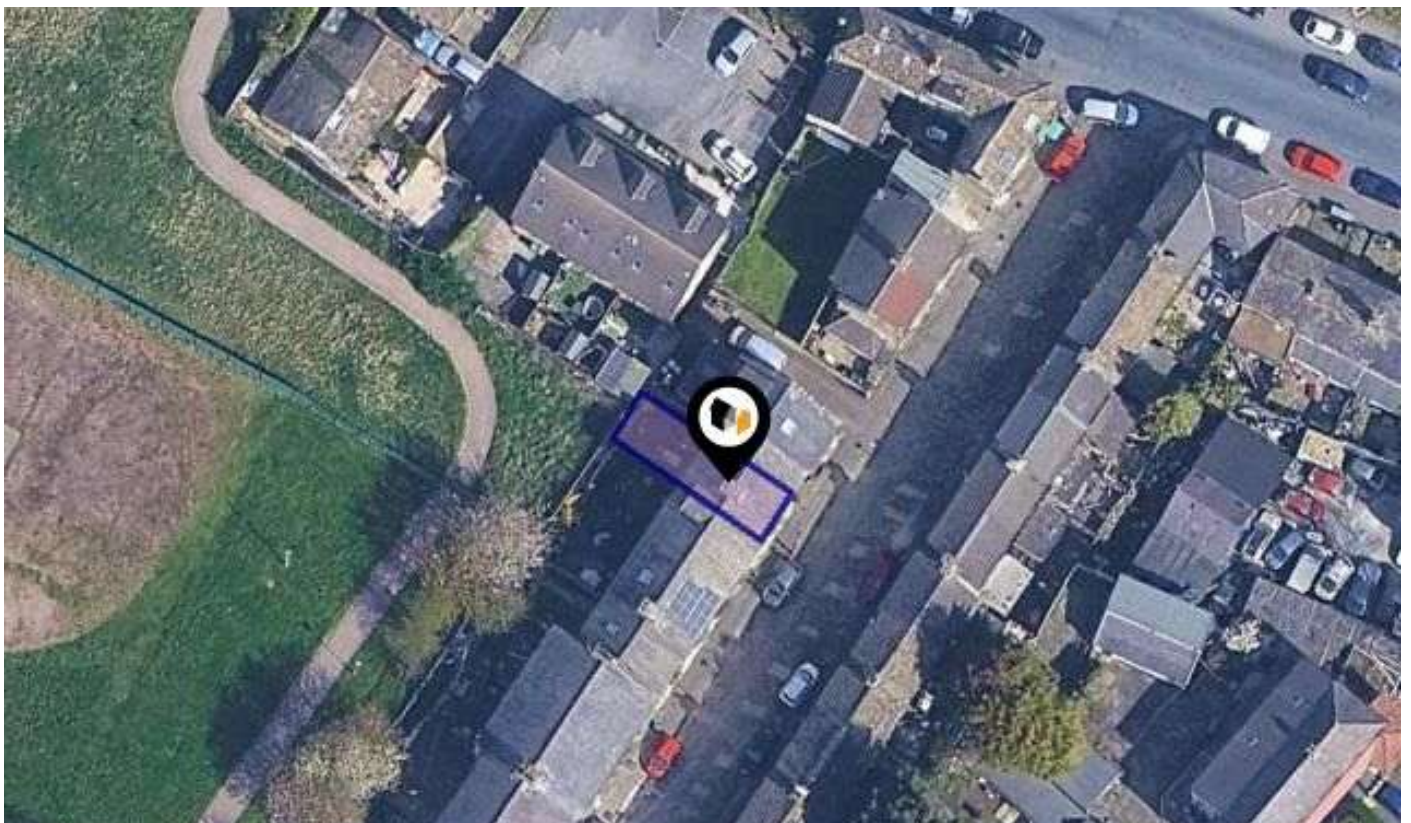




KPF: Key Property Facts

An Analysis of This Property & The Local Area
Monday 20th April 2026



10, COPLEY STREET, BRADFORD, BD5 9HX

Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

Emma.judge@landwoodgroup.com

<https://landwoodgroup.com/>





Property

Type:	Terraced	Last Sold Date:	12/02/2016
Bedrooms:	3	Last Sold Price:	£44,500
Floor Area:	1,205 ft ² / 112 m ²	Last Sold £/ft²:	£36
Plot Area:	0.02 acres	Tenure:	Freehold
Year Built :	Before 1900		
Council Tax :	Band A		
Annual Estimate:	£1,574		
Title Number:	WYK526148		
UPRN:	100051150019		
Restrictive Covenants:	Yes		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

15 mb/s	80 mb/s	2000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

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10, Copley Street, BD5 9HX

Energy rating

D

Valid until 12.02.2027

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Property

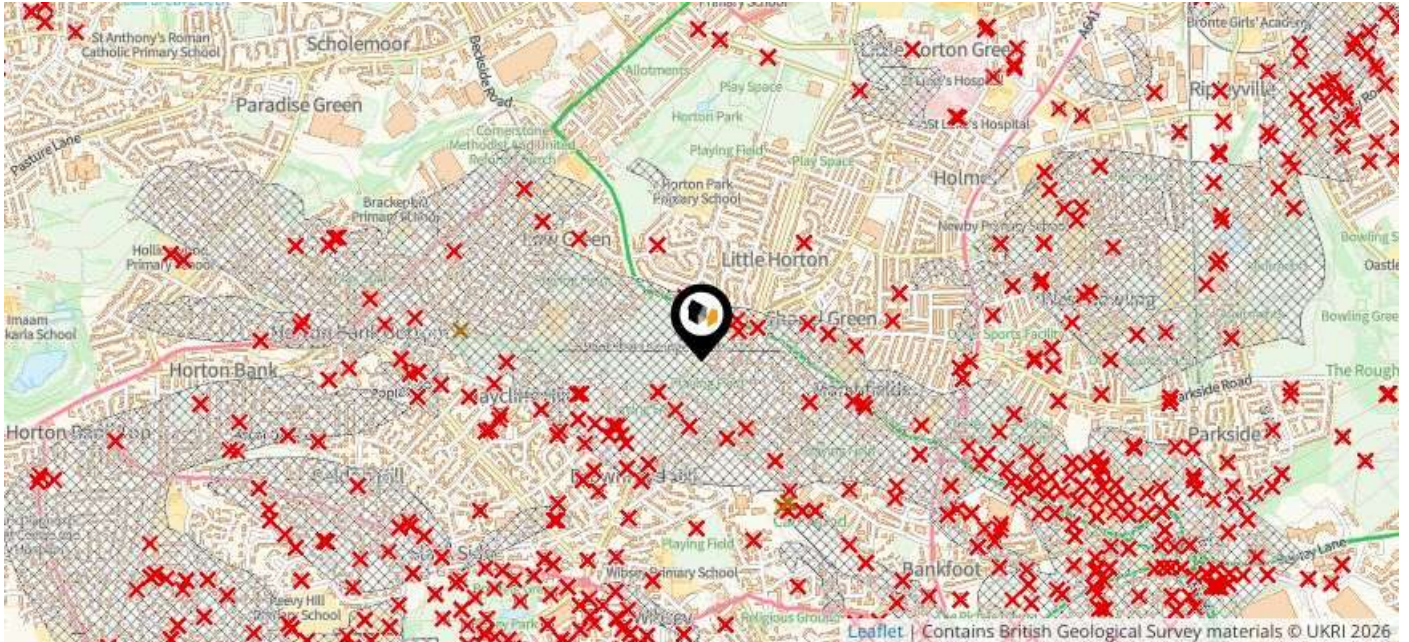
EPC - Additional Data

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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:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 44% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	112 m ²

This map displays nearby coal mine entrances and their classifications.



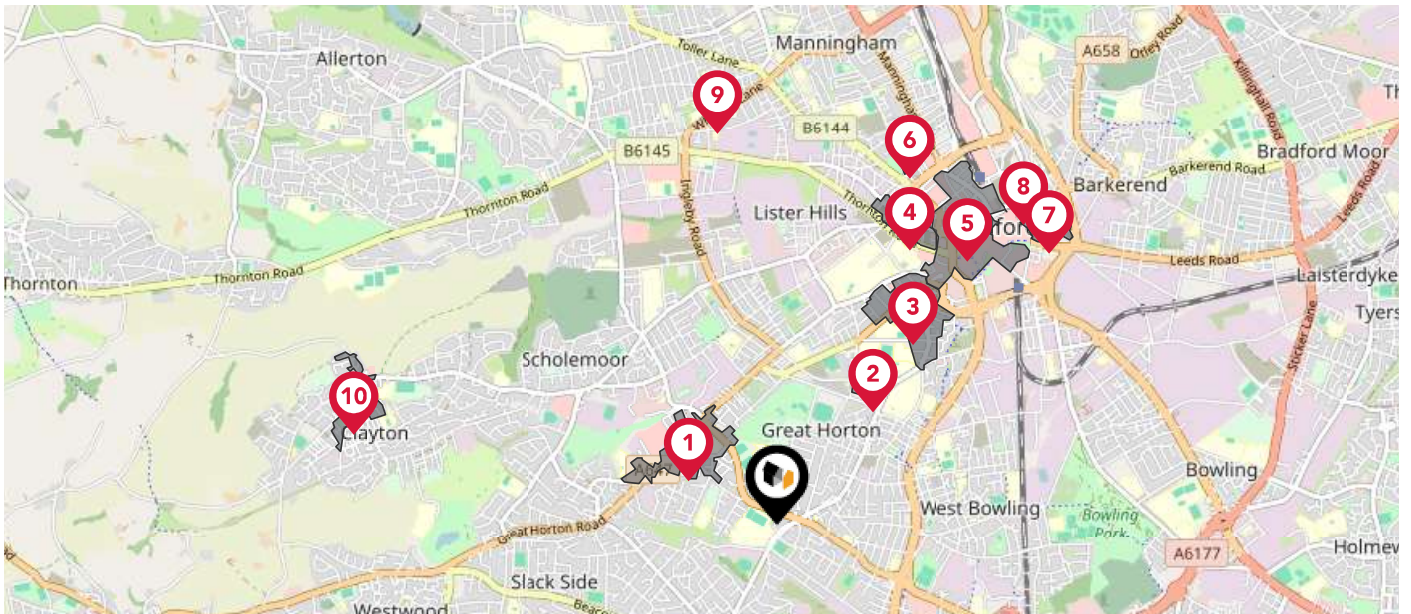
Mine Entry

- ✕ 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.

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.



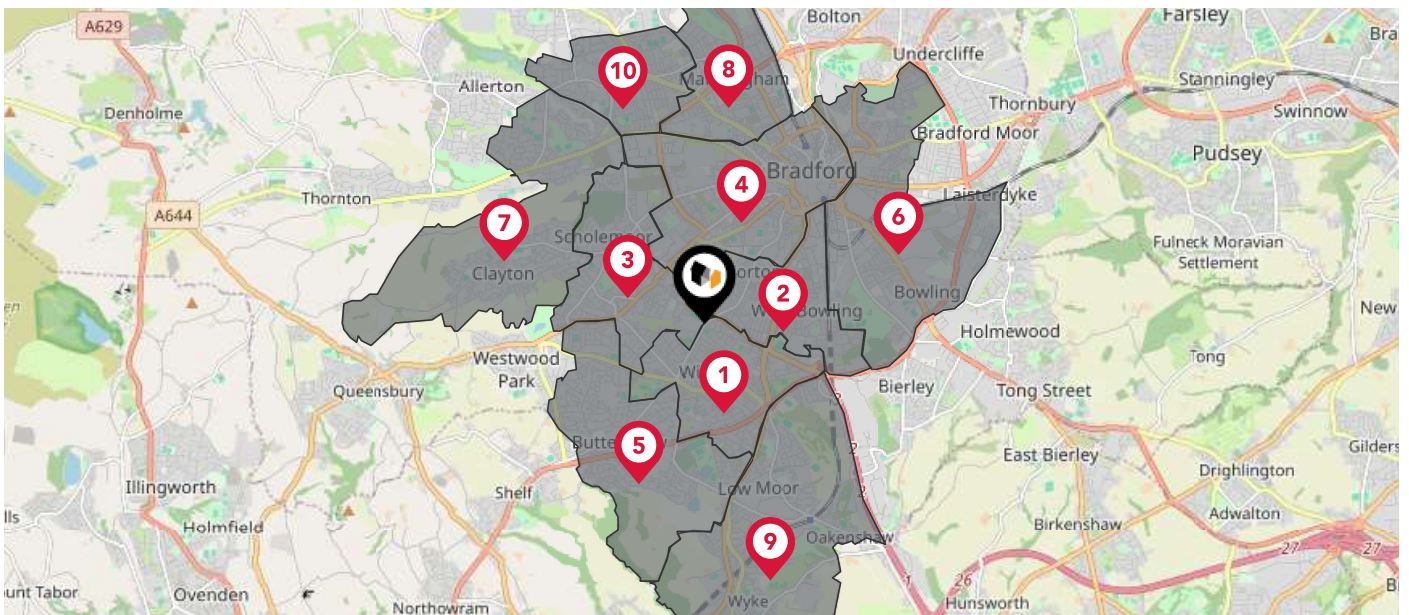
Nearby Conservation Areas

-  1 Great Horton
-  2 Little Horton Green
-  3 Little Horton Lane
-  4 The Goitside
-  5 City Centre
-  6 Eldon Place
-  7 Little Germany
-  8 Cathedral Precinct
-  9 Whetley Grove
-  10 Clayton

Maps

Council Wards

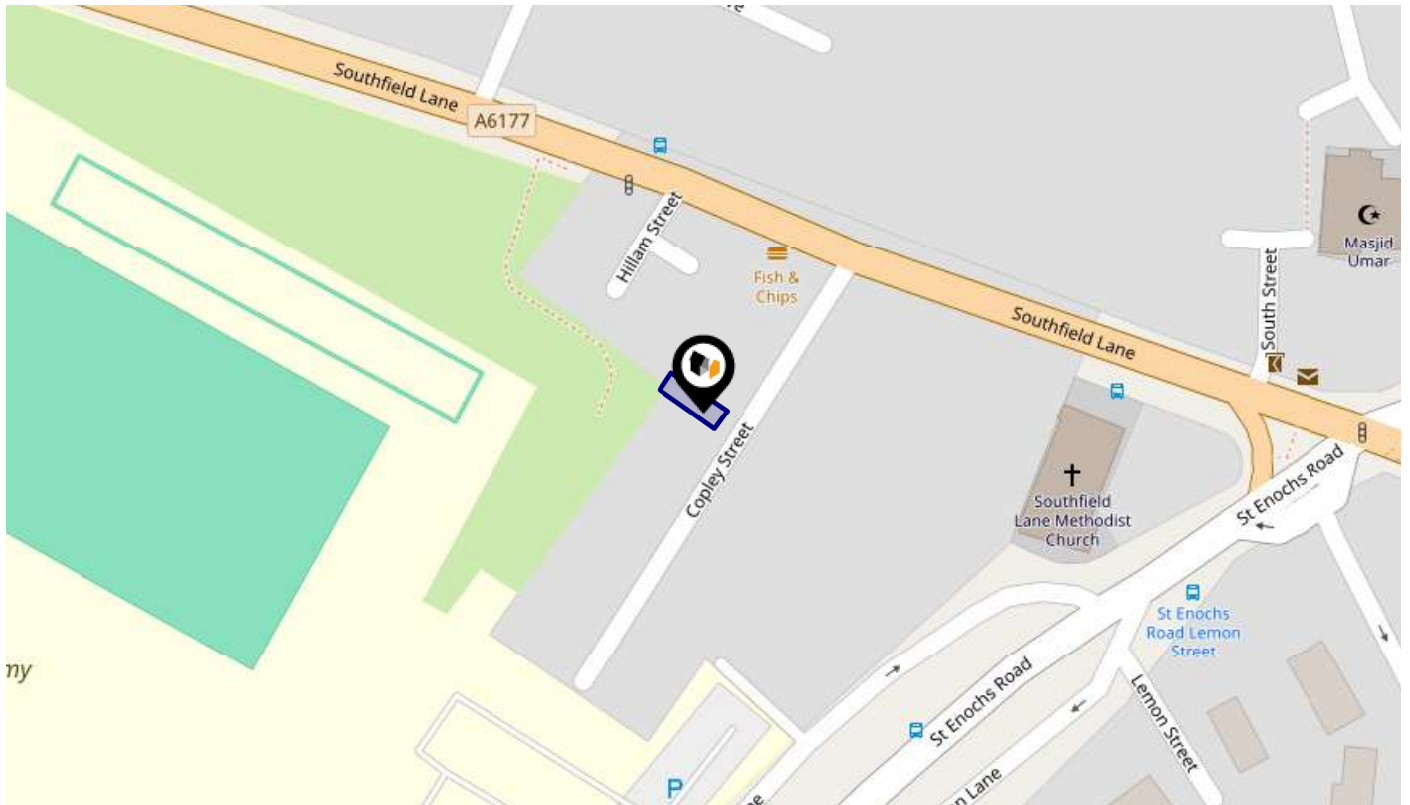
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

- 1 Wibsey Ward
- 2 Little Horton Ward
- 3 Great Horton Ward
- 4 City Ward
- 5 Royds Ward
- 6 Bowling and Barkerend Ward
- 7 Clayton and Fairweather Green Ward
- 8 Manningham Ward
- 9 Wyke Ward
- 10 Toller 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.

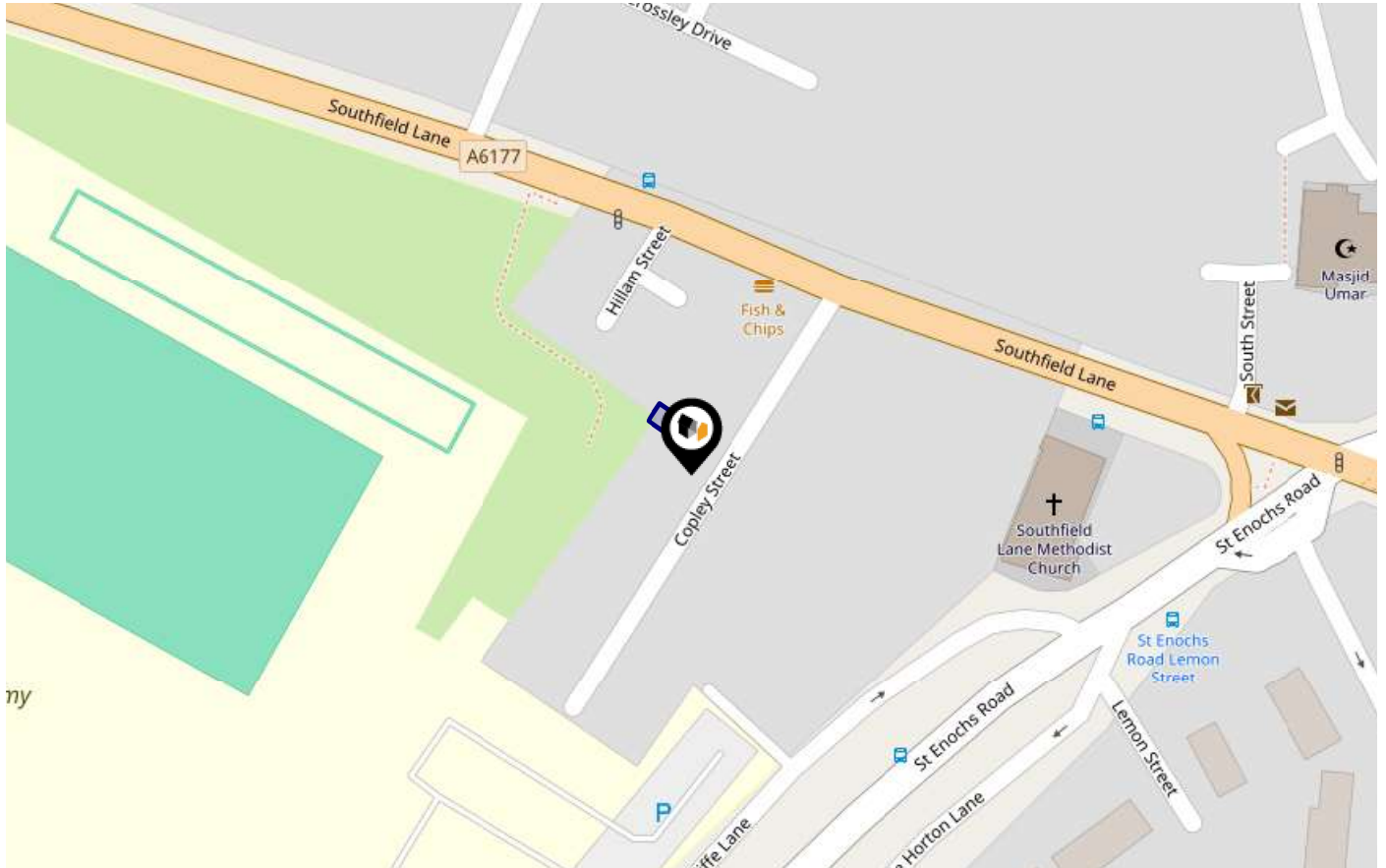
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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

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.

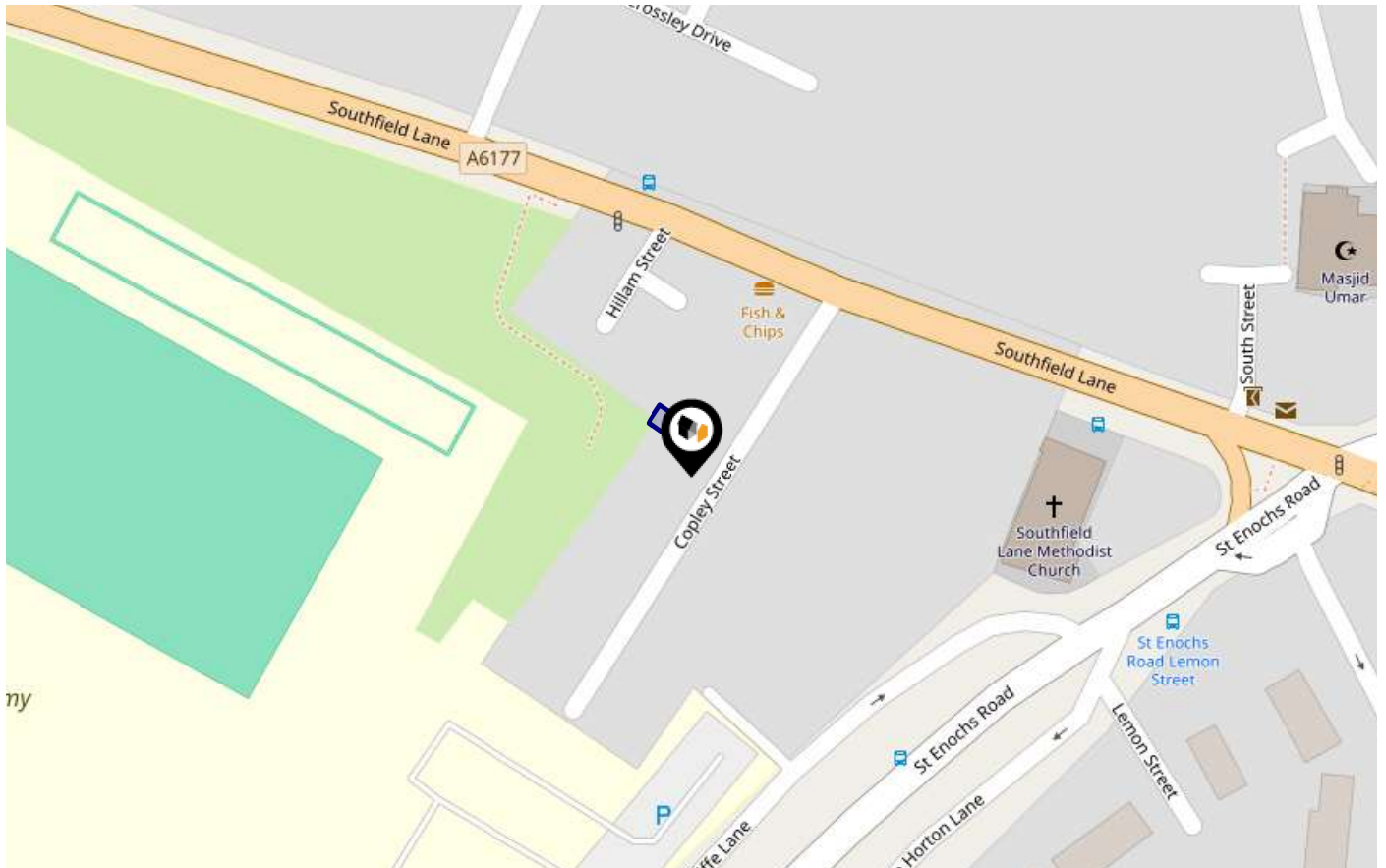
Chance of flooding to the following depths at this property:



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.
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- **Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

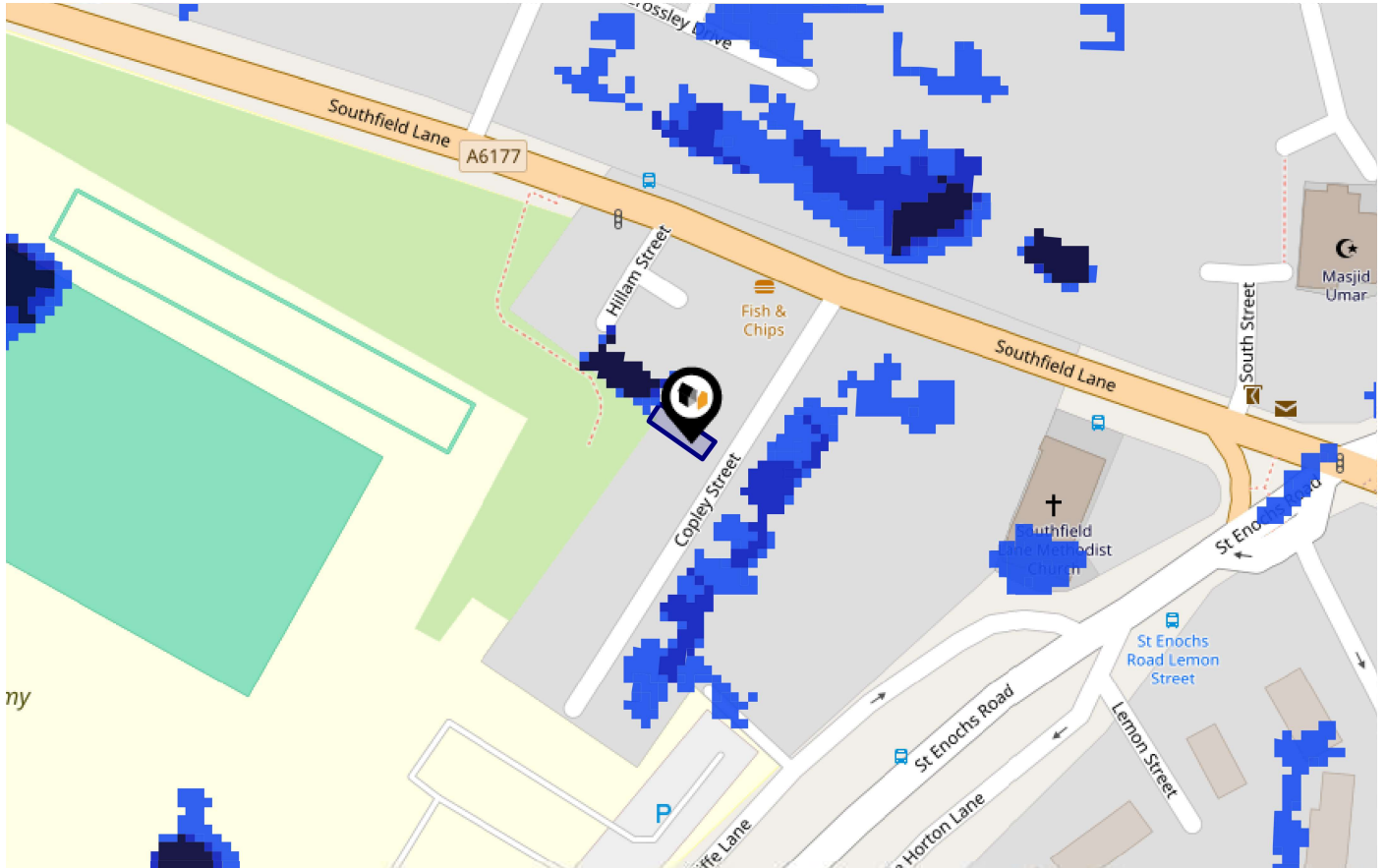
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Flood Risk

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.

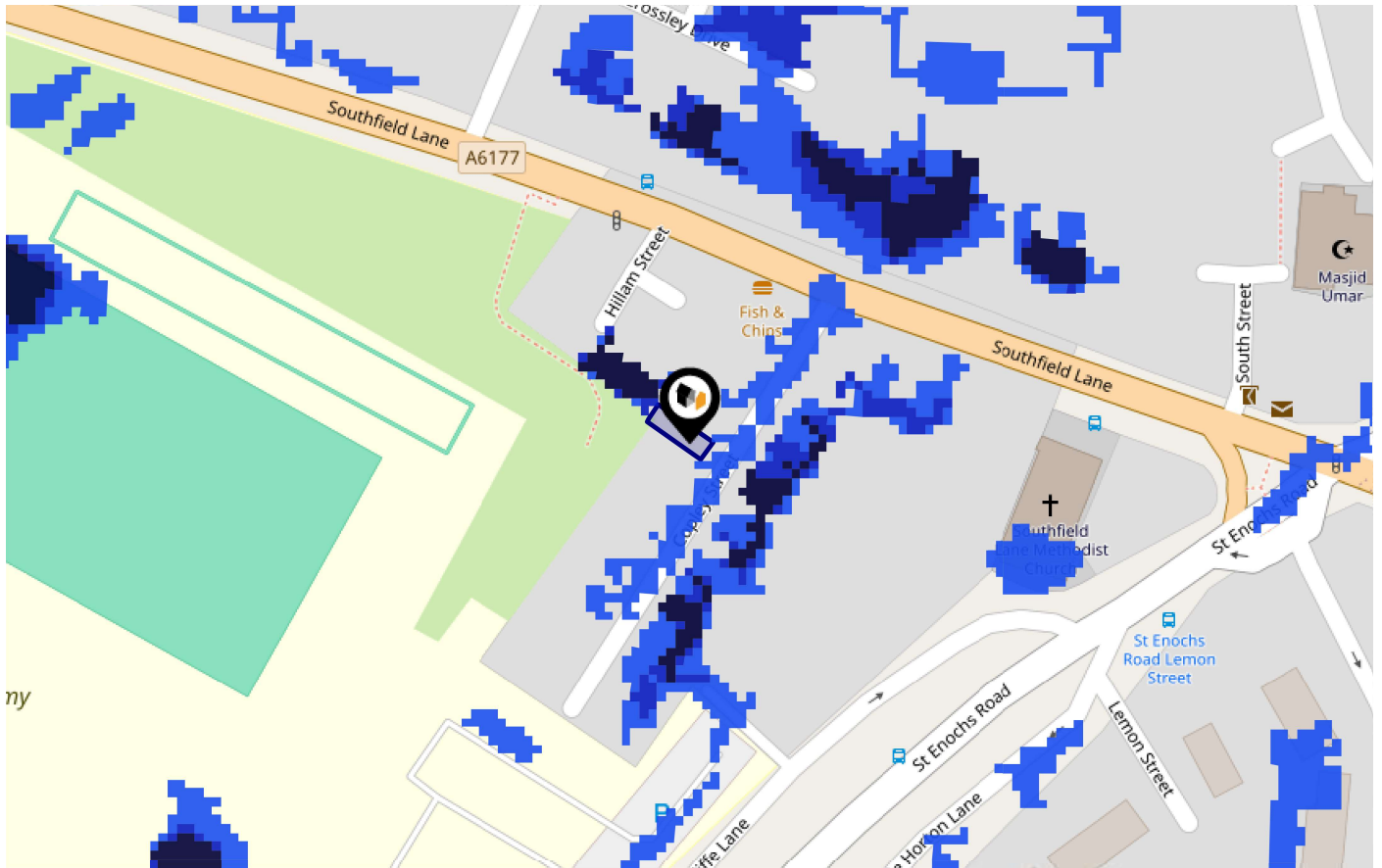
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Climate Change

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

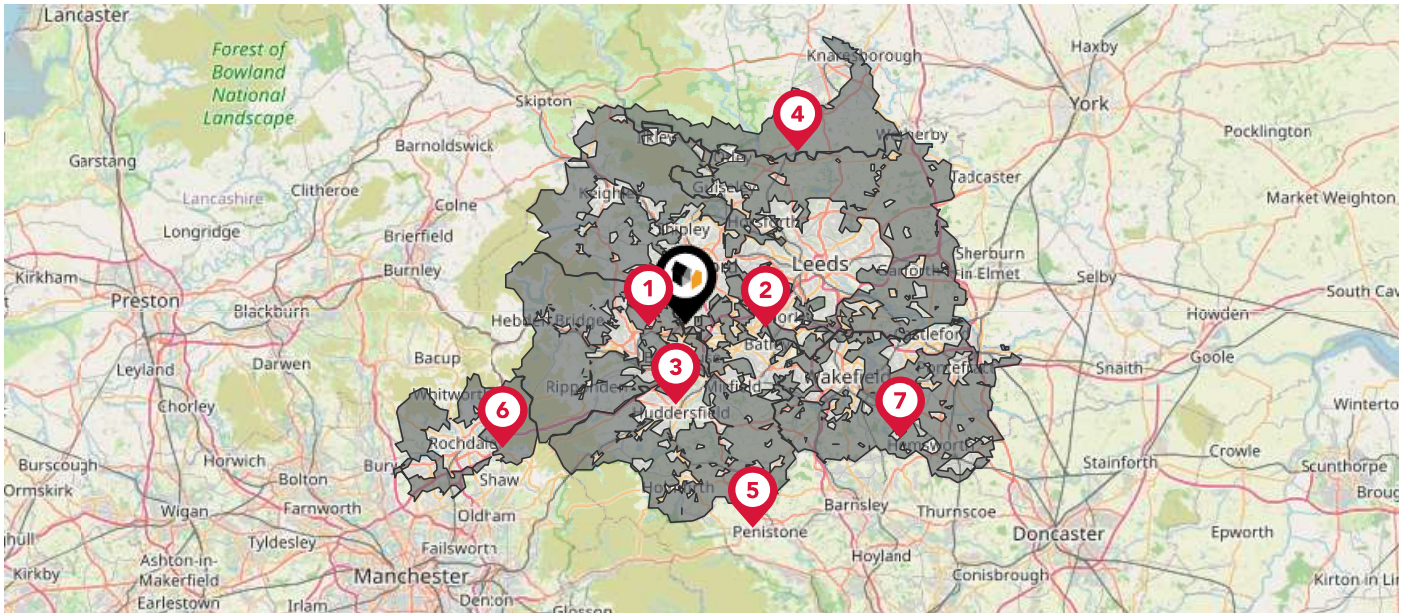
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- **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

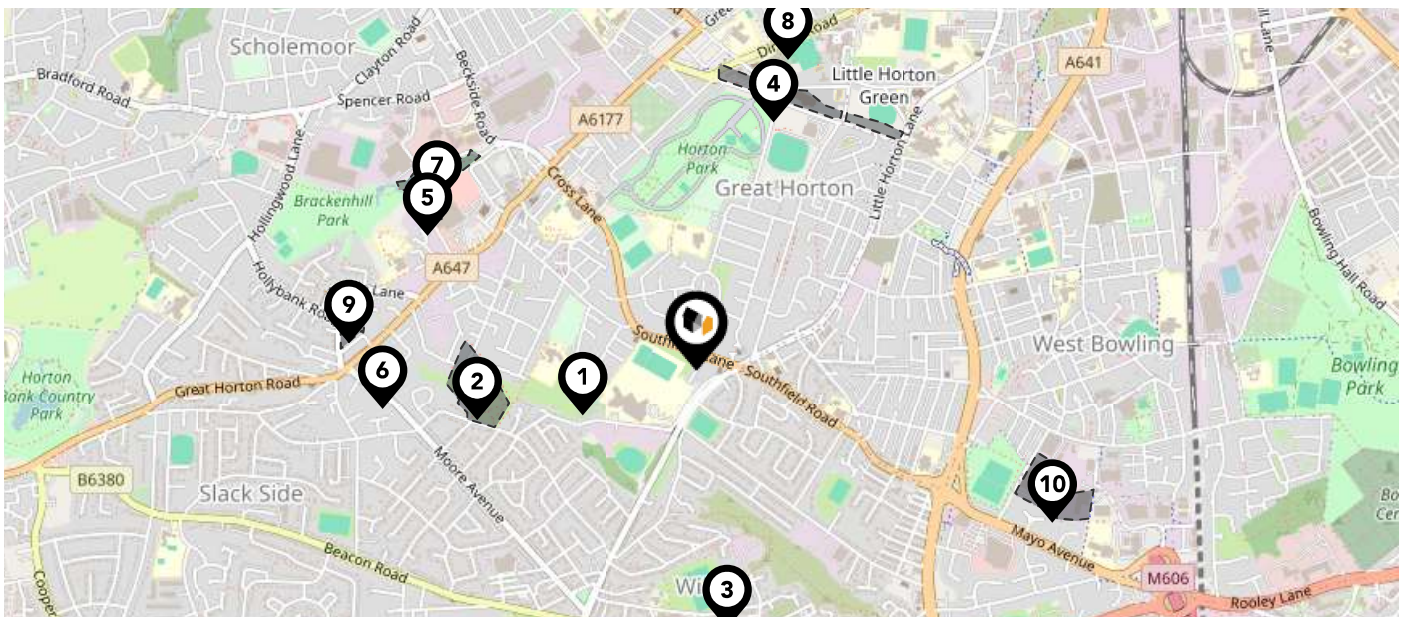
- 1 South and West Yorkshire Green Belt - Bradford
- 2 South and West Yorkshire Green Belt - Leeds
- 3 South and West Yorkshire Green Belt - Calderdale
- 4 South and West Yorkshire Green Belt - Harrogate
- 5 South and West Yorkshire Green Belt - Kirklees
- 6 Merseyside and Greater Manchester Green Belt - Rochdale
- 7 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.



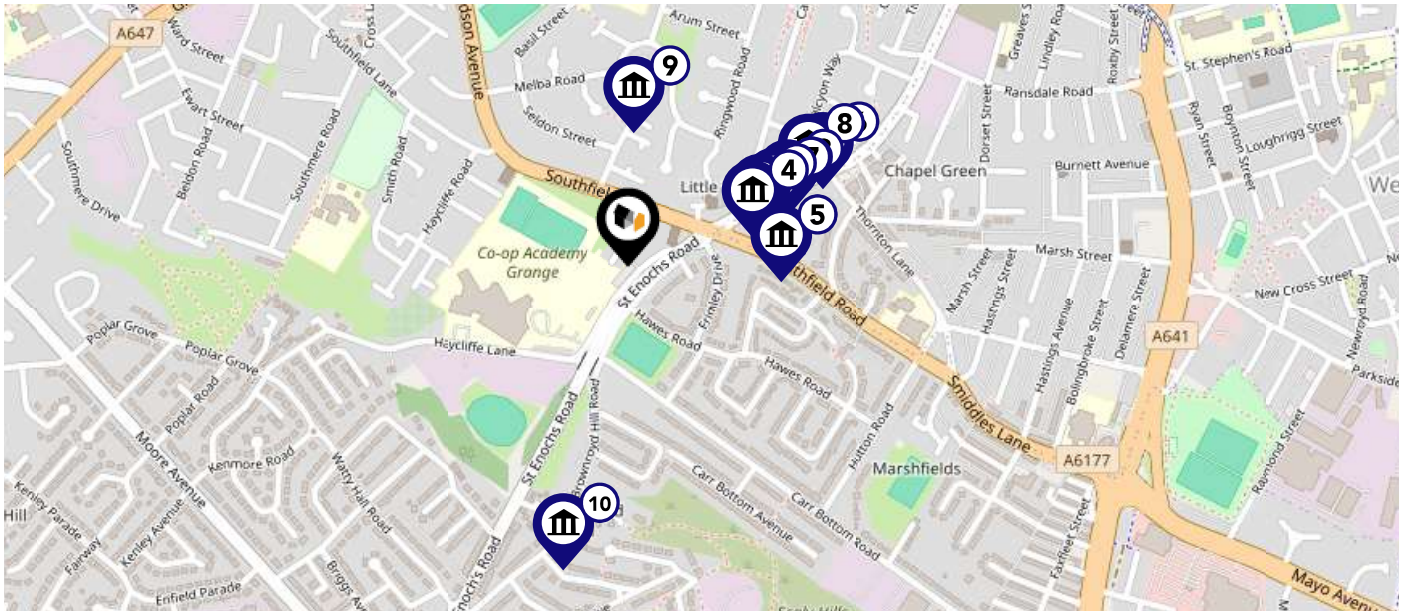
Nearby Landfill Sites

1	Haycliffe Road-Clover Street, Bradford	Historic Landfill
2	Tip at Beldon Road-Bradford, West Yorkshire	Historic Landfill
3	Wibsey School-Playing Fields, Northfield Road, Wibsey	Historic Landfill
4	Horton Park Depot-Horton Park Avenue, Bradford	Historic Landfill
5	Havelock Street-Upper Green, Great Horton	Historic Landfill
6	Valley Fields-Bounded by Moore View and Moore Avenue, Bradford	Historic Landfill
7	Disused Railway Cutting-Off Becksie Road, Westcroft Road, Great Horton, Bradford	Historic Landfill
8	Land at Dirkhill Road-Bradford, West Yorkshire	Historic Landfill
9	Hollybank Road/Bartle Lane-Great Horton, Bradford	Historic Landfill
10	Raymond Street-Bradford, West Yorkshire	Historic Landfill

Maps

Listed Buildings

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



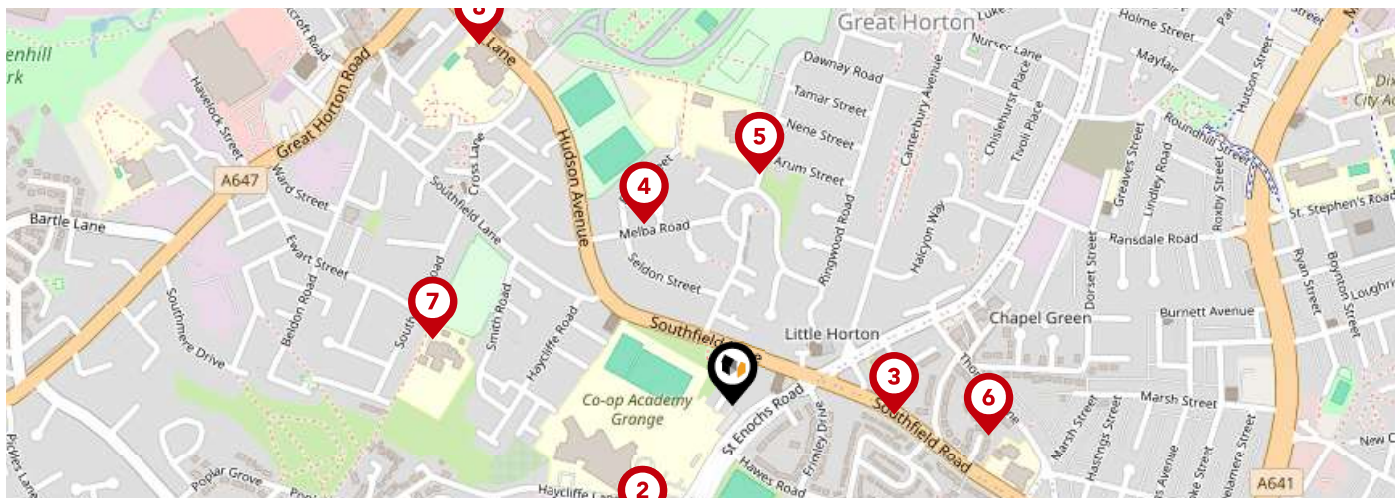
Listed Buildings in the local district

Grade Distance

	1133024 - 824-830, Little Horton Lane Bd5	Grade II	0.2 miles
	1133025 - 840-848 Little Horton Lane Bd5	Grade II	0.2 miles
	1314468 - 808-822, Little Horton Lane Bd5	Grade II	0.2 miles
	1314469 - 850, Little Horton Lane Bd5	Grade II	0.2 miles
	1133249 - Church Of St Oswald	Grade II	0.2 miles
	1314386 - 13-15, Farside Green	Grade II	0.2 miles
	1208050 - 832-838, Little Horton Lane Bd5	Grade II	0.2 miles
	1107906 - 16-24, Farside Green	Grade II	0.2 miles
	1314517 - 56, 60, 62 And 66, Quaker Lane	Grade II	0.2 miles
	1314360 - 3, Brownroyd Hill Road (see Details For Further Address Information)	Grade II	0.3 miles

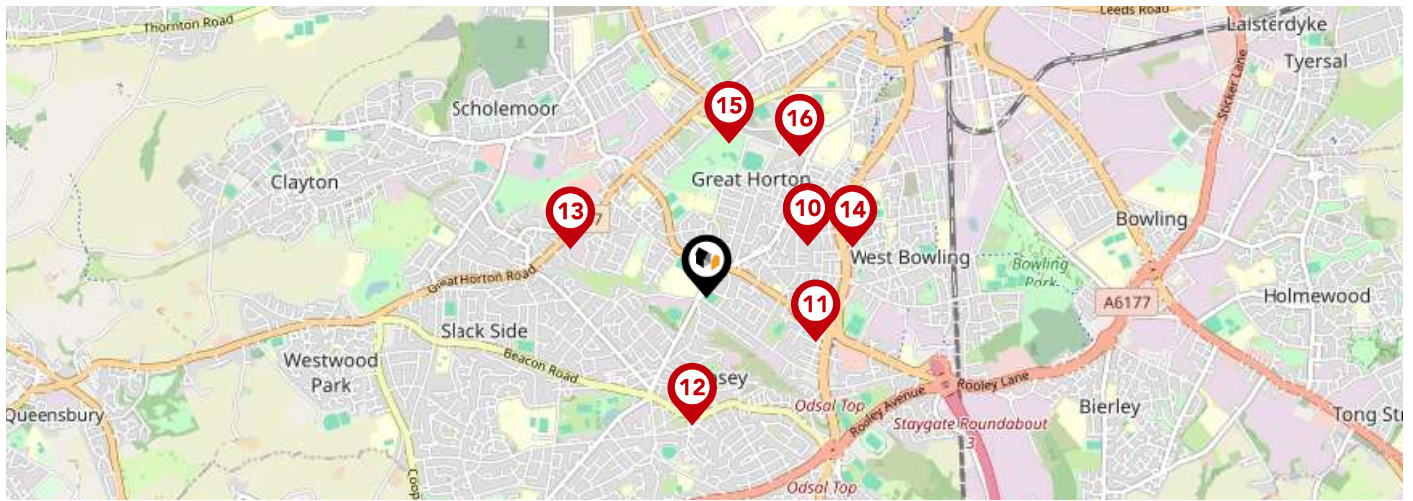
Area Schools









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	Nursery	Primary	Secondary	College	Private
<p>1 Co-op Academy Southfield Ofsted Rating: Good Pupils: 325 Distance:0.17</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Co-op Academy Grange Ofsted Rating: Serious Weaknesses Pupils: 1450 Distance:0.17</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Eternal Light Ofsted Rating: Not Rated Pupils: 164 Distance:0.18</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Canterbury Nursery School and Centre for Children and Families Ofsted Rating: Outstanding Pupils: 160 Distance:0.22</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Horton Park Primary School Ofsted Rating: Good Pupils: 421 Distance:0.25</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Marshfield Primary Ofsted Rating: Good Pupils: 445 Distance:0.28</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Southmere Primary Academy Ofsted Rating: Good Pupils: 375 Distance:0.33</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 St Oswald's Church of England Primary Academy Ofsted Rating: Requires improvement Pupils: 441 Distance:0.48</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

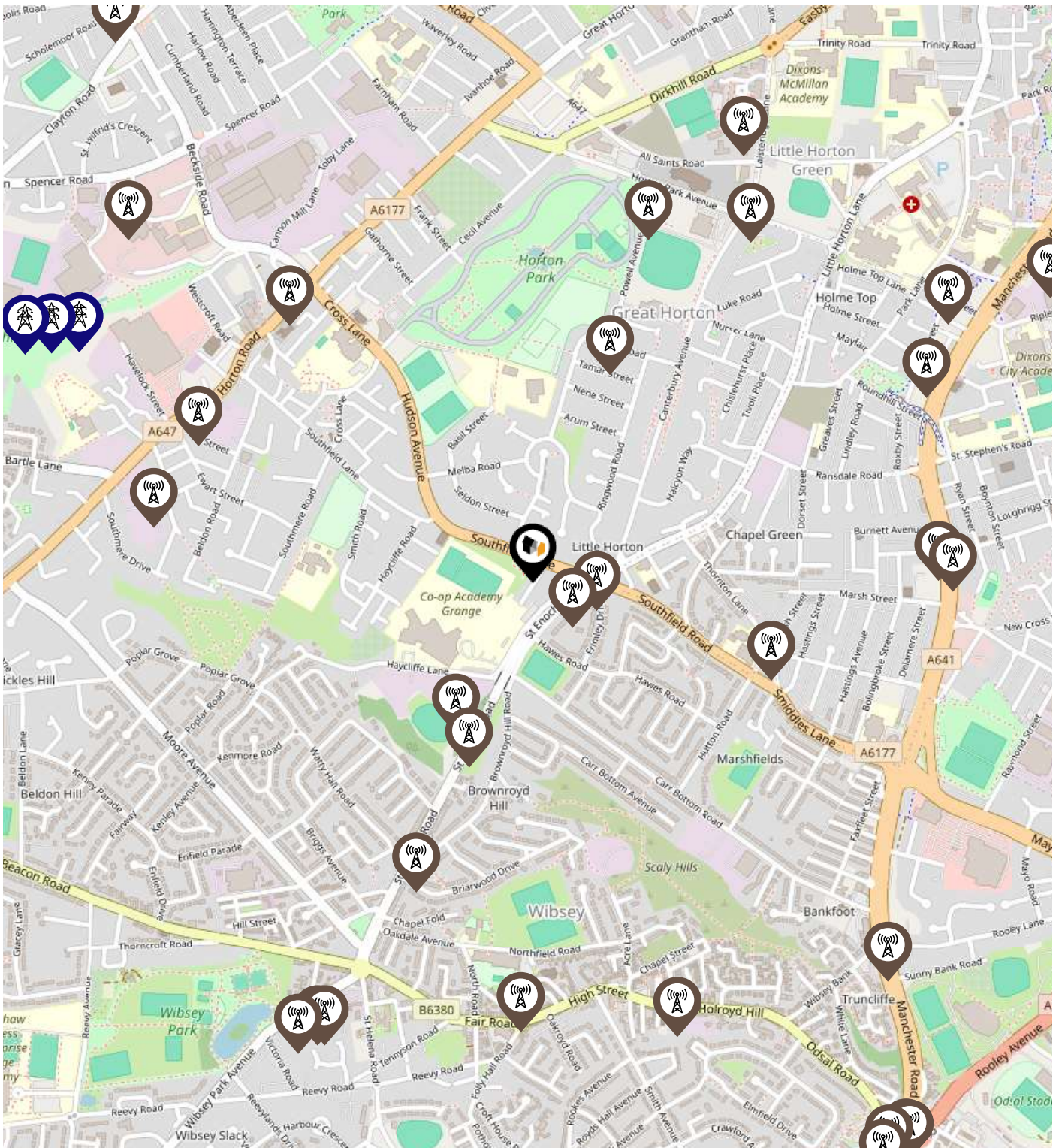
Area Schools





		Nursery	Primary	Secondary	College	Private
	Crystal Gardens Primary School Ofsted Rating: Outstanding Pupils: 139 Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Eden Springs Girls Secondary Ofsted Rating: Good Pupils: 115 Distance:0.5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bankfoot Primary School Ofsted Rating: Requires improvement Pupils: 266 Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Wibsey Primary School Ofsted Rating: Good Pupils: 684 Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Brackenhill Primary School Ofsted Rating: Good Pupils: 459 Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Newby Primary School Ofsted Rating: Good Pupils: 450 Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Copthorne Primary School Ofsted Rating: Outstanding Pupils: 524 Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	All Saints CofE Primary School Ofsted Rating: Good Pupils: 657 Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons

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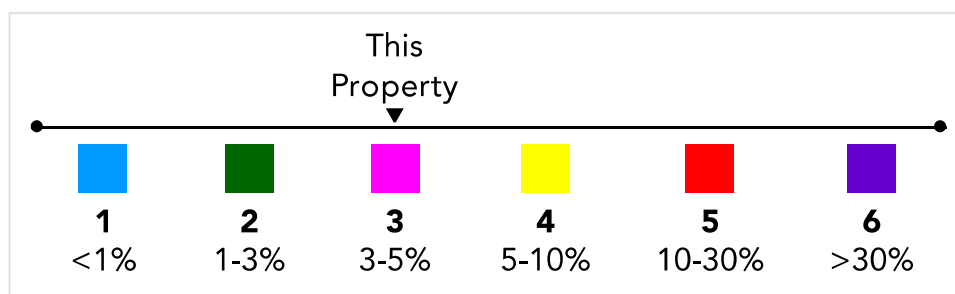
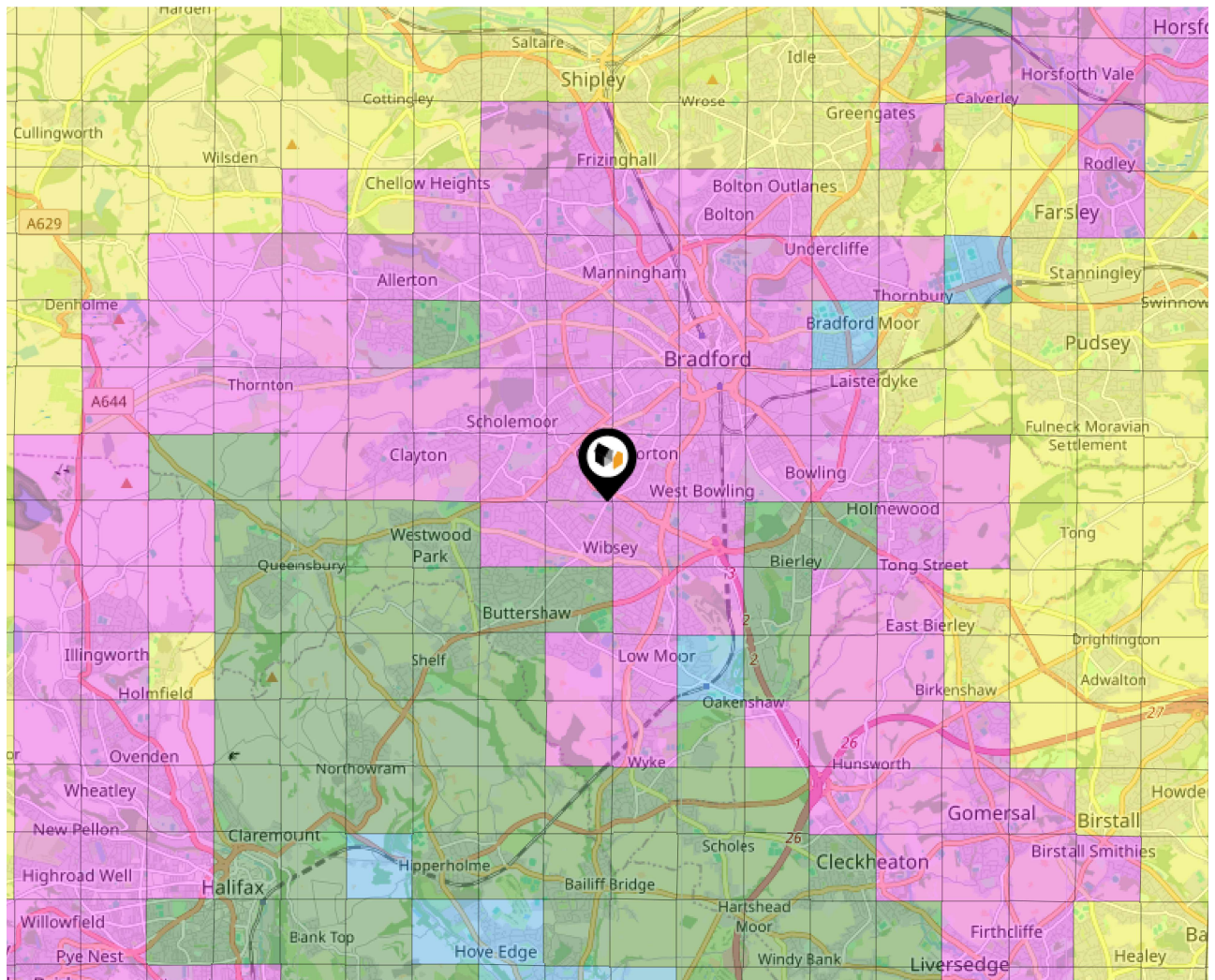


Key:

-  Power Pylons
-  Communication Masts

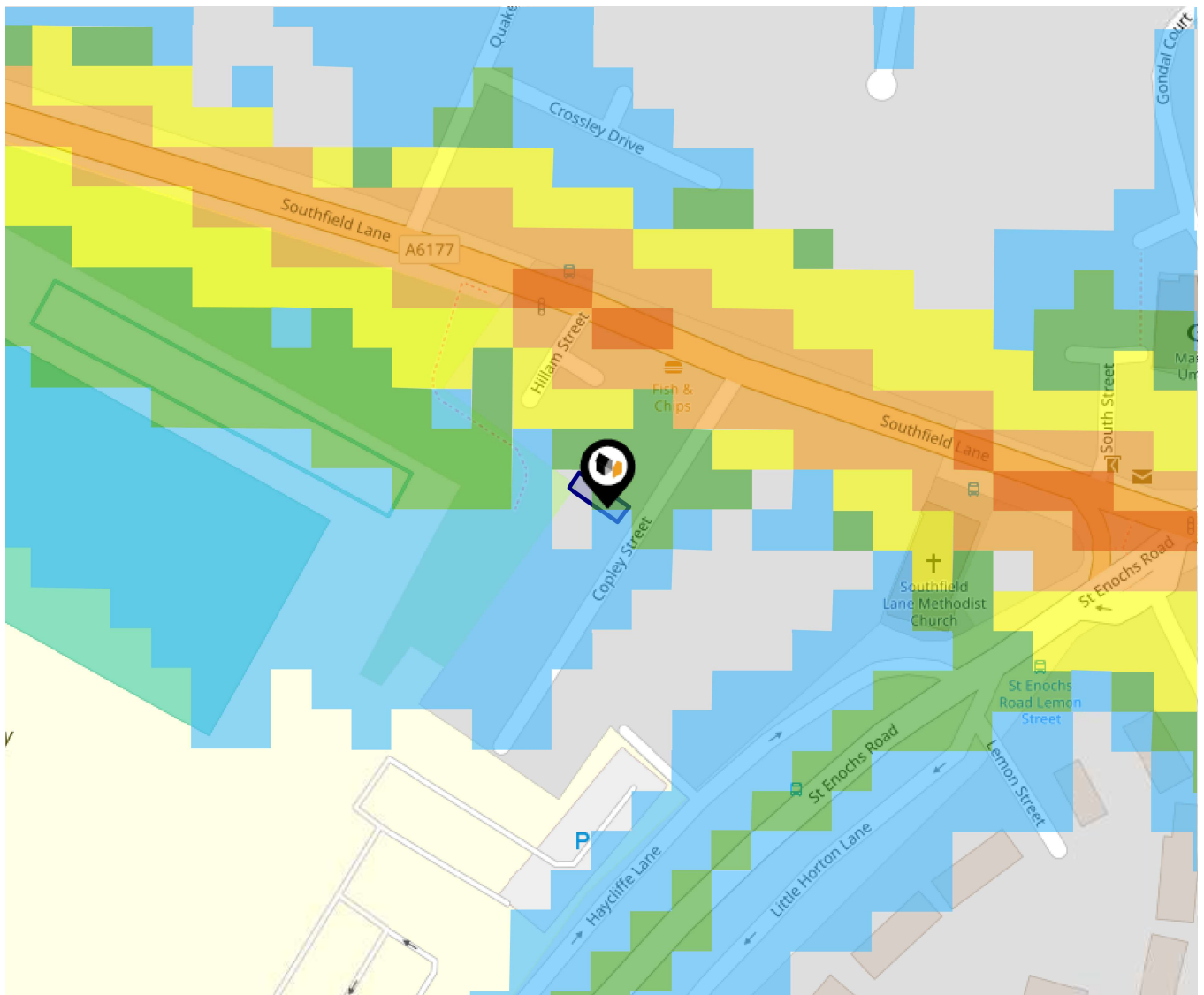
What is Radon?

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).



Local Area Road Noise

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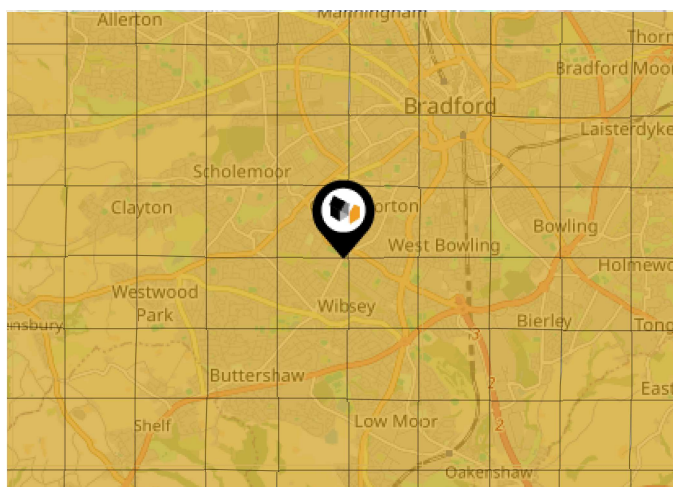


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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		

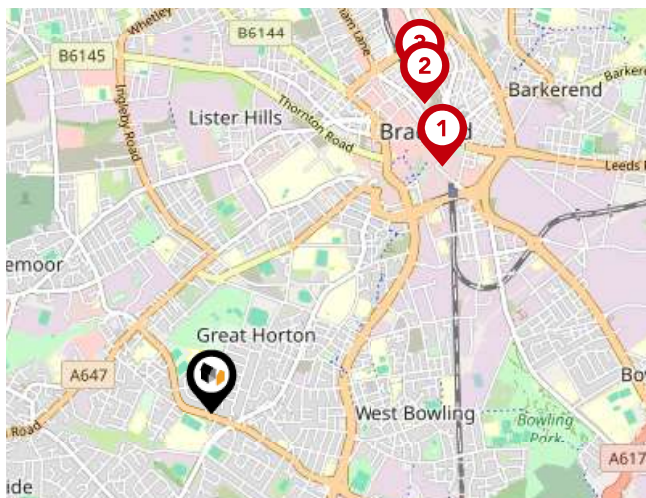


Primary Classifications (Most Common Clay Types)

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

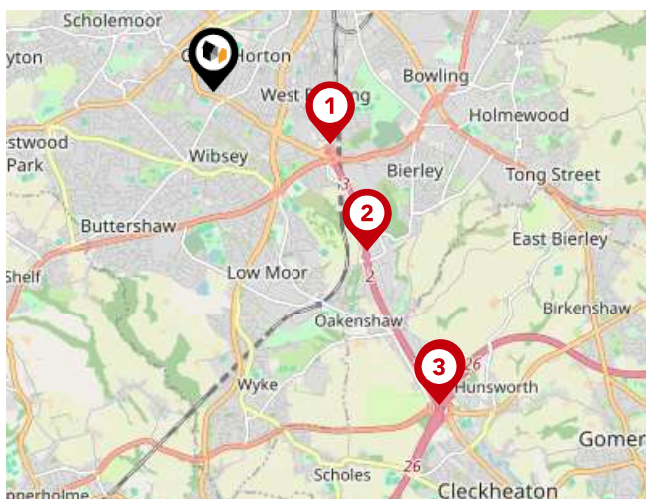
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Bradford Interchange Rail Station	1.48 miles
2	Bradford Foster Square Rail Station	1.64 miles
3	Bradford Foster Square Rail Station	1.72 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M606 J3	1.12 miles
2	M606 J2	1.95 miles
3	M62 J26	3.39 miles
4	M606 J1	3.38 miles
5	M62 J25	5.61 miles

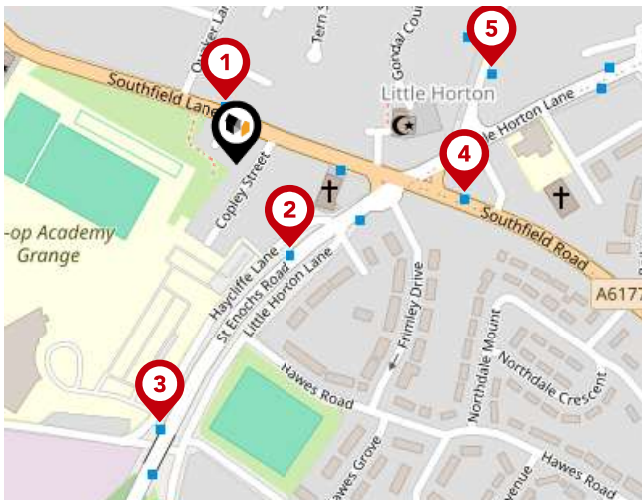


Airports/HELIPADS

Pin	Name	Distance
1	Leeds Bradford Airport	7.95 miles
2	Manchester Airport	35.03 miles
3	Finningley	37.41 miles
4	Highfield	51.78 miles

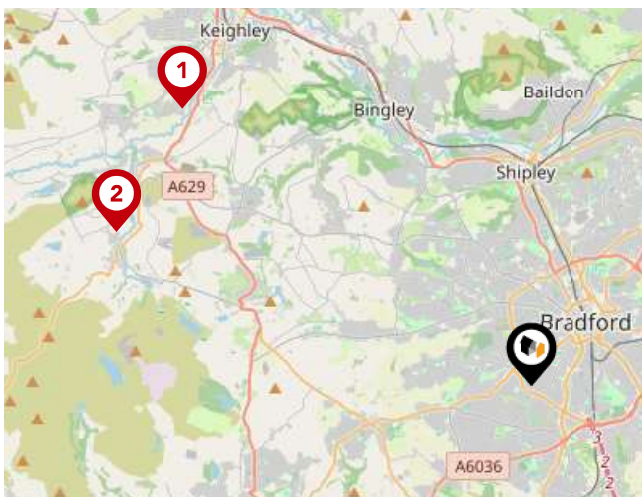
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Southfield Lane Hillam St	0.04 miles
2	St Enoch's Road	0.05 miles
3	St Enoch's Rd Bridge	0.15 miles
4	Southfield Lane Methodist Ch	0.13 miles
5	Canterbury Ave Little Horton Lane	0.15 miles



Local Connections

Pin	Name	Distance
1	Damems (Keighley & Worth Valley Railway)	7.79 miles
2	Oxenhope (Keighley & Worth Valley Railway)	7.74 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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