



# KPF: Key Property Facts

An Analysis of This Property & The Local Area

**Wednesday 17<sup>th</sup> December 2025**



**7, BAINBRIDGE DRIVE, SELBY, YO8 4QN**

## Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

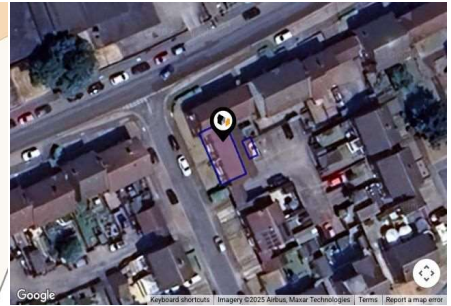
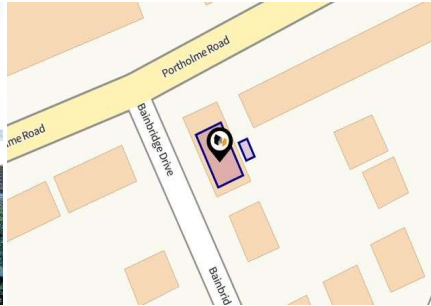
[louise.bugeja@landwoodgroup.com](mailto:louise.bugeja@landwoodgroup.com)

<https://landwoodgroup.com/>



# Property Overview

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## Property

Type:	Semi-Detached	Last Sold Date:	02/12/2005
Bedrooms:	3	Last Sold Price:	£54,000
Floor Area:	419 ft <sup>2</sup> / 39 m <sup>2</sup>	Last Sold £/ft <sup>2</sup> :	£128
Plot Area:	0.02 acres	Tenure:	Leasehold
Council Tax :	Band A	Start Date:	16/08/1984
Annual Estimate:	£1,612	End Date:	01/06/2082
Title Number:	NYK338003	Lease Term:	99 years from 1 June 1983
UPRN:	100050511239	Term Remaining:	56 years

## Local Area

Local Authority:	North yorkshire
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Low
• Surface Water	Low

### Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

19	80	1000
mb/s	mb/s	mb/s

### Mobile Coverage:

(based on calls indoors)



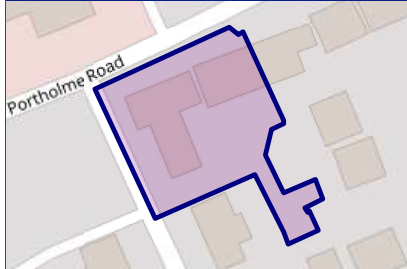
### Satellite/Fibre TV Availability:



# Property Multiple Title Plans

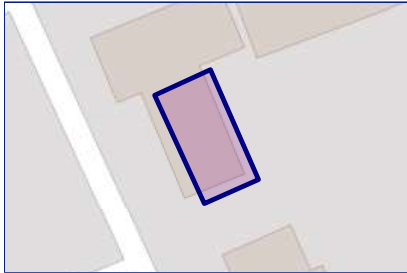
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## Freehold Title Plan



**NYK506236**

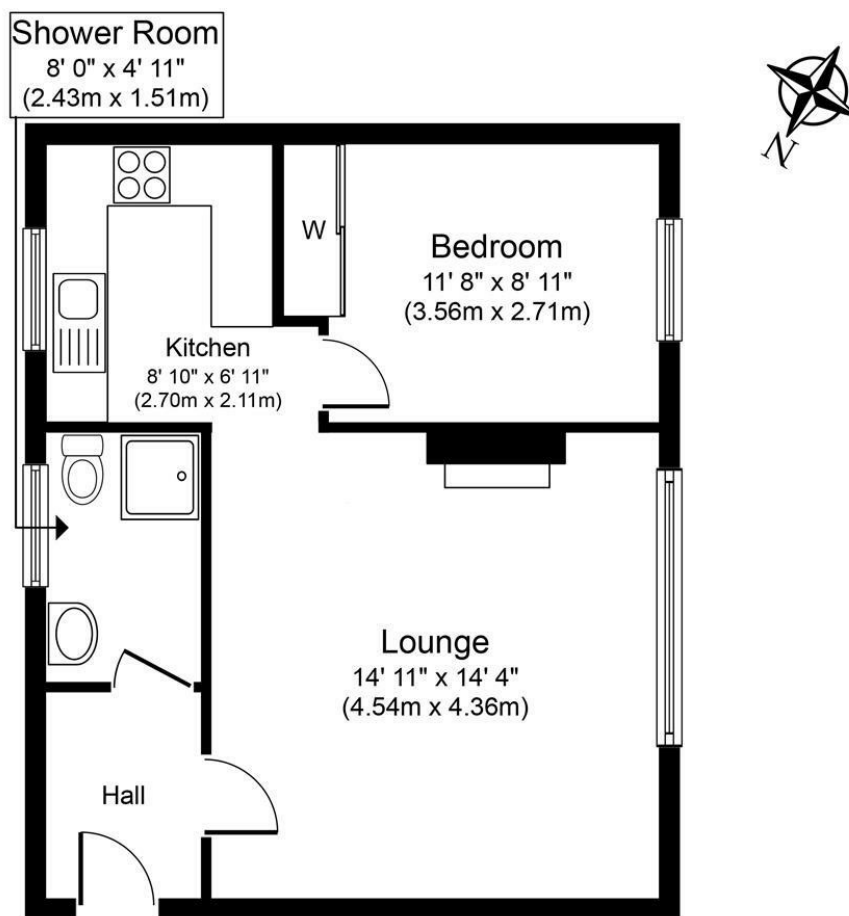
## Leasehold Title Plan



**NYK338003**

Start Date: 16/08/1984  
End Date: 01/06/2082  
Lease Term: 99 years from 1 June 1983  
Term Remaining: 56 years

## 7, BAINBRIDGE DRIVE, SELBY, YO8 4QN



Approximate Floor Area  
472 sq. ft.  
(43.9 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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# Property EPC - Certificate

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7 Bainbridge Drive SELBY YO8 4QN		Energy rating <b>C</b>	
Valid until 06.05.2034		Certificate number 0340-2123-1350-2704-7761	
Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	73   c	73   c
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

# Property

## EPC - Additional Data

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### Additional EPC Data

<b>Property Type:</b>	Top-floor flat
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Cavity wall as built insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched 150 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators mains gas
<b>Main Heating Controls:</b>	Programmer room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 83% of fixed outlets
<b>Floors:</b>	(another dwelling below)
<b>Total Floor Area:</b>	39 m <sup>2</sup>

# 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.

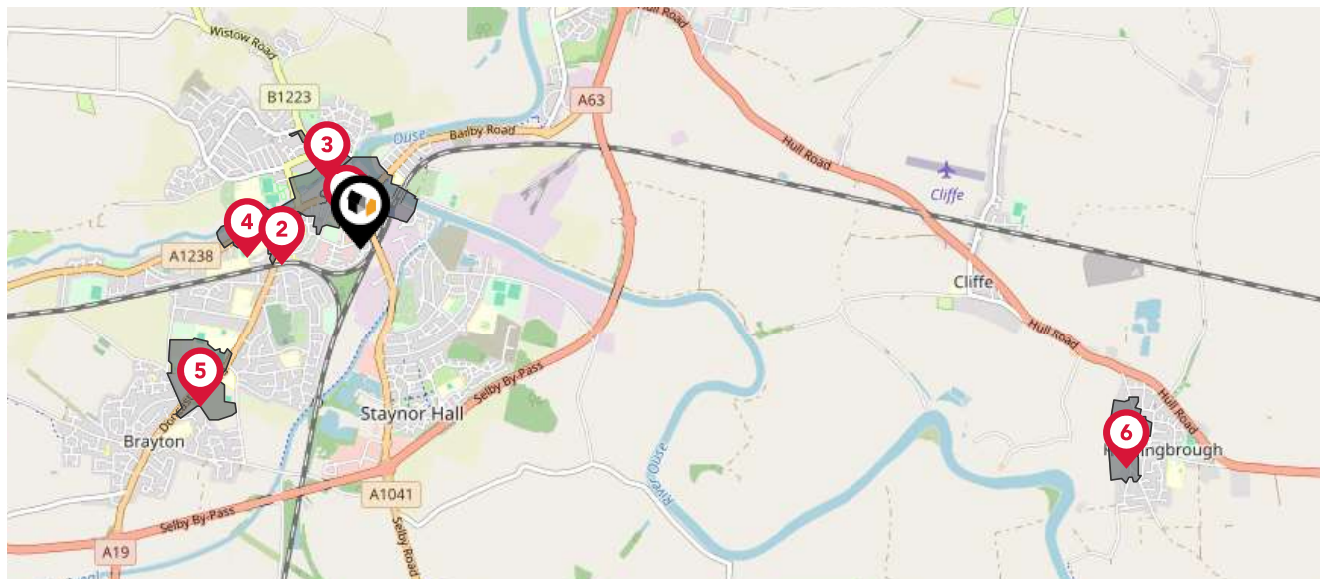
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

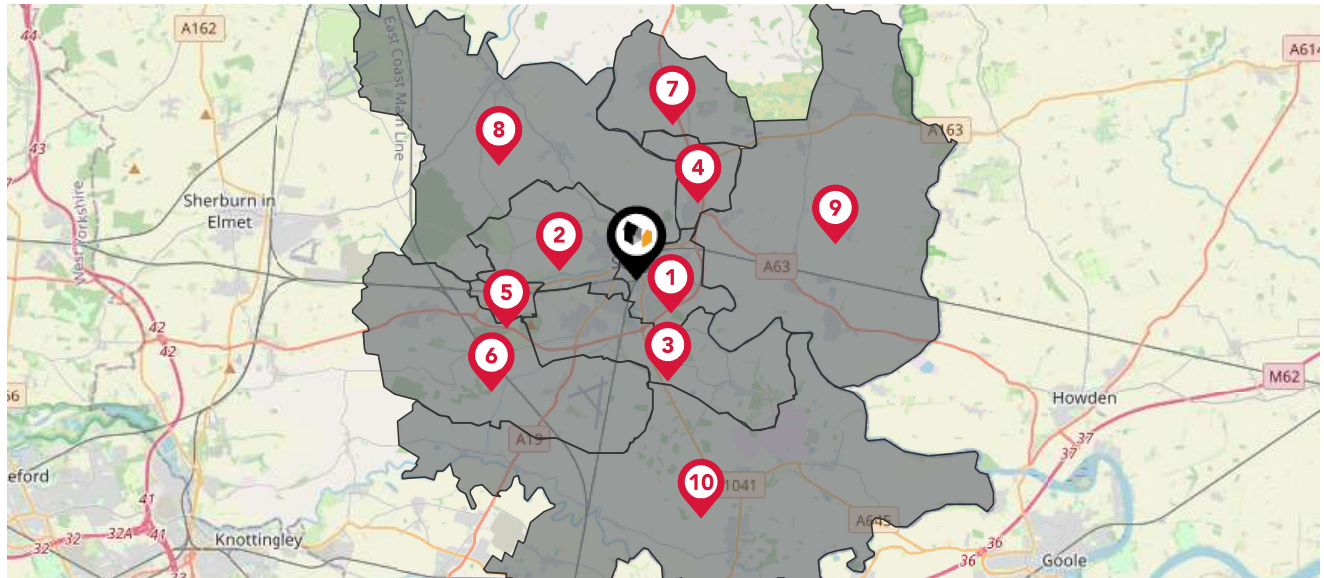
- 1 Selby Town
- 2 Armoury Road and Brook Street
- 3 Millgate
- 4 Leeds Road
- 5 Brayton
- 6 Hemmingbrough

# 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



Selby East Ward



Selby West Ward



Brayton Ward



Barlby Village Ward



Thorpe Willoughby Ward



Hambleton Ward



Riccall Ward



Cawood & Wistow Ward



Derwent Ward



Camblesforth & Carlton Ward

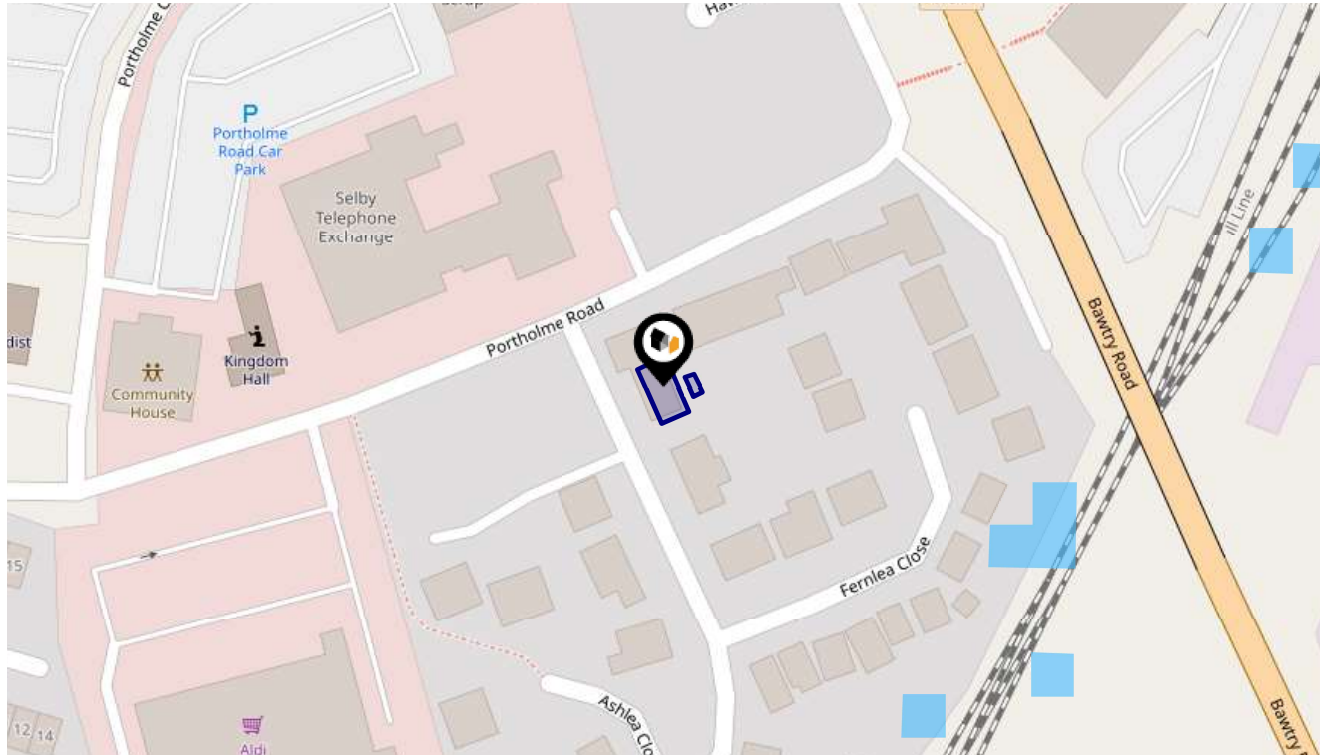


# Maps

## Rail Noise

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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	

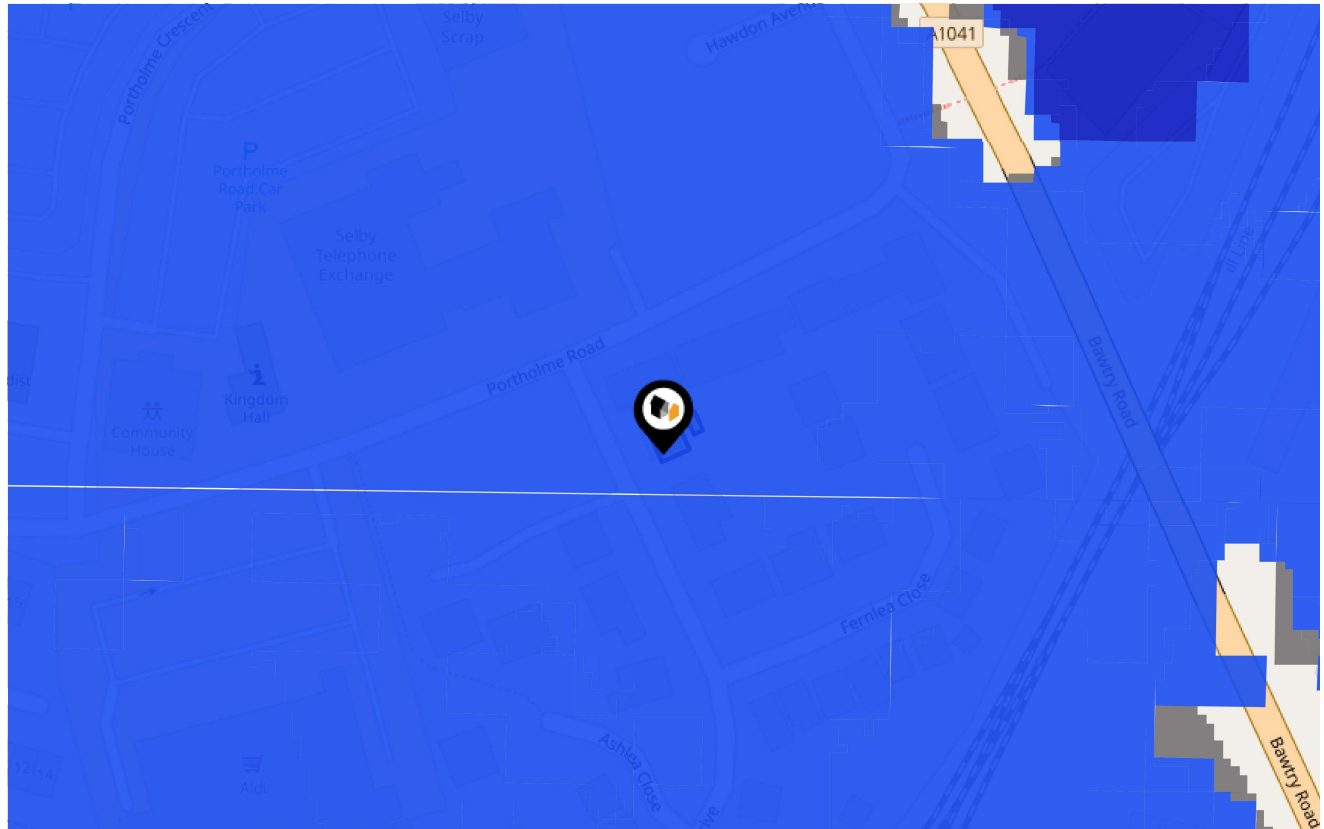


# Flood Risk

## 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: 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:

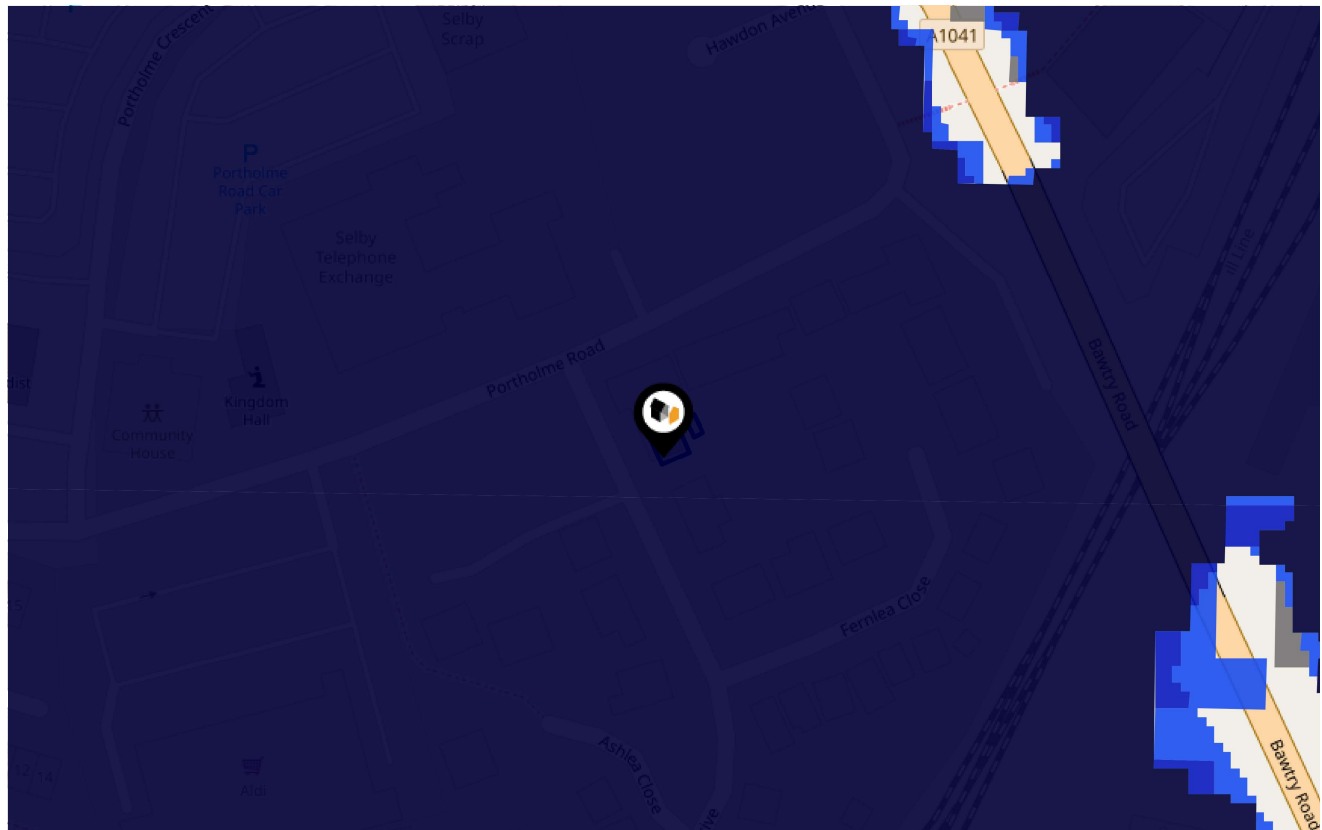


# Flood Risk

## Rivers & Seas - Climate Change

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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.

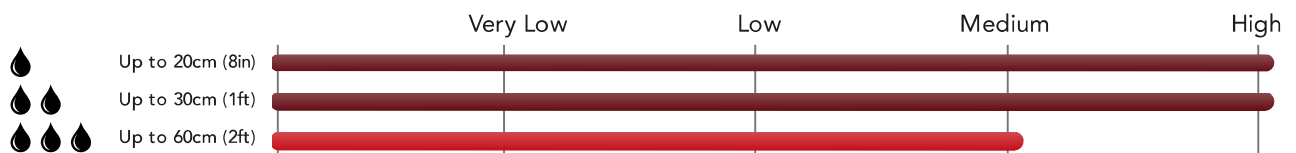


Risk Rating: High

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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Chance of flooding to the following depths at this property:



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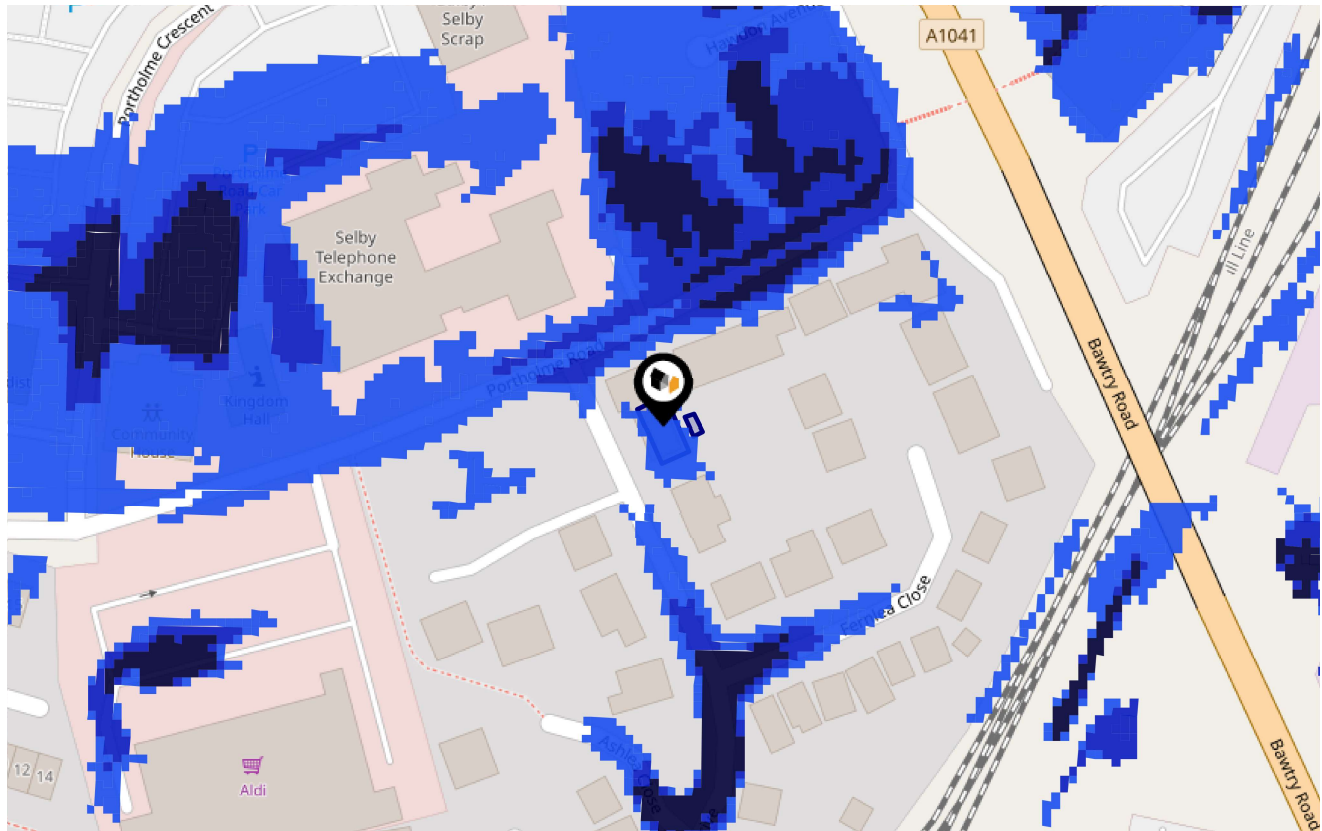
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# Flood Risk

## 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.



Risk Rating: 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:

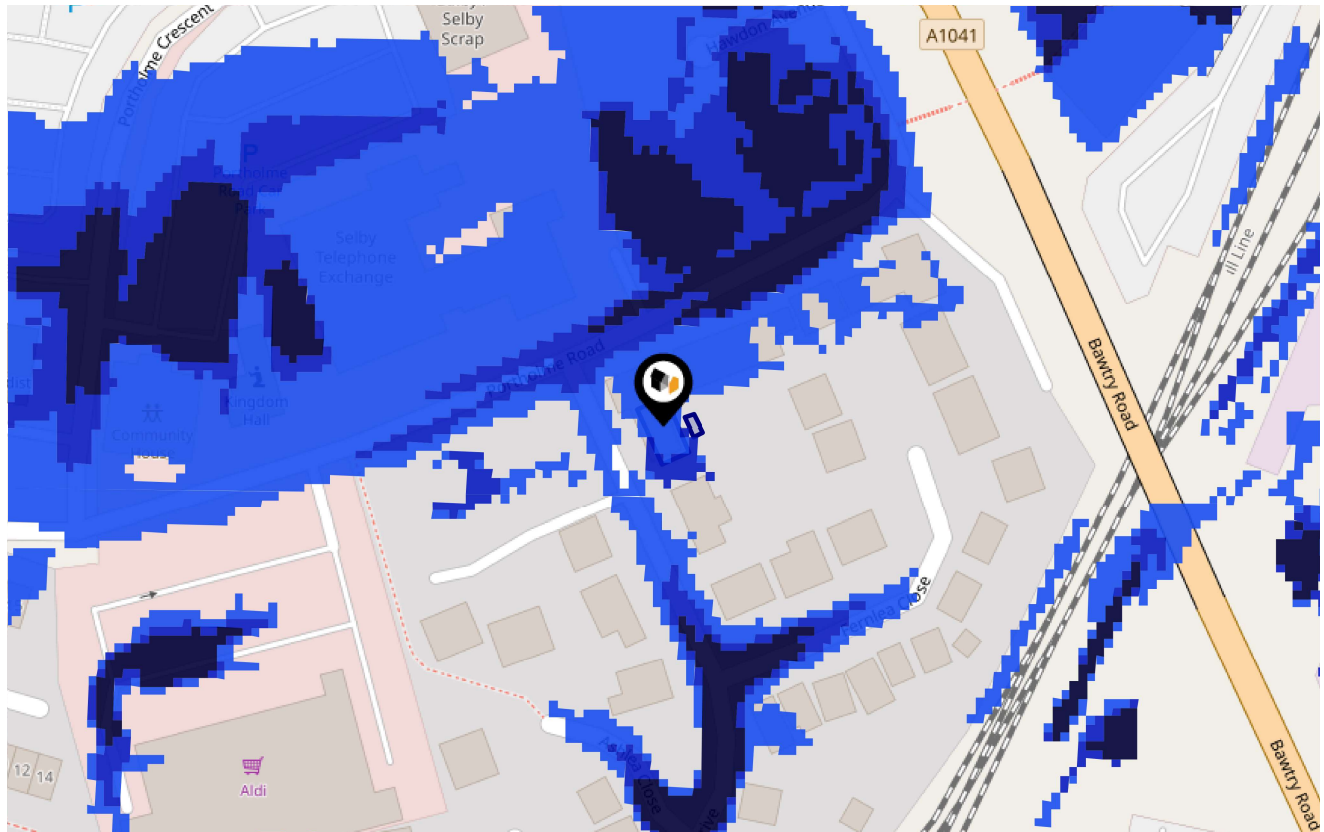


# Flood Risk

## Surface Water - Climate Change

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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.



Risk Rating: 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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Chance of flooding to the following depths at this property:



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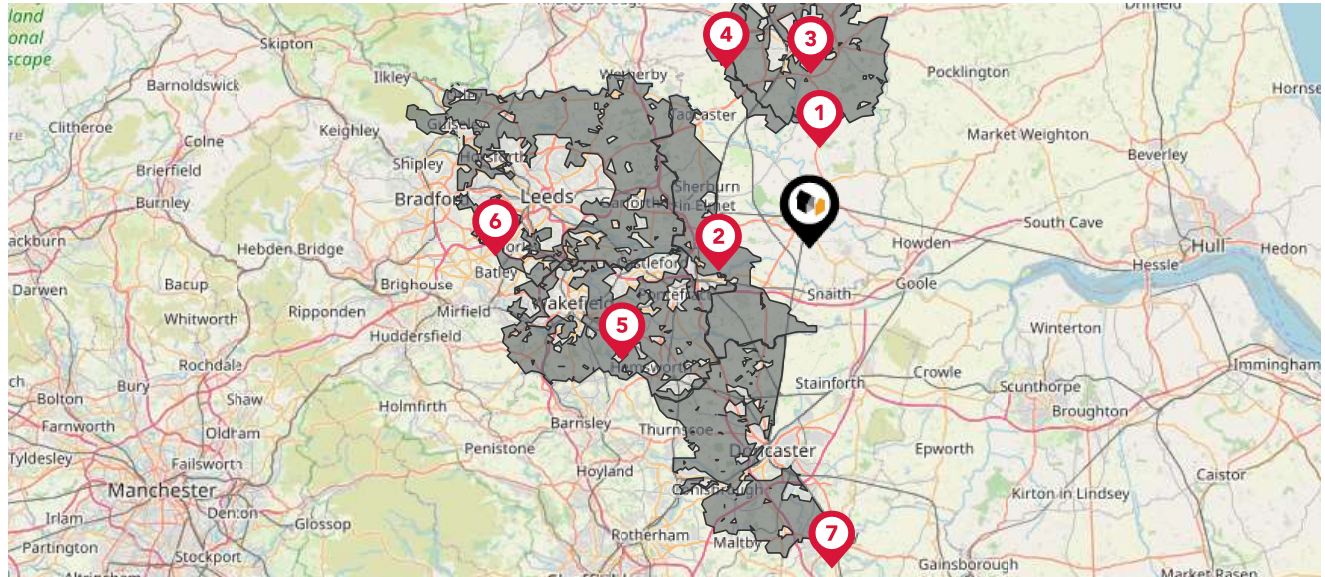


# Maps

## Green Belt

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



### Nearby Green Belt Land



York Green Belt - Selby



South and West Yorkshire Green Belt - Selby



York Green Belt - York



York Green Belt - Harrogate



South and West Yorkshire Green Belt - Wakefield



South and West Yorkshire Green Belt - Leeds



South and West Yorkshire Green Belt - Doncaster

# 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

<b>1</b>	D'Arcy Road-Selby	Historic Landfill	
<b>2</b>	Disused Clay Pits, Bawtry Road-Bawtry Road, Selby, North Yorkshire	Historic Landfill	
<b>3</b>	Bondgate-Selby, North Yorkshire	Historic Landfill	
<b>4</b>	British Sugar Corporation Lagoons-Selby, North Yorkshire	Historic Landfill	
<b>5</b>	Osgodby Rail Cutting-Osgodby, Selby, North Yorkshire	Historic Landfill	
<b>6</b>	Barlow Tipping Site-Common Lane, Barlow, Near Selby	Historic Landfill	
<b>7</b>	Turnhead Lodge Farm-Barlby, Selby, North Yorkshire	Historic Landfill	
<b>8</b>	Gypsy Corner-Wistow, Selby	Historic Landfill	
<b>9</b>	Wiston Sandholes-Lorry Lane, Cawood, Selby, North Yorkshire	Historic Landfill	
<b>10</b>	Gateforth New Road-Gatesforth, Selby, North Yorkshire	Historic Landfill	

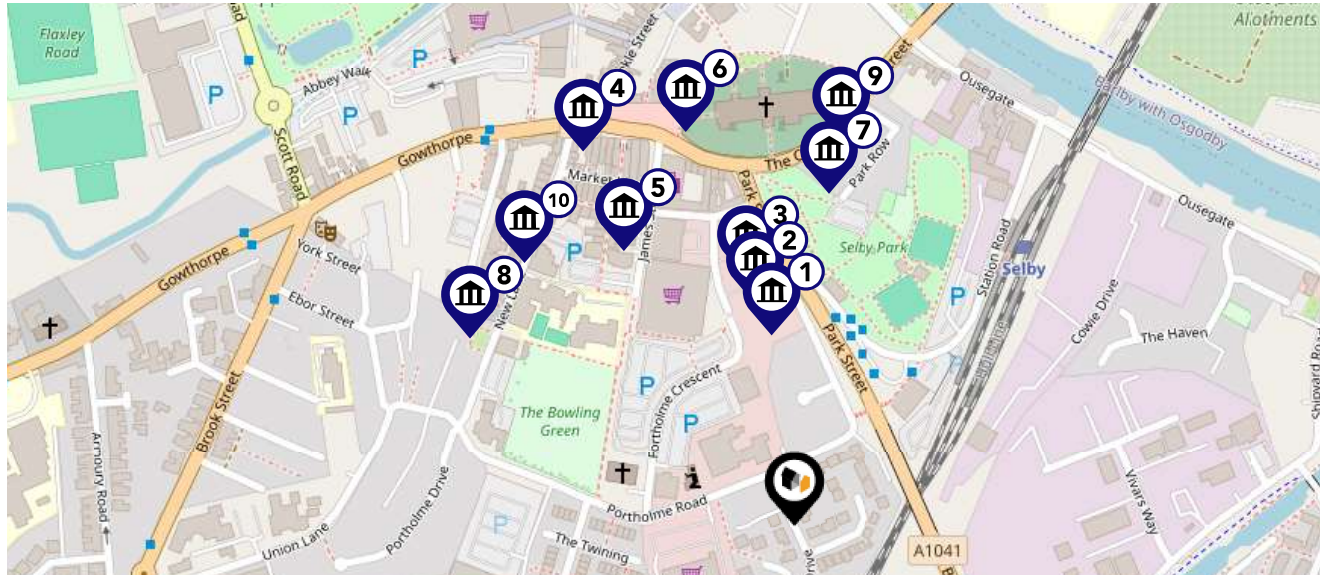












# Maps

## Listed Buildings

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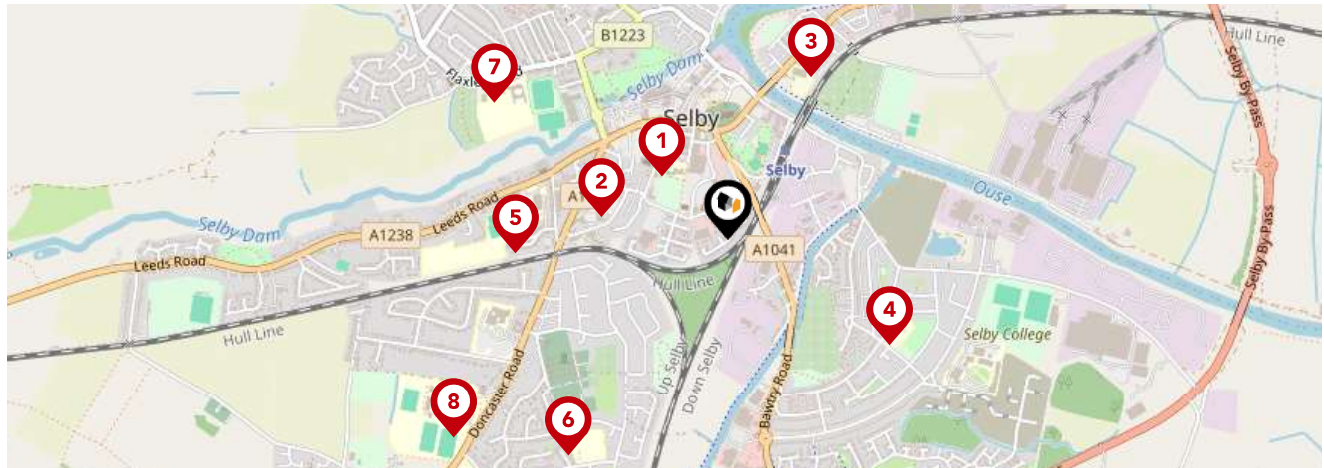
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1132530 - The Lodge	Grade II	0.1 miles
 1132529 - The Museum Hall	Grade II	0.1 miles
 1167612 - 4-12, Park Street	Grade II	0.1 miles
 1132577 - 2, Gowthorpe	Grade II	0.2 miles
 1365811 - Wesleyan Methodist Church	Grade II	0.2 miles
 1132583 - 2, 3 And 4, Abbey Place	Grade II	0.2 miles
 1167092 - 6, The Crescent	Grade II	0.2 miles
 1167630 - Church Of St James	Grade II	0.2 miles
 1296860 - 1-13 And 13a, New Street	Grade II	0.2 miles
 1132555 - Congregational Chapel And House On South Side	Grade II	0.2 miles

# Area Schools

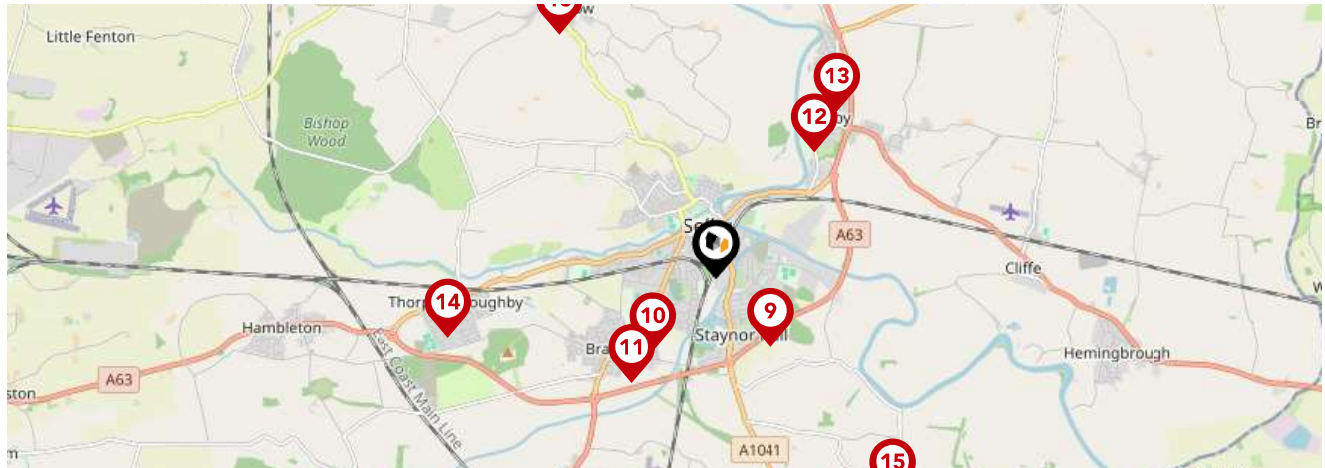
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		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Selby Abbey Church of England Voluntary Controlled Primary School</b> Ofsted Rating: Good   Pupils: 346   Distance:0.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>The Rubicon Centre</b> Ofsted Rating: Good   Pupils: 10   Distance:0.3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Barlby Bridge Community Primary School</b> Ofsted Rating: Good   Pupils: 165   Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Barwic Parade Community Primary School, Selby</b> Ofsted Rating: Requires improvement   Pupils: 208   Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Selby High School Specialist School for the Arts and Science</b> Ofsted Rating: Good   Pupils: 1150   Distance:0.49	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Selby, Longman's Hill Community Primary School</b> Ofsted Rating: Good   Pupils: 200   Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Selby Community Primary School</b> Ofsted Rating: Good   Pupils: 362   Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Brayton Academy</b> Ofsted Rating: Outstanding   Pupils: 894   Distance:0.79	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools

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		Nursery	Primary	Secondary	College	Private
	<b>Staynor Hall Primary Academy</b> Ofsted Rating: Good   Pupils: 332   Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Mary's Catholic Primary School, a Voluntary Academy</b> Ofsted Rating: Good   Pupils: 156   Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Brayton Church of England Primary School</b> Ofsted Rating: Good   Pupils: 385   Distance:1.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Barlby Community Primary School</b> Ofsted Rating: Good   Pupils: 357   Distance:1.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Barlby High School</b> Ofsted Rating: Requires improvement   Pupils: 524   Distance:1.91	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Thorpe Willoughby Community Primary School</b> Ofsted Rating: Good   Pupils: 248   Distance:2.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Barlow Church of England Voluntary Controlled Primary School</b> Ofsted Rating: Good   Pupils: 78   Distance:2.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Wistow Parochial Church of England Voluntary Controlled Primary School</b> Ofsted Rating: Good   Pupils: 126   Distance:2.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



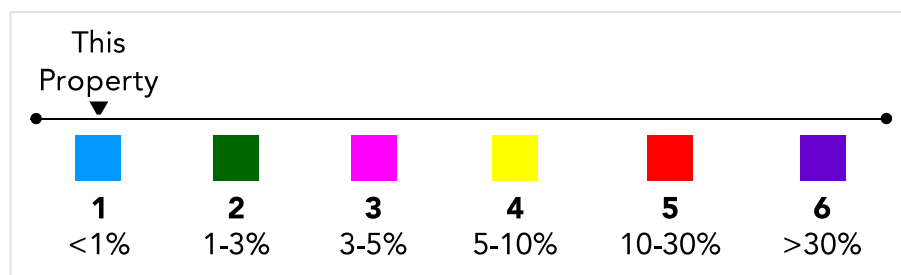
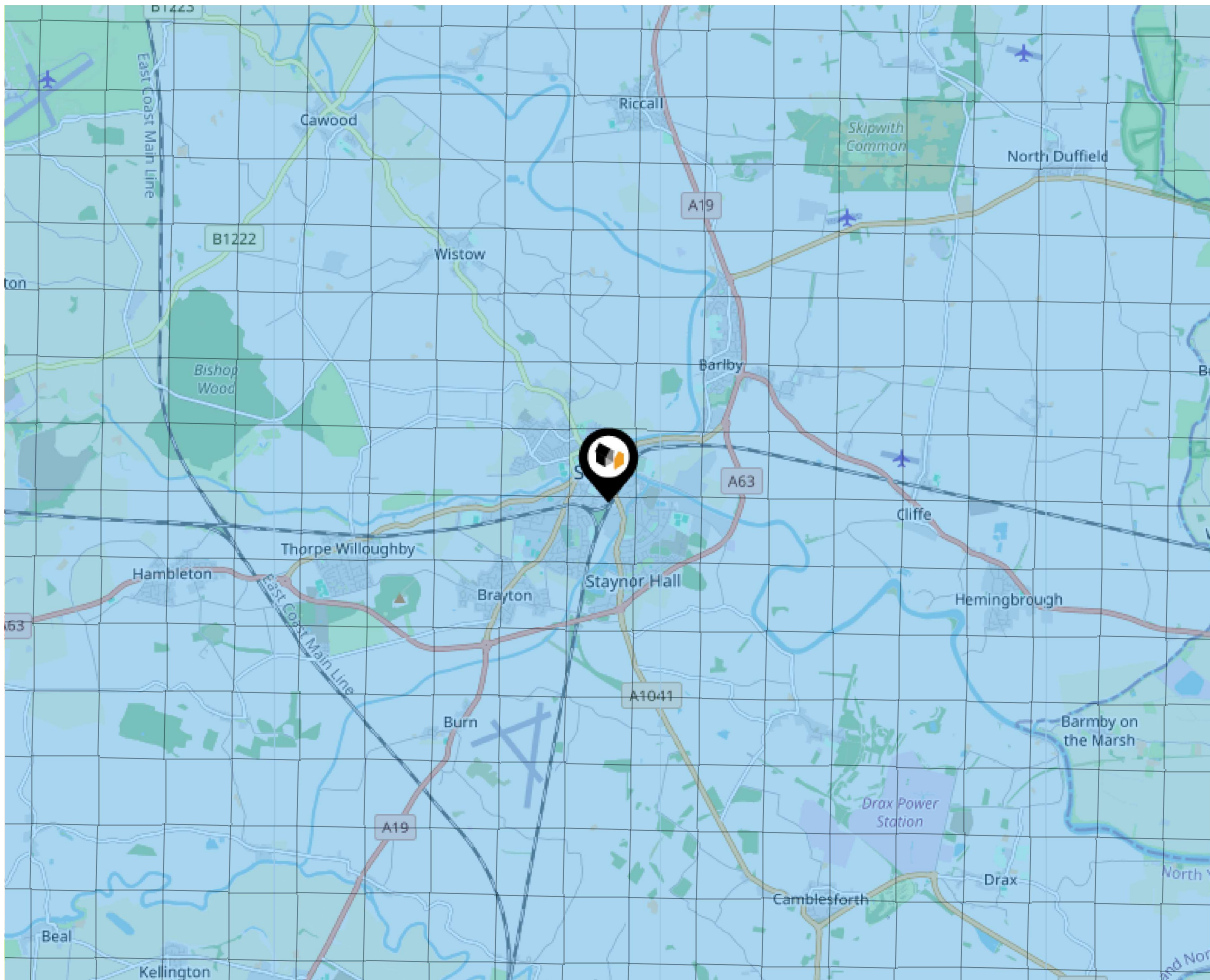
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- Power Pylons
- Communication Masts

### 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/m<sup>3</sup>).

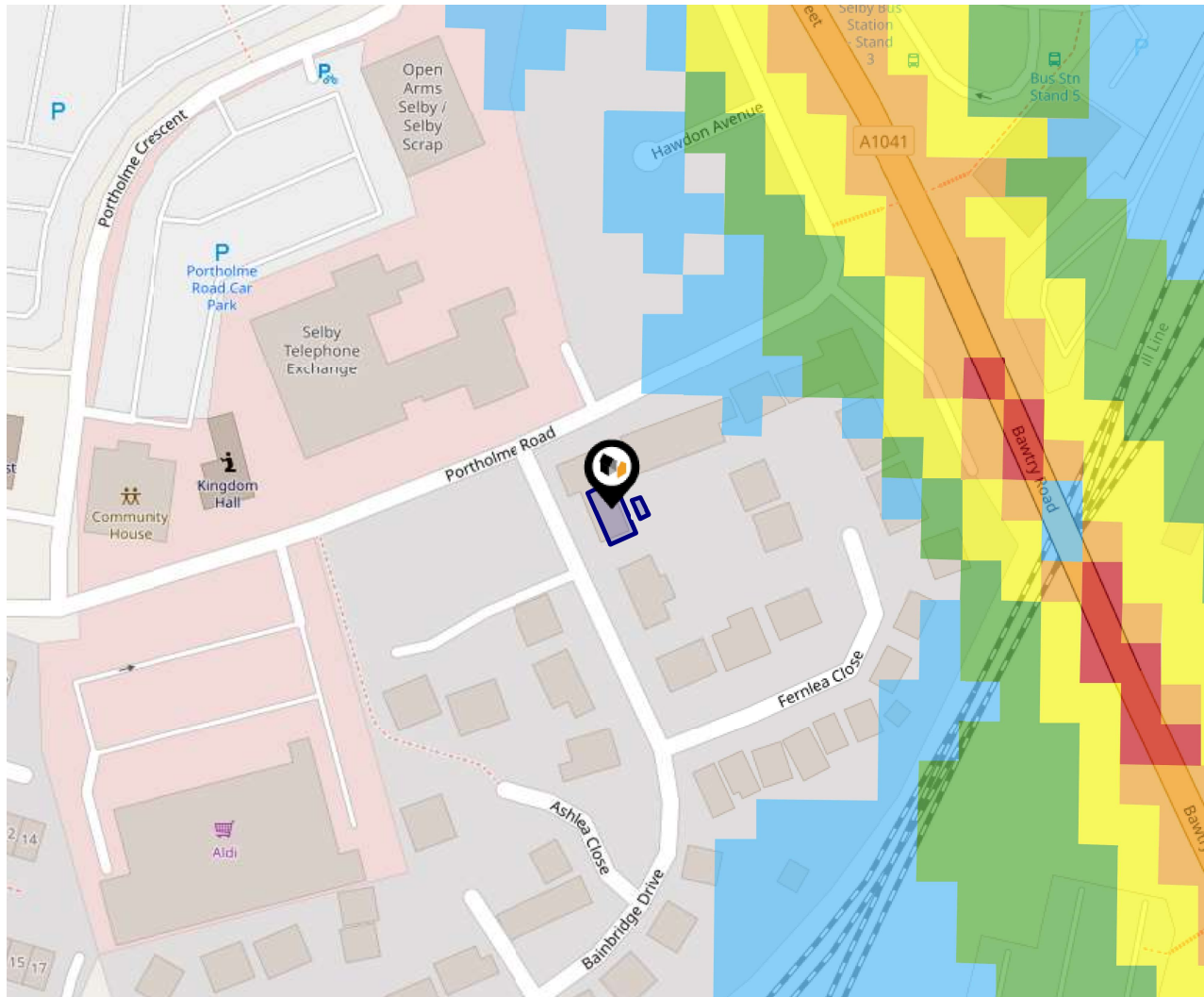




# Local Area

## Road Noise

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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.

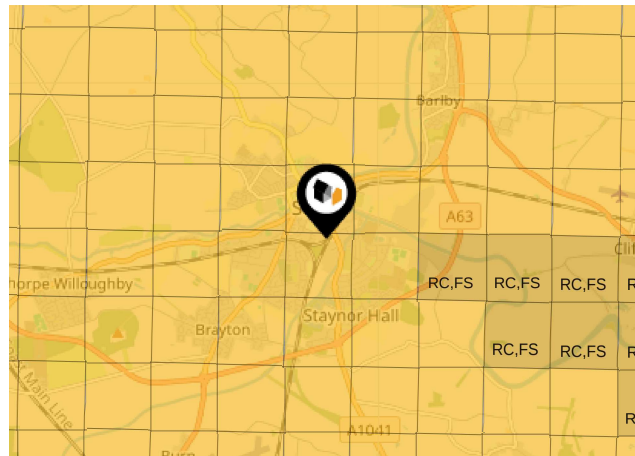
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 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)

<b>Carbon Content:</b>	UNKN	<b>Soil Texture:</b>	PEATY CLAY OR SILT
<b>Parent Material Grain:</b>	ARGILLACEOUS	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	HEAVY TO MEDIUM TO LIGHT(SILTY)		



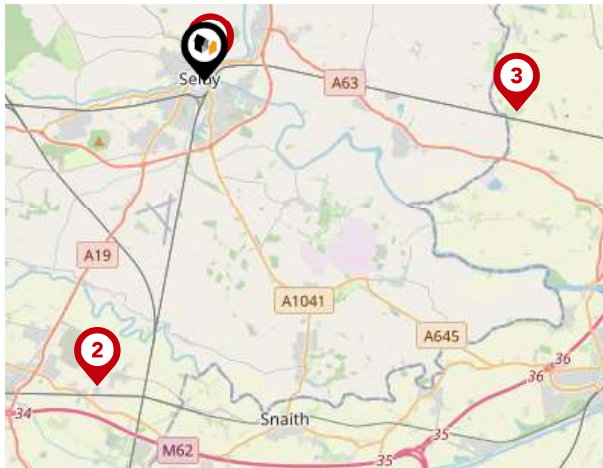
### Primary Classifications (Most Common Clay Types)

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

# Area

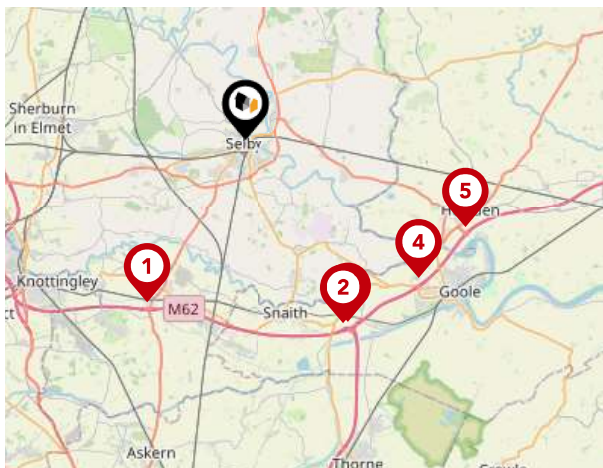
## Transport (National)

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### National Rail Stations

Pin	Name	Distance
1	Selby Rail Station	0.19 miles
2	Hensall Rail Station	6.03 miles
3	Wressle Rail Stn	5.84 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M62 J34	7.04 miles
2	M18 J7	7.73 miles
3	M62 J35	7.75 miles
4	M62 J36	8.25 miles
5	M62 J37	8.82 miles



### Airports/Helipads

Pin	Name	Distance
1	Finningley	20.89 miles
2	Leeds Bradford Airport	24.98 miles
3	Humberside Airport	32.44 miles
4	Teesside Airport	52.64 miles

## Area

# Transport (Local)

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### Bus Stops/Stations

Pin	Name	Distance
1	Bus Stn Stand 4	0.08 miles
2	Bus Stn Stand 2	0.09 miles
3	Bus Stn Stand 1	0.1 miles
4	Civic Centre	0.13 miles
5	Market Cross	0.22 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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<https://landwoodgroup.com/>

