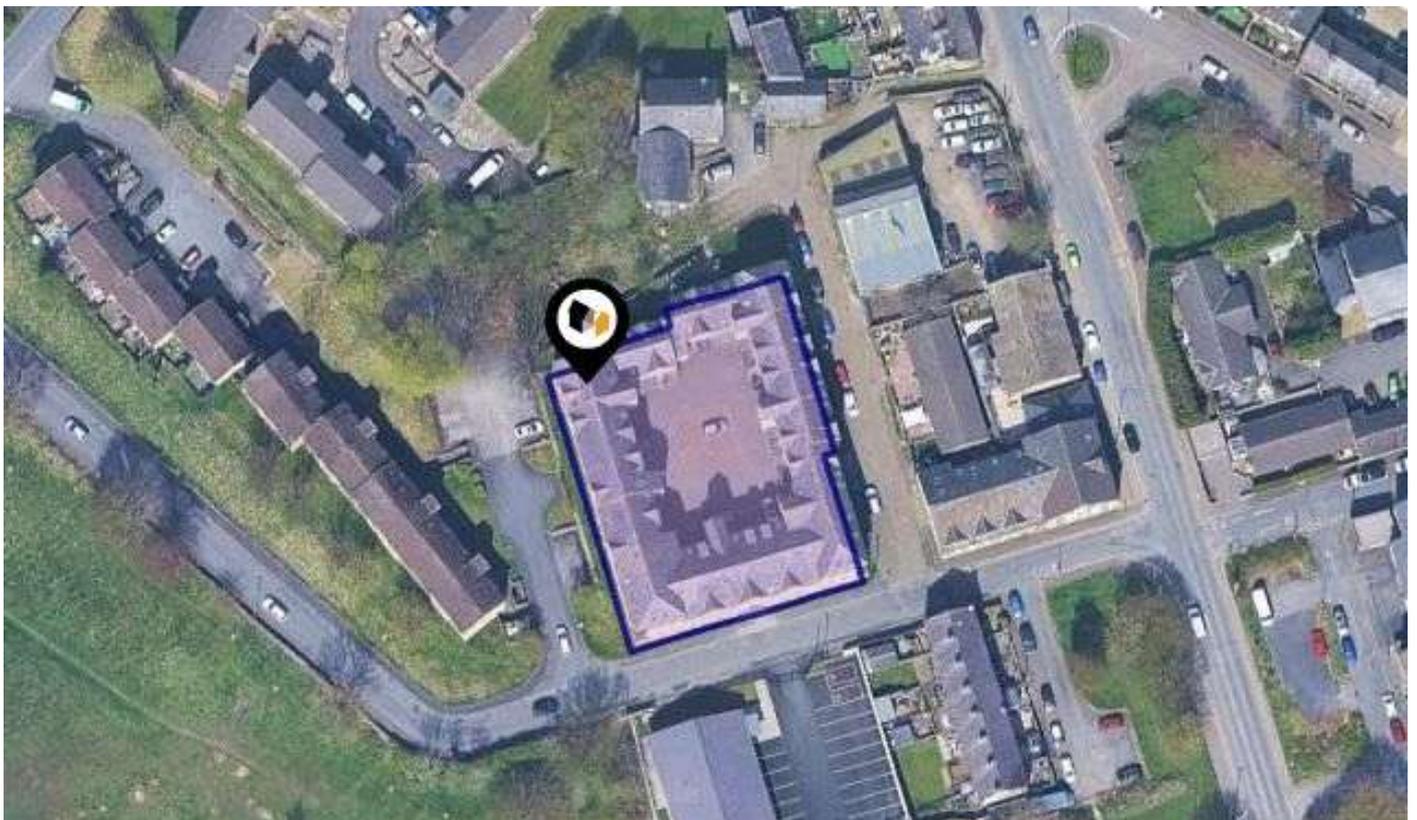




KPF: Key Property Facts

An Analysis of This Property & The Local Area
Tuesday 10th March 2026



**27 WINCHESTER COURT, WEST VIEW, BOOHTOWN,
HALIFAX, HX3 6PG**

Landwood Group

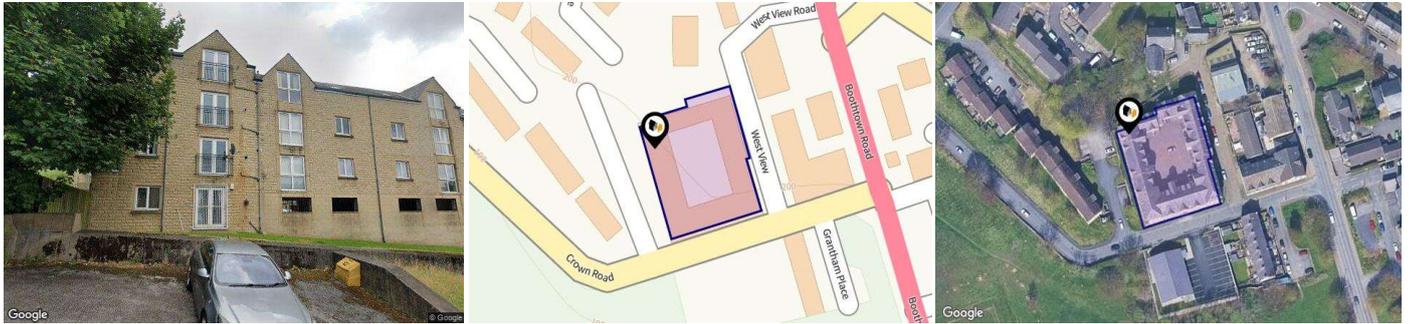
77 Deansgate Manchester M3 2BW

0161 710 2010

Emma.judge@landwoodgroup.com

<https://landwoodgroup.com/>





Property

Type:	Flat / Maisonette	Last Sold Date:	01/12/2008
Bedrooms:	2	Last Sold Price:	£125,000
Floor Area:	645 ft ² / 60 m ²	Last Sold £/ft²:	£193
Plot Area:	0.49 acres	Tenure:	Leasehold
Year Built :	2003-2006		
Council Tax :	Band B		
Annual Estimate:	£1,791		
Title Number:	WYK887821		
UPRN:	10035036347		

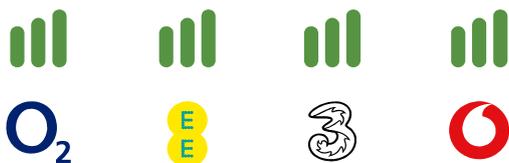
Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

9 mb/s	80 mb/s	2000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property Multiple Title Plans

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Freehold Title Plan



WYK550407

Leasehold Title Plan



WYK887821

Start Date: 28/08/2008
End Date: 31/12/3007
Lease Term: from 1.1.2008 to 31.12.3007
Term Remaining: 982 years



Property EPC - Certificate

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27 Winchester Court, West View, Boothtown, HX3 6PG

Energy rating

B

Valid until 12.06.2030

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	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:	Enclosed Mid-Terrace
Transaction Type:	Rental (private)
Energy Tariff:	Unknown
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	2nd
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	(another dwelling above)
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 all fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	60 m ²

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

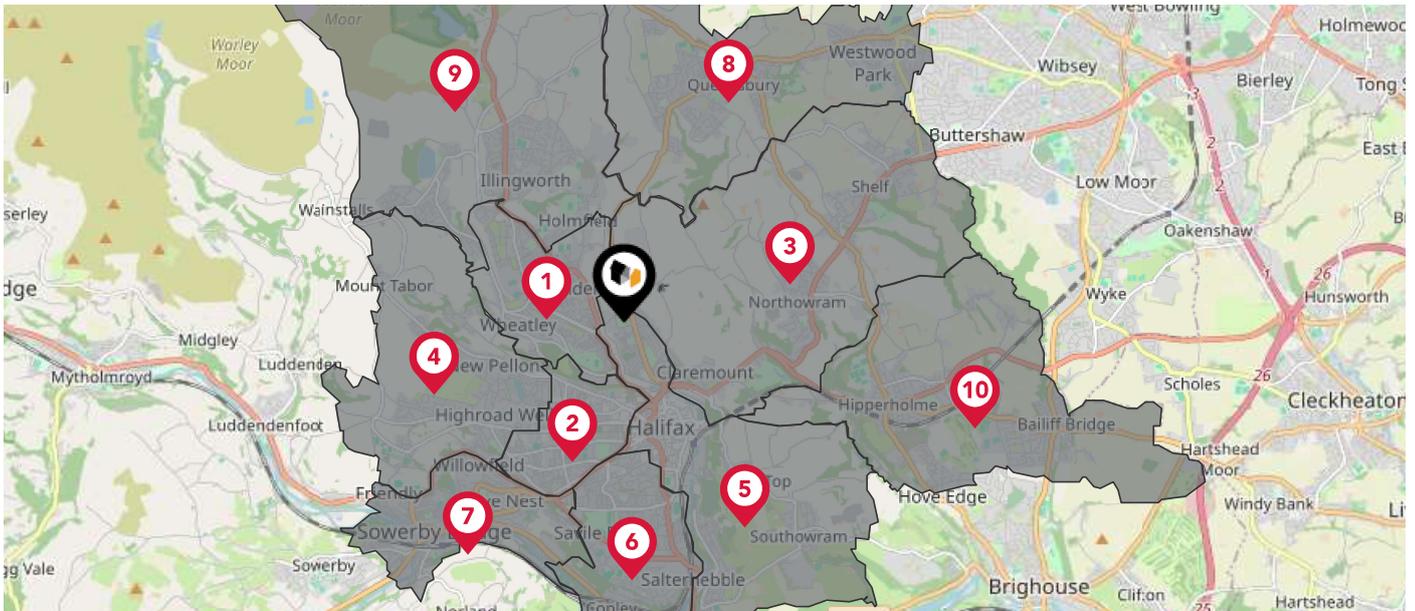
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

Council Wards

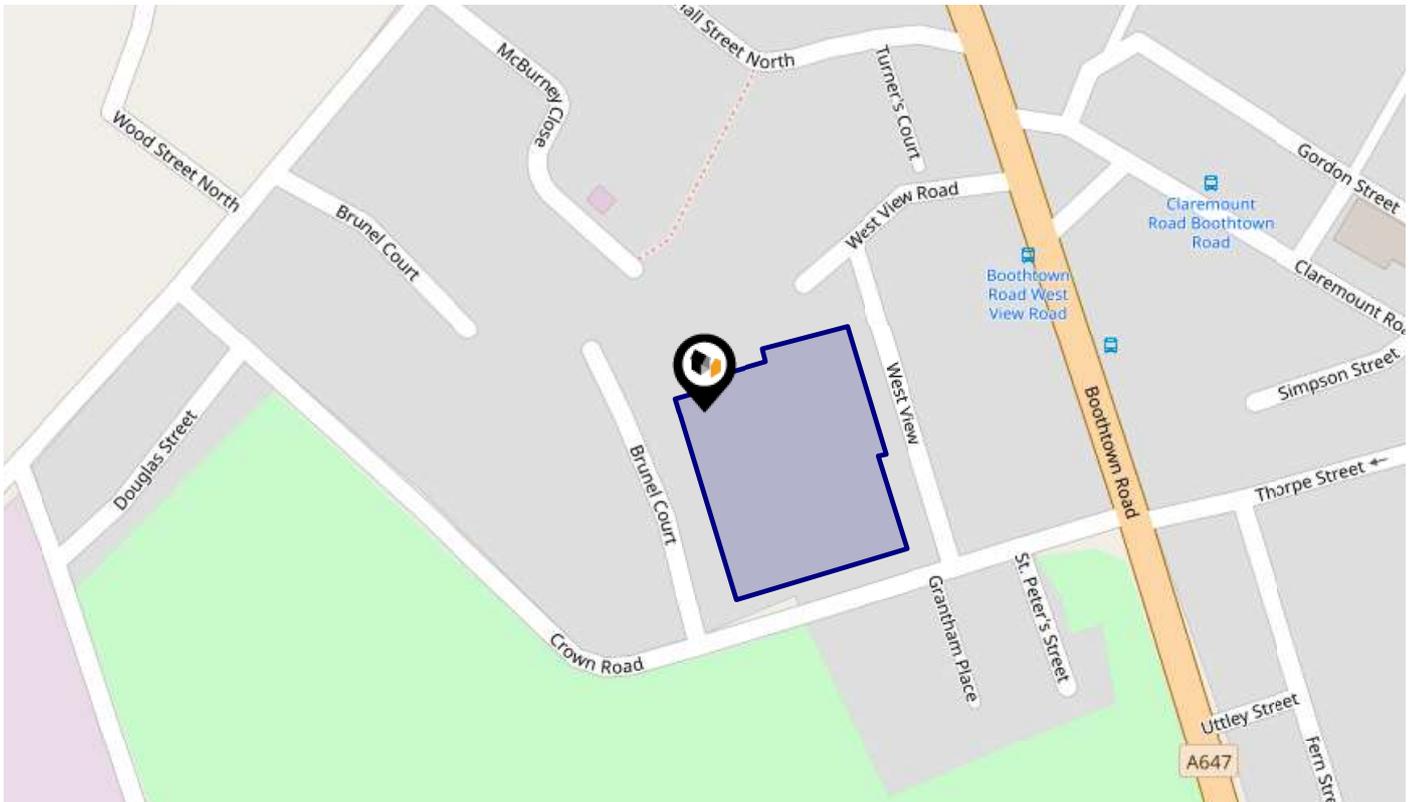
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

- 1 Ovenden Ward
- 2 Park Ward
- 3 Northowram and Shelf Ward
- 4 Warley Ward
- 5 Town Ward
- 6 Skircoat Ward
- 7 Sowerby Bridge Ward
- 8 Queensbury Ward
- 9 Illingworth and Mixenden Ward
- 10 Hipperholme and Lightcliffe 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:

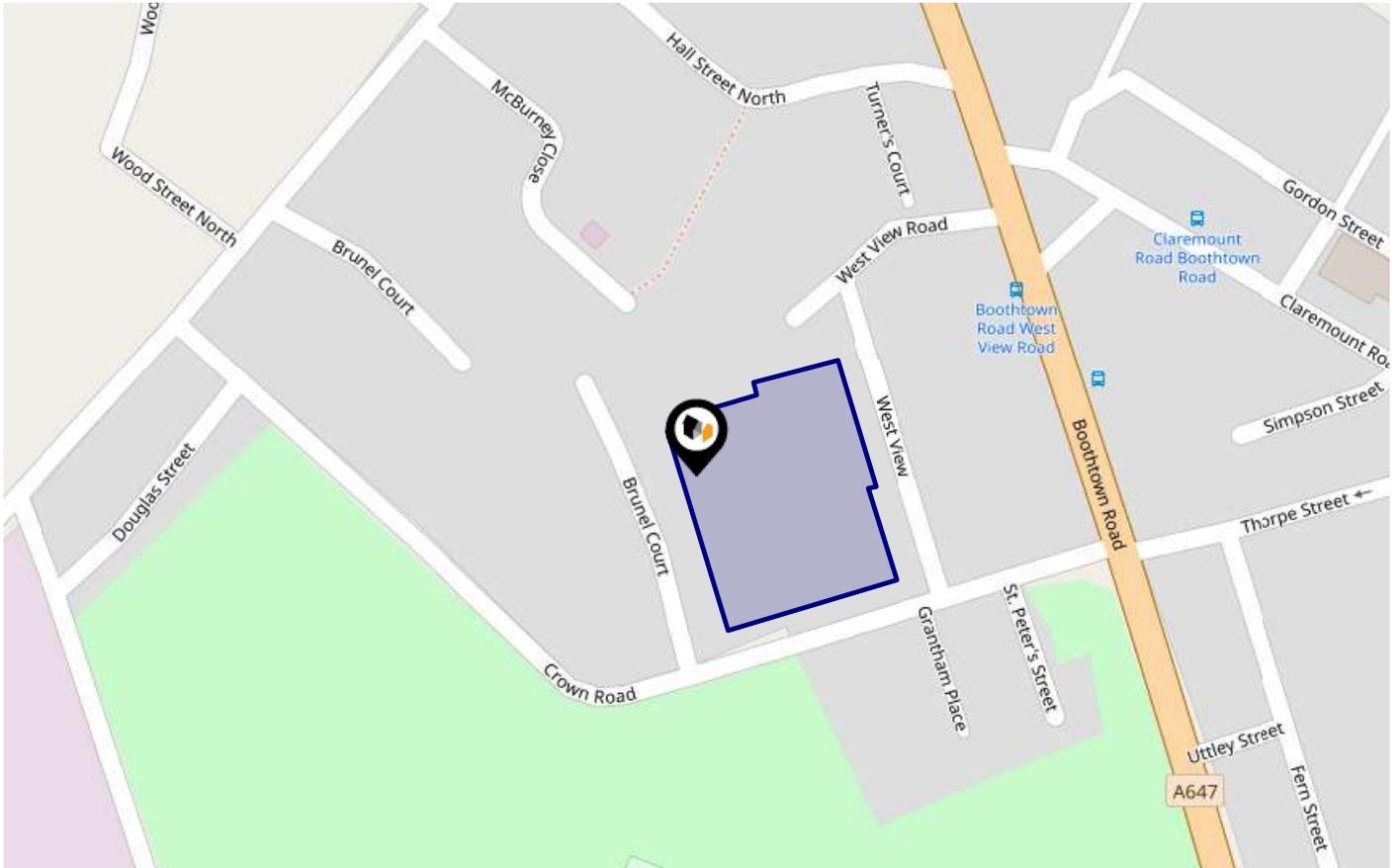
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

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.

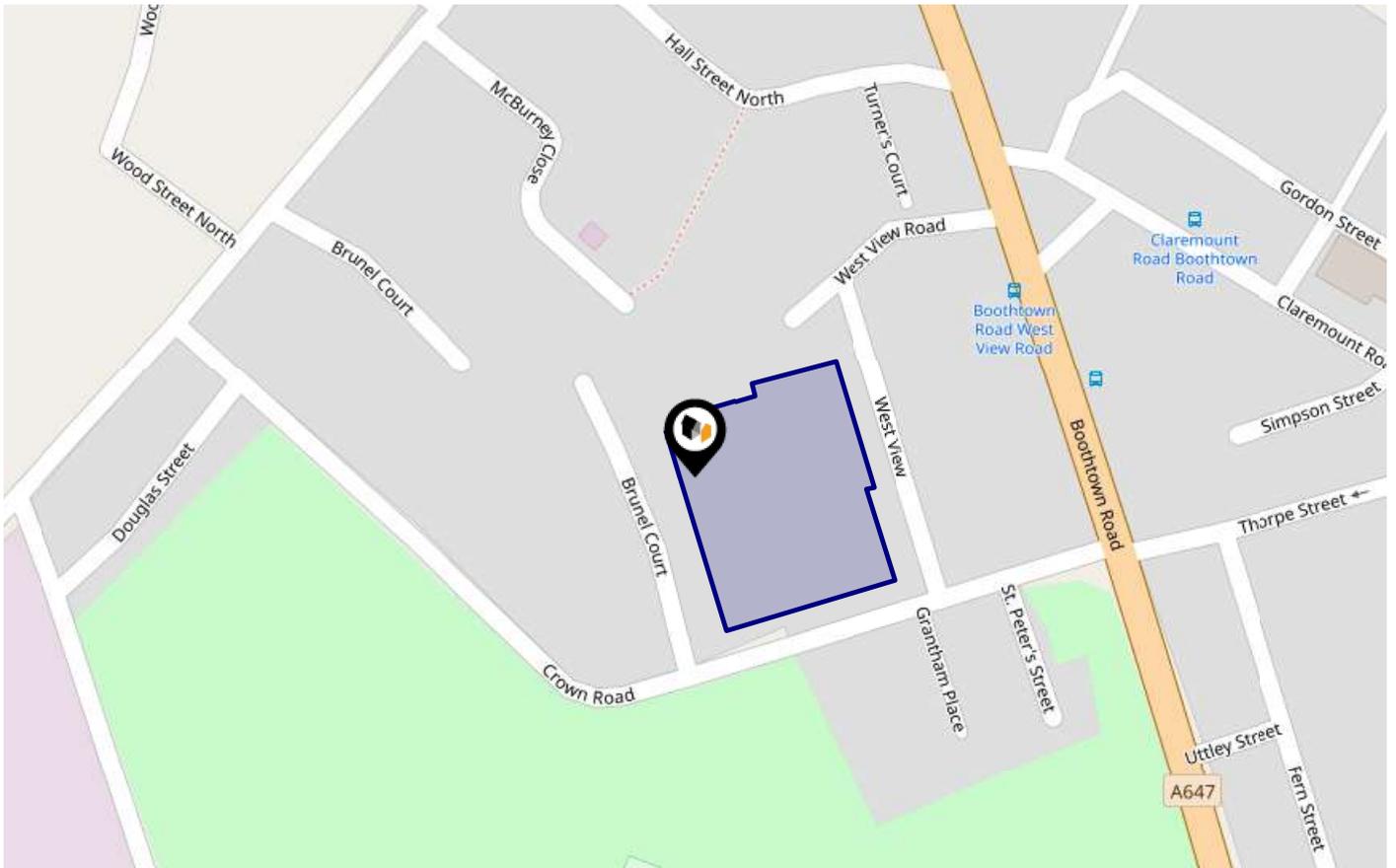
Chance of flooding to the following depths at this property:



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:

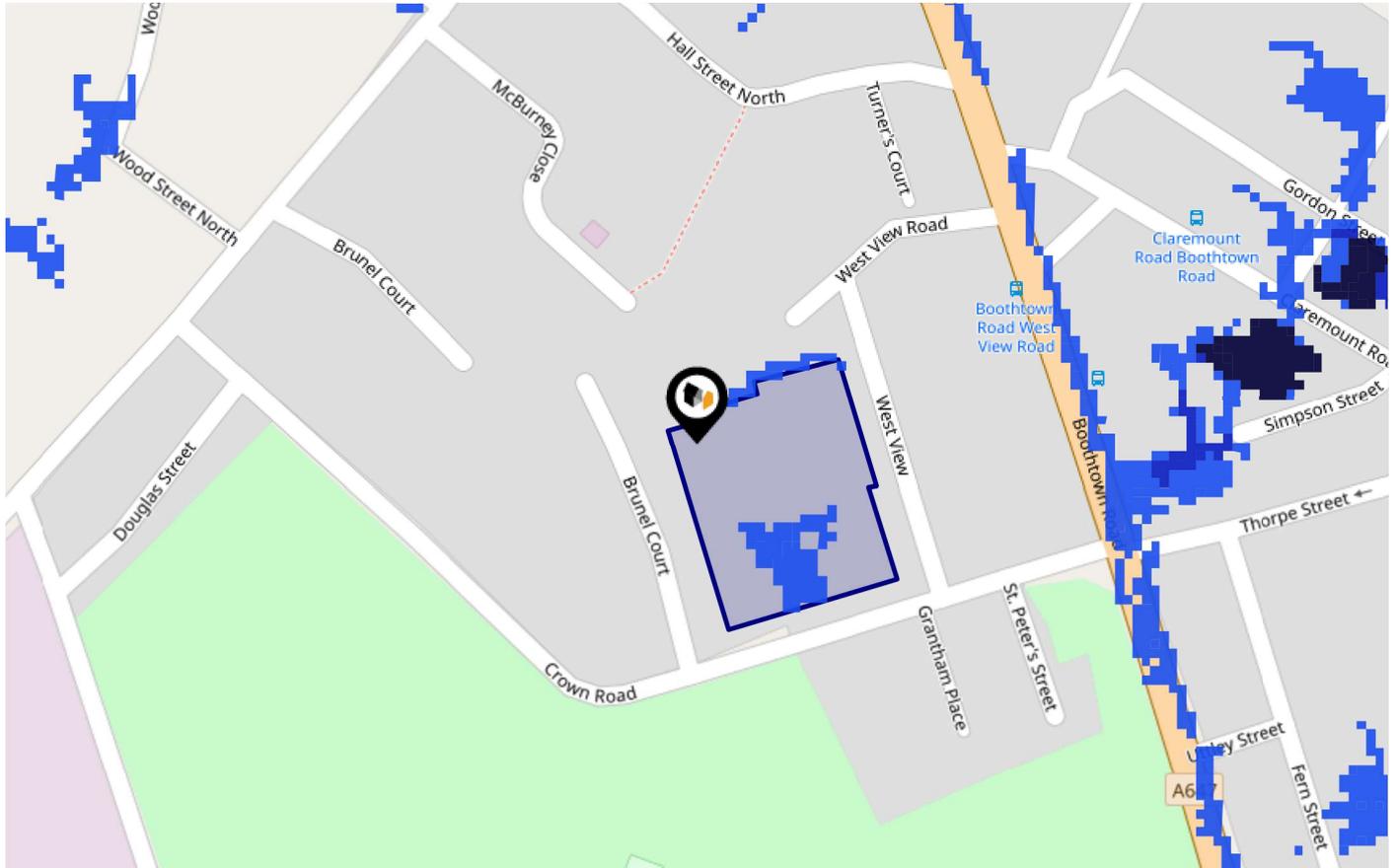


Flood Risk

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.

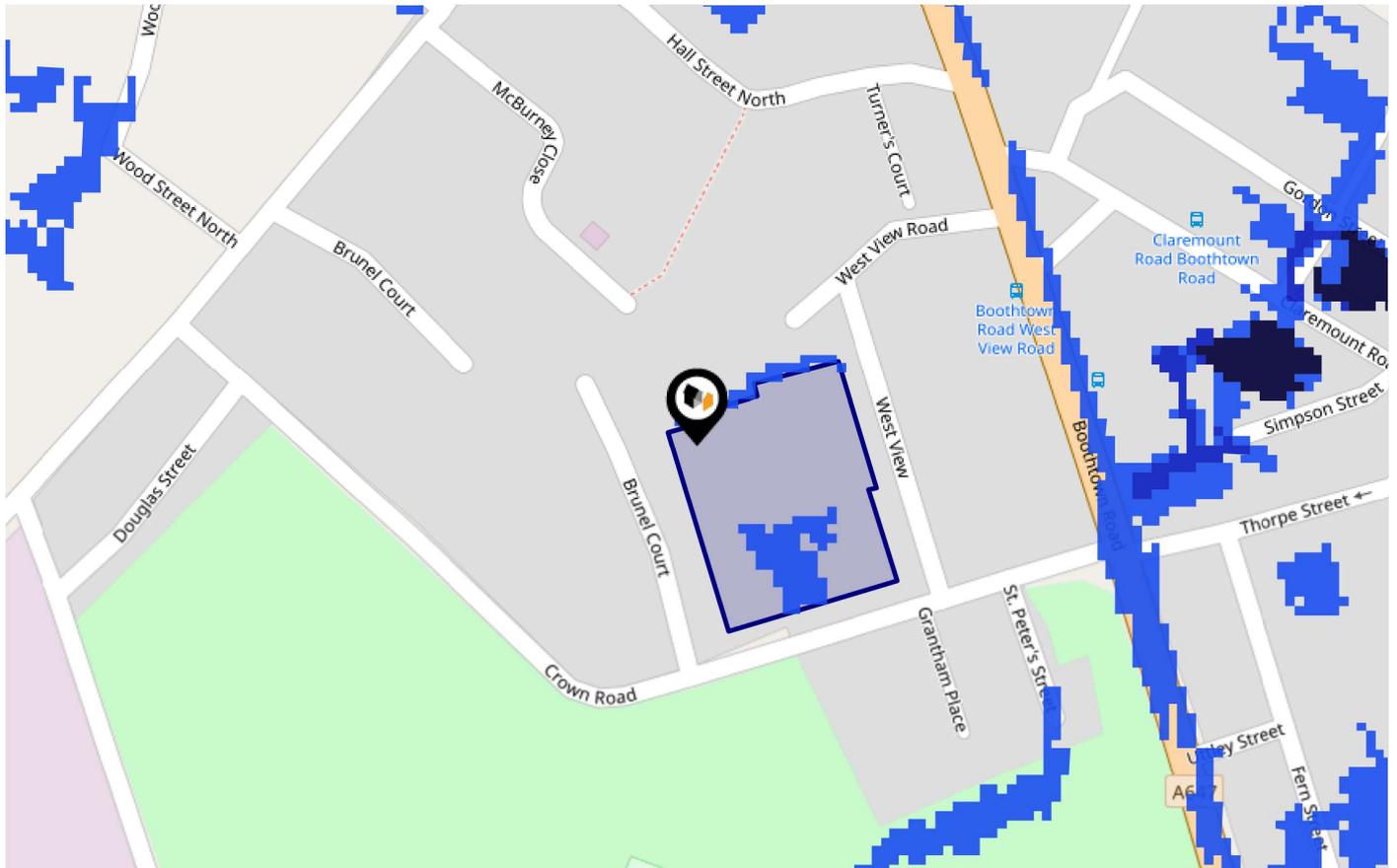
Chance of flooding to the following depths at this property:



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

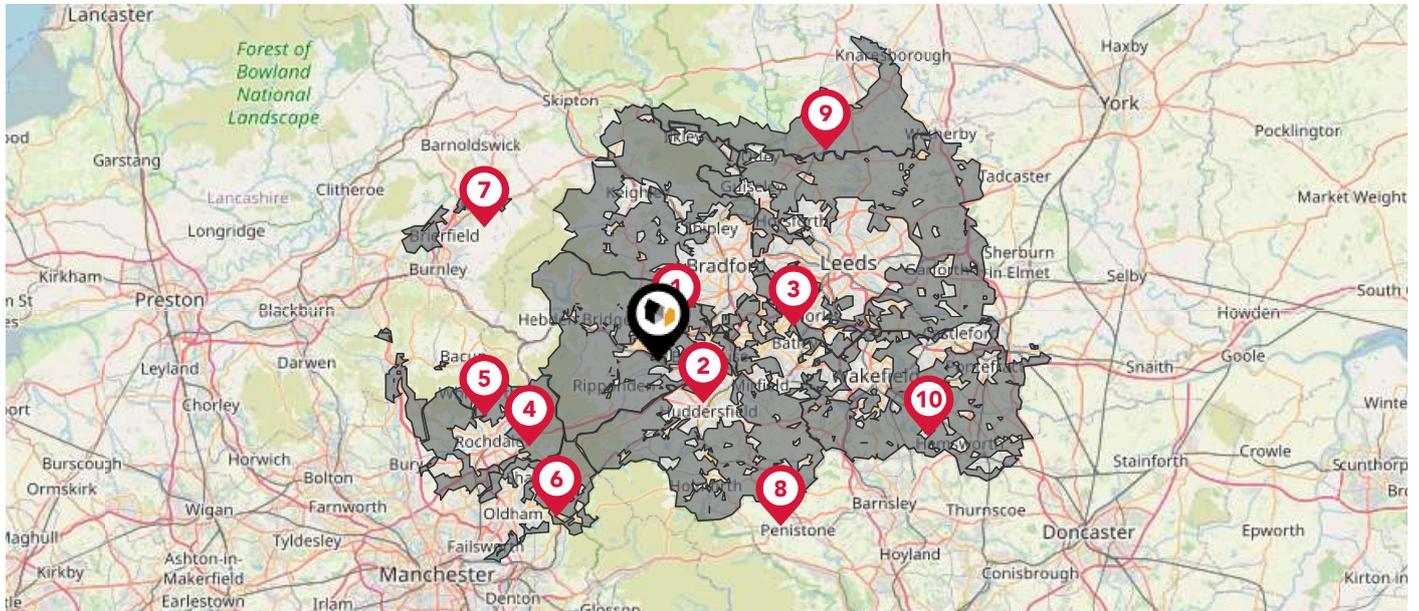
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- **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...



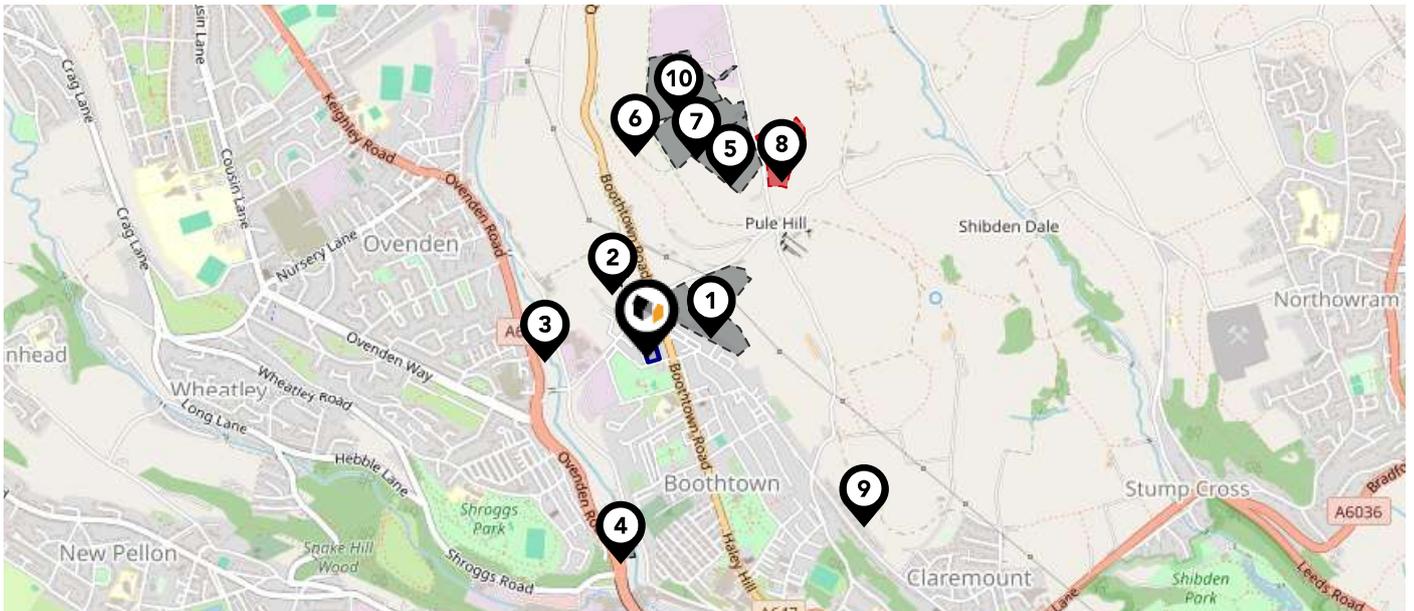
Nearby Green Belt Land

- 1 South and West Yorkshire Green Belt - Bradford
- 2 South and West Yorkshire Green Belt - Calderdale
- 3 South and West Yorkshire Green Belt - Leeds
- 4 Merseyside and Greater Manchester Green Belt - Rochdale
- 5 Merseyside and Greater Manchester Green Belt - Rossendale
- 6 Merseyside and Greater Manchester Green Belt - Oldham
- 7 Merseyside and Greater Manchester Green Belt - Pendle
- 8 South and West Yorkshire Green Belt - Kirklees
- 9 South and West Yorkshire Green Belt - Harrogate
- 10 South and West Yorkshire Green Belt - Wakefield

Maps

Landfill Sites

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	Moor Fall Farm-Ploughcroft Lane, Boothtown, Halifax	Historic Landfill <input type="checkbox"/>
2	Reflecting Roadstuds Limited-Mill Lane, Boothtown, Halifax, West Yorkshire	Historic Landfill <input type="checkbox"/>
3	Ladyship Mills-Old Lane, Ovenden	Historic Landfill <input type="checkbox"/>
4	Walsh Lane-Lee Bank, Halifax	Historic Landfill <input type="checkbox"/>
5	Scout Quarry-Pule Hill, Swalesmoor Road, Halifax	Historic Landfill <input type="checkbox"/>
6	EA/EPR/ZP3499ZA/A001	Active Landfill <input checked="" type="checkbox"/>
7	Swalesmoor Inn-Rear of Public House, Swales Moor Road, Halifax	Historic Landfill <input type="checkbox"/>
8	EA/EPR/TP3699ZV/V002	Active Landfill <input checked="" type="checkbox"/>
9	Claremount Tip-Hollin Greaves Lane, Claremount, Halifax	Historic Landfill <input type="checkbox"/>
10	Swalesmoor Road Landfill-Swalesmoor Road, Halifax, Swalesmoor, West Yorkshire	Historic Landfill <input type="checkbox"/>

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



1133906 - Boothstown House Gate Piers To Forecourt Of Number 3

Grade II

0.1 miles



1289815 - 21-25, Hall Street North

Grade II

0.1 miles



1261487 - 26-40, Salisbury Place

Grade II

0.2 miles



1254026 - 62-64, Salisbury Place

Grade II

0.2 miles



1254042 - Victoria Memorial

Grade II

0.2 miles



1254027 - 37-55, Salisbury Place

Grade II

0.2 miles



1133918 - 51, Boothtown Road (see Details For Further Address Information)

Grade II

0.2 miles



1290136 - 1-9, Beverley Place

Grade II

0.2 miles



1254024 - 29-43, Ripon Terrace

Grade II

0.2 miles



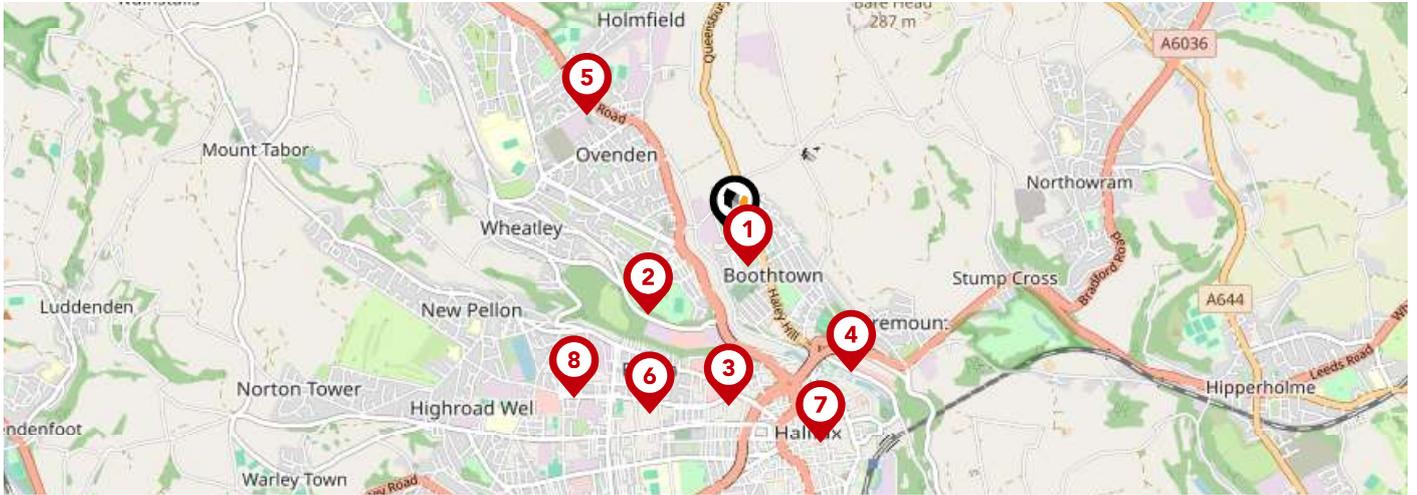
1273115 - 1-8, York Terrace

Grade II

0.2 miles

Area Schools

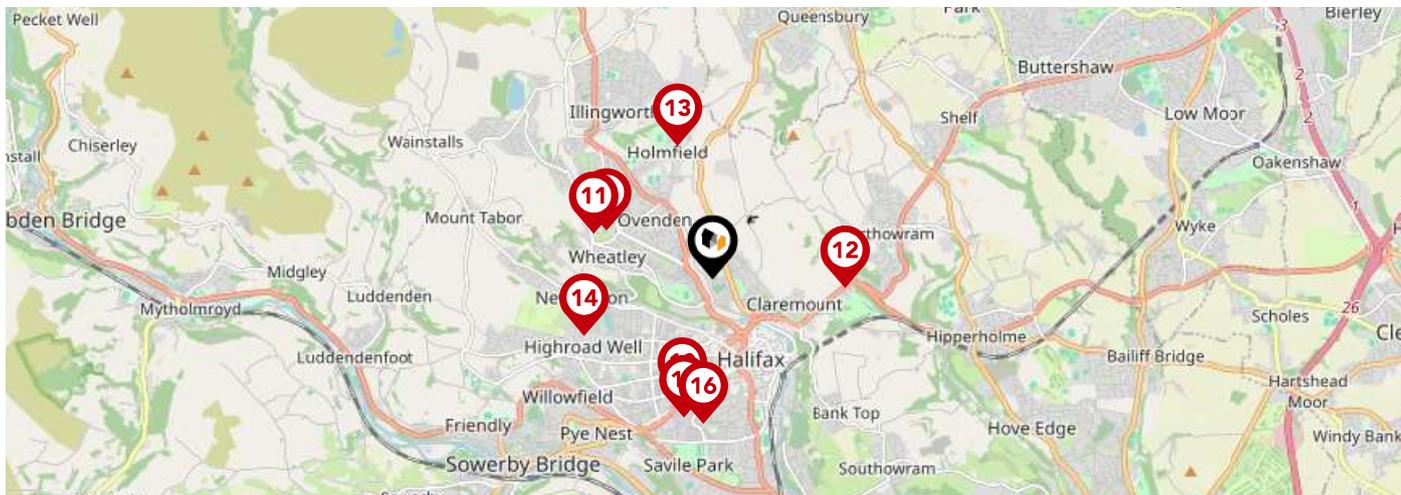
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		Nursery	Primary	Secondary	College	Private
1	Trinity Academy Akroydon Ofsted Rating: Good Pupils: 254 Distance:0.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Lee Mount Academy Ofsted Rating: Requires improvement Pupils: 297 Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Beech Hill School Ofsted Rating: Good Pupils: 518 Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St Joseph's Catholic Primary Academy Ofsted Rating: Good Pupils: 152 Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Moorside Community Primary School Ofsted Rating: Good Pupils: 222 Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Augustine's CofE School Ofsted Rating: Not Rated Pupils: 163 Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Trinity Sixth Form Academy Ofsted Rating: Outstanding Pupils: 746 Distance:0.97	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Mount Pellon Primary Academy Ofsted Rating: Good Pupils: 316 Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools

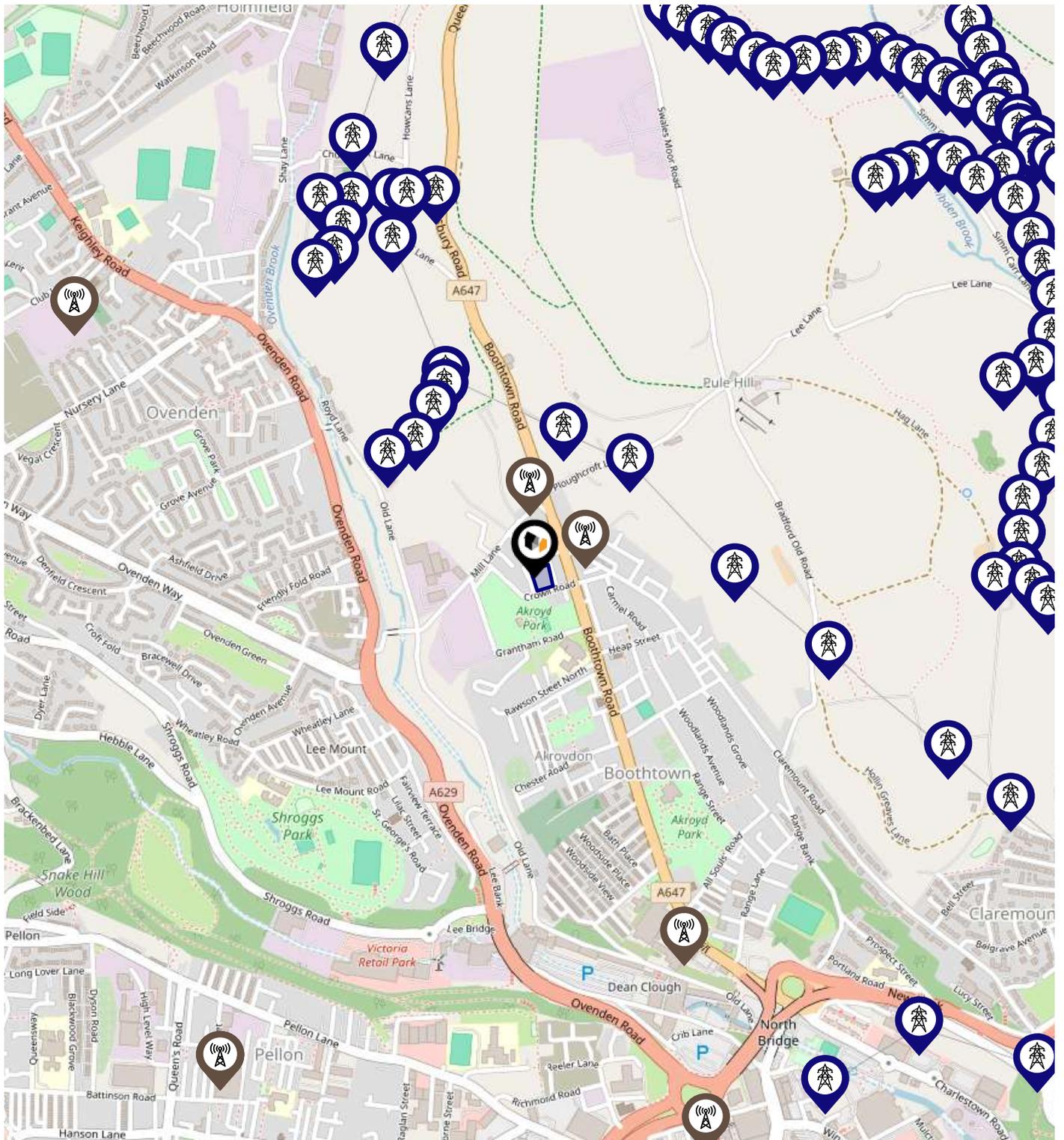
LANDWOOD GROUP



		Nursery	Primary	Secondary	College	Private
	Dean Field Community Primary School Ofsted Rating: Good Pupils: 226 Distance:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Beacon Lights Schools Ofsted Rating: Good Pupils: 131 Distance:1.11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Malachy's Catholic Primary School, A Voluntary Academy Ofsted Rating: Requires improvement Pupils: 171 Distance:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Salterlee Primary School Ofsted Rating: Good Pupils: 92 Distance:1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Trinity Academy Halifax Ofsted Rating: Outstanding Pupils: 1617 Distance:1.2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Christ Church Pellon CofE VC Primary School Ofsted Rating: Good Pupils: 175 Distance:1.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Calderdale College Ofsted Rating: Good Pupils:0 Distance:1.25	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Mary's Catholic Primary Academy Ofsted Rating: Good Pupils: 302 Distance:1.29	<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

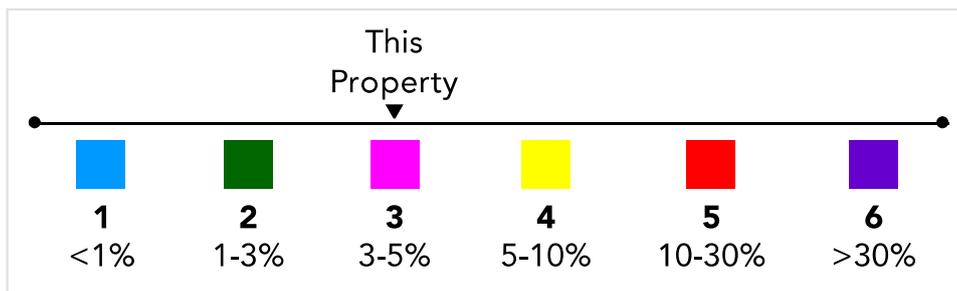
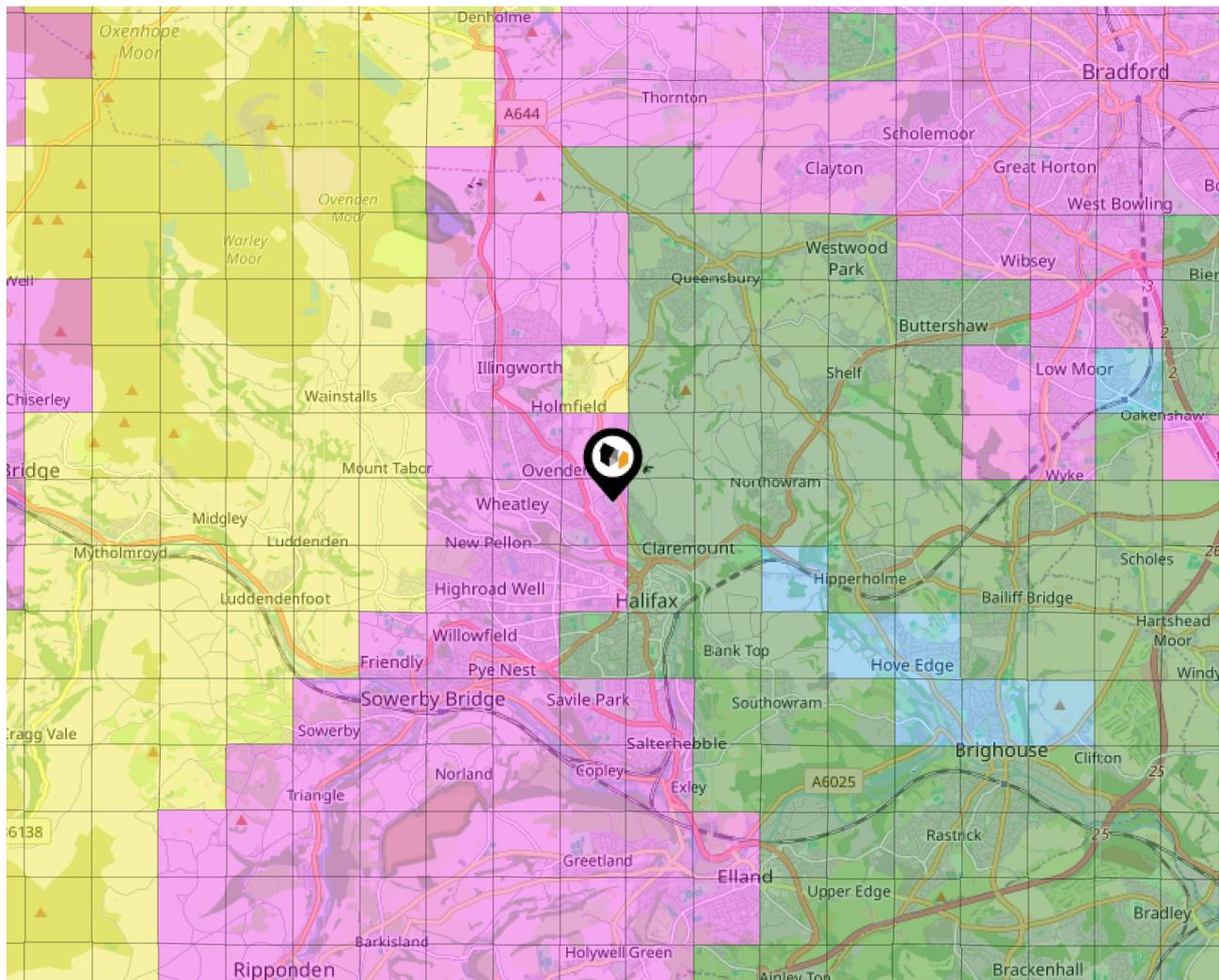
Environment

Radon Gas



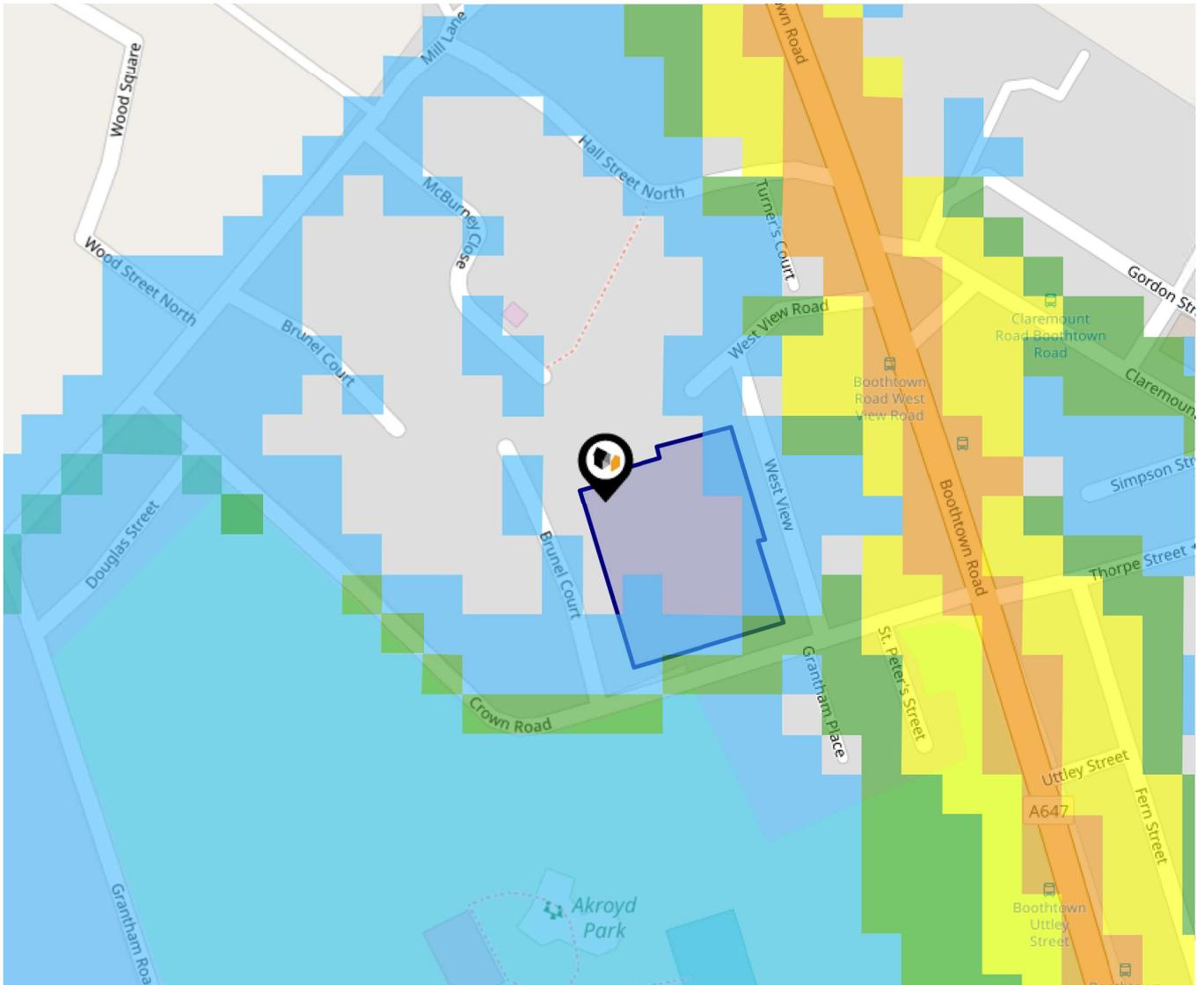
What is Radon?

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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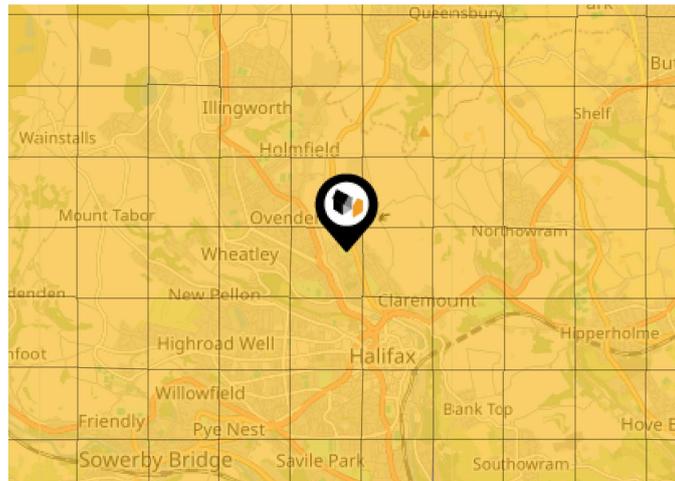


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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 CLAY
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	INTERMEDIATE-SHALLOW
Soil Group:	MEDIUM TO HEAVY		

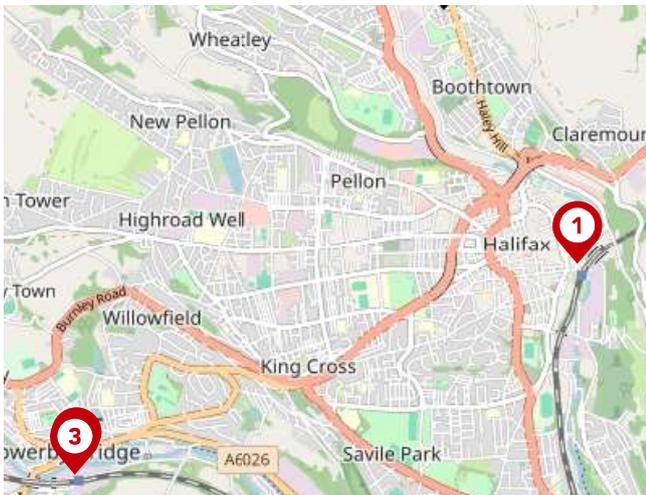


Primary Classifications (Most Common Clay Types)

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

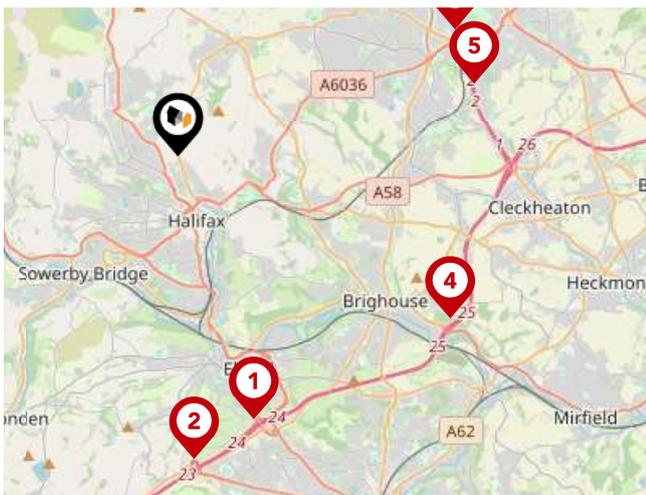
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Halifax Rail Station	1.26 miles
2	Sowerby Bridge Rail Station	2.58 miles
3	Sowerby Bridge Rail Station	2.6 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M62 J24	4.81 miles
2	M62 J23	5.35 miles
3	M606 J3	5.32 miles
4	M62 J25	5.53 miles
5	M606 J2	5.32 miles



Airports/HELIPADS

Pin	Name	Distance
1	Leeds Bradford Airport	12.46 miles
2	Manchester Airport	30.64 miles
3	Finningley	39.41 miles
4	Highfield	48.07 miles

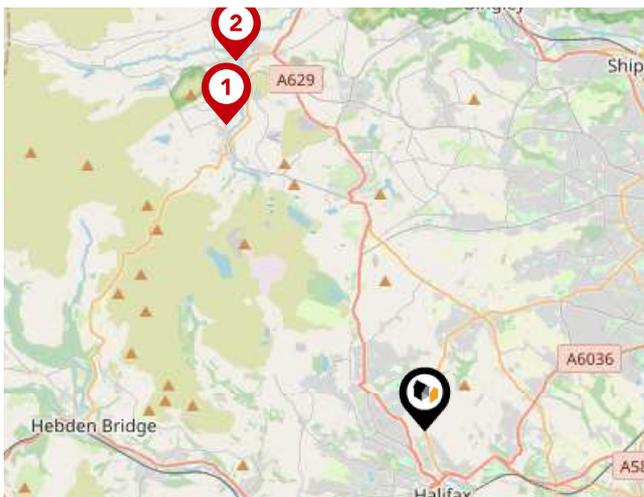
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Claremount Rd Boothtown Road	0.08 miles
2	Grantham Road	0.09 miles
3	Ploughcroft Lane	0.15 miles
4	Grantham Road	0.11 miles
5	Claremount Road Thorpe St	0.12 miles



Local Connections

Pin	Name	Distance
1	Oxenhope (Keighley & Worth Valley Railway)	6.38 miles
2	Haworth (Keighley & Worth Valley Railway)	7.29 miles

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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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