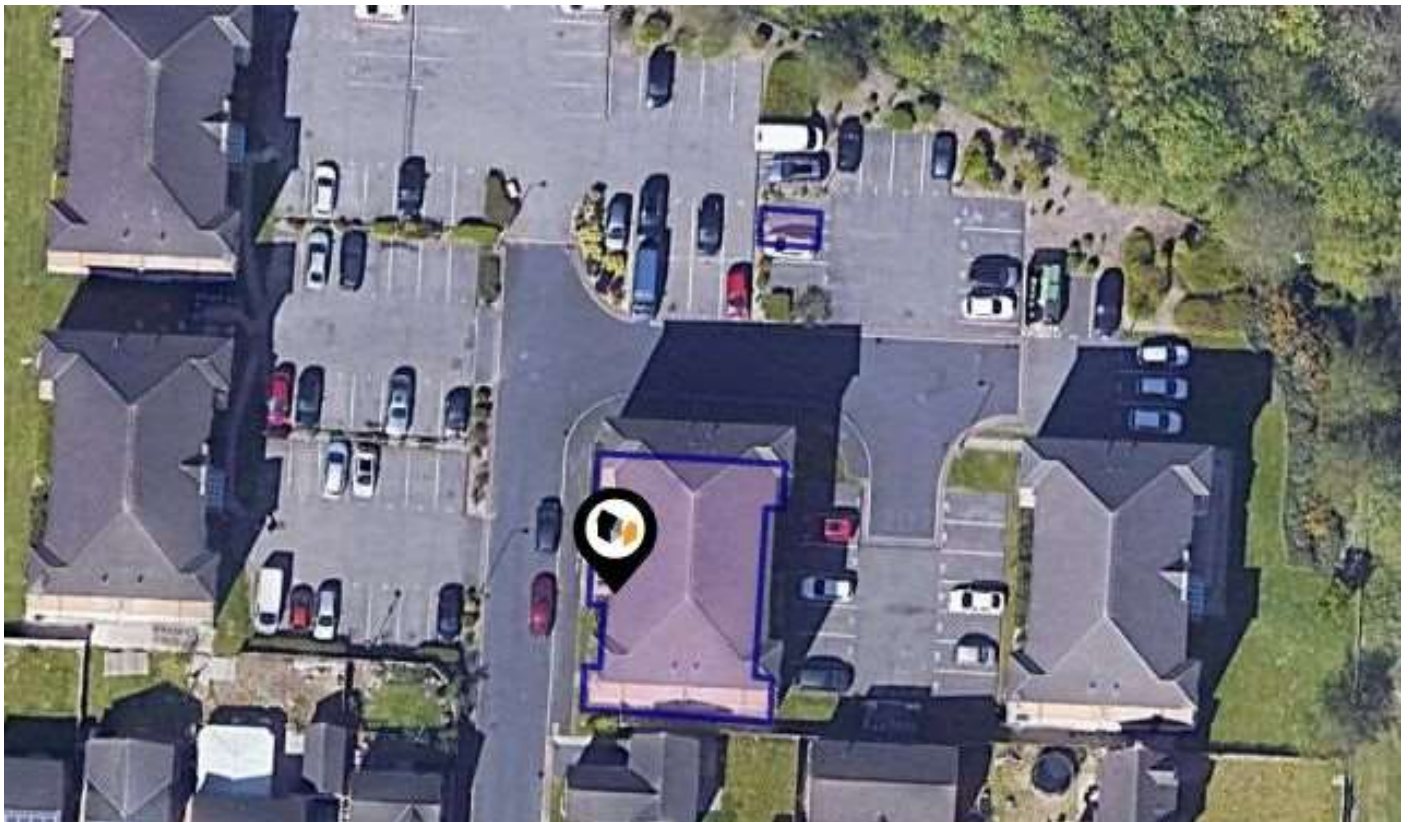




# KPF: Key Property Facts

An Analysis of This Property & The Local Area

Wednesday 22<sup>nd</sup> January 2025



**30, SANDHILL CLOSE, BRADFORD, BD8 0DZ**

## Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

Emma.judge@landwoodgroup.com

<https://landwoodgroup.com/>



# Property Overview

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## Property

<b>Type:</b>	Flat / Maisonette	<b>Last Sold Date:</b>	15/02/2010
<b>Bedrooms:</b>	2	<b>Last Sold Price:</b>	£74,995
<b>Floor Area:</b>	624 ft <sup>2</sup> / 58 m <sup>2</sup>	<b>Last Sold £/ft<sup>2</sup>:</b>	£120
<b>Plot Area:</b>	0.07 acres	<b>Tenure:</b>	Leasehold
<b>Council Tax :</b>	Band B	<b>Start Date:</b>	14/02/2010
<b>Annual Estimate:</b>	£1,599	<b>End Date:</b>	01/05/3005
<b>Title Number:</b>	WYK916993	<b>Lease Term:</b>	999 years commencing on and including 1 May 2006
<b>UPRN:</b>	10010572594	<b>Term Remaining:</b>	980 years

## Local Area

<b>Local Authority:</b>	Bradford
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
● Rivers & Seas	No Risk
● Surface Water	Very Low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>5</b> mb/s	<b>80</b> mb/s	<b>330</b> mb/s

### Mobile Coverage: (based on calls indoors)



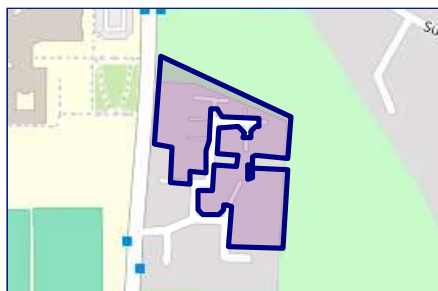
### Satellite/Fibre TV Availability:



# Property Multiple Title Plans

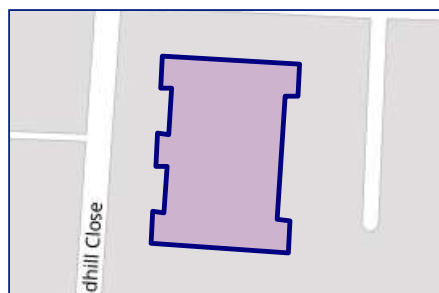
LANDWOOD  
GROUP

## Freehold Title Plan



**YY265**

## Leasehold Title Plan



**WYK916993**

Start Date: 14/02/2010  
End Date: 01/05/3005  
Lease Term: 999 years commencing on and including 1 May 2006  
Term Remaining: 980 years

# Property EPC - Certificate

LANDWOOD  
GROUP

30 Sandhill Close, BD8 0DZ

Energy rating

**B**

Valid until 17.07.2034

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>	82   <b>B</b>	83   <b>B</b>
69-80	<b>C</b>		
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>	Flat
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Floor Level:</b>	02
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	(another dwelling above)
<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 44% of fixed outlets
<b>Floors:</b>	(another dwelling below)
<b>Total Floor Area:</b>	58 m <sup>2</sup>

# Area Schools

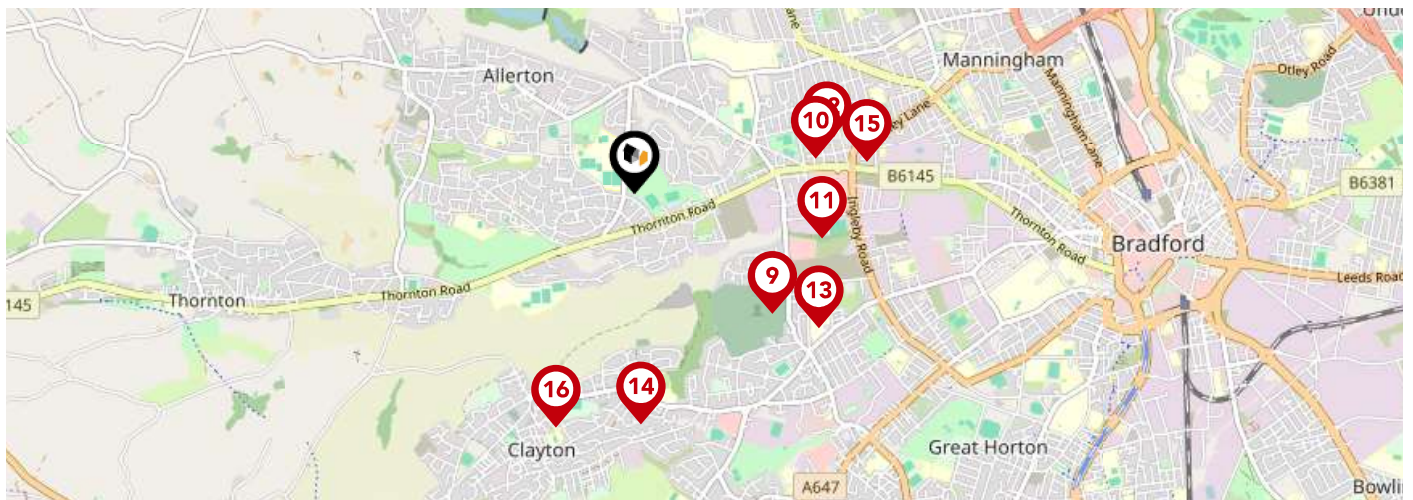
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	Nursery	Primary	Secondary	College	Private
<b>1</b> <b>Dixons Allerton Academy</b> Ofsted Rating: Requires improvement   Pupils: 1864   Distance:0.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b> <b>Crossley Hall Primary School</b> Ofsted Rating: Good   Pupils: 704   Distance:0.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b> <b>St Matthew's Catholic Primary School, a Voluntary Academy</b> Ofsted Rating: Good   Pupils: 229   Distance:0.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b> <b>Bradford Girls' Grammar School</b> Ofsted Rating: Requires improvement   Pupils: 1041   Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b> <b>Ley Top Primary School</b> Ofsted Rating: Requires improvement   Pupils: 404   Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b> <b>Beckfoot Allerton Primary School and Nursery</b> Ofsted Rating: Requires improvement   Pupils: 421   Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b> <b>The Academy At St. James</b> Ofsted Rating: Good   Pupils: 327   Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b> <b>Beckfoot Thornton</b> Ofsted Rating: Good   Pupils: 1290   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
<p><b>9</b> <b>Lidget Green Primary School</b> Ofsted Rating: Good   Pupils: 548   Distance:0.79</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>10</b> <b>St Edmund's Nursery School &amp; Children's Centre</b> Ofsted Rating: Outstanding   Pupils: 253   Distance:0.8</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>11</b> <b>St William's Catholic Primary School, A Voluntary Academy</b> Ofsted Rating: Good   Pupils: 140   Distance:0.84</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>12</b> <b>Girlington Primary School</b> Ofsted Rating: Good   Pupils: 485   Distance:0.87</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>13</b> <b>Dixons Kings Academy</b> Ofsted Rating: Outstanding   Pupils: 839   Distance:1</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>14</b> <b>St Anthony's Catholic Primary School, A Voluntary Academy</b> Ofsted Rating: Good   Pupils: 229   Distance:1.01</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15</b> <b>Whetley Academy</b> Ofsted Rating: Good   Pupils: 501   Distance:1.02</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16</b> <b>Clayton St John CofE Primary School</b> Ofsted Rating: Requires improvement   Pupils: 382   Distance:1.08</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

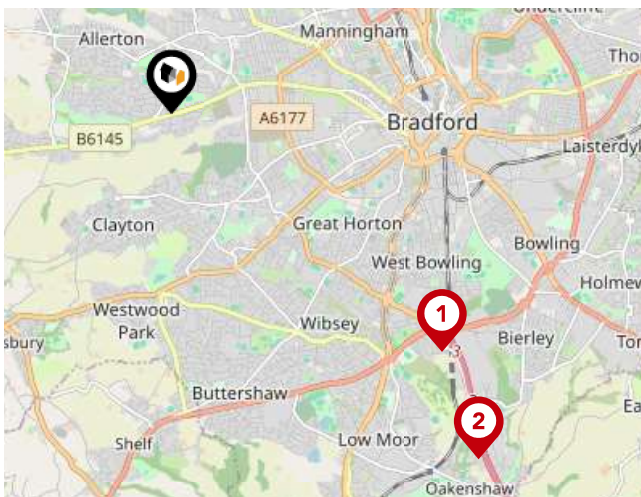
# Area

## Transport (National)



### National Rail Stations

Pin	Name	Distance
1	Frizinghall Rail Station	2.16 miles
2	Bradford Forster Square Rail Station	2.26 miles
3	Bradford Foster Square Rail Station	2.3 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M606 J3	3.17 miles
2	M606 J2	4.06 miles
3	M62 J26	5.5 miles
4	M606 J1	5.49 miles
5	M62 J25	7.51 miles



### Airports/HELIPADS

Pin	Name	Distance
1	Leeds Bradford Airport	7.71 miles
2	Manchester Airport	35.76 miles
3	Finningley	39.43 miles
4	Highfield	50.43 miles



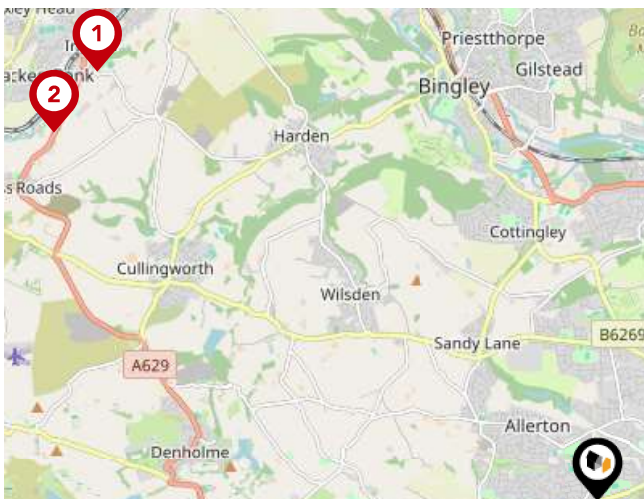
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Rhodesway Sunningdale	0.08 miles
2	Rhodesway Abbeydale Drive	0.08 miles
3	Rhodesway Oaks Lane	0.08 miles
4	Fairweather Green	0.28 miles
5	Oaks Lane	0.2 miles



### Local Connections

Pin	Name	Distance
1	Ingrow West (Keighley & Worth Valley Railway)	5.76 miles
2	Damems (Keighley & Worth Valley Railway)	5.73 miles

# Landwood Group

## Data Quality

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