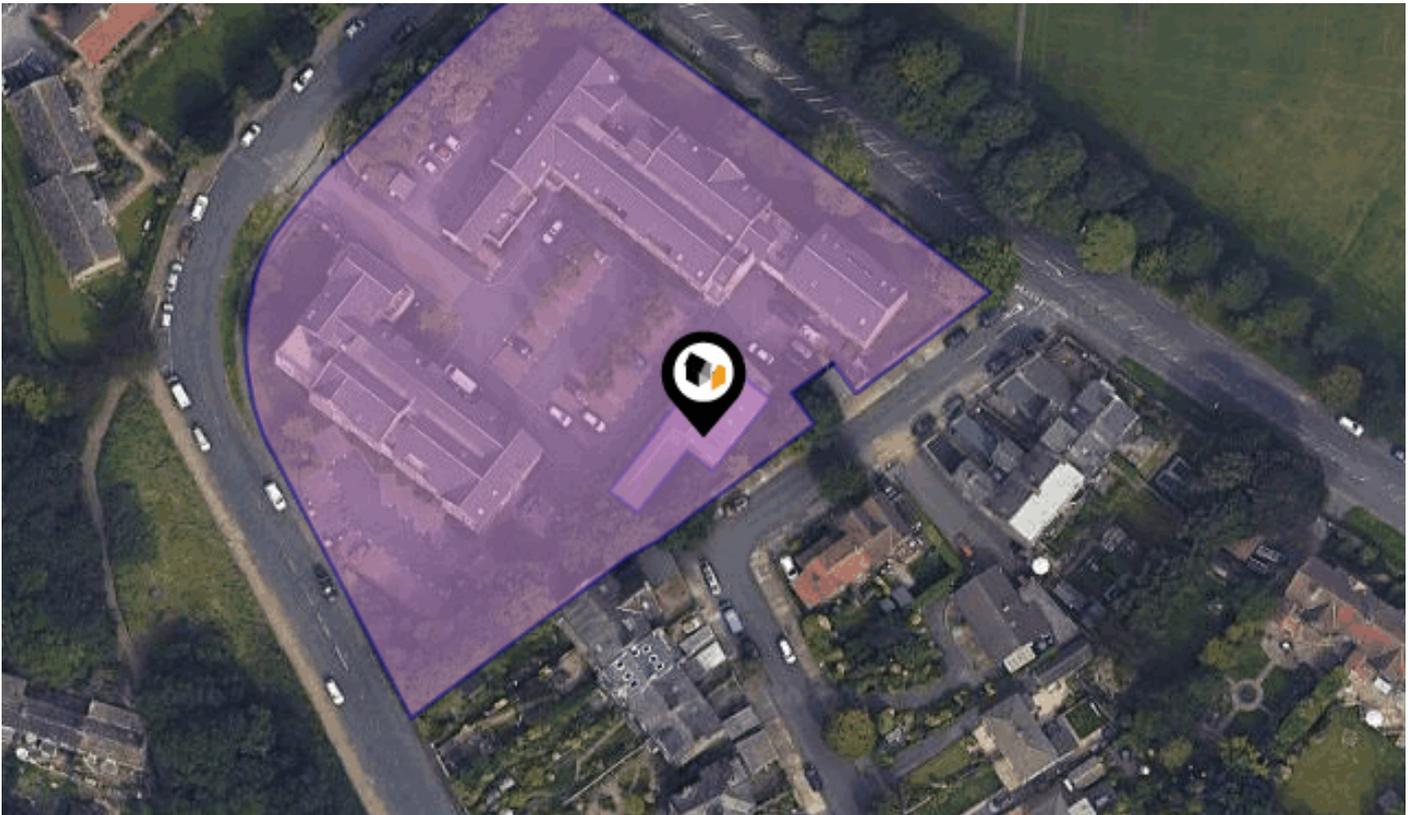




# KPF: Key Property Facts

An Analysis of This Property & The Local Area

Wednesday 09<sup>th</sup> April 2025



**47 REGENT COURT, ALBERT PROMENADE, HALIFAX, HX3  
0HD**

## Landwood Group

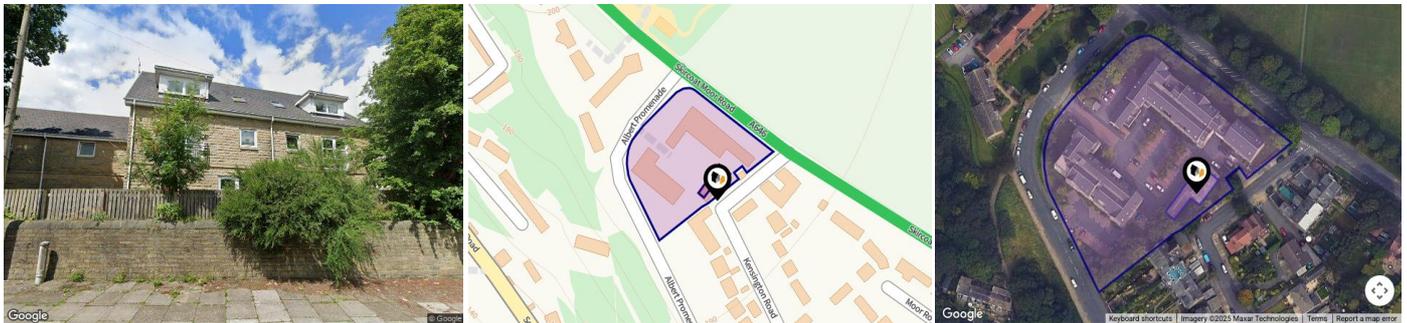
77 Deansgate Manchester M3 2BW

0161 710 2010

Heather.twiss@landwoodgroup.com

<https://landwoodgroup.com/>





## Property

<b>Type:</b>	Flat / Maisonette	<b>Last Sold Date:</b>	29/06/2004
<b>Bedrooms:</b>	2	<b>Last Sold Price:</b>	£132,495
<b>Floor Area:</b>	613 ft <sup>2</sup> / 57 m <sup>2</sup>	<b>Last Sold £/ft<sup>2</sup>:</b>	£215
<b>Plot Area:</b>	1.95 acres	<b>Tenure:</b>	Leasehold
<b>Year Built :</b>	2004	<b>Start Date:</b>	28/06/2004
<b>Council Tax :</b>	Band B	<b>End Date:</b>	01/01/2159
<b>Annual Estimate:</b>	£1,791	<b>Lease Term:</b>	155 years from 1 January 2004
<b>Title Number:</b>	WYK770367	<b>Term Remaining:</b>	133 years
<b>UPRN:</b>	10010169638		

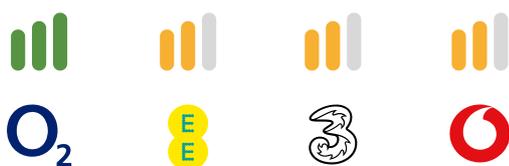
## Local Area

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

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

<b>6</b> mb/s	<b>68</b> mb/s	<b>-</b> mb/s

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



### Satellite/Fibre TV Availability:

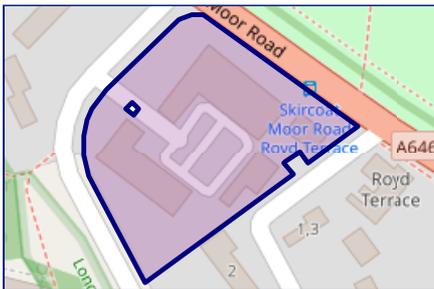


# Property Multiple Title Plans

LANDWOOD  
GROUP

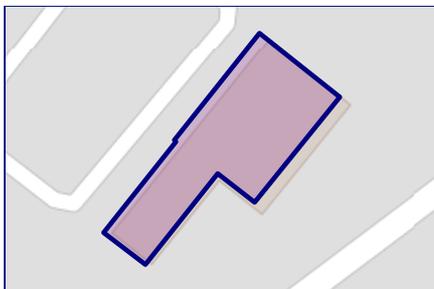
There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.

## Freehold Title Plan



**WYK742026**

## Leasehold Title Plans



**WYK770367**

Start Date: 28/06/2004  
End Date: 01/01/2159  
Lease Term: 155 years from 1 January 2004  
Term Remaining: 133 years



**WYK770484**

Start Date: -  
End Date: -  
Lease Term: 155 years and one day  
Term Remaining: -

# Property EPC - Certificate

LANDWOOD  
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APARTMENT 47, REGENT COURT, ALBERT  
PROMENADE, HX3 0HD

Energy rating

**C**

Valid until 05.10.2030

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	72   c	77   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

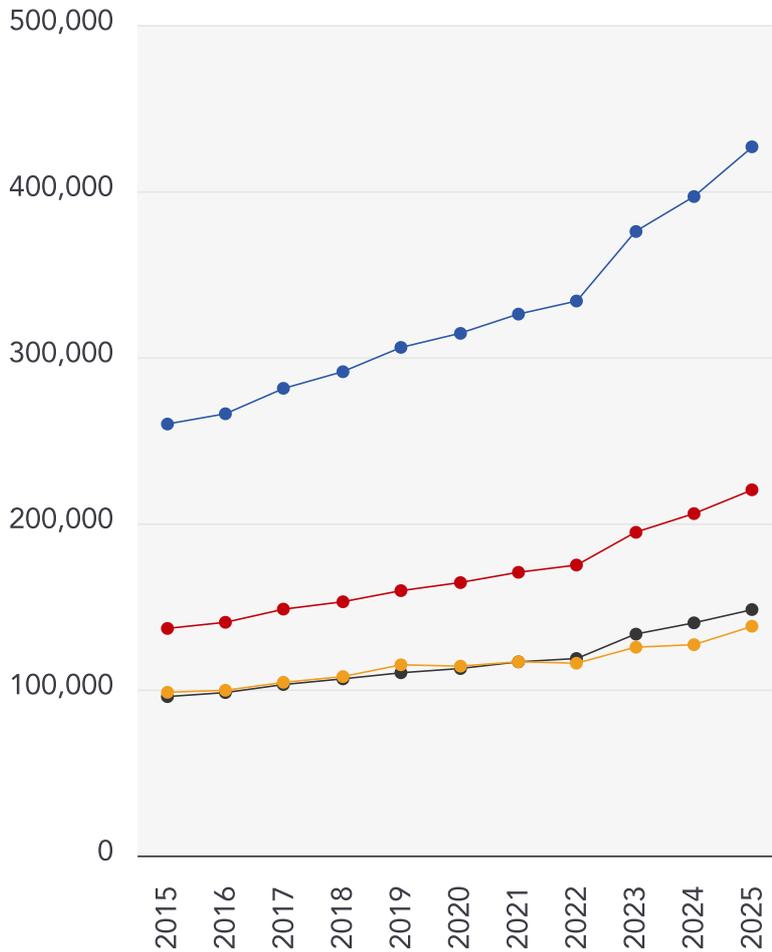
<b>Property Type:</b>	Flat
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Rental
<b>Energy Tariff:</b>	Standard tariff
<b>Main Fuel:</b>	Electricity (not community)
<b>Main Gas:</b>	No
<b>Floor Level:</b>	02
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Timber frame, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 200 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Electric storage heaters
<b>Main Heating Controls:</b>	Manual charge control
<b>Hot Water System:</b>	Electric immersion, off-peak
<b>Hot Water Energy Efficiency:</b>	Average
<b>Lighting:</b>	Low energy lighting in 43% of fixed outlets
<b>Floors:</b>	(another dwelling below)
<b>Total Floor Area:</b>	57 m <sup>2</sup>

# Market

## House Price Statistics

LANDWOOD  
GROUP

10 Year History of Average House Prices by Property Type in HX3



Detached

**+64.24%**

Semi-Detached

**+61.04%**

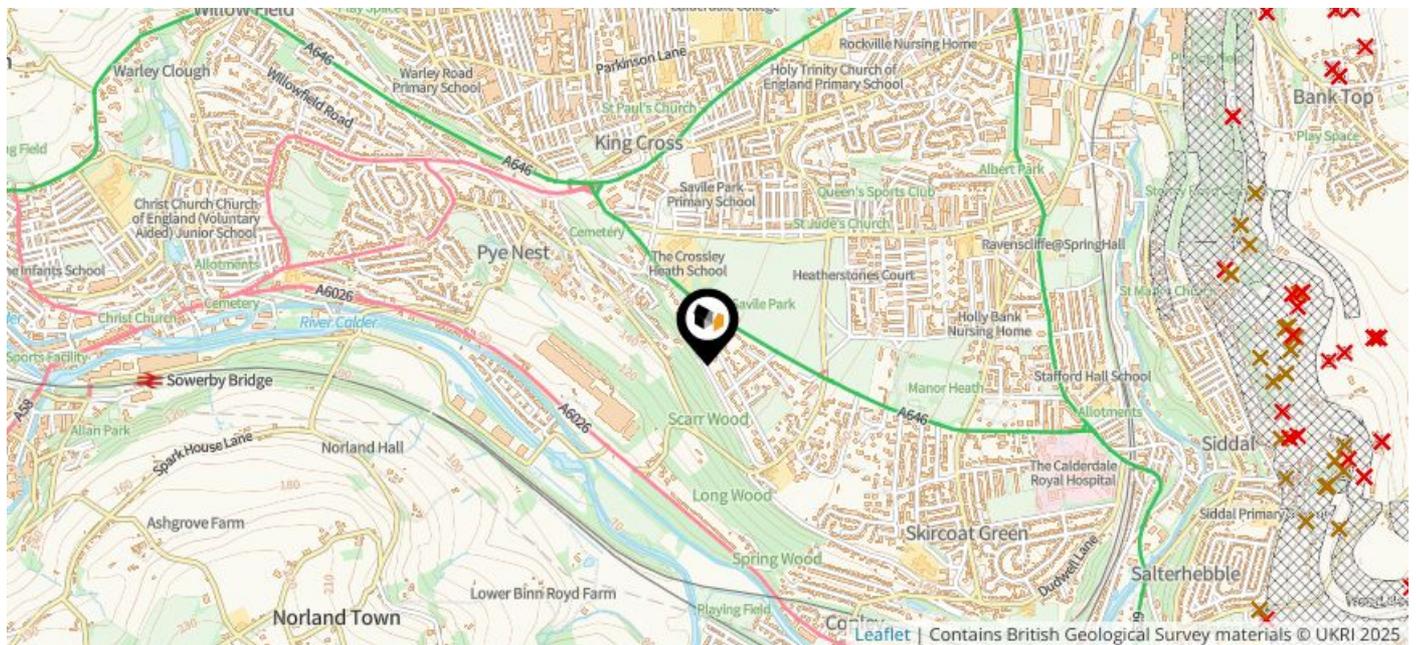
Terraced

**+54.77%**

Flat

**+40.47%**

This map displays nearby coal mine entrances and their classifications.



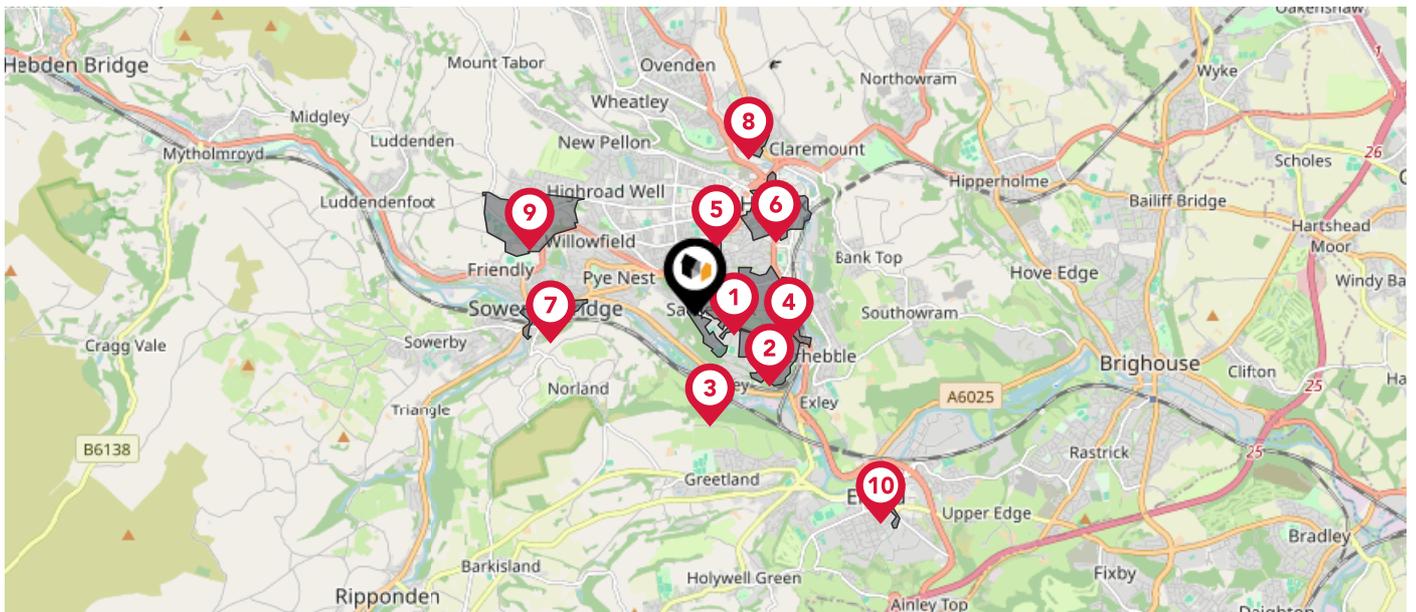
### Mine Entry

- ✕ 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.



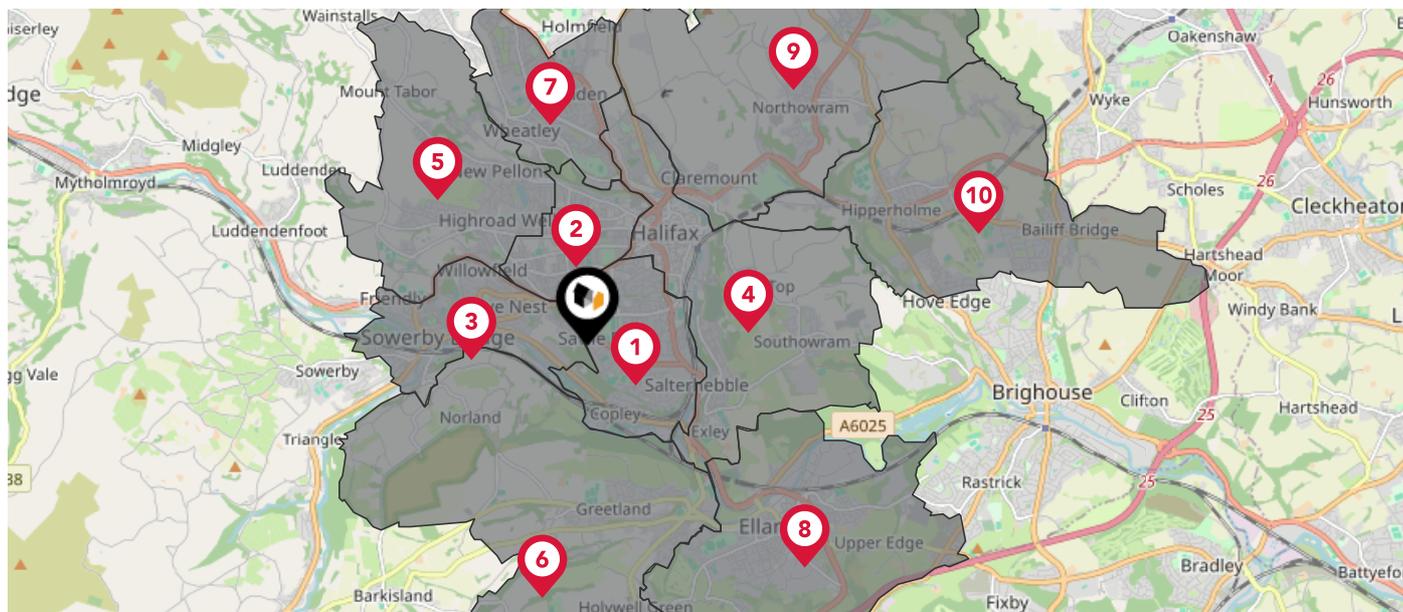
### Nearby Conservation Areas

- 1 Savile Park, Halifax
- 2 Skircoat Green, Halifax
- 3 Copley
- 4 Huddersfield Road East, Halifax
- 5 Peoples Park, Halifax
- 6 Halifax Town Centre
- 7 Sowerby Bridge
- 8 Akroydon
- 9 Warley
- 10 Elland

# 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



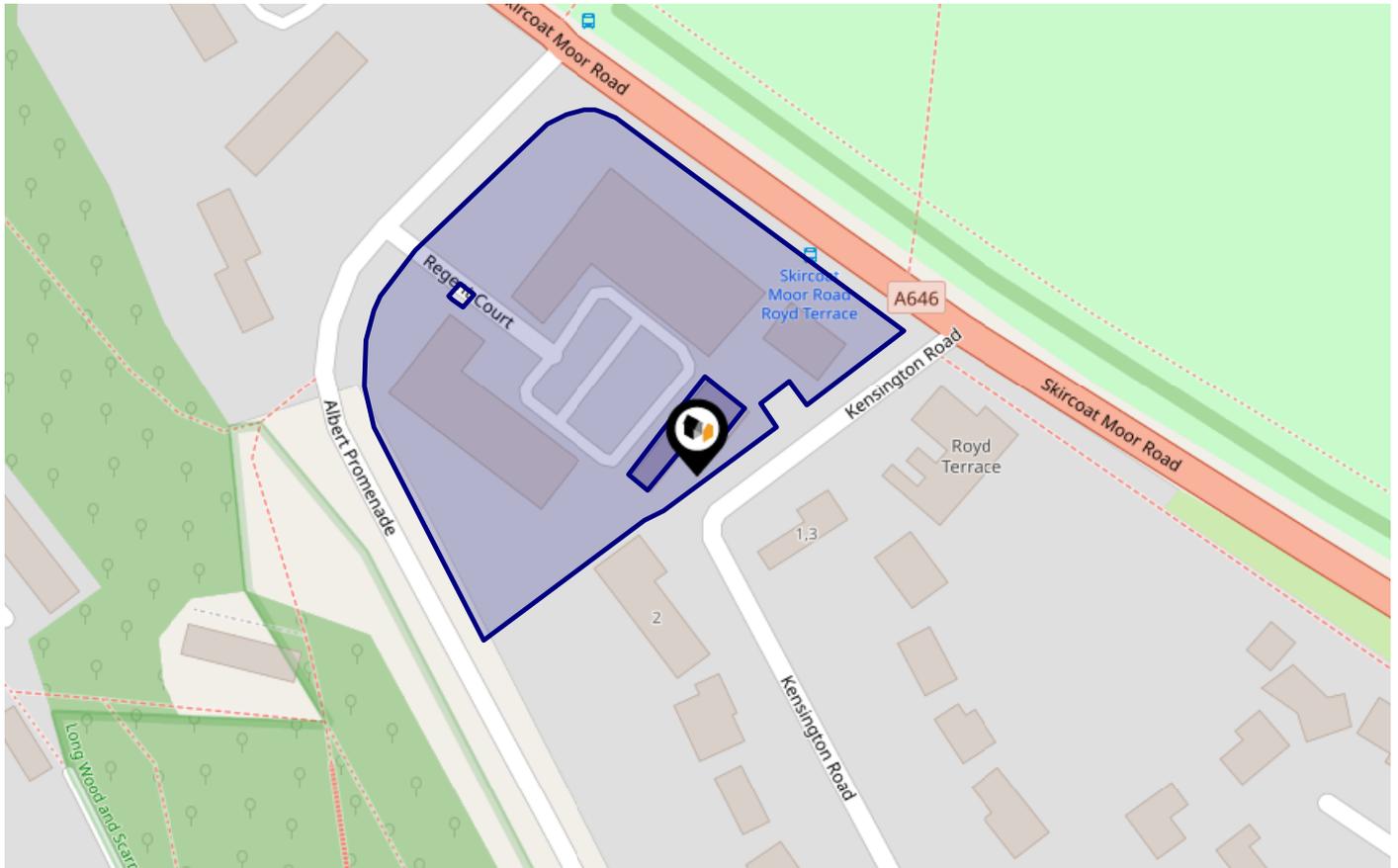
### Nearby Council Wards

- 1 Skircoat Ward
- 2 Park Ward
- 3 Sowerby Bridge Ward
- 4 Town Ward
- 5 Warley Ward
- 6 Greetland and Stainland Ward
- 7 Ovenden Ward
- 8 Elland Ward
- 9 Northowram and Shelf Ward
- 10 Hipperholme and Lightcliffe Ward

# 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 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

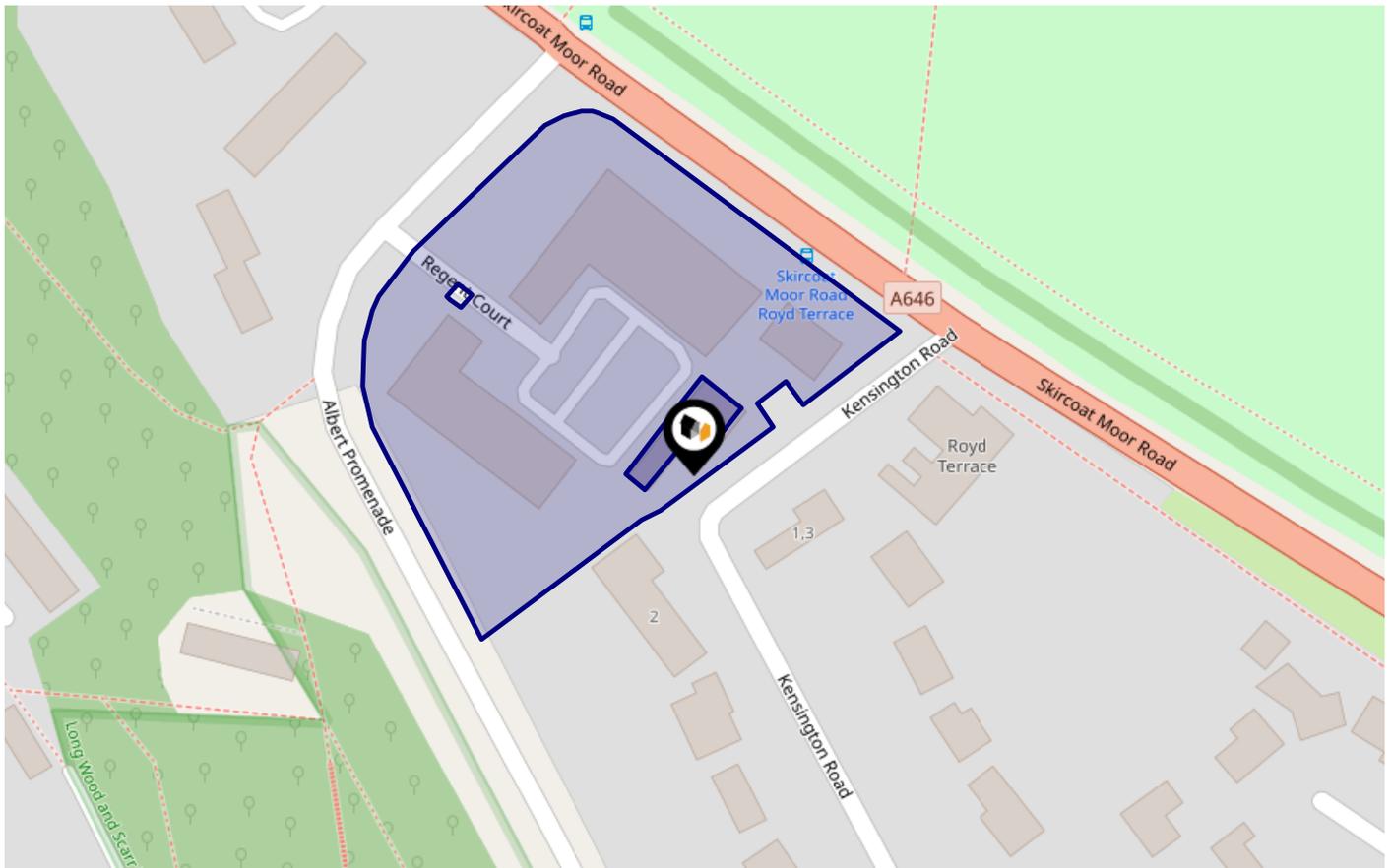
Chance of flooding to the following depths at this property:



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

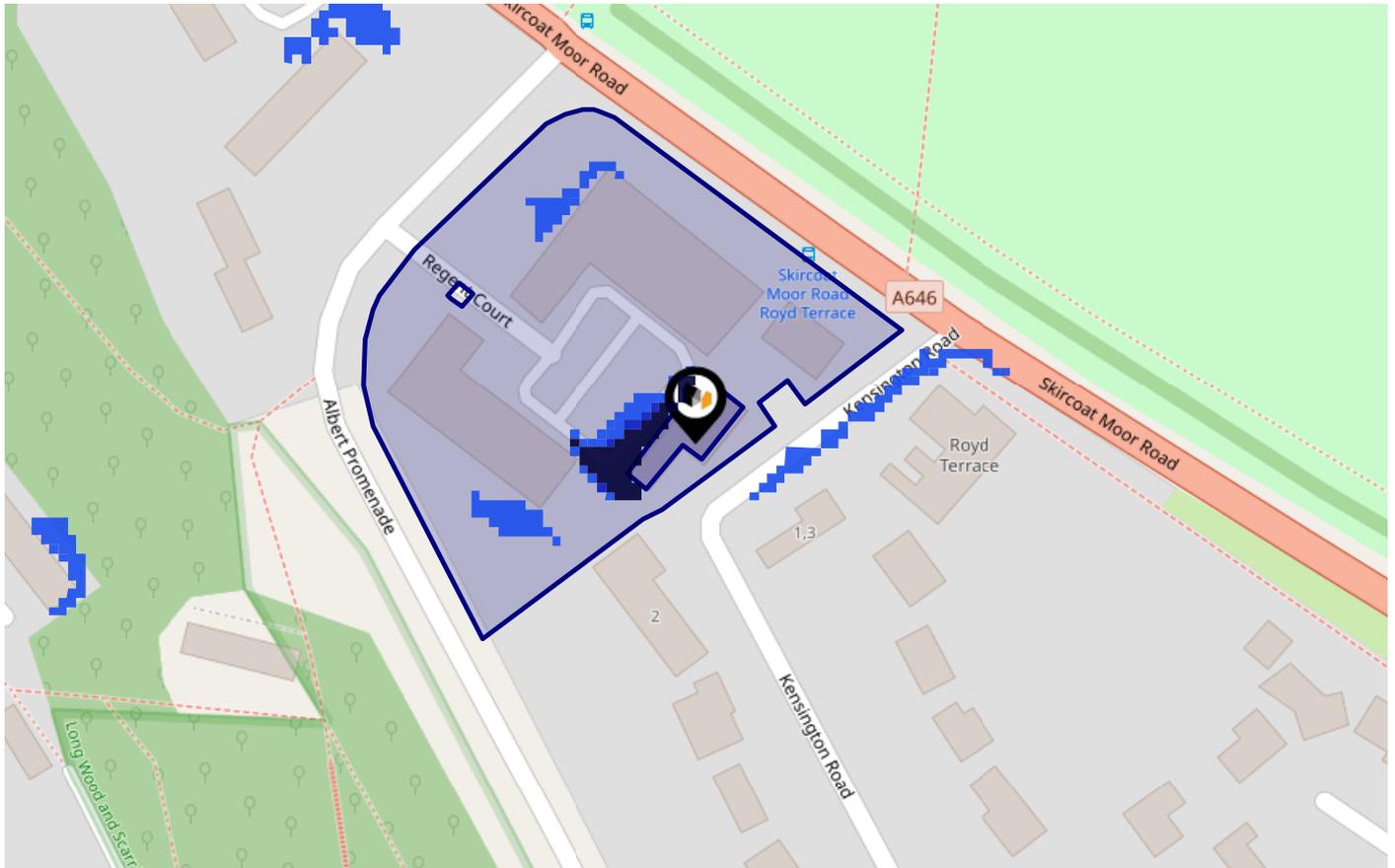
Chance of flooding to the following depths at this property:



# 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 (0.25%) in any one year.
- **Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

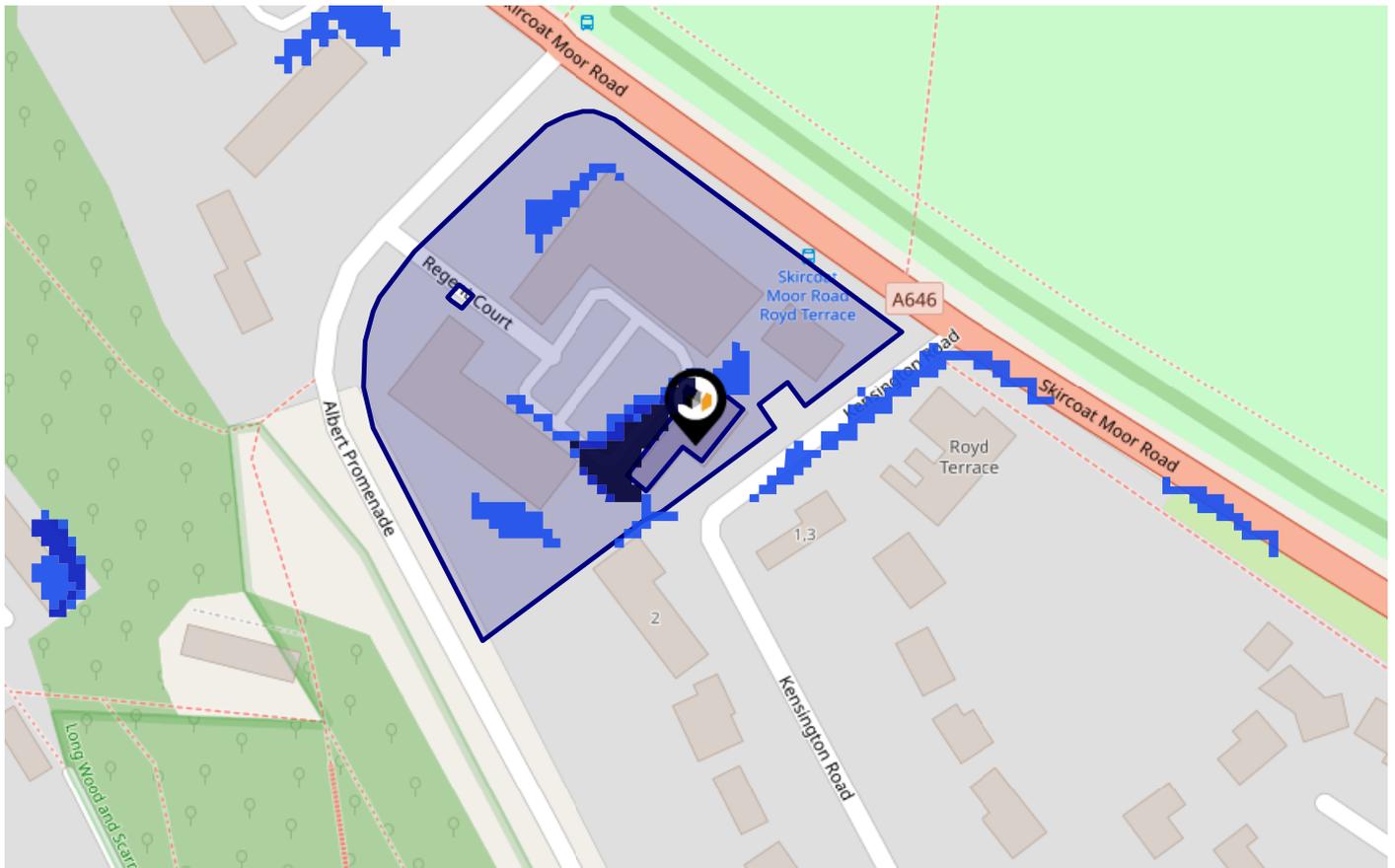
Chance of flooding to the following depths at this property:



# 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

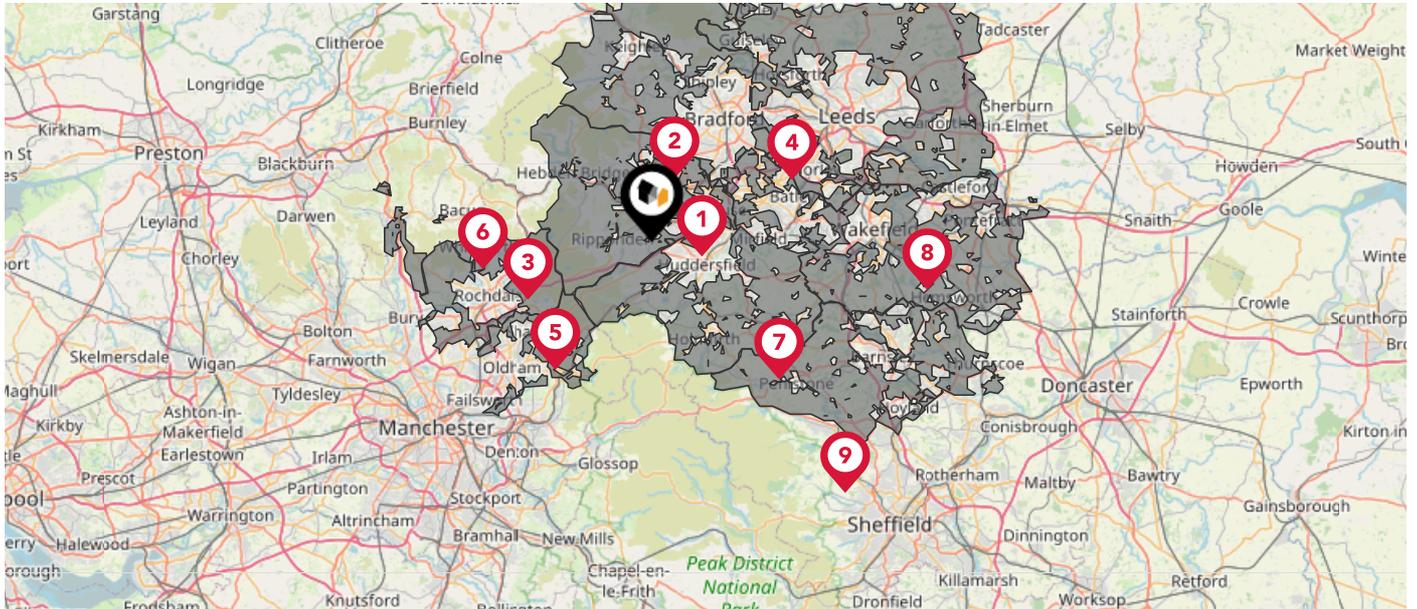
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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...



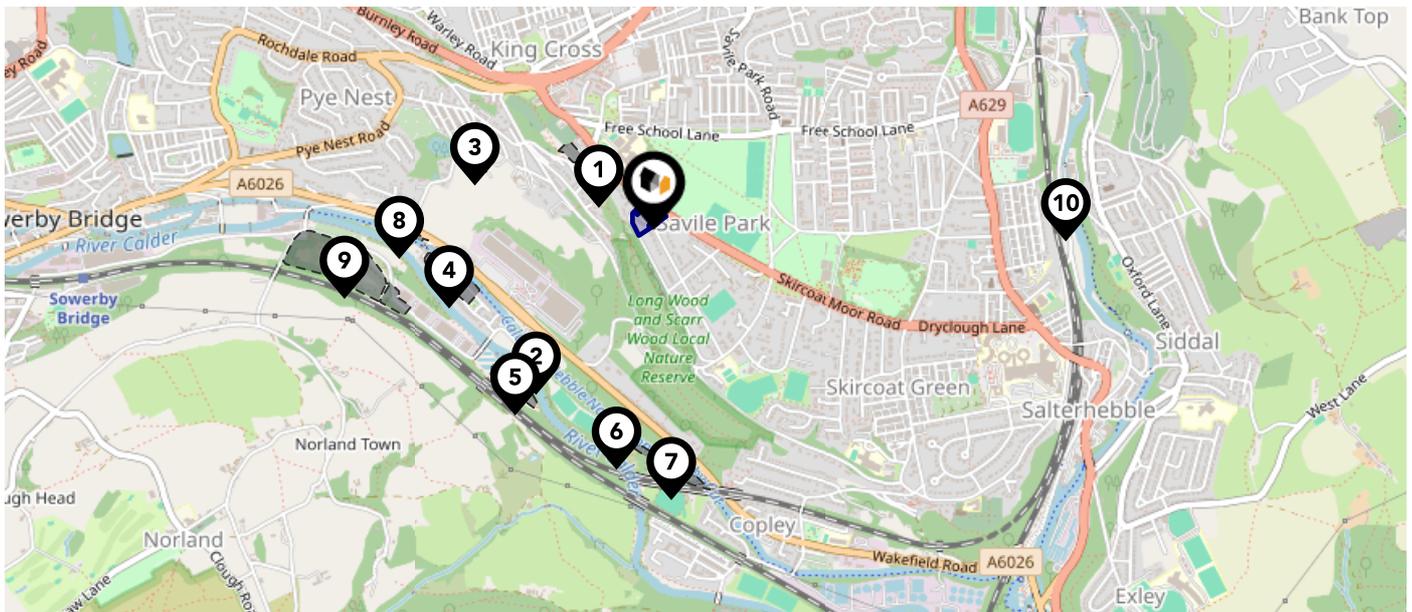
### Nearby Green Belt Land

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

# 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

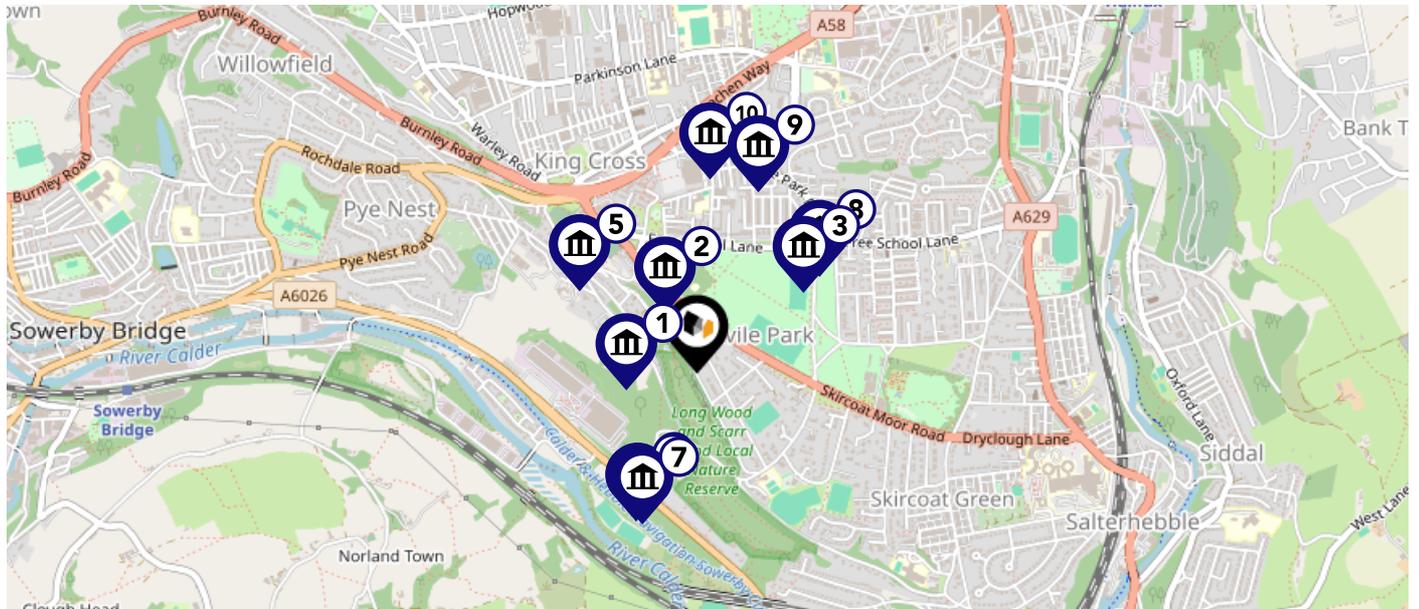
<b>1</b>	Wakefield Gate-Delph Hill, off Skircoat Moor Road, Halifax	Historic Landfill <input type="checkbox"/>
<b>2</b>	Sterne Mills-Standard Wire, Wakefield Road, Halifax	Historic Landfill <input type="checkbox"/>
<b>3</b>	Washer Lane Industrial Estate-Washer Lane, Halifax	Historic Landfill <input type="checkbox"/>
<b>4</b>	Standard Wire Company-Sterne Mills, Wakefield Road, Sowerby Bridge, Halifax	Historic Landfill <input type="checkbox"/>
<b>5</b>	Milner Royd Sewage Works-Sowerby Bridge, Halifax	Historic Landfill <input type="checkbox"/>
<b>6</b>	EA/EPR/NP3299ZS/A001	Active Landfill <input checked="" type="checkbox"/>
<b>7</b>	Butterfly Fields-Adjacent Copley Viaduct, off Wakefield Road, Copley, Halifax	Historic Landfill <input type="checkbox"/>
<b>8</b>	Canal Mills-Wakefield Road, Copley, Sowerby Bridge	Historic Landfill <input type="checkbox"/>
<b>9</b>	Milner Royd Depot-Mearclough Road, Sowerby Bridge, West Yorkshire	Historic Landfill <input type="checkbox"/>
<b>10</b>	Farrar Mill Lane-Halifax	Historic Landfill <input type="checkbox"/>

# Maps

## Listed Buildings

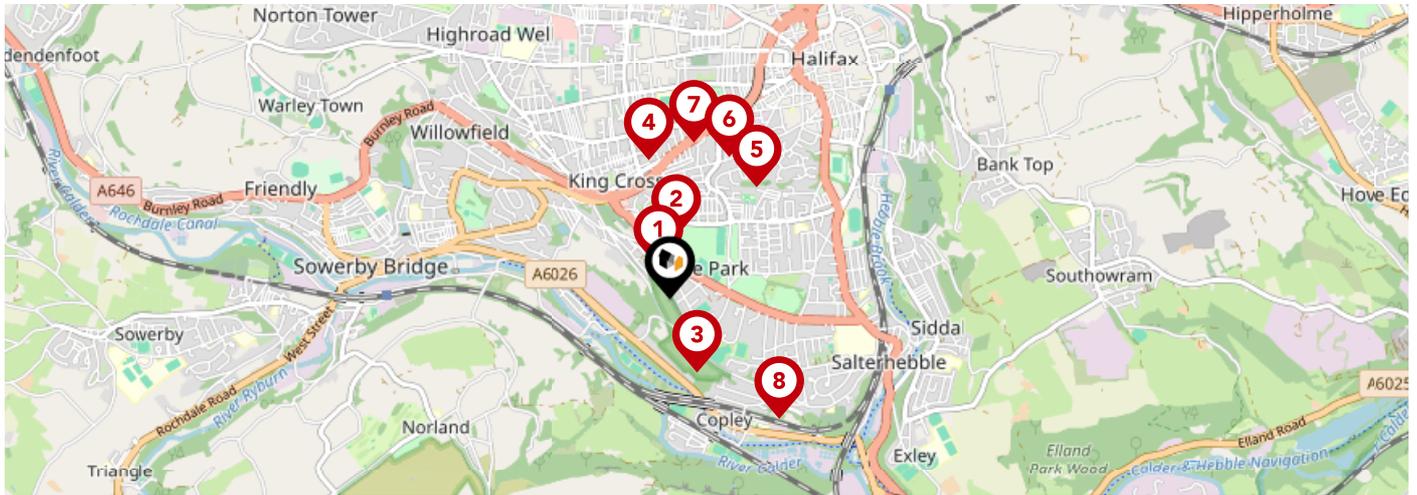
LANDWOOD GROUP

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
 1254032 - 148, Scar Bottom	Grade II	0.1 miles
 1273255 - Crossley And Porter School	Grade II	0.2 miles
 1258544 - Drinking Fountain	Grade II	0.3 miles
 1259130 - Gateway To Wood Hall	Grade II	0.3 miles
 1133900 - Wainhouse Tower	Grade II	0.3 miles
 1259131 - Dovecote At Wood Hall Service Buildings To Wood Hall	Grade II	0.3 miles
 1243205 - Wood Hall	Grade II	0.3 miles
 1254029 - Church Of St Jude	Grade II	0.4 miles
 1408878 - Savile Terrace	Grade II	0.4 miles
 1314051 - Haugh Shaw Hall Haugh Shaw House Haugh Shaw Villa	Grade II	0.4 miles

# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>The Crossley Heath School</b> Ofsted Rating: Good   Pupils: 1133   Distance:0.15	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Savile Park Primary School</b> Ofsted Rating: Good   Pupils: 369   Distance:0.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>The Gleddings School</b> Ofsted Rating: Not Rated   Pupils: 207   Distance:0.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Parkinson Lane Community Primary School</b> Ofsted Rating: Outstanding   Pupils: 563   Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Holy Trinity Primary School, A Church of England Academy</b> Ofsted Rating: Requires improvement   Pupils: 422   Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>St Mary's Catholic Primary Academy</b> Ofsted Rating: Good   Pupils: 302   Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Calderdale College</b> Ofsted Rating: Good   Pupils:0   Distance:0.69	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Ravenscliffe High School</b> Ofsted Rating: Outstanding   Pupils: 250   Distance:0.71	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools

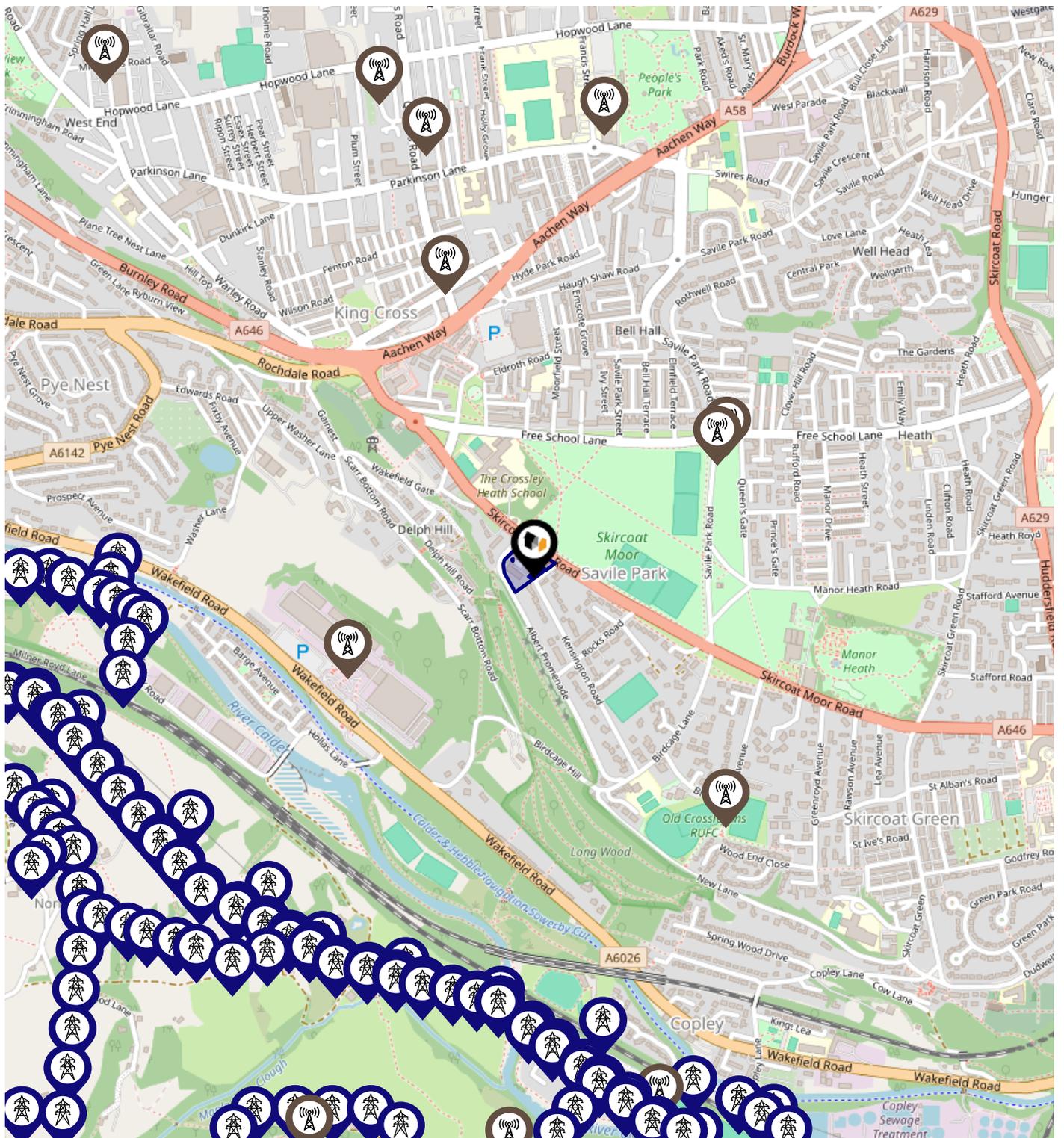
LANDWOOD GROUP



		Nursery	Primary	Secondary	College	Private
	<b>Warley Road Primary Academy</b> Ofsted Rating: Good   Pupils: 539   Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Copley Primary School</b> Ofsted Rating: Outstanding   Pupils: 304   Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Stafford Hall School</b> Ofsted Rating: Good   Pupils: 10   Distance:0.82	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Beacon Lights Schools</b> Ofsted Rating: Good   Pupils: 131   Distance:0.84	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Salterhebble Junior and Infant School</b> Ofsted Rating: Good   Pupils: 205   Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>All Saints' CofE Primary School</b> Ofsted Rating: Outstanding   Pupils: 207   Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bolton Brow Primary Academy</b> Ofsted Rating: Good   Pupils: 228   Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Christ Church CofE VA Junior School, Sowerby Bridge</b> Ofsted Rating: Good   Pupils: 93   Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Local Area Masts & Pylons

LANDWOOD  
GROUP

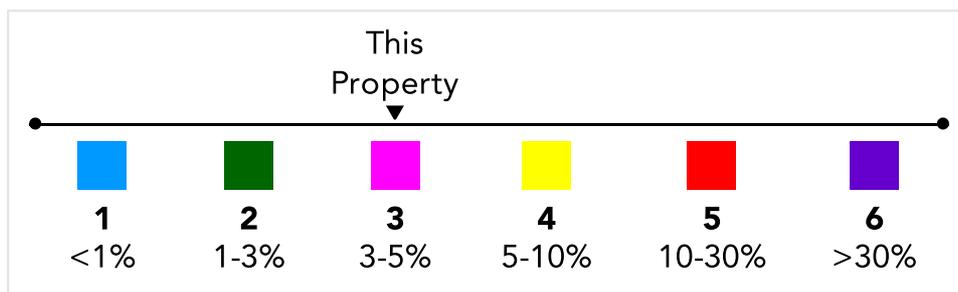
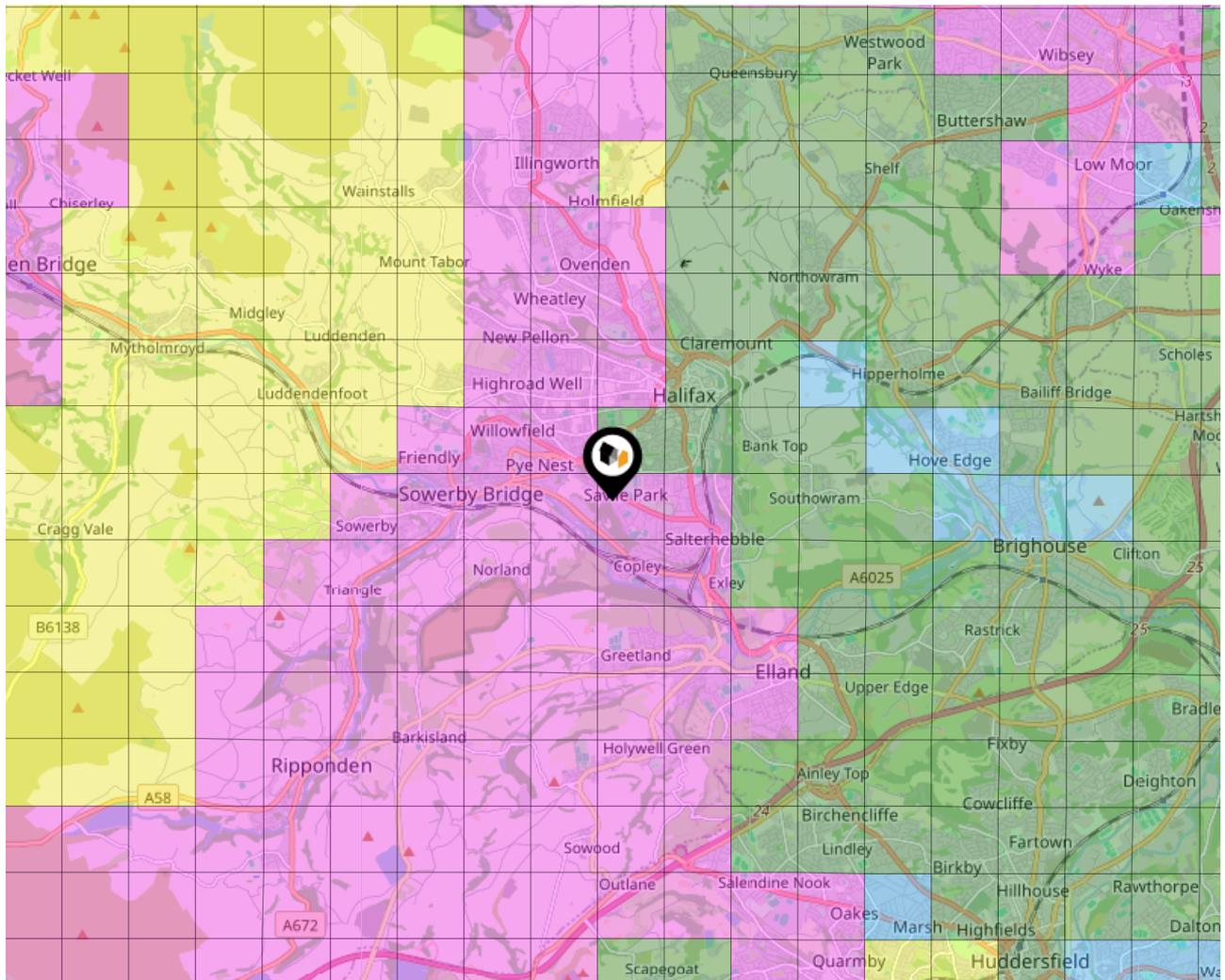


## Key:

-  Power Pylons
-  Communication Masts

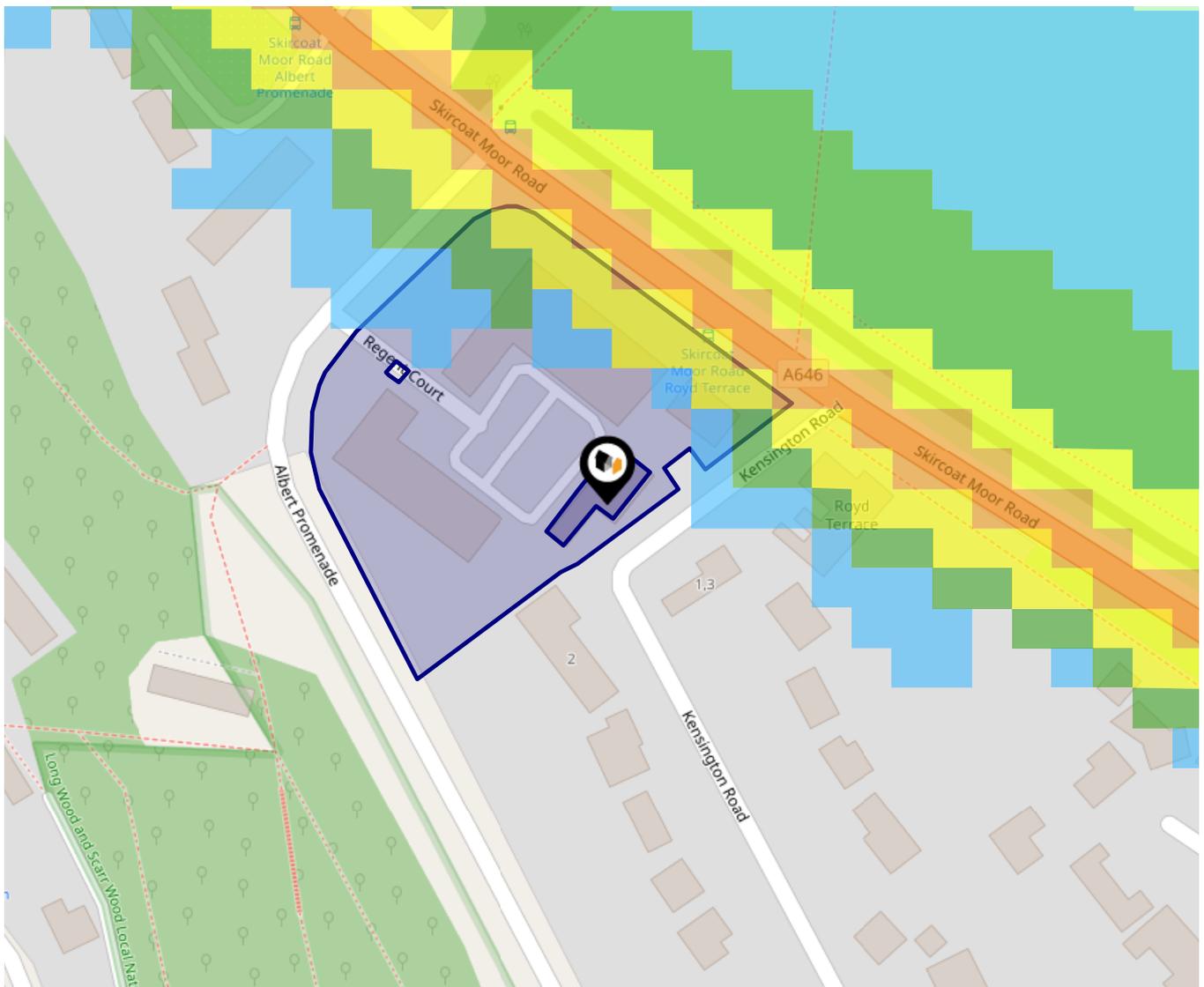
## What is Radon?

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



# Local Area Road Noise

LANDWOOD  
GROUP



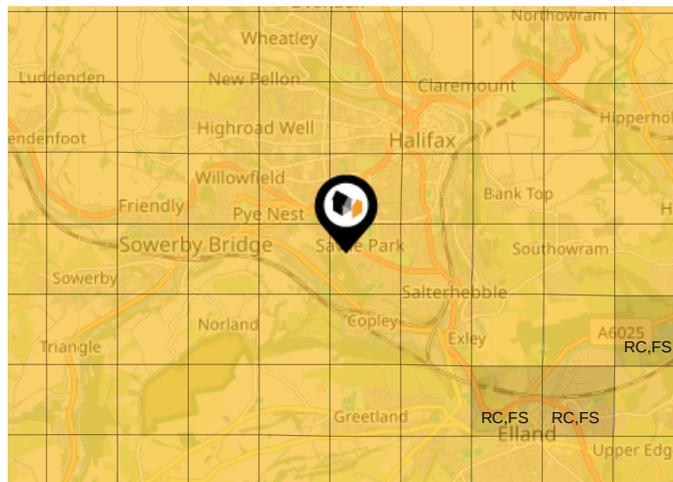
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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>	NONE	<b>Soil Texture:</b>	LOAM TO CLAY
<b>Parent Material Grain:</b>	ARGILLIC - ARENACEOUS	<b>Soil Depth:</b>	INTERMEDIATE-SHALLOW
<b>Soil Group:</b>	MEDIUM TO HEAVY		



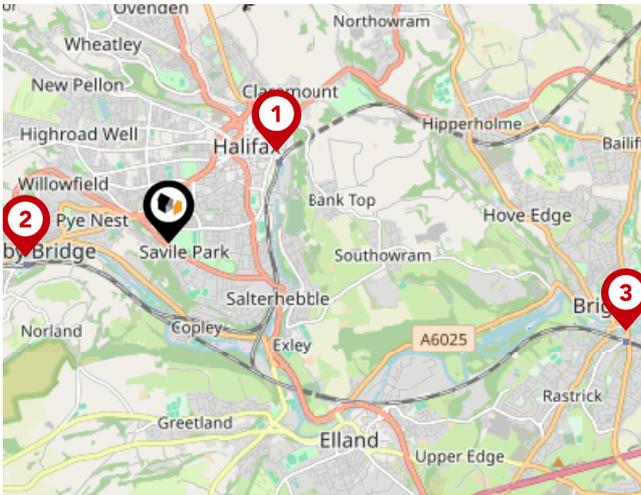
## Primary Classifications (Most Common Clay Types)

<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

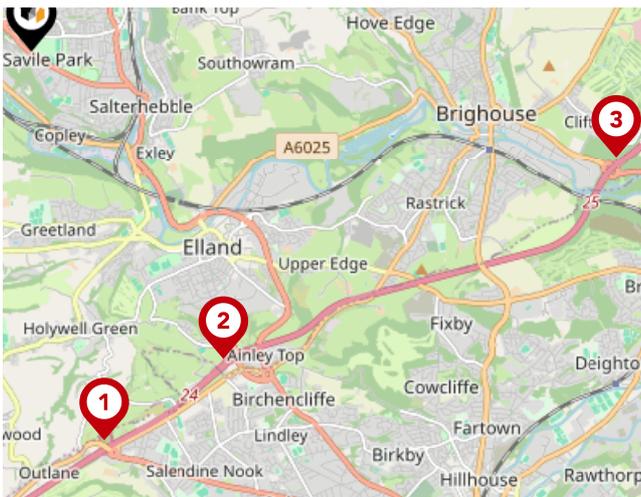
## Transport (National)

LANDWOOD GROUP



### National Rail Stations

Pin	Name	Distance
1	Halifax Rail Station	1.23 miles
2	Sowerby Bridge Rail Station	1.26 miles
3	Brighouse Rail Station	4.07 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M62 J23	3.49 miles
2	M62 J24	3.19 miles
3	M62 J25	5.19 miles
4	M606 J3	6.63 miles
5	M606 J2	6.37 miles

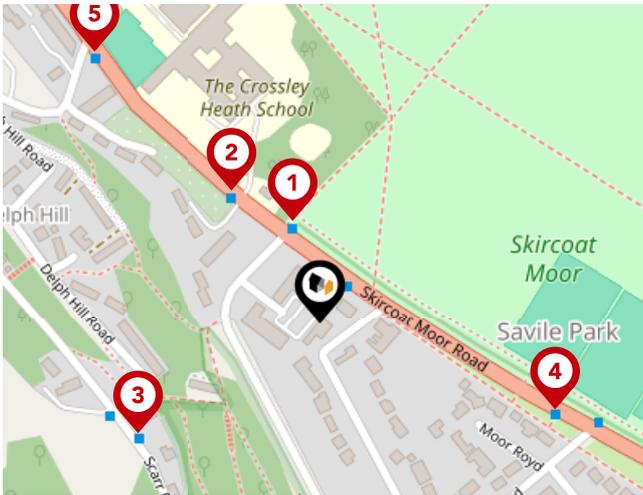


### Airports/Helipads

Pin	Name	Distance
1	Leeds Bradford Airport	14.13 miles
2	Manchester Airport	29.01 miles
3	Finningley	38.92 miles
4	Speke	47.75 miles

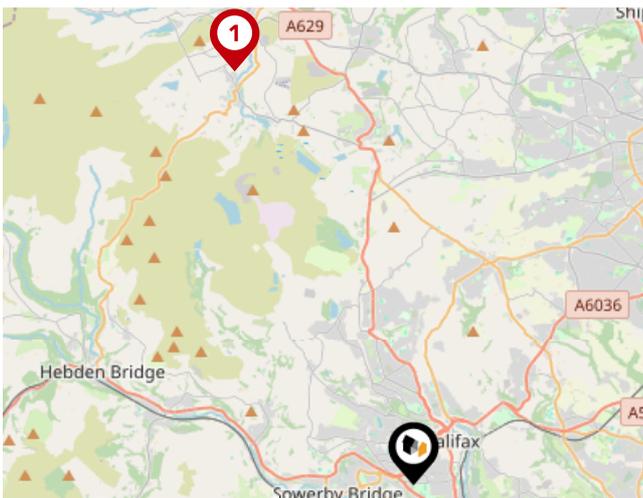
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Skircoat Moor Road Albert Promenade	0.06 miles
2	Skircoat Moor Road Albert Promenade	0.09 miles
3	Scarr Bottom Road Scarr Bottom	0.12 miles
4	Skircoat Moor Rd Rocks Road	0.14 miles
5	Skircoat Moor Road Wakefield Gate	0.19 miles



### Local Connections

Pin	Name	Distance
1	Oxenhope (Keighley & Worth Valley Railway)	7.91 miles
2	Haworth (Keighley & Worth Valley Railway)	8.91 miles

The logo consists of the words "LANDWOOD" and "GROUP" stacked vertically in a white, uppercase, sans-serif font, centered within an orange square with rounded corners.

LANDWOOD  
GROUP

### Landwood Group

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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

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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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The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

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