

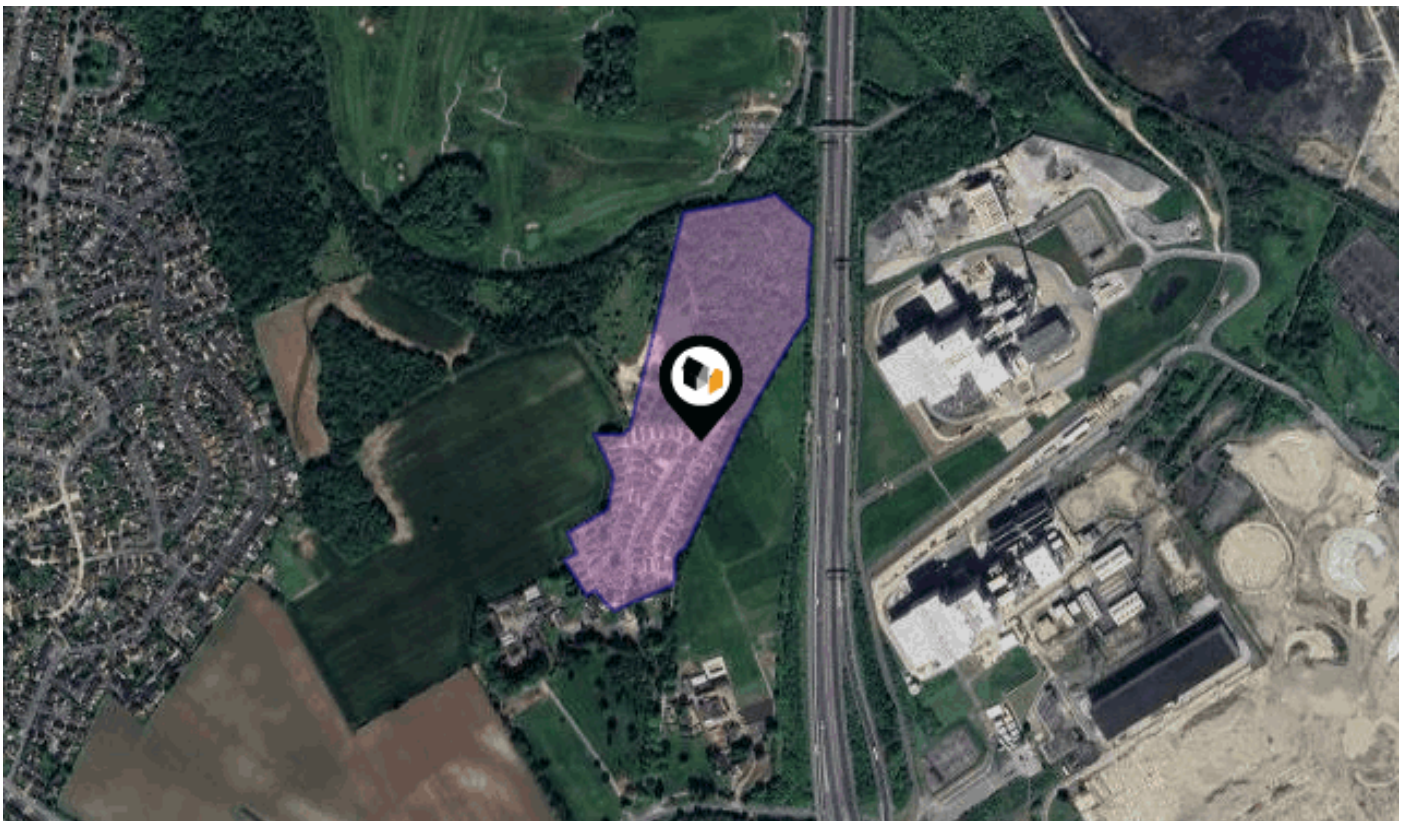


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 28<sup>th</sup> February 2025



**ASHTREE WAY, KNOTTINGLEY, WF11**

## Martin & Co

52 Northgate, Wakefield, WF1 3AN

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<https://www.martinco.com/estate-agents-and-letting-agents/branch/wakefield>





## Property

<b>Type:</b>	Caravan	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	2		
<b>Plot Area:</b>	20.01 acres		
<b>Council Tax :</b>	Band A		
<b>Annual Estimate:</b>	£1,387		
<b>Title Number:</b>	YY44412		

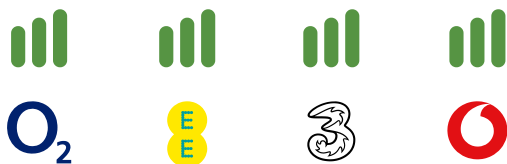
## Local Area

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

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

<b>4</b> mb/s	<b>-</b> mb/s

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



### Satellite/Fibre TV Availability:

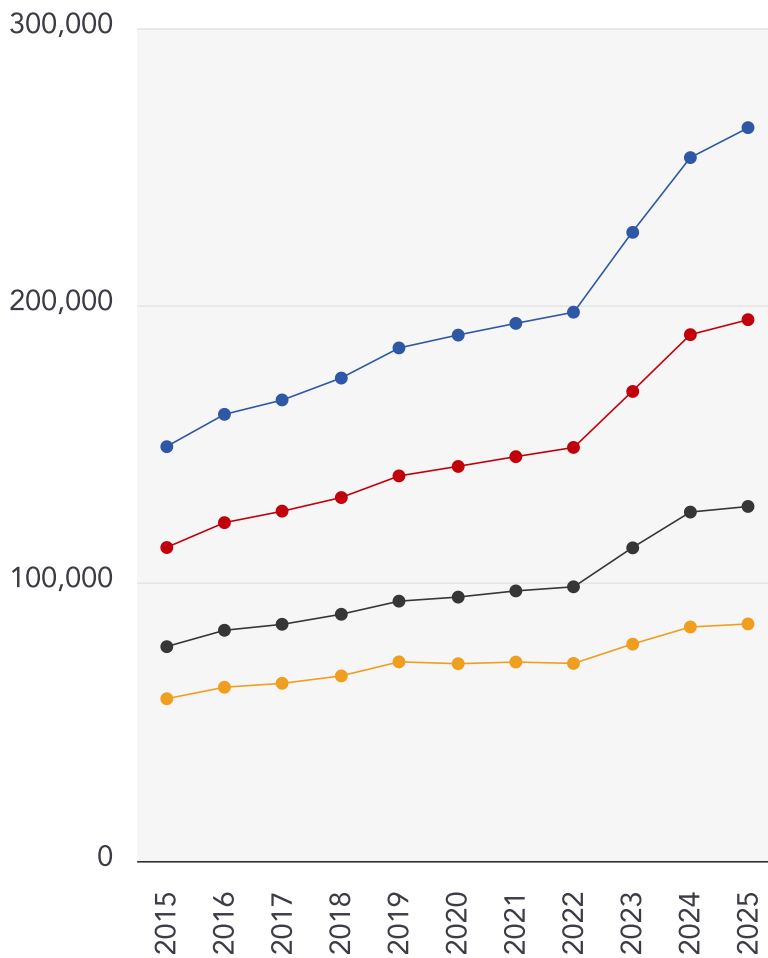


# Market

## House Price Statistics

MARTIN&CO

10 Year History of Average House Prices by Property Type in WF11



Detached

**+77.01%**

Semi-Detached

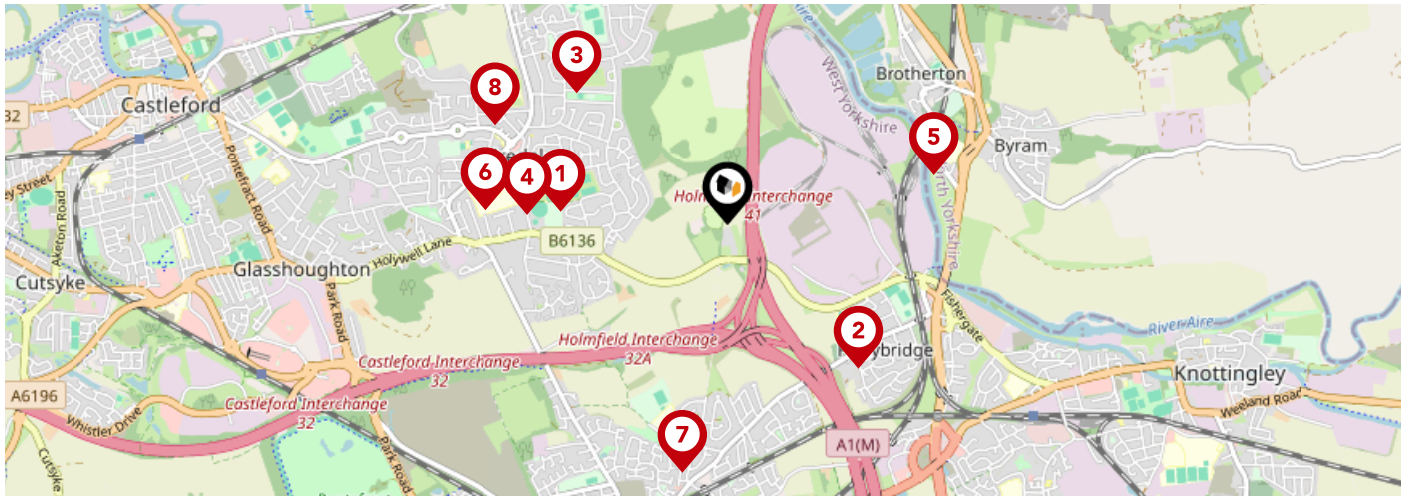
**+72.69%**

Terraced

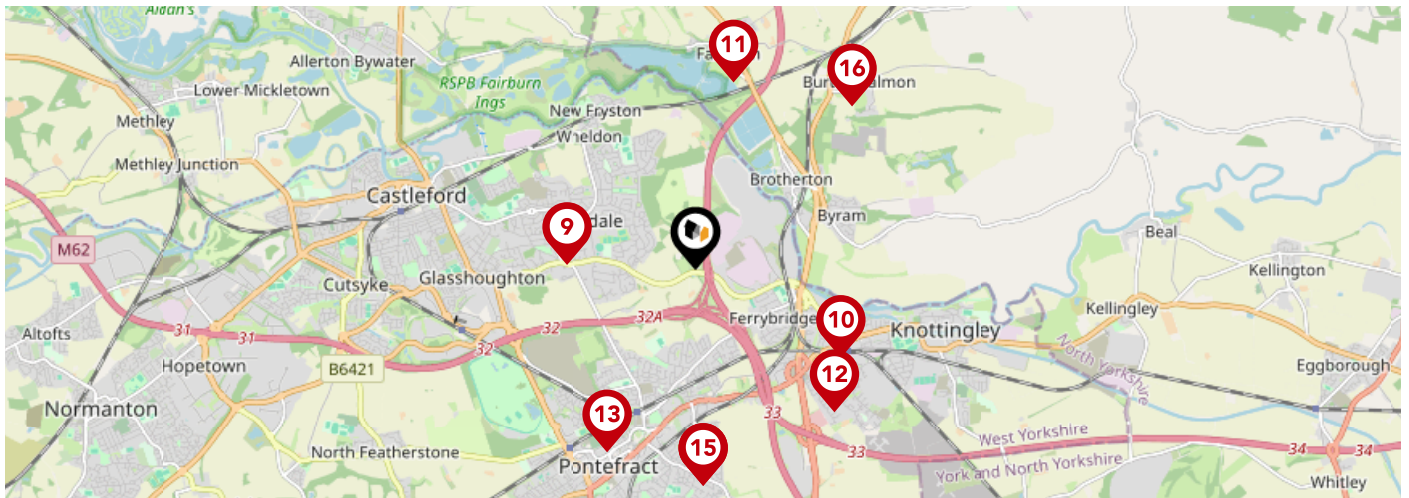
**+65.43%**









Flat

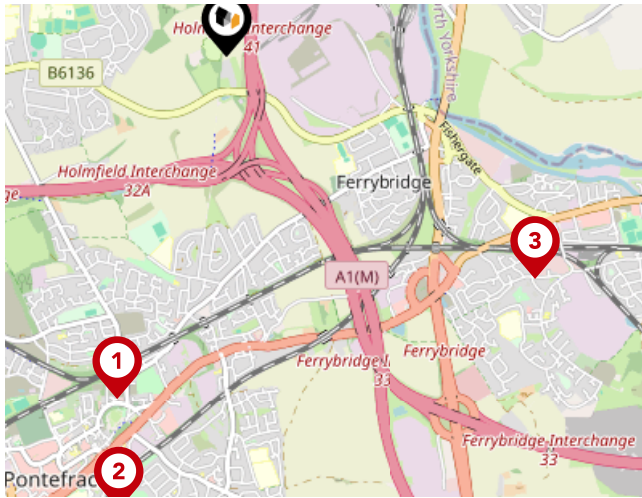
**+46.13%**



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Airedale Academy</b> Ofsted Rating: Requires improvement   Pupils: 1039   Distance:0.74	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Willow Green Academy</b> Ofsted Rating: Good   Pupils: 229   Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Oyster Park Primary Academy</b> Ofsted Rating: Requires improvement   Pupils: 369   Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Airedale Infant School</b> Ofsted Rating: Good   Pupils: 227   Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Brotherton and Byram Community Primary Academy</b> Ofsted Rating: Good   Pupils: 180   Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Townville Academy</b> Ofsted Rating: Requires improvement   Pupils:0   Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Orchard Head Junior and Infant and Nursery School</b> Ofsted Rating: Good   Pupils: 340   Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Fairburn View Primary School, Castleford</b> Ofsted Rating: Good   Pupils: 514   Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

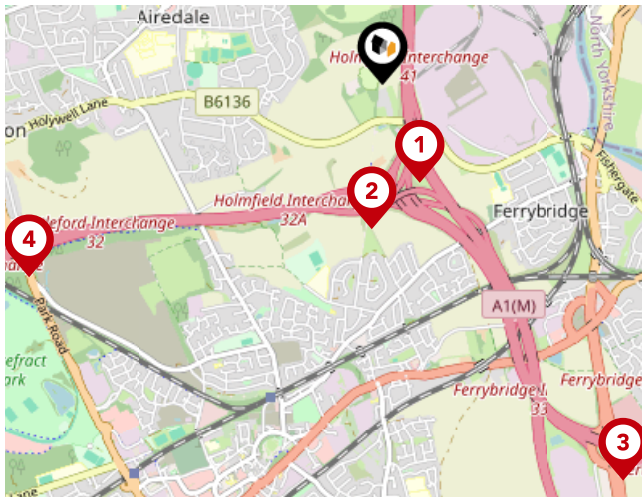


		Nursery	Primary	Secondary	College	Private
	<b>Airedale Junior School</b> Ofsted Rating: Good   Pupils: 386   Distance:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Vale Primary Academy</b> Ofsted Rating: Outstanding   Pupils: 217   Distance:1.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Fairburn Community Primary School</b> Ofsted Rating: Outstanding   Pupils: 89   Distance:1.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Simpson's Lane Academy</b> Ofsted Rating: Good   Pupils: 397   Distance:1.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Giles C of E Academy</b> Ofsted Rating: Good   Pupils: 353   Distance:1.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cherry Tree Academy</b> Ofsted Rating: Requires improvement   Pupils: 243   Distance:1.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Holy Family and St Michael's Catholic Primary School, A Voluntary Academy</b> Ofsted Rating: Good   Pupils: 195   Distance:1.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Burton Salmon Community Primary School</b> Ofsted Rating: Good   Pupils: 67   Distance:1.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



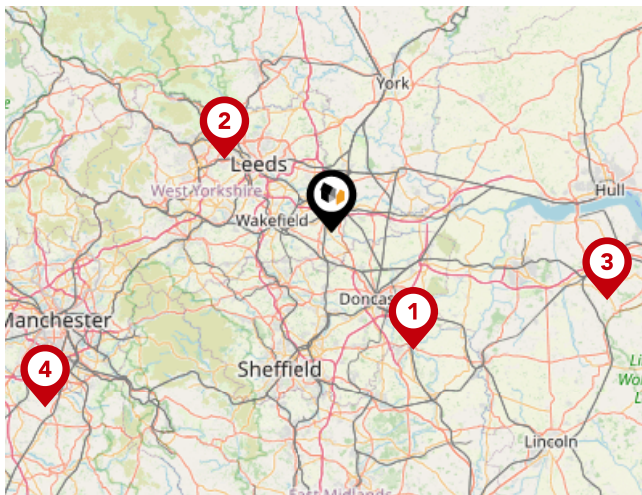
## National Rail Stations

Pin	Name	Distance
1	Pontefract Monkhill Rail Station	1.58 miles
2	Pontefract Baghill Rail Station	2.04 miles
3	Knottingley Rail Station	1.67 miles



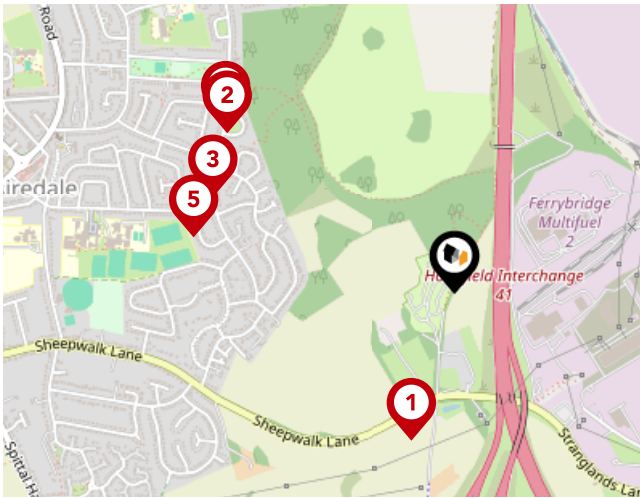
## Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J41	0.46 miles
2	M62 J32A	0.64 miles
3	M62 J33	2.03 miles
4	M62 J32	1.77 miles
5	A1(M) J42	2.97 miles



## Airports/Helipads

Pin	Name	Distance
1	Finningley	20.21 miles
2	Leeds Bradford Airport	18.2 miles
3	Humberside Airport	39.83 miles
4	Manchester Airport	47.33 miles



## Bus Stops/Stations

Pin	Name	Distance
1	Sheepwalk Ln Holmfield Lane	0.34 miles
2	The Green	0.61 miles
3	Coniston Drive	0.57 miles
4	Kendal Drive The Green	0.62 miles
5	Crewe Rd Windermere Road	0.59 miles

# 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.

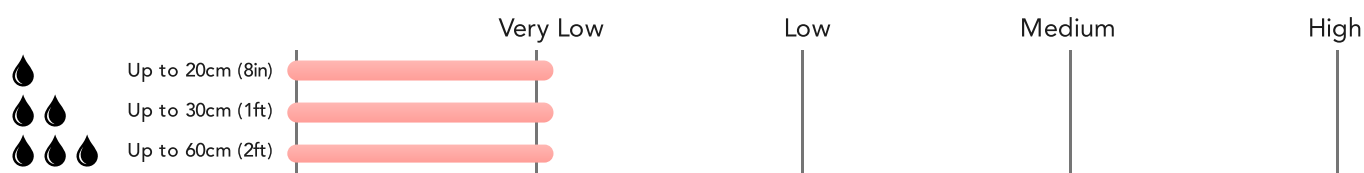


**Risk Rating:** Very low

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:

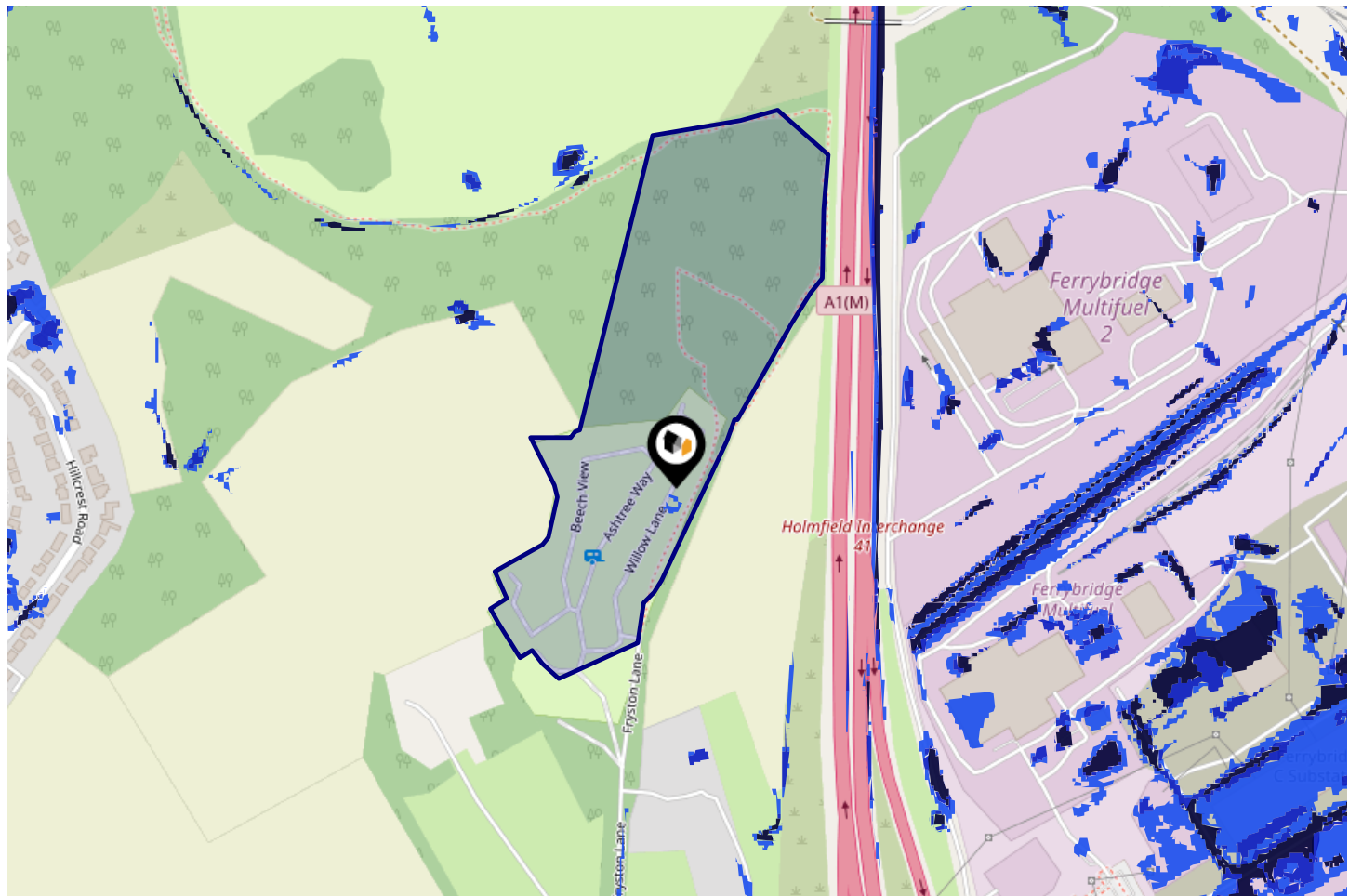




# Flood Risk

## 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.

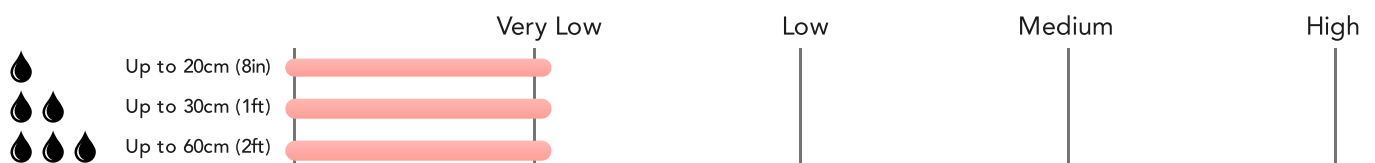


Risk Rating: **Very low**

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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

## 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.
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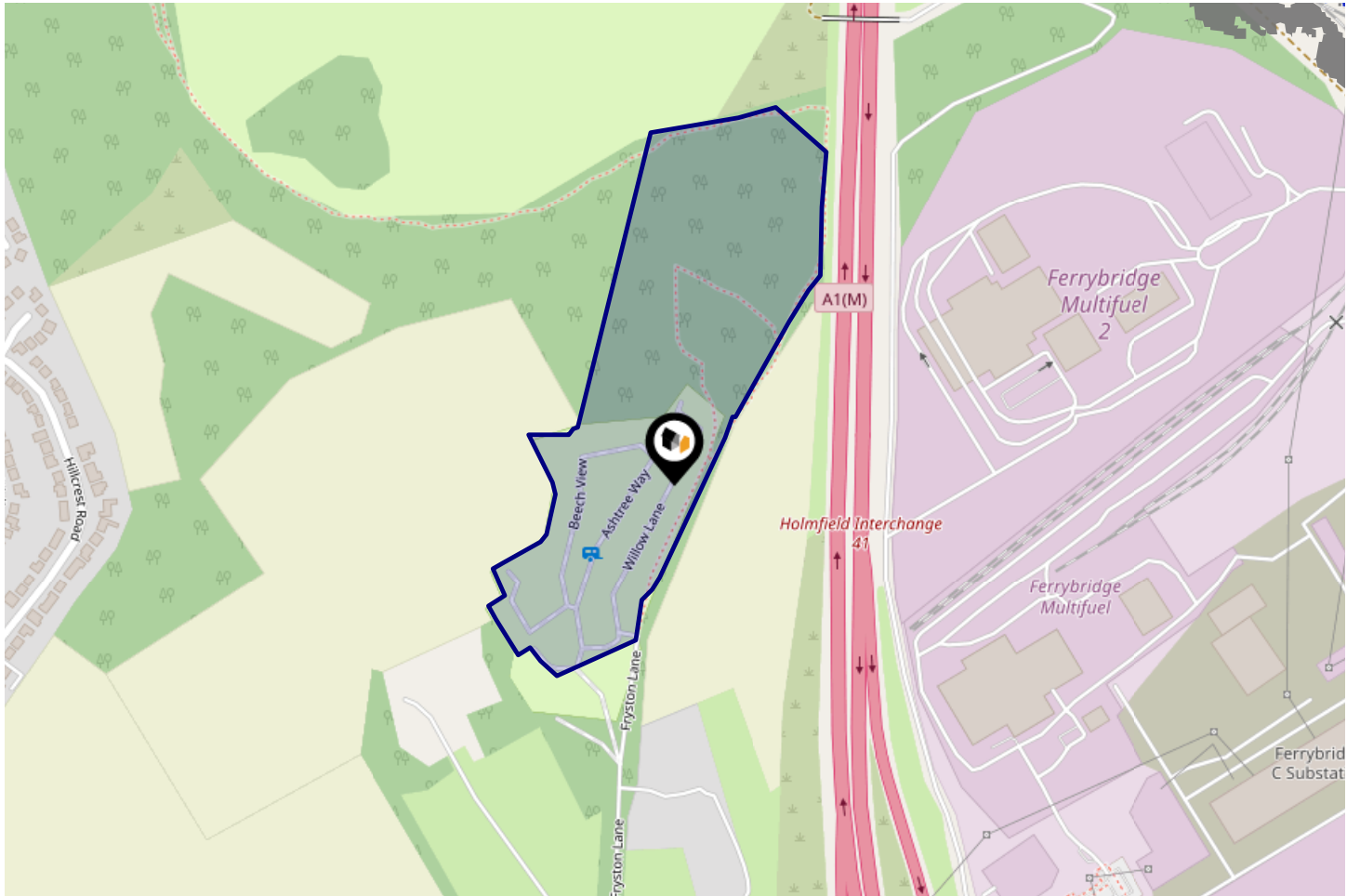
Chance of flooding to the following depths at this property:



# 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:



## MARTIN&CO

### **Martin & Co**

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Here at Martin & Co Wakefield, we're proud to provide specialist advice, guidance, and support across all areas of the residential property market to the people of Wakefield and surrounding areas.

Father and son team, Monay and Jaspal Bhachu, have extensive knowledge of the local area having been brought up in neighbouring east Leeds. Both landlords themselves, they bring first-hand understanding of the needs of landlords and tenants, and alongside their dedicated and experienced team deliver a comprehensive service to buyers, sellers, tenants, and investors alike.

With our wealth of experience across both lettings and sales, you can be confident of receiving the very highest standards of service from the Martin & Co Wakefield team at all times.

Whether you have a property to sell in the area, or you are looking for a home to rent, please do get in touch as we'd be d

### Testimonial 1



Great service from the day one. Clearly explained everything and quick response. Highly recommend!

### Testimonial 2



I have never dealt with such a professional and committed estate agent before. They pull out all the stops and work so hard to ensure the sale goes through.

### Testimonial 3



Excellent service, super friendly team - think you so much for making it so easy!



/martincouk



/martincouk



/martinco\_uk/



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# Martin & Co

## 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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