

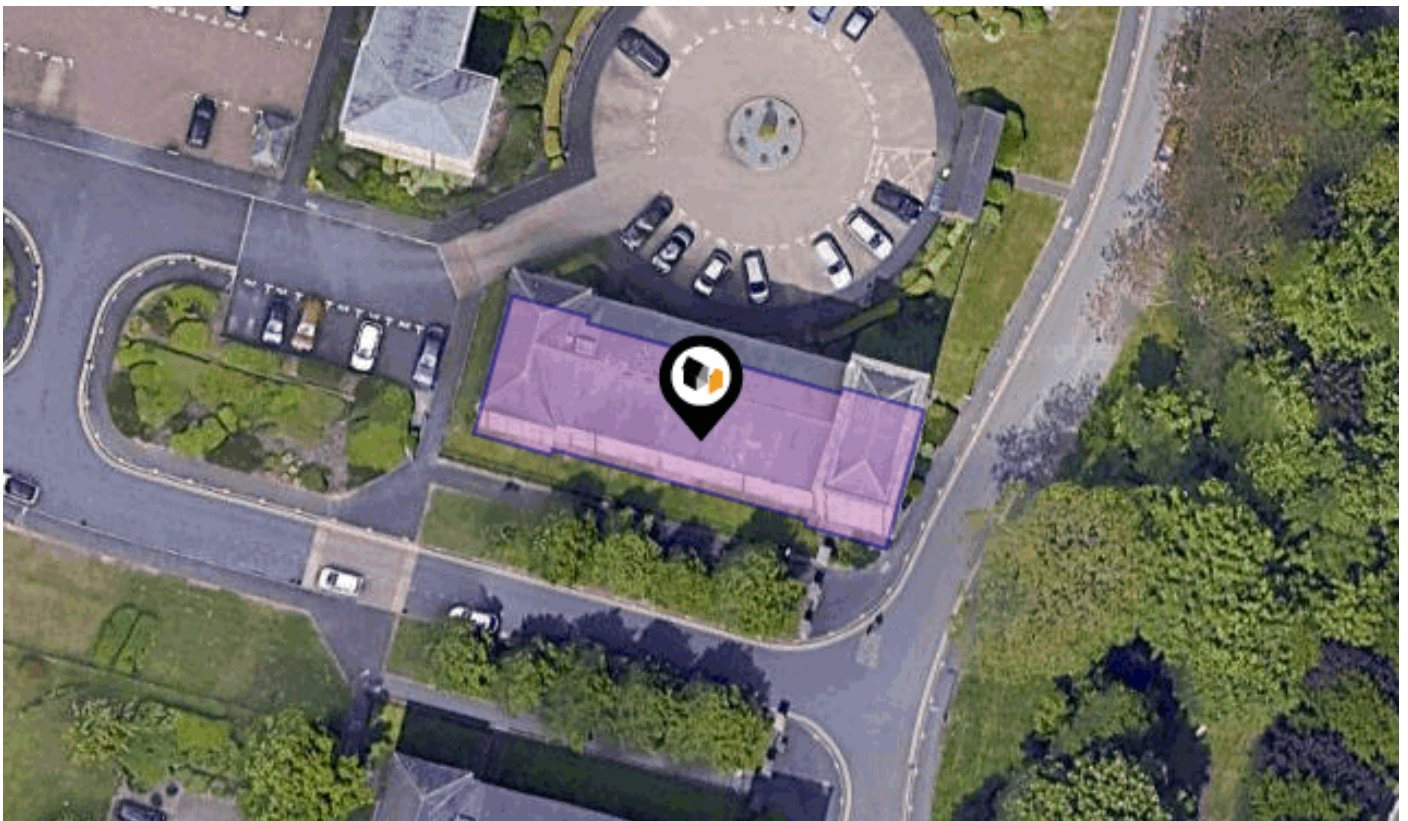


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

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



## BEVEN GROVE, WAKEFIELD, WF1

### Martin & Co

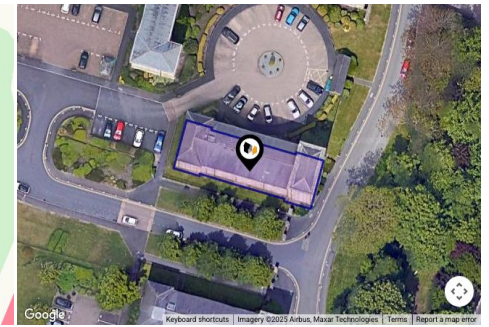
52 Northgate, Wakefield, WF1 3AN

01924 201457

[jaspal.bhachu@martinco.com](mailto:jaspal.bhachu@martinco.com)

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





## Property

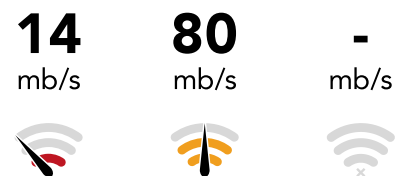
**Type:** Flat / Maisonette  
**Bedrooms:** 2  
**Floor Area:** 861 ft<sup>2</sup> / 80 m<sup>2</sup>  
**Plot Area:** 0.09 acres  
**Year Built :** 2003  
**Council Tax :** Band B  
**Annual Estimate:** £1,618  
**Title Number:** WYK745438

**Tenure:** Leasehold  
**Start Date:** 19/06/2003  
**End Date:** 01/01/3002  
**Lease Term:** 999 Years (less one day) from 1 January 2003  
**Term Remaining:** 977 years

## Local Area

**Local Authority:** Wakefield  
**Conservation Area:** No  
**Flood Risk:**  
 • Rivers & Seas: Very low  
 • Surface Water: Very low

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



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

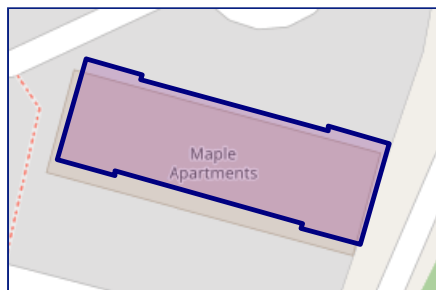


**Satellite/Fibre TV Availability:**



## Freehold Title Plan

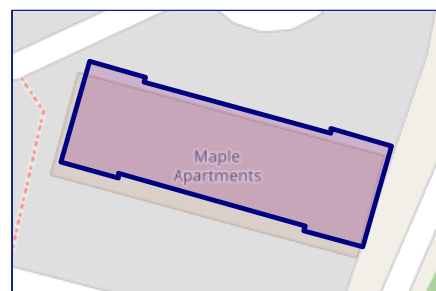
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**WYK857879**

## Leasehold Title Plan

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**WYK745438**

Start Date: 19/06/2003  
End Date: 01/01/3002  
Lease Term: 999 Years (less one day) from 1 January 2003  
Term Remaining: 977 years

Beven Grove, WF1

Energy rating

# C

Valid until 14.05.2034

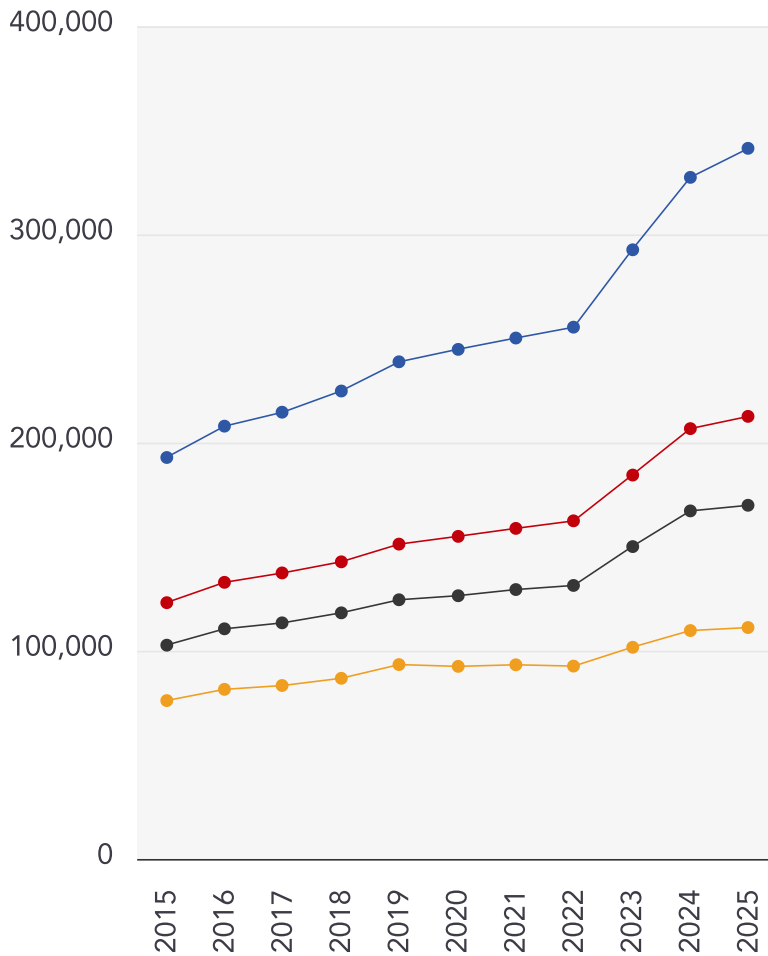
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78   c	78   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Additional EPC Data**

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<b>Property Type:</b>	Flat
<b>Build Form:</b>	End-Terrace
<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>	Pitched, insulated (assumed)
<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 86% of fixed outlets
<b>Floors:</b>	(another dwelling below)
<b>Total Floor Area:</b>	80 m <sup>2</sup>

10 Year History of Average House Prices by Property Type in WF1



Detached

**+77.01%**

Semi-Detached

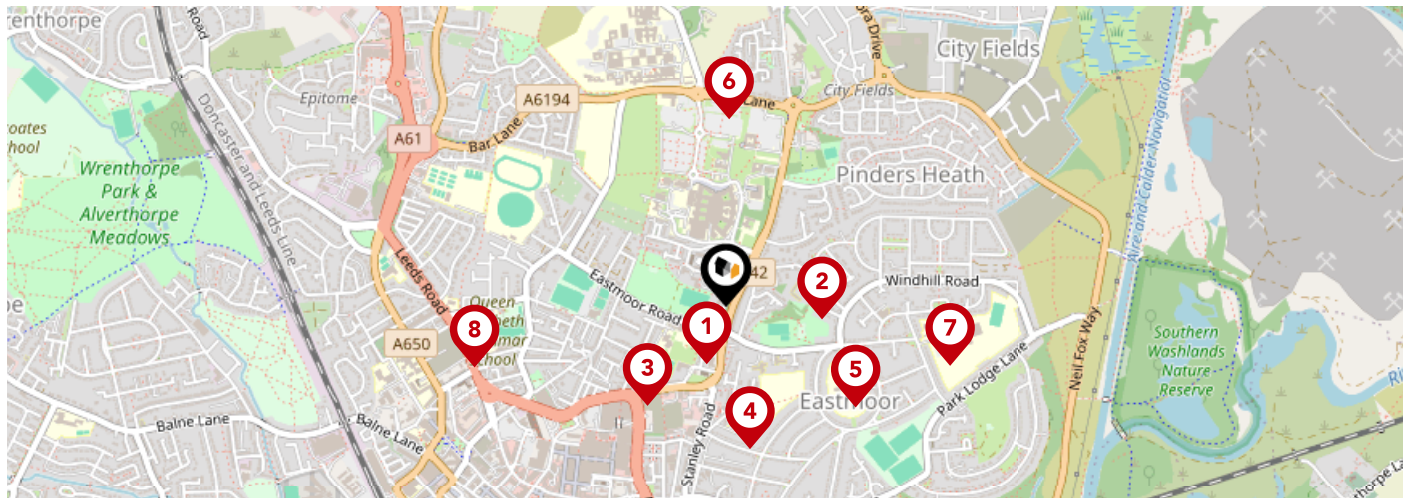
**+72.69%**

Terraced

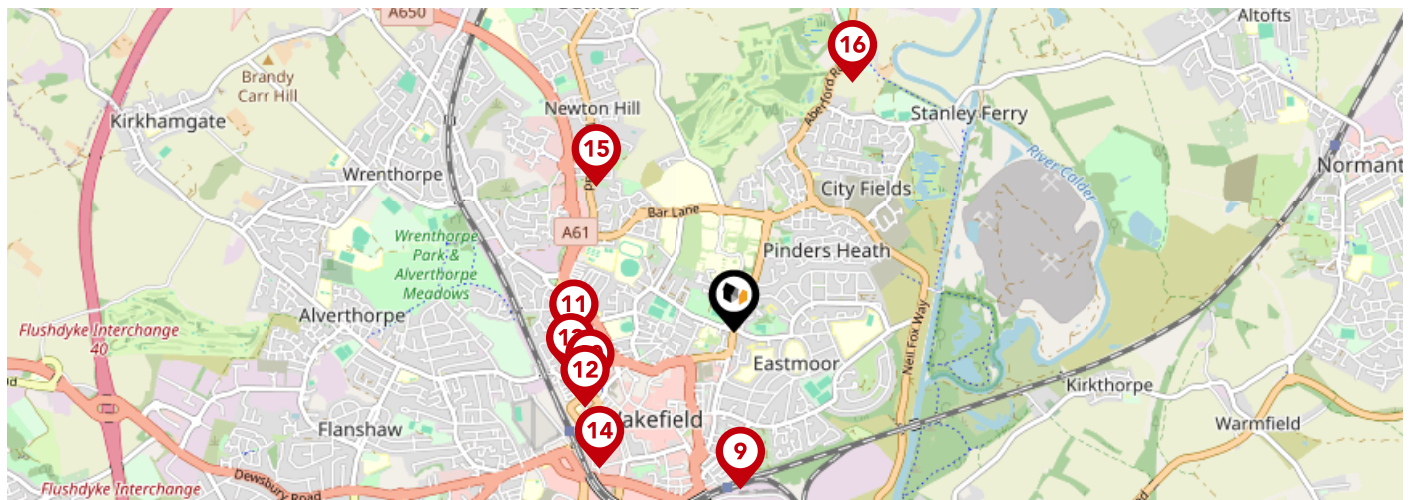
**+65.43%**

Flat

**+46.13%**

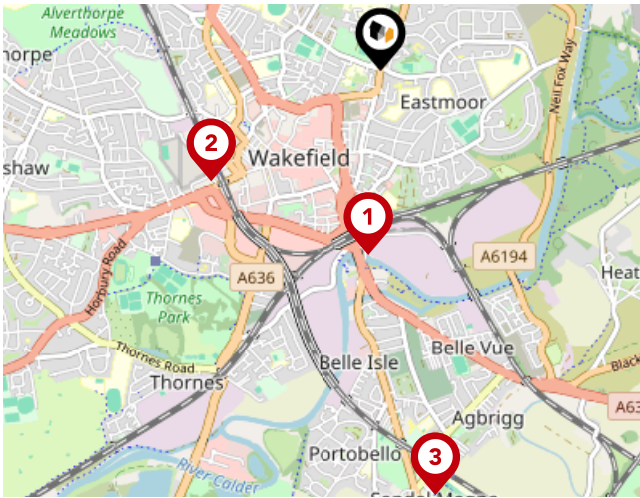


	Nursery	Primary	Secondary	College	Private
<p><b>1</b> Wakefield Pinders Primary (JIN) School</p> <p>Ofsted Rating: Good   Pupils: 359   Distance:0.13</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>2</b> Ivy Lane School</p> <p>Ofsted Rating: Good   Pupils: 29   Distance:0.21</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>3</b> St Austin's Catholic Primary School</p> <p>Ofsted Rating: Good   Pupils: 308   Distance:0.28</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>4</b> Outwood Primary Academy Greenhill</p> <p>Ofsted Rating: Not Rated   Pupils: 253   Distance:0.32</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>5</b> Outwood Primary Academy Park Hill</p> <p>Ofsted Rating: Good   Pupils: 454   Distance:0.36</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>6</b> Meadowcroft School</p> <p>Ofsted Rating: Good   Pupils: 119   Distance:0.41</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>7</b> Outwood Academy City Fields</p> <p>Ofsted Rating: Good   Pupils: 855   Distance:0.51</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>8</b> Queen Elizabeth Grammar School</p> <p>Ofsted Rating: Not Rated   Pupils: 842   Distance:0.57</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



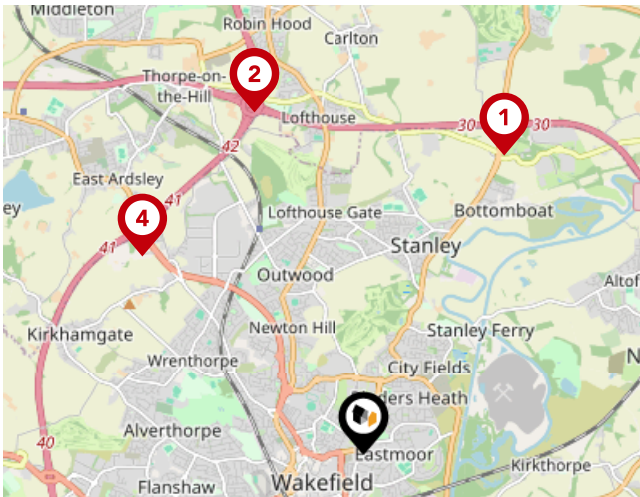
	Nursery	Primary	Secondary	College	Private
<p><b>9</b> Wakefield St Marys Church of England Voluntary Aided Primary School</p> <p>Ofsted Rating: Good   Pupils: 247   Distance:0.69</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>10</b> Wakefield Girls' High School</p> <p>Ofsted Rating: Not Rated   Pupils: 734   Distance:0.69</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>11</b> Wakefield St Johns Church of England Voluntary Aided Junior and Infant School</p> <p>Ofsted Rating: Good   Pupils: 207   Distance:0.71</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>12</b> Heart of Yorkshire Education Group</p> <p>Ofsted Rating: Good   Pupils:0   Distance:0.73</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>13</b> Wakefield Grammar Pre-Preparatory School</p> <p>Ofsted Rating: Not Rated   Pupils: 192   Distance:0.75</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>14</b> CAPA College</p> <p>Ofsted Rating: Outstanding   Pupils: 446   Distance:0.84</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15</b> Newton Hill Community School</p> <p>Ofsted Rating: Good   Pupils: 302   Distance:0.89</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16</b> Stanley Grove Primary and Nursery Academy</p> <p>Ofsted Rating: Good   Pupils: 233   Distance:1.21</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





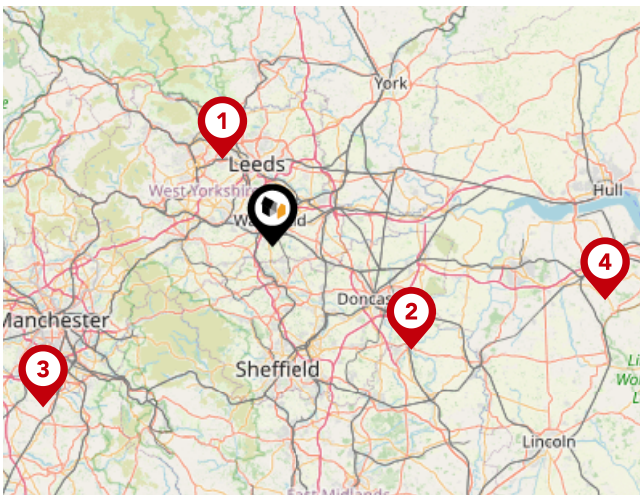
## National Rail Stations

Pin	Name	Distance
1	Wakefield Kirkgate Rail Station	0.81 miles
2	Wakefield Westgate Rail Station	0.89 miles
3	Sandal & Agbrigg Rail Station	1.88 miles



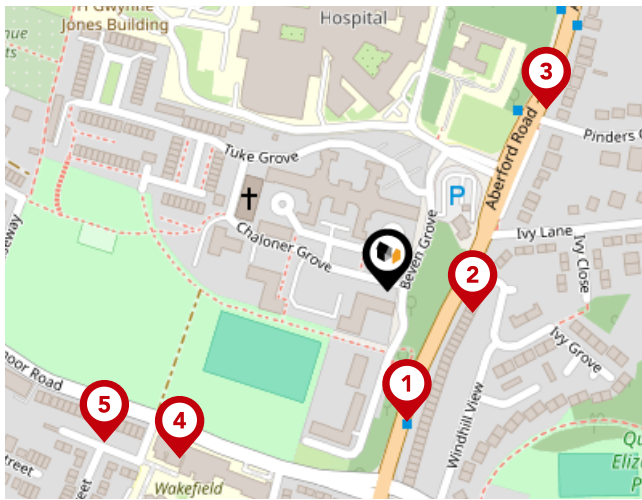
## Trunk Roads/Motorways

Pin	Name	Distance
1	M62 J30	2.91 miles
2	M1 J42	3.15 miles
3	M62 J29	3.17 miles
4	M1 J41	2.61 miles
5	M1 J39	3.32 miles



## Airports/Helipads

Pin	Name	Distance
1	Leeds Bradford Airport	14.2 miles
2	Finningley	24.37 miles
3	Manchester Airport	39.46 miles
4	Humberside Airport	47.31 miles



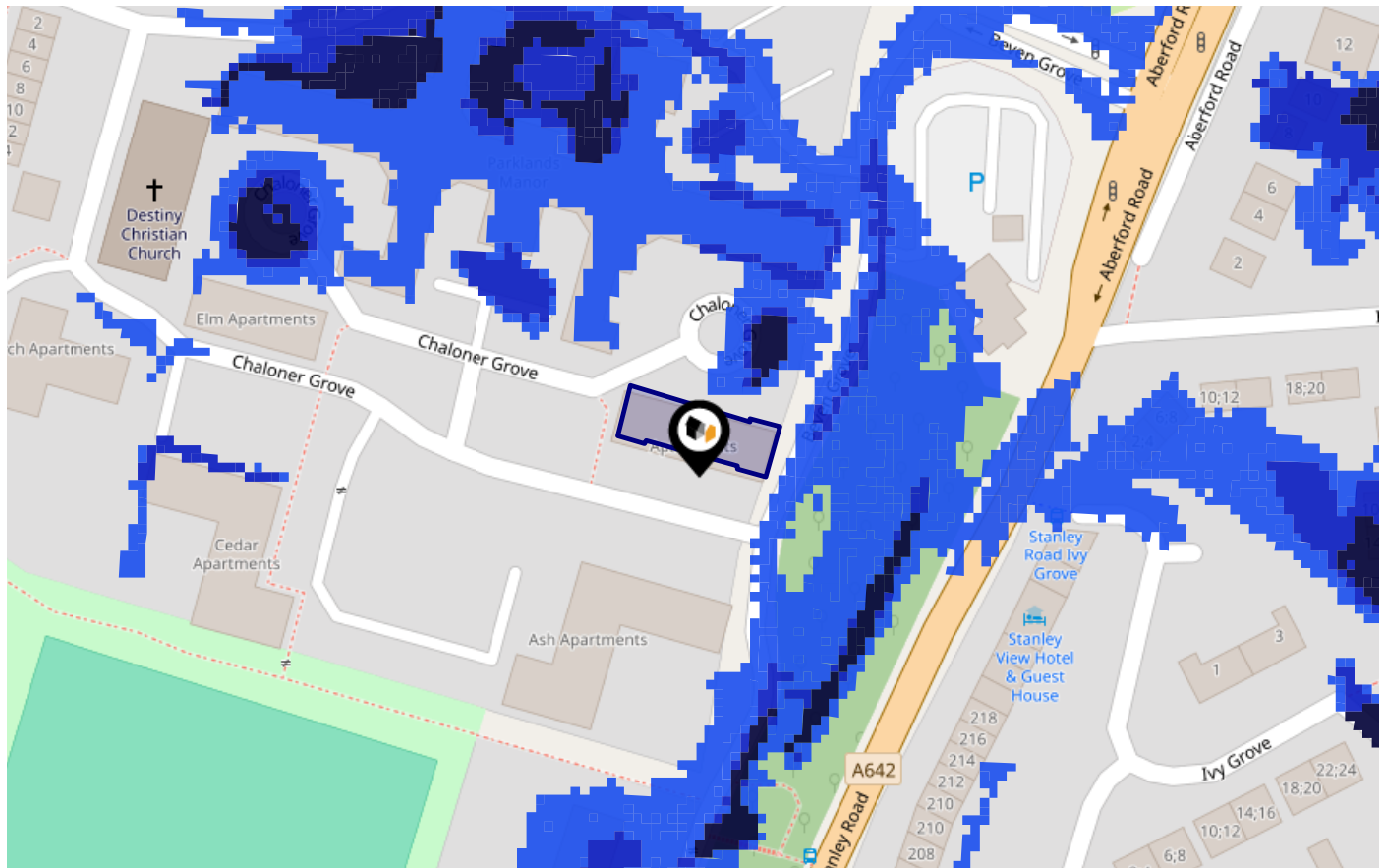
## Bus Stops/Stations

Pin	Name	Distance
1	Queen Elizabeth Rd	0.07 miles
2	Ivy Lane	0.05 miles
3	Pinderfields South	0.13 miles
4	Eastmoor Rd Haigh Moor Street	0.15 miles
5	Eastmoor Rd Haigh Moor Street	0.18 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.

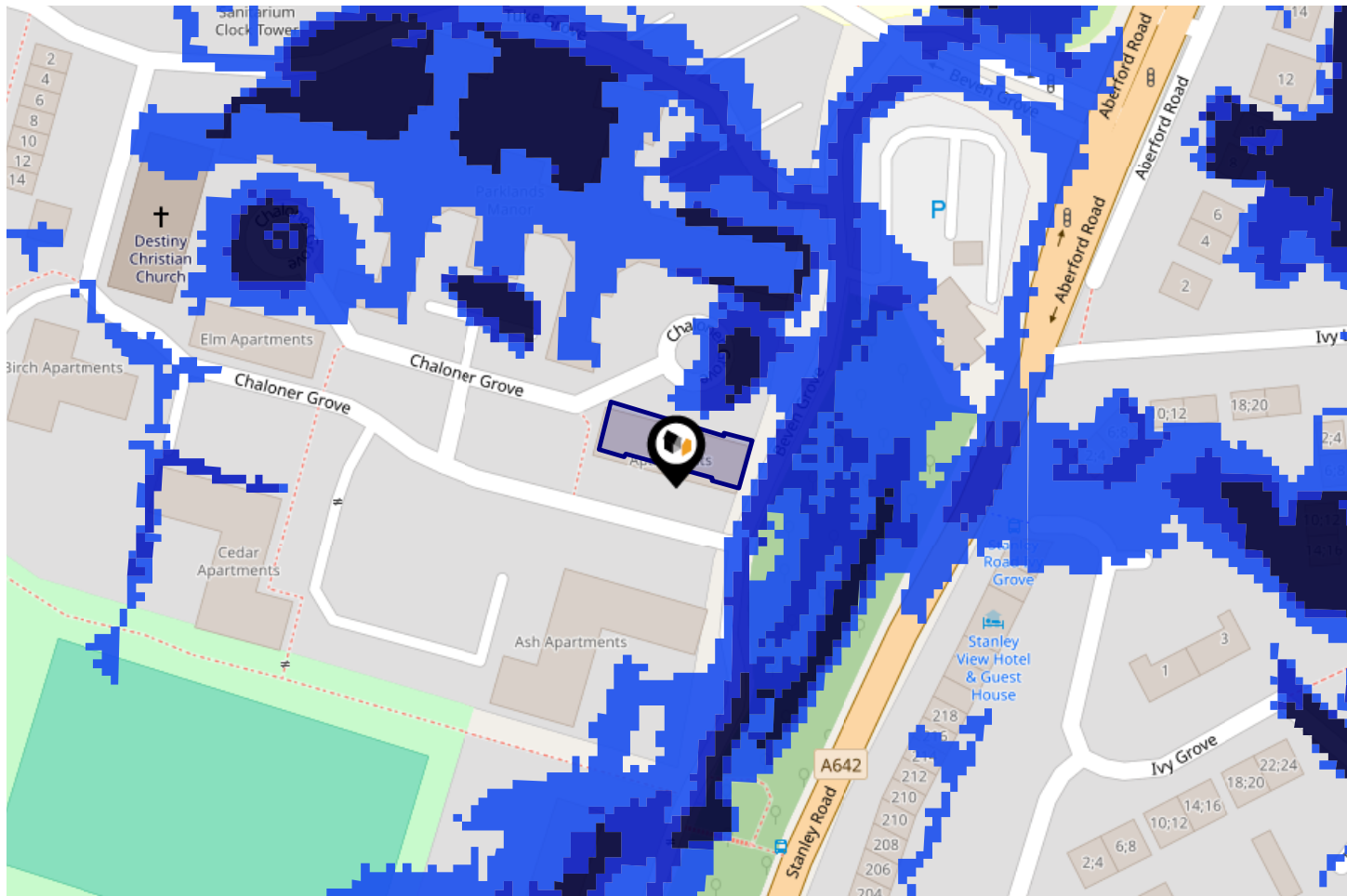
Chance of flooding to the following depths at this property:



# 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

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.

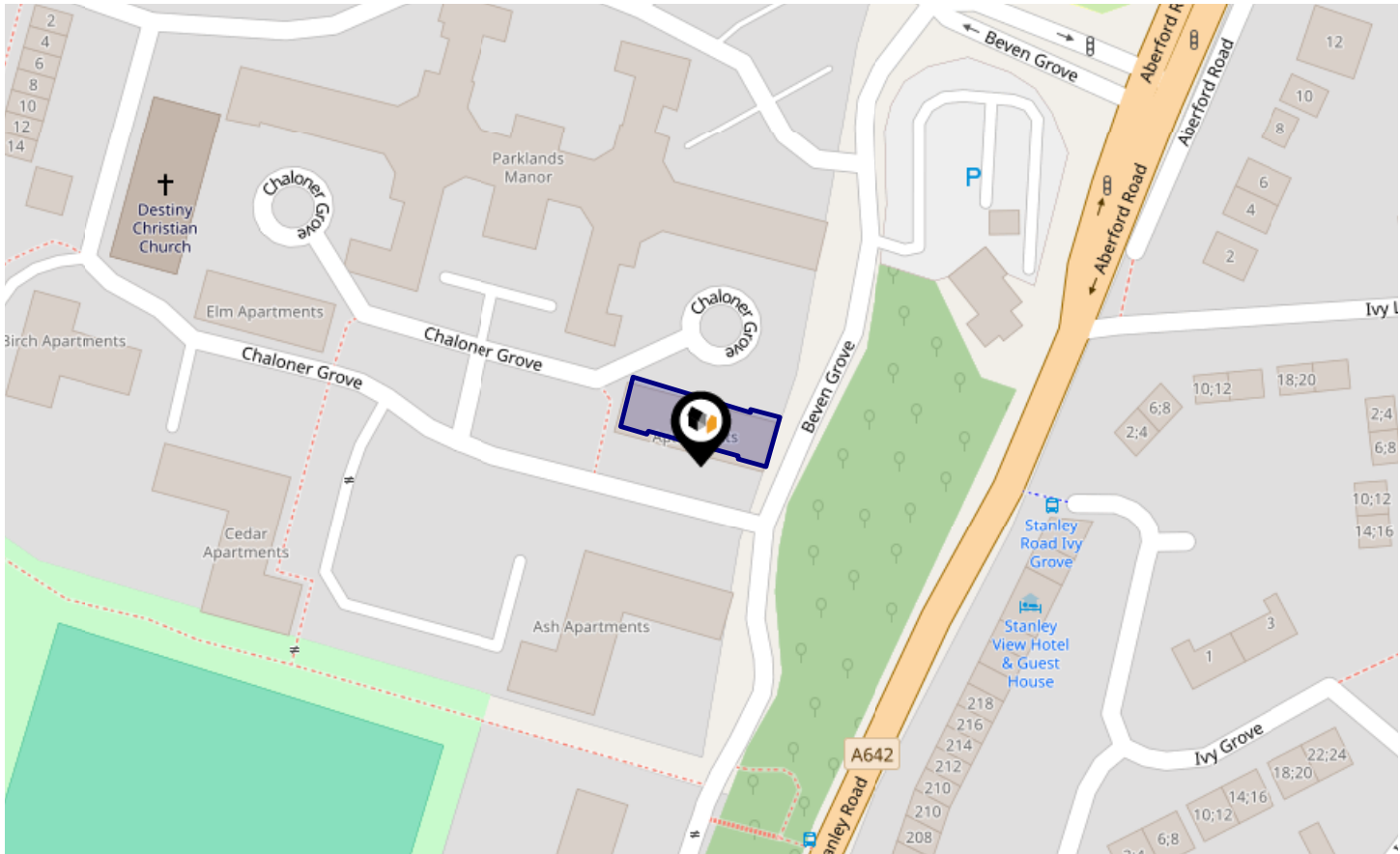
Chance of flooding to the following depths at this property:



# Flood Risk

## 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**

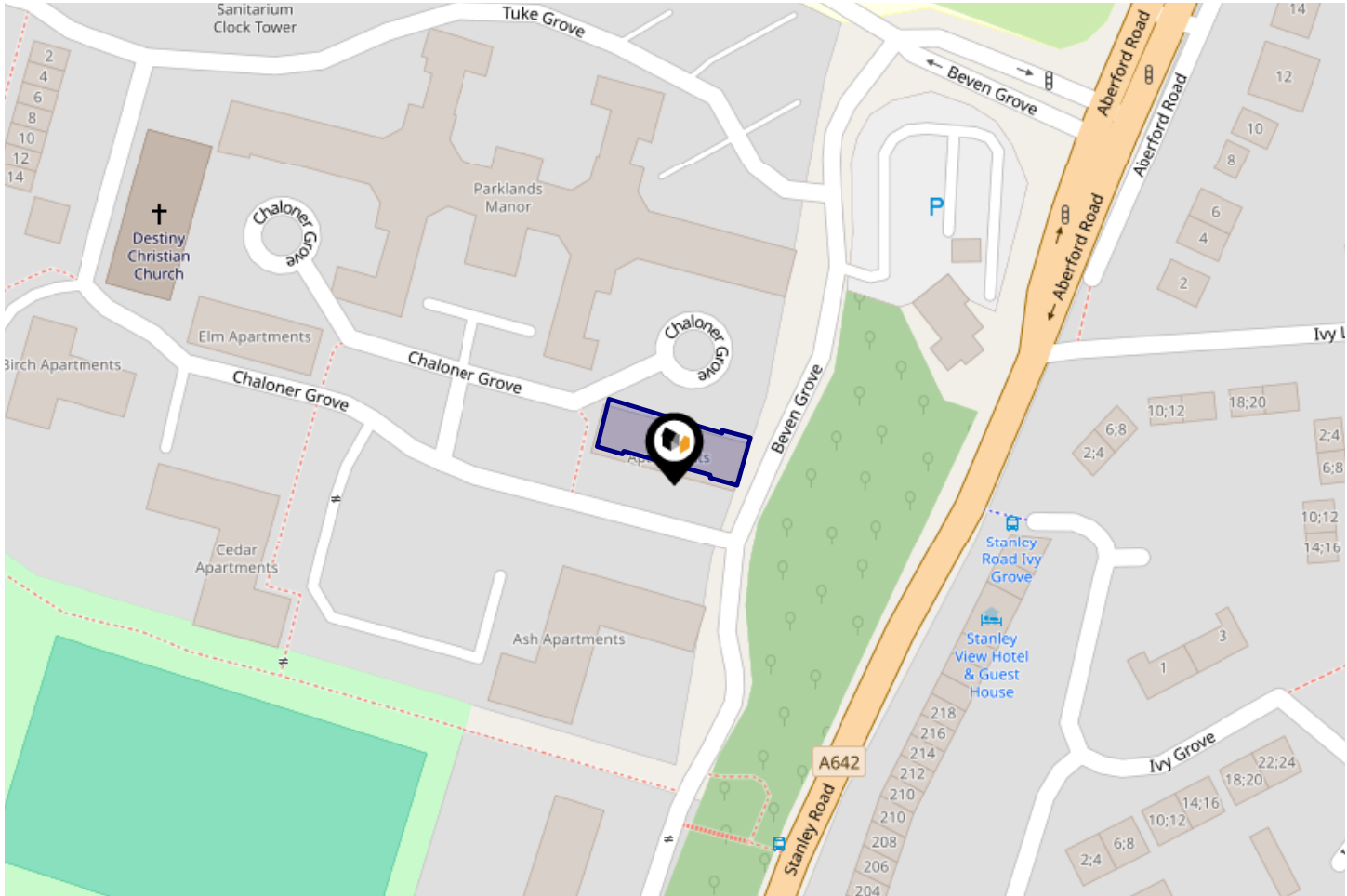
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



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:



## 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/



/company/martin-&-co-/



# 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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# MARTIN&CO

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52 Northgate, Wakefield, WF1 3AN  
01924 201457

[jaspal.bhachu@martinco.com](mailto:jaspal.bhachu@martinco.com)

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