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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 07th January 2025



WOODROW ROAD, FOREST, MELKSHAM, SN12

Scott Windle Powered by eXp

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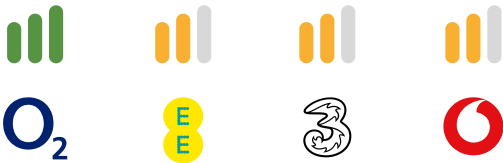


Property

| | | | |
|------------------|------------|---------|----------|
| Type: | Detached | Tenure: | Freehold |
| Bedrooms: | 4 | | |
| Plot Area: | 0.27 acres | | |
| Council Tax : | Band C | | |
| Annual Estimate: | £2,071 | | |
| Title Number: | WT10583 | | |

Local Area

| | | | | |
|--------------------------|-----------|------------------------------------|------|------|
| Local Authority: | Wiltshire | Estimated Broadband Speeds | | |
| Conservation Area: | No | (Standard - Superfast - Ultrafast) | | |
| Flood Risk: | | | | |
| • Rivers & Seas | No Risk | 7 | 35 | 1000 |
| • Surface Water | Low | mb/s | mb/s | mb/s |
| | | | | |
| Mobile Coverage: | | Satellite/Fibre TV Availability: | | |
| (based on calls indoors) | | | | |



Planning History

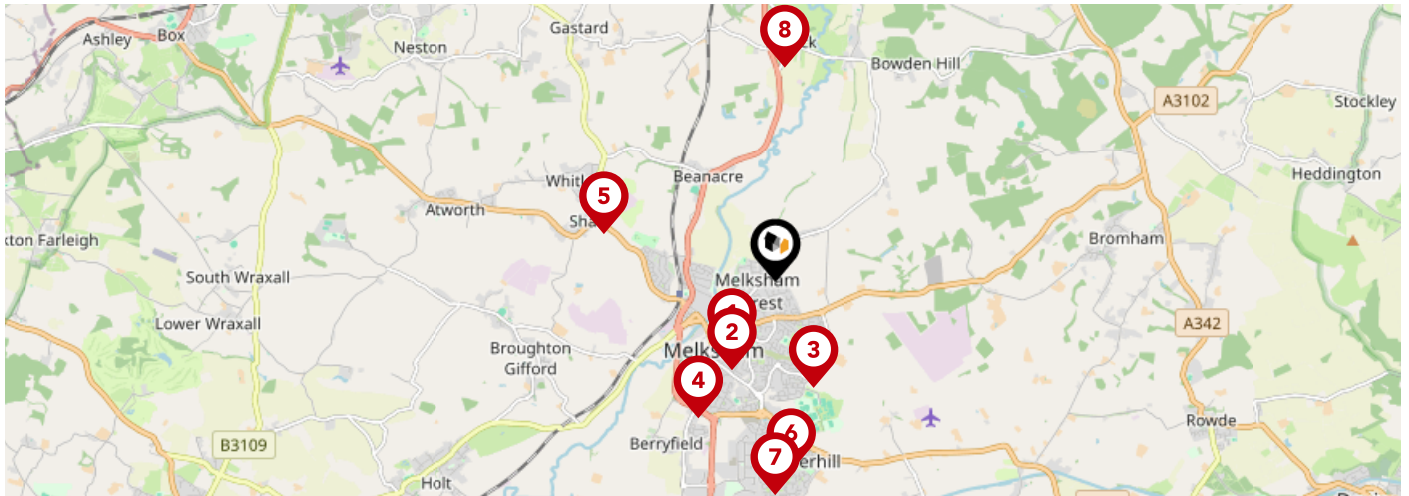
This Address

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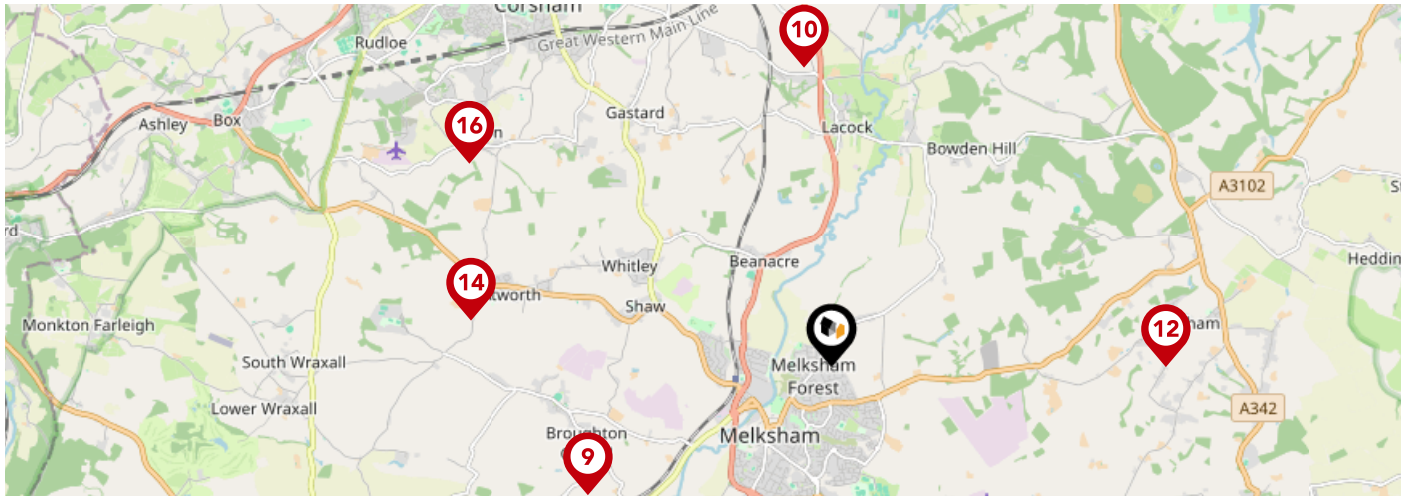
Planning records for: *Woodrow Road, Forest, Melksham, SN12*









| Reference - PL/2024/01559 | |
|---------------------------|--|
| Decision: | Closed |
| Date: | 12th February 2024 |
| Description: | Proposed two dwellings after demolition of existing dwelling |





| | | Nursery | Primary | Secondary | College | Private |
|----------|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | River Mead School Ofsted Rating: Good Pupils: 247 Distance:0.75 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | The Manor CofE VC Primary School Ofsted Rating: Requires improvement Pupils: 151 Distance:0.91 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | Forest and Sandridge Church of England Primary School Ofsted Rating: Good Pupils: 475 Distance:1.04 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | Aloeric Primary School Ofsted Rating: Good Pupils: 386 Distance:1.44 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | Shaw CE Primary School Ofsted Rating: Good Pupils: 198 Distance:1.65 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | Melksham Oak Community School Ofsted Rating: Good Pupils: 1271 Distance:1.75 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | Bowerhill Primary School Ofsted Rating: Requires improvement Pupils: 405 Distance:1.97 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | Lacock Church of England Primary School Ofsted Rating: Good Pupils: 69 Distance:2 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

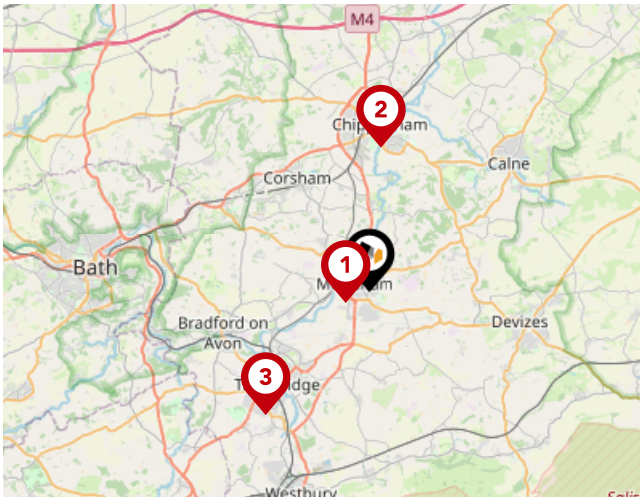


| | | Nursery | Primary | Secondary | College | Private |
|---|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|  | St Mary's Broughton Gifford Voluntary Controlled Church of England Primary School Ofsted Rating: Good Pupils: 79 Distance:2.54 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Notton House Academy Ofsted Rating: Good Pupils: 51 Distance:2.79 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Seend Church of England Primary School Ofsted Rating: Good Pupils: 87 Distance:3.06 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | St Nicholas Church of England VC Primary School, Bromham Ofsted Rating: Requires improvement Pupils: 79 Distance:3.1 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | St George's Church of England Primary School, Semington Ofsted Rating: Good Pupils: 91 Distance:3.16 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Churchfields, the Village School Ofsted Rating: Good Pupils: 123 Distance:3.35 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Holt Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 149 Distance:3.63 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Neston Primary School Ofsted Rating: Good Pupils:0 Distance:3.84 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Area

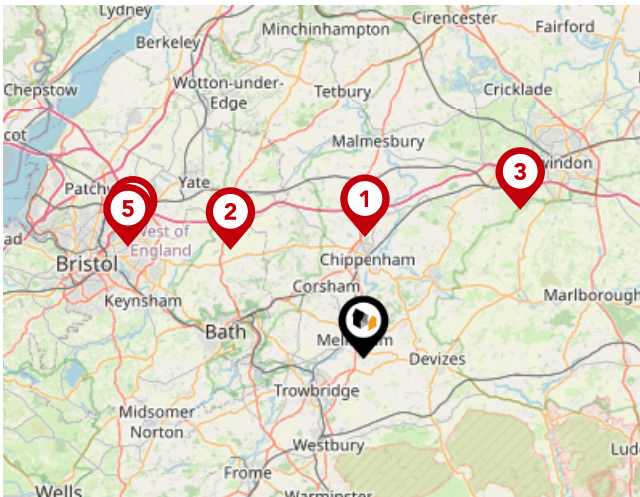
Transport (National)

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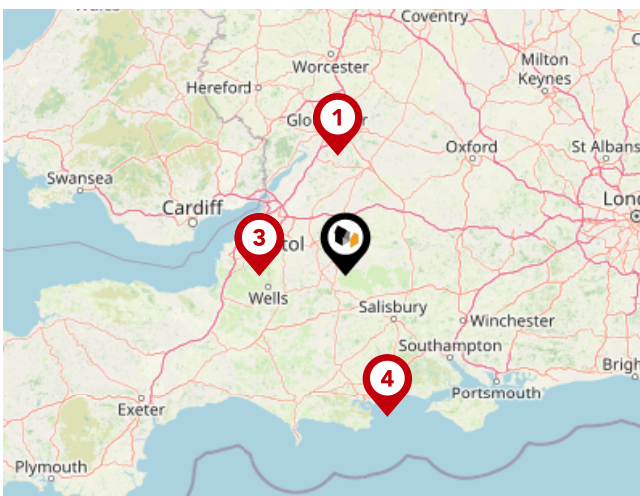
National Rail Stations

| Pin | Name | Distance |
|-----|-------------------------|------------|
| | Melksham Rail Station | 0.97 miles |
| | Chippenham Rail Station | 5.29 miles |
| | Trowbridge Rail Station | 6 miles |



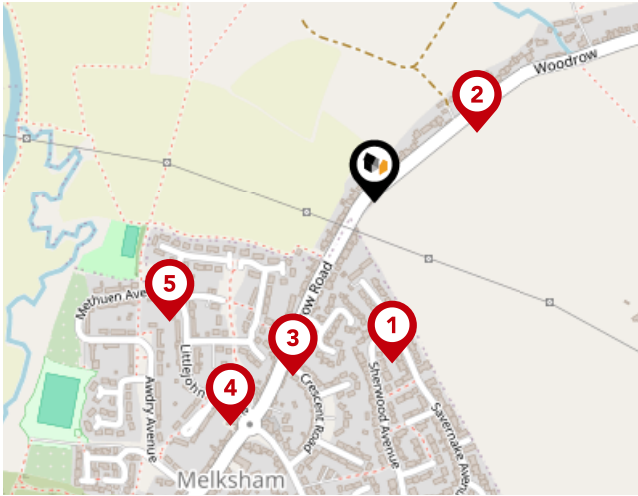
Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|--------|-------------|
| | M4 J17 | 8.94 miles |
| | M4 J18 | 12.64 miles |
| | M4 J16 | 16.05 miles |
| | M4 J19 | 19.16 miles |
| | M32 J1 | 19.24 miles |








Airports/Helipads

| Pin | Name | Distance |
|-----|-----------------------------------|-------------|
| | Staverton | 35.35 miles |
| | Bristol Airport | 25.32 miles |
| | Felton | 25.32 miles |
| | Bournemouth International Airport | 43.94 miles |



Bus Stops/Stations

| Pin | Name | Distance |
|---|--------------------|------------|
|  | Savernake Avenue | 0.19 miles |
|  | Woodrow House Farm | 0.14 miles |
|  | Post Office | 0.22 miles |
|  | Philip Close | 0.31 miles |
|  | Methuen Avenue | 0.28 miles |

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As I pride myself on my quality service and attention to detail, I only keep a limited number of properties on the market at any one time to ensure I give my utmost attention to my customers, their property, potential buyers and offer you a higher level of service that I feel each customer deserves.

Testimonial 1



We approached Scott when it came to the point of selling our home. After considering a few options, Scott's professional yet friendly approach confirmed we had chosen well. This was my first time selling, and the support given from the start to the end of journey was fantastic. I will have no hesitation in choosing Scott when the time comes to move home again. Absolute professional.

Testimonial 2



Scott was instrumental in us achieving what we wanted out of the sale of our property. He was informative, honest and excellent at communicating throughout the process. As first time sellers we were unsure about what to expect and had an air of anxiety about the process however Scott gave us constant reassurance, really held our hands throughout the whole thing and went over and above to over deliver on our expectations. Highly recommend!

Testimonial 3



Scott has been an absolute savior for us in selling our rental property. He was so knowledgeable and self motivated. He succeeded in providing us with a quick and stress free sale where other agents had failed us. Thank you Scott, you will forever be our go to man for anything home related.

Testimonial 4



My house was on the market for a year with no success. I used Scott to inject some belief into actually selling our home. It was well worth the switch and we sold in a few weeks with two offers!



/scottwindlethelocalpropertyguy



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/in/scott-windle-913a1325/

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Data Quality

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