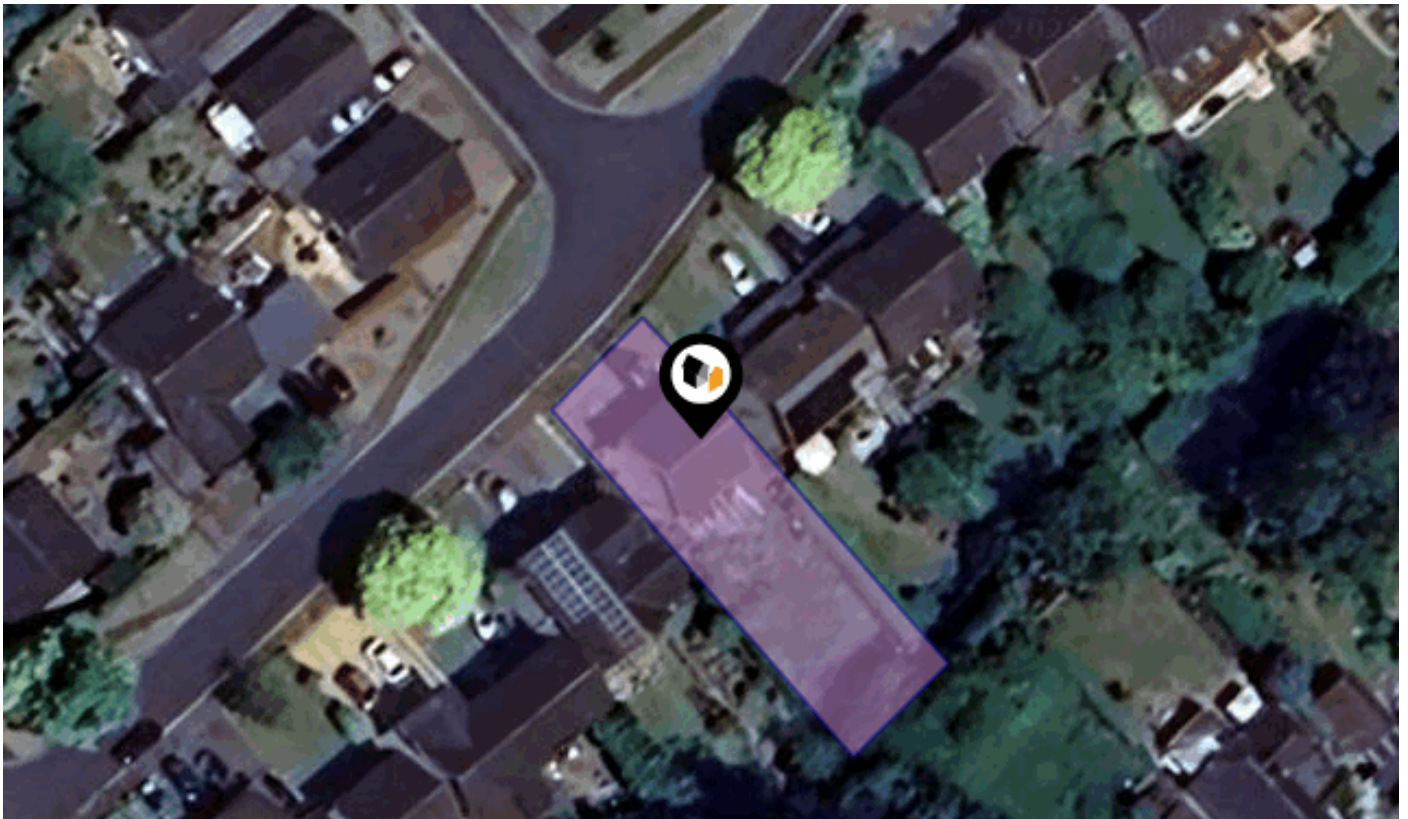# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 31st March 2025

SHELBURNE WAY, DERRY HILL, CALNE, SN11

Scott Windle Powered by eXp

07838311550

scott.windle@exp.uk.com

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The Property Ombudsman

Property

Type:	Detached	**Tenure:**	Freehold
Bedrooms:	3		
Floor Area:	1,162 ft^2 / 108 m^2		
Plot Area:	0.11 acres		
Year Built :	1967-1975		
Council Tax :	Band D		
Annual Estimate:	£2,330		
Title Number:	WT17314		

Local Area

Local Authority:	Wiltshire
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

4 mb/s   **39** mb/s   **1000** mb/s

Mobile Coverage:
(based on calls indoors)

O2   EE   3   Vodafone

Satellite/Fibre TV Availability:

✔ BT   ✔ sky   ✘ Virgin media

Derry Hill, CALNE, SN11

Energy rating

D

Valid until 26.03.2035

Score	Energy rating		Current	Potential
92+	**A**			
81-91	**B**			81 | B
69-80	**C**			
55-68	**D**		66 | D	
39-54	**E**			
21-38	**F**			
1-20	**G**			

Additional EPC Data

Property Type:	Detached house
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Window:	Mostly double glazing
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 80% of fixed outlets
Lighting Energy:	Very good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, mains gas
Total Floor Area:	108 m^2

This map displays nearby coal mine entrances and their classifications.

Leaflet | Contains British Geological Survey materials © UKRI 2025
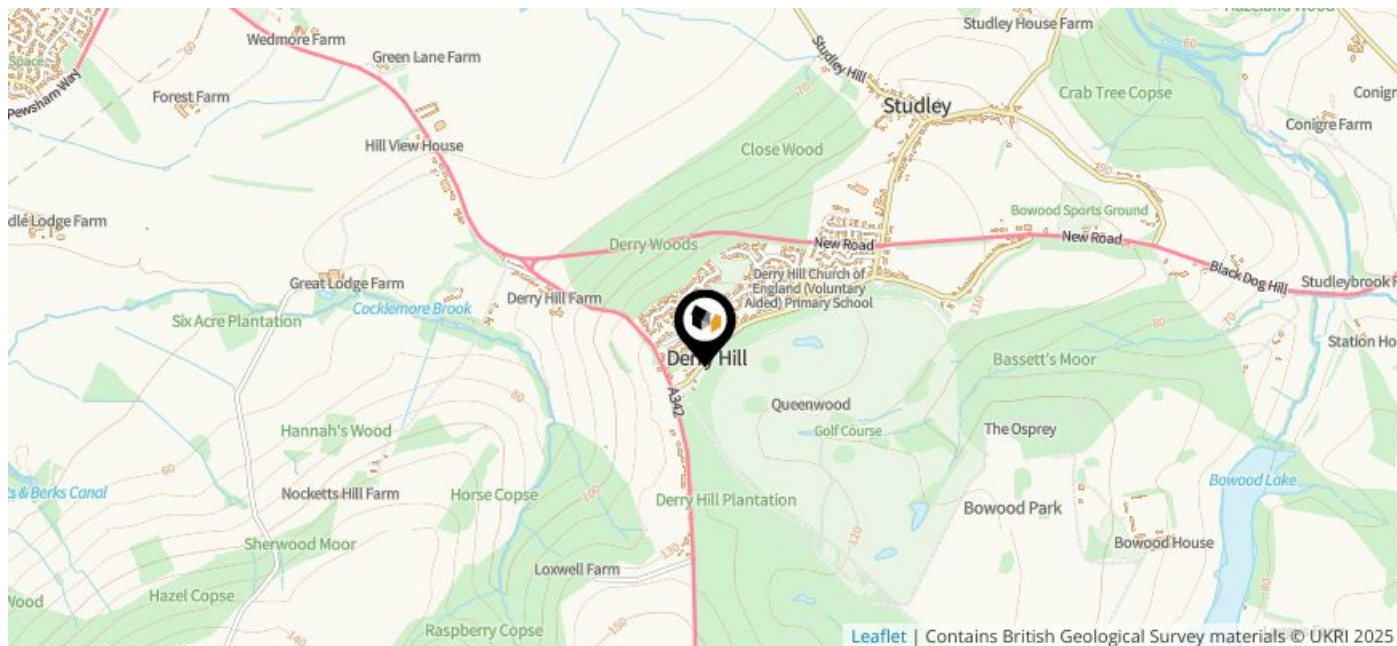
Mine Entry

✕   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.

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Conservation Areas

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.
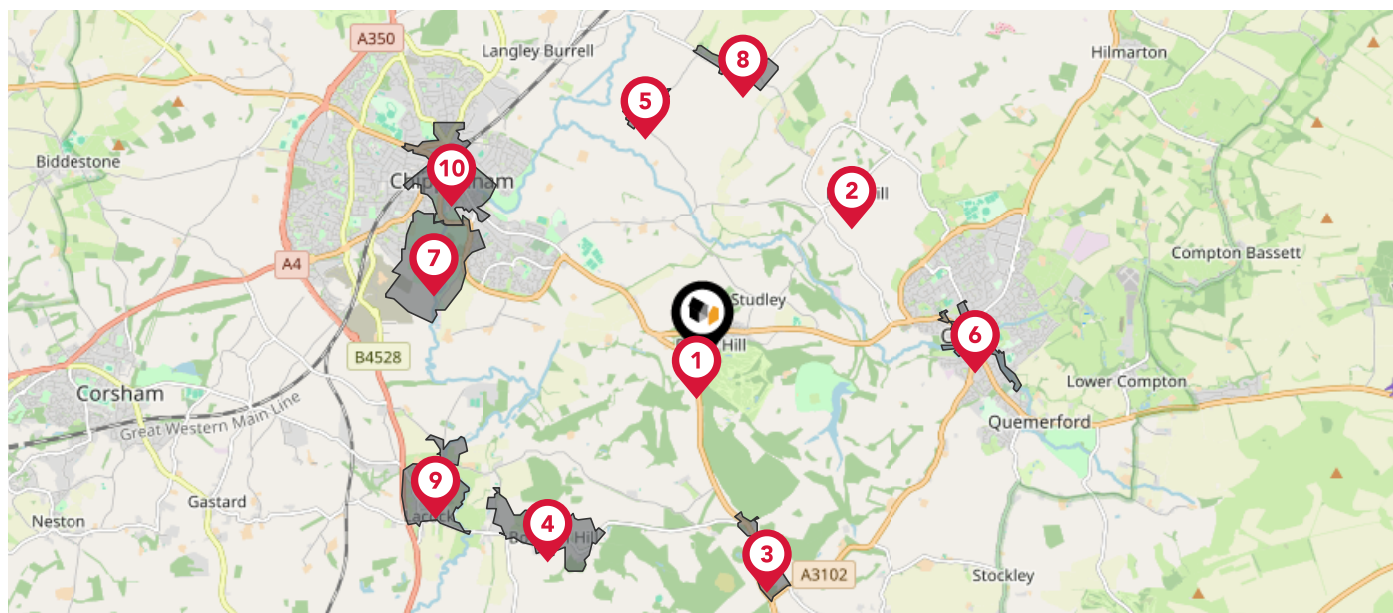
Nearby Conservation Areas	
1	Old Derry Hill
2	Bremhill
3	Sandy Lane
4	Bowden Hill
5	Tytherton Lucas
6	Calne
7	Rowden
8	East Tytherton
9	Lacock
10	Chippenham

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
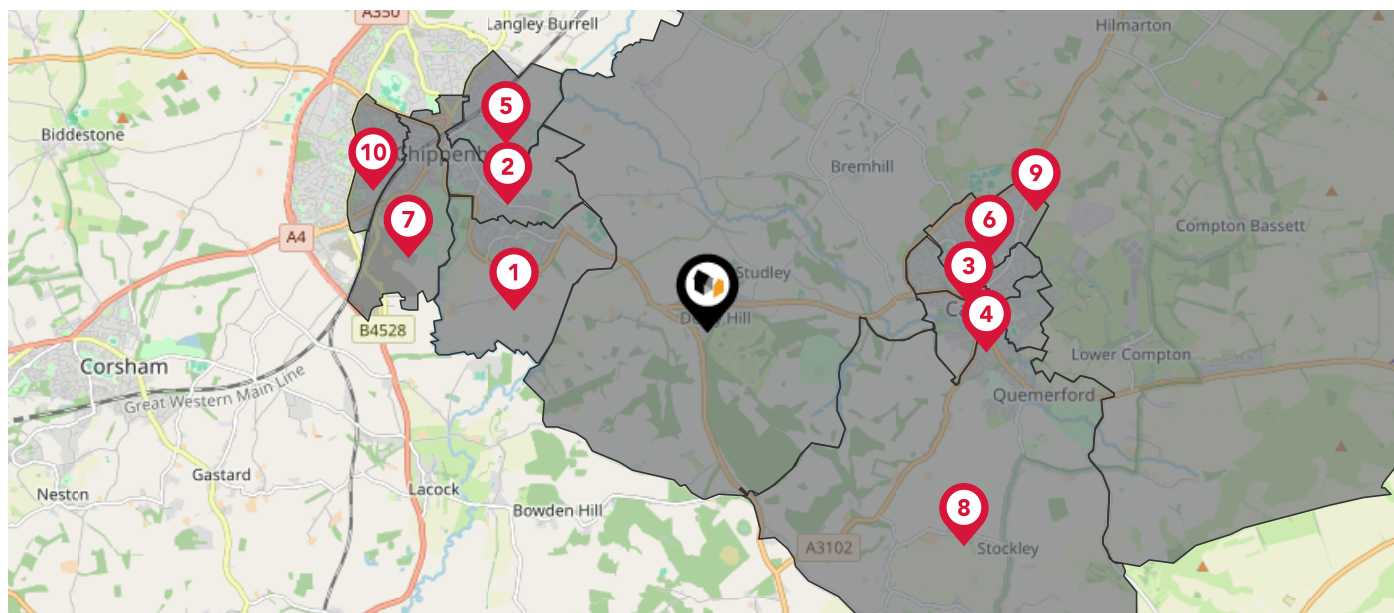
Nearby Council Wards
1   Chippenham Pewsham ED
2   Chippenham Hardens & Central ED
3   Calne Chilvester & Abberd ED
4   Calne Central ED
5   Chippenham Monkton ED
6   Calne North ED
7   Chippenham Lowden & Rowden ED
8   Calne South ED
9   Calne Rural ED
10   Chippenham Sheldon ED

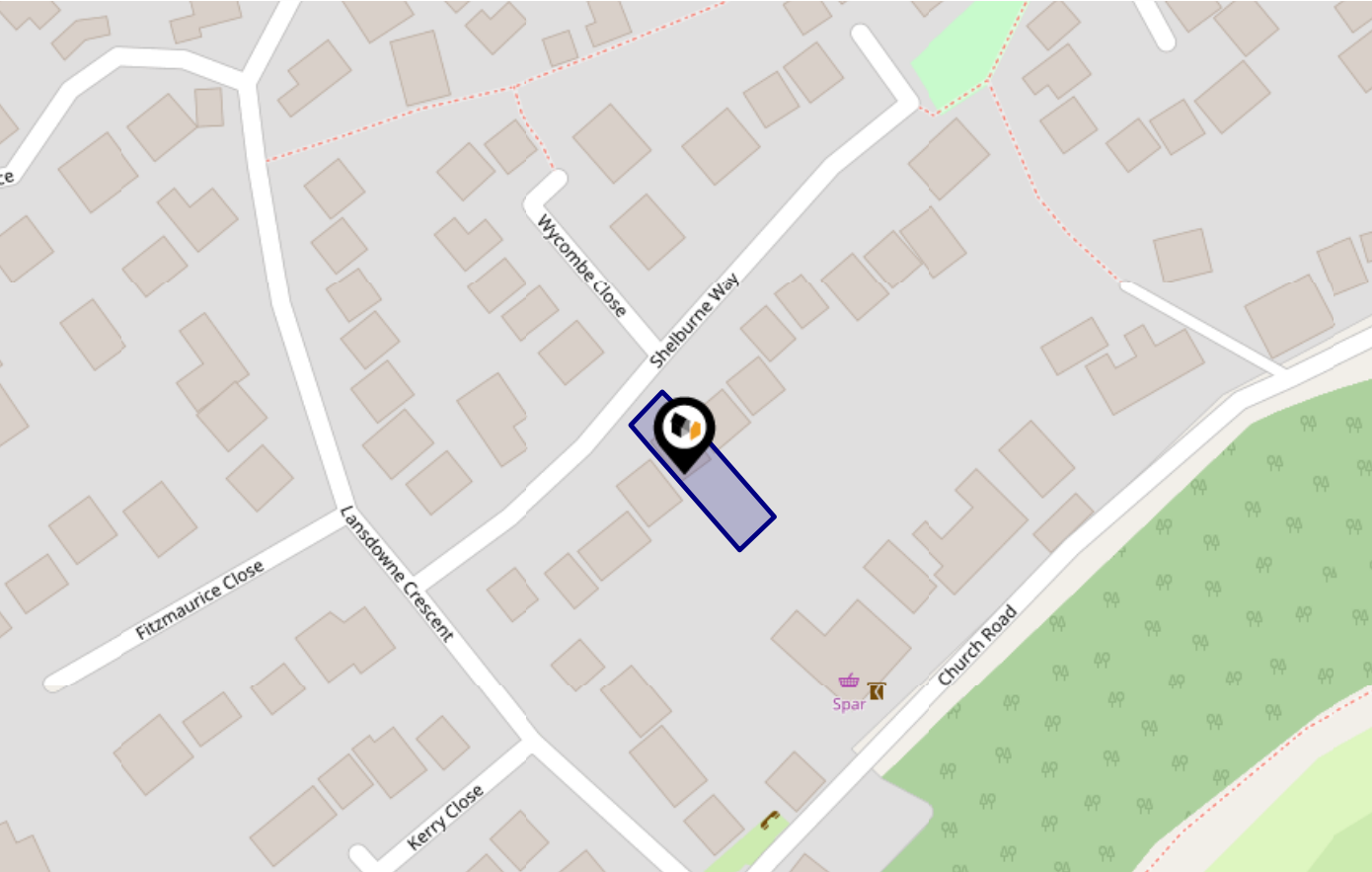This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.
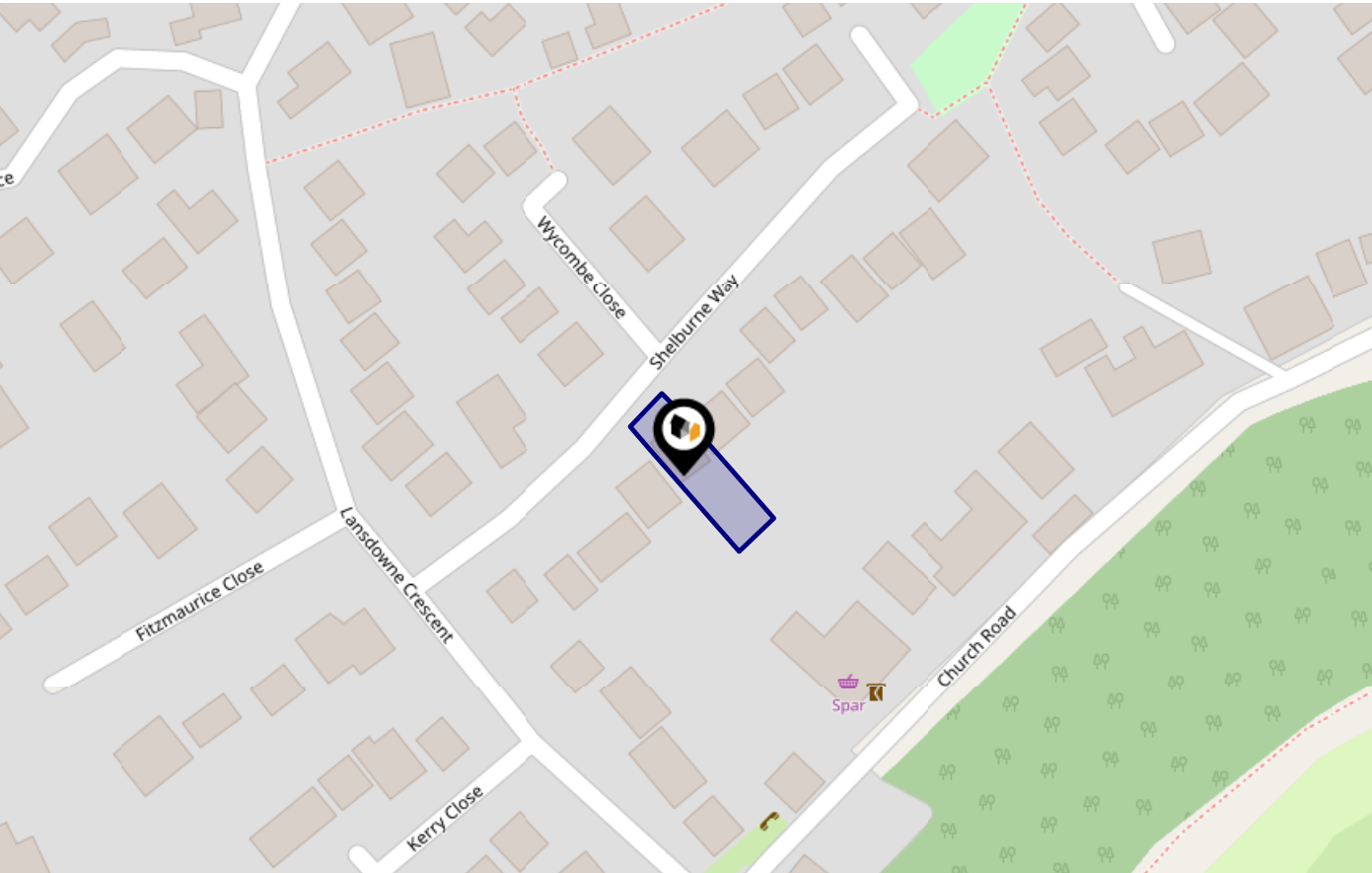

Risk Rating: Very low

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:

		Very Low	Low	Medium	High
🌢	Up to 20cm (8in)	▬▬▬▬			
🌢🌢	Up to 30cm (1ft)	▬▬▬▬			
🌢🌢🌢	Up to 60cm (2ft)	▬▬▬▬			

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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.
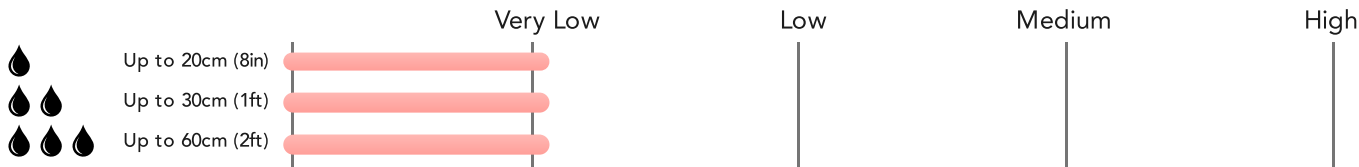

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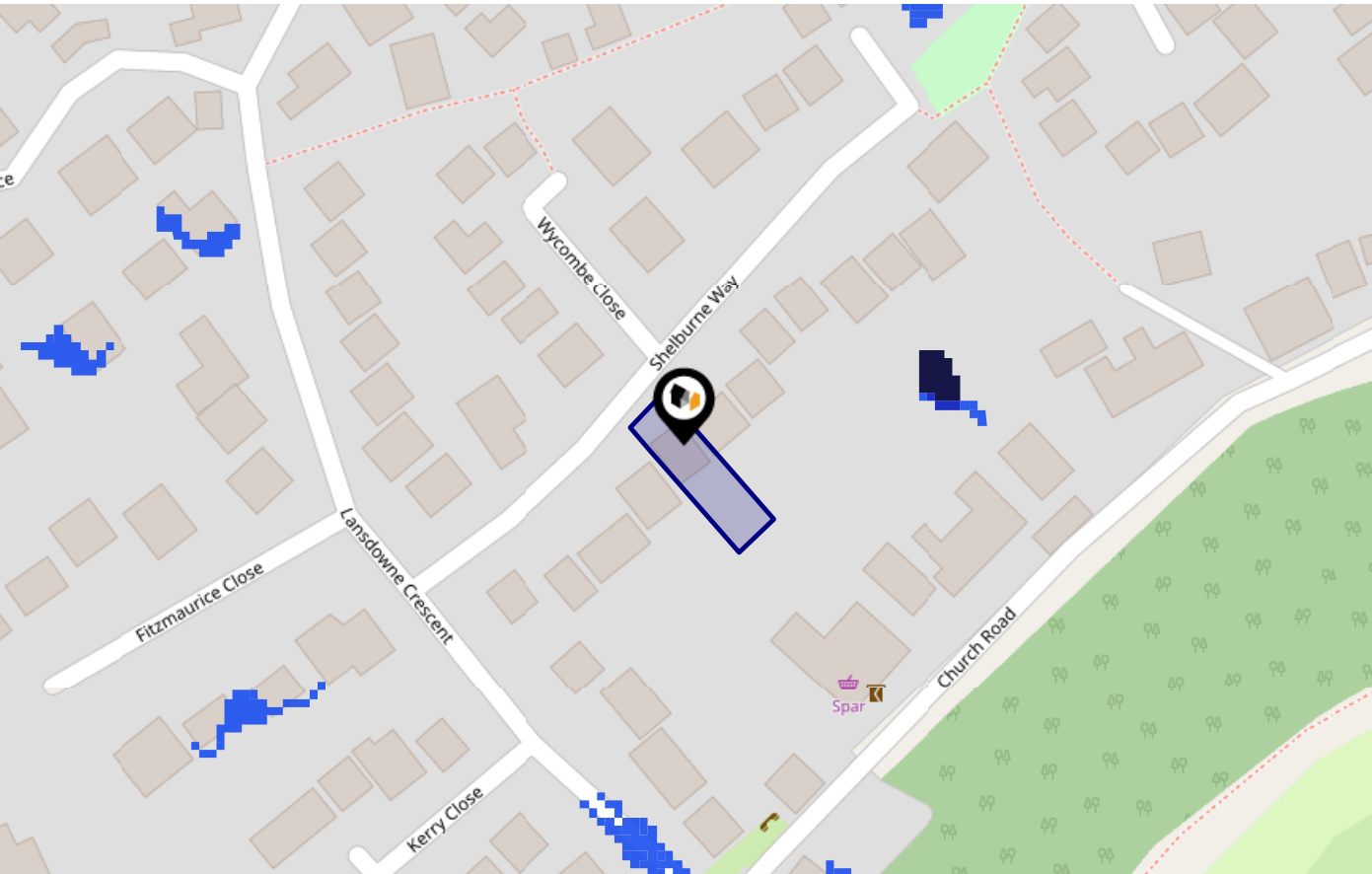Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
💧	Up to 20cm (8in)				
💧💧	Up to 30cm (1ft)				
💧💧💧	Up to 60cm (2ft)				

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.
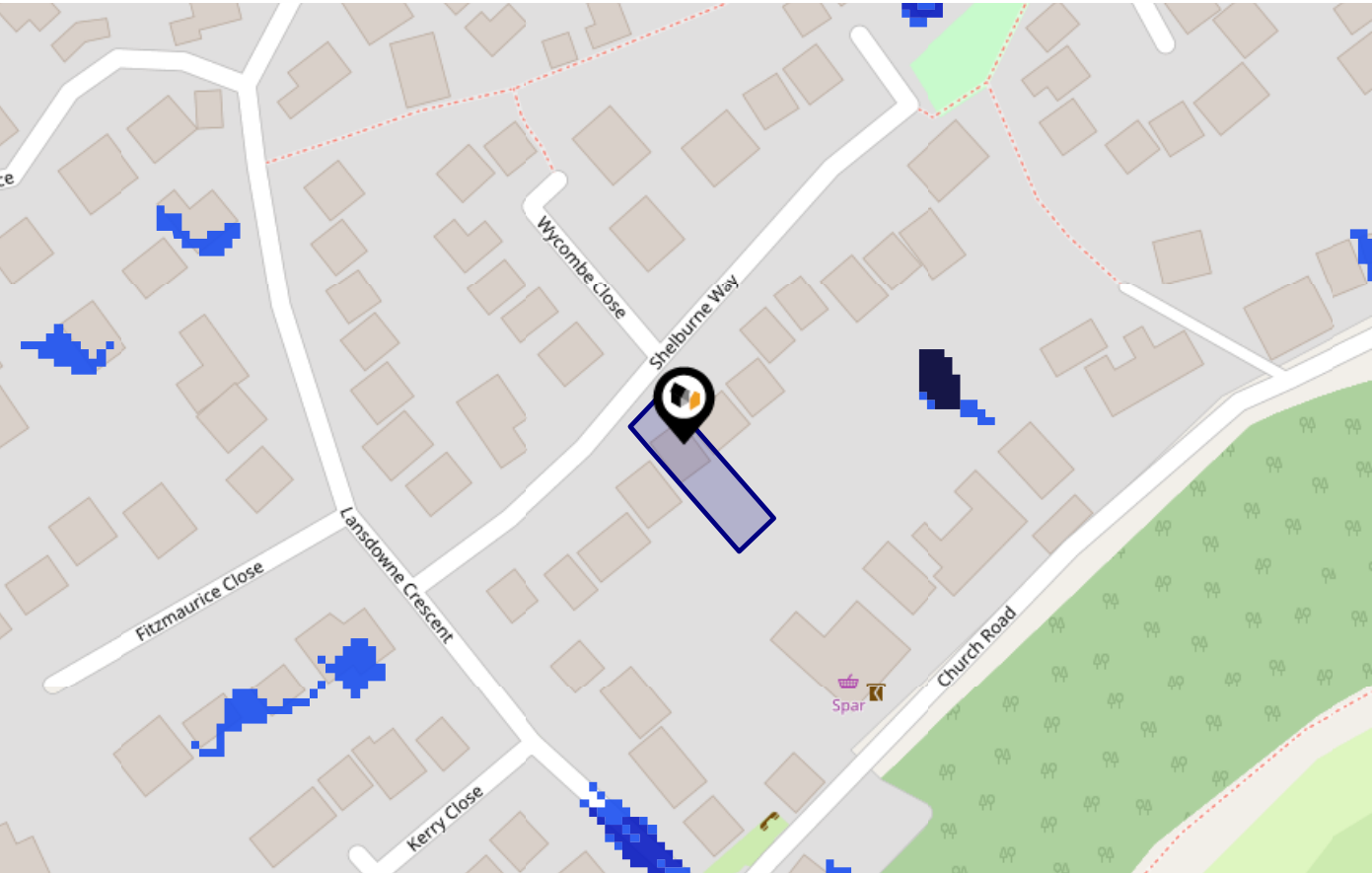

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🌢🌢🌢	Up to 60cm (2ft)				

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.
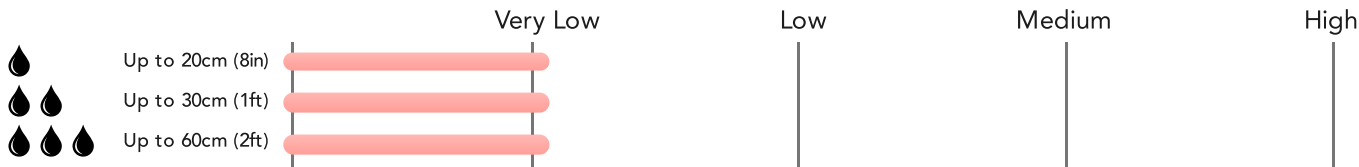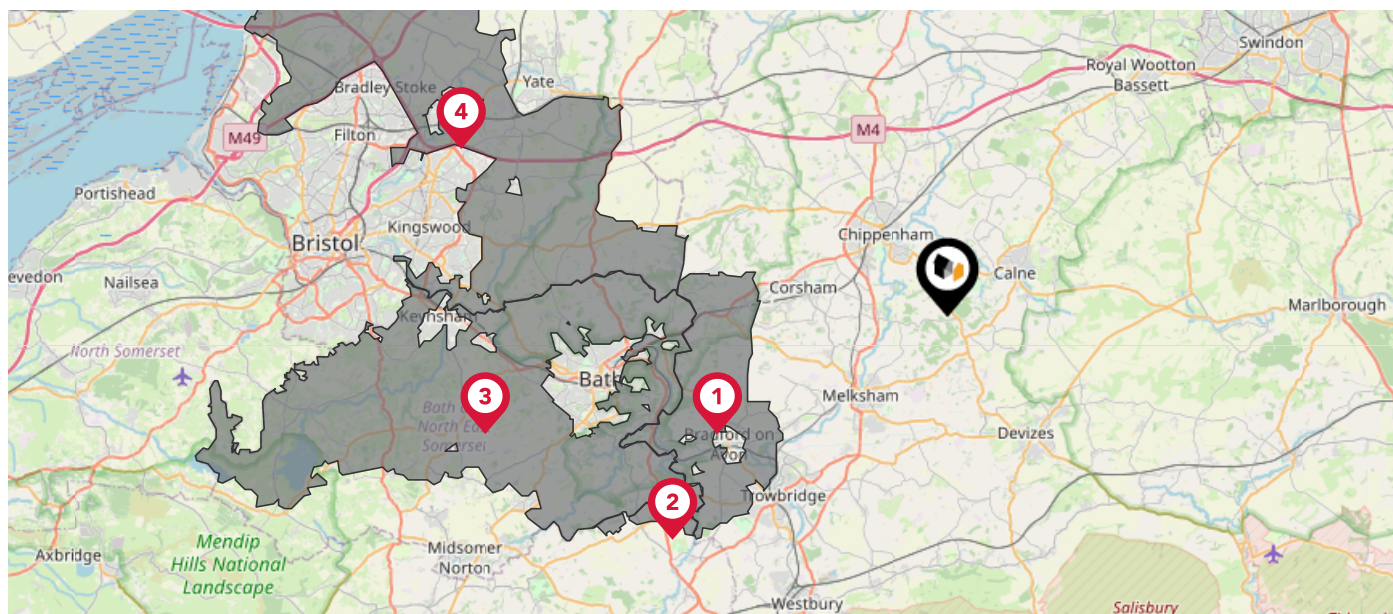

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🌢🌢	Up to 30cm (1ft)				
🌢🌢🌢	Up to 60cm (2ft)				

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Green Belt

This map displays nearby areas that have been designated as Green Belt...

| Nearby Green Belt Land	
1	Bath and Bristol Green Belt - Wiltshire
2	Bath and Bristol Green Belt - Mendip
3	Bath and Bristol Green Belt - Bath and North East Somerset
4	Bath and Bristol Green Belt - South Gloucestershire

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.
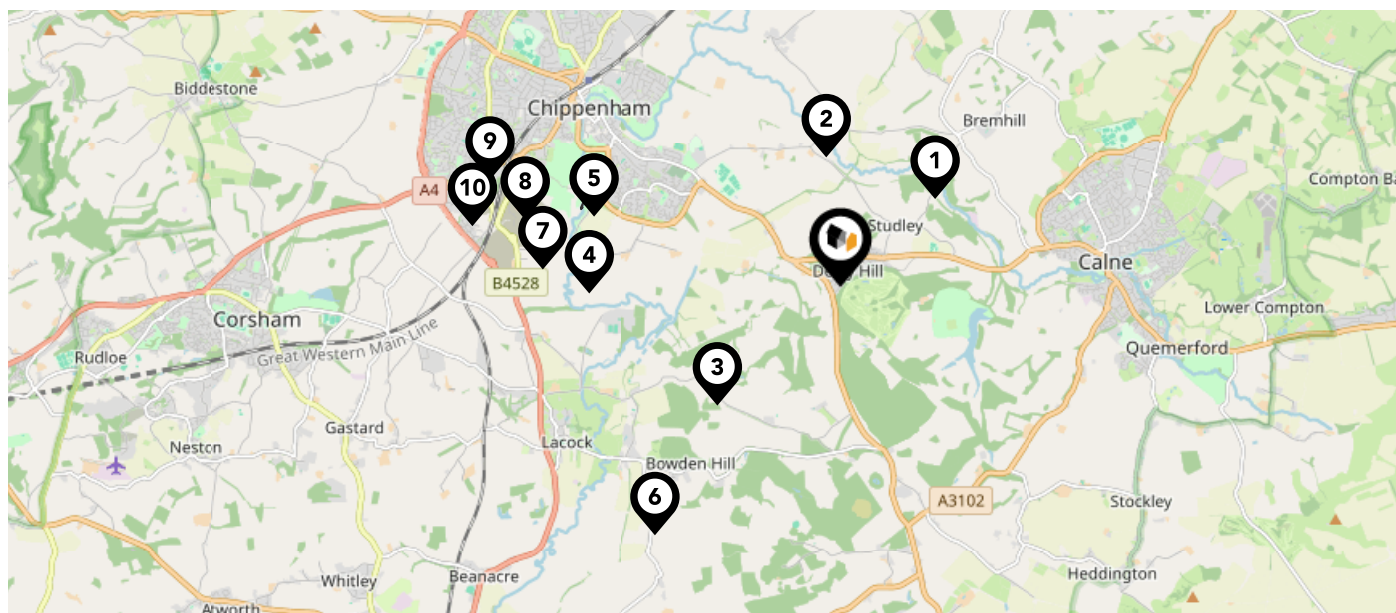

Nearby Landfill Sites

1	Hazleand Farm-Bremhill, Calne, Wiltshire	Historic Landfill
2	Land adjoining the the River Marden-Stanley Bridge, Bremhill, Wiltshire	Historic Landfill
3	Nethermore Sandpits-Lacock, Chippenham, Wiltshire	Historic Landfill
4	Lower Lodge Farm-Pewsham, Chippenham, Wiltshire	Historic Landfill
5	Westmead Refuse Tip-Chippenham, Wiltshire	Historic Landfill
6	Bewley Common Road Tip-Bewley Common Road, Bowden Hill	Historic Landfill
7	Showell Nurseries-Showell, Near Chippenham, Wiltshire	Historic Landfill
8	Chippenham Rifle and Pistol Club Shooting Range-9 Bruges Place, Monkton Park, Patterdown, Chippenham, Wiltshire	Historic Landfill
9	Sports Ground, Hungerdown Lane-Chippenham	Historic Landfill
10	Old Brickworks-Easton Lane, Chippenham, Wiltshire	Historic Landfill

Listed Buildings

This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...
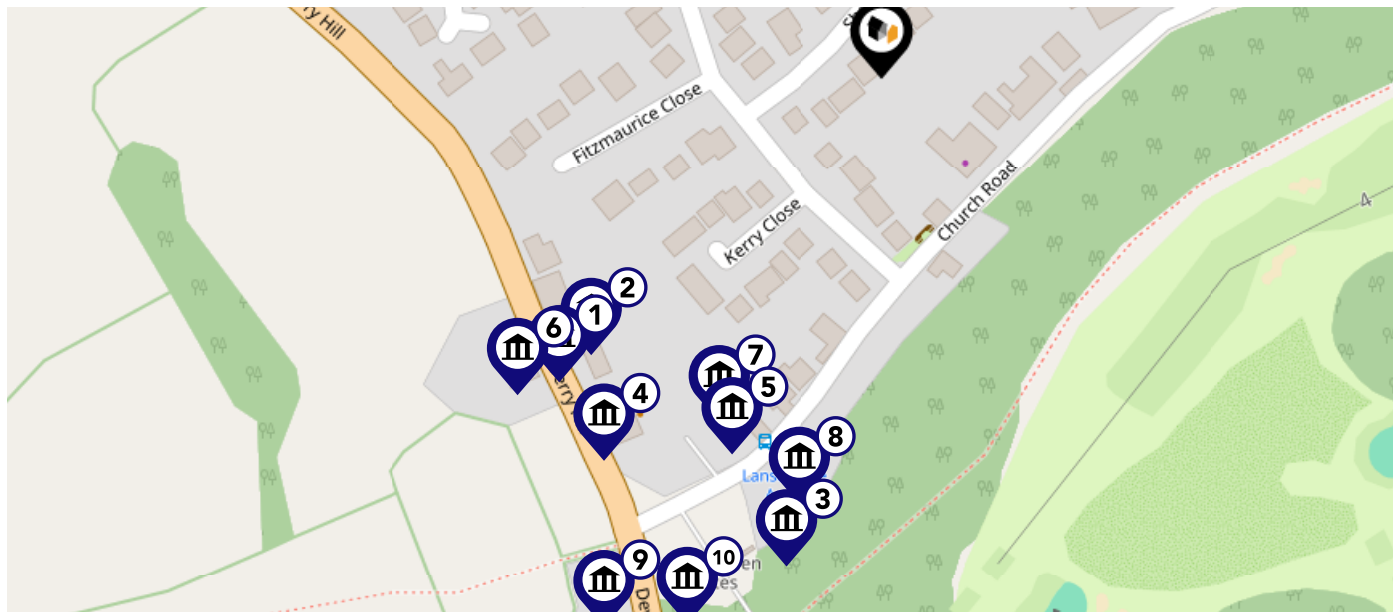
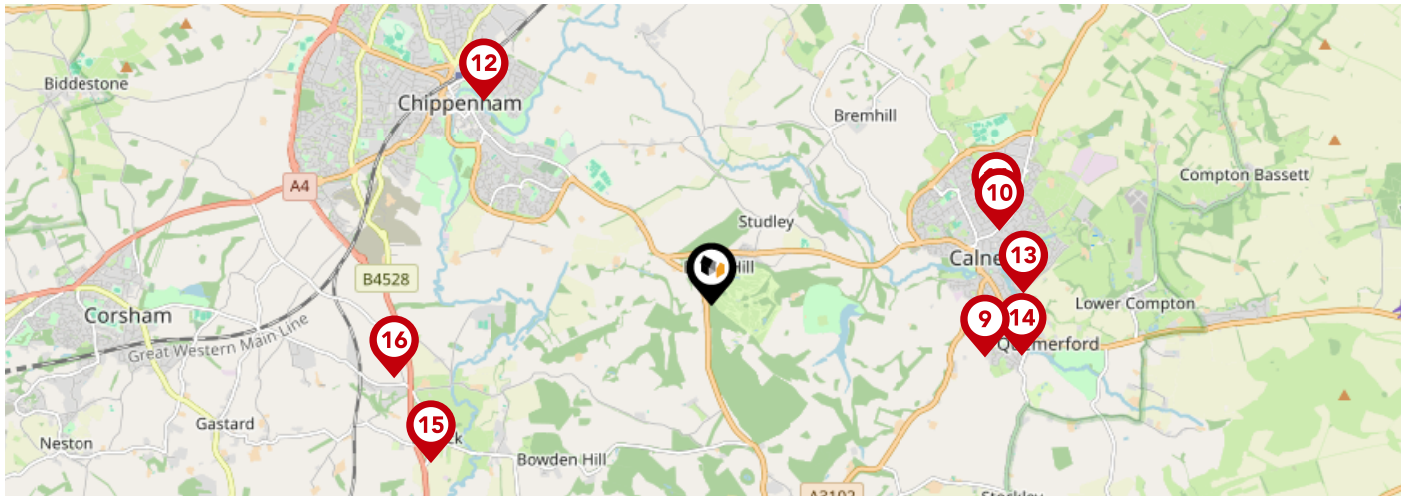| Listed Buildings in the local district	Grade	Distance
1 1253788 - Stable Block To Rear Of Lansdowne Arms	Grade II	0.1 miles
2 1239929 - Hilltop	Grade II	0.1 miles
3 1253594 - 38, Church Road	Grade II	0.1 miles
4 1253591 - The Lansdowne Arms Inn	Grade II	0.1 miles
5 1253789 - 43 44, Church Road	Grade II	0.1 miles
6 1239930 - 22 23, Old Derry Hill	Grade II	0.1 miles
7 1261708 - 42, Church Road	Grade II	0.1 miles
8 1253809 - 39 40, Church Road	Grade II	0.1 miles
9 1261710 - Magna Cottage	Grade II	0.2 miles
10 1253792 - The Golden Gates	Grade II	0.2 miles

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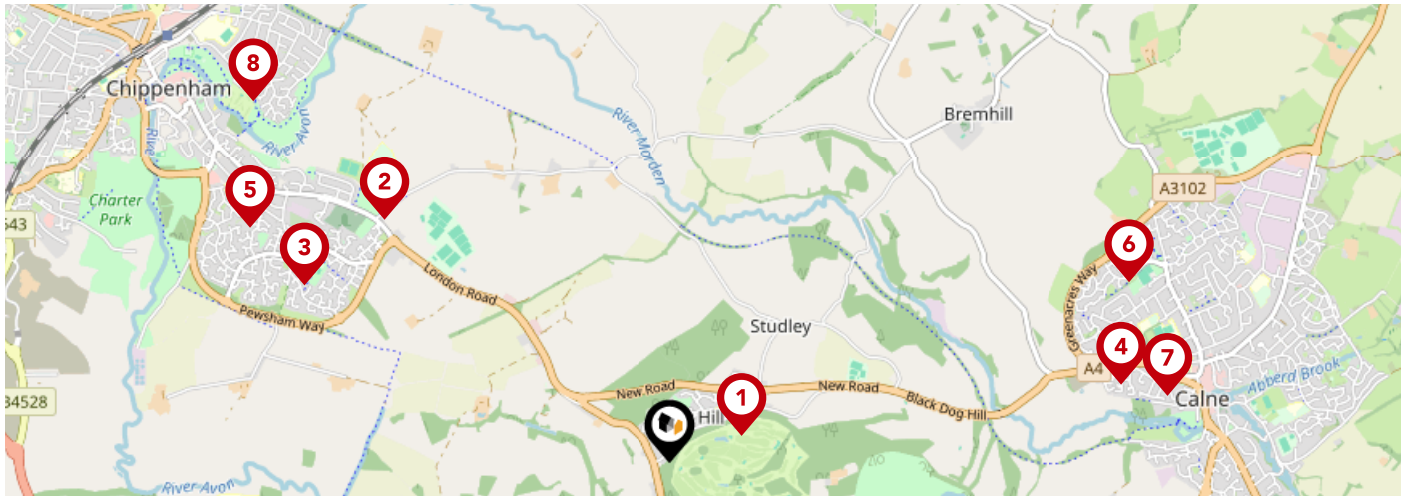
		Nursery	Primary	Secondary	College	Private
1	**Derry Hill Church of England Voluntary Aided Primary School** Ofsted Rating: Requires improvement | Pupils: 209 | Distance:0.35	☐	☑	☐	☐	☐
2	**Abbeyfield School** Ofsted Rating: Good | Pupils: 879 | Distance:1.73	☐	☐	☑	☐	☐
3	**Kings Lodge Primary School** Ofsted Rating: Good | Pupils: 301 | Distance:1.88	☐	☑	☐	☐	☐
4	**The Springfields Academy** Ofsted Rating: Good | Pupils: 210 | Distance:2.11	☐	☐	☑	☐	☐
5	**Charter Primary School** Ofsted Rating: Good | Pupils: 217 | Distance:2.22	☐	☑	☐	☐	☐
6	**Fynamore Primary School** Ofsted Rating: Good | Pupils: 405 | Distance:2.28	☐	☑	☐	☐	☐
7	**St Mary's School (Snr) and St Margaret's School (Prep)** Ofsted Rating: Not Rated | Pupils: 512 | Distance:2.32	☐	☐	☑	☐	☐
8	**Monkton Park Primary School** Ofsted Rating: Good | Pupils: 259 | Distance:2.55	☐	☑	☐	☐	☐

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		Nursery	Primary	Secondary	College	Private
9	**Kingsbury Green Academy** Ofsted Rating: Good	Pupils: 1033	Distance:2.58	☐	☐	☑	☐	☐
10	**Marden Vale CofE Academy** Ofsted Rating: Requires improvement	Pupils: 145	Distance:2.76	☐	☑	☐	☐	☐
11	**Saint Edmund's Roman Catholic Primary School** Ofsted Rating: Requires improvement	Pupils: 137	Distance:2.77	☐	☑	☐	☐	☐
12	**Wiltshire College and University Centre** Ofsted Rating: Good	Pupils:0	Distance:2.82	☐	☐	☑	☐	☐
13	**Priestley Primary School** Ofsted Rating: Good	Pupils: 283	Distance:2.9	☐	☑	☐	☐	☐
14	**Holy Trinity Church of England Academy** Ofsted Rating: Good	Pupils: 209	Distance:2.91	☐	☑	☐	☐	☐
15	**Lacock Church of England Primary School** Ofsted Rating: Good	Pupils: 69	Distance:2.97	☐	☑	☐	☐	☐
16	**Notton House Academy** Ofsted Rating: Good	Pupils: 51	Distance:3	☐	☐	☑	☐	☐

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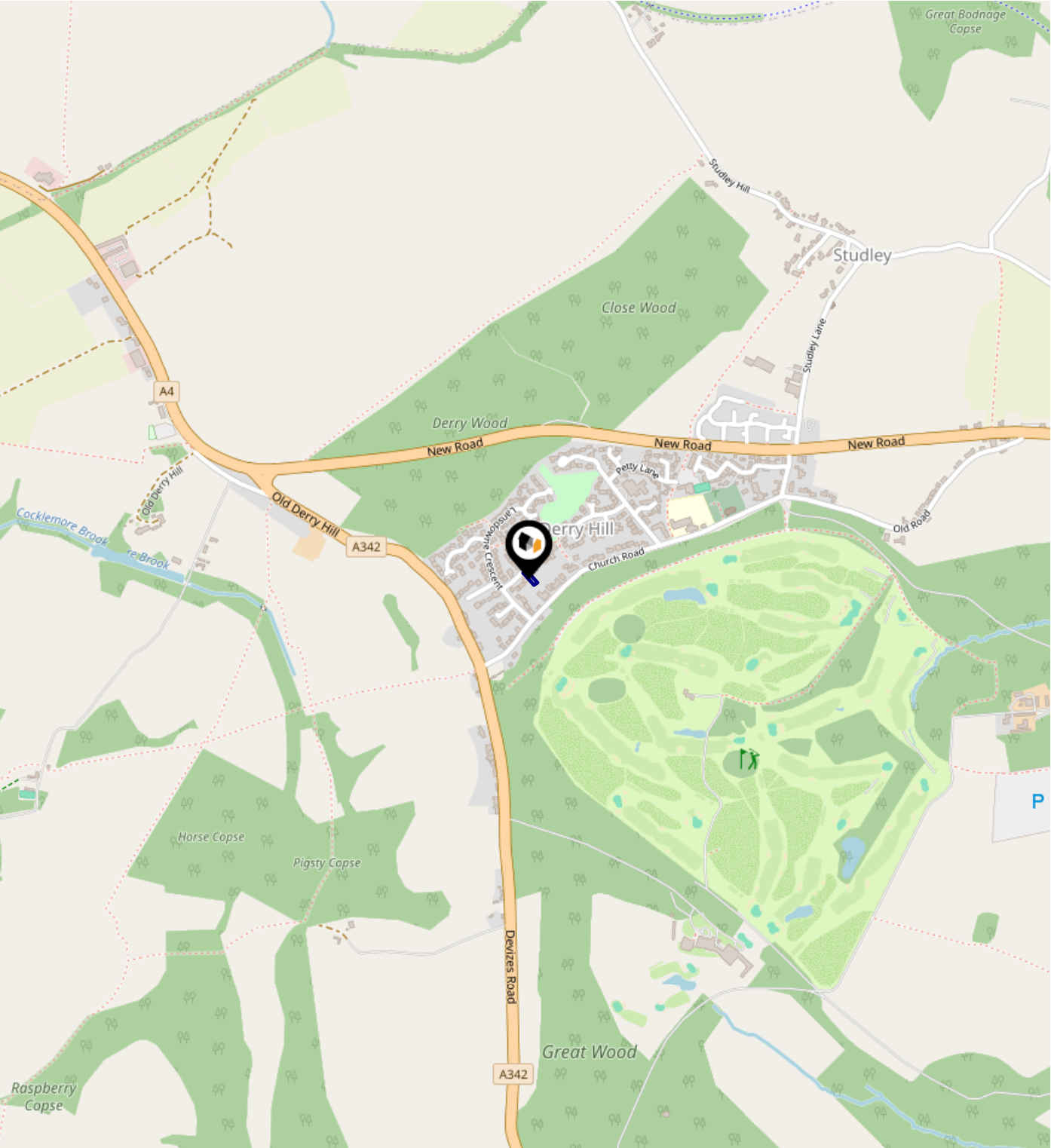
Key:

🗼 Power Pylons

📡 Communication Masts

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Radon Gas

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/m3).

This
Property

1	2	3	4	5	6
<1%	1-3%	3-5%	5-10%	10-30%	>30%

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Road Noise
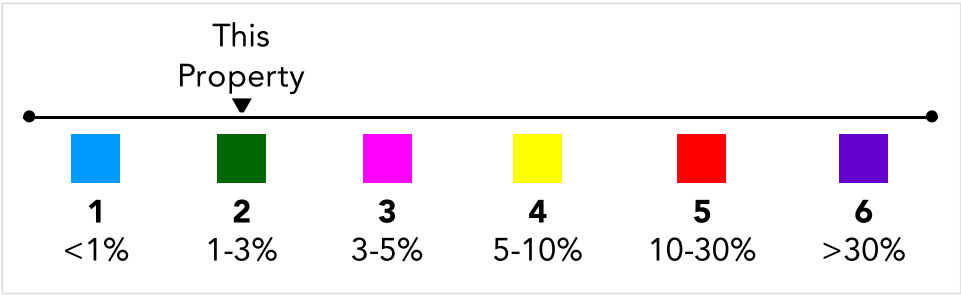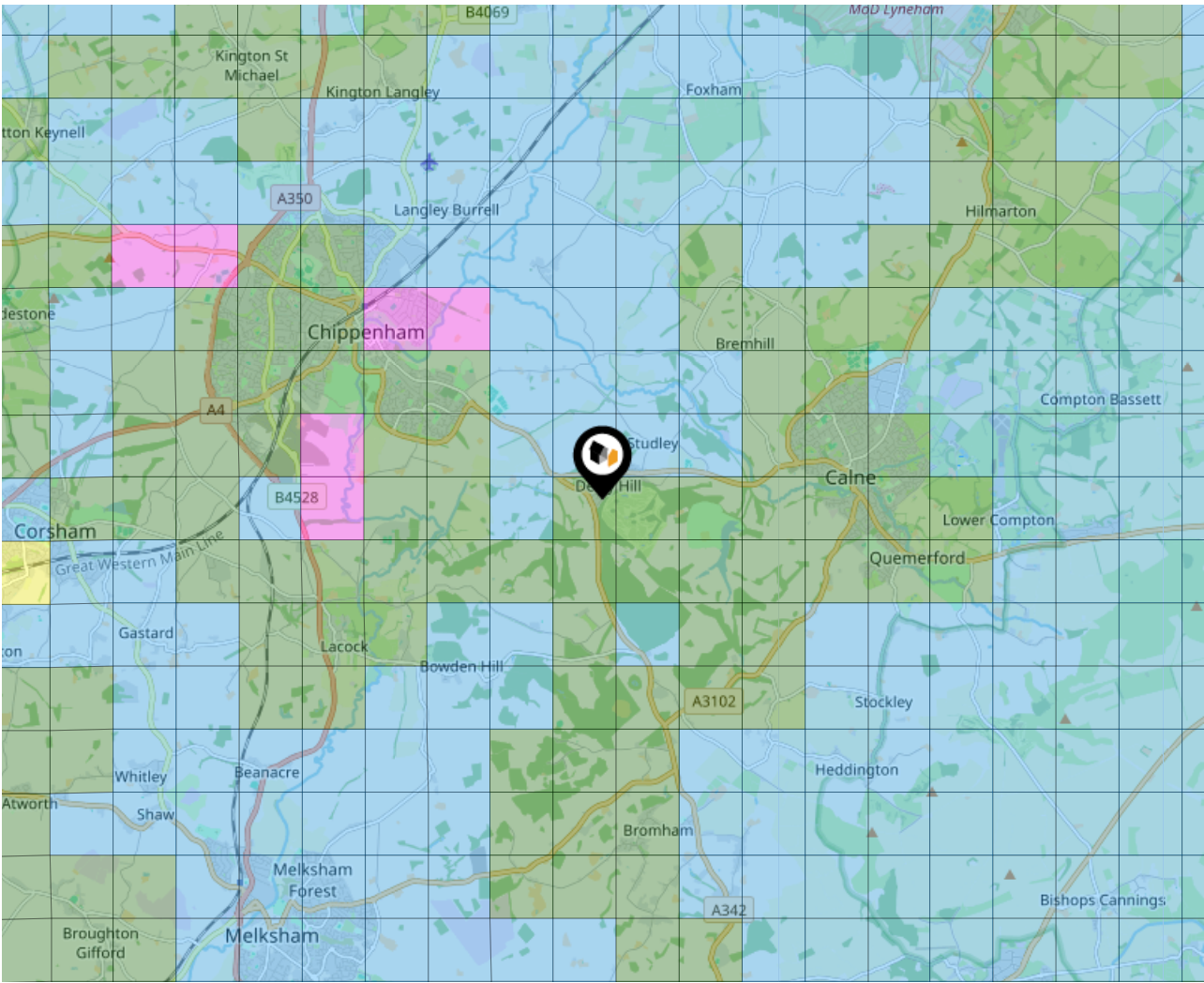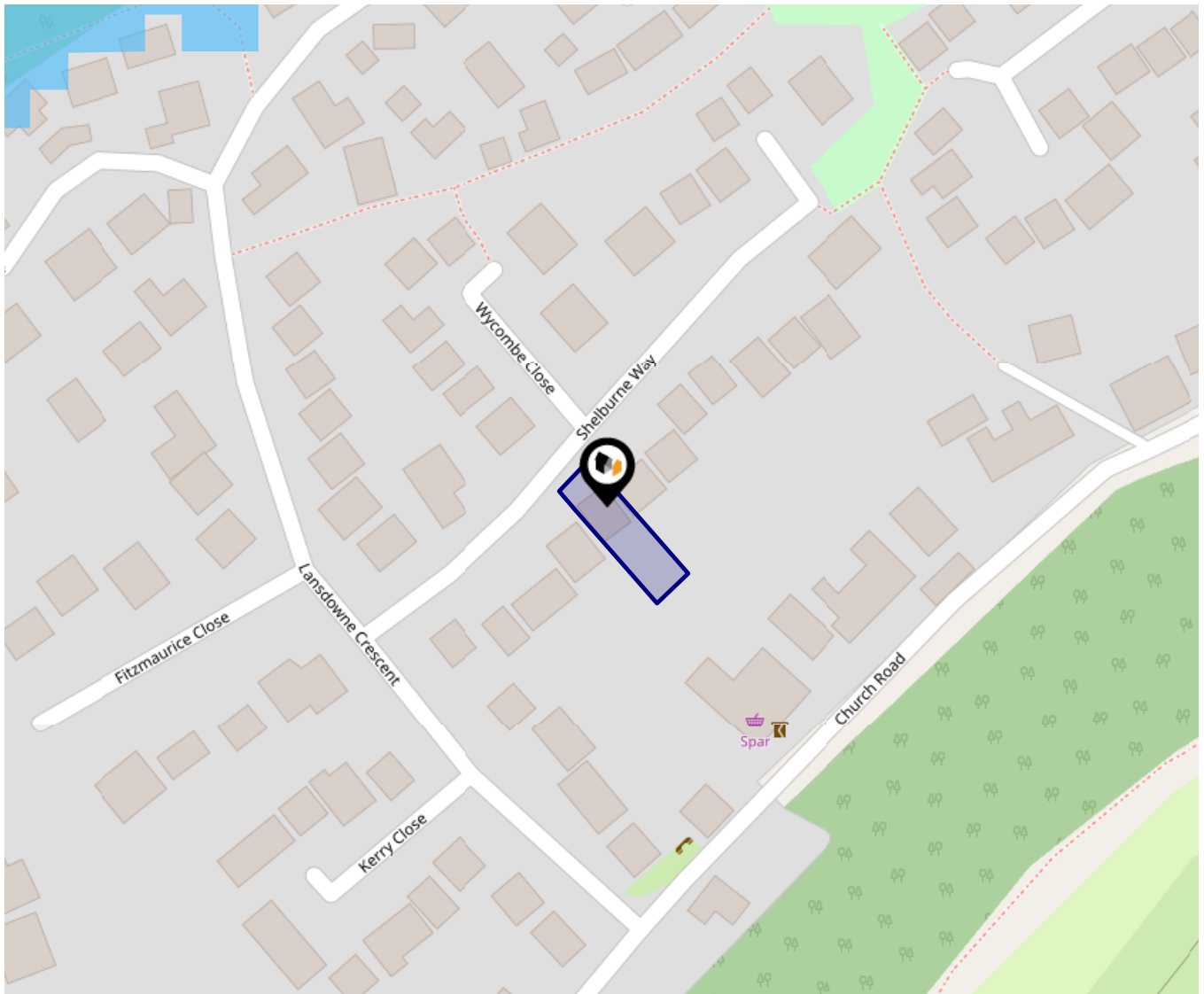
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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)

Carbon Content:	NONE	**Soil Texture:**	LOAM TO SANDY LOAM
Parent Material Grain:	ARENACEOUS	**Soil Depth:**	INTERMEDIATE
Soil Group:	MEDIUM TO LIGHT(SILTY)		
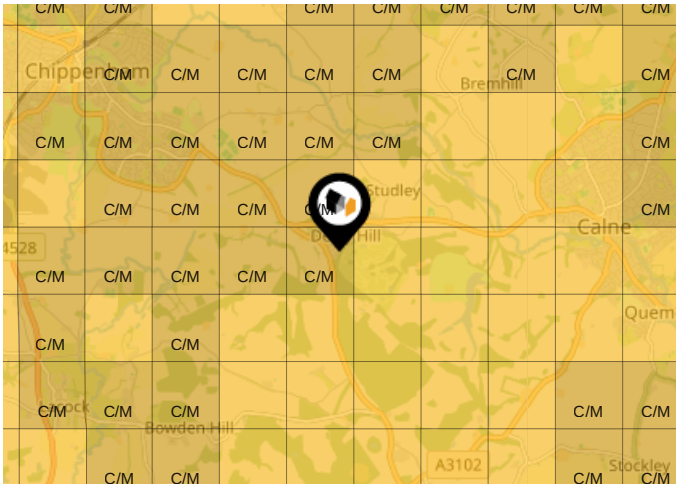
Primary Classifications (Most Common Clay Types)

C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess
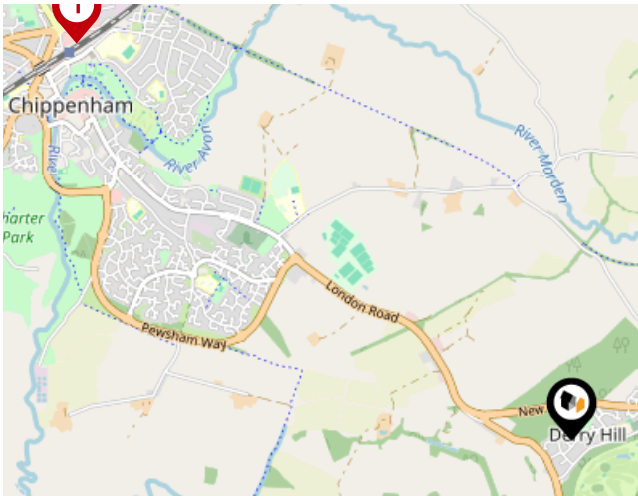
National Rail Stations

Pin	Name	Distance
1	Chippenham Rail Station	2.93 miles
2	Melksham Rail Station	5.25 miles
3	Bradford-on-Avon Rail Station	10.34 miles
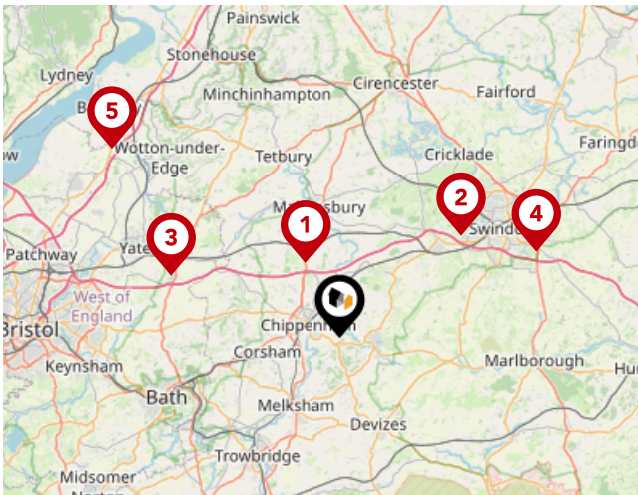
Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J17	6.05 miles
2	M4 J16	11.75 miles
3	M4 J18	13.25 miles
4	M4 J15	15.81 miles
5	M5 J14	21.79 miles

Airports/Helipads

Pin	Name	Distance
1	Staverton	32.19 miles
2	Bristol Airport	28.2 miles
3	Felton	28.2 miles
4	Kidlington	42.35 miles

Transimport (Local)
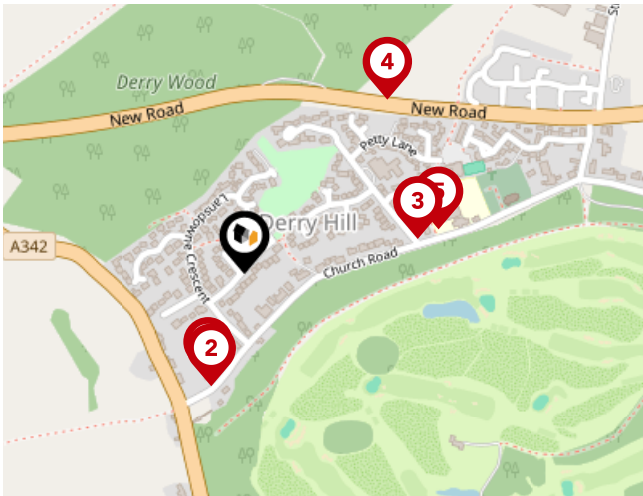
Bus Stops/Stations

Pin	Name	Distance
1	Lansdowne Arms	0.13 miles
2	Lansdowne Arms	0.13 miles
3	C of E School	0.21 miles
4	Studley Crossroads	0.26 miles
5	C of E School	0.23 miles

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Estate Agency is changing and moving away from the traditional High Street which is why I have set up my own agency where I can use my vast levels of experience and offer a truly personal, one to one service, to make the whole process as smooth and stress free as possible for my clients. I pride myself on giving good, honest and sensible advice and will be with you every step of the way, from the initial valuation, to conducting the viewings, negotiating the sale and handing over the keys on completion day.

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.

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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!

f /scottwindlethelocalpropertyguy   **◎** /scottwindlethelocalpropertyguy/

in /in/scott-windle-913a1325/

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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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Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

Valuation Office Agency

Ofsted

Royal Mail