

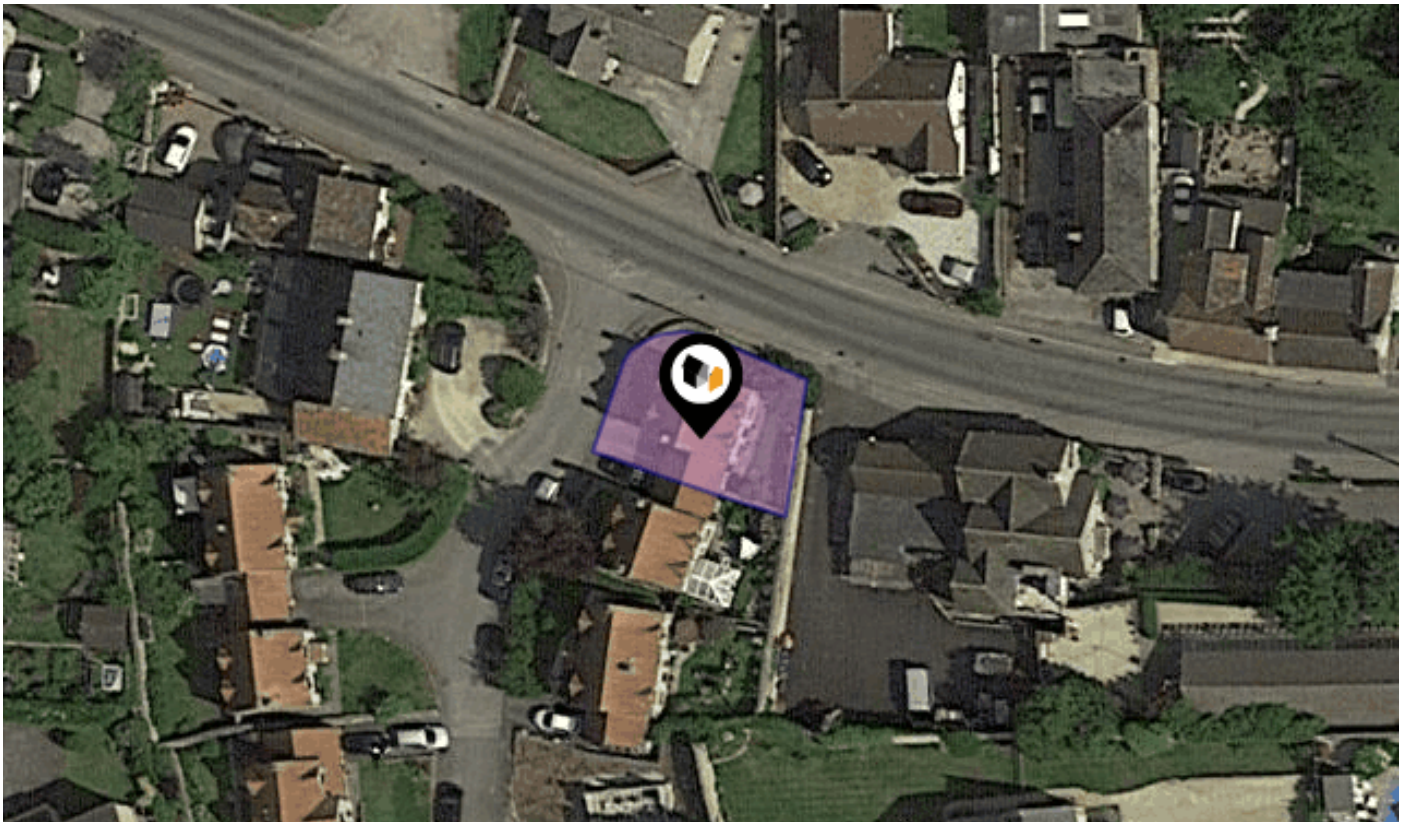


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 07th March 2025



FREDERICKS WAY, BURTON, CHIPPENHAM, SN14

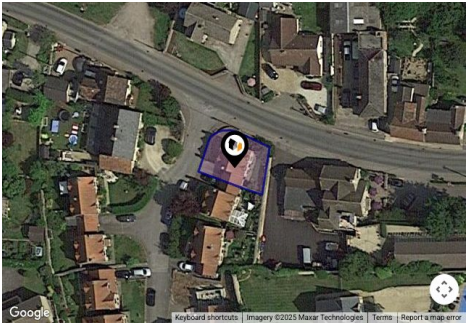
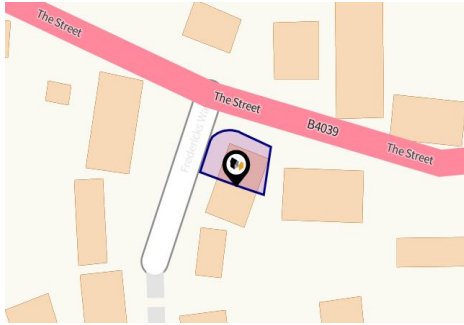
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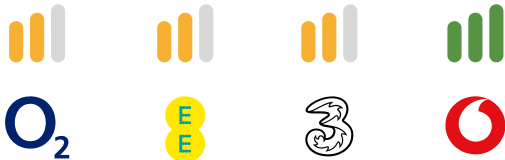


Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	861 ft ² / 80 m ²		
Plot Area:	0.05 acres		
Council Tax :	Band D		
Annual Estimate:	£2,330		
Title Number:	WT97903		

Local Area

Local Authority:	Wiltshire	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	15 mb/s	80 mb/s	1800 mb/s
• Surface Water	Very low			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		

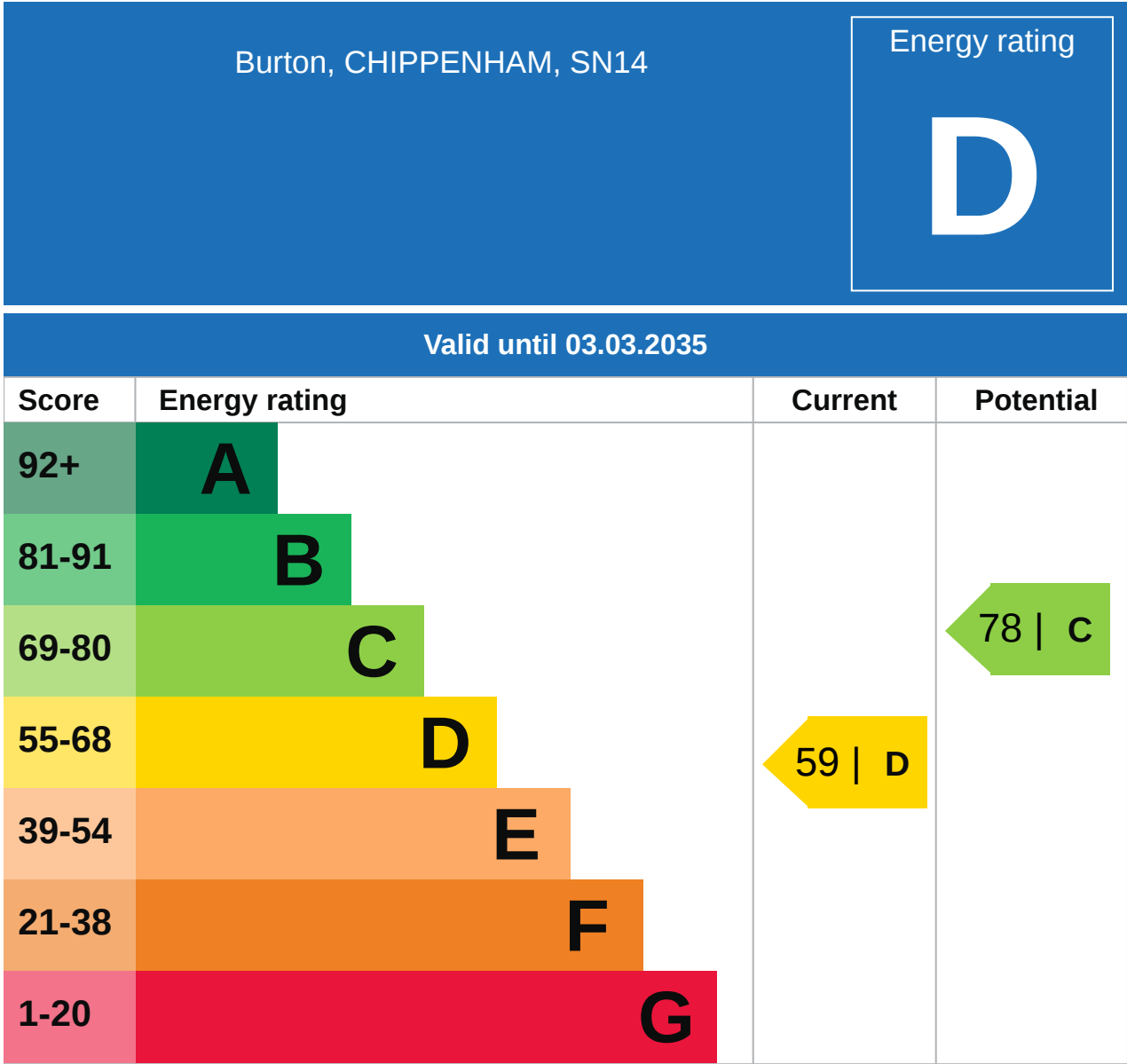




Property

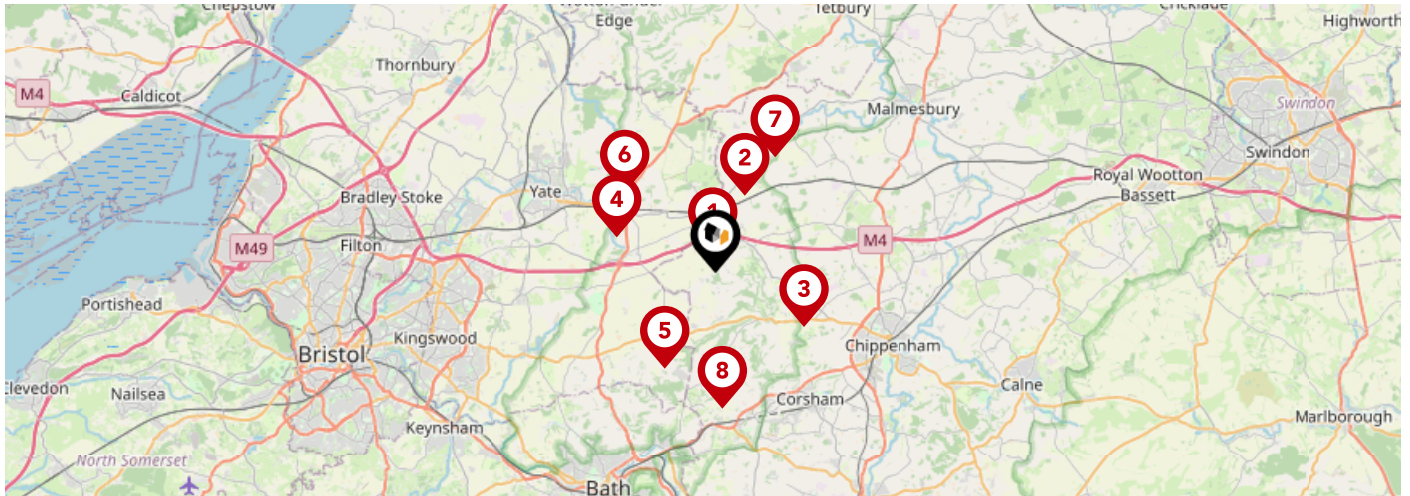
EPC - Certificate

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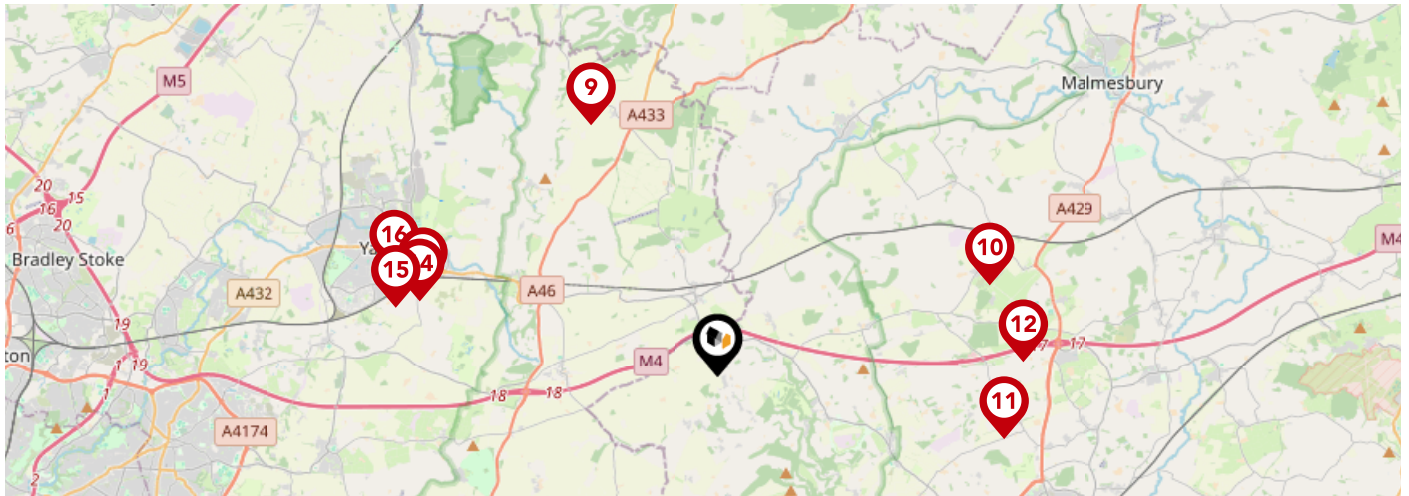










Additional EPC Data

Property Type:	Detached house
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 270 mm loft insulation
Roof Energy:	Good
Window:	Single glazed
Window Energy:	Very poor
Main Heating:	Boiler and radiators, oil
Main Heating Energy:	Average
Main Heating Controls:	Programmer and room thermostat
Main Heating Controls Energy:	Average
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 82% of fixed outlets
Lighting Energy:	Very good
Floors:	Solid, limited insulation (assumed)
Secondary Heating:	Room heaters, anthracite
Total Floor Area:	80 m ²



		Nursery	Primary	Secondary	College	Private
1	Trinity Church of England Primary School Ofsted Rating: Good Pupils: 110 Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Luckington Community School Ofsted Rating: Good Pupils: 45 Distance:2.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	By Brook Valley CofE Primary School Ofsted Rating: Outstanding Pupils: 182 Distance:3.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Old Sodbury Church of England Primary School Ofsted Rating: Good Pupils: 104 Distance:3.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Marshfield Church of England Primary School Ofsted Rating: Good Pupils: 126 Distance:4.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Horton CofE VA Primary School Ofsted Rating: Good Pupils: 51 Distance:4.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Sherston CofE Primary School Ofsted Rating: Good Pupils: 113 Distance:4.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Colerne CofE Primary School Ofsted Rating: Good Pupils: 238 Distance:5.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

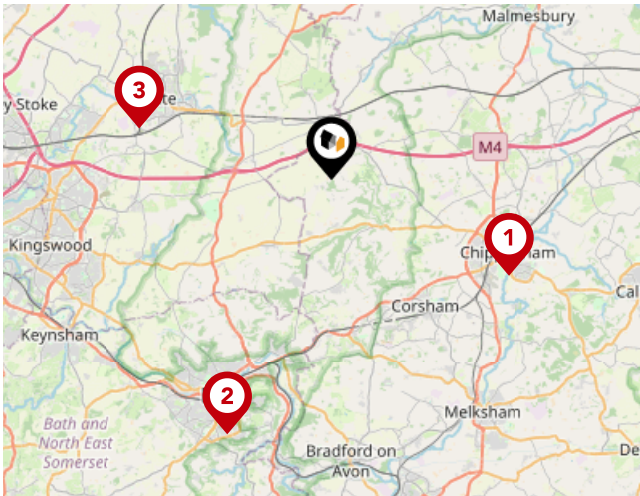


		Nursery	Primary	Secondary	College	Private
	Hawkesbury Church of England Primary School Ofsted Rating: Good Pupils: 79 Distance:5.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hullavington CofE Primary and Nursery School Ofsted Rating: Good Pupils: 154 Distance:5.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Kington St Michael Church of England Primary School Ofsted Rating: Outstanding Pupils: 133 Distance:5.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Stanton St Quintin Primary and Nursery School Ofsted Rating: Good Pupils: 83 Distance:5.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St John's Mead Church of England Primary School Ofsted Rating: Good Pupils: 333 Distance:5.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Chipping Sodbury School Ofsted Rating: Good Pupils: 720 Distance:5.69	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Raysfield Primary School Ofsted Rating: Good Pupils:0 Distance:6.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Broadway Infant School Ofsted Rating: Good Pupils:0 Distance:6.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area

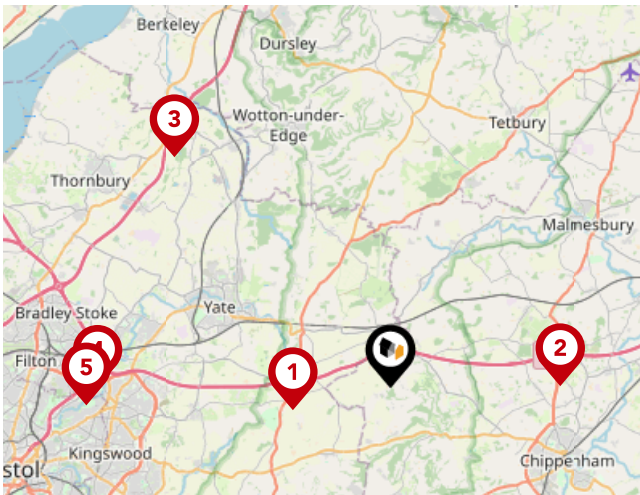
Transport (National)

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National Rail Stations

Pin	Name	Distance
1	Chippenham Rail Station	7.46 miles
2	Bath Spa Rail Station	10.21 miles
3	Yate Rail Station	7.35 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J18	3.7 miles
2	M4 J17	6.27 miles
3	M5 J14	11.63 miles
4	M4 J19	10.82 miles
5	M32 J1	11.24 miles

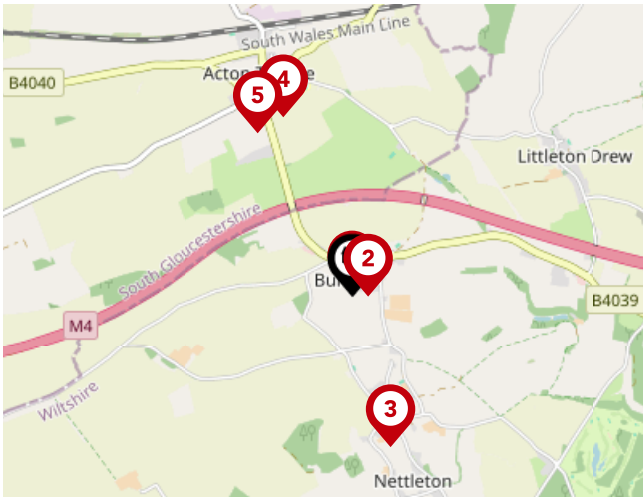


Airports/Helipads

Pin	Name	Distance
1	Staverton	26.72 miles
2	Bristol Airport	21.07 miles
3	Felton	21.07 miles
4	Kidlington	46.56 miles

Area

Transport (Local)



Bus Stops/Stations

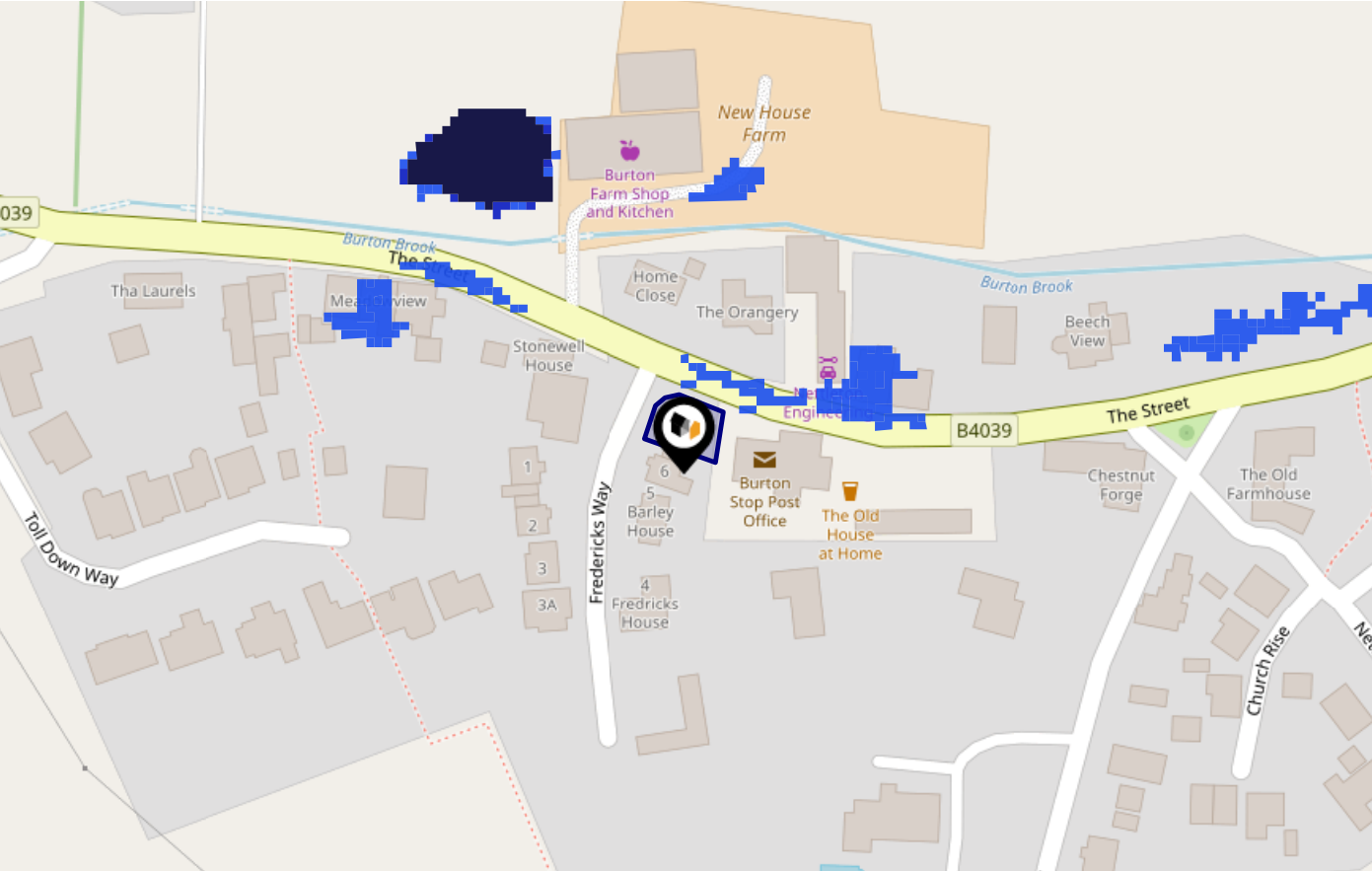
Pin	Name	Distance
1	Fredericks Way	0.01 miles
2	The Green	0.07 miles
3	The Triangle	0.72 miles
4	Hollybush Close	0.88 miles
5	Fox & Hounds	0.87 miles

Flood Risk

Surface Water - Flood Risk

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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

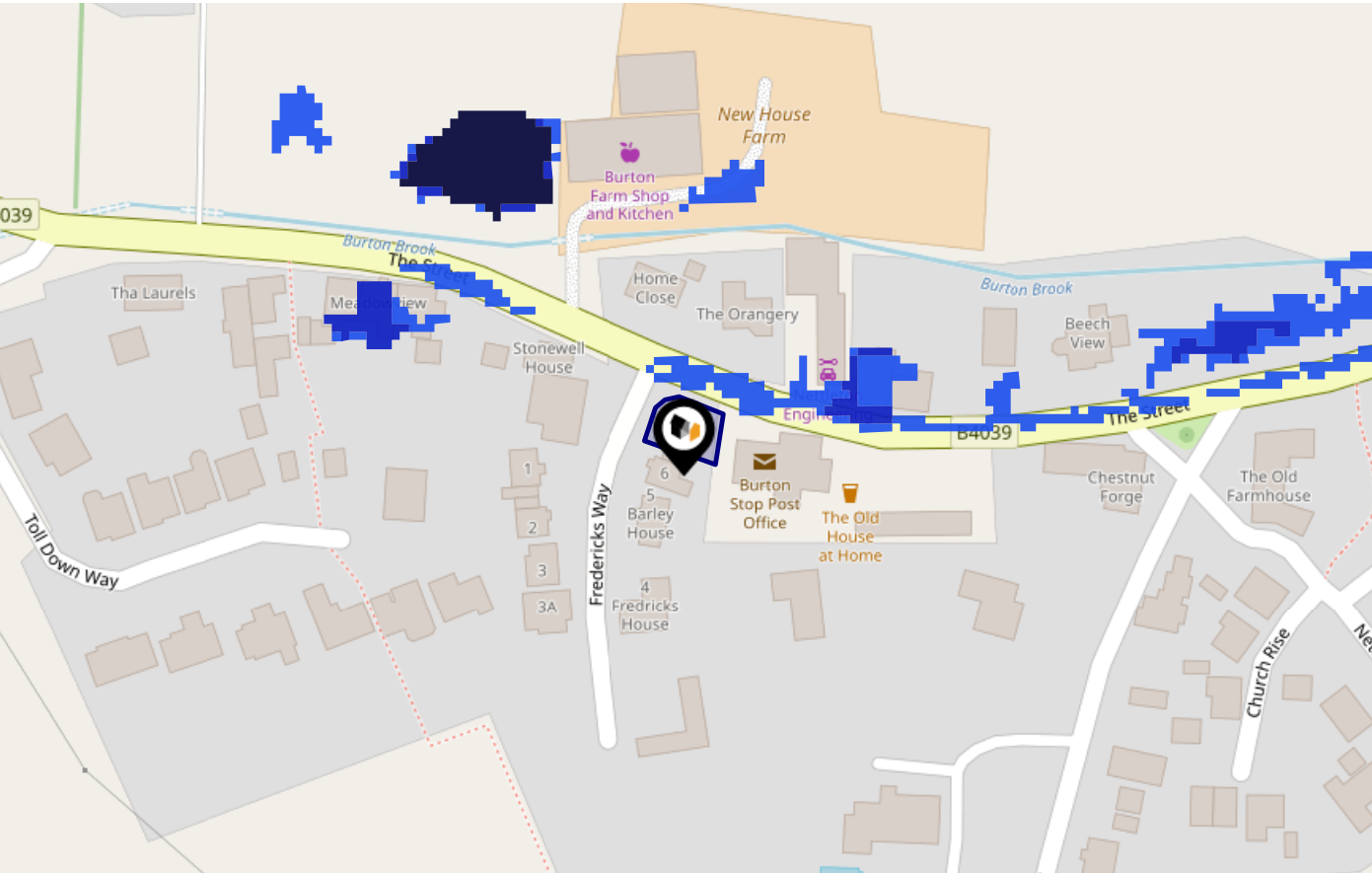
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



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.

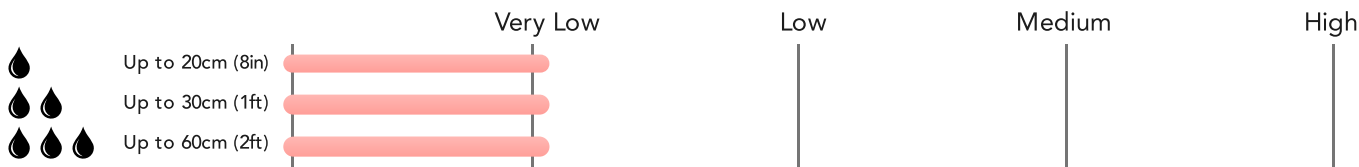


Risk Rating: Very low

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:

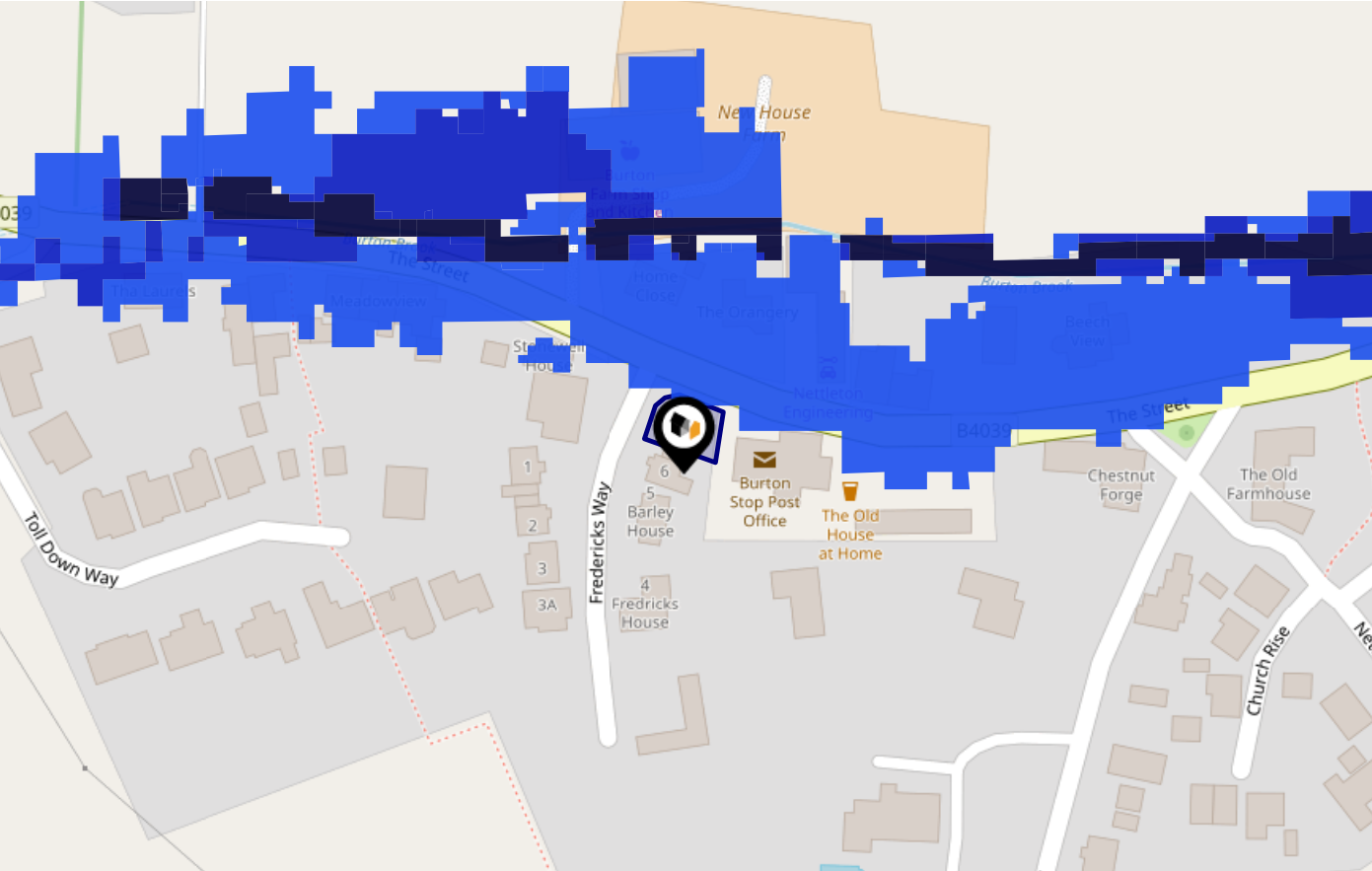


Flood Risk

Rivers & Seas - Flood Risk

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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

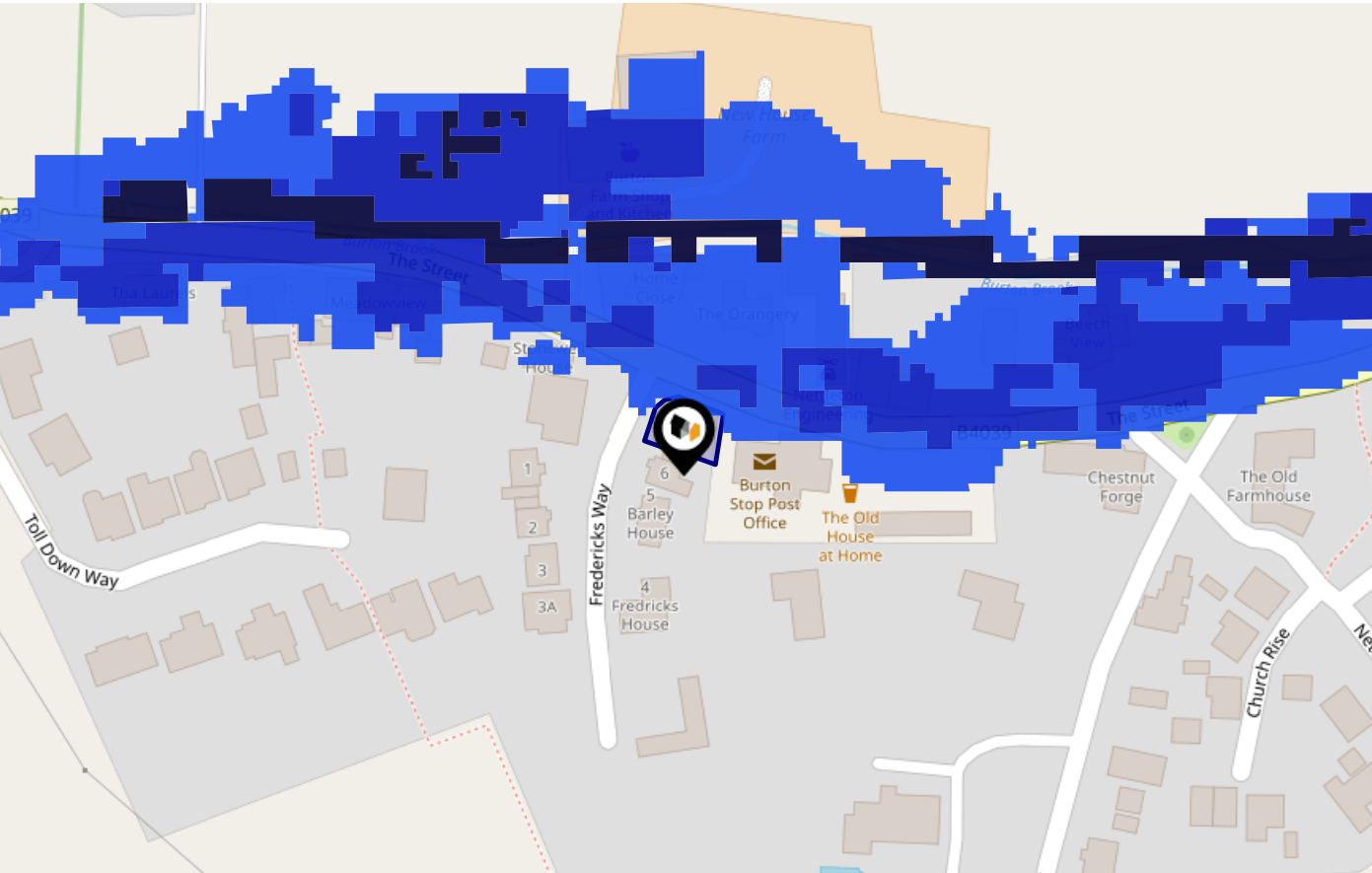
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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.

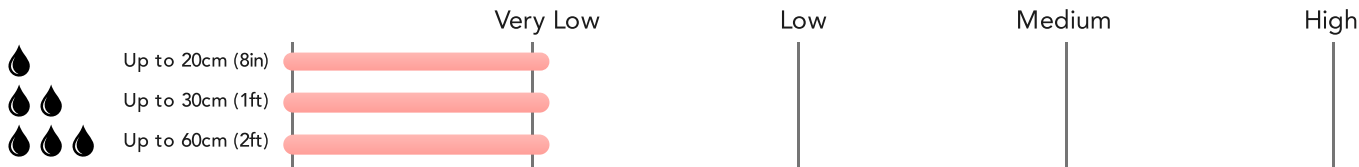


Risk Rating: Very low

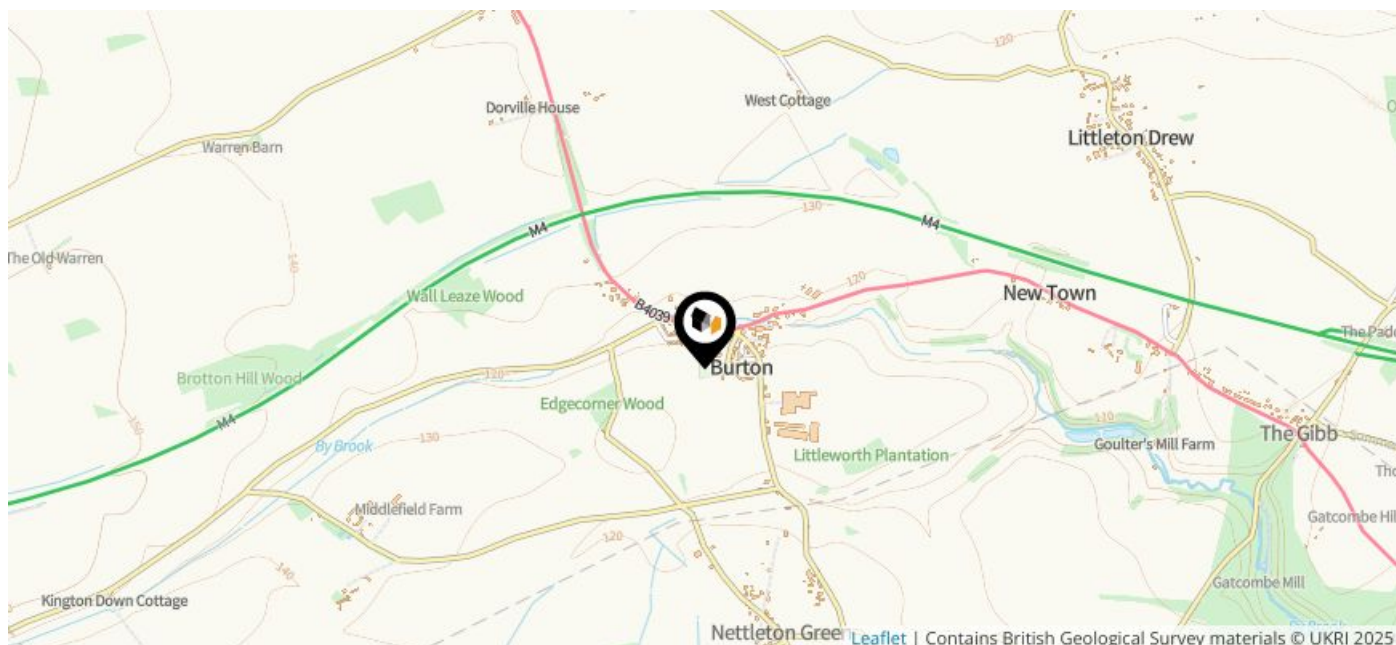
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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.
- 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 coal mine entrances and their classifications.



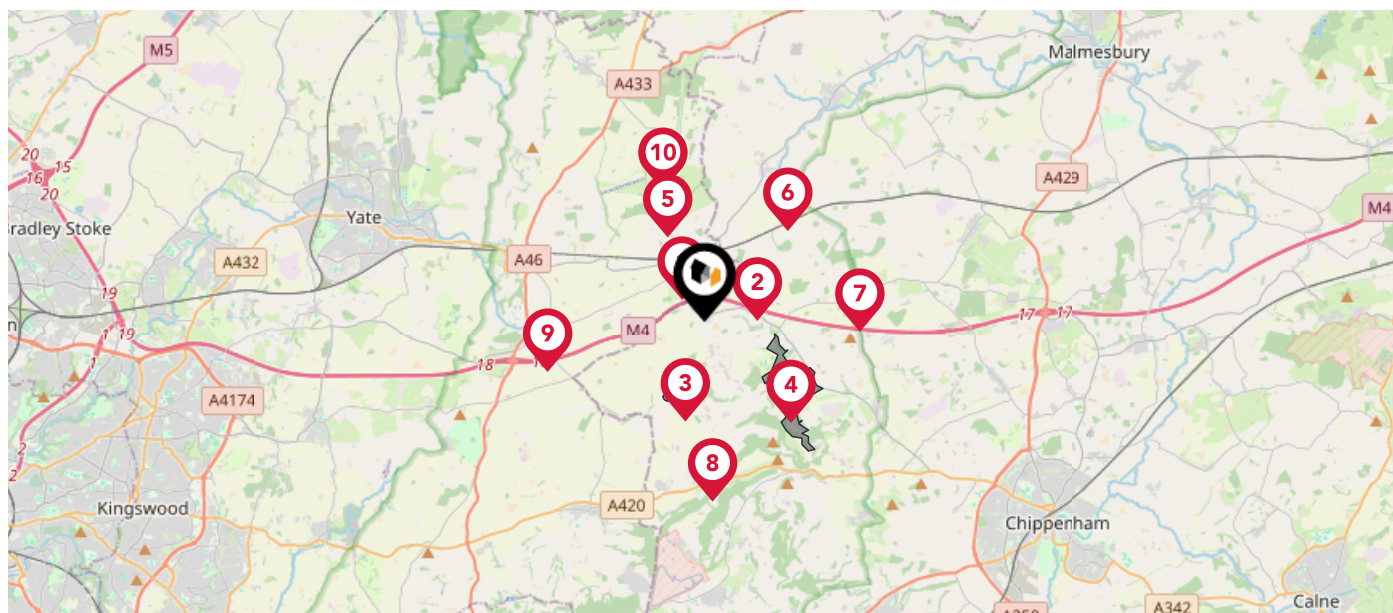
Mine Entry

- ✕ 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

Acton Turville

2

Little Drew

3

West Kington

4

Castle Combe

5

Great Badminton

6

Alderton

7

Grittleton

8

North Wraxall

9

Tormarton

10

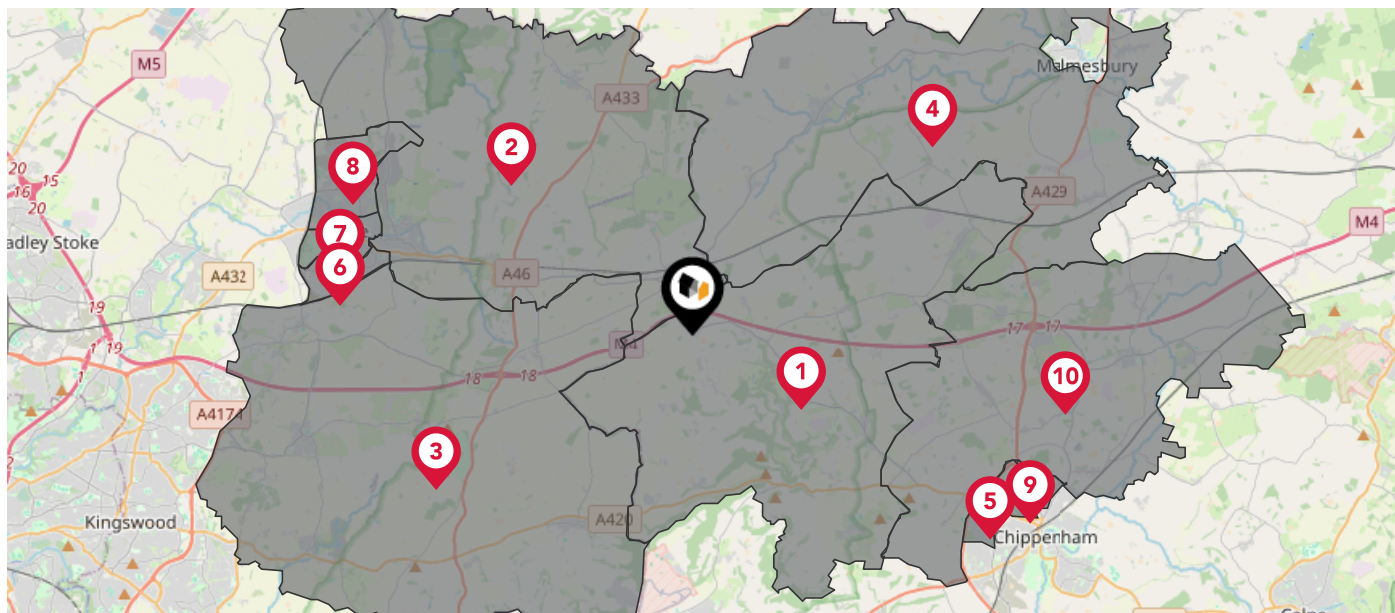
Little Badminton

Maps

Council Wards

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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

By Brook ED

2

Chipping Sodbury & Cotswold Edge Ward

3

Boyd Valley Ward

4

Sherston ED

5

Chippenham Cepen Park & Derriads ED

6

Dodington Ward

7

Yate Central Ward

8

Yate North Ward

9

Chippenham Hardenhuish ED

10

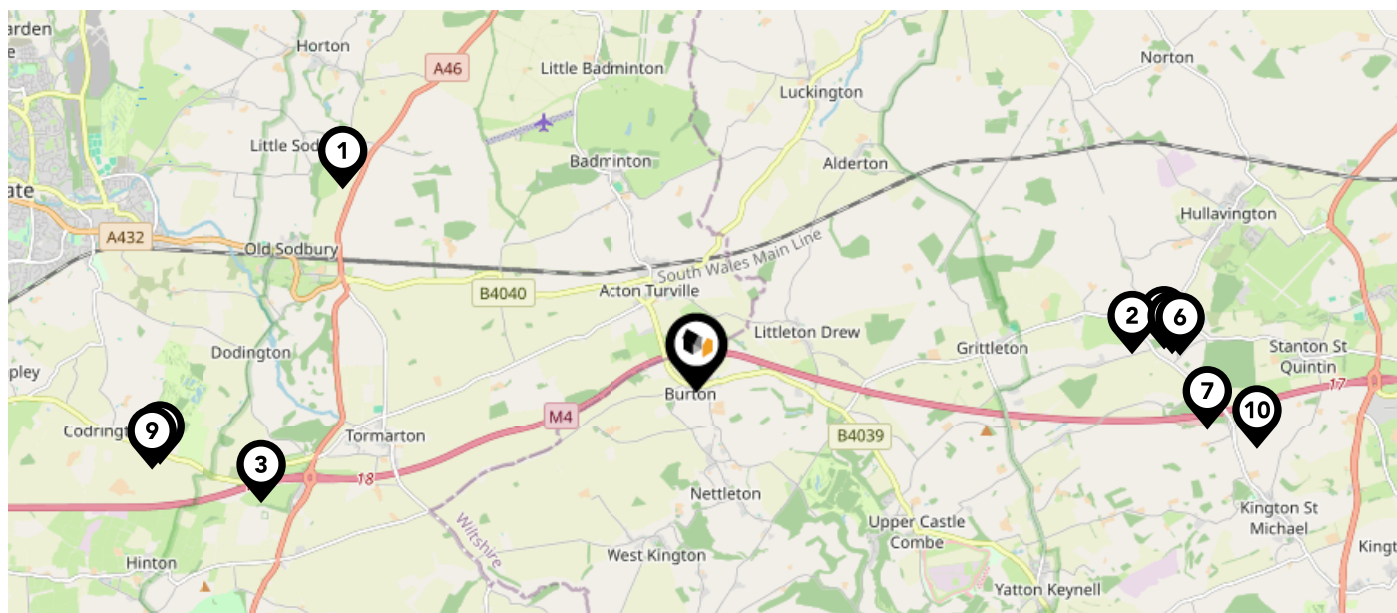
Kington ED

Maps

Landfill Sites

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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	The Camp Farm-Old Sodbury, Avon	Historic Landfill	
2	Grittleton Refuse Tip-Clapcote Quarry, Grittleton, Wiltshire	Historic Landfill	
3	Land Adjoining Spring Farm-Westerleigh Road, Dodington Ash, Chipping Sodbury, Avon	Historic Landfill	
4	Former North Wilts Tip-Between Hulla	Historic Landfill	
5	Hullavington Tip-Hullavington, Near Chippenham, Wiltshire	Historic Landfill	
6	Disused Quarry-Wood Barn Farm, Stanton, Chippenham, Wiltshire	Historic Landfill	
7	Leigh Delamere Refuse Tip-Near Service Area, Stanton Park Off The M4 Motorway	Historic Landfill	
8	Down Farm-Codrington, Bristol	Historic Landfill	
9	EA/EPR/PP3399FH/A001 - Down's Farm	Active Landfill	
10	Former WCC Tip-Leigh Delamere, Chippenham, Wiltshire	Historic Landfill	

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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.

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



/scottwindlethelocalpropertyguy/



/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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