

SCOTT WINDLE

POWERED BY  
**exp**™ UK

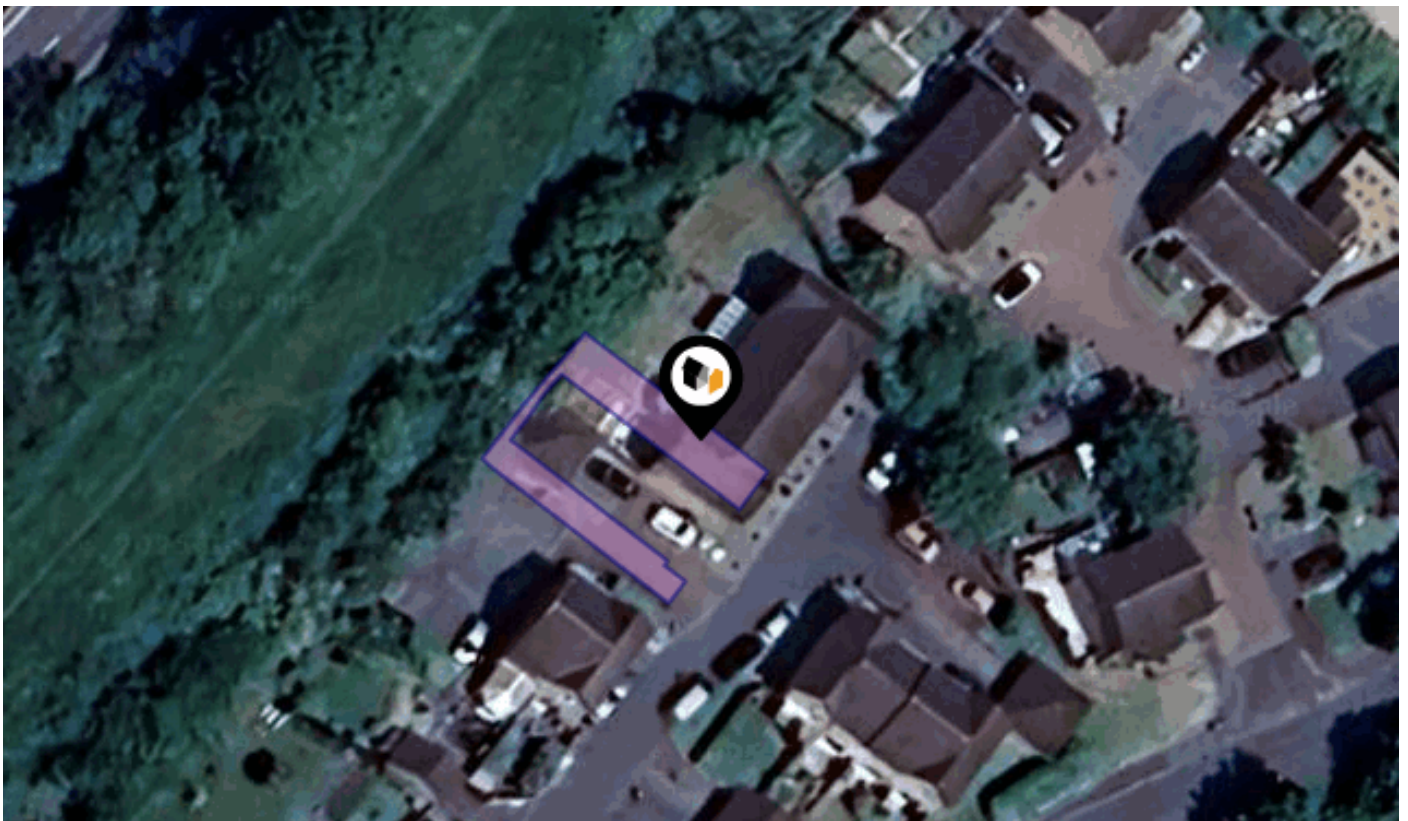


See More Online

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Sunday 11<sup>th</sup> May 2025**



**COWSLIP WAY, CHIPPENHAM, SN14**

**Scott Windle Powered by eXp**

07838311550

scott.windle@exp.uk.com

scottwindle.exp.uk.com



Powered by  
**aprift**  
Know any property instantly

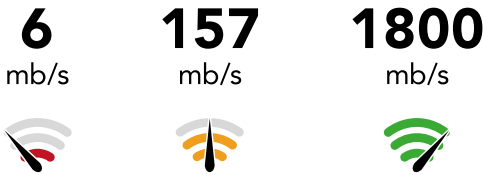


## Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	581 ft <sup>2</sup> / 54 m <sup>2</sup>		
Plot Area:	0.03 acres		
Year Built :	1997		
Council Tax :	Band C		
Annual Estimate:	£2,172		
Title Number:	WT163360		

## Local Area

Local Authority:	Wiltshire	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low			
• Surface Water	Very low			

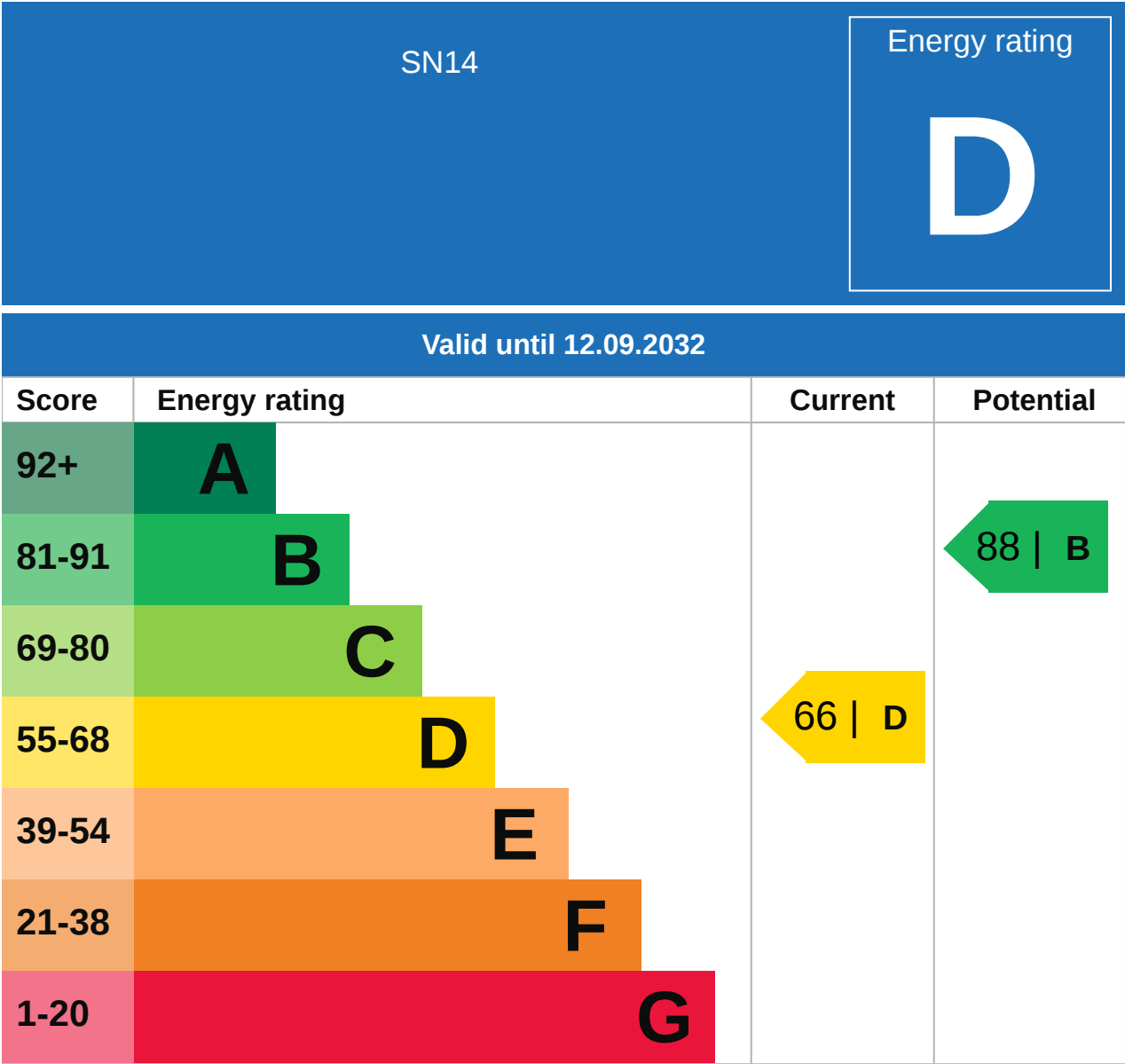


Mobile Coverage:  
(based on calls indoors)

Satellite/Fibre TV Availability:







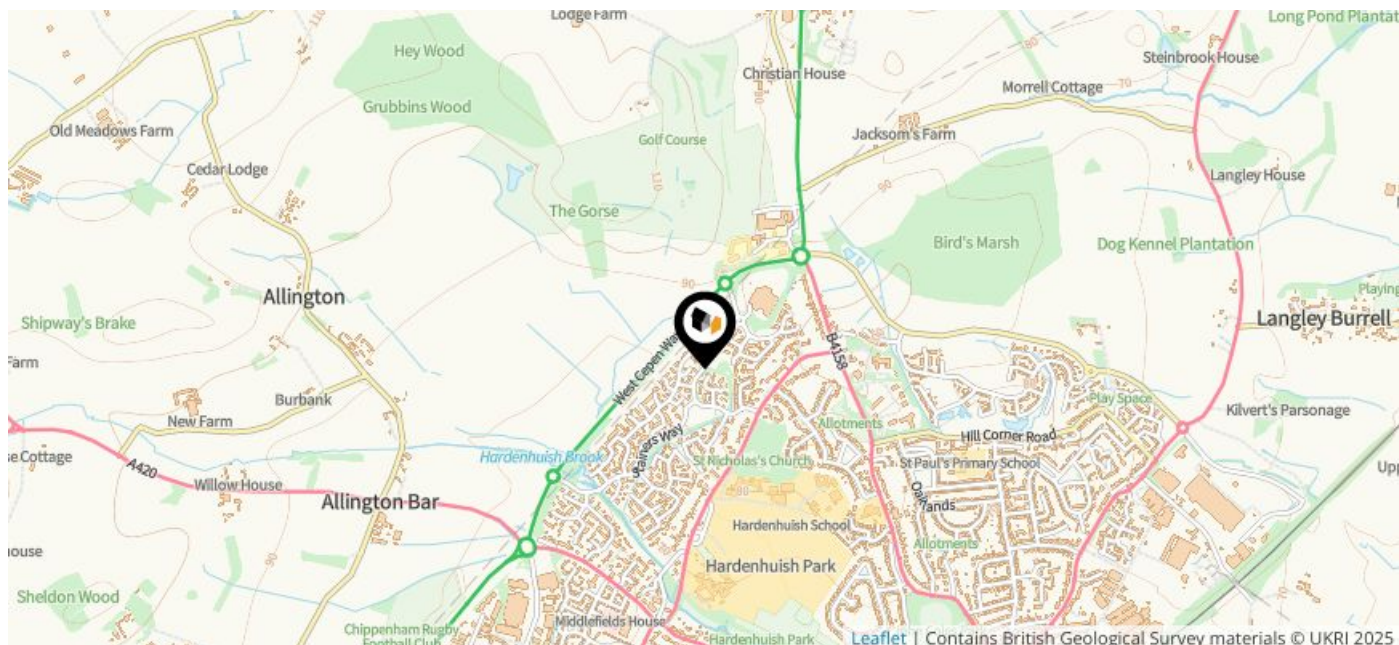
## Additional EPC Data

---

<b>Property Type:</b>	House
<b>Build Form:</b>	Mid-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>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 200 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer and room thermostat
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Suspended, limited insulation (assumed)
<b>Total Floor Area:</b>	54 m <sup>2</sup>



This map displays nearby coal mine entrances and their classifications.



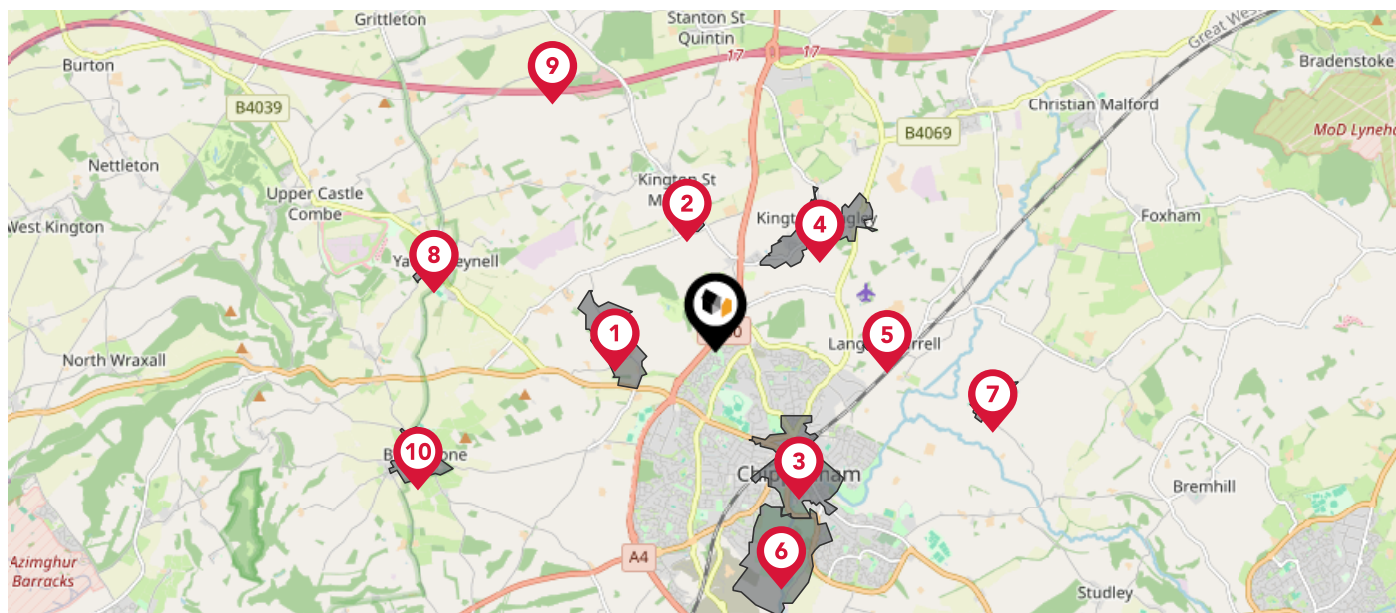
### Mine Entry

- ✕ 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



Allington



Kington St Michael



Chippenham



Kington Langley



Langley Burrell



Rowden



Tytherton Lucas



Yatton Keynell



Leigh Delamere



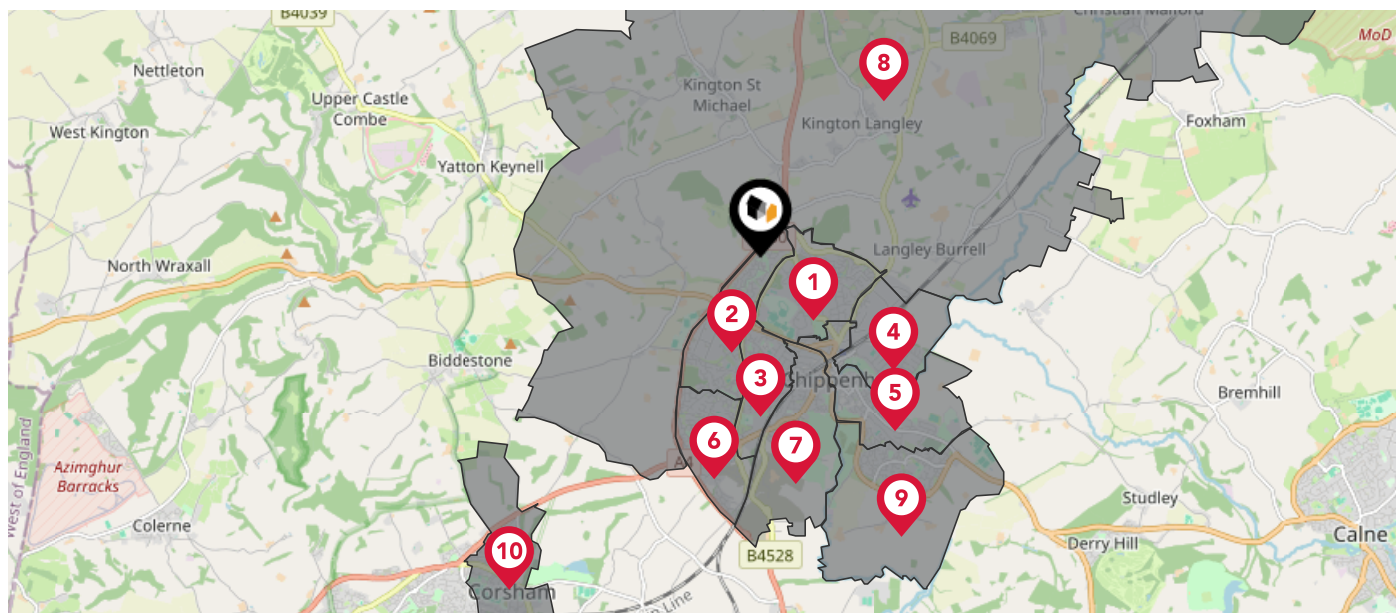
Biddestone

# Maps











## Council Wards

SCOTT WINDLE  
exp<sup>UK</sup>

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

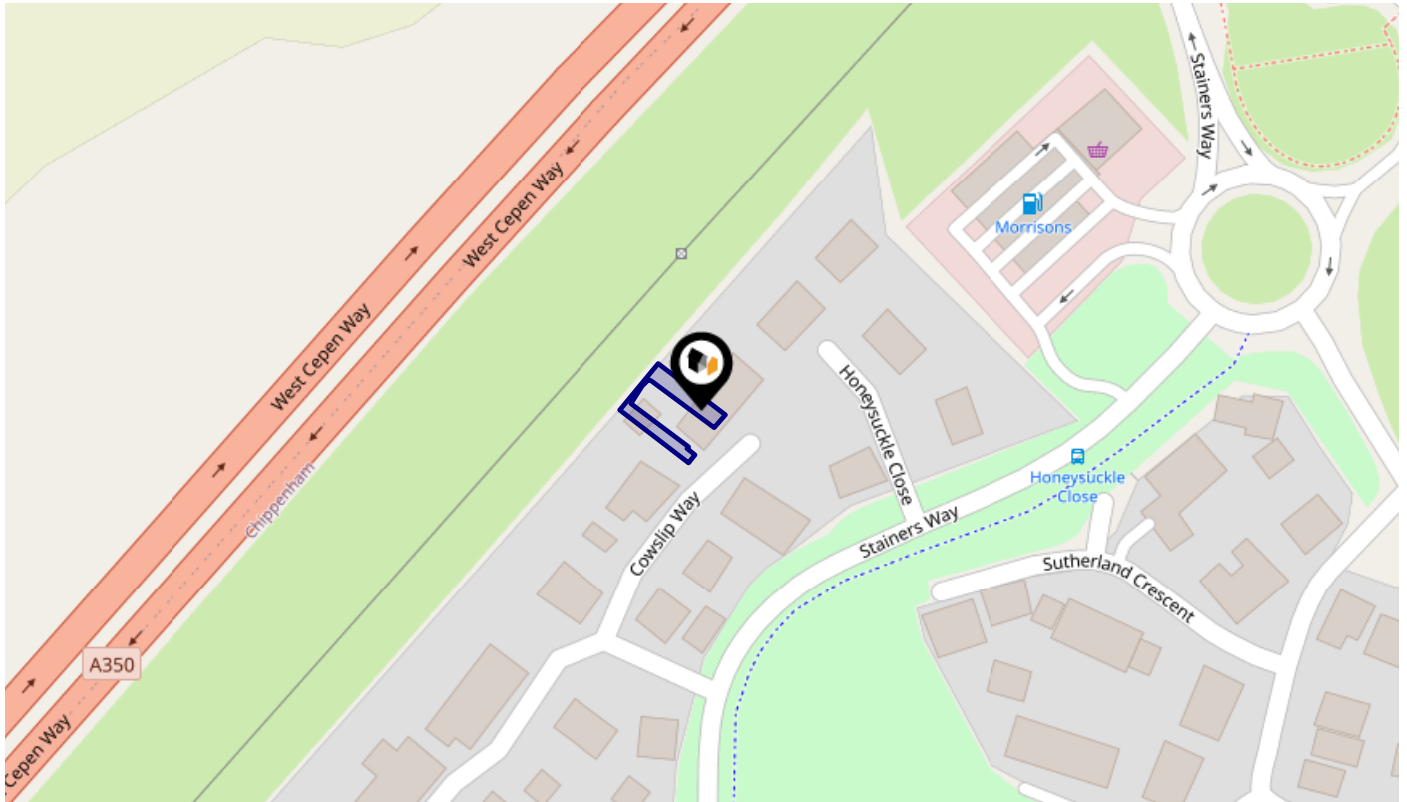


### Nearby Council Wards

-  Chippenham Hardenhuish ED
-  Chippenham Cepen Park & Derriads ED
-  Chippenham Sheldon ED
-  Chippenham Monkton ED
-  Chippenham Hardens & Central ED
-  Chippenham Cepen Park & Hunters Moon ED
-  Chippenham Lowden & Rowden ED
-  Kington ED
-  Chippenham Pewsham ED
-  Corsham Ladbrook ED



This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...



### Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

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:

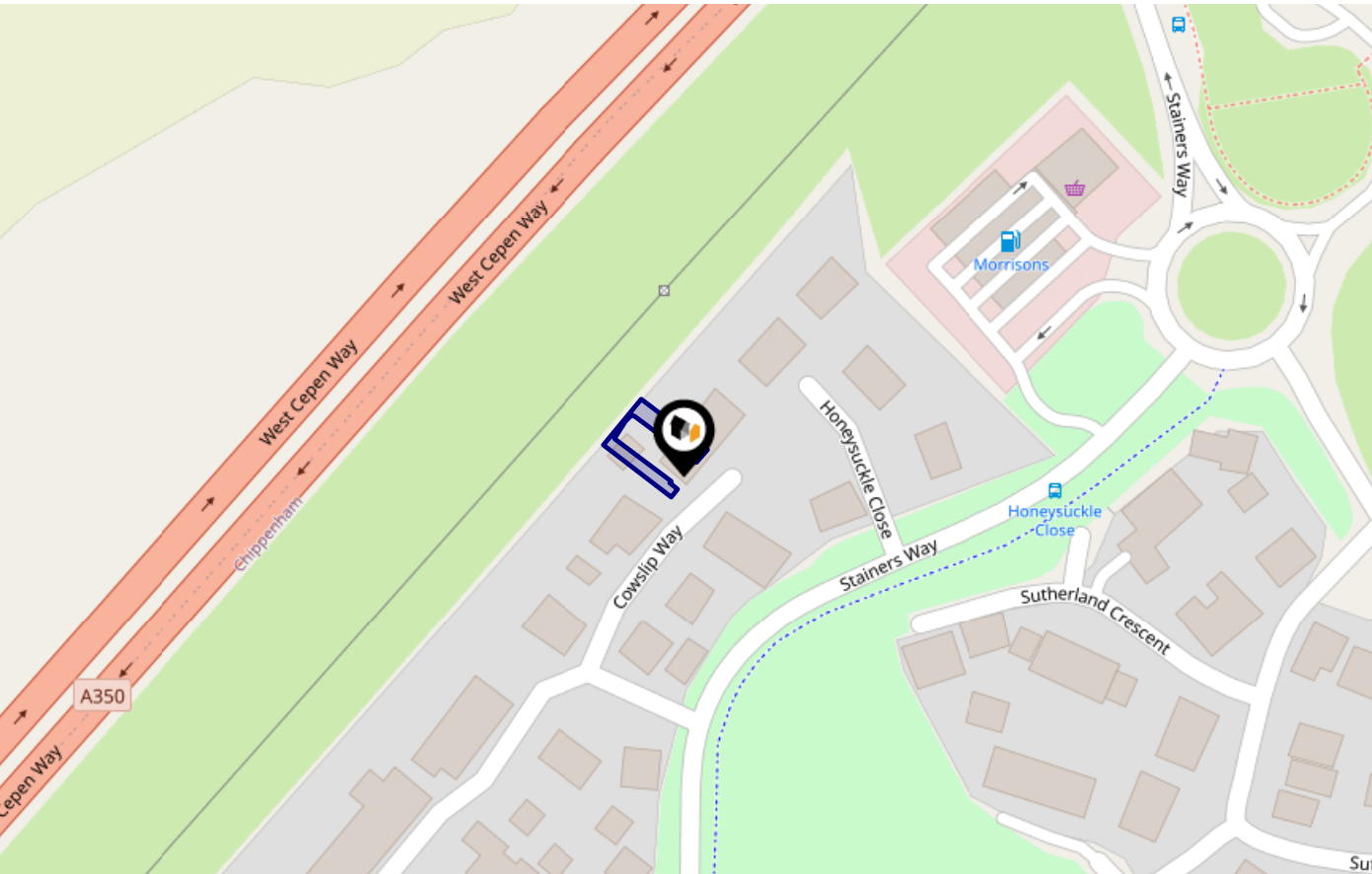
5		75.0+ dB	<span style="color: red;">■</span>
4		70.0-74.9 dB	<span style="color: orange;">■</span>
3		65.0-69.9 dB	<span style="color: yellow;">■</span>
2		60.0-64.9 dB	<span style="color: green;">■</span>
1		55.0-59.9 dB	<span style="color: blue;">■</span>

# Flood Risk

## Rivers & Seas - Flood Risk

SCOTT WINDLE  
exp<sup>UK</sup>

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

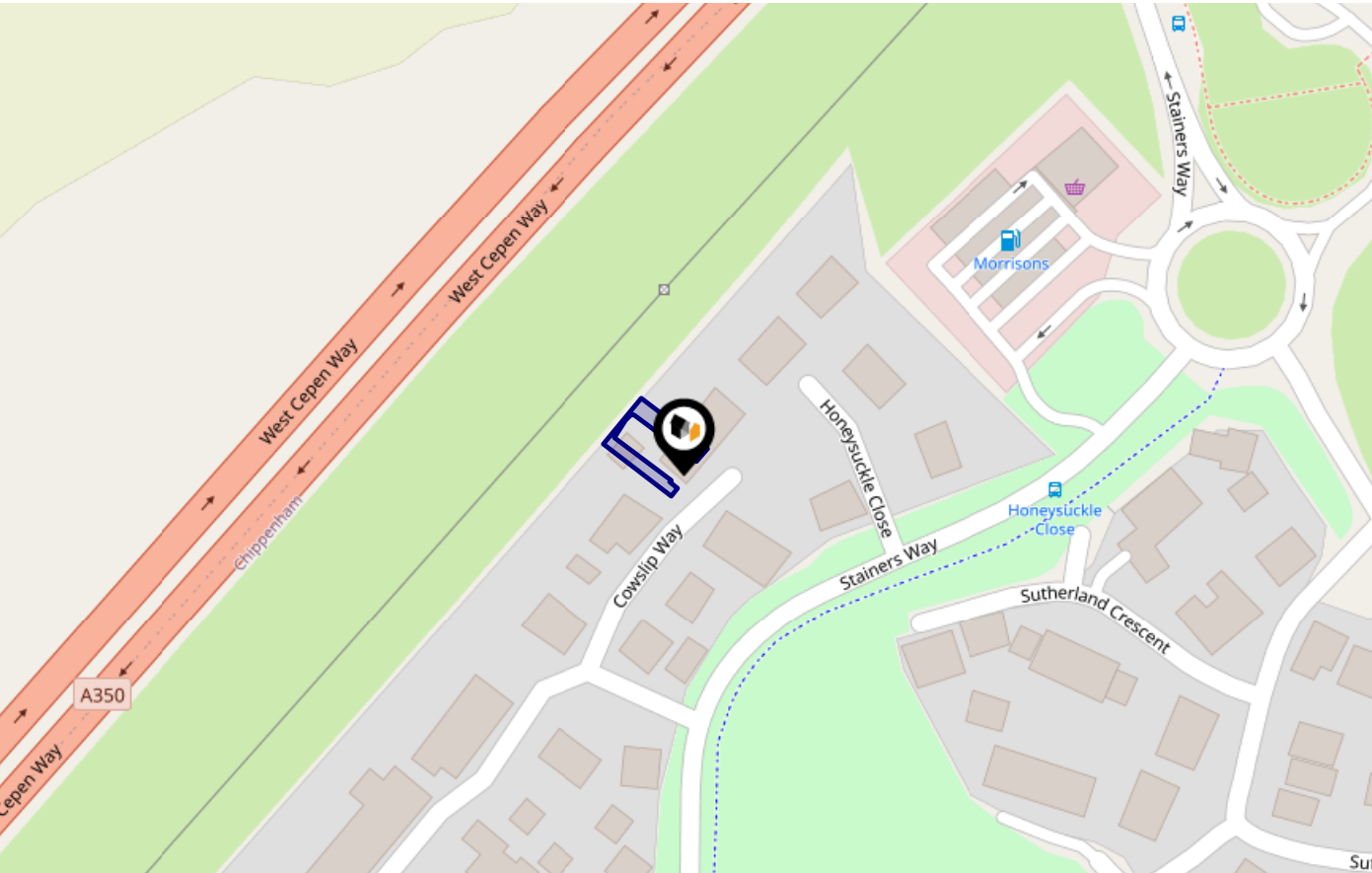
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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.

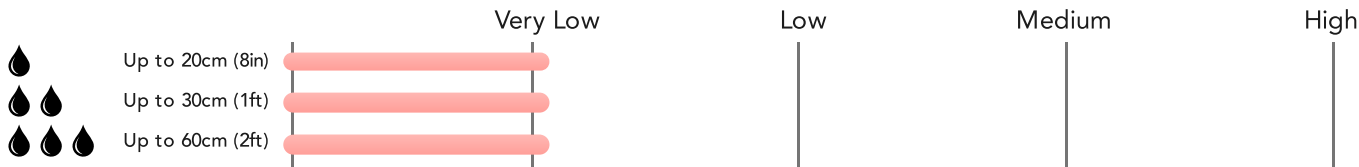


Risk Rating: Very low

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:

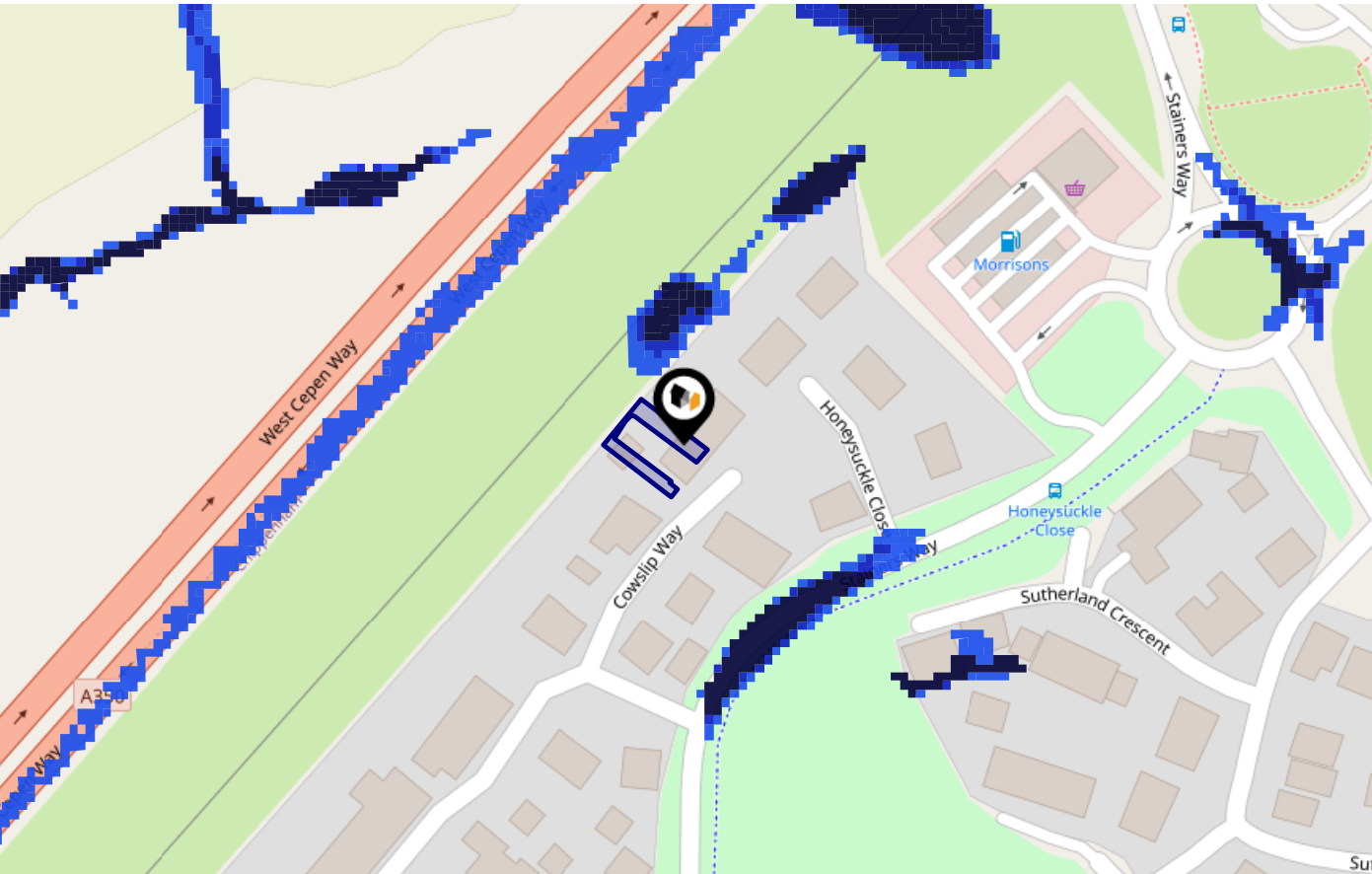


# Flood Risk

## Surface Water - Flood Risk

SCOTT WINDLE  
exp<sup>UK</sup>

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

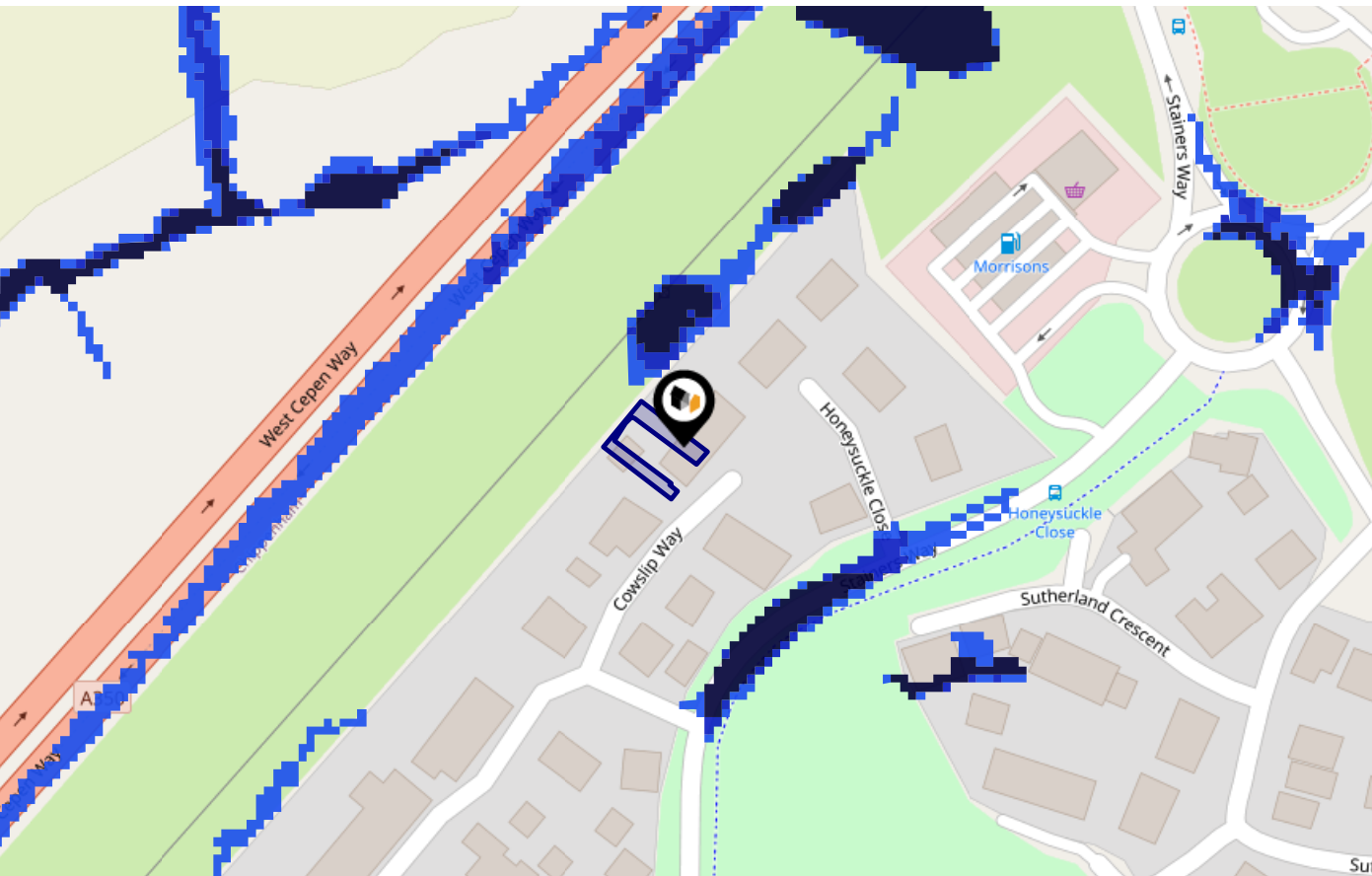
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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.

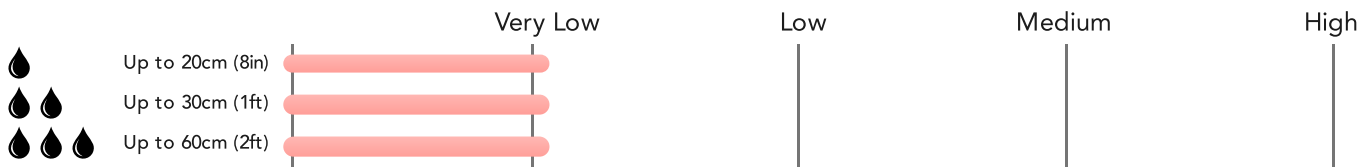


Risk Rating: Very low

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.

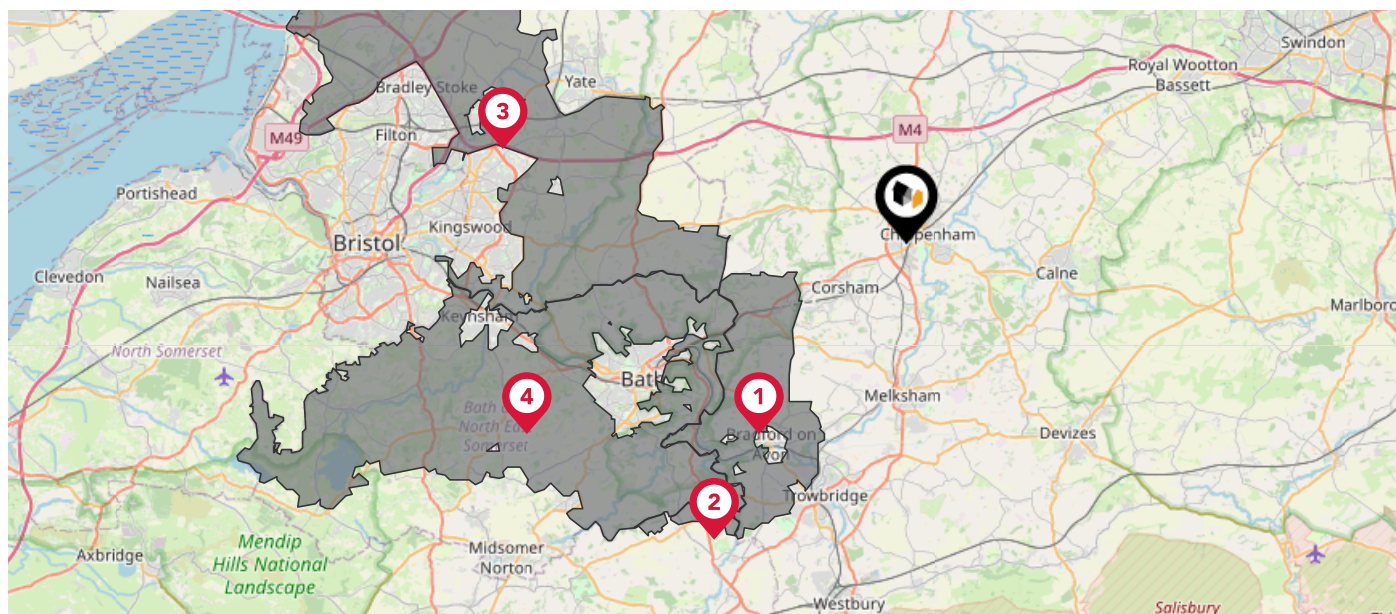
- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any 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:





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



### Nearby Green Belt Land



Bath and Bristol Green Belt - Wiltshire



Bath and Bristol Green Belt - Mendip



Bath and Bristol Green Belt - South Gloucestershire



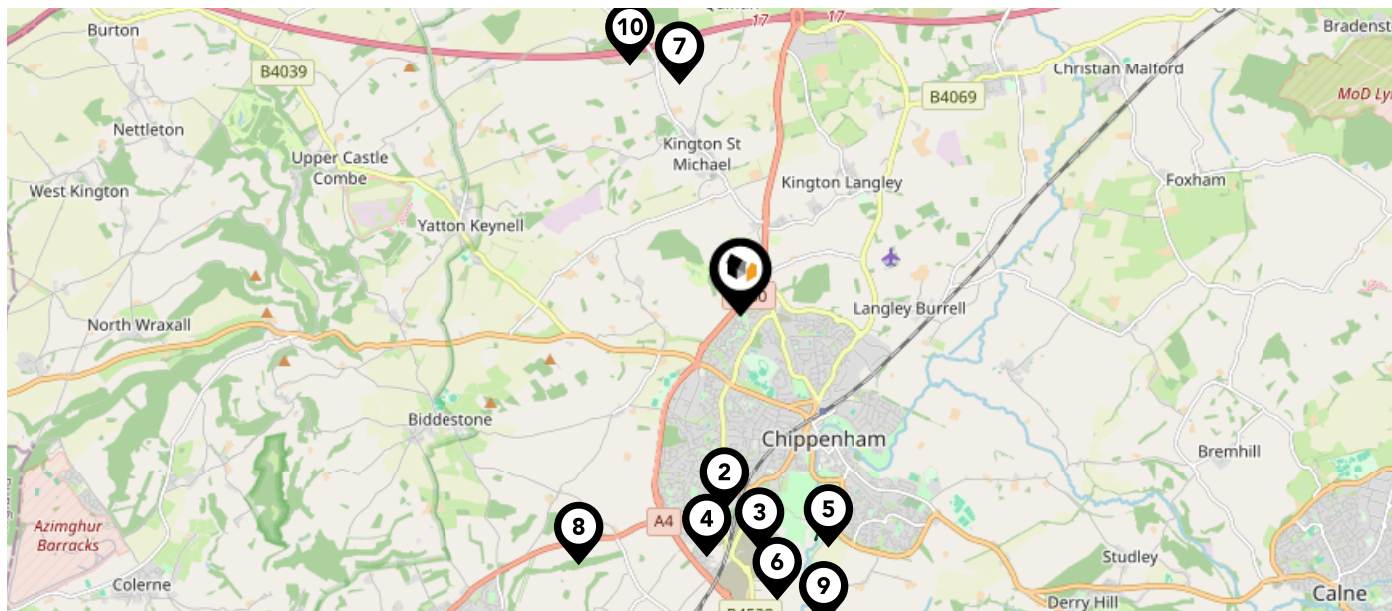
Bath and Bristol Green Belt - Bath and North East Somerset

# Maps

## Landfill Sites

SCOTT WINDLE  
exp<sup>UK</sup>

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

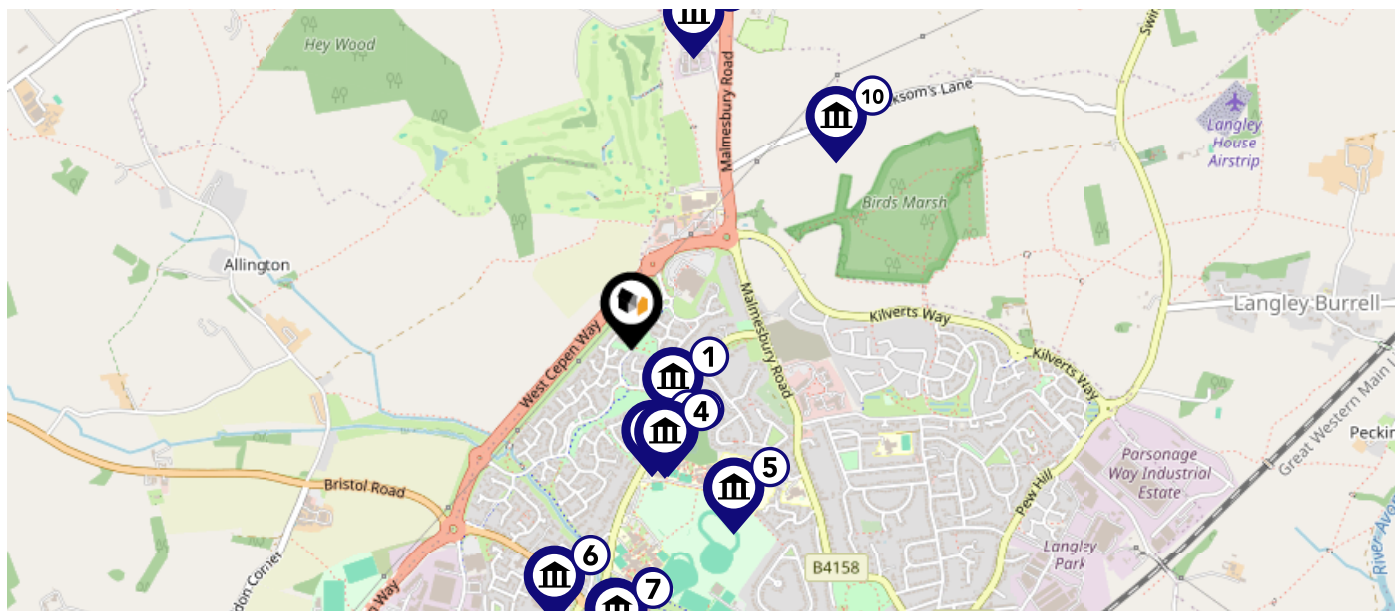
1	The Golf Course-Chippenham, Wiltshire	Historic Landfill	
2	Sports Ground, Hungerdown Lane-Chippenham	Historic Landfill	
3	Chippenham Rifle and Pistol Club Shooting Range-9 Bruges Place, Monkton Park, Patterdown, Chippenham, Wiltshire	Historic Landfill	
4	Old Brickworks-Easton Lane, Chippenham, Wiltshire	Historic Landfill	
5	Westmead Refuse Tip-Chippenham, Wiltshire	Historic Landfill	
6	Showell Nurseries>Showell, Near Chippenham, Wiltshire	Historic Landfill	
7	Former WCC Tip-Leigh Delamere, Chippenham, Wiltshire	Historic Landfill	
8	Tip Near Chequers Hill-A4, Corsham	Historic Landfill	
9	Lower Lodge Farm-Pewsham, Chippenham, Wiltshire	Historic Landfill	
10	Leigh Delamere Refuse Tip-Near Service Area, Stanton Park Off The M4 Motorway	Historic Landfill	











# Maps

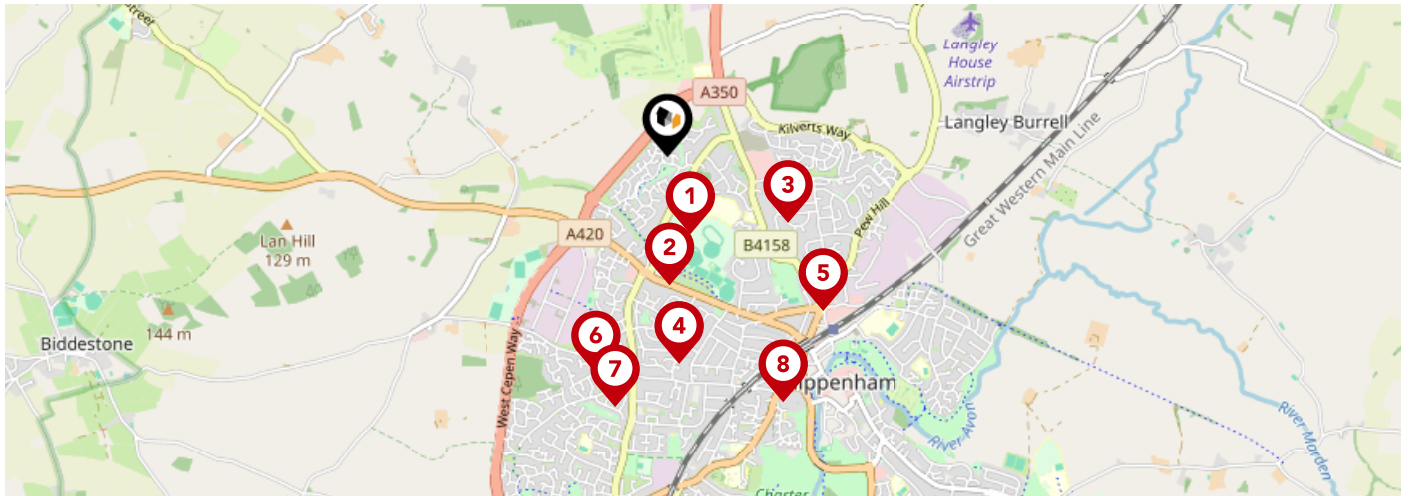
## Listed Buildings

SCOTT WINDLE  
exp UK

This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...

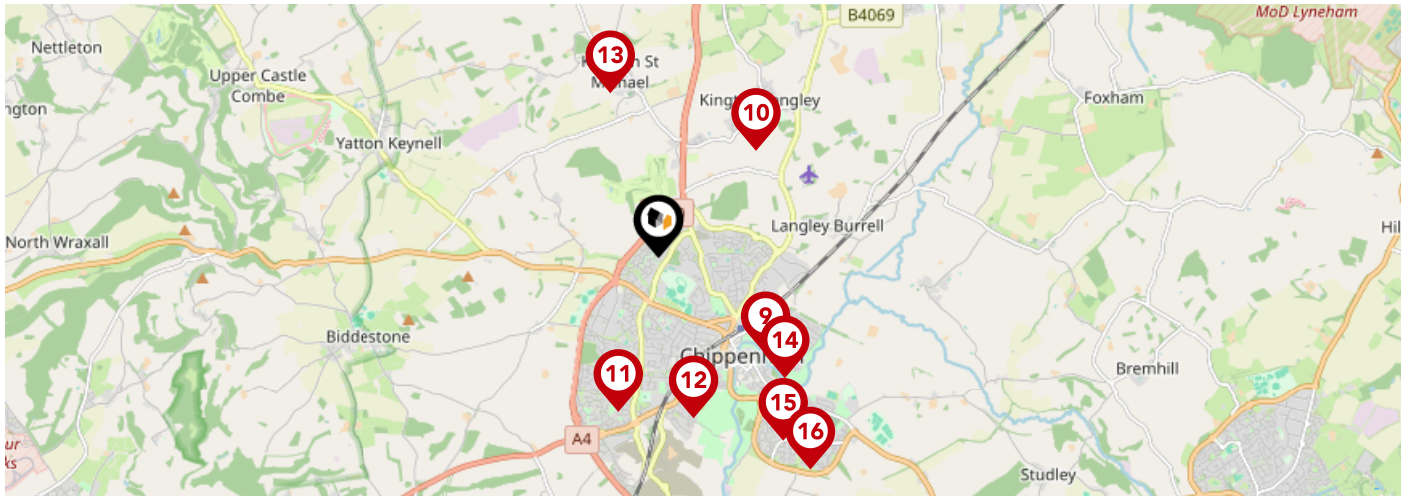










Listed Buildings in the local district	Grade	Distance
 1363833 - Upper Farmhouse	Grade II	0.2 miles
 1022347 - The Old Rectory	Grade II	0.3 miles
 1268099 - David Ricardo Monument In Churchyard Of Church Of St Nicholas	Grade II	0.3 miles
 1268098 - Church Of St Nicholas	Grade II	0.3 miles
 1268100 - Hardenhuish House (chippenham Grammar School)	Grade II	0.5 miles
 1022902 - Milestone About 100 Metres North West Of Junction With Old Hardenhuish Lane	Grade II	0.6 miles
 1268141 - The Folly	Grade II	0.7 miles
 1022319 - Milestone On East Side About 90 Metres North Of Entry To Heathlands	Grade II	0.7 miles
 1268144 - 31, Bristol Road	Grade II	0.7 miles
 1022349 - Jacksom's Farmhouse	Grade II	0.7 miles



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Hardenhuish School</b> Ofsted Rating: Good   Pupils: 1536   Distance:0.37	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Sheldon School</b> Ofsted Rating: Good   Pupils: 1626   Distance:0.59	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>St Paul's Primary School</b> Ofsted Rating: Good   Pupils: 152   Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Redland Primary School</b> Ofsted Rating: Good   Pupils: 290   Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>The Young People's Support Centre</b> Ofsted Rating: Not Rated   Pupils:0   Distance:1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>St Peter's CofE Academy</b> Ofsted Rating: Requires improvement   Pupils: 186   Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Frogwell Primary School</b> Ofsted Rating: Requires improvement   Pupils: 187   Distance:1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Ivy Lane Primary School</b> Ofsted Rating: Good   Pupils: 452   Distance:1.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





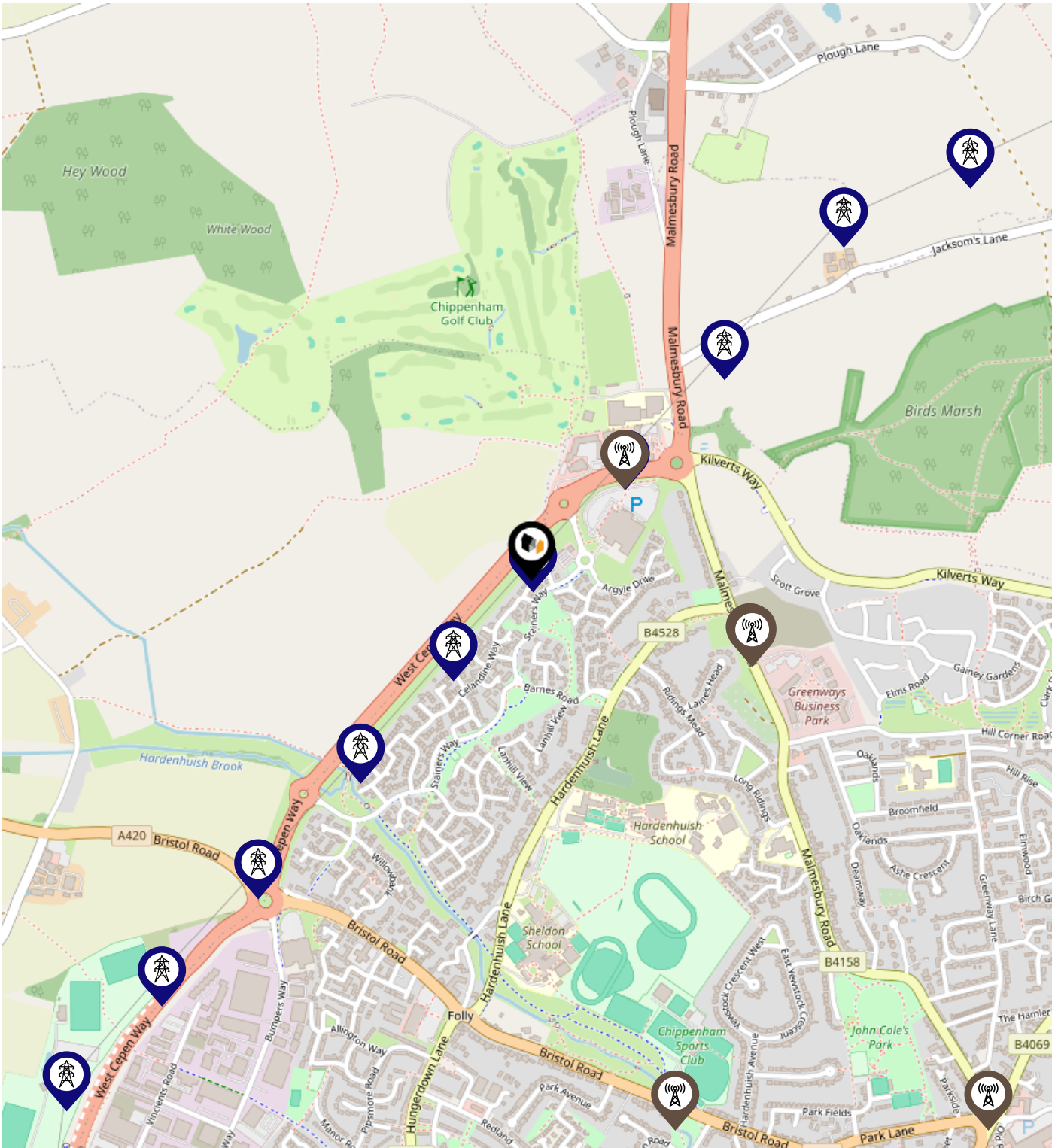
		Nursery	Primary	Secondary	College	Private
	<b>Wiltshire College and University Centre</b> Ofsted Rating: Good   Pupils:0   Distance:1.33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Langley Fitzurse Church of England Primary School</b> Ofsted Rating: Good   Pupils: 101   Distance:1.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Queen's Crescent School</b> Ofsted Rating: Good   Pupils: 417   Distance:1.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Mary's Catholic Primary School</b> Ofsted Rating: Requires improvement   Pupils: 165   Distance:1.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Kington St Michael Church of England Primary School</b> Ofsted Rating: Outstanding   Pupils: 133   Distance:1.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Monkton Park Primary School</b> Ofsted Rating: Good   Pupils: 259   Distance:1.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Charter Primary School</b> Ofsted Rating: Good   Pupils: 217   Distance:2.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Kings Lodge Primary School</b> Ofsted Rating: Good   Pupils: 301   Distance:2.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Local Area

# Masts & Pylons

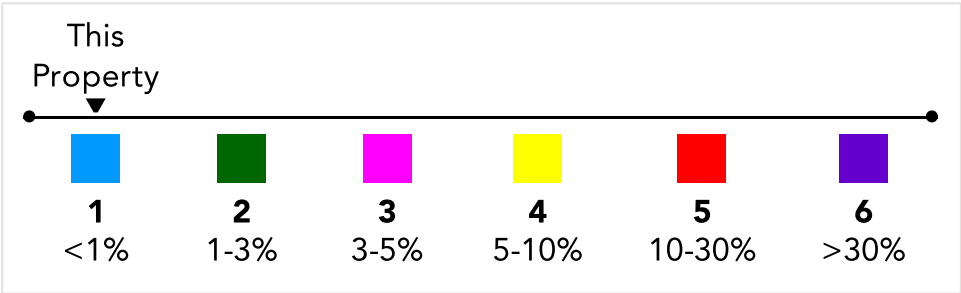
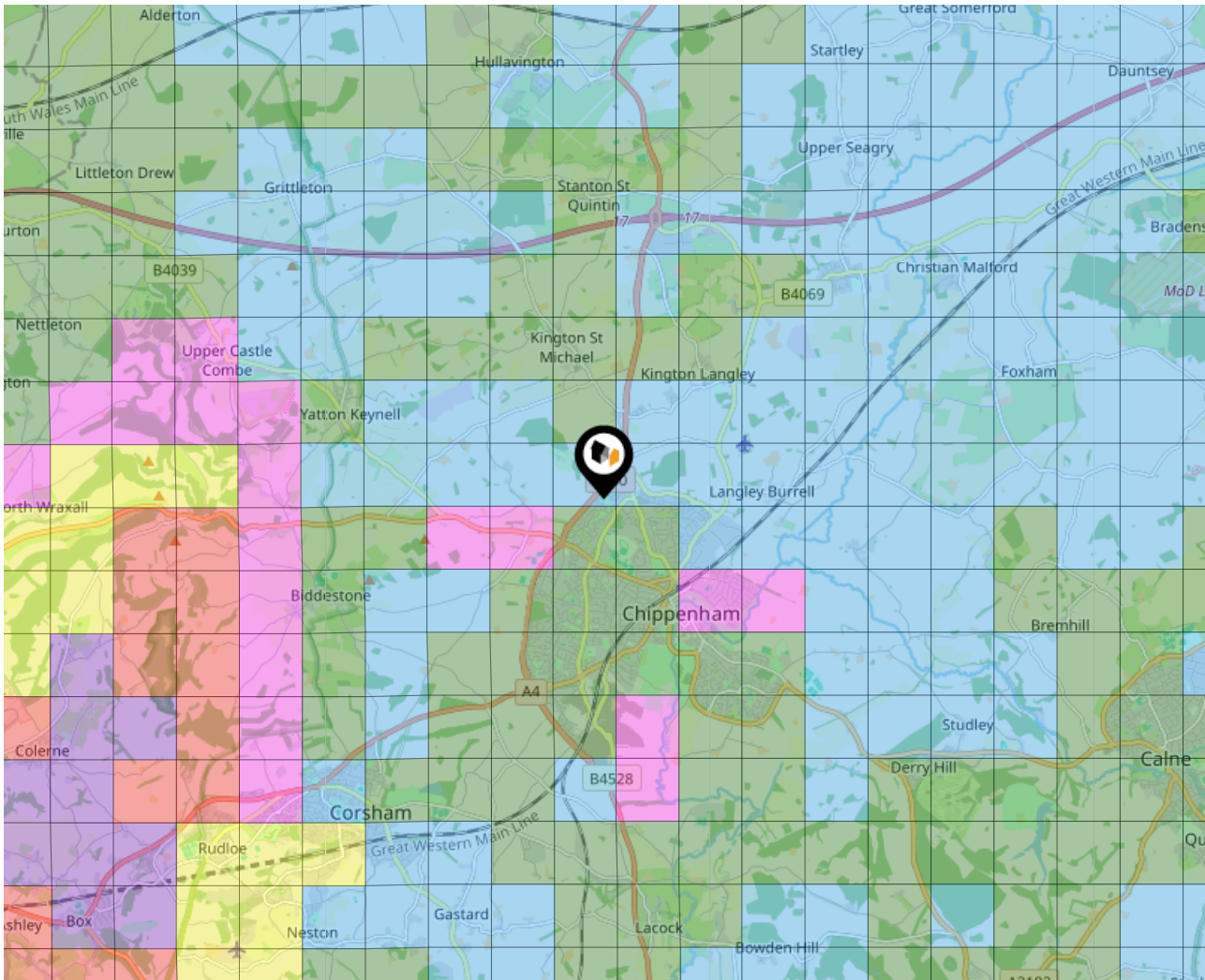
SCOTT WINDLE  
exp UK

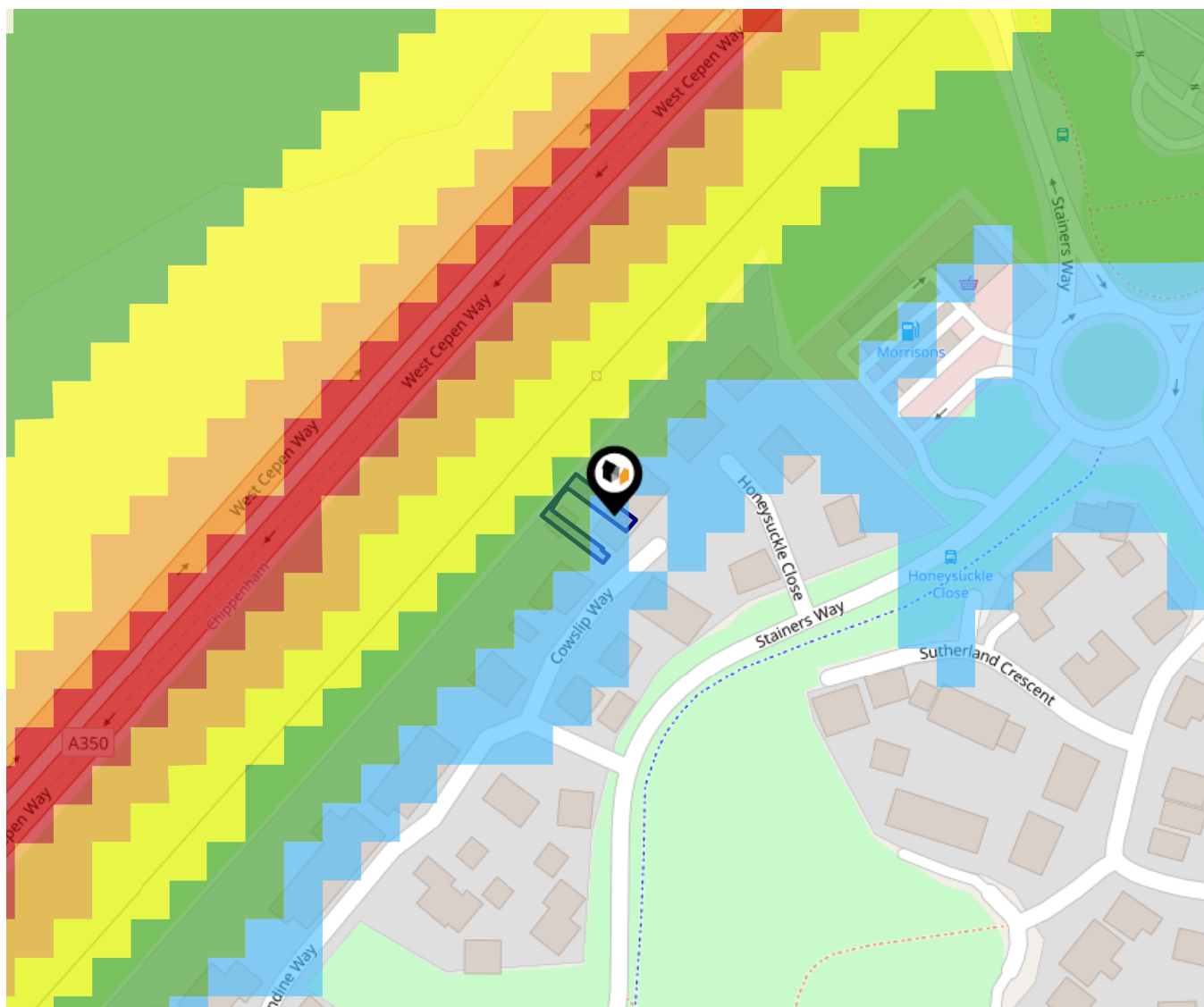


- Key:**
-  Power Pylons
  -  Communication Masts

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).





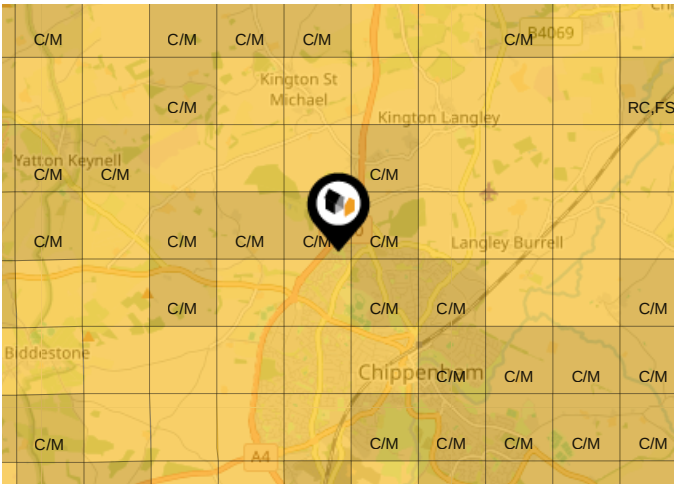
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

<b>Carbon Content:</b>	HIGH	<b>Soil Texture:</b>	LOAM
<b>Parent Material Grain:</b>	ARGILLIC - ARENACEOUS	<b>Soil Depth:</b>	INTERMEDIATE-SHALLOW
<b>Soil Group:</b>	HEAVY TO MEDIUM		



Primary Classifications (Most Common Clay Types)

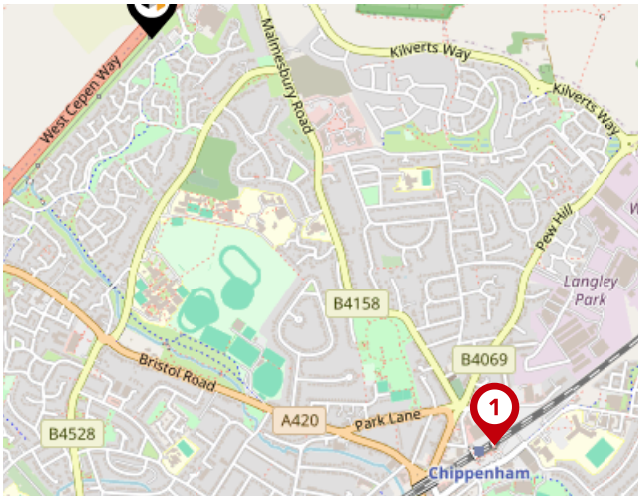
<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL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



# Area

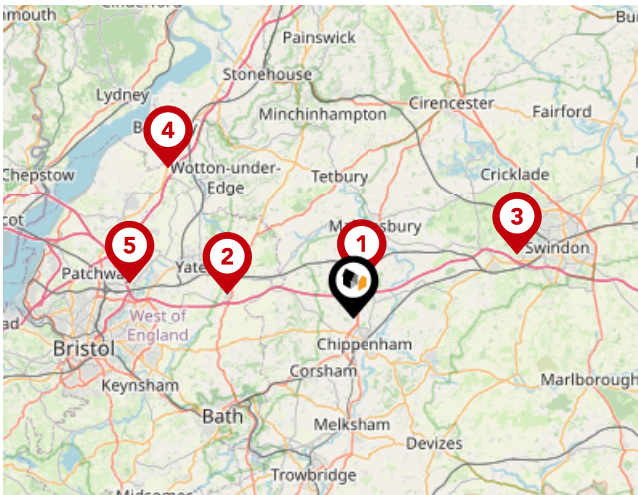
## Transport (National)

SCOTT WINDLE  
exp<sup>UK</sup>



### National Rail Stations

Pin	Name	Distance
1	Chippenham Rail Station	1.23 miles
2	Melksham Rail Station	6.65 miles
3	Bradford-on-Avon Rail Station	10.4 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J17	2.77 miles
2	M4 J18	9.52 miles
3	M4 J16	12.98 miles
4	M5 J14	17.65 miles
5	M4 J19	16.78 miles



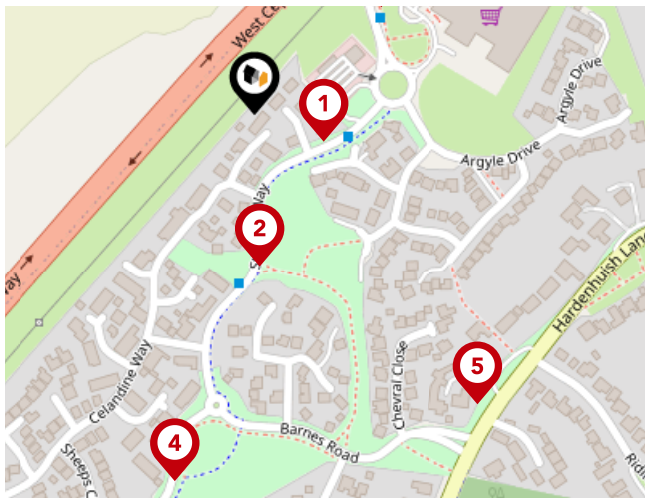
### Airports/Helipads

Pin	Name	Distance
1	Staverton	29.11 miles
2	Bristol Airport	25.64 miles
3	Felton	25.64 miles
4	Kidlington	43.08 miles



Area

# Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Honeysuckle Close	0.04 miles
2	Celandine Way	0.09 miles
3	Morrison's	0.1 miles
4	Sheepscroft	0.22 miles
5	Barnes Road	0.21 miles

SCOTT WINDLE  
POWERED BY  
**exp** uk

### Scott Windle Powered by eXp

---

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/

# Scott Windle Powered by eXp

## 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.



### Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.

SCOTT WINDLE  
POWERED BY  
**exp** UK

**Scott Windle Powered by eXp**

07838311550  
scott.windle@exp.uk.com  
scottwindle.exp.uk.com

