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# **KFB:** Key Facts For Buyers

A Guide to This Property & the Local Area

**Friday 30<sup>th</sup> May 2025**



**ST. MARYS CLOSE, BRADENSTOKE, CHIPPENHAM, SN15**

**Scott Windle Powered by eXp**

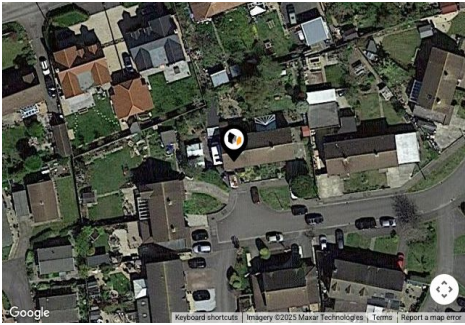
07838311550

scott.windle@exp.uk.com

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Property

Type:	Semi-Detached
Bedrooms:	4
Floor Area:	1,227 ft <sup>2</sup> / 114 m <sup>2</sup>
Council Tax :	Band D
Annual Estimate:	£2,443

Local Area

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

Estimated Broadband Speeds  
(Standard - Superfast - Ultrafast)

7 mb/s	34 mb/s	1800 mb/s

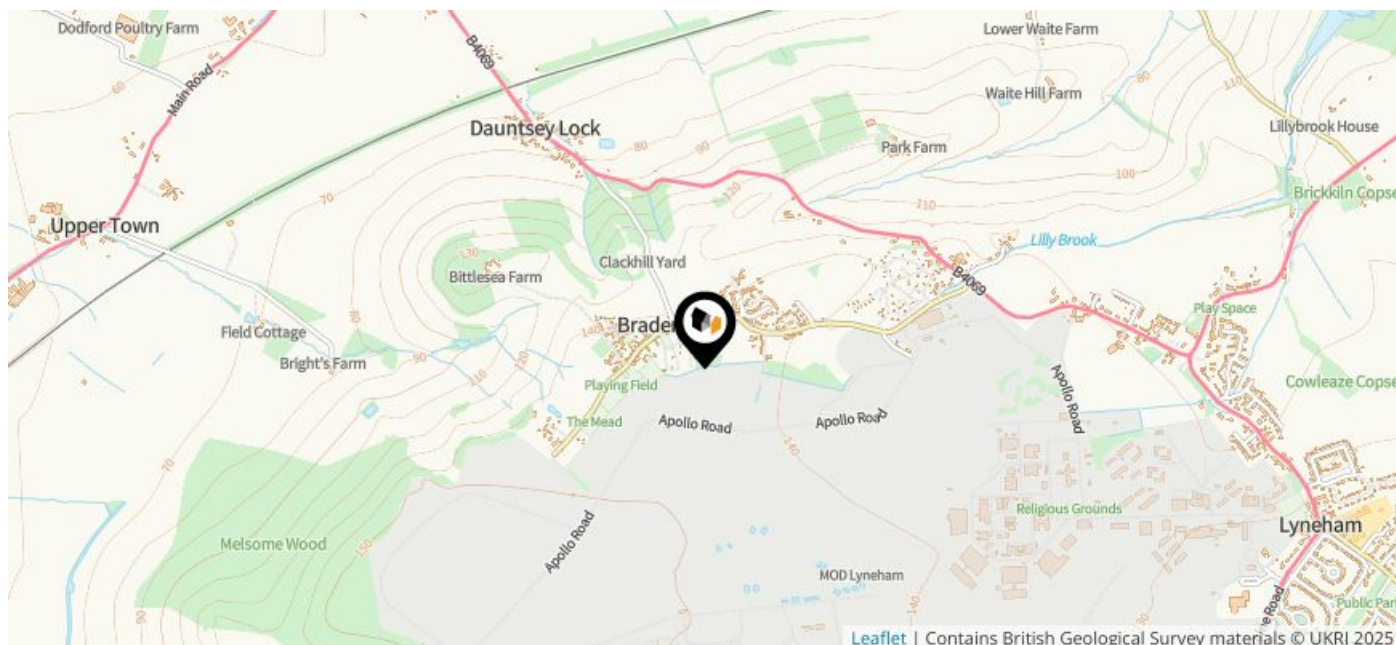
Mobile Coverage:  
(based on calls indoors)

O <sub>2</sub>	EE	3	O <sub>2</sub>

Satellite/Fibre TV Availability:




This map displays nearby coal mine entrances and their classifications.



### Mine Entry

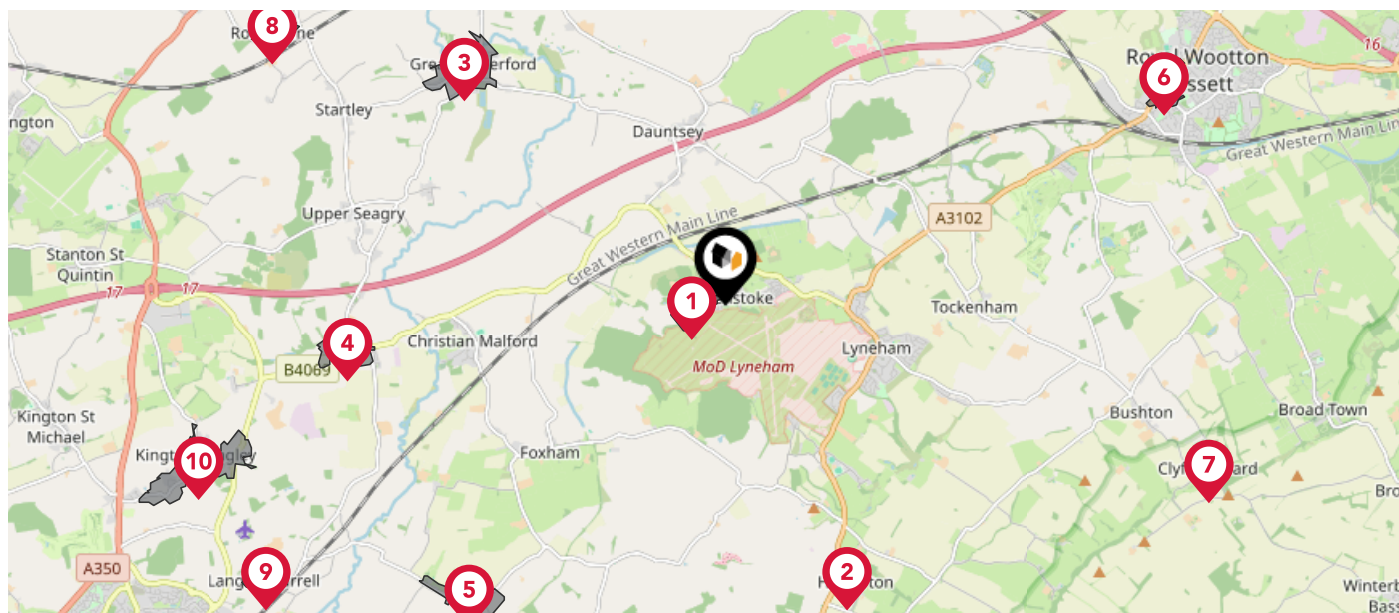
- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

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

Bradenstoke

2

Hilmarton

3

Great Somerford

4

Sutton Benger

5

East Tytherton

6

Wootton Bassett

7

Clyffe Pypard

8

Rodbourne

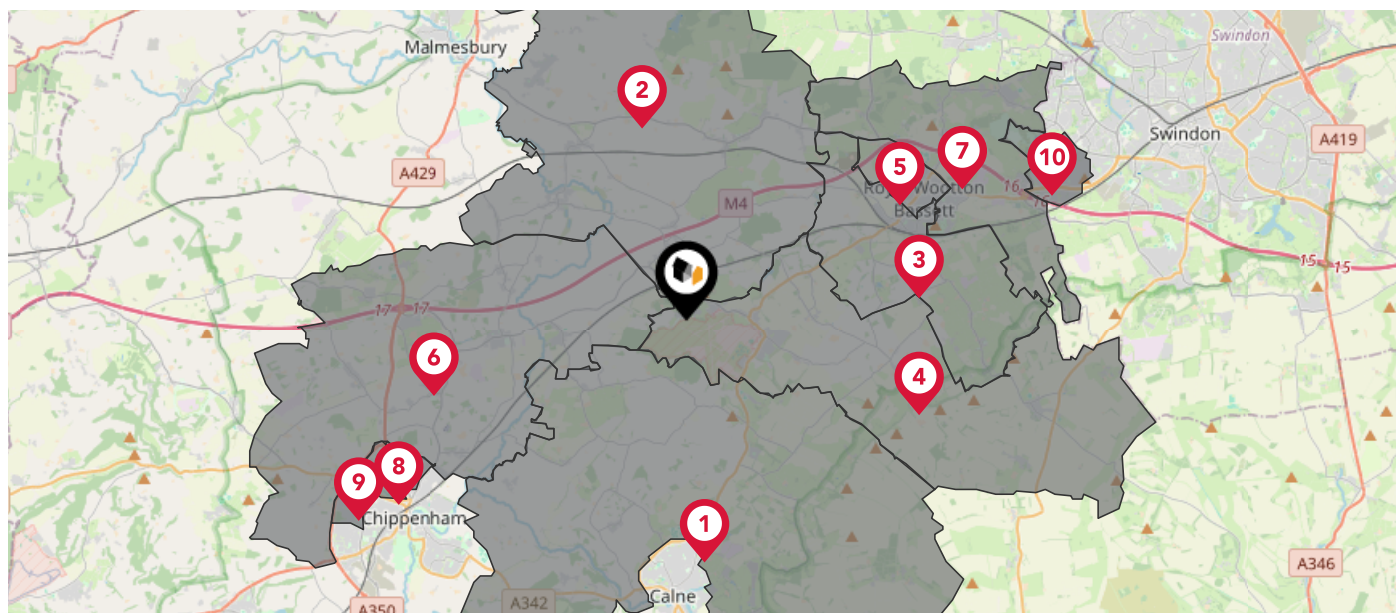
9

Langley Burrell

10

Kingston Langley

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



Calne Rural ED



Brinkworth ED



Royal Wootton Bassett South & West ED



Lyneham ED



Royal Wootton Bassett North ED



Kington ED



Royal Wootton Bassett East ED



Chippenham Hardenhuish ED

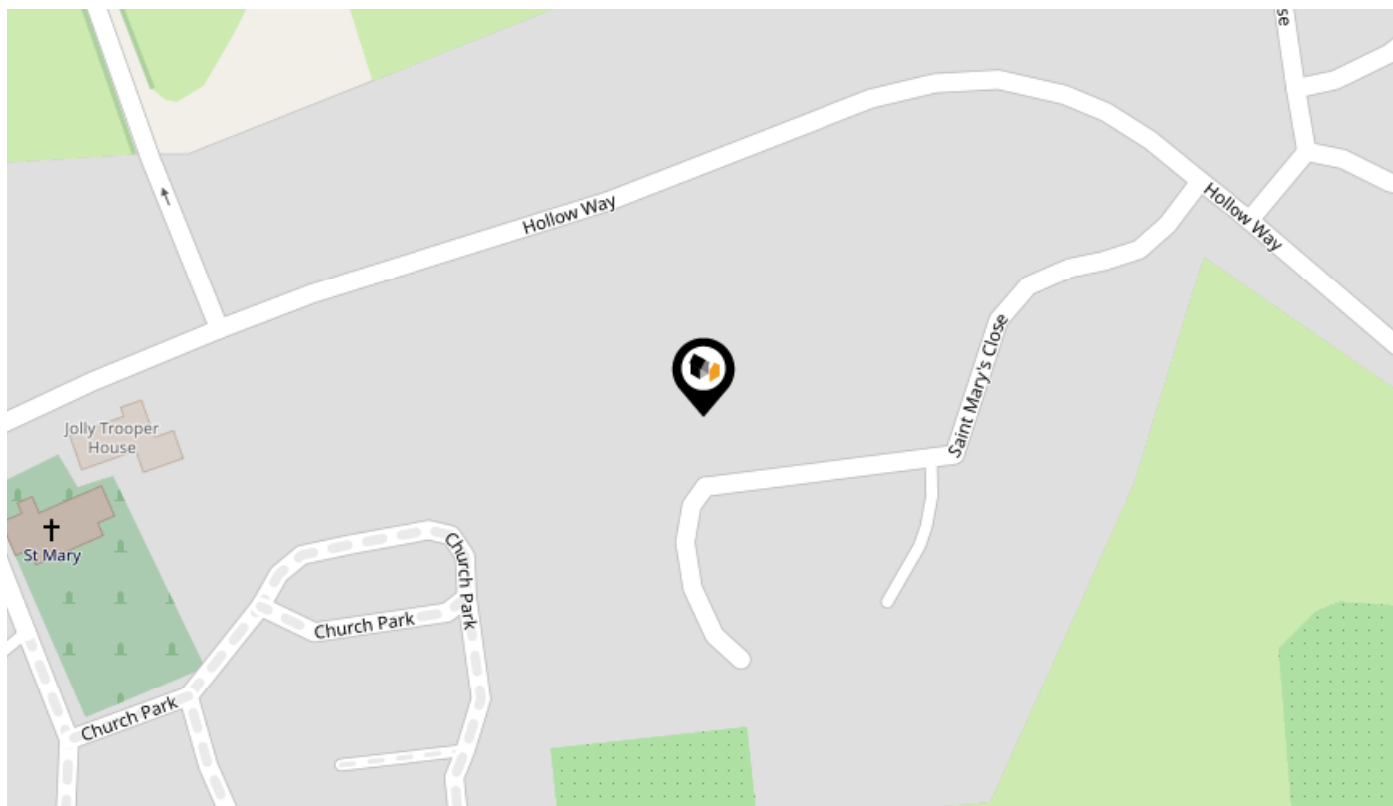


Chippenham Cepen Park & Derriads ED



Lydiard and Freshbrook Ward

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:

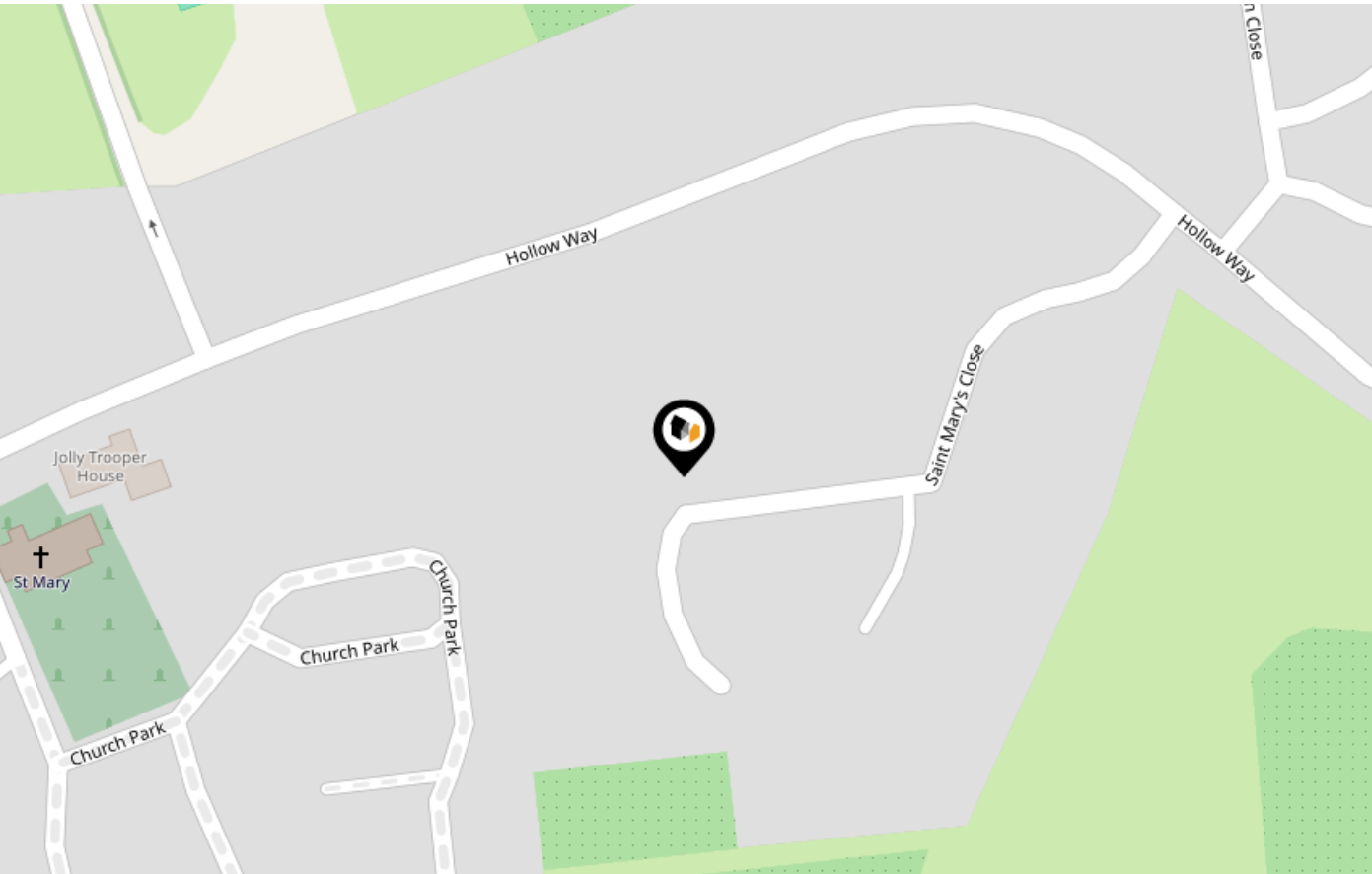
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

# 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.

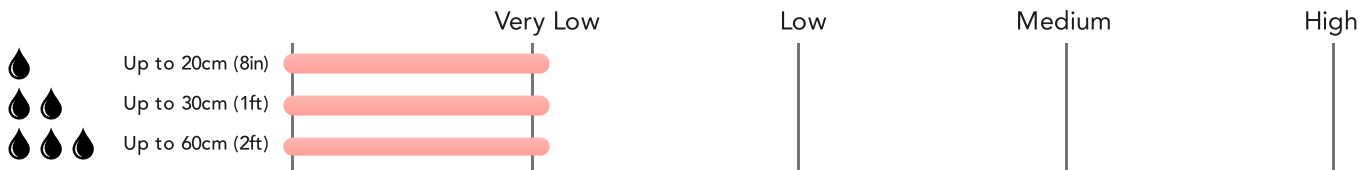


Risk Rating: Very low

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:



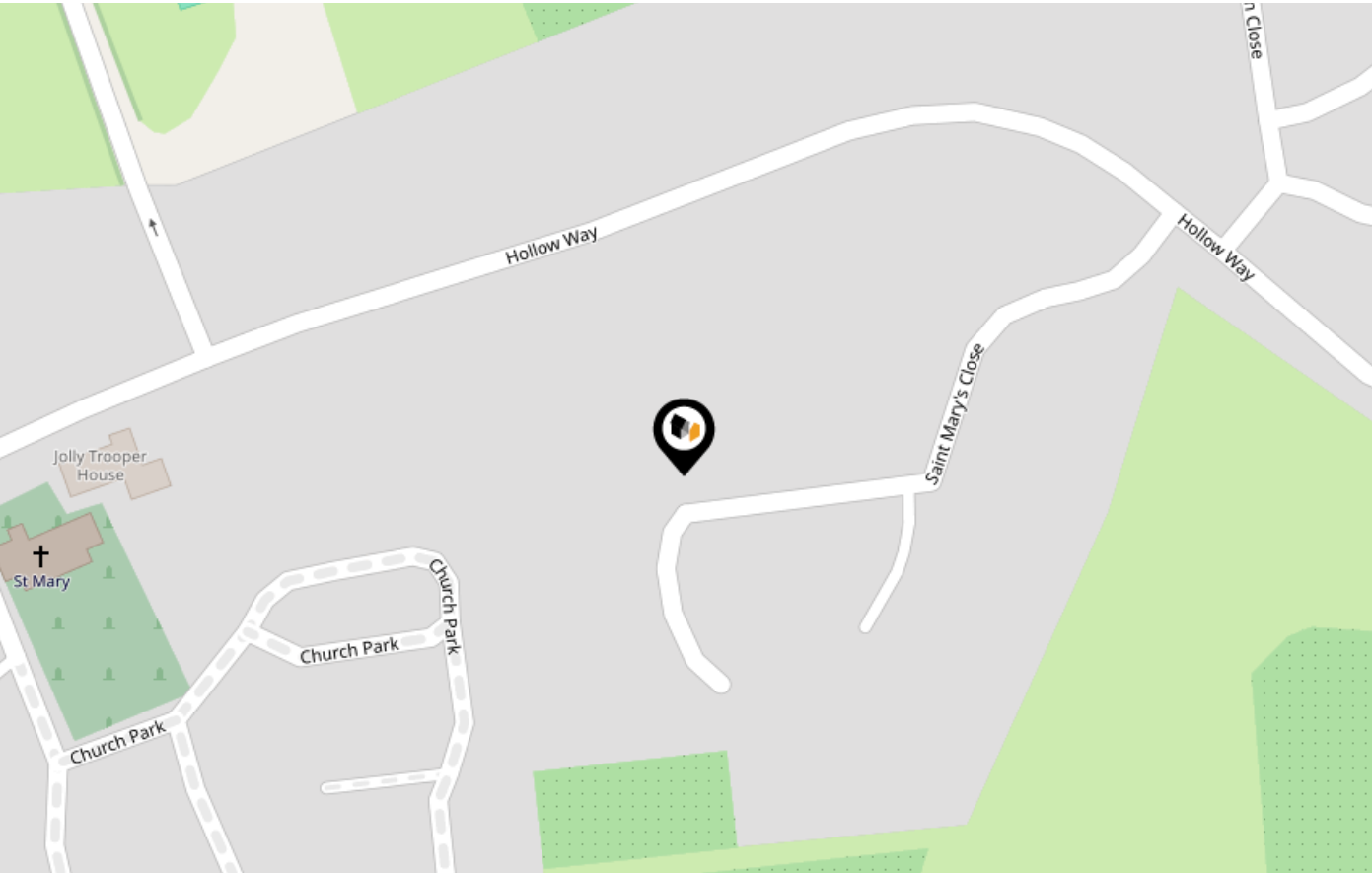


# Flood Risk

## Rivers & Seas - Climate Change

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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.

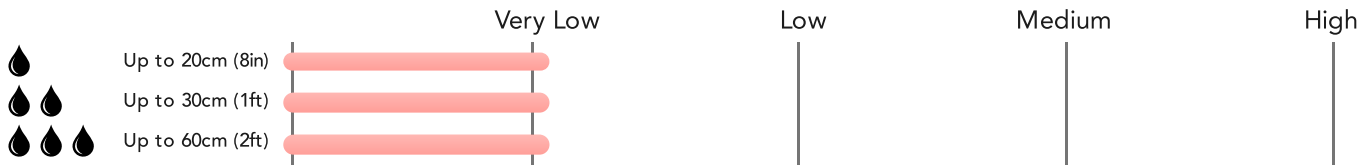


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

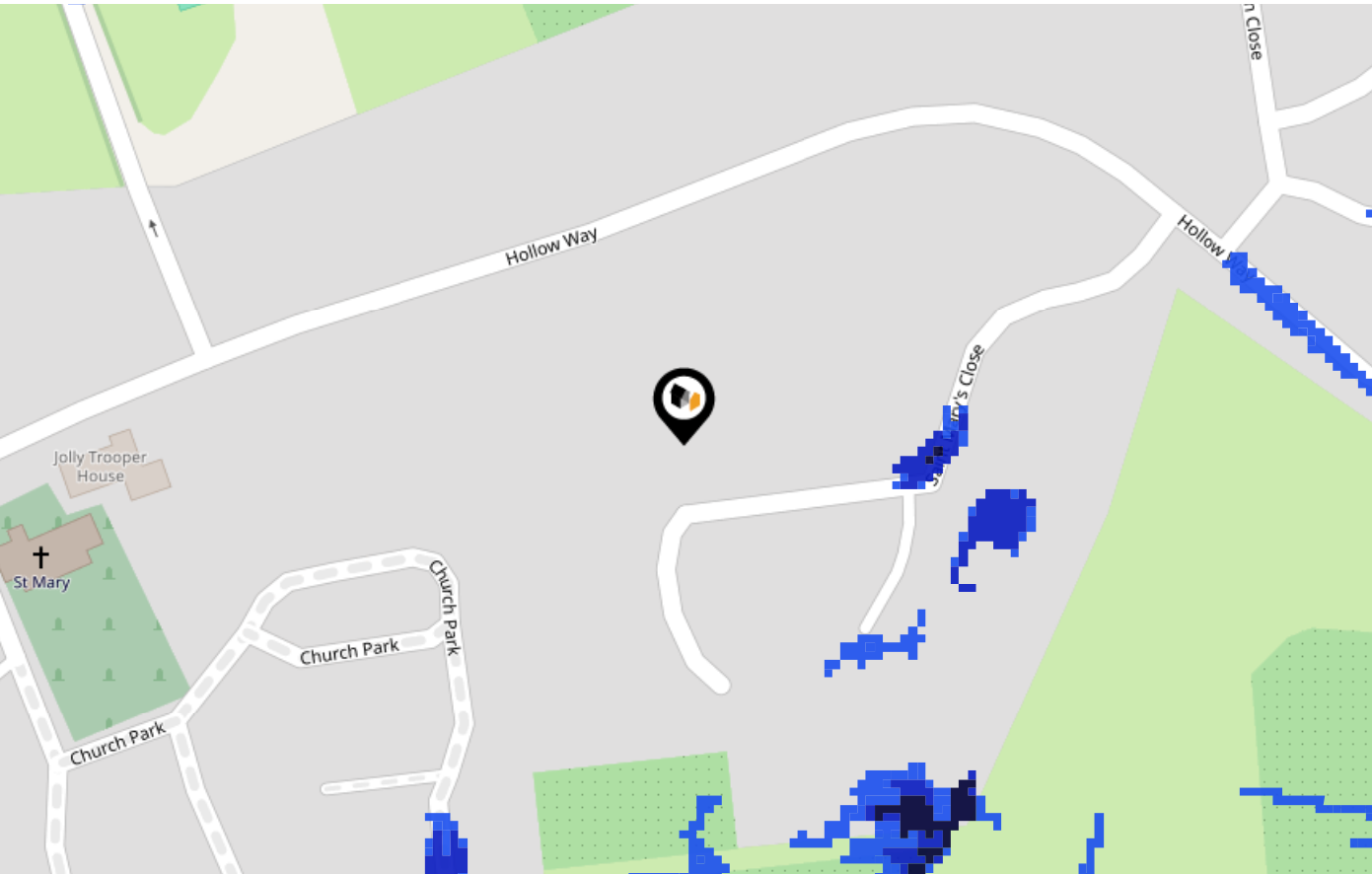


# Flood Risk

## 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

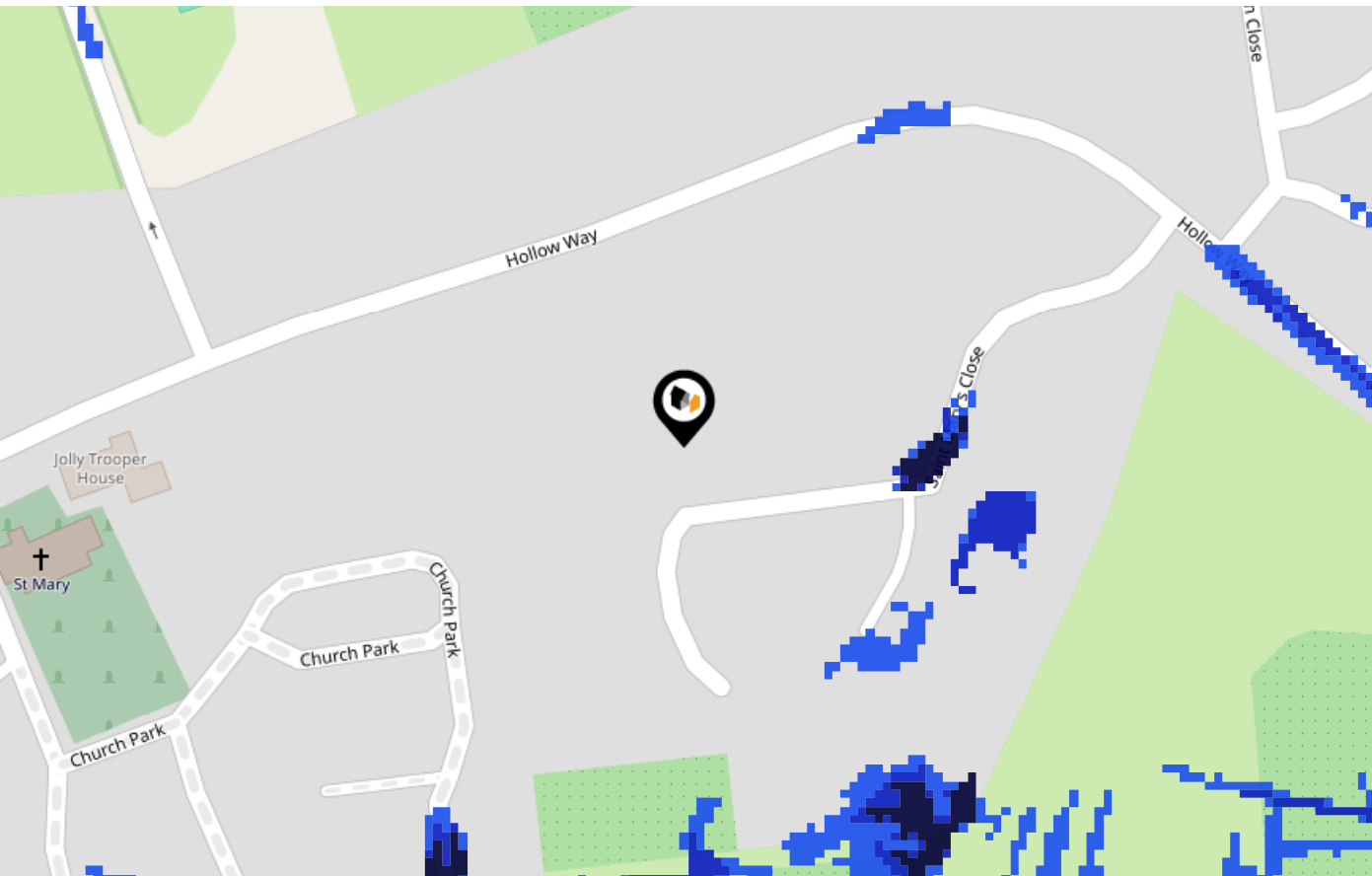
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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.

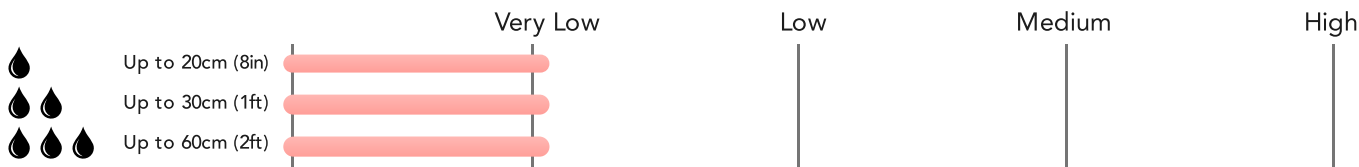


Risk Rating: Very low

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.
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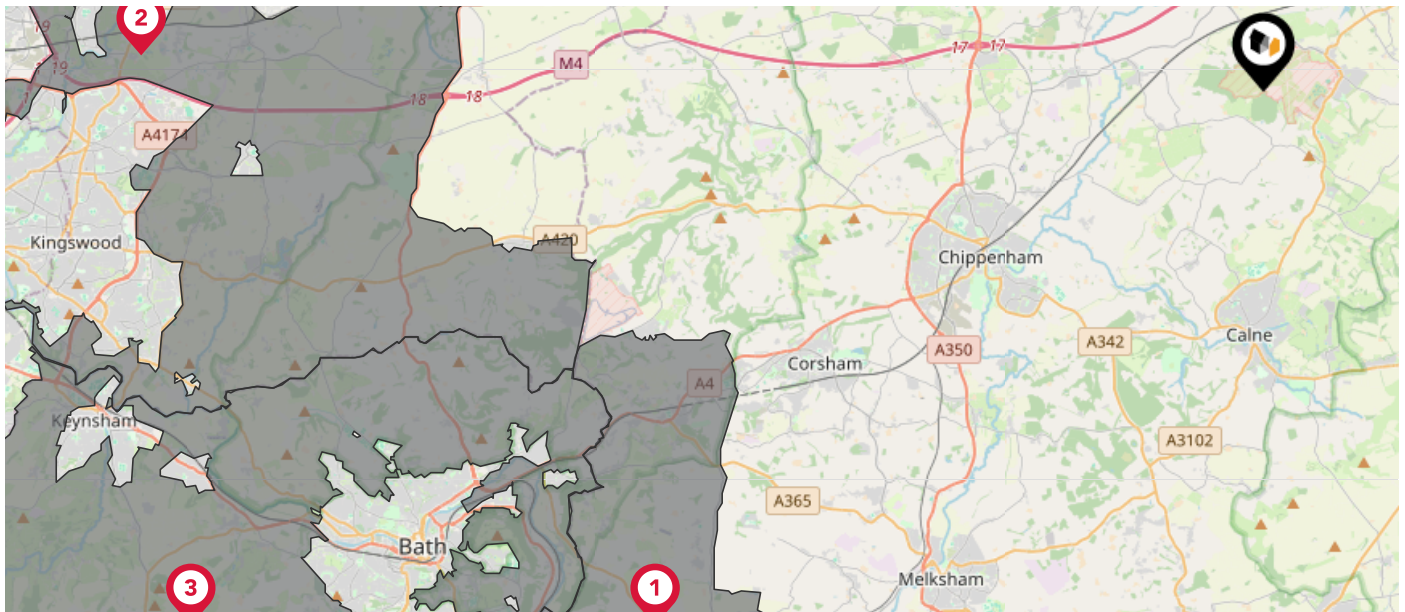


# Maps

## Green Belt

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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 - South Gloucestershire



Bath and Bristol Green Belt - Bath and North East Somerset

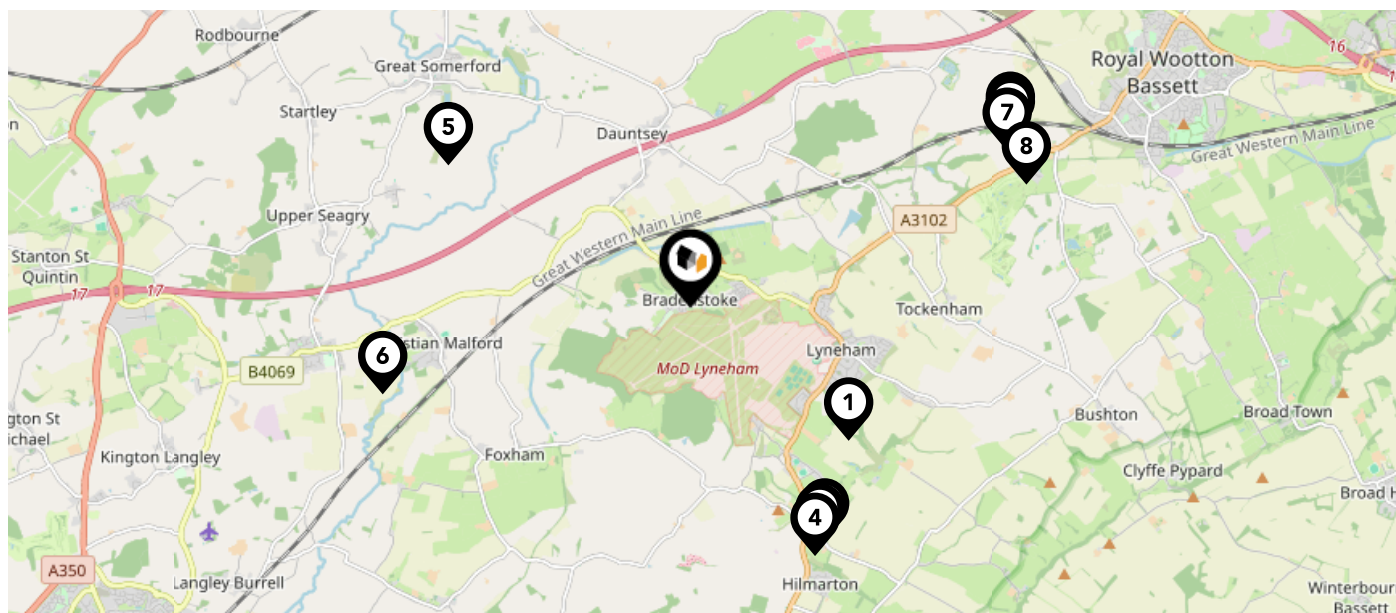


# Maps

## 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

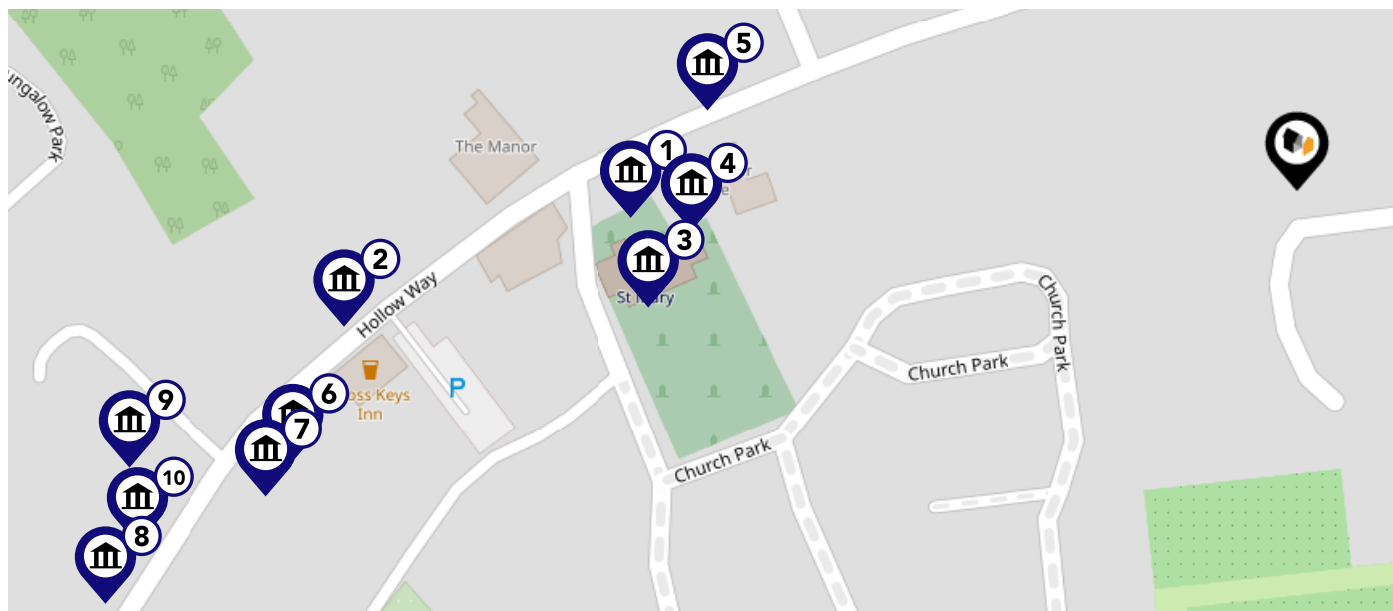
<b>1</b>	MOD Sewage Works-RAF Lyneham, Lyneham, Chippenham, Wiltshire	Historic Landfill	
<b>2</b>	EA/EPR/RP3290FV/A001 - Land At Snow Hill & Cowage Brook	Active Landfill	
<b>3</b>	Widcombe Mill-Hilmarton	Historic Landfill	
<b>4</b>	Witcombe Mill Bridge-Hilmarton, Wiltshire	Historic Landfill	
<b>5</b>	Kingston Minerals Gravel Pit-Great Somerford, Chippenham, Wiltshire	Historic Landfill	
<b>6</b>	Sutton Benger Tip-Swindon Road, Sutton Denger, Wiltshire	Historic Landfill	
<b>7</b>	Old Park Farm-Wootton Bassett, Swindon, Wiltshire	Historic Landfill	
<b>8</b>	Old Canal-Western Timber Yard, Wootton Bassett, Swindon, Wiltshire	Historic Landfill	
<b>9</b>	Old Park Farm, Old Brick works-Wootton Basset, Swindon, Wiltshire	Historic Landfill	
<b>10</b>	EA/EPR/RP3590FJ/A001 - Old Park Farm	Active Landfill	











# Maps

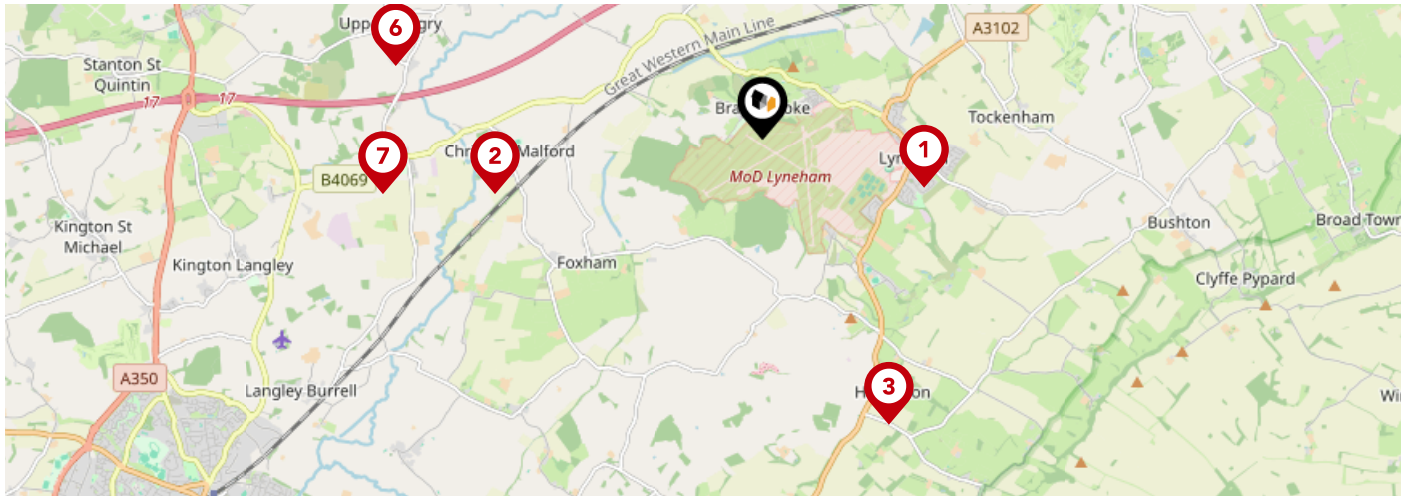
## Listed Buildings

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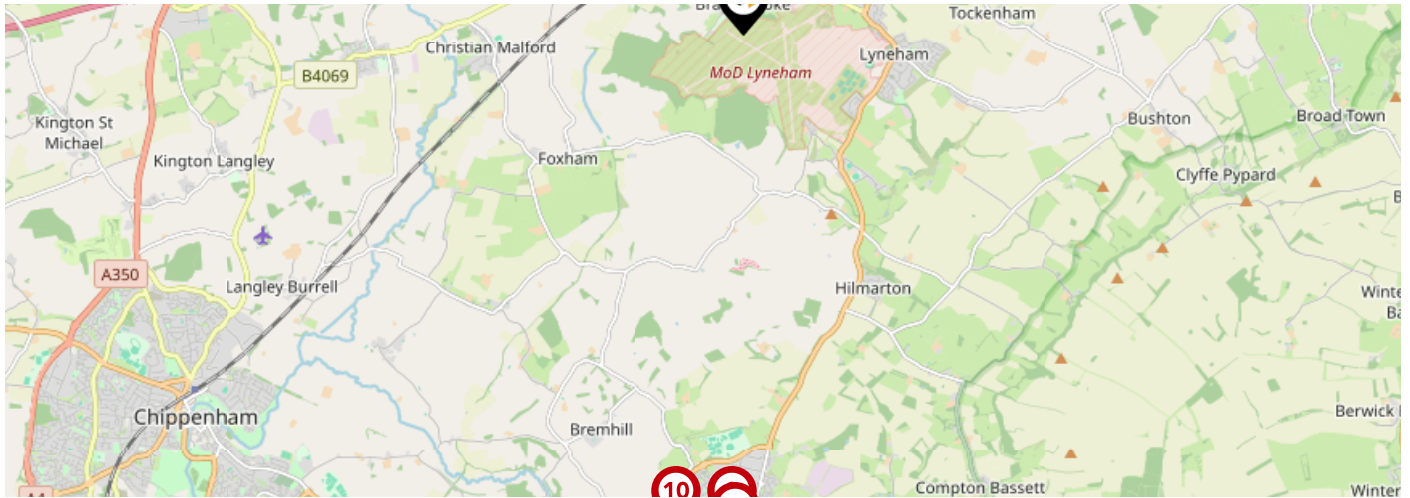
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1022669 - Market Cross	Grade II	0.1 miles
	1363678 - 92, 93 And 94 Bradenstoke	Grade II	0.1 miles
	1199972 - Church Of St Mary The Virgin	Grade II	0.1 miles
	1022668 - Jolly Trooper Public House	Grade II	0.1 miles
	1199964 - 101-103 Bradenstoke	Grade II	0.1 miles
	1283115 - 66 Bradenstoke	Grade II	0.1 miles
	1363679 - Little Tudor Cottage	Grade II	0.2 miles
	1363677 - 83 Bradenstoke	Grade II	0.2 miles
	1022667 - Providence Chapel And Manse	Grade II	0.2 miles
	1199913 - Windrush Cottage	Grade II	0.2 miles



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Lyneham Primary School</b> Ofsted Rating: Good   Pupils: 337   Distance:1.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Christian Malford CofE Primary School</b> Ofsted Rating: Requires improvement   Pupils: 45   Distance:2.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Hilmarton Primary School</b> Ofsted Rating: Good   Pupils: 100   Distance:2.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Somerfords' Walter Powell CofE Academy</b> Ofsted Rating: Good   Pupils: 62   Distance:2.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Brinkworth Earl Danby's Church of England Primary</b> Ofsted Rating: Good   Pupils: 155   Distance:3.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Seagry Church of England Primary School</b> Ofsted Rating: Good   Pupils: 50   Distance:3.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Sutton Benger Church of England Primary School</b> Ofsted Rating: Good   Pupils: 168   Distance:3.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Wootton Bassett Infants' School</b> Ofsted Rating: Good   Pupils: 109   Distance:4.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



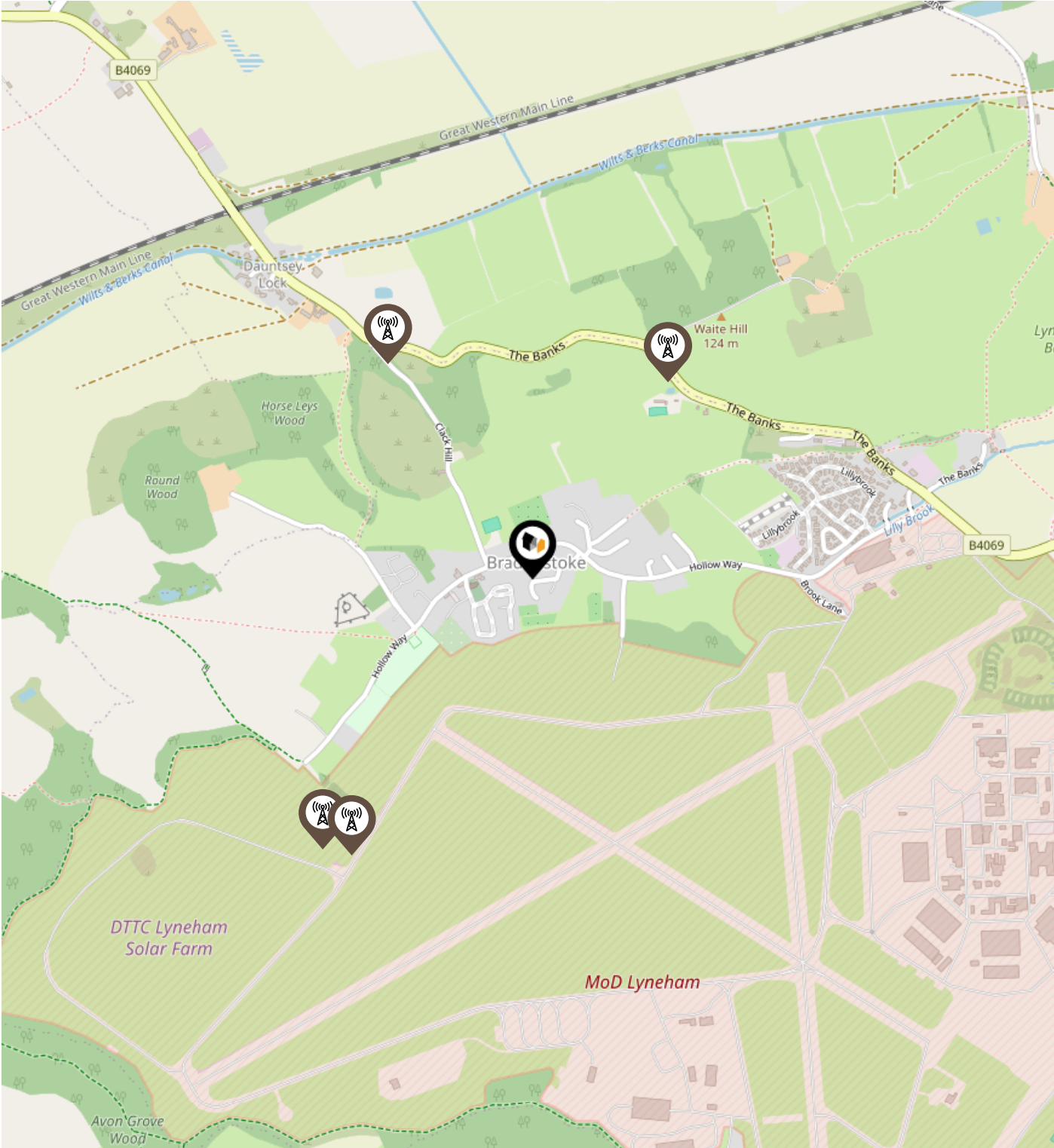
		Nursery	Primary	Secondary	College	Private
9	<b>Saint Edmund's Roman Catholic Primary School</b> Ofsted Rating: Requires improvement   Pupils: 137   Distance:4.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	<b>Fynamore Primary School</b> Ofsted Rating: Good   Pupils: 405   Distance:4.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	<b>Marden Vale CofE Academy</b> Ofsted Rating: Requires improvement   Pupils: 145   Distance:4.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	<b>Noremarsh Junior School</b> Ofsted Rating: Requires improvement   Pupils: 236   Distance:4.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	<b>Royal Wootton Bassett Academy</b> Ofsted Rating: Outstanding   Pupils: 1727   Distance:4.79	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	<b>St Bartholomew's Primary Academy</b> Ofsted Rating: Good   Pupils: 372   Distance:4.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	<b>Longleaze Primary School</b> Ofsted Rating: Good   Pupils: 256   Distance:5.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	<b>The Springfields Academy</b> Ofsted Rating: Good   Pupils: 210   Distance:5.07	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





Local Area

# Masts & Pylons

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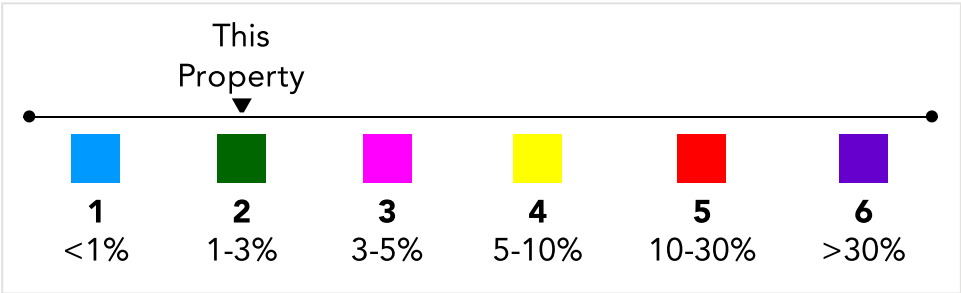
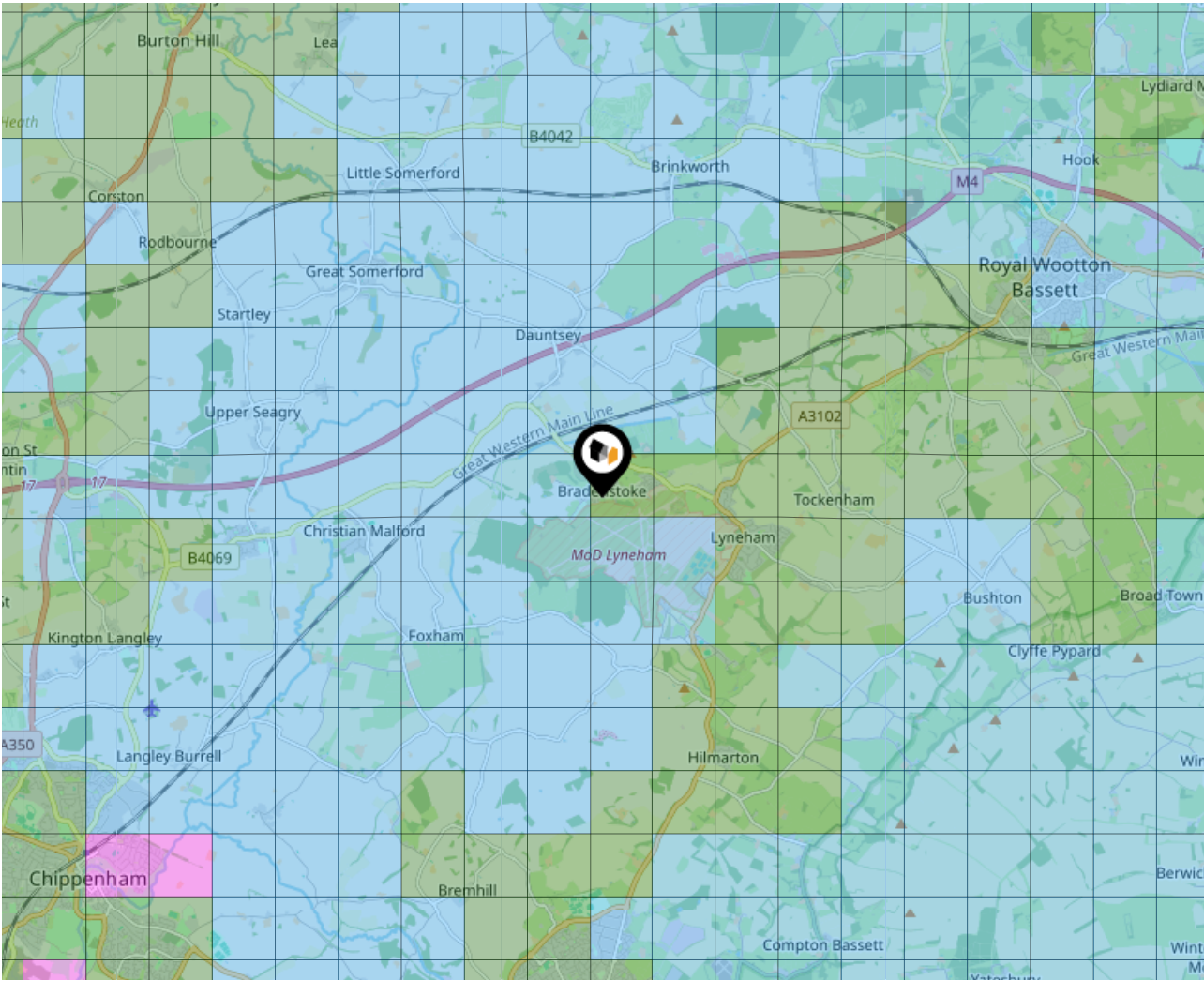


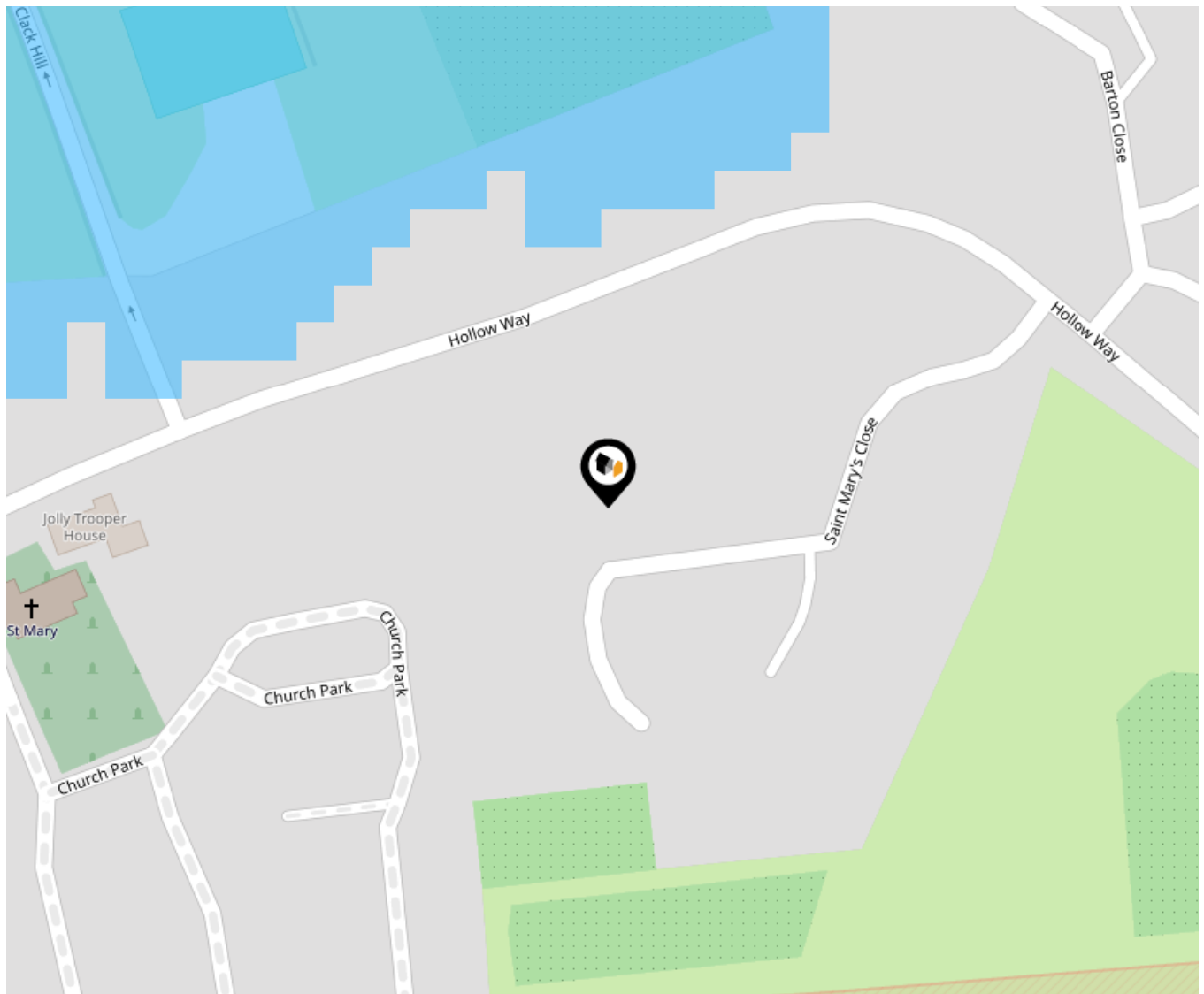
Key:

-  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/m<sup>3</sup>).





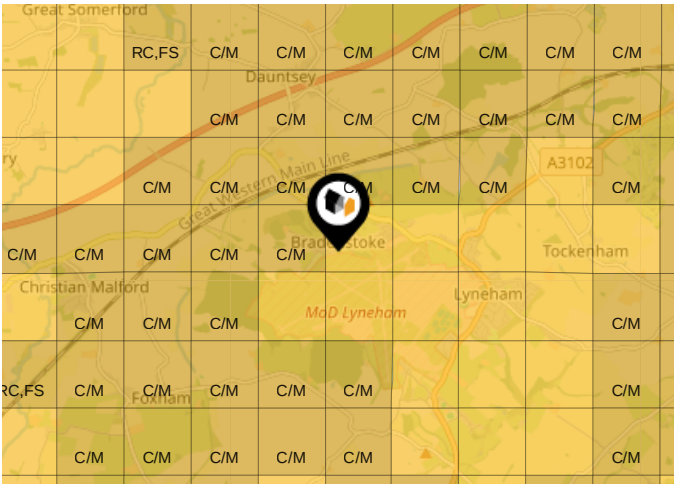
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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>	VARIABLE	<b>Soil Texture:</b>	CLAYEY LOAM TO SILTY
<b>Parent Material Grain:</b>	ARGILLACEOUS		LOAM
<b>Soil Group:</b>	MEDIUM TO LIGHT(SILTY) TO HEAVY	<b>Soil Depth:</b>	DEEP



Primary Classifications (Most Common Clay Types)

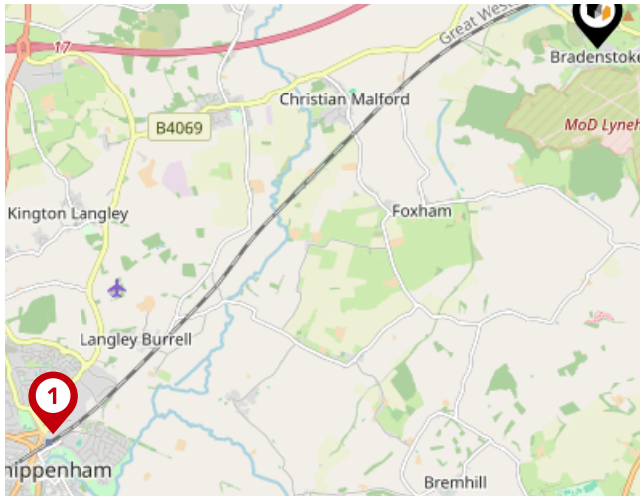
<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</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

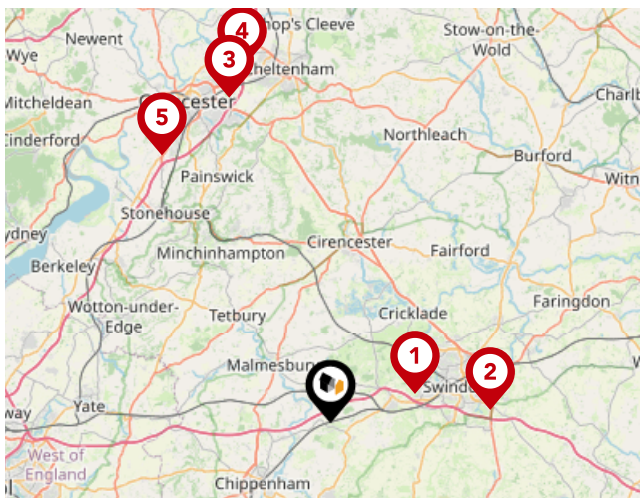
## Transport (National)

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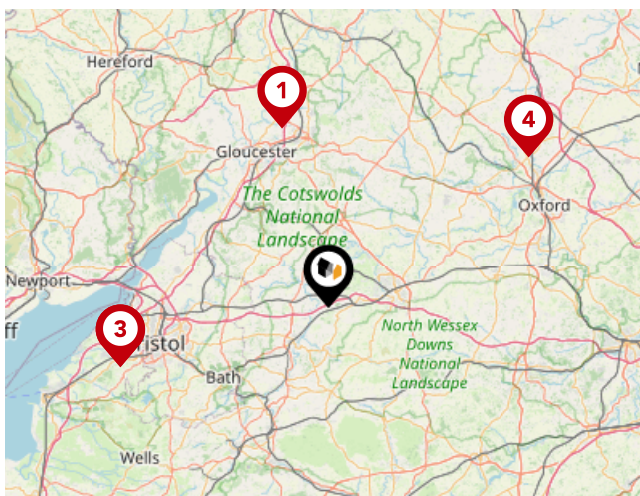
### National Rail Stations

Pin	Name	Distance
<b>1</b>	Chippenham Rail Station	6.16 miles
<b>2</b>	Swindon Rail Station	9.84 miles
<b>3</b>	Swindon Rail Station	9.86 miles



### Trunk Roads/Motorways

Pin	Name	Distance
<b>1</b>	M4 J16	6.61 miles
<b>2</b>	M4 J15	11.79 miles
<b>3</b>	M5 J11A	25.02 miles
<b>4</b>	M5 J11	26.84 miles
<b>5</b>	M5 J12	23.3 miles



### Airports/Helipads

Pin	Name	Distance
<b>1</b>	Staverton	27.11 miles
<b>2</b>	Bristol Airport	31.94 miles
<b>3</b>	Felton	31.94 miles
<b>4</b>	Kidlington	36.8 miles

# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	St Mary's Close	0.08 miles
2	St Mary's Close	0.08 miles
3	St Marys Church	0.1 miles
4	Bungalow Park	0.21 miles
5	Lillybrook Caravan Park	0.52 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.

### 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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