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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 21st October 2025



SMEATON WAY, MELKSHAM, SN12

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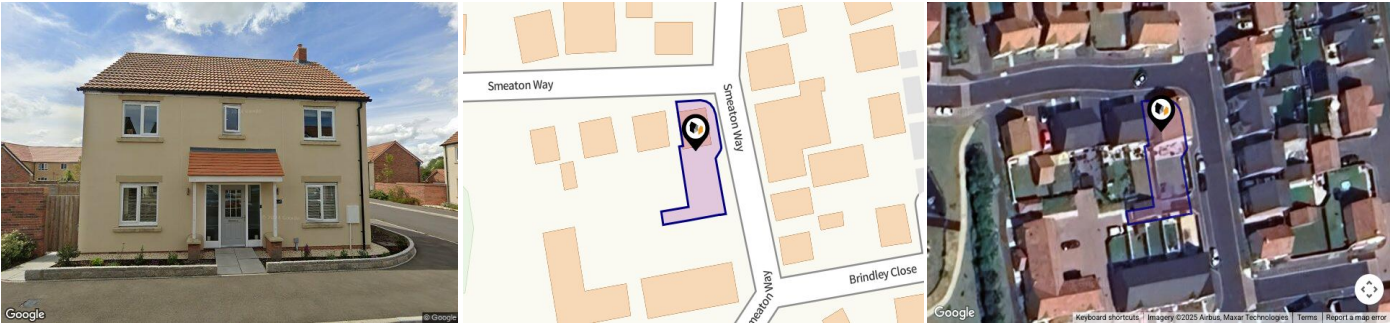
07838311550

scott.windle@exp.uk.com

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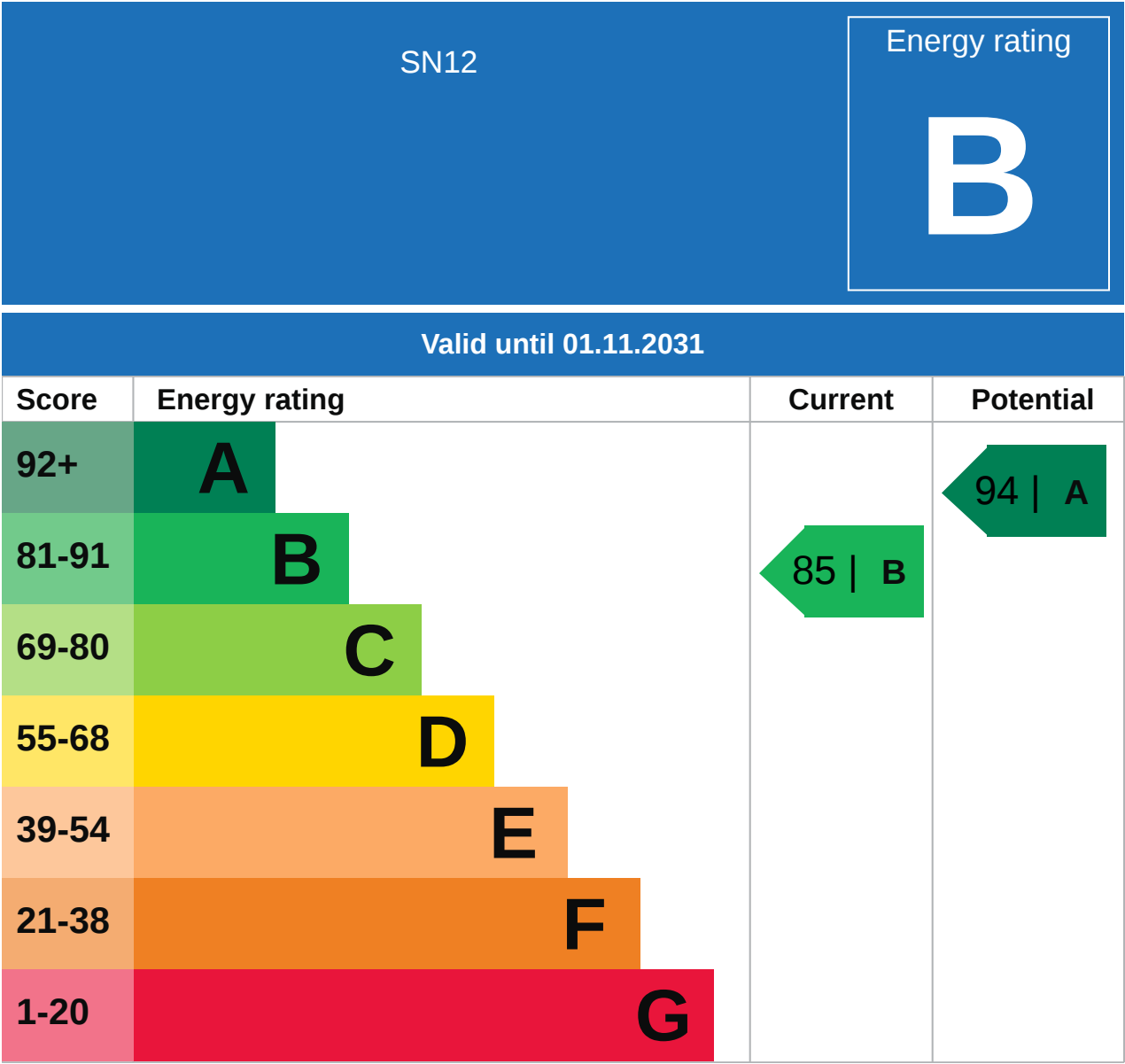
Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,377 ft ² / 128 m ²		
Plot Area:	0.07 acres		
Year Built :	2021		
Council Tax :	Band E		
Annual Estimate:	£2,986		
Title Number:	WT461920		

Local Area

Local Authority:	Wiltshire	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
● Rivers & Seas	Very low	9	80	1800
● Surface Water	Very low	mb/s	mb/s	mb/s
Mobile Coverage:		Satellite/Fibre TV Availability:		
(based on calls indoors)				





Additional EPC Data

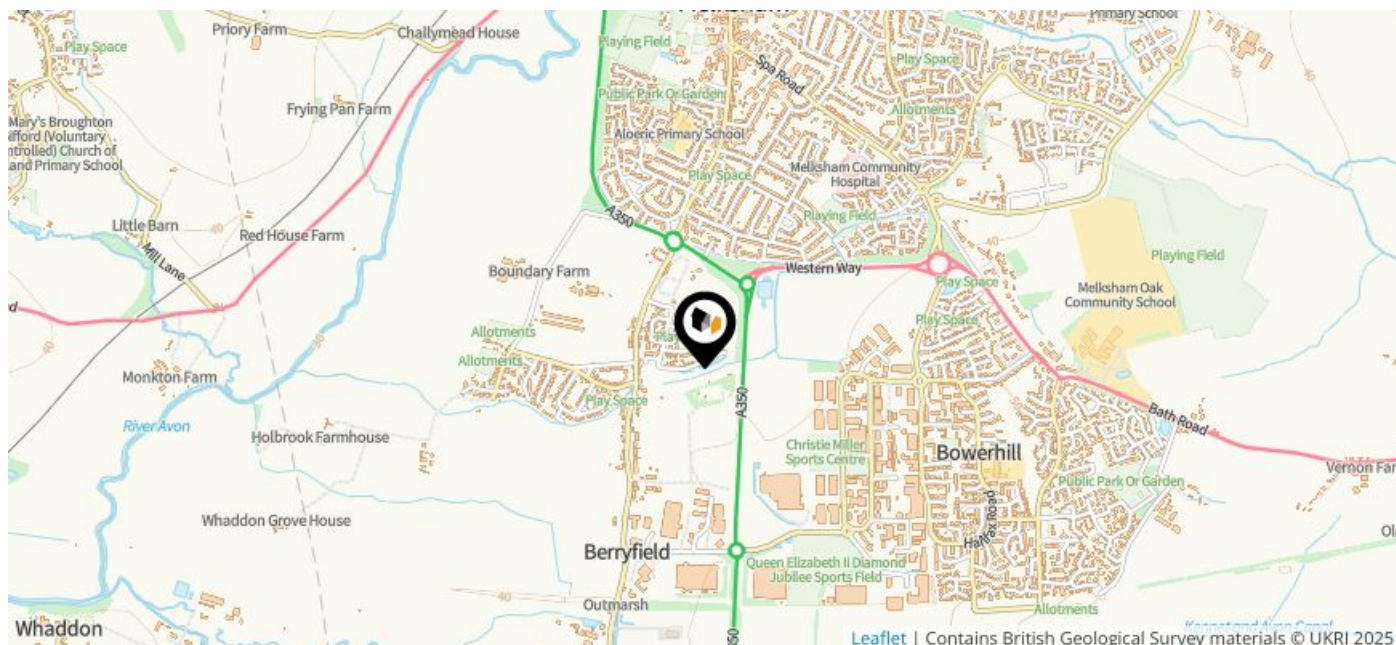
Property Type:	House
Build Form:	Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Gas: mains gas
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.25 W/m-Â°K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.11 W/m-Â°K
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.12 W/m-Â°K
Total Floor Area:	128 m ²

Maps

Coal Mining

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This map displays nearby coal mine entrances and their classifications.



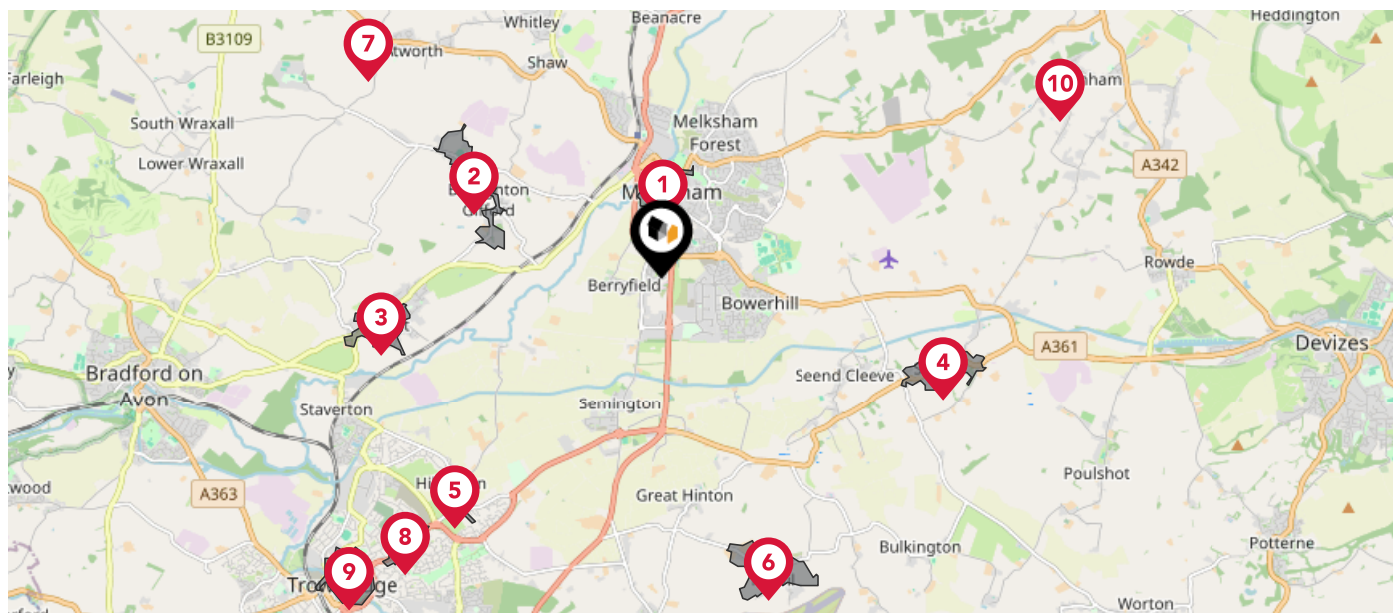
Mine Entry

- ✕ 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



Melksham



Broughton Gifford



Holt



Seend



Hilperton



Keevil



Atworth



Trowbridge, Hilperton Road



Trowbridge



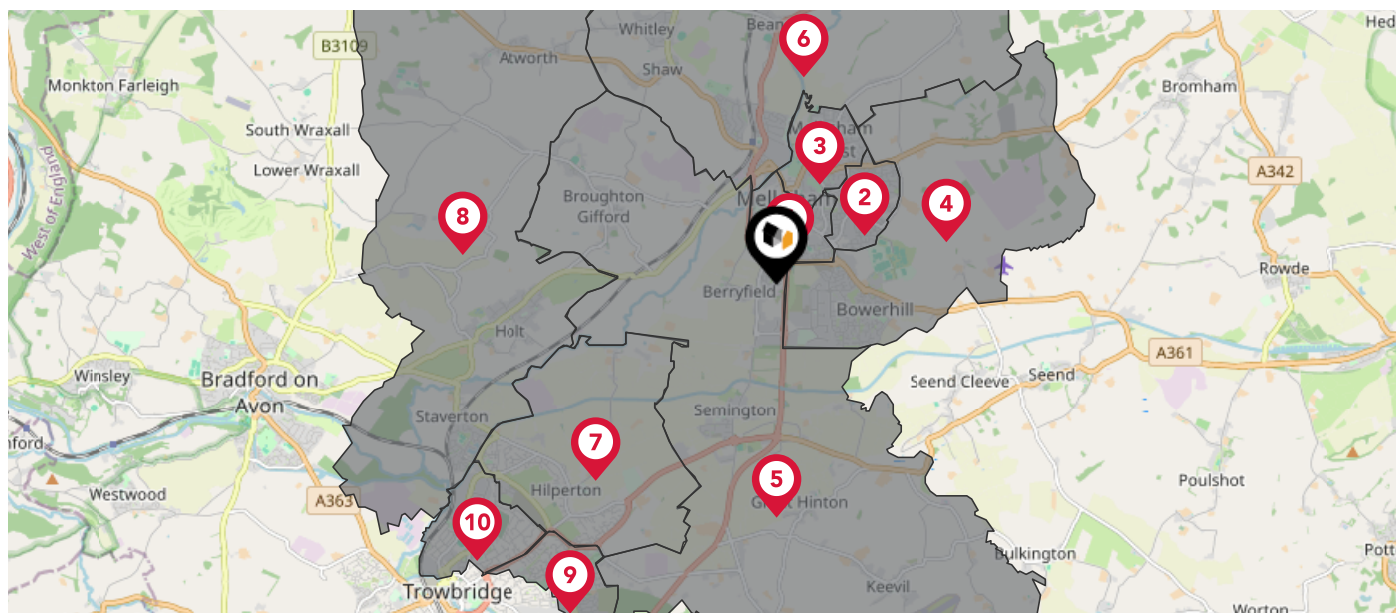
Bromham

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



Melksham South ED



Melksham East ED



Melksham Forest ED



Bowerhill ED



Melksham Without West & Rural ED



Melksham Without North & Shurnhold ED



Hilpertion ED



Holt ED

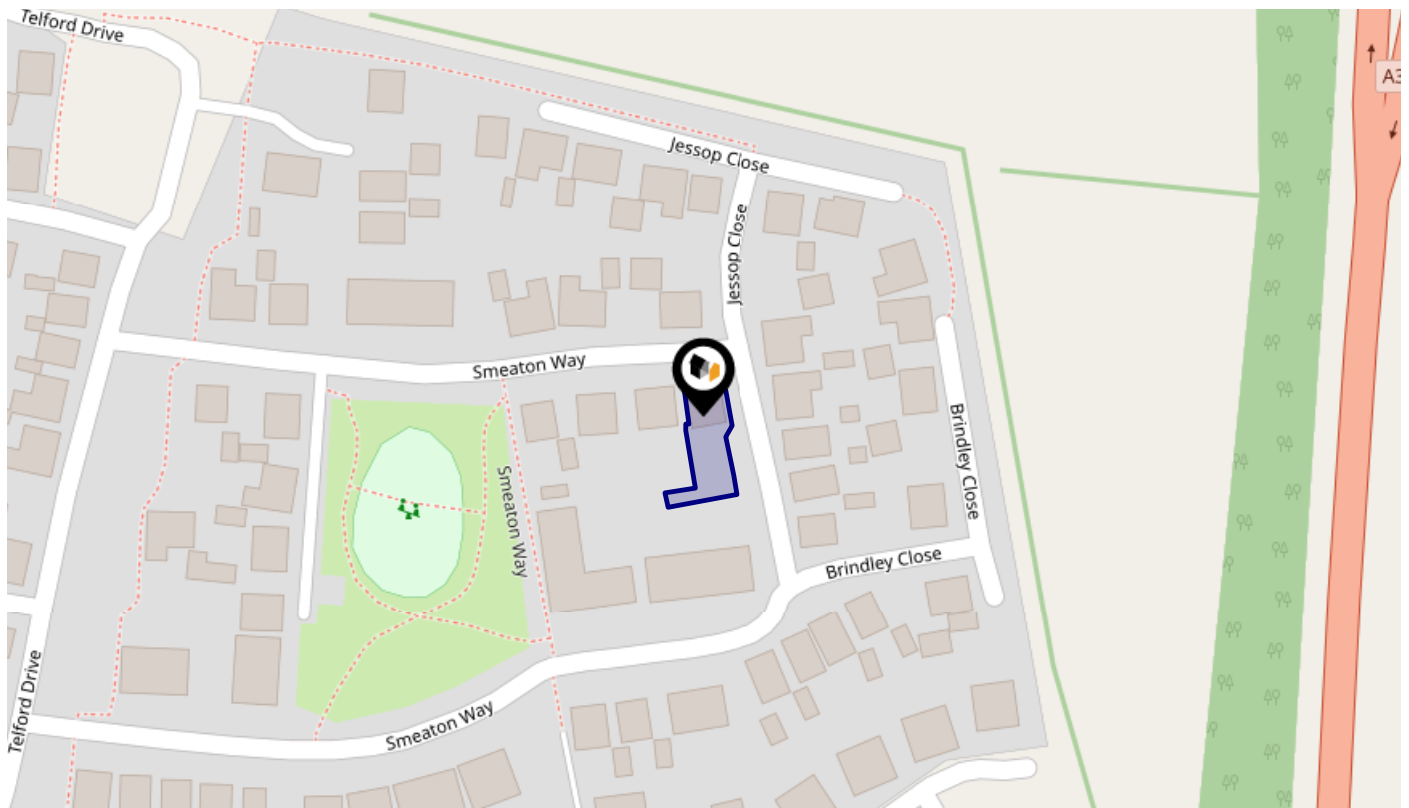


Trowbridge Paxcroft ED



Trowbridge Adcroft 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:

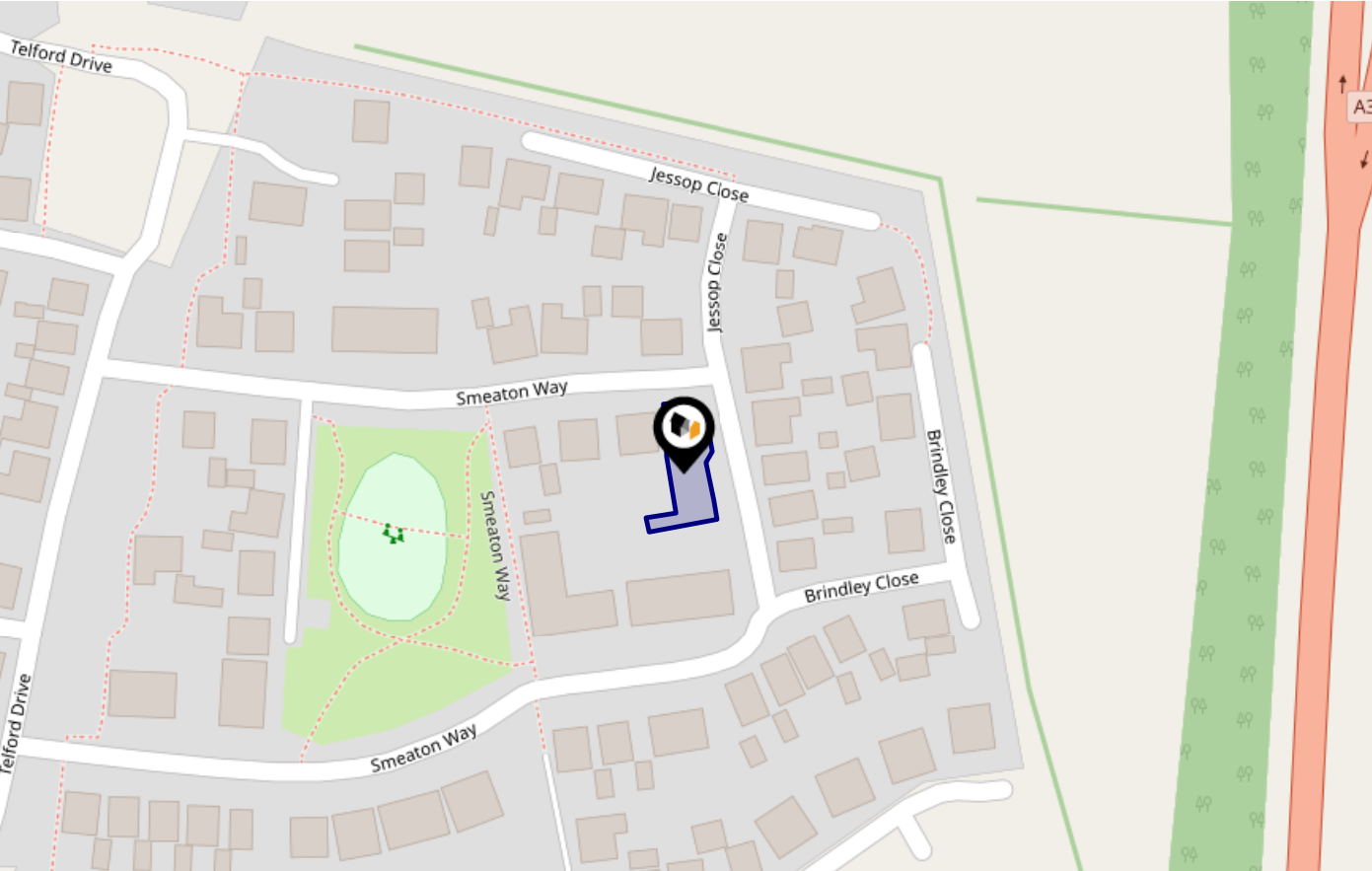
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

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.

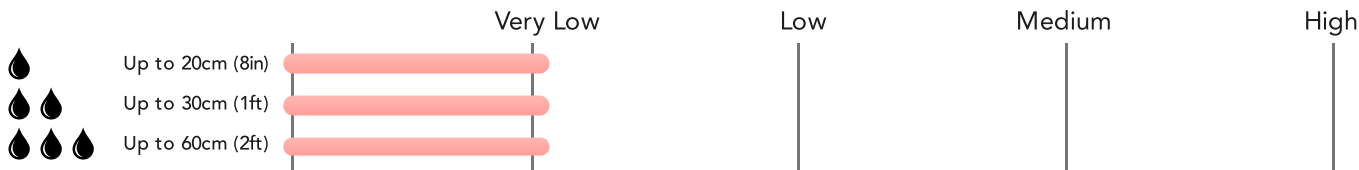


Risk Rating: Very low

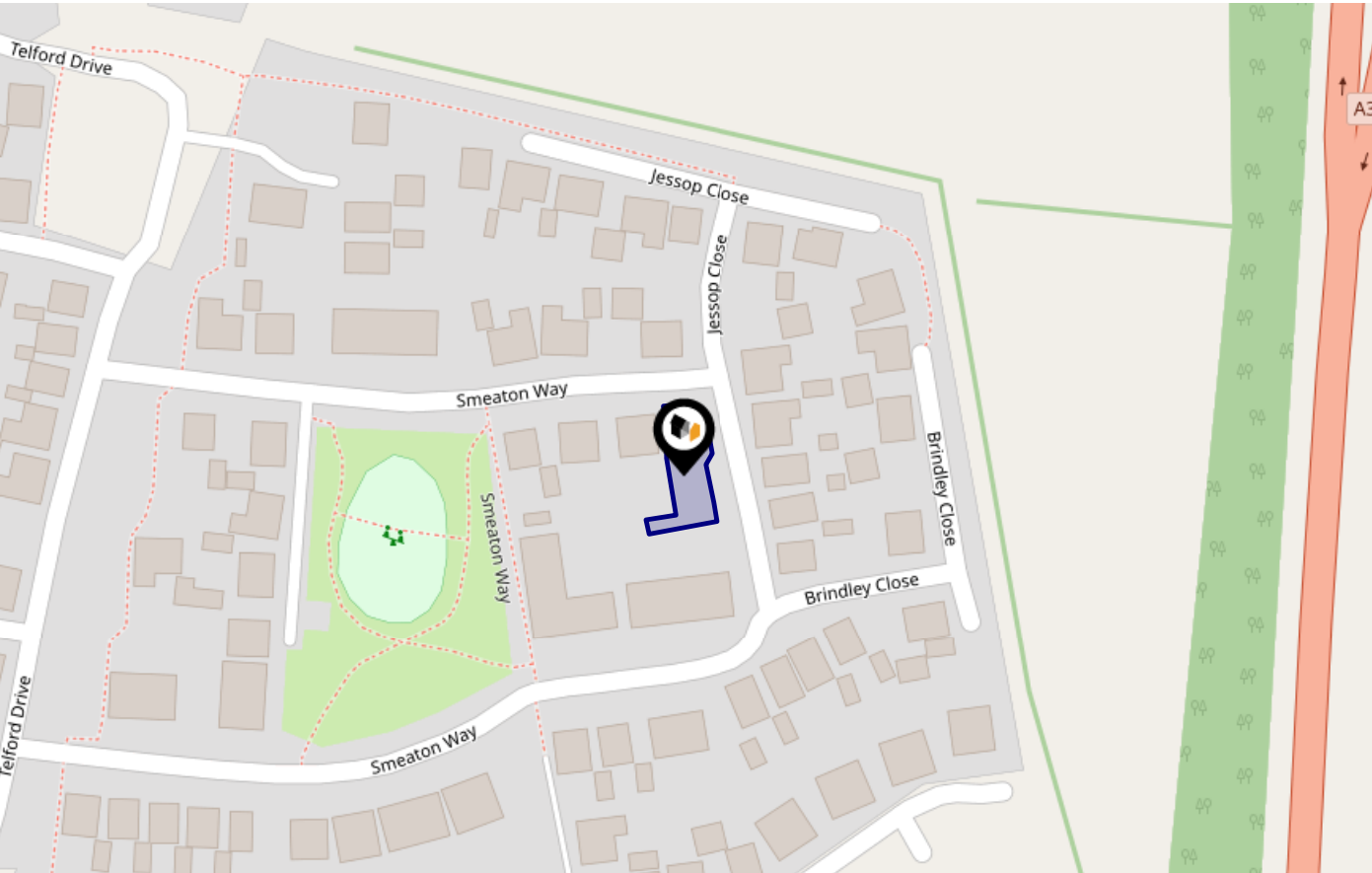
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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 (0.1%) 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 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.

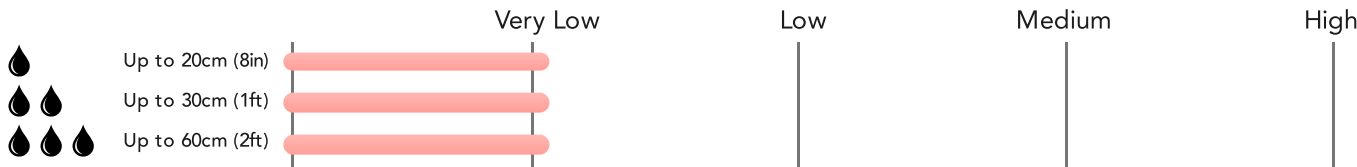


Risk Rating: Very low

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- 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.
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- 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:

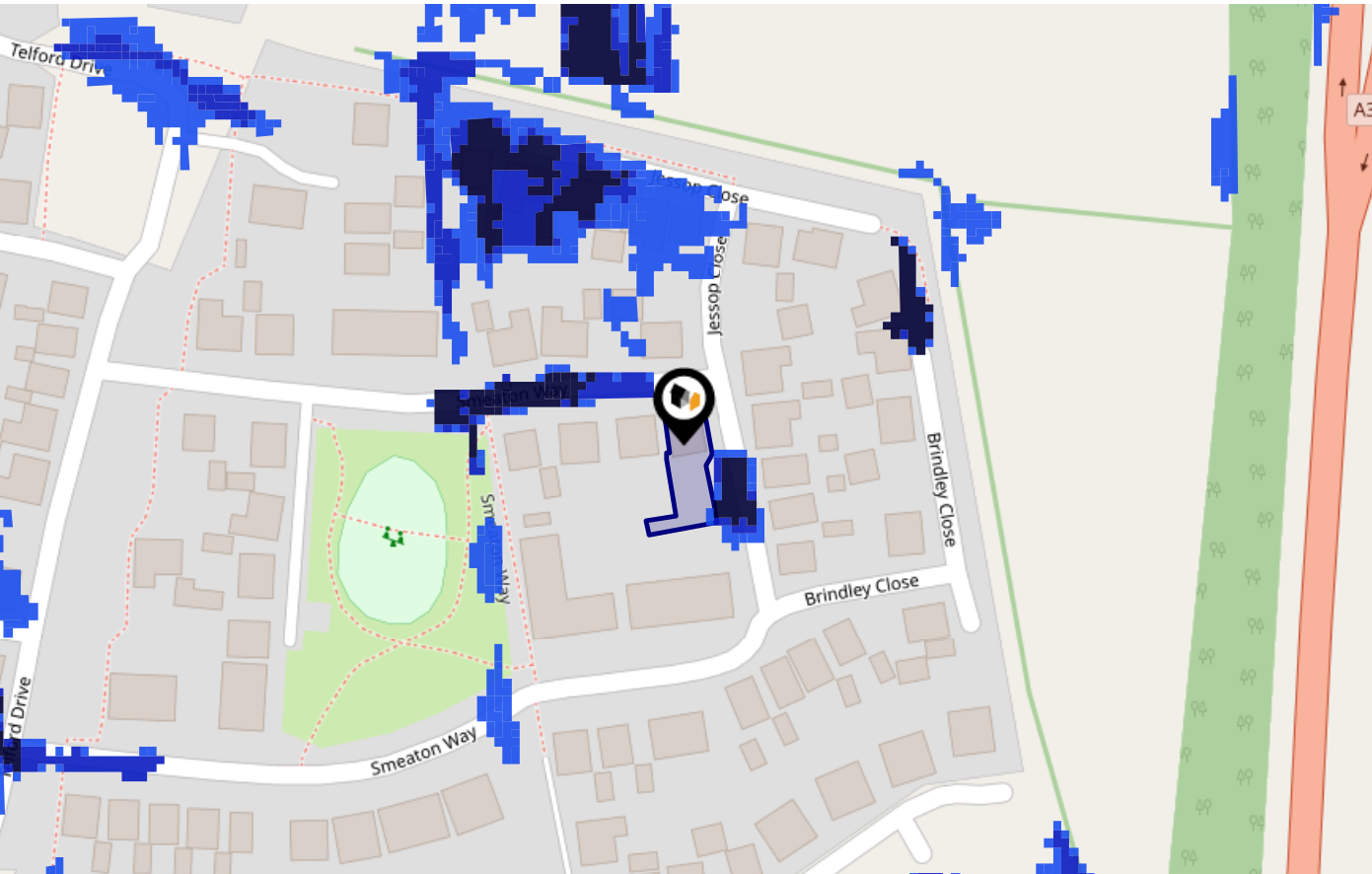


Flood Risk

Surface Water - Flood Risk

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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.

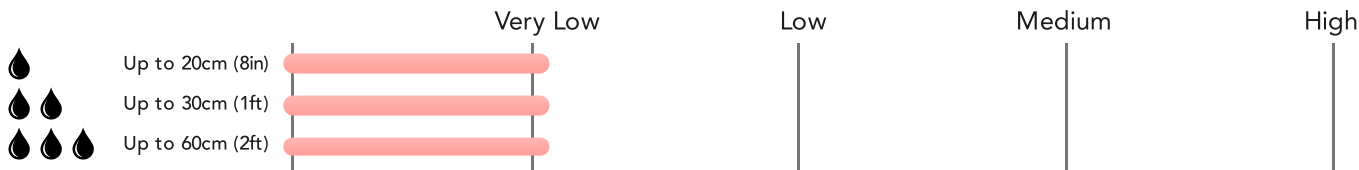


Risk Rating: Very low

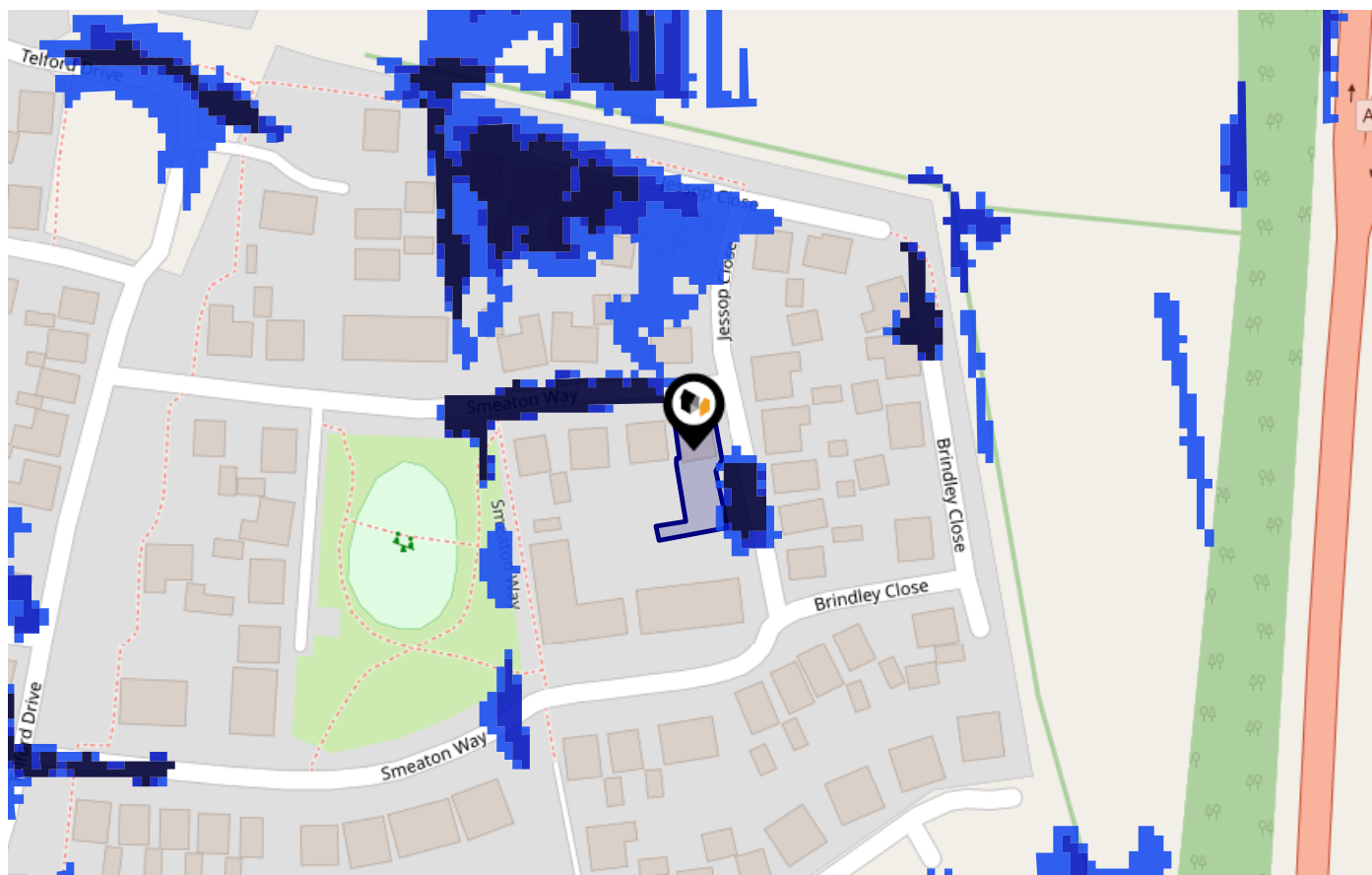
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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 (0.1%) 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 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.

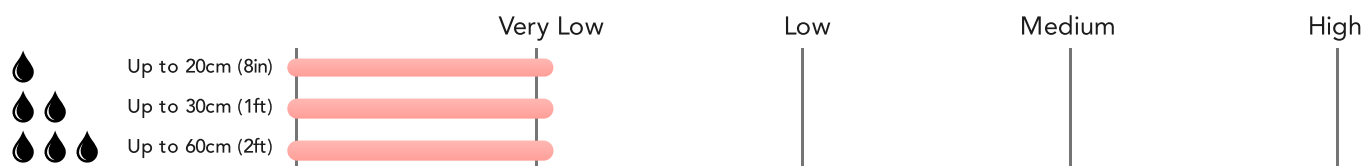


Risk Rating: Very low

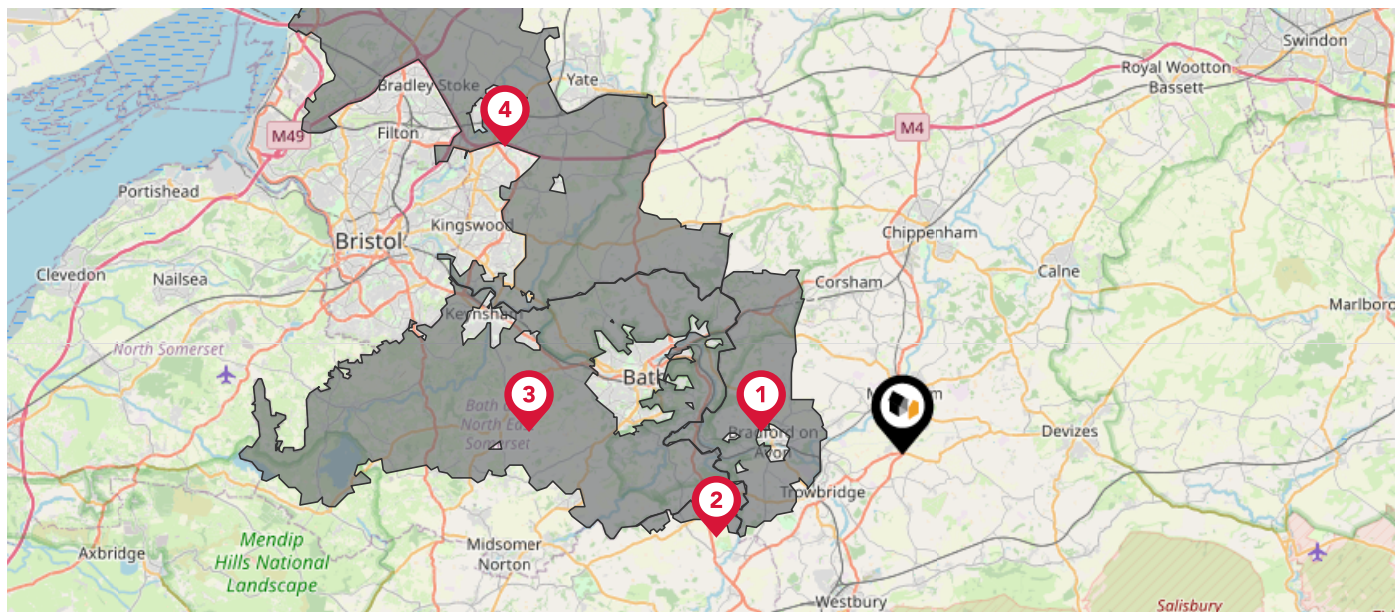
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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.
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- 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 - Bath and North East Somerset



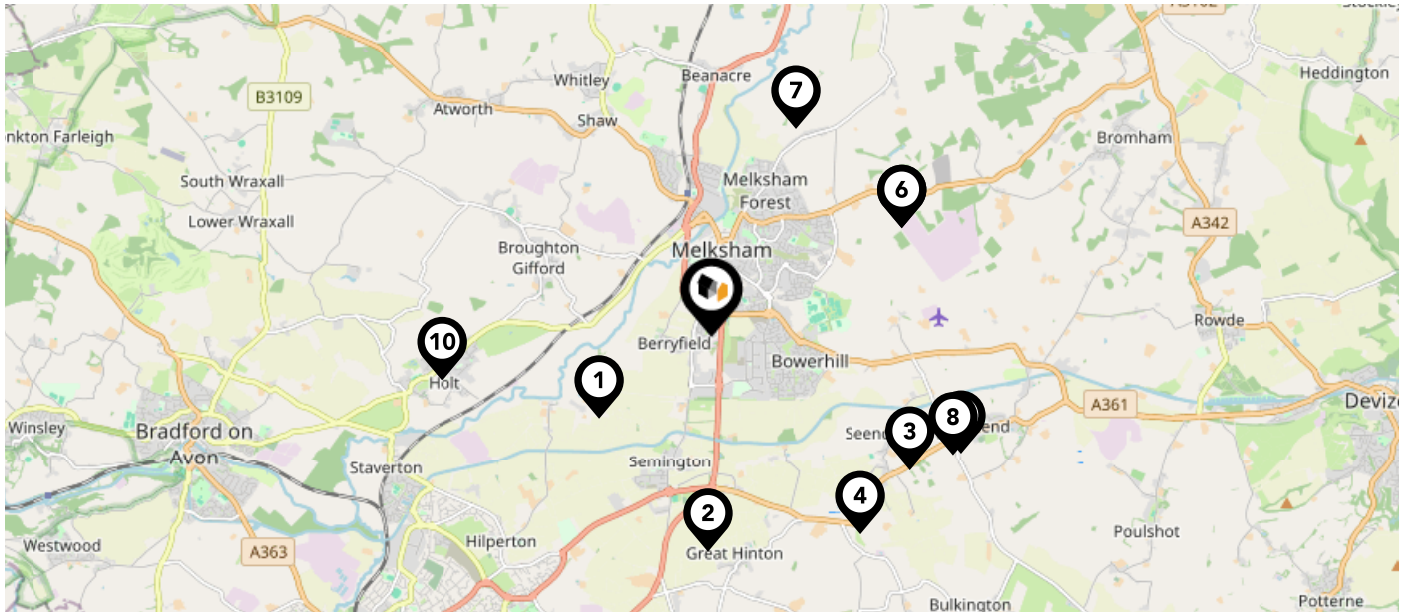
Bath and Bristol Green Belt - South Gloucestershire

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

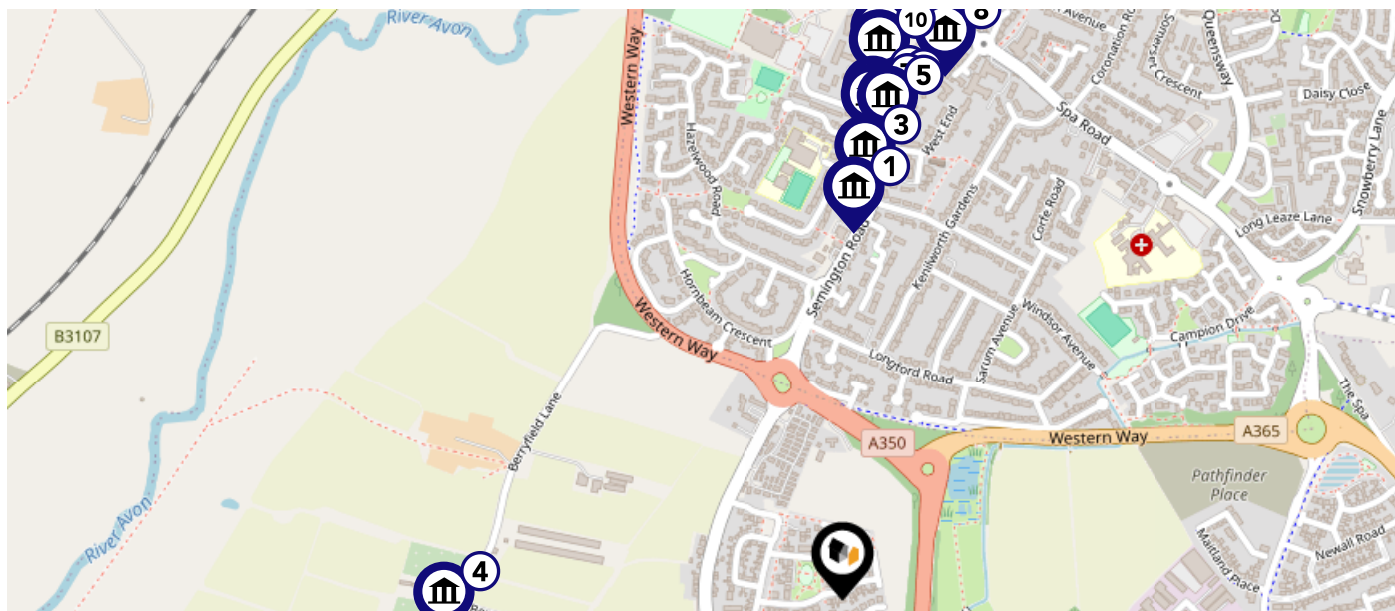
1	Whaddon Grove Farm-Whaddon, Trowbridge, Wiltshire	Historic Landfill	
2	Old Brickfield-Strangers Corner Farm, Semington, Trowbridge, Wiltshire	Historic Landfill	
3	Disused Quarry-Pelch Lane, Seend	Historic Landfill	
4	Baldham-Seend, Wiltshire	Historic Landfill	
5	Brickyard Plantation-Brickyard Plantation, Sandridge Hill, Near Melksham, Wiltshire	Historic Landfill	
6	Tip at Hack Farm-Lower Forest, Melksham, Wiltshire	Historic Landfill	
7	Forest Farm-Melksham	Historic Landfill	
8	School Road-Seend, Wiltshire	Historic Landfill	
9	Bradley Lane-Seend, Devizes, Wiltshire	Historic Landfill	
10	EA/EPR/RP3090FC/A001 - Field North Of Hawcroft Holt	Active Landfill	

Maps

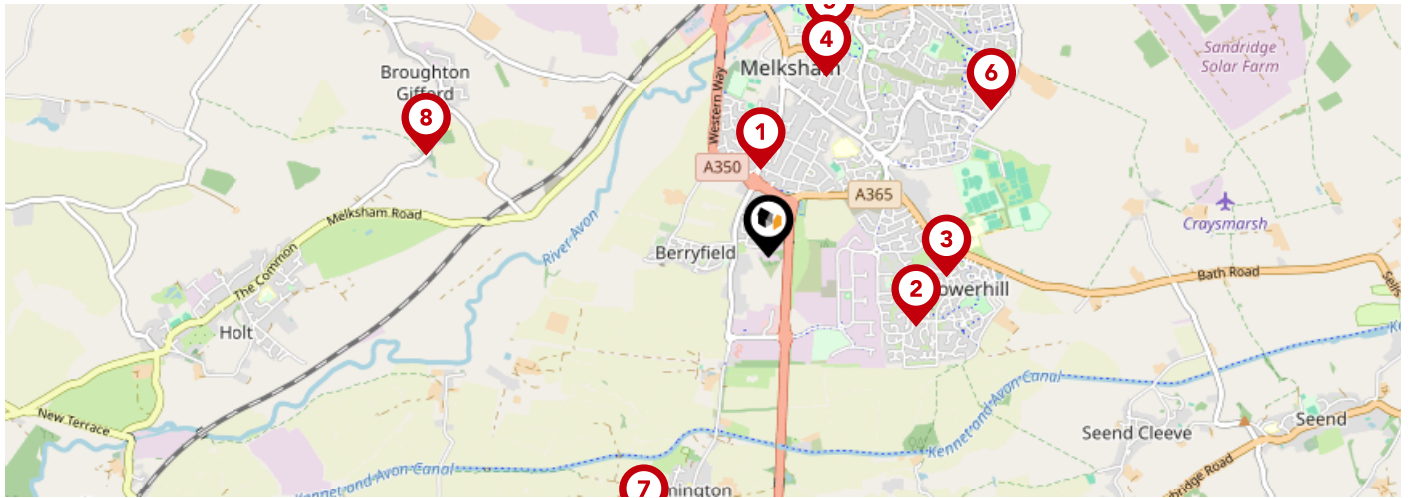
Listed Buildings

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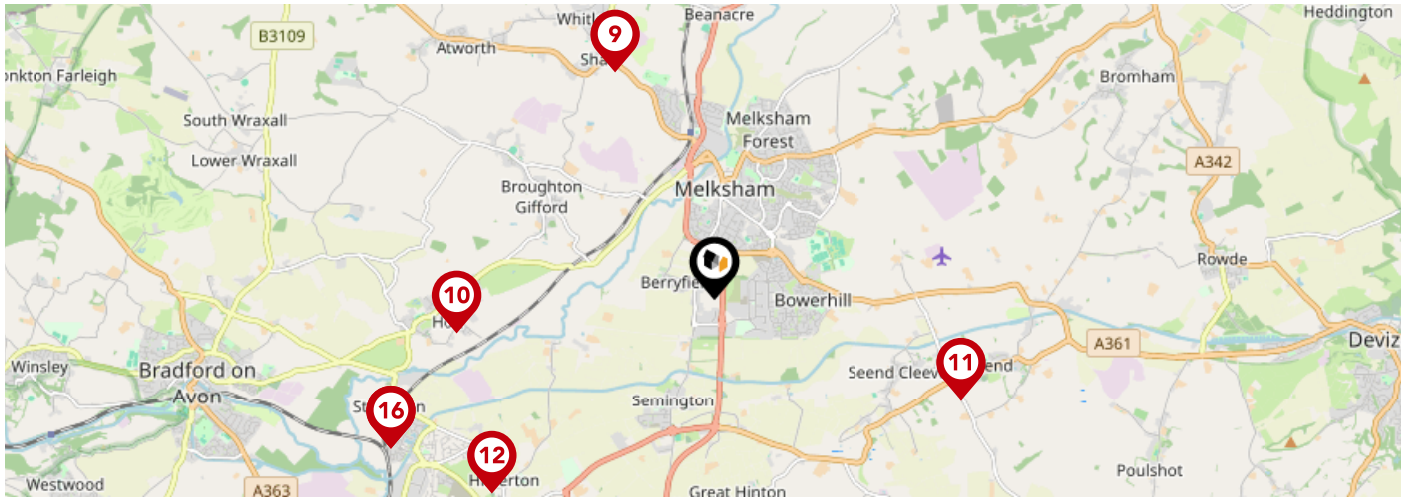
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1285743 - West End Public House And Garden Walls	Grade II	0.4 miles
	1021733 - 57, King Street	Grade II	0.5 miles
	1021745 - Conigre Farm Hotel	Grade II	0.5 miles
	1194671 - Berryfields Cottages	Grade II	0.5 miles
	1021734 - Tamaree	Grade II	0.5 miles
	1194236 - 40 King Street	Grade II	0.5 miles
	1418010 - 42 King Street, Melksham	Grade II	0.5 miles
	1021746 - 8,10,12,14, Spa Road	Grade II	0.6 miles
	1021735 - 6, King Street	Grade II	0.6 miles
	1021736 - Quaker Cottage	Grade II	0.6 miles



		Nursery	Primary	Secondary	College	Private
1	Aloeric Primary School Ofsted Rating: Good Pupils: 386 Distance:0.41	☐	☒	☐	☐	☐
2	Bowerhill Primary School Ofsted Rating: Requires improvement Pupils: 405 Distance:0.75	☐	☒	☐	☐	☐
3	Melksham Oak Community School Ofsted Rating: Good Pupils: 1271 Distance:0.82	☐	☐	☒	☐	☐
4	The Manor CofE VC Primary School Ofsted Rating: Requires improvement Pupils: 151 Distance:0.88	☐	☒	☐	☐	☐
5	River Mead School Ofsted Rating: Good Pupils: 247 Distance:1.06	☐	☒	☐	☐	☐
6	Forest and Sandridge Church of England Primary School Ofsted Rating: Good Pupils: 475 Distance:1.24	☐	☒	☐	☐	☐
7	St George's Church of England Primary School, Semington Ofsted Rating: Good Pupils: 91 Distance:1.37	☐	☒	☐	☐	☐
8	St Mary's Broughton Gifford Voluntary Controlled Church of England Primary School Ofsted Rating: Good Pupils: 79 Distance:1.65	☐	☒	☐	☐	☐

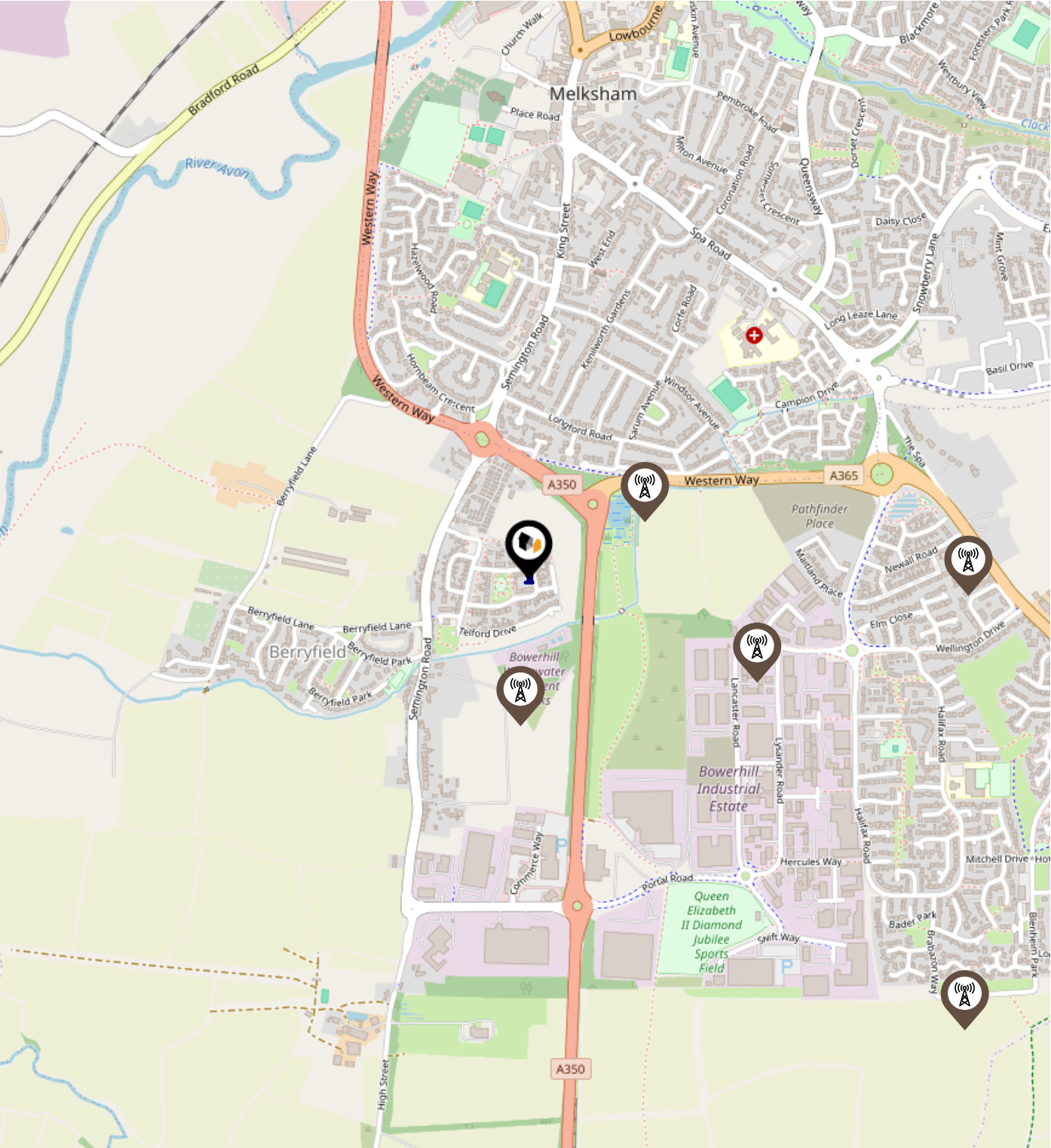


		Nursery	Primary	Secondary	College	Private
	Shaw CE Primary School Ofsted Rating: Good Pupils: 198 Distance:2.3	☐	☒	☐	☐	☐
	Holt Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 149 Distance:2.4	☐	☒	☐	☐	☐
	Seend Church of England Primary School Ofsted Rating: Good Pupils: 87 Distance:2.48	☐	☒	☐	☐	☐
	Hilperton Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 142 Distance:2.73	☐	☒	☐	☐	☐
	Keevil CofE Primary School Ofsted Rating: Good Pupils: 93 Distance:2.83	☐	☒	☐	☐	☐
	The Mead Community Primary School Ofsted Rating: Good Pupils: 519 Distance:3.09	☐	☒	☐	☐	☐
	Staverton Church of England Voluntary Controlled Primary School Ofsted Rating: Requires improvement Pupils: 244 Distance:3.29	☐	☒	☐	☐	☐
	Emmaus School Ofsted Rating: Not Rated Pupils: 62 Distance:3.29	☐	☐	☒	☐	☐

Local Area

Masts & Pylons

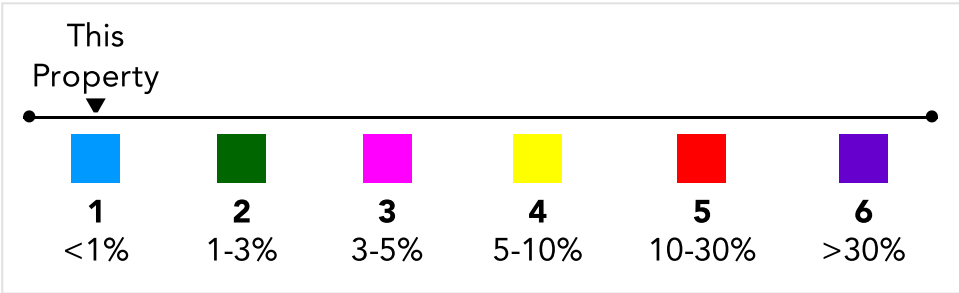
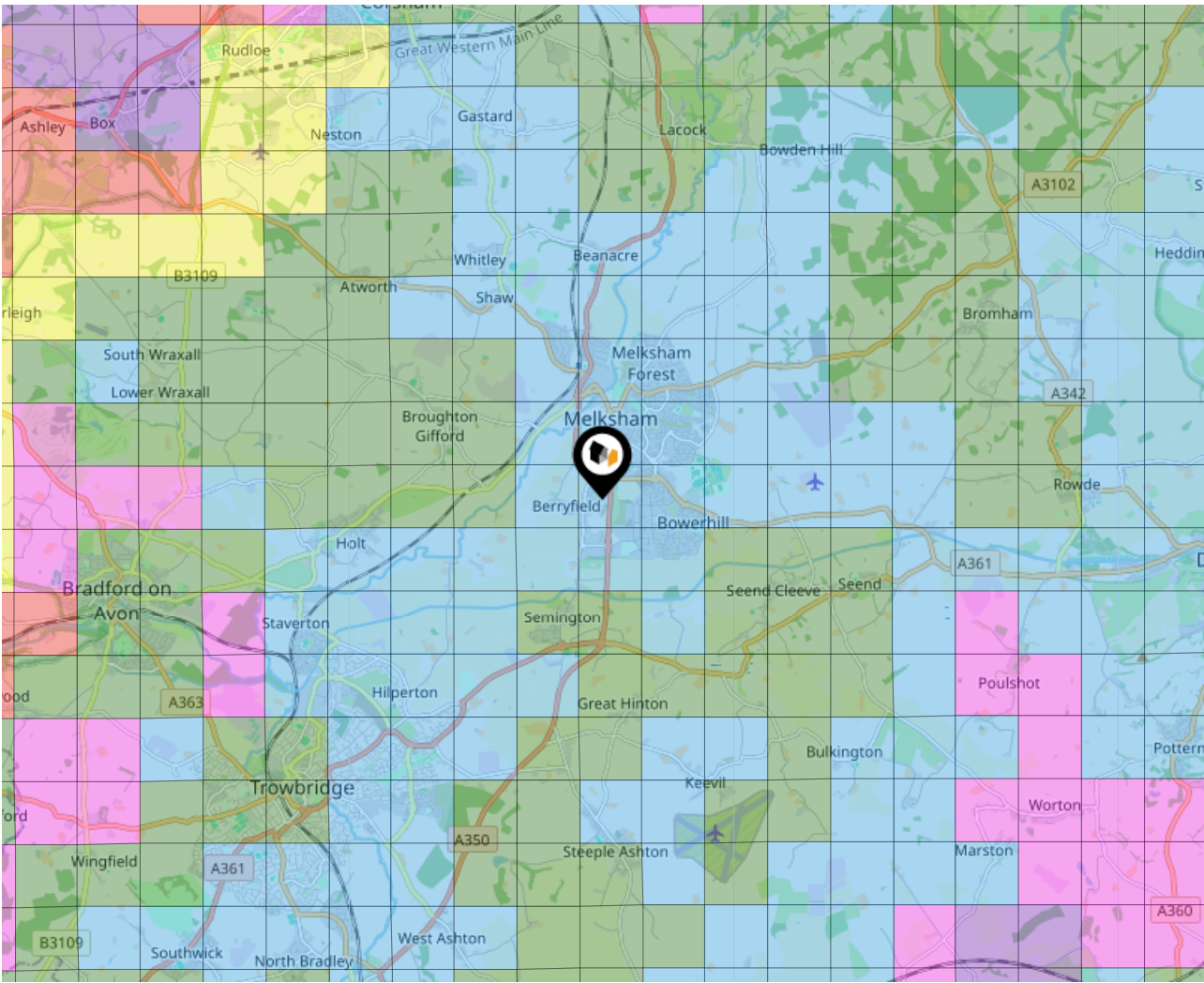
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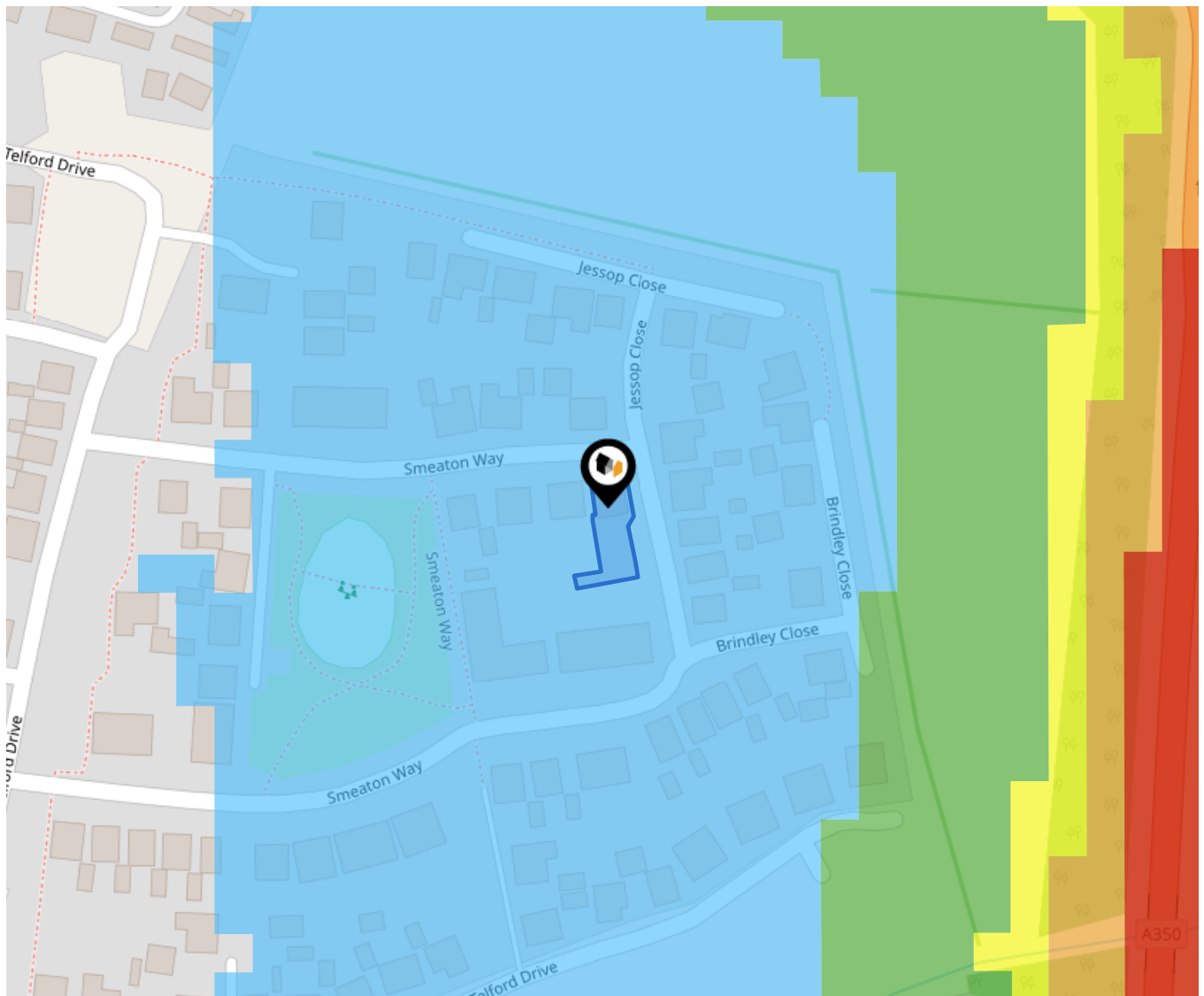


- Key:**
-  Power Pylons
 -  Communication Masts

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/m3).





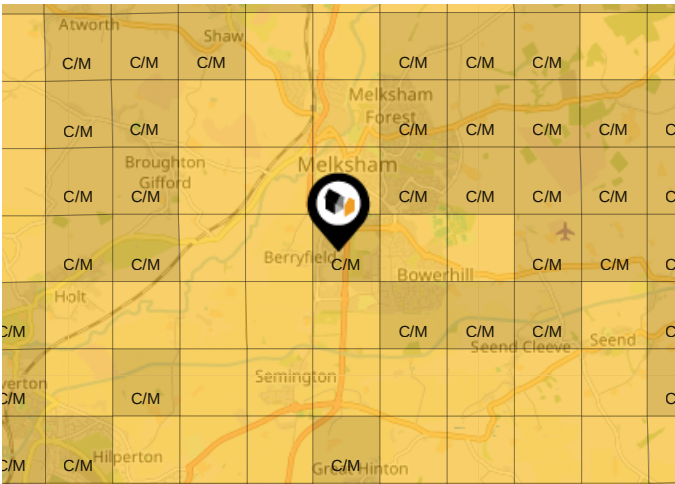
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

Carbon Content:	NONE	Soil Texture:	CLAYEY LOAM TO SANDY
Parent Material Grain:	ARGILLIC - ARENACEOUS		LOAM
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY	Soil Depth:	DEEP



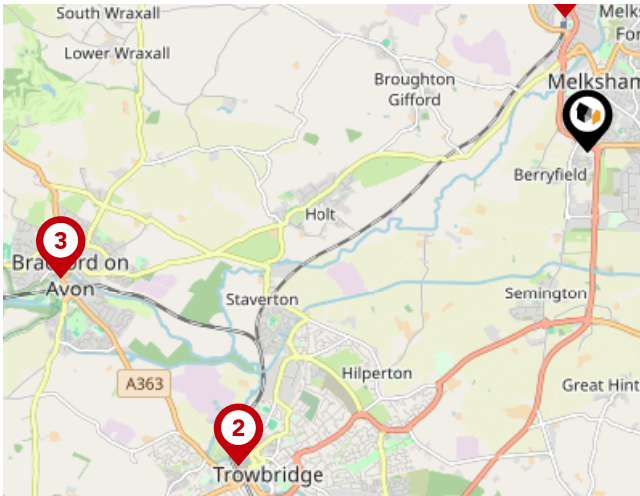
Primary Classifications (Most Common Clay Types)

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

Area

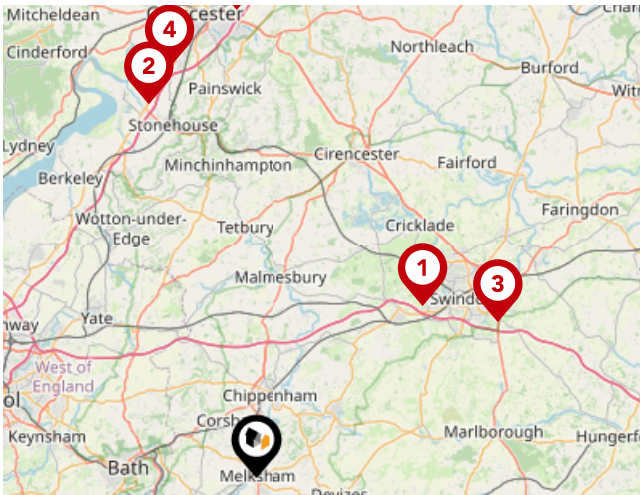
Transport (National)

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National Rail Stations

Pin	Name	Distance
1	Melksham Rail Station	1.26 miles
2	Trowbridge Rail Station	4.34 miles
3	Bradford-on-Avon Rail Station	5.01 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J16	17.69 miles
2	M5 J13	28.59 miles
3	M4 J15	21.19 miles
4	M5 J12	30.87 miles
5	M5 J11A	34.42 miles

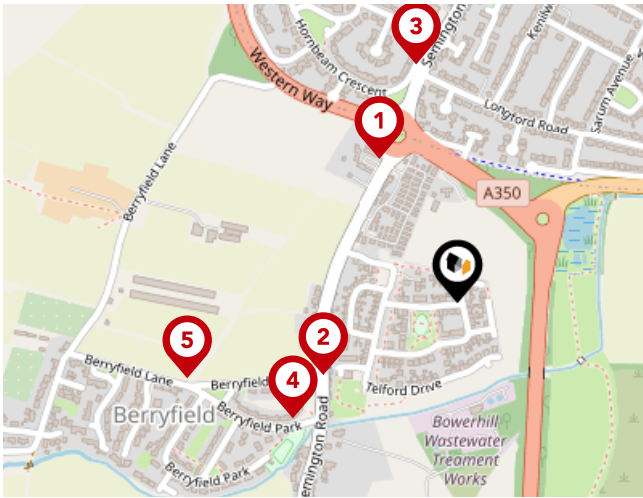


Airports/Helipads

Pin	Name	Distance
1	Staverton	36.73 miles
2	Bristol Airport	24.72 miles
3	Felton	24.72 miles
4	Bournemouth International Airport	42.57 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Caravan Park	0.19 miles
2	New Inn	0.18 miles
3	Longford Road	0.28 miles
4	Playground	0.23 miles
5	Berryfield Park	0.32 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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