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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Thursday 10<sup>th</sup> July 2025**



**BLACKBERRY CLOSE, CHIPPENHAM, SN14**

Scott Windle Powered by eXp

07838311550

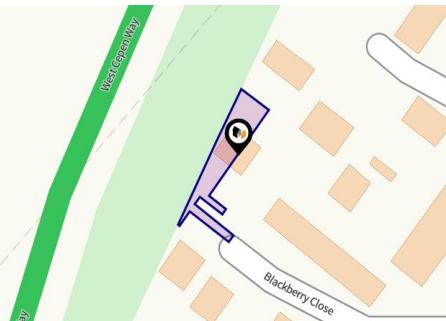
scott.windle@exp.uk.com

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# Property Overview

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## Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	742 ft <sup>2</sup> / 69 m <sup>2</sup>
Plot Area:	0.08 acres
Year Built :	1991-1995
Council Tax :	Band D
Annual Estimate:	£2,443
Title Number:	WT138902

Tenure: Freehold

## Local Area

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

**Estimated Broadband Speeds**  
(Standard - Superfast - Ultrafast)

**28**  
mb/s      **1800**  
mb/s



**Mobile Coverage:**  
(based on calls indoors)



**Satellite/Fibre TV Availability:**



# Gallery Photos

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exp<sup>®</sup> UK



# Property EPC - Certificate

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Blackberry Close, SN14

Energy rating

D

Valid until 23.08.2026

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		

# Property EPC - Additional Data

SCOTT WINDLE  


## Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<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>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 100 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 78% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	69 m <sup>2</sup>

# 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.

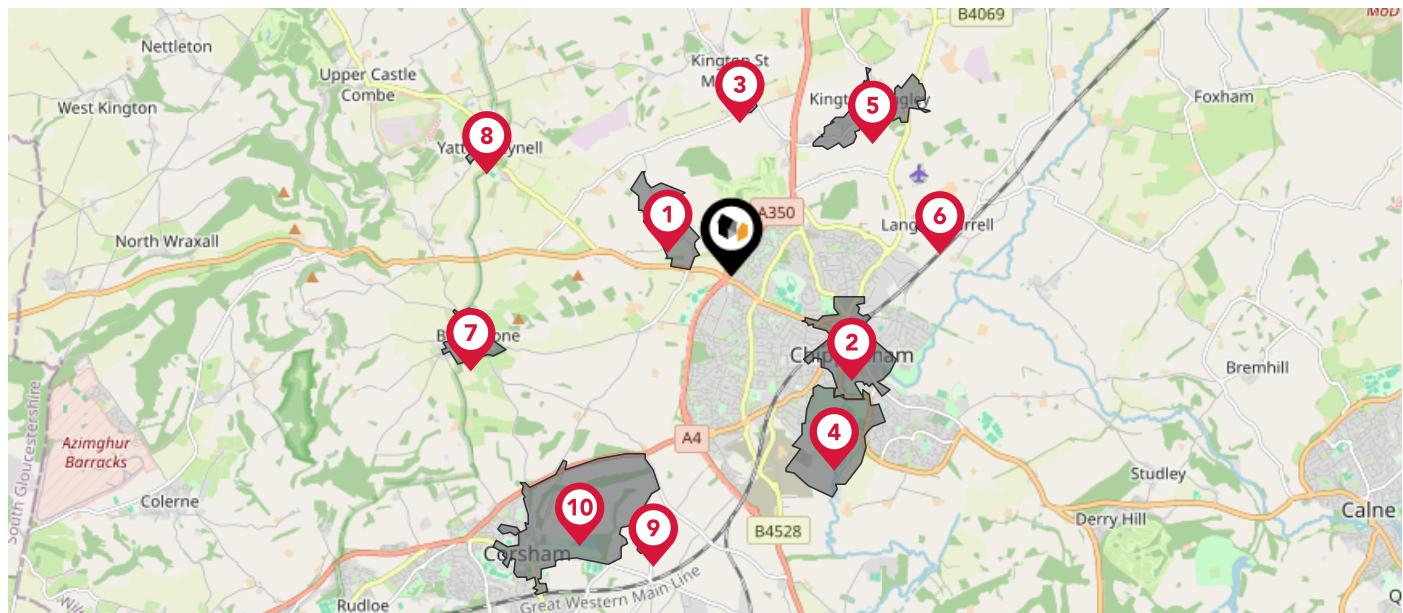
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

# Maps

## Conservation Areas

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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

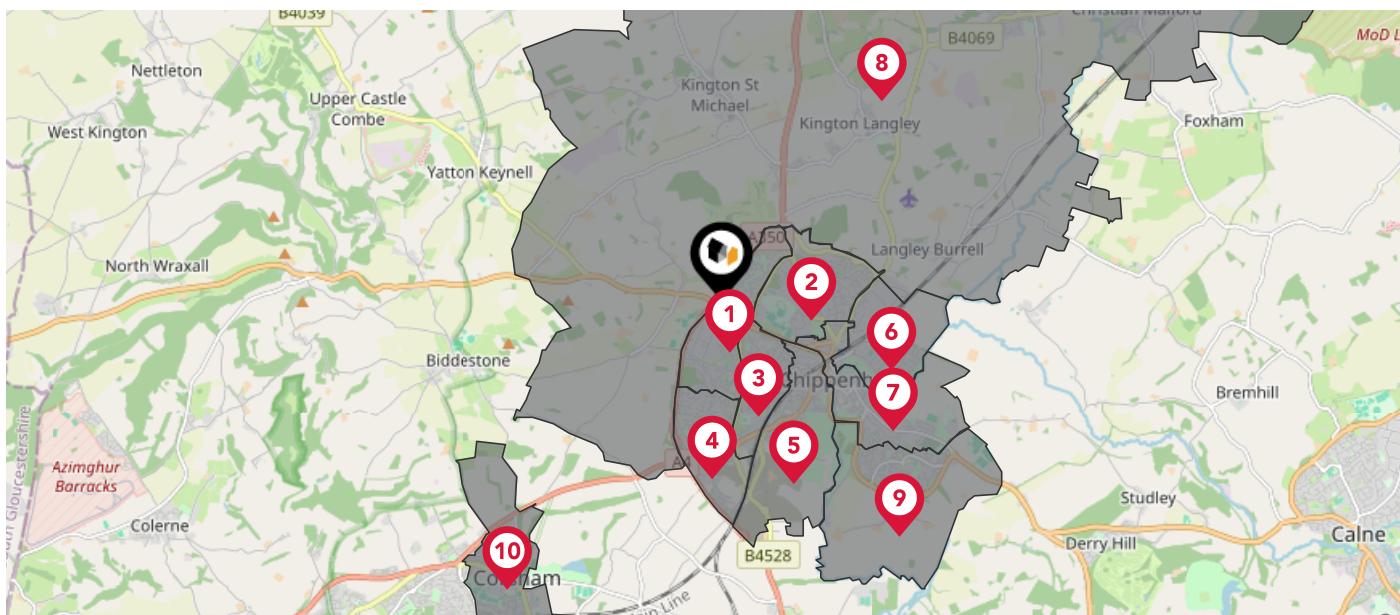
1	Allington
2	Chippenham
3	Kington St Michael
4	Rowden
5	Kington Langley
6	Langley Burrell
7	Biddestone
8	Yatton Keynell
9	Easton
10	Corsham

# Maps

## Council Wards

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exp UK

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

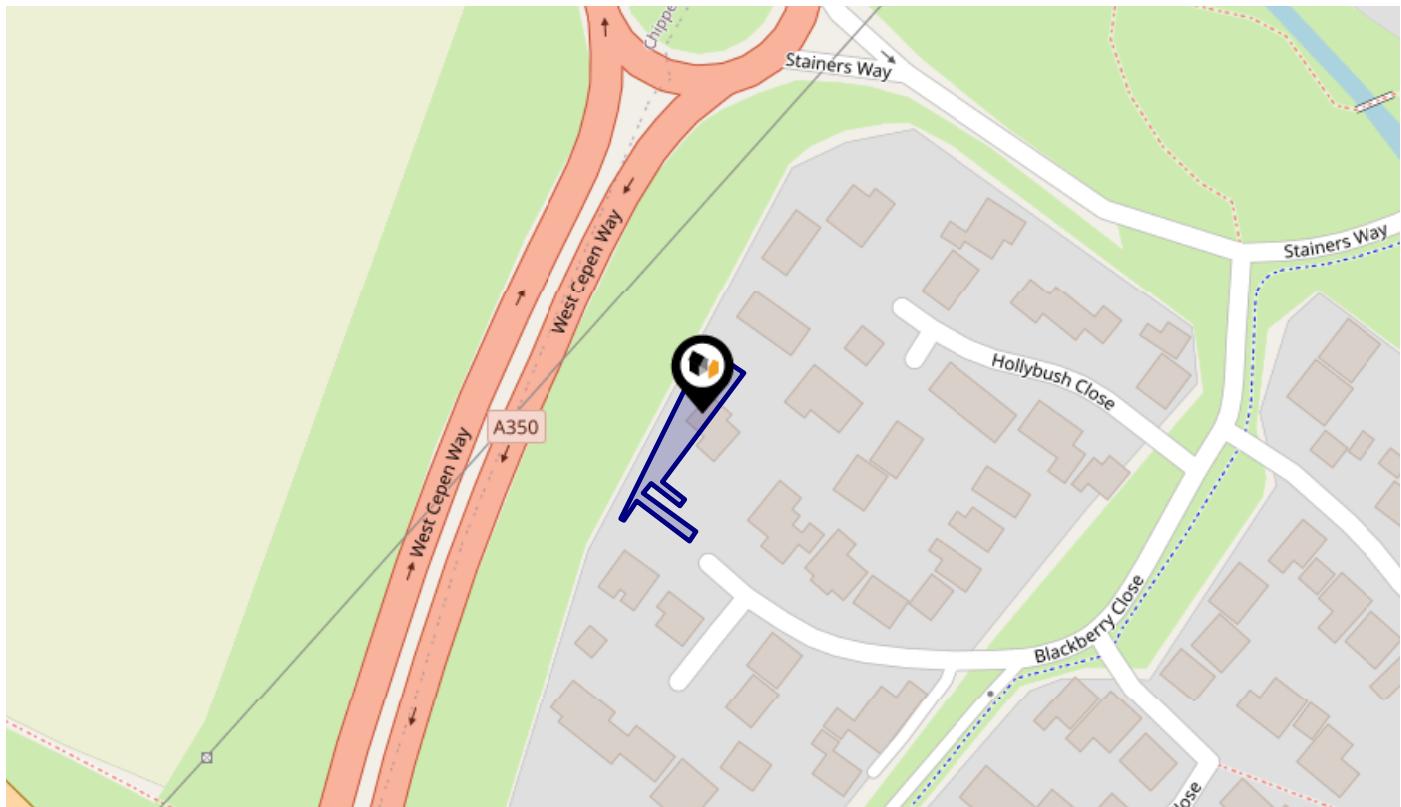
- 1 Chippenham Cepen Park & Derriads ED
- 2 Chippenham Hardenhuish ED
- 3 Chippenham Sheldon ED
- 4 Chippenham Cepen Park & Hunters Moon ED
- 5 Chippenham Lowden & Rowden ED
- 6 Chippenham Monkton ED
- 7 Chippenham Hardens & Central ED
- 8 Kington ED
- 9 Chippenham Pewsham ED
- 10 Corsham Ladbrook ED

# Maps

## Rail Noise

SCOTT WINDLE  
exp UK

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:

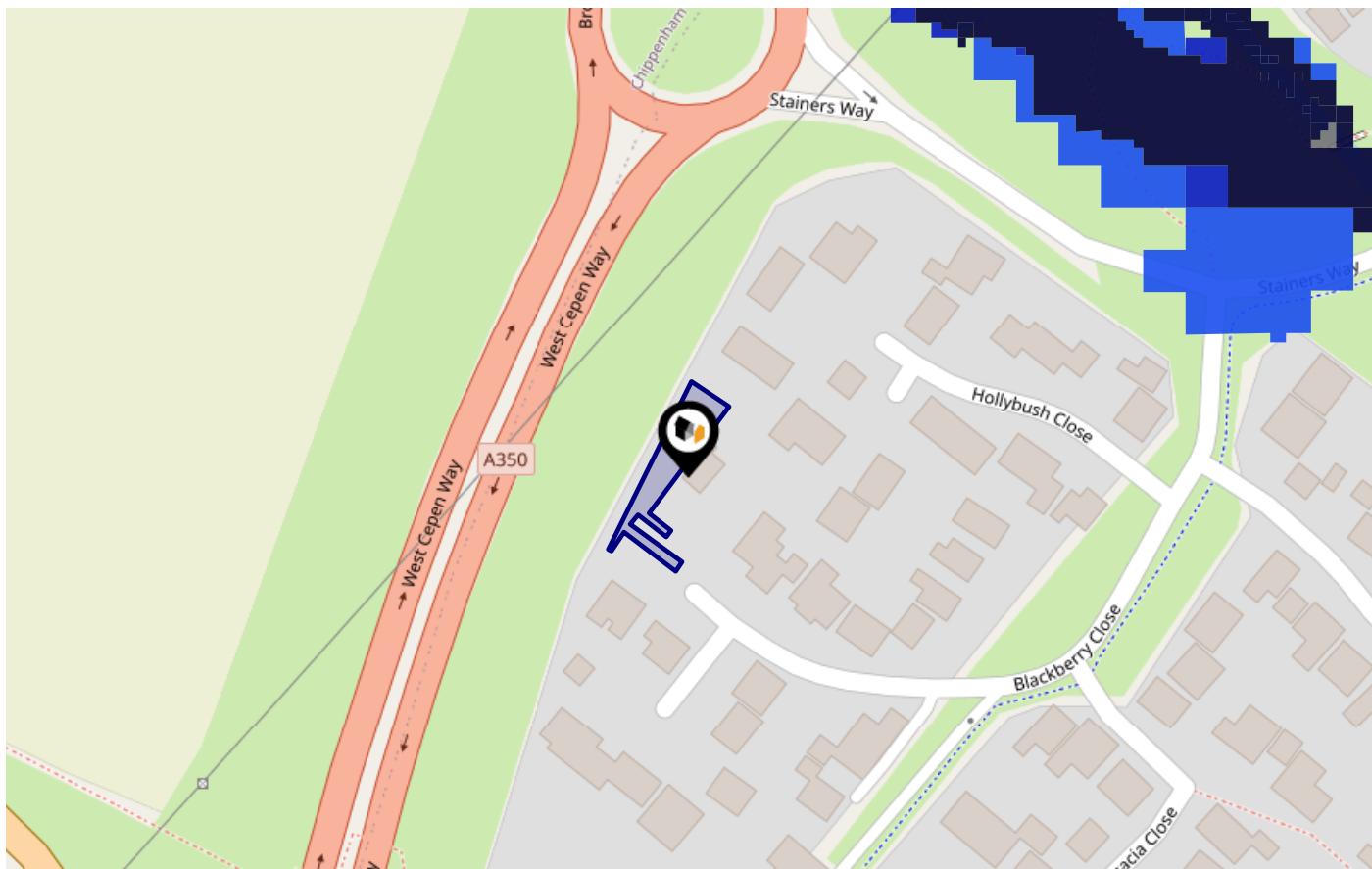


# Flood Risk

## Rivers & Seas - Flood Risk

SCOTT WINDLE  
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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.

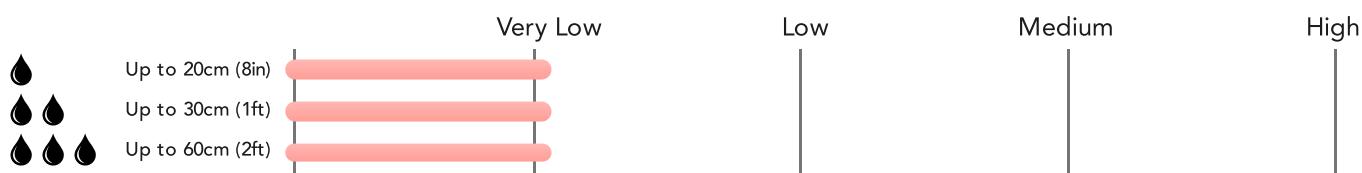


Risk Rating: Very low

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:

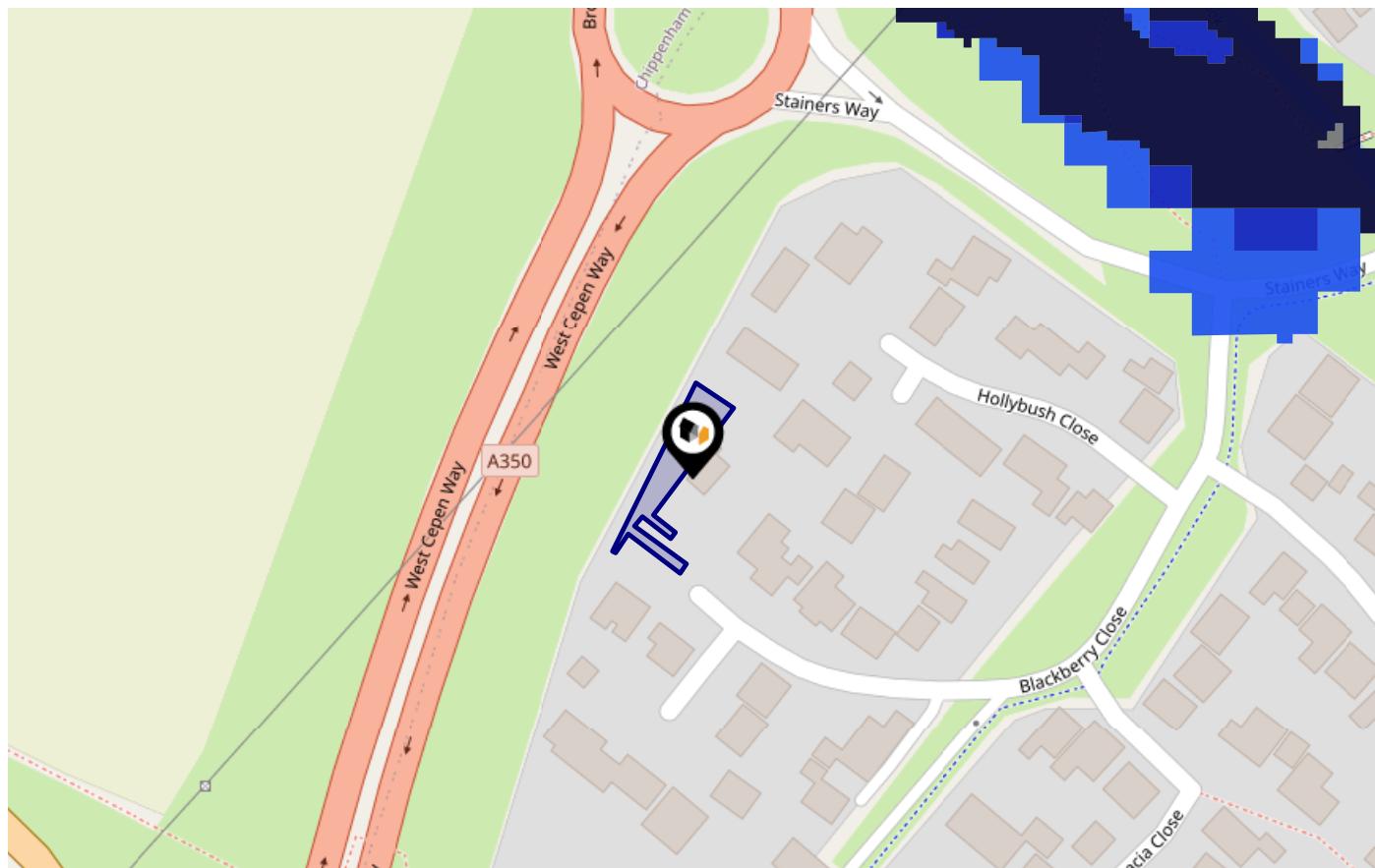


# Flood Risk

## Rivers & Seas - Climate Change

SCOTT WINDLE  
exp UK

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.

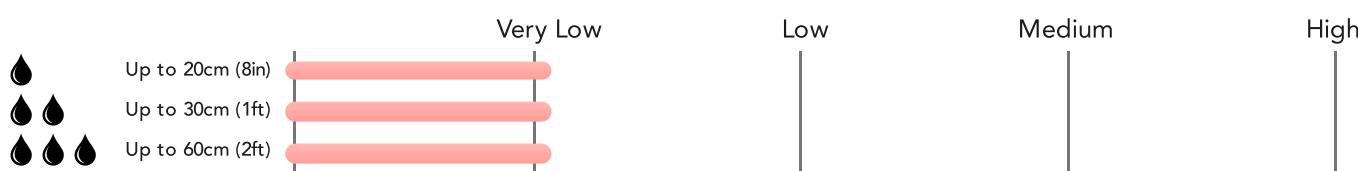


Risk Rating: Very low

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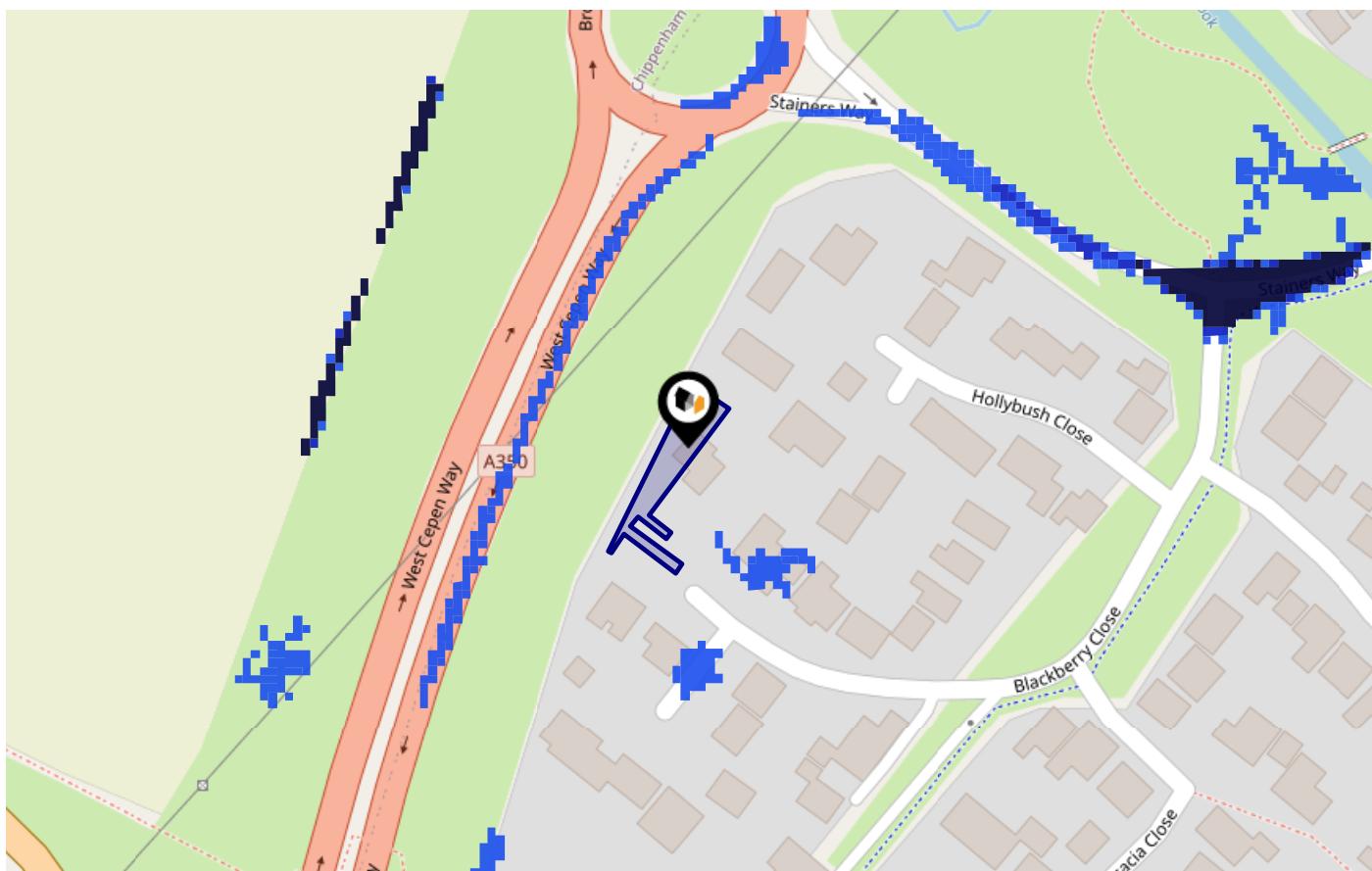


# Flood Risk

## Surface Water - Flood Risk

SCOTT WINDLE  
exp UK

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

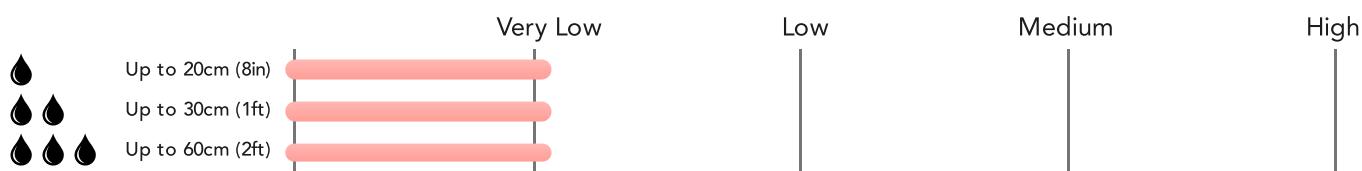


Risk Rating: Very low

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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.
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Chance of flooding to the following depths at this property:

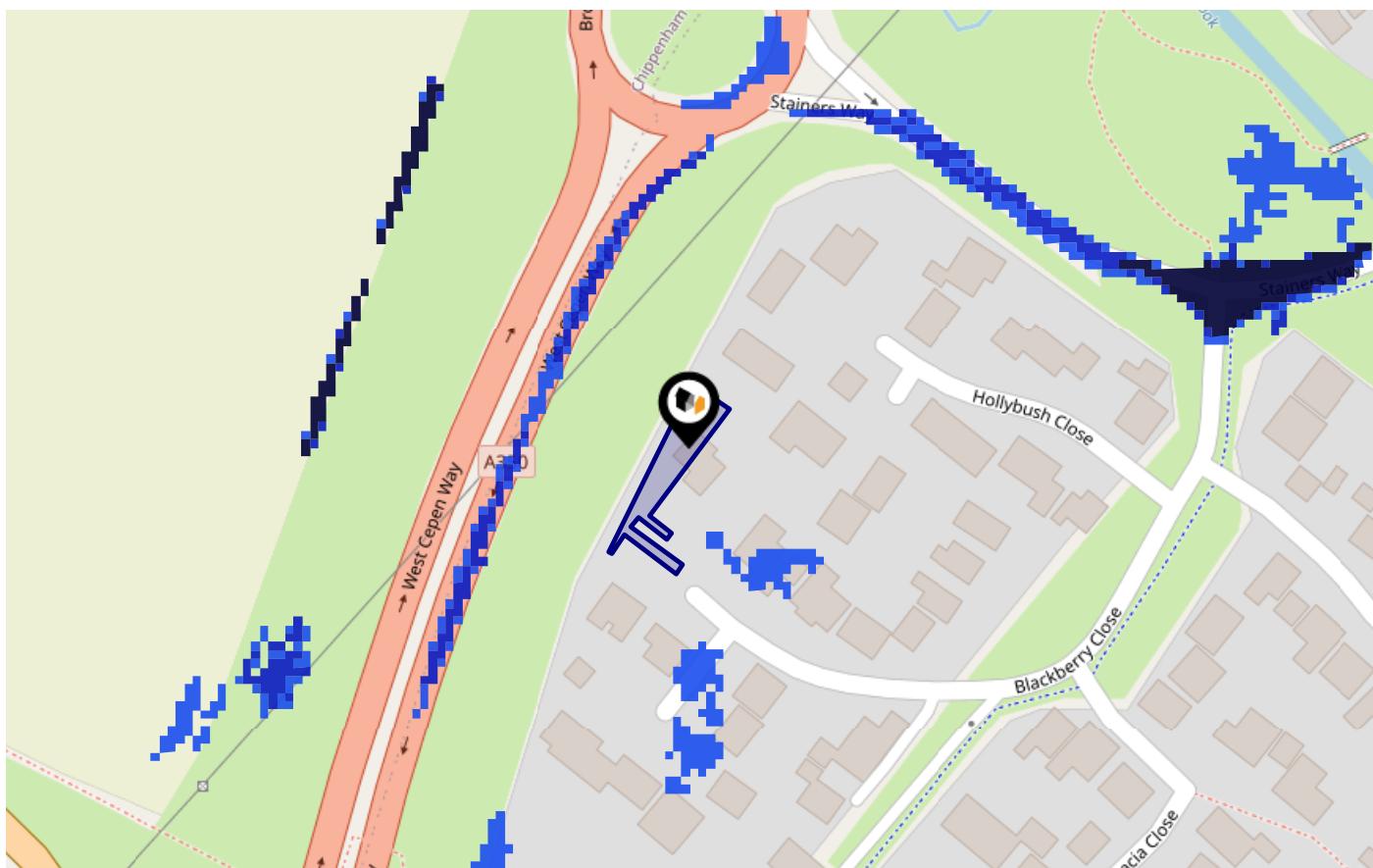


# Flood Risk

## Surface Water - Climate Change

SCOTT WINDLE  
exp UK

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.

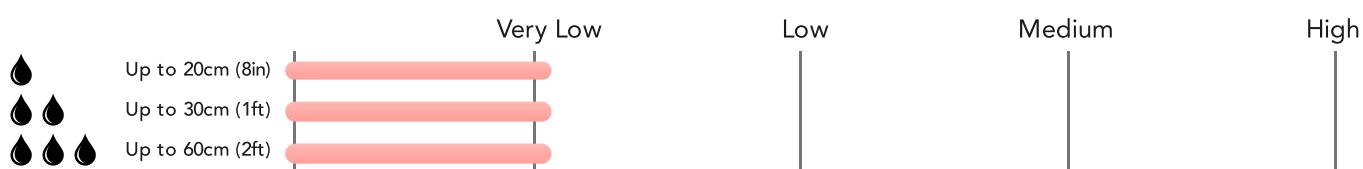


Risk Rating: Very low

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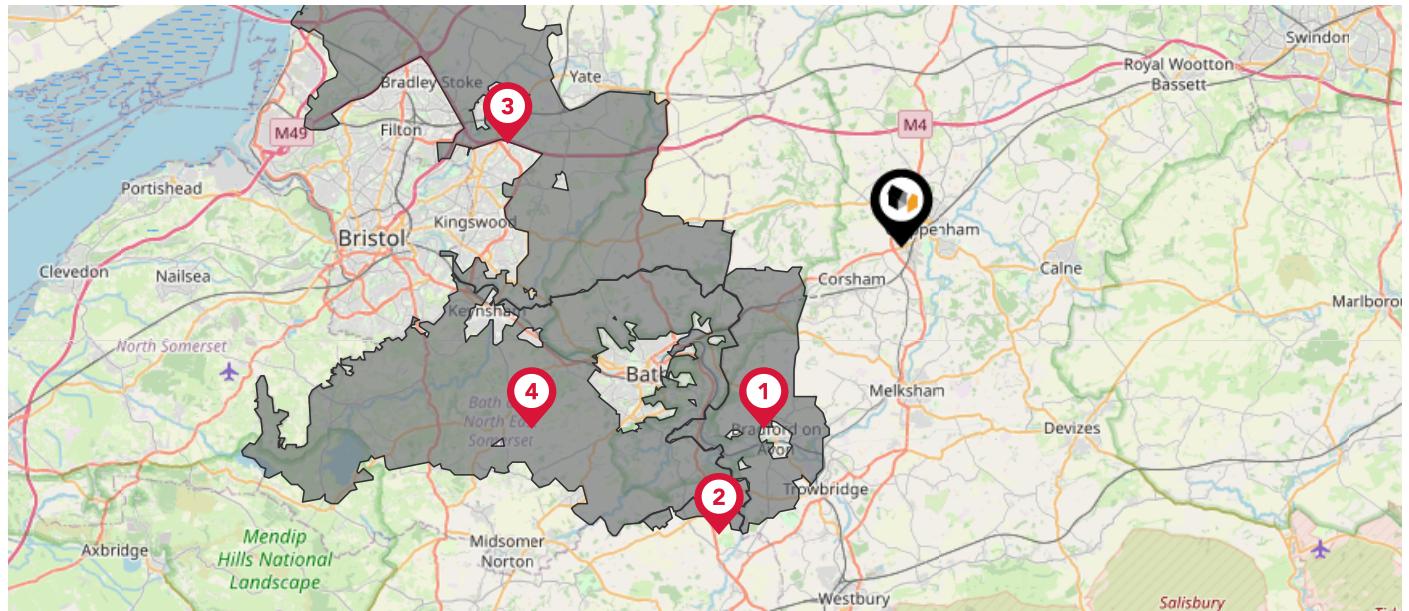


# Maps

## Green Belt

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



### Nearby Green Belt Land

- 1 Bath and Bristol Green Belt - Wiltshire
- 2 Bath and Bristol Green Belt - Mendip
- 3 Bath and Bristol Green Belt - South Gloucestershire
- 4 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

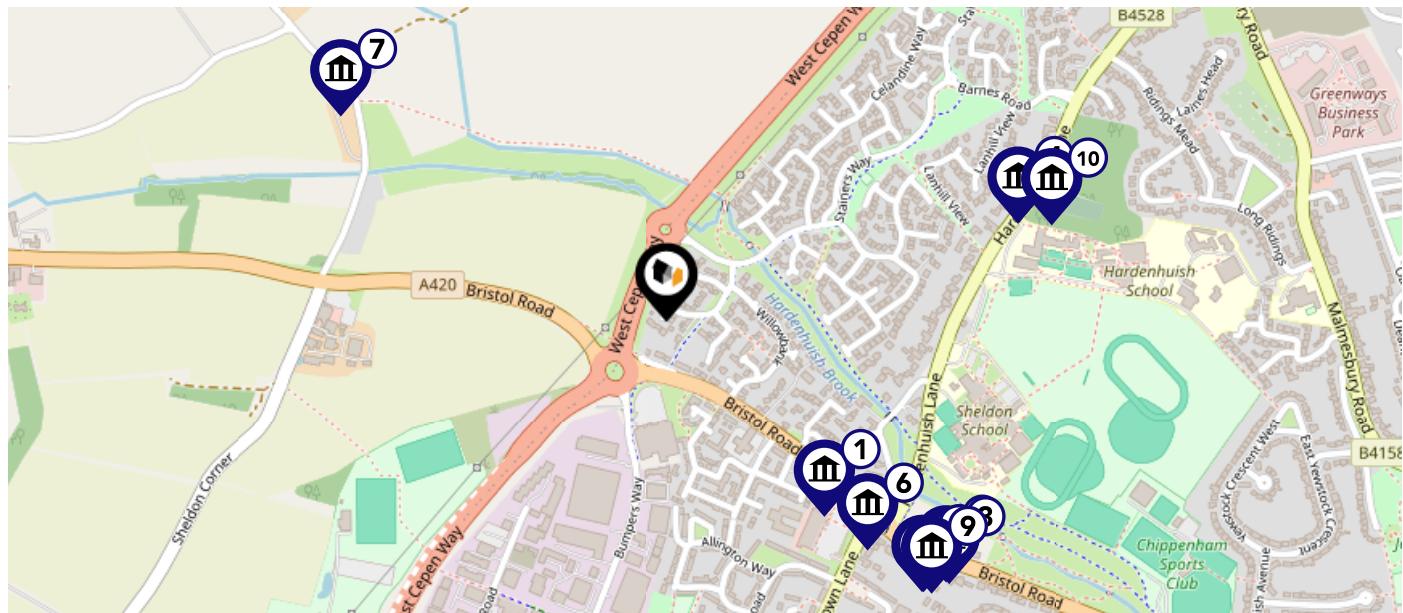
1	The Golf Course-Chippenham, Wiltshire	Historic Landfill	<input type="checkbox"/>
2	Sports Ground, Hungerdown Lane-Chippenham	Historic Landfill	<input type="checkbox"/>
3	Old Brickworks-Easton Lane, Chippenham, Wiltshire	Historic Landfill	<input type="checkbox"/>
4	Chippenham Rifle and Pistol Club Shooting Range-9 Bruges Place, Monkton Park, Patterdown, Chippenham, Wiltshire	Historic Landfill	<input type="checkbox"/>
5	Westmead Refuse Tip-Chippenham, Wiltshire	Historic Landfill	<input type="checkbox"/>
6	Tip Near Chequers Hill-A4, Corsham	Historic Landfill	<input type="checkbox"/>
7	Showell Nurseries-Showell, Near Chippenham, Wiltshire	Historic Landfill	<input type="checkbox"/>
8	Lower Lodge Farm-Pewsham, Chippenham, Wiltshire	Historic Landfill	<input type="checkbox"/>
9	Thingley Junction-Thingley Junction Landfill Site, Thingley Junction, Chippenham, Wiltshire	Historic Landfill	<input type="checkbox"/>
10	Disused Railway Cutting-Thingley	Historic Landfill	<input type="checkbox"/>

# Maps

## Listed Buildings

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exp UK

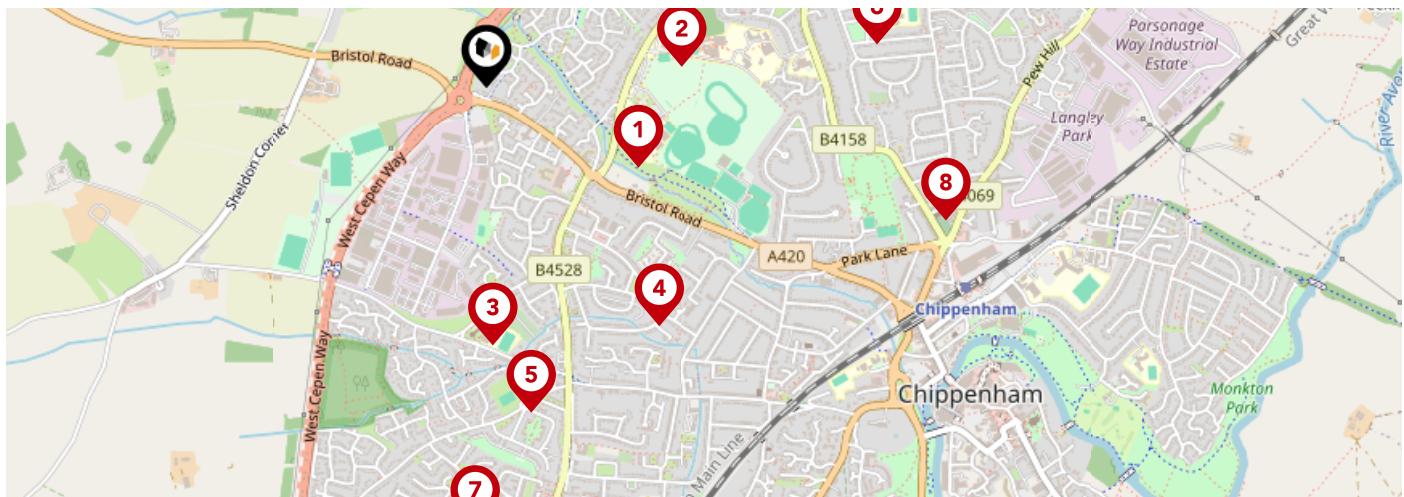
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1022902 - Milestone About 100 Metres North West Of Junction With Old Hardenhuish Lane	Grade II	0.3 miles
	1268147 - 39, Bristol Road	Grade II	0.4 miles
	1268141 - The Folly	Grade II	0.4 miles
	1022347 - The Old Rectory	Grade II	0.4 miles
	1268144 - 31, Bristol Road	Grade II	0.4 miles
	1022906 - Turnpike Cottage	Grade II	0.4 miles
	1199278 - The Cottage	Grade II	0.4 miles
	1268149 - 41, Bristol Road	Grade II	0.4 miles
	1268145 - 35, Bristol Road	Grade II	0.4 miles
	1268099 - David Ricardo Monument In Churchyard Of Church Of St Nicholas	Grade II	0.5 miles

# Area Schools

SCOTT WINDLE  
exp UK

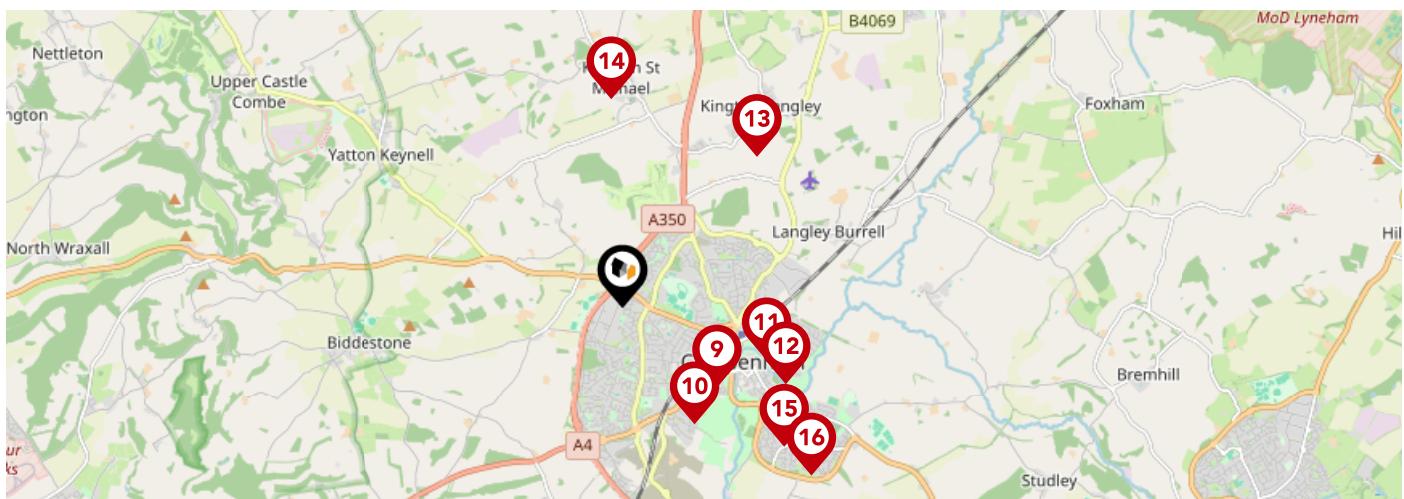


Nursery Primary Secondary College Private

	Sheldon School						
1	Sheldon School Ofsted Rating: Good   Pupils: 1626   Distance:0.4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Hardenhuish School Ofsted Rating: Good   Pupils: 1536   Distance:0.45	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St Peter's CofE Academy Ofsted Rating: Requires improvement   Pupils: 186   Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Redland Primary School Ofsted Rating: Good   Pupils: 290   Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Frogwell Primary School Ofsted Rating: Requires improvement   Pupils: 187   Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Paul's Primary School Ofsted Rating: Good   Pupils: 152   Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Queen's Crescent School Ofsted Rating: Good   Pupils: 417   Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	The Young People's Support Centre Ofsted Rating: Not Rated   Pupils:0   Distance:1.11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools

SCOTT WINDLE  
exp UK

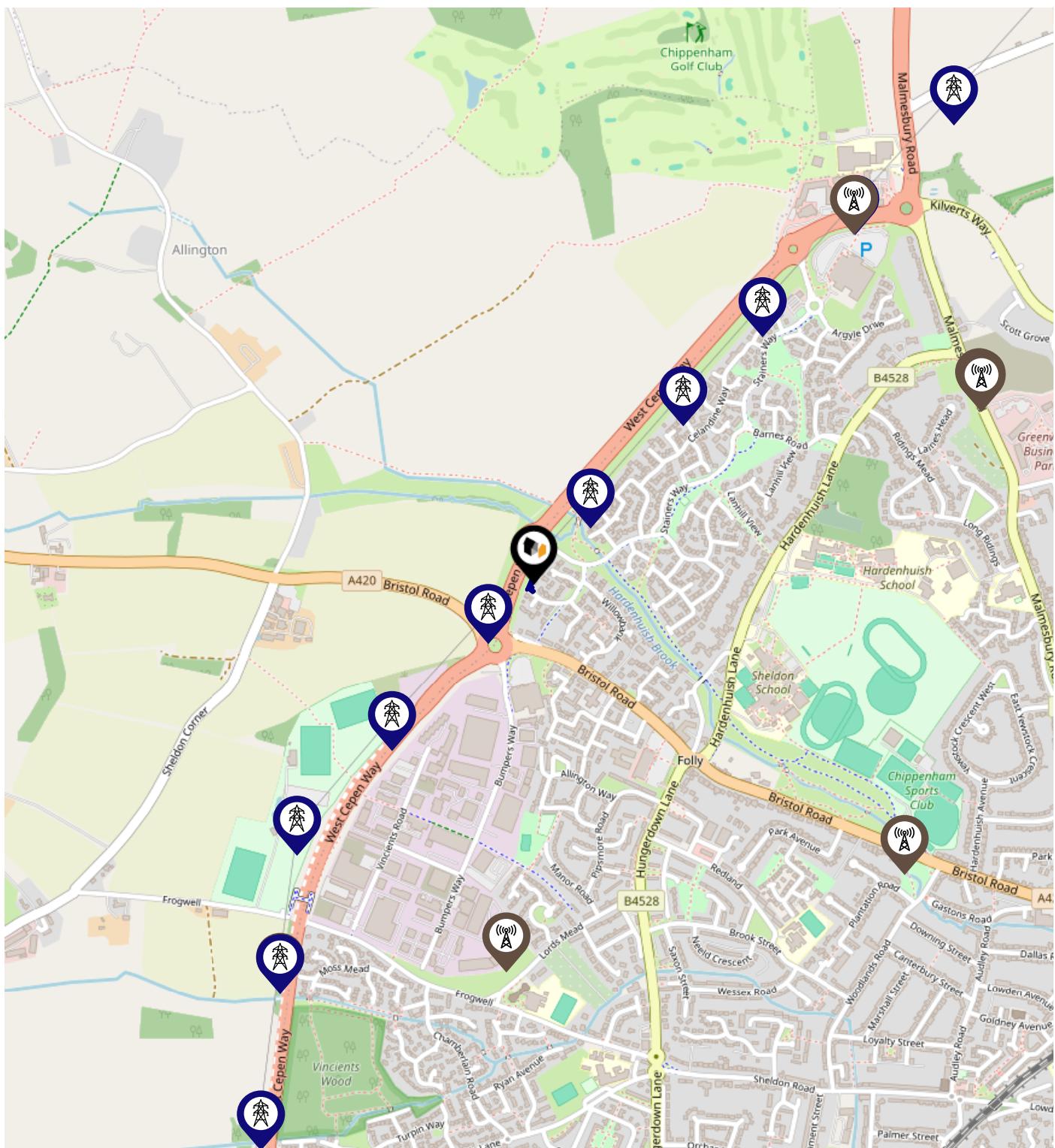


Nursery Primary Secondary College Private

<b>9</b>	Ivy Lane Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 452   Distance:1.14						
<b>10</b>	St Mary's Catholic Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Requires improvement   Pupils: 165   Distance:1.27						
<b>11</b>	Wiltshire College and University Centre	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils:0   Distance:1.42						
<b>12</b>	Monkton Park Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 259   Distance:1.66						
<b>13</b>	Langley Fitzurse Church of England Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 101   Distance:1.87						
<b>14</b>	Kington St Michael Church of England Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Outstanding   Pupils: 133   Distance:1.92						
<b>15</b>	Charter Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 217   Distance:1.97						
<b>16</b>	Kings Lodge Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 301   Distance:2.34						

# Local Area Masts & Pylons

SCOTT WINDLE  
exp UK



## Key:

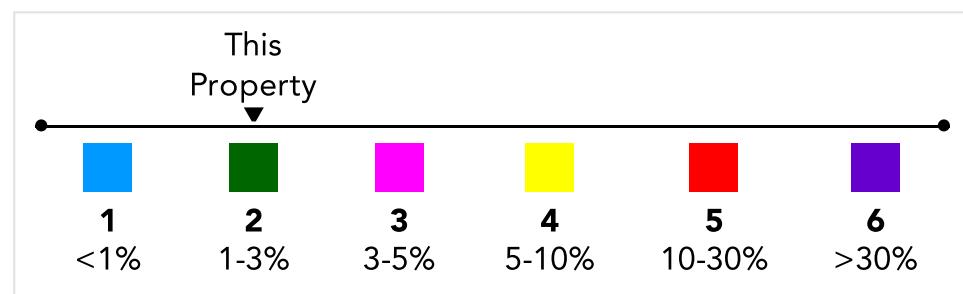
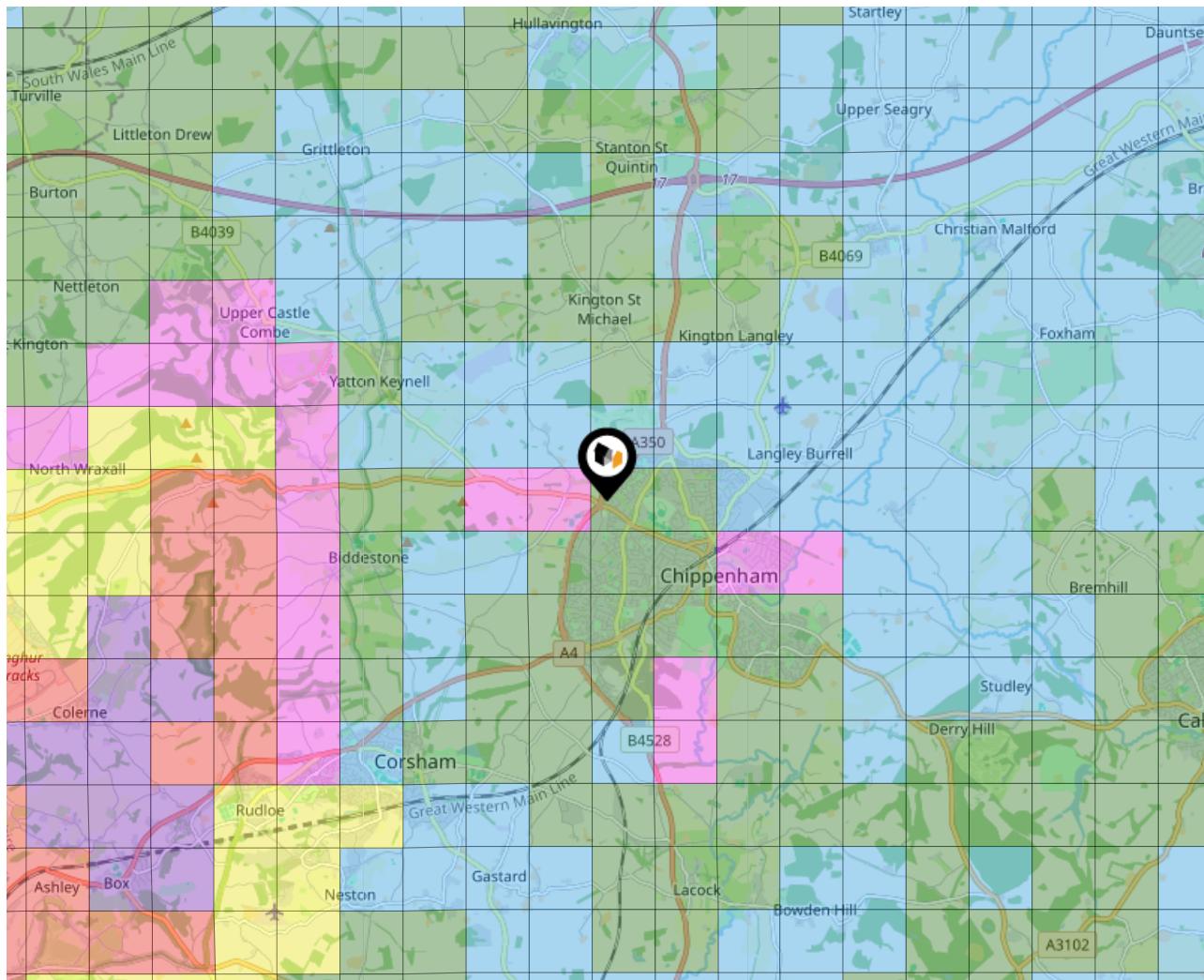
- Power Pylons
- Communication Masts

# Environment Radon Gas

SCOTT WINDLE  
exp UK

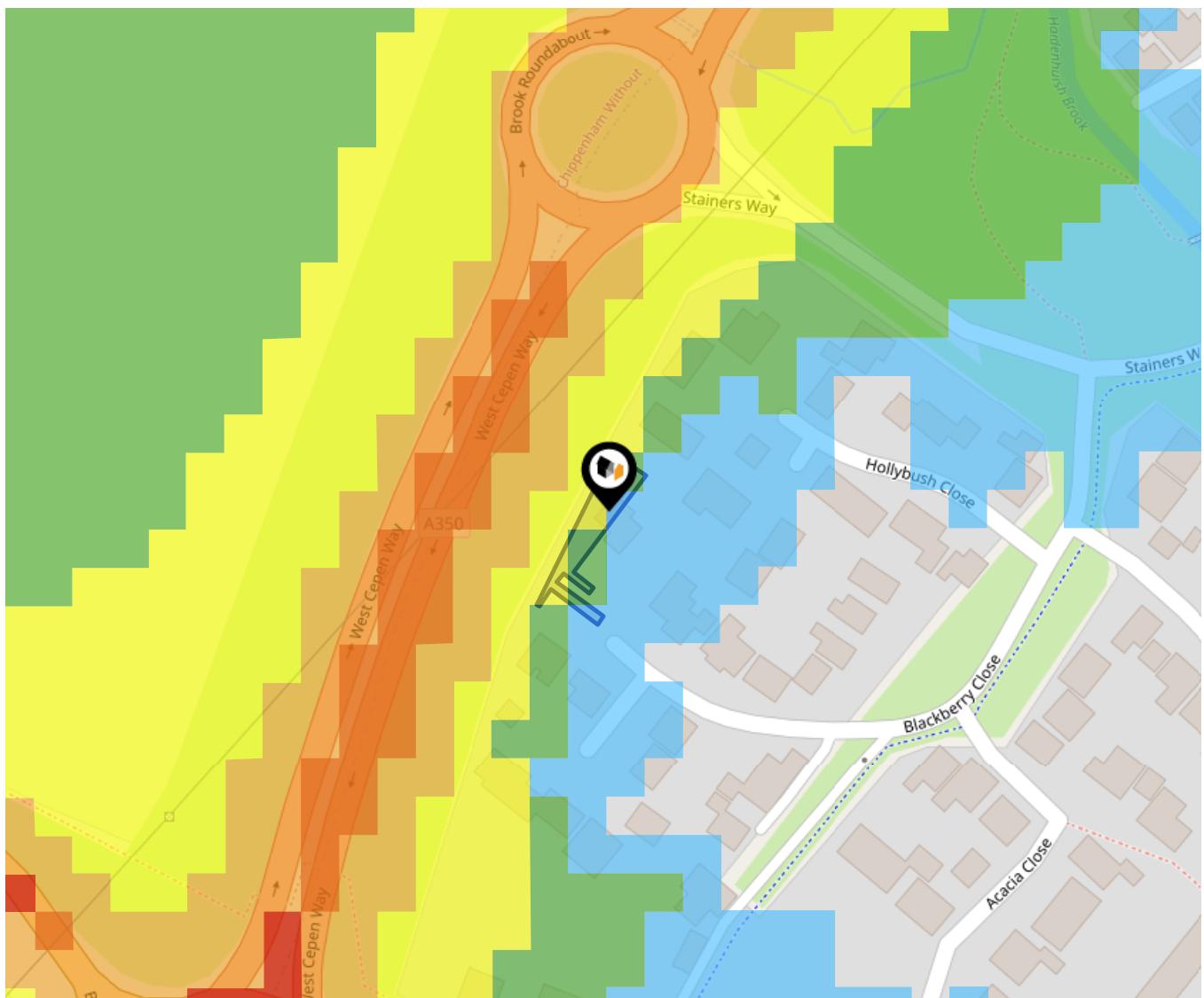
## What is Radon?

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>).



# Local Area Road Noise

SCOTT WINDLE  
exp UK



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

# Environment Soils & Clay

SCOTT WINDLE  
exp UK

Ground Composition for this Address (Surrounding square kilometer zone around property)

**Carbon Content:**

HIGH

**Soil Texture:**

LOAM

**Parent Material Grain:**

ARGILLIC -

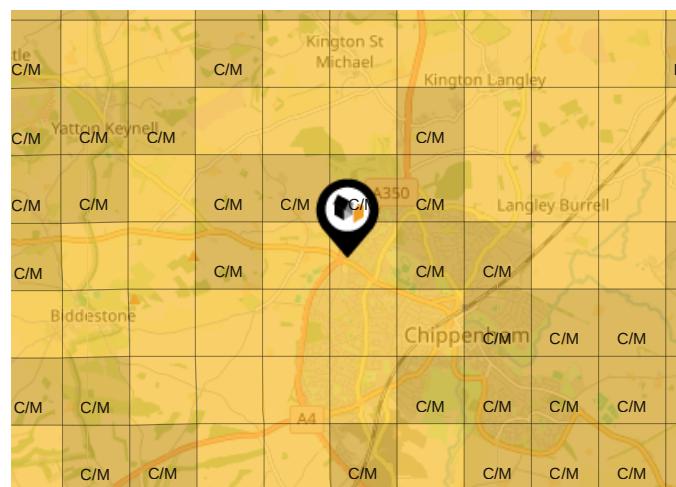
**Soil Depth:**

INTERMEDIATE-SHALLOW

ARENACEOUS

**Soil Group:**

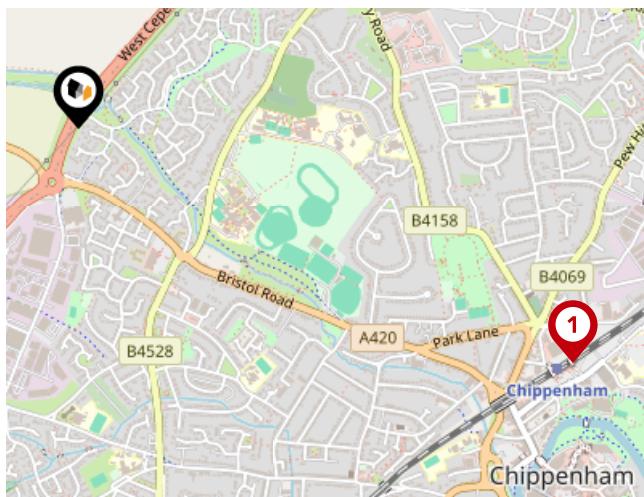
HEAVY TO MEDIUM



## Primary Classifications (Most Common Clay Types)

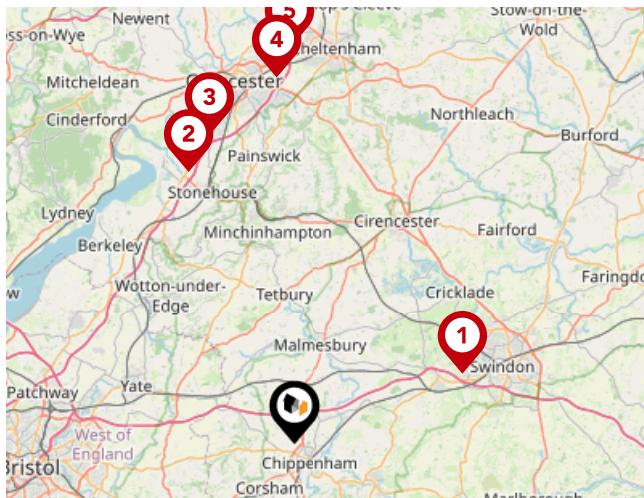
<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL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



## National Rail Stations

Pin	Name	Distance
1	Chippenham Rail Station	1.27 miles
2	Melksham Rail Station	6.24 miles
3	Bradford-on-Avon Rail Station	9.88 miles



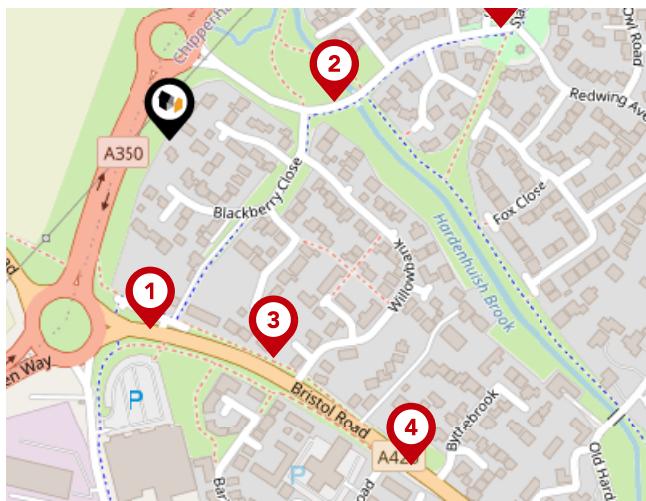
## Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J16	13.46 miles
2	M5 J13	21.46 miles
3	M5 J12	23.58 miles
4	M5 J11A	26.94 miles
5	M5 J11	29.04 miles



## Airports/Helpads

Pin	Name	Distance
1	Staverton	29.26 miles
2	Bristol Airport	25.21 miles
3	Felton	25.21 miles
4	Kidlington	43.56 miles



## Bus Stops/Stations

Pin	Name	Distance
1	Bumpers Farm Roundabout	0.11 miles
2	Blackberry Close	0.1 miles
3	Willowbank	0.14 miles
4	Bythebrook	0.23 miles
5	Redwing Avenue	0.2 miles

SCOTT WINDLE  


### 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



/in/scott-windle-913a1325/



/scottwindlethelocalpropertyguy/

# 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.

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