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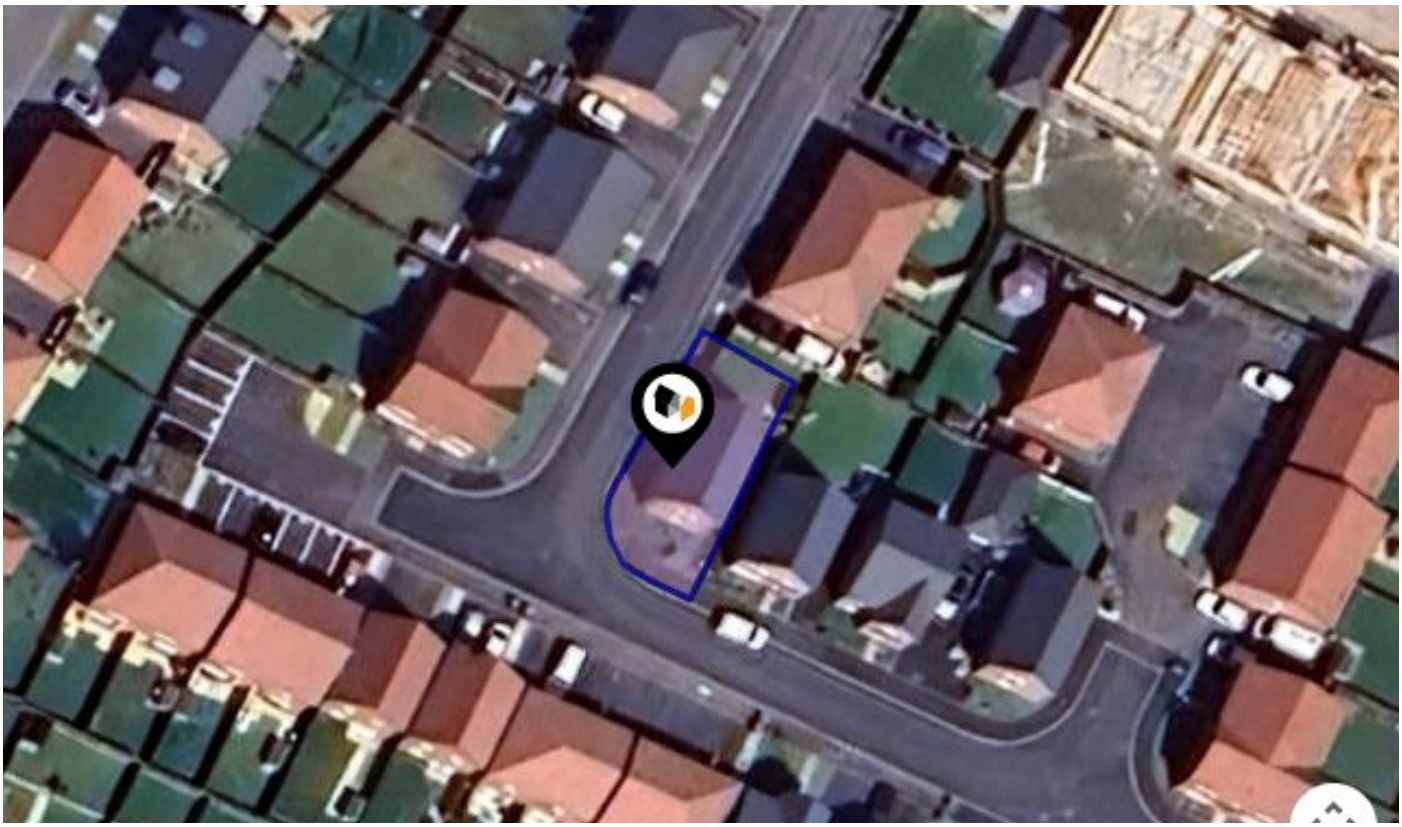
KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 21st May 2025



THE BACHE, LIGHTMOOR VILLAGE, TELFORD, TF4

OIRO : £300,000

Mark Garner Powered By EXP

Telford, TF3
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mark.garner@exp.uk.com
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Property
Overview

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Property

Type:	Detached	**OIRO:**	£300,000
Bedrooms:	3		
Floor Area:	904 ft^2 / 84 m^2		
Plot Area:	0.05 acres		
Year Built :	2023		
Council Tax :	Band C		
Annual Estimate:	£1,908		
Title Number:	SL282720		

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

26 mb/s

1800 mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

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Gallery
Photos

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Gallery
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Gallery
Floorplan

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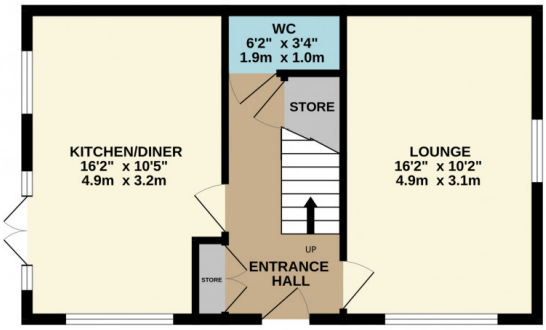
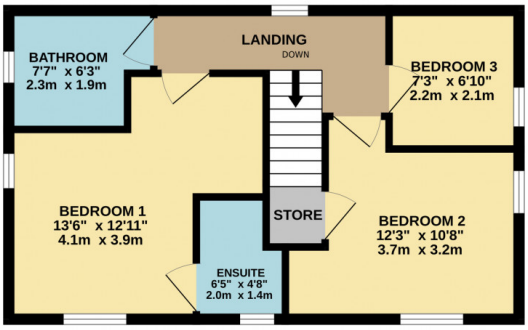
THE BACHE, LIGHTMOOR VILLAGE, TELFORD, TF4

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Lightmoor Village, TF4

Energy rating

B

Valid until 14.11.2032

Score	Energy rating	Current	Potential
92+	A		95 | A
81-91	B	83 | B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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 0.27 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 0.14 W/m-Â¦K
Total Floor Area:	84 m^2

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Maps
Coal Mining

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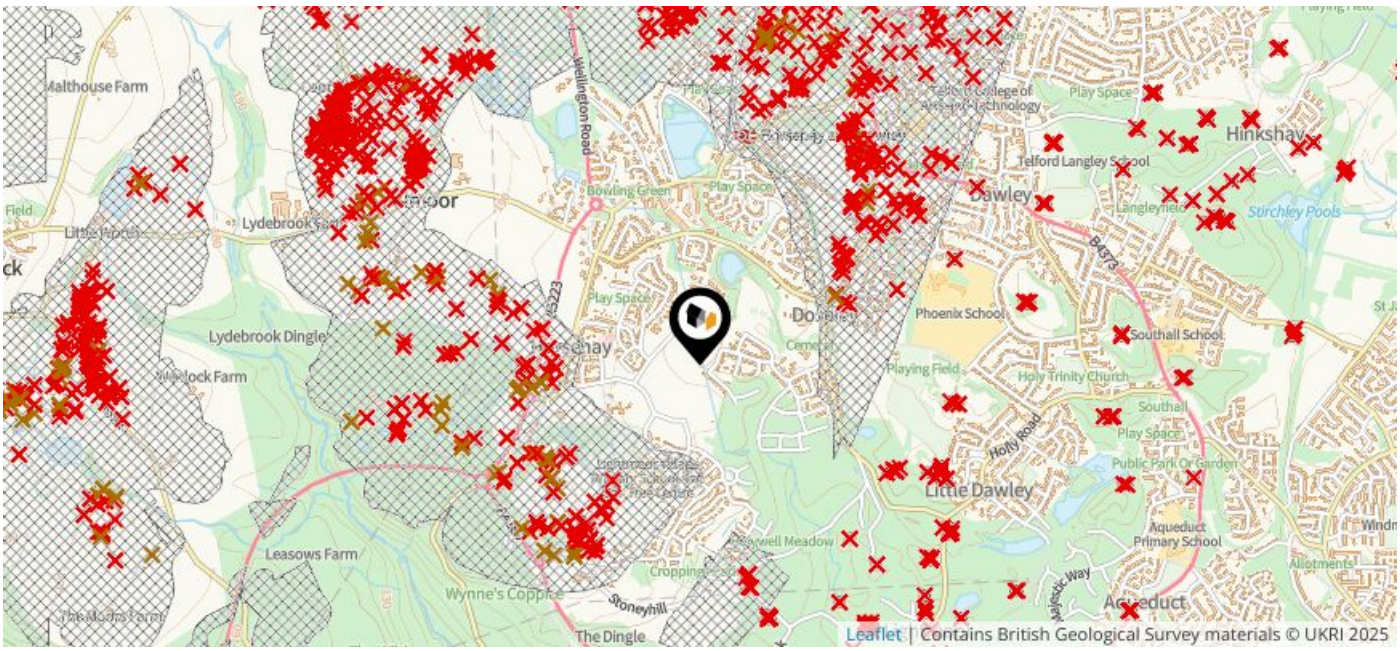
This map displays nearby coal mine entrances and their classifications.



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.

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Maps
Rail Noise

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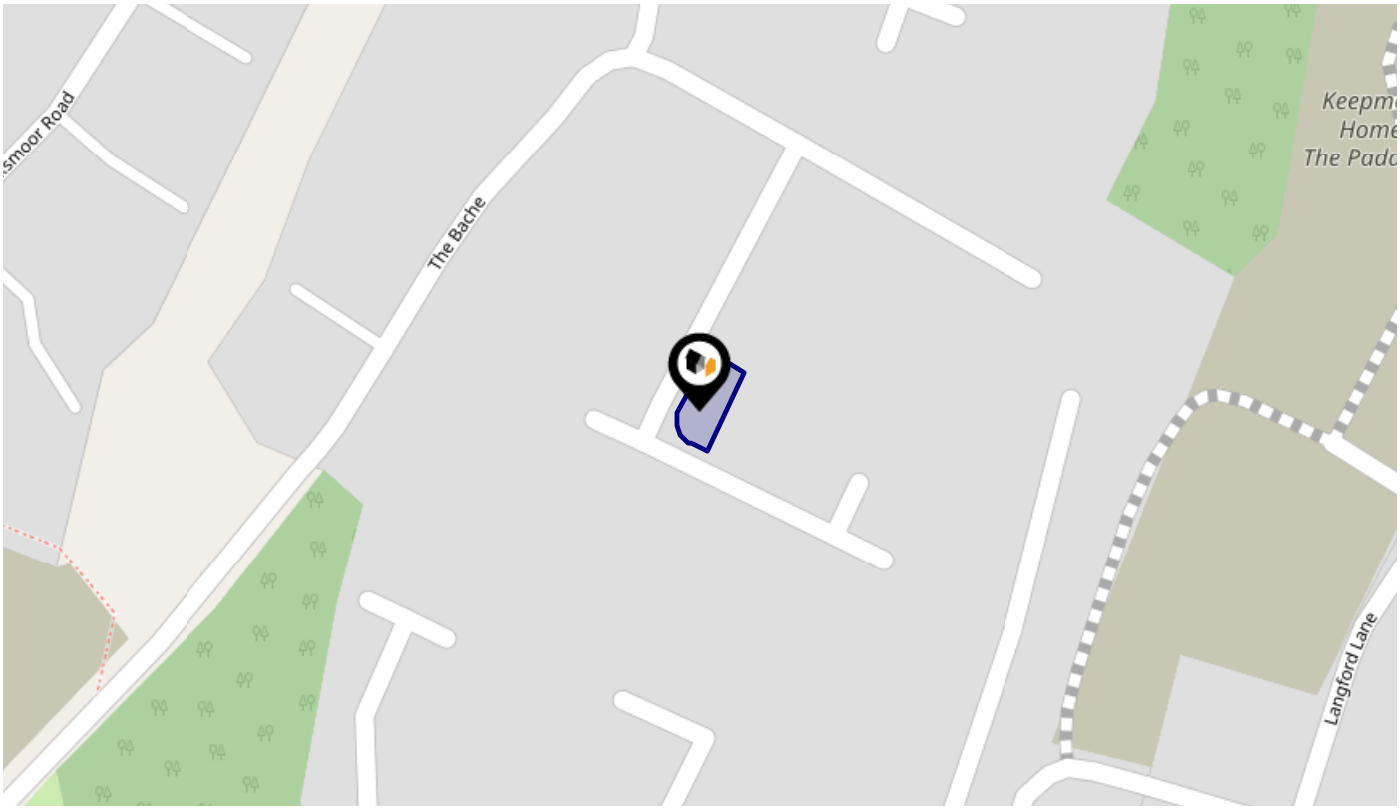
This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...



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	

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Area
Schools

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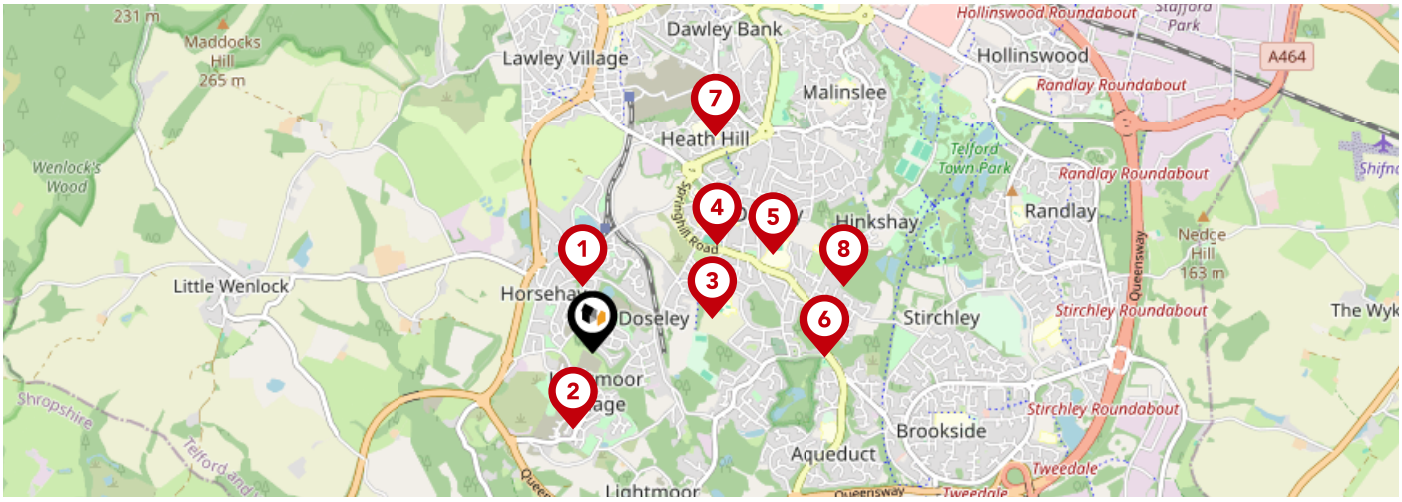

		Nursery	Primary	Secondary	College	Private
1	**The Seeds School** Ofsted Rating: Good | Pupils: 32 | Distance:0.3	☐	☐	☑	☐	☐
2	**Lightmoor Village Primary School** Ofsted Rating: Good | Pupils: 212 | Distance:0.35	☐	☑	☐	☐	☐
3	**Captain Webb Primary School** Ofsted Rating: Good | Pupils: 485 | Distance:0.56	☐	☑	☐	☐	☐
4	**Dawley Church of England Primary Academy** Ofsted Rating: Good | Pupils: 228 | Distance:0.74	☐	☑	☐	☐	☐
5	**The Telford Langley School** Ofsted Rating: Good | Pupils: 1099 | Distance:0.93	☐	☐	☑	☐	☐
6	**Southall School** Ofsted Rating: Good | Pupils: 192 | Distance:1.04	☐	☐	☑	☐	☐
7	**Ladygrove Primary School** Ofsted Rating: Good | Pupils: 453 | Distance:1.13	☐	☑	☐	☐	☐
8	**Queensway** Ofsted Rating: Good | Pupils: 118 | Distance:1.17	☐	☐	☑	☐	☐

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Area
Schools

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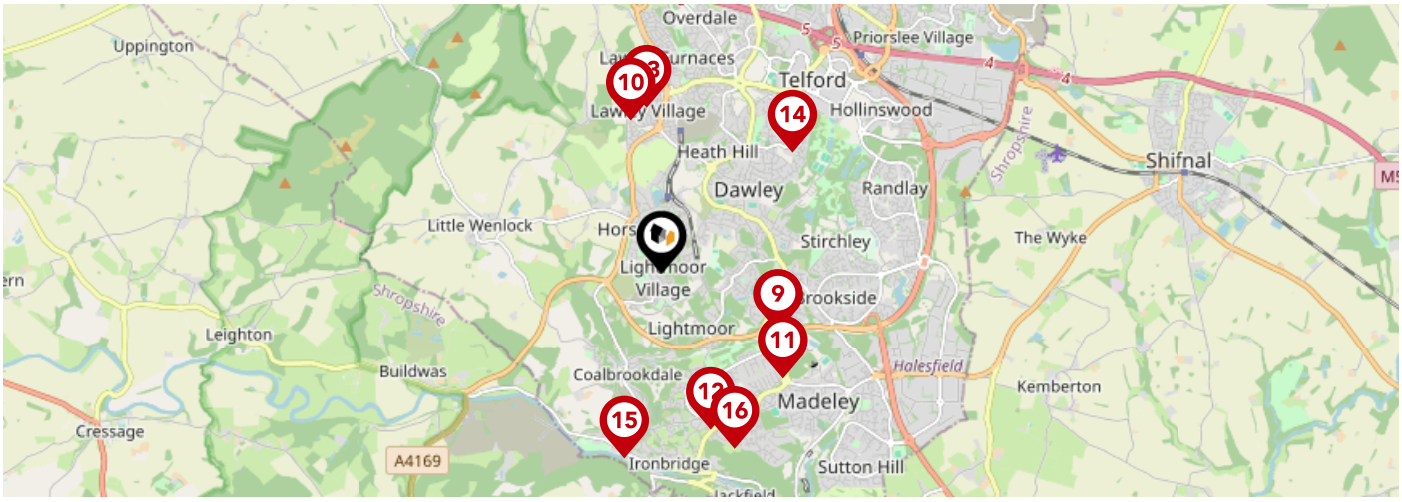

	Nursery	Primary	Secondary	College	Private
9 Aqueduct Primary Academy Ofsted Rating: Requires improvement | Pupils:0 | Distance:1.17	☐	☑	☐	☐	☐
10 Lawley Village Academy Ofsted Rating: Good | Pupils: 219 | Distance:1.42	☐	☑	☐	☐	☐
11 Madeley Academy Ofsted Rating: Good | Pupils: 1271 | Distance:1.43	☐	☐	☑	☐	☐
12 William Reynolds Primary School Ofsted Rating: Outstanding | Pupils: 444 | Distance:1.46	☐	☑	☐	☐	☐
13 Lawley Primary School Ofsted Rating: Good | Pupils: 422 | Distance:1.52	☐	☑	☐	☐	☐
14 Old Park Primary School Ofsted Rating: Good | Pupils: 648 | Distance:1.61	☐	☑	☐	☐	☐
15 Aspris Telford School Ofsted Rating: Requires improvement | Pupils: 13 | Distance:1.69	☐	☐	☑	☐	☐
16 Woodlands Primary School Ofsted Rating: Good | Pupils: 436 | Distance:1.7	☐	☑	☐	☐	☐

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Local Area
Road Noise

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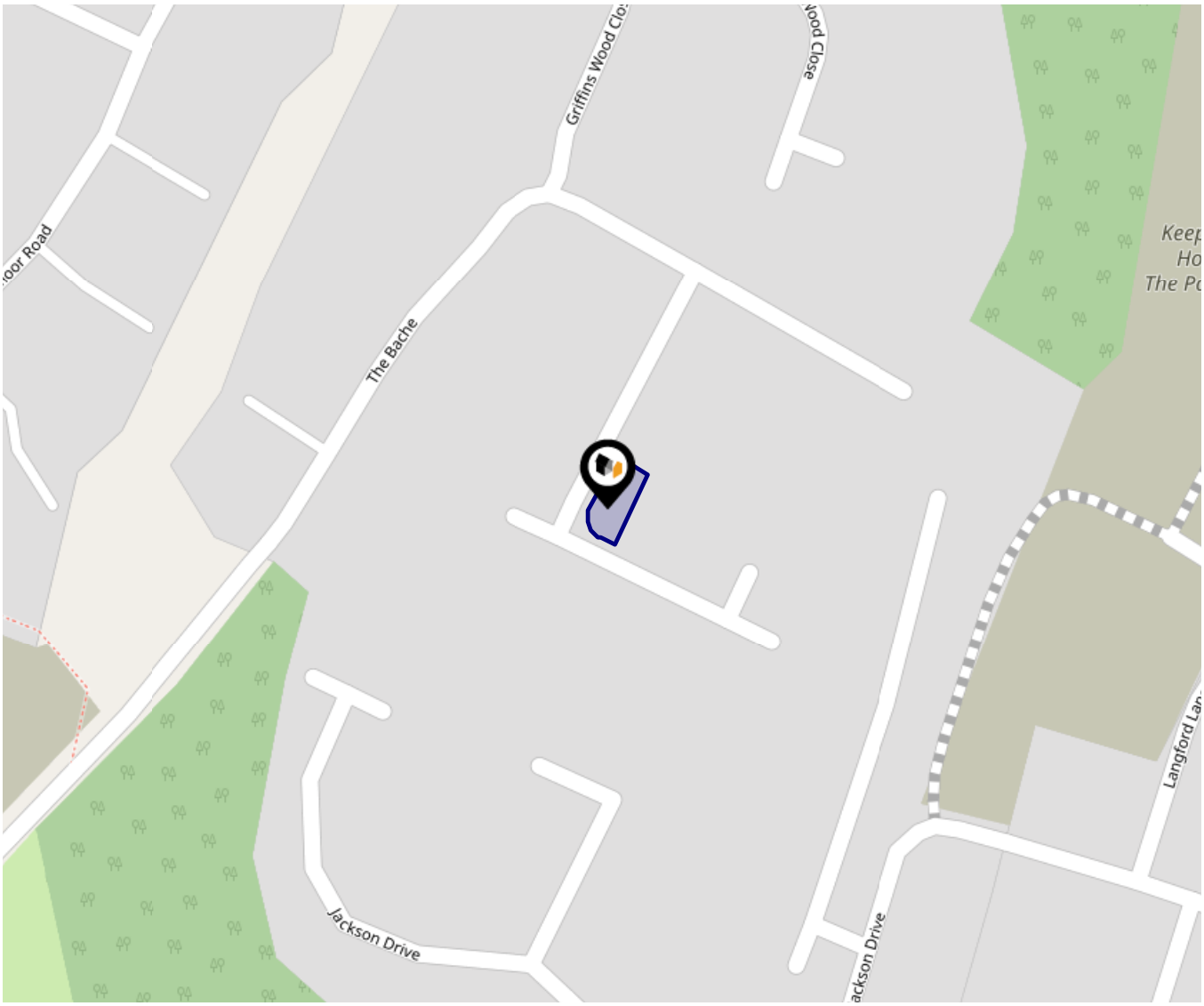

This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

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Environment
Soils & Clay

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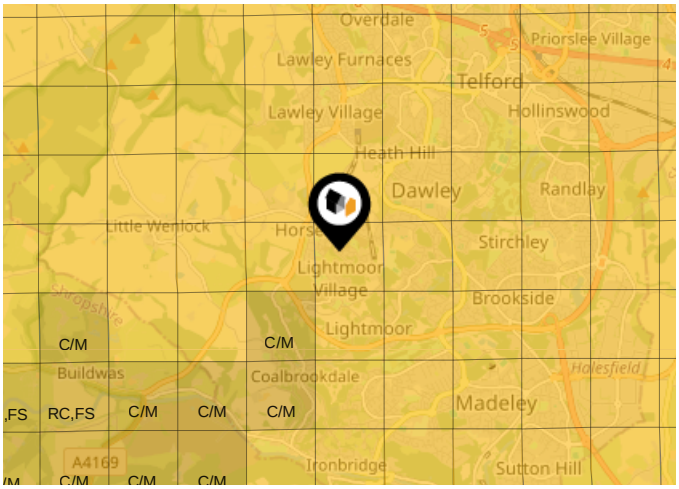
Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	VARIABLE(LOW)	**Soil Texture:**	LOAM TO CLAYEY LOAM
Parent Material Grain:	MIXED (ARGILLIC-RUDACEOUS)	**Soil Depth:**	DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		



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

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Area
Transport (National)

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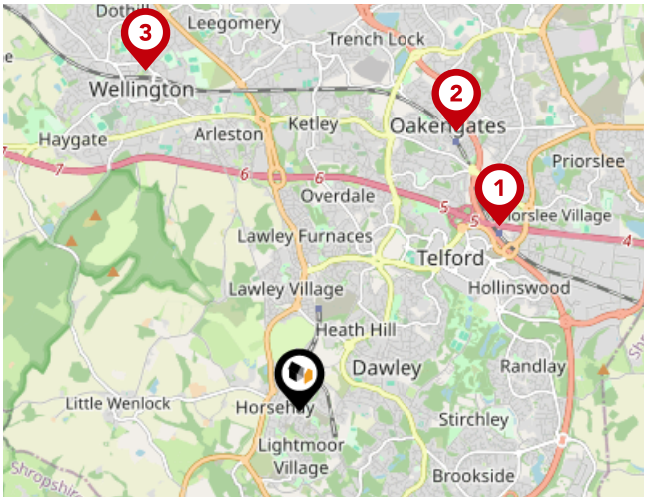
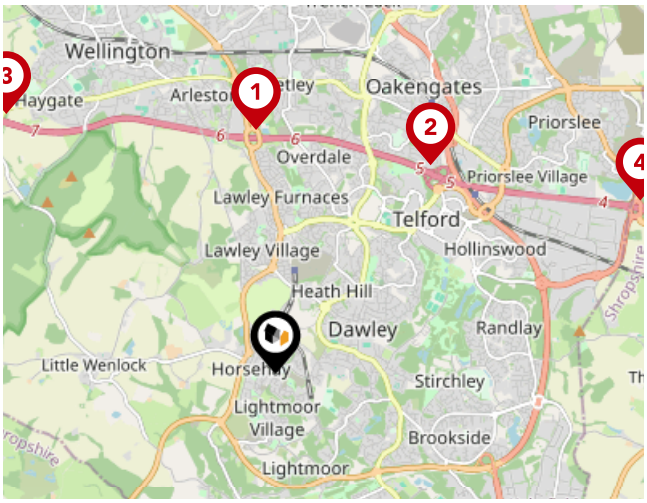


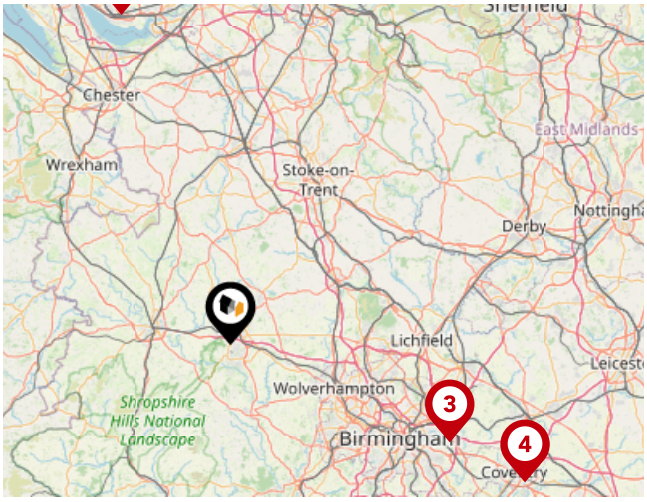
National Rail Stations

Pin	Name	Distance
1	Telford Central Rail Station	2.46 miles
2	Oakengates Rail Station	2.9 miles
3	Shropshire Rail Station	3.37 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M54 J6	2.2 miles
2	M54 J5	2.34 miles
3	M54 J7	3.37 miles
4	M54 J4	3.64 miles
5	M54 J3	7.72 miles



Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	49.6 miles
2	Speke	49.57 miles
3	Birmingham Airport	34.65 miles
4	Baginton	46.94 miles

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Area
Transport (Local)

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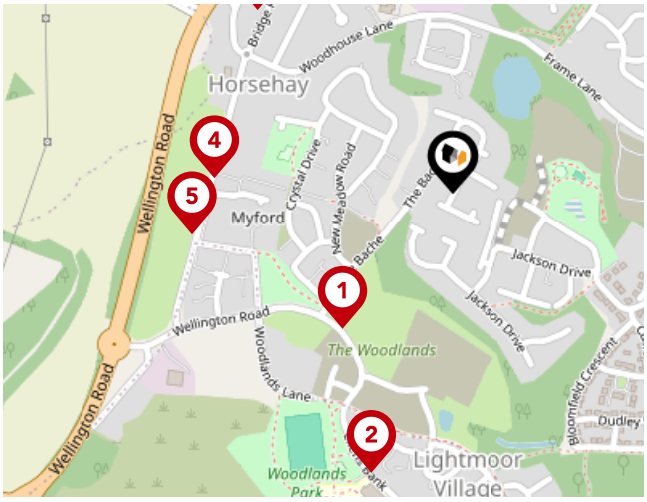

Bus Stops/Stations

Pin	Name	Distance
1	Woodlands Farm	0.2 miles
2	Lightmoor Square	0.33 miles
3	Foresters Arms	0.3 miles
4	Myford House	0.27 miles
5	Myford House	0.3 miles

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It's simple really, rather than dealing with multiple people in the office every time you call to ask a question or to get help with an issue that you may have, you deal directly with me from start to finish. I become your personal account manager. You'll get access to my personal number so that you can reach me at a time that suits you. I don't close the office doors at 5pm, as this is not always convenient for you. You can reach me 7 days a week, I'm always here to help.

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Testimonials

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Testimonial 1

Mark Garner was brilliant. He kept us in the loop from day one. He updated us every step of the way with the purchase of our new home but then at the same time he was also helping advise with the sale of our own house which was a massive help as we were left in the dark with the company we had listed with. I would definitely recommend Mark. Helpful and excellent communication during such a stressful and big transition. Thank you again Mark!

Testimonial 2

Excellent service from start to finish. Mark was always very helpful. Excellent communication, If Mark couldn't answer the phone straight away, he always returned our calls as soon as possible. We highly recommend him.

Testimonial 3

Best estate agent for sure! Mark was excellent from start to finish, consistent and very informative with updates. He made our journey so stressless and was just amazing to deal with. We couldn't thank him enough! HIGHLY RECOMMEND.

Testimonial 4

The best Estate Agent I approached. It was my 3rd property and Mark was absolutely great and professional. He was helping us also with communication between buyers as we were in a chain. We sold and accept ed an offer for our house within 3 days from the day the advert appeared online. Highly recommend.

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Agent
Disclaimer

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