

SCOTT WINDLE

POWERED BY
exp™ UK



See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Saturday 19th September 2026



KNIGHT CLOSE, CHIPPENHAM, SN15

Scott Windle Powered by eXp

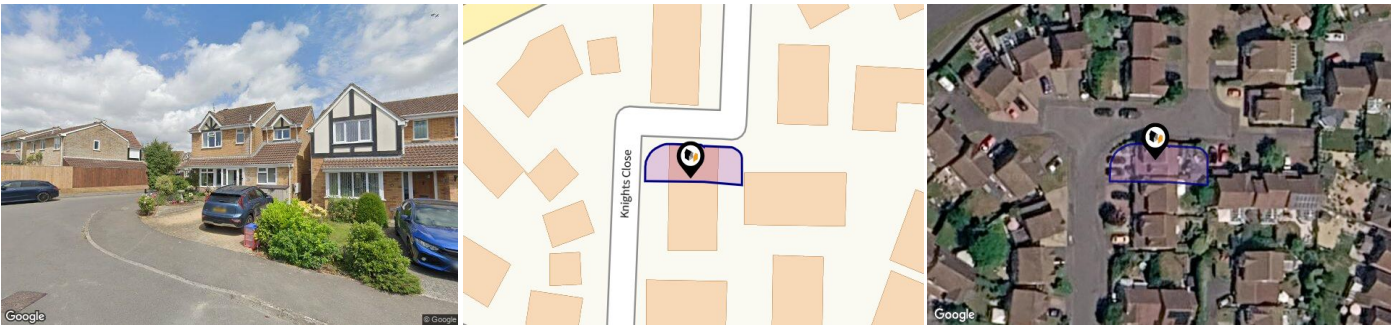
07838311550

scott.windle@expuk.com

scottwindle.exp.uk.com



Powered by
aprift
Know any property instantly



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,065 ft ² / 99 m ²		
Plot Area:	0.05 acres		
Year Built :	1983-1990		
Council Tax :	Band D		
Annual Estimate:	£2,572		
Title Number:	WT94802		

Local Area

Local Authority:	Wiltshire	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	Very low	7	80	10000
• Surface Water	Very low	mb/s	mb/s	mb/s

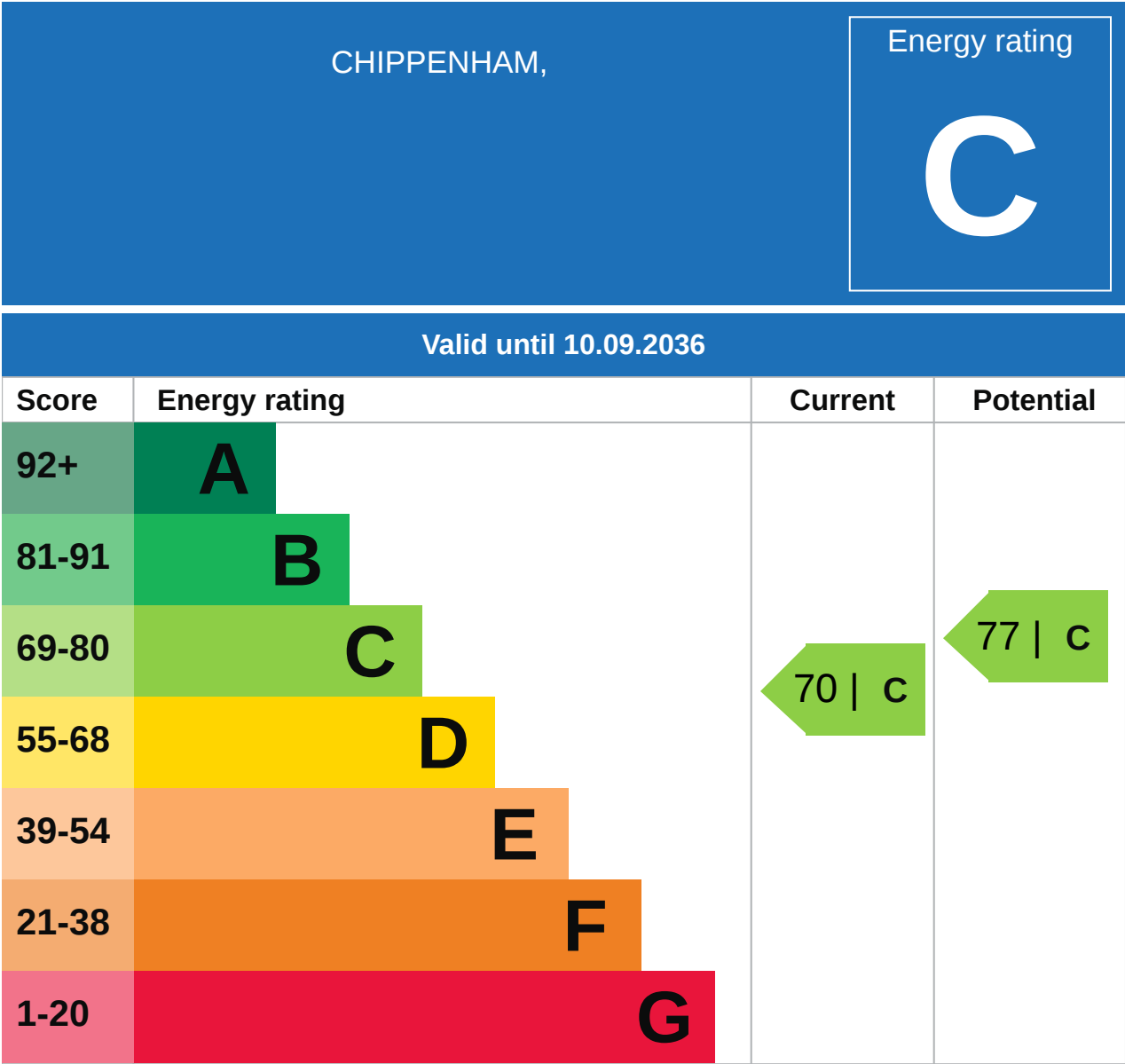
Mobile Coverage:	Satellite/Fibre TV Availability:		
(based on calls indoors)			



Property

EPC - Certificate

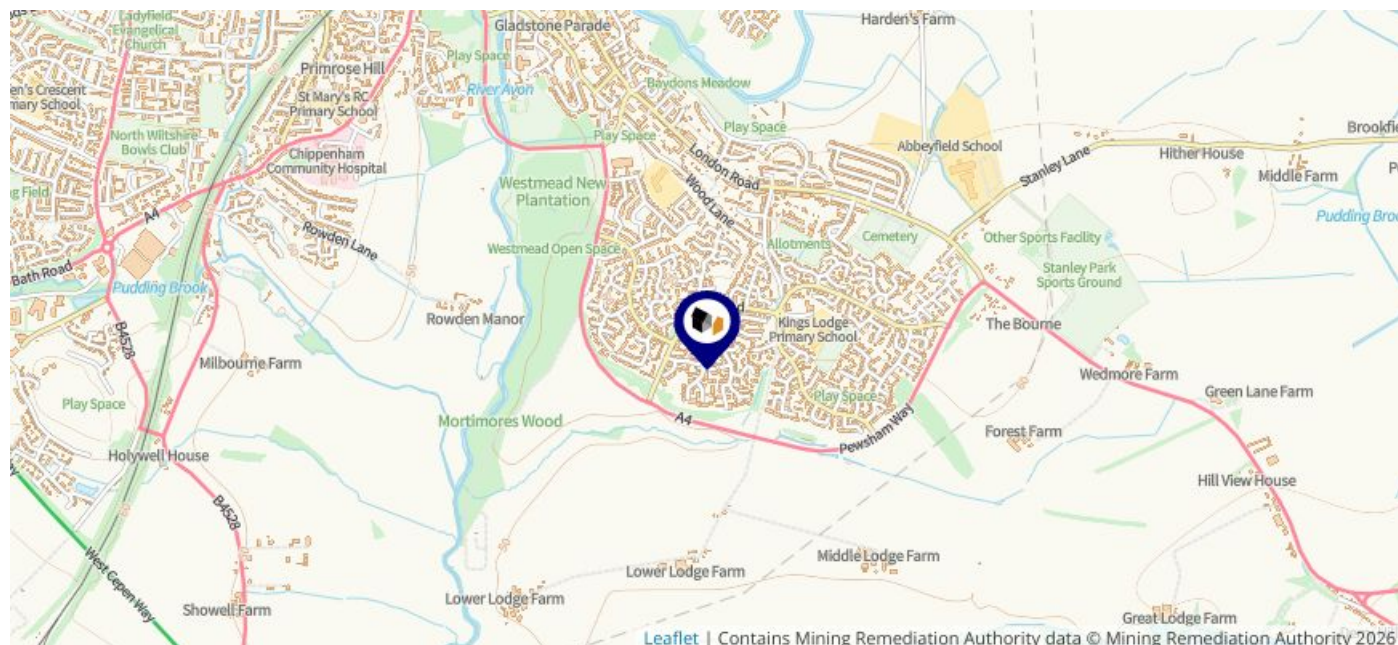
SCOTT WINDLE
exp UK



Additional EPC Data

Property Type:	Detached house
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer and room thermostat
Main Heating Controls Energy:	Average
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Good lighting efficiency
Lighting Energy:	Good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	None
Air Tightness:	(not tested)
Total Floor Area:	99 m ²

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.

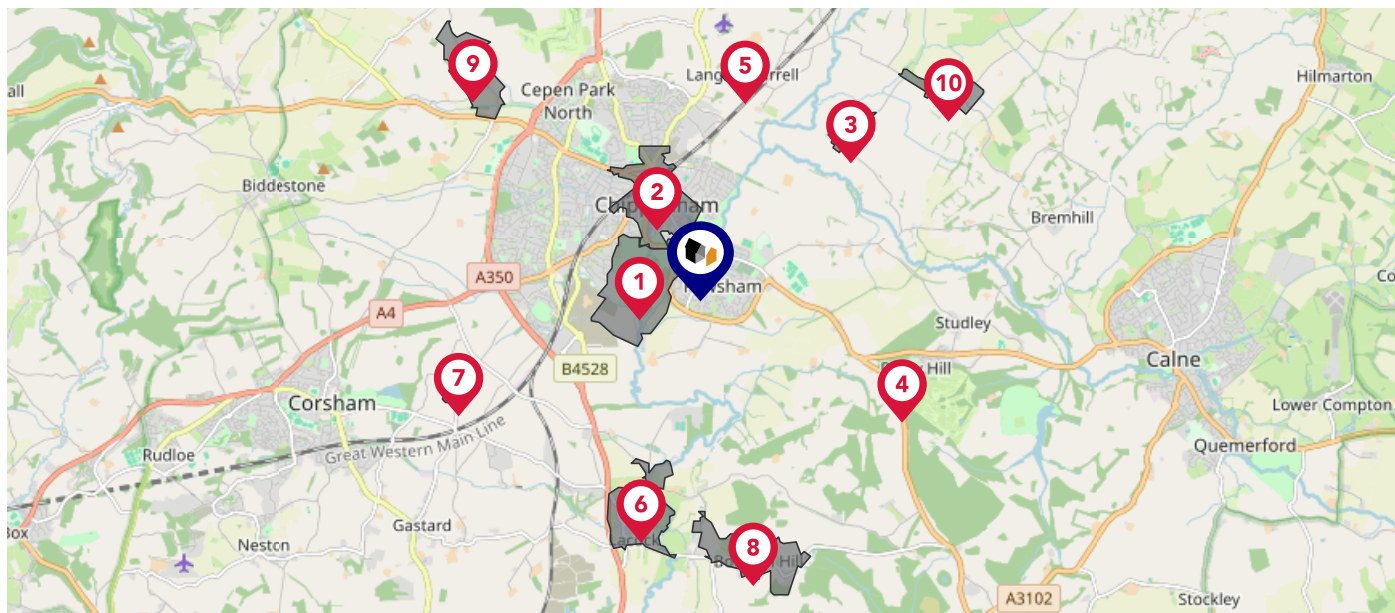
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

Maps

Conservation Areas

SCOTT WINDLE
exp^{UK}

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

Rowden

2

Chippenham

3

Tytherton Lucas

4

Old Derry Hill

5

Langley Burrell

6

Lacock

7

Easton

8

Bowden Hill

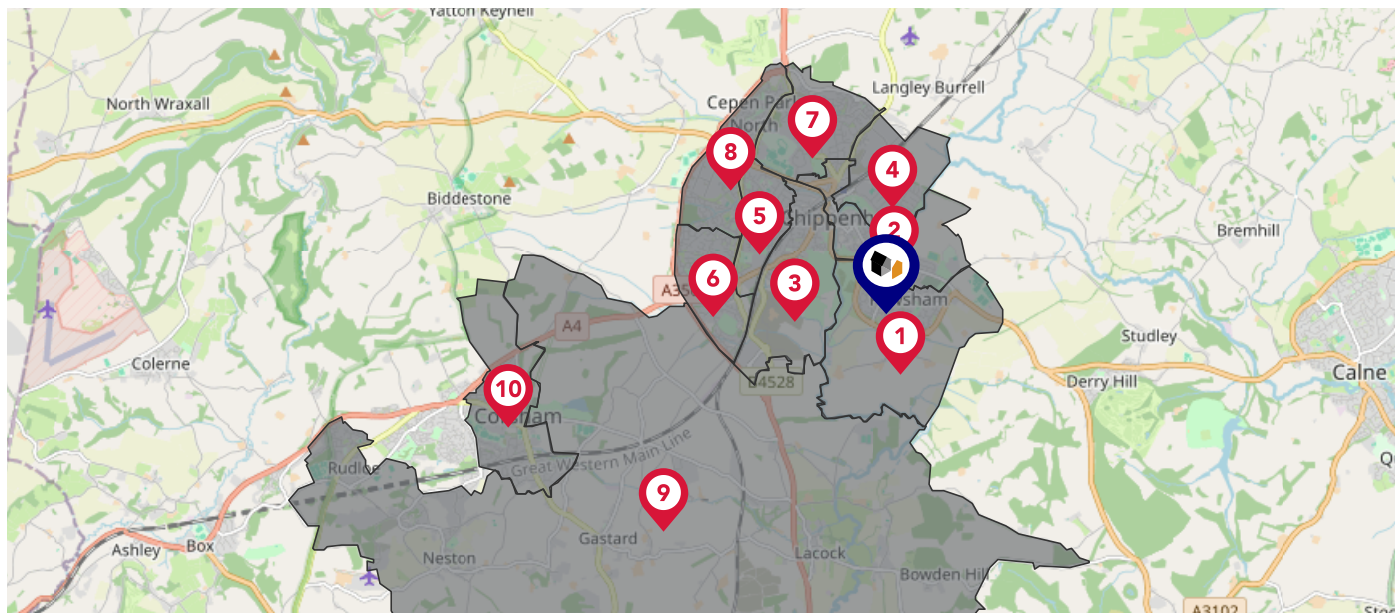
9

Allington

10

East Tytherton

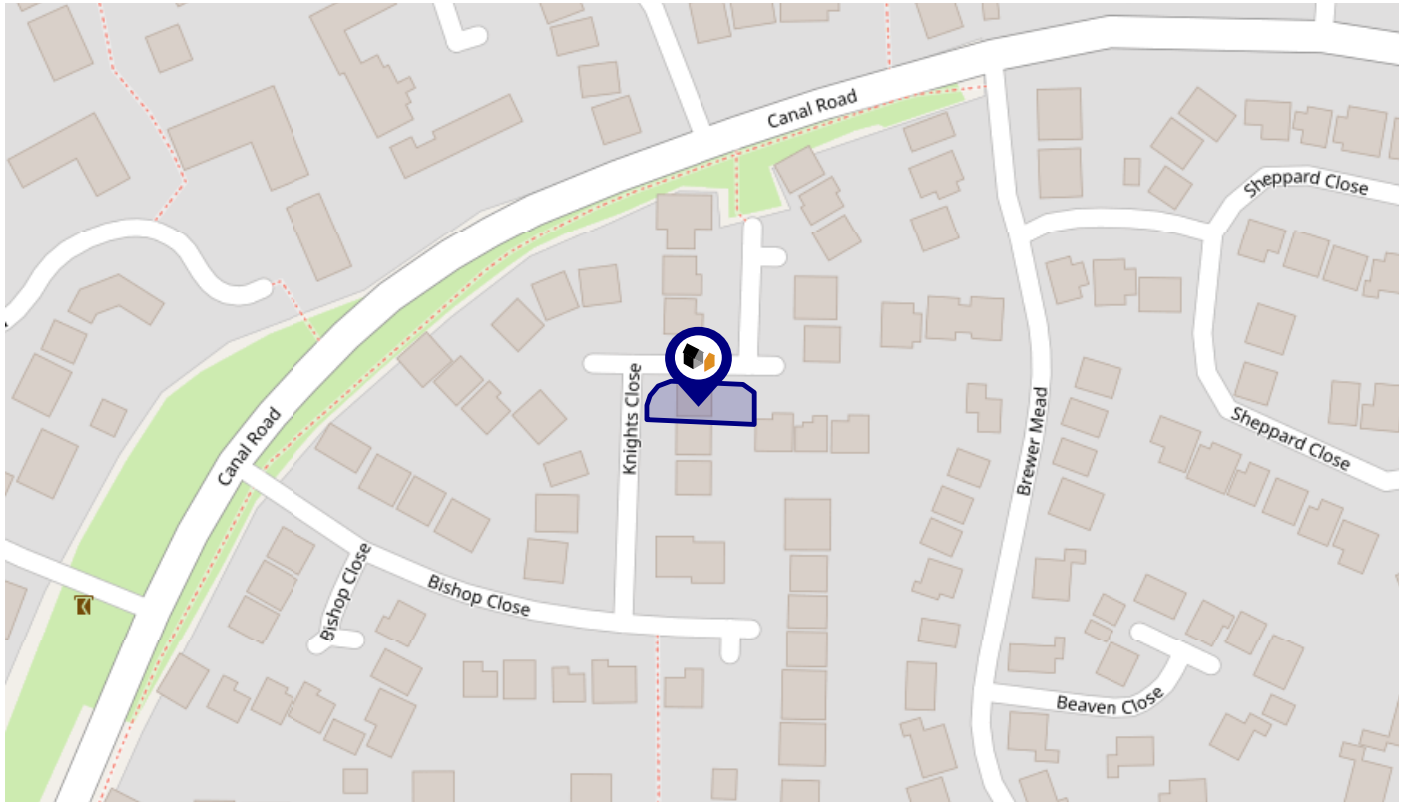
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

-  Chippenham Pewsham ED
-  Chippenham Hardens & Central ED
-  Chippenham Lowden & Rowden ED
-  Chippenham Monkton ED
-  Chippenham Sheldon ED
-  Chippenham Cepen Park & Hunters Moon ED
-  Chippenham Hardenhuish ED
-  Chippenham Cepen Park & Derriads ED
-  Corsham Without 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:

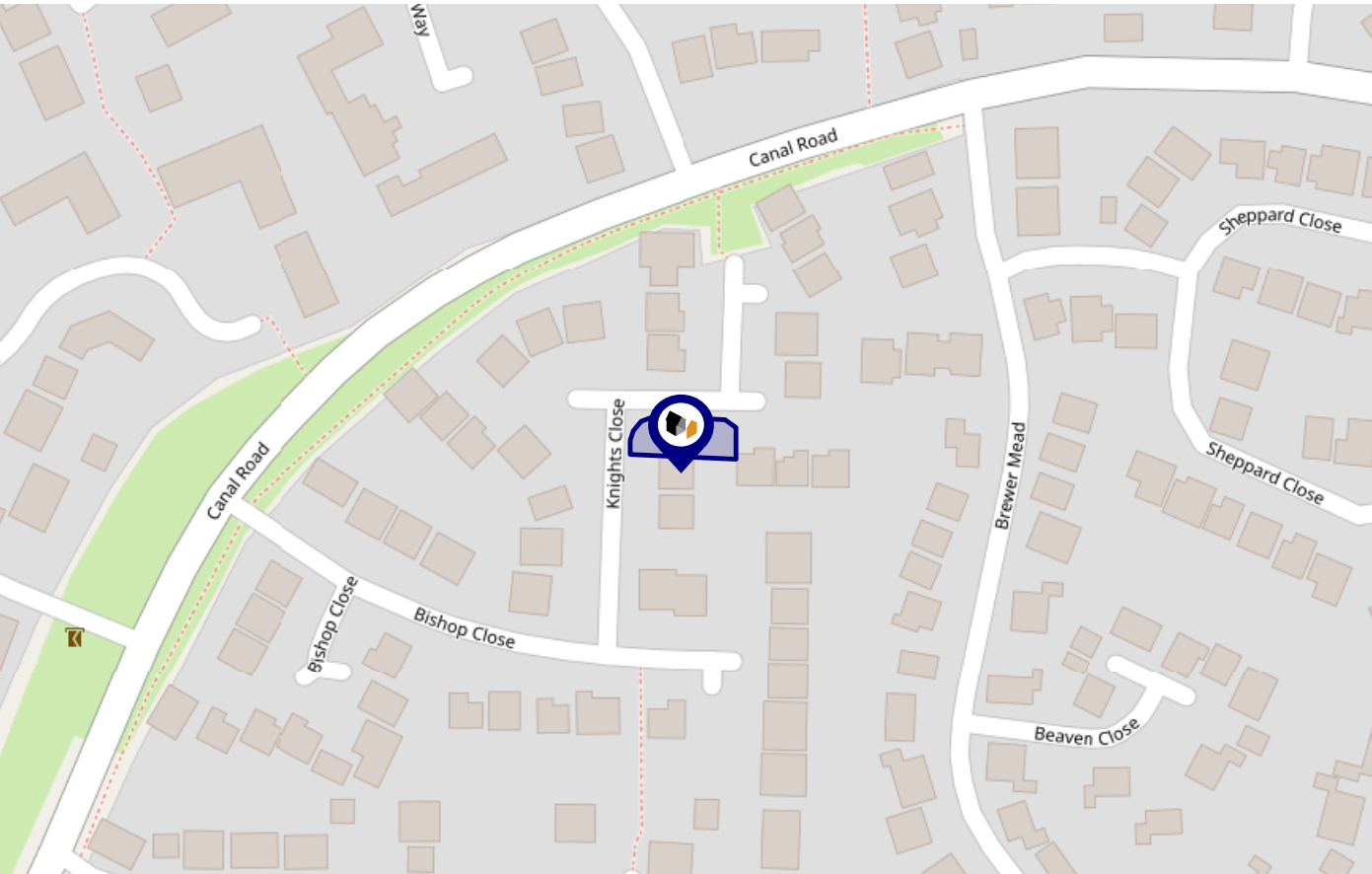
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

Flood Risk

Rivers & Seas - Flood Risk

SCOTT WINDLE
exp UK

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

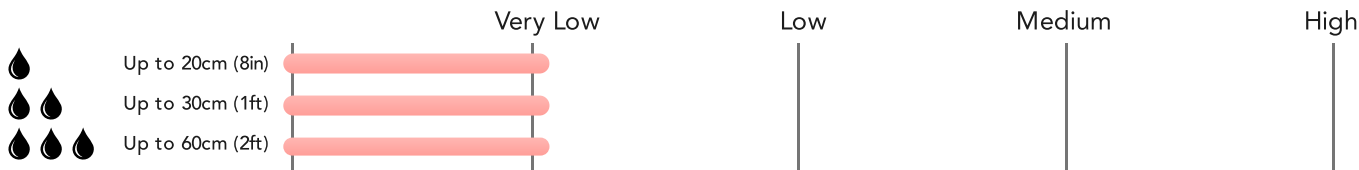


Risk Rating: Very low

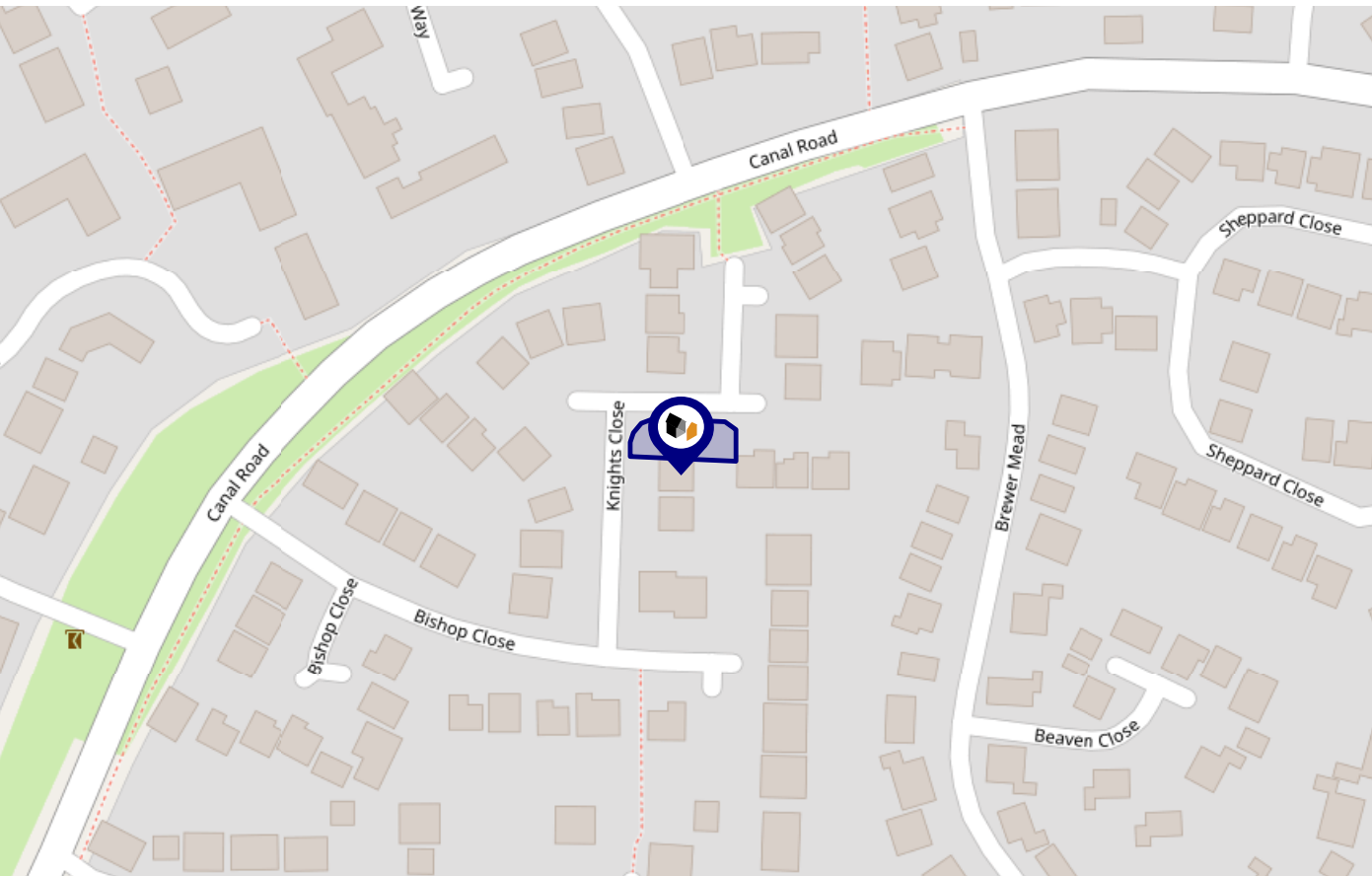
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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.

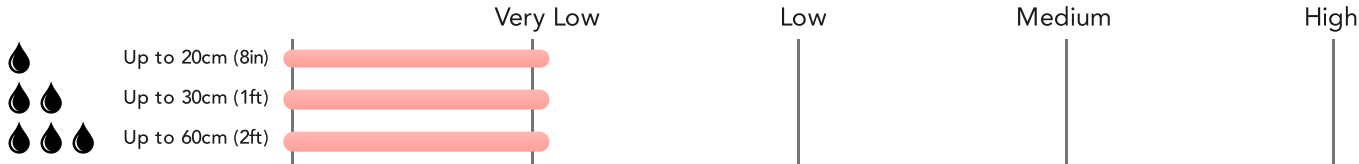


Risk Rating: Very low

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:

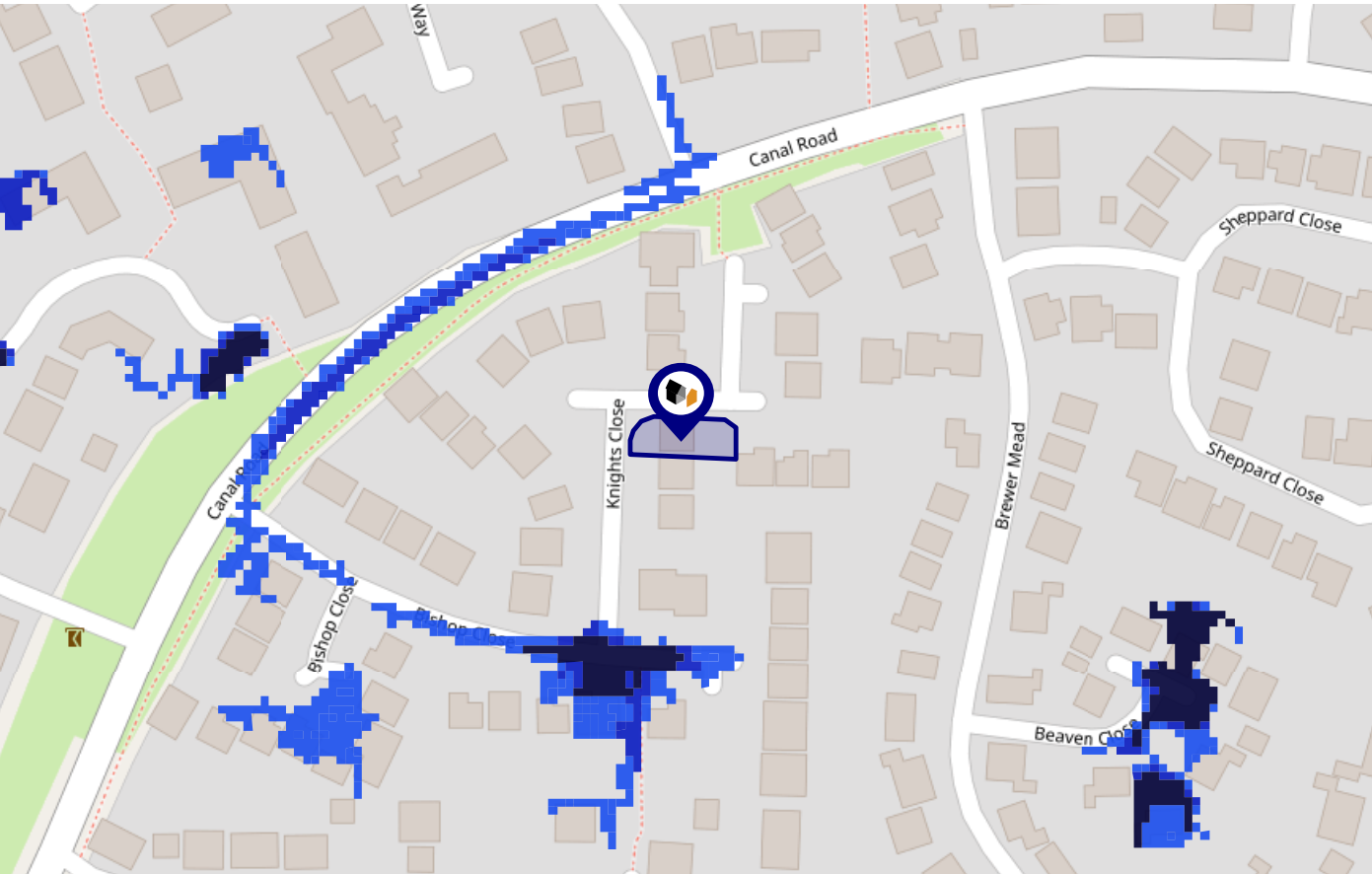


Flood Risk

Surface Water - Flood Risk

SCOTT WINDLE
exp 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.

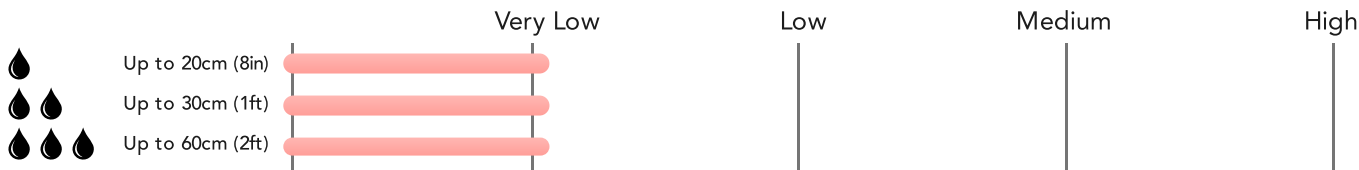


Risk Rating: Very low

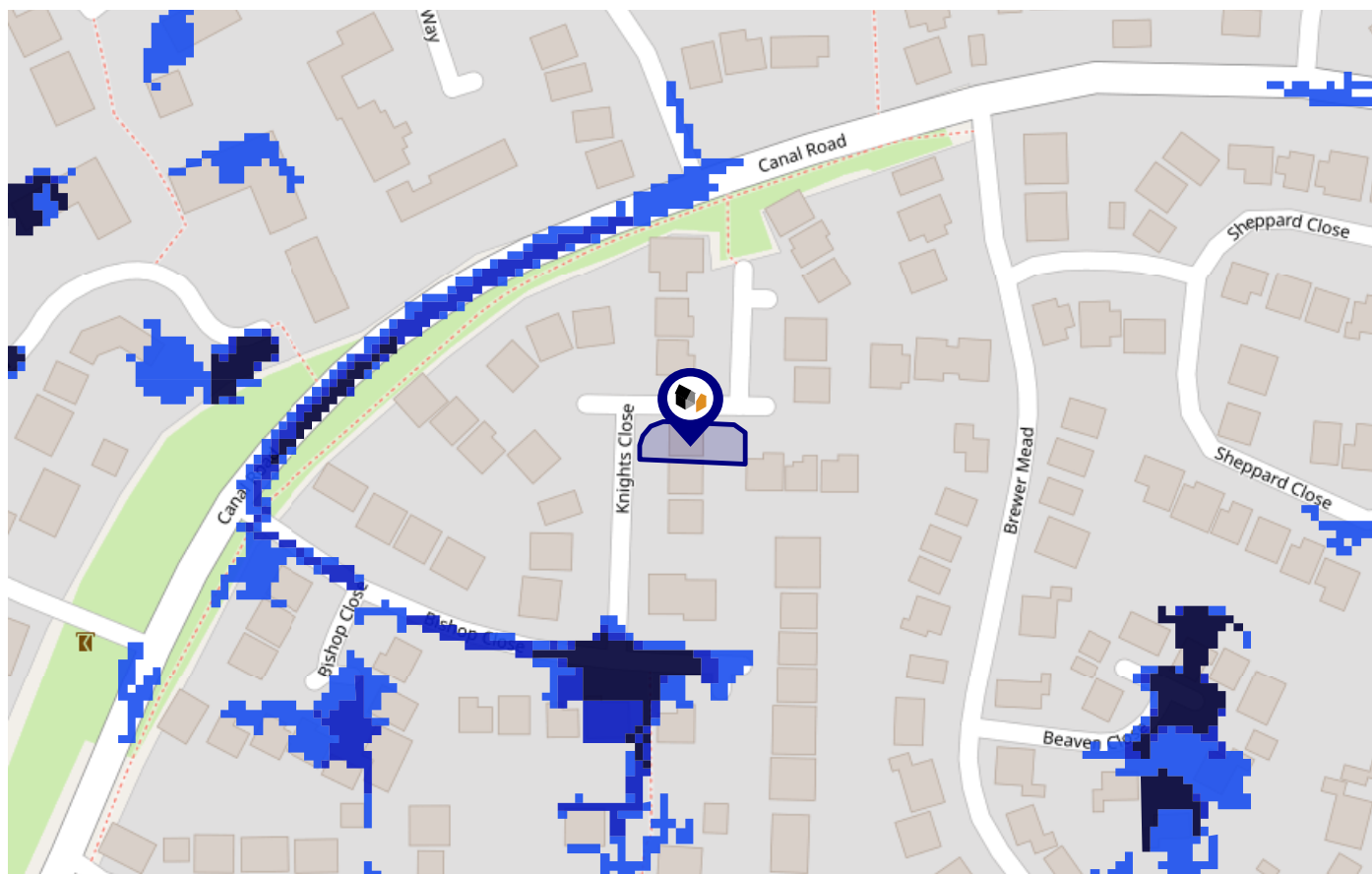
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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.

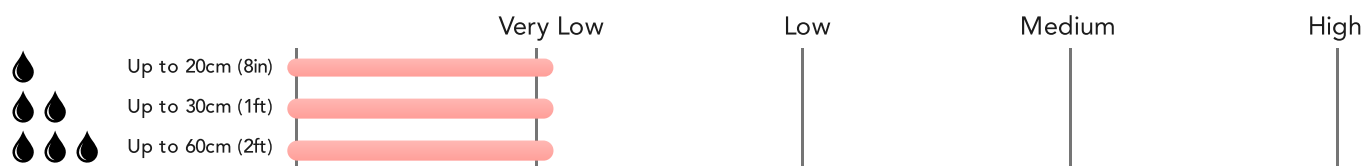


Risk Rating: Very low

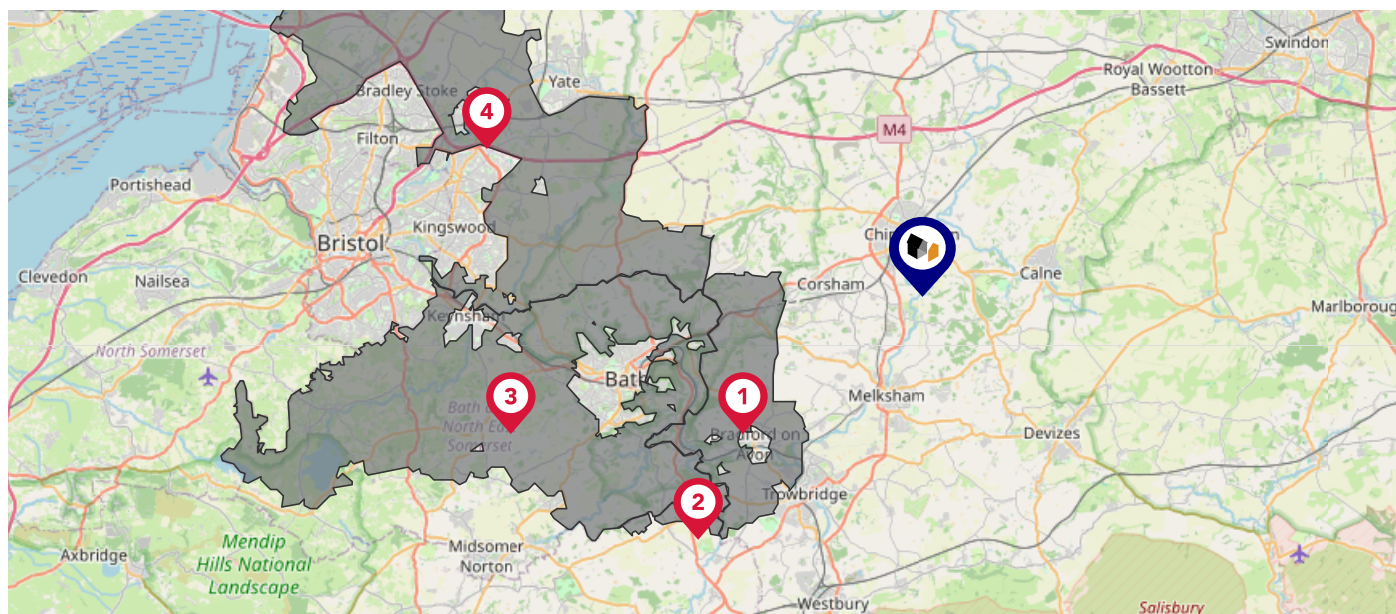
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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.
- 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 - Bath and North East Somerset



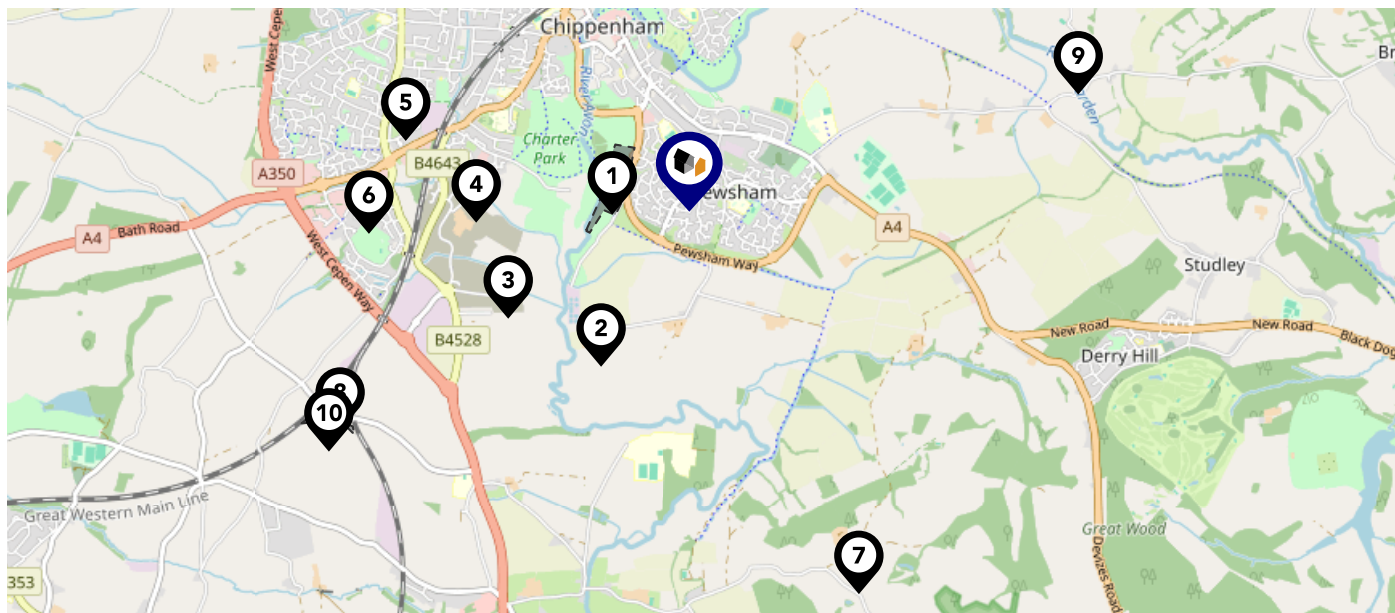
Bath and Bristol Green Belt - South Gloucestershire

Maps

Landfill Sites

SCOTT WINDLE
exp^{UK}

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

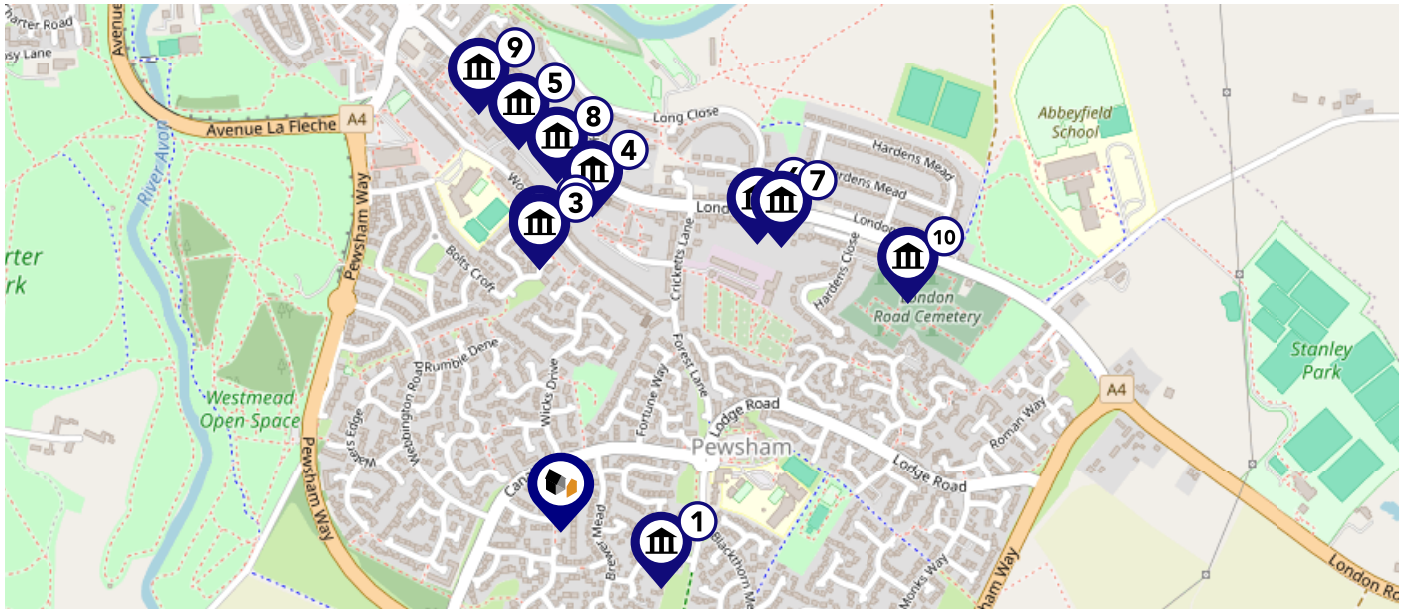
1	Westmead Refuse Tip-Chippenham, Wiltshire	Historic Landfill	
2	Lower Lodge Farm-Pewsham, Chippenham, Wiltshire	Historic Landfill	
3	Showell Nurseries>Showell, Near Chippenham, Wiltshire	Historic Landfill	
4	Chippenham Rifle and Pistol Club Shooting Range-9 Bruges Place, Monkton Park, Patterdown, Chippenham, Wiltshire	Historic Landfill	
5	Sports Ground, Hungerdown Lane-Chippenham	Historic Landfill	
6	Old Brickworks-Easton Lane, Chippenham, Wiltshire	Historic Landfill	
7	Nethermore Sandpits-Lacock, Chippenham, Wiltshire	Historic Landfill	
8	Thingley Junction-Thingley Junction Landfill Site, Thingley Junction, Thingley, Chippenham, Wiltshire	Historic Landfill	
9	Land adjoining the the River Marden-Stanley Bridge, Bremhill, Wiltshire	Historic Landfill	
10	Disused Railway Cutting-Thingley	Historic Landfill	

Maps

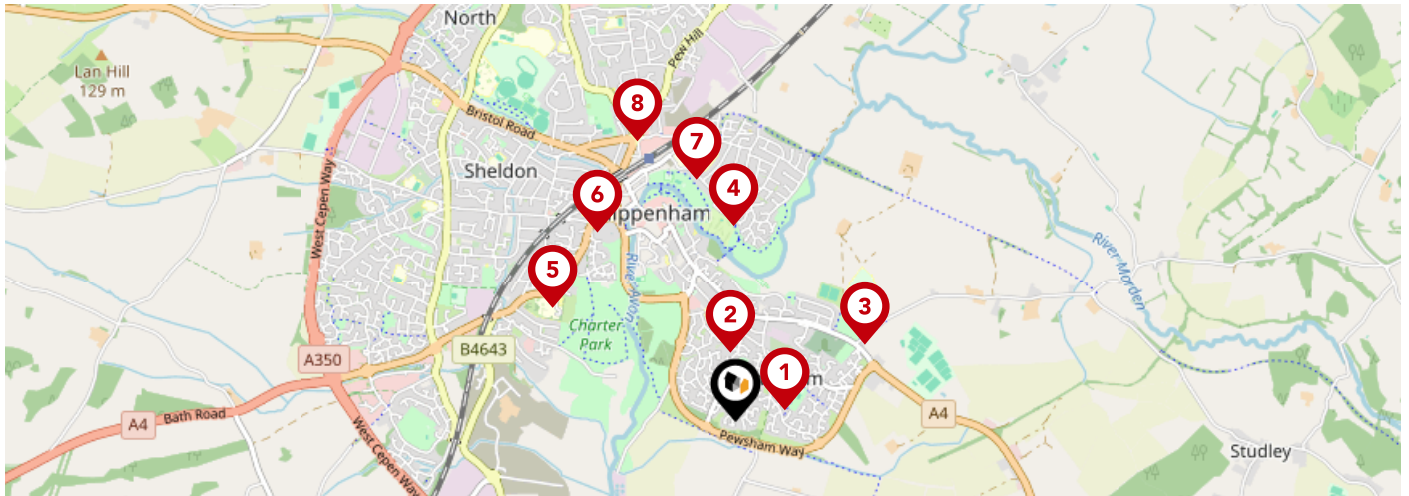
Listed Buildings

SCOTT WINDLE
exp UK

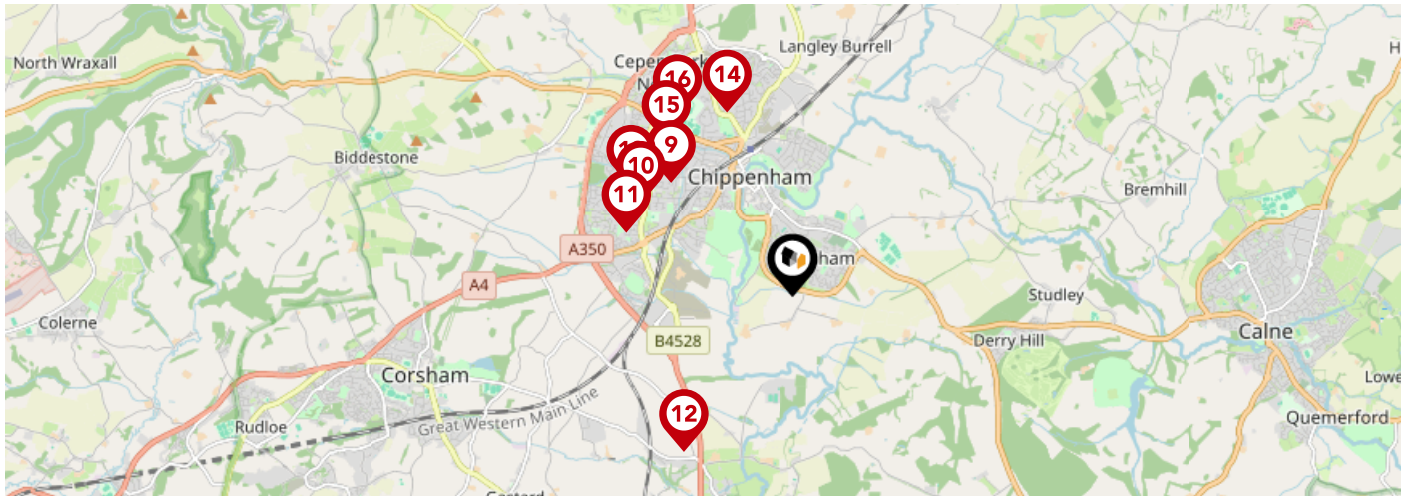
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



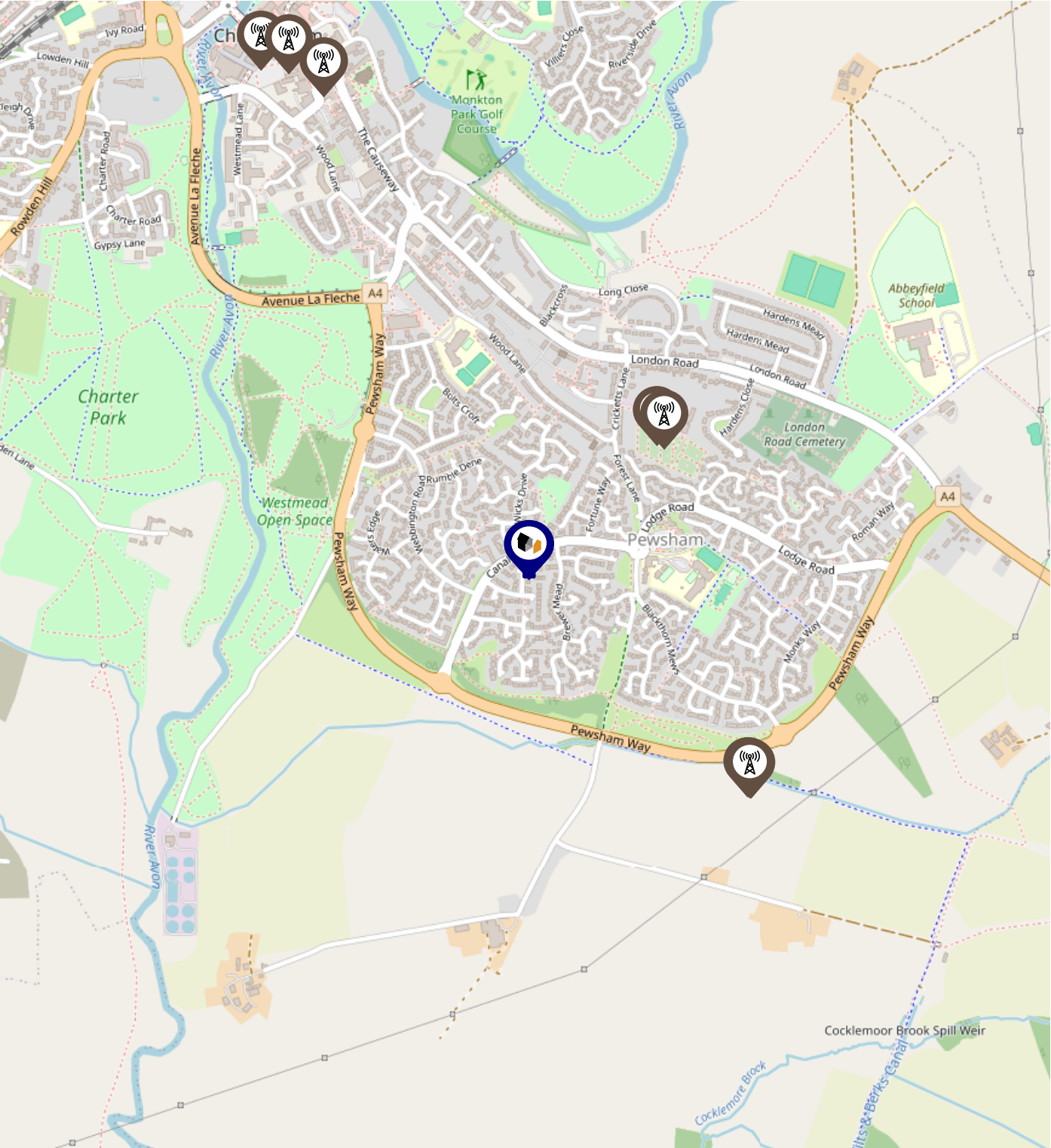
Listed Buildings in the local district	Grade	Distance
 1268076 - Rooks Nest Farmhouse	Grade II	0.1 miles
 1267834 - 133-145, Wood Lane	Grade II	0.3 miles
 1267836 - 147, 149 And 151, Wood Lane	Grade II	0.3 miles
 1268050 - The Pack Horse And Attached Stable Block	Grade II	0.4 miles
 1268088 - 78, London Road	Grade II	0.4 miles
 1268051 - 154 And 156, London Road	Grade II	0.4 miles
 1268052 - 164, London Road	Grade II	0.4 miles
 1268092 - 88-94, London Road	Grade II	0.4 miles
 1268087 - The Royal Oak	Grade II	0.5 miles
 1268053 - Caretakers Cottage, Chippenham Cemetery	Grade II	0.5 miles



		Nursery	Primary	Secondary	College	Private
1	Kings Lodge Primary School Ofsted Rating: Good Pupils: 301 Distance:0.24	☐	☒	☐	☐	☐
2	Charter Primary School Ofsted Rating: Good Pupils: 217 Distance:0.32	☐	☒	☐	☐	☐
3	Abbeyfield School Ofsted Rating: Good Pupils: 879 Distance:0.7	☐	☐	☒	☐	☐
4	Monkton Park Primary School Ofsted Rating: Good Pupils: 259 Distance:0.9	☐	☒	☐	☐	☐
5	St Mary's Catholic Primary School Ofsted Rating: Requires improvement Pupils: 165 Distance:1	☐	☒	☐	☐	☐
6	Ivy Lane Primary School Ofsted Rating: Good Pupils: 452 Distance:1.08	☐	☒	☐	☐	☐
7	Wiltshire College and University Centre Ofsted Rating: Good Pupils:0 Distance:1.13	☐	☐	☒	☐	☐
8	The Young People's Support Centre Ofsted Rating: Not Rated Pupils:0 Distance:1.37	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
	Redland Primary School Ofsted Rating: Good Pupils: 290 Distance: 1.53	☐	☒	☐	☐	☐
	Frogwell Primary School Ofsted Rating: Requires improvement Pupils: 187 Distance: 1.65	☐	☒	☐	☐	☐
	Queen's Crescent School Ofsted Rating: Good Pupils: 417 Distance: 1.65	☐	☒	☐	☐	☐
	Notton House Academy Ofsted Rating: Good Pupils: 51 Distance: 1.76	☐	☐	☒	☐	☐
	St Peter's CofE Academy Ofsted Rating: Requires improvement Pupils: 186 Distance: 1.81	☐	☒	☐	☐	☐
	St Paul's Primary School Ofsted Rating: Good Pupils: 152 Distance: 1.81	☐	☒	☐	☐	☐
	Sheldon School Ofsted Rating: Good Pupils: 1626 Distance: 1.83	☐	☐	☒	☐	☐
	Hardenhuish School Ofsted Rating: Good Pupils: 1536 Distance: 1.96	☐	☐	☒	☐	☐

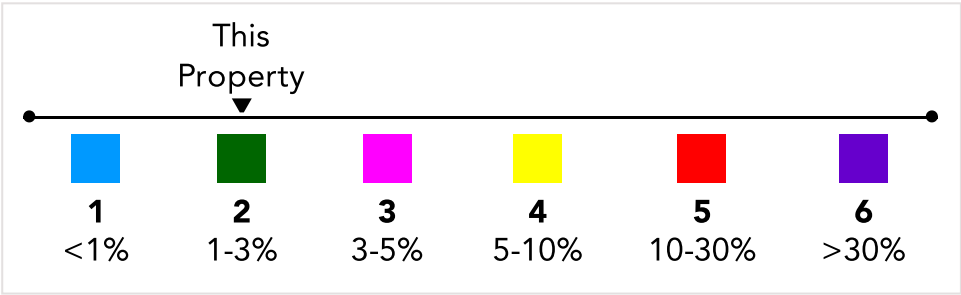
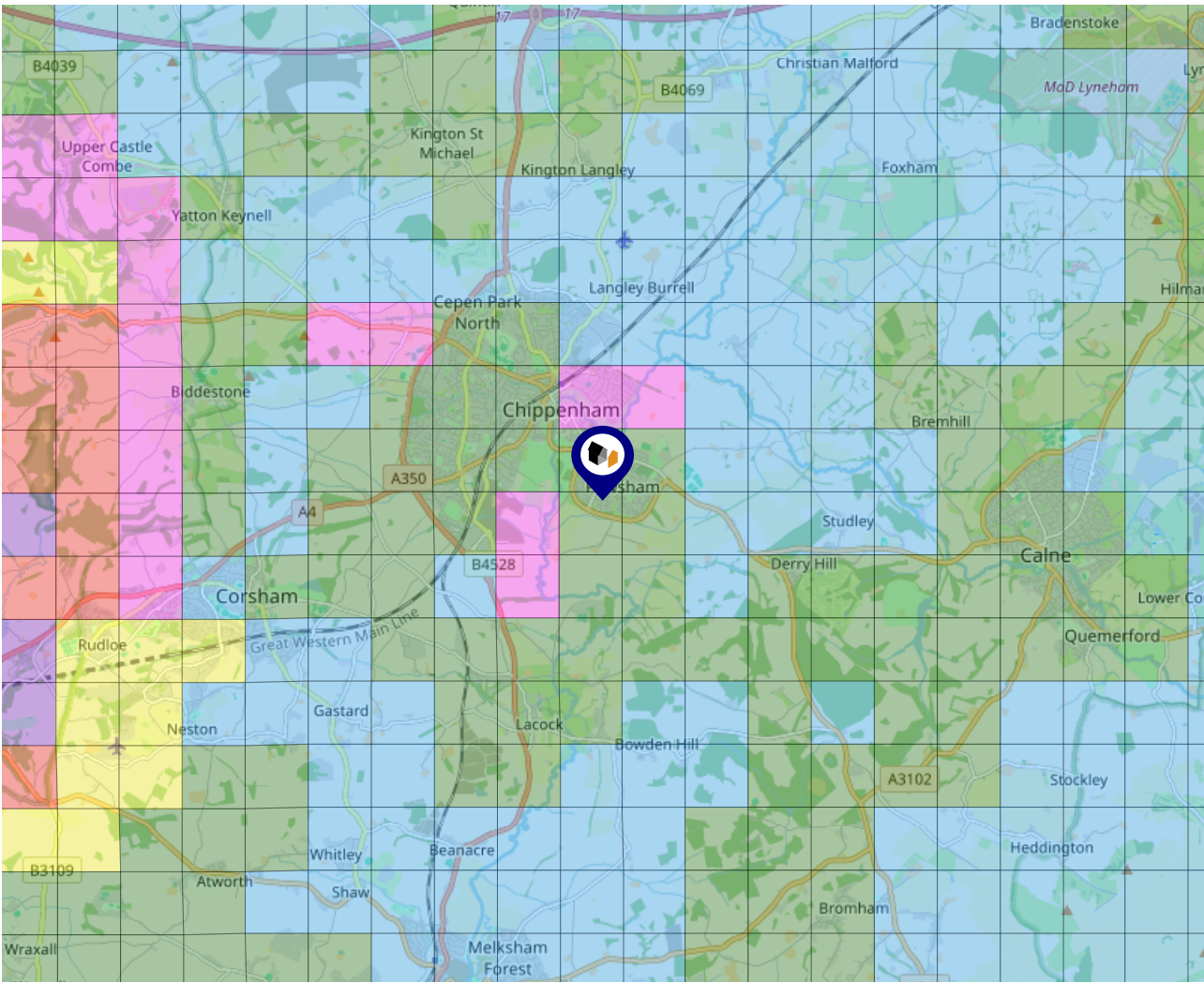


Key:

-  Power Pylons
-  Communication Masts

What is Radon?

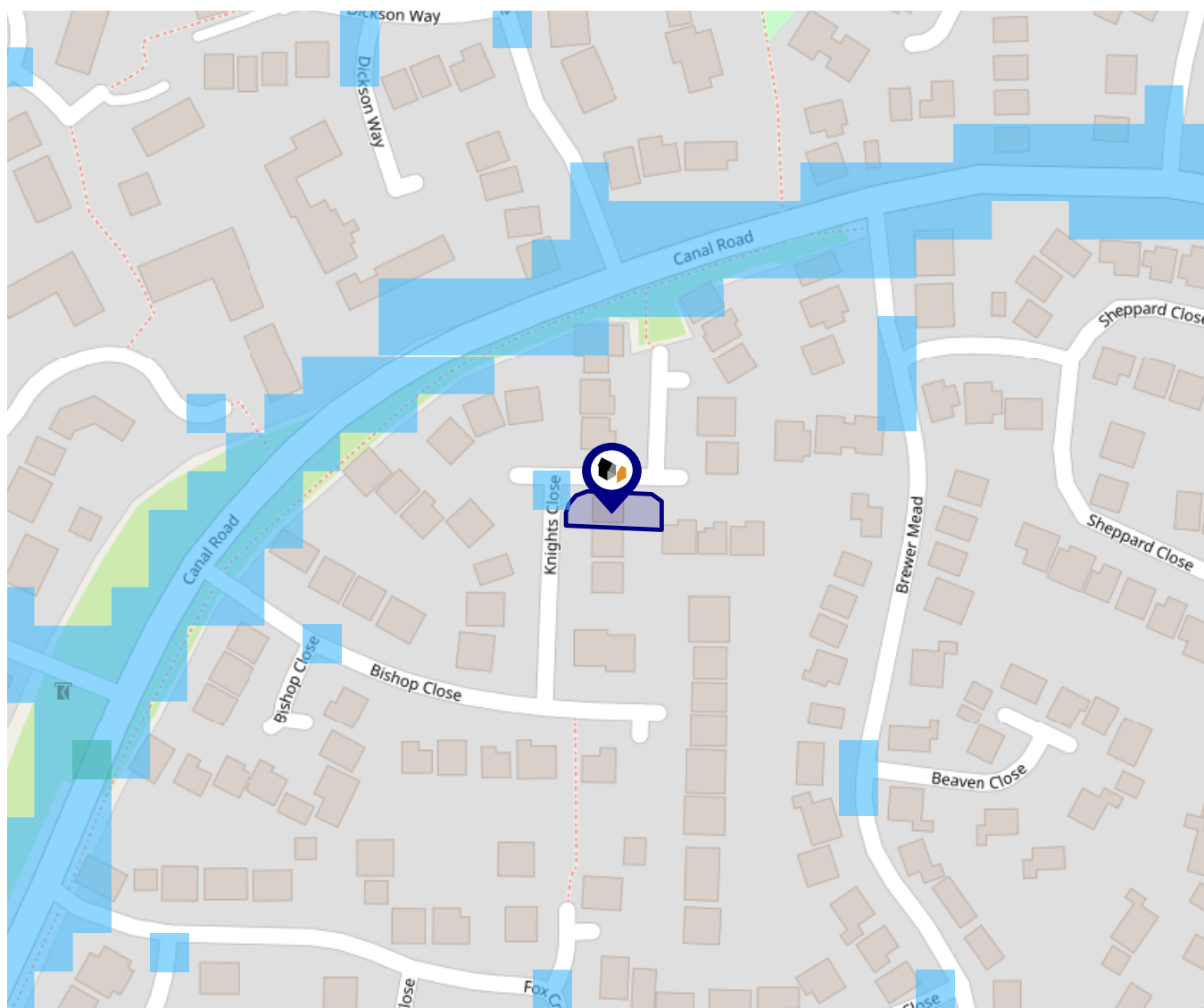
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m3).



Local Area

Road Noise

SCOTT WINDLE
exp^{UK}

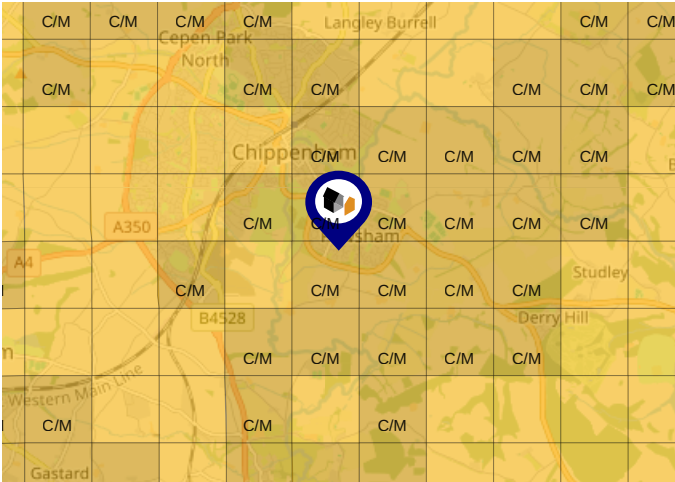


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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:	VARIABLE(LOW)	Soil Texture:	CLAYEY LOAM TO SILTY
Parent Material Grain:	ARGILLACEOUS		LOAM
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY	Soil Depth:	DEEP



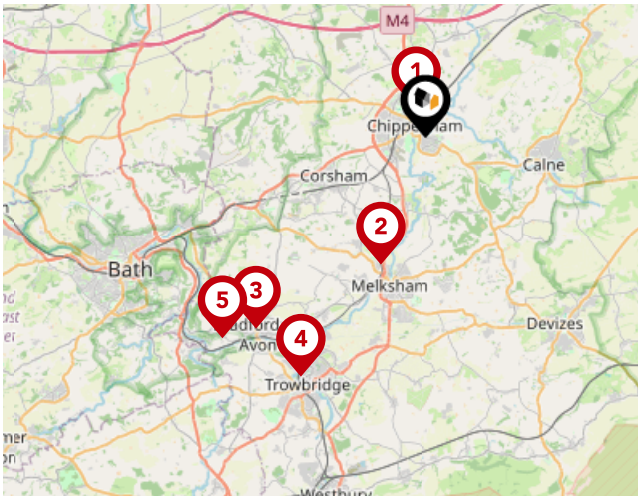
Primary Classifications (Most Common Clay Types)

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

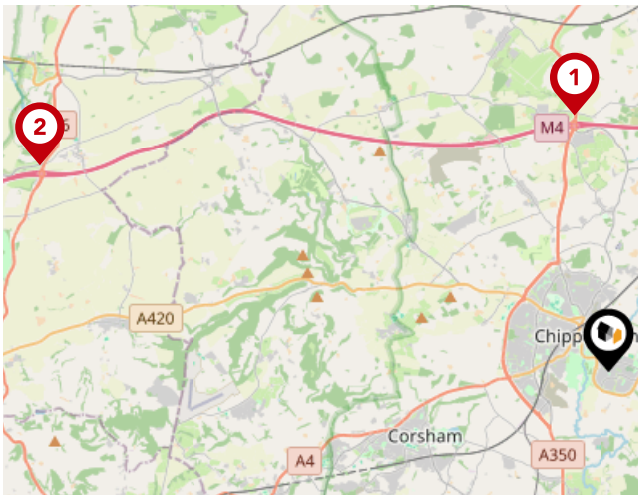
Transport (National)

SCOTT WINDLE
exp^{UK}



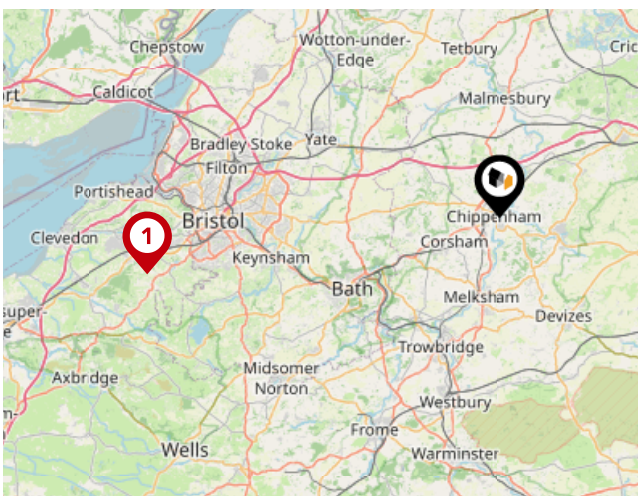
National Rail Stations

Pin	Name	Distance
1	Chippenham Rail Station	1.14 miles
2	Melksham Rail Station	4.9 miles
3	Bradford-on-Avon Rail Station	9.43 miles
4	Trowbridge Rail Station	9.92 miles
5	Avoncliff Rail Station	10.56 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J17	4.75 miles
2	M4 J18	11.17 miles

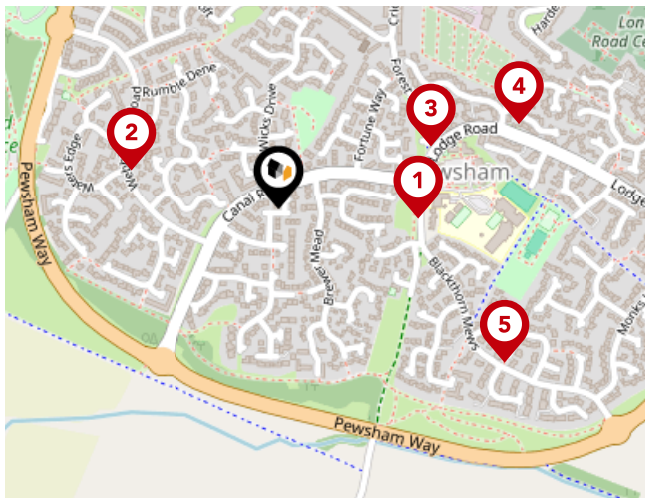


Airports/Helipads

Pin	Name	Distance
1	Bristol International Airport	26.36 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Rooks Nest Close	0.16 miles
2	Waters Edge	0.17 miles
3	Community Centre	0.18 miles
4	Danes Close	0.29 miles
5	James Close	0.31 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.

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@expuk.com
scottwindle.exp.uk.com

