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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 14th August 2026



MILBOURNE PARK, MILBOURNE, MALMESBURY, SN16

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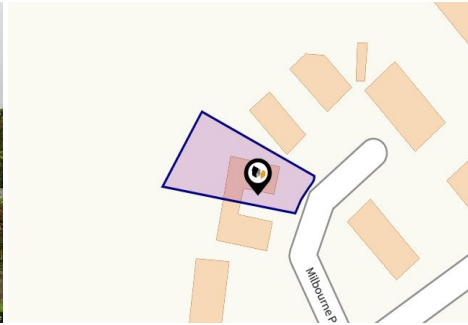
07838311550

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Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	731 ft ² / 68 m ²		
Plot Area:	0.13 acres		
Council Tax :	Band D		
Annual Estimate:	£2,572		
Title Number:	WT13437		

Local Area

Local Authority:	Wiltshire	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	Very low	13	40	1800
• Surface Water	Very low	mb/s	mb/s	mb/s

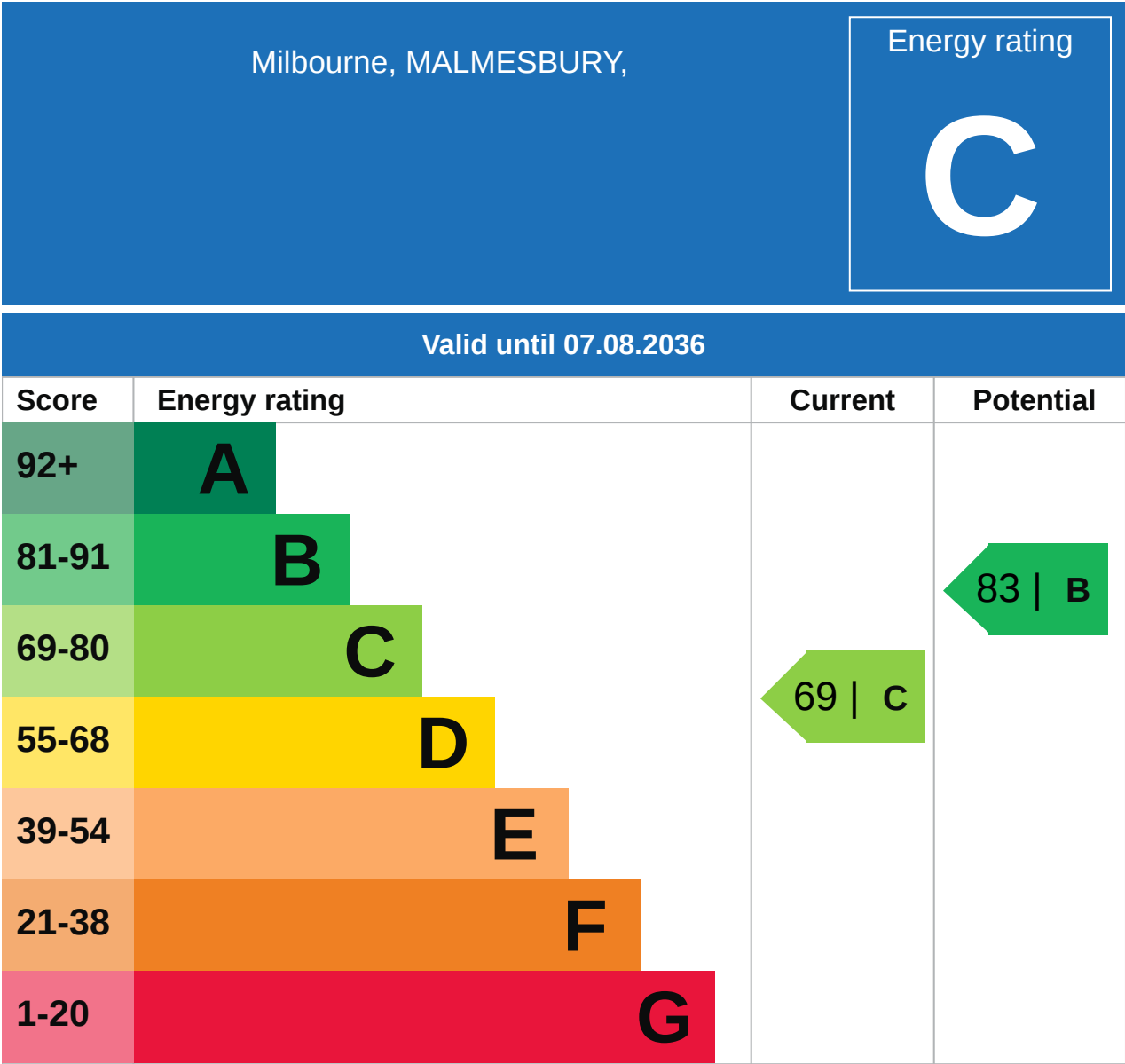
Mobile Coverage:	Satellite/Fibre TV Availability:		
(based on calls indoors)			



Property

EPC - Certificate

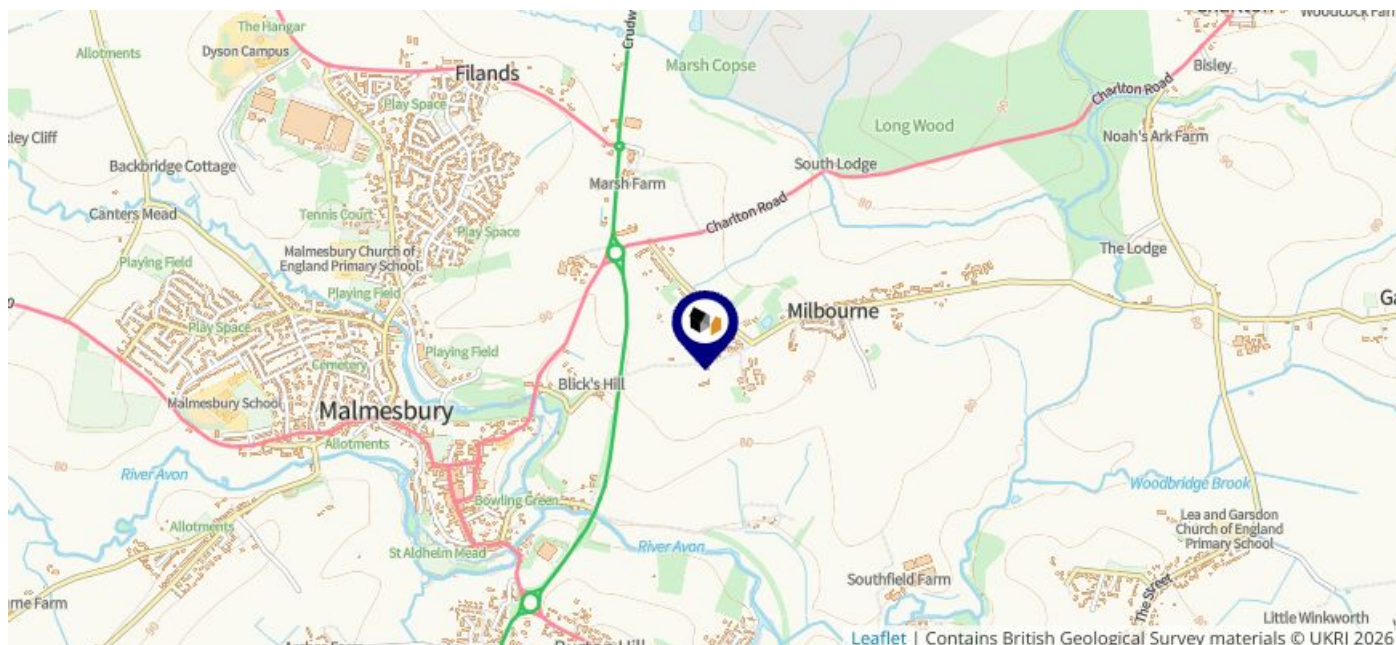
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Additional EPC Data

Property Type:	Detached bungalow
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 270 mm loft insulation
Roof Energy:	Very good
Window:	High performance glazing
Window Energy:	Good
Main Heating:	Air source heat pump, underfloor, electric
Main Heating Energy:	Good
Main Heating Controls:	Time and temperature zone control
Main Heating Controls Energy:	Very good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Excellent lighting efficiency
Lighting Energy:	Very good
Floors:	Suspended, insulated
Secondary Heating:	None
Air Tightness:	(not tested)
Total Floor Area:	108 m ²

This map displays nearby coal mine entrances and their classifications.



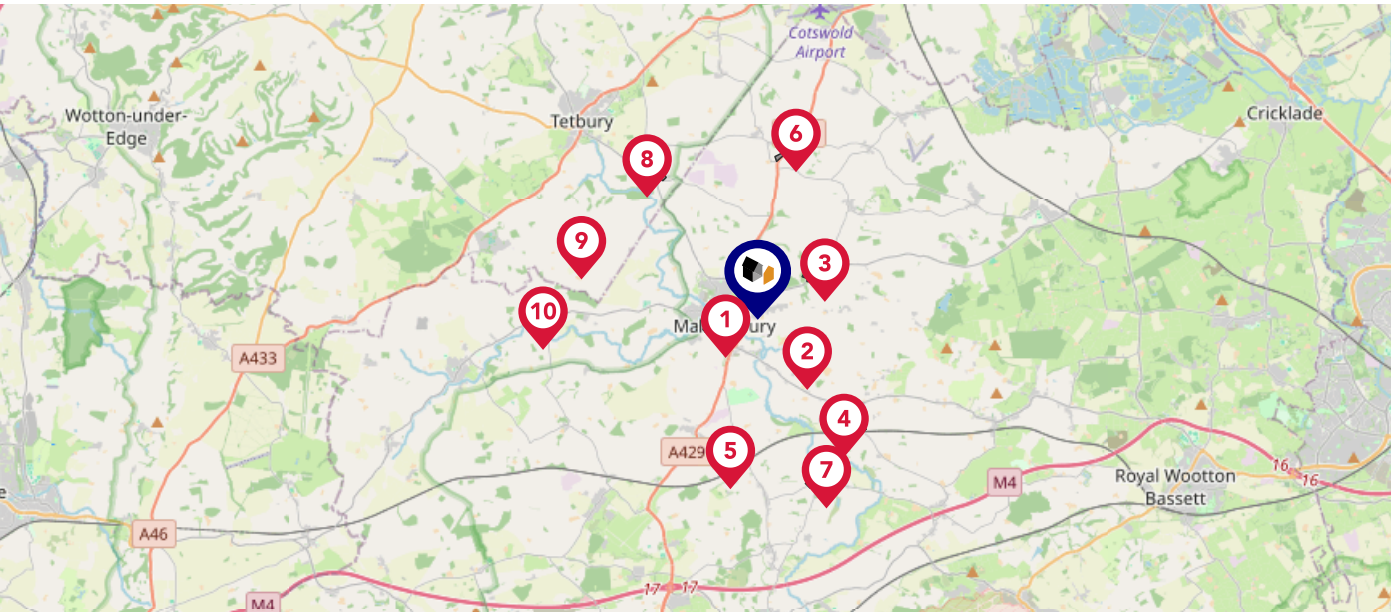
Mine Entry

- ✕ 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.

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.



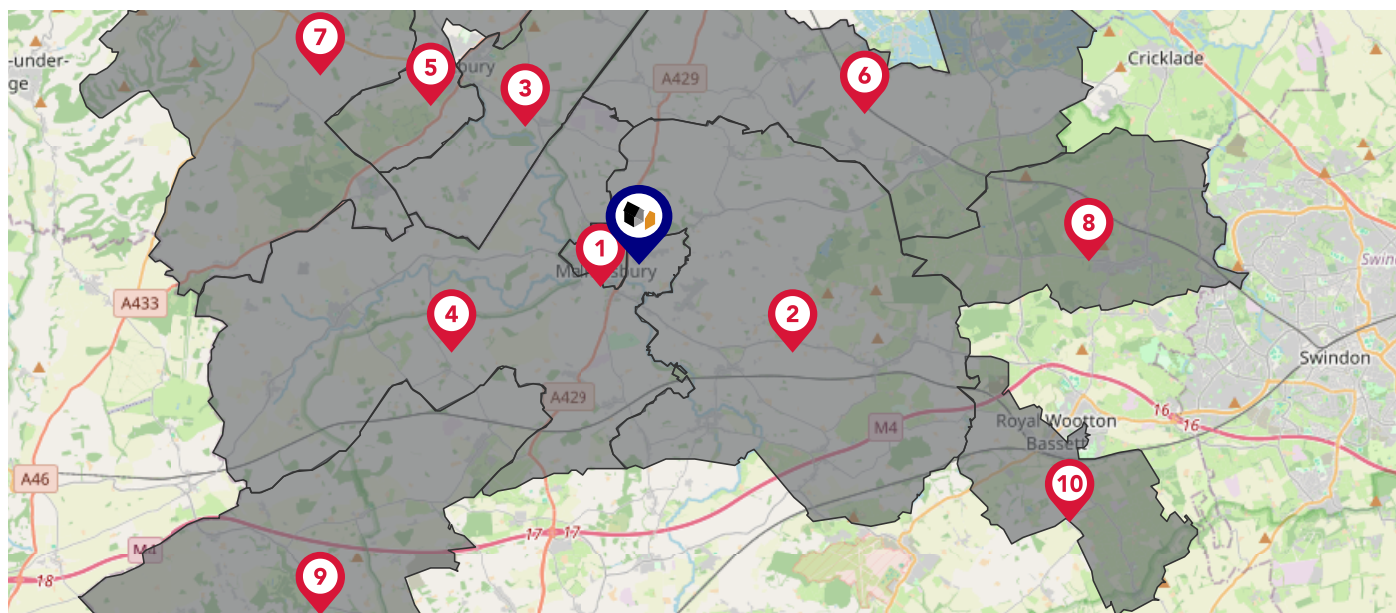
Nearby Conservation Areas	
1	Malmesbury
2	Lea
3	Charlton
4	Little Somerford
5	Rodbourne
6	Crudwell
7	Great Somerford
8	Long Newton
9	Shipton Moyne
10	Easton Grey

Maps

Council Wards

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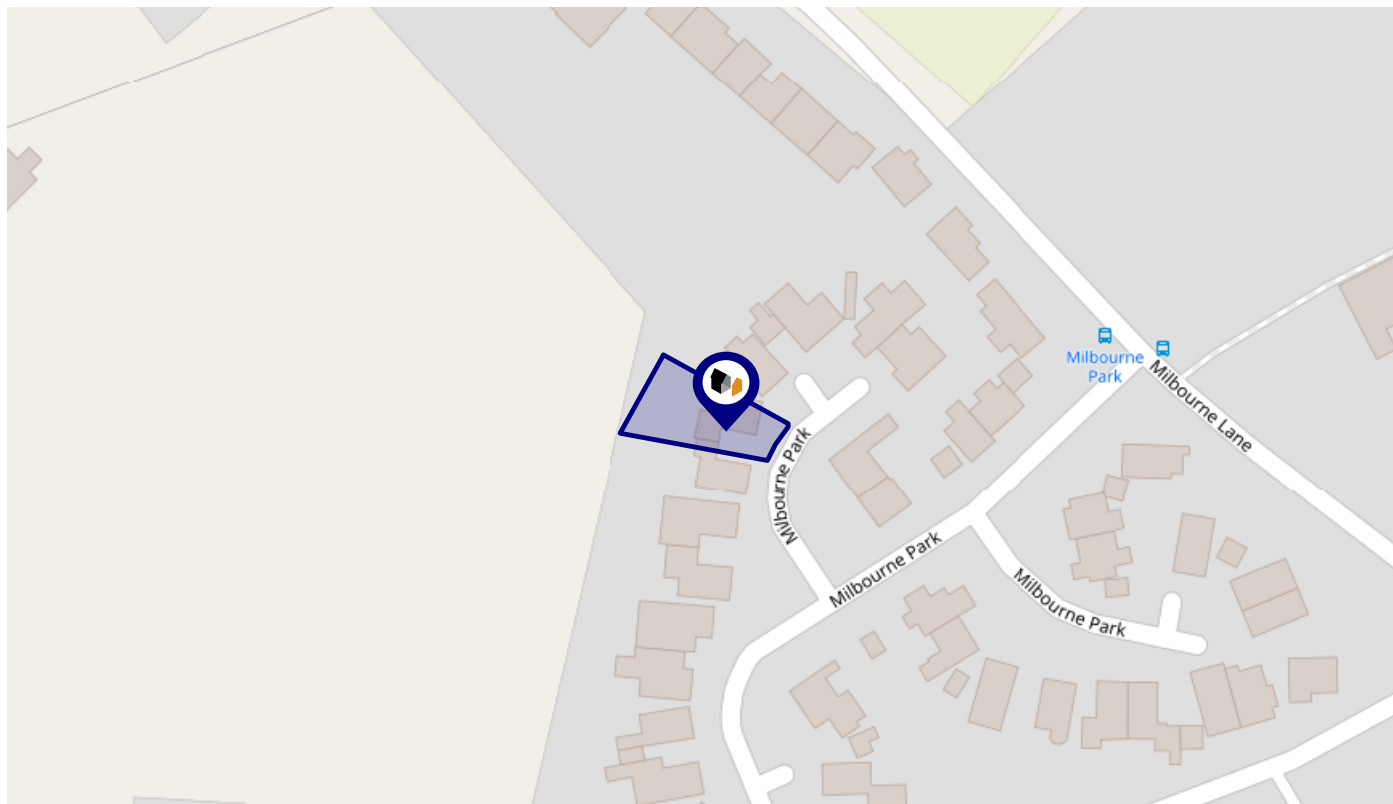
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

- | | |
|----|---------------------------------------|
| 1 | Malmesbury ED |
| 2 | Brinkworth ED |
| 3 | Tetbury East & Rural Ward |
| 4 | Sherston ED |
| 5 | Tetbury with Upton Ward |
| 6 | Minety ED |
| 7 | Grumbolds Ash with Avening Ward |
| 8 | Purton ED |
| 9 | By Brook ED |
| 10 | Royal Wootton Bassett South & West 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:

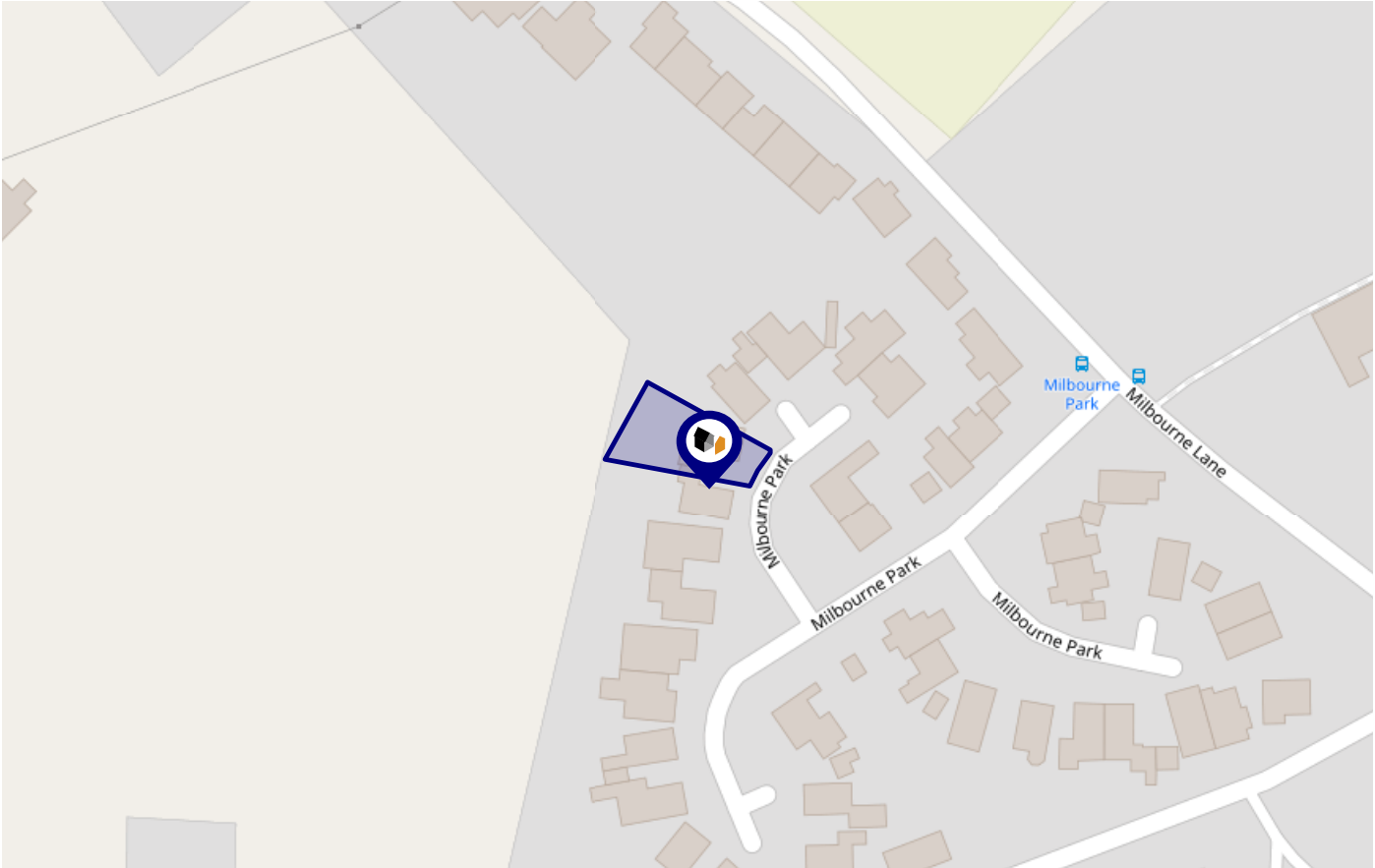
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

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.

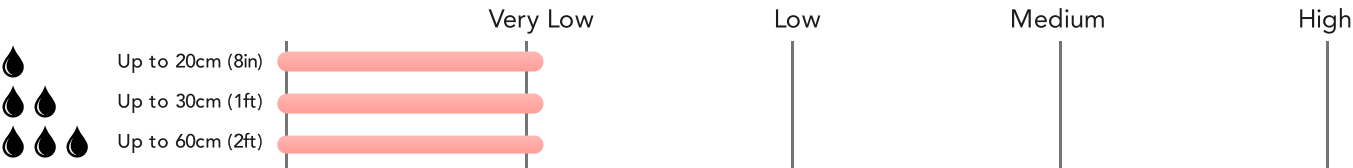


Risk Rating: Very low

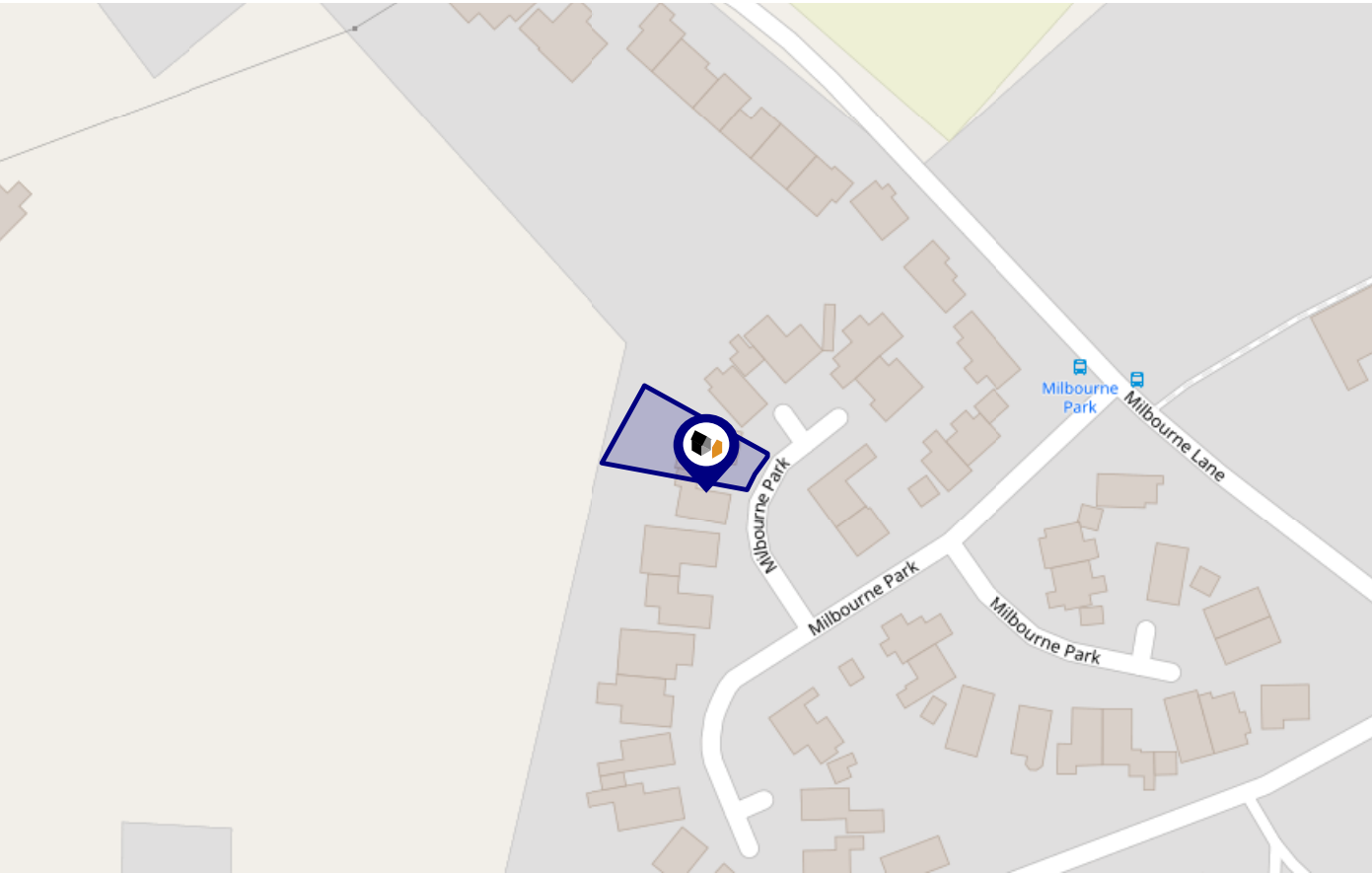
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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.

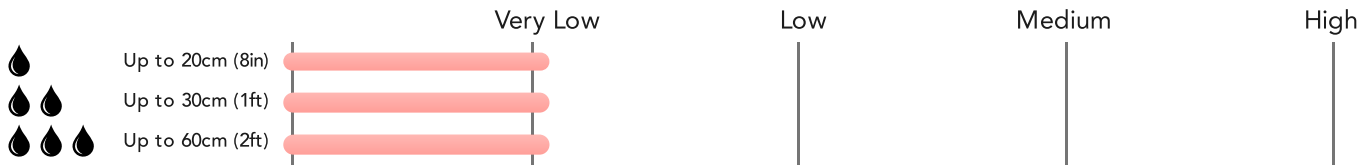


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Chance of flooding to the following depths at this property:

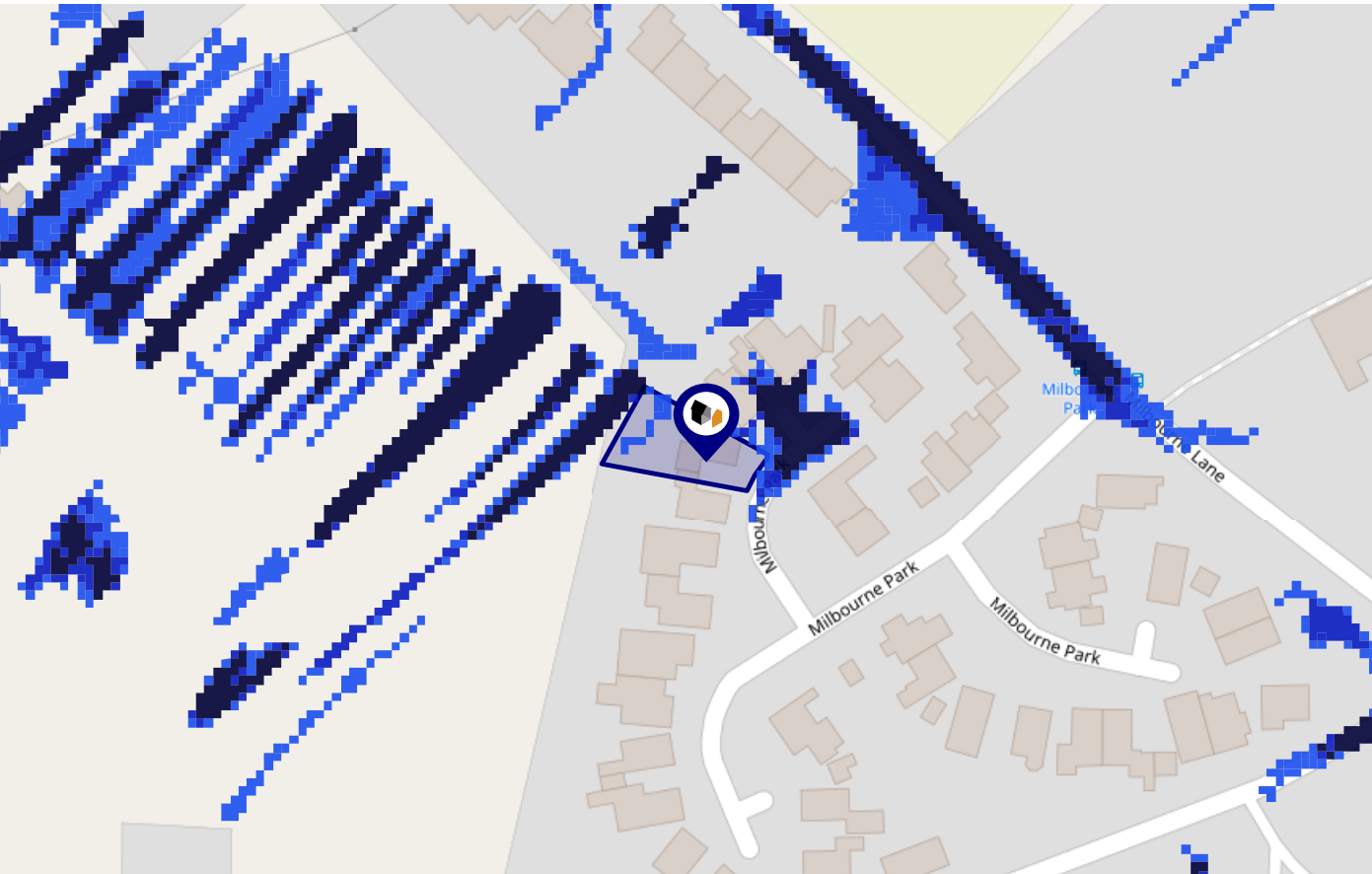


Flood Risk

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.

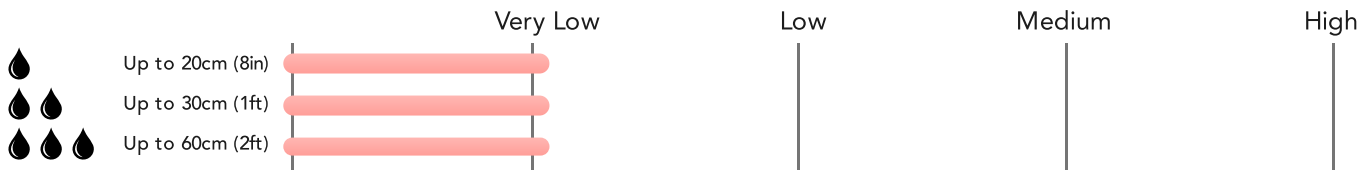


Risk Rating: Very low

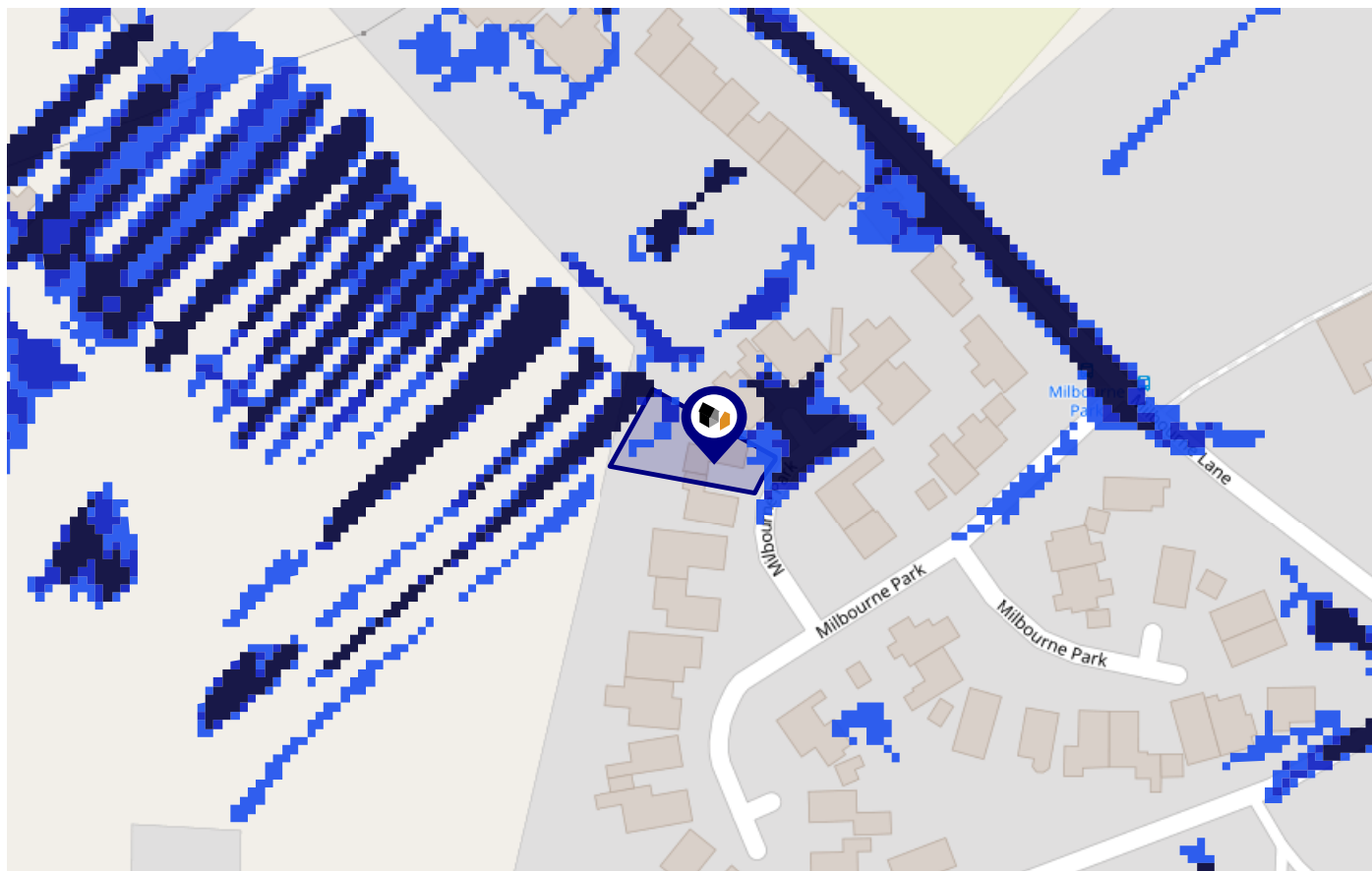
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:



This map 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.

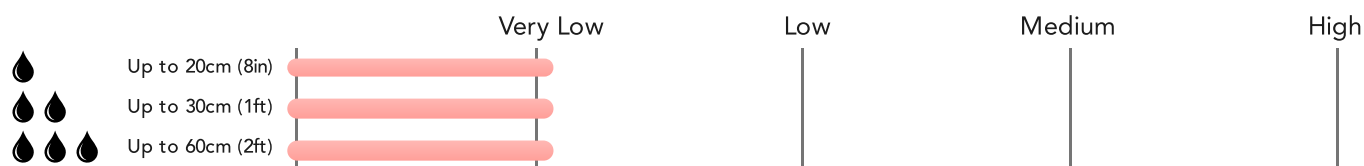


Risk Rating: Very low

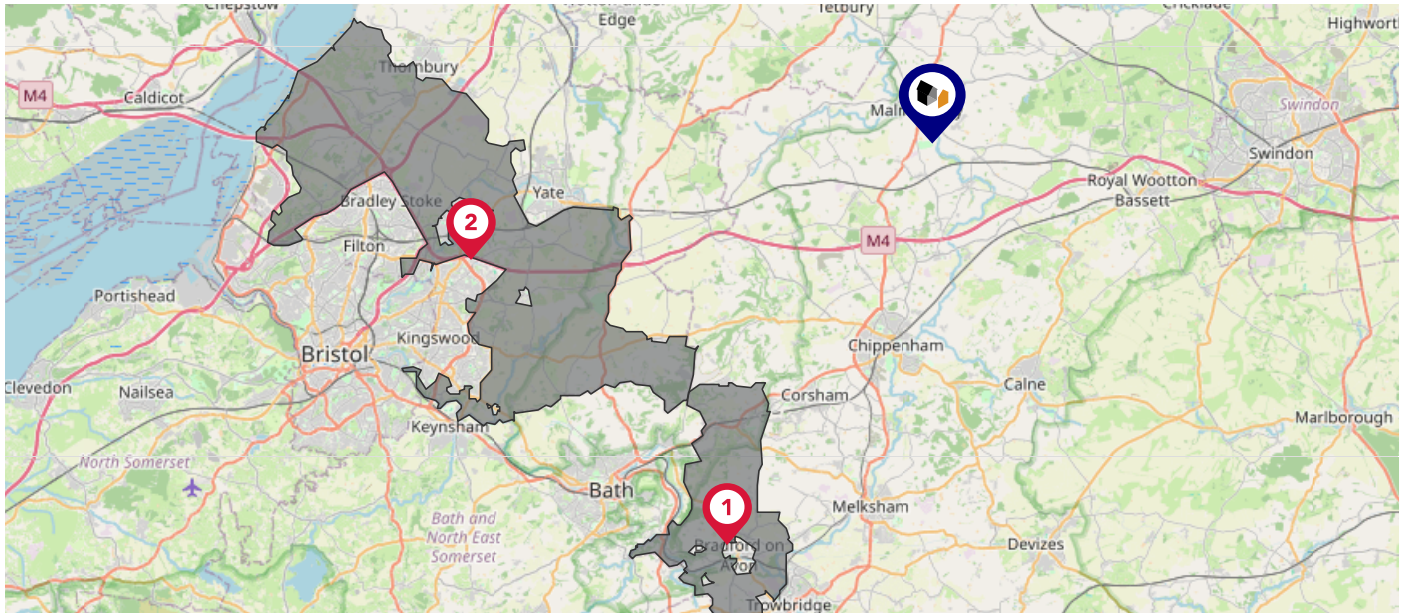
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Chance of flooding to the following depths at this property:



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



Nearby Green Belt Land



Bath and Bristol Green Belt - Wiltshire



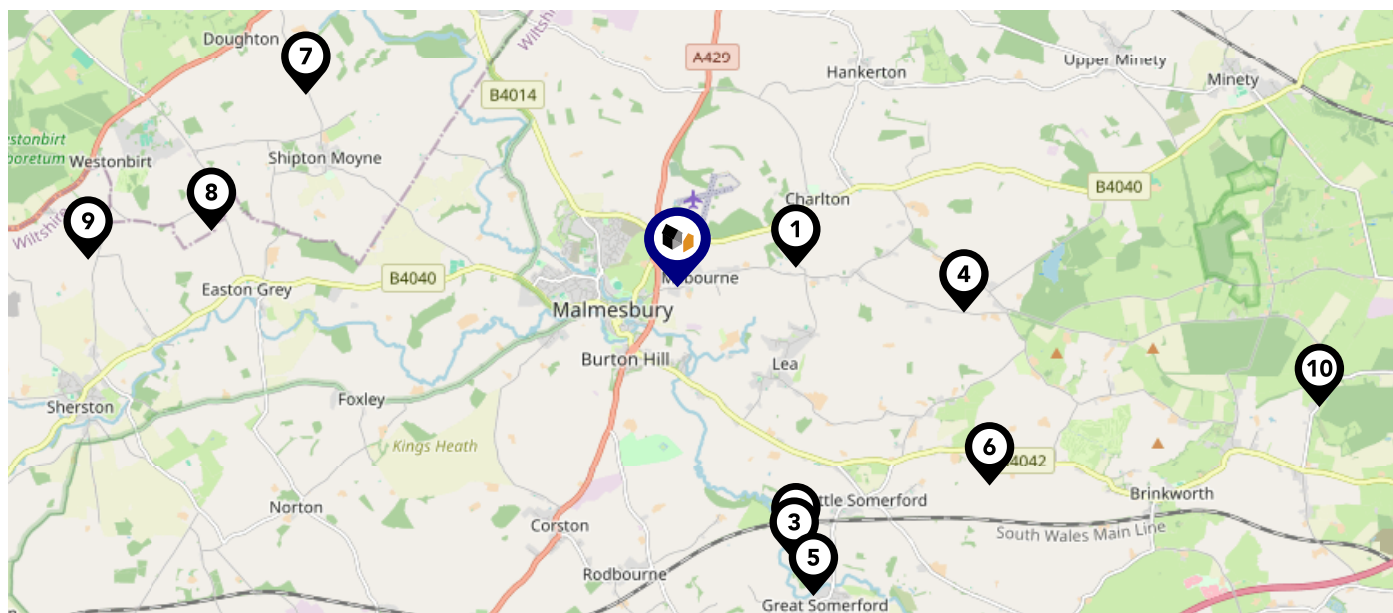
Bath and Bristol Green Belt - South Gloucestershire

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

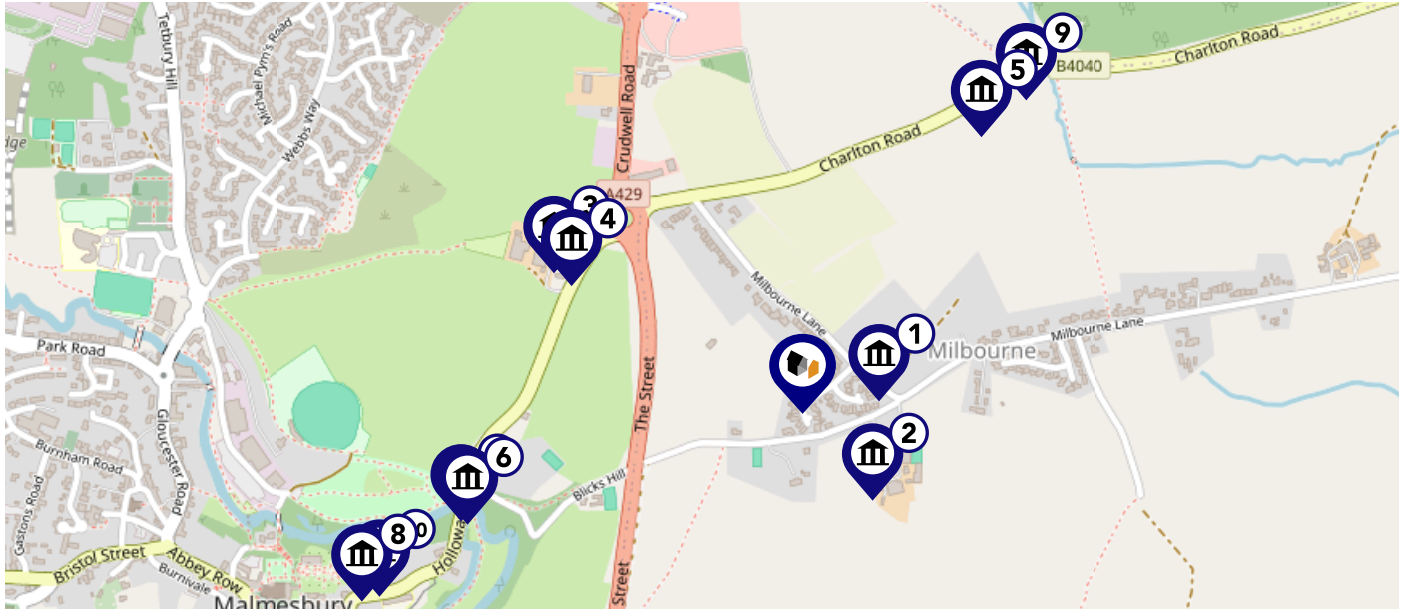
1	Noah's Ark Farm-Noah's Ark, Garsdon, Malmesbury, Wiltshire	Historic Landfill	
2	Railway Cutting-Little Somerford, Chippenham, Wiltshire	Historic Landfill	
3	Railway Cutting-Church Farm, Little Somerford, Chippenham, Wiltshire	Historic Landfill	
4	Pink Lane-Charlton	Historic Landfill	
5	Little Somerford Tip-Little Somerford, nr Malmesbury, Wilts	Historic Landfill	
6	Lodge Farm-Lodge Farm, Brinkworth, Chippenham, Wiltshire	Historic Landfill	
7	Underbridge Quarry-Shipton Moyne, Near Tetbury	Historic Landfill	
8	Westonbirt School Landfill Site-Westonbirt School, Tetbury, Gloucestershire	Historic Landfill	
9	Vancellottes Farm-Willesley Road, Sherston	Historic Landfill	
10	Tip At Cottages-Webbs Wood, Braydon	Historic Landfill	

Maps

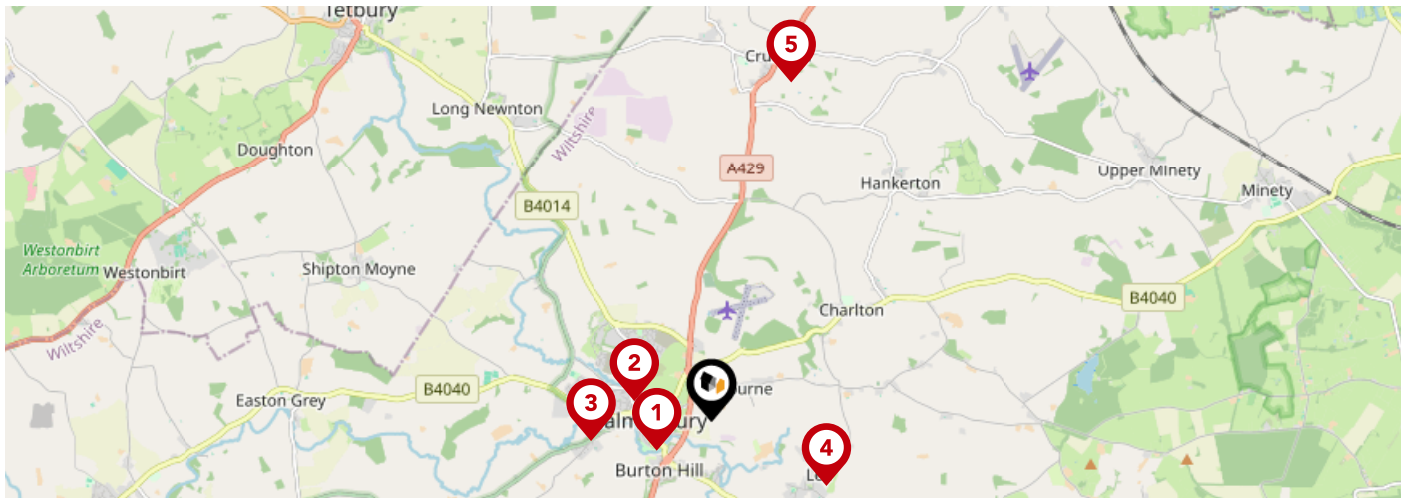
Listed Buildings

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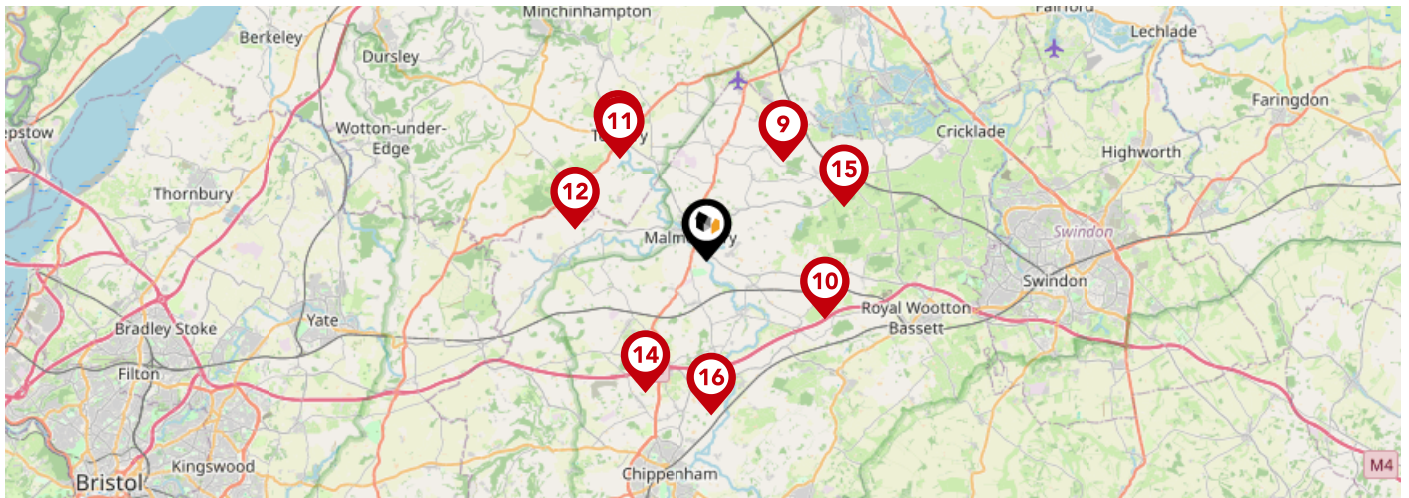
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1022276 - Milbourne House	Grade II	0.1 miles
	1284656 - Milbourne Farmhouse	Grade II	0.1 miles
	1269338 - Outbuilding To West North West Of Whychurch Farmhouse	Grade II	0.3 miles
	1269337 - Whychurch Farmhouse	Grade II	0.3 miles
	1022266 - Milestone At Ngr St942886	Grade II	0.4 miles
	1269524 - 37, Blicks Hill	Grade II	0.4 miles
	1269523 - Numbers 33 And 35 And Attached Front Garden Wall	Grade II	0.4 miles
	1269335 - The Retreat	Grade II	0.5 miles
	1022217 - Charlton Bridge	Grade II	0.5 miles
	1269336 - Wall Attached To North East Corner Of The Retreat	Grade II	0.5 miles

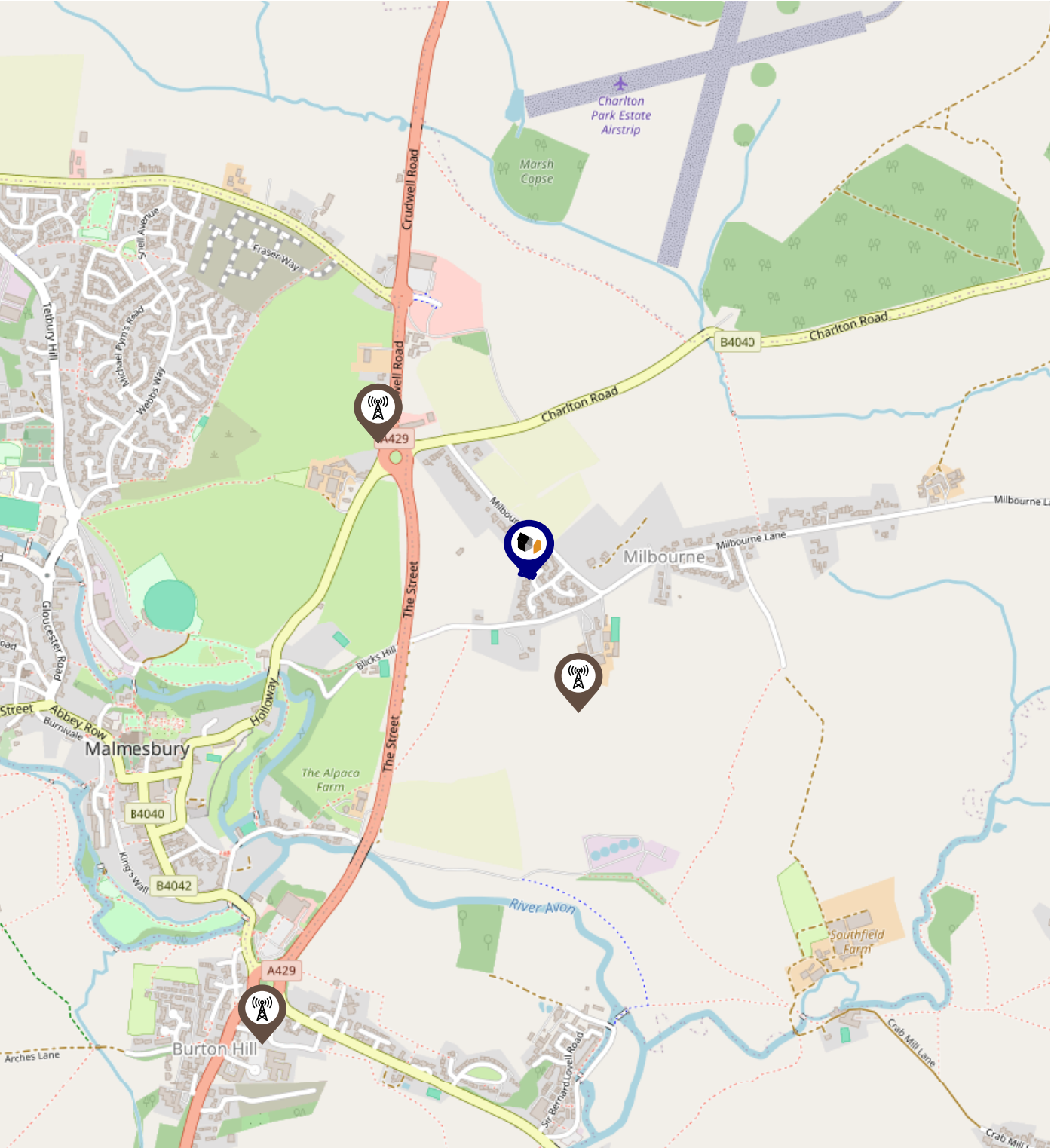


		Nursery	Primary	Secondary	College	Private
1	St Joseph's Catholic Primary School, Malmesbury Ofsted Rating: Good Pupils: 93 Distance:0.56	☐	☒	☐	☐	☐
2	Malmesbury Church of England Primary School Ofsted Rating: Outstanding Pupils: 418 Distance:0.74	☐	☒	☐	☐	☐
3	Malmesbury School Ofsted Rating: Outstanding Pupils: 1470 Distance:1.12	☐	☐	☒	☐	☐
4	Lea and Garsdon Church of England Primary School Ofsted Rating: Good Pupils: 132 Distance:1.21	☐	☒	☐	☐	☐
5	Crudwell CofE Primary School Ofsted Rating: Good Pupils: 138 Distance:3.22	☐	☒	☐	☐	☐
6	Somerfords' Walter Powell CofE Academy Ofsted Rating: Good Pupils: 62 Distance:3.49	☐	☒	☐	☐	☐
7	Hullavington CofE Primary and Nursery School Ofsted Rating: Good Pupils: 154 Distance:4.47	☐	☒	☐	☐	☐
8	Seagry Church of England Primary School Ofsted Rating: Good Pupils: 50 Distance:4.5	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Oaksey CofE Primary School Ofsted Rating: Good Pupils: 81 Distance:4.6	☐	☒	☐	☐	☐
	Brinkworth Earl Danby's Church of England Primary Ofsted Rating: Good Pupils: 155 Distance:4.86	☐	☒	☐	☐	☐
	St Mary's Church of England Primary School Ofsted Rating: Good Pupils: 337 Distance:4.96	☐	☒	☐	☐	☐
	Westonbirt School Ofsted Rating: Not Rated Pupils: 739 Distance:5	☐	☐	☒	☐	☐
	Sir William Romney's School Ofsted Rating: Good Pupils: 509 Distance:5.17	☐	☐	☒	☐	☐
	Stanton St Quintin Primary and Nursery School Ofsted Rating: Good Pupils: 83 Distance:5.34	☐	☒	☐	☐	☐
	Minety Church of England Primary School Ofsted Rating: Good Pupils: 124 Distance:5.46	☐	☒	☐	☐	☐
	Sutton Benger Church of England Primary School Ofsted Rating: Good Pupils: 168 Distance:5.68	☐	☒	☐	☐	☐

Masts & Pylons

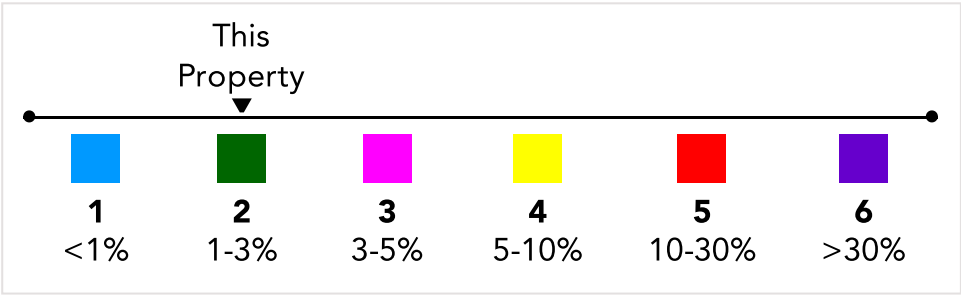
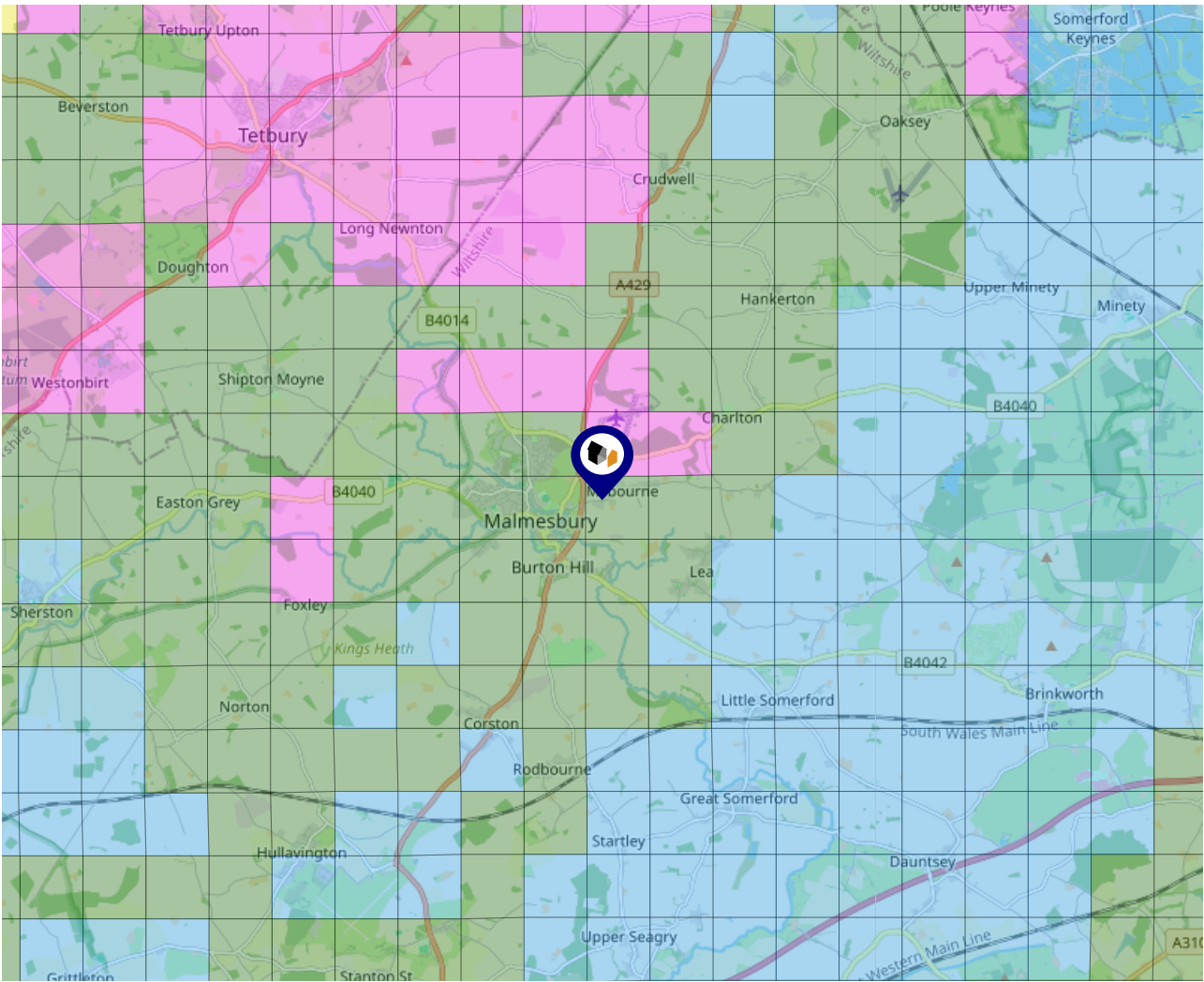


Key:

-  Power Pylons
-  Communication Masts

What is Radon?

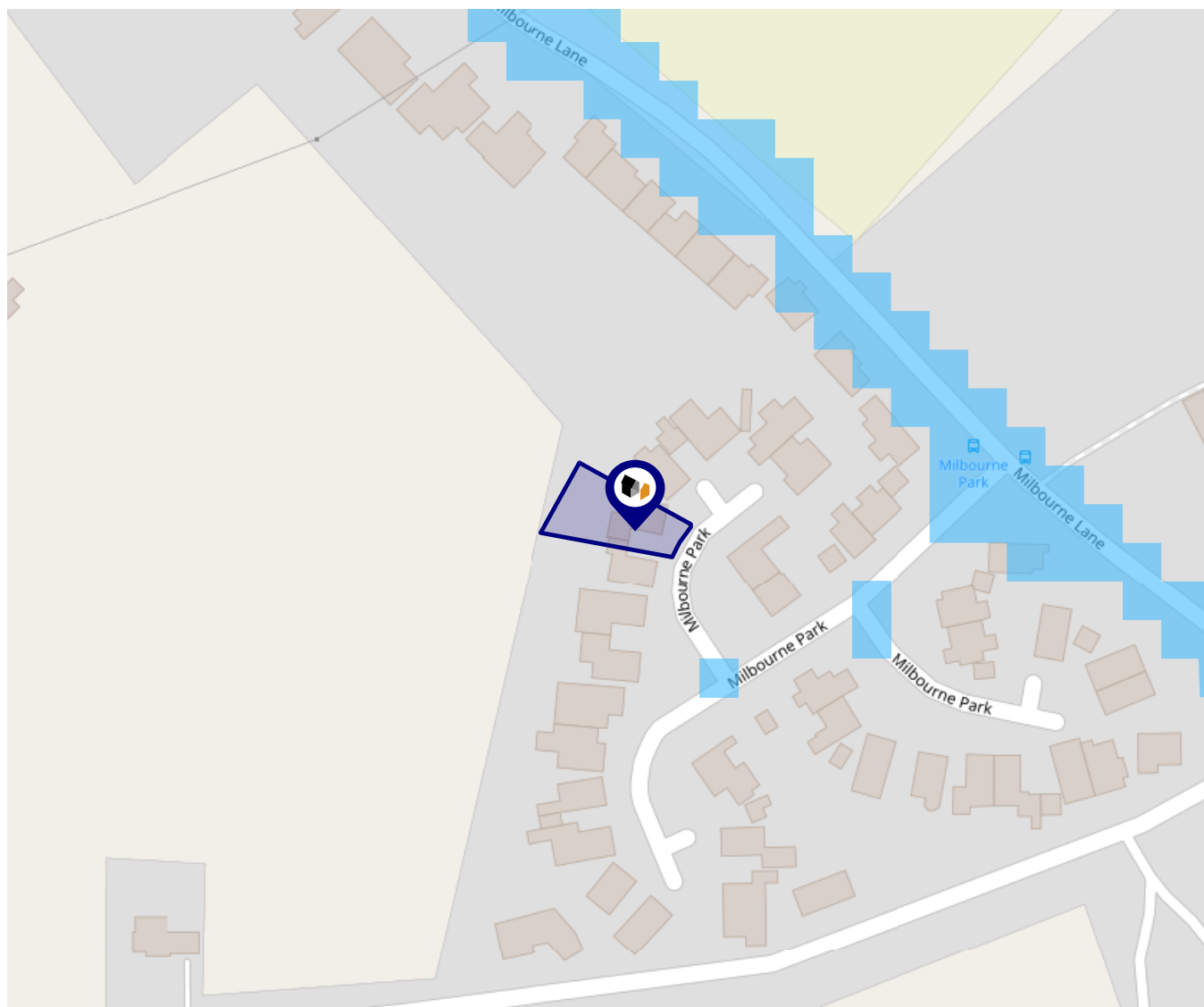
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic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



Local Area

Road Noise

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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:	HIGH	Soil Texture:	LOAM TO SILTY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	INTERMEDIATE-SHALLOW
Soil Group:	MEDIUM(SILTY) TO LIGHT(SILTY) TO HEAVY		



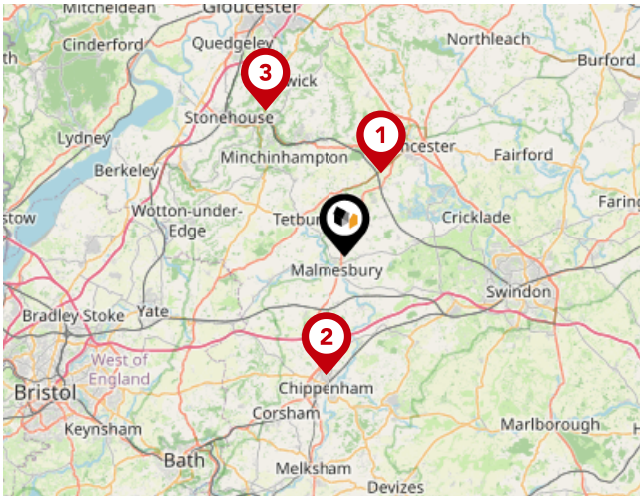
Primary Classifications (Most Common Clay Types)

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

Area

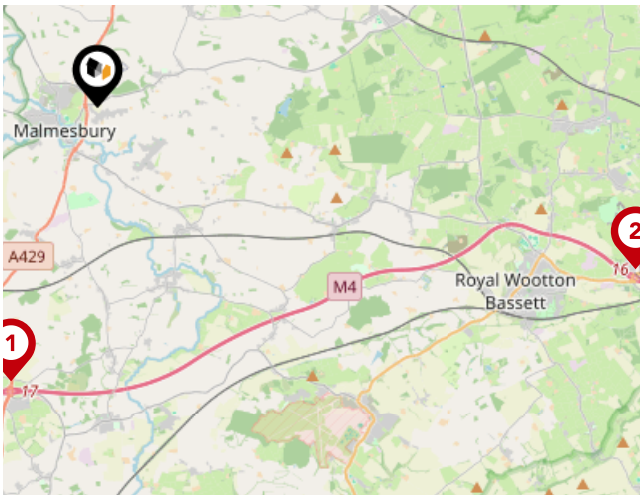
Transport (National)

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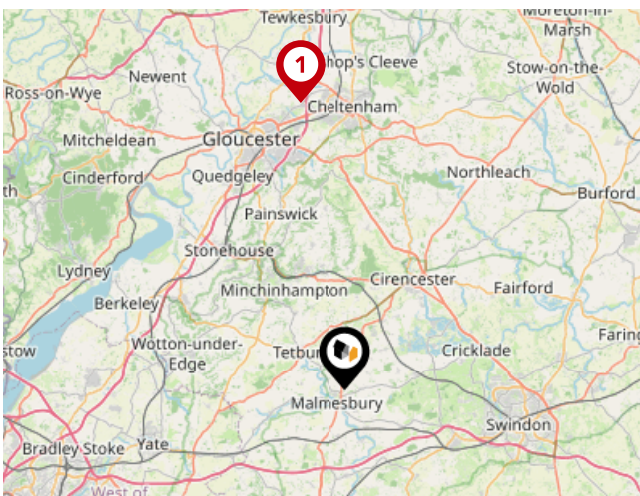
National Rail Stations

Pin	Name	Distance
	Kemble Rail Station	6.67 miles
	Chippenham Rail Station	8.79 miles
	Stroud (Glos) Rail Station	12.25 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M4 J17	5.3 miles
	M4 J16	10.35 miles

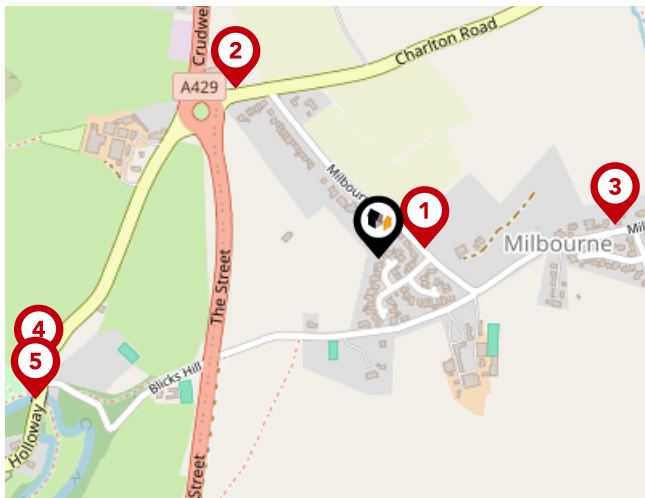


Airports/Helipads

Pin	Name	Distance
	Gloucestershire Airport	21.27 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Milbourne Park	0.05 miles
2	Milbourne Lane	0.25 miles
3	Monks Park	0.27 miles
4	Duke of York	0.41 miles
5	Duke of York	0.42 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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