

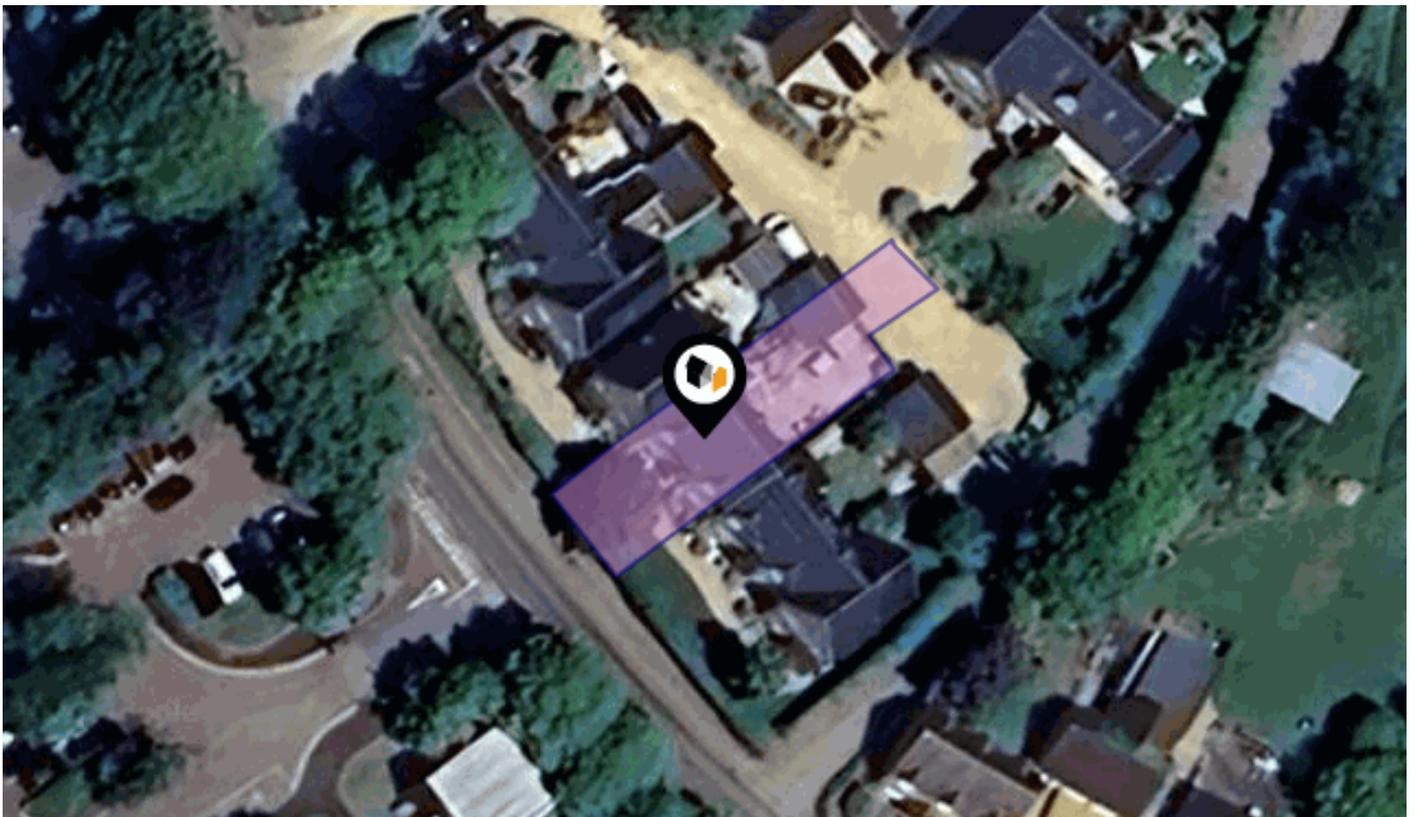


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 25th June 2025



OLD SCHOOL GARDENS, YATTON KEYNELL, CHIPPENHAM, SN14

Scott Windle Powered by eXp

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Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,162 ft ² / 108 m ²		
Plot Area:	0.07 acres		
Year Built :	2002		
Council Tax :	Band E		
Annual Estimate:	£2,986		
Title Number:	WT208155		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

4 mb/s	56 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:





Property
EPC - Certificate

Yatton Keynell, SN14

Energy rating

C

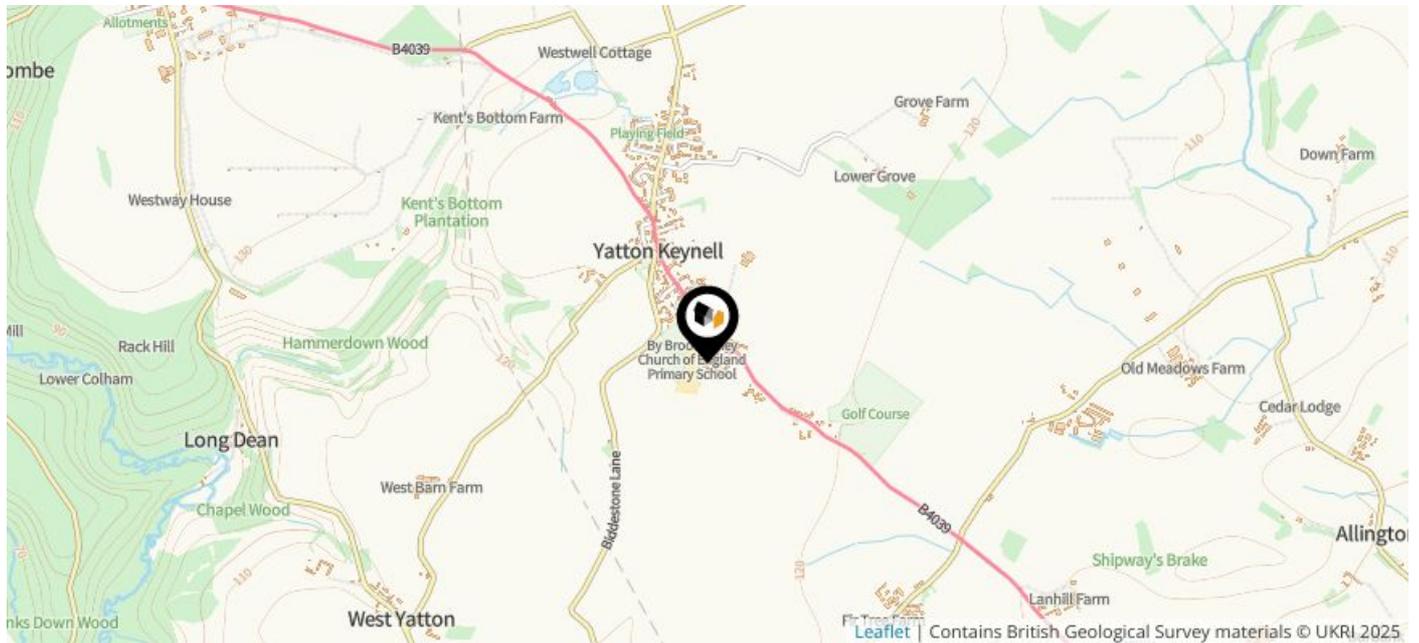
Valid until 01.12.2034

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

Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Oil (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, oil
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 85% of fixed outlets
Floors:	Solid, limited insulation (assumed)
Total Floor Area:	108 m ²

This map displays nearby coal mine entrances and their classifications.



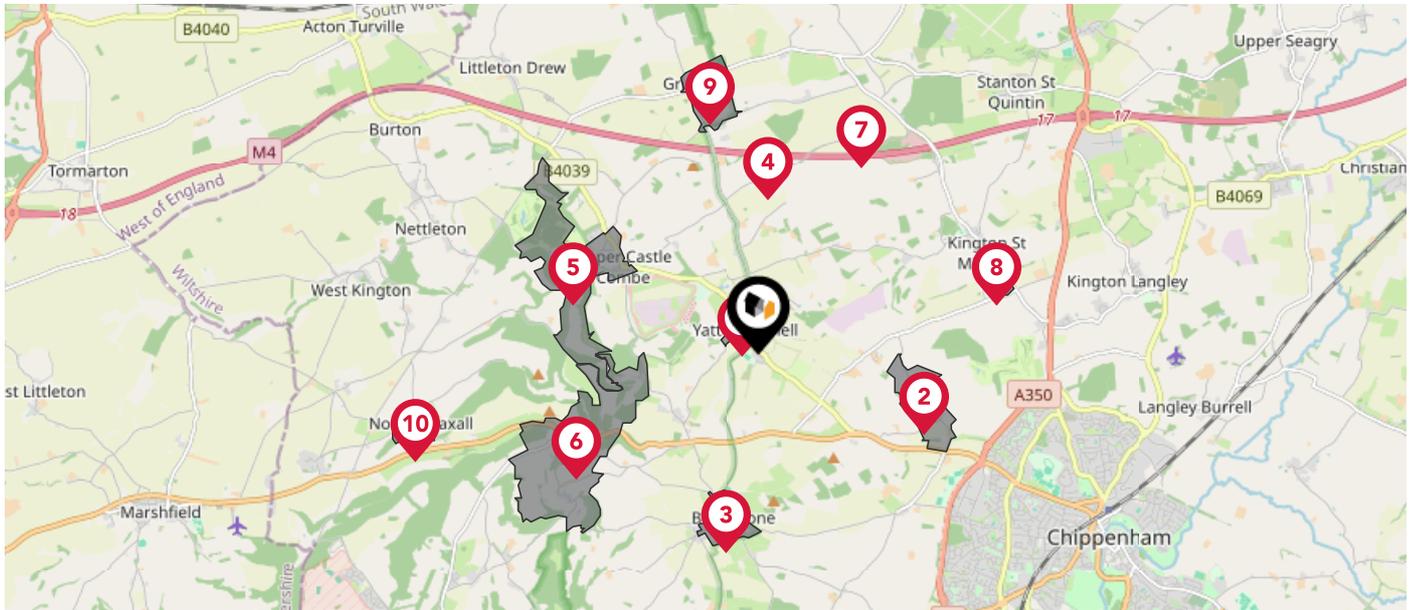
Mine Entry

- ✕ 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.



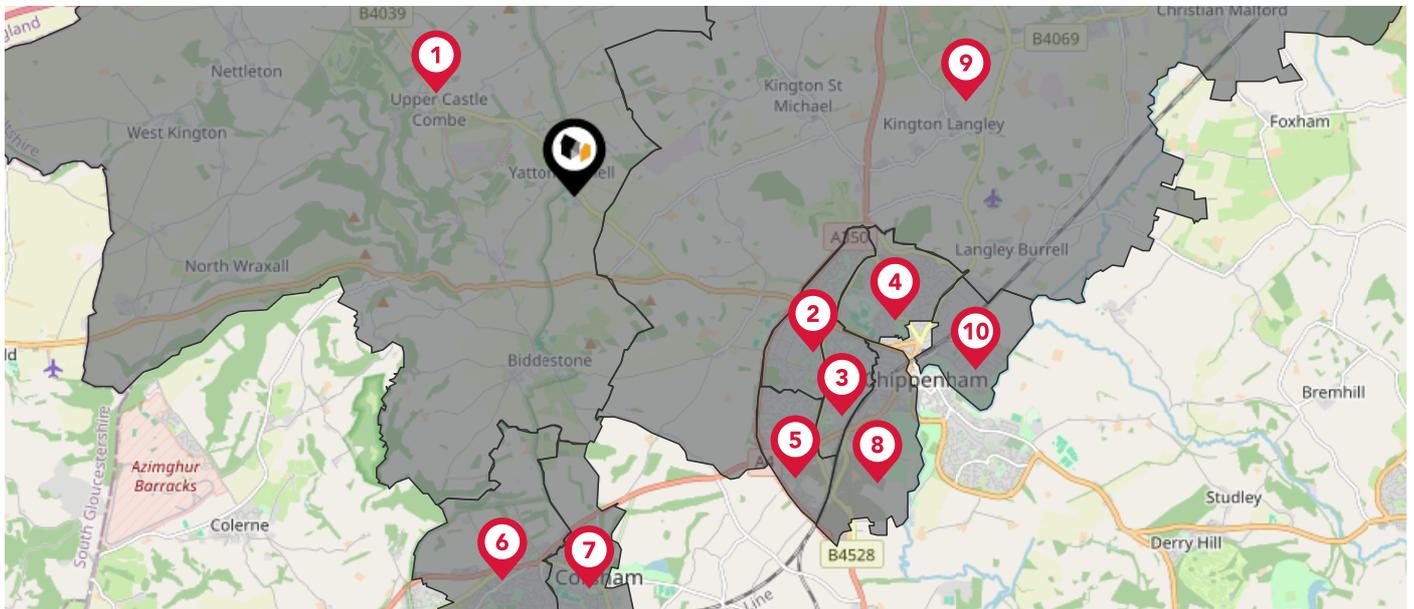
Nearby Conservation Areas

- 1
Yatton Keynell
- 2
Allington
- 3
Biddestone
- 4
Sevington
- 5
Castle Combe
- 6
Long Dean, Ford and Slaughterford
- 7
Leigh Delamere
- 8
Kington St Michael
- 9
Grittleton
- 10
North Wraxall

Maps

Council Wards

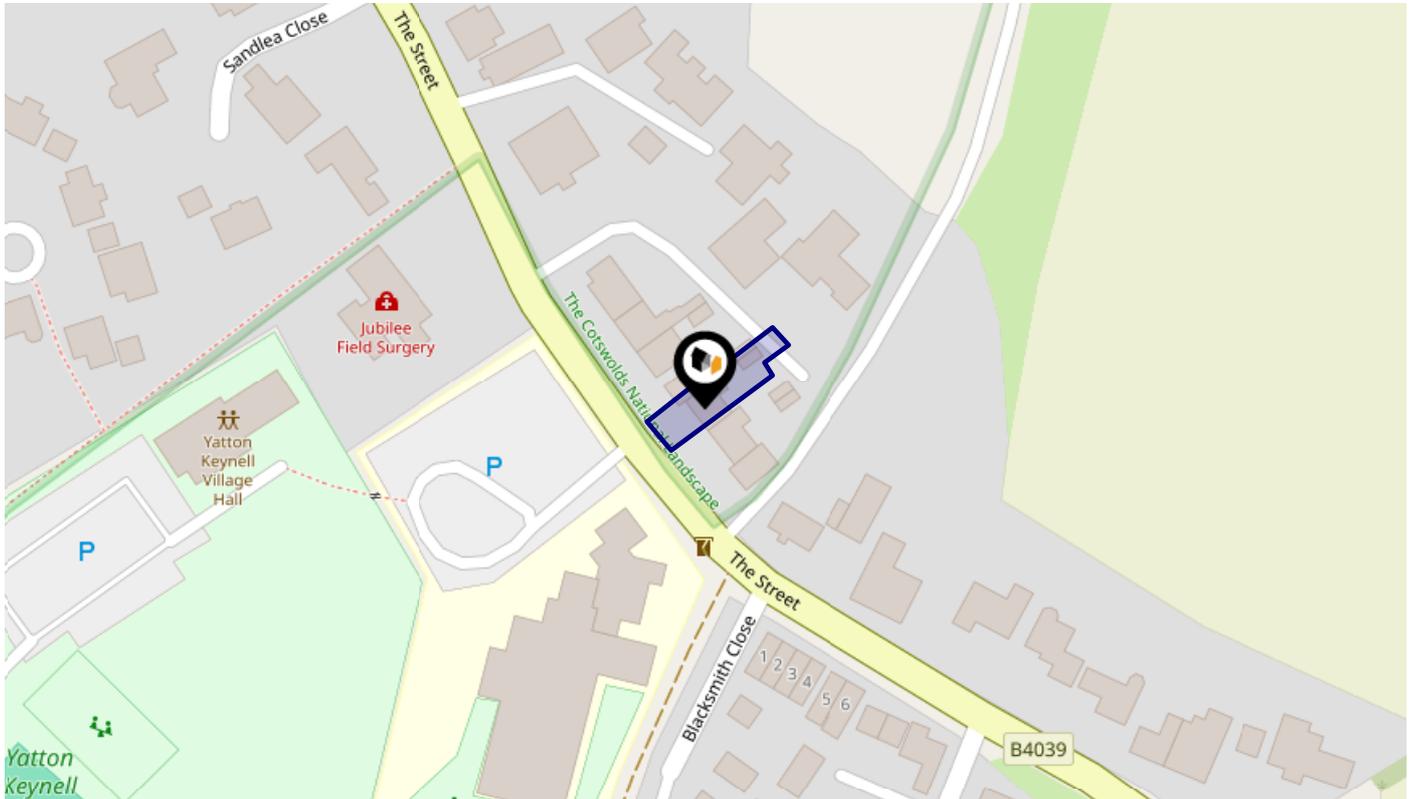
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

- 1 By Brook ED
- 2 Chippenham Cepen Park & Derriads ED
- 3 Chippenham Sheldon ED
- 4 Chippenham Hardenhuish ED
- 5 Chippenham Cepen Park & Hunters Moon ED
- 6 Corsham Pickwick ED
- 7 Corsham Ladbrook ED
- 8 Chippenham Lowden & Rowden ED
- 9 Kingston ED
- 10 Chippenham Monkton 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.

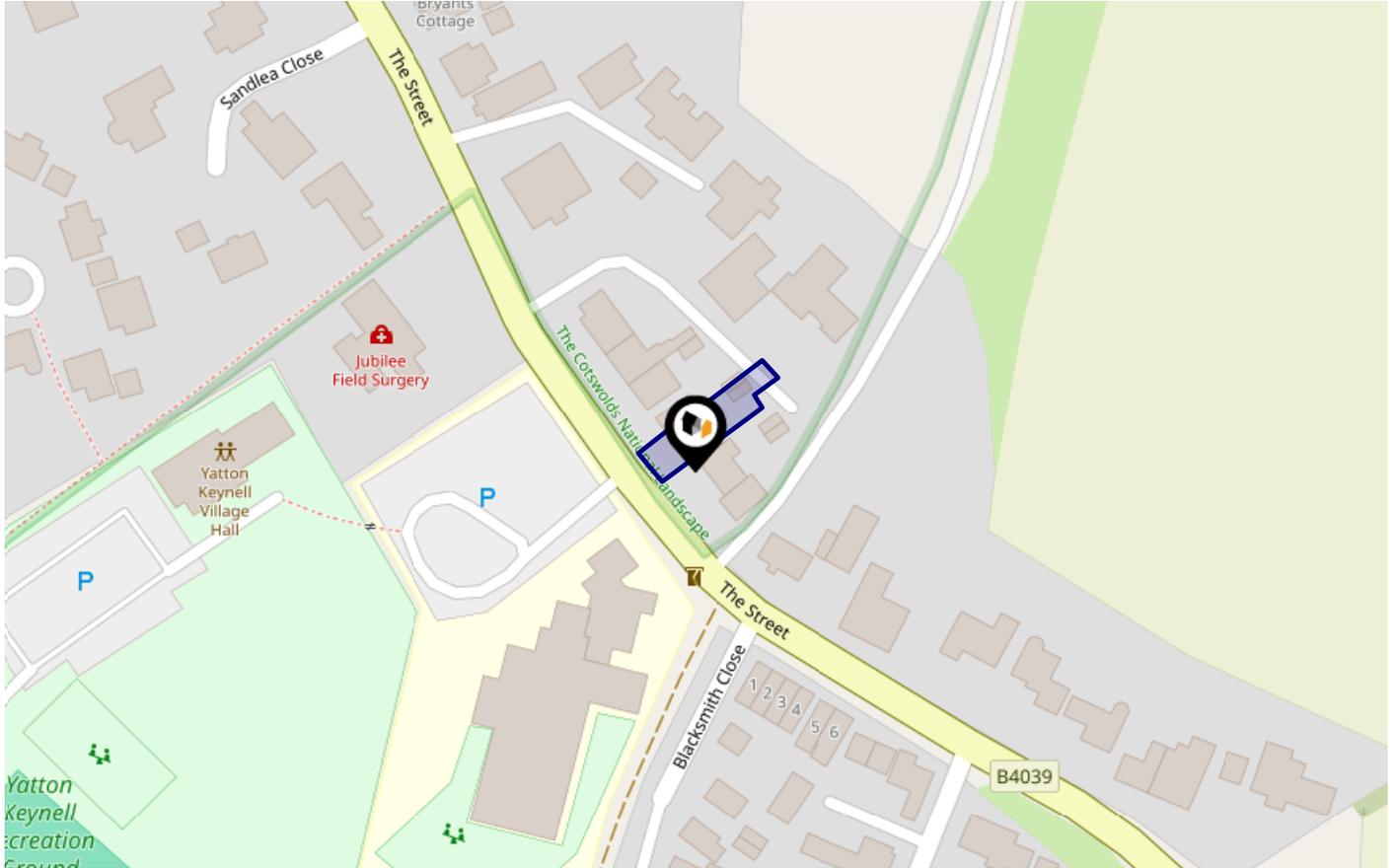
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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

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.

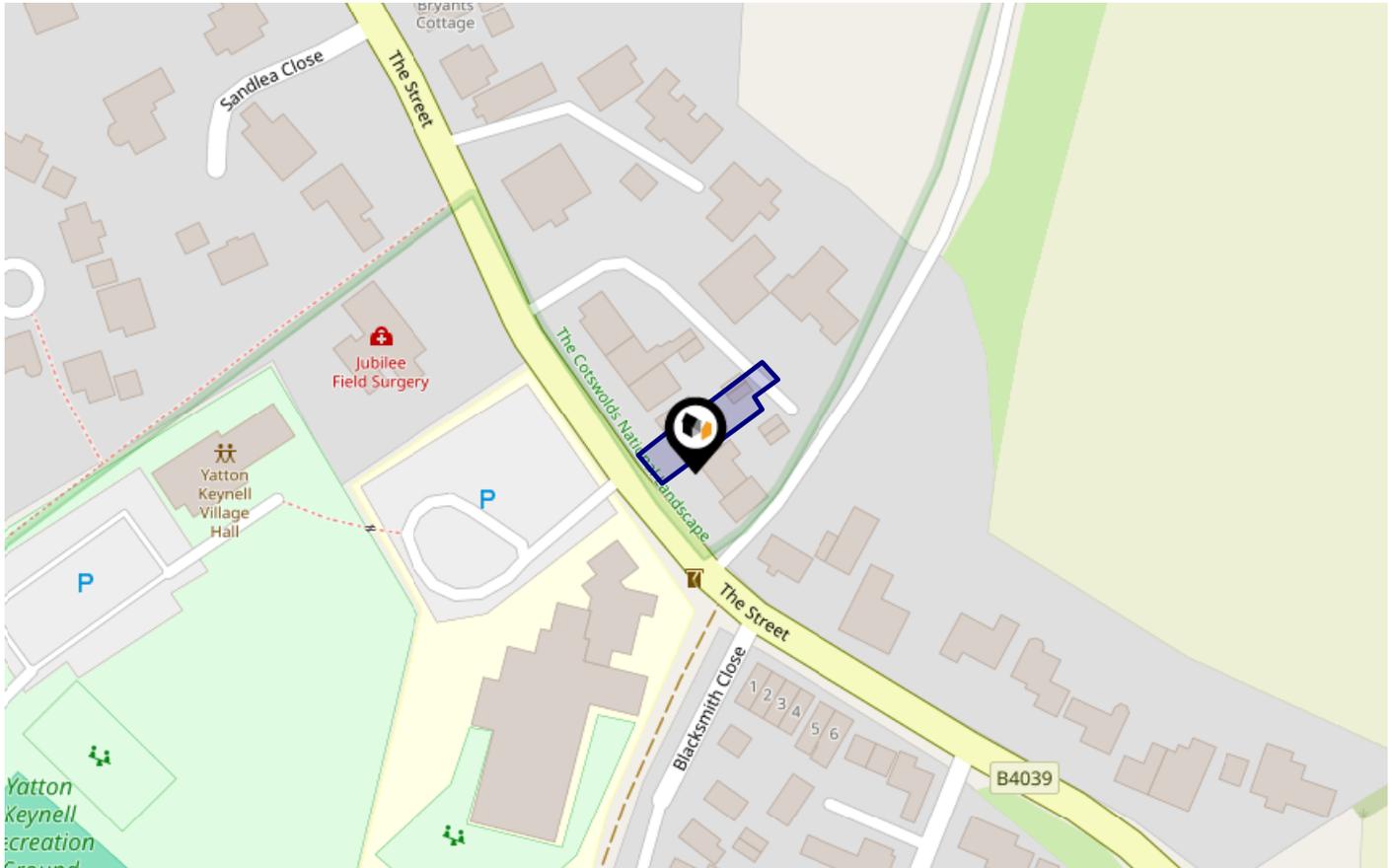
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Climate Change

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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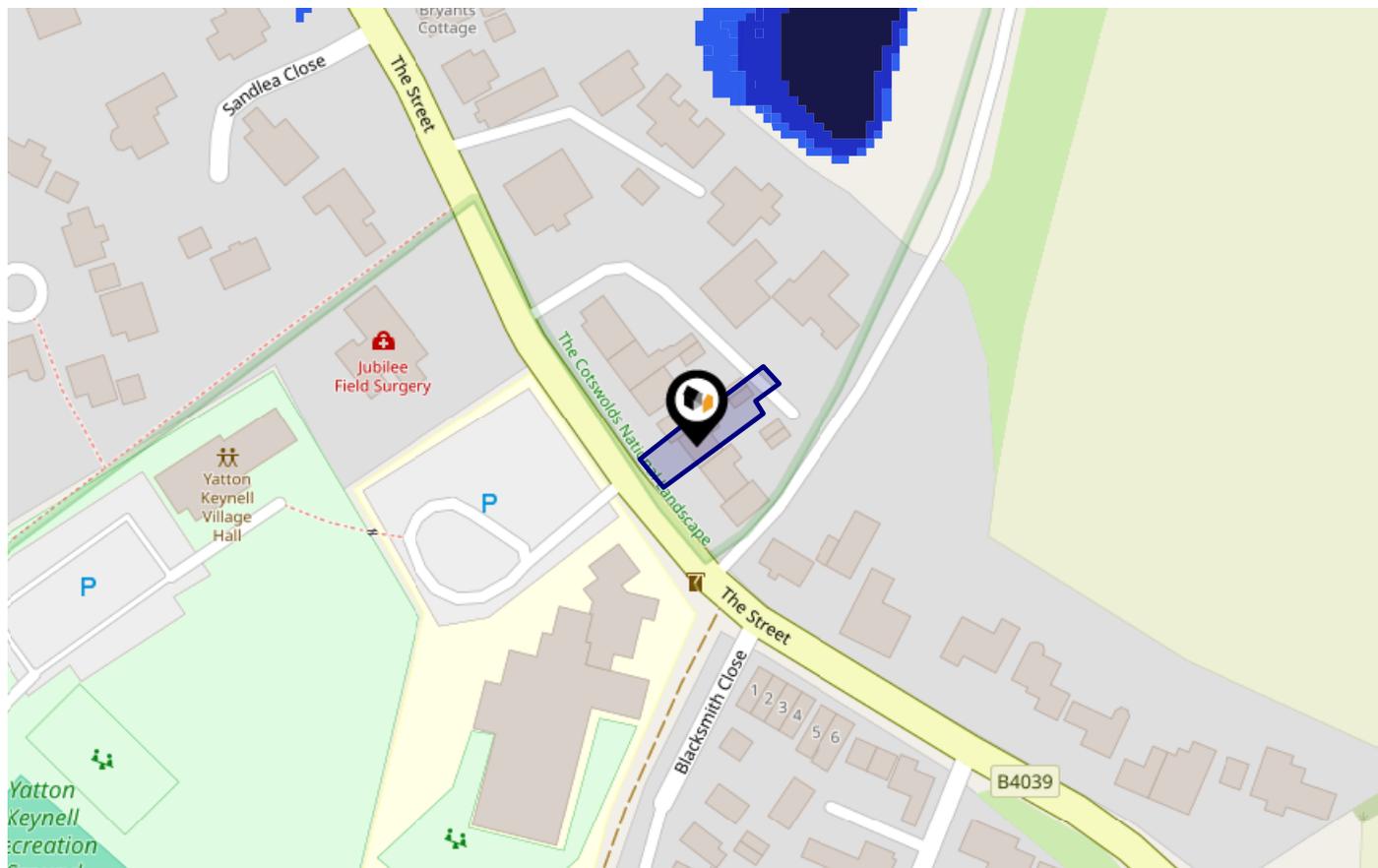
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Flood Risk

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

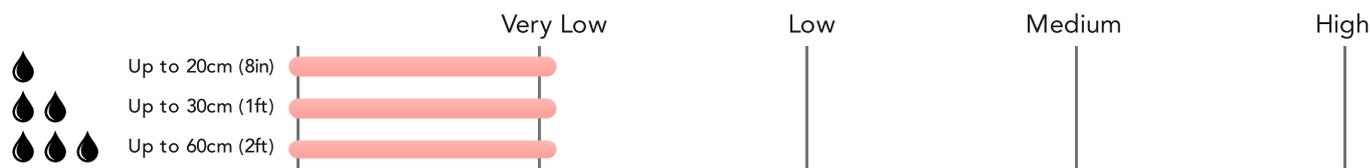


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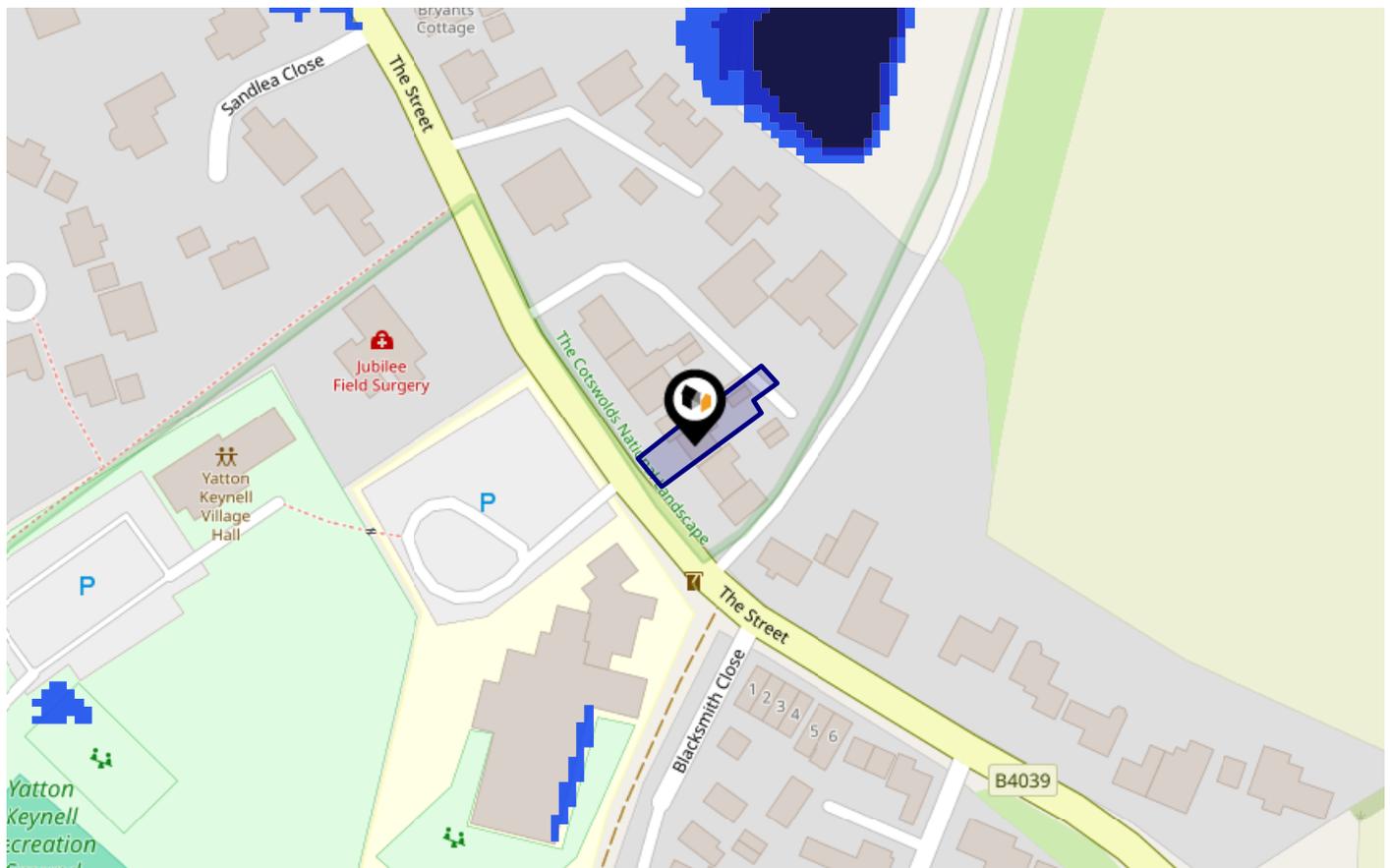
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Climate Change

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

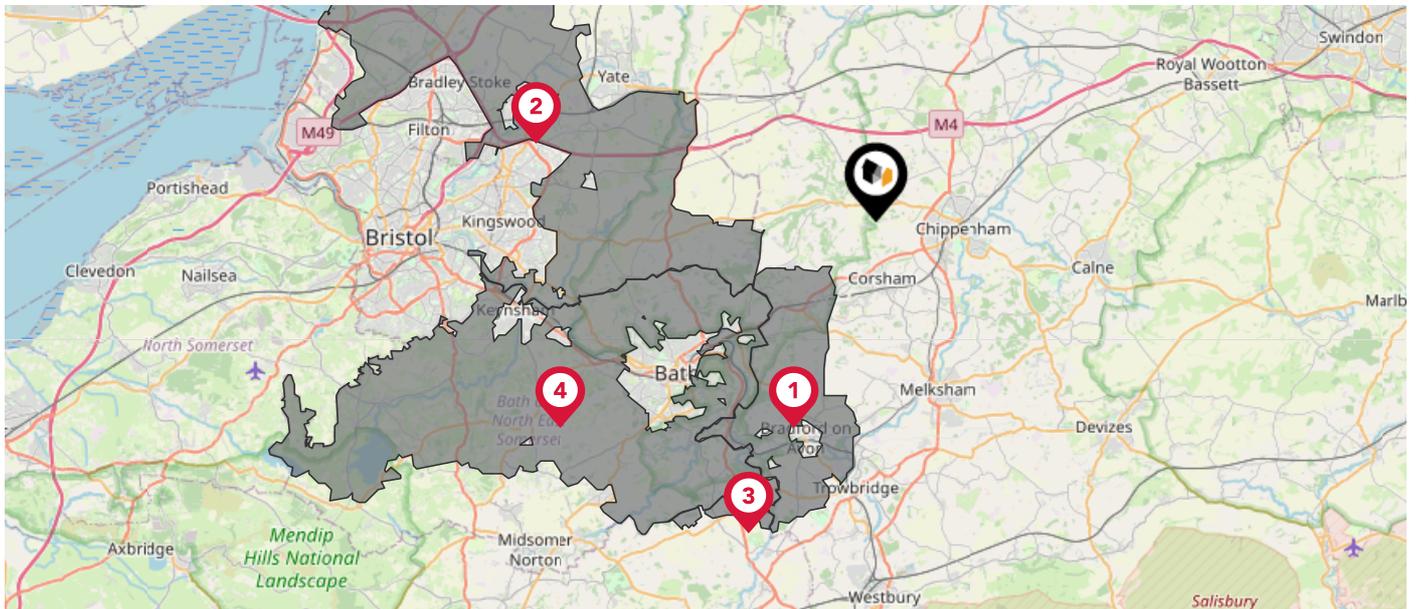
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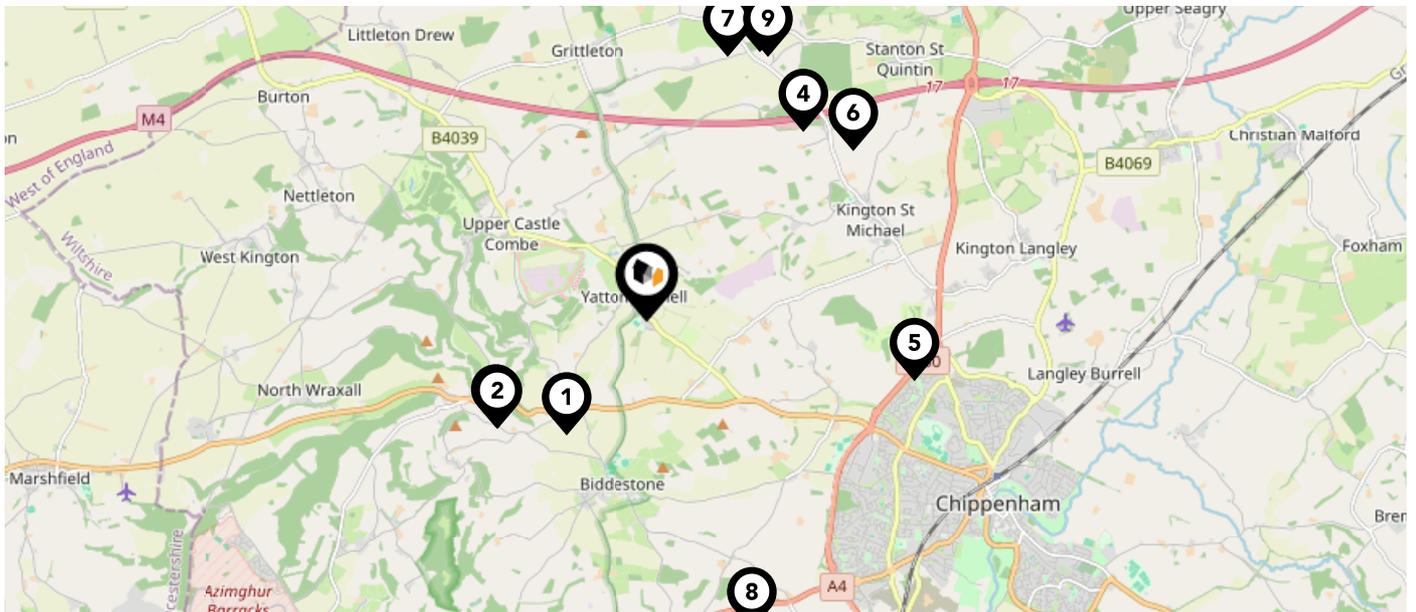
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

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

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

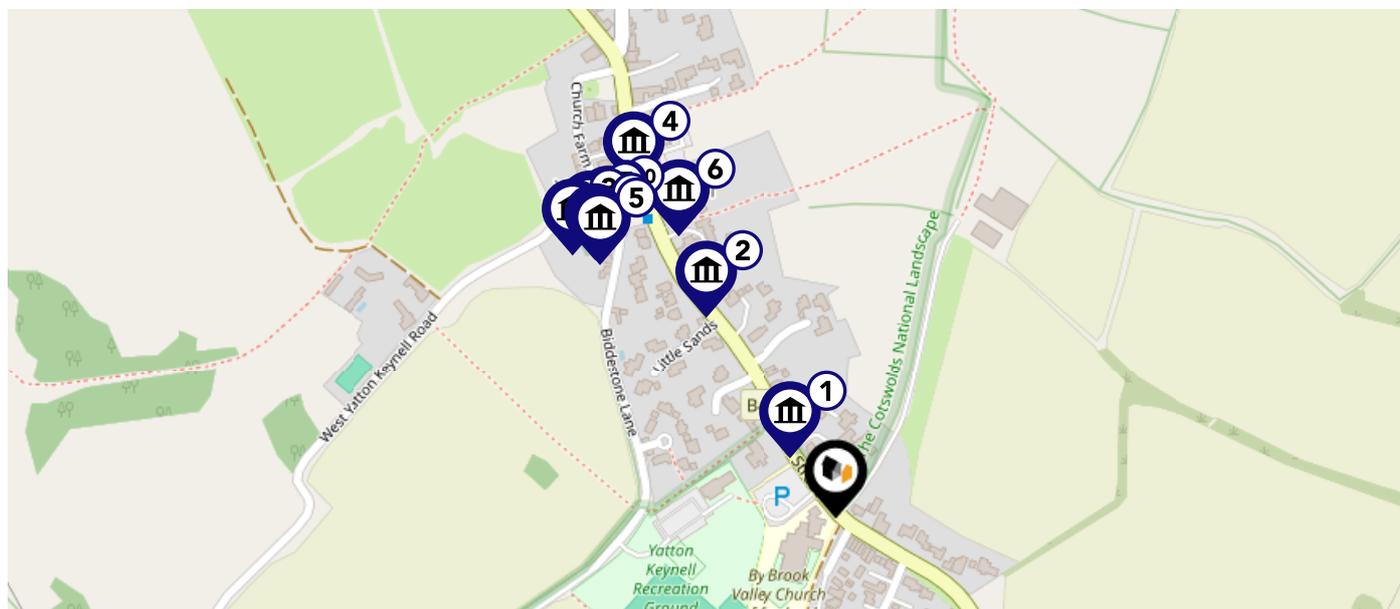
1	Old Quarry-West Yatton, Wiltshire	Historic Landfill	
2	Land Next To The North of A420 at West Yatton-Near Chippenham, Wiltshire	Historic Landfill	
3	Land to the north of A420-West Yatton, Chippenham, Wiltshire	Historic Landfill	
4	Leigh Delamere Refuse Tip-Near Service Area, Stanton Park Off The M4 Motorway	Historic Landfill	
5	The Golf Course-Chippenham, Wiltshire	Historic Landfill	
6	Former WCC Tip-Leigh Delamere, Chippenham, Wiltshire	Historic Landfill	
7	Grittleton Refuse Tip-Clapcote Quarry, Grittleton, Wiltshire	Historic Landfill	
8	Tip Near Chequers Hill-A4, Corsham	Historic Landfill	
9	Hullavington Tip-Hullavington, Near Chippenham, Wiltshire	Historic Landfill	
10	Former North Wilts Tip-Between Hulla	Historic Landfill	

Maps

Listed Buildings

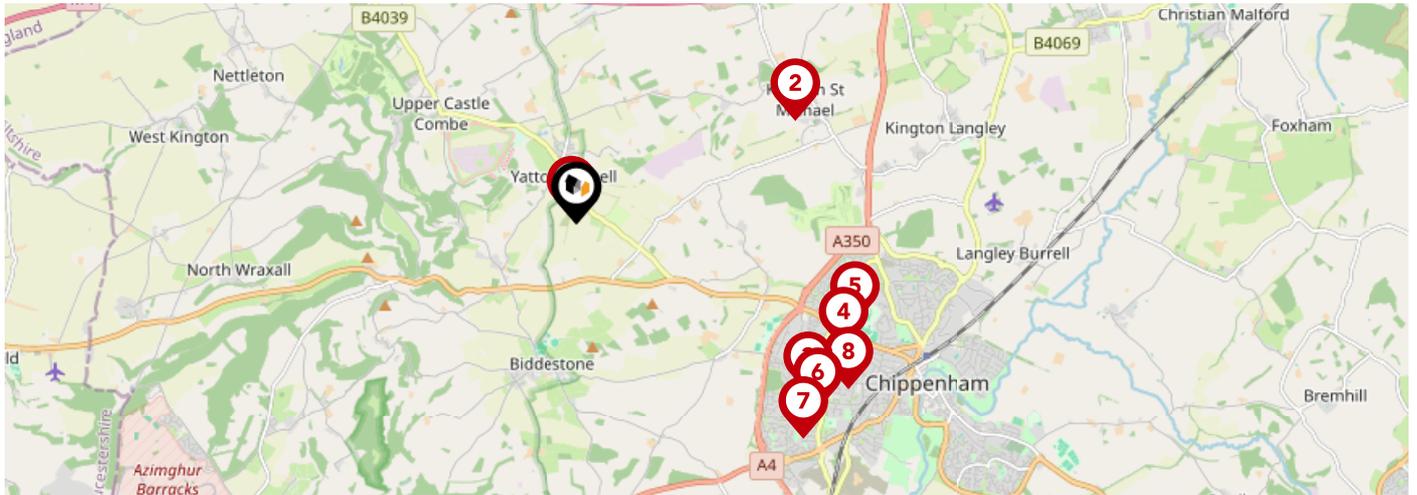
SCOTT WINDLE
exp^{UK}

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
 1023025 - School House And School	Grade II	0.0 miles
 1356101 - Summerhouse And Garden Walls South Of The Grange	Grade II	0.1 miles
 1023029 - J Holborow Monument In Churchyard About 6 Metres North Of Nave, North West Of Porch Of Church Of St Margaret	Grade II	0.2 miles
 1183719 - The Bell Inn	Grade II	0.2 miles
 1363481 - Weare Monument In Churchyard About 8 Metres East Of South East Angle Of Chancel Of Church Of St Margaret	Grade II	0.2 miles
 1183717 - The Rectory	Grade II	0.2 miles
 1356105 - Unidentified Monument In Churchyard About 12 Metres North East Of Vestry Of Church Of St Margaret	Grade II	0.2 miles
 1300448 - T Smith Monument In Churchyard About 5 Metres North Of M Tayler Monument, North East Of Church Of St Margaret	Grade II	0.2 miles
 1183761 - Godfrey Monument In Churchyard About 1 Metre East Of North East Chancel Buttress Of Church Of St Margaret	Grade II	0.2 miles
 1023033 - Beard/kington Monument In North East Corner Of Churchyard Of Church Of St Margaret	Grade II	0.2 miles

Area Schools



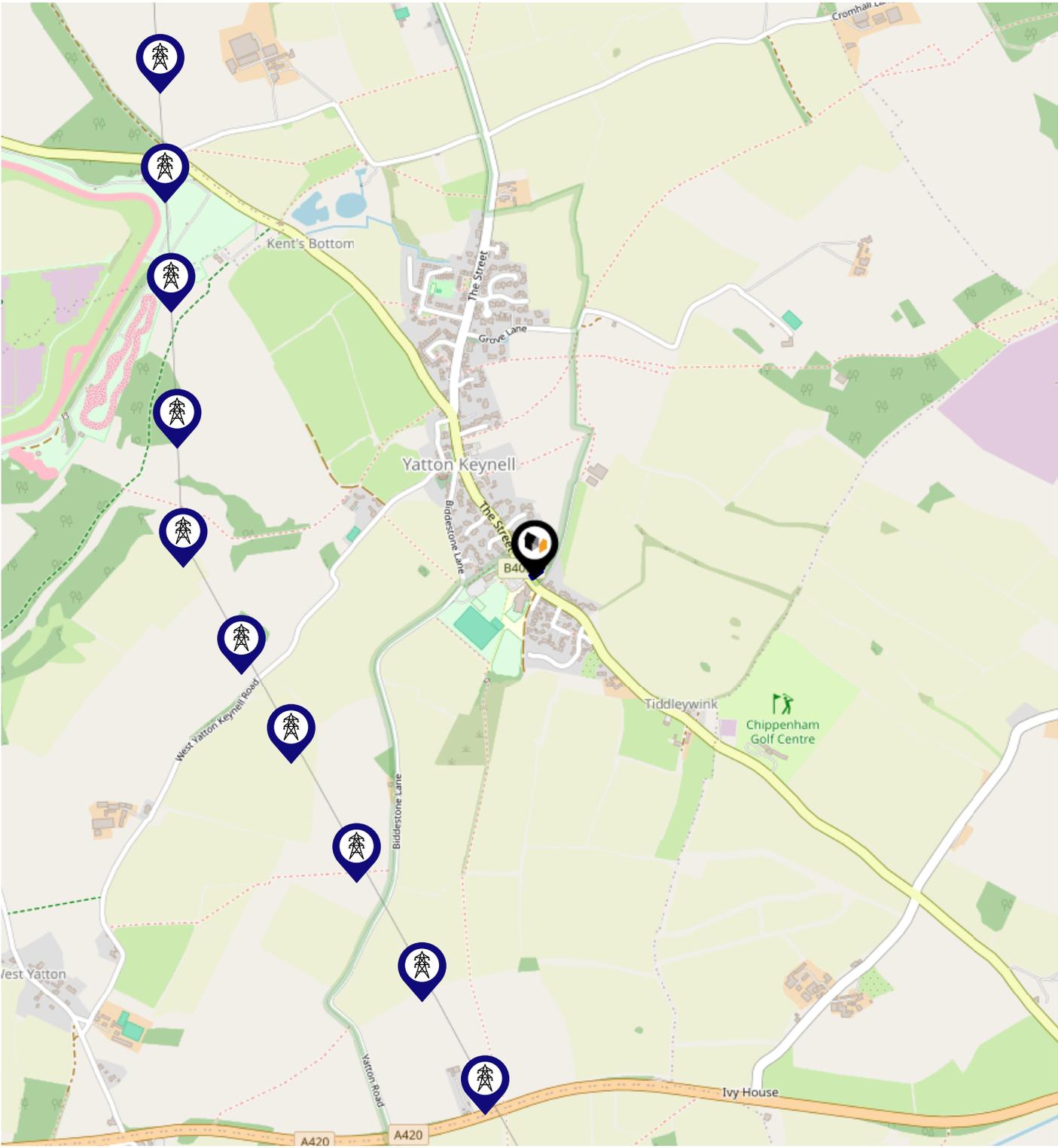
		Nursery	Primary	Secondary	College	Private
1	By Brook Valley CofE Primary School Ofsted Rating: Outstanding Pupils: 182 Distance:0.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Kington St Michael Church of England Primary School Ofsted Rating: Outstanding Pupils: 133 Distance:2.23	<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:2.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Sheldon School Ofsted Rating: Good Pupils: 1626 Distance:2.72	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Hardenhuish School Ofsted Rating: Good Pupils: 1536 Distance:2.72	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Frogwell Primary School Ofsted Rating: Requires improvement Pupils: 187 Distance:2.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Queen's Crescent School Ofsted Rating: Good Pupils: 417 Distance:2.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Redland Primary School Ofsted Rating: Good Pupils: 290 Distance:2.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	St Paul's Primary School Ofsted Rating: Good Pupils: 152 Distance:3.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Corsham Regis Primary Academy Ofsted Rating: Good Pupils: 144 Distance:3.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Stanton St Quintin Primary and Nursery School Ofsted Rating: Good Pupils: 83 Distance:3.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Langley Fitzurse Church of England Primary School Ofsted Rating: Good Pupils: 101 Distance:3.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Young People's Support Centre Ofsted Rating: Not Rated Pupils:0 Distance:3.42	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ivy Lane Primary School Ofsted Rating: Good Pupils: 452 Distance:3.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Heywood Prep Ofsted Rating: Not Rated Pupils: 264 Distance:3.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Mary's Catholic Primary School Ofsted Rating: Requires improvement Pupils: 165 Distance:3.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

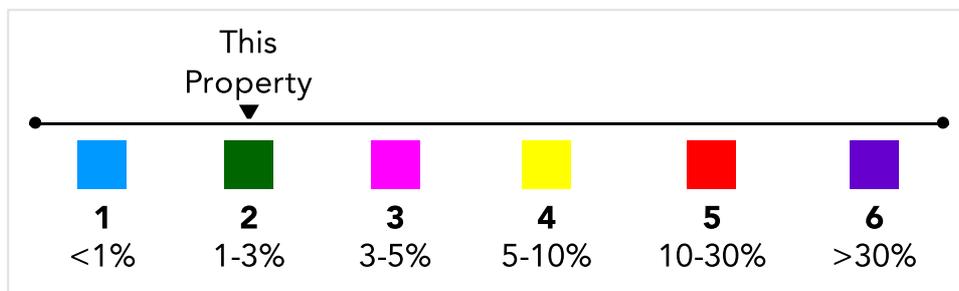
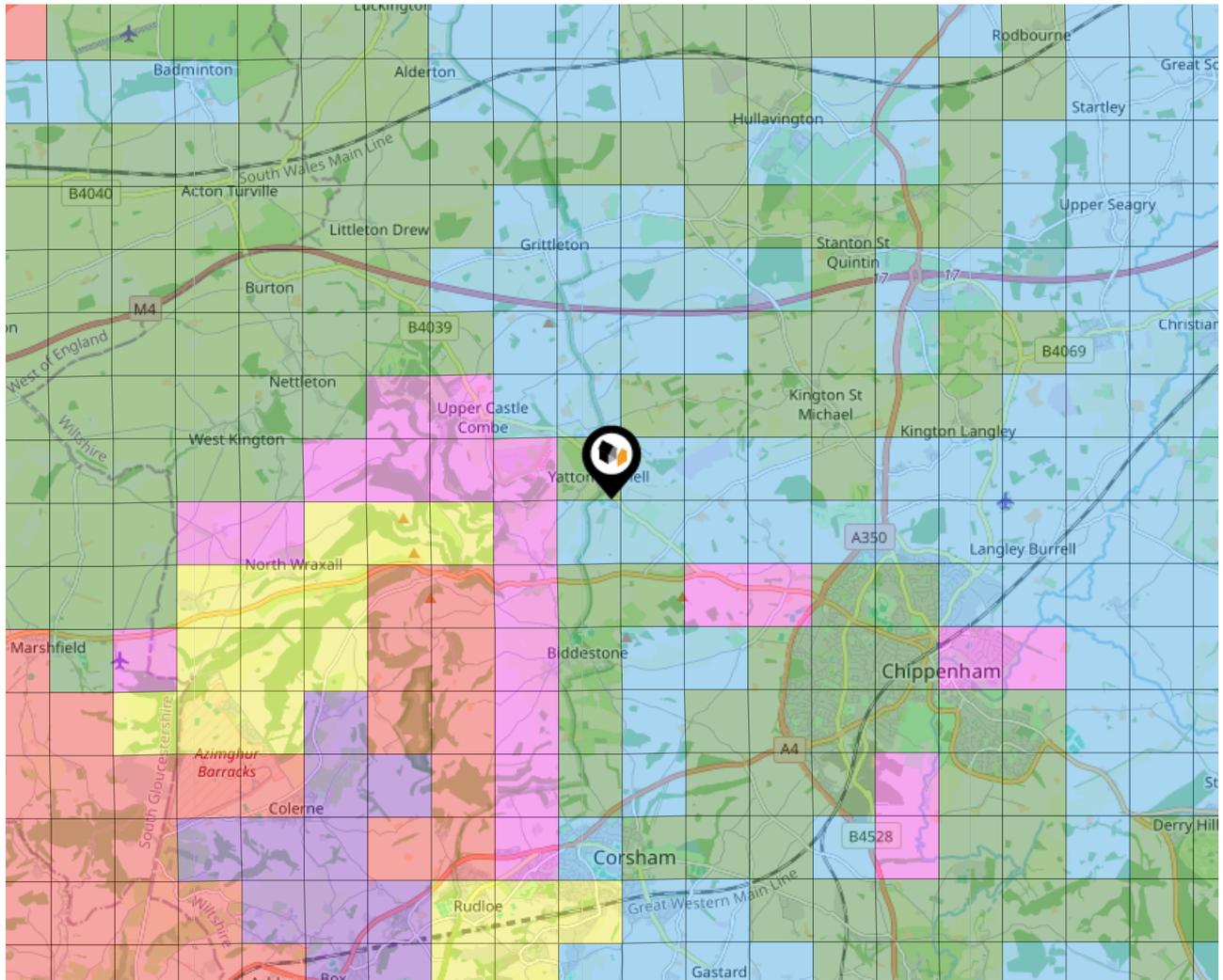
Masts & Pylons



- Key:**
-  Power Pylons
 -  Communication Masts

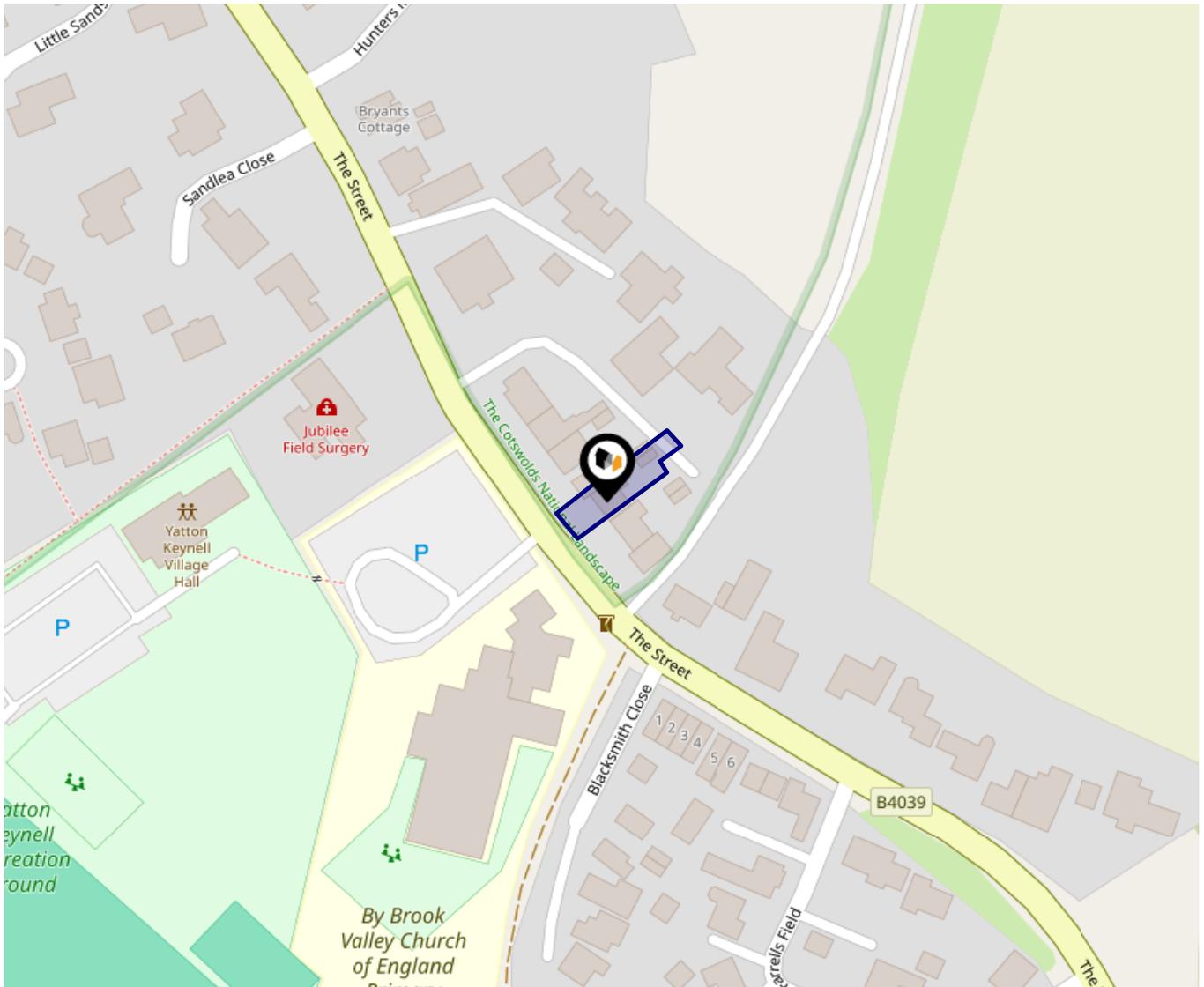
What is Radon?

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



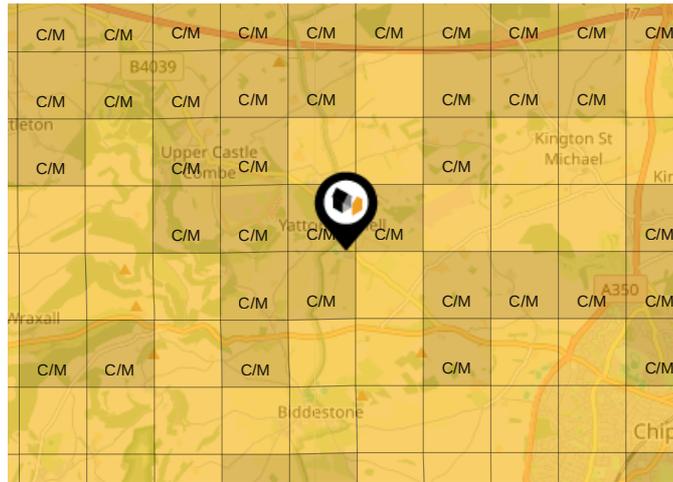
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

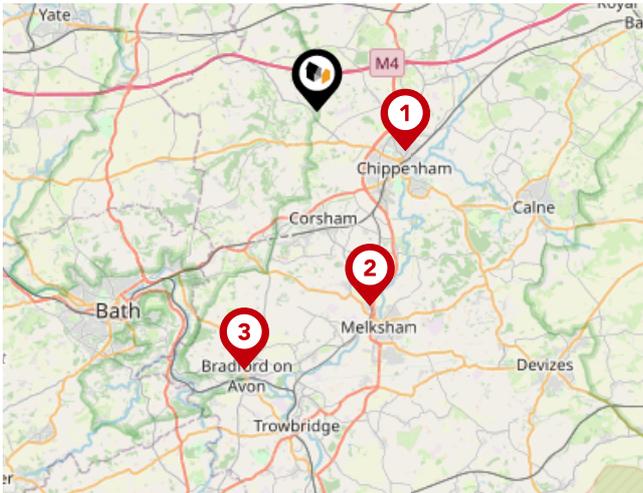
Carbon Content: HIGH
Parent Material Grain: ARGILLIC - ARENACEOUS
Soil Group: HEAVY TO MEDIUM
Soil Texture: LOAM
Soil Depth: INTERMEDIATE-SHALLOW



Primary Classifications (Most Common Clay Types)

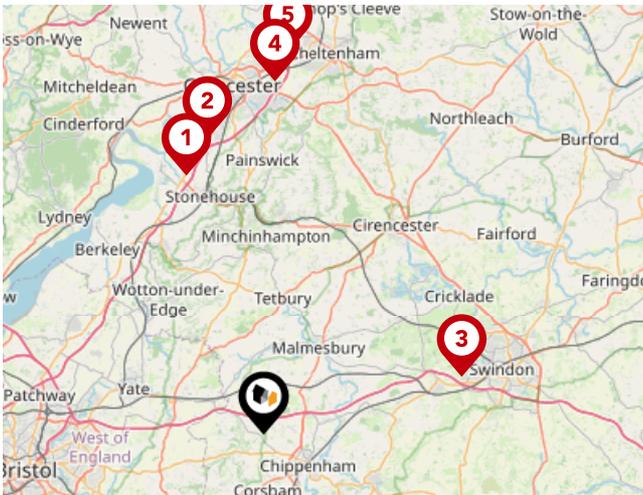
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay &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



National Rail Stations

Pin	Name	Distance
1	Chippenham Rail Station	3.59 miles
2	Melksham Rail Station	7.47 miles
3	Bradford-on-Avon Rail Station	9.97 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J13	19.87 miles
2	M5 J12	22.16 miles
3	M4 J16	15.13 miles
4	M5 J11A	25.96 miles
5	M5 J11	28.13 miles



Airports/HELIPADS

Pin	Name	Distance
1	Staverton	28.32 miles
2	Bristol Airport	23.41 miles
3	Felton	23.41 miles
4	Kidlington	44.76 miles

**Bus Stops/Stations**

Pin	Name	Distance
1	Farrells Field	0.04 miles
2	Farrells Field	0.09 miles
3	The Bell	0.23 miles
4	Clarke's Leaze	0.41 miles
5	Coldharbour Cottages	0.32 miles

SCOTT WINDLE
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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.



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