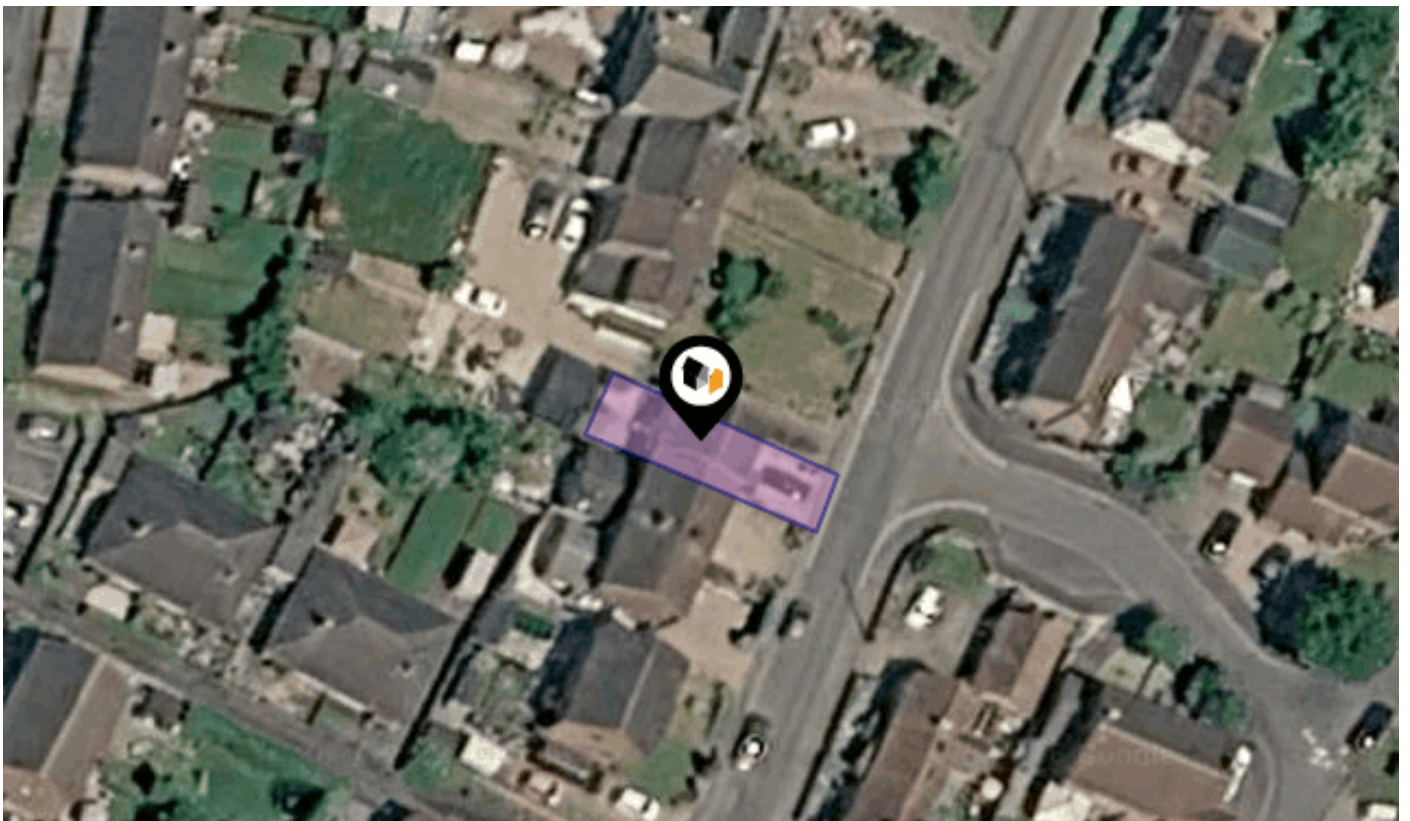




See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Wednesday 17th June 2026



WOODROW ROAD, MELKSHAM, SN12

Scott Windle Powered by eXp

07838311550

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Property

Type:	Detached
Bedrooms:	3
Floor Area:	699 ft ² / 65 m ²
Plot Area:	0.03 acres
Year Built :	1996-2002
Council Tax :	Band B
Annual Estimate:	£2,000
Title Number:	WT236235

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

9 mb/s	80 mb/s	1000 mb/s

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:





Property EPC - Certificate

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SN12

Energy rating

C

Valid until 03.04.2032

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, limited insulation (assumed)
Total Floor Area:	65 m ²

This map displays nearby coal mine entrances and their classifications.



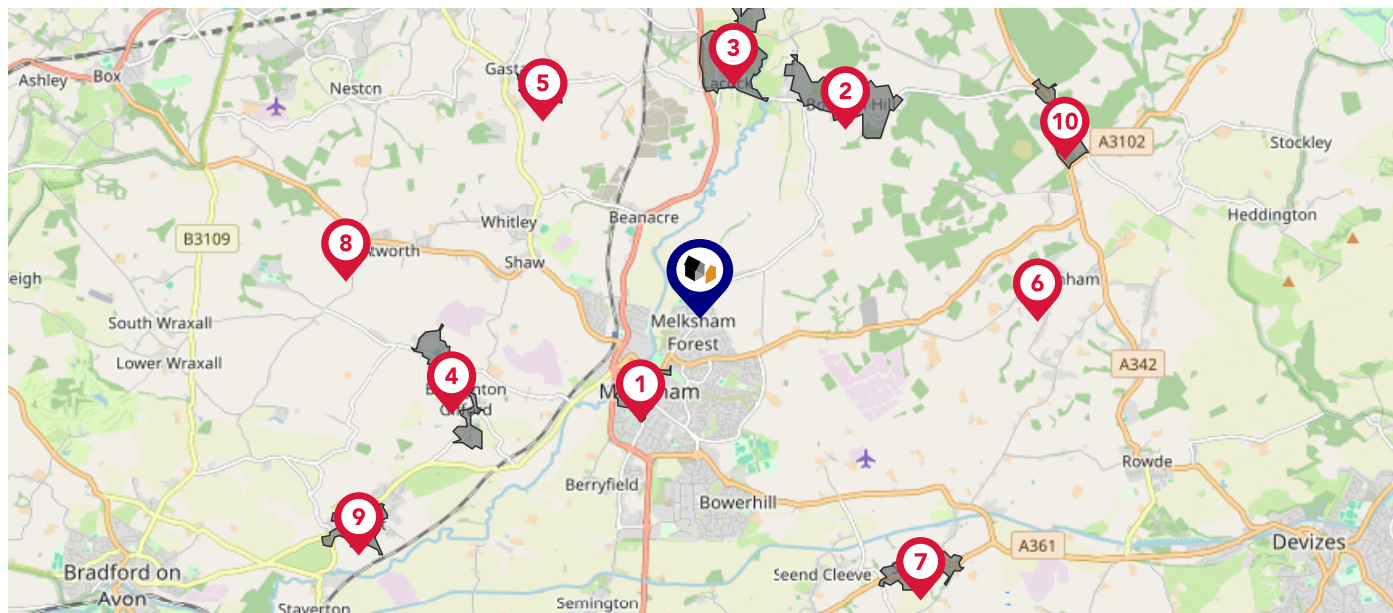
Mine Entry

- ✕ 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


-  Melksham


-  Bowden Hill


-  Lacock


-  Broughton Gifford


-  Gastard

-  Bromham

-  Seend

-  Atworth

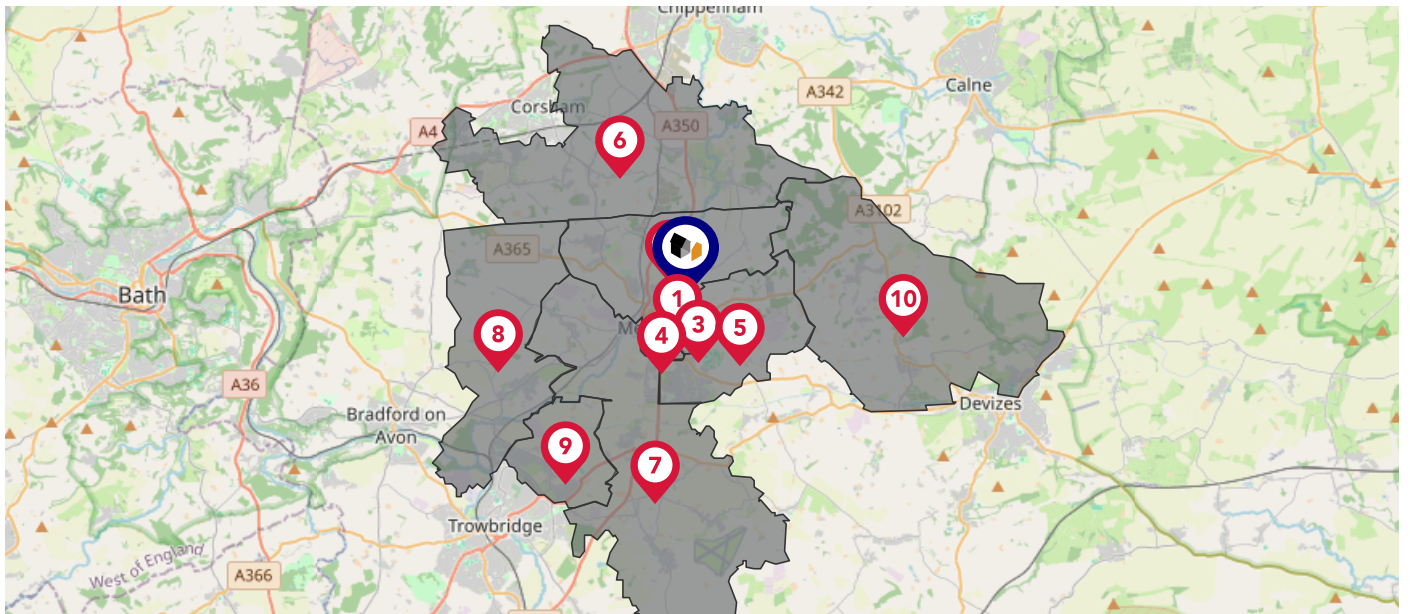
-  Holt

-  Sandy Lane

Maps

Council Wards

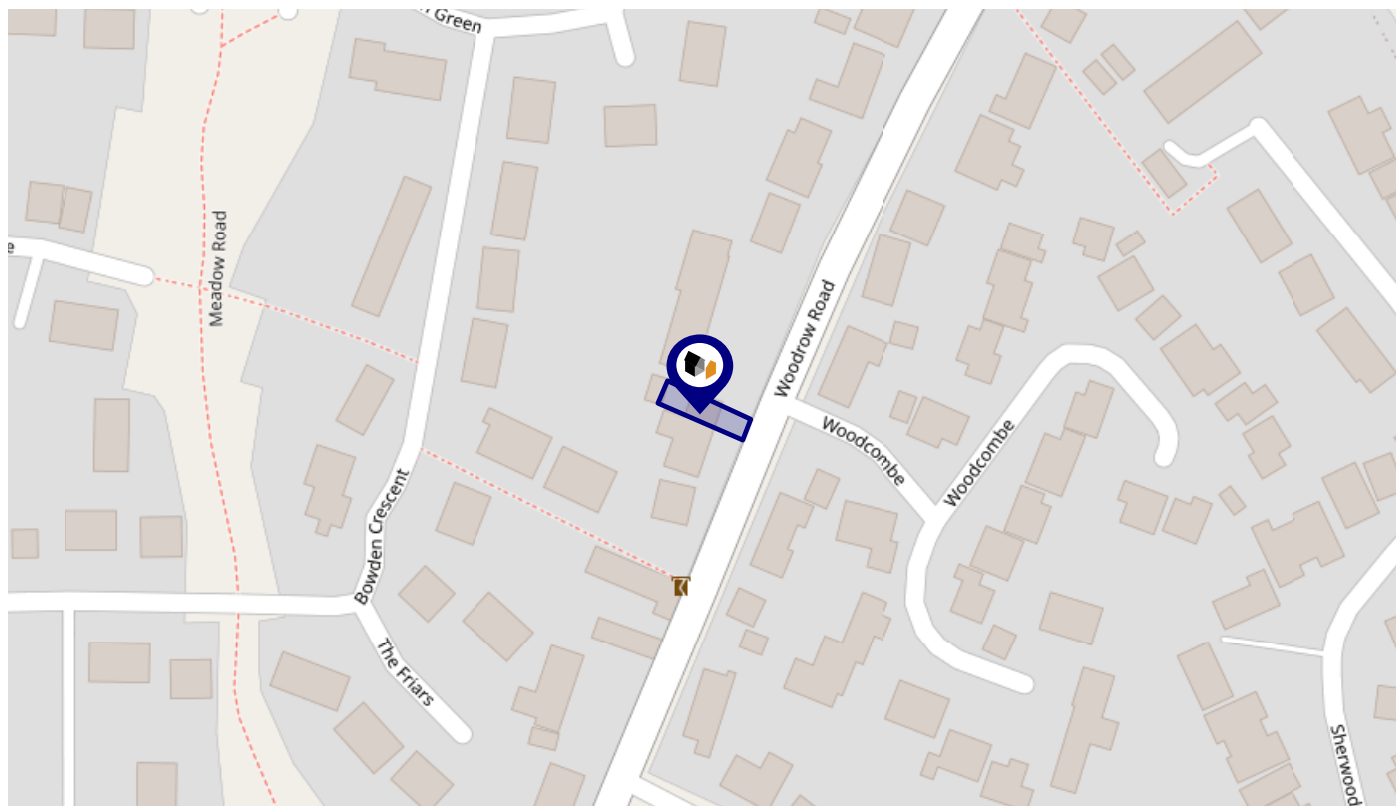
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

- 1 Melksham Forest ED
- 2 Melksham Without North & Shurnhold ED
- 3 Melksham East ED
- 4 Melksham South ED
- 5 Bowerhill ED
- 6 Corsham Without ED
- 7 Melksham Without West & Rural ED
- 8 Holt ED
- 9 Hilperton ED
- 10 Bromham, Rowde & Roundway 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.

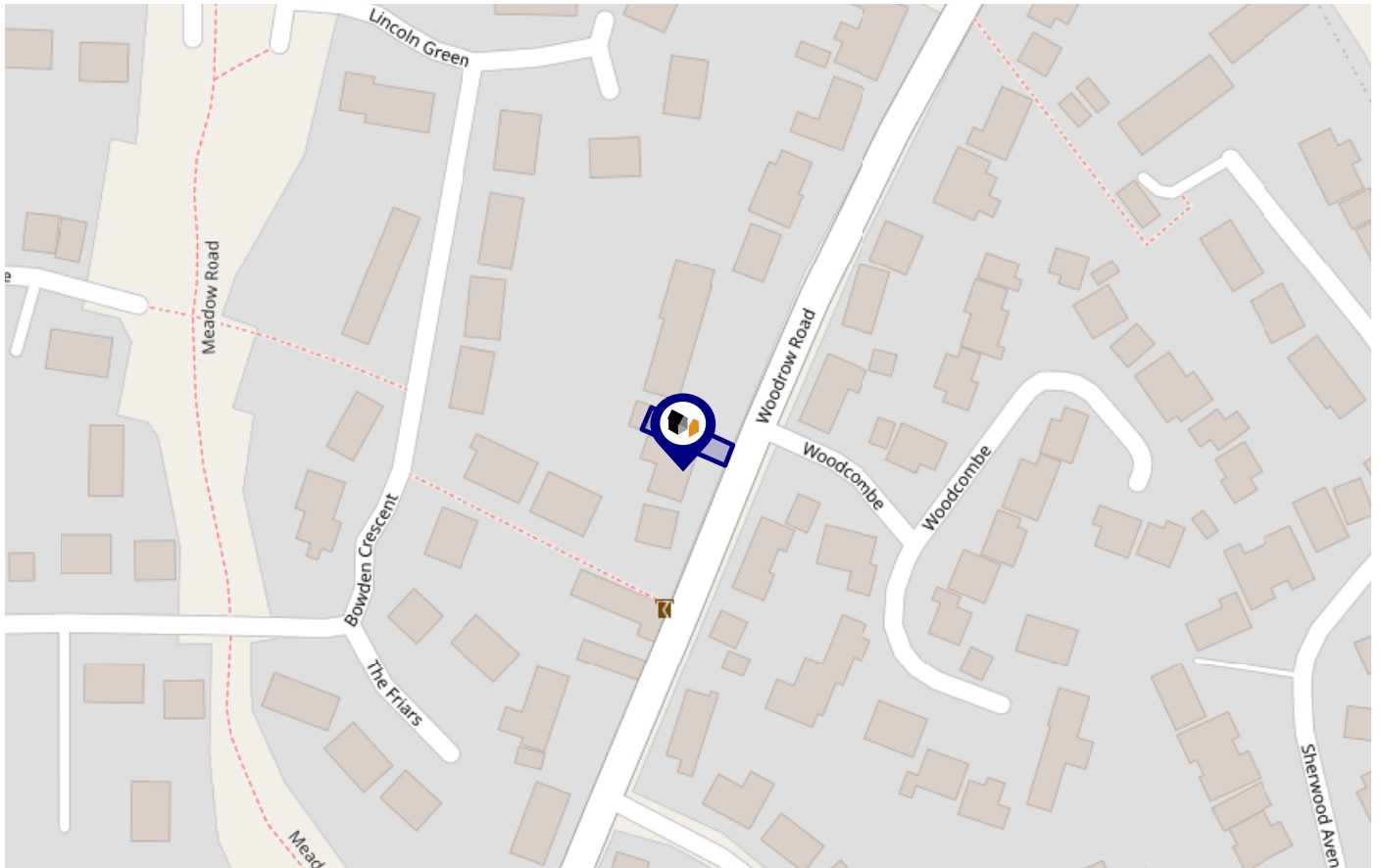
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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:

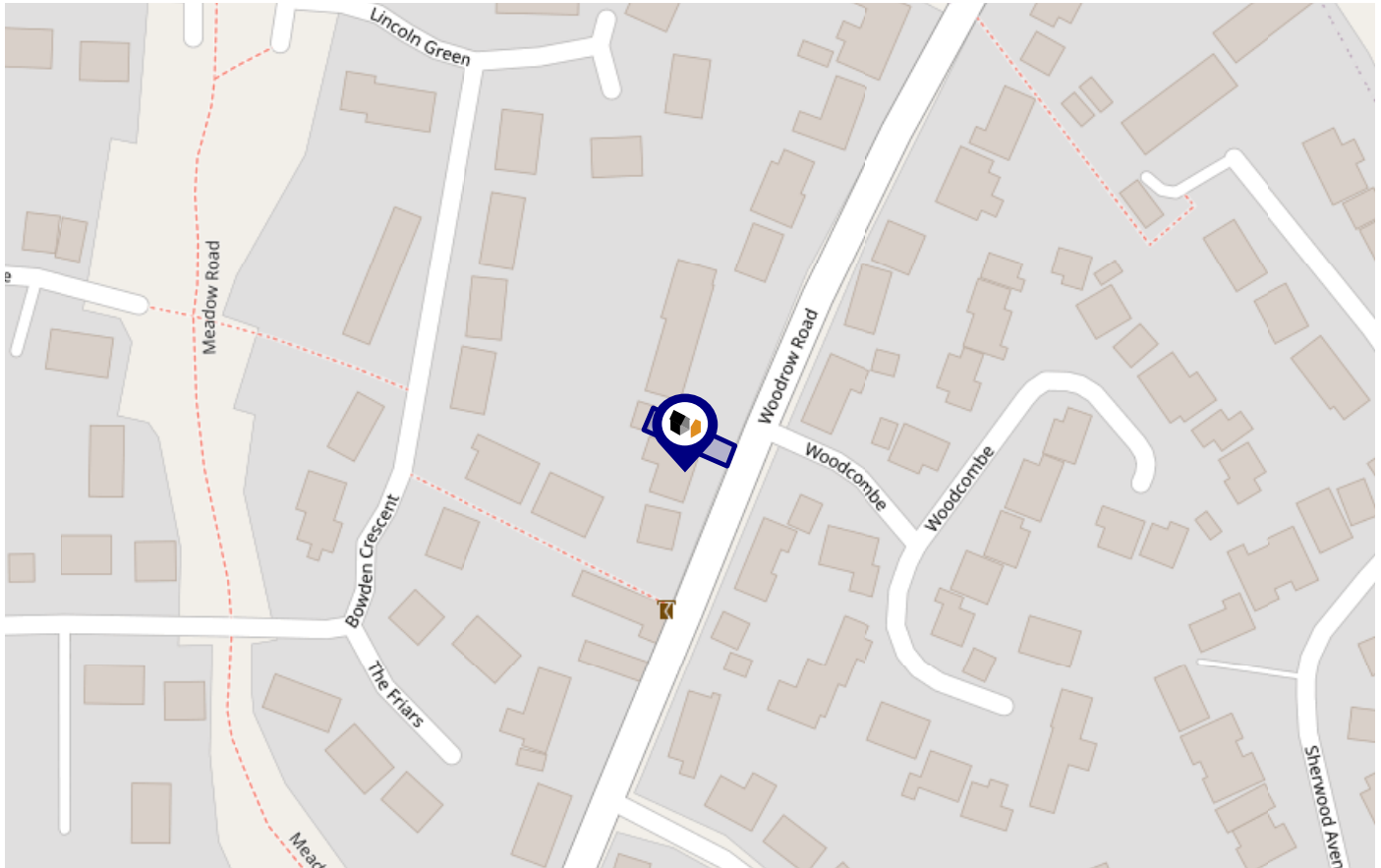


Flood Risk

Rivers & Seas - Climate Change

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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.

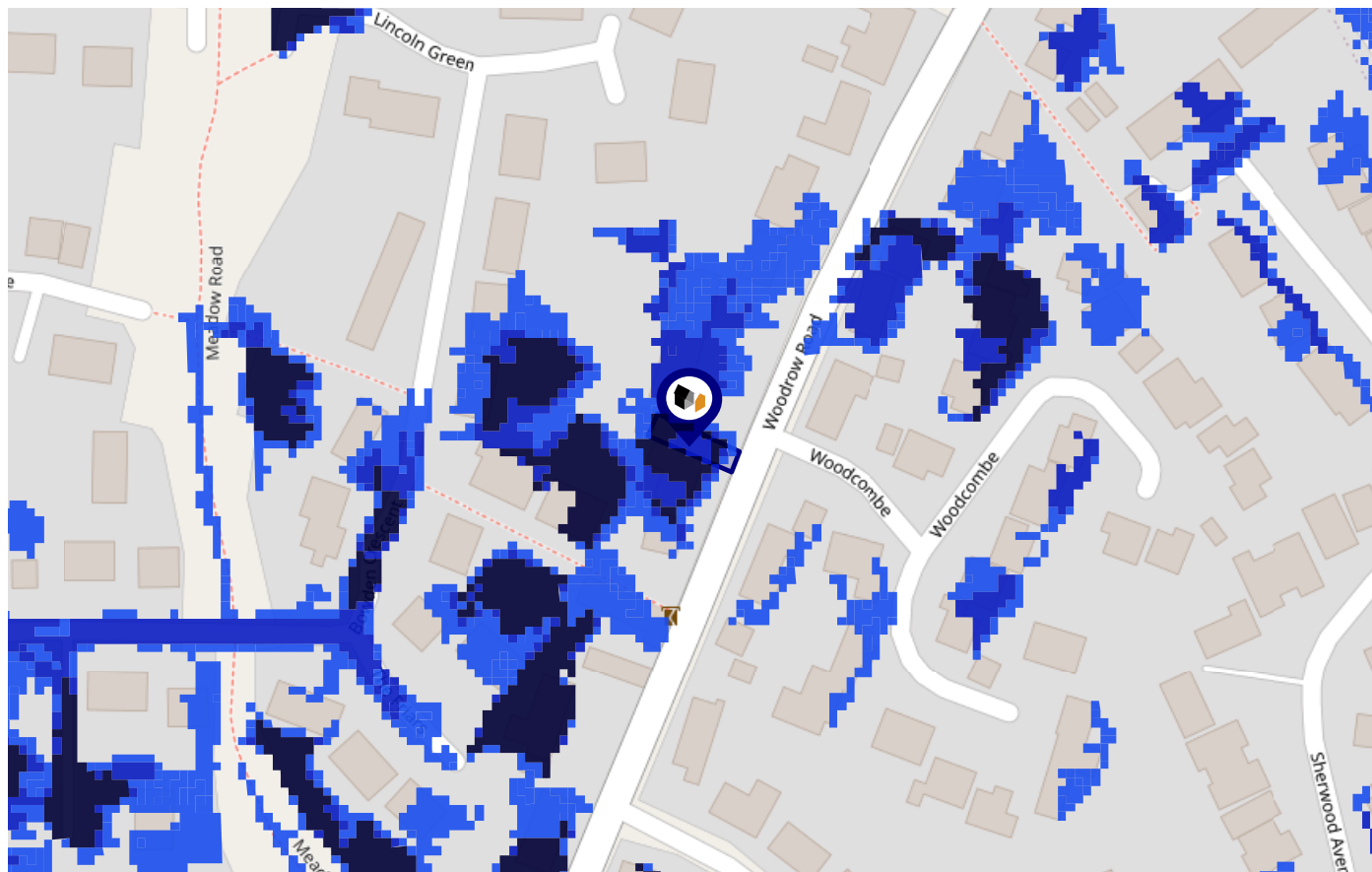
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Flood Risk

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

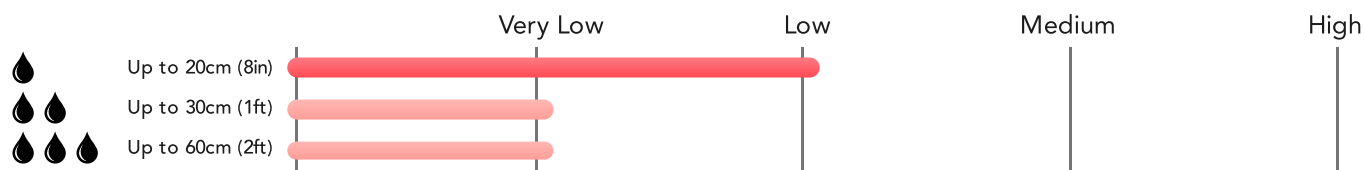


Risk Rating: Medium

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.

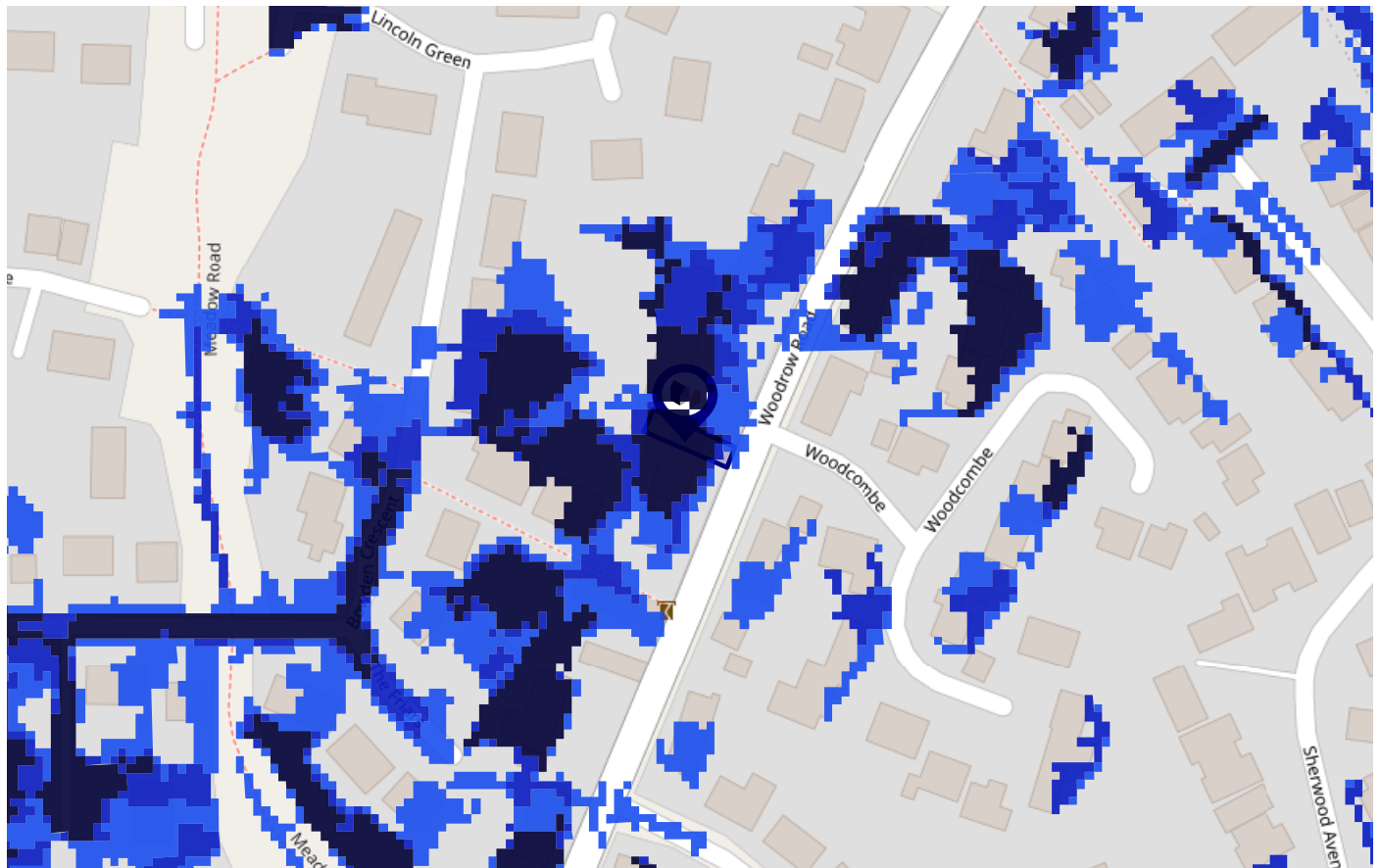
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - 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: High

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.

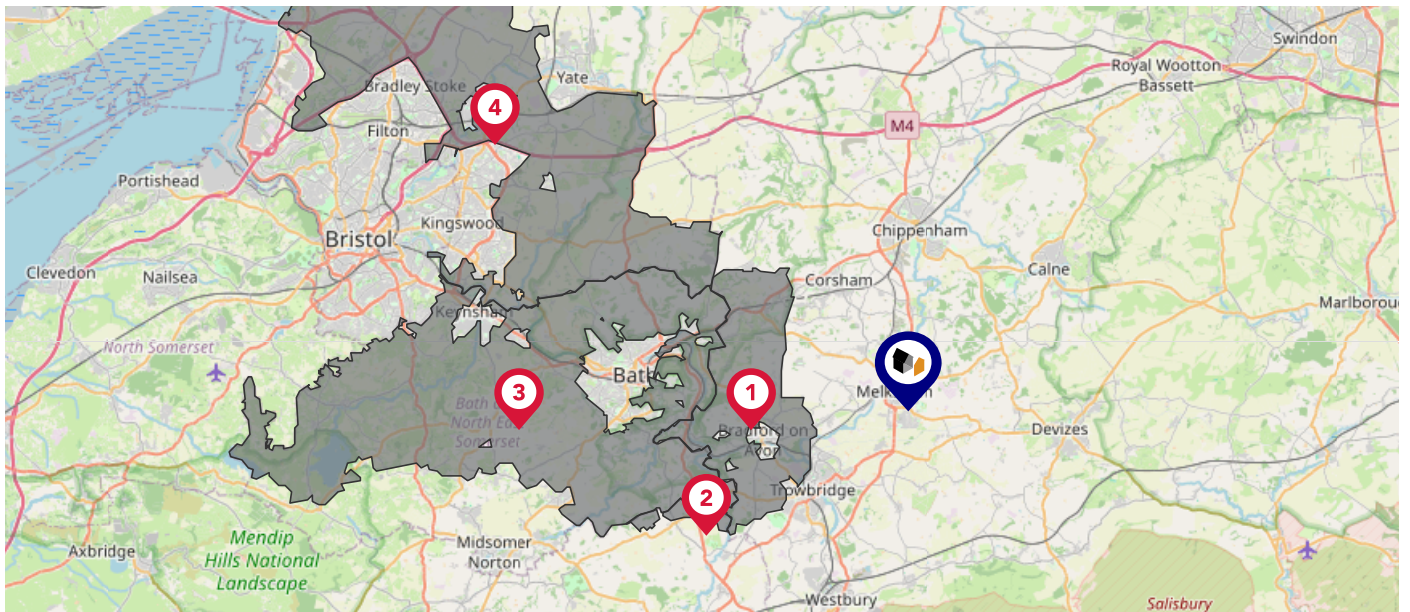
Chance of flooding to the following depths at this property:



Maps

Green Belt

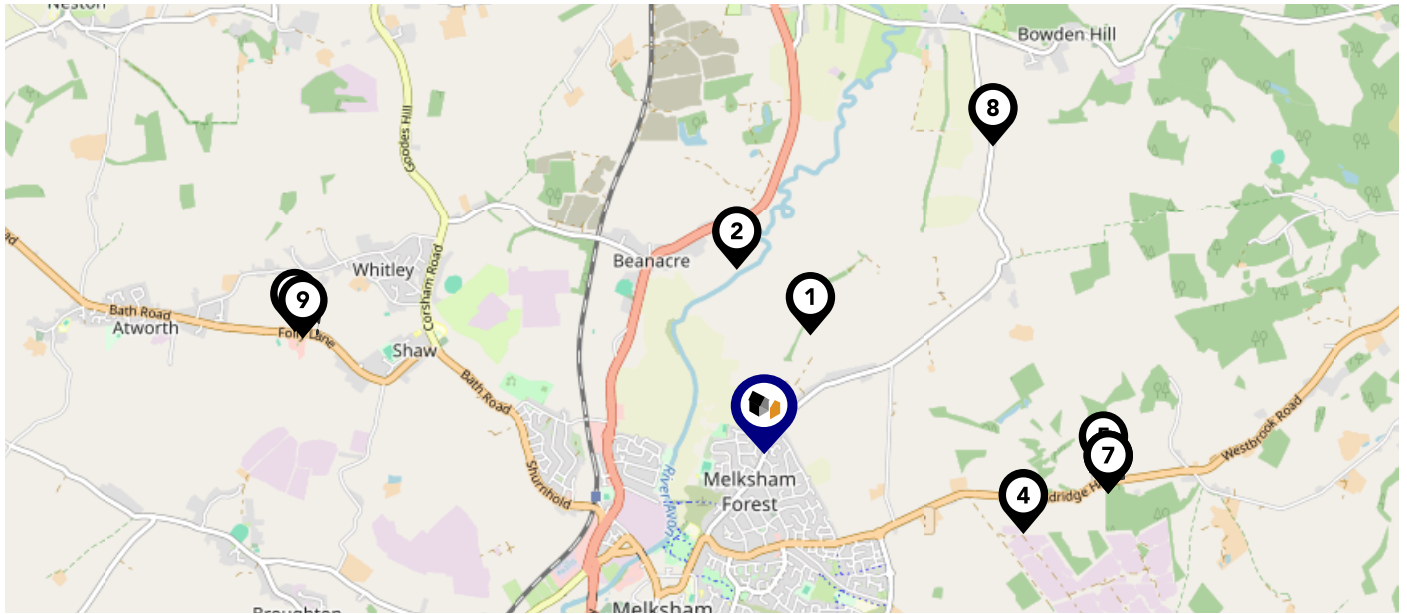
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

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

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

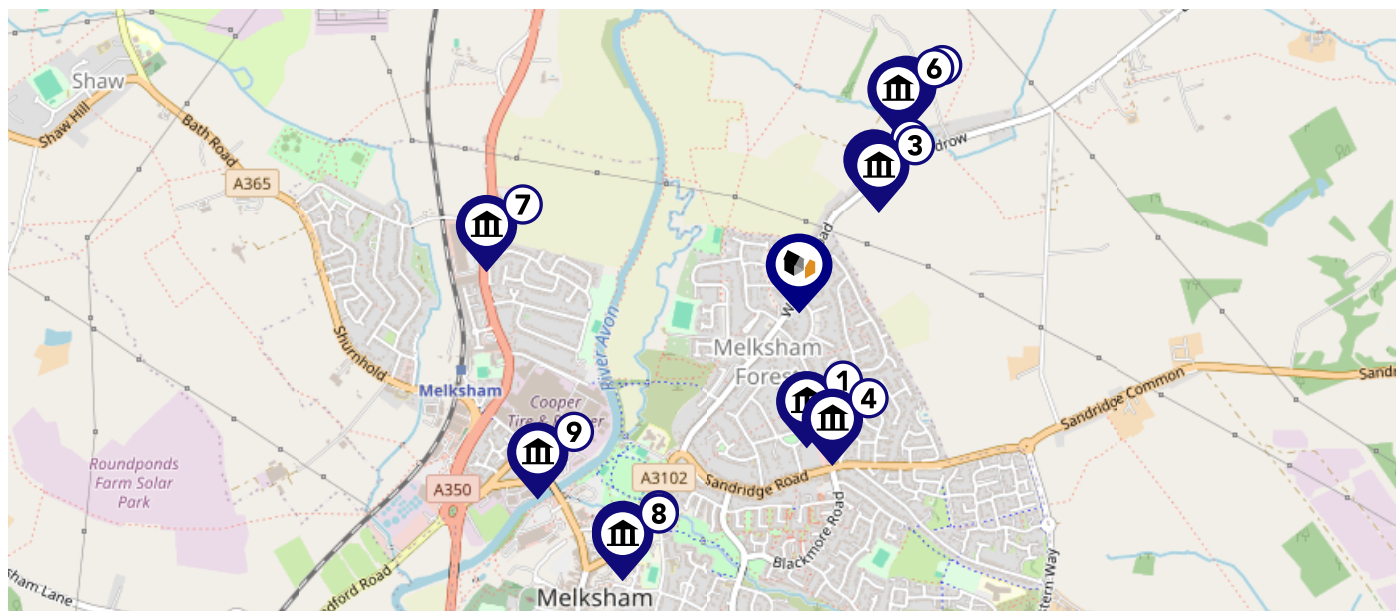
1	Forest Farm-Melksham	Historic Landfill
2	Bradford and Melksham Rural District Council Refuse Tip-Melksham, Bradford On Avon, Wiltshire	Historic Landfill
3	Brickyard Plantation-Brickyard Plantation, Sandridge Hill, Near Melksham, Wiltshire	Historic Landfill
4	Tip at Hack Farm-Lower Forest, Melksham, Wiltshire	Historic Landfill
5	Sahara Sandpit-Sandridge Hill, Melksham, Wiltshire	Historic Landfill
6	Sahara Sandpits-Sandridge, Melksham, Wiltshire	Historic Landfill
7	Sahara Sandpits-Sandridge Park, Melksham, Wiltshire	Historic Landfill
8	Bewley Common Road Tip-Bewley Common Road, Bowden Hill	Historic Landfill
9	Folly Lane Farm-Folly Farm, Ballards Ash, Wootton Bassett	Historic Landfill
10	Folly Lane Farm-Shaw, Melksham, Wiltshire	Historic Landfill











Maps

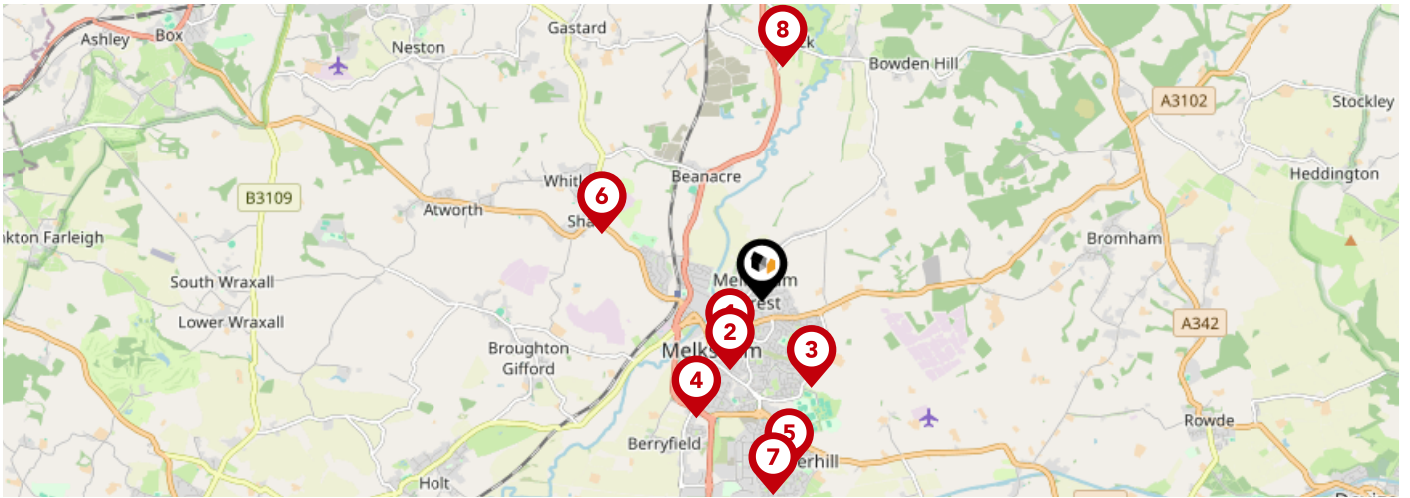
Listed Buildings









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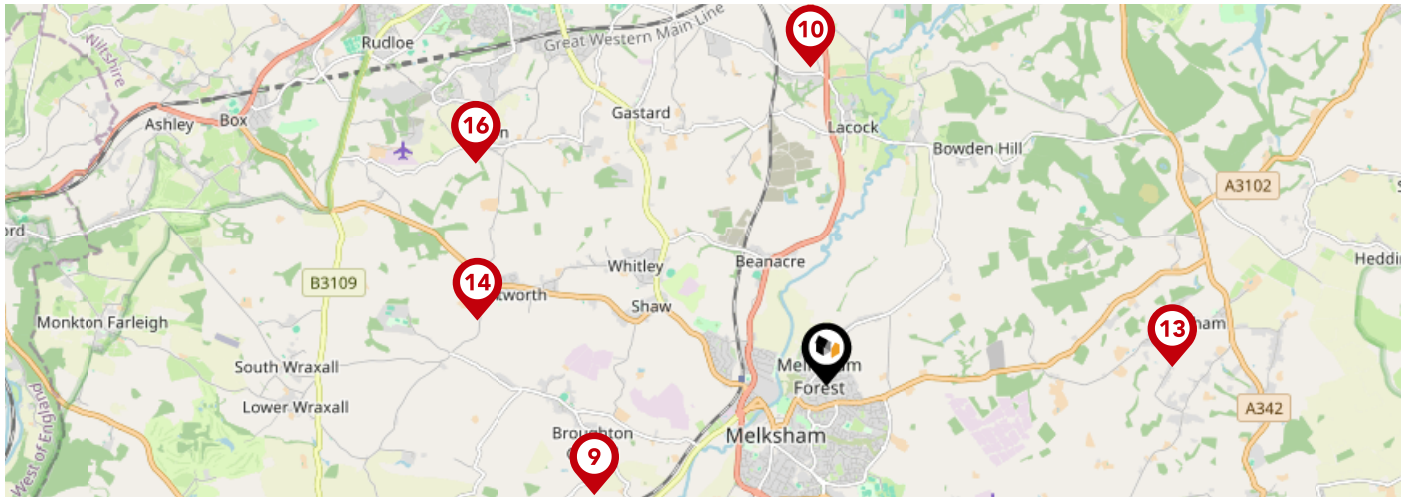
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1286098 - Church Of St Andrew	Grade II	0.3 miles
	1364122 - Woodrow House Farmhouse	Grade II	0.3 miles
	1194766 - Gate Piers And Garden Walls To Front Of Woodrow House Farmhouse	Grade II	0.3 miles
	1021697 - 8, Church Lane	Grade II	0.4 miles
	1364123 - Granary To Front Of Forest Farmhouse	Grade II	0.5 miles
	1021776 - Forest Farmhouse	Grade II	0.5 miles
	1286116 - Halfway Farmhouse	Grade II	0.7 miles
	1021738 - 13a-13b And 15a-15b Lowbourne	Grade II	0.7 miles
	1021690 - Avon House	Grade II	0.7 miles
	1021739 - 17, Lowbourne	Grade II	0.7 miles



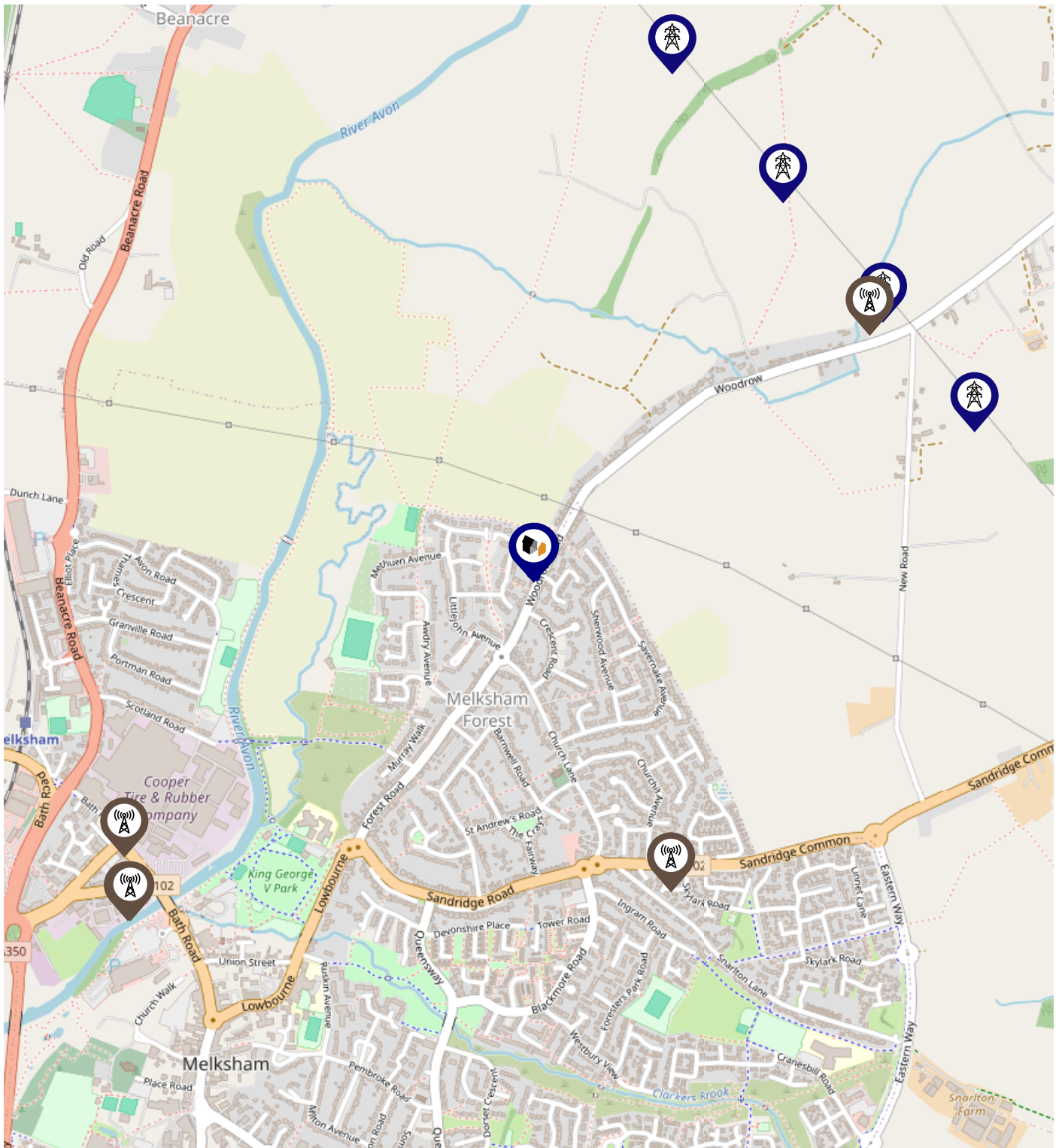
		Nursery	Primary	Secondary	College	Private
	River Mead School Ofsted Rating: Good Pupils: 247 Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Manor CofE VC Primary School Ofsted Rating: Good Pupils: 151 Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Forest and Sandridge Church of England Primary School Ofsted Rating: Good Pupils: 475 Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Aloeric Primary School Ofsted Rating: Good Pupils: 386 Distance:1.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Melksham Oak Community School Ofsted Rating: Good Pupils: 1271 Distance:1.59	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Shaw CE Primary School Ofsted Rating: Good Pupils: 198 Distance:1.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bowerhill Primary School Ofsted Rating: Requires improvement Pupils: 405 Distance:1.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lacock Church of England Primary School Ofsted Rating: Good Pupils: 69 Distance:2.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





	Nursery	Primary	Secondary	College	Private
<p>9 St Mary's Broughton Gifford Voluntary Controlled Church of England Primary School</p> <p>Ofsted Rating: Good Pupils: 79 Distance:2.38</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Notton House Academy</p> <p>Ofsted Rating: Good Pupils: 51 Distance:2.95</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 St George's Church of England Primary School, Semington</p> <p>Ofsted Rating: Good Pupils: 91 Distance:2.96</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Seend Church of England Primary School</p> <p>Ofsted Rating: Good Pupils: 87 Distance:2.98</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 St Nicholas Church of England VC Primary School, Bromham</p> <p>Ofsted Rating: Requires improvement Pupils: 79 Distance:3.2</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Churchfields, the Village School</p> <p>Ofsted Rating: Good Pupils: 123 Distance:3.28</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Holt Voluntary Controlled Primary School</p> <p>Ofsted Rating: Good Pupils: 149 Distance:3.46</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Neston Primary School</p> <p>Ofsted Rating: Good Pupils:0 Distance:3.84</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

Masts & Pylons

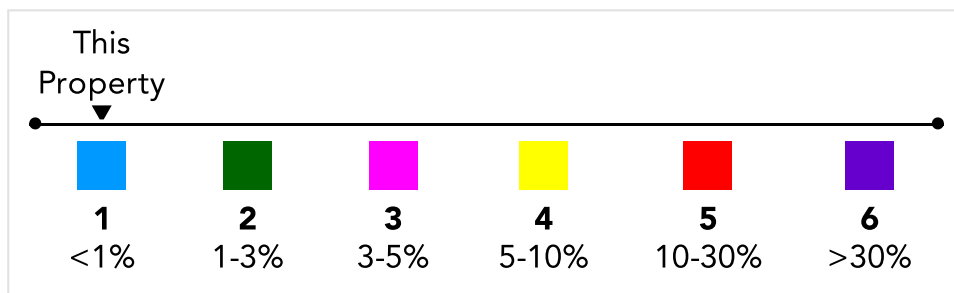
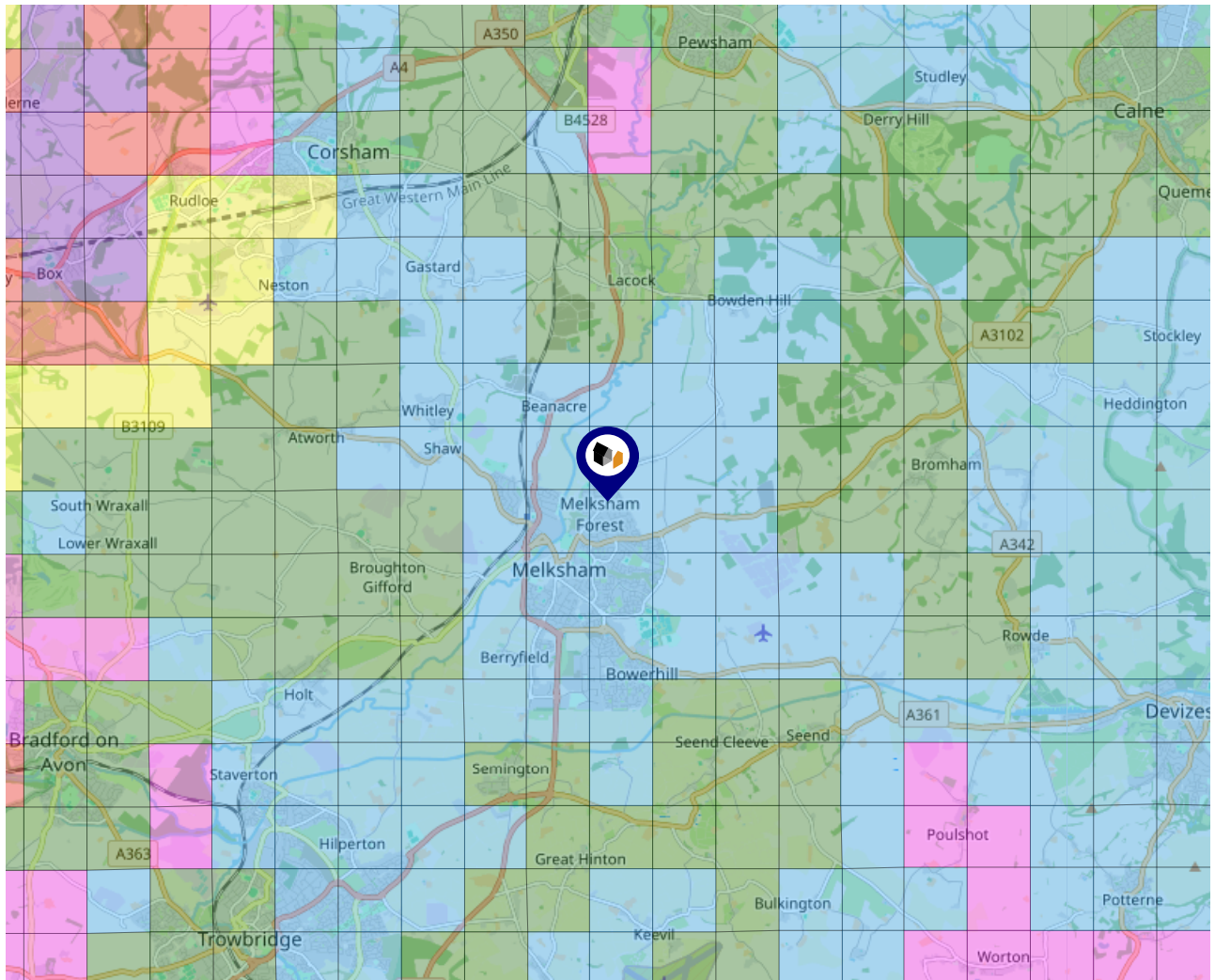


Key:

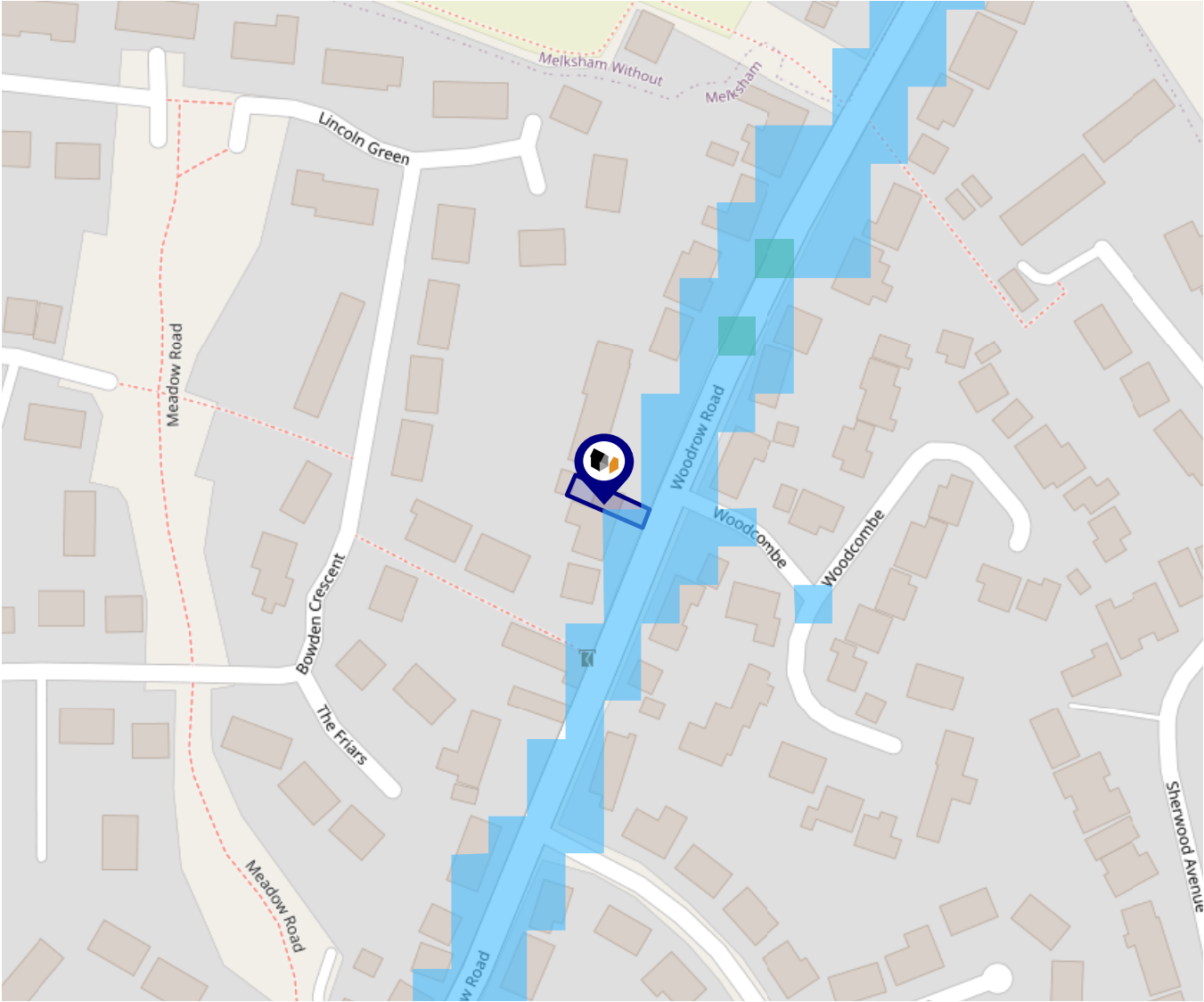
-  Power Pylons
-  Communication Masts

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

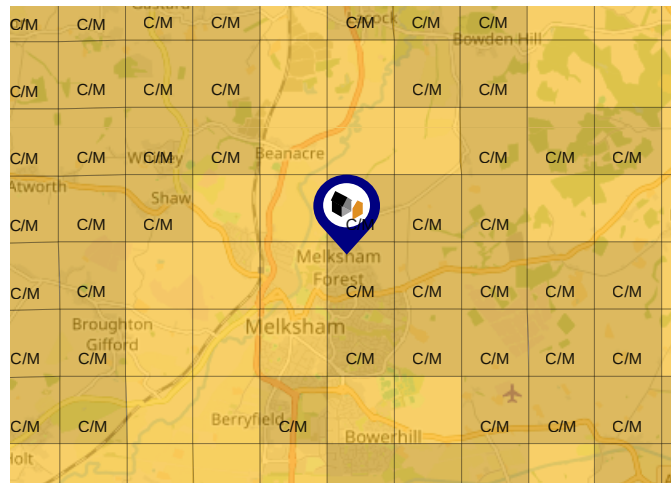


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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 **Soil Texture:** LOAM TO CLAY
Parent Material Grain: ARGILLACEOUS **Soil Depth:** DEEP
Soil Group: MEDIUM TO HEAVY

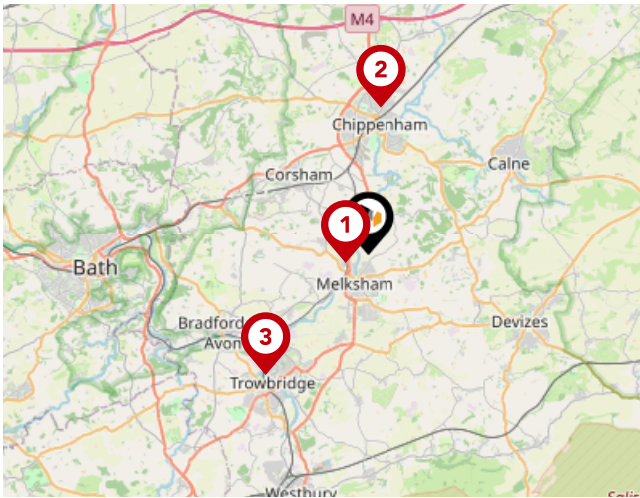


Primary Classifications (Most Common Clay Types)

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

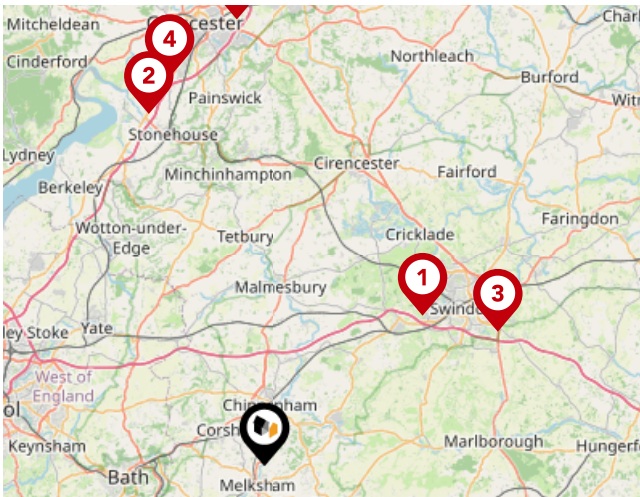
Area

Transport (National)



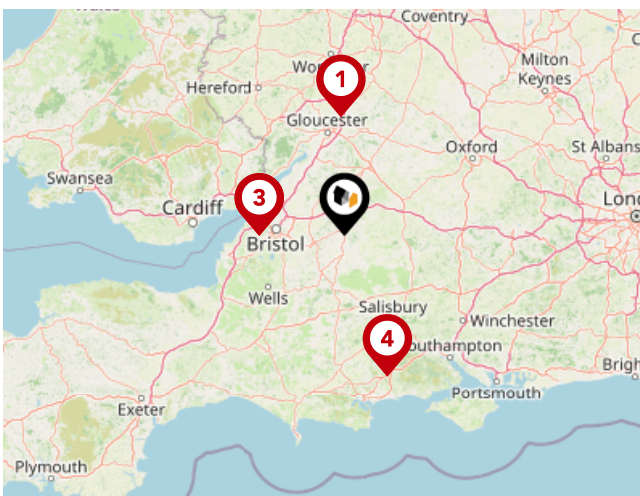
National Rail Stations

Pin	Name	Distance
1	Melksham Rail Station	0.82 miles
2	Chippenham Rail Station	5.47 miles
3	Trowbridge Rail Station	5.81 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J16	16.24 miles
2	M5 J13	27.33 miles
3	M4 J15	19.93 miles
4	M5 J12	29.54 miles
5	M5 J11A	32.96 miles



Airports/Helipads

Pin	Name	Distance
1	Staverton	35.26 miles
2	Bristol Airport	25.23 miles
3	Felton	25.23 miles
4	Bournemouth International Airport	43.81 miles

**Bus Stops/Stations**

Pin	Name	Distance
1	Post Office	0.03 miles
2	Forest Chapel	0.14 miles
3	Philip Close	0.12 miles
4	Savernake Avenue	0.12 miles
5	Methuen Avenue	0.15 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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