SCOTT WINDLE

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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Sunday 15th November 2026



ROMAN WAY, CHIPPENHAM, SN15

Scott Windle Powered by eXp

07838311550

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The Property Ombudsman

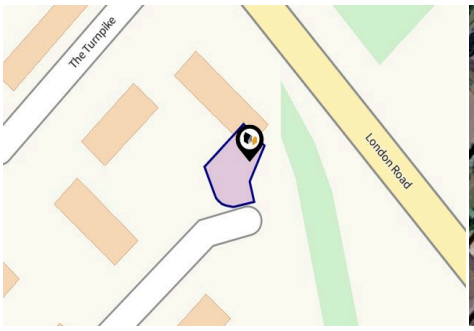
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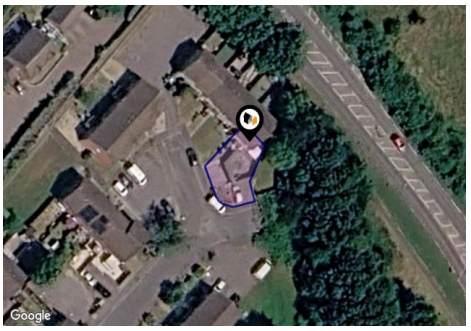
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Property
Overview

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Property

Type:	Terraced	**Tenure:**	Freehold
Bedrooms:	1		
Floor Area:	419 ft^2 / 39 m^2		
Plot Area:	0.05 acres		
Council Tax :	Band A		
Annual Estimate:	£1,715		
Title Number:	WT105777		

Local Area

Local Authority: Wiltshire
Conservation Area: No
Flood Risk:

- Rivers & Seas — Very low
- Surface Water — Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

2 mb/s	78 mb/s	10000 mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

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EPC - Certificate

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SN15

Energy rating

D

Valid until 09.10.2032

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 | B
69-80	C		
55-68	D	56 | D	
39-54	E		
21-38	F		
1-20	G		

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EPC - Additional Data

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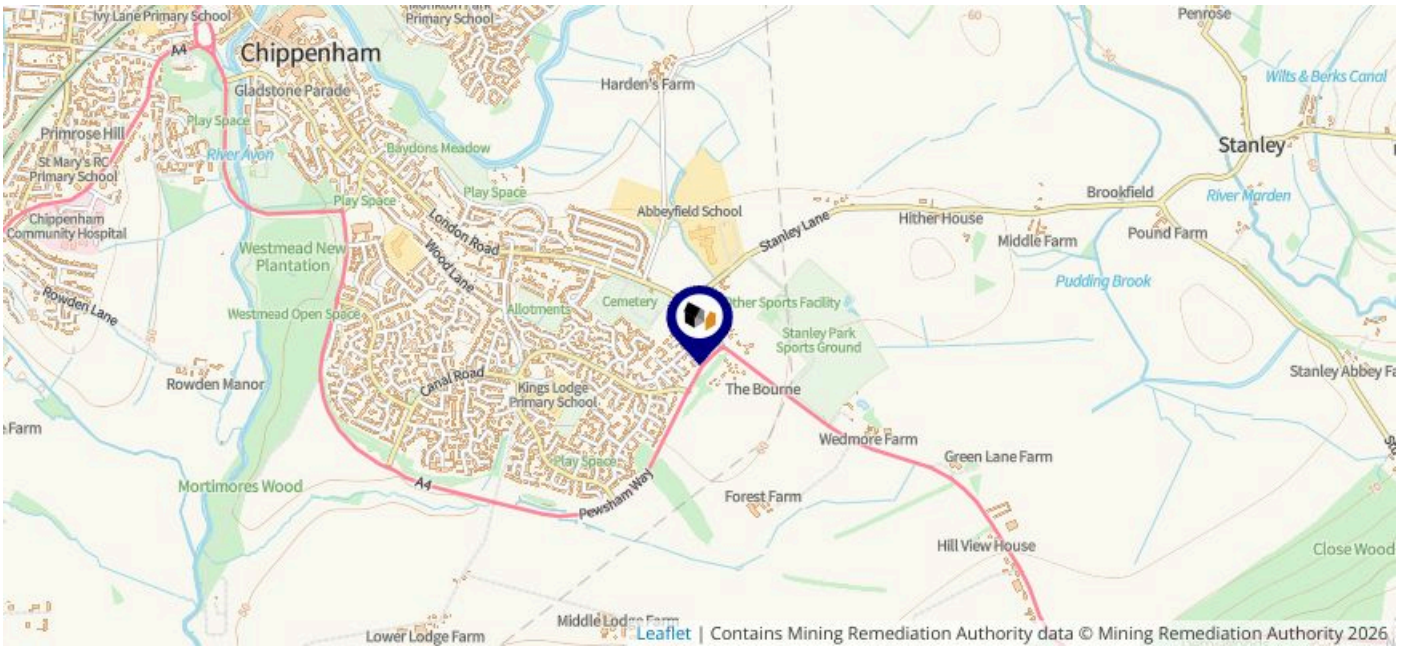
Additional EPC Data

Property Type:	House
Build Form:	Enclosed End-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
Flat Top Storey:	No
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
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:	Electric storage heaters
Main Heating Controls:	Manual charge control
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	39 m^2

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Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

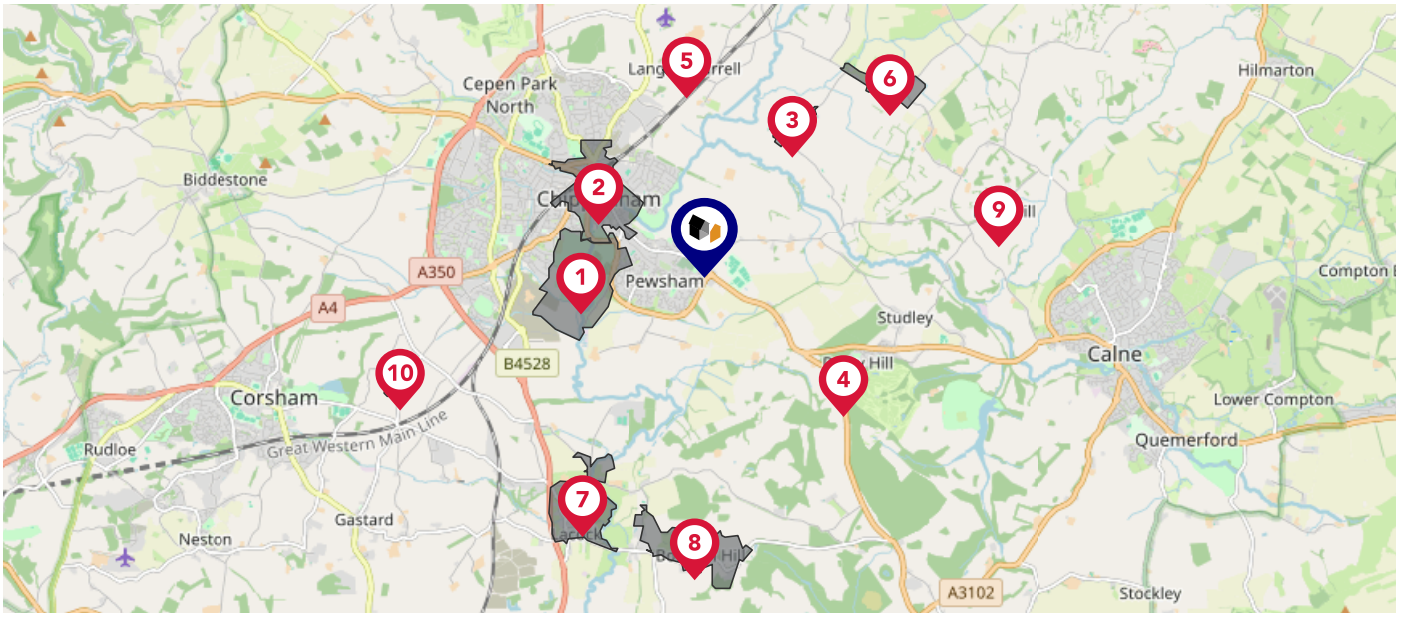
- Adit
- Gutter Pit
- Shaft

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.

Conservation Areas

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.



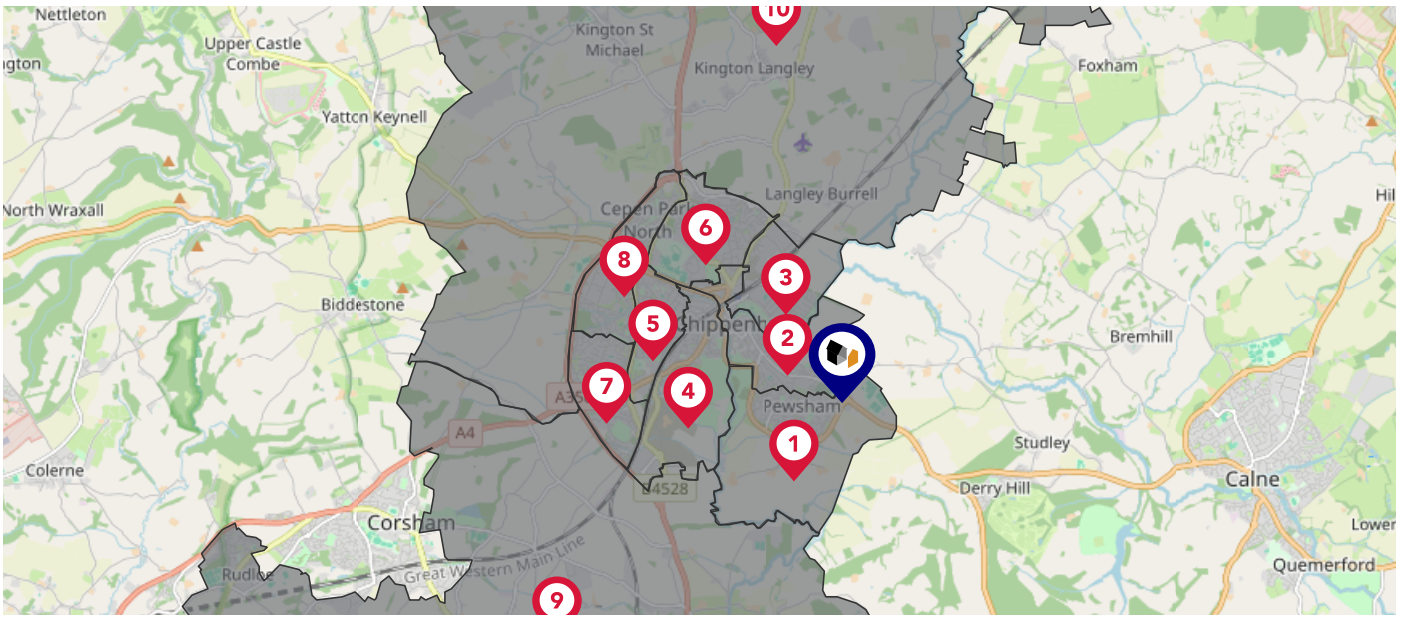
Nearby Conservation Areas

1	Rowden
2	Chippenham
3	Tytherton Lucas
4	Old Derry Hill
5	Langley Burrell
6	East Tytherton
7	Lacock
8	Bowden Hill
9	Bremhill
10	Easton

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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



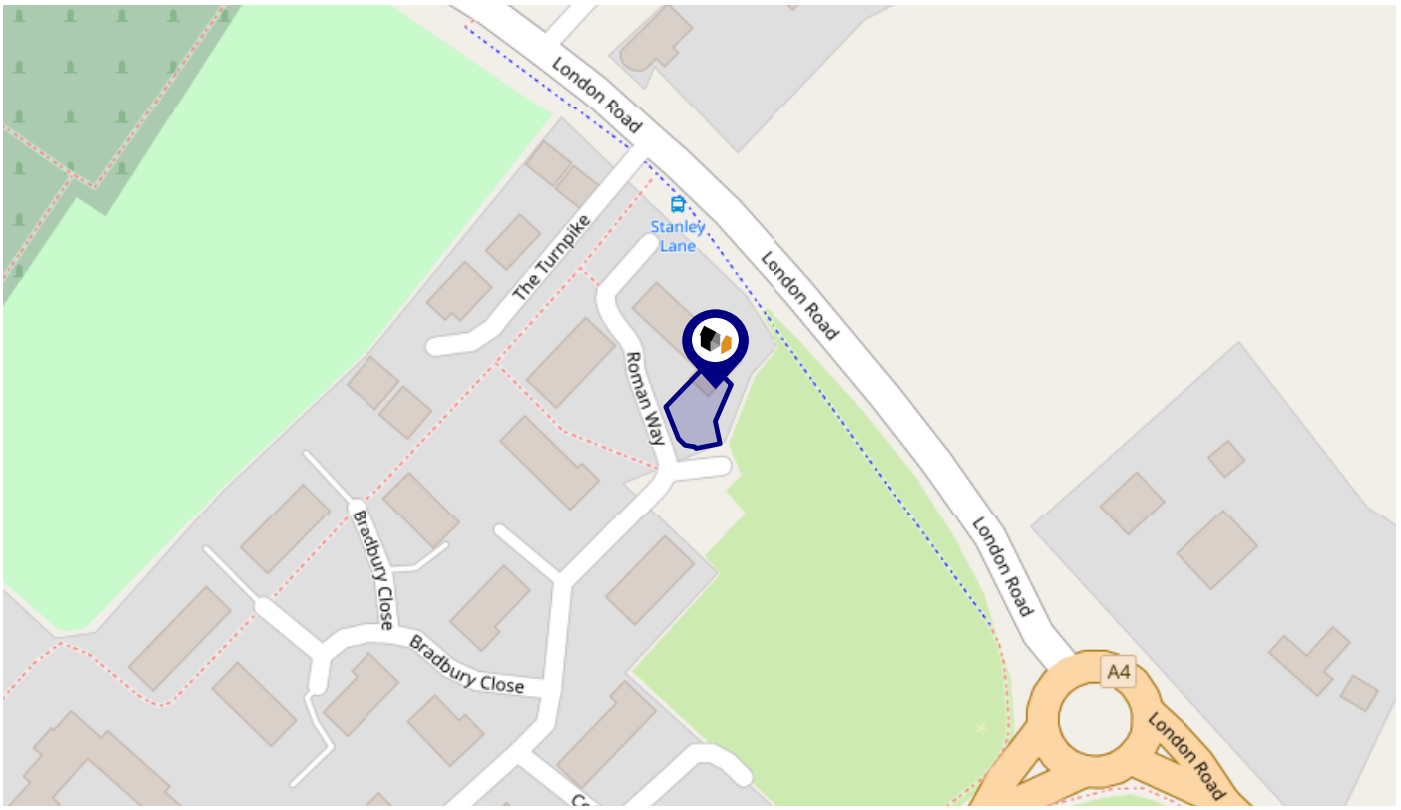
Nearby Council Wards

1	Chippenham Pewsham ED
2	Chippenham Hardens & Central ED
3	Chippenham Monkton ED
4	Chippenham Lowden & Rowden ED
5	Chippenham Sheldon ED
6	Chippenham Hardenhuish ED
7	Chippenham Cepen Park & Hunters Moon ED
8	Chippenham Cepen Park & Derriads ED
9	Corsham Without ED
10	Kington ED

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Rail Noise

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.

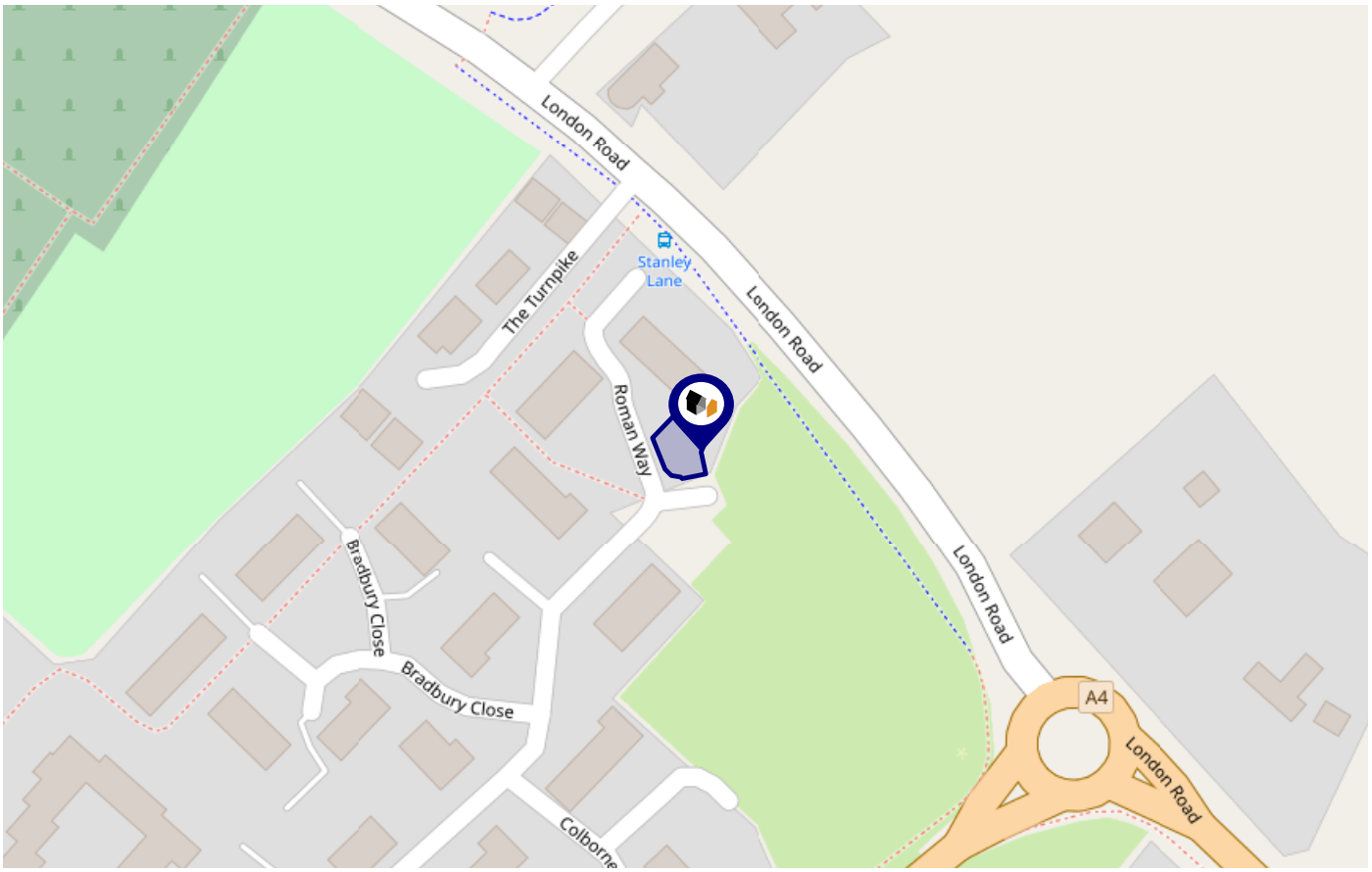
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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

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.

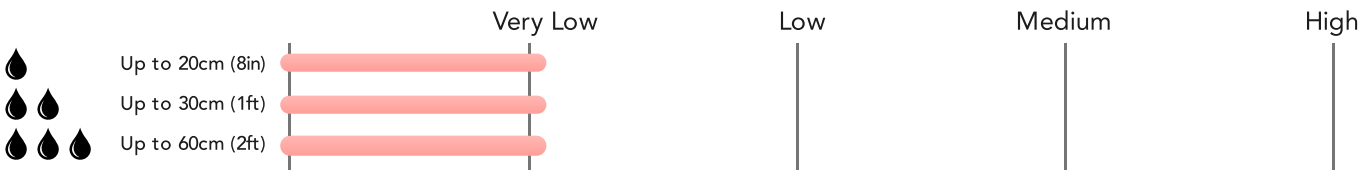


Risk Rating: Very low

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:



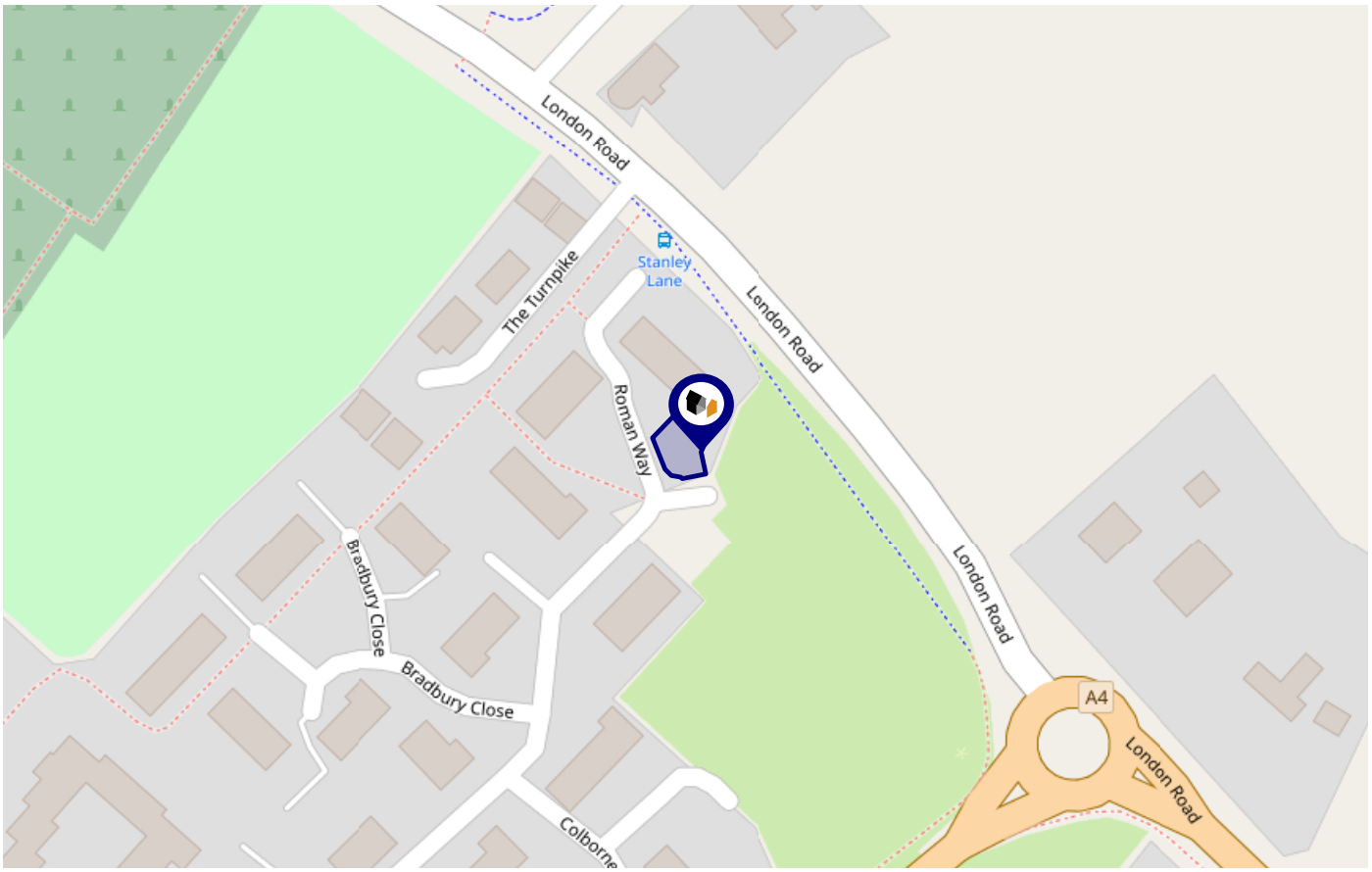
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Flood Risk

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.

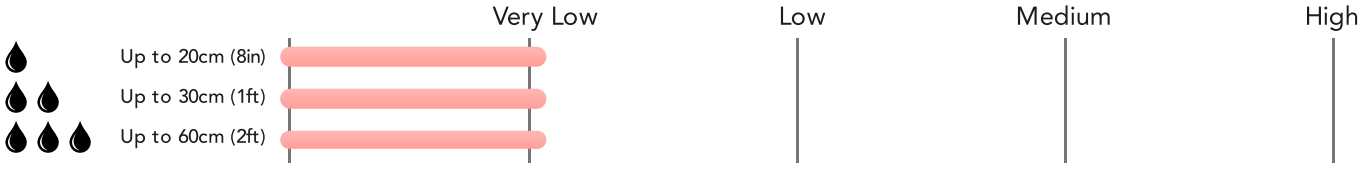


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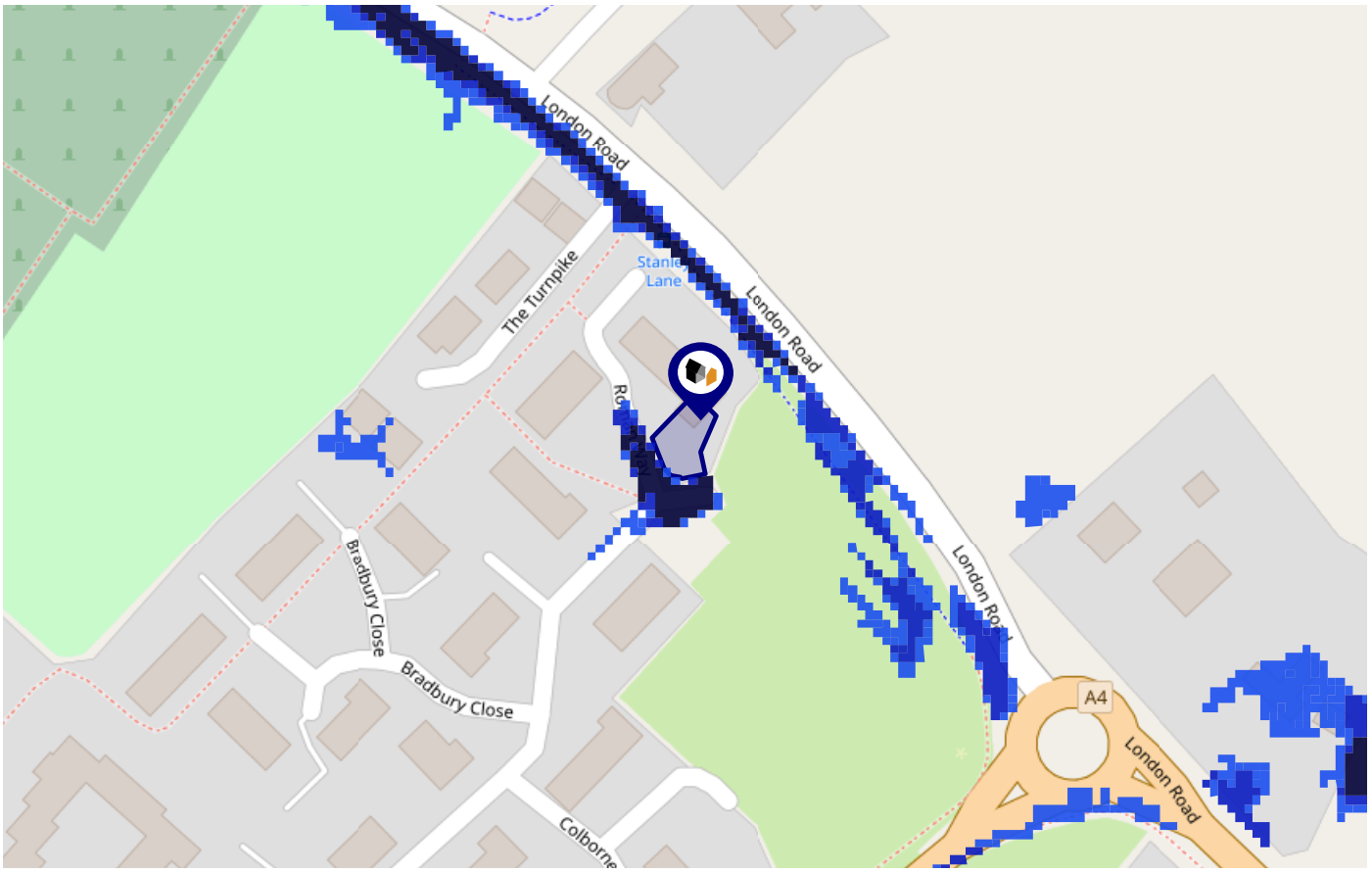


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Surface Water - Flood Risk

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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.

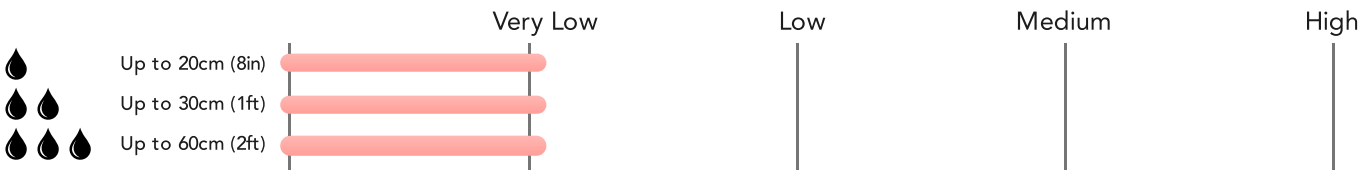


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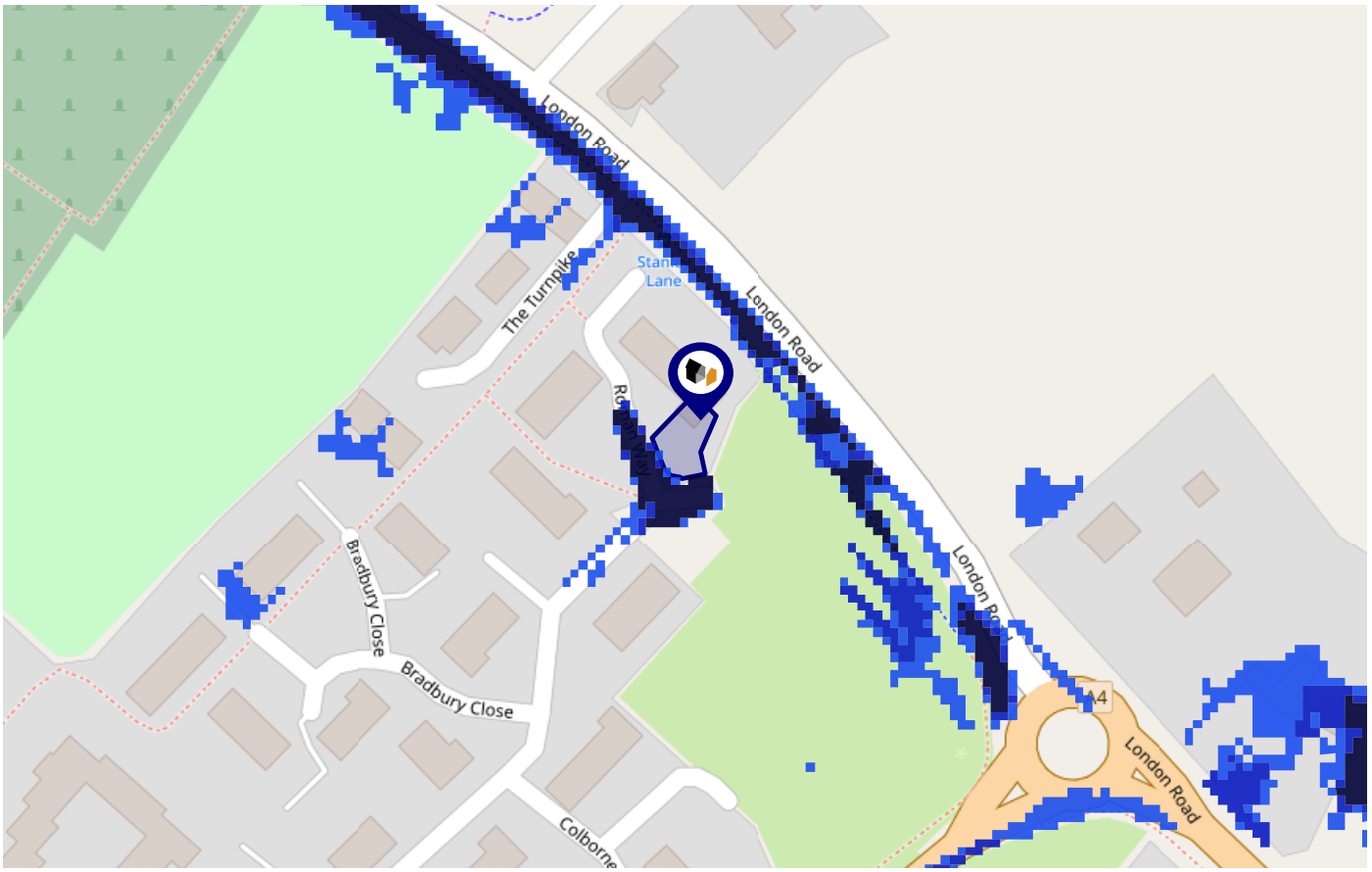
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Flood Risk

Surface Water - Climate Change

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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.

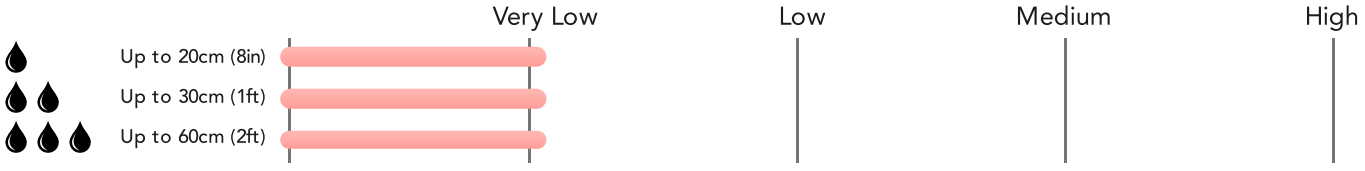


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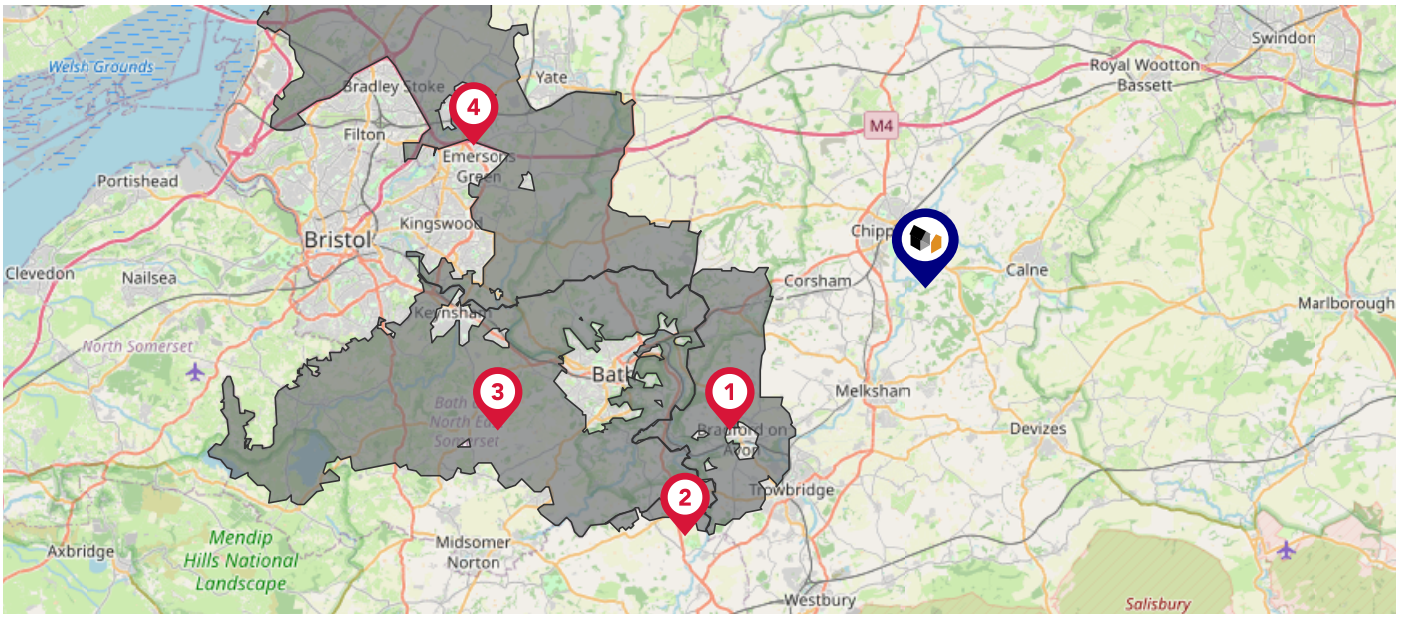
Chance of flooding to the following depths at this property:



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Green Belt

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

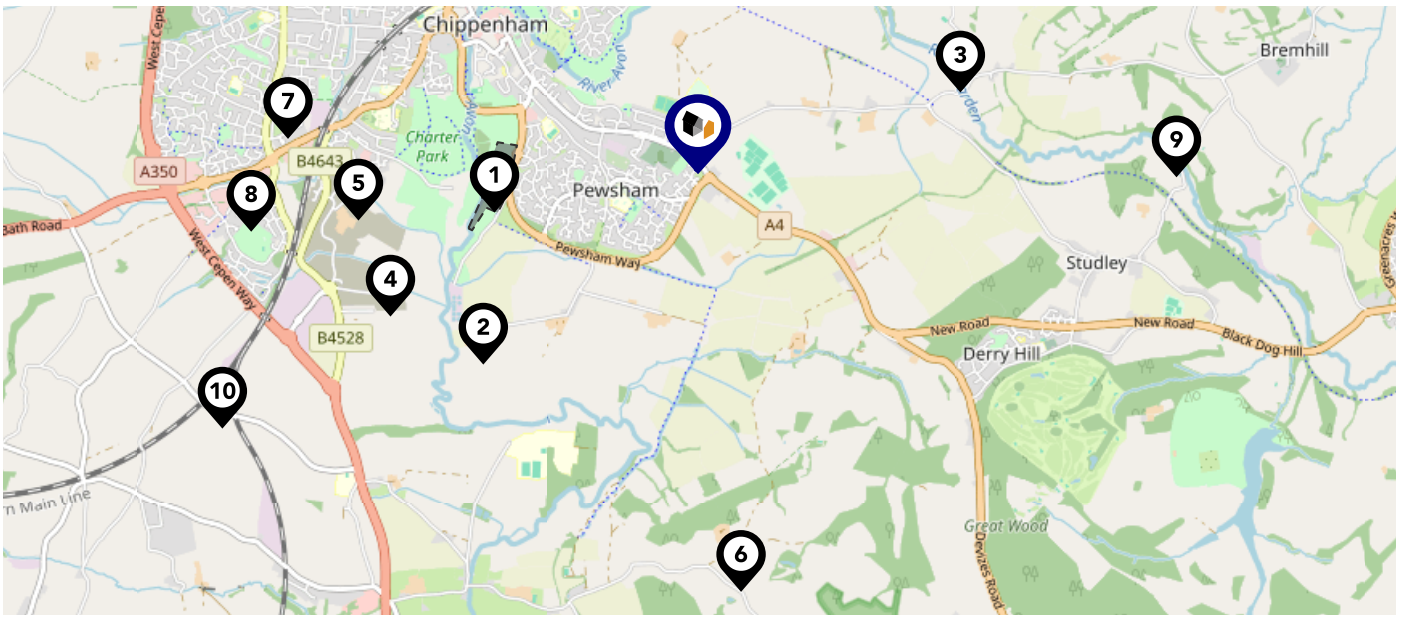


Nearby Green Belt Land

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

Landfill Sites

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

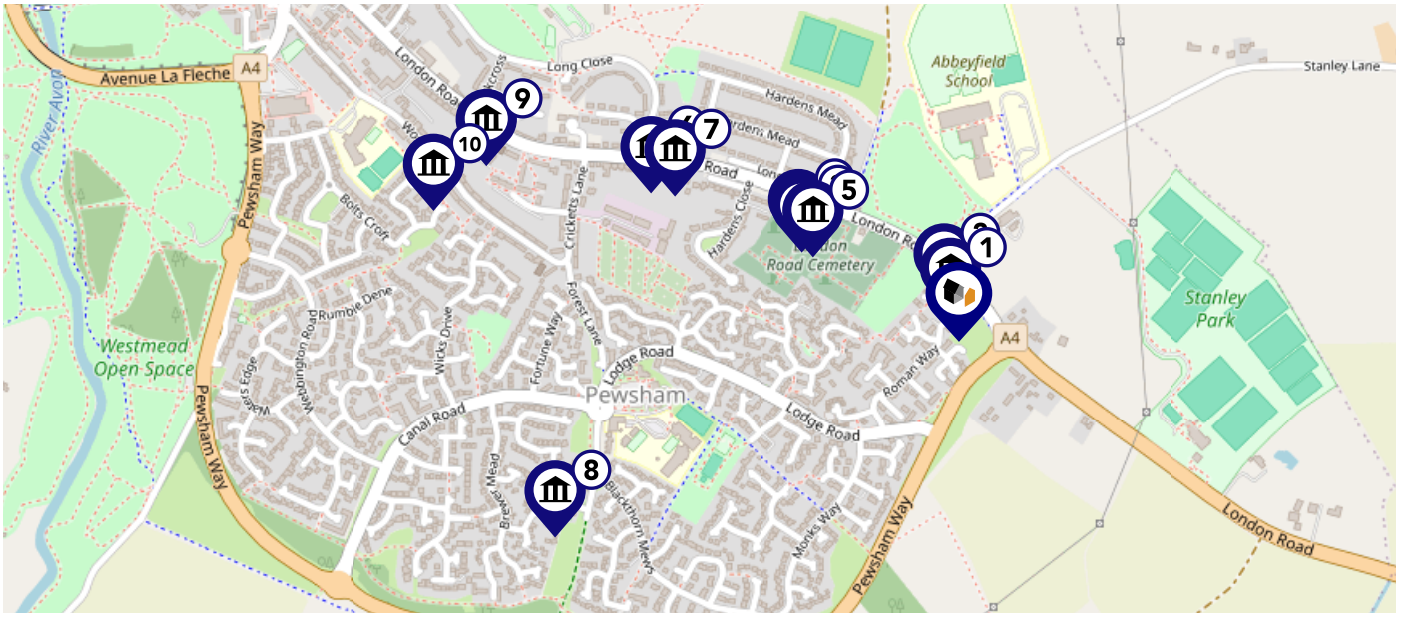
1	Westmead Refuse Tip-Chippenham, Wiltshire	Historic Landfill
2	Lower Lodge Farm-Pewsham, Chippenham, Wiltshire	Historic Landfill
3	Land adjoining the the River Marden-Stanley Bridge, Bremhill, Wiltshire	Historic Landfill
4	Showell Nurseries-Showell, Near Chippenham, Wiltshire	Historic Landfill
5	Chippenham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

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Listed Buildings

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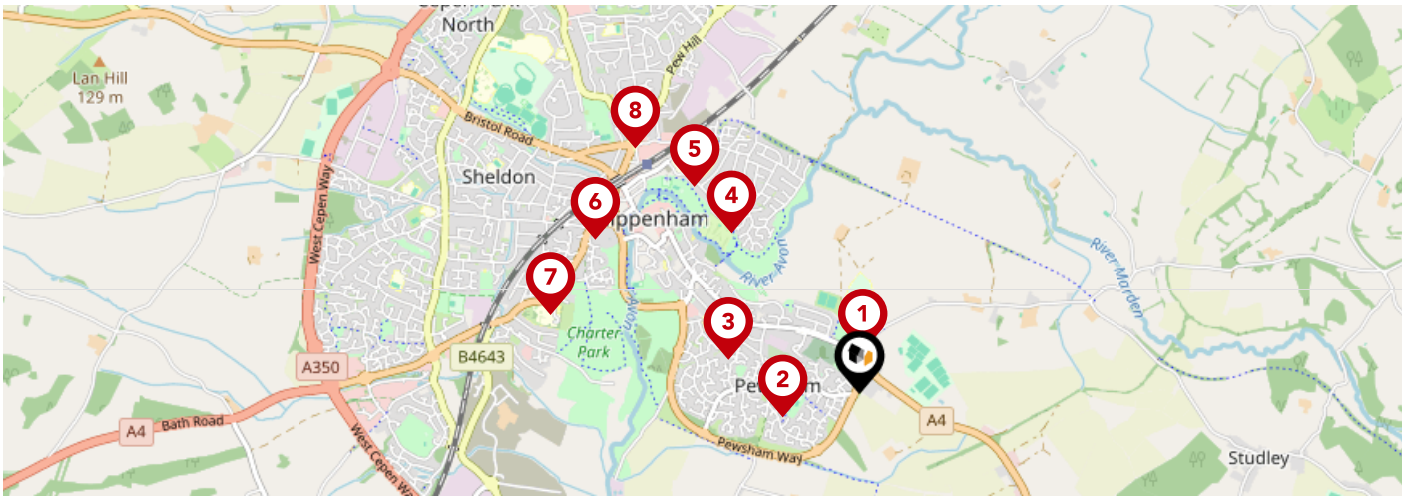
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
1 1022433 - Milestone About 25 Metres South East Of Gate Farmhouse	Grade II	0.0 miles
2 1199337 - Gate Farmhouse	Grade II	0.1 miles
3 1268053 - Caretakers Cottage, Chippenham Cemetery	Grade II	0.2 miles
4 1268054 - Entrance Walls And Piers, Chippenham Cemetery	Grade II	0.2 miles
5 1268056 - Two Chapels And Gateway, Chippenham Cemetery	Grade II	0.2 miles
6 1268051 - 154 And 156, London Road	Grade II	0.4 miles
7 1268052 - 164, London Road	Grade II	0.4 miles
8 1268076 - Rooks Nest Farmhouse	Grade II	0.5 miles
9 1268050 - The Pack Horse And Attached Stable Block	Grade II	0.6 miles
10 1267834 - 133-145, Wood Lane	Grade II	0.6 miles

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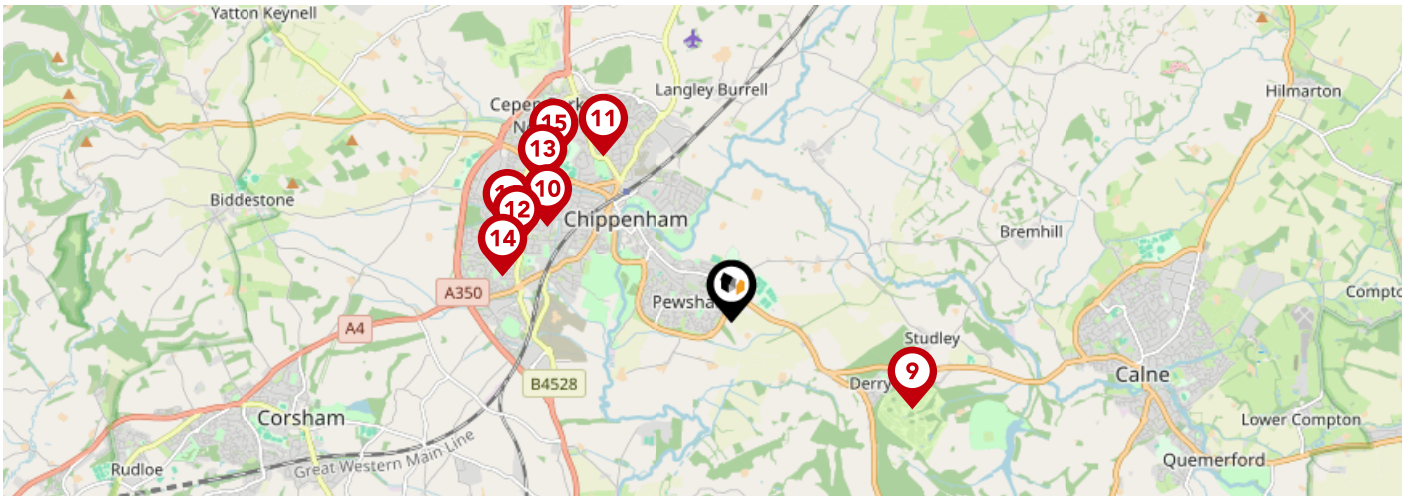
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		Nursery	Primary	Secondary	College	Private
1	Abbeyfield School Ofsted Rating: Good | Pupils: 879 | Distance:0.2	☐	☐	☑	☐	☐
2	Kings Lodge Primary School Ofsted Rating: Good | Pupils: 301 | Distance:0.37	☐	☑	☐	☐	☐
3	Charter Primary School Ofsted Rating: Good | Pupils: 217 | Distance:0.62	☐	☑	☐	☐	☐
4	Monkton Park Primary School Ofsted Rating: Good | Pupils: 259 | Distance:0.95	☐	☑	☐	☐	☐
5	Wiltshire College and University Centre Ofsted Rating: Good | Pupils:0 | Distance:1.22	☐	☐	☑	☐	☐
6	Ivy Lane Primary School Ofsted Rating: Good | Pupils: 452 | Distance:1.41	☐	☑	☐	☐	☐
7	St Mary's Catholic Primary School Ofsted Rating: Requires improvement | Pupils: 165 | Distance:1.47	☐	☑	☐	☐	☐
8	The Young People's Support Centre Ofsted Rating: Not Rated | Pupils:0 | Distance:1.54	☐	☐	☑	☐	☐

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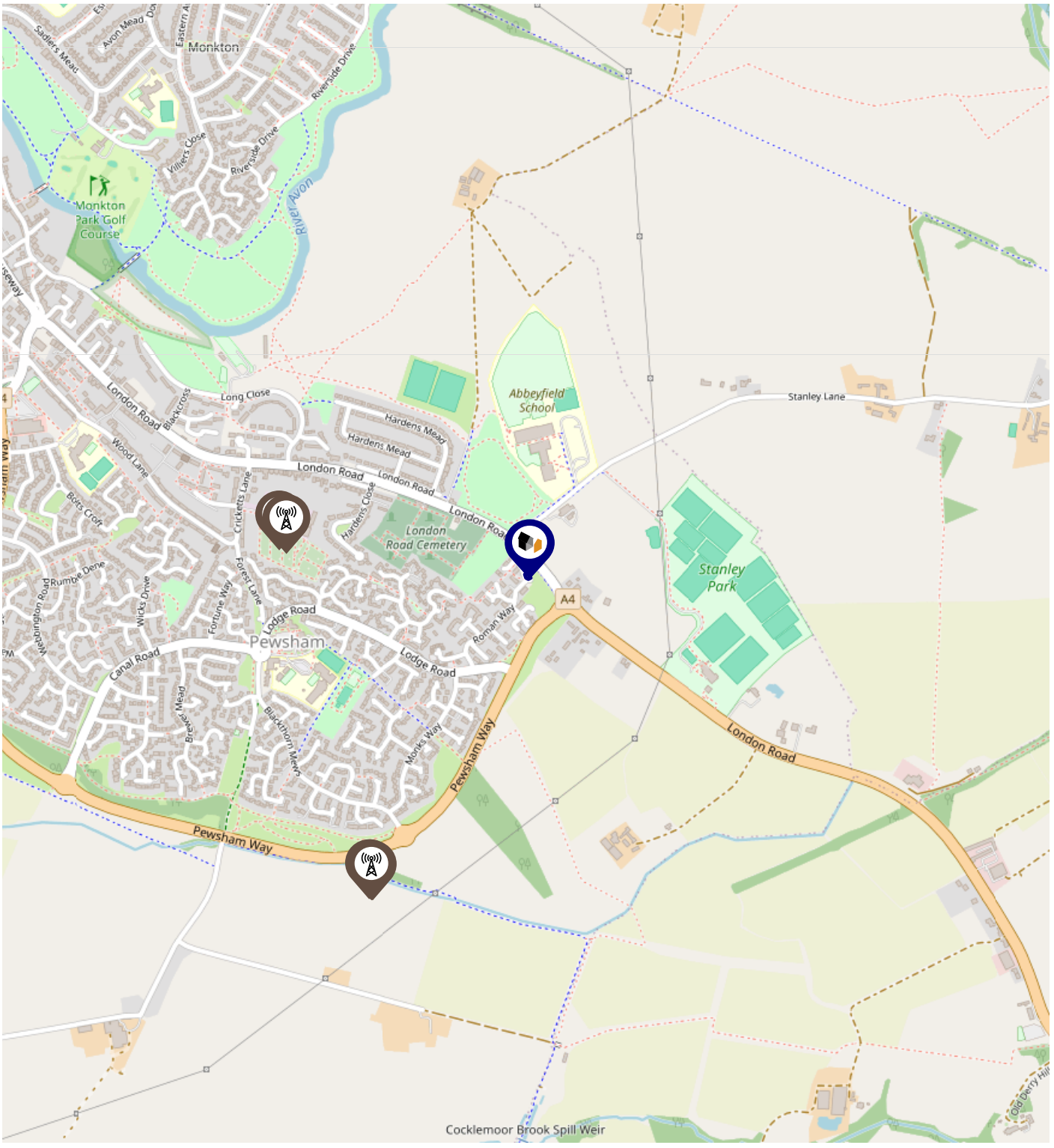
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		Nursery	Primary	Secondary	College	Private
9	Derry Hill Church of England Voluntary Aided Primary School Ofsted Rating: Requires improvement | Pupils: 209 | Distance:1.85		✓			
10	Redland Primary School Ofsted Rating: Good | Pupils: 290 | Distance:1.92		✓			
11	St Paul's Primary School Ofsted Rating: Good | Pupils: 152 | Distance:1.95		✓			
12	Frogwell Primary School Ofsted Rating: Requires improvement | Pupils: 187 | Distance:2.11		✓			
13	Sheldon School Ofsted Rating: Good | Pupils: 1626 | Distance:2.15			✓		
14	Queen's Crescent School Ofsted Rating: Good | Pupils: 417 | Distance:2.17		✓			
15	Hardenhuish School Ofsted Rating: Good | Pupils: 1536 | Distance:2.22			✓		
16	St Peter's CofE Academy Ofsted Rating: Requires improvement | Pupils: 186 | Distance:2.25		✓			

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Masts & Pylons



Key:

Power Pylons

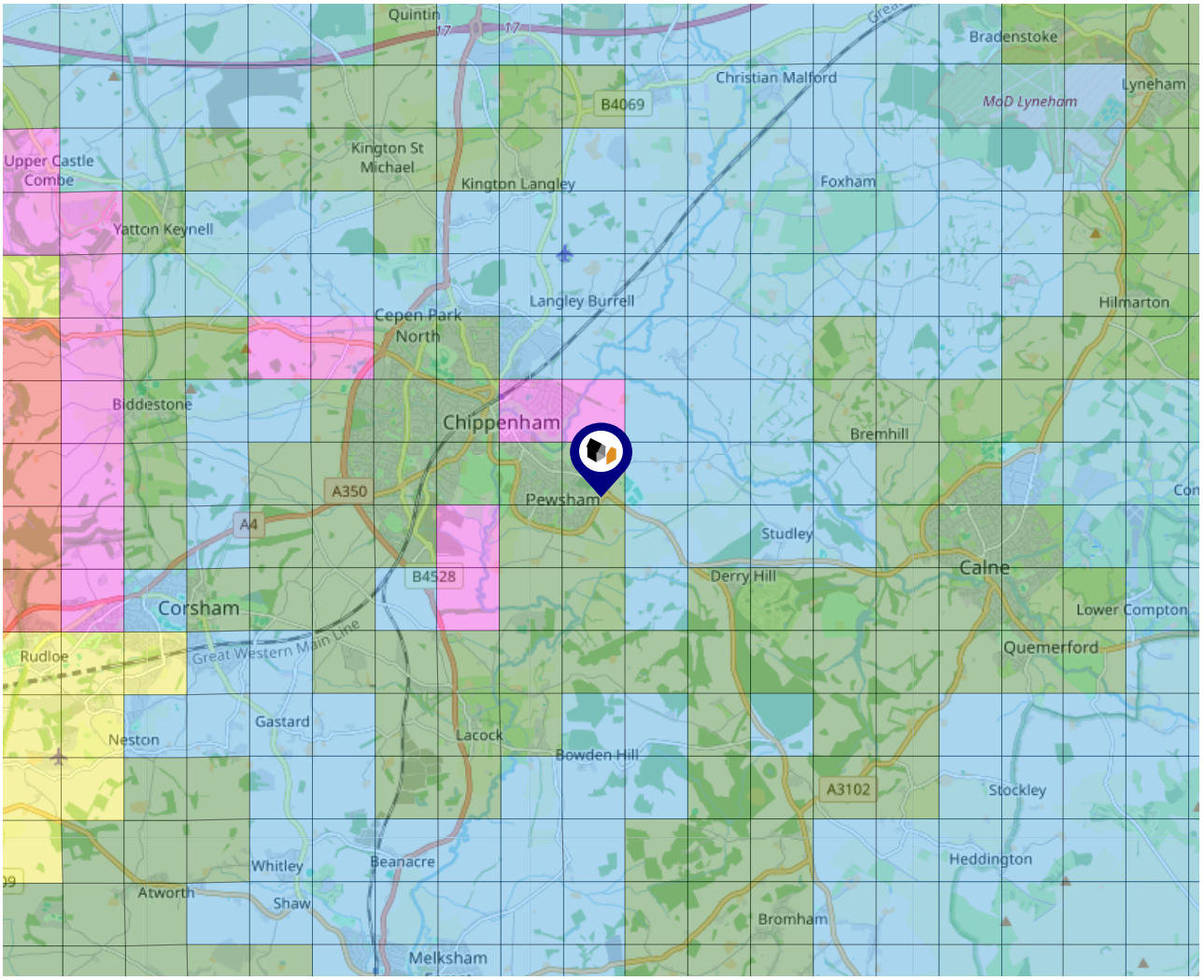
Communication Masts

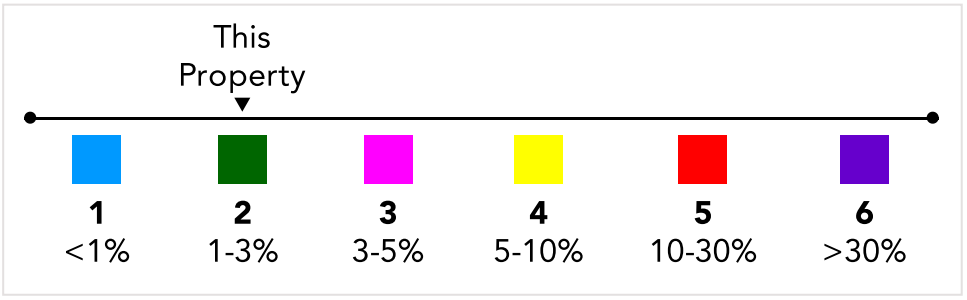
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Radon Gas

What is Radon?

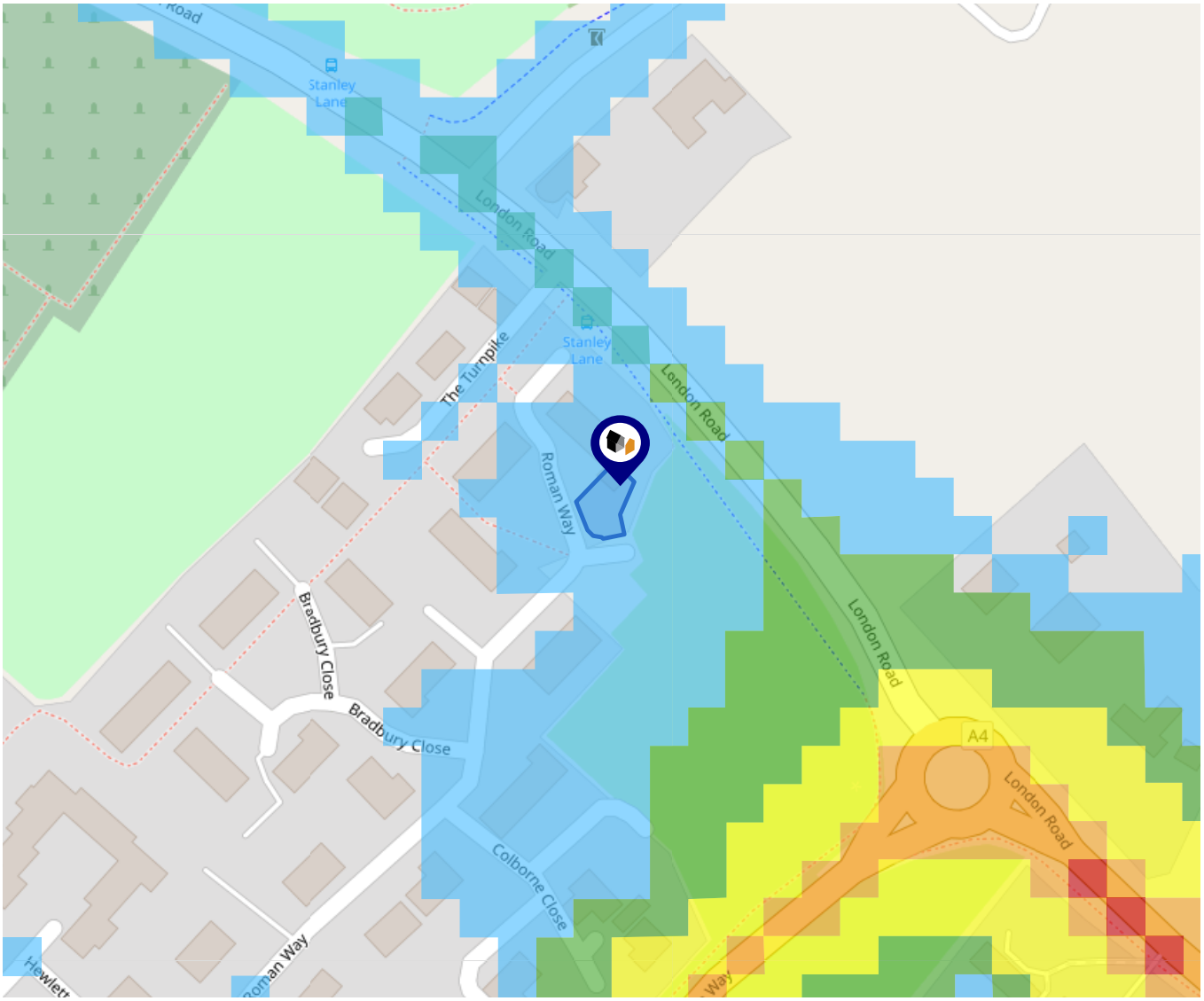
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic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





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Road Noise



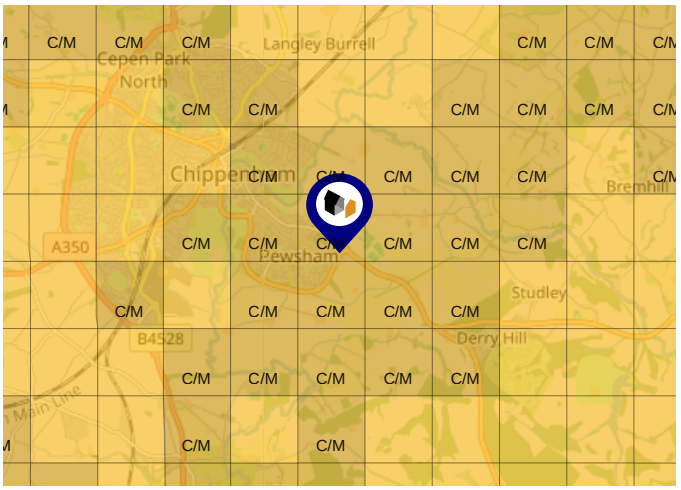
The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

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

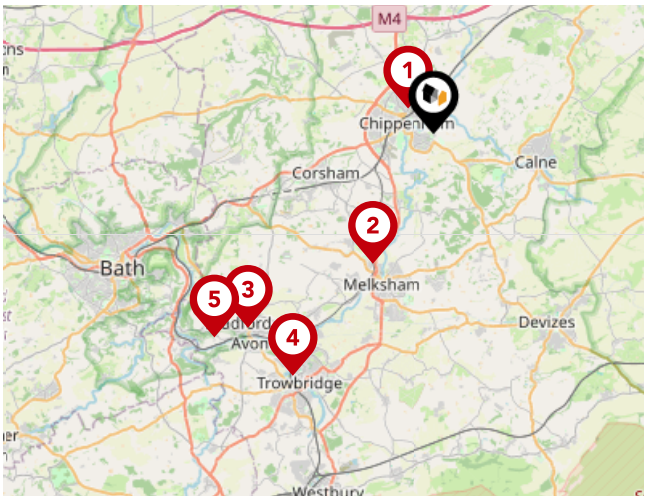
Carbon Content:	VARIABLE(LOW)	**Soil Texture:**	CLAYEY LOAM TO SILTY LOAM
Parent Material Grain:	ARGILLACEOUS		
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY	**Soil Depth:**	DEEP



Primary Classifications (Most Common Clay Types)

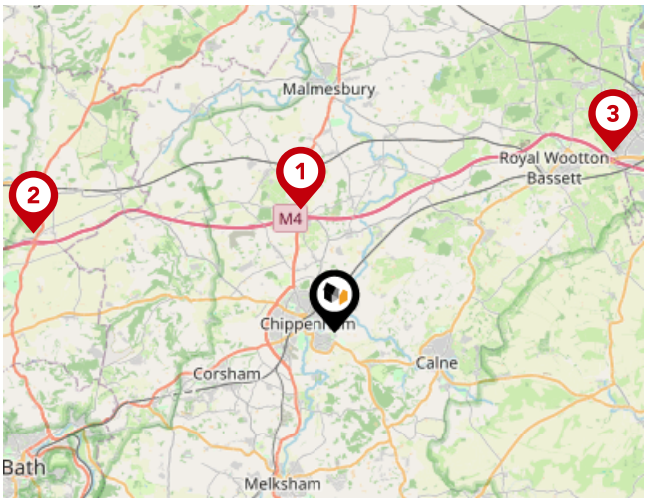
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay &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

Transport (National)



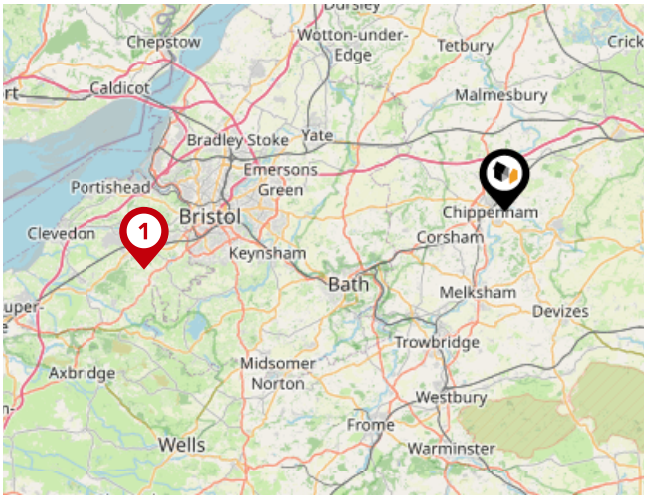
National Rail Stations

Pin	Name	Distance
1	Chippenham Rail Station	1.33 miles
2	Melksham Rail Station	5.27 miles
3	Bradford-on-Avon Rail Station	9.94 miles
4	Trowbridge Rail Station	10.35 miles
5	Avoncliff Rail Station	11.09 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J17	4.71 miles
2	M4 J18	11.66 miles
3	M4 J16	12.25 miles

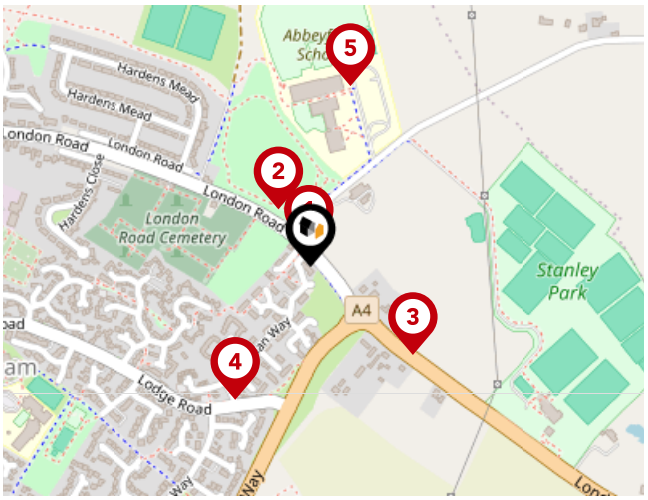


Airports/Helipads

Pin	Name	Distance
1	Bristol International Airport	26.96 miles

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Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Stanley Lane	0.02 miles
2	Stanley Lane	0.07 miles
3	Roundabout	0.15 miles
4	Roman Way	0.17 miles
5	Abbeyfields School	0.21 miles

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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.

Testimonials

SCOTT WINDLE
eXp UK

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/

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.

Powered by sprift
Know any property instantly

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