

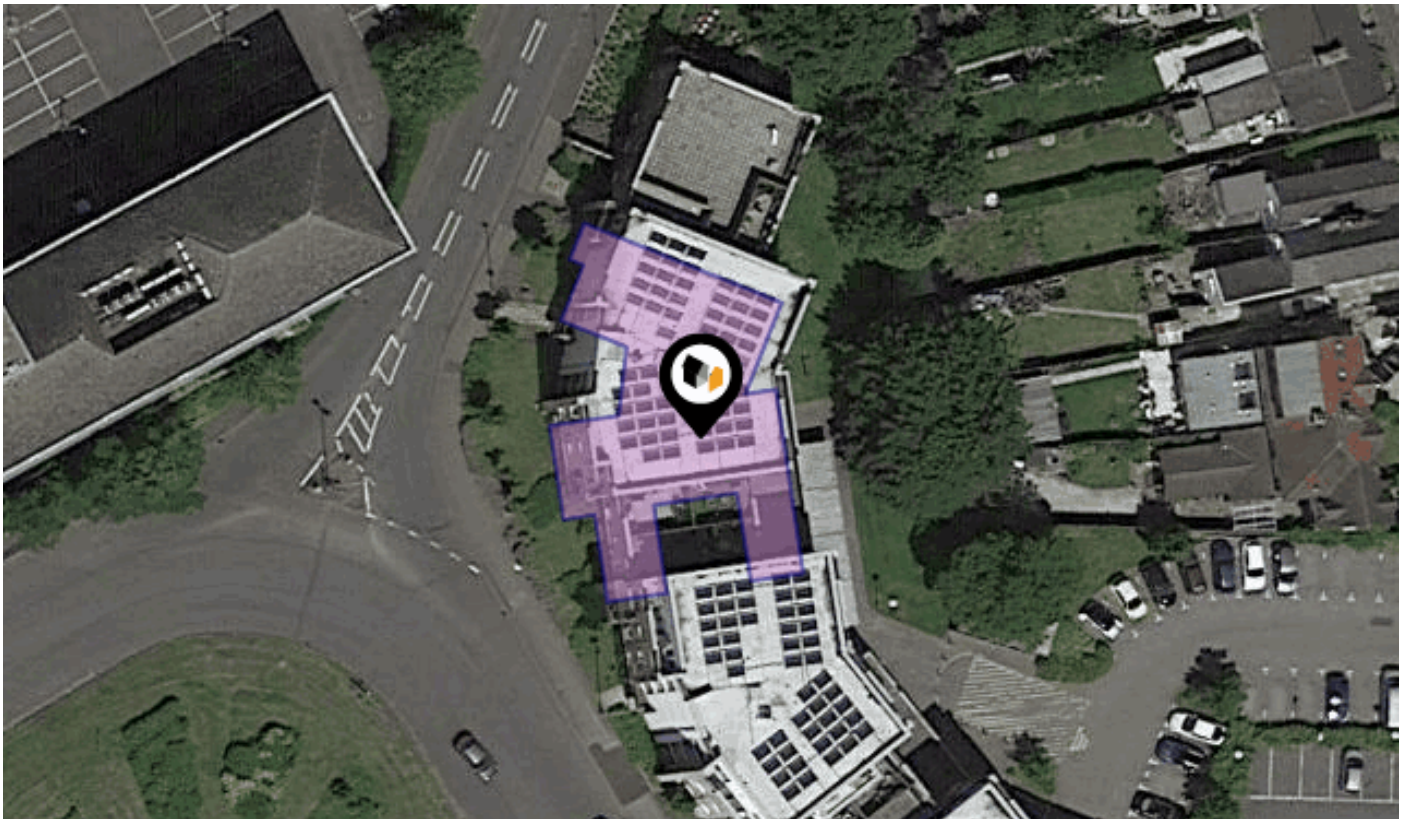


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 06th March 2025



DAVY PLACE, BRACKNELL, RG12

Duncan Yeardley

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Introduction

Our Comments

Discover Davy Place, a generously sized one bedroom apartment that offers exceptional space and convenience, making it an ideal choice for first-time buyers or investors.

Perfectly positioned within easy reach of The Lexicon and Bracknell's mainline train station, this first floor apartment is a commuter's dream, with secure underground parking, lift access, and a video entry system for added peace of mind.

Step inside and be surprised by the impressive living space, rivalling some two bedroom properties in the area. The expansive 25ft living room stretches the full length of the apartment, offering plenty of room to relax, dine, and entertain. Glass doors open onto a private balcony, providing the perfect spot to enjoy morning coffee or unwind on summer evenings.

The separate kitchen is thoughtfully designed with ample cupboard space and generous worktops, while the bright and spacious bedroom features a fitted wardrobe for effortless storage. A modern bathroom with a shower over the bath and two handy storage cupboards in the entrance hall add to the home's practicality. With its unmatched space, prime location, and secure living environment, this apartment is a rare find and a must-see!

Council Tax Band: B

Annual Service Charge/Ground Rent: £213.23

99 years from and including 1 January 2013

Spacious First Floor Apartment

Communal Roof Terrace

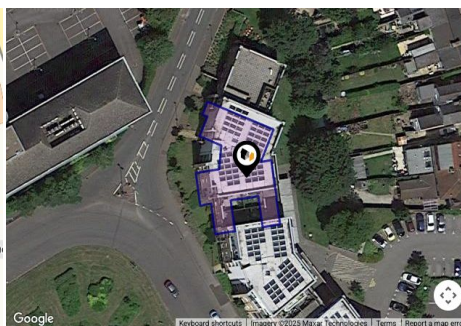
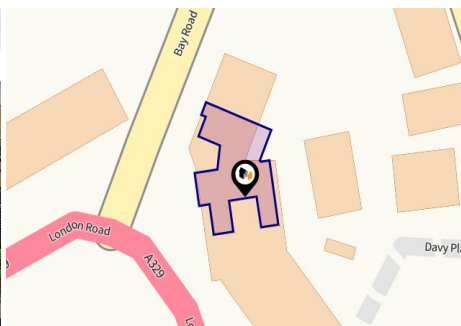
25ft Living Room

Allocated Parking

Close to Town Centre

Modern Finish

Property Overview



Property

Type: Flat / Maisonette
Bedrooms: 1
Floor Area: 635 ft² / 59 m²
Plot Area: 0.1 acres
Council Tax : Band B
Annual Estimate: £1,595
Title Number: BK454981

Tenure: Leasehold
Start Date: 25/04/2013
End Date: 01/01/2112
Lease Term: 99 years from and including 1 January 2013
Term Remaining: 86 years

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

8	80	1000
mb/s	mb/s	mb/s
		

Mobile Coverage:
(based on calls indoors)



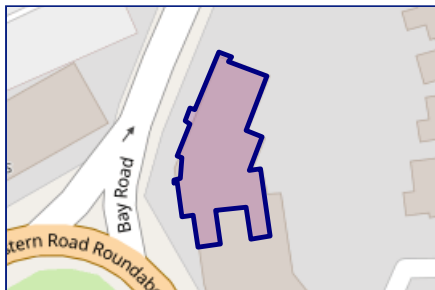
Satellite/Fibre TV Availability:



Property

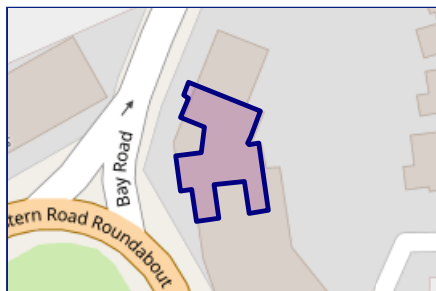
Multiple Title Plans

Freehold Title Plan



BK444009

Leasehold Title Plan



BK454981

Start Date:	25/04/2013
End Date:	01/01/2112
Lease Term:	99 years from and including 1 January 2013
Term Remaining:	86 years

Gallery Photos

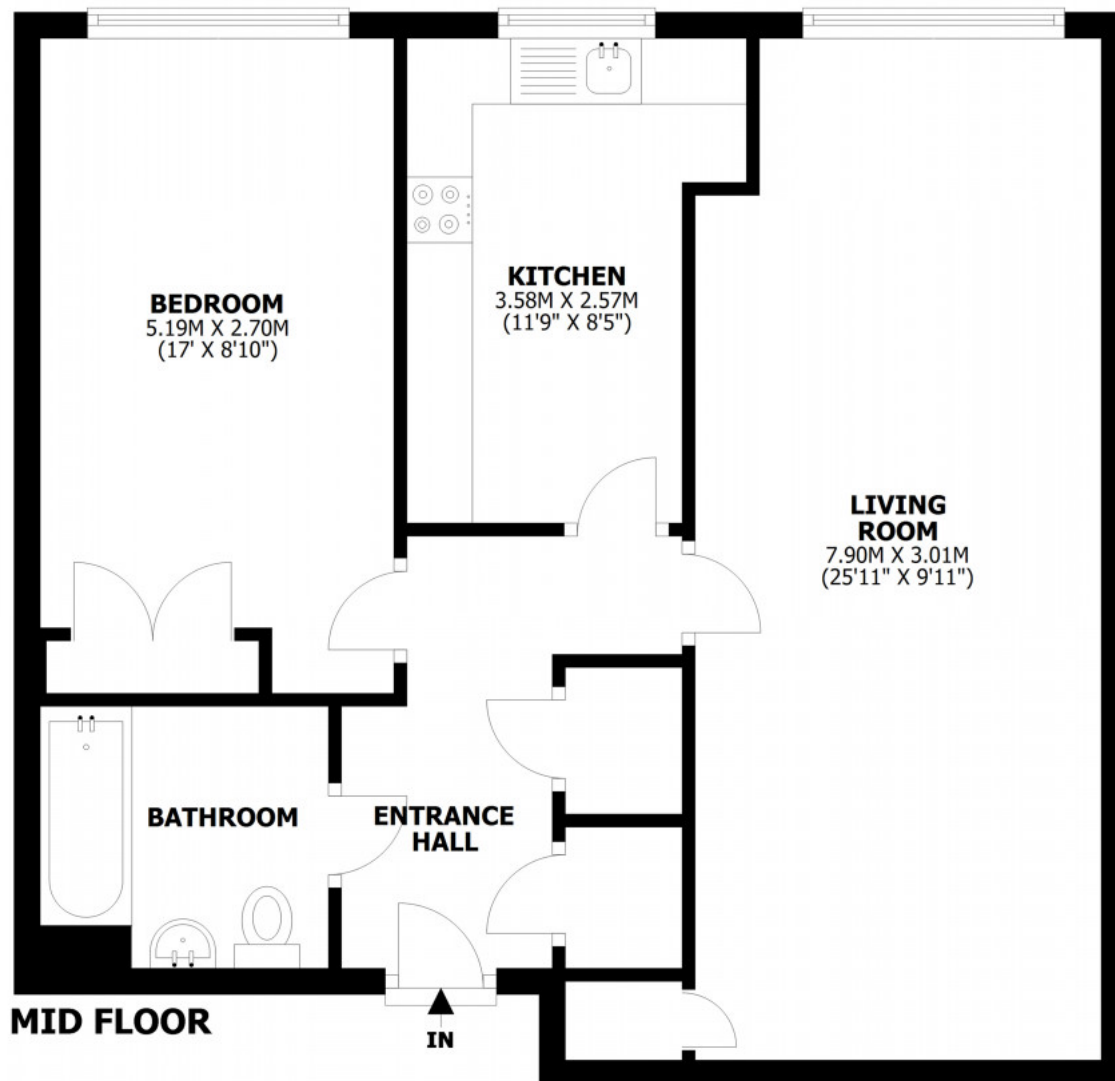


DAVY PLACE, BRACKNELL, RG12



Davy Place, Bracknell, RG12

Total internal area: approx. 59 sq. metres (635 sq. feet)



This floorplan is for illustrative guidance only and is not to be drawn to scale. Whilst every attempt has been made to ensure accuracy, measurements are approximate and should not be relied upon as a matter of fact. Maximum dimensions are given excluding small alcoves, etc unless otherwise stated.

Property

EPC - Certificate

BRACKNELL, RG12		Energy rating	
		B	
Valid until 02.03.2035			
Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

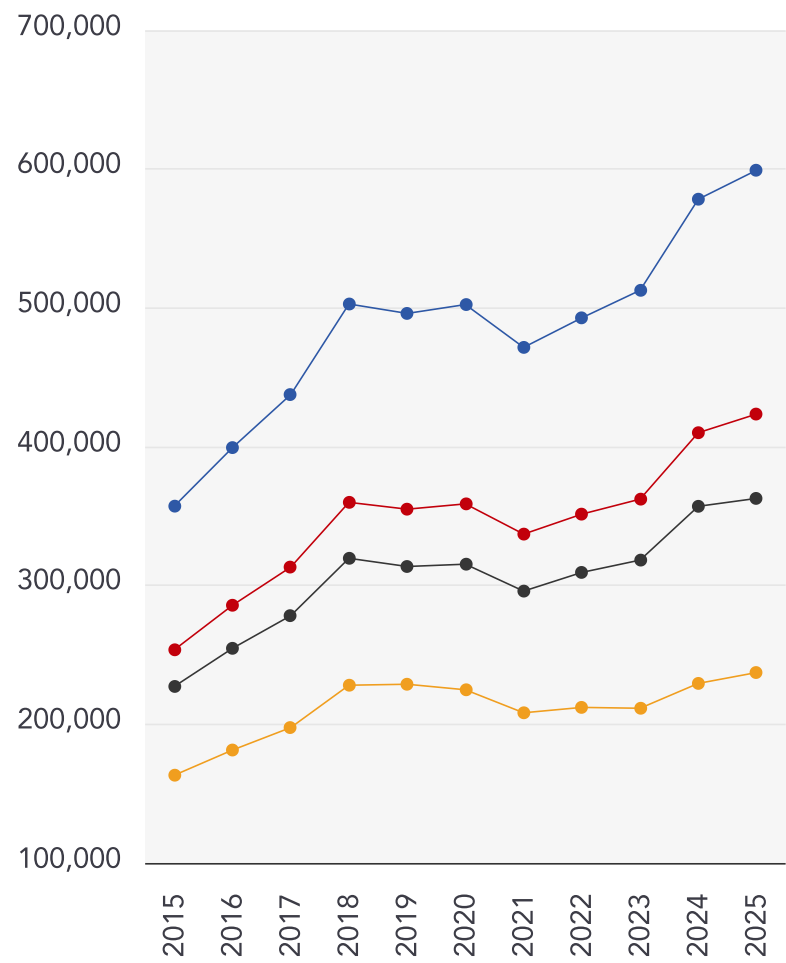
Additional EPC Data

Property Type:	Mid-floor flat
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Very good
Roof:	(another dwelling above)
Window:	Fully double glazed
Window Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	To external air, insulated (assumed)
Secondary Heating:	None
Total Floor Area:	59 m ²

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in RG12



Detached

+67.78%

Semi-Detached

+66.97%

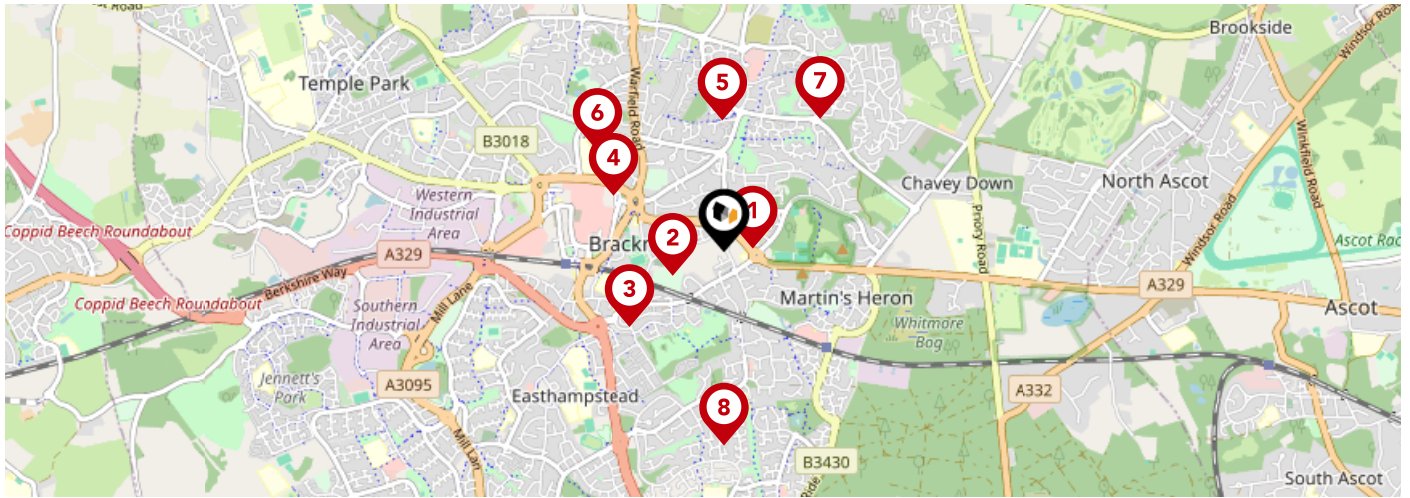
Terraced

+59.63%

Flat

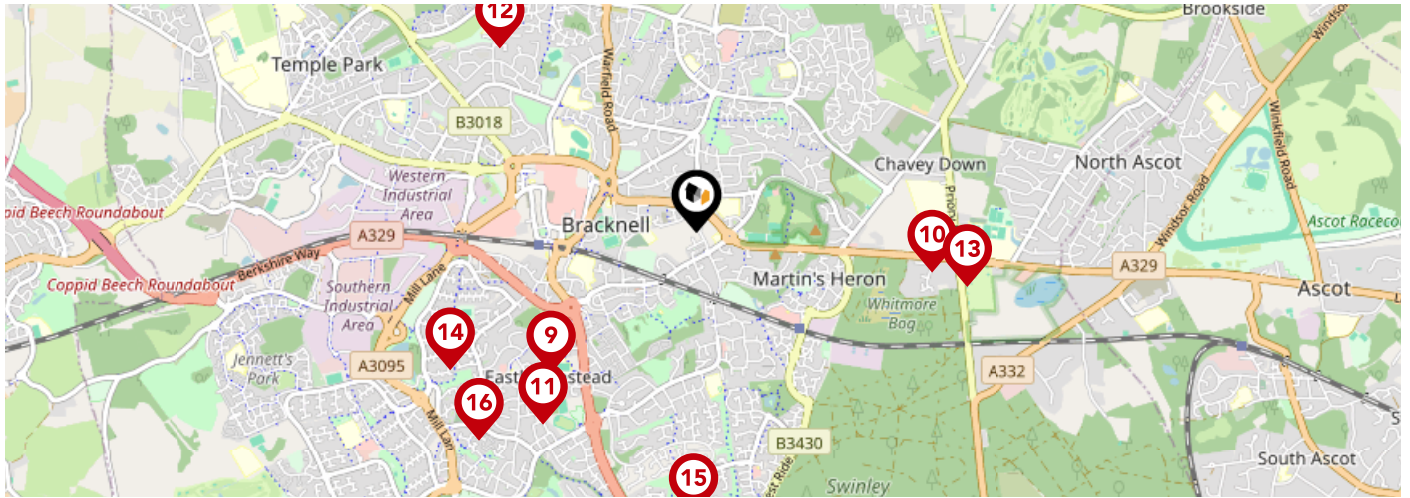
+45.31%

Area Schools



		Nursery	Primary	Secondary	College	Private
	Holly Spring Primary School Ofsted Rating: Good Pupils: 642 Distance:0.13	☐	☒	☐	☐	☐
	St Joseph's Catholic Primary School, Bracknell Ofsted Rating: Good Pupils: 209 Distance:0.26	☐	☒	☐	☐	☐
	Ranelagh School Ofsted Rating: Outstanding Pupils: 1062 Distance:0.56	☐	☐	☒	☐	☐
	Garth Hill College Ofsted Rating: Good Pupils: 1476 Distance:0.57	☐	☐	☒	☐	☐
	Warfield Church of England Primary School Ofsted Rating: Good Pupils: 452 Distance:0.61	☐	☒	☐	☐	☐
	Sandy Lane Primary School Ofsted Rating: Good Pupils: 450 Distance:0.75	☐	☒	☐	☐	☐
	Whitegrove Primary School Ofsted Rating: Good Pupils: 421 Distance:0.75	☐	☒	☐	☐	☐
	Harmans Water Primary School Ofsted Rating: Good Pupils: 466 Distance:0.9	☐	☒	☐	☐	☐

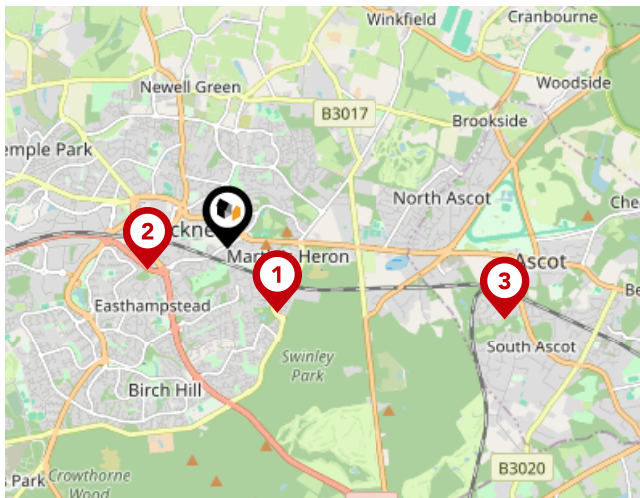
Area Schools



		Nursery	Primary	Secondary	College	Private
	The Brakenhale School Ofsted Rating: Good Pupils: 1148 Distance:0.94	☐	☐	☒	☐	☐
	Heathfield School Ofsted Rating: Not Rated Pupils: 226 Distance:1.1	☐	☐	☒	☐	☐
	Fox Hill Primary School Ofsted Rating: Good Pupils: 196 Distance:1.14	☐	☒	☐	☐	☐
	Kennel Lane School Ofsted Rating: Good Pupils:0 Distance:1.24	☐	☐	☒	☐	☐
	LVS Ascot Ofsted Rating: Not Rated Pupils: 840 Distance:1.28	☐	☐	☒	☐	☐
	Wildridings Primary School Ofsted Rating: Good Pupils: 428 Distance:1.31	☐	☒	☐	☐	☐
	Crown Wood Primary School Ofsted Rating: Good Pupils: 642 Distance:1.32	☐	☒	☐	☐	☐
	St Michael's Easthampstead Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 193 Distance:1.4	☐	☒	☐	☐	☐

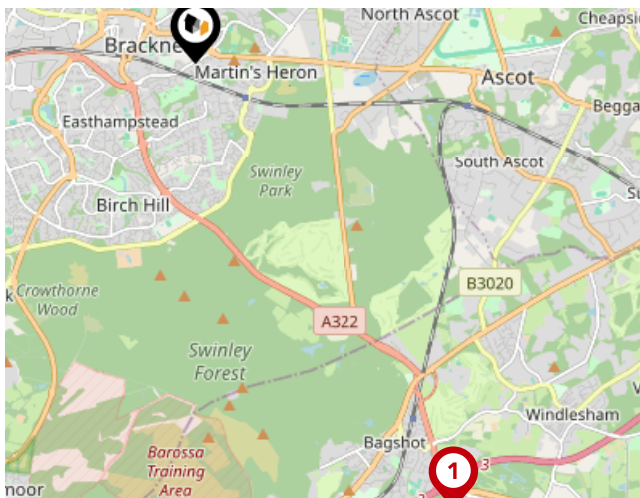
Area

Transport (National)



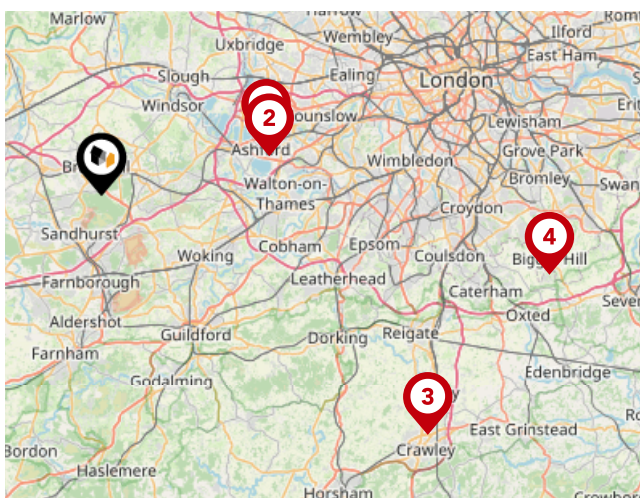
National Rail Stations

Pin	Name	Distance
	Martins Heron Rail Station	0.75 miles
	Bracknell Rail Station	0.76 miles
	Ascot Rail Station	2.64 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M3 J3	4.77 miles
	M4 J8	5.84 miles
	A404(M) J9A	6.32 miles
	M3 J4	6.99 miles
	A404(M) J9	7.22 miles

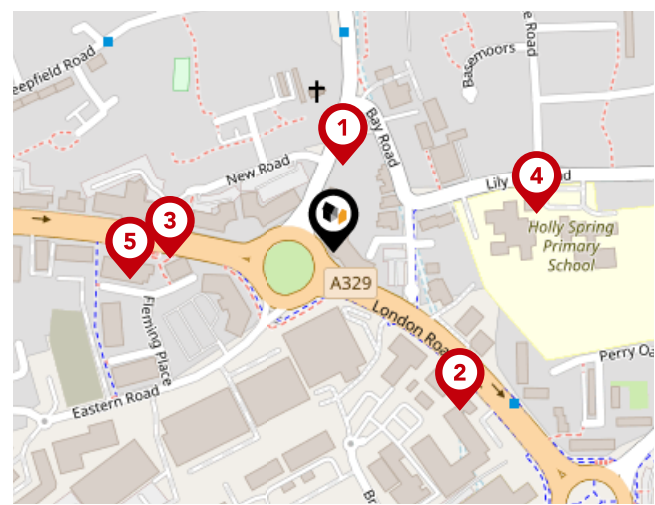


Airports/Helipads

Pin	Name	Distance
	Heathrow Airport	12.83 miles
	Heathrow Airport Terminal 4	12.76 miles
	Gatwick Airport	29.95 miles
	Leaves Green	33.68 miles

Area

Transport (Local)



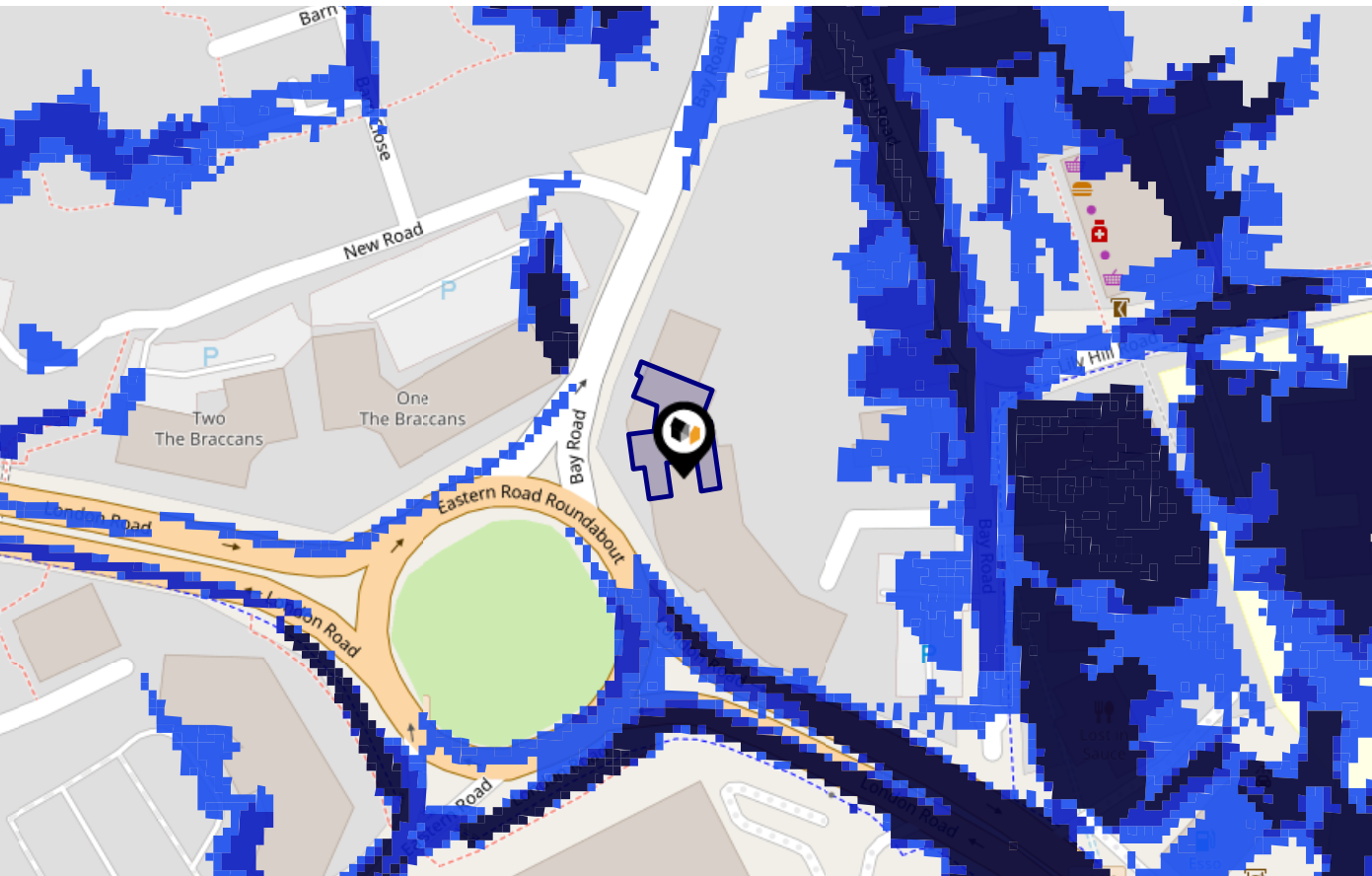
Bus Stops/Stations

Pin	Name	Distance
1	New Road	0.05 miles
2	Ethyl Labs	0.12 miles
3	Bay Road	0.1 miles
4	Mainprize Road	0.12 miles
5	Bay Road	0.12 miles

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.

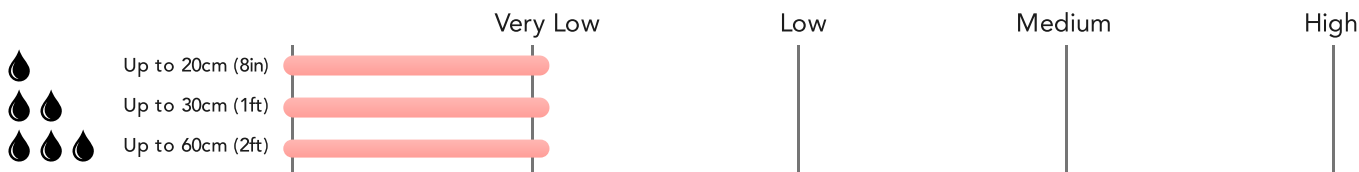


Risk Rating: Very low

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 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

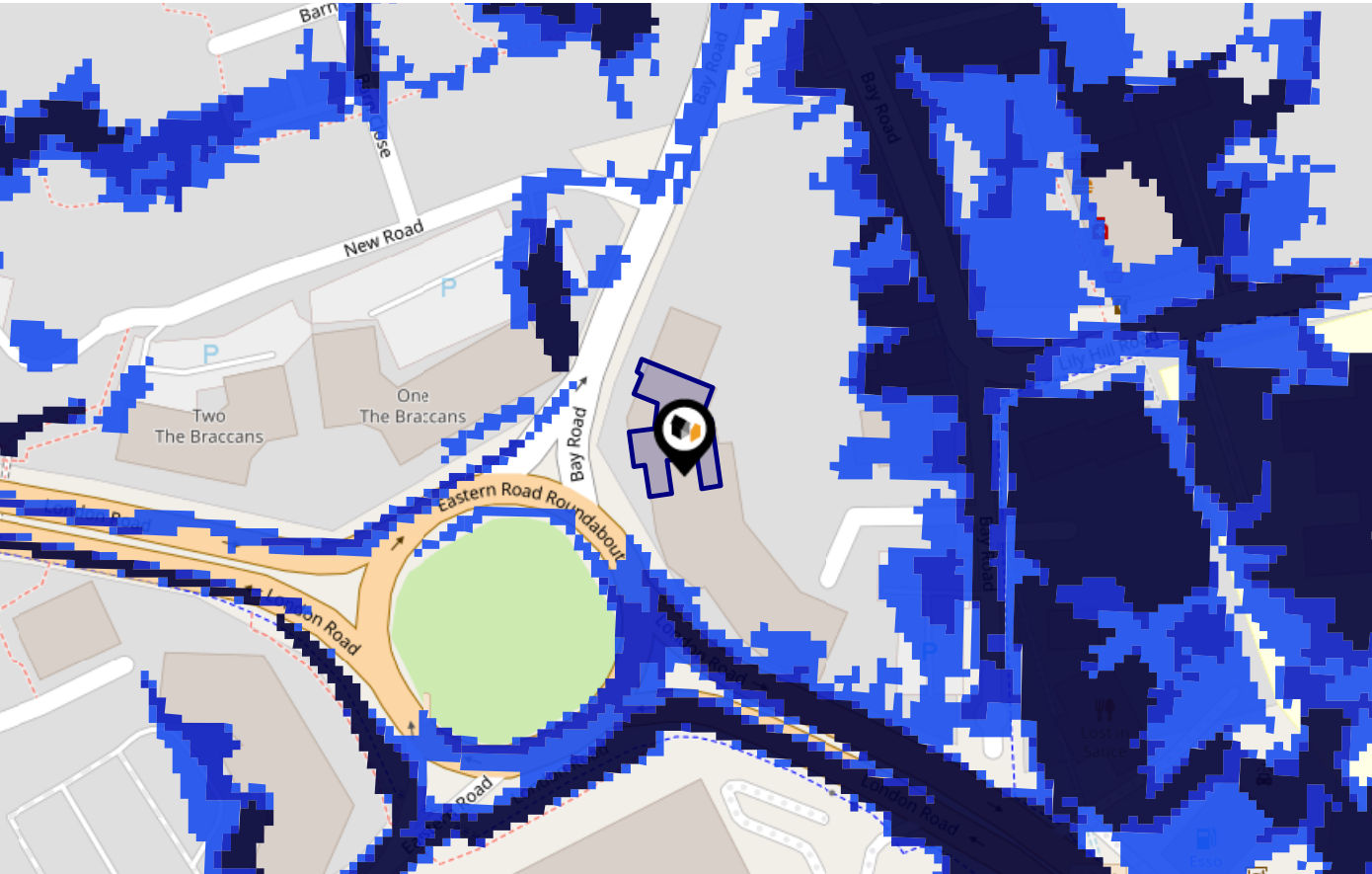
Chance of flooding to the following depths at this property:



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.

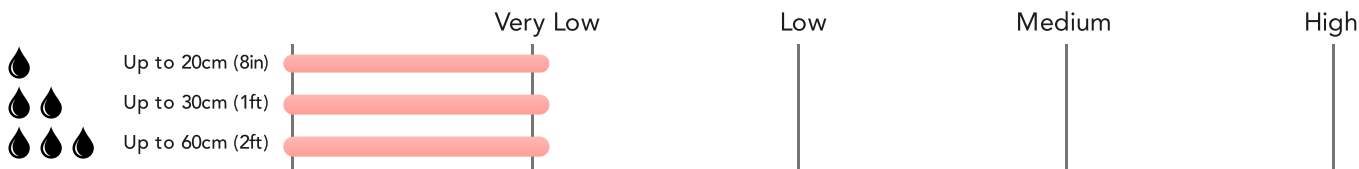


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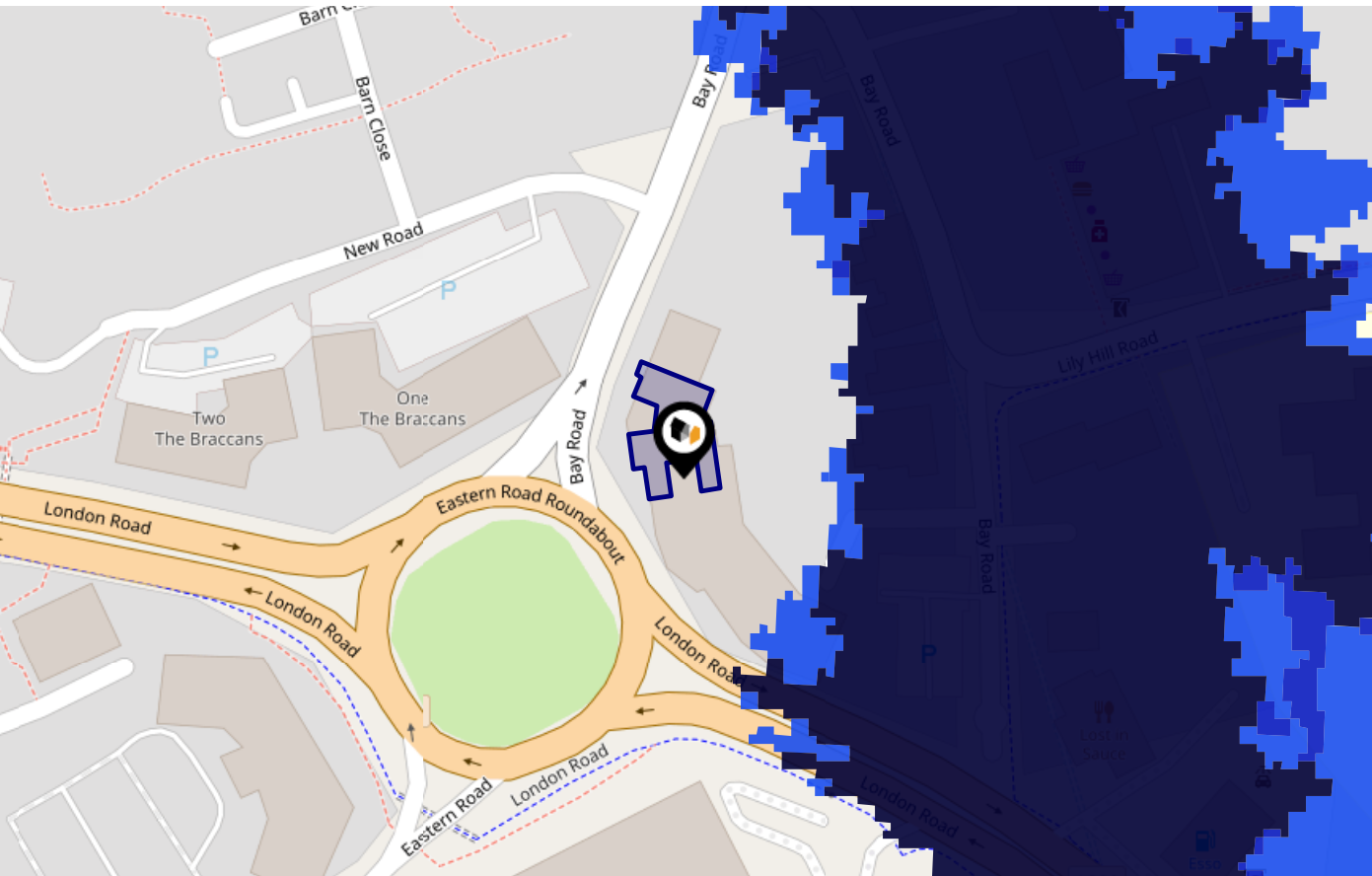
Chance of flooding to the following depths at this property:



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.

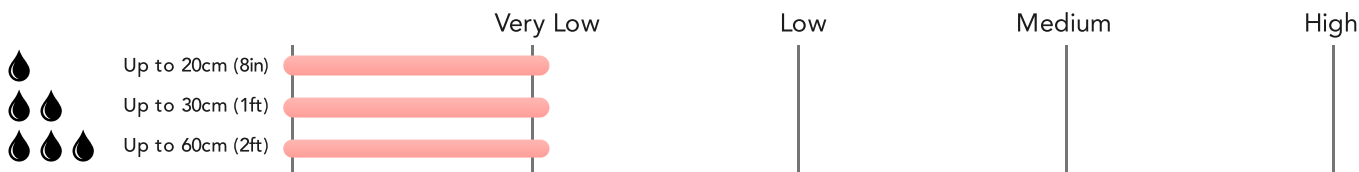


Risk Rating: Very low

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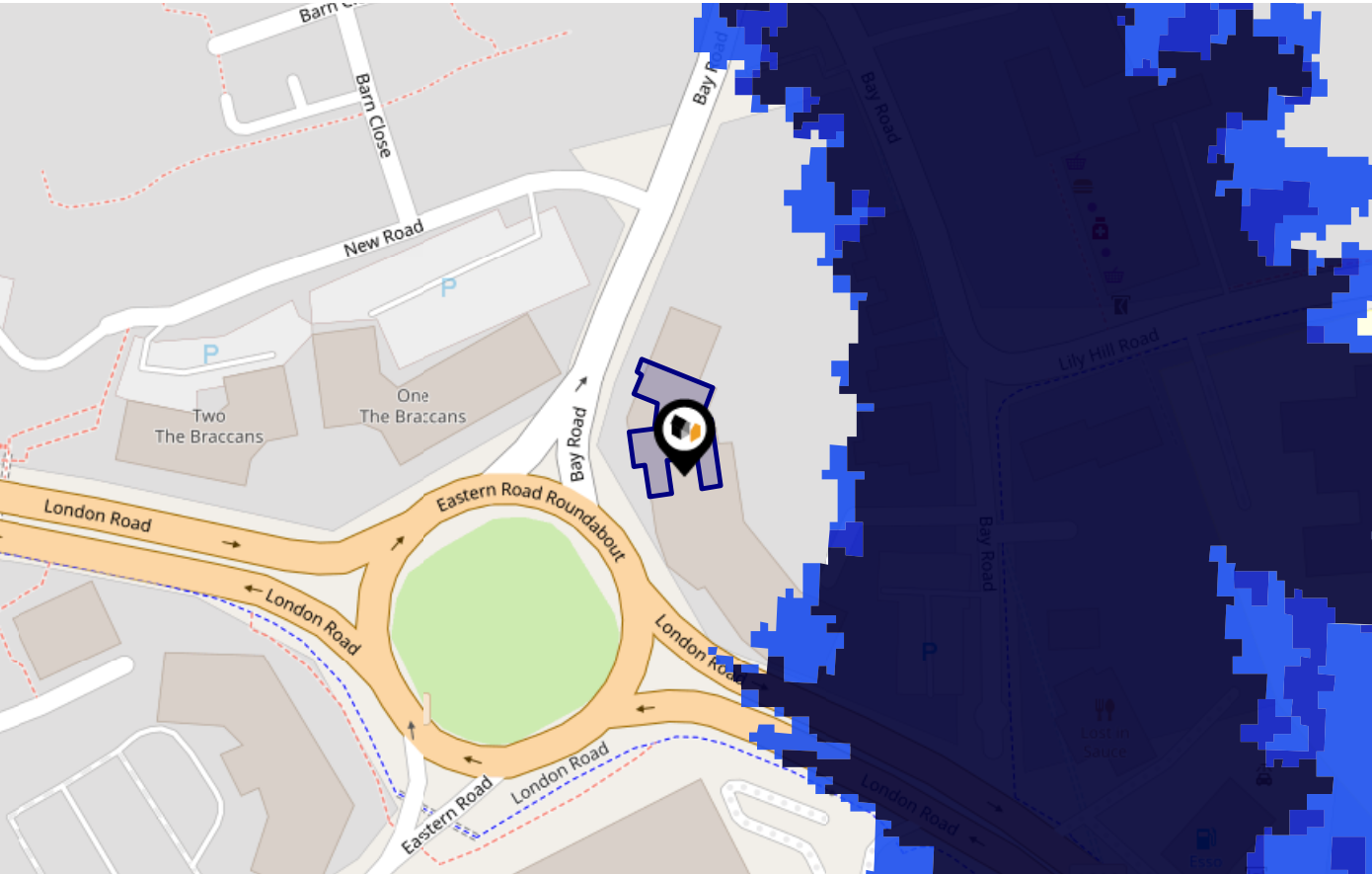
Chance of flooding to the following depths at this property:



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.

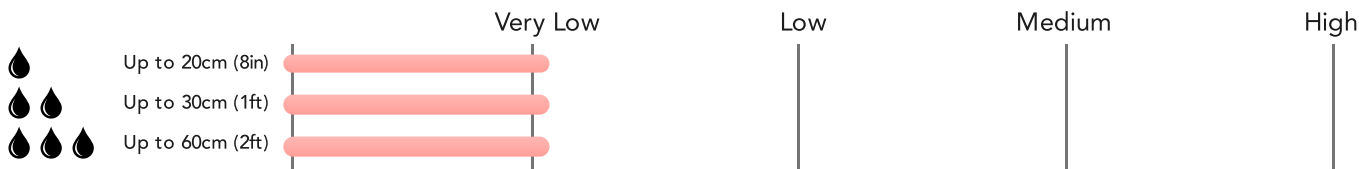


Risk Rating: Very low

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.
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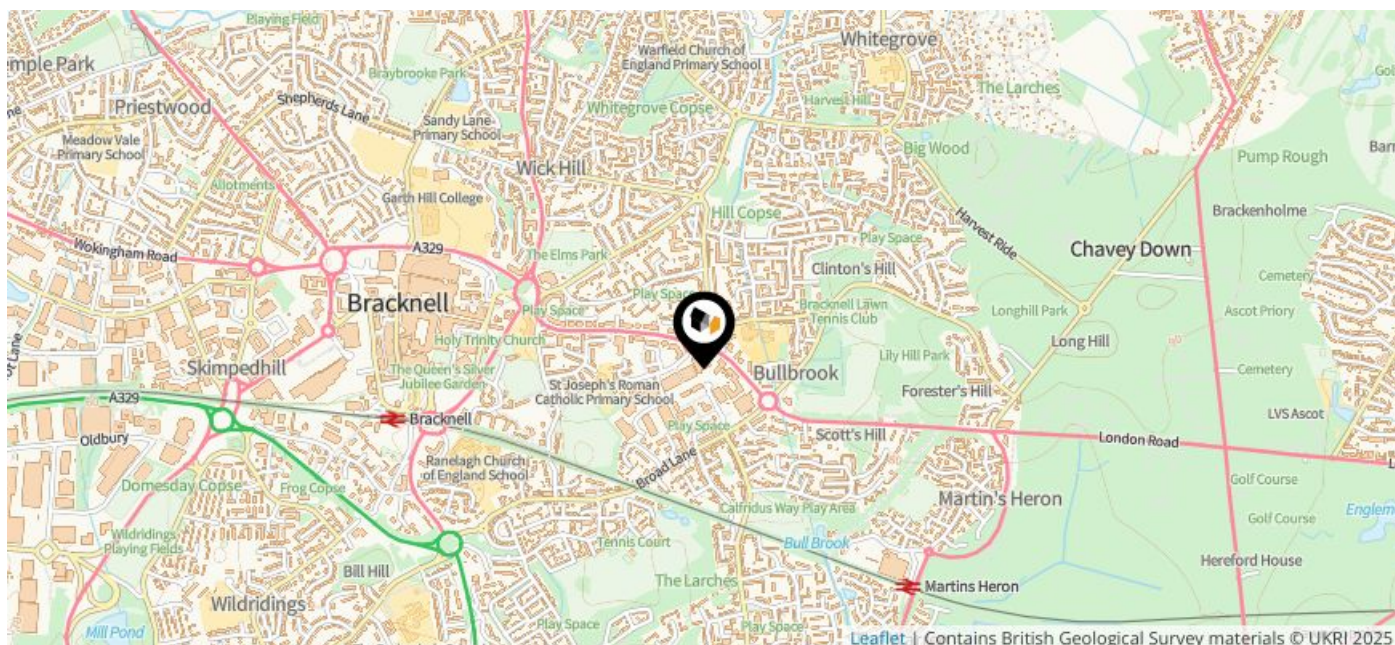
Chance of flooding to the following depths at this property:



Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

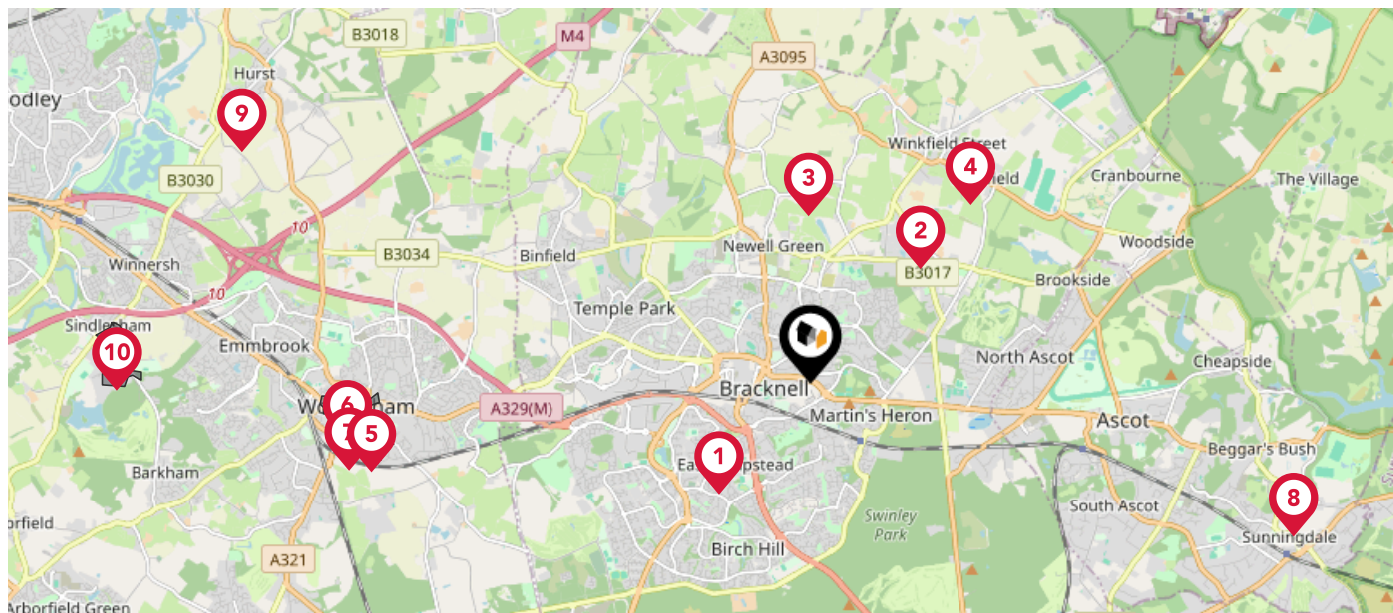
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.

Maps

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.



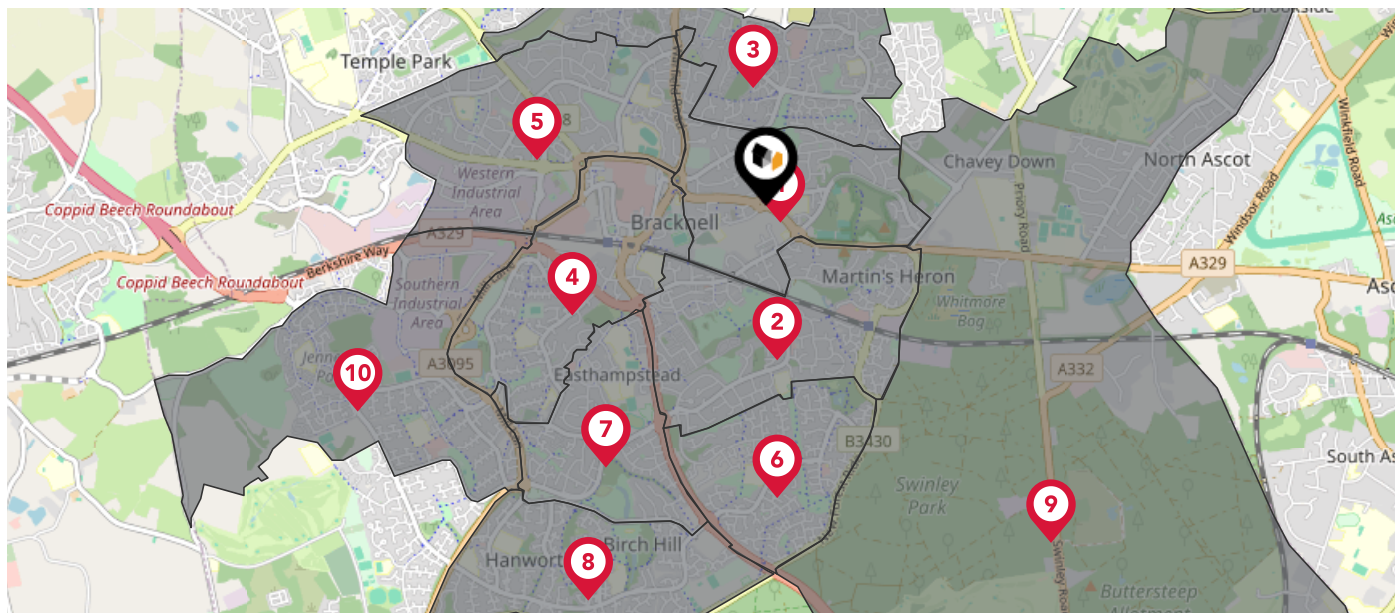
Nearby Conservation Areas

-  Easthampstead
-  Winkfield Row
-  Warfield
-  Winkfield Village
-  Murdoch Road
-  Wokingham Town Centre
-  Langborough Road
-  Sunningdale
-  Hurst
-  Sindlesham

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



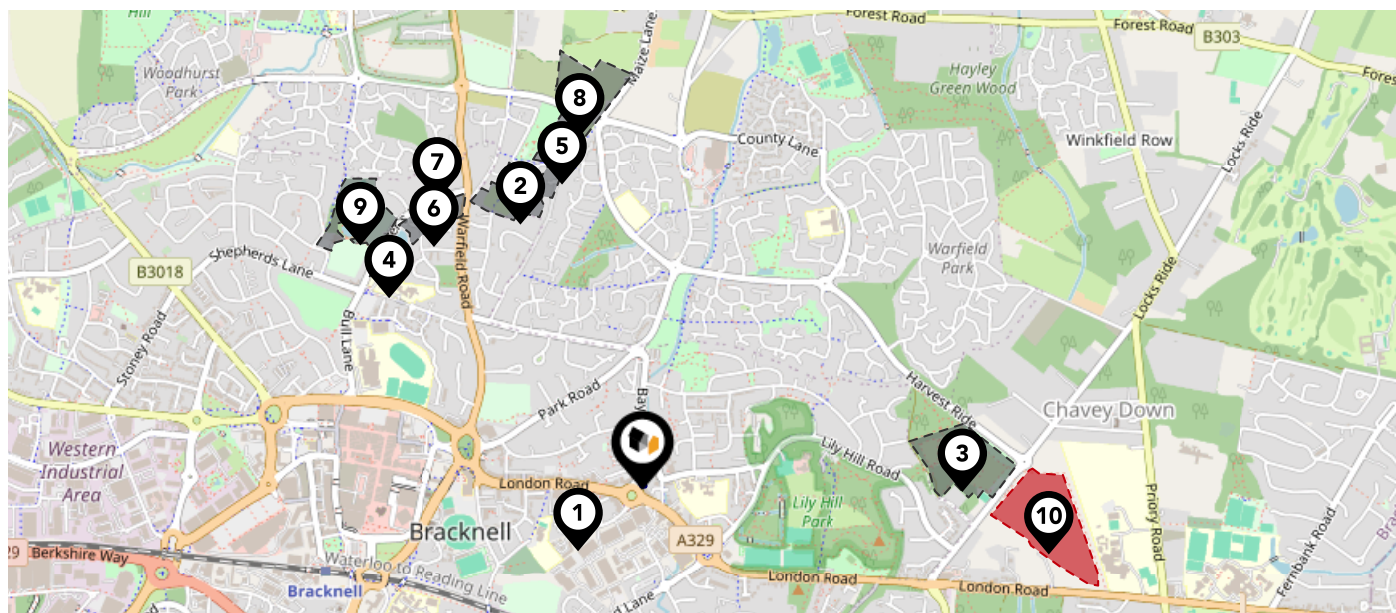
Nearby Council Wards

- 1 Bullbrook Ward
- 2 Harmans Water Ward
- 3 Warfield Harvest Ride Ward
- 4 Wildridings and Central Ward
- 5 Priestwood and Garth Ward
- 6 Crown Wood Ward
- 7 Old Bracknell Ward
- 8 Hanworth Ward
- 9 Ascot Ward
- 10 Great Hollands North Ward

Maps

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	Eastern Road Brick-Bracknell, Berkshire	Historic Landfill	
2	Lawrence Brickworks-Bracknell, Berkshire	Historic Landfill	
3	Longhill Road-Chavey Down	Historic Landfill	
4	Bull Lane-Bracknell, Berkshire	Historic Landfill	
5	Thomas Lawrence Brickworks-Goughs Lane, Bracknell, Berkshire	Historic Landfill	
6	Lutterworth Close-Bracknell, Berkshire	Historic Landfill	
7	Sherring Close-Bracknell, Berkshire	Historic Landfill	
8	Lawrence Brickworks-Bracknell, Berkshire	Historic Landfill	
9	Folders Lane-Bracknell, Berkshire	Historic Landfill	
10	EA/EPR/GP3393EC/V006 - Bracknell Forest Borough Council, Environmental Services Dept	Active Landfill	

Duncan Yeardley

About Us



Duncan Yeardley

From a team of just two, the company has grown significantly in recent years to boast a superb team of local property experts. And, we're not stopping there. In 2021 we expanded and now have an office in Ascot to help even more people with their home moves. We can strongly say our foundation for being local experts is solid. We're local residents who play an active part in the community and our children go to local schools. And we all love working at Duncan Yeardley! Several long-standing team members have been part of our story for many years and we always encourage progression, development and training so our people are the best they can be.

With our great culture and work ethic, we always put our customers at the heart of what we do. We're lucky to have people who are genuinely passionate about property, and we're often complimented for going the extra mile. We hope to do that for you too!

Duncan Yeardley

Testimonials

Testimonial 1



We chose Duncan Yeardley for the sale of our property based on the impression we got when walking into their office, friendly, professional and put us at ease.

Testimonial 2



Fantastic service. Vivien in particular was extremely helpful in finding just the property that I was looking for. Her contact throughout has been first class.

Testimonial 3



Super impressed by the brilliant team at DY. Knowledgeable, ultra professional and human. They genuinely care about their sellers and buyers. Can't recommend them highly enough.

Testimonial 4



We had to quickly find a new property due to my partner being pregnant, Vivien who assisted us throughout the process, was brilliant.



/duncan.yeardley.estate.agent/



/DuncanYeardley



/DuncanYeardley



/company/duncan-yeardley

Duncan Yeardley

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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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.

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