

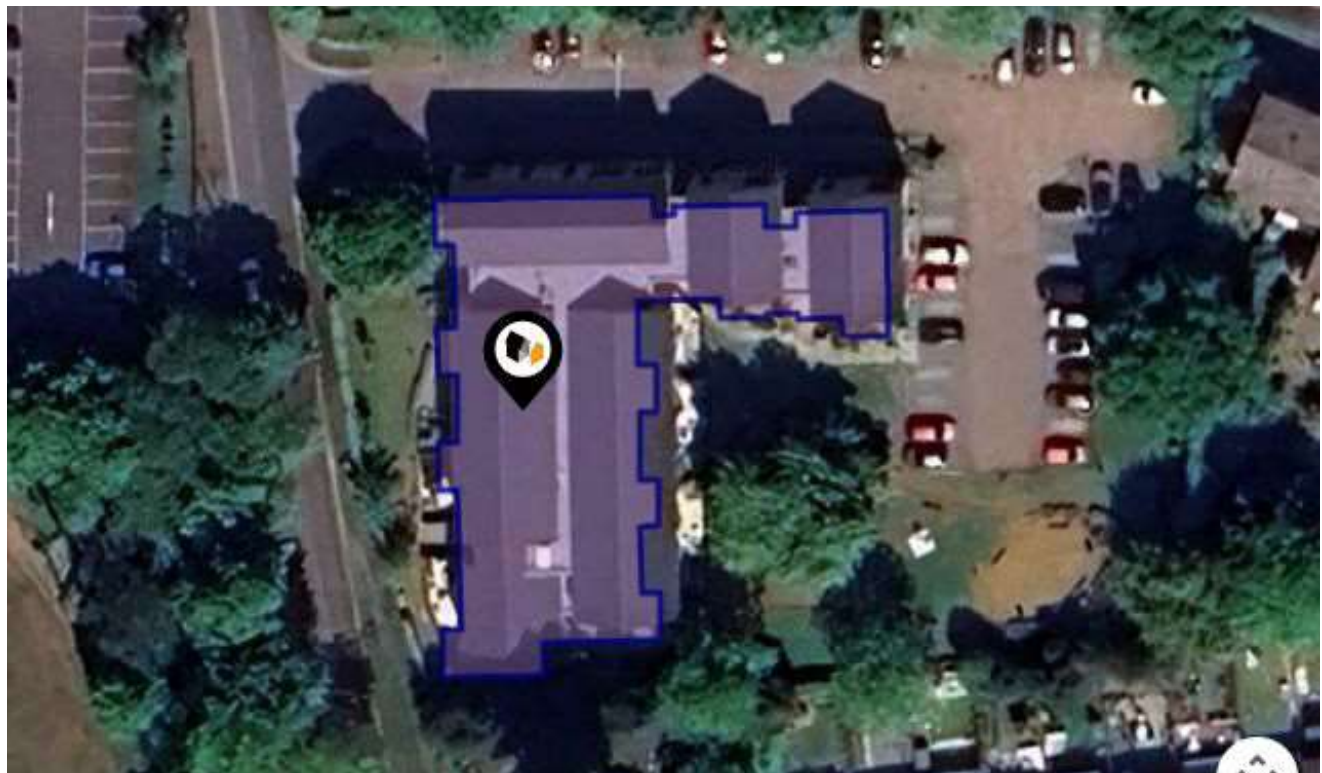


See More Online

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Wednesday 08<sup>th</sup> October 2025**



**LARGES LANE, BRACKNELL, RG12**

## Duncan Yeardley

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# Introduction

## Our Comments

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**\*\* Full Ownership available or 40% Share \*\*=**

This contemporary two bedroom apartment sits in the popular Abercrombie Mews development, just a short stroll from The Lexicon and within easy reach of Bracknell train station, whilst benefitting from elevated views across the landscaped grounds and neighbouring cricket club.

Inside, a bright dual-aspect living/dining space flows into a sleek, fully fitted kitchen, creating an easy setting for day-to-day life and entertaining. Two well-proportioned double bedrooms offer calm retreats, while a smart, modern bathroom completes the accommodation.

Further advantages include allocated parking, a secure cycle store, and well-maintained communal gardens that add a welcome splash of green to this ultra-convenient location.

Perfect for first-time buyers, professionals or investors, the apartment is ideally placed for The Lexicon's shops, cafés and cinema, with excellent road links to Ascot, the M3 and M4. Nearby green spaces such as Lily Hill Park, South Hill Park and Swinley Forest provide miles of walks and weekend adventures.

A turn-key home in a prime spot - an early viewing is highly recommended.

Lease: 99 years from and including 7th September 2018

Service Charge: £163 per month

Council Tax Band: C

Two Bedroom Apartment

Close to The Lexicon

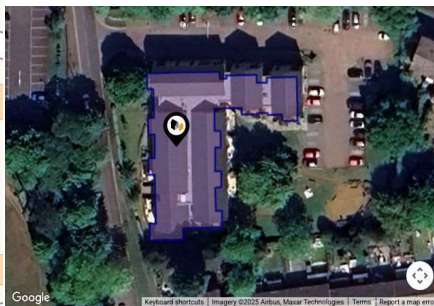
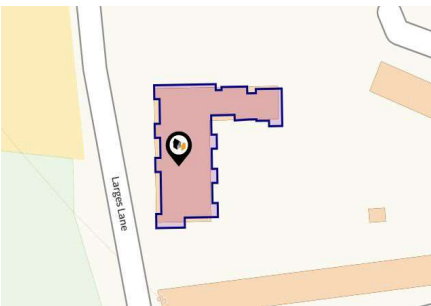
Desirable Modern Development

Allocated Parking

Private Balcony

Beautiful Grounds

# Property Overview



## Property

**Type:** Flat / Maisonette  
**Bedrooms:** 2  
**Floor Area:** 796 ft<sup>2</sup> / 74 m<sup>2</sup>  
**Plot Area:** 0.23 acres  
**Council Tax :** Band C  
**Annual Estimate:** £1,916  
**Title Number:** BK497464

**Tenure:** Leasehold  
**Start Date:** 19/12/2018  
**End Date:** 07/09/2117  
**Lease Term:** 99 years from and including 7 September 2018  
**Term Remaining:** 91 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)

**17**  
mb/s



**80**  
mb/s



**1000**  
mb/s



**Mobile Coverage:**  
(based on calls indoors)



**Satellite/Fibre TV Availability:**



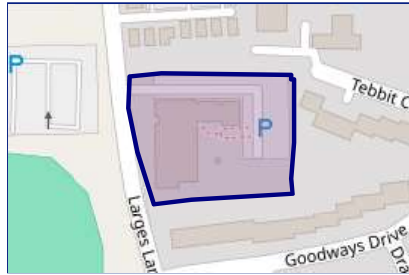
# Property

## Multiple Title Plans

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### Freehold Title Plan

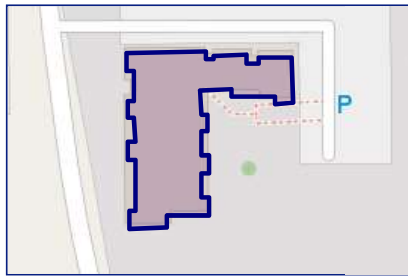
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**BK10510**

### Leasehold Title Plan

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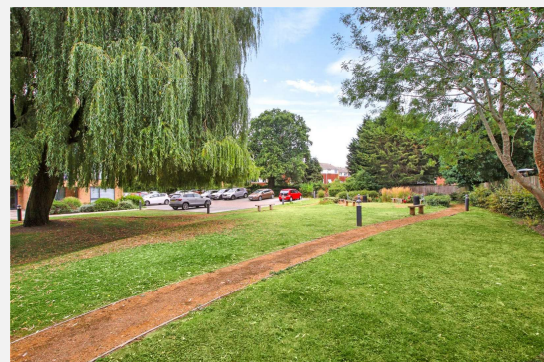


**BK497464**

|                 |                                              |
|-----------------|----------------------------------------------|
| Start Date:     | 19/12/2018                                   |
| End Date:       | 07/09/2117                                   |
| Lease Term:     | 99 years from and including 7 September 2018 |
| Term Remaining: | 91 years                                     |



# Gallery Photos



# Gallery

## Photos

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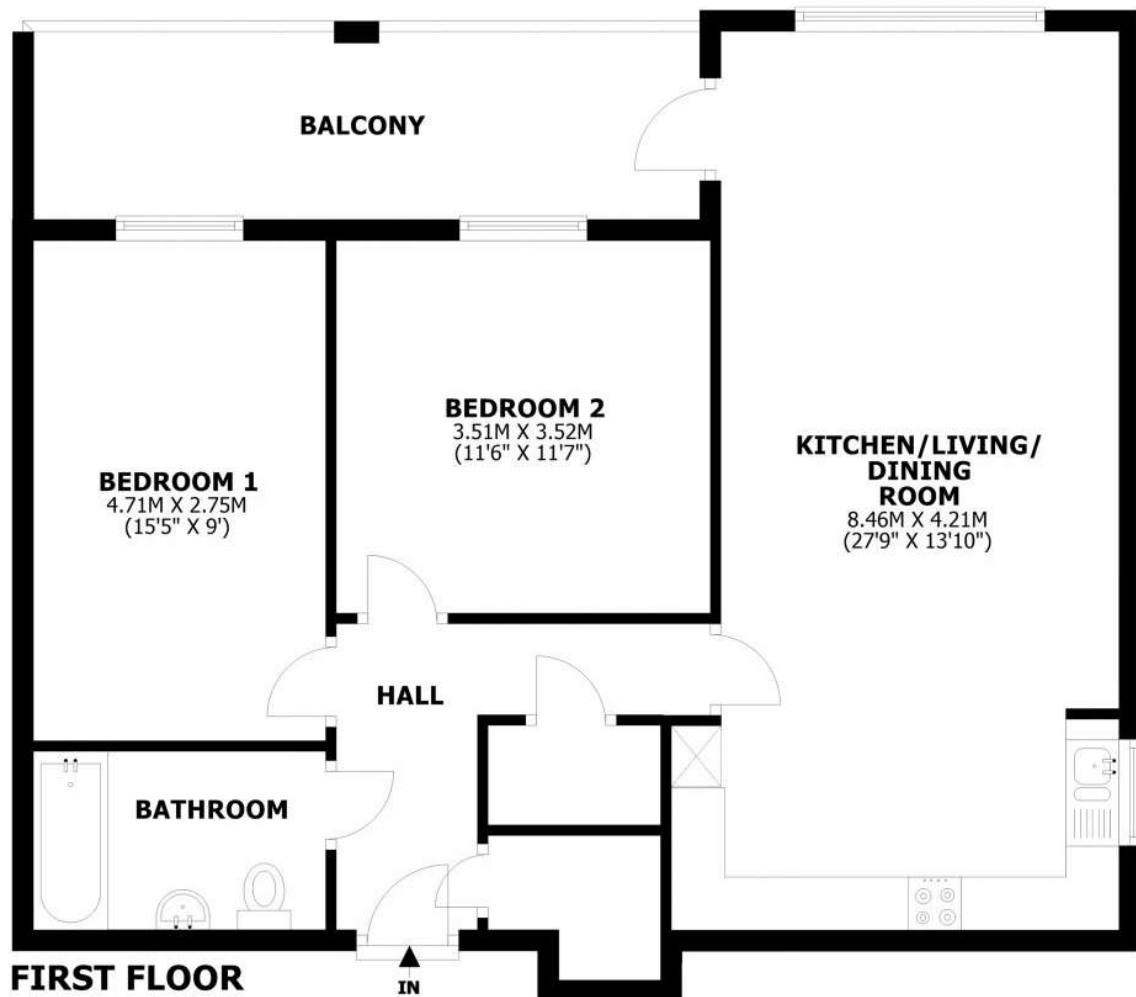


## LARGES LANE, BRACKNELL, RG12



Abercrombie Mews, Bracknell, RG12

Total internal area: approx. 74 sq. metres (797 sq. feet)



This floorplan is for illustrative guidance only and is not to 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

Larges Lane, RG12

Energy rating

**B**

Valid until 15.07.2028

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

# Property

## EPC - Additional Data

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### Additional EPC Data

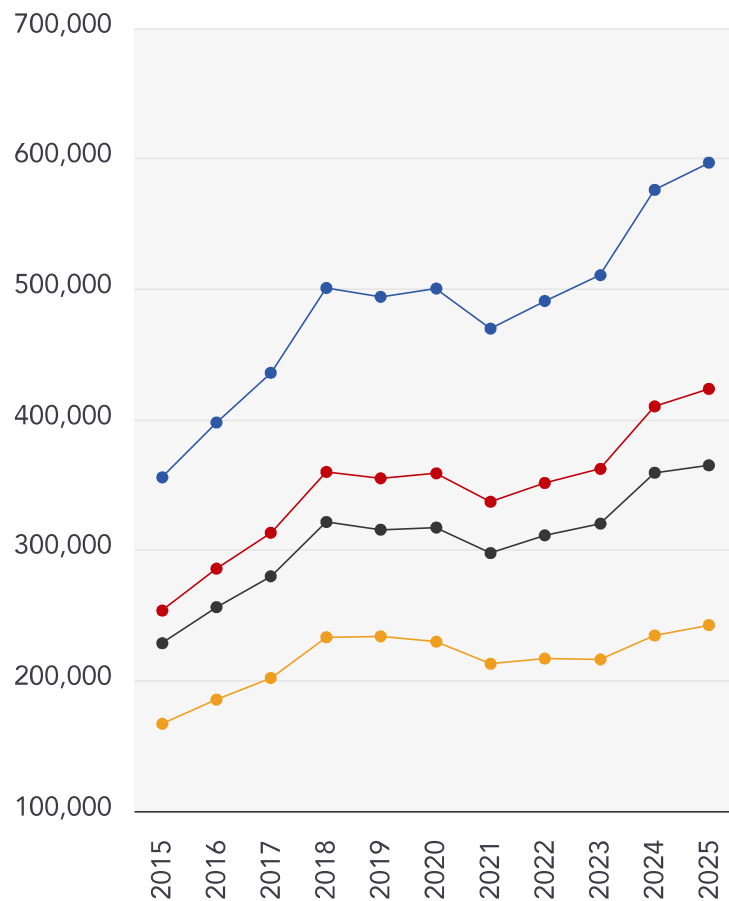
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|                                     |                                                                             |
|-------------------------------------|-----------------------------------------------------------------------------|
| <b>Property Type:</b>               | Flat                                                                        |
| <b>Build Form:</b>                  | Enclosed End-Terrace                                                        |
| <b>Transaction Type:</b>            | New dwelling                                                                |
| <b>Energy Tariff:</b>               | Standard tariff                                                             |
| <b>Main Fuel:</b>                   | Mains gas - this is for backwards compatibility only and should not be used |
| <b>Floor Level:</b>                 | Mid floor                                                                   |
| <b>Flat Top Storey:</b>             | No                                                                          |
| <b>Top Storey:</b>                  | 0                                                                           |
| <b>Previous Extension:</b>          | 0                                                                           |
| <b>Open Fireplace:</b>              | 0                                                                           |
| <b>Walls:</b>                       | Average thermal transmittance 0.21 W/m-Â°K                                  |
| <b>Walls Energy:</b>                | Very Good                                                                   |
| <b>Roof:</b>                        | (other premises above)                                                      |
| <b>Main Heating:</b>                | Boiler and radiators, mains gas                                             |
| <b>Main Heating Controls:</b>       | Programmer, room thermostat and TRVs                                        |
| <b>Hot Water System:</b>            | From main system                                                            |
| <b>Hot Water Energy Efficiency:</b> | Good                                                                        |
| <b>Lighting:</b>                    | Low energy lighting in all fixed outlets                                    |
| <b>Floors:</b>                      | (other premises below)                                                      |
| <b>Total Floor Area:</b>            | 74 m <sup>2</sup>                                                           |

# 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%**



# Maps

## Coal Mining

This map displays nearby coal mine entrances and their classifications.



### Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

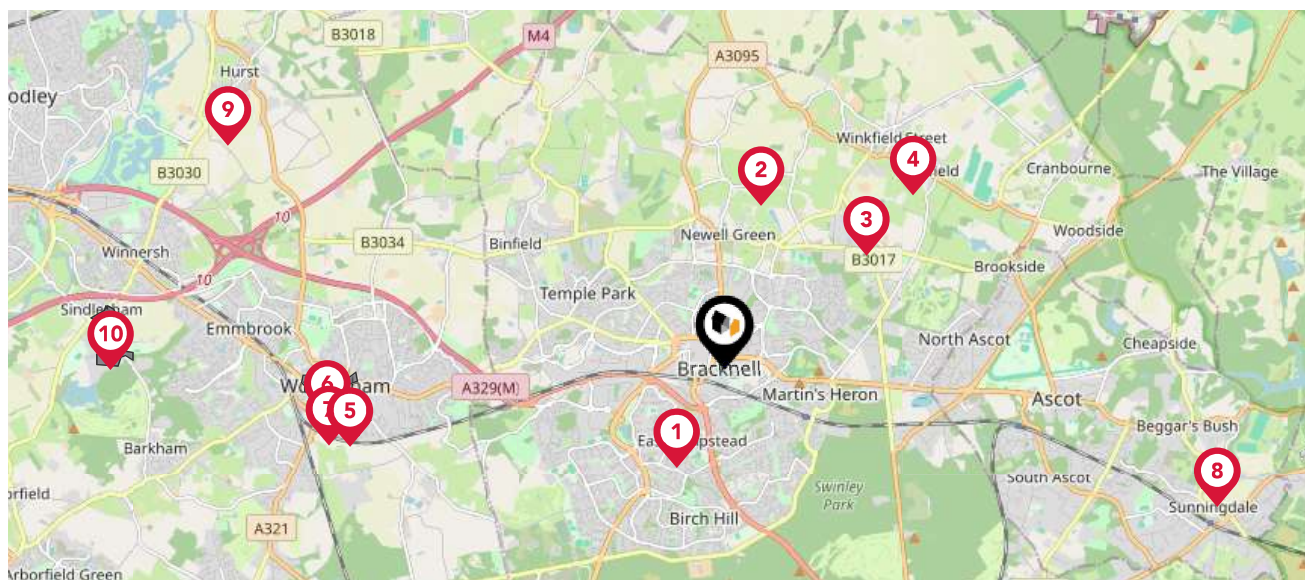
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



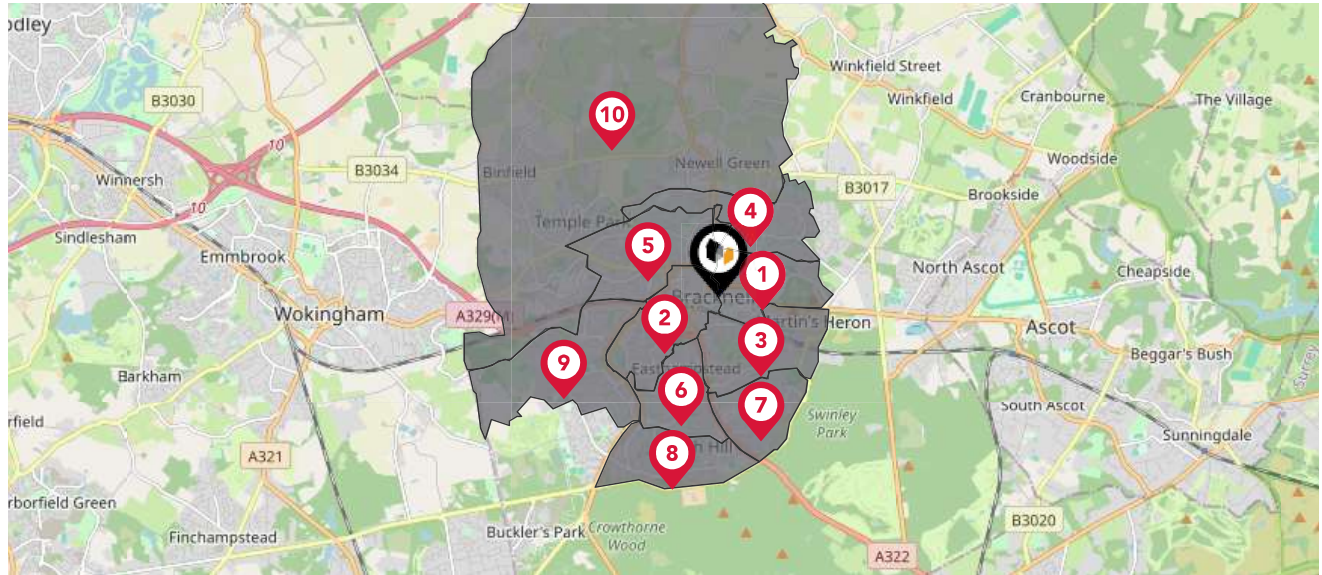
### Nearby Conservation Areas

- 1 Easthampstead
- 2 Warfield
- 3 Winkfield Row
- 4 Winkfield Village
- 5 Murdoch Road
- 6 Wokingham Town Centre
- 7 Langborough Road
- 8 Sunningdale
- 9 Hurst
- 10 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

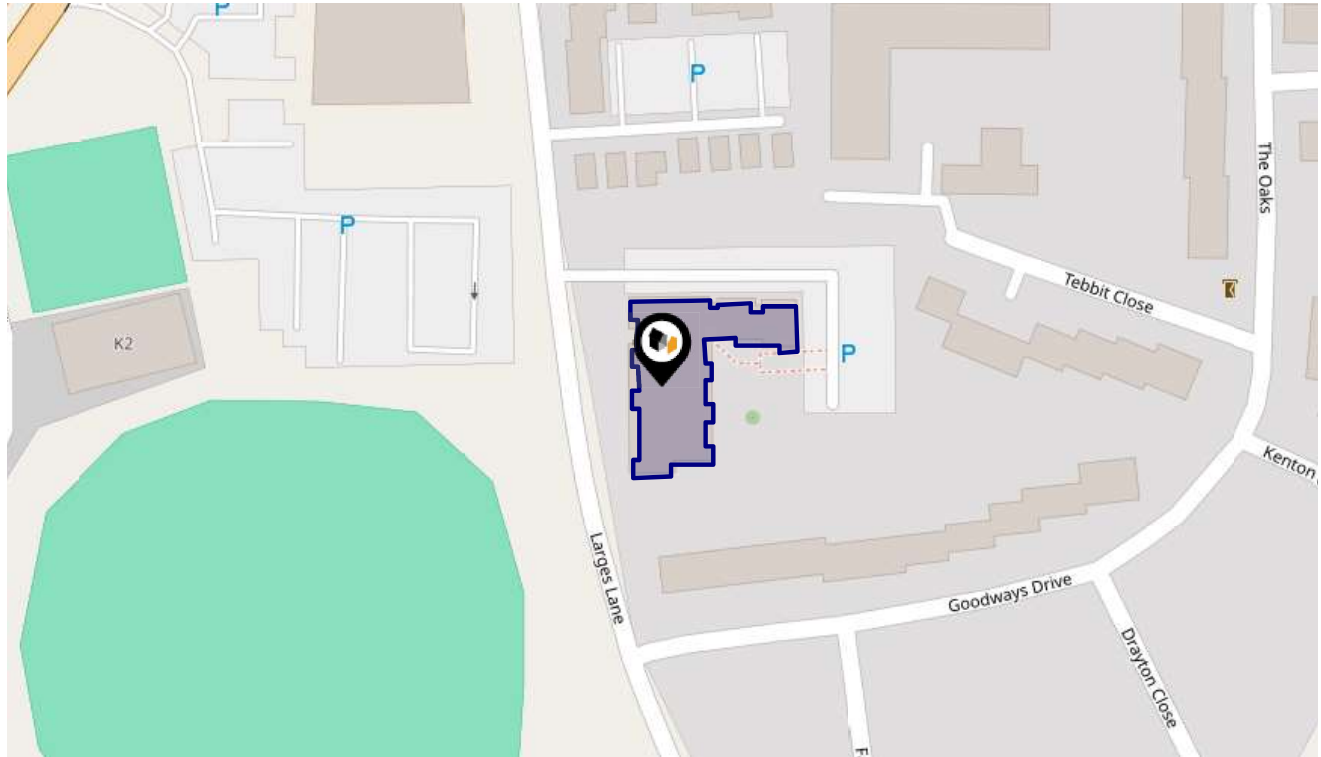
-  Bullbrook Ward
-  Wildridings and Central Ward
-  Harmans Water Ward
-  Warfield Harvest Ride Ward
-  Priestwood and Garth Ward
-  Old Bracknell Ward
-  Crown Wood Ward
-  Hanworth Ward
-  Great Hollands North Ward
-  Binfield with Warfield Ward



# Maps

## 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.

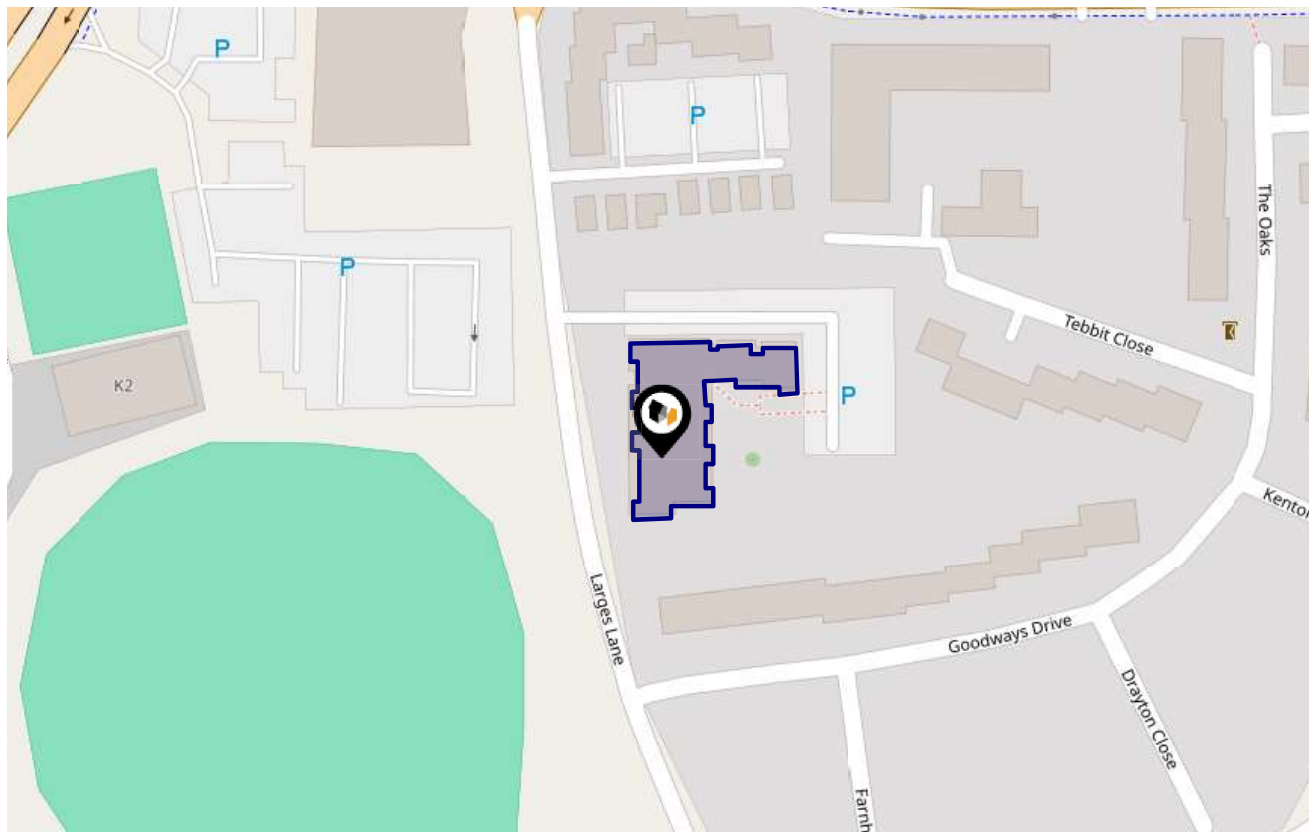
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

|   |  |              |                                                                                     |
|---|--|--------------|-------------------------------------------------------------------------------------|
| 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 |  |

# 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.

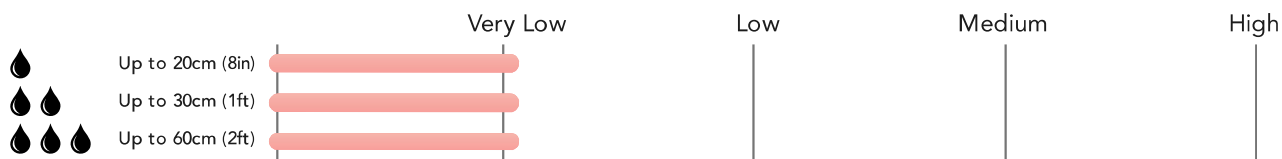


Risk Rating: Very low

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.

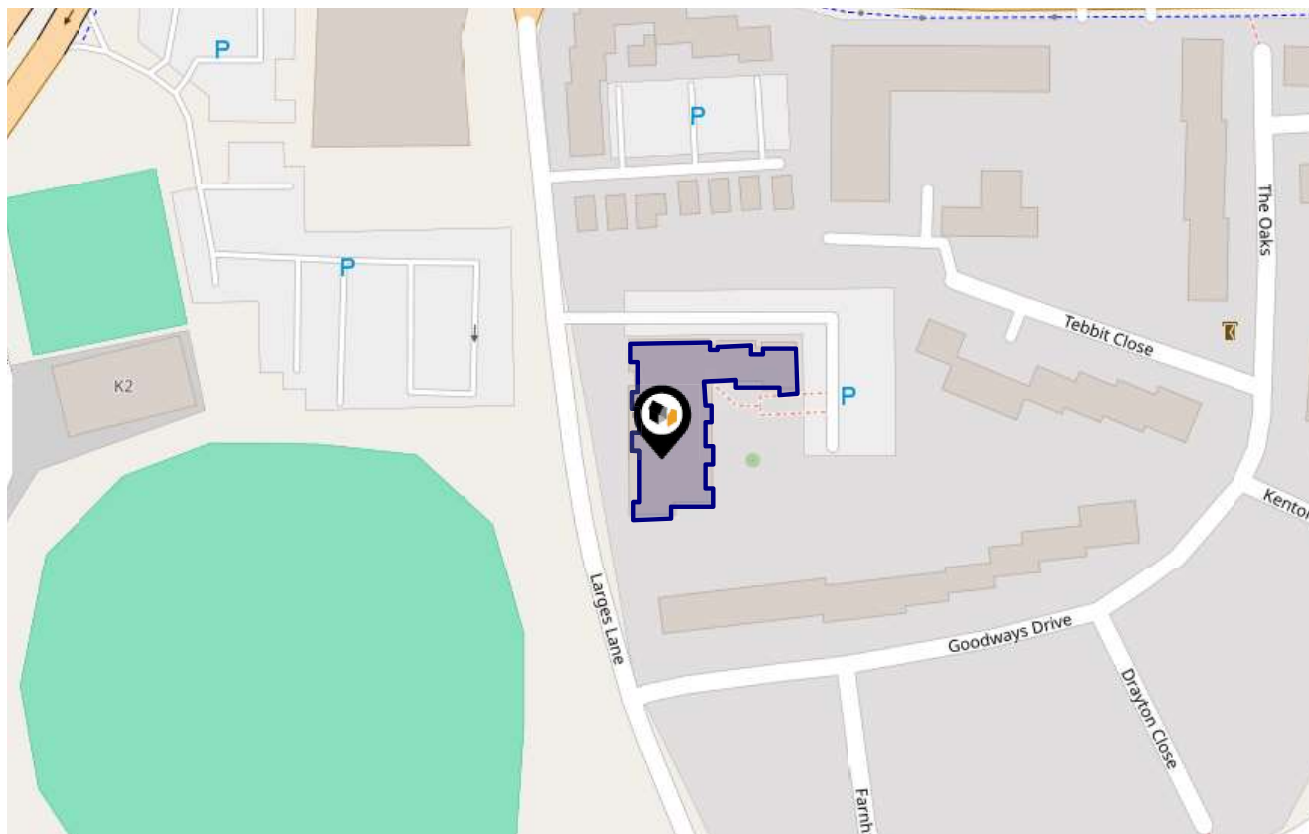
Chance of flooding to the following depths at this property:



# 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.

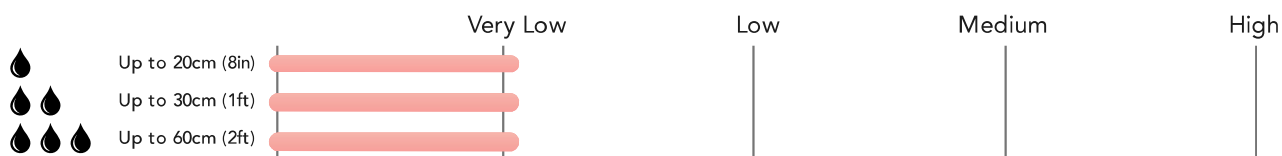


**Risk Rating:** Very low

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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- 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:

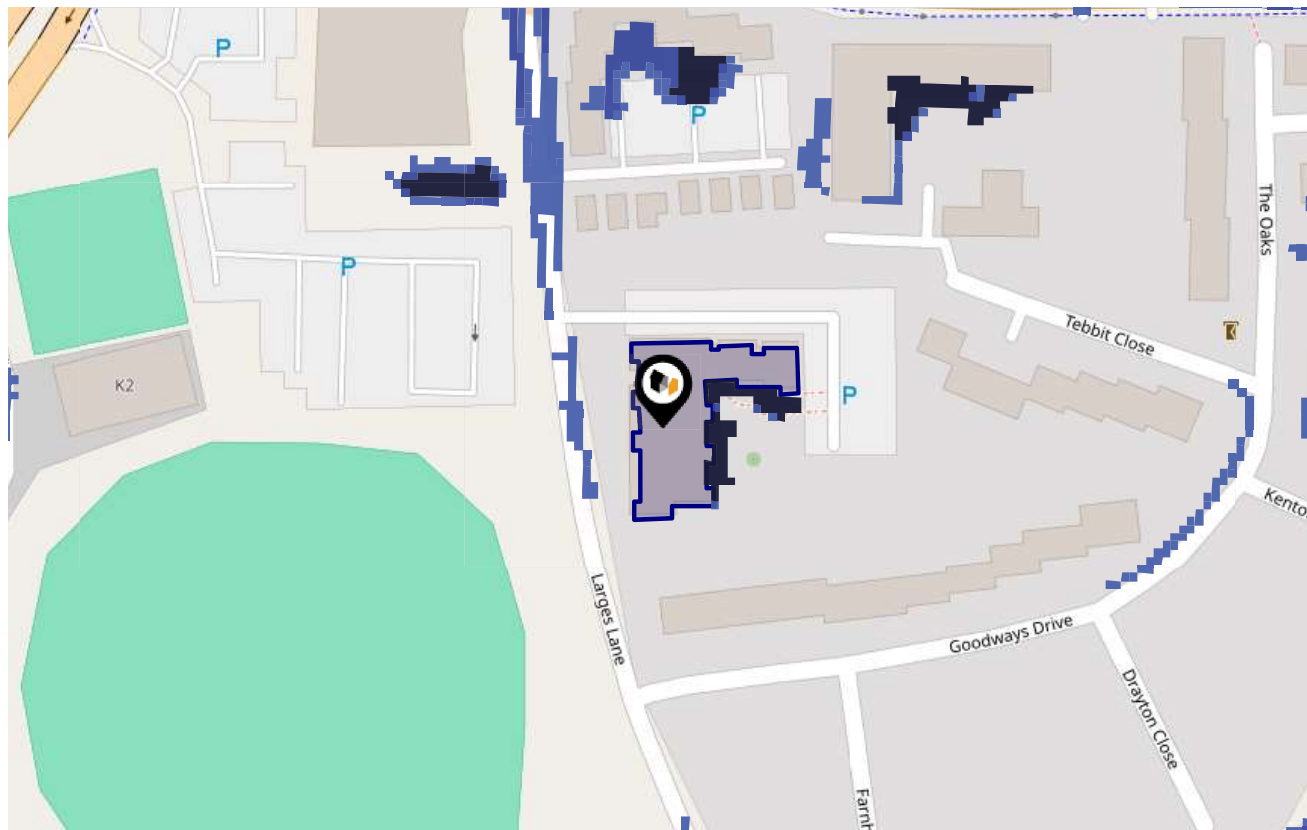




# Flood Risk

## 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.

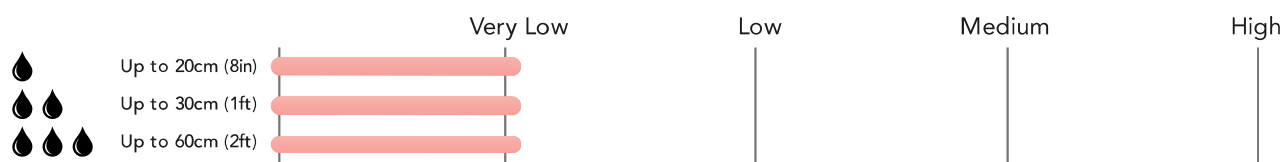


Risk Rating: Very low

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

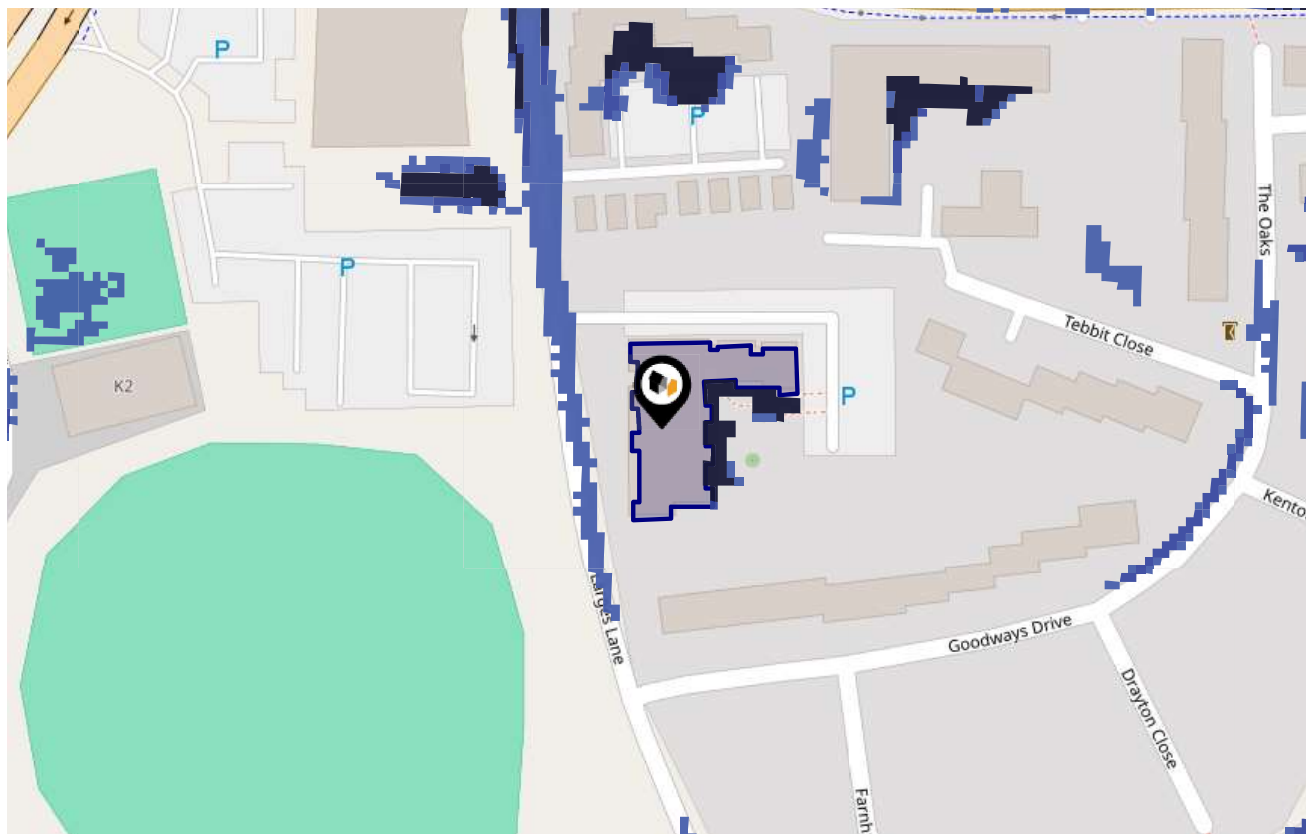
Chance of flooding to the following depths at this property:



# 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.

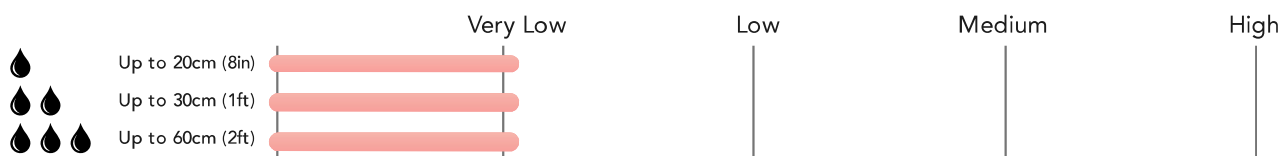


Risk Rating: Very low

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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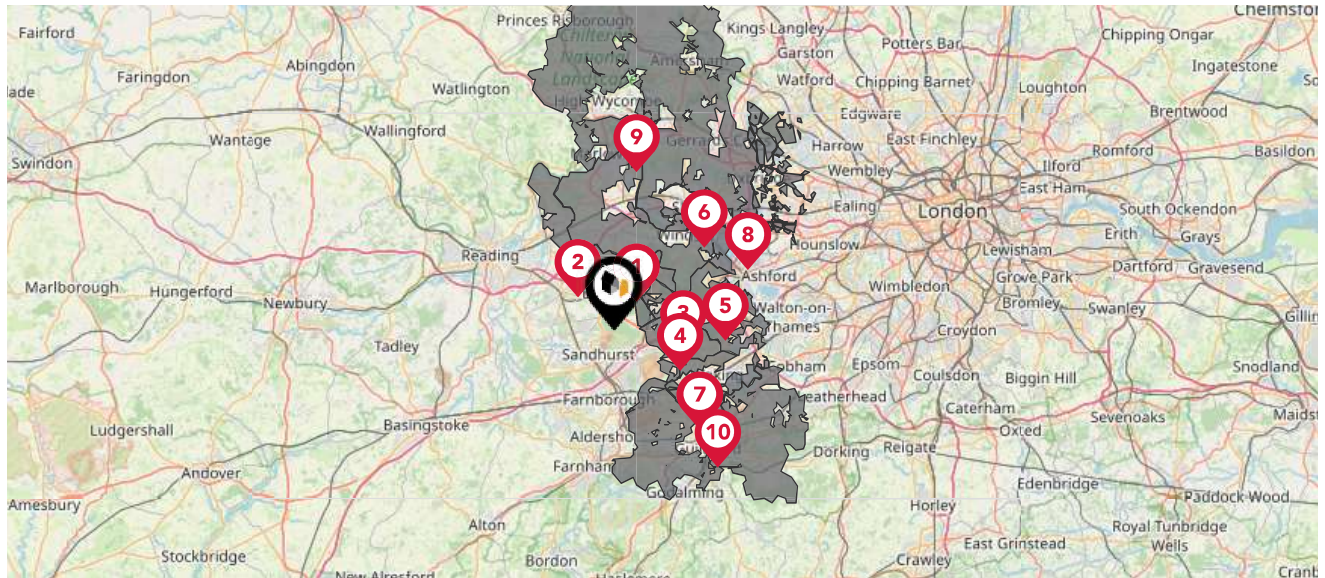
Chance of flooding to the following depths at this property:



# Maps

## Green Belt

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



### Nearby Green Belt Land

- 1 London Green Belt - Bracknell Forest
- 2 London Green Belt - Wokingham
- 3 London Green Belt - Windsor and Maidenhead
- 4 London Green Belt - Surrey Heath
- 5 London Green Belt - Runnymede
- 6 London Green Belt - Slough
- 7 London Green Belt - Woking
- 8 London Green Belt - Hillingdon
- 9 London Green Belt - Buckinghamshire
- 10 London Green Belt - Guildford

# 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

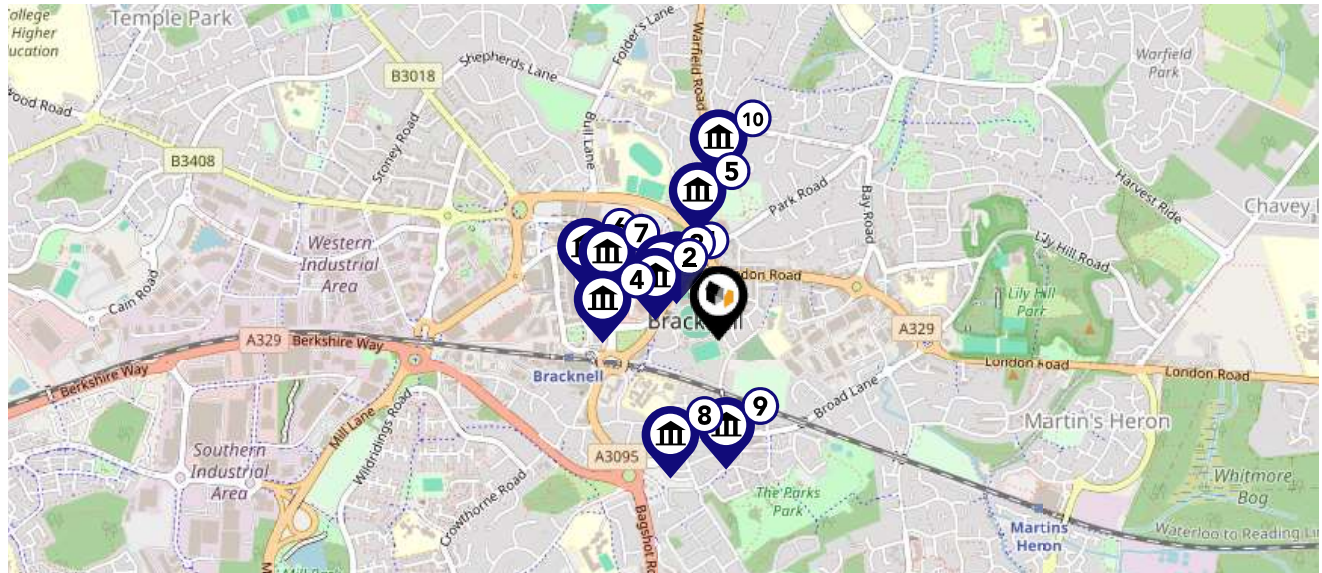
|    |                                                              |                   |
|----|--------------------------------------------------------------|-------------------|
| 1  | Eastern Road Brick-Bracknell, Berkshire                      | Historic Landfill |
| 2  | Bull Lane-Bracknell, Berkshire                               | Historic Landfill |
| 3  | Lutterworth Close-Bracknell, Berkshire                       | Historic Landfill |
| 4  | Easthampstead Brick-Bracknell, Berkshire                     | Historic Landfill |
| 5  | Lawrence Brickworks-Bracknell, Berkshire                     | Historic Landfill |
| 6  | Folders Lane-Bracknell, Berkshire                            | Historic Landfill |
| 7  | Sherring Close-Bracknell, Berkshire                          | Historic Landfill |
| 8  | Thomas Lawrence Brickworks-Goughs Lane, Bracknell, Berkshire | Historic Landfill |
| 9  | Downmill Brickworks-Western Industrial Area, Bracknell       | Historic Landfill |
| 10 | Lawrence Brickworks-Bracknell, Berkshire                     | Historic Landfill |



# Maps

## Listed Buildings

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  |
|-------------------------------------------------------------------------------------|----------------------------------------------------------------------|----------|-----------|
|  | 1390339 - Old Manor House Hotel                                      | Grade II | 0.1 miles |
|  | 1393561 - Holy Trinity Church, Lychgate And Section Of Boundary Wall | Grade II | 0.2 miles |
|  | 1390342 - Whynscar                                                   | Grade II | 0.2 miles |
|  | 1410904 - Bracknell War Memorial                                     | Grade II | 0.3 miles |
|  | 1390351 - Copped Hall                                                | Grade II | 0.3 miles |
|  | 1390338 - Bull Inn                                                   | Grade II | 0.3 miles |
|  | 1390337 - Boots Optician                                             | Grade II | 0.3 miles |
|  | 1390324 - Mallorys                                                   | Grade II | 0.3 miles |
|  | 1390325 - The Thatched Cottage                                       | Grade II | 0.3 miles |
|  | 1391324 - Wick Hill House                                            | Grade II | 0.4 miles |

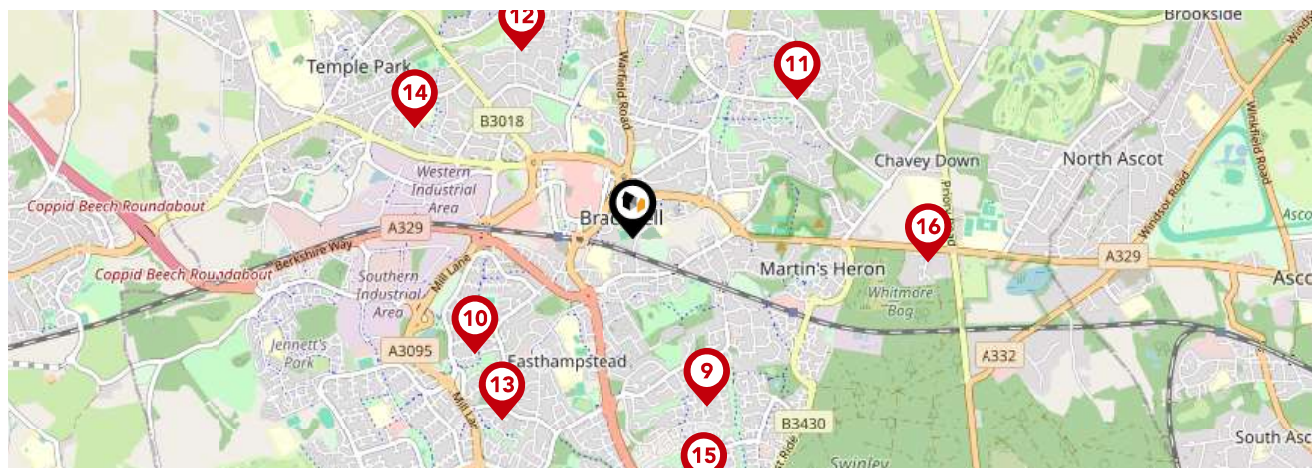


# Area Schools



|          |                                                                                                            | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|----------|------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>1</b> | <b>St Joseph's Catholic Primary School, Bracknell</b><br>Ofsted Rating: Good   Pupils: 209   Distance:0.13 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>2</b> | <b>Ranelagh School</b><br>Ofsted Rating: Outstanding   Pupils: 1062   Distance:0.29                        | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>3</b> | <b>Garth Hill College</b><br>Ofsted Rating: Good   Pupils: 1476   Distance:0.36                            | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>4</b> | <b>Holly Spring Primary School</b><br>Ofsted Rating: Good   Pupils: 642   Distance:0.5                     | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>5</b> | <b>Sandy Lane Primary School</b><br>Ofsted Rating: Good   Pupils: 450   Distance:0.58                      | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>6</b> | <b>The Brakenhale School</b><br>Ofsted Rating: Good   Pupils: 1148   Distance:0.66                         | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>7</b> | <b>Warfield Church of England Primary School</b><br>Ofsted Rating: Good   Pupils: 452   Distance:0.76      | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>8</b> | <b>Fox Hill Primary School</b><br>Ofsted Rating: Good   Pupils: 196   Distance:0.89                        | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |

# Area Schools

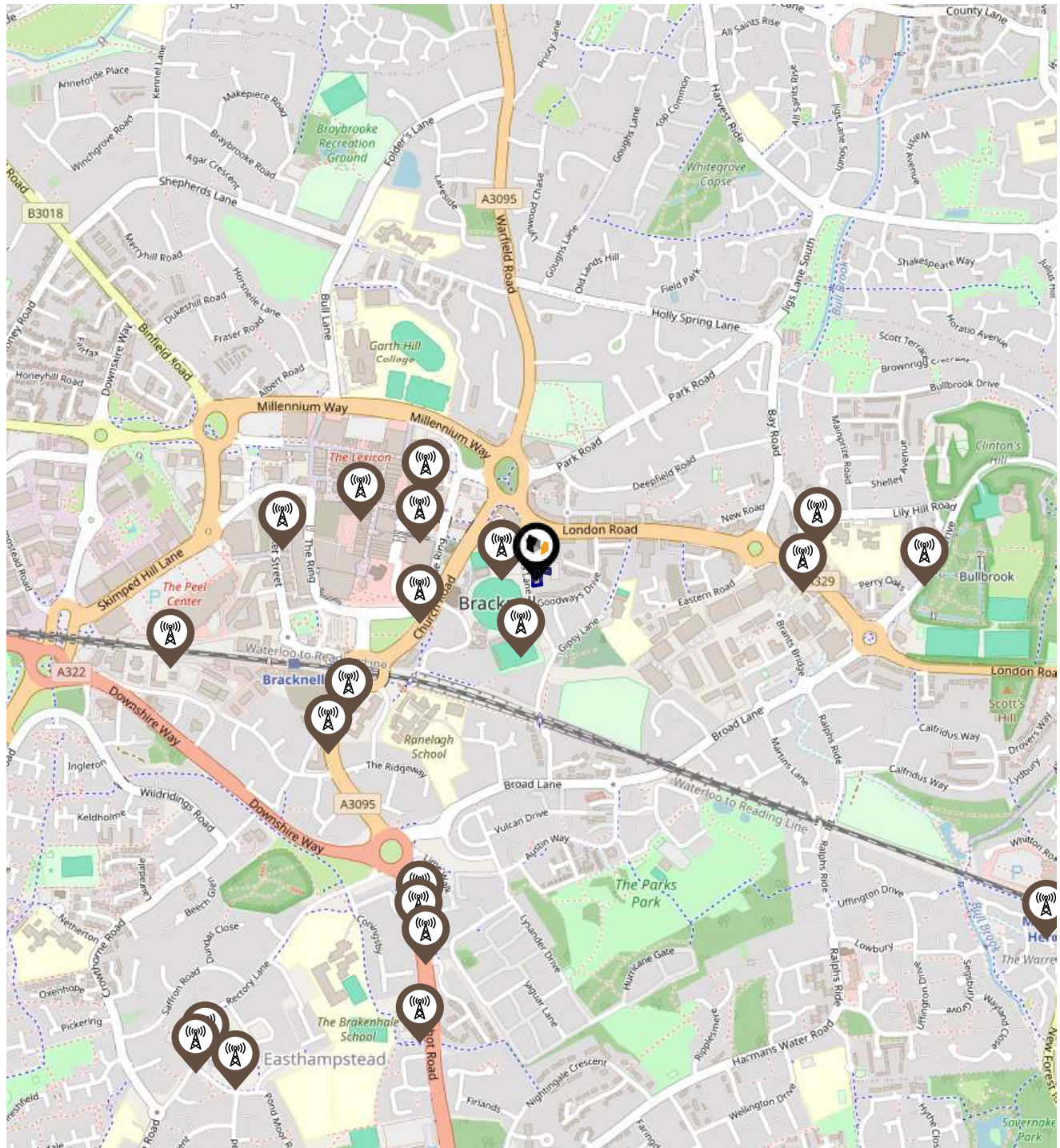


|    |                                                                                                                                         | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|----|-----------------------------------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 9  | <b>Harmans Water Primary School</b><br>Ofsted Rating: Good   Pupils: 466   Distance:0.9                                                 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| 10 | <b>Wildridings Primary School</b><br>Ofsted Rating: Good   Pupils: 428   Distance:0.96                                                  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| 11 | <b>Whitegrove Primary School</b><br>Ofsted Rating: Good   Pupils: 421   Distance:1.06                                                   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| 12 | <b>Kennel Lane School</b><br>Ofsted Rating: Good   Pupils:0   Distance:1.07                                                             | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 13 | <b>St Michael's Easthampstead Church of England Voluntary Aided Primary School</b><br>Ofsted Rating: Good   Pupils: 193   Distance:1.11 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| 14 | <b>Meadow Vale Primary School</b><br>Ofsted Rating: Good   Pupils: 600   Distance:1.2                                                   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| 15 | <b>Crown Wood Primary School</b><br>Ofsted Rating: Good   Pupils: 642   Distance:1.3                                                    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| 16 | <b>Heathfield School</b><br>Ofsted Rating: Not Rated   Pupils: 226   Distance:1.45                                                      | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



# Local Area

## Masts & Pylons



### Key:

-  Power Pylons
-  Communication Masts

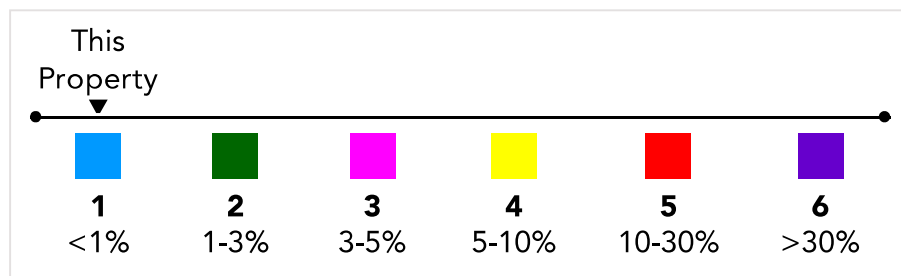
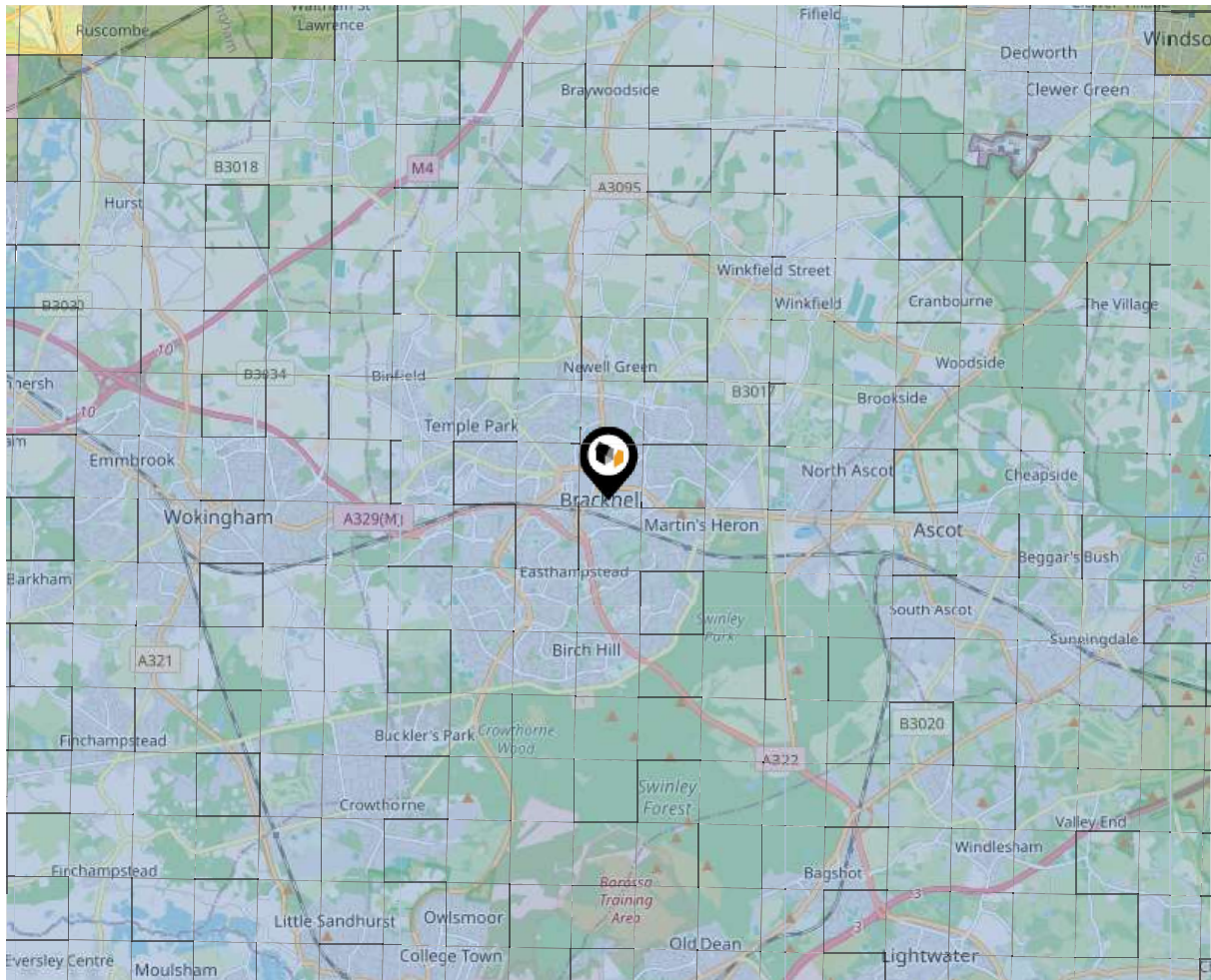


# Environment

## Radon Gas

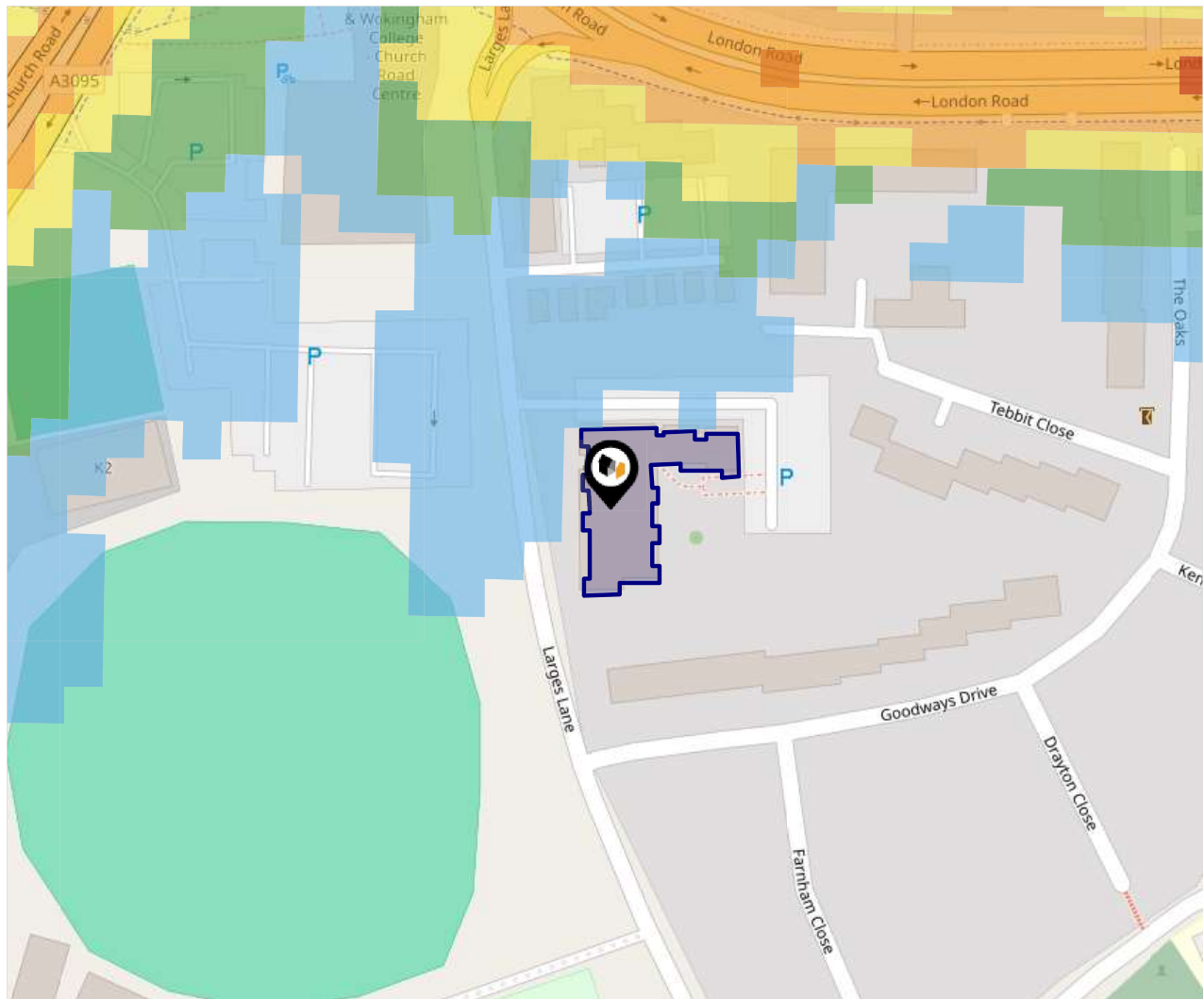
### What is Radon?

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/m<sup>3</sup>).



# 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

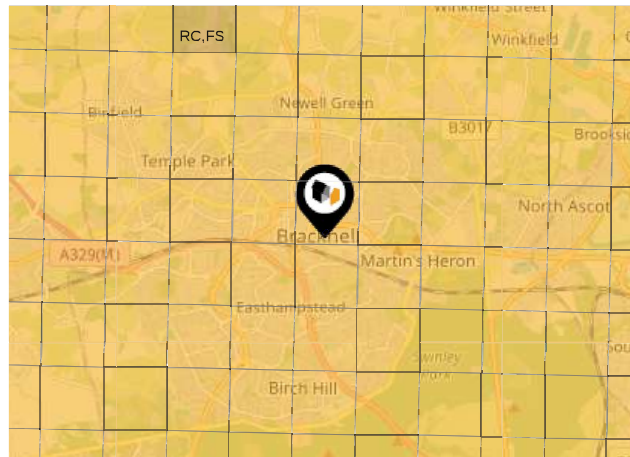


# Environment

## Soils & Clay

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

|                               |                                    |                      |              |
|-------------------------------|------------------------------------|----------------------|--------------|
| <b>Carbon Content:</b>        | NONE                               | <b>Soil Texture:</b> | CLAY TO SILT |
| <b>Parent Material Grain:</b> | ARGILLACEOUS                       | <b>Soil Depth:</b>   | DEEP         |
| <b>Soil Group:</b>            | MEDIUM TO LIGHT(SILTY)<br>TO HEAVY |                      |              |

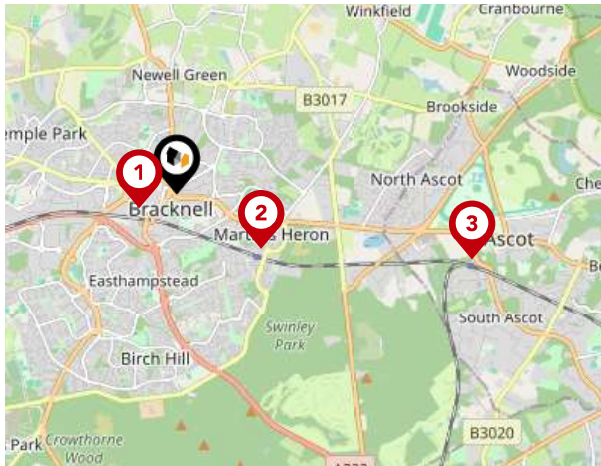


### Primary Classifications (Most Common Clay Types)

|               |                                              |
|---------------|----------------------------------------------|
| <b>C/M</b>    | Claystone / Mudstone                         |
| <b>FPC,S</b>  | Floodplain Clay, Sand / Gravel               |
| <b>FC,S</b>   | Fluvial Clays & Silts                        |
| <b>FC,S,G</b> | Fluvial Clays, Silts, Sands & Gravel         |
| <b>PM/EC</b>  | Prequaternary Marine / Estuarine Clay / Silt |
| <b>QM/EC</b>  | Quaternary Marine / Estuarine Clay / Silt    |
| <b>RC</b>     | Residual Clay                                |
| <b>RC/LL</b>  | Residual Clay & Loamy Loess                  |
| <b>RC,S</b>   | River Clay & Silt                            |
| <b>RC,FS</b>  | Riverine Clay & Floodplain Sands and Gravel  |
| <b>RC,FL</b>  | Riverine Clay & Fluvial Sands and Gravel     |
| <b>TC</b>     | Terrace Clay                                 |
| <b>TC/LL</b>  | Terrace Clay & Loamy Loess                   |

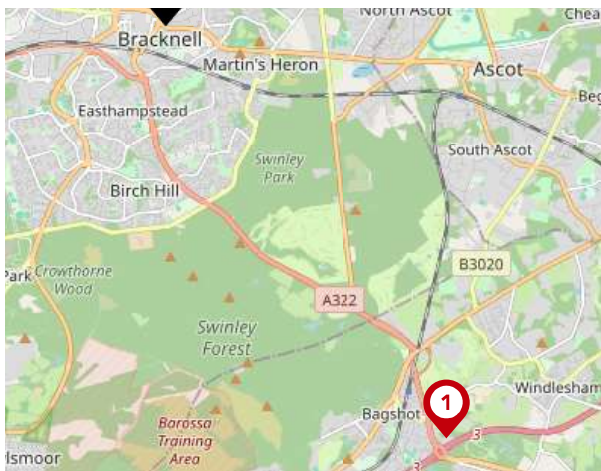
# Area

## Transport (National)



### National Rail Stations

| Pin                                                                               | Name                       | Distance   |
|-----------------------------------------------------------------------------------|----------------------------|------------|
|  | Bracknell Rail Station     | 0.39 miles |
|  | Martins Heron Rail Station | 0.98 miles |
|  | Ascot Rail Station         | 2.97 miles |



### Trunk Roads/Motorways

| Pin                                                                                 | Name        | Distance   |
|-------------------------------------------------------------------------------------|-------------|------------|
|    | M3 J3       | 4.91 miles |
|   | M4 J8       | 5.98 miles |
|  | A404(M) J9A | 6.4 miles  |
|  | M3 J4       | 6.88 miles |
|  | A404(M) J9  | 7.24 miles |



### Airports/Helipads

| Pin                                                                                 | Name                        | Distance    |
|-------------------------------------------------------------------------------------|-----------------------------|-------------|
|  | Heathrow Airport            | 13.19 miles |
|  | Heathrow Airport Terminal 4 | 13.13 miles |
|  | Gatwick Airport             | 30.81 miles |
|  | Leaves Green                | 34.03 miles |

# Area

## Transport (Local)



### Bus Stops/Stations

| Pin | Name                     | Distance   |
|-----|--------------------------|------------|
| 1   | Deepfield Road West      | 0.16 miles |
| 2   | Deepfield Road West      | 0.17 miles |
| 3   | The Ring - Parish Church | 0.17 miles |
| 4   | Police Station           | 0.23 miles |
| 5   | Bay Road                 | 0.25 miles |



### Duncan Yeadley

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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 Yeadley! 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.



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/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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