

DY.

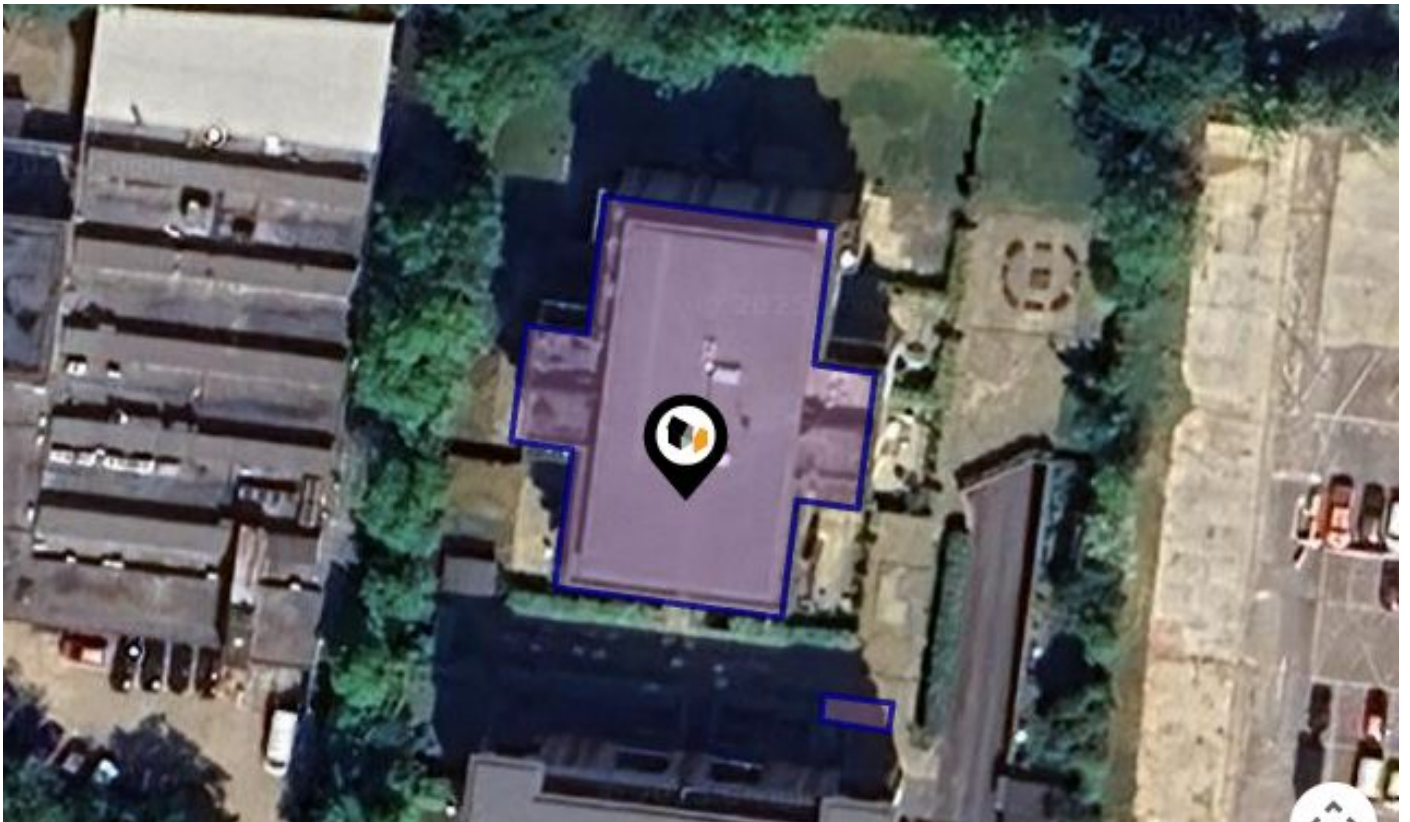


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 30th October 2025



OLD BRACKNELL LANE WEST, BRACKNELL, RG12

Duncan Yeardley

9 Crown Row Bracknell Berkshire RG12 0TH

01344 860 121

bracknell@duncanyearldley.co.uk

www.duncanyearldley.co.uk



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Introduction

Our Comments

The logo consists of the letters 'DY.' in a white, sans-serif font, positioned on the right side of a solid magenta square.

This exceptional two double bedroom apartment occupies a prime position on the second floor of an exclusive gated development built by Hodson Developments in 2017. Designed with contemporary living in mind, the home combines generous proportions, an abundance of natural light and high-quality finishes throughout.

At the heart of this home is a superb and expansive open plan kitchen, living and dining area, creating a wonderful space ideal for both relaxing and socialising. Double doors lead out to a generous balcony, further extending the living space and offering a perfect spot for morning coffee or evening drinks. The kitchen has been individually designed and fitted with premium Miele appliances, providing both functionality and style.

The apartment features two well-proportioned double bedrooms, including a beautifully presented master suite with fitted wardrobes and a sleek en-suite shower room. A second modern bathroom and a large hallway storage cupboard complete the accommodation.

Residents enjoy the benefit of secure underground parking, a cycle store and well-maintained communal areas that reflect the development's high standards.

Situated just a short walk from The Lexicon shopping centre in Bracknell town centre, and the apartment offers easy access to a wide range of shops, restaurants, and leisure facilities. Bracknell train station provides direct connections to London Waterloo and Reading, while both the M3 and M4 motorways are within easy reach, making this an ideal location for commuters.

High Quality Throughout

Two Double Bedrooms

Modern Kitchen with Miele Appliances

Underground Parking

Private Balcony

Two Bathrooms

Close to Town Centre & Station



Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	2	Start Date:	05/04/2018
Floor Area:	968 ft ² / 90 m ²	End Date:	01/01/2267
Plot Area:	0.19 acres	Lease Term:	250 years from 1 January 2017
Year Built :	2018	Term Remaining:	241 years
Council Tax :	Band C		
Annual Estimate:	£1,916		
Title Number:	BK495285		

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)

15 **1000**
mb/s mb/s



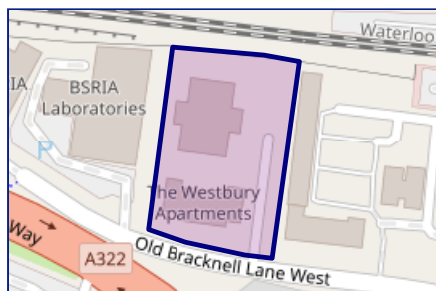
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

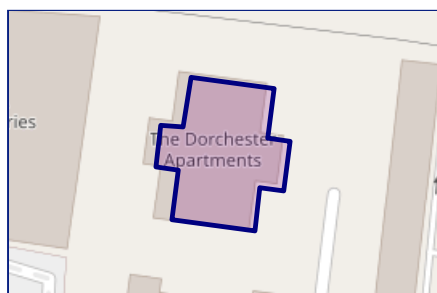


Freehold Title Plan



BK212823

Leasehold Title Plan



BK495285

Start Date:	05/04/2018
End Date:	01/01/2267
Lease Term:	250 years from 1 January 2017
Term Remaining:	241 years



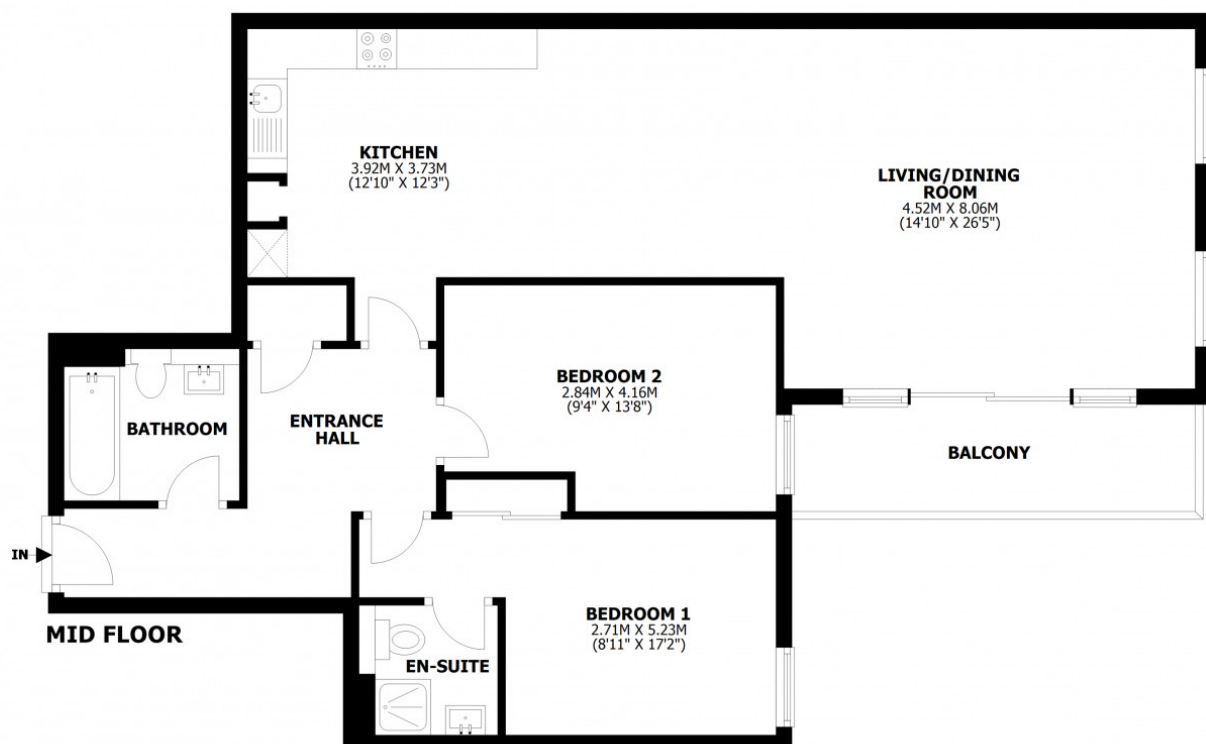


OLD BRACKNELL LANE WEST, BRACKNELL, RG12

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Dorchester Mansions, Bracknell, RG12

Total internal area: approx. 85.8 sq. metres (924 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.

Dorchester Mansions, Old Bracknell Lane West, RG12

Energy rating

B

Valid until 21.06.2027

Score	Energy rating	Current	Potential
92+	A		
81-91	B	88 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

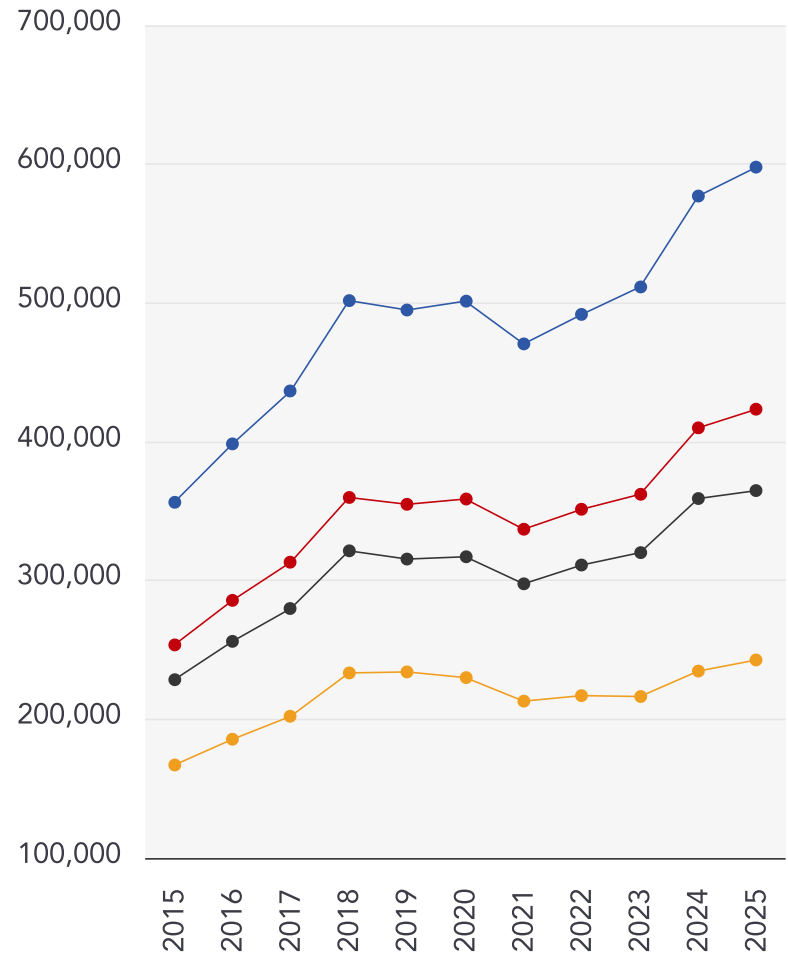
Property Type:	Flat
Build Form:	Mid-Terrace
Transaction Type:	New dwelling
Energy Tariff:	24 hour
Main Fuel:	Electricity: electricity, unspecified tariff
Floor Level:	Mid floor
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.19 W/m-Â°K
Walls Energy:	Very Good
Roof:	(other premises above)
Main Heating:	Room heaters, electric
Main Heating Controls:	Programmer and appliance thermostats
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in all fixed outlets
Floors:	(other premises below)
Total Floor Area:	90 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

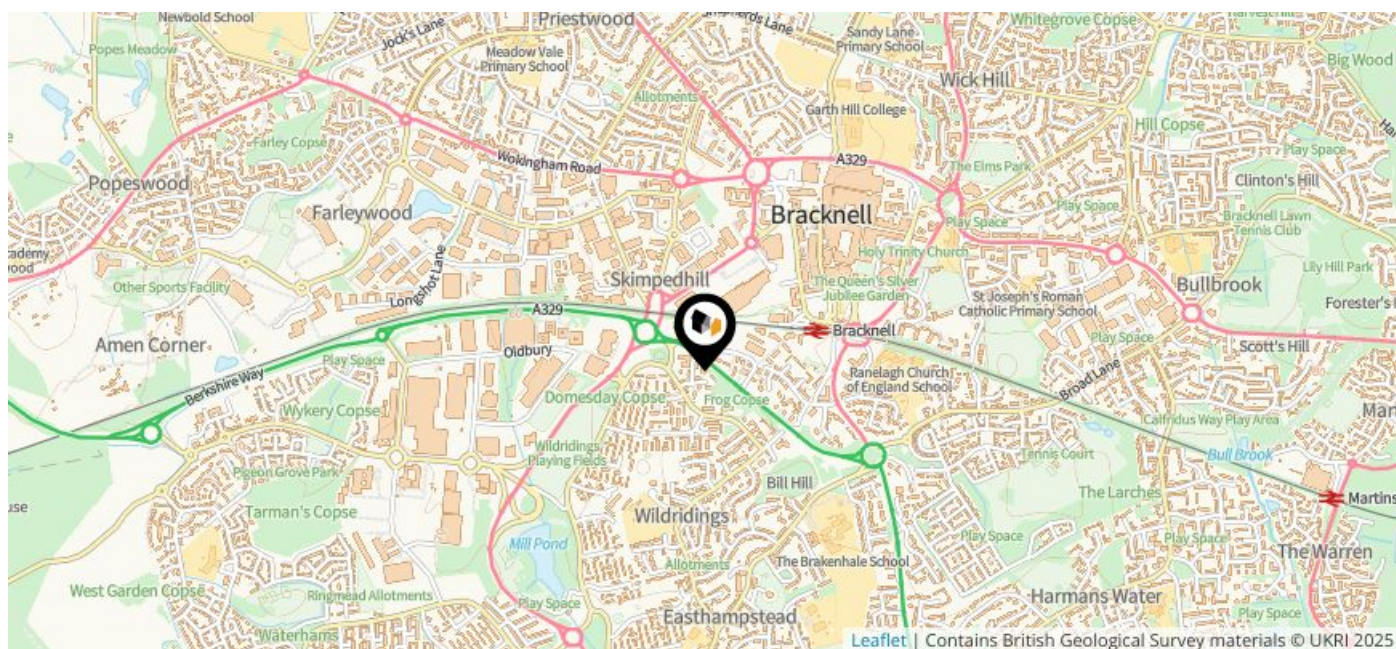
+45.31%

Maps

Coal Mining

DY.

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.

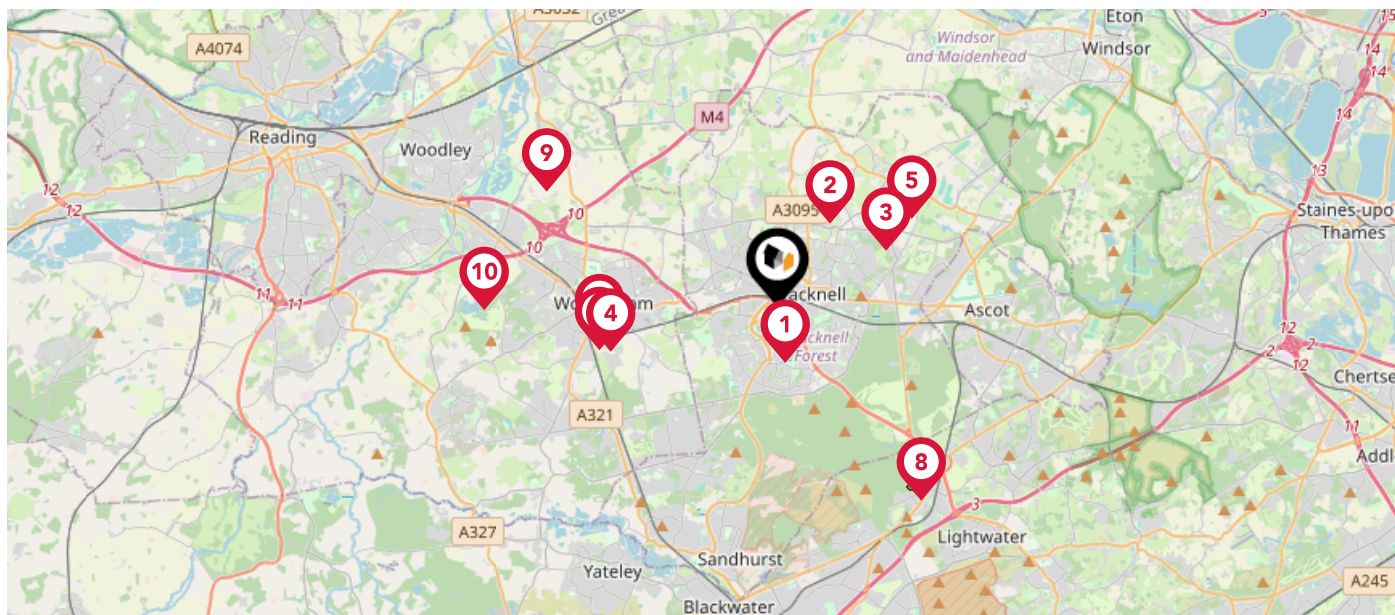
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

Maps

Conservation Areas

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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

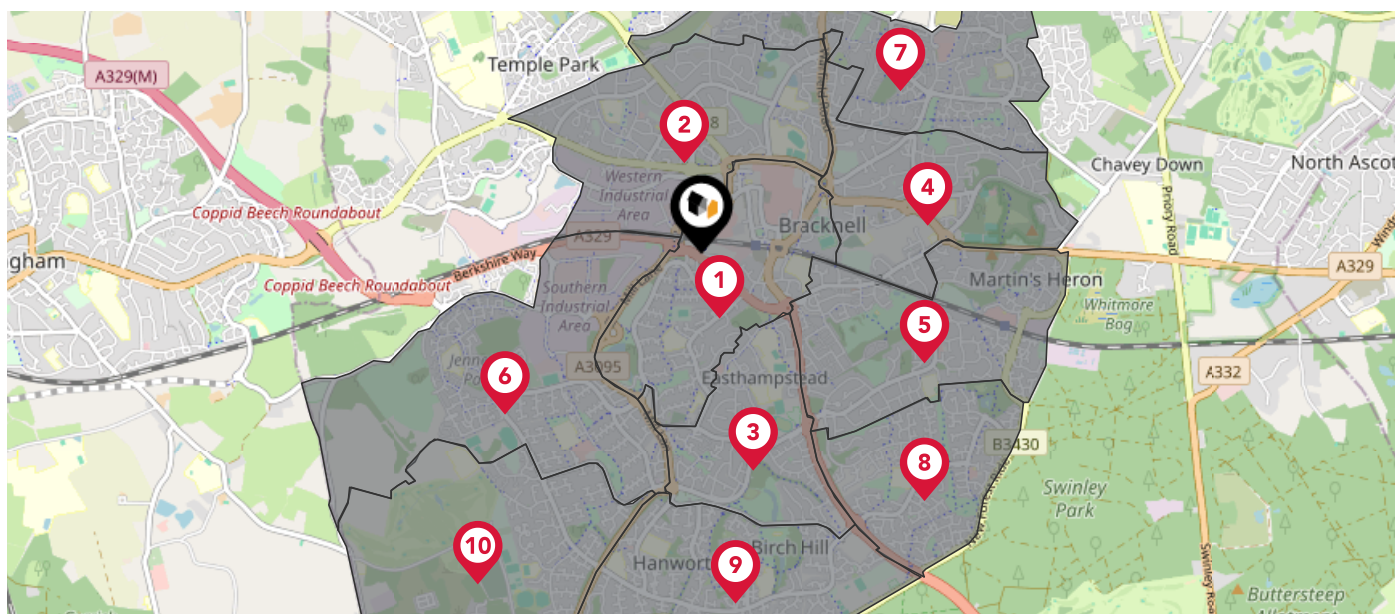
- 1 Easthampstead
- 2 Warfield
- 3 Winkfield Row
- 4 Murdoch Road
- 5 Winkfield Village
- 6 Wokingham Town Centre
- 7 Langborough Road
- 8 Bagshot Park, Bagshot
- 9 Hurst
- 10 Sindlesham

Maps

Council Wards

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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

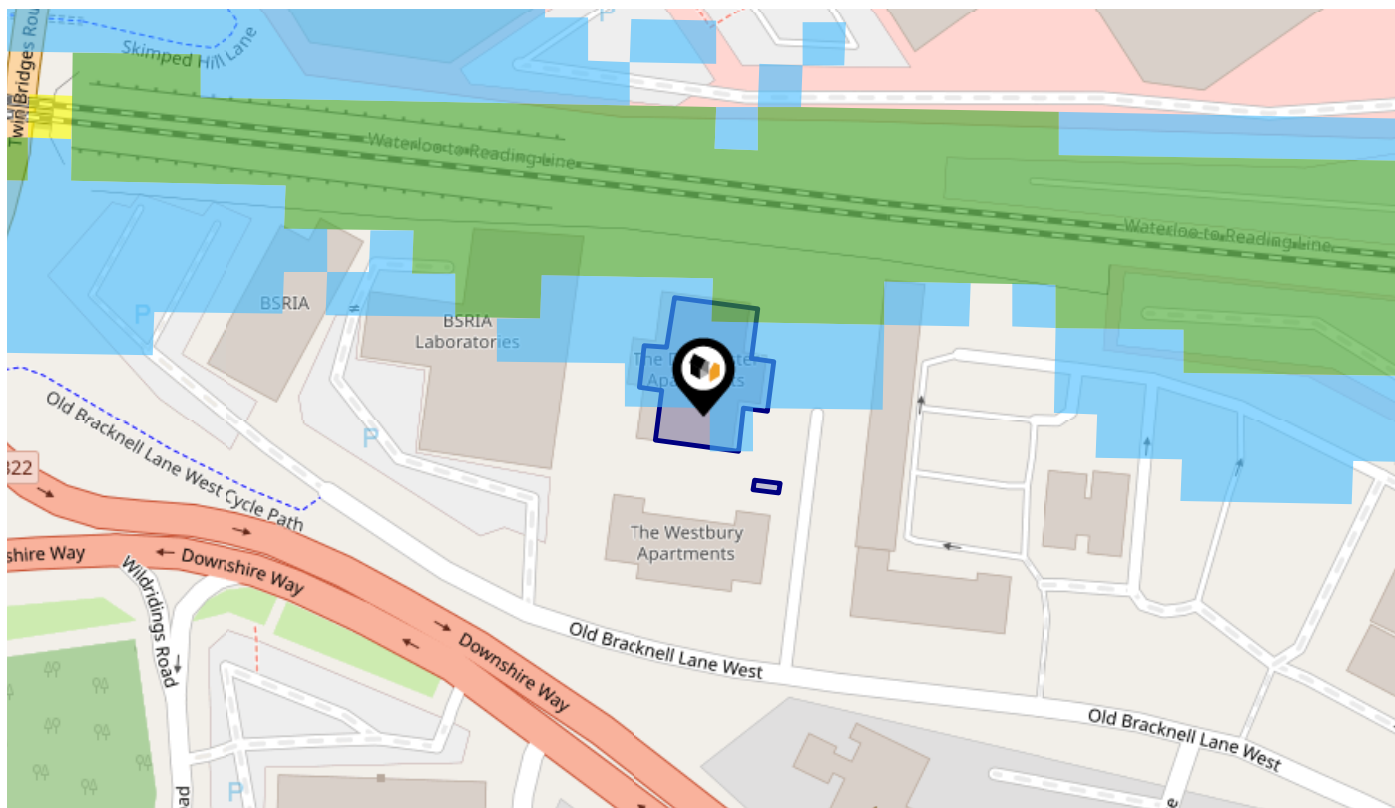
- 1 Wildridings and Central Ward
- 2 Priestwood and Garth Ward
- 3 Old Bracknell Ward
- 4 Bullbrook Ward
- 5 Harmans Water Ward
- 6 Great Hollands North Ward
- 7 Warfield Harvest Ride Ward
- 8 Crown Wood Ward
- 9 Hanworth Ward
- 10 Great Hollands South Ward

Maps

Rail Noise

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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:

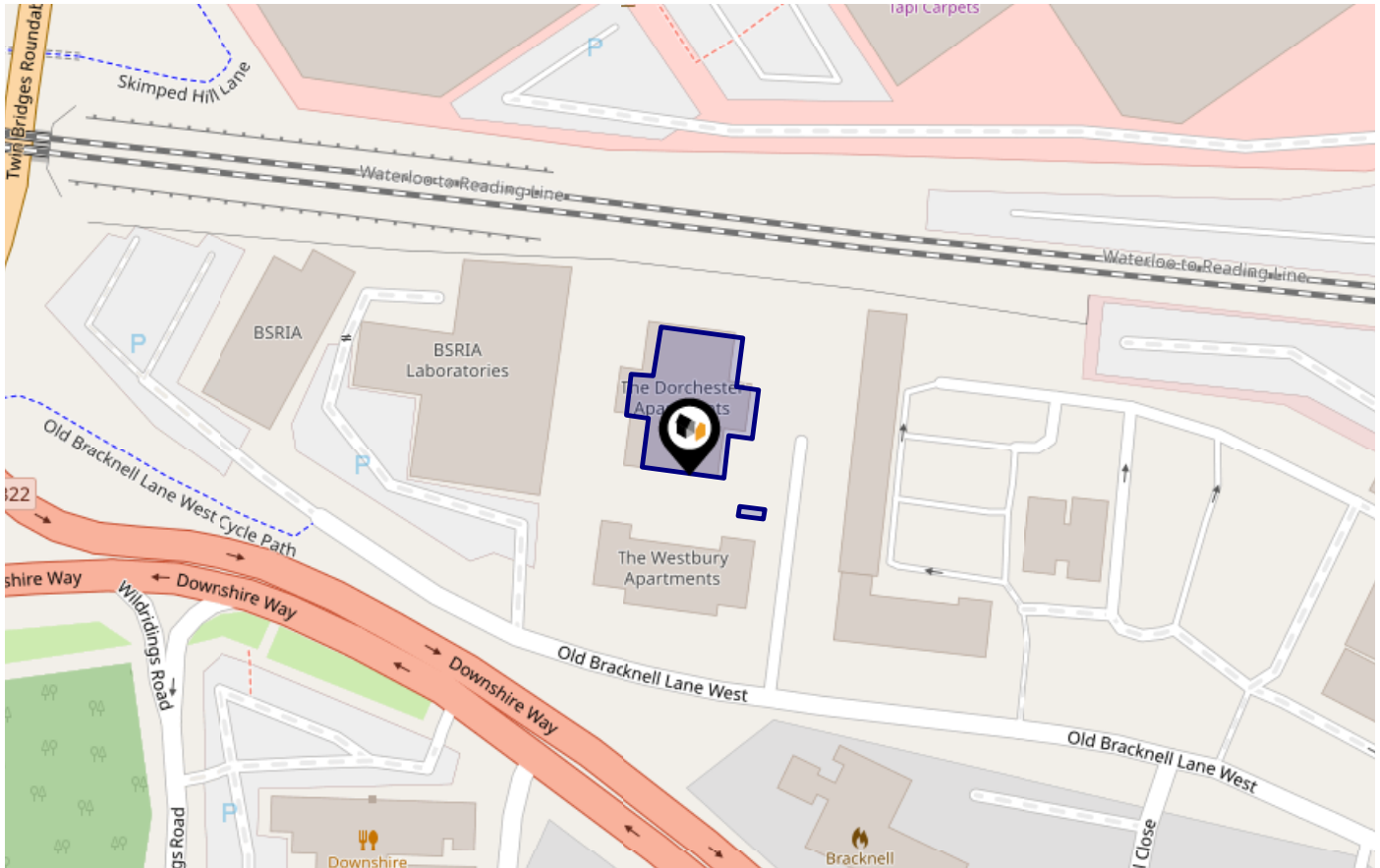
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

Flood Risk

Rivers & Seas - Flood Risk

DY.

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:

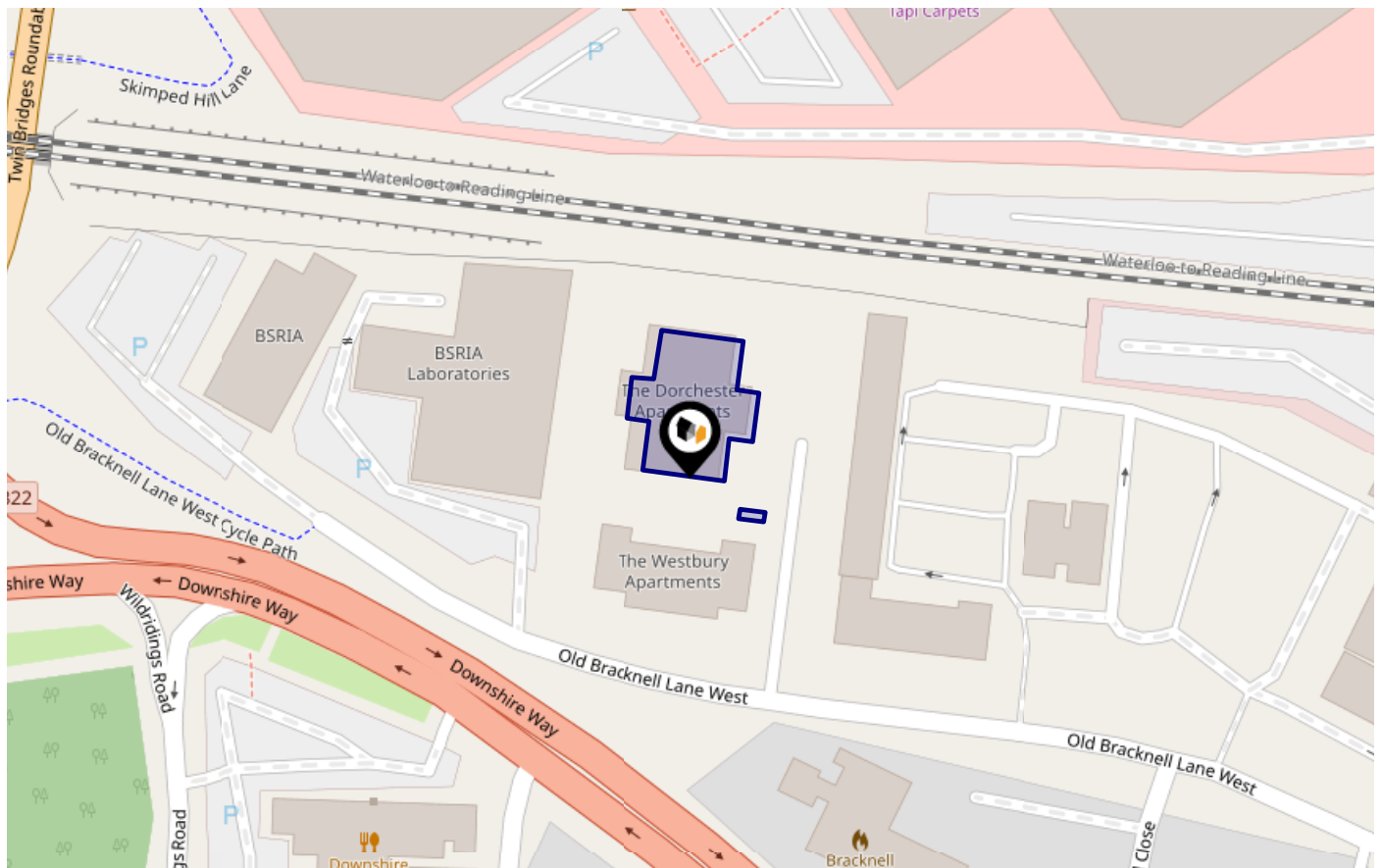


Flood Risk

Rivers & Seas - Climate Change

DY.

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



Risk Rating: Very low

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- 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:

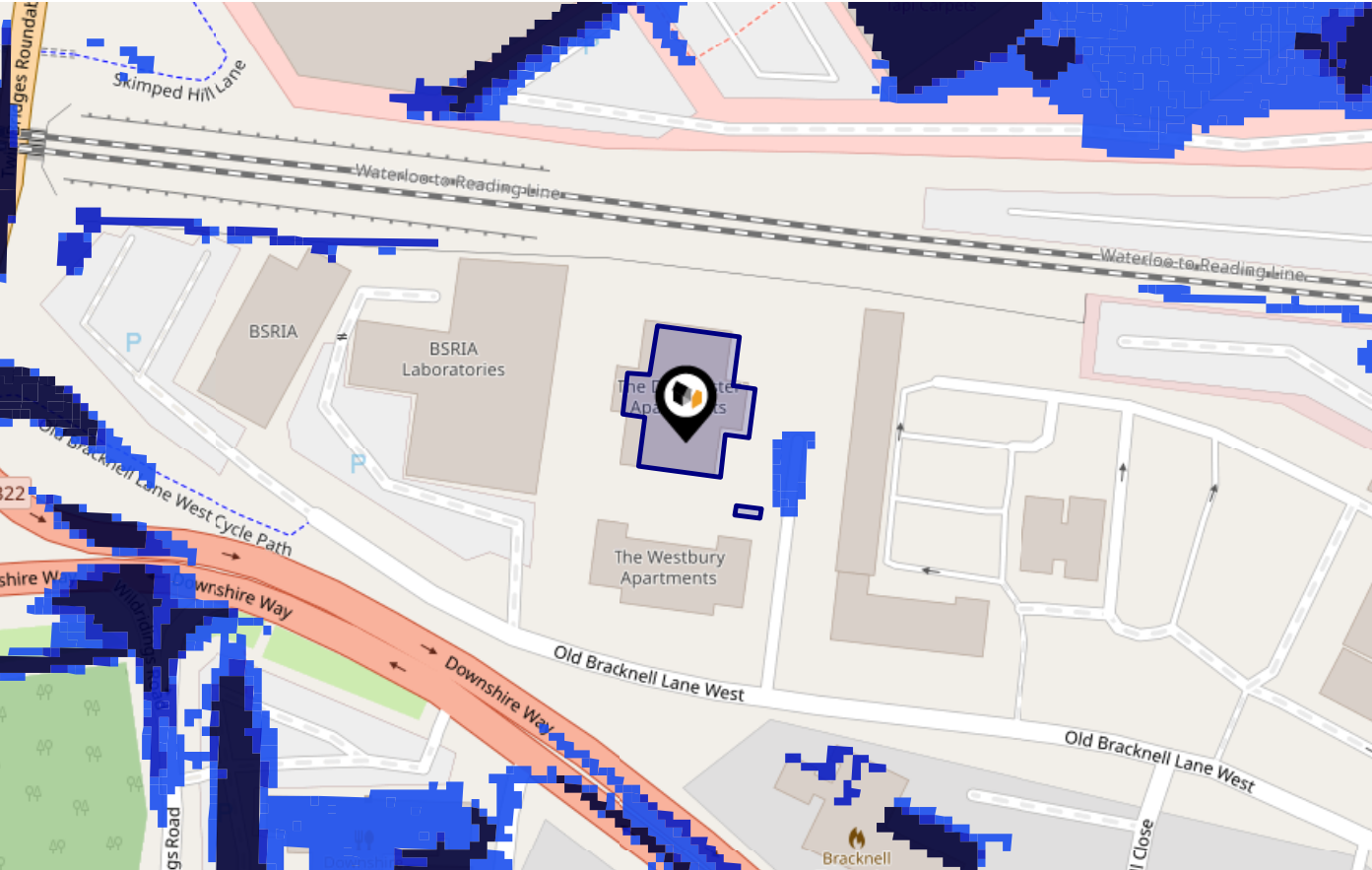


Flood Risk

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.

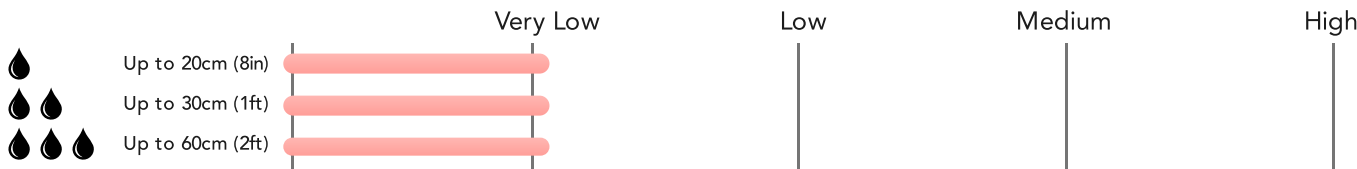


Risk Rating: Very low

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

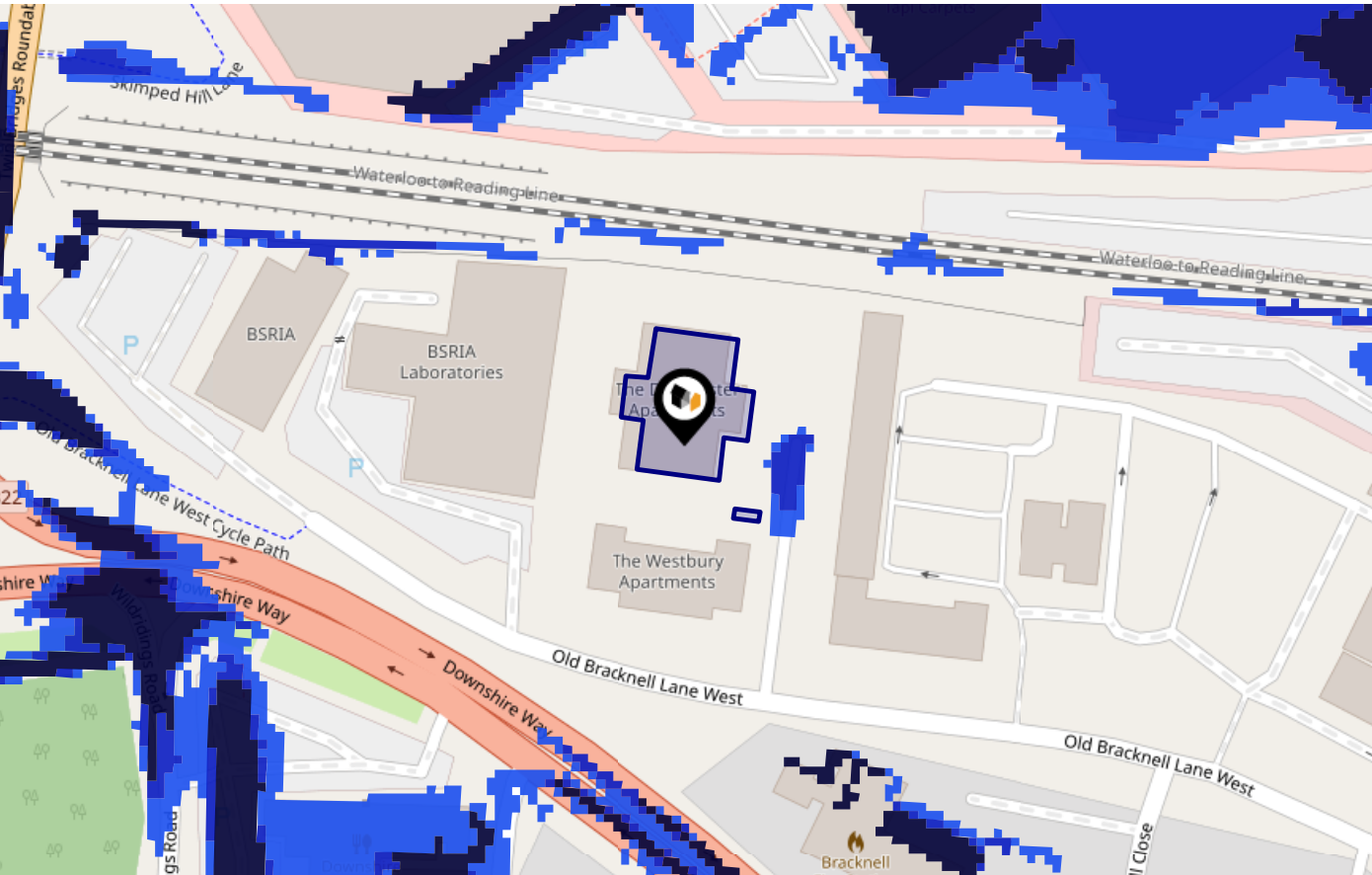


Flood Risk

Surface Water - Climate Change



This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

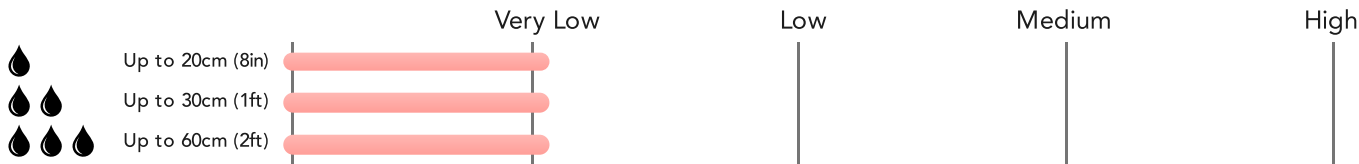


Risk Rating: Very low

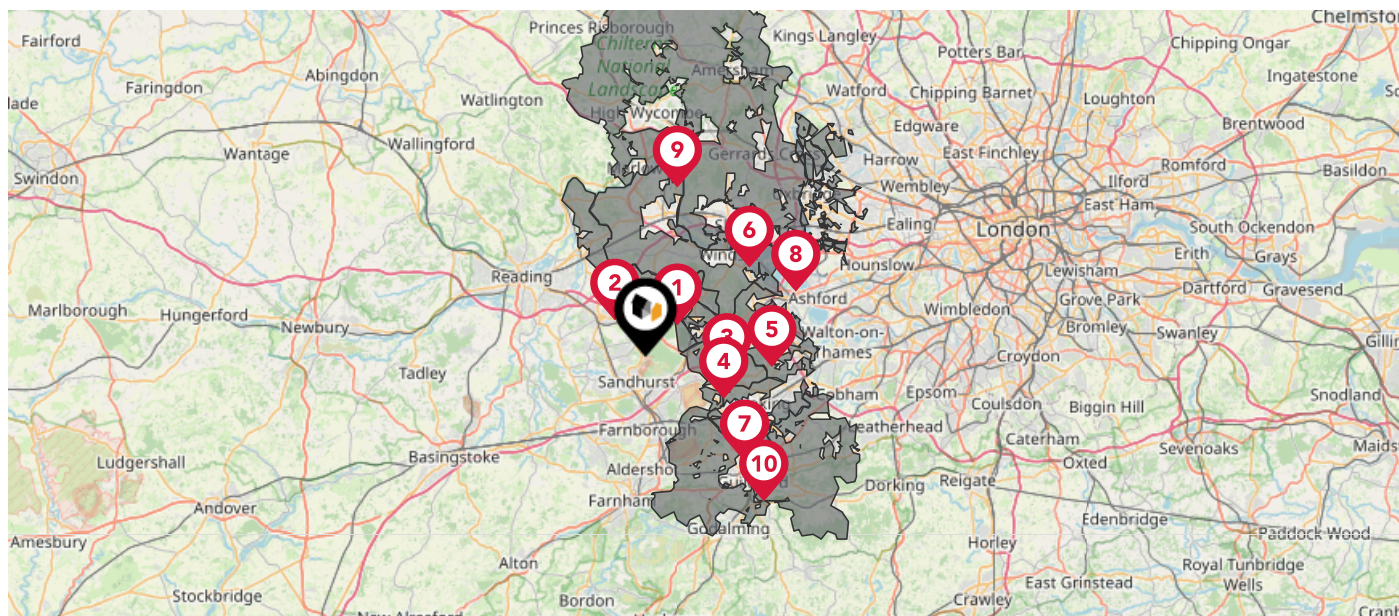
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



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



Nearby Green Belt Land

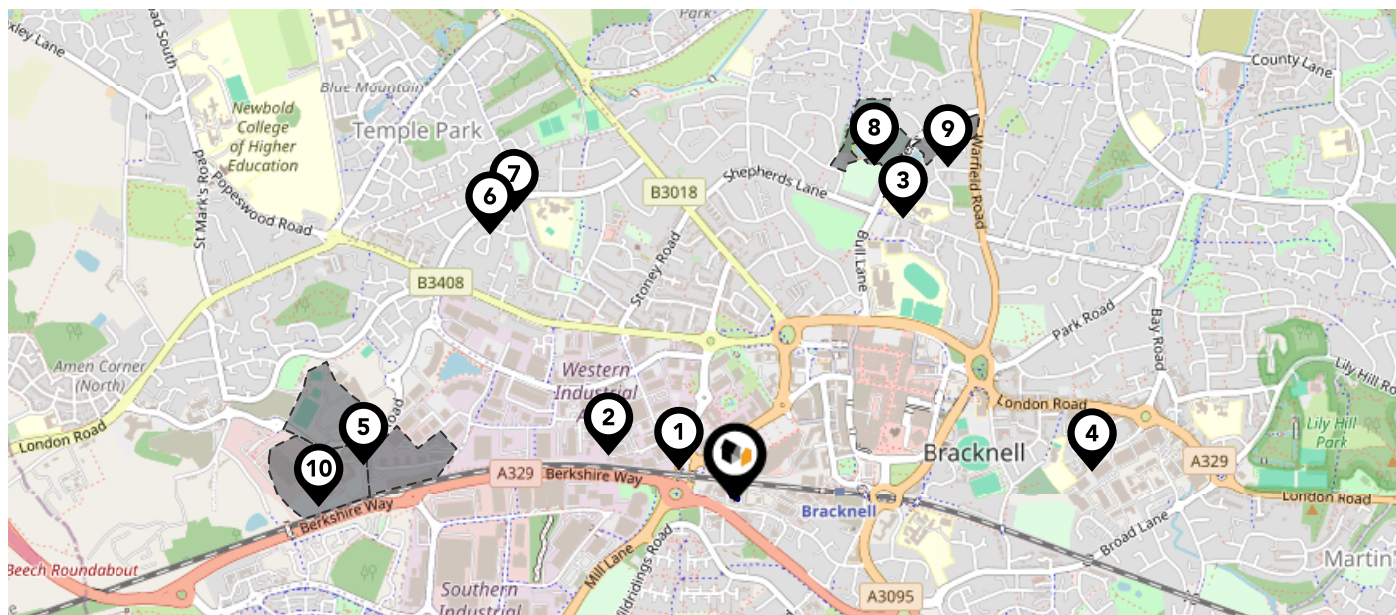
- 1 London Green Belt - Bracknell Forest
- 2 London Green Belt - Wokingham
- 3 London Green Belt - Windsor and Maidenhead
- 4 London Green Belt - Surrey Heath
- 5 London Green Belt - Runnymede
- 6 London Green Belt - Slough
- 7 London Green Belt - Woking
- 8 London Green Belt - Hillingdon
- 9 London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

Maps

Landfill Sites

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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

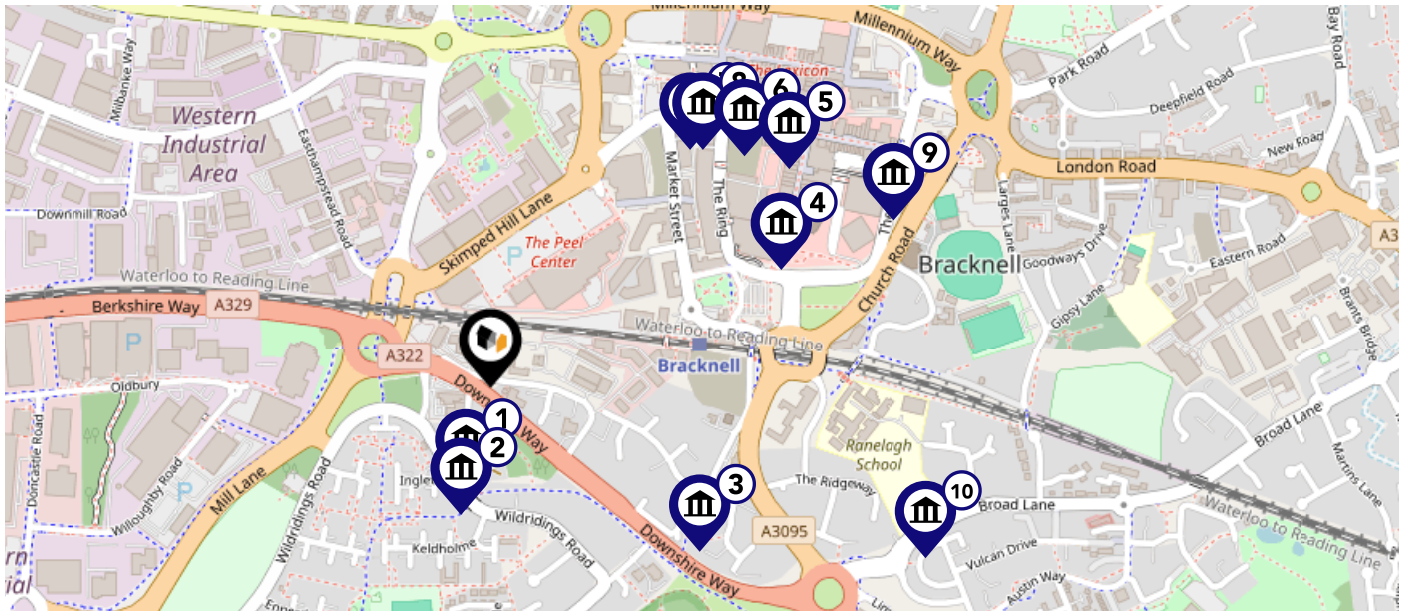
1	Easthampstead Brick-Bracknell, Berkshire	Historic Landfill	☐
2	Downmill Brickworks-Western Industrial Area, Bracknell	Historic Landfill	☐
3	Bull Lane-Bracknell, Berkshire	Historic Landfill	☐
4	Eastern Road Brick-Bracknell, Berkshire	Historic Landfill	☐
5	Beehive North East-Beehive Road, Amen Corner, Bracknell, Berkshire	Historic Landfill	☐
6	Wilwood Road-Bracknell	Historic Landfill	☐
7	Fernhill Road-Bracknell, Berkshire	Historic Landfill	☐
8	Folders Lane-Bracknell, Berkshire	Historic Landfill	☐
9	Lutterworth Close-Bracknell, Berkshire	Historic Landfill	☐
10	Beehive South West-Beehive Road, Bracknell, Berkshire	Historic Landfill	☐

Maps

Listed Buildings

DY.

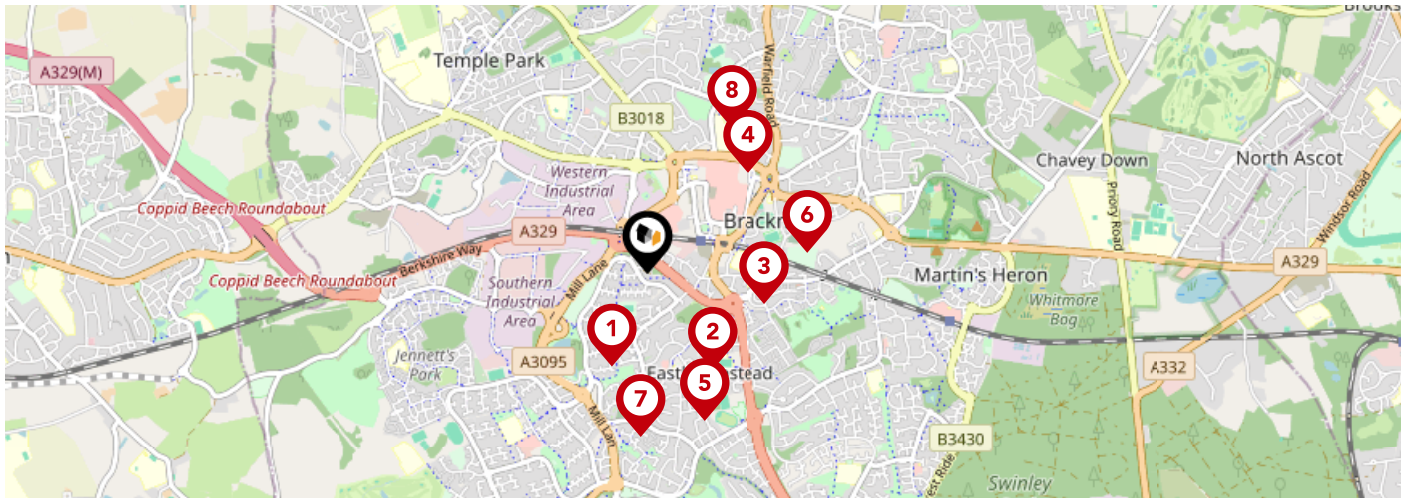
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



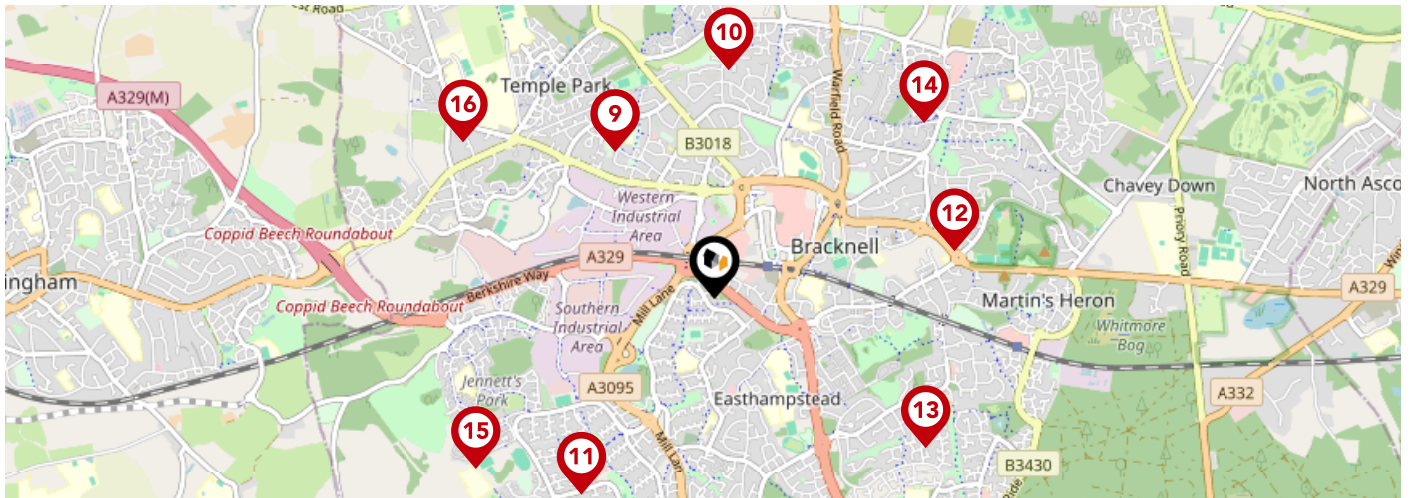
Listed Buildings in the local district		Grade	Distance
	1390334 - Frog Cottage	Grade II	0.1 miles
	1390335 - Rest Harrow	Grade II	0.1 miles
	1390330 - Old Bracknell House	Grade II	0.3 miles
	1410904 - Bracknell War Memorial	Grade II	0.4 miles
	1390337 - Boots Optician	Grade II	0.4 miles
	1390338 - Bull Inn	Grade II	0.4 miles
	1390341 - Milestone In Front Of The Red Lion Inn Near The Left Corner	Grade II	0.4 miles
	1390340 - The Red Lion Inn	Grade II	0.4 miles
	1393561 - Holy Trinity Church, Lychgate And Section Of Boundary Wall	Grade II	0.5 miles
	1390324 - Mallorys	Grade II	0.5 miles

Area Schools

DY.



		Nursery	Primary	Secondary	College	Private
1	Wildridings Primary School Ofsted Rating: Good Pupils: 428 Distance:0.46	☐	☒	☐	☐	☐
2	The Brakenhale School Ofsted Rating: Good Pupils: 1148 Distance:0.54	☐	☐	☒	☐	☐
3	Ranelagh School Ofsted Rating: Outstanding Pupils: 1062 Distance:0.56	☐	☐	☒	☐	☐
4	Garth Hill College Ofsted Rating: Good Pupils: 1476 Distance:0.66	☐	☐	☒	☐	☐
5	Fox Hill Primary School Ofsted Rating: Good Pupils: 196 Distance:0.73	☐	☒	☐	☐	☐
6	St Joseph's Catholic Primary School, Bracknell Ofsted Rating: Good Pupils: 209 Distance:0.75	☐	☒	☐	☐	☐
7	St Michael's Easthampstead Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 193 Distance:0.76	☐	☒	☐	☐	☐
8	Sandy Lane Primary School Ofsted Rating: Good Pupils: 450 Distance:0.78	☐	☒	☐	☐	☐

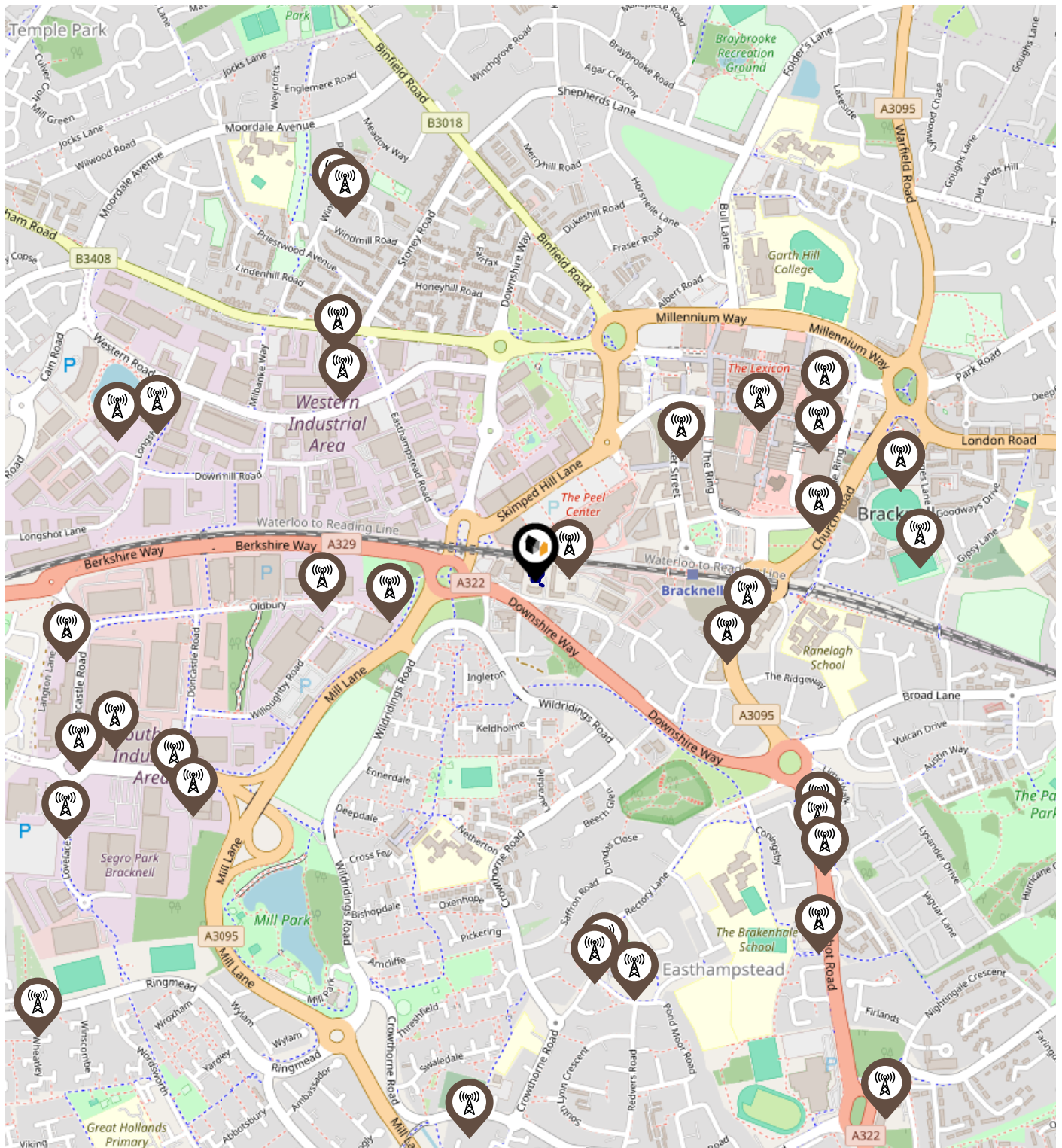


		Nursery	Primary	Secondary	College	Private
9	Meadow Vale Primary School Ofsted Rating: Good Pupils: 600 Distance:0.82	☐	☒	☐	☐	☐
10	Kennel Lane School Ofsted Rating: Good Pupils:0 Distance:1.06	☐	☐	☒	☐	☐
11	Great Hollands Primary School Ofsted Rating: Good Pupils: 275 Distance:1.1	☐	☒	☐	☐	☐
12	Holly Spring Primary School Ofsted Rating: Good Pupils: 642 Distance:1.13	☐	☒	☐	☐	☐
13	Harmans Water Primary School Ofsted Rating: Good Pupils: 466 Distance:1.19	☐	☒	☐	☐	☐
14	Warfield Church of England Primary School Ofsted Rating: Good Pupils: 452 Distance:1.26	☐	☒	☐	☐	☐
15	Jennett's Park CoFE Primary School Ofsted Rating: Good Pupils: 427 Distance:1.36	☐	☒	☐	☐	☐
16	Newbold School Ofsted Rating: Outstanding Pupils: 56 Distance:1.37	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

DY.

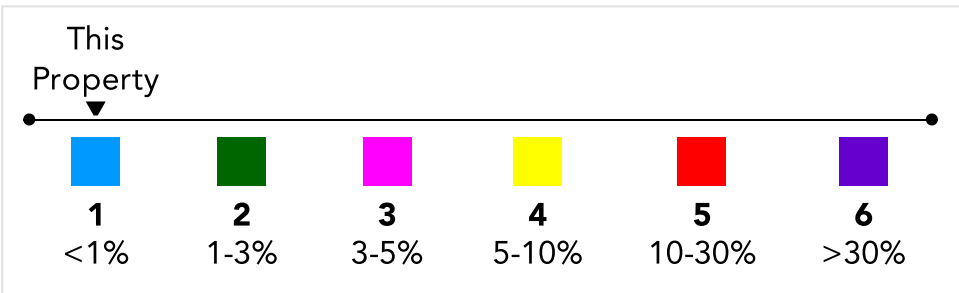
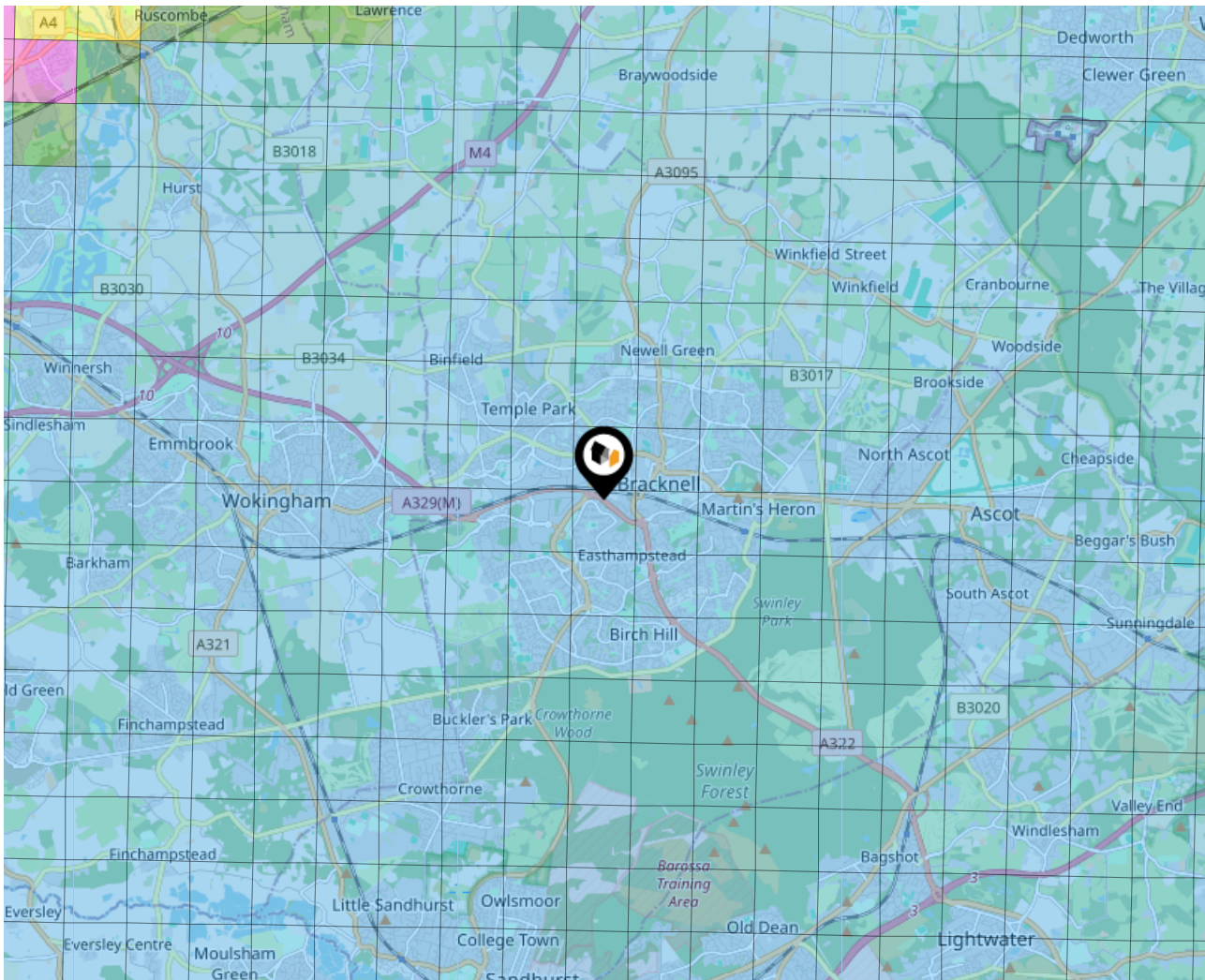


Key:

-  Power Pylons
-  Communication Masts

What is Radon?

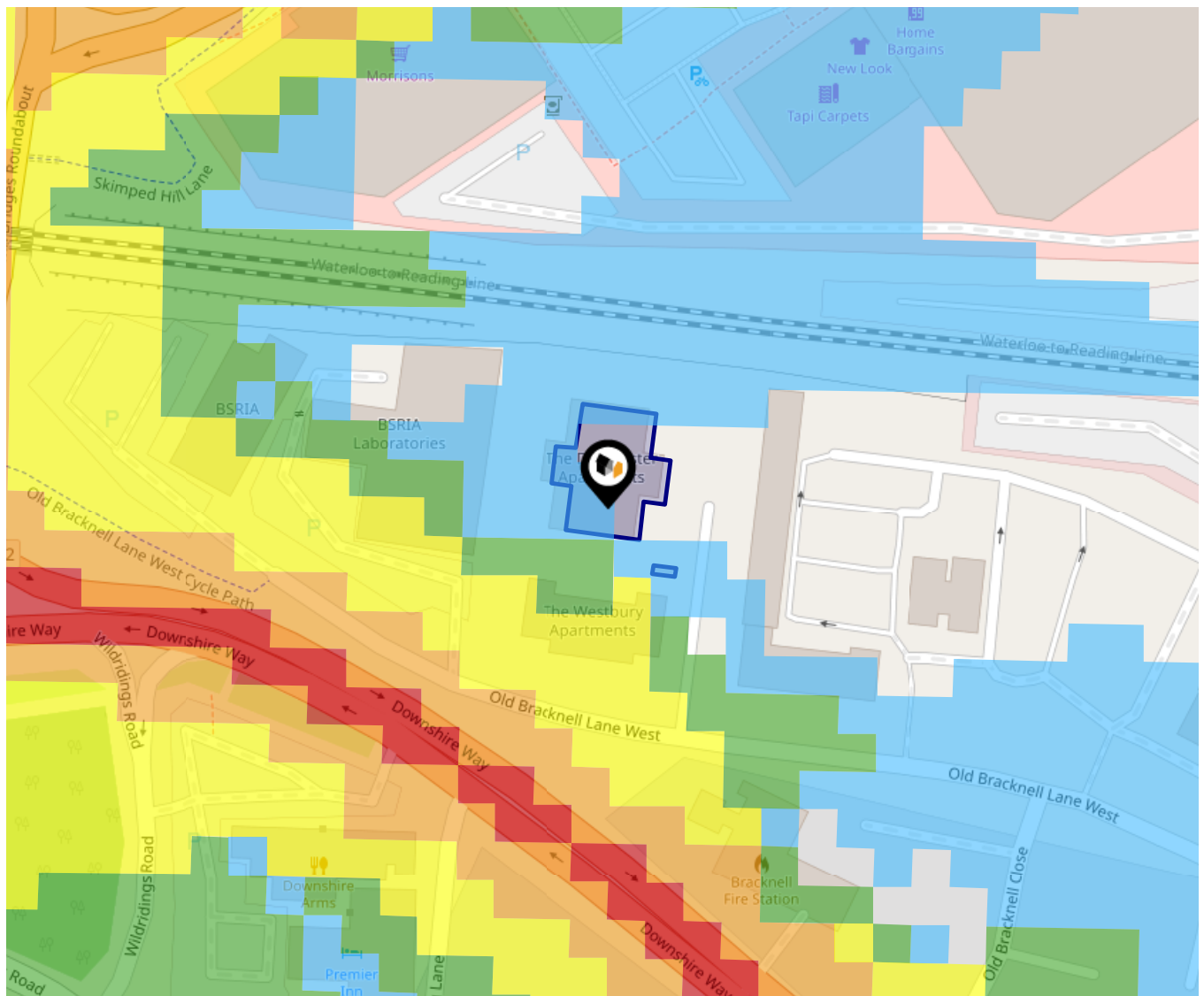
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic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



Local Area

Road Noise

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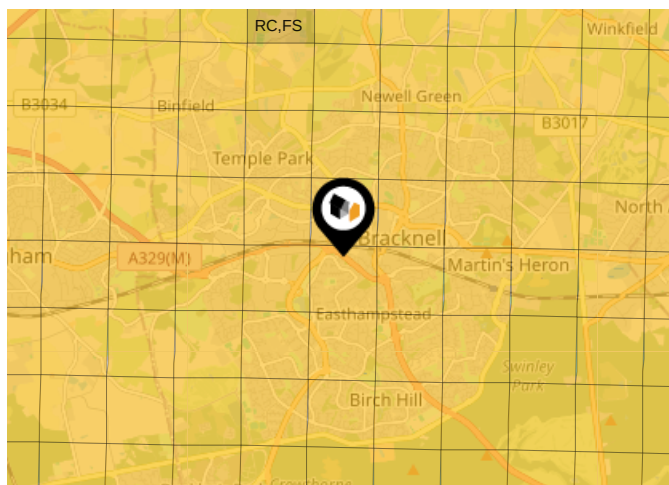
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

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

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

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

Carbon Content:	NONE	Soil Texture:	CLAY TO SILT
Parent Material Grain:	ARGILLACEOUS	Soil Depth:	DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		



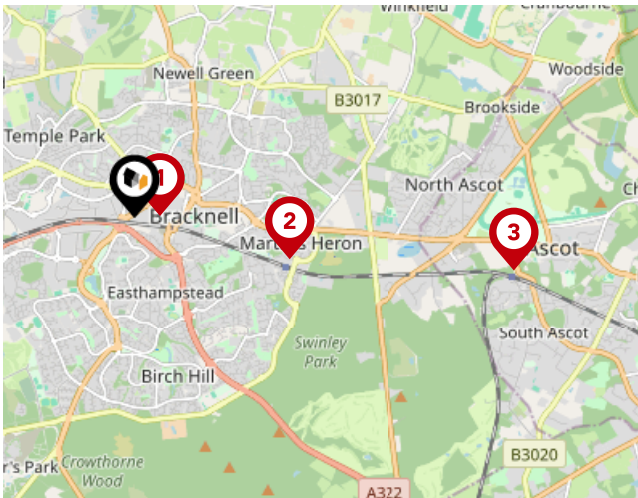
Primary Classifications (Most Common Clay Types)

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

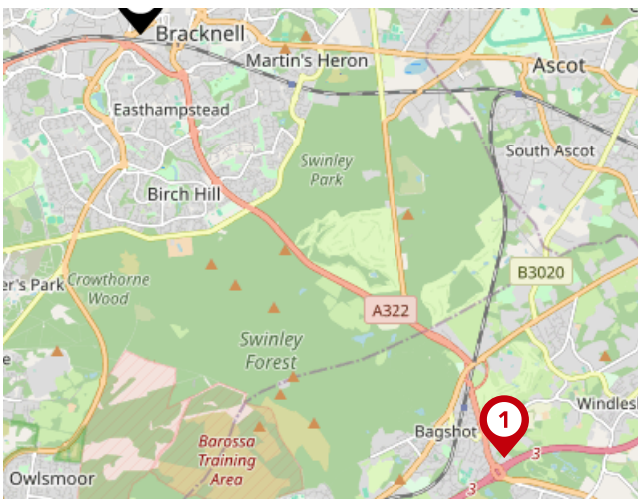
Transport (National)

DY.



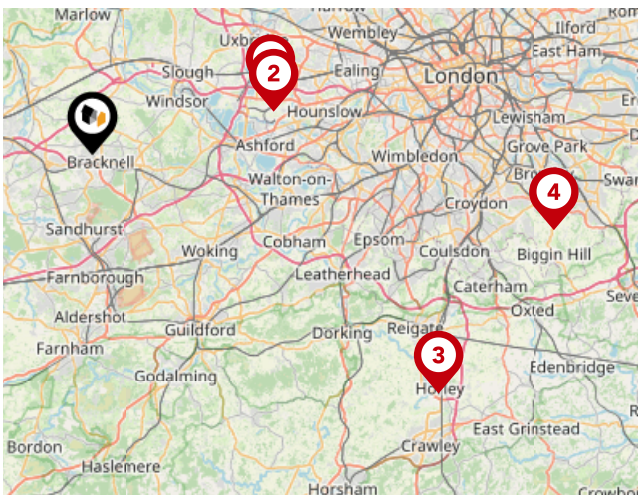
National Rail Stations

Pin	Name	Distance
1	Bracknell Rail Station	0.24 miles
2	Martins Heron Rail Station	1.49 miles
3	Ascot Rail Station	3.55 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J3	5.17 miles
2	M4 J8	6.27 miles
3	A404(M) J9A	6.6 miles
4	M3 J4	6.71 miles
5	M4 J10	4.36 miles



Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport	13.82 miles
2	Heathrow Airport Terminal 4	13.76 miles
3	Gatwick Airport	31.23 miles
4	Leaves Green	34.61 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Ingleton	0.16 miles
2	Ingleton	0.17 miles
3	Alice Gough	0.31 miles
4	Bracknell Rail Station	0.21 miles
5	Alice Gough	0.32 miles



Duncan Yeardley

We combine our strong traditional values with a progressive vision and cuttingedge technology, to ensure that we always deliver the best result for our clients.

Important - please read. These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of Duncan Yeardley or the seller. They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness. Please note that all appliances and heating systems are not tested by Duncan Yeardley and therefore no warranties can be given as to their good working order.

Financial Services

Established in 2001, Mortgage Required offers whole of market, professional and friendly mortgage advice to customers. We are based in the South East of England with our Head Office in Maidenhead and Mortgage Advisers located in Berkshire, Buckinghamshire, Hampshire, Essex & Surrey. Our experienced team are available to advise on all aspects of the mortgage market.

To discuss your mortgage requirements, book a free mortgage consultation with a qualified adviser on 01628 507477.



Testimonial 1



Duncan Yeardley was amazing! We had chosen them due to the MANY recommendations on Facebook from other happy sellers. We sold within a week, so we were extremely pleased about that. A HUGE thank you goes to Gina who managed the expectations of our buyers, ensuring we didn't lose them and everyone was kept in the loop. She managed our sale so perfectly and I cannot fault her or Duncan Yeardley. I would recommend them to anyone that was selling.

Testimonial 2



23 years ago I purchased my current house through Duncan Yeardley. They were outstanding back then & have been outstanding with the sale of the property, which I hand over this Friday. Things don't always go to plan in life but whenever I asked a question I always received answers or advice very quickly. Everyone I spoke to was very knowledgeable & were genuinely very keen to help. I can't fault them at all & would recommend them without any hesitation.

Testimonial 3



The Duncan Yeardley team look after you all the way through. They are compassionate & hard working. Gina especially I owe huge thanks to for being in my corner & looking after me so well. Judy, Lucy, Mandy & girls were always there to help too. Can't recommend them enough.
Gill



/duncan.yeardley.estate.agent



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/duncanyeardley

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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Duncan Yeardley

9 Crown Row Bracknell Berkshire RG12

OTH

01344 860 121

bracknell@duncanyeardley.co.uk

www.duncanyeardley.co.uk

