

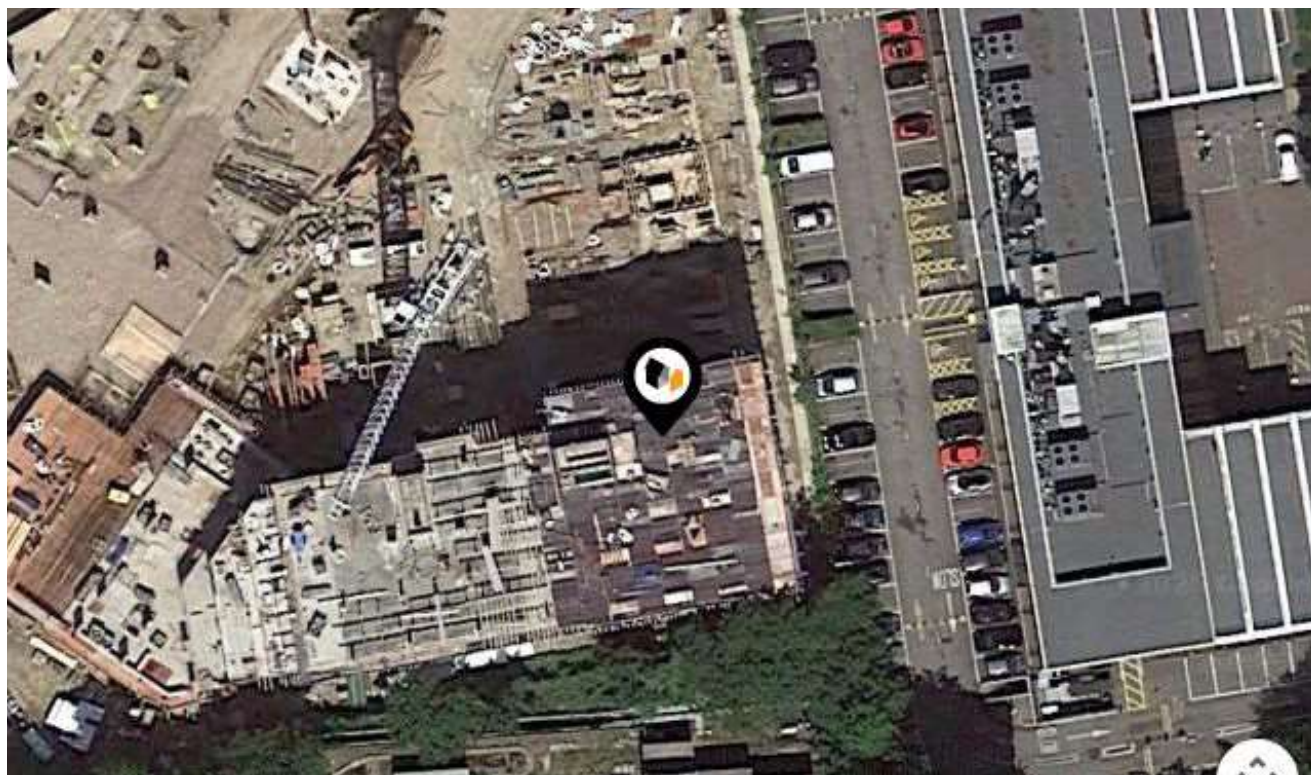


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 04th November 2025



MARKET STREET, BRACKNELL, RG12

Duncan Yeardley

9 Crown Row, Bracknell, RG12 0TH

01344 592416

charlotte.mcvea@duncanyardley.co.uk

www.duncanyardley.co.uk



Introduction

Our Comments

Duncan Yeardley proudly introduces this new build one bedroom apartment in The Grand Exchange, setting a new standard of living in Bracknell.

Alongside integrated kitchen appliances, effective electric heating and a modern and spacious bathroom, the apartment benefits from a host of enviable features including:

A resident's only concierge app - which will provide occupants with lifestyle amenities at the touch of a button.

The Lexicon Club - an exclusive private event space, perfect for high profile meetings or events.

The Life Club - a holistic space for health-conscious residents. Featuring yoga spaces, as well as a state-of-the-art cardio and weight equipment.

The Garden Room - an expansive atrium and relaxing space where residents can unwind and entertain family, friends, and other guests.

Treatment Room - the perfect resident destination for some 'you time'. These bookable rooms are a unique sanctuary in the heart of Bracknell.

The Exchange Lab - a contemporary and stylist co-working space, ideal for the professional residents who work from home, but want to stay connected.

Service Charge: £2129.36 per annum

Ground Rent: £304.95 per annum

Lease Length: 147 Years Remaining

Council Tax Band: C

Allocated Parking Space

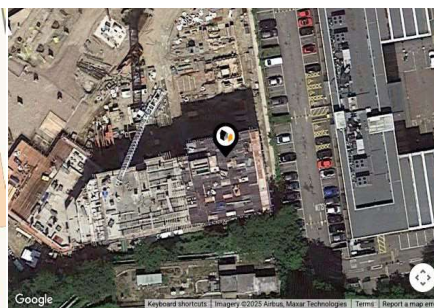
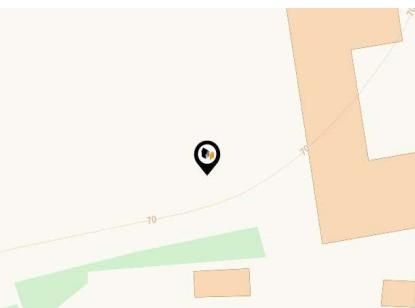
Town Centre Location

Gym Office/Work Space

Orangery Treatment Room

Concierge

Property Overview



Property

Type:	Flat / Maisonette
Bedrooms:	1
Floor Area:	548 ft ² / 51 m ²
Council Tax :	Band C
Annual Estimate:	£1,916

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)

18 **1800**
mb/s mb/s



Mobile Coverage:

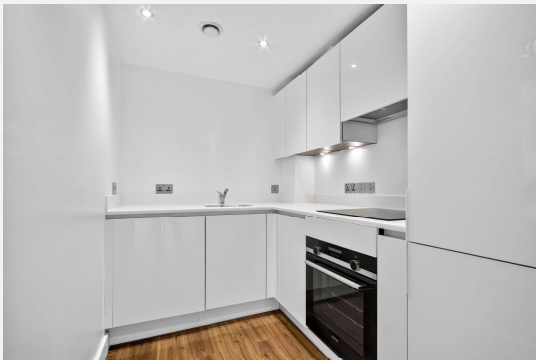
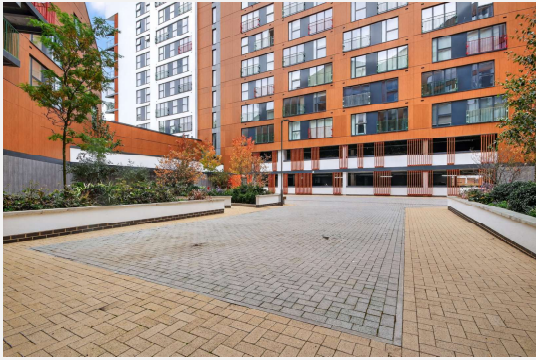
(based on calls indoors)



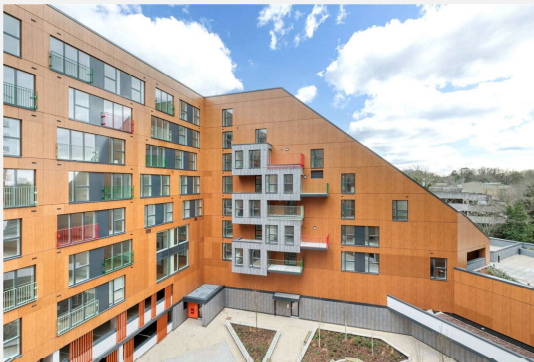
Satellite/Fibre TV Availability:



Gallery Photos



Gallery Photos

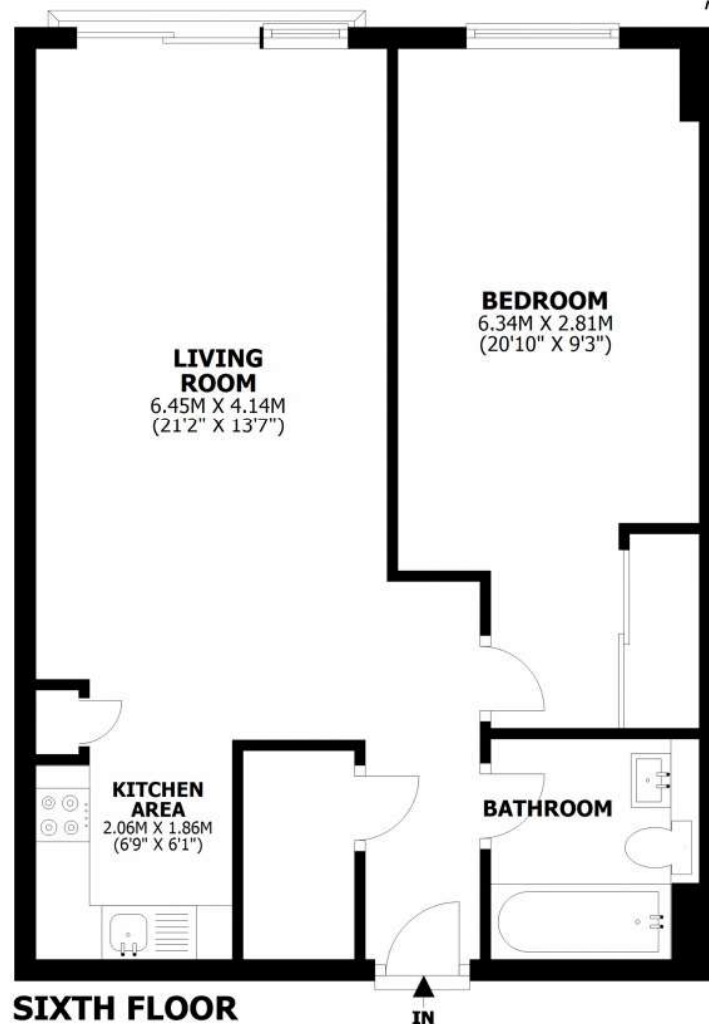


MARKET STREET, BRACKNELL, RG12



The Grand Exchange, Bracknell, RG12

Total internal area: approx. 52.9 sq. metres (569.6 sq. feet)



This floorplan shows maximum dimensions, excluding small alcoves etc unless otherwise stated. Measurements are approximate and are given as a guide only. They are not intended to be used for carpet sizes, window furnishings, appliance sizes, or items of furniture.

Property EPC - Certificate

The Grand Exchange, Market Street, RG12

Energy rating

B

Valid until 11.12.2033

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	86 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:	Flat
Build Form:	Mid-Terrace
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Electricity: electricity, unspecified tariff
Floor Level:	2
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.12 W/m-Â K
Walls Energy:	Very Good
Roof:	(other premises above)
Main Heating:	Room heaters, electric
Main Heating Controls:	Appliance thermostats
Hot Water System:	Electric immersion, standard tariff
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	(other premises below)
Total Floor Area:	51 m ²

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

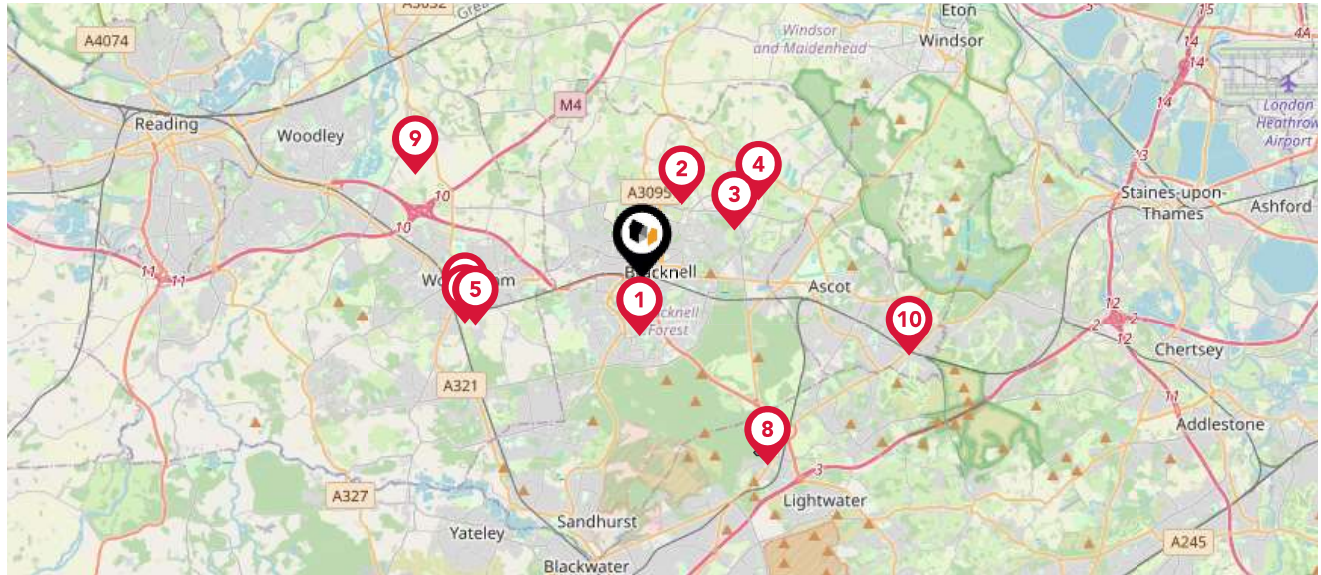
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



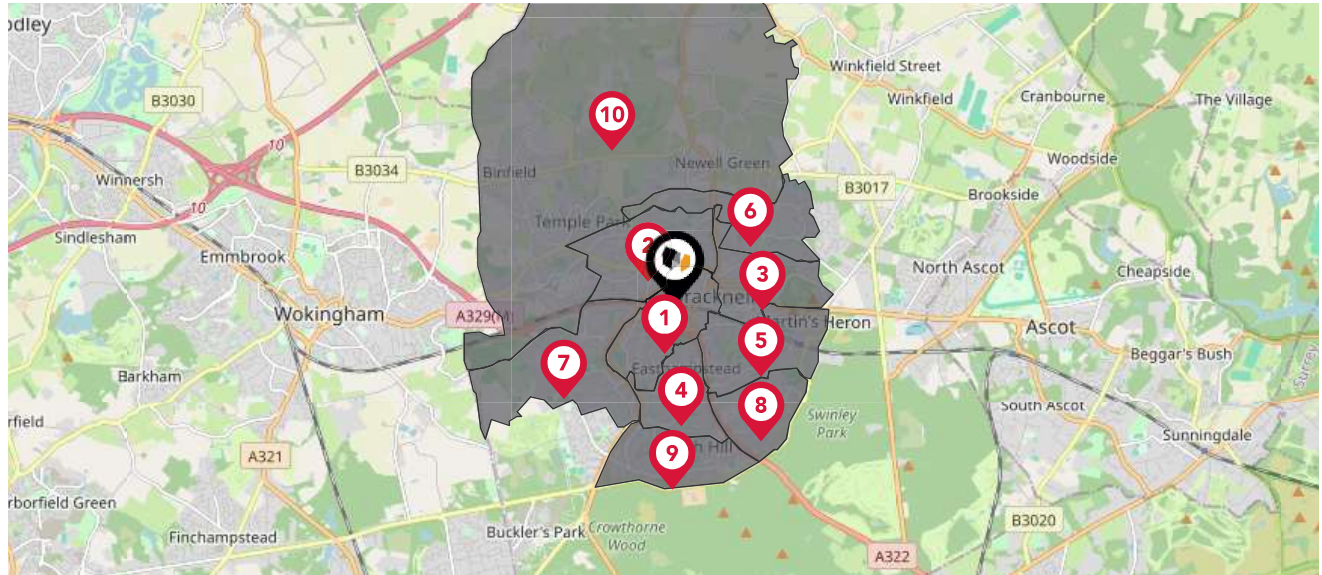
Nearby Conservation Areas

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

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



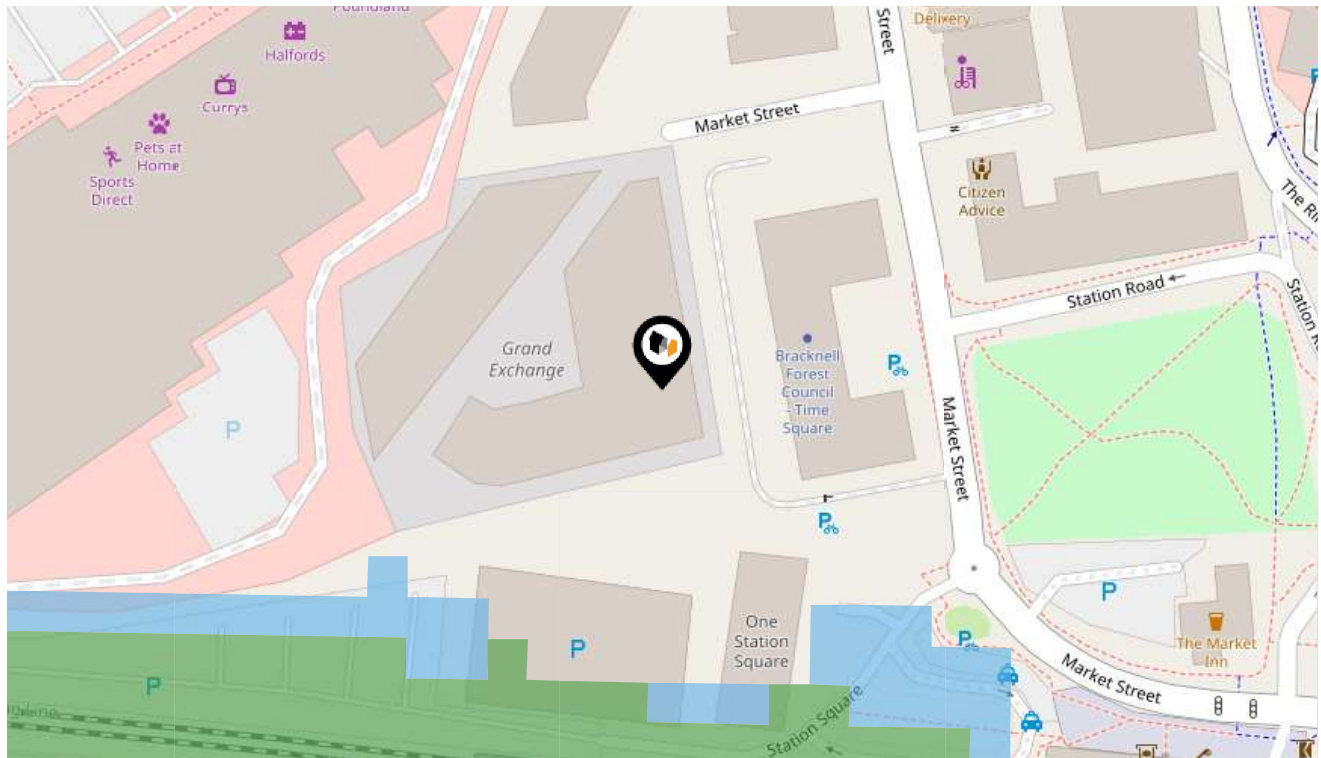
Nearby Council Wards

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

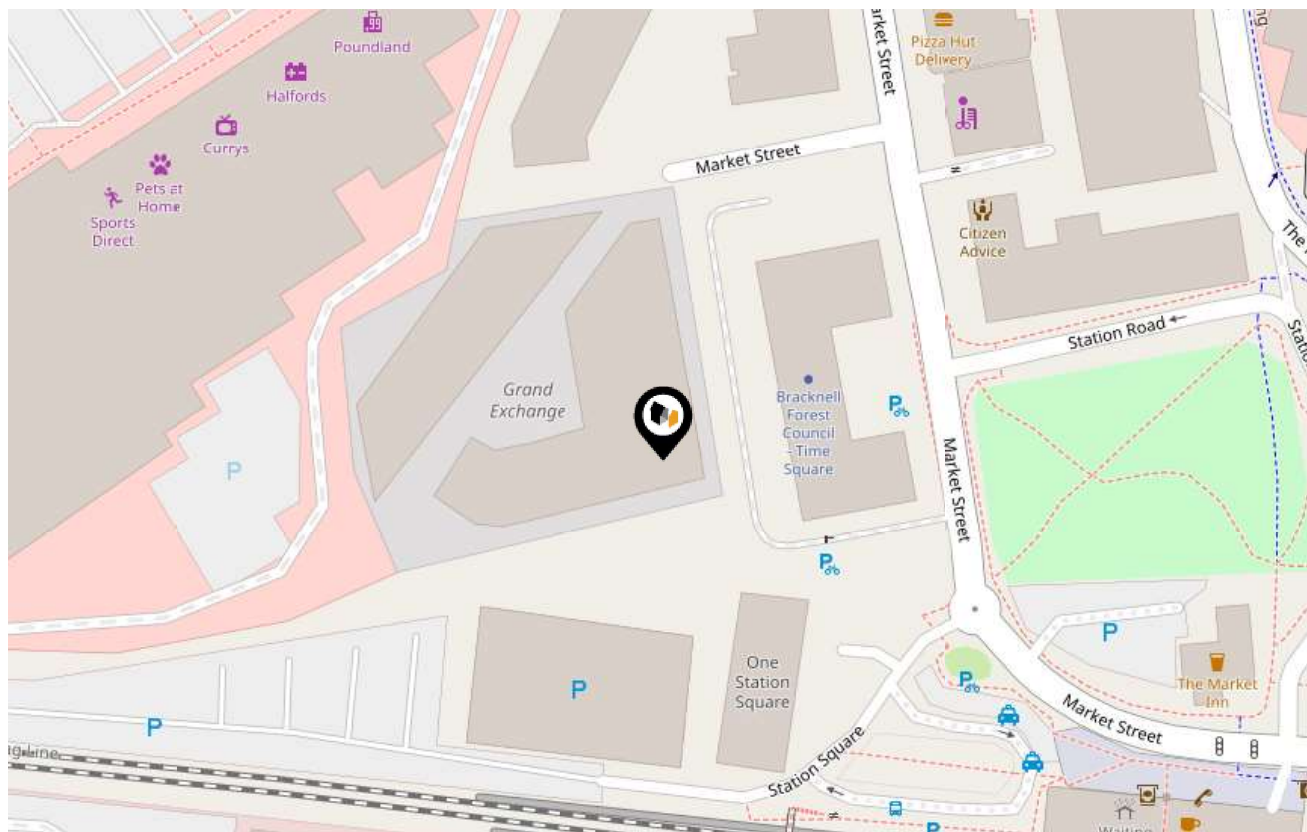
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

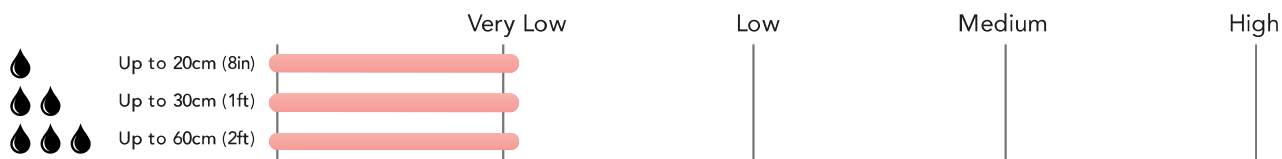


Risk Rating: Very low

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.

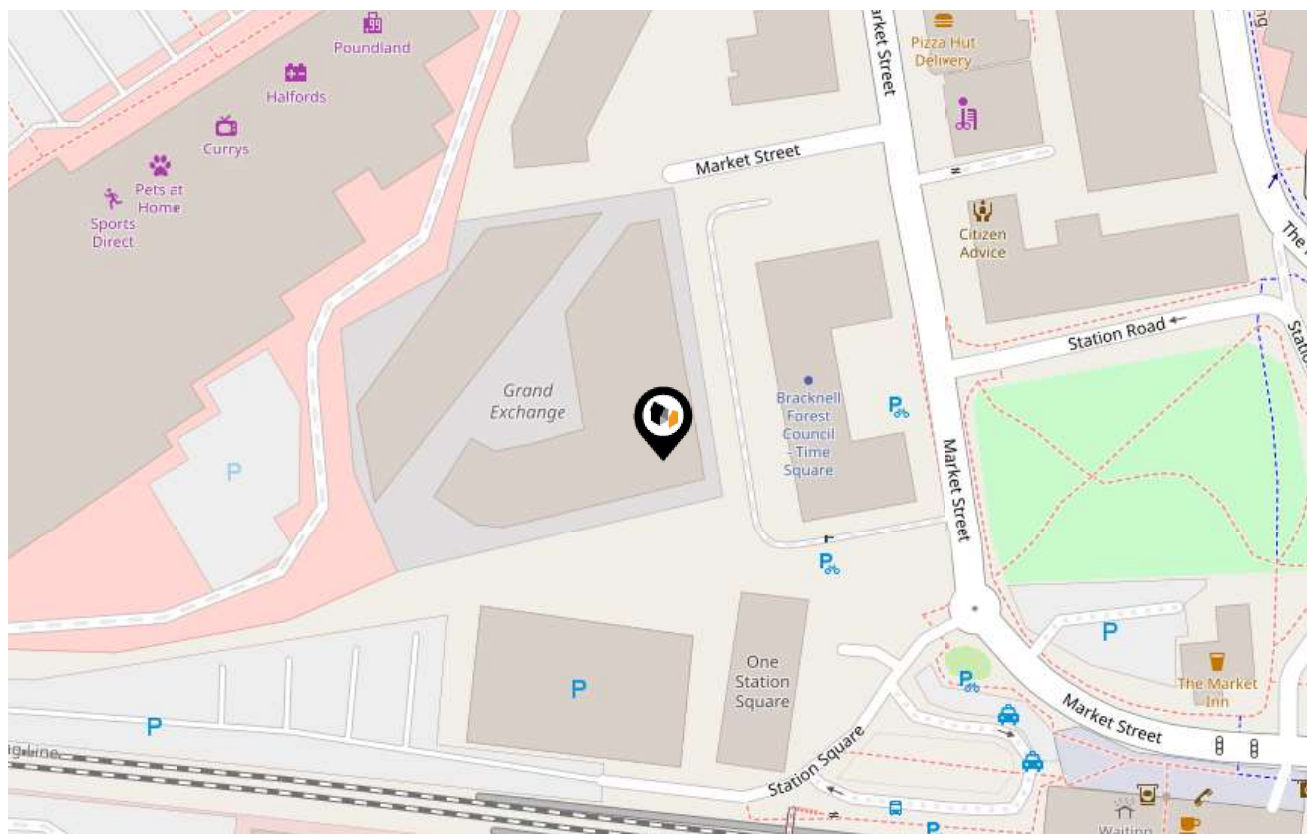
Chance of flooding to the following depths at this property:



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.

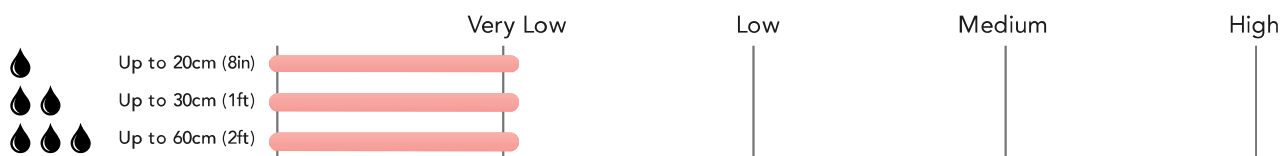


Risk Rating: Very low

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.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

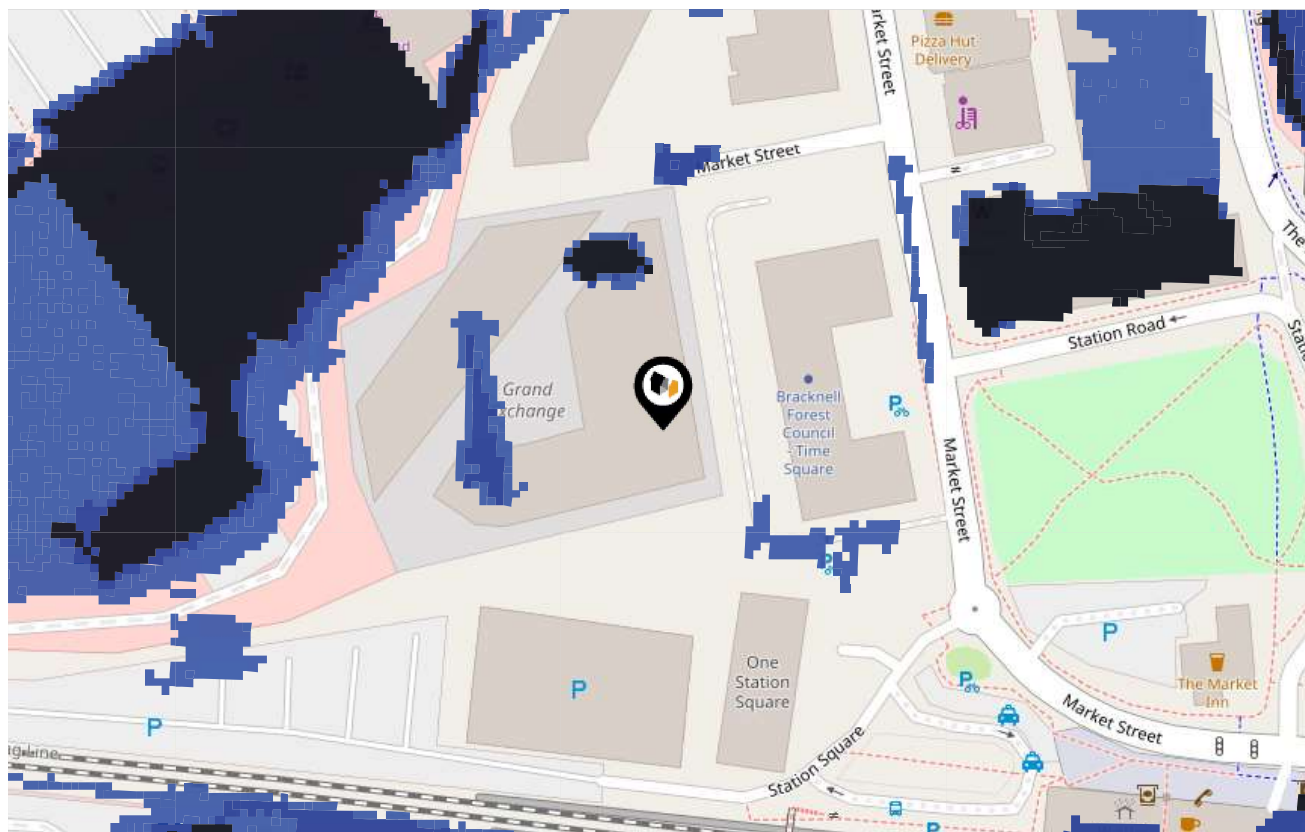
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Flood Risk

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

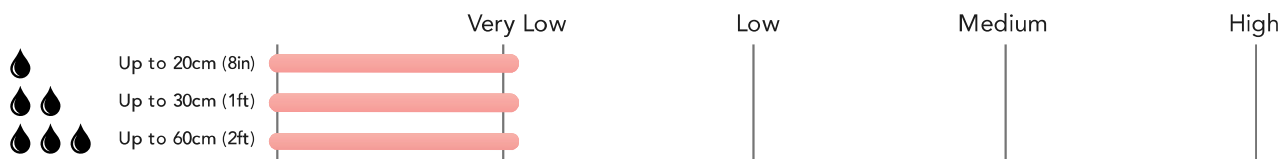


Risk Rating: Very low

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

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

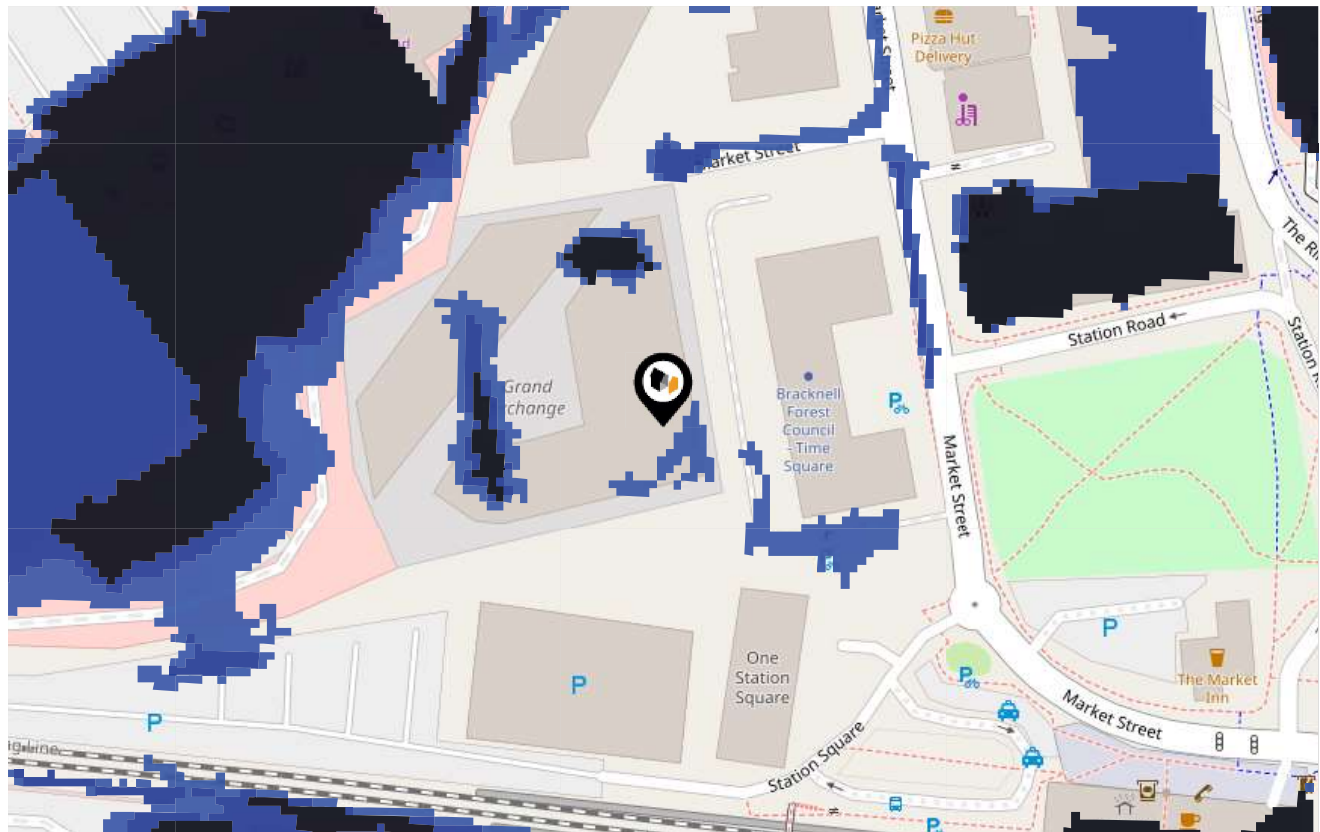
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - 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.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

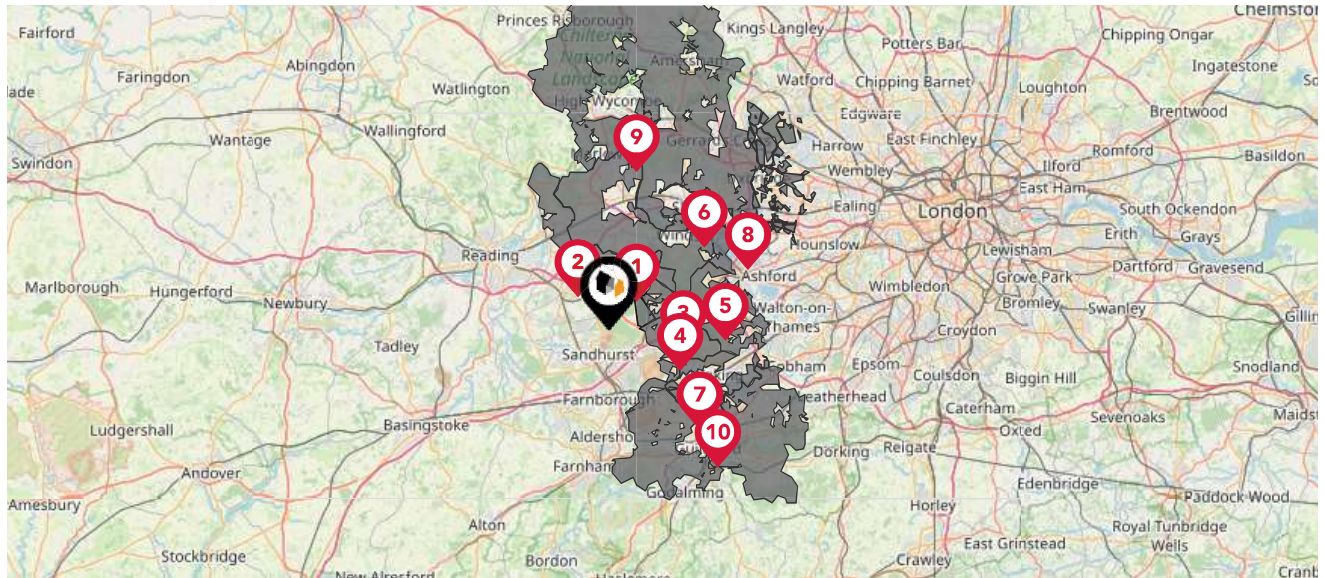
Chance of flooding to the following depths at this property:



Maps

Green Belt

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



Nearby Green Belt Land

- 1 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

	Easthampstead Brick-Bracknell, Berkshire	Historic Landfill 
	Downmill Brickworks-Western Industrial Area, Bracknell	Historic Landfill 
	Eastern Road Brick-Bracknell, Berkshire	Historic Landfill 
	Bull Lane-Bracknell, Berkshire	Historic Landfill 
	Folders Lane-Bracknell, Berkshire	Historic Landfill 
	Lutterworth Close-Bracknell, Berkshire	Historic Landfill 
	Sherring Close-Bracknell, Berkshire	Historic Landfill 
	Fernhill Road-Bracknell, Berkshire	Historic Landfill 
	Lawrence Brickworks-Bracknell, Berkshire	Historic Landfill 
	Wilwood Road-Bracknell	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...



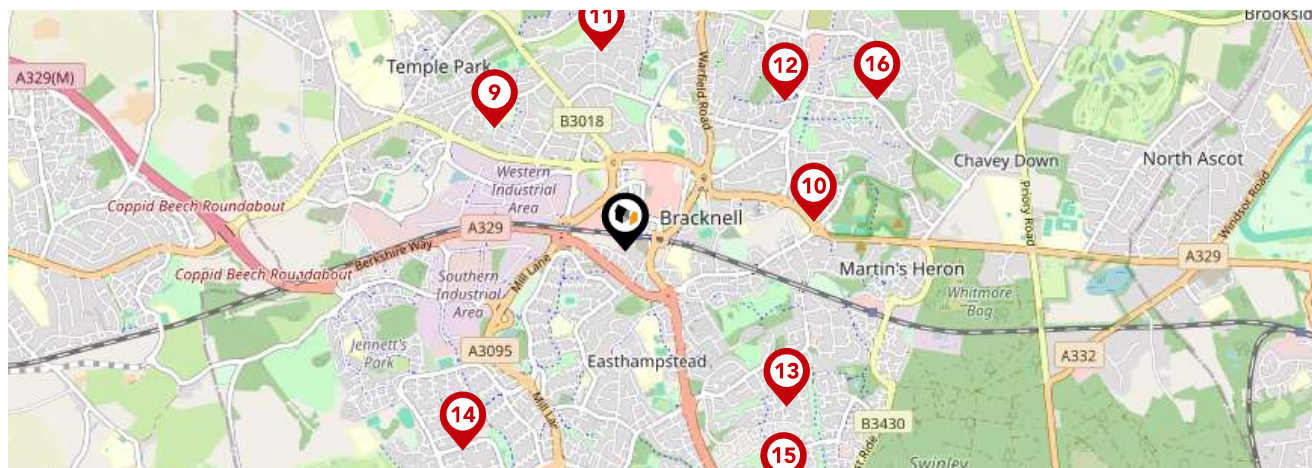
Listed Buildings in the local district		Grade	Distance
	1410904 - Bracknell War Memorial	Grade II	0.2 miles
	1390338 - Bull Inn	Grade II	0.2 miles
	1390341 - Milestone In Front Of The Red Lion Inn Near The Left Corner	Grade II	0.2 miles
	1390340 - The Red Lion Inn	Grade II	0.2 miles
	1393561 - Holy Trinity Church, Lychgate And Section Of Boundary Wall	Grade II	0.3 miles
	1390337 - Boots Optician	Grade II	0.3 miles
	1390334 - Frog Cottage	Grade II	0.3 miles
	1390342 - Whynscar	Grade II	0.3 miles
	1390330 - Old Bracknell House	Grade II	0.3 miles
	1390335 - Rest Harrow	Grade II	0.3 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Ranelagh School Ofsted Rating: Outstanding Pupils: 1062 Distance:0.42	☐	☐	☒	☐	☐
2	Garth Hill College Ofsted Rating: Good Pupils: 1476 Distance:0.48	☐	☐	☒	☐	☐
3	The Brakenhale School Ofsted Rating: Good Pupils: 1148 Distance:0.53	☐	☐	☒	☐	☐
4	St Joseph's Catholic Primary School, Bracknell Ofsted Rating: Good Pupils: 209 Distance:0.56	☐	☒	☐	☐	☐
5	Wildridings Primary School Ofsted Rating: Good Pupils: 428 Distance:0.61	☐	☒	☐	☐	☐
6	Sandy Lane Primary School Ofsted Rating: Good Pupils: 450 Distance:0.63	☐	☒	☐	☐	☐
7	Fox Hill Primary School Ofsted Rating: Good Pupils: 196 Distance:0.76	☐	☒	☐	☐	☐
8	St Michael's Easthampstead Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 193 Distance:0.86	☐	☒	☐	☐	☐

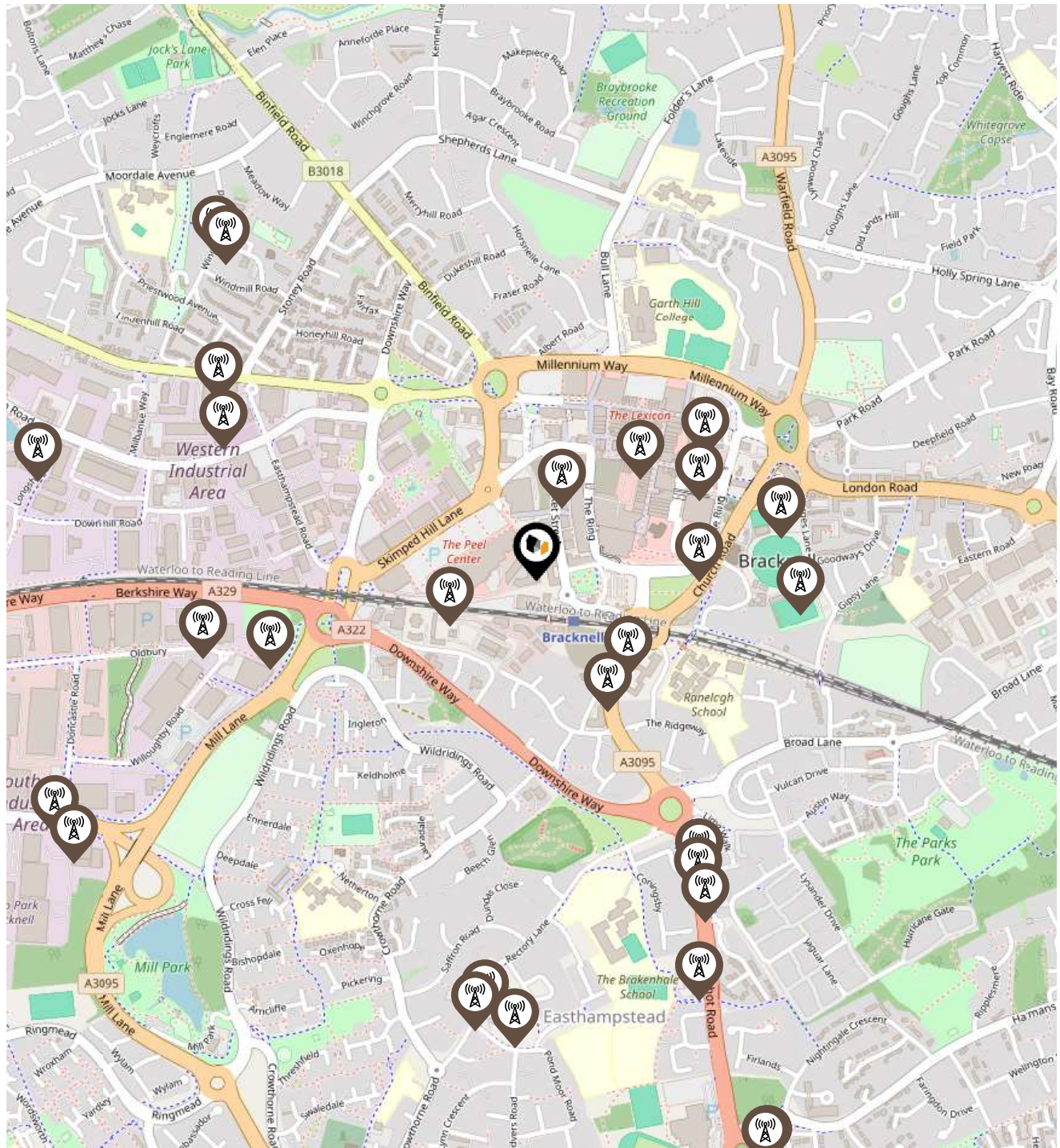
Area Schools



		Nursery	Primary	Secondary	College	Private
9	Meadow Vale Primary School Ofsted Rating: Good Pupils: 600 Distance:0.88	☐	☒	☐	☐	☐
10	Holly Spring Primary School Ofsted Rating: Good Pupils: 642 Distance:0.94	☐	☒	☐	☐	☐
11	Kennel Lane School Ofsted Rating: Good Pupils:0 Distance:0.99	☐	☐	☒	☐	☐
12	Warfield Church of England Primary School Ofsted Rating: Good Pupils: 452 Distance:1.08	☐	☒	☐	☐	☐
13	Harmans Water Primary School Ofsted Rating: Good Pupils: 466 Distance:1.1	☐	☒	☐	☐	☐
14	Great Hollands Primary School Ofsted Rating: Good Pupils: 275 Distance:1.27	☐	☒	☐	☐	☐
15	Crown Wood Primary School Ofsted Rating: Good Pupils: 642 Distance:1.42	☐	☒	☐	☐	☐
16	Whitegrove Primary School Ofsted Rating: Good Pupils: 421 Distance:1.44	☐	☒	☐	☐	☐

Local Area

Masts & Pylons



Key:

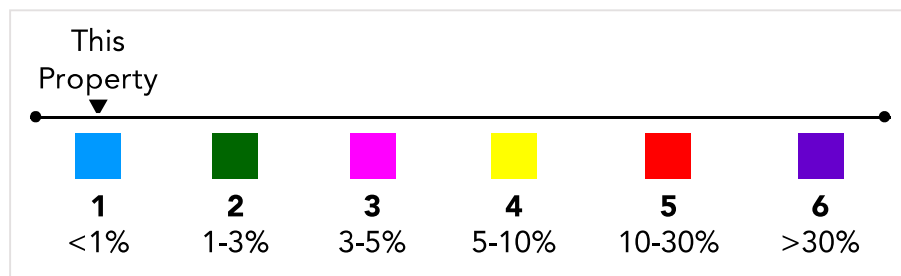
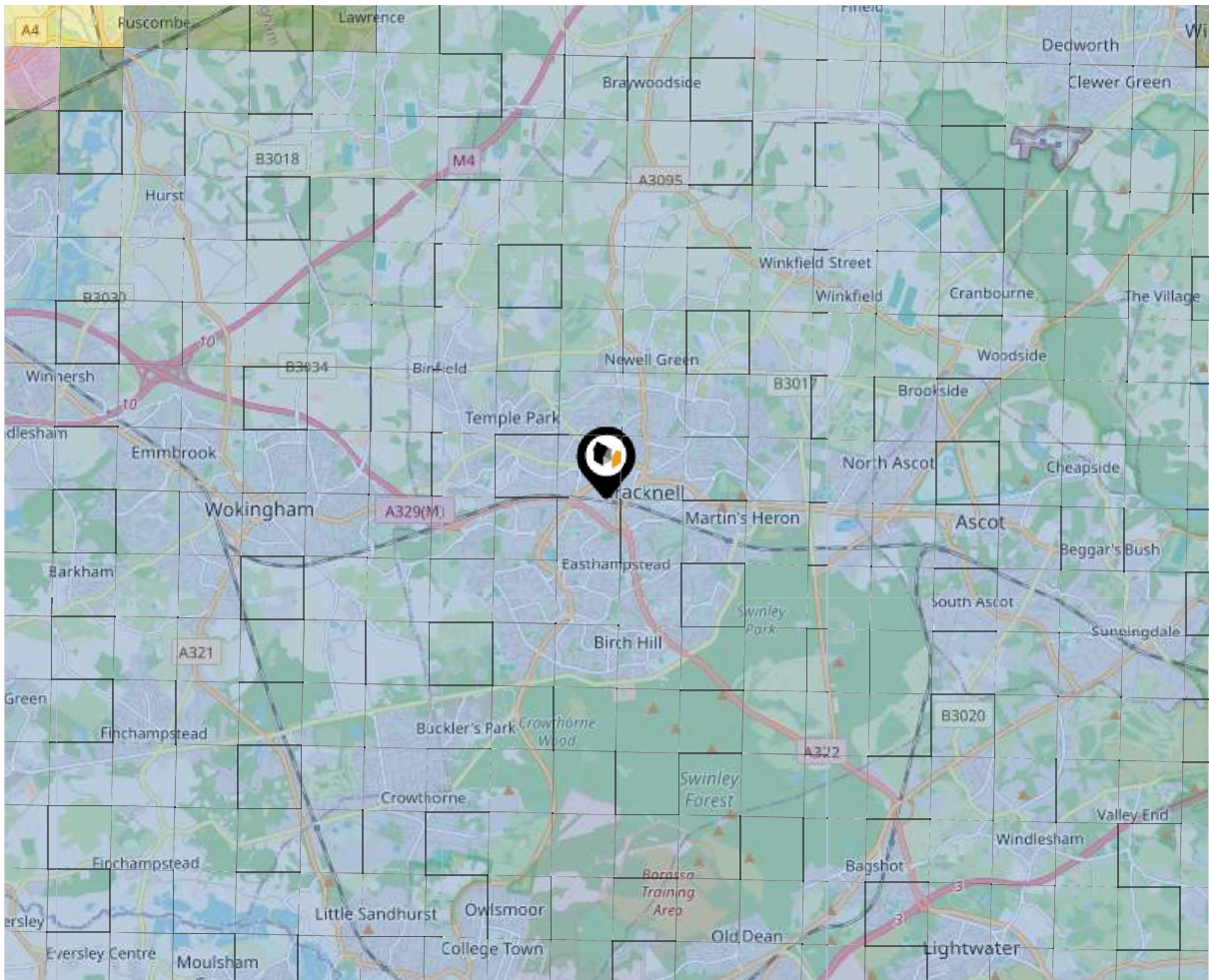
-  Power Pylons
-  Communication Masts

Environment

Radon Gas

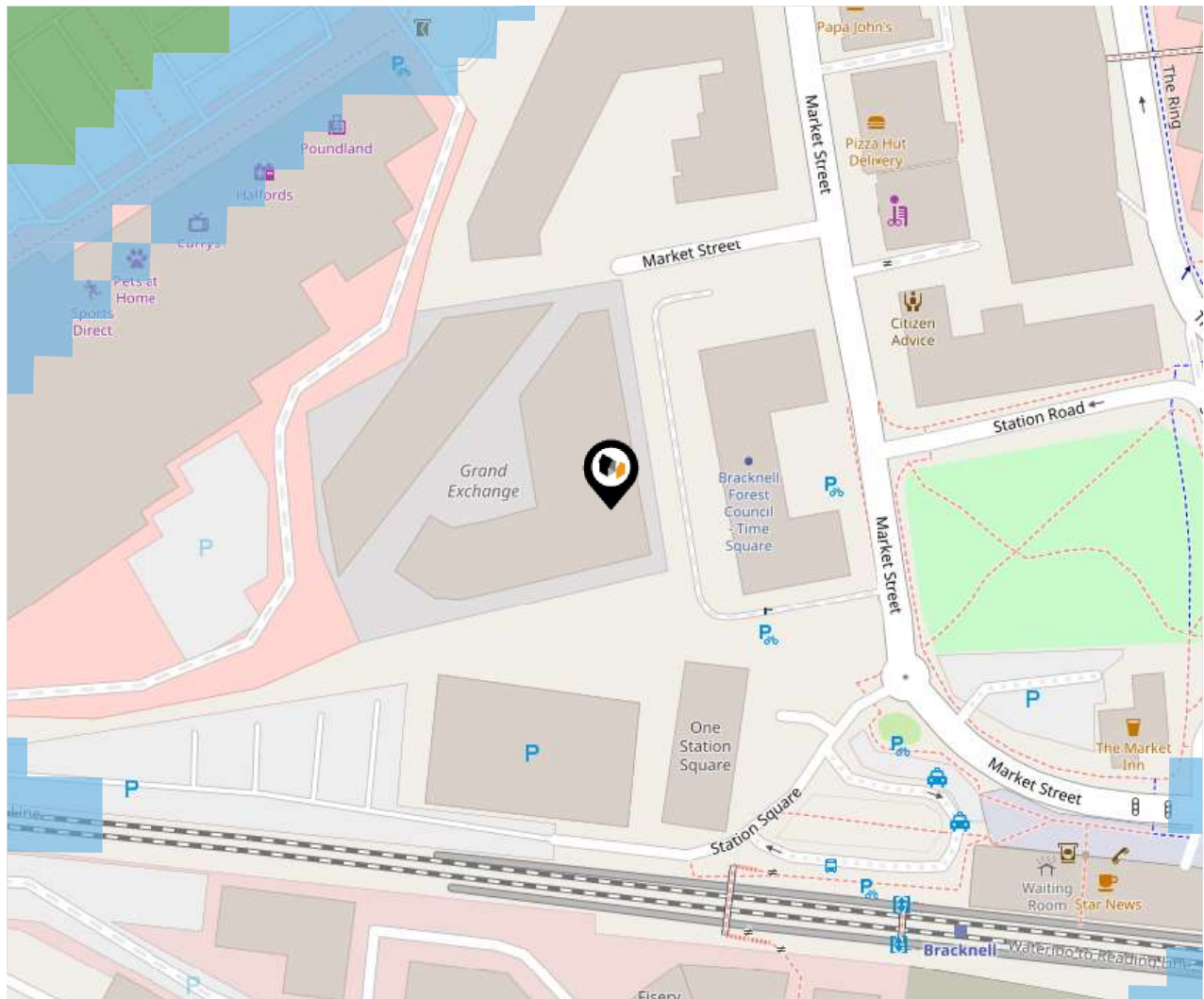
What is Radon?

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/m³).



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:

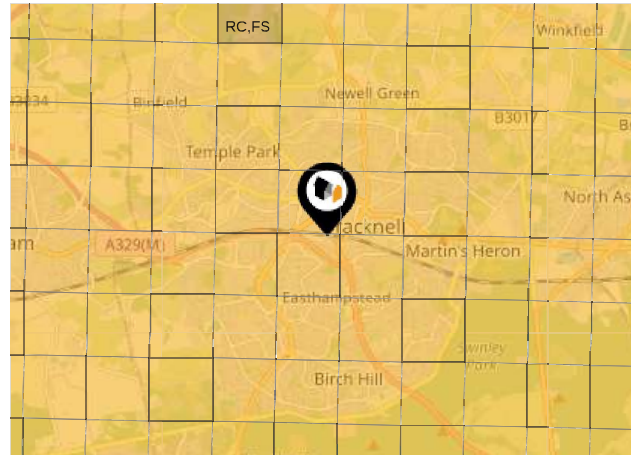
- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Environment

Soils & Clay

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

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

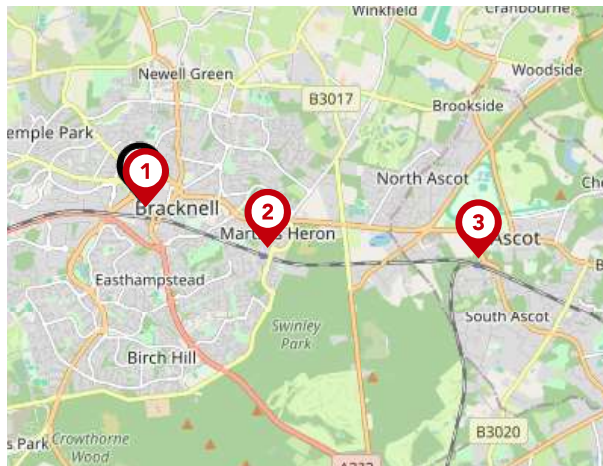


Primary Classifications (Most Common Clay Types)

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

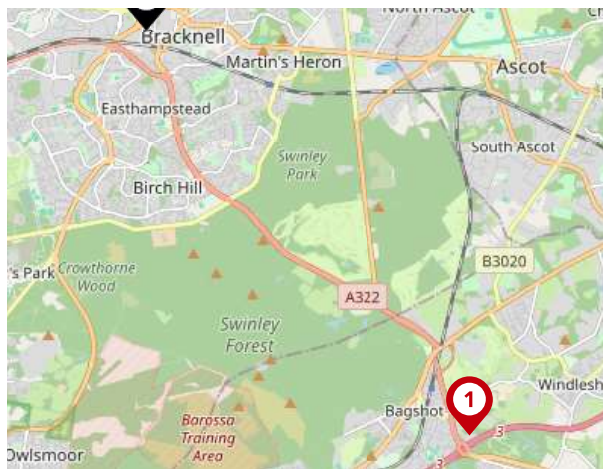
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
	Bracknell Rail Station	0.09 miles
	Martins Heron Rail Station	1.34 miles
	Ascot Rail Station	3.38 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M3 J3	5.11 miles
	M4 J8	6.14 miles
	A404(M) J9A	6.5 miles
	M3 J4	6.79 miles
	M4 J10	4.51 miles



Airports/Helipads

Pin	Name	Distance
	Heathrow Airport	13.62 miles
	Heathrow Airport Terminal 4	13.56 miles
	Gatwick Airport	31.12 miles
	Leaves Green	34.44 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Bracknell Rail Station	0.06 miles
2	Bracknell Bus Station	0.1 miles
3	The Ring - High Street	0.14 miles
4	Skimped Hill Lane - Health Centre	0.19 miles
5	High Street	0.2 miles

Duncan Yeadley

About Us



Duncan Yeadley

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.



/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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

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.

Duncan Yeardley

9 Crown Row, Bracknell, RG12 0TH

01344 592416

charlotte.mcvea@duncanyeardley.co.uk

www.duncanyeardley.co.uk

