

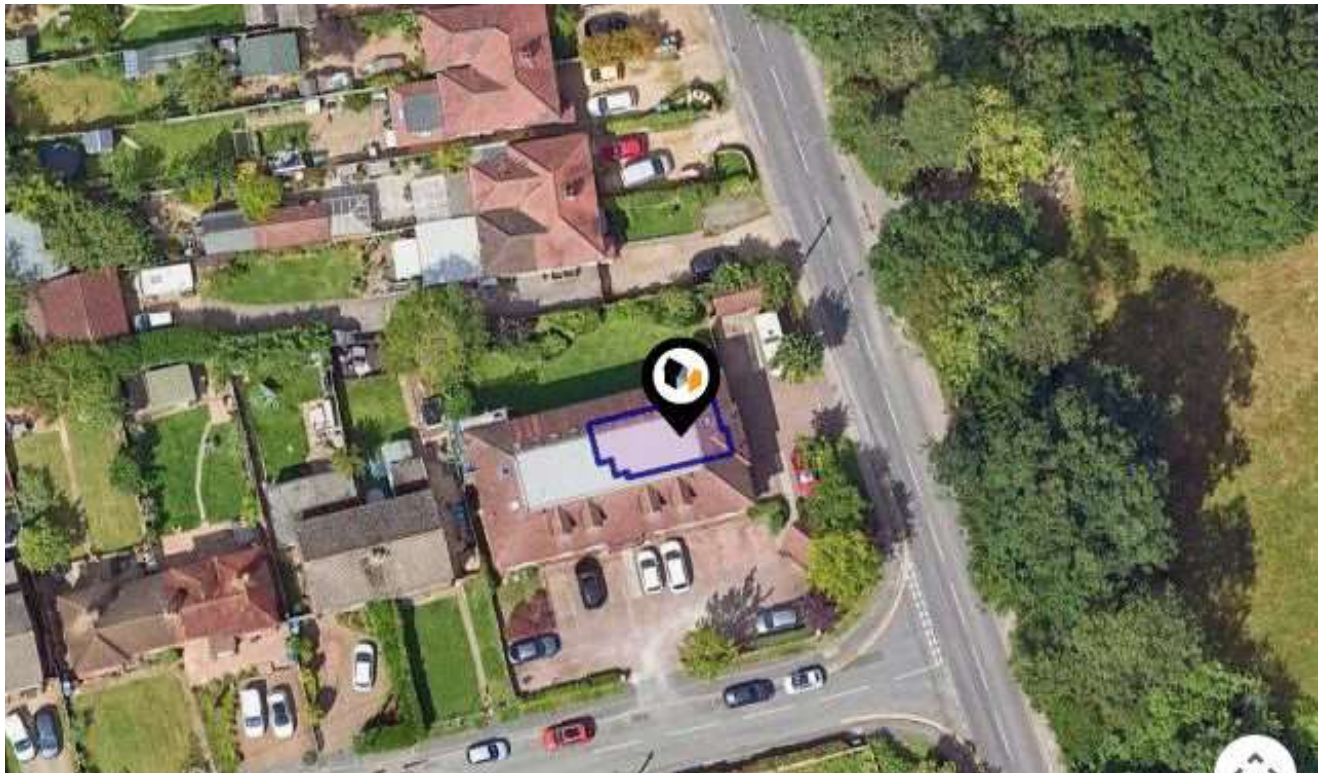


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 05th December 2025



ROEBUCK ESTATE, BINFIELD, BRACKNELL, RG42

Duncan Yeardley

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Introduction

Our Comments

Set within the well-regarded village of Binfield, on the edge of the sought-after Roebuck Estate, this ground-floor purpose-built apartment offers a comfortable and practical home with approximately 170 years remaining on the lease.

Inside, the property features two double bedrooms, a bright living area, and a modern kitchen and bathroom. The layout also includes a generous hallway and plenty of built-in storage, making the space both functional and well-planned. The property also benefits from an allocated parking space conveniently located right outside the building.

The location provides a lovely balance of village living and easy access to amenities. Nearby you'll find independent shops, popular local schools and open green spaces ideal for walks. Excellent transport connections are within easy reach, and the recently developed Lexicon shopping centre offers a wide range of shops, restaurants, and leisure options just a short drive away.

This apartment represents a fantastic opportunity for anyone seeking a spacious and well-located home with the added security of a long lease.

Lease: 190 years from 24th June 2004

Service Charge: £1,771.90 per annum

No Ground Rent

Council Tax Band: C

Chain Free

Ground Floor

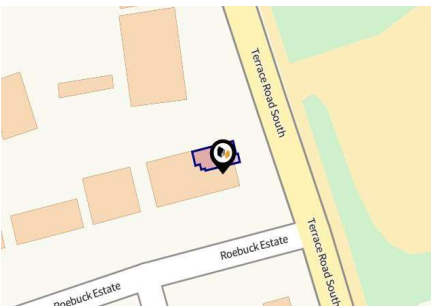
Allocated Parking

Gas Central Heating

Family Bathroom

Two Double Bedrooms

Property Overview



Property

Type: Flat / Maisonette
Bedrooms: 2
Floor Area: 645 ft² / 60 m²
Plot Area: 0.02 acres
Year Built : 2004
Council Tax : Band C
Annual Estimate: £1,916
Title Number: BK527707

Tenure: Leasehold
Start Date: 30/03/2023
End Date: 24/06/2194
Lease Term: 190 years from 24 June 2004
Term Remaining: 168 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)



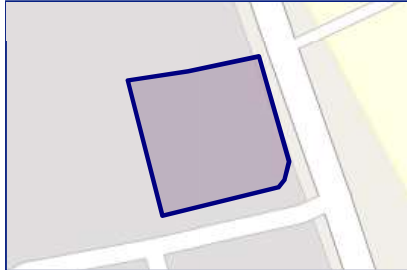
Satellite/Fibre TV Availability:



Property

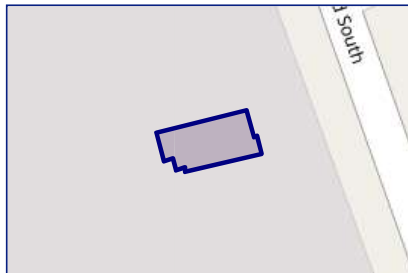
Multiple Title Plans

Freehold Title Plan



BK293138

Leasehold Title Plan



BK527707

Start Date:	30/03/2023
End Date:	24/06/2194
Lease Term:	190 years from 24 June 2004
Term Remaining:	168 years

Gallery Photos

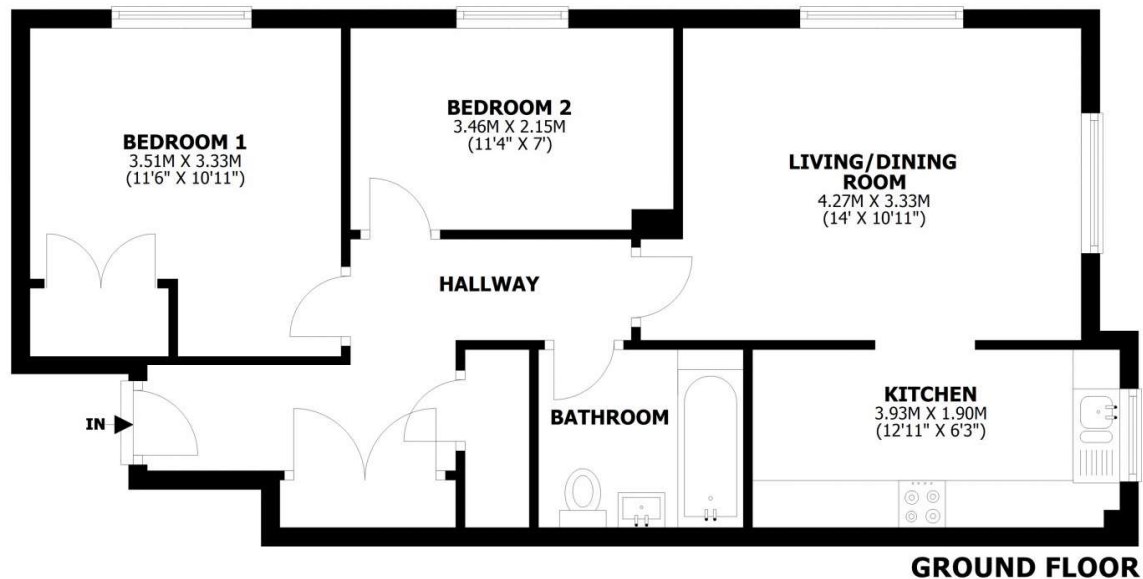


ROEBUCK ESTATE, BINFIELD, BRACKNELL, RG42



Blatchley House, Bracknell, RG42

Total internal area: approx. 55.3 sq. metres (595.7 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

Roebuck Estate, Binfield, RG42

Energy rating

C

Valid until 24.05.2033

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 c	78 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

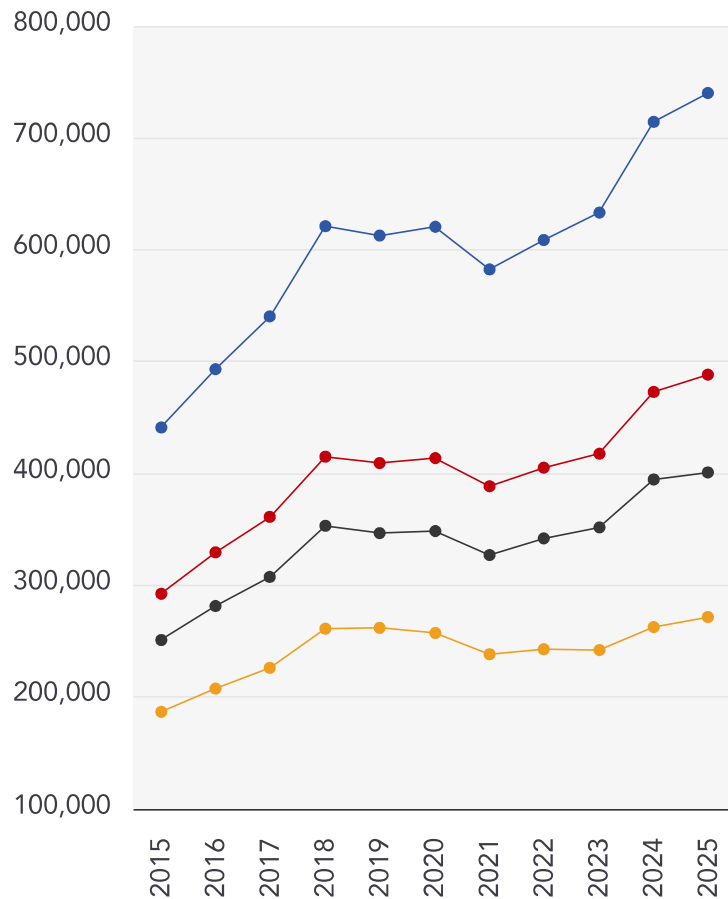
Additional EPC Data

Property Type:	Flat
Build Form:	Enclosed End-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	00
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	(another dwelling above)
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, insulated (assumed)
Total Floor Area:	60 m ²

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in RG42



Detached

+67.78%

Semi-Detached

+66.97%

Terraced

+59.63%

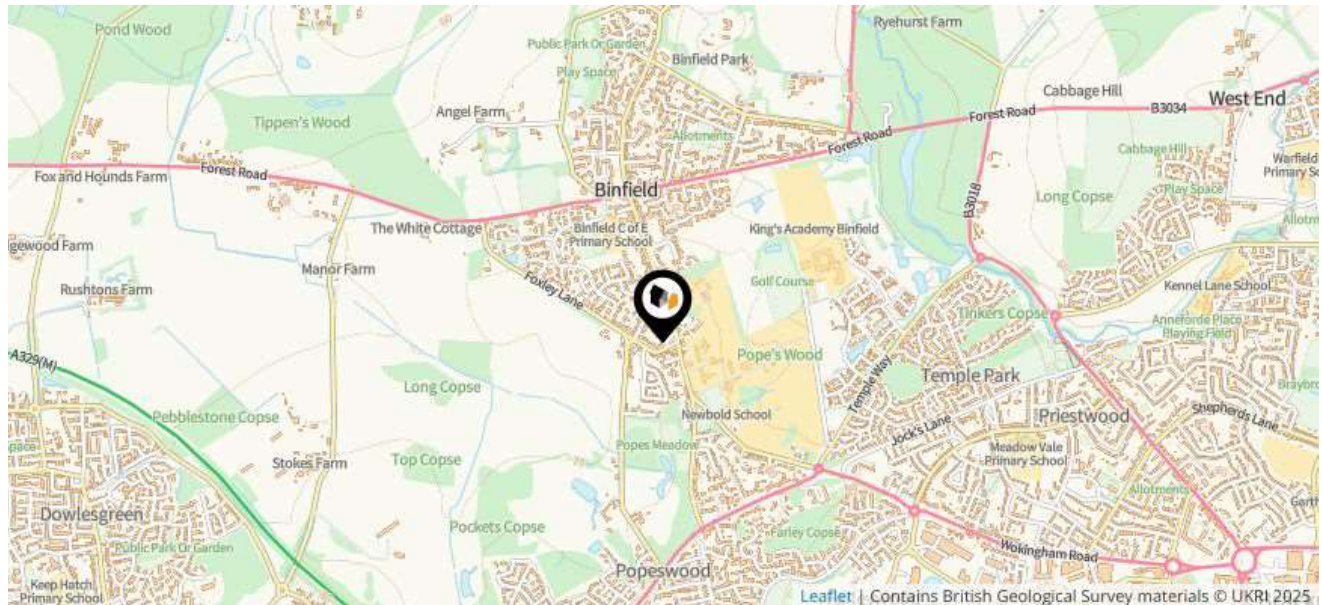
Flat

+45.31%

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

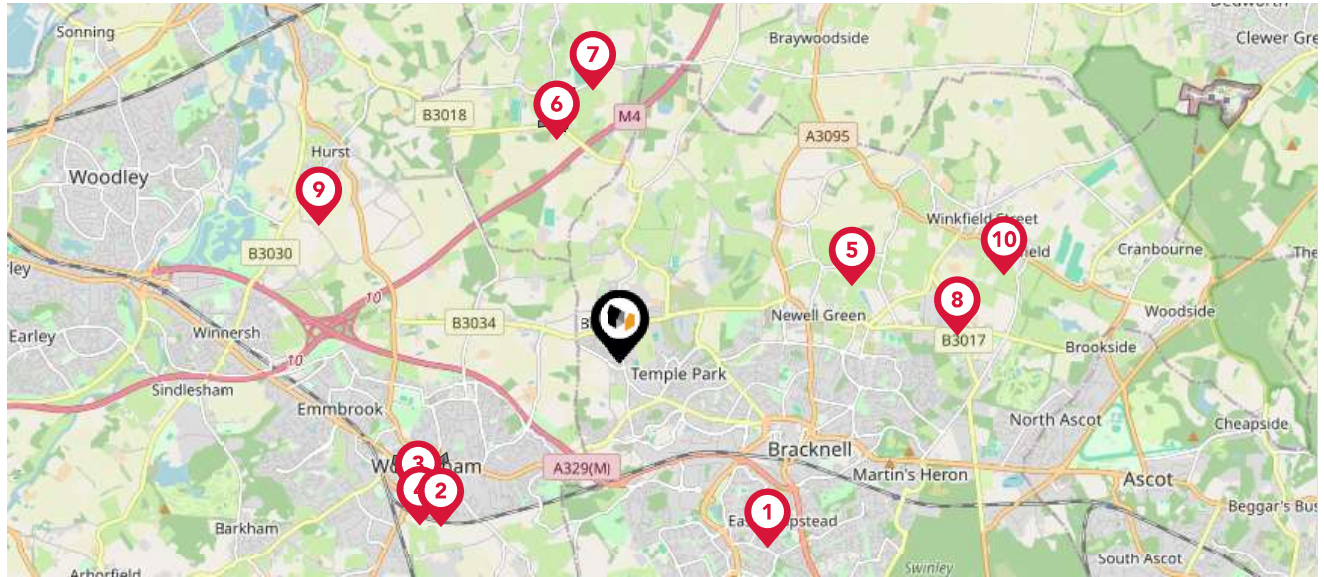
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



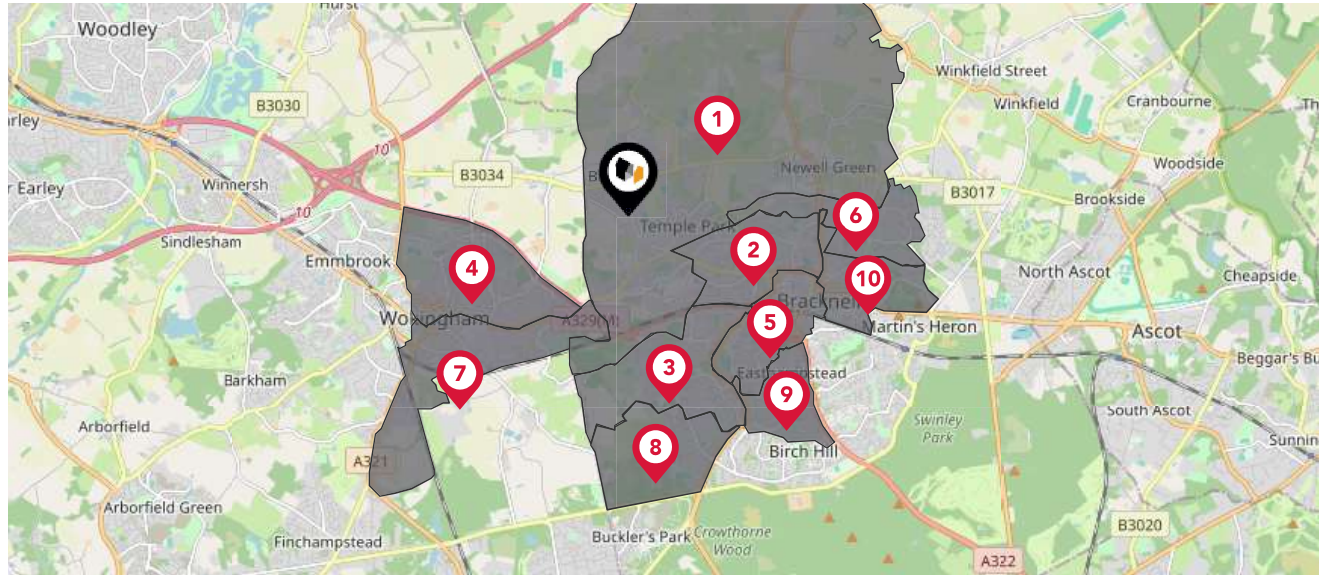
Nearby Conservation Areas

- 1 Easthampstead
- 2 Murdoch Road
- 3 Wokingham Town Centre
- 4 Langborough Road
- 5 Warfield
- 6 Shurlock Row
- 7 Beenham's Heath
- 8 Winkfield Row
- 9 Hurst
- 10 Winkfield Village

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



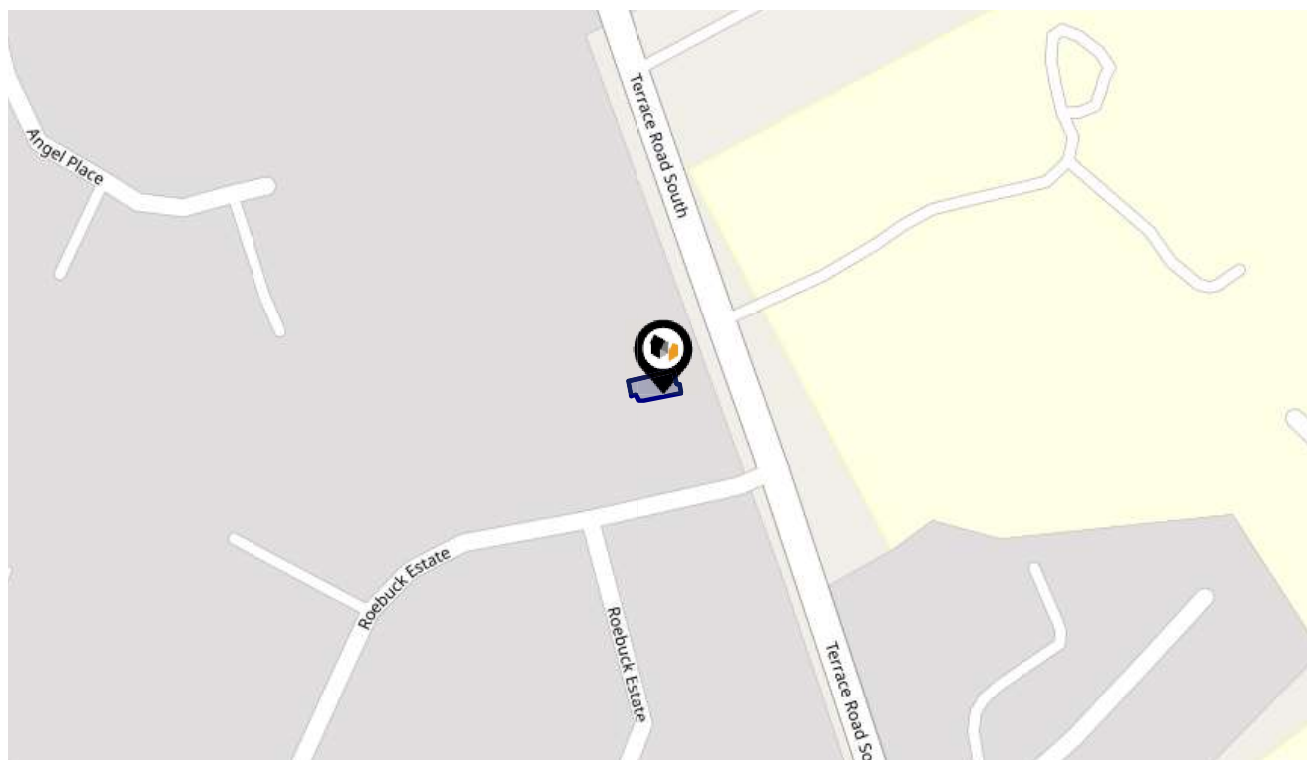
Nearby Council Wards

-  Binfield with Warfield Ward
-  Priestwood and Garth Ward
-  Great Hollands North Ward
-  Norreys Ward
-  Wildridings and Central Ward
-  Warfield Harvest Ride Ward
-  Wescott Ward
-  Great Hollands South Ward
-  Old Bracknell Ward
-  Bullbrook 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.

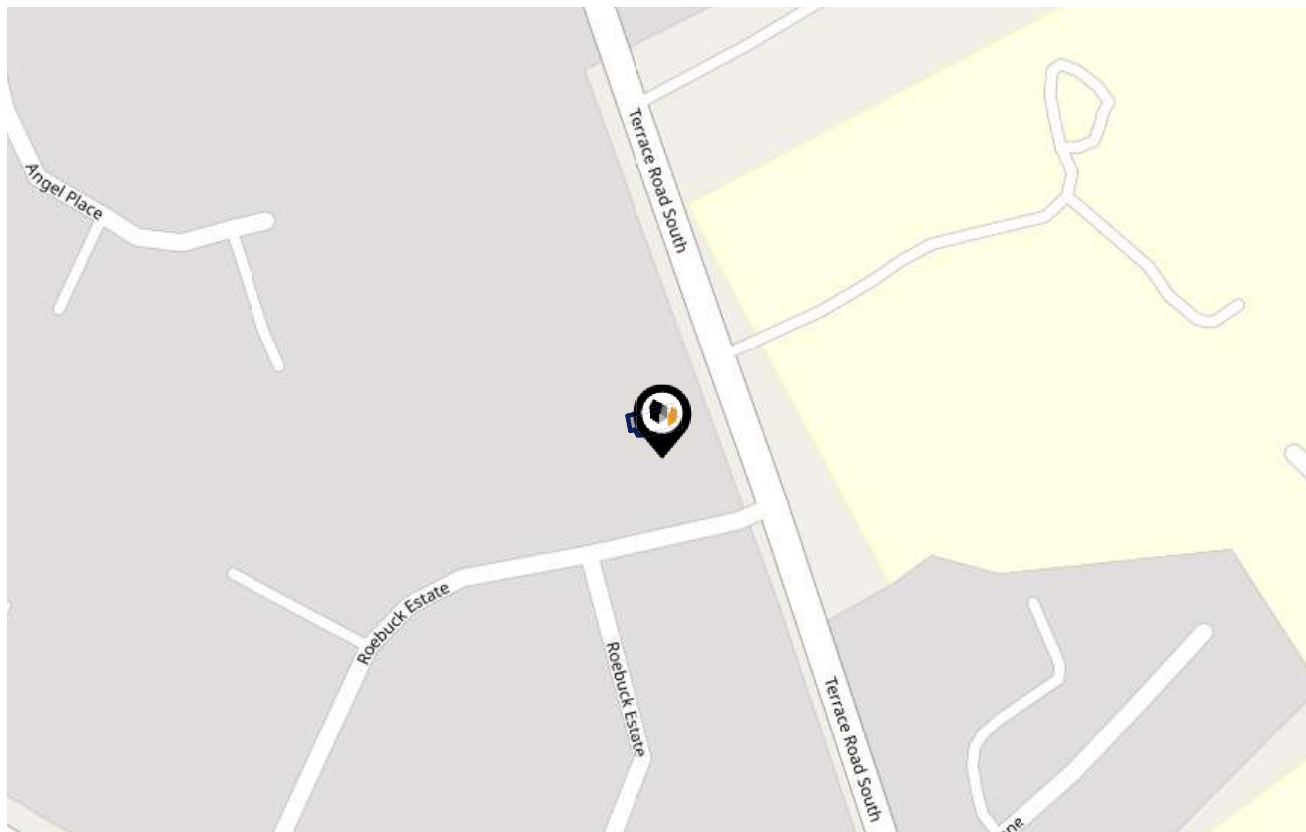
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

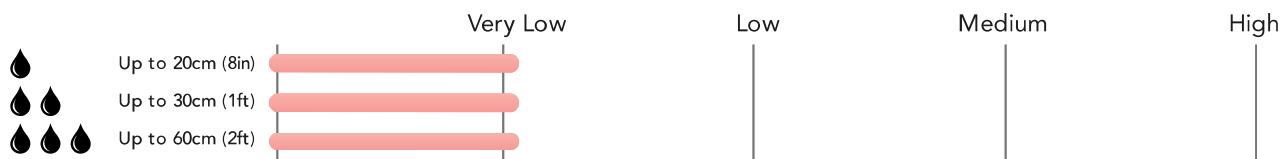


Risk Rating: Very low

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.

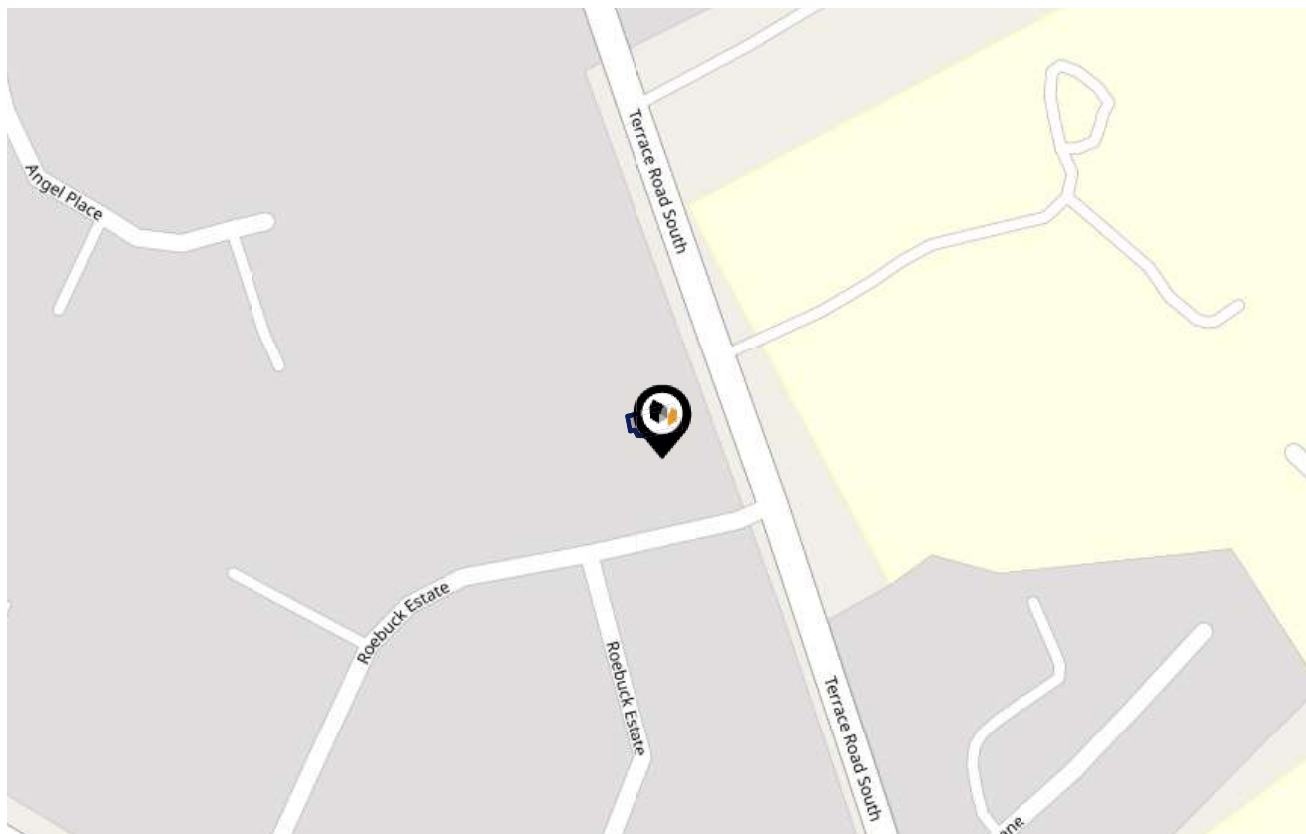
Chance of flooding to the following depths at this property:



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.

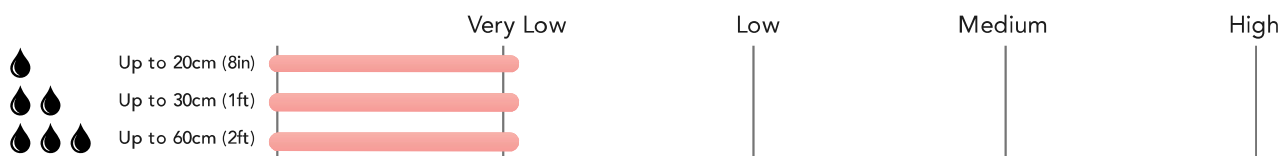


Risk Rating: Very low

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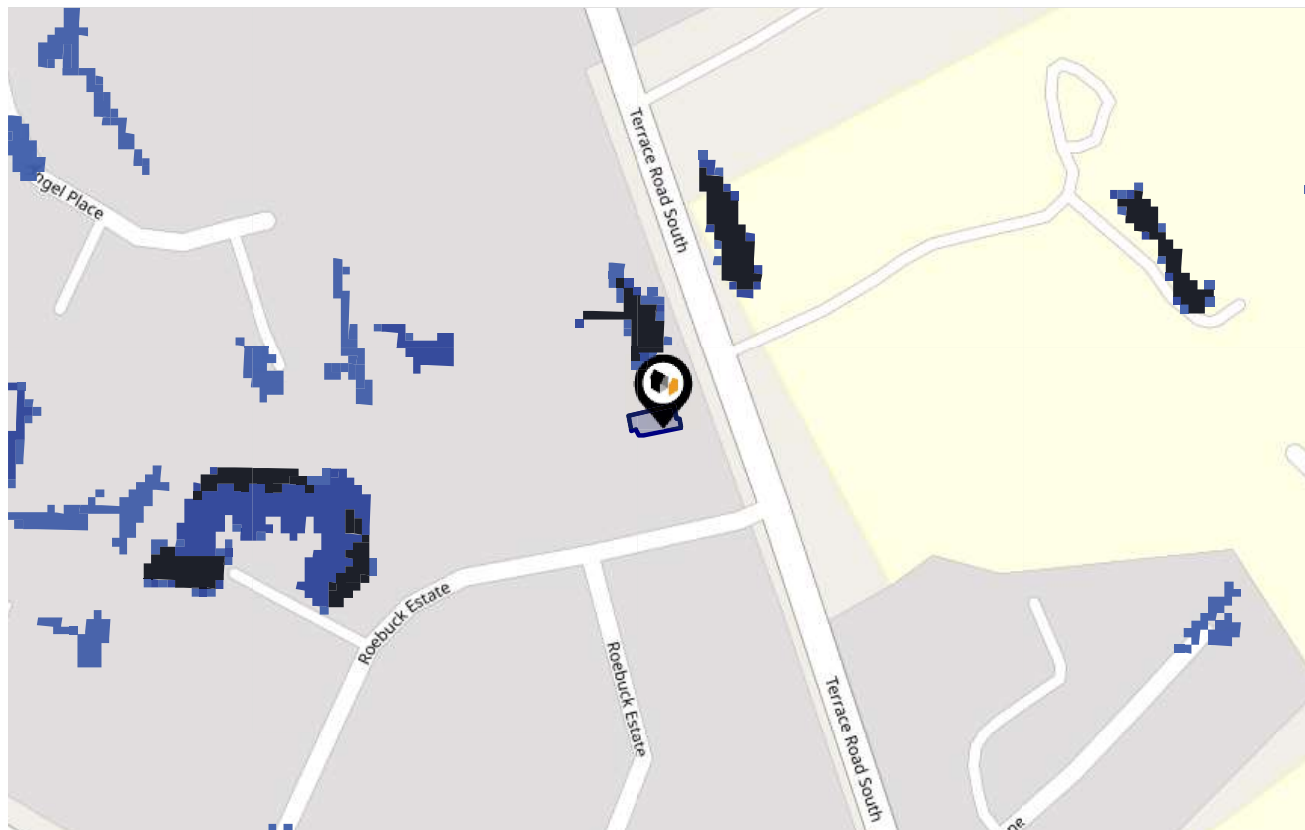
Chance of flooding to the following depths at this property:



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.

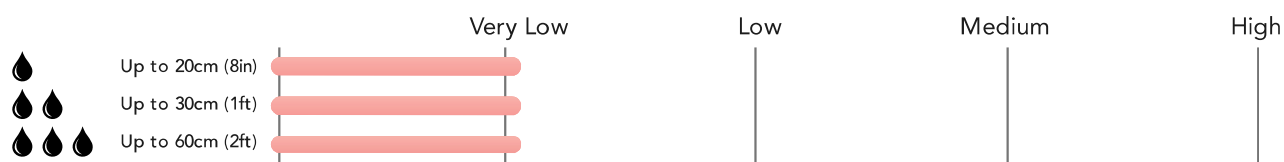


Risk Rating: Very low

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

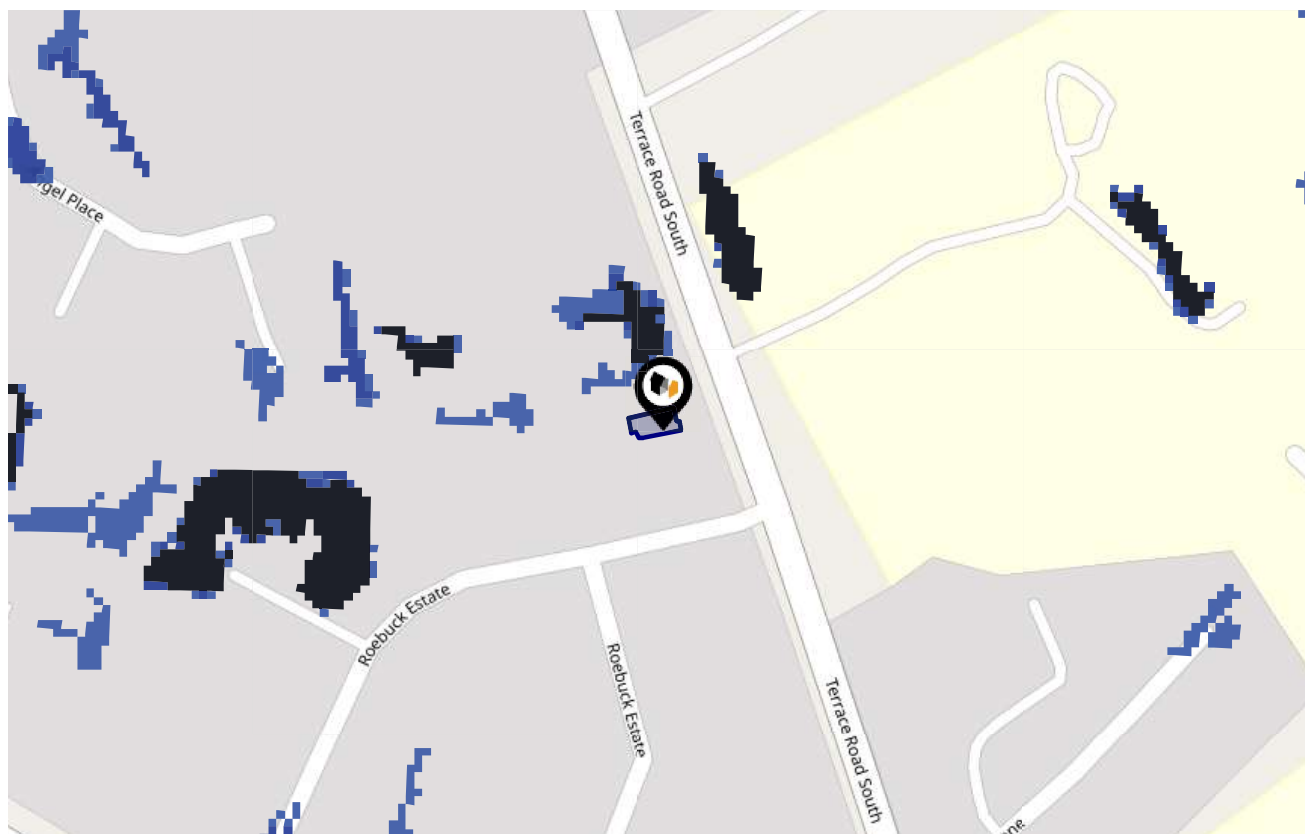
Chance of flooding to the following depths at this property:



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.

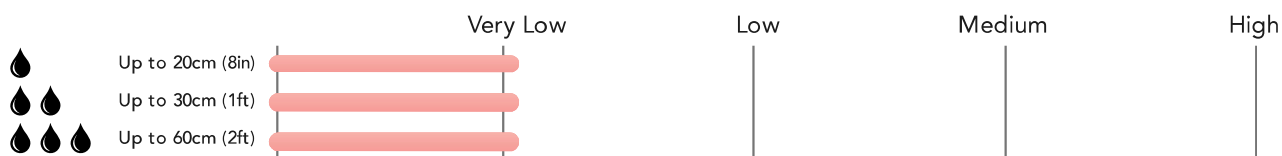


Risk Rating: Very low

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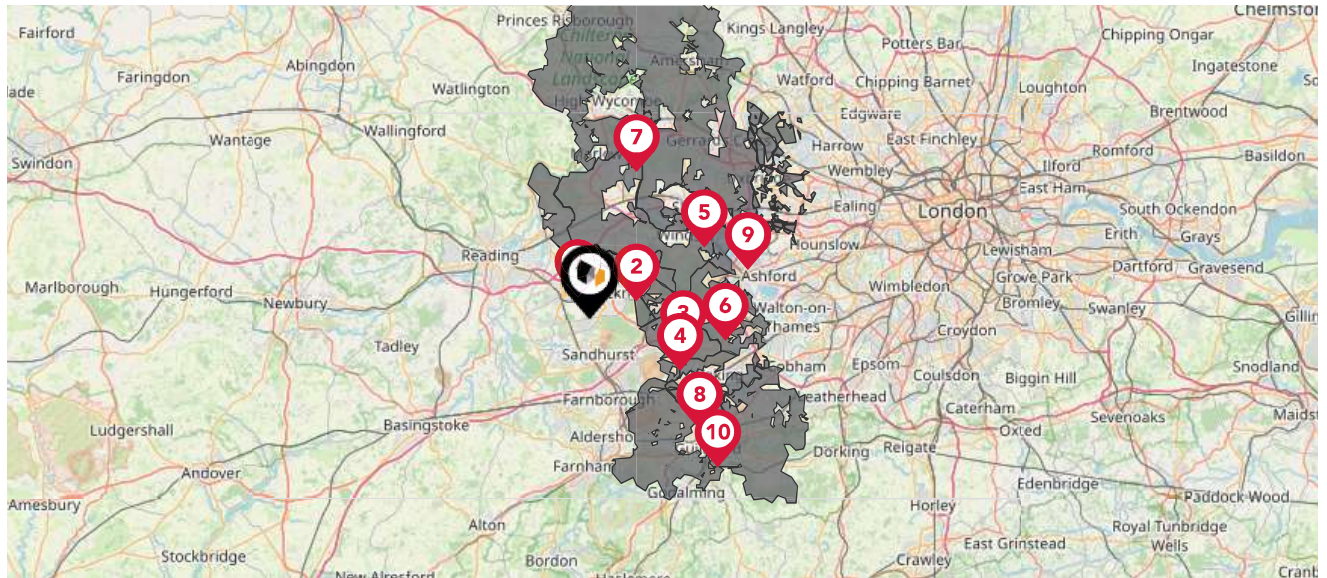
Chance of flooding to the following depths at this property:



Maps

Green Belt

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



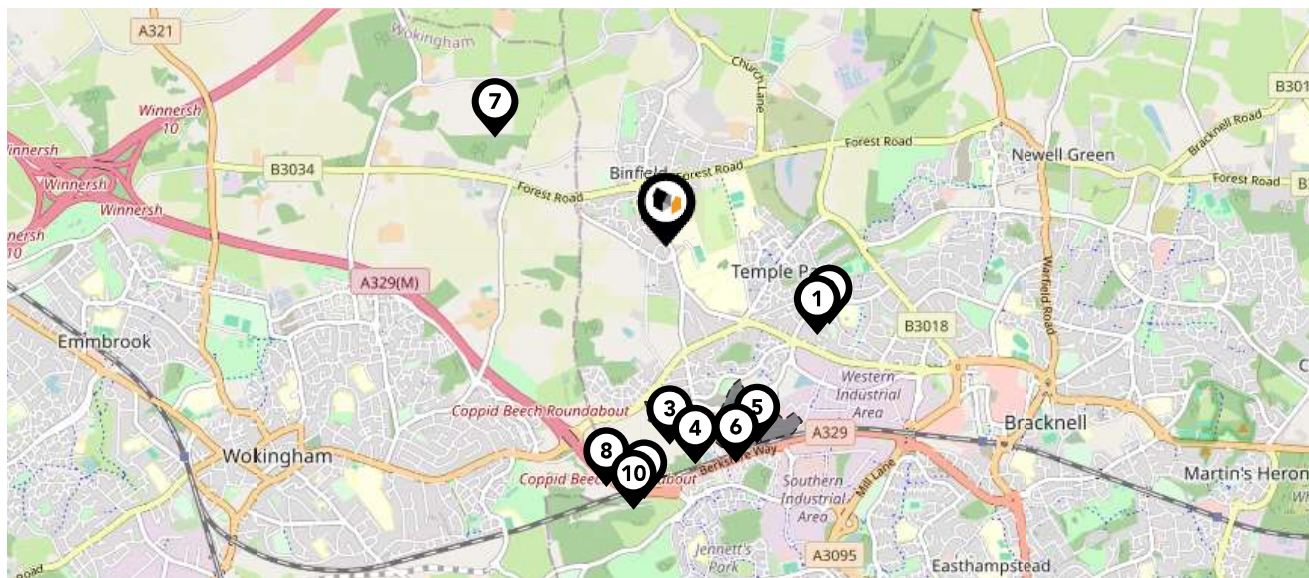
Nearby Green Belt Land

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

	Wilwood Road-Bracknell	Historic Landfill 
	Fernhill Road-Bracknell, Berkshire	Historic Landfill 
	Nike Land-Amen Corner	Historic Landfill 
	Rose Farm-Amen Corner	Historic Landfill 
	Beehive North East-Beehive Road, Amen Corner, Bracknell, Berkshire	Historic Landfill 
	Beehive South West-Beehive Road, Bracknell, Berkshire	Historic Landfill 
	Billingbear Binfield-Binfield, Wokingham	Historic Landfill 
	Sandlea Farm-Amen Corner	Historic Landfill 
	Buckhurst Moors-Amen Corner	Historic Landfill 
	Buckhurst Piggeries-Amen Corner	Historic Landfill 

Maps

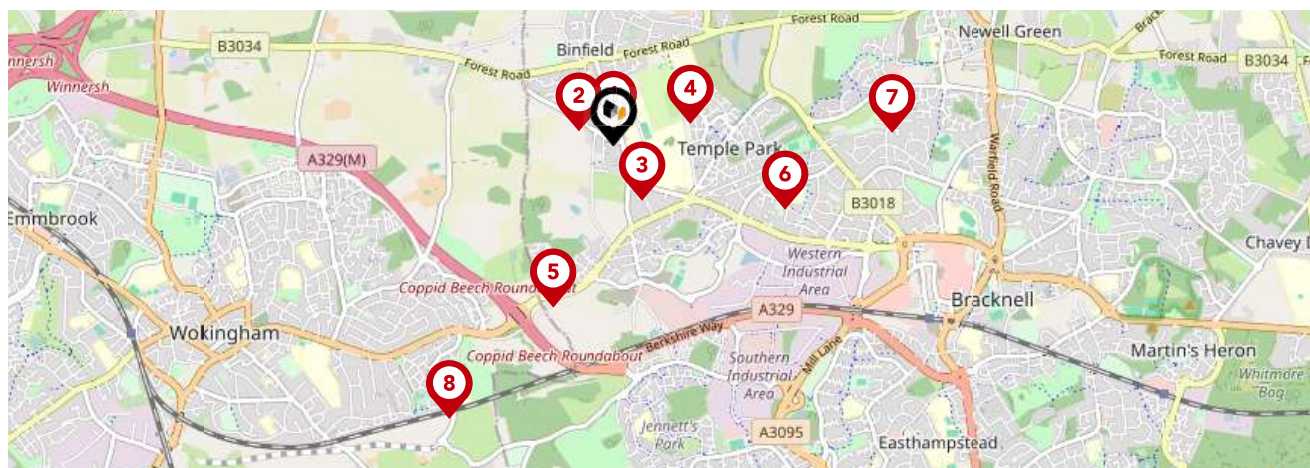
Listed Buildings

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



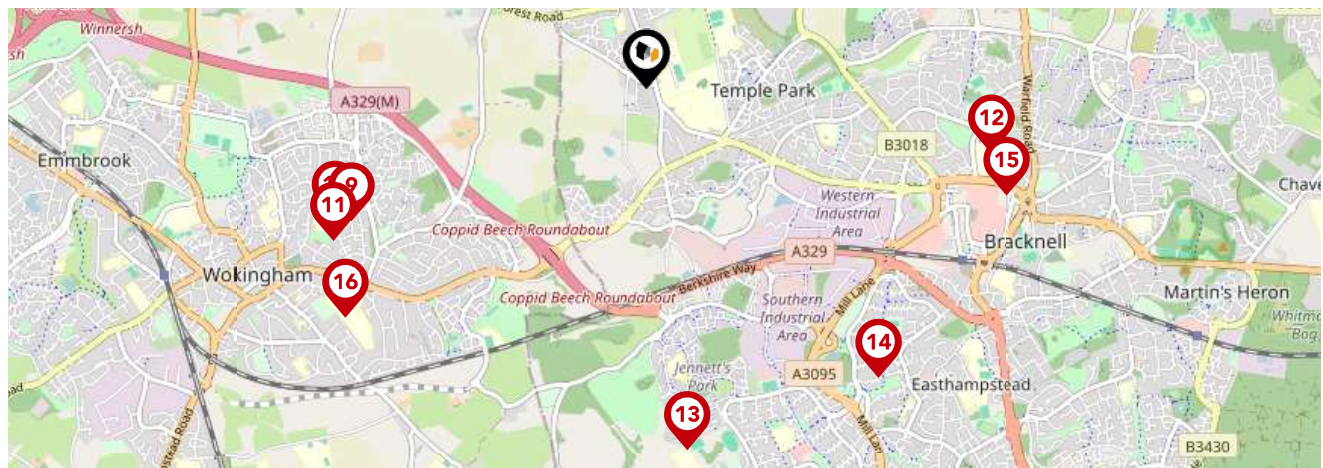
Listed Buildings in the local district		Grade	Distance
	1390254 - Underwood Cottage	Grade II	0.1 miles
	1390288 - Whitehouse Farm Cottage	Grade II	0.1 miles
	1390310 - The Terrace	Grade II	0.2 miles
	1390307 - Piers, Steps And Walls On Sw Side Of Entrance Forecourt To Moor Close	Grade II	0.2 miles
	1390306 - Piers, Steps And Walls On Nw Side Of Entrance Forecourt To Moor Close	Grade II	0.2 miles
	1390290 - Gates And Piers On North Of Churchyard To Church Of St Mark	Grade II	0.2 miles
	1390305 - Pergola And Court In Garden At Moor Close, Including Enclosing Walls And Balustrades	Grade II	0.3 miles
	1390289 - Church Of St Mark	Grade II	0.3 miles
	1390308 - Se Garden Terrace At Moor Close, Including Steps, Walls, Pools, Colonnades And Gazebos	Grade II	0.3 miles
	1390309 - Upper Terrace And Water Parterre In Garden At Moor Close Including Steps And Walls	Grade II	0.3 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Cressex Lodge School Ofsted Rating: Good Pupils: 13 Distance:0.08	☐	☐	☒	☐	☐
2	Binfield Church of England Primary School Ofsted Rating: Good Pupils: 411 Distance:0.18	☐	☒	☐	☐	☐
3	Newbold School Ofsted Rating: Outstanding Pupils: 56 Distance:0.3	☐	☒	☐	☐	☐
4	King's Academy Binfield Ofsted Rating: Good Pupils: 1262 Distance:0.4	☐	☒	☒	☐	☐
5	King's Academy Oakwood Ofsted Rating: Outstanding Pupils: 211 Distance:0.85	☐	☒	☐	☐	☐
6	Meadow Vale Primary School Ofsted Rating: Good Pupils: 600 Distance:0.91	☐	☒	☐	☐	☐
7	Kennel Lane School Ofsted Rating: Good Pupils:0 Distance:1.37	☐	☐	☒	☐	☐
8	Floreat Montague Park Primary School Ofsted Rating: Good Pupils: 463 Distance:1.57	☐	☒	☐	☐	☐

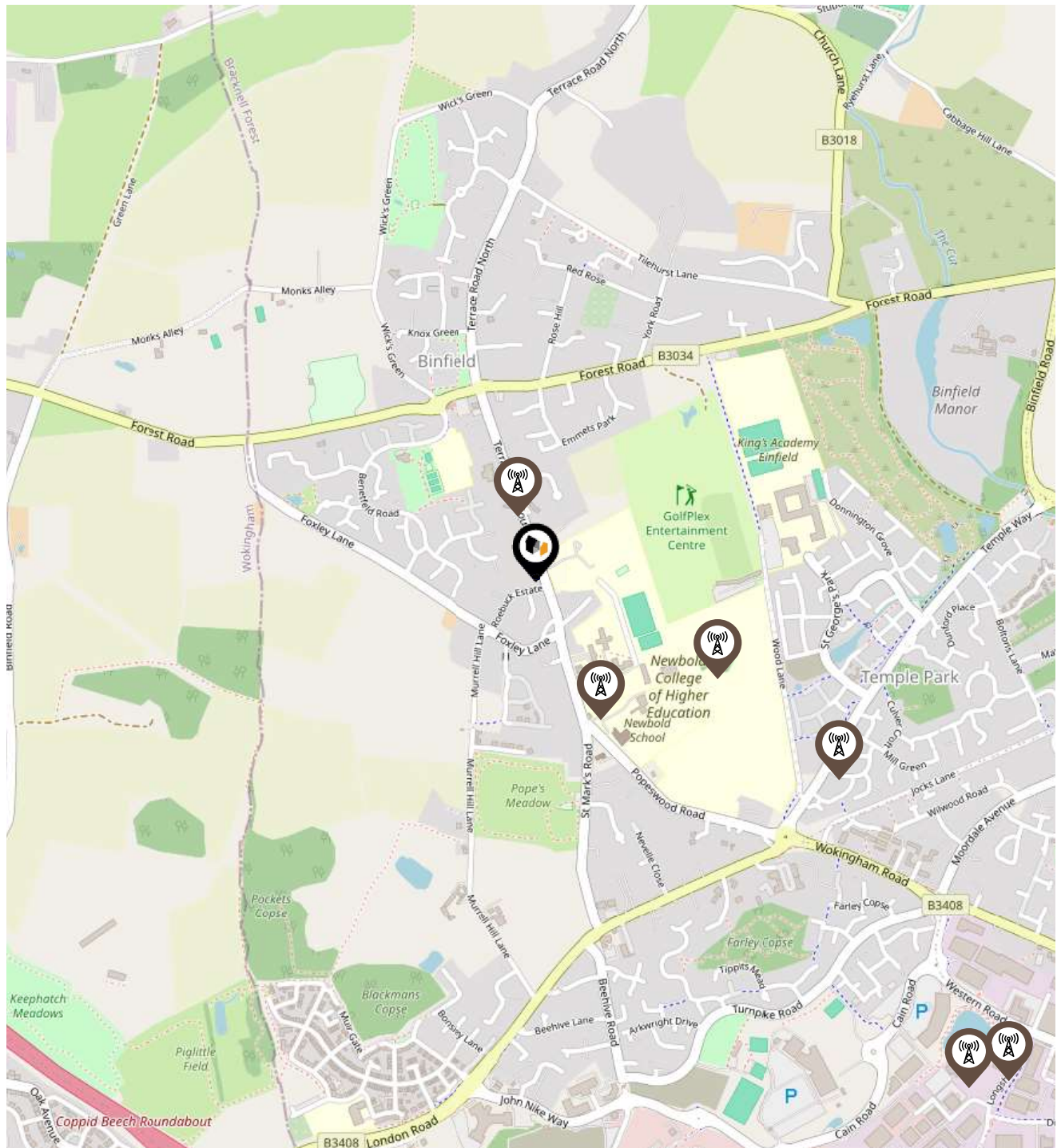
Area Schools



		Nursery	Primary	Secondary	College	Private
	Foundry College Ofsted Rating: Good Pupils: 15 Distance:1.59	☐	☐	☒	☐	☐
	Keep Hatch Primary School Ofsted Rating: Good Pupils: 440 Distance:1.66	☐	☒	☐	☐	☐
	All Saints Church of England Primary School Ofsted Rating: Good Pupils: 234 Distance:1.71	☐	☒	☐	☐	☐
	Sandy Lane Primary School Ofsted Rating: Good Pupils: 450 Distance:1.73	☐	☒	☐	☐	☐
	Jennett's Park CofE Primary School Ofsted Rating: Good Pupils: 427 Distance:1.8	☐	☒	☐	☐	☐
	Wildridings Primary School Ofsted Rating: Good Pupils: 428 Distance:1.83	☐	☒	☐	☐	☐
	Garth Hill College Ofsted Rating: Good Pupils: 1476 Distance:1.85	☐	☐	☒	☐	☐
	St Crispin's School Ofsted Rating: Good Pupils: 1455 Distance:1.86	☐	☐	☒	☐	☐

Local Area

Masts & Pylons



Key:

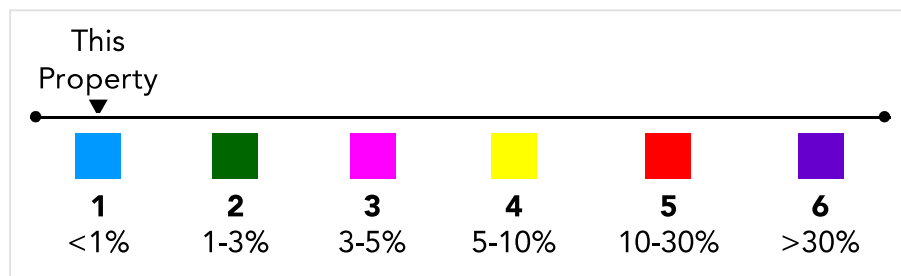
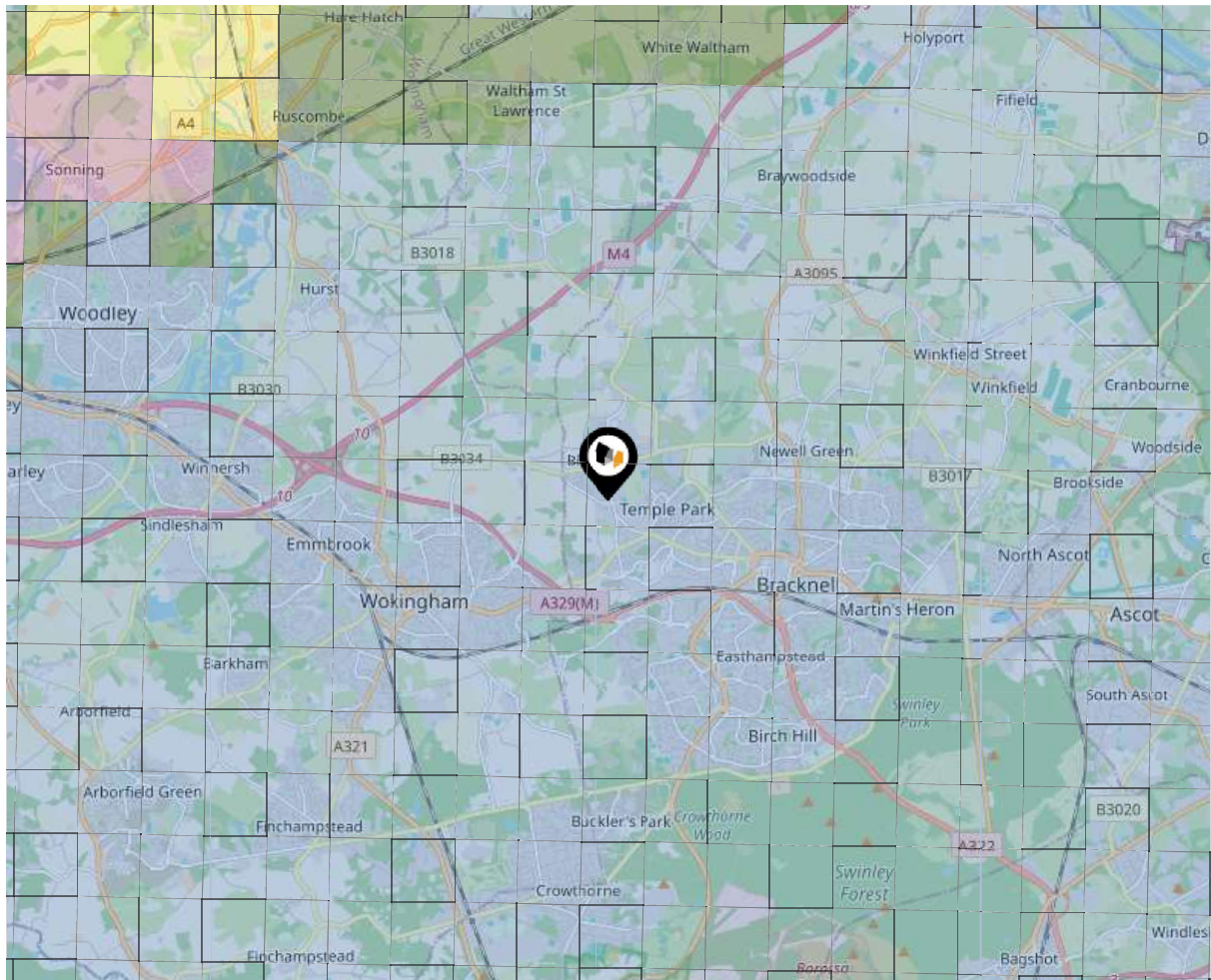
-  Power Pylons
-  Communication Masts

Environment

Radon Gas

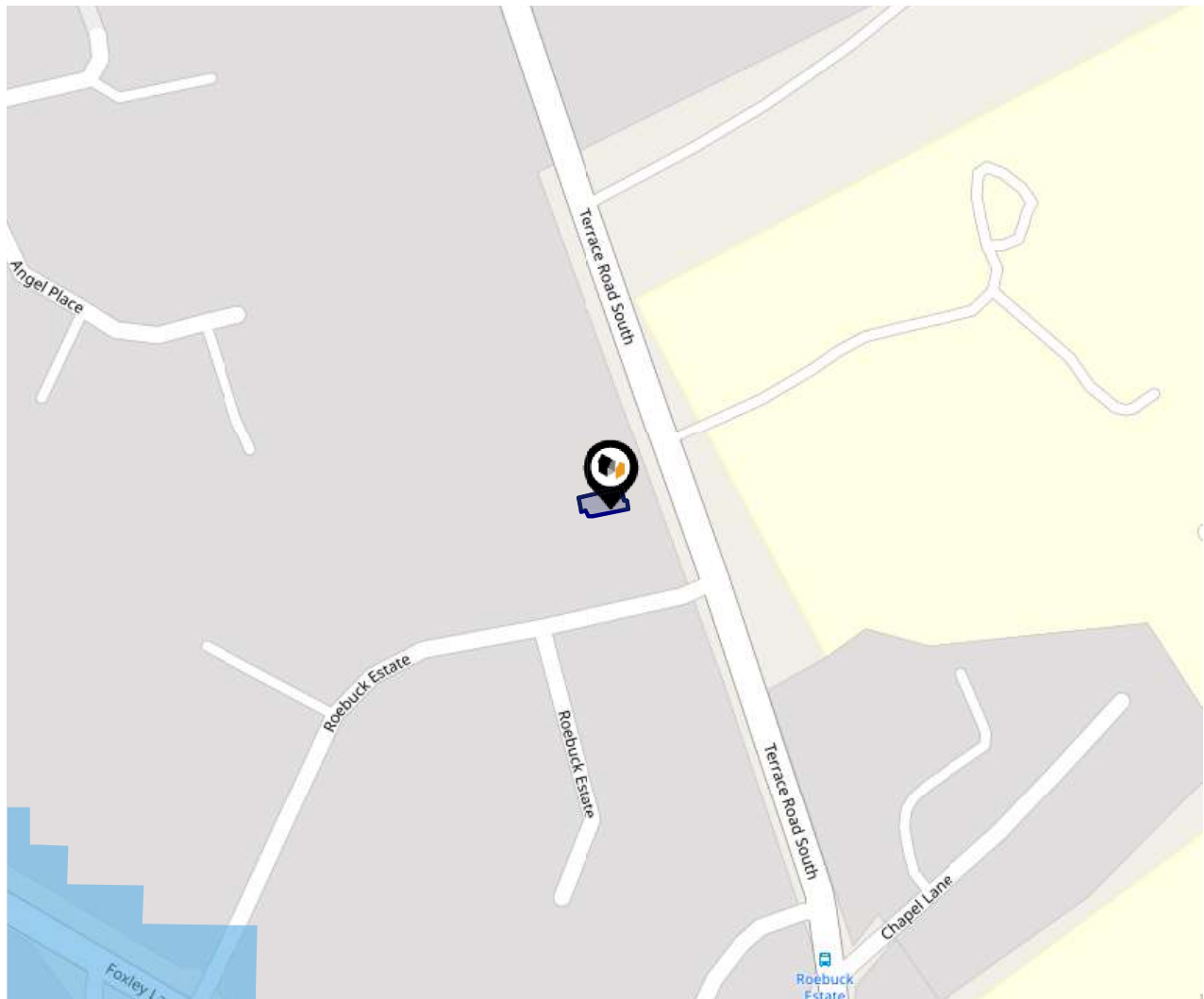
What is Radon?

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:

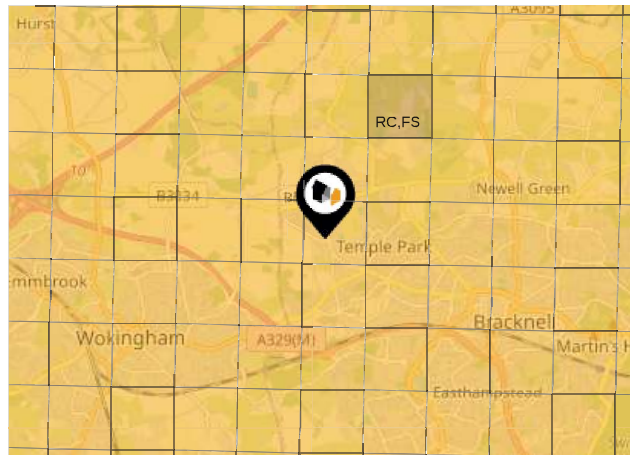
- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

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		

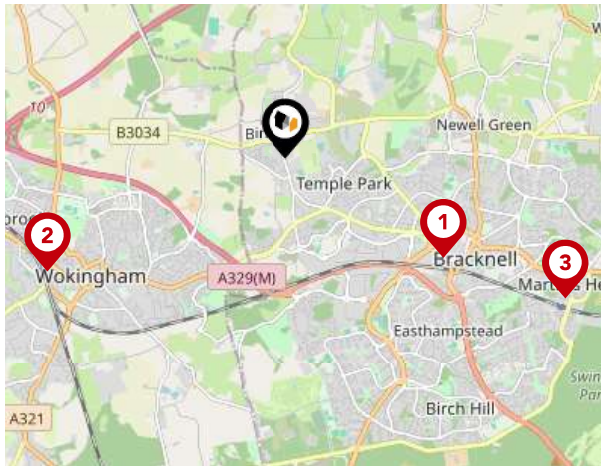


Primary Classifications (Most Common Clay Types)

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

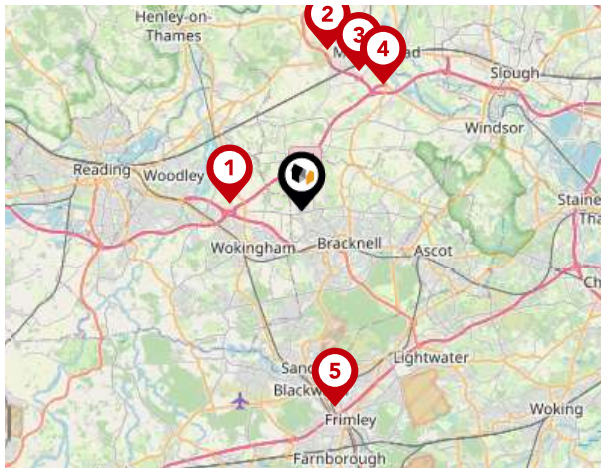
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Bracknell Rail Station	1.84 miles
2	Wokingham Rail Station	2.59 miles
3	Martins Heron Rail Station	3.07 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J10	2.87 miles
2	A404(M) J9	6.41 miles
3	A404(M) J9A	5.98 miles
4	M4 J8	5.92 miles
5	M3 J4	7.81 miles



Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport	14.82 miles
2	Heathrow Airport Terminal 4	14.85 miles
3	Luton Airport	35.91 miles
4	Gatwick Airport	32.87 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Roebuck Estate	0.08 miles
2	Binfield Crossroads	0.28 miles
3	Rose Hill	0.3 miles
4	Sampson Park	0.32 miles
5	York Road	0.37 miles



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.



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