

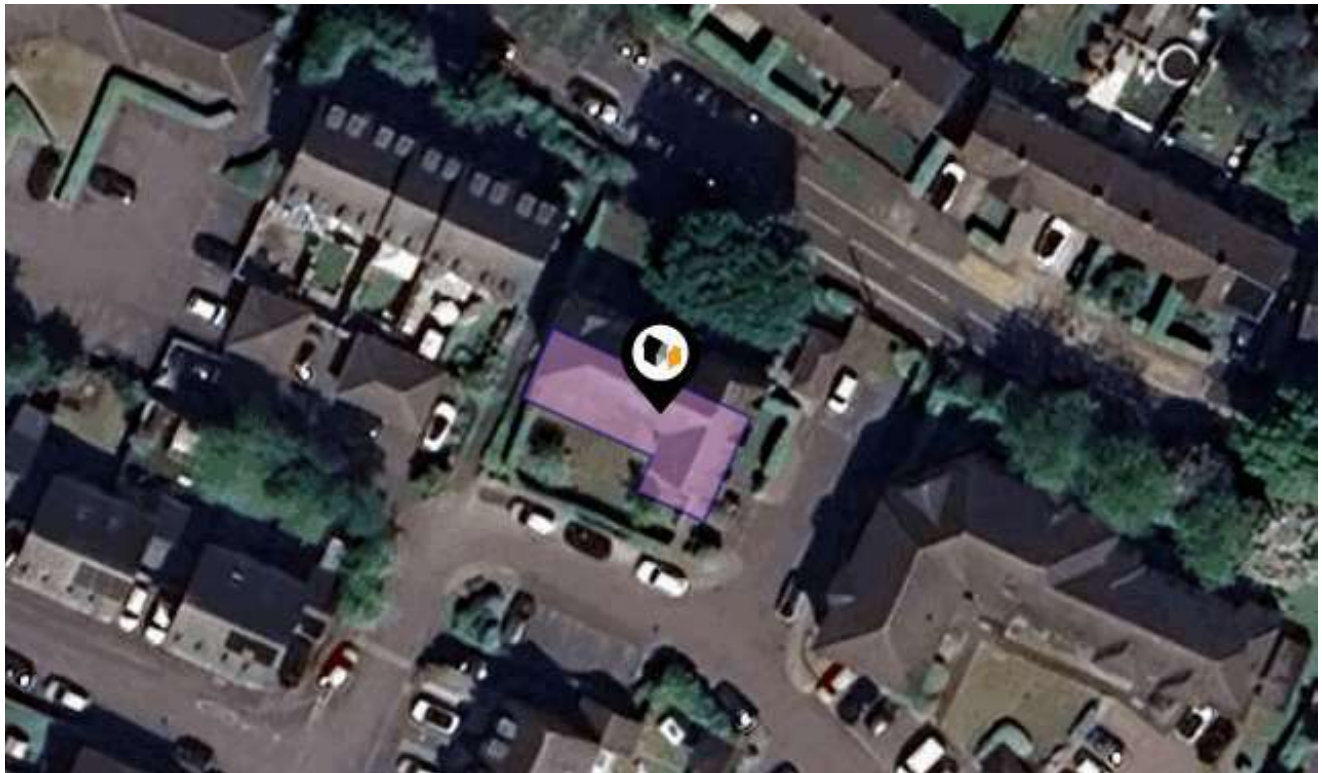


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 18th September 2025



BOOLE HEIGHTS, BRACKNELL, RG12

Duncan Yeardley

9 Crown Row, Bracknell, RG12 0TH

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Introduction

Our Comments

Set within the popular Sovereign Fields development, this well presented two double bedroom, two bathroom first floor apartment is perfectly suited for easy day-to-day living.

Step inside to find a bright and spacious living room alongside a bright and functional kitchen. Both bedrooms are double in size, with the principal bedroom featuring its own en-suite shower room, while a family bathroom serves the rest of the home.

Practical features include residents' parking, well-kept communal grounds, and double-glazed windows throughout, making this apartment as functional as it is inviting.

Boole Heights sits in a prime Bracknell position with excellent road links to the M3 and M4, plus easy access to local bus routes and Bracknell station for direct trains to London Waterloo. The vibrant Lexicon shopping centre is just a short drive away, offering an array of shops, restaurants, and leisure facilities, while nearby South Hill Park and Lily Hill Park provide acres of green space to explore.

Lease: 125 years from 1st January 2002

Ground Rent: £125 per annum

Service Charge: £1500 per annum

Council Tax Band: C

Two Double Bedrooms

Two Bathrooms

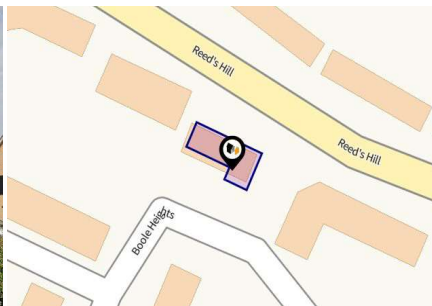
Residents Parking

Communal Gardens

South Facing Living Room

Desirable & Convenient Location

Property Overview



Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	2	Start Date:	29/04/2002
Floor Area:	807 ft ² / 75 m ²	End Date:	01/01/2127
Plot Area:	0.04 acres	Lease Term:	125 years from 1 January 2002
Year Built :	2002	Term Remaining:	101 years
Council Tax :	Band C		
Annual Estimate:	£1,916		
Title Number:	BK378074		

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)

6 mb/s	53 mb/s	10000 mb/s

Mobile Coverage: (based on calls indoors)



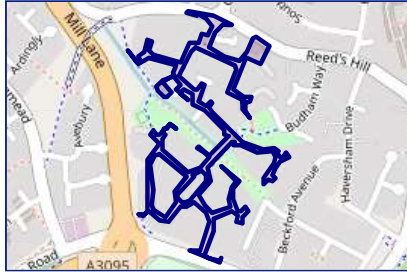
Satellite/Fibre TV Availability:



Property

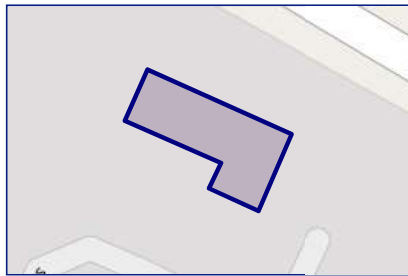
Multiple Title Plans

Freehold Title Plan



BK355024

Leasehold Title Plan



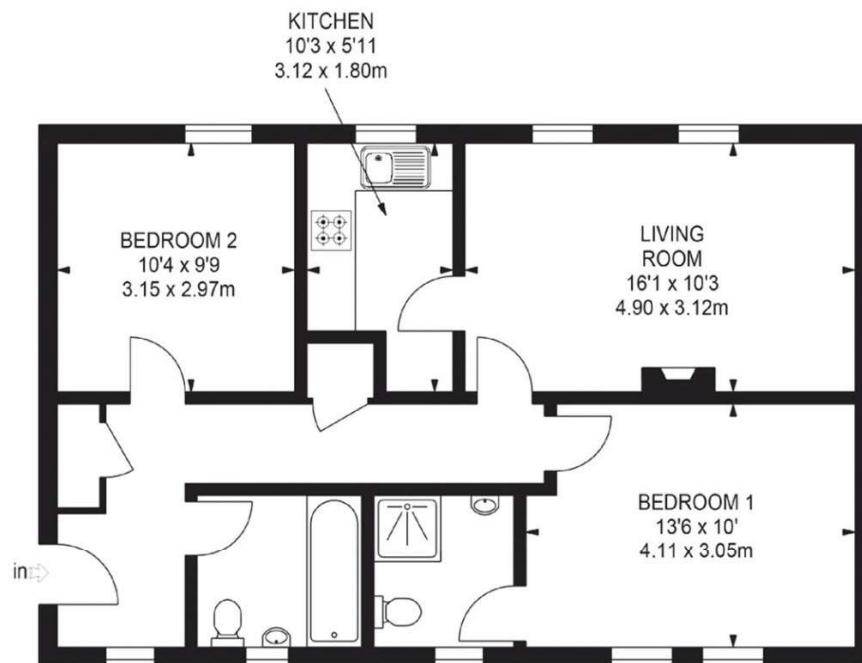
BK378074

Start Date:	29/04/2002
End Date:	01/01/2127
Lease Term:	125 years from 1 January 2002
Term Remaining:	101 years

Gallery Photos



BOOLE HEIGHTS, BRACKNELL, RG12



APPROX. GROSS INTERNAL FLOOR AREA 679 SQ FT / 63.08 SQ M

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.
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Property EPC - Certificate

Boole Heights, RG12

Energy rating

C

Valid until 08.03.2030

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 c	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

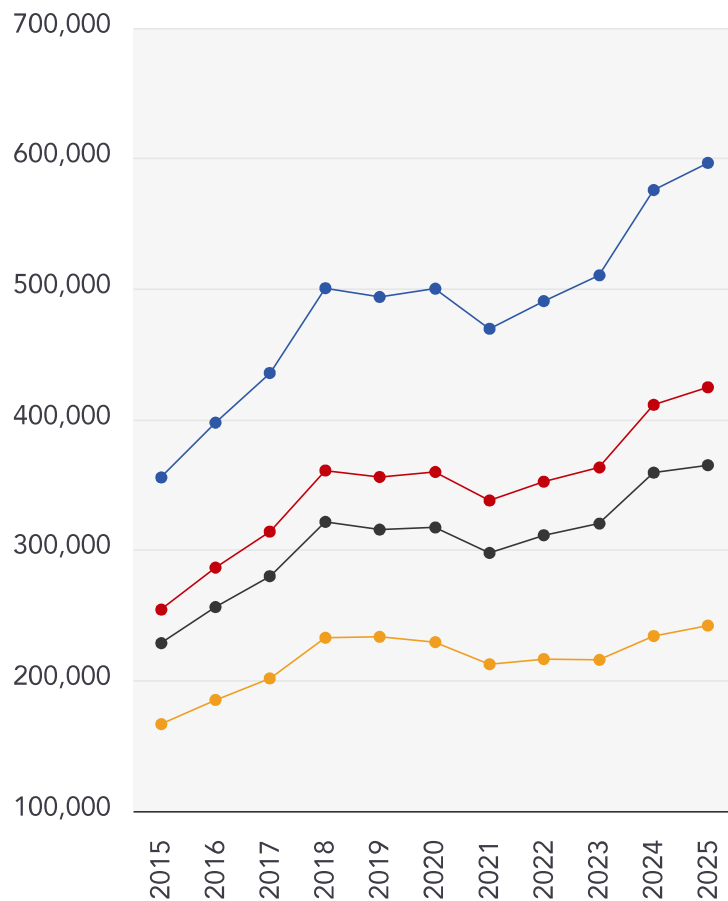
Additional EPC Data

Property Type:	Flat
Build Form:	Mid-Terrace
Transaction Type:	Rental (private)
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	2nd
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:	Electric storage heaters
Main Heating Controls:	Manual charge control
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 25% of fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	75 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%

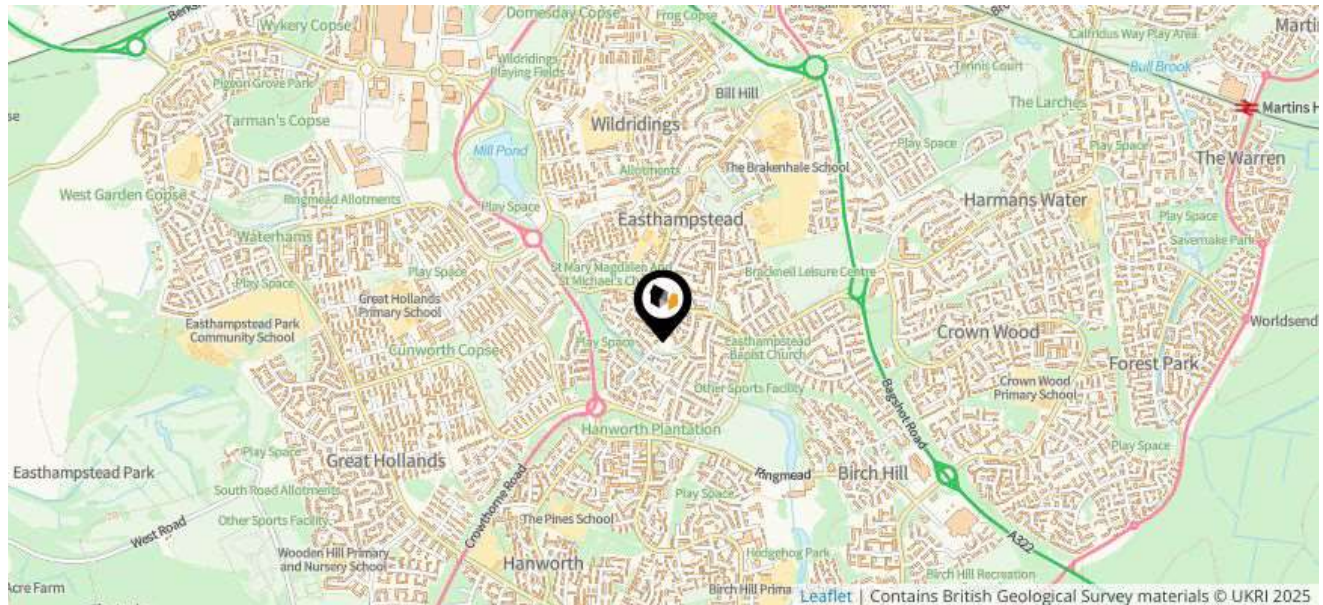
Flat

+45.31%

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

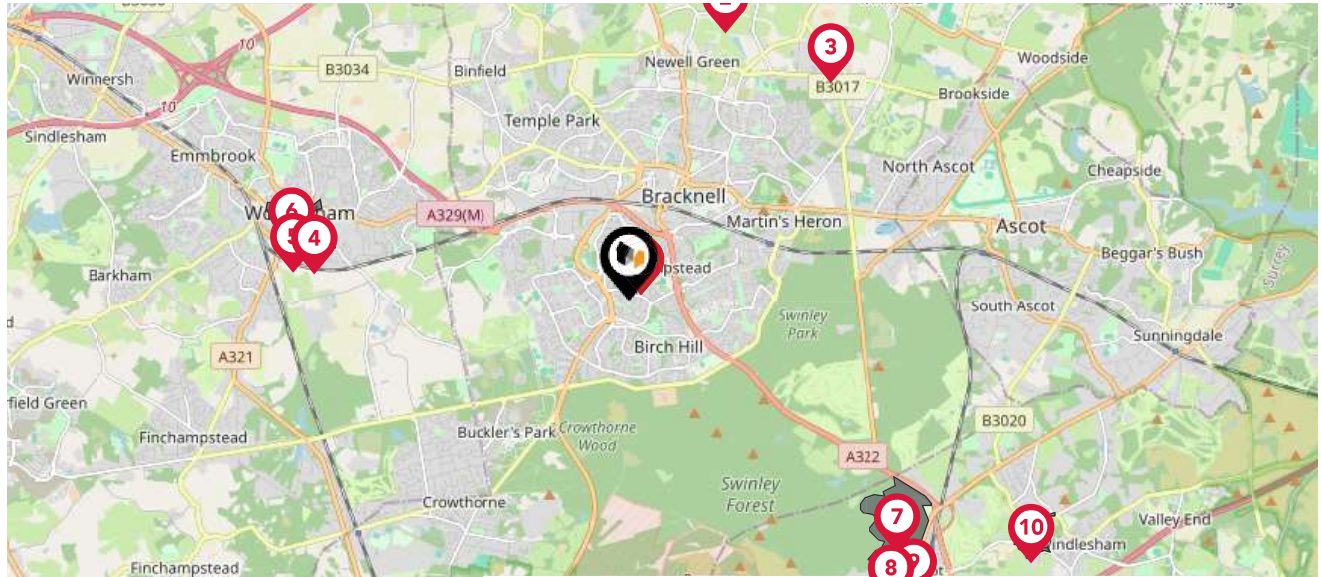
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



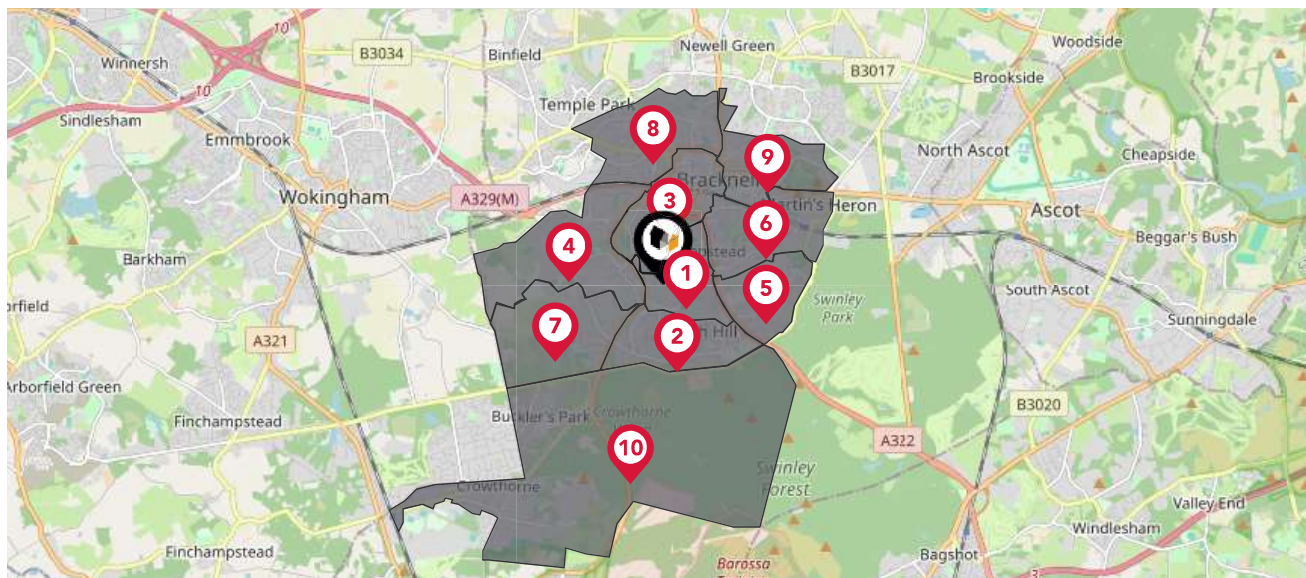
Nearby Conservation Areas

- 1 Easthampstead
- 2 Warfield
- 3 Winkfield Row
- 4 Murdoch Road
- 5 Langborough Road
- 6 Wokingham Town Centre
- 7 Bagshot Park, Bagshot
- 8 Bagshot, Church Road
- 9 Bagshot Village
- 10 Windlesham, Church Road and Kennel Lane

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



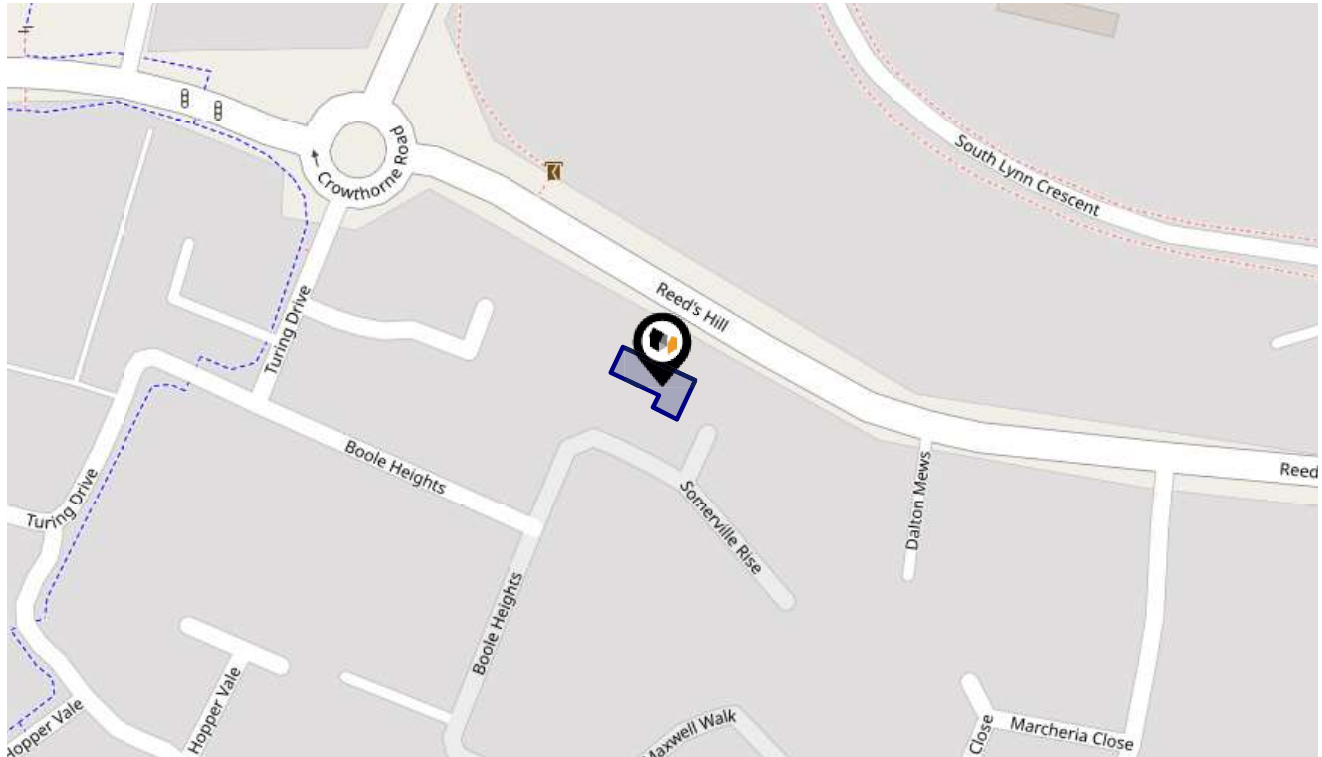
Nearby Council Wards

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

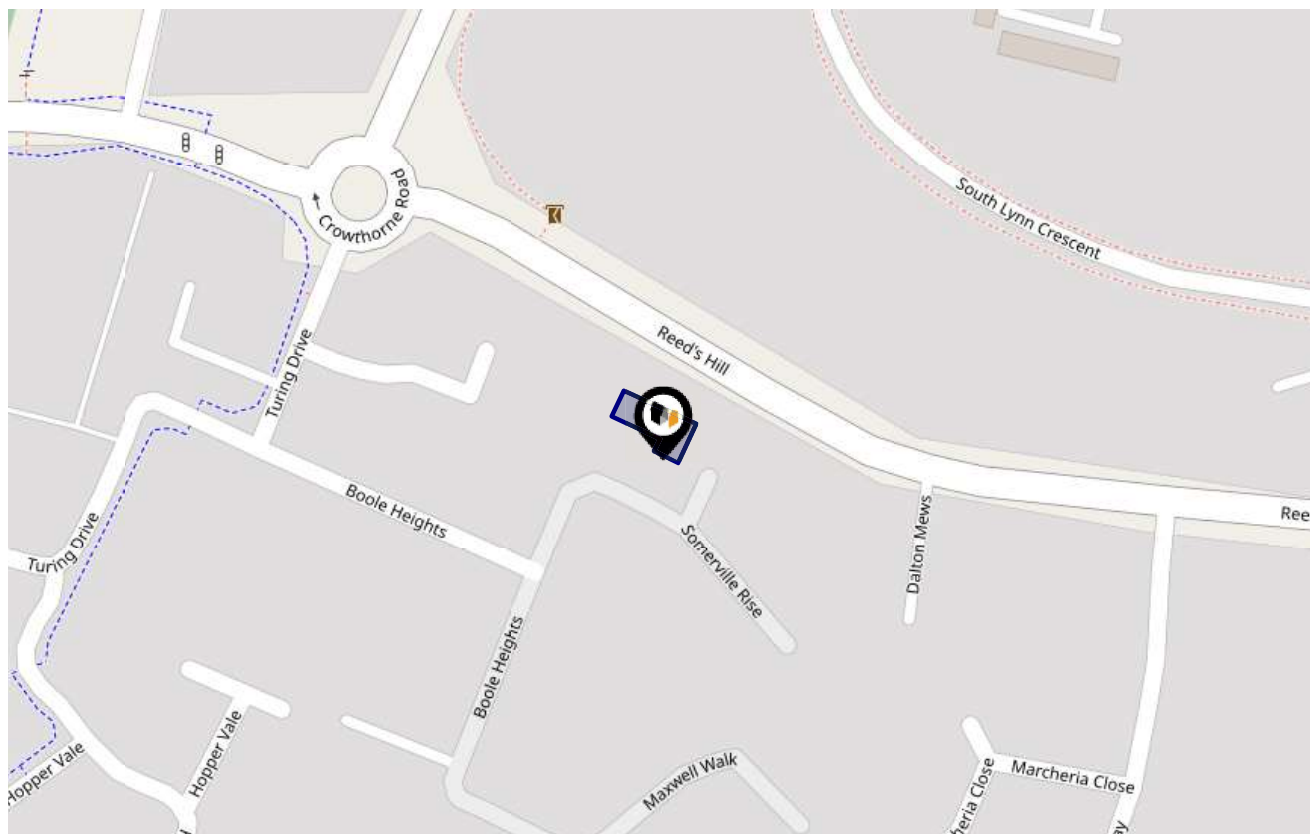
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

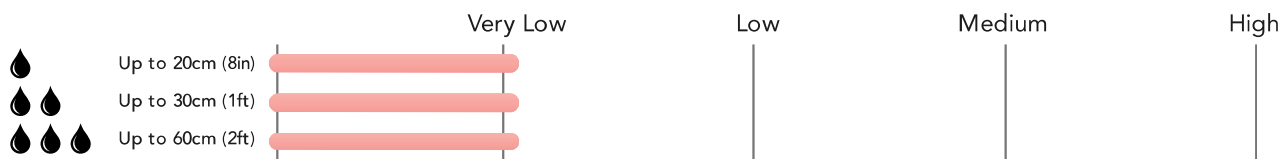


Risk Rating: Very low

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.

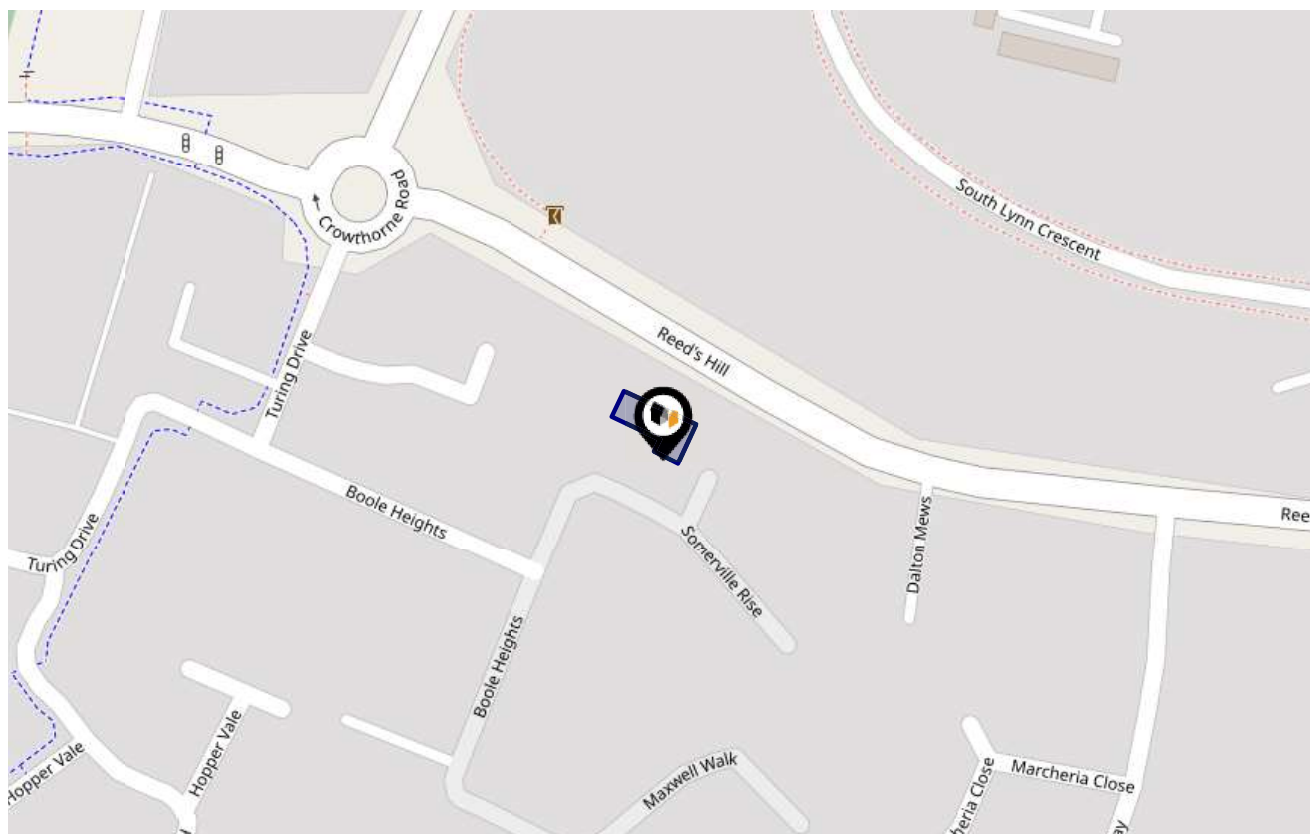
Chance of flooding to the following depths at this property:



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.

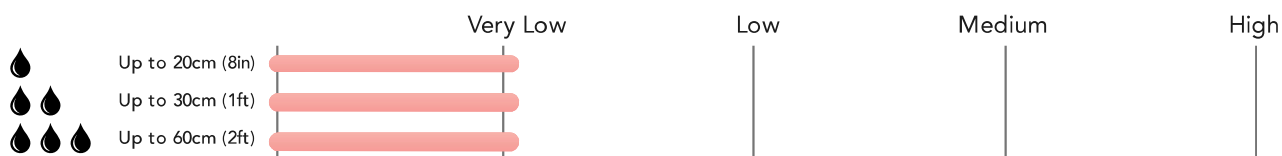


Risk Rating: Very low

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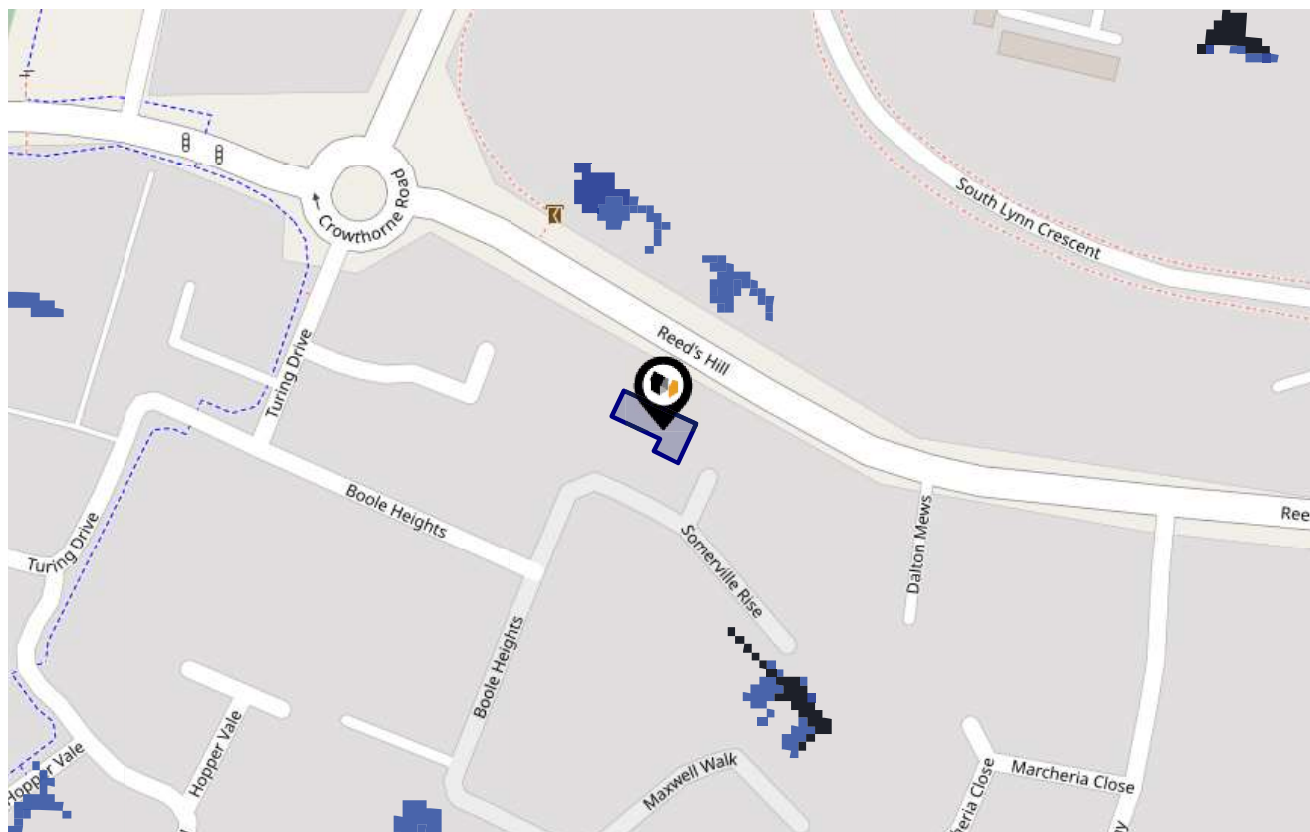
Chance of flooding to the following depths at this property:



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.

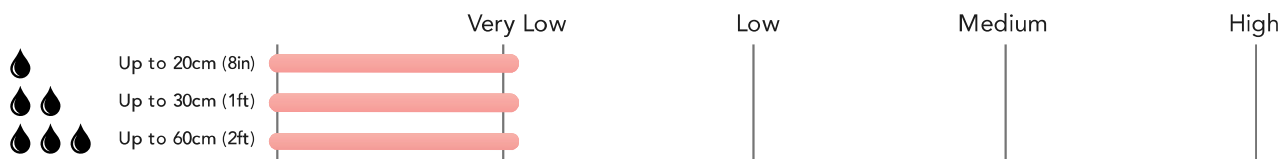


Risk Rating: Very low

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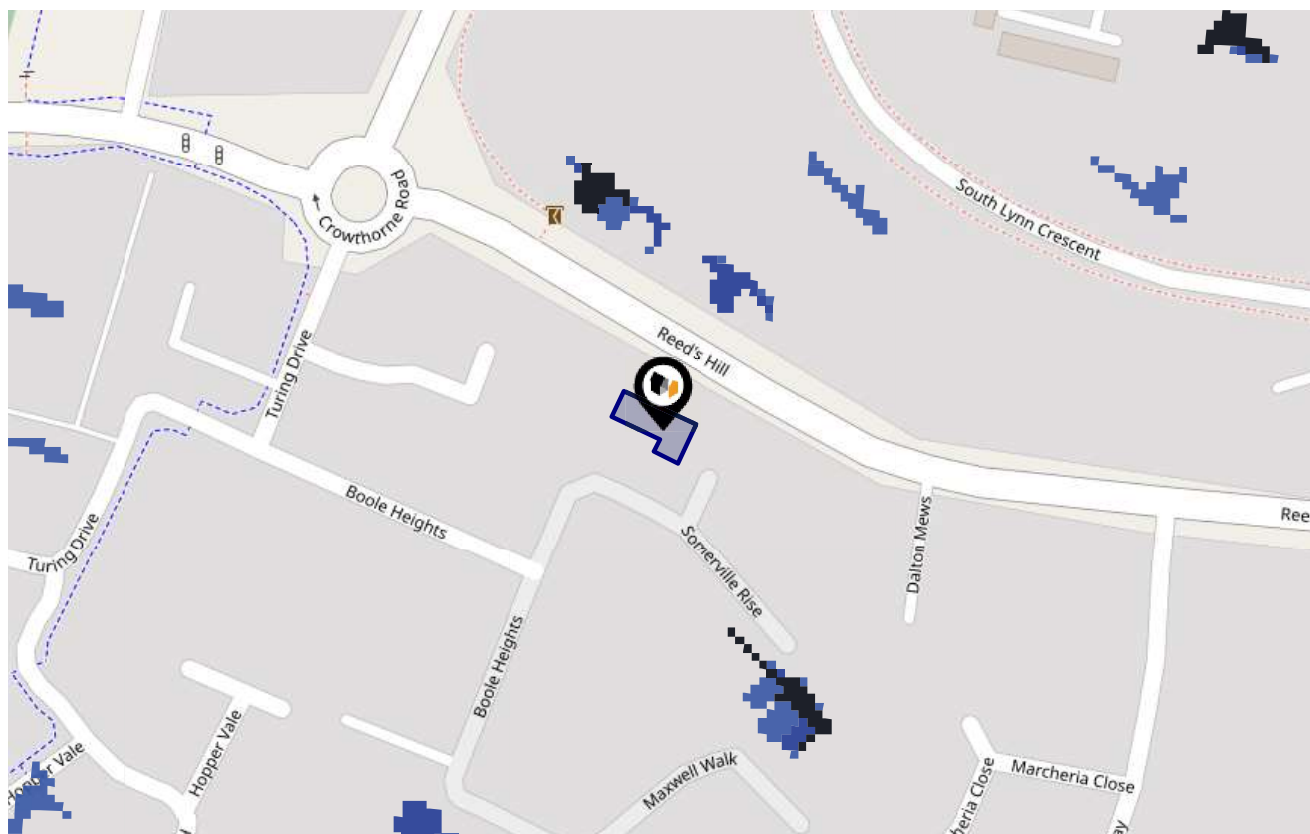
Chance of flooding to the following depths at this property:



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.

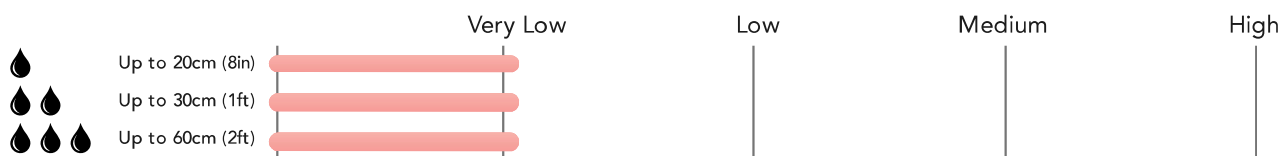


Risk Rating: Very low

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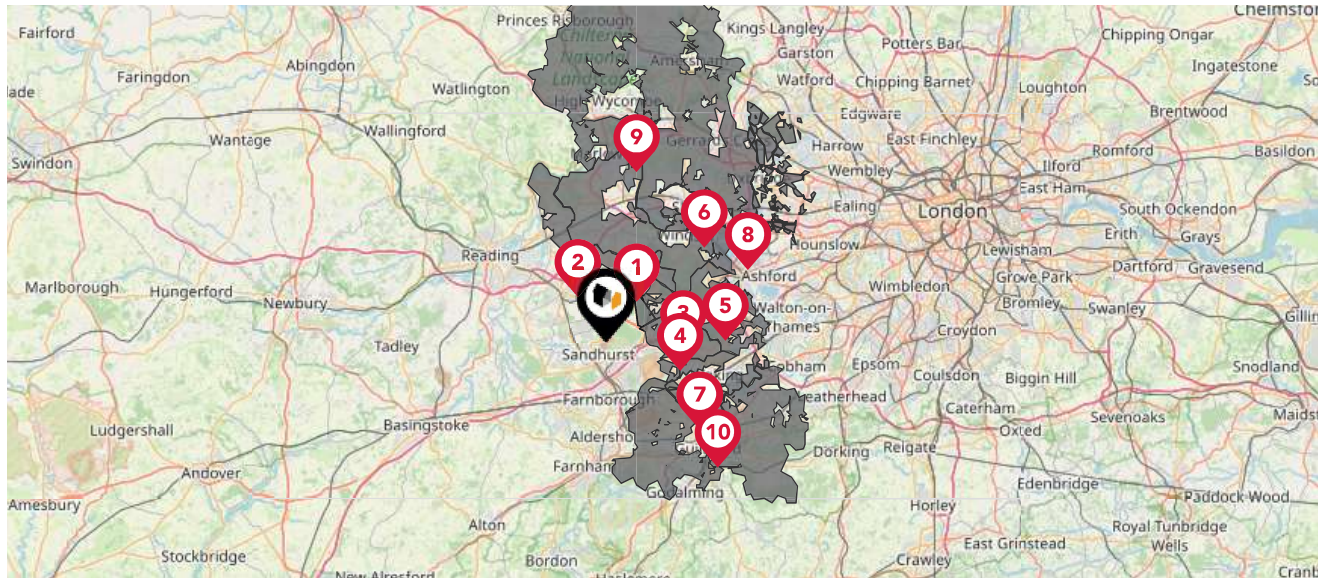
Chance of flooding to the following depths at this property:



Maps

Green Belt

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



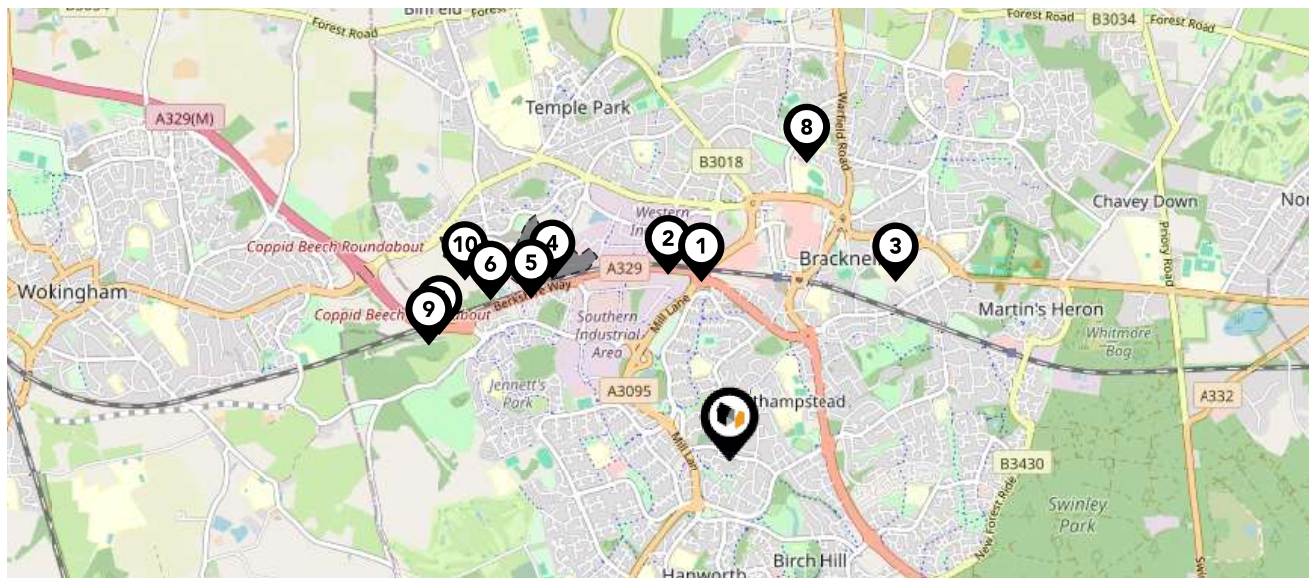
Nearby Green Belt Land

- 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	Easthampstead Brick-Bracknell, Berkshire	Historic Landfill
2	Downmill Brickworks-Western Industrial Area, Bracknell	Historic Landfill
3	Eastern Road Brick-Bracknell, Berkshire	Historic Landfill
4	Beehive North East-Beehive Road, Amen Corner, Bracknell, Berkshire	Historic Landfill
5	Beehive South West-Beehive Road, Bracknell, Berkshire	Historic Landfill
6	Rose Farm-Amen Corner	Historic Landfill
7	Buckhurst Moors-Amen Corner	Historic Landfill
8	Bull Lane-Bracknell, Berkshire	Historic Landfill
9	Buckhurst Piggeries-Amen Corner	Historic Landfill
10	Nike Land-Amen Corner	Historic Landfill

Maps

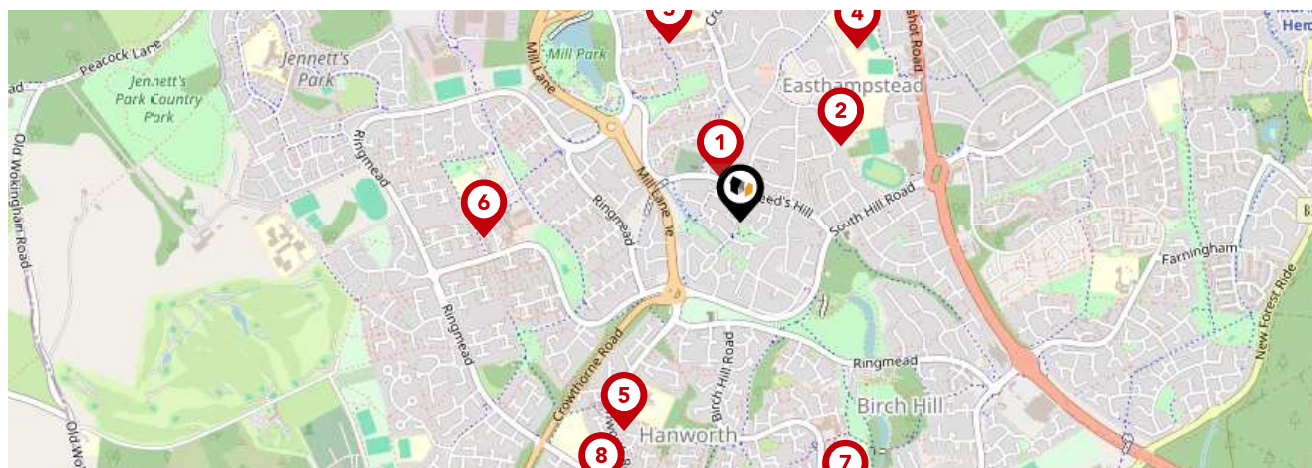
Listed Buildings

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



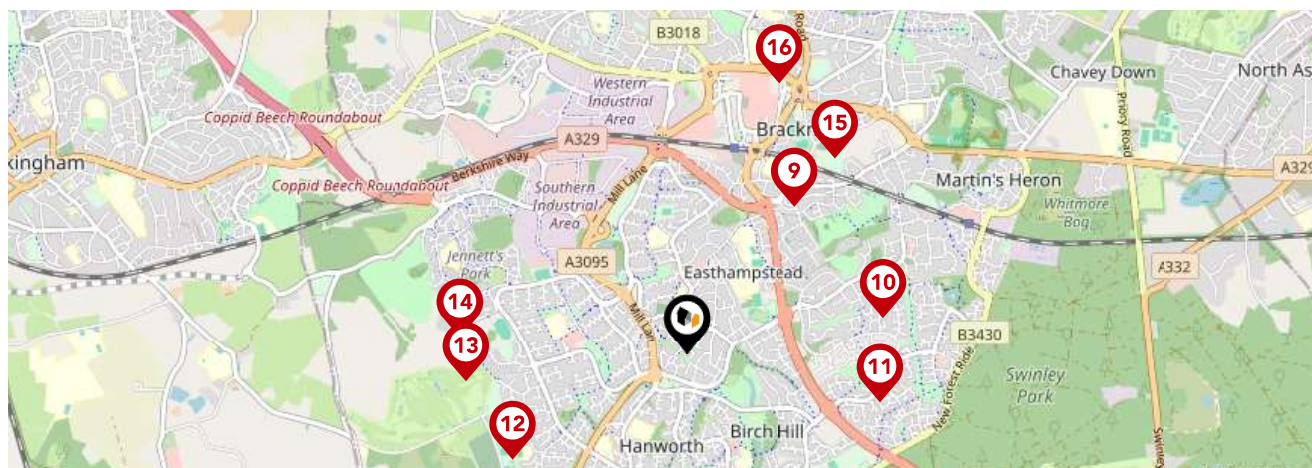
Listed Buildings in the local district		Grade	Distance
	1390347 - Reeds Hill Farmhouse	Grade II	0.0 miles
	1390329 - White Cottage	Grade II	0.1 miles
	1390326 - Church Cottage And Flax Bourton	Grade II	0.1 miles
	1390327 - Church Of St Michael And St Mary Magdelene	Grade II	0.1 miles
	1390328 - Forge Cottage	Grade II	0.2 miles
	1390361 - Point Royal	Grade II	0.3 miles
	1390349 - Garden Walls, Steps, Gate Piers And Gates Adjoining South Hill Park On The East	Grade II	0.6 miles
	1390348 - South Hill Park	Grade II	0.6 miles
	1390322 - The Horse And Groom Public House	Grade II	0.7 miles
	1390330 - Old Bracknell House	Grade II	0.7 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1	St Michael's Easthampstead Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 193 Distance:0.12	☐	☒	☐	☐	☐
2	Fox Hill Primary School Ofsted Rating: Good Pupils: 196 Distance:0.31	☐	☒	☐	☐	☐
3	Wildridings Primary School Ofsted Rating: Good Pupils: 428 Distance:0.47	☐	☒	☐	☐	☐
4	The Brakenhale School Ofsted Rating: Good Pupils: 1148 Distance:0.52	☐	☐	☒	☐	☐
5	The Pines School Ofsted Rating: Good Pupils: 332 Distance:0.59	☐	☒	☐	☐	☐
6	Great Hollands Primary School Ofsted Rating: Good Pupils: 275 Distance:0.63	☐	☒	☐	☐	☐
7	Birch Hill Primary School and Nursery Ofsted Rating: Good Pupils: 403 Distance:0.73	☐	☒	☐	☐	☐
8	St Margaret Clitherow Catholic Primary School, Bracknell Ofsted Rating: Good Pupils: 200 Distance:0.74	☐	☒	☐	☐	☐

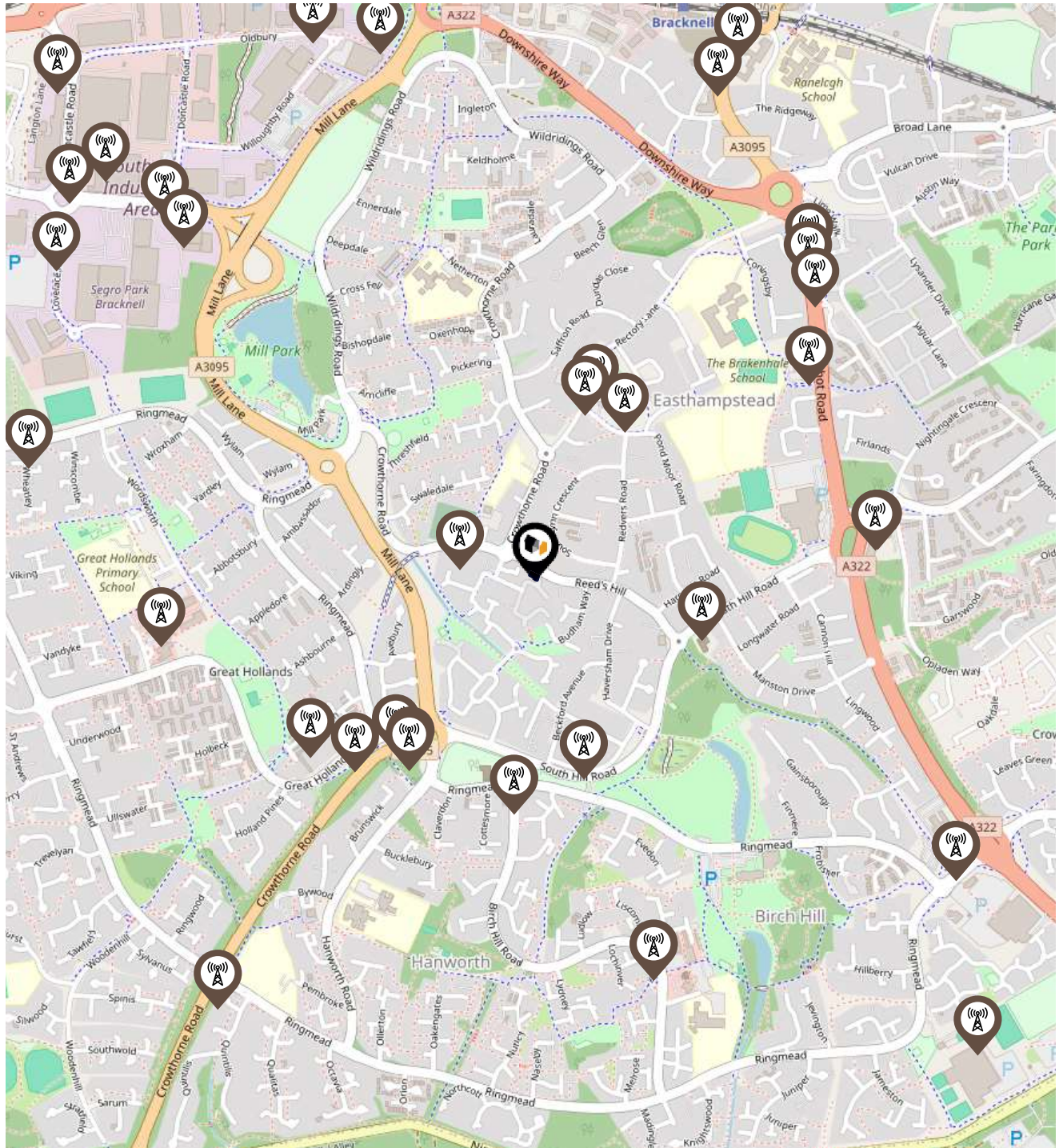
Area Schools



		Nursery	Primary	Secondary	College	Private
	Ranelagh School Ofsted Rating: Outstanding Pupils: 1062 Distance:0.9	☐	☐	☒	☐	☐
	Harmans Water Primary School Ofsted Rating: Good Pupils: 466 Distance:0.98	☐	☒	☐	☐	☐
	Crown Wood Primary School Ofsted Rating: Good Pupils: 642 Distance:0.98	☐	☒	☐	☐	☐
	Wooden Hill Primary and Nursery School Ofsted Rating: Good Pupils: 423 Distance:1.01	☐	☒	☐	☐	☐
	King's Academy Easthampstead Park Ofsted Rating: Good Pupils: 976 Distance:1.1	☐	☐	☒	☐	☐
	Jennett's Park CofE Primary School Ofsted Rating: Good Pupils: 427 Distance:1.12	☐	☒	☐	☐	☐
	St Joseph's Catholic Primary School, Bracknell Ofsted Rating: Good Pupils: 209 Distance:1.21	☐	☒	☐	☐	☐
	Garth Hill College Ofsted Rating: Good Pupils: 1476 Distance:1.41	☐	☐	☒	☐	☐

Local Area

Masts & Pylons



Key:

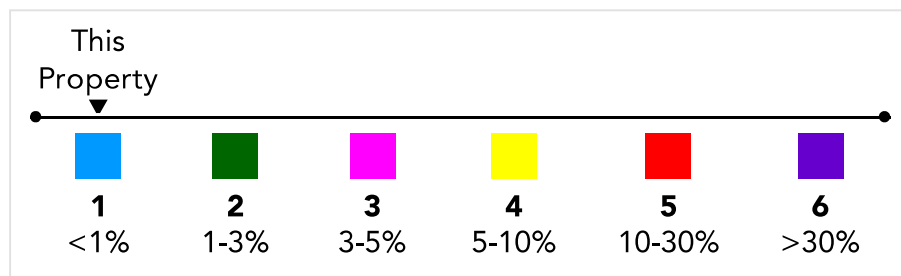
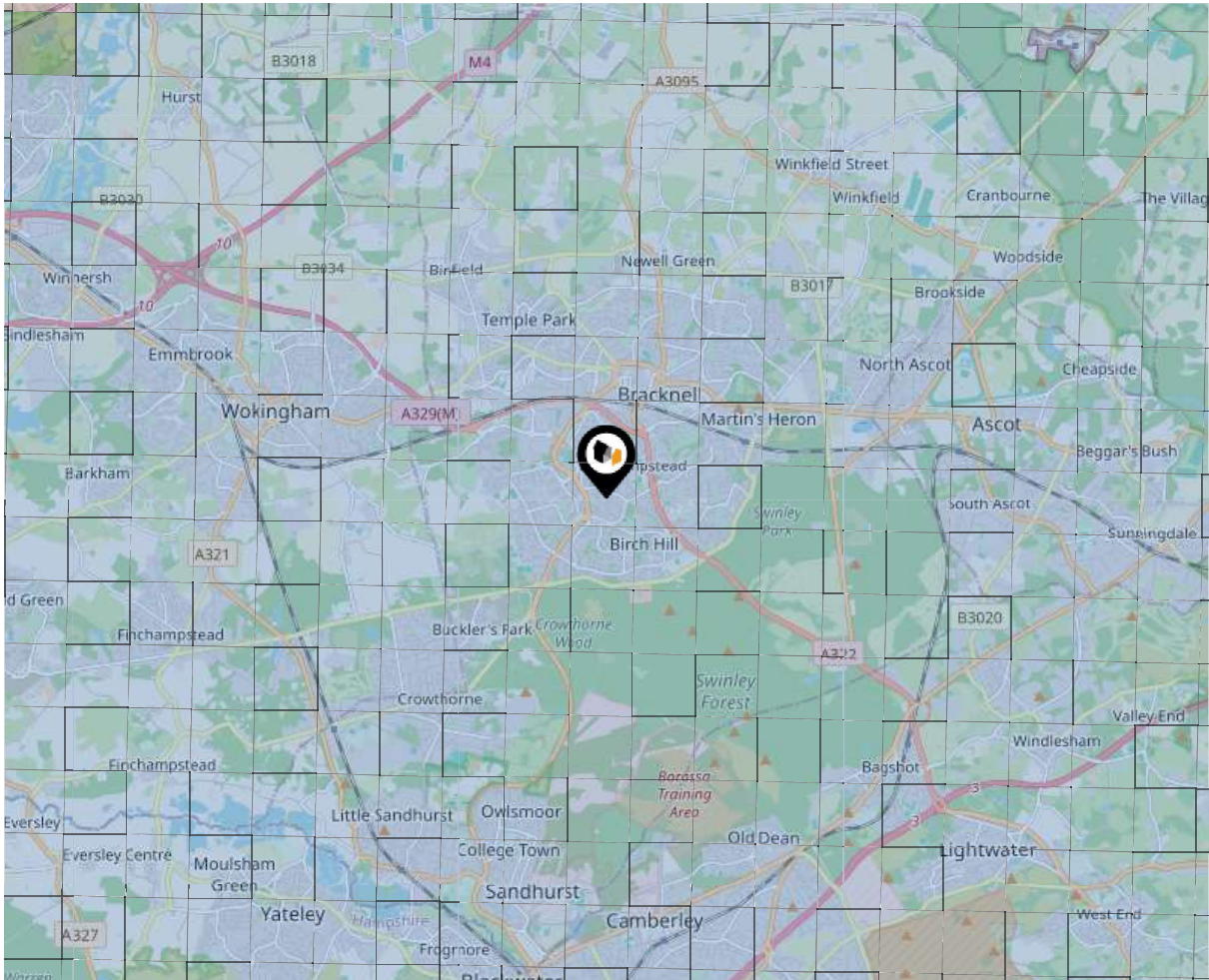
-  Power Pylons
-  Communication Masts

Environment

Radon Gas

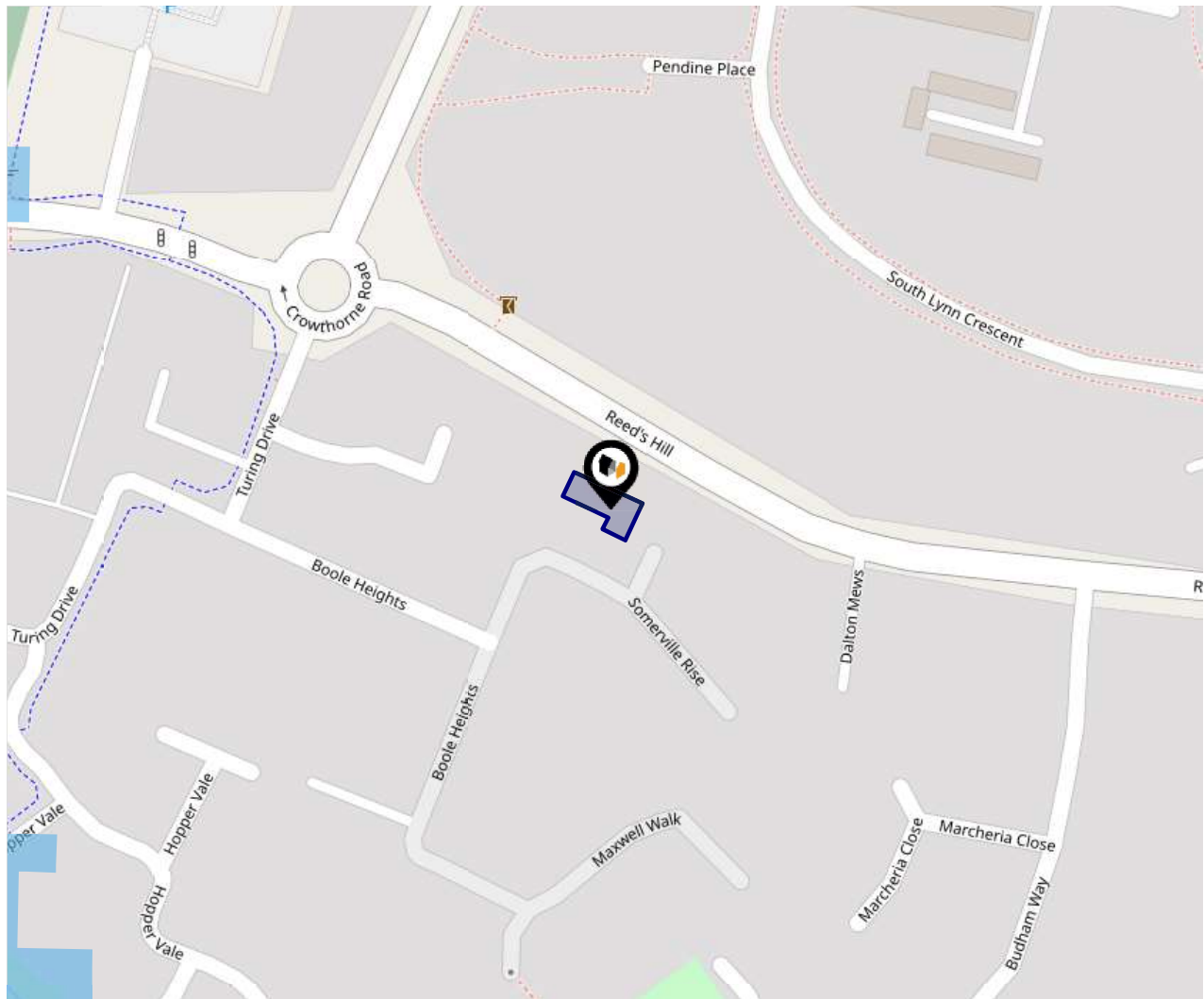
What is Radon?

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:

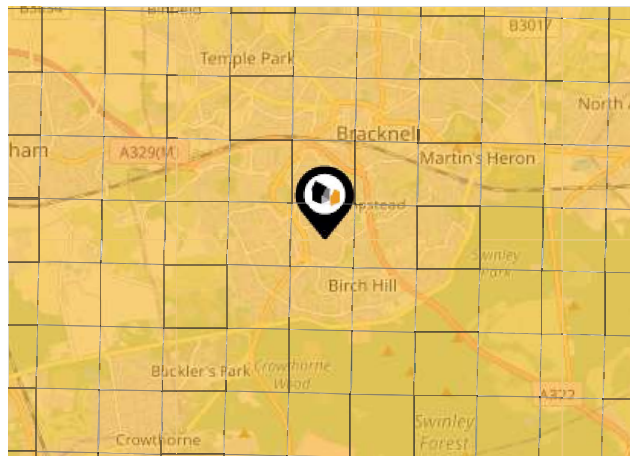
- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Environment

Soils & Clay

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

Carbon Content:	NONE	Soil Texture:	SAND TO LOAM
Parent Material Grain:	ARENACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT TO MEDIUM		



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

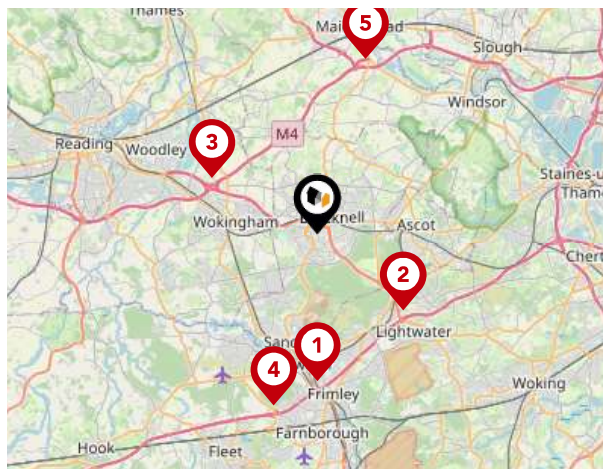
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
	Bracknell Rail Station	0.91 miles
	Martins Heron Rail Station	1.5 miles
	Ascot Rail Station	3.52 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M3 J4	5.84 miles
	M3 J3	4.54 miles
	M4 J10	4.7 miles
	M3 J4A	7 miles
	M4 J8	7.1 miles

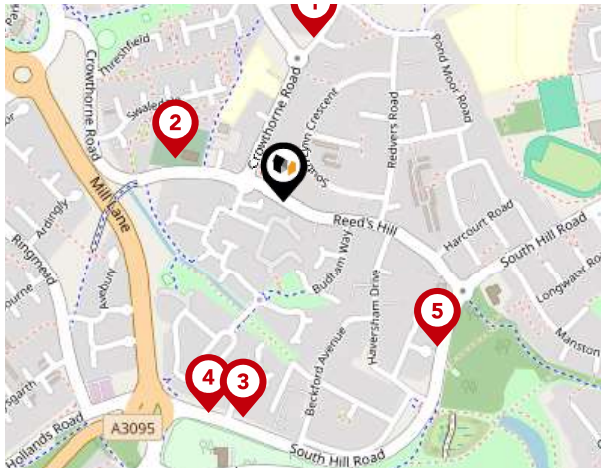


Airports/Helipads

Pin	Name	Distance
	Heathrow Airport	14.1 miles
	Heathrow Airport Terminal 4	13.98 miles
	Gatwick Airport	30.74 miles
	Leaves Green	34.47 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Swancote Green	0.21 miles
2	St Michael's Church	0.14 miles
3	Babbage Way	0.27 miles
4	Babbage Way	0.28 miles
5	Haversham Drive	0.26 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.



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