

DY.

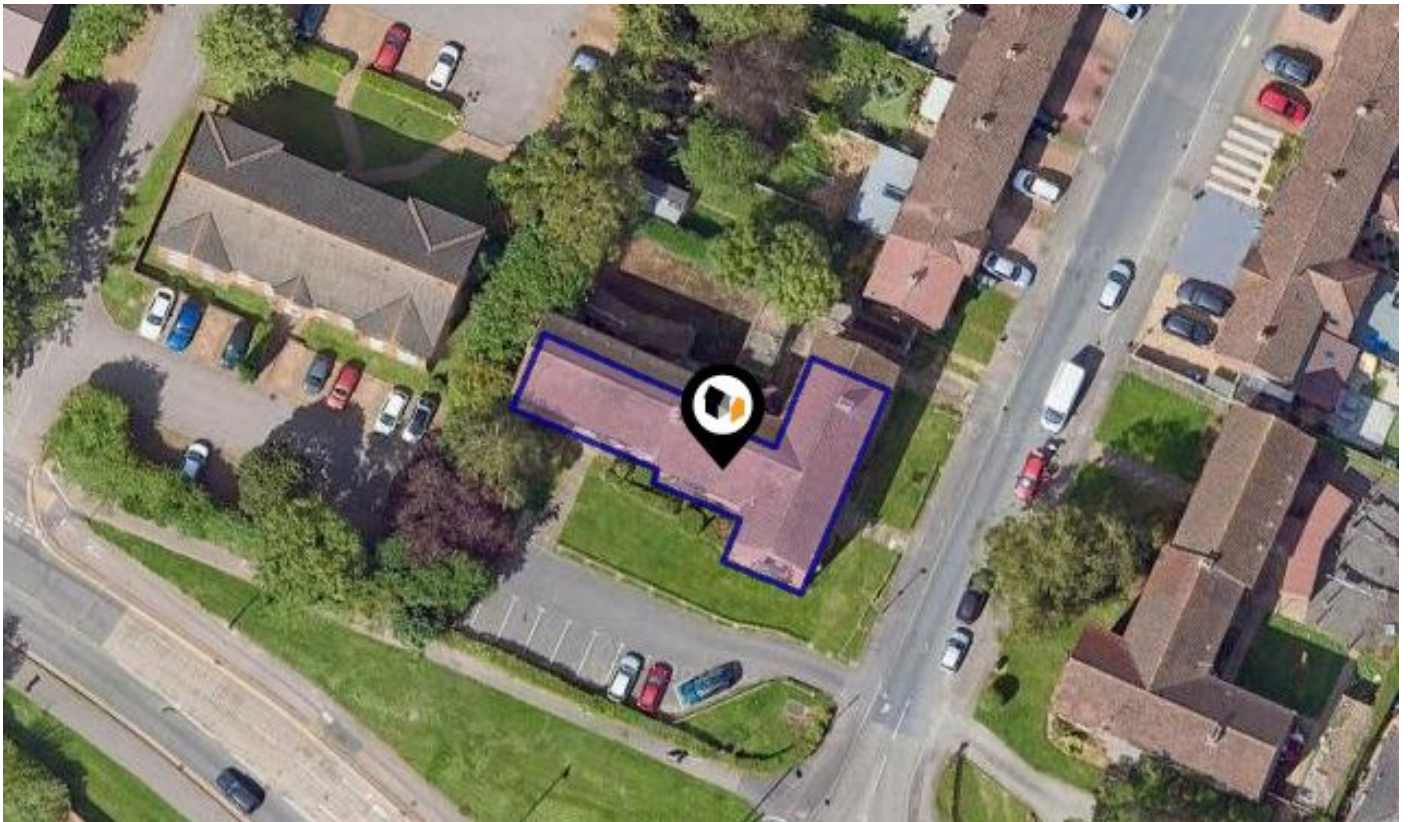


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 23rd January 2026



HAWKSWOOD HOUSE, MOORDALE AVENUE, BRACKNELL, RG42

Duncan Yeardley

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Introduction

Our Comments

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

NO ONWARD CHAIN

This well presented ground floor studio apartment, located on the desirable Moordale Avenue in Bracknell, is perfect for first time buyers, young professionals, or as an investment opportunity.

Internally, the apartment features ample storage facilities throughout, a three piece bathroom, kitchen with modern appliances and an open plan living/bedroom with access to a balcony that overlooks the well maintained communal grounds.

Off street parking is also available within the grounds of the apartment building for extra convenience.

No Onward Chain

Ground Floor

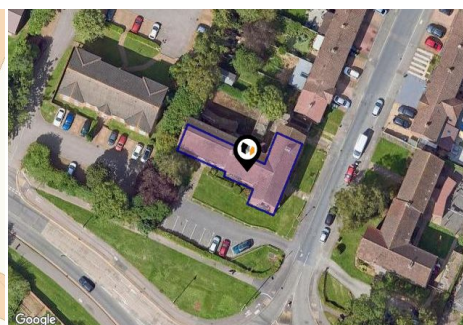
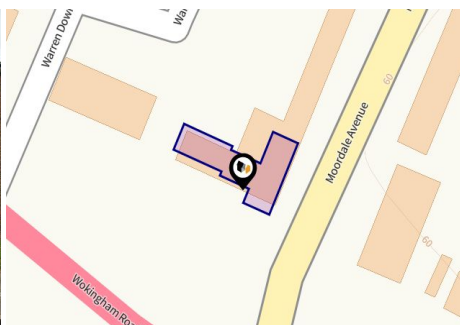
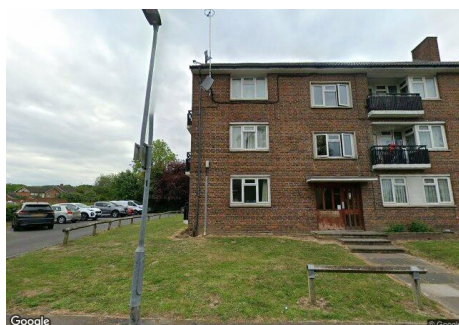
Parking

Balcony

Plenty of Storage Space

Decorated Throughout

Close to Local Amenities



Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	1	Start Date:	01/02/2004
Floor Area:	322 ft ² / 30 m ²	End Date:	02/02/2129
Plot Area:	0.07 acres	Lease Term:	125 years from 2 February 2004
Year Built :	1950-1966	Term Remaining:	103 years
Council Tax :	Band A		
Annual Estimate:	£1,437		
Title Number:	BK387780		

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 mb/s	70 mb/s	1000 mb/s

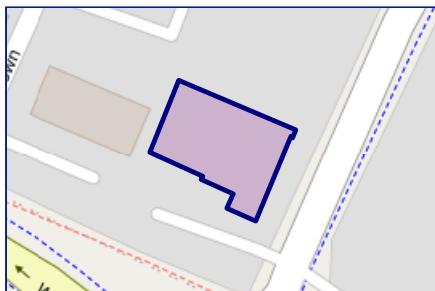
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

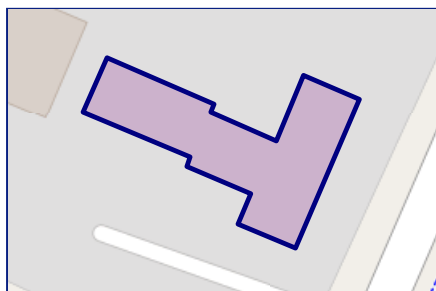


Freehold Title Plan



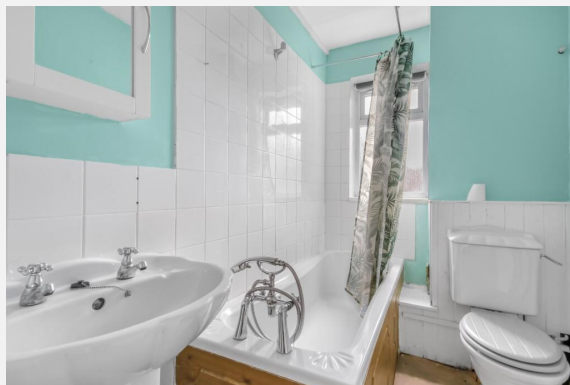
BK418073

Leasehold Title Plan



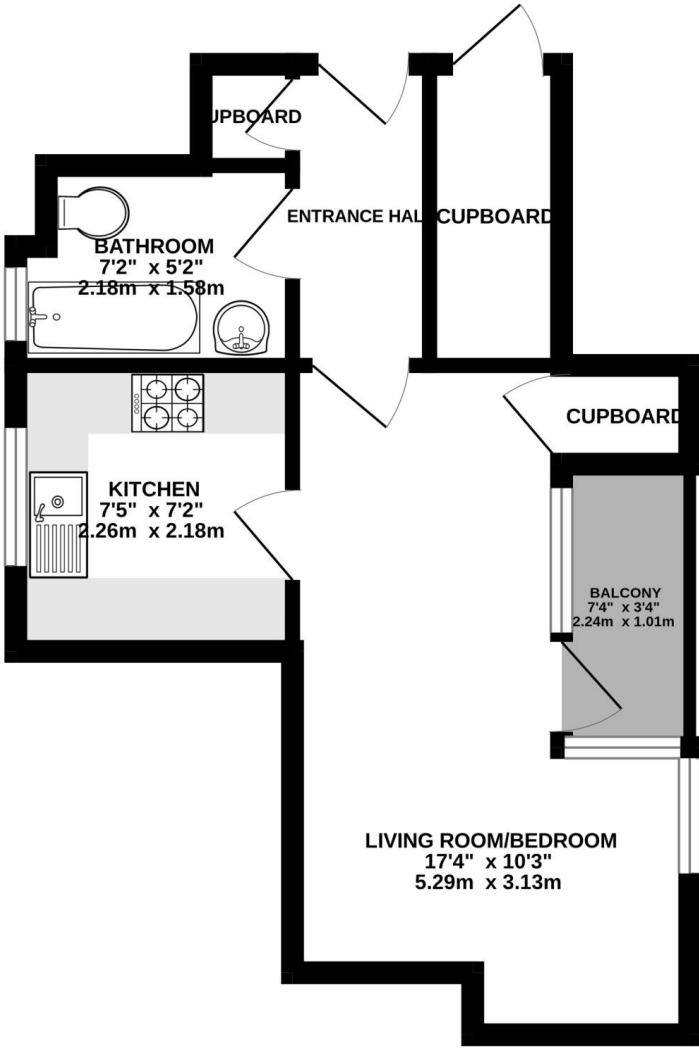
BK387780

Start Date:	01/02/2004
End Date:	02/02/2129
Lease Term:	125 years from 2 February 2004
Term Remaining:	103 years



**HAWKSWOOD HOUSE, MOORDALE AVENUE,
BRACKNELL, RG42**

GROUND FLOOR



Made with Metropix ©2025

Hawkswood House, Moordale Avenue, RG42

Energy rating

C

Valid until 09.05.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 c	73 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

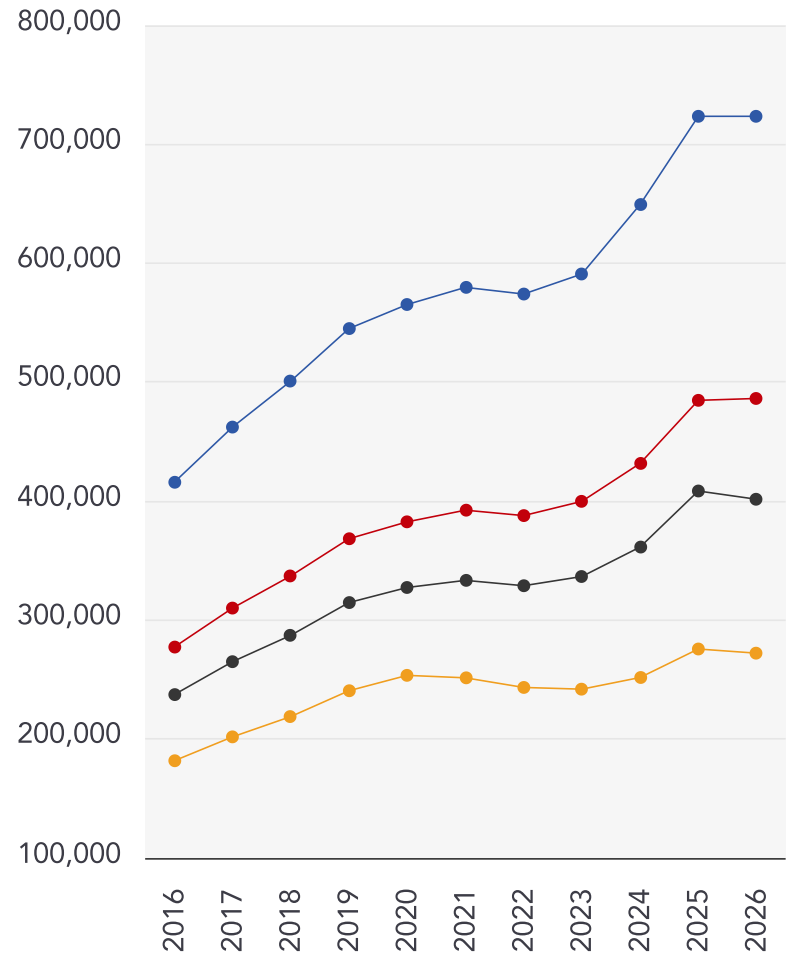
Property Type:	Flat
Build Form:	Semi-Detached
Transaction Type:	Rental
Energy Tariff:	Unknown
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	00
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	(another dwelling above)
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	30 m ²

Market

House Price Statistics



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



Detached

+73.97%

Semi-Detached

+75.35%

Terraced

+69.17%

Flat

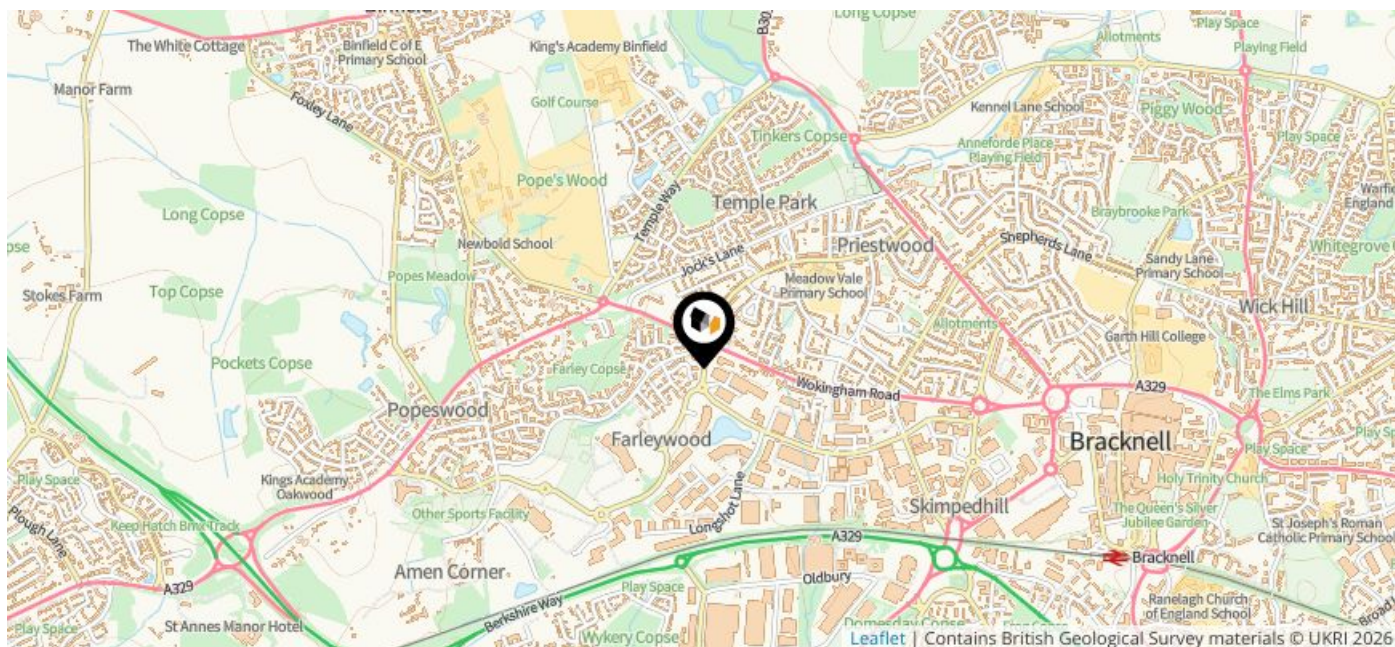
+49.74%

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.

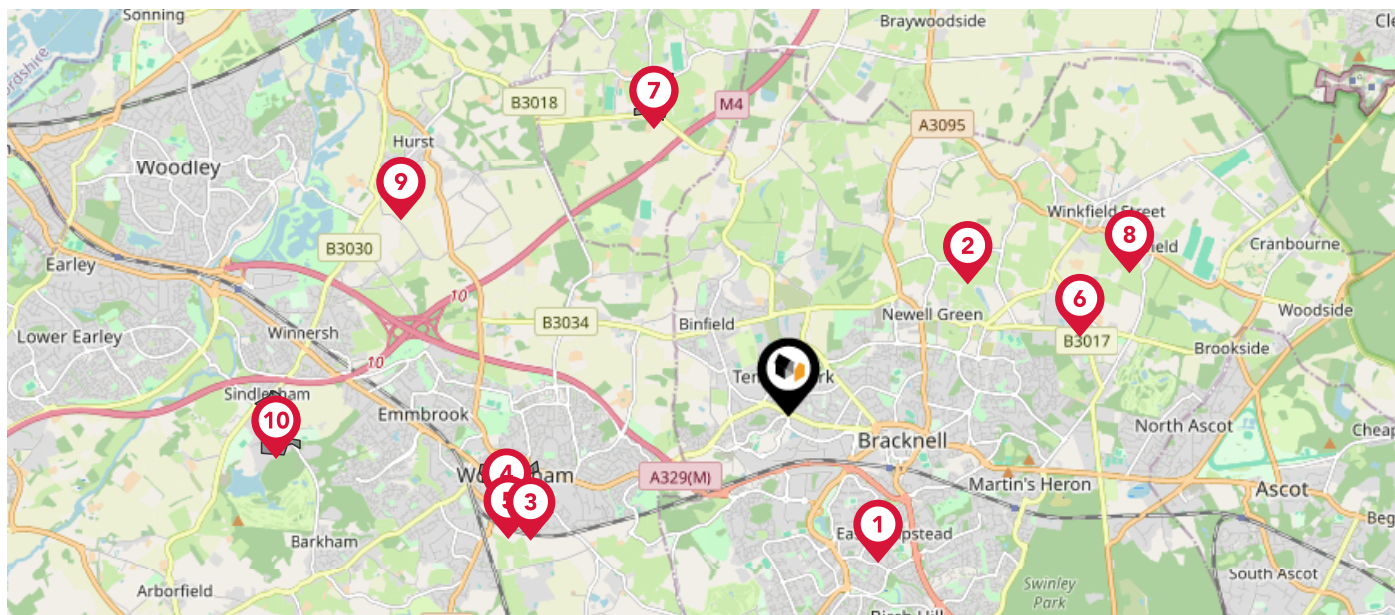
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

Maps

Conservation Areas

DY.

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

Murdoch Road

4

Wokingham Town Centre

5

Langborough Road

6

Winkfield Row

7

Shurlock Row

8

Winkfield Village

9

Hurst

10

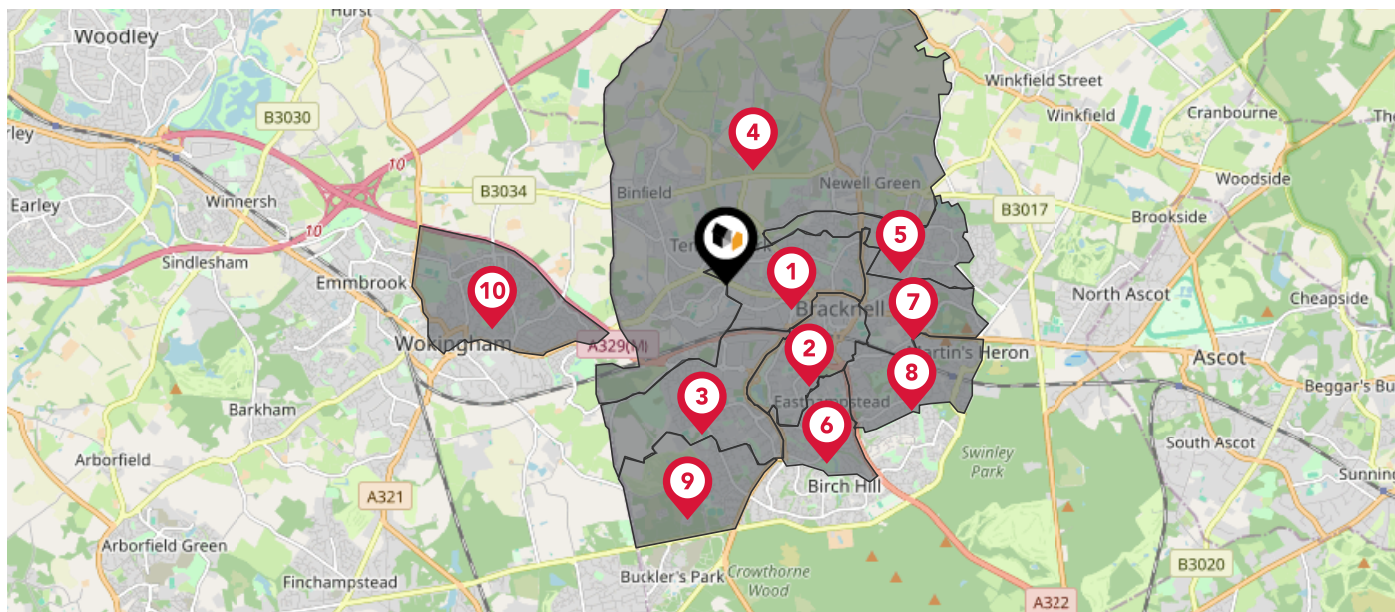
Sindlesham

Maps

Council Wards

DY.

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

Priestwood and Garth Ward

2

Wildridings and Central Ward

3

Great Hollands North Ward

4

Binfield with Warfield Ward

5

Warfield Harvest Ride Ward

6

Old Bracknell Ward

7

Bullbrook Ward

8

Harmans Water Ward

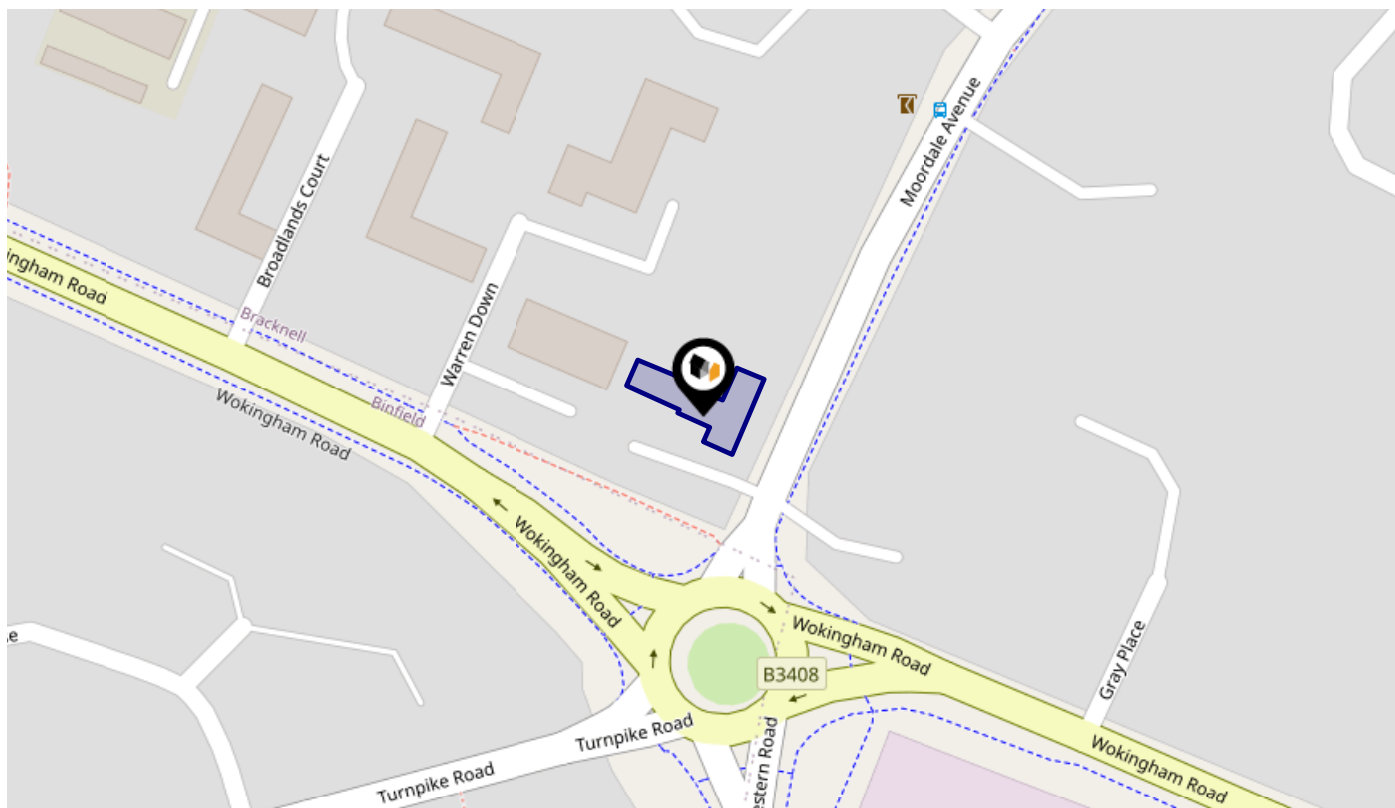
9

Great Hollands South Ward

10

Norreys Ward

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:

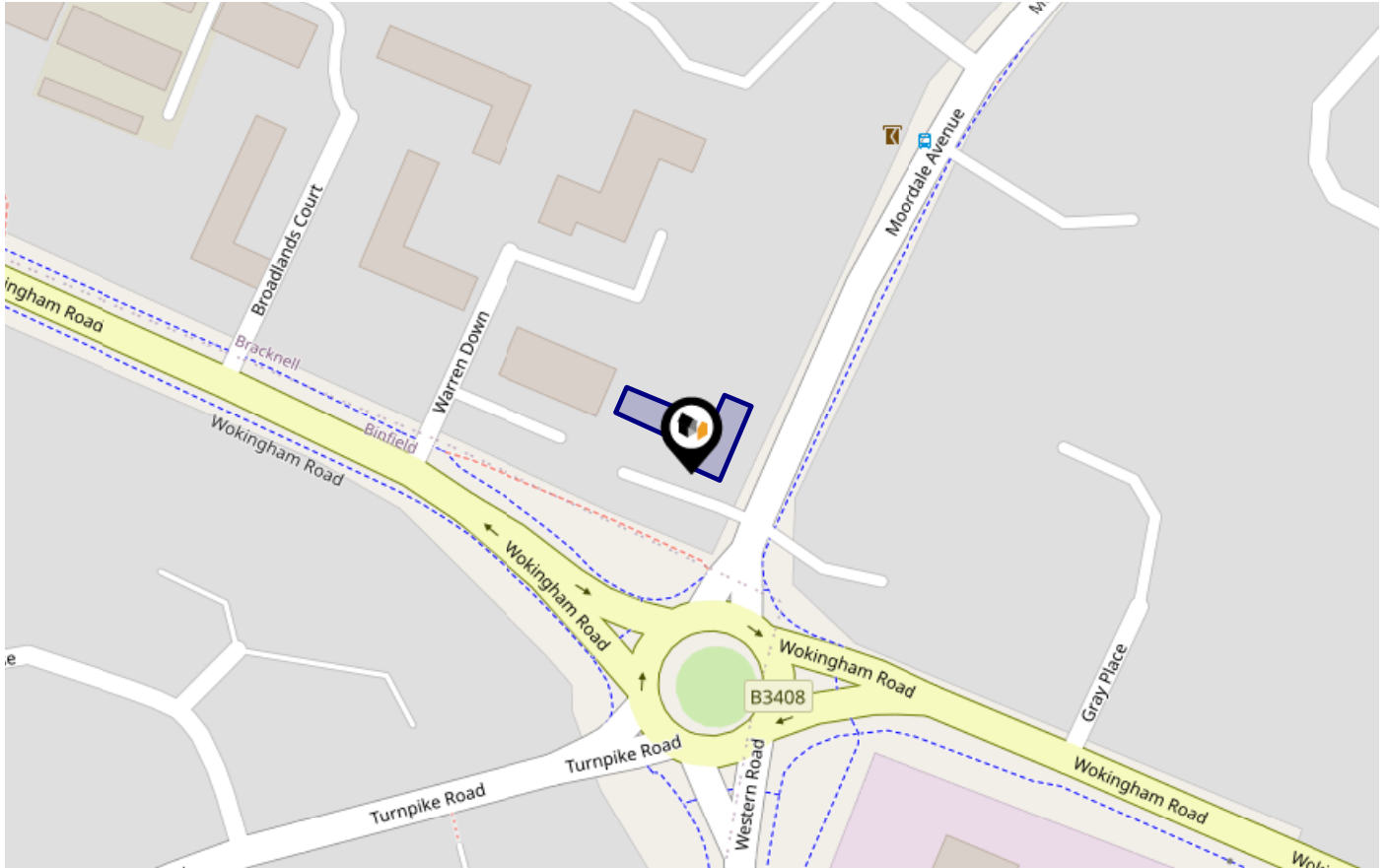
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

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:

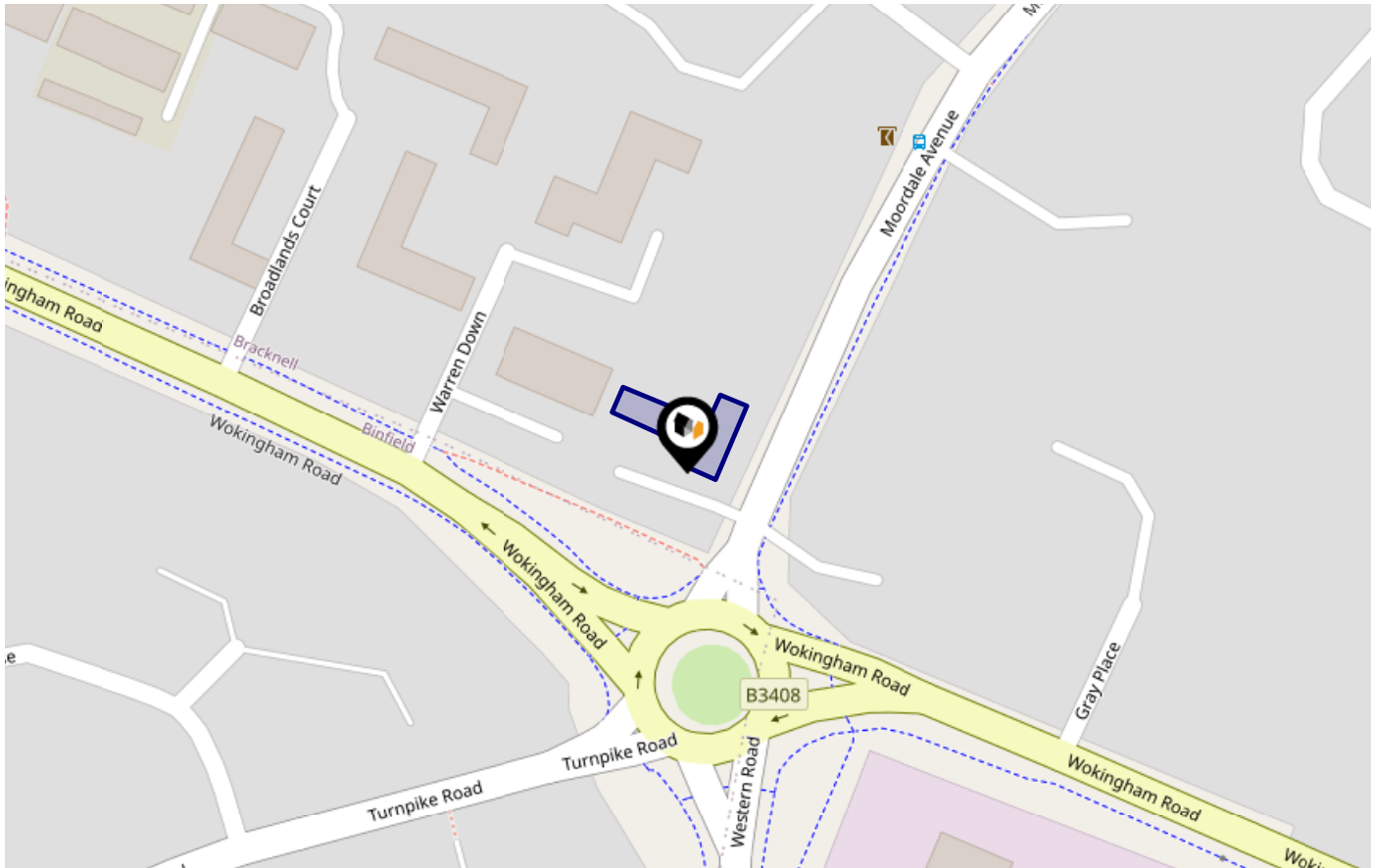


Flood Risk

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.

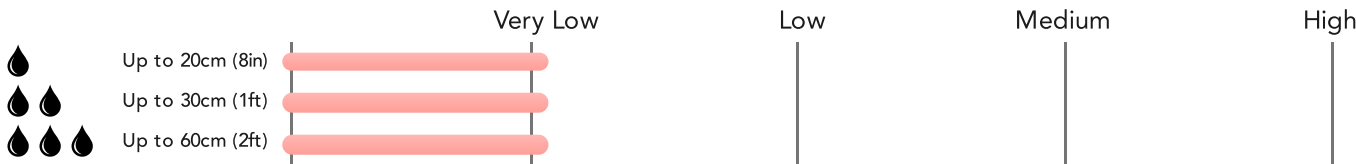


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Chance of flooding to the following depths at this property:

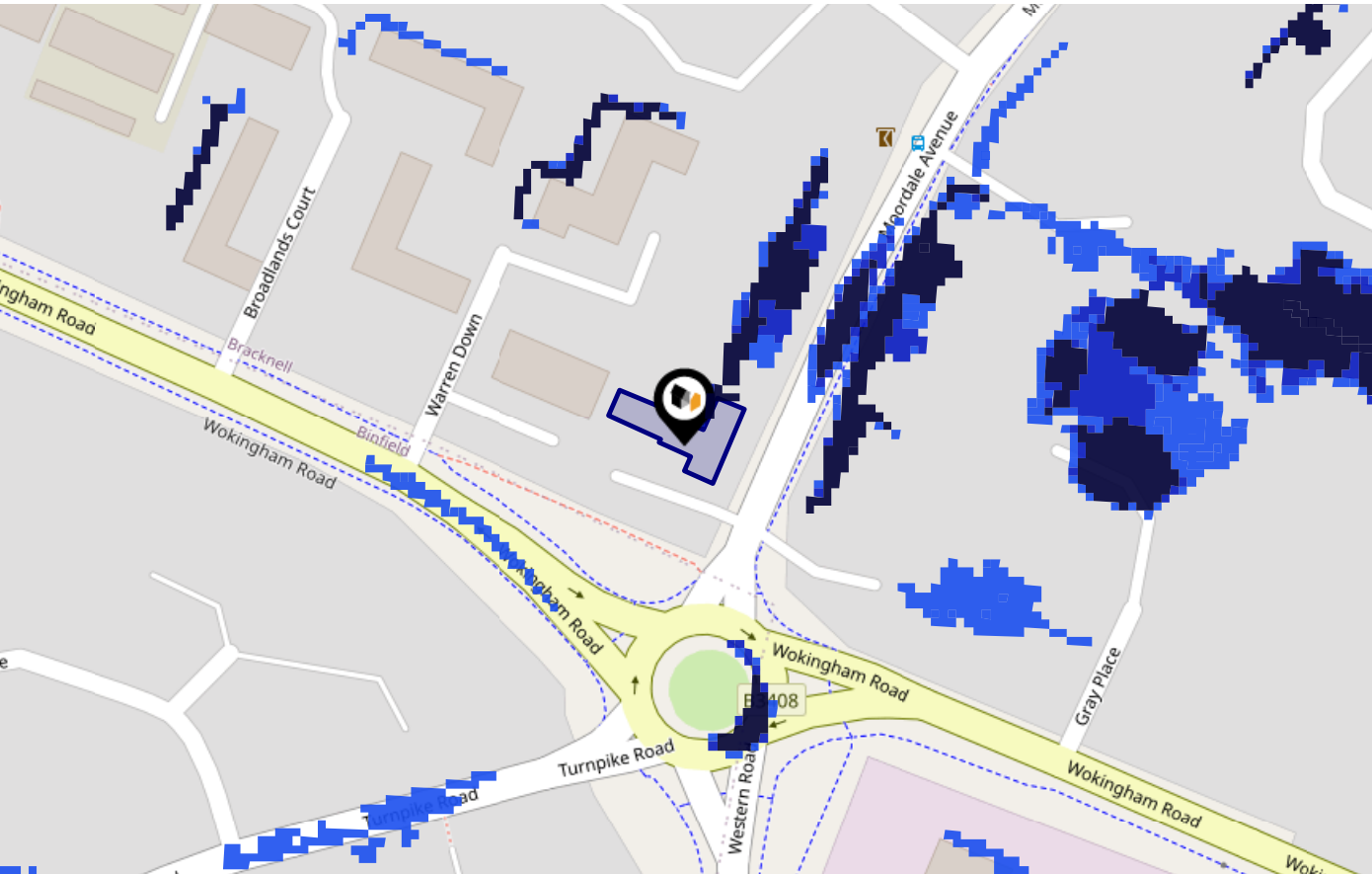


Flood Risk

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.

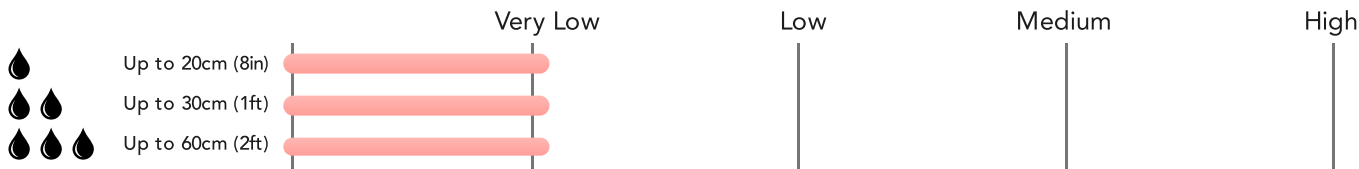


Risk Rating: Very low

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:

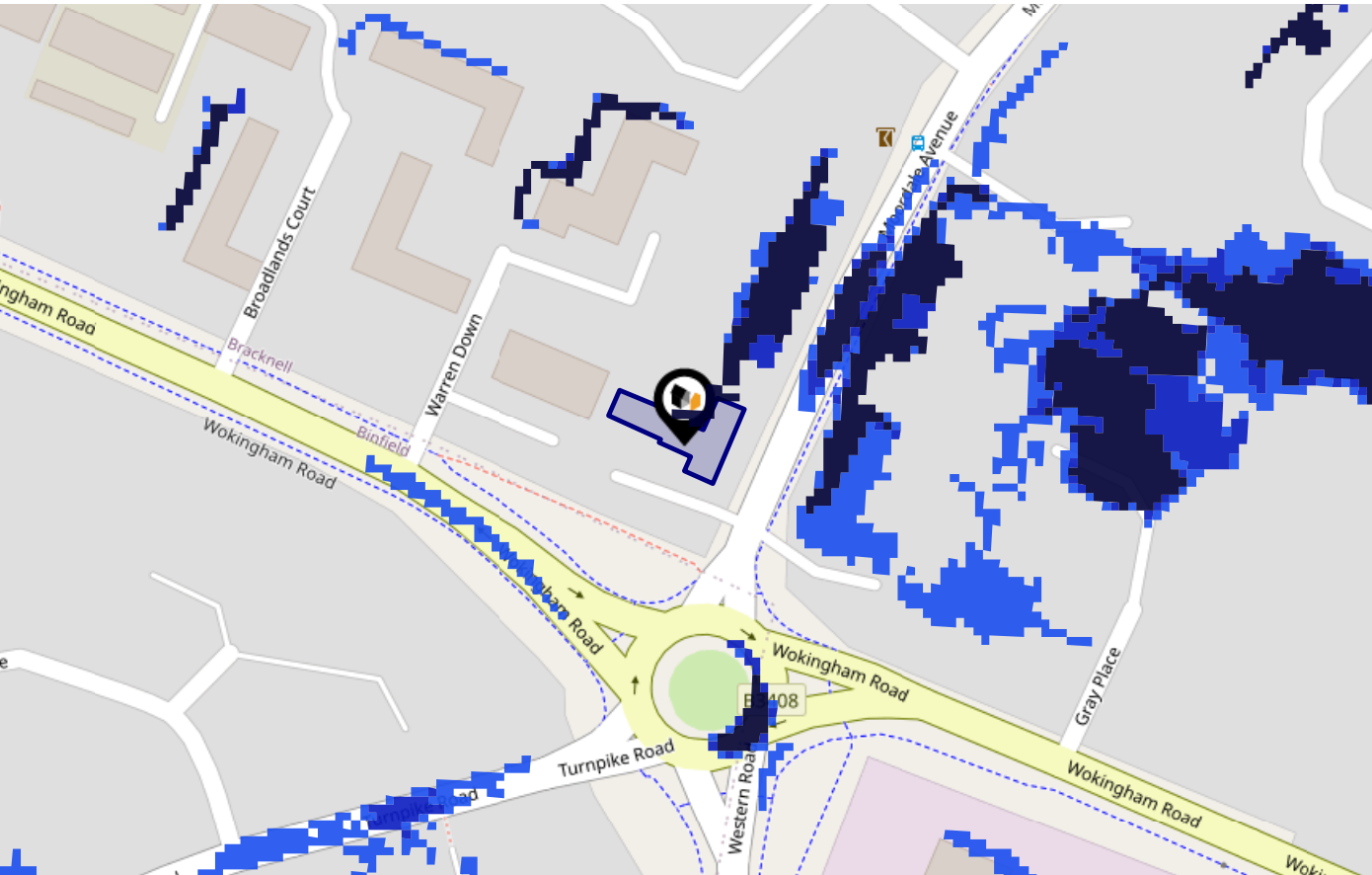


Flood Risk

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:

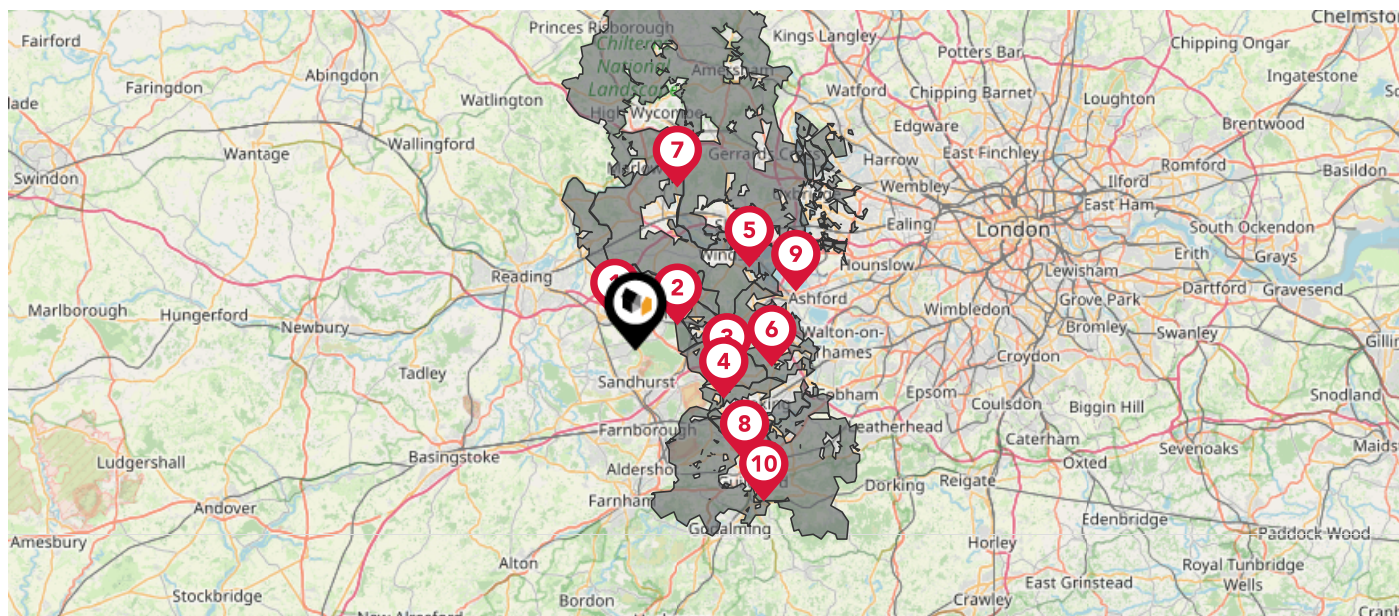


Maps

Green Belt

DY.

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



Nearby Green Belt Land

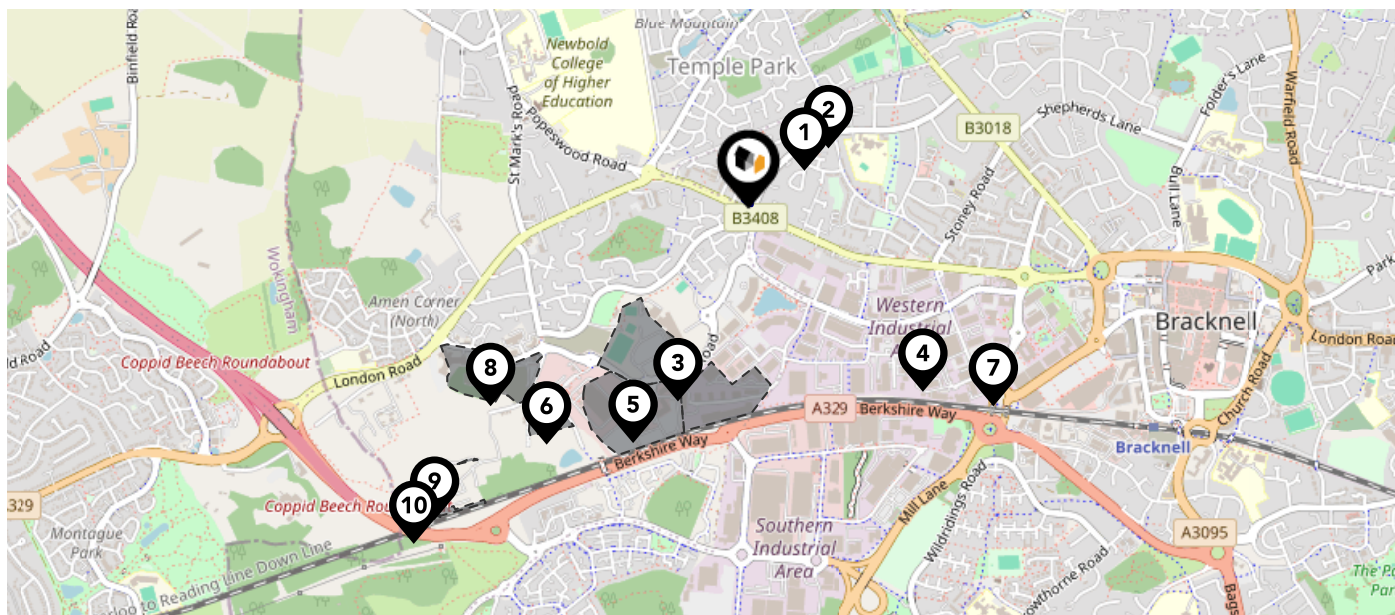
- 1 London Green Belt - Wokingham
- 2 London Green Belt - Bracknell Forest
- 3 London Green Belt - Windsor and Maidenhead
- 4 London Green Belt - Surrey Heath
- 5 London Green Belt - Slough
- 6 London Green Belt - Runnymede
- 7 London Green Belt - Buckinghamshire
- 8 London Green Belt - Woking
- 9 London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

Maps

Landfill Sites

DY.

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

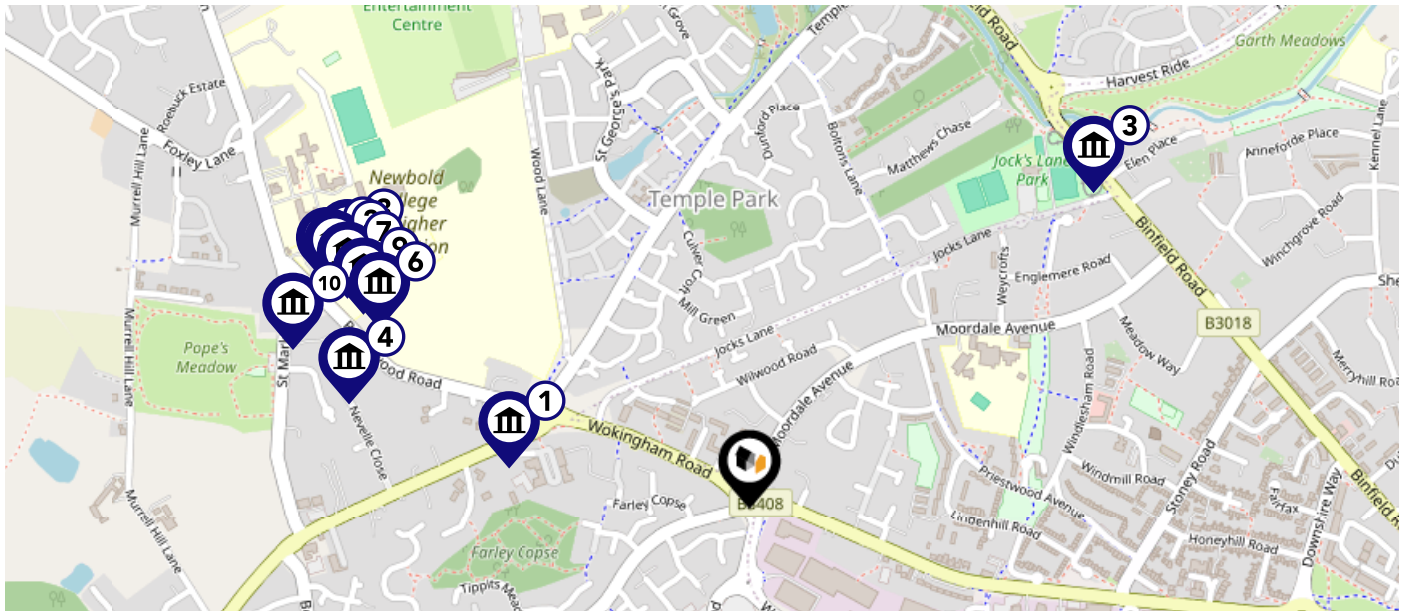
1	Wilwood Road-Bracknell	Historic Landfill	☐
2	Fernhill Road-Bracknell, Berkshire	Historic Landfill	☐
3	Beehive North East-Beehive Road, Amen Corner, Bracknell, Berkshire	Historic Landfill	☐
4	Downmill Brickworks-Western Industrial Area, Bracknell	Historic Landfill	☐
5	Beehive South West-Beehive Road,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

Maps

Listed Buildings

DY.

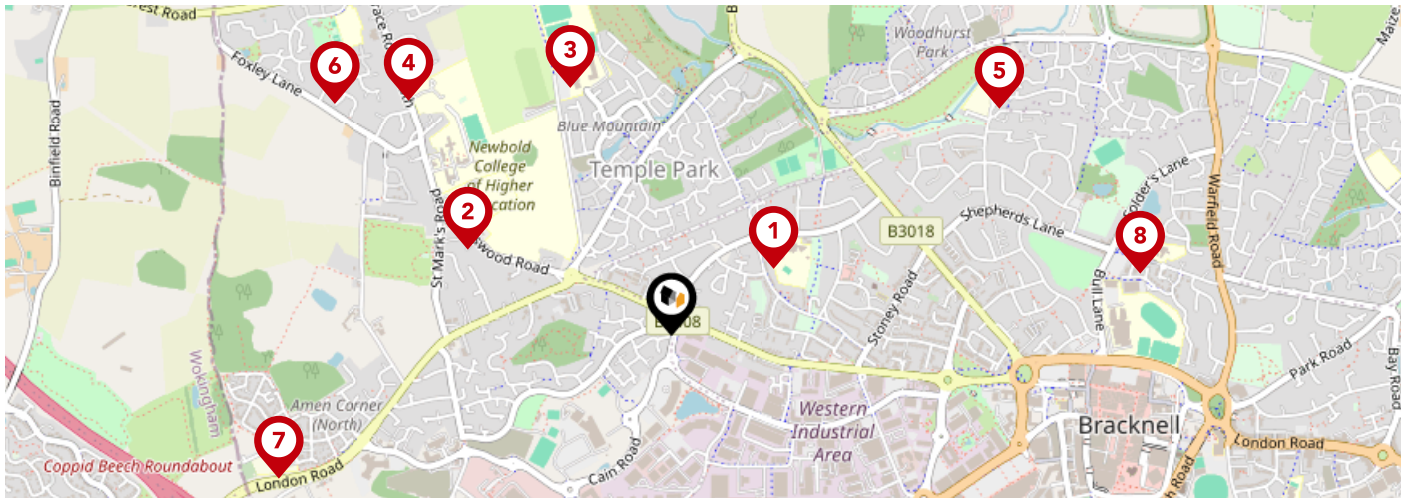
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1390292 - Popeswood Cottage	Grade II	0.3 miles
 1390305 - Pergola And Court In Garden At Moor Close, Including Enclosing Walls And Balustrades	Grade II	0.5 miles
 1390250 - Manor Farmhouse	Grade II	0.5 miles
 1390291 - Popescroft And Littlehurst	Grade II	0.5 miles
 1390307 - Piers, Steps And Walls On Sw Side Of Entrance Forecourt To Moor Close	Grade II	0.5 miles
 1390308 - Se Garden Terrace At Moor Close, Including Steps, Walls, Pools, Colonnades And Gazebos	Grade II	0.5 miles
 1390309 - Upper Terrace And Water Parterre In Garden At Moor Close Including Steps And Walls	Grade II	0.5 miles
 1390303 - Moor Close	Grade II	0.5 miles
 1390304 - Lower Garden Terrace Walls And Steps At Moor Close	Grade II	0.5 miles
 1390289 - Church Of St Mark	Grade II	0.6 miles

Area Schools

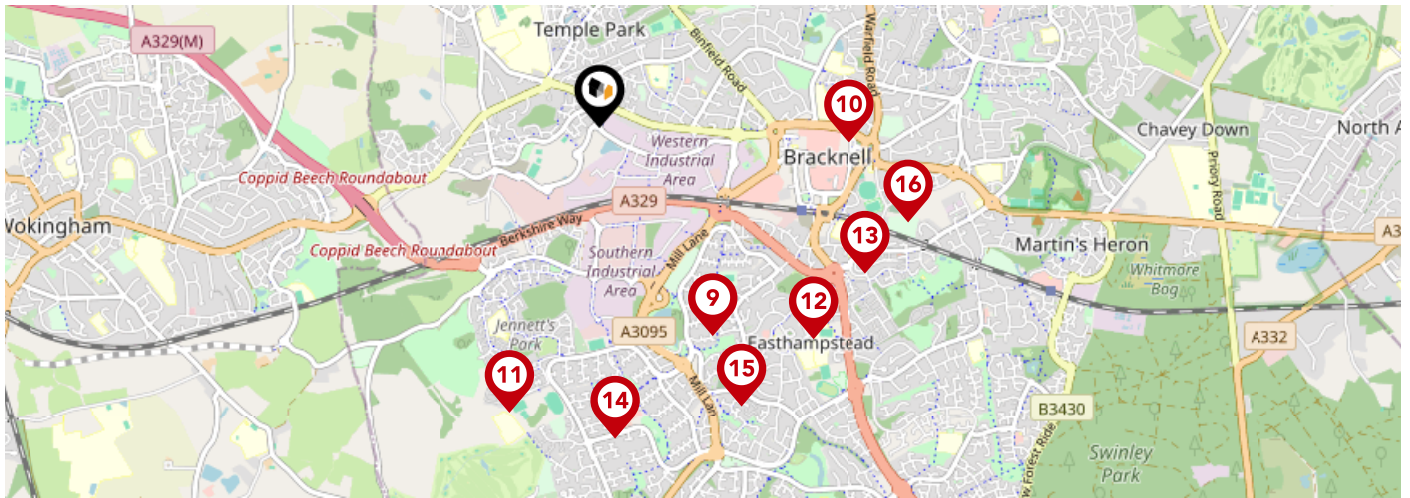
DY.



		Nursery	Primary	Secondary	College	Private
1	Meadow Vale Primary School Ofsted Rating: Good Pupils: 600 Distance:0.28	☐	☒	☐	☐	☐
2	Newbold School Ofsted Rating: Outstanding Pupils: 56 Distance:0.51	☐	☒	☐	☐	☐
3	King's Academy Binfield Ofsted Rating: Good Pupils: 1262 Distance:0.62	☐	☒	☒	☐	☐
4	Cressex Lodge School Ofsted Rating: Good Pupils: 13 Distance:0.82	☐	☐	☒	☐	☐
5	Kennel Lane School Ofsted Rating: Good Pupils:0 Distance:0.92	☐	☐	☒	☐	☐
6	Binfield Church of England Primary School Ofsted Rating: Good Pupils: 411 Distance:0.95	☐	☒	☐	☐	☐
7	King's Academy Oakwood Ofsted Rating: Outstanding Pupils: 211 Distance:0.97	☐	☒	☐	☐	☐
8	Sandy Lane Primary School Ofsted Rating: Good Pupils: 450 Distance:1.09	☐	☒	☐	☐	☐

Area Schools

DY.

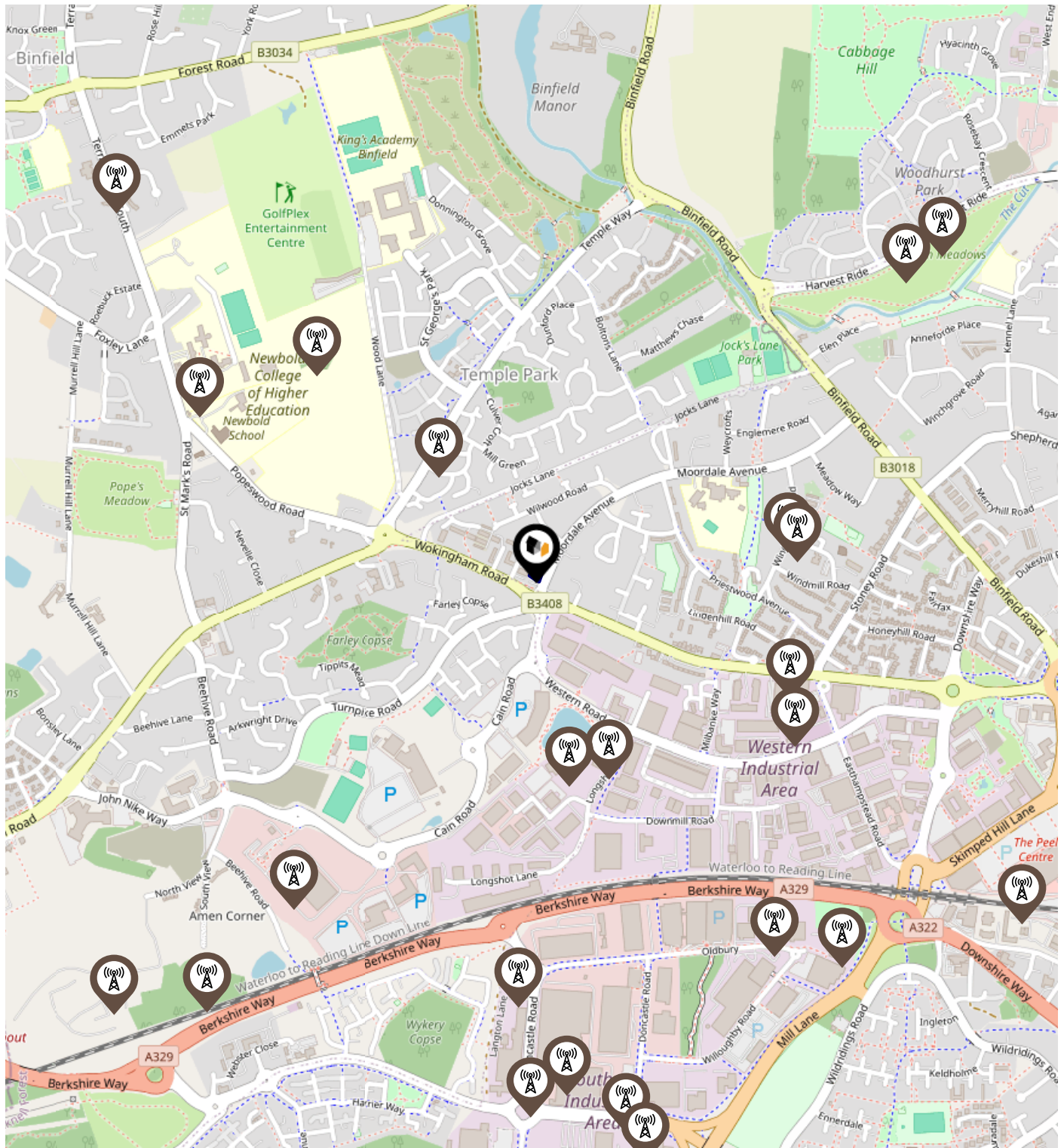


		Nursery	Primary	Secondary	College	Private
9	Wildridings Primary School Ofsted Rating: Good Pupils: 428 Distance:1.1	☐	☒	☐	☐	☐
10	Garth Hill College Ofsted Rating: Good Pupils: 1476 Distance:1.16	☐	☐	☒	☐	☐
11	Jennett's Park CofE Primary School Ofsted Rating: Good Pupils: 427 Distance:1.38	☐	☒	☐	☐	☐
12	The Brakenhale School Ofsted Rating: Good Pupils: 1148 Distance:1.39	☐	☐	☒	☐	☐
13	Ranelagh School Ofsted Rating: Outstanding Pupils: 1062 Distance:1.4	☐	☐	☒	☐	☐
14	Great Hollands Primary School Ofsted Rating: Good Pupils: 275 Distance:1.44	☐	☒	☐	☐	☐
15	St Michael's Easthampstead Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 193 Distance:1.45	☐	☒	☐	☐	☐
16	St Joseph's Catholic Primary School, Bracknell Ofsted Rating: Good Pupils: 209 Distance:1.5	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

DY.

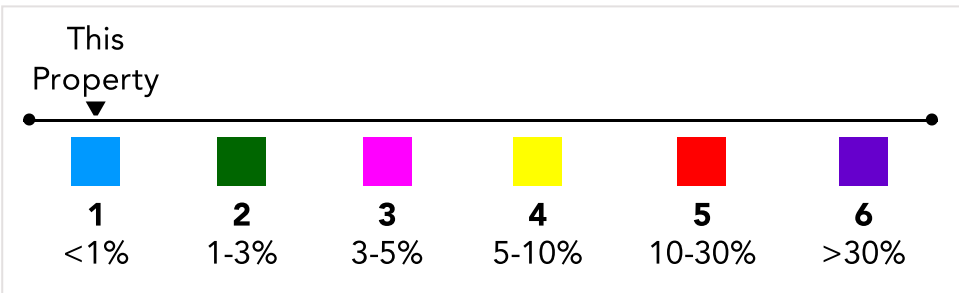
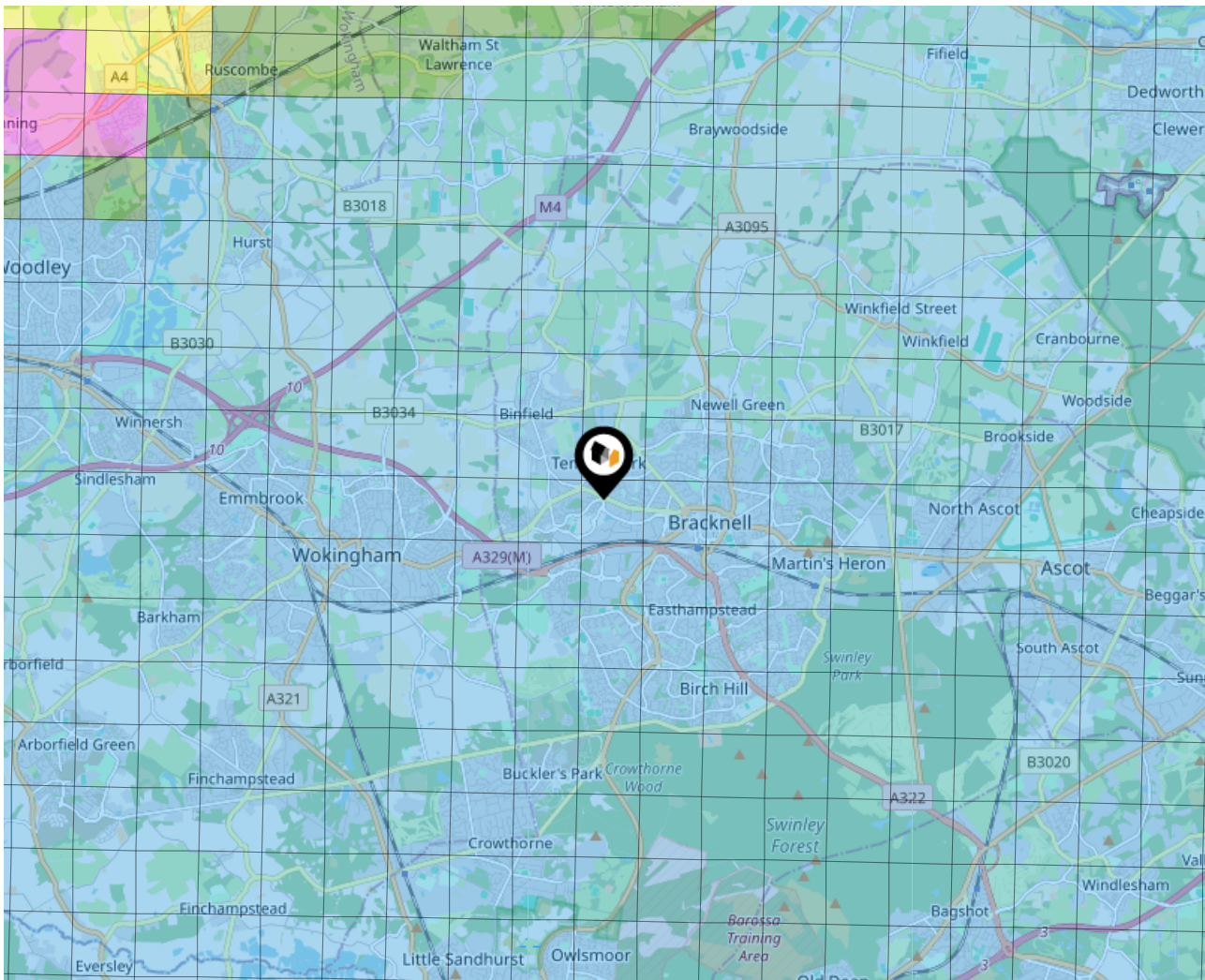


Key:

-  Power Pylons
-  Communication Masts

What is Radon?

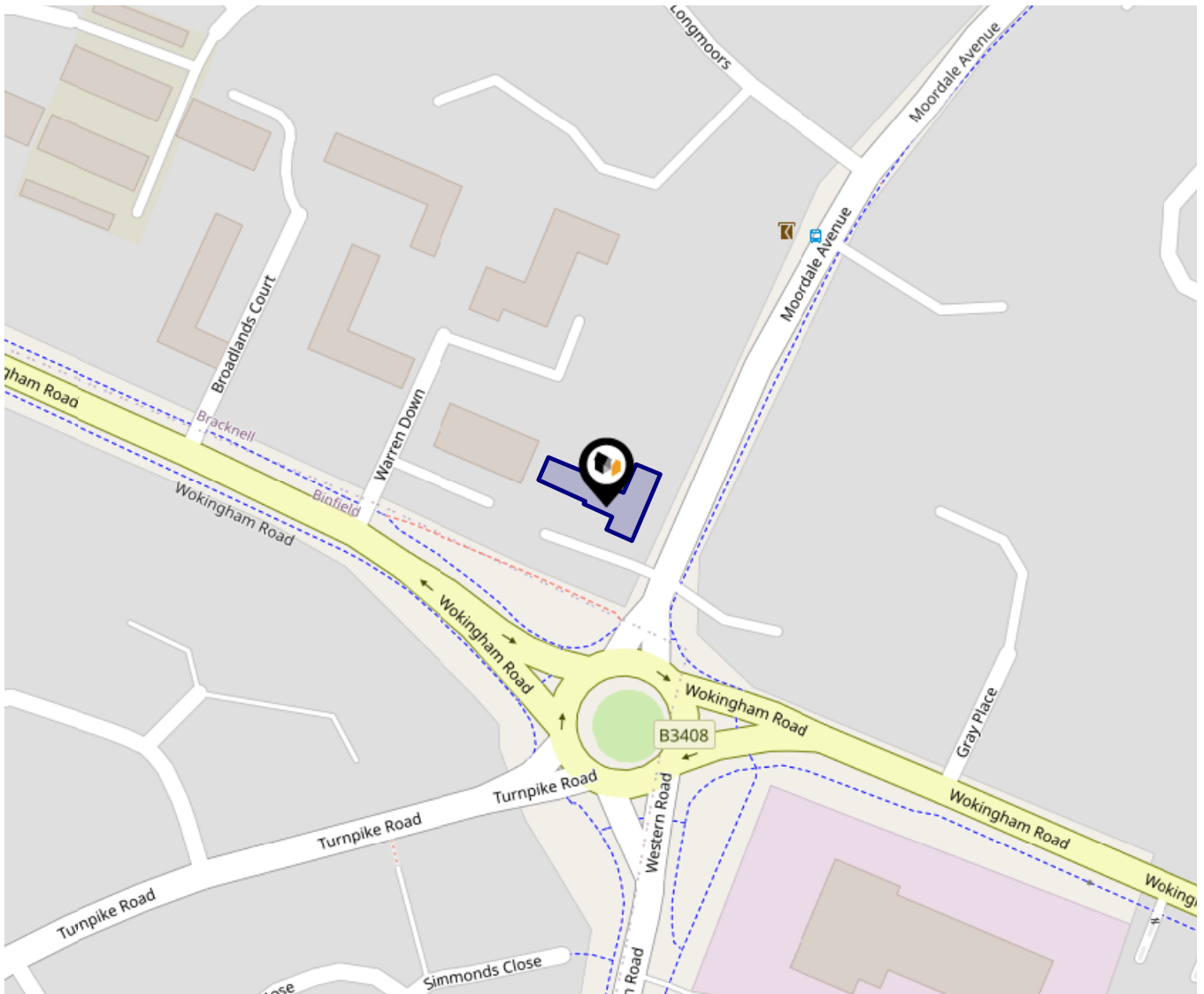
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic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



Local Area

Road Noise

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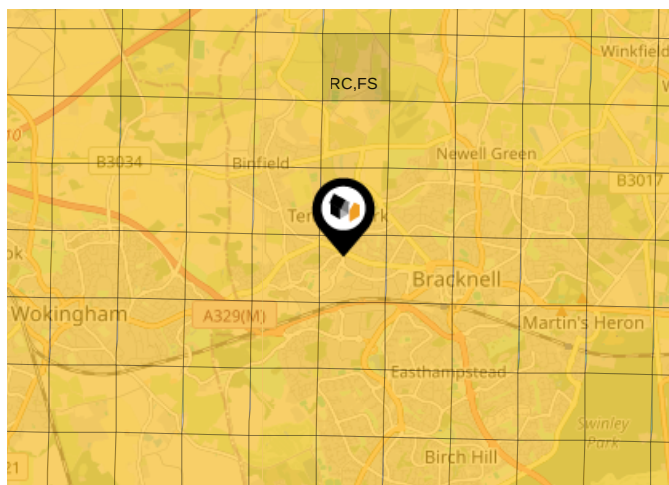
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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



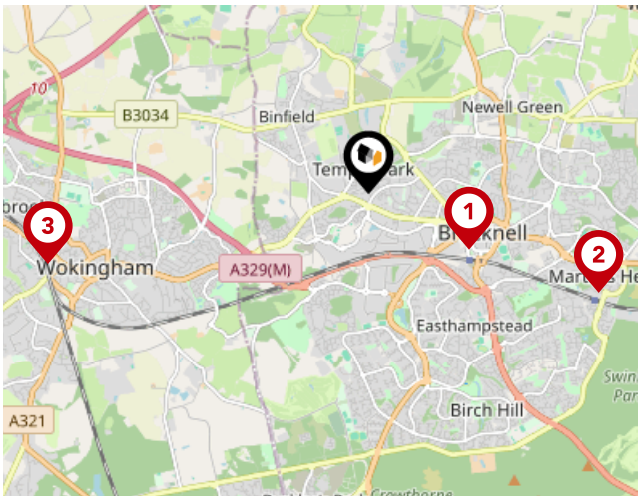
Primary Classifications (Most Common Clay Types)

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

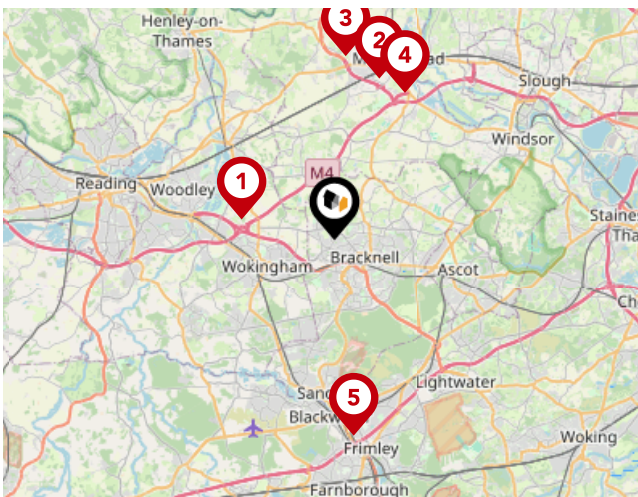
Transport (National)

DY.



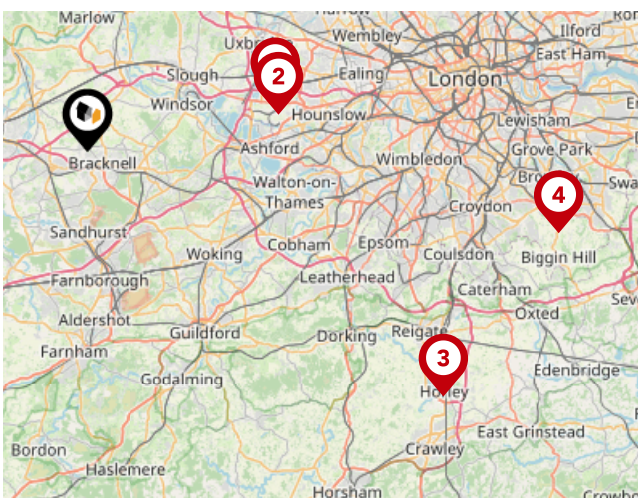
National Rail Stations

Pin	Name	Distance
	Bracknell Rail Station	1.07 miles
	Martins Heron Rail Station	2.32 miles
	Wokingham Rail Station	3.02 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M4 J10	3.55 miles
	A404(M) J9A	6.22 miles
	A404(M) J9	6.81 miles
	M4 J8	6.03 miles
	M3 J4	7.27 miles

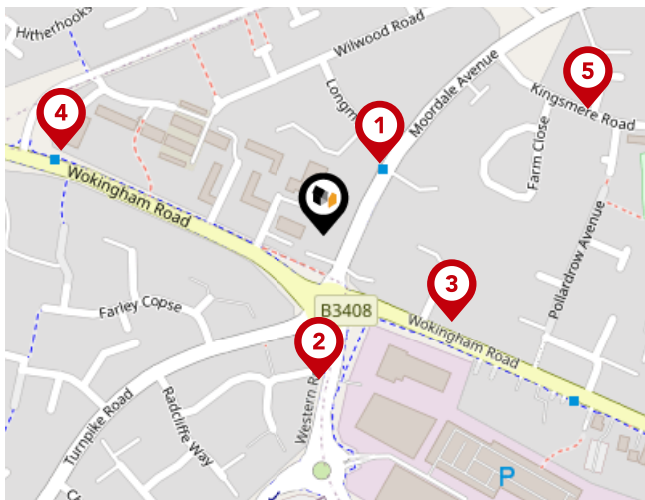


Airports/Helipads

Pin	Name	Distance
	Heathrow Airport	14.33 miles
	Heathrow Airport Terminal 4	14.32 miles
	Gatwick Airport	32.1 miles
	Leaves Green	35.38 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Longmoors	0.05 miles
2	Cain Road	0.08 miles
3	Rounds Hill	0.09 miles
4	Jocks Lane	0.16 miles
5	Ploughlands	0.17 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



/DuncanYeardley



/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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