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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 03rd March 2026



FLYCATCHER KEEP, BRACKNELL, RG12

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Introduction

Our Comments

** SOUGHT AFTER LOCATION **

This property is a four bedroom detached family home which has been tastefully Improved by the current owners to provide a comfortable family home. The property is part of Redrow heritage collection within the development.

The property comprises of a light and spacious lounge and a kitchen dining room which spans across the back of the property. The first floor comprises of four good sized bedrooms with an ensuite shower room off the master bedroom and further family bathroom. The rear garden offers a good degree of privacy with access the garage. To the side of the property is a single garage with driveway parking for two vehicles and the property further benefits from Solar panels and the energy saving that they bring.

The property is situated in Jennett's Park, which is popular with families benefiting from the excellent local C of E primary school, woodland walks and country park.

Council Tax Band: F

Four Bedrooms

Detached

Driveway Parking

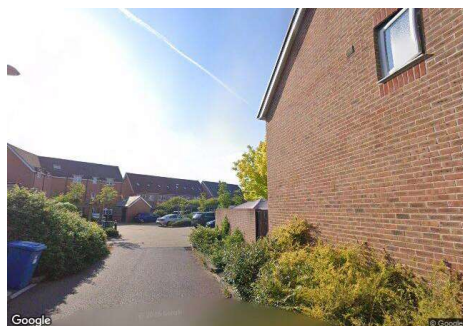
Master Bedroom with En Suite

Kitchen Diner

Solar Panels

Private Garden

Property Overview



Property

Type:	Detached
Bedrooms:	4
Floor Area:	1,076 ft ² / 100 m ²
Plot Area:	0.05 acres
Year Built :	2010
Council Tax :	Band F
Annual Estimate:	£3,113
Title Number:	BK441972

Tenure: Freehold

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)

5	80	1800
mb/s	mb/s	mb/s

Mobile Coverage:
(based on calls indoors)

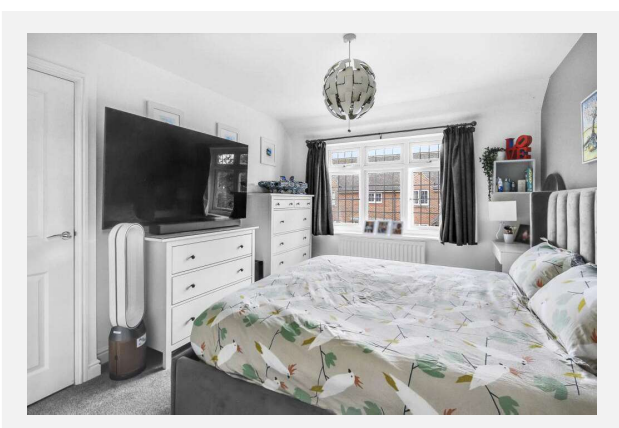
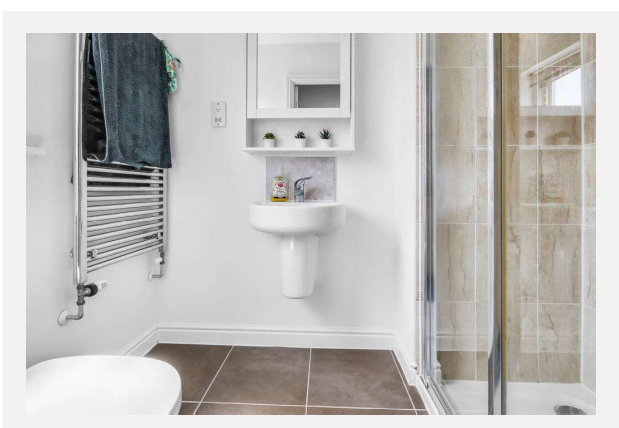
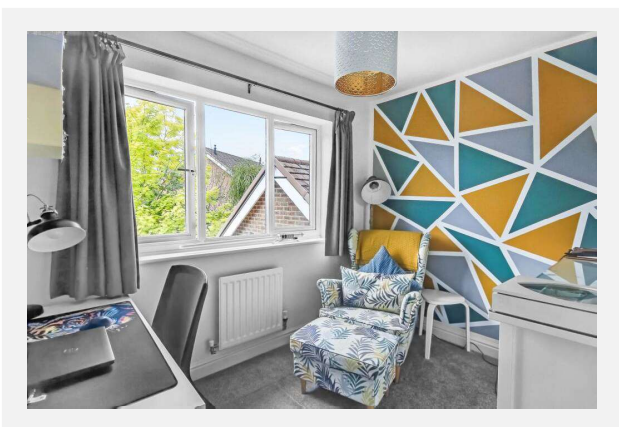
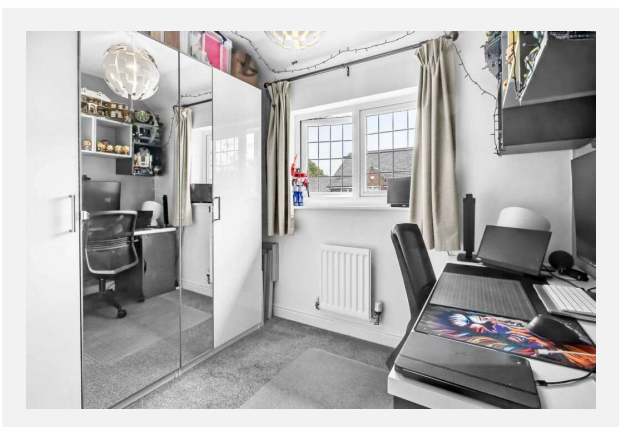
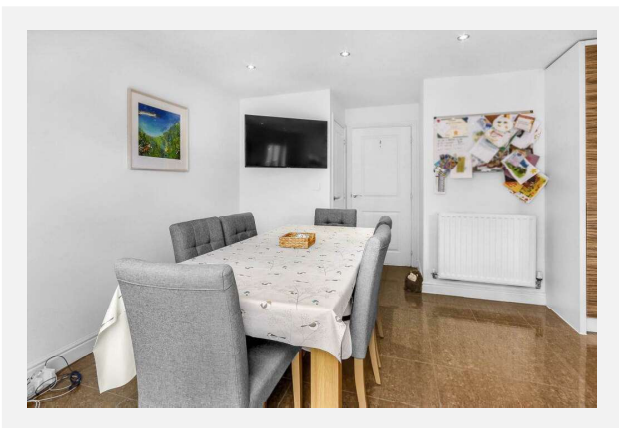
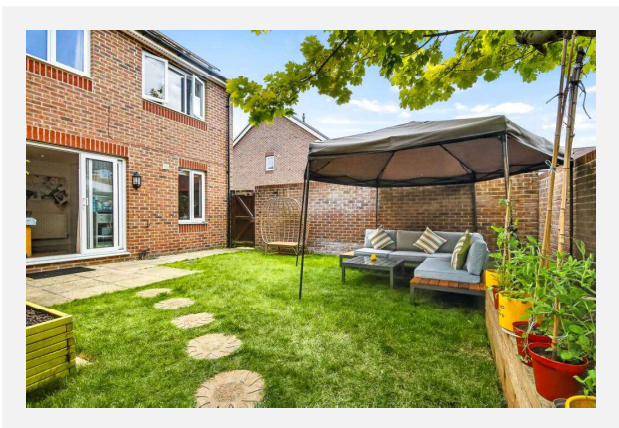
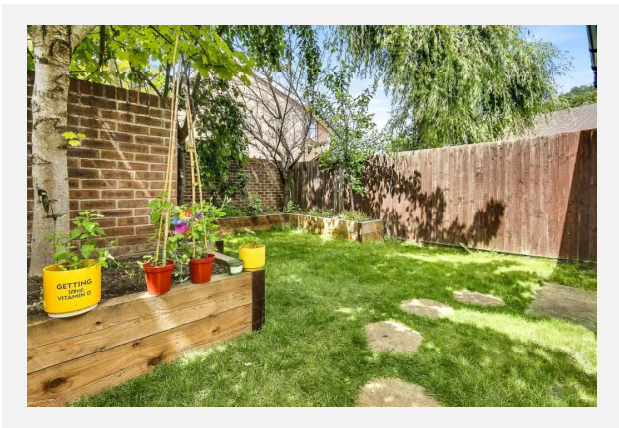


Satellite/Fibre TV Availability:

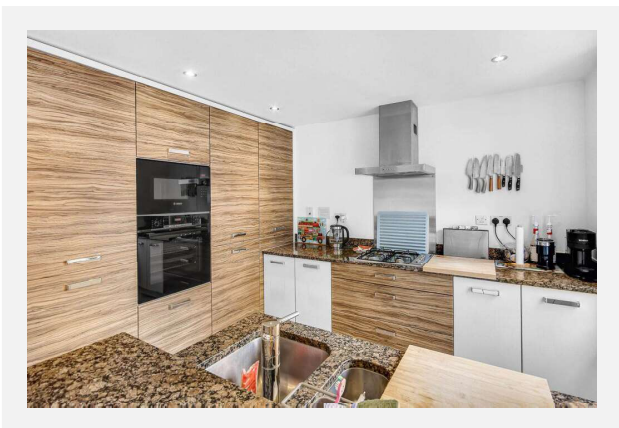
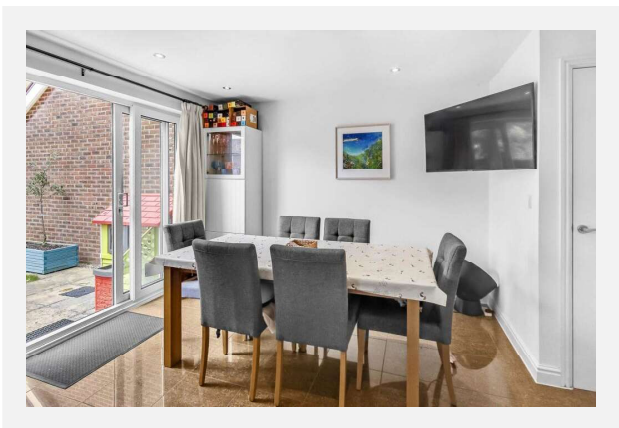
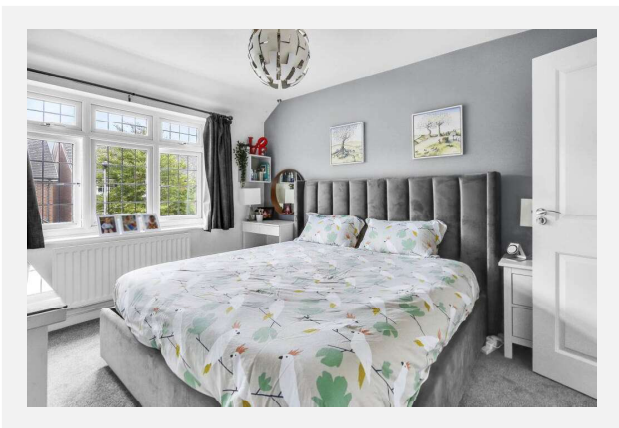
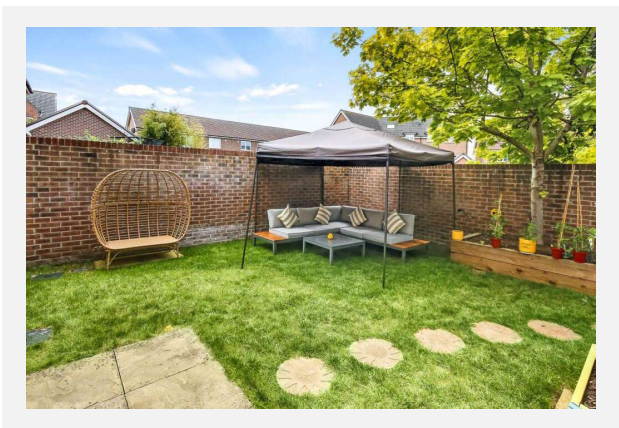
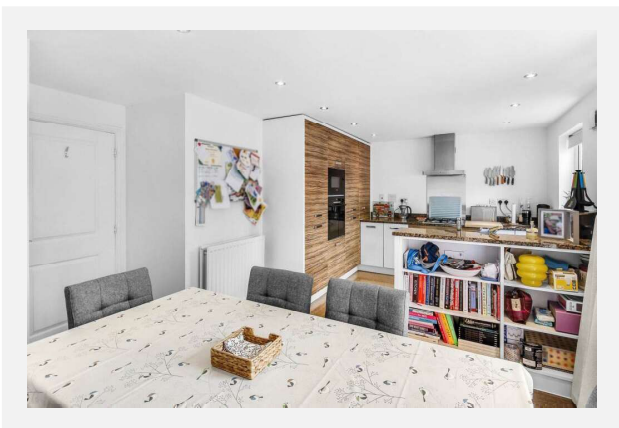
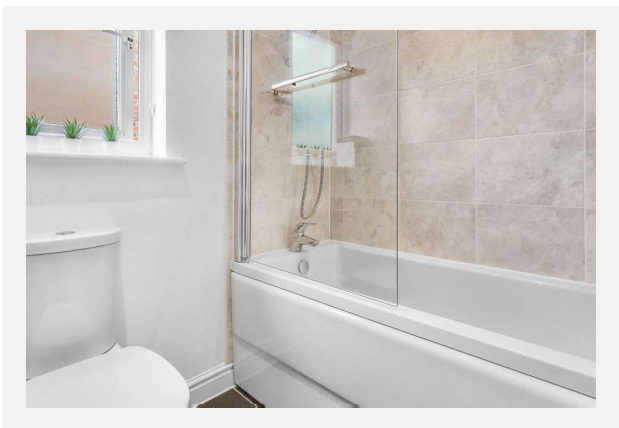
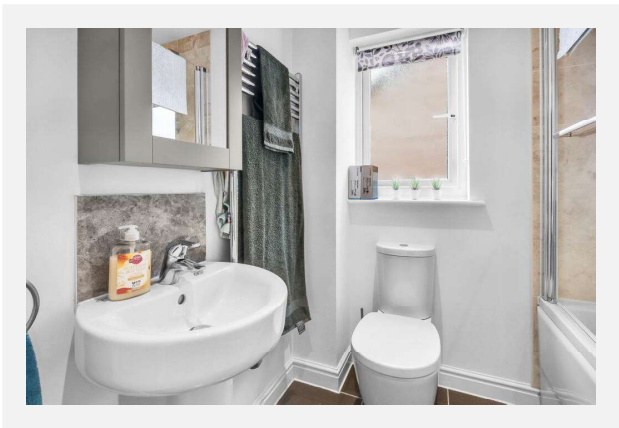


Gallery

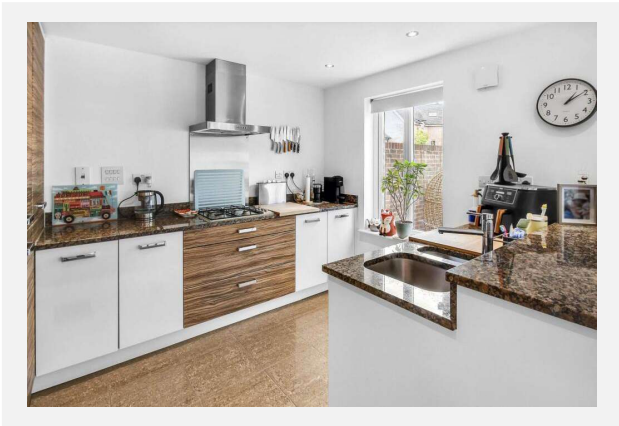
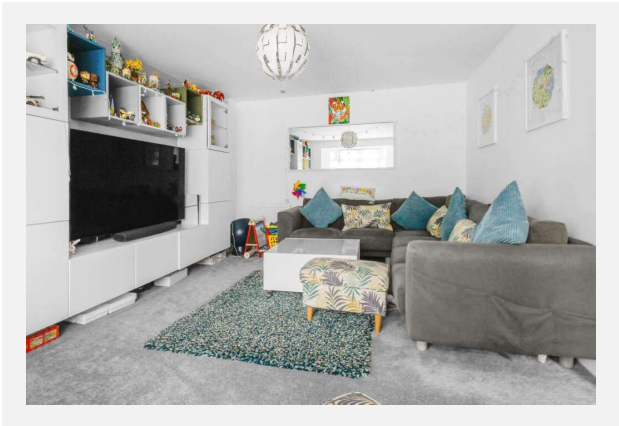
Photos



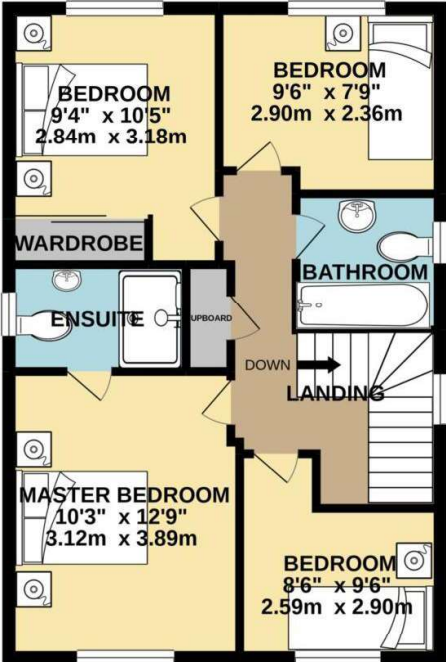
Gallery
Photos



Gallery Photos

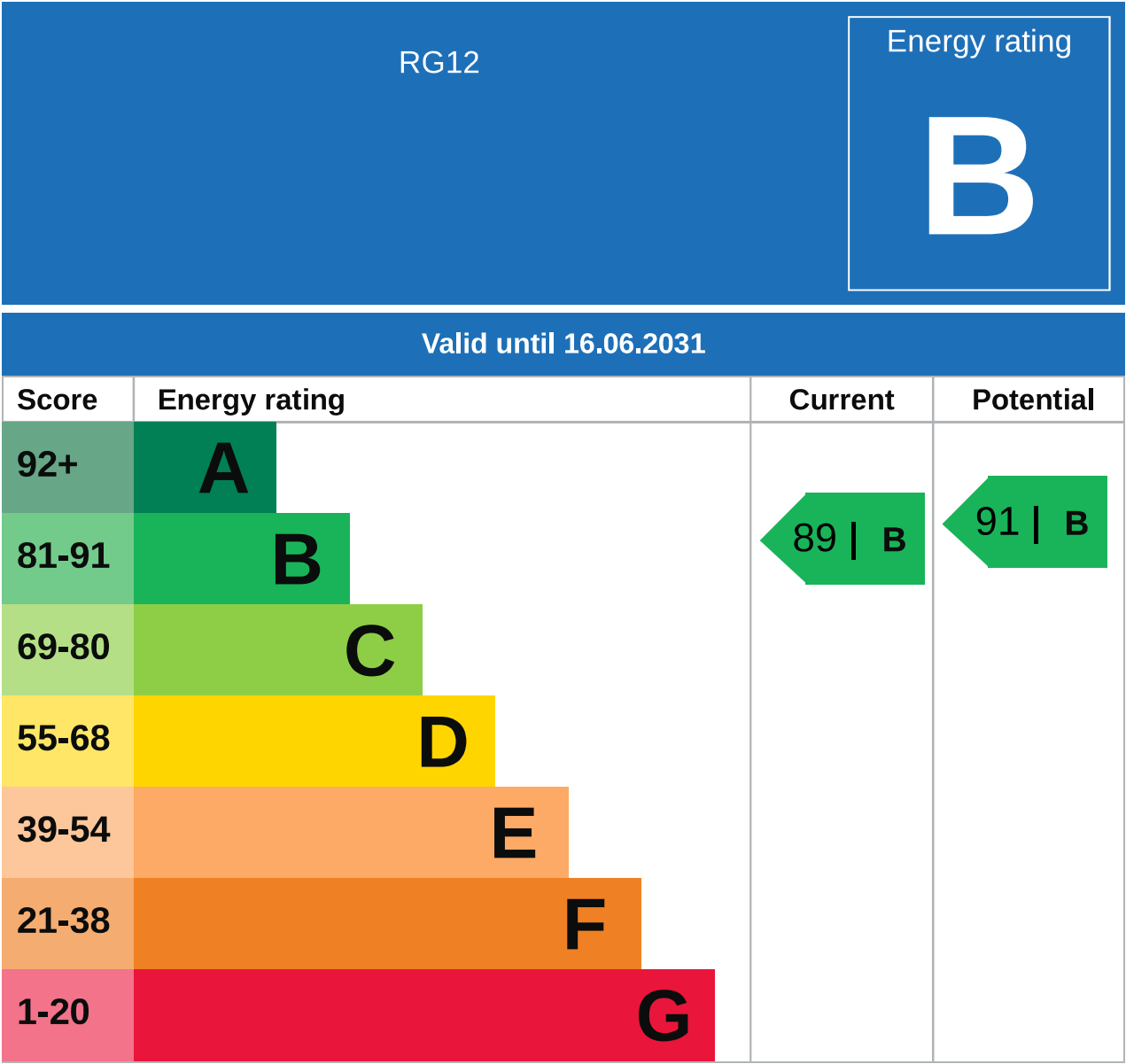


FLYCATCHER KEEP, BRACKNELL, RG12



Property

EPC - Certificate



Property

EPC - Additional Data

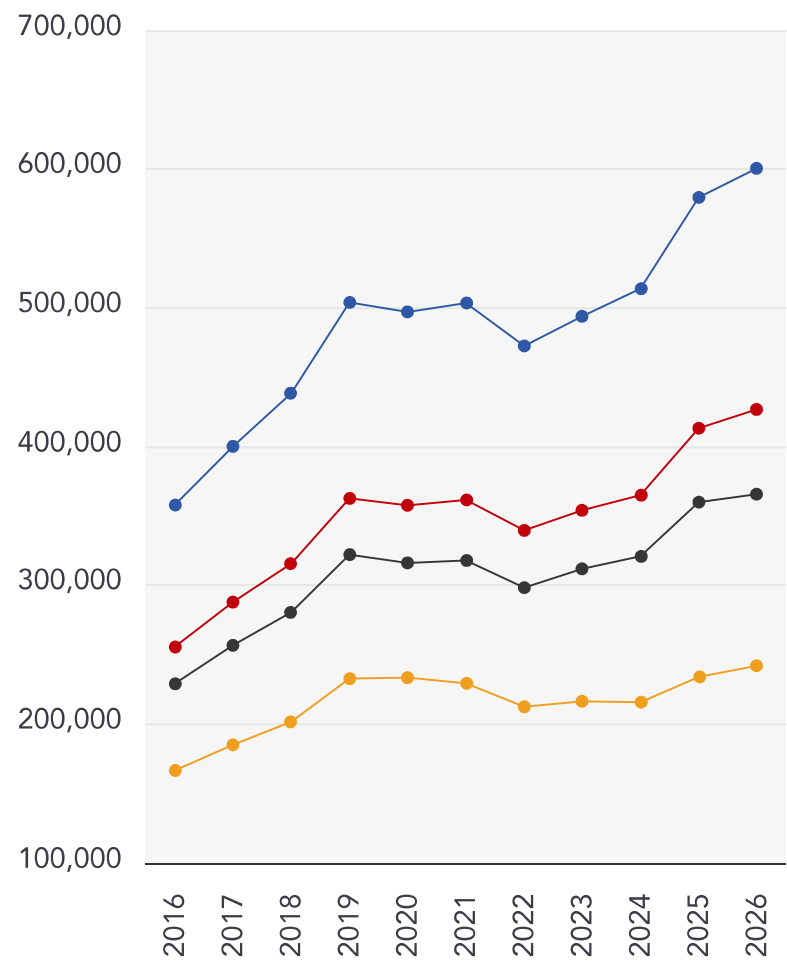
Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
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, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 270 mm loft insulation
Roof Energy:	Good
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:	Suspended, insulated (assumed)
Total Floor Area:	100 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%

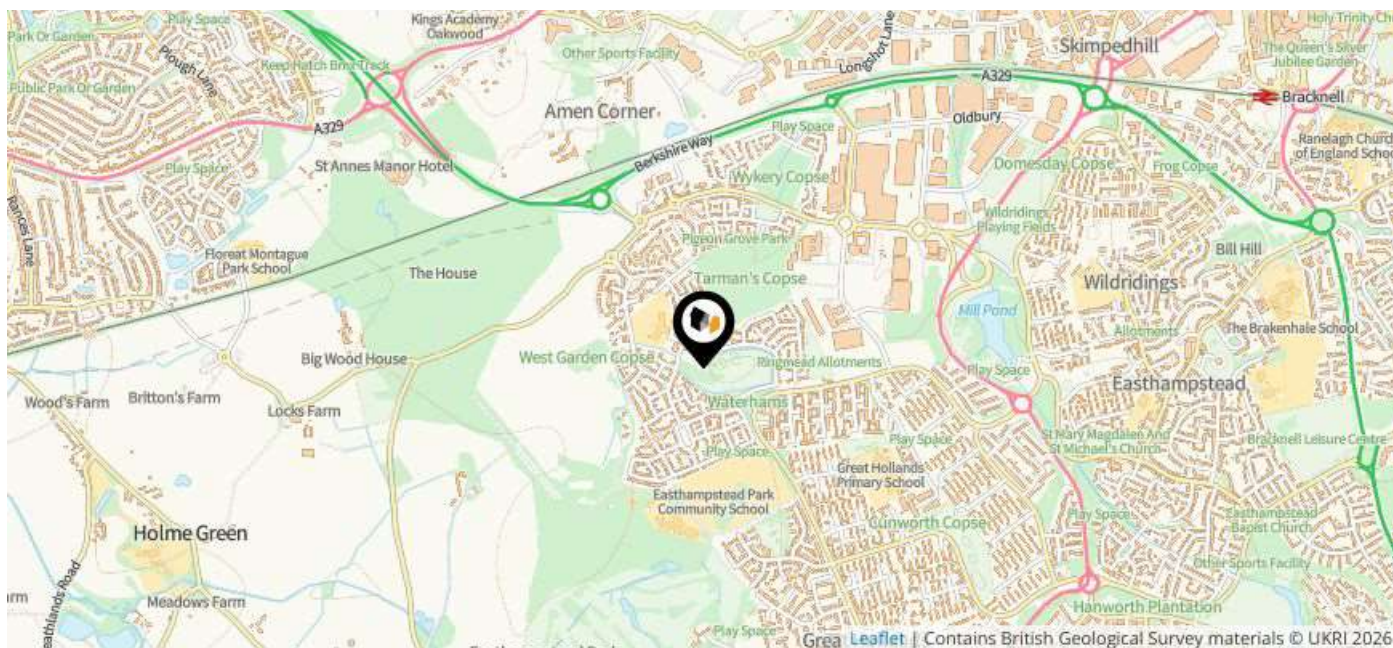
Flat

+45.31%

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

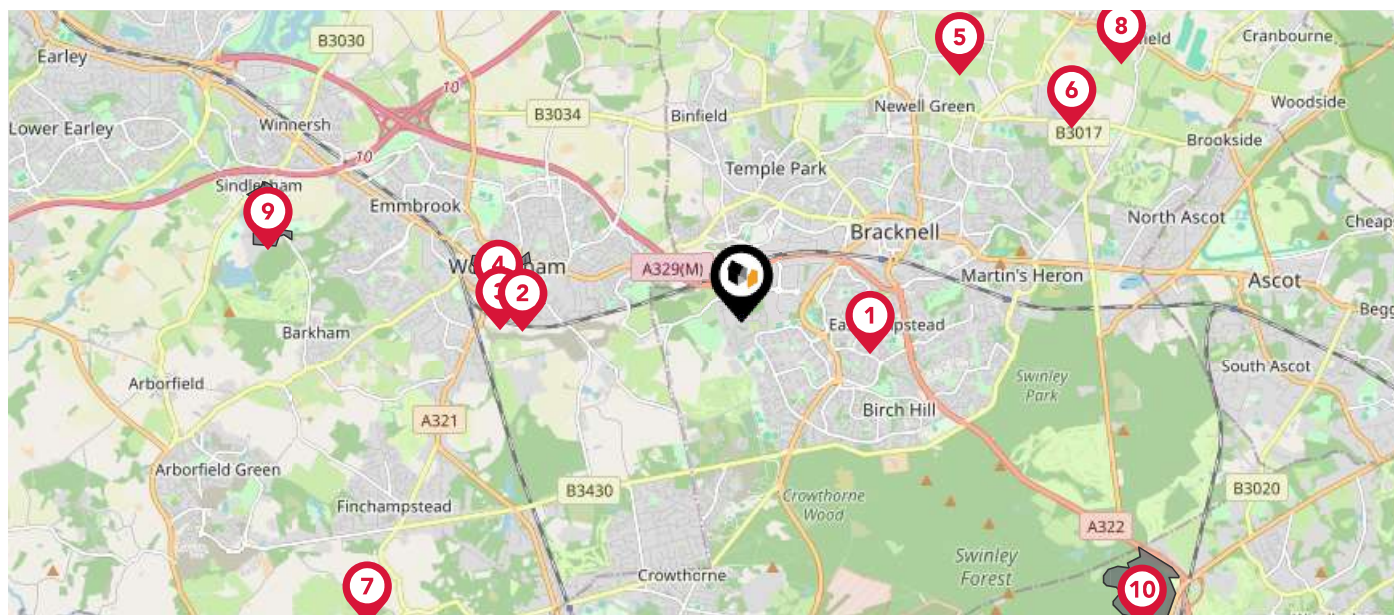
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



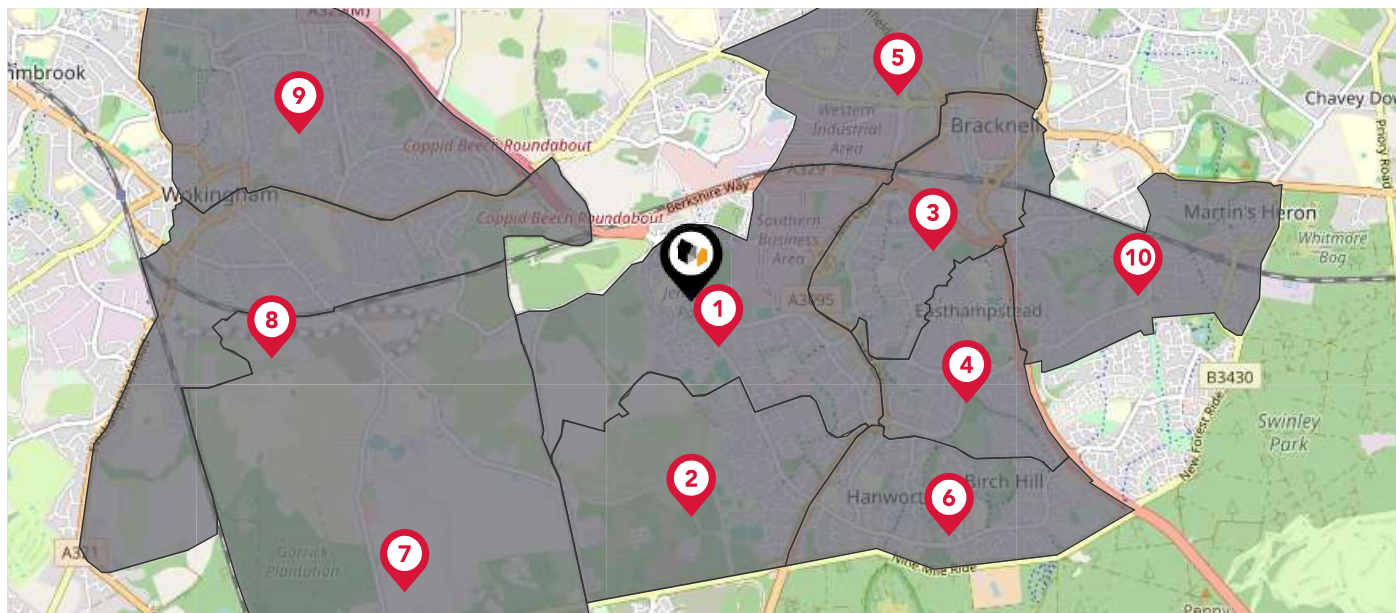
Nearby Conservation Areas

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

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



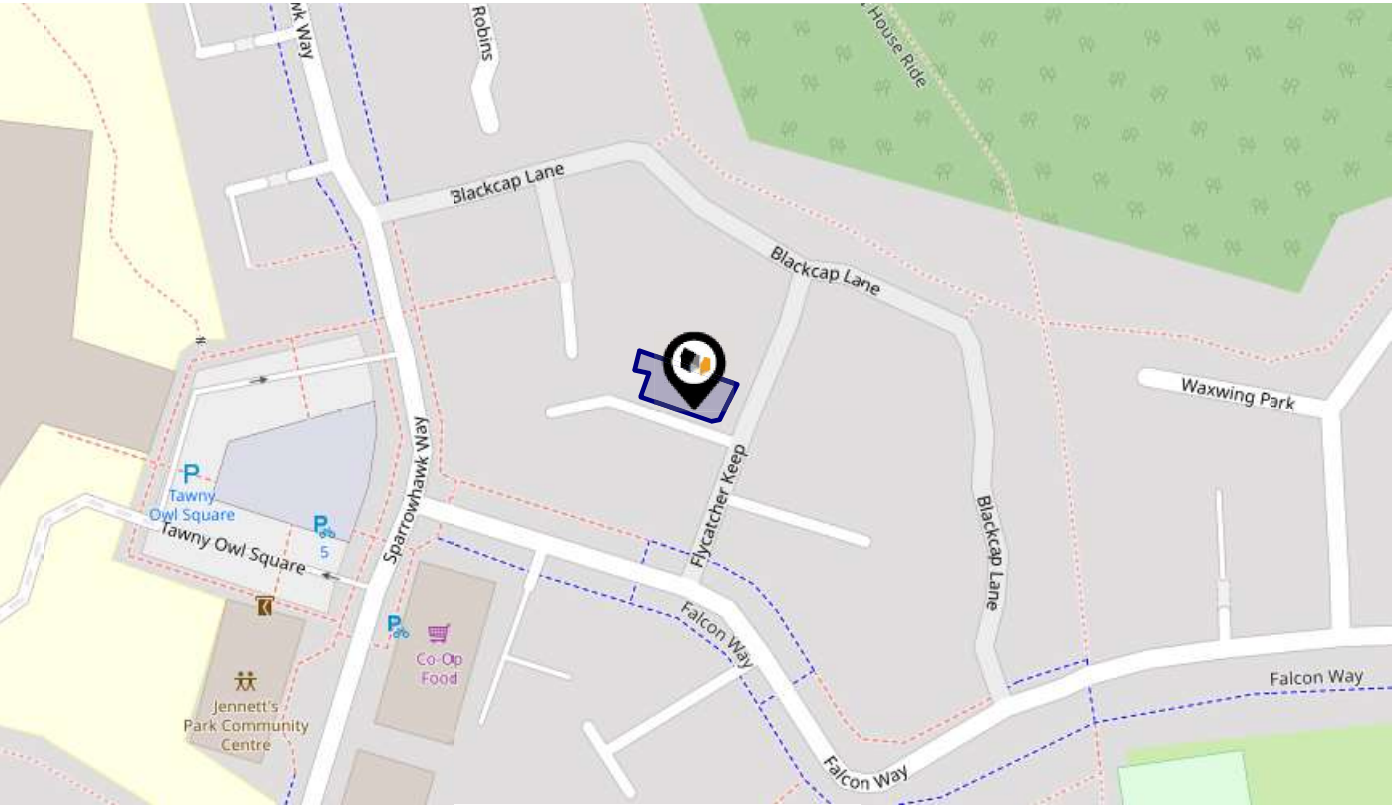
Nearby Council Wards

-  Great Hollands North Ward
-  Great Hollands South Ward
-  Wildridings and Central Ward
-  Old Bracknell Ward
-  Priestwood and Garth Ward
-  Hanworth Ward
-  Wokingham Without Ward
-  Wescott Ward
-  Norreys Ward
-  Harmans Water 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.

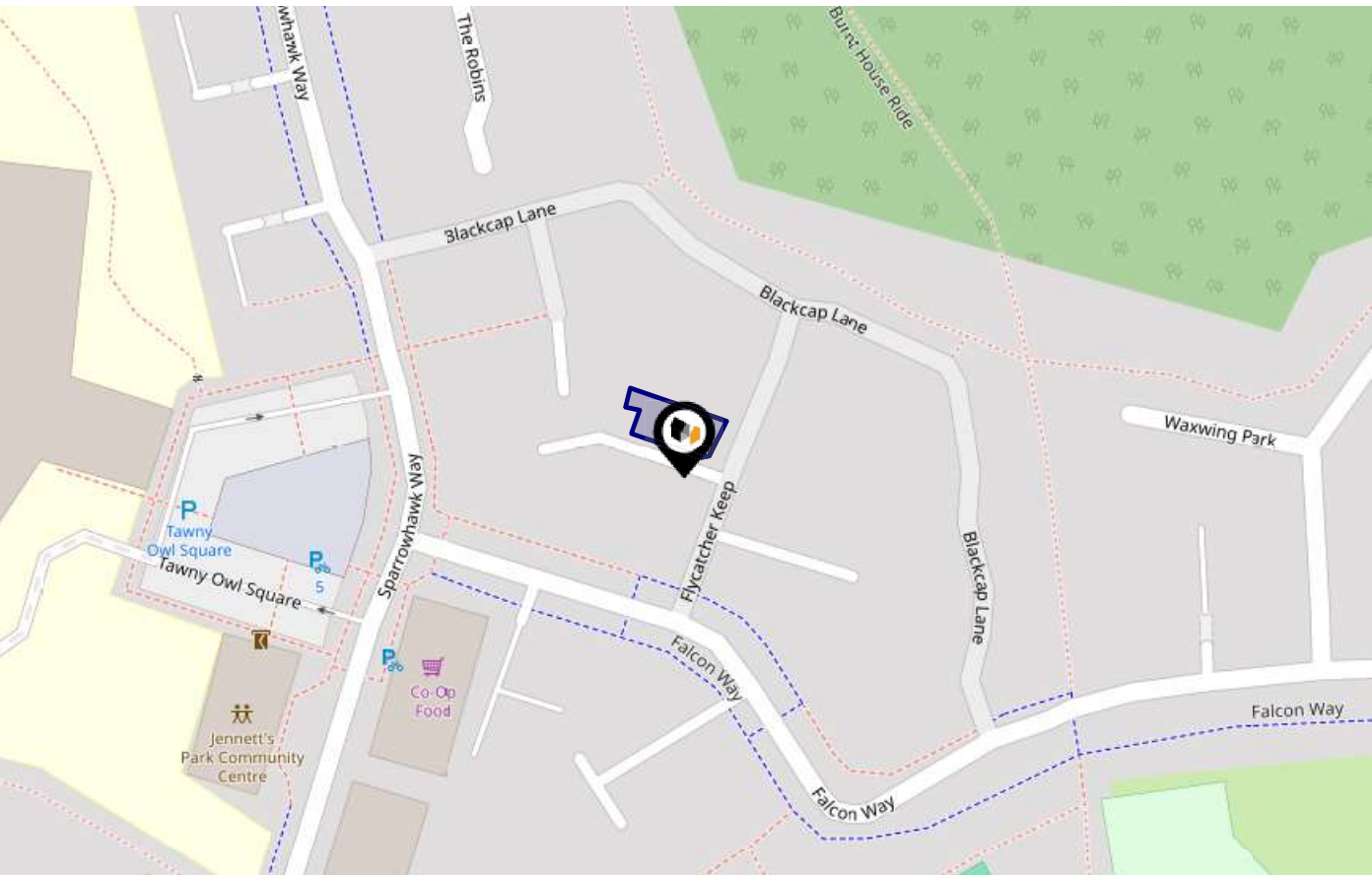
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

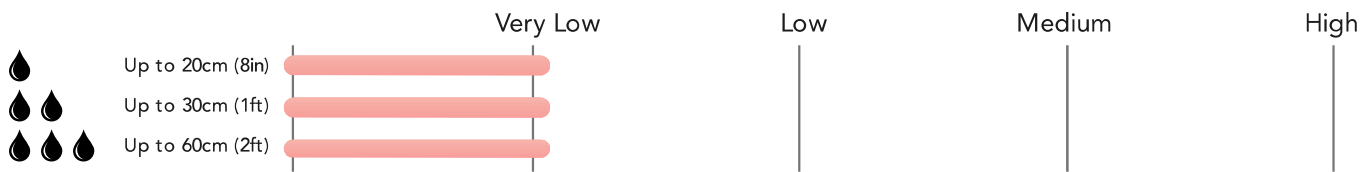


Risk Rating: Very low

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.

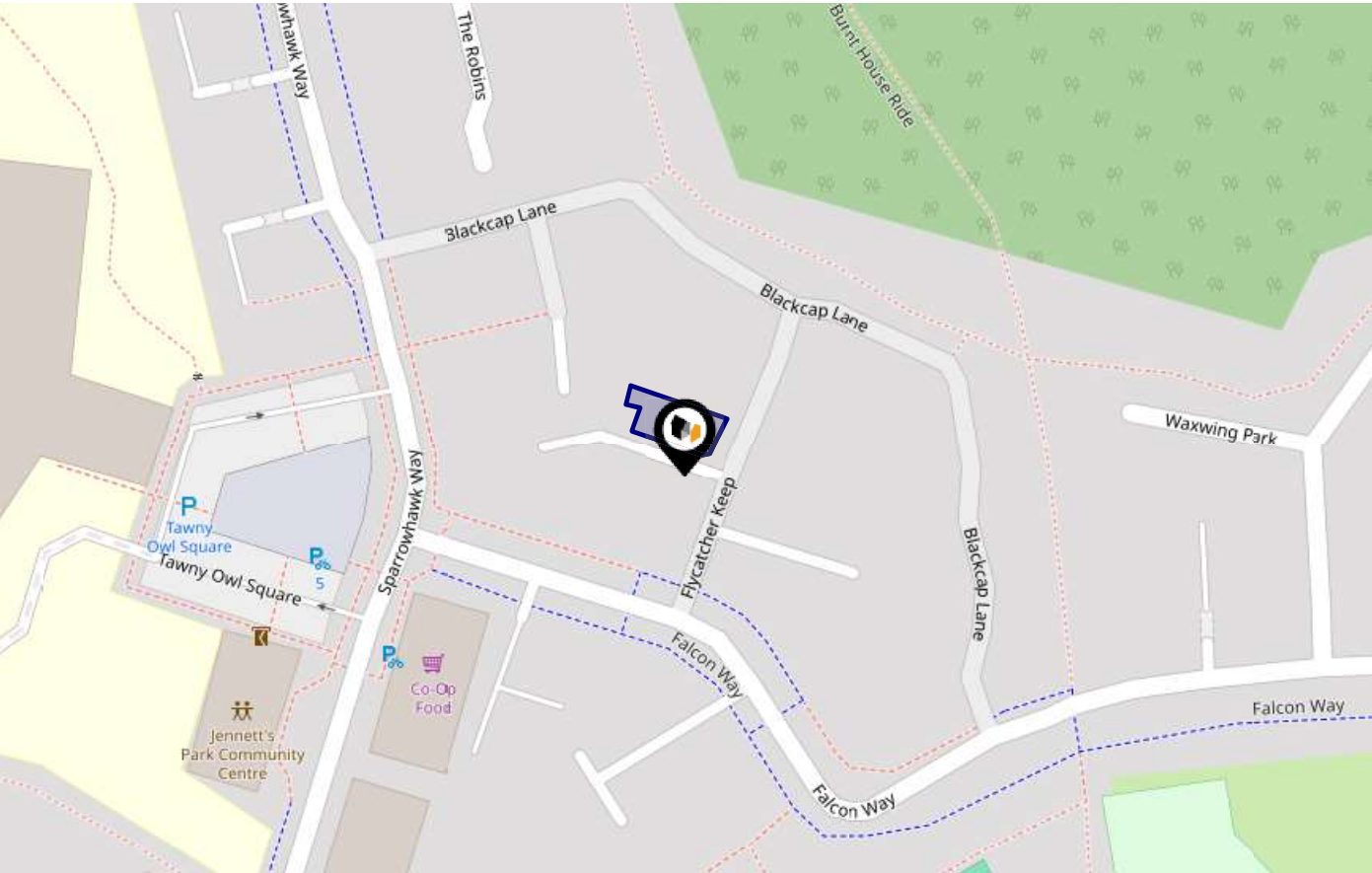
Chance of flooding to the following depths at this property:



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.

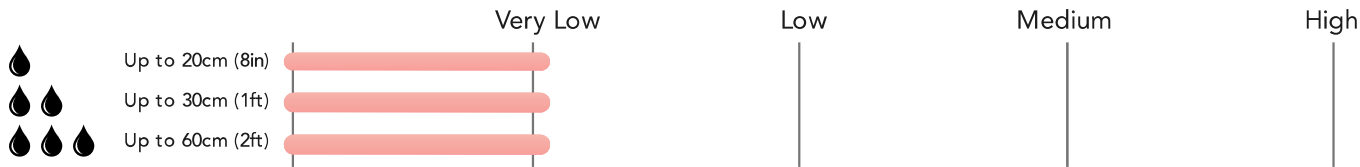


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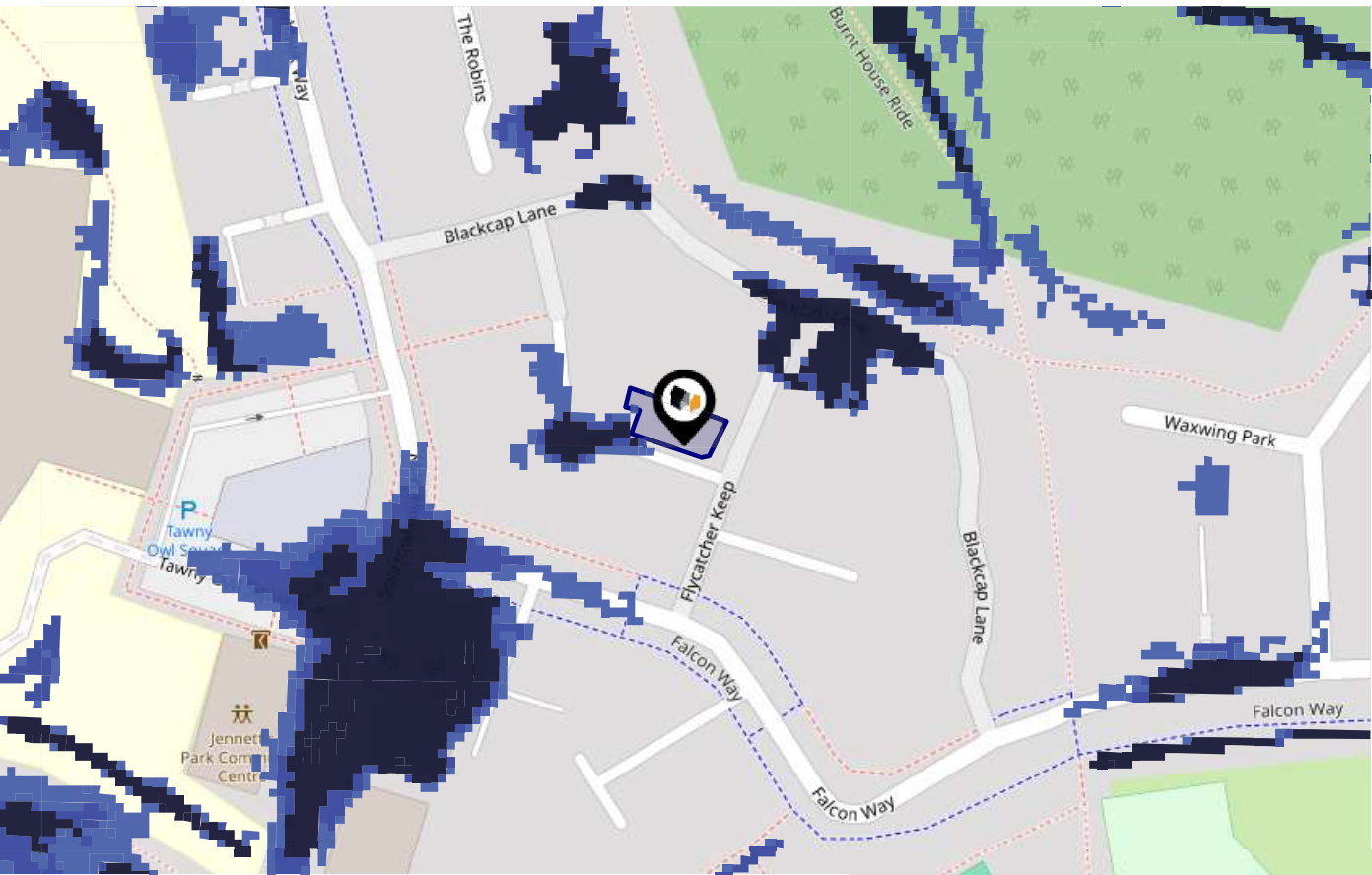
Chance of flooding to the following depths at this property:



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.

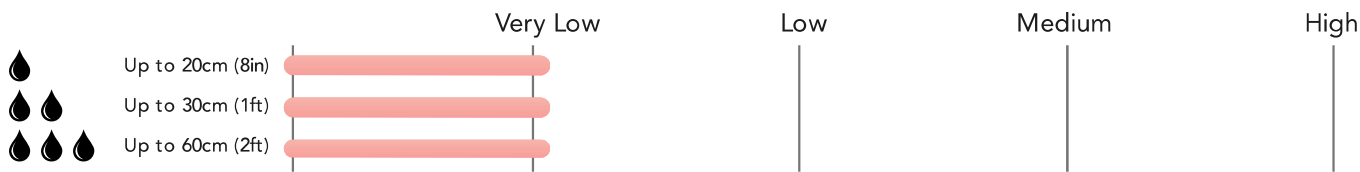


Risk Rating: Very low

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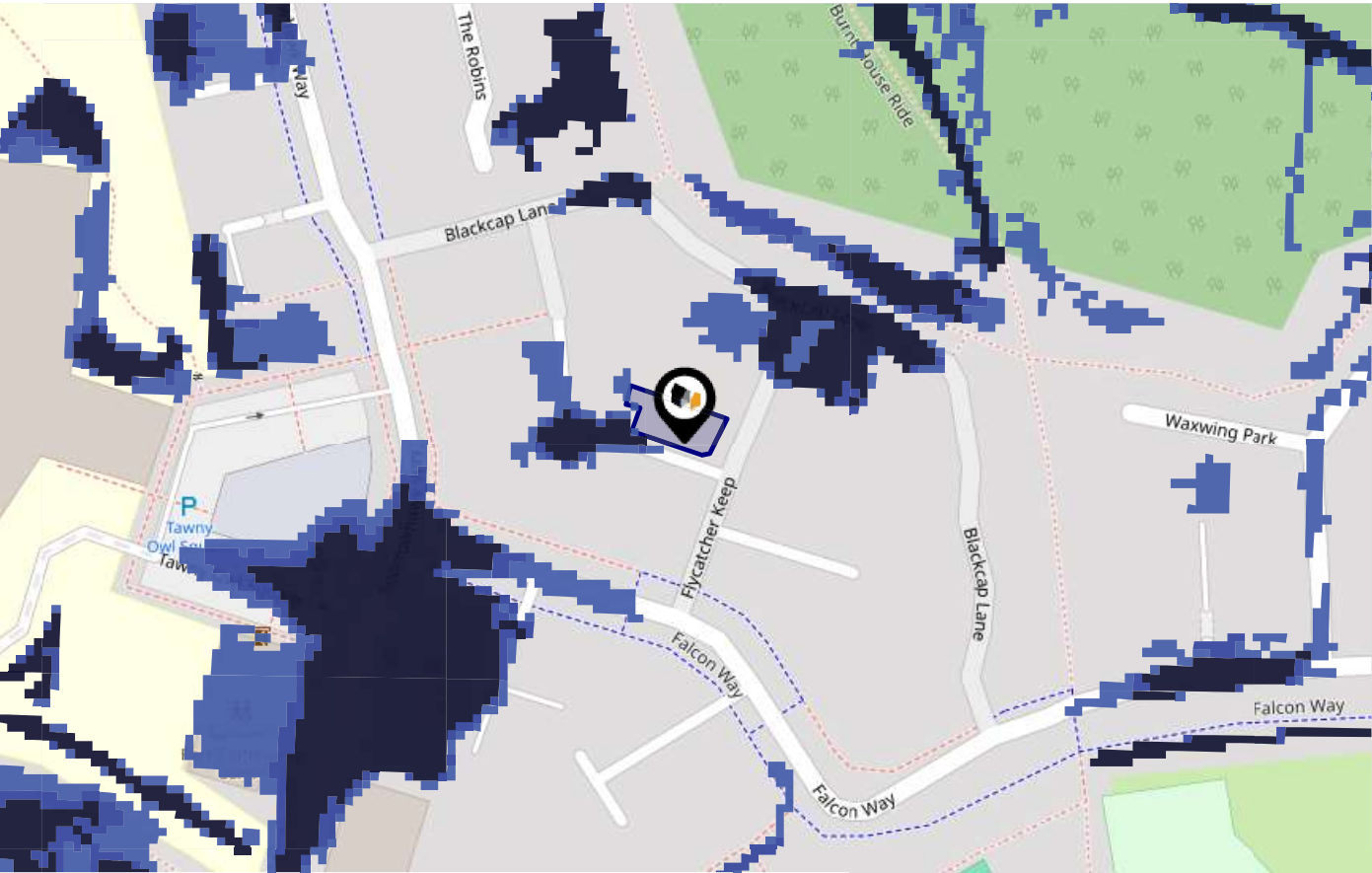
Chance of flooding to the following depths at this property:



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.

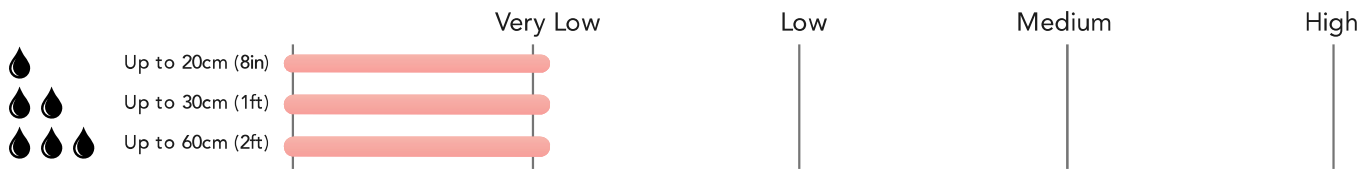


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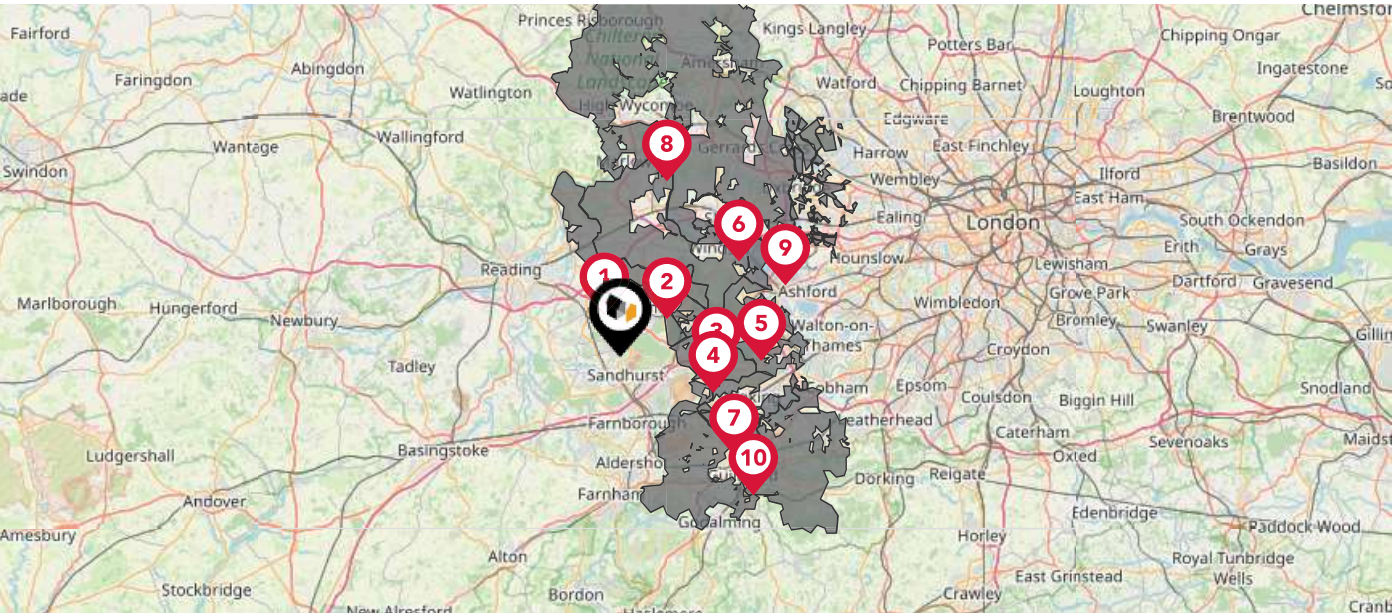
Chance of flooding to the following depths at this property:



Maps

Green Belt

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

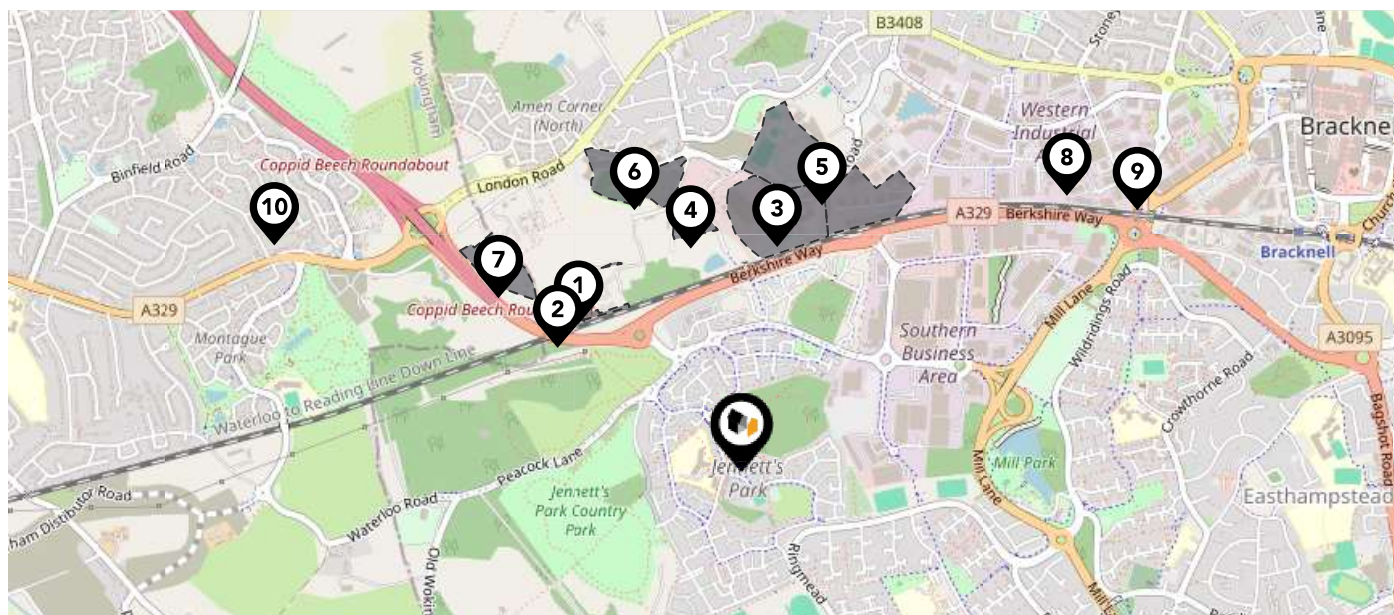


Nearby Green Belt Land	
1	London Green Belt - Wokingham
2	London Green Belt - Bracknell Forest
3	London Green Belt - Windsor and Maidenhead
4	London Green Belt - Surrey Heath
5	London Green Belt - Runnymede
6	London Green Belt - Slough
7	London Green Belt - Woking
8	London Green Belt - Buckinghamshire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

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

Maps

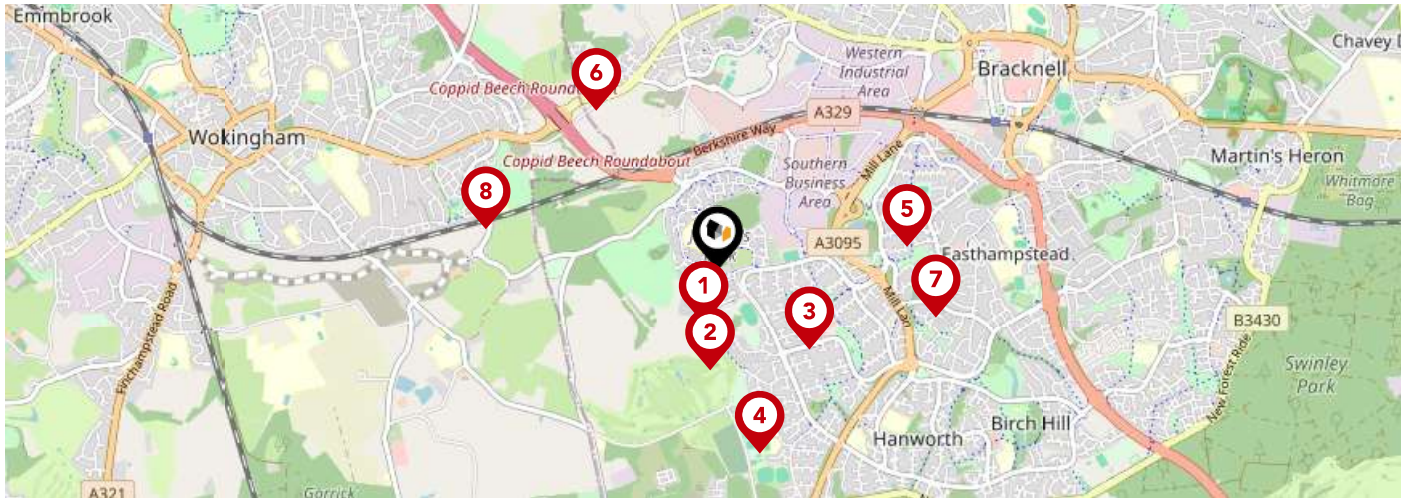
Listed Buildings

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



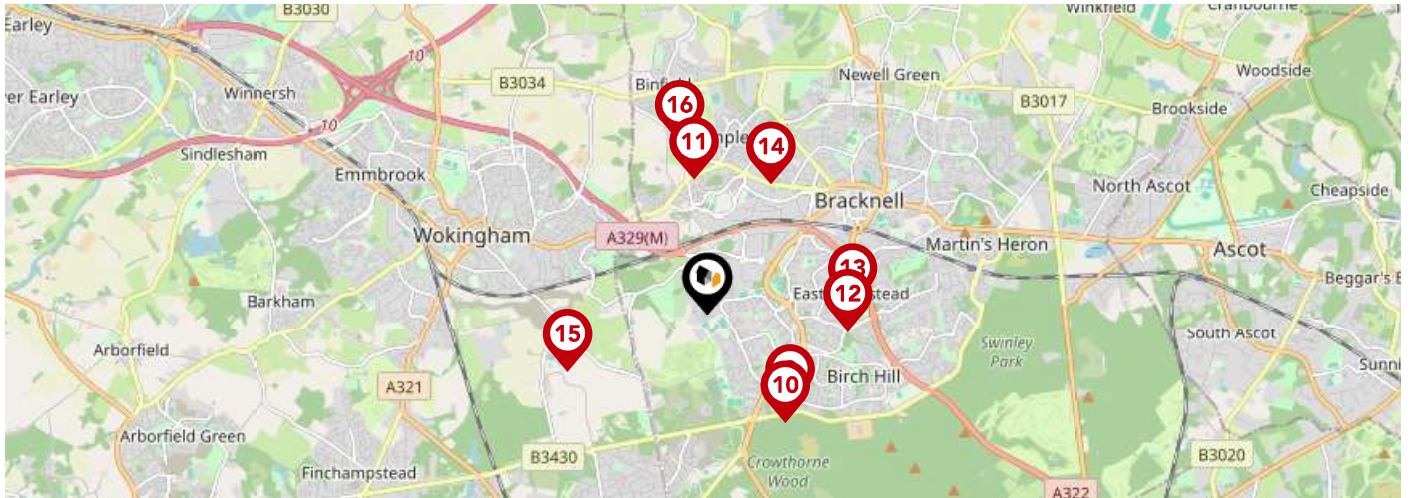
Listed Buildings in the local district		Grade	Distance
	1390346 - Outbuildings And Barn To East Of Peacock Farmhouse	Grade II	0.3 miles
	1390345 - Peacock Farmhouse	Grade II	0.3 miles
	1390332 - Section Of Wall With Wrought-iron Gates Adjoining Easthampstead Park College On Sw Corner	Grade II	0.6 miles
	1390331 - Easthampstead Park College And Attached Terrace With Retaining Wall And Steps	Grade II	0.6 miles
	1390333 - Old Oak Farm, The Clockhouse And Old Oak Court	Grade II	0.7 miles
	1118082 - Lock's House	Grade II	0.9 miles
	1390329 - White Cottage	Grade II	1.0 miles
	1135838 - Lock's Barn	Grade II	1.0 miles
	1390327 - Church Of St Michael And St Mary Magdelene	Grade II	1.0 miles
	1390326 - Church Cottage And Flax Bourton	Grade II	1.0 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Jennett's Park CoFE Primary School Ofsted Rating: Good Pupils: 427 Distance:0.26	☐	☒	☐	☐	☐
2	King's Academy Easthampstead Park Ofsted Rating: Good Pupils: 976 Distance:0.47	☐	☐	☒	☐	☐
3	Great Hollands Primary School Ofsted Rating: Good Pupils: 275 Distance:0.57	☐	☒	☐	☐	☐
4	Wooden Hill Primary and Nursery School Ofsted Rating: Good Pupils: 423 Distance:0.88	☐	☒	☐	☐	☐
5	Wildridings Primary School Ofsted Rating: Good Pupils: 428 Distance:0.88	☐	☒	☐	☐	☐
6	King's Academy Oakwood Ofsted Rating: Outstanding Pupils: 211 Distance:0.92	☐	☒	☐	☐	☐
7	St Michael's Easthampstead Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 193 Distance:1.03	☐	☒	☐	☐	☐
8	Floreat Montague Park Primary School Ofsted Rating: Good Pupils: 463 Distance:1.09	☐	☒	☐	☐	☐

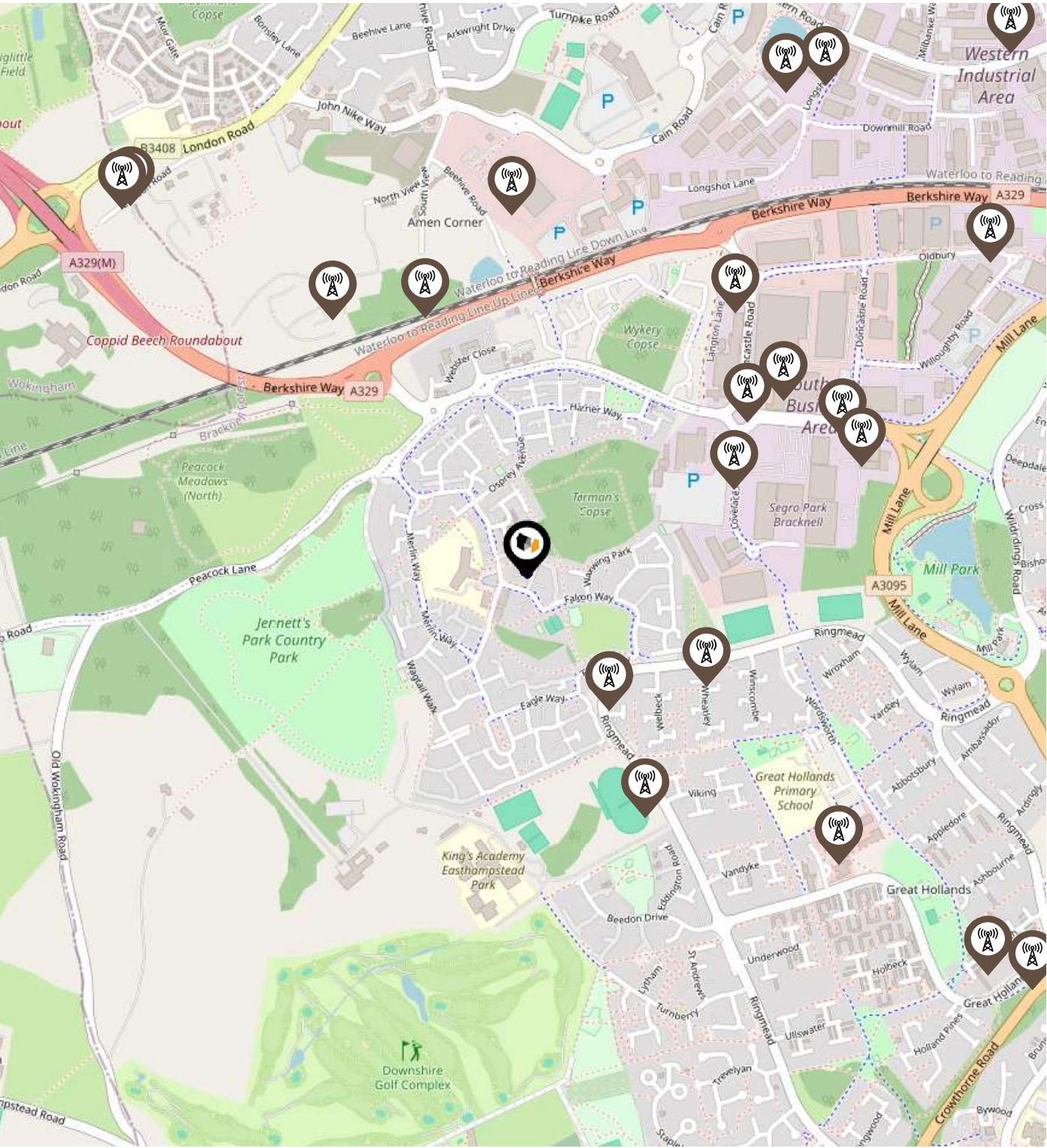
Area Schools



		Nursery	Primary	Secondary	College	Private
	The Pines School Ofsted Rating: Good Pupils: 332 Distance: 1.15	☐	☒	☐	☐	☐
	St Margaret Clitherow Catholic Primary School, Bracknell Ofsted Rating: Good Pupils: 200 Distance: 1.23	☐	☒	☐	☐	☐
	Newbold School Ofsted Rating: Outstanding Pupils: 56 Distance: 1.27	☐	☒	☐	☐	☐
	Fox Hill Primary School Ofsted Rating: Good Pupils: 196 Distance: 1.31	☐	☒	☐	☐	☐
	The Brakenhale School Ofsted Rating: Good Pupils: 1148 Distance: 1.35	☐	☐	☒	☐	☐
	Meadow Vale Primary School Ofsted Rating: Good Pupils: 600 Distance: 1.35	☐	☒	☐	☐	☐
	Holme Grange School Ofsted Rating: Not Rated Pupils: 793 Distance: 1.4	☐	☐	☒	☐	☐
	Cressex Lodge School Ofsted Rating: Good Pupils: 13 Distance: 1.63	☐	☐	☒	☐	☐

Local Area

Masts & Pylons



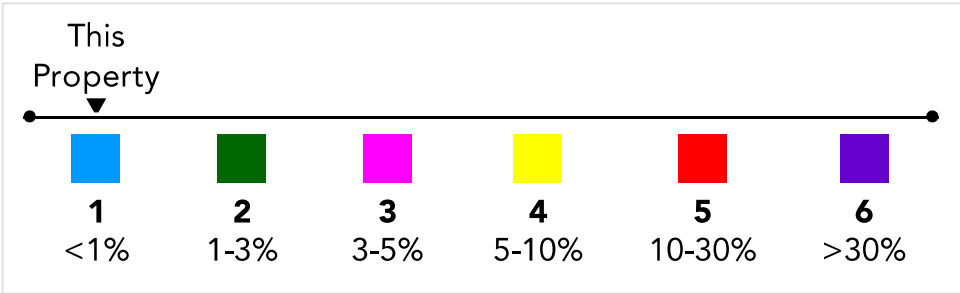
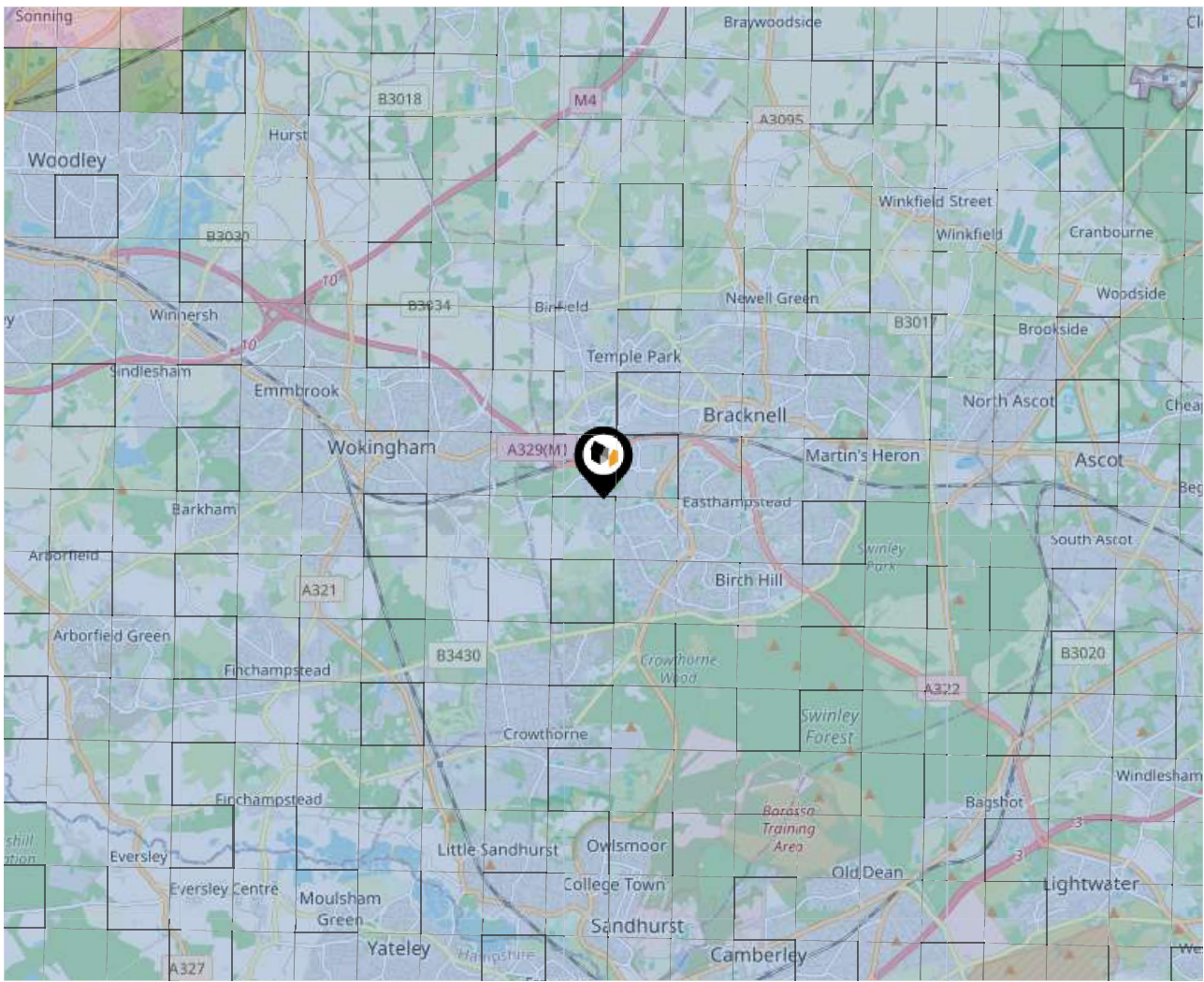
- Key:**
-  Power Pylons
 -  Communication Masts

Environment

Radon Gas

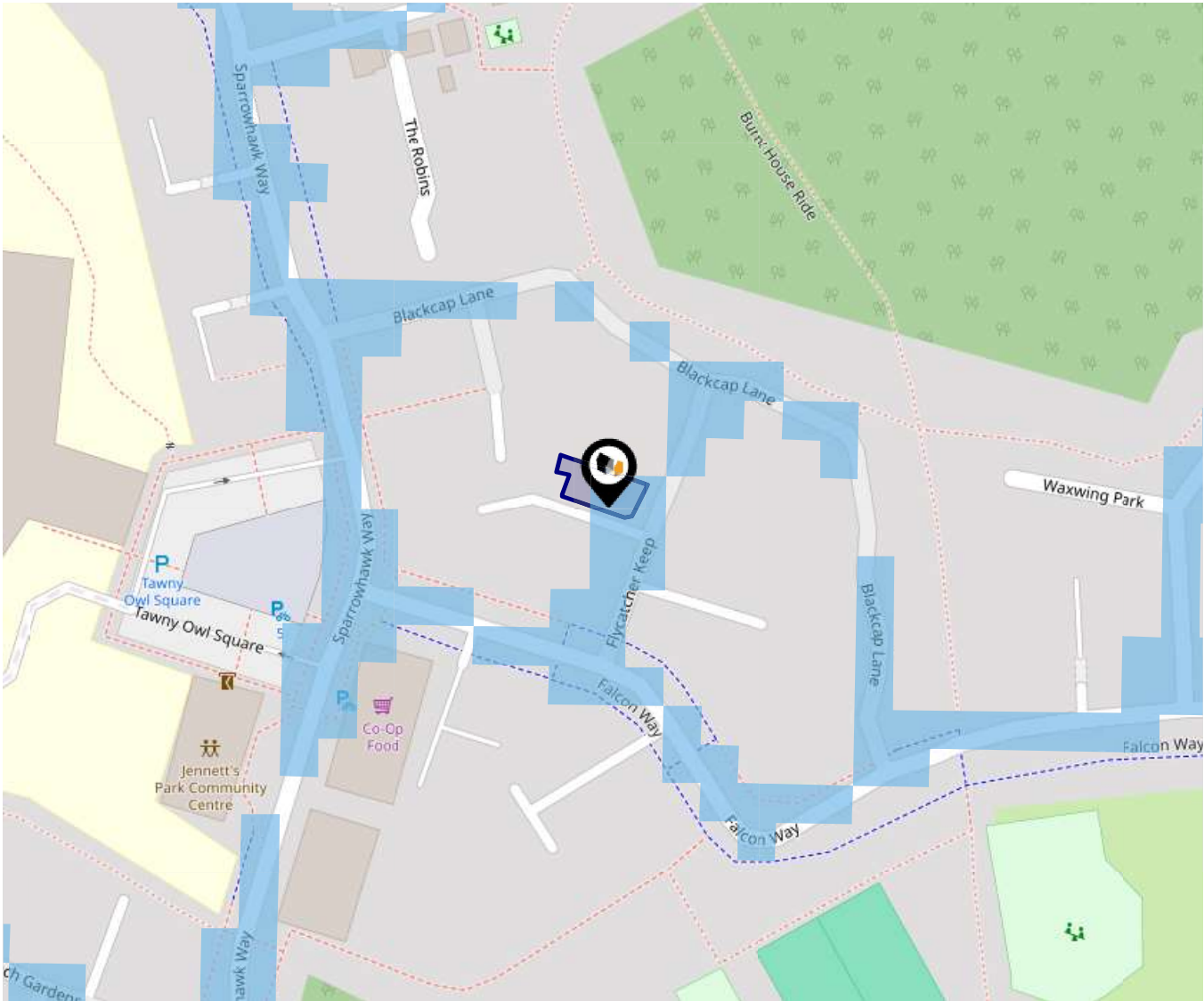
What is Radon?

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



The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

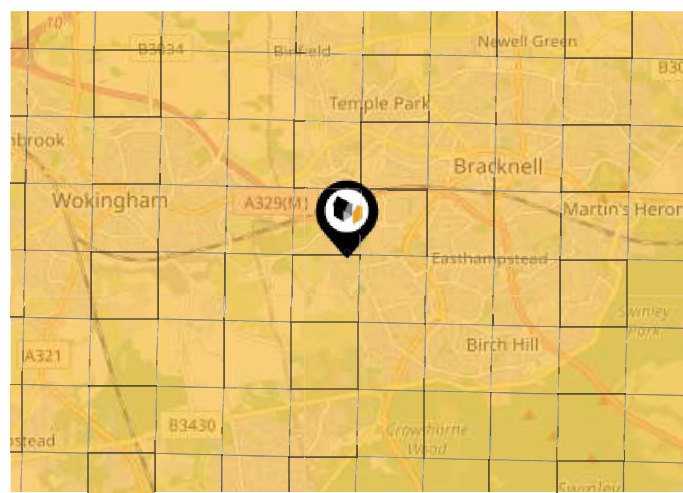
- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

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		

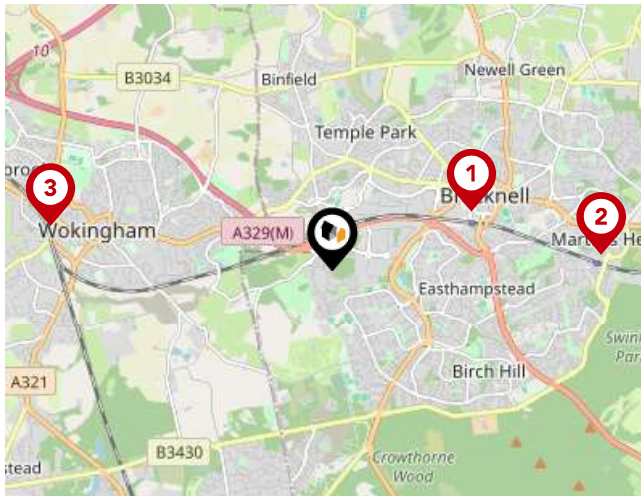


Primary Classifications (Most Common Clay Types)

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

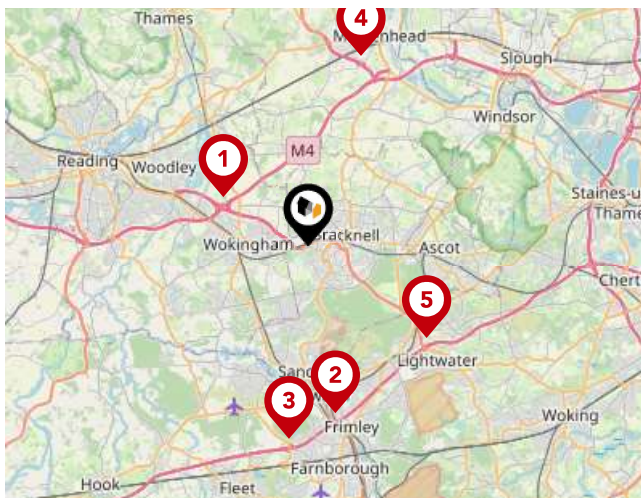
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Bracknell Rail Station	1.39 miles
2	Martins Heron Rail Station	2.48 miles
3	Wokingham Rail Station	2.64 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J10	3.61 miles
2	M3 J4	6.26 miles
3	M3 J4A	7.15 miles
4	A404(M) J9A	7.34 miles
5	M3 J3	5.56 miles



Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport	14.97 miles
2	Heathrow Airport Terminal 4	14.9 miles
3	Gatwick Airport	31.81 miles
4	Leaves Green	35.56 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Burnthouse Ride	0.15 miles
2	Woodpecker Place	0.13 miles
3	Fieldfare Drive	0.21 miles
4	Pipit Green	0.16 miles
5	Bullfinch Rise	0.18 miles

Duncan Yeardley

About Us



Duncan Yeardley

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 Yeardley! 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/



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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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Valuation Office
Agency

