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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Monday 30th March 2026**



**HELMSDALE, BRACKNELL, RG12**

## Duncan Yeardley

9 Crown Row, Bracknell, RG12 0TH

01344 592416

charlotte.mcvea@duncanyeardley.co.uk

www.duncanyeardley.co.uk

# Introduction

## Our Comments

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Situated in a quiet residential area of Helmsdale, Bracknell, this well-presented one bedroom first floor maisonette offers comfortable living with a practical layout throughout.

The property features a bright and spacious living room, providing a welcoming space to relax or entertain.

The kitchen offers good storage and workspace, making it ideal for everyday use.

The double bedroom is well proportioned and benefits from plenty of natural light, while the bathroom is conveniently located off the hallway and fitted with a bath, wash basin and WC.

Helmsdale is well positioned for access to local shops, green spaces and amenities, with Bracknell town centre and transport links within easy reach.

This property would make an excellent purchase for first-time buyers, investors or anyone looking to downsize.

Lease: Ask Agent

Ground Rent: Ask Agent

Service Charge: Ask Agent

Council Tax Band: B

Extended Lease

Great Location

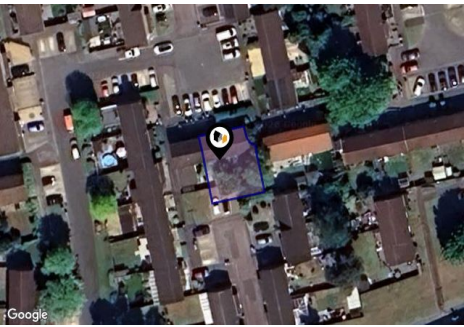
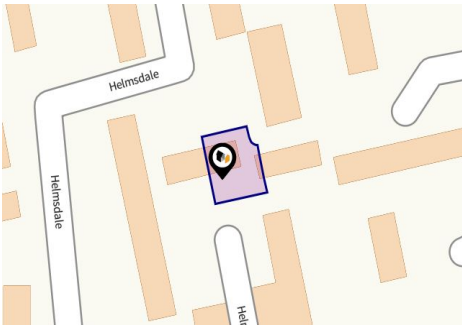
Close to Amenities

First Floor

Large Bedroom

Fitted Wardrobes

# Property Overview



## Property

|                  |                   |         |           |
|------------------|-------------------|---------|-----------|
| Type:            | Flat / Maisonette | Tenure: | Leasehold |
| Bedrooms:        | 1                 |         |           |
| Plot Area:       | 0.05 acres        |         |           |
| Council Tax :    | Band B            |         |           |
| Annual Estimate: | £1,676            |         |           |
| Title Number:    | BK270692          |         |           |

## Local Area

|                                                                                     |                                                                                     |                                                                                     |                                                                                       |                                                                                       |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| Local Authority:                                                                    | Bracknell forest                                                                    | Estimated Broadband Speeds                                                          |                                                                                       |                                                                                       |
| Conservation Area:                                                                  | No                                                                                  | (Standard - Superfast - Ultrafast)                                                  |                                                                                       |                                                                                       |
| Flood Risk:                                                                         |                                                                                     |                                                                                     |                                                                                       |                                                                                       |
| • Rivers & Seas                                                                     | Very low                                                                            | 2                                                                                   | 271                                                                                   | 1800                                                                                  |
| • Surface Water                                                                     | Very low                                                                            | mb/s                                                                                | mb/s                                                                                  | mb/s                                                                                  |
|                                                                                     |                                                                                     |  |  |  |
| Mobile Coverage:                                                                    |                                                                                     | Satellite/Fibre TV Availability:                                                    |                                                                                       |                                                                                       |
| (based on calls indoors)                                                            |                                                                                     |                                                                                     |                                                                                       |                                                                                       |
|  |  |  |    |    |
|  |  |  |    |    |
|                                                                                     |                                                                                     |                                                                                     |                                                                                       |  |
|                                                                                     |                                                                                     |                                                                                     |                                                                                       |  |

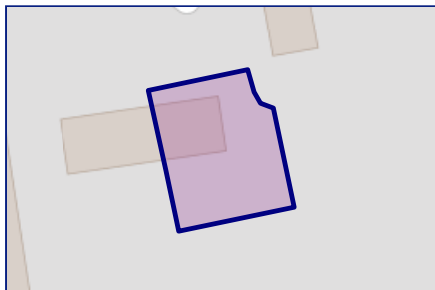
# Property

## Multiple Title Plans

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### Freehold Title Plan

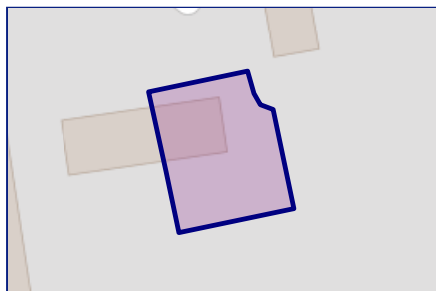
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**BK58664**

### Leasehold Title Plan

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**BK270692**

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|                 |                             |
|-----------------|-----------------------------|
| Start Date:     | 24/07/1988                  |
| End Date:       | 25/07/2113                  |
| Lease Term:     | 125 years from 25 July 1988 |
| Term Remaining: | 87 years                    |



Gallery  
Photos

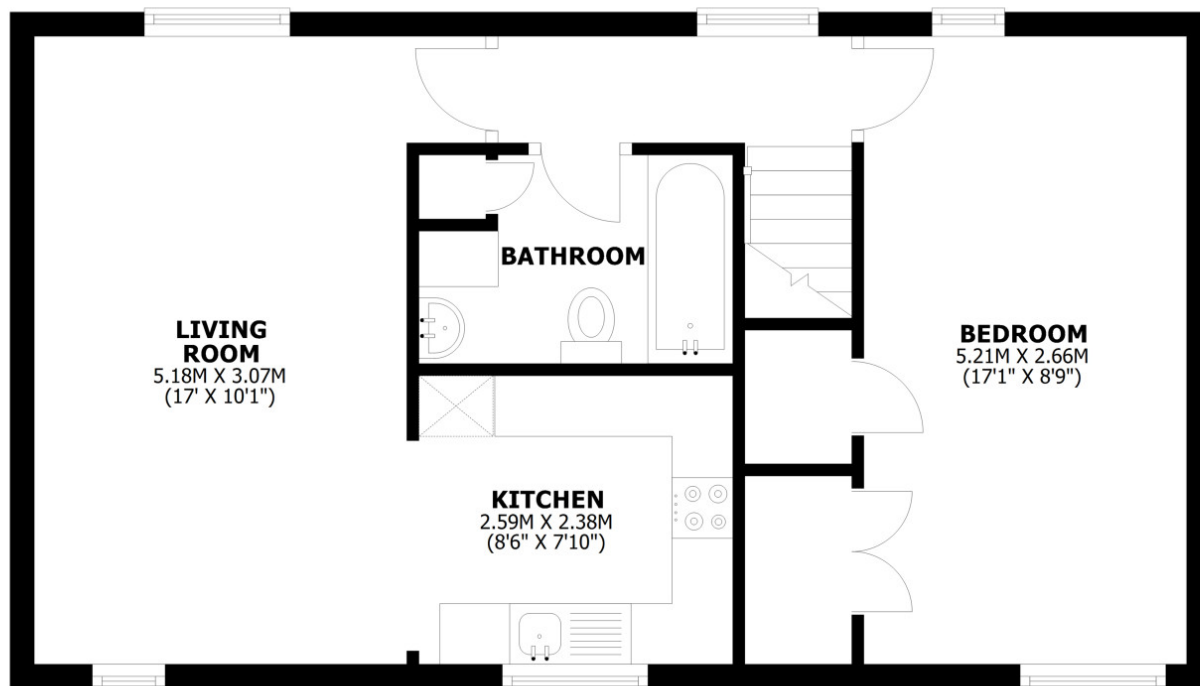


## HELMSDALE, BRACKNELL, RG12



Helmsdale, Bracknell, RG12

Total area: approx. 49.3 sq. metres (530.5 sq. feet)



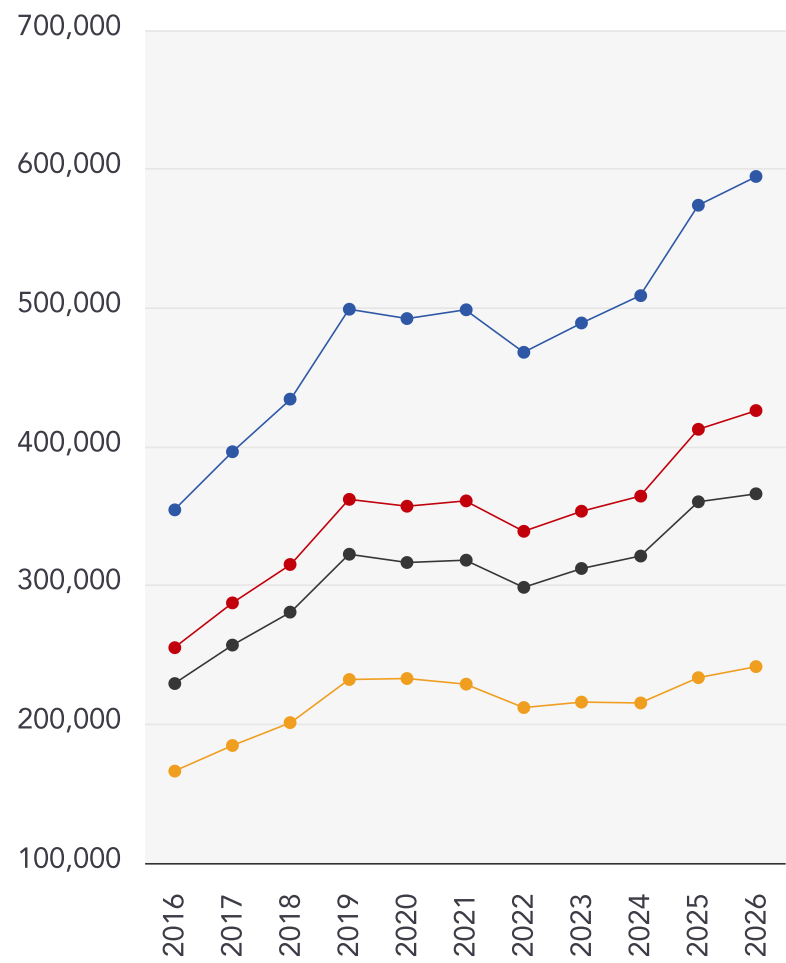
**FIRST FLOOR**

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.

# 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%**

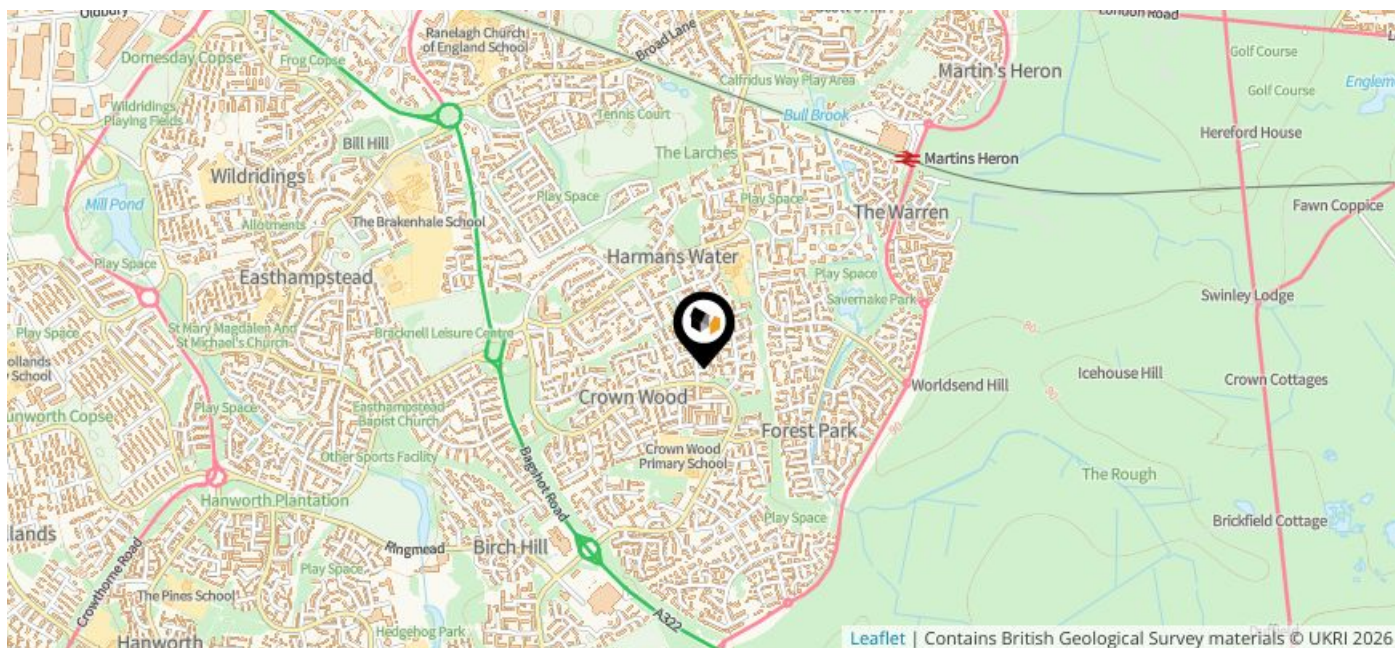
Flat

**+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.

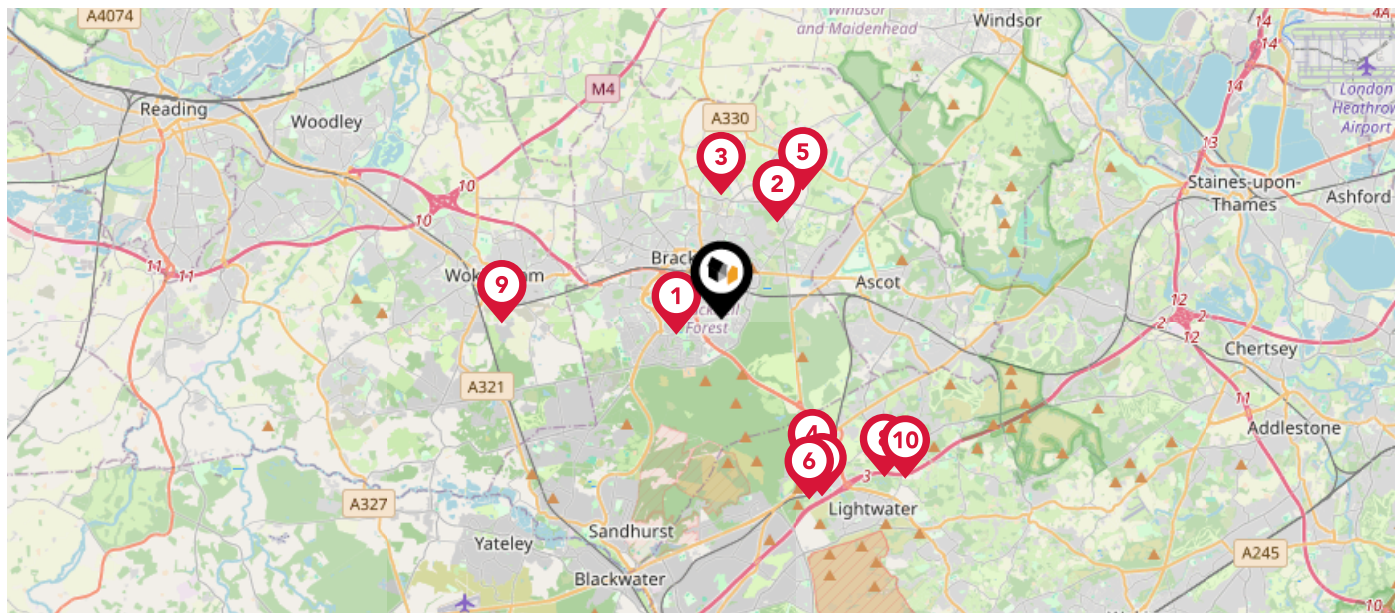
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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



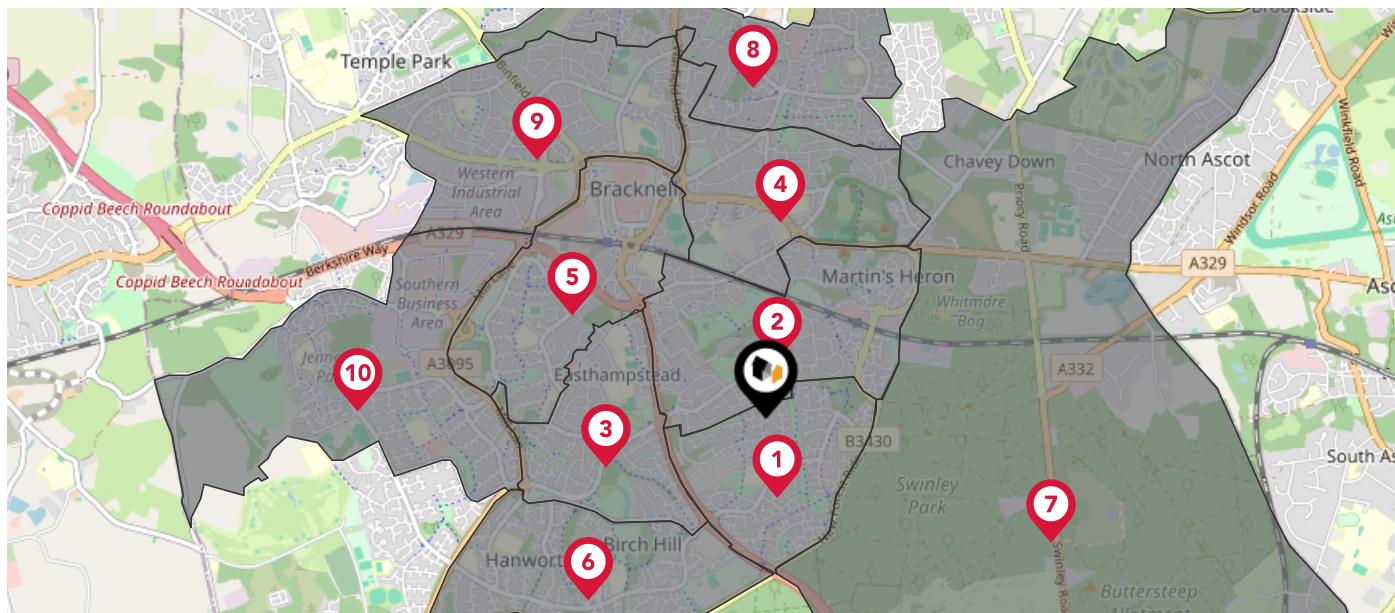
### Nearby Conservation Areas

- |    |                                         |
|----|-----------------------------------------|
| 1  | Easthampstead                           |
| 2  | Winkfield Row                           |
| 3  | Warfield                                |
| 4  | Bagshot Park, Bagshot                   |
| 5  | Winkfield Village                       |
| 6  | Bagshot, Church Road                    |
| 7  | Bagshot Village                         |
| 8  | Windlesham, Church Road and Kennel Lane |
| 9  | Murdoch Road                            |
| 10 | Windlesham, Updown Hill                 |

# 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

Crown Wood Ward

2

Harmans Water Ward

3

Old Bracknell Ward

4

Bullbrook Ward

5

Wildridings and Central Ward

6

Hanworth Ward

7

Ascot Ward

8

Warfield Harvest Ride Ward

9

Priestwood and Garth Ward

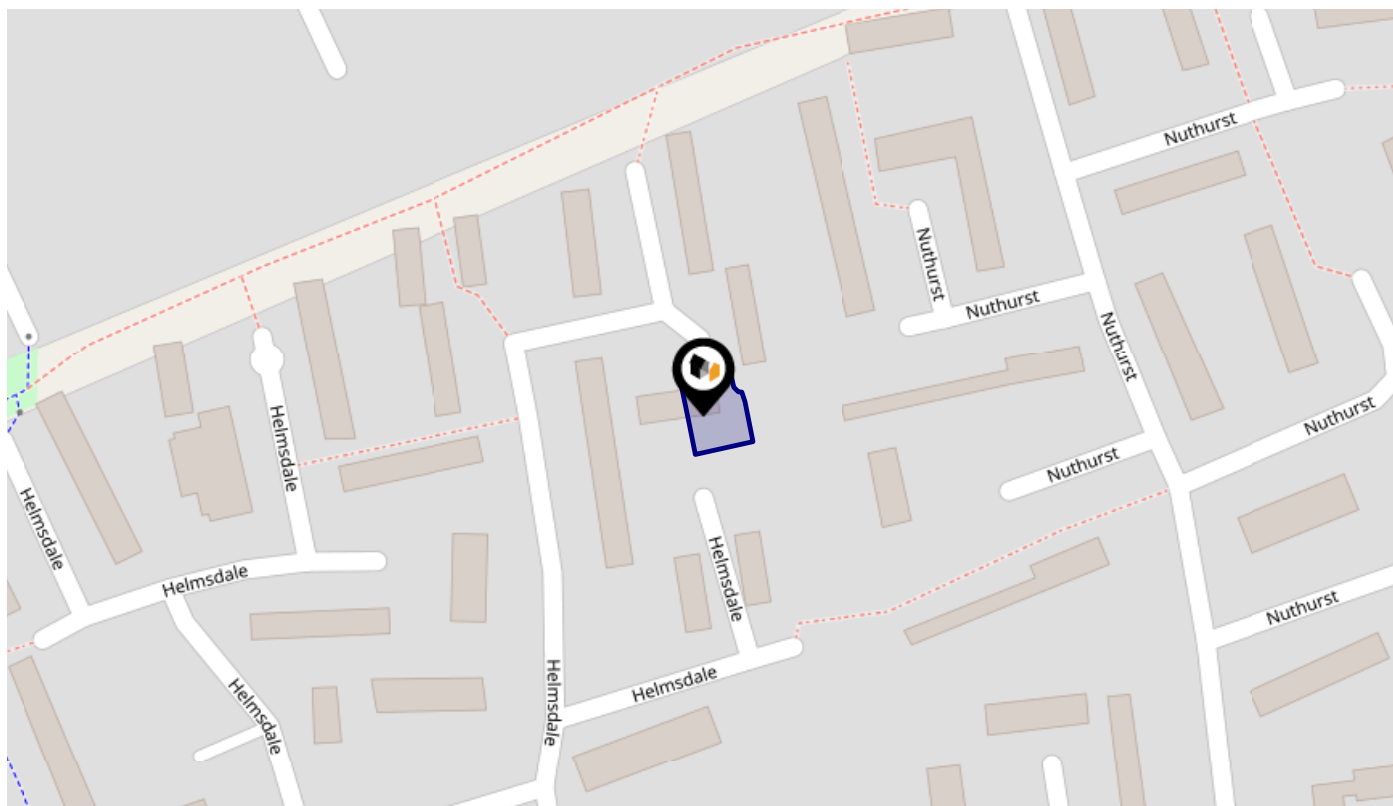
10

Great Hollands North 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.

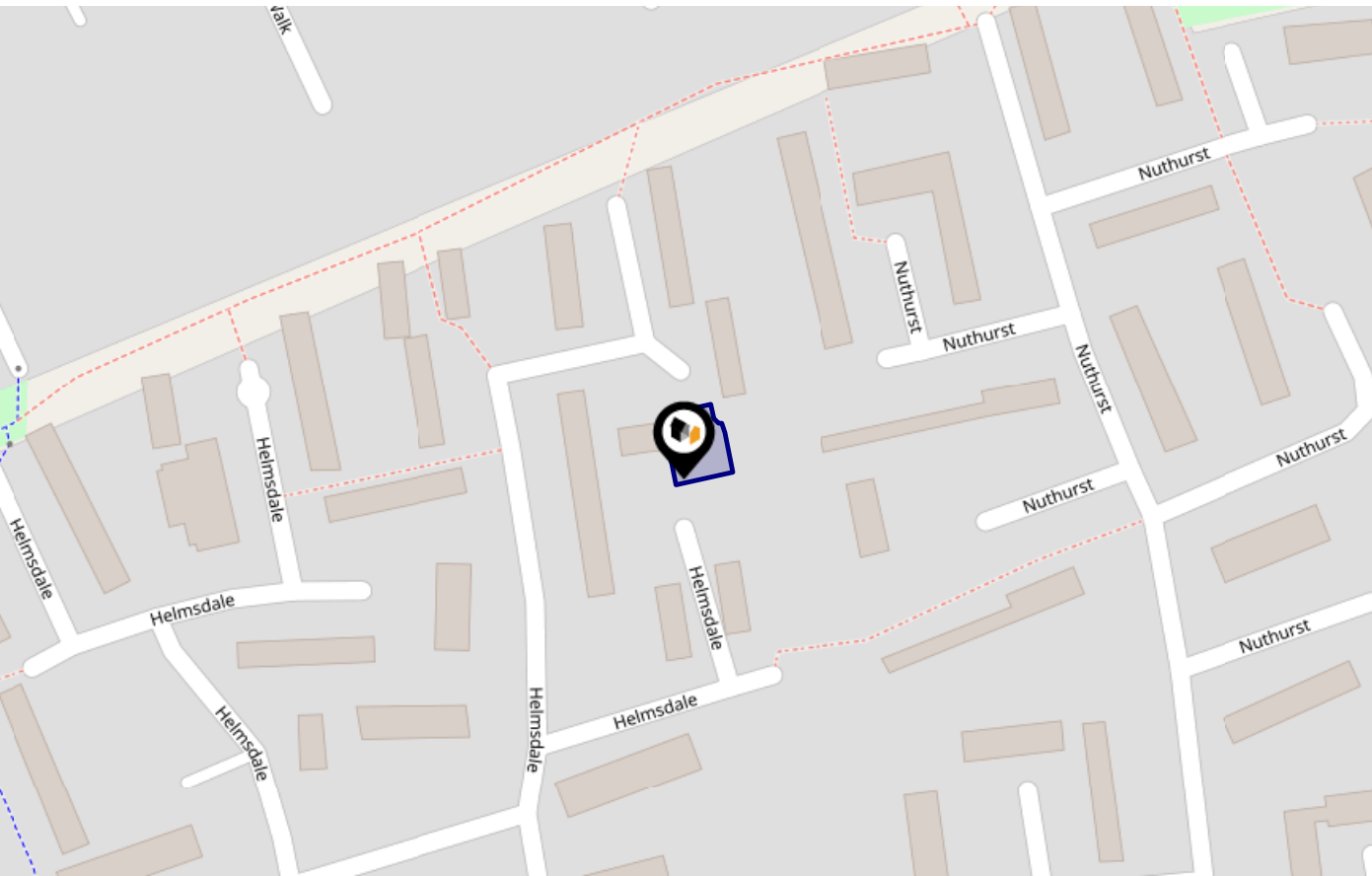
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

|   |  |              |                                                                                     |
|---|--|--------------|-------------------------------------------------------------------------------------|
| 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.

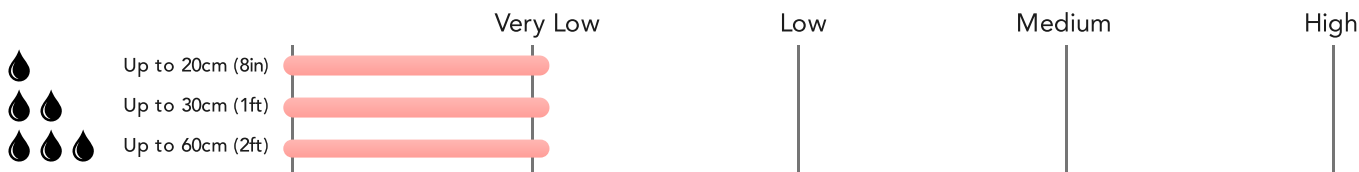


Risk Rating: Very low

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.

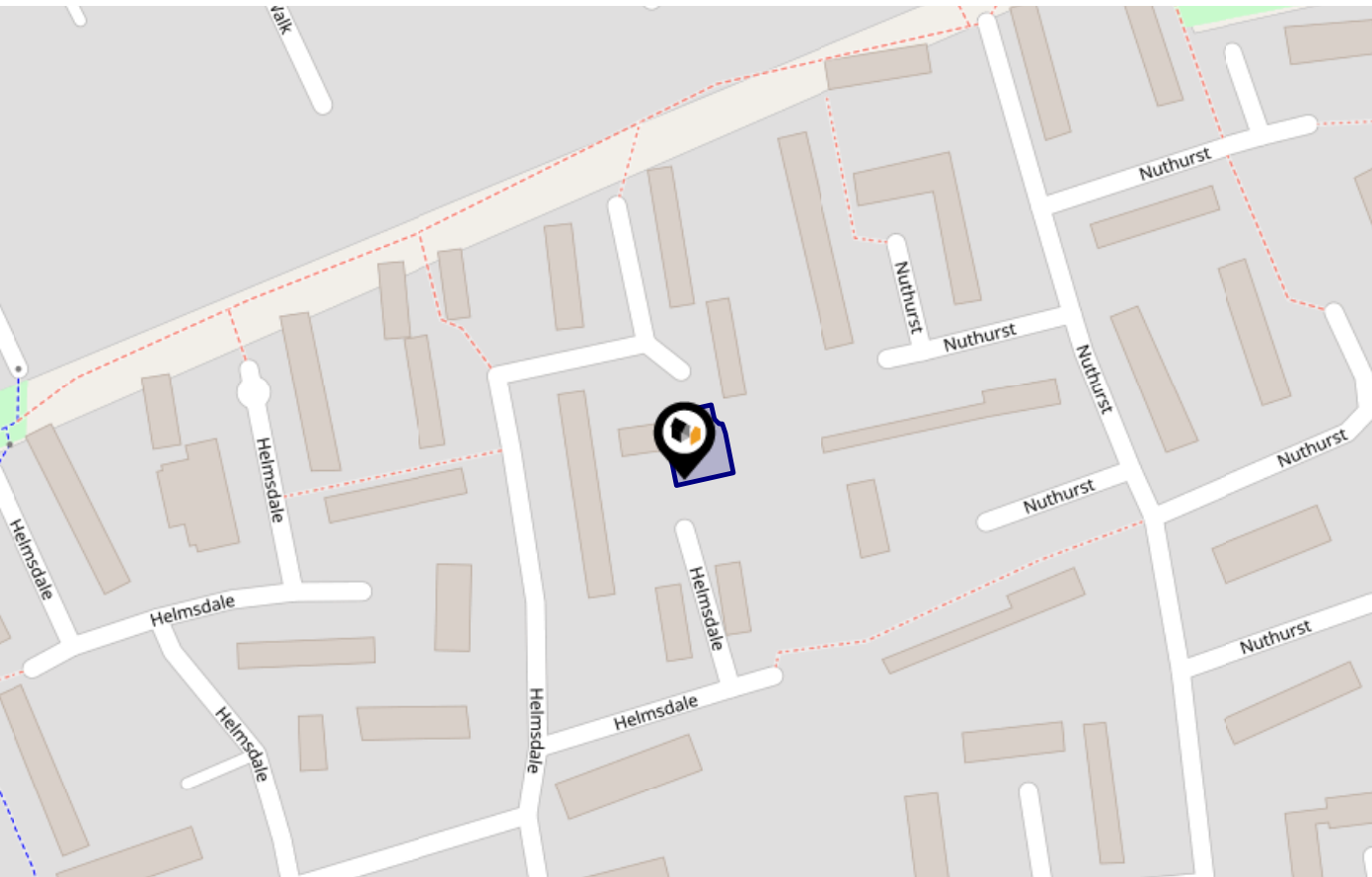
Chance of flooding to the following depths at this property:



# 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.

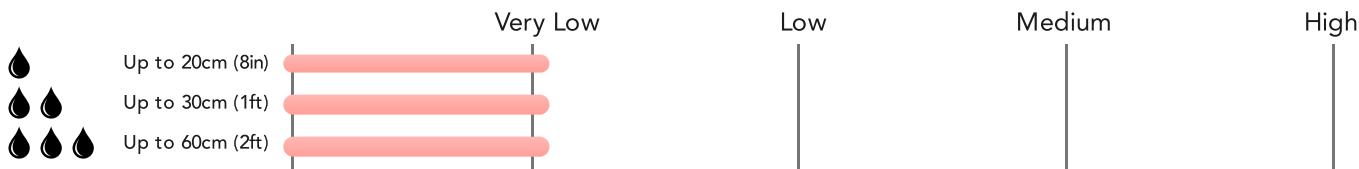


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

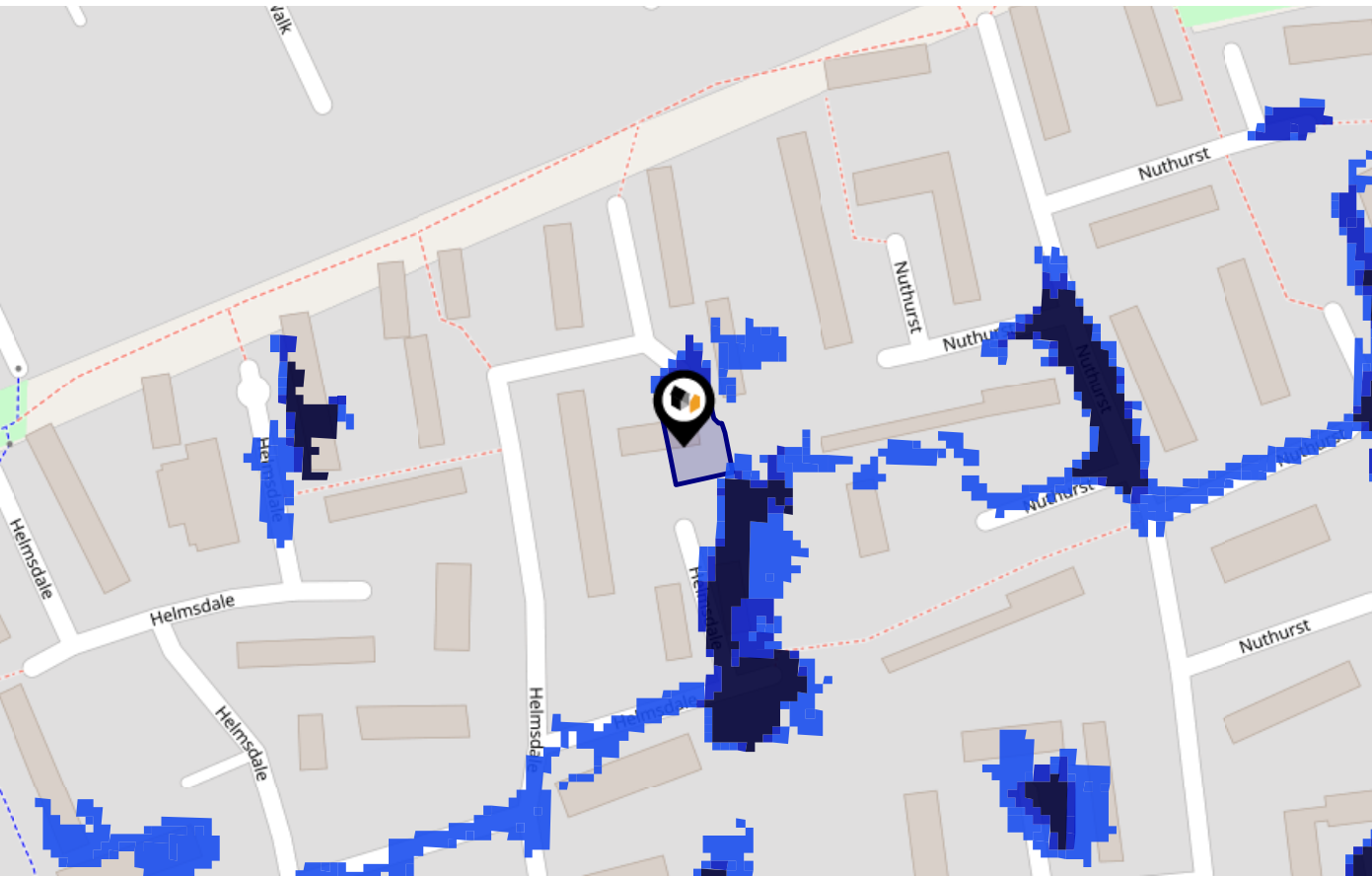




# Flood Risk

## 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.

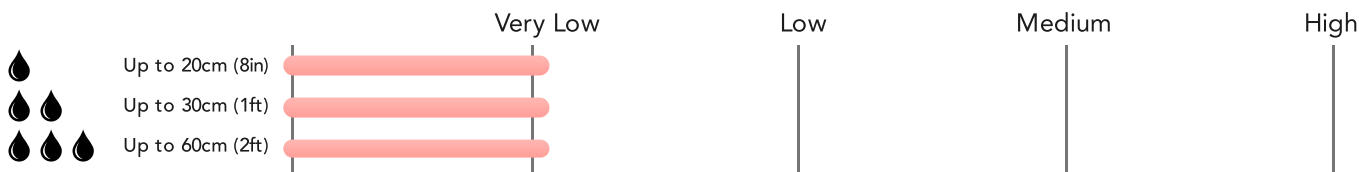


Risk Rating: Very low

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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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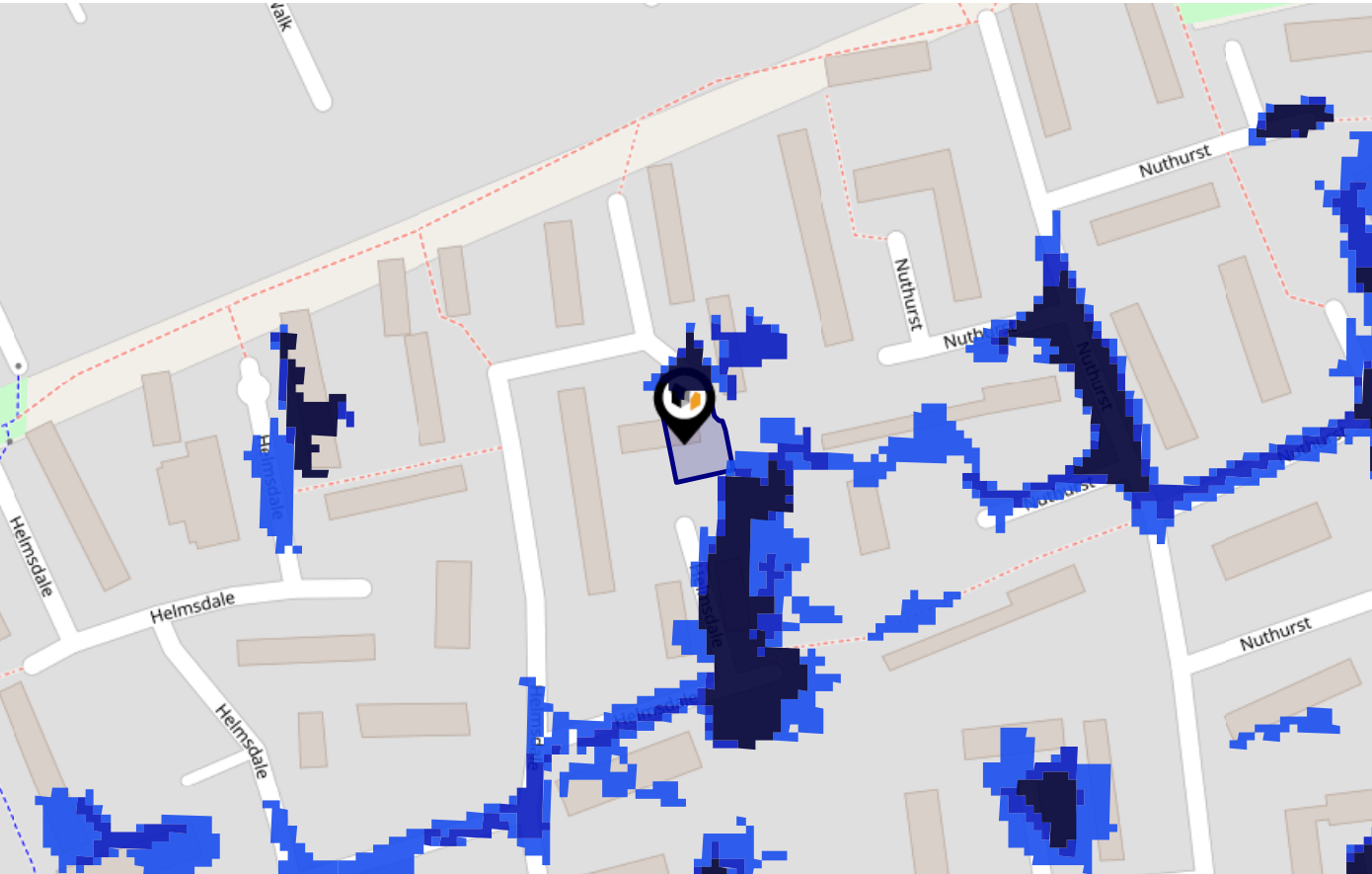
Chance of flooding to the following depths at this property:



# 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.

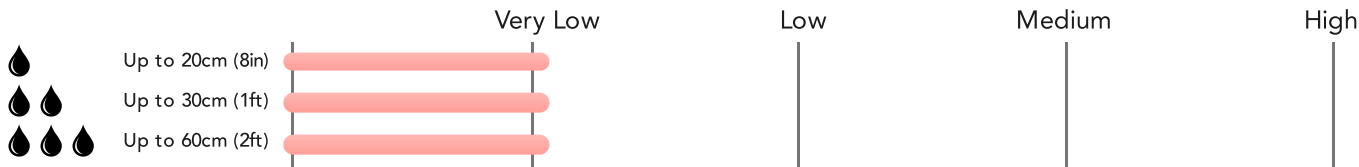


Risk Rating: Very low

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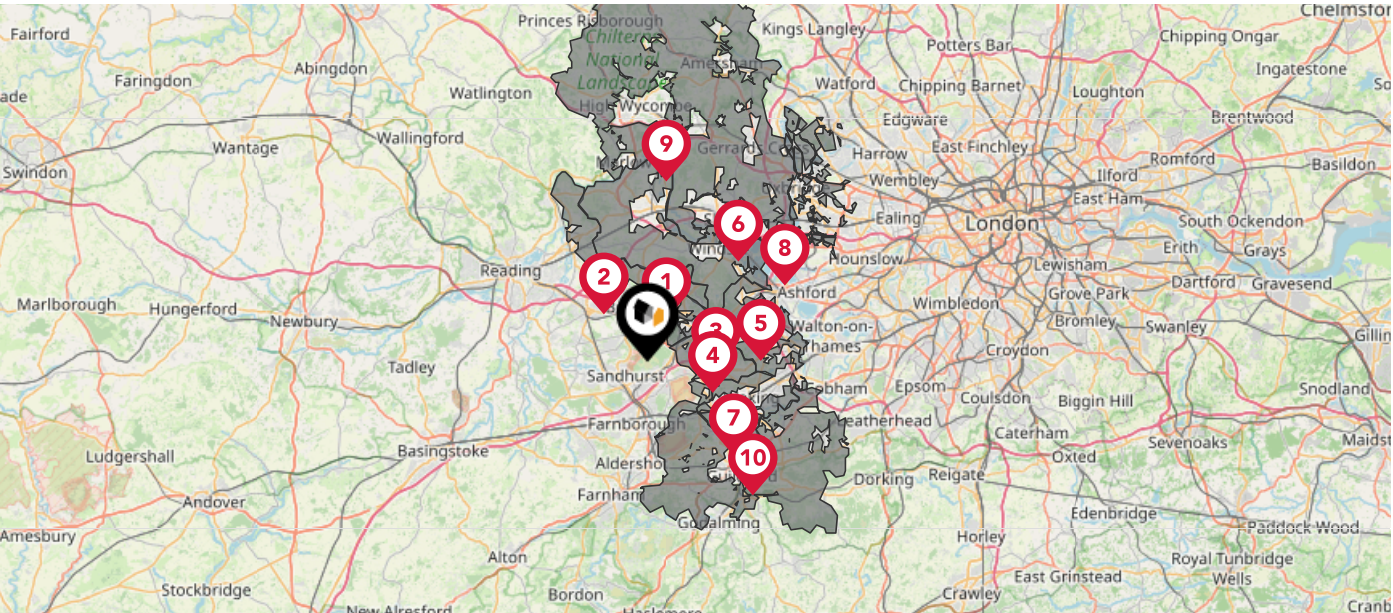
Chance of flooding to the following depths at this property:



# Maps

## Green Belt

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

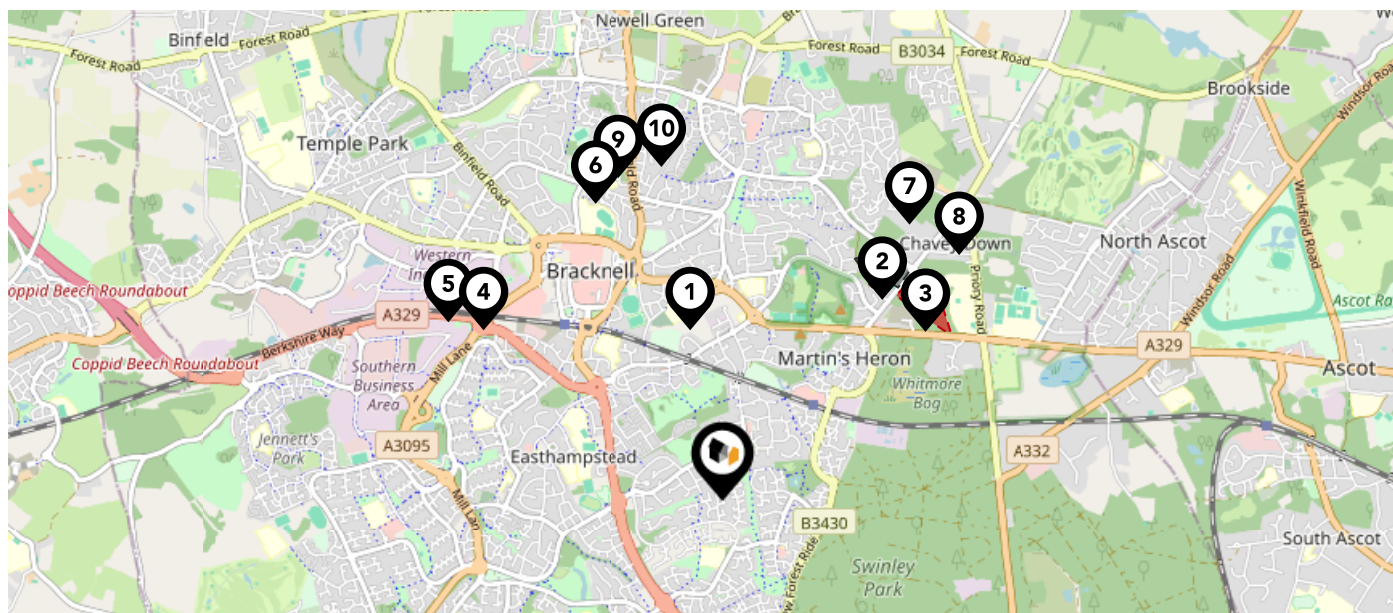


| Nearby Green Belt Land |                                            |
|------------------------|--------------------------------------------|
| 1                      | London Green Belt - Bracknell Forest       |
| 2                      | London Green Belt - Wokingham              |
| 3                      | 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

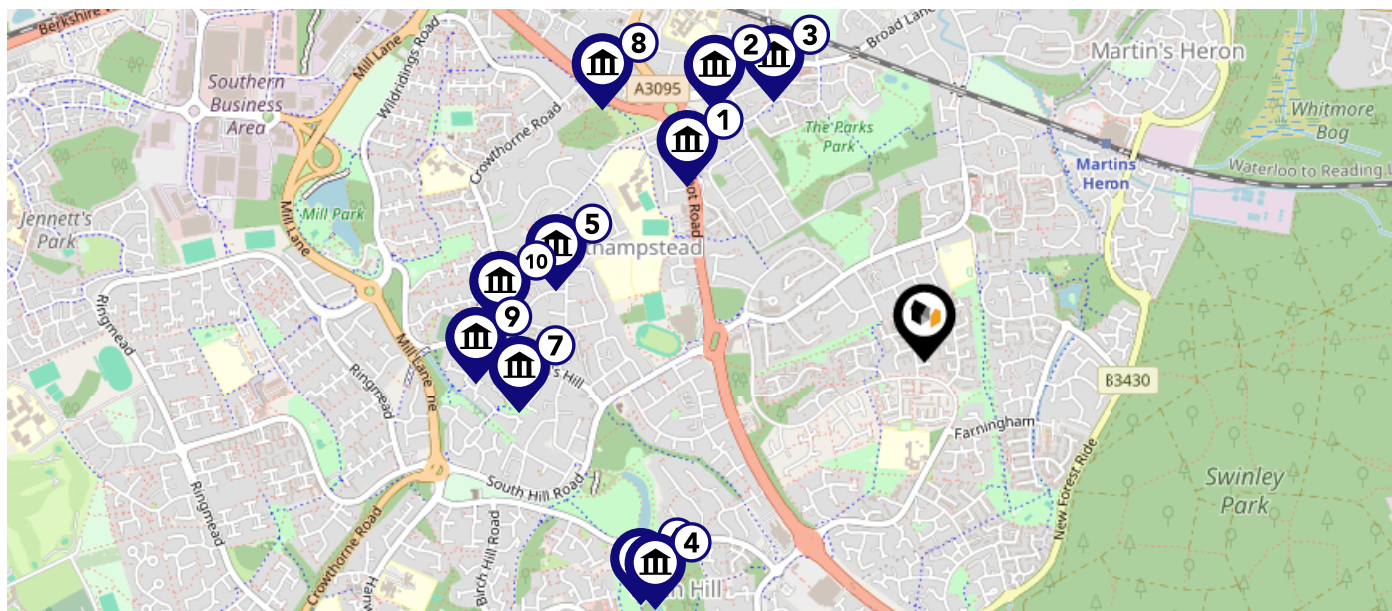
|    |                                                                                      |                   |
|----|--------------------------------------------------------------------------------------|-------------------|
| 1  | Eastern Road Brick-Bracknell, Berkshire                                              | Historic Landfill |
| 2  | Longhill Road-Chavey Down                                                            | Historic Landfill |
| 3  | EA/EPR/GP3393EC/V006 - Bracknell Forest Borough Council, Environmental Services Dept | Active Landfill   |
| 4  | Easthampstead Brick-Bracknell, Berkshire                                             | Historic Landfill |
| 5  | Downmill Brickworks-Western Industrial Area, Bracknell                               | Historic Landfill |
| 6  | Bull Lane-Bracknell, Berkshire                                                       | Historic Landfill |
| 7  | Caravan Park-Warfield                                                                | Historic Landfill |
| 8  | Priors Pit-Chavey Down                                                               | Historic Landfill |
| 9  | Lutterworth Close-Bracknell, Berkshire                                               | Historic Landfill |
| 10 | Lawrence Brickworks-Bracknell, Berkshire                                             | Historic Landfill |



# Maps

## Listed Buildings

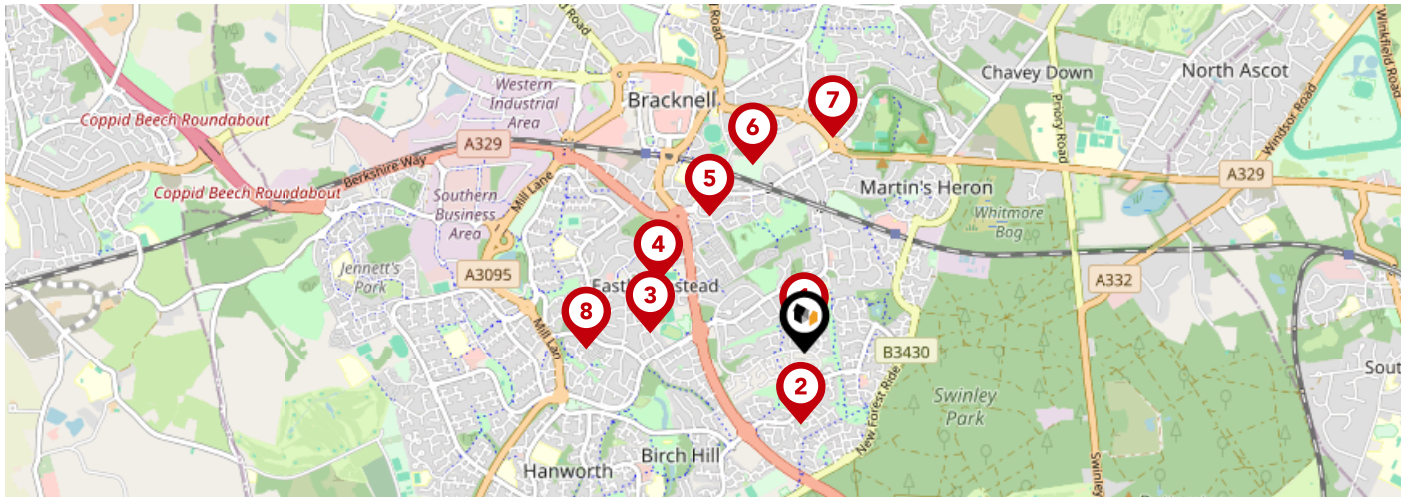
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



| Listed Buildings in the local district |                                                                                           | Grade    | Distance  |
|----------------------------------------|-------------------------------------------------------------------------------------------|----------|-----------|
|                                        | 1390322 - The Horse And Groom Public House                                                | Grade II | 0.7 miles |
|                                        | 1390324 - Mallorys                                                                        | Grade II | 0.7 miles |
|                                        | 1390325 - The Thatched Cottage                                                            | Grade II | 0.7 miles |
|                                        | 1390349 - Garden Walls, Steps, Gate Piers And Gates Adjoining South Hill Park On The East | Grade II | 0.8 miles |
|                                        | 1390361 - Point Royal                                                                     | Grade II | 0.8 miles |
|                                        | 1390348 - South Hill Park                                                                 | Grade II | 0.8 miles |
|                                        | 1390347 - Reeds Hill Farmhouse                                                            | Grade II | 0.9 miles |
|                                        | 1390330 - Old Bracknell House                                                             | Grade II | 0.9 miles |
|                                        | 1390329 - White Cottage                                                                   | Grade II | 1.0 miles |
|                                        | 1390328 - Forge Cottage                                                                   | Grade II | 1.0 miles |

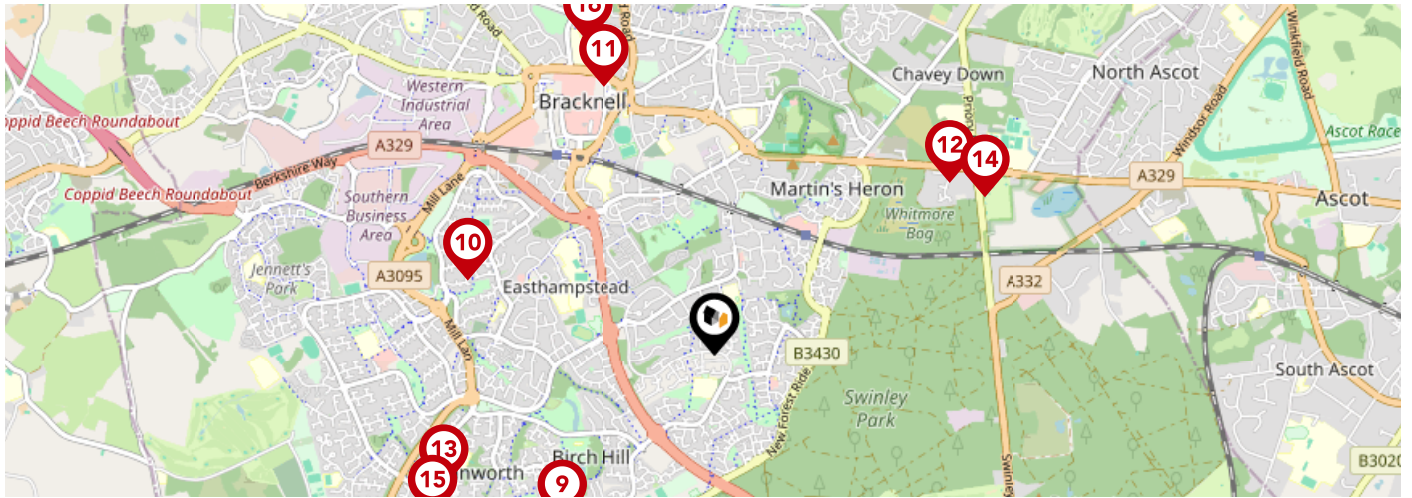


# Area Schools



|          |                                                                                                                                         | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|----------|-----------------------------------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>1</b> | <b>Harmans Water Primary School</b><br>Ofsted Rating: Good   Pupils: 466   Distance:0.09                                                | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>2</b> | <b>Crown Wood Primary School</b><br>Ofsted Rating: Good   Pupils: 642   Distance:0.33                                                   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>3</b> | <b>Fox Hill Primary School</b><br>Ofsted Rating: Good   Pupils: 196   Distance:0.72                                                     | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>4</b> | <b>The Brakenhale School</b><br>Ofsted Rating: Good   Pupils: 1148   Distance:0.75                                                      | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>5</b> | <b>Ranelagh School</b><br>Ofsted Rating: Outstanding   Pupils: 1062   Distance:0.77                                                     | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>6</b> | <b>St Joseph's Catholic Primary School, Bracknell</b><br>Ofsted Rating: Good   Pupils: 209   Distance:0.91                              | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>7</b> | <b>Holly Spring Primary School</b><br>Ofsted Rating: Good   Pupils: 642   Distance:1.01                                                 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>8</b> | <b>St Michael's Easthampstead Church of England Voluntary Aided Primary School</b><br>Ofsted Rating: Good   Pupils: 193   Distance:1.01 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |

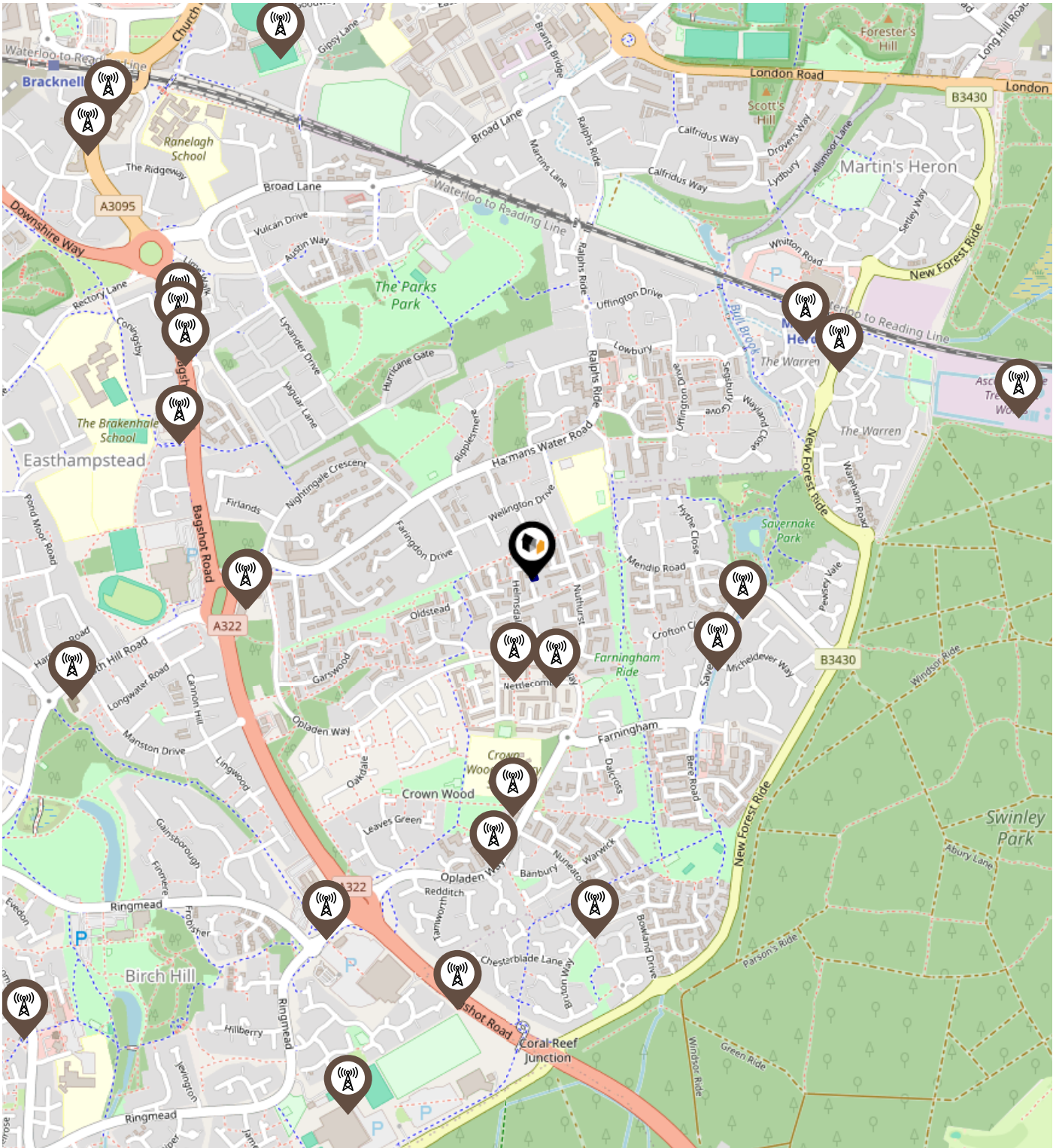
# Area Schools



|                                                                                     |                                                                                                                      | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|-------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|    | <b>Birch Hill Primary School and Nursery</b><br>Ofsted Rating: Good   Pupils: 403   Distance: 1.04                   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|   | <b>Wildridings Primary School</b><br>Ofsted Rating: Good   Pupils: 428   Distance: 1.19                              | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Garth Hill College</b><br>Ofsted Rating: Good   Pupils: 1476   Distance: 1.35                                     | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Heathfield School</b><br>Ofsted Rating: Not Rated   Pupils: 226   Distance: 1.35                                  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>The Pines School</b><br>Ofsted Rating: Good   Pupils: 332   Distance: 1.39                                        | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>LVS Ascot</b><br>Ofsted Rating: Not Rated   Pupils: 840   Distance: 1.45                                          | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>St Margaret Clitherow Catholic Primary School, Bracknell</b><br>Ofsted Rating: Good   Pupils: 200   Distance: 1.5 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Sandy Lane Primary School</b><br>Ofsted Rating: Good   Pupils: 450   Distance: 1.57                               | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |

# Local Area

## Masts & Pylons



- Key:**
-  Power Pylons
  -  Communication Masts

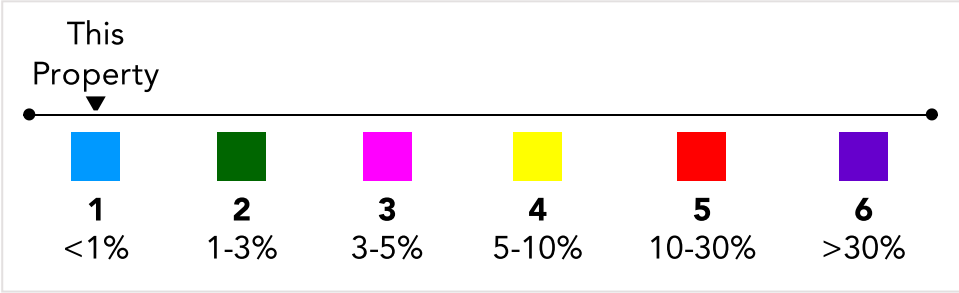
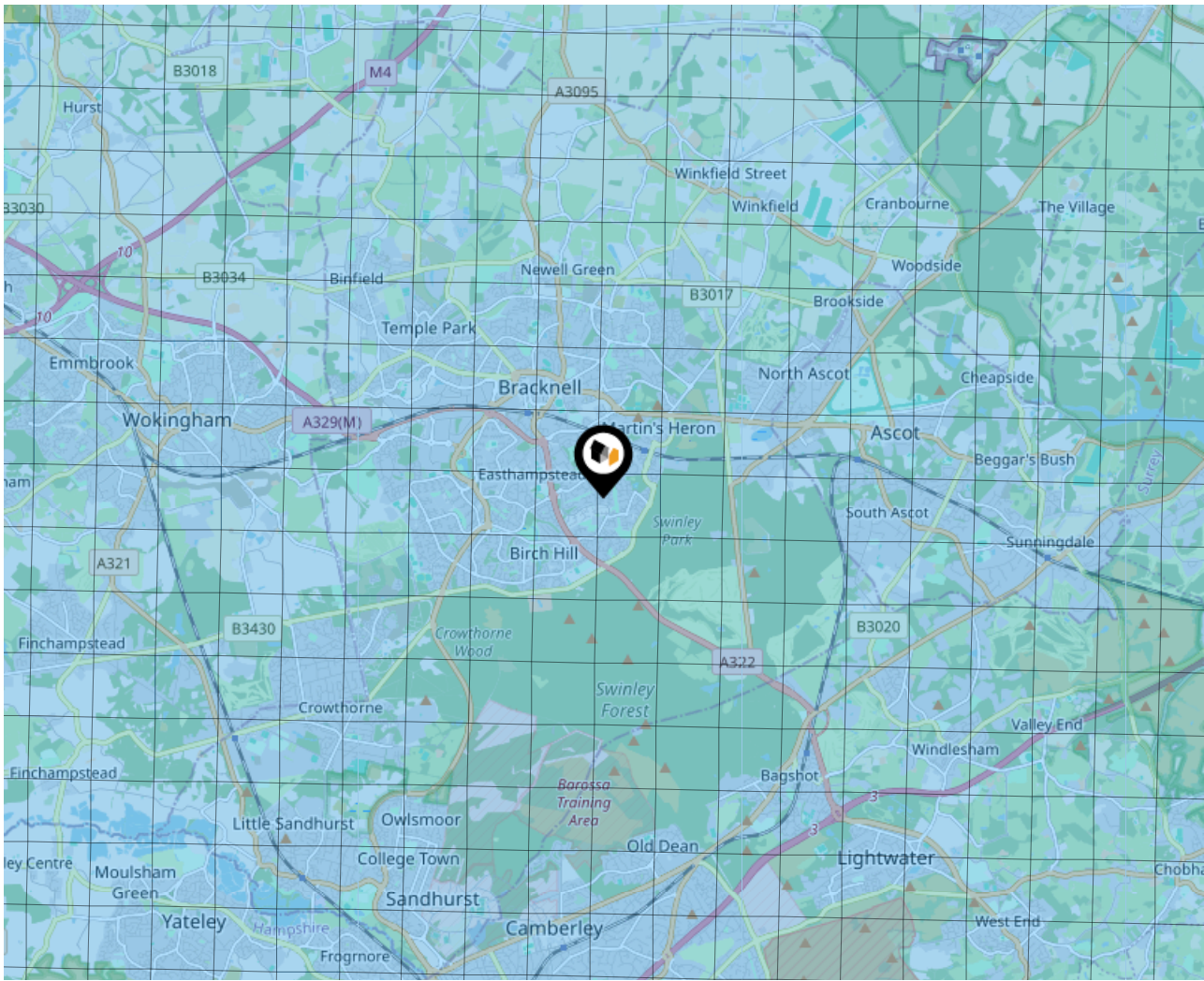


# Environment

## Radon Gas

### What is Radon?

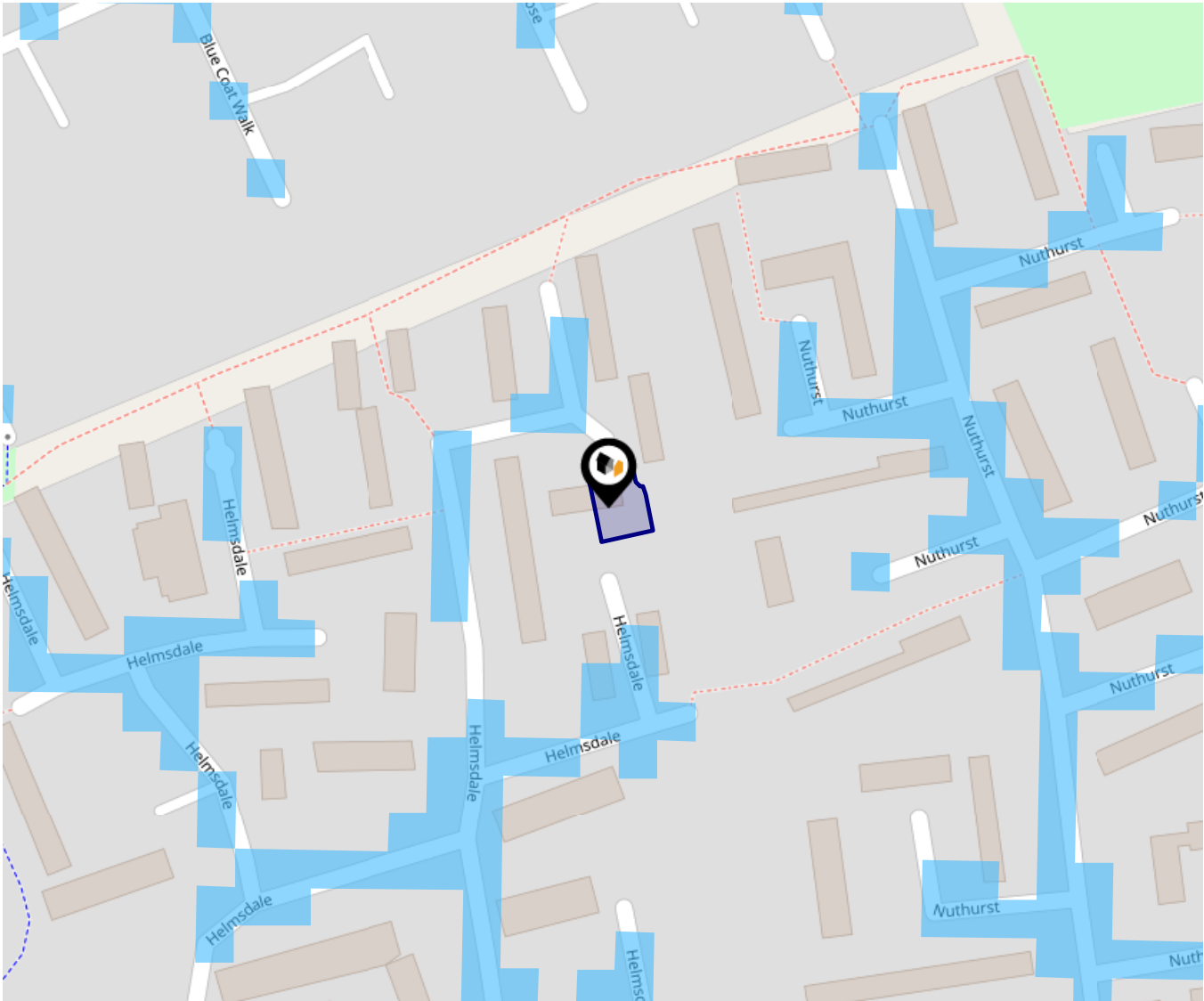
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic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

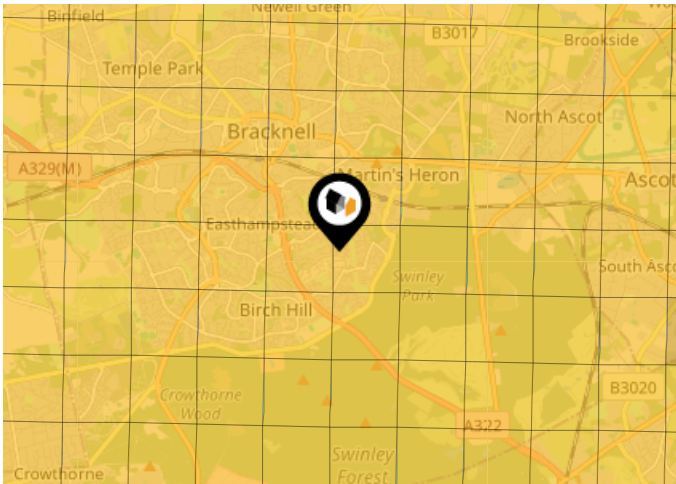
- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

# Environment

## Soils & Clay

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

|                               |                 |                      |              |
|-------------------------------|-----------------|----------------------|--------------|
| <b>Carbon Content:</b>        | NONE            | <b>Soil Texture:</b> | SAND TO LOAM |
| <b>Parent Material Grain:</b> | ARENACEOUS      | <b>Soil Depth:</b>   | DEEP         |
| <b>Soil Group:</b>            | LIGHT TO MEDIUM |                      |              |

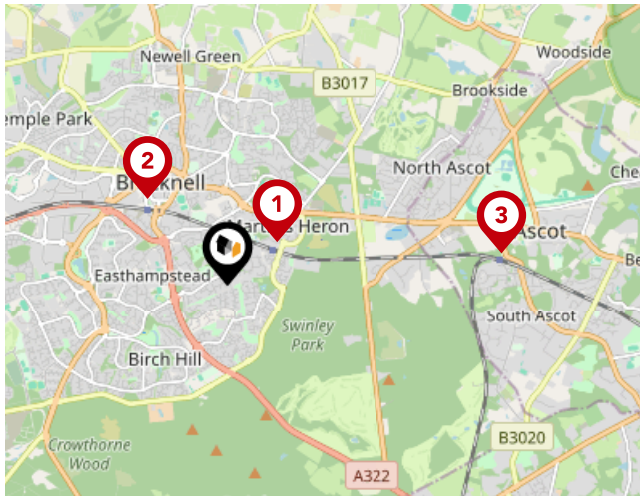


### Primary Classifications (Most Common Clay Types)

|               |                                              |
|---------------|----------------------------------------------|
| <b>C/M</b>    | Claystone / Mudstone                         |
| <b>FPC,S</b>  | Floodplain Clay, Sand / Gravel               |
| <b>FC,S</b>   | Fluvial Clays & Silts                        |
| <b>FC,S,G</b> | Fluvial Clays, Silts, Sands & Gravel         |
| <b>PM/EC</b>  | Prequaternary Marine / Estuarine Clay / Silt |
| <b>QM/EC</b>  | Quaternary Marine / Estuarine Clay / Silt    |
| <b>RC</b>     | Residual Clay                                |
| <b>RC/LL</b>  | Residual Clay & Loamy Loess                  |
| <b>RC,S</b>   | River Clay & Silt                            |
| <b>RC,FS</b>  | Riverine Clay & Floodplain Sands and Gravel  |
| <b>RC,FL</b>  | Riverine Clay & Fluvial Sands and Gravel     |
| <b>TC</b>     | Terrace Clay                                 |
| <b>TC/LL</b>  | Terrace Clay & Loamy Loess                   |

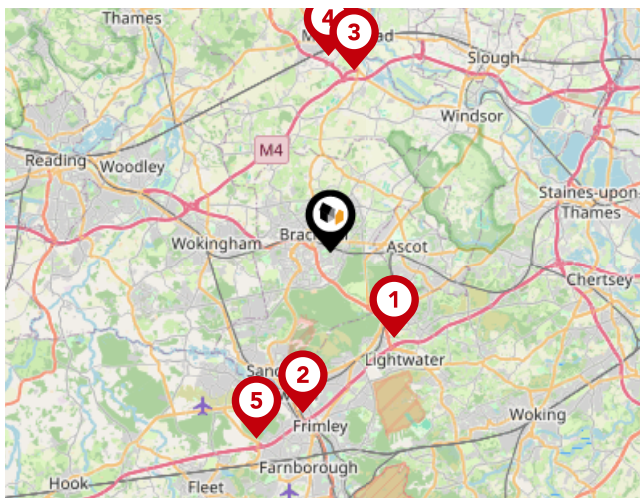
# Area

## Transport (National)



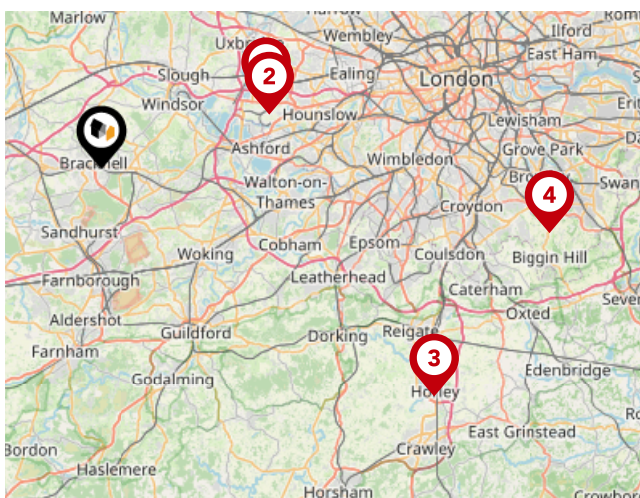
### National Rail Stations

| Pin                                                                               | Name                       | Distance   |
|-----------------------------------------------------------------------------------|----------------------------|------------|
|  | Martins Heron Rail Station | 0.61 miles |
|  | Bracknell Rail Station     | 1.08 miles |
|  | Ascot Rail Station         | 2.55 miles |



### Trunk Roads/Motorways

| Pin                                                                                 | Name        | Distance   |
|-------------------------------------------------------------------------------------|-------------|------------|
|   | M3 J3       | 3.95 miles |
|  | M3 J4       | 6.01 miles |
|  | M4 J8       | 6.82 miles |
|  | A404(M) J9A | 7.31 miles |
|  | M3 J4A      | 7.39 miles |

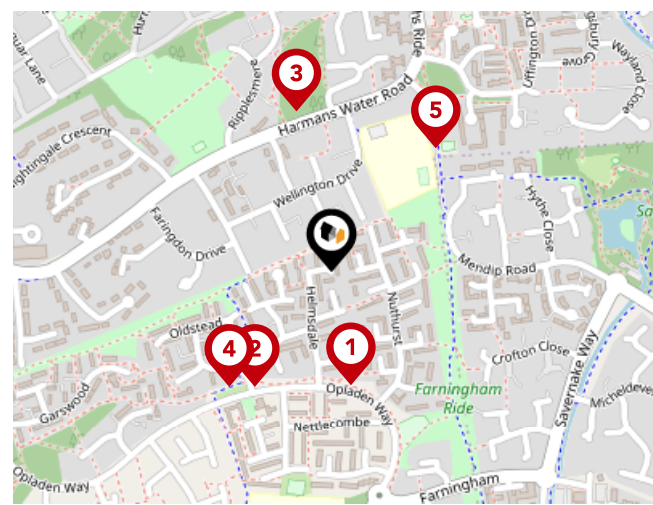


### Airports/Helipads

| Pin                                                                                 | Name                        | Distance    |
|-------------------------------------------------------------------------------------|-----------------------------|-------------|
|  | Heathrow Airport            | 13.17 miles |
|  | Heathrow Airport Terminal 4 | 13.03 miles |
|  | Gatwick Airport             | 29.98 miles |
|  | Leaves Green                | 33.53 miles |

# Area

## Transport (Local)



### Bus Stops/Stations

| Pin | Name        | Distance   |
|-----|-------------|------------|
| 1   | Helmsdale   | 0.13 miles |
| 2   | Oldstead    | 0.16 miles |
| 3   | Bradfields  | 0.19 miles |
| 4   | Oldstead    | 0.18 miles |
| 5   | Oareborough | 0.19 miles |



# Duncan Yeardley

## About Us

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### Duncan Yeardley

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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/



/DuncanYeardley



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/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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### **Duncan Yeardley**

9 Crown Row, Bracknell, RG12 0TH

01344 592416

charlotte.mcvea@duncanyeardley.co.uk

www.duncanyeardley.co.uk

