

DY.



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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 10th April 2026



ULLSWATER, BRACKNELL, RG12

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Introduction

Our Comments

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Tucked into one of Bracknell's most established residential neighbourhoods, this well-proportioned three-bedroom home offers the kind of setting that's genuinely hard to find: quiet, tree-lined streets within easy reach of everything a modern family needs and a town centre that has been boldly and impressively reimaged in recent years.

Ullswater sits within Great Hollands, a predominantly residential area that has long been popular with families and professionals alike. The street itself is calm and neighbourly, with a strong sense of community that's increasingly rare. Within a short walk, Great Hollands Recreation Ground provides a generous stretch of open space, ideal for weekend mornings, dog walks, or letting children run freely, while Lily Hill Park, one of Bracknell's most beautiful green corridors, is just a short cycle ride away. Day-to-day living is effortlessly catered for. The Great Hollands Square local shops are moments from the door, covering all your everyday essentials without the need to get in the car.

For a fuller retail and leisure experience, The Lexicon, Bracknell's landmark £240 million town centre regeneration, is just a few minutes' drive. With Fenwick, a cinema, an excellent range of restaurants, and a vibrant public square at its heart, The Lexicon has fundamentally transformed Bracknell into a destination in its own right.

Internally, the ground floor features a spacious living room, separate dining room, and a fitted kitchen, along with a convenient WC/utility and entrance hall. Upstairs comprises three bedrooms and a family bathroom. Ideal for families, the layout provides a great balance of living and sleeping accommodation.

No Onward Chain

Private Garden

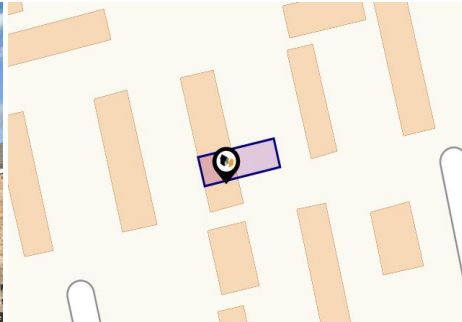
Great Location

Utility Room

Three Double Bedrooms

Two Reception Rooms

Downstairs WC



Property

Type:	Terraced
Bedrooms:	3
Floor Area:	947 ft ² / 88 m ²
Plot Area:	0.04 acres
Council Tax :	Band C
Title Number:	BK544098

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 mb/s	78 mb/s	1000 mb/s
		

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:





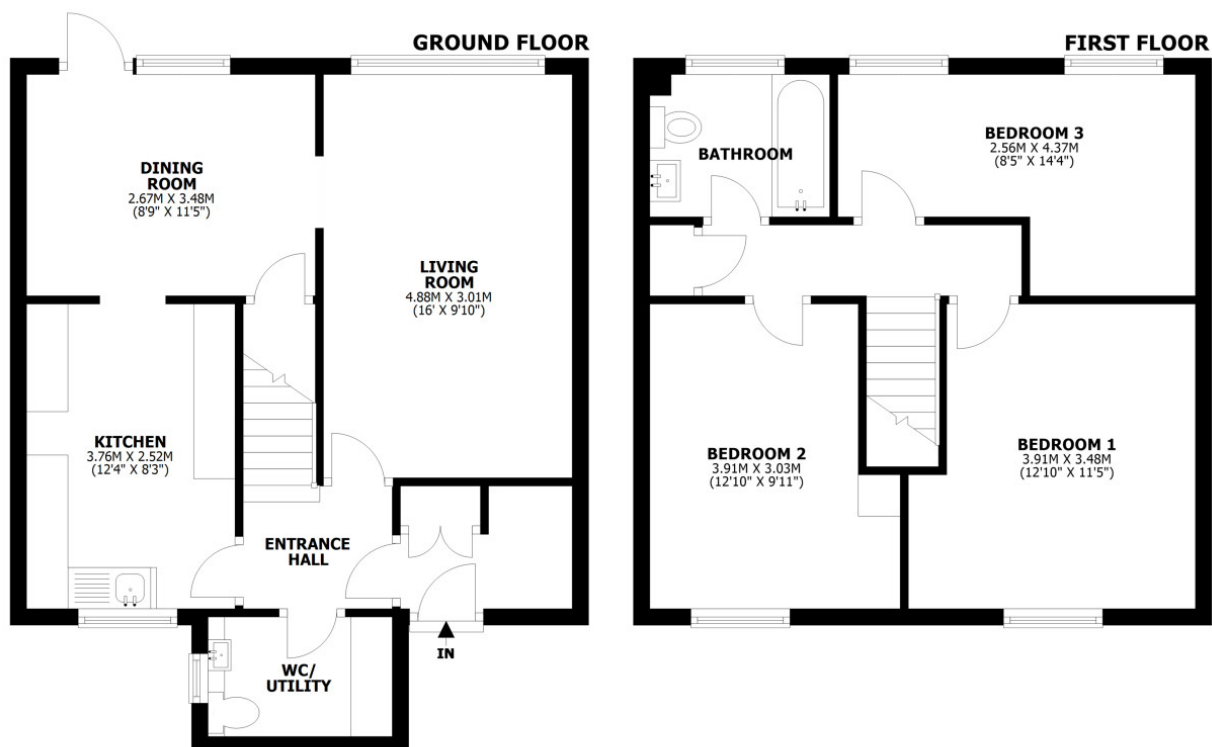


ULLSWATER, BRACKNELL, RG12

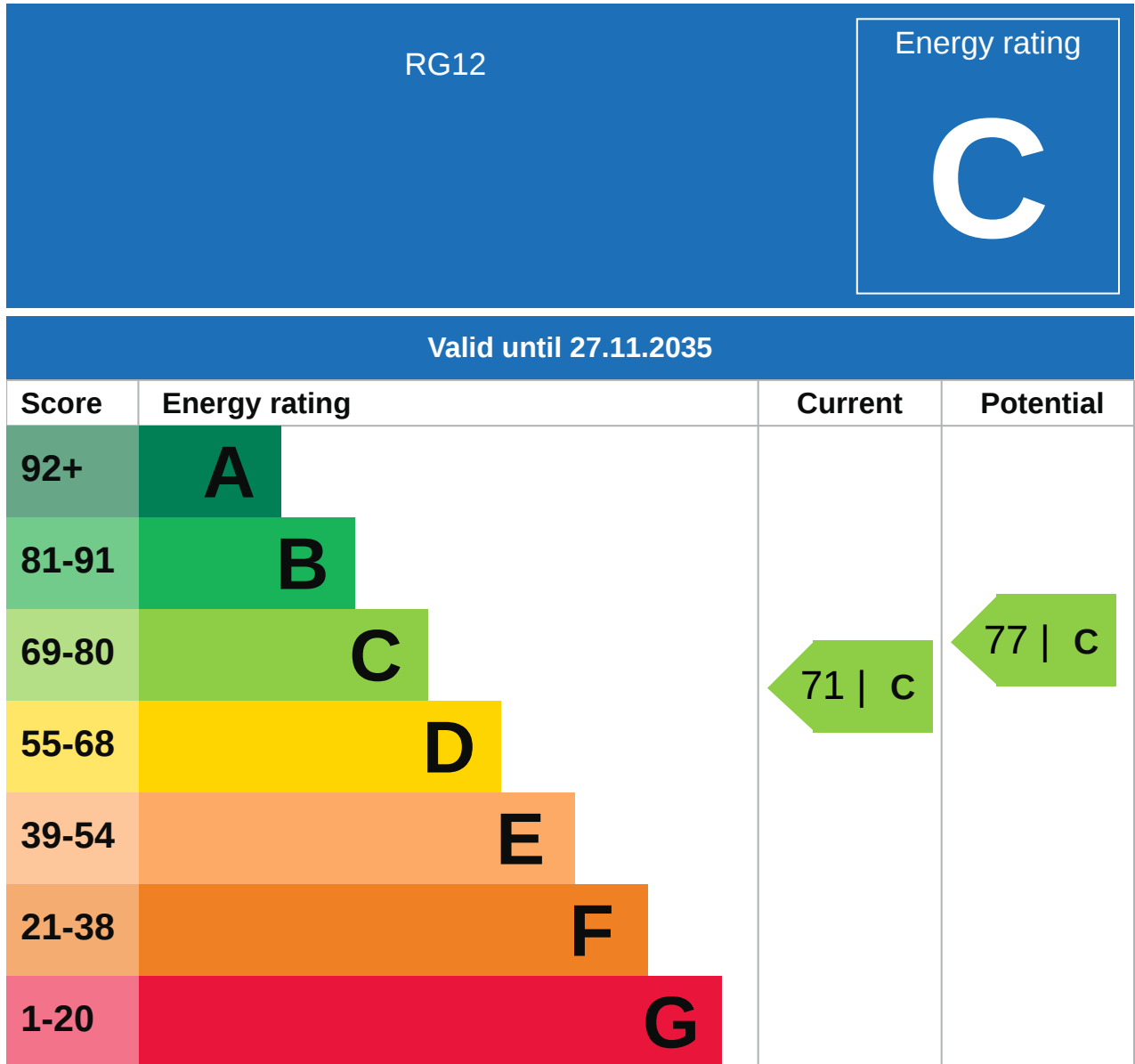
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Ullswater, Bracknell, RG12

Total internal area: approx. 89.1 sq. metres (959.3 sq. feet)



This floorplan is for illustrative guidance only and is not to drawn to scale. Whilst every attempt has been made to ensure accuracy, measurements are approximate and should not be relied upon as a matter of fact. Maximum dimensions are given excluding small alcoves, etc unless otherwise stated.



Additional EPC Data

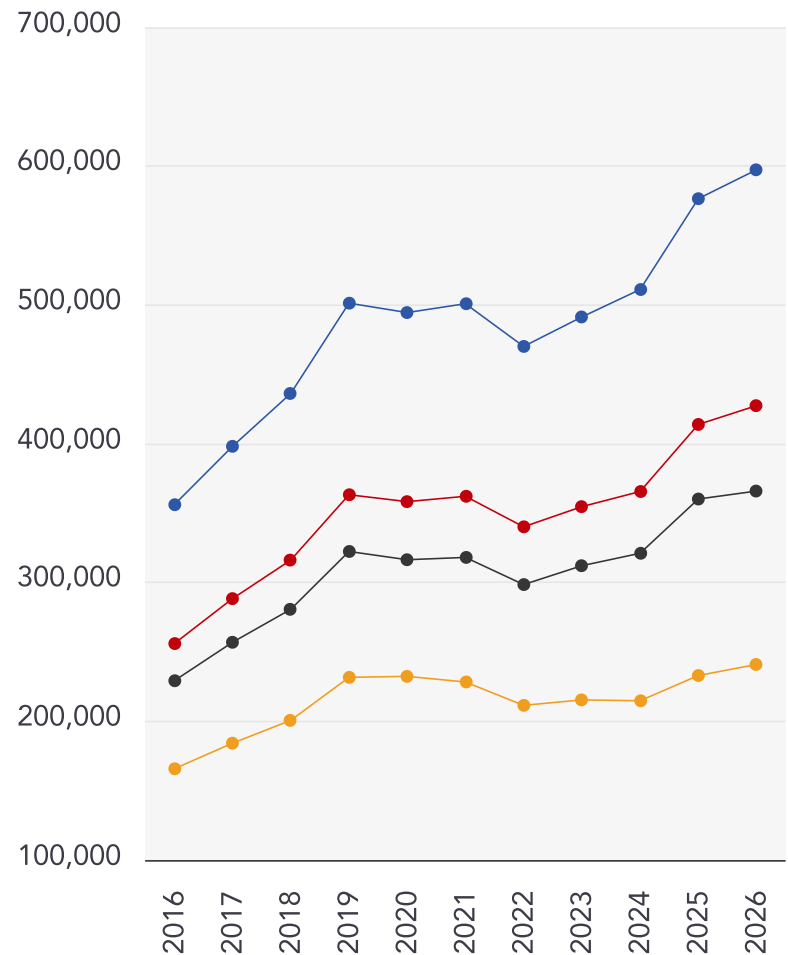
Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Rental
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Previous Extension:	1
Open Fireplace:	0
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Main Heating:	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:	Below average lighting efficiency
Floors:	Solid, no insulation (assumed)
Total Floor Area:	88 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

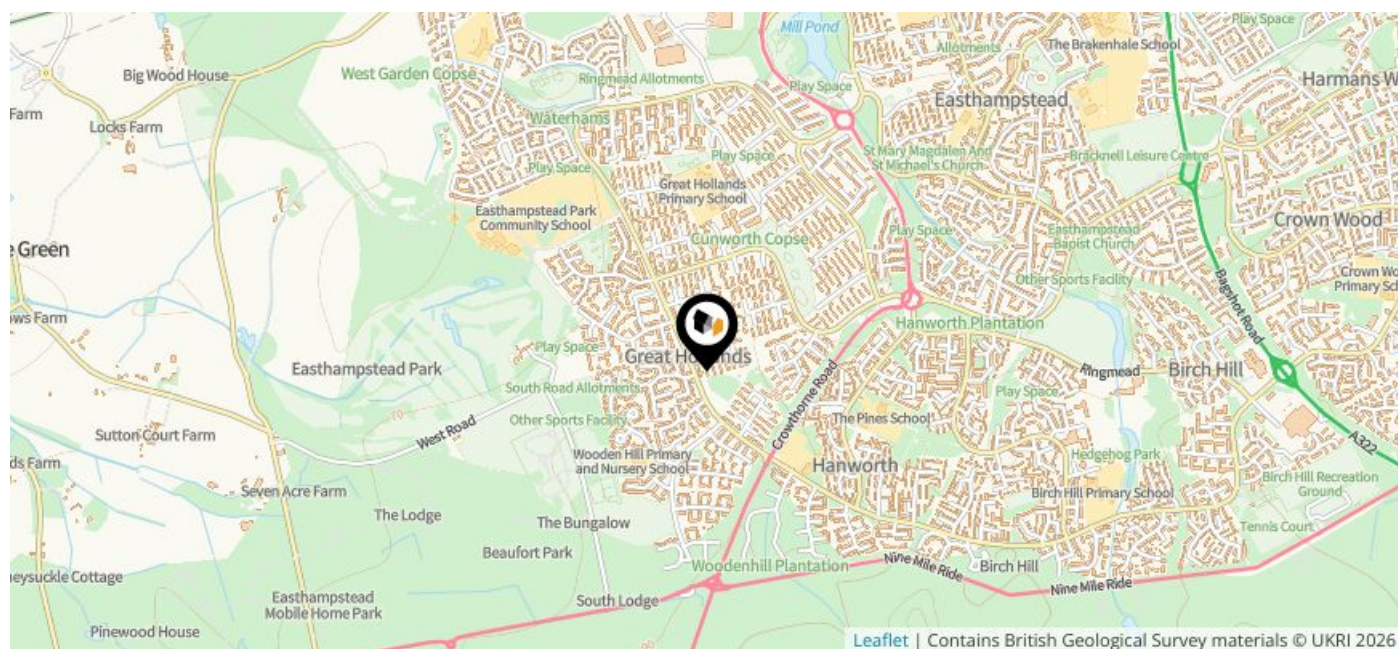
+45.31%

Maps

Coal Mining

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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.

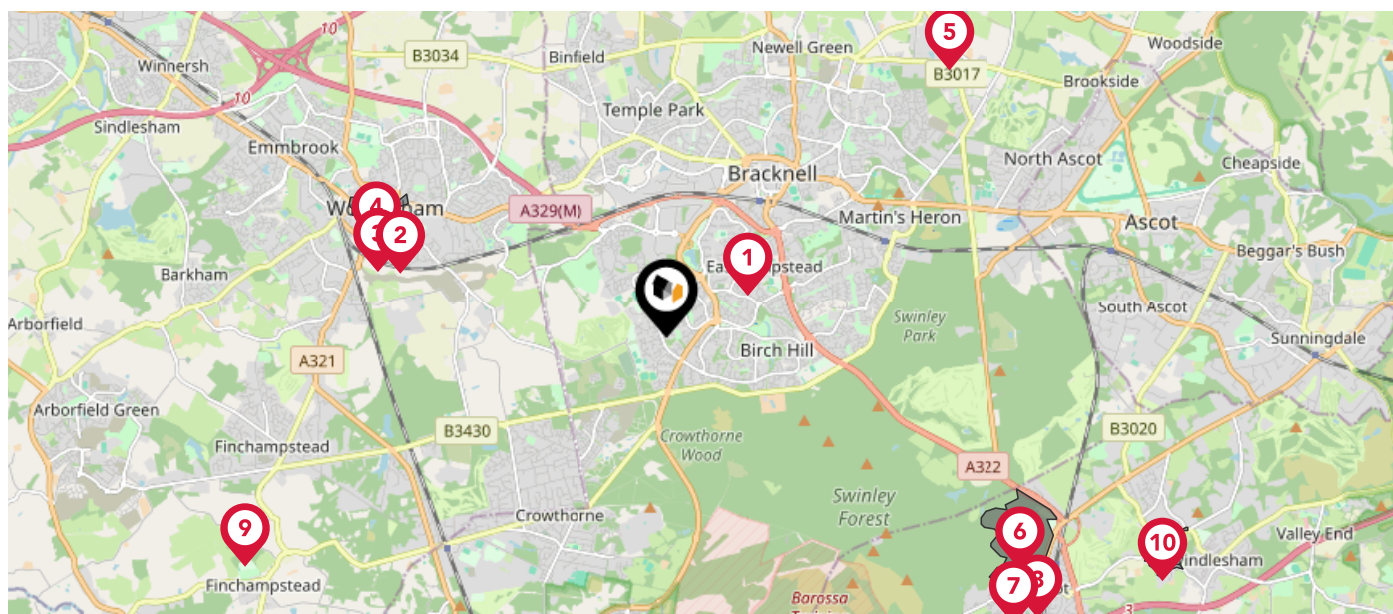
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

Maps

Conservation Areas

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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

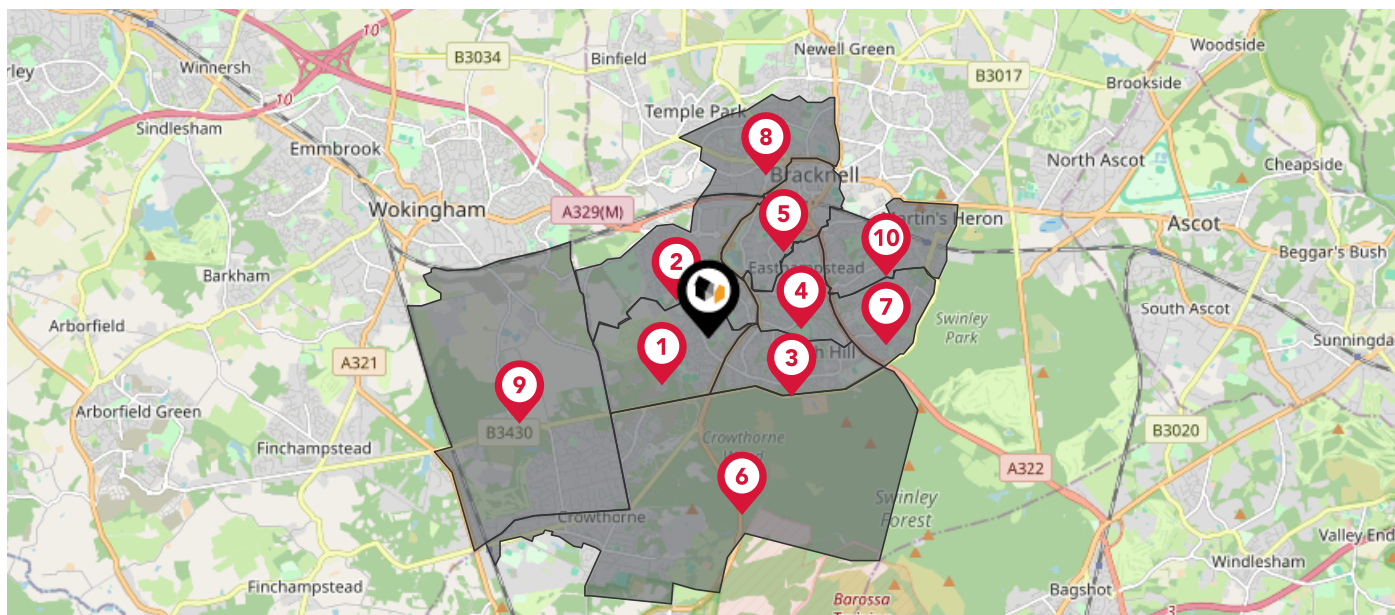
- | | |
|----|---|
| 1 | Easthampstead |
| 2 | Murdoch Road |
| 3 | Langborough Road |
| 4 | Wokingham Town Centre |
| 5 | Winkfield Row |
| 6 | Bagshot Park, Bagshot |
| 7 | Bagshot, Church Road |
| 8 | Bagshot Village |
| 9 | Finchampstead Church |
| 10 | Windlesham, Church Road and Kennel Lane |

Maps

Council Wards

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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

Great Hollands South Ward

2

Great Hollands North Ward

3

Hanworth Ward

4

Old Bracknell Ward

5

Wildridings and Central Ward

6

Crowthorne Ward

7

Crown Wood Ward

8

Priestwood and Garth Ward

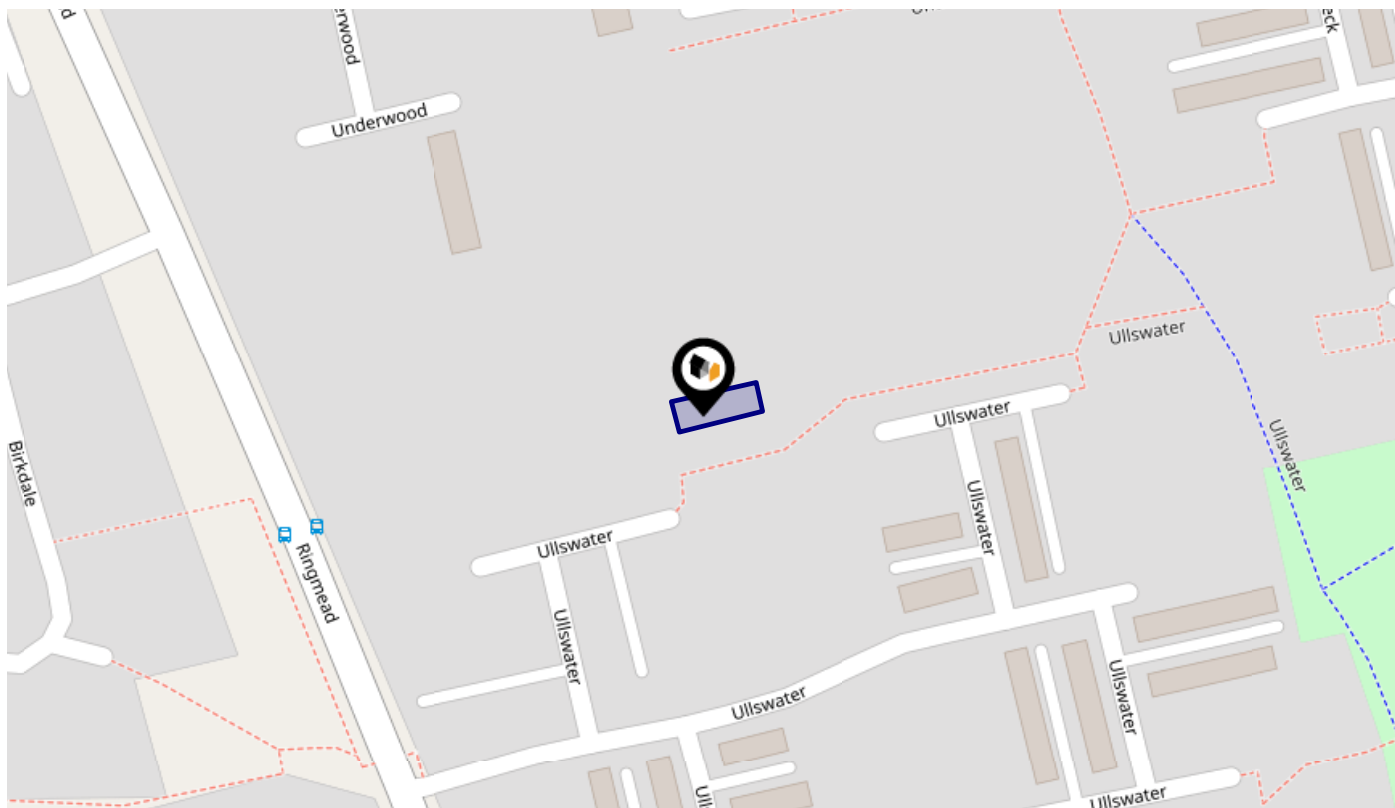
9

Wokingham Without Ward

10

Harmans Water 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:

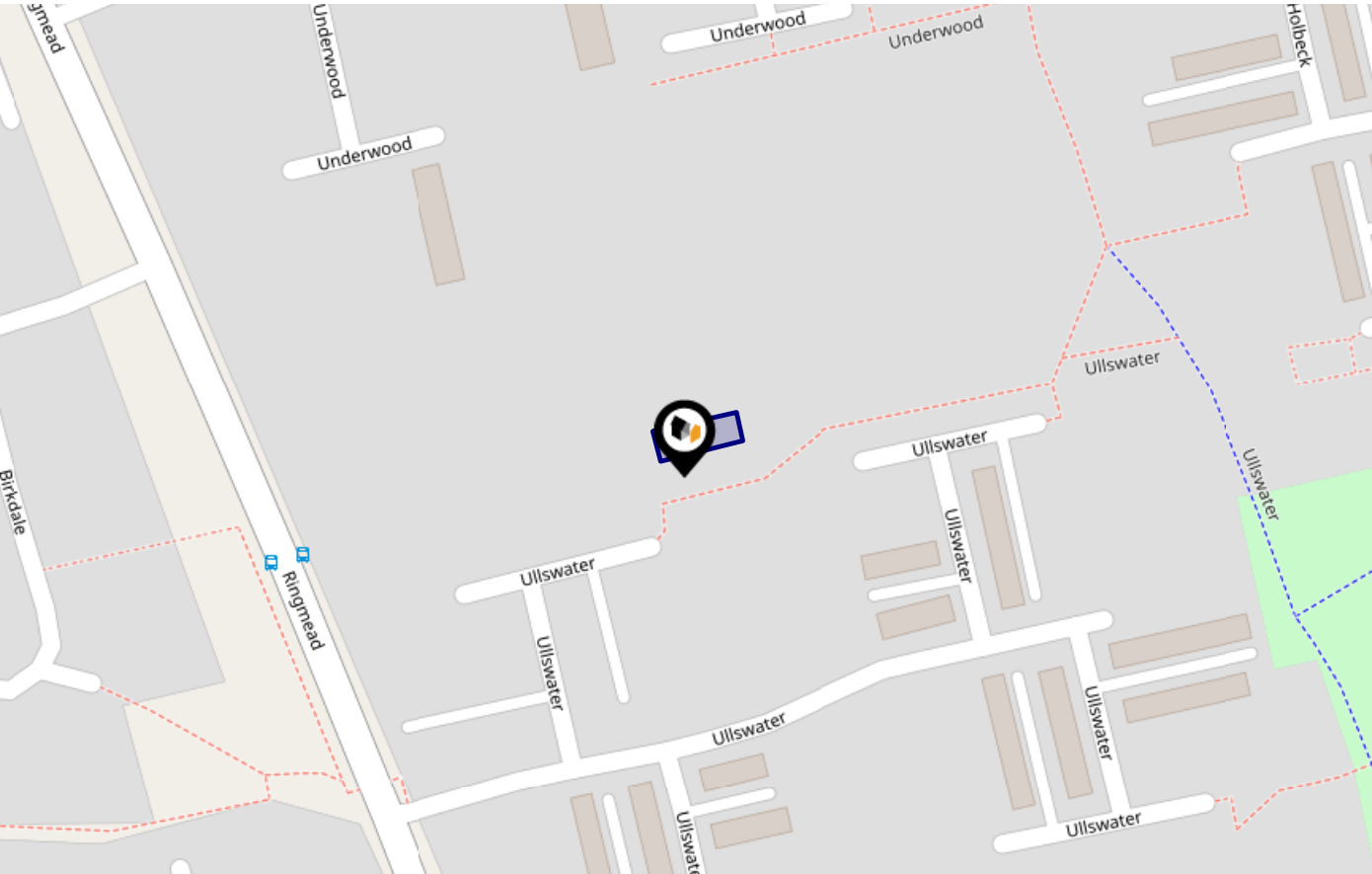
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

Flood Risk

Rivers & Seas - Flood Risk



This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

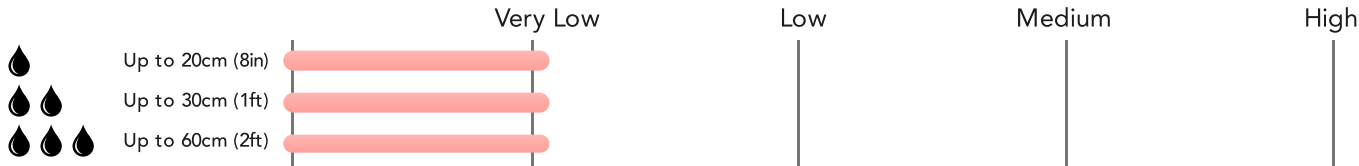


Risk Rating: Very low

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:

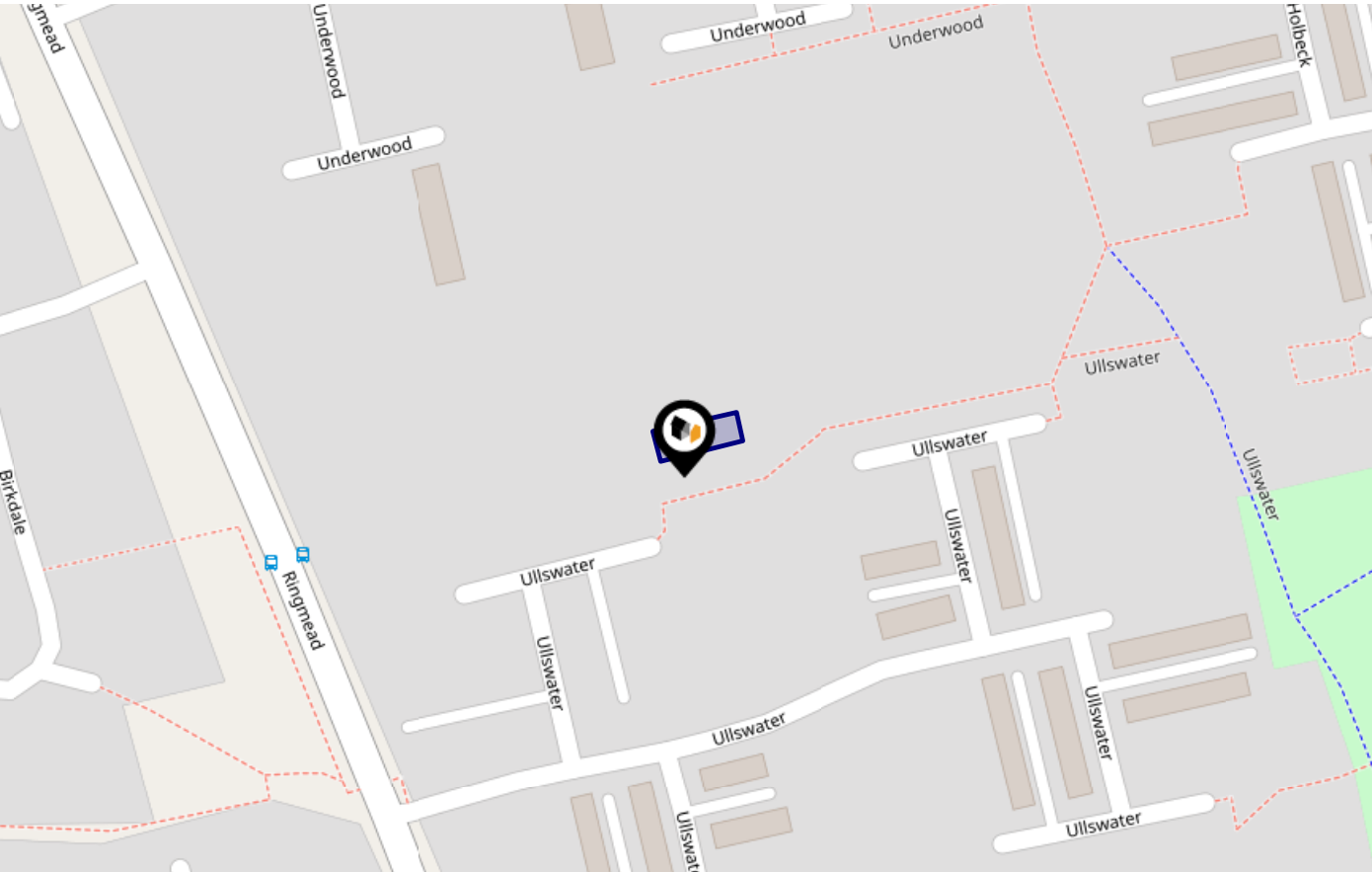


Flood Risk

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.

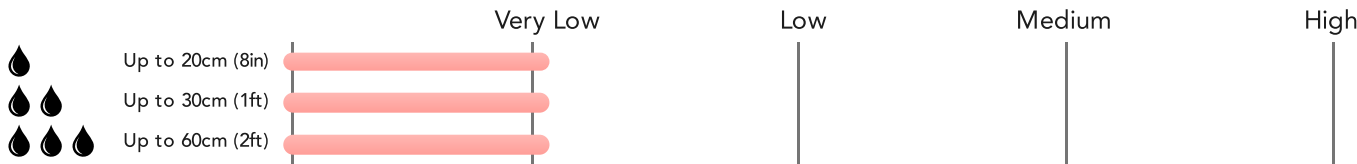


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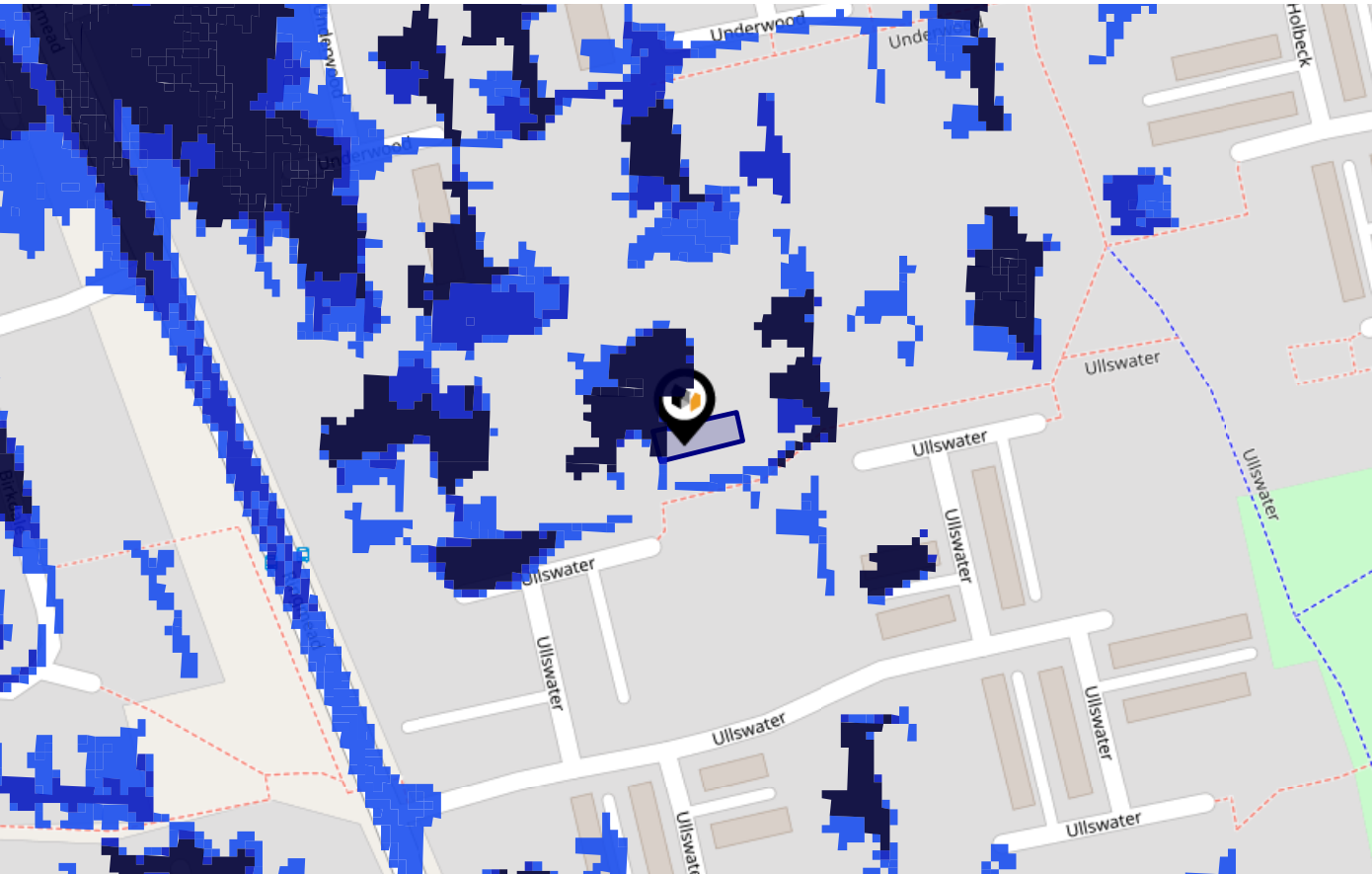


Flood Risk

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.

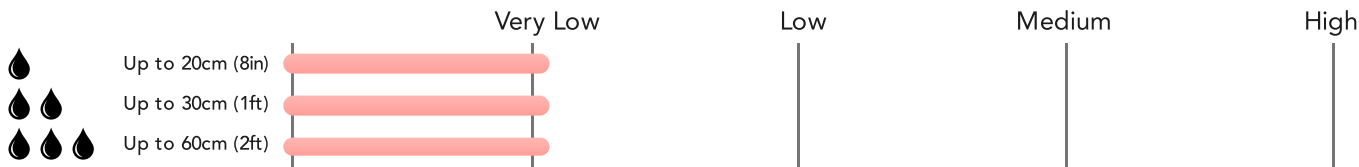


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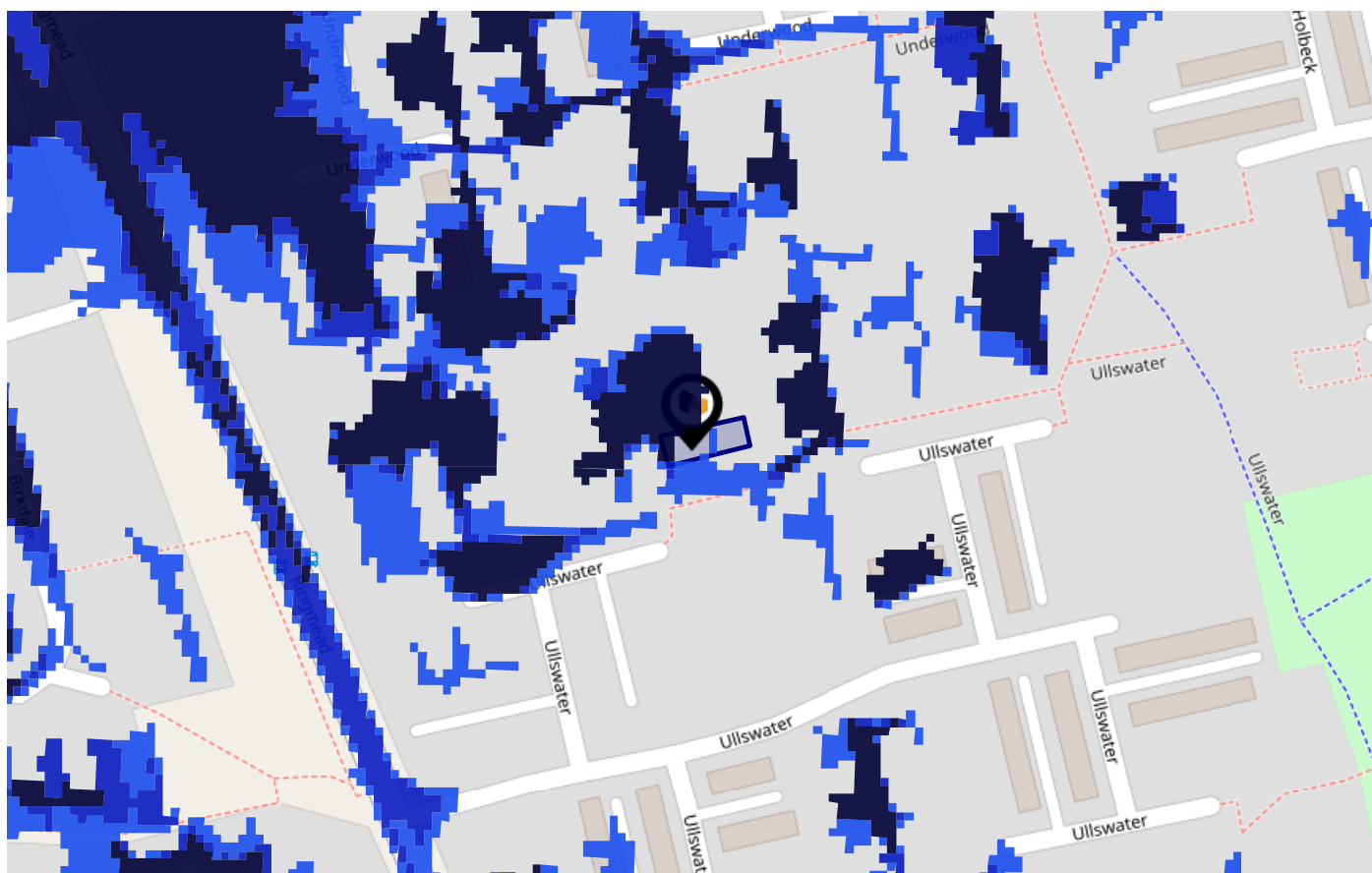


Flood Risk

Surface Water - Climate Change

DY.

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.

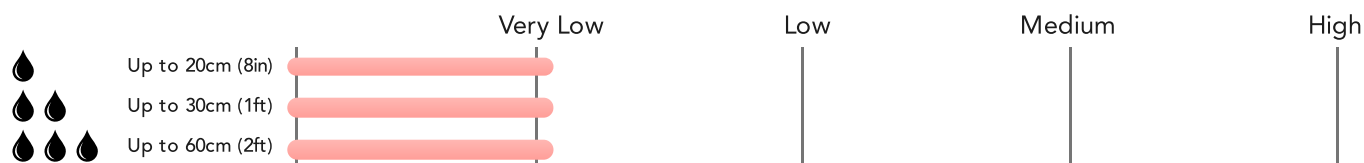


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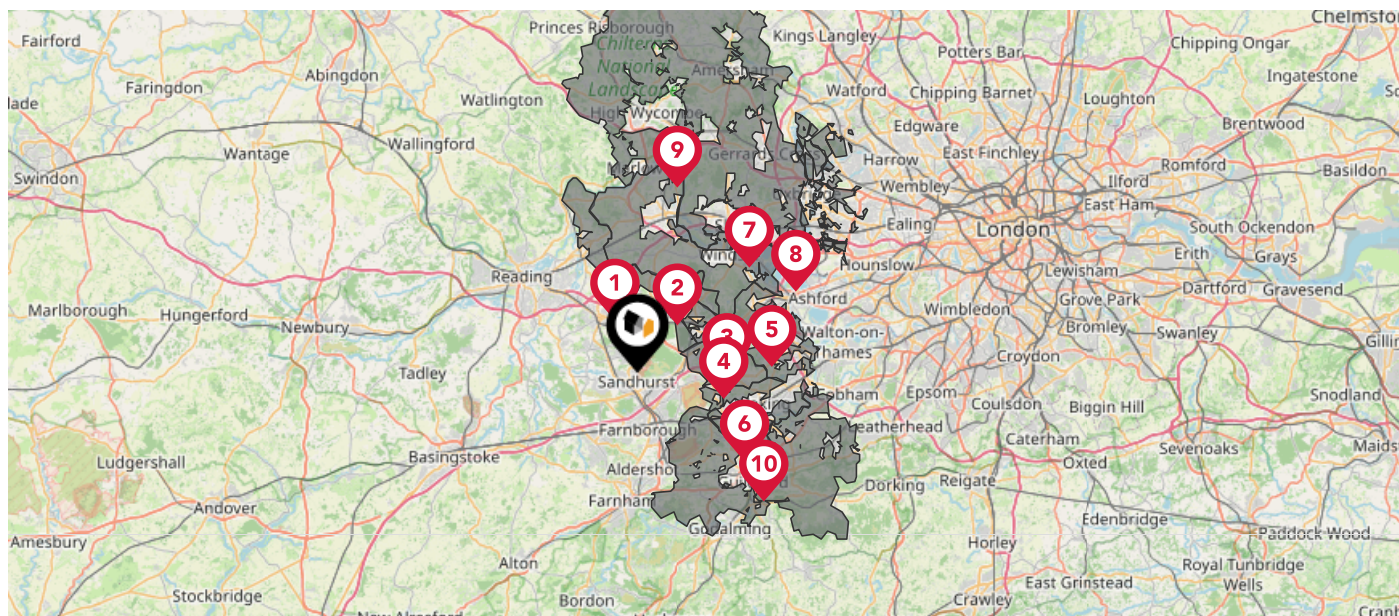


Maps

Green Belt

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



Nearby Green Belt Land

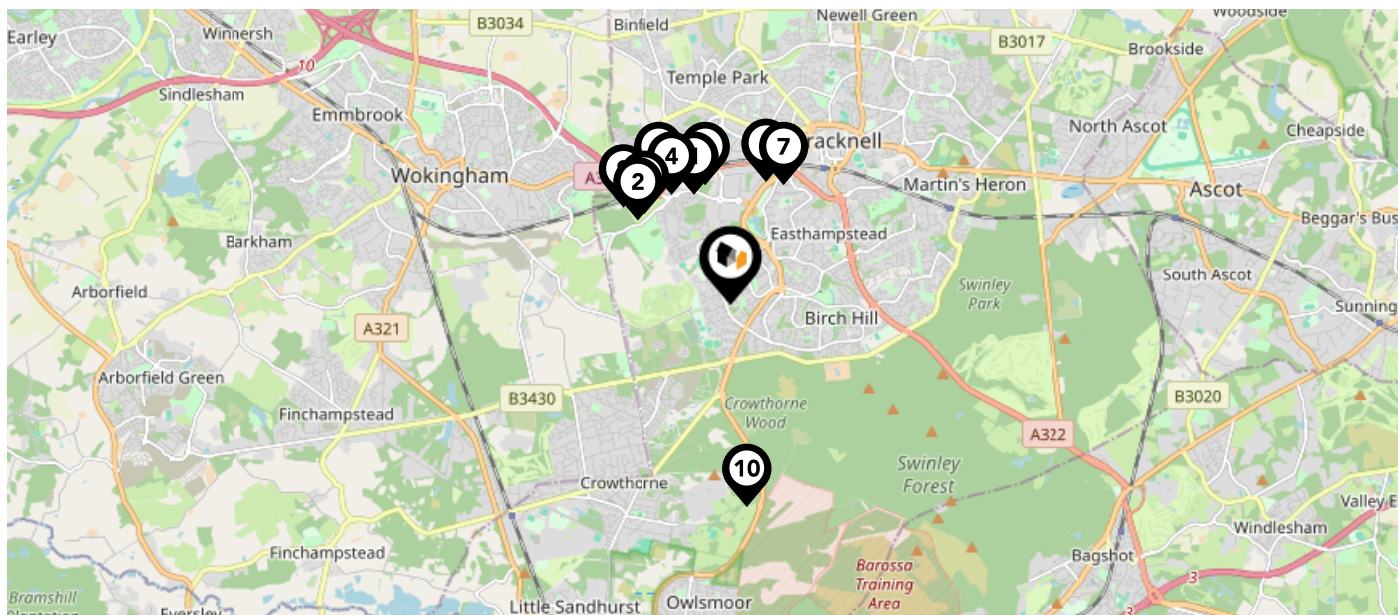
- 1 London Green Belt - Wokingham
- 2 London Green Belt - Bracknell Forest
- 3 London Green Belt - Windsor and Maidenhead
- 4 London Green Belt - Surrey Heath
- 5 London Green Belt - Runnymede
- 6 London Green Belt - Woking
- 7 London Green Belt - Slough
- 8 London Green Belt - Hillingdon
- 9 London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

Maps

Landfill Sites

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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

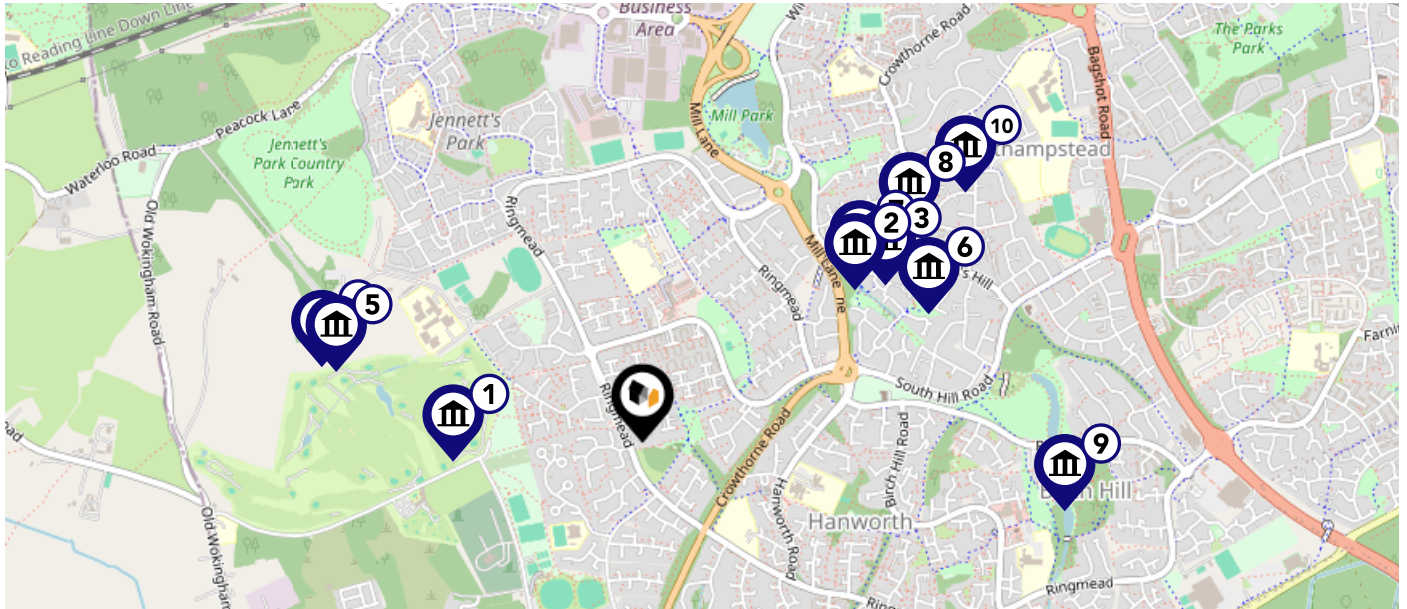
1	Beehive South West-Beehive Road, Bracknell, Berkshire	Historic Landfill	☐
2	Buckhurst Piggeries-Amen Corner	Historic Landfill	☐
3	Buckhurst Moors-Amen Corner	Historic Landfill	☐
4	Rose Farm-Amen Corner	Historic Landfill	☐
5	Beehive North East-Beehive Road, Amen Corner, Bracknell, Berkshire	Historic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

Maps

Listed Buildings

DY.

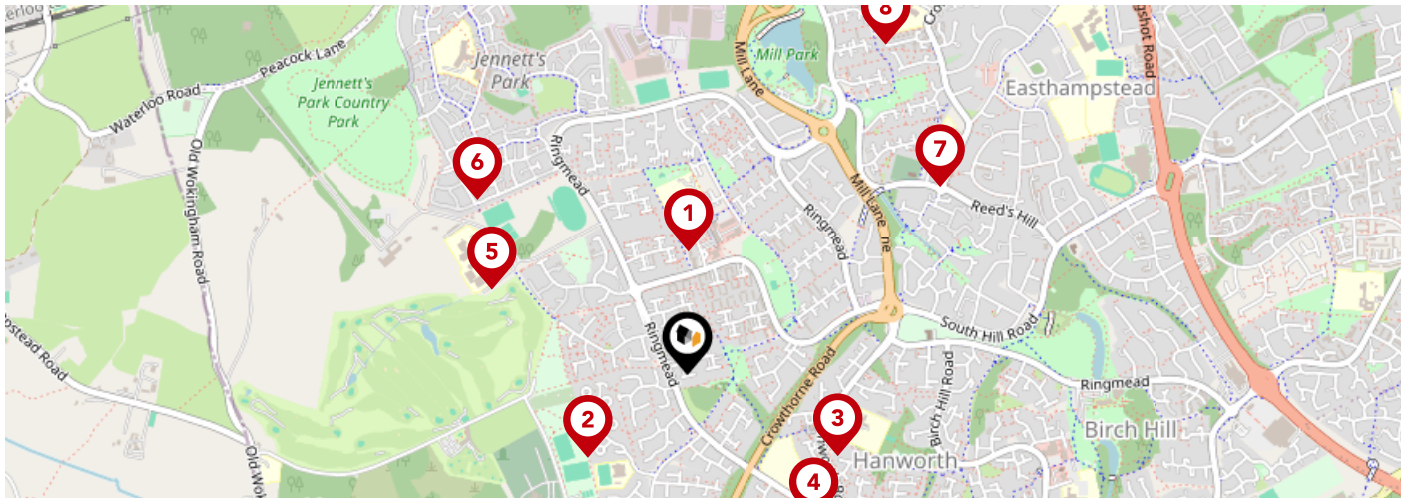
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



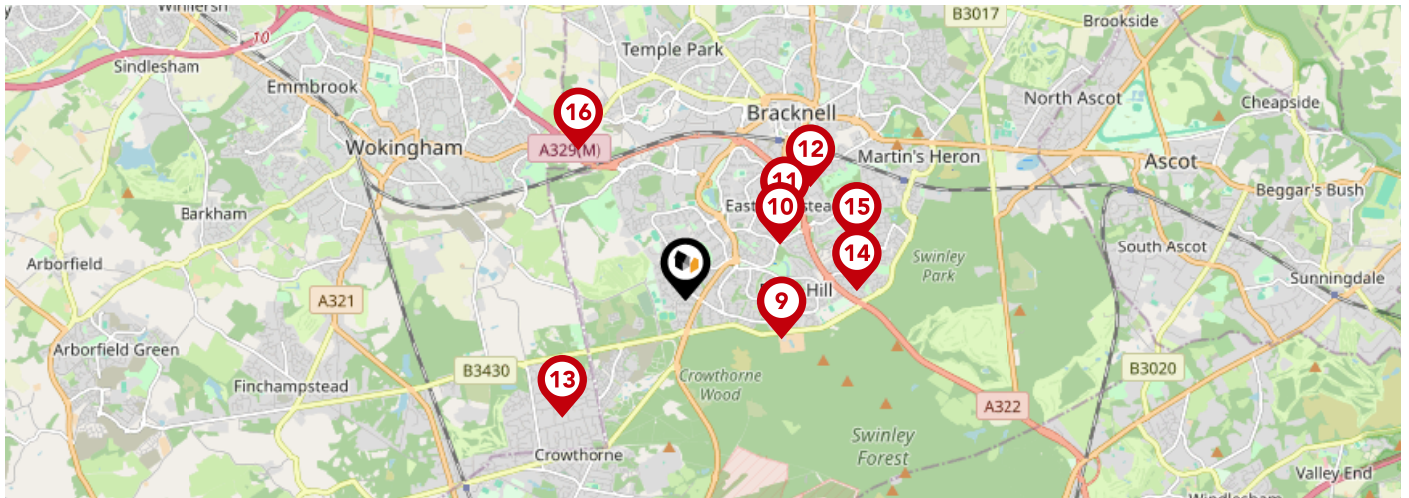
Listed Buildings in the local district	Grade	Distance
 1390333 - Old Oak Farm, The Clockhouse And Old Oak Court	Grade II	0.4 miles
 1390326 - Church Cottage And Flax Bourton	Grade II	0.6 miles
 1390329 - White Cottage	Grade II	0.7 miles
 1390332 - Section Of Wall With Wrought-iron Gates Adjoining Easthampstead Park College On Sw Corner	Grade II	0.7 miles
 1390331 - Easthampstead Park College And Attached Terrace With Retaining Wall And Steps	Grade II	0.7 miles
 1390347 - Reeds Hill Farmhouse	Grade II	0.7 miles
 1390327 - Church Of St Michael And St Mary Magdelene	Grade II	0.7 miles
 1390328 - Forge Cottage	Grade II	0.8 miles
 1390349 - Garden Walls, Steps, Gate Piers And Gates Adjoining South Hill Park On The East	Grade II	1.0 miles
 1390361 - Point Royal	Grade II	1.0 miles

Area Schools

DY.



		Nursery	Primary	Secondary	College	Private
1	Great Hollands Primary School Ofsted Rating: Good Pupils: 275 Distance:0.29	☐	☒	☐	☐	☐
2	Wooden Hill Primary and Nursery School Ofsted Rating: Good Pupils: 423 Distance:0.3	☐	☒	☐	☐	☐
3	The Pines School Ofsted Rating: Good Pupils: 332 Distance:0.4	☐	☒	☐	☐	☐
4	St Margaret Clitherow Catholic Primary School, Bracknell Ofsted Rating: Good Pupils: 200 Distance:0.45	☐	☒	☐	☐	☐
5	King's Academy Easthampstead Park Ofsted Rating: Good Pupils: 976 Distance:0.49	☐	☐	☒	☐	☐
6	Jennett's Park CofE Primary School Ofsted Rating: Good Pupils: 427 Distance:0.63	☐	☒	☐	☐	☐
7	St Michael's Easthampstead Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 193 Distance:0.73	☐	☒	☐	☐	☐
8	Wildridings Primary School Ofsted Rating: Good Pupils: 428 Distance:0.89	☐	☒	☐	☐	☐

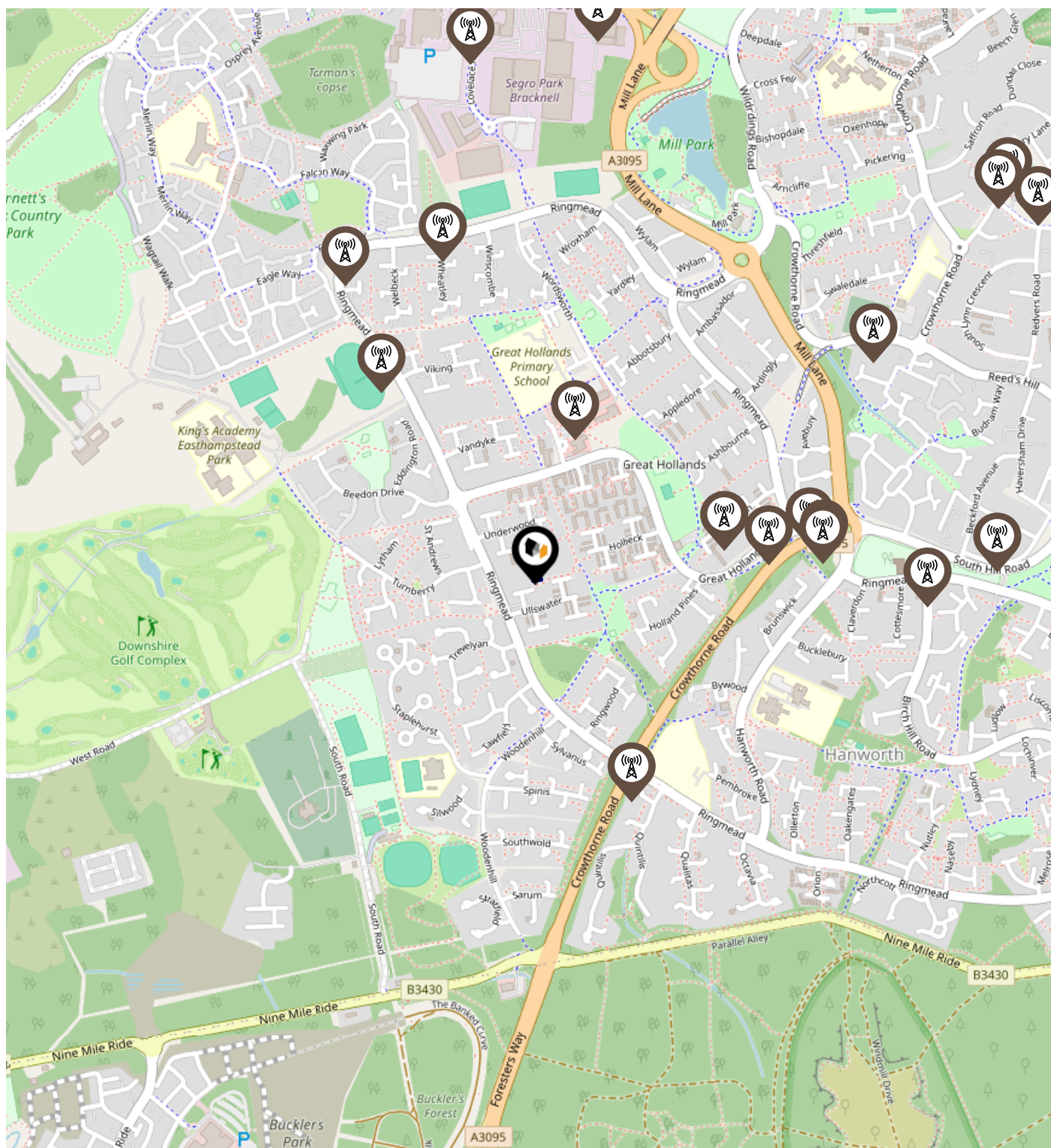


		Nursery	Primary	Secondary	College	Private
	Birch Hill Primary School and Nursery Ofsted Rating: Good Pupils: 403 Distance:0.96	☐	☒	☐	☐	☐
	Fox Hill Primary School Ofsted Rating: Good Pupils: 196 Distance:1.02	☐	☒	☐	☐	☐
	The Brakenhale School Ofsted Rating: Good Pupils: 1148 Distance:1.19	☐	☐	☒	☐	☐
	Ranelagh School Ofsted Rating: Outstanding Pupils: 1062 Distance:1.57	☐	☐	☒	☐	☐
	Hatch Ride Primary School Ofsted Rating: Good Pupils: 207 Distance:1.57	☐	☒	☐	☐	☐
	Crown Wood Primary School Ofsted Rating: Good Pupils: 642 Distance:1.59	☐	☒	☐	☐	☐
	Harmans Water Primary School Ofsted Rating: Good Pupils: 466 Distance:1.67	☐	☒	☐	☐	☐
	King's Academy Oakwood Ofsted Rating: Outstanding Pupils: 211 Distance:1.7	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

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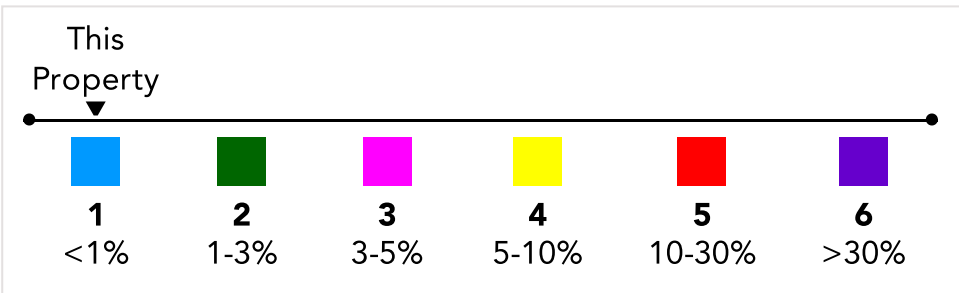
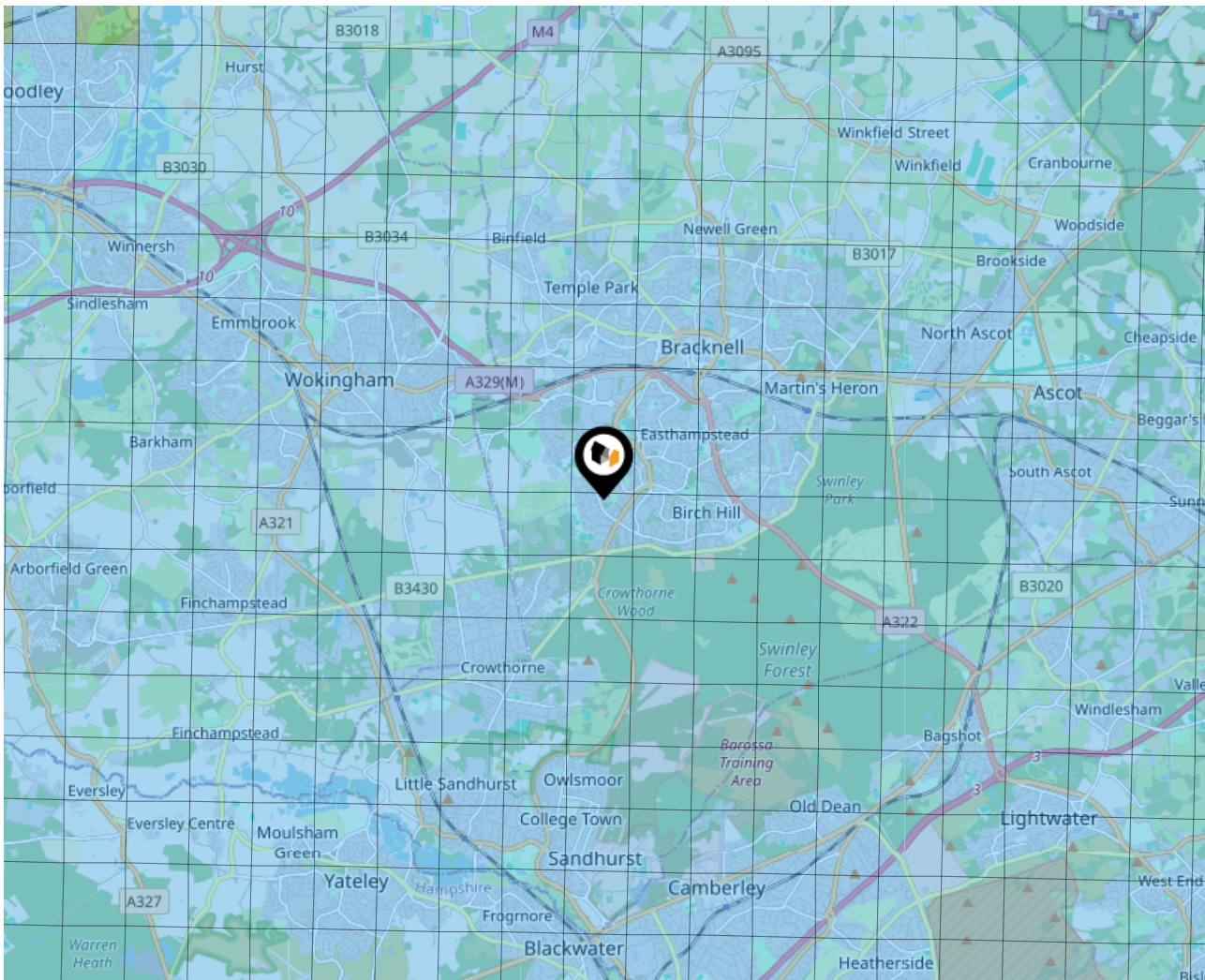


Key:

-  Power Pylons
-  Communication Masts

What is Radon?

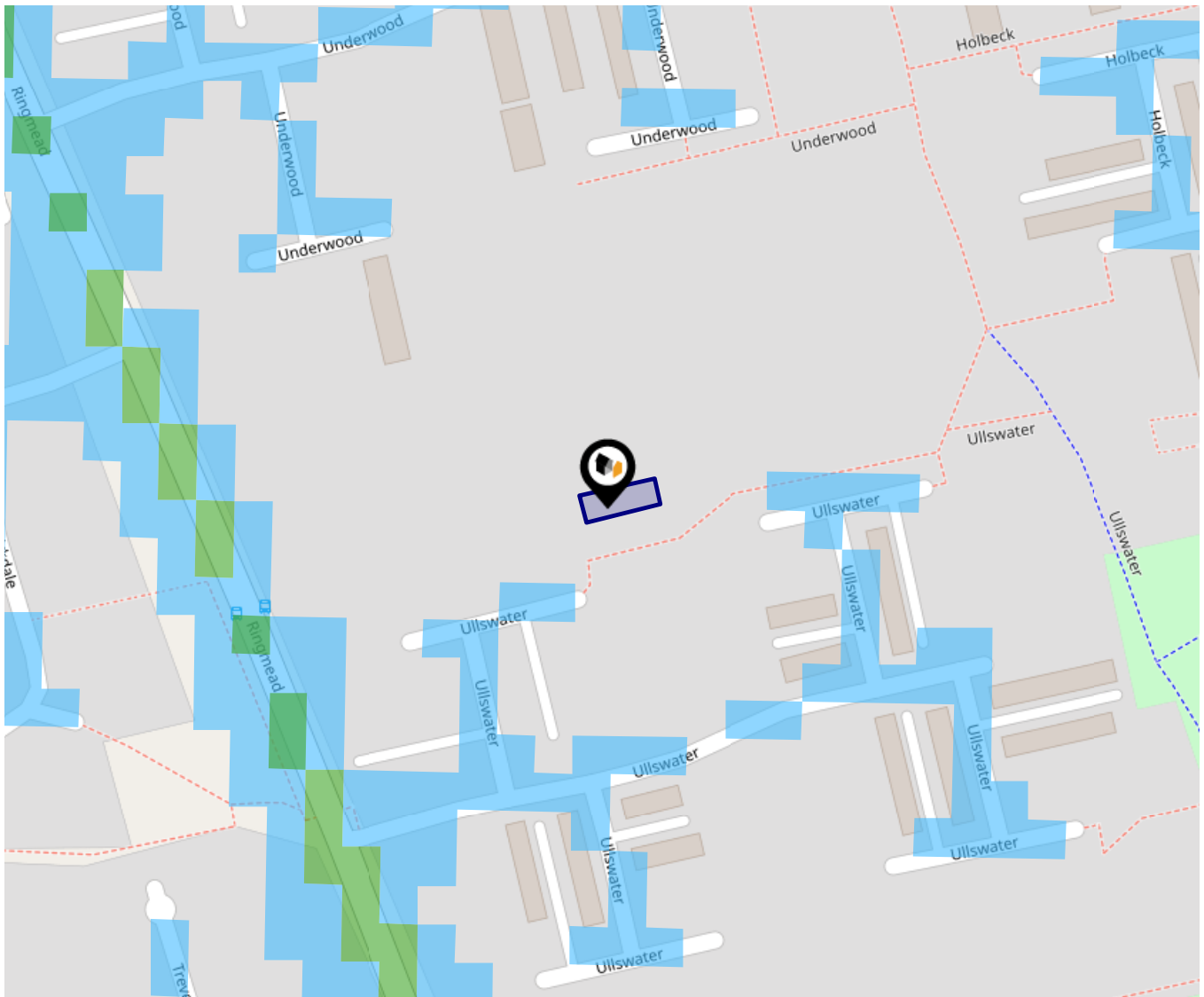
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic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



Local Area

Road Noise

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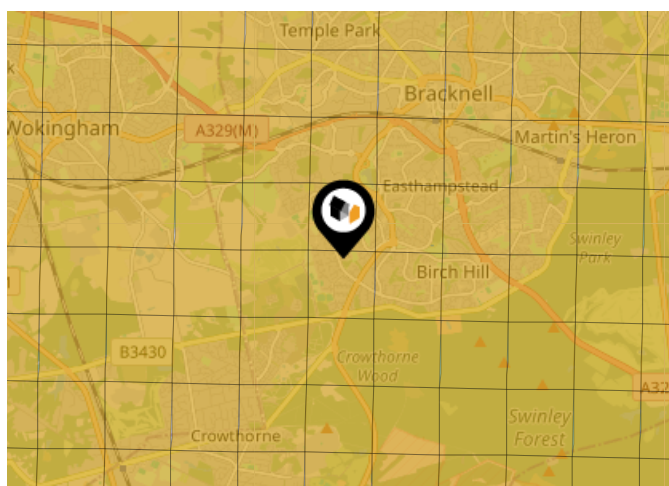


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

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

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		



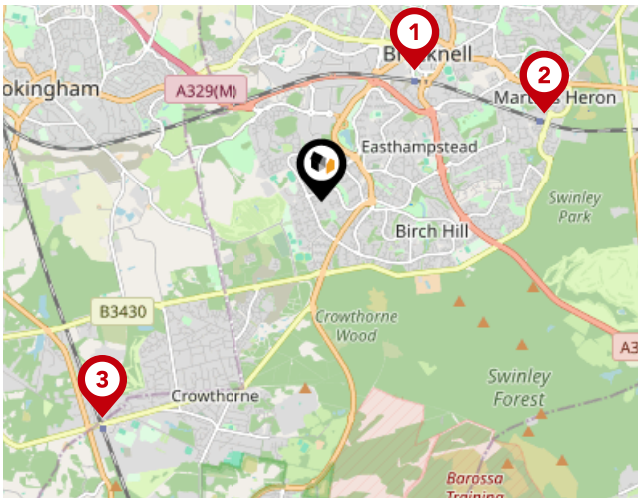
Primary Classifications (Most Common Clay Types)

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

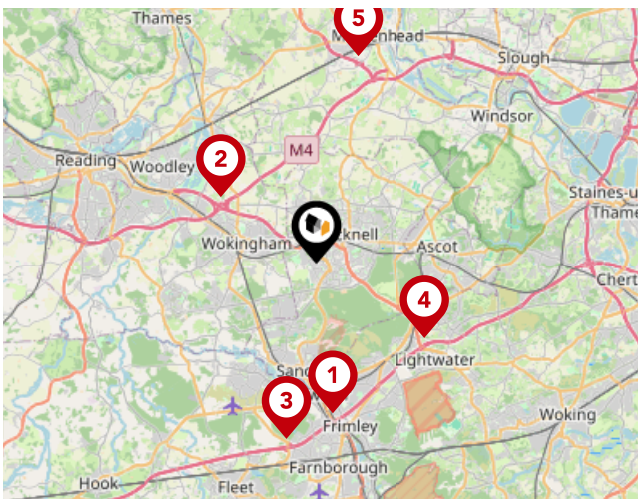
Transport (National)

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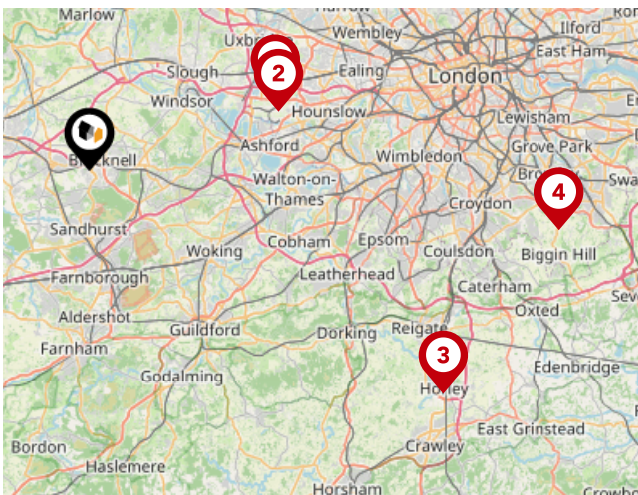
National Rail Stations

Pin	Name	Distance
1	Bracknell Rail Station	1.48 miles
2	Martins Heron Rail Station	2.21 miles
3	Crowthorne Rail Station	2.85 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J4	5.55 miles
2	M4 J10	4.33 miles
3	M3 J4A	6.55 miles
4	M3 J3	4.84 miles
5	A404(M) J9A	7.88 miles

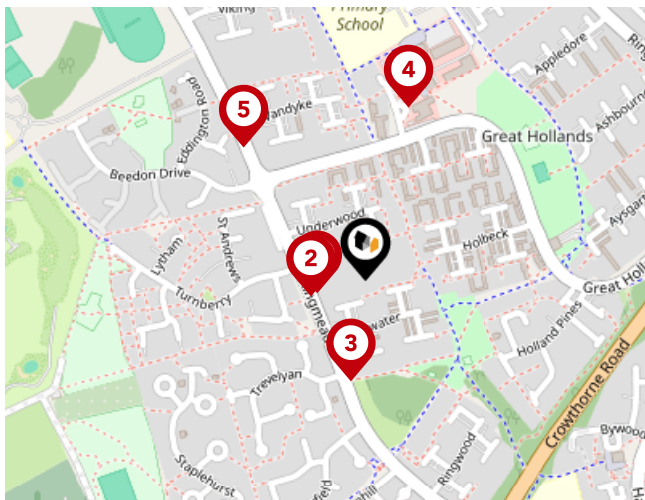


Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport	14.81 miles
2	Heathrow Airport Terminal 4	14.68 miles
3	Gatwick Airport	31.1 miles
4	Leaves Green	35.06 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Ullswater	0.06 miles
2	Ullswater	0.07 miles
3	Trevelyan	0.12 miles
4	Great Hollands Square	0.2 miles
5	Vandyke	0.21 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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