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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 13th October 2025



THE SQUARE, BRACKNELL, RG12

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Introduction

Our Comments

This spacious three-bedroom split-level maisonette is conveniently located within close proximity of Martins Heron train station and a variety of local amenities, making it ideal for commuters and families alike.

Inside, the property offers a large living/dining room, perfect for entertaining or relaxing, along with a well-equipped fitted kitchen. The master bedroom is generously sized, providing a comfortable retreat, and the additional bedrooms offer versatile space for family, guests, or a home office.

Further benefits include gas central heating and double-glazed windows, ensuring both comfort and energy efficiency throughout the year.

Offering a practical layout in a sought-after location, this maisonette is an excellent opportunity and early viewing is highly recommended.

Lease: Ask The Agent

Service Charge: Ask The Agent

Ground Rent: Ask The Agent

Council Tax Band: C

Two Floor Maisonette

Chain Free

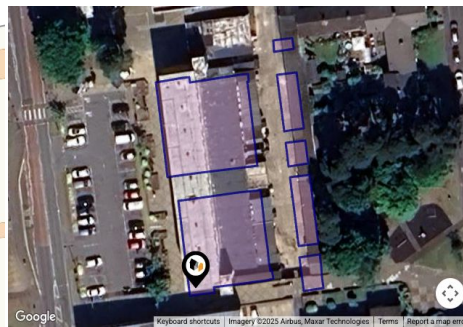
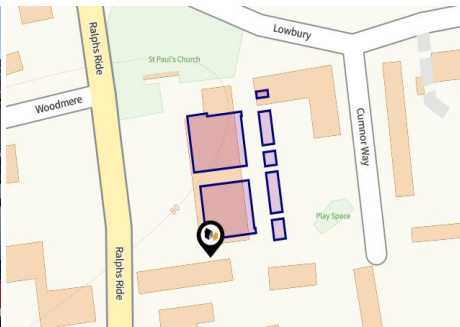
Near Local Amenities

Gas Central Heating

Three Bedrooms

Downstairs W/C

Property Overview



Property

Type:	Flat / Maisonette
Bedrooms:	3
Floor Area:	882 ft ² / 82 m ²
Plot Area:	0.31 acres
Year Built :	1950-1966
Council Tax :	Band C
Annual Estimate:	£1,916
Title Number:	BK423652

Tenure:	Leasehold
Start Date:	10/02/2008
End Date:	11/02/3007
Lease Term:	999 years from 11 February 2008
Term Remaining:	981 years

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)

3	80	1000
mb/s	mb/s	mb/s
		

Mobile Coverage:

(based on calls indoors)



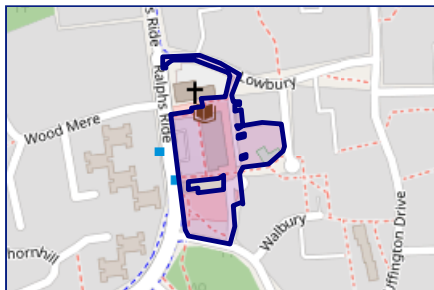
Satellite/Fibre TV Availability:



Property

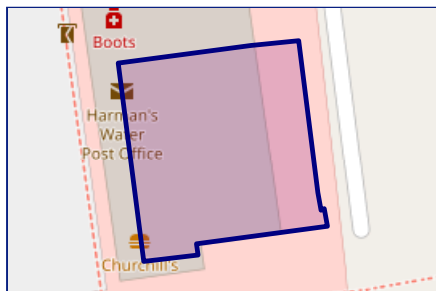
Multiple Title Plans

Freehold Title Plan



BK423384

Leasehold Title Plan



BK423652

Start Date:	10/02/2008
End Date:	11/02/3007
Lease Term:	999 years from 11 February 2008
Term Remaining:	981 years

Gallery Photos

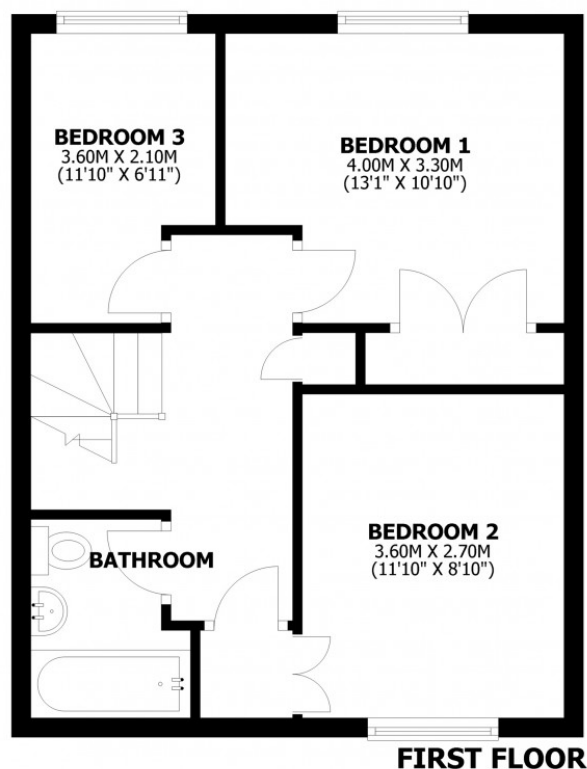
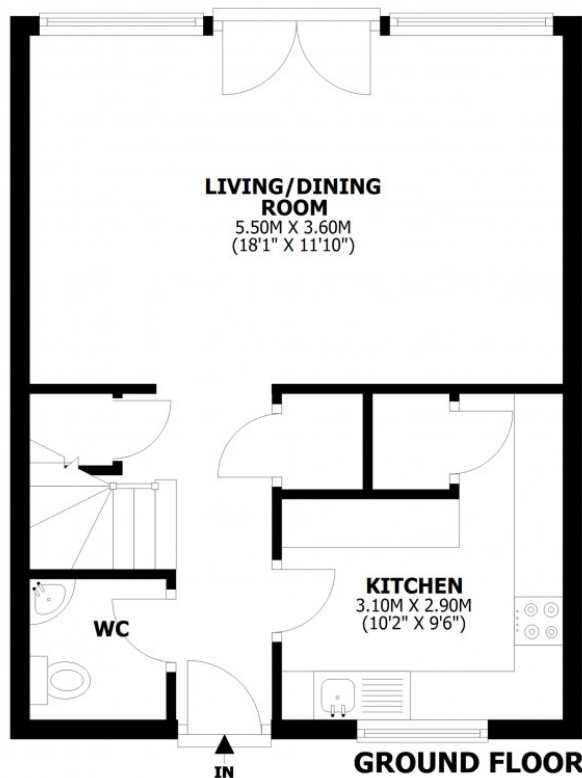


THE SQUARE, BRACKNELL, RG12



The Square, Bracknell, RG12

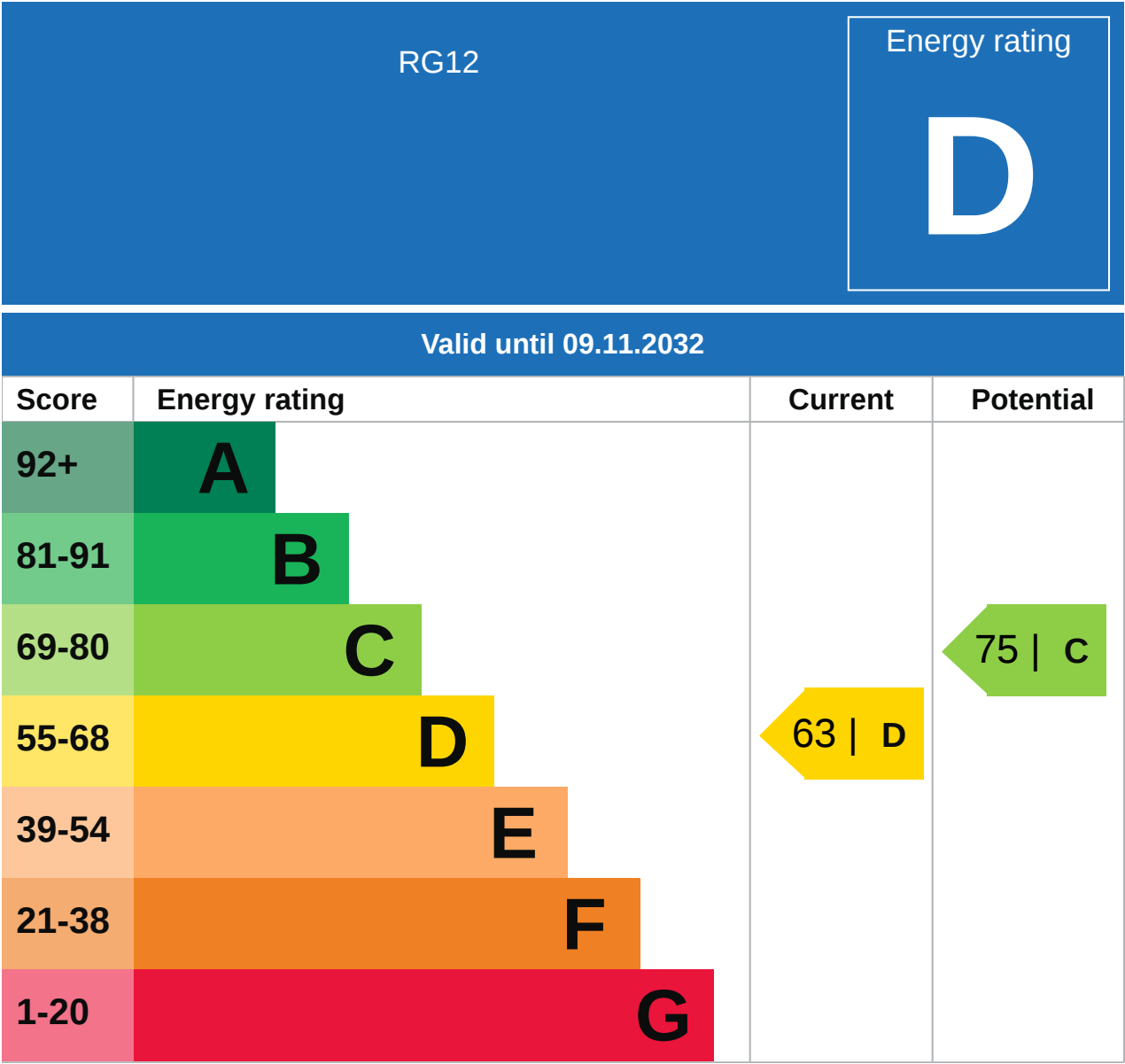
Total internal area: approx. 82 sq. metres (883 sq. feet)



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.

Property

EPC - Certificate



Property

EPC - Additional Data

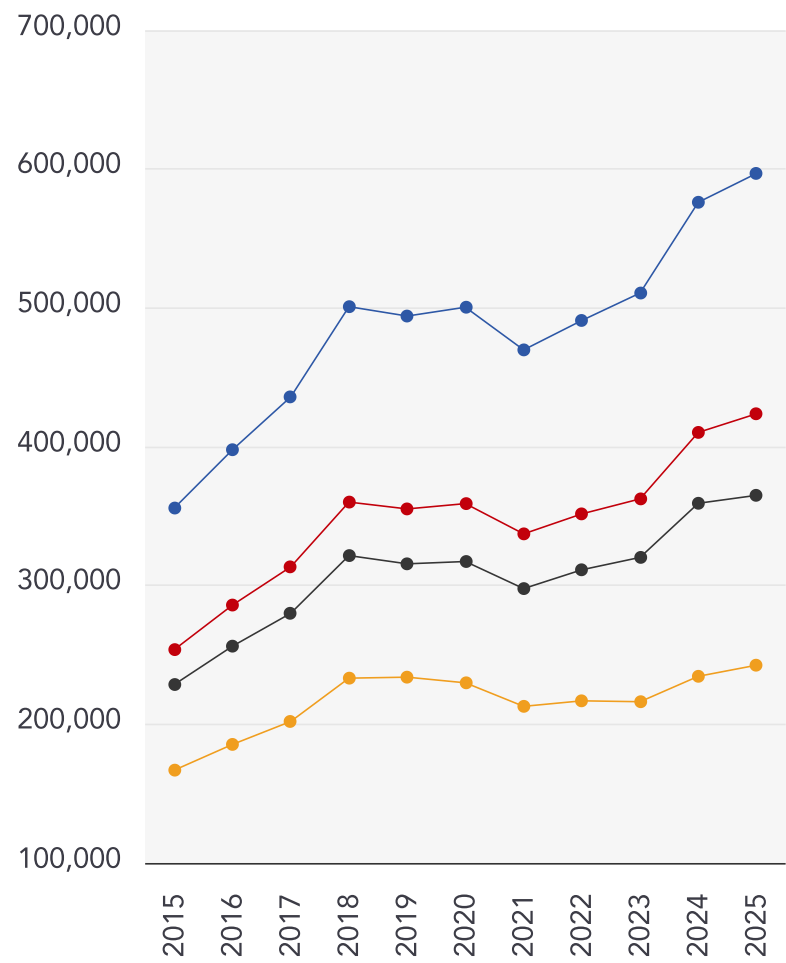
Additional EPC Data

Property Type:	Maisonette
Build Form:	End-Terrace
Transaction Type:	Rental
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	01
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Flat, no insulation (assumed)
Roof Energy:	Very Poor
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:	(another dwelling below)
Total Floor Area:	82 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%

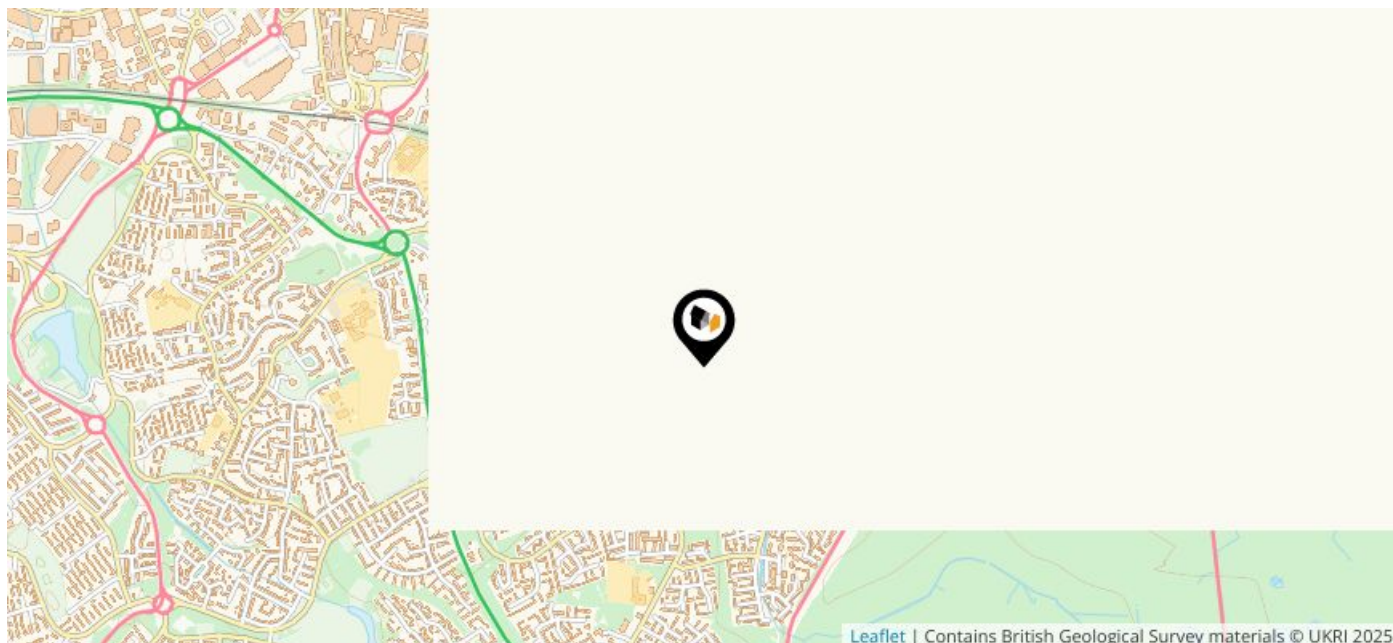
Flat

+45.31%

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

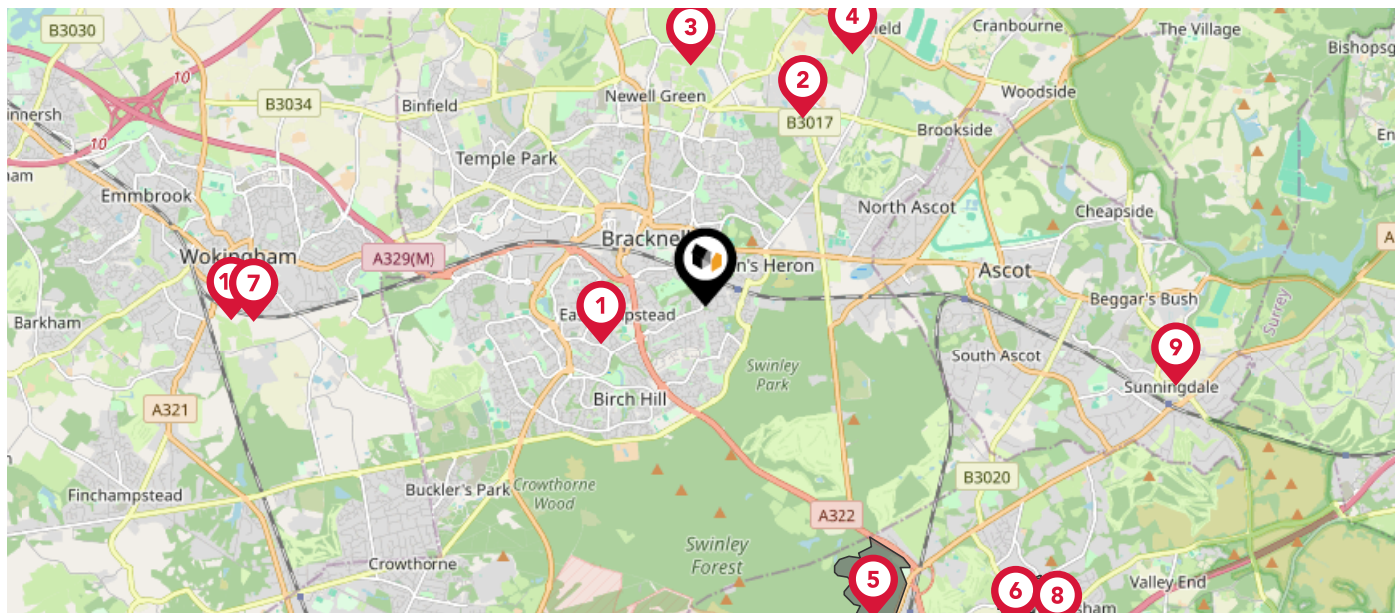
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



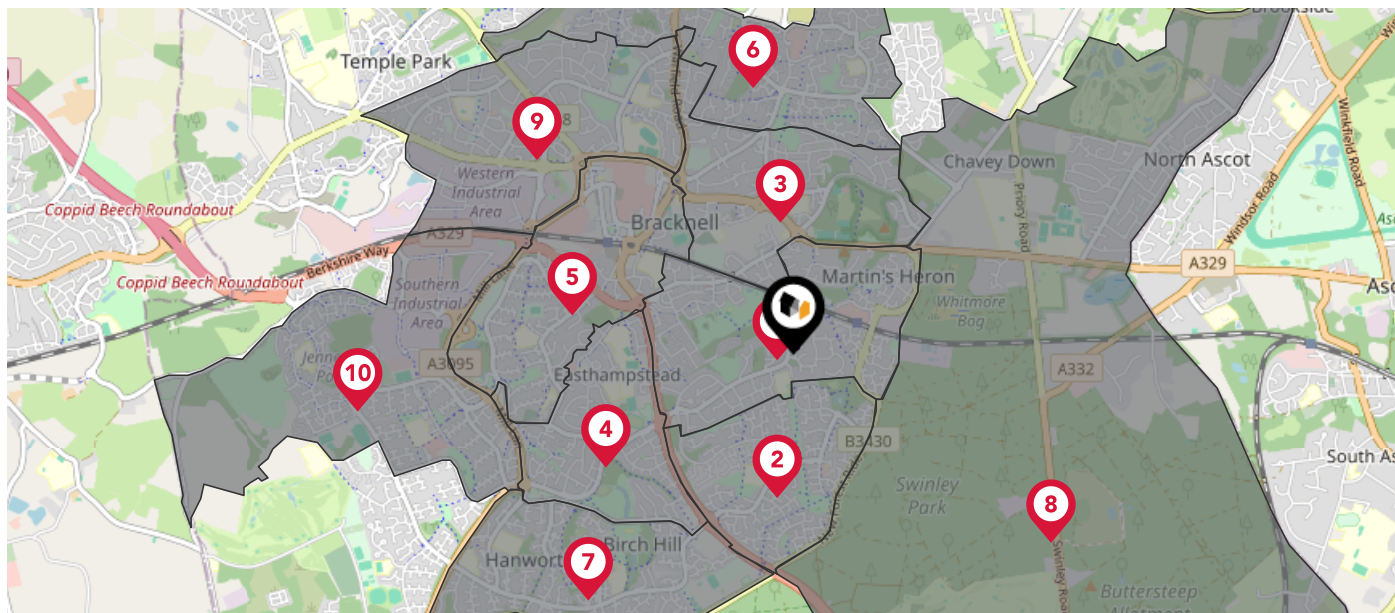
Nearby Conservation Areas

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

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



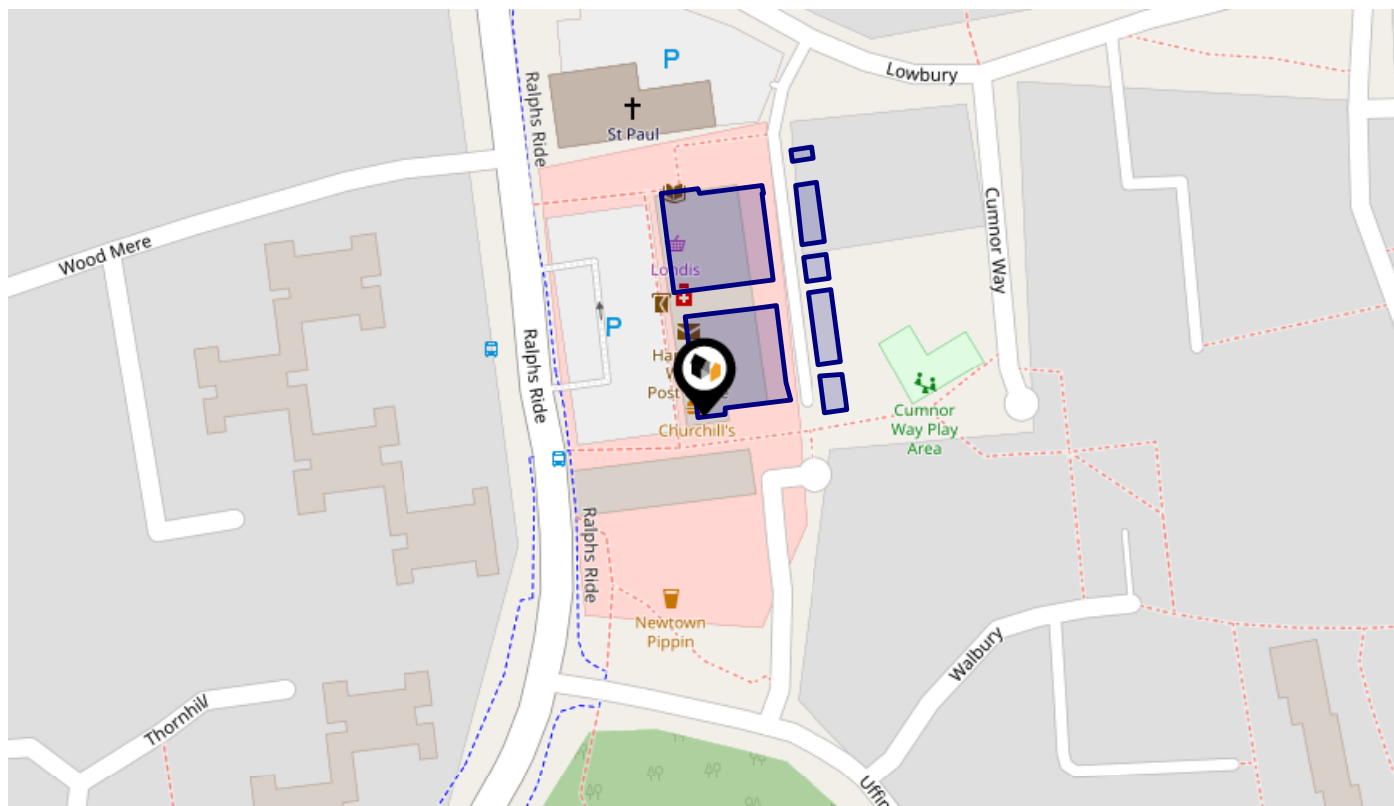
Nearby Council Wards

- 1 Harmans Water Ward
- 2 Crown Wood Ward
- 3 Bullbrook Ward
- 4 Old Bracknell Ward
- 5 Wildridings and Central Ward
- 6 Warfield Harvest Ride Ward
- 7 Hanworth Ward
- 8 Ascot 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.

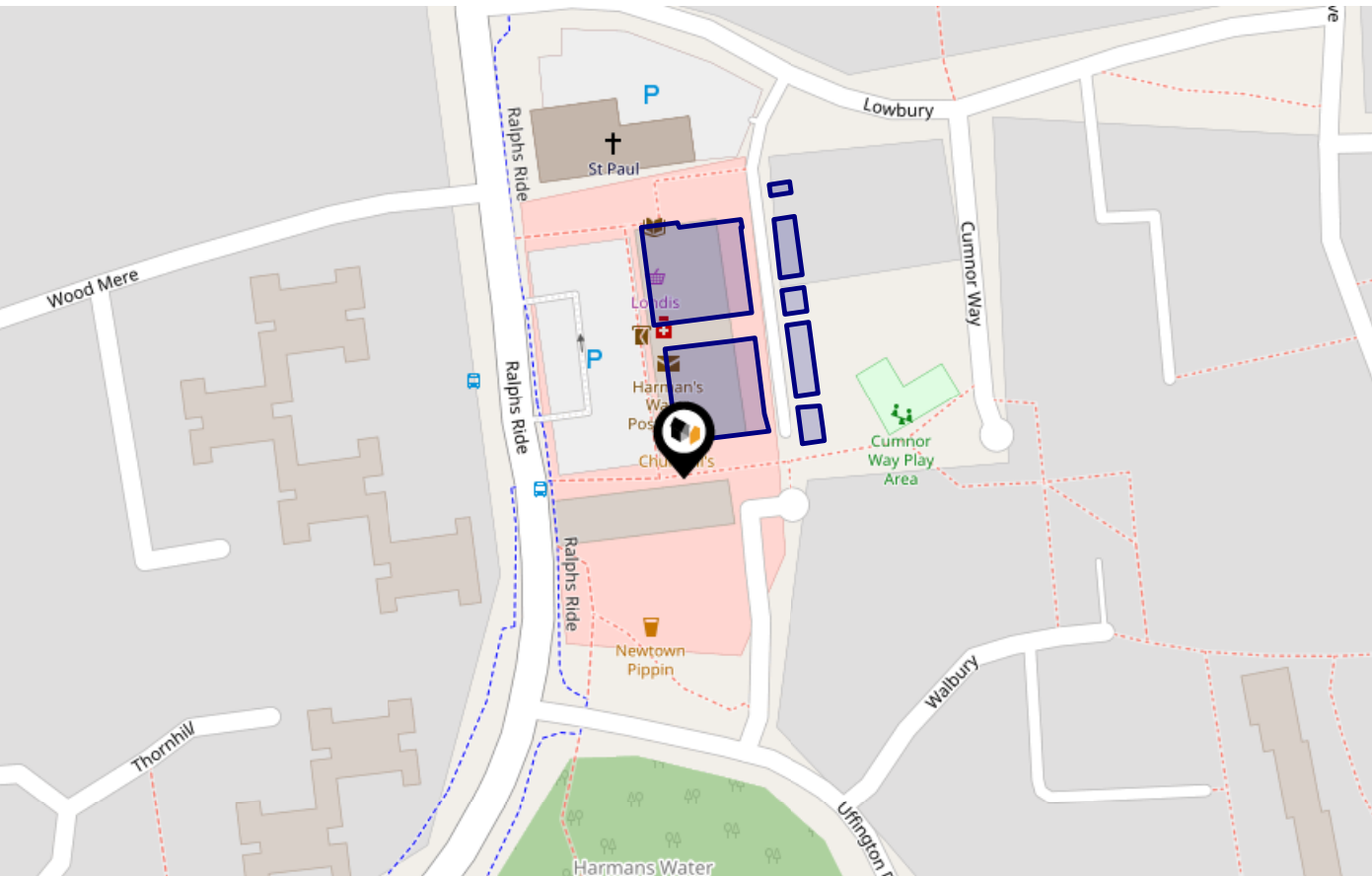
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

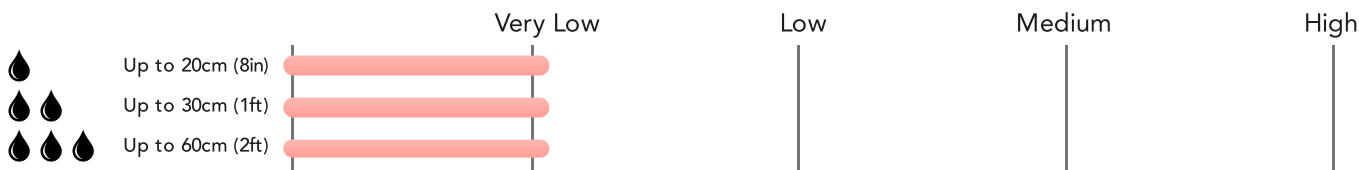


Risk Rating: Very low

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.

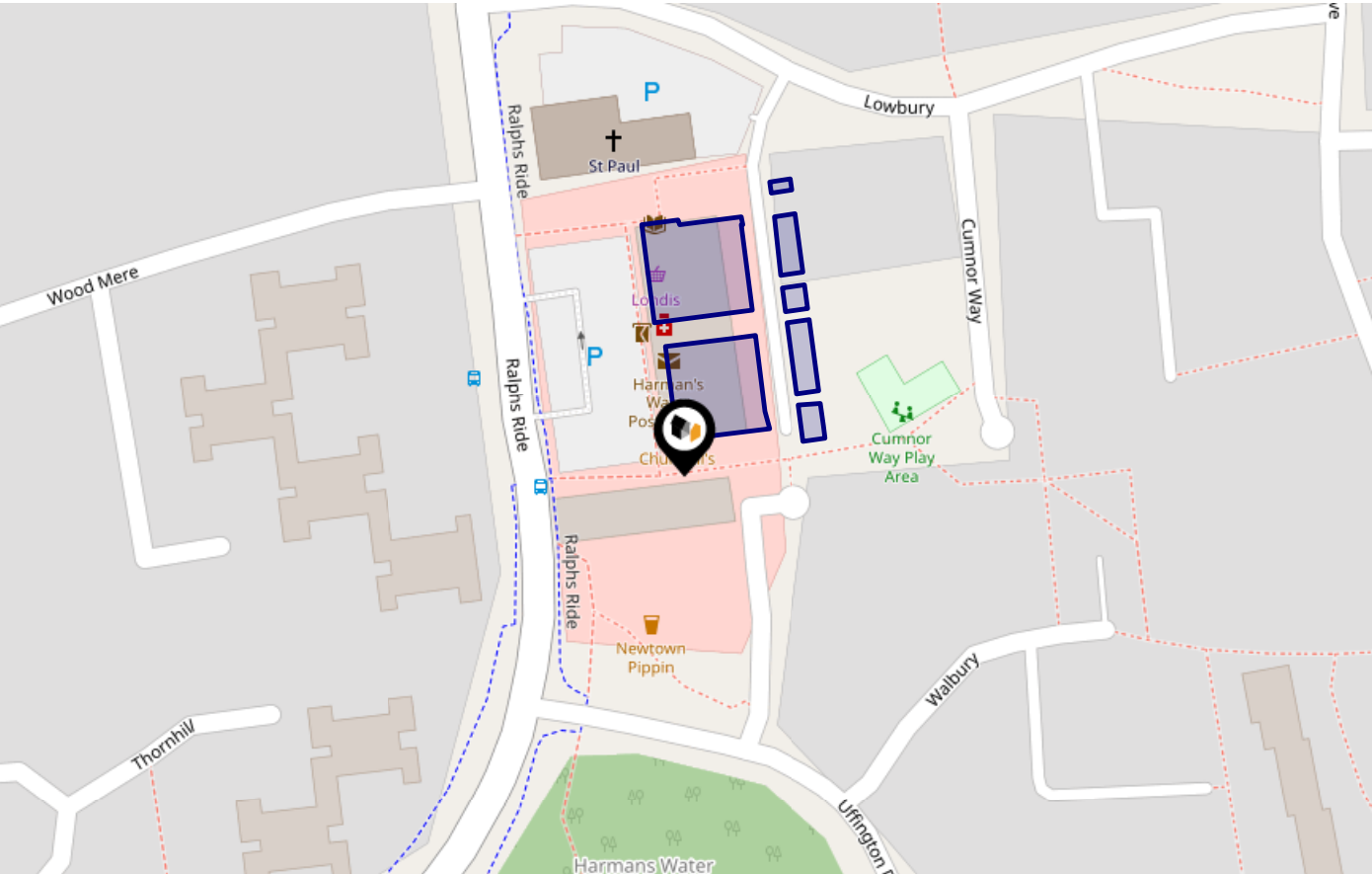
Chance of flooding to the following depths at this property:



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.

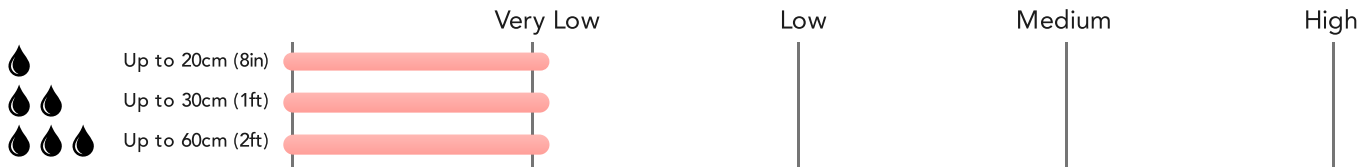


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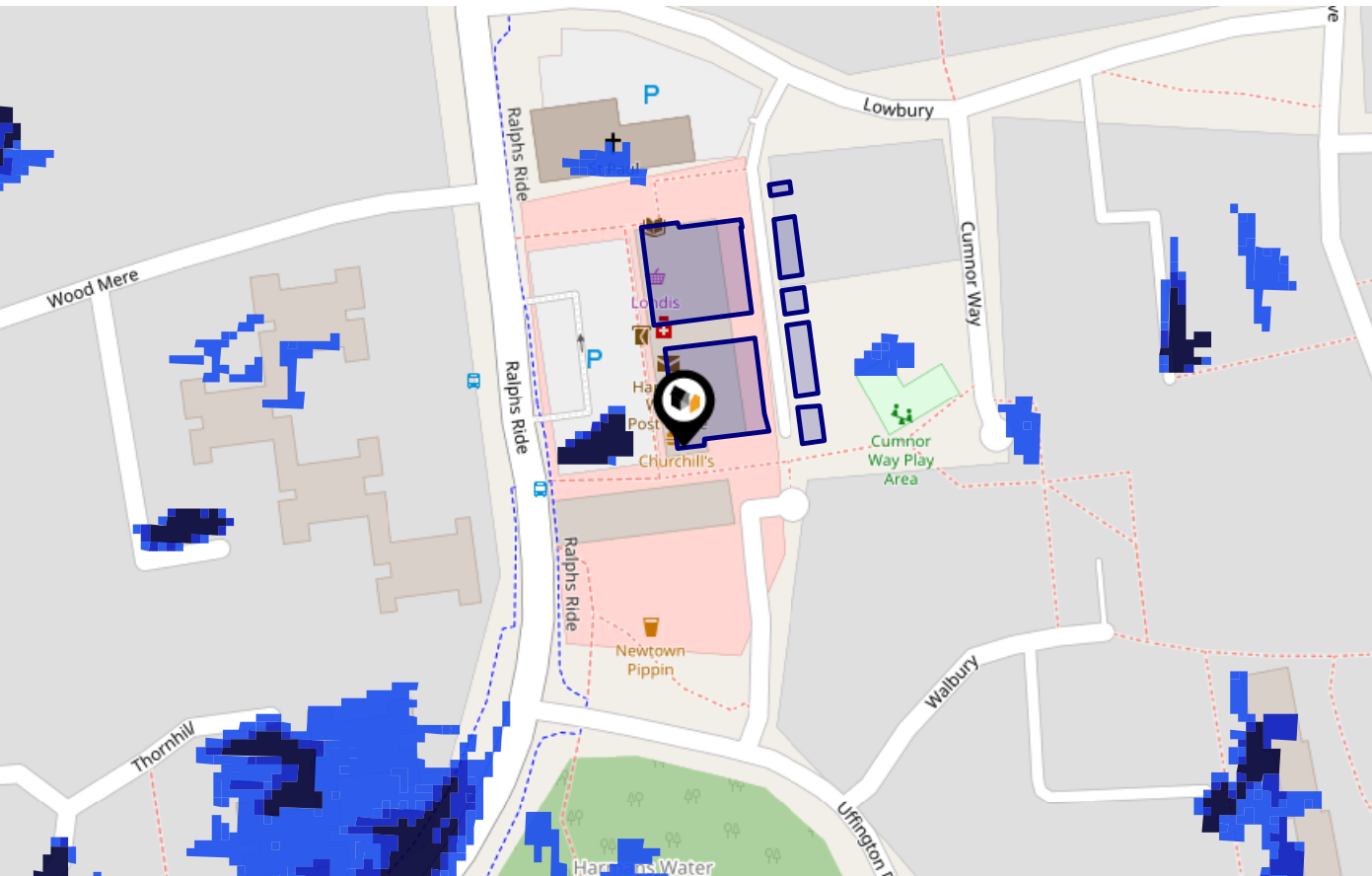
Chance of flooding to the following depths at this property:



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.

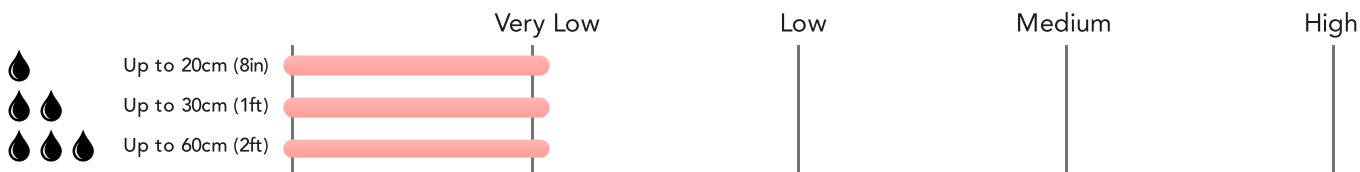


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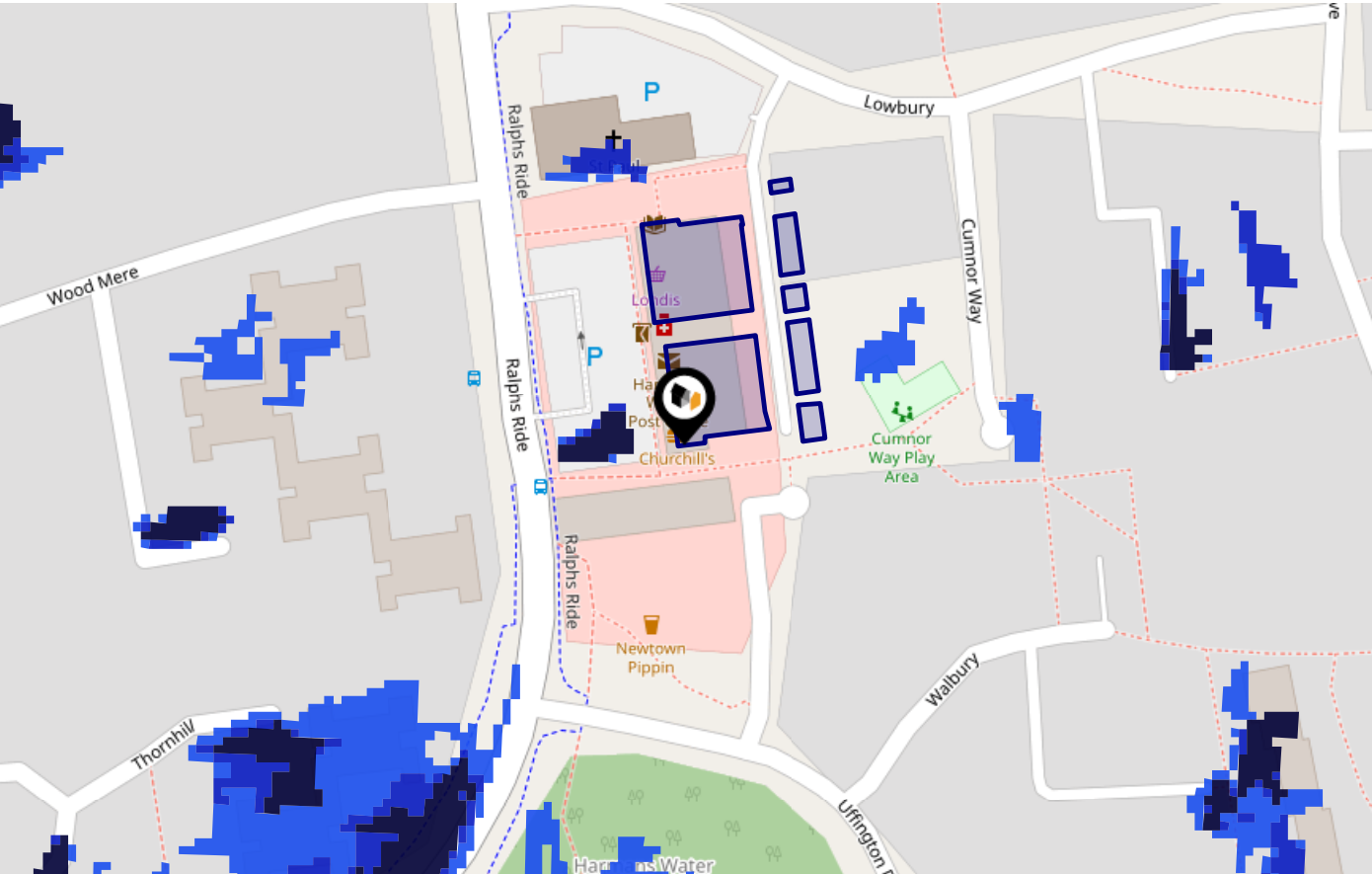
Chance of flooding to the following depths at this property:



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.

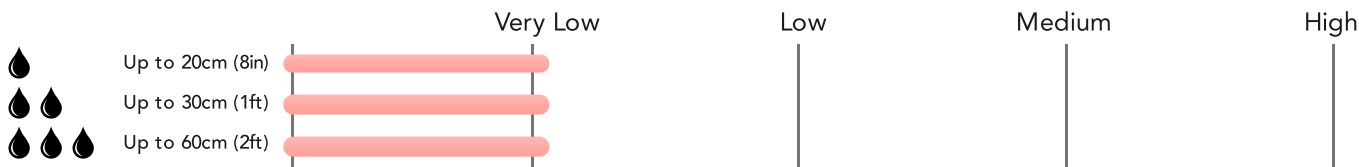


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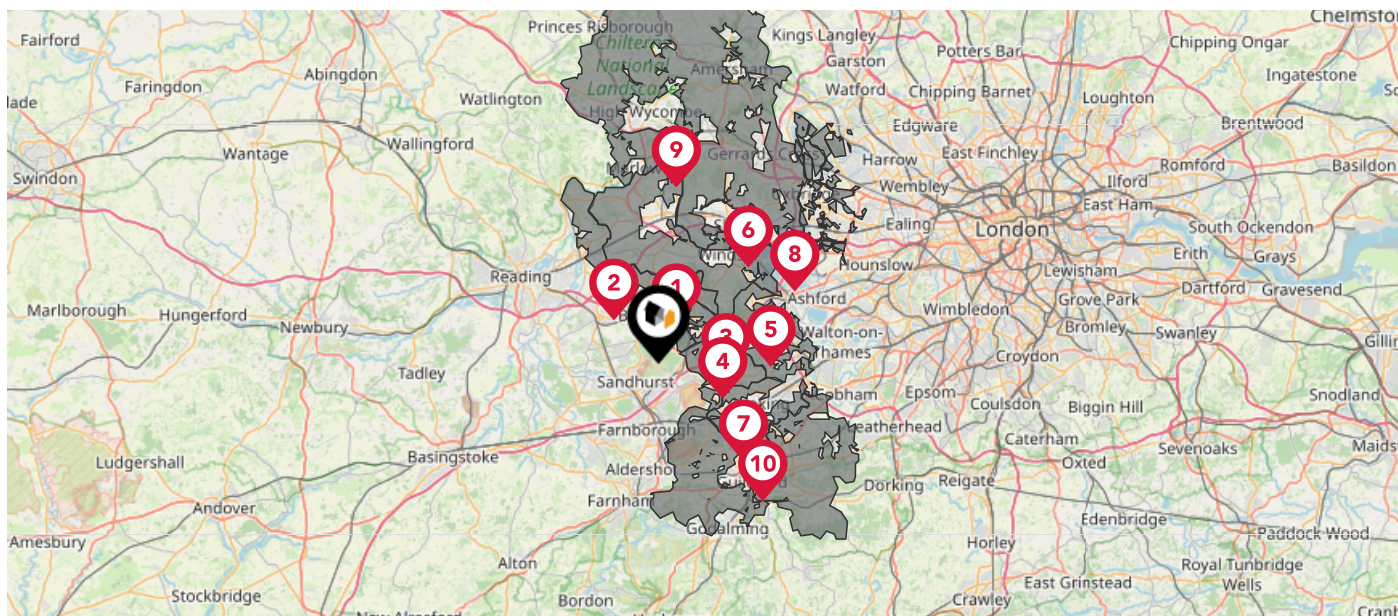
Chance of flooding to the following depths at this property:



Maps

Green Belt

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



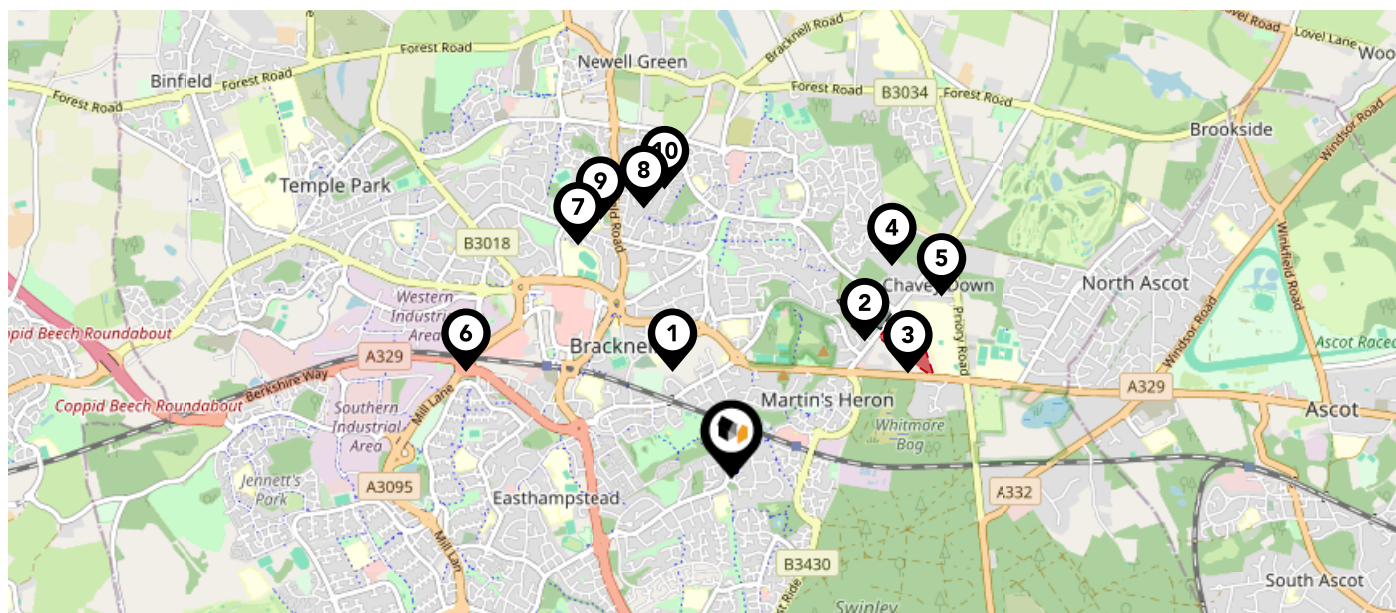
Nearby Green Belt Land

- 1 London Green Belt - 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.



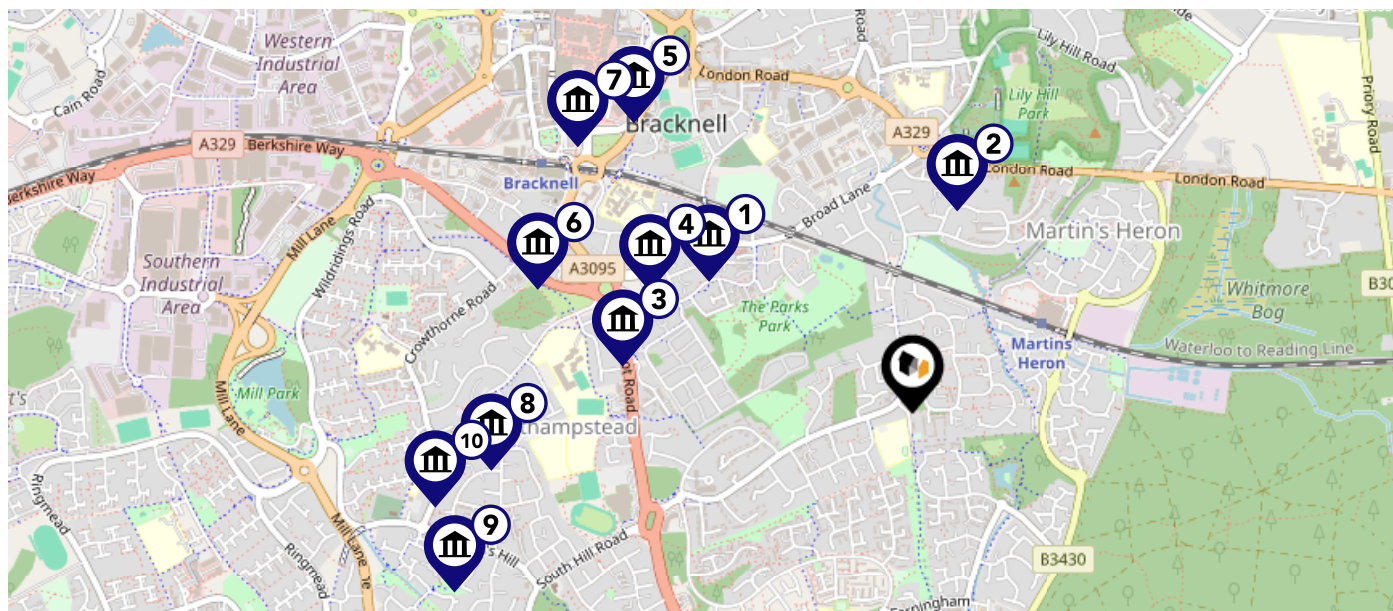
Nearby Landfill Sites

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	Caravan Park-Warfield	Historic Landfill	
5	Priors Pit-Chavey Down	Historic Landfill	
6	Easthampstead Brick-Bracknell, Berkshire	Historic Landfill	
7	Bull Lane-Bracknell, Berkshire	Historic Landfill	
8	Lawrence Brickworks-Bracknell, Berkshire	Historic Landfill	
9	Lutterworth Close-Bracknell, Berkshire	Historic Landfill	
10	Thomas Lawrence Brickworks-Goughs Lane, Bracknell, Berkshire	Historic Landfill	

Maps

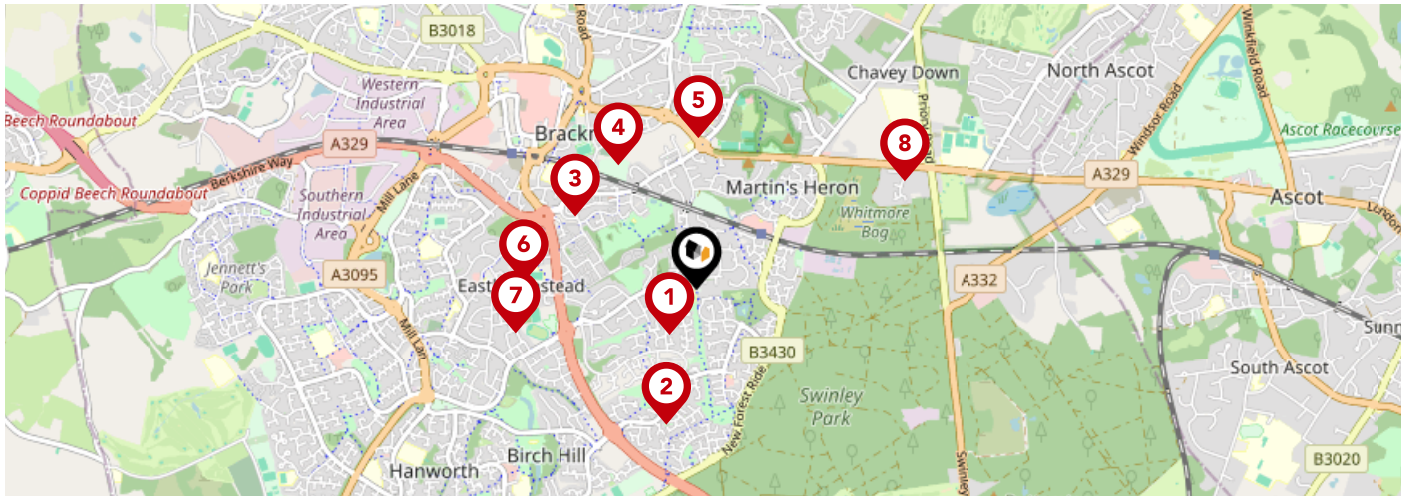
Listed Buildings

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



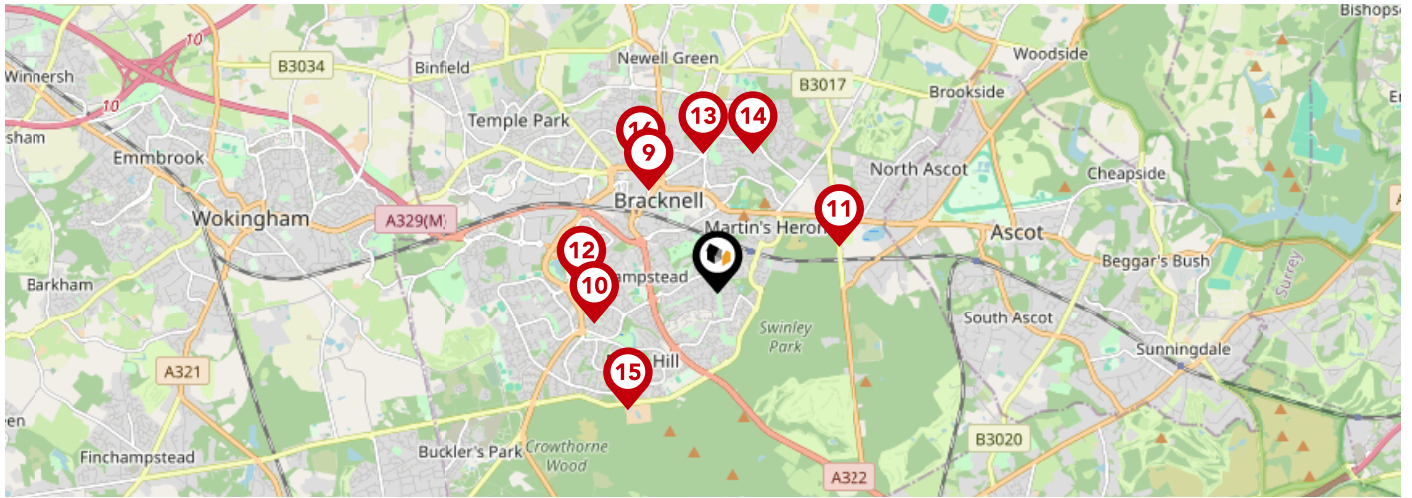
Listed Buildings in the local district	Grade	Distance
 1390325 - The Thatched Cottage	Grade II	0.5 miles
 1390343 - Milestone Approx 150m E Of The Running Horse Ph (running Horse Ph Not Included)	Grade II	0.5 miles
 1390322 - The Horse And Groom Public House	Grade II	0.7 miles
 1390324 - Mallorys	Grade II	0.7 miles
 1393561 - Holy Trinity Church, Lychgate And Section Of Boundary Wall	Grade II	0.9 miles
 1390330 - Old Bracknell House	Grade II	0.9 miles
 1410904 - Bracknell War Memorial	Grade II	1.0 miles
 1390361 - Point Royal	Grade II	1.0 miles
 1390347 - Reeds Hill Farmhouse	Grade II	1.1 miles
 1390328 - Forge Cottage	Grade II	1.1 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Harmans Water Primary School Ofsted Rating: Good Pupils: 466 Distance:0.24	☐	☒	☐	☐	☐
2	Crown Wood Primary School Ofsted Rating: Good Pupils: 642 Distance:0.64	☐	☒	☐	☐	☐
3	Ranelagh School Ofsted Rating: Outstanding Pupils: 1062 Distance:0.65	☐	☐	☒	☐	☐
4	St Joseph's Catholic Primary School, Bracknell Ofsted Rating: Good Pupils: 209 Distance:0.68	☐	☒	☐	☐	☐
5	Holly Spring Primary School Ofsted Rating: Good Pupils: 642 Distance:0.7	☐	☒	☐	☐	☐
6	The Brakenhale School Ofsted Rating: Good Pupils: 1148 Distance:0.8	☐	☐	☒	☐	☐
7	Fox Hill Primary School Ofsted Rating: Good Pupils: 196 Distance:0.86	☐	☒	☐	☐	☐
8	Heathfield School Ofsted Rating: Not Rated Pupils: 226 Distance:1.09	☐	☐	☒	☐	☐

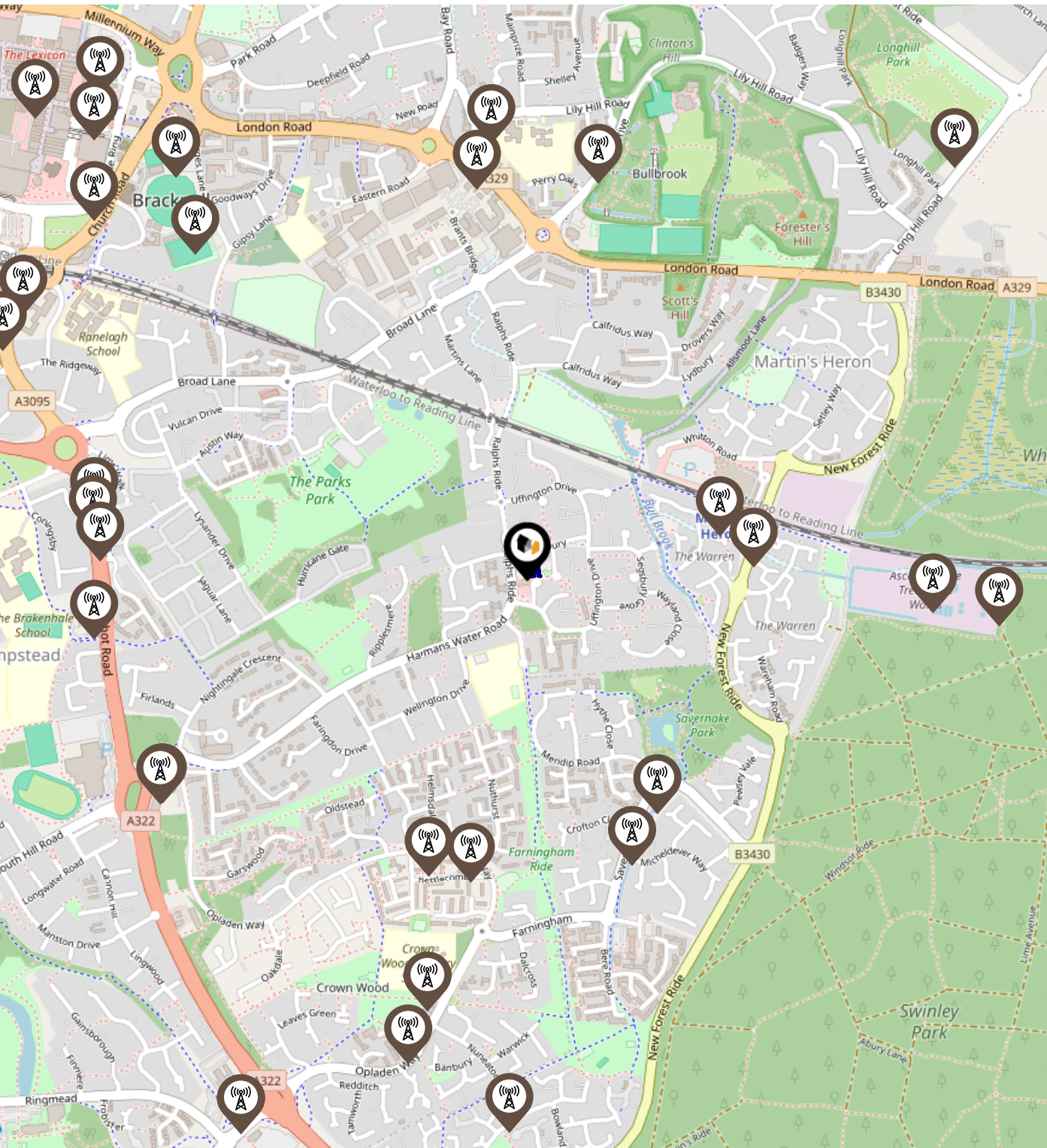
Area Schools



		Nursery	Primary	Secondary	College	Private
	Garth Hill College Ofsted Rating: Good Pupils: 1476 Distance:1.14	☐	☐	☒	☐	☐
	St Michael's Easthampstead Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 193 Distance:1.17	☐	☒	☐	☐	☐
	LVS Ascot Ofsted Rating: Not Rated Pupils: 840 Distance:1.21	☐	☐	☒	☐	☐
	Wildridings Primary School Ofsted Rating: Good Pupils: 428 Distance:1.26	☐	☒	☐	☐	☐
	Warfield Church of England Primary School Ofsted Rating: Good Pupils: 452 Distance:1.31	☐	☒	☐	☐	☐
	Whitegrove Primary School Ofsted Rating: Good Pupils: 421 Distance:1.34	☐	☒	☐	☐	☐
	Birch Hill Primary School and Nursery Ofsted Rating: Good Pupils: 403 Distance:1.35	☐	☒	☐	☐	☐
	Sandy Lane Primary School Ofsted Rating: Good Pupils: 450 Distance:1.36	☐	☒	☐	☐	☐

Local Area

Masts & Pylons



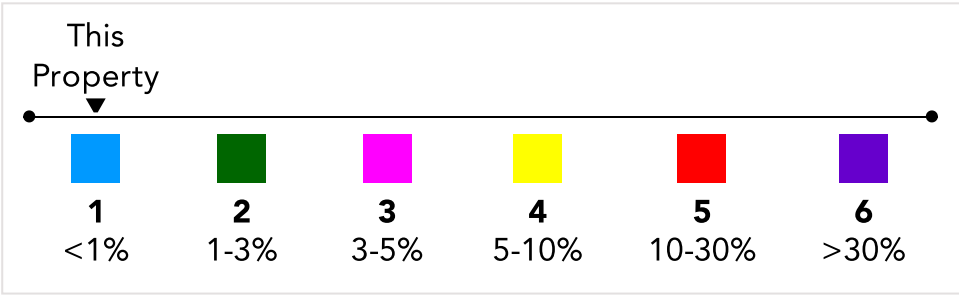
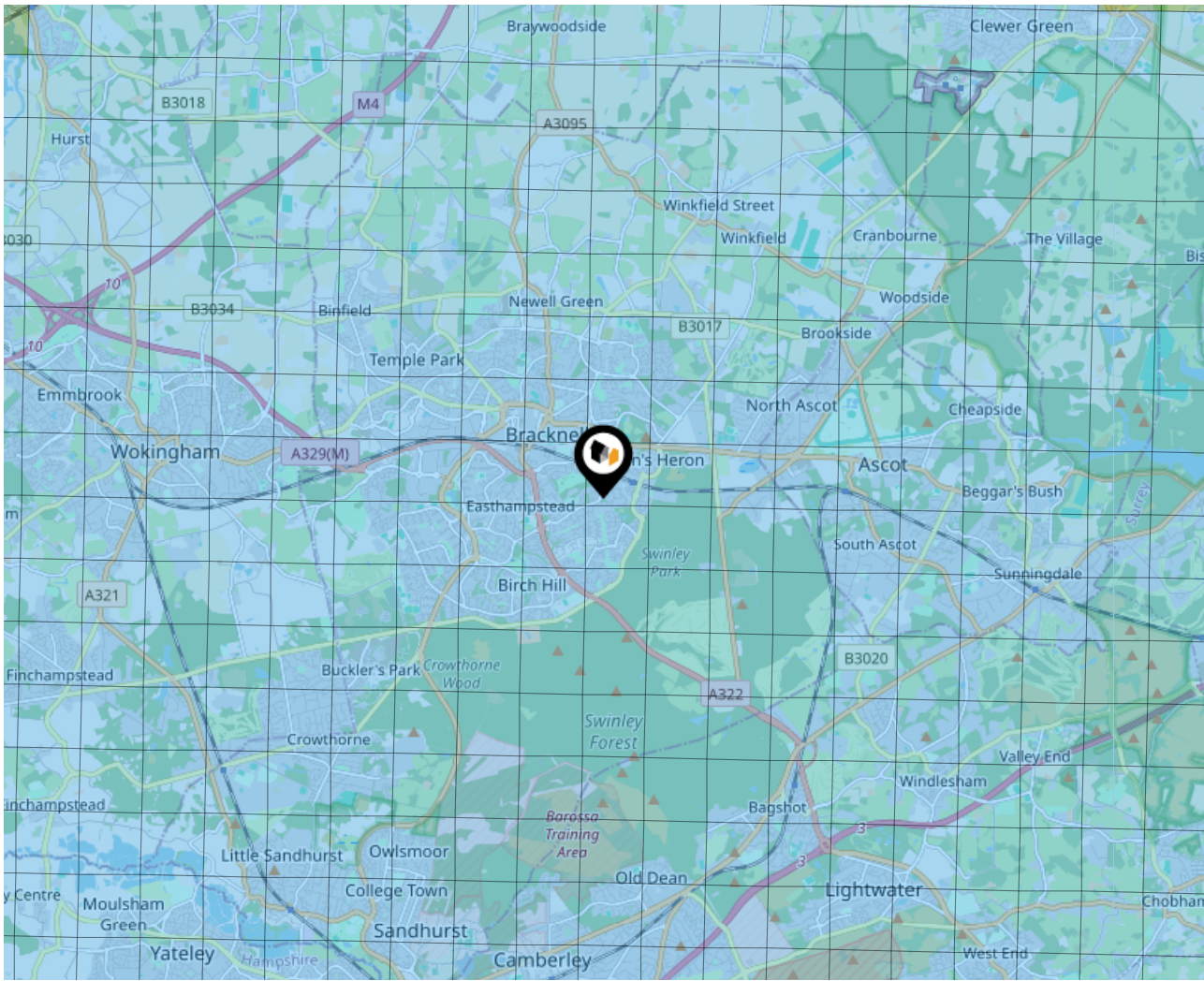
- Key:**
-  Power Pylons
 -  Communication Masts

Environment

Radon Gas

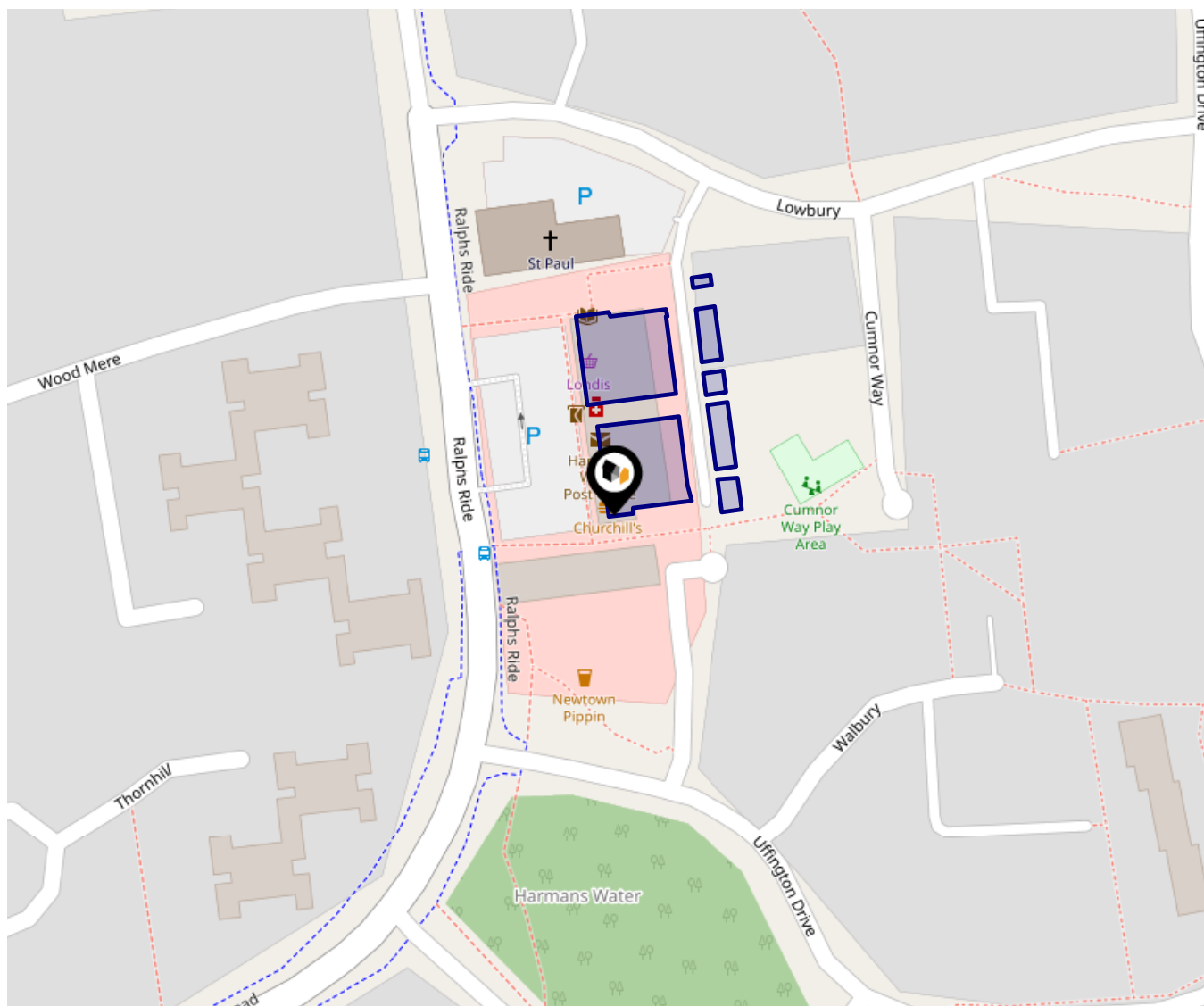
What is Radon?

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



Local Area

Road Noise



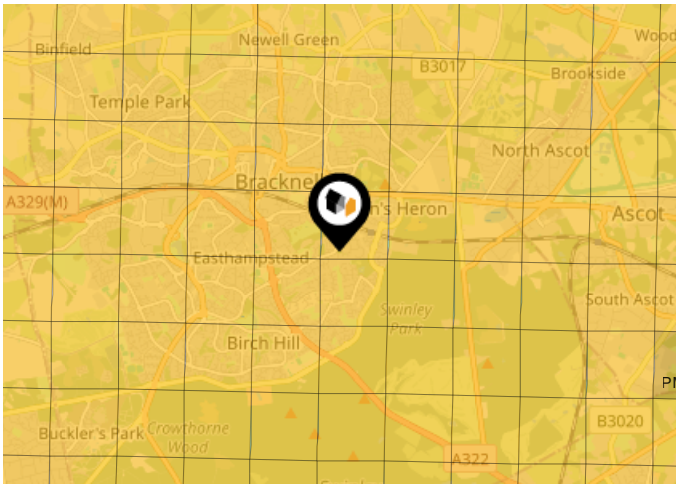
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

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

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

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		

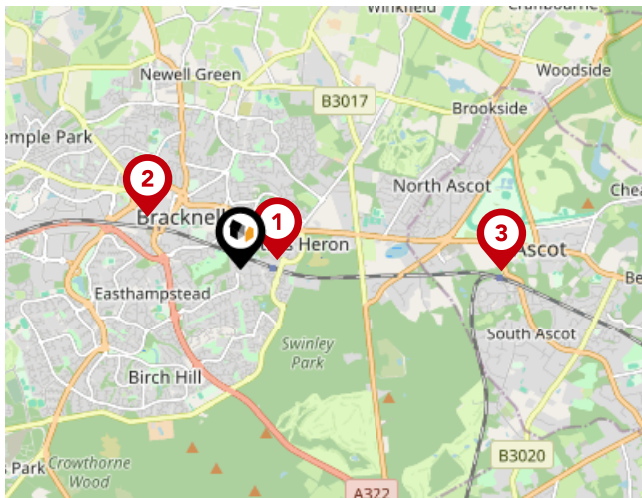


Primary Classifications (Most Common Clay Types)

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

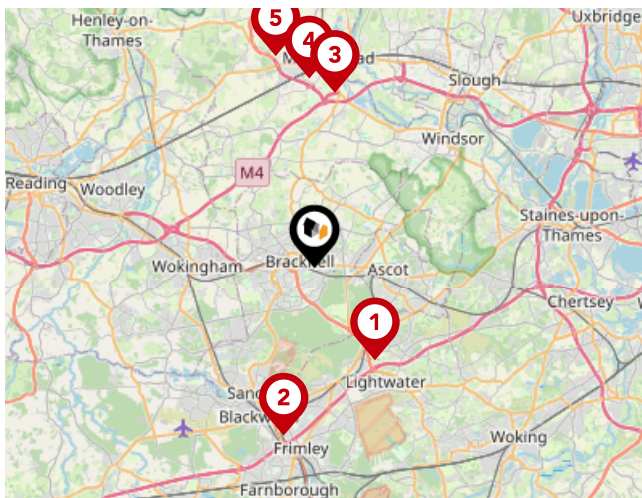
Area

Transport (National)



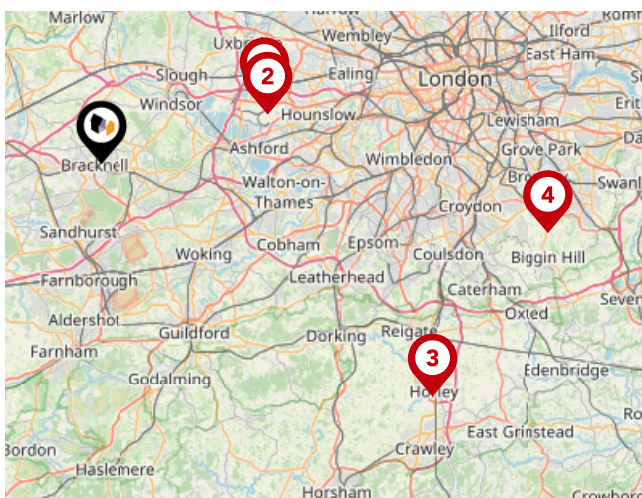
National Rail Stations

Pin	Name	Distance
	Martins Heron Rail Station	0.35 miles
	Bracknell Rail Station	0.99 miles
	Ascot Rail Station	2.41 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M3 J3	4.12 miles
	M3 J4	6.33 miles
	M4 J8	6.51 miles
	A404(M) J9A	7.02 miles
	A404(M) J9	7.92 miles

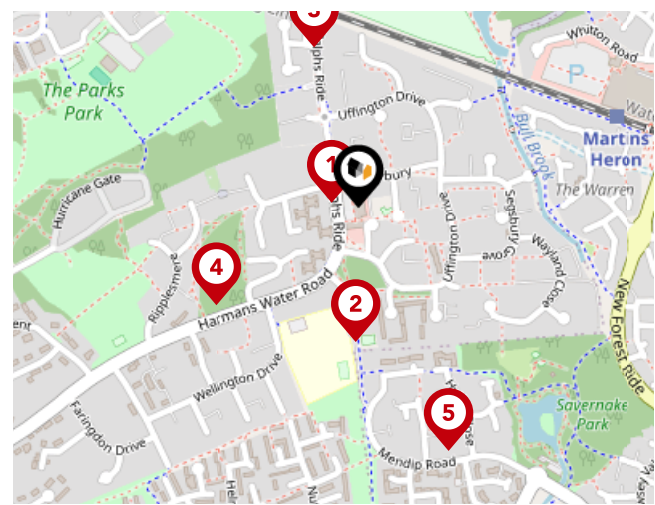


Airports/Helipads

Pin	Name	Distance
	Heathrow Airport	12.95 miles
	Heathrow Airport Terminal 4	12.83 miles
	Gatwick Airport	30.05 miles
	Leaves Green	33.45 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Harmanswater Shops	0.03 miles
2	Oareborough	0.15 miles
3	Whistley Close	0.19 miles
4	Bradfields	0.2 miles
5	Mendip Road	0.3 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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