

DY.

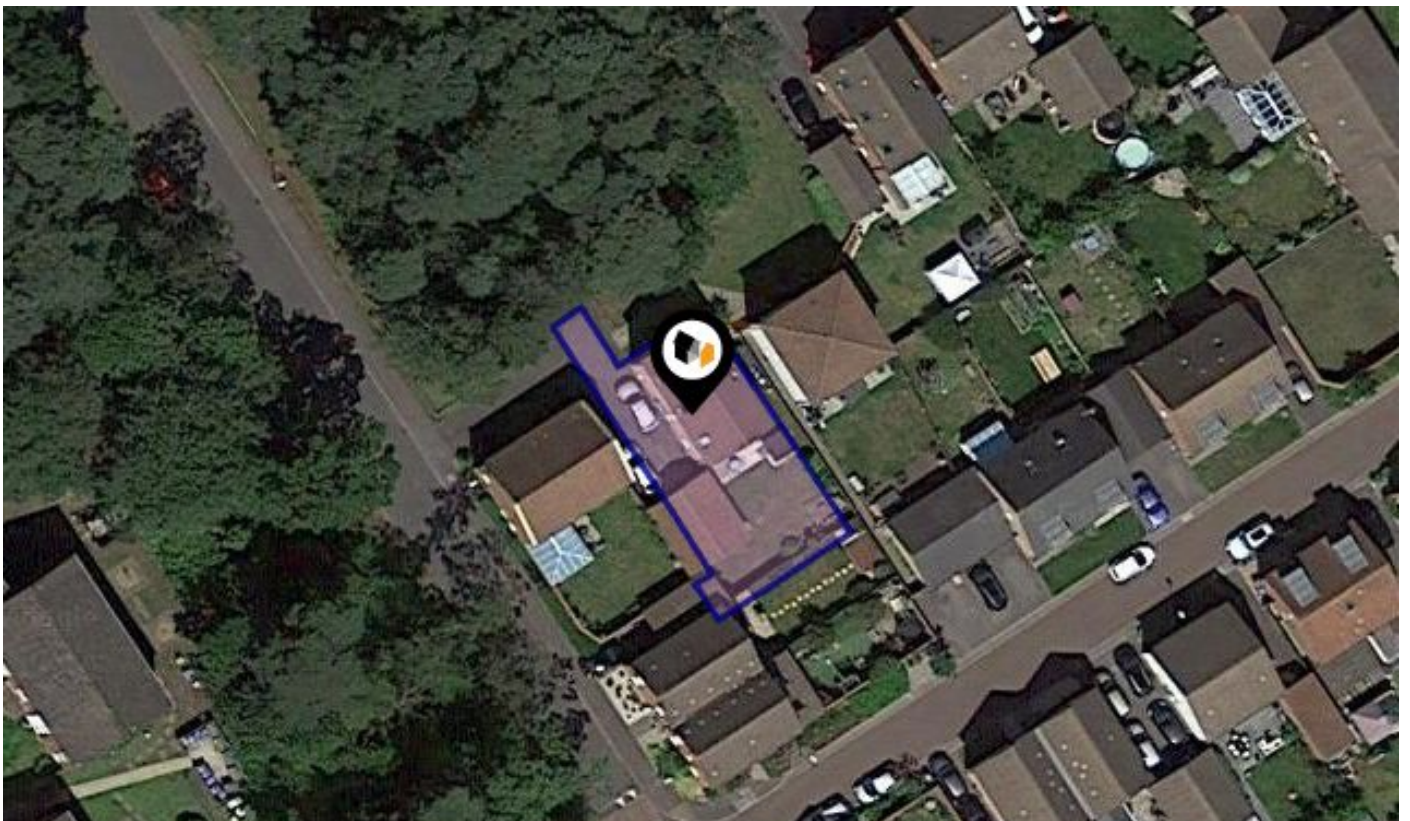


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 07th April 2026



JAGUAR LANE, BRACKNELL, RG12

Duncan Yeardley

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www.duncanyeardley.co.uk



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This home is a fantastic modern townhouse that prioritizes both light and flexibility. By spreading the living accommodation across three floors, it naturally creates distinct zones for socializing, working, and resting. The ground floor serves as the heart of the home, where the newly fitted kitchen and bi-fold doors seamlessly blend the indoor space with the south-facing garden. This orientation is particularly desirable as it ensures the main living area stays bright throughout the day and provides an ideal setup for summer hosting on the decking.

The first floor offers a unique sense of privacy, featuring a second living room that could easily double as a quiet library or a formal lounge away from the buzz of the kitchen. Having a bedroom with an en suite on this level is a thoughtful touch, making it perfect for guests or as a primary suite. Moving up to the second floor, the layout remains practical and generous with three additional double bedrooms and two more bathrooms, effectively eliminating the morning rush for a large family.

Beyond the main house, the conversion of the garage into a gym or office is a high-value upgrade that reflects the modern need for a dedicated workspace without sacrificing a bedroom. Combined with the utility room and a two-car driveway, the home handles the practicalities of daily life with ease.

Its location is equally impressive, offering the rare balance of being within walking distance to both the town center and a mainline station, while still being nestled near expansive parkland.

Detached House

No Chain

Multi Purpose Garage Conversion

South Facing Garden

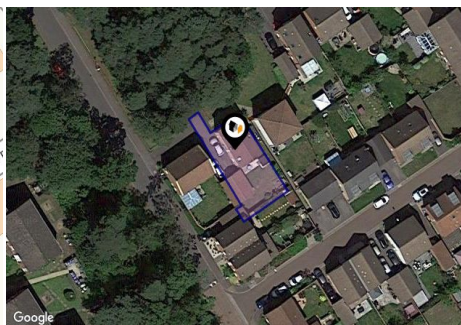
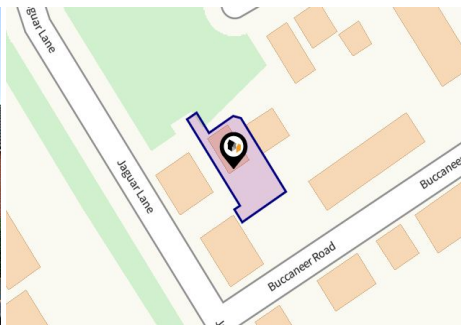
Bi-Fold Doors

Prime Location

Four/Five Double Bedrooms

Three Bathrooms

Close to Train Station



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,732 ft ² / 161 m ²		
Plot Area:	0.07 acres		
Year Built :	2013		
Council Tax :	Band F		
Title Number:	BK457398		

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)

14 mb/s	80 mb/s	2000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address

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Planning records for: *Jaguar Lane, Bracknell, RG12*

Reference - 20/01009/FUL	
Decision:	Approved
Date:	08th December 2020
Description:	Conversion of garage to habitable room









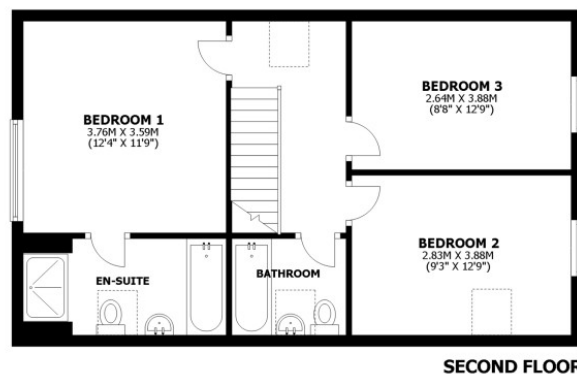
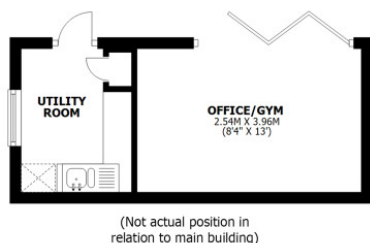
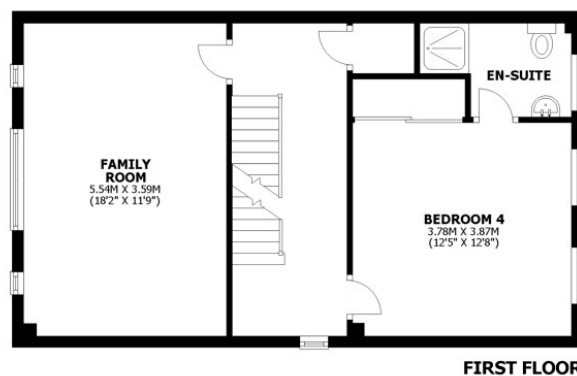
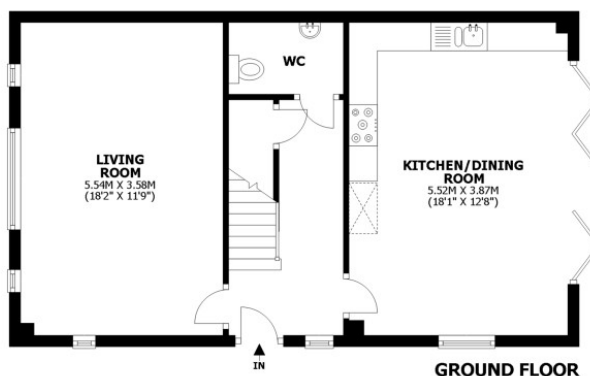
JAGUAR LANE, BRACKNELL, RG12

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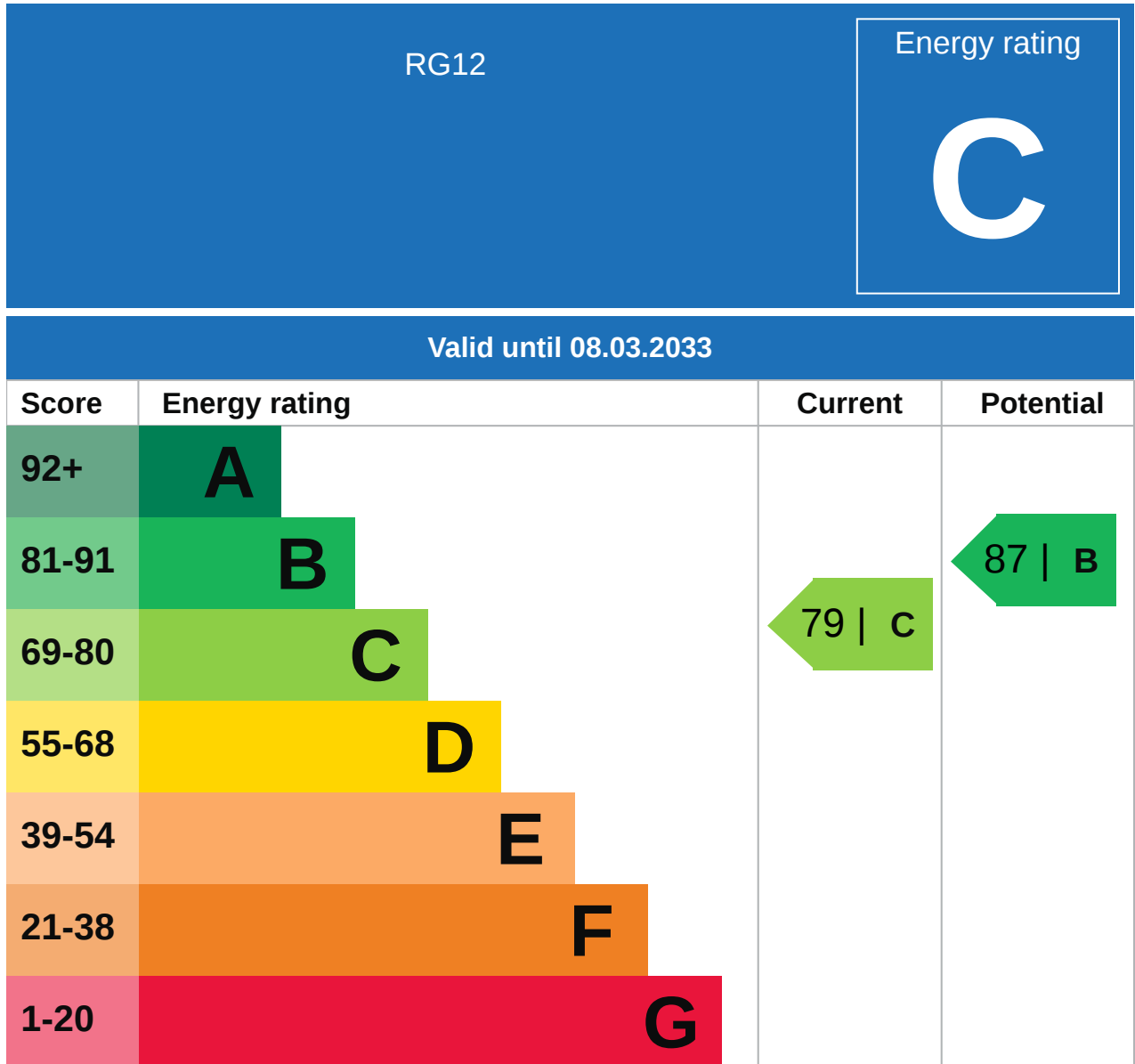
Jaguar Lane, Bracknell, RG12

Total internal area: approx. 176.5 sq. metres (1899.6 sq. feet)

Internal area (excluding outbuilding): approx. 161.2 sq. metres (1735.2 sq. feet)



This floorplan shows maximum dimensions. Measurements are approximate and are given as a guide only. They are not intended to be used for carpet sizes, window furnishings, appliance sizes, or items of furniture.



Additional EPC Data

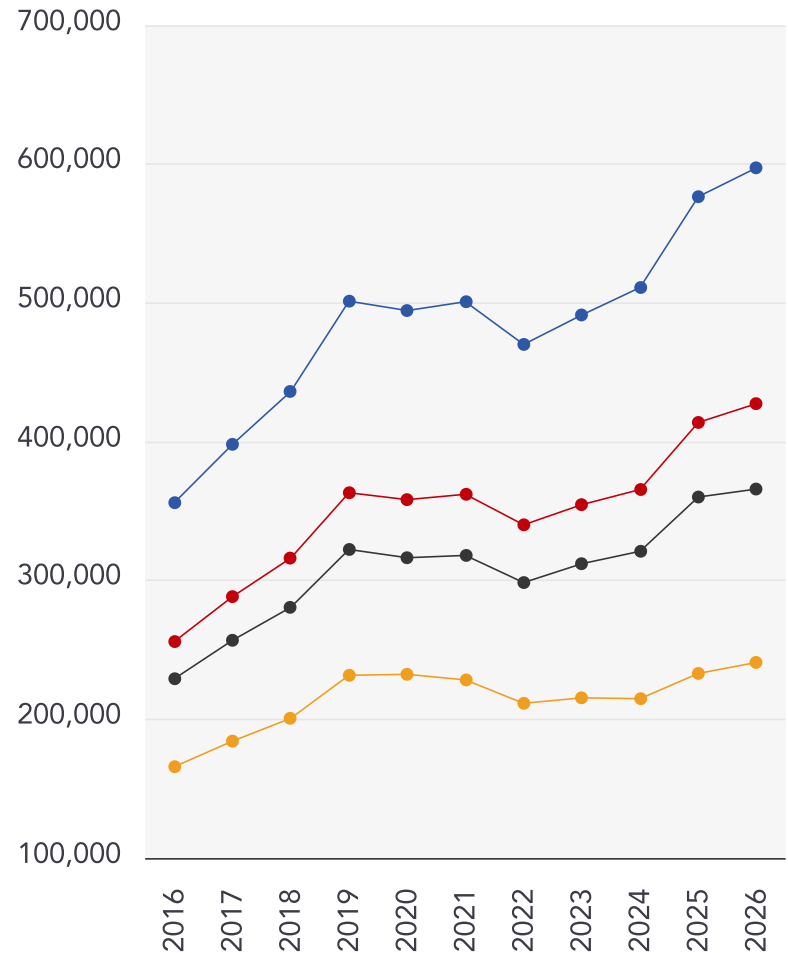
Property Type:	House
Build Form:	Detached
Transaction Type:	Rental
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Very Good
Roof:	Pitched, insulated (assumed)
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 79% of fixed outlets
Floors:	Solid, insulated (assumed)
Total Floor Area:	161 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

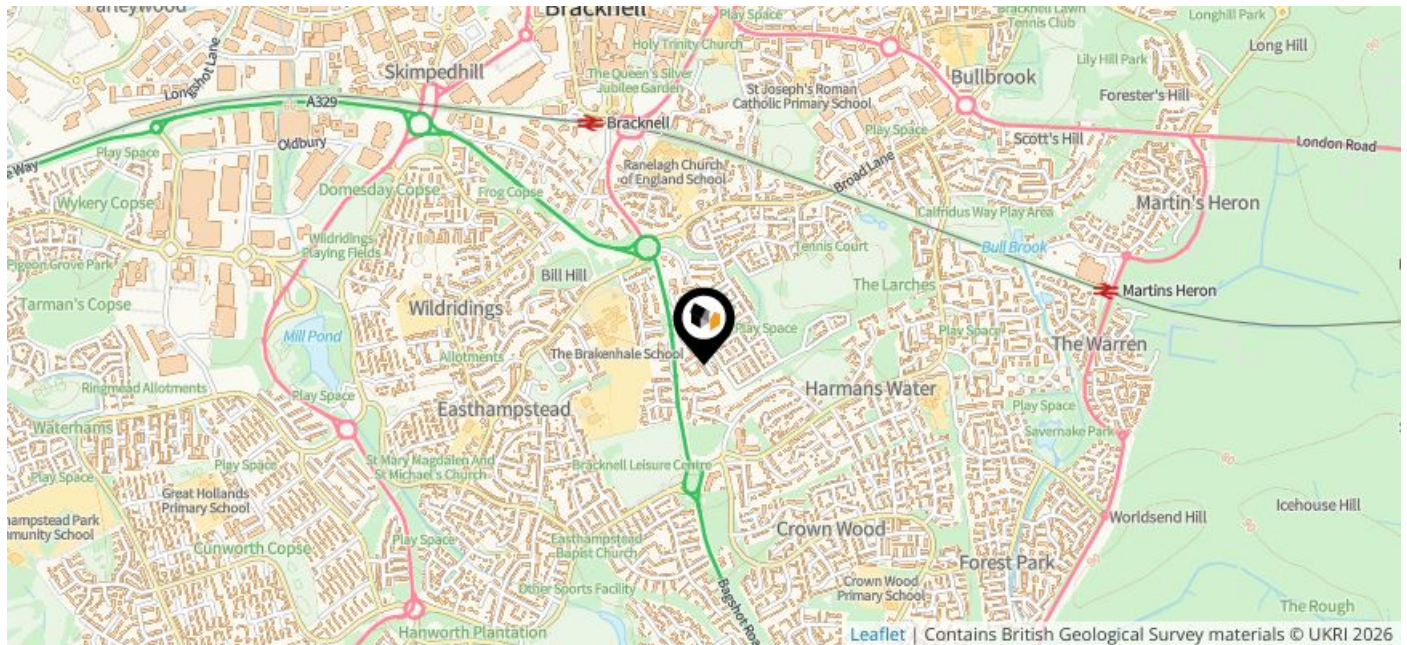
+45.31%

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.

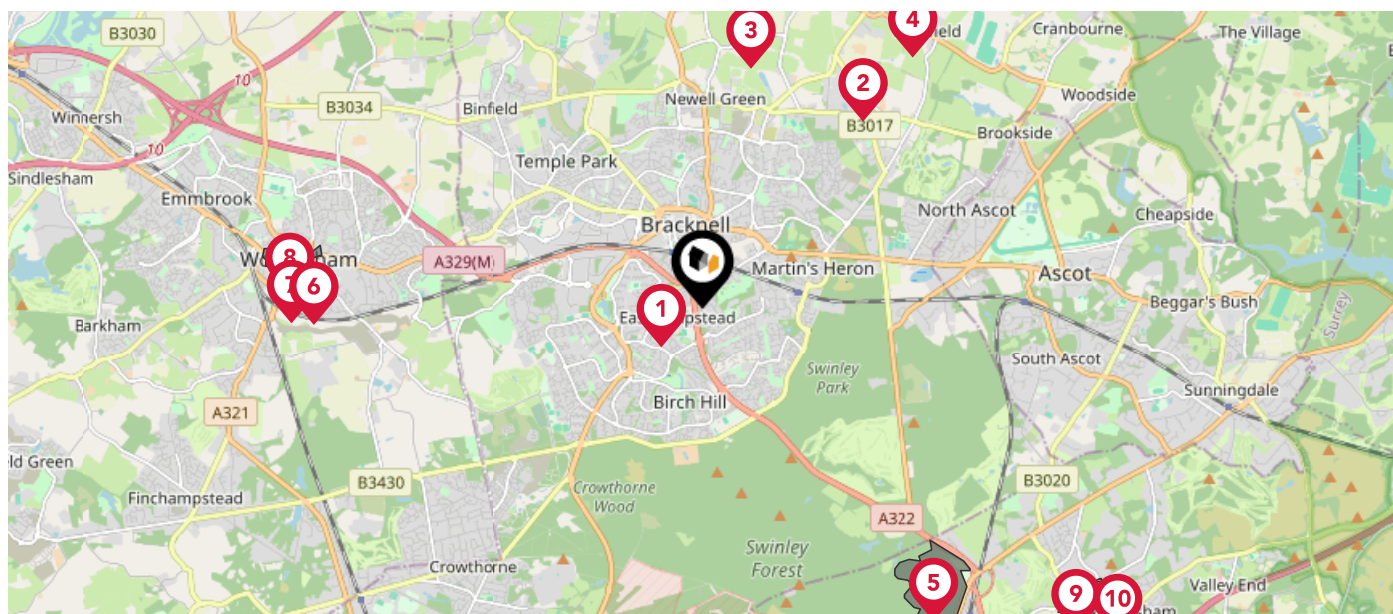
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

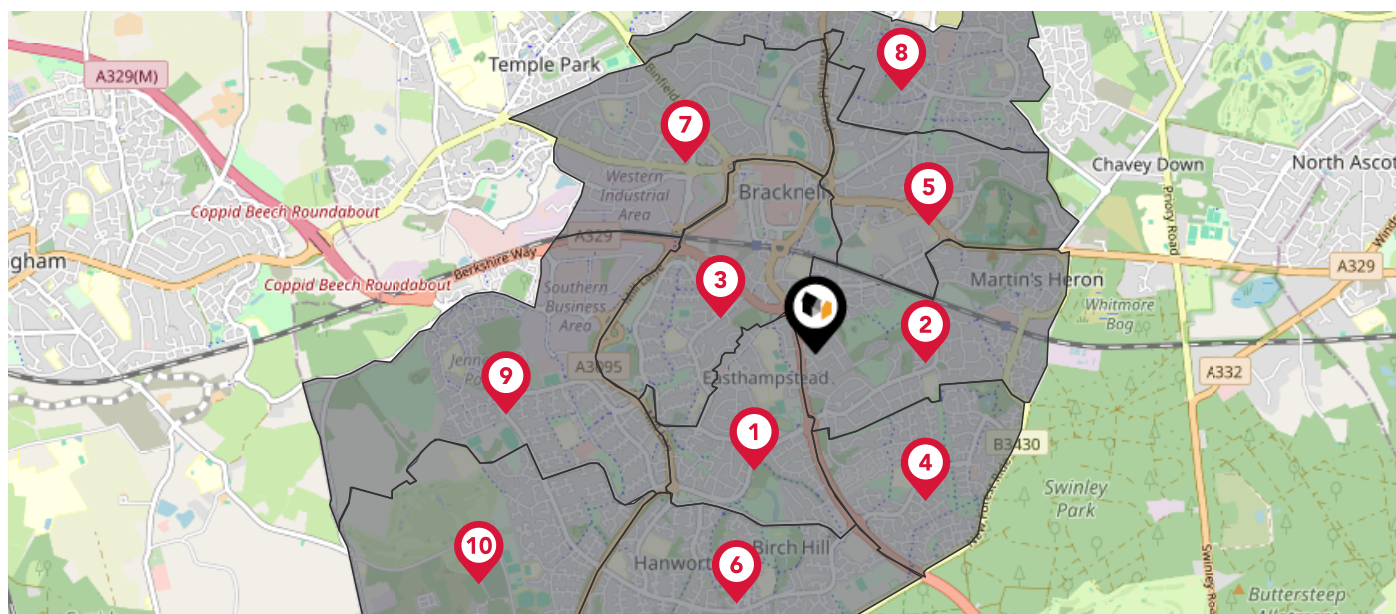
- | | |
|----|---|
| 1 | Easthampstead |
| 2 | Winkfield Row |
| 3 | Warfield |
| 4 | Winkfield Village |
| 5 | Bagshot Park, Bagshot |
| 6 | Murdoch Road |
| 7 | Langborough Road |
| 8 | Wokingham Town Centre |
| 9 | Windlesham, Church Road and Kennel Lane |
| 10 | Windlesham, Updown Hill |

Maps

Council Wards

DY.

The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

1

Old Bracknell Ward

2

Harmans Water Ward

3

Wildridings and Central Ward

4

Crown Wood Ward

5

Bullbrook Ward

6

Hanworth Ward

7

Priestwood and Garth Ward

8

Warfield Harvest Ride Ward

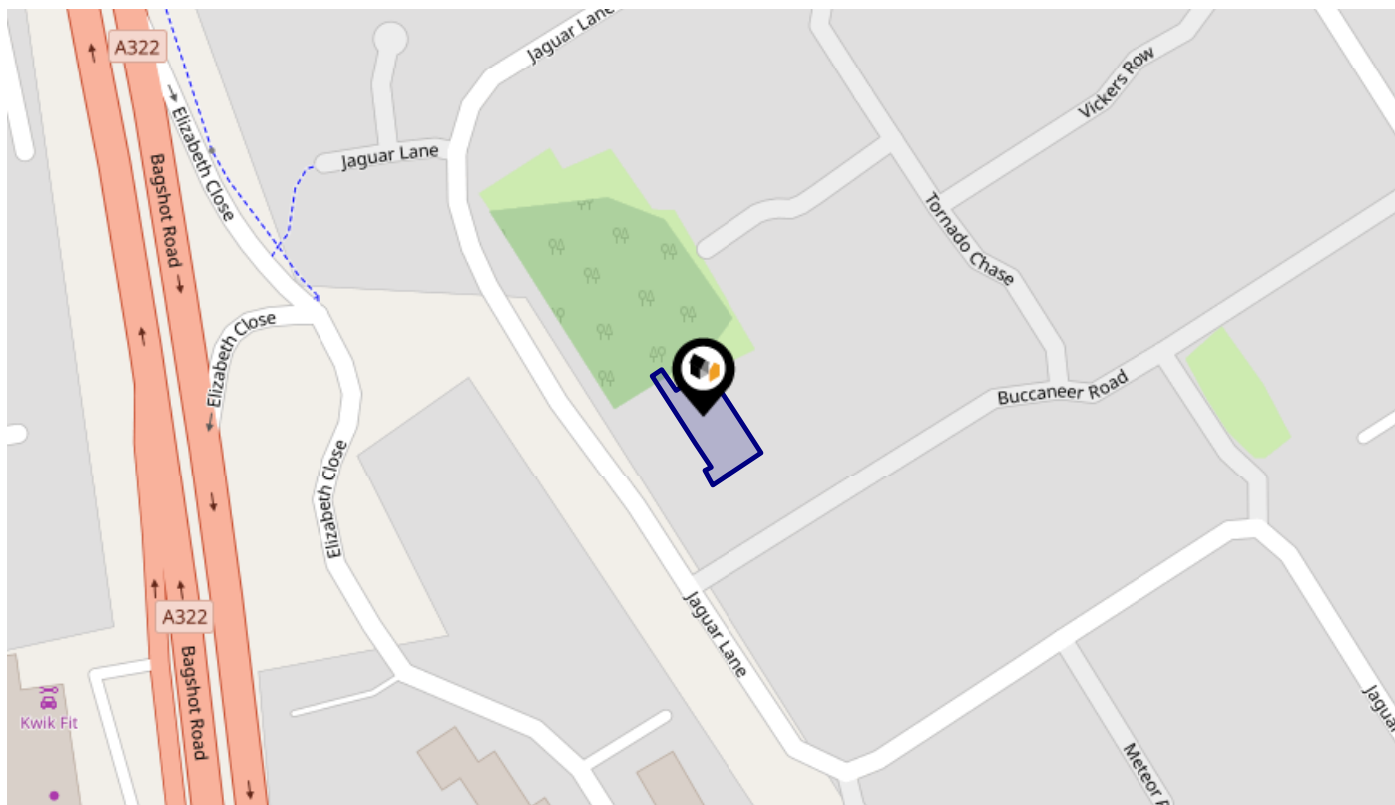
9

Great Hollands North Ward

10

Great Hollands South 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:

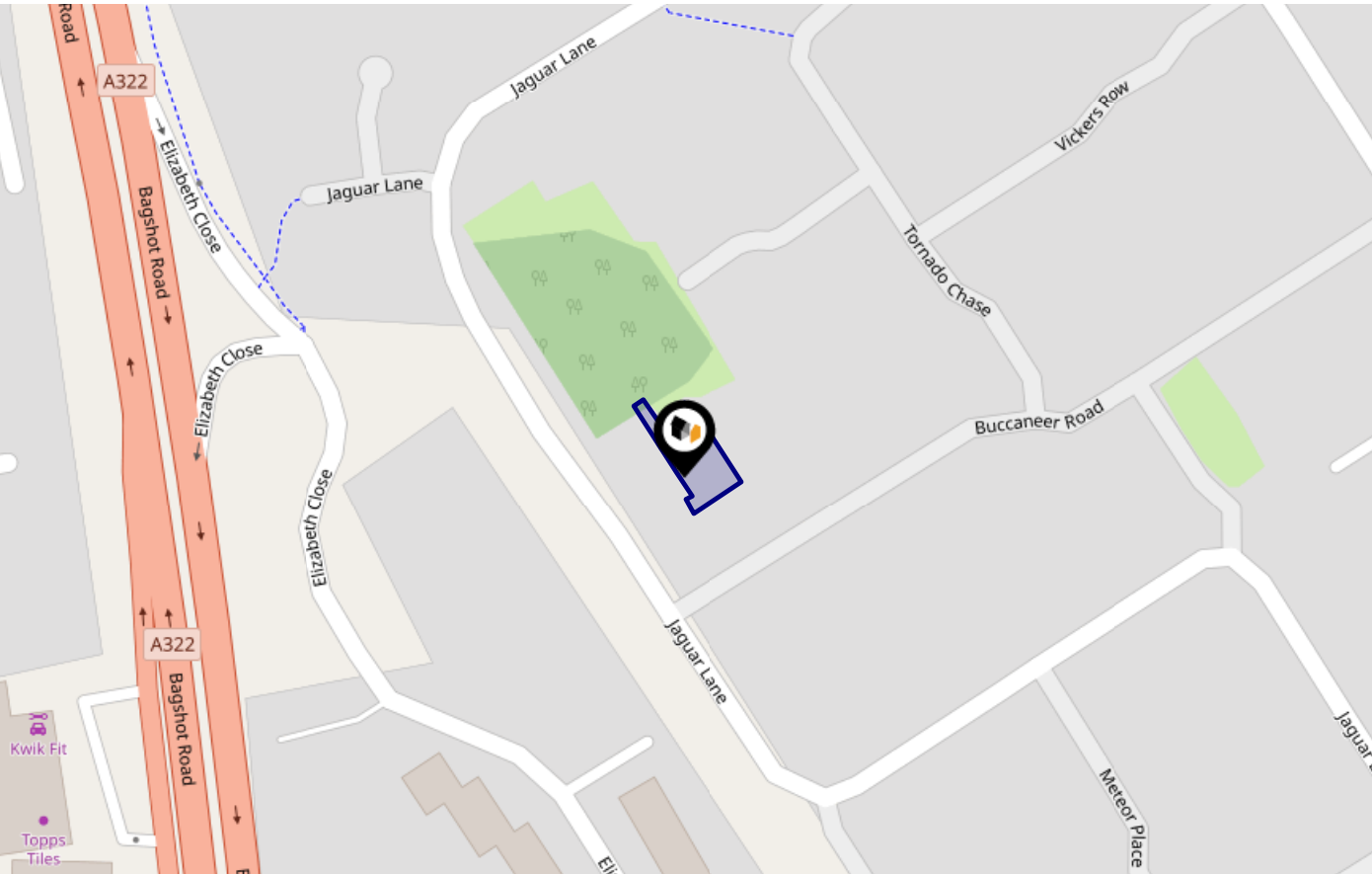
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

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.

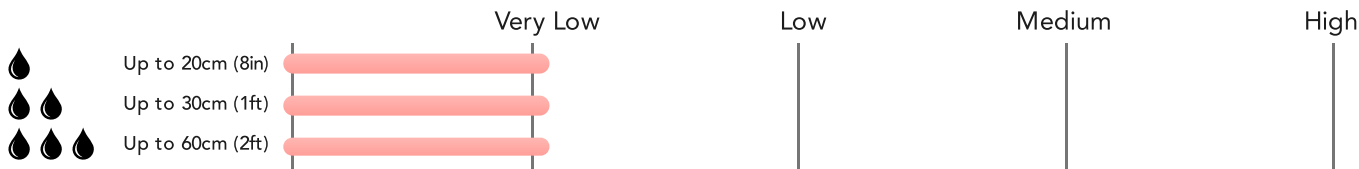


Risk Rating: Very low

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:

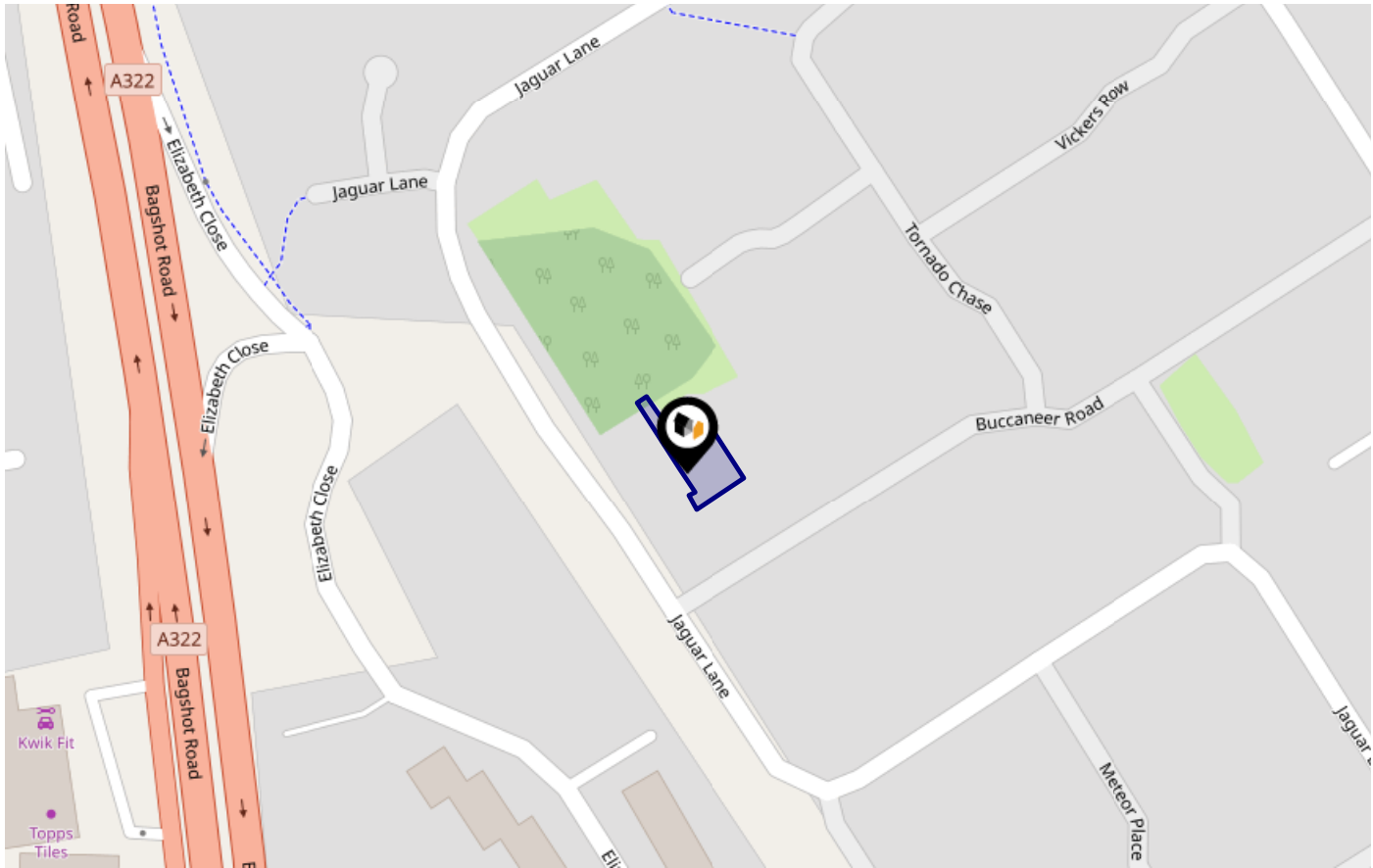


Flood Risk

Rivers & Seas - Climate Change

DY.

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

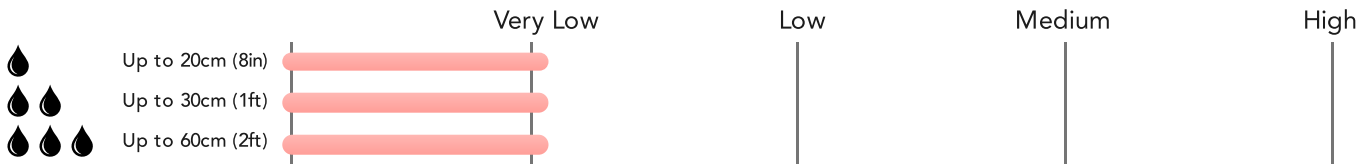


Risk Rating: Very low

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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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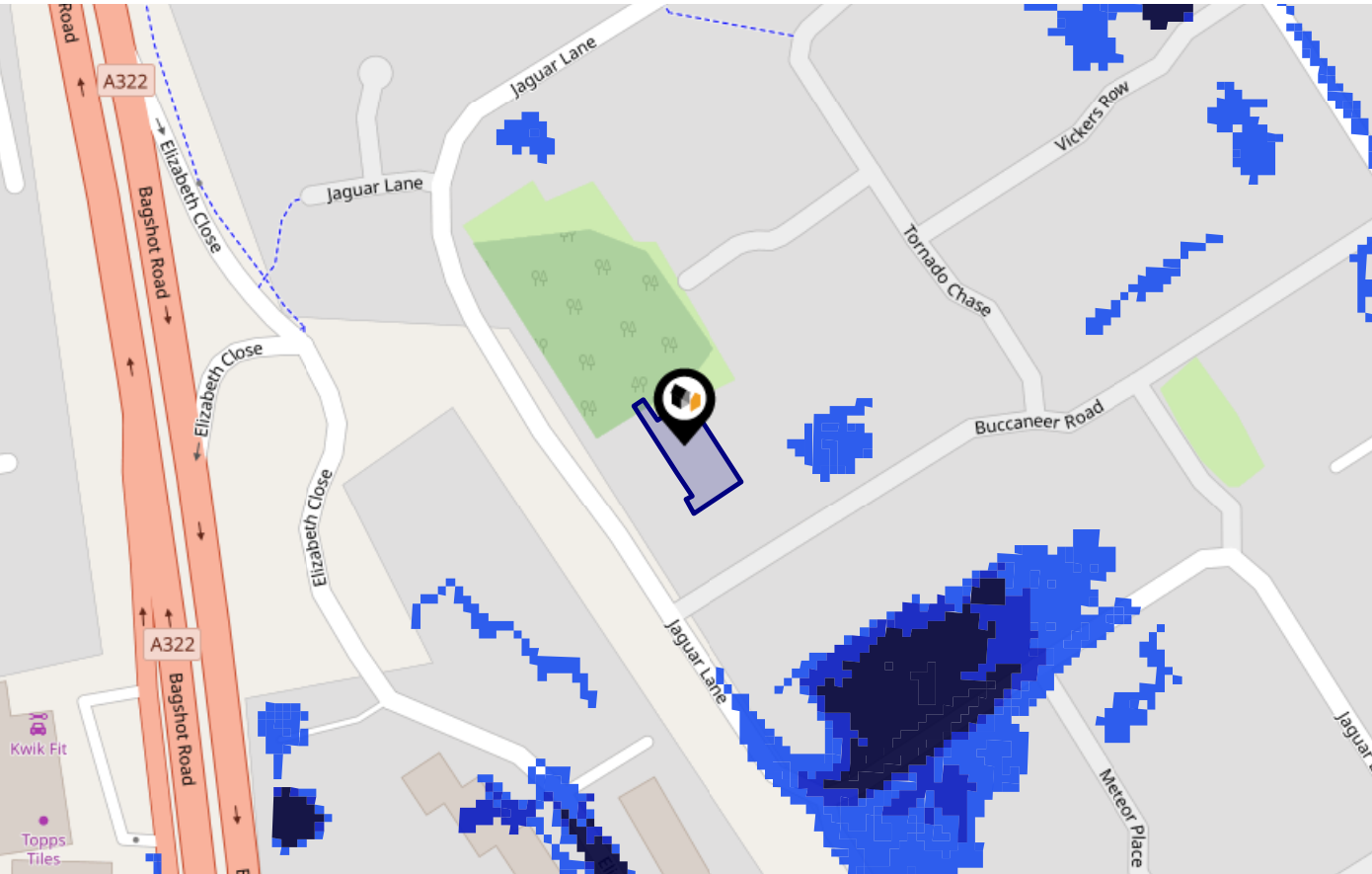


Flood Risk

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.

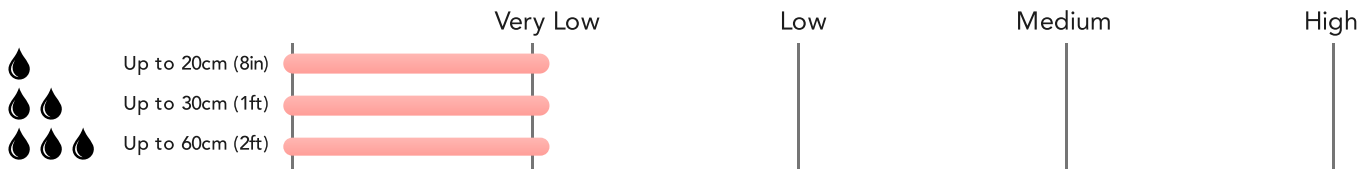


Risk Rating: Very low

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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:

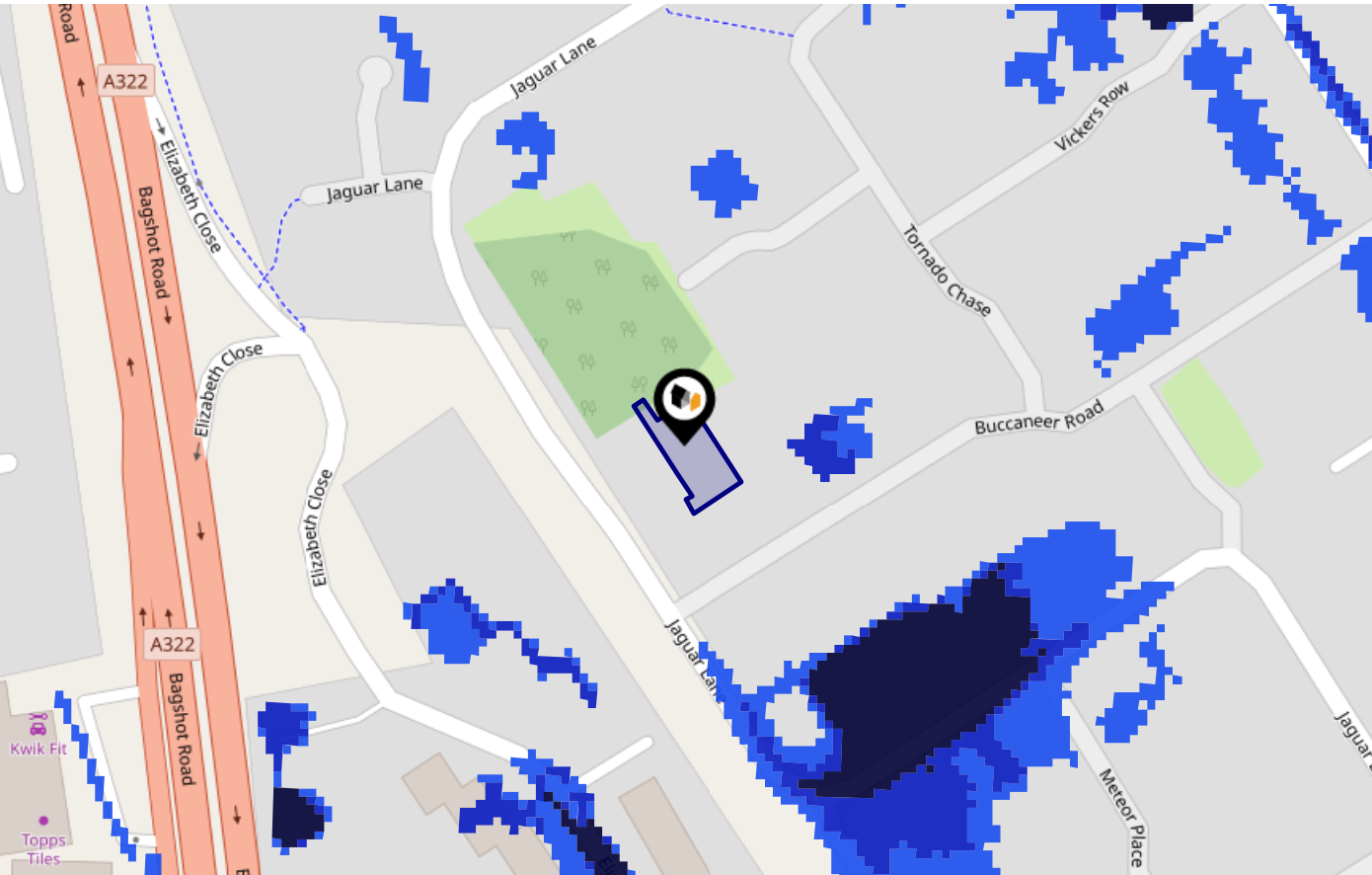


Flood Risk

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.

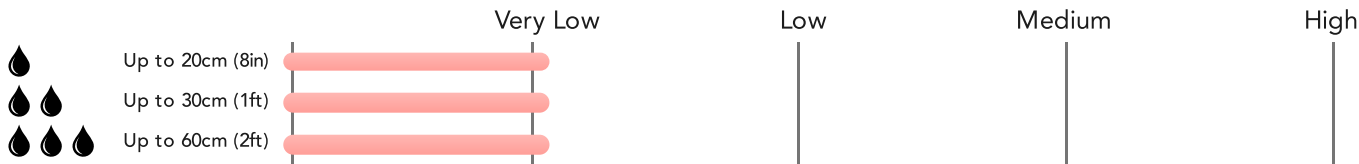


Risk Rating: Very low

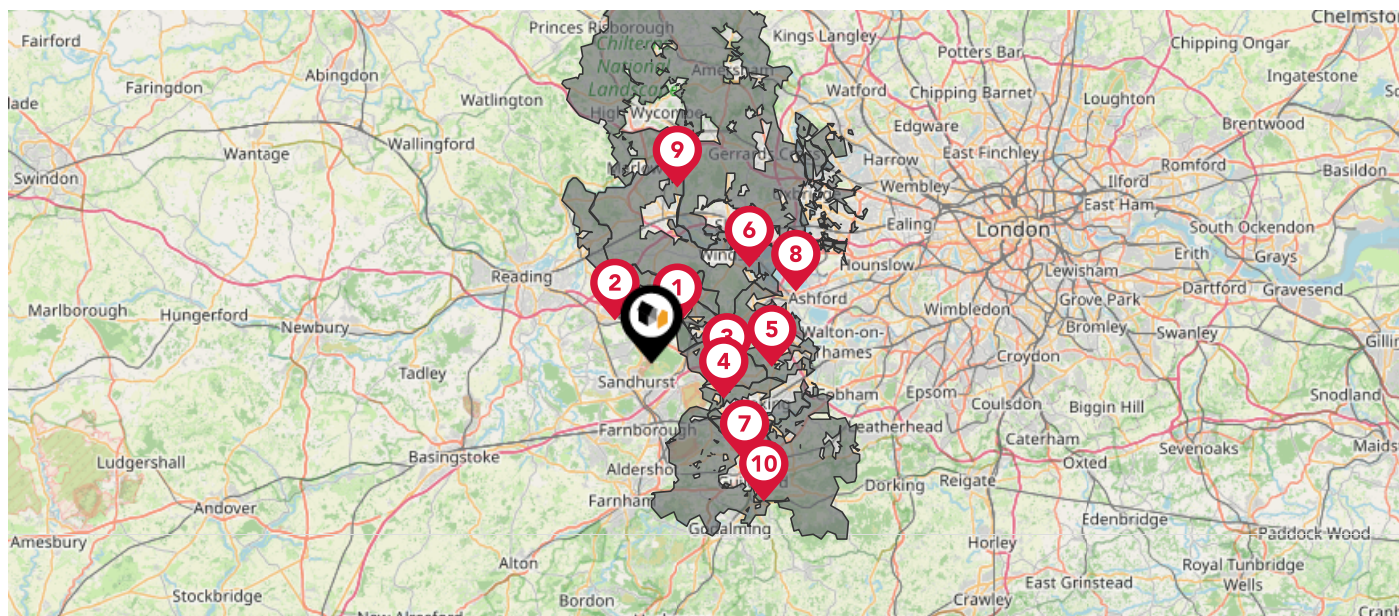
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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- 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:



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



Nearby Green Belt Land

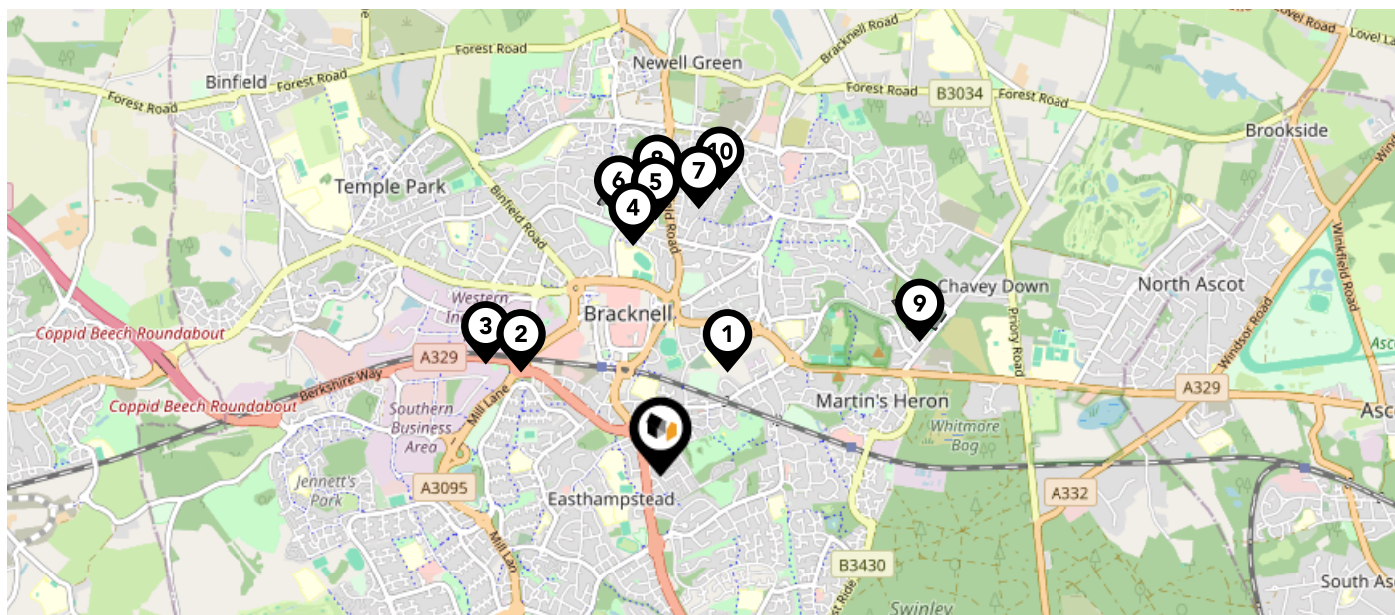
- 1 London Green Belt - Bracknell Forest
- 2 London Green Belt - Wokingham
- 3 London Green Belt - Windsor and Maidenhead
- 4 London Green Belt - Surrey Heath
- 5 London Green Belt - Runnymede
- 6 London Green Belt - Slough
- 7 London Green Belt - Woking
- 8 London Green Belt - Hillingdon
- 9 London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

Maps

Landfill Sites

DY.

This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

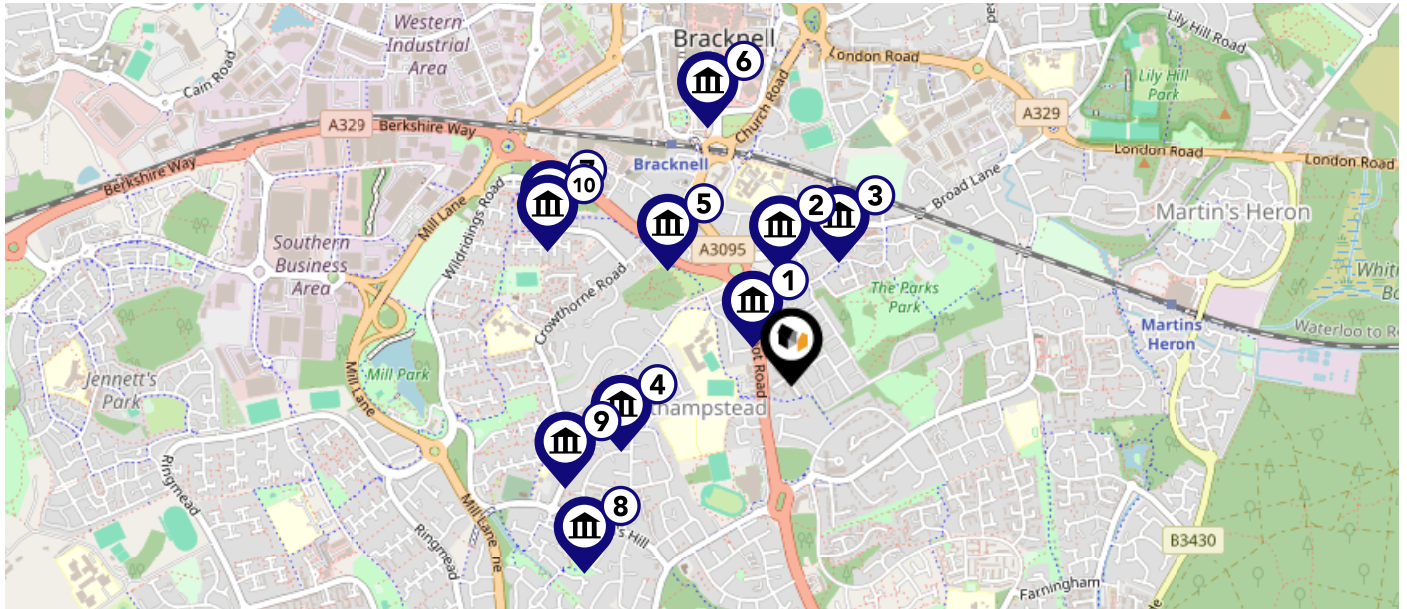
1	Eastern Road Brick-Bracknell, Berkshire	Historic Landfill	☐
2	Easthampstead Brick-Bracknell, Berkshire	Historic Landfill	☐
3	Downmill Brickworks-Western Industrial Area, Bracknell	Historic Landfill	☐
4	Bull Lane-Bracknell, Berkshire	Historic Landfill	☐
5	Lutterworth Close-Bracknell, Berkshire	Historic Landfill	☐
6	Folders Lane-Bracknell, Berkshire	Historic Landfill	☐
7	Lawrence Brickworks-Bracknell, Berkshire	Historic Landfill	☐
8	Sherring Close-Bracknell, Berkshire	Historic Landfill	☐
9	Longhill Road-Chavey Down	Historic Landfill	☐
10	Thomas Lawrence Brickworks-Goughs Lane, Bracknell, Berkshire	Historic Landfill	☐

Maps

Listed Buildings

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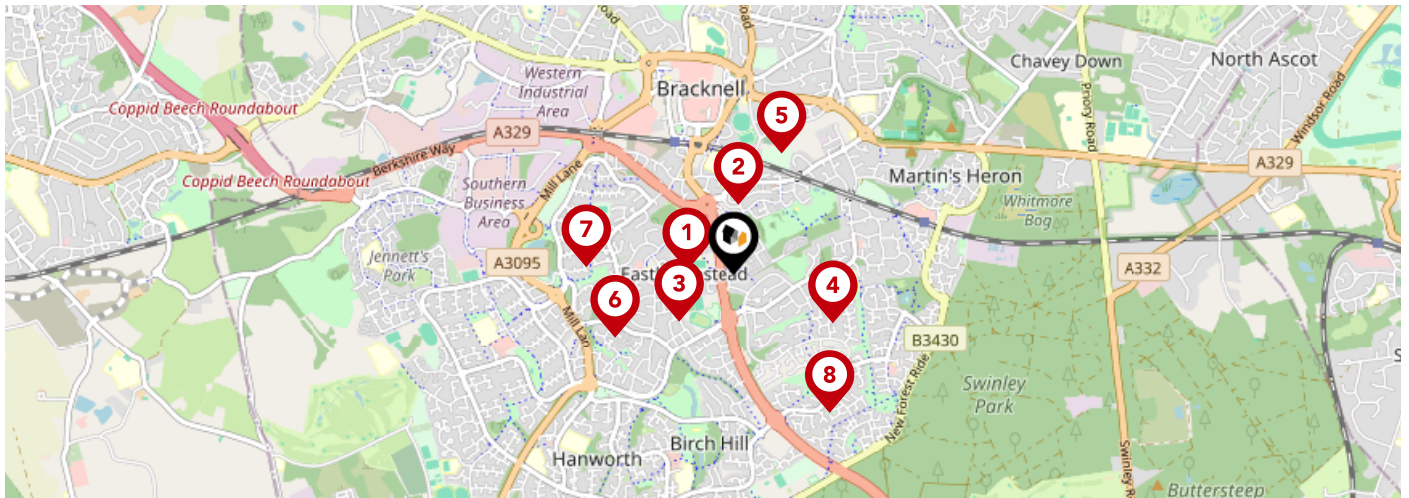
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1390322 - The Horse And Groom Public House	Grade II	0.1 miles
 1390324 - Mallorys	Grade II	0.3 miles
 1390325 - The Thatched Cottage	Grade II	0.3 miles
 1390361 - Point Royal	Grade II	0.4 miles
 1390330 - Old Bracknell House	Grade II	0.4 miles
 1410904 - Bracknell War Memorial	Grade II	0.6 miles
 1390334 - Frog Cottage	Grade II	0.6 miles
 1390347 - Reeds Hill Farmhouse	Grade II	0.6 miles
 1390328 - Forge Cottage	Grade II	0.6 miles
 1390335 - Rest Harrow	Grade II	0.6 miles

Area Schools

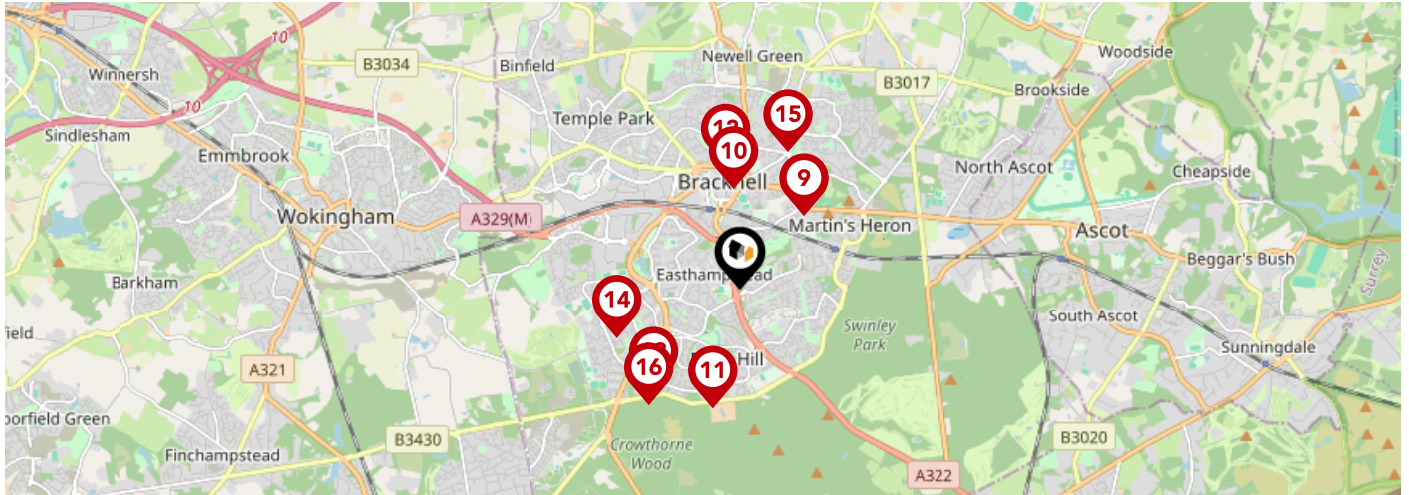
DY.



		Nursery	Primary	Secondary	College	Private
1	The Brakenhale School Ofsted Rating: Good Pupils: 1148 Distance:0.22	☐	☐	☒	☐	☐
2	Ranelagh School Ofsted Rating: Outstanding Pupils: 1062 Distance:0.32	☐	☐	☒	☐	☐
3	Fox Hill Primary School Ofsted Rating: Good Pupils: 196 Distance:0.34	☐	☒	☐	☐	☐
4	Harmans Water Primary School Ofsted Rating: Good Pupils: 466 Distance:0.5	☐	☒	☐	☐	☐
5	St Joseph's Catholic Primary School, Bracknell Ofsted Rating: Good Pupils: 209 Distance:0.6	☐	☒	☐	☐	☐
6	St Michael's Easthampstead Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 193 Distance:0.63	☐	☒	☐	☐	☐
7	Wildridings Primary School Ofsted Rating: Good Pupils: 428 Distance:0.68	☐	☒	☐	☐	☐
8	Crown Wood Primary School Ofsted Rating: Good Pupils: 642 Distance:0.78	☐	☒	☐	☐	☐

Area Schools

DY.

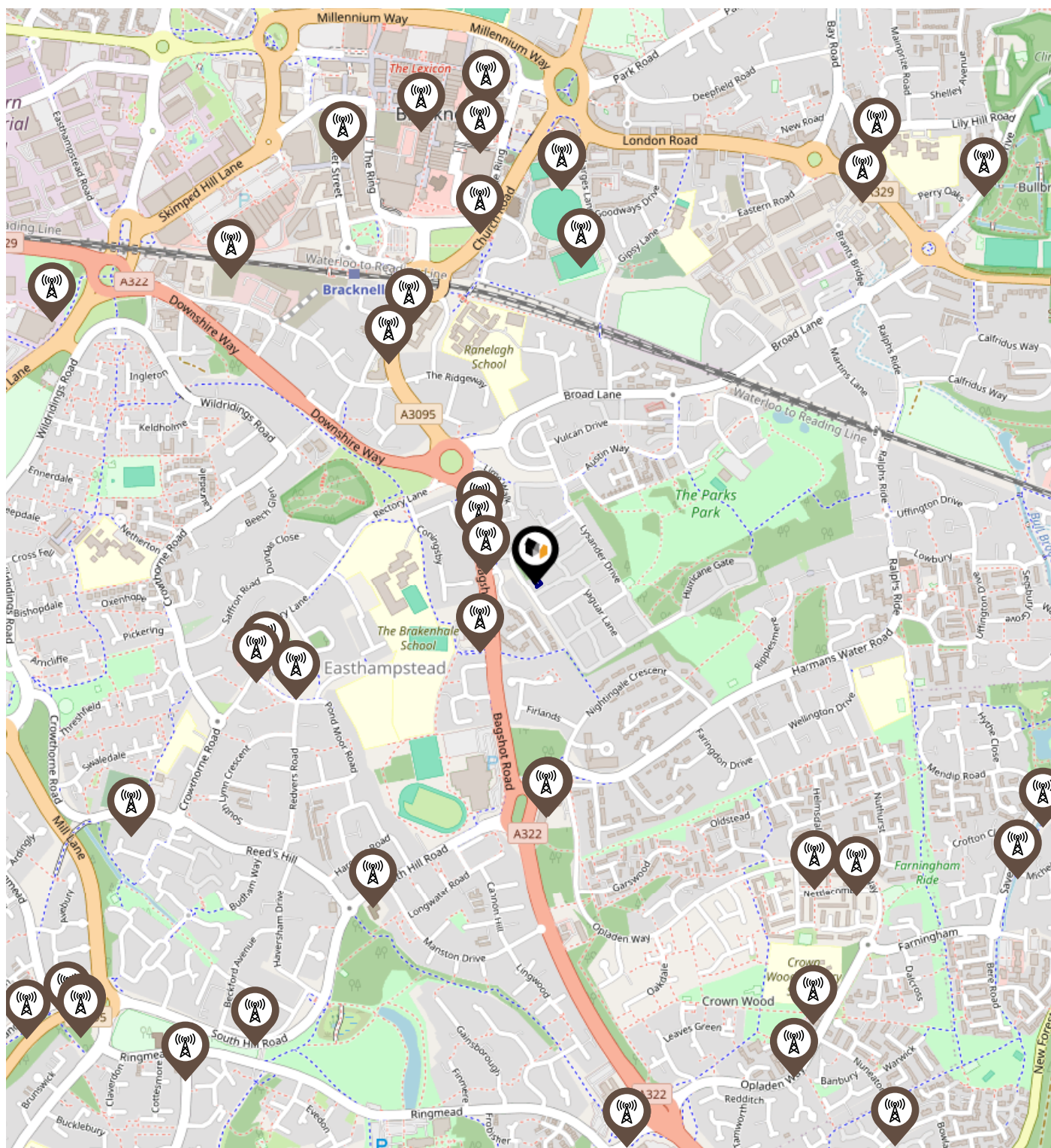


		Nursery	Primary	Secondary	College	Private
	Holly Spring Primary School Ofsted Rating: Good Pupils: 642 Distance:0.9	☐	☒	☐	☐	☐
	Garth Hill College Ofsted Rating: Good Pupils: 1476 Distance:0.93	☐	☐	☒	☐	☐
	Birch Hill Primary School and Nursery Ofsted Rating: Good Pupils: 403 Distance:1.11	☐	☒	☐	☐	☐
	Sandy Lane Primary School Ofsted Rating: Good Pupils: 450 Distance:1.15	☐	☒	☐	☐	☐
	The Pines School Ofsted Rating: Good Pupils: 332 Distance:1.21	☐	☒	☐	☐	☐
	Great Hollands Primary School Ofsted Rating: Good Pupils: 275 Distance:1.22	☐	☒	☐	☐	☐
	Warfield Church of England Primary School Ofsted Rating: Good Pupils: 452 Distance:1.36	☐	☒	☐	☐	☐
	St Margaret Clitherow Catholic Primary School, Bracknell Ofsted Rating: Good Pupils: 200 Distance:1.36	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

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Key:

-  Power Pylons
-  Communication Masts

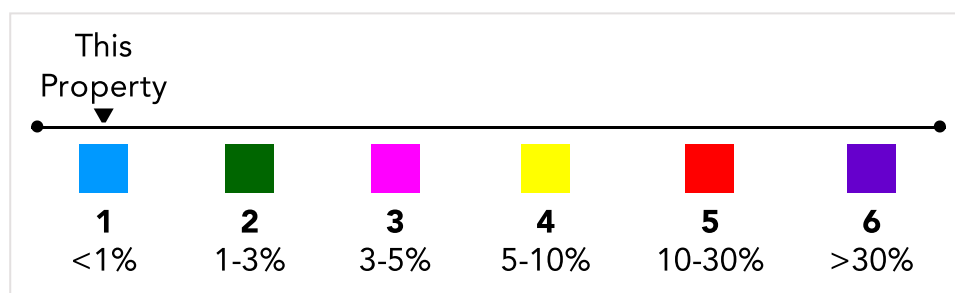
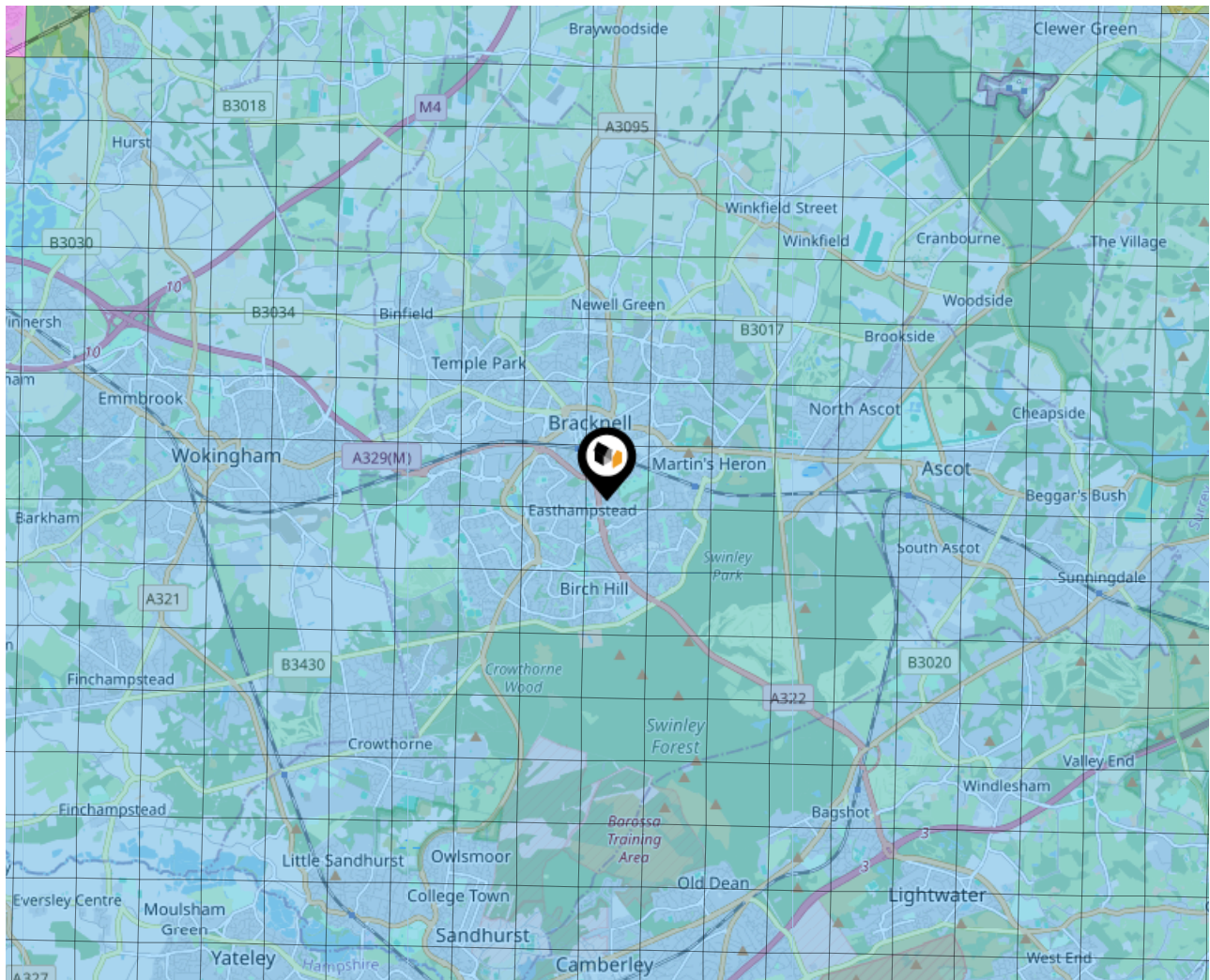
Environment

Radon Gas

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What is Radon?

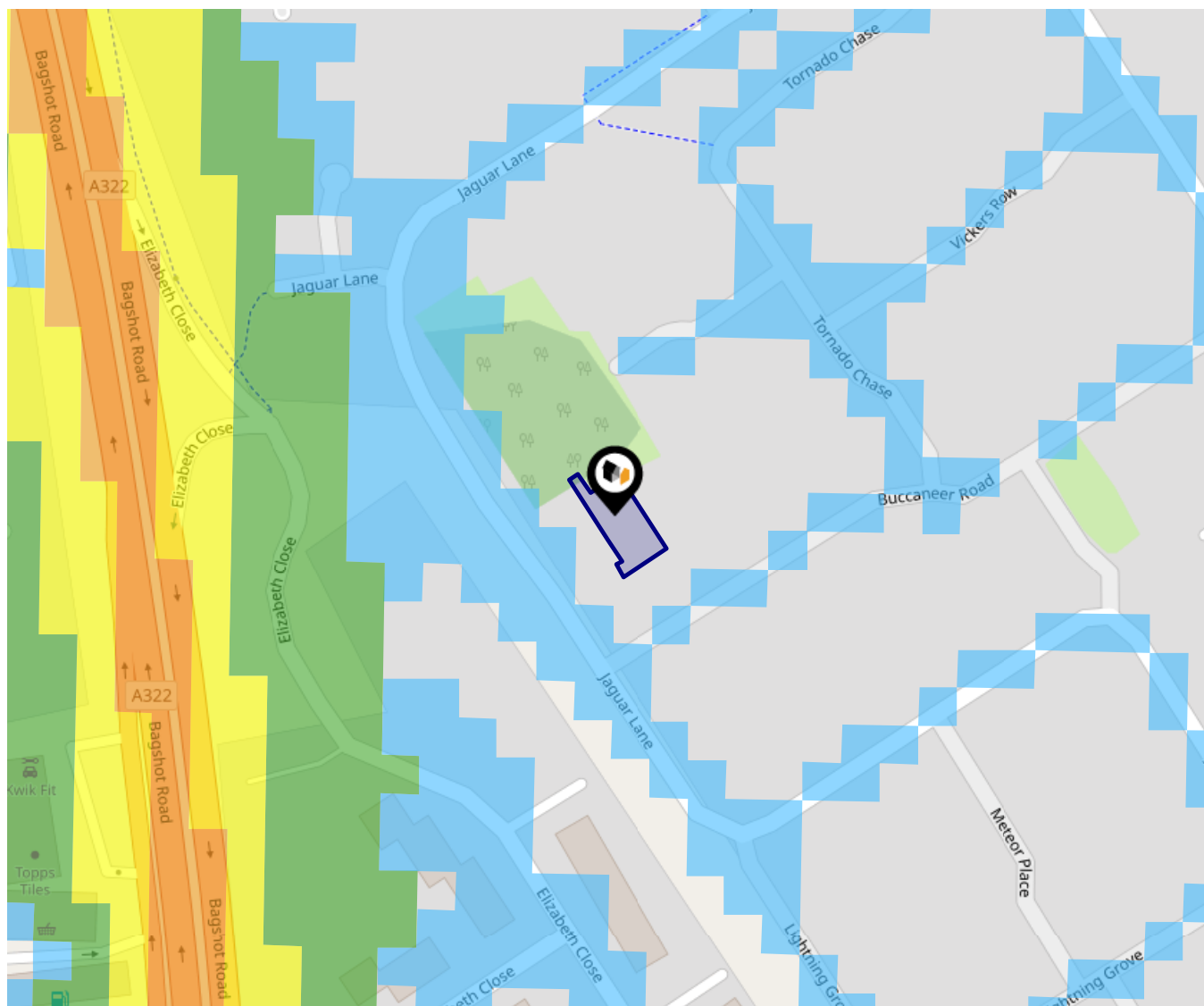
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic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



Local Area

Road Noise

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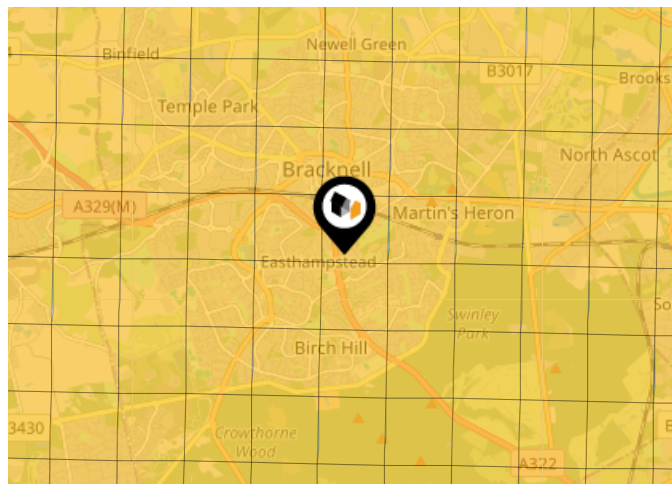


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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		



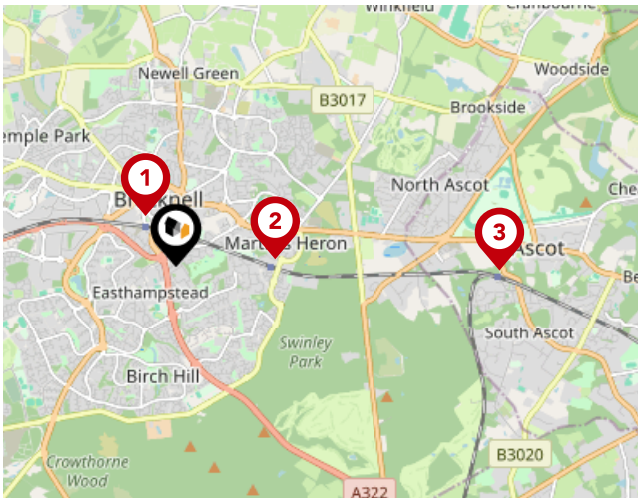
Primary Classifications (Most Common Clay Types)

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

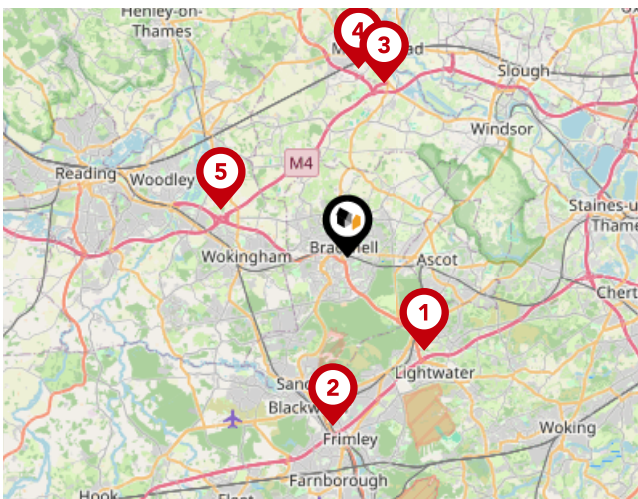
Transport (National)

DY.



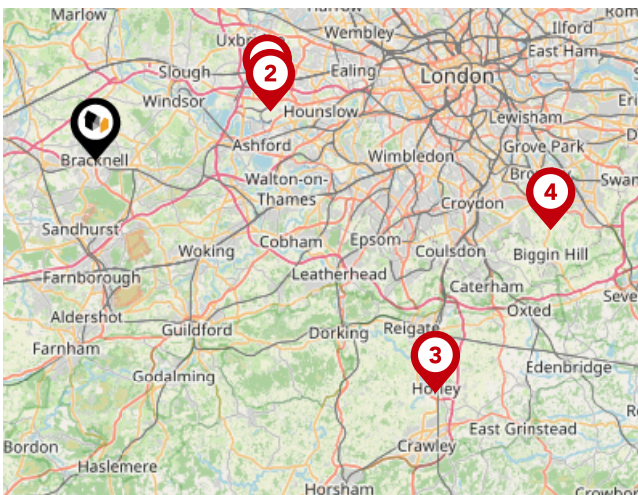
National Rail Stations

Pin	Name	Distance
1	Bracknell Rail Station	0.55 miles
2	Martins Heron Rail Station	0.92 miles
3	Ascot Rail Station	3 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J3	4.48 miles
2	M3 J4	6.27 miles
3	M4 J8	6.59 miles
4	A404(M) J9A	7.01 miles
5	M4 J10	5 miles

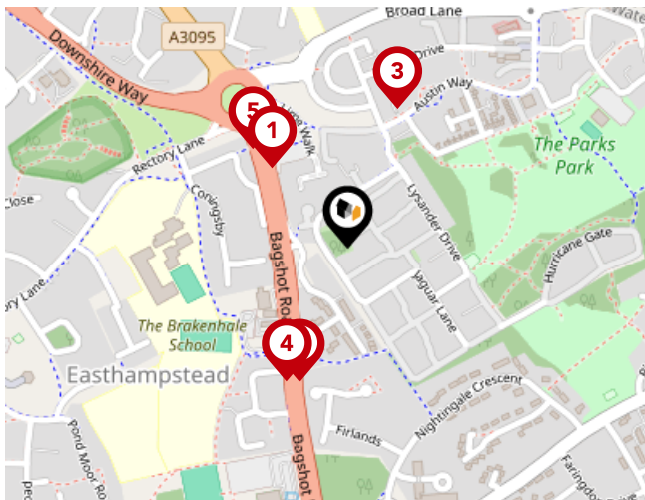


Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport	13.48 miles
2	Heathrow Airport Terminal 4	13.38 miles
3	Gatwick Airport	30.54 miles
4	Leaves Green	34.03 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Horse and Groom	0.13 miles
2	Glebeewood	0.16 miles
3	Hastings View	0.17 miles
4	Glebeewood	0.17 miles
5	Horse and Groom	0.16 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



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/DuncanYeardley



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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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