

DY.

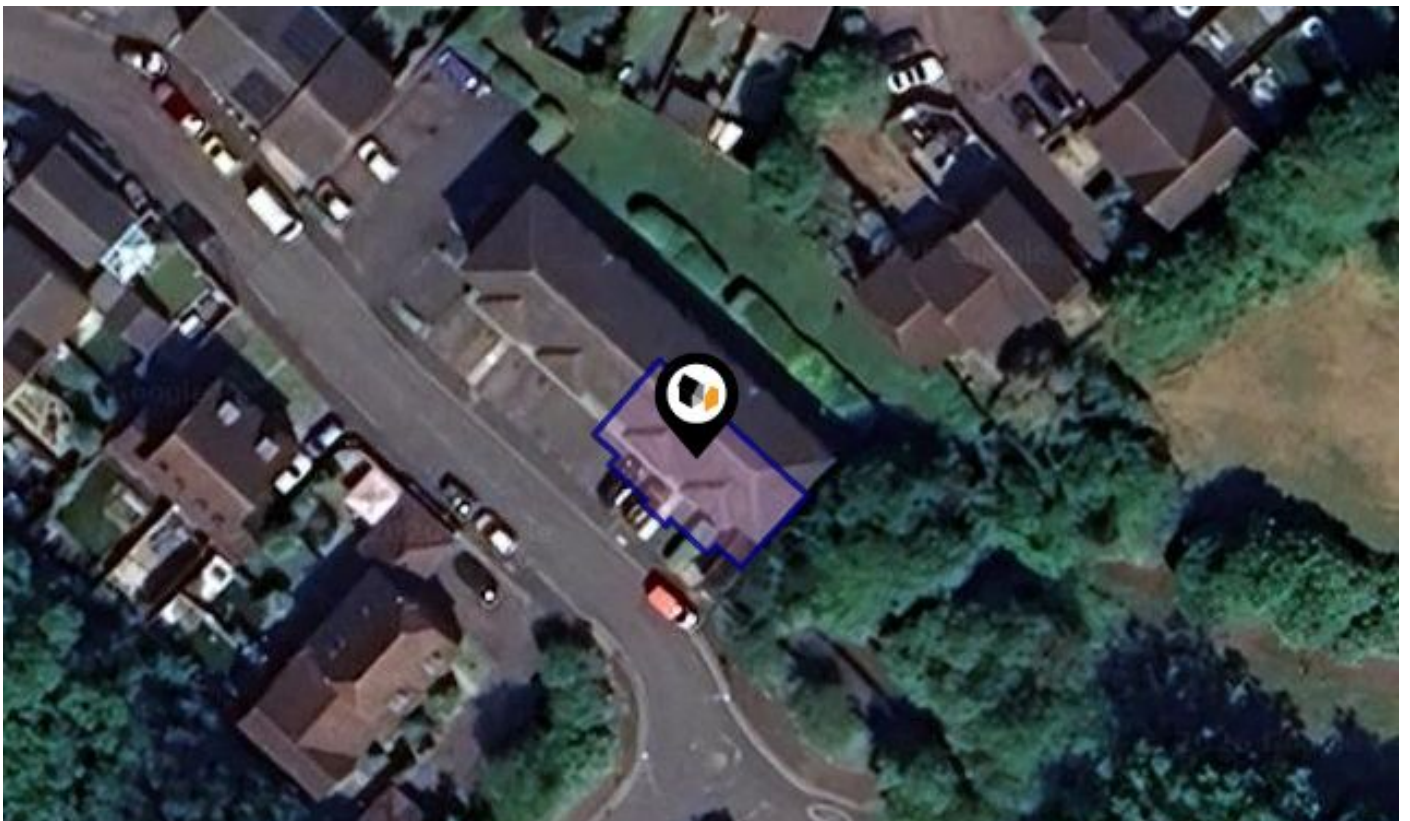


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 27th May 2026



HOPPER VALE, BRACKNELL, RG12

Duncan Yeardley

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*** SOLD USING PHASED MARKETING ***

An immaculately presented ground floor apartment situated in the highly desirable Hopper Vale development in Bracknell. Offering approximately 674 sq. ft. of thoughtfully arranged accommodation, this attractive home combines spacious living with modern convenience, making it an ideal purchase for first-time buyers, downsizers, or investors alike.

The property features two well-proportioned bedrooms, a bright and airy living room perfect for relaxing or entertaining, a modern fitted kitchen with ample storage and workspace, and a contemporary bathroom suite. The welcoming entrance hall provides a practical layout with excellent flow throughout the apartment, enhancing the sense of space and comfort.

Hopper Vale is a popular residential location known for its peaceful surroundings while remaining conveniently close to Bracknell town centre. Residents benefit from easy access to a wide range of shopping, dining, and leisure facilities, including The Lexicon shopping and entertainment complex. The area is also well-served by excellent transport links, with nearby road connections to the M3 and M4, as well as Bracknell railway station providing direct services into London Waterloo and Reading.

For those who enjoy the outdoors, the property is ideally positioned near beautiful green spaces and countryside walks, including Swinley Forest and Lily Hill Park, both offering excellent recreational opportunities. The area is also home to highly regarded schools and a strong local community, further adding to the appeal of this exceptional apartment.

Combining modern presentation, generous living space, and a superb location, this outstanding ground floor apartment represents a fantastic opportunity to enjoy comfortable living in one of Bracknell's most sought-after settings.

Ground Floor Apartment

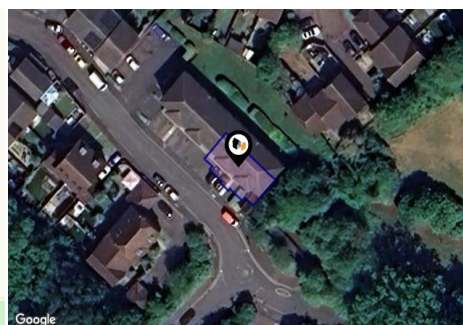
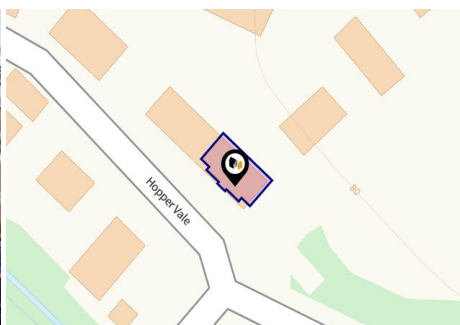
Immaculately finished

Allocated Parking

Close to the Town Centre

Great Storage

Two bedrooms



Property

Type:	Flat / Maisonette
Bedrooms:	1
Floor Area:	667 ft ² / 62 m ²
Plot Area:	0.04 acres
Year Built :	2004
Council Tax :	Band C
Annual Estimate:	£2,013
Title Number:	BK391449

Tenure: Leasehold

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)

4	66	1000
mb/s	mb/s	mb/s

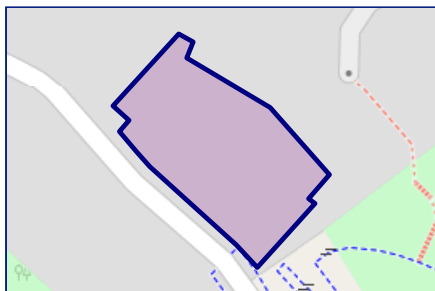
Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:

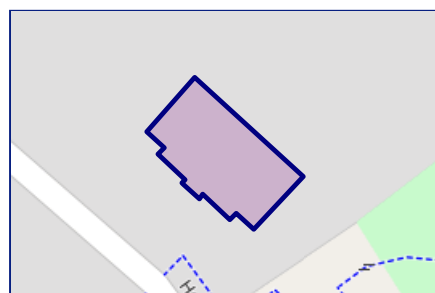


Freehold Title Plan



BK424730

Leasehold Title Plan



BK391449

Start Date:	01/07/2004
End Date:	01/01/2126
Lease Term:	125 years from 1 January 2001
Term Remaining:	99 years

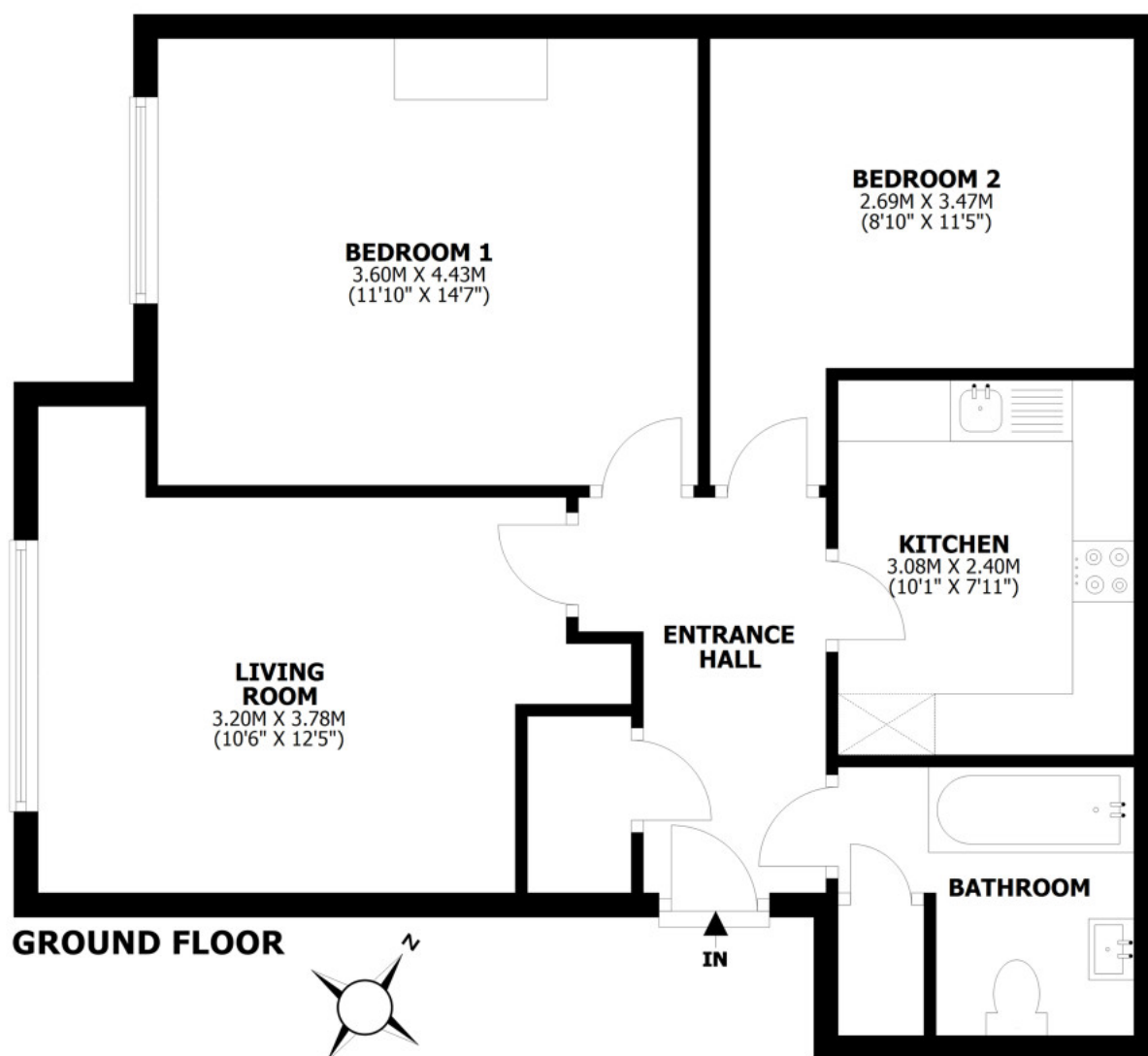


HOPPER VALE, BRACKNELL, RG12

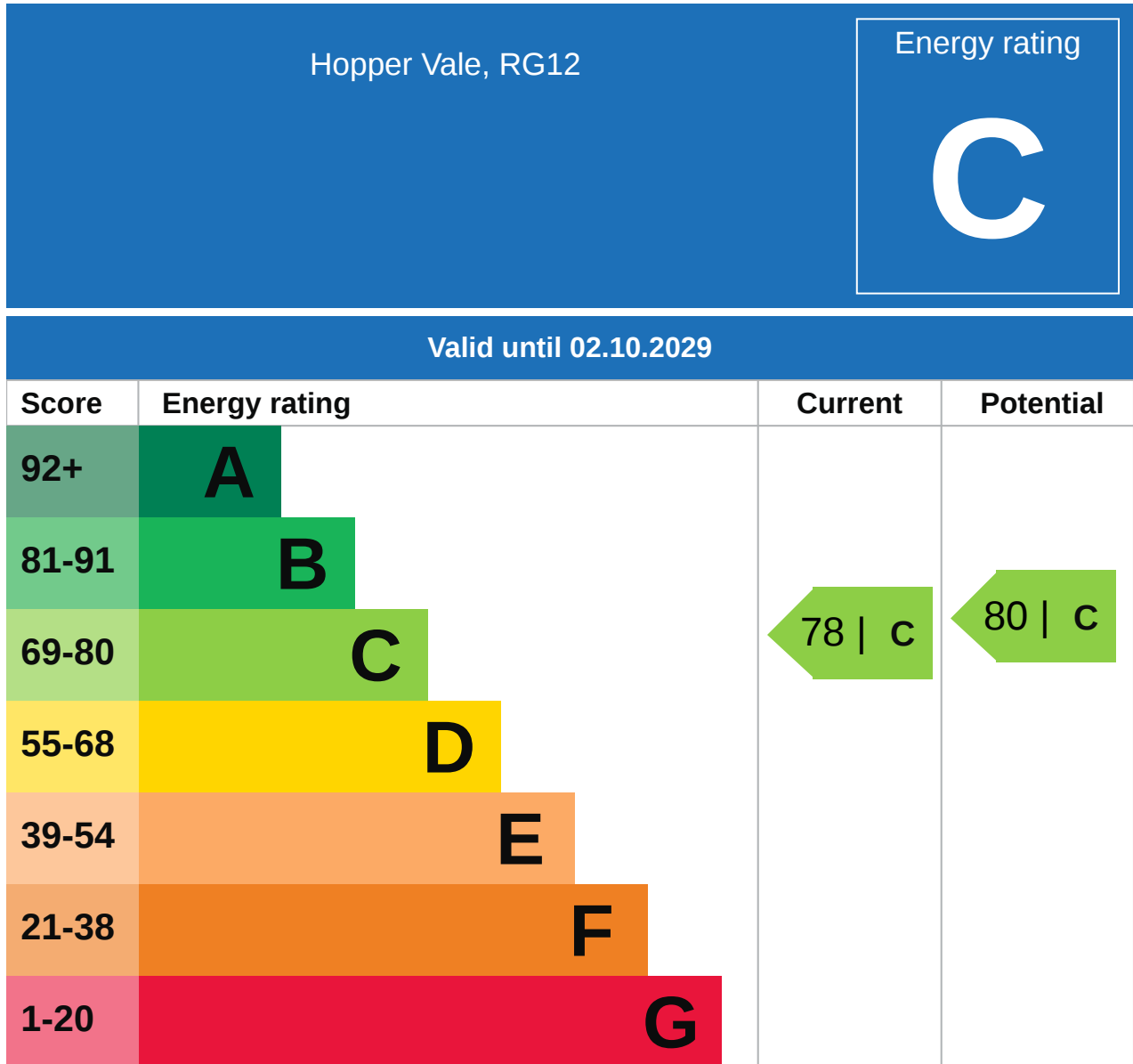
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Hopper Vale, Bracknell, RG12

Total internal area: approx. 62.7 sq. metres (674.6 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

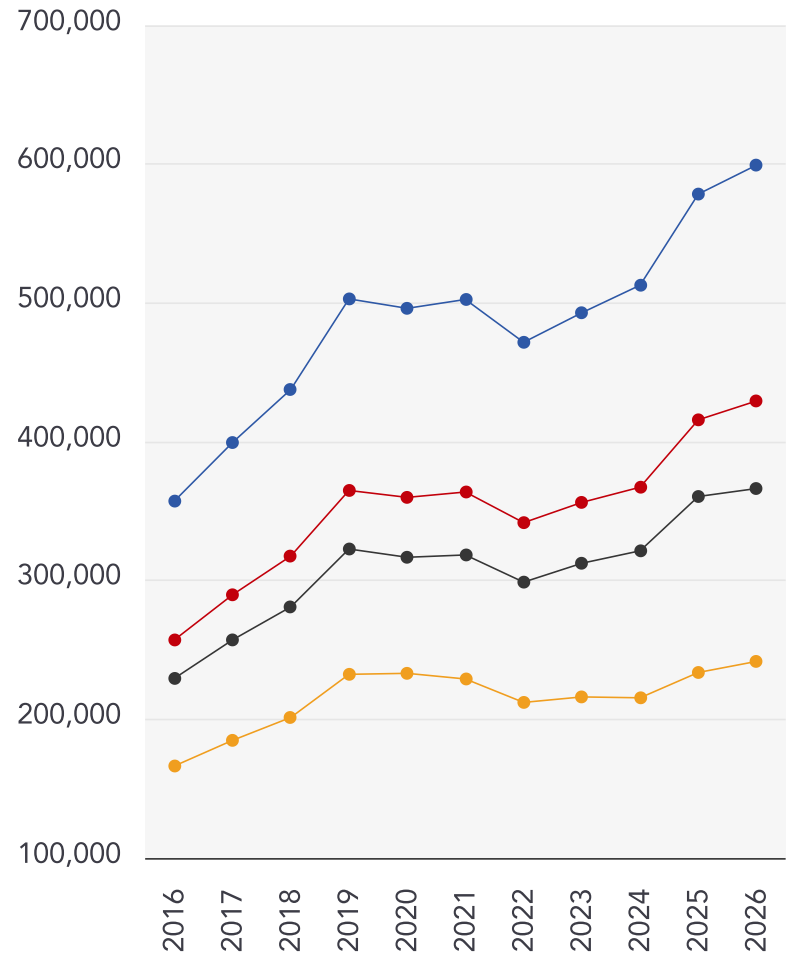
Property Type:	Flat
Build Form:	Mid-Terrace
Transaction Type:	Rental (private)
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	Ground
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	(another dwelling above)
Main Heating:	Electric storage heaters
Main Heating Controls:	Manual charge control
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, insulated (assumed)
Total Floor Area:	62 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%

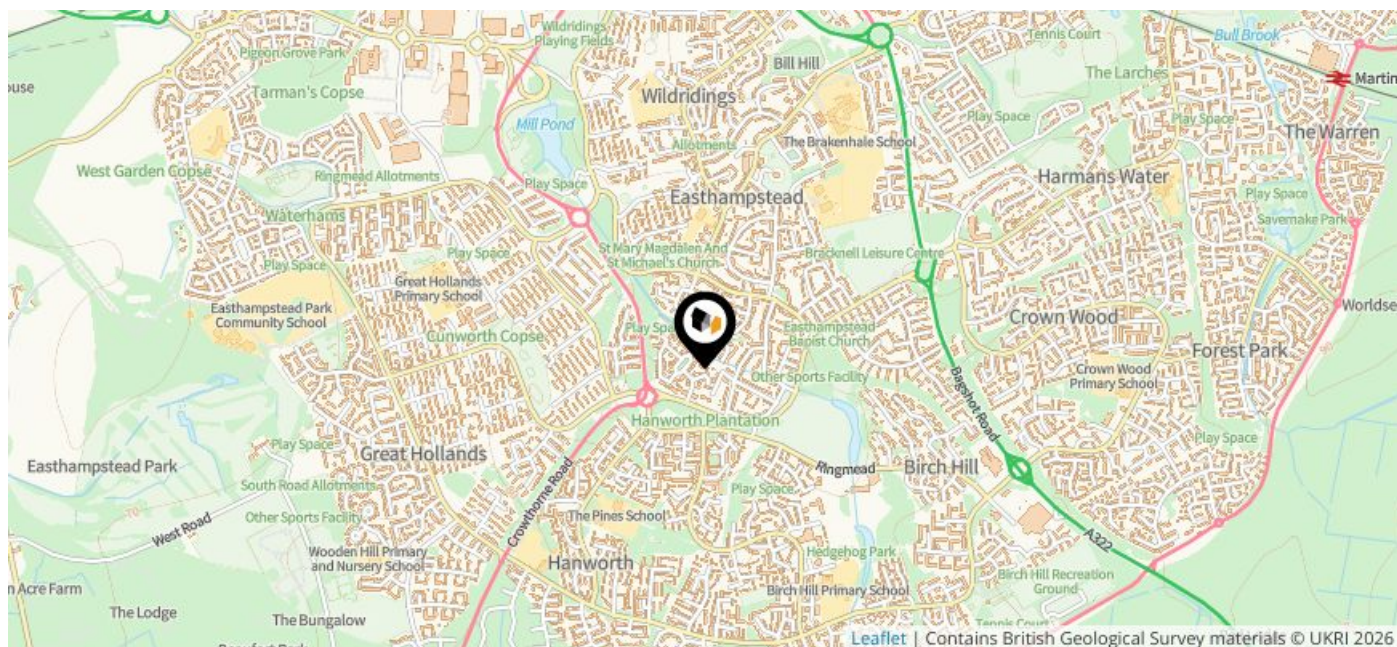
Terraced

+59.63%

Flat

+45.31%

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.

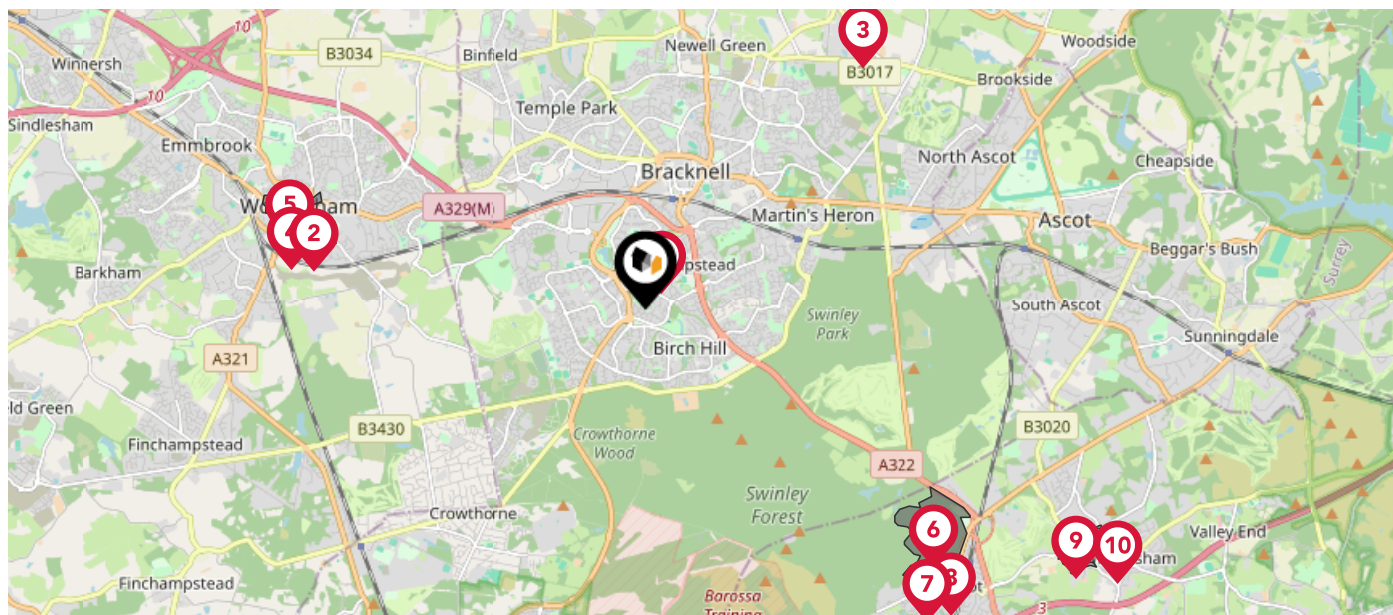
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

Maps

Conservation Areas

DY.

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

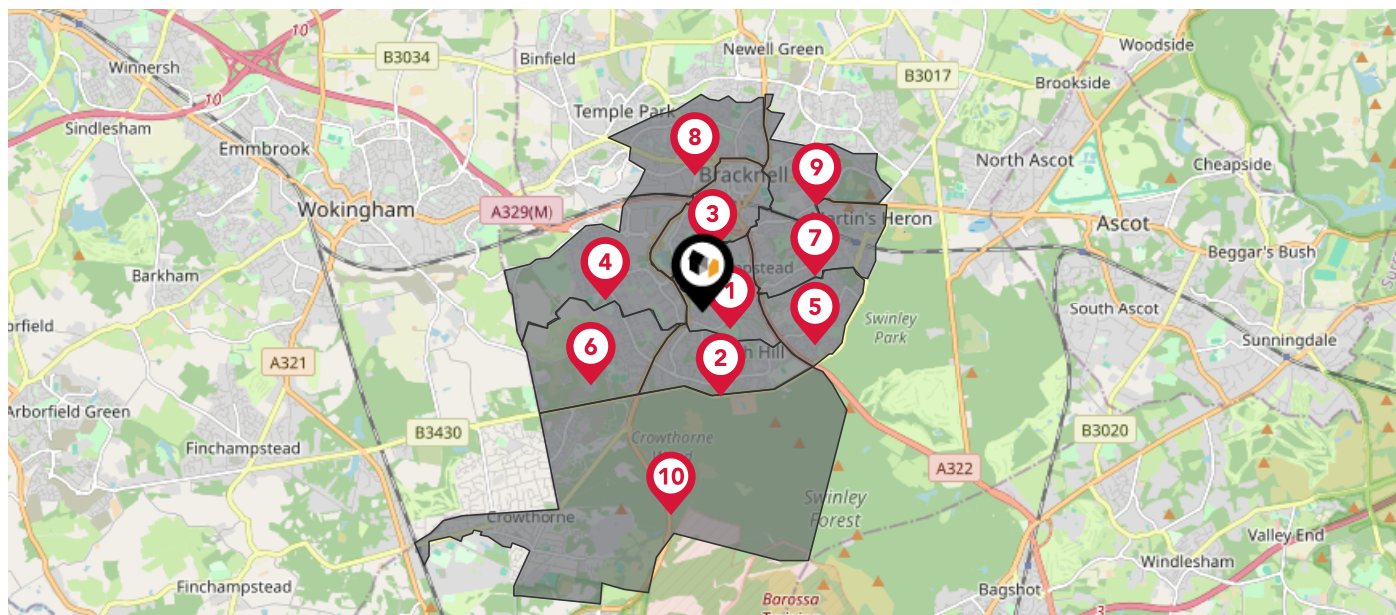
- 1 Easthampstead
- 2 Murdoch Road
- 3 Winkfield Row
- 4 Langborough Road
- 5 Wokingham Town Centre
- 6 Bagshot Park, Bagshot
- 7 Bagshot, Church Road
- 8 Bagshot Village
- 9 Windlesham, Church Road and Kennel Lane
- 10 Windlesham, Updown Hill

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

Hanworth Ward

3

Wildridings and Central Ward

4

Great Hollands North Ward

5

Crown Wood Ward

6

Great Hollands South Ward

7

Harmans Water Ward

8

Priestwood and Garth Ward

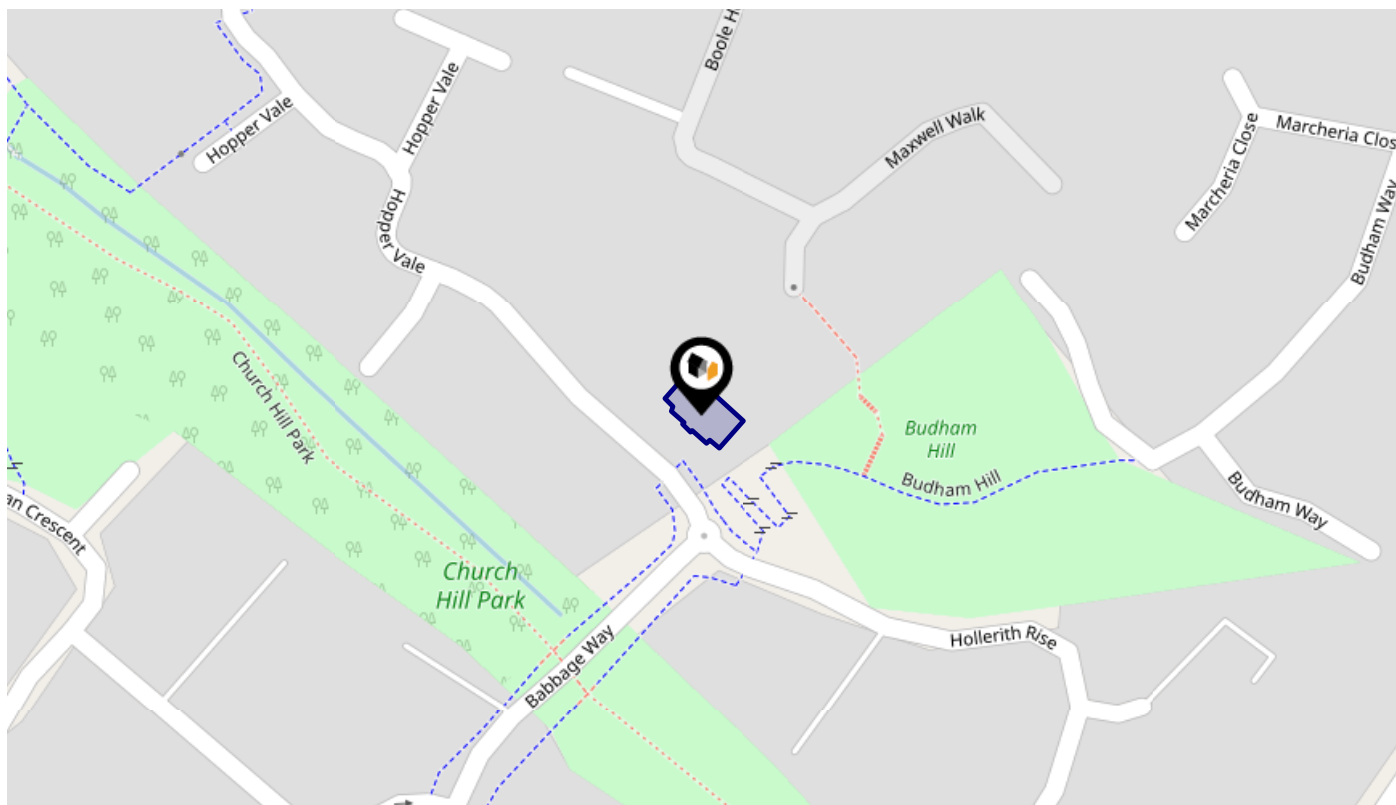
9

Bullbrook Ward

10

Crowthorne 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:

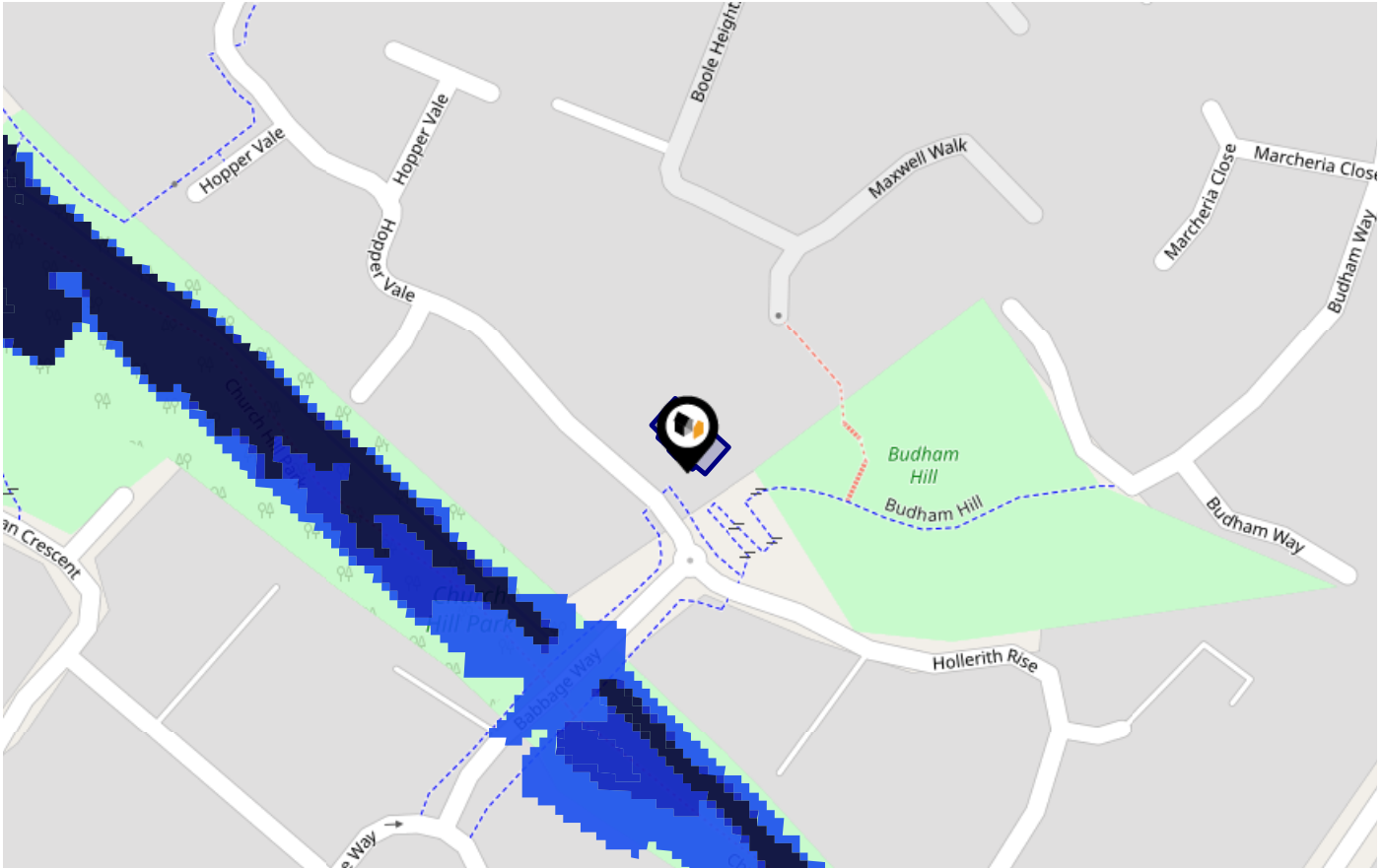
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

Flood Risk

Rivers & Seas - Flood Risk

DY.

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

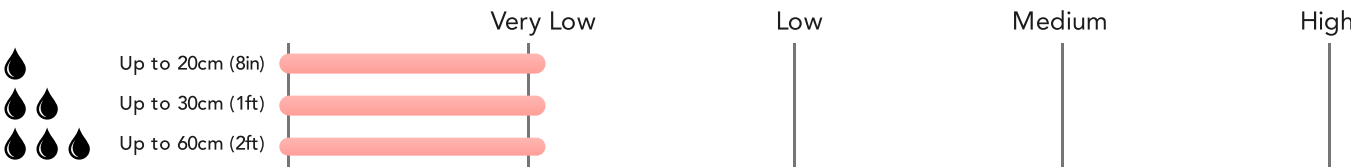


Risk Rating: Very low

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:

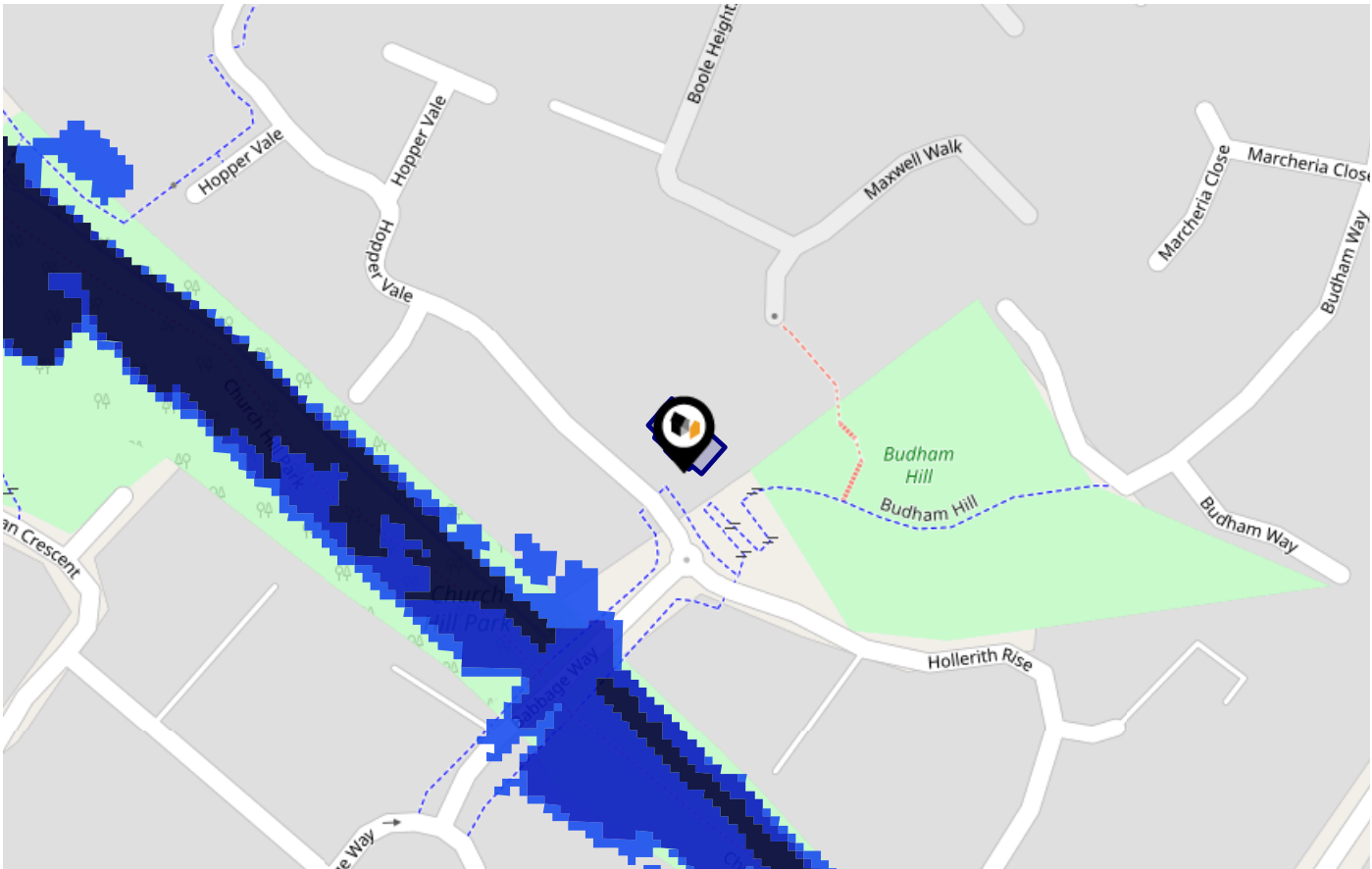


Flood Risk

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.

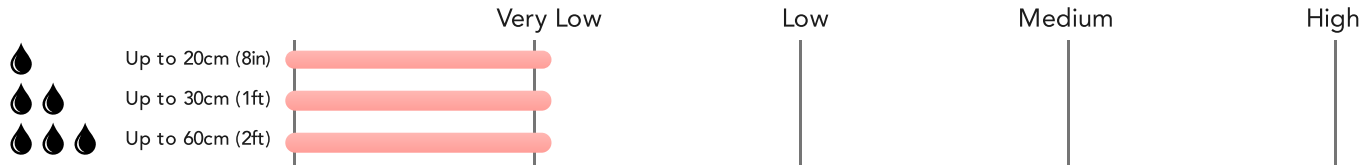


Risk Rating: Very low

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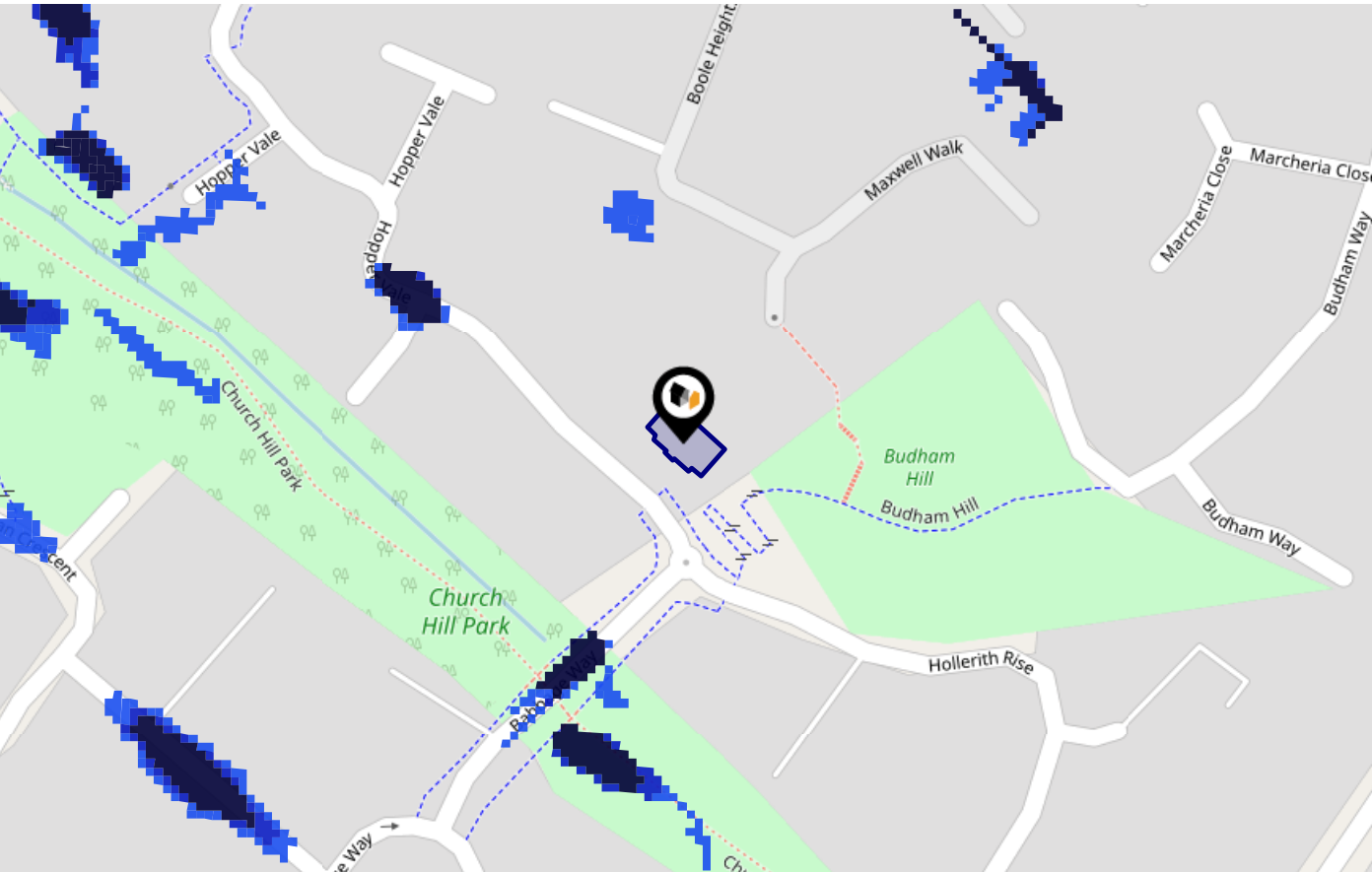


Flood Risk

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.

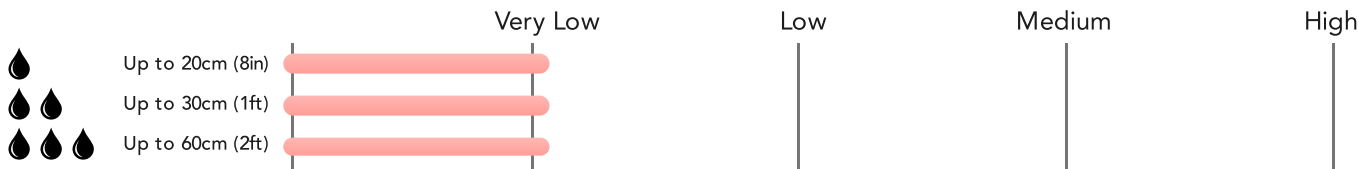


Risk Rating: Very low

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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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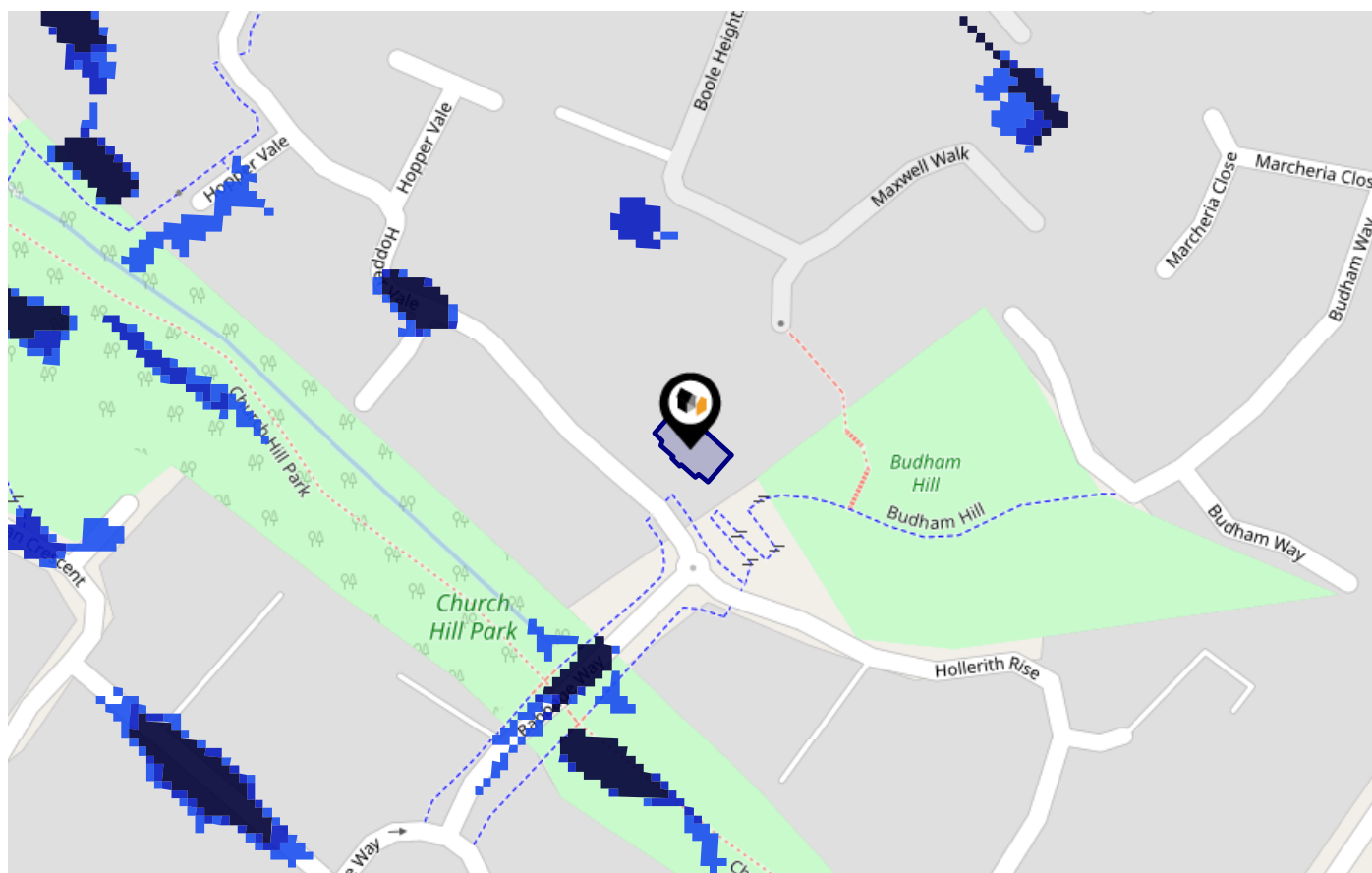


Flood Risk

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.

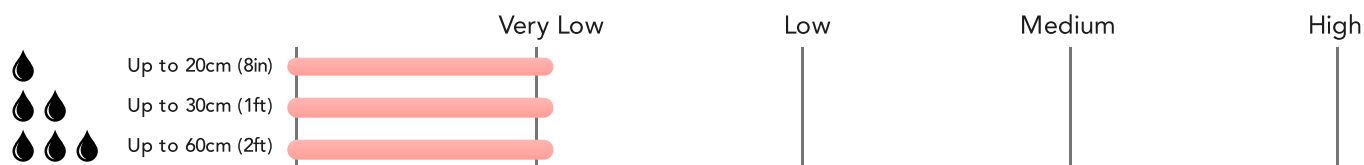


Risk Rating: Very low

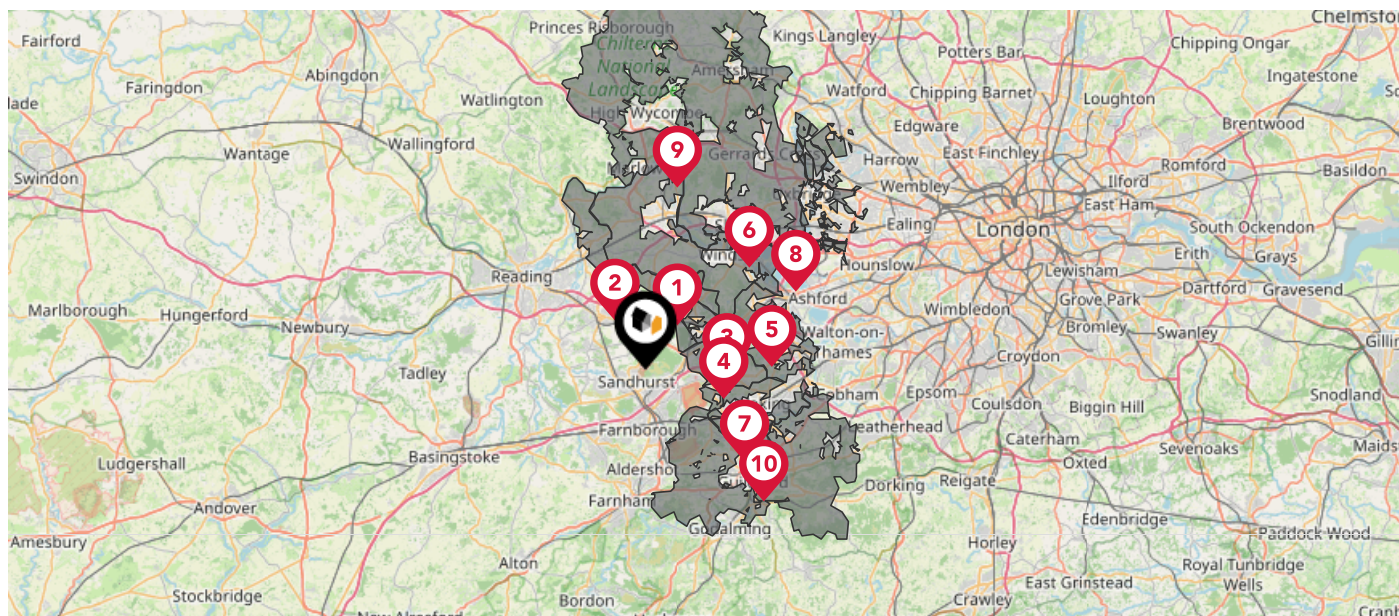
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Chance of flooding to the following depths at this property:



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



Nearby Green Belt Land

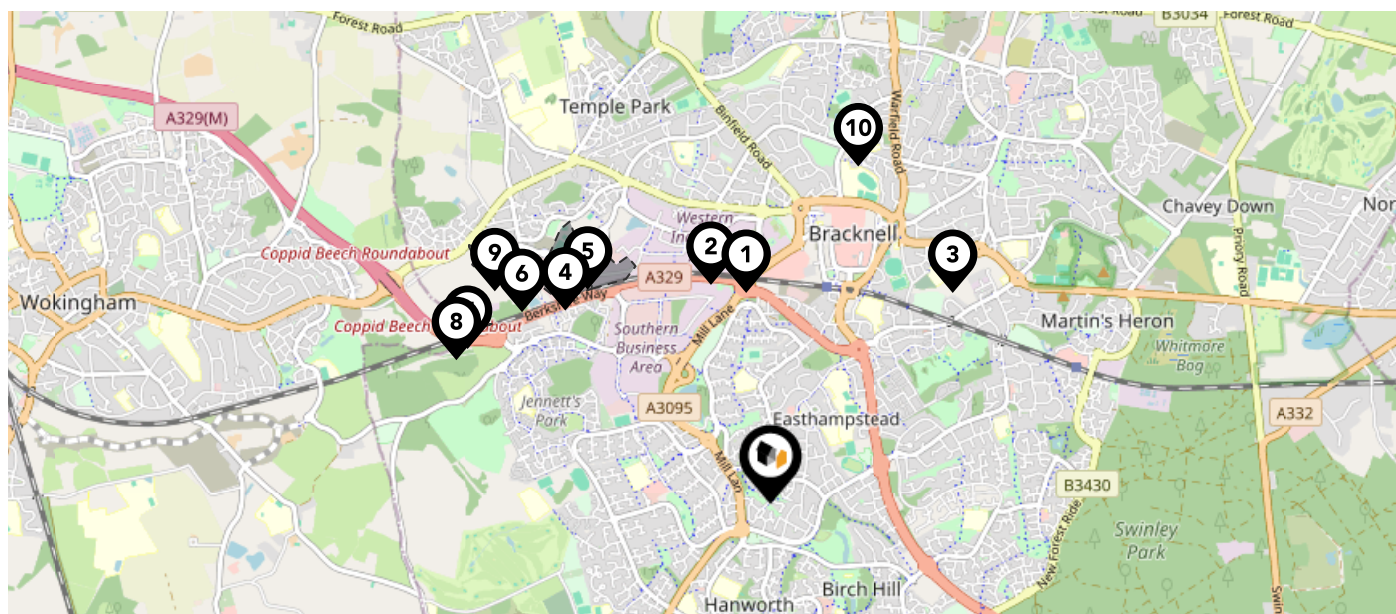
- 1 London Green Belt - Bracknell Forest
- 2 London Green Belt - Wokingham
- 3 London Green Belt - Windsor and Maidenhead
- 4 London Green Belt - Surrey Heath
- 5 London Green Belt - Runnymede
- 6 London Green Belt - Slough
- 7 London Green Belt - Woking
- 8 London Green Belt - Hillingdon
- 9 London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

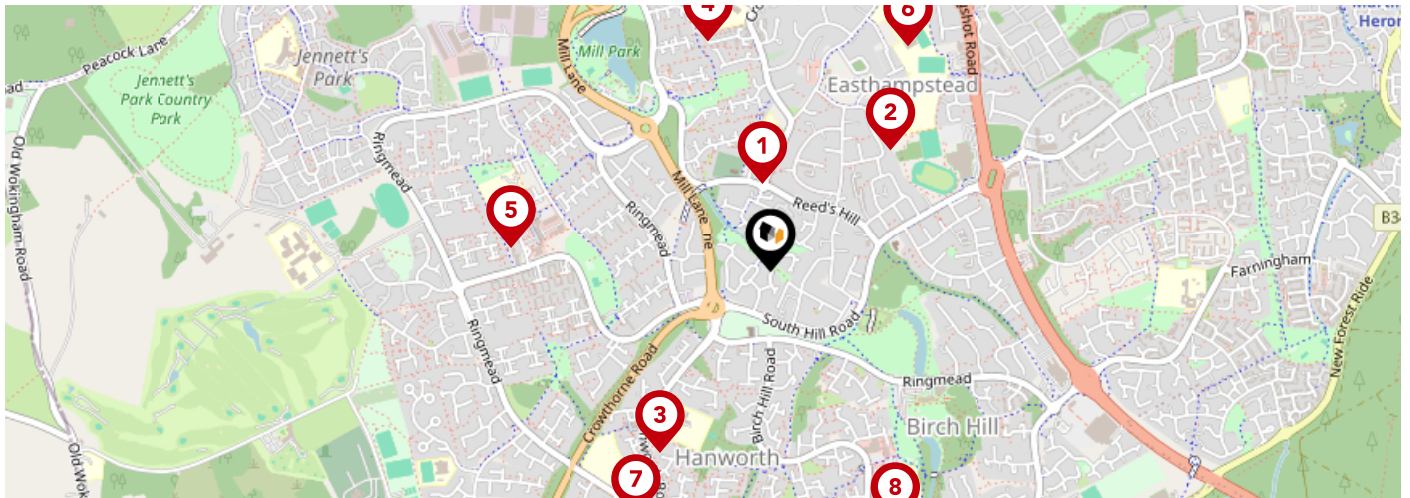
1	Easthampstead Brick-Bracknell, Berkshire	Historic Landfill	☐
2	Downmill Brickworks-Western Industrial Area, Bracknell	Historic Landfill	☐
3	Eastern Road Brick-Bracknell, Berkshire	Historic Landfill	☐
4	Beehive South West-Beehive Road, Bracknell, Berkshire	Historic Landfill	☐
5	Beehive North East-Beehive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

A detailed map of the area around Mill Park, showing 10 numbered locations for bird sightings. The map includes roads like Ringmead, Crowthorne Road, and Mill Lane, and parks like Jennett's Park and Mill Park. Numbered locations 1-10 are marked with blue house icons, except for location 4 which is a black circle with a white bird icon.

KFB - Key Facts For Buyers

Area Schools

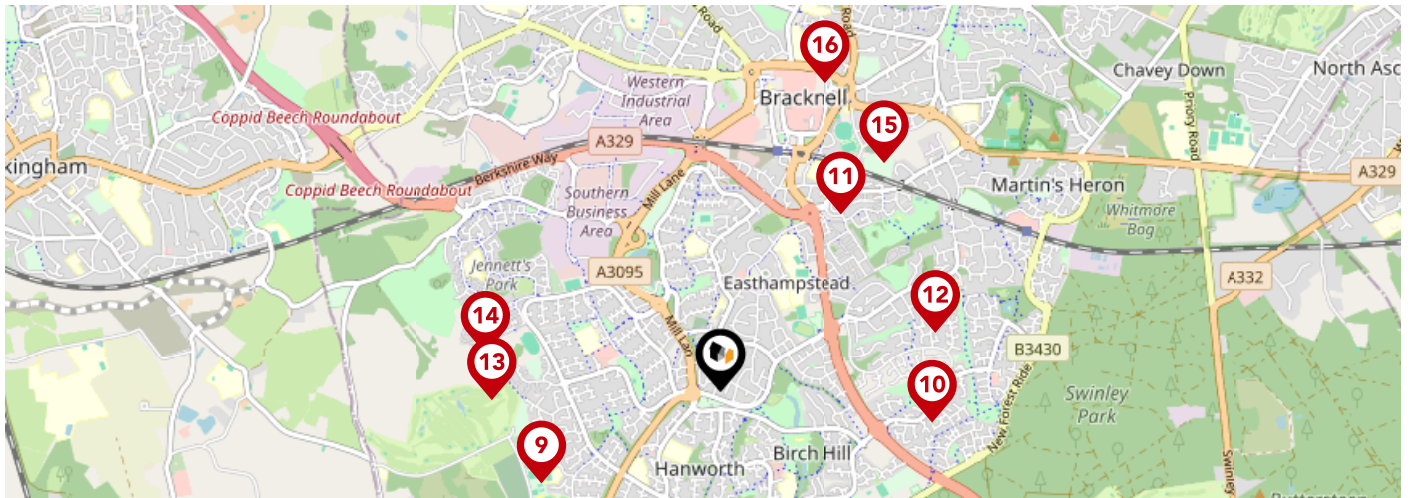
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		Nursery	Primary	Secondary	College	Private
1	St Michael's Easthampstead Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 193 Distance:0.21	☐	☒	☐	☐	☐
2	Fox Hill Primary School Ofsted Rating: Good Pupils: 196 Distance:0.4	☐	☒	☐	☐	☐
3	The Pines School Ofsted Rating: Good Pupils: 332 Distance:0.49	☐	☒	☐	☐	☐
4	Wildridings Primary School Ofsted Rating: Good Pupils: 428 Distance:0.55	☐	☒	☐	☐	☐
5	Great Hollands Primary School Ofsted Rating: Good Pupils: 275 Distance:0.6	☐	☒	☐	☐	☐
6	The Brakenhale School Ofsted Rating: Good Pupils: 1148 Distance:0.61	☐	☐	☒	☐	☐
7	St Margaret Clitherow Catholic Primary School, Bracknell Ofsted Rating: Good Pupils: 200 Distance:0.64	☐	☒	☐	☐	☐
8	Birch Hill Primary School and Nursery Ofsted Rating: Good Pupils: 403 Distance:0.65	☐	☒	☐	☐	☐

Area Schools

DY.

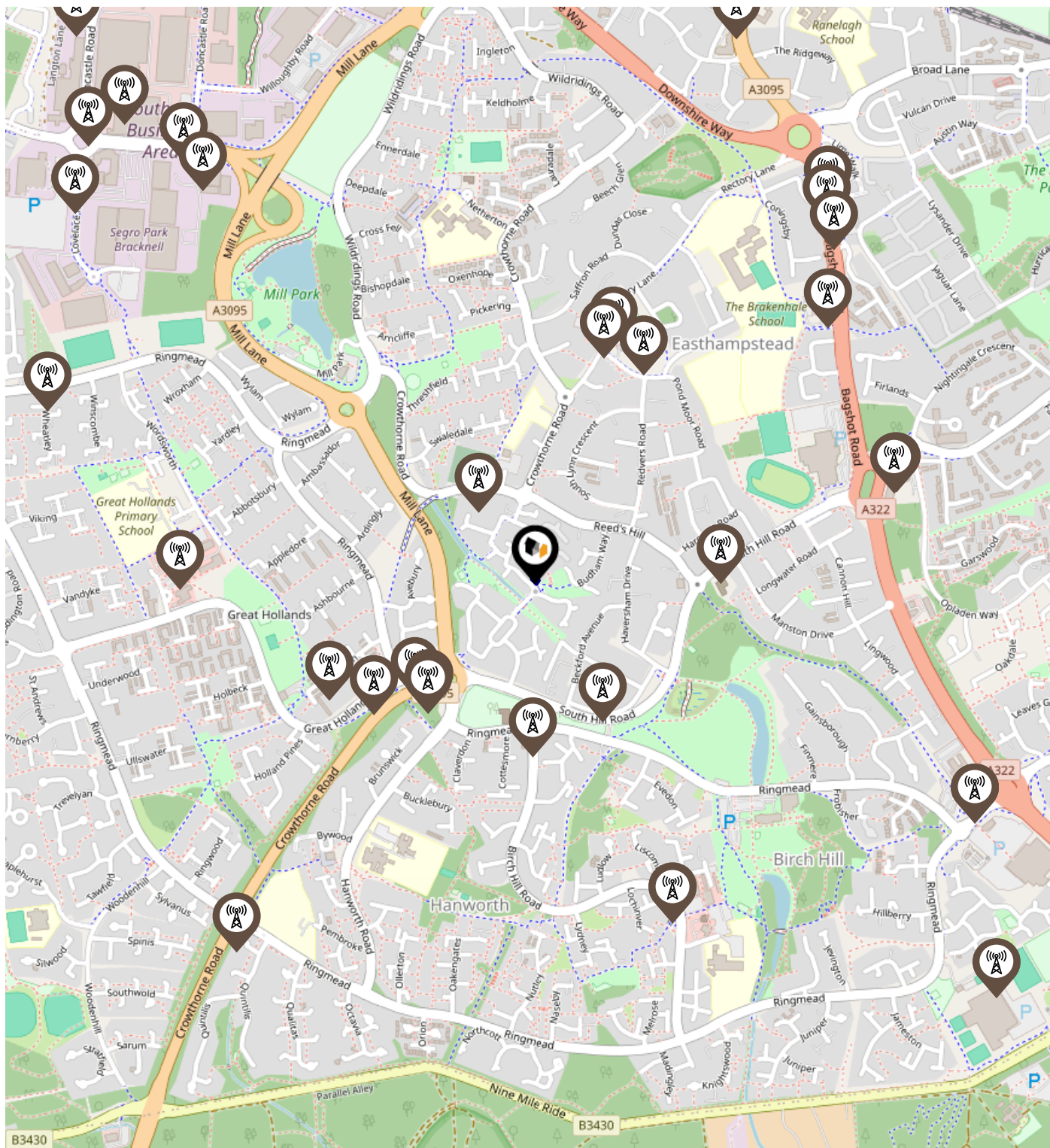


		Nursery	Primary	Secondary	College	Private
9	Wooden Hill Primary and Nursery School Ofsted Rating: Good Pupils: 423 Distance:0.94	☐	☒	☐	☐	☐
10	Crown Wood Primary School Ofsted Rating: Good Pupils: 642 Distance:0.99	☐	☒	☐	☐	☐
11	Ranelagh School Ofsted Rating: Outstanding Pupils: 1062 Distance:0.99	☐	☐	☒	☐	☐
12	Harmans Water Primary School Ofsted Rating: Good Pupils: 466 Distance:1.03	☐	☒	☐	☐	☐
13	King's Academy Easthampstead Park Ofsted Rating: Good Pupils: 976 Distance:1.06	☐	☐	☒	☐	☐
14	Jennett's Park CofE Primary School Ofsted Rating: Good Pupils: 427 Distance:1.1	☐	☒	☐	☐	☐
15	St Joseph's Catholic Primary School, Bracknell Ofsted Rating: Good Pupils: 209 Distance:1.3	☐	☒	☐	☐	☐
16	Garth Hill College Ofsted Rating: Good Pupils: 1476 Distance:1.51	☐	☐	☒	☐	☐

Local Area

Masts & Pylons

DY.



Key:

-  Power Pylons
-  Communication Masts

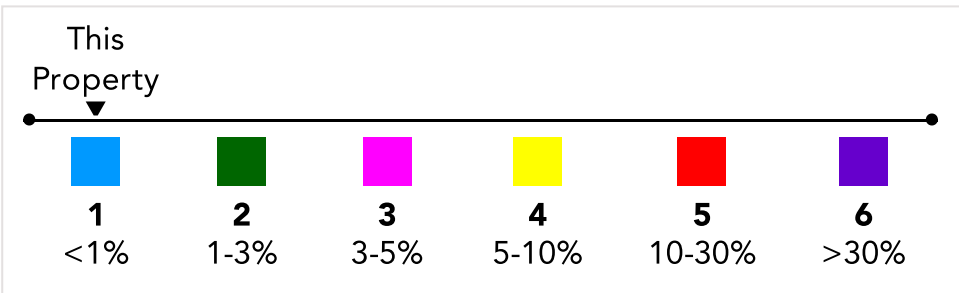
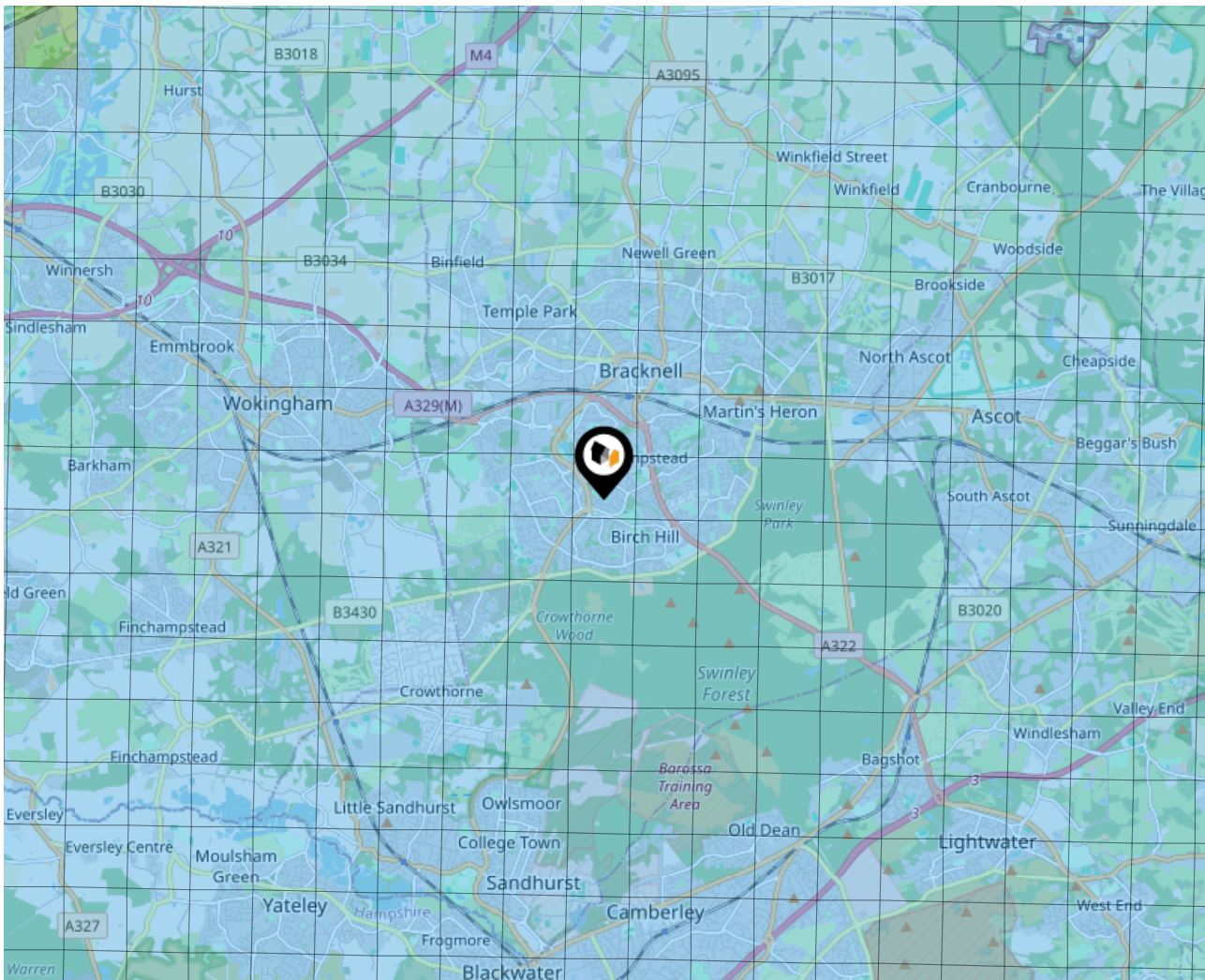
Environment

Radon Gas

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What is Radon?

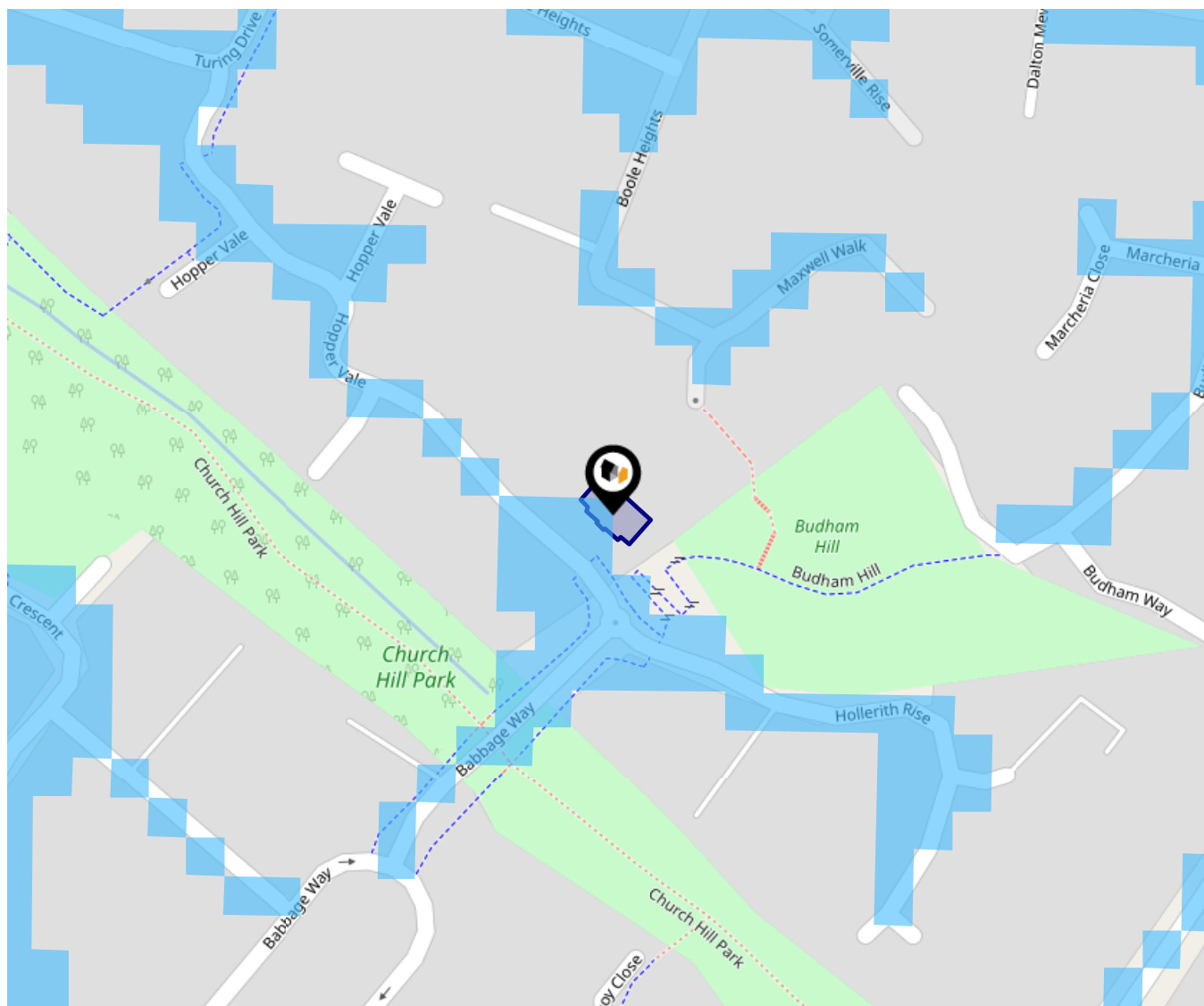
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic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



Local Area

Road Noise

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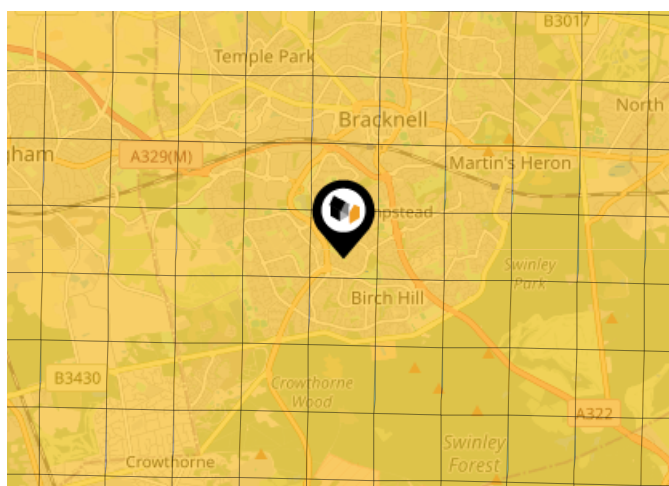


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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		



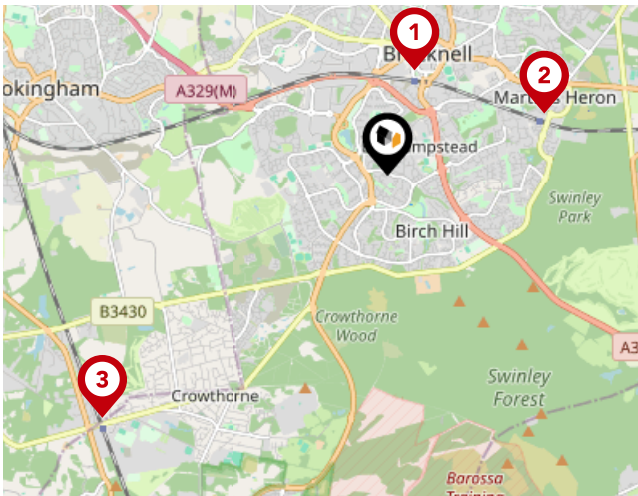
Primary Classifications (Most Common Clay Types)

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

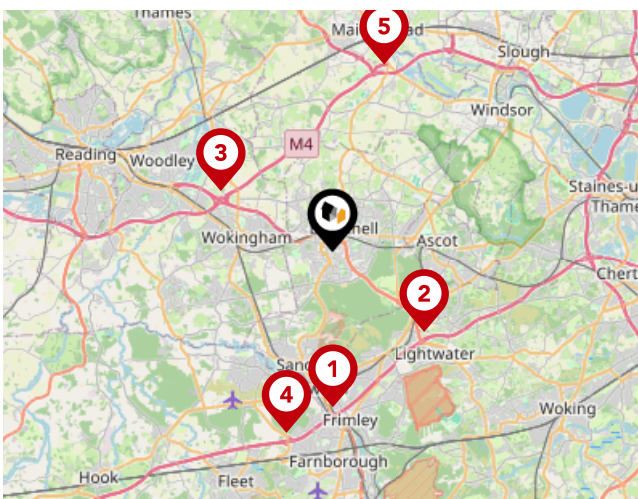
Transport (National)

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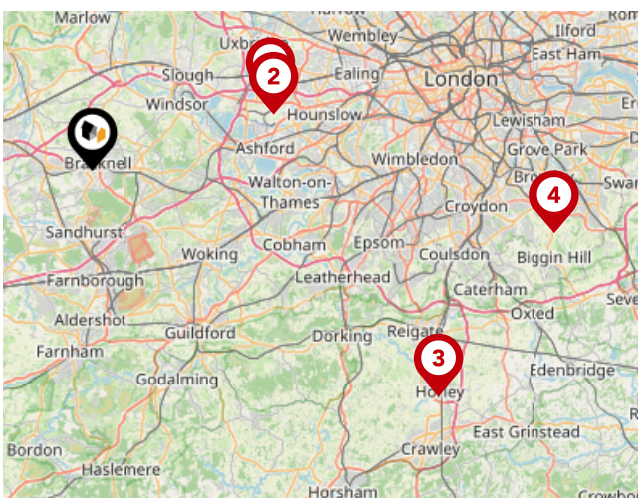
National Rail Stations

Pin	Name	Distance
1	Bracknell Rail Station	1.01 miles
2	Martins Heron Rail Station	1.57 miles
3	Crowthorne Rail Station	3.45 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J4	5.74 miles
2	M3 J3	4.5 miles
3	M4 J10	4.72 miles
4	M3 J4A	6.9 miles
5	M4 J8	7.2 miles

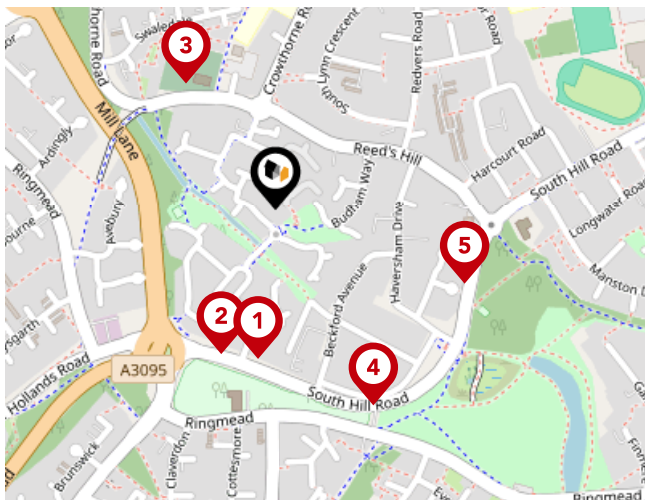


Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport	14.16 miles
2	Heathrow Airport Terminal 4	14.03 miles
3	Gatwick Airport	30.71 miles
4	Leaves Green	34.49 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Babbage Way	0.17 miles
2	Babbage Way	0.18 miles
3	St Michael's Church	0.18 miles
4	Ring Mead Link	0.25 miles
5	Haversham Drive	0.23 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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