



See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 27th July 2026



LADYBANK, BRACKNELL, RG12

Duncan Yeadley

9 Crown Row, Bracknell, RG12 0TH

01344 592416

charlotte.mcvea@duncanyeadley.co.uk

www.duncanyeadley.co.uk

Introduction

Our Comments

*** SOLD USING PHASED MARKETING ***

A fantastic opportunity to acquire this studio flat situated in the popular Birch Hill area of Bracknell, offering excellent potential for improvement and value enhancement.

Conveniently located close to local shops, amenities, transport links and green open spaces, the property would make an ideal purchase for investors, first-time buyers or those looking for a refurbishment project. The apartment is well positioned for local amenities, with Bracknell town centre and transport connections within easy reach.

The accommodation comprises a bright studio living/sleeping area, separate kitchen and bathroom. While the property requires updating and modernisation throughout, it presents a blank canvas for buyers to create a home to their own taste and specification.

Lease: 125 years from 19th December 1988

Service Charge: Ask Agent

Ground Rent: Ask Agent

Council Tax Band: A

Great Location

Close to Amenities

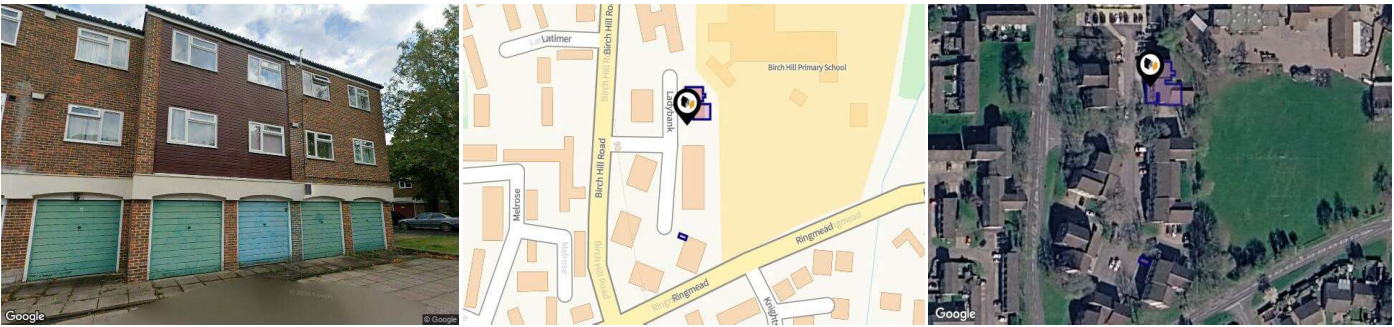
Investment Opportunity

Parking

Large Studio

Juliet Balcony

Property Overview



Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	1		
Floor Area:	355 ft ² / 33 m ²		
Plot Area:	0.07 acres		
Council Tax :	Band A		
Annual Estimate:	£1,510		
Title Number:	BK280152		

Local Area

Local Authority:	Bracknell forest	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	Very low	2	80	5500
• Surface Water	Very low	mb/s	mb/s	mb/s

Mobile Coverage:	Satellite/Fibre TV Availability:		
(based on calls indoors)			

Property

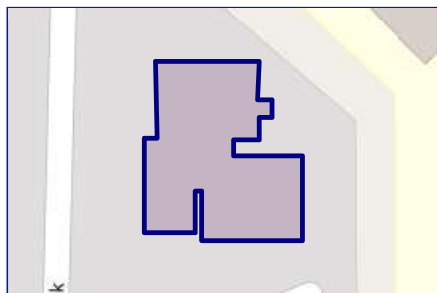
Multiple Title Plans

Freehold Title Plan



BK422719

Leasehold Title Plan



BK280152

Start Date:	18/12/1988
End Date:	19/12/2113
Lease Term:	125 years from 19 December 1988
Term Remaining:	87 years

Gallery Photos

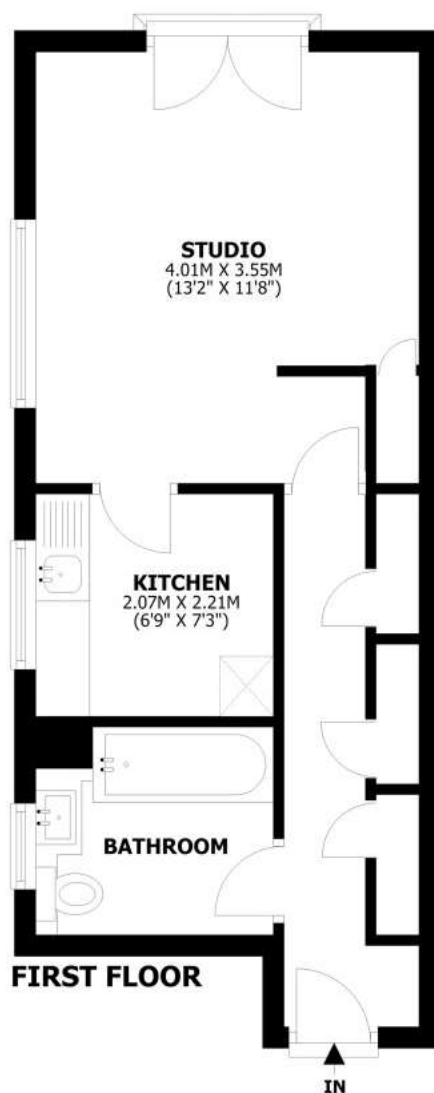


LADYBANK, BRACKNELL, RG12



Ladybank, Bracknell, RG12

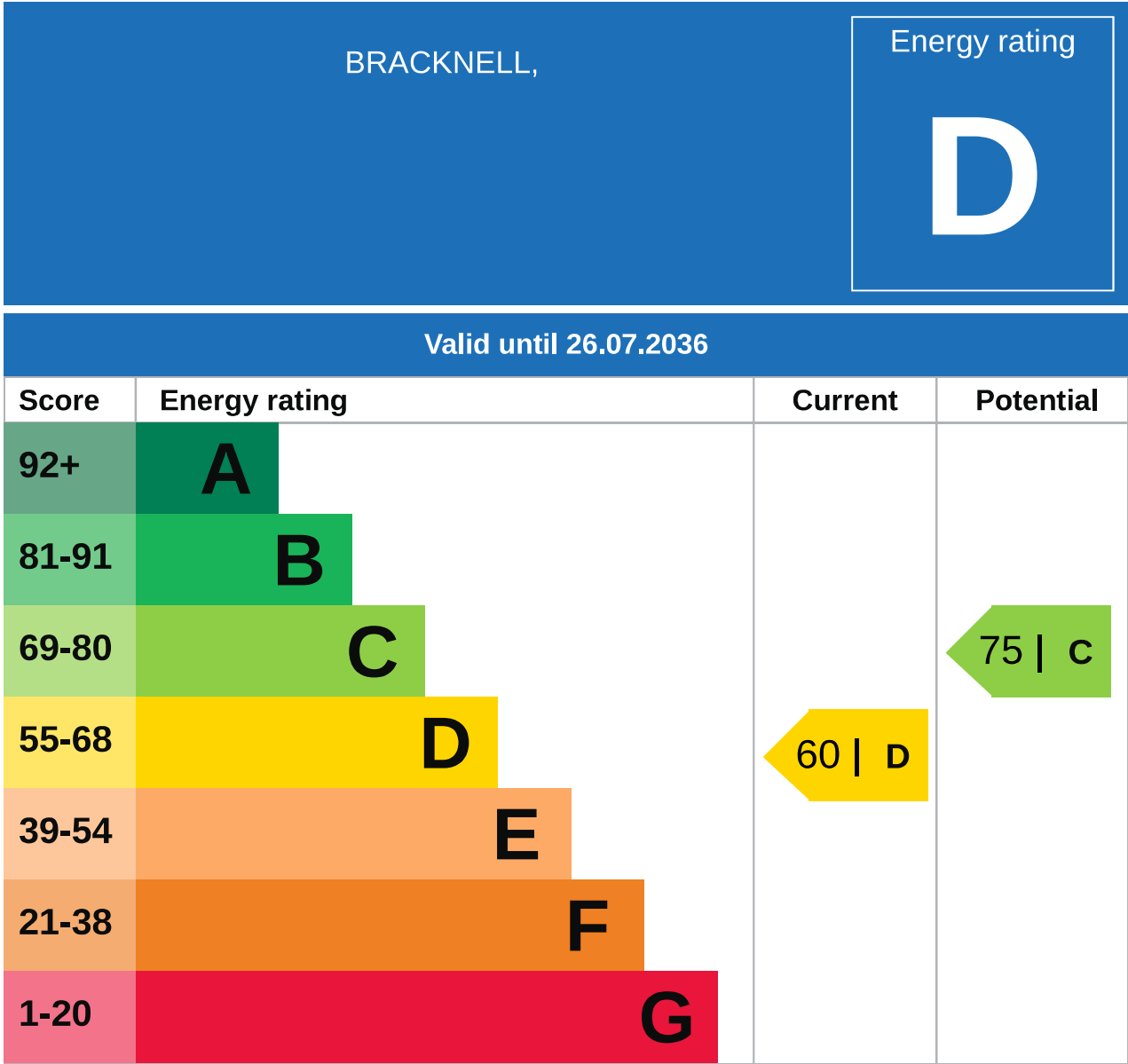
Total area: approx. 30.5 sq. metres (327.9 sq. feet)



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

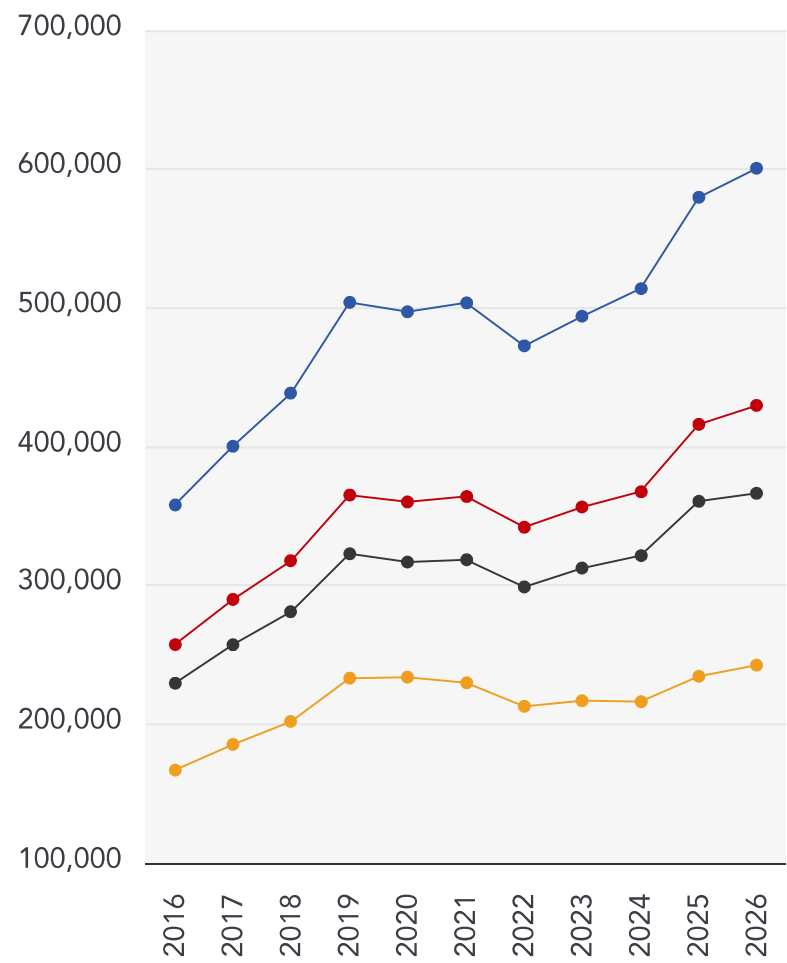
Additional EPC Data

Property Type:	Mid-floor flat
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	(another dwelling above)
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Portable electric heating assumed for most rooms
Main Heating Energy:	Very poor
Main Heating Controls:	No thermostatic control of room temperature
Main Heating Controls Energy:	Poor
Hot Water System:	Electric immersion, standard tariff
Hot Water Energy Efficiency:	Very poor
Lighting:	Good lighting efficiency
Lighting Energy:	Good
Floors:	(another dwelling below)
Secondary Heating:	Room heaters, electric
Air Tightness:	(not tested)
Total Floor Area:	33 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%

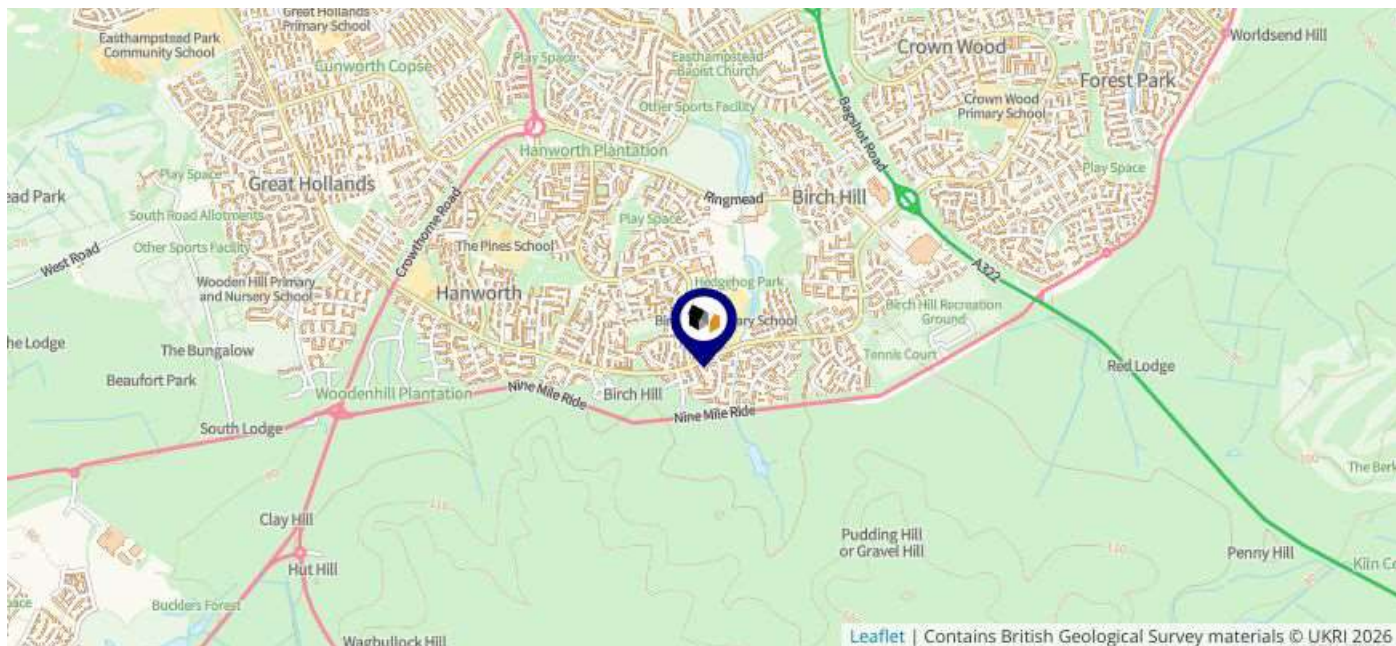
Flat

+45.31%

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

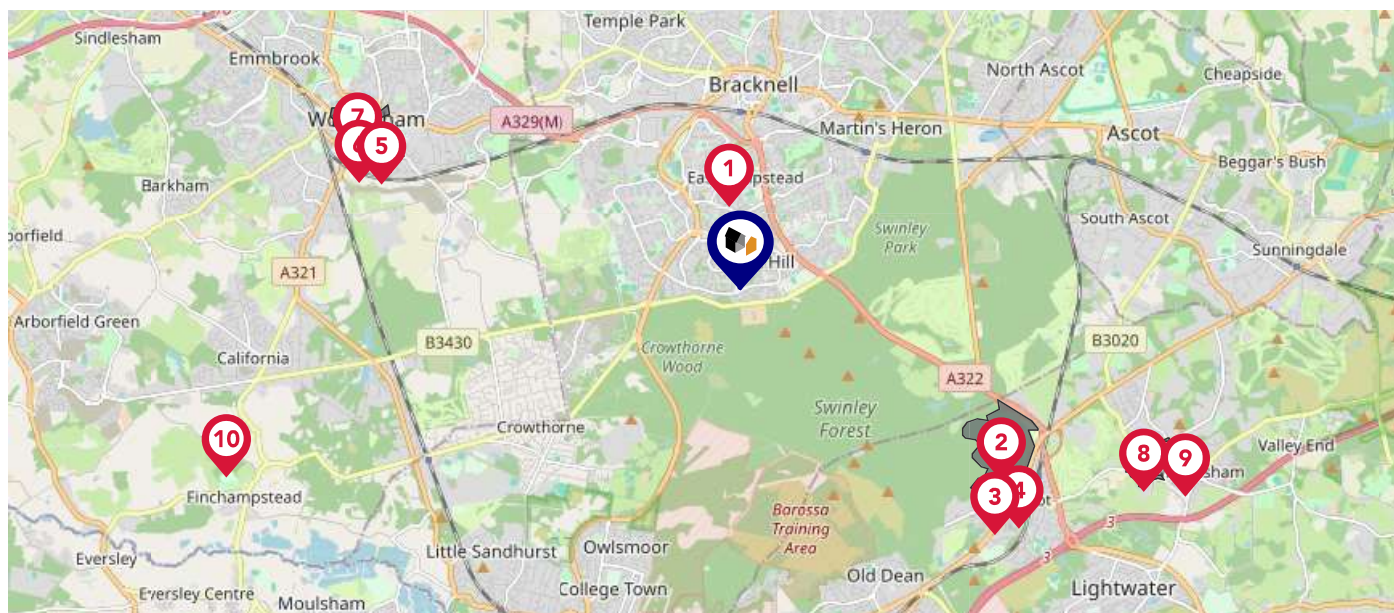
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



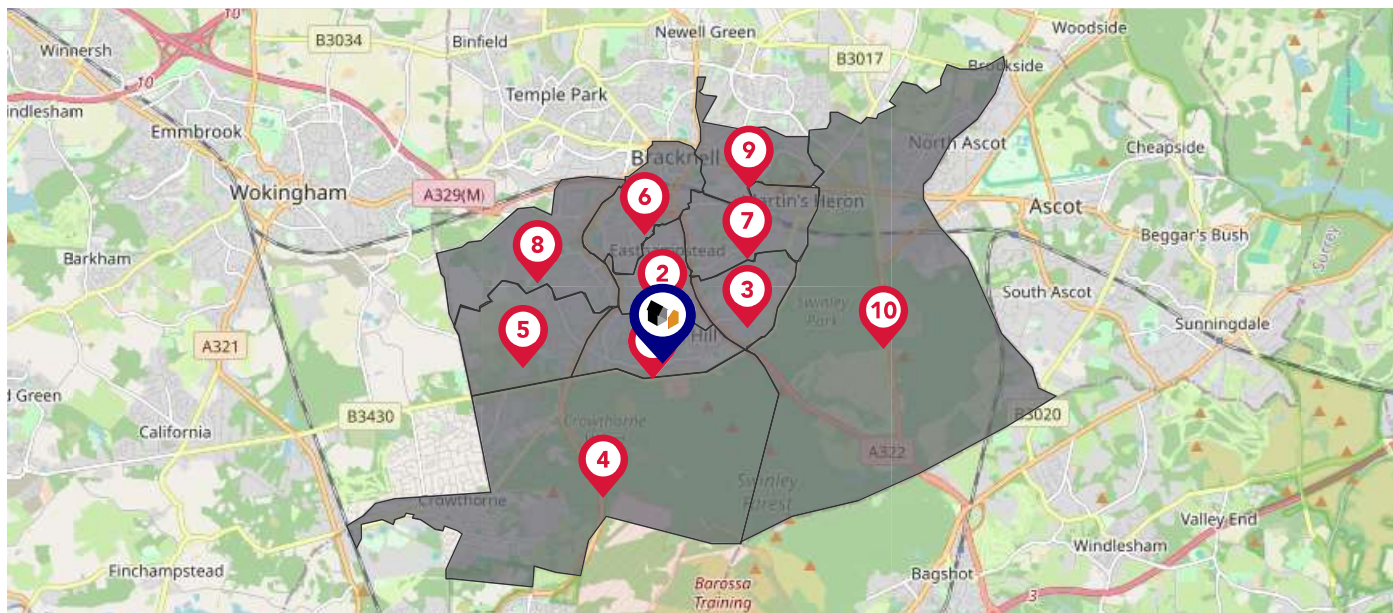
Nearby Conservation Areas

-  Easthampstead
-  Bagshot Park, Bagshot
-  Bagshot, Church Road
-  Bagshot Village
-  Murdoch Road
-  Langborough Road
-  Wokingham Town Centre
-  Windlesham, Church Road and Kennel Lane
-  Windlesham, Updown Hill
-  Finchampstead Church

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



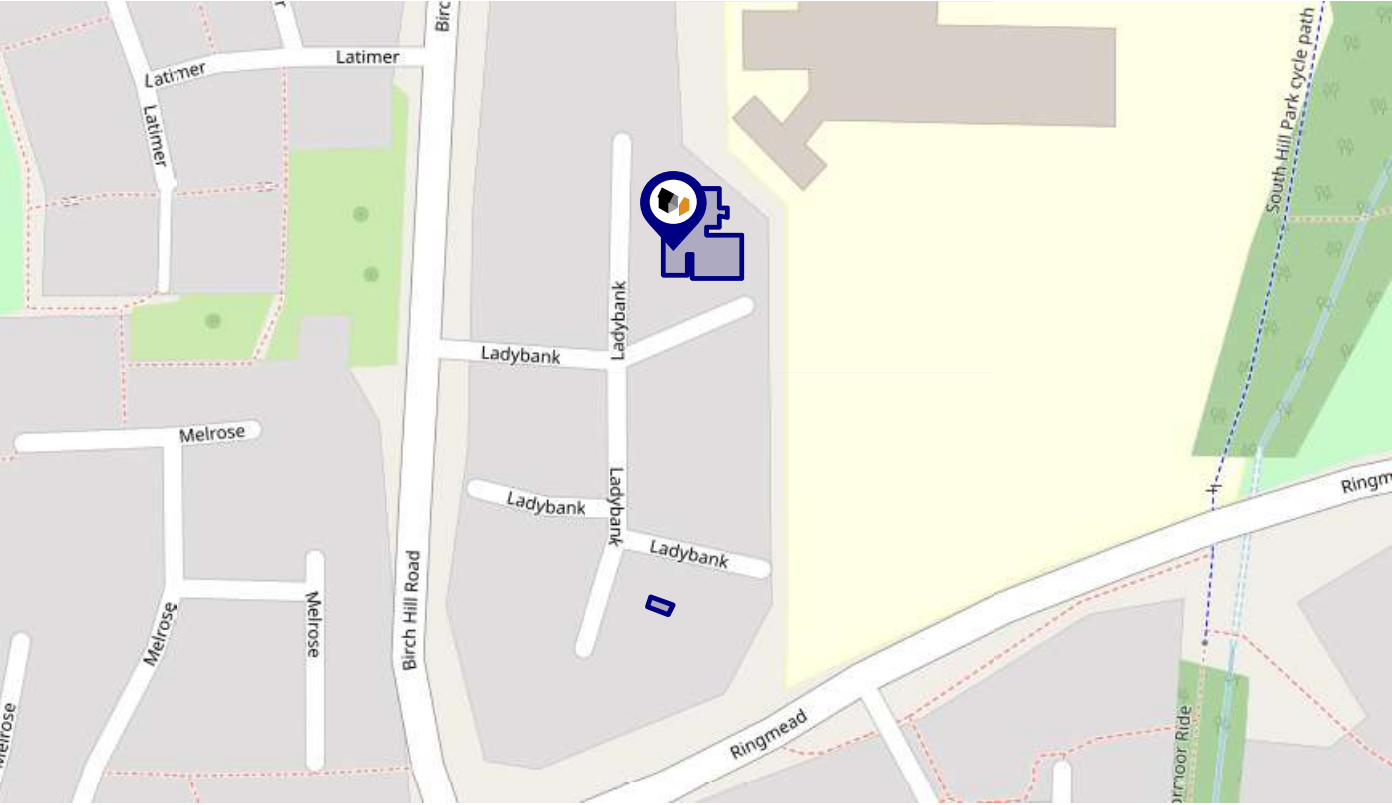
Nearby Council Wards

- 1 Hanworth Ward
- 2 Old Bracknell Ward
- 3 Crown Wood Ward
- 4 Crowthorne Ward
- 5 Great Hollands South Ward
- 6 Wildridings and Central Ward
- 7 Harmans Water Ward
- 8 Great Hollands North Ward
- 9 Bullbrook Ward
- 10 Ascot Ward

Maps

Rail Noise

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...



Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

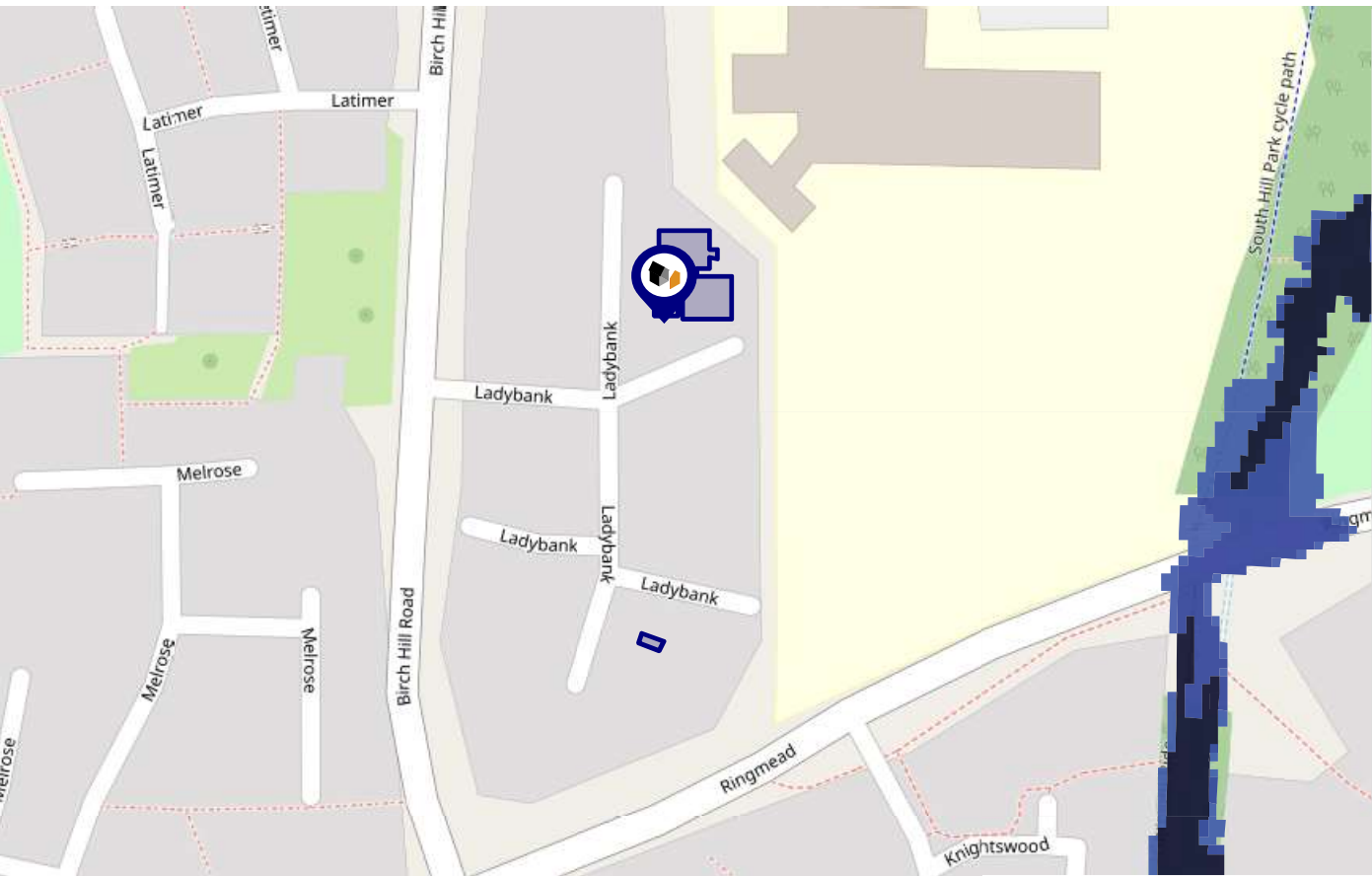
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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

Flood Risk

Rivers & Seas - Flood Risk

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

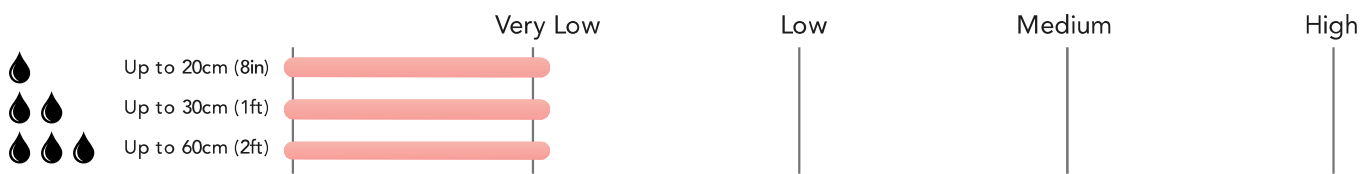


Risk Rating: Very low

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

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

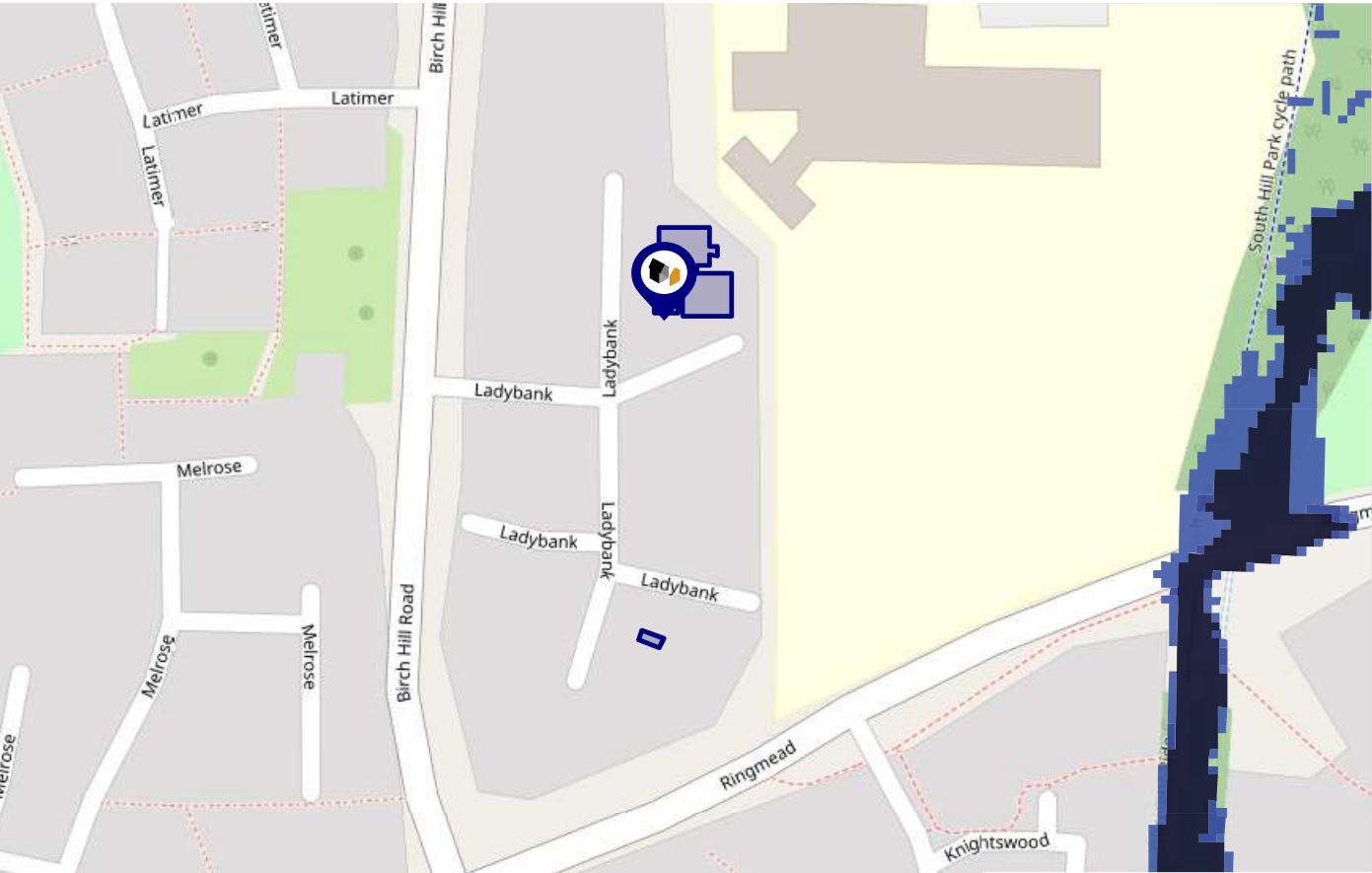
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Climate Change

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

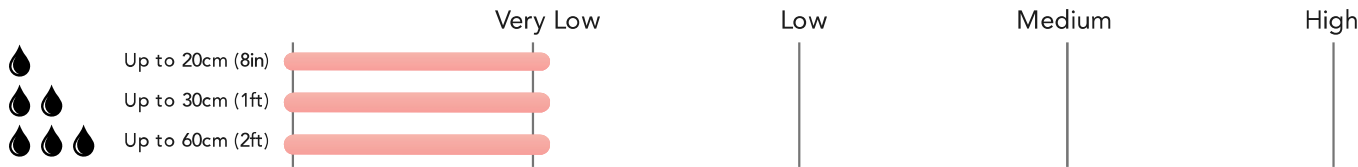


Risk Rating: Very low

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.

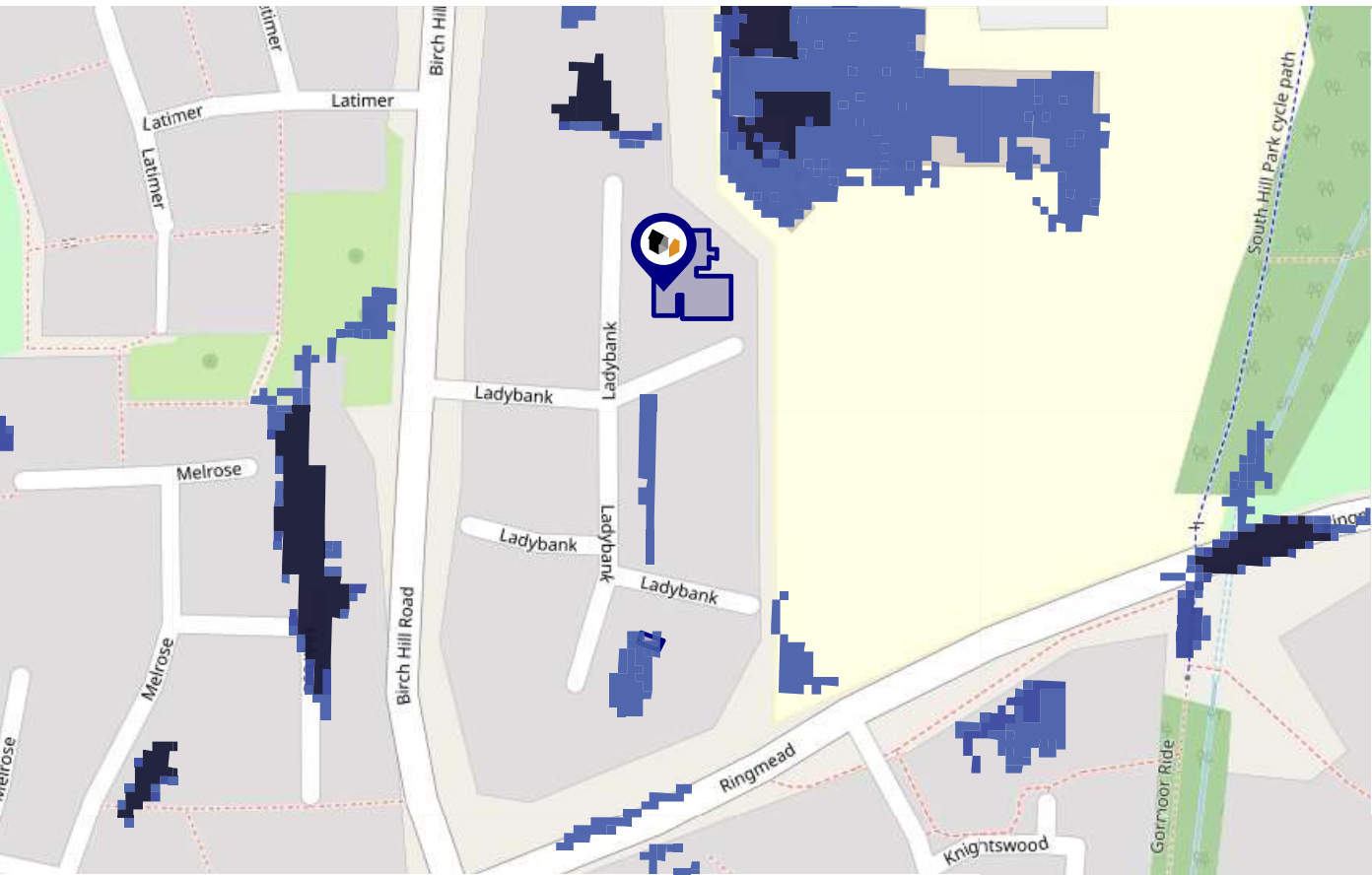
Chance of flooding to the following depths at this property:



Flood Risk

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.

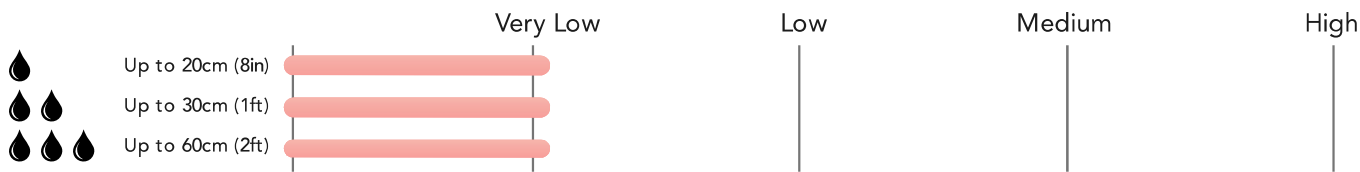


Risk Rating: Very low

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.

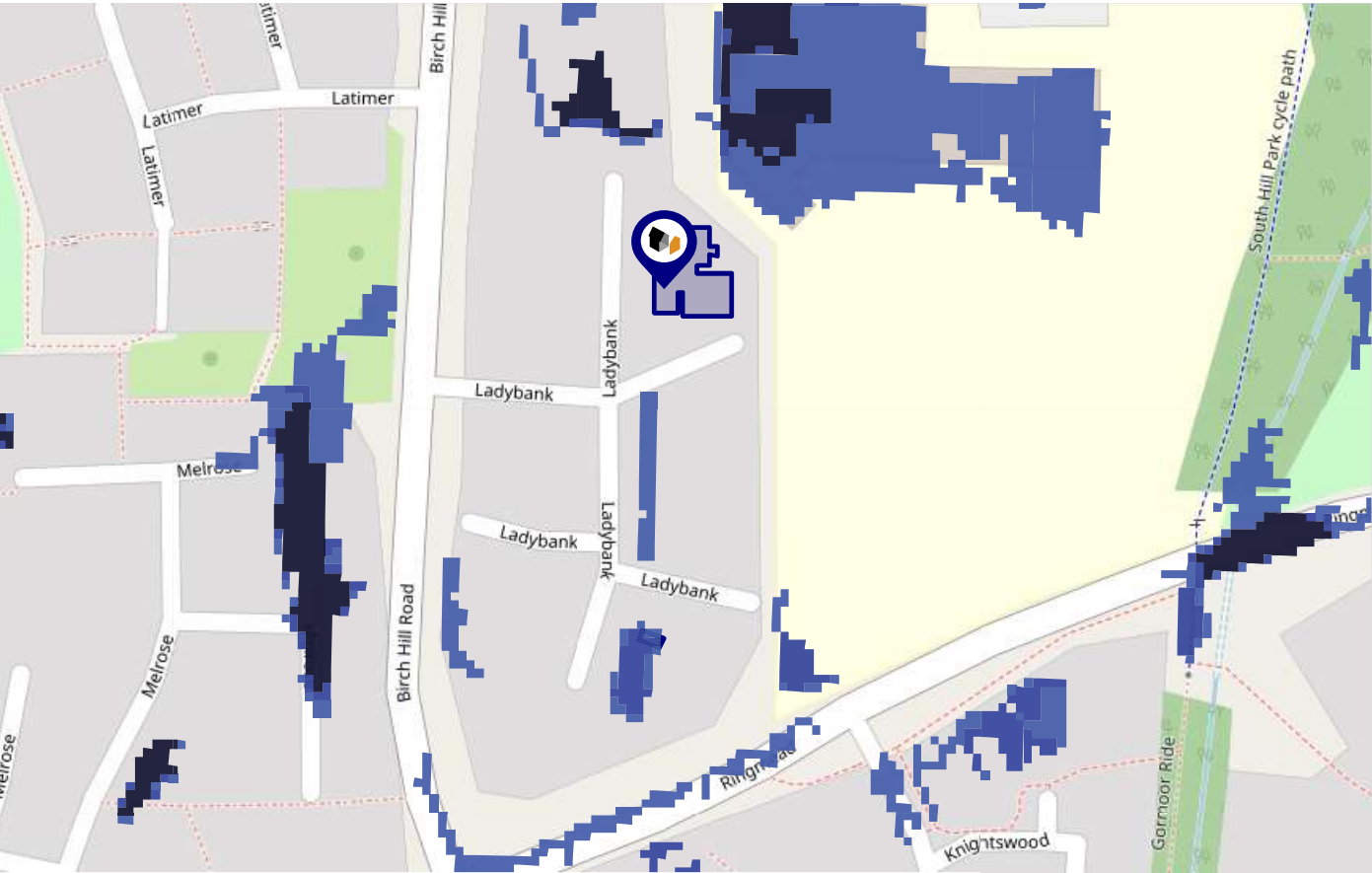
Chance of flooding to the following depths at this property:



Flood Risk

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.

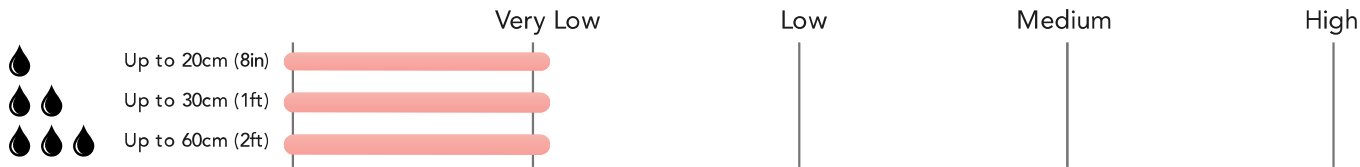


Risk Rating: Very low

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.

- 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.

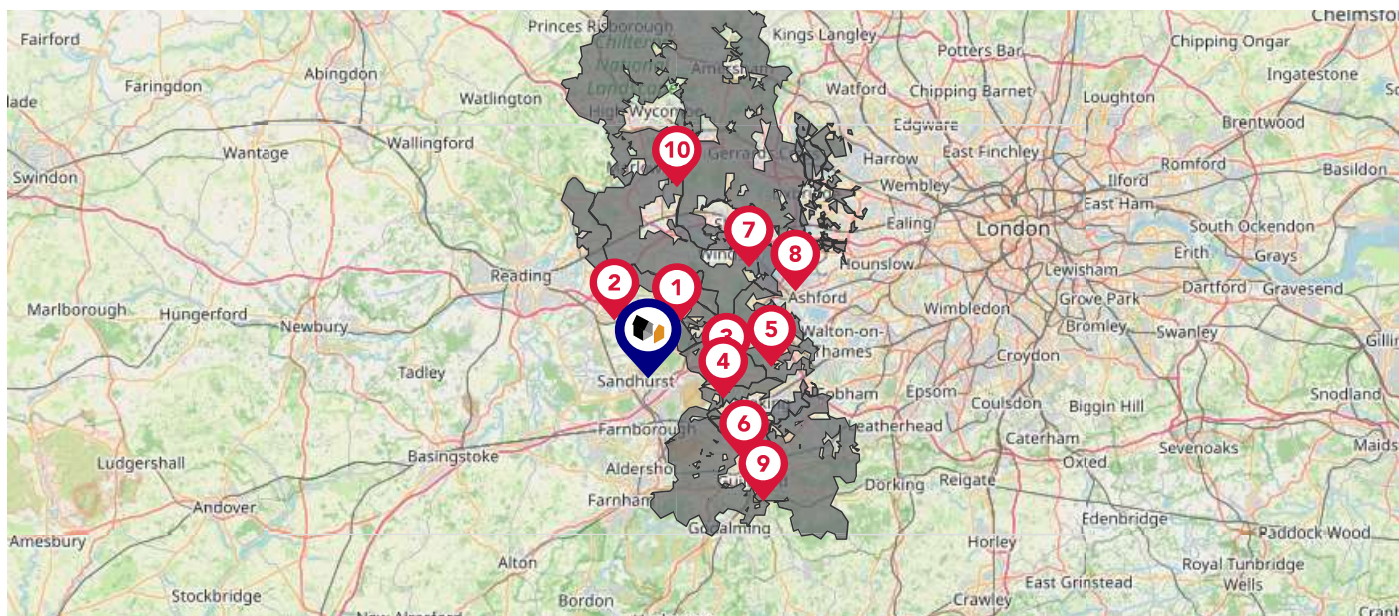
Chance of flooding to the following depths at this property:



Maps

Green Belt

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



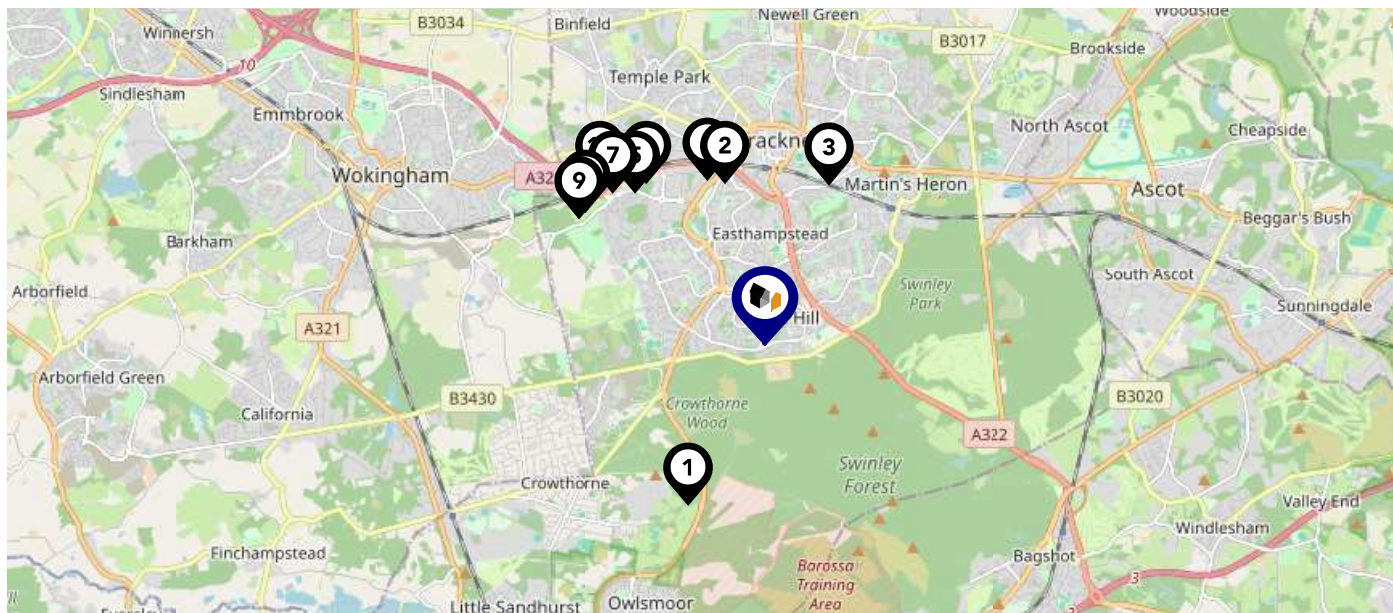
Nearby Green Belt Land

- 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 - Woking
- 7 London Green Belt - Slough
- 8 London Green Belt - Hillingdon
- 9 London Green Belt - Guildford
- 10 London Green Belt - Buckinghamshire

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.



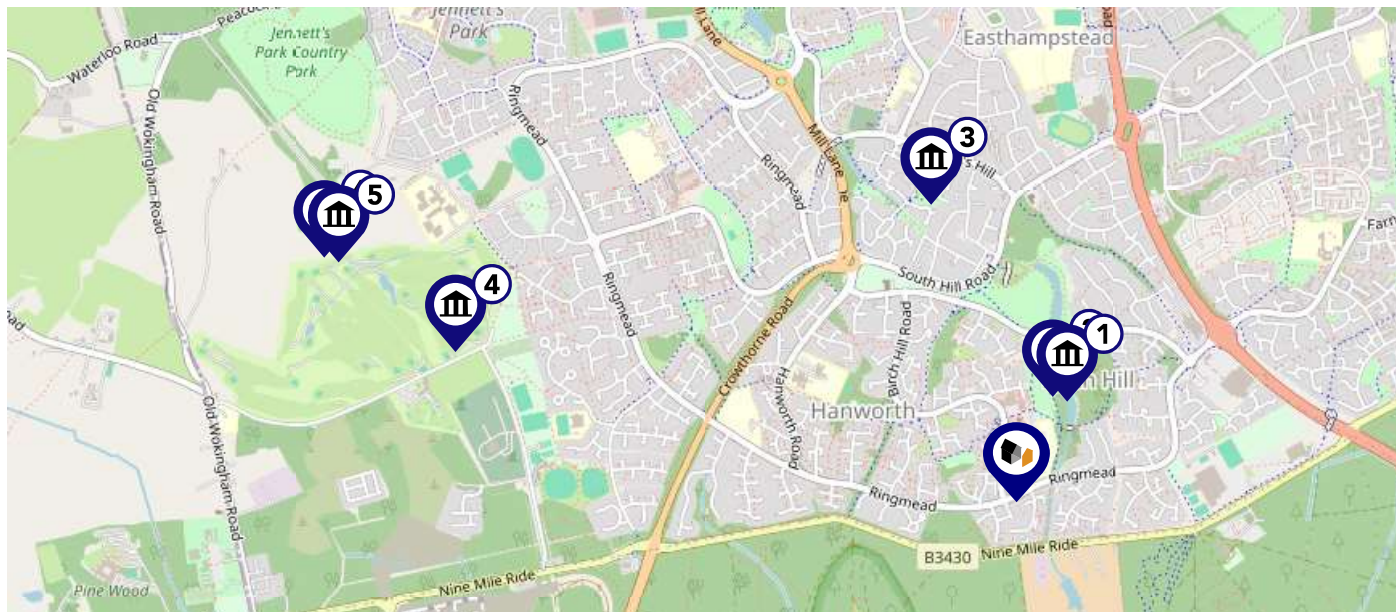
Nearby Landfill Sites

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

Maps

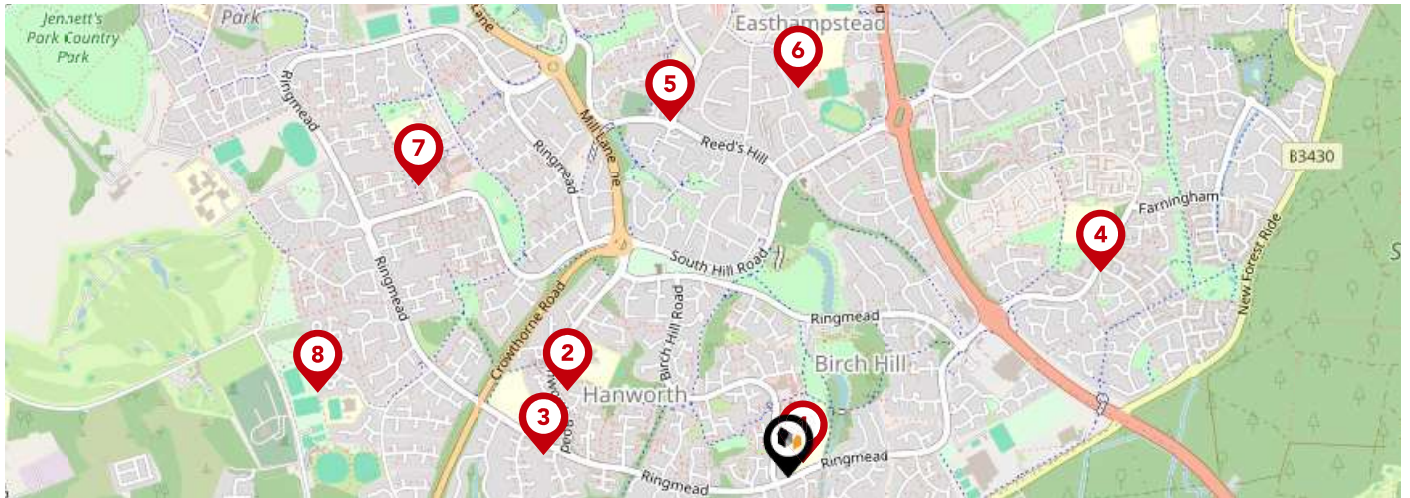
Listed Buildings

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



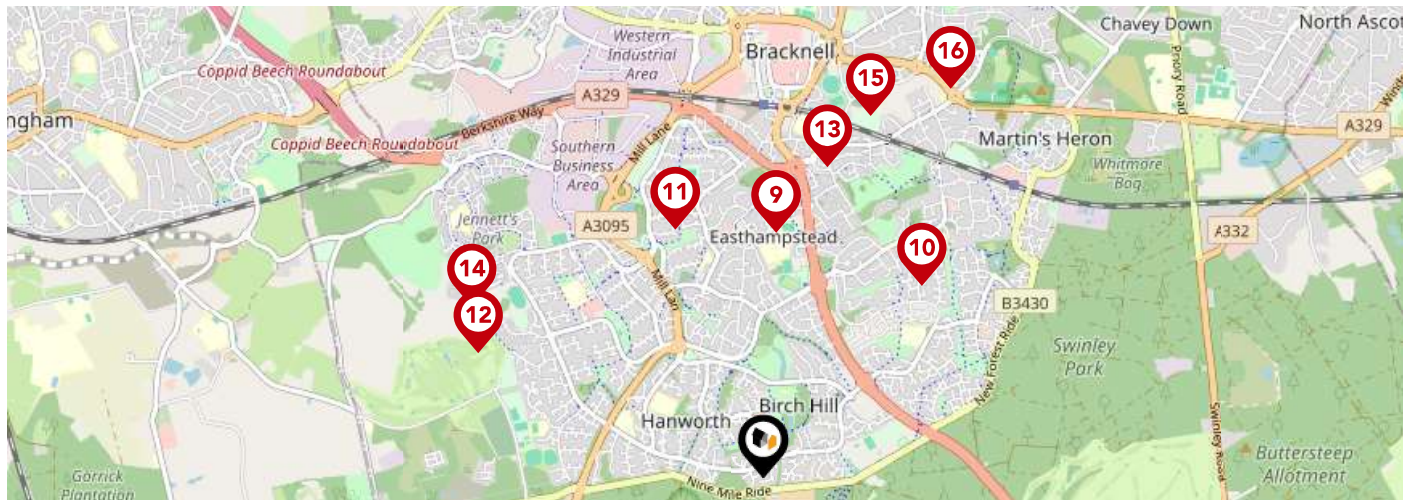
Listed Buildings in the local district		Grade	Distance
	1390349 - Garden Walls, Steps, Gate Piers And Gates Adjoining South Hill Park On The East	Grade II	0.3 miles
	1390348 - South Hill Park	Grade II	0.3 miles
	1390347 - Reeds Hill Farmhouse	Grade II	0.7 miles
	1390333 - Old Oak Farm, The Clockhouse And Old Oak Court	Grade II	1.3 miles
	1390331 - Easthampstead Park College And Attached Terrace With Retaining Wall And Steps	Grade II	1.6 miles
	1390332 - Section Of Wall With Wrought-iron Gates Adjoining Easthampstead Park College On Sw Corner	Grade II	1.7 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Birch Hill Primary School and Nursery Ofsted Rating: Good Pupils: 403 Distance:0.05	☐	☒	☐	☐	☐
2	The Pines School Ofsted Rating: Good Pupils: 332 Distance:0.55	☐	☒	☐	☐	☐
3	St Margaret Clitherow Catholic Primary School, Bracknell Ofsted Rating: Good Pupils: 200 Distance:0.57	☐	☒	☐	☐	☐
4	Crown Wood Primary School Ofsted Rating: Good Pupils: 642 Distance:0.86	☐	☒	☐	☐	☐
5	St Michael's Easthampstead Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 193 Distance:0.87	☐	☒	☐	☐	☐
6	Fox Hill Primary School Ofsted Rating: Good Pupils: 196 Distance:0.9	☐	☒	☐	☐	☐
7	Great Hollands Primary School Ofsted Rating: Good Pupils: 275 Distance:1.09	☐	☒	☐	☐	☐
8	Wooden Hill Primary and Nursery School Ofsted Rating: Good Pupils: 423 Distance:1.11	☐	☒	☐	☐	☐

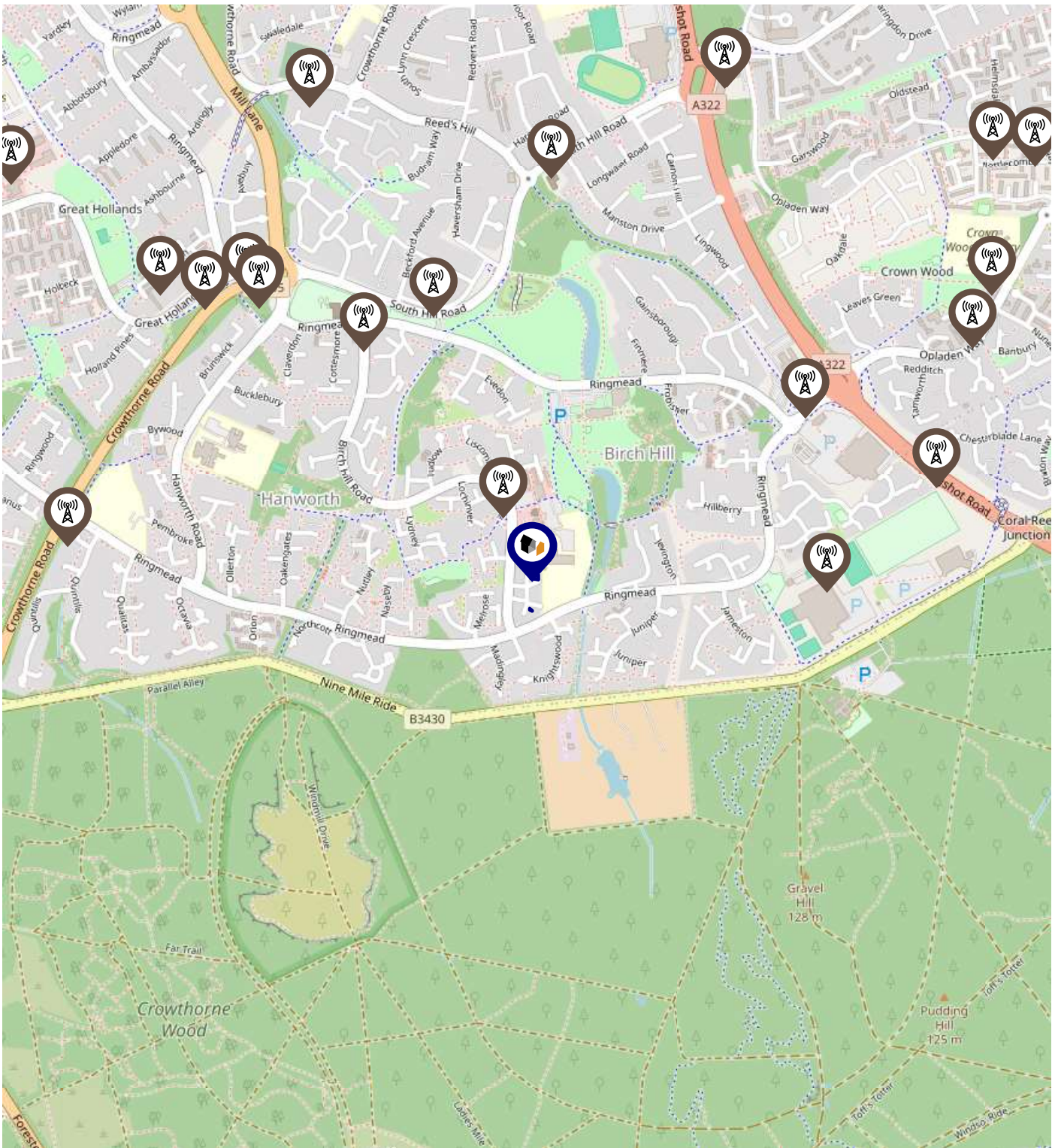
Area Schools



		Nursery	Primary	Secondary	College	Private
	The Brakenhale School Ofsted Rating: Good Pupils: 1148 Distance:1.14	☐	☐	☒	☐	☐
	Harmans Water Primary School Ofsted Rating: Good Pupils: 466 Distance:1.16	☐	☒	☐	☐	☐
	Wildridings Primary School Ofsted Rating: Good Pupils: 428 Distance:1.22	☐	☒	☐	☐	☐
	King's Academy Easthampstead Park Ofsted Rating: Good Pupils: 976 Distance:1.44	☐	☐	☒	☐	☐
	Ranelagh School Ofsted Rating: Outstanding Pupils: 1062 Distance:1.47	☐	☐	☒	☐	☐
	Jennett's Park CofE Primary School Ofsted Rating: Good Pupils: 427 Distance:1.56	☐	☒	☐	☐	☐
	St Joseph's Catholic Primary School, Bracknell Ofsted Rating: Good Pupils: 209 Distance:1.75	☐	☒	☐	☐	☐
	Holly Spring Primary School Ofsted Rating: Good Pupils: 642 Distance:2	☐	☒	☐	☐	☐

Local Area

Masts & Pylons



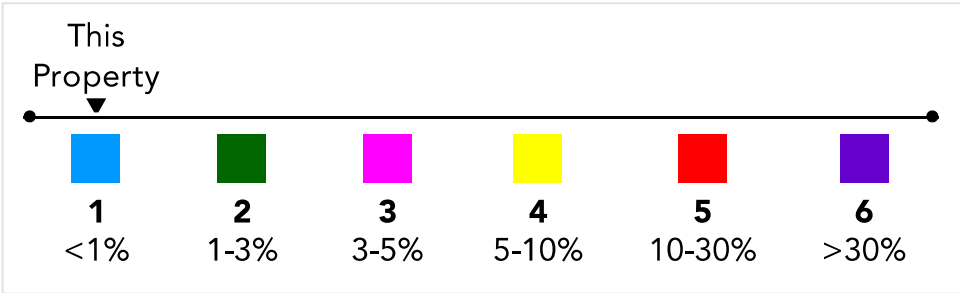
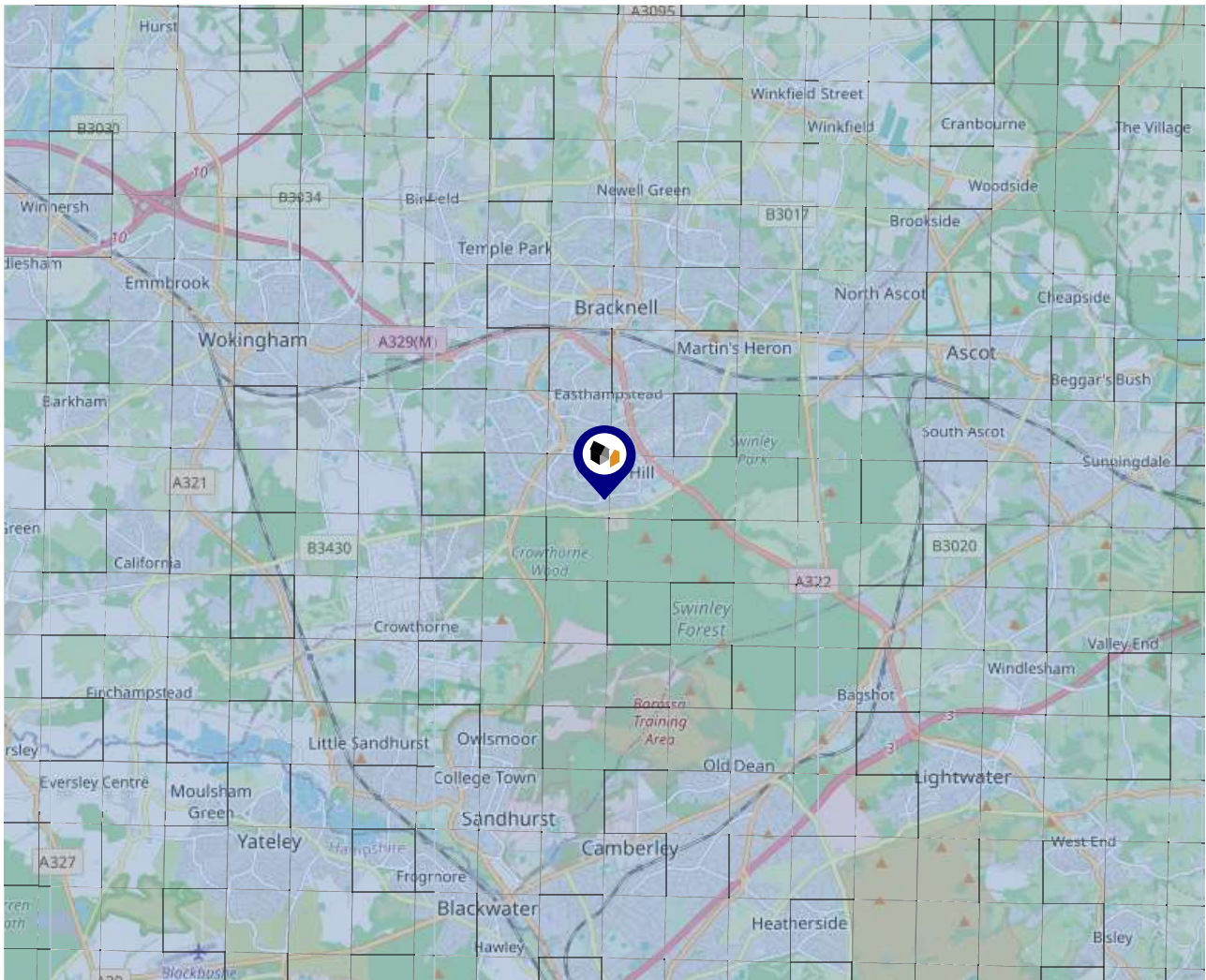
- Key:**
-  Power Pylons
 -  Communication Masts

Environment

Radon Gas

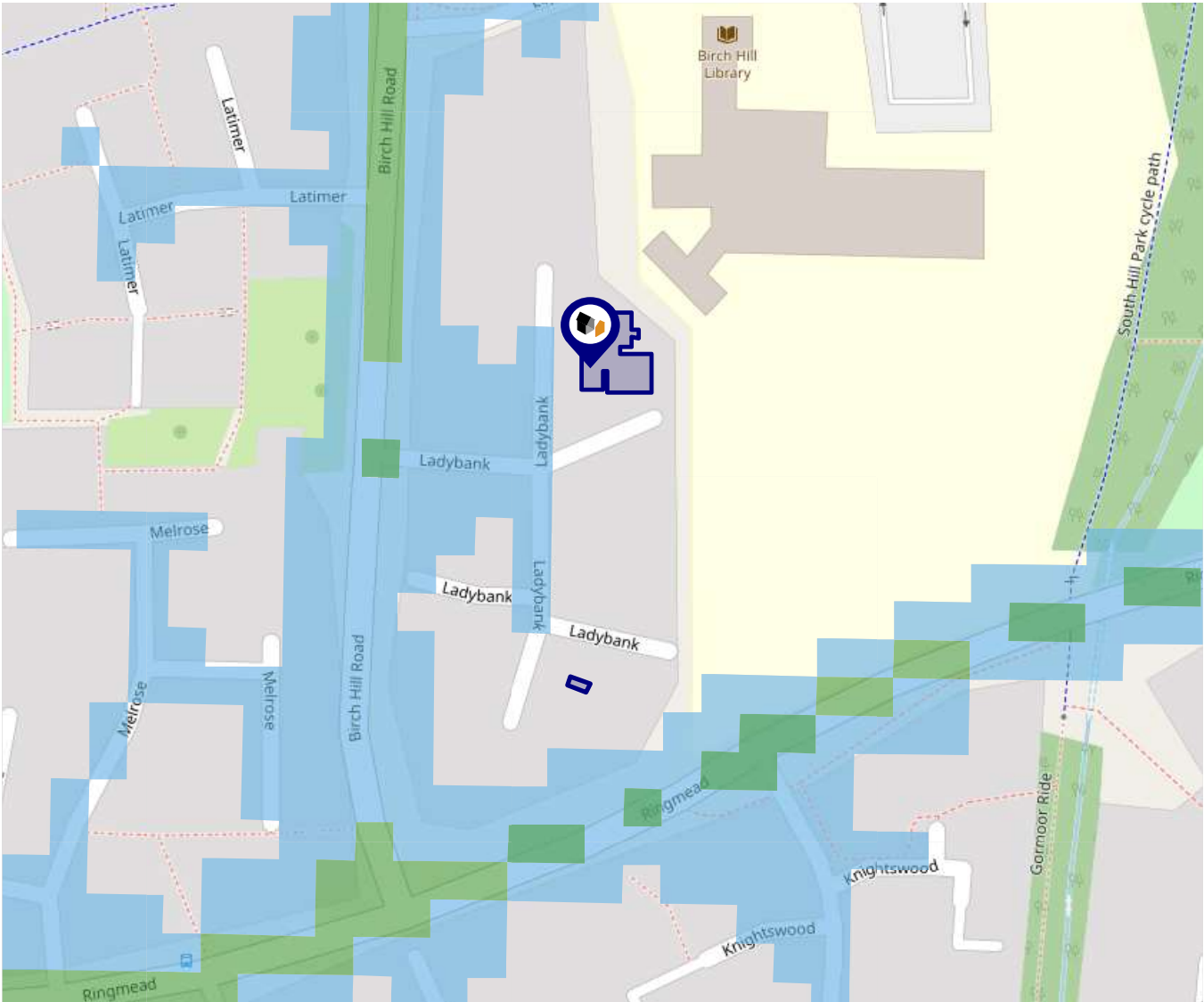
What is Radon?

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



Local Area

Road Noise



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

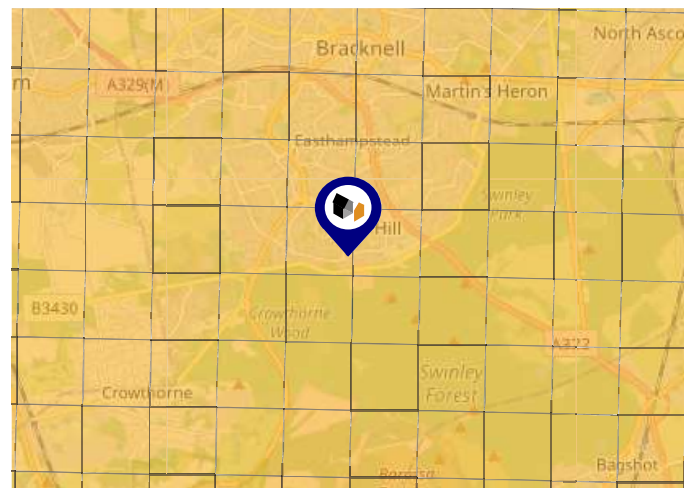
- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Environment

Soils & Clay

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

Carbon Content:	NONE	Soil Texture:	SAND TO LOAM
Parent Material Grain:	ARENACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT TO MEDIUM		

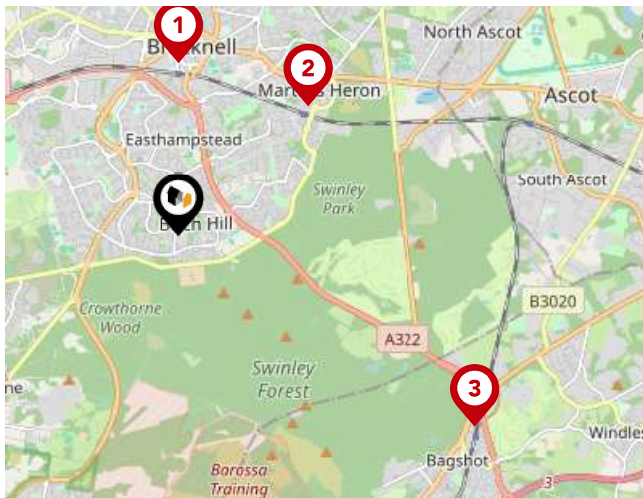


Primary Classifications (Most Common Clay Types)

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

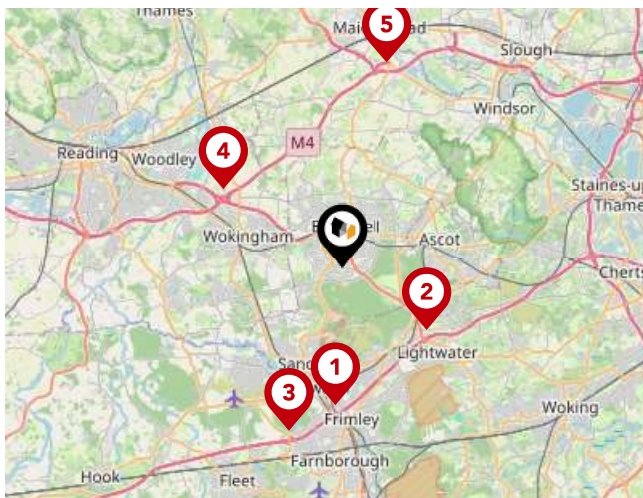
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
	Bracknell Rail Station	1.59 miles
	Martins Heron Rail Station	1.69 miles
	Bagshot Rail Station	3.26 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M3 J4	5.13 miles
	M3 J3	3.91 miles
	M3 J4A	6.38 miles
	M4 J10	5.26 miles
	M4 J8	7.74 miles

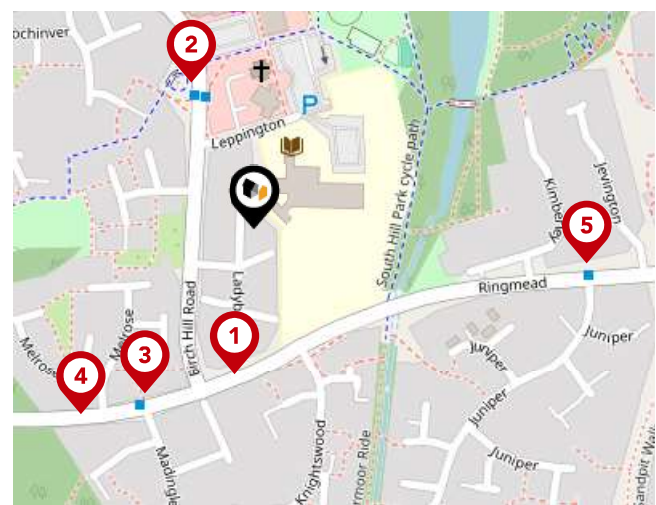


Airports/Helipads

Pin	Name	Distance
	Heathrow Airport	14.17 miles
	Heathrow Airport Terminal 4	13.99 miles
	Gatwick Airport	30.16 miles
	Biggin Hill Airport	34.16 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Knightswood	0.09 miles
2	Birch Hill Shopping Centre	0.09 miles
3	Melrose	0.11 miles
4	Melrose	0.15 miles
5	Juniper	0.19 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/



/DuncanYeardley



/DuncanYeardley



/company/duncan-yeardley

Duncan Yeardley

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.

Duncan Yeardley

9 Crown Row, Bracknell, RG12 0TH

01344 592416

charlotte.mcvea@duncanyeardley.co.uk

www.duncanyeardley.co.uk



Valuation Office
Agency

