

DY.

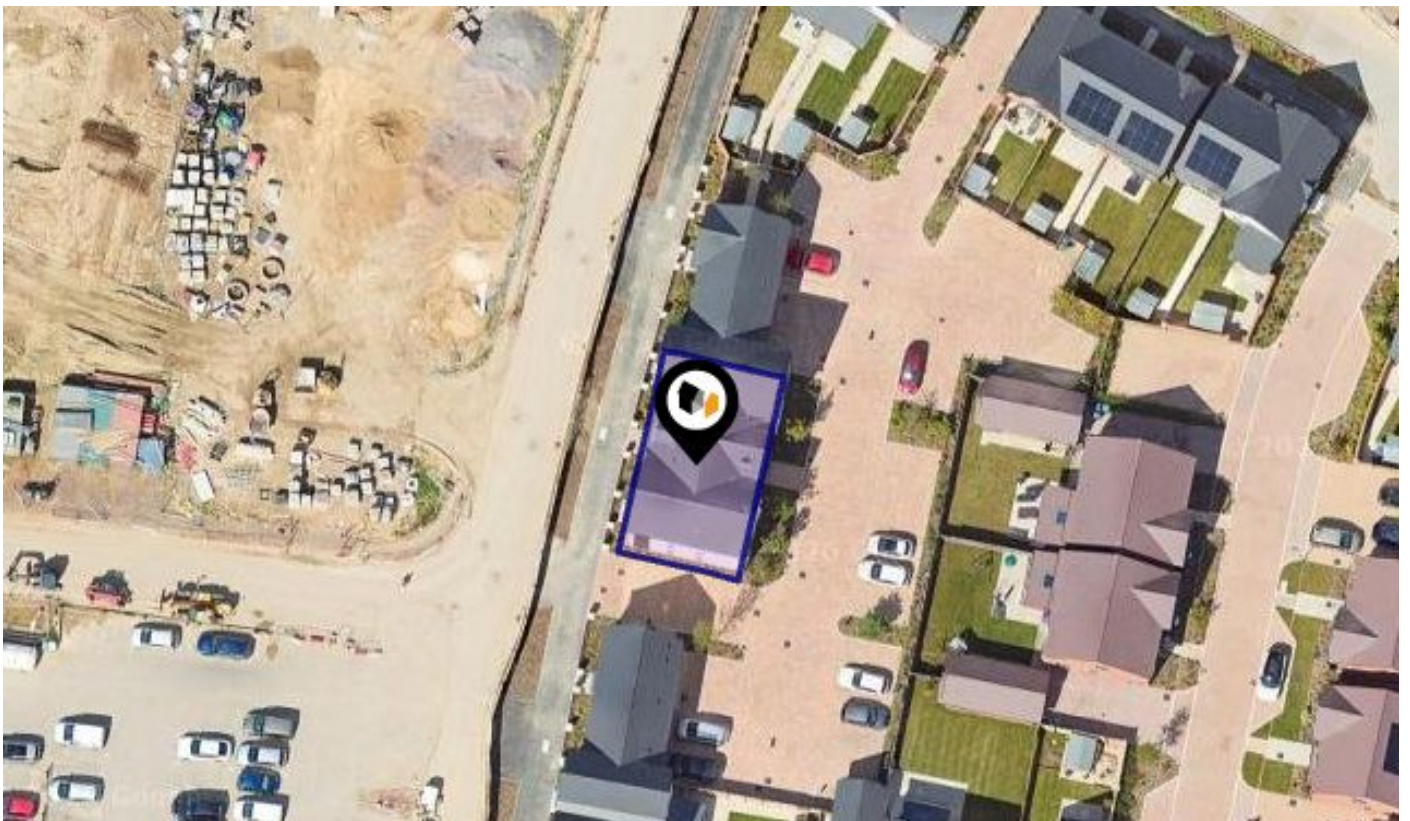


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 31st July 2026



BUCKLER RIDE, CROWTHORNE, RG45

Duncan Yeardley

9 Crown Row Bracknell Berkshire RG12 0TH

01344 860 121

bracknell@duncanyardley.co.uk

www.duncanyardley.co.uk



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*** NO ONWARD CHAIN ***

Situated within the highly sought-after Buckler's Park development in Crowthorne, this beautifully presented two-bedroom ground floor apartment offers contemporary living in an exceptional setting. Perfectly suited to first-time buyers, downsizers or investors alike, the property combines stylish interiors with the convenience of modern apartment living, all surrounded by acres of woodland walks and excellent local amenities.

Upon entering, you are welcomed by a spacious entrance hall providing access to all principal rooms. The heart of the home is the impressive open-plan kitchen, dining and living area, thoughtfully designed to create a bright and sociable space ideal for both relaxing and entertaining. The modern kitchen is fitted with a range of contemporary units and integrated appliances, while the living area enjoys plenty of natural light and offers direct access outside.

There are two well-proportioned double bedrooms, with the principal bedroom benefitting from its own stylish en-suite shower room. The second bedroom is ideal for guests, children or those working from home, and is served by a beautifully finished family bathroom.

Further benefits include allocated parking, ample storage, gas central heating and double glazing throughout.

Residents enjoy access to scenic woodland walks through Buckler's Forest, children's play areas, a community hub and excellent transport links to Crowthorne village, Bracknell, Wokingham and the M3 and M4 motorway network. The development also continues to benefit from new amenities, creating a thriving and vibrant neighbourhood.

This superb ground floor apartment offers a fantastic opportunity to purchase a stylish home in a prime location and early viewing is highly recommended.

No Onward Chain

Ground Floor Apartment

Allocated Parking

Fantastic Location

Close to Ammenities

Two Bedrooms



Property

Type:	Flat / Maisonette
Bedrooms:	2
Floor Area:	699 ft ² / 65 m ²
Plot Area:	0.05 acres
Council Tax :	Band D
Annual Estimate:	£2,265
Title Number:	BK529098

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)

23
mb/s

-
mb/s



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:

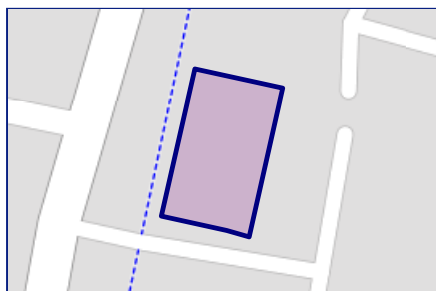


Freehold Title Plan



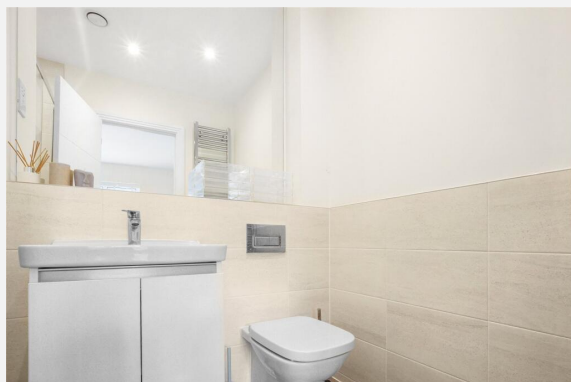
BK517274

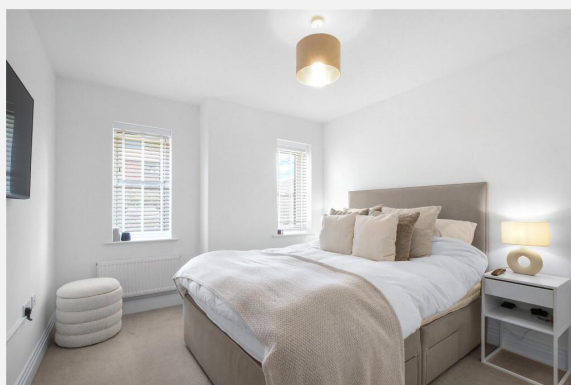
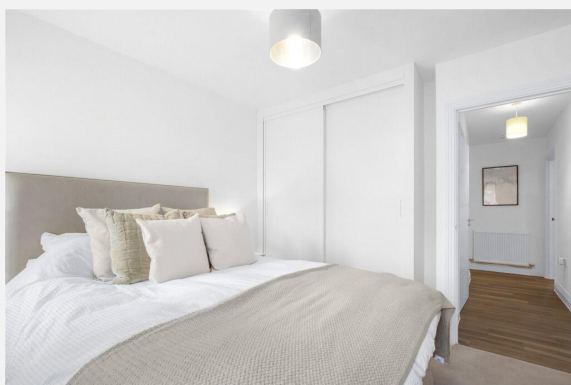
Leasehold Title Plan



BK529098

Start Date: 29/06/2023
End Date: 01/01/3021
Lease Term: 999 years from and including 1 January 2022
Term Remaining: 995 years





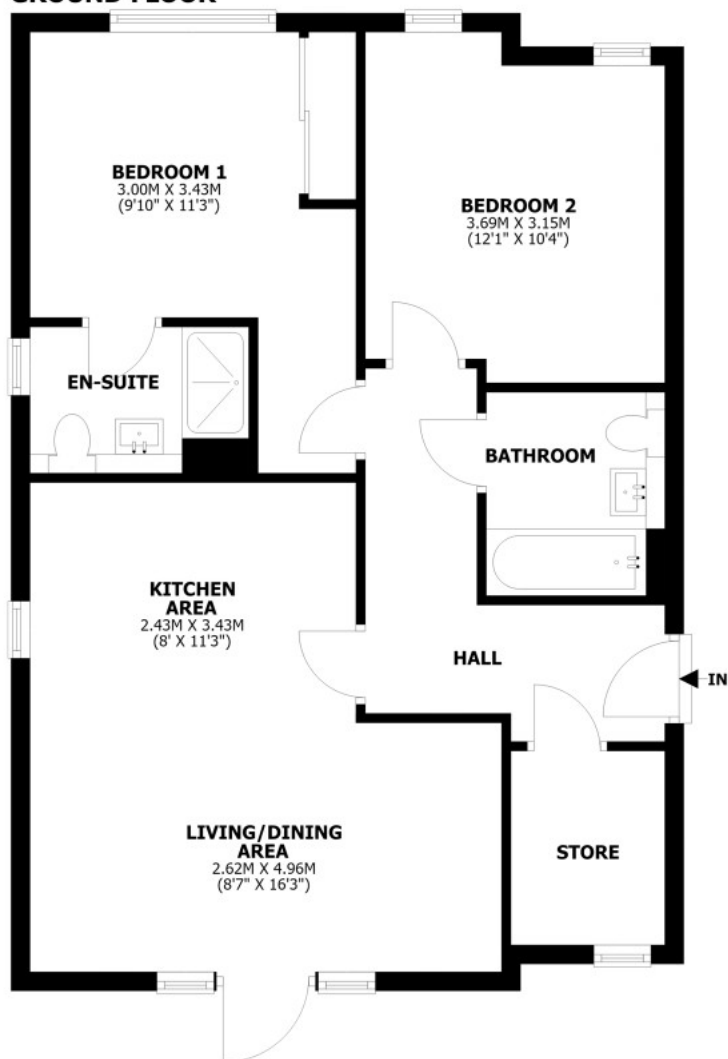
BUCKLER RIDE, CROWTHORNE, RG45

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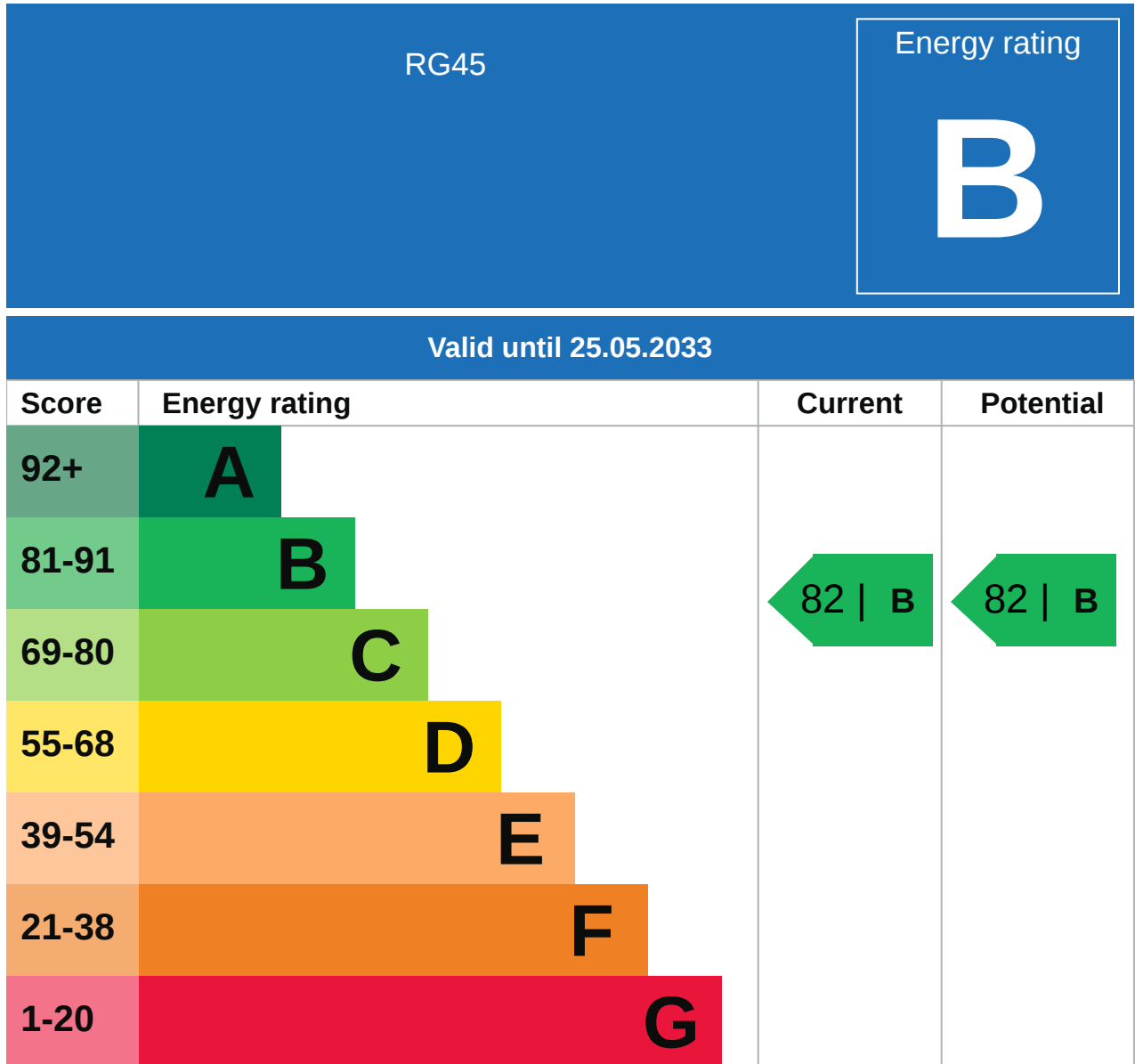
Buckler Ride, Crowthorne, RG45

Total internal area: approx. 65 sq. metres (700 sq. feet)

GROUND FLOOR



This floorplan is for illustrative guidance only and is not to be 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

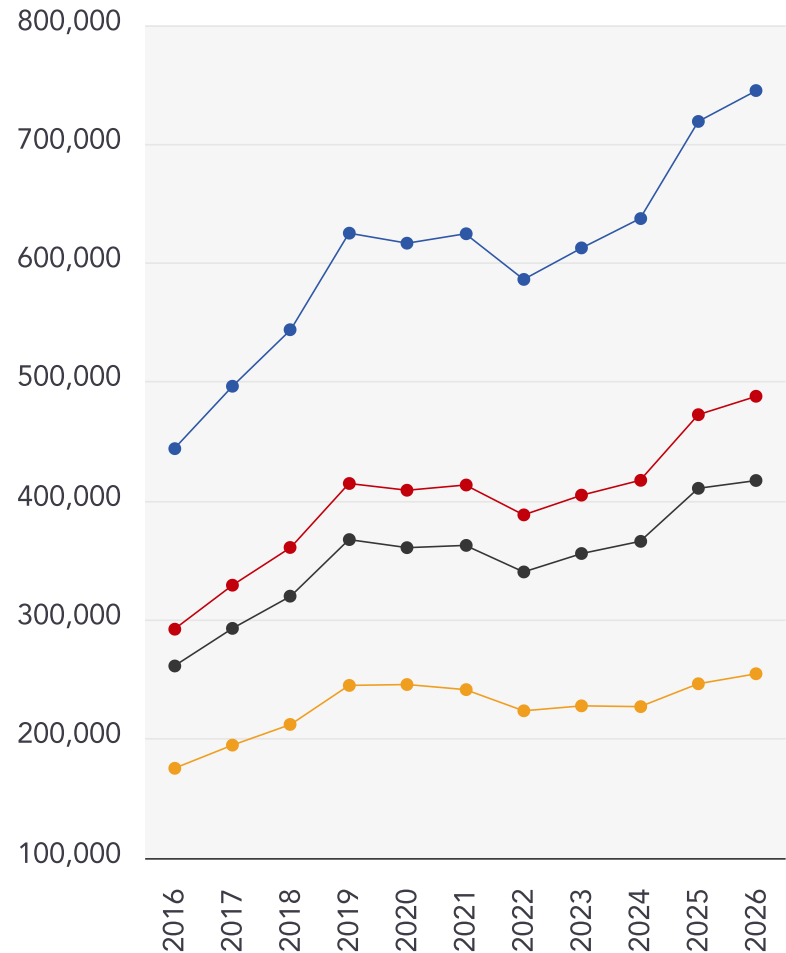
Property Type:	Flat
Build Form:	Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Gas: mains gas
Floor Level:	1
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.24 W/m-Â°K
Walls Energy:	Very Good
Roof:	(other premises above)
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:	Average thermal transmittance 0.15 W/m-Â°K
Total Floor Area:	65 m ²

Market

House Price Statistics

DY.

10 Year History of Average House Prices by Property Type in RG45



Detached

+67.78%

Semi-Detached

+66.97%

Terraced

+59.63%

Flat

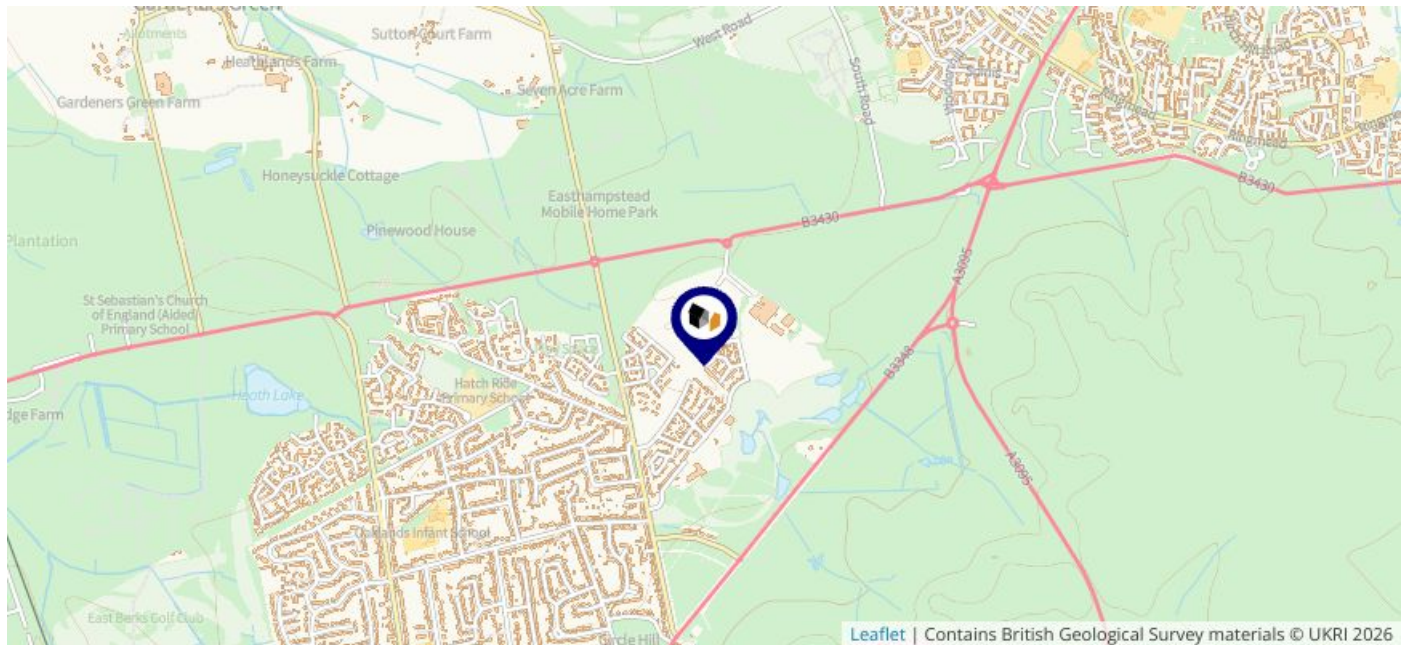
+45.31%

Maps

Coal Mining

DY.

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.

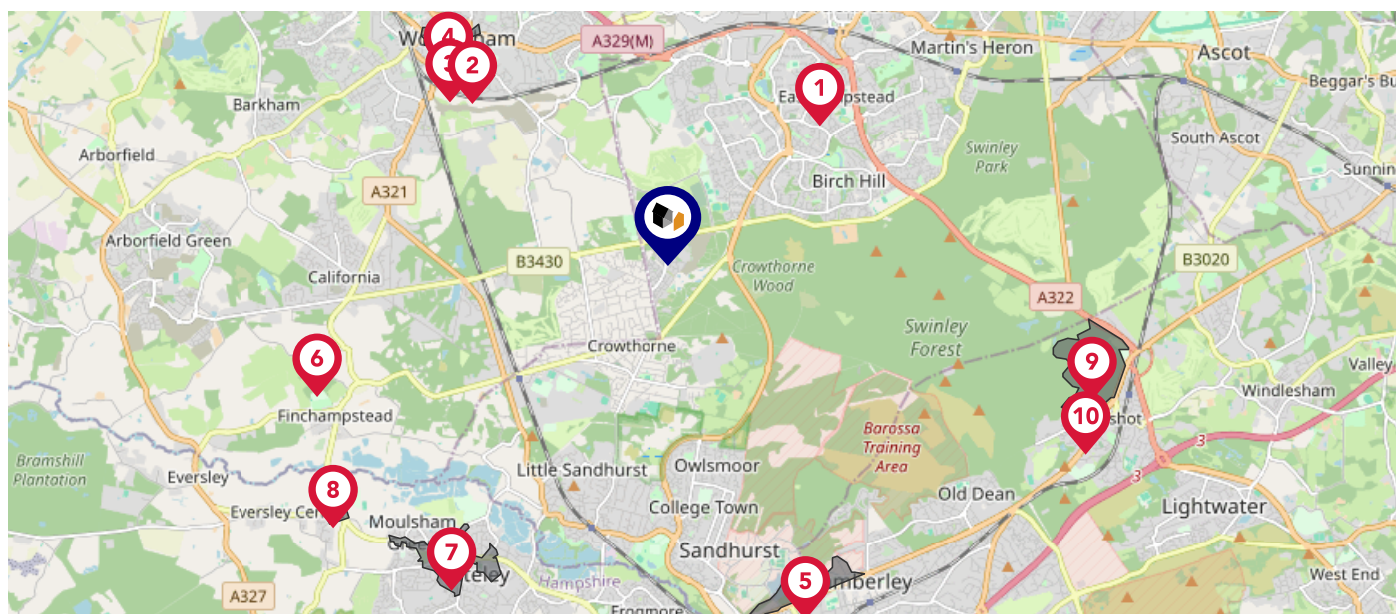
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

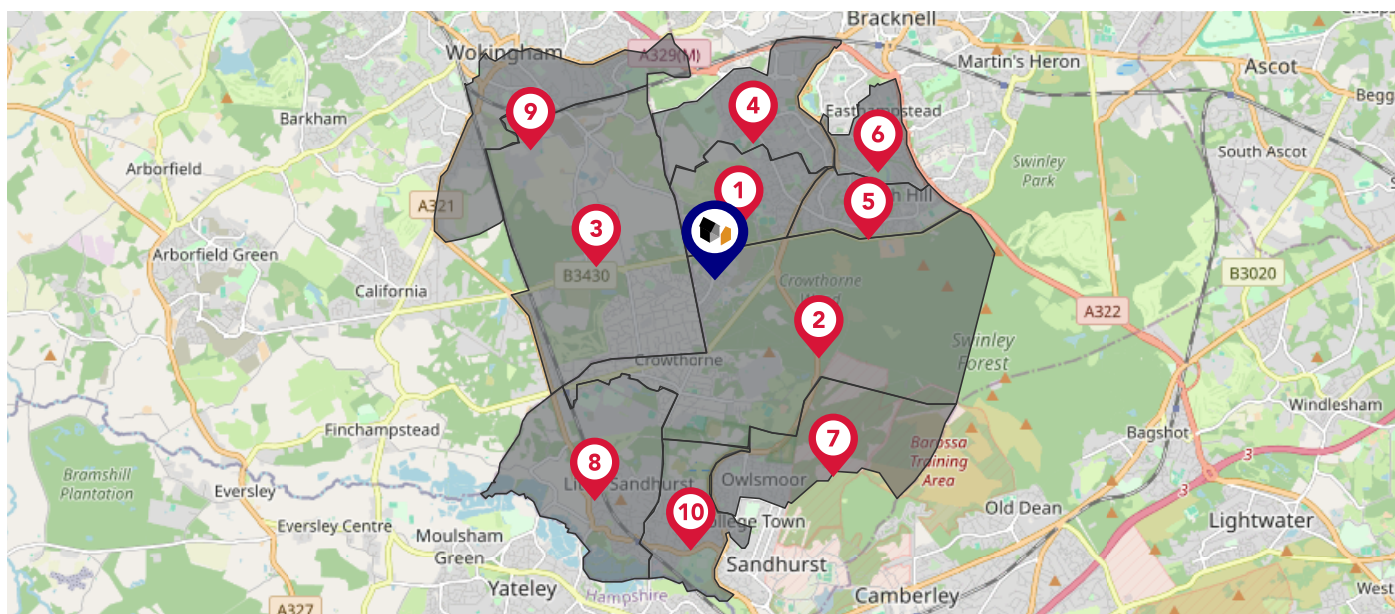
- | | |
|----|---|
| 1 | Easthampstead |
| 2 | Murdoch Road |
| 3 | Langborough Road |
| 4 | Wokingham Town Centre |
| 5 | RMA (Former) Staff College and London Road, Camberley |
| 6 | Finchampstead Church |
| 7 | Yateley Green |
| 8 | Eversley Cross |
| 9 | Bagshot Park, Bagshot |
| 10 | Bagshot, Church Road |

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

Great Hollands South Ward

2

Crowthorne Ward

3

Wokingham Without Ward

4

Great Hollands North Ward

5

Hanworth Ward

6

Old Bracknell Ward

7

Owlsmoor Ward

8

Little Sandhurst and Wellington Ward

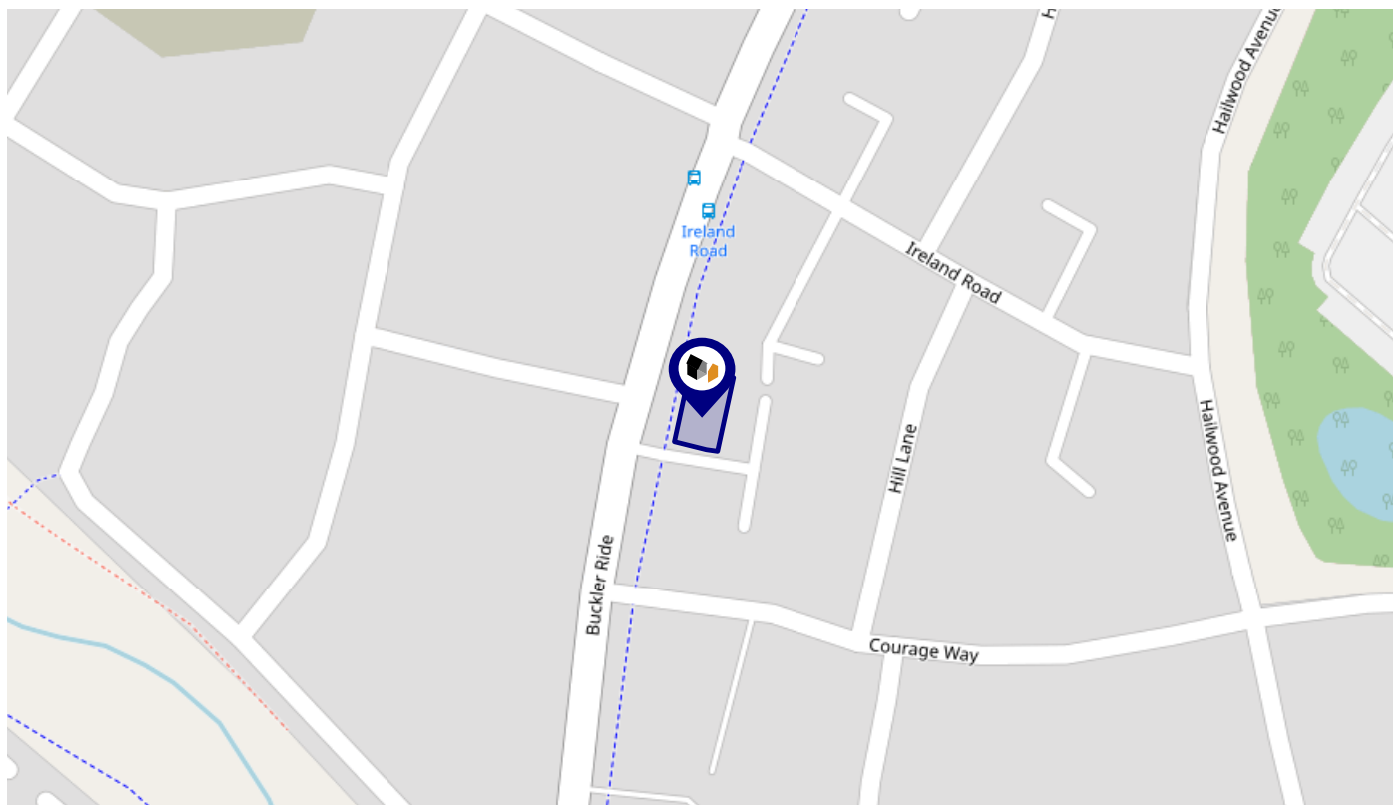
9

Wescott Ward

10

Central Sandhurst 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:

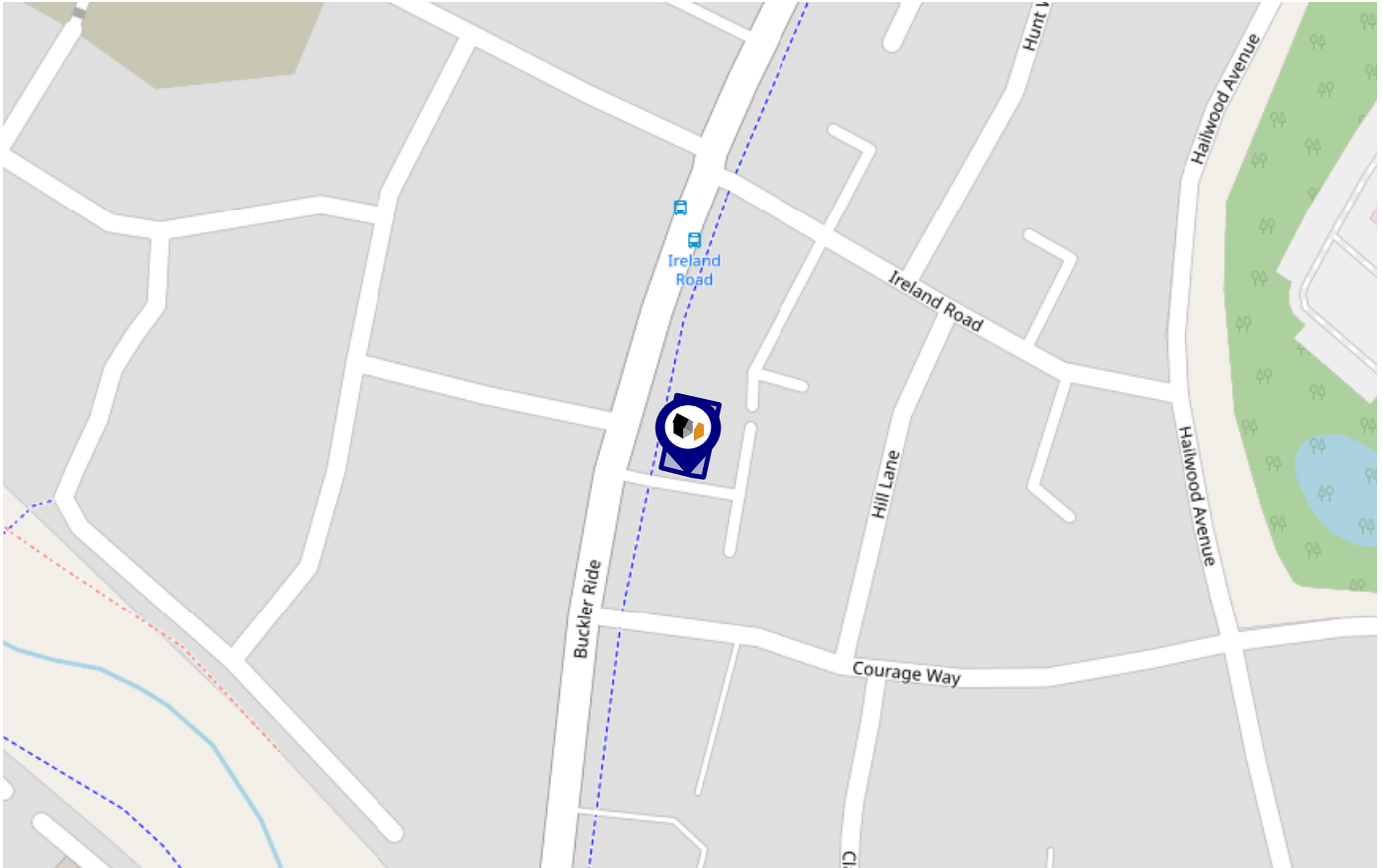
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

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.

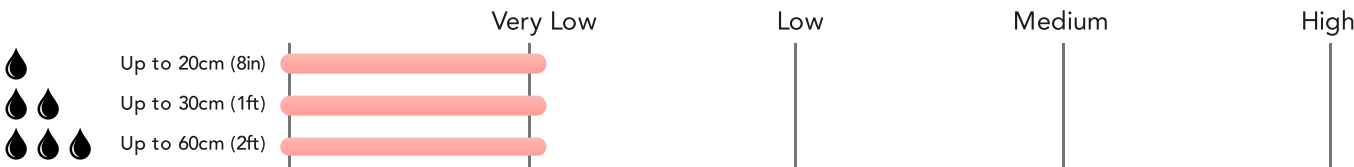


Risk Rating: Very low

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:

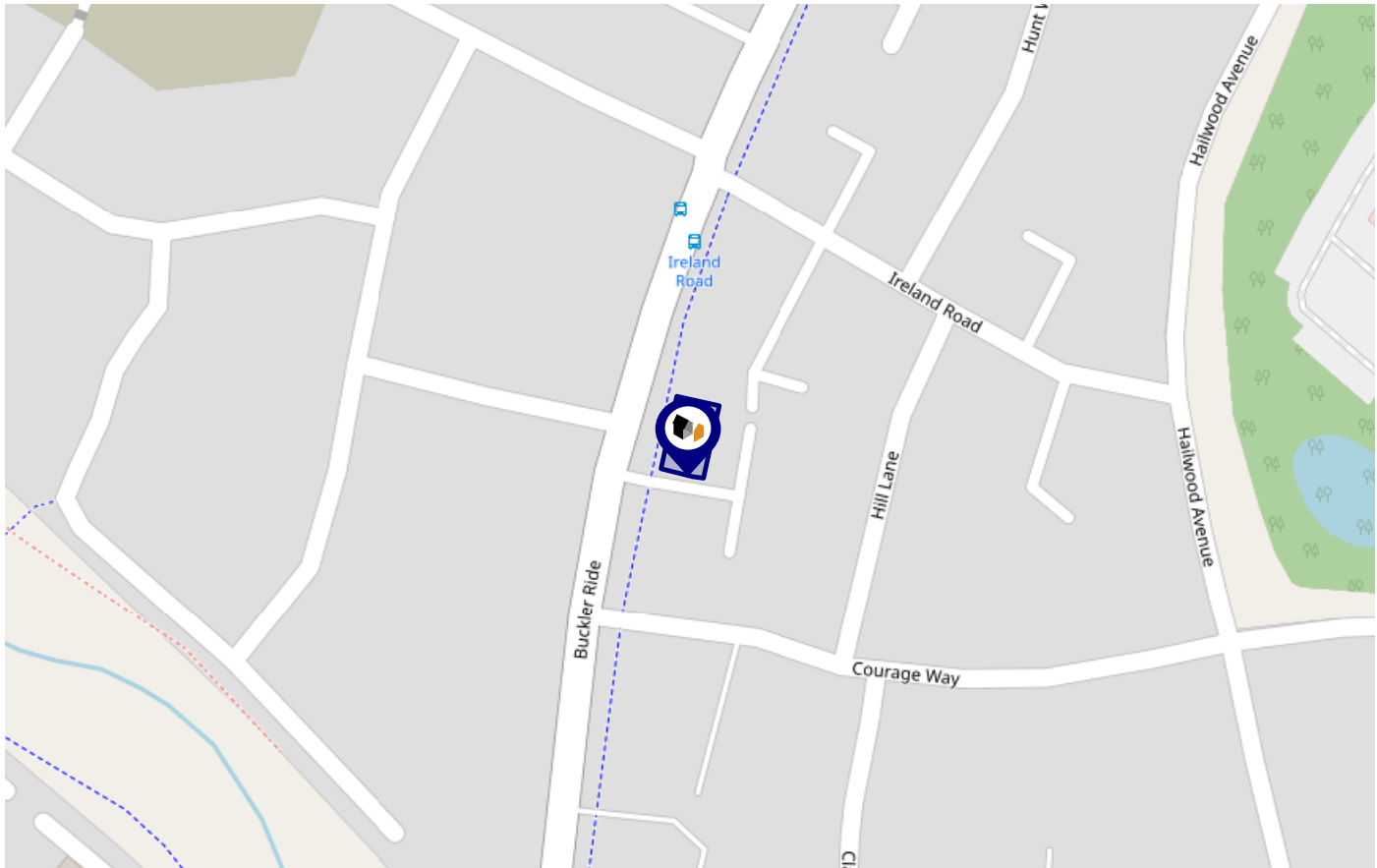


Flood Risk

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.

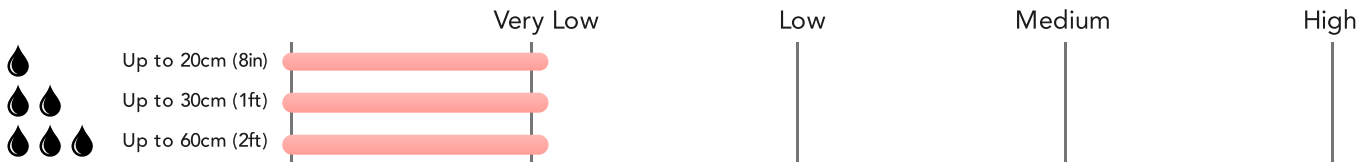


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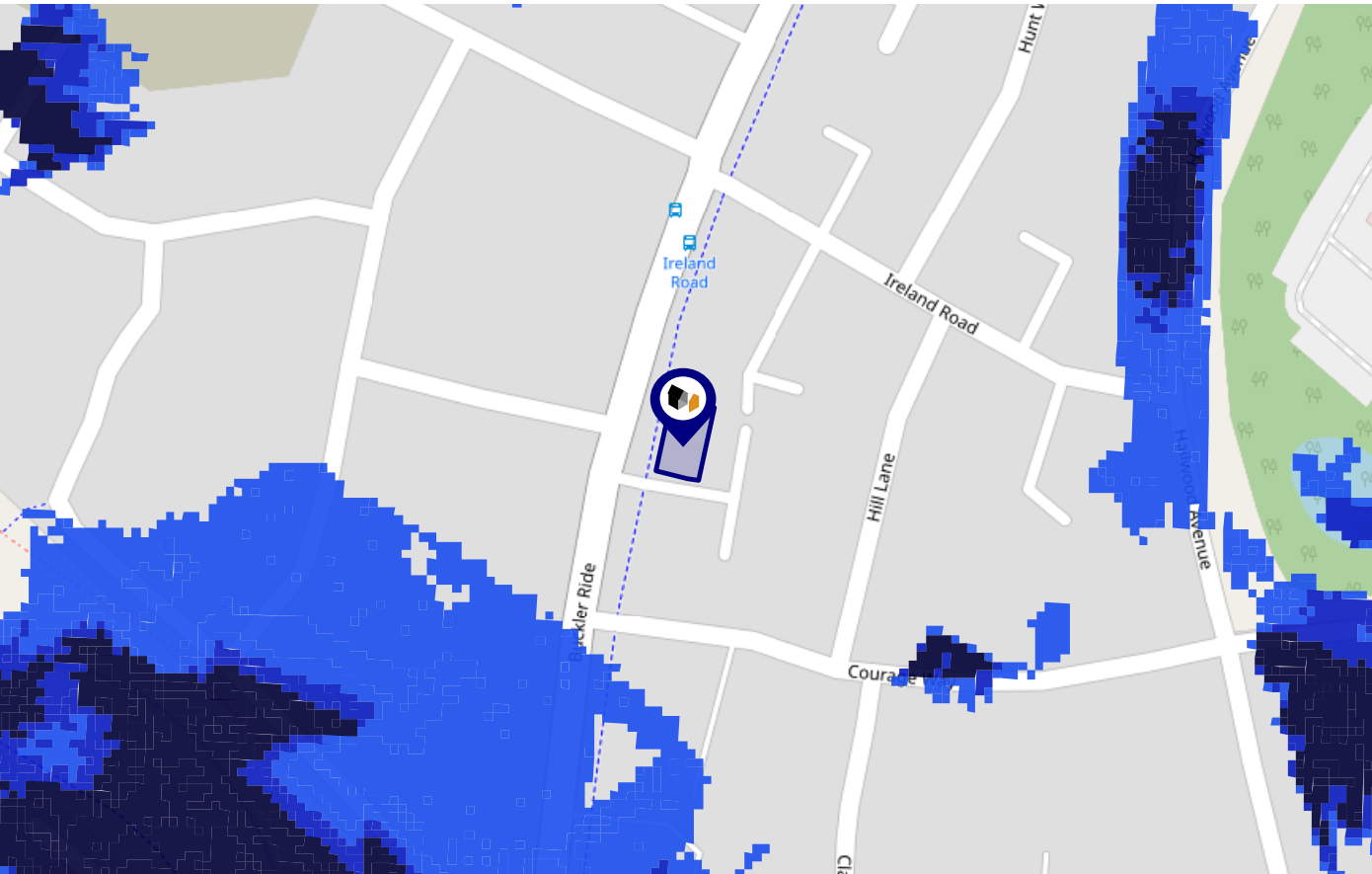


Flood Risk

Surface Water - Flood Risk



This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

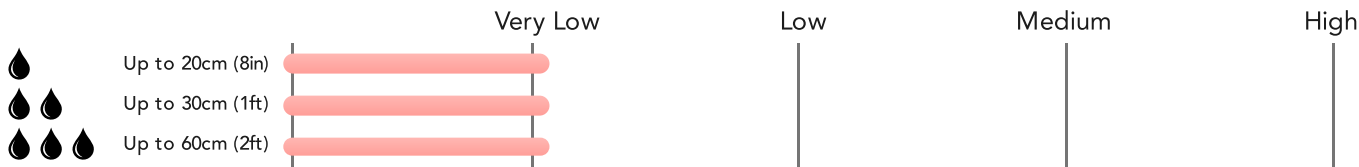


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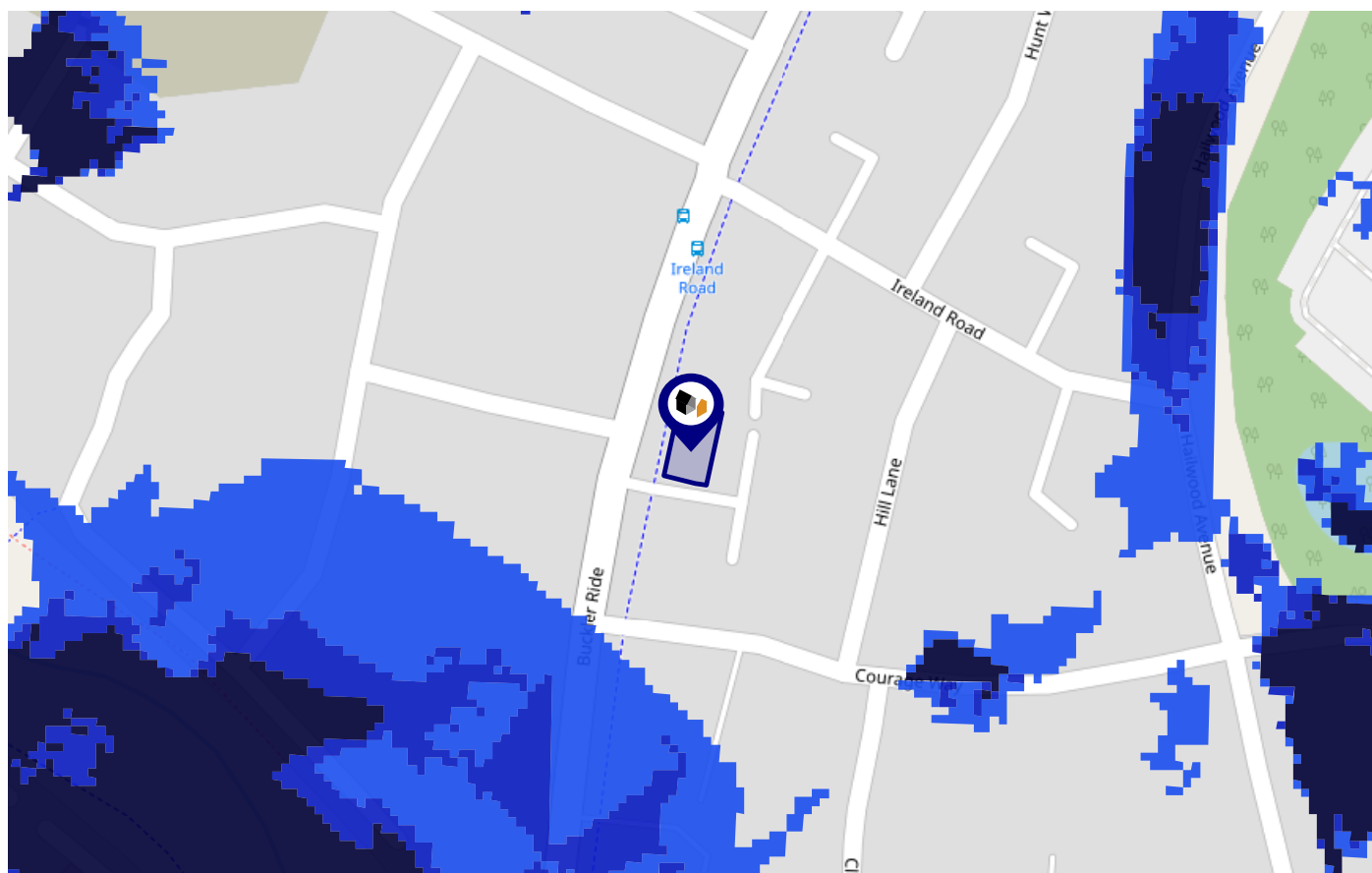


Flood Risk

Surface Water - Climate Change

DY.

This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

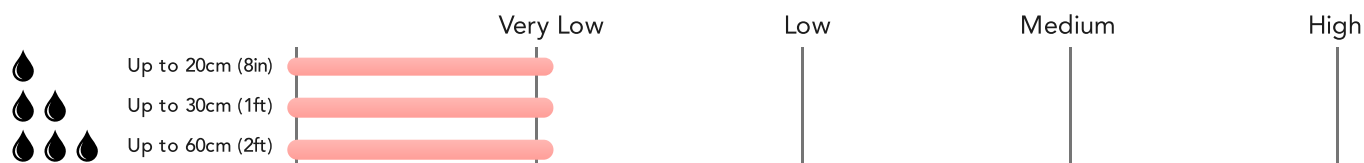


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Chance of flooding to the following depths at this property:



KFB - Key Facts For Buyers

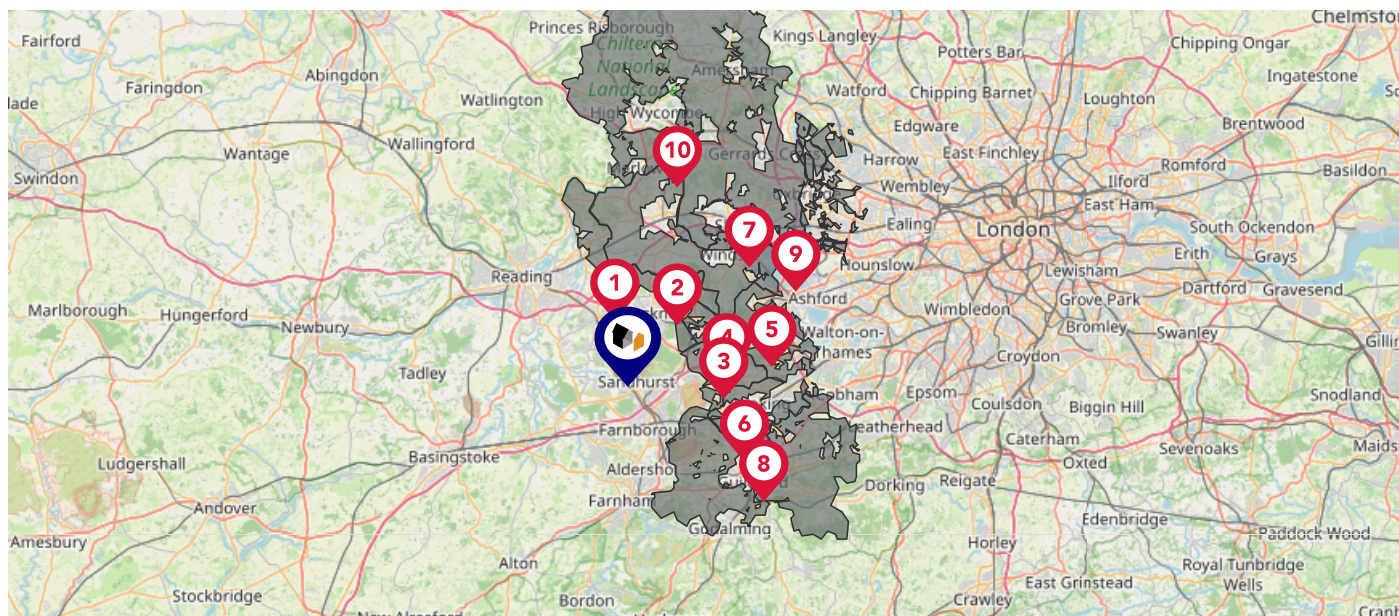
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Maps

Green Belt

DY.

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



Nearby Green Belt Land

1

London Green Belt - Wokingham

2

London Green Belt - Bracknell Forest

3

London Green Belt - Surrey Heath

4

London Green Belt - Windsor and Maidenhead

5

London Green Belt - Runnymede

6

London Green Belt - Woking

7

London Green Belt - Slough

8

London Green Belt - Guildford

9

London Green Belt - Hillingdon

10

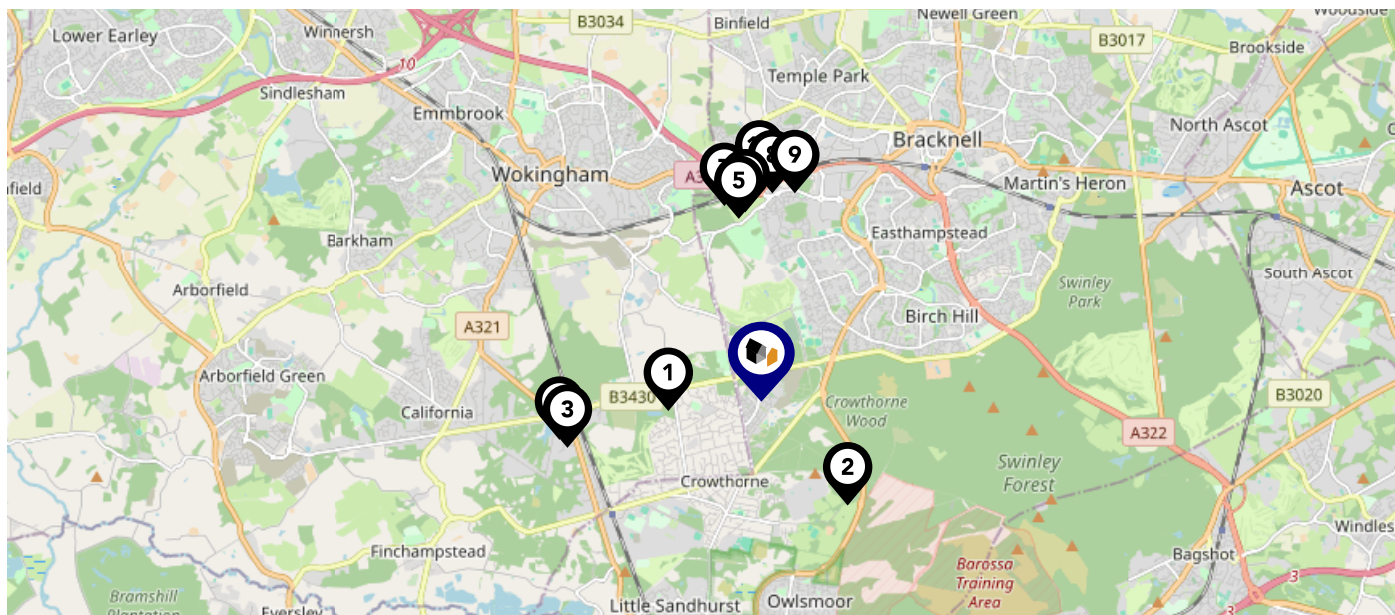
London Green Belt - Buckinghamshire

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

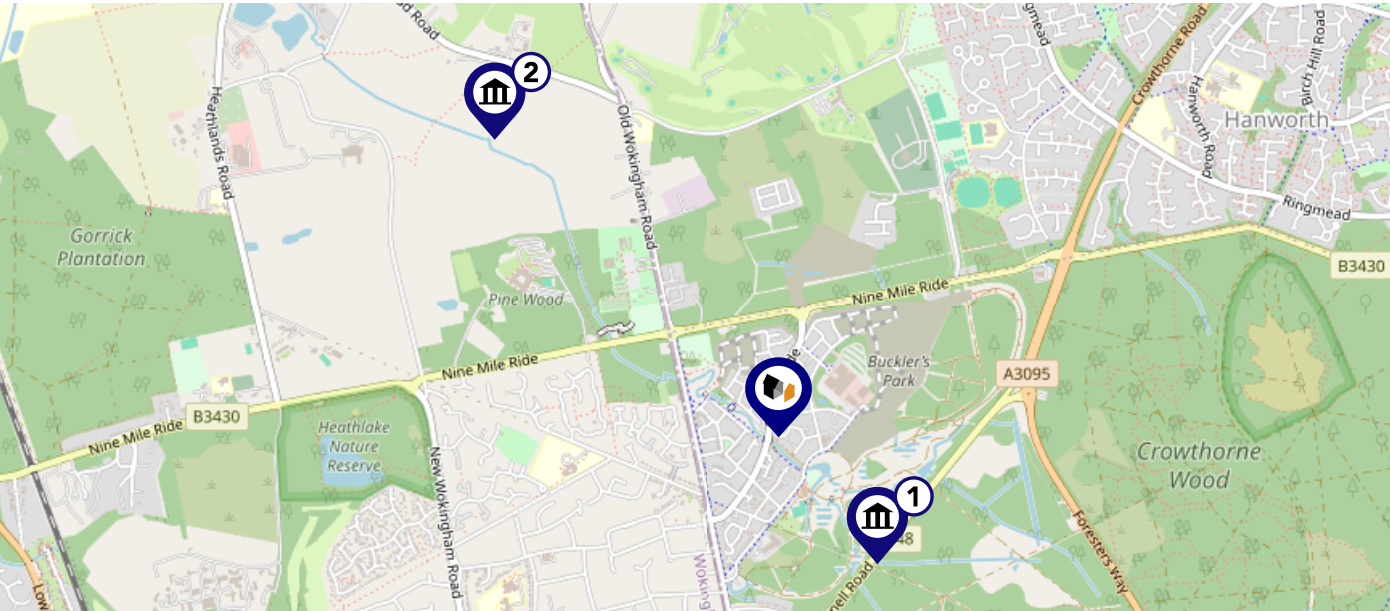
1	Honeyhill Gardeners Green-Honeyhill, Crowthorne	Historic Landfill	☐
2	Butter Hill-Crowthorne	Historic Landfill	☐
3	Sand Pit-Kings Bridge, Nine Mile Ride, Crowthorne, Berkshire	Historic Landfill	☐
4	Silverstock Bog-Finchampstead	Historic Landfill	☐
5	Buckhurst Piggeries-Amen Corner	Historic Landfill	☐
6	Buckhurst Moors-Amen Corner	Historic Landfill	☐
7	Sandlea Farm-Amen Corner	Historic Landfill	☐
8	Rose Farm-Amen Corner	Historic Landfill	☐
9	Beehive South West-Beehive Road, Bracknell, Berkshire	Historic Landfill	☐
10	Nike Land-Amen Corner	Historic Landfill	☐

Maps

Listed Buildings

DY.

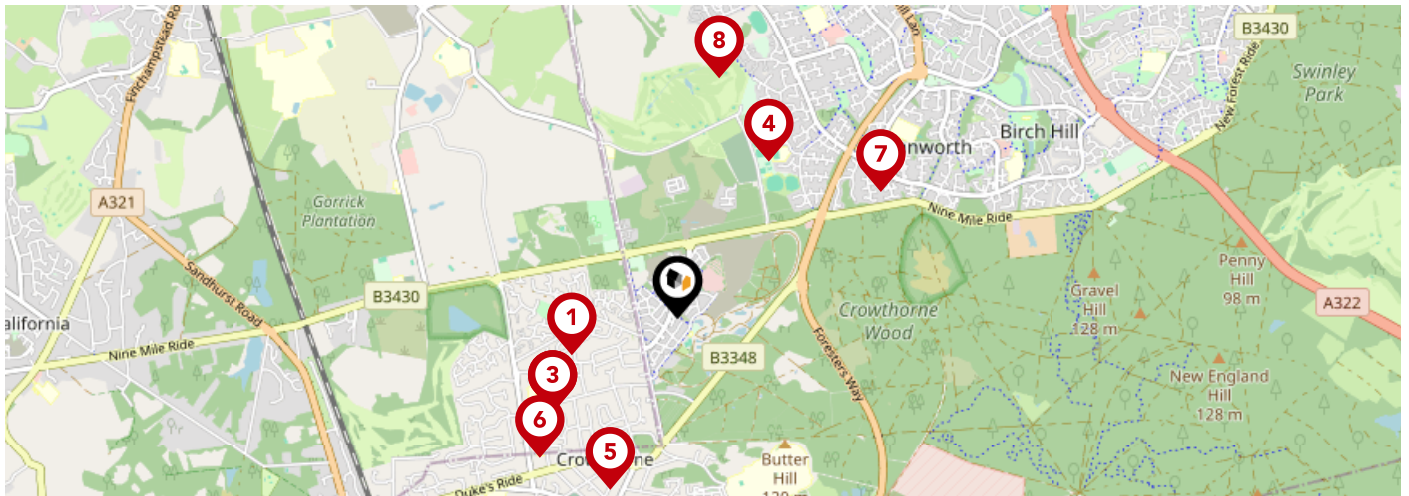
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



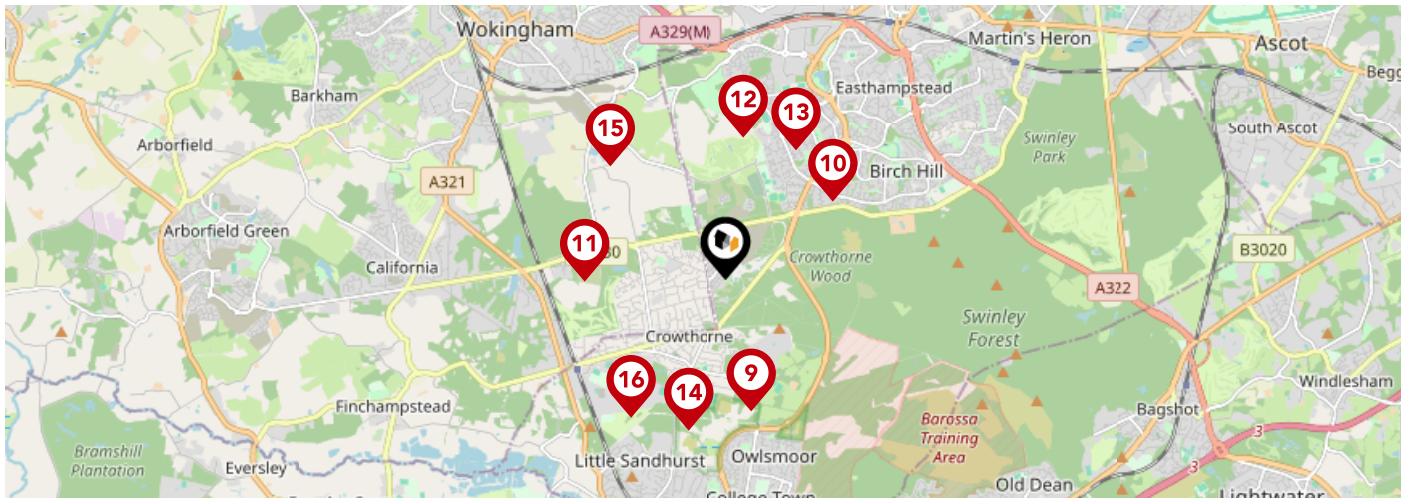
Listed Buildings in the local district		Grade	Distance
	1390354 - Windy Ridge	Grade II	0.4 miles
	1313124 - Barn At Sutton Court Farm	Grade II	0.9 miles

Area Schools

DY.



		Nursery	Primary	Secondary	College	Private
1	Hatch Ride Primary School Ofsted Rating: Good Pupils: 207 Distance:0.52	☐	☒	☐	☐	☐
2	Oaklands Infant School Ofsted Rating: Good Pupils: 158 Distance:0.73	☐	☒	☐	☐	☐
3	Oaklands Junior School Ofsted Rating: Good Pupils: 245 Distance:0.73	☐	☒	☐	☐	☐
4	Wooden Hill Primary and Nursery School Ofsted Rating: Good Pupils: 423 Distance:0.83	☐	☒	☐	☐	☐
5	Crowthorne Church of England Primary School Ofsted Rating: Outstanding Pupils: 211 Distance:0.85	☐	☒	☐	☐	☐
6	Our Lady's Preparatory School Ofsted Rating: Not Rated Pupils: 235 Distance:0.91	☐	☒	☐	☐	☐
7	St Margaret Clitherow Catholic Primary School, Bracknell Ofsted Rating: Good Pupils: 200 Distance:1.11	☐	☒	☐	☐	☐
8	King's Academy Easthampstead Park Ofsted Rating: Good Pupils: 976 Distance:1.13	☐	☐	☒	☐	☐

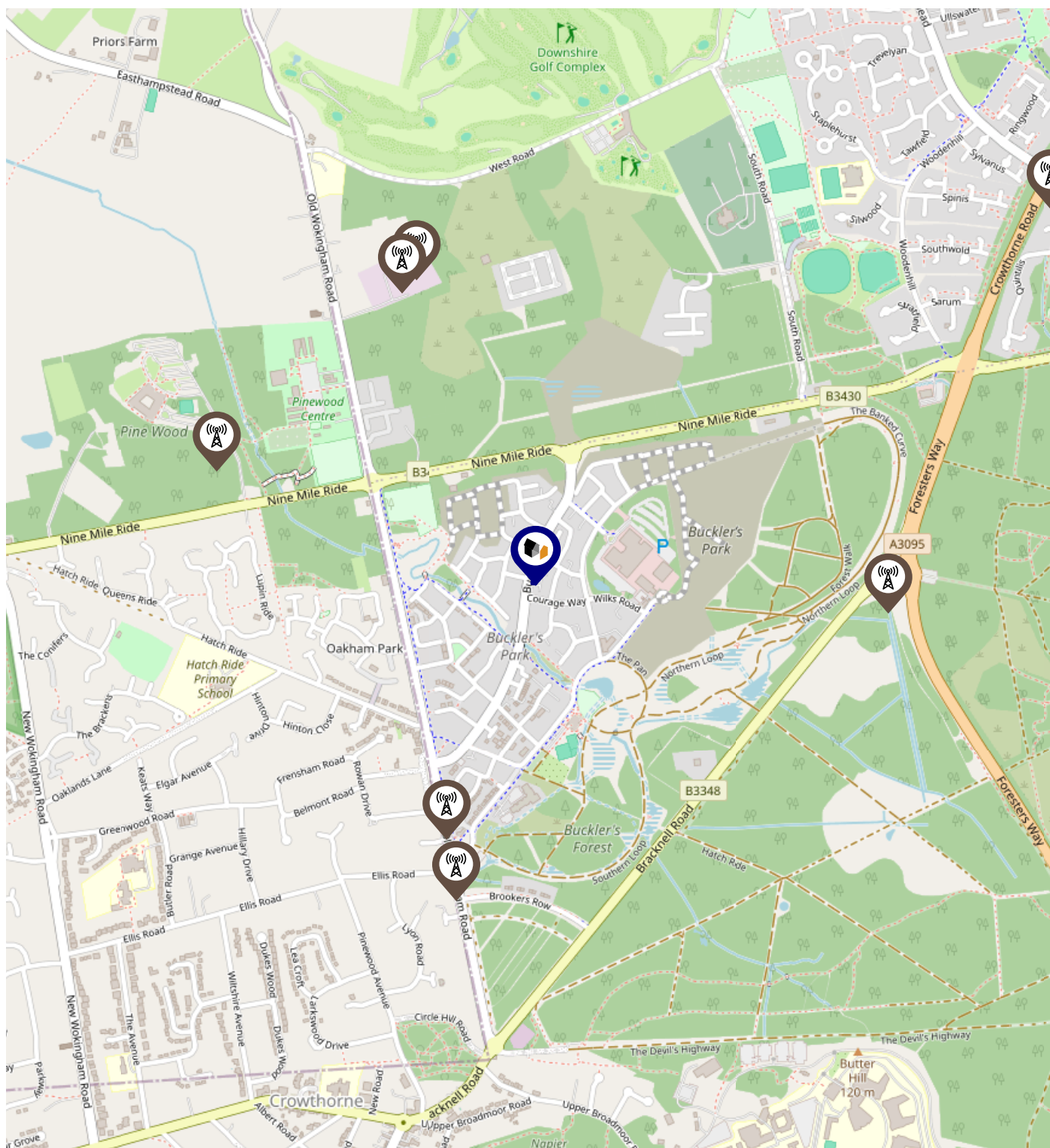


		Nursery	Primary	Secondary	College	Private
	Wildmoor Heath School Ofsted Rating: Good Pupils: 211 Distance:1.23	☐	☒	☐	☐	☐
	The Pines School Ofsted Rating: Good Pupils: 332 Distance:1.23	☐	☒	☐	☐	☐
	Saint Sebastians Church of England Primary School Ofsted Rating: Good Pupils: 119 Distance:1.3	☐	☒	☐	☐	☐
	Jennett's Park CofE Primary School Ofsted Rating: Good Pupils: 427 Distance:1.33	☐	☒	☐	☐	☐
	Great Hollands Primary School Ofsted Rating: Good Pupils: 275 Distance:1.37	☐	☒	☐	☐	☐
	Edgbarrow School Ofsted Rating: Outstanding Pupils: 1490 Distance:1.42	☐	☐	☒	☐	☐
	Holme Grange School Ofsted Rating: Not Rated Pupils: 793 Distance:1.51	☐	☐	☒	☐	☐
	Wellington College Ofsted Rating: Not Rated Pupils: 1101 Distance:1.54	☐	☐	☒	☐	☐

Local Area

Masts & Pylons

DY.



Key:



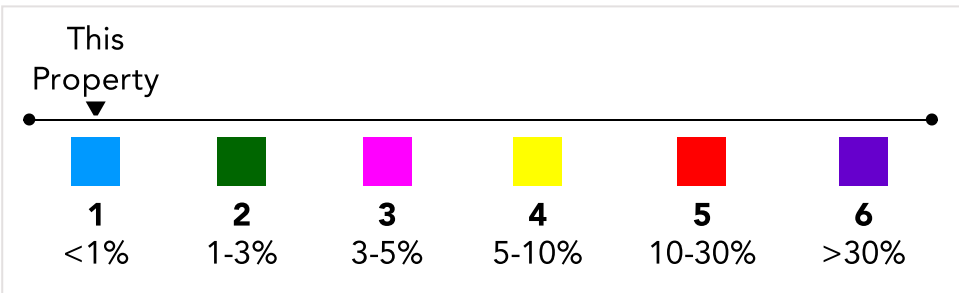
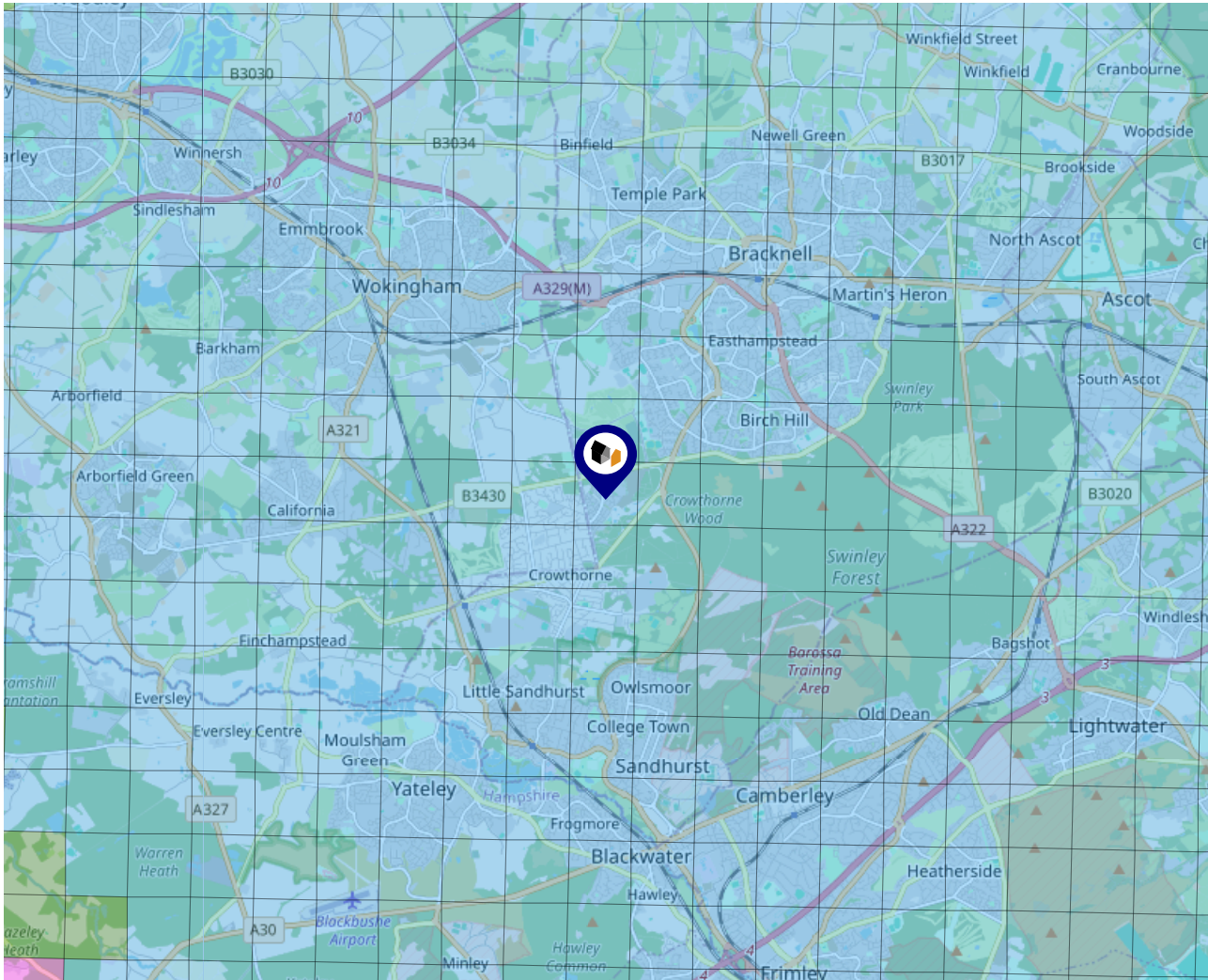
Power Pylons



Communication Masts

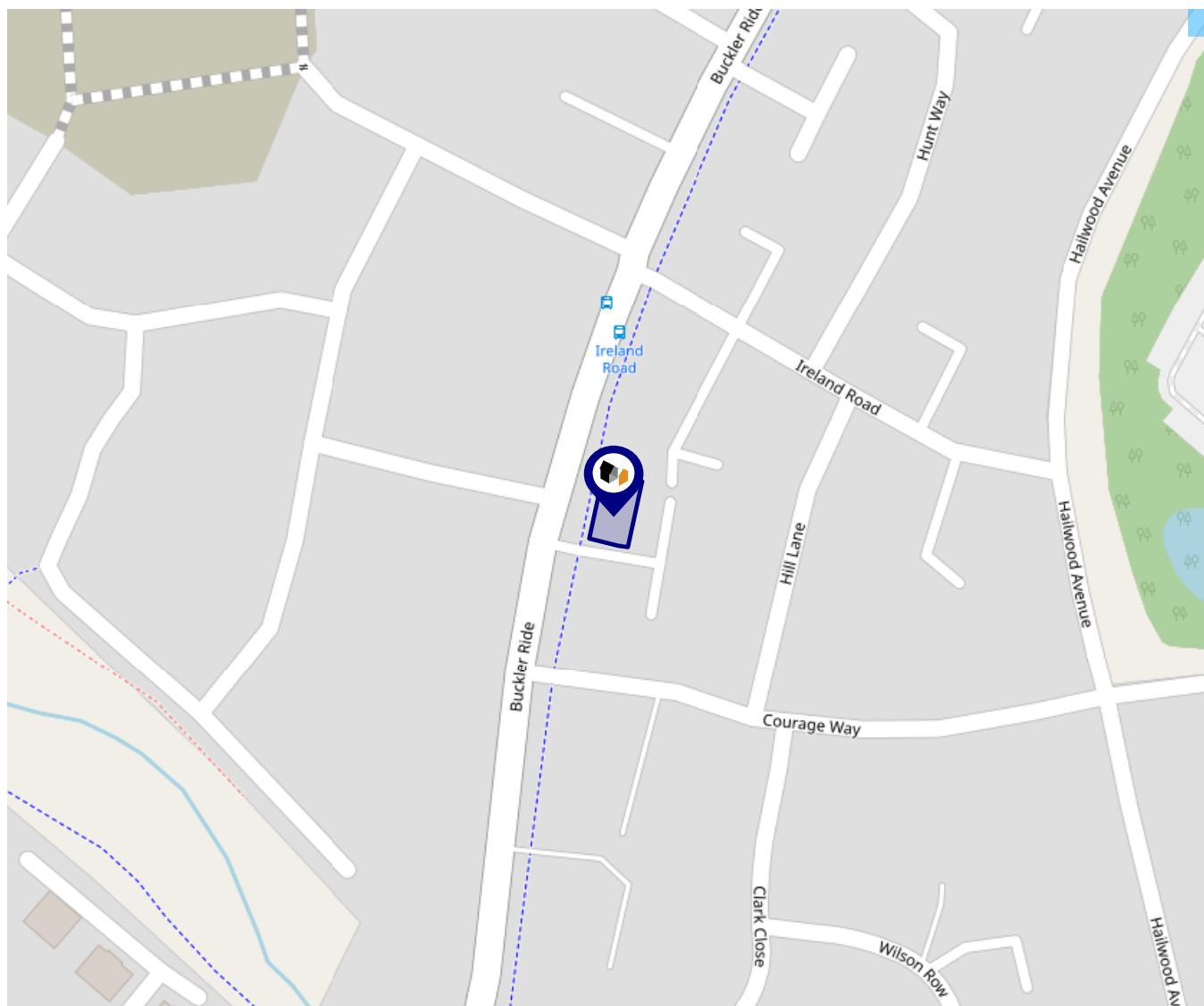
What is Radon?

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

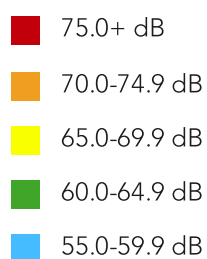


Local Area Road Noise

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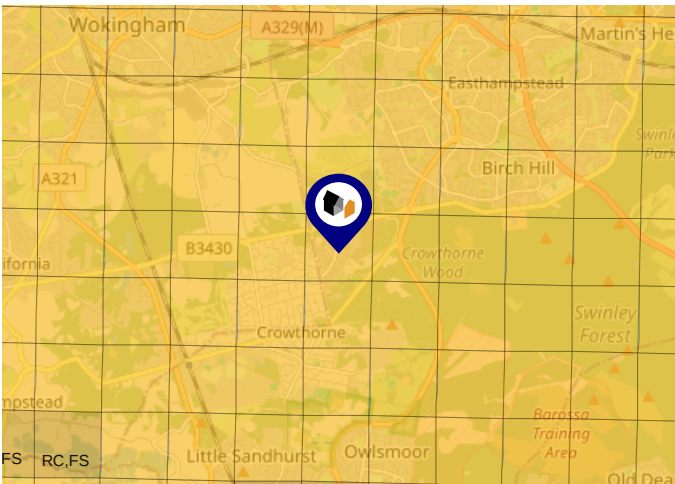


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.



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



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.

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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

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Duncan Yeardley

9 Crown Row Bracknell Berkshire RG12

OTH

01344 860 121

bracknell@duncanyeardley.co.uk

www.duncanyeardley.co.uk

