

DY.



See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 19th August 2026



BROWNRIGG CRESCENT, BRACKNELL, RG12

Duncan Yeardley

9 Crown Row Bracknell Berkshire RG12 0TH

01344 860 121

bracknell@duncanyearldley.co.uk

www.duncanyearldley.co.uk



Powered by
aprift
Know any property instantly

Introduction

Our Comments

The logo consists of the letters 'DY.' in a white, sans-serif font, positioned within a solid magenta square.

Set in the popular residential area of Bullbrook, this two-bedroom end-of-terrace home has been refurbished since purchase and now offers a modernised living space.

The accommodation comprises a living room leading through to a conservatory, with a new kitchen completing the ground floor. To the first floor are two double bedrooms and a bathroom. Further features include gas radiator heating.

Outside, the property benefits from driveway parking, along with garden space.

Brownrigg Crescent is well placed for a range of local amenities, with shops and schools nearby. The property is also ideally positioned for access to the beautiful Lily Hill Park, while Bracknell town centre and train station are approximately 1.5 miles away. Martins Heron train station is also within easy reach, providing convenient connections for commuters.

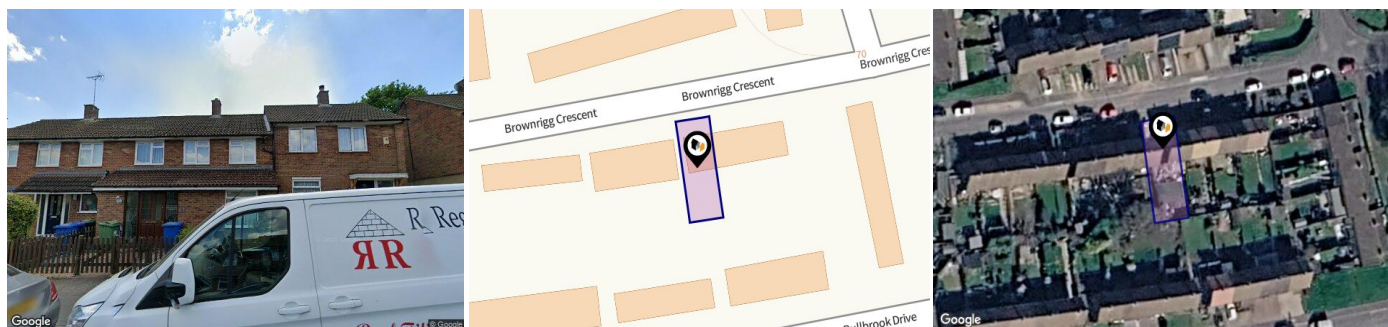
End of Terrace

Conservatory

Driveway Parking

New Kitchen

Two Bedrooms



Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	667 ft ² / 62 m ²		
Plot Area:	0.05 acres		
Year Built :	1950-1966		
Council Tax :	Band C		
Annual Estimate:	£2,013		
Title Number:	BK263184		

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)

7 mb/s	155 mb/s	5500 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address

DY.

Planning records for: **Brownrigg Crescent, Bracknell, RG12**

Reference - 24/00226/CLPUD

Decision: Decision Made

Date: 09th May 2024

Description:

Application for a certificate of lawfulness for the proposed erection of two storey rear extension and single storey side extension.

Reference - 24/00484/FUL

Decision: Decision Made

Date: 29th August 2024

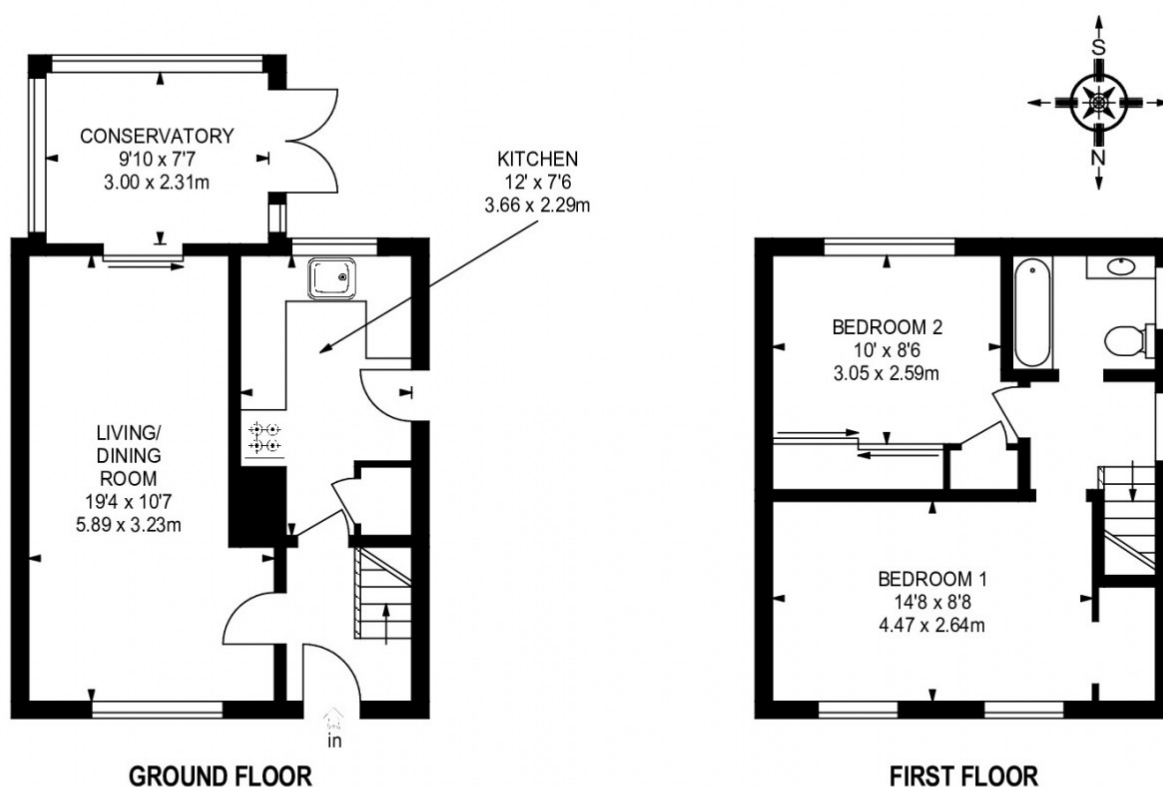
Description:

Proposed part single storey / part two storey rear extension.





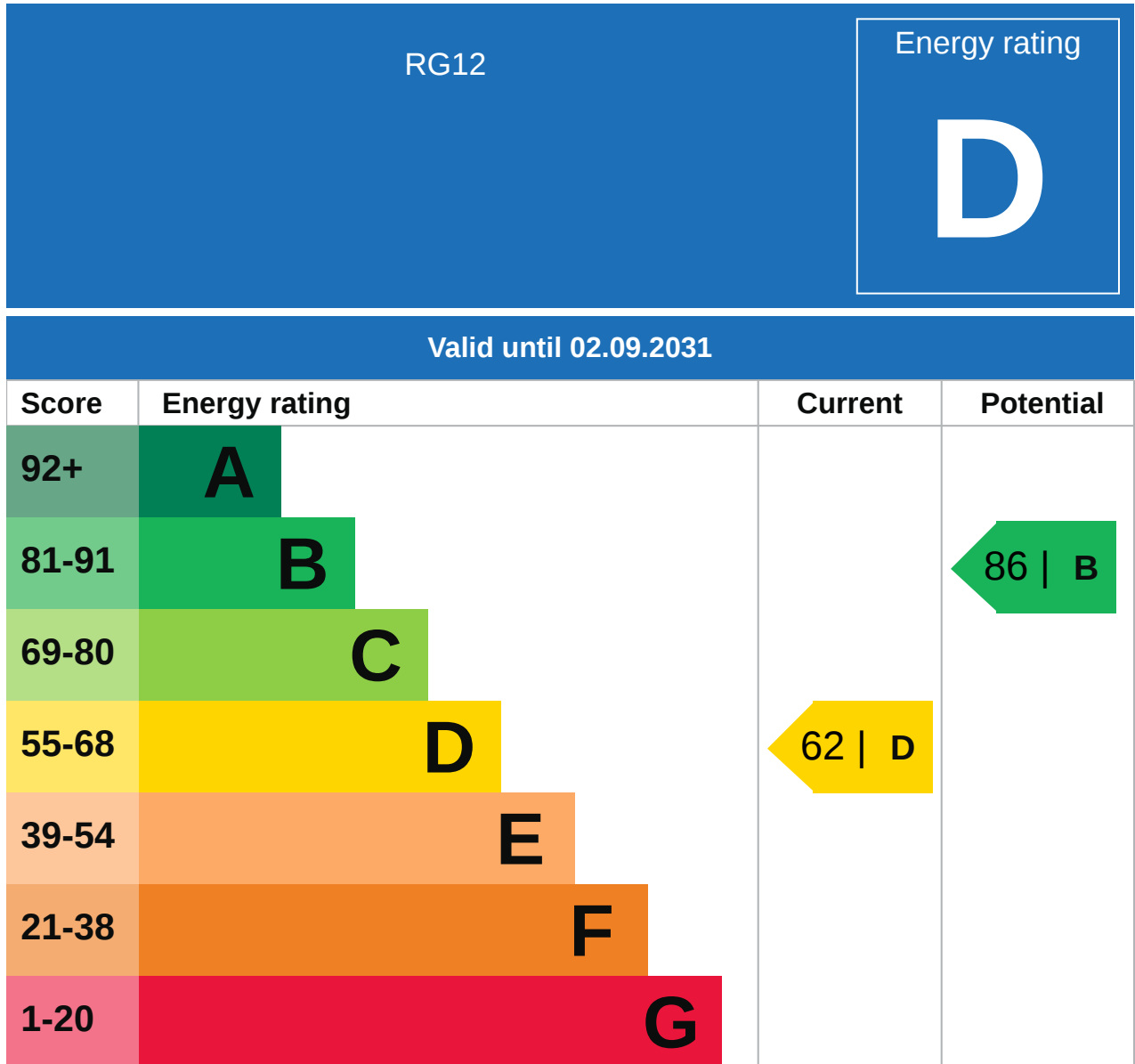
BROWNRIGG CRESCENT, BRACKNELL, RG12



APPROX. GROSS INTERNAL FLOOR AREA 732 SQ FT / 68.00 SQ M

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

Estate Services © 2021 www.estateservicespcs.co.uk



Additional EPC Data

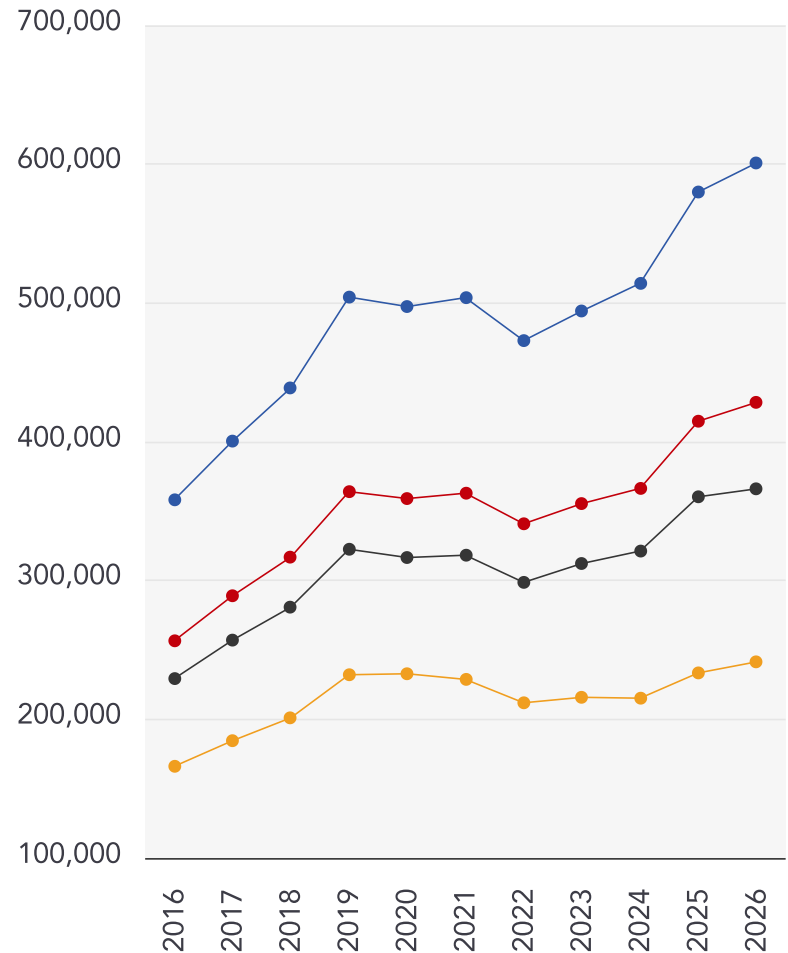
Property Type:	House
Build Form:	End-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Glazing Type:	Double glazing installed before 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 75 mm loft insulation
Roof Energy:	Average
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:	Average
Lighting:	Low energy lighting in 43% of fixed outlets
Floors:	Solid, no insulation (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%

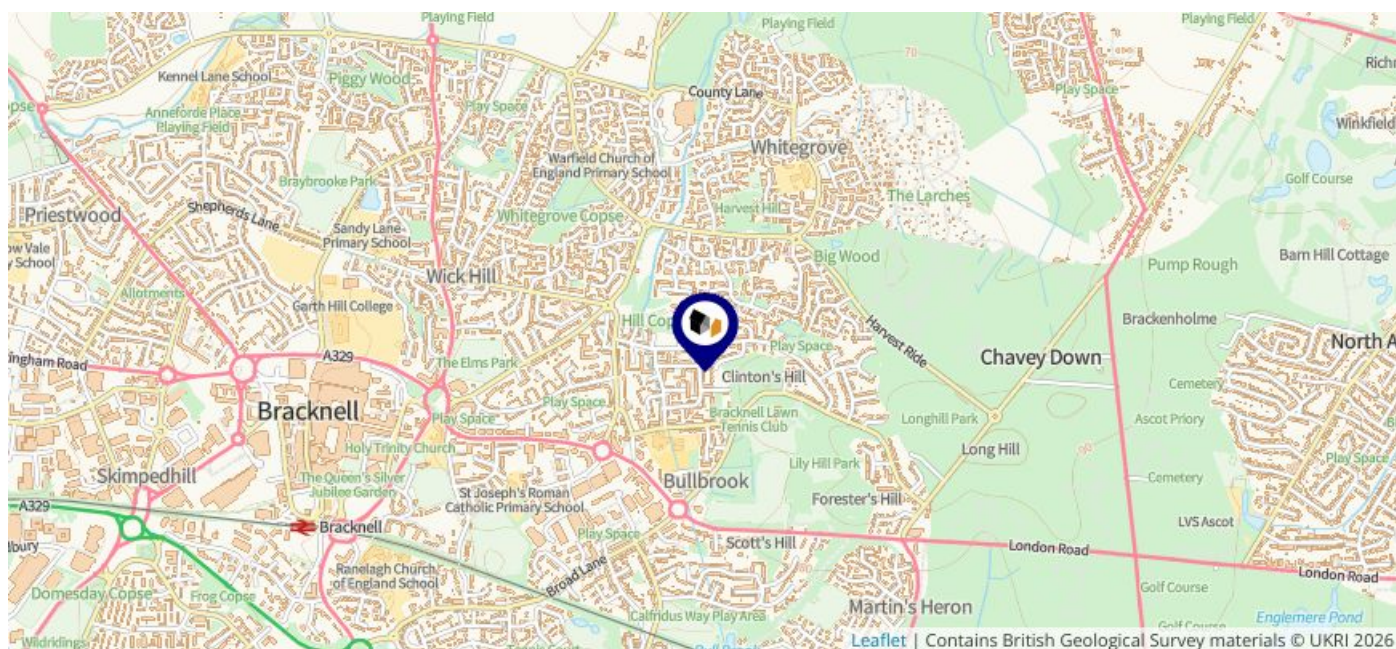
Terraced

+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.

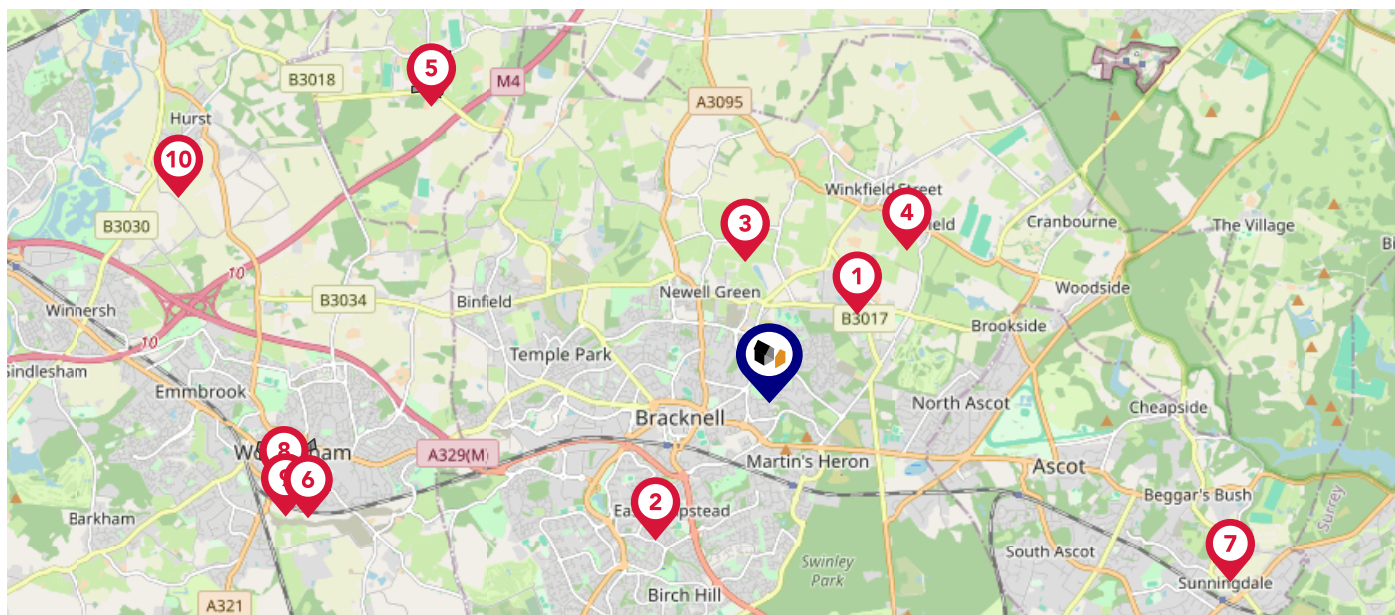
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

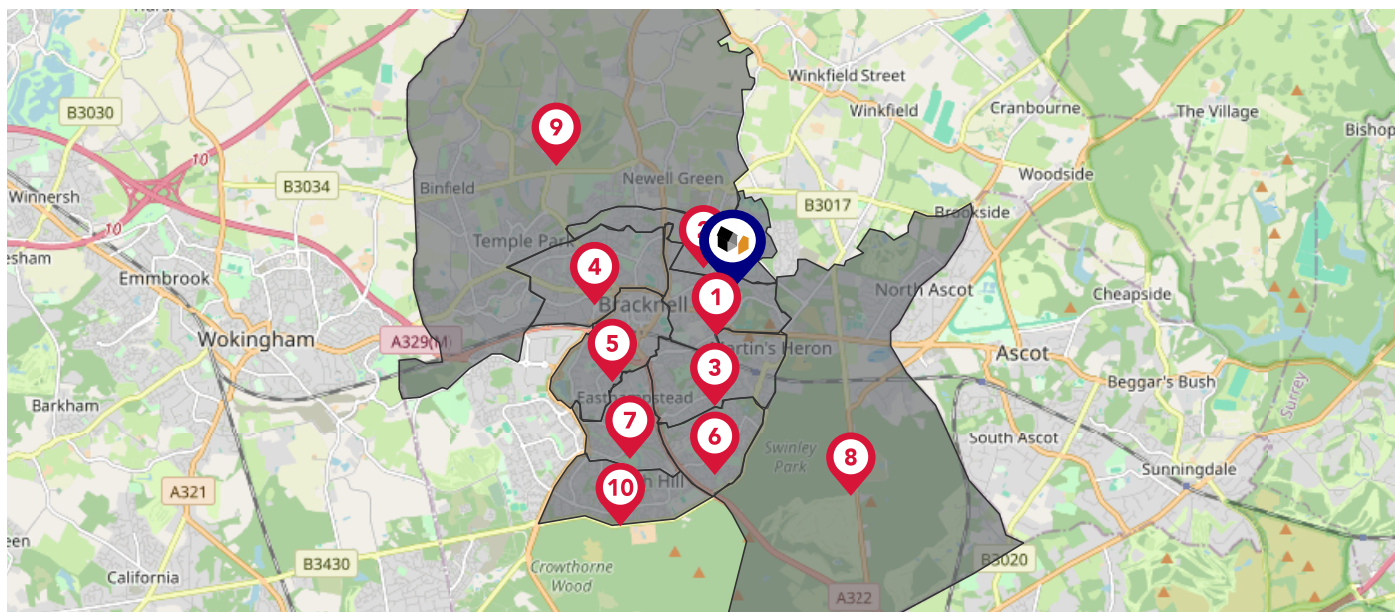
- 1 Winkfield Row
- 2 Easthampstead
- 3 Warfield
- 4 Winkfield Village
- 5 Shurlock Row
- 6 Murdoch Road
- 7 Sunningdale
- 8 Wokingham Town Centre
- 9 Langborough Road
- 10 Hurst

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

Bullbrook Ward

2

Warfield Harvest Ride Ward

3

Harmans Water Ward

4

Priestwood and Garth Ward

5

Wildridings and Central Ward

6

Crown Wood Ward

7

Old Bracknell Ward

8

Ascot Ward

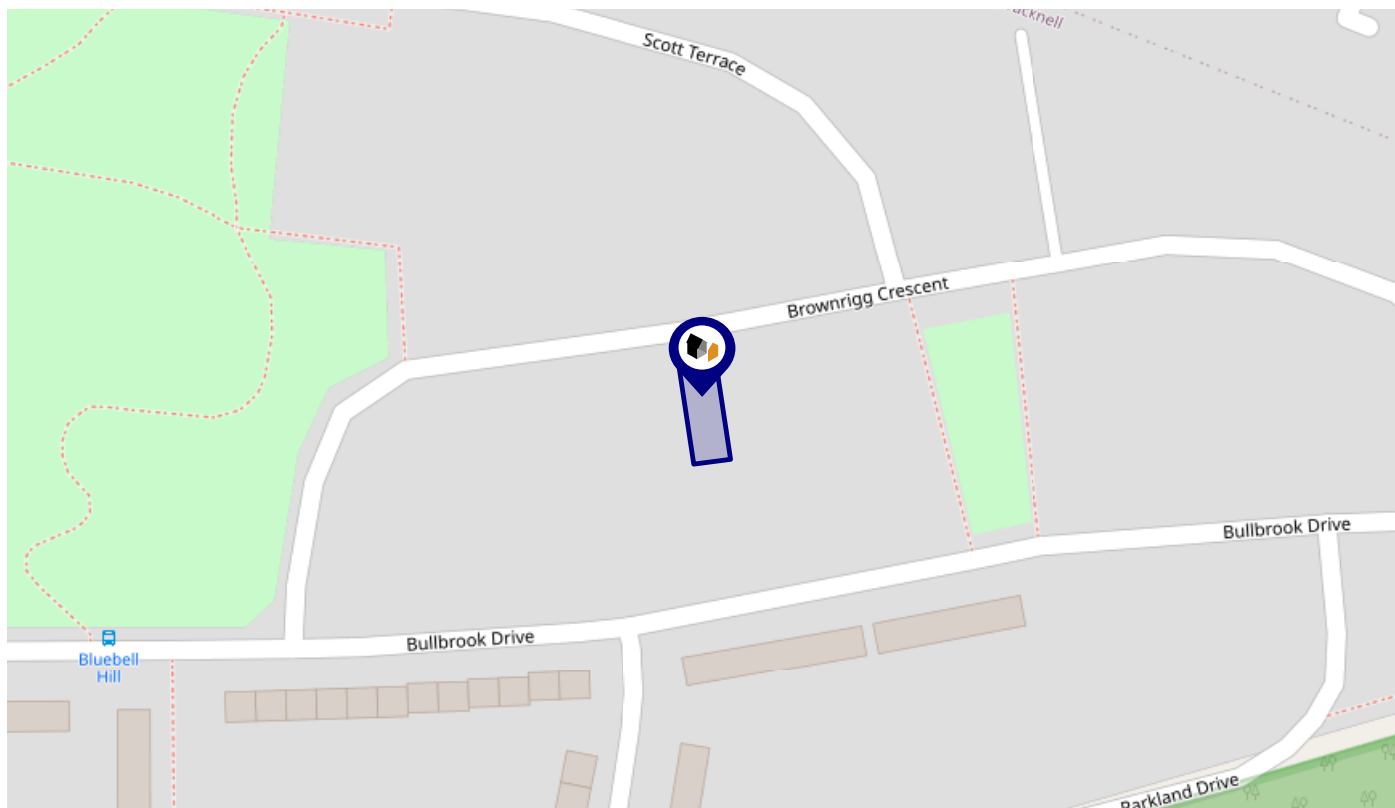
9

Binfield with Warfield Ward

10

Hanworth 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:

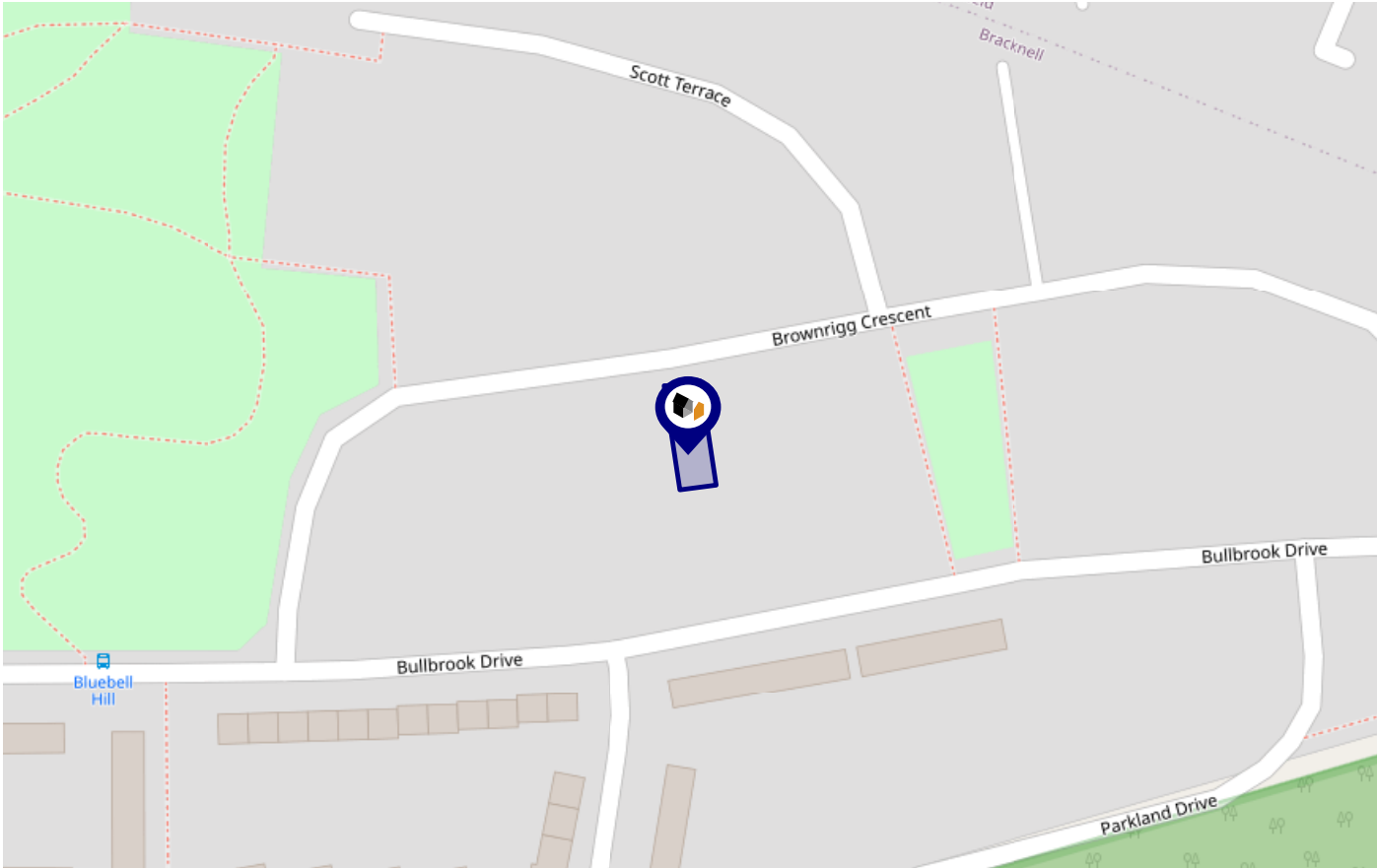
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

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.

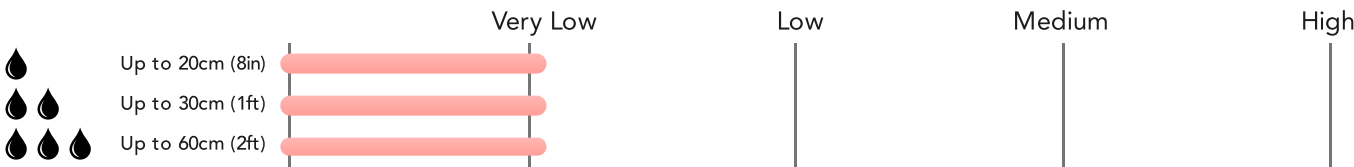


Risk Rating: Very low

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:

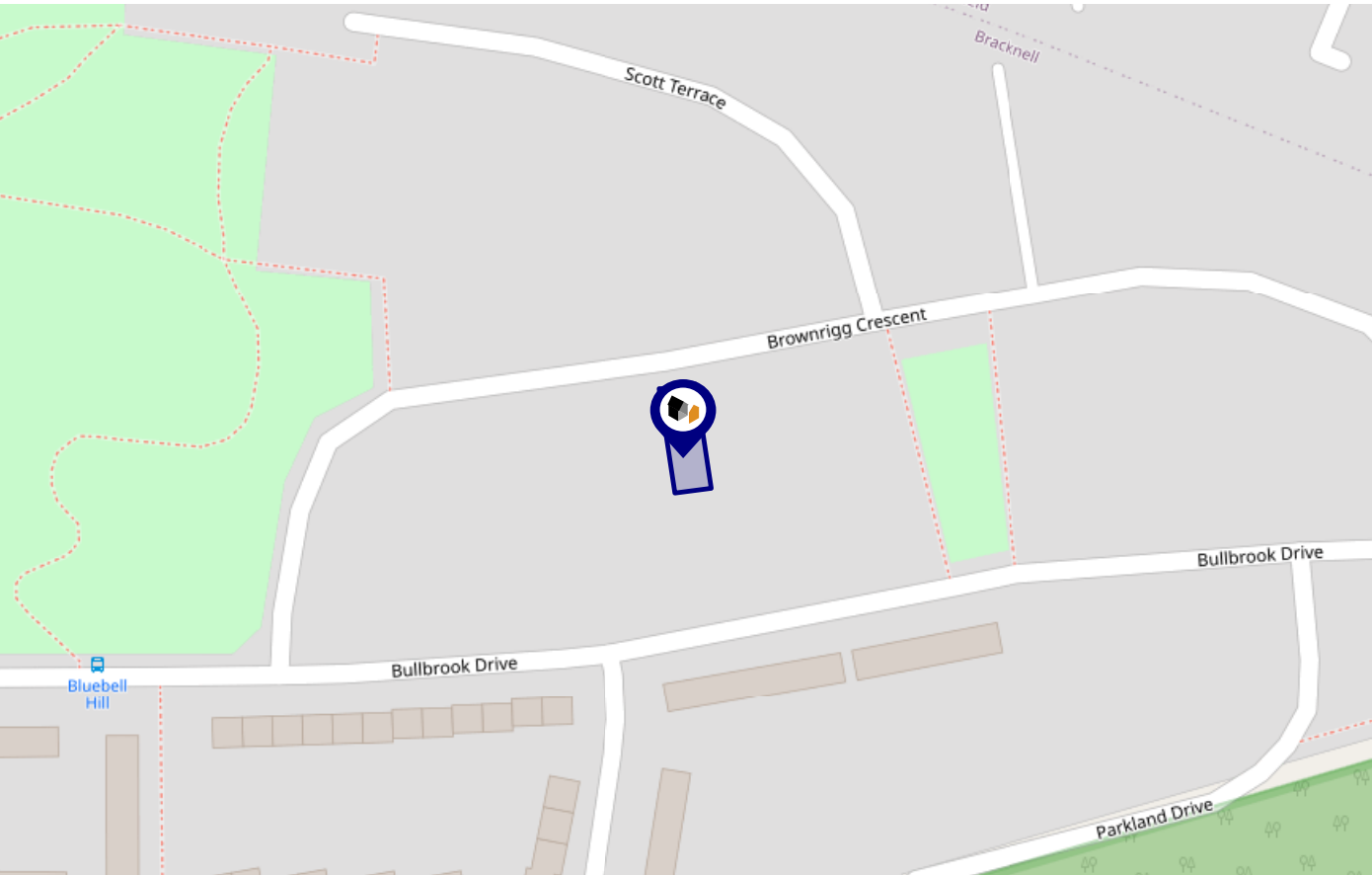


Flood Risk

Rivers & Seas - Climate Change



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.

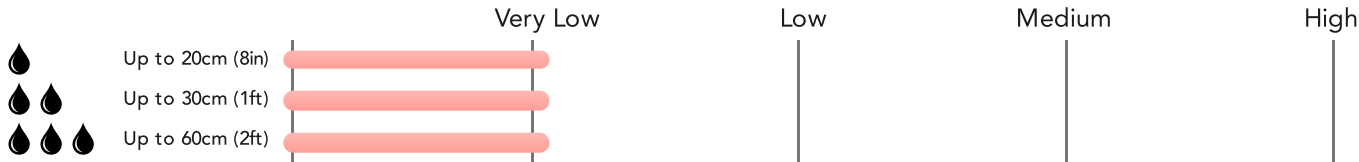


Risk Rating: Very low

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:

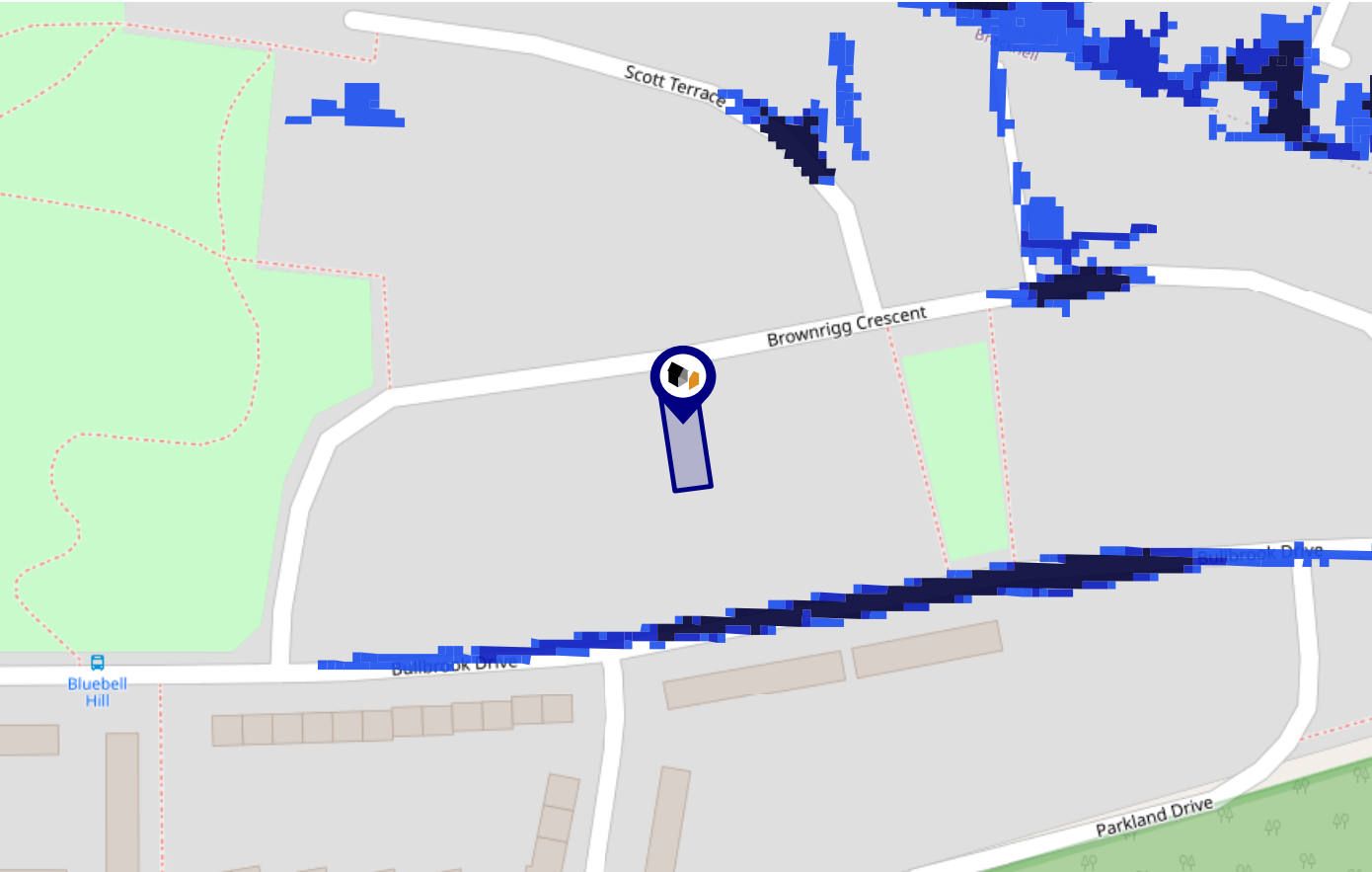


Flood Risk

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.

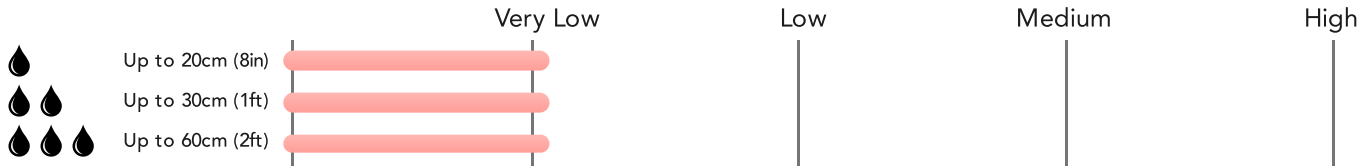


Risk Rating: Very low

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:

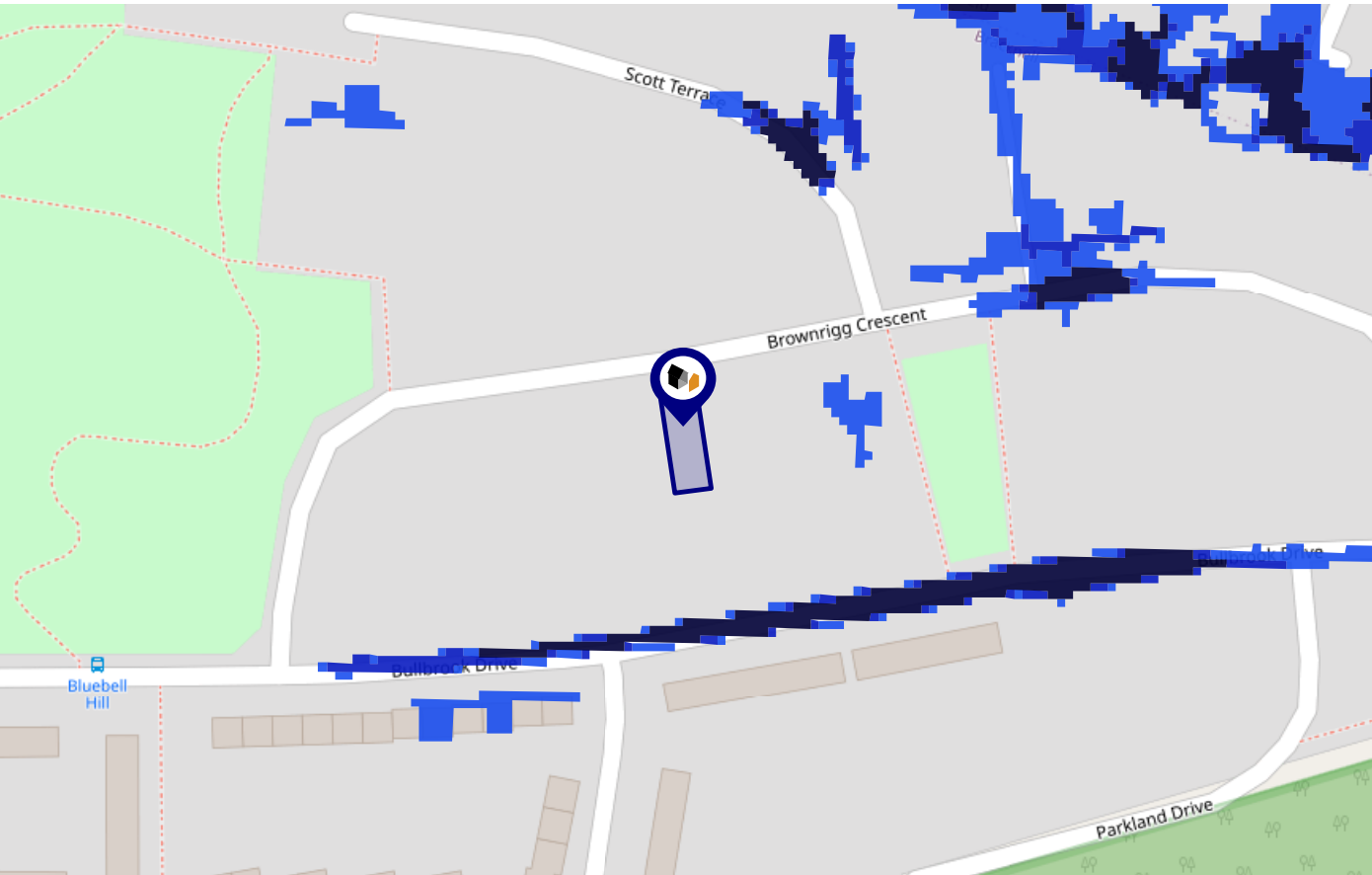


Flood Risk

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.

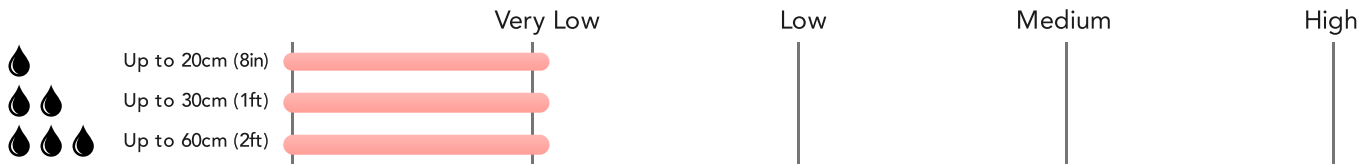


Risk Rating: Very low

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:

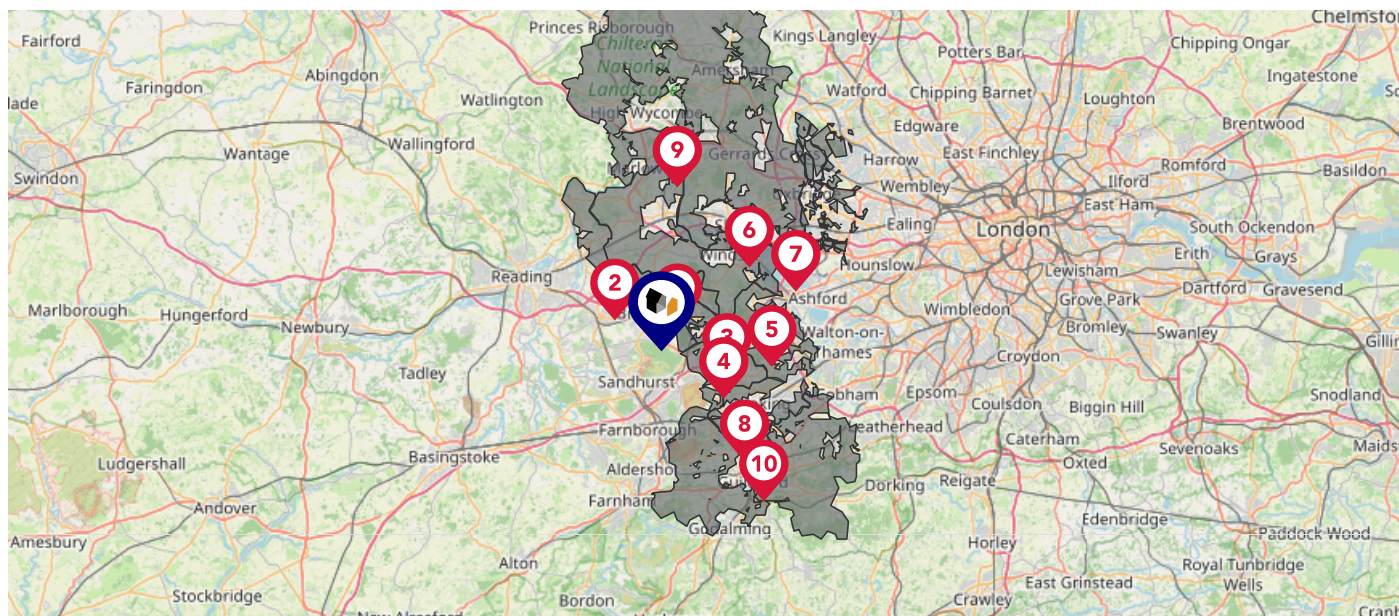


Maps

Green Belt

DY.

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



Nearby Green Belt Land

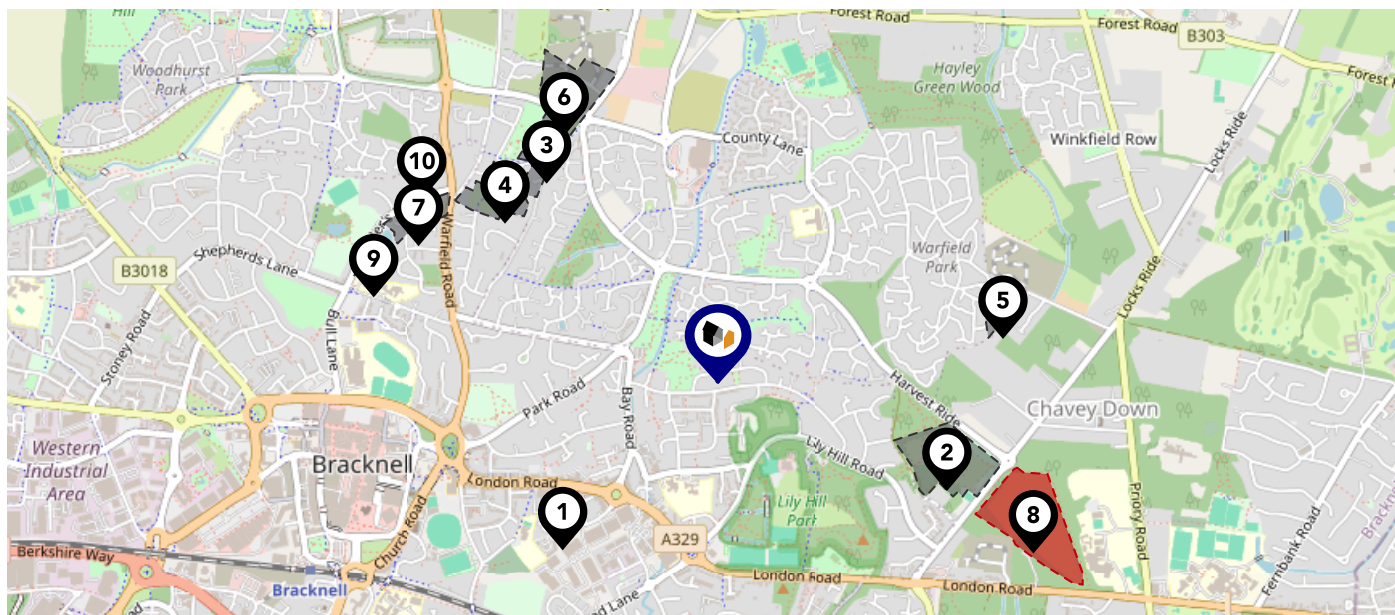
- 1 London Green Belt - Bracknell Forest
- 2 London Green Belt - Wokingham
- 3 London Green Belt - Windsor and Maidenhead
- 4 London Green Belt - Surrey Heath
- 5 London Green Belt - Runnymede
- 6 London Green Belt - Slough
- 7 London Green Belt - Hillingdon
- 8 London Green Belt - Woking
- 9 London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

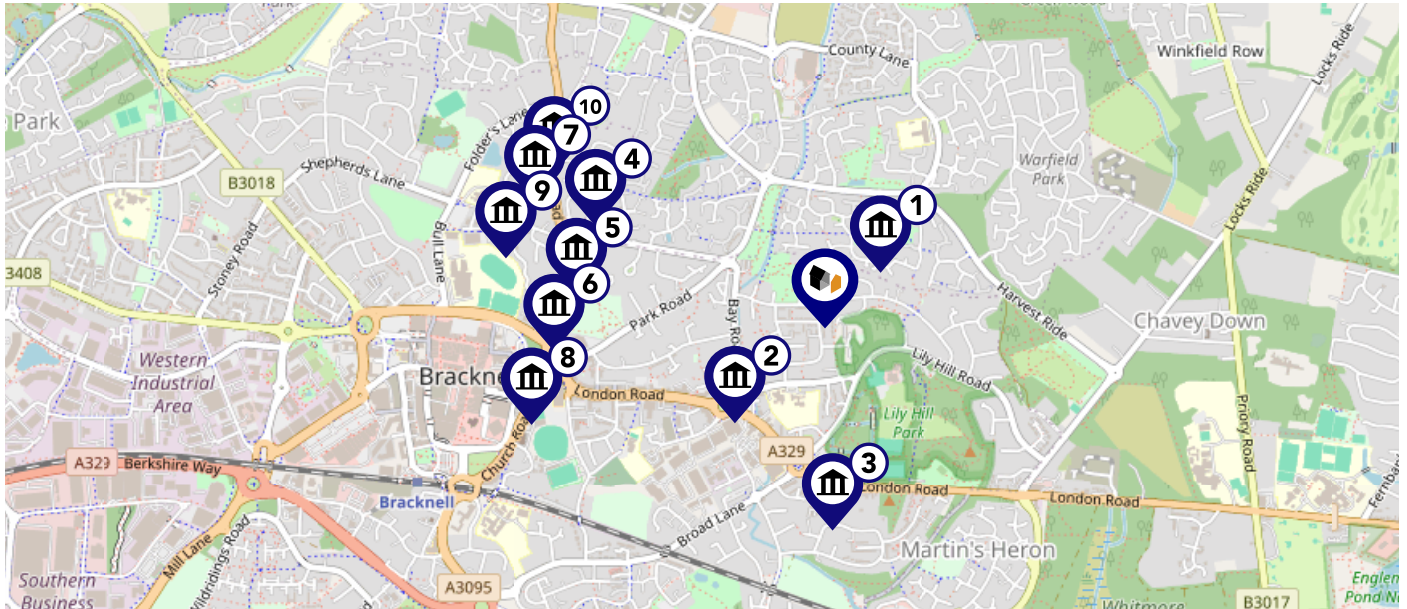
1	Eastern Road Brick-Bracknell, Berkshire	Historic Landfill	☐
2	Longhill Road-Chavey Down	Historic Landfill	☐
3	Thomas Lawrence Brickworks-Goughs Lane, Bracknell, Berkshire	Historic Landfill	☐
4	Lawrence Brickworks-Bracknell, Berkshire	Historic Landfill	☐
5	Caravan Park-Warfield	Historic Landfill	☐
6	Lawrence Brickworks-Bracknell, Berkshire	Historic Landfill	☐
7	Lutterworth Close-Bracknell, Berkshire	Historic Landfill	☐
8	EA/EPR/GP3393EC/V006 - Bracknell Forest Borough Council, Environmental Services Dept	Active Landfill	☒
9	Bull Lane-Bracknell, Berkshire	Historic Landfill	☐
10	Sherring Close-Bracknell, Berkshire	Historic Landfill	☐

Maps

Listed Buildings

DY.

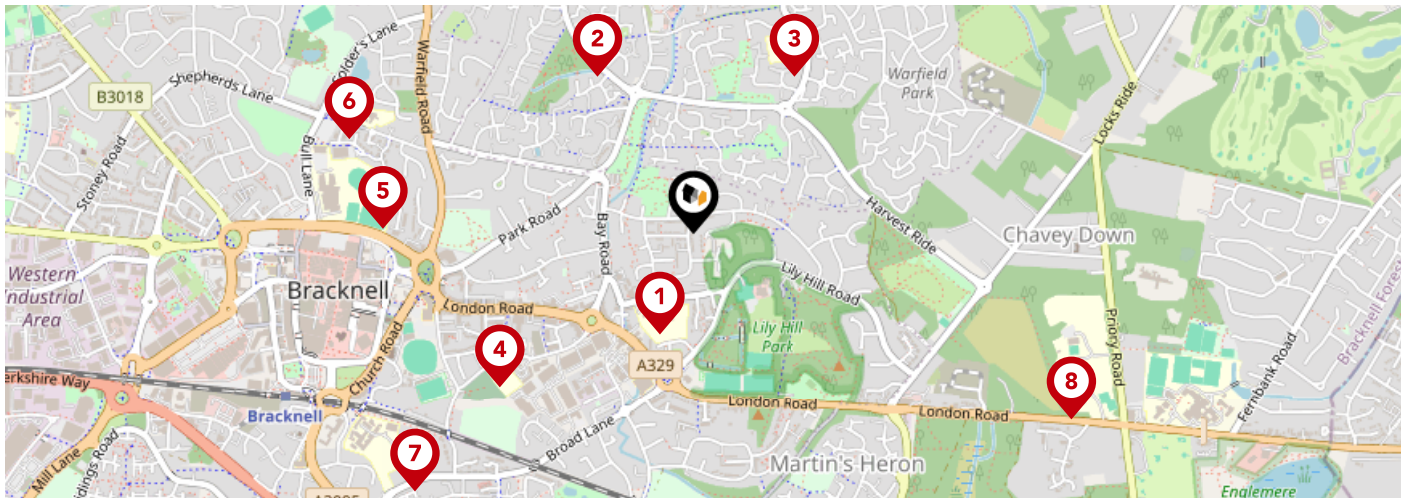
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1390406 - Icehouse In Grounds To N Of Garden Cottage (not Included), S Of Warfield Park	Grade II	0.2 miles
 1390323 - Thatched Cottage	Grade II	0.3 miles
 1390343 - Milestone Approx 150m E Of The Running Horse Ph (running Horse Ph Not Included)	Grade II	0.5 miles
 1390336 - Lynwood Cottage	Grade II	0.6 miles
 1391324 - Wick Hill House	Grade II	0.6 miles
 1390351 - Copped Hall	Grade II	0.6 miles
 1390353 - Old Malt House	Grade II	0.7 miles
 1390339 - Old Manor House Hotel	Grade II	0.7 miles
 1390350 - Cottrells	Grade II	0.7 miles
 1390344 - The Old Farm	Grade II	0.7 miles

Area Schools

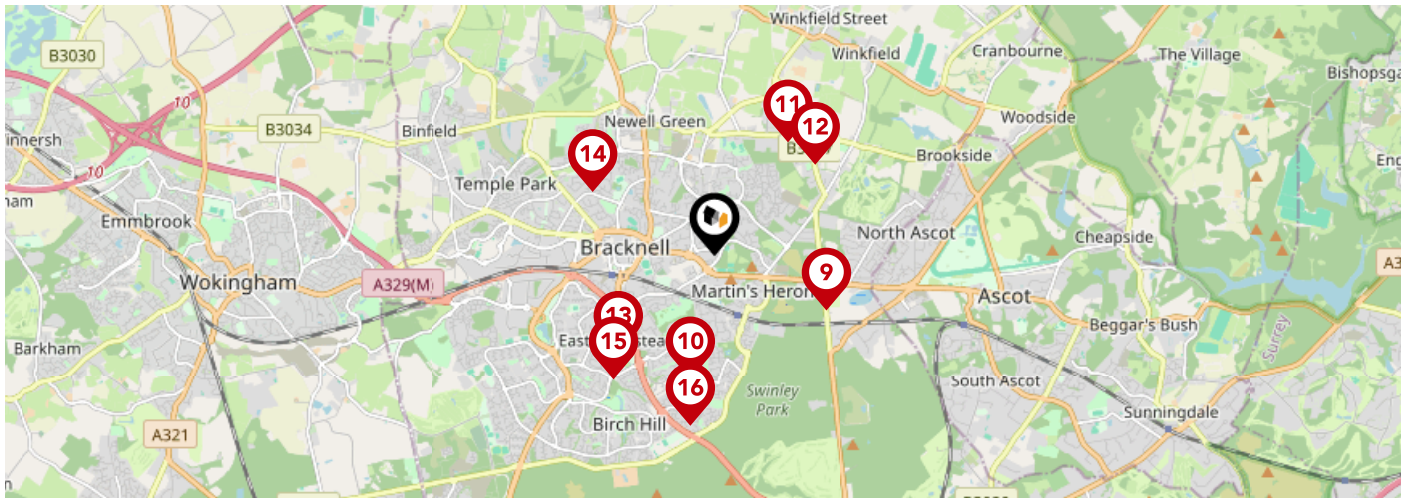
DY.



		Nursery	Primary	Secondary	College	Private
1	Holly Spring Primary School Ofsted Rating: Good Pupils: 642 Distance:0.25	☐	☒	☐	☐	☐
2	Warfield Church of England Primary School Ofsted Rating: Good Pupils: 452 Distance:0.43	☐	☒	☐	☐	☐
3	Whitegrove Primary School Ofsted Rating: Good Pupils: 421 Distance:0.43	☐	☒	☐	☐	☐
4	St Joseph's Catholic Primary School, Bracknell Ofsted Rating: Good Pupils: 209 Distance:0.57	☐	☒	☐	☐	☐
5	Garth Hill College Ofsted Rating: Good Pupils: 1476 Distance:0.72	☐	☐	☒	☐	☐
6	Sandy Lane Primary School Ofsted Rating: Good Pupils: 450 Distance:0.83	☐	☒	☐	☐	☐
7	Ranelagh School Ofsted Rating: Outstanding Pupils: 1062 Distance:0.88	☐	☐	☒	☐	☐
8	Heathfield School Ofsted Rating: Not Rated Pupils: 226 Distance:0.97	☐	☐	☒	☐	☐

Area Schools

DY.

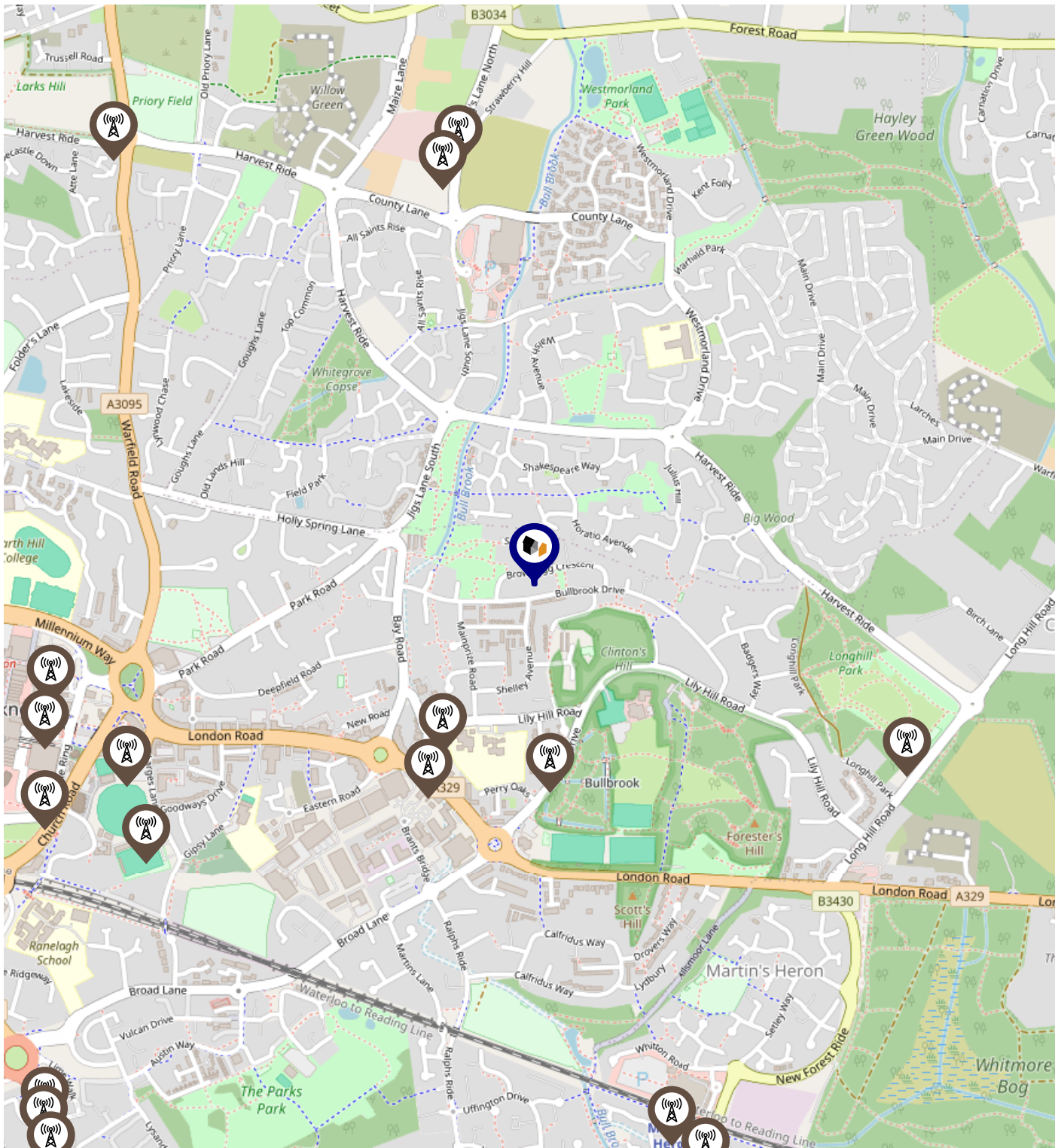


		Nursery	Primary	Secondary	College	Private
	LVS Ascot Ofsted Rating: Not Rated Pupils: 840 Distance: 1.15	☐	☐	☒	☐	☐
	Harmans Water Primary School Ofsted Rating: Good Pupils: 466 Distance: 1.16	☐	☒	☐	☐	☐
	Lambrook School Ofsted Rating: Not Rated Pupils: 630 Distance: 1.25	☐	☐	☒	☐	☐
	Winkfield St Mary's CofE Primary School Ofsted Rating: Good Pupils: 198 Distance: 1.26	☐	☒	☐	☐	☐
	The Brakenhale School Ofsted Rating: Good Pupils: 1148 Distance: 1.26	☐	☐	☒	☐	☐
	Kennel Lane School Ofsted Rating: Good Pupils: 0 Distance: 1.27	☐	☐	☒	☐	☐
	Fox Hill Primary School Ofsted Rating: Good Pupils: 196 Distance: 1.47	☐	☒	☐	☐	☐
	Crown Wood Primary School Ofsted Rating: Good Pupils: 642 Distance: 1.58	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

DY.

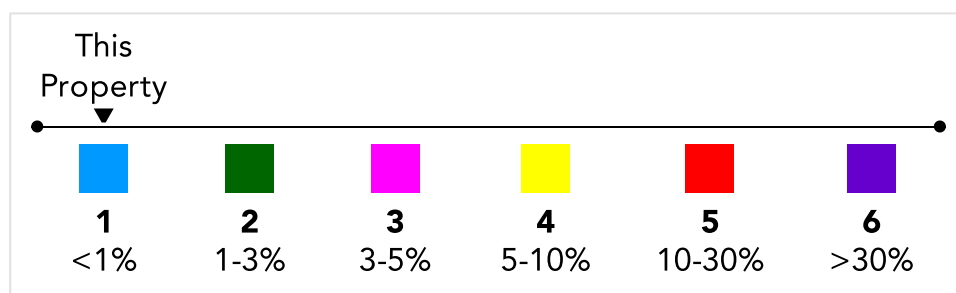
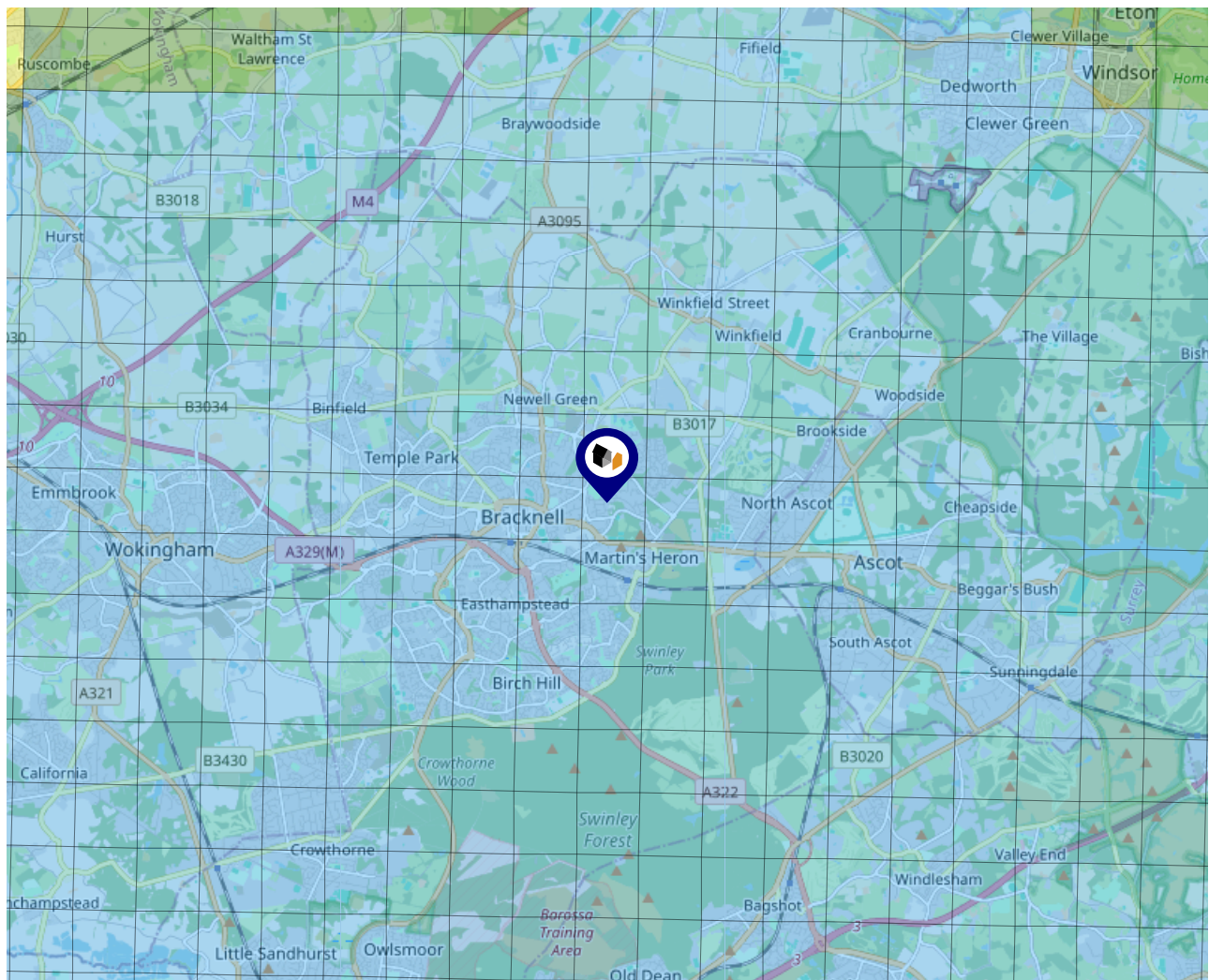


Key:

-  Power Pylons
-  Communication Masts

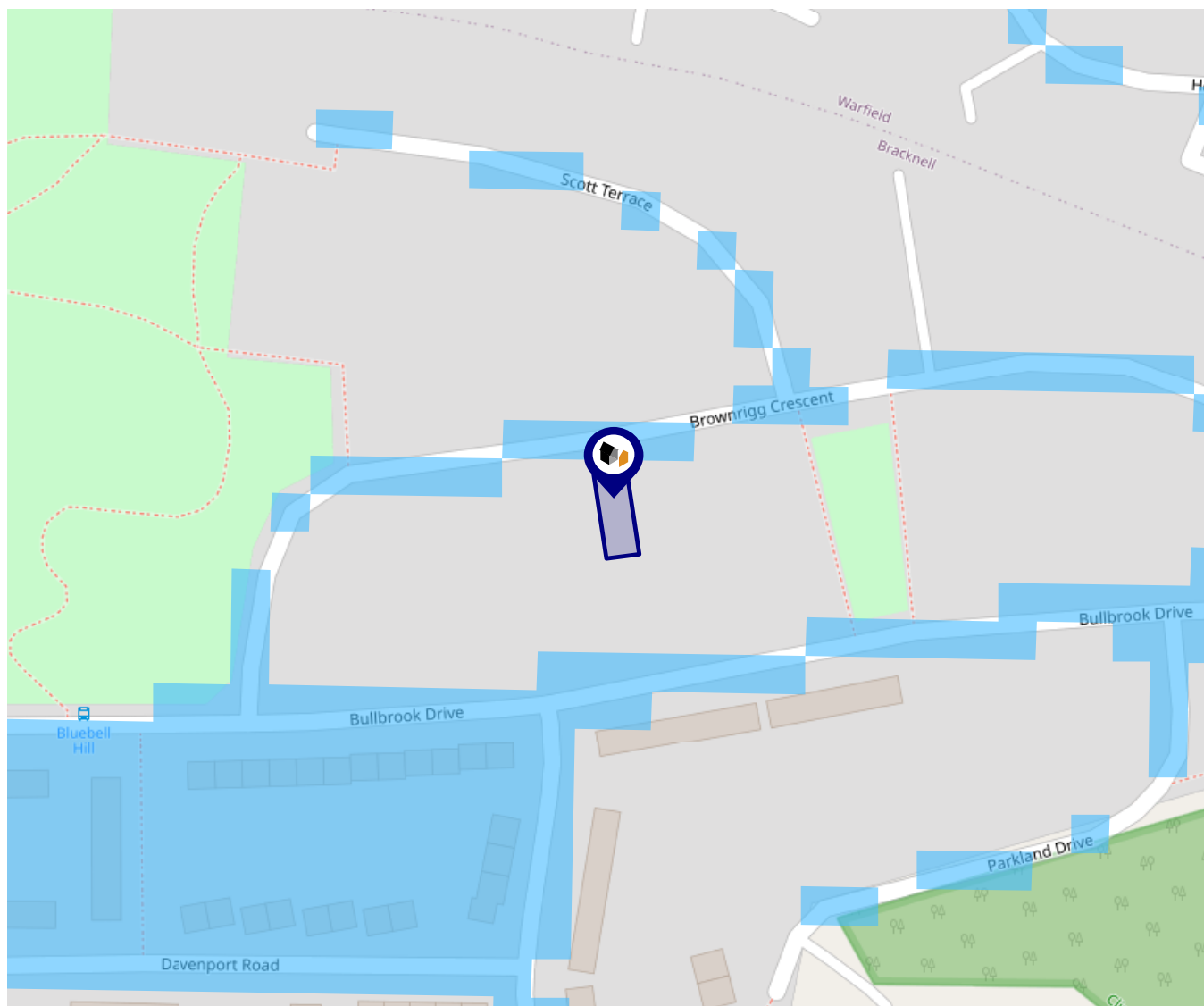
What is Radon?

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

DY.

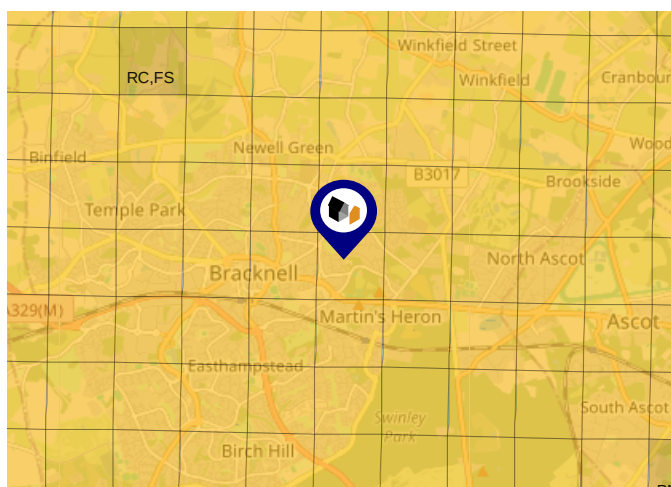


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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:	CLAY TO SILT
Parent Material Grain:	ARGILLACEOUS	Soil Depth:	DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		



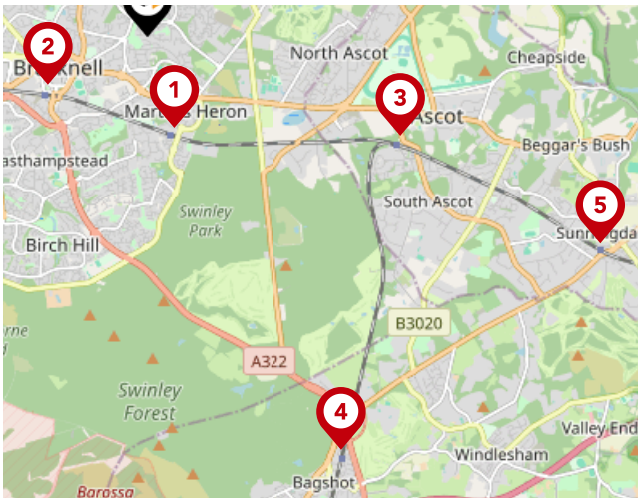
Primary Classifications (Most Common Clay Types)

C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess

Area

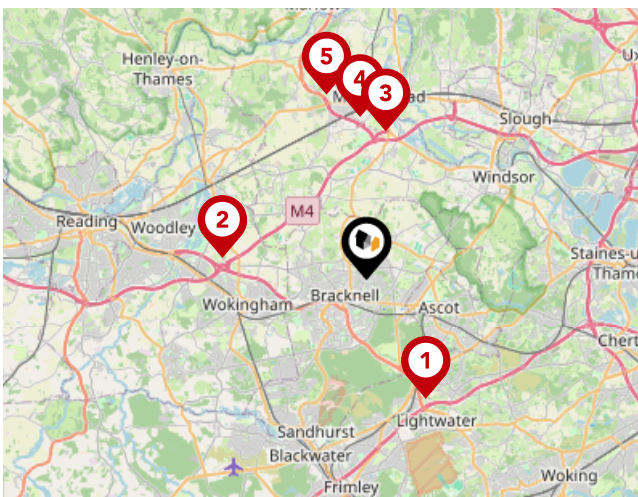
Transport (National)

DY.



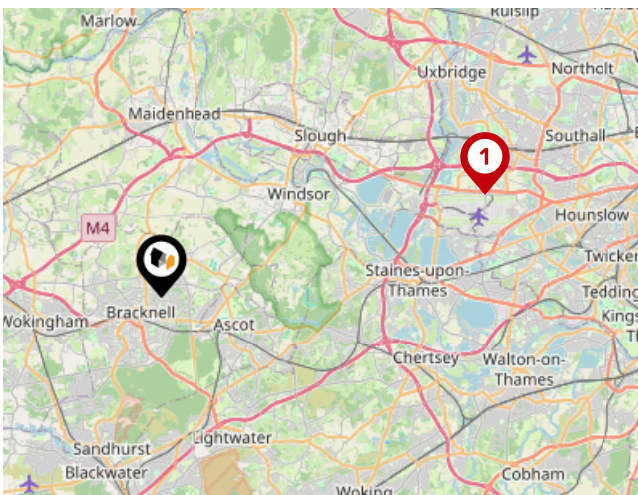
National Rail Stations

Pin	Name	Distance
1	Martins Heron Rail Station	0.87 miles
2	Bracknell Rail Station	1.02 miles
3	Ascot Rail Station	2.52 miles
4	Bagshot Rail Station	4.21 miles
5	Sunningdale Rail Station	4.6 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J3	4.88 miles
2	M4 J10	5.4 miles
3	M4 J8	5.56 miles
4	A404(M) J9A	6.07 miles
5	A404(M) J9	7.01 miles

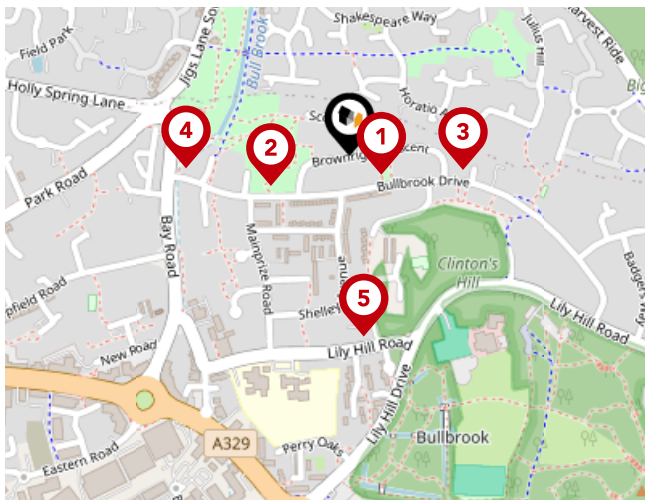


Airports/Helipads

Pin	Name	Distance
1	London Heathrow Airport	12.53 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Brownrigg Crescent	0.04 miles
2	Bluebell Hill	0.09 miles
3	Drummond Close	0.13 miles
4	Hill Copse View	0.18 miles
5	Oakwood Road	0.2 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.



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 Berkshire RG12

OTH

01344 860 121

bracknell@duncanyeardley.co.uk

www.duncanyeardley.co.uk

