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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 24th August 2026



YORKSHIRE PLACE, WARFIELD, BRACKNELL, RG42

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Introduction

Our Comments

A well-presented four-bedroom family home offering approximately 1,103 sq ft of accommodation, conveniently positioned within Yorkshire Place, Bracknell. The ground floor comprises a welcoming entrance hall with access to a useful downstairs cloakroom, leading through to a well-proportioned living room. To the rear is a generous kitchen/dining room, providing an excellent space for both everyday family living and entertaining, with access through to the integral garage. To the first floor, the property offers four bedrooms, including a main bedroom with fitted storage, together with a family bathroom. The remaining bedrooms provide flexibility for children, guests, or home working, making the property particularly well suited to modern family life. Further benefits include an integral garage measuring approximately 17'2" x 9', offering excellent storage or potential for a variety of uses, subject to any necessary consents. The property provides approximately 1,103 sq ft of accommodation, including the garage, and offers a practical layout across two floors. Situated within easy reach of the amenities and facilities of Bracknell, the property is ideally placed for families and commuters alike, with excellent road links and a range of local schools, shops and recreational facilities nearby.

Council Tax Band: E

Detached Integral Garage

Approximately 1,103 sq ft

Four Bedrooms

Spacious Kitchen/Dining Room

Separate Living Room

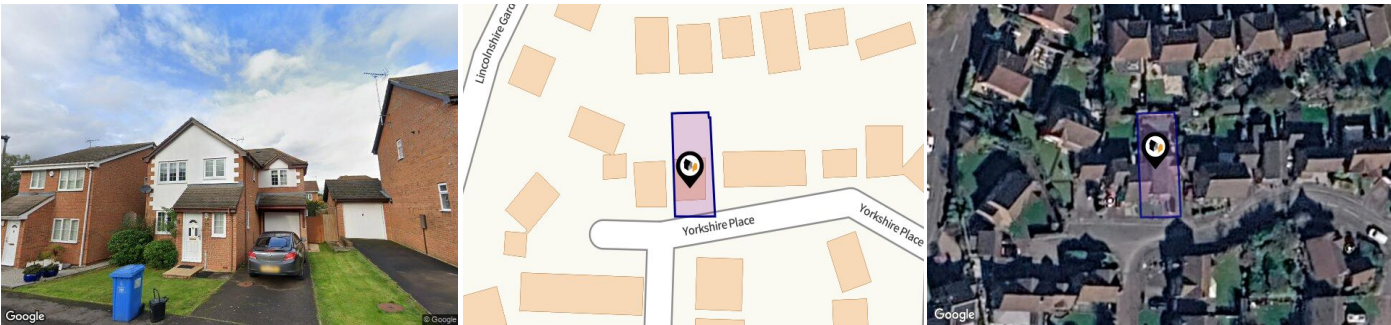
Downstairs Cloakroom

Main Bedroom with Fitted Storage

Family Bathroom

Convenient Bracknell Location

Property Overview



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	947 ft ² / 88 m ²		
Plot Area:	0.06 acres		
Year Built :	1995		
Council Tax :	Band E		
Annual Estimate:	£2,768		
Title Number:	BK330484		

Local Area

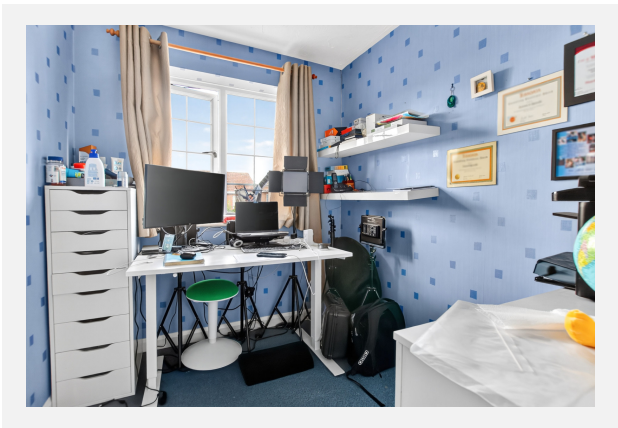
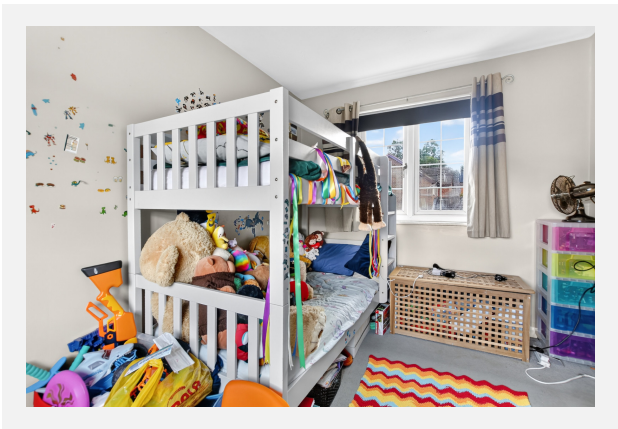
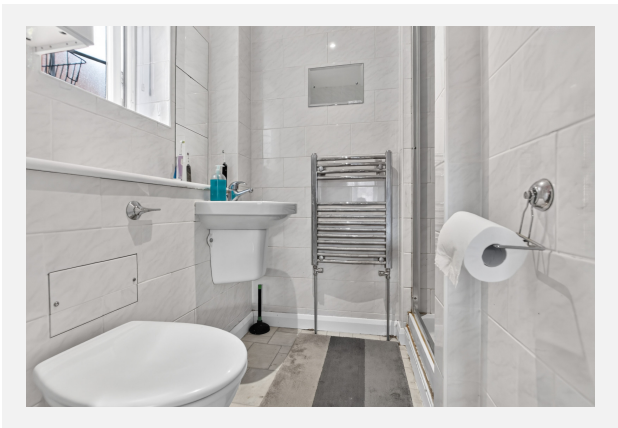
Local Authority:	Bracknell forest	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	4 mb/s	80 mb/s	5500 mb/s
• Surface Water	Very low			

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

Gallery Photos



Gallery Photos



YORKSHIRE PLACE, WARFIELD, BRACKNELL, RG42

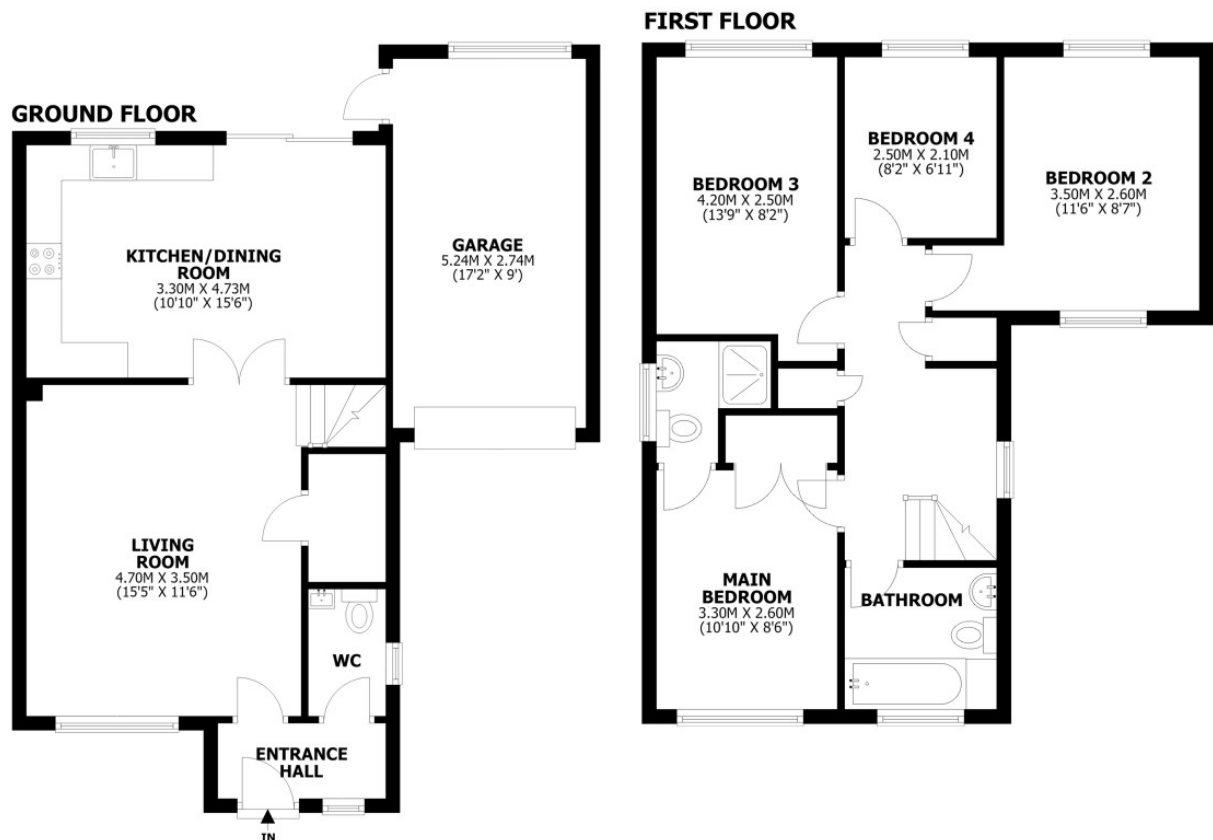


Yorkshire Place, Bracknell, RG42

Total area: approx. 103 sq. metres (1102 sq. feet)

Main area: approx. 88 sq. metres (947 sq. feet)

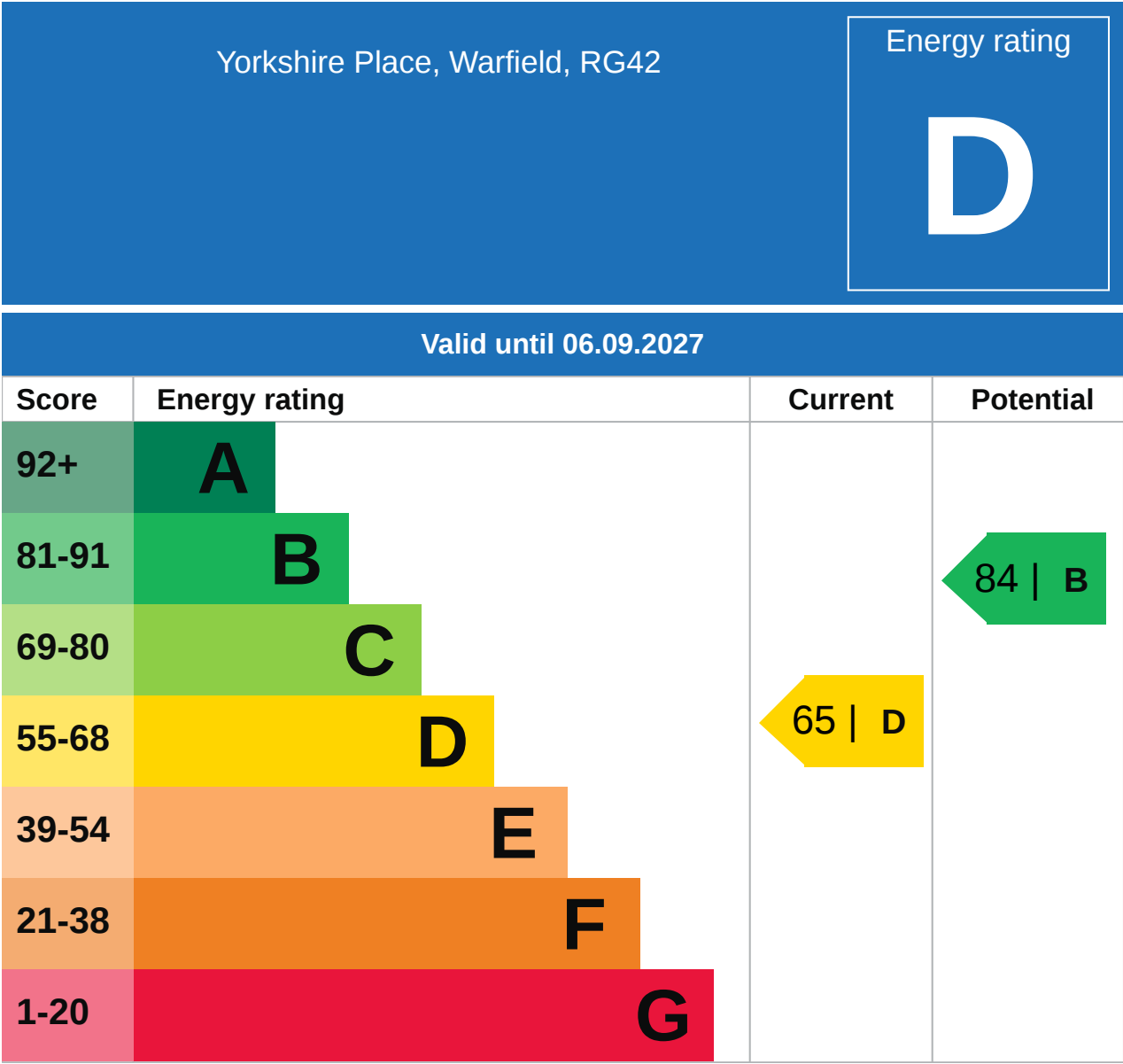
Garage: approx. 15 sq. metres (155 sq. feet)



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

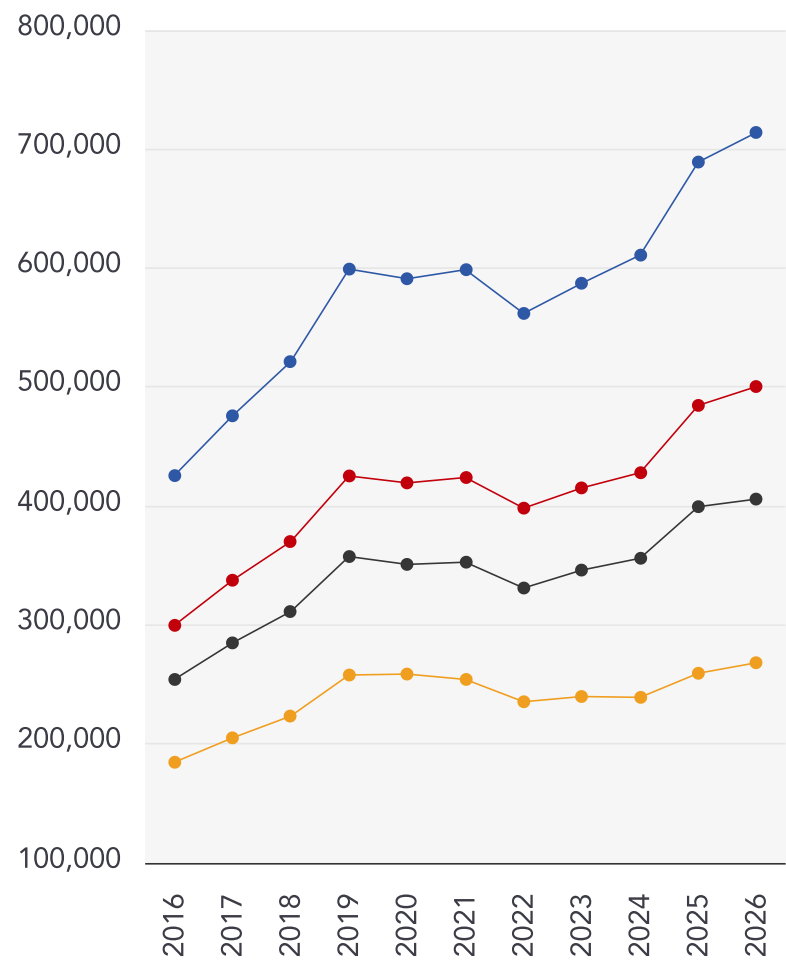
Additional EPC Data

Property Type:	House
Build Form:	Detached
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 during or after 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 42% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	88 m ²

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in RG42



Detached

+67.78%

Semi-Detached

+66.97%

Terraced

+59.63%

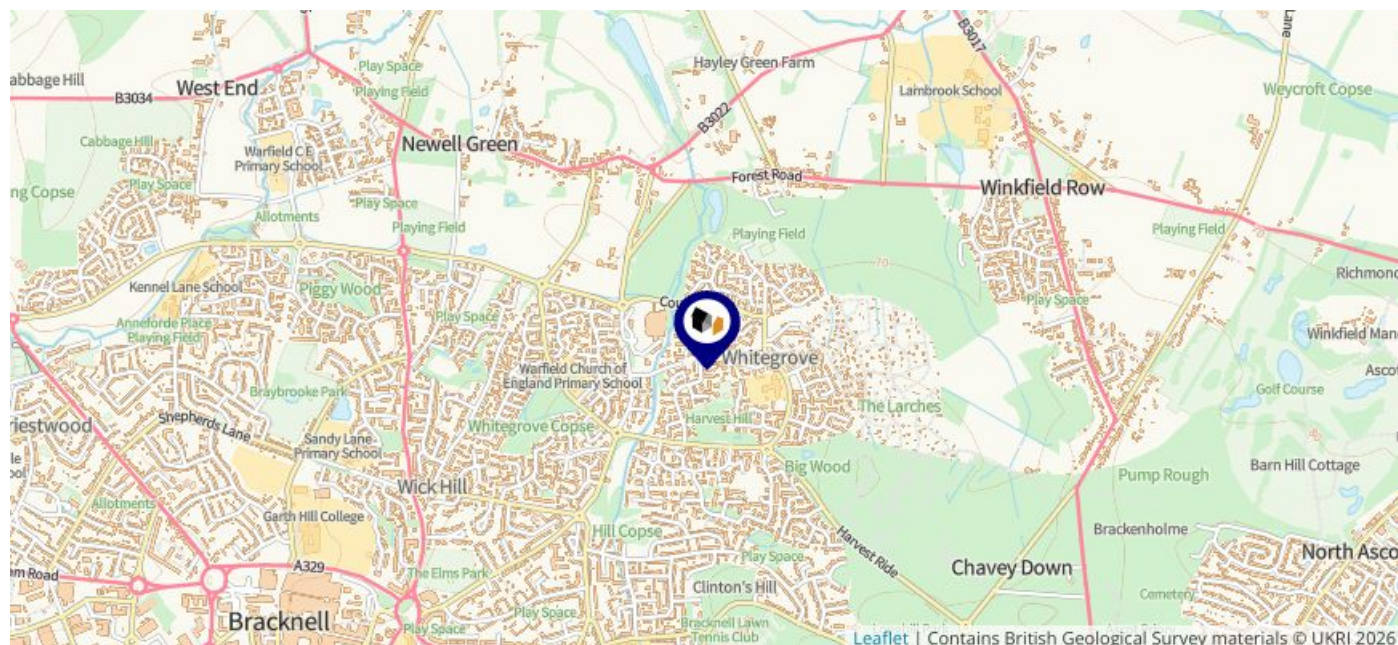
Flat

+45.31%

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

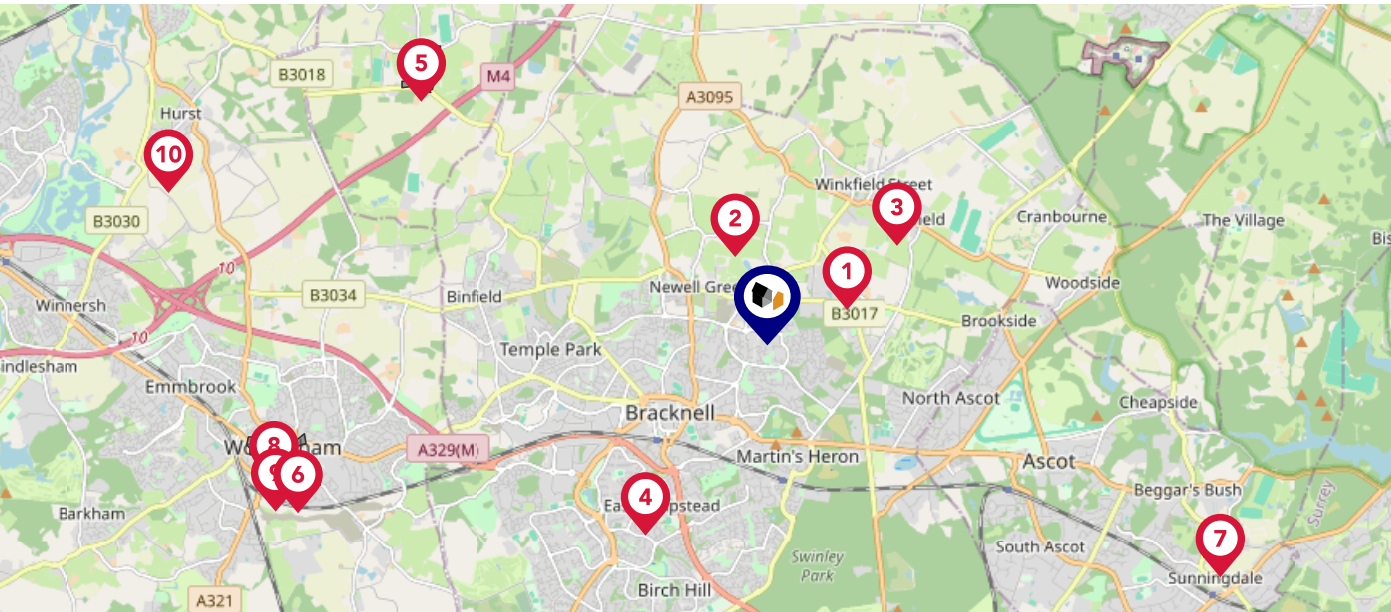
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.

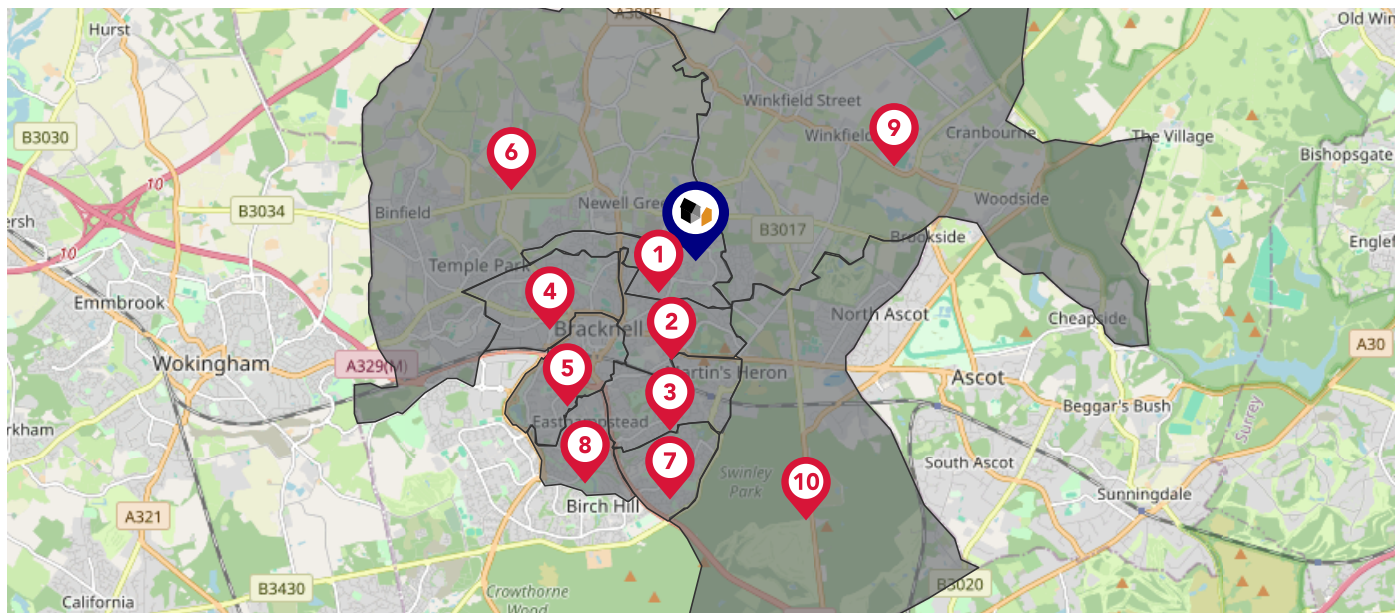


Nearby Conservation Areas	
1	Winkfield Row
2	Warfield
3	Winkfield Village
4	Easthampstead
5	Shurlock Row
6	Murdoch Road
7	Sunningdale
8	Wokingham Town Centre
9	Langborough Road
10	Hurst

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

Warfield Harvest Ride Ward

2

Bullbrook Ward

3

Harmans Water Ward

4

Priestwood and Garth Ward

5

Wildridings and Central Ward

6

Binfield with Warfield Ward

7

Crown Wood Ward

8

Old Bracknell Ward

9

Winkfield and Cranbourne Ward

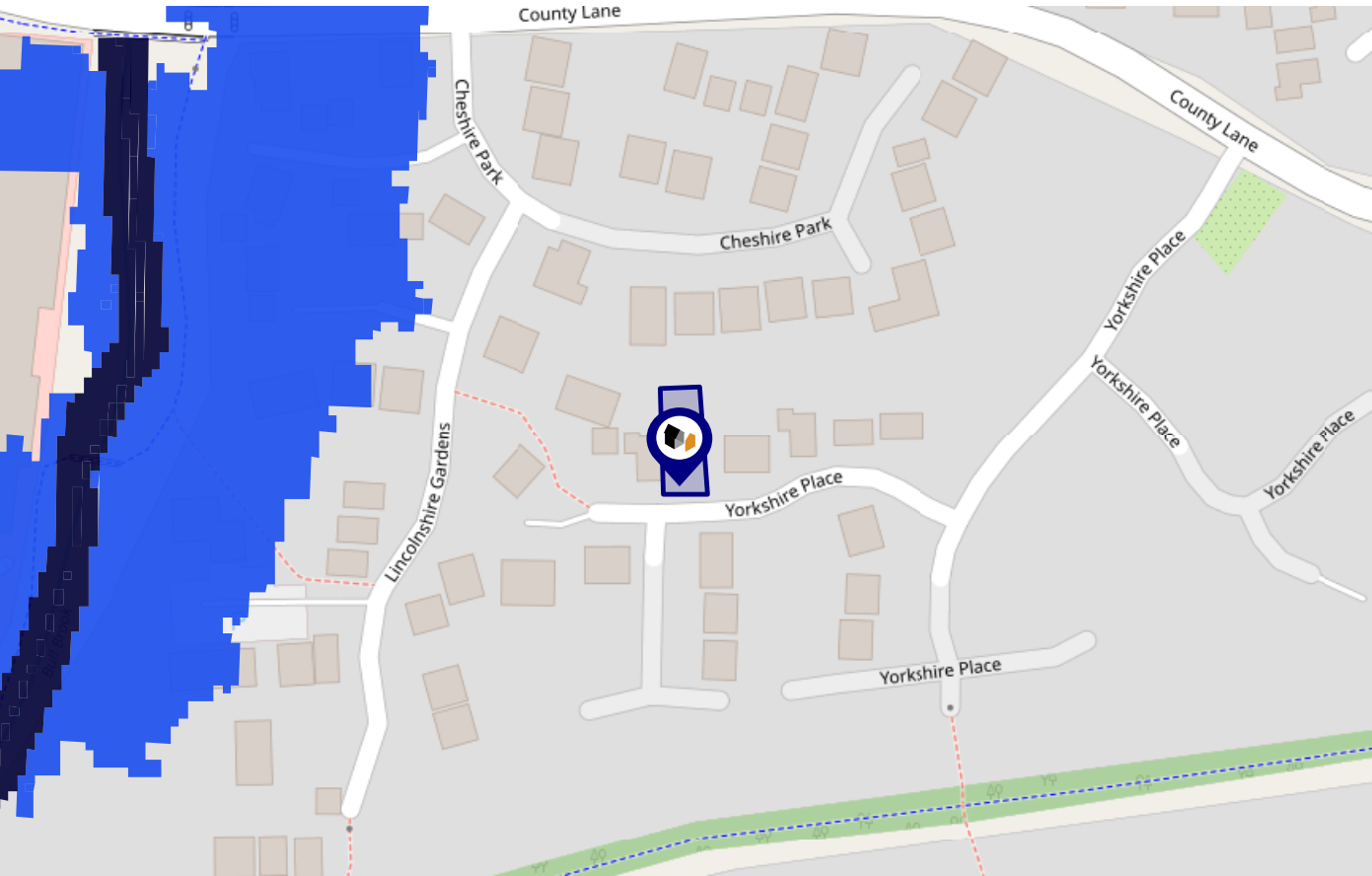
10

Ascot Ward

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.

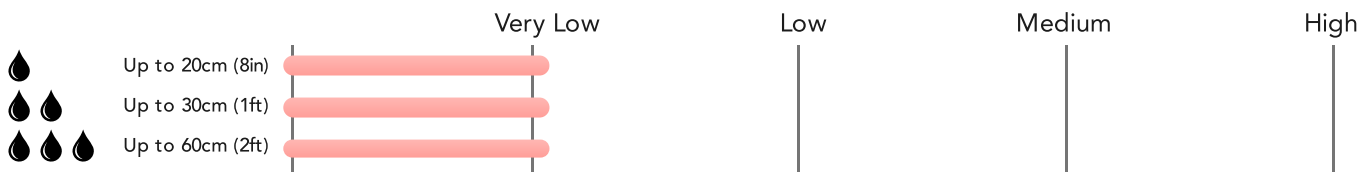


Risk Rating: Very low

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.

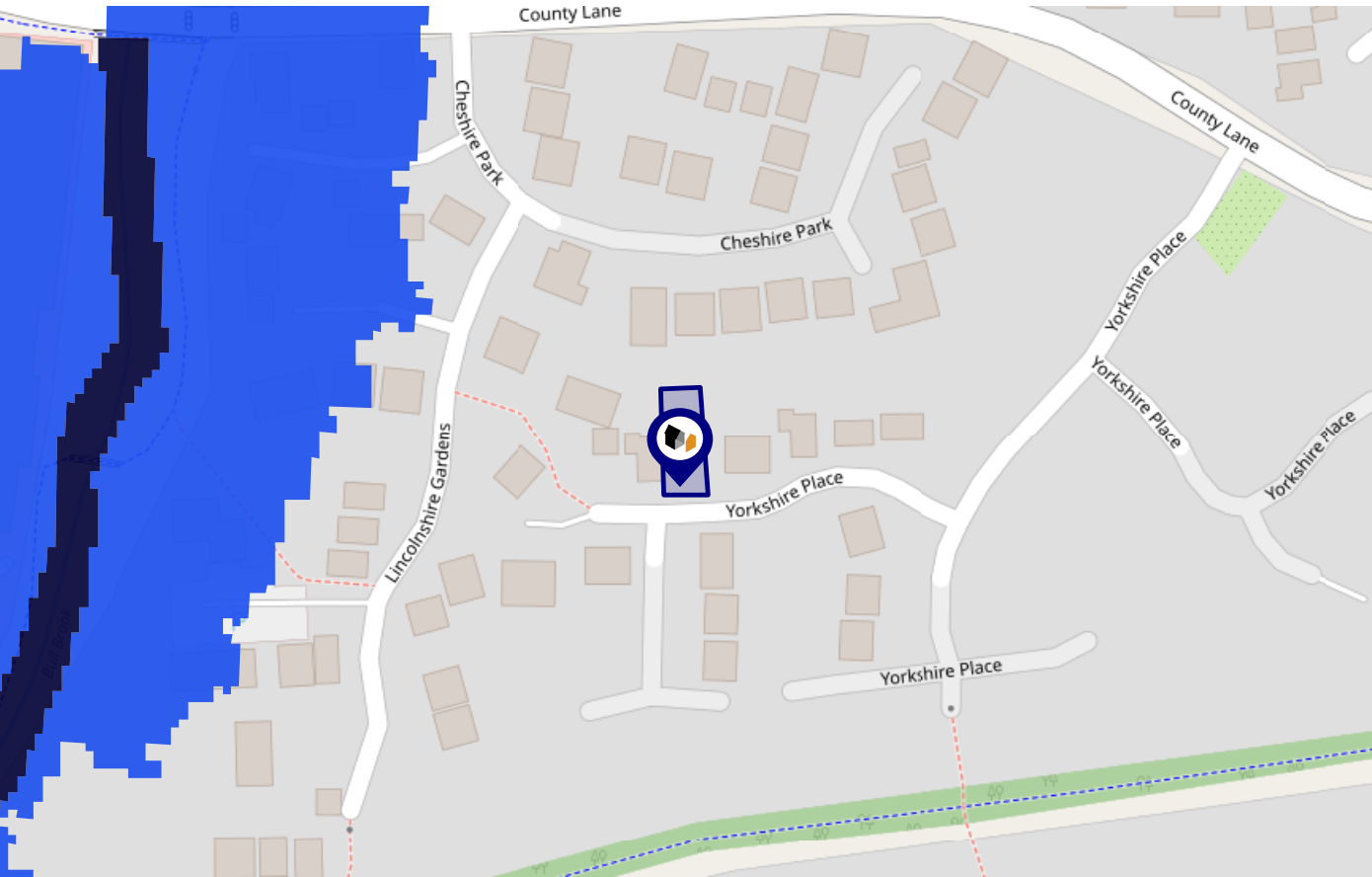
Chance of flooding to the following depths at this property:



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.

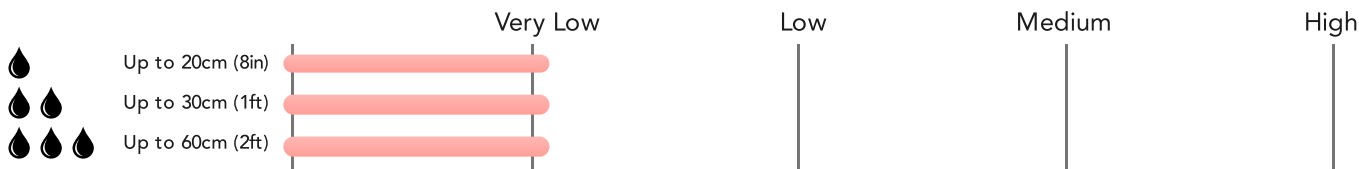


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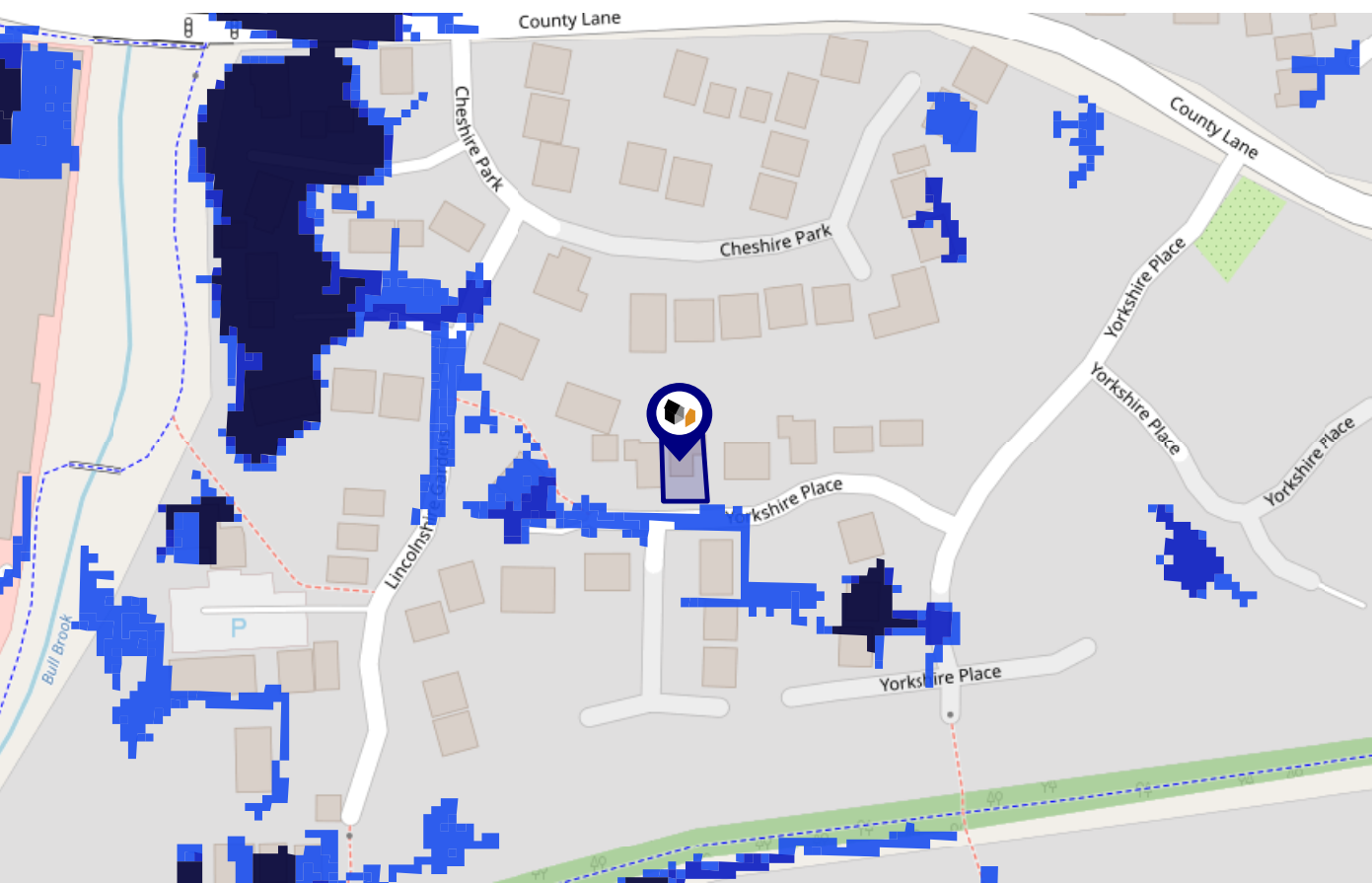
Chance of flooding to the following depths at this property:



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.

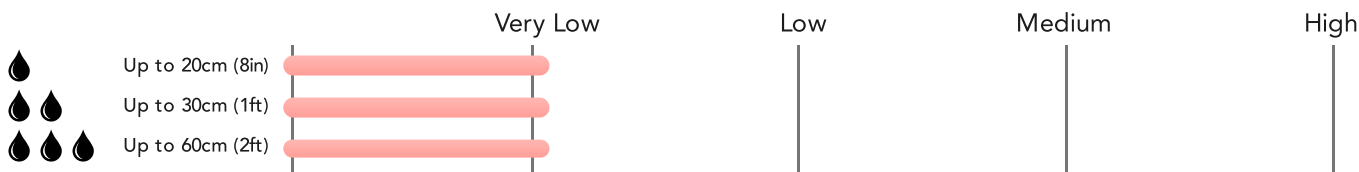


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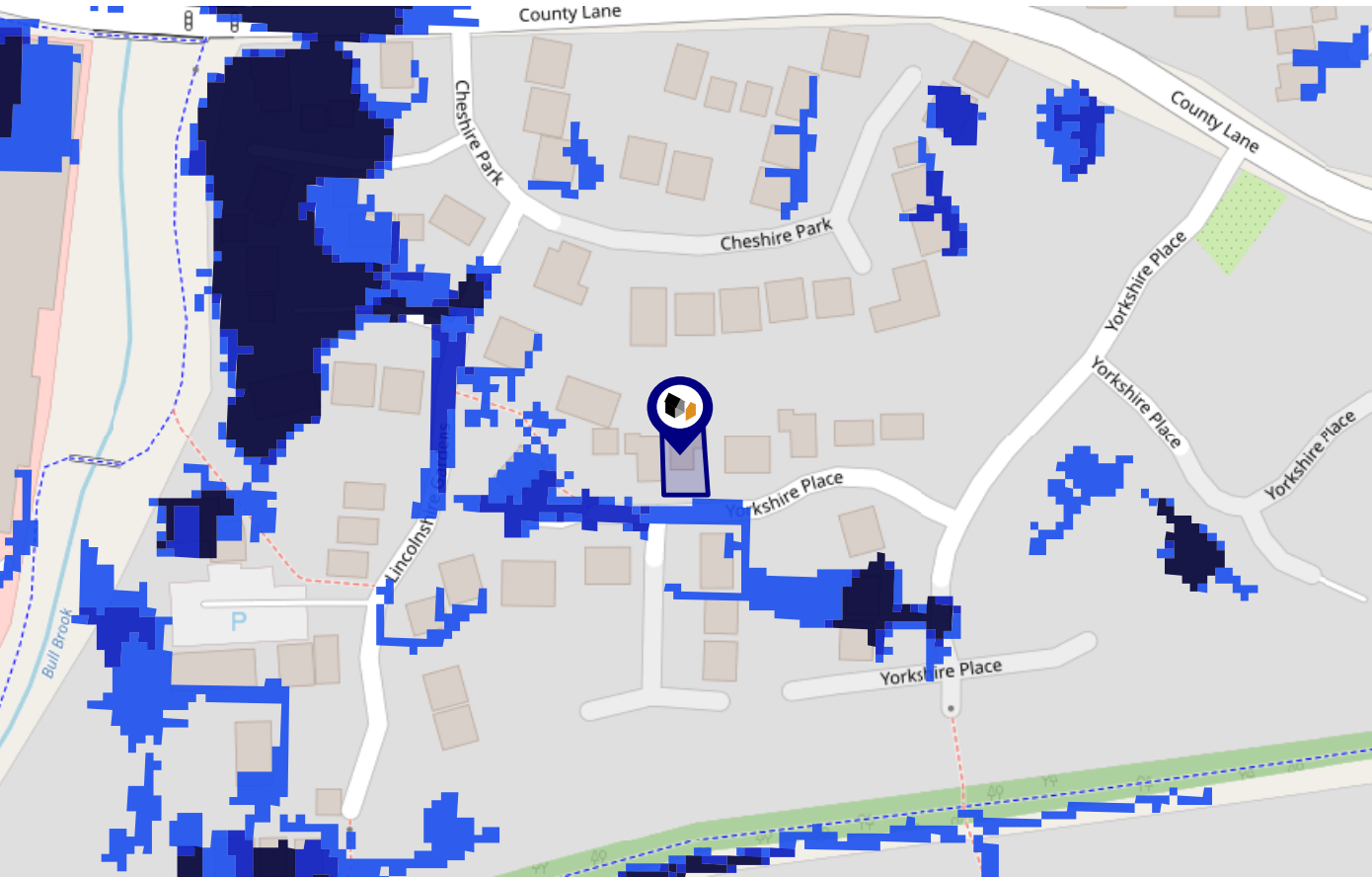
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Climate Change

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

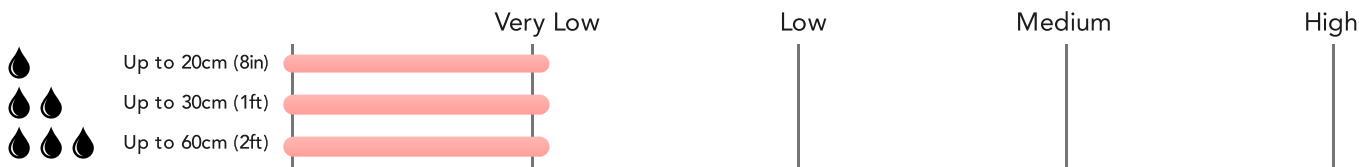


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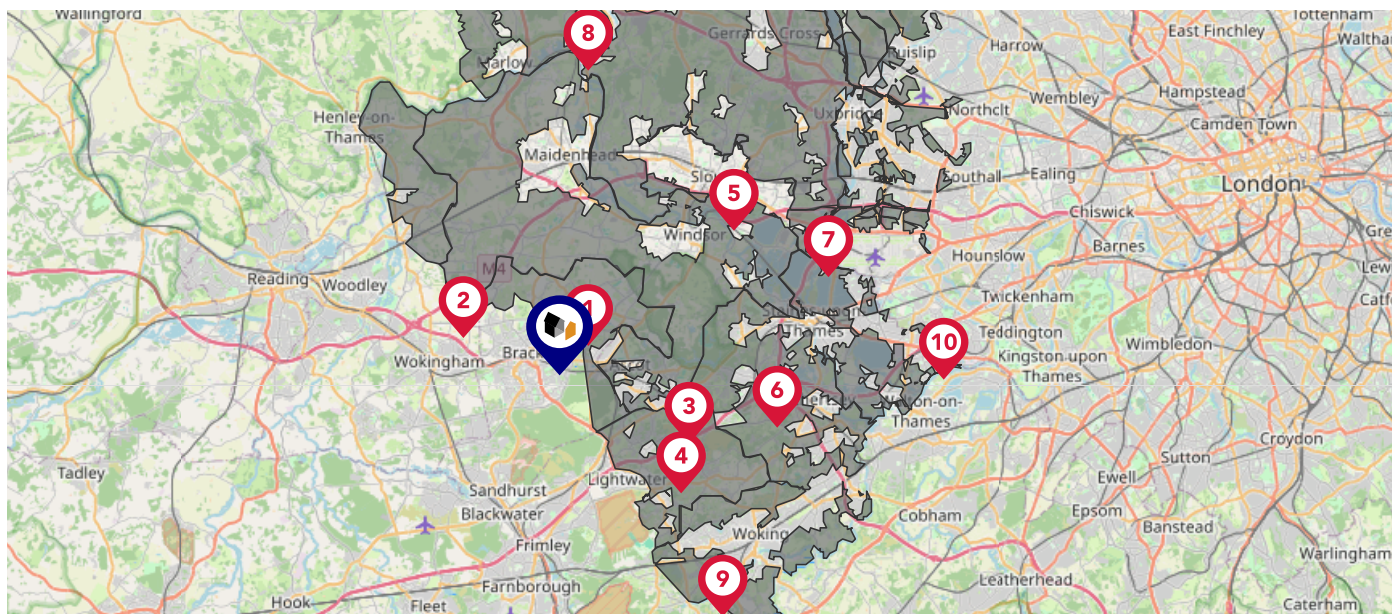
Chance of flooding to the following depths at this property:



Maps

Green Belt

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



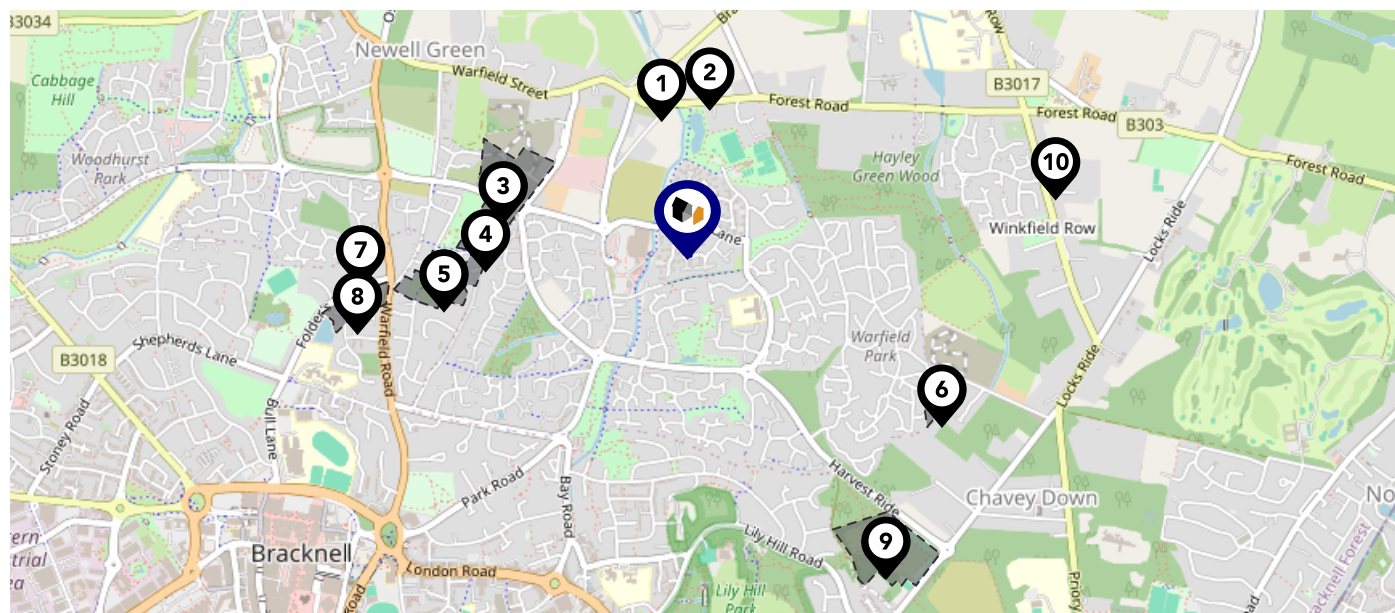
Nearby Green Belt Land

- 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 - Slough
- 6 London Green Belt - Runnymede
- 7 London Green Belt - Hillingdon
- 8 London Green Belt - Buckinghamshire
- 9 London Green Belt - Woking
- 10 London Green Belt - Spelthorne

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.



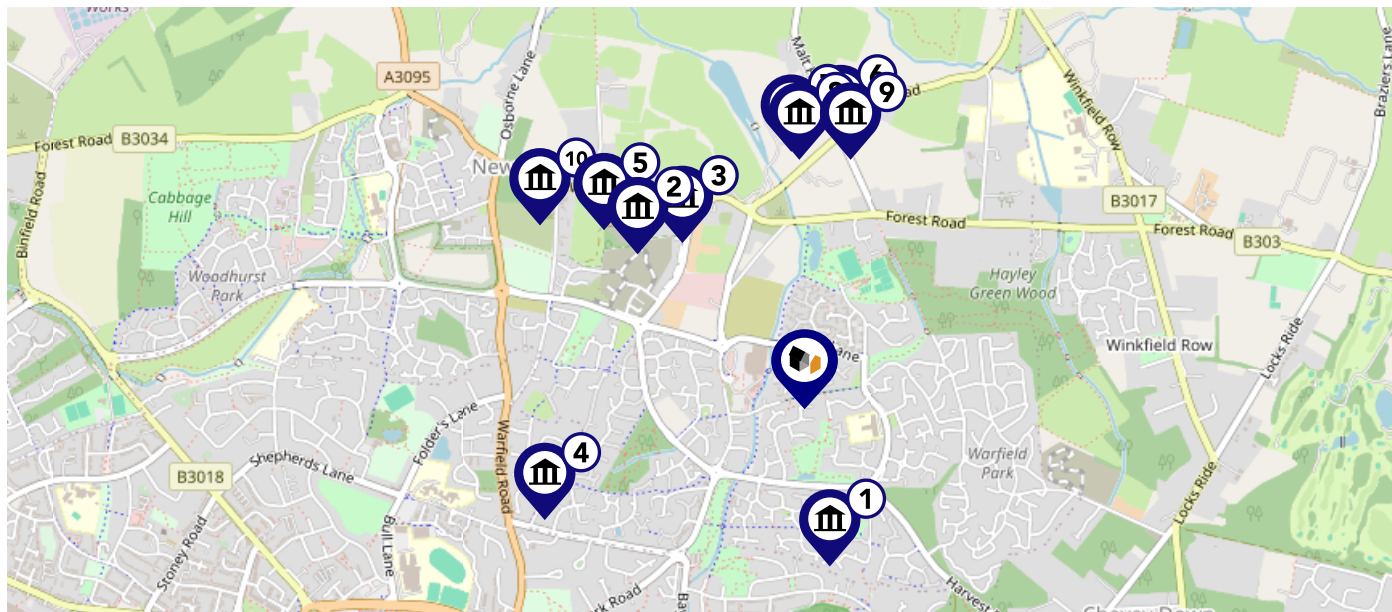
Nearby Landfill Sites

1	Priors Pit-Newell Green	Historic Landfill	
2	Forest Road-Warfield	Historic Landfill	
3	Lawrence Brickworks-Bracknell, Berkshire	Historic Landfill	
4	Thomas Lawrence Brickworks-Goughs Lane, Bracknell, Berkshire	Historic Landfill	
5	Lawrence Brickworks-Bracknell, Berkshire	Historic Landfill	
6	Caravan Park-Warfield	Historic Landfill	
7	Sherring Close-Bracknell, Berkshire	Historic Landfill	
8	Lutterworth Close-Bracknell, Berkshire	Historic Landfill	
9	Longhill Road-Chavey Down	Historic Landfill	
10	Woodbine Stores West of Orchard House-Winkfield, Bracknell	Historic Landfill	

Maps

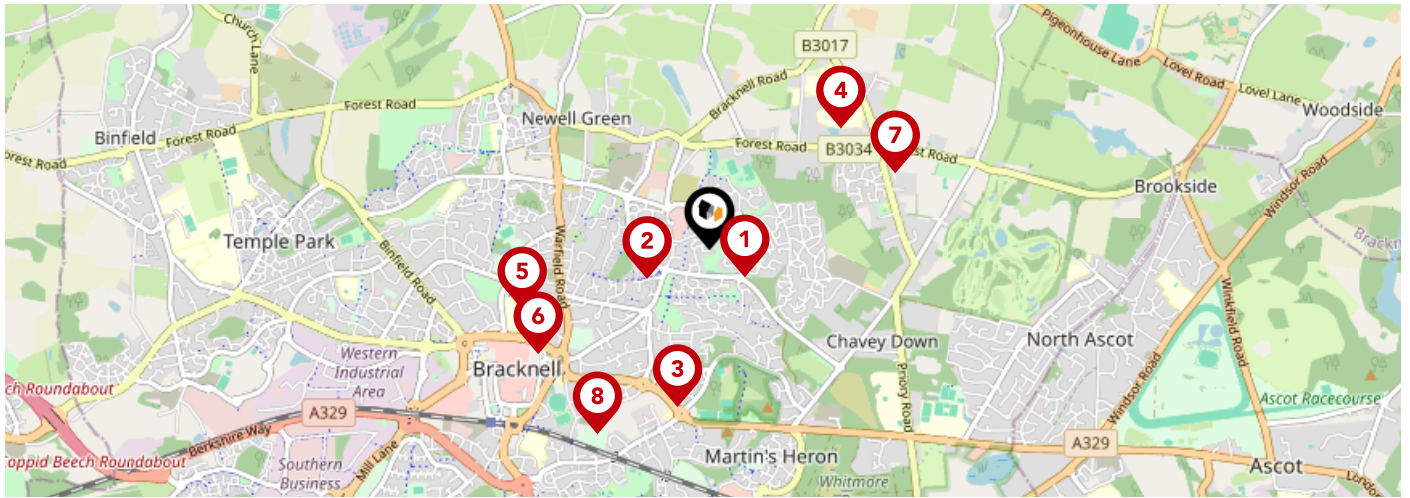
Listed Buildings

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



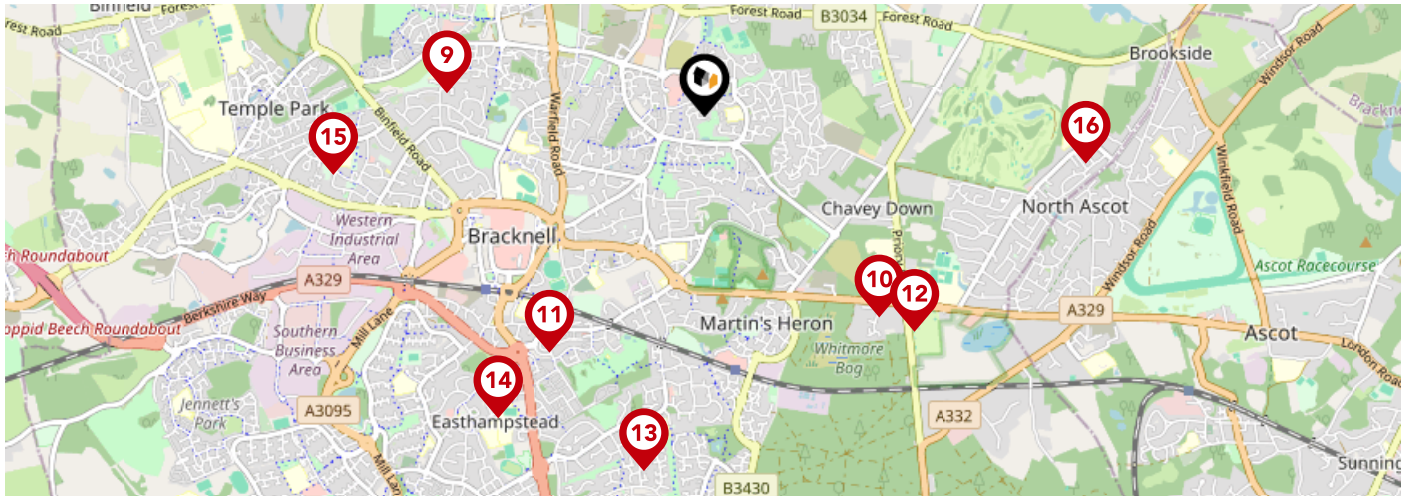
Listed Buildings in the local district		Grade	Distance
	1390406 - Icehouse In Grounds To N Of Garden Cottage (not Included), S Of Warfield Park	Grade II	0.4 miles
	1390416 - Knibbs Nook And Wee Knibbs	Grade II	0.5 miles
	1390421 - Pear Tree Cottage And Lane End	Grade II	0.5 miles
	1390336 - Lynwood Cottage	Grade II	0.6 miles
	1390415 - Horseshoe House	Grade II	0.6 miles
	1390402 - Barn At Hayley Green Farm	Grade II	0.6 miles
	1390404 - Warfield House	Grade II	0.6 miles
	1390405 - Garden Gate To South Of Warfield House	Grade II	0.6 miles
	1390392 - Milestone 100 Metres North-east Of Junction With Hayley Green Road	Grade II	0.6 miles
	1390420 - Walls And Gate Piers To Newell Hall	Grade II	0.7 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Whitegrove Primary School Ofsted Rating: Good Pupils: 421 Distance:0.21	☐	☒	☐	☐	☐
2	Warfield Church of England Primary School Ofsted Rating: Good Pupils: 452 Distance:0.32	☐	☒	☐	☐	☐
3	Holly Spring Primary School Ofsted Rating: Good Pupils: 642 Distance:0.74	☐	☒	☐	☐	☐
4	Lambrook School Ofsted Rating: Not Rated Pupils: 630 Distance:0.83	☐	☐	☒	☐	☐
5	Sandy Lane Primary School Ofsted Rating: Good Pupils: 450 Distance:0.91	☐	☒	☐	☐	☐
6	Garth Hill College Ofsted Rating: Good Pupils: 1476 Distance:0.92	☐	☐	☒	☐	☐
7	Winkfield St Mary's CofE Primary School Ofsted Rating: Good Pupils: 198 Distance:0.93	☐	☒	☐	☐	☐
8	St Joseph's Catholic Primary School, Bracknell Ofsted Rating: Good Pupils: 209 Distance:0.99	☐	☒	☐	☐	☐

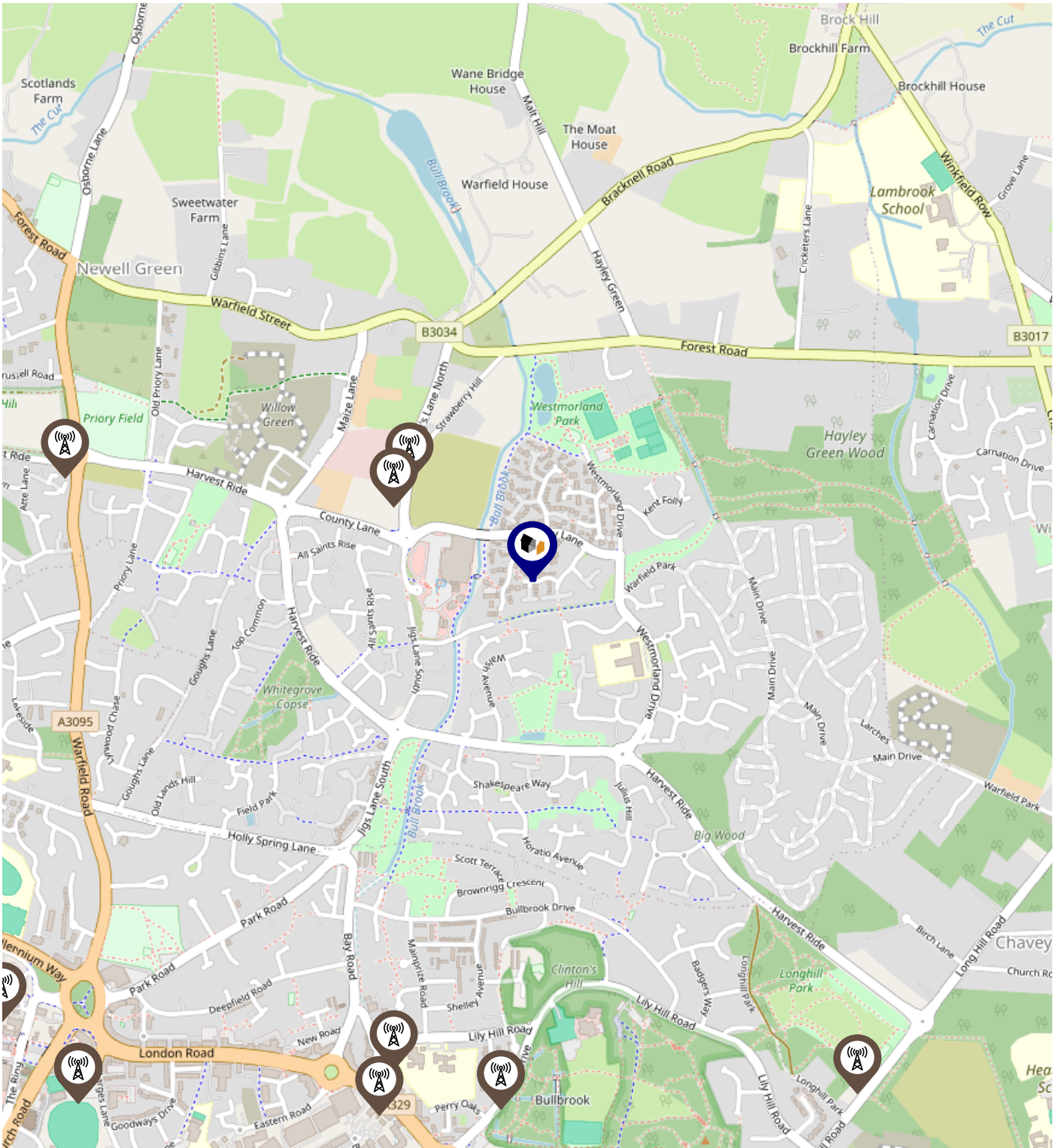
Area Schools



		Nursery	Primary	Secondary	College	Private
	Kennel Lane School Ofsted Rating: Good Pupils:0 Distance:1.2	☐	☐	☒	☐	☐
	Heathfield School Ofsted Rating: Not Rated Pupils: 226 Distance:1.22	☐	☐	☒	☐	☐
	Ranelagh School Ofsted Rating: Outstanding Pupils: 1062 Distance:1.3	☐	☐	☒	☐	☐
	LVS Ascot Ofsted Rating: Not Rated Pupils: 840 Distance:1.39	☐	☐	☒	☐	☐
	Harmans Water Primary School Ofsted Rating: Good Pupils: 466 Distance:1.66	☐	☒	☐	☐	☐
	The Brakenhale School Ofsted Rating: Good Pupils: 1148 Distance:1.68	☐	☐	☒	☐	☐
	Meadow Vale Primary School Ofsted Rating: Good Pupils: 600 Distance:1.74	☐	☒	☐	☐	☐
	Ascot Heath Primary School Ofsted Rating: Good Pupils: 395 Distance:1.77	☐	☒	☐	☐	☐

Local Area

Masts & Pylons



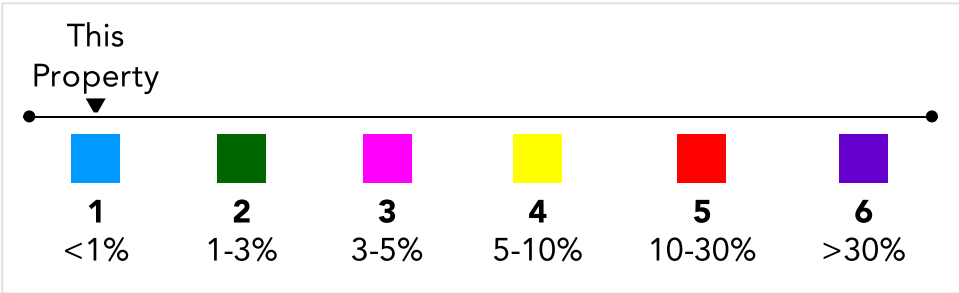
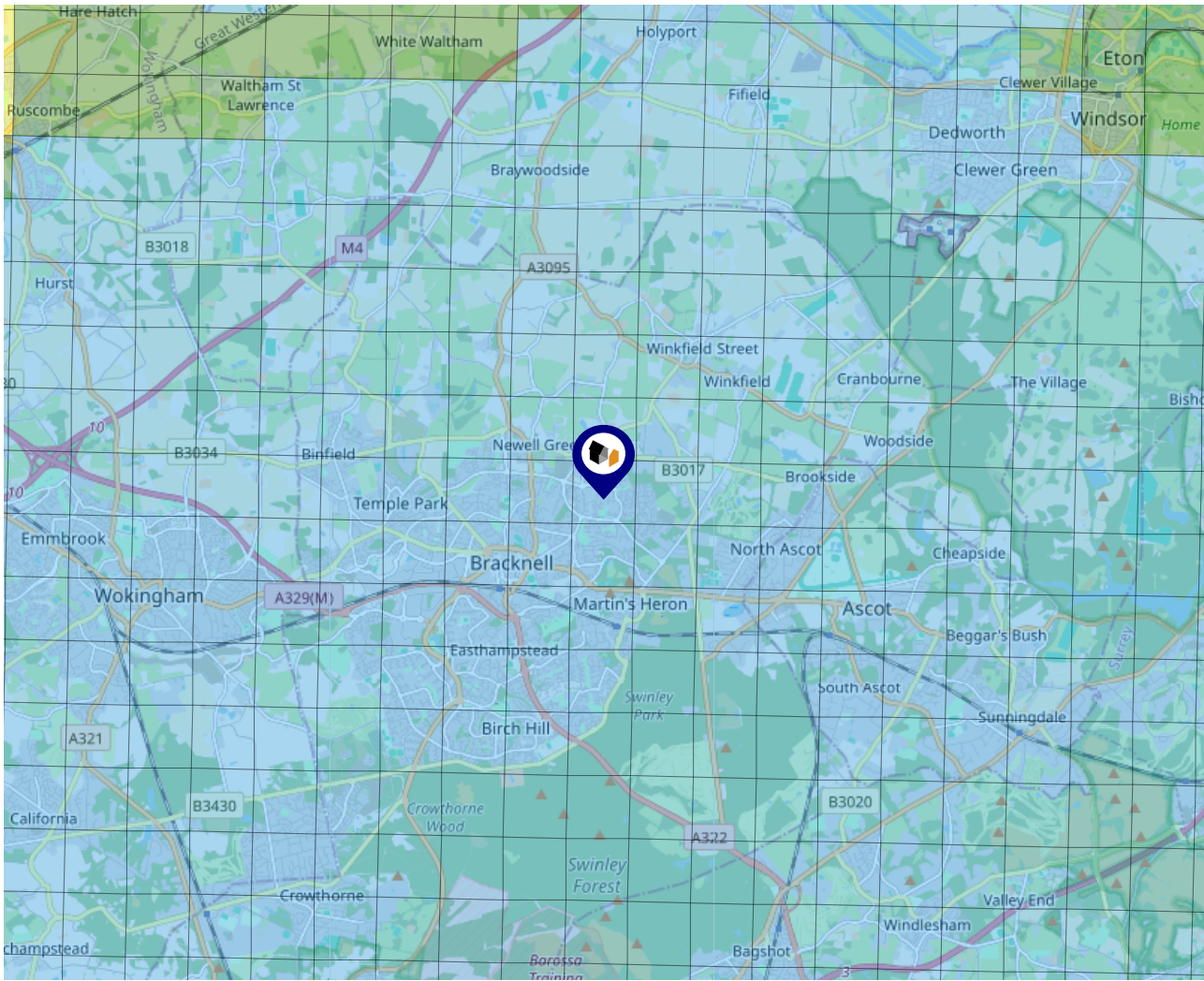
- Key:**
-  Power Pylons
 -  Communication Masts

Environment

Radon Gas

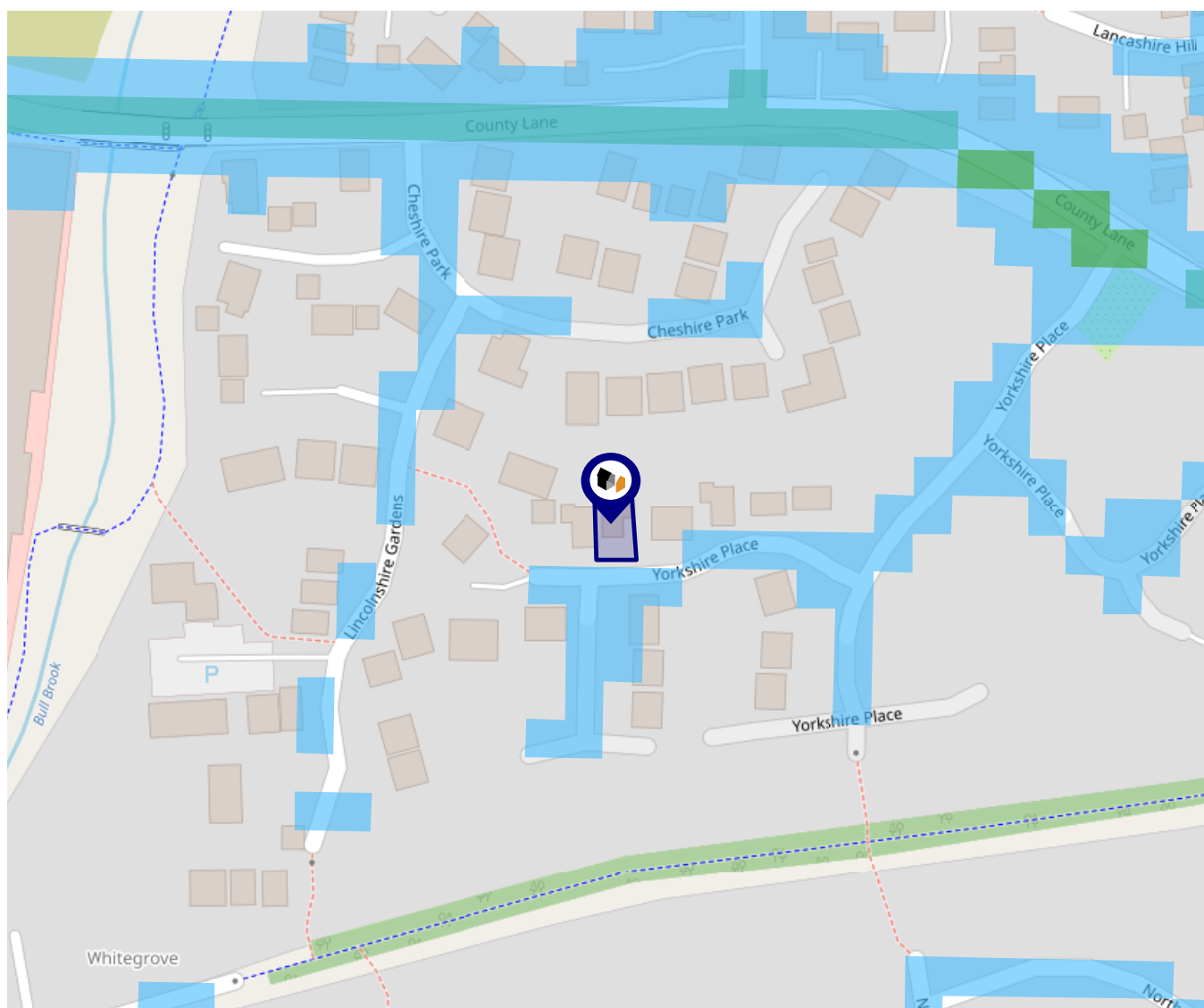
What is Radon?

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.

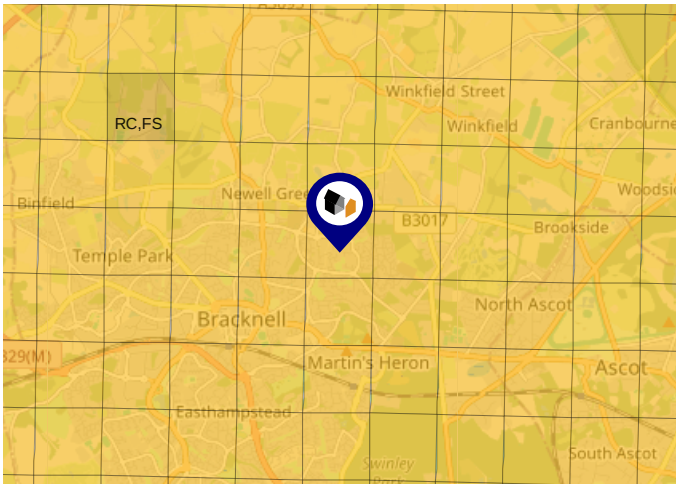
- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Environment

Soils & Clay

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

Carbon Content:	NONE	Soil Texture:	CLAY TO SILT
Parent Material Grain:	ARGILLACEOUS	Soil Depth:	DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		

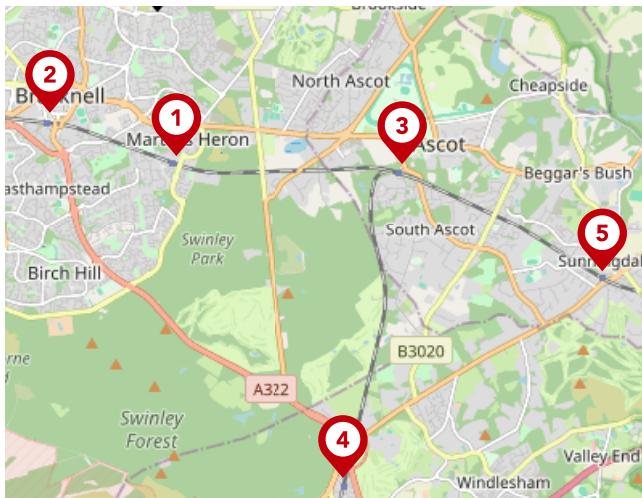


Primary Classifications (Most Common Clay Types)

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

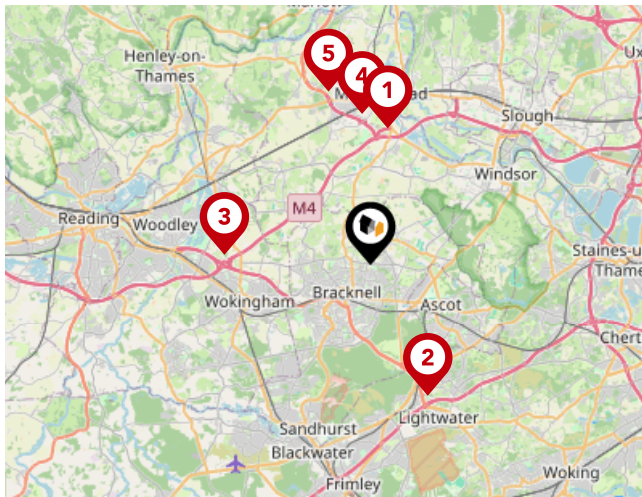
Area

Transport (National)



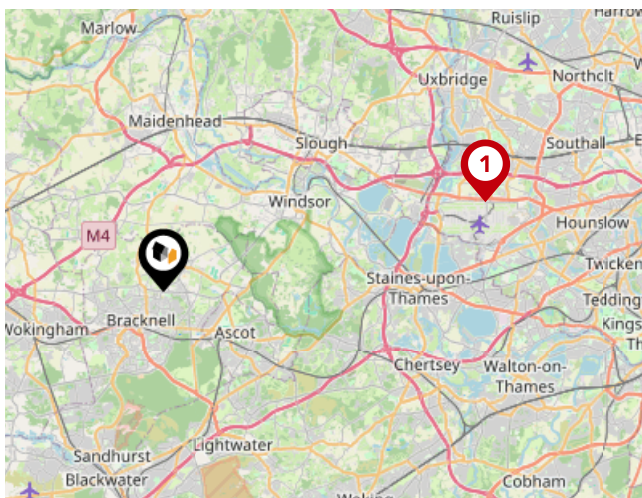
National Rail Stations

Pin	Name	Distance
1	Martins Heron Rail Station	1.33 miles
2	Bracknell Rail Station	1.36 miles
3	Ascot Rail Station	2.67 miles
4	Bagshot Rail Station	4.63 miles
5	Sunningdale Rail Station	4.76 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J8	5.06 miles
2	M3 J3	5.29 miles
3	M4 J10	5.42 miles
4	A404(M) J9A	5.58 miles
5	A404(M) J9	6.55 miles

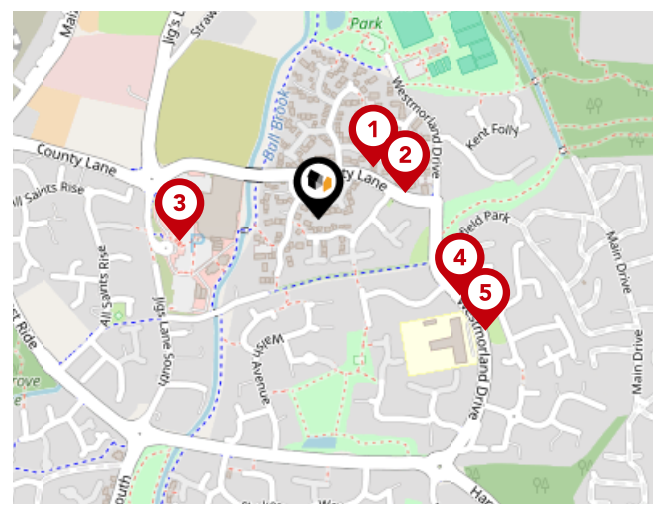


Airports/Helipads

Pin	Name	Distance
1	London Heathrow Airport	12.32 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Yorkshire Place	0.08 miles
2	Yorkshire Place	0.1 miles
3	Tesco North Bracknell	0.16 miles
4	Somerset Grove	0.18 miles
5	Somerset Grove	0.23 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



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/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.



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