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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 24th August 2026



KINGFISHER PLACE, BRACKNELL, RG42

Duncan Yeardley

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Introduction

Our Comments

A beautifully presented two-bedroom, two-bathroom apartment by Shanly Homes, offering a stylish and spacious interior, two allocated parking spaces and excellent storage. The property would make an ideal first-time purchase or a strong investment opportunity.

At the heart of the apartment is a particularly spacious open-plan living and kitchen area, enhanced by dual-aspect windows that fill the room with natural light. The modern kitchen is finished to a high standard and features integrated appliances, including a fridge freezer and dishwasher, alongside an electric hob and oven for a clean, contemporary finish.

The generous proportions of the living area provide plenty of space for a dedicated dining area, making it well suited to both everyday living and entertaining. The apartment benefits from a high-quality finish throughout, with underfloor heating adding an extra level of comfort.

There are two well-proportioned double bedrooms. The principal bedroom features built-in wardrobes and a private en-suite shower room, while the second bedroom provides excellent flexibility and could be used as either a comfortable double bedroom or a home office. This room is conveniently served by the main family bathroom.

Externally, the property comes with two allocated private parking spaces, positioned alongside the communal garden area to the front of the development. Residents also have access to communal bicycle storage.

Overall, this is a spacious and thoughtfully designed apartment that combines modern living with practical features, making it an attractive choice for both homeowners and investors.

Lease: 125 years from 1st September 2020 Service Charge: £2550 per annum No Ground Rent

Council Tax Band: C

Chain Free

Shanly Homes

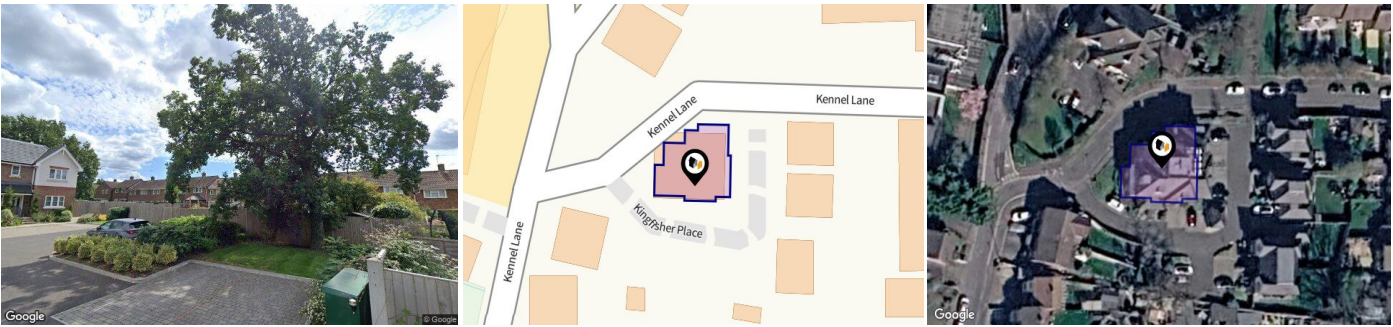
First Floor Apartment

Allocated Parking

Two Double Bedrooms

Two Bathrooms

Property Overview



Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	2		
Floor Area:	828 ft ² / 77 m ²		
Plot Area:	0.07 acres		
Council Tax :	Band C		
Annual Estimate:	£2,013		
Title Number:	BK527398		

Local Area

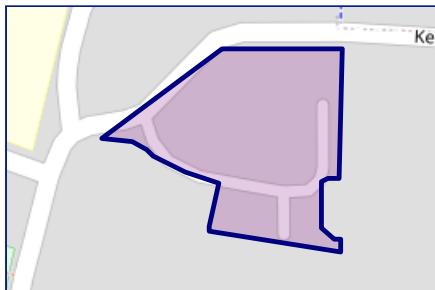
Local Authority:	Bracknell forest	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	Very low	12	74	5500
• Surface Water	Very low	mb/s	mb/s	mb/s

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

Property

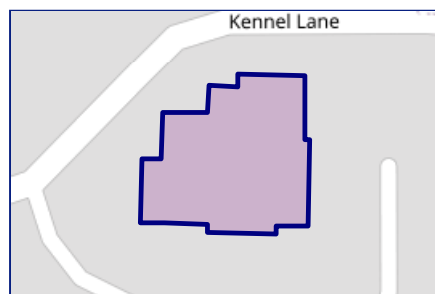
Multiple Title Plans

Freehold Title Plan



BK379658

Leasehold Title Plan



BK527398

Start Date:	29/04/2021
End Date:	01/09/2145
Lease Term:	125 years from 1 September 2020
Term Remaining:	119 years

Gallery Photos

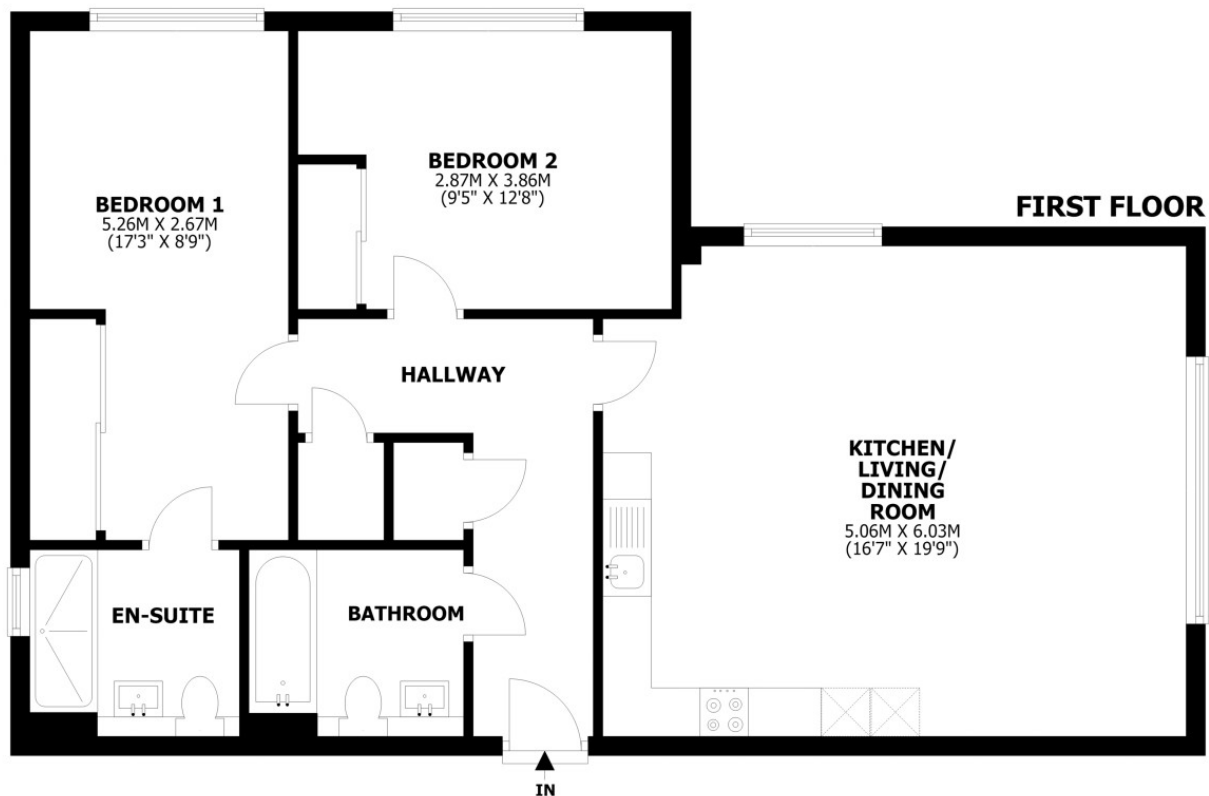


KINGFISHER PLACE, BRACKNELL, RG42



Kingfisher Place, Bracknell, RG42

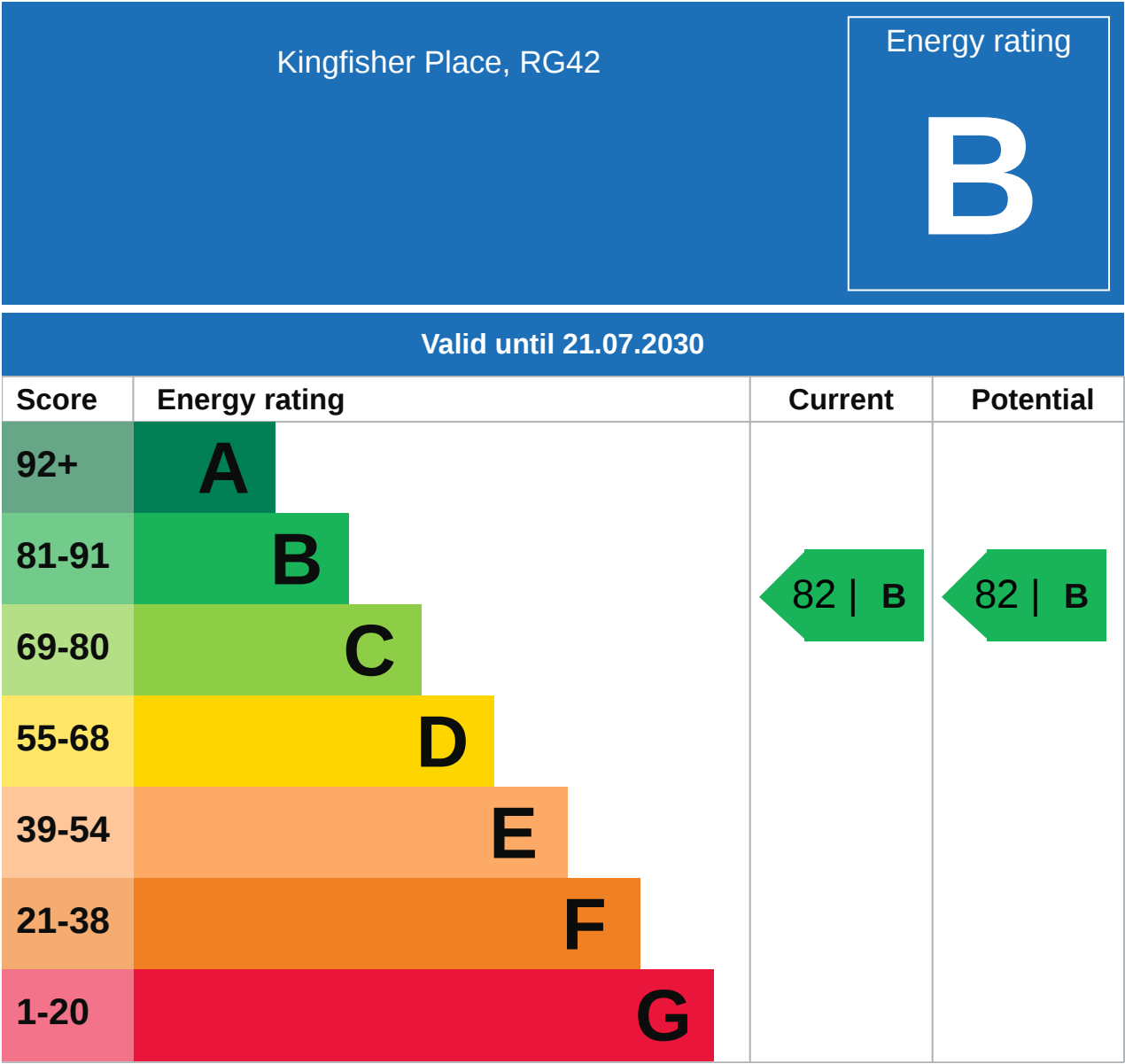
Total internal area: approx. 74.6 sq. metres (803 sq. feet)



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

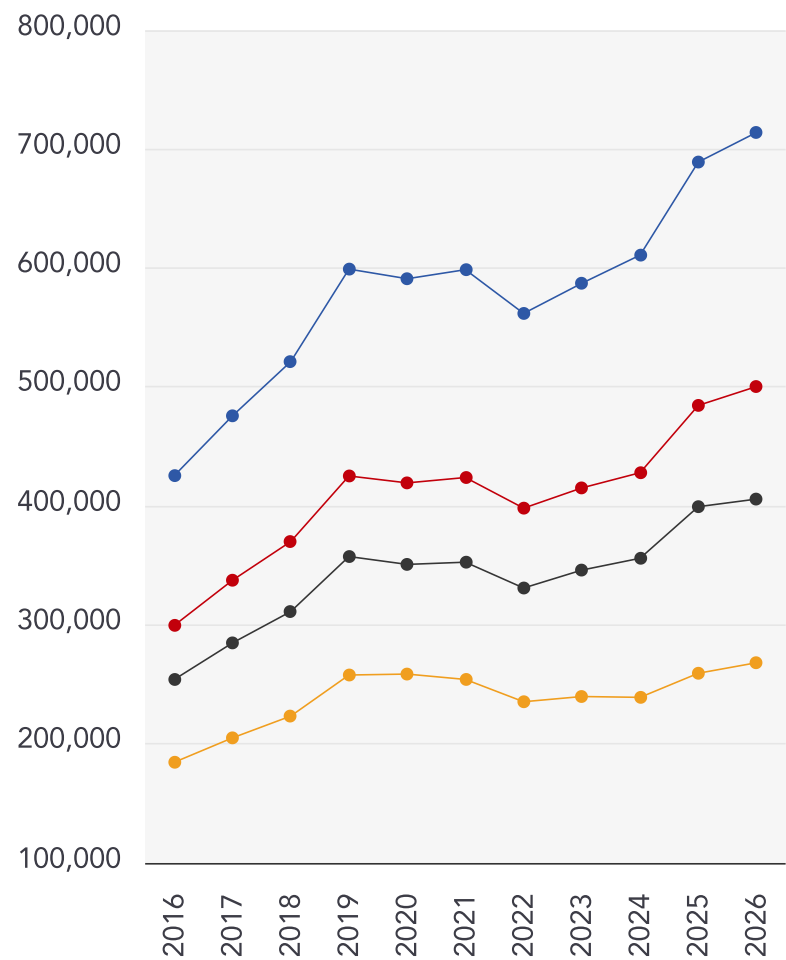
Additional EPC Data

Property Type:	Flat
Build Form:	Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Electricity: electricity, unspecified tariff
Floor Level:	Ground floor
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.19 W/m-Â°K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.1 W/m-Â°K
Roof Energy:	Very Good
Main Heating:	Air source heat pump , electric
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	(other premises below)
Total Floor Area:	77 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%

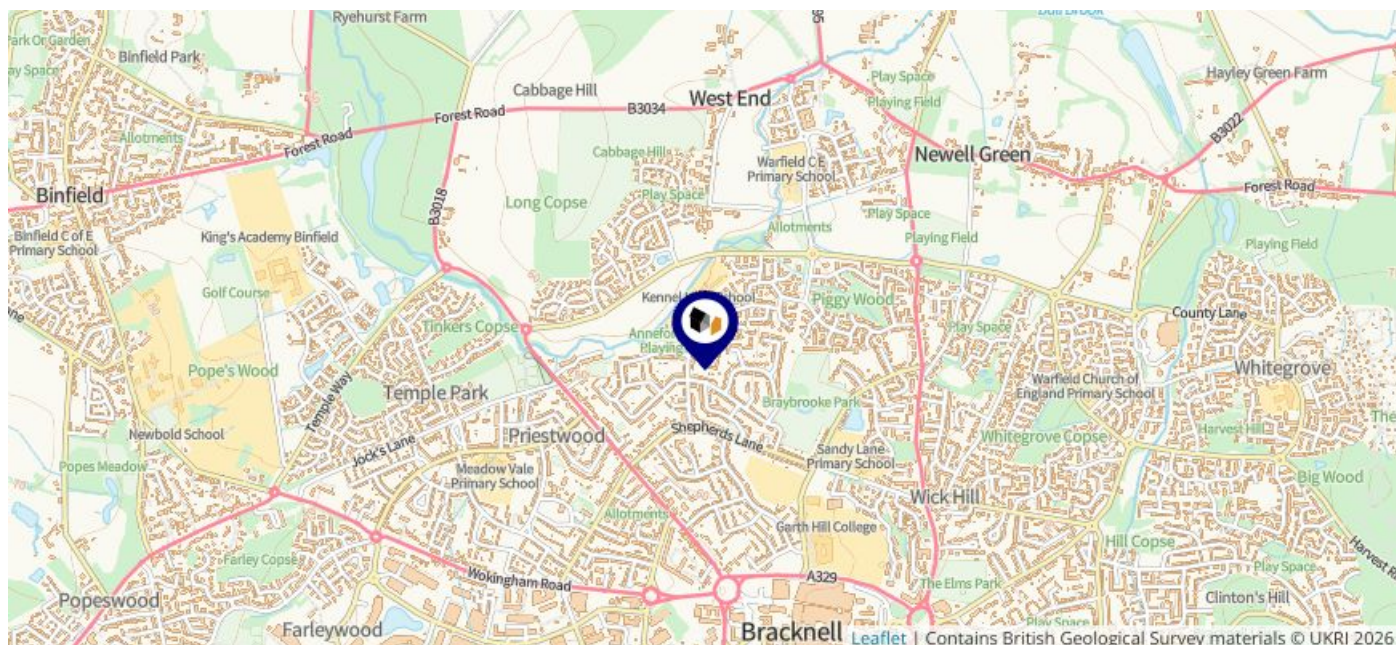
Flat

+45.31%

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

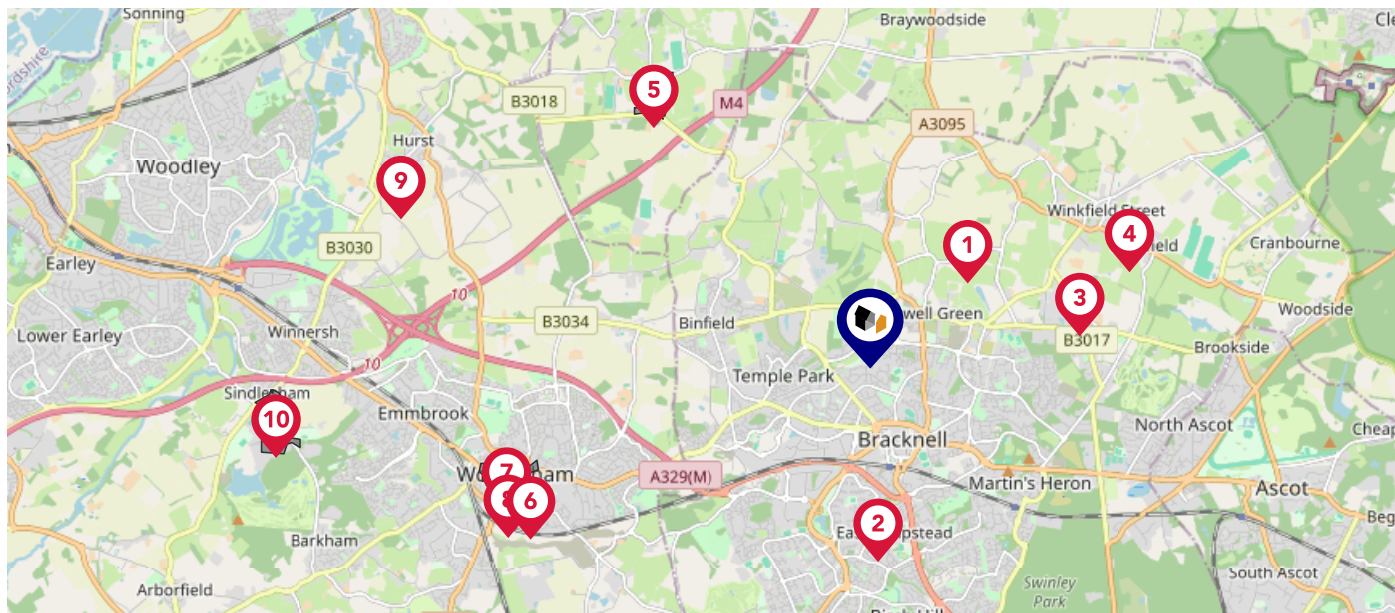
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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



Warfield



Easthampstead



Winkfield Row



Winkfield Village



Shurlock Row



Murdoch Road



Wokingham Town Centre



Langborough Road



Hurst

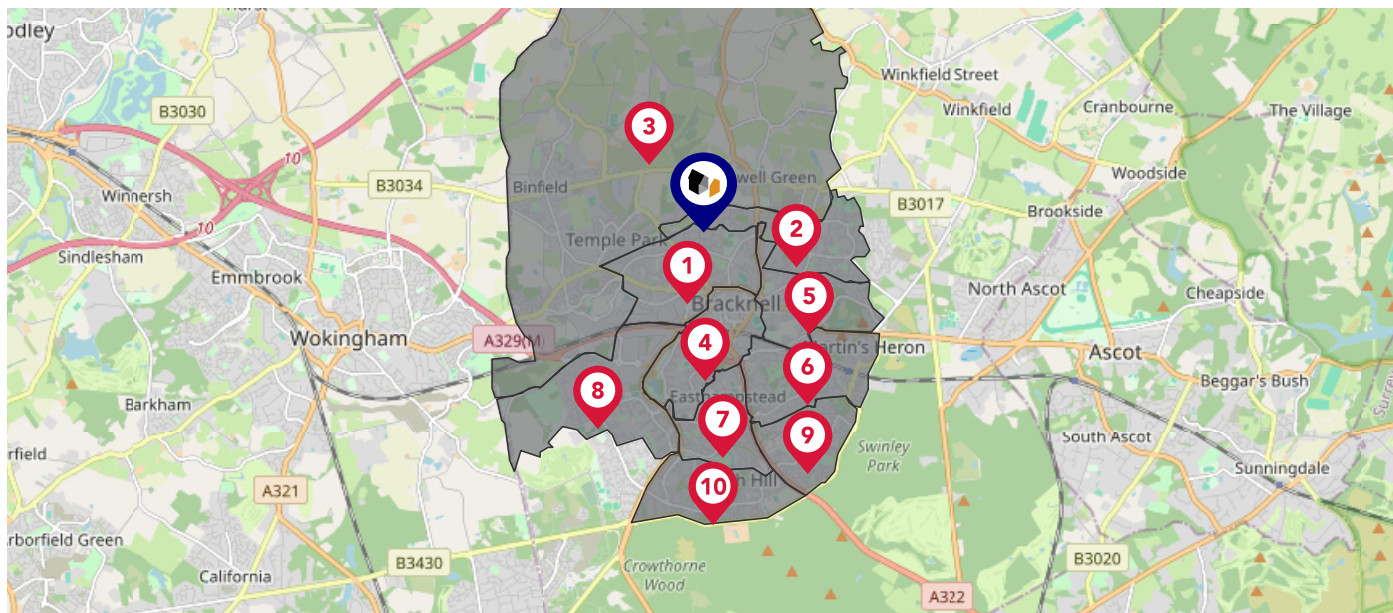


Sindlesham

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



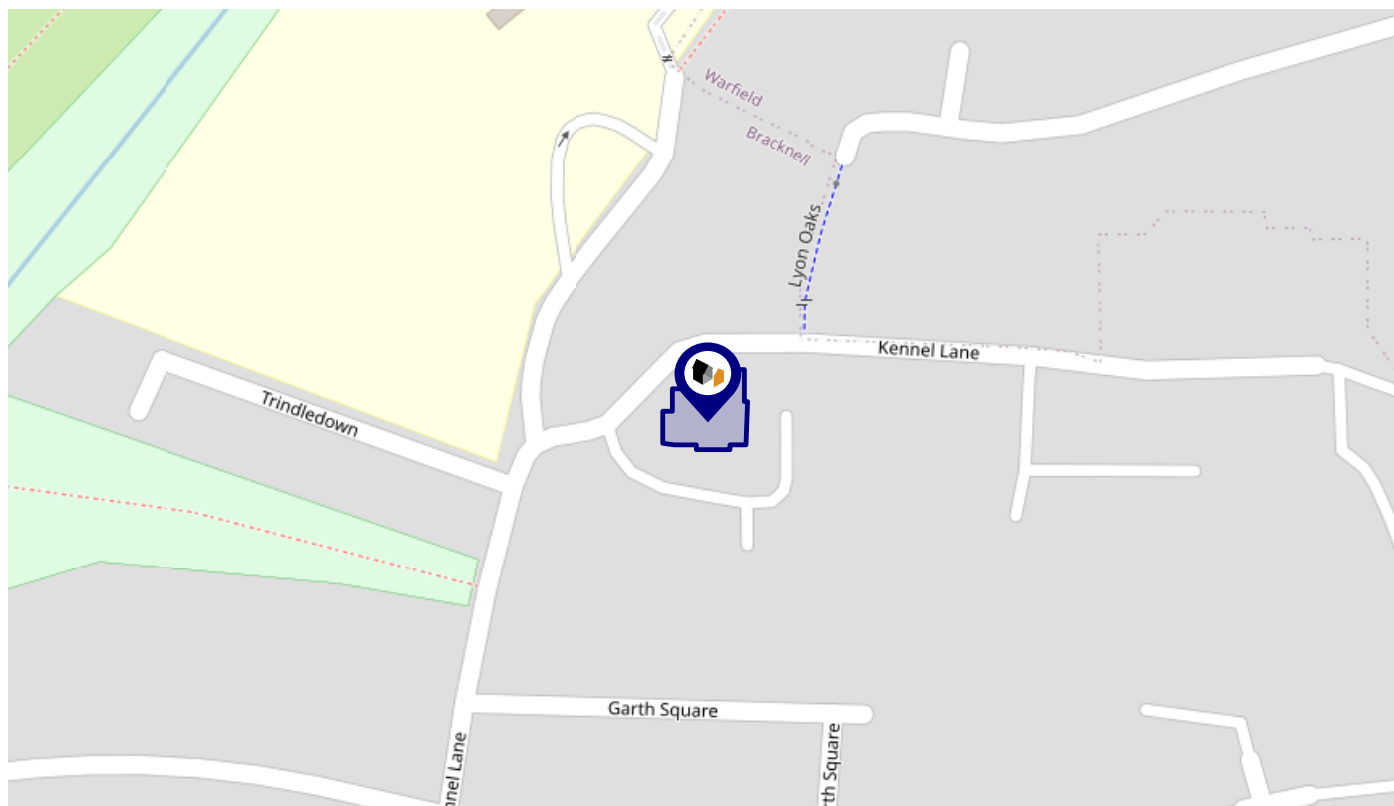
Nearby Council Wards

- 1 Priestwood and Garth Ward
- 2 Warfield Harvest Ride Ward
- 3 Binfield with Warfield Ward
- 4 Wildridings and Central Ward
- 5 Bullbrook Ward
- 6 Harmans Water Ward
- 7 Old Bracknell Ward
- 8 Great Hollands North Ward
- 9 Crown Wood Ward
- 10 Hanworth 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.

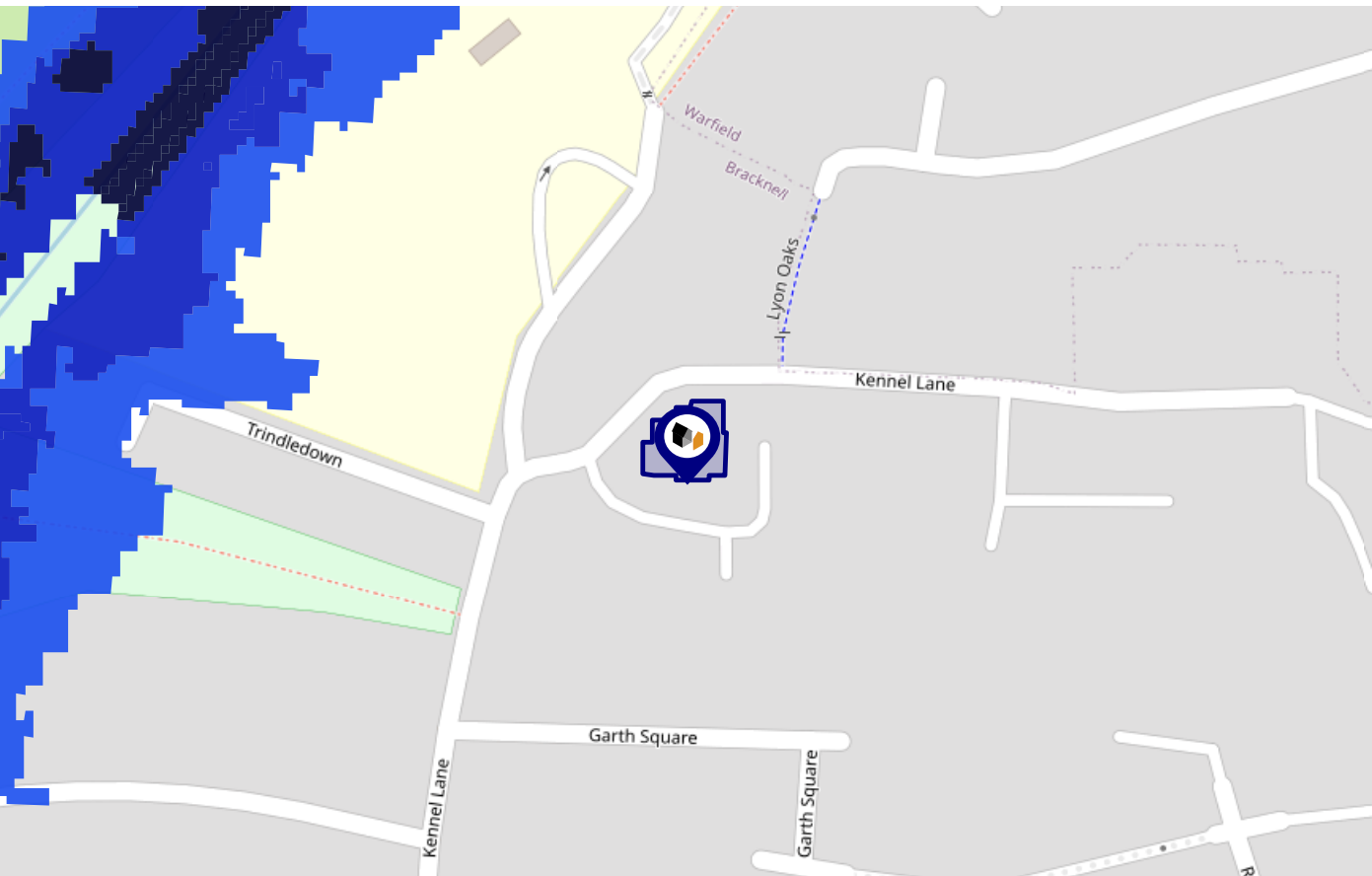
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

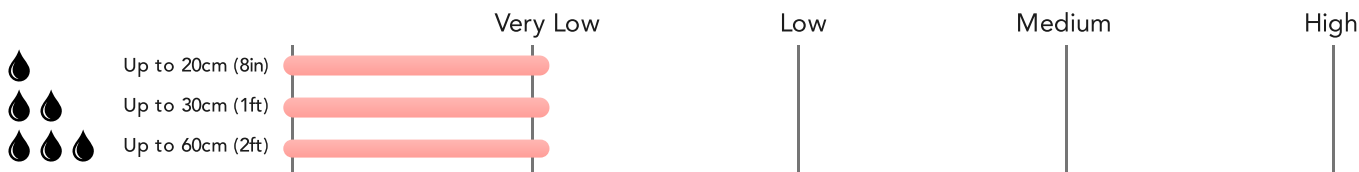


Risk Rating: Very low

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.

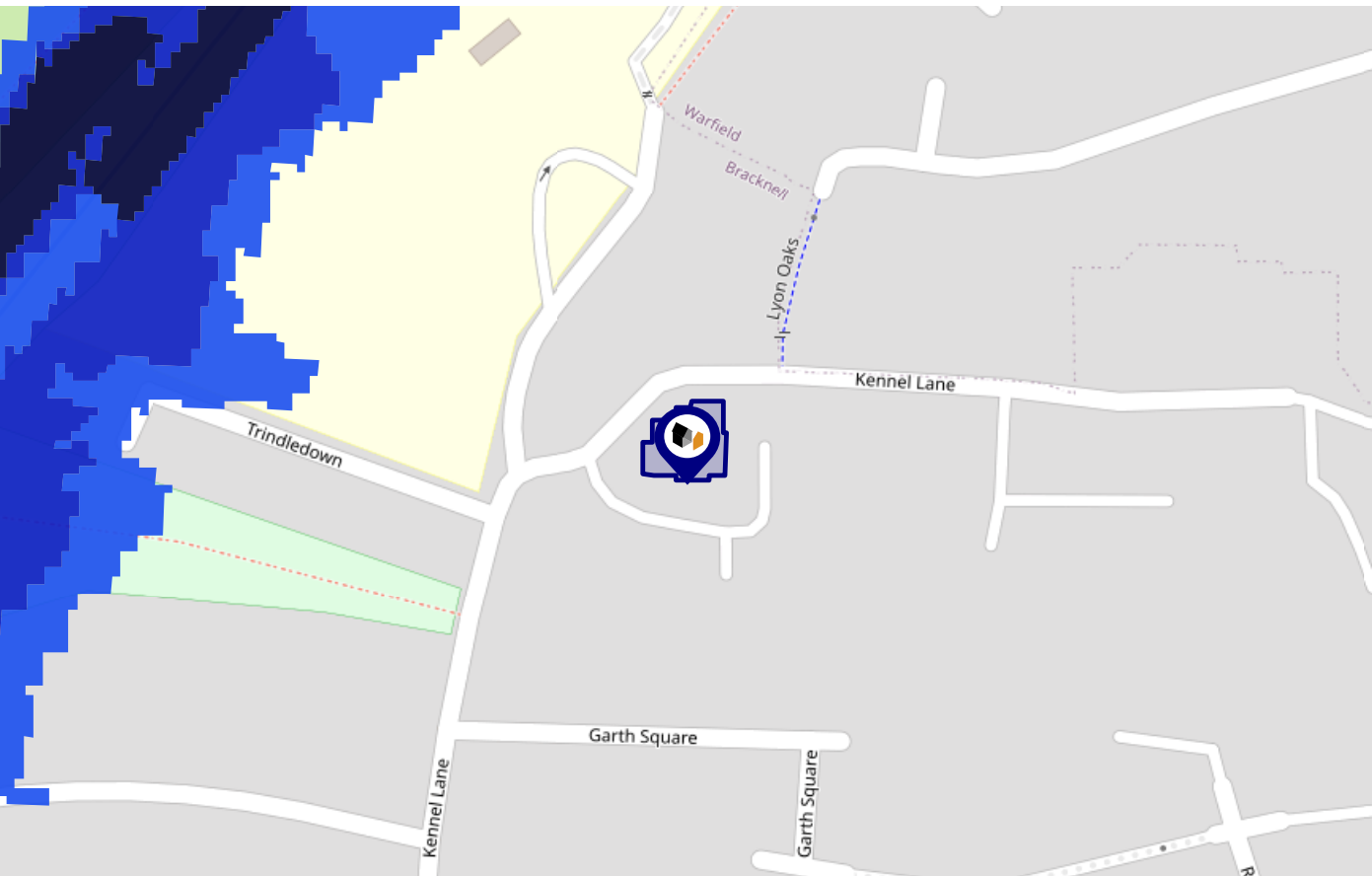
Chance of flooding to the following depths at this property:



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.

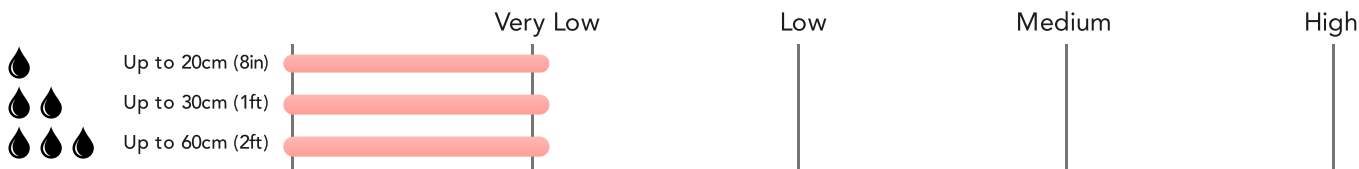


Risk Rating: Very low

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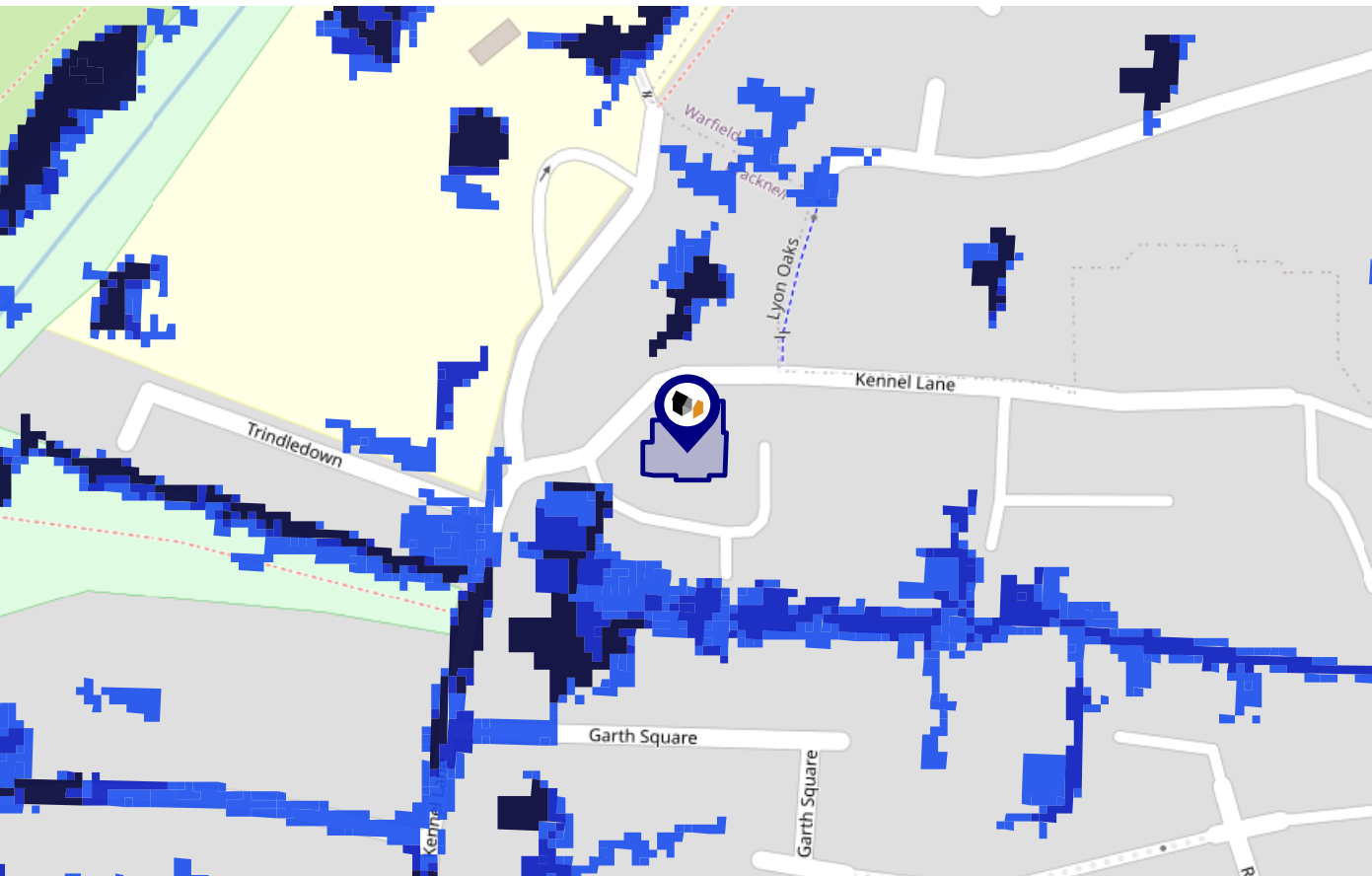
Chance of flooding to the following depths at this property:



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.

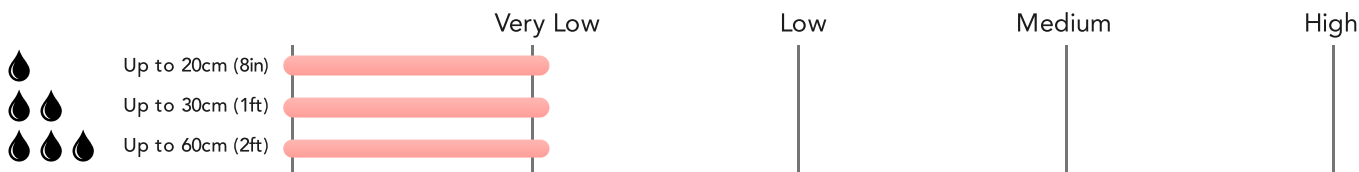


Risk Rating: Very low

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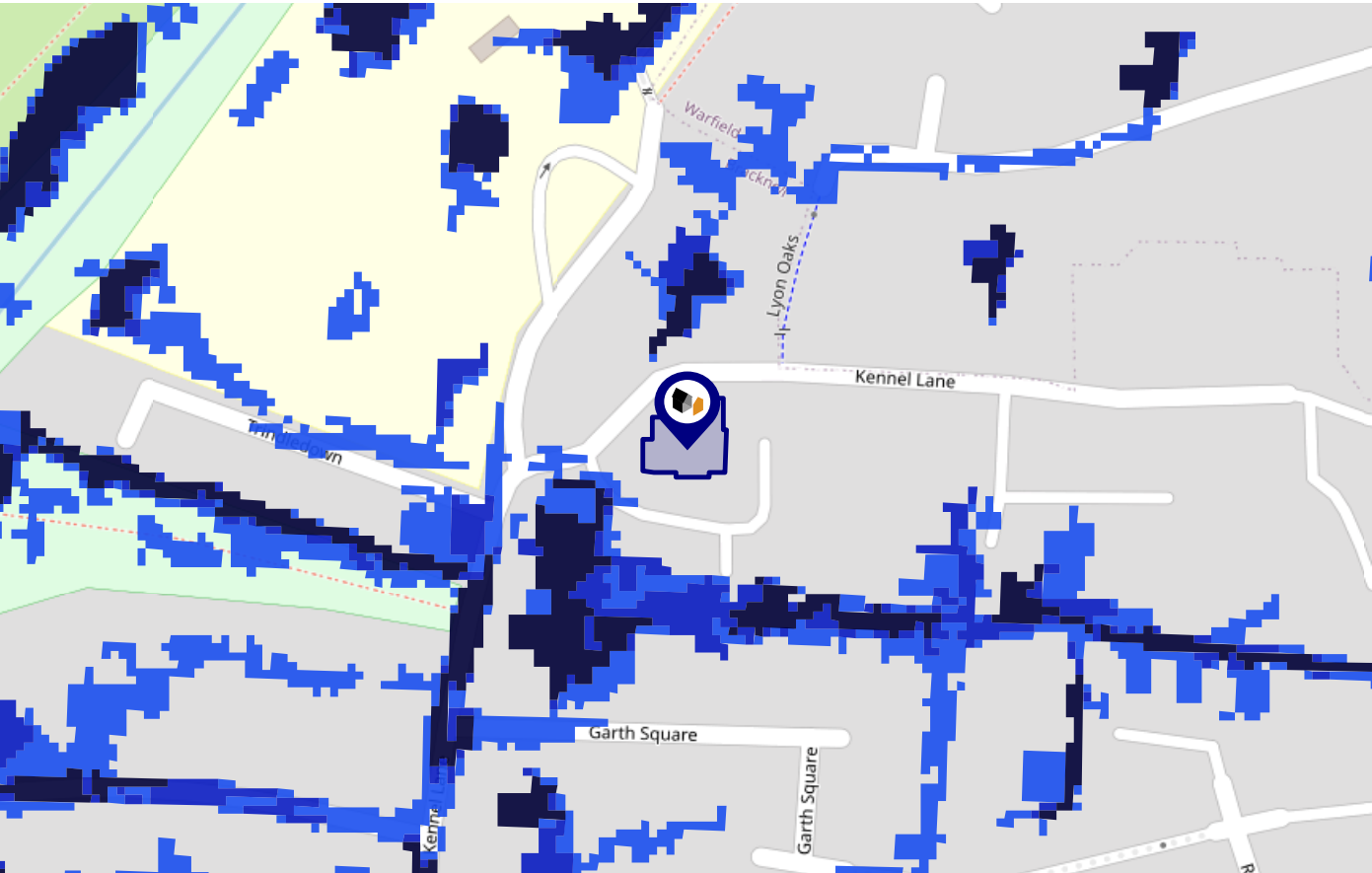
Chance of flooding to the following depths at this property:



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.

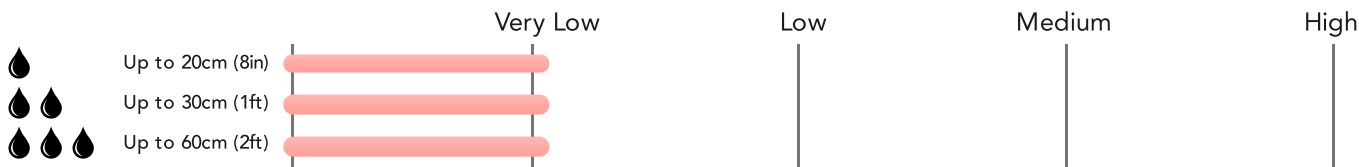


Risk Rating: Very low

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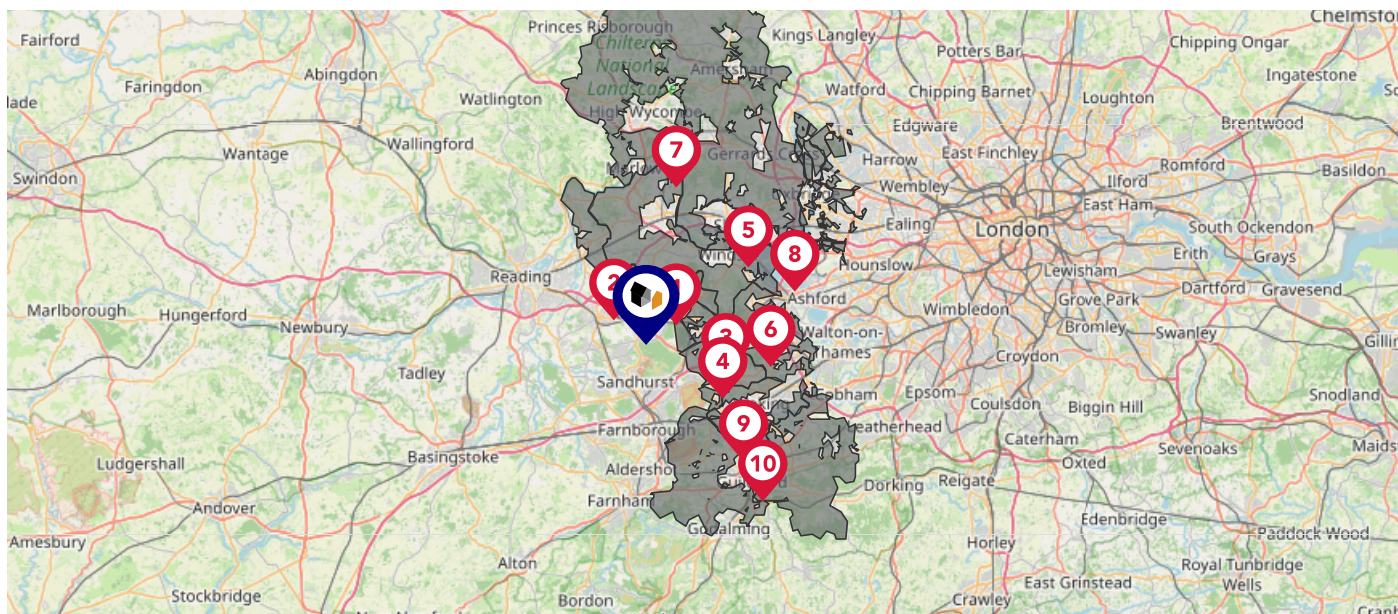
Chance of flooding to the following depths at this property:



Maps

Green Belt

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



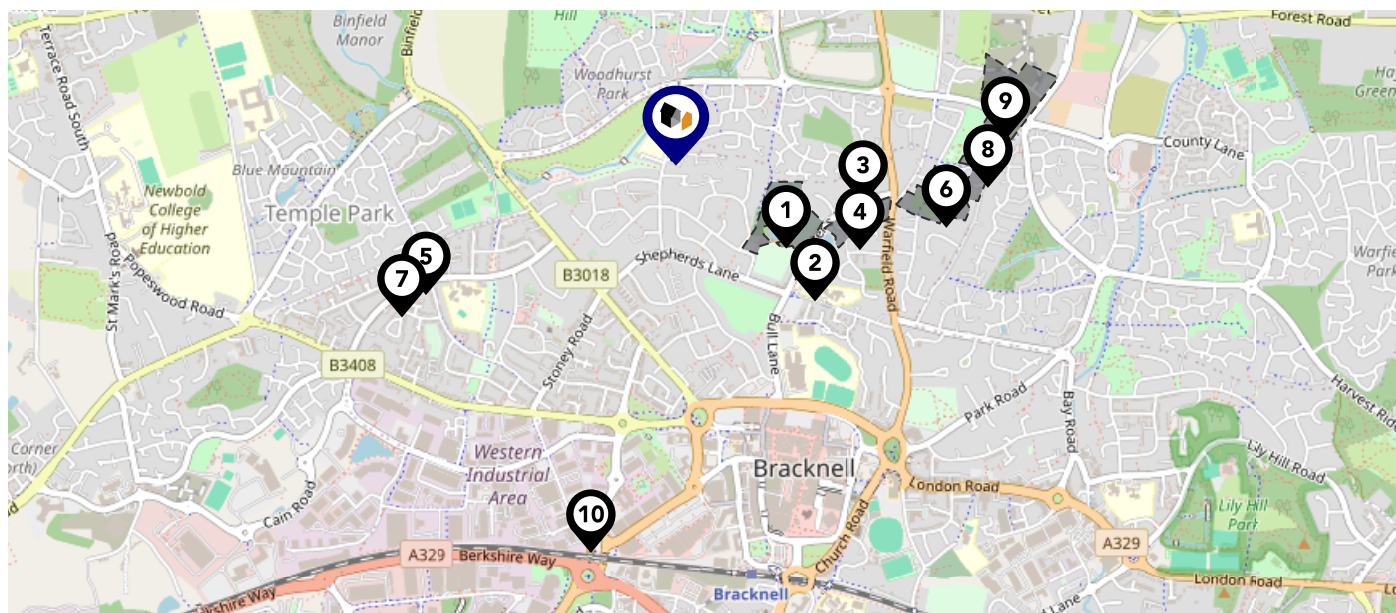
Nearby Green Belt Land

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

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.



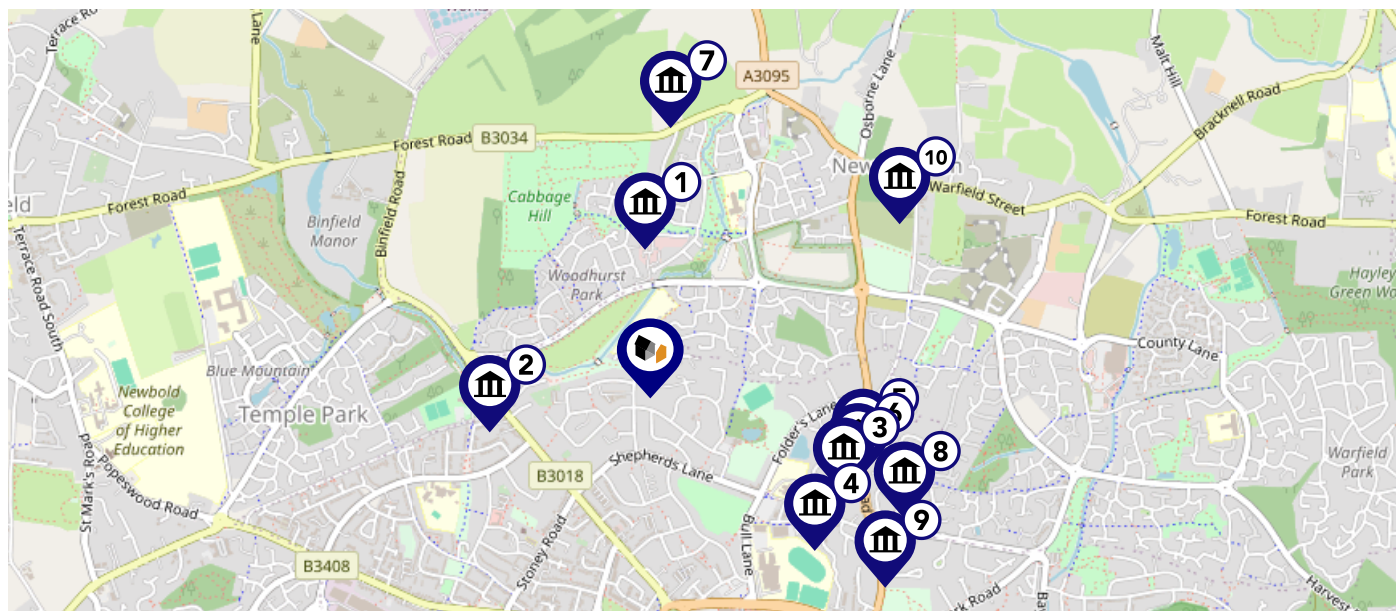
Nearby Landfill Sites

1	Folders Lane-Bracknell, Berkshire	Historic Landfill	☐
2	Bull Lane-Bracknell, Berkshire	Historic Landfill	☐
3	Sherring Close-Bracknell, Berkshire	Historic Landfill	☐
4	Lutterworth Close-Bracknell, Berkshire	Historic Landfill	☐
5	Fernhill Road-Bracknell, Berkshire	Historic Landfill	☐
6	Lawrence Brickworks-Bracknell, Berkshire	Historic Landfill	☐
7	Wilwood Road-Bracknell	Historic Landfill	☐
8	Thomas Lawrence Brickworks-Goughs Lane, Bracknell, Berkshire	Historic Landfill	☐
9	Lawrence Brickworks-Bracknell, Berkshire	Historic Landfill	☐
10	Easthampstead Brick-Bracknell, Berkshire	Historic Landfill	☐

Maps

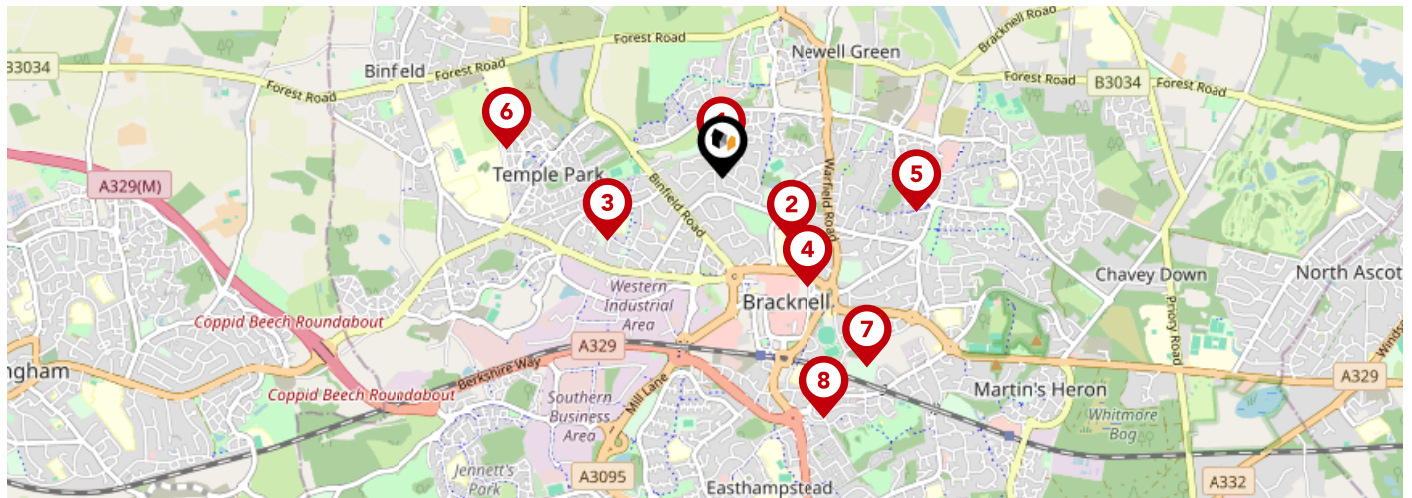
Listed Buildings

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



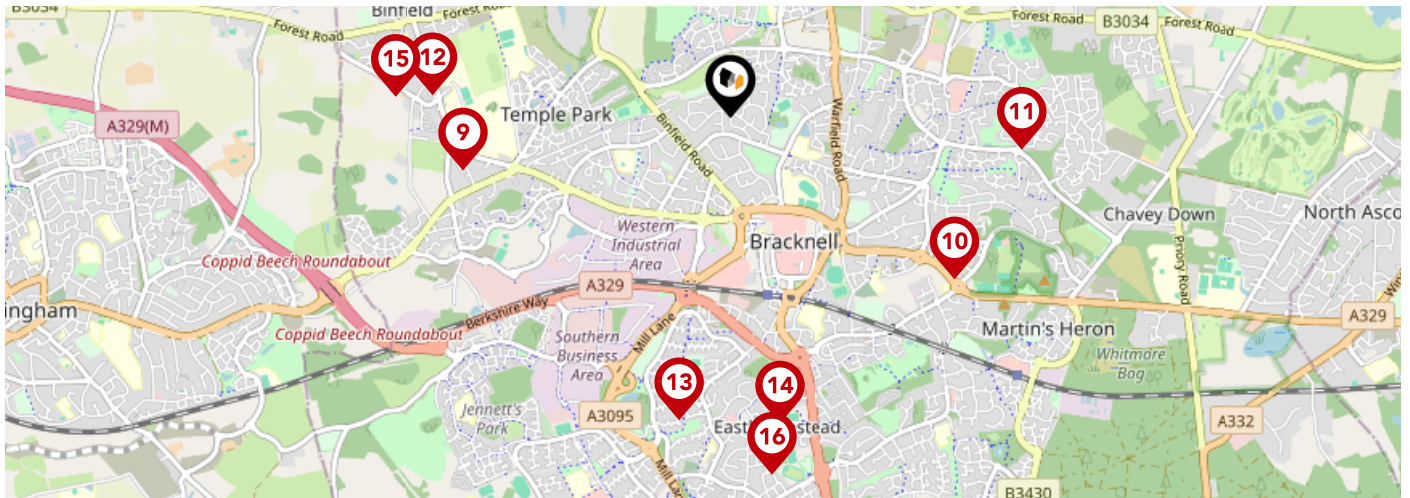
Listed Buildings in the local district		Grade	Distance
	1390422 - West End Farmhouse	Grade II	0.3 miles
	1390250 - Manor Farmhouse	Grade II	0.4 miles
	1390353 - Old Malt House	Grade II	0.5 miles
	1390350 - Cottrells	Grade II	0.5 miles
	1390344 - The Old Farm	Grade II	0.5 miles
	1390352 - Littlecourt	Grade II	0.5 miles
	1390399 - Home Farmhouse	Grade II	0.6 miles
	1390336 - Lynwood Cottage	Grade II	0.7 miles
	1391324 - Wick Hill House	Grade II	0.7 miles
	1390420 - Walls And Gate Piers To Newell Hall	Grade II	0.7 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
	Kennel Lane School Ofsted Rating: Good Pupils:0 Distance:0.09	☐	☐	☒	☐	☐
	Sandy Lane Primary School Ofsted Rating: Good Pupils: 450 Distance:0.44	☐	☒	☐	☐	☐
	Meadow Vale Primary School Ofsted Rating: Good Pupils: 600 Distance:0.6	☐	☒	☐	☐	☐
	Garth Hill College Ofsted Rating: Good Pupils: 1476 Distance:0.64	☐	☐	☒	☐	☐
	Warfield Church of England Primary School Ofsted Rating: Good Pupils: 452 Distance:0.91	☐	☒	☐	☐	☐
	King's Academy Binfield Ofsted Rating: Good Pupils: 1262 Distance:1.01	☐	☒	☒	☐	☐
	St Joseph's Catholic Primary School, Bracknell Ofsted Rating: Good Pupils: 209 Distance:1.1	☐	☒	☐	☐	☐
	Ranelagh School Ofsted Rating: Outstanding Pupils: 1062 Distance:1.21	☐	☐	☒	☐	☐

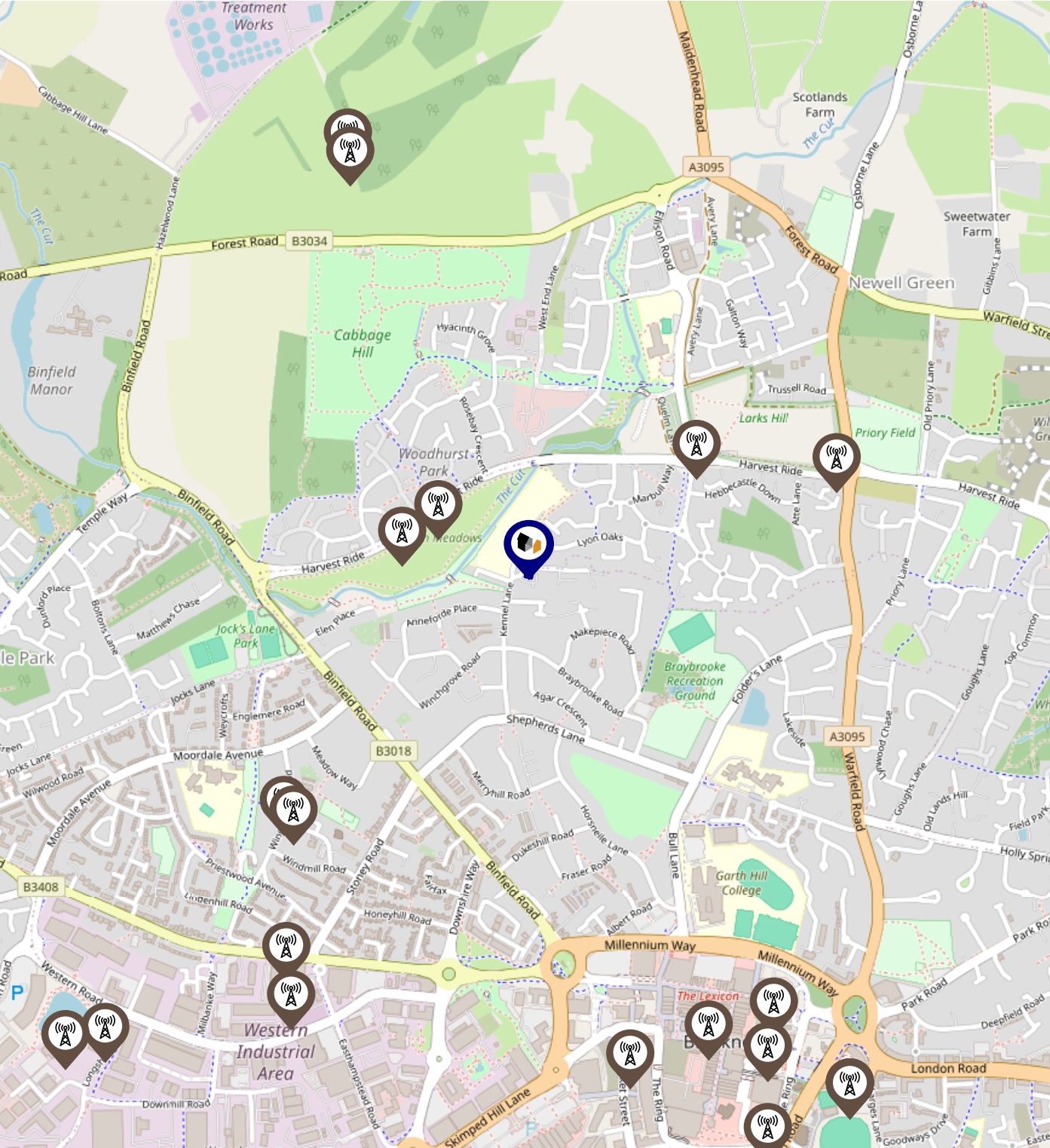
Area Schools



		Nursery	Primary	Secondary	College	Private
	Newbold School Ofsted Rating: Outstanding Pupils: 56 Distance: 1.26	☐	☒	☐	☐	☐
	Holly Spring Primary School Ofsted Rating: Good Pupils: 642 Distance: 1.28	☐	☒	☐	☐	☐
	Whitegrove Primary School Ofsted Rating: Good Pupils: 421 Distance: 1.36	☐	☒	☐	☐	☐
	Cressex Lodge School Ofsted Rating: Good Pupils: 13 Distance: 1.38	☐	☐	☒	☐	☐
	Wildridings Primary School Ofsted Rating: Good Pupils: 428 Distance: 1.42	☐	☒	☐	☐	☐
	The Brakenhale School Ofsted Rating: Good Pupils: 1148 Distance: 1.43	☐	☐	☒	☐	☐
	Binfield Church of England Primary School Ofsted Rating: Good Pupils: 411 Distance: 1.54	☐	☒	☐	☐	☐
	Fox Hill Primary School Ofsted Rating: Good Pupils: 196 Distance: 1.66	☐	☒	☐	☐	☐

Local Area

Masts & Pylons



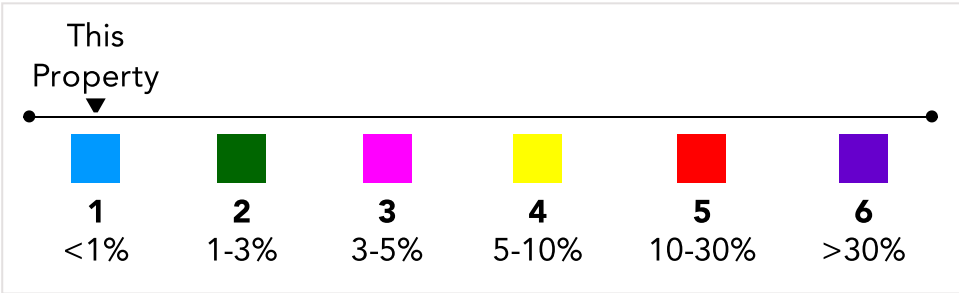
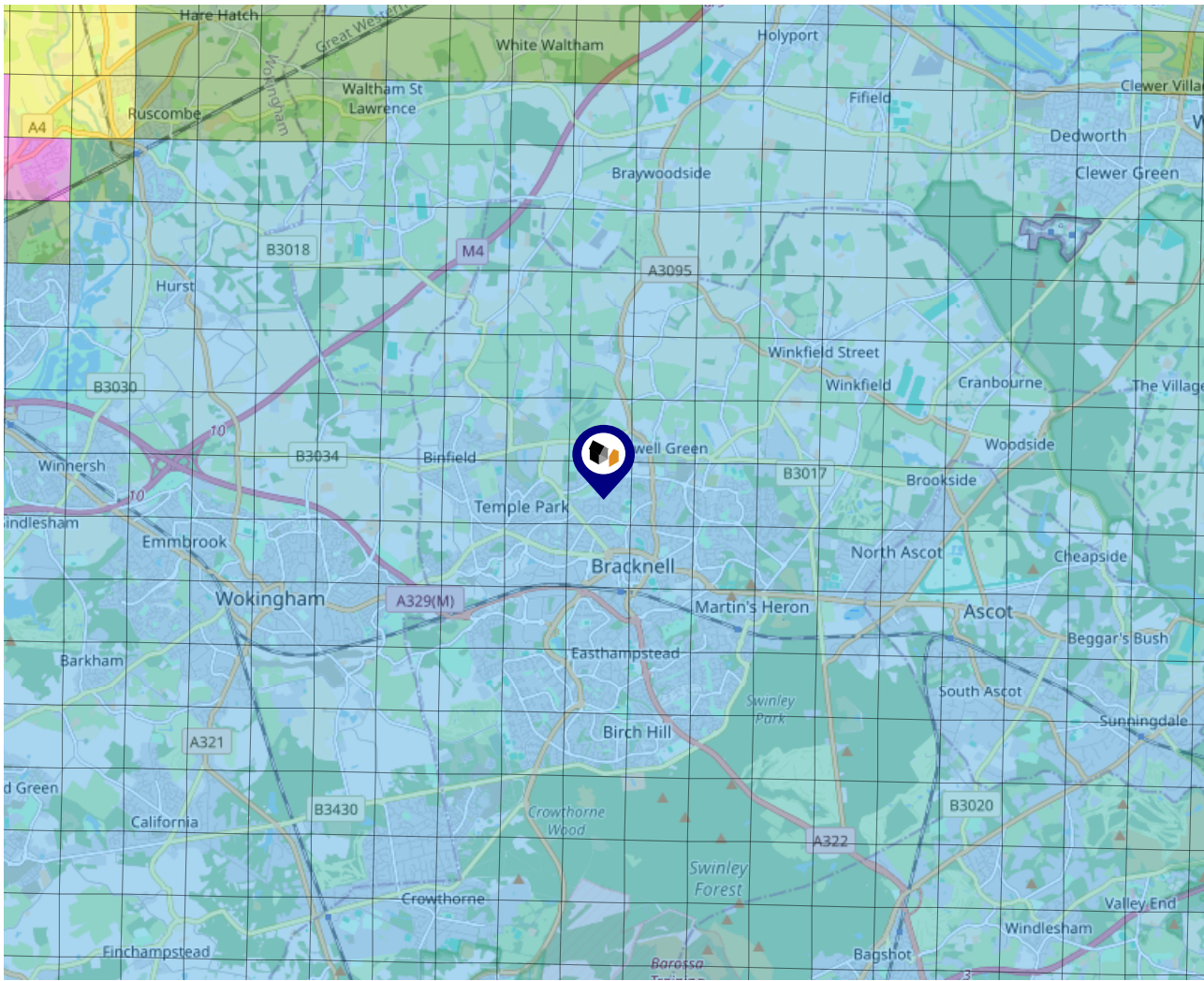
- Key:**
-  Power Pylons
 -  Communication Masts

Environment

Radon Gas

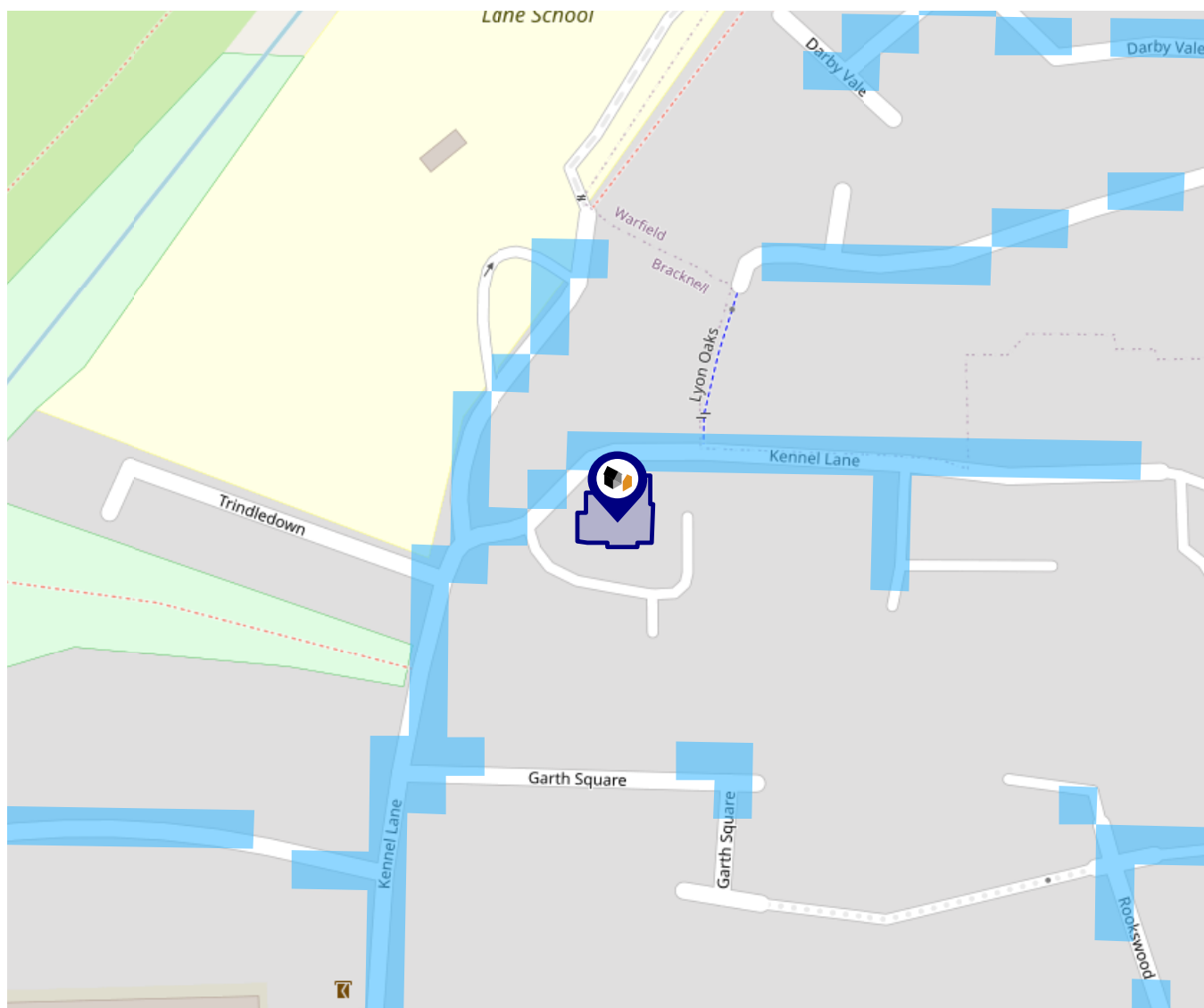
What is Radon?

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.

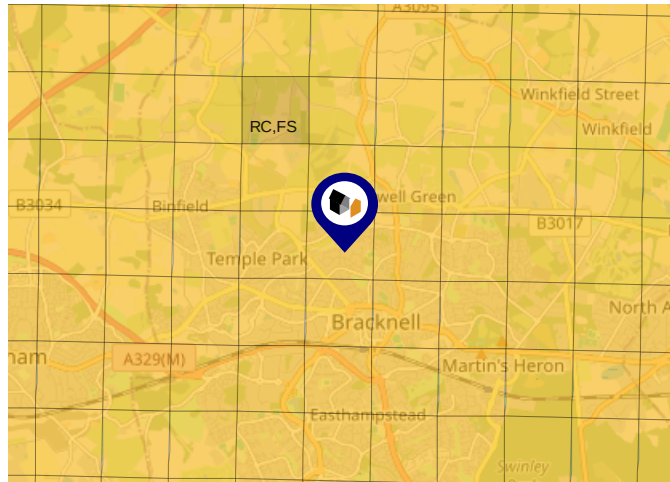
- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

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		

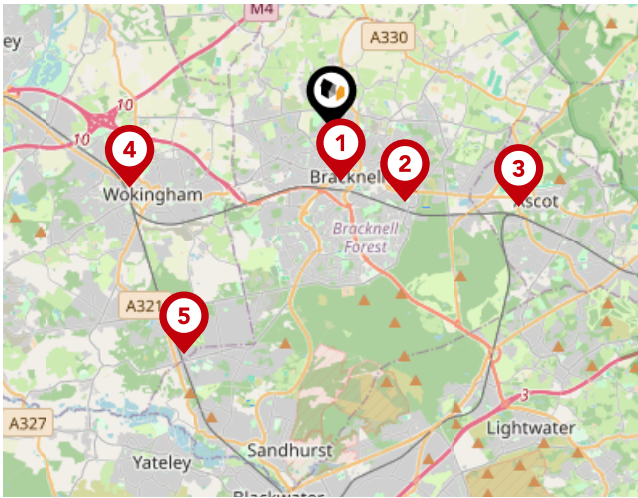


Primary Classifications (Most Common Clay Types)

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

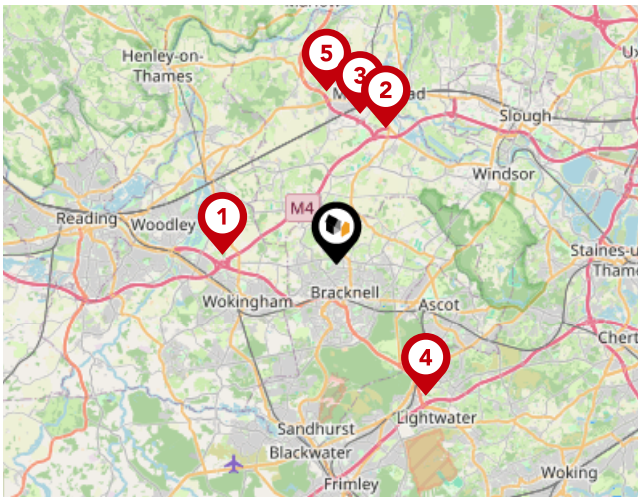
Area

Transport (National)



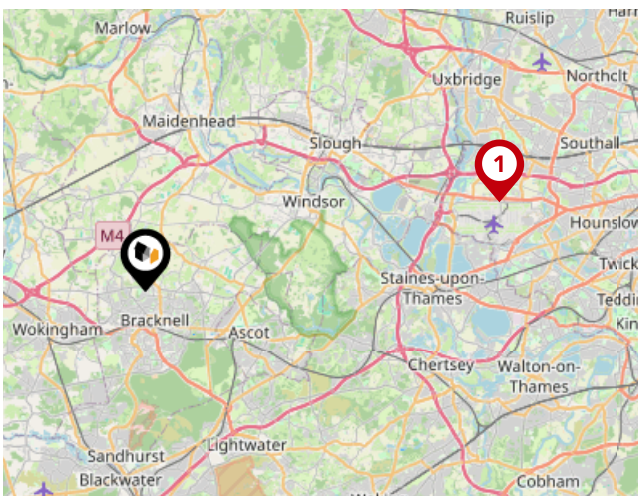
National Rail Stations

Pin	Name	Distance
1	Bracknell Rail Station	0.97 miles
2	Martins Heron Rail Station	1.92 miles
3	Ascot Rail Station	3.74 miles
4	Wokingham Rail Station	3.87 miles
5	Crowthorne Rail Station	4.96 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J10	4.23 miles
2	M4 J8	5.32 miles
3	A404(M) J9A	5.62 miles
4	M3 J3	5.89 miles
5	A404(M) J9	6.35 miles

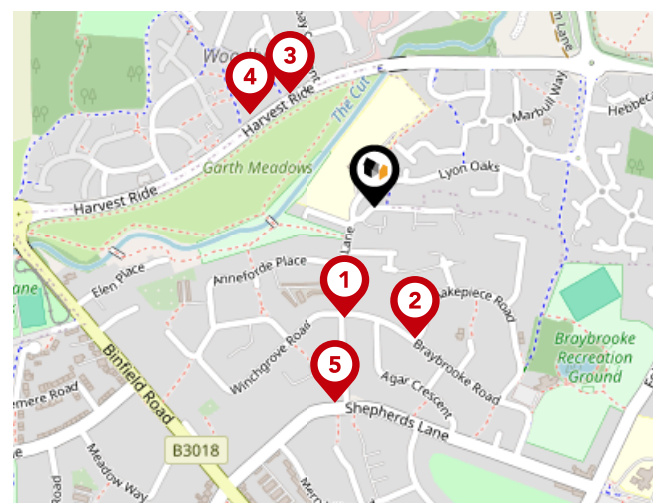


Airports/Helipads

Pin	Name	Distance
1	London Heathrow Airport	13.46 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Kenel Lane	0.13 miles
2	Agar Crescent	0.15 miles
3	Woodhurst	0.16 miles
4	Woodhurst	0.18 miles
5	Hart Close	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



/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.



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