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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 08th September 2026



WILLIAM HEELAS WAY, WOKINGHAM, RG40

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Introduction

Our Comments

**** NO CHAIN ****

Presented to the market is this one bedroom ground floor apartment located on William Heelas Way, Wokingham.

The accommodation comprises a spacious entrance hallway which perfectly maps out the layout of the property. The room offers a bright and airy space and benefits from an additional bay which could be used as an office space. The modern fitted kitchen is open plan to the living room and benefits from several integrated appliances and storage cupboards.

There is also a large main double bedroom and plenty of storage within the hallway.

Externally, there is one allocated parking space along with a few visitors' spaces.

William Heelas Way is also located close to many local amenities with a Co-Op being a stone throw's away.

The popular St. Crispin's School is also located within easy reach and Wokingham town centre and station are slightly further afield. For the commuters, the A329M/M4 are both a short drive away making this apartment perfect for first time or investment buyers alike.

Lease: 999 years from 1 October 2015

Service Charge: £1150 per annum

Ground Rent: £200 per annum

Council Tax Band: C

No Chain

Large Double Bedroom

Allocated Parking

Close to Commuting Links

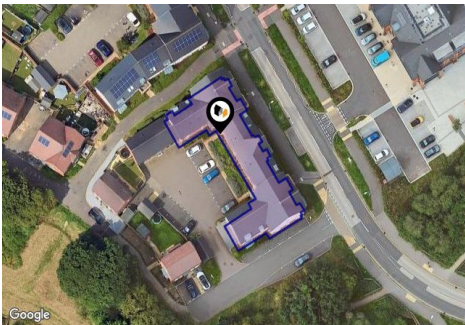
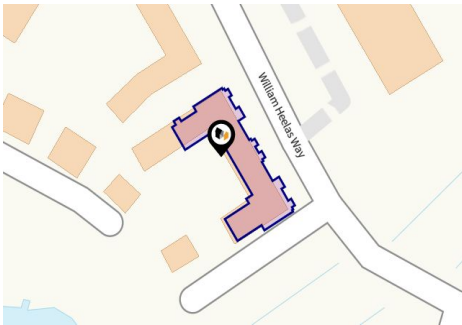
Perfect For First Time Buyers

Modern Kitchen

Great Storage

Long Lease

Property Overview



Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	1		
Floor Area:	570 ft ² / 53 m ²		
Plot Area:	0.12 acres		
Year Built :	2018		
Council Tax :	Band C		
Annual Estimate:	£2,220		
Title Number:	BK491404		

Local Area

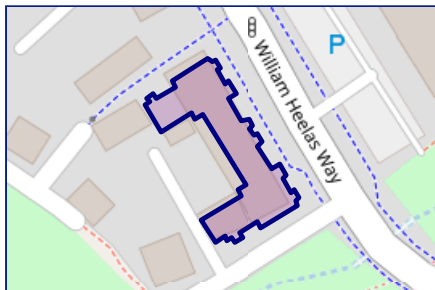
Local Authority:	Wokingham	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	8 mb/s	33 mb/s	5500 mb/s
• Surface Water	Very low			

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

Property

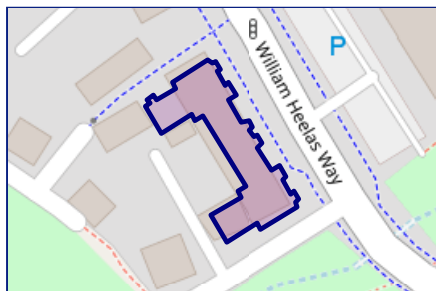
Multiple Title Plans

Freehold Title Plan



BK493933

Leasehold Title Plan



BK491404

Start Date:	28/03/2018
End Date:	01/10/3014
Lease Term:	999 years from 1 October 2015
Term Remaining:	988 years

Gallery Photos



Gallery

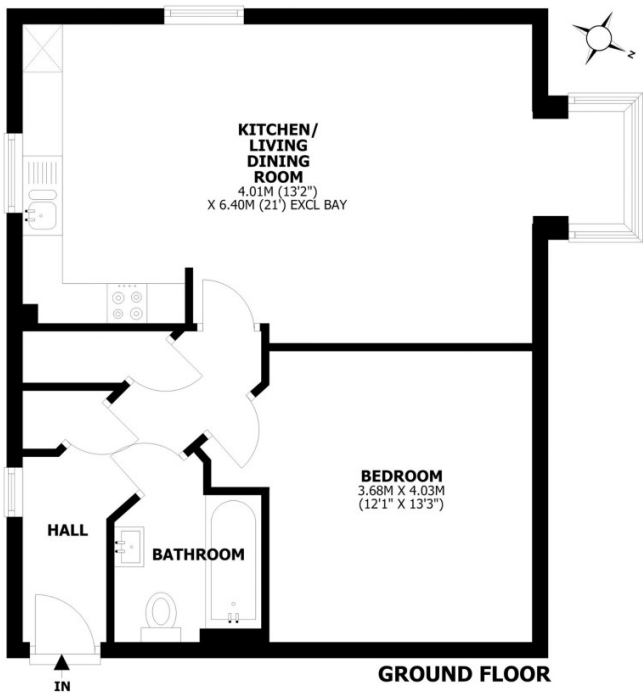
Photos



WILLIAM HEELAS WAY, WOKINGHAM, RG40



William Heelas Way, Wokingham, RG40
Total area: approx. 51.5 sq. metres (554.8 sq. feet)



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.

Property

EPC - Certificate

William Heelas Way, RG40		Energy rating	
		B	
Valid until 13.03.2028			
Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

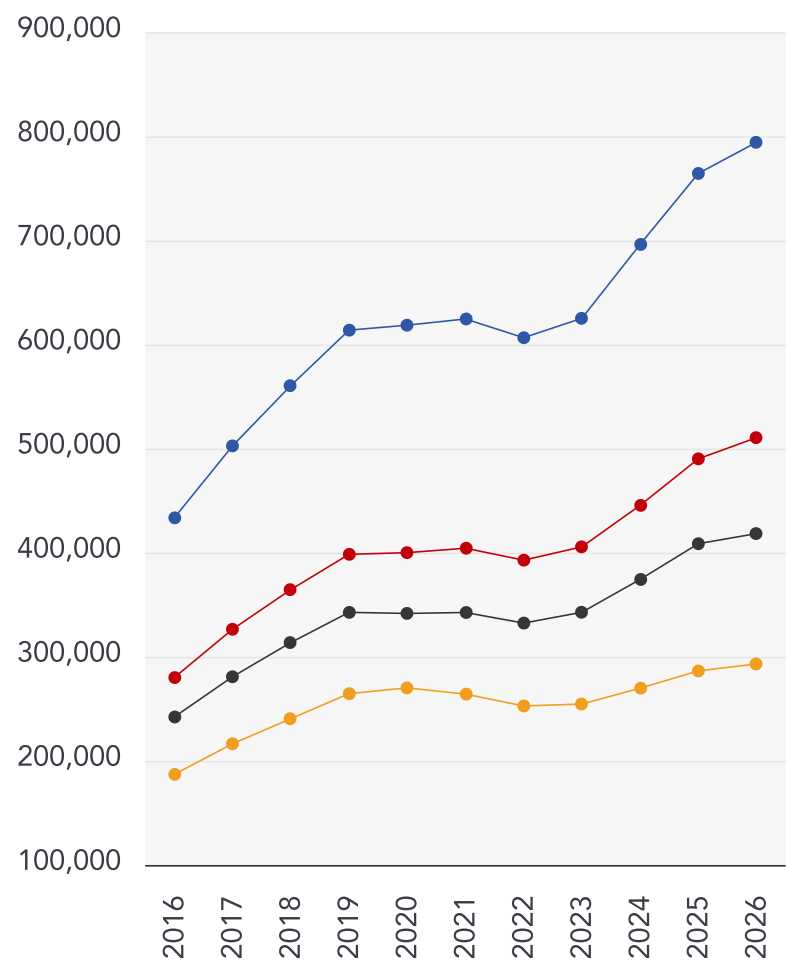
Additional EPC Data

Property Type:	Flat
Build Form:	Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Floor Level:	Ground floor
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.28 W/m-Â°K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.20 W/m-Â°K
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.13 W/m-Â°K
Total Floor Area:	53 m ²

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in RG40



Detached

+83.21%

Semi-Detached

+82.31%

Terraced

+72.76%

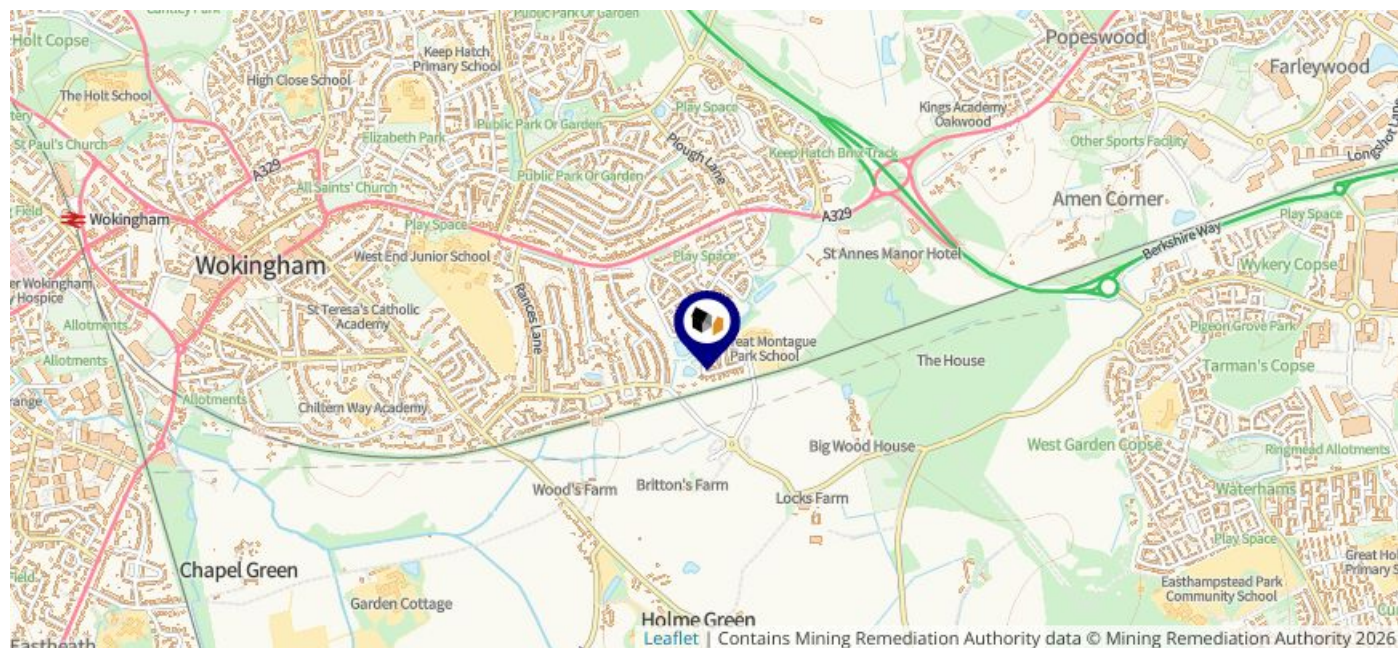
Flat

+56.72%

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

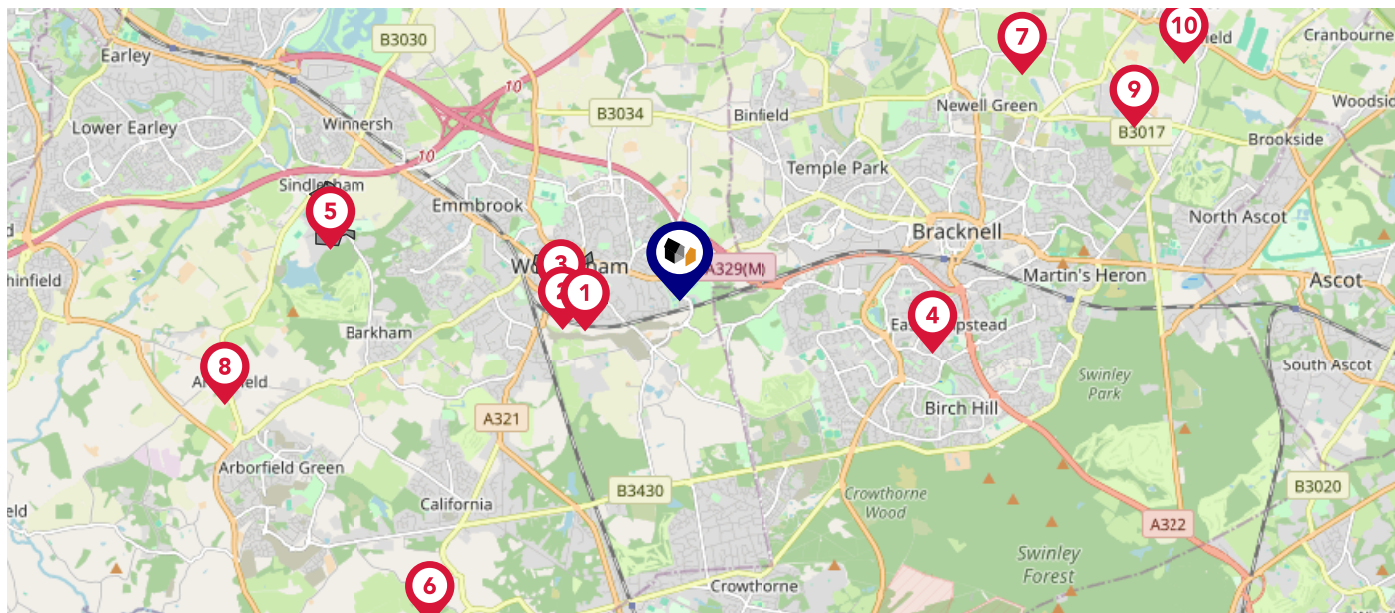
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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



Murdoch Road



Langborough Road



Wokingham Town Centre



Easthampstead



Sindlesham



Finchampstead Church



Warfield



Arborfield Cross



Winkfield Row

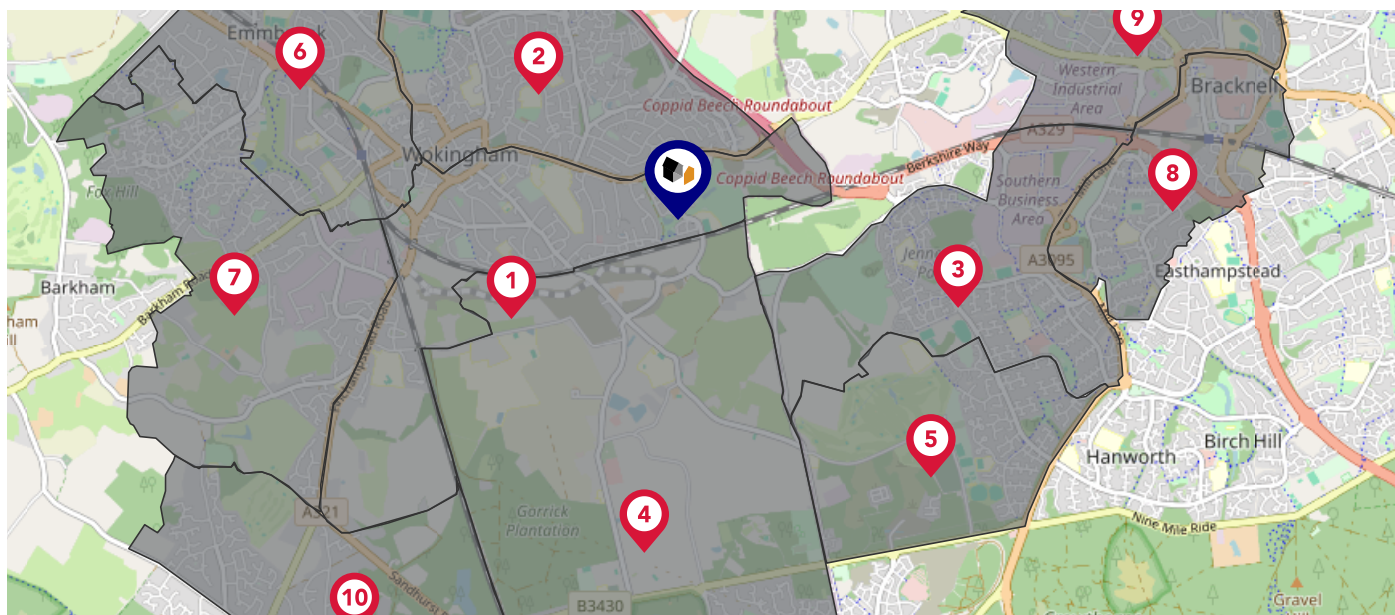


Winkfield Village

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



Wescott Ward



Norreys Ward



Great Hollands North Ward



Wokingham Without Ward



Great Hollands South Ward



Emmbrook Ward



Evendons Ward



Wildridings and Central Ward



Priestwood and Garth Ward

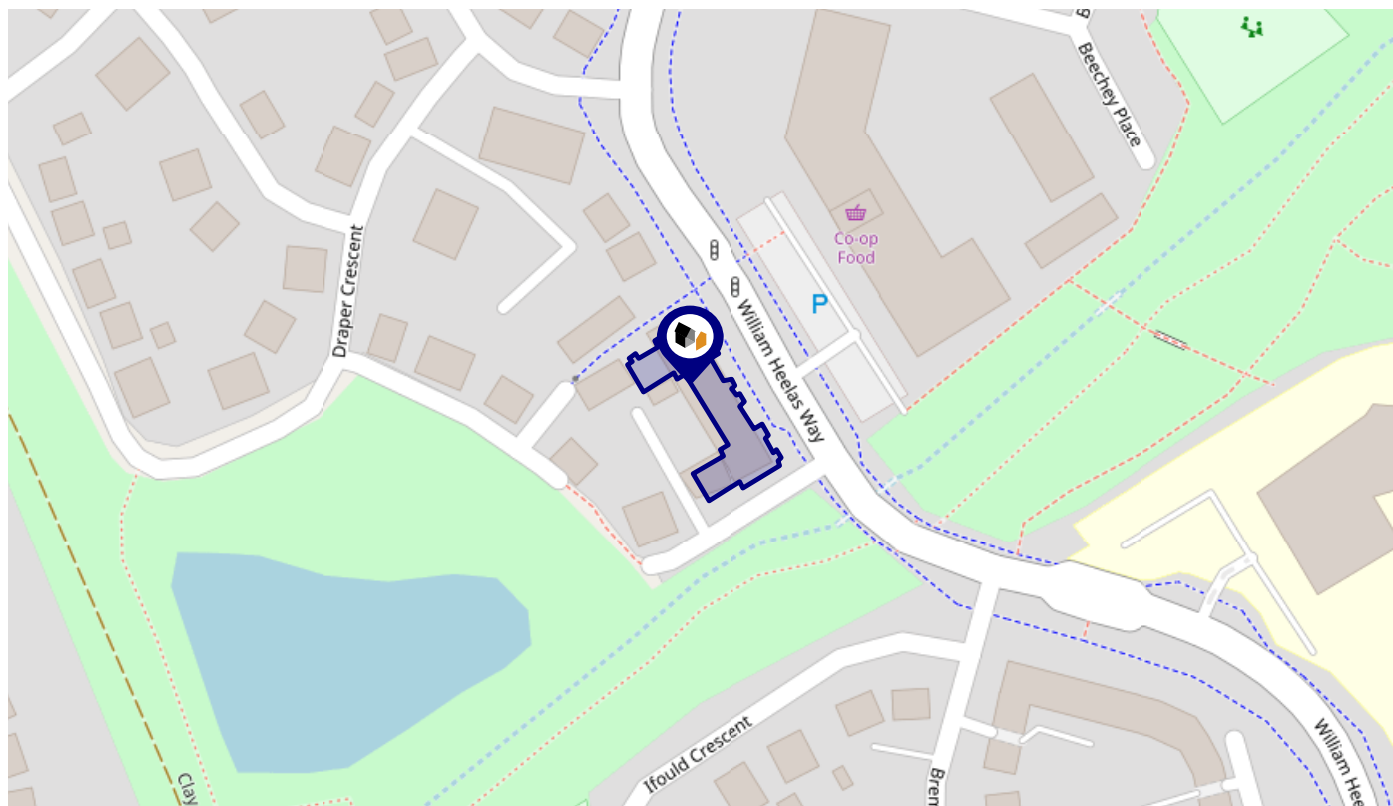


Finchampstead North Ward

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.

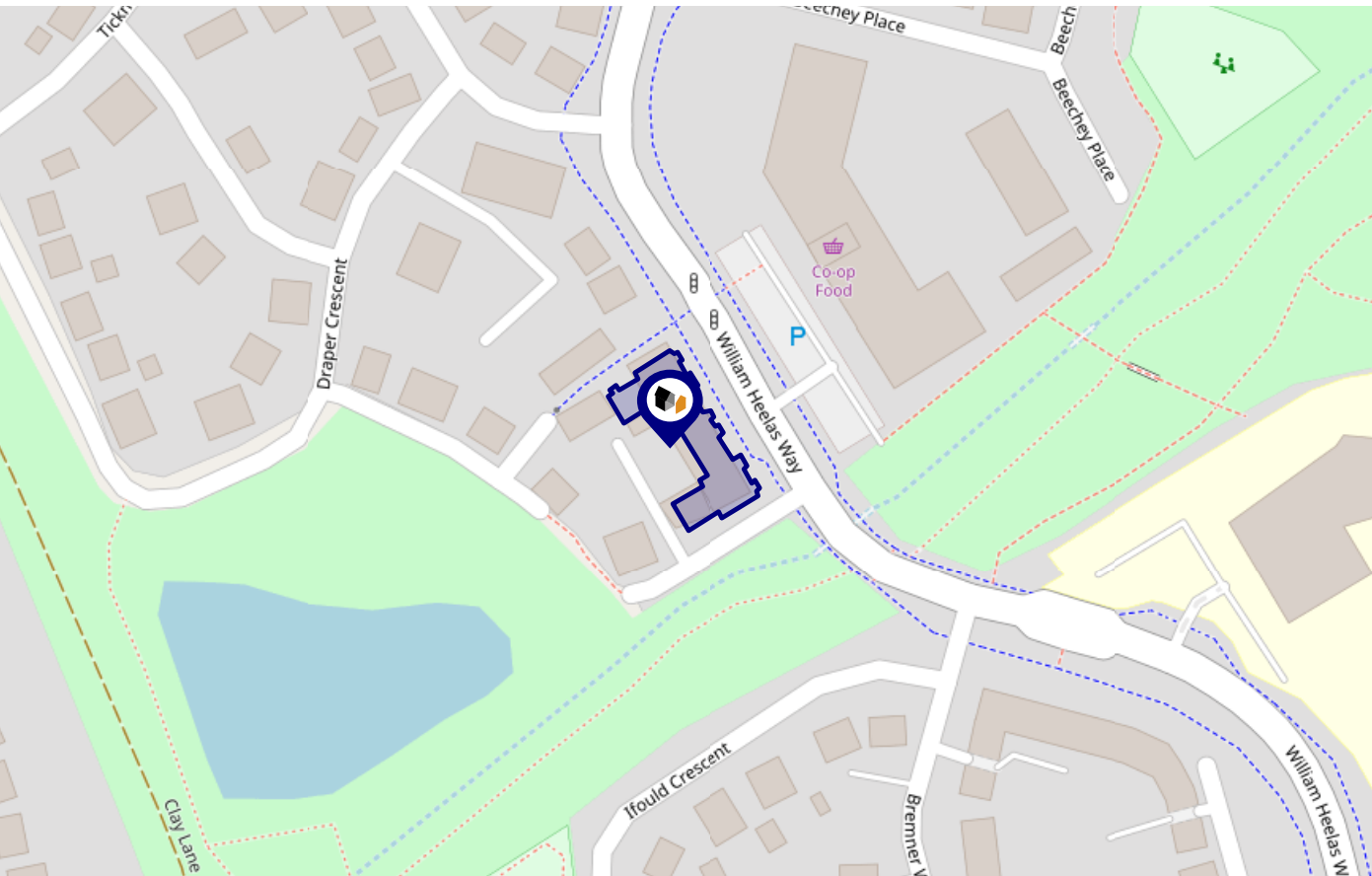
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

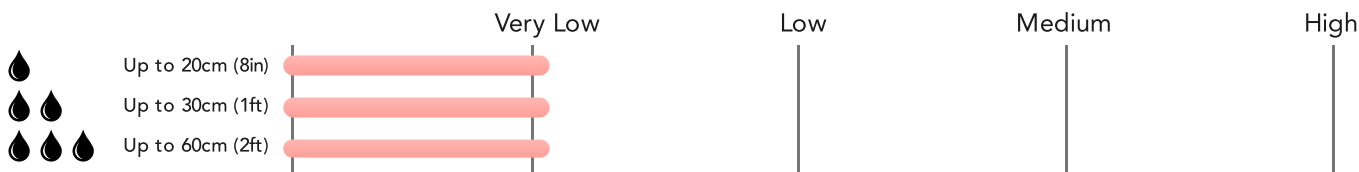


Risk Rating: Very low

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.

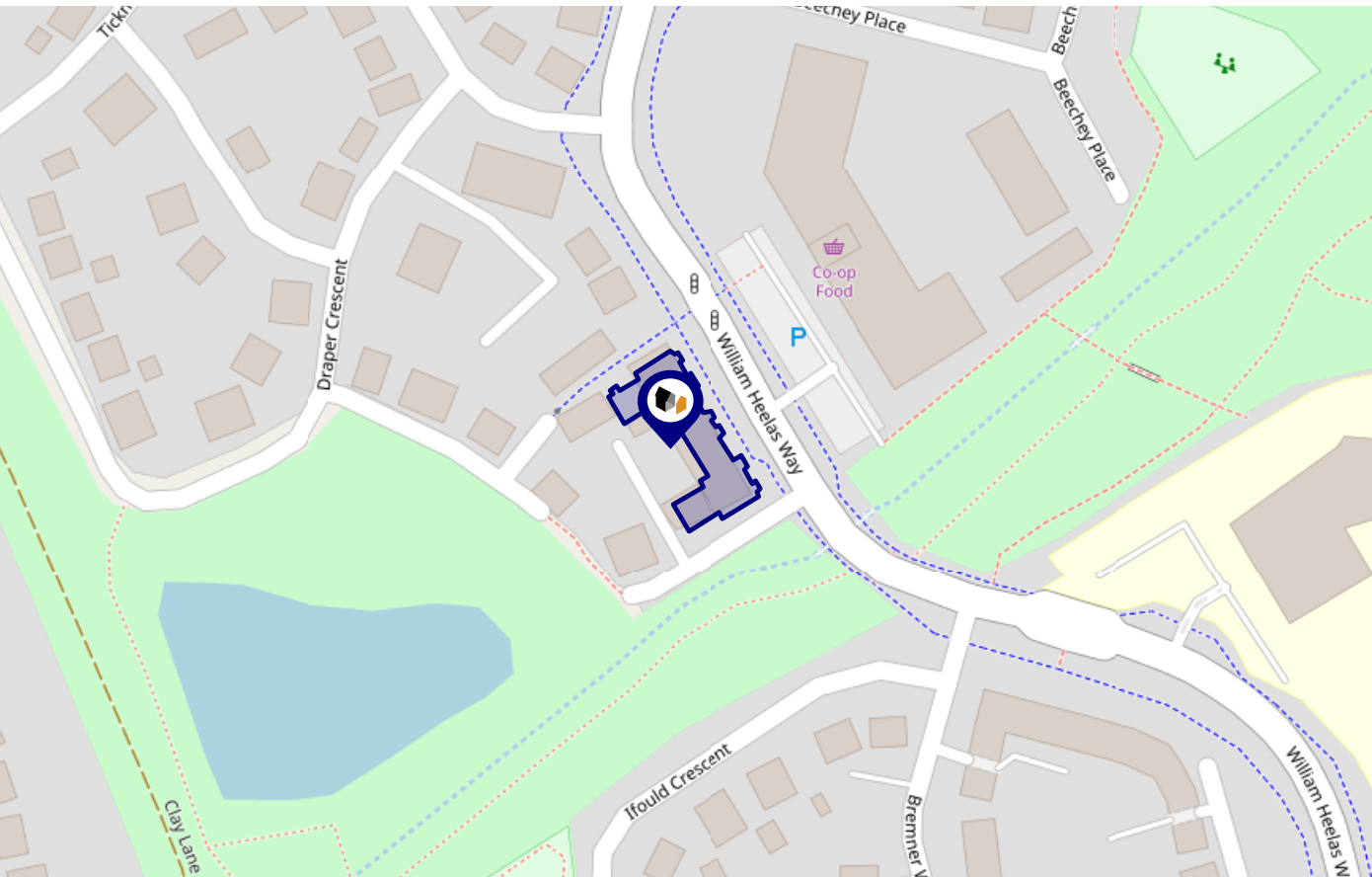
Chance of flooding to the following depths at this property:



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.

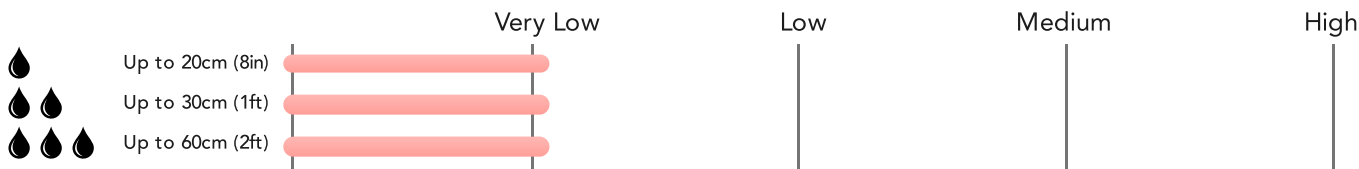


Risk Rating: Very low

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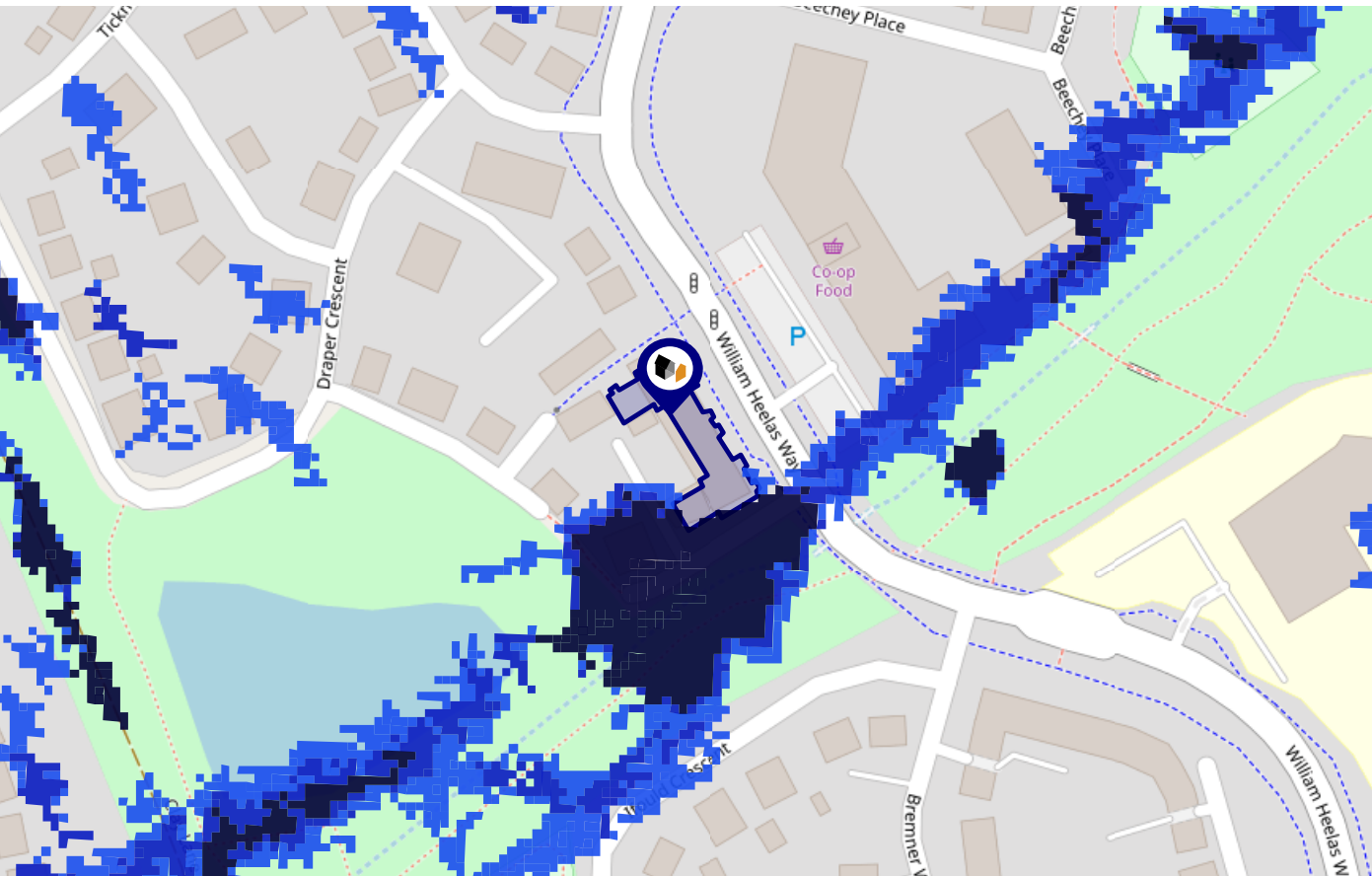
Chance of flooding to the following depths at this property:



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.

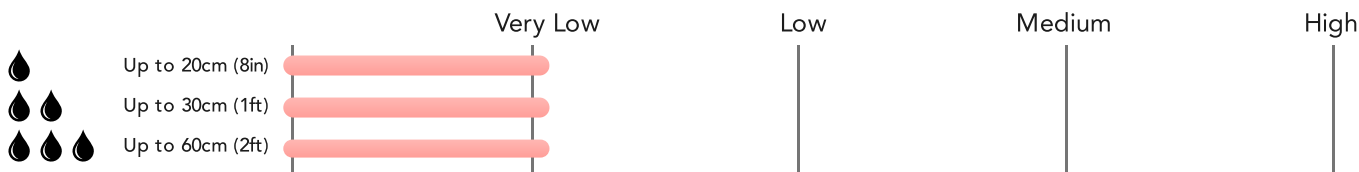


Risk Rating: Very low

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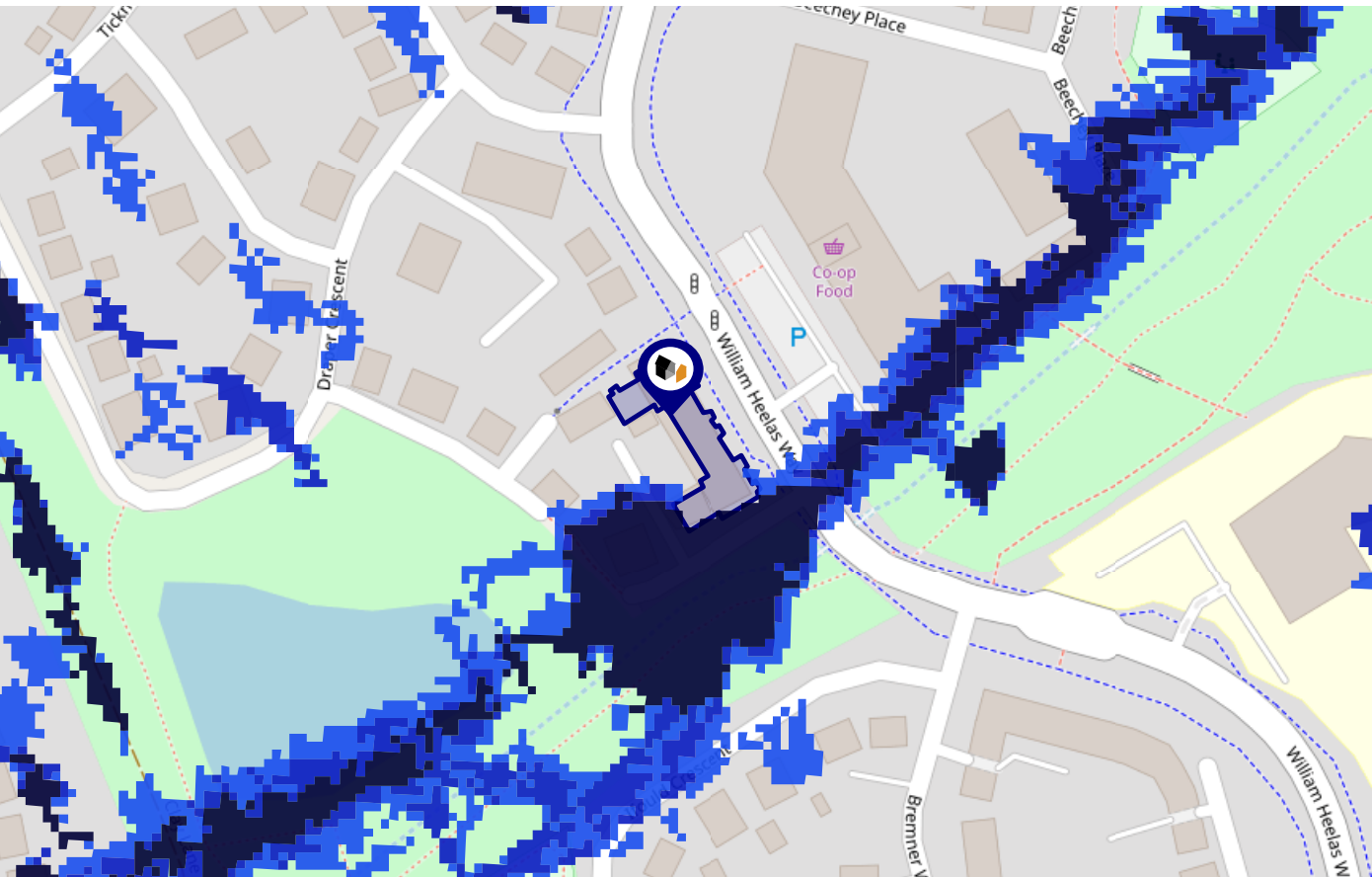
Chance of flooding to the following depths at this property:



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.

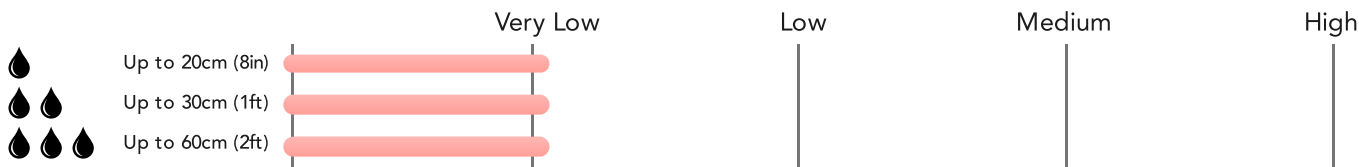


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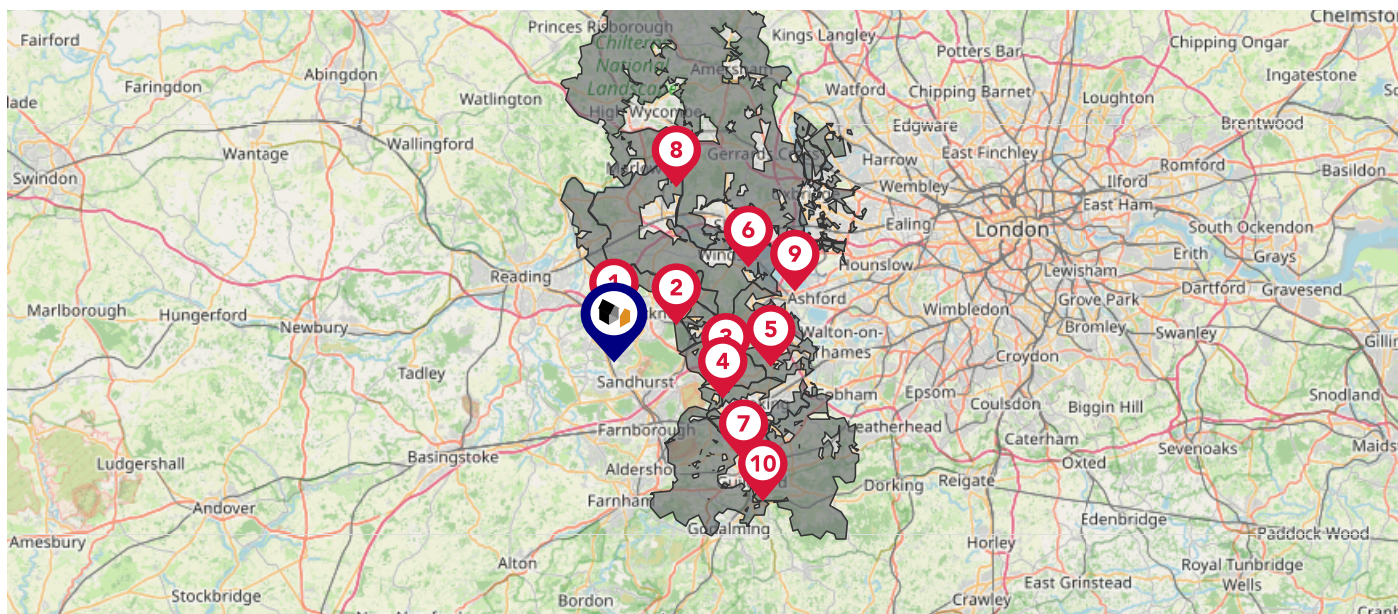
Chance of flooding to the following depths at this property:



Maps

Green Belt

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



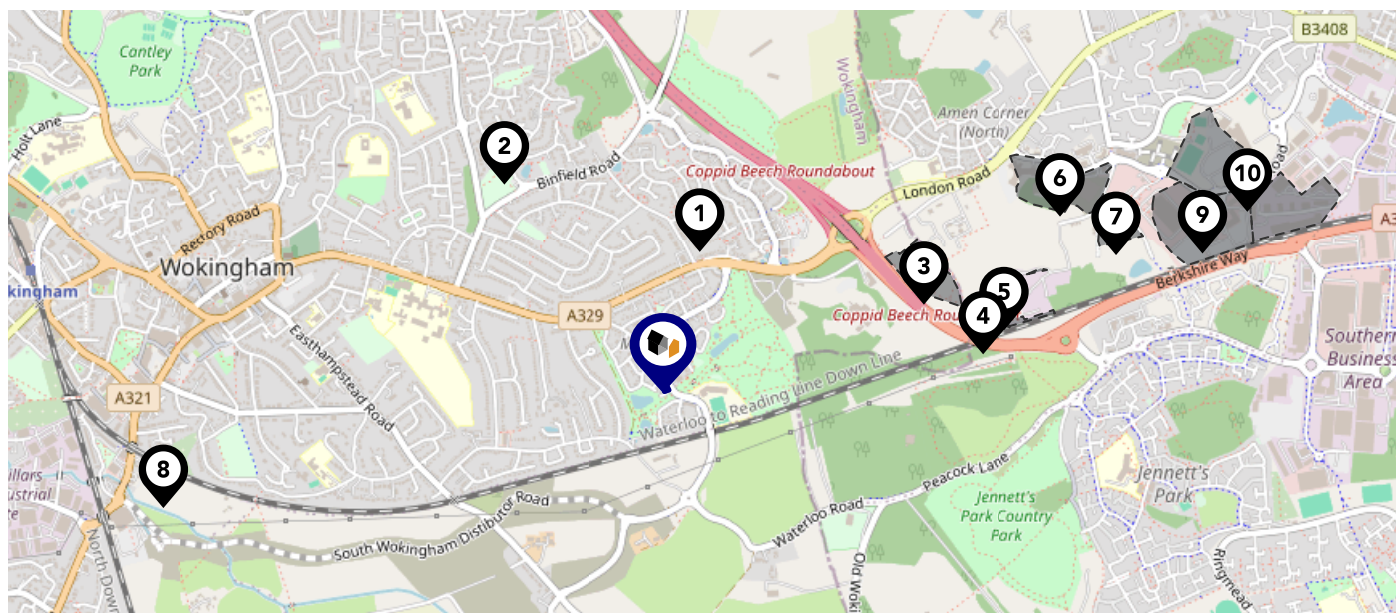
Nearby Green Belt Land

- 1 London Green Belt - Wokingham
- 2 London Green Belt - Bracknell Forest
- 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 - Woking
- 8 London Green Belt - Buckinghamshire
- 9 London Green Belt - Hillingdon
- 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.



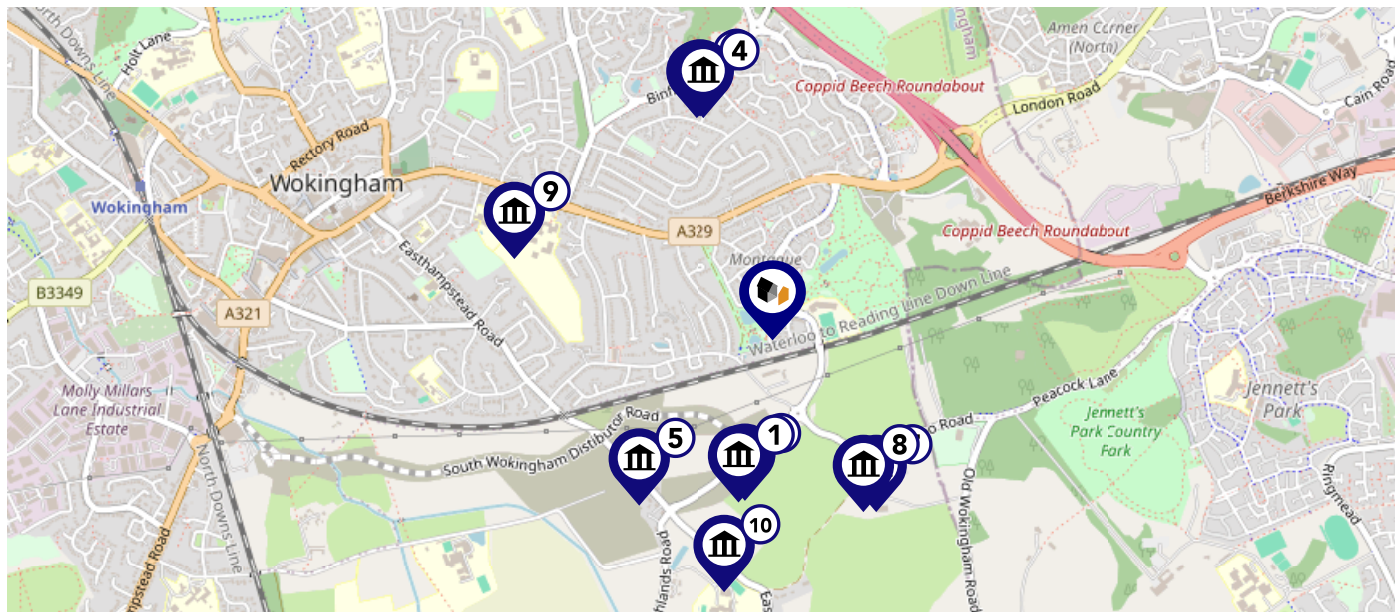
Nearby Landfill Sites

1	Plough Lane-Wokingham	Historic Landfill	☐
2	Keepatch Farm-Dowlesgreen, Wokingham	Historic Landfill	☐
3	Sandlea Farm-Amen Corner	Historic Landfill	☐
4	Buckhurst Piggeries-Amen Corner	Historic Landfill	☐
5	Buckhurst Moors-Amen Corner	Historic Landfill	☐
6	Nike Land-Amen Corner	Historic Landfill	☐
7	Rose Farm-Amen Corner	Historic Landfill	☐
8	Finchampstead Road-Wokingham	Historic Landfill	☐
9	Beehive South West-Beehive Road, Bracknell, Berkshire	Historic Landfill	☐
10	Beehive North East-Beehive Road, Amen Corner, Bracknell, Berkshire	Historic Landfill	☐

Maps

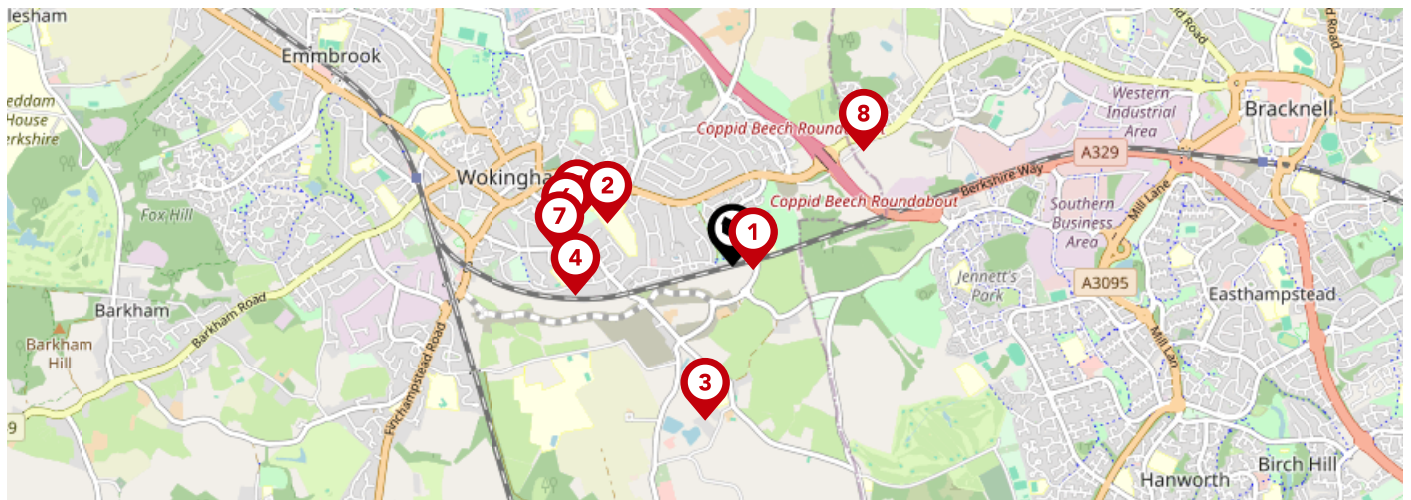
Listed Buildings

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



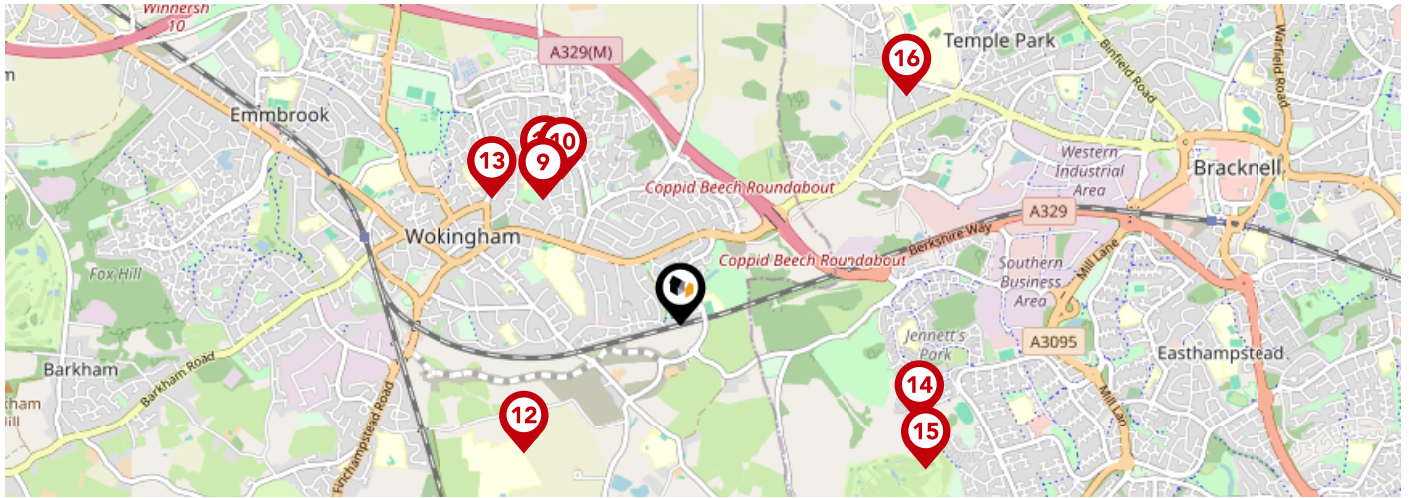
Listed Buildings in the local district	Grade	Distance
 1319141 - Britton's Farmhouse	Grade II	0.4 miles
 1118083 - Barn At Britton's Farm Approximately 25 Metres North East	Grade II	0.4 miles
 1118076 - Barn Approximately 20 Metres North West Of Beanoak Farmhouse	Grade II	0.5 miles
 1154515 - Beanoak Farmhouse	Grade II	0.5 miles
 1118119 - Wood's Farm	Grade II	0.5 miles
 1118077 - Cottage Approximately 4 Metres North Of Beanoak Farmhouse	Grade II	0.5 miles
 1118082 - Lock's House	Grade II	0.5 miles
 1135838 - Lock's Barn	Grade II	0.5 miles
 1238550 - St Crispin's School	Grade II	0.6 miles
 1135768 - Granary Approximately 8 Metres North West Of Pearce's Farmhouse	Grade II	0.6 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Floreat Montague Park Primary School Ofsted Rating: Good Pupils: 463 Distance:0.09	☐	☒	☐	☐	☐
2	St Crispin's School Ofsted Rating: Good Pupils: 1455 Distance:0.61	☐	☐	☒	☐	☐
3	Holme Grange School Ofsted Rating: Not Rated Pupils: 793 Distance:0.73	☐	☐	☒	☐	☐
4	Chiltern Way Academy Wokingham Ofsted Rating: Outstanding Pupils: 56 Distance:0.74	☐	☐	☒	☐	☐
5	Westende Junior School Ofsted Rating: Good Pupils: 236 Distance:0.75	☐	☒	☐	☐	☐
6	Wescott Infant School Ofsted Rating: Good Pupils: 143 Distance:0.78	☐	☒	☐	☐	☐
7	St Teresa's Catholic Academy Ofsted Rating: Good Pupils: 341 Distance:0.8	☐	☒	☐	☐	☐
8	King's Academy Oakwood Ofsted Rating: Outstanding Pupils: 211 Distance:0.81	☐	☒	☐	☐	☐

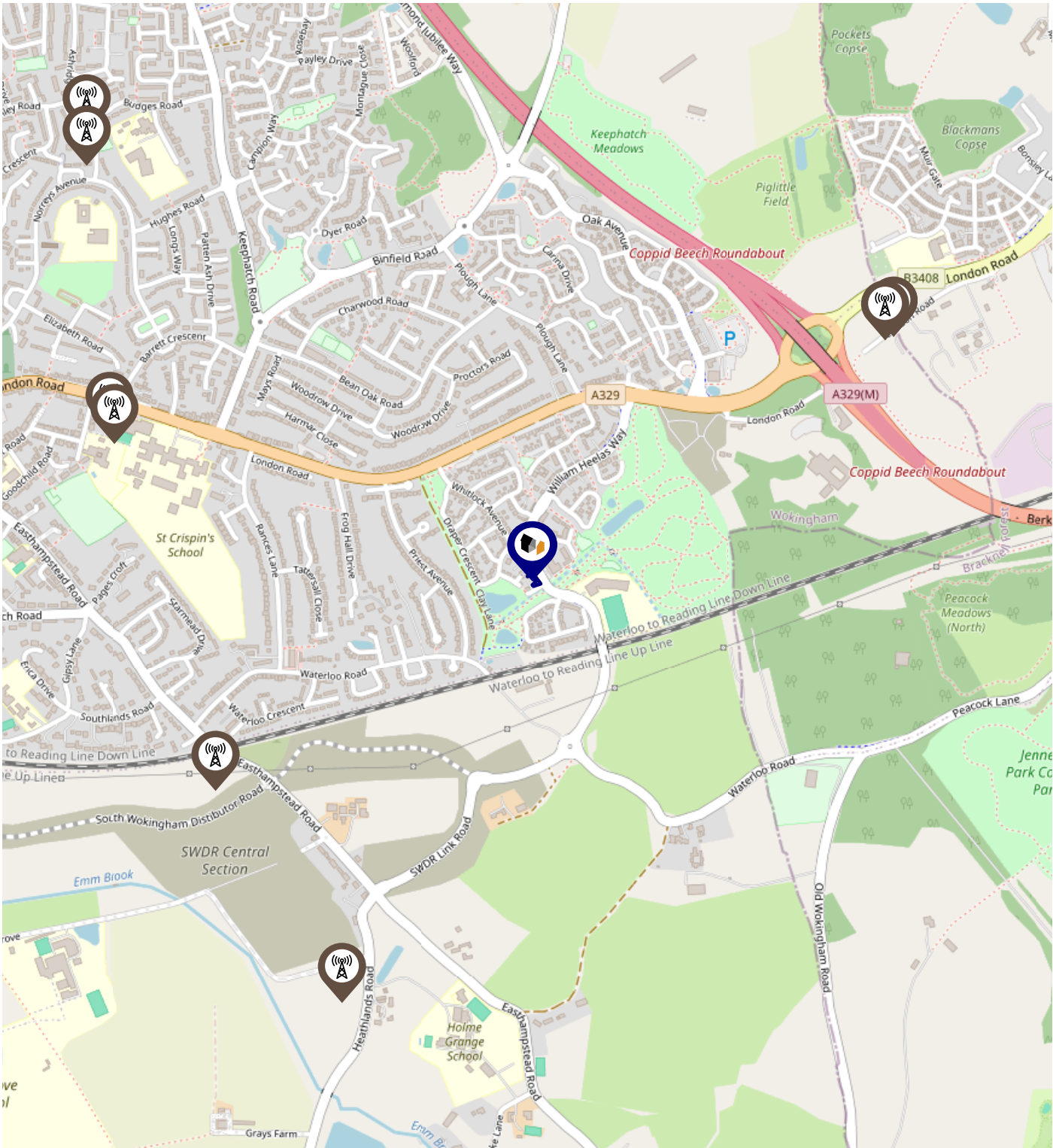
Area Schools



		Nursery	Primary	Secondary	College	Private
	All Saints Church of England Primary School Ofsted Rating: Good Pupils: 234 Distance:0.86	☐	☒	☐	☐	☐
	Foundry College Ofsted Rating: Good Pupils: 15 Distance:0.87	☐	☐	☒	☐	☐
	Keep Hatch Primary School Ofsted Rating: Good Pupils: 440 Distance:0.93	☐	☒	☐	☐	☐
	Ludgrove School Trust Limited Ofsted Rating: Not Rated Pupils: 183 Distance:0.94	☐	☐	☒	☐	☐
	High Close School Ofsted Rating: Good Pupils: 85 Distance:1.05	☐	☐	☒	☐	☐
	Jennett's Park CofE Primary School Ofsted Rating: Good Pupils: 427 Distance:1.19	☐	☒	☐	☐	☐
	King's Academy Easthampstead Park Ofsted Rating: Good Pupils: 976 Distance:1.31	☐	☐	☒	☐	☐
	Newbold School Ofsted Rating: Outstanding Pupils: 56 Distance:1.49	☐	☒	☐	☐	☐

Local Area

Masts & Pylons



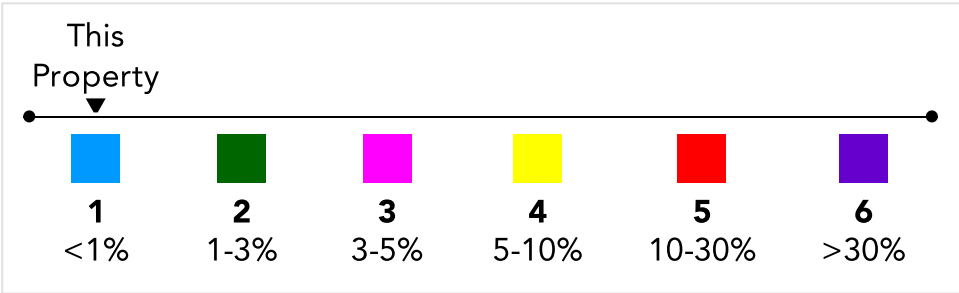
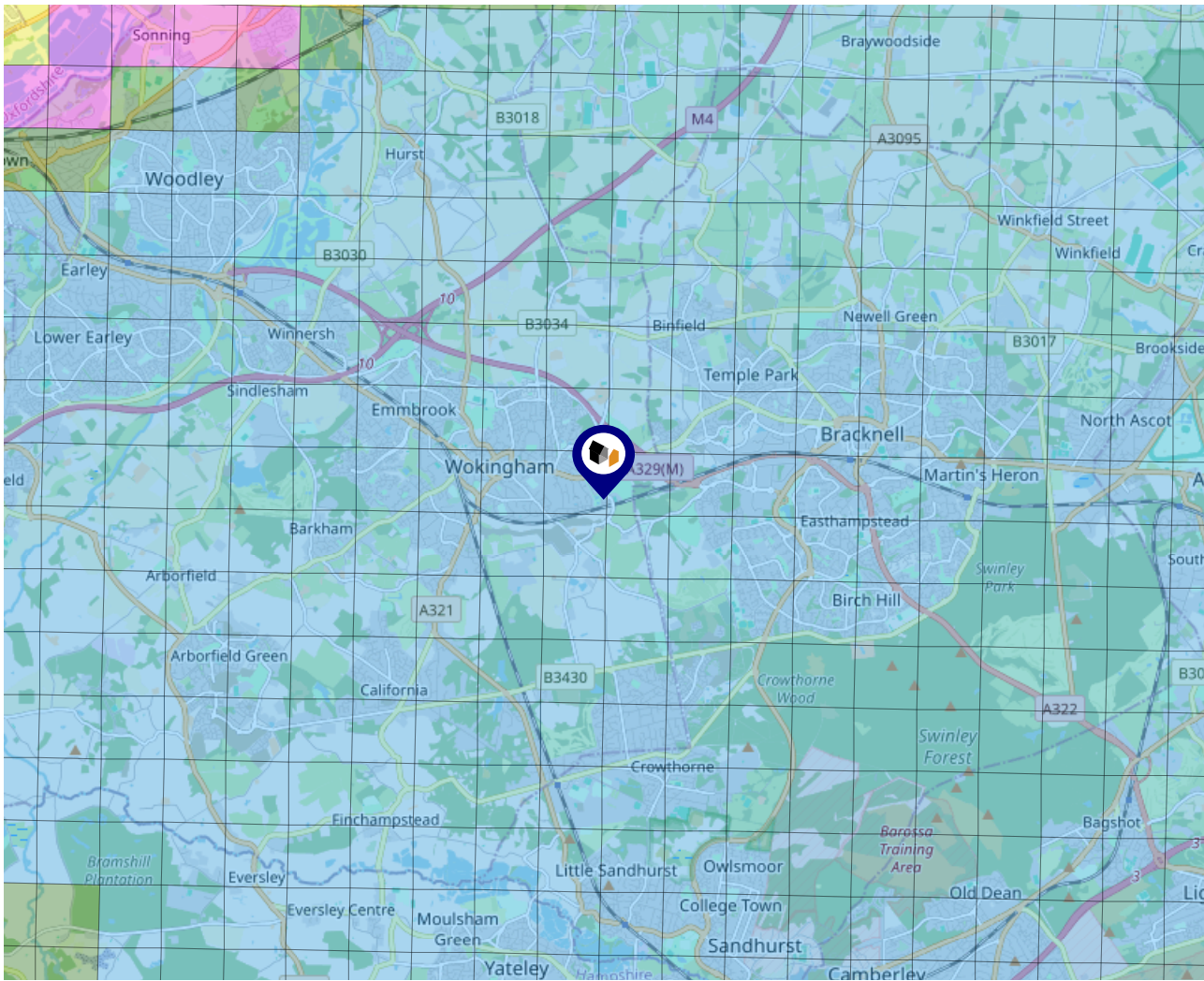
- Key:**
-  Power Pylons
 -  Communication Masts

Environment

Radon Gas

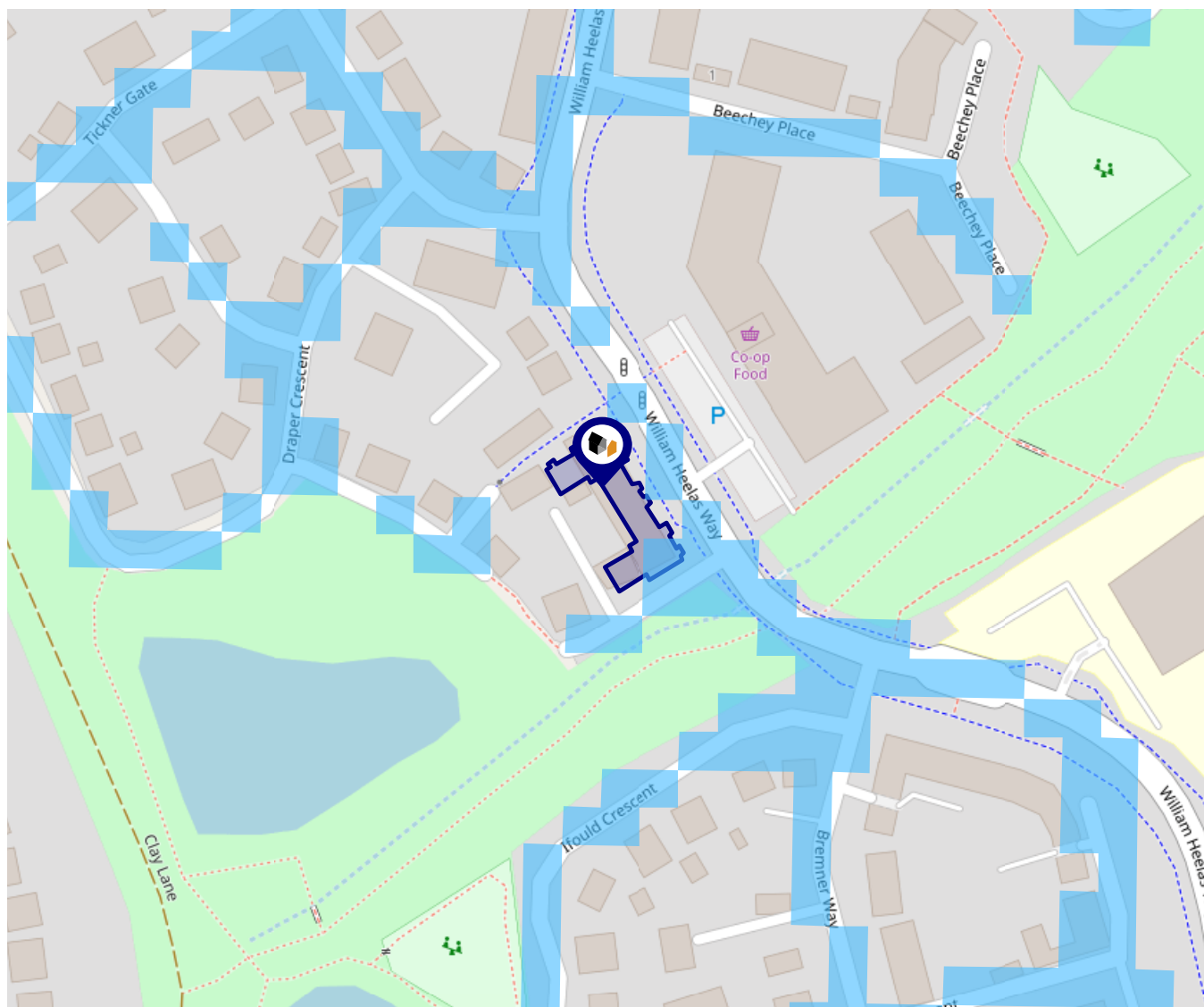
What is Radon?

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.

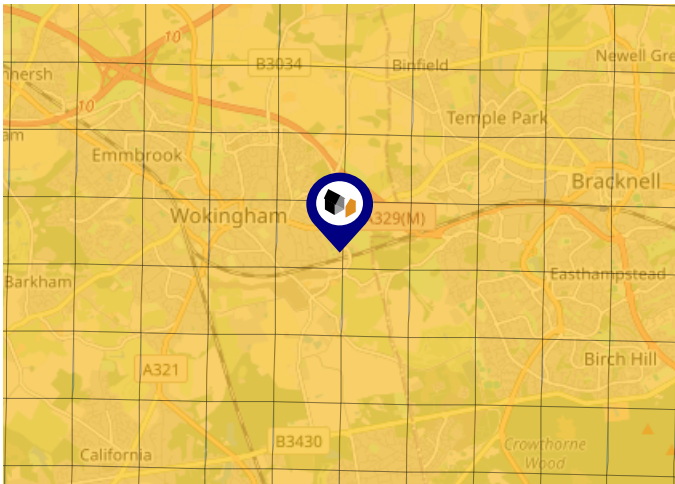
- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

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		

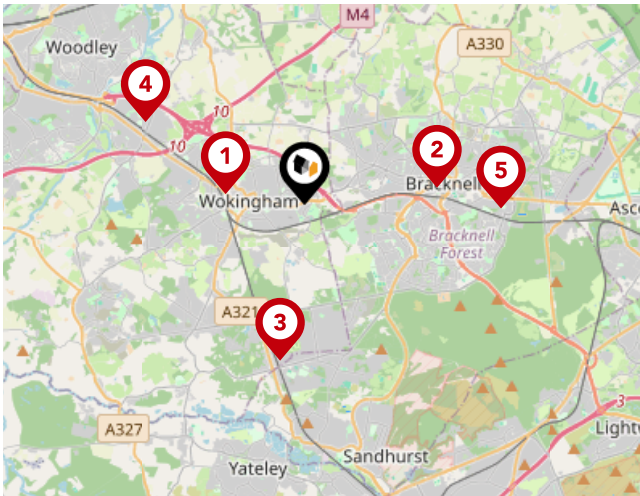


Primary Classifications (Most Common Clay Types)

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

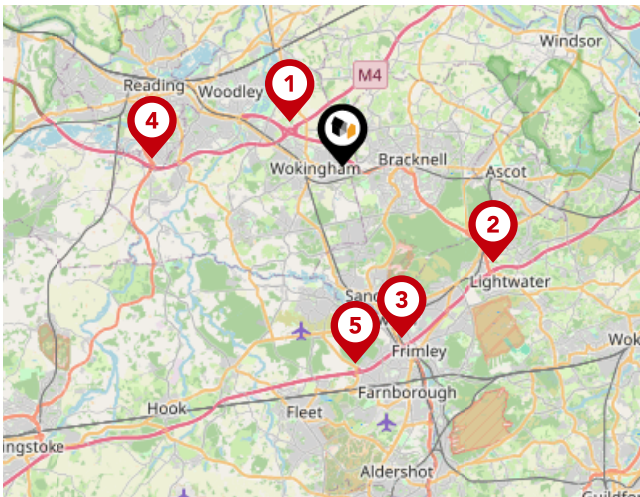
Area

Transport (National)



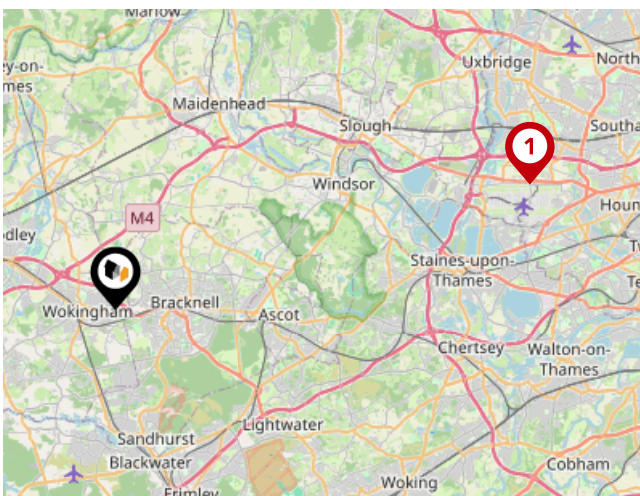
National Rail Stations

Pin	Name	Distance
1	Wokingham Rail Station	1.46 miles
2	Bracknell Rail Station	2.49 miles
3	Crowthorne Rail Station	2.89 miles
4	Winnersh Rail Station	3.3 miles
5	Martins Heron Rail Station	3.64 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J10	2.53 miles
2	M3 J3	6.62 miles
3	M3 J4	6.73 miles
4	M4 J11	7.03 miles
5	M3 J4A	7.32 miles

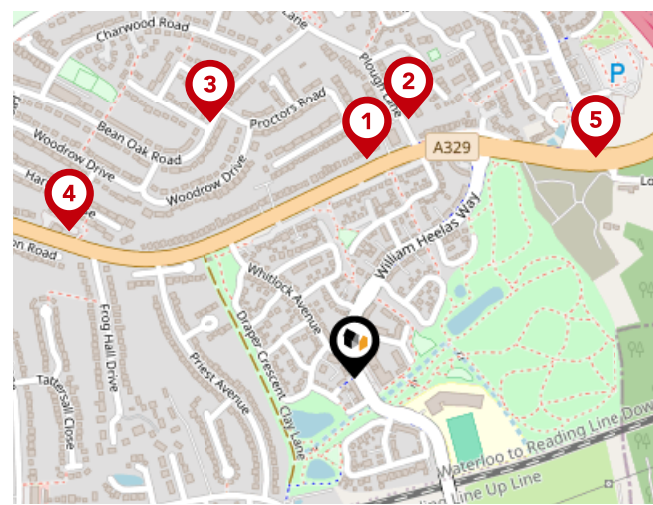


Airports/Helipads

Pin	Name	Distance
1	London Heathrow Airport	16 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Plough Lane	0.25 miles
2	The Plough	0.3 miles
3	Proctors Road	0.33 miles
4	Three Frogs	0.36 miles
5	Keephatch Gardens	0.37 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/



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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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