

DY.



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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 03rd September 2026



MEADOWSWEET LANE, WARFIELD, BRACKNELL, RG42

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Introduction

Our Comments

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

Built in 2017 by Berkeley Homes, this prestigious Warfield development sits in mature and well maintained communal grounds, within easy reach of both countryside and all the amenities of Bracknell town centre. This beautiful apartment includes two allocated parking spaces and has been finished to a high standard throughout, which is evident from the moment you walk into the well-maintained communal areas. The accommodation consists of impressive open-plan living space with built-in Bosch kitchen appliances and stylish work surfaces. Both bedrooms are doubles with built-in wardrobes and an en suite to the principal bedroom, alongside a separate family bathroom.

Other features of this impressive home are underfloor heating and exceptional presentation by the current owners, which any buyer will find hard to fault. You also have the added bonus of a cycle store and audio/video entry systems.

Some key points to demonstrate how this developer went above and beyond to provide genuine quality in their new build homes, include:- Oak veneer doors- Villeroy & Boch/Hansgrohe bathroom fittings- Painted and designed architraves- Utility space/cupboard- A 10-year premier guarantee from new (transferable to new owners)

Block of Just Four Apartments

Beautifully Maintained & Presented

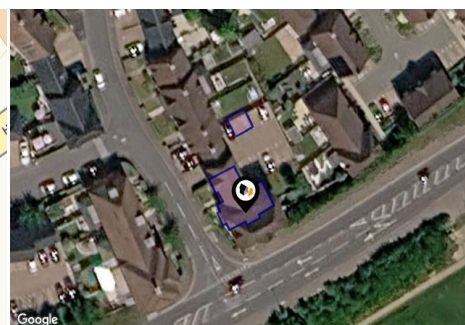
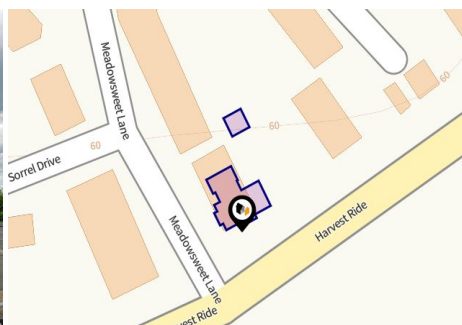
Two Allocated Parking Spaces

Video/Audio Entry System

Underfloor Heating

Open Plan Living

Walking Distance to Cabbage Hill



Property

Type:	Flat / Maisonette
Bedrooms:	2
Floor Area:	775 ft ² / 72 m ²
Plot Area:	0.04 acres
Year Built :	2017
Council Tax :	Band C
Annual Estimate:	£2,013
Title Number:	BK486565

Tenure: Leasehold

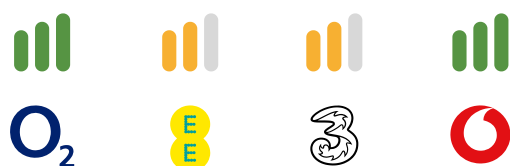
Local Area

Local Authority:	Bracknell forest
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

14	54	10000
mb/s	mb/s	mb/s

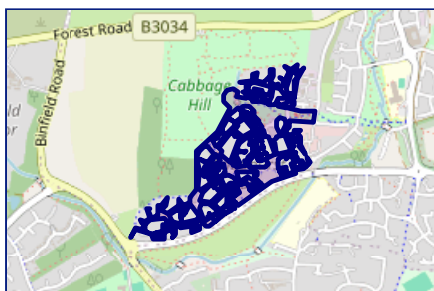
Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:

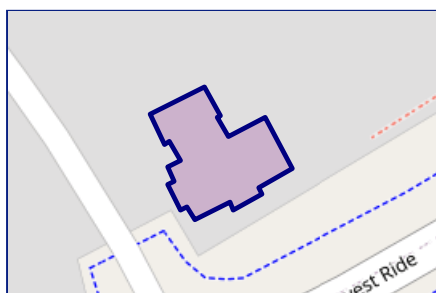


Freehold Title Plan



BK354651

Leasehold Title Plan



BK486565

Start Date:	17/08/2017
End Date:	01/01/3016
Lease Term:	999 years from 1 January 2017
Term Remaining:	989 years



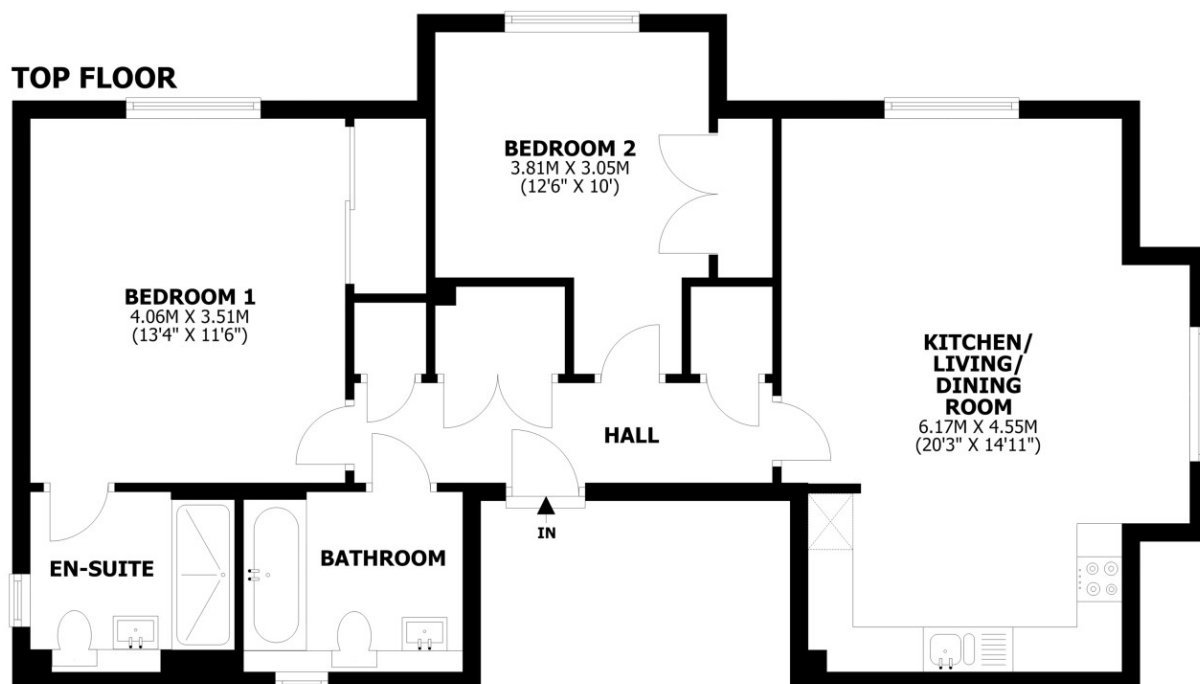


MEADOWSWEET LANE, WARFIELD, BRACKNELL, RG42

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Meadowsweet Lane, Bracknell, RG42

Total internal area: approx. 72.1 sq. metres (776 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.

Meadowsweet Lane, Warfield, RG42

Energy rating

B

Valid until 26.07.2027

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		

Additional EPC Data

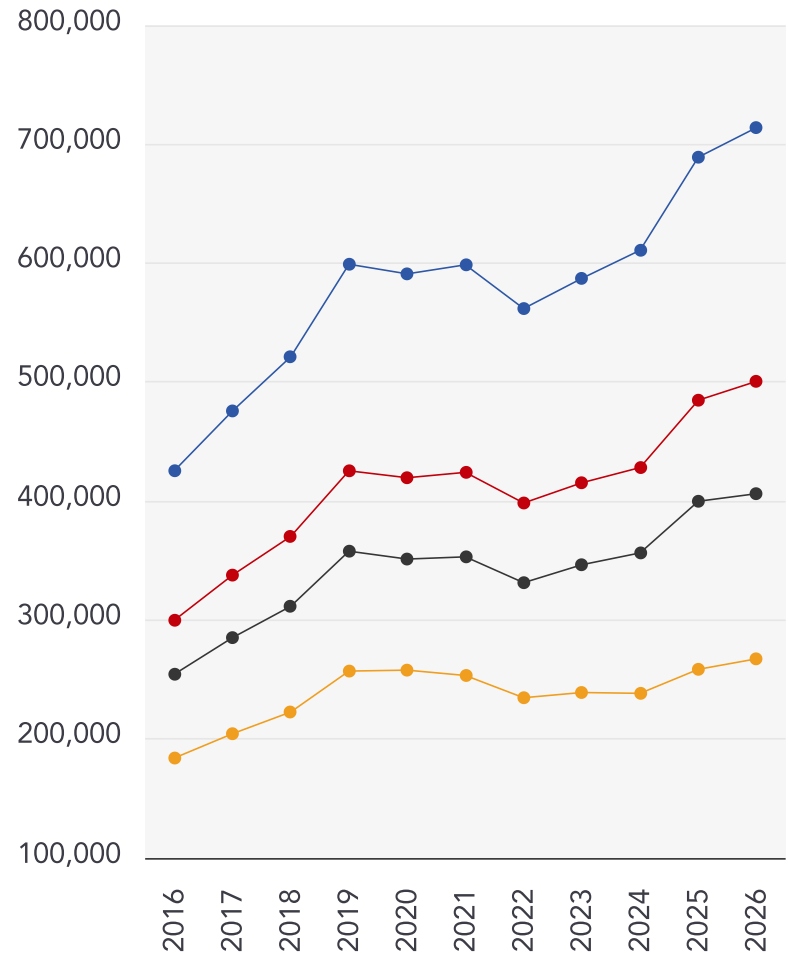
Property Type:	Flat
Build Form:	Semi-Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Gas: mains gas
Floor Level:	3
Flat Top Storey:	Yes
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.26 W/m ² K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.11 W/m ² K
Roof Energy:	Very Good
Main Heating:	Boiler and underfloor heating, 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:	(other premises below)
Total Floor Area:	72 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

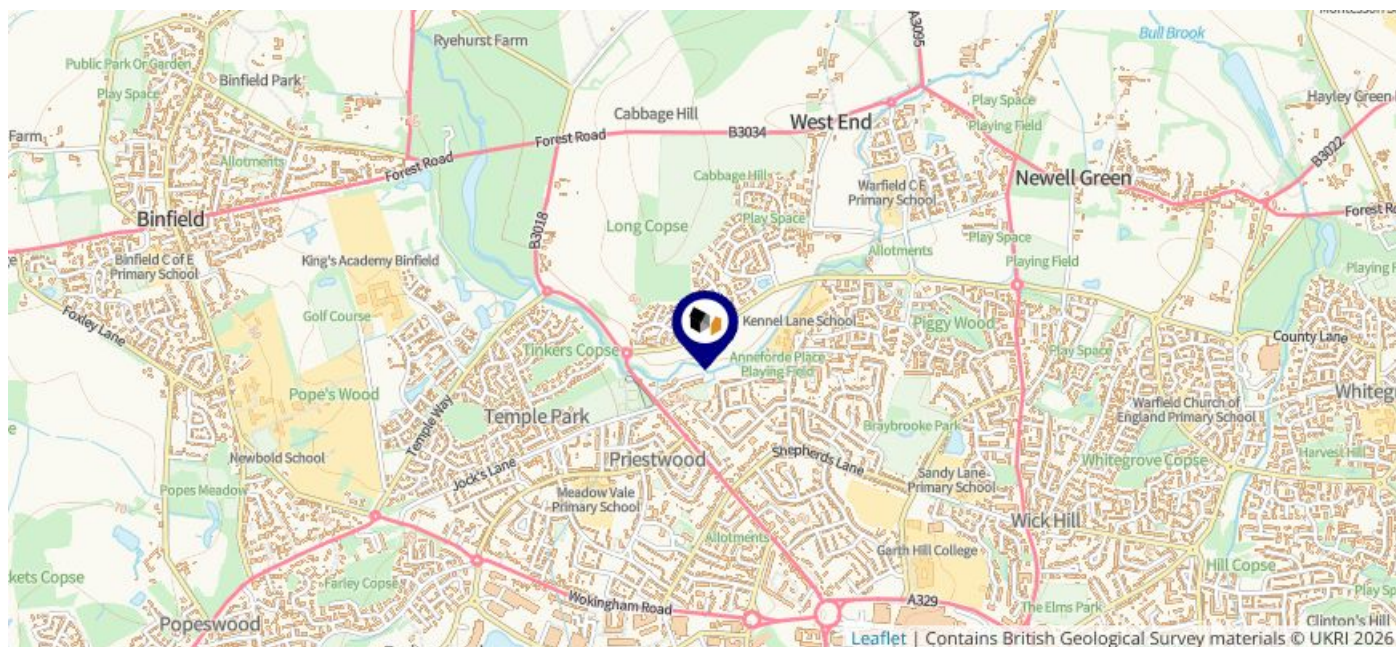
+45.31%

Maps

Coal Mining

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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.

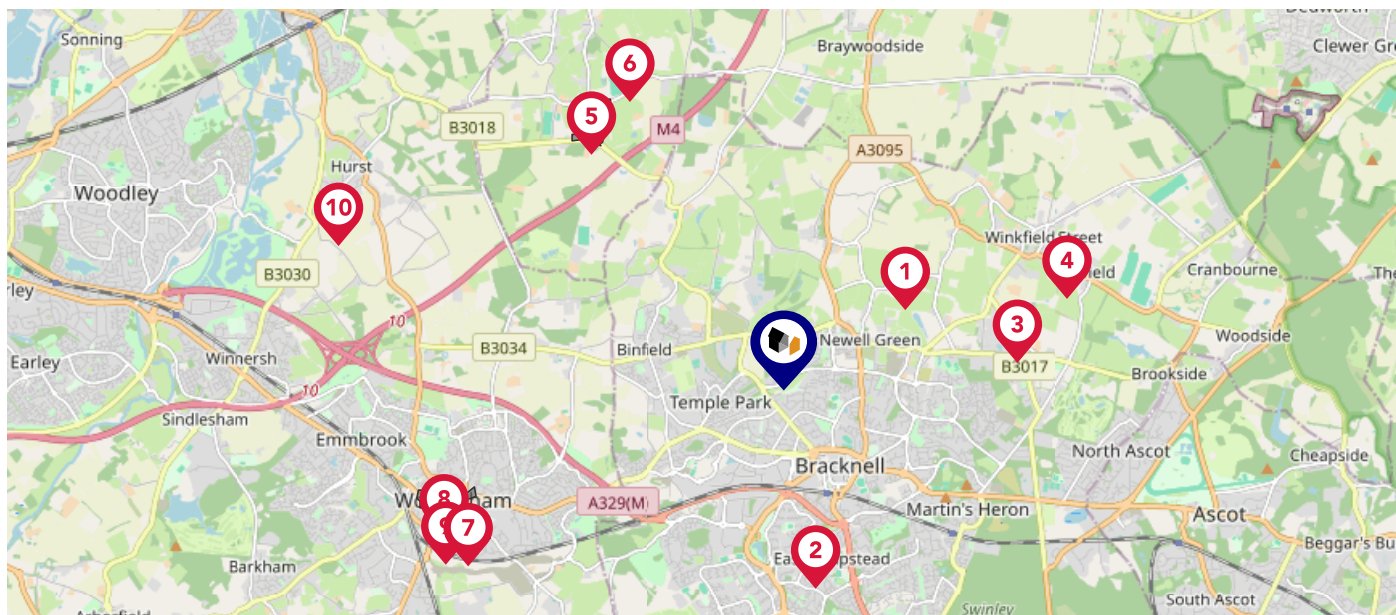
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

Maps

Conservation Areas

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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

Warfield

2

Easthampstead

3

Winkfield Row

4

Winkfield Village

5

Shurlock Row

6

Beenham's Heath

7

Murdoch Road

8

Wokingham Town Centre

9

Langborough Road

10

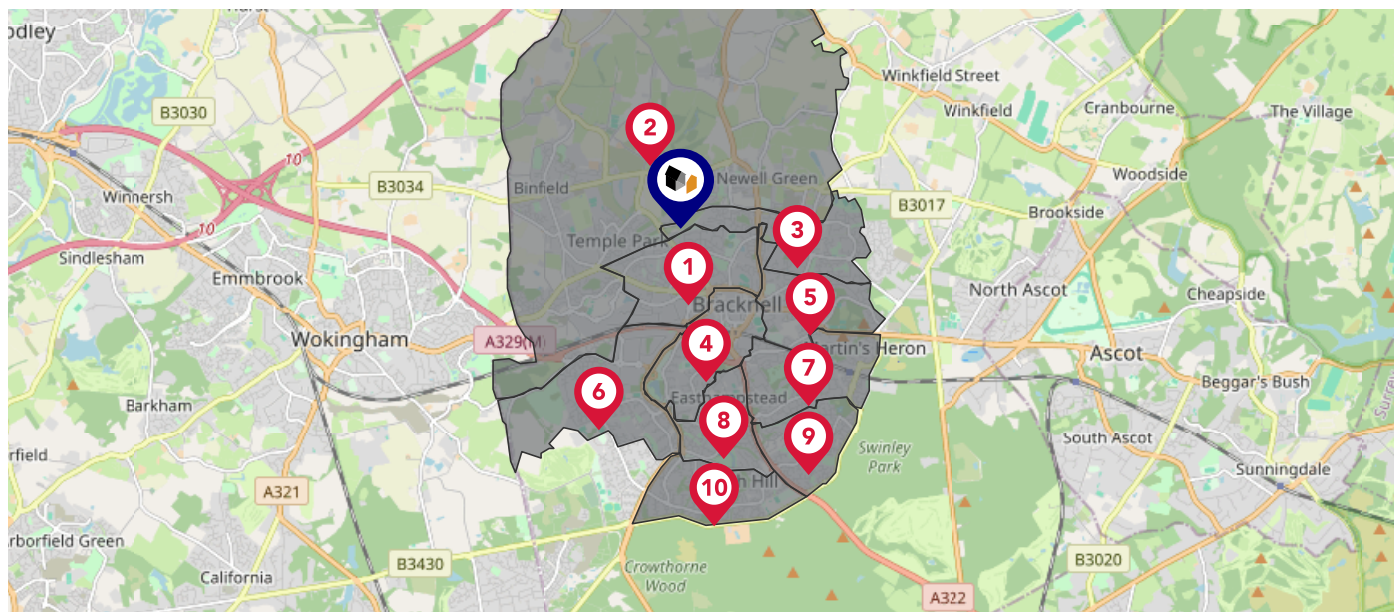
Hurst

Maps

Council Wards

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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

Binfield with Warfield Ward

3

Warfield Harvest Ride Ward

4

Wildridings and Central Ward

5

Bullbrook Ward

6

Great Hollands North Ward

7

Harmans Water Ward

8

Old Bracknell Ward

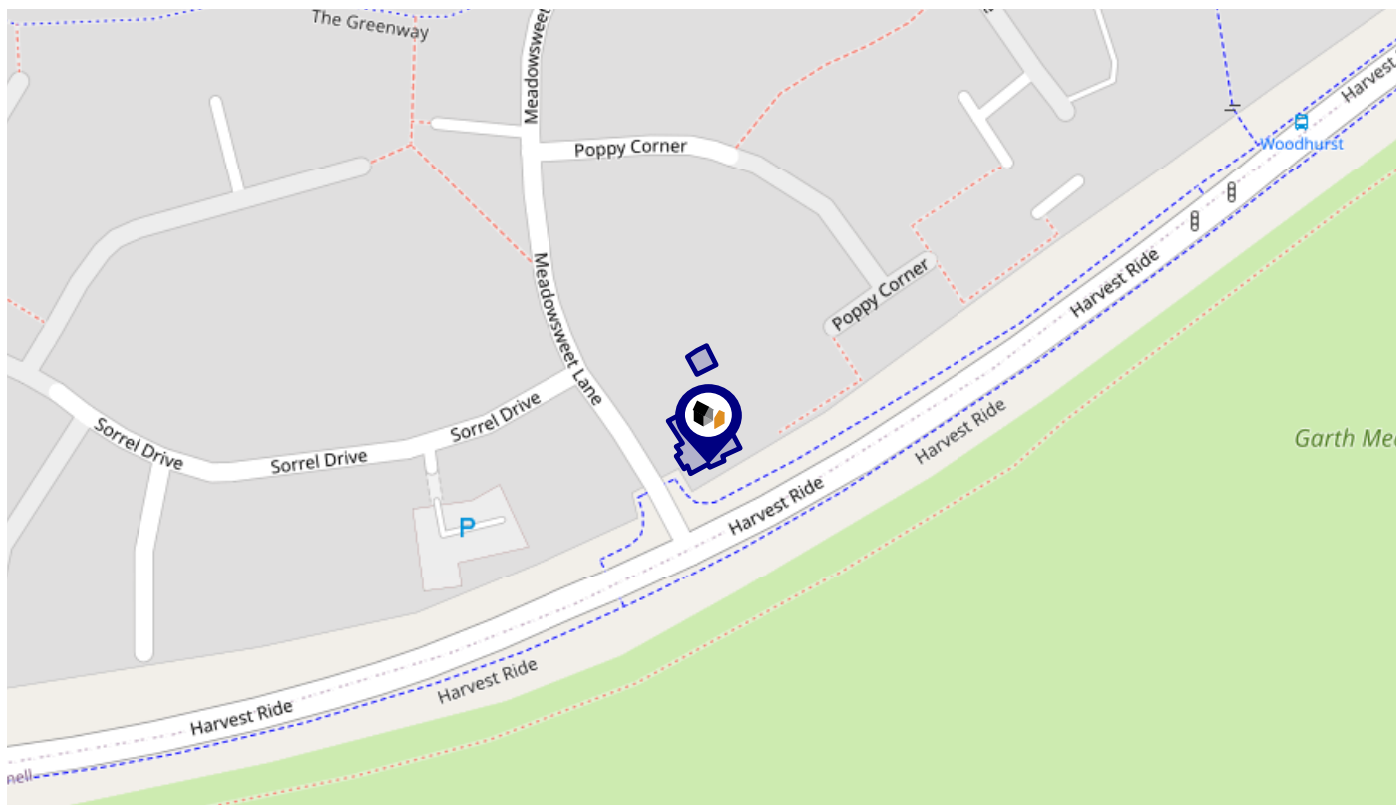
9

Crown Wood 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:

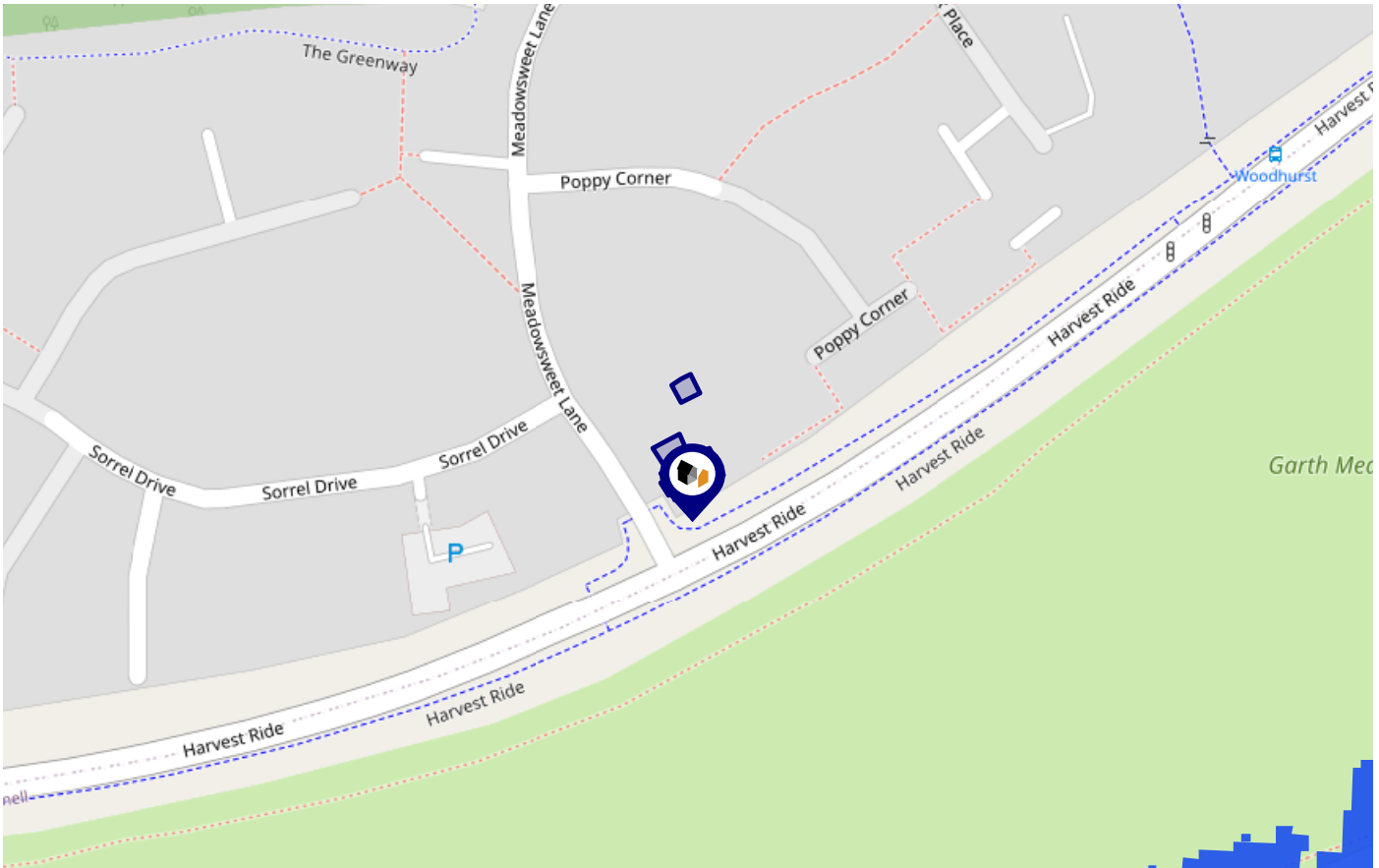
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

Flood Risk

Rivers & Seas - Flood Risk

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This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

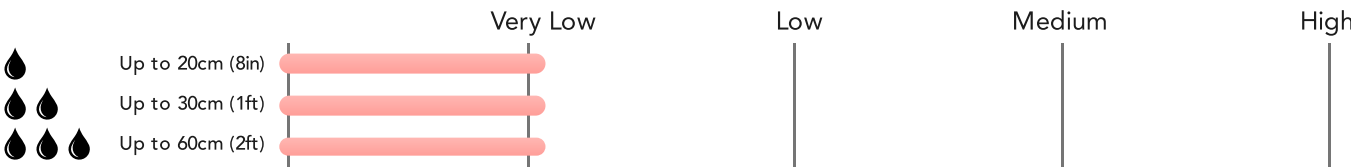


Risk Rating: Very low

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:

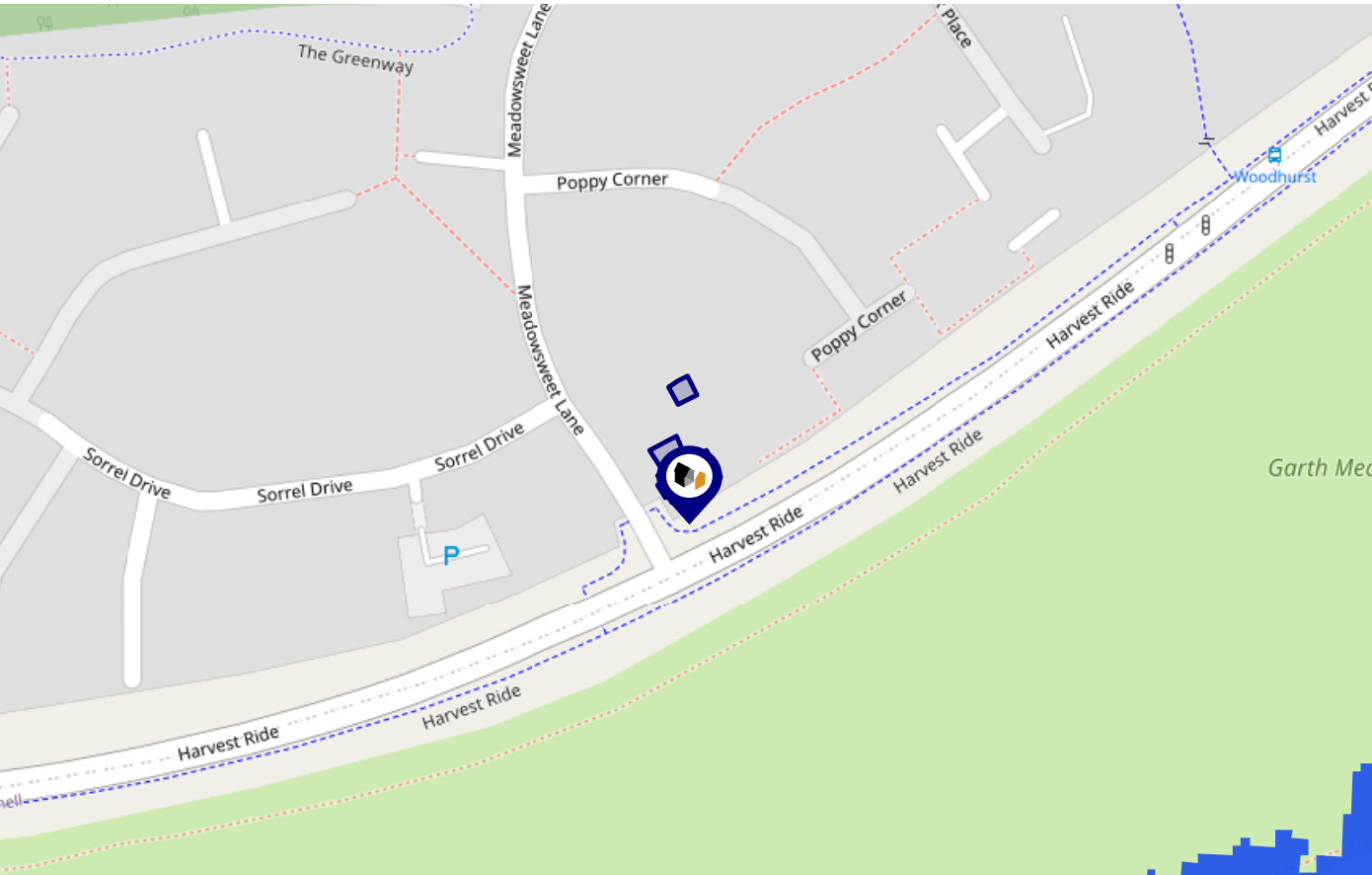


Flood Risk

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.

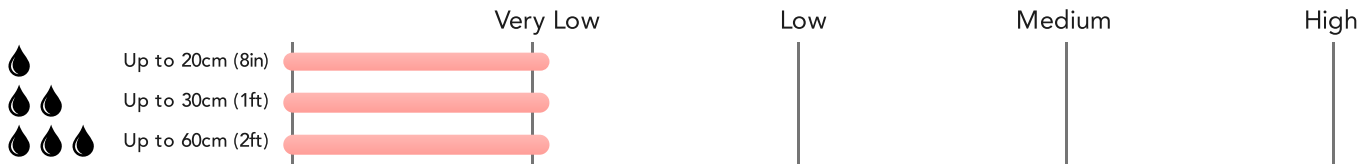


Risk Rating: Very low

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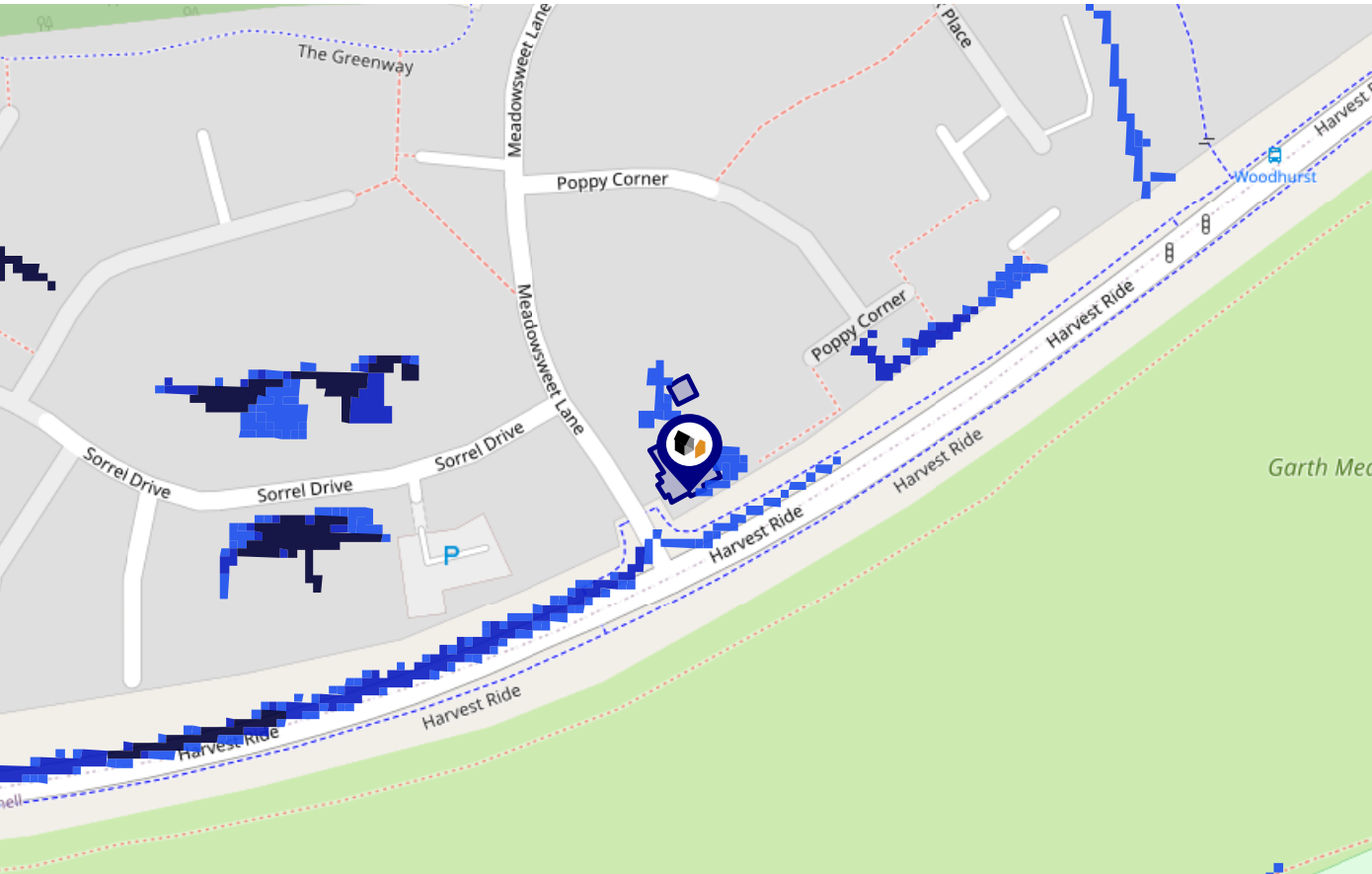


Flood Risk

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.

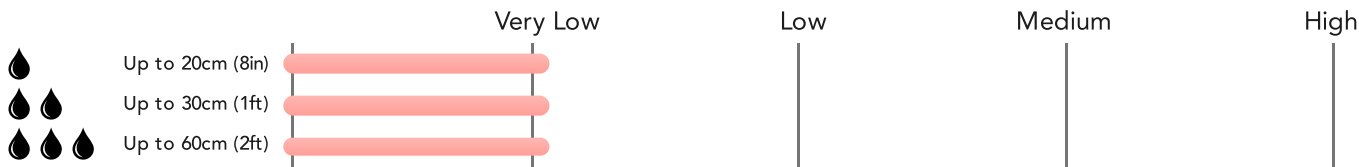


Risk Rating: Very low

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- 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.

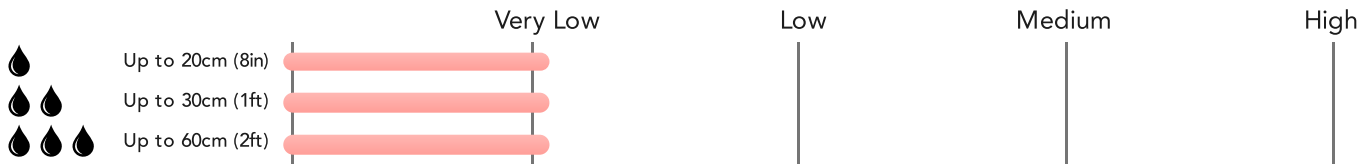


Risk Rating: Very low

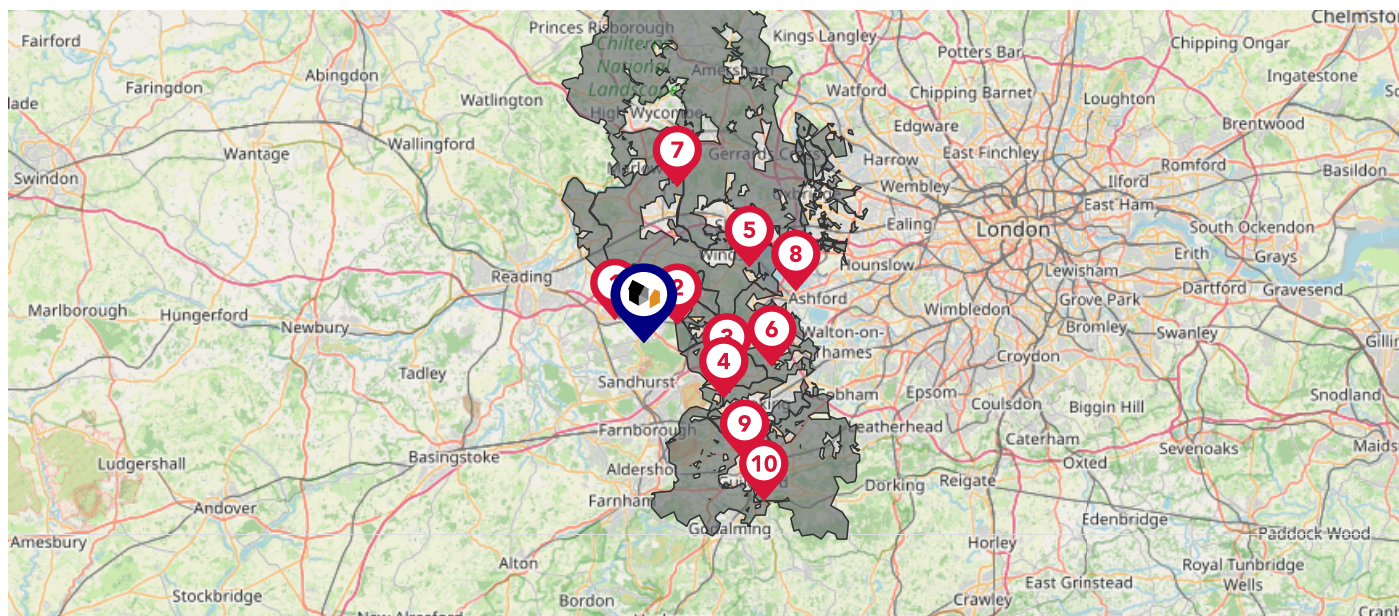
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Chance of flooding to the following depths at this property:



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



Nearby Green Belt Land

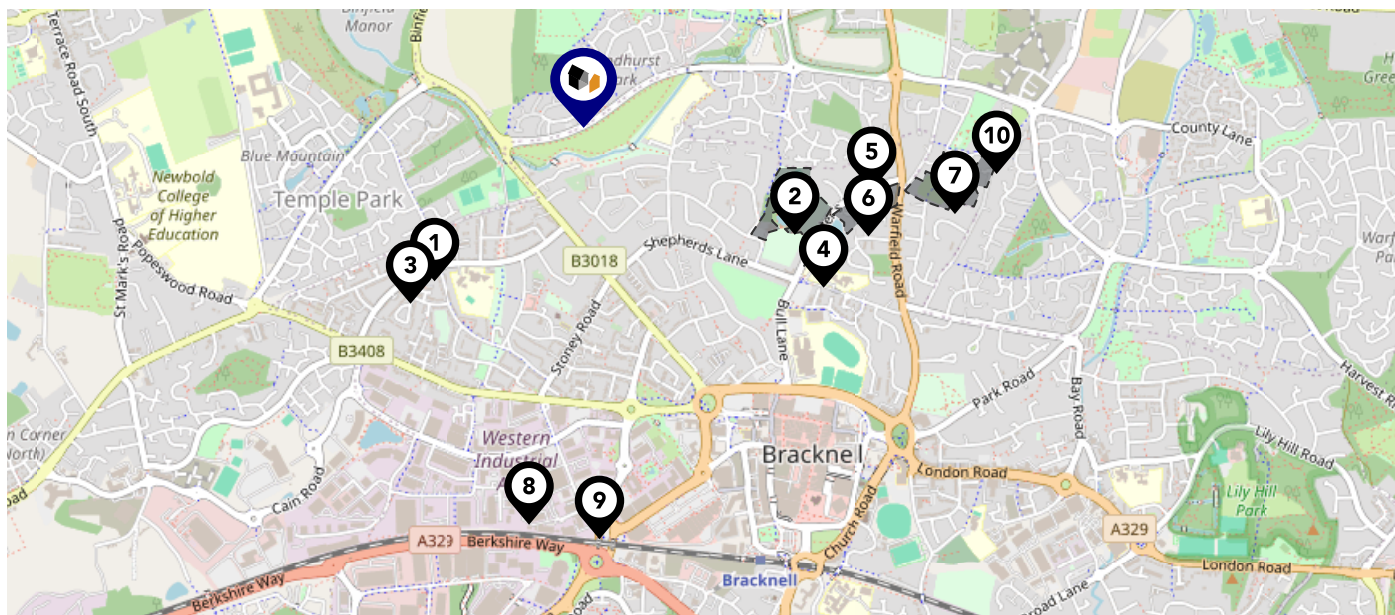
- 1 London Green Belt - Wokingham
- 2 London Green Belt - Bracknell Forest
- 3 London Green Belt - Windsor and Maidenhead
- 4 London Green Belt - Surrey Heath
- 5 London Green Belt - Slough
- 6 London Green Belt - Runnymede
- 7 London Green Belt - Buckinghamshire
- 8 London Green Belt - Hillingdon
-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

Maps

Landfill Sites

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

Maps

Listed Buildings

DY.

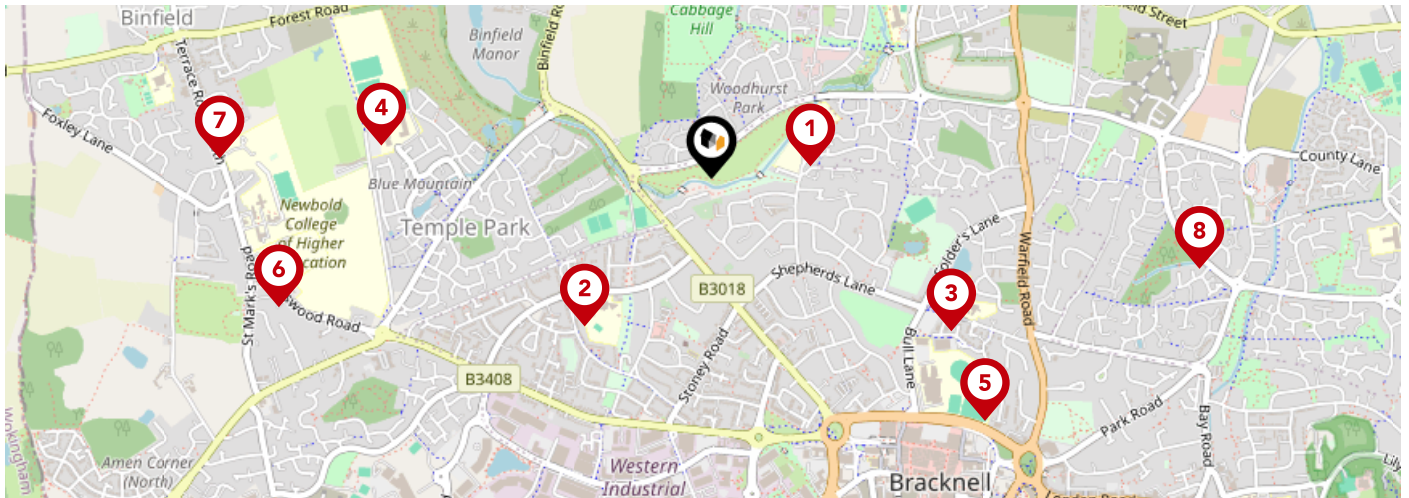
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



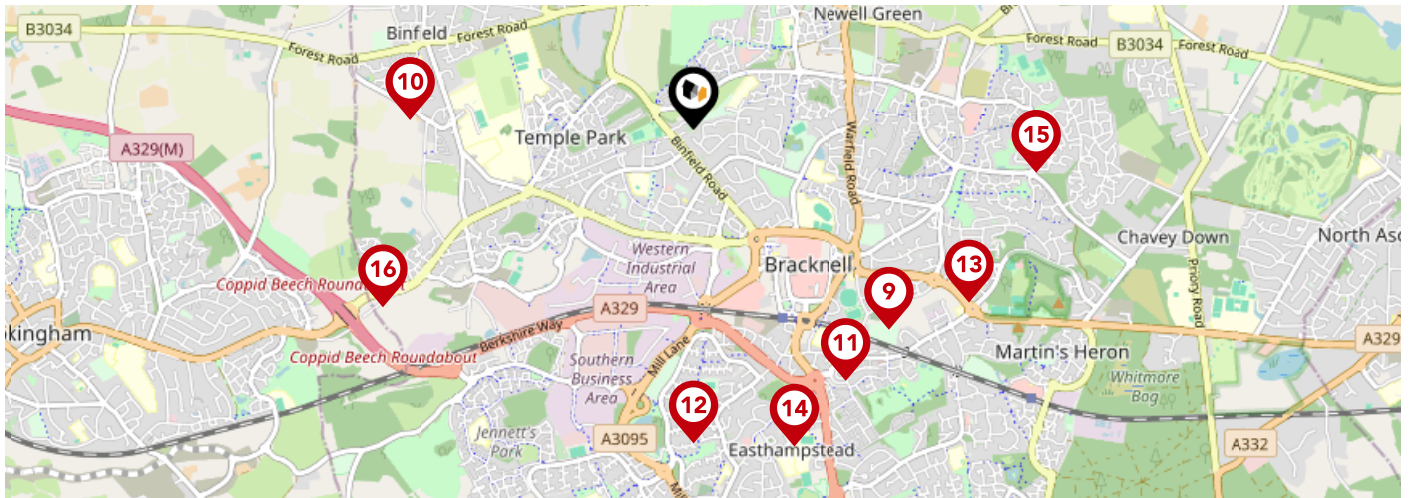
Listed Buildings in the local district	Grade	Distance
 1390250 - Manor Farmhouse	Grade II	0.2 miles
 1390422 - West End Farmhouse	Grade II	0.4 miles
 1390273 - Milestone, 100 Metres East Of Junction With Hazelwood Lane And Binfield Road	Grade II	0.5 miles
 1390268 - Gates And Gate Piers To Binfield Manor	Grade II	0.6 miles
 1390269 - Stable Building To Binfield Manor	Grade II	0.6 miles
 1390267 - Binfield Manor	Grade II	0.6 miles
 1390353 - Old Malt House	Grade II	0.7 miles
 1390401 - South Lodge To Warfield Hall	Grade II	0.7 miles
 1390274 - Pitts Bridge	Grade II	0.7 miles
 1390350 - Cottrells	Grade II	0.7 miles

Area Schools

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		Nursery	Primary	Secondary	College	Private
1	Kennel Lane School Ofsted Rating: Good Pupils:0 Distance:0.23	☐	☐	☒	☐	☐
2	Meadow Vale Primary School Ofsted Rating: Good Pupils: 600 Distance:0.45	☐	☒	☐	☐	☐
3	Sandy Lane Primary School Ofsted Rating: Good Pupils: 450 Distance:0.65	☐	☒	☐	☐	☐
4	King's Academy Binfield Ofsted Rating: Good Pupils: 1262 Distance:0.77	☐	☒	☒	☐	☐
5	Garth Hill College Ofsted Rating: Good Pupils: 1476 Distance:0.84	☐	☐	☒	☐	☐
6	Newbold School Ofsted Rating: Outstanding Pupils: 56 Distance:1.04	☐	☒	☐	☐	☐
7	Cressex Lodge School Ofsted Rating: Good Pupils: 13 Distance:1.14	☐	☐	☒	☐	☐
8	Warfield Church of England Primary School Ofsted Rating: Good Pupils: 452 Distance:1.15	☐	☒	☐	☐	☐

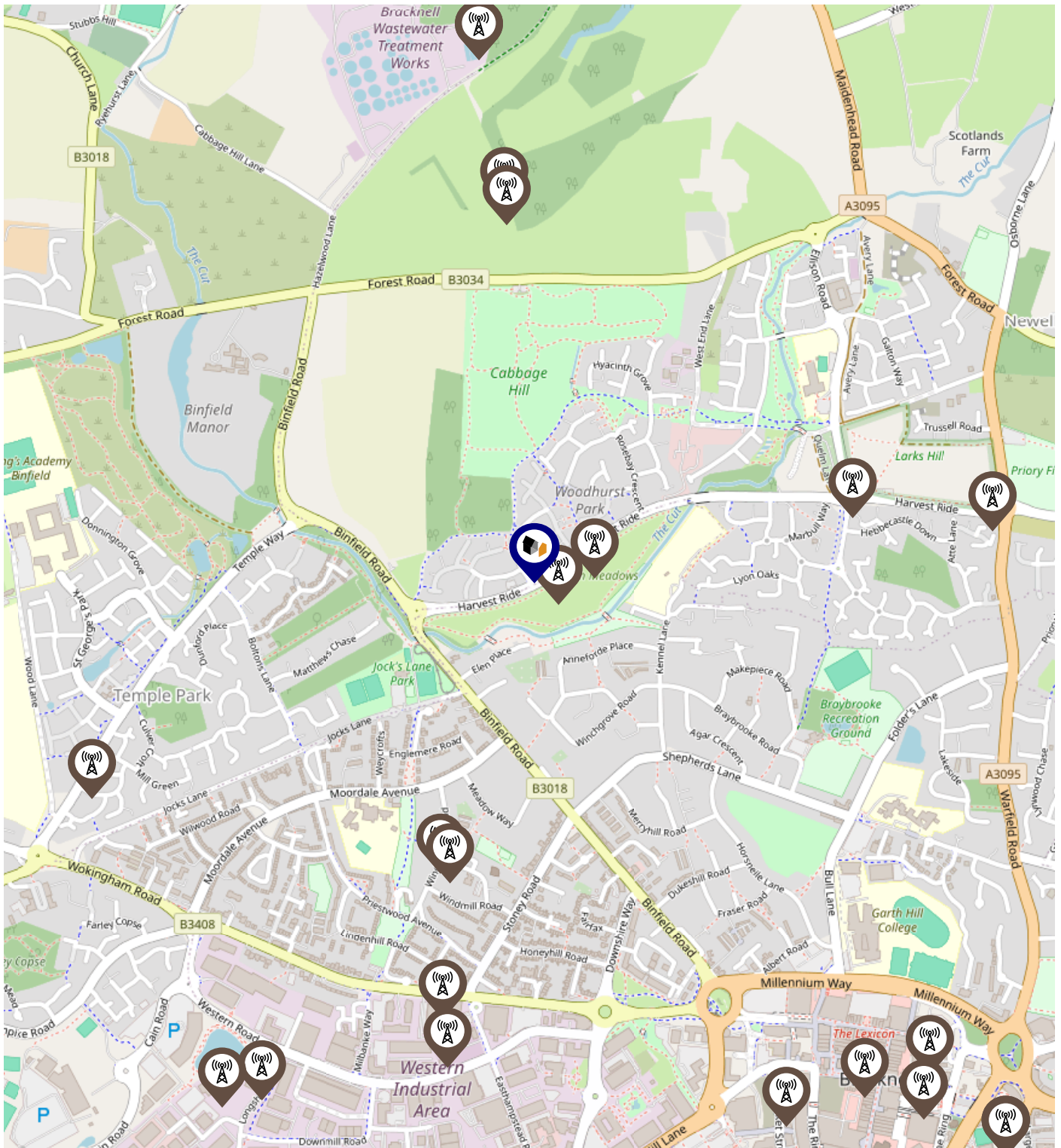


		Nursery	Primary	Secondary	College	Private
	St Joseph's Catholic Primary School, Bracknell Ofsted Rating: Good Pupils: 209 Distance: 1.29	☐	☒	☐	☐	☐
	Binfield Church of England Primary School Ofsted Rating: Good Pupils: 411 Distance: 1.31	☐	☒	☐	☐	☐
	Ranelagh School Ofsted Rating: Outstanding Pupils: 1062 Distance: 1.36	☐	☐	☒	☐	☐
	Wildridings Primary School Ofsted Rating: Good Pupils: 428 Distance: 1.46	☐	☒	☐	☐	☐
	Holly Spring Primary School Ofsted Rating: Good Pupils: 642 Distance: 1.51	☐	☒	☐	☐	☐
	The Brakenhale School Ofsted Rating: Good Pupils: 1148 Distance: 1.54	☐	☐	☒	☐	☐
	Whitegrove Primary School Ofsted Rating: Good Pupils: 421 Distance: 1.6	☐	☒	☐	☐	☐
	King's Academy Oakwood Ofsted Rating: Outstanding Pupils: 211 Distance: 1.66	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

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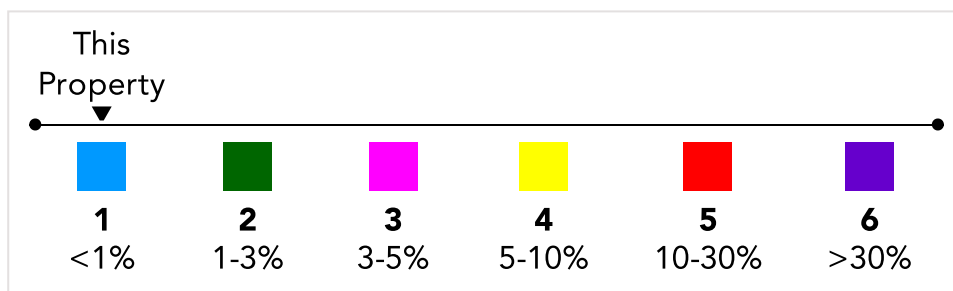
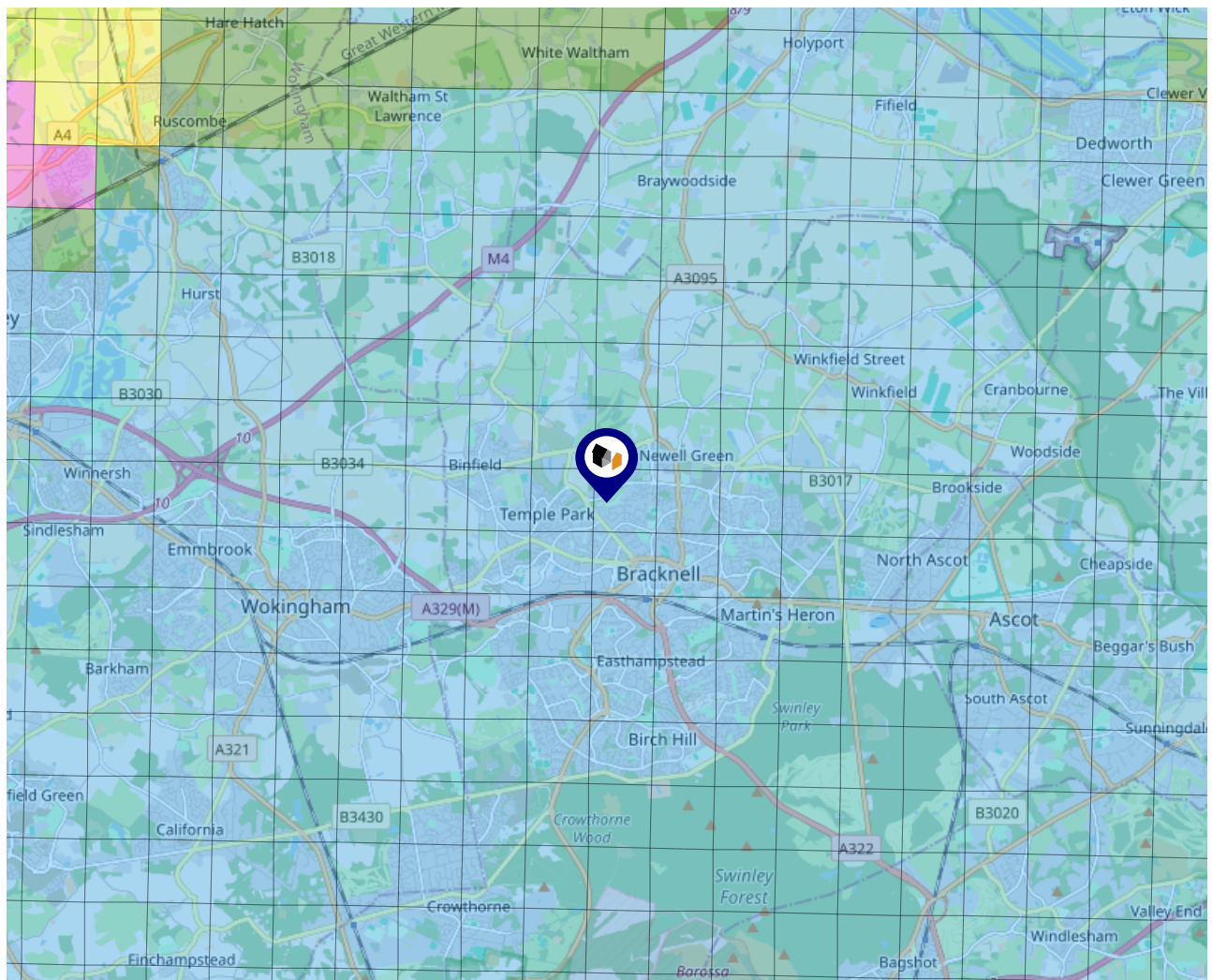


Key:

-  Power Pylons
-  Communication Masts

What is Radon?

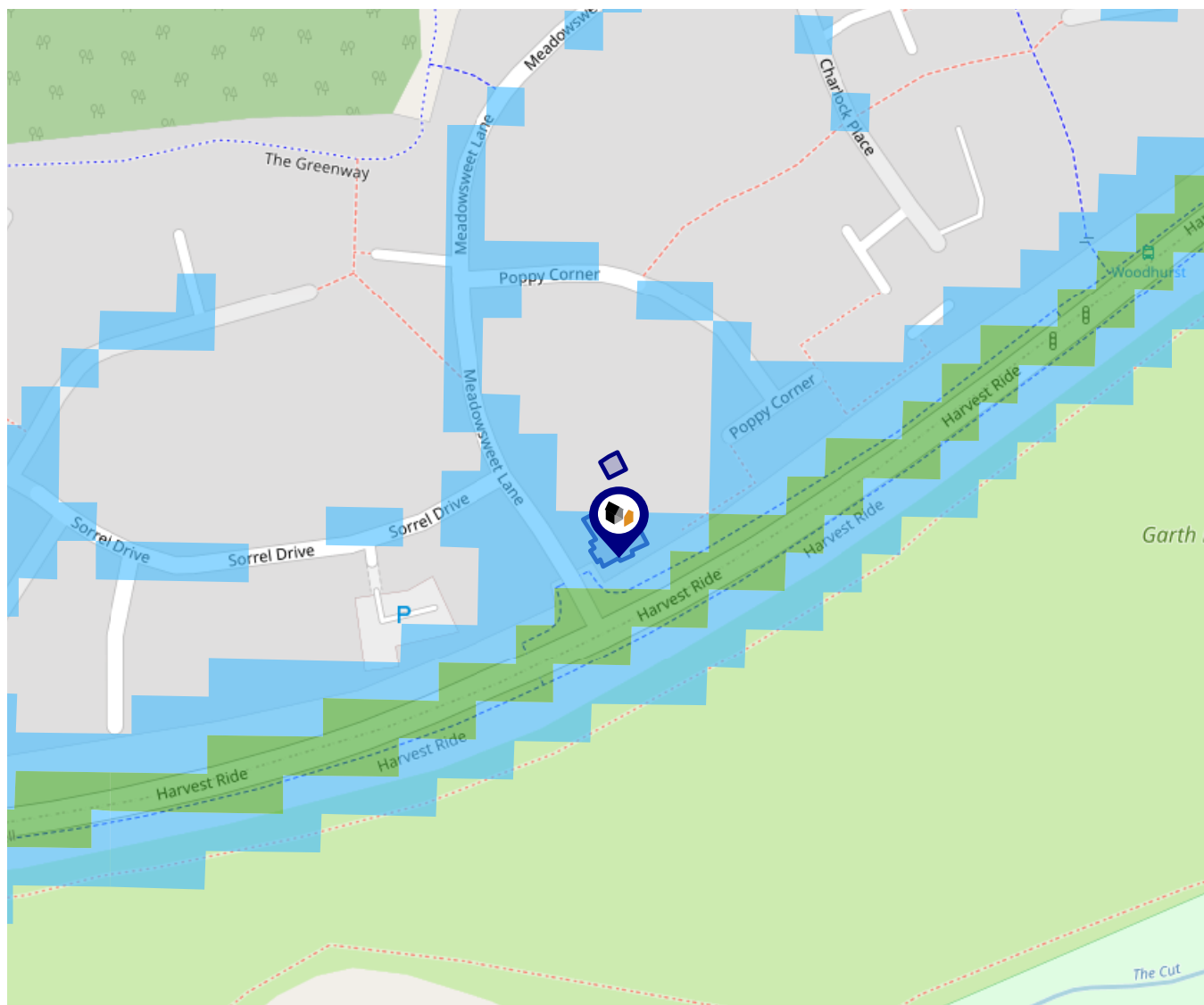
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic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



Local Area

Road Noise

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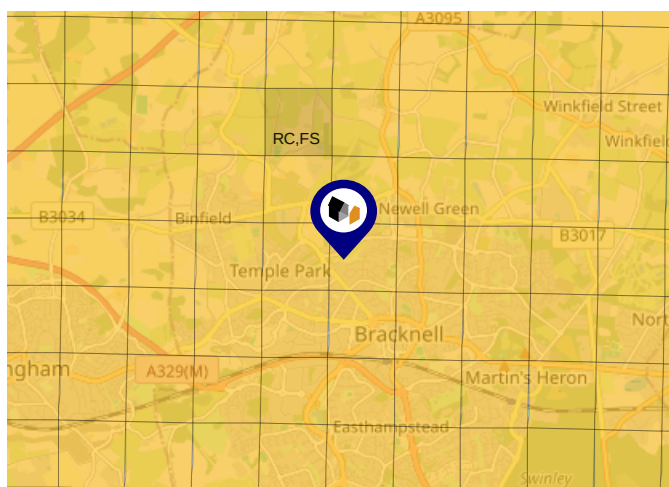


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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		



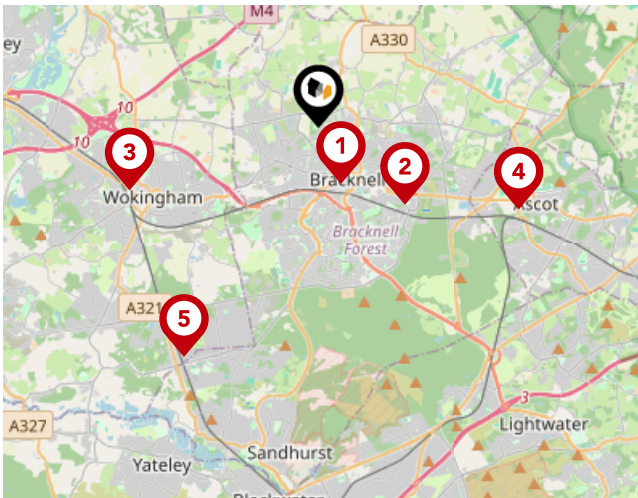
Primary Classifications (Most Common Clay Types)

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

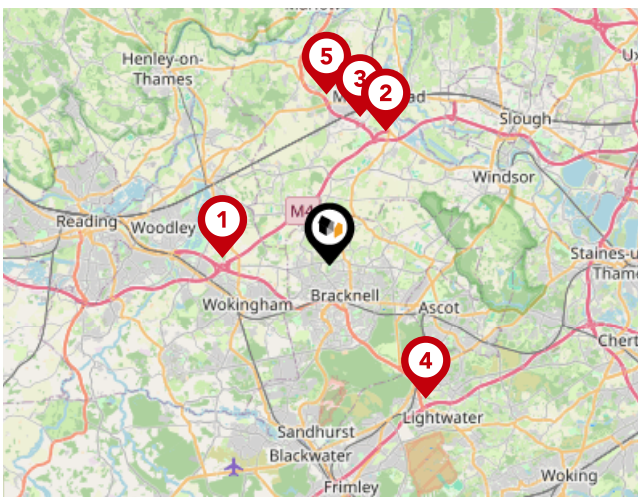
Transport (National)

DY.



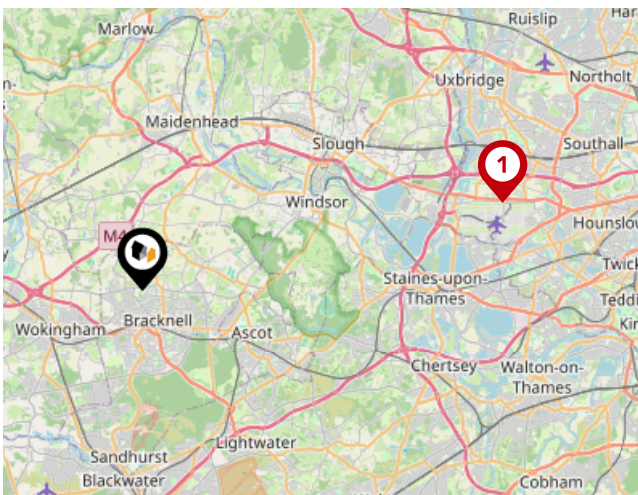
National Rail Stations

Pin	Name	Distance
1	Bracknell Rail Station	1.09 miles
2	Martins Heron Rail Station	2.13 miles
3	Wokingham Rail Station	3.66 miles
4	Ascot Rail Station	3.98 miles
5	Crowthorne Rail Station	4.89 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J10	4 miles
2	M4 J8	5.35 miles
3	A404(M) J9A	5.61 miles
4	M3 J3	6.06 miles
5	A404(M) J9	6.29 miles

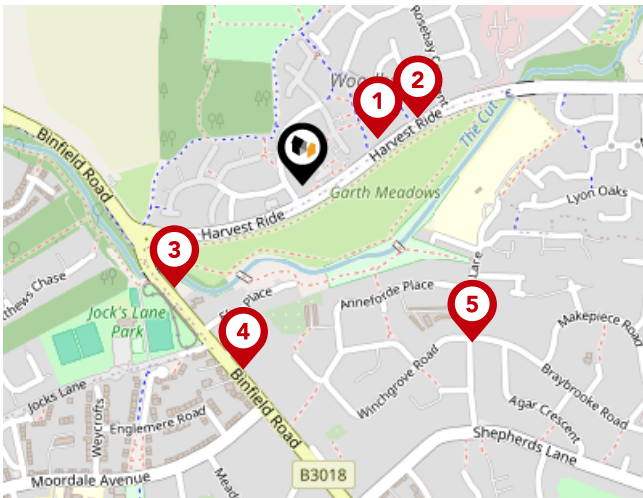


Airports/Helipads

Pin	Name	Distance
1	London Heathrow Airport	13.68 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Woodhurst	0.1 miles
2	Woodhurst	0.15 miles
3	Framptons Bridge	0.18 miles
4	Moordale Avenue	0.22 miles
5	Kennel Lane	0.26 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.



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