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# **KFB:** Key Facts For Buyers

## A Guide to This Property & the Local Area

**Friday 11th September 2026**



## LAURADALE, BRACKNELL, RG12


**Duncan Yeardley**

9 Crown Row, Bracknell, RG12 0TH

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www.duncanyeardley.co.uk



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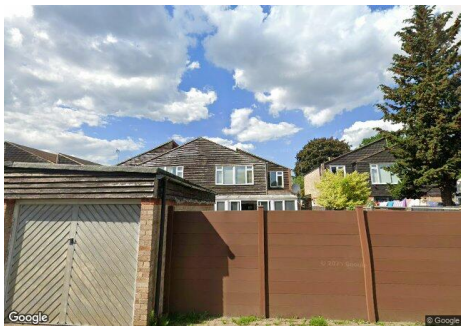
# Introduction
## Our Comments

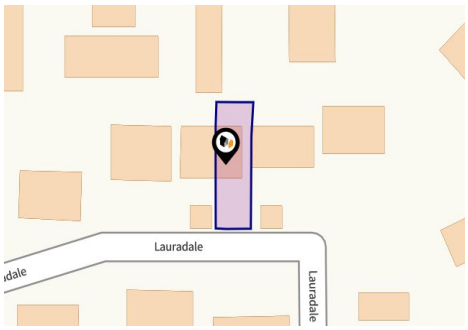
Situated on a desirable road within easy reach of Bracknell town centre, this spacious and versatile four bedroom semi-detached family home offers flexible accommodation, a good-sized rear garden, garage and driveway parking, all with the added benefit of no onward chain.
The ground floor provides an adaptable layout well suited to modern family life. A bright and generous living room offers plenty of space for relaxing, while the re-fitted kitchen/breakfast room provides a practical everyday hub. To the rear, a large conservatory creates valuable additional living space with direct access to the garden.
Also on the ground floor is a modern re-fitted shower room and bedroom four, which would work equally well as a home office.
Upstairs, there are three well-proportioned bedrooms, including a generous principal bedroom with excellent storage, alongside a re-fitted family bathroom.
Outside, the property benefits from both front and rear gardens, with the rear mainly laid to lawn and complemented by a decked seating area, providing a pleasant space for relaxing and entertaining. There is also access through to the detached garage.
The location is particularly convenient, with Bracknell town centre and mainline railway station within easy reach, alongside excellent road links to the M3, M4 and surrounding areas.
Offering generous and flexible accommodation, useful outside space and the added bonus of a garage, this is a great family home in a highly convenient Bracknell location, offered with no onward chain.
Council Tax Band: E
No Onward Chain
Large Conservatory
Detached Garage
Desirable Location
Four Bedrooms
Two Bathrooms

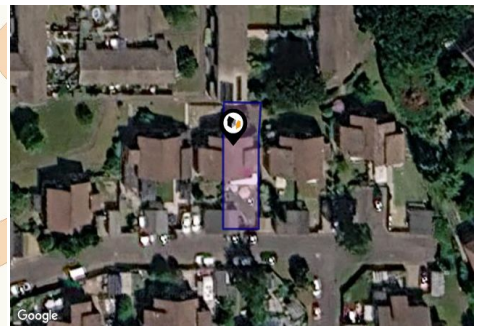


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# Property
# Overview




## Property

| | | | |
|---|---|---|---|
| **Type:** | Semi-Detached | **Tenure:** | Freehold |
| **Bedrooms:** | 4 | | |
| **Floor Area:** | 1,474 ft$^2$ / 137 m$^2$ | | |
| **Plot Area:** | 0.07 acres | | |
| **Year Built :** | 1976-1982 | | |
| **Council Tax :** | Band E | | |
| **Annual Estimate:** | £2,768 | | |
| **Title Number:** | BK268746 | | |

## 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)

**13** mb/s **61** mb/s **5500** mb/s

**Mobile Coverage:**
(based on calls indoors)

**Satellite/Fibre TV Availability:**

BT sky Virgin media



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# Planning History
# This Address

Planning records for: ***Lauradale, Bracknell, RG12***

**Reference - 09/00782/FUL**

**Decision:** Withdrawn

**Date:** 21st December 2009

**Description:**

Erection of first floor rear extension and single storey rear extension following demolition of existing conservatory

**Reference - 07/00544/FUL**

**Decision:** Approved

**Date:** 08th June 2007

**Description:**

Part retrospective change of use of open land to private hardstanding enclosed by 1.8m. high fence.

# Gallery
## Photos

















# Gallery
## Photos

















# Gallery
# **Photos**





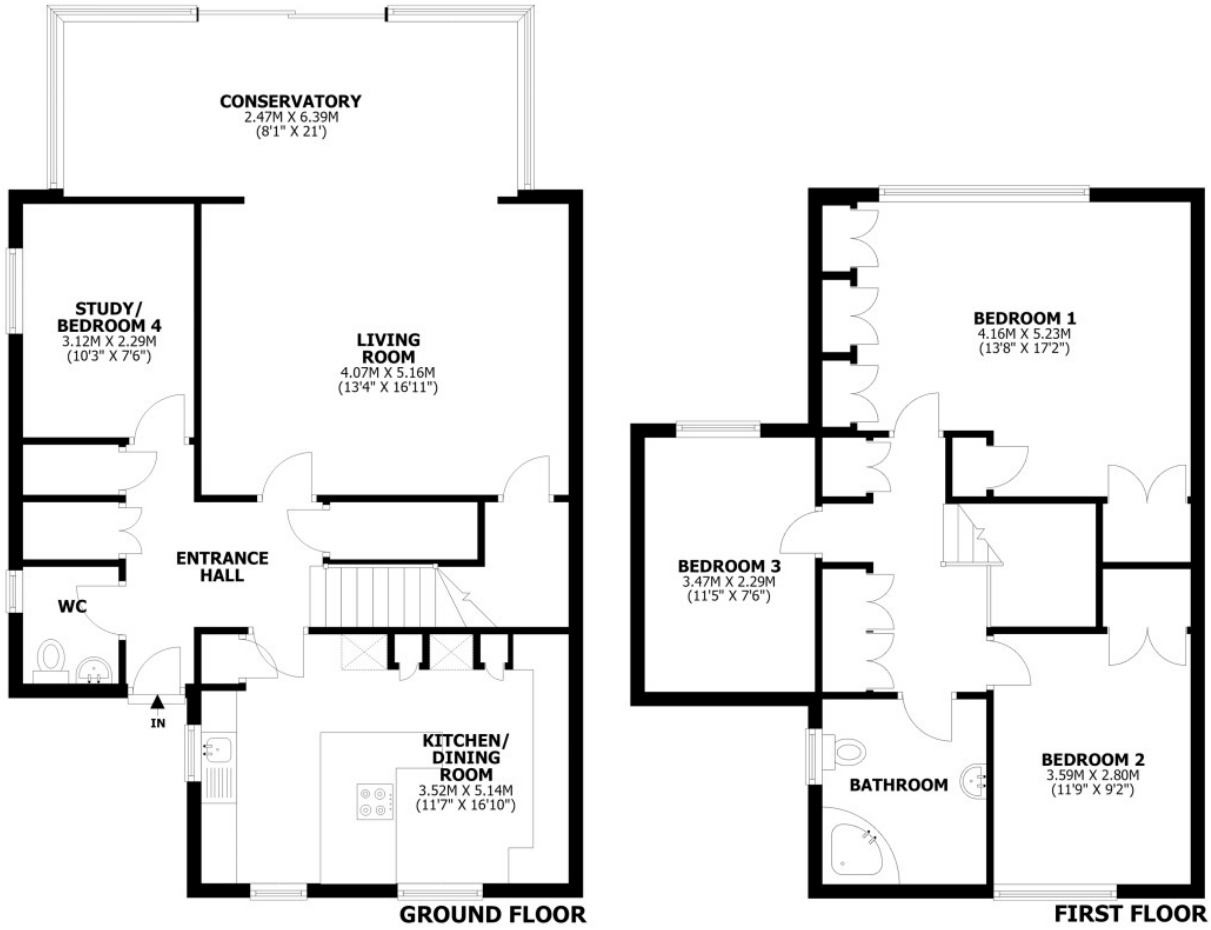




# LAURADALE, BRACKNELL, RG12

DY.

Lauradale, Bracknell, RG12
Total internal area: approx. 137 sq. metres (1475 sq. feet)

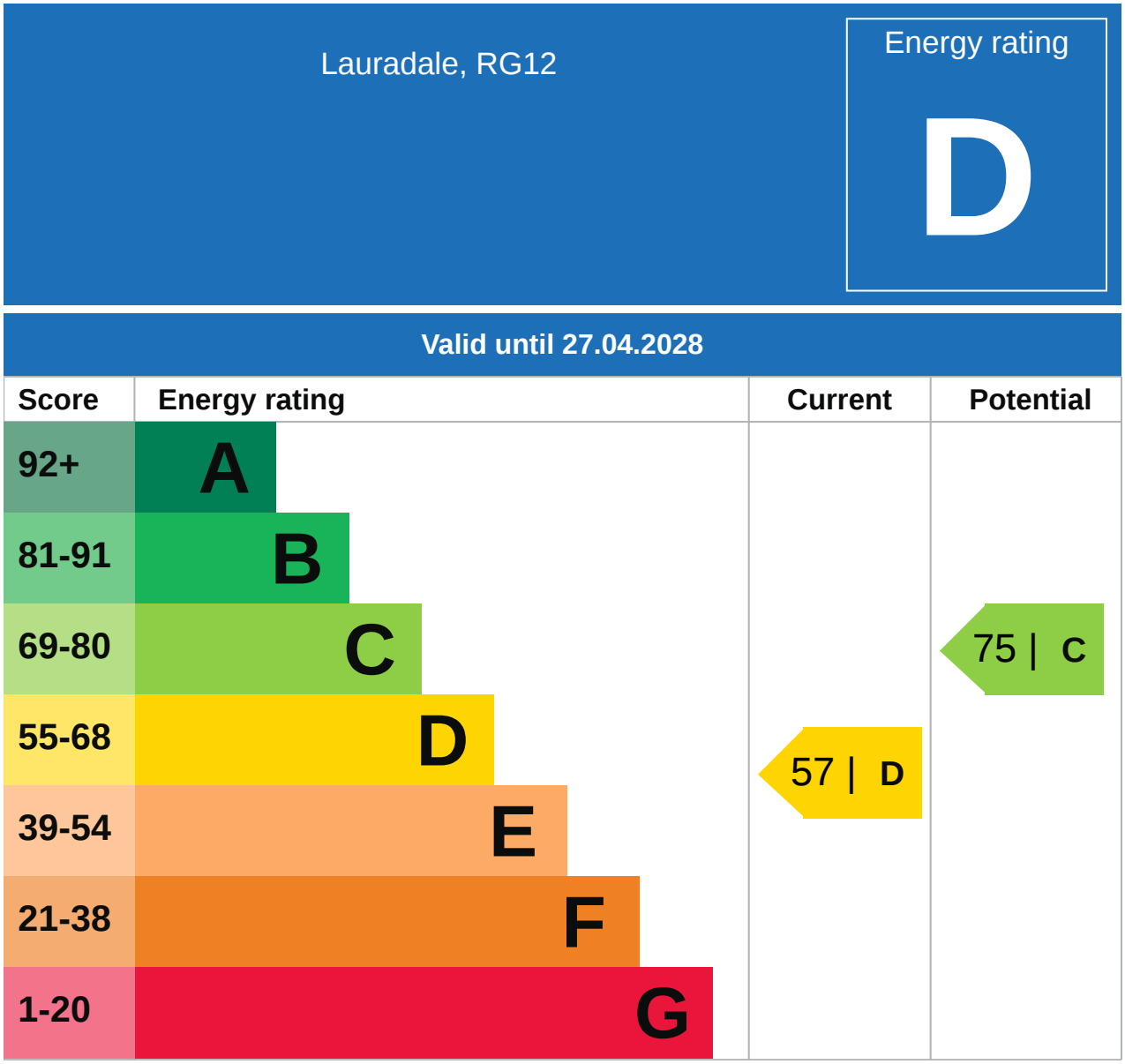



This floorplan is for illustrative guidance only and is not to drawn to scale. Whilst every attempt has been made to ensure accuracy, measurements are approximate and should not be replied upon as a matter of fact. Maximum dimensions are given excluding small alcoves, etc unless otherwise stated.



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# EPC - Certificate






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Property

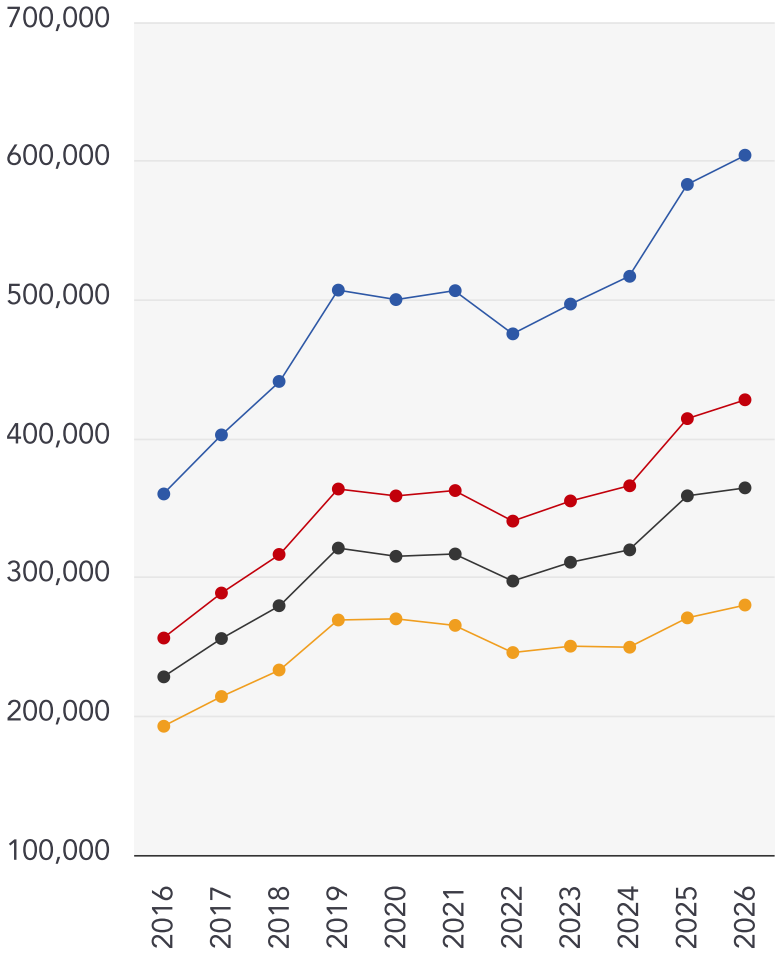
# EPC - Additional Data

## Additional EPC Data

| | |
|---|---|
| **Property Type:** | House |
| **Build Form:** | Semi-Detached |
| **Transaction Type:** | Rental |
| **Energy Tariff:** | Single |
| **Main Fuel:** | Mains gas (not community) |
| **Main Gas:** | Yes |
| **Flat Top Storey:** | No |
| **Glazing Type:** | Double glazing, unknown install date |
| **Previous Extension:** | 1 |
| **Open Fireplace:** | 0 |
| **Ventilation:** | Natural |
| **Walls:** | Cavity wall, as built, partial insulation (assumed) |
| **Walls Energy:** | Average |
| **Roof:** | Pitched, 400+ mm loft insulation |
| **Roof Energy:** | Very Good |
| **Main Heating:** | Warm air, mains gas, Electric underfloor heating |
| **Main Heating Controls:** | Programmer and room thermostat |
| **Hot Water System:** | From main system, no cylinder thermostat |
| **Hot Water Energy Efficiency:** | Average |
| **Lighting:** | Low energy lighting in 38% of fixed outlets |
| **Floors:** | Solid, no insulation (assumed) |
| **Total Floor Area:** | 137 $m^2$ |

# 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

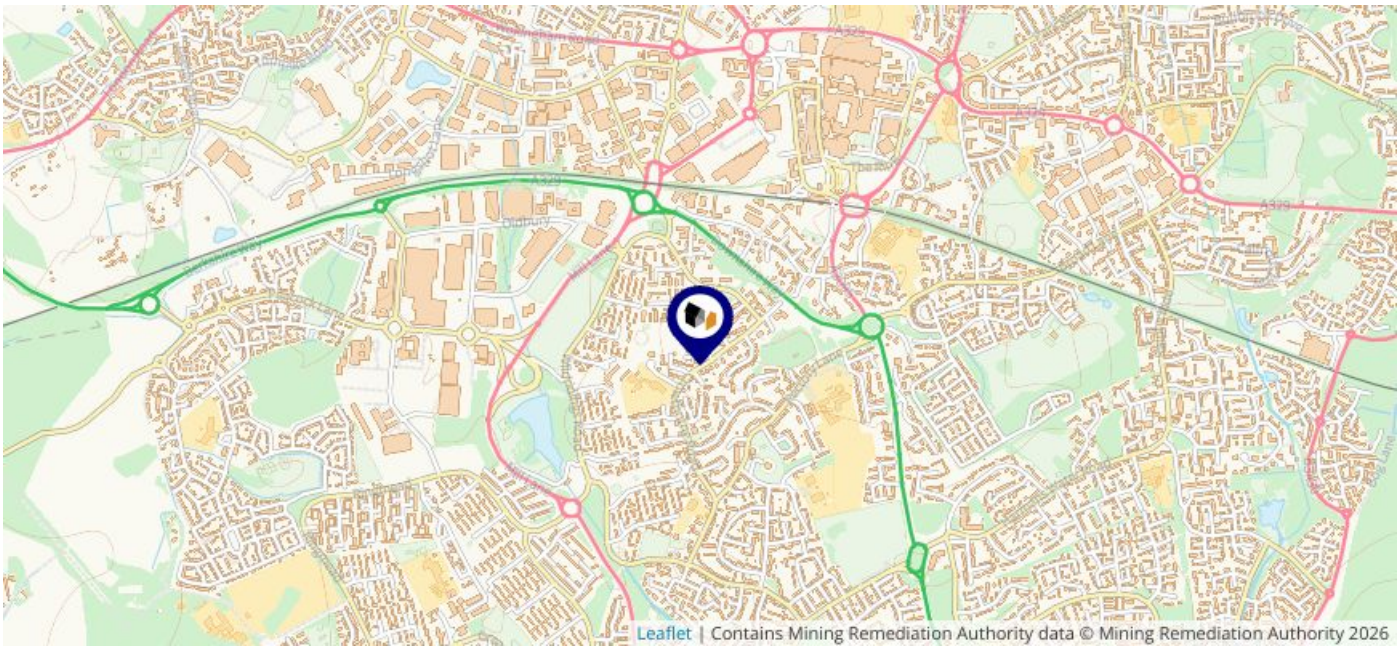
**+45.31%**



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# Maps
# Coal Mining

This map displays nearby coal mine entrances and their classifications.




## Mine Entry

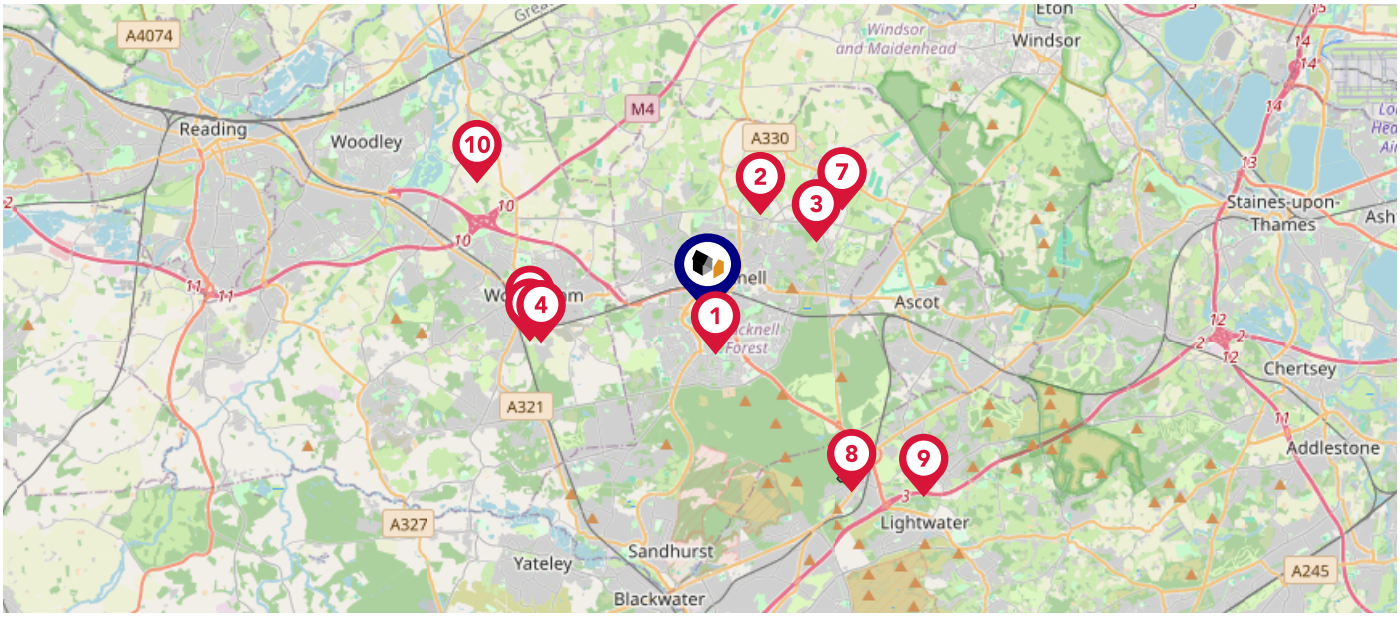
- Adit
- Gutter Pit
- Shaft

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.

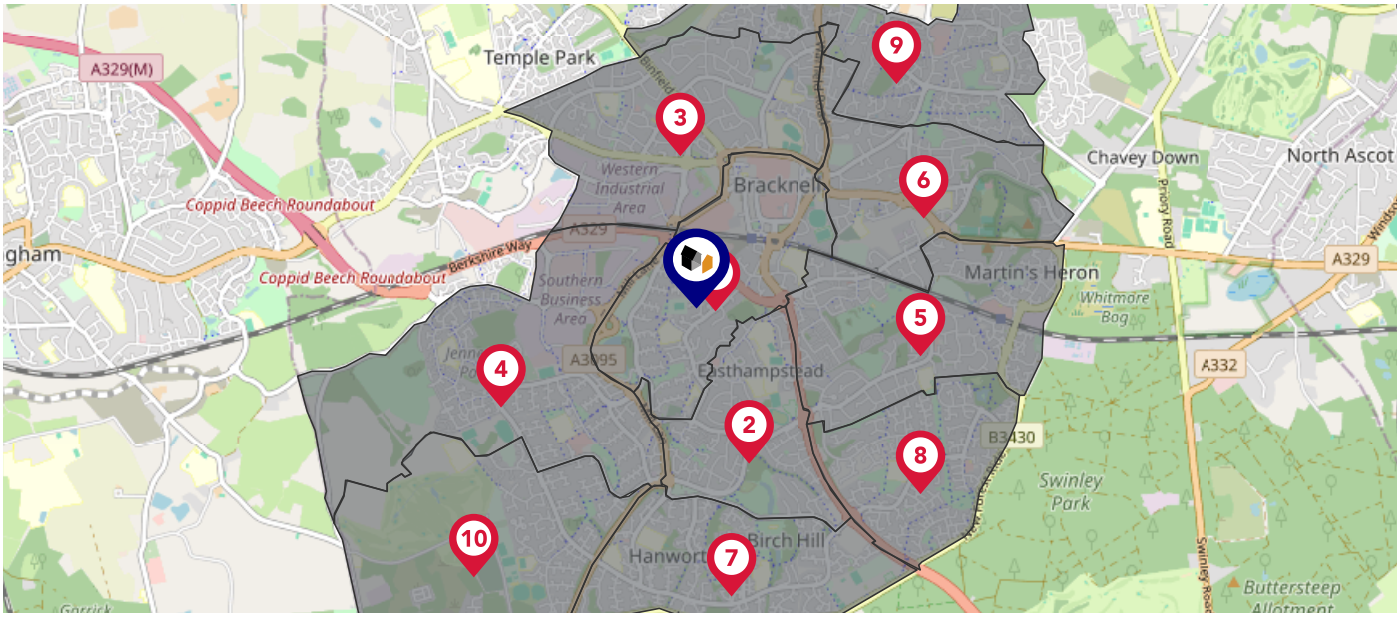



## Nearby Conservation Areas

| | |
|---|---|
| 1 | Easthampstead |
| 2 | Warfield |
| 3 | Winkfield Row |
| 4 | Murdoch Road |
| 5 | Langborough Road |
| 6 | Wokingham Town Centre |
| 7 | Winkfield Village |
| 8 | Bagshot Park, Bagshot |
| 9 | Windlesham, Church Road and Kennel Lane |
| 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

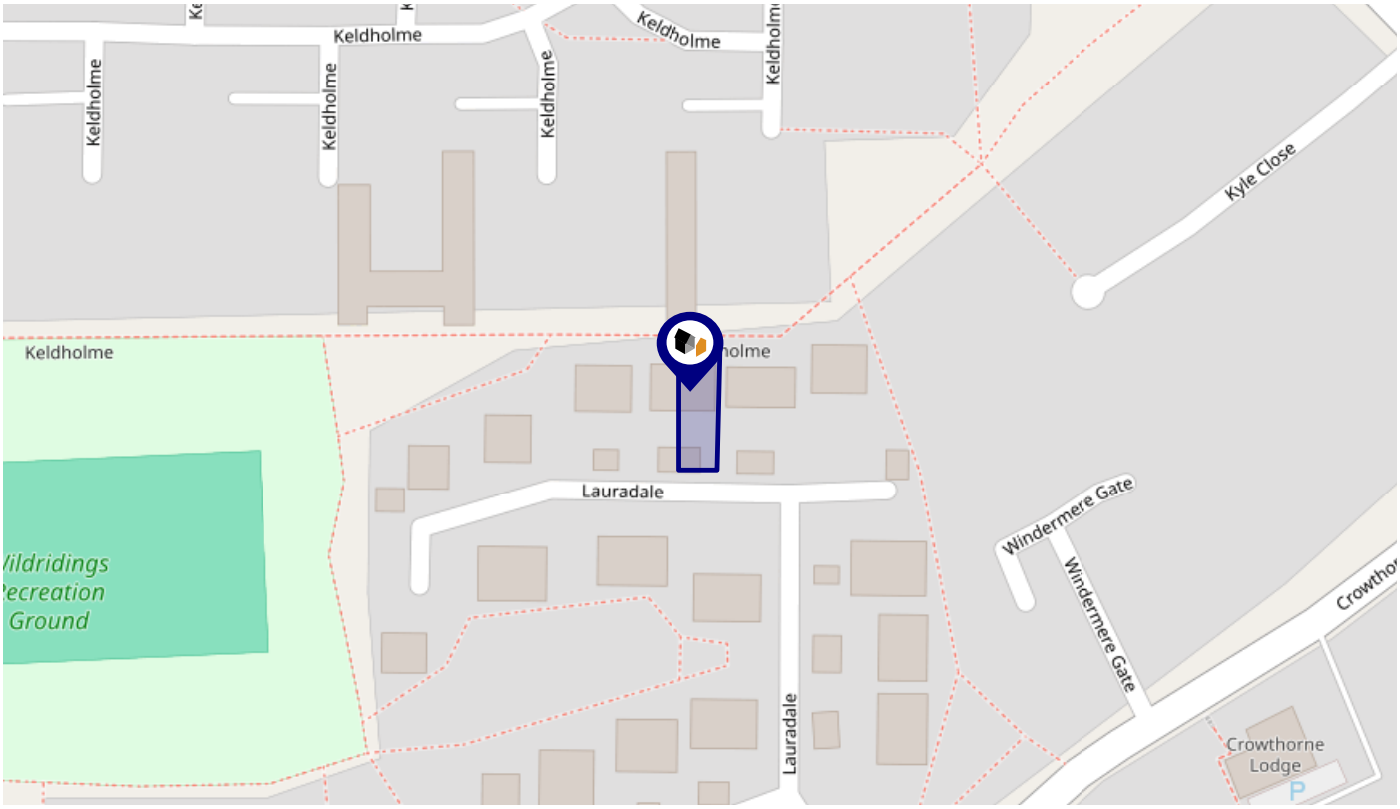



## Nearby Council Wards

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

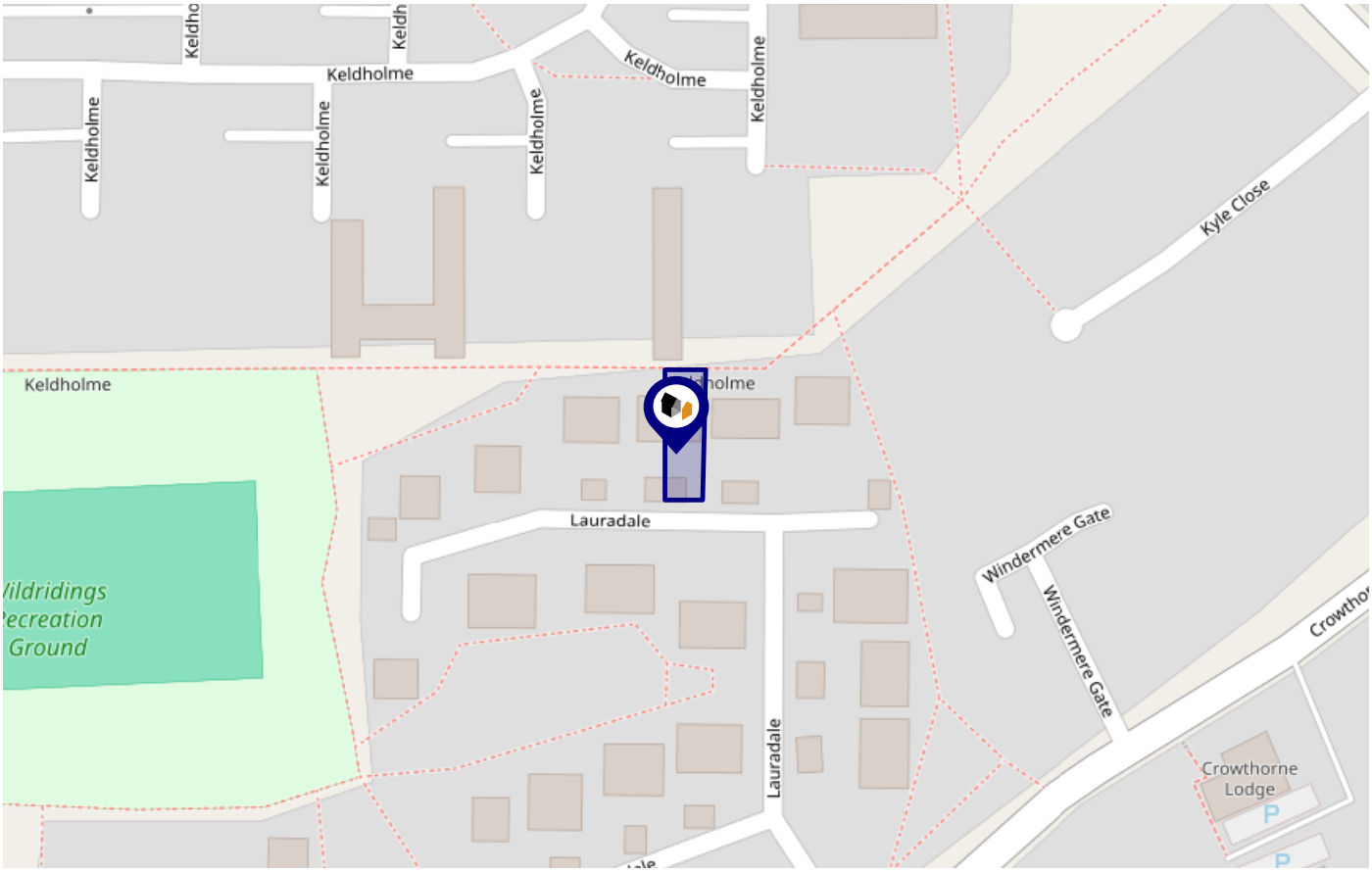
The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

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.

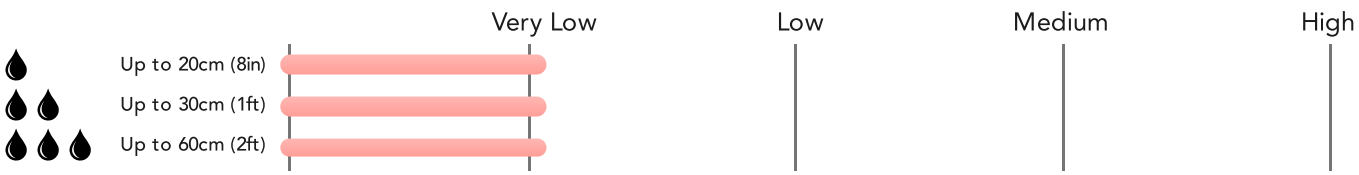



Risk Rating: Very low

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:

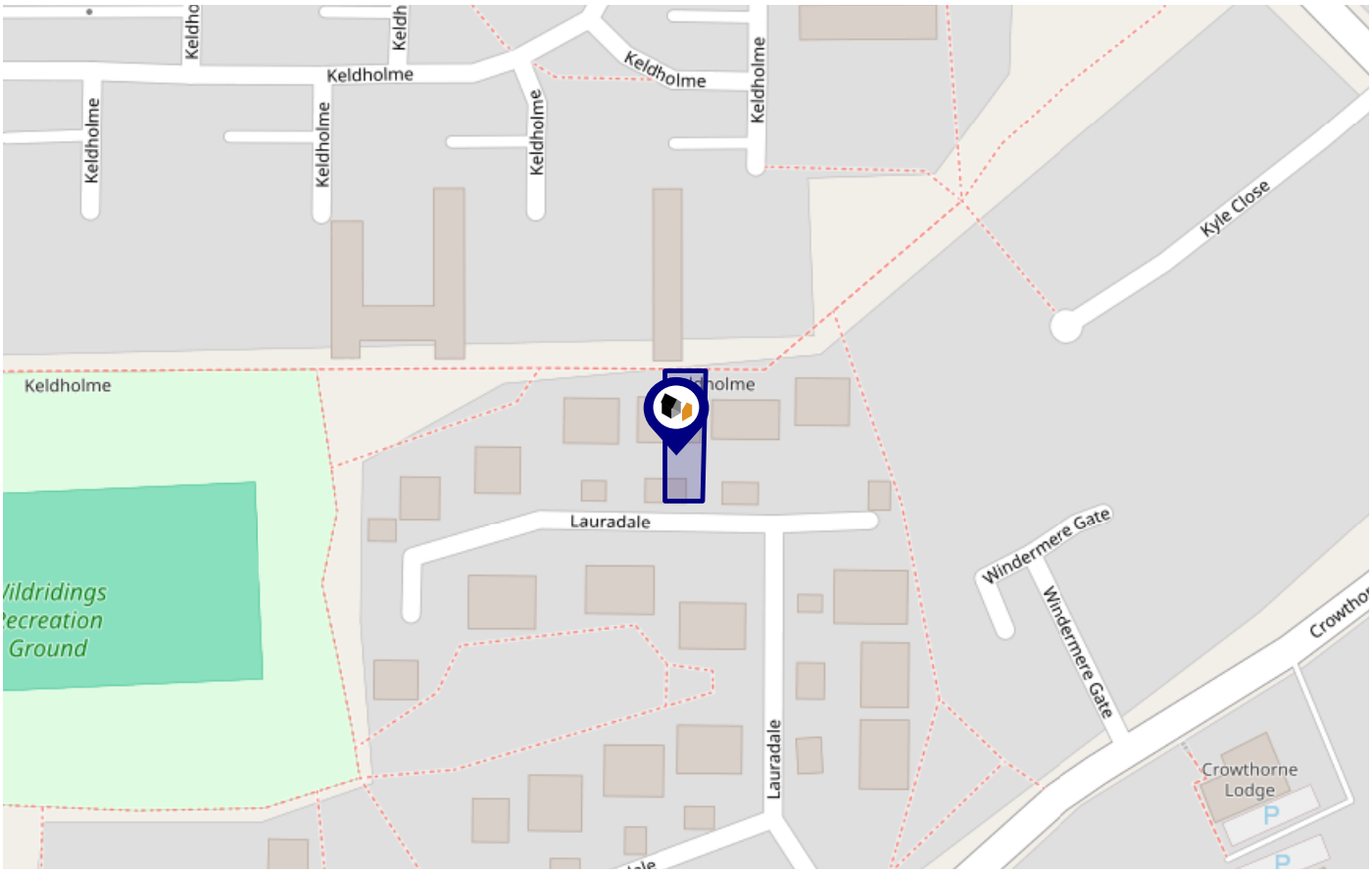





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# Flood Risk
## Rivers & Seas - Climate Change

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.

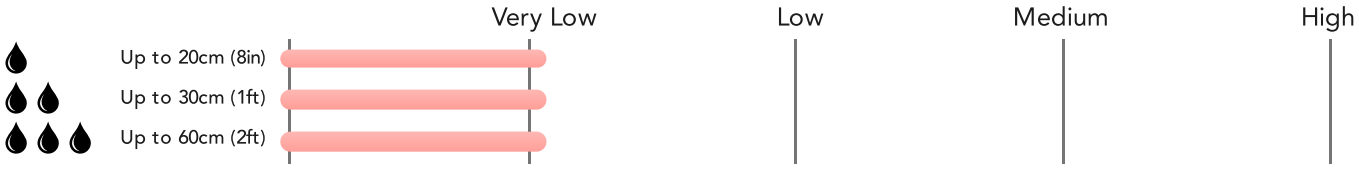



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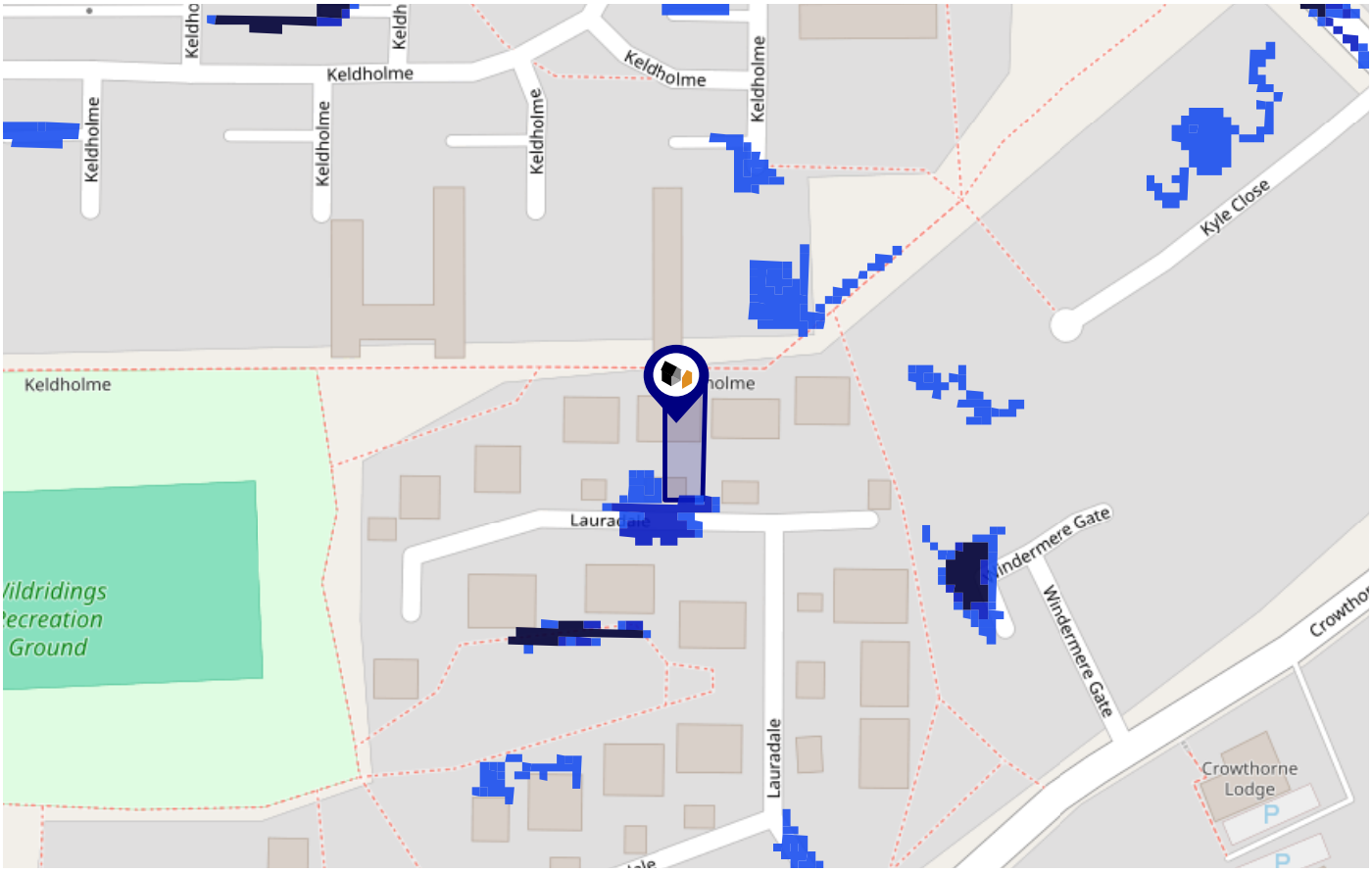





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# Flood Risk
## Surface Water - Flood Risk

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

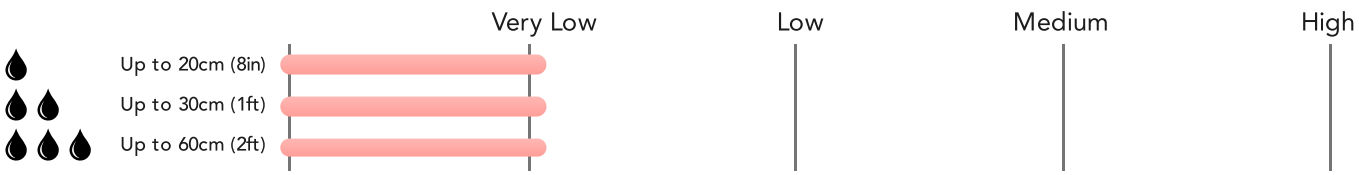



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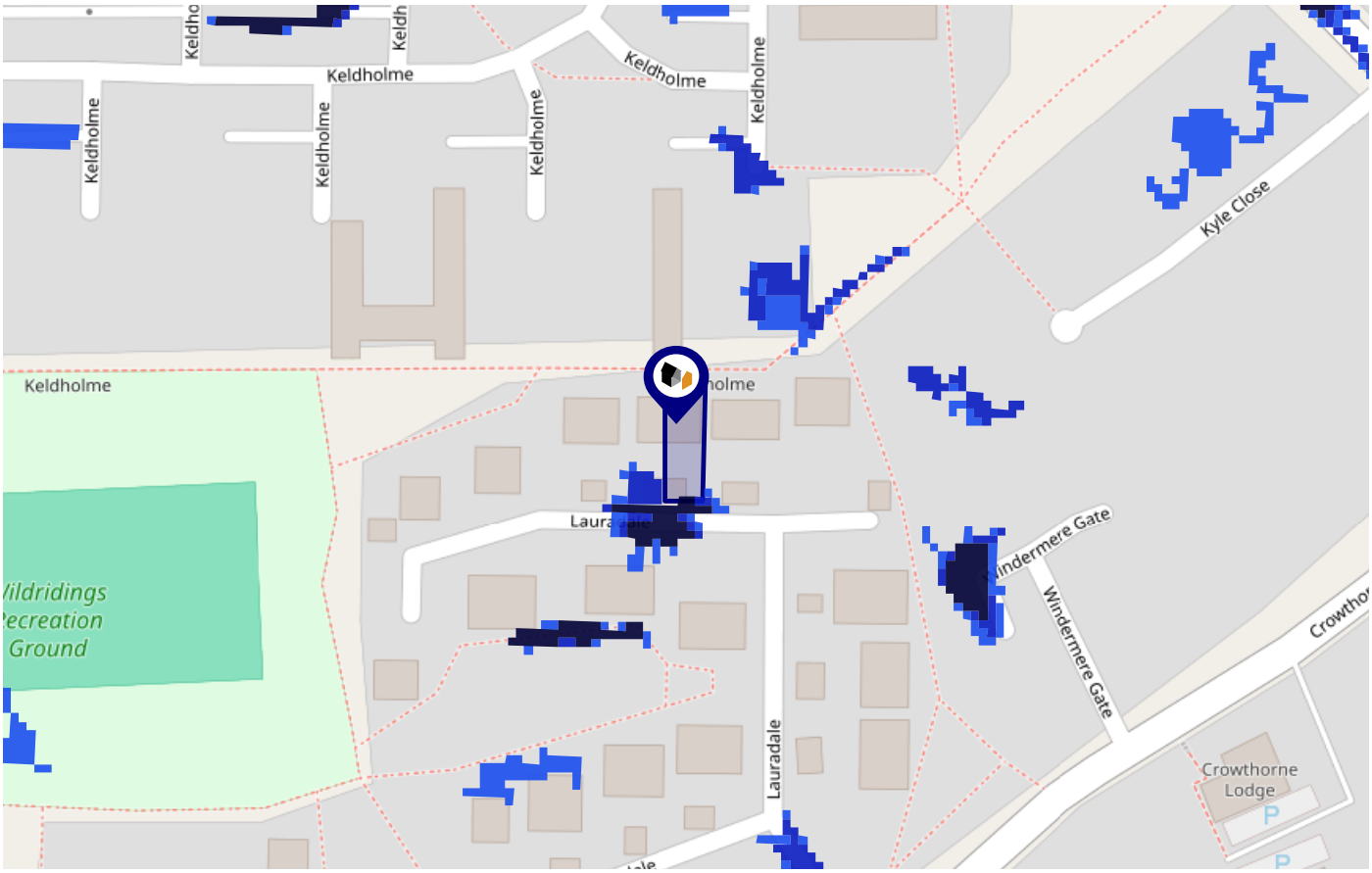





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# Flood Risk
## Surface Water - Climate Change

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.

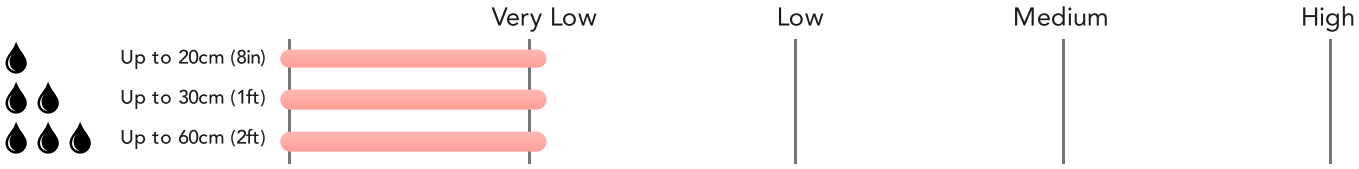



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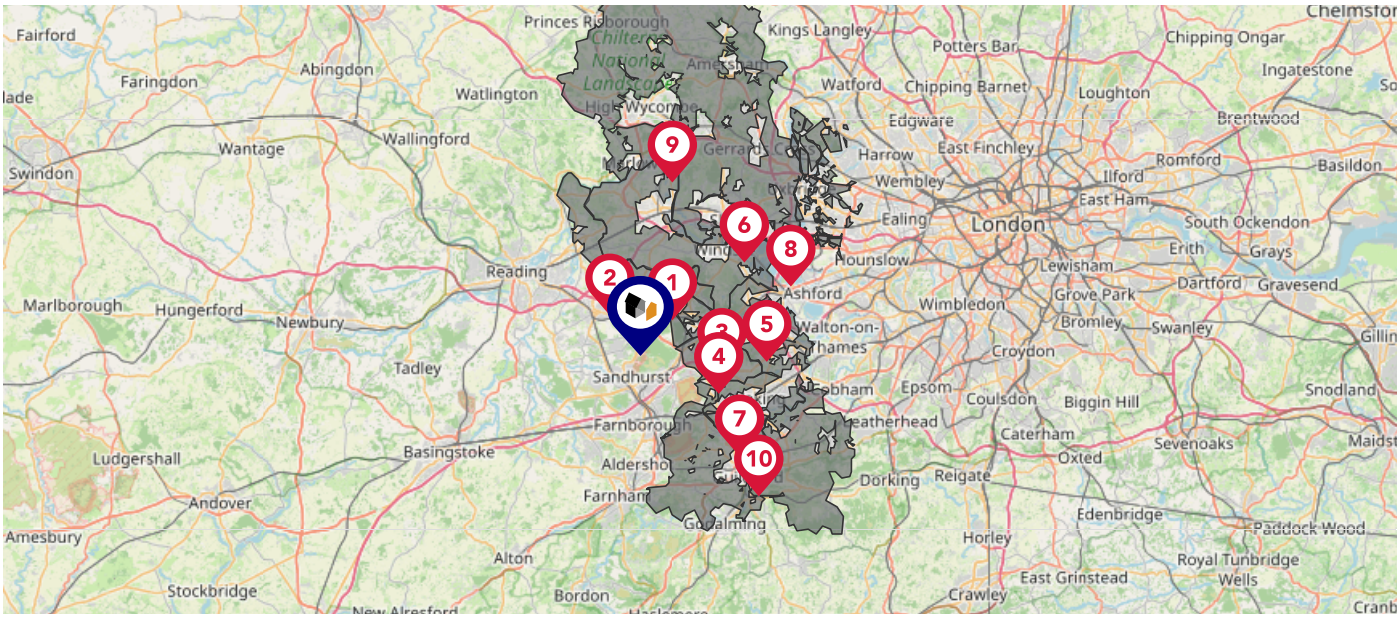





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# Maps
# Green Belt

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

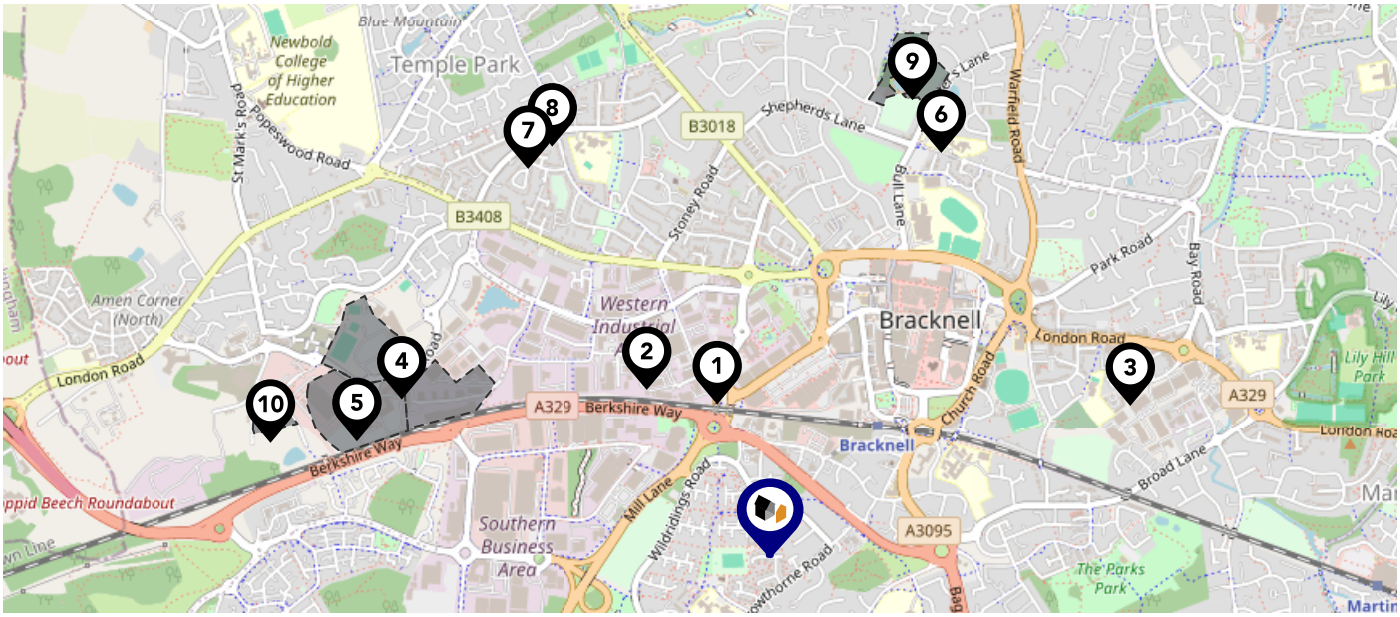



## Nearby Green Belt Land

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

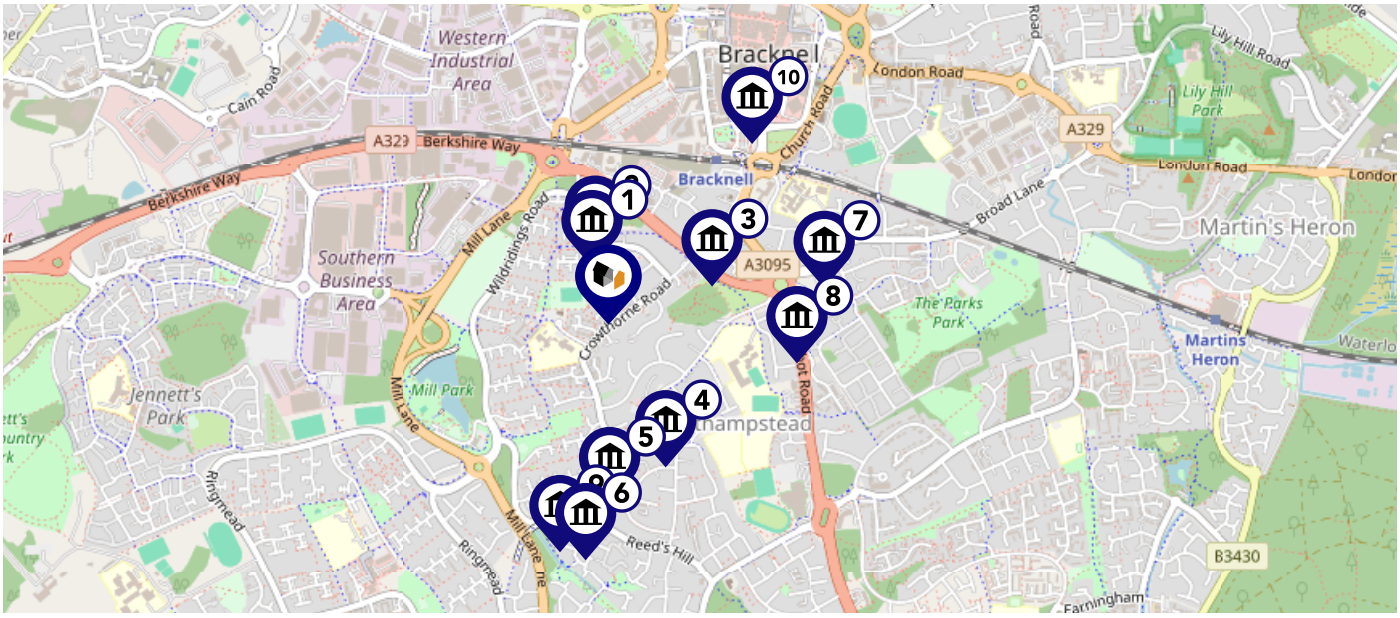
| | | |
|---|---|---|
| 1 | Easthampstead Brick-Bracknell, Berkshire | Historic Landfill |
| 2 | Downmill Brickworks-Western Industrial Area, Bracknell | Historic Landfill |
| 3 | Eastern Road Brick-Bracknell, Berkshire | Historic Landfill |
| 4 | Beehive North East-Beehive Road, Amen Corner, Bracknell, Berkshire | Historic Landfill |
| 5 | Beehive South West-Beehive Road, Bracknell, Berkshire | Historic Landfill |
| 6 | Bull Lane-Bracknell, Berkshire | Historic Landfill |
| 7 | Wilwood Road-Bracknell | Historic Landfill |
| 8 | Fernhill Road-Bracknell, Berkshire | Historic Landfill |
| 9 | Folders Lane-Bracknell, Berkshire | Historic Landfill |
| 10 | Rose Farm-Amen Corner | Historic Landfill |



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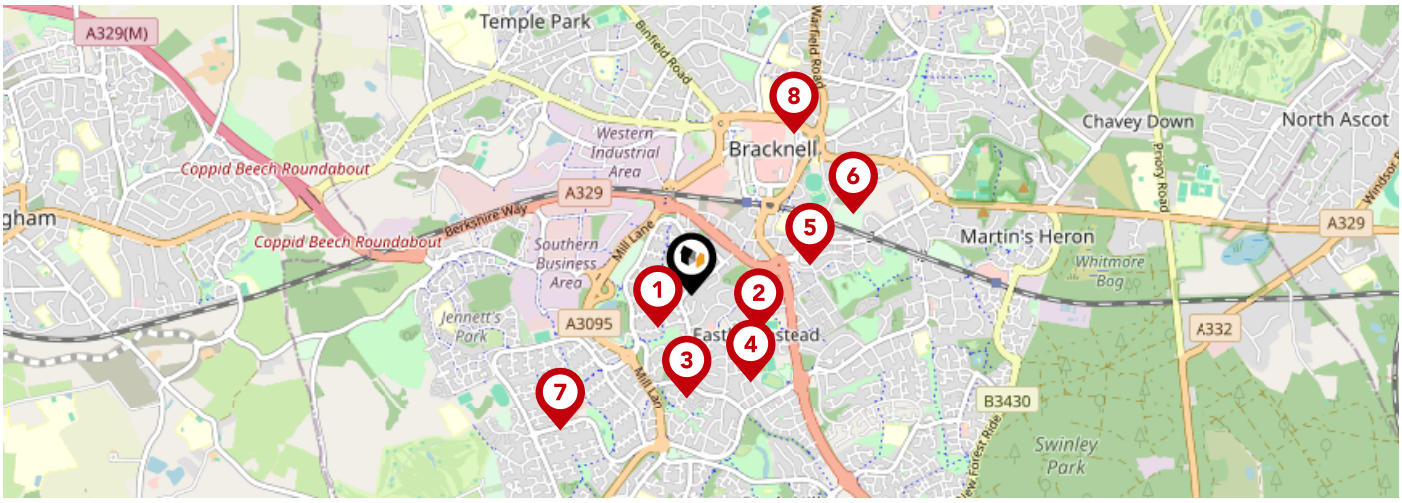
# Maps
## Listed Buildings

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 |
|---|---|---|
| 1 1390335 - Rest Harrow | Grade II | 0.1 miles |
| 2 1390334 - Frog Cottage | Grade II | 0.2 miles |
| 3 1390330 - Old Bracknell House | Grade II | 0.3 miles |
| 4 1390361 - Point Royal | Grade II | 0.4 miles |
| 5 1390328 - Forge Cottage | Grade II | 0.4 miles |
| 6 1390329 - White Cottage | Grade II | 0.5 miles |
| 7 1390324 - Mallorys | Grade II | 0.5 miles |
| 8 1390322 - The Horse And Groom Public House | Grade II | 0.5 miles |
| 9 1390327 - Church Of St Michael And St Mary Magdelene | Grade II | 0.5 miles |
| 10 1410904 - Bracknell War Memorial | Grade II | 0.6 miles |

# Area
# Schools

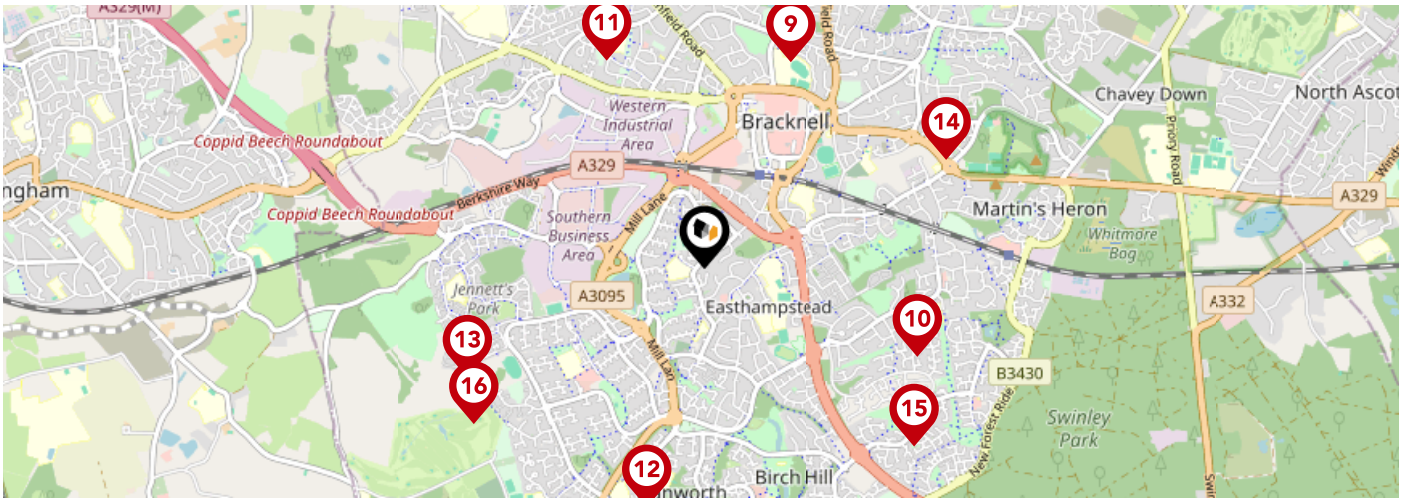



| | | Nursery | Primary | Secondary | College | Private |
|---|---|---|---|---|---|---|
| 1 | Wildridings Primary School<br>Ofsted Rating: Good \| Pupils: 428 \| Distance:0.22 | ☐ | ☑ | ☐ | ☐ | ☐ |
| 2 | The Brakenhale School<br>Ofsted Rating: Good \| Pupils: 1148 \| Distance:0.35 | ☐ | ☐ | ☑ | ☐ | ☐ |
| 3 | St Michael's Easthampstead Church of England Voluntary Aided Primary School<br>Ofsted Rating: Good \| Pupils: 193 \| Distance:0.48 | ☐ | ☑ | ☐ | ☐ | ☐ |
| 4 | Fox Hill Primary School<br>Ofsted Rating: Good \| Pupils: 196 \| Distance:0.48 | ☐ | ☑ | ☐ | ☐ | ☐ |
| 5 | Ranelagh School<br>Ofsted Rating: Outstanding \| Pupils: 1062 \| Distance:0.56 | ☐ | ☐ | ☑ | ☐ | ☐ |
| 6 | St Joseph's Catholic Primary School, Bracknell<br>Ofsted Rating: Good \| Pupils: 209 \| Distance:0.84 | ☐ | ☑ | ☐ | ☐ | ☐ |
| 7 | Great Hollands Primary School<br>Ofsted Rating: Good \| Pupils: 275 \| Distance:0.87 | ☐ | ☑ | ☐ | ☐ | ☐ |
| 8 | Garth Hill College<br>Ofsted Rating: Good \| Pupils: 1476 \| Distance:0.89 | ☐ | ☐ | ☑ | ☐ | ☐ |



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# Area
# Schools

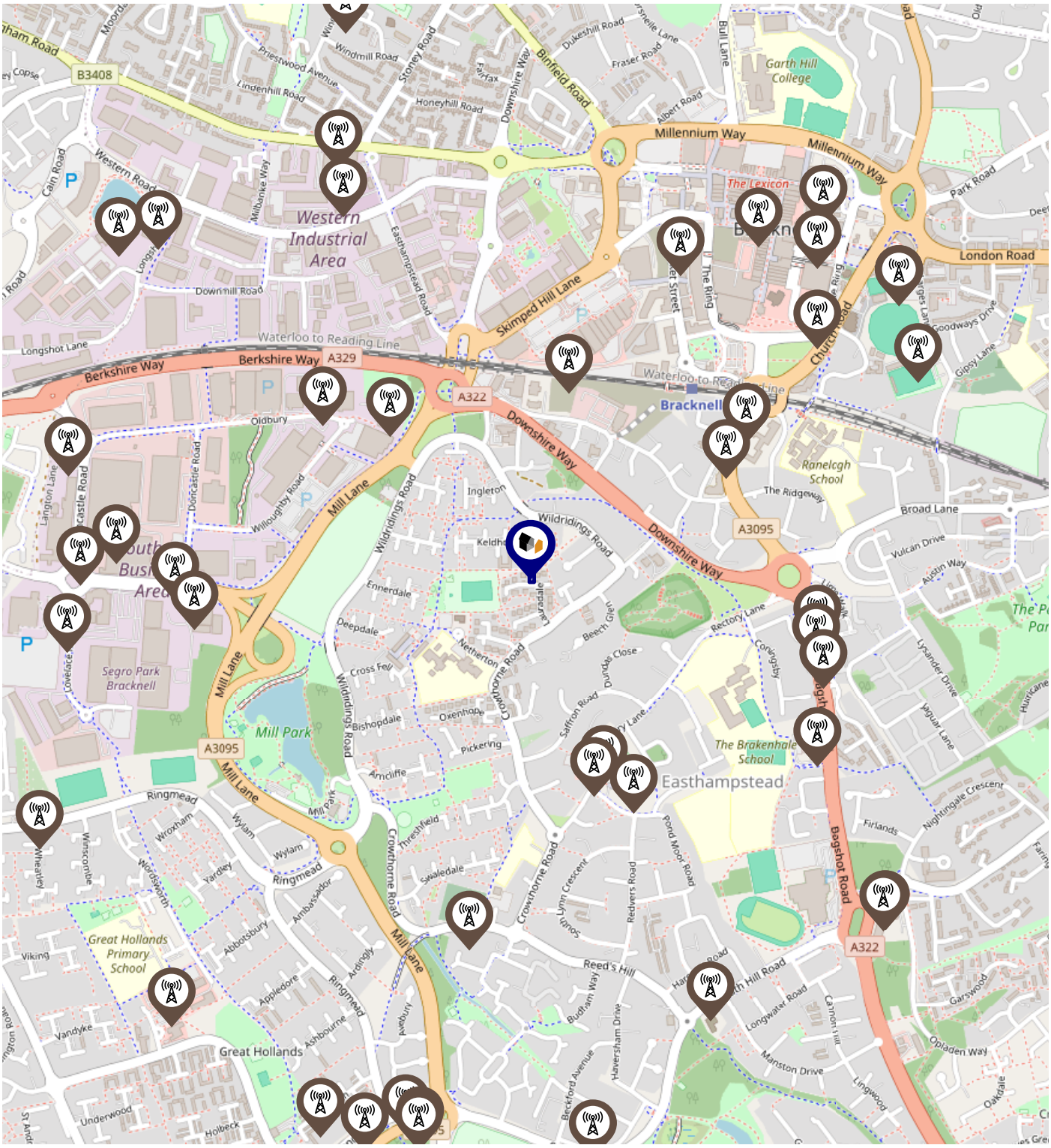



| | Nursery | Primary | Secondary | College | Private |
|---|---|---|---|---|---|
| 9 Sandy Lane Primary School<br>Ofsted Rating: Good \| Pupils: 450 \| Distance:1.03 | ☐ | ☑ | ☐ | ☐ | ☐ |
| 10 Harmans Water Primary School<br>Ofsted Rating: Good \| Pupils: 466 \| Distance:1.06 | ☐ | ☑ | ☐ | ☐ | ☐ |
| 11 Meadow Vale Primary School<br>Ofsted Rating: Good \| Pupils: 600 \| Distance:1.07 | ☐ | ☑ | ☐ | ☐ | ☐ |
| 12 The Pines School<br>Ofsted Rating: Good \| Pupils: 332 \| Distance:1.13 | ☐ | ☑ | ☐ | ☐ | ☐ |
| 13 Jennett's Park CofE Primary School<br>Ofsted Rating: Good \| Pupils: 427 \| Distance:1.21 | ☐ | ☑ | ☐ | ☐ | ☐ |
| 14 Holly Spring Primary School<br>Ofsted Rating: Good \| Pupils: 642 \| Distance:1.22 | ☐ | ☑ | ☐ | ☐ | ☐ |
| 15 Crown Wood Primary School<br>Ofsted Rating: Good \| Pupils: 642 \| Distance:1.27 | ☐ | ☑ | ☐ | ☐ | ☐ |
| 16 King's Academy Easthampstead Park<br>Ofsted Rating: Good \| Pupils: 976 \| Distance:1.28 | ☐ | ☐ | ☑ | ☐ | ☐ |



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# Local Area
# Masts & Pylons




**Key:**

Power Pylons

Communication Masts

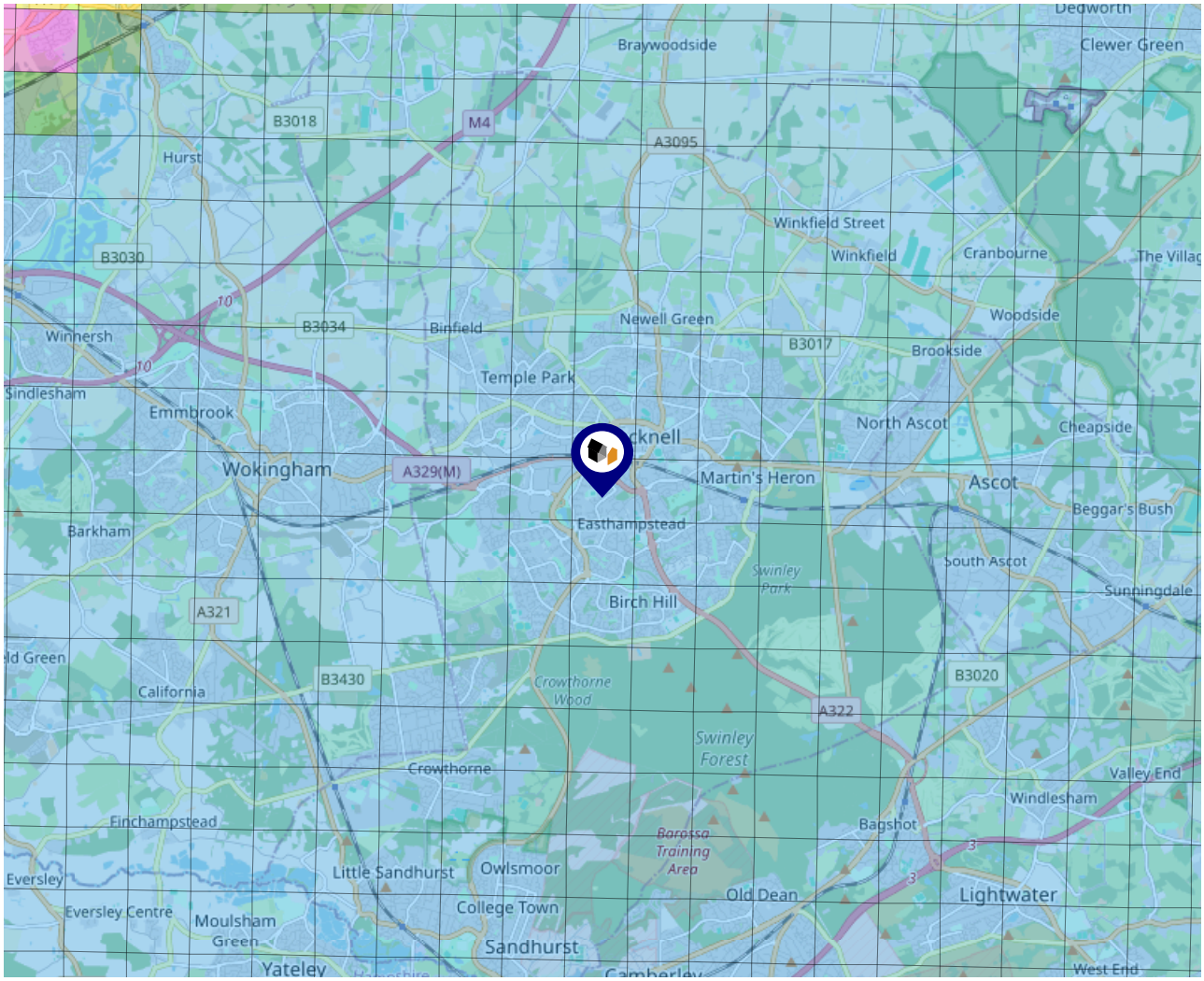


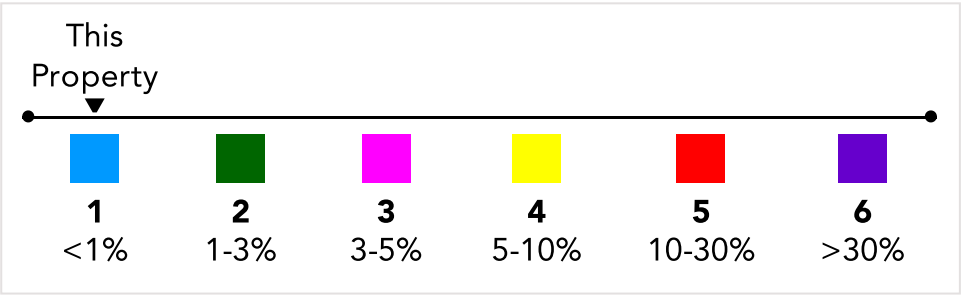
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# Environment
# Radon Gas

## 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).

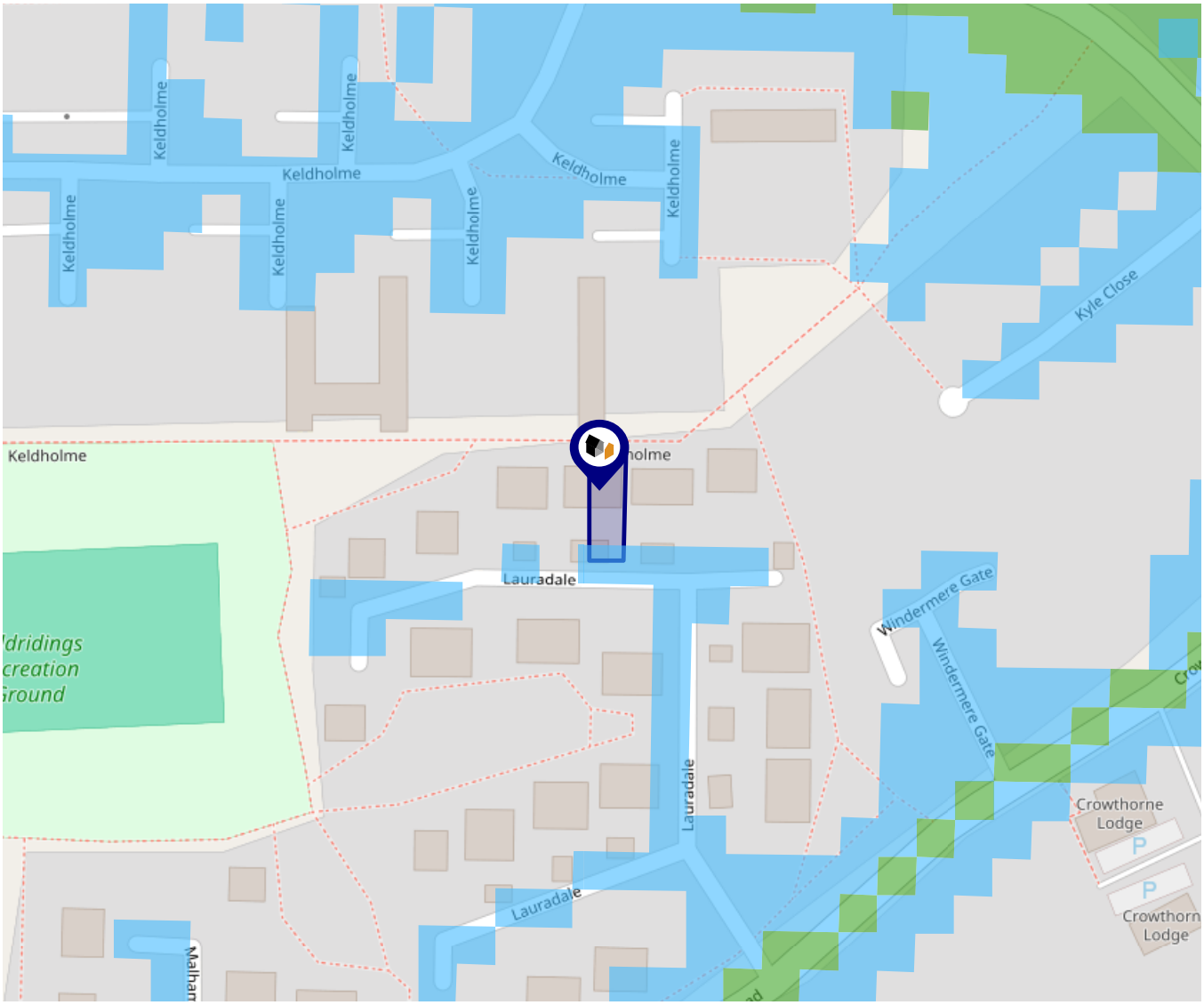





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# Local Area
# Road Noise




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

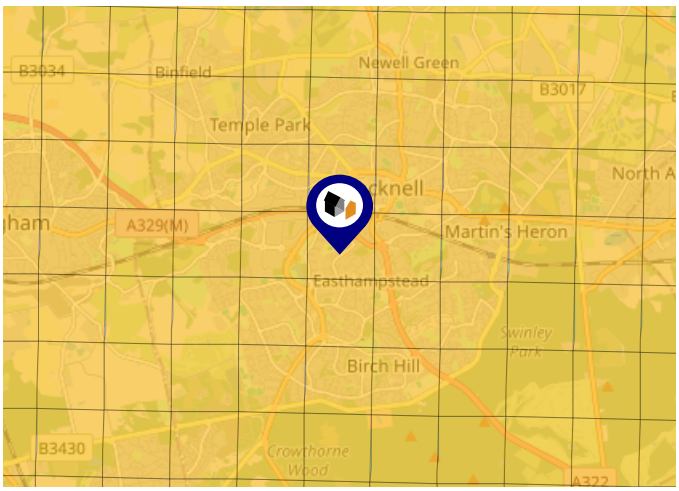


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# Environment
# Soils & Clay

## 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 |



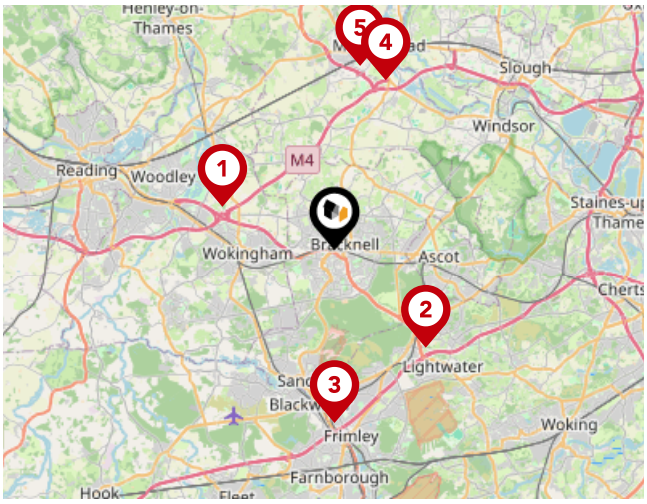
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# Area
# Transport (National)



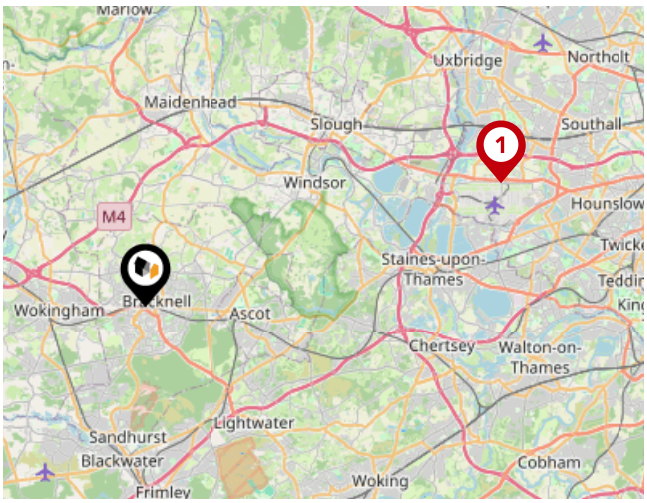

## National Rail Stations

| Pin | Name | Distance |
|---|---|---|
| 1 | Bracknell Rail Station | 0.39 miles |
| 2 | Martins Heron Rail Station | 1.45 miles |
| 3 | Ascot Rail Station | 3.54 miles |
| 4 | Wokingham Rail Station | 3.64 miles |
| 5 | Crowthorne Rail Station | 3.93 miles |




## Trunk Roads/Motorways

| Pin | Name | Distance |
|---|---|---|
| 1 | M4 J10 | 4.43 miles |
| 2 | M3 J3 | 4.95 miles |
| 3 | M3 J4 | 6.42 miles |
| 4 | M4 J8 | 6.53 miles |
| 5 | A404(M) J9A | 6.87 miles |



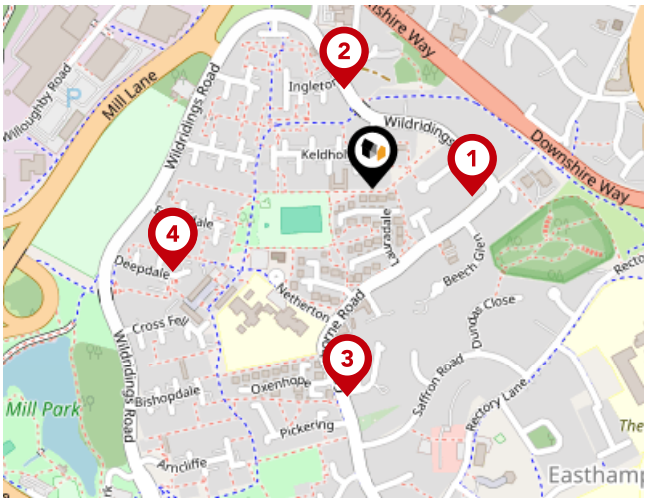

## Airports/Helipads

| Pin | Name | Distance |
|---|---|---|
| 1 | London Heathrow Airport | 13.89 miles |



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# Area
# Transport (Local)




## Bus Stops/Stations

| Pin | Name | Distance |
|---|---|---|
| 1 | Alice Gough | 0.11 miles |
| 2 | Ingleton | 0.11 miles |
| 3 | Mays Croft | 0.24 miles |
| 4 | Deepdale - inbound | 0.24 miles |
| 5 | Deepdale - outbound | 0.25 miles |



## 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.

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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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