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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 07th September 2026



STAPLEHURST, BRACKNELL, RG12

Duncan Yeardley

9 Crown Row, Bracknell, RG12 0TH

01344 592416

charlotte.mcvea@duncanyeardley.co.uk

www.duncanyeardley.co.uk

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The Property Ombudsman

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Introduction
Our Comments

Situated in the popular Wooden Hill area, this four-bedroom semi-detached family home offers well-proportioned accommodation arranged over two floors, together with a rear garden, garage and driveway parking.
The ground floor provides a practical and flexible layout, comprising a spacious main reception room, separate dining room and an additional sitting room. The kitchen is positioned to the rear of the property, with access to the garden. A downstairs cloakroom and garage complete the ground floor accommodation.
Upstairs, there are four well-proportioned bedrooms and a family bathroom, providing comfortable accommodation for family life.
The property would now benefit from modernisation and refurbishment, presenting an excellent opportunity for a purchaser to update and improve the home to their own taste. The existing layout offers a good starting point, with scope to create a more contemporary kitchen and bathroom, refresh the interiors and make improvements to suit individual requirements.
Outside, the rear garden provides a pleasant private space and offers plenty of opportunity for landscaping and further enhancement. The driveway provides off-road parking, while the integral garage offers useful additional storage or parking space.
The location is particularly appealing for families, with Wooden Hill Primary School, local parks and Swinley Forest all within easy reach. Staplehurst also offers a range of local amenities and transport links.
With four bedrooms, flexible living accommodation, a garage and driveway, this property offers a great opportunity to modernise and create a comfortable family home in a well-established and sought-after area
Council Tax Band: D
Semi Detached
Chain Free
Garage
Driveway Parking
Four Bedrooms
Family Bathroom
Downstairs W/C

Property
Overview







Property

Type:	Semi-Detached	**Tenure:**	Freehold
Bedrooms:	4		
Floor Area:	1,076 ft^2 / 100 m^2		
Plot Area:	0.06 acres		
Council Tax :	Band D		
Annual Estimate:	£2,265		
Title Number:	BK143917		

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)

3	78	5500
mb/s	mb/s	mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

BT sky Virgin media

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Gallery
Photos

















Gallery
Photos















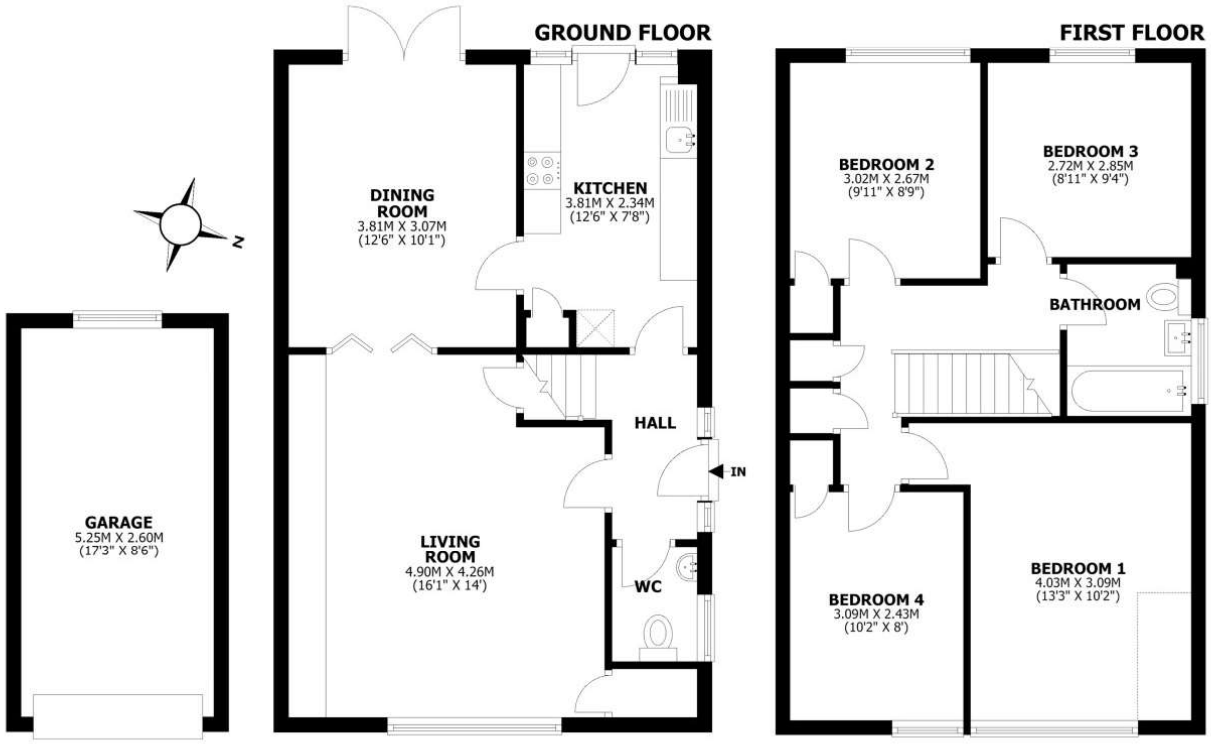


STAPLEHURST, BRACKNELL, RG12

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Staplehurst, Bracknell, RG12

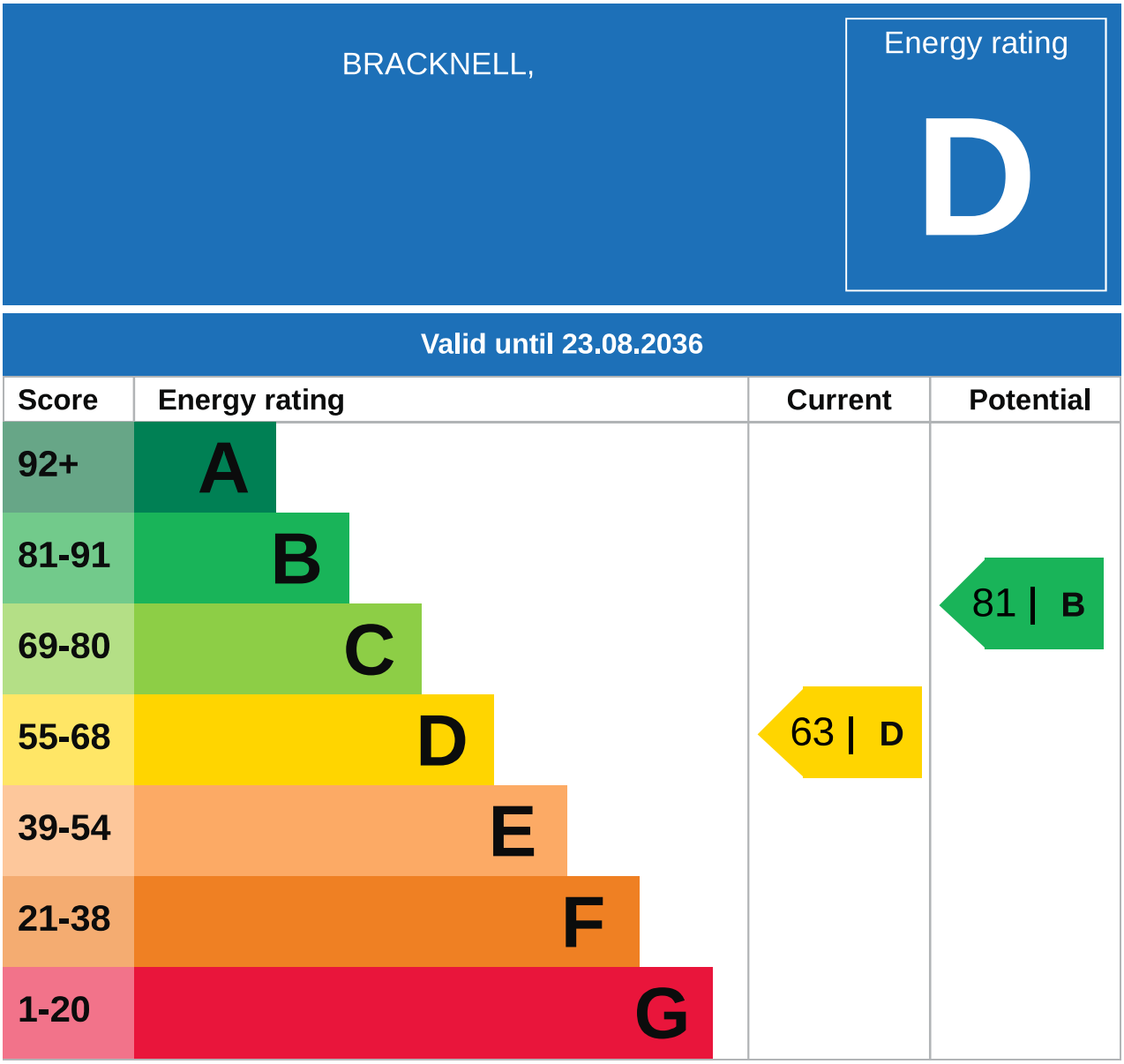
Total internal area: approx. 113.6 sq. metres (1221.7 sq. feet)
Main area: approx. 99.9 sq. metres (1074.8 sq. feet)
Garage: approx. 13.7 sq. metres (146.9 sq. feet)



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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EPC - Additional Data

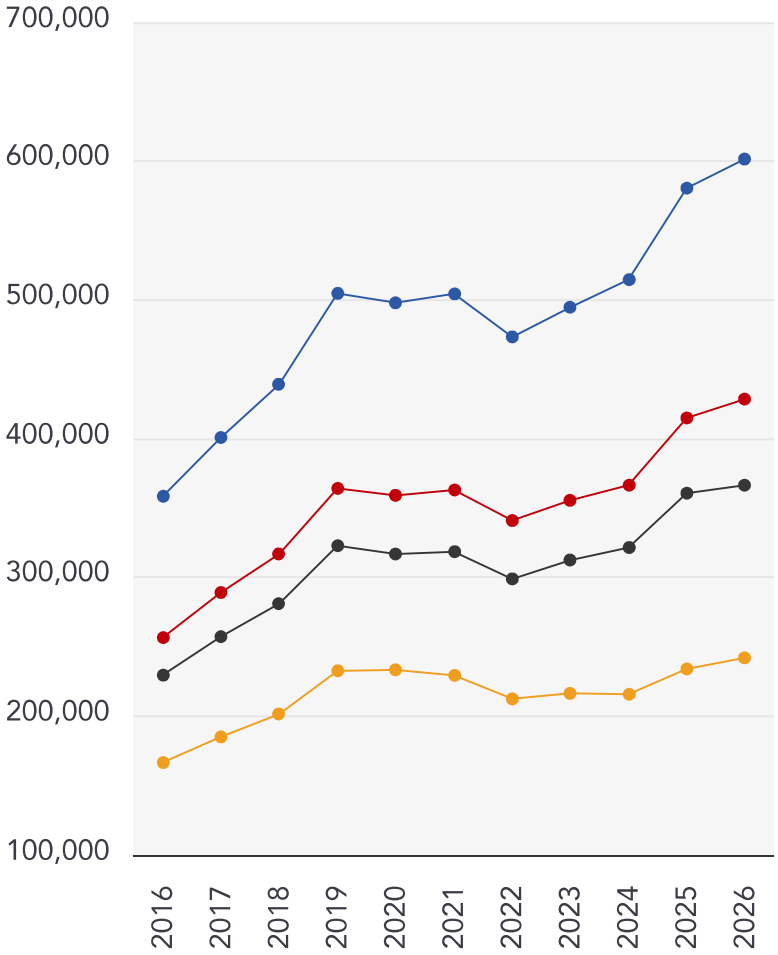
Additional EPC Data

Property Type:	Semi-detached house
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 125 mm loft insulation
Roof Energy:	Average
Window:	Multiple glazing throughout
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Below average lighting efficiency
Lighting Energy:	Poor
Floors:	Solid, no insulation (assumed)
Secondary Heating:	None
Air Tightness:	(not tested)
Total Floor Area:	100 m^2

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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%

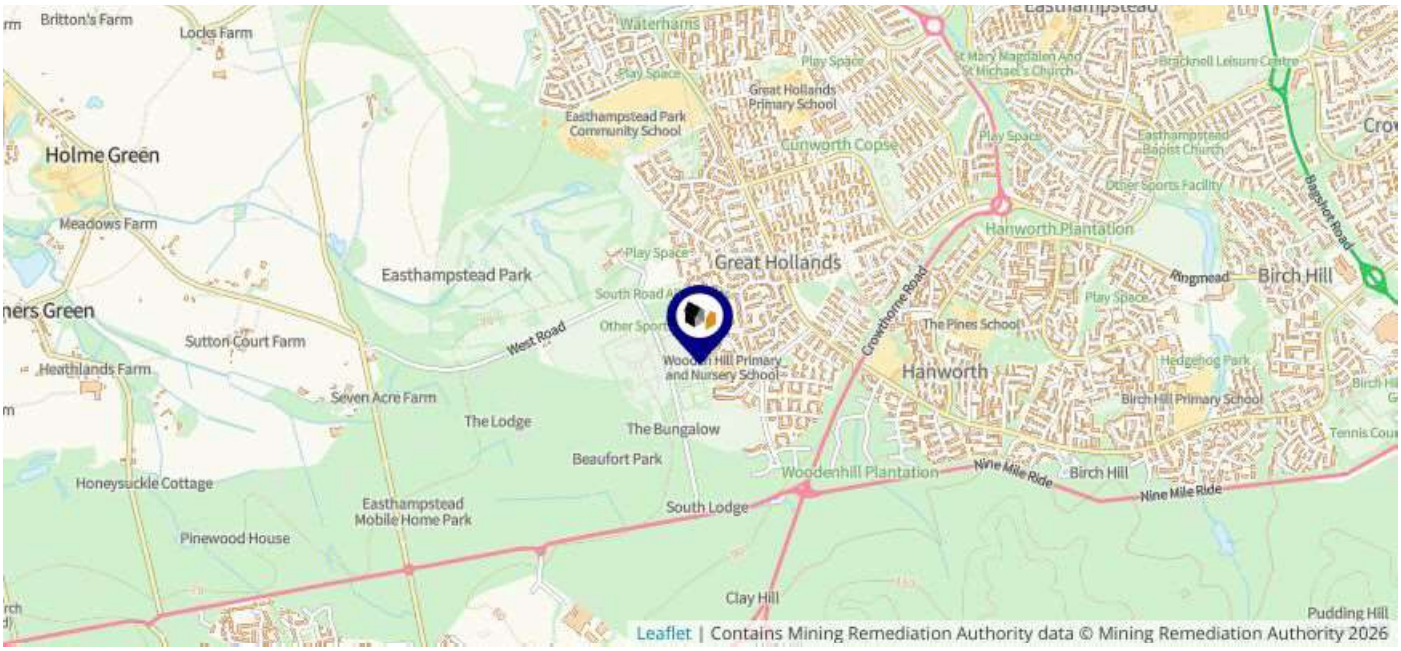
Flat

+45.31%

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Maps
Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

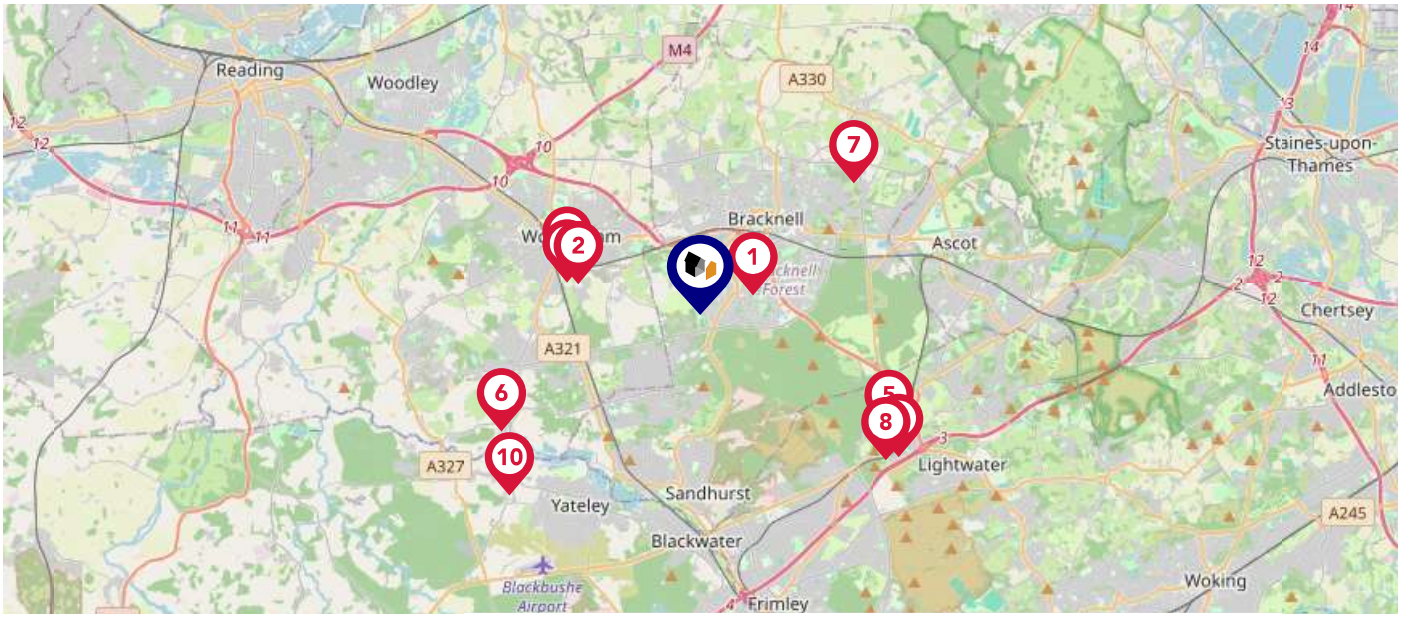
- Adit
- Gutter Pit
- Shaft

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

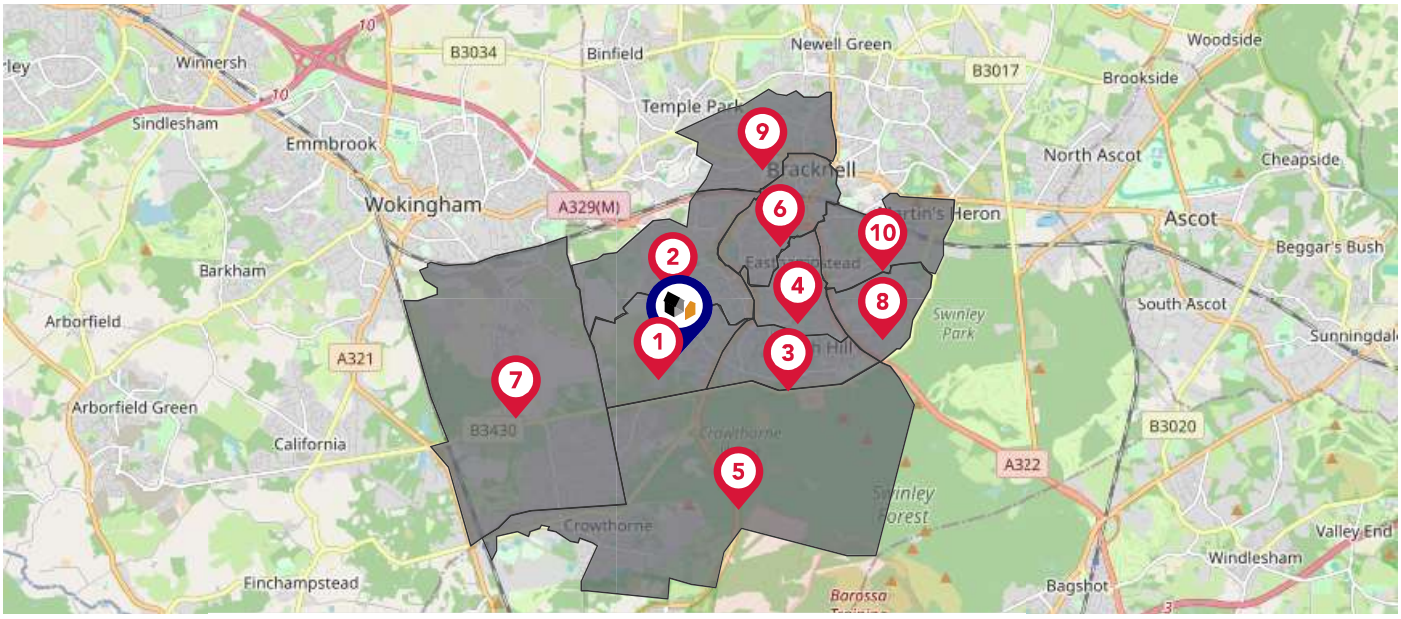
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas	
1	Easthampstead
2	Murdoch Road
3	Langborough Road
4	Wokingham Town Centre
5	Bagshot Park, Bagshot
6	Finchampstead Church
7	Winkfield Row
8	Bagshot, Church Road
9	Bagshot Village
10	Eversley Cross

Maps
Council Wards

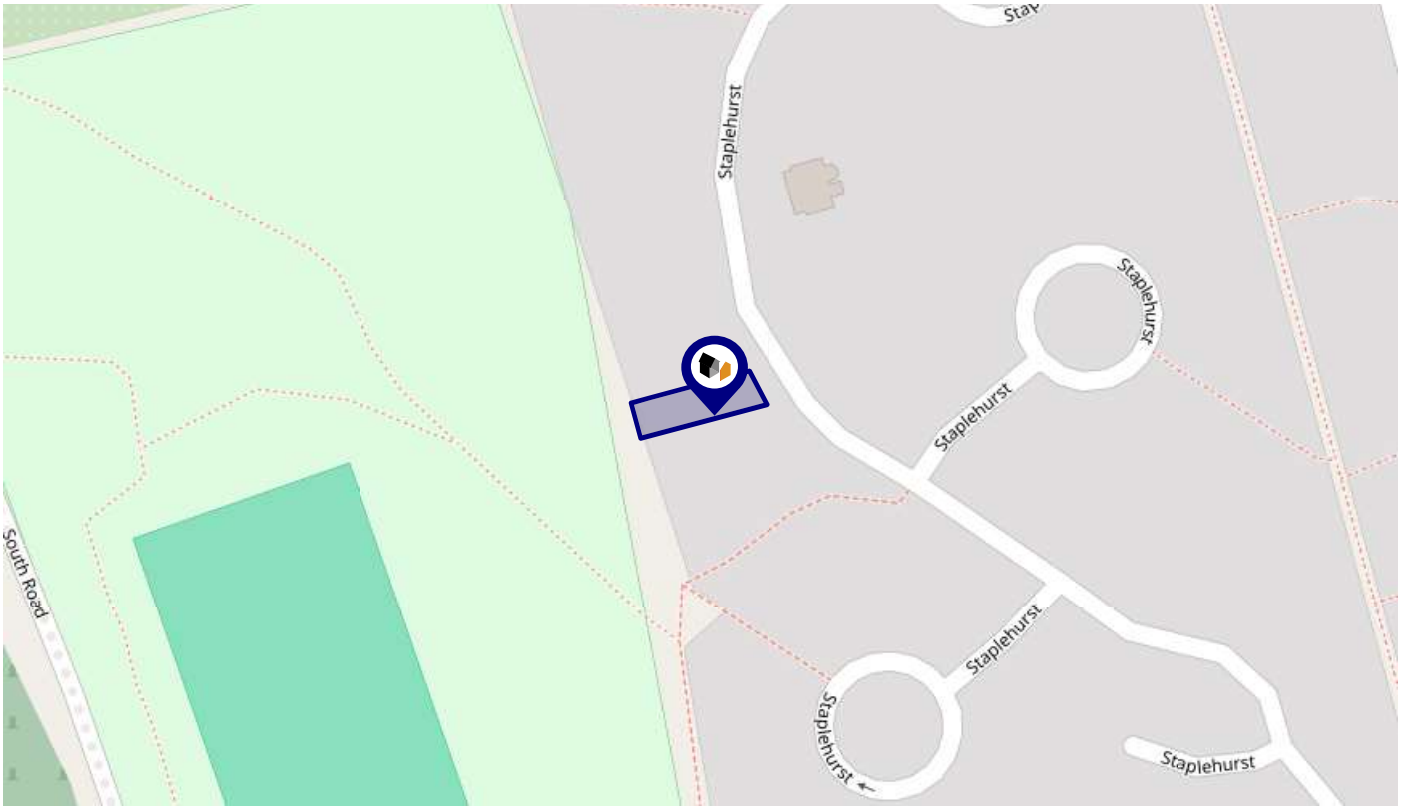
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards	
1	Great Hollands South Ward
2	Great Hollands North Ward
3	Hanworth Ward
4	Old Bracknell Ward
5	Crowthorne Ward
6	Wildridings and Central Ward
7	Wokingham Without Ward
8	Crown Wood Ward
9	Priestwood and Garth Ward
10	Harmans Water 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.

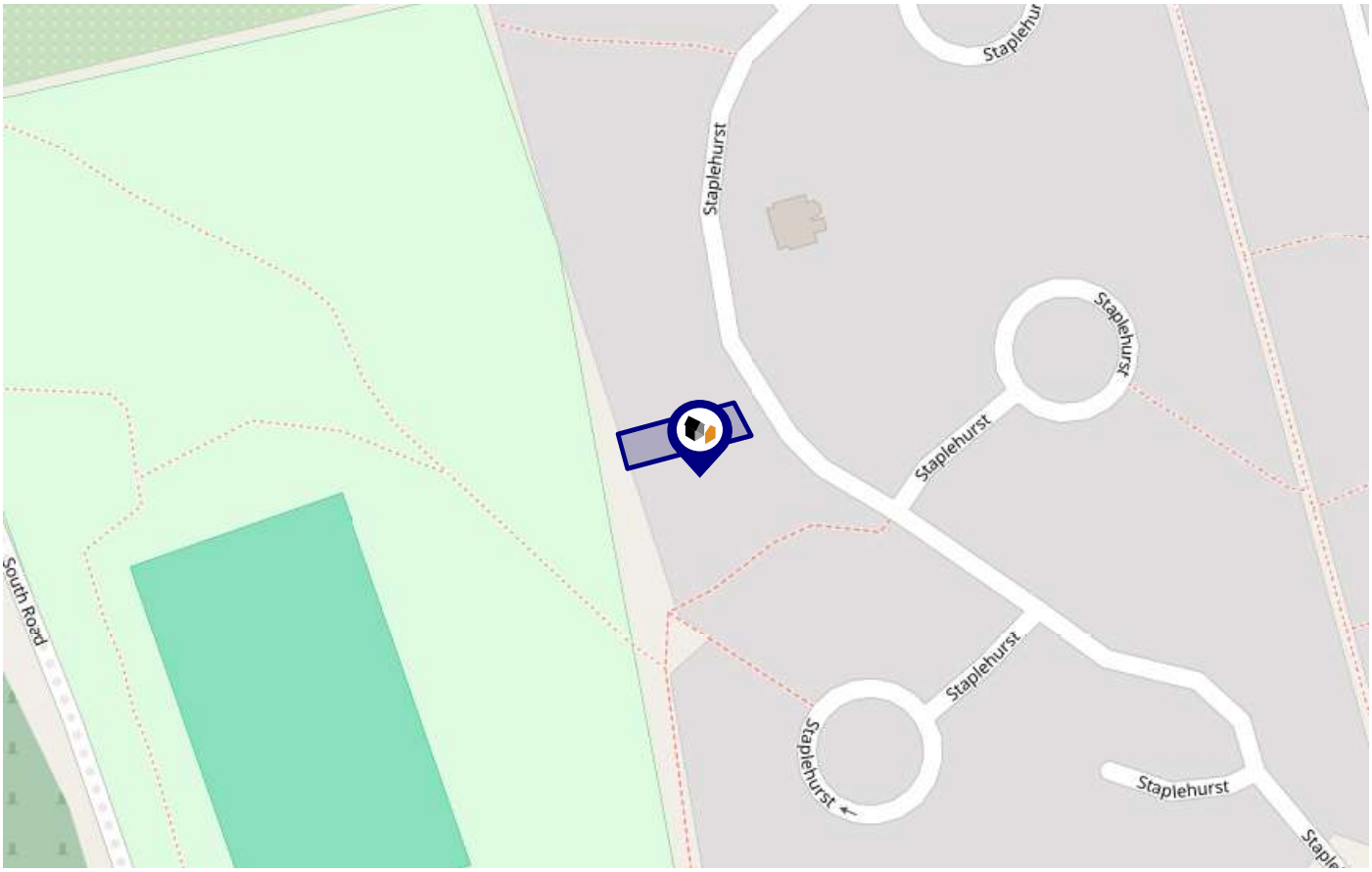
The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

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.

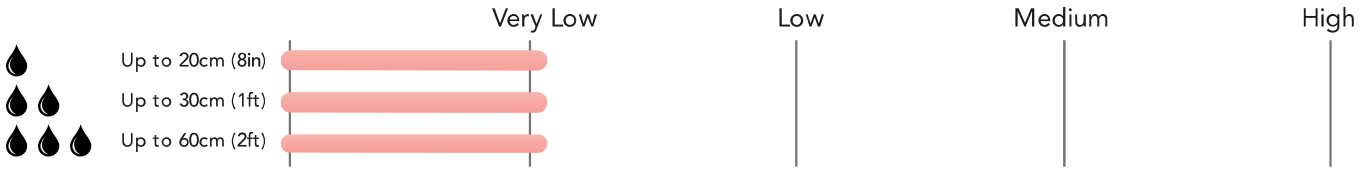


Risk Rating: Very low

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.

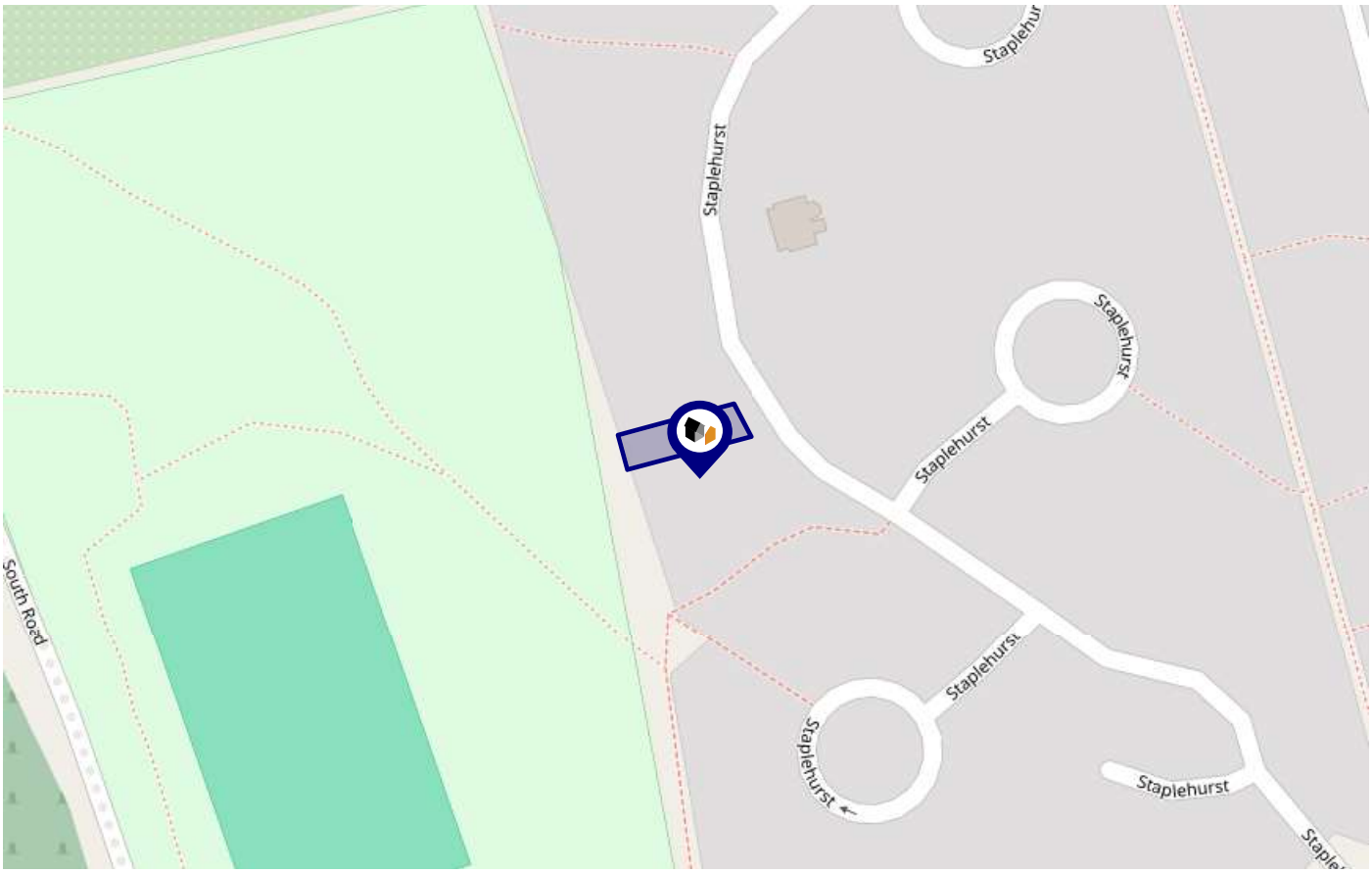
Chance of flooding to the following depths at this property:



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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.

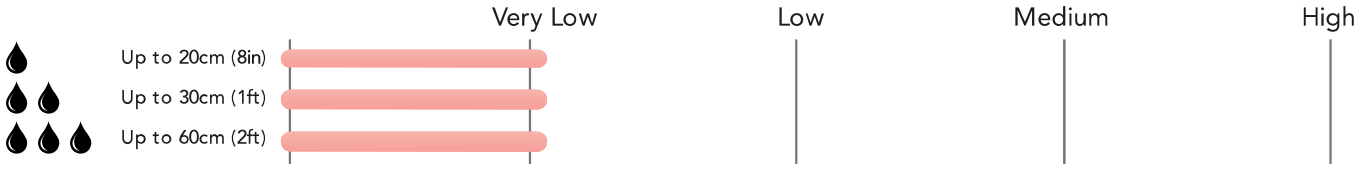


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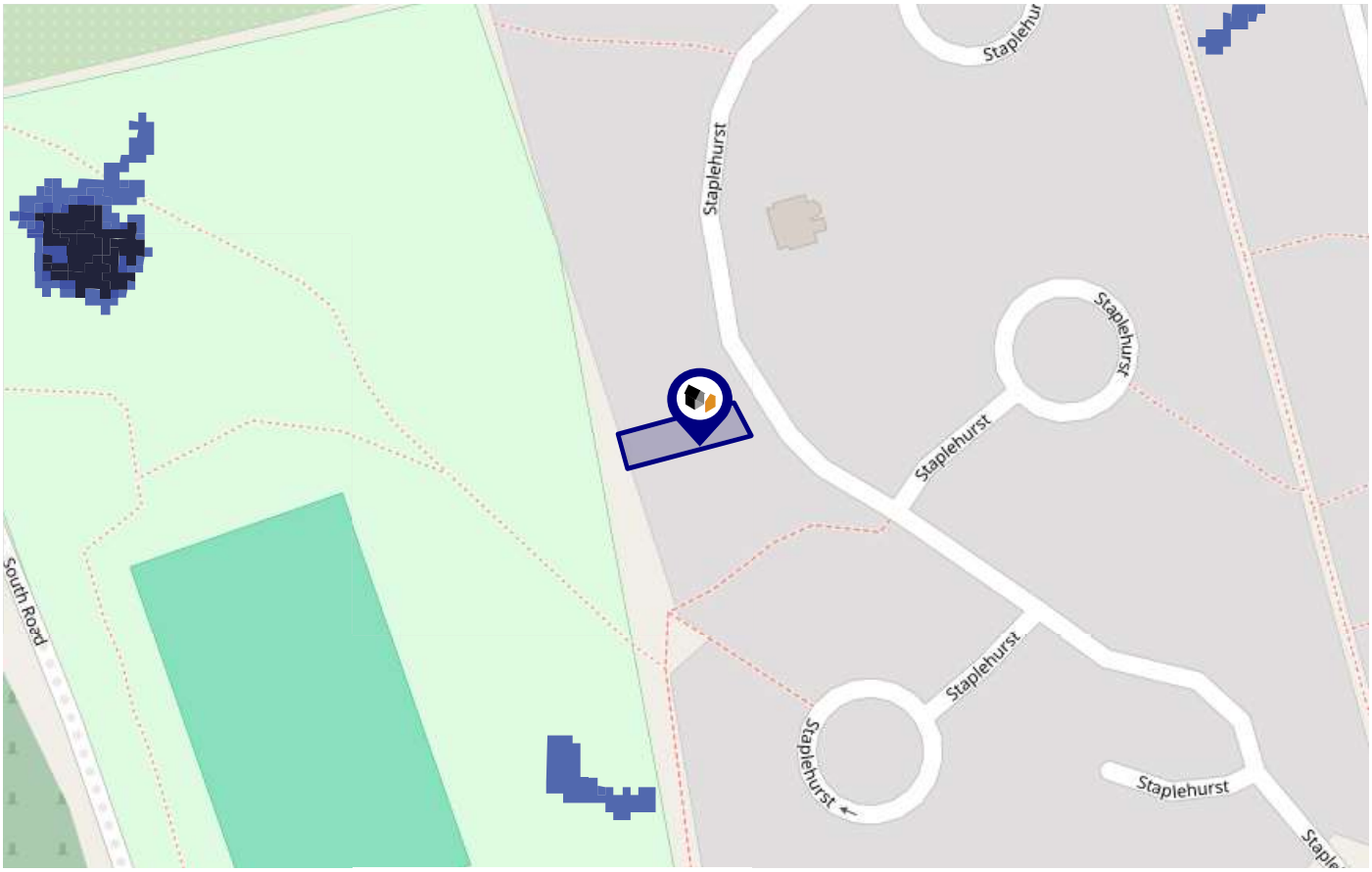
Chance of flooding to the following depths at this property:



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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.

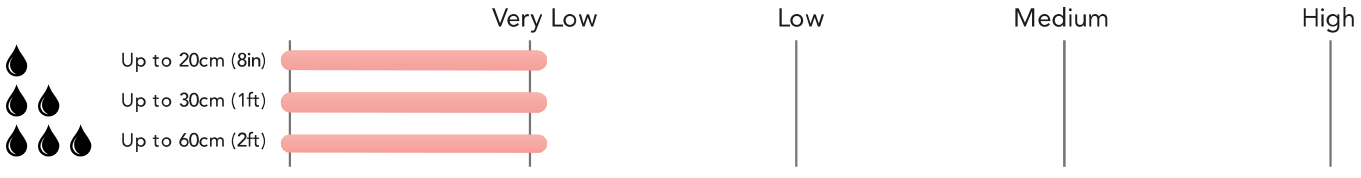


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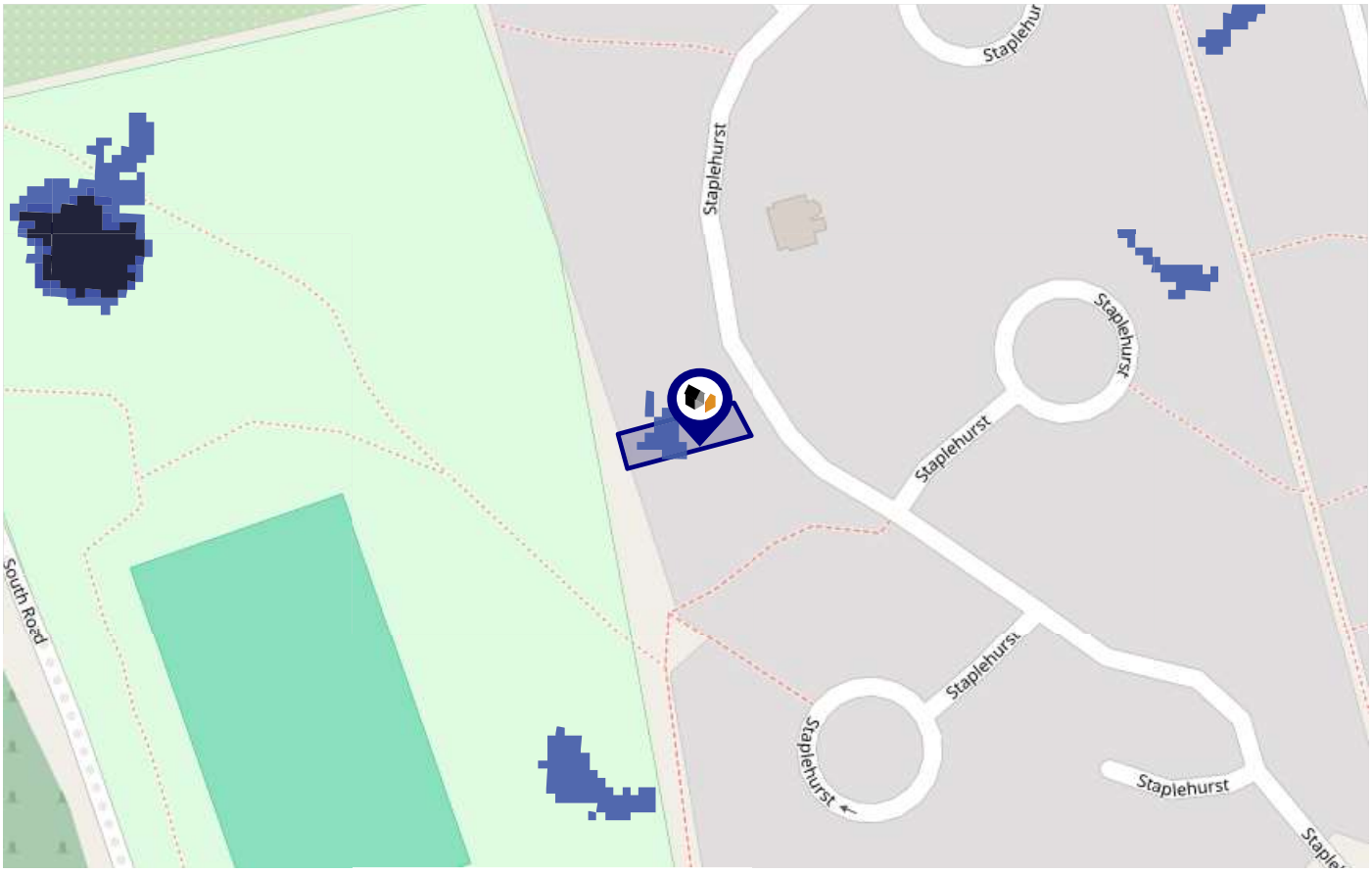
Chance of flooding to the following depths at this property:



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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.

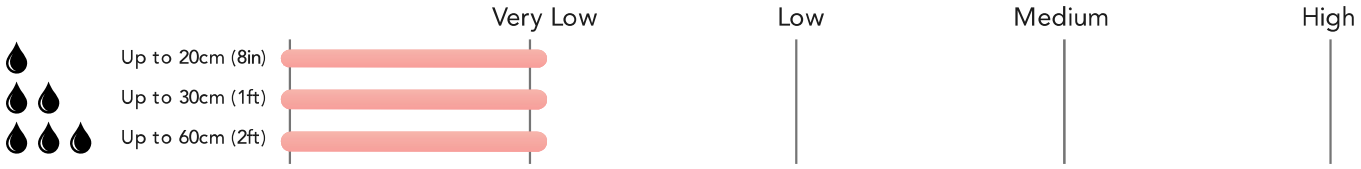


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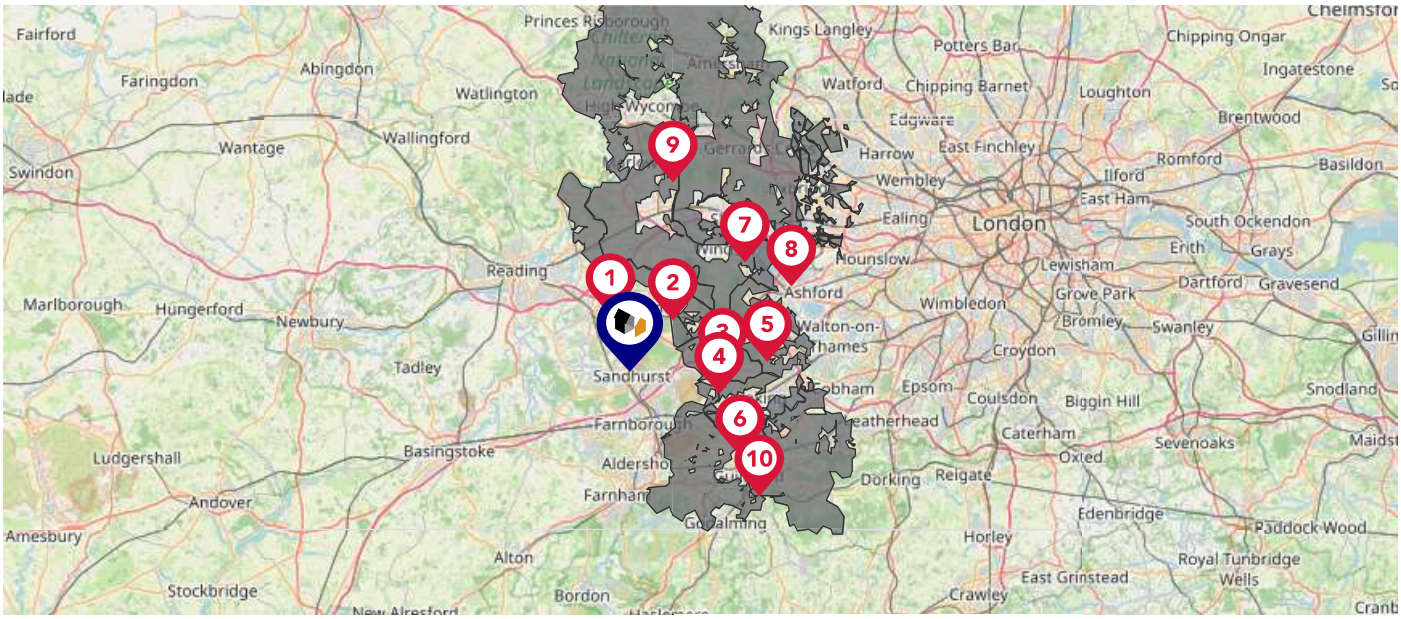
Chance of flooding to the following depths at this property:



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Maps
Green Belt

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

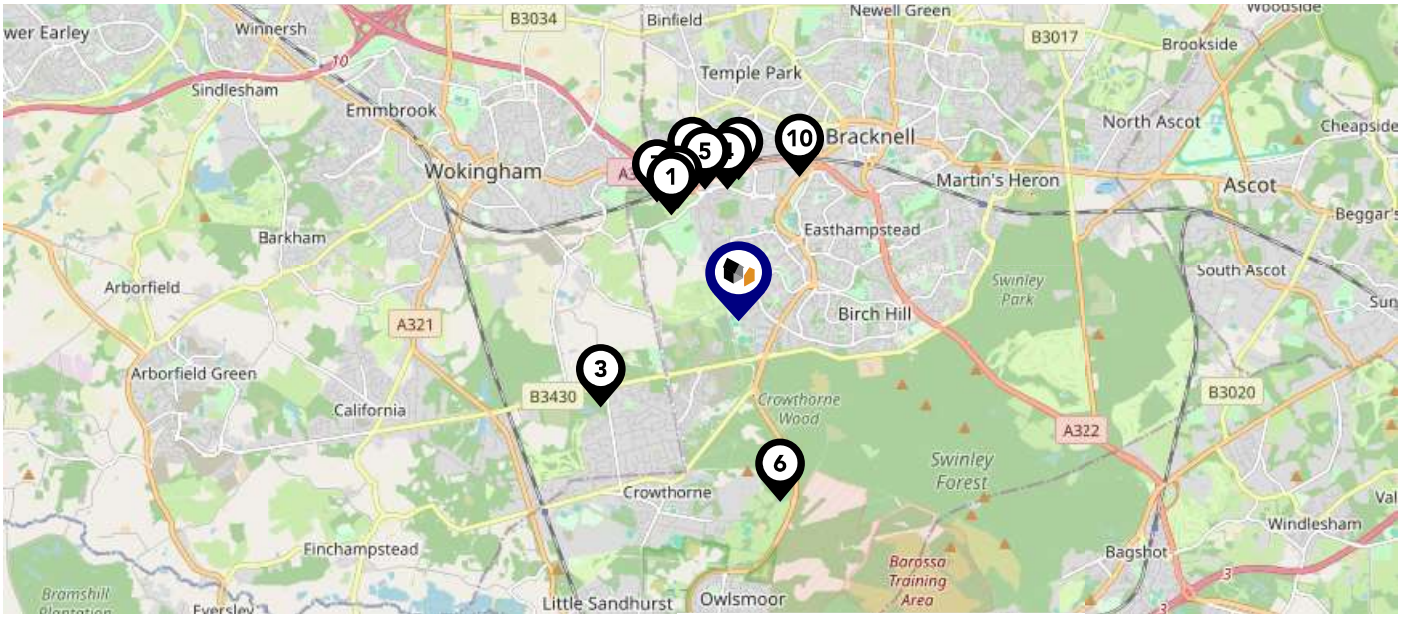


Nearby Green Belt Land

1	London Green Belt - 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 - Woking
7	London Green Belt - Slough
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	Buckhurst Piggeries-Amen Corner	Historic Landfill
2	Buckhurst Moors-Amen Corner	Historic Landfill
3	Honeyhill Gardeners Green-Honeyhill, Crowthorne	Historic Landfill
4	Beehive South West-Beehive Road, Bracknell, Berkshire	Historic Landfill
5	Rose Farm-Amen Corner	Historic Landfill
6	Butter Hill-Crowthorne	Historic Landfill
7	Sandlea Farm-Amen Corner	Historic Landfill
8	Beehive North East-Beehive Road, Amen Corner, Bracknell, Berkshire	Historic Landfill
9	Nike Land-Amen Corner	Historic Landfill
10	Downmill Brickworks-Western Industrial Area, Bracknell	Historic Landfill

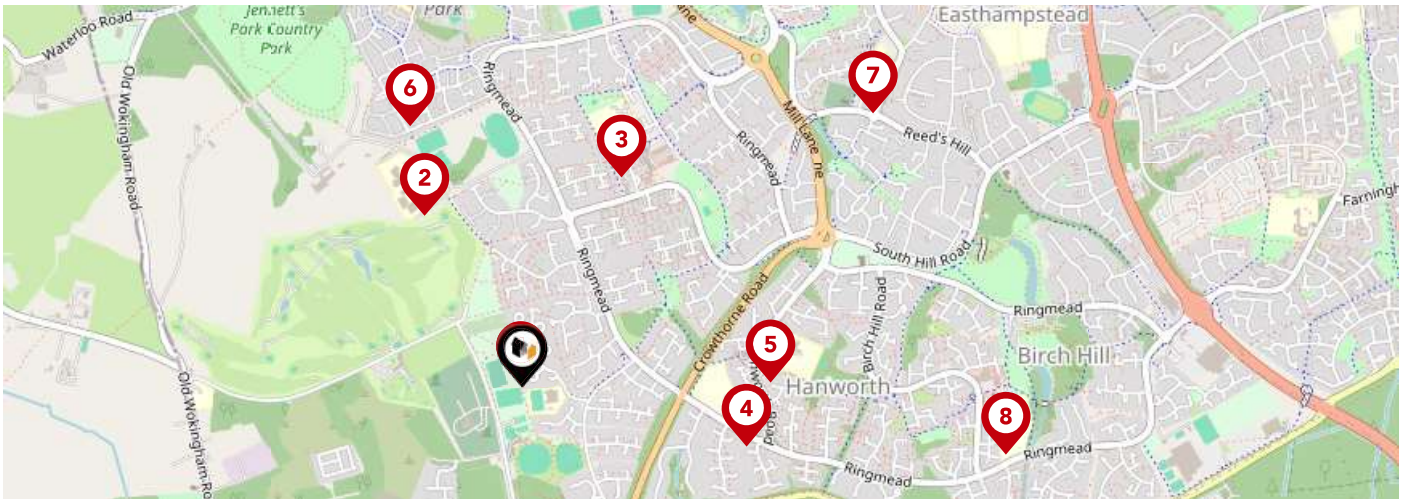
Maps
Listed Buildings

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



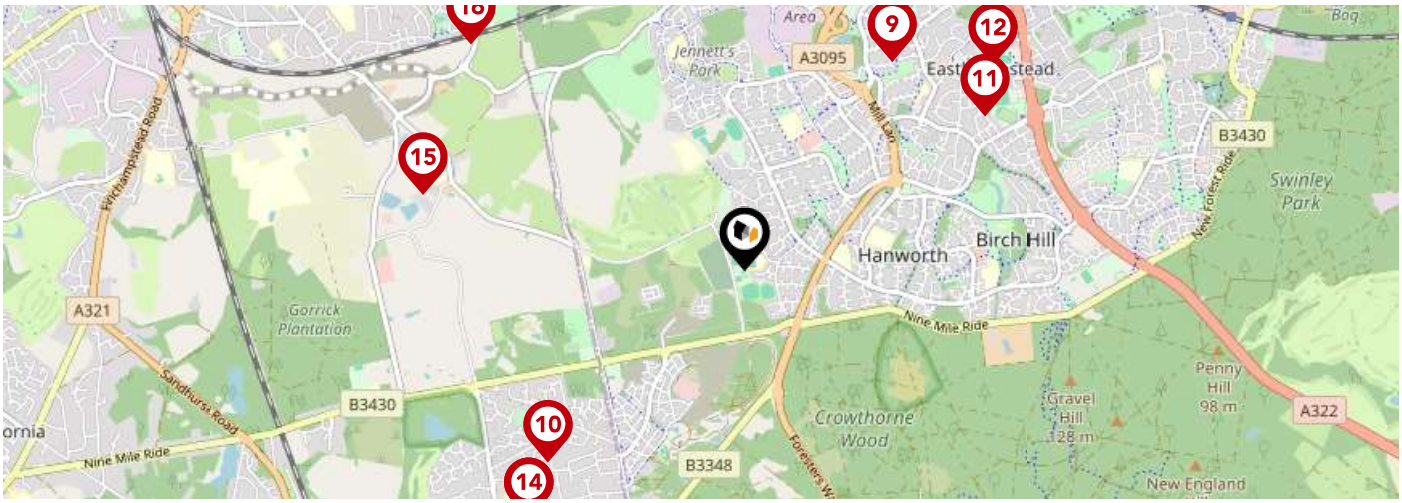
Listed Buildings in the local district		Grade	Distance
1	1390333 - Old Oak Farm, The Clockhouse And Old Oak Court	Grade II	0.3 miles
2	1390332 - Section Of Wall With Wrought-iron Gates Adjoining Easthampstead Park College On Sw Corner	Grade II	0.6 miles
3	1390331 - Easthampstead Park College And Attached Terrace With Retaining Wall And Steps	Grade II	0.6 miles
4	1390326 - Church Cottage And Flax Bourton	Grade II	0.9 miles
5	1390329 - White Cottage	Grade II	1.0 miles
6	1390327 - Church Of St Michael And St Mary Magdelene	Grade II	1.0 miles
7	1390347 - Reeds Hill Farmhouse	Grade II	1.0 miles
8	1313124 - Barn At Sutton Court Farm	Grade II	1.1 miles
9	1135841 - Stable At Sutton Court Farm, Approximately 7 Metres To North North West Of Barn	Grade II	1.1 miles
10	1390328 - Forge Cottage	Grade II	1.1 miles

Area
Schools



		Nursery	Primary	Secondary	College	Private
1	Wooden Hill Primary and Nursery School Ofsted Rating: Good | Pupils: 423 | Distance:0.01	☐	☑	☐	☐	☐
2	King's Academy Easthampstead Park Ofsted Rating: Good | Pupils: 976 | Distance:0.46	☐	☐	☑	☐	☐
3	Great Hollands Primary School Ofsted Rating: Good | Pupils: 275 | Distance:0.54	☐	☑	☐	☐	☐
4	St Margaret Clitherow Catholic Primary School, Bracknell Ofsted Rating: Good | Pupils: 200 | Distance:0.54	☐	☑	☐	☐	☐
5	The Pines School Ofsted Rating: Good | Pupils: 332 | Distance:0.57	☐	☑	☐	☐	☐
6	Jennett's Park CofE Primary School Ofsted Rating: Good | Pupils: 427 | Distance:0.66	☐	☑	☐	☐	☐
7	St Michael's Easthampstead Church of England Voluntary Aided Primary School Ofsted Rating: Good | Pupils: 193 | Distance:1.03	☐	☑	☐	☐	☐
8	Birch Hill Primary School and Nursery Ofsted Rating: Good | Pupils: 403 | Distance:1.13	☐	☑	☐	☐	☐

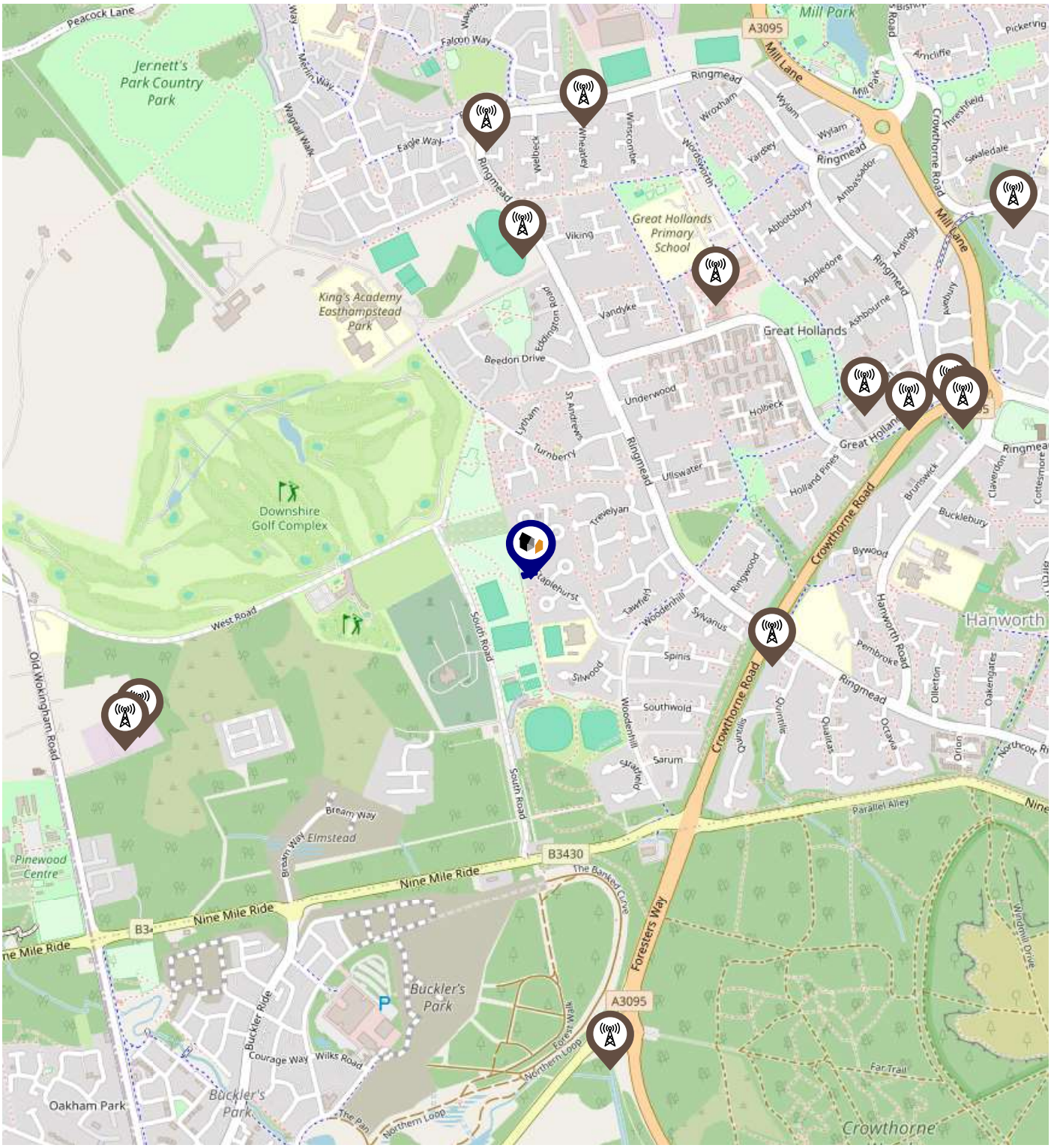
Area
Schools



	Nursery	Primary	Secondary	College	Private
9 Wildridings Primary School Ofsted Rating: Good | Pupils: 428 | Distance:1.18	☐	☑	☐	☐	☐
10 Hatch Ride Primary School Ofsted Rating: Good | Pupils: 207 | Distance:1.27	☐	☑	☐	☐	☐
11 Fox Hill Primary School Ofsted Rating: Good | Pupils: 196 | Distance:1.32	☐	☑	☐	☐	☐
12 The Brakenhale School Ofsted Rating: Good | Pupils: 1148 | Distance:1.49	☐	☐	☑	☐	☐
13 Oaklands Infant School Ofsted Rating: Good | Pupils: 158 | Distance:1.53	☐	☑	☐	☐	☐
14 Oaklands Junior School Ofsted Rating: Good | Pupils: 245 | Distance:1.53	☐	☑	☐	☐	☐
15 Holme Grange School Ofsted Rating: Not Rated | Pupils: 793 | Distance:1.53	☐	☐	☑	☐	☐
16 Floreat Montague Park Primary School Ofsted Rating: Good | Pupils: 463 | Distance:1.64	☐	☑	☐	☐	☐

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Local Area
Masts & Pylons



Key:

Power Pylons

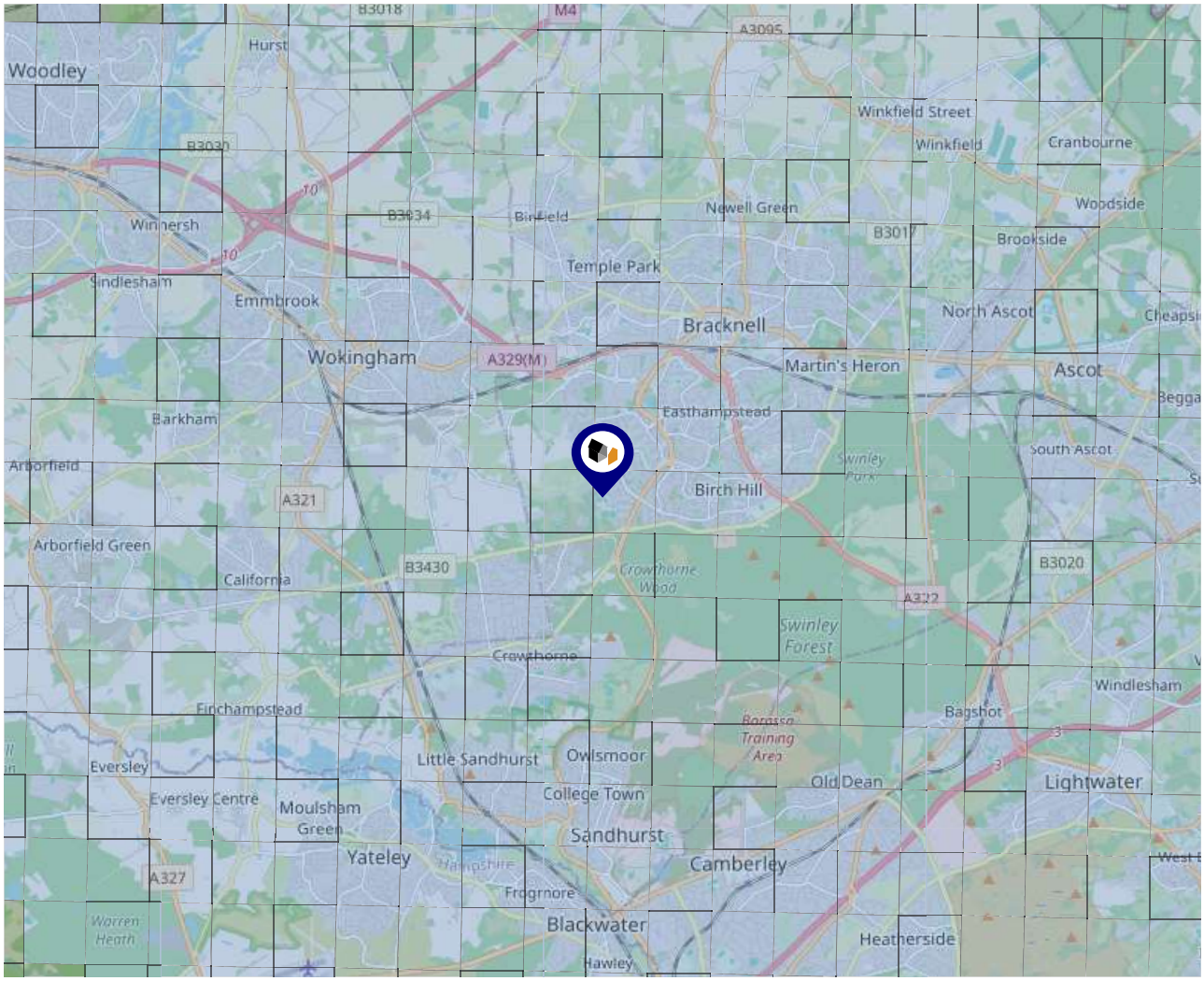
Communication Masts

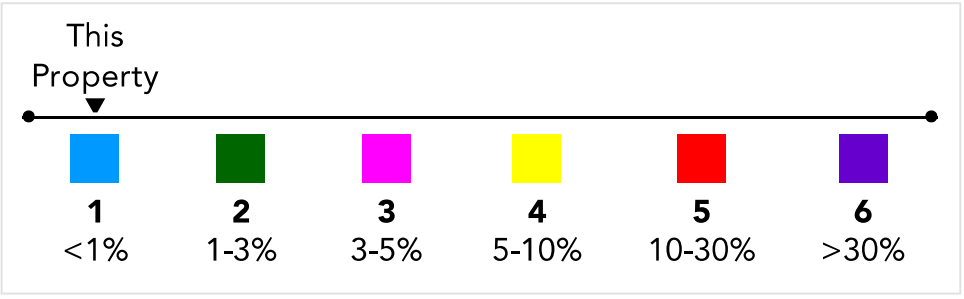
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Environment
Radon Gas

What is Radon?

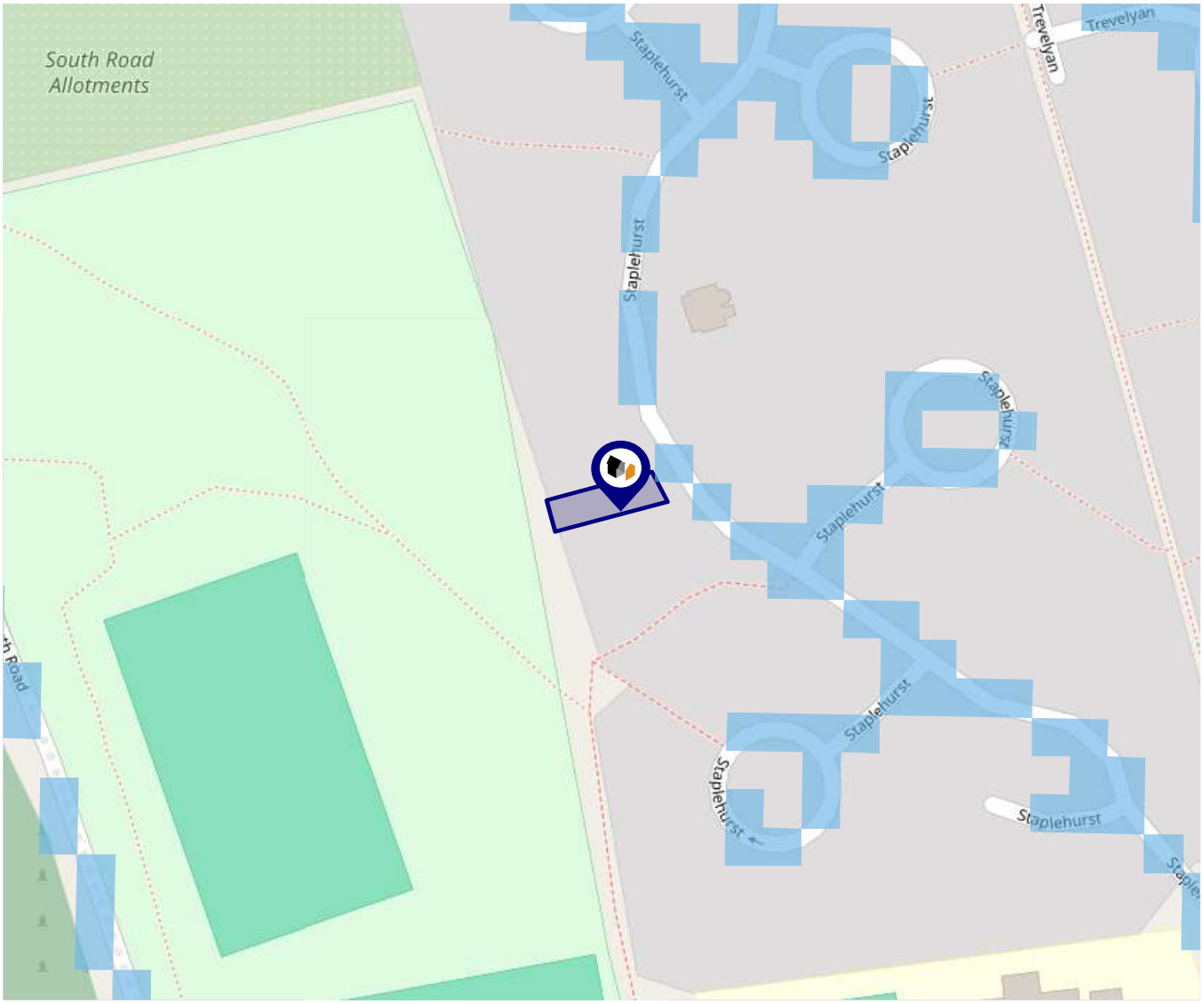
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic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





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Local Area
Road Noise



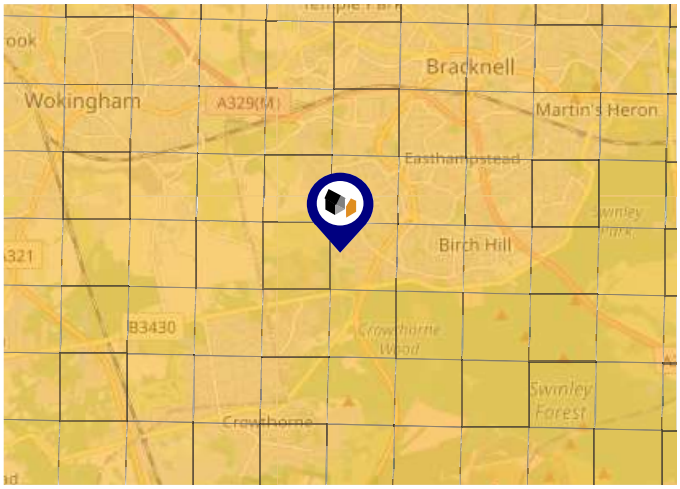
The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

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

Environment
Soils & Clay

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

Carbon Content:	NONE	**Soil Texture:**	SAND TO LOAM
Parent Material Grain:	ARENACEOUS	**Soil Depth:**	DEEP
Soil Group:	LIGHT TO MEDIUM		



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	1.79 miles
2	Martins Heron Rail Station	2.5 miles
3	Crowthorne Rail Station	2.54 miles
4	Wokingham Rail Station	3.08 miles
5	Sandhurst Rail Station	3.37 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J10	4.26 miles
2	M3 J3	4.91 miles
3	M3 J4	5.37 miles
4	M3 J4A	6.31 miles
5	M4 J8	7.85 miles

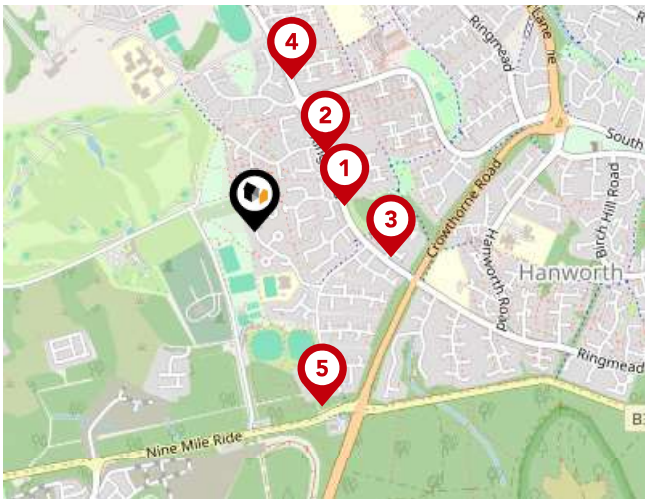


Airports/Helipads

Pin	Name	Distance
1	London Heathrow Airport	15.07 miles

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Area
Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Trevelyan	0.21 miles
2	Ullswater	0.24 miles
3	Ringwood	0.32 miles
4	Vandyke	0.36 miles
5	Forresters Way - Vintage Inn	0.43 miles

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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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Duncan Yeardley

9 Crown Row, Bracknell, RG12 0TH

01344 592416

charlotte.mcvea@duncanyeardley.co.uk

www.duncanyeardley.co.uk

Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

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Royal Mail