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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 23rd September 2026



LARGES LANE, BRACKNELL, RG12

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The Property Ombudsman

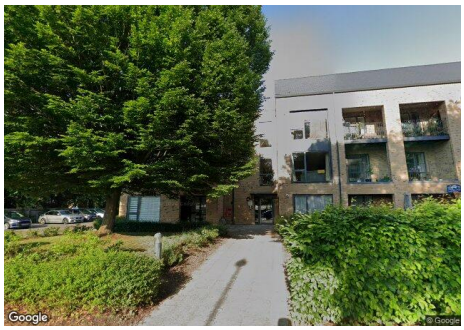
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Introduction
Our Comments

** 40% Shared Ownership **
This modern one bedroom ground floor apartment is ideally located in central Bracknell, within walking distance of The Lexicon shopping centre and Bracknell train station, offering excellent convenience for both everyday amenities and commuters. The property is available on a Shared Ownership resale basis, offering an excellent opportunity for first-time buyers to get onto the property ladder with as little as a 5% deposit.
The apartment features a bright and spacious open-plan living, dining and kitchen area, enhanced by a striking floor-to-ceiling window allowing plenty of natural light into the space. The contemporary kitchen is fitted with an integrated oven, hob and extractor hood. The bedroom is a well-proportioned double, while the bathroom is fitted with a modern white suite.
A particular benefit of this ground floor apartment is the private patio area, providing valuable outdoor space to relax or entertain. Further benefits include an allocated parking space, allowing for convenient off-road parking.
This is a fantastic opportunity to purchase an affordable and well-presented home in a convenient Bracknell location.
Lease: 99 Years
Monthly Rent: £410.94
Monthly Service Charge: £110.25
Council Tax Band: B
40% Shared Ownership
Ground Floor Apartment
Private Patio Area
Close to Town Centre
Communal Gardens
Floor to Ceiling Window
Allocated Parking & Visitor Bays

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Property
Overview







Property

Type:	Flat / Maisonette	**Tenure:**	Leasehold
Bedrooms:	1		
Floor Area:	592 ft^2 / 55 m^2		
Plot Area:	0.23 acres		
Council Tax :	Band B		
Annual Estimate:	£1,762		
Title Number:	BK494962		

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)

15 mb/s | **64** mb/s | **5500** mb/s

Mobile Coverage:
(based on calls indoors)

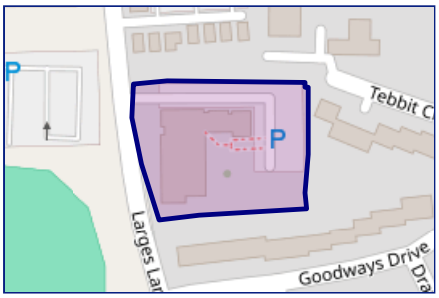
Satellite/Fibre TV Availability:

BT | sky | Virgin media

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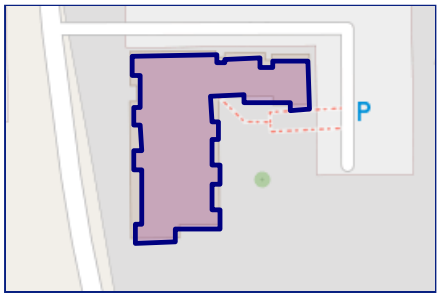
Property
Multiple Title Plans

Freehold Title Plan



BK10510

Leasehold Title Plan



BK494962

Start Date:	11/09/2018
End Date:	07/09/3017
Lease Term:	999 years from and including 7 September 2018
Term Remaining:	991 years

Gallery
Photos













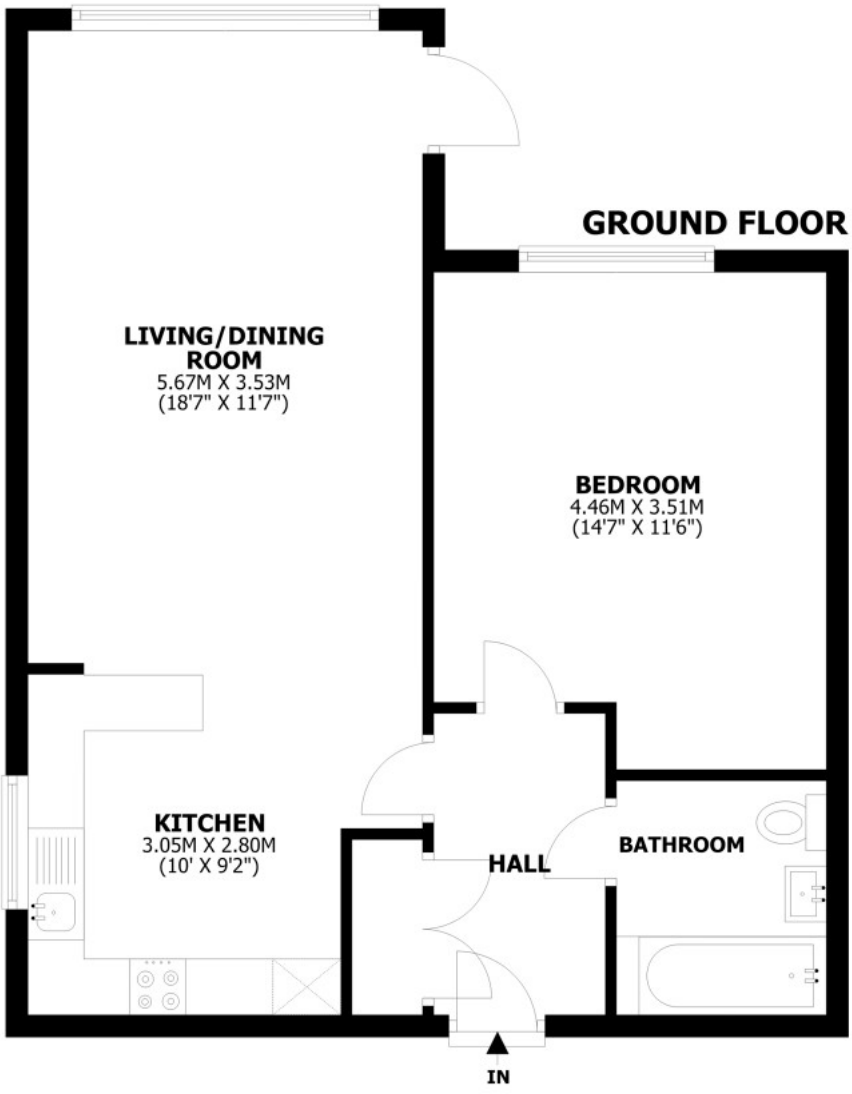


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LARGES LANE, BRACKNELL, RG12

DY.

Abercrombie Mews, Bracknell, RG12
Total internal area: approx. 55 sq. metres (592 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

Larges Lane, RG12

Energy rating

B

Valid until 15.07.2028

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		

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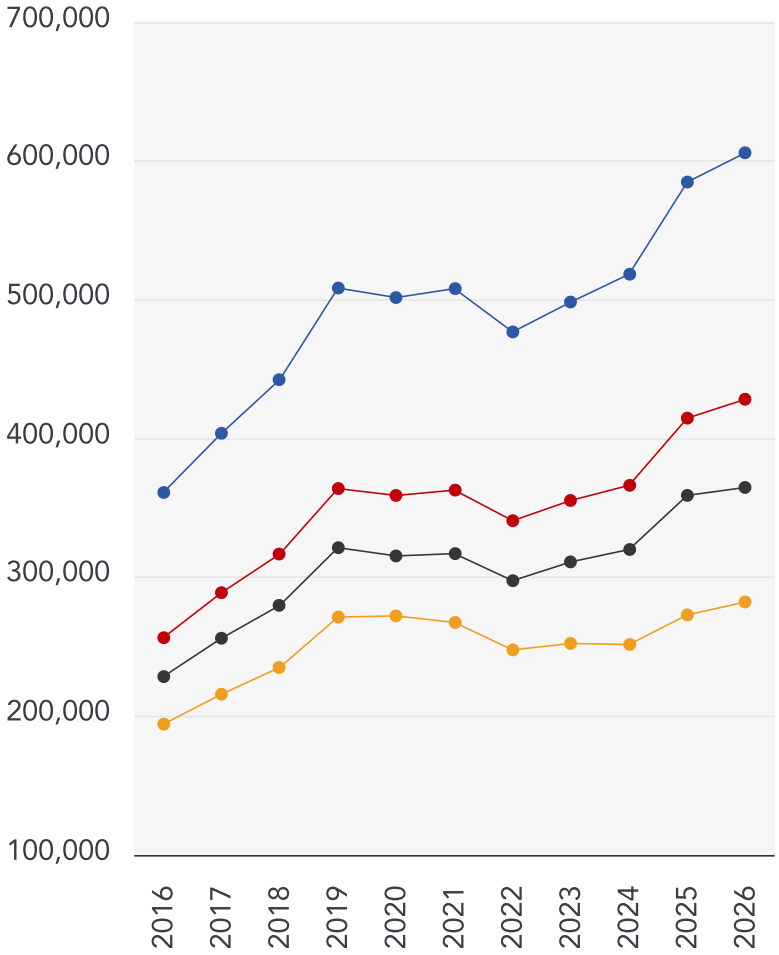
EPC - Additional Data

Additional EPC Data

Property Type:	Flat
Build Form:	Enclosed End-Terrace
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 0.21 W/m-Â¦K
Walls Energy:	Very Good
Roof:	(other premises above)
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.16 W/m-Â¦K
Total Floor Area:	55 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%

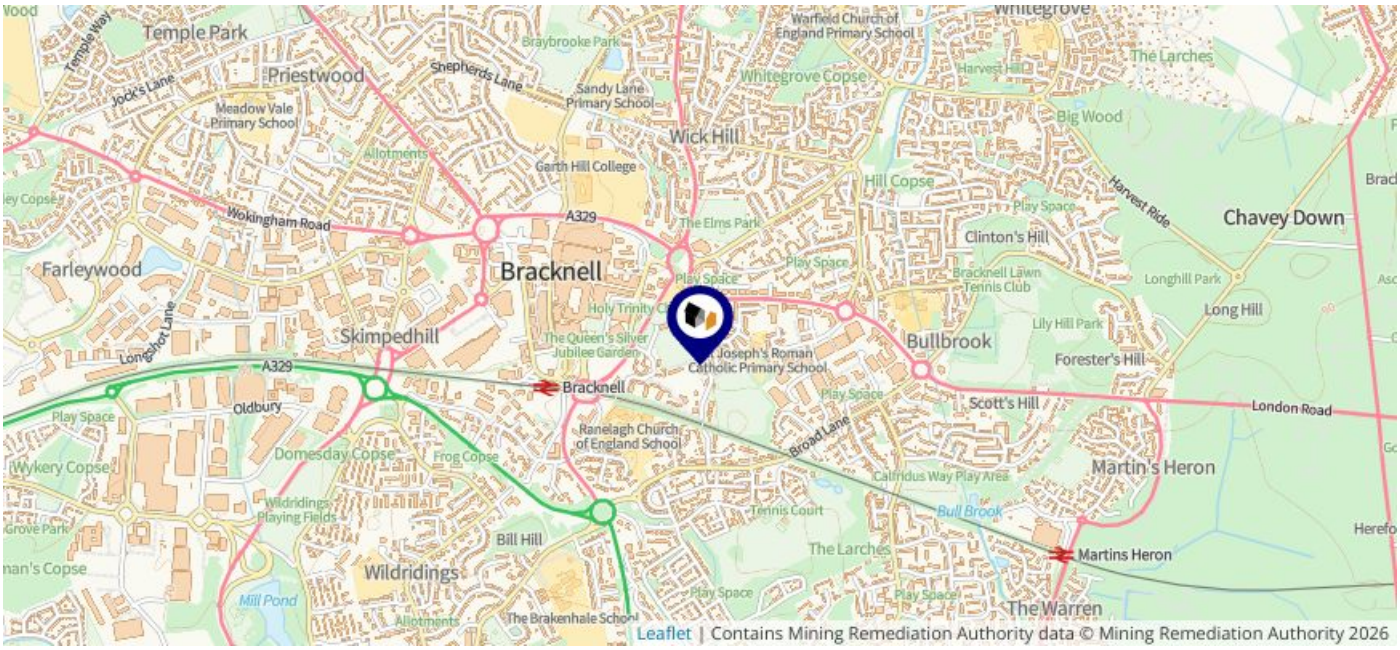
Flat

+45.31%

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Maps
Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

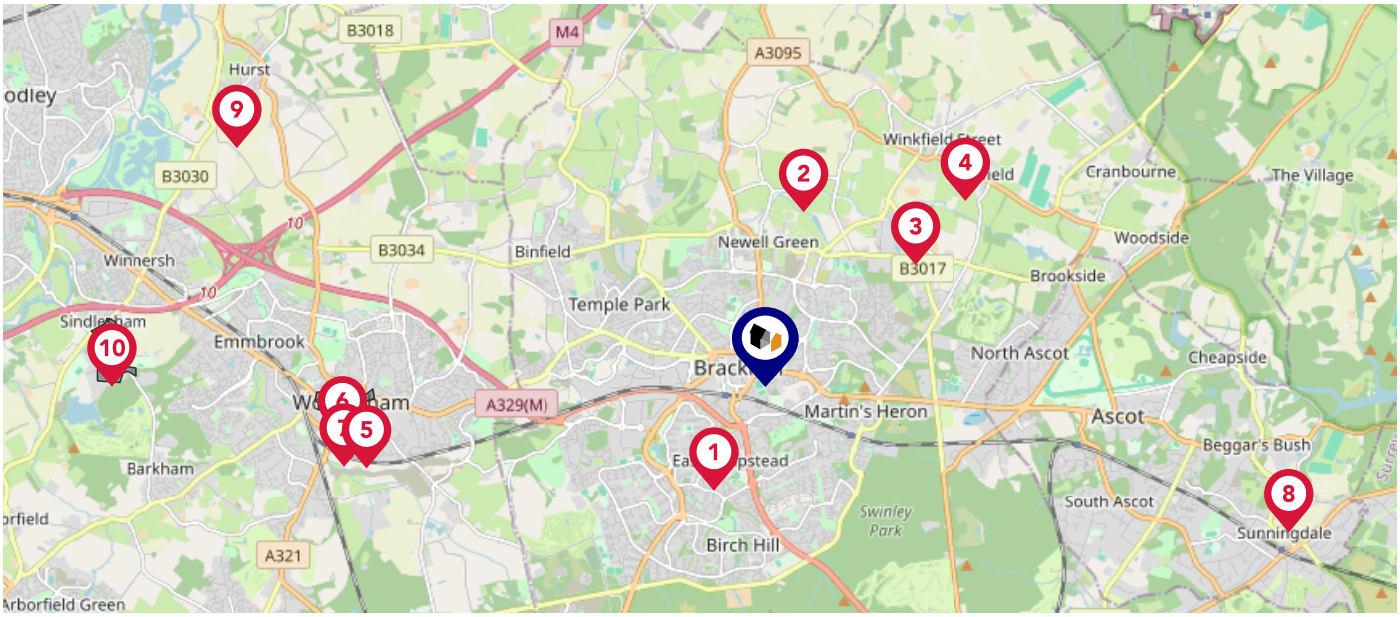
- Adit
- Gutter Pit
- Shaft

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

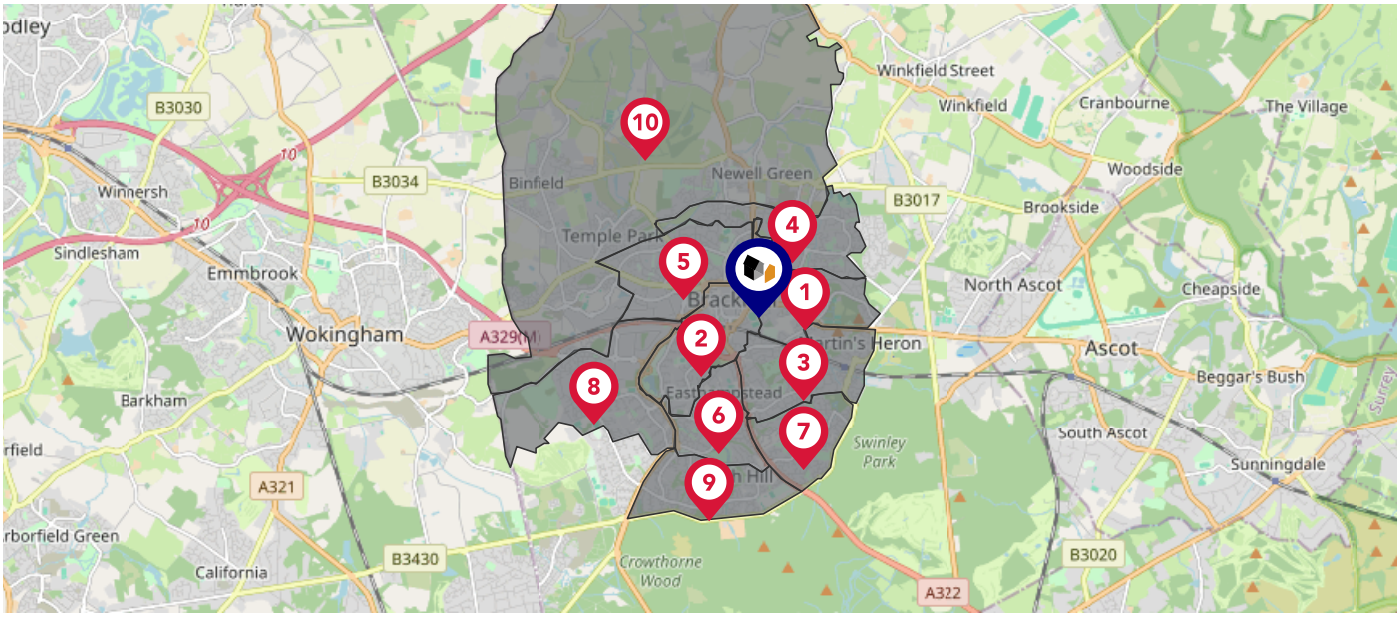
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas	
1	Easthampstead
2	Warfield
3	Winkfield Row
4	Winkfield Village
5	Murdoch Road
6	Wokingham Town Centre
7	Langborough Road
8	Sunningdale
9	Hurst
10	Sindlesham

Maps
Council Wards

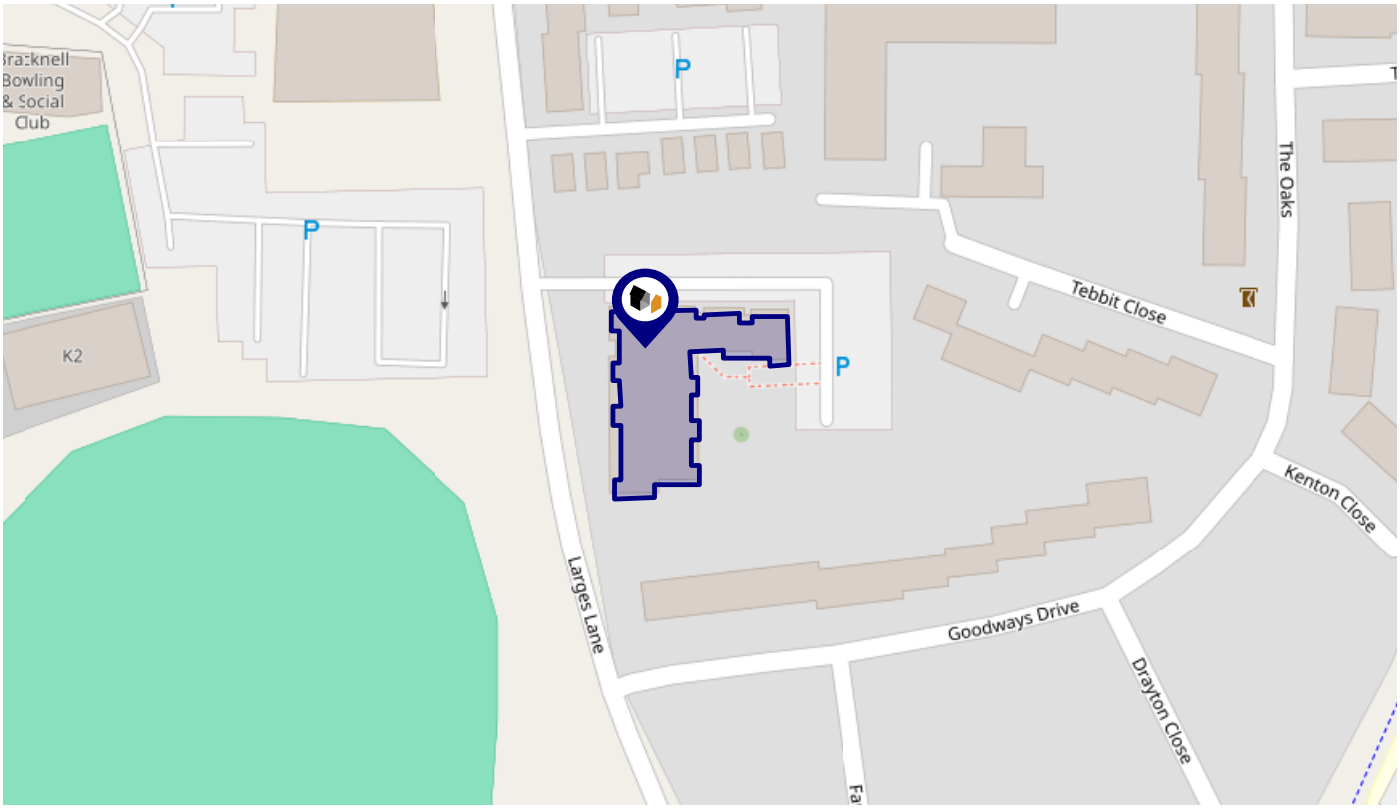
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



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

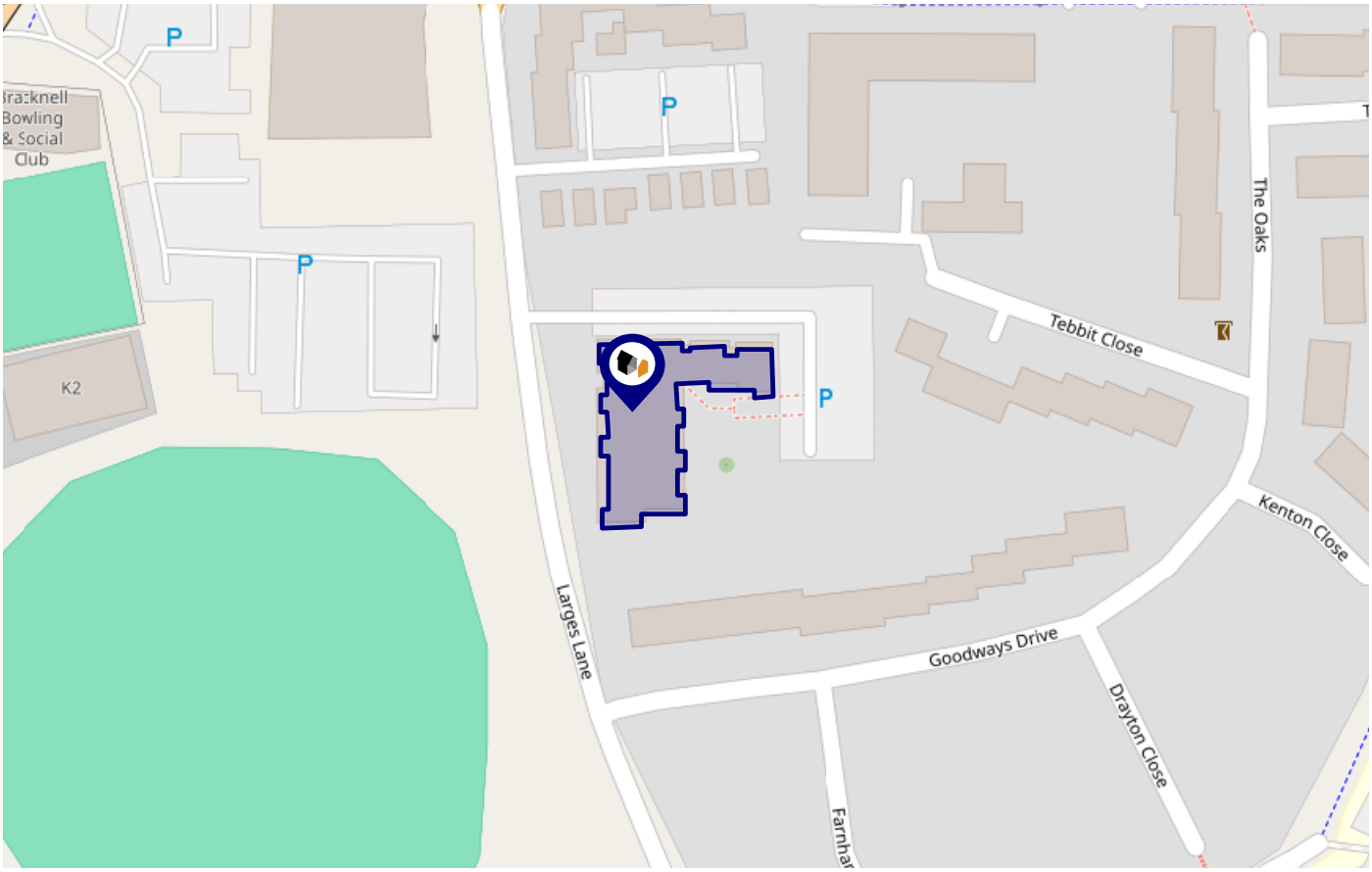
The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

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.

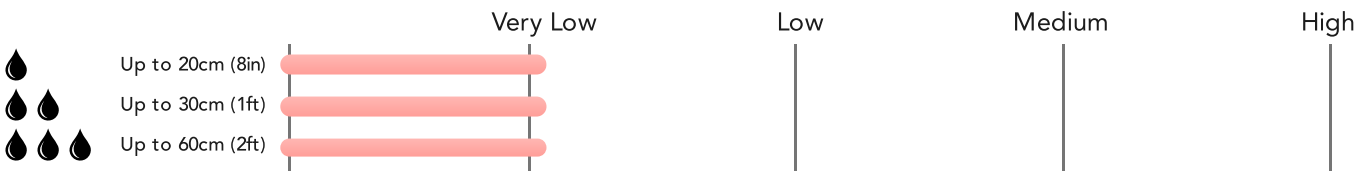


Risk Rating: Very low

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.

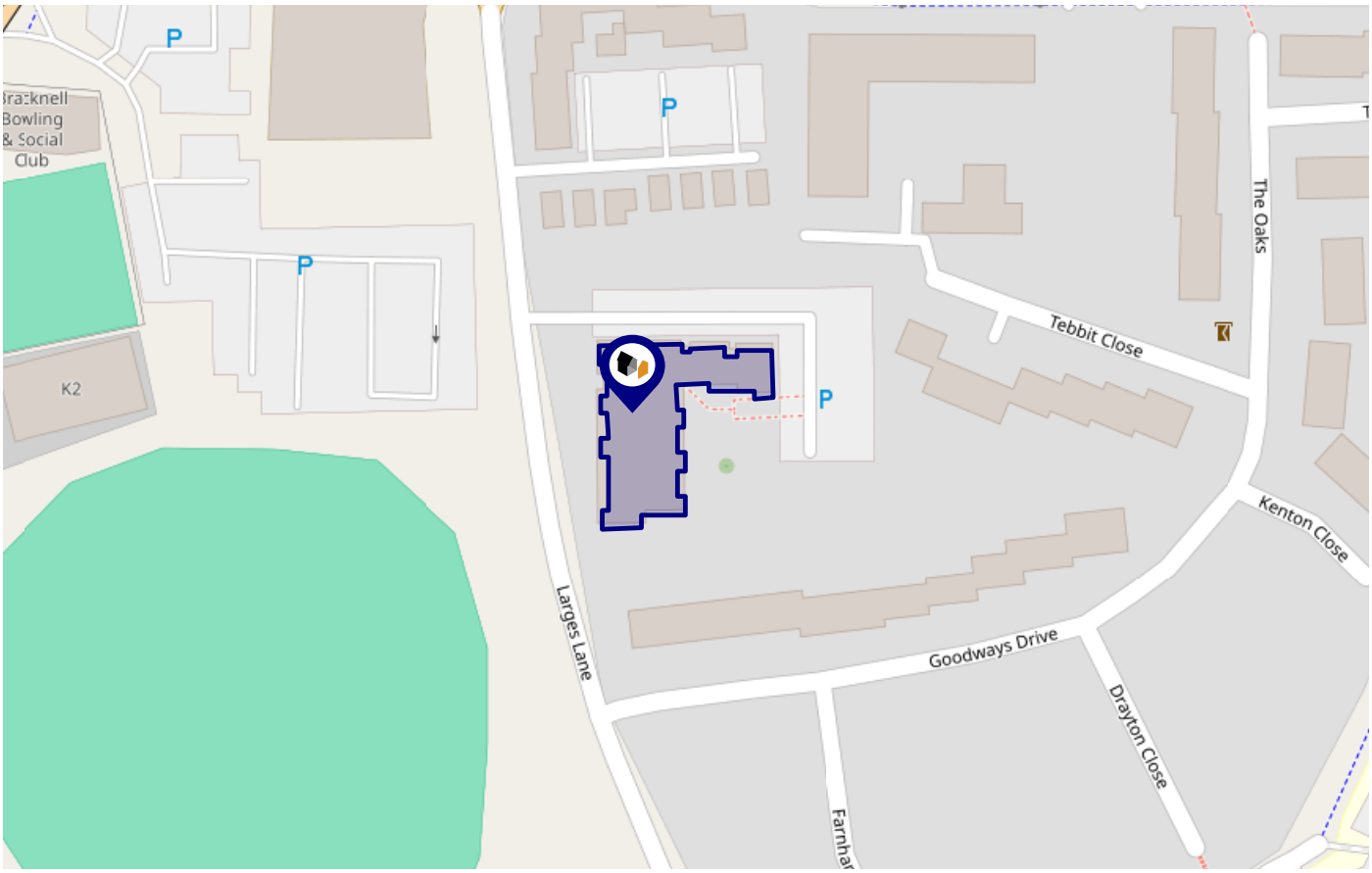
Chance of flooding to the following depths at this property:



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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.

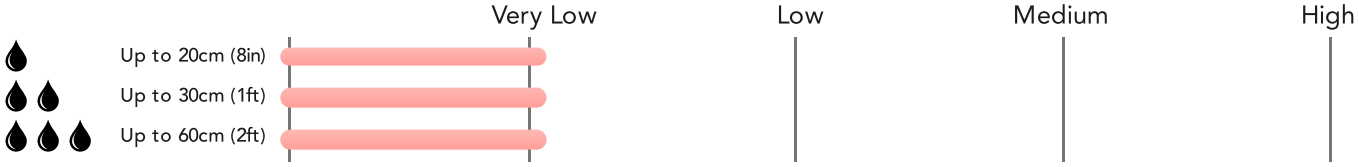


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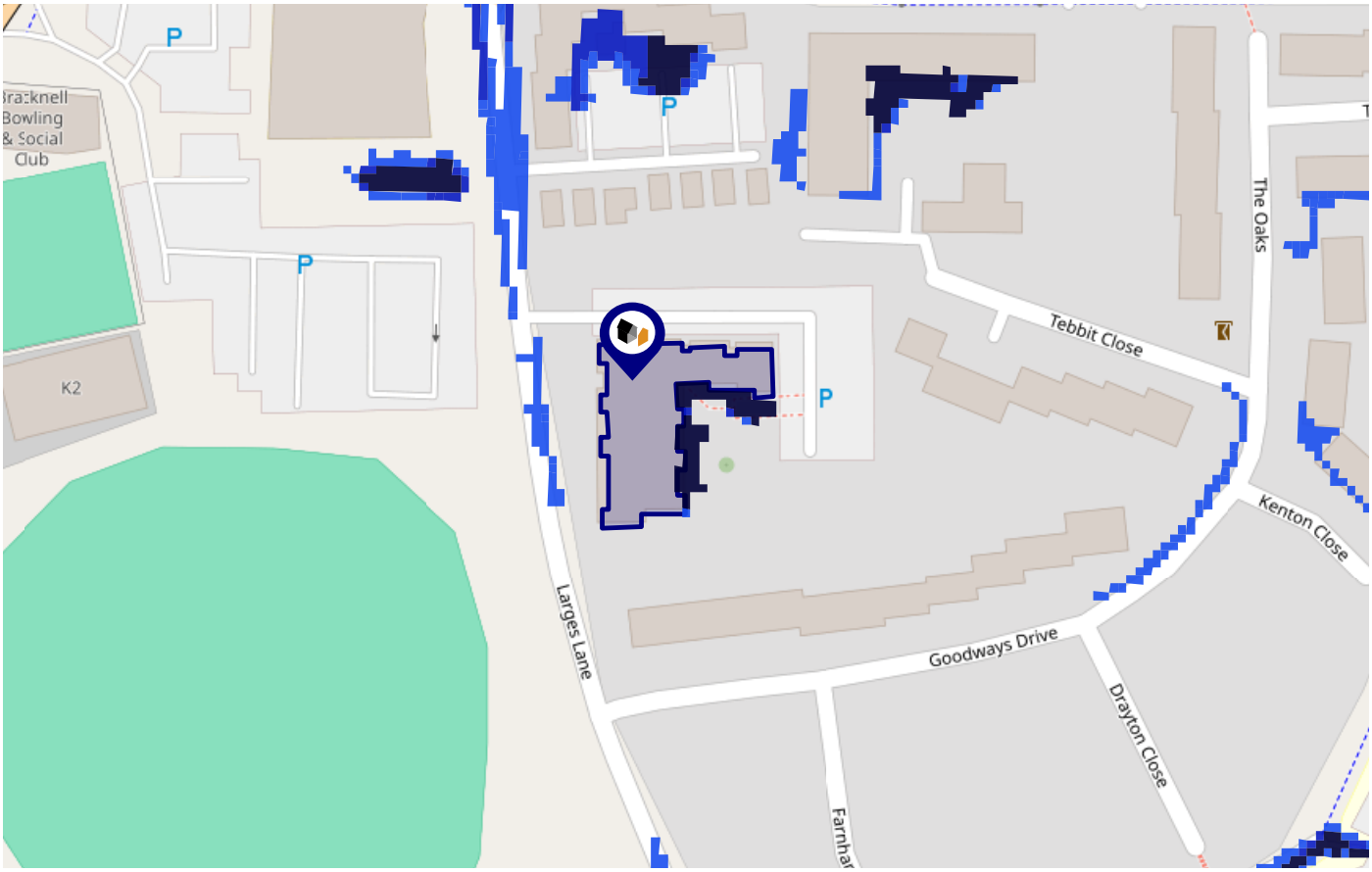
Chance of flooding to the following depths at this property:



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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.

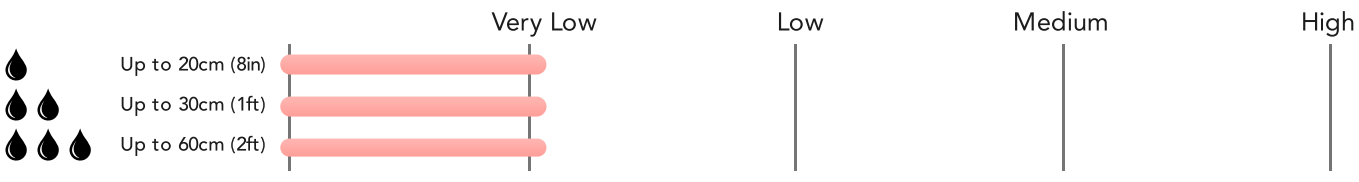


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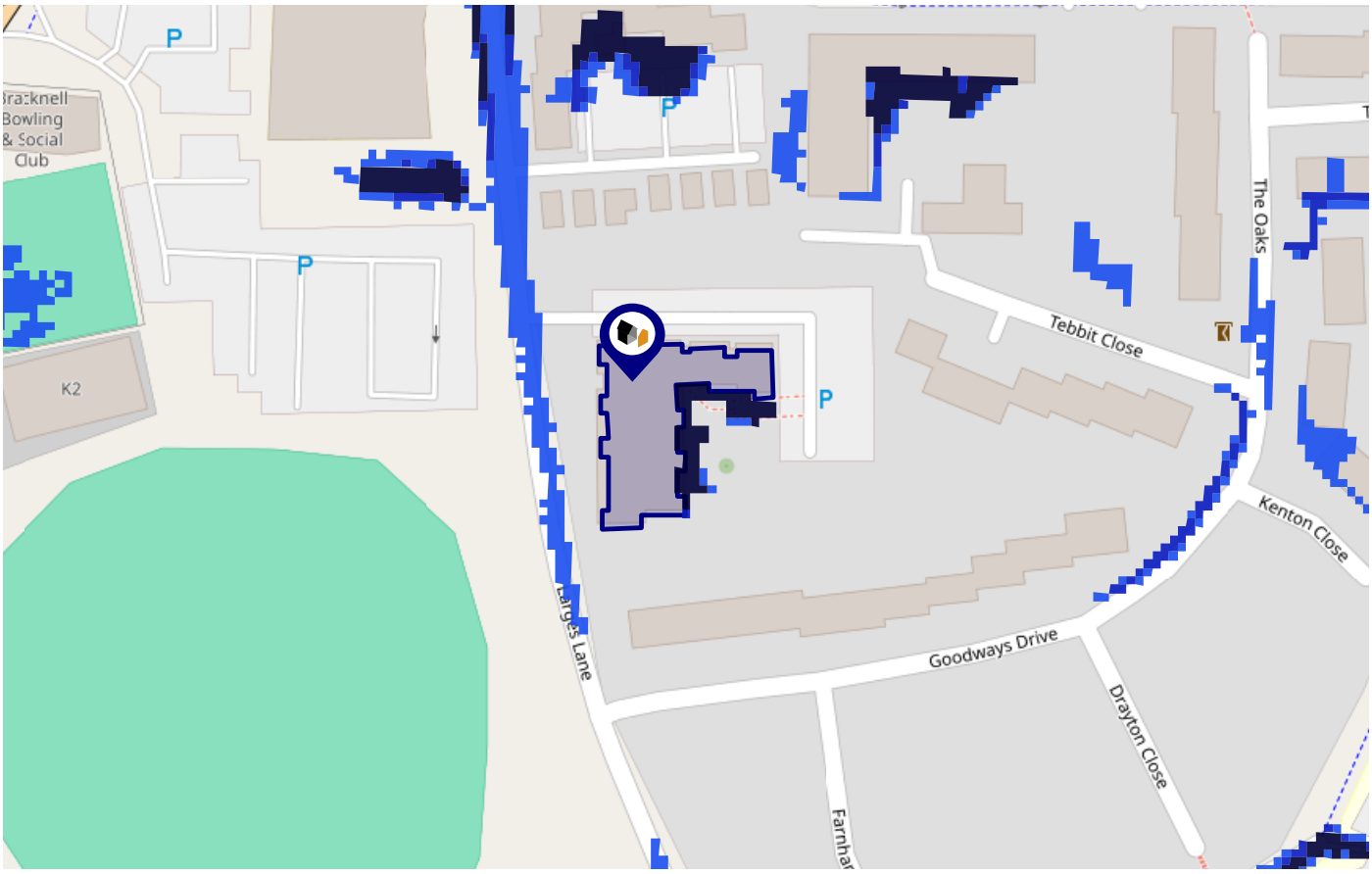
Chance of flooding to the following depths at this property:



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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.

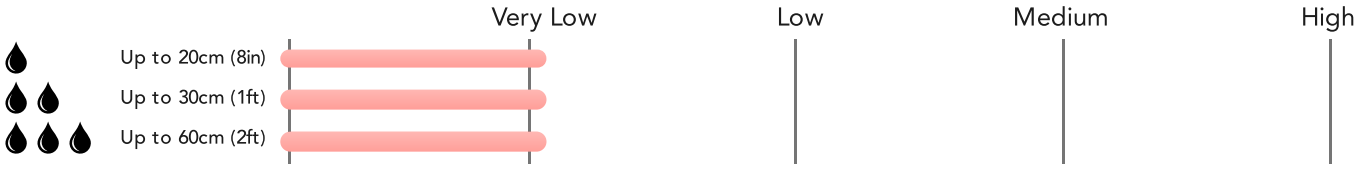


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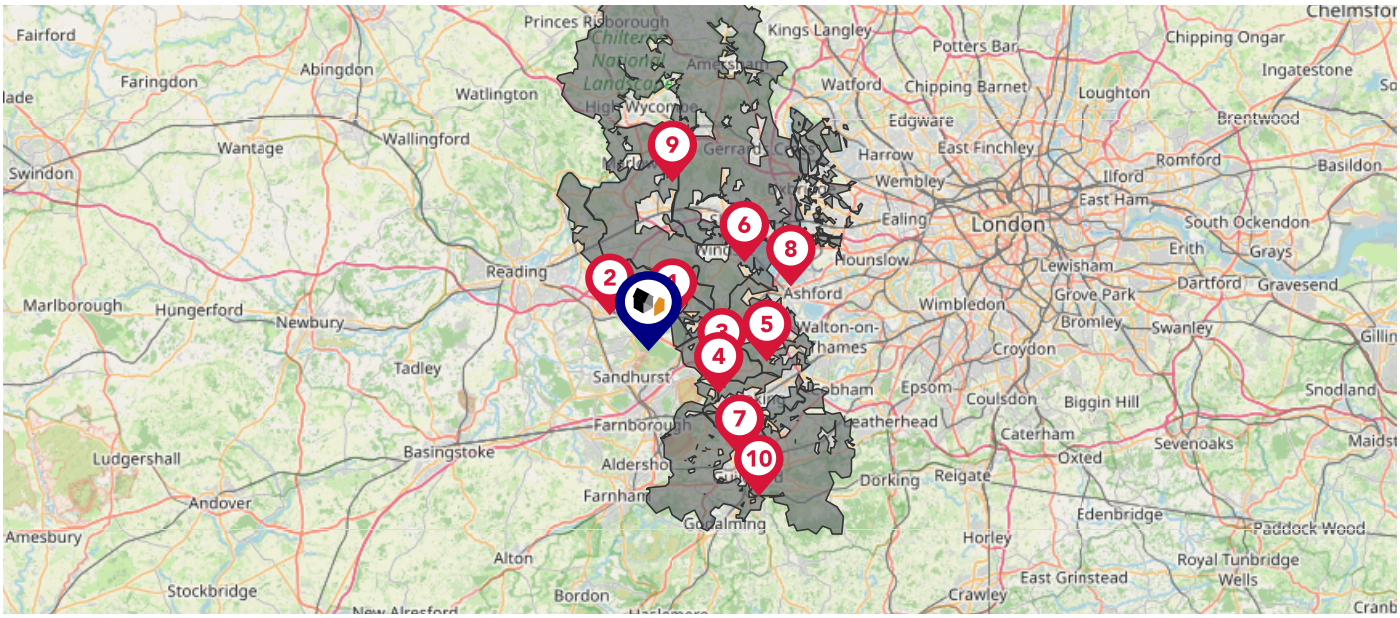
Chance of flooding to the following depths at this property:



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Maps
Green Belt

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

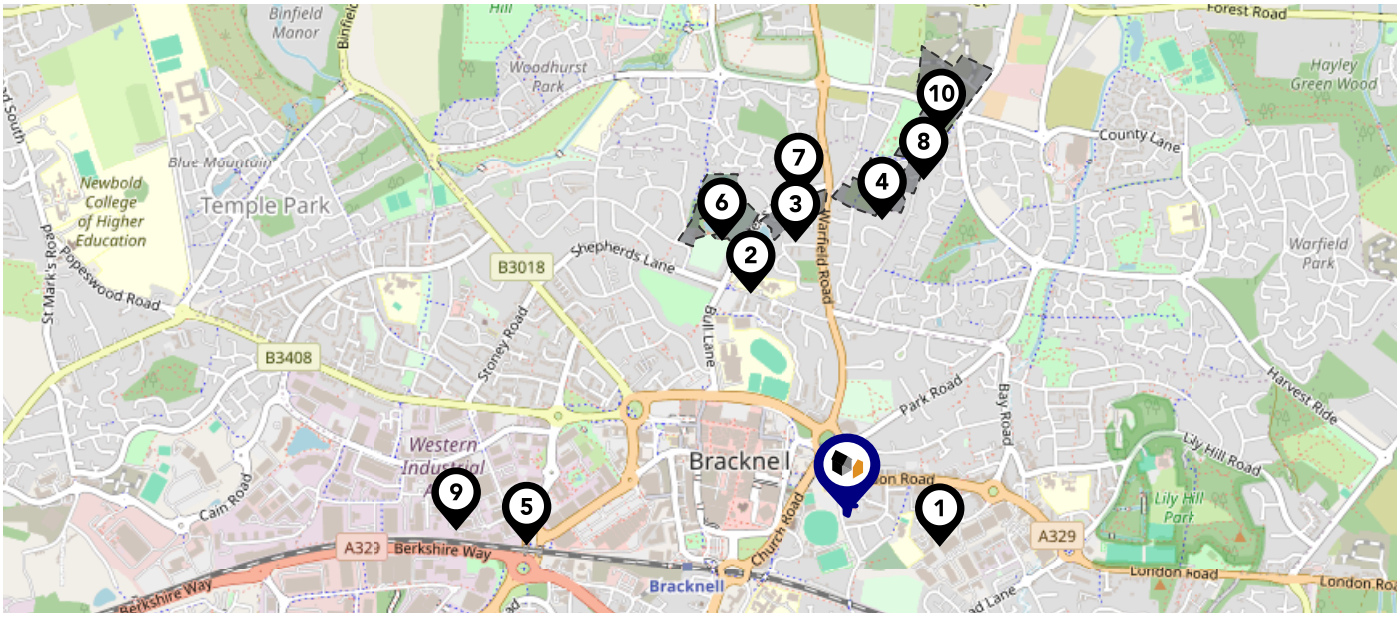


Nearby Green Belt Land

1	London Green Belt - 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.

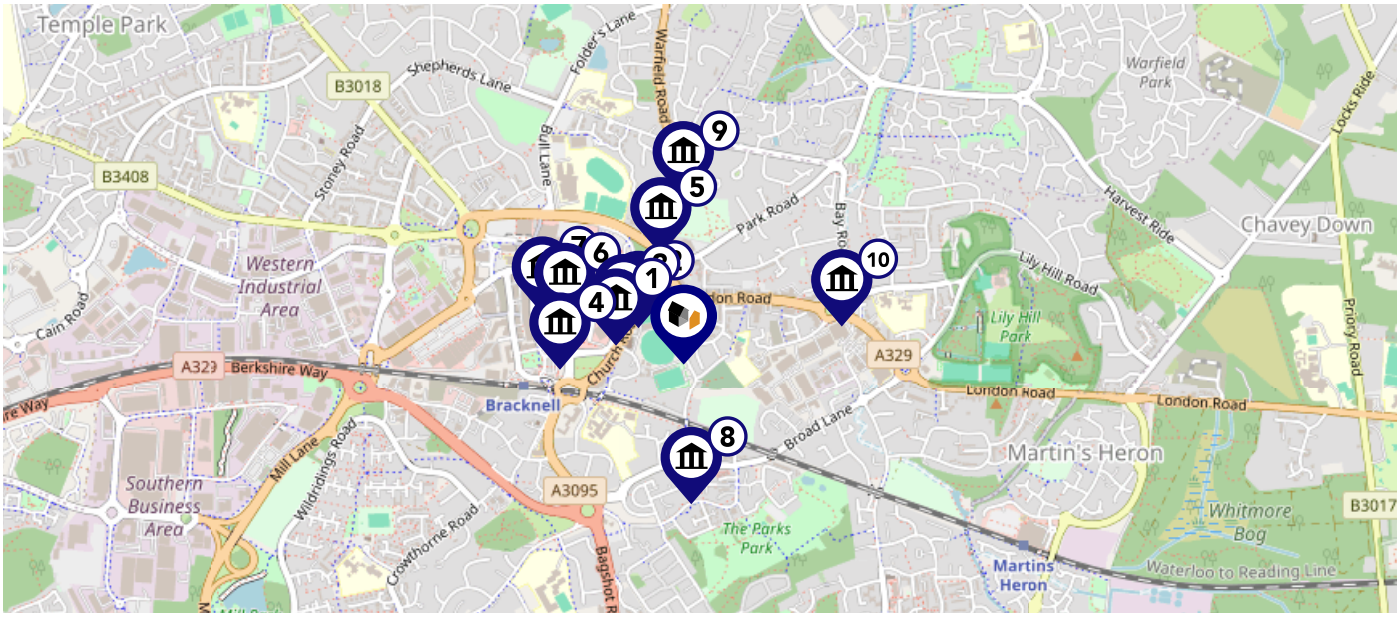


Nearby Landfill Sites

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

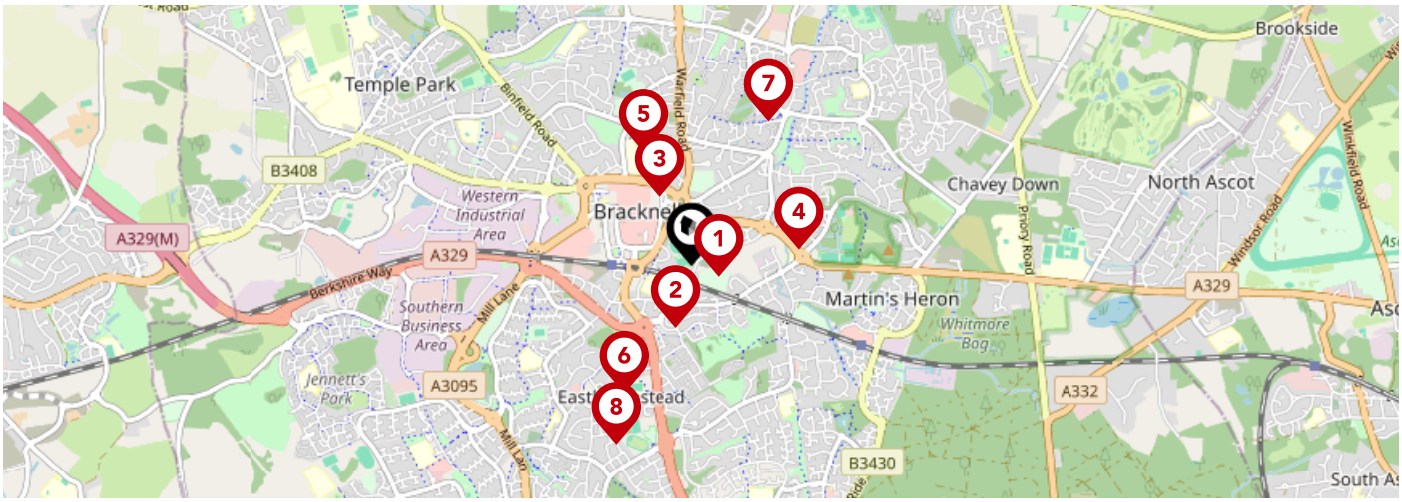
Maps
Listed Buildings

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



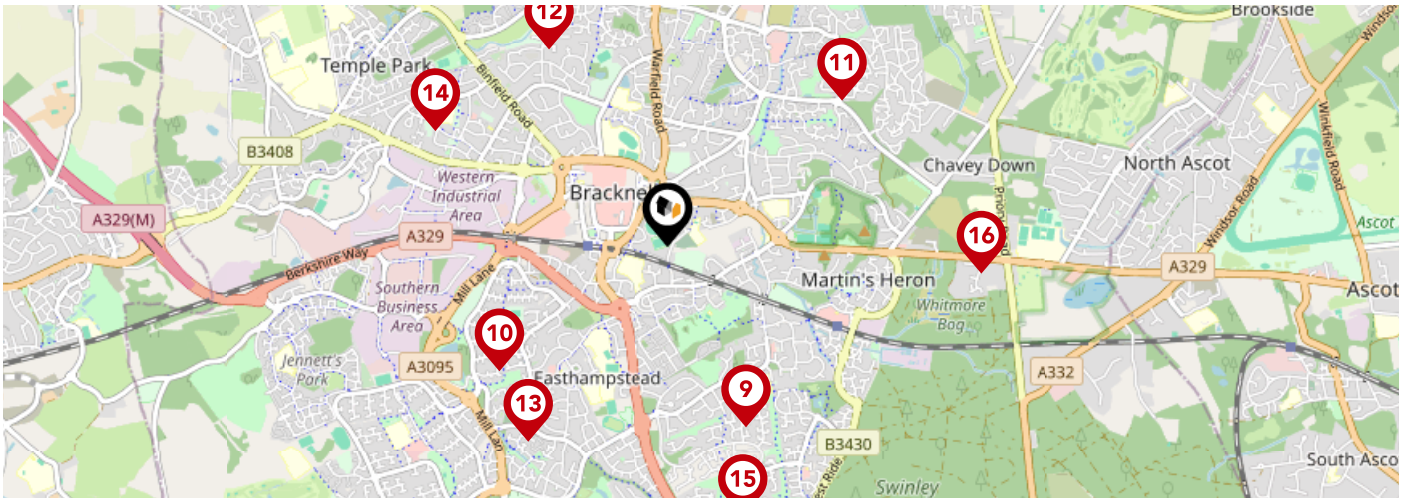
Listed Buildings in the local district	Grade	Distance
1 1393561 - Holy Trinity Church, Lychgate And Section Of Boundary Wall	Grade II	0.1 miles
2 1390339 - Old Manor House Hotel	Grade II	0.1 miles
3 1390342 - Whynscar	Grade II	0.1 miles
4 1410904 - Bracknell War Memorial	Grade II	0.3 miles
5 1390351 - Copped Hall	Grade II	0.3 miles
6 1390337 - Boots Optician	Grade II	0.3 miles
7 1390338 - Bull Inn	Grade II	0.3 miles
8 1390325 - The Thatched Cottage	Grade II	0.3 miles
9 1391324 - Wick Hill House	Grade II	0.4 miles
10 1390323 - Thatched Cottage	Grade II	0.4 miles

Area
Schools



		Nursery	Primary	Secondary	College	Private
1	St Joseph's Catholic Primary School, Bracknell Ofsted Rating: Good | Pupils: 209 | Distance:0.14	☐	☑	☐	☐	☐
2	Ranelagh School Ofsted Rating: Outstanding | Pupils: 1062 | Distance:0.3	☐	☐	☑	☐	☐
3	Garth Hill College Ofsted Rating: Good | Pupils: 1476 | Distance:0.35	☐	☐	☑	☐	☐
4	Holly Spring Primary School Ofsted Rating: Good | Pupils: 642 | Distance:0.5	☐	☑	☐	☐	☐
5	Sandy Lane Primary School Ofsted Rating: Good | Pupils: 450 | Distance:0.57	☐	☑	☐	☐	☐
6	The Brakenhale School Ofsted Rating: Good | Pupils: 1148 | Distance:0.67	☐	☐	☑	☐	☐
7	Warfield Church of England Primary School Ofsted Rating: Good | Pupils: 452 | Distance:0.76	☐	☑	☐	☐	☐
8	Fox Hill Primary School Ofsted Rating: Good | Pupils: 196 | Distance:0.9	☐	☑	☐	☐	☐

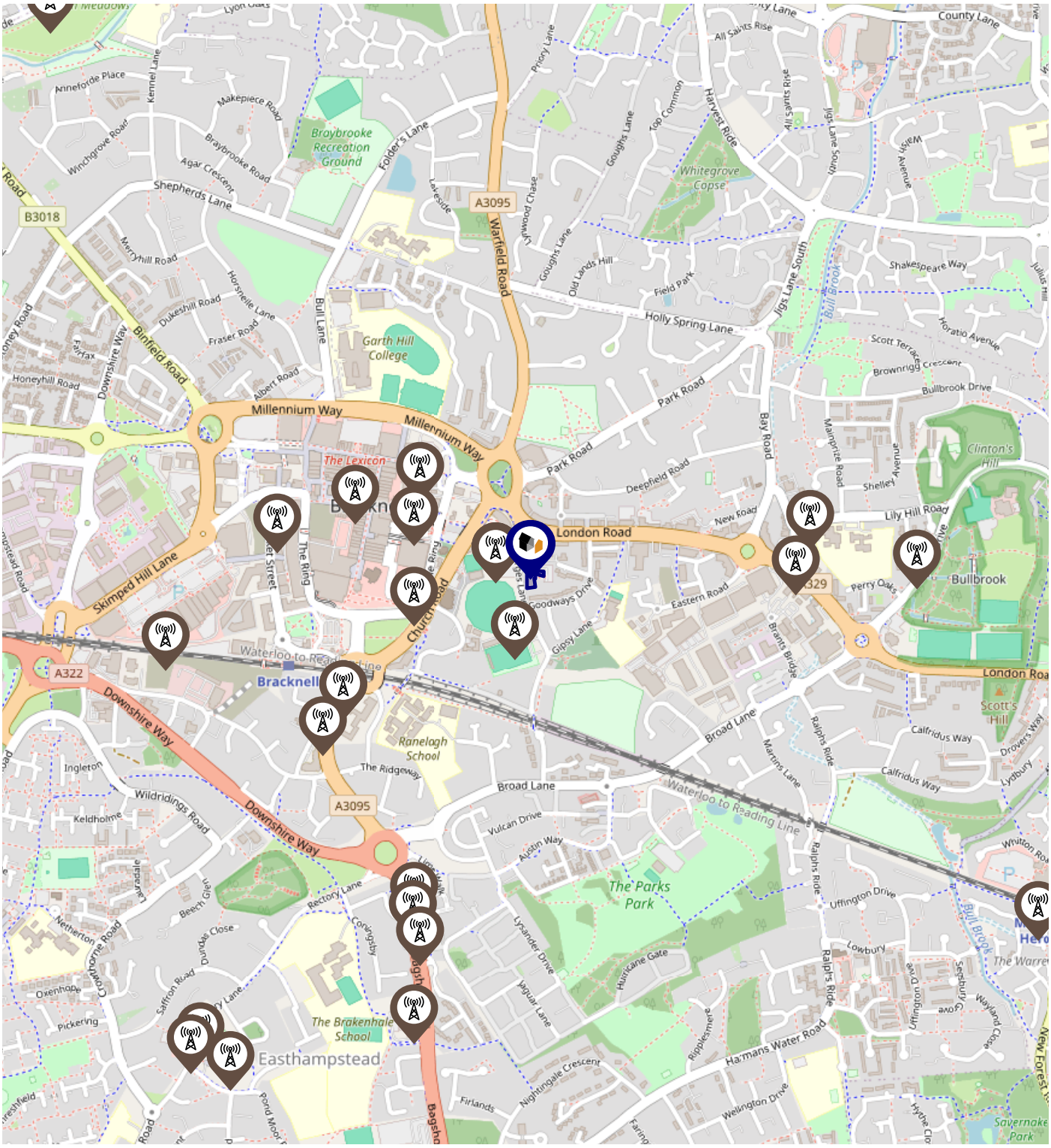
Area
Schools



		Nursery	Primary	Secondary	College	Private
9	Harmans Water Primary School Ofsted Rating: Good | Pupils: 466 | Distance:0.91	☐	☑	☐	☐	☐
10	Wildridings Primary School Ofsted Rating: Good | Pupils: 428 | Distance:0.97	☐	☑	☐	☐	☐
11	Whitegrove Primary School Ofsted Rating: Good | Pupils: 421 | Distance:1.05	☐	☑	☐	☐	☐
12	Kennel Lane School Ofsted Rating: Good | Pupils:0 | Distance:1.06	☐	☐	☑	☐	☐
13	St Michael's Easthampstead Church of England Voluntary Aided Primary School Ofsted Rating: Good | Pupils: 193 | Distance:1.11	☐	☑	☐	☐	☐
14	Meadow Vale Primary School Ofsted Rating: Good | Pupils: 600 | Distance:1.2	☐	☑	☐	☐	☐
15	Crown Wood Primary School Ofsted Rating: Good | Pupils: 642 | Distance:1.3	☐	☑	☐	☐	☐
16	Heathfield School Ofsted Rating: Not Rated | Pupils: 226 | Distance:1.45	☐	☐	☑	☐	☐

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Local Area
Masts & Pylons



Key:

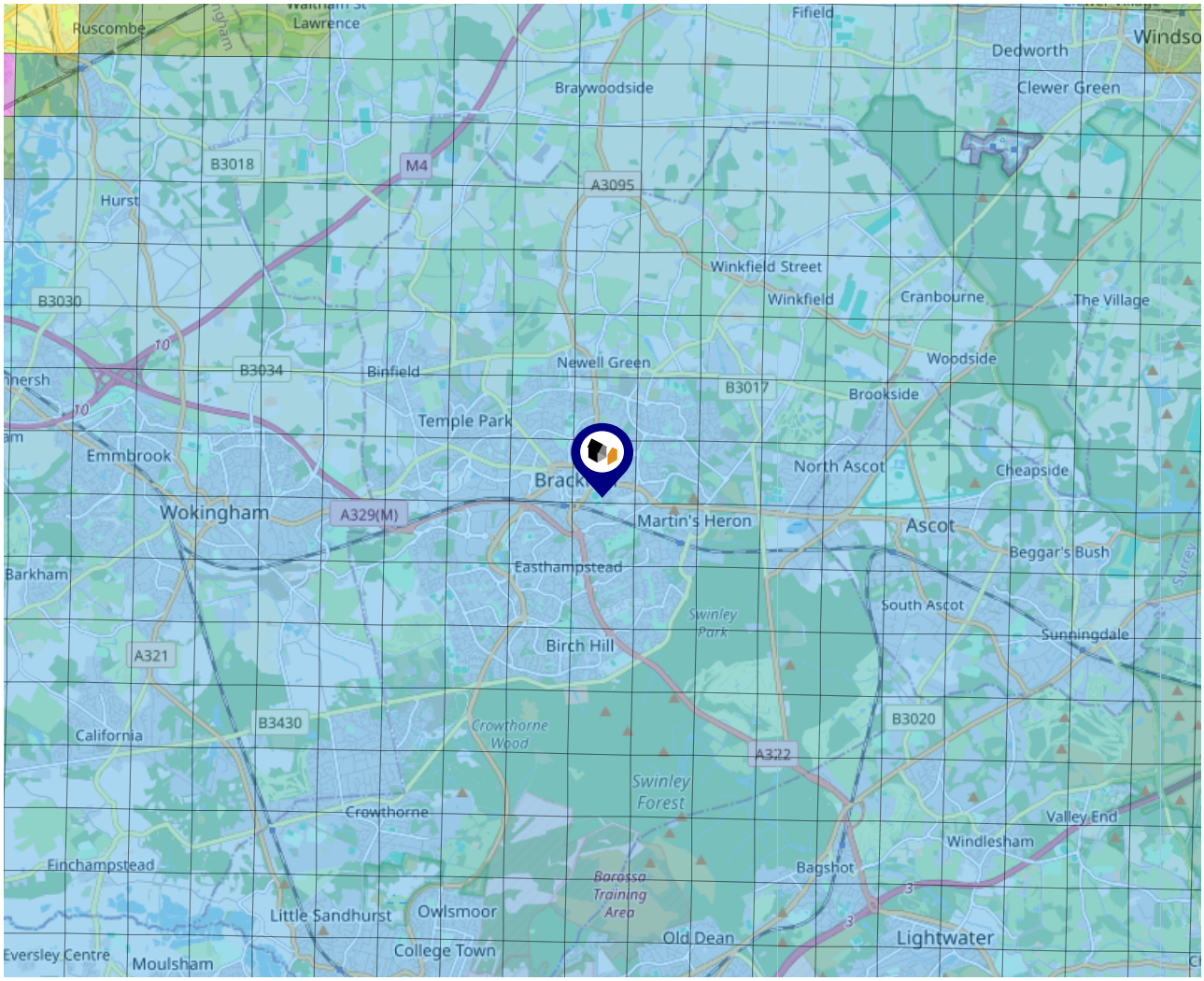
- Power Pylons
- Communication Masts

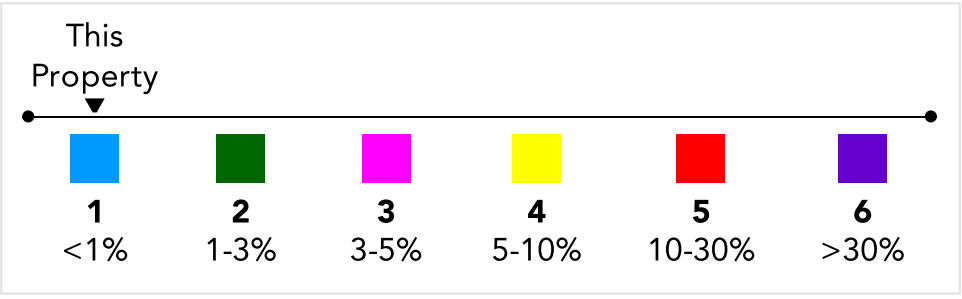
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Environment
Radon Gas

What is Radon?

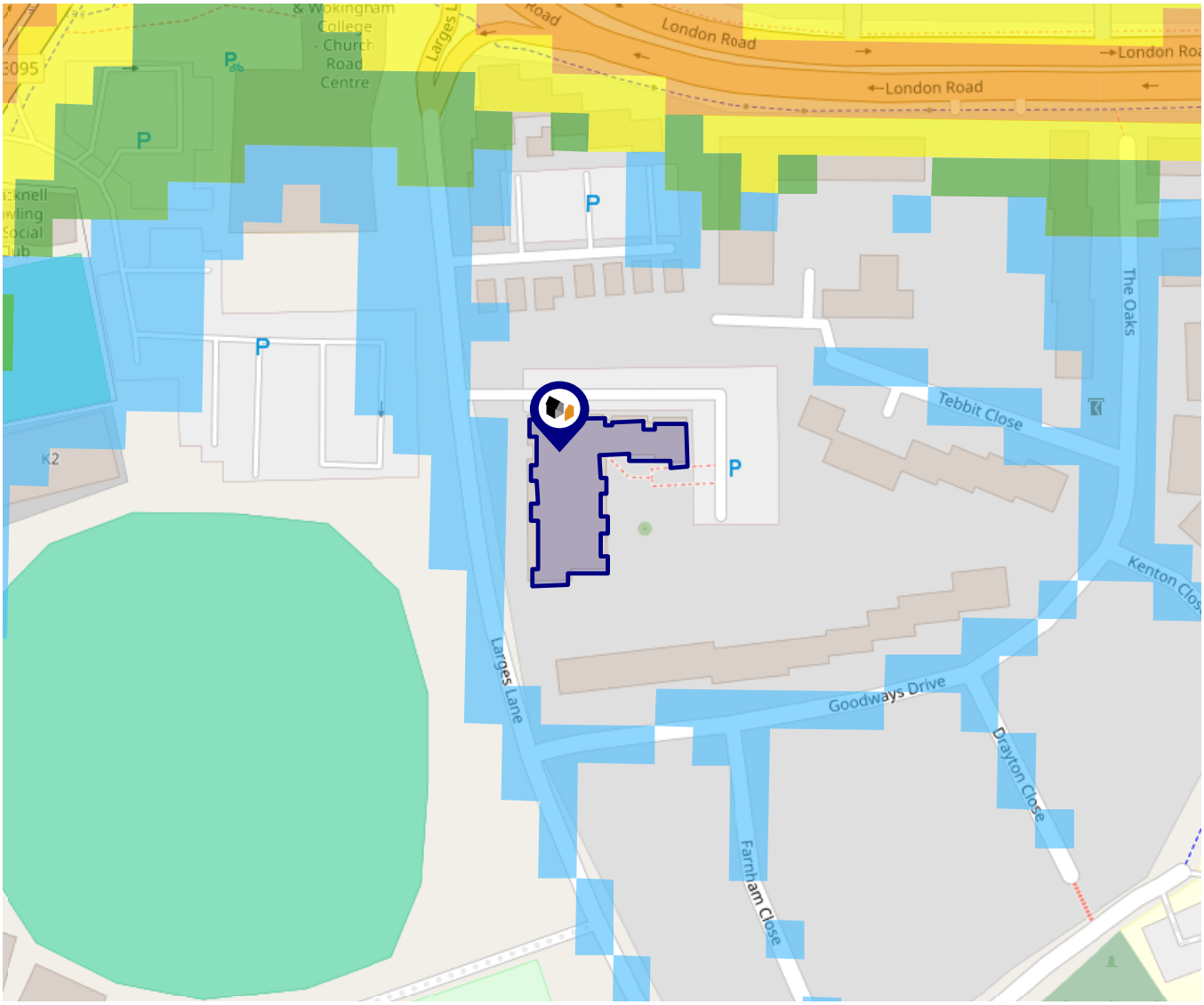
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic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

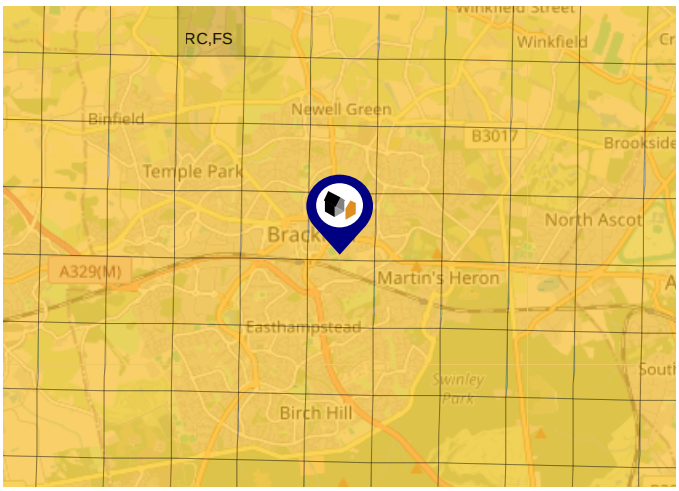
- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

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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)

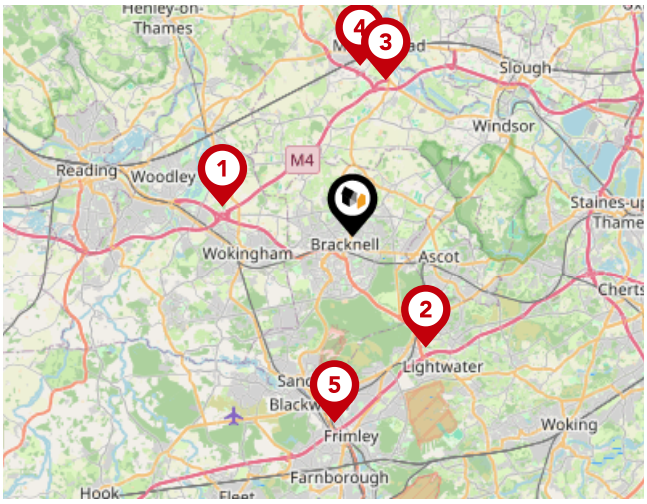
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & 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

Area
Transport (National)



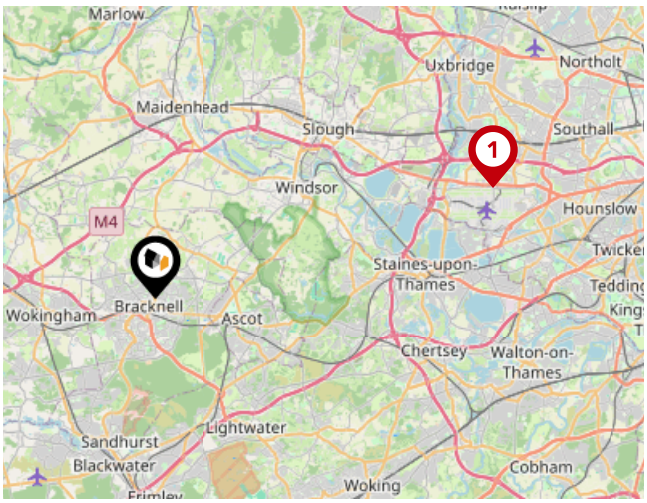
National Rail Stations

Pin	Name	Distance
1	Bracknell Rail Station	0.37 miles
2	Martins Heron Rail Station	0.98 miles
3	Ascot Rail Station	2.98 miles
4	Bagshot Rail Station	4.22 miles
5	Wokingham Rail Station	4.27 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J10	4.9 miles
2	M3 J3	4.9 miles
3	M4 J8	5.96 miles
4	A404(M) J9A	6.38 miles
5	M3 J4	6.87 miles

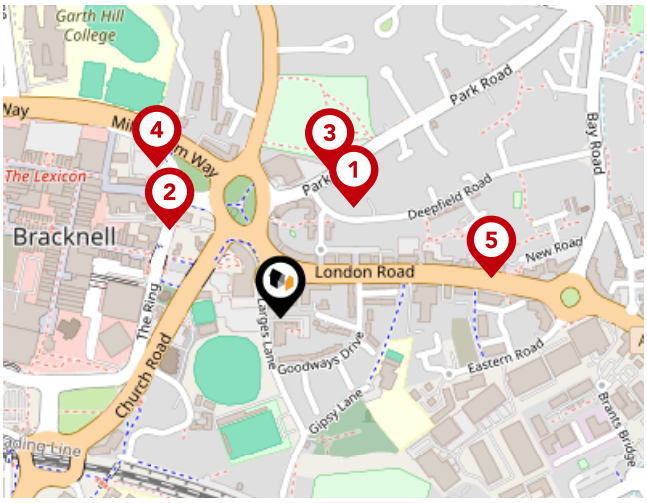


Airports/Helipads

Pin	Name	Distance
1	London Heathrow Airport	13.17 miles

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Area
Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Deepfield Road West	0.15 miles
2	The Ring - Parish Church	0.16 miles
3	Park Road Met Office Roundabout	0.17 miles
4	Police Station	0.22 miles
5	Bay Road	0.24 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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Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

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Royal Mail