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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 17th September 2026

STAFFORDSHIRE CROFT, WARFIELD, BRACKNELL, RG42

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The Property Ombudsman

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Introduction
Our Comments

A well-proportioned two bedroom home offering a practical layout over two floors, with a generous living/dining room, separate kitchen and two good-sized bedrooms. The ground floor opens into an entrance hall with access to the main living accommodation and stairs rising to the first floor. The living/dining room is a particularly good-sized space, providing plenty of room for comfortable seating and a dining area. Its proportions make it a versatile room for both everyday living and entertaining. The separate kitchen provides a practical arrangement of fitted units and work surfaces, with space for the appliances required for day-to-day living. Upstairs, there are two well-proportioned bedrooms, with the stylish modern family bathroom centrally positioned to serve both bedrooms. The attractive rear garden offers a low maintenance space for both relaxation and entertaining, and the property benefits from two parking spaces. Staffordshire Croft is conveniently positioned for the amenities and facilities available within the wider Bracknell and Warfield area, with good access to local road links and transport connections. An appealing two bedroom home offering well-planned accommodation and an excellent opportunity for first-time buyers, a small family or investor.
Council Tax Band: C
Two Double Bedrooms
Electric Car Charger Point
Allocated Parking
Private Garden
Stylish Kitchen & Bathroom
Sought After Location

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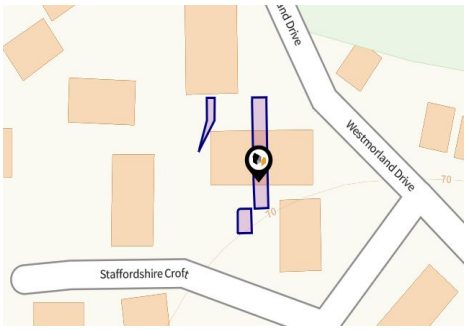
Property
Overview



Property

Type:	Terraced	**Tenure:**	Freehold
Bedrooms:	2		
Plot Area:	0.03 acres		
Year Built :	1983-1990		
Council Tax :	Band C		
Annual Estimate:	£2,013		
Title Number:	BK300296		

Local Area

Local Authority: Bracknell forest

Conservation Area: No

Flood Risk:

- Rivers & Seas — Very low
- Surface Water — Very low

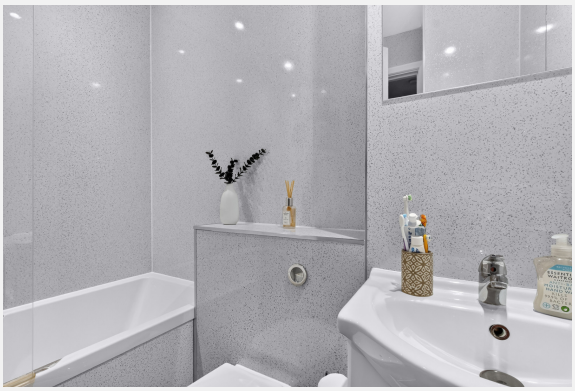
Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

25 mb/s	75 mb/s	5500 mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

Gallery
Photos



STAFFORDSHIRE CROFT, WARFIELD, BRACKNELL, RG42

DY.

Staffordshire Croft, Bracknell, RG42
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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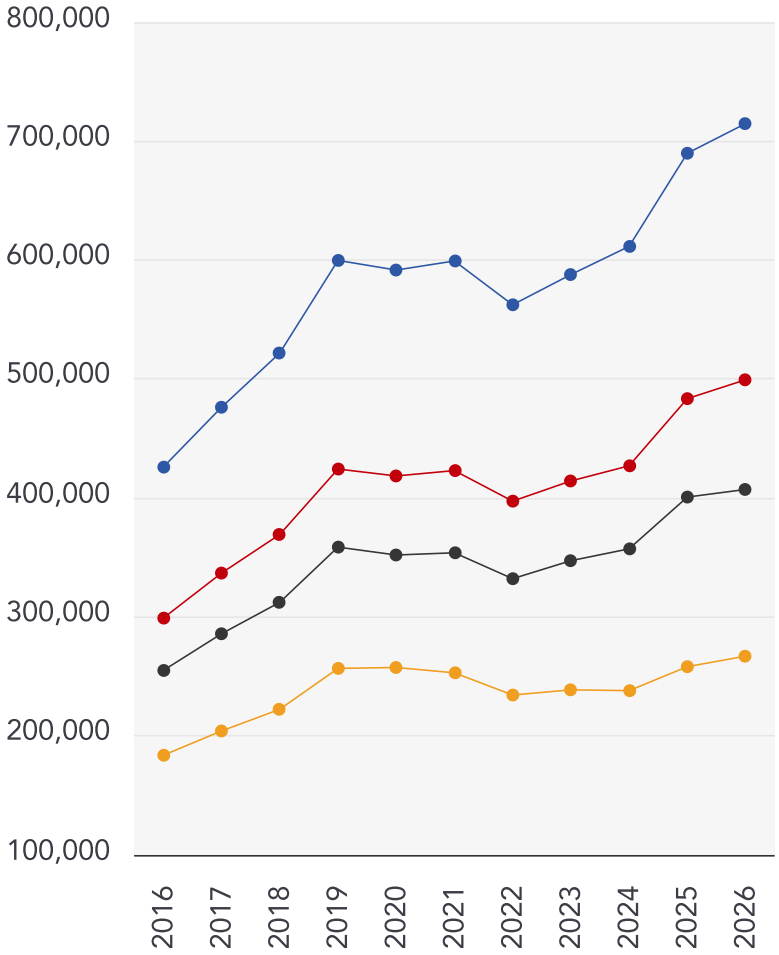
Market
House Price Statistics

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%

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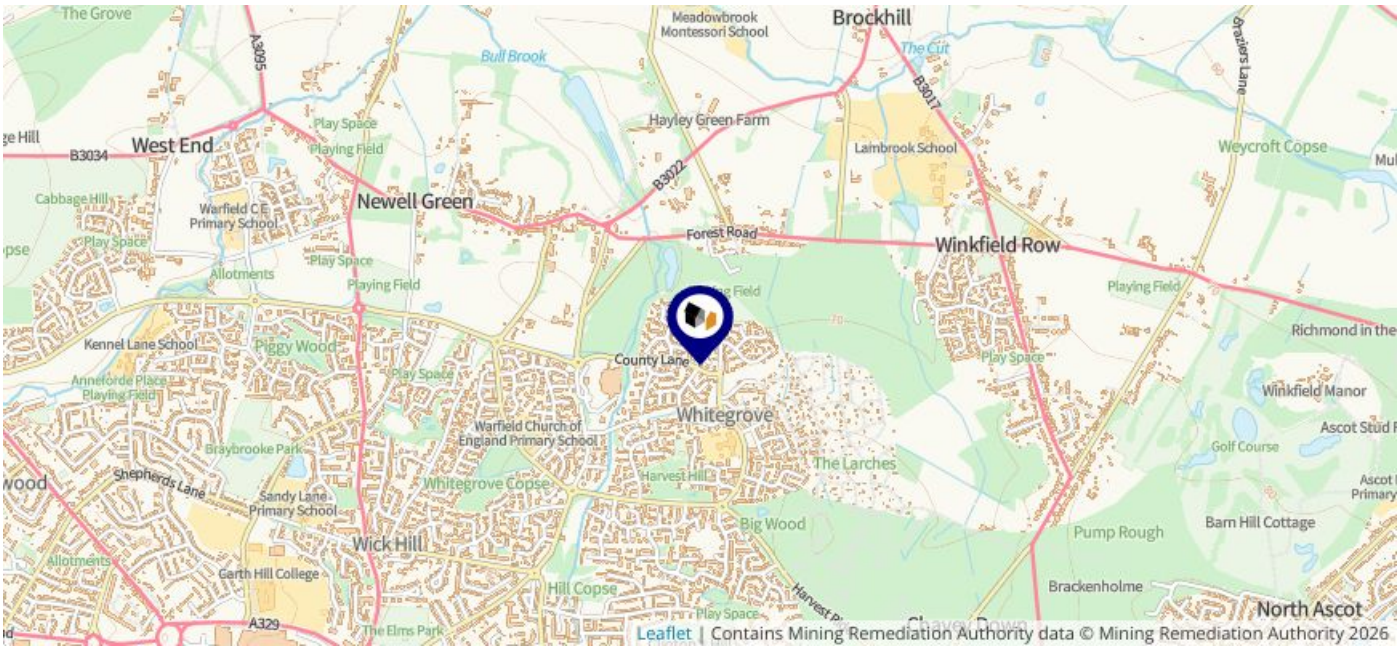
Maps
Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

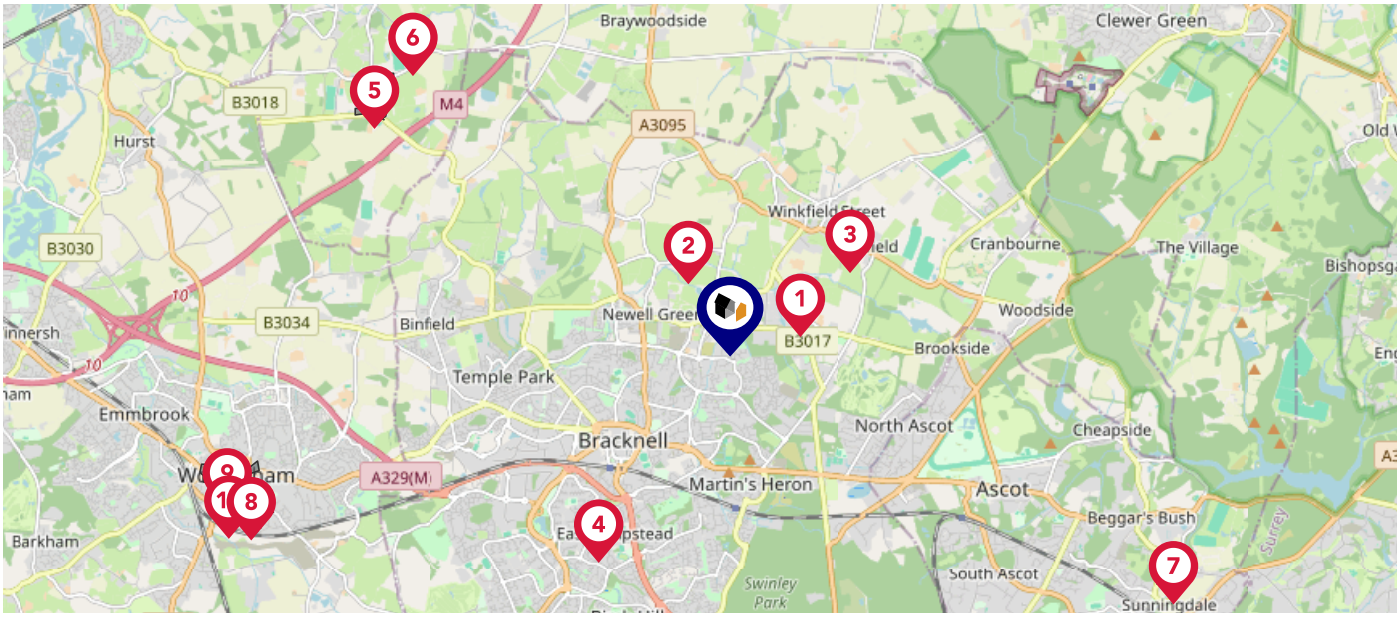
- Adit
- Gutter Pit
- Shaft

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.

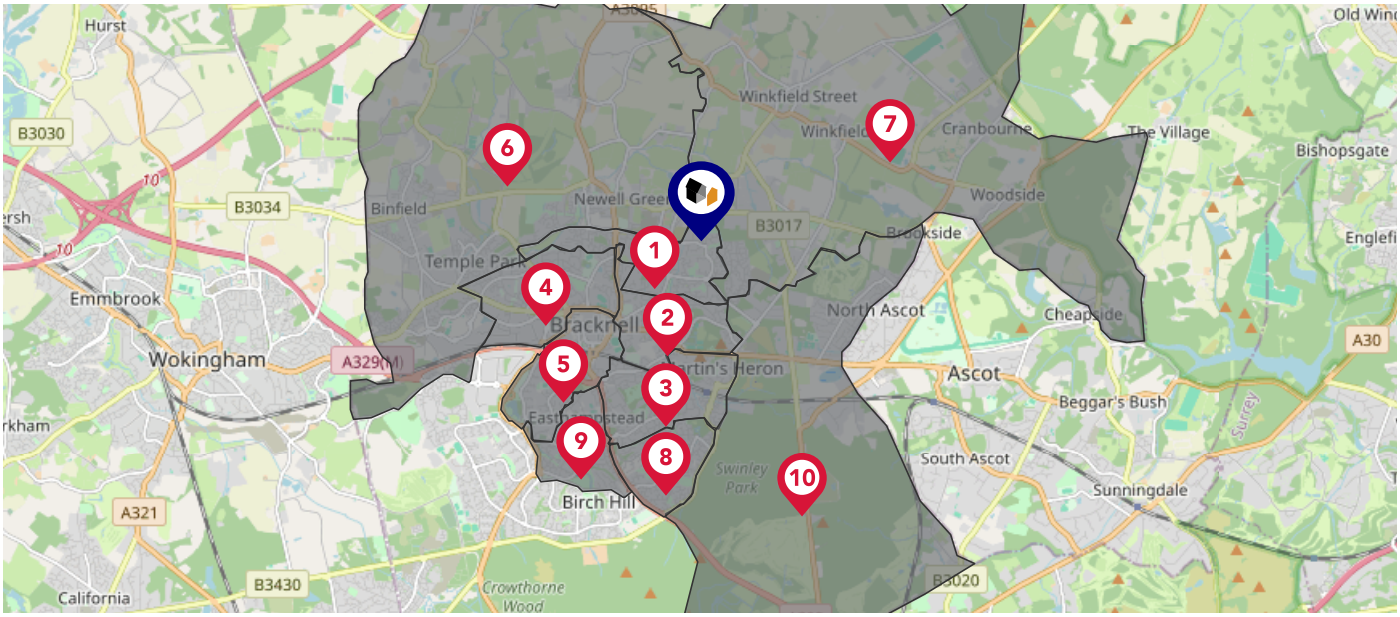


Nearby Conservation Areas

1	Winkfield Row
2	Warfield
3	Winkfield Village
4	Easthampstead
5	Shurlock Row
6	Beenham's Heath
7	Sunningdale
8	Murdoch Road
9	Wokingham Town Centre
10	Langborough Road

Maps
Council Wards

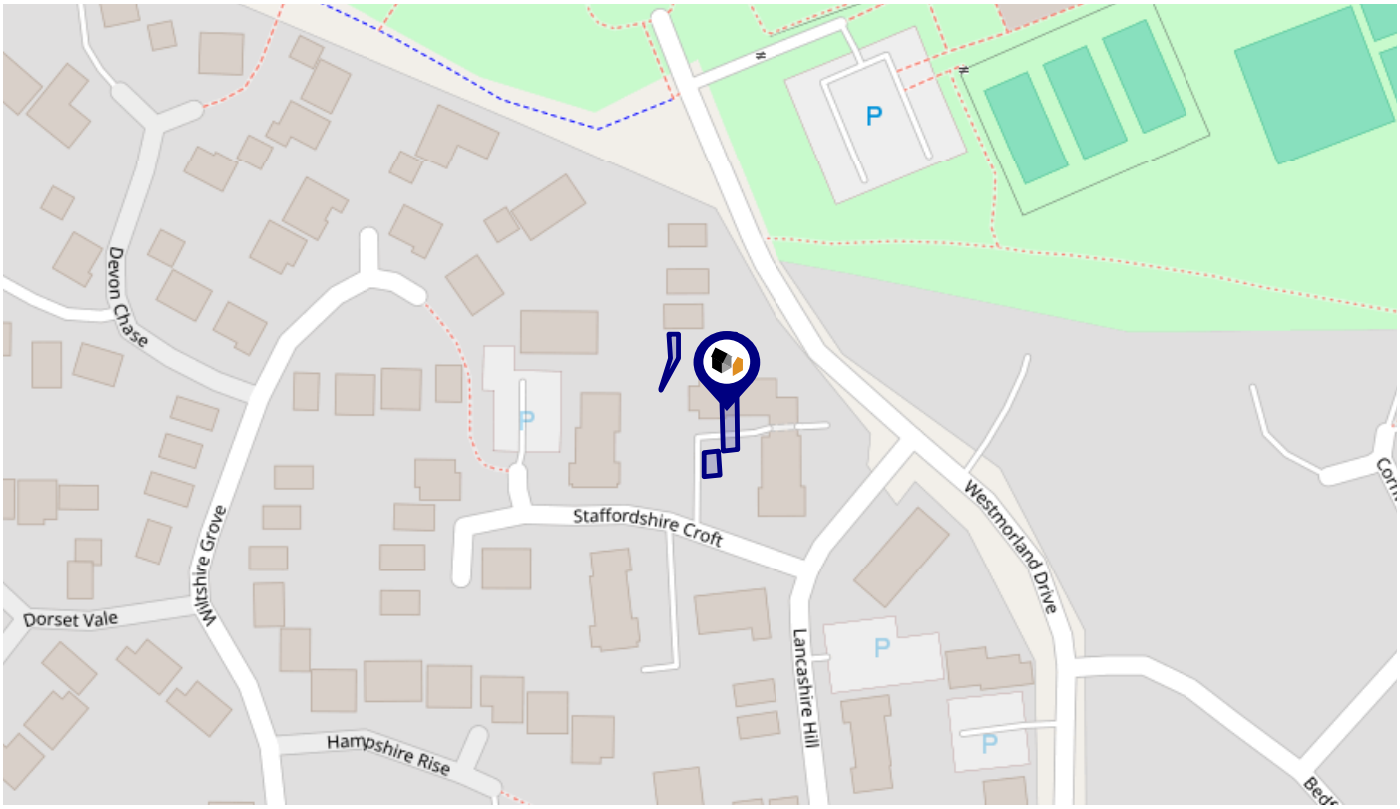
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



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

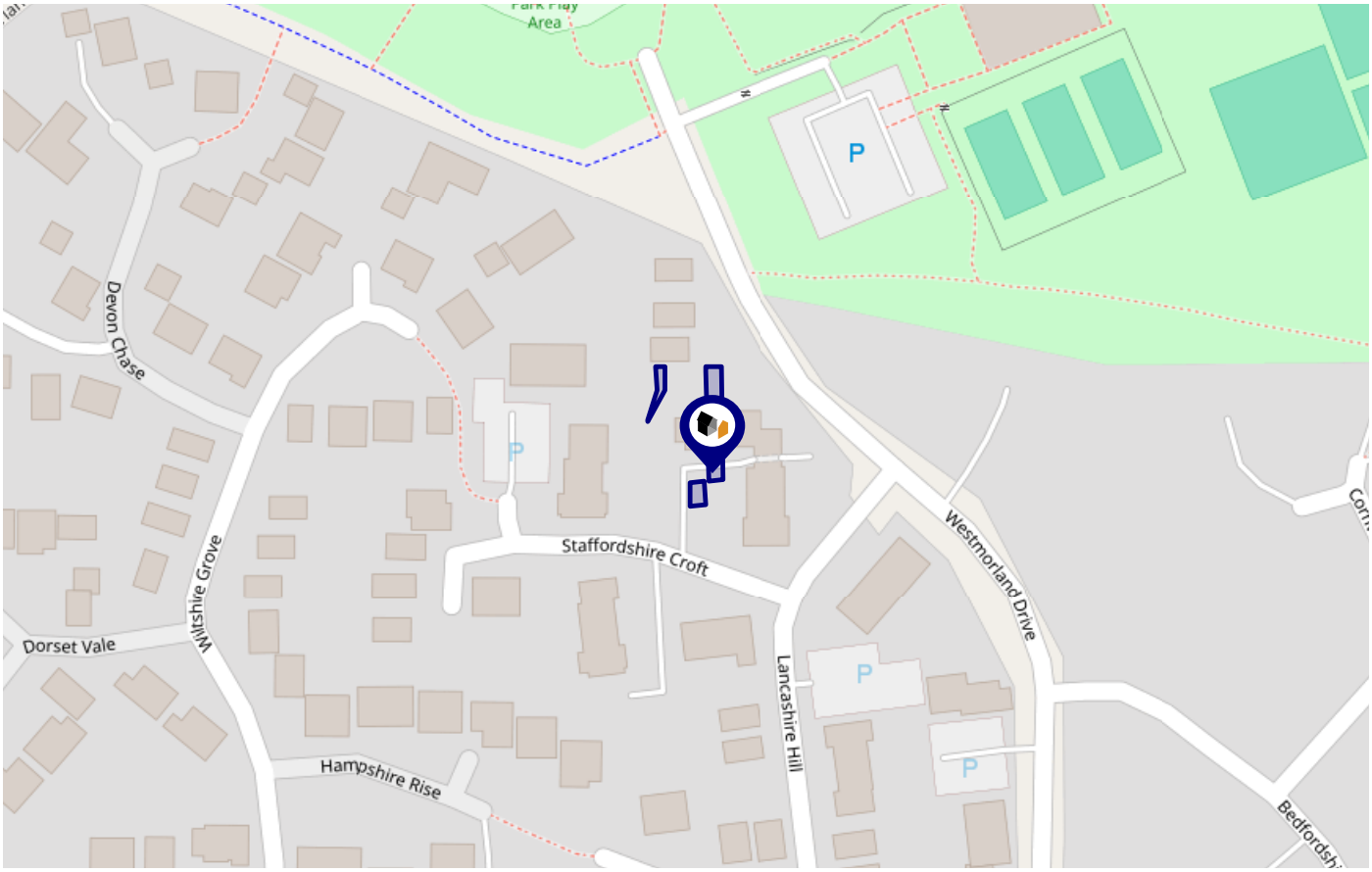
The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

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.

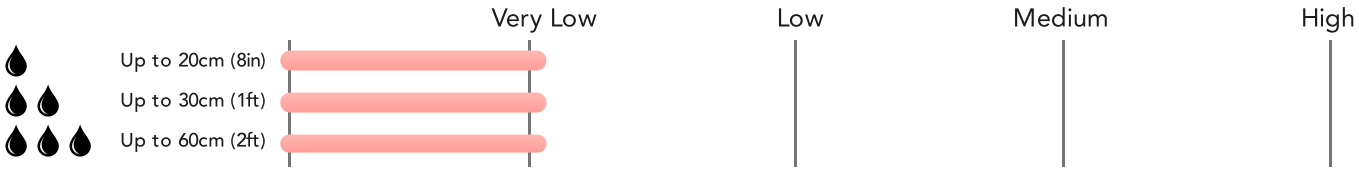


Risk Rating: Very low

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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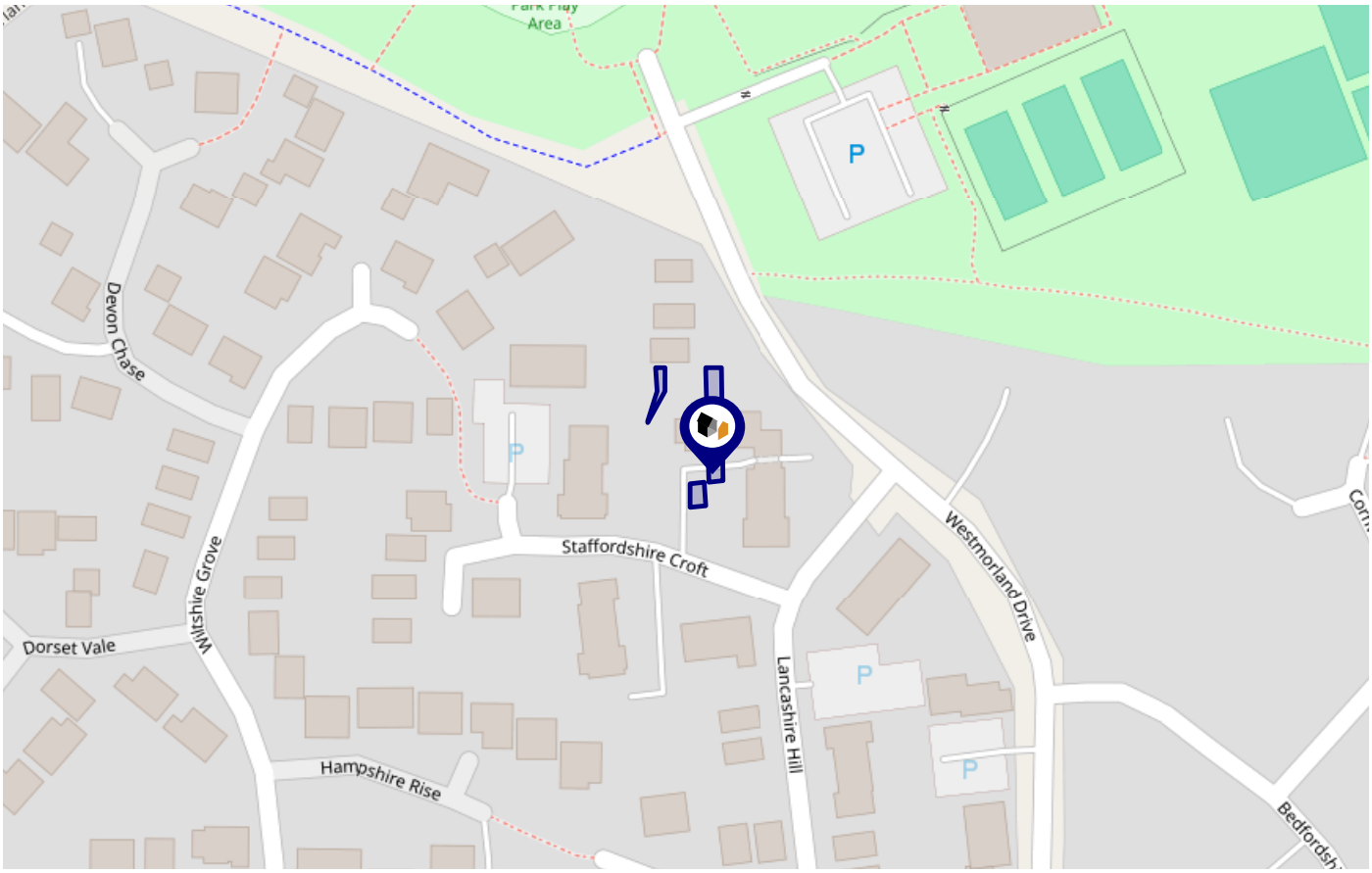
Flood Risk
Rivers & Seas - Climate Change

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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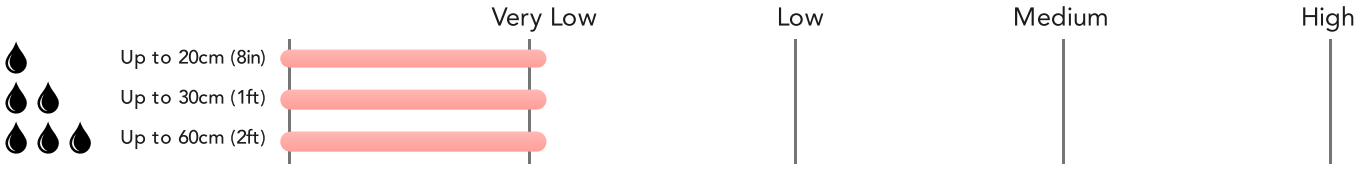

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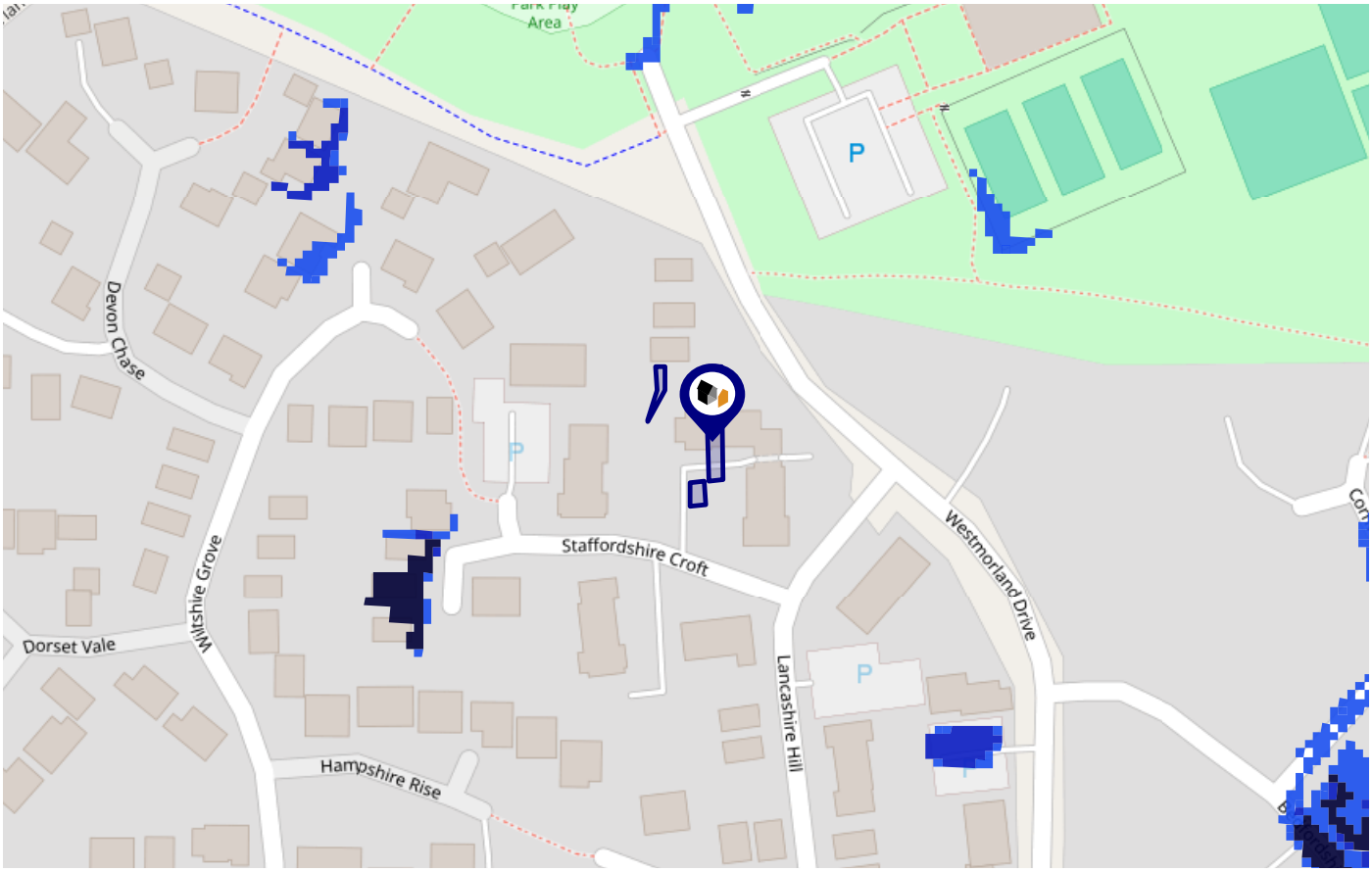
Flood Risk
Surface Water - Flood Risk

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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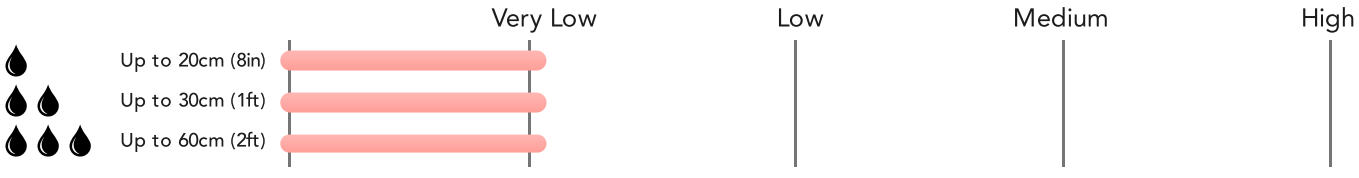

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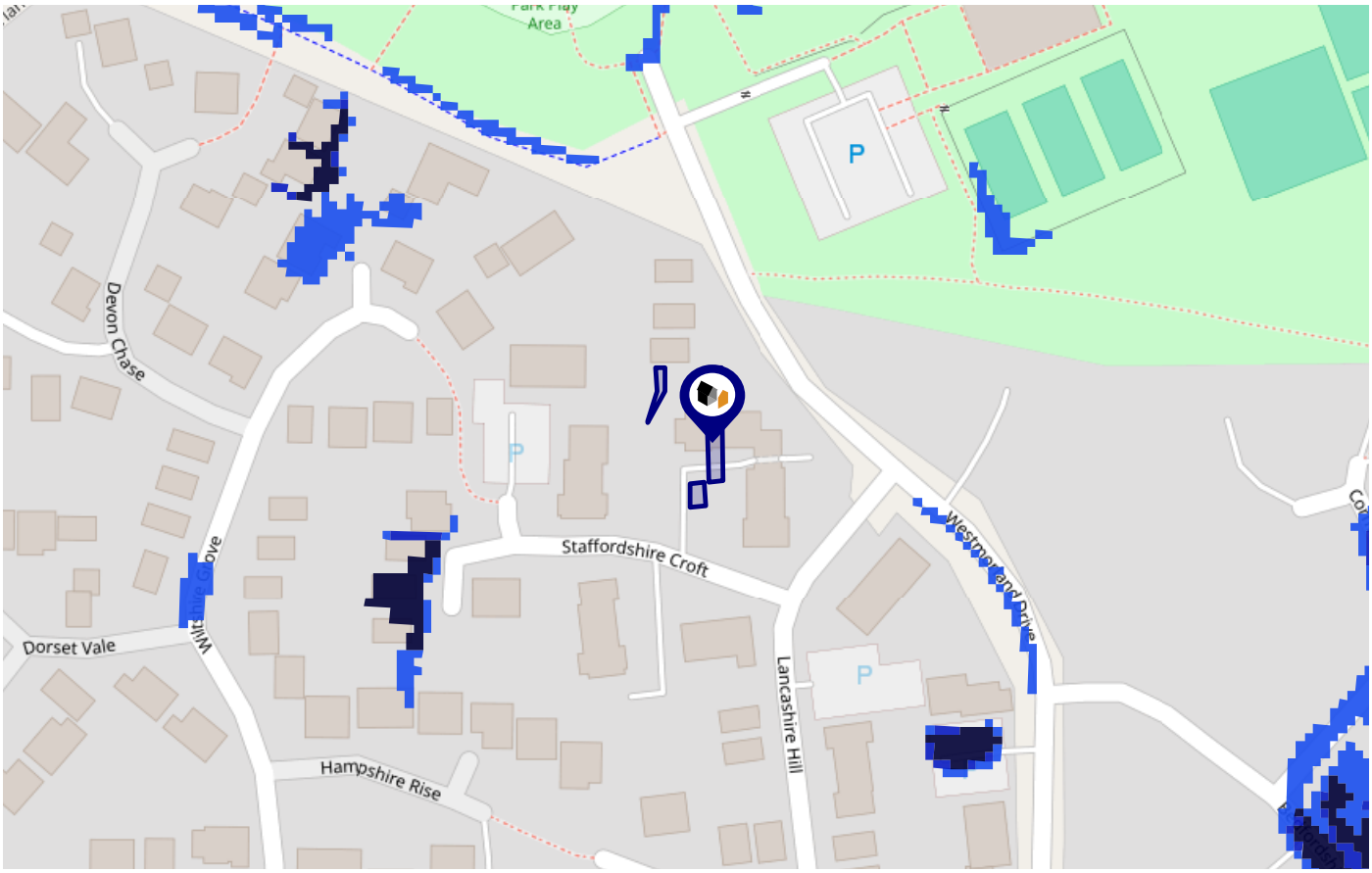
Flood Risk
Surface Water - Climate Change

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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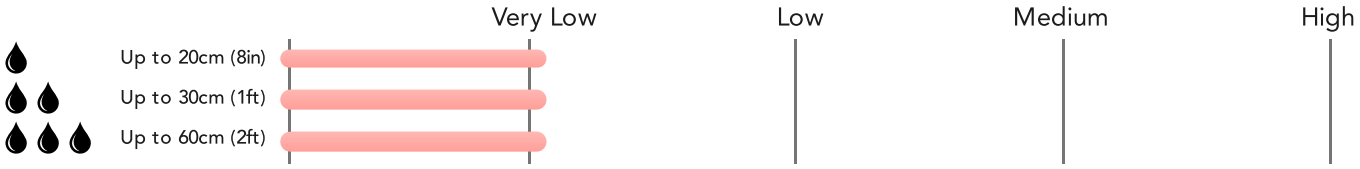

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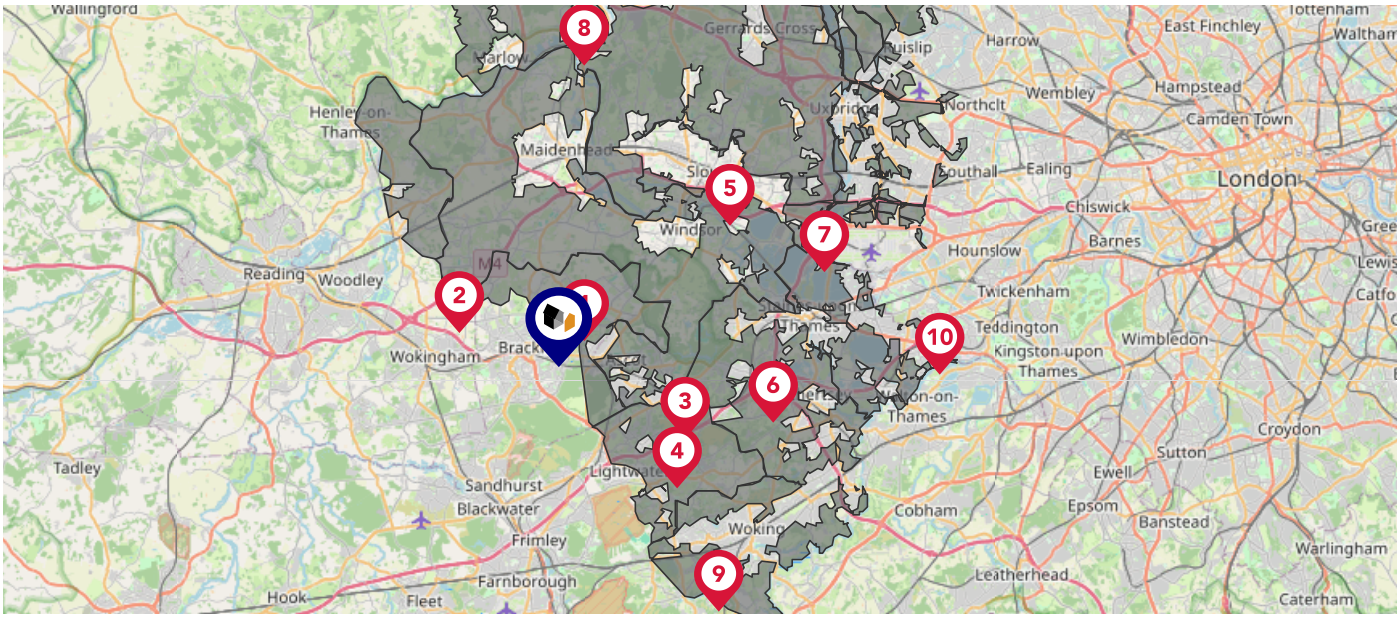
Maps
Green Belt

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

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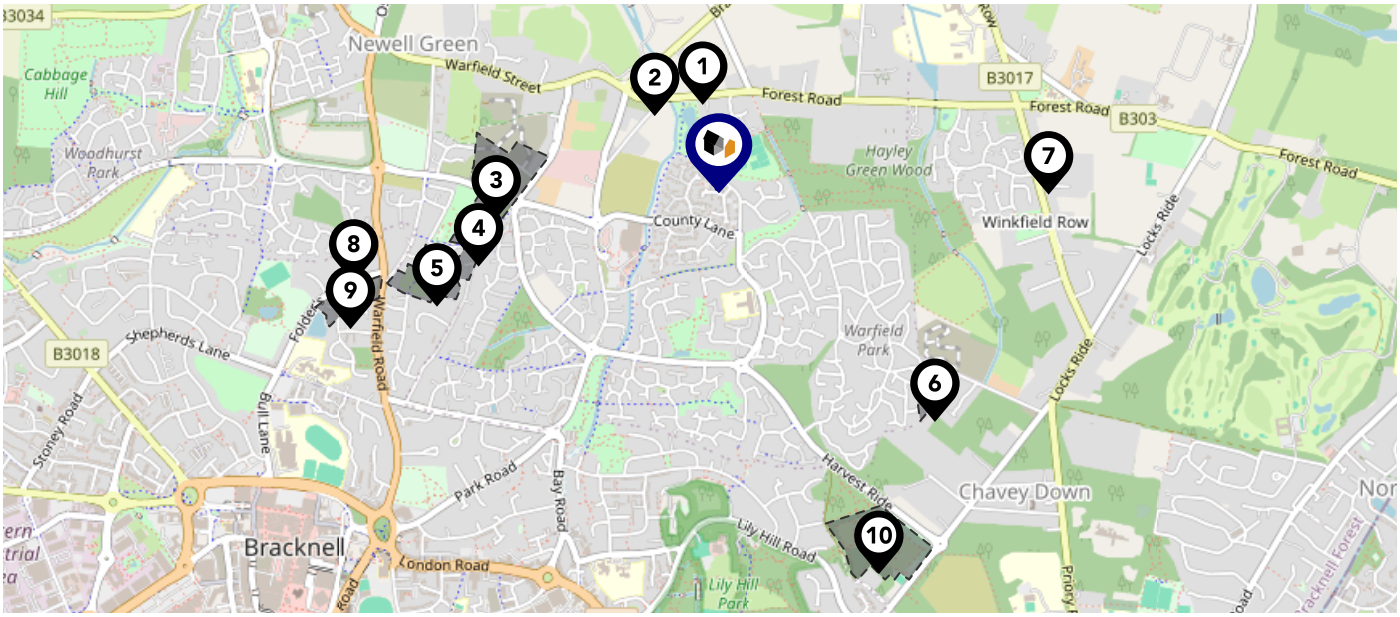
Maps
Landfill Sites

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.

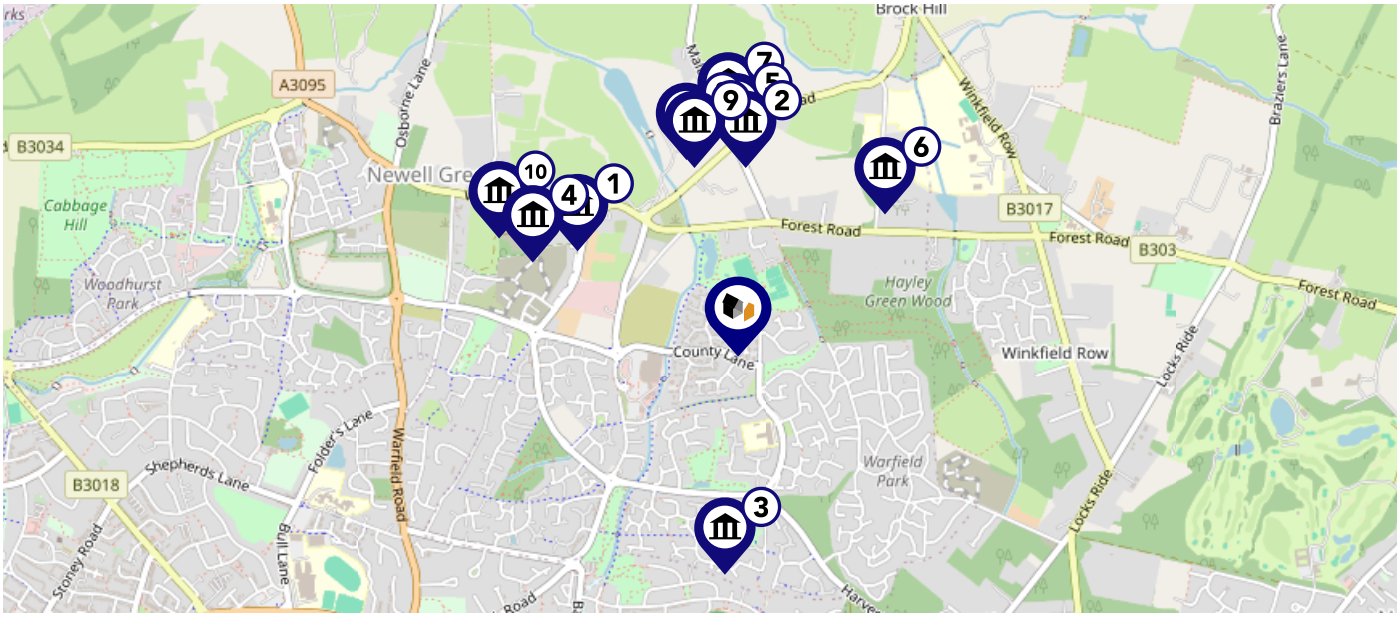


Nearby Landfill Sites

1	Forest Road-Warfield	Historic Landfill
2	Priors Pit-Newell Green	Historic Landfill
3	Lawrence Brickworks-Bracknell, Berkshire	Historic Landfill
4	Thomas Lawrence Brickworks-Goughs Lane, Bracknell, Berkshire	Historic Landfill
5	Lawrence Brickworks-Bracknell, Berkshire	Historic Landfill
6	Caravan Park-Warfield	Historic Landfill
7	Woodbine Stores West of Orchard House-Winkfield, Bracknell	Historic Landfill
8	Sherring Close-Bracknell, Berkshire	Historic Landfill
9	Lutterworth Close-Bracknell, Berkshire	Historic Landfill
10	Longhill Road-Chavey Down	Historic Landfill

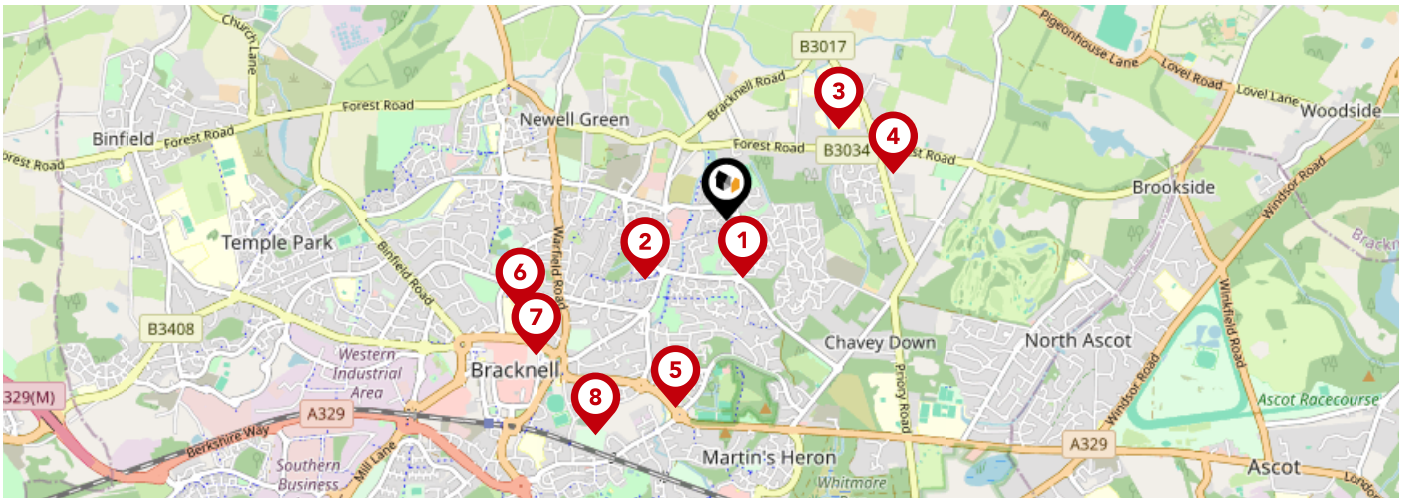
Maps
Listed Buildings

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 1390421 - Pear Tree Cottage And Lane End	Grade II	0.4 miles
2 1390392 - Milestone 100 Metres North-east Of Junction With Hayley Green Road	Grade II	0.4 miles
3 1390406 - Icehouse In Grounds To N Of Garden Cottage (not Included), S Of Warfield Park	Grade II	0.5 miles
4 1390416 - Knibbs Nook And Wee Knibbs	Grade II	0.5 miles
5 1390402 - Barn At Hayley Green Farm	Grade II	0.5 miles
6 1390398 - Brockdale	Grade II	0.5 miles
7 1390403 - The Moathouse	Grade II	0.5 miles
8 1390404 - Warfield House	Grade II	0.5 miles
9 1390405 - Garden Gate To South Of Warfield House	Grade II	0.5 miles
10 1390415 - Horseshoe House	Grade II	0.6 miles

Area
Schools



		Nursery	Primary	Secondary	College	Private
1	Whitegrove Primary School Ofsted Rating: Good | Pupils: 421 | Distance:0.28		✓			
2	Warfield Church of England Primary School Ofsted Rating: Good | Pupils: 452 | Distance:0.47		✓			
3	Lambrook School Ofsted Rating: Not Rated | Pupils: 630 | Distance:0.67			✓		
4	Winkfield St Mary's CofE Primary School Ofsted Rating: Good | Pupils: 198 | Distance:0.8		✓			
5	Holly Spring Primary School Ofsted Rating: Good | Pupils: 642 | Distance:0.9		✓			
6	Sandy Lane Primary School Ofsted Rating: Good | Pupils: 450 | Distance:1.04		✓			
7	Garth Hill College Ofsted Rating: Good | Pupils: 1476 | Distance:1.08			✓		
8	St Joseph's Catholic Primary School, Bracknell Ofsted Rating: Good | Pupils: 209 | Distance:1.16		✓			

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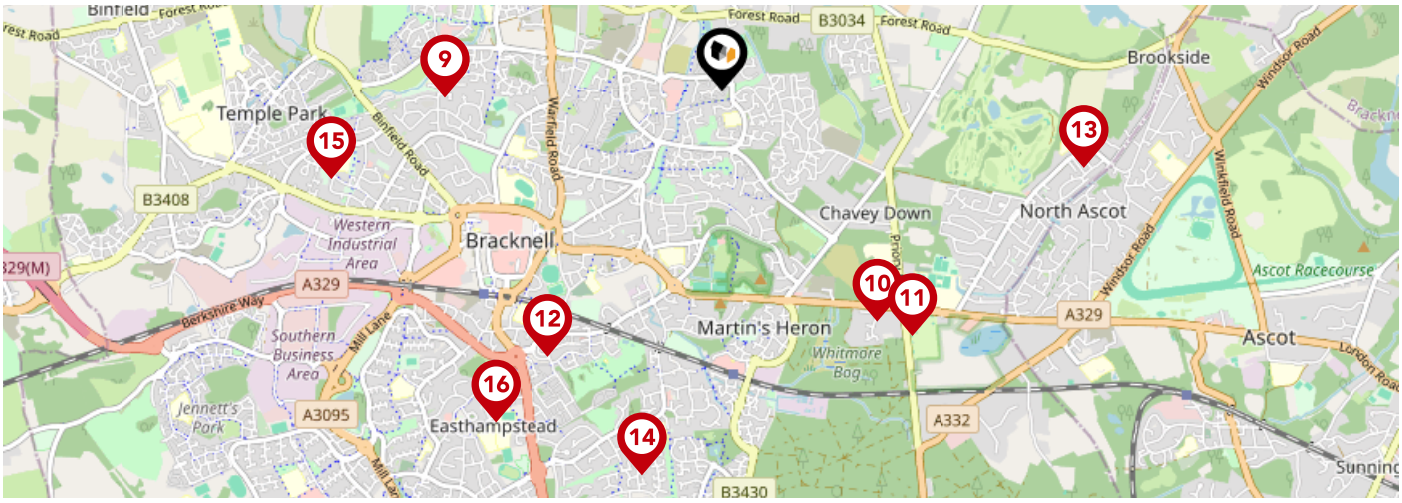
Area
Schools



		Nursery	Primary	Secondary	College	Private
9	**Kennel Lane School** Ofsted Rating: Good | Pupils:0 | Distance:1.28	☐	☐	☑	☐	☐
10	**Heathfield School** Ofsted Rating: Not Rated | Pupils: 226 | Distance:1.28	☐	☐	☑	☐	☐
11	**LVS Ascot** Ofsted Rating: Not Rated | Pupils: 840 | Distance:1.44	☐	☐	☑	☐	☐
12	**Ranelagh School** Ofsted Rating: Outstanding | Pupils: 1062 | Distance:1.47	☐	☐	☑	☐	☐
13	**Ascot Heath Primary School** Ofsted Rating: Good | Pupils: 395 | Distance:1.71	☐	☑	☐	☐	☐
14	**Harmans Water Primary School** Ofsted Rating: Good | Pupils: 466 | Distance:1.82	☐	☑	☐	☐	☐
15	**Meadow Vale Primary School** Ofsted Rating: Good | Pupils: 600 | Distance:1.85	☐	☑	☐	☐	☐
16	**The Brakenhale School** Ofsted Rating: Good | Pupils: 1148 | Distance:1.85	☐	☐	☑	☐	☐

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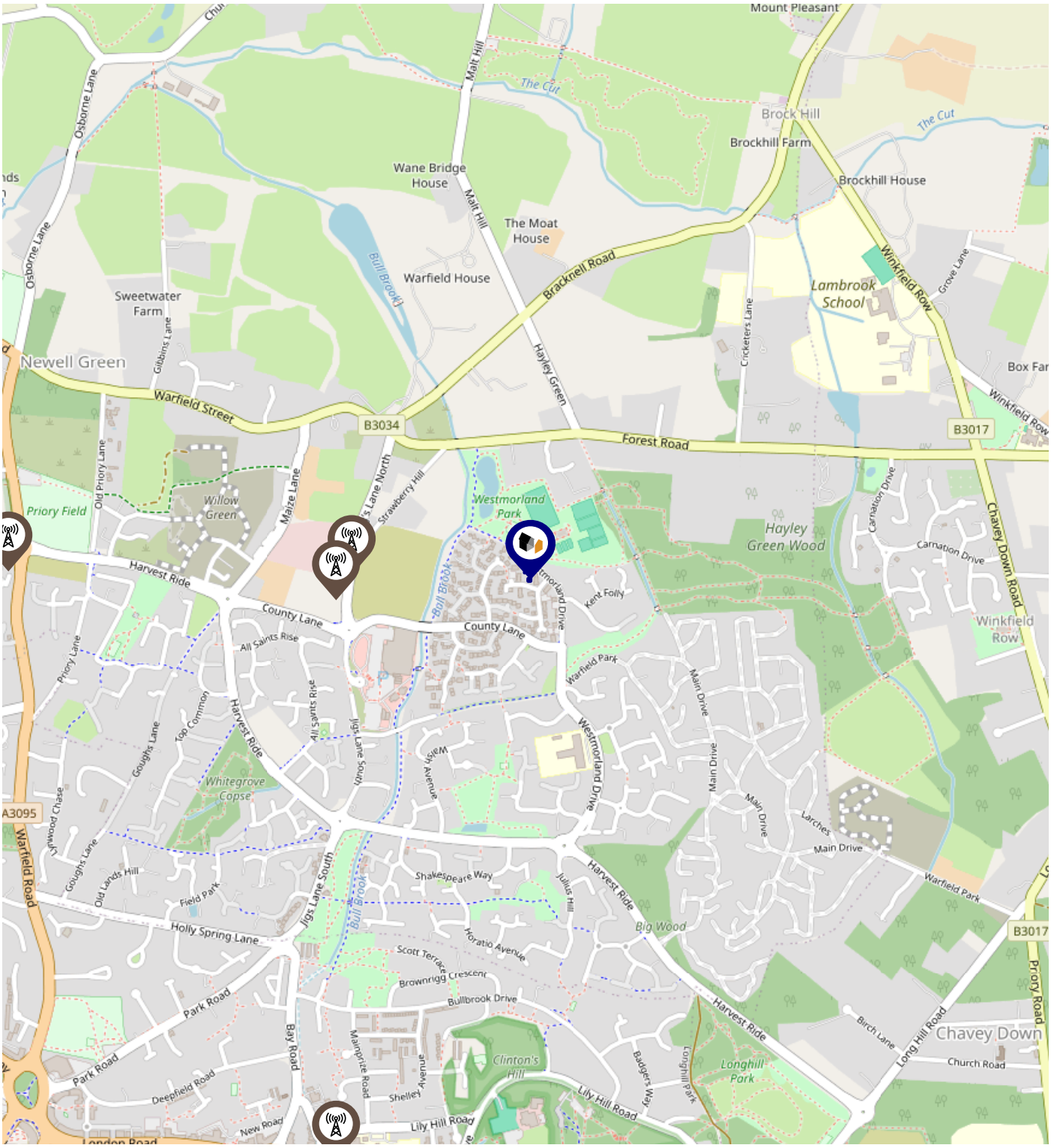
Local Area
Masts & Pylons



Key:

Power Pylons

Communication Masts

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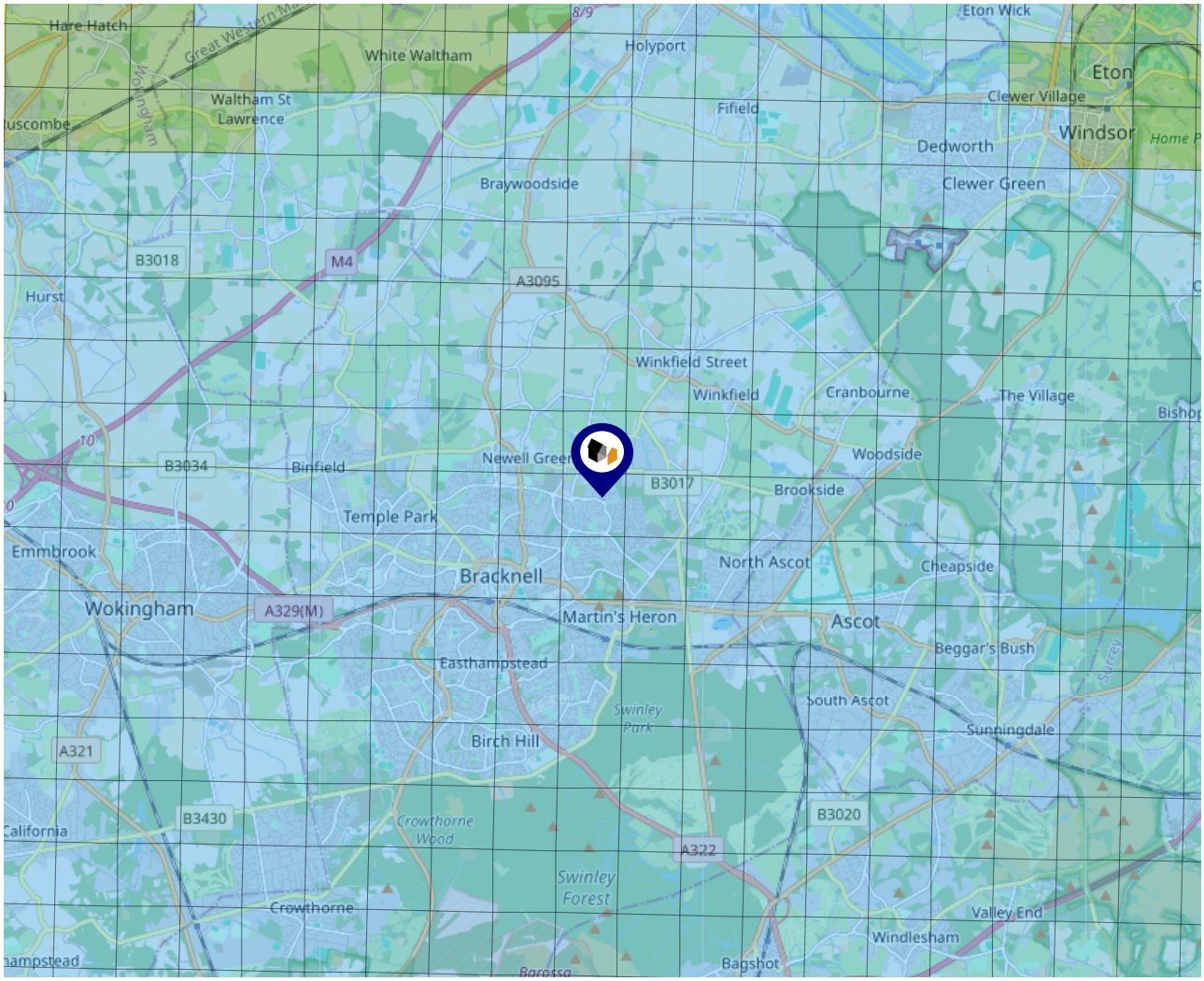
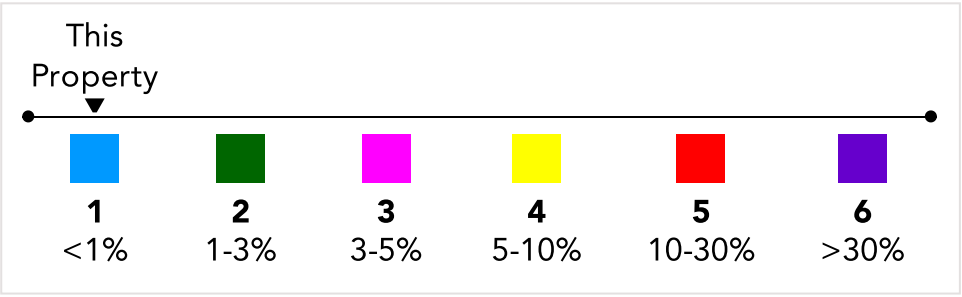
Environment
Radon Gas

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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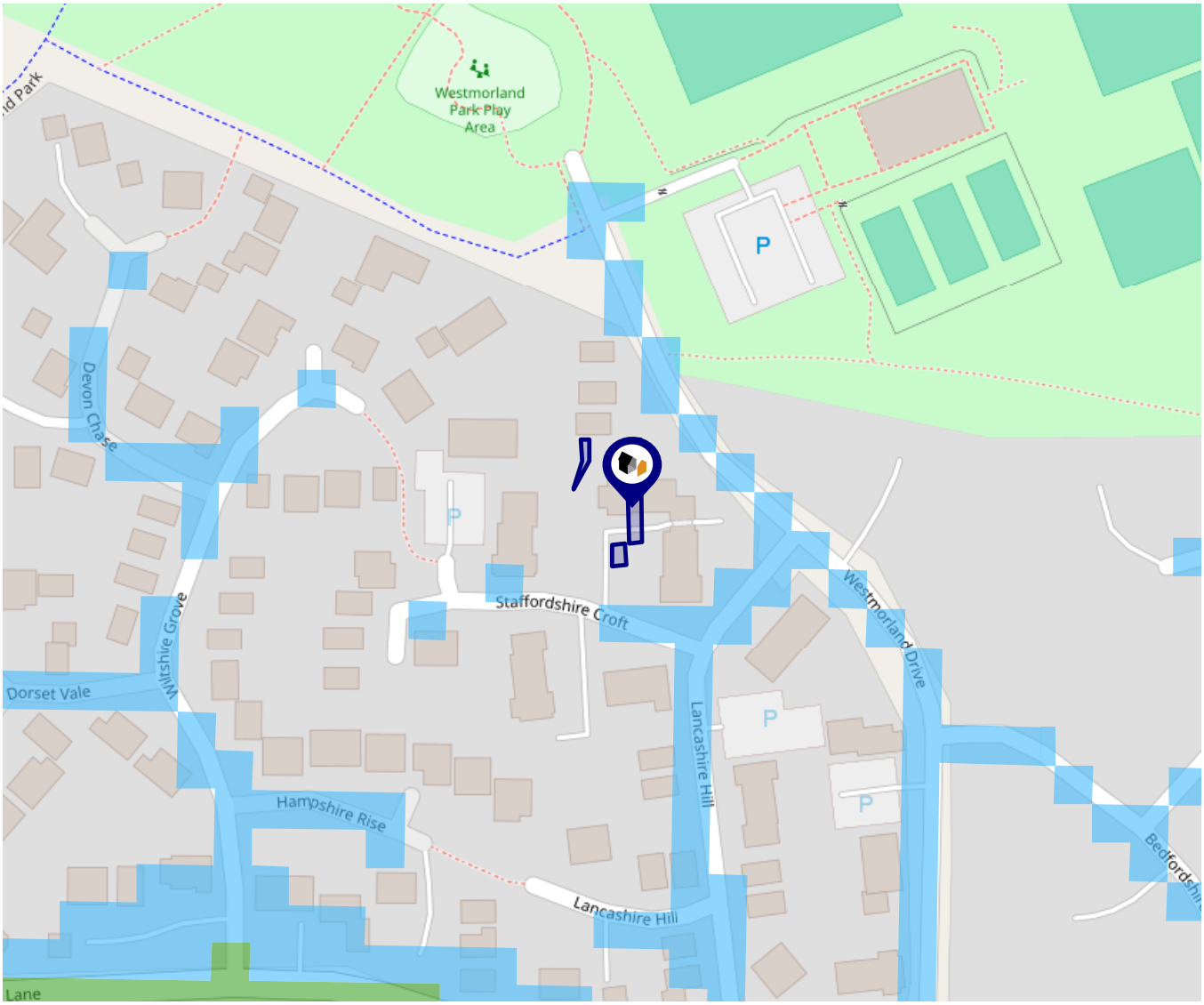
Local Area
Road Noise



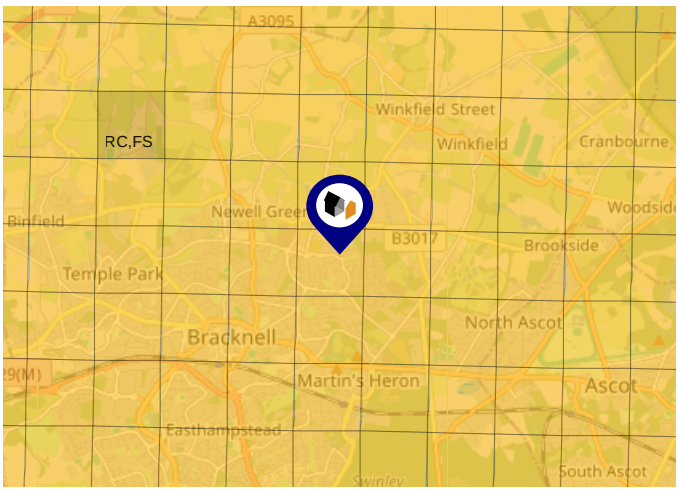
The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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:**	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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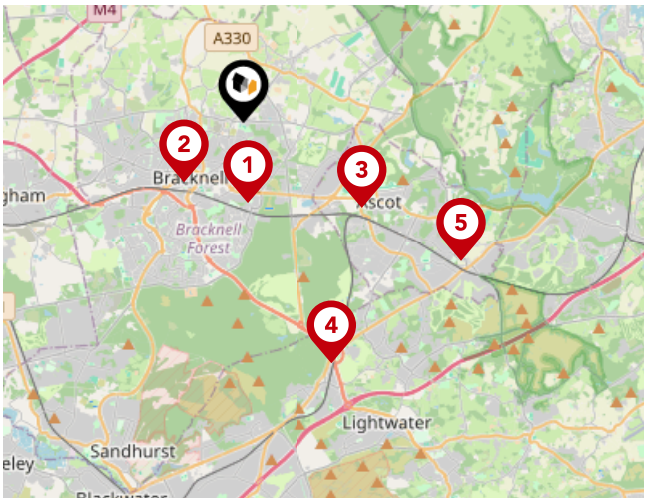
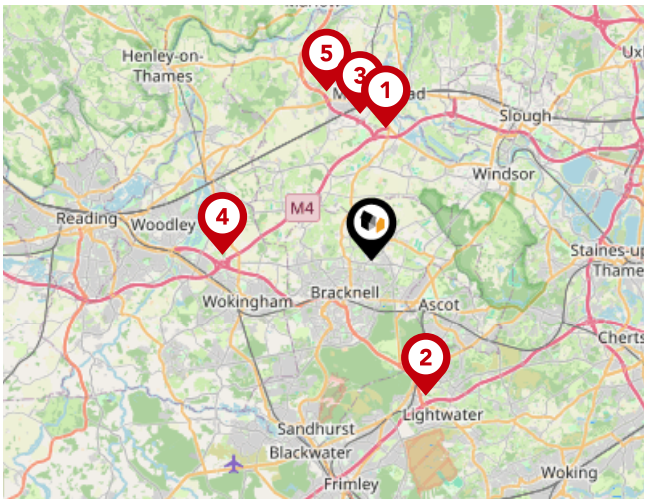
Area
Transport (National)



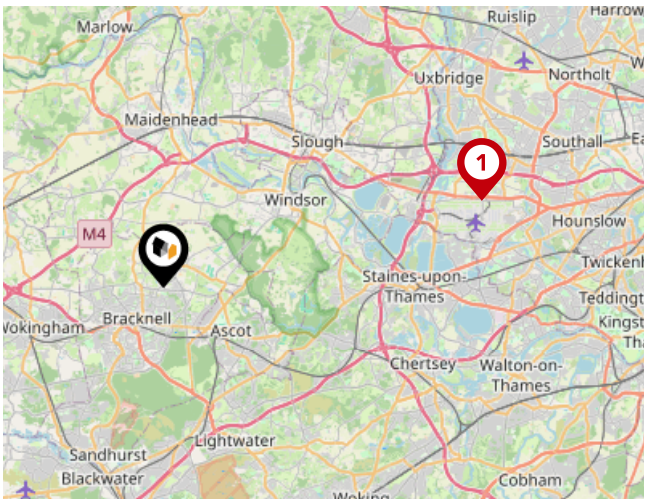
National Rail Stations

Pin	Name	Distance
1	Martins Heron Rail Station	1.47 miles
2	Bracknell Rail Station	1.52 miles
3	Ascot Rail Station	2.68 miles
4	Bagshot Rail Station	4.73 miles
5	Sunningdale Rail Station	4.76 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J8	4.91 miles
2	M3 J3	5.39 miles
3	A404(M) J9A	5.45 miles
4	M4 J10	5.5 miles
5	A404(M) J9	6.43 miles



Airports/Helipads

Pin	Name	Distance
1	London Heathrow Airport	12.2 miles

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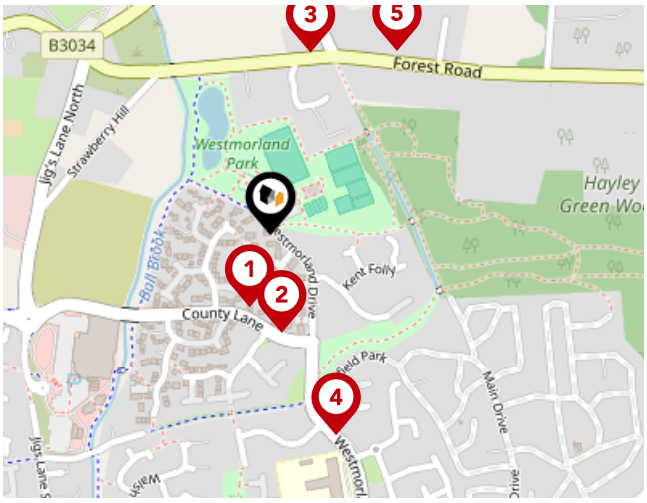

Bus Stops/Stations

Pin	Name	Distance
1	Yorkshire Place	0.08 miles
2	Yorkshire Place	0.11 miles
3	Goose Corner	0.21 miles
4	Somerset Grove	0.24 miles
5	Goose Corner	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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