DY.

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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 30th October 2026



FOXHEATH, WAYLAND CLOSE, BRACKNELL, RG12

Duncan Yeardley

9 Crown Row Bracknell Berkshire RG12 0TH

01344 860 121

bracknell@duncanyeardley.co.uk

www.duncanyeardley.co.uk

The Property Ombudsman

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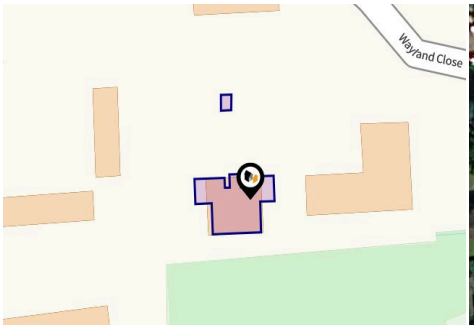
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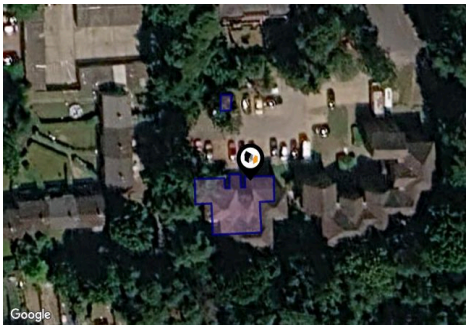
Introduction
Our Comments

NO ONWARD CHAIN
This charming one-bedroom upper floor apartment offers a comfortable and convenient living space, ideal for first-time buyers or investors.
Situated within a well-maintained development, the property benefits from access to attractive communal gardens, providing a peaceful outdoor retreat.
The bright and airy living area is complemented by a practical kitchen, creating a versatile space for both relaxation and entertaining.
The spacious bedroom features ample natural light, while the bathroom is neatly presented with modern fittings.
Additional benefits include designated resident parking, ensuring hassle-free access for vehicle owners.
Located close to local amenities, transport links, and green spaces, this apartment presents an excellent opportunity to acquire a delightful home in a sought-after area.
Early viewing is highly recommended to fully appreciate the potential of this property.
NO ONWARD CHAIN
DOUBLE GLAZING THROUGHOUT
LOFT ACCESS
FULLY FITTED KITCHEN
CLOSE TO LOCAL SHOPS AND AMENITIES
EXCELLENT TRANSPORT LINKS
GREAT INVESTMENT OPPORTUNITY

Property
Overview







Property

Type:	Flat / Maisonette	**Tenure:**	Leasehold
Bedrooms:	1		
Floor Area:	430 ft^2 / 40 m^2		
Plot Area:	0.05 acres		
Year Built :	1991-1995		
Council Tax :	Band C		
Annual Estimate:	£2,013		
Title Number:	BK283409		

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	80	5500
mb/s	mb/s	mb/s

Mobile Coverage:
(based on calls indoors)

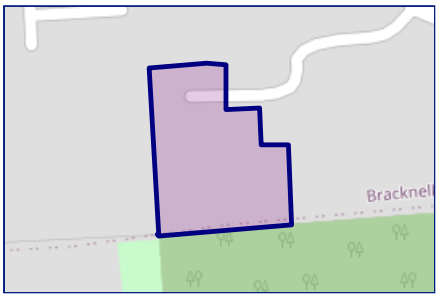
Satellite/Fibre TV Availability:

BT, sky, Virgin media

Property

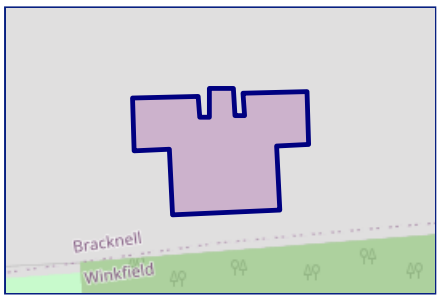
Multiple Title Plans

Freehold Title Plan



BK255464

Leasehold Title Plan



BK283409

Start Date:	15/06/1989
End Date:	25/03/2987
Lease Term:	999 years from 25 March 1988
Term Remaining:	961 years

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Gallery
Photos

















Gallery
Photos

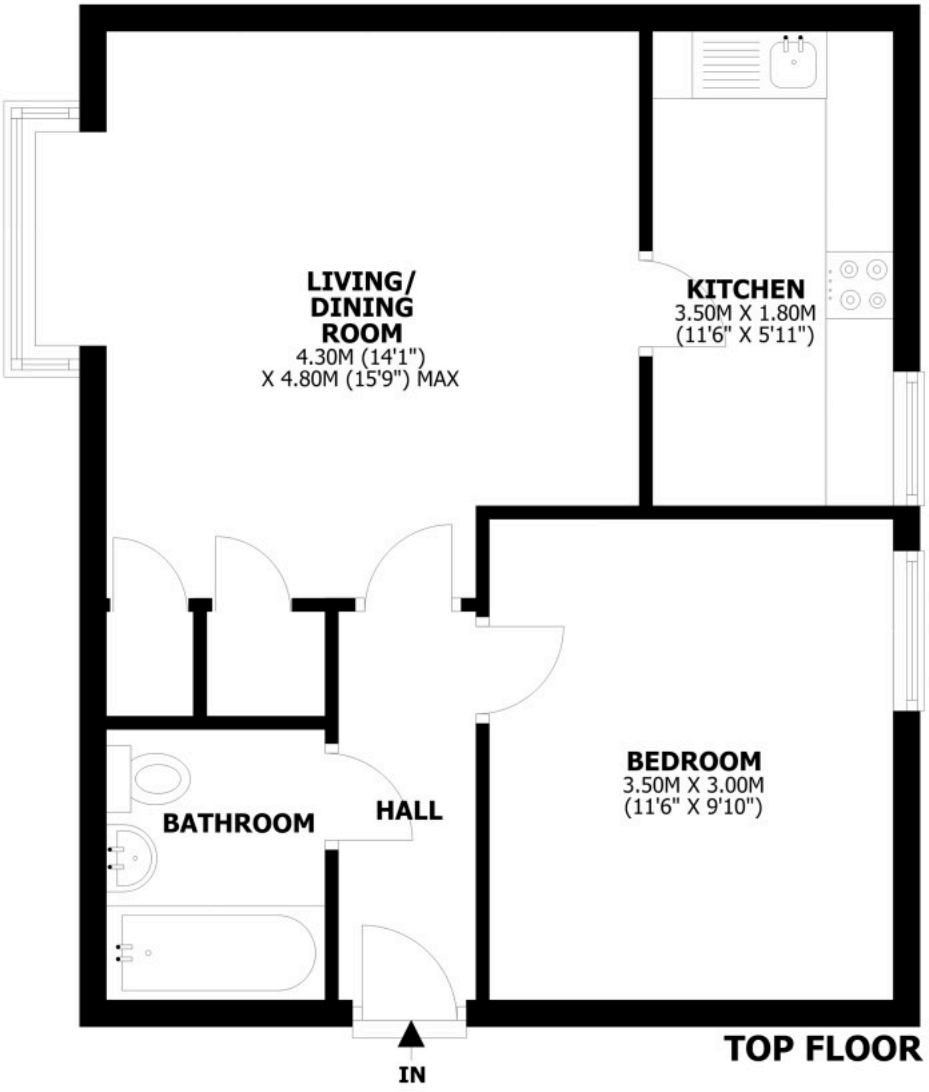


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Gallery
Floorplan

FOXHEATH, WAYLAND CLOSE, BRACKNELL, RG12

Foxheath, Bracknell, RG12
Total internal area: approx. 44 sq. metres (474 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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Property
EPC - Certificate

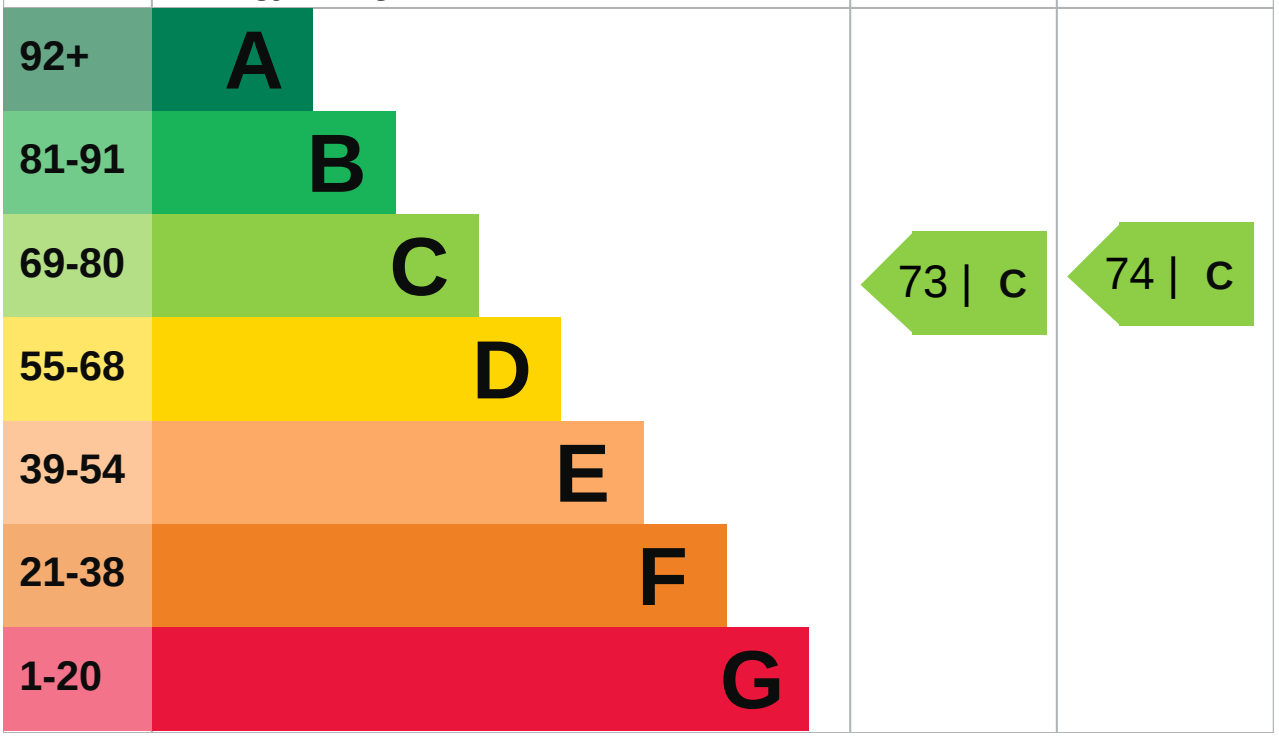
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Wayland Close, RG12

Energy rating

C

Valid until 29.01.2030



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Property

EPC - Additional Data

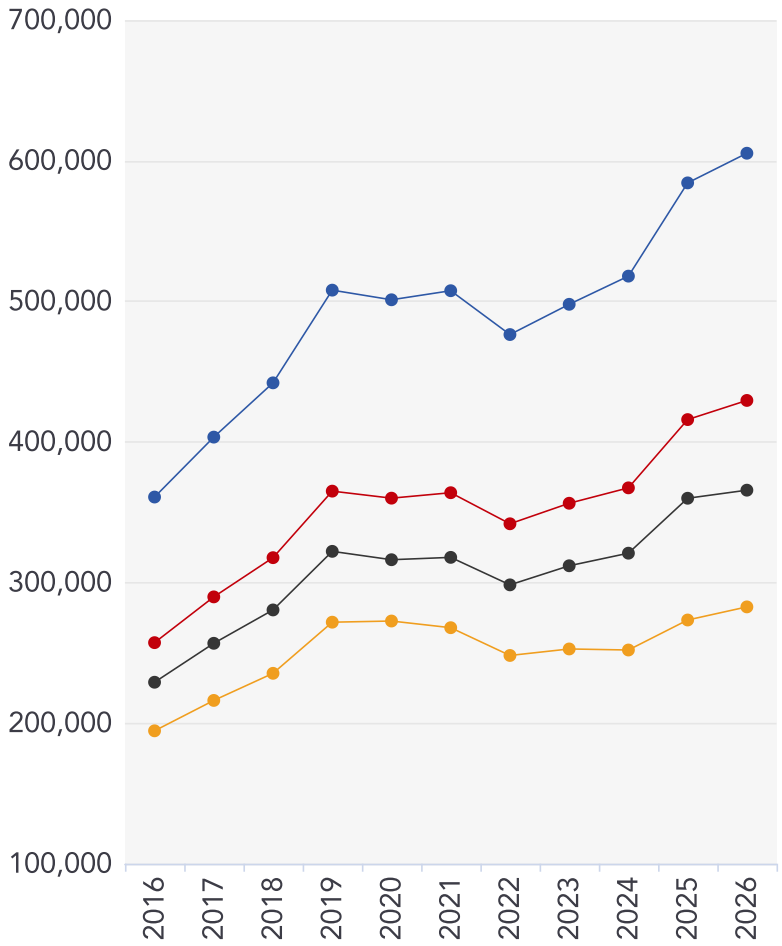
Additional EPC Data

Property Type:	Flat
Build Form:	End-Terrace
Transaction Type:	Rental
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	2nd
Flat Top Storey:	Yes
Glazing Type:	Not defined
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
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 60% of fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	44 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%

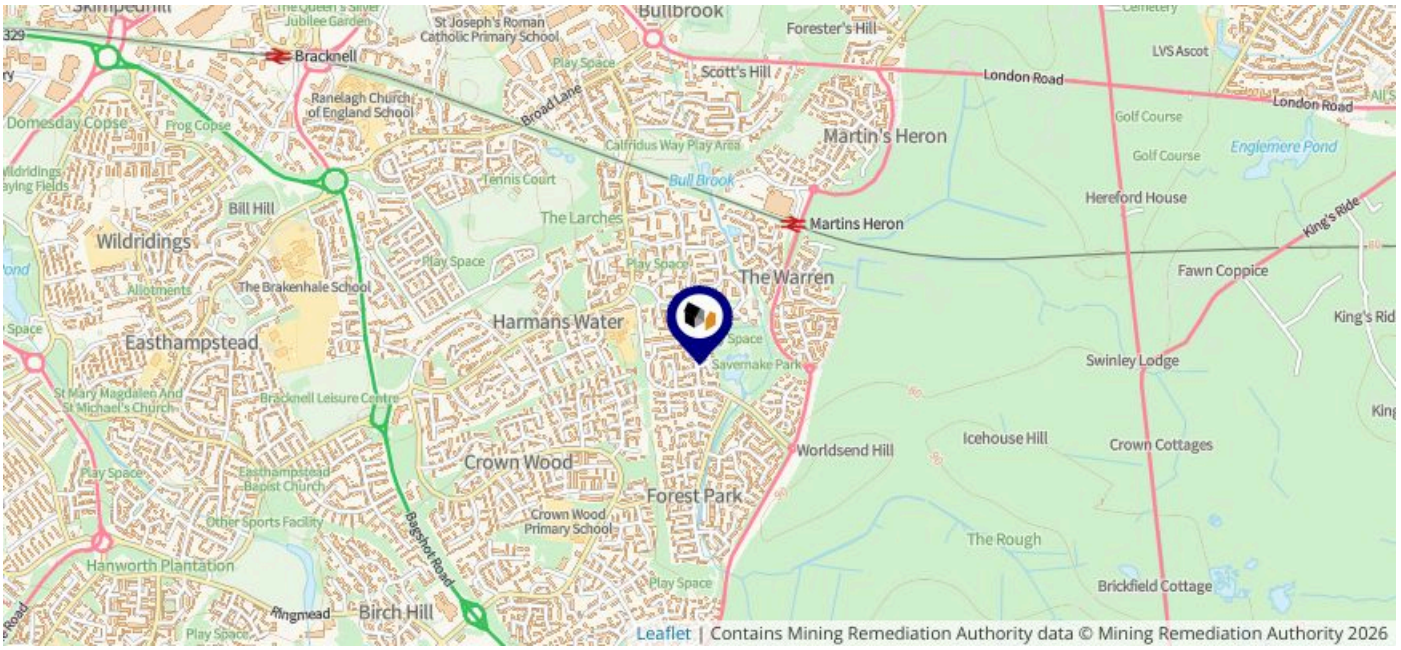
Flat

+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

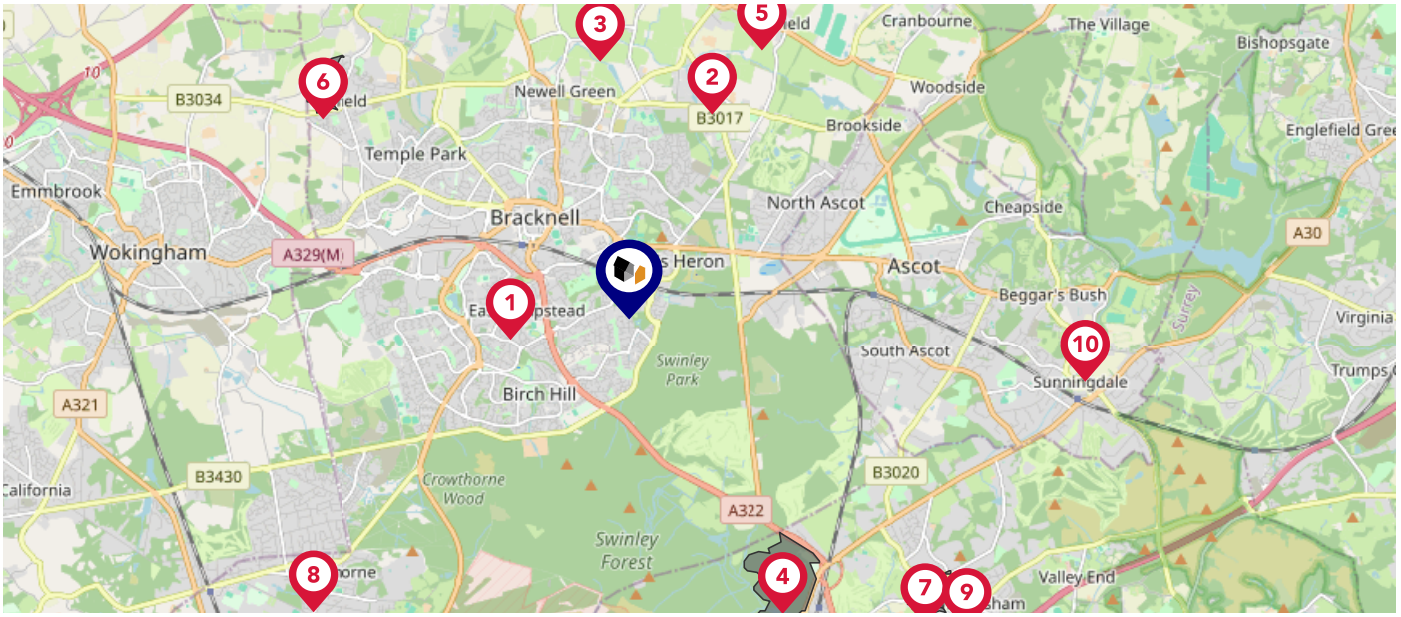
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.

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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.

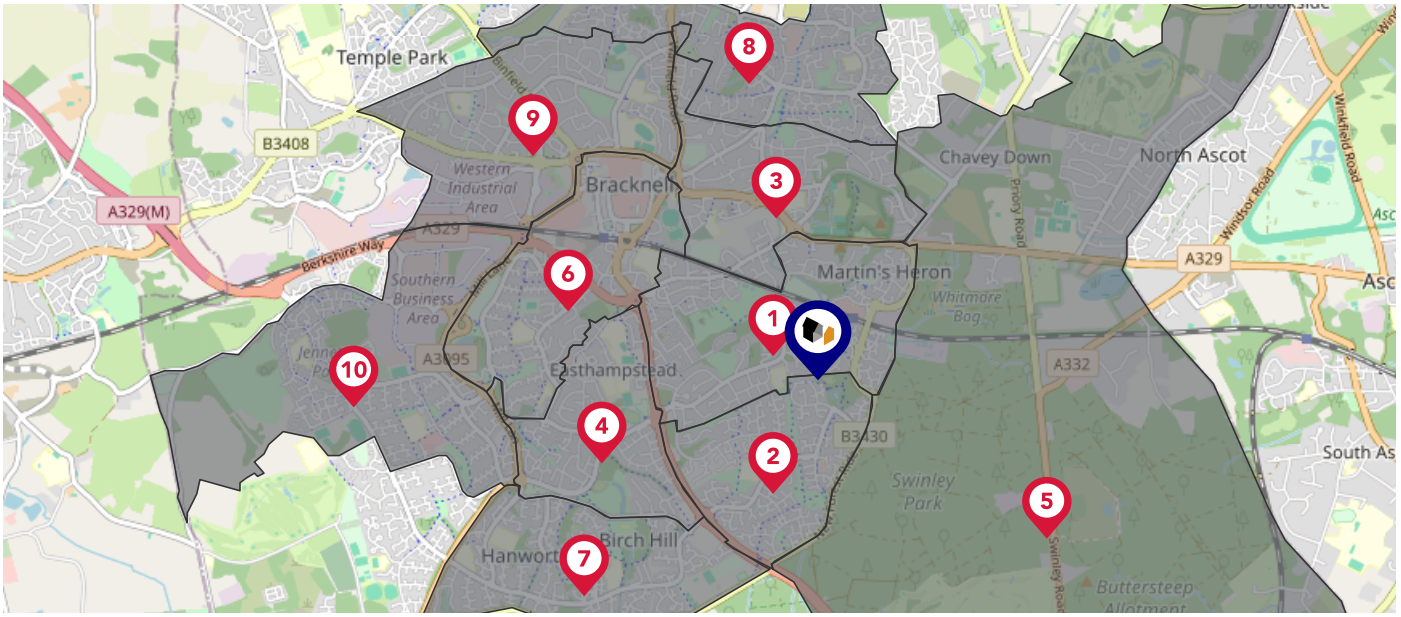


Nearby Conservation Areas

1	Rectory Lane Easthampstead
2	Winkfield Row
3	Church Lane Warfield
4	Bagshot Park
5	Church Road Winkfield
6	Wick's Green Binfield
7	Church Road Windlesham
8	Church Street Crowthorne
9	Updown Hill Windlesham
10	Sunningdale

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

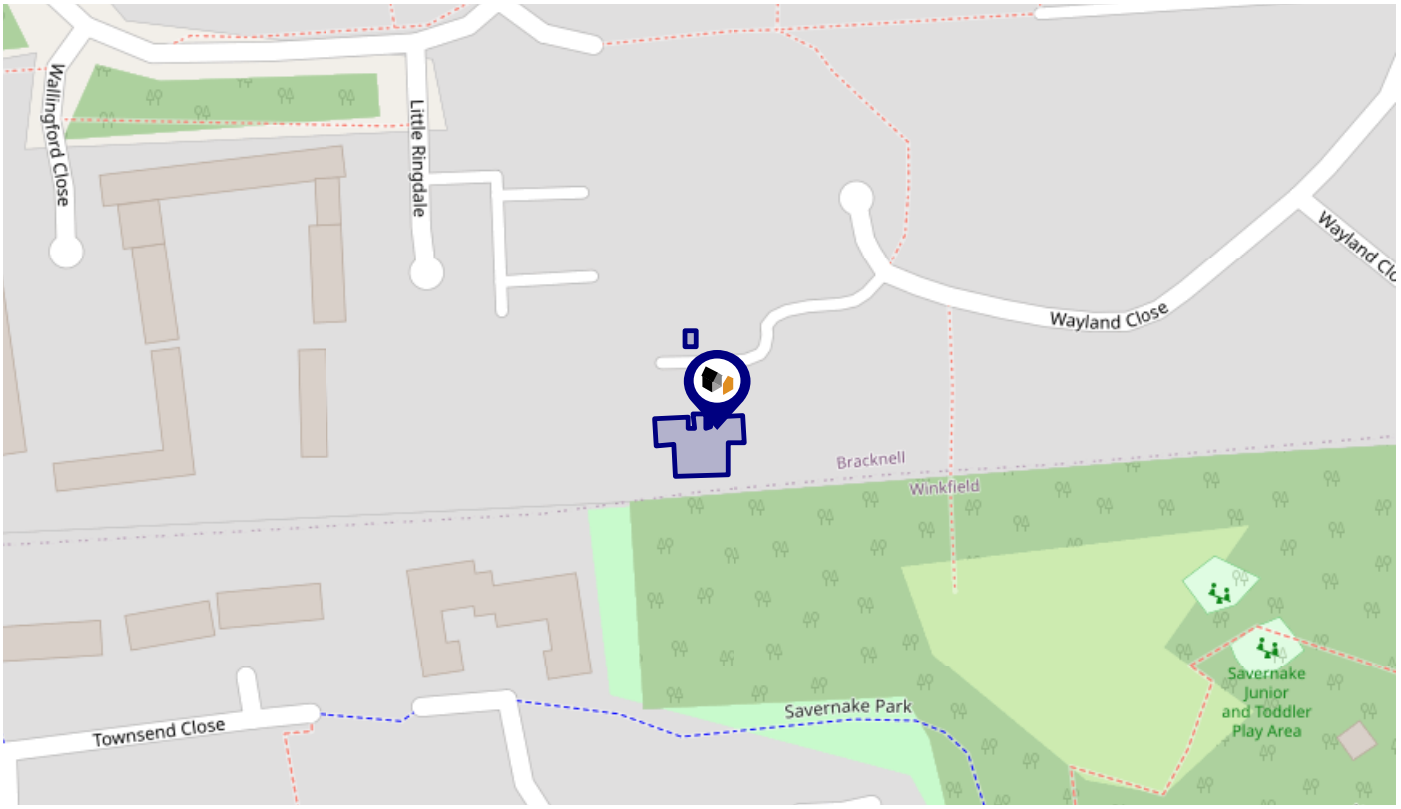


Nearby Council Wards

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

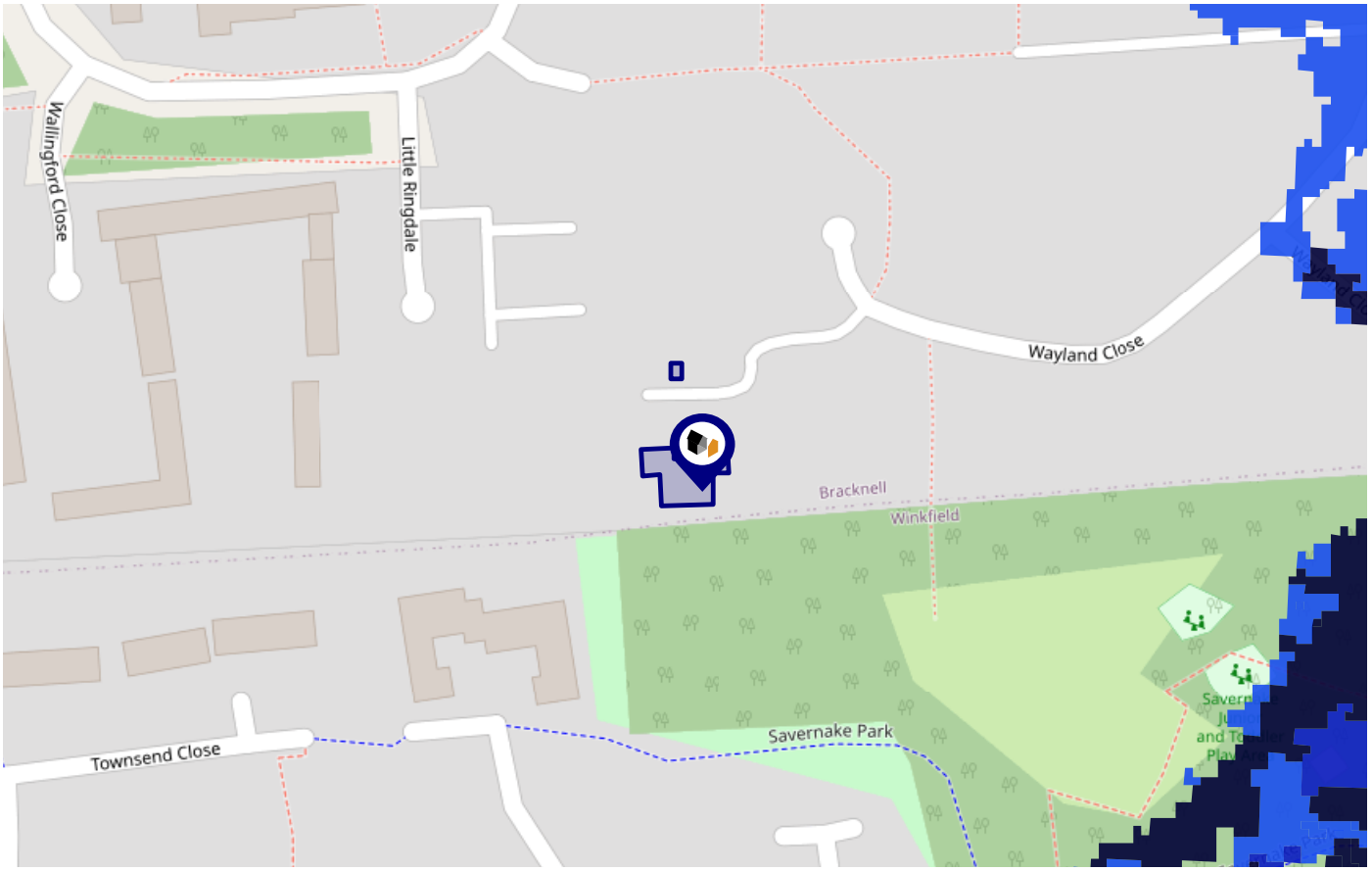
The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

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.

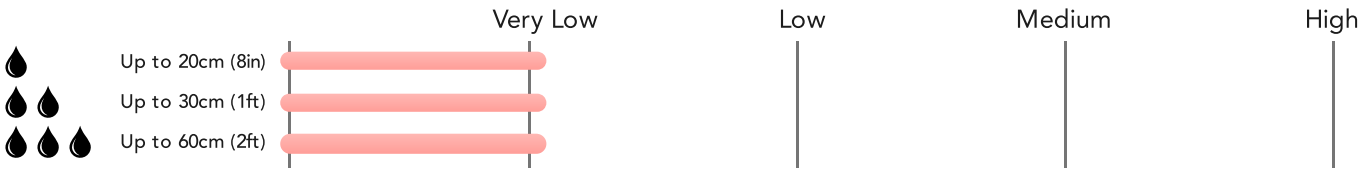


Risk Rating: Very low

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.

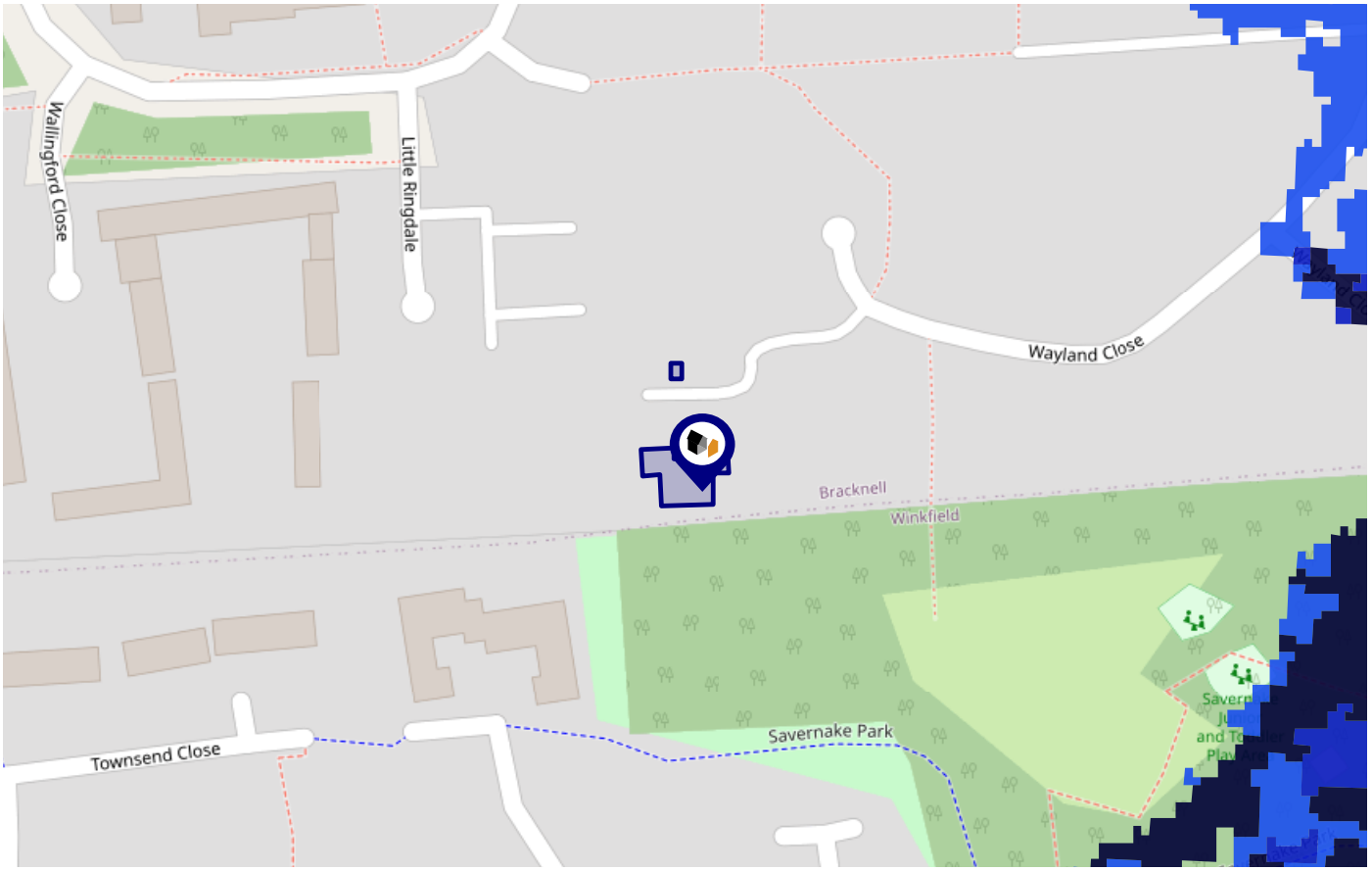
Chance of flooding to the following depths at this property:



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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.



Risk Rating: Very low

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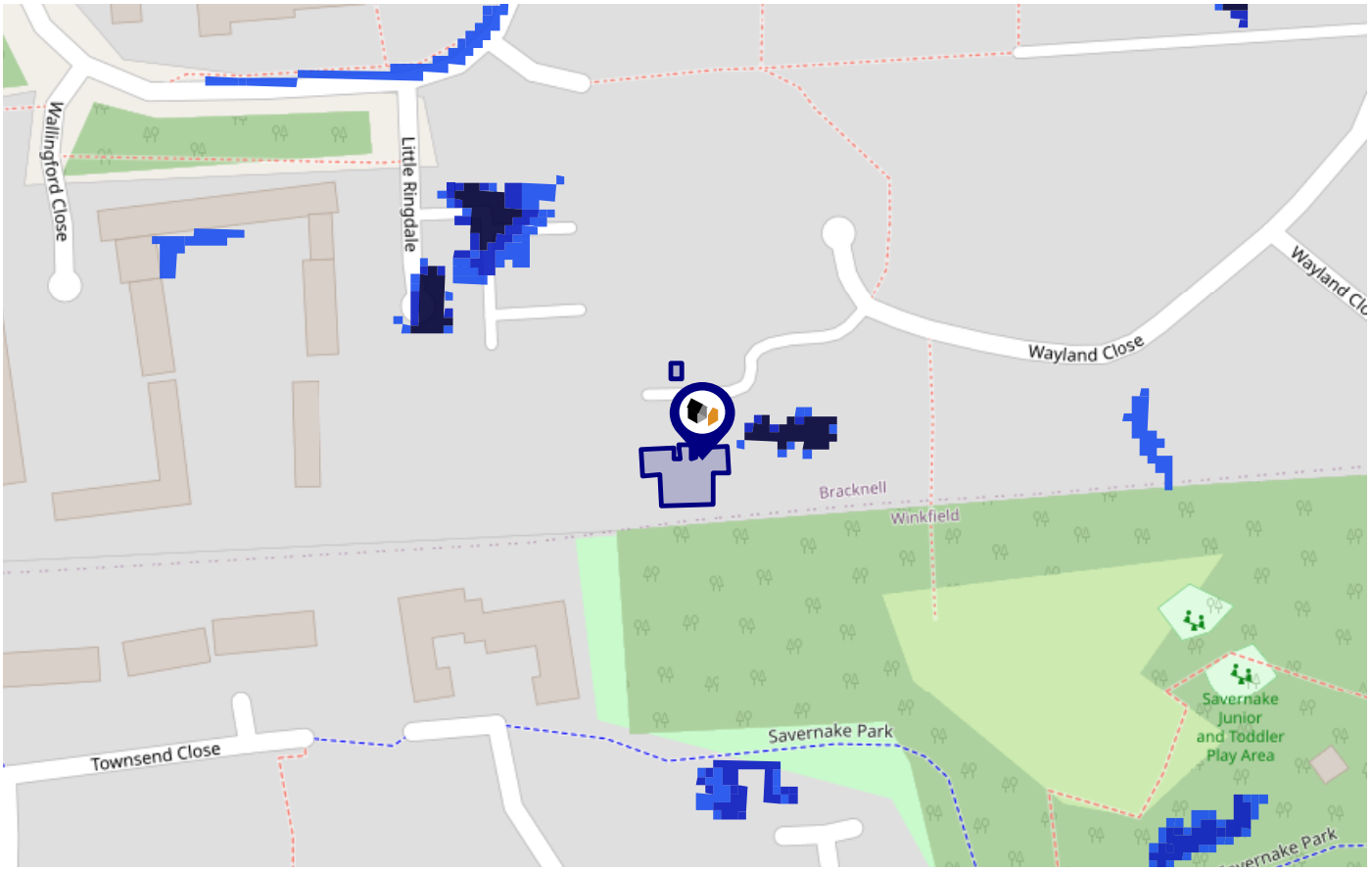
Chance of flooding to the following depths at this property:



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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.

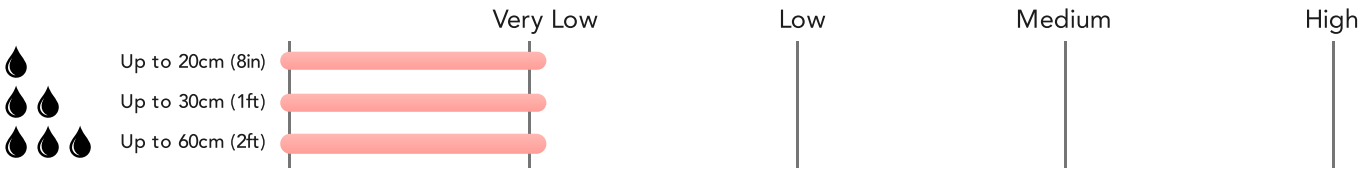


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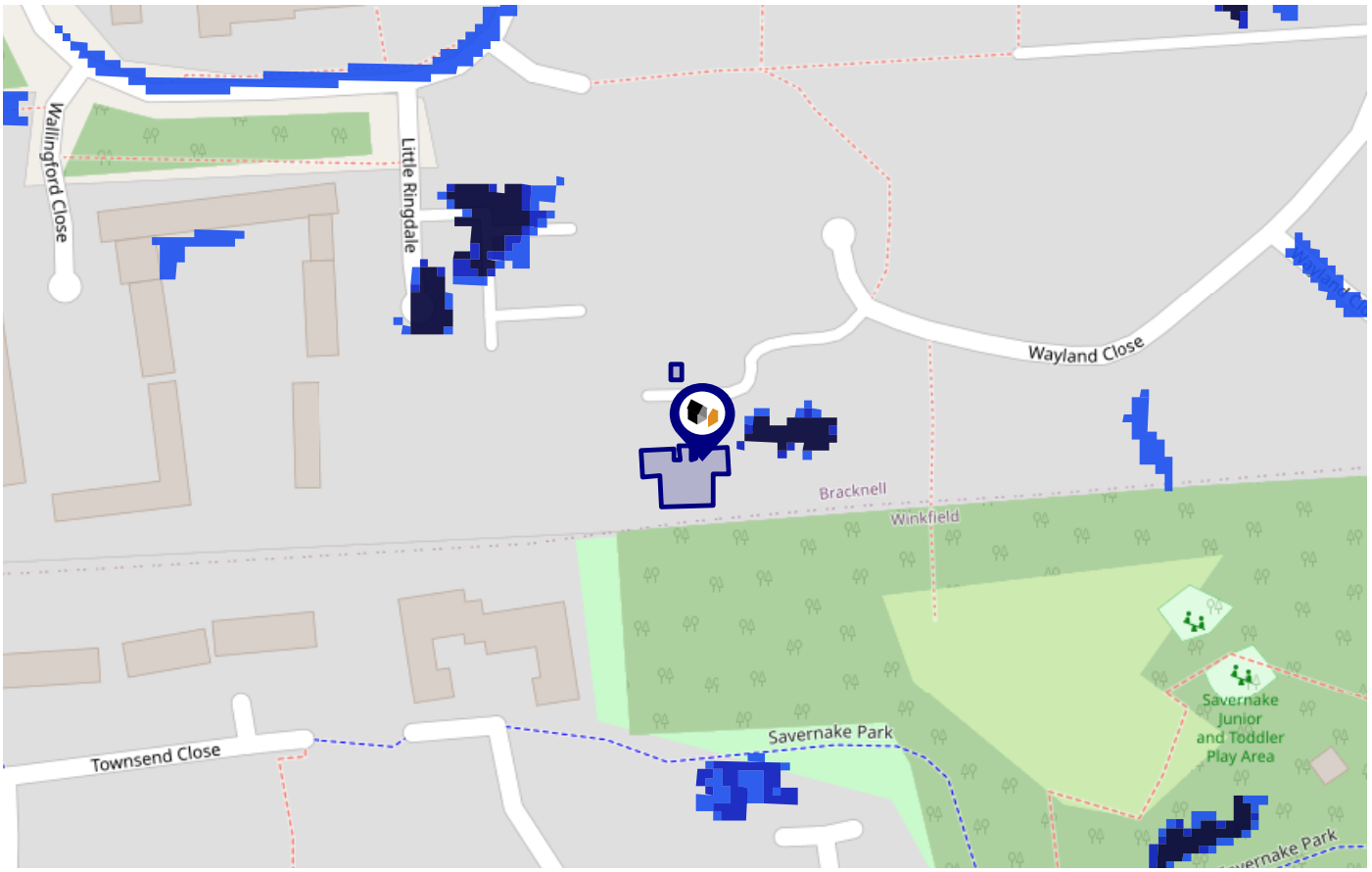
Chance of flooding to the following depths at this property:



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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.

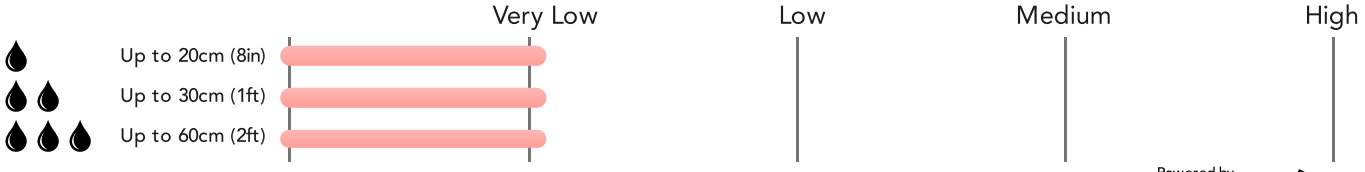


Risk Rating: Very low

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.
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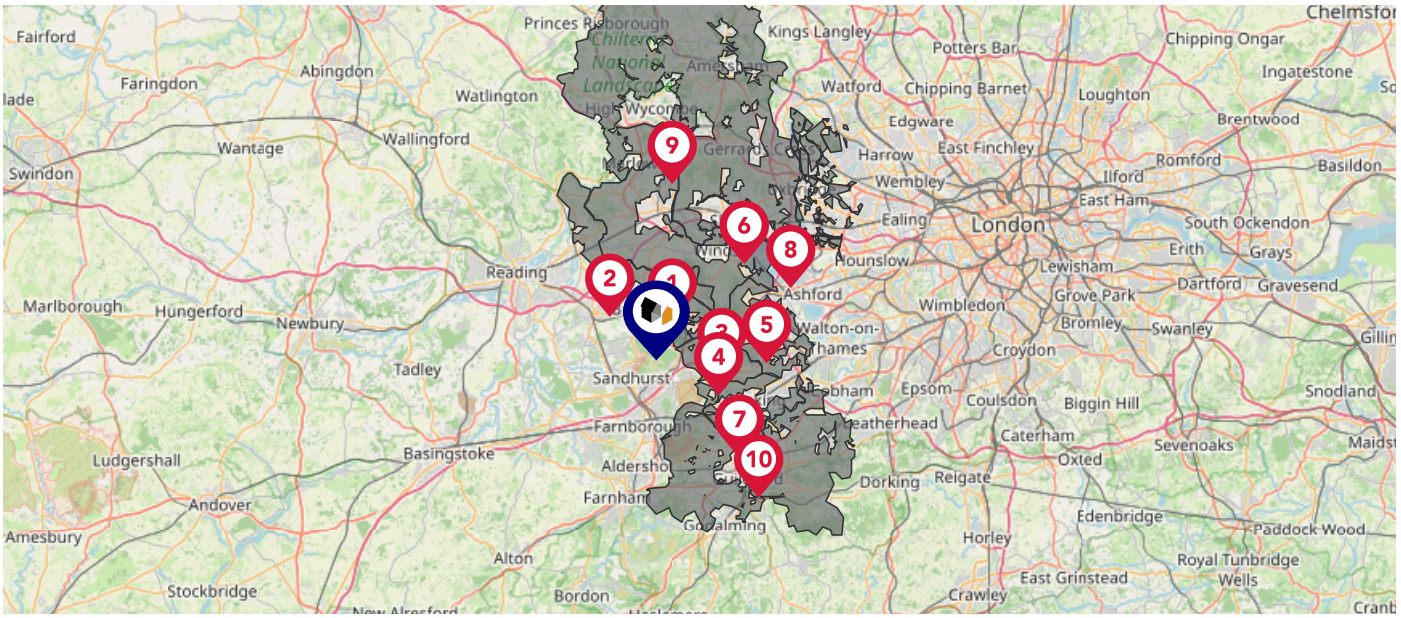
Chance of flooding to the following depths at this property:



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Maps
Green Belt

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



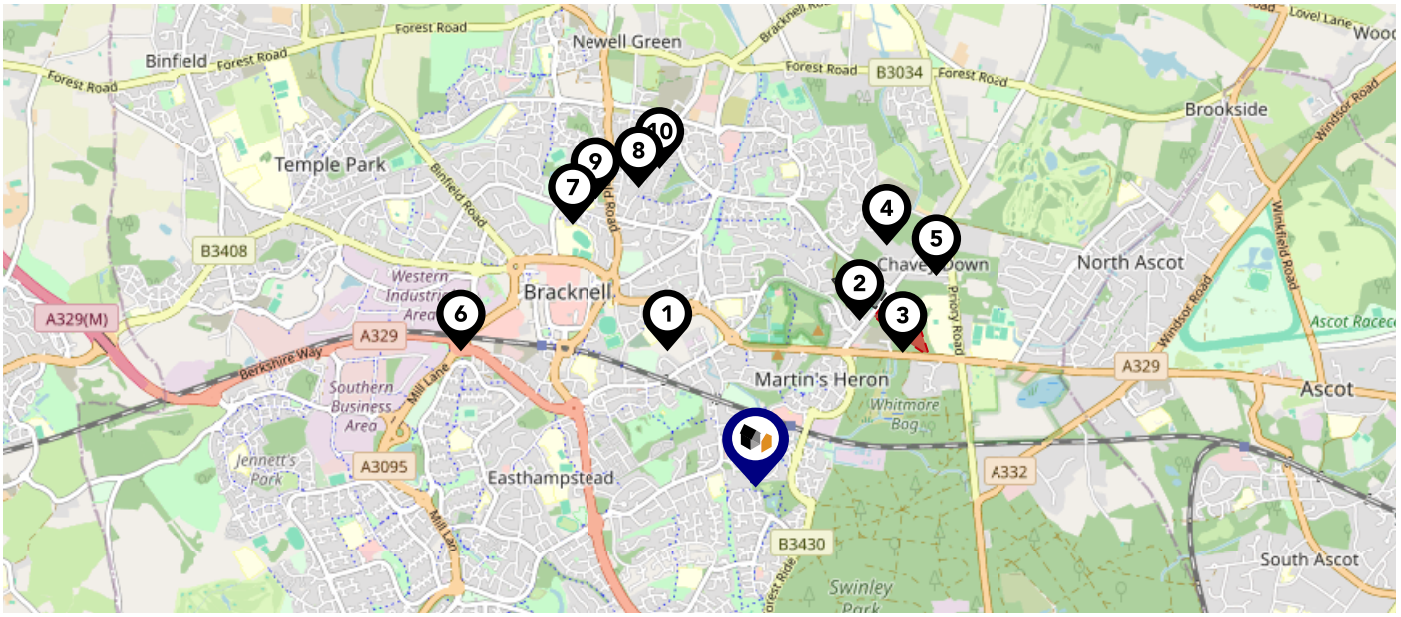
Nearby Green Belt Land

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

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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.

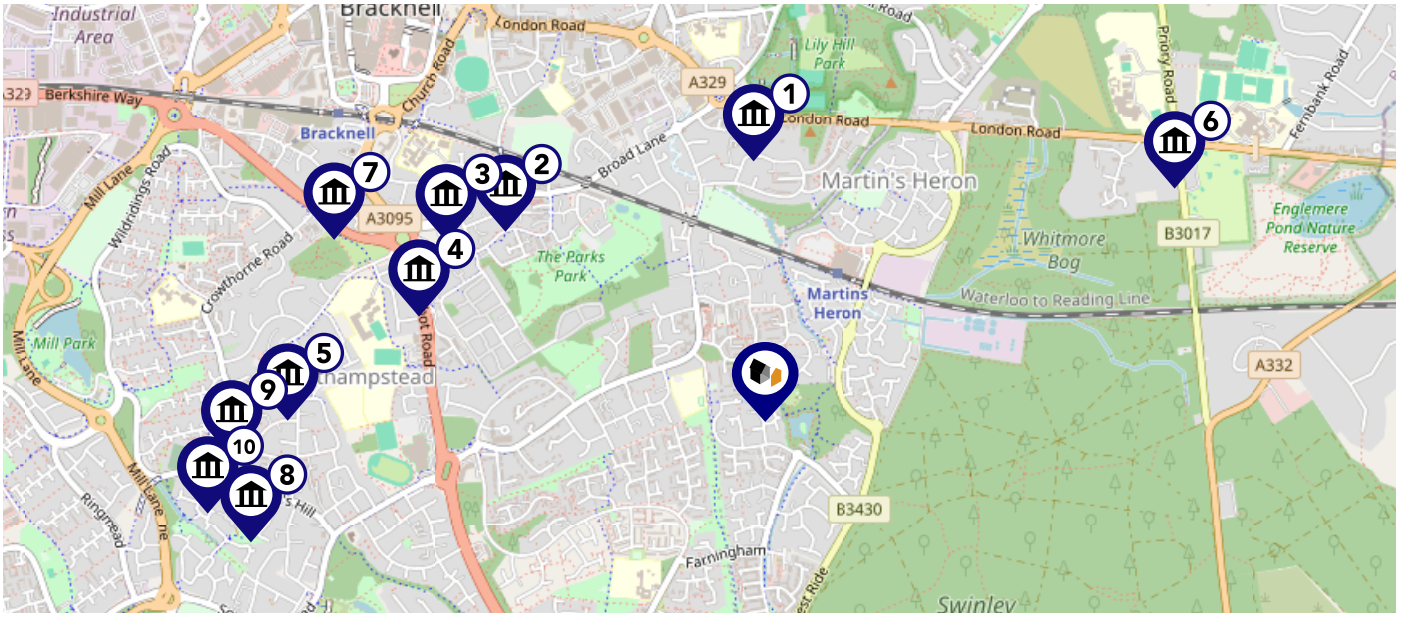


Nearby Landfill Sites

1	Eastern Road Brick-Bracknell, Berkshire	Historic Landfill
2	Longhill Road-Chavey Down	Historic Landfill
3	EA/EPR/GP3393EC/V006 - Bracknell Forest Borough Council, Environmental Services Dept	Active Landfill
4	Caravan Park-Warfield	Historic Landfill
5	Priors Pit-Chavey Down	Historic Landfill
6	Easthampstead Brick-Bracknell, Berkshire	Historic Landfill
7	Bull Lane-Bracknell, Berkshire	Historic Landfill
8	Lawrence Brickworks-Bracknell, Berkshire	Historic Landfill
9	Lutterworth Close-Bracknell, Berkshire	Historic Landfill
10	Thomas Lawrence Brickworks-Goughs Lane, Bracknell, Berkshire	Historic Landfill

Maps
Listed Buildings

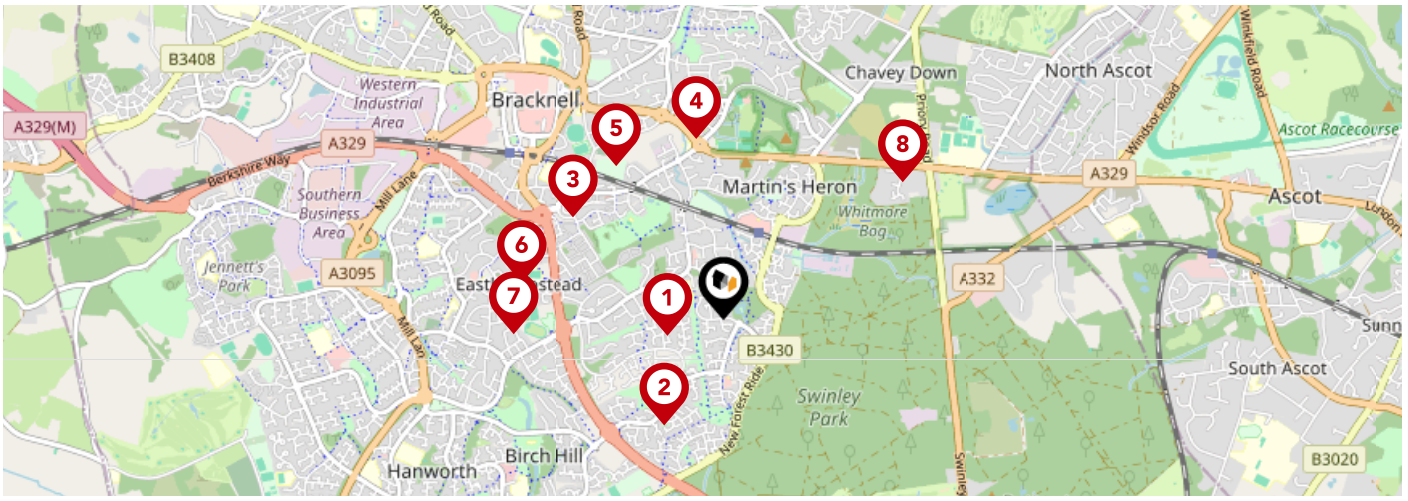
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
1 1390343 - Milestone Approx 150m E Of The Running Horse Ph (running Horse Ph Not Included)	Grade II	0.6 miles
2 1390325 - The Thatched Cottage	Grade II	0.7 miles
3 1390324 - Mallorys	Grade II	0.8 miles
4 1390322 - The Horse And Groom Public House	Grade II	0.8 miles
5 1390361 - Point Royal	Grade II	1.1 miles
6 1390459 - Milestone Approx 50m East Of Junction With Swinley Road	Grade II	1.1 miles
7 1390330 - Old Bracknell House	Grade II	1.1 miles
8 1390347 - Reeds Hill Farmhouse	Grade II	1.2 miles
9 1390328 - Forge Cottage	Grade II	1.2 miles
10 1390329 - White Cottage	Grade II	1.3 miles

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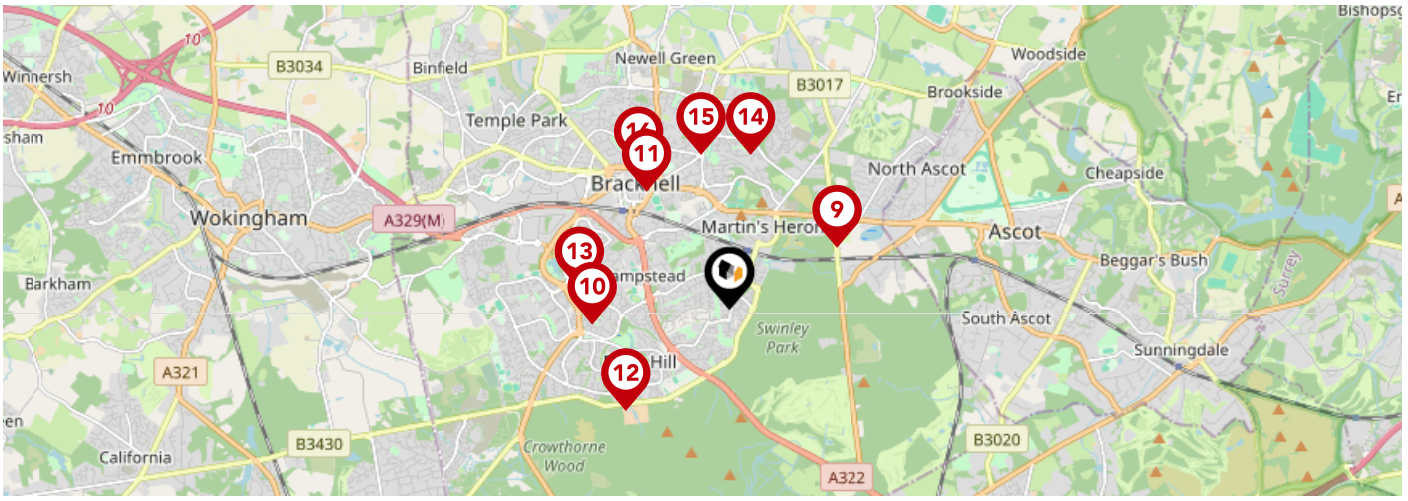
Area
Schools



		Nursery	Primary	Secondary	College	Private
1	**Harmans Water Primary School** Ofsted Rating: Good | Pupils: 466 | Distance:0.27	☐	☑	☐	☐	☐
2	**Crown Wood Primary School** Ofsted Rating: Good | Pupils: 642 | Distance:0.56	☐	☑	☐	☐	☐
3	**Ranelagh School** Ofsted Rating: Outstanding | Pupils: 1062 | Distance:0.84	☐	☐	☑	☐	☐
4	**Holly Spring Primary School** Ofsted Rating: Good | Pupils: 642 | Distance:0.85	☐	☑	☐	☐	☐
5	**St Joseph's Catholic Primary School, Bracknell** Ofsted Rating: Good | Pupils: 209 | Distance:0.87	☐	☑	☐	☐	☐
6	**The Brakenhale School** Ofsted Rating: Good | Pupils: 1148 | Distance:0.95	☐	☐	☑	☐	☐
7	**Fox Hill Primary School** Ofsted Rating: Good | Pupils: 196 | Distance:0.97	☐	☑	☐	☐	☐
8	**Heathfield School** Ofsted Rating: Not Rated | Pupils: 226 | Distance:1.05	☐	☐	☑	☐	☐

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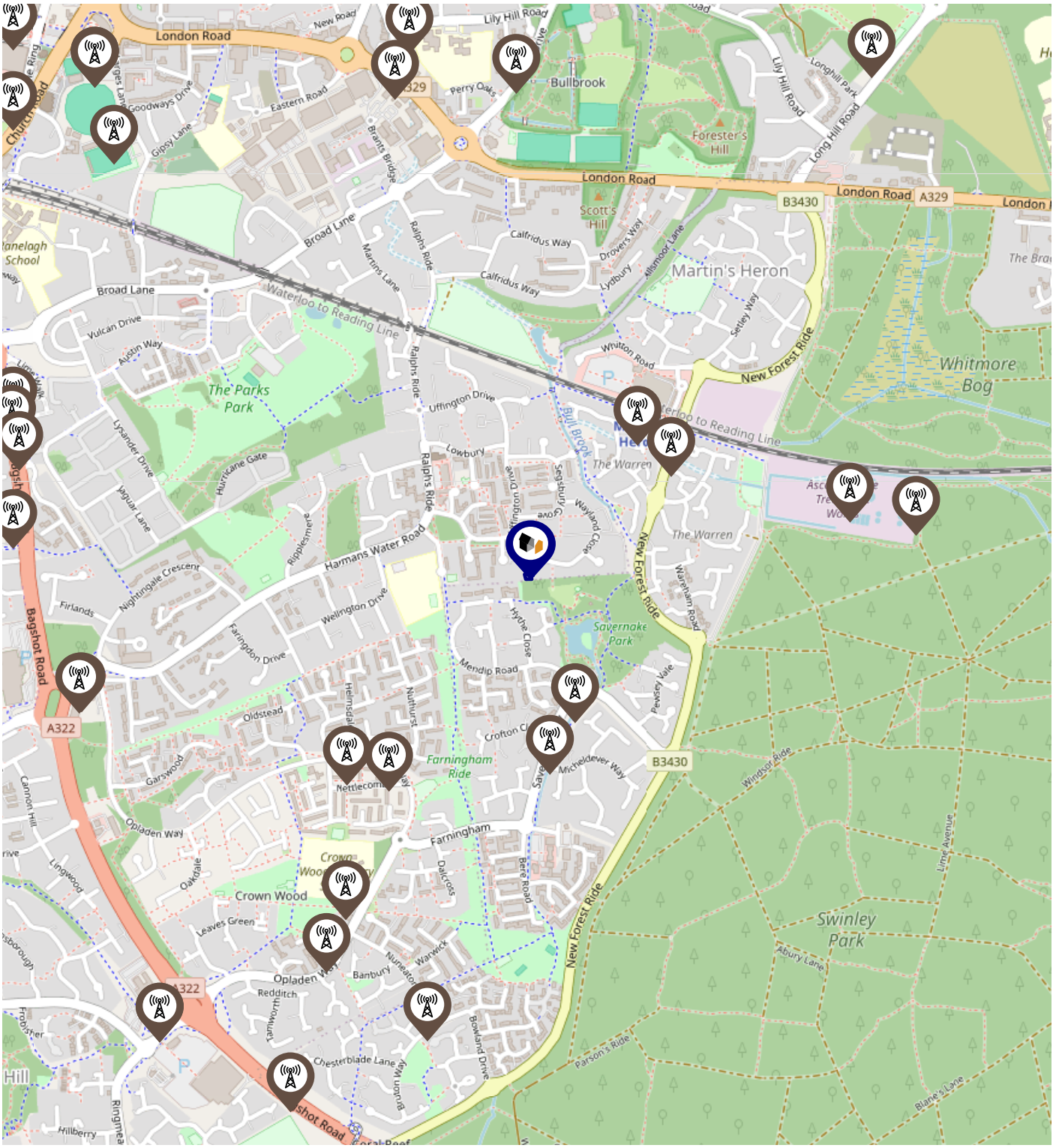
Area
Schools



		Nursery	Primary	Secondary	College	Private
9	LVS Ascot Ofsted Rating: Not Rated | Pupils: 840 | Distance:1.15	☐	☐	☑	☐	☐
10	St Michael's Easthampstead Church of England Voluntary Aided Primary School Ofsted Rating: Good | Pupils: 193 | Distance:1.27	☐	☑	☐	☐	☐
11	Garth Hill College Ofsted Rating: Good | Pupils: 1476 | Distance:1.33	☐	☐	☑	☐	☐
12	Birch Hill Primary School and Nursery Ofsted Rating: Good | Pupils: 403 | Distance:1.34	☐	☑	☐	☐	☐
13	Wildridings Primary School Ofsted Rating: Good | Pupils: 428 | Distance:1.41	☐	☑	☐	☐	☐
14	Whitegrove Primary School Ofsted Rating: Good | Pupils: 421 | Distance:1.45	☐	☑	☐	☐	☐
15	Warfield Church of England Primary School Ofsted Rating: Good | Pupils: 452 | Distance:1.46	☐	☑	☐	☐	☐
16	Sandy Lane Primary School Ofsted Rating: Good | Pupils: 450 | Distance:1.54	☐	☑	☐	☐	☐

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Local Area
Masts & Pylons



Key:

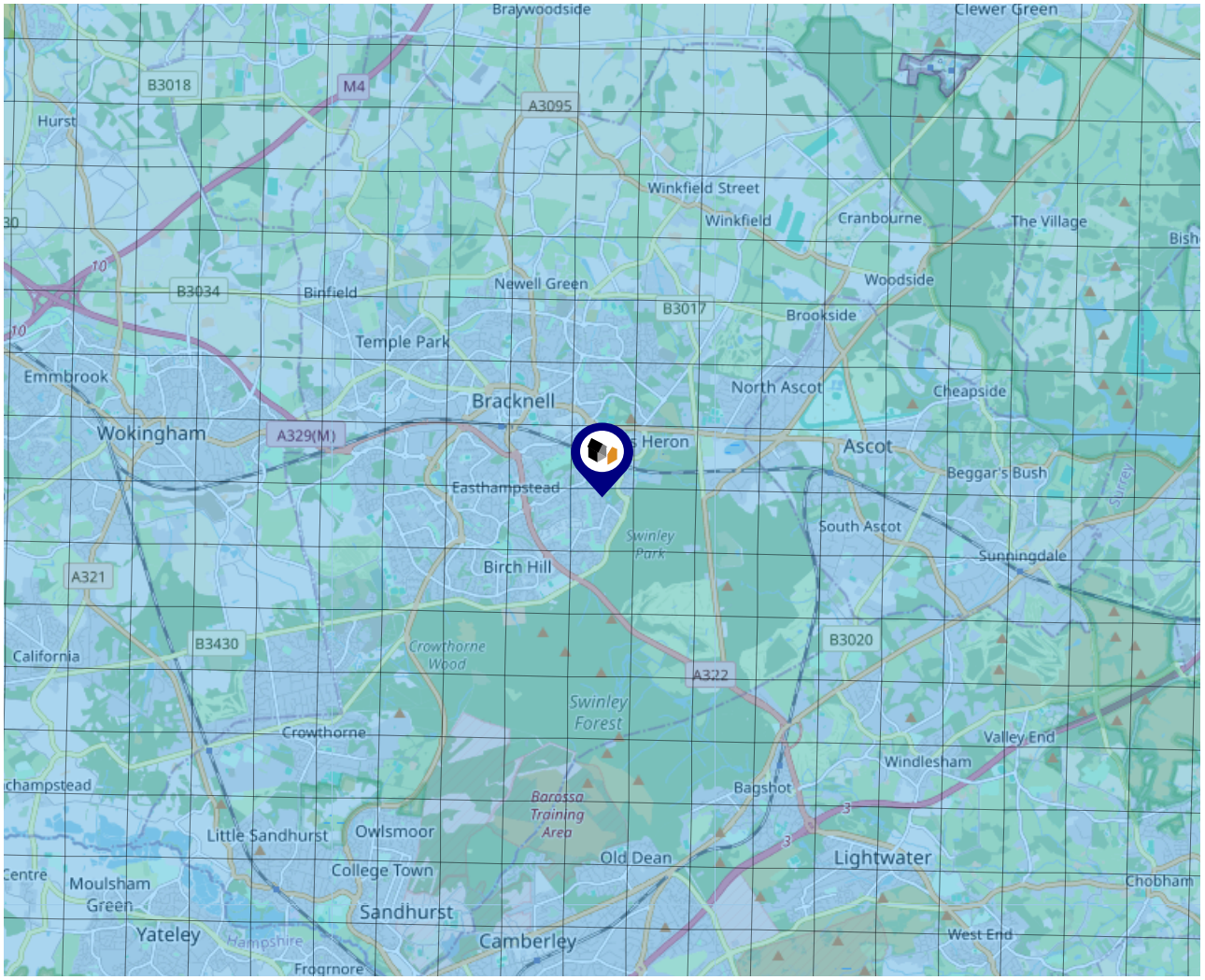
- Power Pylons
- Communication Masts

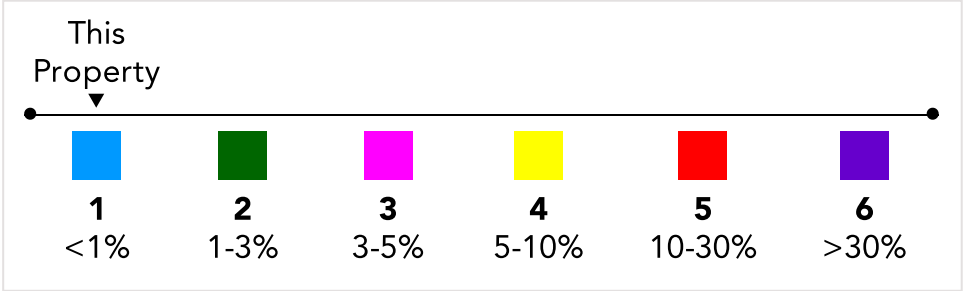
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Environment
Radon Gas

What is Radon?

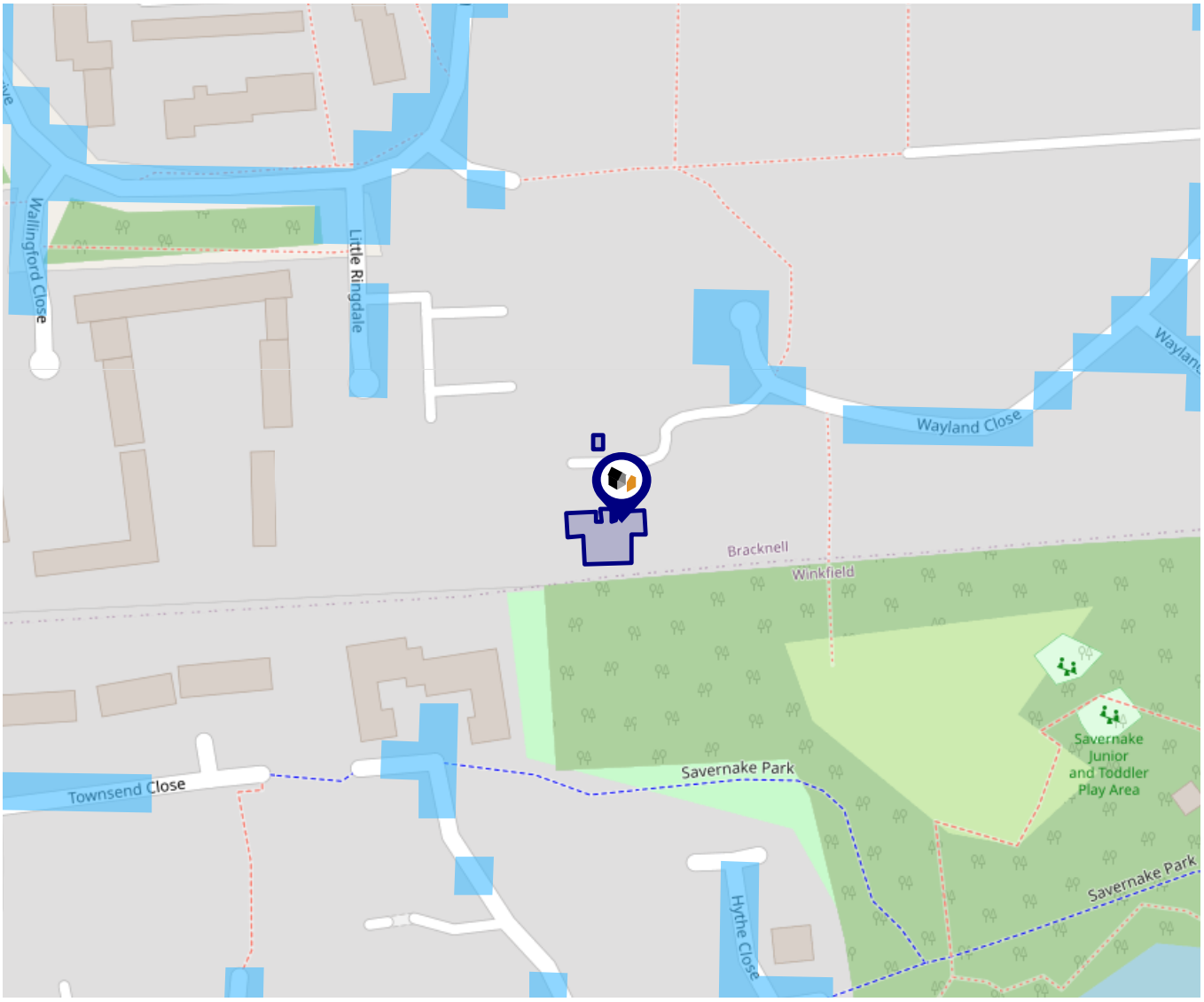
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic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

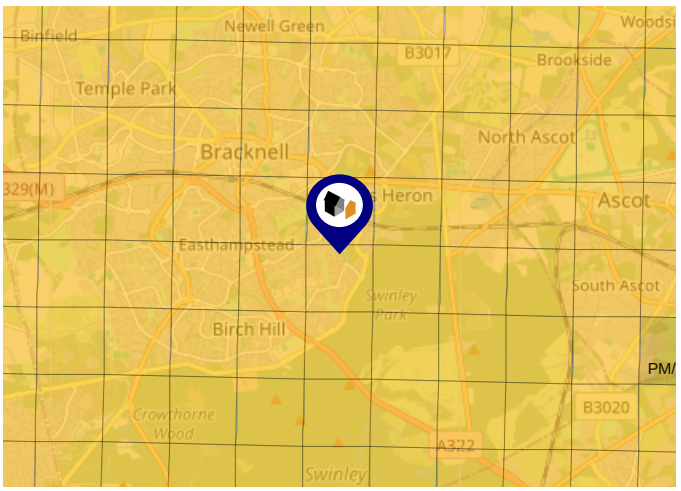
- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

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Environment
Soils & Clay

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

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



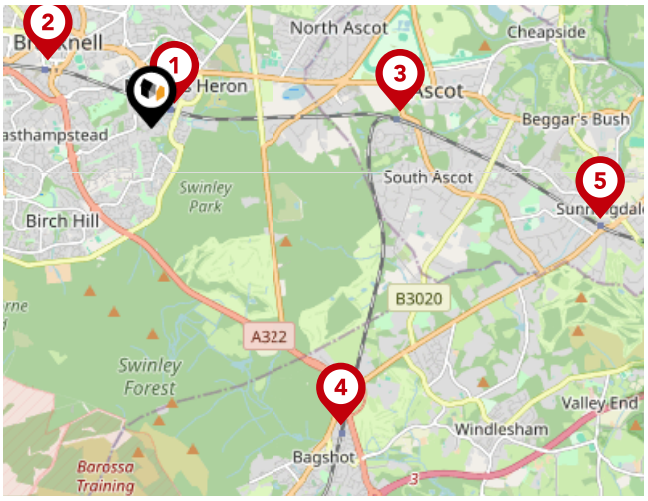
Primary Classifications (Most Common Clay Types)

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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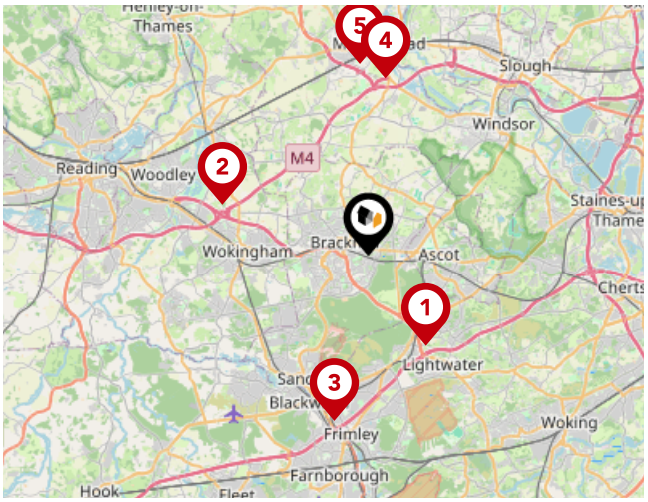
Area

Transport (National)



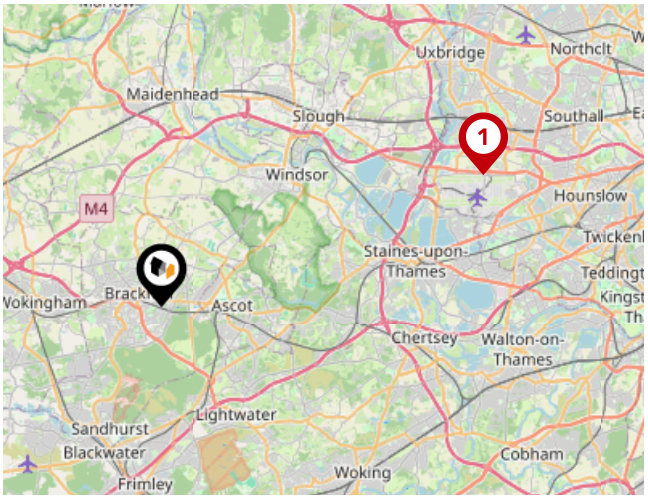
National Rail Stations

Pin	Name	Distance
1	Martins Heron Rail Station	0.31 miles
2	Bracknell Rail Station	1.15 miles
3	Ascot Rail Station	2.3 miles
4	Bagshot Rail Station	3.25 miles
5	Sunningdale Rail Station	4.23 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J3	3.92 miles
2	M4 J10	5.71 miles
3	M3 J4	6.21 miles
4	M4 J8	6.62 miles
5	A404(M) J9A	7.14 miles



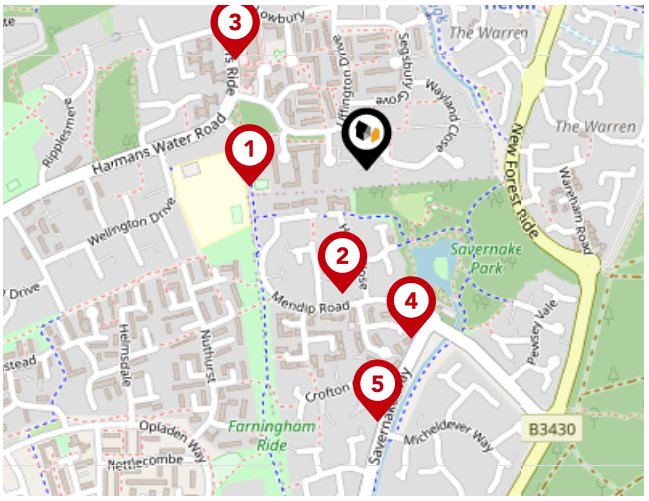
Airports/Helipads

Pin	Name	Distance
1	London Heathrow Airport	12.86 miles

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Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Oareborough	0.13 miles
2	Mendip Road	0.14 miles
3	Harmanswater Shops	0.19 miles
4	Savernake Pond	0.2 miles
5	Micheldever Way	0.29 miles

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Duncan Yeardley

We combine our strong traditional values with a progressive vision and cutting-edge technology, to ensure that we always deliver the best result for our clients.

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Duncan Yeardley
Testimonials

Testimonial 1

Duncan Yeardley was amazing! We had chosen them due to the MANY recommendations on Facebook from other happy sellers. We sold within a week, so we were extremely pleased about that. A HUGE thank you goes to Gina who managed the expectations of our buyers, ensuring we didn't lose them and everyone was kept in the loop. She managed our sale so perfectly and I cannot fault her or Duncan Yeardley. I would recommend them to anyone that was selling.

Testimonial 2

23 years ago I purchased my current house through Duncan Yeardley. They were outstanding back then & have been outstanding with the sale of the property, which I hand over this Friday. Things don't always go to plan in life but whenever I asked a question I always received answers or advice very quickly. Everyone I spoke to was very knowledgeable & were genuinely very keen to help. I can't fault them at all & would recommend them without any hesitation.

Testimonial 3

The Duncan Yeardley team look after you all the way through. They are compassionate & hard working. Gina especially I owe huge thanks to for being in my corner & looking after me so well. Judy, Lucy, Mandy & girls were always there to help too. Can't recommend them enough.
Gill

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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 Berkshire RG12 0TH

01344 860 121

bracknell@duncanyeardley.co.uk

www.duncanyeardley.co.uk

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Land Registry

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