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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 04th November 2026



FOREST WAY, WARFIELD PARK, BRACKNELL, RG42

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The Property Ombudsman

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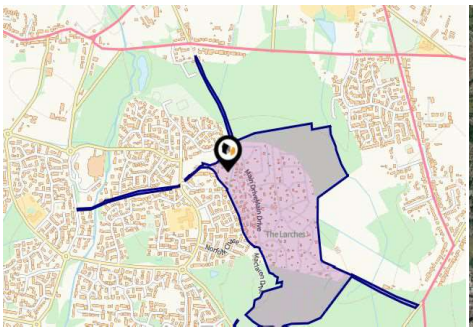
Introduction
Our Comments

** NO ONWARD CHAIN ** Situated within the popular Warfield Park development, this well-presented two bedroom park home offers comfortable single-storey living in a peaceful residential setting. The accommodation comprises a bright and spacious living room featuring charming bay windows filling the space with natural light. The separate dining space, with access to the garden, provides an ideal area for entertaining or everyday meals and connects conveniently to the well-equipped fitted kitchen, which offers a good range of worktop and storage space. The property benefits from two bedrooms, including a generous principal bedroom with built-in storage and a well-proportioned second bedroom with a conservatory to the rear, perfect for guests, a home office, or additional living space. A modern bathroom is located off the central hallway. Externally, the home sits within a well-maintained large wrap around garden and offers space for outdoor seating. There is off road parking along with a single detached garage, and space in front of the property for further parking. There is also a large garden shed providing additional useful storage. With its blend of comfort, privacy and location, this two-bedroom park home offers an excellent opportunity for those looking to enjoy the best of both worlds – tranquil park living with easy access to local shops, amenities and transport links, making it an ideal option for those seeking relaxed, low-maintenance living. Early viewing is highly recommended to fully appreciate the space and setting this home has to offer.
Site Fees: £344.16 per month
Council Tax Band: A
No Onward Chain
Omar Park Home
Two Double Bedrooms
Open Plan Living & Dining Room
Larger Than Average Plot
Garage & Driveway Parking
Warfield Location

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Property
Overview







Property

Type:	Caravan	**Tenure:**	Freehold
Bedrooms:	2		
Plot Area:	92.96 acres		
Year Built :	1996-2002		
Council Tax :	Band A		
Annual Estimate:	£1,510		
Title Number:	BK100195		

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)

28 mb/s

1800 mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

BT sky Virgin media

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Planning History
This Address

Planning records for: ***Forest Way, Warfield Park, Bracknell, RG42***

Reference - 17/01047/LDC	
Decision:	Approved
Date:	02nd October 2017
Description:	
Application for a Certificate of Lawfulness for the retention of single storey rear extension forming conservatory to mobile home.	

Gallery
Photos

















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Gallery
Photos















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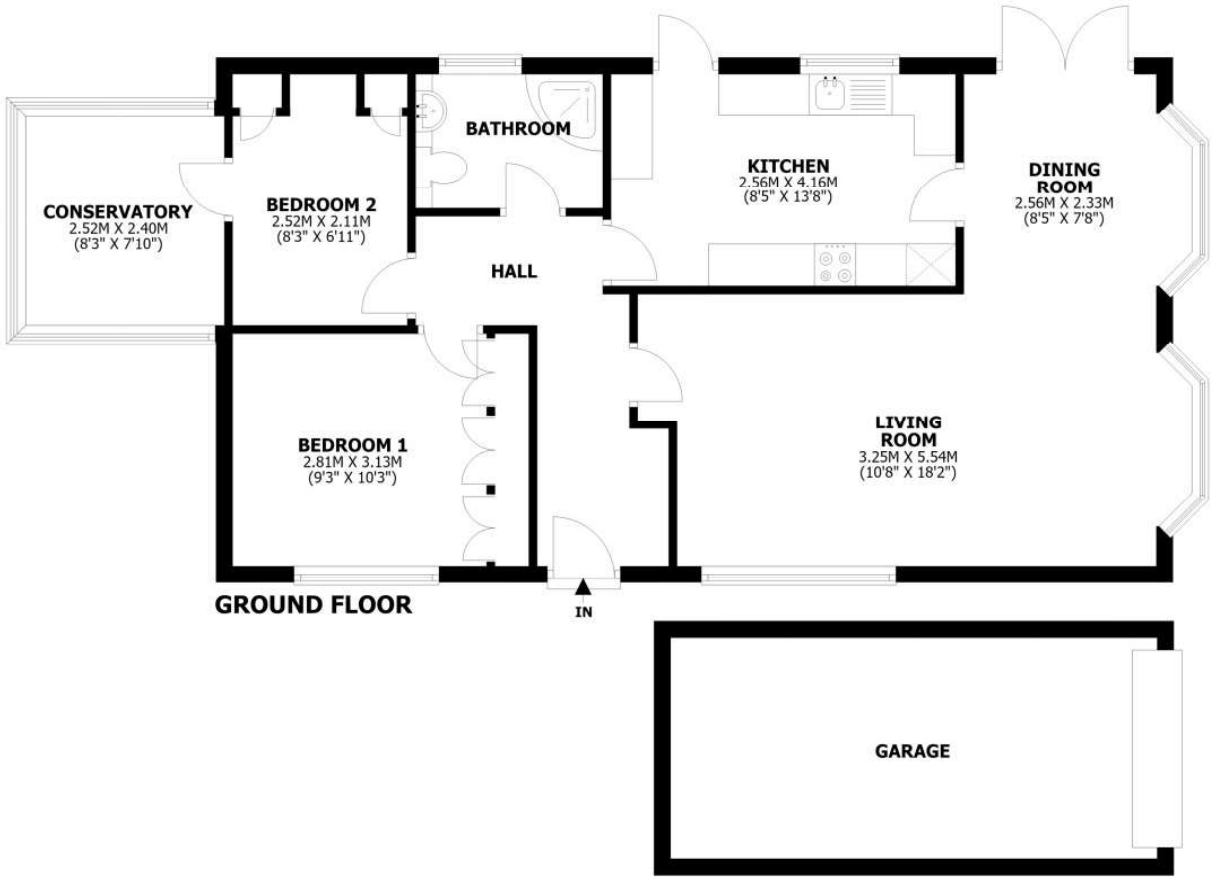
Gallery
Floorplan

FOREST WAY, WARFIELD PARK, BRACKNELL, RG42

DY.

Forest Way, Bracknell, RG42

Total internal area (excluding garage): approx. 73.3 sq. metres (789.1 sq. feet)

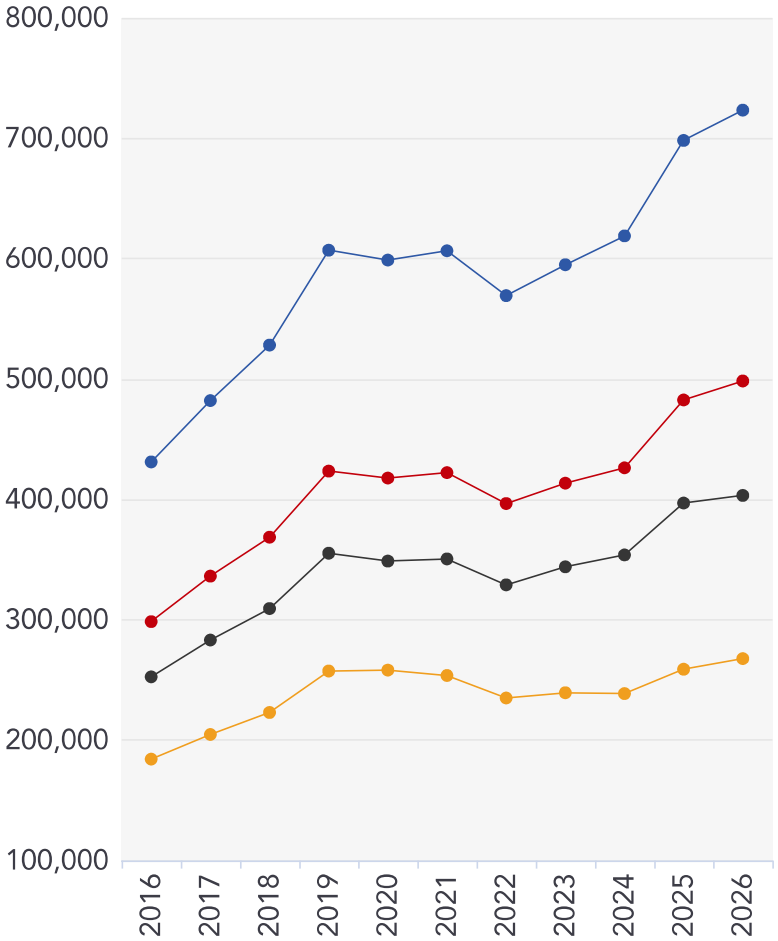


This floorplan is for illustrative guidance only and is not to drawn to scale. Whilst every attempt has been made to ensure accuracy, measurements are approximate and should not be replied upon as a matter of fact. Maximum dimensions are given excluding small alcoves, etc unless otherwise stated. Outbuildings/separated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

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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%

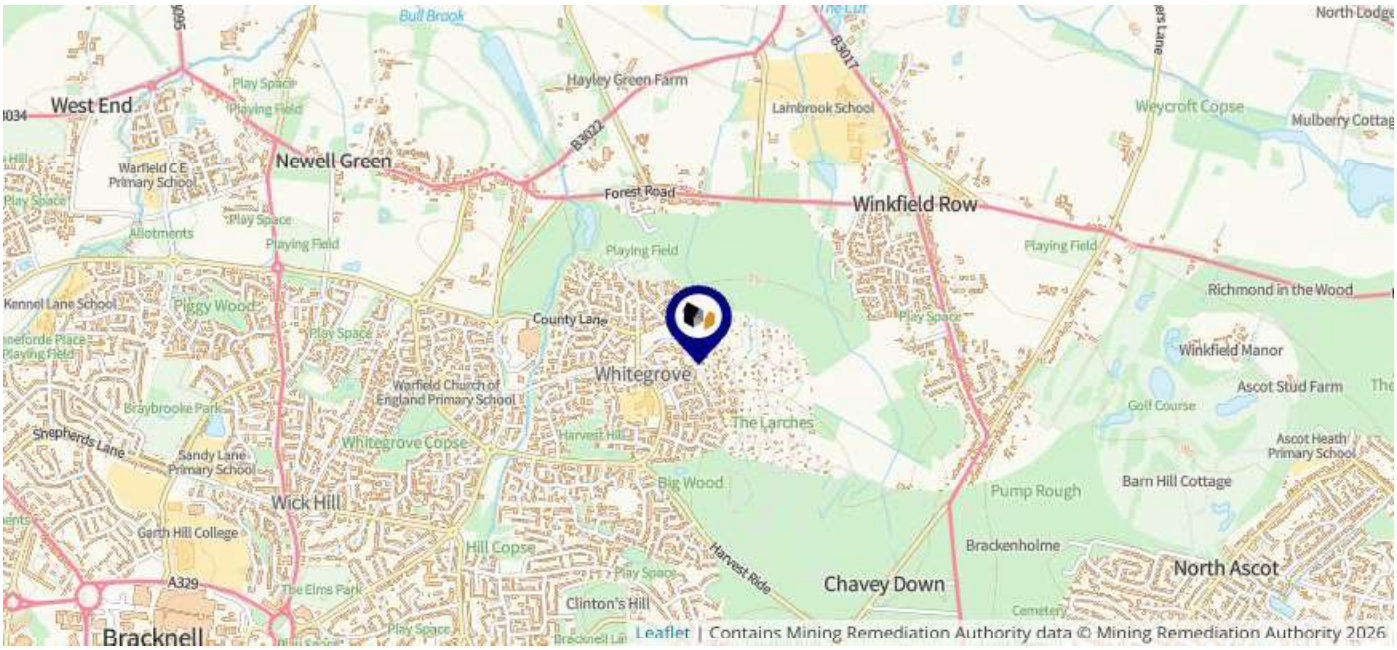
Flat

+45.31%

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Maps
Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

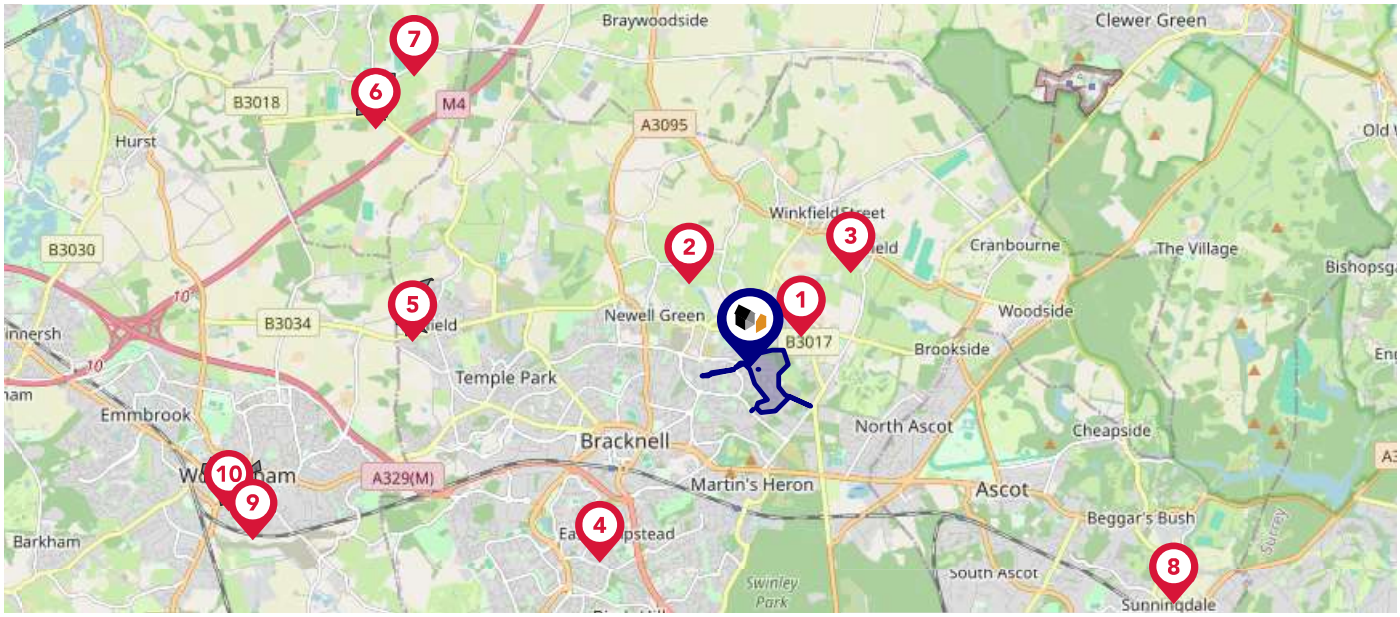
- Adit
- Gutter Pit
- Shaft

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

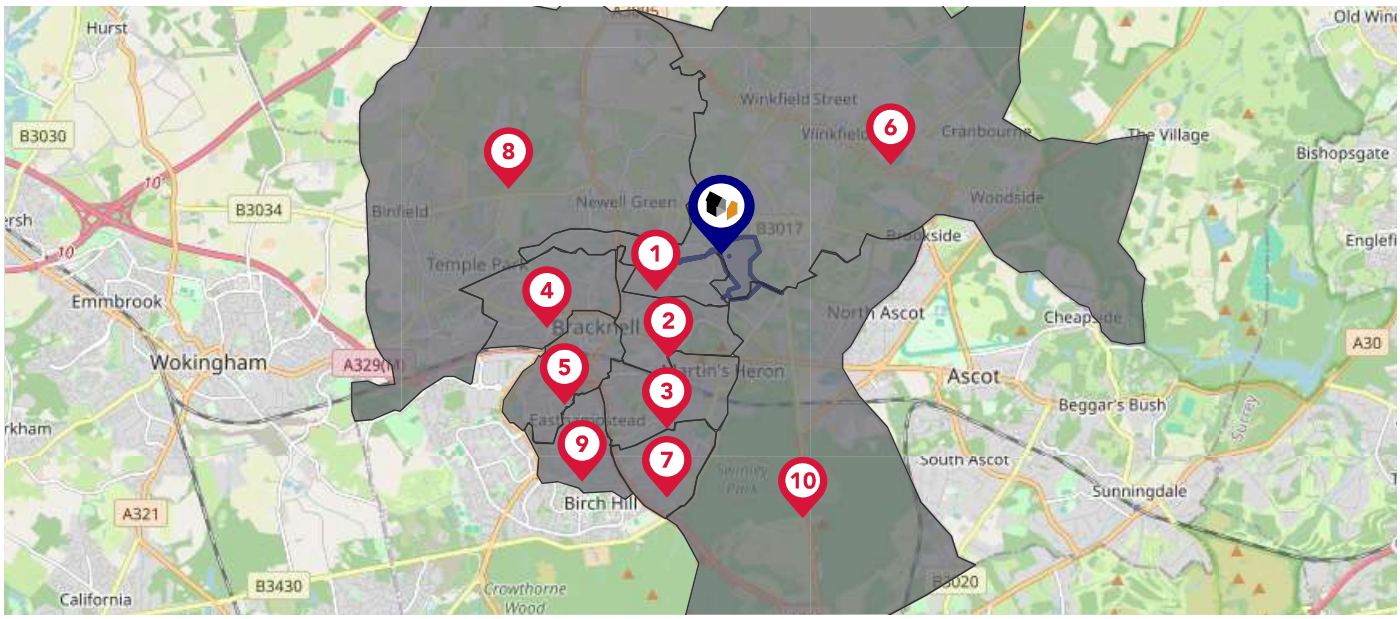
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas	
1	Winkfield Row
2	Church Lane Warfield
3	Church Road Winkfield
4	Rectory Lane Easthampstead
5	Wick's Green Binfield
6	Shurlock Row
7	Beenham's Heath
8	Sunningdale
9	Murdoch Road
10	Wokingham Town Centre

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	Winkfield and Cranbourne Ward
7	Crown Wood Ward
8	Binfield with Warfield 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.

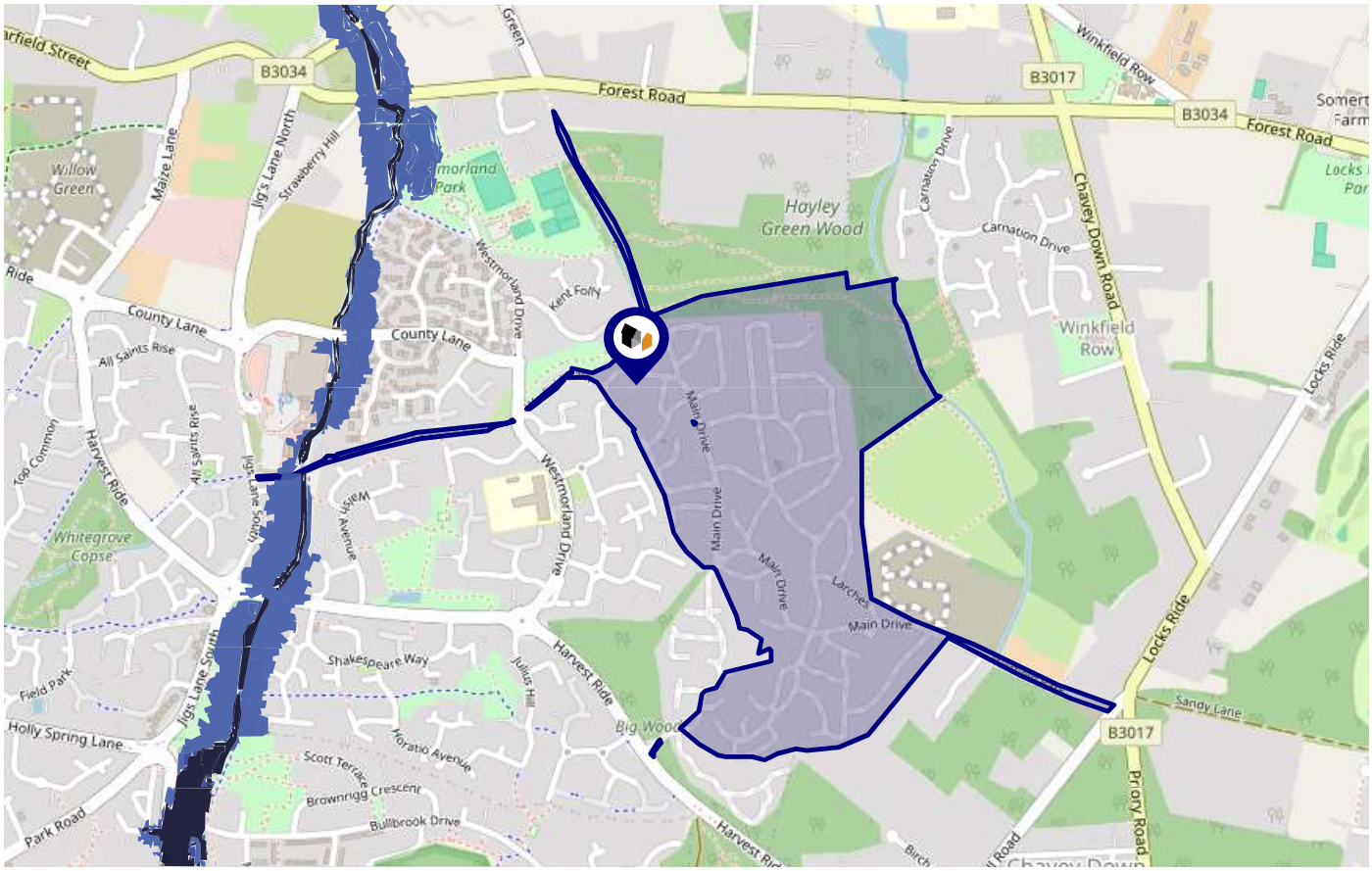
The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

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.

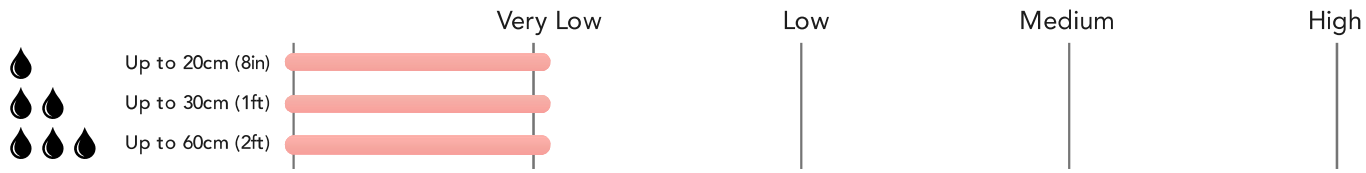


Risk Rating: Very low

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.

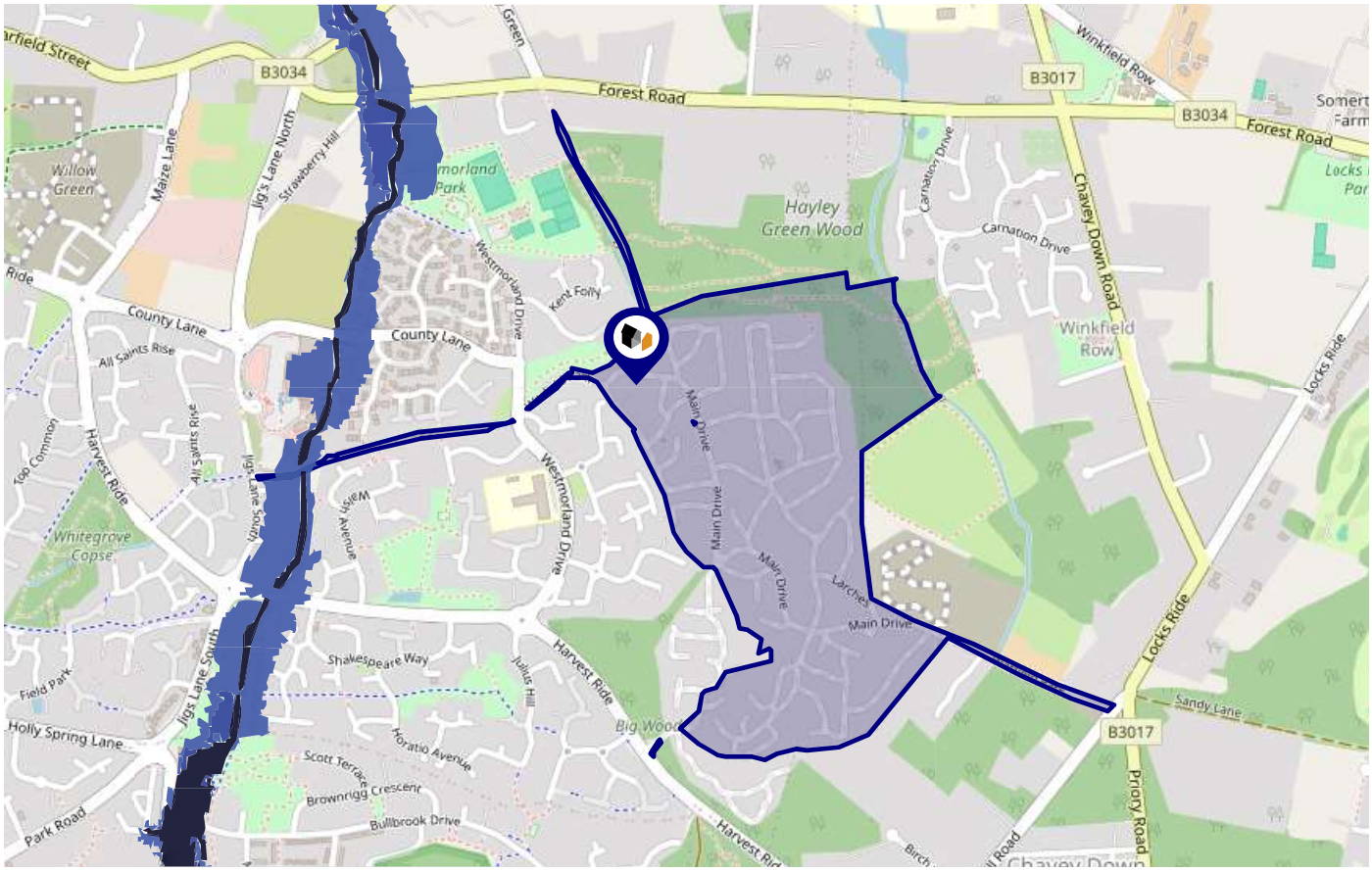
Chance of flooding to the following depths at this property:



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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.

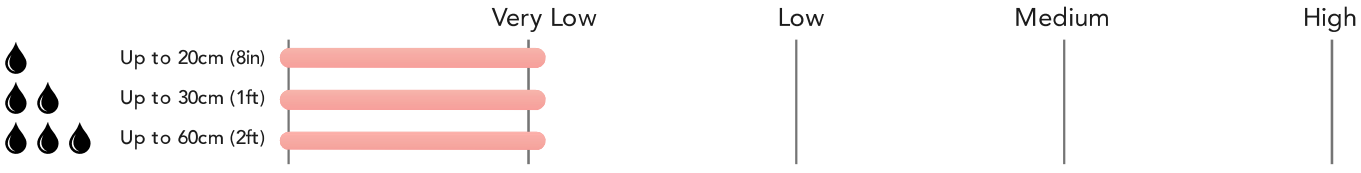


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- **Low Risk -** an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- **Very Low Risk -** an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:



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Flood Risk
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.

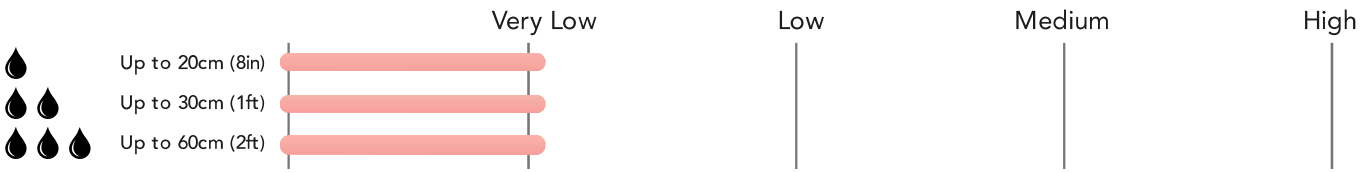


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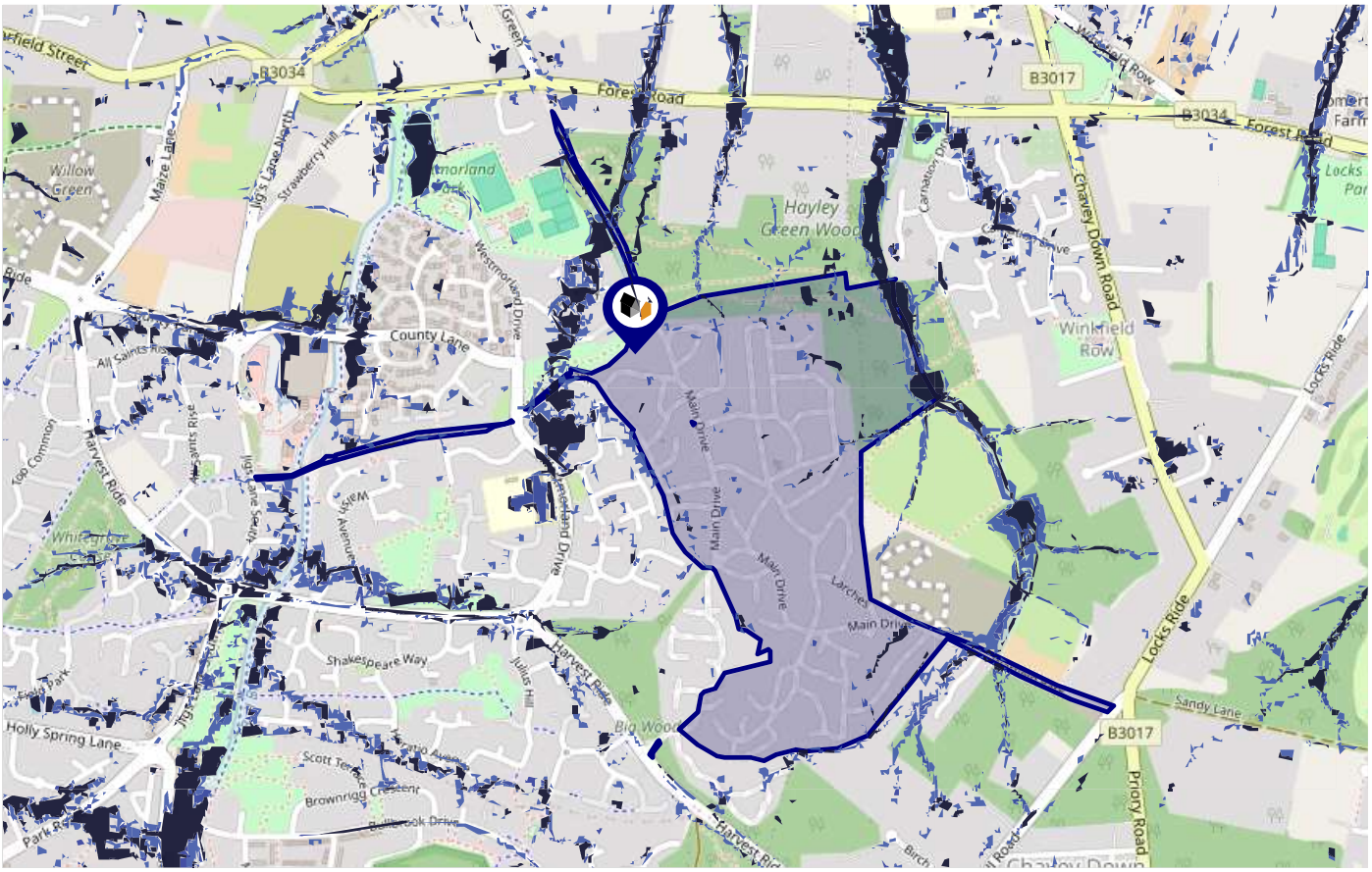
Chance of flooding to the following depths at this property:



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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.

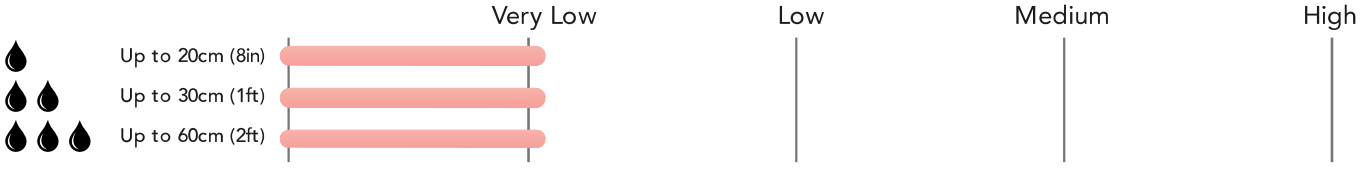


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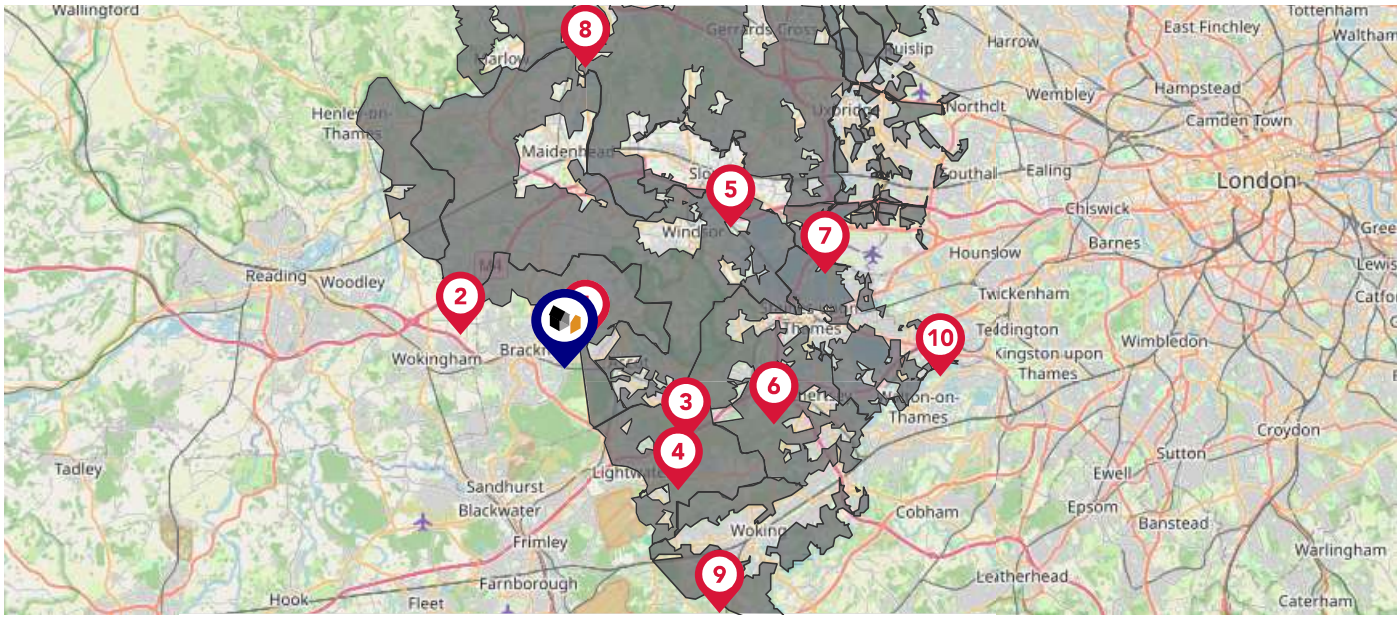
Chance of flooding to the following depths at this property:



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Maps
Green Belt

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

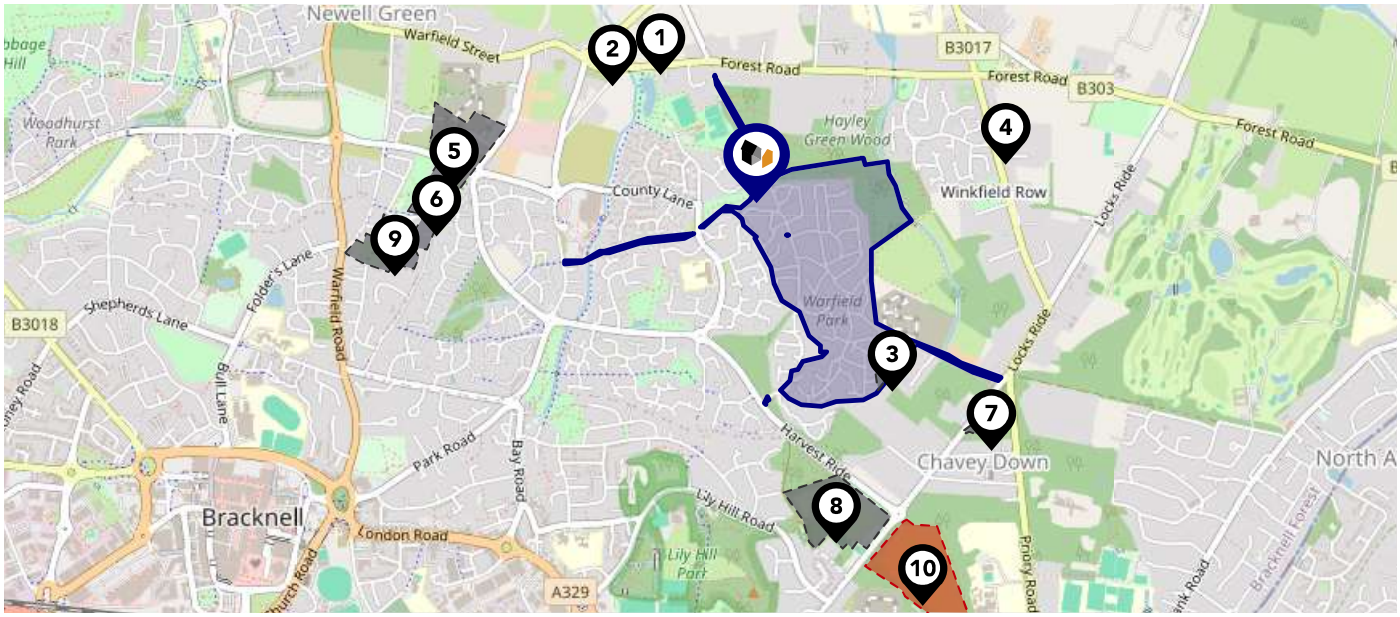


Nearby Green Belt Land	
1	London Green Belt - Bracknell Forest
2	London Green Belt - Wokingham
3	London Green Belt - Windsor and Maidenhead
4	London Green Belt - Surrey Heath
5	London Green Belt - Slough
6	London Green Belt - Runnymede
7	London Green Belt - Hillingdon
8	London Green Belt - Buckinghamshire
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	Caravan Park-Warfield	Historic Landfill
4	Woodbine Stores West of Orchard House-Winkfield, Bracknell	Historic Landfill
5	Lawrence Brickworks-Bracknell, Berkshire	Historic Landfill
6	Thomas Lawrence Brickworks-Goughs Lane, Bracknell, Berkshire	Historic Landfill
7	Priors Pit-Chavey Down	Historic Landfill
8	Longhill Road-Chavey Down	Historic Landfill
9	Lawrence Brickworks-Bracknell, Berkshire	Historic Landfill
10	EA/EPR/GP3393EC/V006 - Bracknell Forest Borough Council, Environmental Services Dept	Active 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 1390406 - Icehouse In Grounds To N Of Garden Cottage (not Included), S Of Warfield Park	Grade II	0.4 miles
2 1390398 - Brockdale	Grade II	0.5 miles
3 1390454 - Winkfield Row, Ronans	Grade II	0.5 miles
4 1390402 - Barn At Hayley Green Farm	Grade II	0.6 miles
5 1390421 - Pear Tree Cottage And Lane End	Grade II	0.6 miles
6 1390404 - Warfield House	Grade II	0.6 miles
7 1390392 - Milestone 100 Metres North-east Of Junction With Hayley Green Road	Grade II	0.6 miles
8 1390405 - Garden Gate To South Of Warfield House	Grade II	0.6 miles
9 1061316 - Apple Tree Cottage	Grade II	0.7 miles
10 1390416 - Knibbs Nook And Wee Knibbs	Grade II	0.7 miles

Area
Schools



		Nursery	Primary	Secondary	College	Private
1	Whitegrove Primary School Ofsted Rating: Good | Pupils: 421 | Distance:0.21	☐	☑	☐	☐	☐
2	Warfield Church of England Primary School Ofsted Rating: Good | Pupils: 452 | Distance:0.6	☐	☑	☐	☐	☐
3	Lambrook School Ofsted Rating: Not Rated | Pupils: 630 | Distance:0.61	☐	☐	☑	☐	☐
4	Winkfield St Mary's CofE Primary School Ofsted Rating: Good | Pupils: 198 | Distance:0.66	☐	☑	☐	☐	☐
5	Holly Spring Primary School Ofsted Rating: Good | Pupils: 642 | Distance:0.88	☐	☑	☐	☐	☐
6	Heathfield School Ofsted Rating: Not Rated | Pupils: 226 | Distance:1.11	☐	☐	☑	☐	☐
7	Sandy Lane Primary School Ofsted Rating: Good | Pupils: 450 | Distance:1.19	☐	☑	☐	☐	☐
8	Garth Hill College Ofsted Rating: Good | Pupils: 1476 | Distance:1.19	☐	☐	☑	☐	☐

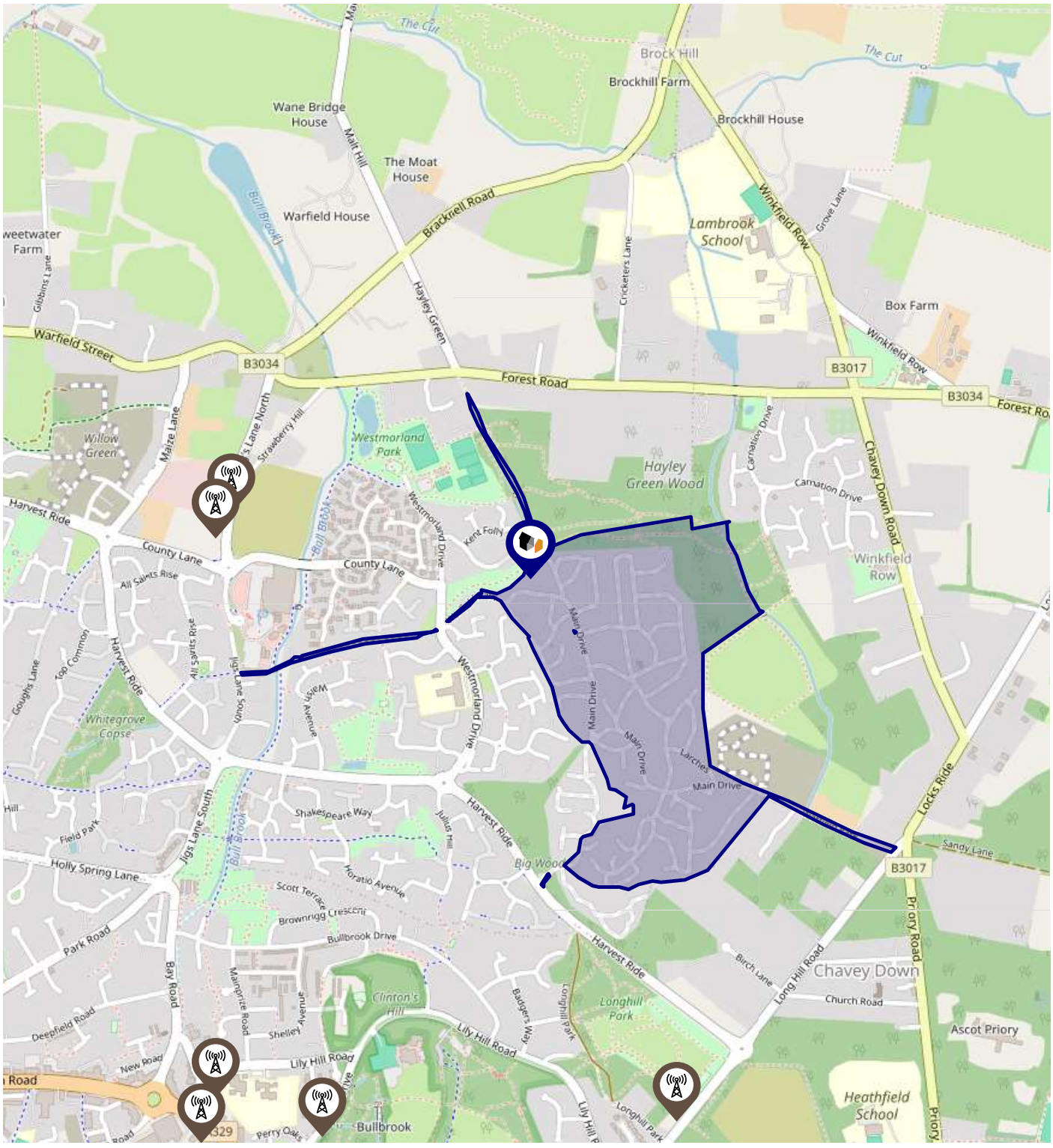
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Area
Schools



		Nursery	Primary	Secondary	College	Private
9	St Joseph's Catholic Primary School, Bracknell Ofsted Rating: Good | Pupils: 209 | Distance:1.2	☐	☑	☐	☐	☐
10	LVS Ascot Ofsted Rating: Not Rated | Pupils: 840 | Distance:1.25	☐	☐	☑	☐	☐
11	Kennel Lane School Ofsted Rating: Good | Pupils:0 | Distance:1.47	☐	☐	☑	☐	☐
12	Ascot Heath Primary School Ofsted Rating: Good | Pupils: 395 | Distance:1.51	☐	☑	☐	☐	☐
13	Ranelagh School Ofsted Rating: Outstanding | Pupils: 1062 | Distance:1.51	☐	☐	☑	☐	☐
14	Harmans Water Primary School Ofsted Rating: Good | Pupils: 466 | Distance:1.77	☐	☑	☐	☐	☐
15	The Brakenhale School Ofsted Rating: Good | Pupils: 1148 | Distance:1.89	☐	☐	☑	☐	☐
16	Papplewick School Ofsted Rating: Not Rated | Pupils: 223 | Distance:1.93	☐	☐	☑	☐	☐

Local Area
Masts & Pylons



Key:

Power Pylons

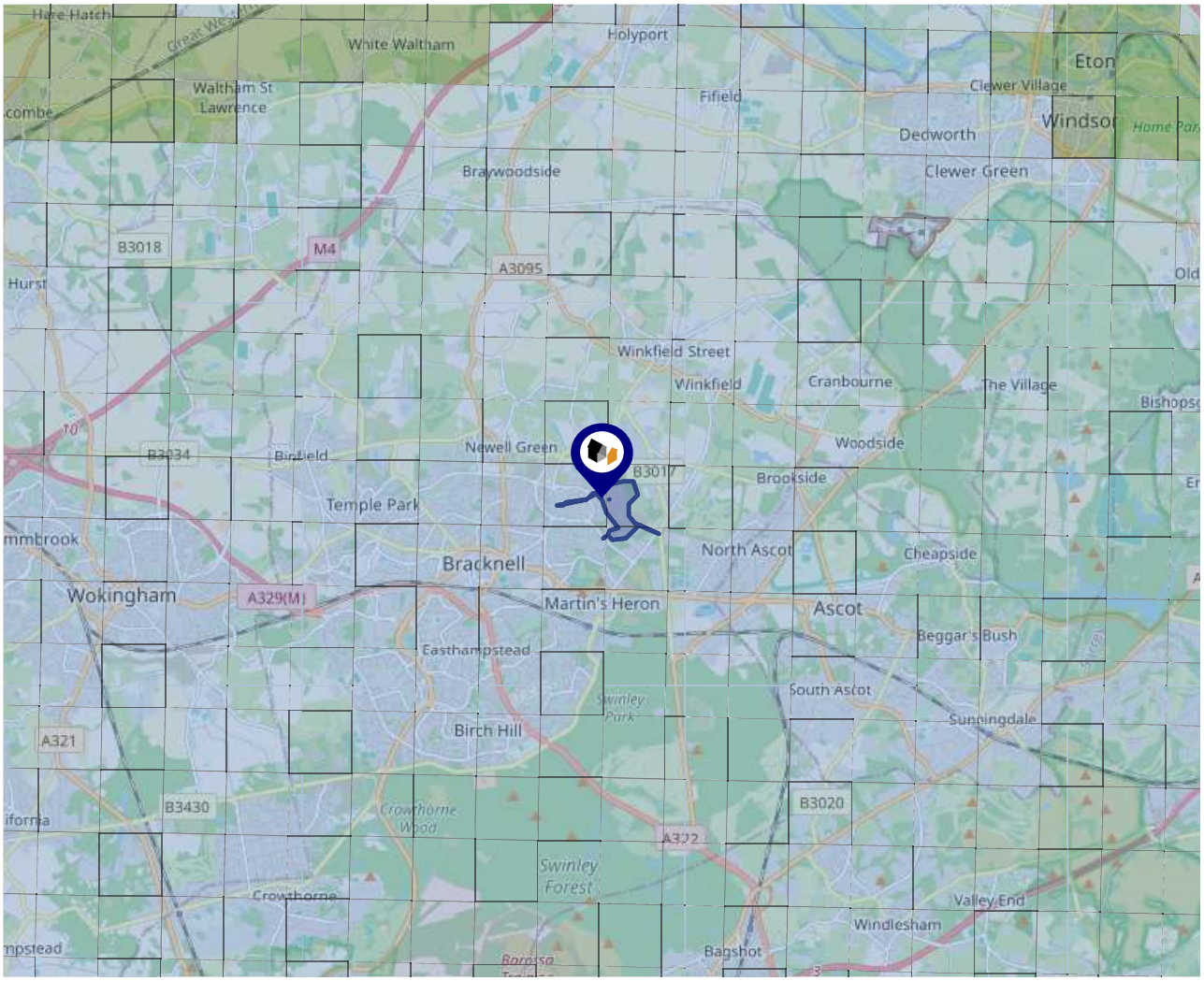
Communication Masts

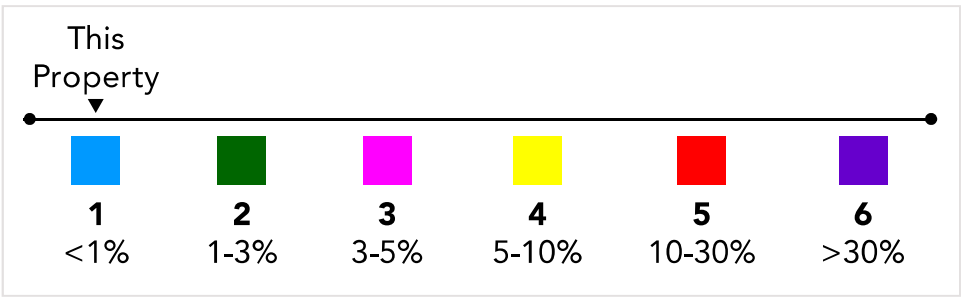
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Environment
Radon Gas

What is Radon?

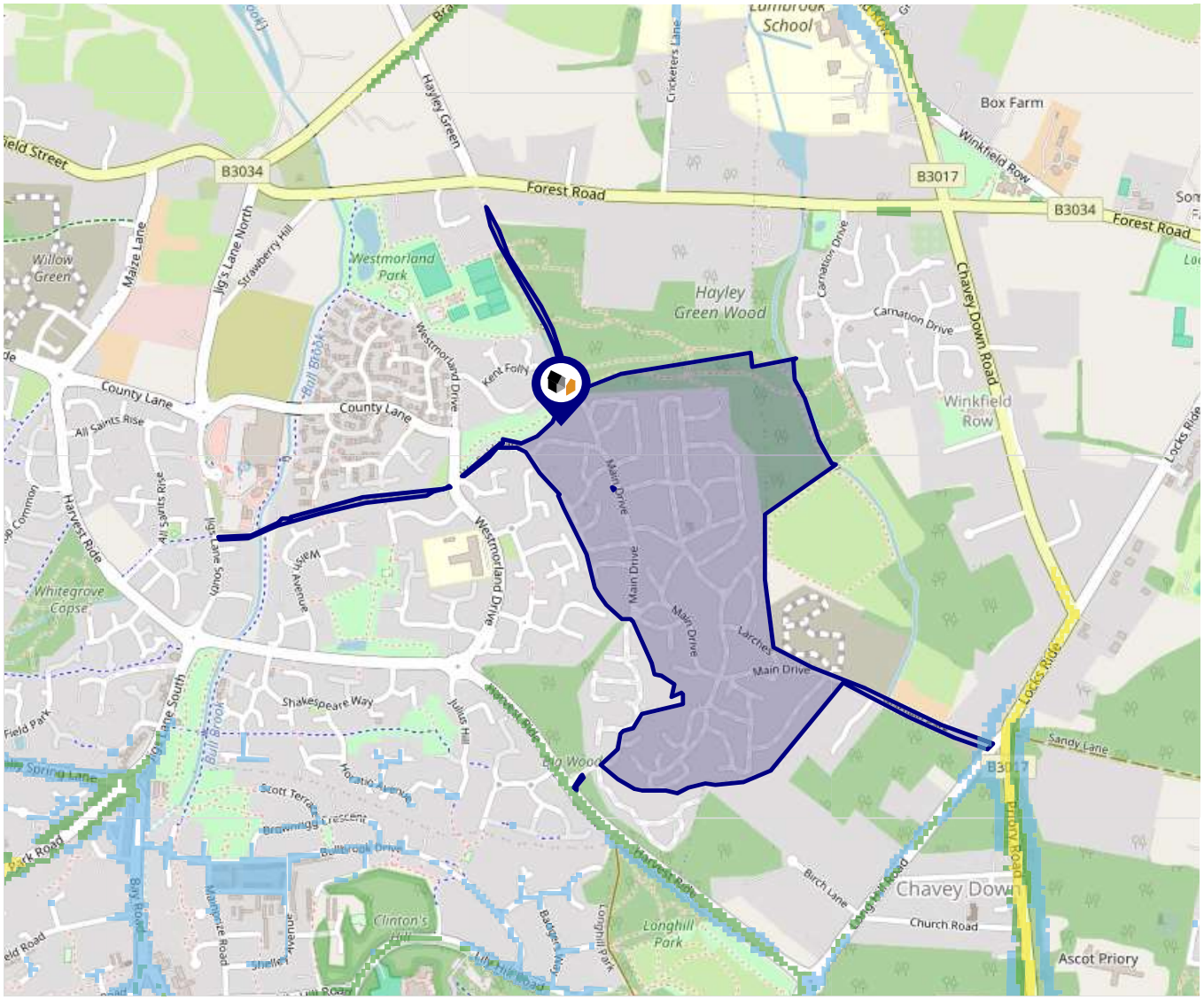
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic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





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Local Area
Road Noise



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

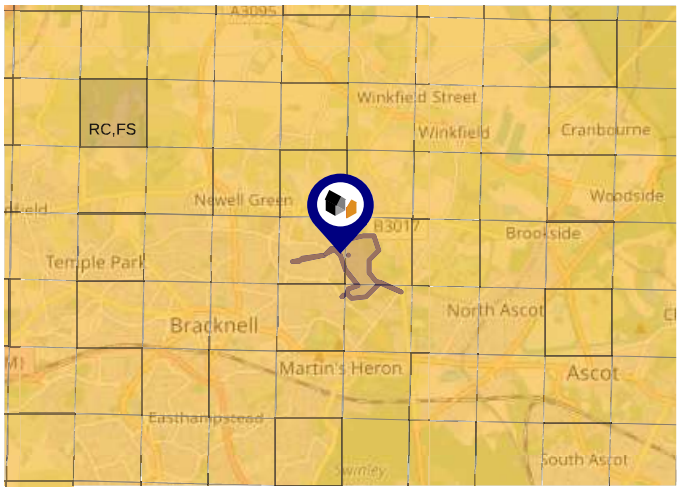
- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

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Environment
Soils & Clay

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

Carbon Content:	NONE	**Soil Texture:**	CLAY TO SILT
Parent Material Grain:	ARGILLACEOUS	**Soil Depth:**	DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		

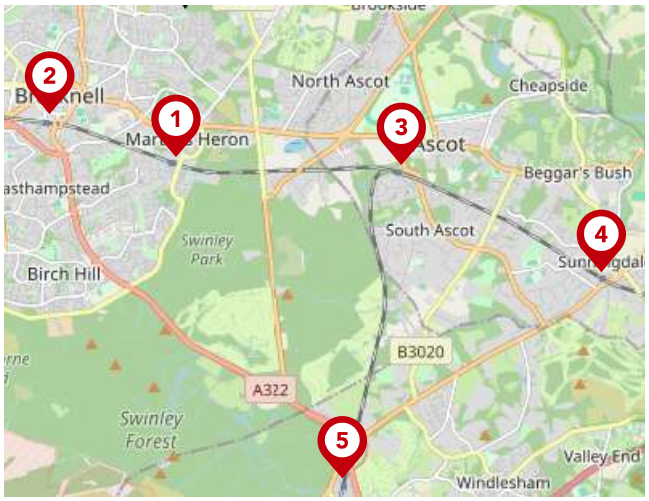


Primary Classifications (Most Common Clay Types)

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

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Area
Transport (National)



National Rail Stations

Pin	Name	Distance
1	Martins Heron Rail Station	1.37 miles
2	Bracknell Rail Station	1.6 miles
3	Ascot Rail Station	2.47 miles
4	Sunningdale Rail Station	4.55 miles
5	Bagshot Rail Station	4.58 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J8	4.98 miles
2	M3 J3	5.23 miles
3	A404(M) J9A	5.56 miles
4	M4 J10	5.69 miles
5	A404(M) J9	6.57 miles

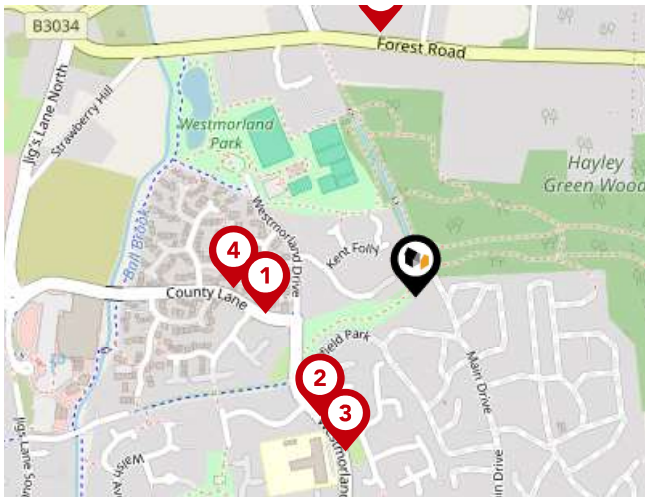


Airports/Helipads

Pin	Name	Distance
1	London Heathrow Airport	12.04 miles

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Area
Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Yorkshire Place	0.17 miles
2	Somerset Grove	0.17 miles
3	Somerset Grove	0.19 miles
4	Yorkshire Place	0.21 miles
5	Goose Corner	0.3 miles

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Know any property instantly



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.

Powered by sprift
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Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

Royal Mail