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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 11th November 2026



BUCKLER RIDE, CROWTHORNE, RG45

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arla | propertymark PROTECTED

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The Property Ombudsman

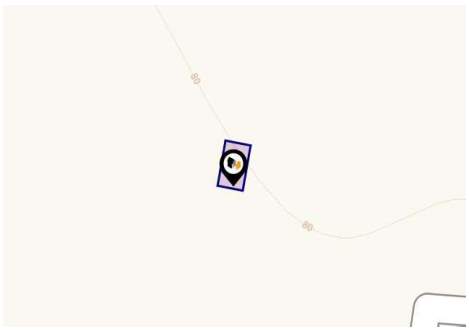
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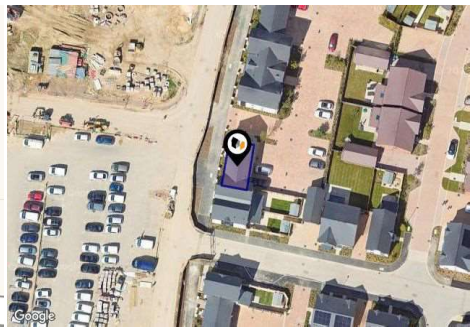
Introduction
Our Comments

Located in the desirable Buckler's Park development, this well presented two bedroom coach house offers modern living in a sought-after setting. Occupying the first floor and with its own private front door and staircase, this home is perfect for first time buyers, investors or downsizers.
Inside, you'll find a spacious open-plan kitchen and living area, flooded with natural light from dual-aspect windows, creating a bright and inviting space ideal for both relaxing and entertaining. The kitchen is modern and well-equipped, complementing the generous living area.
There are two good-sized double bedrooms, with one benefitting from built-in wardrobes. Both are in good condition and are accompanied by a sleek family bathroom.
Externally, the property benefits from two allocated parking spaces, including one under a carport and fitted with an EV charger. The coach house also offers additional storage space and the benefits of an energy-efficient, modern construction.
Buckler's Park is a new, thoughtfully designed development built adjacent to 100 acres of permanent woodland and a nature reserve. Just a short walk away, Crowthorne village centre offers a great selection of independent shops, restaurants, and pubs, whilst on-site amenities include a Hall & Woodhouse bar & restaurant, a community garden, neighbourhood centre, and a brand-new Co-Op convenience store.
The location is ideal for commuters, with easy access to the A329(M) and M4, and excellent connections to Reading, Wokingham, Camberley and Bracknell.
Service Charge: £400 per annum
Ground Rent: None
Lease: 994 years from and including 1st January 2022
Council Tax Band: D
Two Allocated Parking Spaces
Modern High Specification Finish
Great Location
Electric Vehicle Charger
First Floor Coach House
Two Double Bedrooms

Property
Overview







Property

Type:	Flat / Maisonette	**Tenure:**	Leasehold
Bedrooms:	2		
Floor Area:	731 ft^2 / 68 m^2		
Plot Area:	0.02 acres		
Council Tax :	Band D		
Annual Estimate:	£2,265		
Title Number:	BK533430		

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)

22 mb/s

1800 mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

BT sky Virgin media

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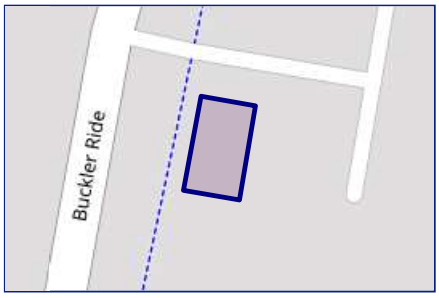
Property
Multiple Title Plans

Freehold Title Plan



BK517274

Leasehold Title Plan



BK533430

Start Date:	28/02/2024
End Date:	01/01/3021
Lease Term:	999 years from and including 1 January 2022
Term Remaining:	994 years

Gallery
Photos













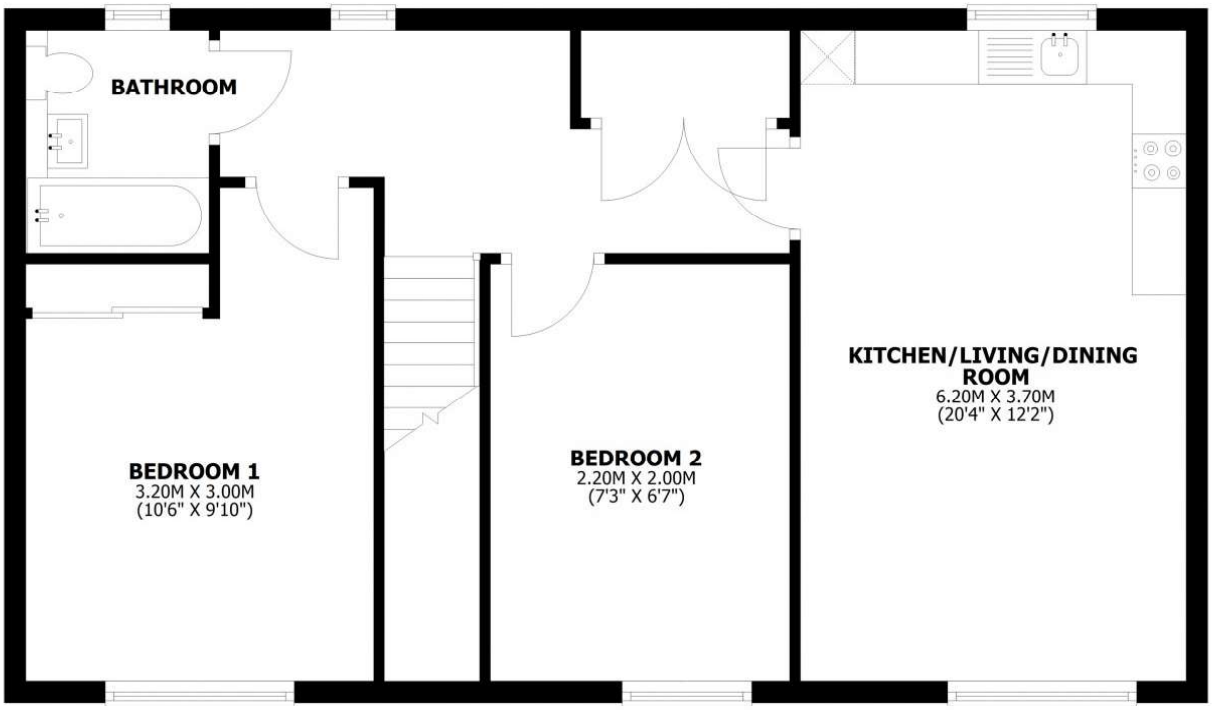


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BUCKLER RIDE, CROWTHORNE, RG45

DY.

Buckler Ride, Crowthorne, RG45
Total internal area: approx. 68 sq. metres (732 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

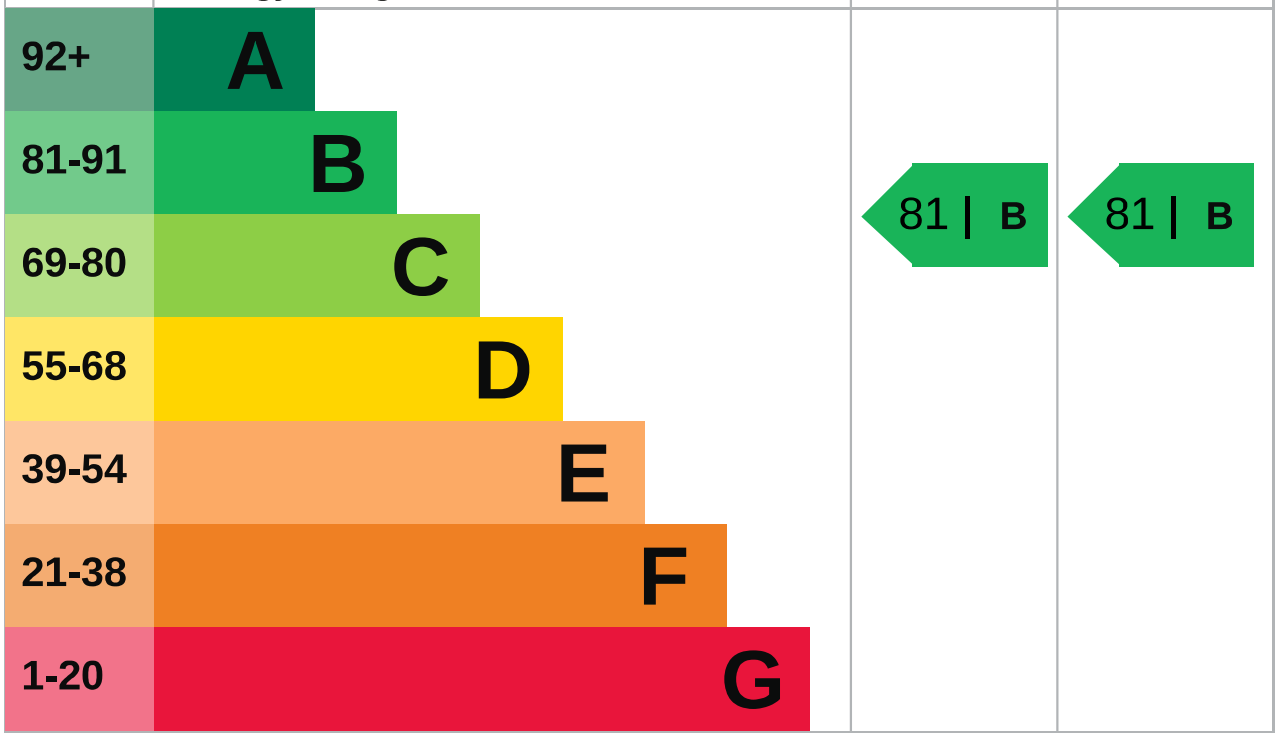
EPC - Certificate

RG45

Energy rating

B

Valid until 21.06.2033



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Property

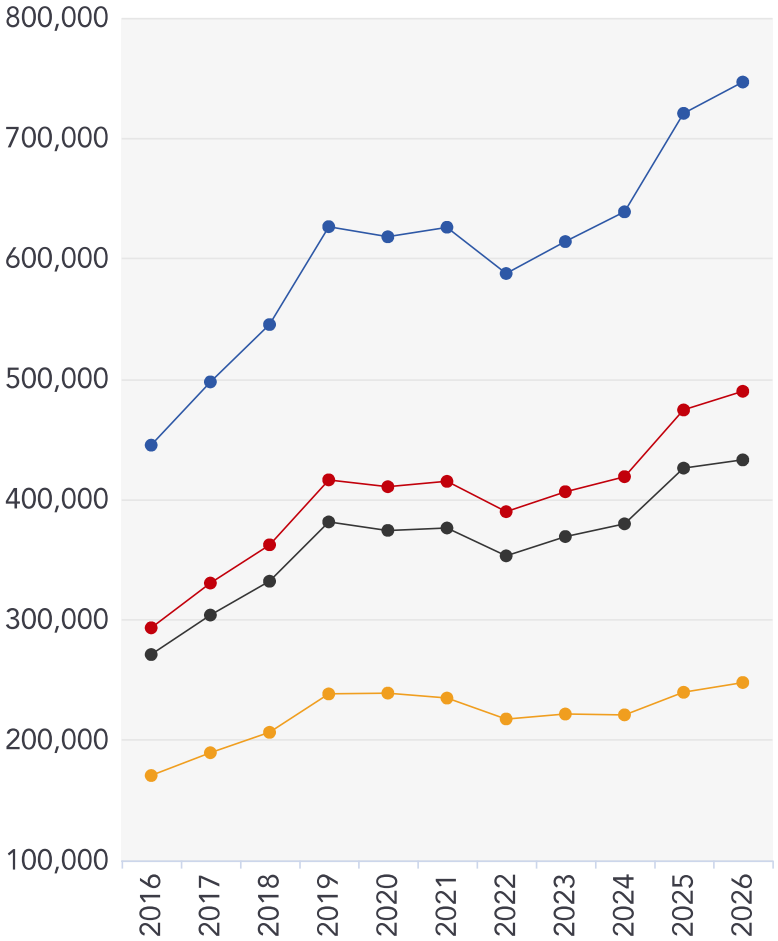
EPC - Additional Data

Additional EPC Data

Property Type:	Maisonette
Build Form:	Semi-Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Gas: mains gas
Floor Level:	1
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.25 W/m-Â¦K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.11 W/m-Â¦K
Roof Energy:	Very Good
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:	68 m^2

Market
House Price Statistics

10 Year History of Average House Prices by Property Type in RG45



Detached

+67.78%

Semi-Detached

+66.97%

Terraced

+59.63%

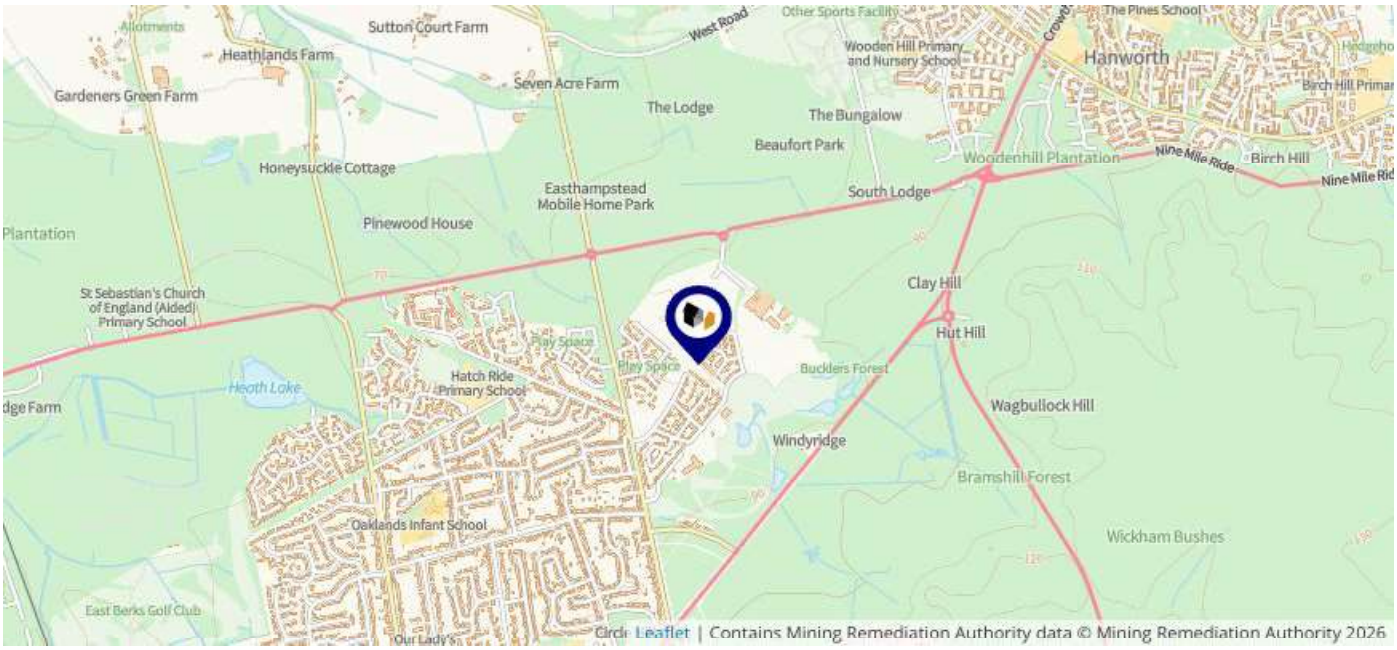
Flat

+45.31%

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Maps
Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

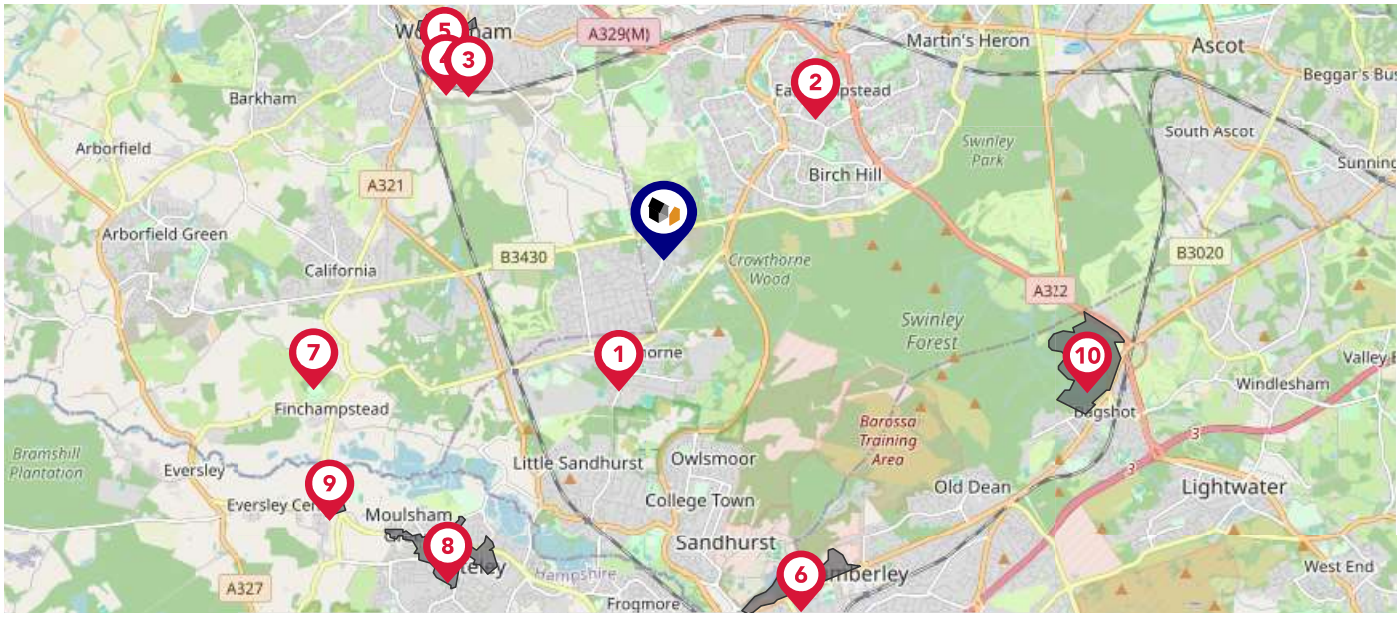
- Adit
- Gutter Pit
- Shaft

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

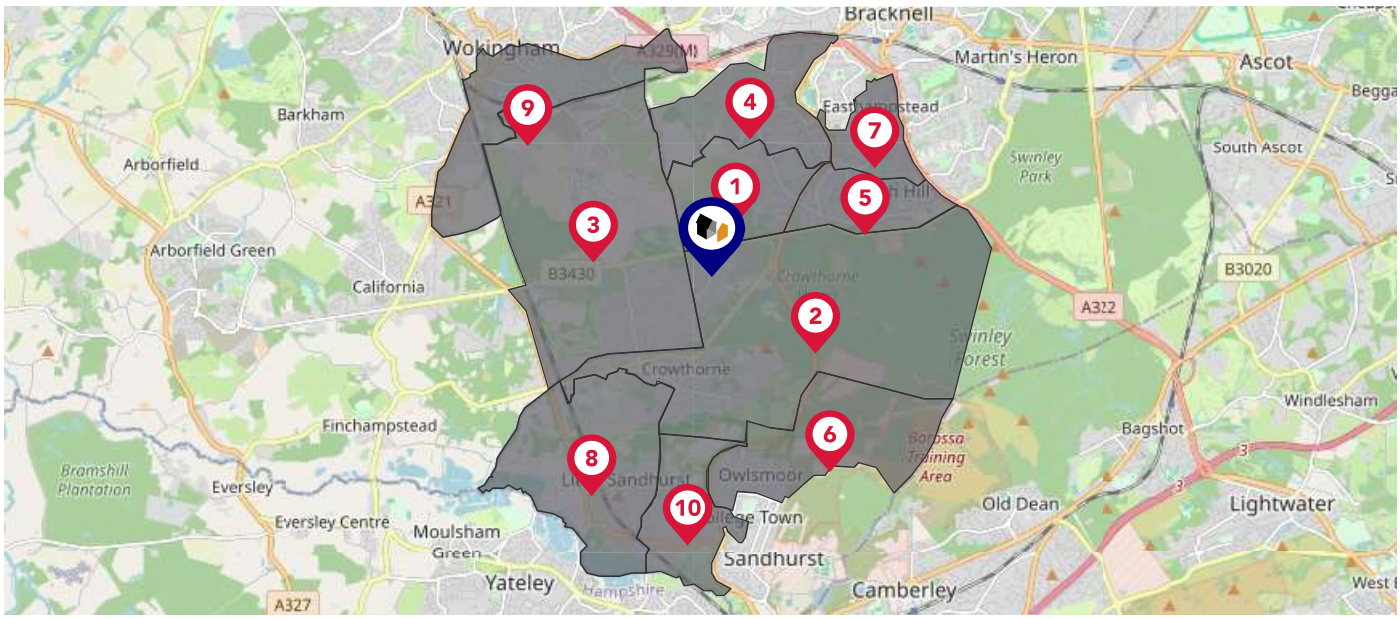
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas	
1	Church Street Crowthorne
2	Rectory Lane Easthampstead
3	Murdoch Road
4	Langborough Road
5	Wokingham Town Centre
6	Royal Military Academy (Former) Staff College
7	Finchampstead Church
8	Yateley Green
9	Eversley Cross
10	Bagshot Park

Maps
Council Wards

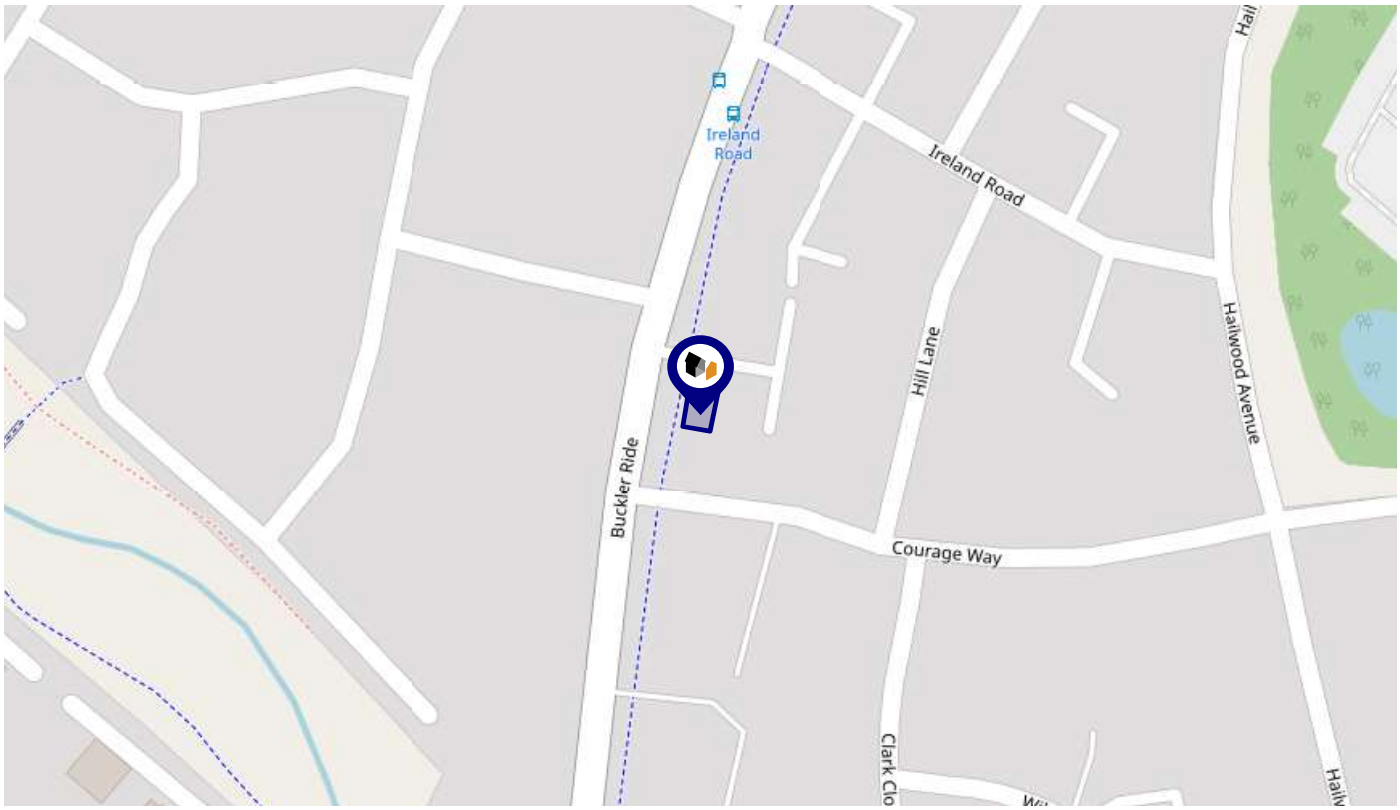
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards	
1	Great Hollands South Ward
2	Crowthorne Ward
3	Wokingham Without Ward
4	Great Hollands North Ward
5	Hanworth Ward
6	Owlsmoor Ward
7	Old Bracknell Ward
8	Little Sandhurst and Wellington Ward
9	Wescott Ward
10	Central Sandhurst 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.

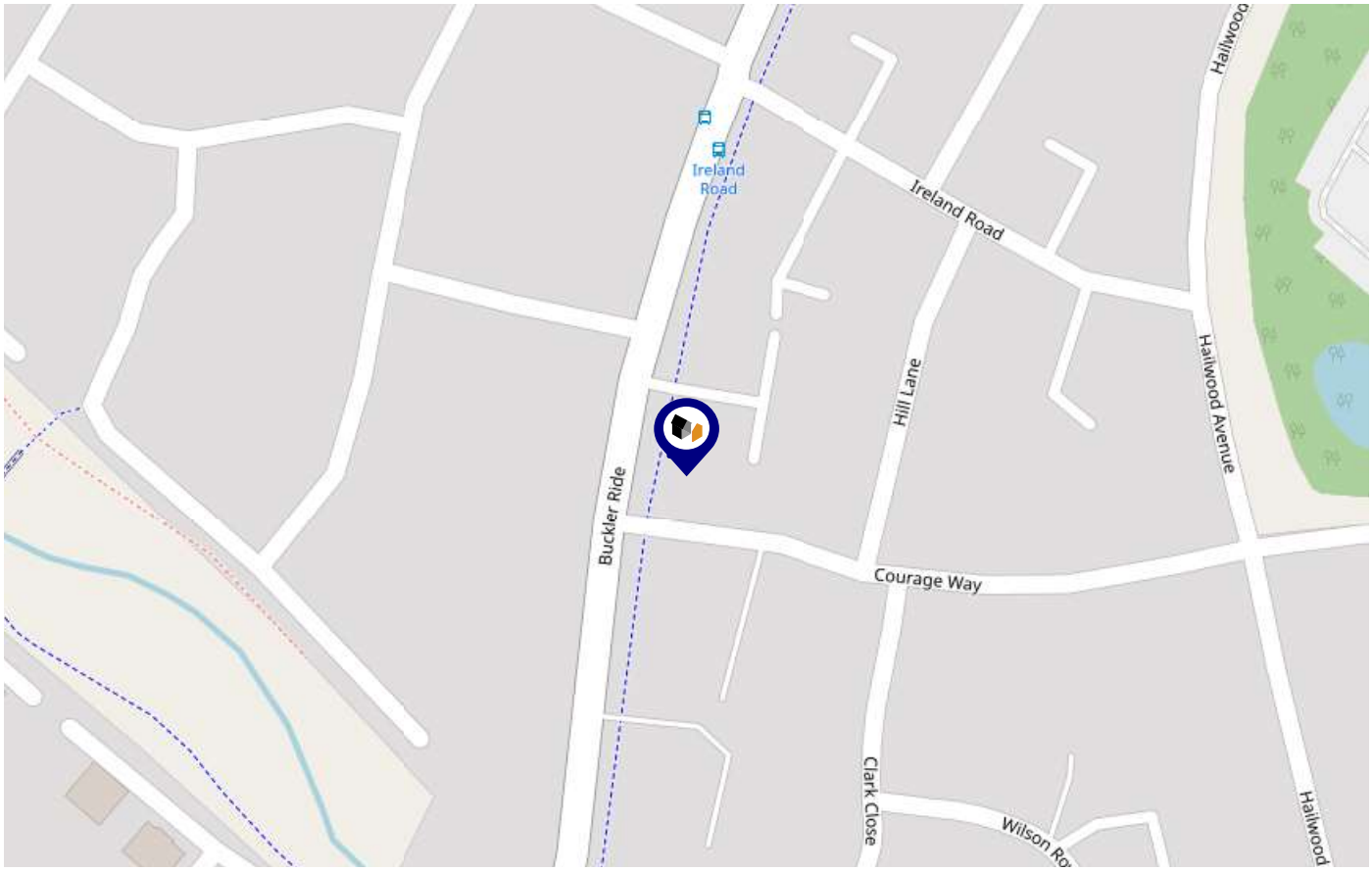
The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

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.

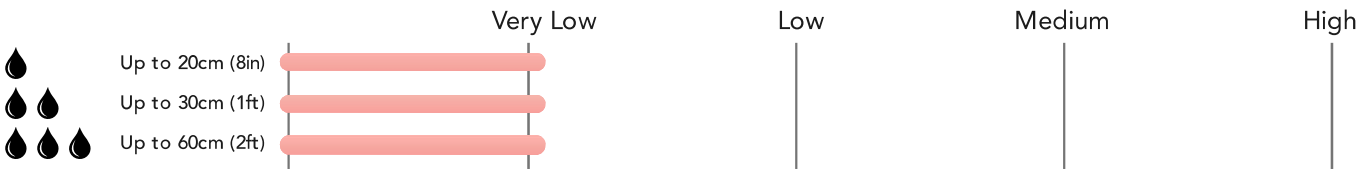


Risk Rating: Very low

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.

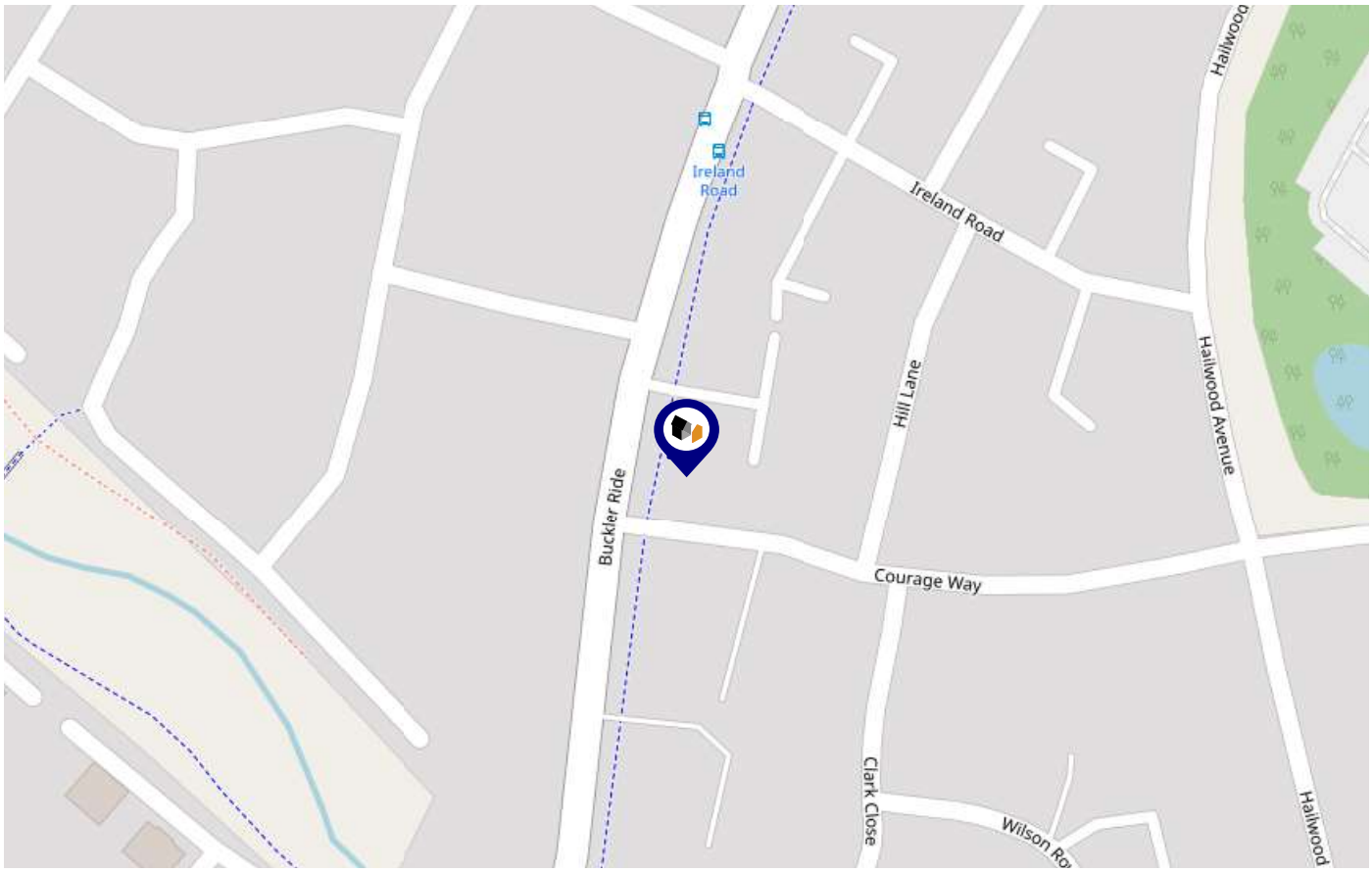
Chance of flooding to the following depths at this property:



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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

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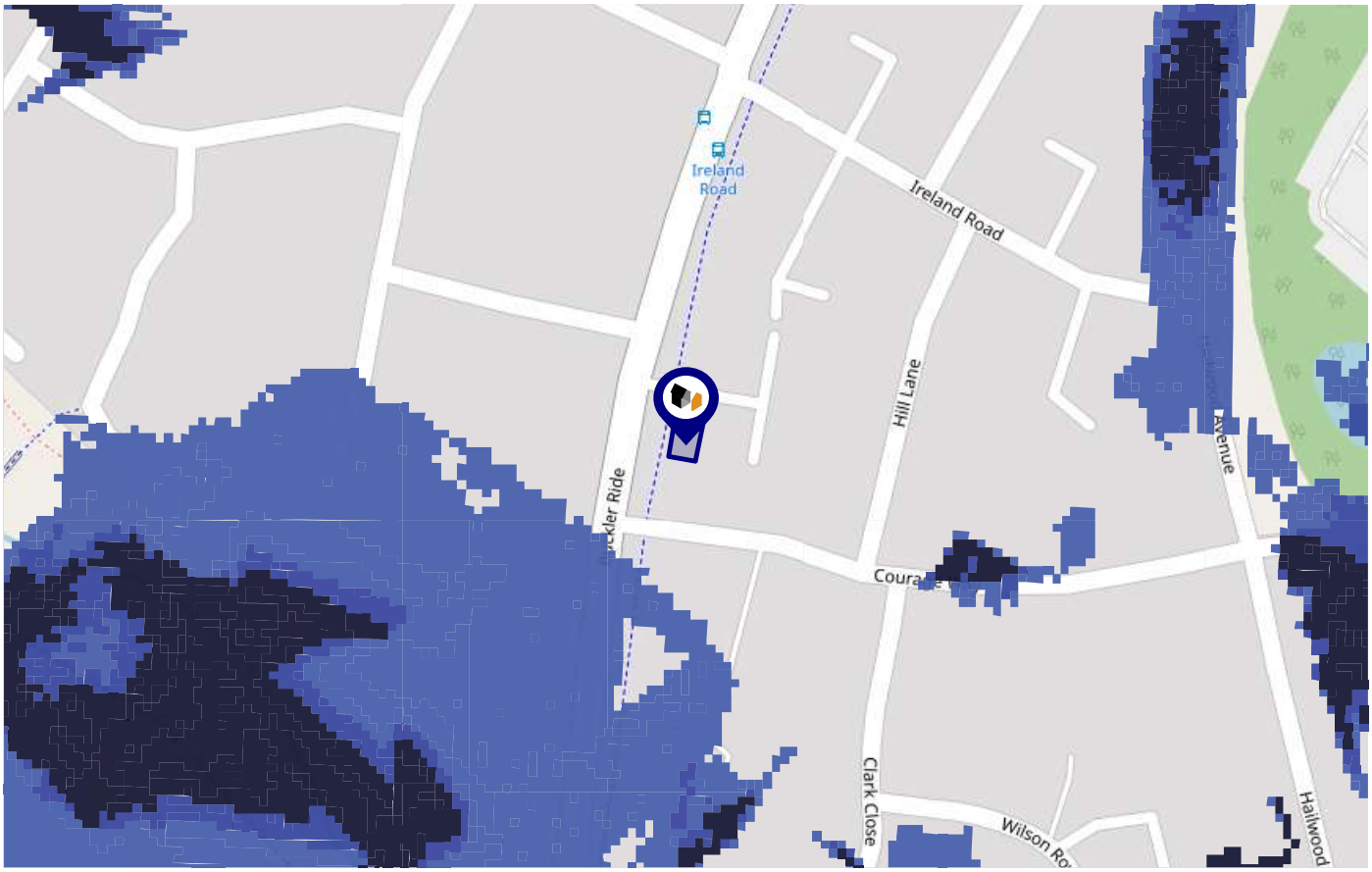
Chance of flooding to the following depths at this property:



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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.

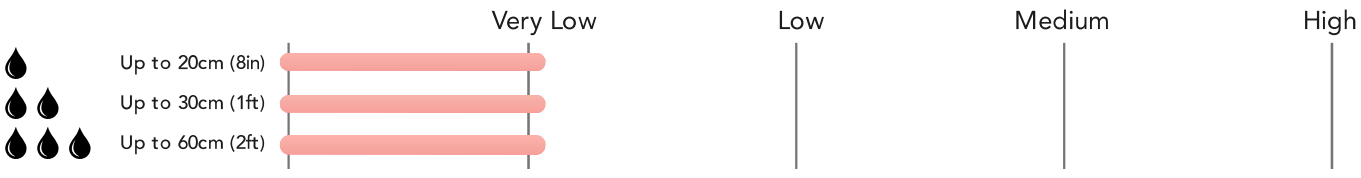


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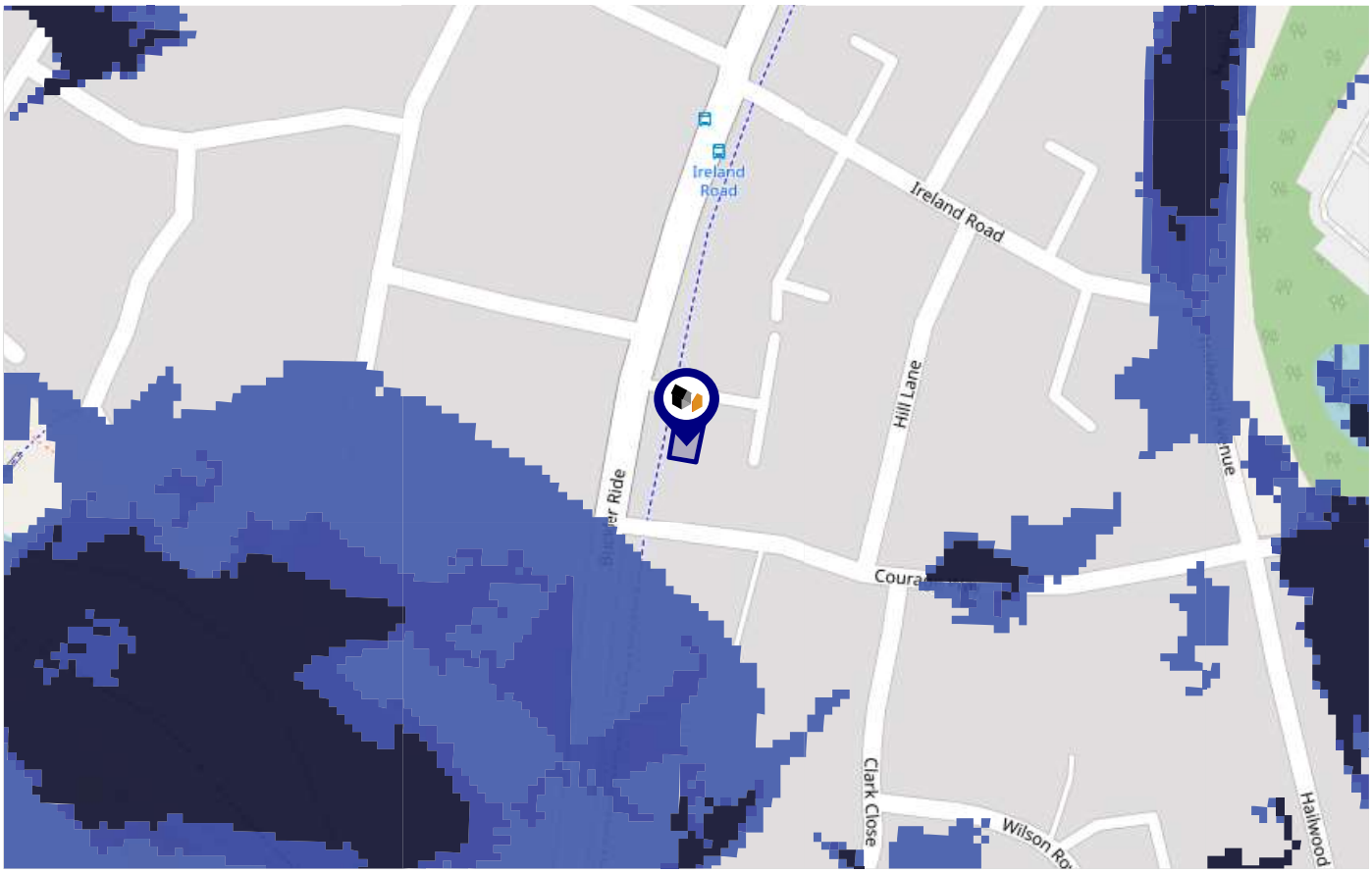
Chance of flooding to the following depths at this property:



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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.
- **Medium Risk -** an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
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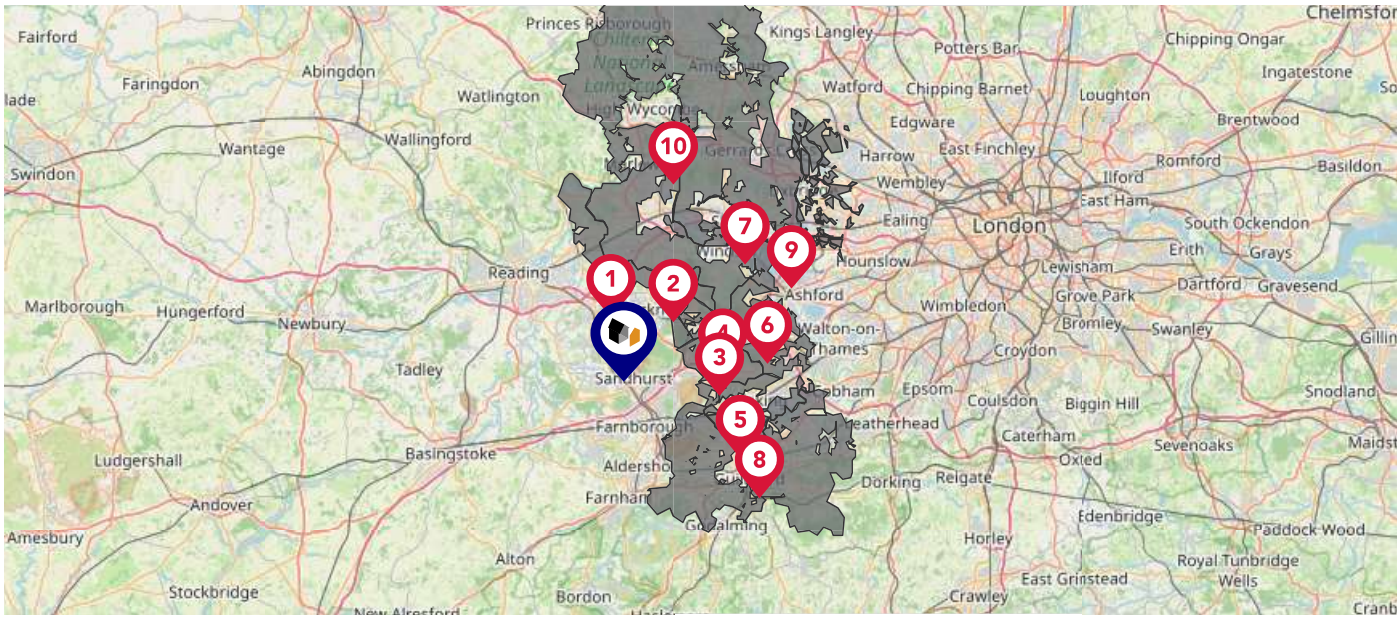
Chance of flooding to the following depths at this property:



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Maps
Green Belt

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

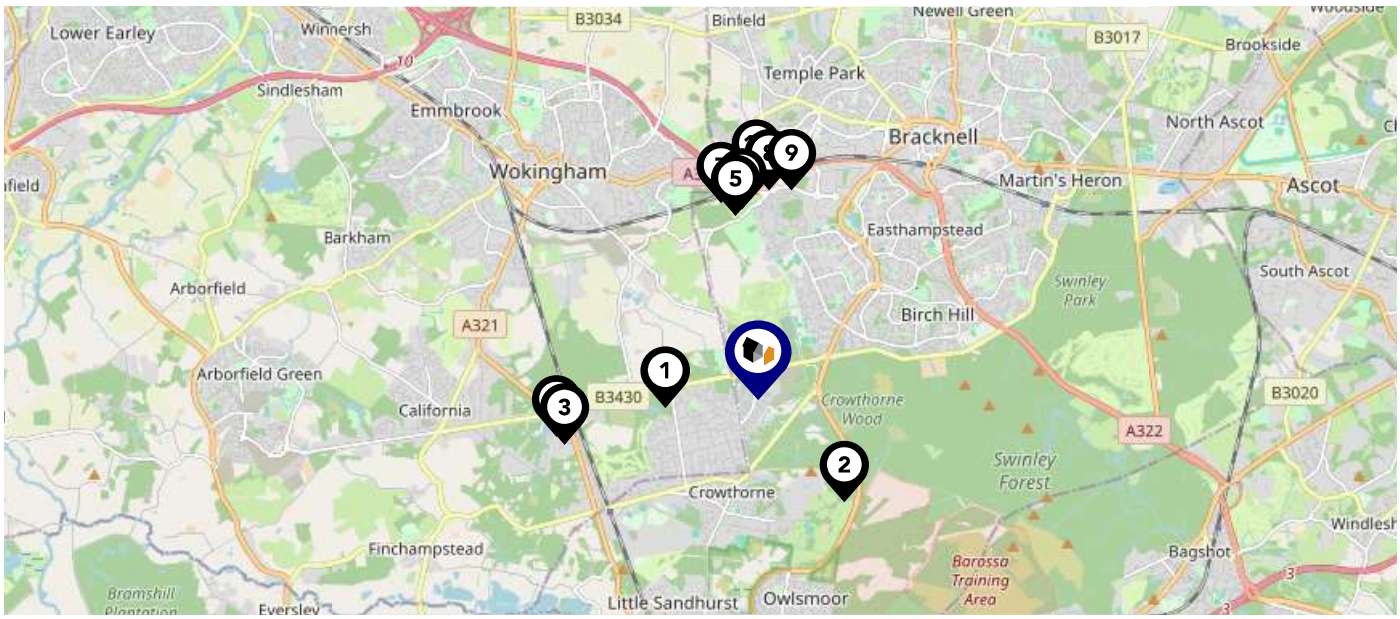


Nearby Green Belt Land

1. London Green Belt - Wokingham
2. London Green Belt - Bracknell Forest
3. London Green Belt - Surrey Heath
4. London Green Belt - Windsor and Maidenhead
5. London Green Belt - Woking
6. London Green Belt - Runnymede
7. London Green Belt - Slough
8. London Green Belt - Guildford
9. London Green Belt - Hillingdon
10. London Green Belt - Buckinghamshire

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	Honeyhill Gardeners Green-Honeyhill, Crowthorne	Historic Landfill
2	Butter Hill-Crowthorne	Historic Landfill
3	Sand Pit-Kings Bridge, Nine Mile Ride, Crowthorne, Berkshire	Historic Landfill
4	Silverstock Bog-Finchampstead	Historic Landfill
5	Buckhurst Piggeries-Amen Corner	Historic Landfill
6	Buckhurst Moors-Amen Corner	Historic Landfill
7	Sandlea Farm-Amen Corner	Historic Landfill
8	Rose Farm-Amen Corner	Historic Landfill
9	Beehive South West-Beehive Road, Bracknell, Berkshire	Historic Landfill
10	Nike Land-Amen Corner	Historic Landfill

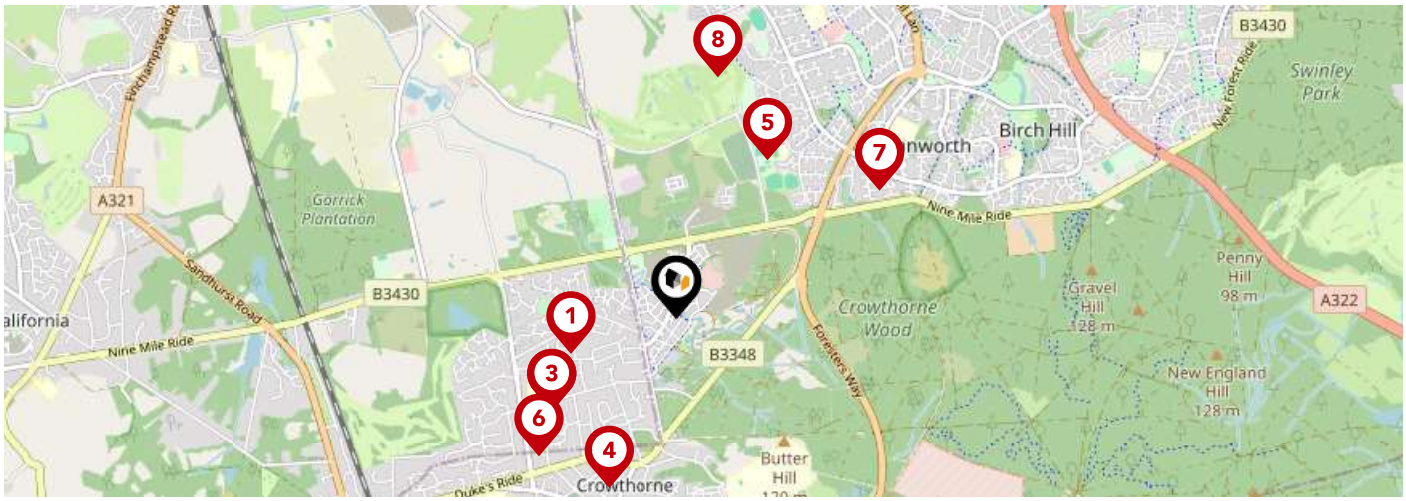
Maps
Listed Buildings

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 1390354 - Windy Ridge	Grade II	0.4 miles

Area
Schools



	Nursery	Primary	Secondary	College	Private
1 Hatch Ride Primary School Ofsted Rating: Good | Pupils: 207 | Distance:0.51	☐	☑	☐	☐	☐
2 Oaklands Infant School Ofsted Rating: Good | Pupils: 158 | Distance:0.72	☐	☑	☐	☐	☐
3 Oaklands Junior School Ofsted Rating: Good | Pupils: 245 | Distance:0.72	☐	☑	☐	☐	☐
4 Crowthorne Church of England Primary School Ofsted Rating: Outstanding | Pupils: 211 | Distance:0.84	☐	☑	☐	☐	☐
5 Wooden Hill Primary and Nursery School Ofsted Rating: Good | Pupils: 423 | Distance:0.85	☐	☑	☐	☐	☐
6 Our Lady's Preparatory School Ofsted Rating: Not Rated | Pupils: 235 | Distance:0.9	☐	☑	☐	☐	☐
7 St Margaret Clitherow Catholic Primary School, Bracknell Ofsted Rating: Good | Pupils: 200 | Distance:1.12	☐	☑	☐	☐	☐
8 King's Academy Easthampstead Park Ofsted Rating: Good | Pupils: 976 | Distance:1.14	☐	☐	☑	☐	☐

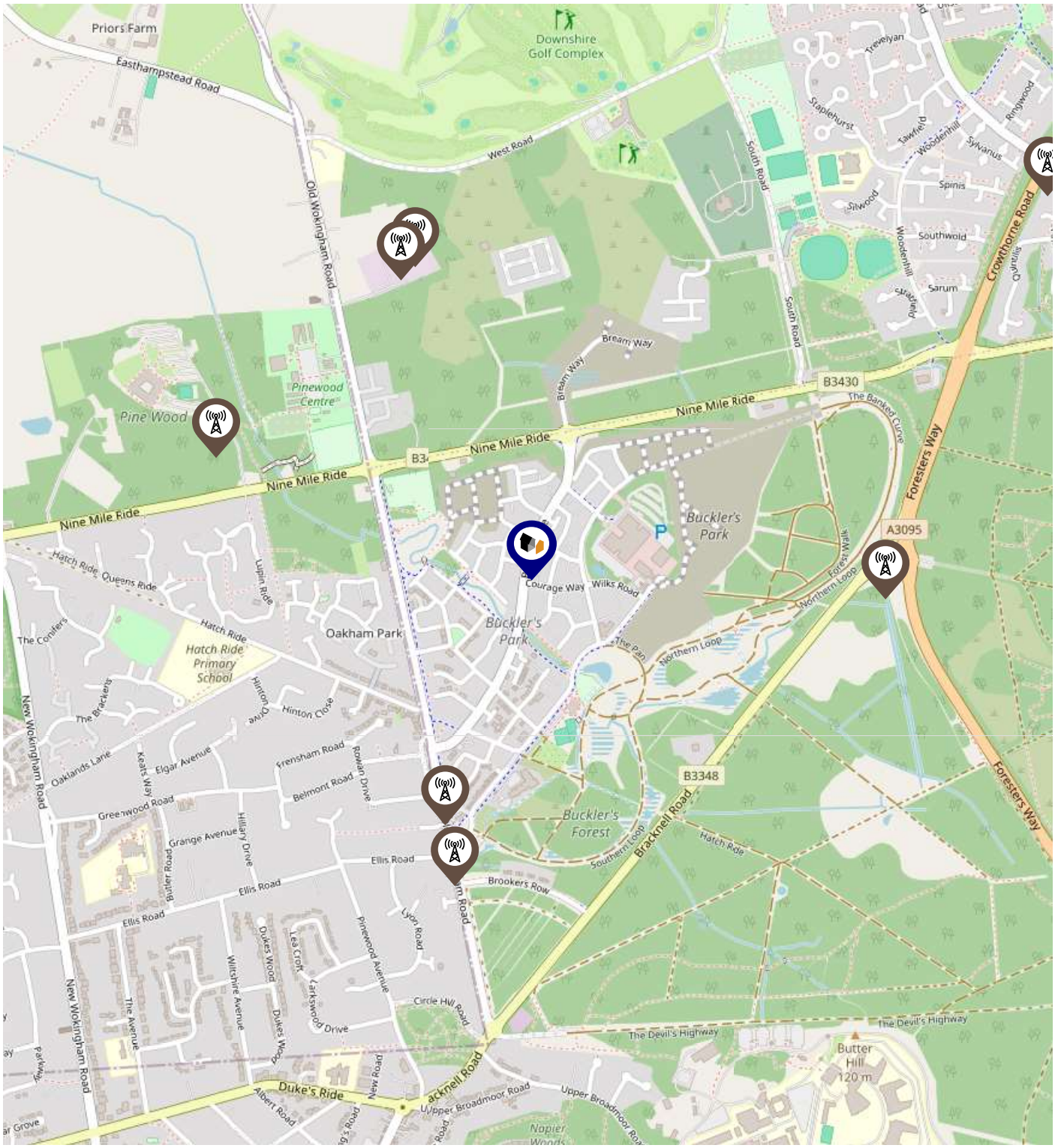
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Area
Schools



		Nursery	Primary	Secondary	College	Private
9	**Wildmoor Heath School** Ofsted Rating: Good | Pupils: 211 | Distance:1.22	☐	☑	☐	☐	☐
10	**The Pines School** Ofsted Rating: Good | Pupils: 332 | Distance:1.24	☐	☑	☐	☐	☐
11	**Saint Sebastians Church of England Primary School** Ofsted Rating: Good | Pupils: 119 | Distance:1.3	☐	☑	☐	☐	☐
12	**Jennett's Park CofE Primary School** Ofsted Rating: Good | Pupils: 427 | Distance:1.34	☐	☑	☐	☐	☐
13	**Great Hollands Primary School** Ofsted Rating: Good | Pupils: 275 | Distance:1.38	☐	☑	☐	☐	☐
14	**Edgbarrow School** Ofsted Rating: Outstanding | Pupils: 1490 | Distance:1.41	☐	☐	☑	☐	☐
15	**Holme Grange School** Ofsted Rating: Not Rated | Pupils: 793 | Distance:1.52	☐	☐	☑	☐	☐
16	**Wellington College** Ofsted Rating: Not Rated | Pupils: 1101 | Distance:1.53	☐	☐	☑	☐	☐

Local Area
Masts & Pylons



Key:

Power Pylons

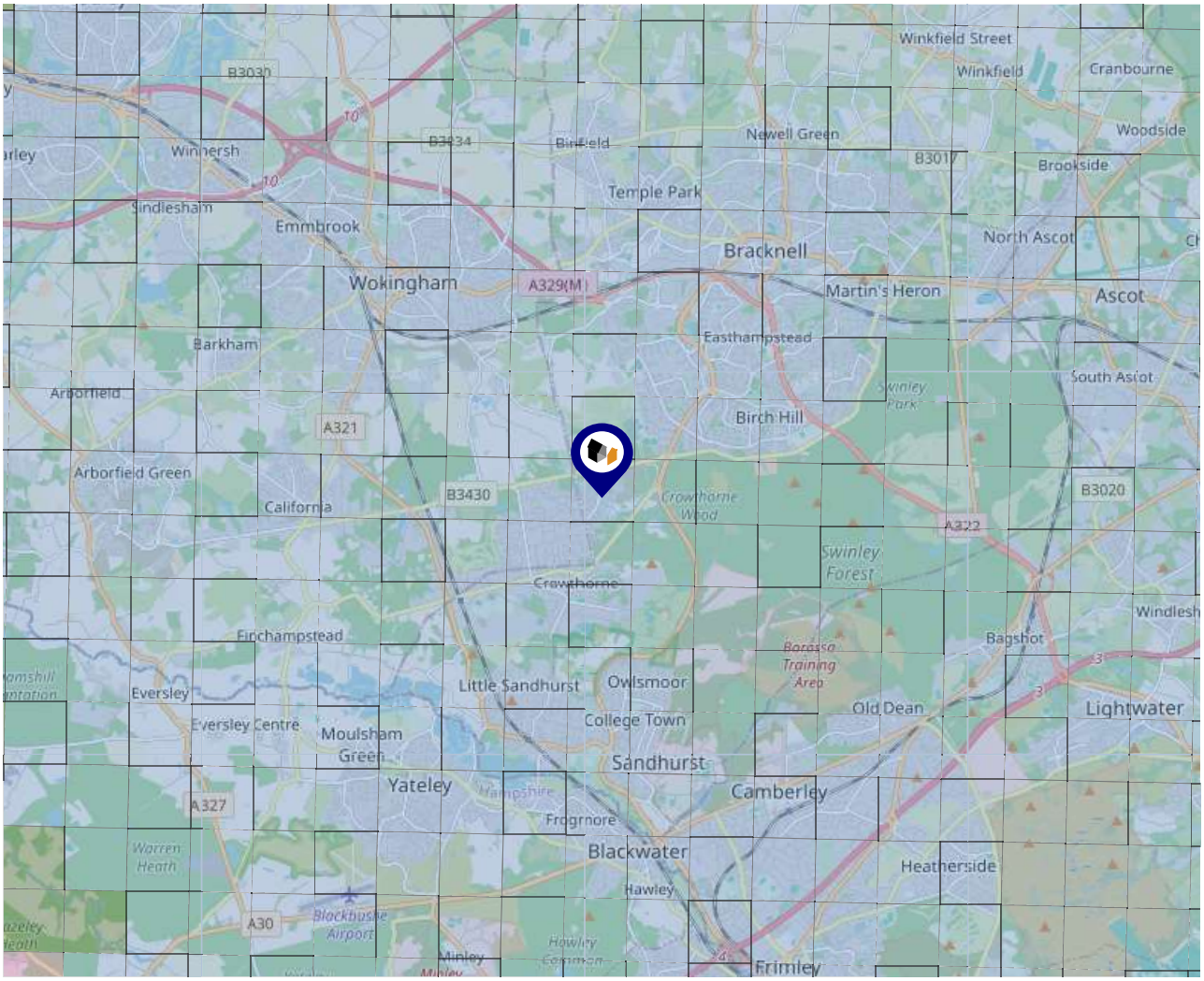
Communication Masts

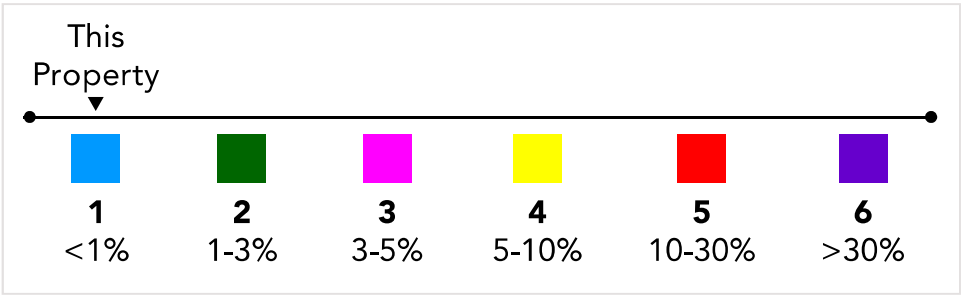
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Environment
Radon Gas

What is Radon?

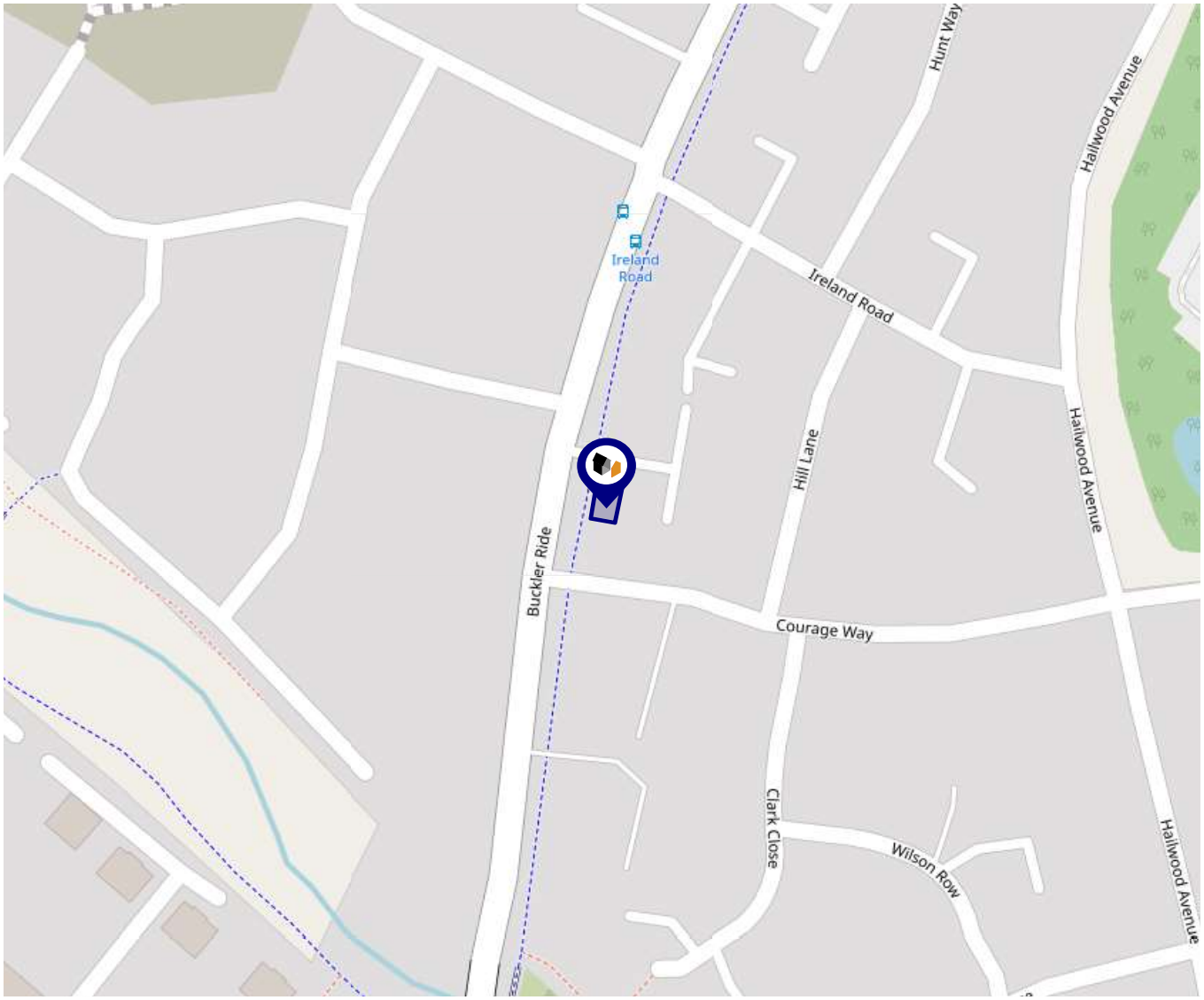
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic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





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Local Area
Road Noise



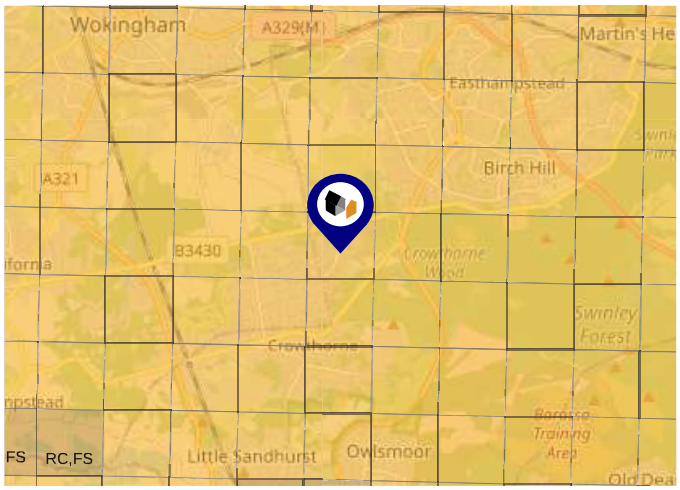
The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

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

Environment
Soils & Clay

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

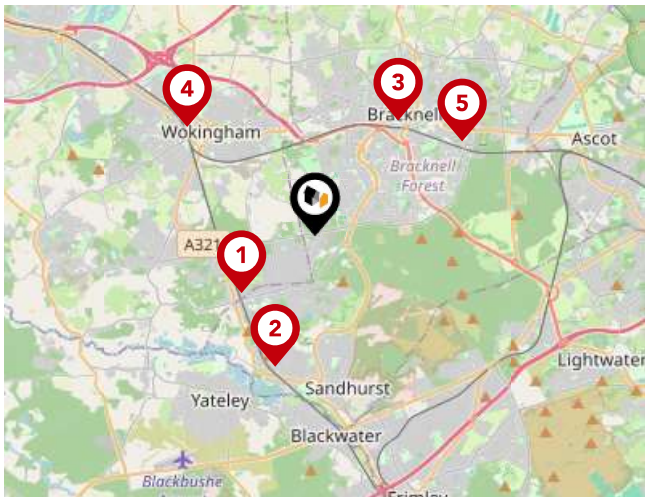
Carbon Content:	NONE	**Soil Texture:**	SAND TO LOAM
Parent Material Grain:	ARENACEOUS	**Soil Depth:**	DEEP
Soil Group:	LIGHT TO MEDIUM		



Primary Classifications (Most Common Clay Types)

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

Area
Transport (National)



National Rail Stations

Pin	Name	Distance
1	Crowthorne Rail Station	1.74 miles
2	Sandhurst Rail Station	2.55 miles
3	Bracknell Rail Station	2.62 miles
4	Wokingham Rail Station	3.11 miles
5	Martins Heron Rail Station	3.22 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J10	4.46 miles
2	M3 J4	4.75 miles
3	M3 J3	4.97 miles
4	M3 J4A	5.54 miles
5	M4 J11	8.23 miles

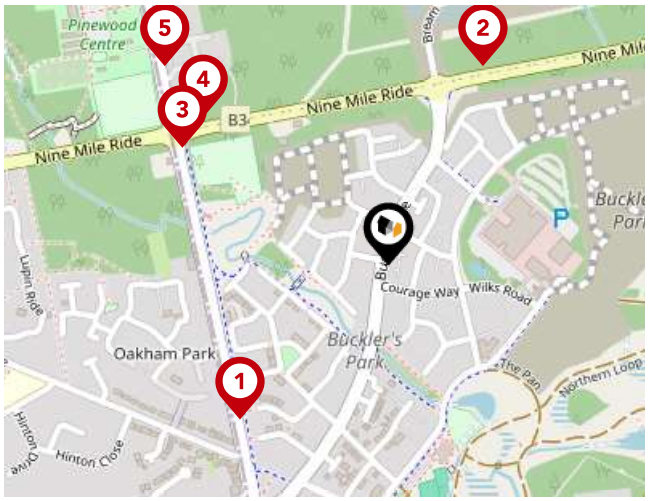


Airports/Helipads

Pin	Name	Distance
1	London Heathrow Airport	15.75 miles

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Area
Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	TRL Western Entrance	0.24 miles
2	TRL Northern Entrance	0.25 miles
3	Pinewood Crossroads	0.27 miles
4	Pinewood Crossroads	0.27 miles
5	Easthampstead Mobile Home Park	0.34 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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Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

Royal Mail