logo

See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 12th November 2026



SOUTHWICK COURT, BRACKNELL, RG12

Duncan Yeardley

9 Crown Row, Bracknell, RG12 0TH

01344 592416

charlotte.mcvea@duncanyeardley.co.uk

www.duncanyeardley.co.uk

arla | propertymark PROTECTED

naea | propertymark PROTECTED

The Property Ombudsman

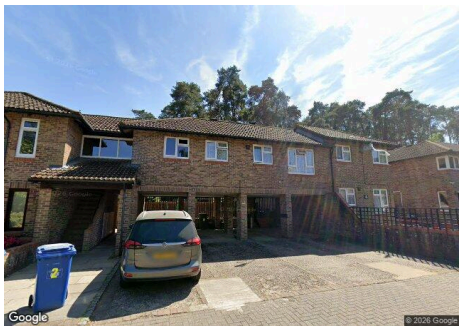
Powered by sprift Know any property instantly

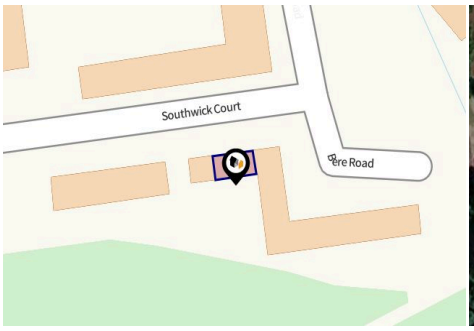
Introduction
Our Comments

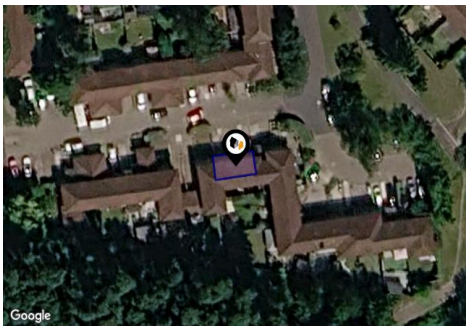
*** 990 YEAR LEASE AND ALLOCATED PARKING *** First floor maisonettes with allocated parking and a long lease do not come along every day, and when set within easy reach of wonderful open green spaces such as South Hill Park and Swinley Forest, the appeal becomes difficult to ignore. This well-proportioned two bedroom home offers bright, well-laid-out accommodation in the popular area of Forest Park. Presented in clean, move-in condition and offering allocated parking, it also comes with a 990 year lease, which gives genuine peace of mind and a quality of everyday life well beyond what the price tag might suggest. Step inside and the layout immediately makes sense. A generous living and dining room is a long, light-filled space with room for a comfortable seating area and a dining arrangement without either feeling squeezed. Set at first floor level, it enjoys a pleasant outlook over the surrounding greenery. The separate kitchen is neatly fitted and provides a practical, dedicated space for cooking that keeps the living area clear. A bathroom with a full-size bath completes the key facilities, with the whole property presented throughout in fresh, neutral décor and clean carpeting that makes it genuinely ready to move straight into. Two bedrooms offer flexible accommodation. The principal bedroom is a comfortable double, and the second bedroom works naturally as a single, a child's room, or a dedicated home office - a use that has become increasingly valuable as flexible working has changed how people think about space at home. For those who want outdoor space without the upkeep, the surroundings more than make up for a private garden. Open green space is right on the doorstep, and being on the first floor means a quieter, more private position within the building, with no one above and a pleasant treetop aspect from the windows. Southwick Court sits in the Forest Park neighbourhood, one of Bracknell's most enviably positioned residential areas, running between South Hill Park and Lily Hill Park and giving residents on-the-doorstep access to two of the borough's most cherished green spaces. South Hill Park covers 24 acres and is home to the South Hill Park Arts Centre, with its 330-seat Wilde Theatre, café, and year-round programme of events and exhibitions, while Lily Hill Park offers wide open meadows, woodland walks, and a peaceful escape from the everyday that residents here genuinely treasure. For daily needs, the Forest Park local shops are close at hand, and Bracknell town centre - home to The Lexicon with its Fenwick, cinema, restaurants, and thriving public square - is just minutes away by car or bus. A range of supermarkets are all easily accessible from this postcode. Bracknell and Martins Heron railway stations provide regular direct services into London Waterloo, while the A322, A329(M), M3 and M4 place the wider South East firmly within reach. Heathrow Airport is approximately 40 minutes by car. For families, the area falls within reach of well-regarded local schools, with Edgbarrow School and the highly regarded Ranelagh School both accessible from this part of Bracknell. Allocated parking, a 990 year lease, a green outlook, and a layout that simply works - this is a home that delivers more than its size suggests, in a location that consistently justifies its popularity.
Lease: 990 years
Peppercorn Ground Rent
2 Parking Spaces (Allocated)
Service Charge: £471.99 per annum
Council Tax Band: C
990 Year Lease
No Onward Chain
First Floor
Two Allocated Parking Spaces
Sought After Location
Freshly Painted and Refloored

Powered by sprift
Know any property instantly

Property
Overview







Property

Type:	Terraced	**Tenure:**	Leasehold
Bedrooms:	2		
Floor Area:	581 ft^2 / 54 m^2		
Plot Area:	0.01 acres		
Year Built :	1976-1982		
Council Tax :	Band C		
Annual Estimate:	£2,013		
Title Number:	BK546628		

Local Area

Local Authority: Bracknell forest

Conservation Area: No

Flood Risk:

- Rivers & Seas — High
- Surface Water — High

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

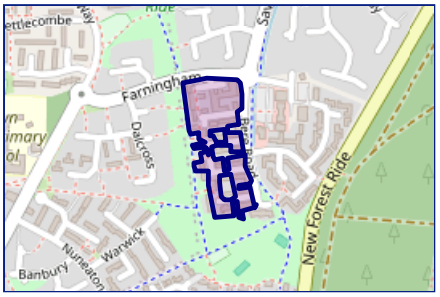
1 mb/s	247 mb/s	5500 mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

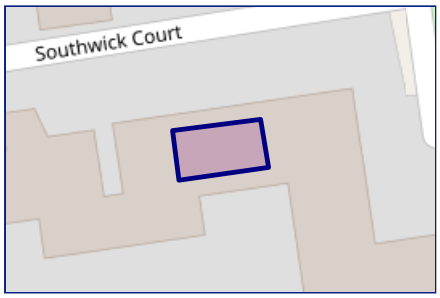
Property
Multiple Title Plans

Freehold Title Plan



BK180970

Leasehold Title Plan



BK546628

Start Date:	03/09/2026
End Date:	03/09/3016
Lease Term:	990 years from and including 4 September 2026 to and including 3 September 3016
Term Remaining:	990 years

Gallery
Photos









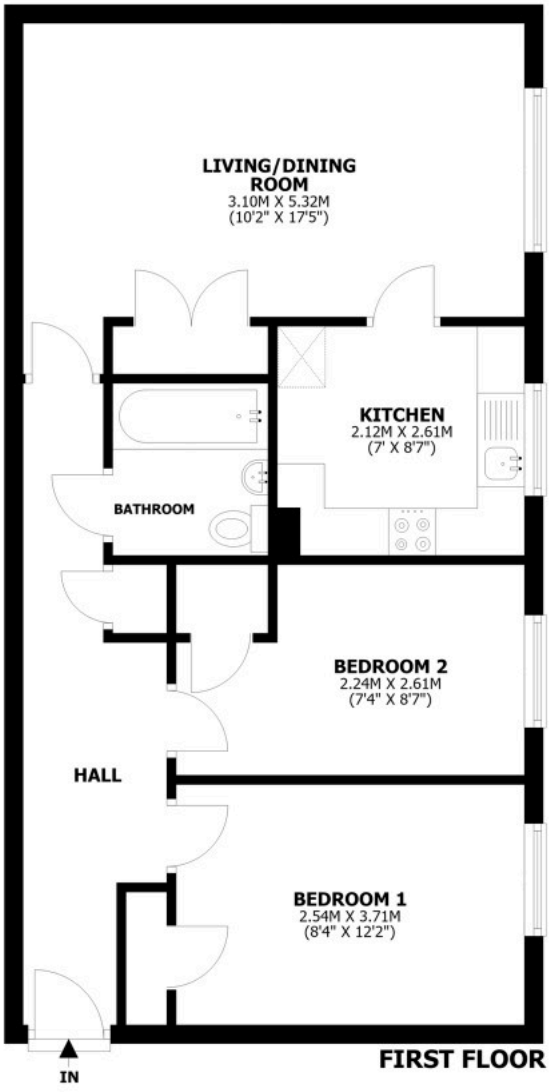




SOUTHWICK COURT, BRACKNELL, RG12

DY.

Southwick Court, Bracknell, RG12
Total internal area: approx. 54 sq. metres (581 sq. feet)

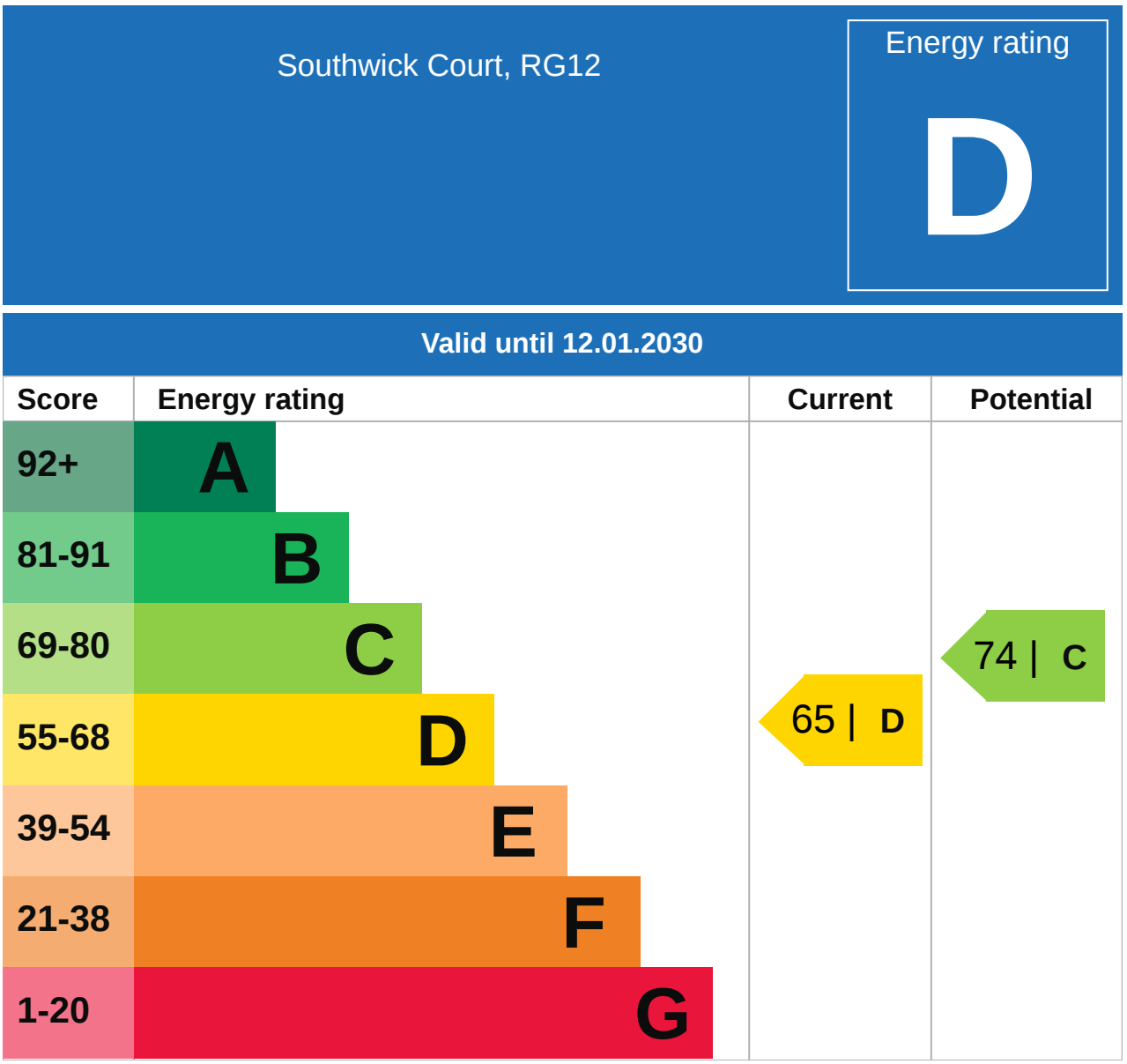


This floorplan is for illustrative guidance only and is not to drawn to scale. Whilst every attempt has been made to ensure accuracy, measurements are approximate and should not be replied upon as a matter of fact. Maximum dimensions are given excluding small alcoves, etc unless otherwise stated.

Powered by sprift
Know any property instantly

Property

EPC - Certificate



Powered by sprift
Know any property instantly

EPC - Additional Data

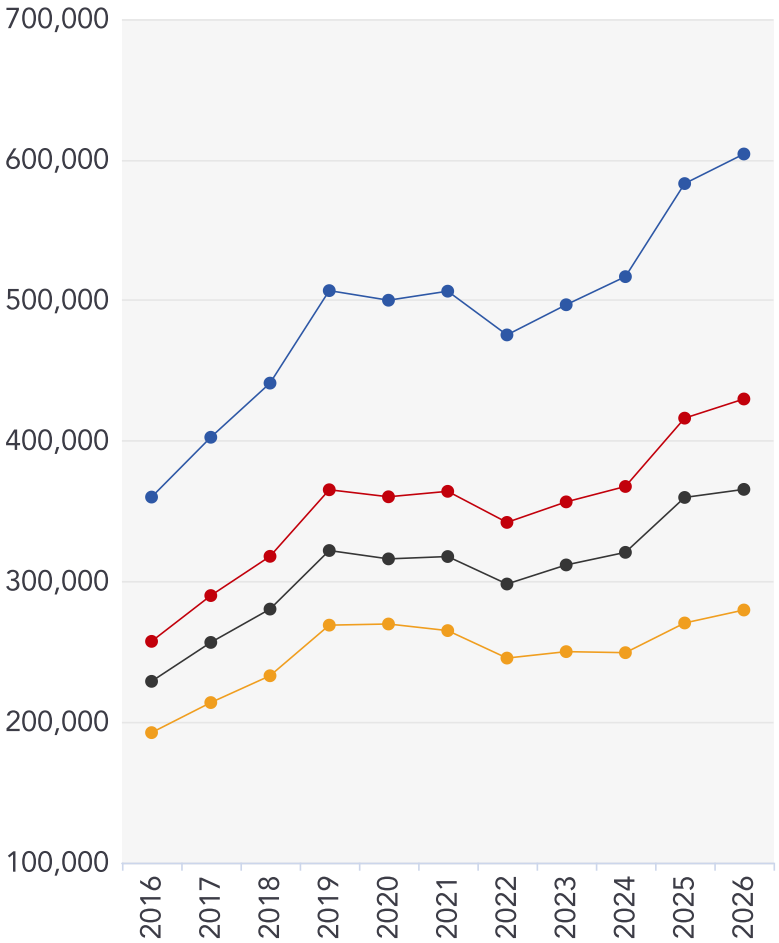
Additional EPC Data

Property Type:	Flat
Build Form:	Semi-Detached
Transaction Type:	Rental
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	1st
Flat Top Storey:	Yes
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, partial insulation (assumed)
Walls Energy:	Average
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	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 57% of fixed outlets
Floors:	To external air, no insulation (assumed)
Total Floor Area:	54 m^2

Powered by sprift
Know any property instantly

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%

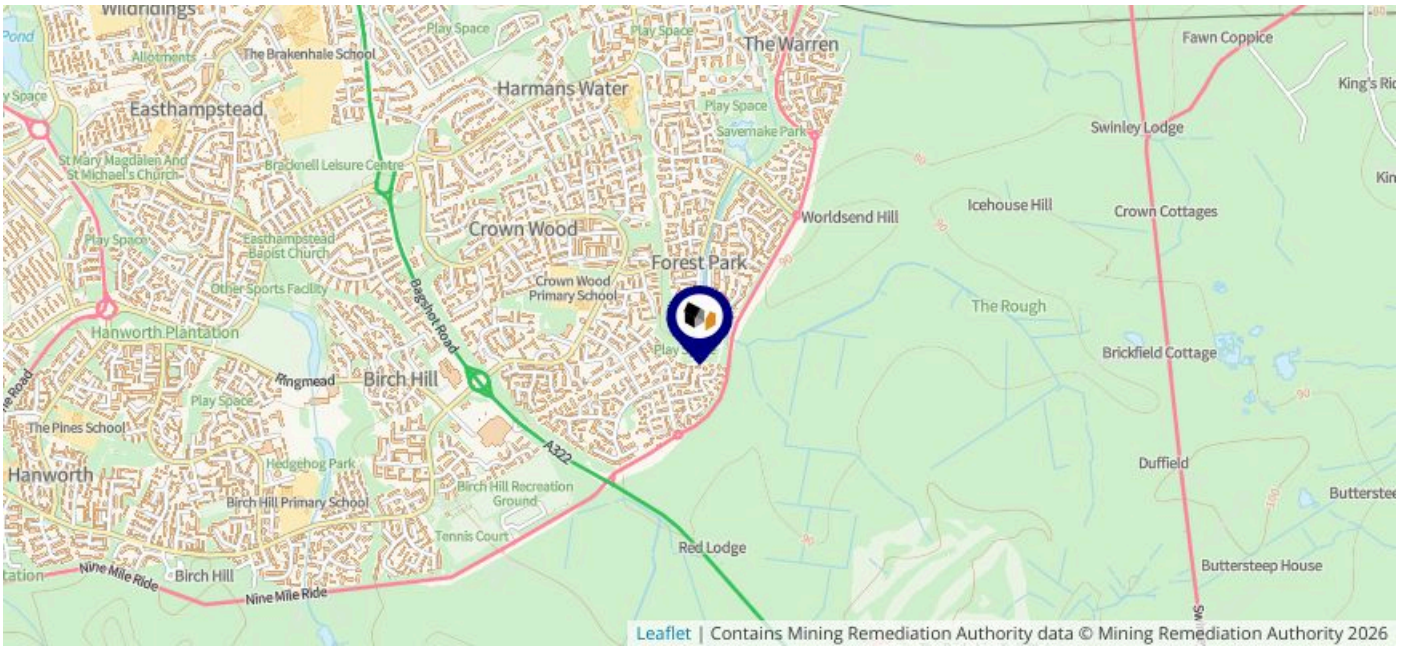
Flat

+45.31%

Powered by sprift
Know any property instantly

Maps
Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- Adit
- Gutter Pit
- Shaft

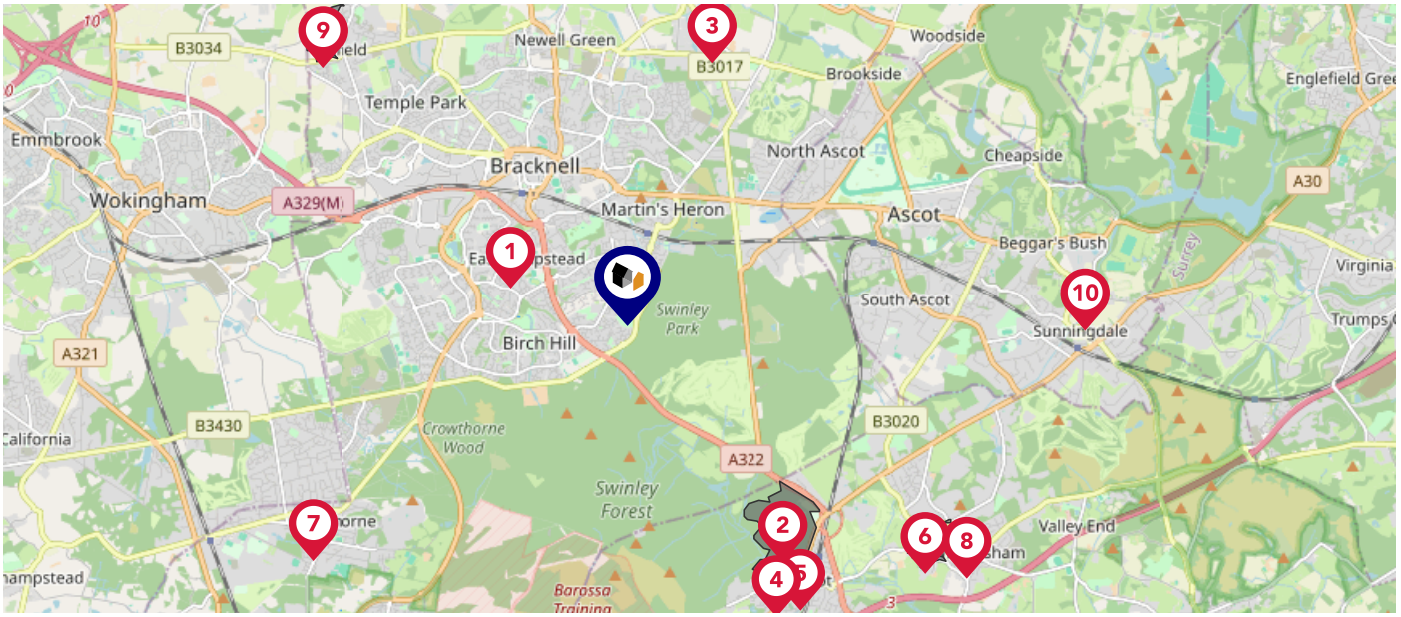
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.

Powered by sprift
Know any property instantly

Maps
Conservation Areas

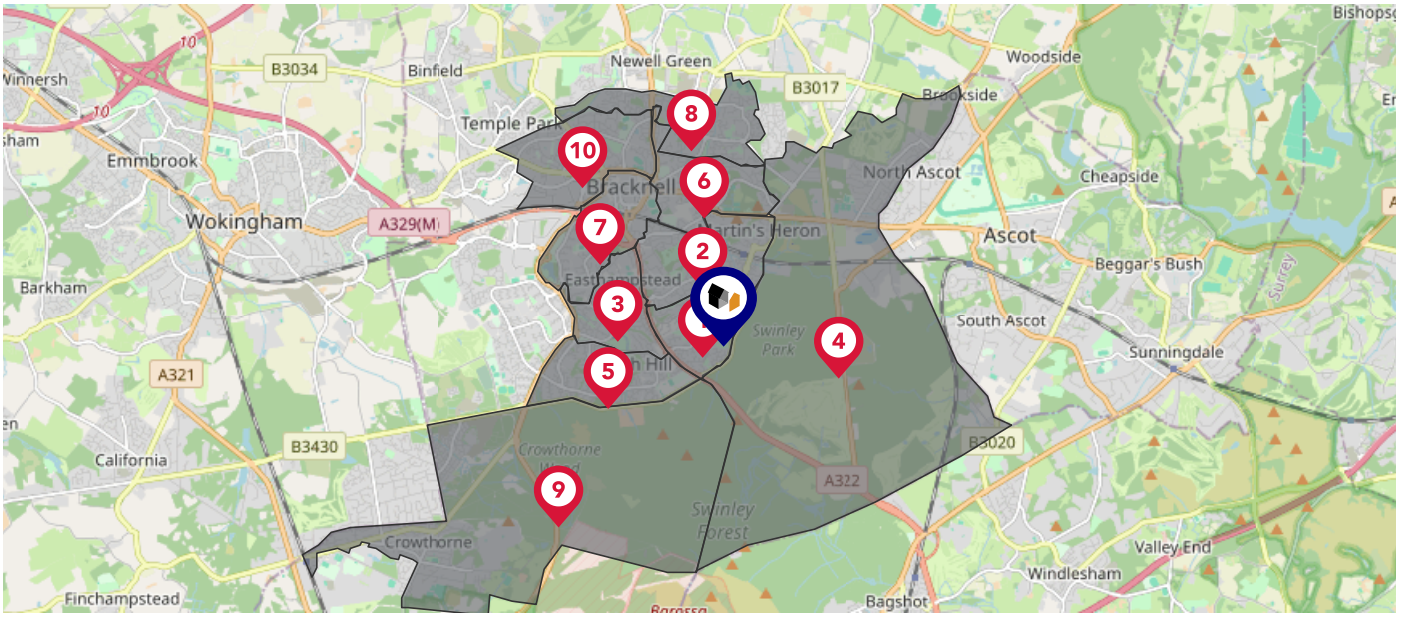
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



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

Maps
Council Wards

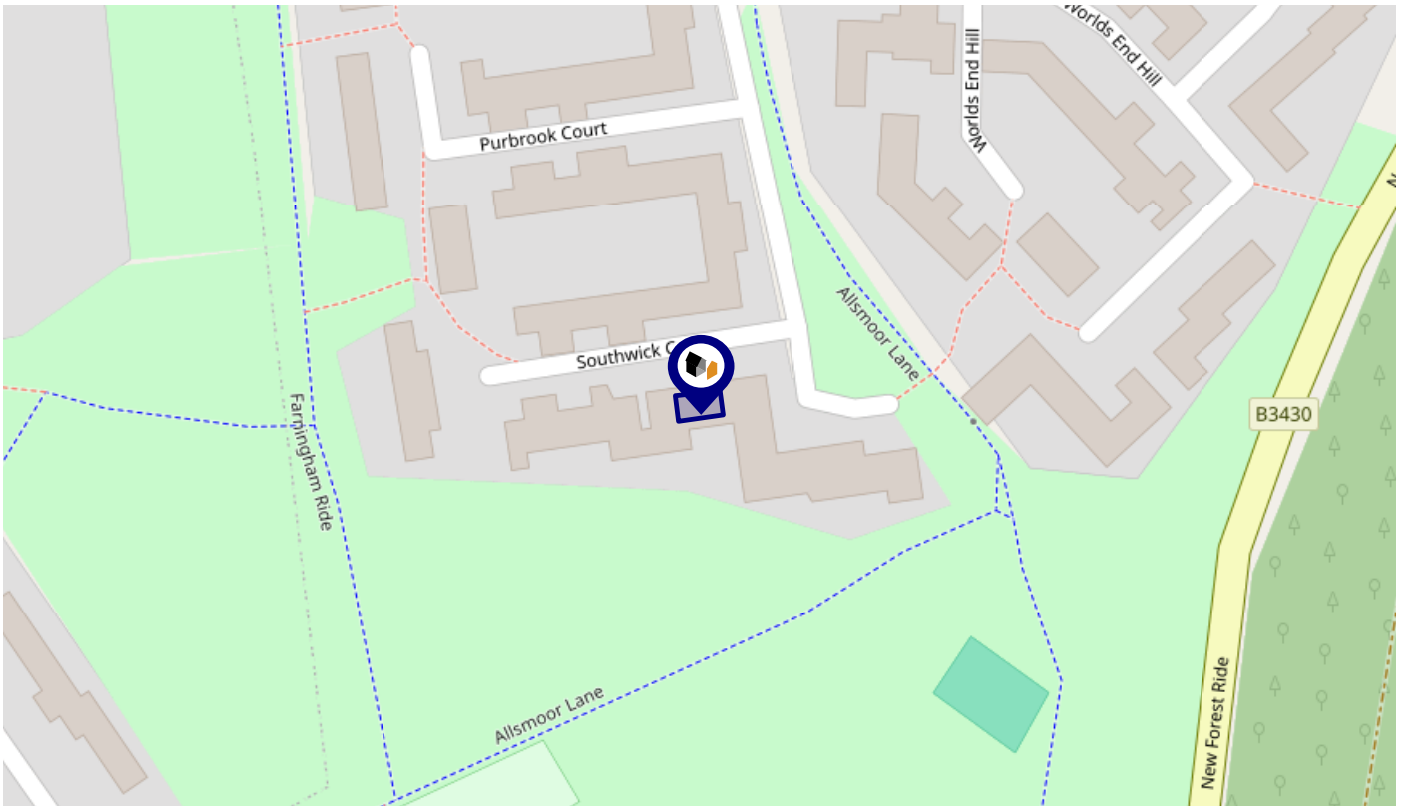
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



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

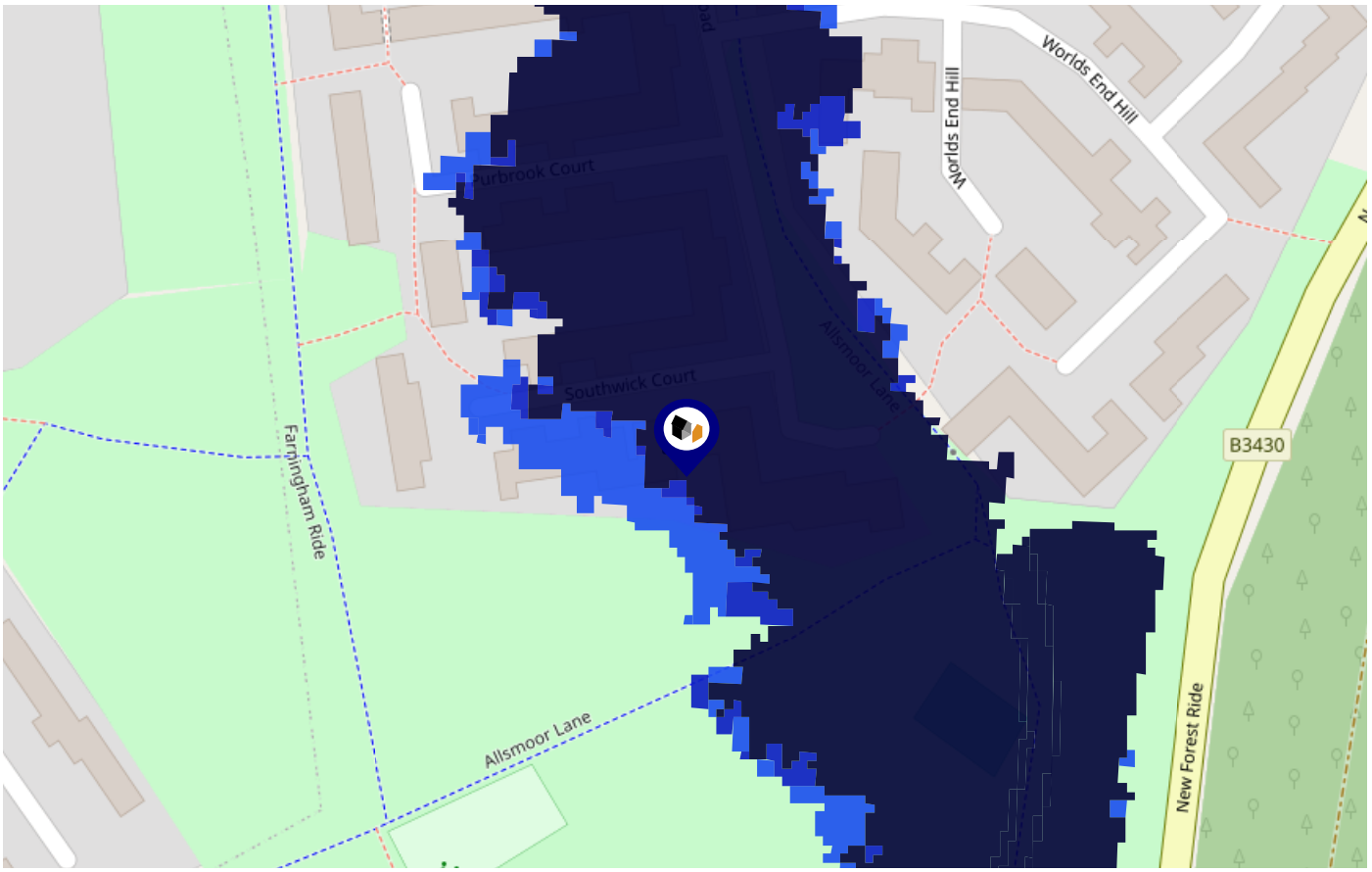
The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

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: High

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.

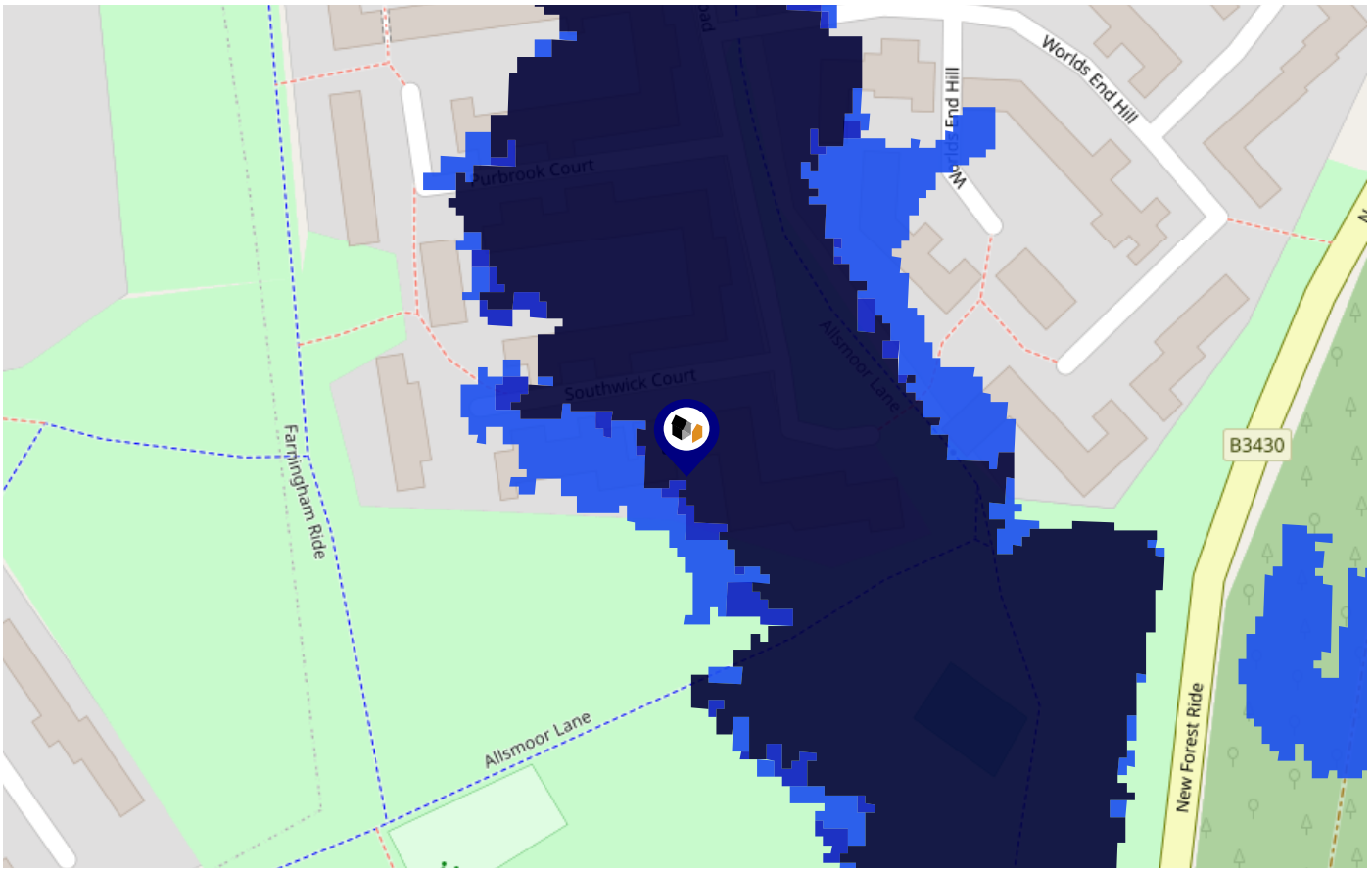
Chance of flooding to the following depths at this property:



Powered by sprift
Know any property instantly

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: High

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.

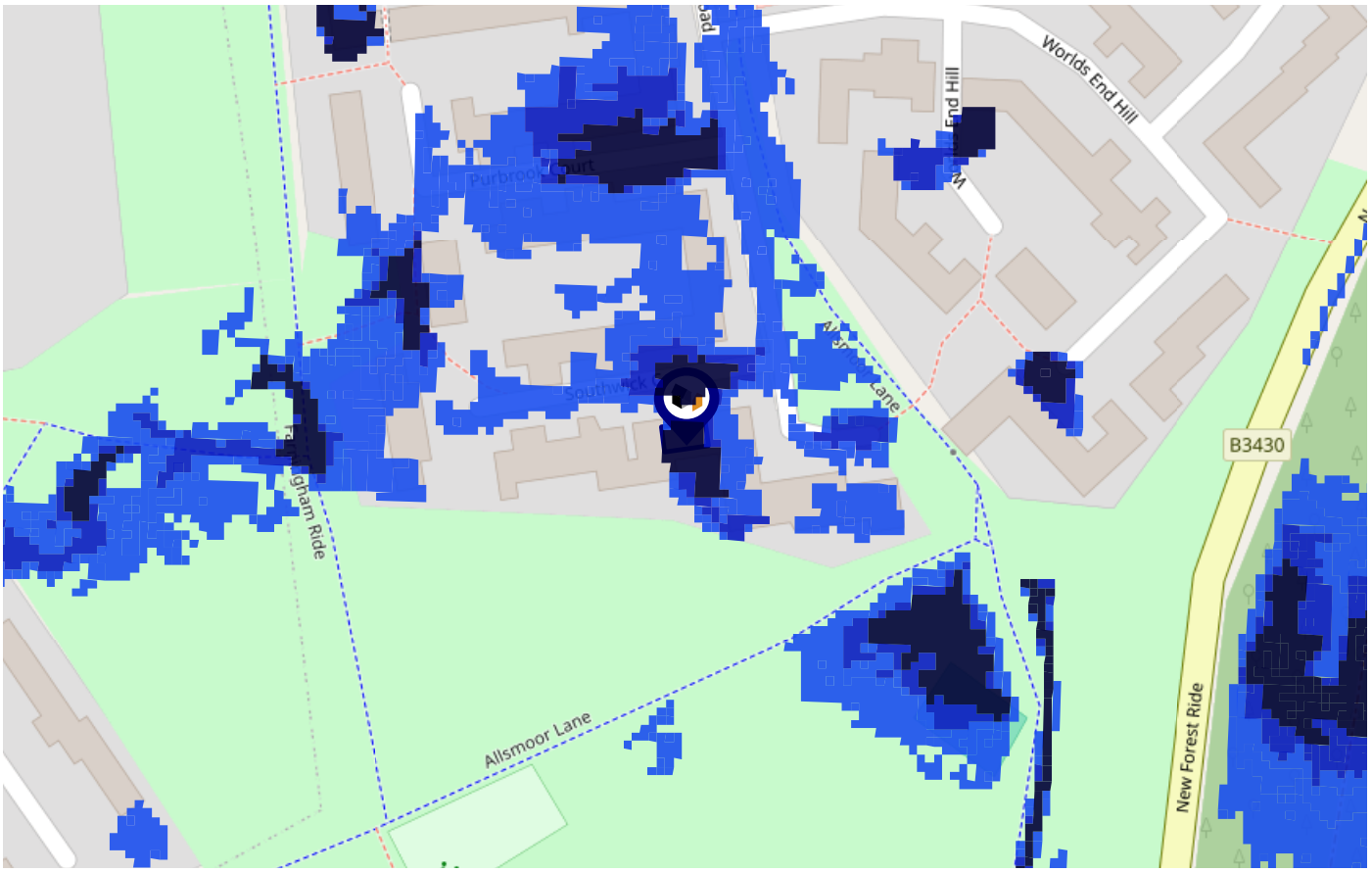
Chance of flooding to the following depths at this property:



Powered by sprift
Know any property instantly

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.

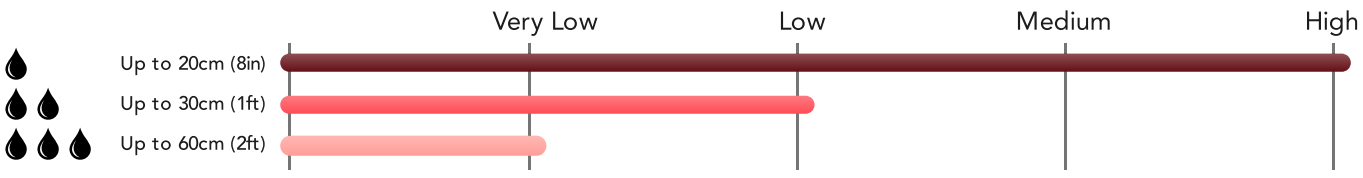


Risk Rating: High

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.

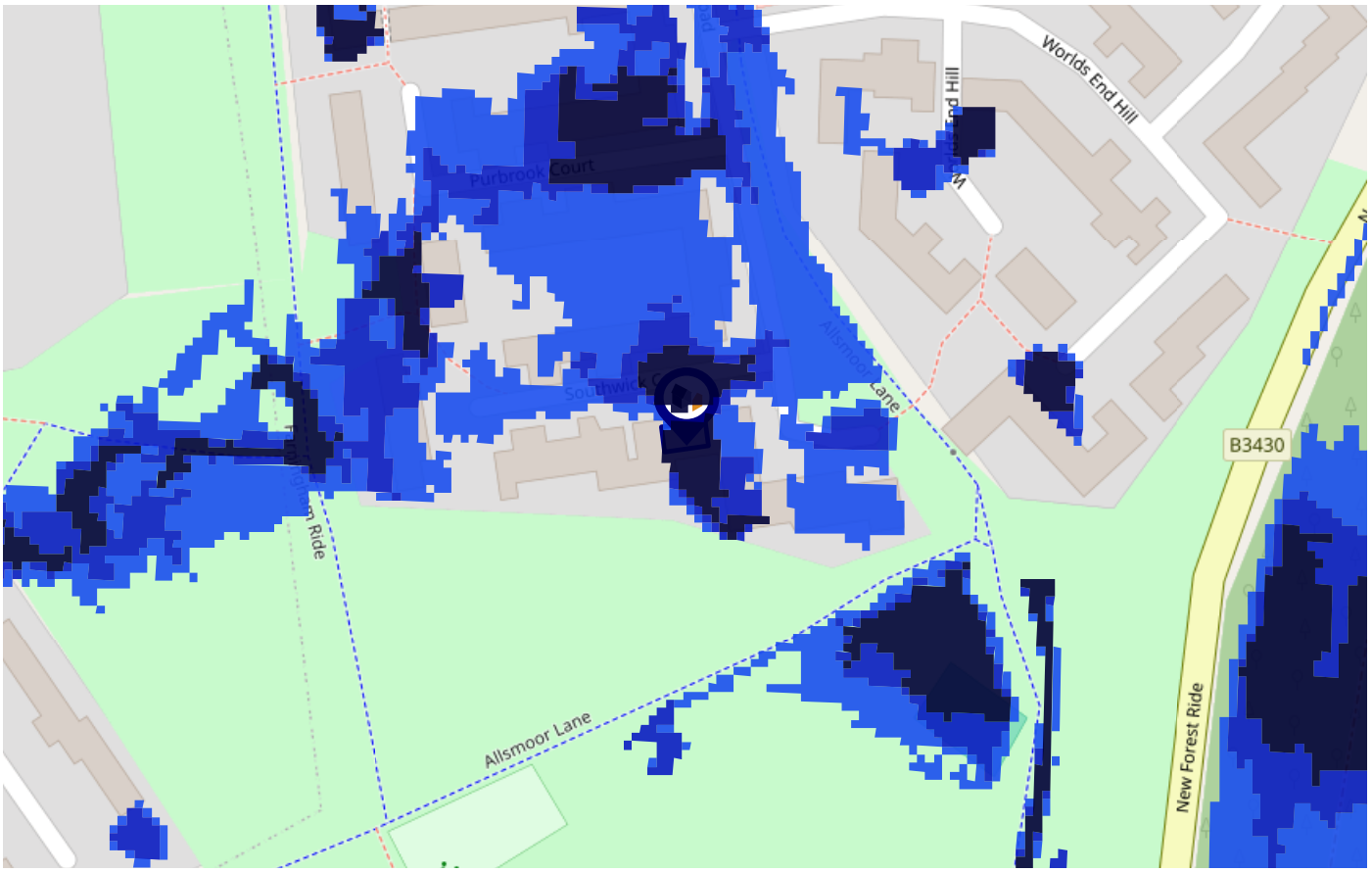
Chance of flooding to the following depths at this property:



Powered by sprift
Know any property instantly

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.

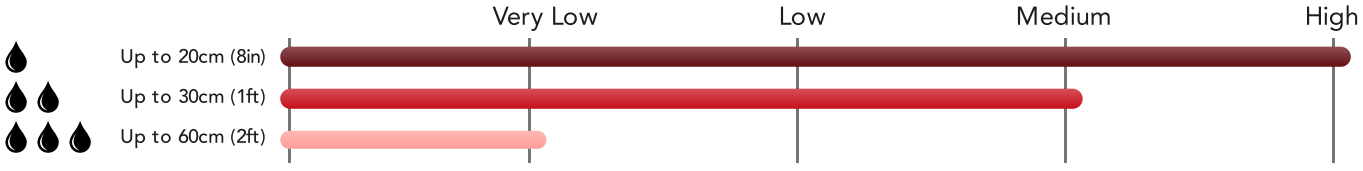


Risk Rating: High

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.

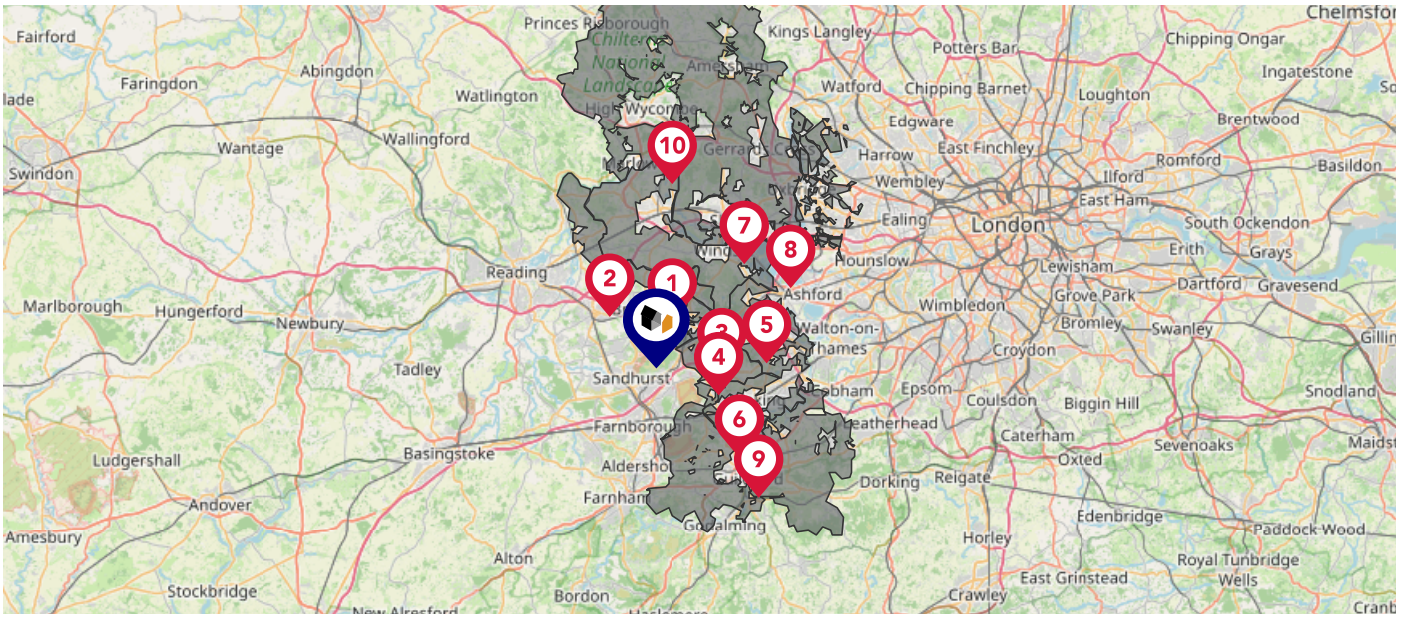
Chance of flooding to the following depths at this property:



Powered by sprift
Know any property instantly

Maps
Green Belt

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

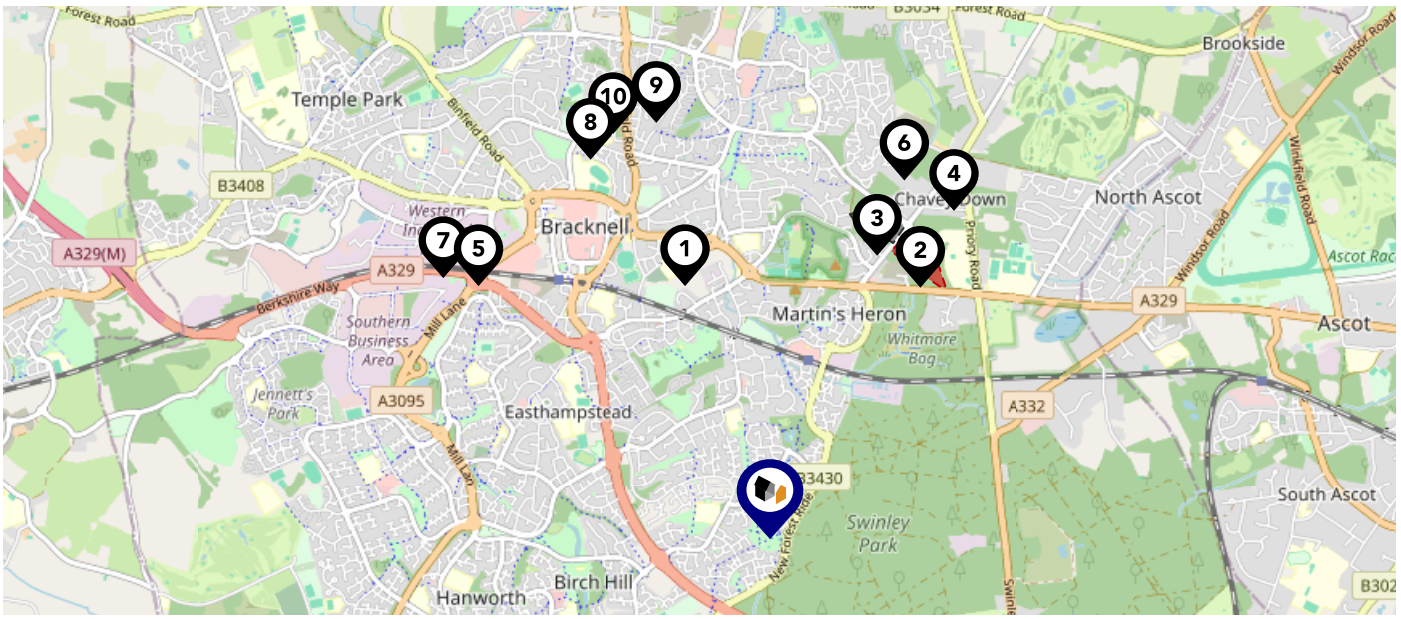


Nearby Green Belt Land

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 - Woking
7. London Green Belt - Slough
8. London Green Belt - Hillingdon
9. London Green Belt - Guildford
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.

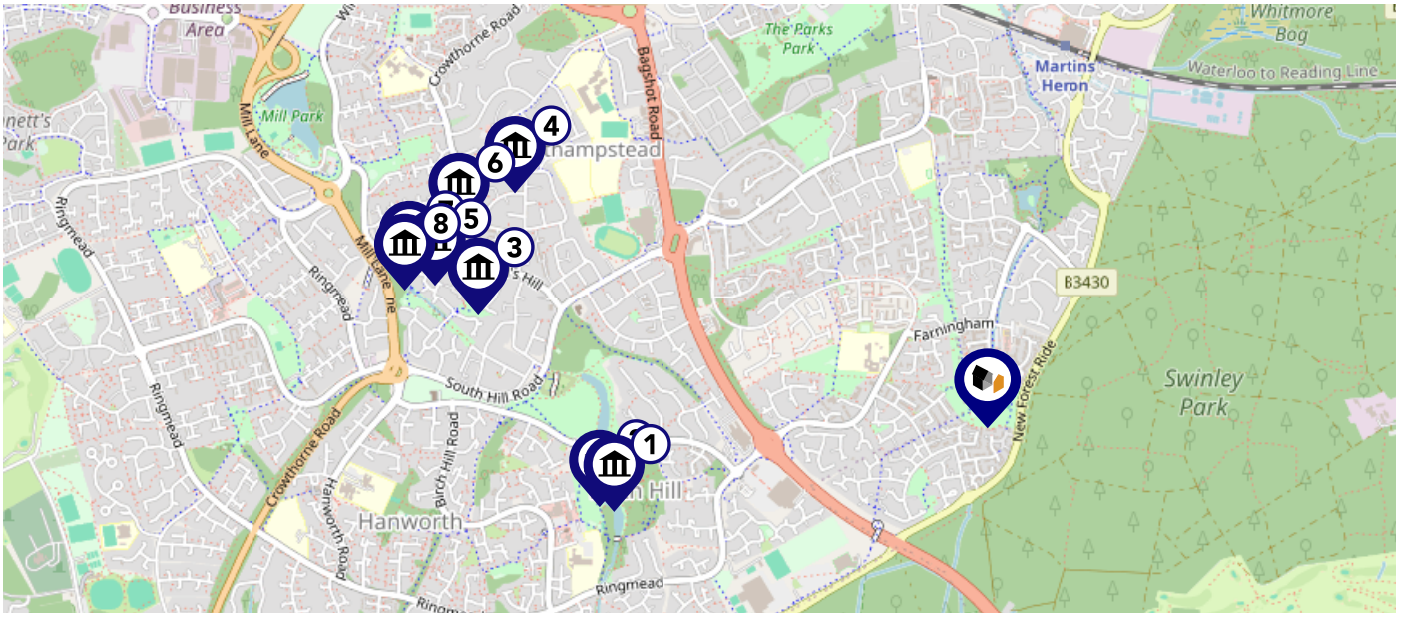


Nearby Landfill Sites

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

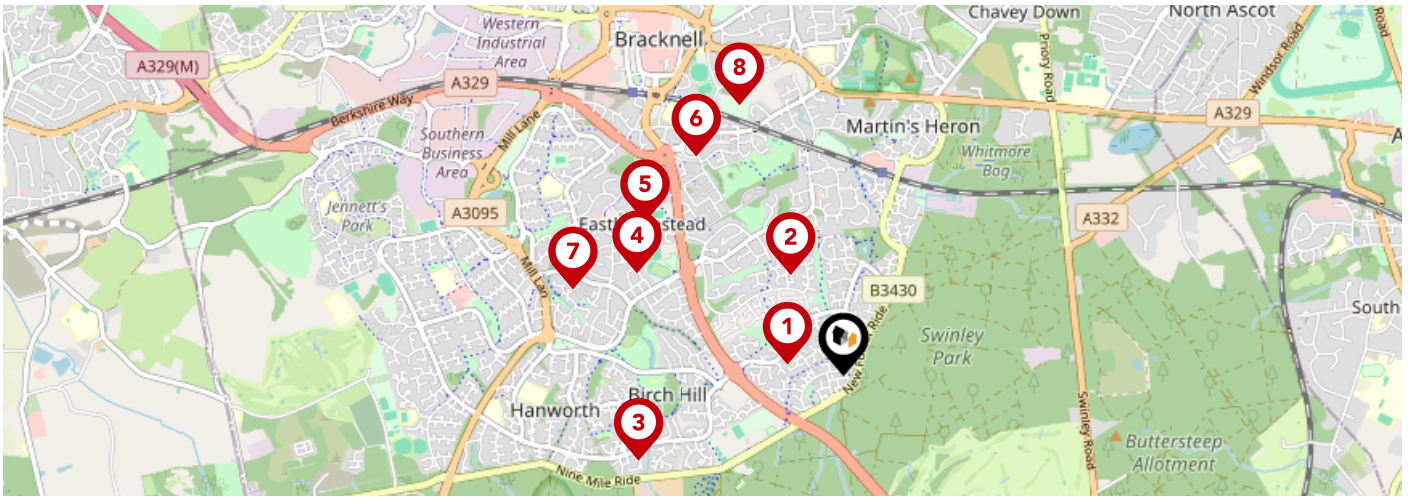
Maps
Listed Buildings

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 1390349 - Garden Walls, Steps, Gate Piers And Gates Adjoining South Hill Park On The East	Grade II	0.9 miles
2 1390348 - South Hill Park	Grade II	0.9 miles
3 1390347 - Reeds Hill Farmhouse	Grade II	1.2 miles
4 1390361 - Point Royal	Grade II	1.2 miles
5 1390329 - White Cottage	Grade II	1.3 miles
6 1390328 - Forge Cottage	Grade II	1.3 miles
7 1390327 - Church Of St Michael And St Mary Magdelene	Grade II	1.4 miles
8 1390326 - Church Cottage And Flax Bourton	Grade II	1.4 miles

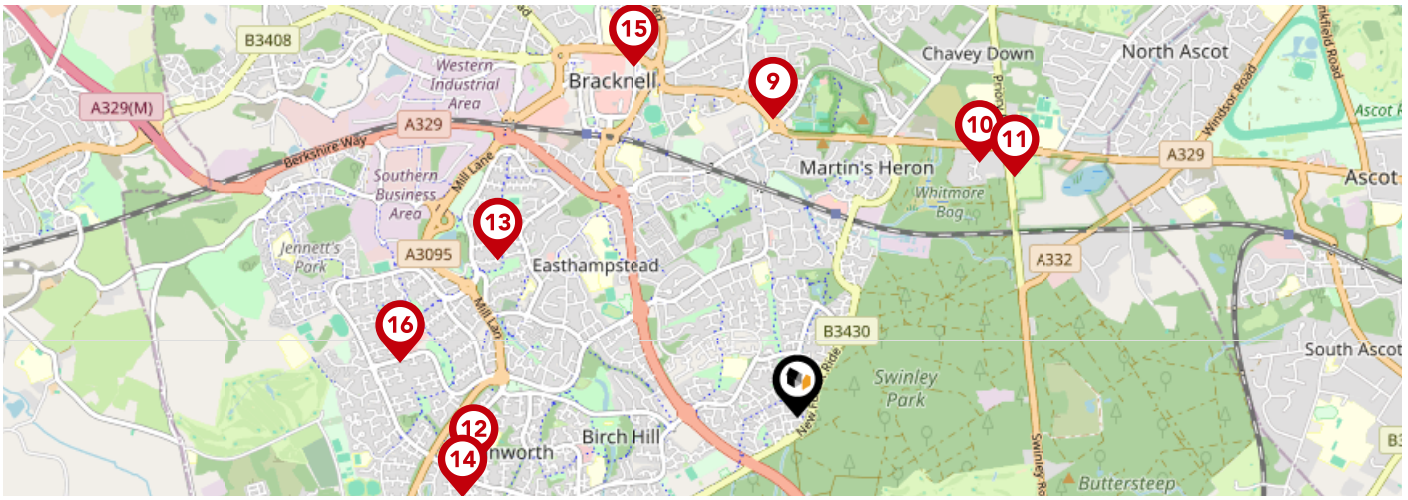
Area
Schools



		Nursery	Primary	Secondary	College	Private
1	Crown Wood Primary School Ofsted Rating: Good | Pupils: 642 | Distance:0.26		✓			
2	Harmans Water Primary School Ofsted Rating: Good | Pupils: 466 | Distance:0.53		✓			
3	Birch Hill Primary School and Nursery Ofsted Rating: Good | Pupils: 403 | Distance:1.03		✓			
4	Fox Hill Primary School Ofsted Rating: Good | Pupils: 196 | Distance:1.07		✓			
5	The Brakenhale School Ofsted Rating: Good | Pupils: 1148 | Distance:1.16			✓		
6	Ranelagh School Ofsted Rating: Outstanding | Pupils: 1062 | Distance:1.22			✓		
7	St Michael's Easthampstead Church of England Voluntary Aided Primary School Ofsted Rating: Good | Pupils: 193 | Distance:1.32		✓			
8	St Joseph's Catholic Primary School, Bracknell Ofsted Rating: Good | Pupils: 209 | Distance:1.34		✓			

Powered by sprift
Know any property instantly

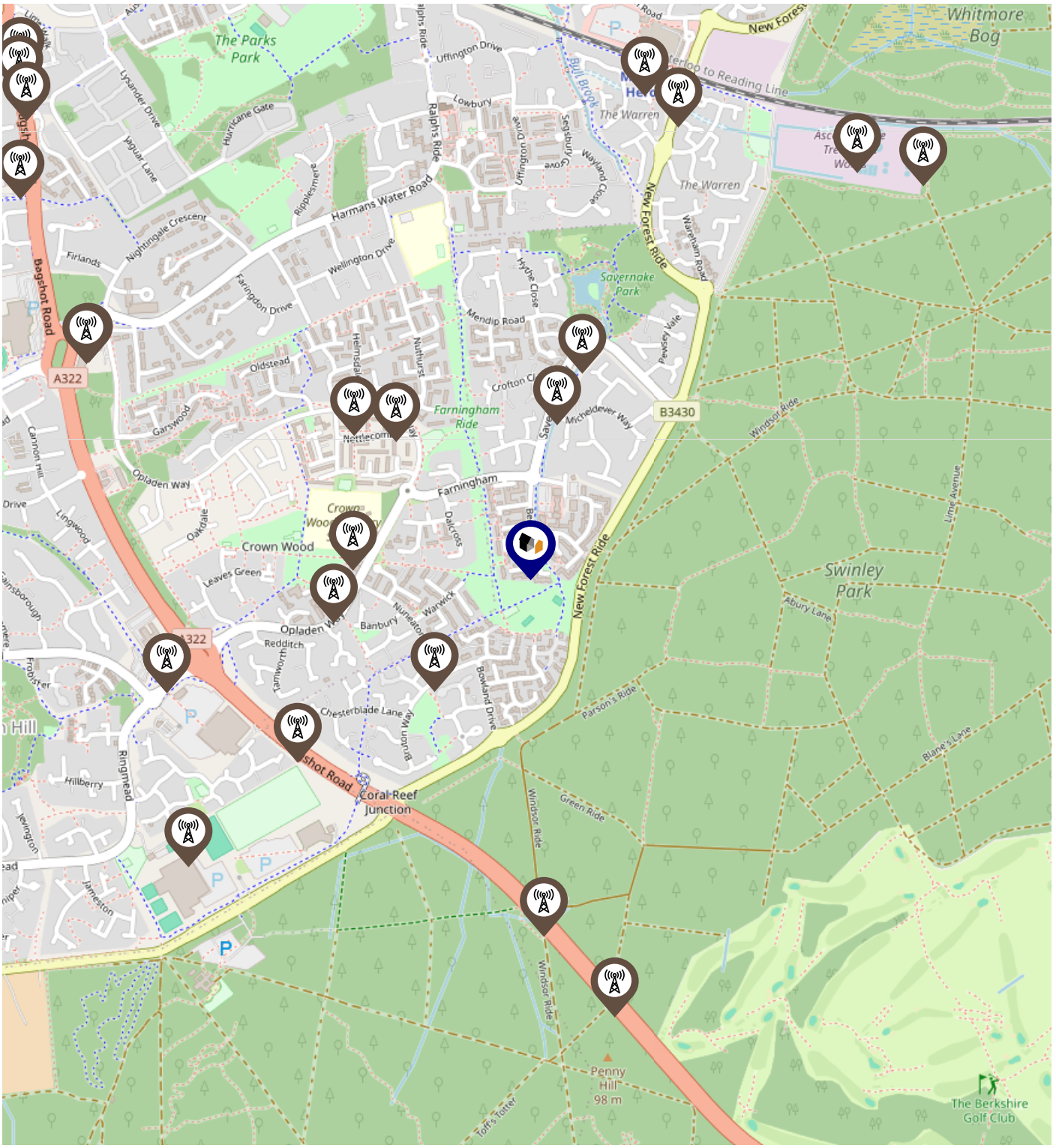
Area
Schools



		Nursery	Primary	Secondary	College	Private
9	Holly Spring Primary School Ofsted Rating: Good | Pupils: 642 | Distance:1.38	☐	☑	☐	☐	☐
10	Heathfield School Ofsted Rating: Not Rated | Pupils: 226 | Distance:1.45	☐	☐	☑	☐	☐
11	LVS Ascot Ofsted Rating: Not Rated | Pupils: 840 | Distance:1.5	☐	☐	☑	☐	☐
12	The Pines School Ofsted Rating: Good | Pupils: 332 | Distance:1.51	☐	☑	☐	☐	☐
13	Wildridings Primary School Ofsted Rating: Good | Pupils: 428 | Distance:1.56	☐	☑	☐	☐	☐
14	St Margaret Clitherow Catholic Primary School, Bracknell Ofsted Rating: Good | Pupils: 200 | Distance:1.59	☐	☑	☐	☐	☐
15	Garth Hill College Ofsted Rating: Good | Pupils: 1476 | Distance:1.79	☐	☐	☑	☐	☐
16	Great Hollands Primary School Ofsted Rating: Good | Pupils: 275 | Distance:1.86	☐	☑	☐	☐	☐

Powered by sprift
Know any property instantly

Local Area
Masts & Pylons



Key:

Power Pylons

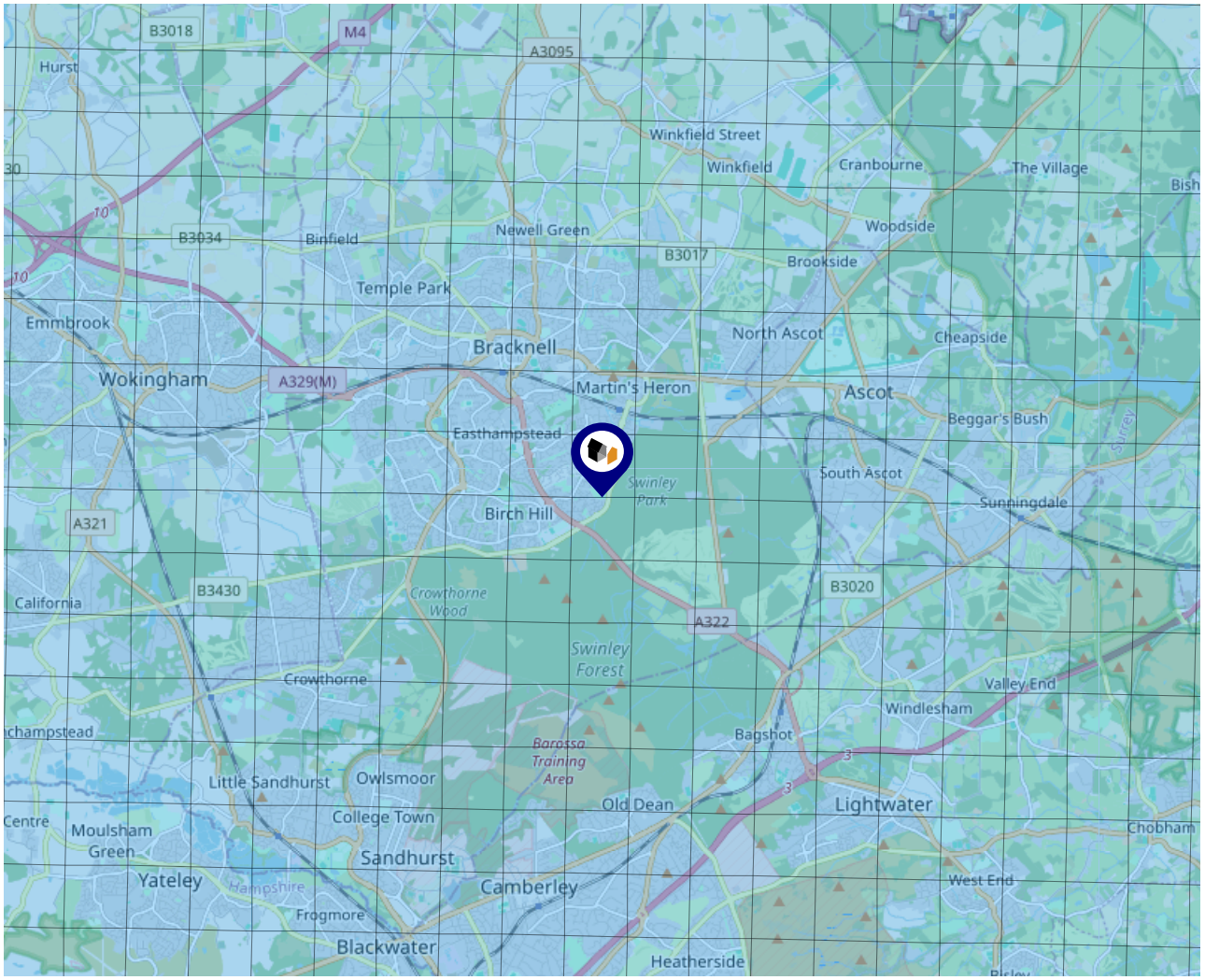
Communication Masts

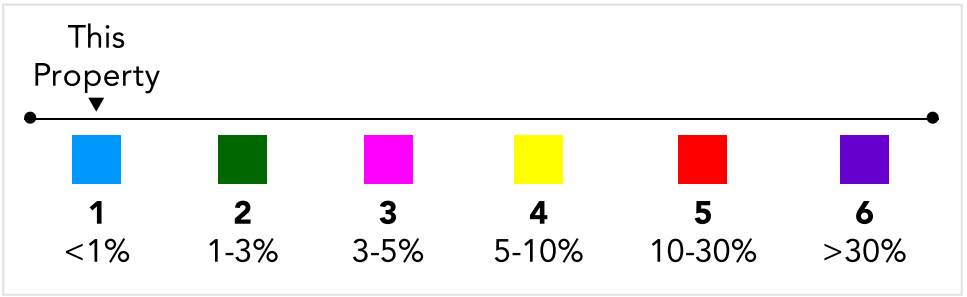
Powered by sprift
Know any property instantly

Environment
Radon Gas

What is Radon?

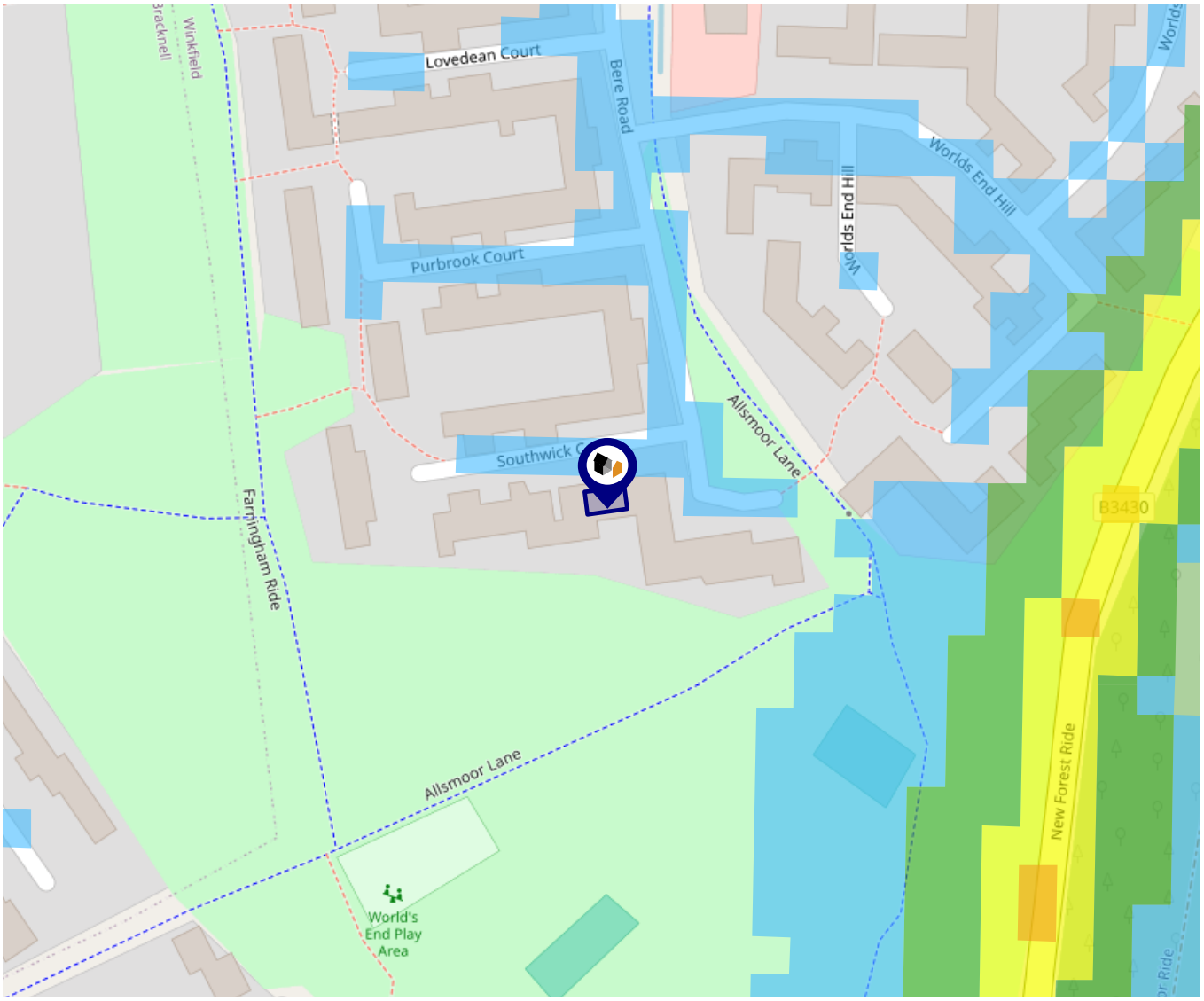
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic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





Powered by sprift
Know any property instantly

Local Area
Road Noise



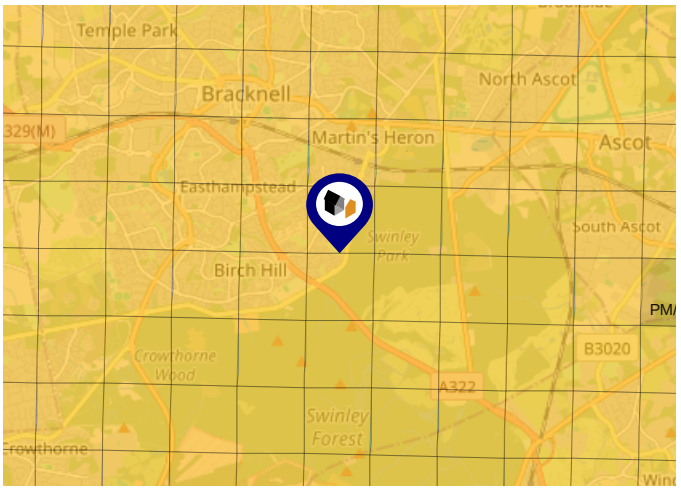
The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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)

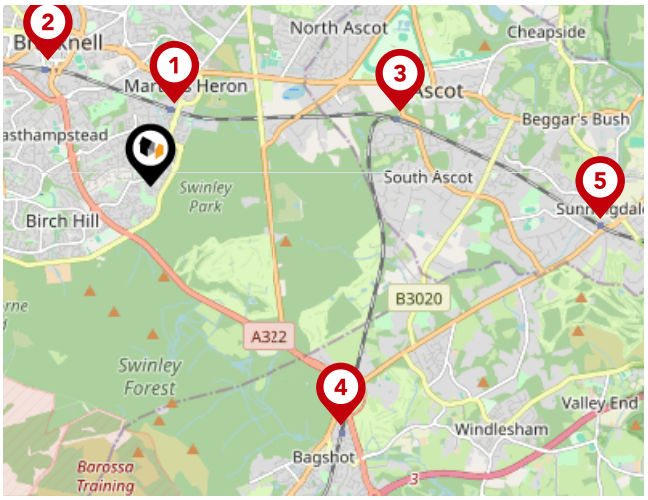
Carbon Content:	NONE	**Soil Texture:**	SAND TO LOAM
Parent Material Grain:	ARENACEOUS	**Soil Depth:**	DEEP
Soil Group:	LIGHT TO MEDIUM		



Primary Classifications (Most Common Clay Types)

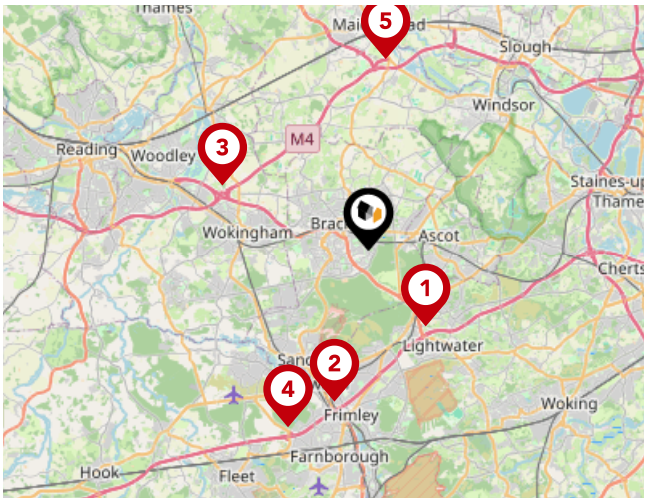
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay &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



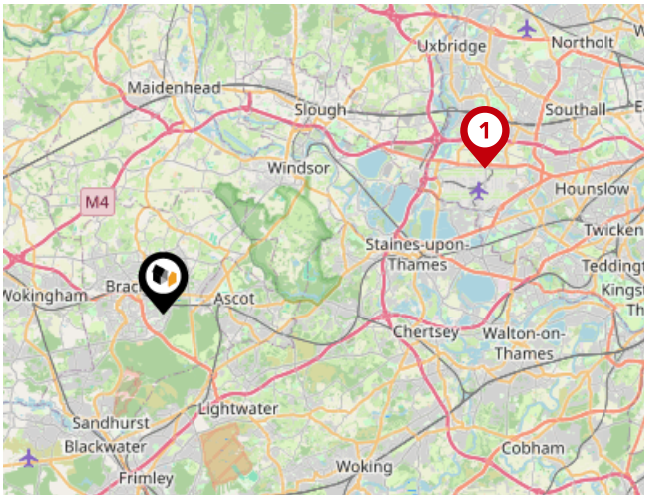
National Rail Stations

Pin	Name	Distance
1	Martins Heron Rail Station	0.8 miles
2	Bracknell Rail Station	1.5 miles
3	Ascot Rail Station	2.41 miles
4	Bagshot Rail Station	2.81 miles
5	Sunningdale Rail Station	4.17 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J3	3.49 miles
2	M3 J4	5.68 miles
3	M4 J10	5.9 miles
4	M3 J4A	7.12 miles
5	M4 J8	7.15 miles

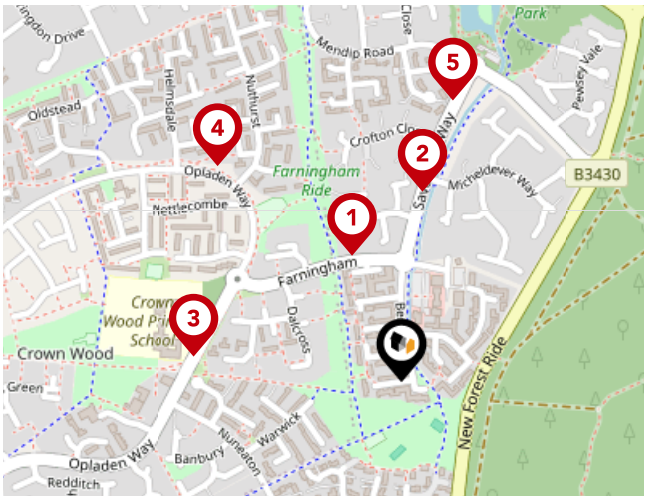


Airports/Helipads

Pin	Name	Distance
1	London Heathrow Airport	13.08 miles

Powered by sprift
Know any property instantly

Area
Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Farningham House	0.15 miles
2	Micheldever Way	0.22 miles
3	Crownwood Shops	0.24 miles
4	Helmsdale	0.32 miles
5	Savernake Pond	0.33 miles

Powered by sprift
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.

/duncan.yeardley.estate.agent/

/DuncanYeardley

/DuncanYeardley

/company/duncan-yeardley

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
Know any property instantly

Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.

Duncan Yeardley

9 Crown Row, Bracknell, RG12 0TH
01344 592416
charlotte.mcvea@duncanyeardley.co.uk
www.duncanyeardley.co.uk

Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

Royal Mail