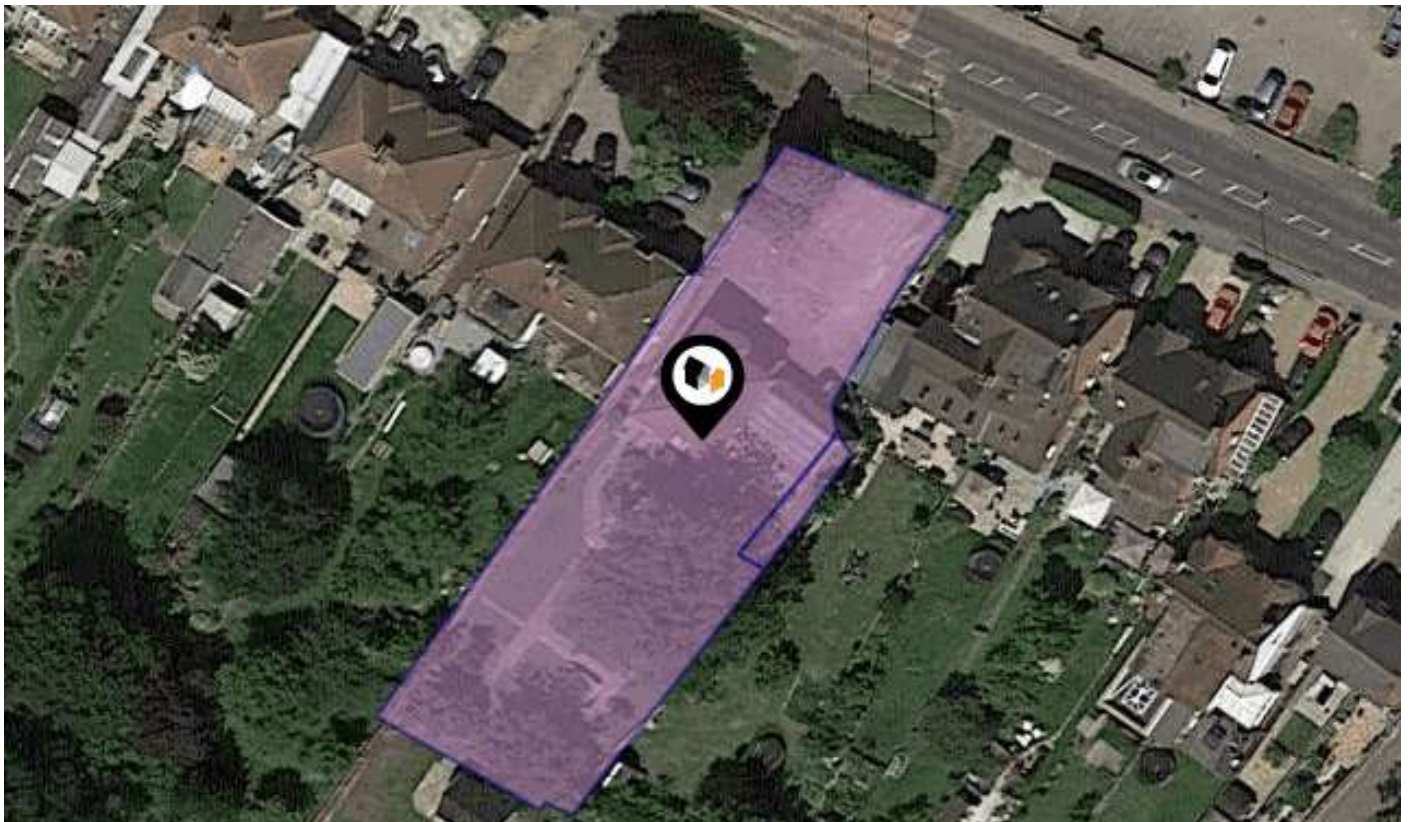




# KPF: Key Property Facts

An Analysis of This Property & The Local Area

Monday 03<sup>rd</sup> June 2024



**306, YORKTOWN ROAD, COLLEGE TOWN, SANDHURST,  
GU47 0PZ**

## Landwood Group

77 Deansgate Manchester M3 2BW

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## Property

<b>Type:</b>	Detached	<b>Last Sold Date:</b>	29/04/2016
<b>Bedrooms:</b>	10	<b>Last Sold Price:</b>	£498,500
<b>Floor Area:</b>	2,454 ft <sup>2</sup> / 228 m <sup>2</sup>	<b>Last Sold £/ft<sup>2</sup>:</b>	£203
<b>Plot Area:</b>	0.27 acres	<b>Tenure:</b>	Freehold
<b>Year Built :</b>	1930-1949		
<b>Council Tax :</b>	Band G		
<b>Annual Estimate:</b>	£3,419		
<b>Title Number:</b>	BK265515		
<b>UPRN:</b>	100080221447		

## Local Area

<b>Local Authority:</b>	Bracknell forest
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
● Rivers & Seas	No Risk
● Surface Water	High

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>14</b> mb/s	<b>80</b> mb/s	<b>8000</b> mb/s

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



# Property EPC - Certificate

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306, Yorktown Road, College Town, GU47 0PZ

Energy rating

**D**

Valid until 11.02.2030

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		78   <b>C</b>
55-68	<b>D</b>	65   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

# Property

## EPC - Additional Data

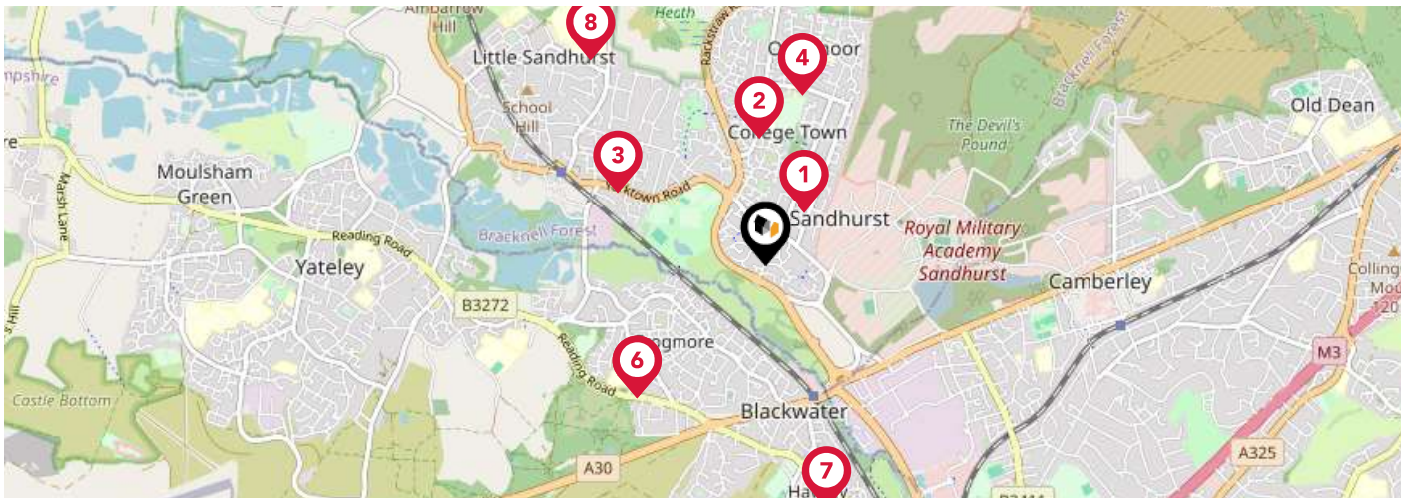
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### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Rental (private)
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	2
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, no insulation (assumed)
<b>Walls Energy:</b>	Poor
<b>Roof:</b>	Pitched, 100 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system, no cylinder thermostat
<b>Hot Water Energy Efficiency:</b>	Average
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	228 m <sup>2</sup>

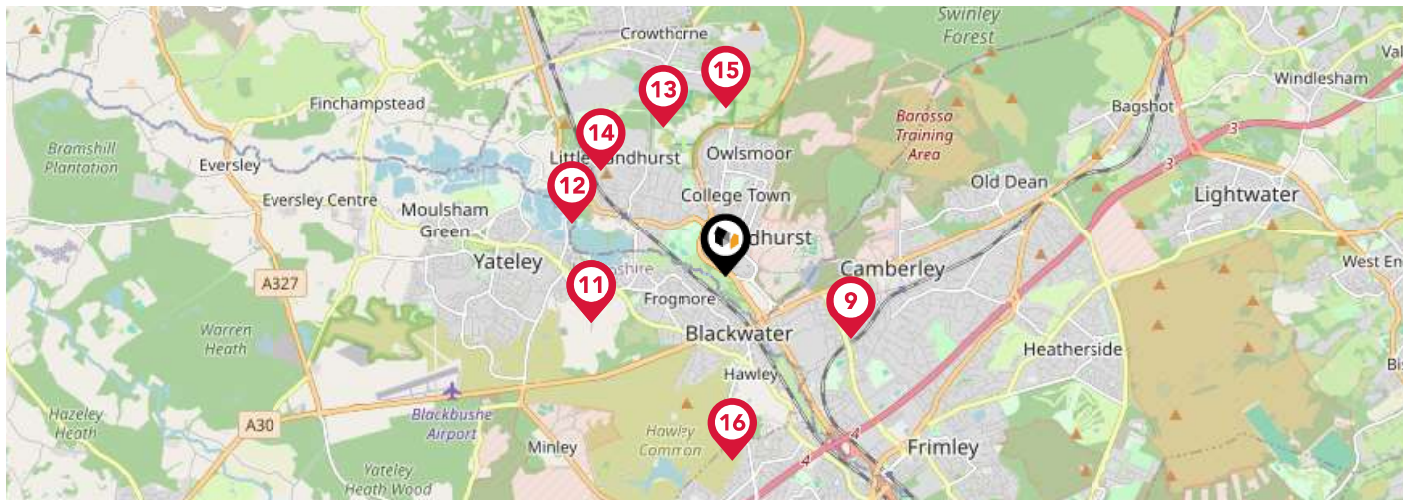
# Area Schools

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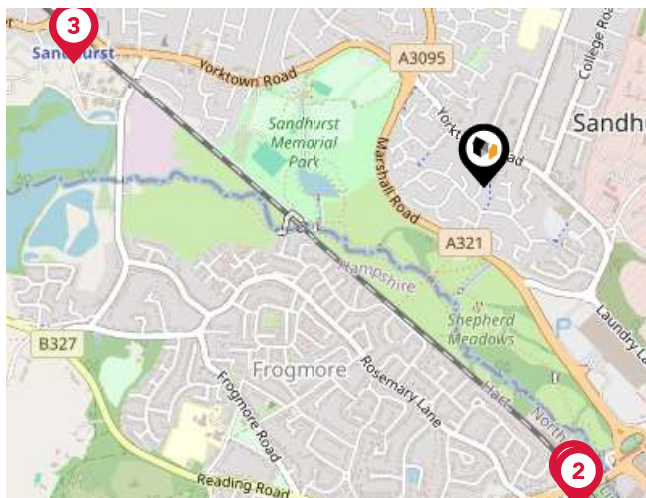
	Nursery	Primary	Secondary	College	Private
<p><b>1</b> <b>College Town Primary School</b></p> <p>Ofsted Rating: Good   Pupils: 513   Distance:0.3</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>2</b> <b>Sandhurst School</b></p> <p>Ofsted Rating: Good   Pupils: 1073   Distance:0.59</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>3</b> <b>Uplands Primary School and Nursery</b></p> <p>Ofsted Rating: Outstanding   Pupils: 250   Distance:0.77</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>4</b> <b>Owlsmoor Primary School</b></p> <p>Ofsted Rating: Good   Pupils: 584   Distance:0.8</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>5</b> <b>Frogmore Junior School</b></p> <p>Ofsted Rating: Good   Pupils: 183   Distance:0.86</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>6</b> <b>Frogmore Infant School</b></p> <p>Ofsted Rating: Outstanding   Pupils: 142   Distance:0.86</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>7</b> <b>Hawley Primary School</b></p> <p>Ofsted Rating: Good   Pupils: 306   Distance:1.16</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>8</b> <b>Eagle House School</b></p> <p>Ofsted Rating: Not Rated   Pupils: 387   Distance:1.25</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools



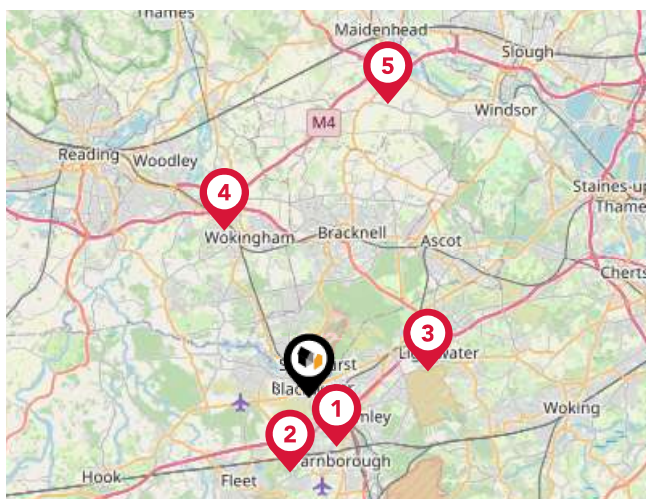
	Nursery	Primary	Secondary	College	Private
<p><b>9</b> <b>Lyndhurst School</b></p> <p>Ofsted Rating: Not Rated   Pupils: 125   Distance:1.3</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>10</b> <b>Potley Hill Primary School</b></p> <p>Ofsted Rating: Good   Pupils: 277   Distance:1.31</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>11</b> <b>Frogmore Community College</b></p> <p>Ofsted Rating: Good   Pupils: 708   Distance:1.31</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>12</b> <b>St Michael's Church of England Primary School, Sandhurst</b></p> <p>Ofsted Rating: Good   Pupils: 199   Distance:1.5</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>13</b> <b>Edgbarrow School</b></p> <p>Ofsted Rating: Outstanding   Pupils: 1494   Distance:1.5</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>14</b> <b>New Scotland Hill Primary School</b></p> <p>Ofsted Rating: Good   Pupils: 212   Distance:1.51</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15</b> <b>Wildmoor Heath School</b></p> <p>Ofsted Rating: Good   Pupils: 203   Distance:1.56</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16</b> <b>Hurst Lodge School (Formerly Hawleyhurst School)</b></p> <p>Ofsted Rating: Not Rated   Pupils: 250   Distance:1.7</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



## National Rail Stations

Pin	Name	Distance
1	Blackwater Rail Station	0.76 miles
2	Blackwater Rail Station	0.78 miles
3	Sandhurst Rail Station	0.99 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J4	2.1 miles
2	M3 J4A	2.86 miles
3	M3 J3	4.52 miles
4	M4 J10	6.92 miles
5	M4 J8	11.24 miles

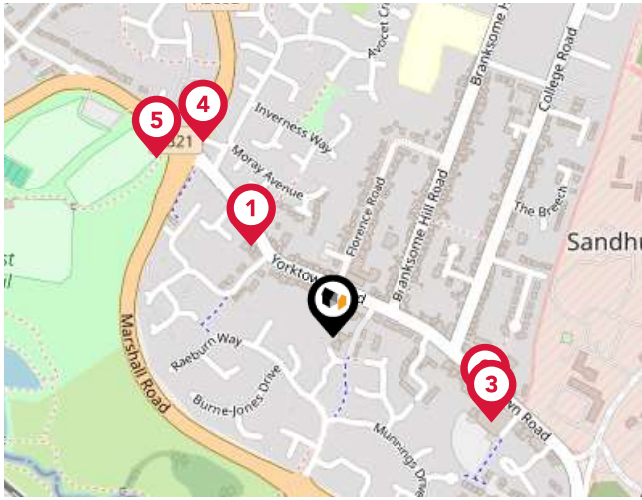


## Airports/Helipads

Pin	Name	Distance
1	London Heathrow Airport Terminal 5	15.48 miles
2	London Heathrow Airport Terminal 3	16.38 miles
3	London Heathrow Airport Terminal 4	16.55 miles
4	London Heathrow Airport Terminal 2	16.76 miles

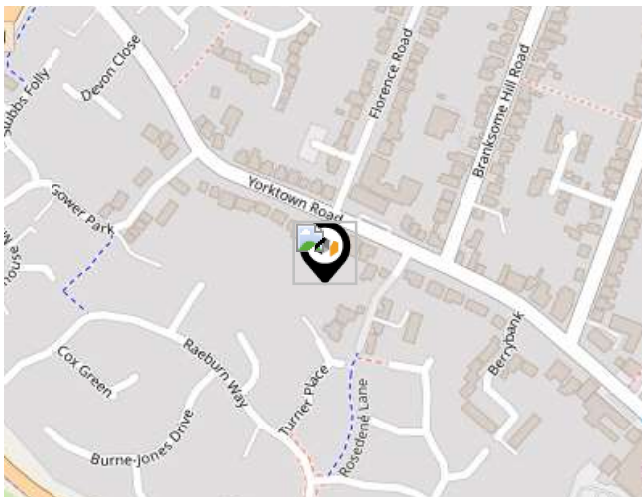
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Devon Close	0.14 miles
2	The Jolly Farmer	0.19 miles
3	The Jolly Farmer	0.21 miles
4	Rackstraws	0.27 miles
5	Rackstraws	0.29 miles



### Ferry Terminals

Pin	Name	Distance
1	Shepperton Ferry Landing	14.3 miles
2	Shepperton Ferry Landing	14.3 miles
3	Weybridge Ferry Landing	14.31 miles

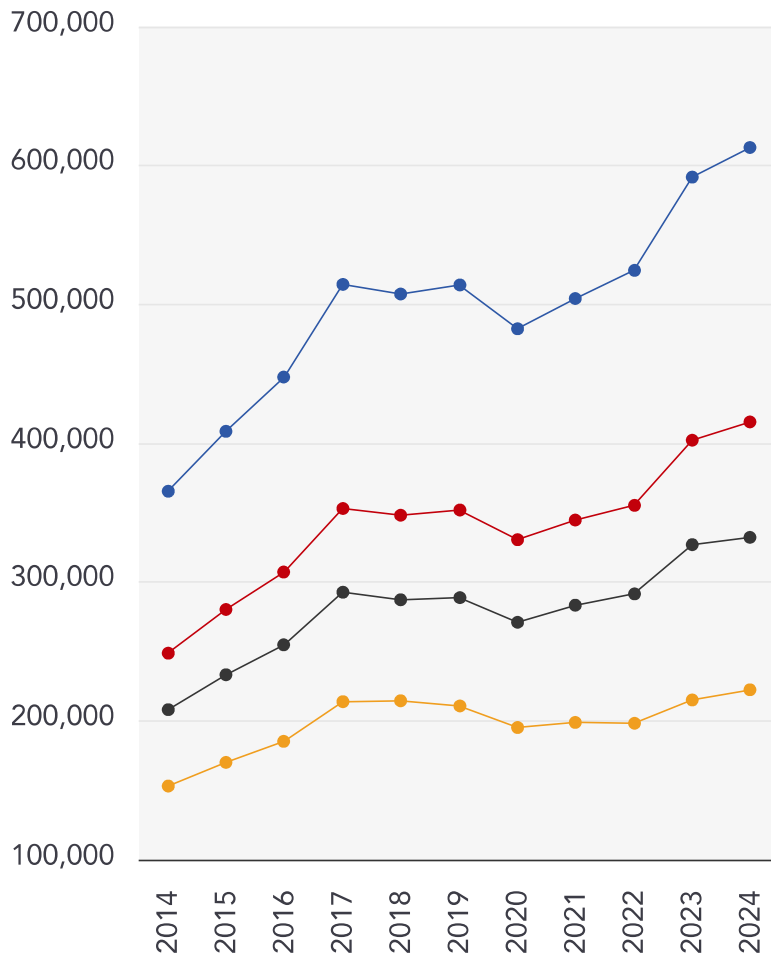


# Market

## House Price Statistics

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10 Year History of Average House Prices by Property Type in GU47



Detached

**+67.78%**

Semi-Detached

**+66.97%**

Terraced

**+59.63%**

Flat

**+45.31%**

# Landwood Group

## Data Quality

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