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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 26th October 2026



28, FERARD CORNER, WARFIELD, BRACKNELL, RG42 6BW

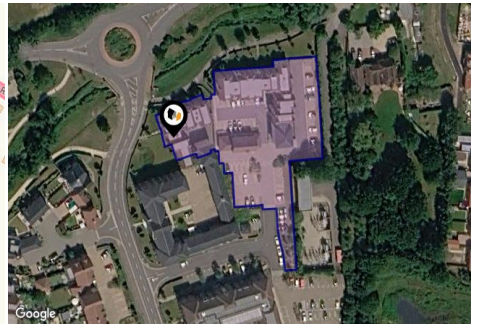
Avocado Property

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Property

Type:	Flat / Maisonette
Bedrooms:	2
Floor Area:	645 ft ² / 60 m ²
Plot Area:	1.03 acres
Council Tax :	Band C
Annual Estimate:	£2,013
Title Number:	BK480699
UPRN:	10093381121
Restrictive Covenants:	No

Tenure: Leasehold

Local Area

Local Authority:	Bracknell forest
Conservation Area:	No
Flood Risk:	
- Rivers & Seas - Surface Water	Very low High

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

6	56	1800
mb/s	mb/s	mb/s

Mobile Coverage:
(based on calls indoors)

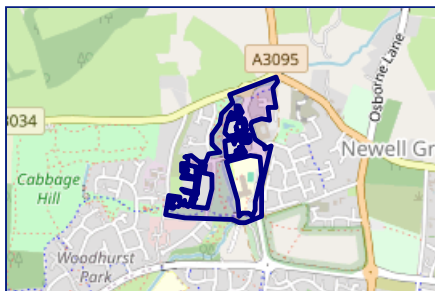


Satellite/Fibre TV Availability:



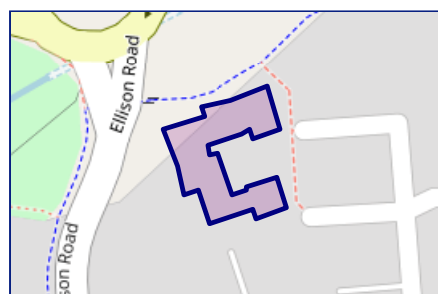
There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.

Freehold Title Plan



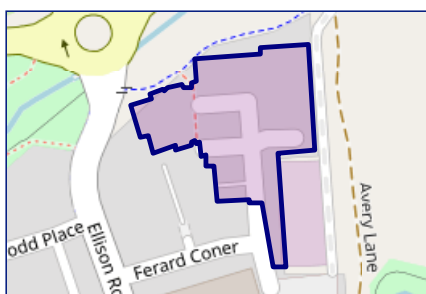
BK354649

Leasehold Title Plans



BK501546

Start Date: 25/10/2016
End Date: 26/10/2143
Lease Term: 127 years from 26 October 2016
Term Remaining: 117 years



BK480699

Start Date: 27/06/2019
End Date: 01/04/2143
Lease Term: 125 years from and including 1 April 2018
Term Remaining: 116 years

28 Ferard Corner, Warfield, RG42 6BW

Energy rating

B

Valid until 02.03.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

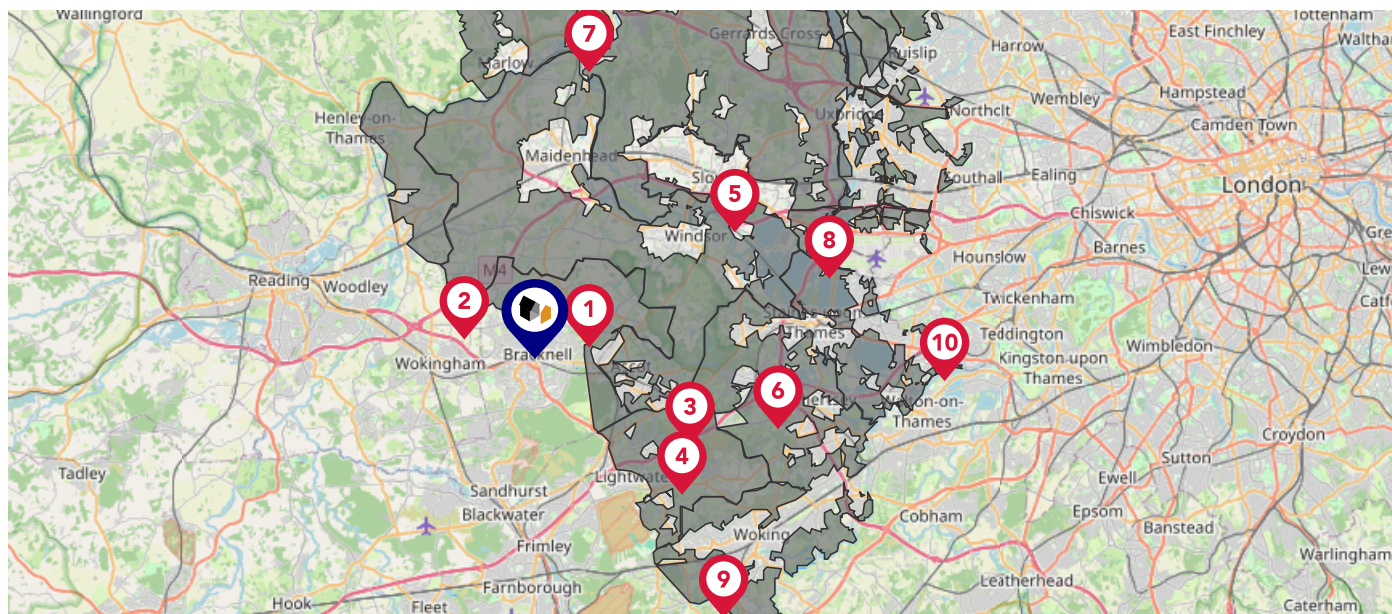
Additional EPC Data

Property Type:	Flat
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	01
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Very Good
Roof:	(another dwelling above)
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	60 m ²

Maps

Green Belt

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



Nearby Green Belt Land



London Green Belt - Bracknell Forest



London Green Belt - Wokingham



London Green Belt - Windsor and Maidenhead



London Green Belt - Surrey Heath



London Green Belt - Slough



London Green Belt - Runnymede



London Green Belt - Buckinghamshire



London Green Belt - Hillingdon



London Green Belt - Woking

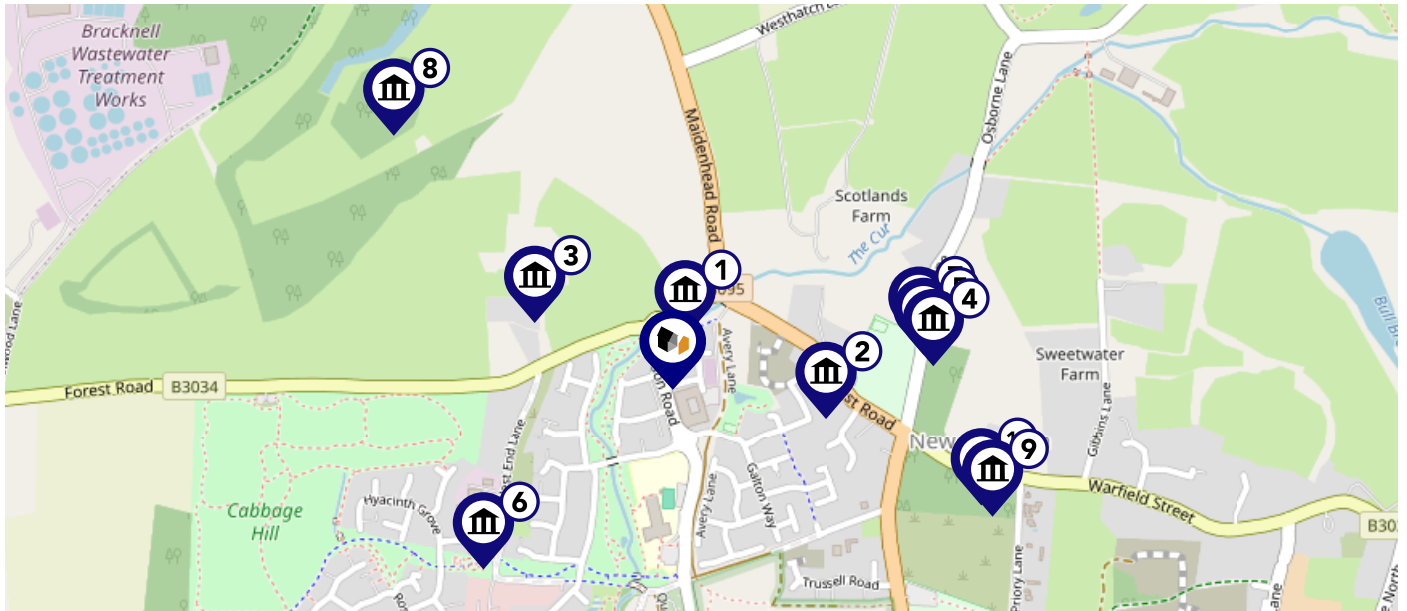


London Green Belt - Spelthorne

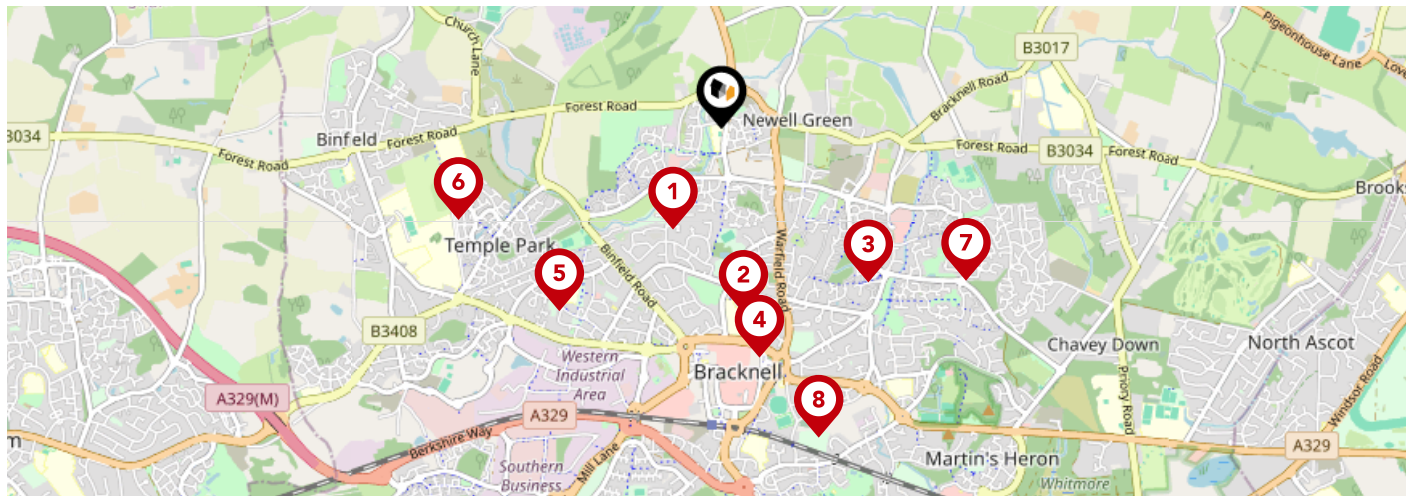
Maps

Listed Buildings

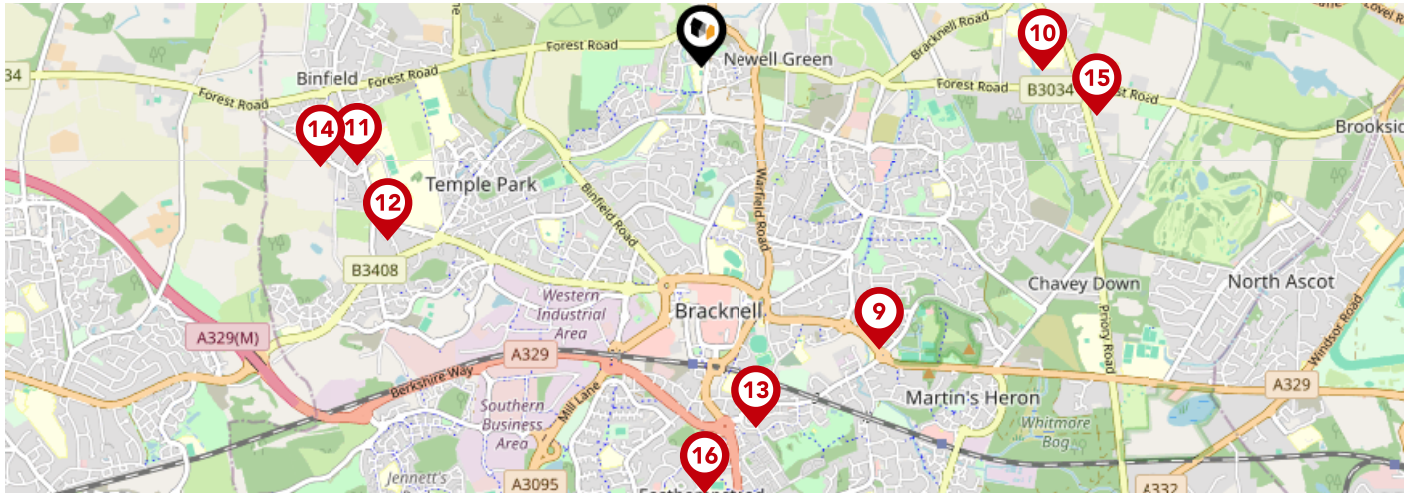
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1390401 - South Lodge To Warfield Hall	Grade II	0.1 miles
	1390417 - Milestone 250 Metres South-east Of Bott Bridge	Grade II	0.2 miles
	1390399 - Home Farmhouse	Grade II	0.2 miles
	1390411 - St Michael's Grange	Grade II	0.3 miles
	1390412 - Barn Adjoining Cottage At St Michael's Grange	Grade II	0.3 miles
	1390422 - West End Farmhouse	Grade II	0.3 miles
	1390413 - Granary At St Michael's Grange	Grade II	0.3 miles
	1390272 - Ice House In Grounds Of Warfield Hall Approx 300m To The West Of The House	Grade II	0.4 miles
	1390420 - Walls And Gate Piers To Newell Hall	Grade II	0.4 miles
	1390418 - Newell Hall	Grade II	0.4 miles



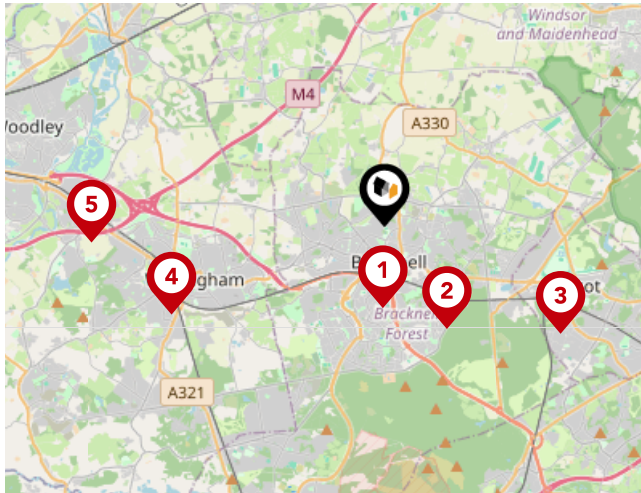
		Nursery	Primary	Secondary	College	Private
1	Kennel Lane School Ofsted Rating: Good Pupils:0 Distance:0.52	☐	☐	☒	☐	☐
2	Sandy Lane Primary School Ofsted Rating: Good Pupils: 450 Distance:0.85	☐	☒	☐	☐	☐
3	Warfield Church of England Primary School Ofsted Rating: Good Pupils: 452 Distance:0.98	☐	☒	☐	☐	☐
4	Garth Hill College Ofsted Rating: Good Pupils: 1476 Distance:1.07	☐	☐	☒	☐	☐
5	Meadow Vale Primary School Ofsted Rating: Good Pupils: 600 Distance:1.12	☐	☒	☐	☐	☐
6	King's Academy Binfield Ofsted Rating: Good Pupils: 1262 Distance:1.28	☐	☒	☒	☐	☐
7	Whitegrove Primary School Ofsted Rating: Good Pupils: 421 Distance:1.34	☐	☒	☐	☐	☐
8	St Joseph's Catholic Primary School, Bracknell Ofsted Rating: Good Pupils: 209 Distance:1.5	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Holly Spring Primary School Ofsted Rating: Good Pupils: 642 Distance:1.54	☐	☒	☐	☐	☐
	Lambrook School Ofsted Rating: Not Rated Pupils: 630 Distance:1.58	☐	☐	☒	☐	☐
	Cressex Lodge School Ofsted Rating: Good Pupils: 13 Distance:1.65	☐	☐	☒	☐	☐
	Newbold School Ofsted Rating: Outstanding Pupils: 56 Distance:1.65	☐	☒	☐	☐	☐
	Ranelagh School Ofsted Rating: Outstanding Pupils: 1062 Distance:1.68	☐	☐	☒	☐	☐
	Binfield Church of England Primary School Ofsted Rating: Good Pupils: 411 Distance:1.82	☐	☒	☐	☐	☐
	Winkfield St Mary's CofE Primary School Ofsted Rating: Good Pupils: 198 Distance:1.85	☐	☒	☐	☐	☐
	The Brakenhale School Ofsted Rating: Good Pupils: 1148 Distance:1.96	☐	☐	☒	☐	☐

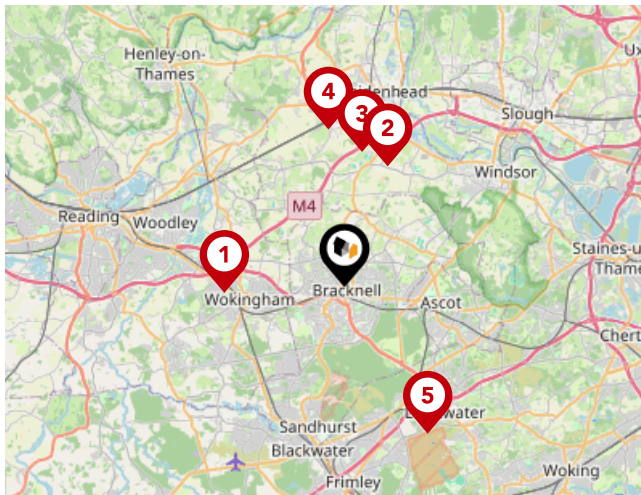
Area

Transport (National)



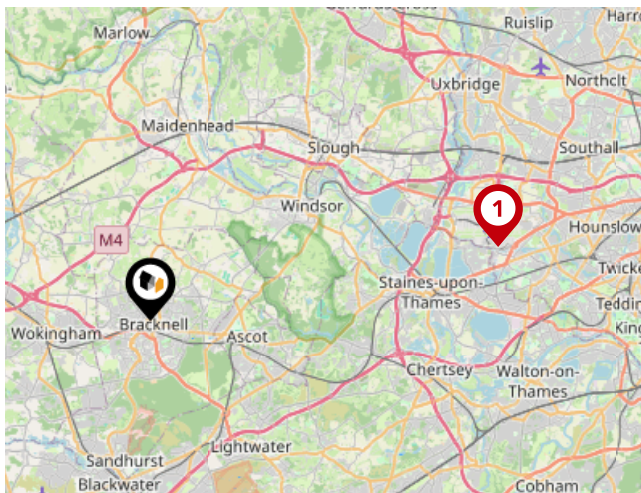
National Rail Stations

Pin	Name	Distance
1	Bracknell Rail Station	1.5 miles
2	Martins Heron Rail Station	2.22 miles
3	Ascot Rail Station	3.8 miles
4	Wokingham Rail Station	4.26 miles
5	Winnersh Rail Station	5.42 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J10	4.44 miles
2	M4 J8	4.72 miles
3	A404(M) J9A	5.04 miles
4	A404(M) J9	5.82 miles
5	M3 J3	6.24 miles

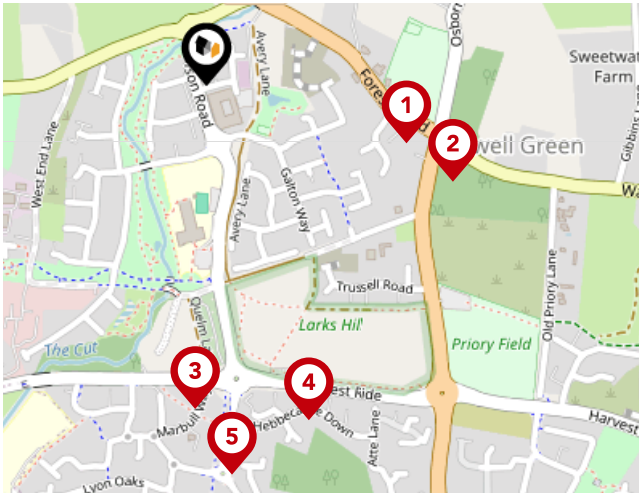


Airports/Helipads

Pin	Name	Distance
1	London Heathrow Airport	13.13 miles

Area

Transport (Local)



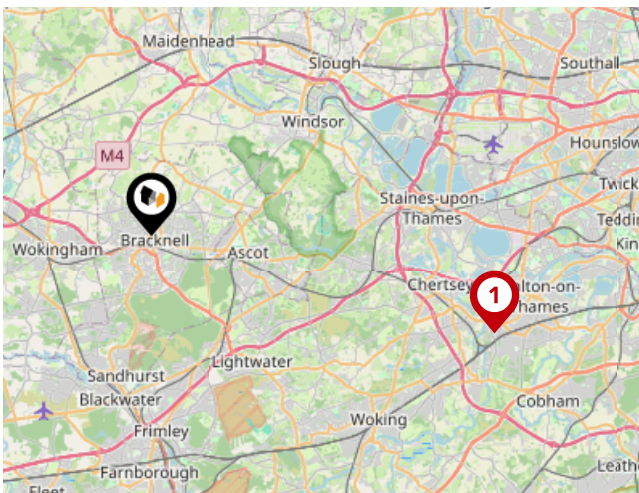
Bus Stops/Stations

Pin	Name	Distance
	Plough & Harrow	0.24 miles
	Plough & Harrow	0.3 miles
	Newport Drive	0.37 miles
	Newport Drive	0.4 miles
	Piggy Wood	0.45 miles



Local Connections

Pin	Name	Distance
	Heathrow Terminal 5 Underground Station	11.48 miles



Ferry Terminals

Pin	Name	Distance
	Shepperton Ferry Landing	13.17 miles

Avocado Property

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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