Pre-Offer Report

7 Birchetts Close, Bracknell, RG42 2DS

Property details

Asking price	£500,000	**Tenure**	Freehold[1]
Property type	Terraced house Plot: 3,644 sq ft (339 sq m)[2]	**Council tax**	Band D[3]
Bedrooms / baths	4 bed / 2 bath	**Floor area**	1,313 sq ft[1]
EPC rating	C (70)[1]	**Broadband**	Full fibre (gigabit) — 100% coverage[4]

What this is

A deep analysis of this property using data from HM Land Registry, the Environment Agency, Ofsted, Ofcom, and other official sources. Designed to support an evidence-based offer decision and due-diligence plan.

What this is not

Not legal advice, a survey, valuation for lending, or a substitute for conveyancing searches and the TA6 Property Information Form. Independent verification is required during conveyancing.

1. Executive summary

The price picture

What nearby 4-bed terrace sales imply at 1,313 sq ft	**£481,000** range £431,000–£532,000
Asking price	**£500,000** +4% against the size-implied figure
What the owner effectively paid	**£524,000** £430,000 in 2019, in today's money

Based on 96 sales of 4-bed terraced houses near this address, each restated in today's money. The range is wide because floor area and property type explain only part of what a home sells for — Section 2 shows the full evidence.

What stands out

- Freehold terraced house, 4 bedrooms and 2 bathrooms across 1,313 sq ft[1]
- Full fibre (gigabit) — 100% coverage available at the address[4]
- Flood risk Very Low, and no conservation area, green belt or AONB designation constraining alteration[5]
- Garth Hill College rated Good at 0.26 miles, with Ranelagh School rated Outstanding at 0.87 miles[6]
- Council tax band D, £2,264.80 for 2026/27[7]

What to check

- A live listing 0.25 miles away is larger at 1,414 sq ft and asks £475,000 — ask the agent why[8]
- Asking £381 per sq ft against the £366 local evidence implies for this size[9]
- Title BK131402 records 5 buildings — confirm what is sold[2]
- Confirm any parking sits within the title and that a dropped kerb was consented
- No planning record here — ask for building-regs certificates[10]

Before you offer

1. **Ask for the paperwork on any alterations.** Planning permission where it was needed, and building-regulations completion certificates. Indemnity insurance is not a substitute for certificates.
2. **Have your solicitor check the title.** Five recorded buildings on a terraced plot warrants explanation; check the title plan against the physical boundary and review easements and rights of way.[2]
3. **Commission the standard searches.** The local authority and environmental searches will confirm the flood position, including surface water, and any allocated development sites nearby.

2. Market evidence

What a home sells for is decided by a long list of things, many of which are hard to measure: its condition, its plot, its parking, its exact spot on the street — and, more than most buyers expect, by which handful of people happen to be looking during the weeks it is on the market.

What we can analyse is the price history and active listings in the local area for very similar homes. So we took every recent sale of a 4-bed terraced house near this address — 96 of them — restated each price in today's money* and plotted those prices against the size of each property in square feet.

This gives you four things: what a home of this type and size has typically sold for locally, how widely those prices actually spread, what similar homes are being asked for on the market right now, and what the current owner effectively paid in today's money.

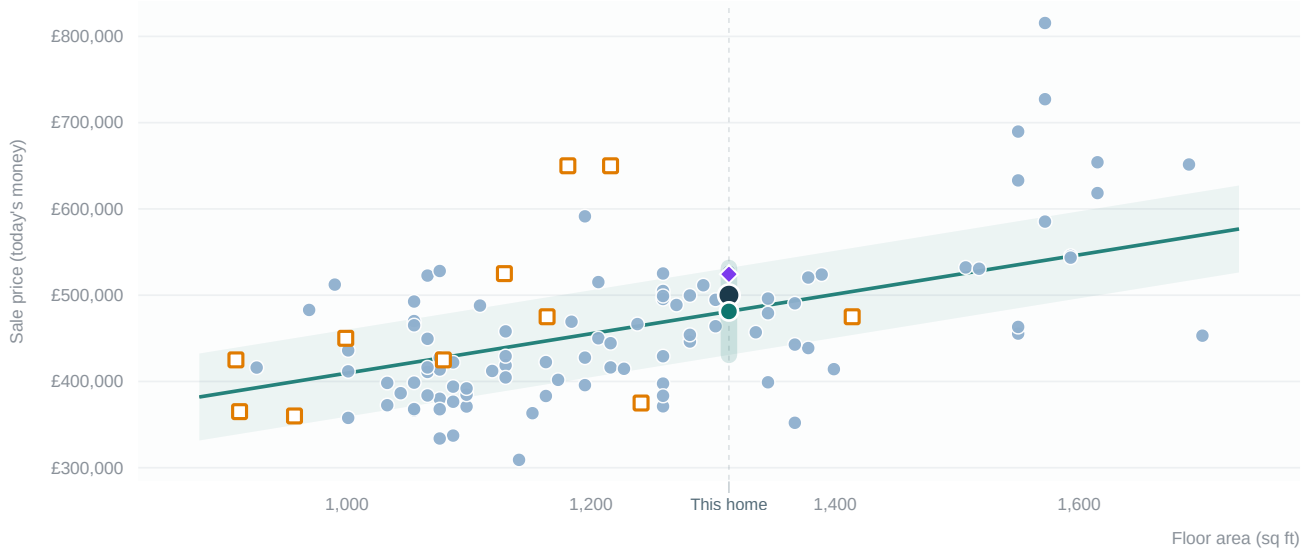
What comparable homes sold for, by size

96 4-bed terraces sold within 1.5 miles, 2021-09 to 2026-05 · every price restated in today's money

Size-implied **£481,000** range £431,000–£532,000

Asking price **£500,000**

Owner's 2019 purchase **£524,000** today's money



Sold nearby · 96 homes · On the market now · 11 · Size-implied & range · Asking price · Owner's 2019 purchase

WHAT COMPARABLE SALES IMPLY FOR THIS SIZE

£481,000 (range £431,000–£532,000)

What 96 comparable 4-bed terrace sales imply for a home of 1,313 sq ft, weighted by type, bedrooms, distance, recency & size. Comparable prices are **very scattered**, so the range is fairly wide.

WHERE THE ASKING PRICE SITS

Asking £500,000 — +4% vs the size-implied figure

Asking sits in the upper half of the range implied by the comparable evidence.

LOCAL MARKET CONDITIONS

Balanced market

75 homes for sale locally with ~7 selling a month, so homes here sell at a fairly steady pace. A market at this pace gives buyers a fair amount of time and only moderate competition.

WHAT THE OWNER EFFECTIVELY PAID

£524,000 (bought £430,000 in 2019)

If this home had simply tracked the local market since 2019, it'd be ~£524,000 today — about 5% above the current asking. Assumes no change to the property.

Reading the chart. Each blue dot is a completed sale, where the sale price has been adjusted for local price changes between the date that home was sold and today. Orange squares are homes on the market now, at their asking price. The green trend line runs through those sales across floor areas: it is the price the evidence points to for a home of that size, and it is adjusted for some micro-locations nearby trading higher or lower than this street. The shaded band around it is the usual spread of sales either side of the line — because floor area & property type explain only part of what a home sells for. Of the 96 sales, 57 sit inside it. The three markers on the dashed line sit at this home's floor area: what the trend line implies for that size (green), the current asking price (navy), and what the owner paid in 2019 restated in today's money (purple).

***On the price index.** Prices are brought to today's money using the UK House Price Index for Bracknell Forest terraced houses — the official measure of how local prices for this property type have moved, published monthly by the Land Registry.[11]*

Sources: [11] landregistry.data.gov.uk

Sold comparables · 96 transactions[9]

All 96 are plotted on the chart. Below are the 13 most comparable on type, bedrooms, size, recency and distance. Top row is the closest match.

Address	Beds	Sold	Price	Sq ft	£/sq ft	Dist
33, Agar Crescent, RG42 2BY	4	Dec 2025	£465,000	1,345	£346	0.16 mi
5, Priestwood Avenue, RG42 1UH	4	Mar 2026	£510,000	1,389	£367	0.42 mi
54, Anneforde Place, RG42 2ES	4	May 2026	£470,000	1,055	£445	0.35 mi
114, Moordale Avenue, RG42 1TE	4	Nov 2025	£400,000	1,119	£357	0.41 mi
7, Rokeby Close, RG12 2NA	4	Jan 2026	£418,000	1,378	£303	0.72 mi
2, Cedar Drive, RG42 2LG	4	Feb 2025	£450,000	1,238	£363	0.41 mi
39, Anders Corner, RG42 1PU	4	Jun 2025	£390,000	1,345	£290	0.65 mi
13, Rokeby Close, RG12 2NA	4	Aug 2025	£425,000	1,259	£338	0.71 mi
19, Tebbit Close, RG12 9BA	4	Nov 2025	£300,000	1,141	£263	0.72 mi
4, Greystock Road, Warfield, RG42 2FB	4	Feb 2026	£462,000	969	£477	0.73 mi
9, Tebbit Close, RG12 9BA	4	Dec 2025	£375,000	1,044	£359	0.74 mi
16, Farnham Close, RG12 9AX	4	Jul 2025	£367,500	1,259	£292	0.76 mi
10, Honeyhill Road, RG42 1YJ	4	Oct 2024	£400,000	1,076	£372	0.34 mi

Full pool: 96 sales · Sep 2021 – May 2026 · 1.47-mile radius · £/sq ft range £341–£405 (20th–80th percentile) · Subject at asking: **£381**.

Active house listings within 0.32 miles[8]

All house types in the immediate area — detached, semi-detached and terraced. Flats are excluded as not like-for-like. Highlighted row is the closest match on size and bedrooms.

Address	Dist	Beds	Sq ft	Asking	£/sq ft	Status	Portal
Merryhill Road, RG42 2DP	0.09 mi	3	1,079	£425,000	£394	Active	Rightmove
Horsneile Lane, RG42 2DJ	0.14 mi	3	912	£365,000	£400	Active	Zoopla
Keates Green, RG42 2AH	0.14 mi	3	909	£425,000	£468	Active	Zoopla
Binfield Road, RG42 2AW	0.15 mi	2	957	£360,000	£376	Active	Zoopla
Shepherds Lane, RG42 2BU	0.2 mi	3	1,181	£650,000	£550	Active	Zoopla
Winchgrove Road, RG42 2EL	0.25 mi	4	1,414	£475,000	£336	Active	Zoopla
Winchgrove Road, RG42 2EL	0.25 mi	3	1,241	£375,000	£302	SSTC	Rightmove
Stoney Road, RG42 1XX	0.26 mi	3	1,216	£650,000	£535	Active	Zoopla
Johnstone Close, RG12 2GH	0.27 mi	3	1,164	£475,000	£408	Active	Rightmove
Johnstone Close, RG12 2GH	0.27 mi	3	1,129	£525,000	£465	Active	Rightmove
Benbricke Green, RG42 2EU	0.32 mi	4	999	£450,000	£450	Active	Zoopla

The two closest points of comparison. The most similar recent sale is **33, Agar Crescent, RG42 2BY** (0.16 mi), 1,345 sq ft against this home's 1,313, sold Dec 2025 for **£465,000**. On the market now, a 4-bed of **1,414 sq ft (0.25 mi) asks £475,000** — more space, lower price. One is a completed sale, the other an aspiration; both sit below this asking price.

Local market conditions

			Average price growth		
For sale	**Sales / month**	**Rating**	**1yr**	**3yr**	**5yr**
75	7	**Balanced market**	+1.6%	+5.5%	+16.2%

Price change is UK House Price Index for Bracknell Forest, **terraced houses specifically** — published monthly by the Land Registry.[11] The local average for terraced houses is now £356,845, up from £292,564 when this home last changed hands in 2019.

Sources: [8] Rightmove / Zoopla — active residential property listings (asking prices, status, floor area) | [9] landregistry.data.gov.uk | [11] landregistry.data.gov.uk

3. State schools

This part of Bracknell is well served at both phases. Every state primary within about a mile is rated Good, and the nearest secondary, Garth Hill College, is a quarter of a mile away. Bracknell Forest operates distance-based admissions for community schools, so proximity matters — but catchment boundaries move year to year and none of the distances below should be read as a guarantee of a place. Confirm current admissions criteria with the local authority before relying on any of this.

Ofsted replaced single-word overall judgements in September 2024. Newer inspections report a scorecard across separate areas rather than one headline grade; older inspections still show a single grade. Both formats appear below, and a school inspected under the older framework has not necessarily been reassessed since. Inspection dates are given so you can see how current each judgement is.

State primary schools[6]

School	Distance	Ofsted result
Sandy Lane Primary School Academy Converter · 436 pupils	0.36 mi	Good (Feb 2020)[6] *Inspection now over six years old — treat with caution.*
King's Academy Meadow Vale Academy Converter · 568 pupils	0.57 mi	Good (Oct 2019)[6] *Good (monitoring - standards confirmed)* *Inspection now over six years old — treat with caution.*
Warfield Church of England Primary School Voluntary Controlled School · 447 pupils ⚠ Church of England Faith School — admissions criteria may apply.	0.72 mi	Good (Mar 2022)[6] *Good (monitoring - standards confirmed)*
St Joseph's Catholic Primary School, Bracknell Voluntary Aided School · 208 pupils ⚠ Roman Catholic Faith School — admissions criteria may apply.	0.81 mi	Good (Jan 2022)[6]
Holly Spring Primary School Community School · 613 pupils	1.04 mi	Good (Mar 2024)[6]
Wildridings Primary School Community School · 408 pupils	1.06 mi	✓ Safeguarding: Met • Inclusion: Expected standard • Curriculum & Teaching: Needs attention • Achievement: Needs attention • Attendance & Behaviour: Expected standard • Personal Development: Expected standard • Early Years: Needs attention • Leadership & Governance: Needs attention
Fox Hill Primary School Community School · 196 pupils	1.26 mi	Good (Jun 2024)[6]
Whitegrove Primary School Community School · 417 pupils	1.33 mi	Good (Mar 2022)[6] *Good (monitoring - standards confirmed)*

State secondary schools[6]

School	Distance	Ofsted result
Garth Hill College Community School · 1,474 pupils	0.26 mi	Good (Oct 2024)[6] *Good (monitoring - standards maintained)*
Ranelagh School Academy Converter · 1,101 pupils ⚠ Church of England Faith School — admissions criteria may apply.	0.87 mi	Outstanding (Nov 2024)[6] ✓ Safeguarding: Effective • Quality of education: Outstanding • Behaviour & attitudes: Outstanding • Personal development: Outstanding • Leadership & management: Outstanding • Post-16: Outstanding
King's Academy Binfield Free School · 1,443 pupils	1.00 mi	Good (Nov 2022)[6]
The Brakenhale School Academy Sponsor Led · 1,108 pupils	1.07 mi	Good (May 2024)[6] *Good (monitoring - standards confirmed)*
King's Academy Easthampstead Park Academy Converter · 1,031 pupils	2.00 mi	✓ Safeguarding: Met • Inclusion: Expected standard • Curriculum & Teaching: Expected standard • Achievement: Expected standard • Attendance & Behaviour: Expected standard • Personal Development: Expected standard • Post-16: Expected standard • Leadership & Governance: Expected standard
St Crispin's School Academy Converter · 1,488 pupils	2.99 mi	Good (May 2022)[6] *Good (monitoring - standards confirmed)*

Sources: [6] gov.uk

4. Planning landscape

None of the applications on the register is at this address or on this street. The pattern nearby is domestic: single-storey and two-storey extensions, outbuildings and driveway works, and Bracknell Forest has approved almost all of them. That is useful precedent if you intend to extend — the plot has room, at only 32% built — but it also means several nearby properties have already been or are being enlarged.

Planning applications within 0.07 miles[10]

Reference	Address	Proposal	Status / Date	Dist.
22/00806/PAH	32 Horsneile Lane, RG42 2DL	Prior approval application for single storey rear extension. *Permitted development route — precedent for a rear extension.*	Prior Approval Hh Is Granted Nov 2022	0.02 mi
23/00503/FUL	32 Horsneile Lane, RG42 2DL	Proposed erection of storage area attached to previously approved extensions. *A nearby plot that has been progressively extended.*	Approval Oct 2023	0.02 mi
22/00803/CLPUD	32 Horsneile Lane, RG42 2DL	Proposed single storey side extensions and a porch to the front elevation.	Approval Nov 2022	0.03 mi
25/00438/FUL	29 Dukeshill Road, RG42 2DU	Proposed single storey rear and front and two storey side extension following the demolition of an existing conservatory.	Approval Oct 2025	0.04 mi
22/00107/FUL	40 Dukeshill Road, RG42 2DT	Change of use of amenity land for use as a front garden and drive for vehicle parking.	Approval Jun 2022	0.06 mi
25/00478/FUL	21 Horsneile Lane, RG42 2DG	Proposed outbuilding to be used for ancillary purposes only (retrospective).	Approval Jan 2026	0.06 mi
25/00397/FUL	26 Dukeshill Road, RG42 2DT	Proposed dropped kerb and hardstanding to allow safe access to property and change of use of land to allow for hardstanding.	Approval Nov 2025	0.06 mi
20/00291/FUL	29 Hart Close, RG42 2DR	Erection of first floor side extension and conversion of existing garage into habitable accommodation.	Withdrawn Jun 2020	0.07 mi
20/00499/FUL	29 Hart Close, RG42 2DR	Erection of two storey side and single storey rear extensions with demolition of existing garage.	Withdrawn Sep 2020	0.07 mi
20/00803/CLPUD	29 Hart Close, RG42 2DR	Conversion of existing garage to habitable space and replacement of garage door with window and brickwork.	Approval Dec 2020	0.07 mi

Coverage limitation. Commission a full local authority search and review the local plan for allocated development sites within one to two miles. Larger schemes further out can affect traffic, outlook and amenity.

Sources: [10] Local planning authority register — applications, decisions and dates

5. Risk register & due diligence

● **Green** no material concern · ● **Amber** monitor / instruct solicitor · ● **Red** blocking; resolve before exchange

Risk area	Finding	Rating	Action / solicitor instruction
Title extent, plot and parking	Title BK131402 records 5 buildings and 1,166 sq ft of footprint, below this house's own 1,313 sq ft. The 3,644 sq ft plot and 32% coverage describe more than this dwelling, not your garden. A nearby change of use of amenity land for parking (22/00107/FUL) shows off-street parking here need not be land held with the house.	● Amber	**Priority.** Get the title plan and register for BK131402 from the solicitor before exchange: confirm which land, outbuildings and parking are included, whether any parking sits on retained council land, and what rights of way or shared drainage apply.
Consents for work already done	The register holds no application at this address — 0 of the 10 records within 0.07 miles, of which 0 are on Birchetts Close and 0 adjoin it. Permitted development and internal work such as rewiring or a new boiler never reach the planning register but still need building regulations sign-off.	● Amber	Ask the seller for building regulations completion certificates, FENSA or CERTASS certificates for windows, and electrical and gas records. Indemnity insurance covers enforcement risk only. Ask too whether an Article 4 direction applies, which would remove permitted development rights.
Asking price against the evidence	£500,000 is £381 per sq ft, +4% above the £366 that size-adjusted local evidence implies. A live listing 0.25 miles away offers 4 beds and 1,414 sq ft at £475,000 — larger and cheaper. The 2019 purchase at £430,000 restates to £524,000 today, above the current asking. This report states no valuation and recommends no offer.	● Amber	Ask the agent how long it has been marketed and what interest there is, and view the nearby listing before you offer. Treat the lender's valuation as a lending check, not advice to you.
Fabric, age and energy	EPC certificate 8703-0968-2729-5326-8183 rates the property C on a score of 70, at the foot of that band. The certificate records the assessor's findings on walls, roof and glazing, and a score at the bottom of a band usually means more than one of them is behind current standards.	● Amber	Commission a Level 3 building survey rather than a homebuyer report, and brief the surveyor on wall construction, roof age, insulation and drainage. Price the EPC recommendations before agreeing a figure.
Schools and admissions	Garth Hill College is rated Good at 0.26 miles and Ranelagh School Outstanding at 0.87 miles. The nearest primary, Sandy Lane Primary School, is Good but was inspected in Feb 2020. Distance confers no entitlement: places follow each school's criteria and cut-off distances, which move each year.	● Amber	Check the published criteria and the last few years of admitted cut-off distances with Bracknell Forest admissions for any school you are relying on.
Crime profile	Recorded crime within 0.4 miles runs at 204 per thousand across a population of 5,243. Shoplifting alone accounts for 370 of 1,072 offences and is above the national average, while burglary and robbery are both below it. The headline rate is driven by a category that is not residential.	● Green	Visit at different times, including a weekend evening, and confirm with an insurer that the postcode carries no premium loading before fixing a running-cost budget.

Appendix

Property data

Floor area	1,313 sq ft[1]	**Plot size**	3,644 sq ft (339 sq m)[2]
Asking £/sq ft	£381	**Size-implied £/sq ft**	£366[12]
EPC rating / score	C / 70[1]	**EPC certificate**	8703-0968-2729-5326-8183[1]
Council tax band	Band D — £2,264.80 (2026/27)[7]	**Broadband**	Full fibre (gigabit) — 100% coverage[13]
UPRN	100080190883	**Area classification**	Urban city and town
Conservation area	No	**Green belt**	No
AONB	No	**Flood risk (river / sea)**	Very Low[14]
Listed buildings nearby	10 listed structures within 0.56 km. Nearest are a milestone by the Red Lion Inn, Cottrells and the Red Lion Inn itself. None adjoin the property, and none are Grade I or II*.		

Plot extent from HM Land Registry title BK131402: 3,644 sq ft (339 sq m) total, 1,166 sq ft of combined ground footprint across those buildings (32% built), 5 buildings recorded on the title. Title extent is indicative and is not a substitute for a boundary survey.

Sold history[12]

Two Land Registry transactions are recorded against this UPRN. Tenure is not carried on the sold record; the current tenure is shown under buyer-provided data below.

Date	Price
18 February 2019	£430,000
3 February 2012	£242,000

Buyer-provided data

Asking price	£500,000	**Tenure**	Freehold

No planning record appears for this address. Work carried out under permitted development leaves none, so ask the seller what has been altered since the house was built and for any building-regulations completion certificates.

Crime category breakdown[15]

204
Crimes per 1,000 population within 0.4 miles of property

Average
Aggregator crime rating

1,072 recorded crimes in the rolling twelve months within 0.4 miles, across a resident population of 5,243. Shoplifting is the largest category by some margin. It is recorded where shops are rather than where people live, so it can lift an area's headline rate without saying much about its residential streets. Burglary and robbery — the categories most relevant to a homeowner — are both below national average.

- Incidence of Burglary is below national average
- Incidence of Shoplifting is above national average
- Incidence of Robbery is below national average

Category	Count	Per 1,000
Shoplifting	370	70.6
Violence and sexual offences	249	47.5
Anti-social behaviour	96	18.3
Other theft	75	14.3
Public order	72	13.7
Criminal damage and arson	63	12.0
Vehicle crime	36	6.9
Theft from the person	25	4.8
Bicycle theft	23	4.4
Drugs	20	3.8
Other crime	19	3.6
Robbery	8	1.5
Burglary	8	1.5
Possession of weapons	8	1.5

Sources: [15] data.police.uk

Sources

[1] MHCLG EPC Register — energy performance certificate data and floor area: https://epc.opendatacommunities.org

[2] HM Land Registry title plan and register — plot extent and title number: https://www.gov.uk/get-information-about-property-and-land

[3] Valuation Office Agency — council tax band data: https://www.gov.uk/government/organisations/valuation-office-agency

[4] Ofcom Connected Nations — broadband availability data: https://www.ofcom.org.uk/research-and-data/telecoms-research/connected-nations

[5] GOV.UK long-term flood risk service: https://check-long-term-flood-risk.service.gov.uk

[6] Ofsted monthly management information — school inspection outcomes: https://www.gov.uk/government/statistical-data-sets/monthly-management-information-ofsteds-school-inspections-outcomes

[7] Valuation Office Agency / Bracknell Forest Council — council tax band and 2026/27 charge

[8] Rightmove / Zoopla — active residential property listings (asking prices, status, floor area)

[9] HM Land Registry Price Paid Data — residential sold prices and transaction history: https://landregistry.data.gov.uk

[10] Local planning authority register — applications, decisions and dates

[11] UK House Price Index — average prices and monthly change by local authority and property type, published by HM Land Registry: https://landregistry.data.gov.uk/app/ukhpi

[12] HM Land Registry Price Paid Data — transaction history for this UPRN: https://landregistry.data.gov.uk

[13] Ofcom Connected Nations — fixed broadband coverage by postcode: https://www.ofcom.org.uk/research-and-data/telecoms-research/connected-nations

[14] Environment Agency / GOV.UK long-term flood risk for this postcode: https://check-long-term-flood-risk.service.gov.uk/postcode?postcode=RG42%202DS

[15] Home Office / Police.uk recorded crime — category counts within the search radius: https://data.police.uk

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