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Property Intelligence Report

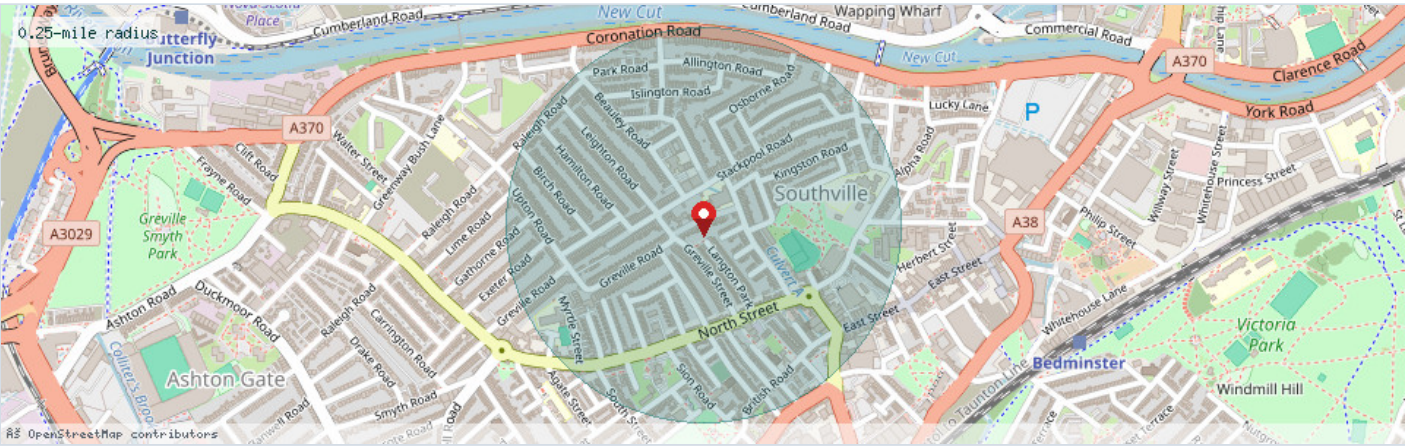
Sold prices, EPC, heritage, flood, ground risk, crime, schools, transport, shops, ownership, broadband, mobile, council tax and running costs — in one printable pack.



Scan for the static online report
<https://homebuyerreport.co.uk/reports/view/7686ccaa-1119-41c8-82f2-31eb81002a95>
Same figures as this PDF — frozen at generation. Ideal for brochures and For Sale boards.

SUBJECT ADDRESS	3 Milford Street, BS3 1EE
POSTCODE	BS3 1EE
PROPERTY TYPE	End-terrace house
REPORT ID	019fd590-a720-700e-a5f0-277494e707e7
GENERATED	06 September 2026 at 11:48
LOCAL AUTHORITY	Bristol, City of

Property location map



Subject property pin with indicative 0.25-mile radius. © OpenStreetMap contributors.

LAST SOLD PRICE £385,000 22 Dec 2025	COUNCIL TAX BAND B Bristol	EPC RATING D Potential C	FLOOD RISK Medium Worst of river/sea & surface
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Section 1 — HM Land Registry Sales & Valuation Analytics

Registered residential transactions from HM Land Registry Price Paid Data (England & Wales, from 1995).

Historical sales — target property

TRANSACTIONS	AVERAGE	FIRST RECORDED	LATEST SALE
1	£385,000	22 Dec 2025	£385,000

DATE	TYPE	TENURE	PRICE	ADDRESS
22 Dec 2025	Terraced	Freehold	£385,000	3 MILFORD STREET

0.25-mile radius comparables (50 closest)

ADDRESS	DIST.	TYPE	TENURE	PRICE	DATE
3 MILFORD STREET BS3 1EE	0.00	Terraced	Freehold	£385,000	22 Dec 2025
FLAT 1 12 MILFORD STREET BS3 1EE	0.00	Flat/Maisonette	Leasehold	£330,000	14 Mar 2025
13 MILFORD STREET BS3 1EE	0.00	Terraced	Freehold	£730,000	12 Feb 2025
FIRST FLOOR FLAT 12 MILFORD STREET BS3 1EE	0.00	Flat/Maisonette	Leasehold	£248,500	16 Jun 2023
35 MILFORD STREET BS3 1EE	0.00	Detached	Freehold	£971,000	16 Nov 2022
8 MILFORD STREET BS3 1EE	0.00	Terraced	Freehold	£740,000	27 Jan 2022
35 MILFORD STREET BS3 1EE	0.00	Detached	Freehold	£430,000	06 Sep 2021
39 MILFORD STREET BS3 1EE	0.00	Terraced	Freehold	£611,000	18 May 2021
13 MILFORD STREET BS3 1EE	0.00	Terraced	Freehold	£410,000	05 Jun 2020
31 MILFORD STREET BS3 1EE	0.00	Terraced	Freehold	£560,000	03 Jan 2020
16 MILFORD STREET BS3 1EE	0.00	Semi-detached	Freehold	£708,000	19 Dec 2019
39 MILFORD STREET BS3 1EE	0.00	Terraced	Freehold	£435,000	08 Nov 2019
41 MILFORD STREET BS3 1EE	0.00	Terraced	Freehold	£520,000	19 Dec 2018
23 MILFORD STREET BS3 1EE	0.00	Terraced	Freehold	£727,000	08 Nov 2018
5 MILFORD STREET BS3 1EE	0.00	Terraced	Freehold	£445,000	03 Aug 2018
FIRST FLOOR FLAT 12 MILFORD STREET BS3 1EE	0.00	Flat/Maisonette	Leasehold	£185,000	28 Apr 2016
19 MILFORD STREET BS3 1EE	0.00	Terraced	Freehold	£470,000	22 Oct 2015
10 MILFORD STREET BS3 1EE	0.00	Terraced	Freehold	£410,000	19 Sep 2013
27 MILFORD STREET BS3 1EE	0.00	Terraced	Freehold	£332,500	18 Sep 2013
9 MILFORD STREET BS3 1EE	0.00	Terraced	Freehold	£315,000	29 Jul 2013
23 MILFORD STREET BS3 1EE	0.00	Terraced	Freehold	£430,000	25 Sep 2012
15 MILFORD STREET BS3 1EE	0.00	Terraced	Freehold	£320,000	08 Feb 2010
19 MILFORD STREET BS3 1EE	0.00	Terraced	Freehold	£355,000	07 Sep 2009
6 MILFORD STREET BS3 1EE	0.00	Semi-detached	Freehold	£422,500	04 Apr 2008
5 MILFORD STREET BS3 1EE	0.00	Terraced	Freehold	£322,000	29 Jun 2007
FLAT 3 12 MILFORD STREET BS3 1EE	0.00	Flat/Maisonette	Leasehold	£123,500	08 Dec 2006
11 MILFORD STREET BS3 1EE	0.00	Terraced	Freehold	£315,000	04 Aug 2006
FIRST FLOOR FLAT 12 MILFORD STREET BS3 1EE	0.00	Flat/Maisonette	Leasehold	£111,000	18 Nov 2005
9 MILFORD STREET BS3 1EE	0.00	Terraced	Freehold	£285,000	12 Oct 2005
25 MILFORD STREET BS3 1EE	0.00	Terraced	Freehold	£260,000	26 Aug 2004
18 MILFORD STREET BS3 1EE	0.00	Semi-detached	Freehold	£59,500	08 Jun 2004
20 MILFORD STREET BS3 1EE	0.00	Semi-detached	Freehold	£250,000	21 May 2004
21 MILFORD STREET BS3 1EE	0.00	Terraced	Freehold	£195,000	27 Feb 2004
11 MILFORD STREET BS3 1EE	0.00	Terraced	Freehold	£260,000	26 Feb 2004

ADDRESS	DIST.	TYPE	TENURE	PRICE	DATE
13 MILFORD STREET BS3 1EE	0.00	Terraced	Freehold	£220,000	12 Dec 2003
35 MILFORD STREET BS3 1EE	0.00	Detached	Freehold	£250,000	20 Dec 2002
9 MILFORD STREET BS3 1EE	0.00	Terraced	Freehold	£234,400	06 Sep 2002
4 MILFORD STREET BS3 1EE	0.00	Terraced	Freehold	£119,000	22 Feb 2002
6 MILFORD STREET BS3 1EE	0.00	Semi-detached	Freehold	£156,000	08 Dec 2000
17 MILFORD STREET BS3 1EE	0.00	Terraced	Freehold	£112,000	07 Apr 2000
7 MILFORD STREET BS3 1EE	0.00	Terraced	Freehold	£146,950	06 Apr 2000
5 MILFORD STREET BS3 1EE	0.00	Terraced	Freehold	£115,000	30 Jul 1999
25 MILFORD STREET BS3 1EE	0.00	Terraced	Freehold	£99,000	07 Jun 1999
FLAT 3 12 MILFORD STREET BS3 1EE	0.00	Flat/Maisonette	Leasehold	£36,500	02 Jun 1999
FIRST FLOOR FLAT 12 MILFORD STREET BS3 1EE	0.00	Flat/Maisonette	Leasehold	£30,500	12 Mar 1999
16 MILFORD STREET BS3 1EE	0.00	Semi-detached	Freehold	£129,000	19 Feb 1999
9 MILFORD STREET BS3 1EE	0.00	Terraced	Freehold	£89,950	18 Sep 1998
23 MILFORD STREET BS3 1EE	0.00	Terraced	Freehold	£75,000	04 Sep 1998
11 MILFORD STREET BS3 1EE	0.00	Terraced	Freehold	£96,000	31 Jul 1998
16 MILFORD STREET BS3 1EE	0.00	Semi-detached	Freehold	£60,500	16 Jun 1998

Maximum 50 closest properties, sorted by distance (miles) ascending.

Area market summary

MEDIAN SOLD PRICE	DETACHED AVG	SEMI-DETACHED AVG	TERRACED AVG	FLAT AVG
£185,778	£301,044	£256,269	£236,009	£166,033

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Section 2 — EPC Energy Efficiency Breakdown

Certificate 0300-2070-0560-2796-2011 · Lodged 10 Jun 2026 · 120 m²

View Official GOV.UK EPC Certificate

Opens the MHCLG Energy Performance Certificate register for this property

Energy rating scale (A-G)

Official EPC bands as shown on GOV.UK certificates. Arrow badges mark this property’s current and potential ratings.

SCORE	ENERGY RATING	CURRENT	POTENTIAL
92+	A	—	—
81-91	B	—	—
69-80	C	—	79 C
55-68	D	60 D	—
39-54	E	—	—
21-38	F	—	—
1-20	G	—	—

CURRENT ENERGY RATING	POTENTIAL ENERGY RATING
D · SAP 60	C · SAP 79

ENERGY USE NOW	POTENTIAL USE	PRIMARY HEATING	EST. ANNUAL ENERGY COST
218 kWh/m²/yr	105 kWh/m²/yr	Boiler and radiators, mains gas	£1,979

Walls: Sandstone, as built, no insulation (assumed) · Roof: Pitched, insulated (assumed)

Recommended energy improvements

#	IMPROVEMENT	INDICATIVE COST	TYPICAL ANNUAL SAVING
1	Solid wall insulation	£7,500 - £11,000	£790
2	Solar water heating	£8,000 - £10,000	£253

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Section 3 — Heritage & Listed Buildings

Historic England National Heritage List entries within about 500 metres of the property pin.

LISTED BUILDINGS NEARBY	GRADE I	GRADE II*	GRADE II
17	0	0	17

GRADE	NAME	LIST ENTRY	DISTANCE
II	SOUTHVILLE PRIMARY SCHOOL AND ATTACHED RAILINGS AND GATES	1025036	79 m
II	SOUTHVILLE COMMUNITY CENTRE	1281398	139 m
II	NO 49 AND OUTBUILDING TO REAR	1392643	221 m
II	BRISTOL SOUTH BATHS AND ATTACHED RAILINGS AND GATES	1202193	272 m
II	ALBERT COTTAGE	1202013	323 m
II	HEBRON CHAPEL AND ATTACHED RAILINGS, GATES AND PIERS	1282251	327 m
II	NORTH VIEW COTTAGE AND THE ANNEXE AND ATTACHED RAILINGS TO STEPS	1202195	371 m
II	192, NORTH STREET	1202385	433 m

Showing the closest entries only; more may exist within the radius.

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Section 4 — Council Tax, Local Authority & Running Costs

VOA council tax band

LOCAL AUTHORITY	Bristol
COUNCIL TAX BAND	Band B
MATCHED ADDRESS	3 MILFORD STREET, SOUTHVILLE, BRISTOL, BS3 1EE

Annual & monthly cost comparison

FULL ANNUAL & MONTHLY COST £1,860 / yr or £155 / mo Standard charge · Band B · 2026	25% SINGLE OCCUPANCY DISCOUNTED RATE £1,395 / yr or £116 / mo 25% SINGLE OCCUPANCY DISCOUNT Saves £465 / year vs full rate
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Estimated total monthly running costs

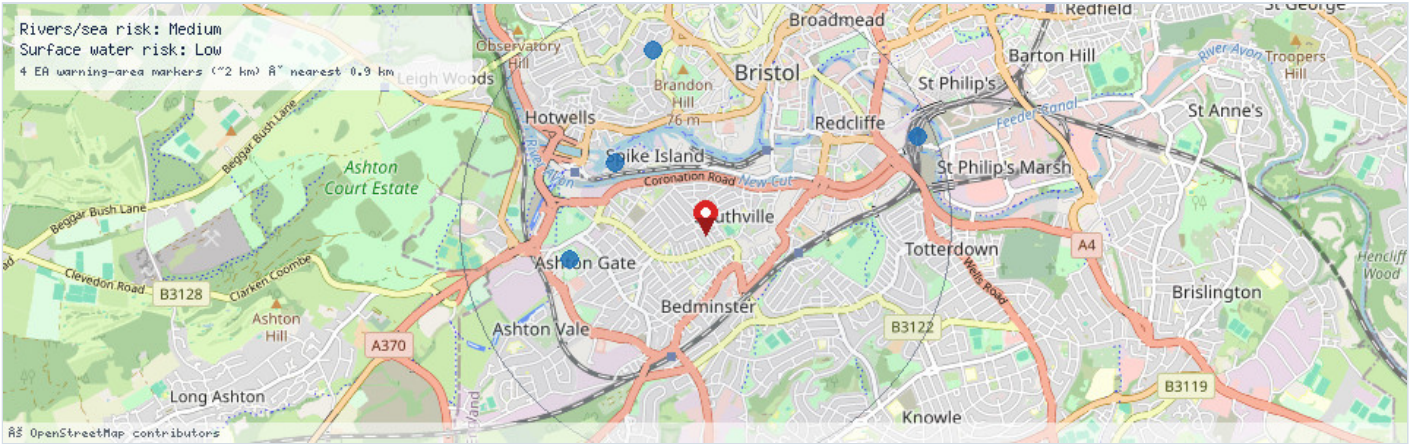
Council tax drops by 25% for single occupants. Utility and insurance figures reflect base household consumption estimates and are not reduced for single occupancy.

COST ITEM	STANDARD	SINGLE OCCUPANT	NOTES
Council tax	£155	£116	VOA band × local Band D
Energy bills (gas + electricity)		£165	From EPC cost fields
Water & sewage		£40	National average estimate
Building / home insurance		£21	Band-adjusted estimate
Estimated monthly total	£381	£342	Indicative only

Confirm your official council tax bill with the local authority. Parish precepts may differ from Band D averages.

Section 5 — Environmental Risk

Flood risk map



Property pin with ~2 km search radius. Blue dots = Environment Agency flood warning area locations nearby (centroids, not flood extents). Risk levels in the legend are derived from those areas and live alerts — not a substitute for the official GOV.UK long-term flood risk map. © OpenStreetMap contributors.

Environment Agency flood risk

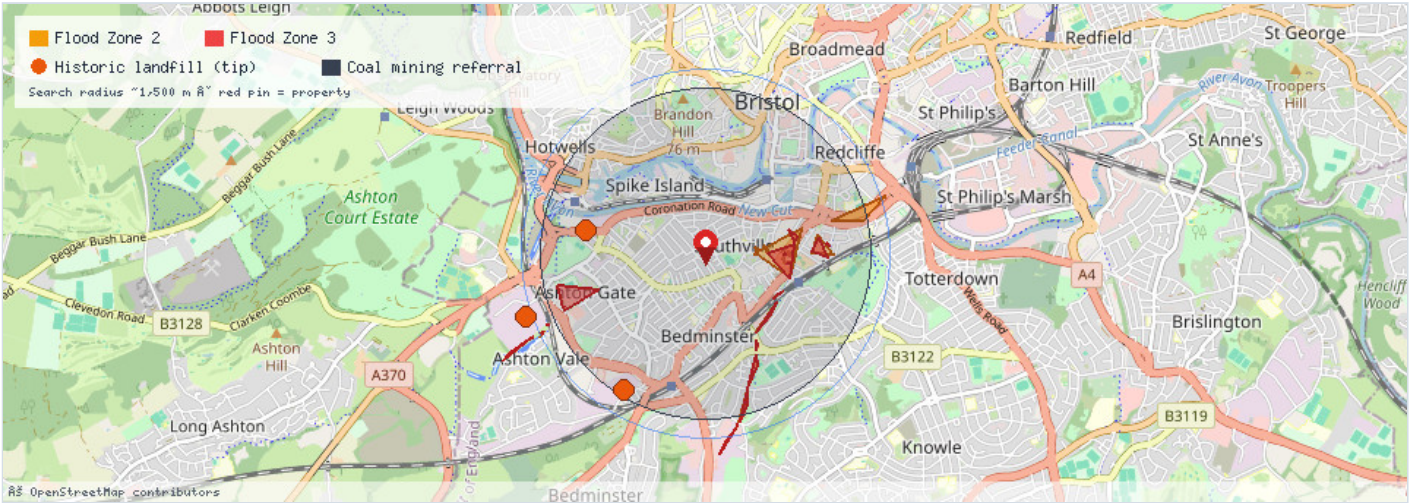
RIVERS & SEA	SURFACE WATER	LIVE ALERTS / AREAS
Medium Rivers and sea: flood alert or flood warning area within ~2 km.	Low Surface water: no nearby flood warning areas or live alerts identified.	0 / 4 alerts / nearby zones

Indicative risk derived from EA flood warning areas and live alerts near the postcode. Confirm on GOV.UK Check long term flood risk for planning decisions.

Ground, mining & environment

Planning flood zones, historic landfill sites and coal mining referral areas near the property pin (~1,500 m).

Planning flood zones come from the Environment Agency Flood Map for Planning and are separate from the flood-warning picture earlier in this section.



Amber = Flood Zone 2 · Red = Flood Zone 3 (Environment Agency Flood Map for Planning extents). Orange dots = historic landfill sites (tips). Grey wash = coal mining reporting / high-risk referral area when the pin sits inside one. Blue ring = search radius (~1,500 m). Red pin = property. ©

OpenStreetMap contributors.

PLANNING FLOOD ZONE Zone 1 Low risk	COAL MINING REFERRAL Yes Coal Mining Reporting Area	HISTORIC LANDFILLS NEARBY 3 within search radius
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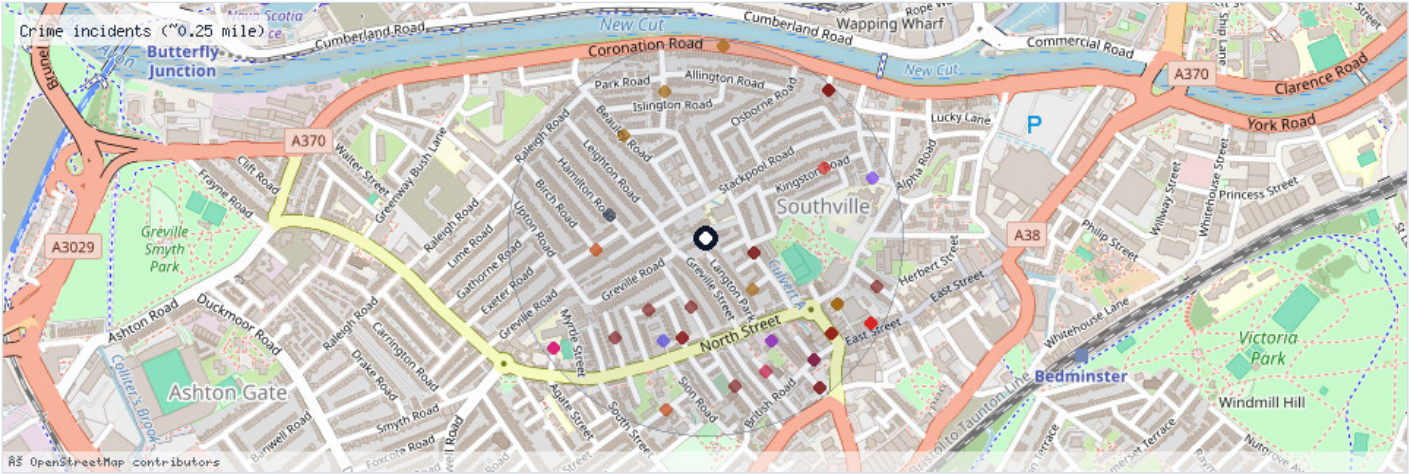
SITE	DISTANCE	FIRST INPUT	LAST INPUT
Clift House Tannery	989 m	—	1991
South Liberty Lane	1.3 km	—	—
Cala Trading Estate	1.6 km	—	—

Contains Environment Agency and Mining Remediation Authority (Coal Authority) data licensed under the Open Government Licence v3.0. Flood-warning levels above remain separate from planning flood zones.

Section 6 — Neighbourhood Crime (12 months, ~0.25 mile)

Police.uk street-level crimes — coloured dots match the category breakdown below.

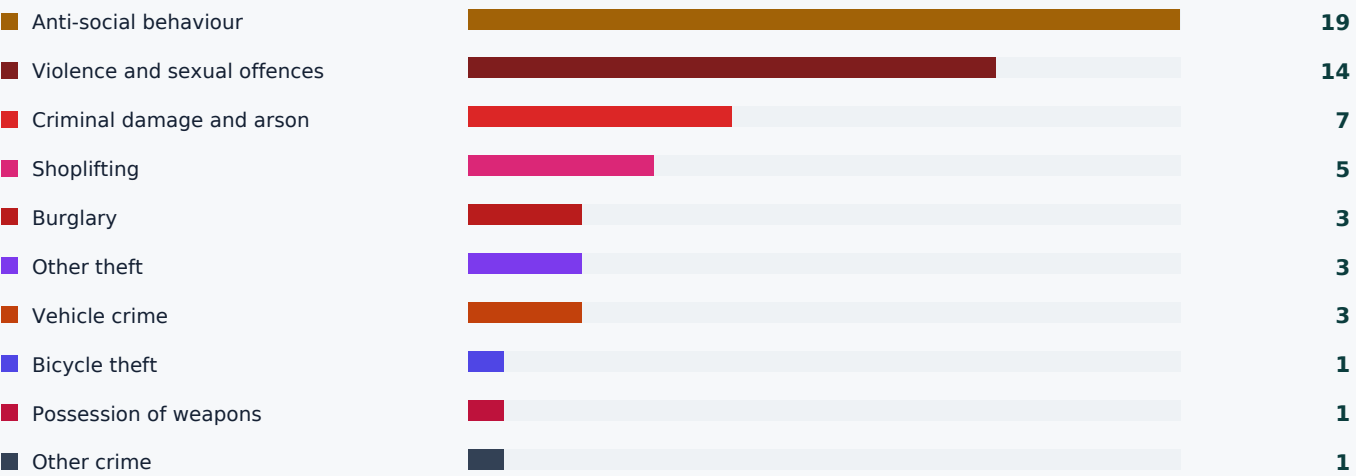
Crime map (latest month)



Dark pin = subject property. Coloured dots = street-level incidents in the latest Police.uk month within ~0.25 mile. © OpenStreetMap contributors. Latest data month: 2026-07. 57 incidents plotted (capped for print).

Category breakdown

Latest month · 2026-07 · 57 incidents · coloured bars match the map dots above



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Contains public sector information from data.police.uk. OGL v3.0.

Section 7 — Local Amenities

Nearby schools, public transport and grocery stores for everyday life around the property.

Schools & Ofsted (~2.0 km)

SCHOOL	PHASE	OFSTED	DISTANCE
Southville Primary School	Primary	School remains Good	80 m
Holy Cross RC Primary School	Primary	Good	323 m
Compass Point Primary School	Primary	Good	532 m
Ashton Gate Primary School	Primary	Outstanding	683 m
City of Bristol College	16 plus	Not published	905 m
Bristol Cathedral Choir School	Secondary	Good	981 m
St Mary Redcliffe and Temple School	Secondary	Not judged	1.2 km
Oasis Academy Temple Quarter	Secondary	Not published	1.4 km

Closest schools shown; more may exist within the radius.

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Transport & driving times (~5.0 km)

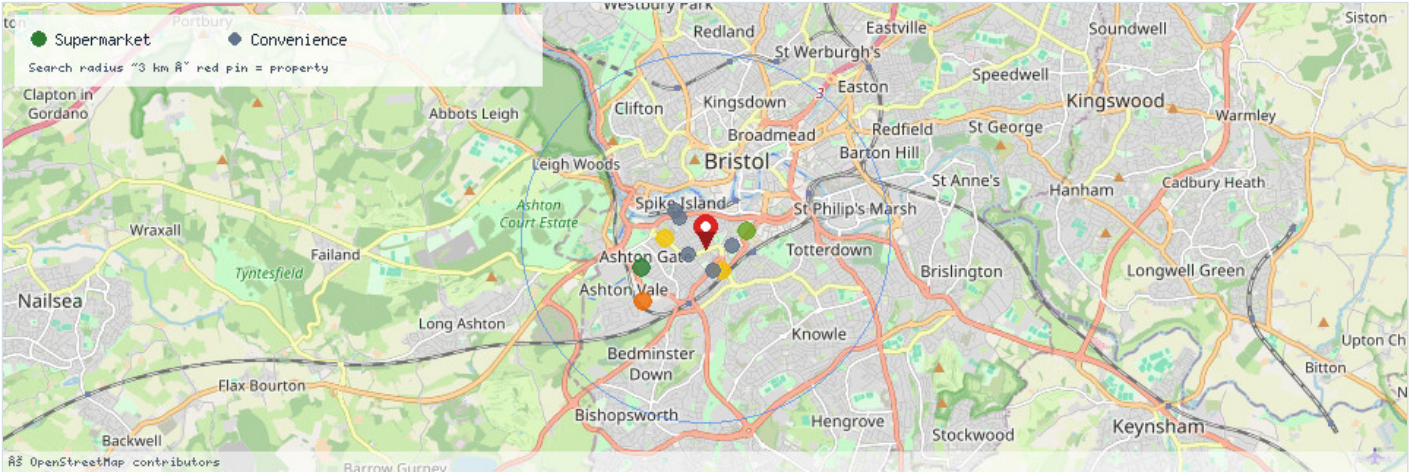
Walk and drive times are network estimates from straight-line distance (not routed journeys).

TYPE	STOP / STATION	DISTANCE	WALK	DRIVE
Rail	Bedminster Rail Station · Bedminster	786 m	13 min	5 min
Rail	Parson Street Rail Station · Bedminster	1.1 km	18 min	5 min
Rail	Bristol Temple Meads Rail Station · Bristol	1.8 km	29 min	7 min
Bus	Sion Road · Bedminster	239 m	4 min	3 min
Bus	Dean Street · Bedminster	240 m	4 min	3 min
Bus	Sion Road · Bedminster	270 m	5 min	3 min
Bus	Dean Street · Bedminster	299 m	5 min	3 min
Bus	East Street · Bedminster	389 m	7 min	4 min

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Supermarket & retail (~3.0 km)

Walk and drive times are network estimates from straight-line distance (not routed journeys).



Green dots = supermarkets · grey dots = convenience stores within the search radius. Larger dots are supermarkets. Red pin = property. © OpenStreetMap contributors.

TYPE	FASCIA / STORE	POSTCODE	DISTANCE	WALK	DRIVE
Supermarket	Lidl · Lidl Bedminster Bristol	BS3 4EG	579 m	10 min	4 min
Supermarket	Aldi · Aldi Southville Bristol	BS3 1JA	660 m	11 min	4 min
Supermarket	Asda Superstore · Asda Bedminster Superstore	BS3 4JY	668 m	11 min	4 min
Supermarket	The Food Warehouse · Iceland South Bristol Retail Park Food Warehouse	BS3 2LQ	1.2 km	19 min	6 min
Supermarket	Sainsburys · Sainsburys Winterstoke Rd	BS3 2NS	1.5 km	24 min	6 min
Convenience	Tesco Express · Tesco Bristol St North Express	BS3 1HB	394 m	7 min	4 min
Convenience	Heron · Heron Bedminster	BS3 4EY	453 m	8 min	4 min
Convenience	Tesco Express · Tesco Bedminster Express	BS3 3NN	525 m	9 min	4 min
Convenience	The Co-operative Food · Co-op Bristol - Coronation Road	BS3 1RF	539 m	9 min	4 min
Convenience	Morrisons Daily · Morrisons Daily Bristol Baltic Wharf	BS1 6TT	669 m	11 min	4 min

Contains Geolytix Retail Points data licensed under CC BY 4.0 & OpenStreetMap data under ODbL.

Section 8 — Title & Company Ownership

Title ownership from HM Land Registry OCOD / CCOD open data for this postcode. Not a full title register search — instruct a conveyancer for definitive ownership.

Overseas company ownership (OCOD)

No overseas company ownership titles were found for this postcode in the latest OCOD extract.

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UK company ownership (CCOD)

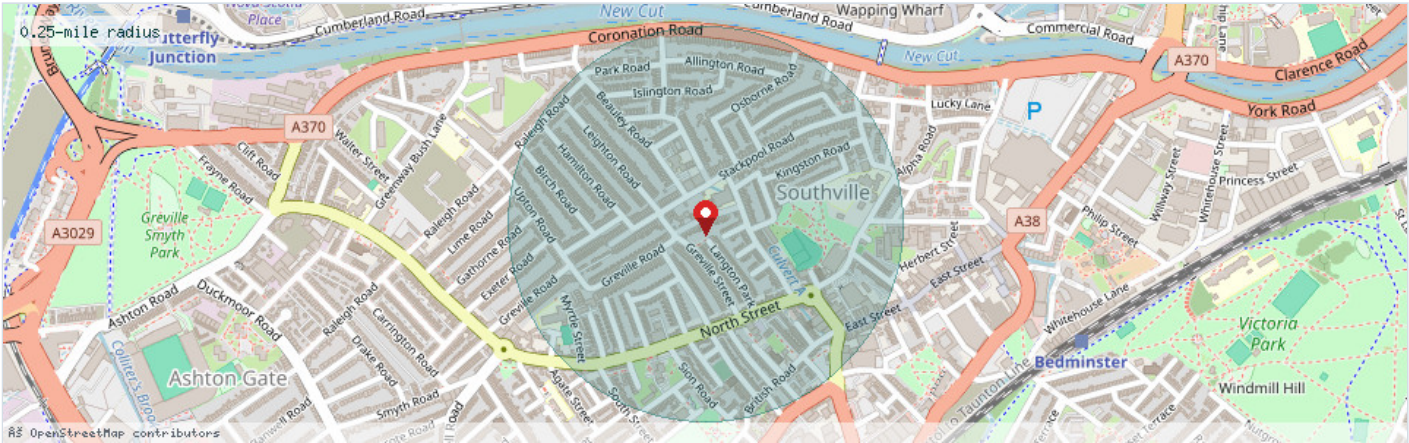
Showing titles that match the subject house number/name within this postcode.

TITLE	TENURE	PROPERTY	PROPRIETOR(S)
BL66147	Freehold	3 Milford Street, Southville (BS3 1EE)	STRONG TOWER ESTATE LTD (Co 14824880)

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Section 9 — Broadband & Mobile Connectivity

Ofcom predicted coverage for the postcode — not a live speed test or guarantee of service at the premises.



Coverage is predicted for the postcode area around the property pin. © OpenStreetMap contributors.

Fixed broadband (Ofcom)

MAX DOWNLOAD	MAX UPLOAD	MEDIAN DOWNLOAD	PREMISES IN POSTCODE
1800 Mbps	220 Mbps	1800 Mbps	32

AVAILABILITY	STATUS	TYPICAL DOWNLOAD	PREMISES %
Superfast (30+ Mbps)	Yes	80 Mbps	100%
Ultrafast (300+ Mbps)	Yes	1800 Mbps	100%
Full fibre	Yes	100% gigabit premises	

Mobile coverage (4G / 5G & 2G)

NETWORK	4G / 5G (INDOOR & OUTDOOR)	2G
EE	Variable in-home, good outdoor	Variable in-home, good outdoor
Three	Good in-home and outdoor	Not published
O2	Good in-home and outdoor	Good in-home and outdoor
Vodafone	Good in-home and outdoor	Good in-home and outdoor

4G/5G scores are from Ofcom Mobile Checker (blended). 2G scores are from Ofcom Mobile 2G Coverage. Three has no 2G data in this dataset. Same 0-4 outdoor/in-home scale for both.

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Police UK — Contains public sector information from data.police.uk. OGL v3.0.

DfE / Ofsted — Get Information About Schools and Ofsted inspection outcomes. OGL v3.0.

NaPTAN (DfT) — National Public Transport Access Nodes. OGL v3.0.

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