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Property Intelligence Report

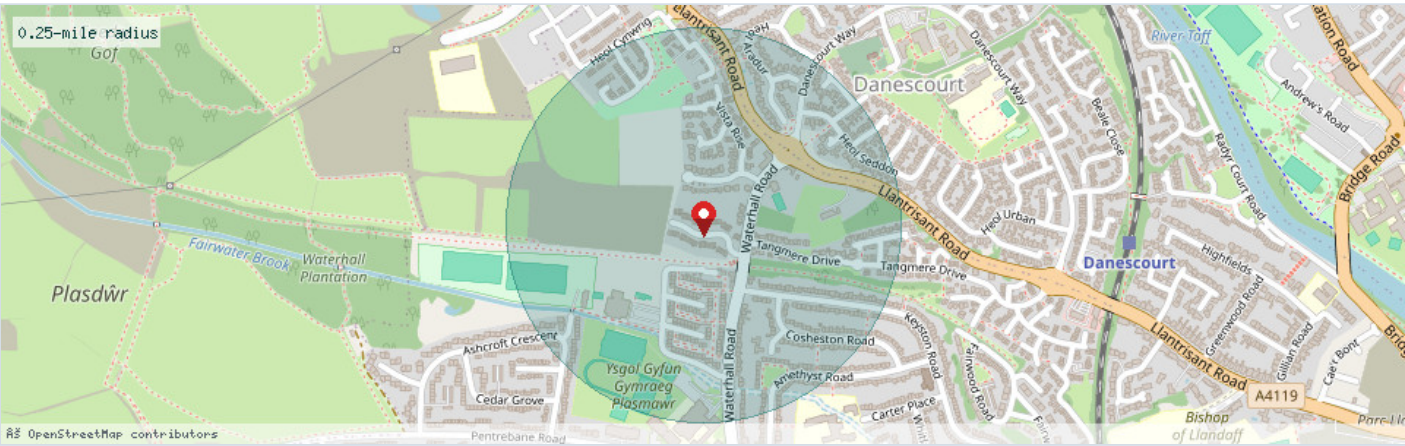
Sold prices, EPC, heritage, flood, ground risk, crime, schools, transport, shops, ownership, broadband, mobile, council tax and running costs — in one printable pack.



Scan for the static online report
<https://homebuyerreport.co.uk/reports/view/1e4266fe-7749-44b7-bae5-5b928c0441ac>
Same figures as this PDF — frozen at generation. Ideal for brochures and For Sale boards.

SUBJECT ADDRESS	19 Ashdene Close, CF5 2SA
POSTCODE	CF5 2SA
PROPERTY TYPE	End-terrace house
REPORT ID	019fd590-2e4b-73bb-b71b-2cf6e7ef28f1
GENERATED	06 September 2026 at 11:47
LOCAL AUTHORITY	Cardiff

Property location map



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

LAST SOLD PRICE £195,000 23 Dec 2025	COUNCIL TAX BAND C Cardiff	EPC RATING C Potential B	FLOOD RISK Low Worst of river/sea & surface
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Automated intelligence pack — not a RICS valuation, survey or legal report.

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
7	£109,071	25 Aug 1995	£195,000

DATE	TYPE	TENURE	PRICE	ADDRESS
25 Aug 1995	Terraced	Freehold	£44,000	19 ASHDENE CLOSE
25 Jul 1997	Terraced	Freehold	£48,500	19 ASHDENE CLOSE
14 Sep 2001	Terraced	Freehold	£68,000	19 ASHDENE CLOSE
02 Jun 2004	Terraced	Freehold	£110,000	19 ASHDENE CLOSE
28 Jan 2011	Terraced	Freehold	£118,000	19 ASHDENE CLOSE
16 Jul 2021	Terraced	Freehold	£180,000	19 ASHDENE CLOSE
23 Dec 2025	Terraced	Freehold	£195,000	19 ASHDENE CLOSE

0.25-mile radius comparables (50 closest)

ADDRESS	DIST.	TYPE	TENURE	PRICE	DATE
19 ASHDENE CLOSE CF5 2SA	0.00	Terraced	Freehold	£195,000	23 Dec 2025
45 ASHDENE CLOSE CF5 2SA	0.00	Terraced	Freehold	£217,000	10 Sep 2025
39 ASHDENE CLOSE CF5 2SA	0.00	Terraced	Freehold	£187,500	15 Aug 2025
29 ASHDENE CLOSE CF5 2SA	0.00	Terraced	Freehold	£195,000	09 May 2025
38 ASHDENE CLOSE CF5 2SA	0.00	Terraced	Freehold	£205,000	01 Nov 2024
51 ASHDENE CLOSE CF5 2SA	0.00	Terraced	Freehold	£162,500	25 Oct 2024
32 ASHDENE CLOSE CF5 2SA	0.00	Semi-detached	Freehold	£170,000	09 Oct 2024
17 ASHDENE CLOSE CF5 2SA	0.00	Terraced	Freehold	£205,000	17 May 2024
22 ASHDENE CLOSE CF5 2SA	0.00	Terraced	Freehold	£160,000	10 Mar 2023
50 ASHDENE CLOSE CF5 2SA	0.00	Terraced	Freehold	£171,800	03 Oct 2022
49 ASHDENE CLOSE CF5 2SA	0.00	Other	Freehold	£217,500	31 Aug 2022
29 ASHDENE CLOSE CF5 2SA	0.00	Terraced	Freehold	£169,000	10 Jun 2022
48 ASHDENE CLOSE CF5 2SA	0.00	Terraced	Freehold	£195,000	11 Feb 2022
19 ASHDENE CLOSE CF5 2SA	0.00	Terraced	Freehold	£180,000	16 Jul 2021
11 ASHDENE CLOSE CF5 2SA	0.00	Terraced	Freehold	£157,000	18 Jun 2021
2 ASHDENE CLOSE CF5 2SA	0.00	Terraced	Freehold	£172,000	07 Jan 2021
45 ASHDENE CLOSE CF5 2SA	0.00	Terraced	Freehold	£168,500	23 Aug 2019
32 ASHDENE CLOSE CF5 2SA	0.00	Semi-detached	Freehold	£157,500	31 Jul 2019
26 ASHDENE CLOSE CF5 2SA	0.00	Terraced	Freehold	£165,000	15 Mar 2019
13 ASHDENE CLOSE CF5 2SA	0.00	Terraced	Freehold	£130,000	15 Mar 2019
38 ASHDENE CLOSE CF5 2SA	0.00	Terraced	Freehold	£165,500	25 Oct 2018
2 ASHDENE CLOSE CF5 2SA	0.00	Terraced	Freehold	£147,500	03 Oct 2018
17 ASHDENE CLOSE CF5 2SA	0.00	Terraced	Freehold	£162,000	10 Aug 2018
6 ASHDENE CLOSE CF5 2SA	0.00	Terraced	Freehold	£170,000	20 Dec 2017
41 ASHDENE CLOSE CF5 2SA	0.00	Terraced	Freehold	£130,000	10 Aug 2017
11 ASHDENE CLOSE CF5 2SA	0.00	Terraced	Freehold	£130,000	11 Jul 2017
7 ASHDENE CLOSE CF5 2SA	0.00	Terraced	Freehold	£168,000	23 Jun 2017
15 ASHDENE CLOSE CF5 2SA	0.00	Terraced	Freehold	£155,000	10 Feb 2017

ADDRESS	DIST.	TYPE	TENURE	PRICE	DATE
48 ASHDENE CLOSE CF5 2SA	0.00	Terraced	Freehold	£155,000	02 Dec 2016
20 ASHDENE CLOSE CF5 2SA	0.00	Terraced	Freehold	£135,000	09 Aug 2016
17 ASHDENE CLOSE CF5 2SA	0.00	Terraced	Freehold	£135,000	27 Mar 2015
40 ASHDENE CLOSE CF5 2SA	0.00	Terraced	Freehold	£140,000	20 Feb 2015
1 ASHDENE CLOSE CF5 2SA	0.00	Terraced	Freehold	£150,000	21 Nov 2014
38 ASHDENE CLOSE CF5 2SA	0.00	Terraced	Freehold	£142,000	21 Nov 2014
49 ASHDENE CLOSE CF5 2SA	0.00	Terraced	Freehold	£155,000	02 May 2014
29 ASHDENE CLOSE CF5 2SA	0.00	Terraced	Freehold	£115,000	18 Mar 2014
29 ASHDENE CLOSE CF5 2SA	0.00	Terraced	Freehold	£99,950	17 Dec 2013
55 ASHDENE CLOSE CF5 2SA	0.00	Terraced	Freehold	£112,000	15 Nov 2013
26 ASHDENE CLOSE CF5 2SA	0.00	Terraced	Freehold	£125,000	04 Oct 2013
5 ASHDENE CLOSE CF5 2SA	0.00	Terraced	Freehold	£130,000	16 Aug 2013
13 ASHDENE CLOSE CF5 2SA	0.00	Terraced	Freehold	£102,950	16 Aug 2013
12 ASHDENE CLOSE CF5 2SA	0.00	Terraced	Freehold	£113,500	28 Jun 2013
41 ASHDENE CLOSE CF5 2SA	0.00	Terraced	Freehold	£104,000	24 Apr 2013
12 ASHDENE CLOSE CF5 2SA	0.00	Terraced	Freehold	£108,000	25 Jan 2013
43 ASHDENE CLOSE CF5 2SA	0.00	Terraced	Freehold	£114,000	07 Dec 2012
7 ASHDENE CLOSE CF5 2SA	0.00	Terraced	Freehold	£122,000	27 Apr 2012
18 ASHDENE CLOSE CF5 2SA	0.00	Terraced	Freehold	£115,000	02 Mar 2012
51 ASHDENE CLOSE CF5 2SA	0.00	Terraced	Freehold	£110,000	25 Nov 2011
1 ASHDENE CLOSE CF5 2SA	0.00	Terraced	Freehold	£137,000	18 Nov 2011
6 ASHDENE CLOSE CF5 2SA	0.00	Terraced	Freehold	£123,000	14 Oct 2011

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

Area market summary

MEDIAN SOLD PRICE	DETACHED AVG	SEMI-DETACHED AVG	TERRACED AVG	FLAT AVG
£149,950	£240,885	£173,230	£135,243	£171,471

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Section 2 — EPC Energy Efficiency Breakdown

Certificate 2847-3026-4204-3267-1200 · Lodged 24 Apr 2023 · 54 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	—	88 B
69-80	C	71 C	—
55-68	D	—	—
39-54	E	—	—
21-38	F	—	—
1-20	G	—	—

CURRENT ENERGY RATING		POTENTIAL ENERGY RATING	
C · SAP 71		B · SAP 88	
ENERGY USE NOW	POTENTIAL USE	PRIMARY HEATING	EST. ANNUAL ENERGY COST
210 kWh/m²/yr	52 kWh/m²/yr	Boiler and radiators, mains gas	£1,063

Walls: Cavity wall, filled cavity · Roof: Pitched, 200 mm loft insulation

Recommended energy improvements

#	IMPROVEMENT	INDICATIVE COST	TYPICAL ANNUAL SAVING
1	Air source heat pump	£300 - £600	£112
2	Draught proofing	£4,000 - £6,000	£76
3	Solar water heating	£3,500 - £5,500	£722

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Section 3 — Heritage & Listed Buildings

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

The National Heritage List for England covers England only. This location looks like Wales. Cadw (Wales) or Historic Environment Scotland publish listings for the rest of Great Britain.

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

No Historic England listed buildings were returned within the search radius (see note above) .

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Section 4 — Council Tax, Local Authority & Running Costs

VOA council tax band

LOCAL AUTHORITY	Cardiff
COUNCIL TAX BAND	Band C
MATCHED ADDRESS	19 ASHDENE CLOSE, FAIRWATER, CARDIFF, CF5 2SA

Annual & monthly cost comparison

FULL ANNUAL & MONTHLY COST £1,789 / yr or £149 / mo Standard charge · Band C · 2026	25% SINGLE OCCUPANCY DISCOUNTED RATE £1,342 / yr or £112 / mo 25% SINGLE OCCUPANCY DISCOUNT Saves £447 / year vs full rate
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Estimated total monthly running costs

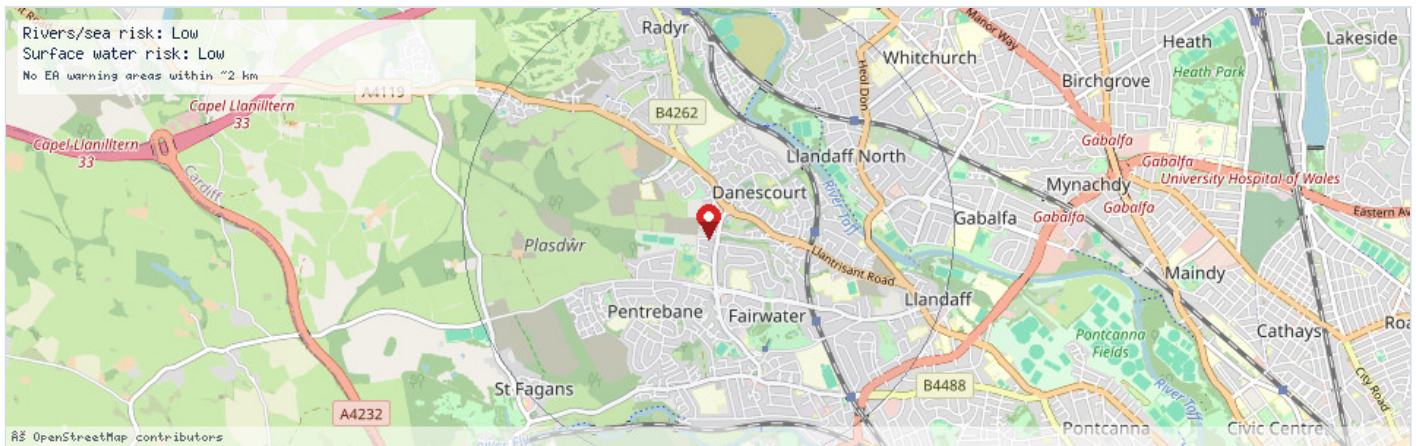
Council tax drops by 25% for single occupants. Utility and insurance figures reflect base household consumption estimates and are not reduced for single occupancy.

COST ITEM	STANDARD	SINGLE OCCUPANT	NOTES
Council tax	£149	£112	VOA band × local Band D
Energy bills (gas + electricity)		£89	From EPC cost fields
Water & sewage		£40	National average estimate
Building / home insurance		£25	Band-adjusted estimate
Estimated monthly total	£303	£265	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

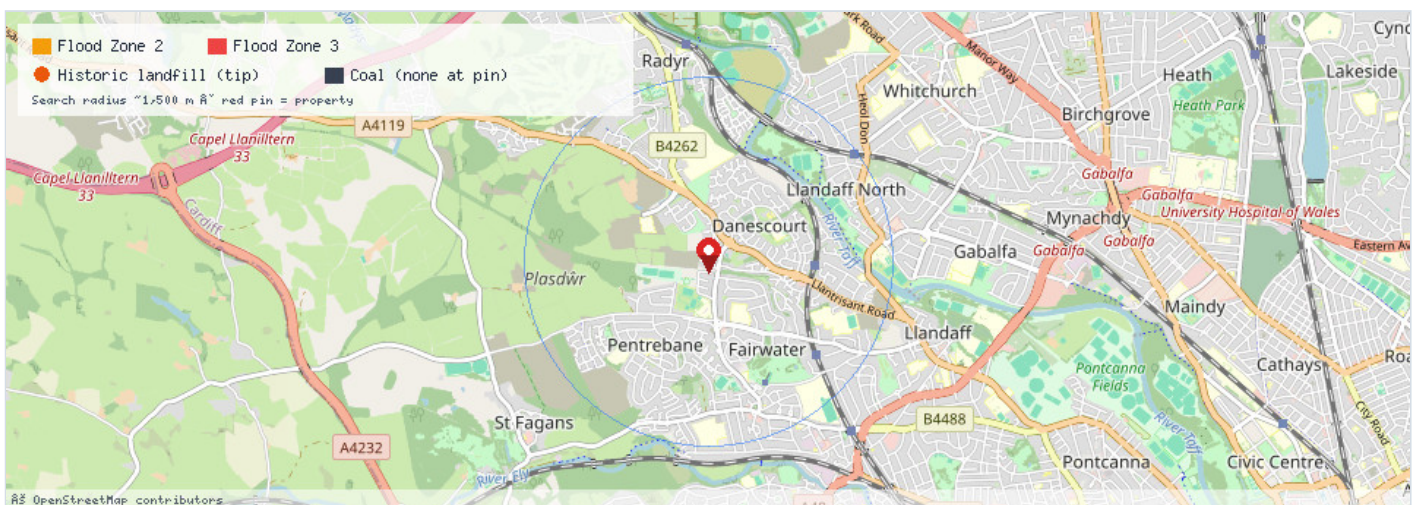
RIVERS & SEA Low Rivers and sea: no nearby flood warning areas or live alerts identified.	SURFACE WATER Low Surface water: no nearby flood warning areas or live alerts identified.	LIVE ALERTS / AREAS 0 / 0 alerts / nearby zones
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Indicative risk derived 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 No Not in a reporting area	HISTORIC LANDFILLS NEARBY 0 within search radius
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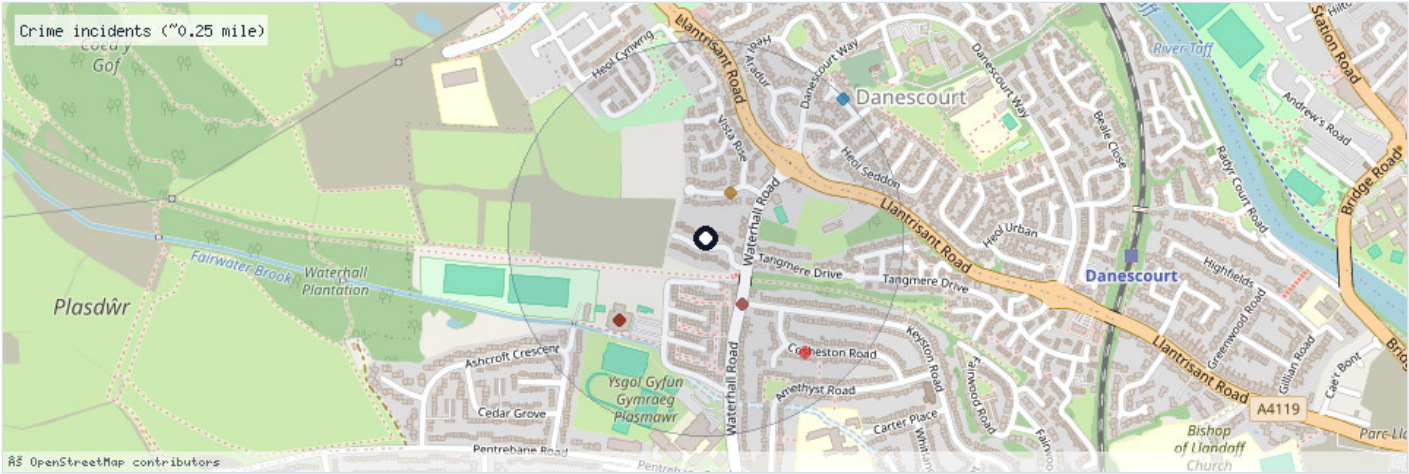
No historic landfill sites were returned within the search radius.

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

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

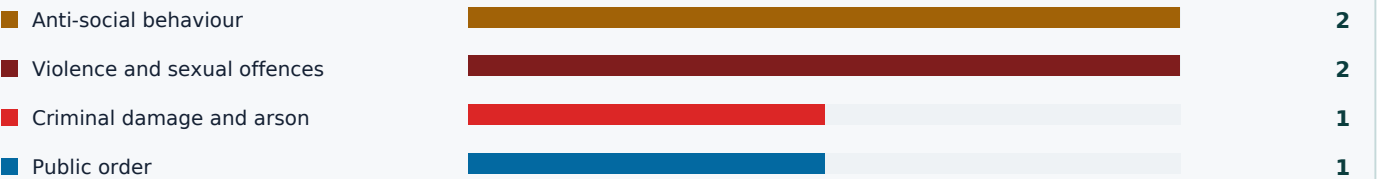
Crime map (latest month)



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. 6 incidents plotted (capped for print).

Category breakdown

Latest month · 2026-07 · 6 incidents · coloured bars match the map dots above



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12-month comparison — villages, towns & cities

This area’s Police.uk street-level counts (~0.25 mile) over 12 months (latest 2026-07) compared with Homebuyer Report’s curated sample places — not an official UK average.

Neighbourhood comparison: Town and city samples are residential-normalised so they reflect typical neighbourhoods rather than busy centres alone.

THIS AREA	VILLAGES	TOWNS	CITIES
6	8	17	37
monthly avg · 12 months	12-month monthly avg · 8	12-month monthly avg · 8	12-month monthly avg · 10
Latest month: 6	places	places	places
	-25.0% · lower than sample	-64.7% · lower than sample	-83.8% · lower than sample

METRIC	THIS AREA	VILLAGES	TOWNS	CITIES
Monthly average (12 months)	6	8	17	37
		-25.0% · lower than sample	-64.7% · lower than sample	-83.8% · lower than sample
Latest month (2026-07)	6	7	17	36
		-14.3% · lower than sample	-64.7% · lower than sample	-83.3% · lower than sample
12-month total	70	88	206	441

Internal comparison metric: This comparison is an internal Homebuyer Report metric — not an official Police.uk, Home Office, or ONS “UK average”. We use live Police.uk street-level crime counts (~0.25 mile) for a curated selection of UK villages, towns and mid-sized cities. For towns and cities we apply residential normalisation so samples reflect typical neighbourhoods rather than busy centres alone. Villages use a single neighbourhood sample (settlements are small). London and mega city-centres are excluded. “Monthly average” and “Latest month” are different figures by design. Red badges mean this area has **higher** crime than that sample average; green means **lower**.

Sample places used (same ~0.25-mile measure):

TIER	PLACES
Villages	Helmsley (North Yorkshire) · 12m avg 7 · latest 6; Bourton-on-the-Water (Gloucestershire) · 12m avg 4 · latest 0; Southwold (Suffolk) · 12m avg 4 · latest 4; Bakewell (Derbyshire) · 12m avg 10 · latest 11; Much Wenlock (Shropshire) · 12m avg 11 · latest 13; Warkworth (Northumberland) · 12m avg 4 · latest 1; Llanberis (Gwynedd) · 12m avg 6 · latest 4; Cockermouth (Cumbria) · 12m avg 14 · latest 17
Towns	Shrewsbury (Shropshire) · 12m avg 17 · latest 22; Winchester (Hampshire) · 12m avg 12 · latest 12; Warwick (Warwickshire) · 12m avg 9 · latest 7; Truro (Cornwall) · 12m avg 19 · latest 18; Kendal (Cumbria) · 12m avg 12 · latest 9; King's Lynn (Norfolk) · 12m avg 13 · latest 16; Salisbury (Wiltshire) · 12m avg 20 · latest 17; Chester (Cheshire) · 12m avg 36 · latest 37
Cities	York (North Yorkshire) · 12m avg 51 · latest 53; Exeter (Devon) · 12m avg 22 · latest 21; Norwich (Norfolk) · 12m avg 31 · latest 28; Bath (Somerset) · 12m avg 41 · latest 33; Lincoln (Lincolnshire) · 12m avg 39 · latest 38; Preston (Lancashire) · 12m avg 25 · latest 24; Bradford (West Yorkshire) · 12m avg 33 · latest 37; Leicester (Leicestershire) · 12m avg 42 · latest 47; Grimsby (North East Lincolnshire) · 12m avg 53 · latest 53; Swansea (Wales) · 12m avg 32 · latest 29

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
Ysgol Gyfun Gymraeg Plasmawr	Not applicable	Not published	419 m
Peter Lea Primary School	Not applicable	Not published	493 m
Ysgol Gynradd Groes-Wen Primary	Not applicable	Not published	571 m
Pentrebane Primary School	Not applicable	Not published	905 m
Ysgol Gymraeg Coed-Y-Gof	Not applicable	Not published	908 m
Radyr Comprehensive School	Not applicable	Not published	925 m
Ysgol Gymraeg Nant Caerau	Not applicable	Not published	972 m
Holy Family R.C. Primary School	Not applicable	Not published	1 km

Closest schools shown; more may exist within the radius.

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Transport & driving times (~5.0 km)

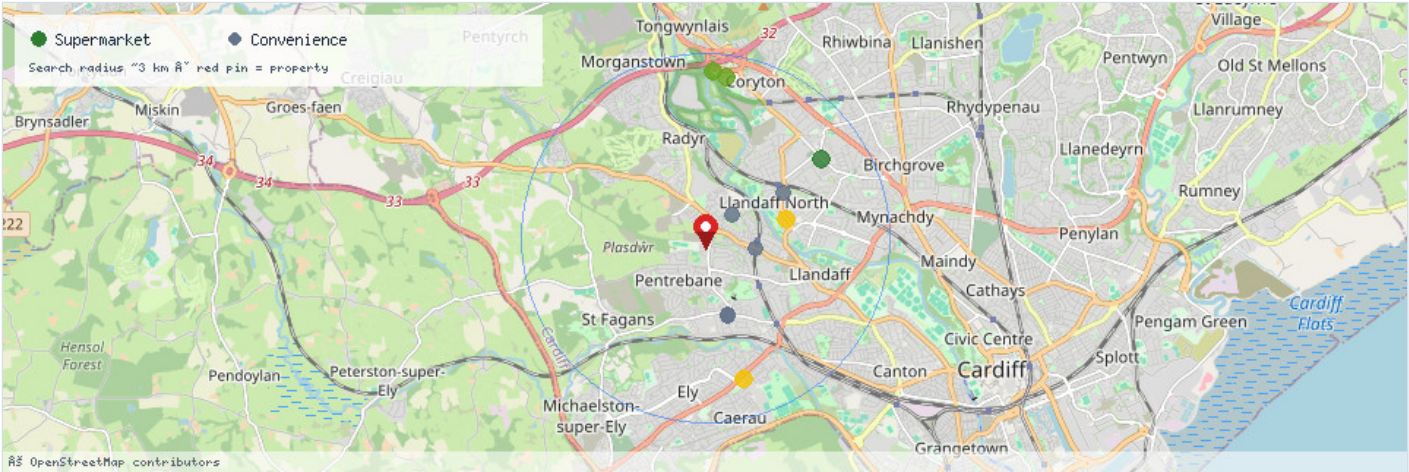
Walk and drive times are network estimates from straight-line distance (not routed journeys).

TYPE	STOP / STATION	DISTANCE	WALK	DRIVE
Rail	Danescourt Rail Station · Whitchurch	870 m	15 min	5 min
Rail	Fairwater Rail Station · Fairwater	1.2 km	19 min	6 min
Rail	Llandaf Rail Station · Llandaff	1.5 km	25 min	6 min
Bus	Camellia Court · Fairwater	97 m	2 min	3 min
Bus	Tangmere Drive · Fairwater	99 m	2 min	3 min
Bus	Waterhall Road · Fairwater	165 m	3 min	3 min
Bus	Cosheston Close · Fairwater	197 m	4 min	3 min
Bus	Radyr Chain · Danescourt	233 m	4 min	3 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 Whitchurch Cardiff	CF14 2FB	1.3 km	22 min	6 min
Supermarket	Iceland · Iceland Cardiff Merthyr Road	CF14 1DH	2.3 km	37 min	8 min
Supermarket	Aldi · Aldi Treseder Way Ely Cardiff	CF5 5NU	2.4 km	39 min	9 min
Supermarket	Asda Supercentre · Asda Cardiff Coryton Supercentre	CF14 7EW	2.6 km	43 min	9 min
Supermarket	Asda PFS · Asda Cardiff Coryton Petrol Filling Station	CF14 7EW	2.7 km	45 min	10 min
Convenience	The Co-operative Food · Co-op Llandaff - Radyr Court	CF5 2QF	574 m	10 min	4 min
Convenience	Asda Express · Asda Llantrisant Express Petrol	CF5 2PY	818 m	14 min	5 min
Convenience	Spar · Spar - St Fagans Road	CF5 3BA	1.3 km	21 min	6 min
Convenience	The Co-operative Food · Co-op Fairwater	CF5 3BA	1.3 km	22 min	6 min
Convenience	The Co-operative Food · Co-op Llandaff North - Station Road	CF14 2FF	1.5 km	24 min	6 min

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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)

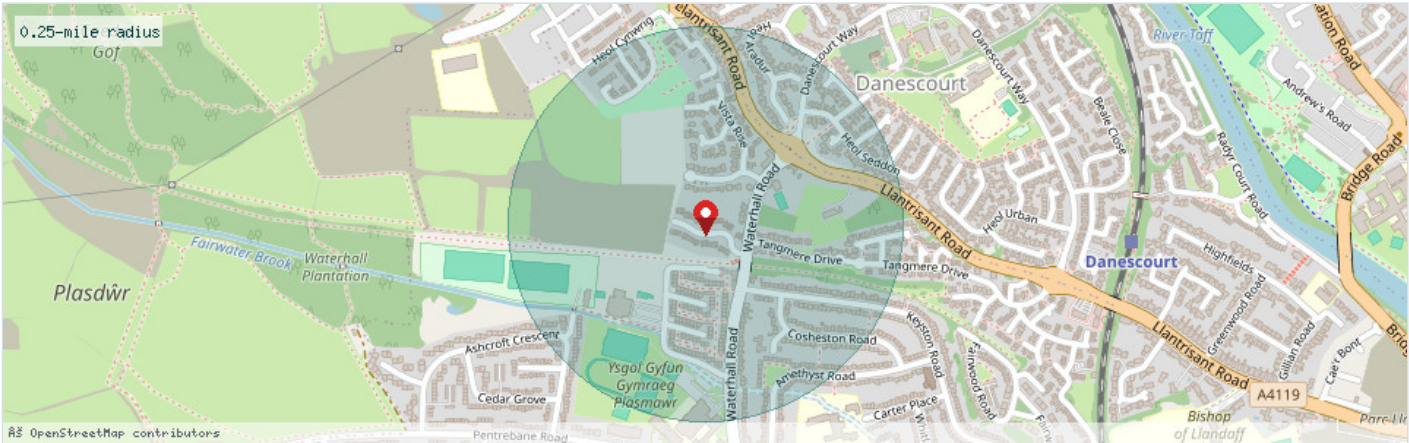
Showing titles that match the subject house number/name within this postcode.

TITLE	TENURE	PROPERTY	PROPRIETOR(S)
WA205869	Freehold	19 Ashdene Close, The Glade, Radyr, Cardiff (CF5 2SA)	HCP PROPERTY LIMITED COMPANY (Co 13209842)

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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	57

AVAILABILITY	STATUS	TYPICAL DOWNLOAD	PREMISES %
Superfast (30+ Mbps)	Yes	287 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	Good in-home and outdoor	Good in-home and 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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