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Property Intelligence Report

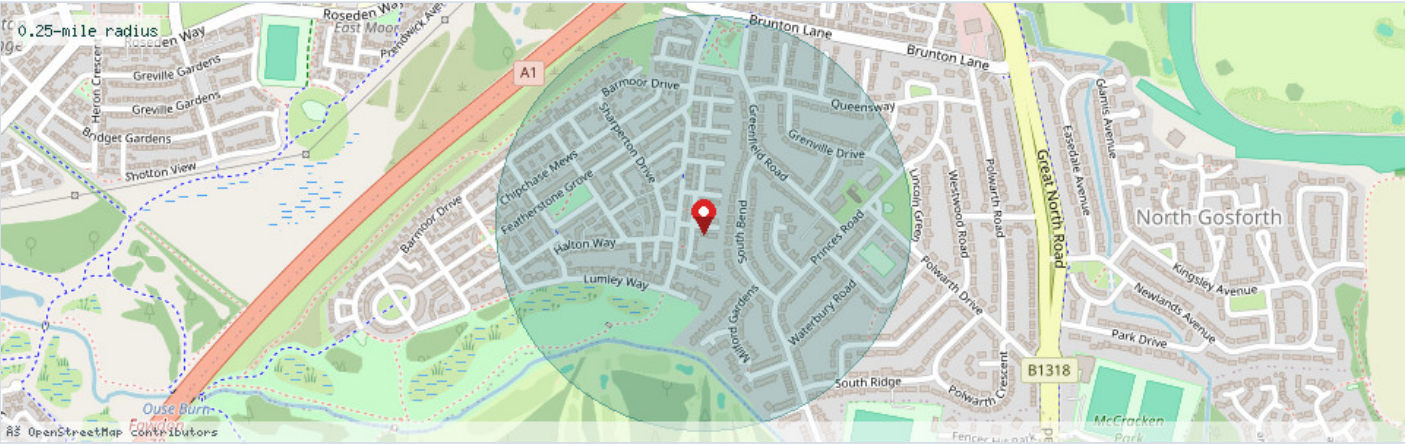
Sold prices, EPC, heritage, flood, ground risk, crime, schools, transport, shops, ownership, broadband, mobile, council tax and running costs — in one printable pack.



Scan for the static online report
<https://homebuyerreport.co.uk/reports/view/99757977-82b6-4550-bbcb-eaeb014b2015>
Same figures as this PDF — frozen at generation. Ideal for brochures and For Sale boards.

SUBJECT ADDRESS	23 Brackenpeth Mews, NE3 5RS
POSTCODE	NE3 5RS
PROPERTY TYPE	Detached bungalow
REPORT ID	019fd591-aed8-7158-9305-bf83f4e5bff7
GENERATED	06 September 2026 at 11:50
LOCAL AUTHORITY	Newcastle upon Tyne

Property location map



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

LAST SOLD PRICE £485,000 25 Jun 2026	COUNCIL TAX BAND E Newcastle-upon-tyne	EPC RATING C Potential B	FLOOD RISK High 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
3	£369,333	27 Aug 2004	£485,000

DATE	TYPE	TENURE	PRICE	ADDRESS
27 Aug 2004	Detached	Freehold	£278,000	23 BRACKENPETH MEWS
04 Jun 2007	Detached	Freehold	£345,000	23 BRACKENPETH MEWS
25 Jun 2026	Detached	Freehold	£485,000	23 BRACKENPETH MEWS

0.25-mile radius comparables (50 closest)

ADDRESS	DIST.	TYPE	TENURE	PRICE	DATE
23 BRACKENPETH MEWS NE3 5RS	0.00	Detached	Freehold	£485,000	25 Jun 2026
16 BRACKENPETH MEWS NE3 5RS	0.00	Detached	Freehold	£517,000	10 Sep 2025
2 BRACKENPETH MEWS NE3 5RS	0.00	Detached	Freehold	£450,000	17 Jan 2025
10 BRACKENPETH MEWS NE3 5RS	0.00	Detached	Freehold	£422,500	27 Nov 2024
27 BRACKENPETH MEWS NE3 5RS	0.00	Detached	Freehold	£407,000	30 Aug 2024
19 BRACKENPETH MEWS NE3 5RS	0.00	Detached	Freehold	£290,000	19 Jan 2023
17 BRACKENPETH MEWS NE3 5RS	0.00	Terraced	Freehold	£445,000	24 Jun 2022
5 BRACKENPETH MEWS NE3 5RS	0.00	Detached	Freehold	£485,000	10 May 2022
17 BRACKENPETH MEWS NE3 5RS	0.00	Terraced	Freehold	£370,000	22 Oct 2020
2 BRACKENPETH MEWS NE3 5RS	0.00	Detached	Freehold	£380,000	29 Aug 2018
8 BRACKENPETH MEWS NE3 5RS	0.00	Detached	Freehold	£360,000	03 Aug 2018
1 BRACKENPETH MEWS NE3 5RS	0.00	Detached	Freehold	£270,000	26 Aug 2016
16 BRACKENPETH MEWS NE3 5RS	0.00	Detached	Freehold	£375,000	30 Nov 2015
10 BRACKENPETH MEWS NE3 5RS	0.00	Detached	Freehold	£314,000	24 Nov 2014
25 BRACKENPETH MEWS NE3 5RS	0.00	Detached	Freehold	£317,500	18 Sep 2014
9 BRACKENPETH MEWS NE3 5RS	0.00	Detached	Freehold	£325,000	14 Jun 2013
12 BRACKENPETH MEWS NE3 5RS	0.00	Semi-detached	Freehold	£260,000	28 Sep 2012
18 BRACKENPETH MEWS NE3 5RS	0.00	Detached	Freehold	£400,000	07 Sep 2012
22 BRACKENPETH MEWS NE3 5RS	0.00	Detached	Freehold	£250,000	24 Feb 2012
5 BRACKENPETH MEWS NE3 5RS	0.00	Detached	Freehold	£405,000	06 Jul 2011
11 BRACKENPETH MEWS NE3 5RS	0.00	Detached	Freehold	£153,000	01 Jul 2011
3 BRACKENPETH MEWS NE3 5RS	0.00	Detached	Freehold	£380,000	28 May 2010
1 BRACKENPETH MEWS NE3 5RS	0.00	Semi-detached	Freehold	£245,000	11 Sep 2009
15 BRACKENPETH MEWS NE3 5RS	0.00	Semi-detached	Freehold	£285,000	06 Aug 2009
24 BRACKENPETH MEWS NE3 5RS	0.00	Detached	Freehold	£408,000	30 Jul 2009
12 BRACKENPETH MEWS NE3 5RS	0.00	Semi-detached	Freehold	£270,000	09 May 2008
23 BRACKENPETH MEWS NE3 5RS	0.00	Detached	Freehold	£345,000	04 Jun 2007
1 BRACKENPETH MEWS NE3 5RS	0.00	Semi-detached	Freehold	£249,950	18 May 2007
1 BRACKENPETH MEWS NE3 5RS	0.00	Semi-detached	Freehold	£255,000	11 May 2007
16 BRACKENPETH MEWS NE3 5RS	0.00	Detached	Freehold	£360,000	14 Mar 2007
5 BRACKENPETH MEWS NE3 5RS	0.00	Detached	Freehold	£378,000	19 Apr 2006
18 BRACKENPETH MEWS NE3 5RS	0.00	Detached	Freehold	£390,000	06 Apr 2006

ADDRESS	DIST.	TYPE	TENURE	PRICE	DATE
22 BRACKENPETH MEWS NE3 5RS	0.00	Detached	Freehold	£336,500	22 Mar 2005
26 BRACKENPETH MEWS NE3 5RS	0.00	Detached	Freehold	£435,000	29 Oct 2004
27 BRACKENPETH MEWS NE3 5RS	0.00	Detached	Freehold	£370,000	28 Oct 2004
24 BRACKENPETH MEWS NE3 5RS	0.00	Detached	Freehold	£285,000	30 Sep 2004
21 BRACKENPETH MEWS NE3 5RS	0.00	Detached	Freehold	£278,000	16 Sep 2004
23 BRACKENPETH MEWS NE3 5RS	0.00	Detached	Freehold	£278,000	27 Aug 2004
20 BRACKENPETH MEWS NE3 5RS	0.00	Detached	Freehold	£290,000	27 Aug 2004
22 BRACKENPETH MEWS NE3 5RS	0.00	Detached	Freehold	£278,000	27 Aug 2004
19 BRACKENPETH MEWS NE3 5RS	0.00	Detached	Freehold	£205,000	02 Jul 2004
18 BRACKENPETH MEWS NE3 5RS	0.00	Detached	Freehold	£410,000	26 May 2004
16 BRACKENPETH MEWS NE3 5RS	0.00	Detached	Freehold	£270,000	20 May 2004
17 BRACKENPETH MEWS NE3 5RS	0.00	Terraced	Freehold	£280,000	30 Apr 2004
6 BRACKENPETH MEWS NE3 5RS	0.00	Detached	Freehold	£345,000	29 Apr 2004
12 BRACKENPETH MEWS NE3 5RS	0.00	Semi-detached	Freehold	£250,000	27 Apr 2004
14 BRACKENPETH MEWS NE3 5RS	0.00	Semi-detached	Freehold	£275,000	20 Apr 2004
15 BRACKENPETH MEWS NE3 5RS	0.00	Semi-detached	Freehold	£265,000	08 Apr 2004
9 BRACKENPETH MEWS NE3 5RS	0.00	Detached	Freehold	£117,000	29 Mar 2004
50 WARKWORTH WOODS NE3 5RS	0.00	Detached	Freehold	£222,500	27 Feb 2004

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

Area market summary

MEDIAN SOLD PRICE	DETACHED AVG	SEMI-DETACHED AVG	TERRACED AVG	FLAT AVG
£280,000	£366,408	£236,128	£275,267	£159,697

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Section 2 — EPC Energy Efficiency Breakdown

Certificate 2010-7371-8554-8001-0171 · Lodged 30 Sep 2025 · 154 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	—	83 B
69-80	C	76 C	—
55-68	D	—	—
39-54	E	—	—
21-38	F	—	—
1-20	G	—	—

CURRENT ENERGY RATING	POTENTIAL ENERGY RATING
C · SAP 76	B · SAP 83

ENERGY USE NOW	POTENTIAL USE	PRIMARY HEATING	EST. ANNUAL ENERGY COST
129 kWh/m²/yr	118 kWh/m²/yr	Boiler and radiators, mains gas	£1,476

Walls: Cavity wall, as built, insulated (assumed) · Roof: Pitched, 300 mm loft insulation

Recommended energy improvements

#	IMPROVEMENT	INDICATIVE COST	TYPICAL ANNUAL SAVING
1	Solar water heating	£8,000 - £10,000	£297

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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
0	0	0	0

No Historic England listed buildings were returned within the search radius .

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Section 4 — Council Tax, Local Authority & Running Costs

VOA council tax band

LOCAL AUTHORITY	Newcastle-upon-tyne
COUNCIL TAX BAND	Band E
MATCHED ADDRESS	1 BRACKENPETH MEWS, GOSFORTH, NEWCASTLE UPON TYNE, NE3 5RS

Annual & monthly cost comparison

FULL ANNUAL & MONTHLY COST £3,107 / yr or £259 / mo Standard charge · Band E · 2026	25% SINGLE OCCUPANCY DISCOUNTED RATE £2,330 / yr or £194 / mo 25% SINGLE OCCUPANCY DISCOUNT Saves £777 / year vs full rate
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Estimated total monthly running costs

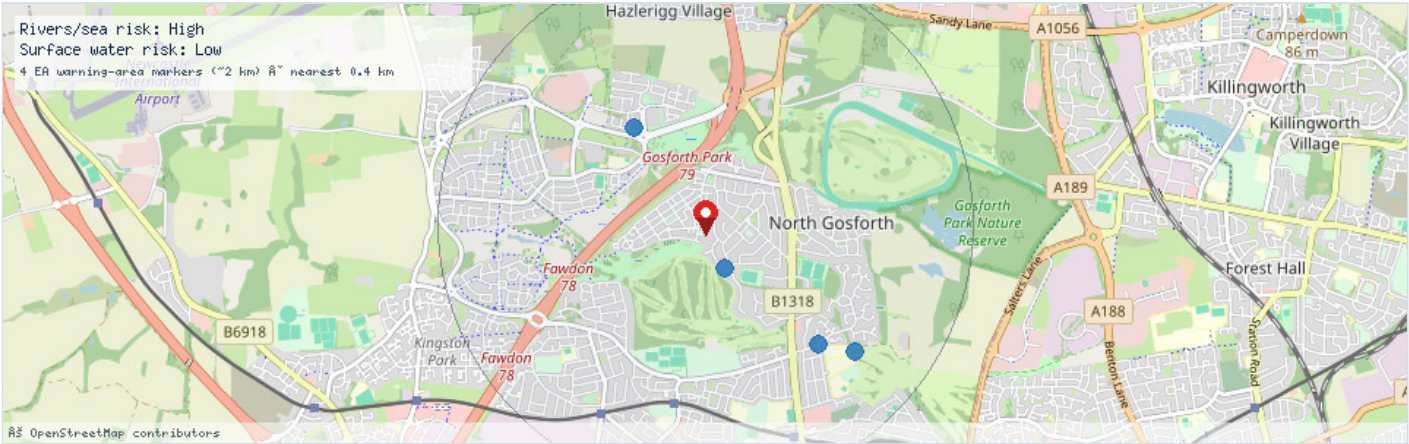
Council tax drops by 25% for single occupants. Utility and insurance figures reflect base household consumption estimates and are not reduced for single occupancy.

COST ITEM	STANDARD	SINGLE OCCUPANT	NOTES
Council tax	£259	£194	VOA band × local Band D
Energy bills (gas + electricity)		£123	From EPC cost fields
Water & sewage		£40	National average estimate
Building / home insurance		£25	Band-adjusted estimate
Estimated monthly total	£447	£382	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

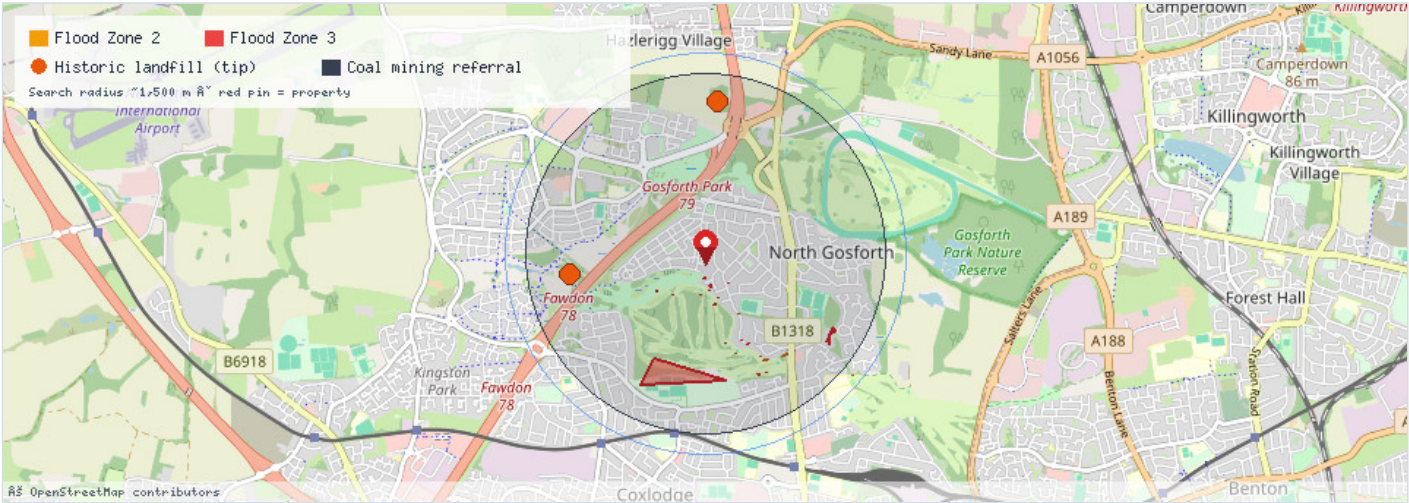
RIVERS & SEA High Rivers and sea: flood warning or flood warning area very close to the property.	SURFACE WATER Low Surface water: no nearby flood warning areas or live alerts identified.	LIVE ALERTS / AREAS 0 / 4 alerts / nearby zones
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Indicative risk 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 Yes Coal Mining Reporting Area	HISTORIC LANDFILLS NEARBY 2 within search radius
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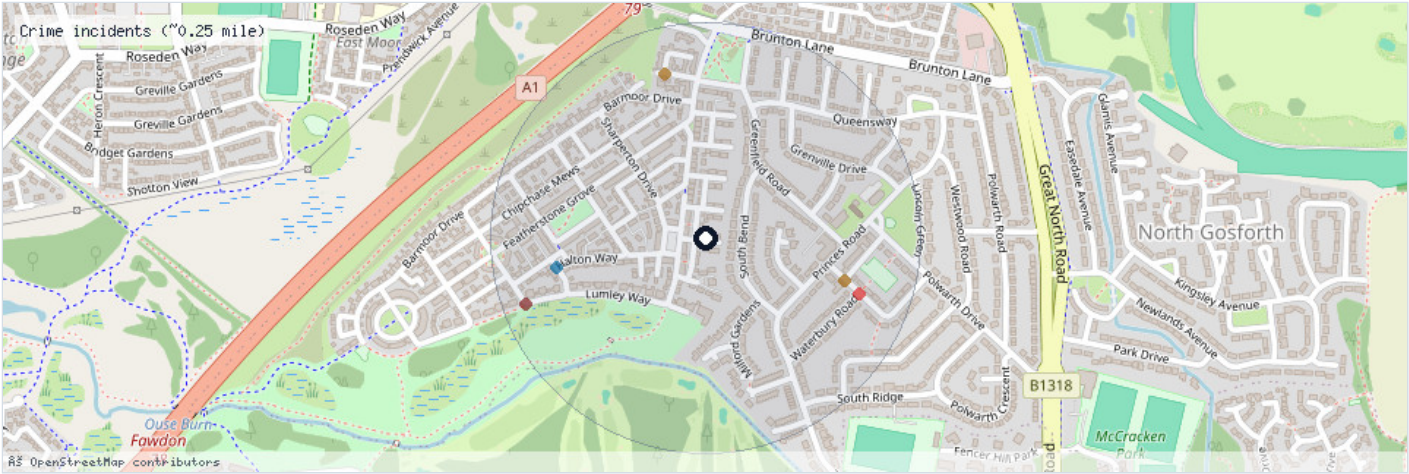
SITE	DISTANCE	FIRST INPUT	LAST INPUT
Middle Brunton Farm	1 km	2 Jul 1988	1993
Brunton Quarry	1.1 km	—	—

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.

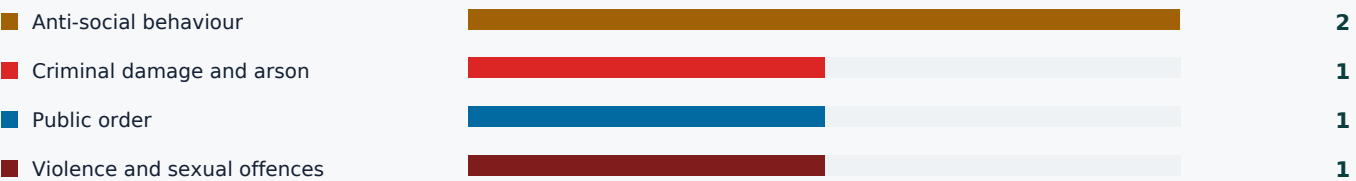
Crime map (latest month)



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. 5 incidents plotted (capped for print).

Category breakdown

Latest month · 2026-07 · 5 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
5	8	17	37
monthly avg · 12 months	12-month monthly avg · 8	12-month monthly avg · 8	12-month monthly avg · 10
Latest month: 5	places	places	places
	-37.5% · lower than sample	-70.6% · lower than sample	-86.5% · lower than sample

METRIC	THIS AREA	VILLAGES	TOWNS	CITIES
Monthly average (12 months)	5	8	17	37
		-37.5% · lower than sample	-70.6% · lower than sample	-86.5% · lower than sample
Latest month (2026-07)	5	7	17	36
		-28.6% · lower than sample	-70.6% · lower than sample	-86.1% · lower than sample
12-month total	54	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

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
Brunton First School	Primary	Standards maintained	787 m
Gosforth Park First School	Primary	Not judged	1.3 km
North Fawdon Primary School	Primary	Not judged	1.4 km
St Oswald's Catholic Primary School, Gosforth	Primary	Good	1.4 km
Grange First School	Primary	School remains Good	1.4 km
Gosforth East Middle School	Middle deemed secondary	School remains Good	1.5 km
Gosforth Academy	Secondary	Good	1.6 km
Great Park Academy	Middle deemed secondary	Good	1.7 km

Closest schools shown; more may exist within the radius.

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Transport & driving times (~5.0 km)

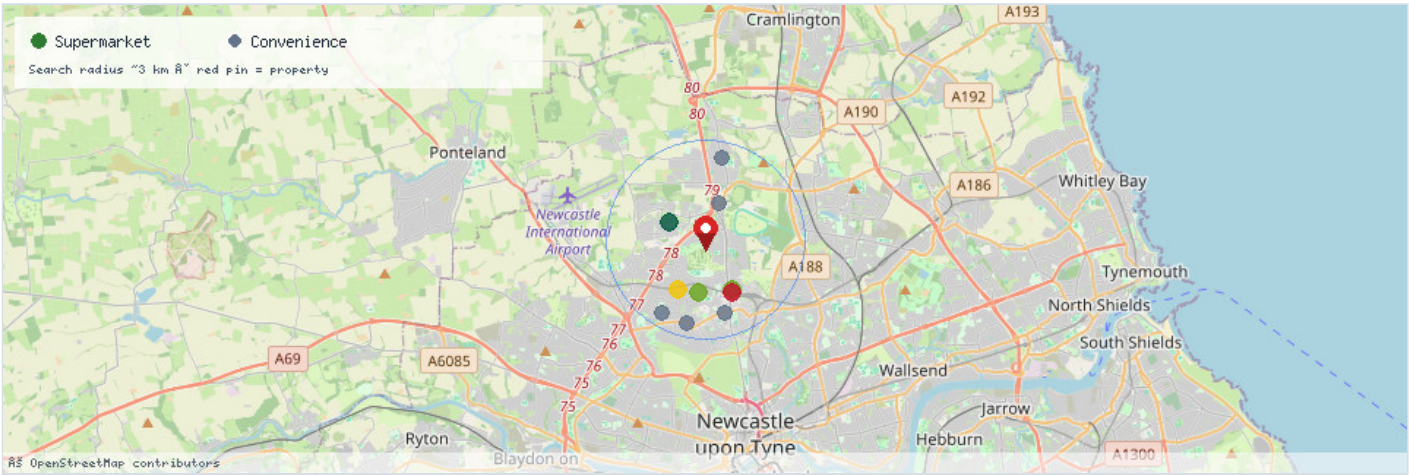
Walk and drive times are network estimates from straight-line distance (not routed journeys).

TYPE	STOP / STATION	DISTANCE	WALK	DRIVE
Metro / tube	Wansbeck Road (Tyne and Wear Metro Station) · Coxlodge	1.4 km	22 min	6 min
Metro / tube	Wansbeck Road (Tyne and Wear Metro Station) · Coxlodge	1.4 km	23 min	6 min
Metro / tube	Wansbeck Road (Tyne and Wear Metro Station) · Coxlodge	1.4 km	23 min	6 min
Bus	Netherwitton Way · Great Park	291 m	5 min	3 min
Bus	Brunton Park Polwarth Drive · Gosforth	333 m	6 min	3 min
Bus	Brunton Lane-Farm Cottages · Great Park	386 m	7 min	4 min
Bus	Brunton Lane-Farm Cottages · Great Park	393 m	7 min	4 min
Bus	Featherstone Grove · Great Park	599 m	10 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	Morrisons · Morrisons Newcastle Great Park	NE13 9FS	1.2 km	20 min	6 min
Supermarket	Asda Supermarket · Asda Gosforth Wansbeck Road Supermarket	NE3 3HQ	1.6 km	26 min	7 min
Supermarket	Asda Superstore · Asda Gosforth Superstore	NE3 5BU	1.7 km	27 min	7 min
Supermarket	Aldi · Aldi Kenton Newcastle Upon Tyne	NE3 3NB	1.7 km	28 min	7 min
Supermarket	Marks and Spencer Simply Food · M&S Gosforth Simply Food	NE3 5JG	1.8 km	29 min	7 min
Convenience	Asda Express · Asda Gosforth - Rotary Way PFS Express	NE3 5EH	1.2 km	20 min	6 min
Convenience	Spar · Spar - Salters Rd	NE3 1DU	2.3 km	37 min	8 min
Convenience	The Co-operative Food · Co-op Reno House	NE13 6LN	2.5 km	41 min	9 min
Convenience	Tesco Express · Tesco Gosforth Express	NE3 3BQ	2.6 km	42 min	9 min
Convenience	Heron · Heron Kenton Newcastle Upon Tyne	NE3 3RX	2.6 km	42 min	9 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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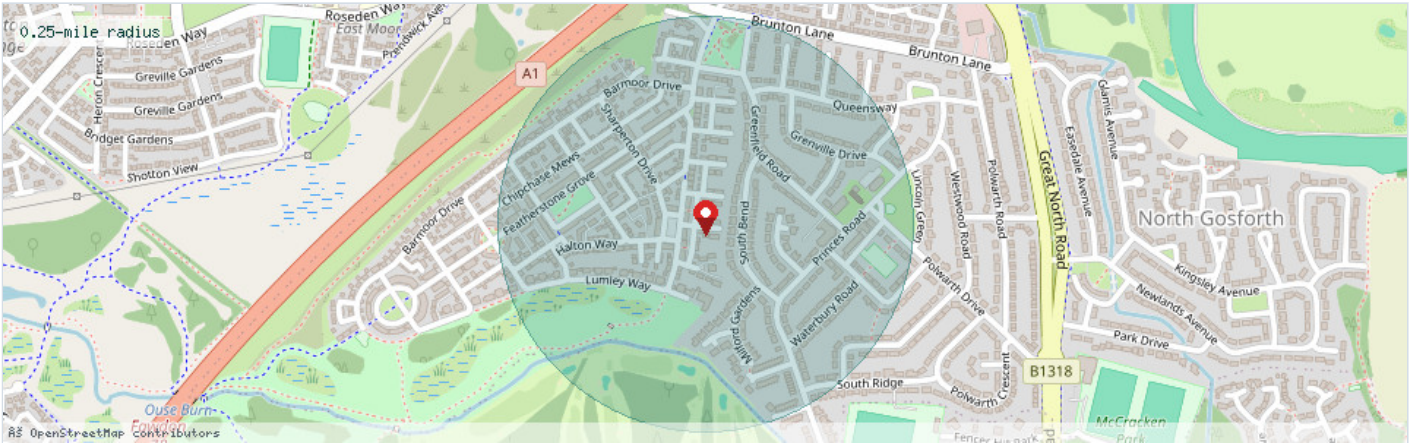
UK company ownership (CCOD)

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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	26

AVAILABILITY	STATUS	TYPICAL DOWNLOAD	PREMISES %
Superfast (30+ Mbps)	Yes	101 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	Variable in-home, good outdoor
Three	Good (outdoor only)	Not published
O2	Good (outdoor only)	Variable in-home, good outdoor
Vodafone	Good (outdoor only)	Variable in-home, good 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.

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